



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
<b>TOTAL AREA</b>	<b>1987.5</b>	<b>184.6</b>	<b>2012.5</b>	<b>187.0</b>
COVERAGE INC PORCH	1185.7	110.2	1198.2	111.3
COVERAGE NOT INC PORCH	1123.2	104.3	1135.7	105.5

# Tice River Homes

# Legacy

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.

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  
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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 AS PER ADDITIONAL ENG COMMENTS	12-Jan-23	MD	AD
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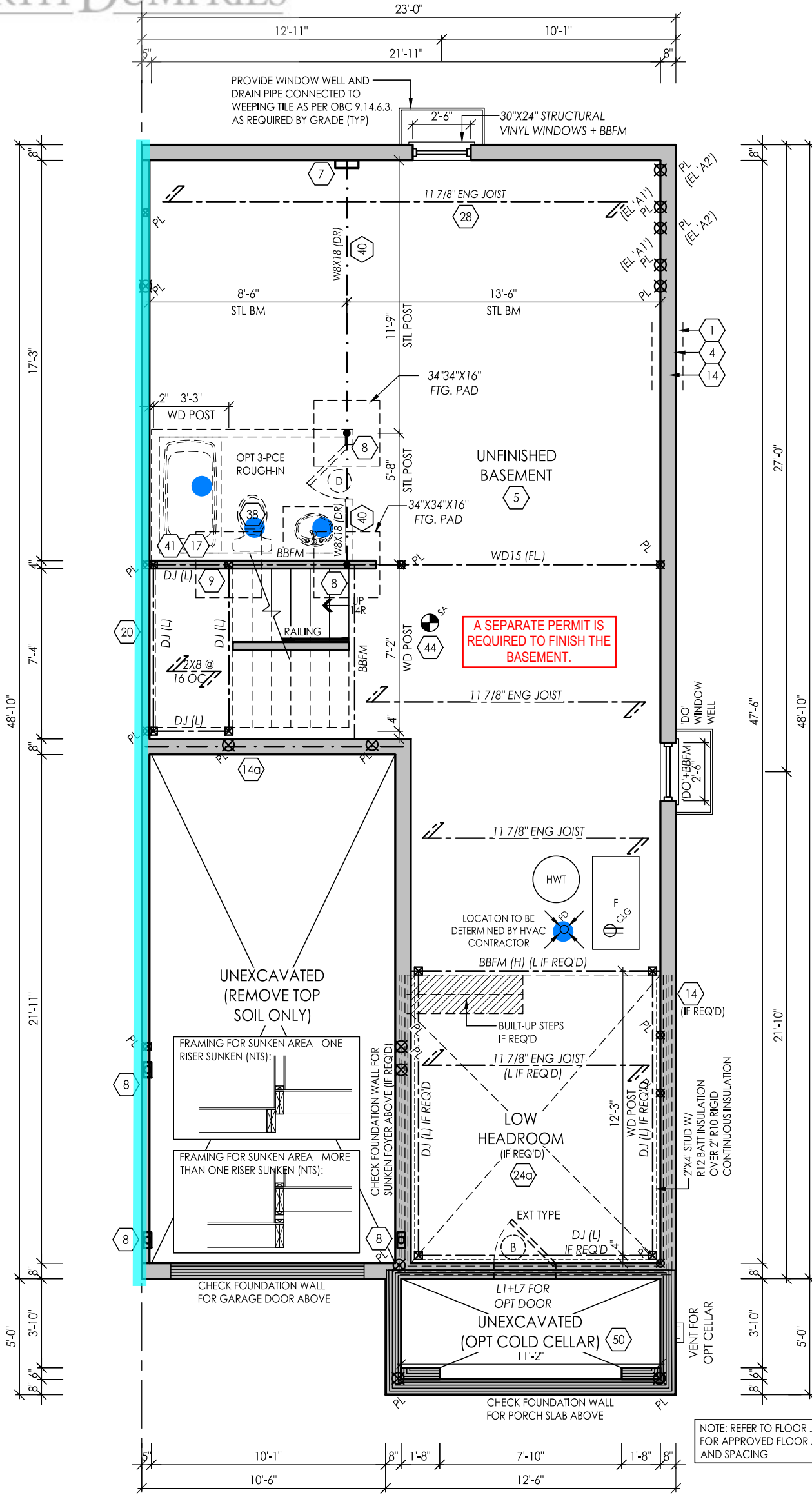
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scale  
3/16" = 1'0"

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**PRIVATE STAIRS :**  
MAX. RISE 7<sup>1</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

ALL POINT LOADING TO BE  
COMPLETED DOWN TO  
FOUNDATION INCLUDING  
JOIST AREA

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 ELEV 'A1'**

**■** = 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

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



FOR STRUCTURAL ITEMS ONLY

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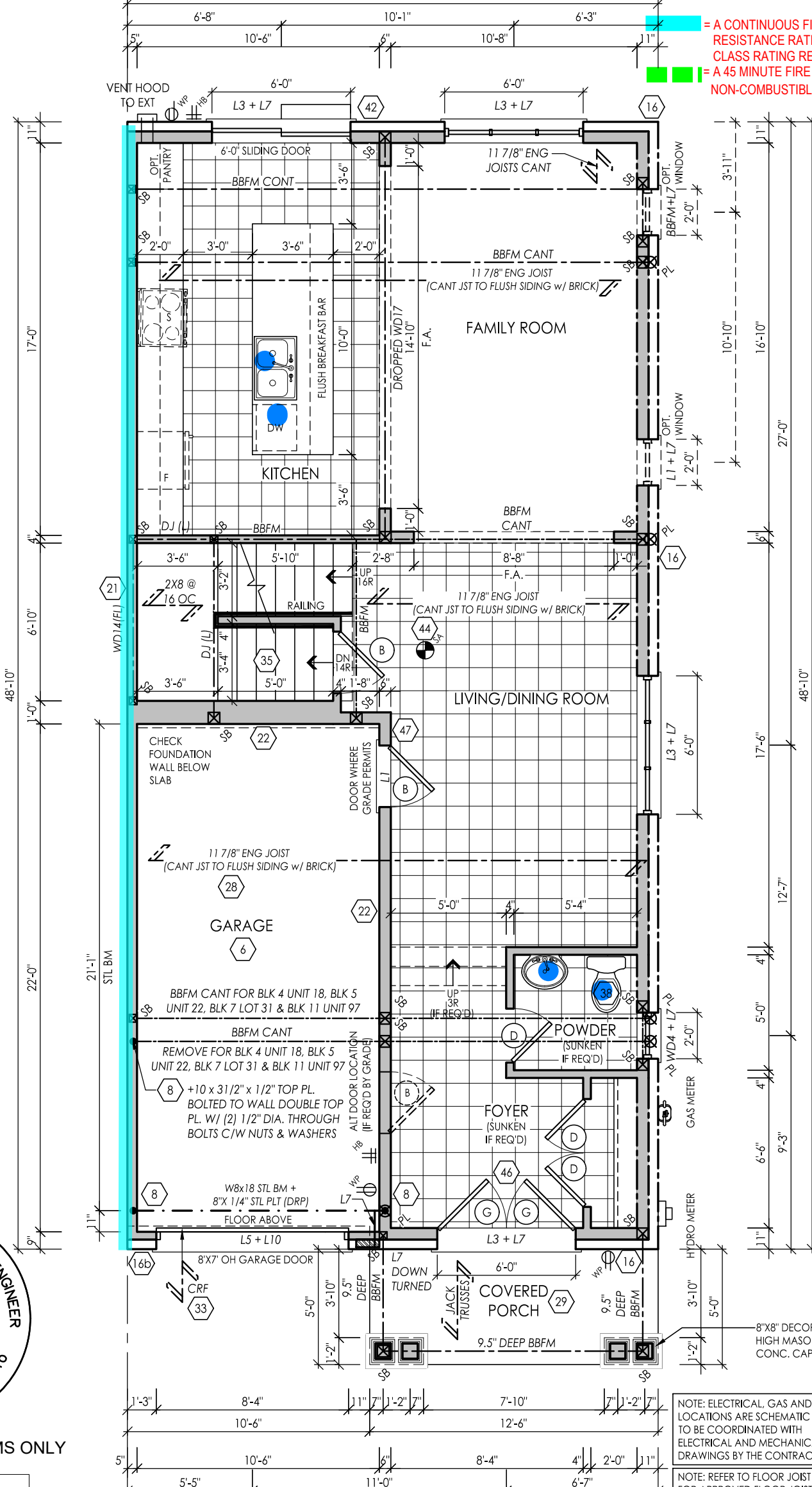
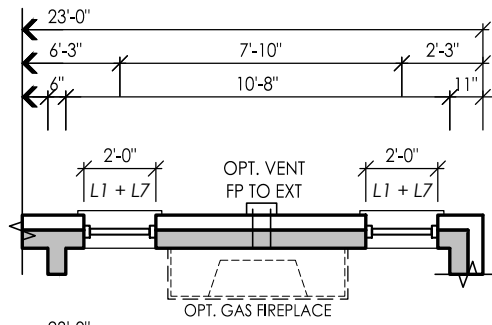
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# OPTIONAL FAMILY ROOM LAYOUT ELEV 'A1' & 'A2'



**■** = 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

GARAGE WALLS & CEILING TO BE FUME PROOFED FROM DWELLING

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



FOR STRUCTURAL ITEMS ONLY

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## 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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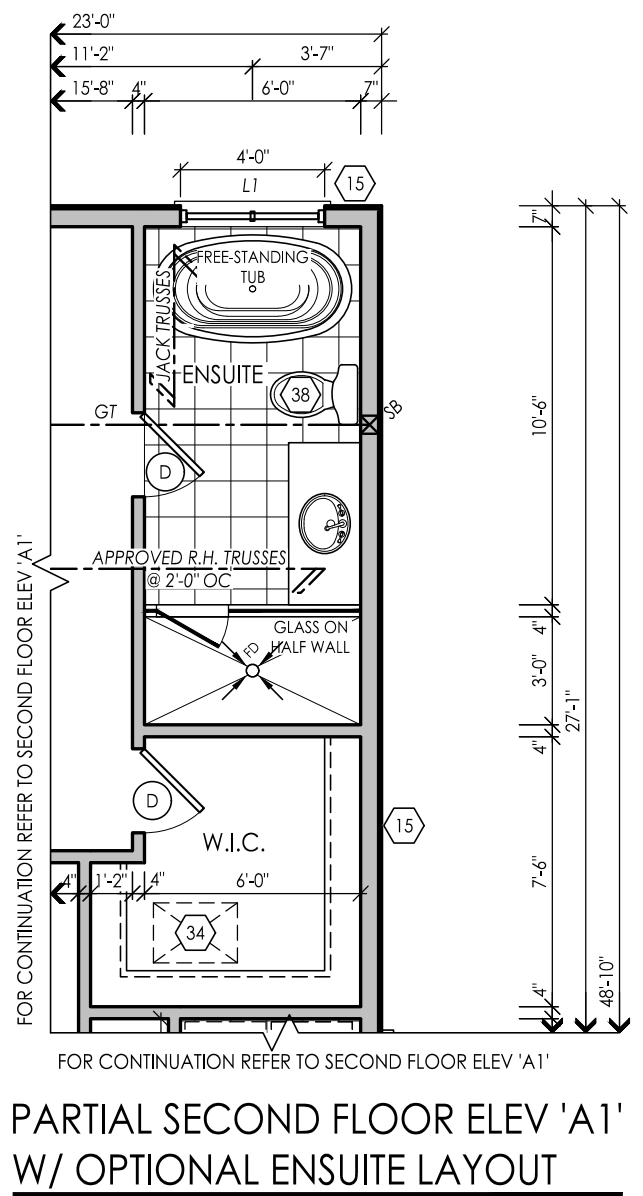
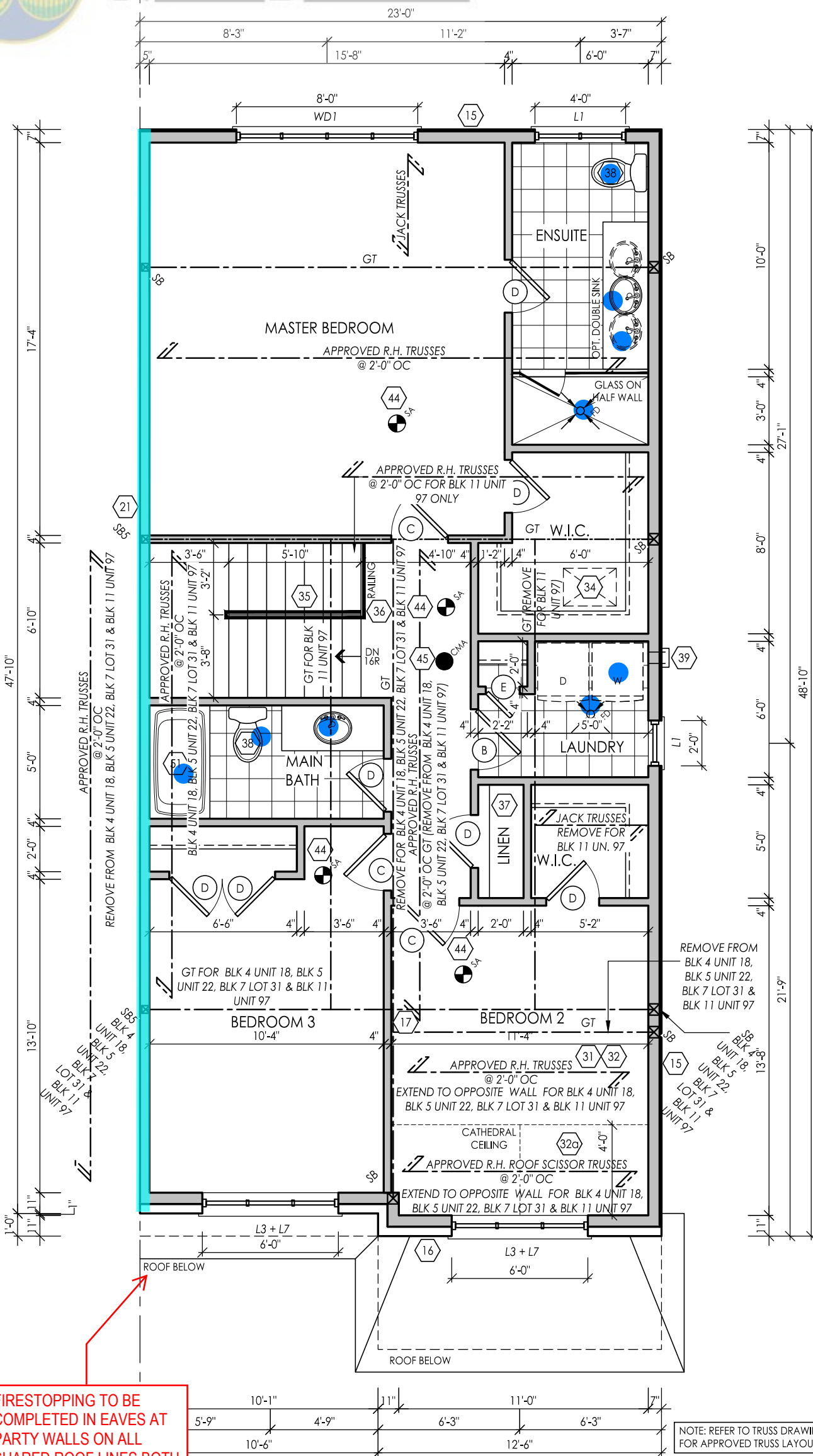
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The TOWNSHIP of  
NORTH DUMFRIES



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 OF NFPA 72.

A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS



FOR STRUCTURAL ITEMS ONLY

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

SECOND FLOOR ELEV 'A1'

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- = A 45 MINUTE FIRE RESISTANCE RATING REQUIRED. NON-COMBUSTIBLE CLADDING REQUIRED

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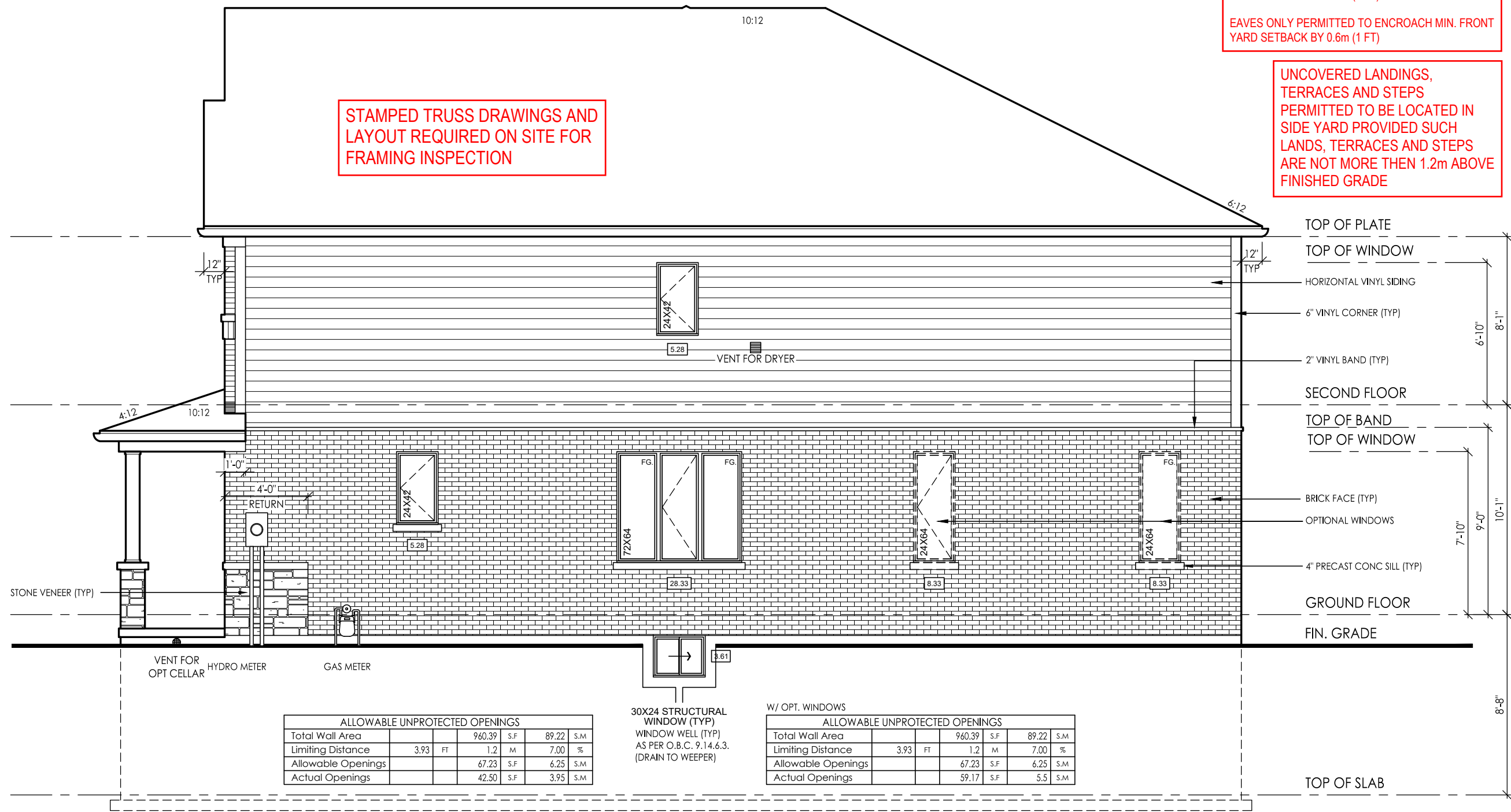
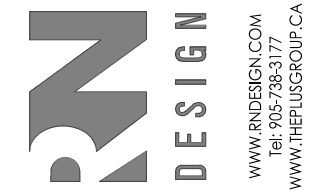
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STAMPED TRUSS DRAWINGS AND LAYOUT REQUIRED ON SITE FOR FRAMING INSPECTION

EAVES ONLY PERMITTED TO ENCROACH MIN. SIDE YARD SETBACK BY 0.3m (1 FT)  
EAVES ONLY PERMITTED TO ENCROACH MIN. FRONT YARD SETBACK BY 0.6m (1 FT)

UNCOVERED LANDINGS, TERRACES AND STEPS PERMITTED TO BE LOCATED IN SIDE YARD PROVIDED SUCH LANDS, TERRACES AND STEPS ARE NOT MORE THEN 1.2m ABOVE FINISHED GRADE

- TOP OF PLATE
- TOP OF WINDOW
- HORIZONTAL VINYL SIDING
- 6" VINYL CORNER (TYP)
- 2" VINYL BAND (TYP)
- SECOND FLOOR
- TOP OF BAND
- TOP OF WINDOW
- BRICK FACE (TYP)
- OPTIONAL WINDOWS
- 4" PRECAST CONC SILL (TYP)
- GROUND FLOOR
- FIN. GRADE
- TOP OF SLAB

ALLOWABLE UNPROTECTED OPENINGS					
Total Wall Area		960.39	S.F	89.22	S.M
Limiting Distance	3.93	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) WINDOW WELL (TYP) AS PER O.B.C. 9.14.6.3. (DRAIN TO WEEPER)

ALLOWABLE UNPROTECTED OPENINGS					
Total Wall Area		960.39	S.F	89.22	S.M
Limiting Distance	3.93	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

RIGHT SIDE ELEVATION 'A1'

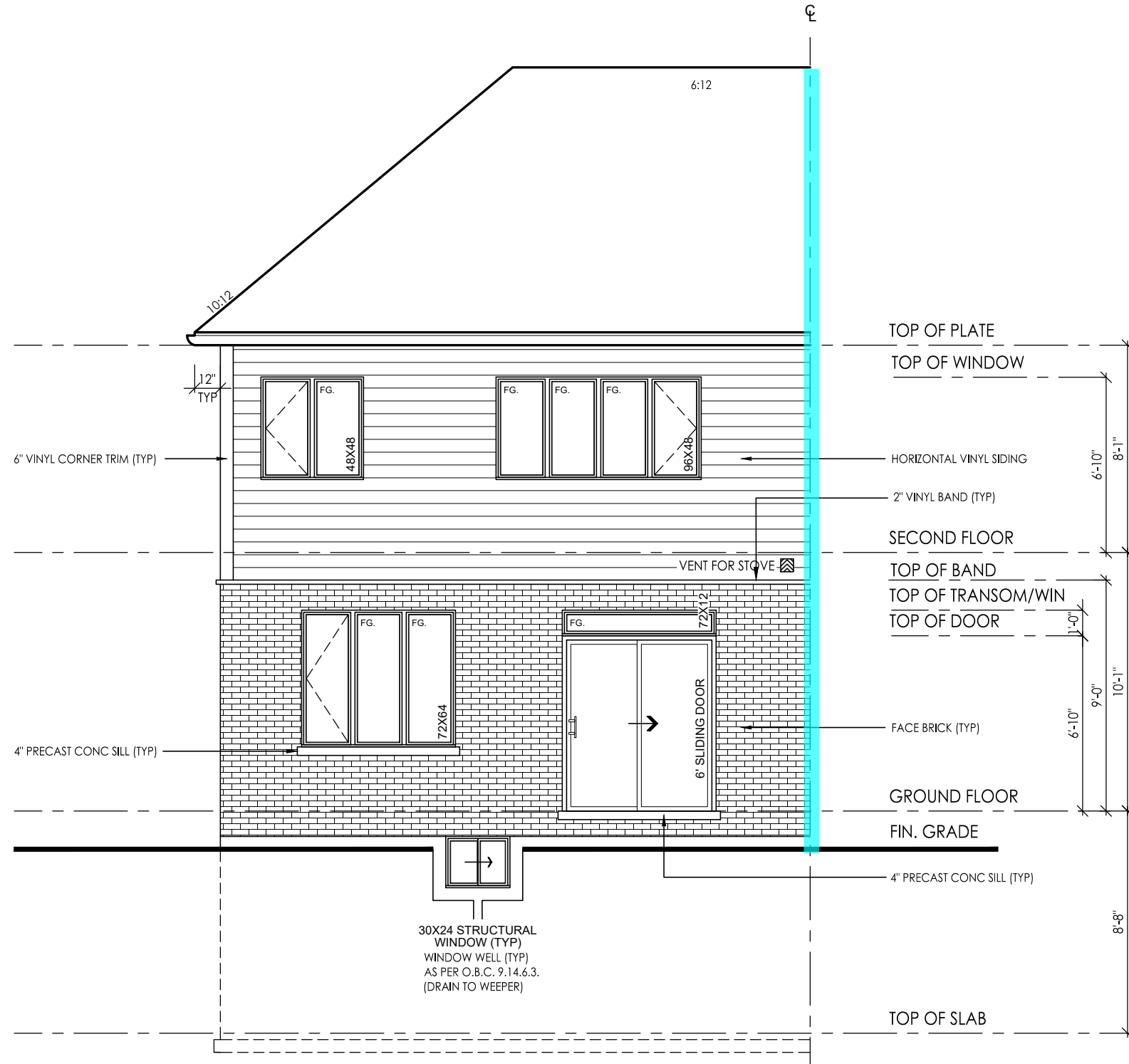
WINDOW WELL ENCROACHMENT INTO REQUIRED SIDE YARD CANNOT EXCEED 0.3M AS PER TOWNSHIP ZONING BYLAW

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REAR ELEVATION 'A1'

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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.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1

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
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 21.8psi (150kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

1 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)
-2 STOREY -19" X 6" (485mm X 155mm)
-3 STOREY -26" X 9" (660mm X 230mm)

SIDING- -1 STOREY -10" X 4" (255mm X 100mm)
-2 STOREY -14" X 4" (360mm X 100mm)
-3 STOREY -18" X 5" (460mm X 130mm)

2 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)
-2 STOREY MASONRY -26" X 9" (650mm X 230mm)
-2 STOREY STUD -18" X 5" (450mm X 130mm)
-3 STOREY MASONRY -36" X 14" (900mm X 360mm)
-3 STOREY STUD -24" X 8" (600mm X 200mm)

3 STEP FOOTING:

O.B.C. 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 28 3/4" (730mm) MIN. HORIZONTAL RUN.

4 DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR W/ 1/2" (12.5mm) MIN. SAND OR GRAVEL. W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLOOR FINISH.
-COVER TOP & SIDES OF TILE OR PIPE W/ 5/7" (12.5mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

5 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.
-DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.4.
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12-3.1.1.7 (5))
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

5a 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.
-DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-12 3.1.1.7.(6))
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.4.
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

6 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
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

7 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 7/8" (200mm) SOLID.
OR
BEAM POCKET
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)
STRUCTURAL COLUMNS
-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS. WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

8 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
-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)
COL. SPACING: FTG SIZE:
2 STOREY
-MAX. 9'-10" (2997mm) -34" X 34" X 16"
-(860mm X 860mm X 400mm)
-MAX. 16'-0" (4880mm) -44" X 44" X 21"
-(1120mm X 1120mm X 530mm)
3 STOREY
-MAX. 9'-10" (2997mm) -40" X 40" X 19"
-(1010mm X 1010mm X 480mm)
-MAX. 16'-0" (4880mm) -51" X 51" X 24"
-(1295mm X 1295mm X 610mm)
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

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

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

Table with 5 columns: #, revisions, date, dwn, chk, #, revisions, date, dwn, chk. Contains revision history for the project.

location
Ayr

marketing name



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Tel: 905-738-3177
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model
TH-03

scale project #
3/16" = 1'0" 17052

page

D1

9 WOOD COLUMN:

OBC 9.17.4.1 , 9.17.4.2, & 9.17.4.3.
-5/8" 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.
-WRAP COLUMN BASE W/ 6 MIL POLY
-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)
-25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)
-34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

14 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.
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT.
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.-T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4
-WALL SHALL EXTEND A MIN. 5/8" (150mm) ABOVE GRADE
-INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (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) BAIT INSULATION
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL
REDUCTION OF THICKNESS:

O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

DAMP PROOFING & WATERPROOFING:

-DAMP PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.6.(2)(b)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP PROOFING.

14a 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.

15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 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.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4..
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

15b FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 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.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

16b 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
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-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
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

16b 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
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-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
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

17 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.

18 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 DAMP PROOFING MATERIAL.
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.
-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

19b FIREWALL:

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (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
-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
-EXTEND 5/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)
-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)

20 PARTY WALL - FOUNDATION:

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

21 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.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

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





# The TOWNSHIP of NORTH DUMFRIES

**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  
 -TAPE AND SEAL ALL JOINTS CAS TIGHT  
 -R22 (RSI 3.87) INSULATION IN WALLS.  
 -R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE  
 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4.. FOR FLOOR ABOVE.  
 -INSULATION AROUND DUCTS AND PIPING NOT TO ENCR OACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).  
 -1/2" (12.7mm) GYPSUM BOARD  
 -ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS  
 -BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

**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.  
 -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
 -R22 (RSI 3.87) INSULATION  
 -1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.  
 -ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

**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  
 -STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS  
 -DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.  
 -SOLID BRIDGING AT 3'-11" (1200mm) O.C.  
 -MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)  
 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

**24 EXPOSED FLOOR:**  
 -1 HR FRR 21.8psi  
 -FLOOR AS PER NOTE #28  
 -CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C 9.25.3 & 9.25.4  
 -R31 (RSI 5.46) INSULATION  
 -2 LAYERS 5/8" TYPE X GYPSUM BOARD  
 -ALUMINUM SOFFIT

**24a SUNKEN FINISHED AREAS:**  
 -USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.  
 -WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.  
 -FLOOR STRUCTURE AS PER NOTE # 28.

**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  
 -WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.  
 -SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS  
 -6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.  
 NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

**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. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.  
 -SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

**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.  
 -FASTENED TO SILL OR HEADER @ ENDS  
 b) BRIDGING  
 -1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.  
 c) BRIDGING & STRAPPING  
 -a) & b) USED TOGETHER OR  
 -1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (a)  
 d) FURRING OR PANEL TYPE CEILING  
 -STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

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

**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  
 -REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY  
 -1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB  
 -3" (75mm) END BEARING ON FOUNDATION WALL  
 -23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.  
 -IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

**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. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)  
 - EXTERIOR GUARD AS PER #36a  
 -SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER  
**REQUIRED FOR OVER HEATED SPACES:**  
 -ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)  
 -ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS  
 -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.  
 -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR  
 -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

**30a EXTERIOR FLAT ROOF ASSEMBLY:**  
 -SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.  
 -1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
 -3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON  
 -2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)  
**REQUIRED FOR OVER HEATED SPACES:**  
 -ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)  
 -ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS  
 -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.  
 -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR  
 -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

◆ 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.** 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 ASSEMBLIES**

**31 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.  
 -EAVES PROTECTION LAID BENEATH STARTER STRIP.  
 -EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.  
 -STARTER STRIP AS PER O.B.C. 9.26.7.2.  
 -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)  
 -3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS  
 -APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)  
 -TRUSS BRACING AS PER TRUSS MANUFACTURER  
 -EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)  
 -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

**32 CEILING:**  
 -R60 (RSI 10.56) INSULATION  
 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.  
 -1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR  
 -5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

**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.  
 -EAVES PROTECTION LAID BENEATH STARTER STRIP.  
 -EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.  
 -STARTER STRIP AS PER O.B.C. 9.26.7.2.  
 -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)  
 -3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.  
 -2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR  
 -2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)  
 -R31 (RSI 5.46) INSULATION  
 -MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION  
 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.  
 -1/2" (12.7mm) GYPSUM BOARD

**33 CONVENTIONAL FRAMING:**  
 O.B.C. TABLE A6 OR A7  
 -2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)  
 -2"x4" (38mm X 89mm) COLLAR TIES AT MIDSPANS  
 -CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.  
 -HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

**34 ATTIC ACCESS HATCH:**  
 OBC 9.19.2.1. & SB-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.

**GENERAL:**

**35 PRIVATE STAIRS:**  
 O.B.C. 9.8.4.  
 -MAX. RISE = 7-7/8" (200mm)  
 -MIN. RUN = 8-1/4" (210mm)  
 -MIN. TREAD = 9-1/4" (235mm)  
 -MAX. NOSING = 1" (25mm)  
 -MIN. HEADROOM = 6'-5" (1950mm)  
 -MIN. WIDTH = 2'-10" (860mm)  
 (BETWEEN WALL FACES)  
 -MIN. WIDTH = 2'-11" (900mm)  
 (EXIT STAIRS, BETWEEN GUARDS)  
 -ANGLED TREADS:  
 -MIN. RUN = 5 7/8" (150mm)  
 -MIN. AVG. RUN = 7 7/8" (200mm)

-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  
 -FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2  
 -FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

**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)  
 -ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS  
 -HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION  
**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  
 -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

**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

**36 PUBLIC STAIRS:**  
 O.B.C. 9.8.4.  
 -MAX. RISE = 7-3/32" (180mm)  
 -MIN. RUN = 11" (280mm)  
 -MIN. TREAD = 11" (280mm)  
 -MAX. NOSING = 1" (25mm)  
 -MIN. HEADROOM = 6'-9" (2050mm)  
 -MIN. WIDTH = 2'-11" (900mm)  
 (EXIT STAIRS, BETWEEN GUARDS)  
 -FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS  
 -FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2  
 -FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

**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)  
 -HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

**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  
 -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

**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



FOR STRUCTURAL ITEMS ONLY

**35a PUBLIC STAIRS:**  
 O.B.C. 9.8.4.  
 -MAX. RISE = 7-3/32" (180mm)  
 -MIN. RUN = 11" (280mm)  
 -MIN. TREAD = 11" (280mm)  
 -MAX. NOSING = 1" (25mm)  
 -MIN. HEADROOM = 6'-9" (2050mm)  
 -MIN. WIDTH = 2'-11" (900mm)  
 (EXIT STAIRS, BETWEEN GUARDS)  
 -FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS  
 -FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2  
 -FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

**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)  
 -TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH  
 -HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

**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  
 -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

**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)  
 -STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

**36 INTERIOR GUARDS:**  
 O.B.C. SB-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  
 -INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS  
 -PICKETS TO HAVE 4" (100mm) MAX. SPACING  
 -GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

**36a EXTERIOR GUARDS:**  
 O.B.C. SB-7 & 9.8.8.3.  
 -GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).  
 -GUARDS TO BE 3'-6" (1070mm)  
 -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH  
 -FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.  
 -PICKETS TO HAVE 4" (100mm) MAX. SPACING  
 -PROVIDE MID-SPAN POSTS AS PER SB-7.  
 -GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

**36b 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.  
 -GUARDS TO BE 3'-6" (1070mm)  
 -FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. 9.8.8.2. OR  
 -FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.  
 -VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.  
 -PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.

**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  
 -PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS  
 -INSTALLED AT OR NEAR CEILING  
 -ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT  
 -ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM**

**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.  
 -CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.**

**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.  
 -R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED**

**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.**

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

#	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					

location  
**Ayr**

marketing name  
**Legacy**

model  
**TH-03**

scale  
**3/16" = 1'0"**

project #  
**17052**

page  
**D2**

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# 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

### 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)

### WATERPROOF WALLS IN BATHROOMS:

- REQUIRED AS PER OBC 9.29.2.1.

### WINDOWS:

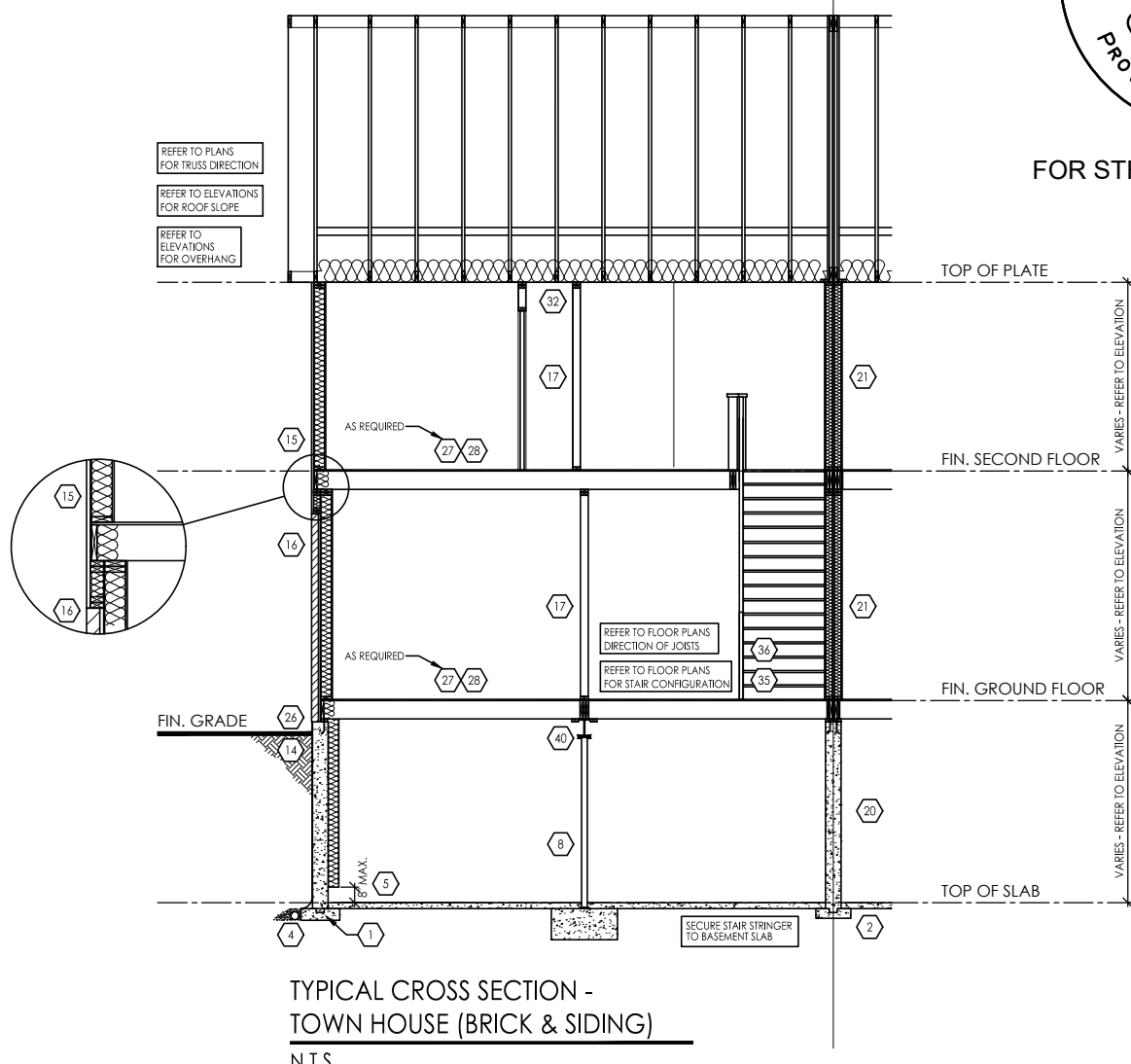
- WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
- WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 W/(m2.K) OR
- AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS
- BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED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

WOOD BEAMS			
WD1	3/2" X 8" SPR	WD10	2/1 3/4" X 7 1/4" (2.0E) LVL
WD2	4/2" X 8" SPR	WD11	3/1 3/4" X 7 1/4" (2.0E) LVL
WD3	5/2" X 8" SPR	WD12A	1/1 3/4" X 9 1/2" (2.0E) LVL
WD4	3/2" X 10" SPR	WD12	2/1 3/4" X 9 1/2" (2.0E) LVL
WD5	4/2" X 10" SPR	WD13	3/1 3/4" X 9 1/2" (2.0E) LVL
WD6	5/2" X 10" SPR	WD14A	1/1 3/4" X 11 7/8" (2.0E) LVL
WD7	3/2" X 12" SPR	WD14	2/1 3/4" X 11 7/8" (2.0E) LVL
WD8	4/2" X 12" SPR	WD15	3/1 3/4" X 11 7/8" (2.0E) LVL
WD9	5/2" X 12" SPR	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	L9	4" X 3-1/2" X 1/4" L
L3	2/2" X 10" SPR	L10	4-7/8" X 3-1/2" X 5/16" L
L5	2/2" X 12" SPR	L11	4-7/8" X 3-1/2" X 3/8" L
L7	3-1/2" X 3-1/2" X 1/4" L	L12	5-7/8" X 3-1/2" X 5/16" L
L8	4-7/8" X 3-1/2" X 1/4" 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	DJ
	PRESSURE TREATED LUMBER	PT
	GIRDER TRUSS	GT
	ABOVE FINISHED FLOOR	AFF
	BEAM BY FLOOR MANUF FLUSH	BBFM (FL)
	DROPPED REPEAT SAME JOIST SIZE	(DR)
	UNDER SIDE	U/S
	FIXED GLAZING	FG
	GLASS BLOCK	GB
	BLACK GLASS	BG
	FLOOR DRAIN	FD
	SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)	
	POINT LOAD	
	FLAT ARCH	
	2 STORY WALL	
	EXT. LIGHT FIXTURE (WALL MOUNTED)	
	HYDRO METER	H
	GAS METER	G

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