

FRONT ELEVATION 'A1'



FRONT ELEVATION 'A2'



FRONT ELEVATION 'A3' & 'A4'

## Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT FLOOR ELEV 'A1'
- A2 GROUND FLOOR ELEV 'A1'
- A3 SECOND FLOOR ELEV 'A1'
- A3 PARTIAL SECOND FLOOR ELEV 'A1', 'A2', 'A3' & 'A4'  
W/ OPTIONAL ENSUITE LAYOUT
- A4 BASEMENT FLOOR ELEV 'A2'
- A5 GROUND FLOOR ELEV 'A2'
- A6 SECOND FLOOR ELEV 'A2'
- A7 BASEMENT FLOOR END CONDITION ELEV 'A3'
- A8 GROUND FLOOR END CONDITION ELEV 'A3'
- A9 SECOND FLOOR END CONDITION ELEV 'A3' & 'A4'
- A10 BASEMENT FLOOR END CONDITION ELEV 'A4'
- A11 GROUND FLOOR END CONDITION ELEV 'A4'
- A12 FRONT ELEVATION 'A1'  
ROOF PLAN ELEV 'A1'
- A13 REAR ELEVATION 'A1' & 'A2'
- A14 FRONT ELEVATION 'A2'  
ROOF PLAN ELEV 'A2'
- A15 FRONT ELEVATION 'A3' & 'A4'  
ROOF PLAN ELEV 'A3' & 'A4'
- A16 RIGHT SIDE ELEVATION 'A3' & 'A4'
- A17 REAR ELEVATION 'A3'
- A18 REAR ELEVATION 'A4'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

## Areas:

	ELEVATION 'A1'		ELEVATION 'A2'		ELEVATION 'A3'		ELEVATION 'A4'	
	SF	SM	SF	SM	SF	SM	SF	SM
GROUND FLOOR	762.6	70.8	774.7	72.0	811.3	75.4	774.7	72.0
SECOND FLOOR	1020.7	94.8	1043.7	97.0	1033.2	96.0	1033.2	96.0
<b>TOTAL AREA</b>	<b>1783.3</b>	<b>165.7</b>	<b>1818.4</b>	<b>168.9</b>	<b>1844.5</b>	<b>171.4</b>	<b>1807.9</b>	<b>168.0</b>
COVERAGE INC PORCH	1100.2	102.2	1100.2	102.2	1139.7	105.9	1100.2	102.2
COVERAGE NOT INC PORCH	1015.0	94.3	1026.3	95.3	1065.8	99.0	1026.3	95.3

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

THE FINAL GRADING OF THIS PROPERTY SHALL NOT ADVERSELY EFFECT THE DRAINAGE OF ADJACENT PROPERTIES OR THE OVERALL GRADING CONTROL PLAN.

PERMIT APPROVAL DOCUMENTS TO BE KEPT ON SITE AT ALL TIMES FOR INSPECTION

IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.

# 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.  
QUALIFIED DESIGNER BCIN: 20888  
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	LO	JM	6	REVISED PER TRUSS COORDINATION	31-Oct-22	MD	AD
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM	7	REVISED PER CLIENT COMMENTS	10-Nov-22	MD	AD
3	MADE ELEV 'A-2' FULL PLANS PER CITY COMMENTS	4-Oct-19	KC	ES	8	REV PER ENG COMMENTS	22-DEC-22	MD	AD
4	RE-ISSUED FOR PERMIT	18-Oct-19	ES	ES	9	REVISED PER ADDITIONAL ENG COMMENTS	12-Jan-23	MD	AD
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location  
Ayr

marketing name



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model  
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scale  
3/16" = 1'0"

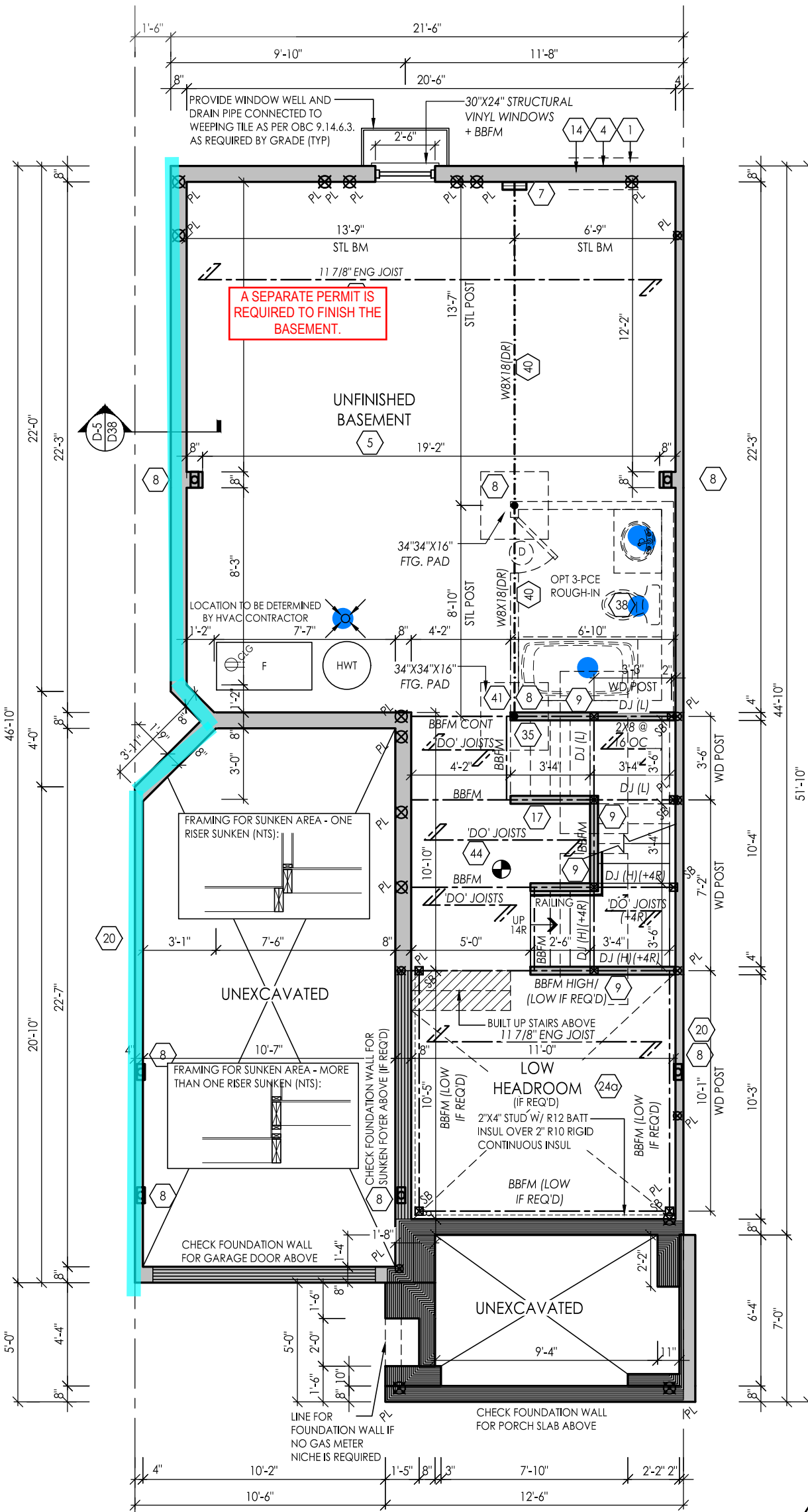
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A0



**■** = A CONTINUOUS FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING AND MINIMUM 50 SOUND TRANSMISSION CLASS RATING REQUIRED.  
**■** = A 45 MINUTE FIRE RESISTANCE RATING REQUIRED. NON-COMBUSTIBLE CLADDING REQUIRED.



A SEPARATE PERMIT IS REQUIRED TO FINISH THE BASEMENT.

**PRIVATE STAIRS :**  
MAX. RISE 7<sup>7</sup>/<sub>8</sub>"  
MIN. RISE 4<sup>15</sup>/<sub>16</sub>"  
MAX. RUN 14"  
MIN. RUN 10"  
MAX TREAD 14"  
MIN TREAD 10"

ALL STAIRS TO CONFORM WITH NEW 2022 STAIR REQUIREMENTS AS SEEN IN OBC

MINIMUM HEAD ROOM REQUIREMENTS AS PER 9.5.3.1. 2100mm OVER 75% OF BASEMENT AREA REDUCED TO 1950mm UNDER BEAMS/DUCTS

BASEMENT AIR BARRIER SUMP PUMP LIDS, JOINTS AT INTERSECTIONS & ALL PENETRATIONS OF SLAB MUST BE SEALED TO PREVENT AIR LEAKAGE.

SUMP PUMP/PIT SHALL BE INSTALLED AND CONNECTED ACCORDING TO LOCAL REGULATIONS.

PROVIDE A MIN. 42% EFFICIENT DRAIN WATER HEAT RECOVERY UNIT CONNECTED TO ALL SHOWERS (OR AT LEAST 2 SHOWERS WHEN MORE THAN 1 UNIT IS INSTALLED).

**BASEMENT FLOOR ELEV 'A1'**

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



FOR STRUCTURAL ITEMS ONLY

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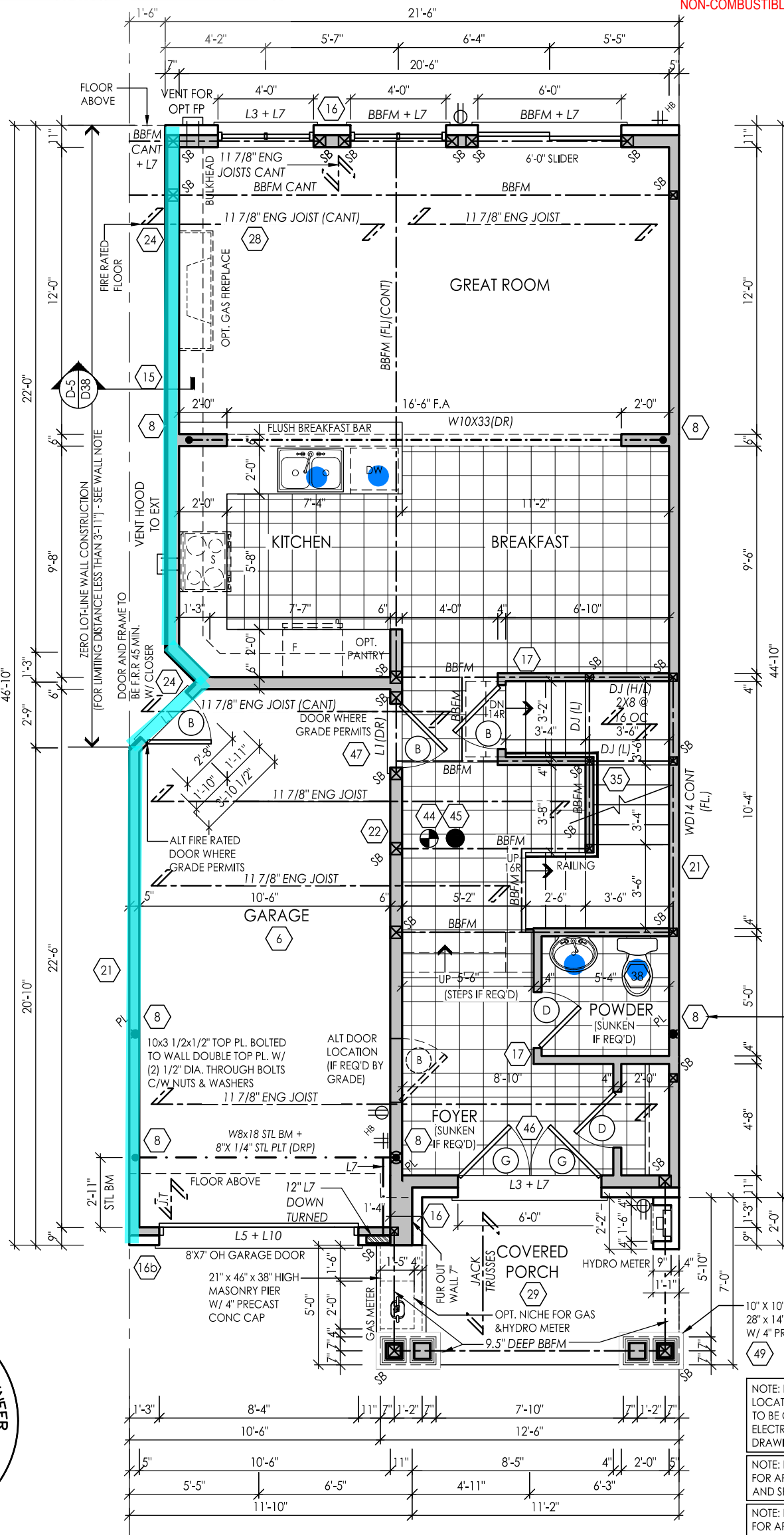
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page

**A1**

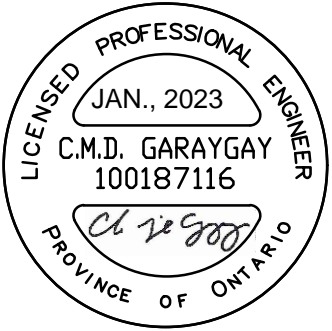


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PROVIDE STAIR, GUARD AND LANDING OR INSTALL PERMANENT BLOCKING TO RESTRICT DOOR OPENING TO MAXIMUM 4" WHEN DOOR SILL EXCEEDS 24" ABOVE GRADE.  
AN EXTERIOR LIGHT IS REQUIRED AT ALL ENTRANCES TO THE DWELLING UNIT  
GUARDS CONFORMING TO SB-7 AND 9.8.8. ARE REQUIRED FOR PORCHES EXCEEDING 24" ABOVE GRADE  
ALL GUARDS MUST BE NON-CLIMBABLE WITH NO HORIZONTAL MEMBERS BETWEEN 5 1/2" AND 35" ABOVE THE FLOOR OR WALKING SURFACE

ALL UNPROTECTED OPENING COMPLY WITH TABLE 9.10.15.4.



FOR STRUCTURAL ITEMS ONLY

GROUND FLOOR ELEV 'A1'

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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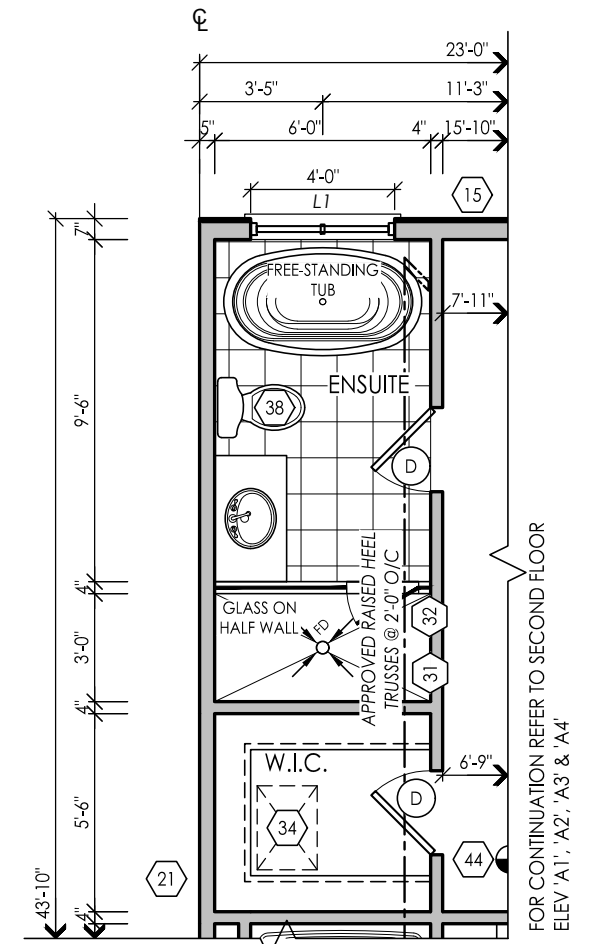
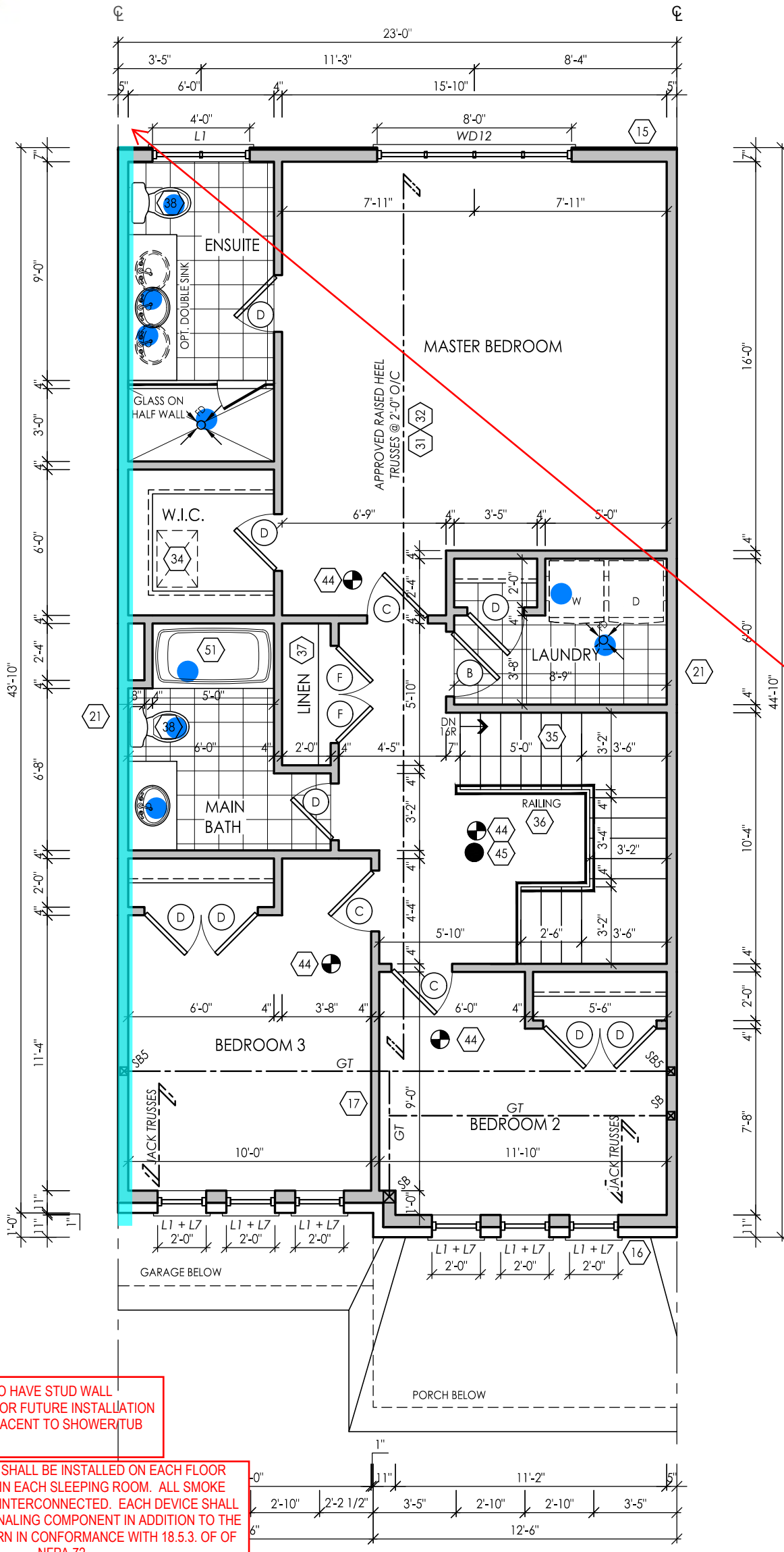
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page

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FOR CONTINUATION REFER TO SECOND FLOOR ELEV 'A1', 'A2', 'A3' & 'A4'

**PARTIAL SECOND FLOOR  
ELEV 'A1', 'A2', 'A3' & 'A4'  
W/ OPTIONAL ENSUITE LAYOUT**

**UNDERSIDE OF  
OVER HANG TO BE  
FIRE RATED AND  
CONTINUOUS WITH  
THE RATED WALLS**

**DROP  
CEILING/SOFFIT TO  
BE BELOW  
DRYWALL FINISH**

**PRIVATE STAIRS :**  
MAX. RISE 7<sup>7</sup>/<sub>8</sub>"  
MIN. RISE 4<sup>15</sup>/<sub>16</sub>"  
MAX. RUN 14"  
MIN. RUN 10"  
MAX TREAD 14"  
MIN TREAD 10"

ALL STAIRS TO CONFORM WITH  
NEW 2022 STAIR REQUIREMENTS  
AS SEEN IN OBC

MAIN BATHROOM TO HAVE STUD WALL REINFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO SHOWER/TUB AND TOILET

A SMOKE ALARM SHALL BE INSTALLED ON EACH FLOOR LEVEL AND WITHIN EACH SLEEPING ROOM. ALL SMOKE ALARMS SHALL BE INTERCONNECTED. EACH DEVICE SHALL HAVE A VISUAL SIGNALING COMPONENT IN ADDITION TO THE TEMPORAL PATTERN IN CONFORMANCE WITH 18.5.3. OF NFPA 72.

A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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scale  
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page

**A3**



# The TOWNSHIPS OF NORTH BAY

## GROSS GLAZING AREA-ELEV A1

TOTAL PERIPHERAL WALL AREA	2622.89 SF	243.67 m <sup>2</sup>
FRONT GLAZING AREA	71.81 SF	6.67 m <sup>2</sup>
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	0.00 SF	0.00 m <sup>2</sup>
REAR GLAZING AREA	142.67 SF	13.25 m <sup>2</sup>
TOTAL GLAZING AREA	214.48 SF	19.93 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	8.18 %	

- = A CONTINUOUS FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING AND MINIMUM 50 SOUND TRANSMISSION CLASS RATING REQUIRED.
- = A 45 MINUTE FIRE RESISTANCE RATING REQUIRED. NON-COMBUSTIBLE CLADDING REQUIRED

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'.

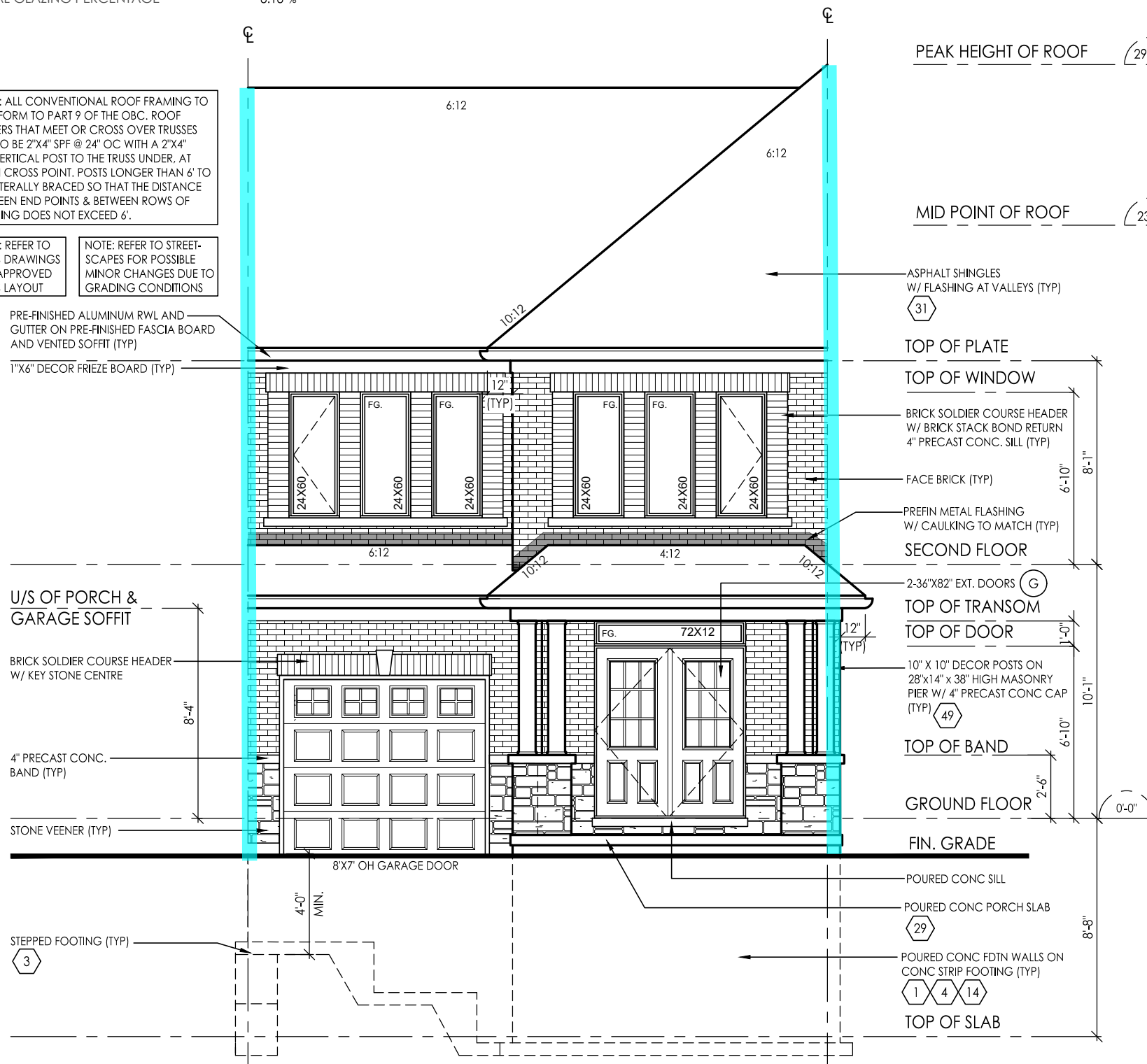
NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

PRE-FINISHED ALUMINUM RWL AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP)

1"x6" DECOR FRIEZE BOARD (TYP)

ROOF PLAN ELEV 'A1'



FRONT ELEVATION 'A1'

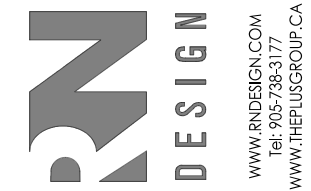
WINDOW WELLS ONLY PERMITTED TO ENCROACH MIN. SETBACK BY 0.3m (1 FT)

PROVIDE STAIR, GUARD AND LANDING OR INSTALL PERMANENT BLOCKING TO RESTRICT DOOR OPENING TO MAXIMUM 4" WHEN DOOR SILL EXCEEDS 24" ABOVE GRADE.

AN EXTERIOR LIGHT IS REQUIRED AT ALL ENTRANCES TO THE DWELLING UNIT

GUARDS CONFORMING TO SB-7 AND 9.8.8. ARE REQUIRED FOR PORCHES EXCEEDING 24" ABOVE GRADE

ALL GUARDS MUST BE NON-CLIMBABLE WITH NO HORIZONTAL MEMBERS BETWEEN 5 1/2" AND 35" ABOVE THE FLOOR OR WALKING SURFACE



A12

client Tice River Homes  
 location Ayr  
 project Legacy  
 marketing name

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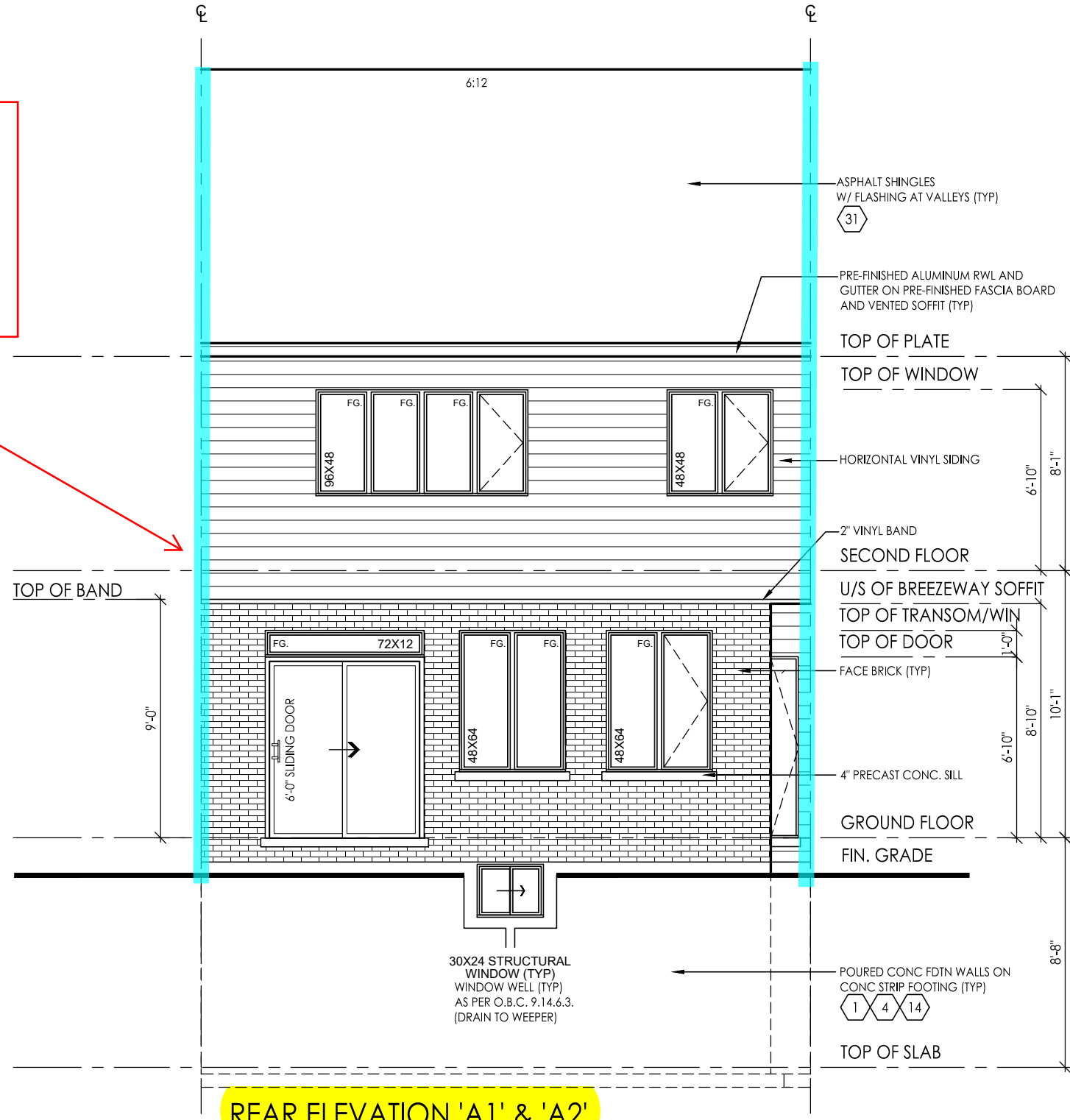
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**[Red Line]** = A CONTINUOUS FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING AND MINIMUM 50 SOUND TRANSMISSION CLASS RATING REQUIRED.  
**[Green Line]** = A 45 MINUTE FIRE RESISTANCE RATING REQUIRED. NON-COMBUSTIBLE CLADDING REQUIRED

FIRESTOPPING TO BE COMPLETED IN EAVES AT PARTY WALLS ON ALL SHARED ROOF LINES BOTH STOREYS



**REAR ELEVATION 'A1' & 'A2'**

PROVIDE STAIR, GUARD AND LANDING OR INSTALL PERMANENT BLOCKING TO RESTRICT DOOR OPENING TO MAXIMUM 4" WHEN DOOR SILL EXCEEDS 24" ABOVE GRADE.

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22 GARAGE WALL & CEILING: O.B.C. 9.10.9.16.(3) -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE...

22a WALLS ADJACENT TO ATTIC SPACE: -1/2" (12.7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

23 DOUBLE VOLUME WALLS: O.B.C. 9.23.10.1. -3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING -REFER TO PLAN FOR STUD SPECIFICATION...

24 EXPOSED FLOOR: -1 HR FR 21.8psi -FLOOR AS PER NOTE #28 -CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4

24a SUNKEN FINISHED AREAS: -USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.

25 DOUBLE MASONRY WYTHE WALL: O.B.C. 9.20.8.2. -3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER

25a CORBEL MASONRY VENEER: -MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

FLOOR ASSEMBLIES: 26 SILL PLATE: O.B.C. 9.23.7. -2" X 4" (38mm X 89mm) PLATE -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7"-10" (2400mm) O.C.

27 BRIDGING & STRAPPING: O.B.C. 9.23.9.4. a) STRAPPING -1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.

28 FLOOR ASSEMBLY: O.B.C. 9.23.14.3, 9.23.14.4 -5/8" (15.9mm) WAFERBOARD [R-1 GRADE] OR EQUIVALENT

29 PORCH SLAB: O.B.C. 9.39.1.4. -4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT

30 EXTERIOR BALCONY ASSEMBLY: -1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING -2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C.

30a EXTERIOR FLAT ROOF ASSEMBLY: SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

CLIENT SPECIFIC REVISIONS

I, DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD.

31 ROOF ASSEMBLIES: TYPICAL ROOF: O.B.C. 9.26. -NO. 210 (30.5KG/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

32 CEILING: -R60 (RSI 10.56) INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

32a VAULTED OR CATHEDRAL CEILING: O.B.C. 9.26. & TABLE A4 -NO. 210 (30.5KG/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

33 CONVENTIONAL FRAMING: O.B.C. TABLE A6 OR A7 -2" X 4" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)

34 ATTIC ACCESS HATCH: OBC 9.19.2.1. & S8-12.3.1.1.8.(1) -19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

35 PRIVATE STAIRS: O.B.C. 9.8.4. -MAX. RISE = 7-7/8" (200mm) -MIN. RUN = 8-1/4" (210mm)

GENERAL: -FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS -EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE

35a PUBLIC STAIRS: O.B.C. 9.8.4. -MAX. RISE = 7-3/32" (180mm) -MIN. RUN = 11" (280mm)

35b EXTERIOR GUARDS @ JULIET BALCONY: -FOR RAILING SPANNING MAXIMUM OF 6'-0". -PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.

36 INTERIOR GUARDS: O.B.C. S8-7 & 9.8.8.3. -GUARDS TO BE 3'-6" (1070mm) HIGH -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH

36a EXTERIOR GUARDS: O.B.C. S8-7 & 9.8.8.3. -GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).

37 LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP

38 WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C. 9.32.1.3.(3)

39 CAPPED DRYER VENT

40 1"x2" (19mmX38mm) BOTH SIDES OF STEEL.

41 WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

42 PRECAST CONC. STEP -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

44 SMOKE ALARM, O.B.C. - 9.10.19. -PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS -PROVIDE 1 IN EACH BEDROOM

45 CARBON MONOXIDE ALARM (CMA), O.B.C. - 9.33.4. -WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.

46 MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY -PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.

47 GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15. -R4 (RSI 0.70)

48 TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT: 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR 2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH: SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.



FOR STRUCTURAL ITEMS ONLY

35c PUBLIC STAIRS: O.B.C. 9.8.4. -MAX. RISE = 7-3/32" (180mm) -MIN. RUN = 11" (280mm)

HANDRAILS: O.B.C. 9.8.7 -ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) -TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)

HEIGHT: O.B.C. 9.8.7.4 -2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. -3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS

PROJECTIONS: O.B.C. 9.8.7.6 -HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

TERMINATION: O.B.C. 9.8.7.3 -ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

FINISH: O.B.C. 9.8.9.6 -TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9.8.9.6.(4)

36 INTERIOR GUARDS: O.B.C. S8-7 & 9.8.8.3. -GUARDS TO BE 3'-6" (1070mm) HIGH -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH

36a EXTERIOR GUARDS: O.B.C. S8-7 & 9.8.8.3. -GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).

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Project information including logo for RN DESIGN, client name Tice River Homes, project name Legacy, scale 3/16" = 1'0", project # 17052, and drawing title D2.

Table with 7 columns: #, revisions, date, dwn, chk, #, revisions, date, dwn, chk. It contains 5 rows of revision details.





# THE TOWNSHIP of NORTH DUMFRIES

**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.

**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.

**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.

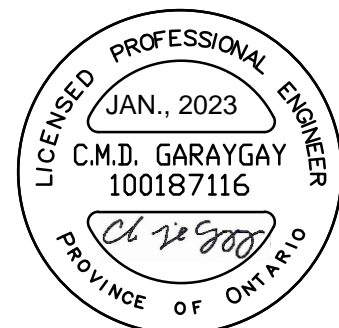
**50 COLD CELLARS:**  
 FOR COLD CELLARS PROVIDE THE FOLLOWING:  
 -VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.  
 -COVER VENT W/ BUG SCREEN  
 -WALL MOUNTED LIGHT FIXTURE  
 -L1+L7 FOR DOOR OPENING  
 -2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)  
 -INSULATE FULL HEIGHT OF INTERIOR 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

**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%

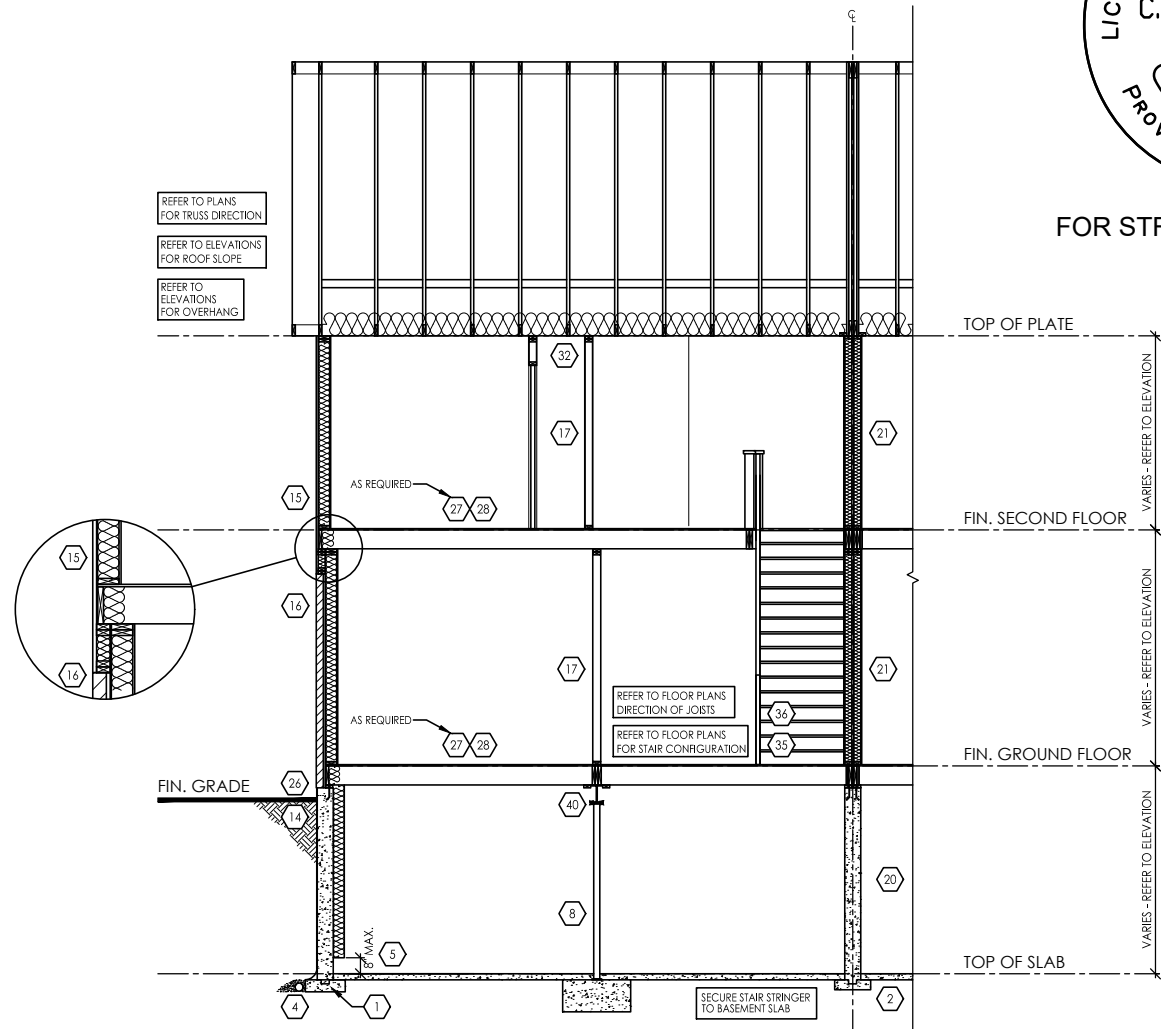
**51 STUD WALL REINFORCEMENT:**  
 O.B.C. 9.5.2.3.  
 -WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)  
 -GRAB BARS TO BE INSTALLED AS PER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

**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.

**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)



FOR STRUCTURAL ITEMS ONLY



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

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CLIENT SPECIFIC REVISIONS

SCHEDULES

**DOORS** 46, 47

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

**WOOD BEAMS**

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

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	CARBON MONOXIDE ALARM (CMA) 45	FLOOR DRAIN
WATERPROOF DUPLEX OUTLET	DJ DOUBLE JOIST	SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
VENTS AND INTAKES	PT PRESSURE TREATED LUMBER	POINT LOAD
HOSE BIB	GT GIRDER TRUSS	FLAT ARCH
EXHAUST FAN 38	AFF ABOVE FINISHED FLOOR	2 STORY WALL
COLD CELLAR VENT 50	BBFM BEAM BY FLOOR MANUF FLUSH	EXT. LIGHT FIXTURE (WALL MOUNTED)
STOVE VENT	(FL) FLUSH	HYDRO METER
FIRE PLACE VENT	(DR) DROPPED	GAS METER
DRYER VENT	'DO' REPEAT SAME JOIST SIZE	
	U/S UNDER SIDE	
	FG FIXED GLAZING	
	GB GLASS BLOCK	
	BG BLACK GLASS	

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	LO	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					



model: TH-02  
 scale: 3/16" = 1'0" project #: 17052  
 page: **D3**