



FRONT ELEVATION 'A1'



FRONT ELEVATION 'A2' CORNER

Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT ELEV 'A1'
- A2 GROUND FLOOR ELEV 'A1'
OPTIONAL FAMILY ROOM LAYOUT ELEV 'A1' & 'A2'
- A3 SECOND FLOOR ELEV 'A1'
PARTIAL SECOND FLOOR ELEV 'A1'
W/ OPTIONAL ENSUITE LAYOUT
- A4 GROUND FLOOR CORNER ELEV 'A2'
- A5 BASEMENT CORNER ELEV 'A2'
- A6 SECOND FLOOR CORNER ELEV 'A2'
PARTIAL SECOND FLOOR CORNER ELEV 'A2'
W/ OPTIONAL ENSUITE LAYOUT
- A7 FRONT ELEVATION 'A1'
ROOF PLAN ELEV 'A1'
- A8 RIGHT SIDE ELEVATION 'A1'
- A9 REAR ELEVATION 'A1'
- A10 REAR ELEVATION 'A1' OPTIONAL FAMILY ROOM LAYOUT
- A11 FRONT ELEVATION 'A2' CORNER
ROOF PLAN ELEV 'A2'
- A12 RIGHT SIDE ELEVATION 'A2' CORNER
- A13 REAR ELEVATION 'A2' CORNER
- A14 REAR ELEVATION 'A2' CORNER
OPTIONAL FAMILY ROOM LAYOUT
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES


Areas:

	ELEVATION 'A1'		ELEVATION 'A2'	
	SF	SM	SF	SM
GROUND FLOOR	874.8	81.3	887.3	82.4
SECOND FLOOR	1112.7	103.4	1125.2	104.5
TOTAL AREA	1987.5	184.6	2012.5	187.0
COVERAGE INC PORCH	1185.7	110.2	1198.2	111.3
COVERAGE NOT INC PORCH	1123.2	104.3	1135.7	105.5

THE FLOOR AND TRUSS LAYOUTS PROVIDED BY THE MANUFACTURER HAVE BEEN REVIEWED, APPROVED AND COORDINATED ON THE WORKING DRAWING PLANS PROVIDED BY RN DESIGN

Tice River Homes

Legacy

I, DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
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 FIRM BCIN: 26995
 DATE:  JANUARY-13-23

SIGNATURE:

client
Tice River Homes

project
Legacy

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1.	ISSUED FOR CLIENT REVIEW	23-FEB-18	PV	JM	6	REVISED PER FLOOR/TRUSS COORD	31-Oct-22	MD	AD
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5	REVISED PER CLIENT COMMENTS	29-APR-22	CR	DJH	10	ISSUED FOR PERMIT	13-Jan-23	KS	AD

location
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marketing name



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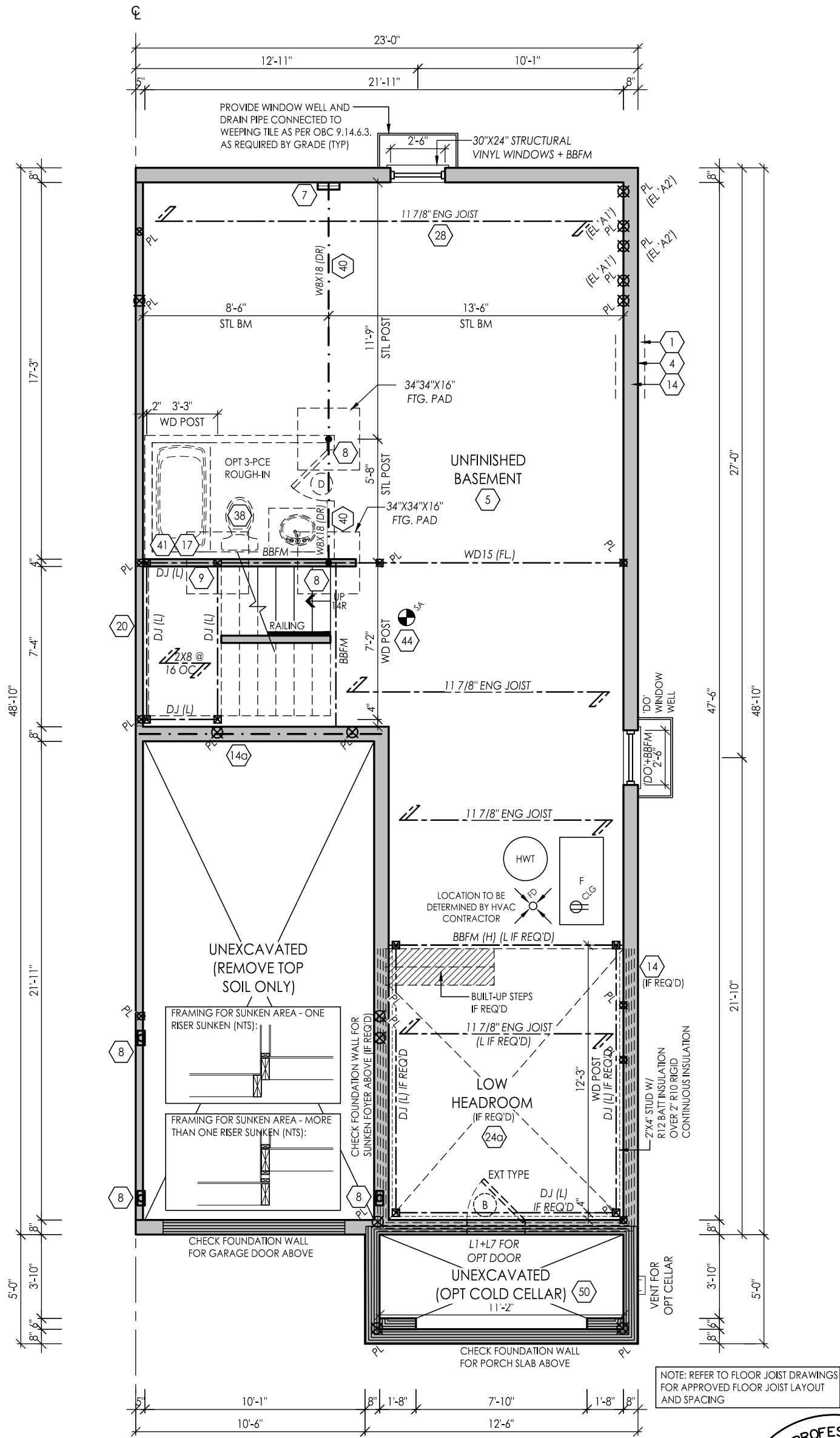
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project #
17052

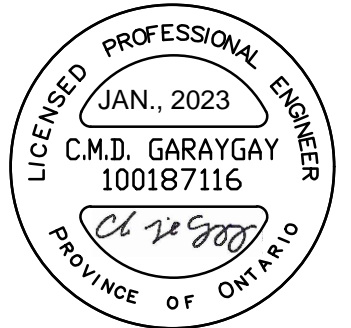
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A0



BASEMENT ELEV 'A1'

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING



FOR STRUCTURAL ITEMS ONLY

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13-Jan-23 KS AD



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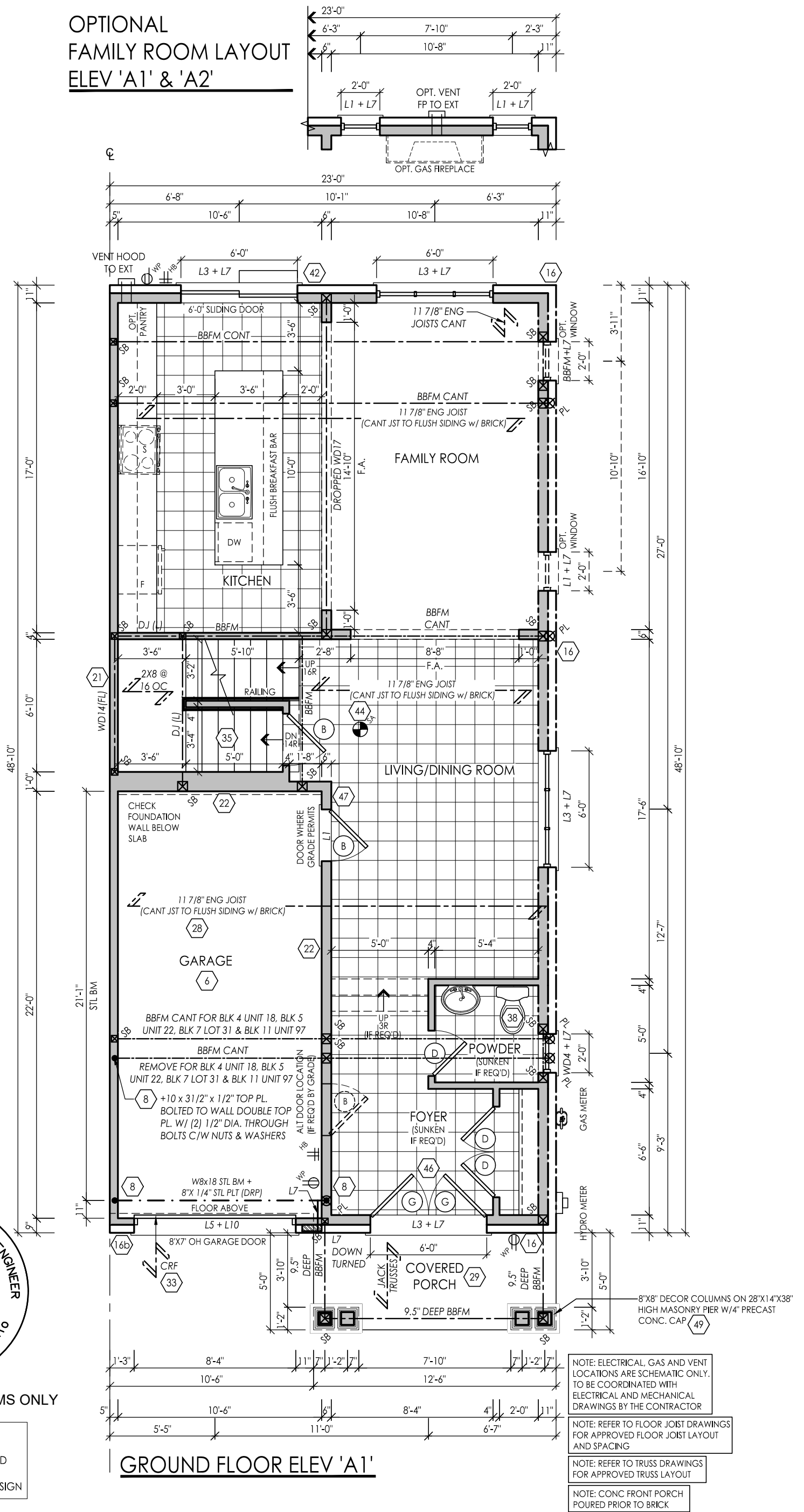
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A1

OPTIONAL
FAMILY ROOM LAYOUT
ELEV 'A1' & 'A2'

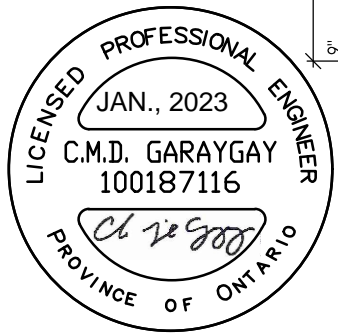


NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK



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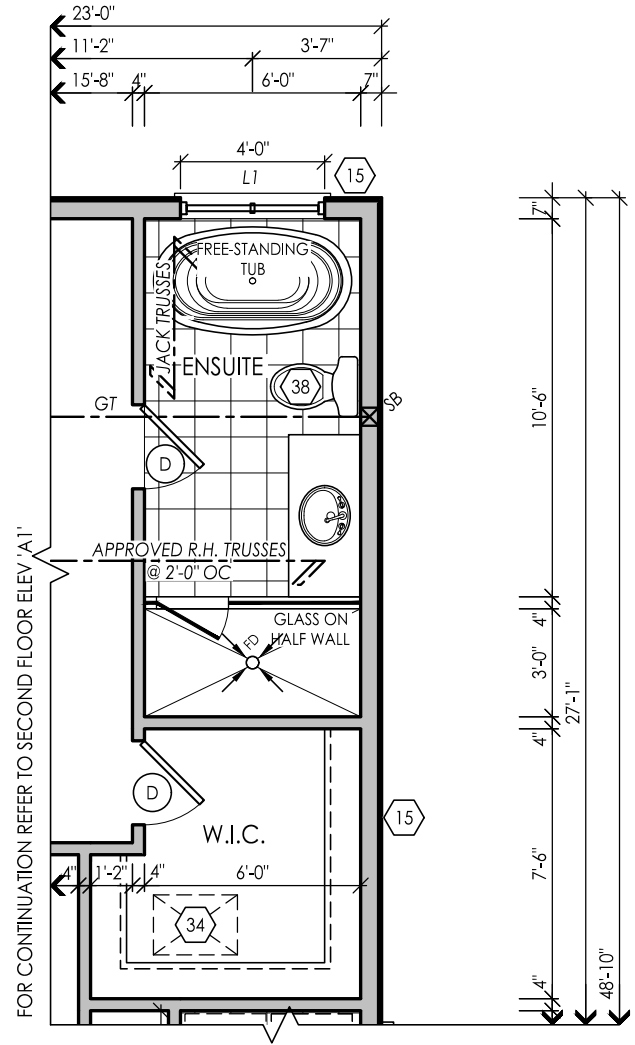
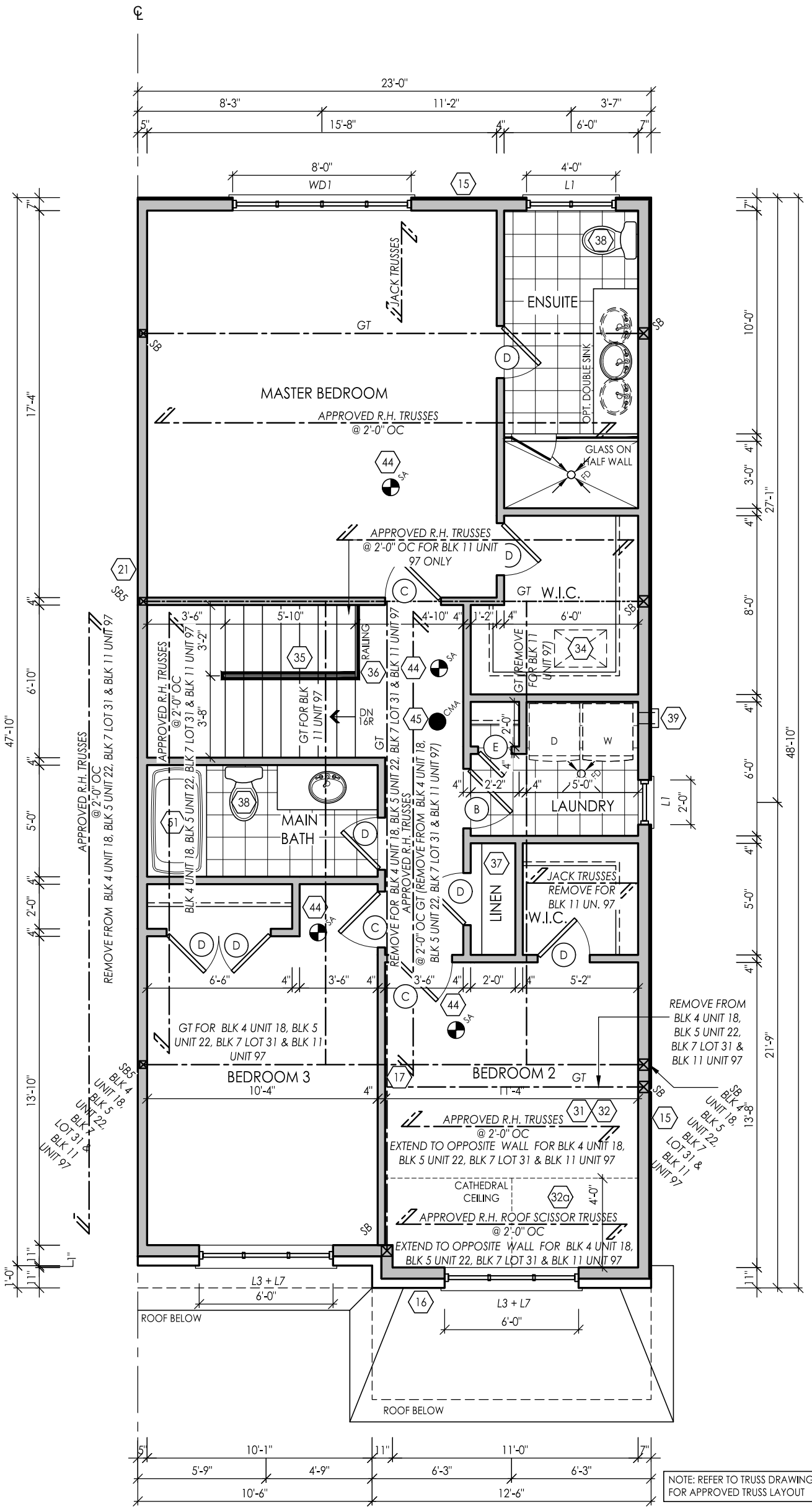
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project	Legacy				marketing name				
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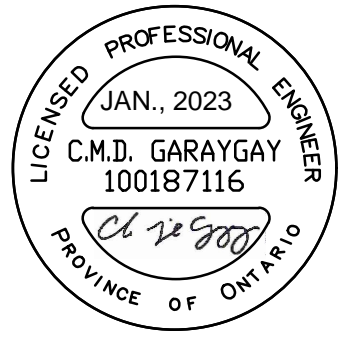


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A2



PARTIAL SECOND FLOOR ELEV 'A1'
W/ OPTIONAL ENSUITE LAYOUT



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SECOND FLOOR ELEV 'A1'

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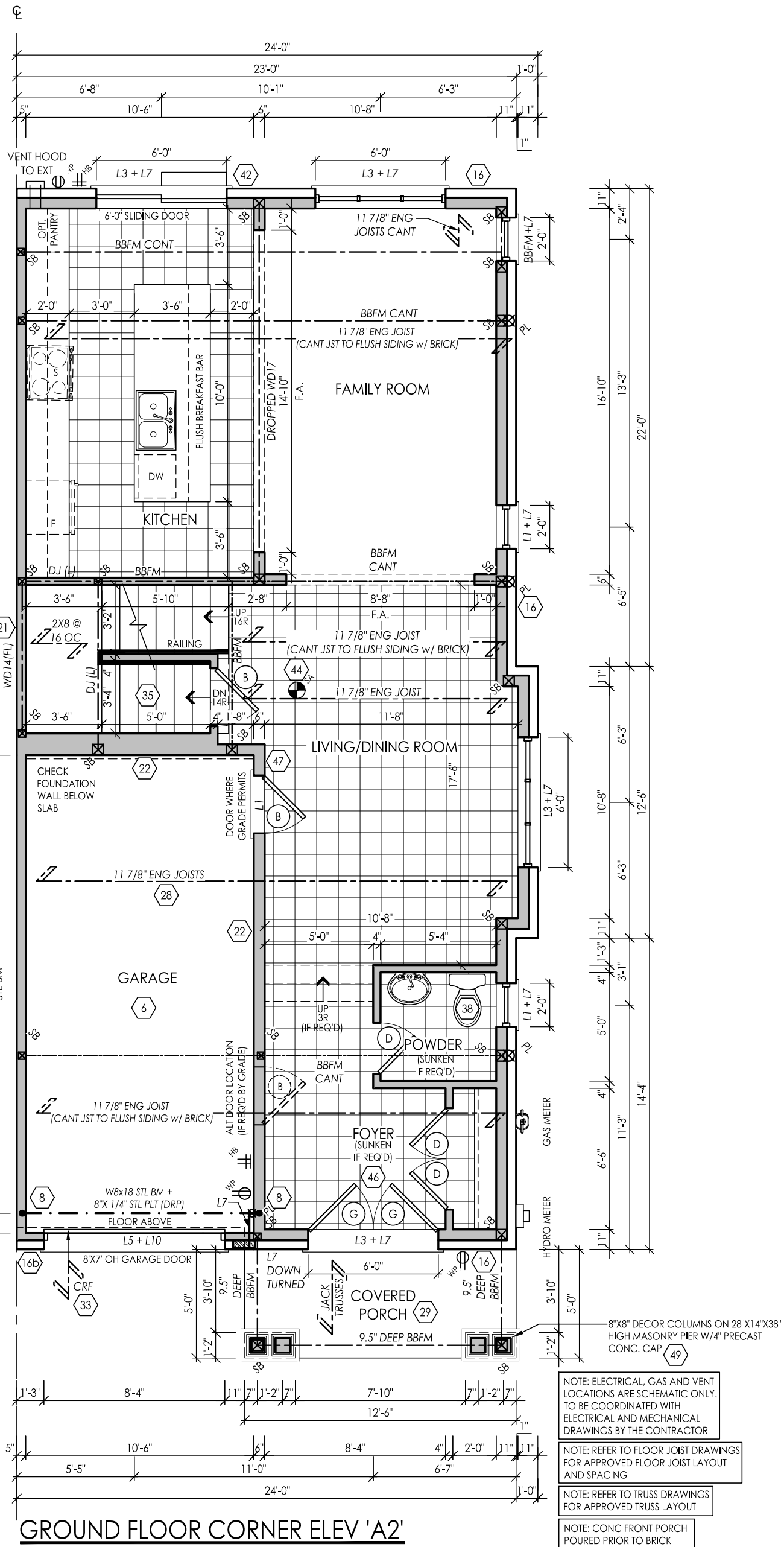
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A3



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NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK



FOR STRUCTURAL ITEMS ONLY

GROUND FLOOR CORNER ELEV 'A2'

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client
Tice River Homes

location
Ayr

marketing name
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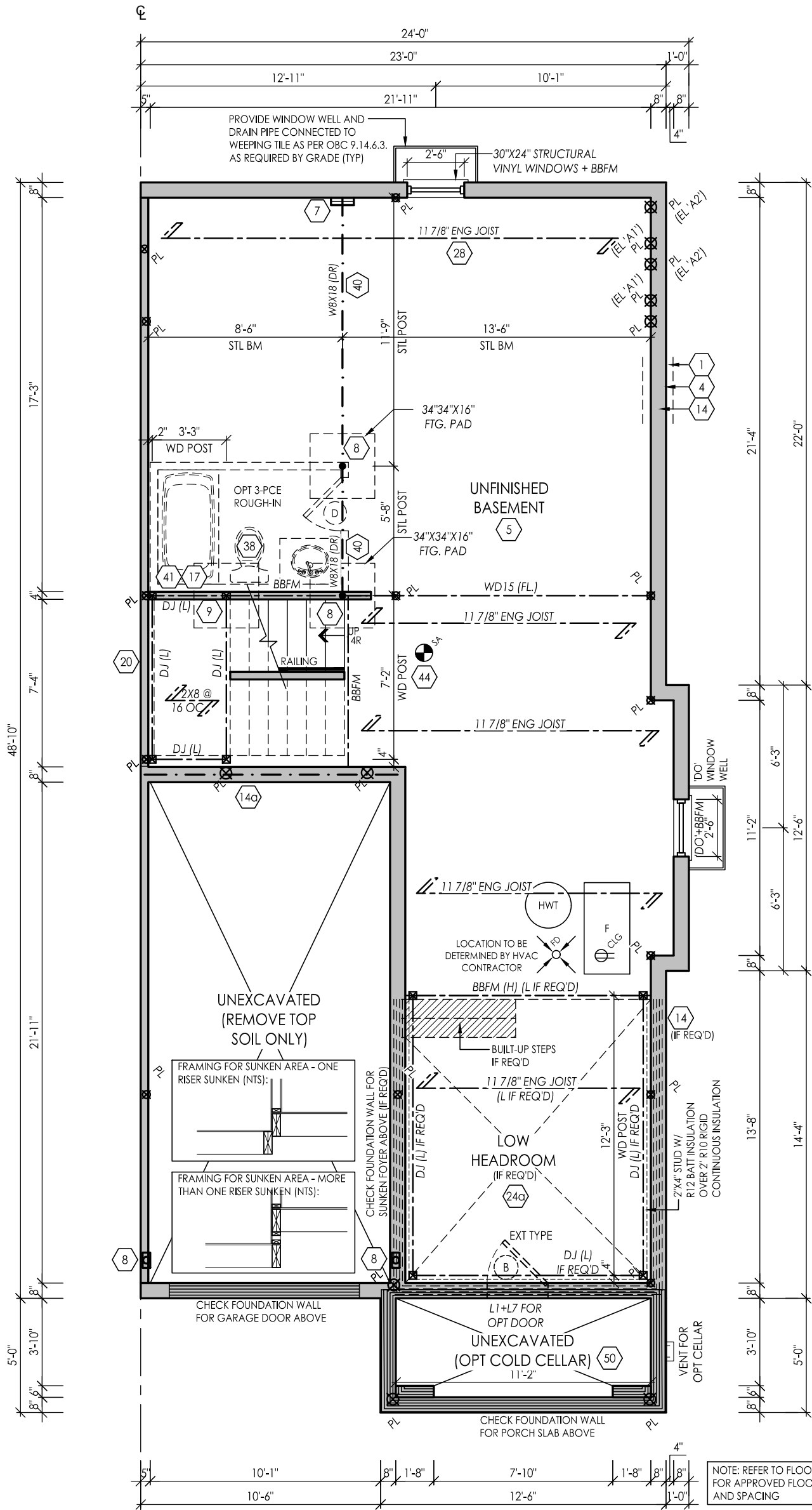
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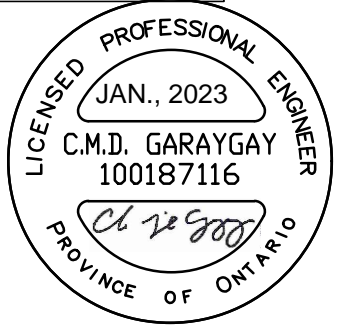
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A4



BASEMENT CORNER ELEV 'A2'

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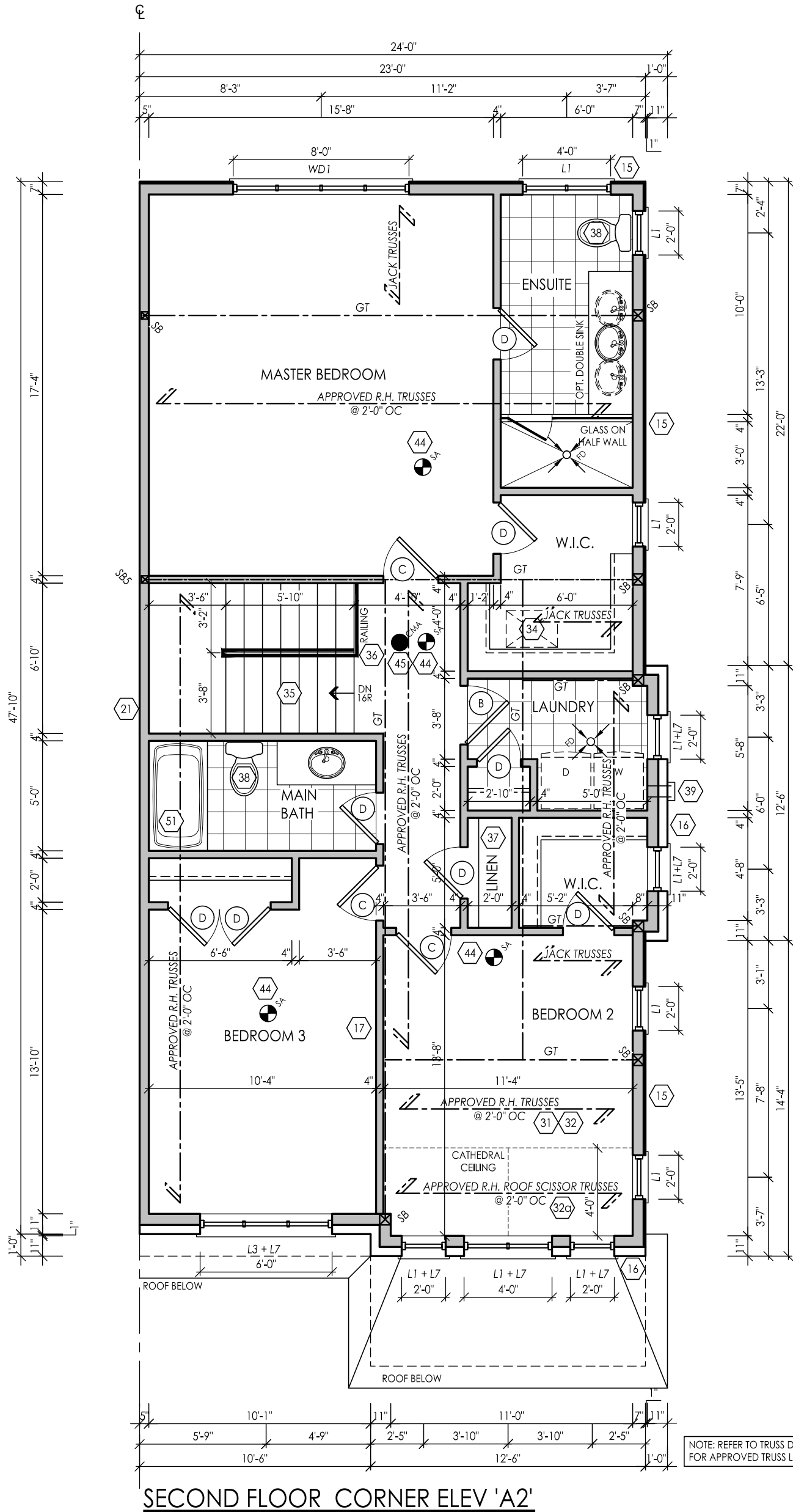
I, ERIC SCHNEIDER DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
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 FIRM BCIN: 26995
 DATE: JANUARY-13-23

client	Tice River Homes				location	Ayr			
project	Legacy				marketing name				
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
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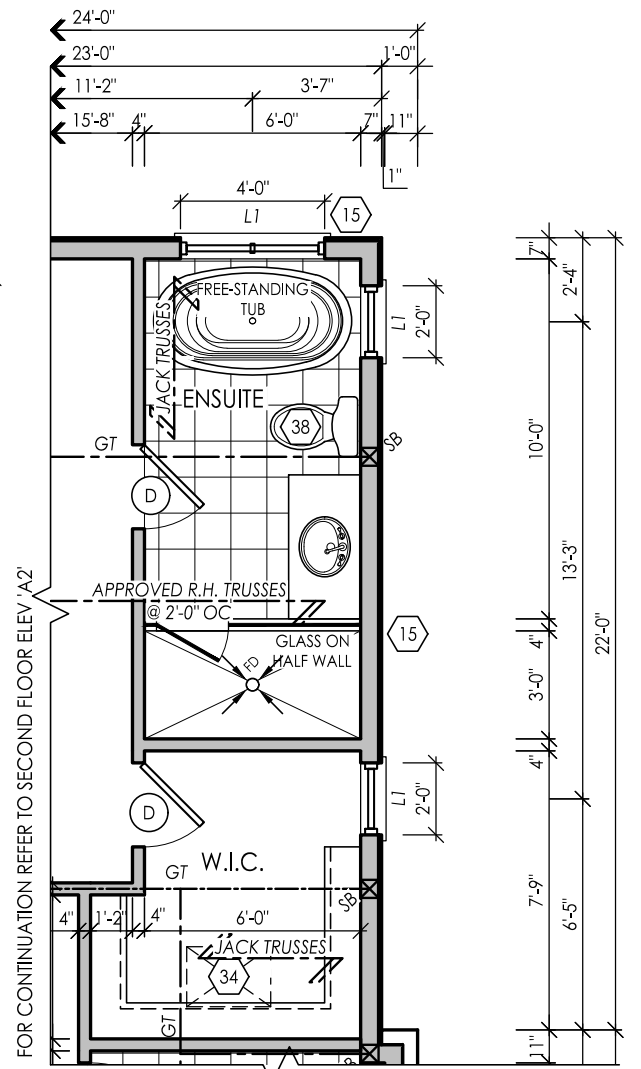


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A5



SECOND FLOOR CORNER ELEV 'A2'



PARTIAL SECOND FLOOR CORNER W/ OPTIONAL ENSUITE LAYOUT



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client
Tice River Homes

project
Legacy

location
Ayr

marketing name

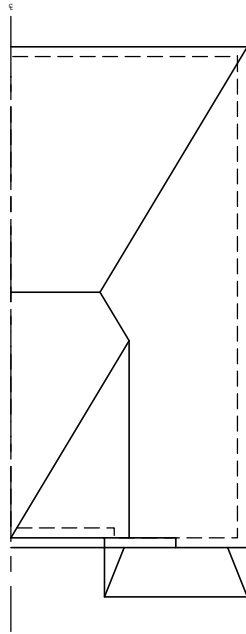
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ROOF PLAN ELEV 'A1'

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

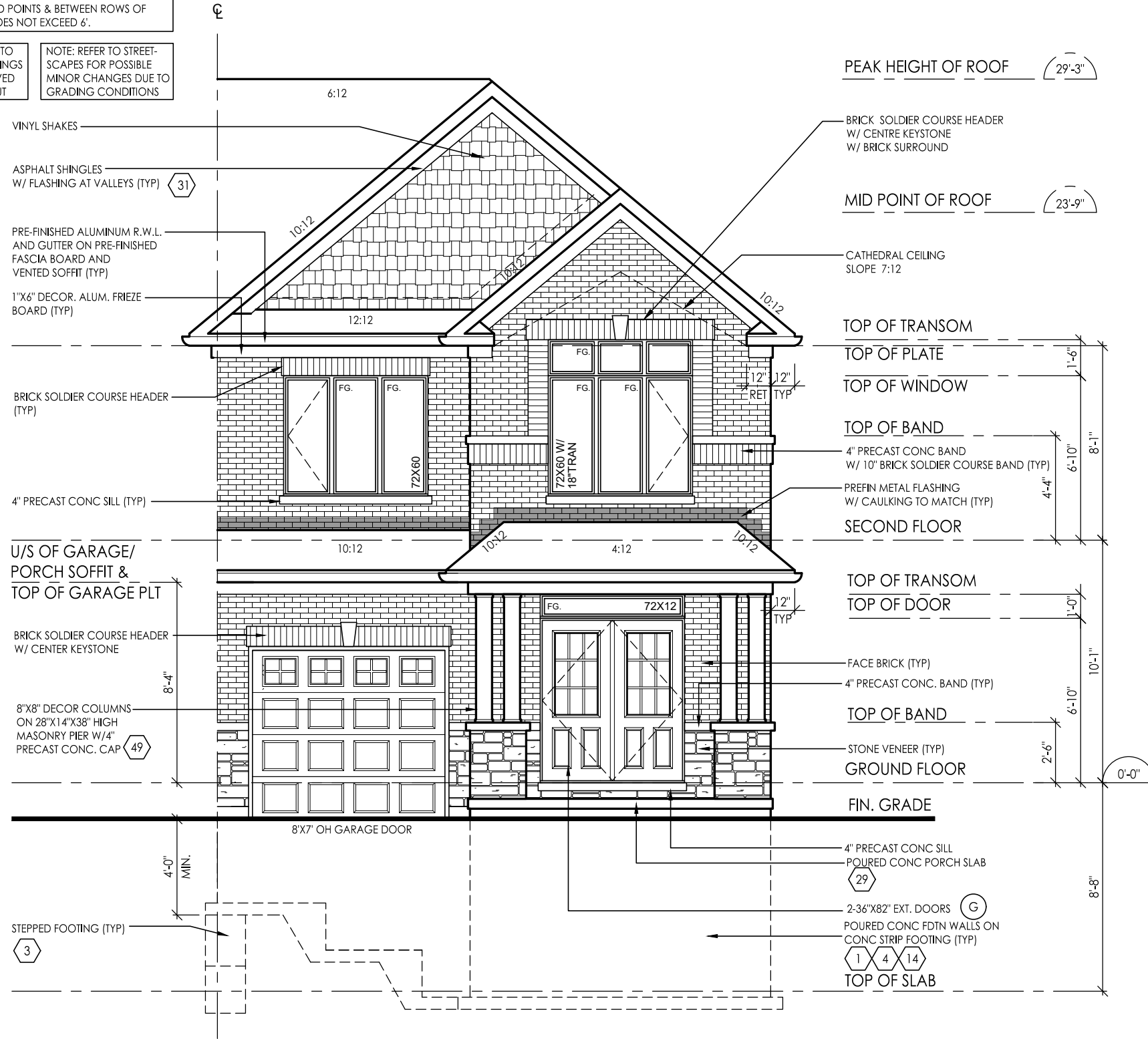
NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

GROSS GLAZING AREA-ELEV A1-STD

TOTAL PERIPHERAL WALL AREA	2825.45 SF	262.49 m ²
FRONT GLAZING AREA	86.81 SF	8.07 m ²
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	51.00 SF	4.74 m ²
REAR GLAZING AREA	132.00 SF	12.26 m ²
TOTAL GLAZING AREA	269.81 SF	25.07 m ²
TOTAL GLAZING PERCENTAGE	9.55 %	

GROSS GLAZING AREA-ELEV A1-OPT

TOTAL PERIPHERAL WALL AREA	2825.45 SF	262.49 m ²
FRONT GLAZING AREA	86.81 SF	8.07 m ²
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	72.33 SF	6.72 m ²
REAR GLAZING AREA	121.33 SF	11.27 m ²
TOTAL GLAZING AREA	280.48 SF	26.06 m ²
TOTAL GLAZING PERCENTAGE	9.93 %	



FRONT ELEVATION 'A1'

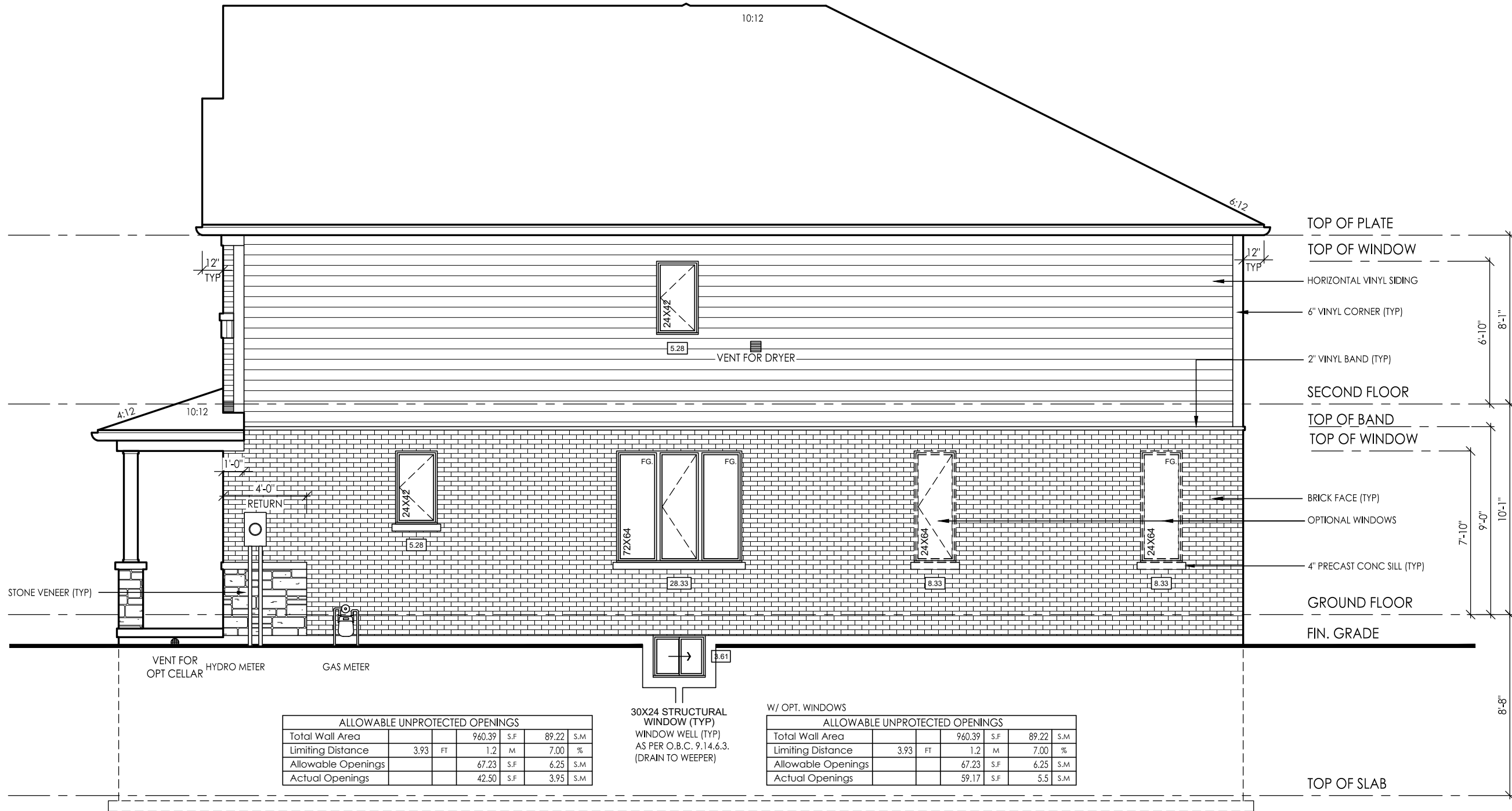
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client Tice River Homes
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SIGNATURE:



RIGHT SIDE ELEVATION 'A1'

ALLOWABLE UNPROTECTED OPENINGS						
Total Wall Area		960.39	S.F.	89.22	S.M.	
Limiting Distance	3.93	FT	1.2	M	7.00	%
Allowable Openings			67.23	S.F.	6.25	S.M.
Actual Openings			42.50	S.F.	3.95	S.M.

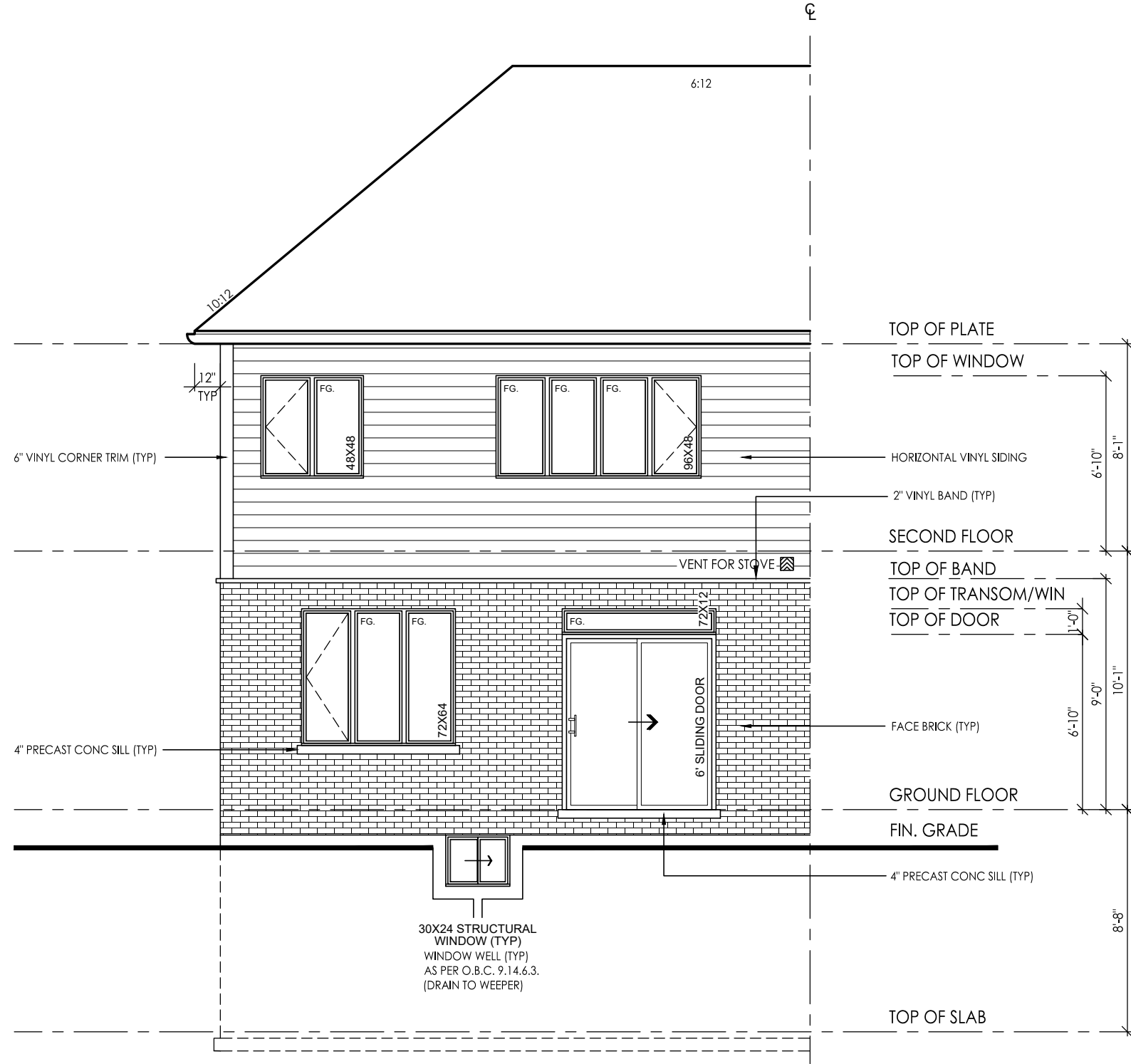
30X24 STRUCTURAL WINDOW WELL (TYP) AS PER O.B.C. 9.14.6.3. (DRAIN TO WEEPER)

W/ OPT. WINDOWS						
ALLOWABLE UNPROTECTED OPENINGS						
Total Wall Area		960.39	S.F.	89.22	S.M.	
Limiting Distance	3.93	FT	1.2	M	7.00	%
Allowable Openings			67.23	S.F.	6.25	S.M.
Actual Openings			59.17	S.F.	5.5	S.M.

location **Ayr**
 client **Tice River Homes**
 project **Legacy**
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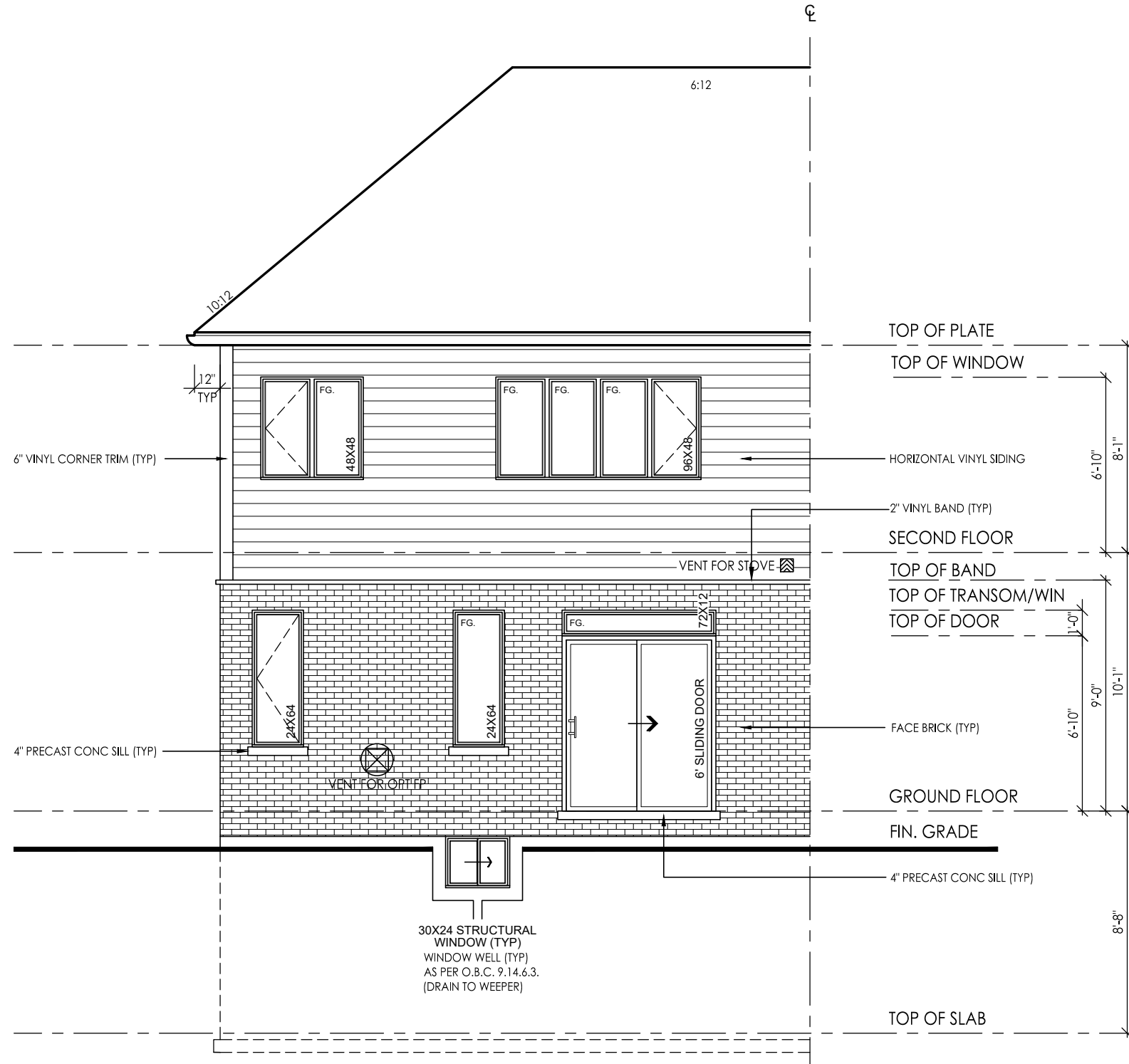
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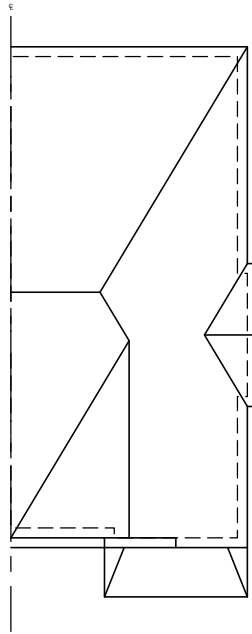
REAR ELEVATION 'A1'
OPTIONAL FAMILY ROOM LAYOUT

client **Tice River Homes** location **Ayr**
 project **Legacy** marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	PV	JM	7	REVISED PER CLIENT COMMENTS	10-NOV-22	MD	AD
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM	10	ISSUED FOR PERMIT	13-SEP-23	KS	AD
4	REISSUED FOR PERMIT	18-OCT-19	ES	ES					
5	REVISED PER CLIENT COMMENTS	29-APR-22	CK	DJH					

I, DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD** UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
 QUALIFIED DESIGNER BCIN: 20888
 FIRM BCIN: 26995
 DATE: JANUARY-13-23
 SIGNATURE: _____

ROOF PLAN ELEV 'A2'



NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

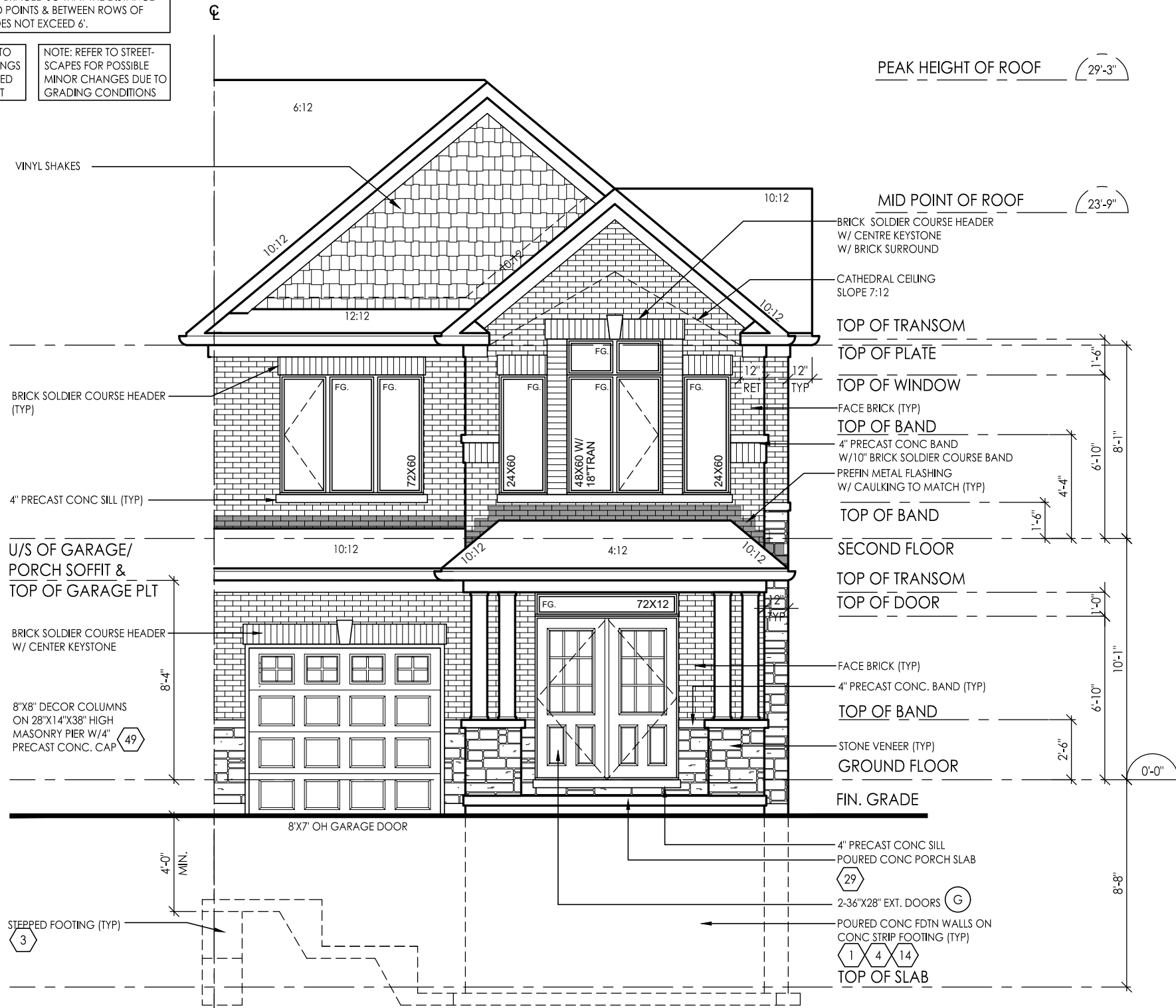
GROSS GLAZING AREA-ELEV A2-STD

TOTAL PERIPHERAL WALL AREA	2864.79 SF	266.15 m ²
FRONT GLAZING AREA	93.81 SF	8.72 m ²
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	117.33 SF	10.90 m ²
REAR GLAZING AREA	132.00 SF	12.26 m ²
TOTAL GLAZING AREA	343.15 SF	31.88 m²
TOTAL GLAZING PERCENTAGE	11.98 %	

GROSS GLAZING AREA-ELEV A2-OPT

TOTAL PERIPHERAL WALL AREA	2864.79 SF	266.15 m ²
FRONT GLAZING AREA	93.81 SF	8.72 m ²
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	117.33 SF	10.90 m ²
REAR GLAZING AREA	121.33 SF	11.27 m ²
TOTAL GLAZING AREA	332.48 SF	30.89 m²
TOTAL GLAZING PERCENTAGE	11.61 %	

FRONT ELEVATION 'A2' CORNER



PEAK HEIGHT OF ROOF (29'-3")

MID POINT OF ROOF (23'-9")

GROSS GLAZING AREA-ELEV A2-STD

TOTAL PERIPHERAL WALL AREA	2864.79 SF	266.15 m ²
FRONT GLAZING AREA	93.81 SF	8.72 m ²
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	117.33 SF	10.90 m ²
REAR GLAZING AREA	132.00 SF	12.26 m ²
TOTAL GLAZING AREA	343.15 SF	31.88 m²
TOTAL GLAZING PERCENTAGE	11.98 %	

GROSS GLAZING AREA-ELEV A2-OPT

TOTAL PERIPHERAL WALL AREA	2864.79 SF	266.15 m ²
FRONT GLAZING AREA	93.81 SF	8.72 m ²
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	117.33 SF	10.90 m ²
REAR GLAZING AREA	121.33 SF	11.27 m ²
TOTAL GLAZING AREA	332.48 SF	30.89 m²
TOTAL GLAZING PERCENTAGE	11.61 %	



model TH-03
scale 3/16" = 1'0"
project # 17052

page A11

location Ayer
client Tice River Homes
project Legacy

#	revisions	date	dwnr	chk	#	revisions	date	dwnr	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	PV	JM	7	REVISED PER CLIENT COMMENTS	10-NOV-22	MD	AD
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4	REVISED FOR PERMIT	18-OCT-19	ES	ES					
5	REVISED PER CLIENT COMMENTS	29-APR-22	CK	DJH					

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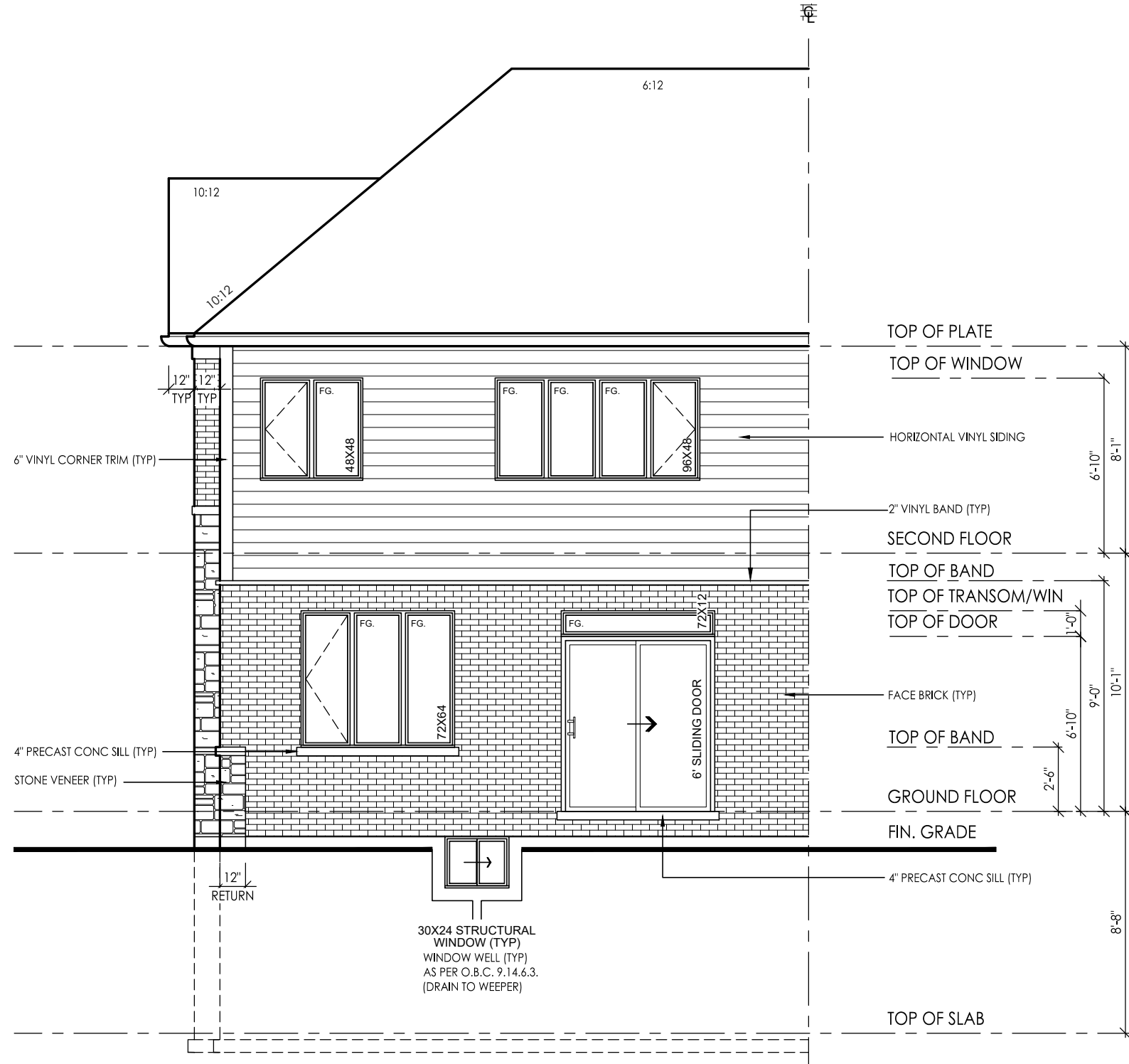
RIGHT SIDE ELEVATION 'A2' CORNER

ALLOWABLE UNPROTECTED OPENINGS						
Total Wall Area			1000.01	S.F	92.9	S.M
Limiting Distance	12.27	FT	3.7	M	13.00	%
Allowable Openings			130.00	S.F	12.08	S.M
Actual Openings			93.89	S.F	8.72	S.M

client **Tice River Homes**
 location **Ayr**
 project **Legacy**
 marketing name

#	revisions	date	dwnr	chk	#	revisions	date	dwnr	chk
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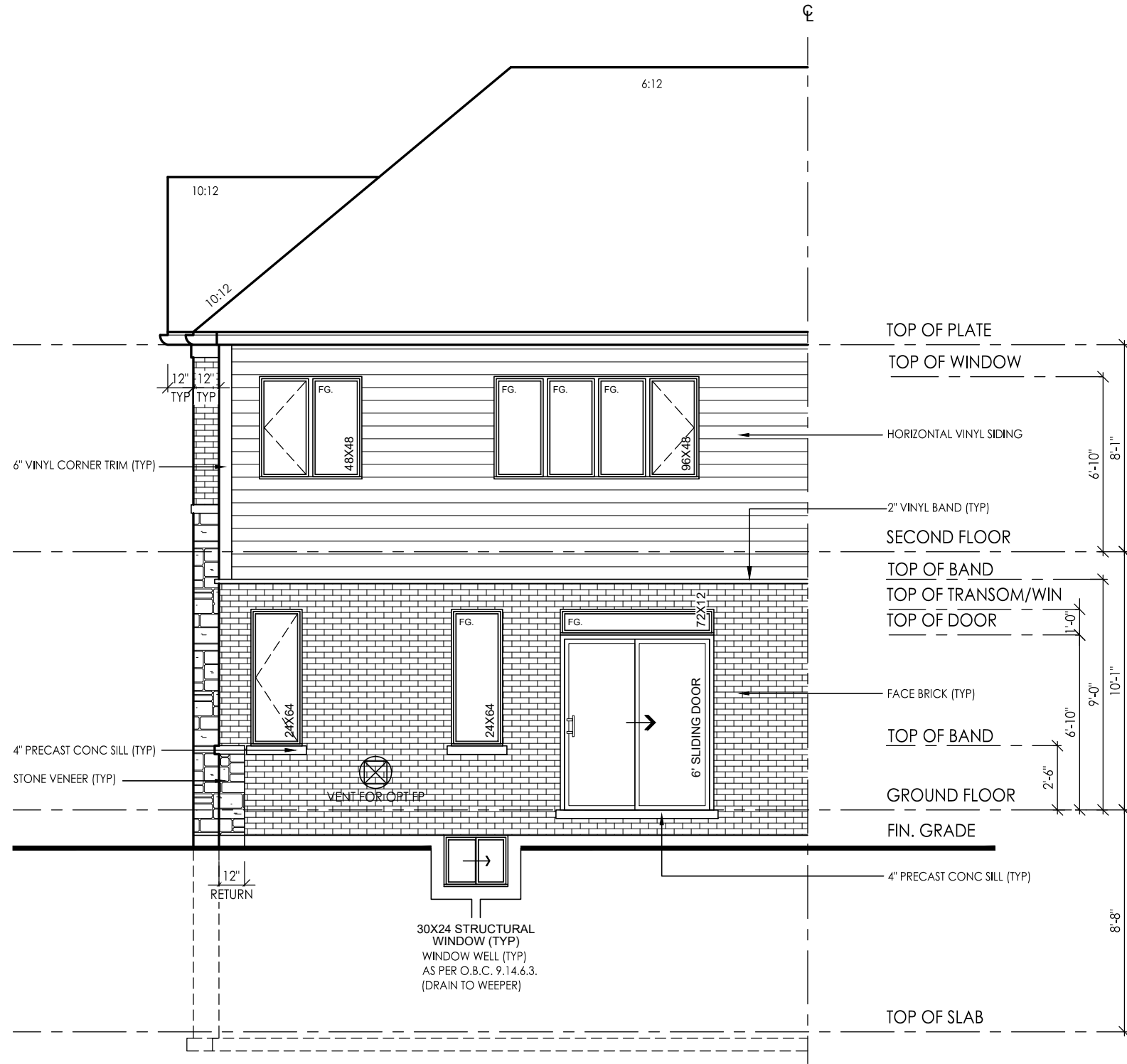


REAR ELEVATION 'A2' CORNER

client Tice River Homes
 location Ayr
 project Legacy
 marketing name

#	revisions	date	dwnr	chk	#	revisions	date	dwnr	chk
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REAR ELEVATION 'A2' CORNER
OPTIONAL FAMILY ROOM LAYOUT

client Tice River Homes
 location Ayr
 project Legacy
 marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	PV	JM	7	REVISED PER CLIENT COMMENTS	10-NOV-22	MD	AD
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 SIGNATURE: _____

CONSTRUCTION NOTES: - TOWNS & SEMIS

COMPLIANCE PACKAGE A1 - OBC 2012 - 2022 ENACTMENT

(UNLESS OTHERWISE NOTED)
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY -13" X 4" (330mm X 100mm)

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.
-1 STOREY MASONRY -16" X 4" (410mm X 100mm)
-1 STOREY STUD -12" X 4" (305mm X 100mm)

STEP FOOTING:

O.B.C. 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 28 5/8" (730mm) MIN. HORIZONTAL RUN.

DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FL.

BASEMENT SLAB:

O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

GARAGE SLAB / EXTERIOR SLAB:

-4" (100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB

PILASTERS:

O.B.C. 9.15.5.3.
PILASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.

STEEL PIPE COLUMN:

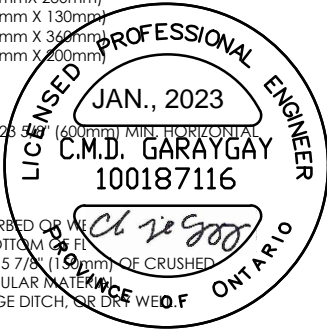
O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE

CLIENT SPECIFIC REVISIONS

ONTARIO REGULATION 332/12 OBC. AMMENDMENT O. REG. 139/17 JAN 1, 2018

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SIGNATURE:



FOR STRUCTURAL ITEMS ONLY

WOOD COLUMN:

OBC 9.17.4.1 , 9.17.4.2, & 9.17.4.3.
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.

WALL ASSEMBLIES:

FOUNDATION WALL:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.

FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.

BEARING STUD WALL (BASEMENT):

-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
- DBL. 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

FIREWALL:

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = 6be (STC = 57, FIRE = 2 HR)
- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M.) OF BUILDING AREA. O.B.C. T.3.2.2.47.
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
-2" X 2" (38mm X 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL

BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING

BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING

INTERIOR STUD WALLS:

O.B.C. T.9.23.10.1.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
- DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

BEARING STUD WALL (BASEMENT):

-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
- DBL. 2" X 4" OR 2" X 6" TOP PLATE.
-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL.
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

PARTY WALL - FOUNDATION:

O.B.C. 9.15.4.2.
-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

PARTY WALL - WOOD STUD:

O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-2 ROWS 2"x4"(38mm X 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mm X 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mm X 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.

PARTY WALL - FOUNDATION:

O.B.C. 9.15.4.2.
-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
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-2 ROWS 2"x4"(38mm X 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mm X 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mm X 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

Table with columns for #, revisions, date, dwn, chk, #, revisions, date, dwn, chk. Includes entries for client review, permit, and updated notes.



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model TH-03
scale 3/16" = 1'0"
project # 17052

page D1

49 EXTERIOR COLUMN W/ MASONRY PIER:

- MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
- TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
- MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
- SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
- 3/4" AIR SPACE AROUND POST.
- OR
- MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
- MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

49c EXTERIOR COLUMN:

- MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

50 COLD CELLARS:

- FOR COLD CELLARS PROVIDE THE FOLLOWING:
- VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
- COVER VENT W/ BUG SCREEN
- WALL MOUNTED LIGHT FIXTURE
- L1-L7 FOR DOOR OPENING
- 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)
- INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ R20 (RSI 3.52) CONTINUOUS INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)
- ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76) RIGID INSULATION W/ 2"x4" (38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION

51 STUD WALL REINFORCEMENT:

- O.B.C. 9.5.2.3.
- WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

53 WINDOW GUARDS:

- @ STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8)
- WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS
- @ FLOORS - OBC 9.8.8.1.(6)
- WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.
- OR-
- WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(b)

FRAME CONSTRUCTION:

- ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.
- ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.
- JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
- BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
- DOUBLE STUDS @ OPENINGS
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)
- DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
- BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
- BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER.

WATERPROOF WALLS IN BATHROOMS:

- REQUIRED AS PER OBC 9.29.2.1.

WINDOWS:

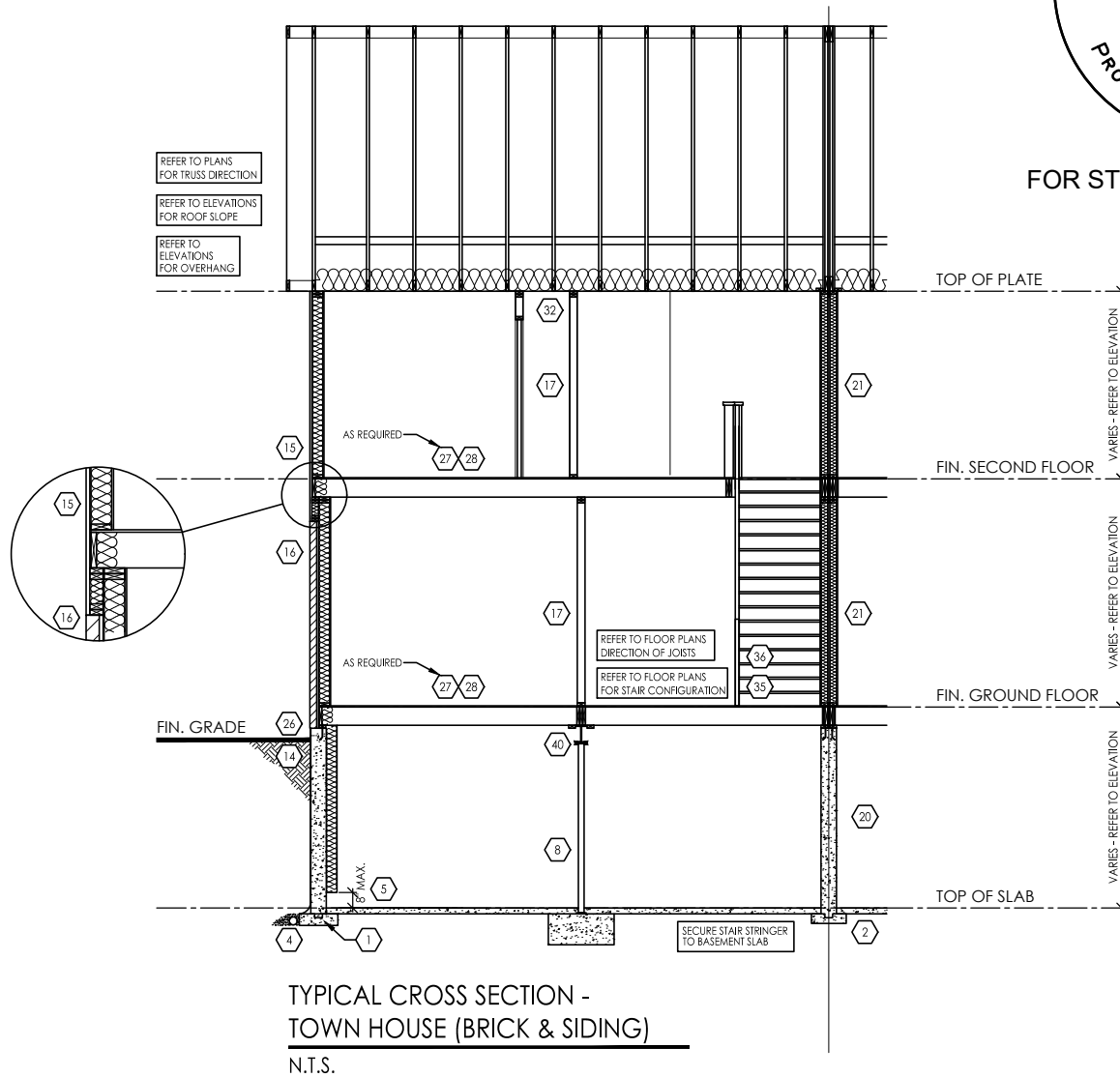
- WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
- WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 W/(m2.K) OR
- AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS
- BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 W/(m2.K)
- FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%

DRAIN WATER HEAT RECOVERY:

- DWHR UNITS TO BE INSTALLED AS PER OBC SB-12 3.1.1.1.(22) & 3.1.1.12. SENTENCES (1) TO (6)
- DWHR ARE REQUIRED IN ALL DWELLING UNITS TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST 2 SHOWERS WHERE THERE ARE 2 OR MORE SHOWERS PROVIDED THERE IS A CRAWL SPACE OR STOREY BELOW THE SHOWERS.



FOR STRUCTURAL ITEMS ONLY



TYPICAL CROSS SECTION -
TOWN HOUSE (BRICK & SIDING)
N.T.S.

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

CLIENT SPECIFIC REVISIONS

SCHEDULES

- DOORS**
- A 865x2030x45 (2'10"x6'8"x1-3/4")
 - B 815x2030x35 (2'8"x6'8"x1-3/8")
 - C 760x2030x35 (2'6"x6'8"x1-3/8")
 - D 710x2030x35 (2'4"x6'8"x1-3/8")
 - E 460x2030x35 (1'6"x6'8"x1-3/8")
 - F 610x2030x35 (2'0"x6'8"x1-3/8")
 - G OVER SIZED EXTERIOR DOOR

STEEL BEAMS

- ST1 W 6 X 15
- ST2 W 6 X 20
- ST3 W 8 X 18
- ST4 W 8 X 21
- ST5 W 8 X 24

- WD1 3/2" X 8" SPR
- WD2 4/2" X 8" SPR
- WD3 5/2" X 8" SPR
- WD4 3/2" X 10" SPR
- WD5 4/2" X 10" SPR
- WD6 5/2" X 10" SPR
- WD7 3/2" X 12" SPR
- WD8 4/2" X 12" SPR
- WD9 5/2" X 12" SPR

WOOD BEAMS

- WD10 2/1 3/4" X 7 1/4" (2.0E) LVL
- WD11 3/1 3/4" X 7 1/4" (2.0E) LVL
- WD12A 1/1 3/4" X 9 1/2" (2.0E) LVL
- WD12 2/1 3/4" X 9 1/2" (2.0E) LVL
- WD13 3/1 3/4" X 9 1/2" (2.0E) LVL
- WD14A 1/1 3/4" X 11 7/8" (2.0E) LVL
- WD14 2/1 3/4" X 11 7/8" (2.0E) LVL
- WD15 3/1 3/4" X 11 7/8" (2.0E) LVL
- WD16A 1/1 3/4" X 14" (2.0E) LVL
- WD16 2/1 3/4" X 14" (2.0E) LVL
- WD17 3/1 3/4" X 14" (2.0E) LVL

LINTELS

- L1 2/2" X 8" SPR
- L2 2/2" X 10" SPR
- L3 2/2" X 12" SPR
- L4 4-7/8" X 3-1/2" X 1/4" L
- L5 2/2" X 8" SPR
- L6 4-7/8" X 3-1/2" X 1/4" L
- L7 3-1/2" X 3-1/2" X 1/4" L
- L8 4-7/8" X 3-1/2" X 1/4" L
- L9 4" X 3-1/2" X 1/4" L
- L10 4-7/8" X 3-1/2" X 5/16" L
- L11 4-7/8" X 3-1/2" X 3/8" L
- L12 5/7/8" X 3-1/2" X 5/16" L
- L13 5-7/8" X 3-1/2" X 3/8" L
- L14 5-7/8" X 3-1/2" X 1/2" L
- L15 5-7/8" X 4" X 1/2" L
- L16 7-1/8" X 4" X 3/8" L
- L17 7-1/8" X 4" X 1/2" L

PLAN/ELEVATION LEGEND

- SMOKE ALARM (44)
- WATERPROOF DUPLEX OUTLET
- VENTS AND INTAKES
- HOSE BIB
- EXHAUST FAN (38)
- COLD CELLAR VENT (50)
- STOVE VENT
- FIRE PLACE VENT
- DRYER VENT

- CARBON MONOXIDE ALARM (CMA) (45)
- DOUBLE JOIST
- PRESSURE TREATED LUMBER
- GIRDER TRUSS
- ABOVE FINISHED FLOOR
- BEAM BY FLOOR MANUF FLUSH
- DROPPED
- REPEAT SAME JOIST SIZE
- UNDER SIDE
- FIXED GLAZING
- GLASS BLOCK
- BLACK GLASS

- FLOOR DRAIN
- SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
- POINT LOAD
- FLAT ARCH
- 2 STORY WALL
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER
- GAS METER

I, DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 20888
FIRM BCIN: 26995
DATE: JANUARY-13-23

SIGNATURE:

client
Tice River Homes

location
Ayr

project
Legacy

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1.	ISSUED FOR CLIENT REVIEW	23-FEB-18	PV	JM	7	REVISED PER CLIENT COMMENTS	10-Nov-22	MD	AD
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM	10	ISSUED FOR PERMIT	13-Jan-23	KS	AD
4	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES					
5	UPDATED NOTES TO OBC 2022 REQUIREMENTS	29-APR-22	DJH	DJH					



WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

model
TH-03

scale
3/16" = 1'0"

project #
17052

page

D3