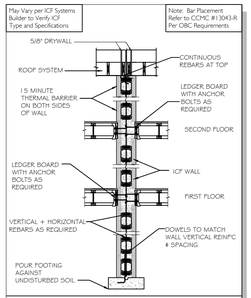
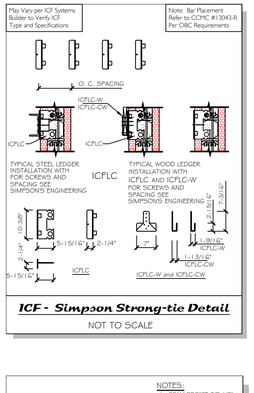
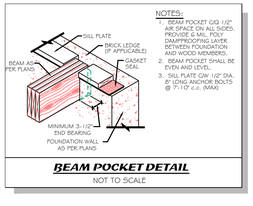


ICF PARTY WALL DETAIL
NOT TO SCALE



ICF - Simpson Strong-tie Detail
NOT TO SCALE



BEAM POCKET DETAIL
NOT TO SCALE

FOUNDATION NOTES:

F1. CONCRETE TO BE MIN. 25 MPa @ 28 DAYS WITH A MAXIMUM SLUMP OF 3-1/2". SLAB AND FOUNDATION TO HAVE 6% AIR CONTENT.

F2. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH A MINIMUM OF 4'-0" COVER OR TO BE ON SOUND BEDROCK.

F3. CONCRETE FOR BASEMENT FLOOR SLAB TO BE 25 MPa @ 28 DAYS WITH A MAXIMUM SLUMP OF 3-1/2".

F4. CONCRETE FOR GARAGE FLOORS TO BE 32 MPa @ 28 DAYS WITH A MAXIMUM SLUMP OF 3-1/2" AND AN AIR CONTENT OF 6% TO 8%.

F5. BUILDER TO ENSURE THAT FOUNDATION EXTENDS A MINIMUM OF 0'-6" ABOVE FINAL GRADE.

F6. BASEMENT FLOOR DRAIN WITH SLOPE OF SLAB TO THE DRAIN SHALL BE PROVIDED AS PER 9.16.3.3.(1) AND 9.31.4.4.(1).

F7. ANCHOR BOLTS TO BE INSTALLED, 12.7mm @ 2400mm. AS PER OBC ARTICLE 9.23.6.1.

F8. BASEMENT WINDOW OPENINGS:
(a) PROVIDE 2-15M BARS VERTICALLY FULL HEIGHT, EACH SIDE OF THE OPENING
(b) PROVIDE 2-15M BARS HORIZONTALLY, BELOW THE OPENING, EXTENDING 2'-0" EACH SIDE.
(c) PROVIDE 1-15M BAR x 3'-0" LONG, DIAGONALLY AT 45° (degrees), AT EACH BOTTOM CORNER OF THE OPENING.

F9. PIERS FOR THE SUPPORT OF DECK COLUMNS SHALL EXTEND NOT LESS THAN 5-7/8" (150 mm) ABOVE GROUND LEVEL. THE DIA. OF PIERS SHALL NOT BE LESS THAN 9" (230mm)

F10. FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200MM ABOVE THE FINISHED FLOOR LEVEL OF THE BASEMENT. THE INSULATION MAY BE INSTALLED:
a) ON THE INTERIOR OF THE FOUNDATION WALL.
b) IN THE EXTERIOR FACE OF THE FOUNDATION WALL.
c) PARTIALLY ON THE INTERIOR AND EXTERIOR, PROVIDED THAT THERMAL PREFORMANCE OF THE SYSTEM IS EQUIVALENT TO THAT PERMITTED IN (a) OR (b)

GENERAL NOTES:

G1. TOTAL BASEMENT FLOOR LIVING SPACE 'UNIT A' IS 861.6 SQ.FT.
TOTAL BASEMENT FLOOR LIVING SPACE 'UNIT A' IS 851.6 SQ.FT.
(OVERALL BUILDING FOOTPRINT AREA = 2589.2 SQ.FT.)

G2. COMBINATION SMOKE/CARBON MONOXIDE ALARMS (INDICATED ON PLAN AS A) TO BE INTERCONNECTED AND AS PER MANUFACTURER SPECIFICATIONS.

G3. ONE (SA) ON EACH FLOOR AND IN EACH BEDROOM (PER 2012 OBC)
One CO-A ON EACH BEDROOM LEVEL/FLOOR PER 9.10.19.3.
ALARMS MUST BE ELECTRIC WITH BATTERY BACKUP AS PER 9.10.19.4 AND BE TEMPORAL ALARMS OR COMBINED TEMPORAL AND VOICE.

G4. ALSO PER 9.10.19.3(1) ALL DETECTORS SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENT IN 18.5.3 OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE.

G5. ACTUAL GRADES MAY VARY ACCORDING TO SITE CONDITIONS.

G6. TYPICAL - 1" AIR SPACE BETWEEN MASONRY AND FRAME CONSTRUCTION.

G7. ALL FRAMING TO BE SEPARATED FROM CONCRETE BY A MOISTURE BARRIER.

G8. WHERE NOT NOTED, SPACING OF FRAMING MEMBERS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE O.B.C..

G9. RECOMMENDED T.J. 11-7/8" (#230) @ 12" C.C. OR 10" OPEN WEB JOISTS @ 16" c.c., UNLESS OTHERWISE SPECIFIED PER SUPPLIER OR FLOOR JOISTS STRUCTURAL PLANS.

G10. ALL FLOOR JOISTS SPECIFICATION AS PER MANUFACTURER DRAWINGS AND SPECIFICATIONS.

G11. INSULATION IN THE RIM JOIST OR HEADER AREA WHERE THE FLOOR ASSEMBLY AND WALL ASSEMBLY INTERSECT SHALL HAVE A THERMAL VALUE NOT LESS THAN THE THERMAL VALUE OF THE INSULATION IN THE WALLS ABOVE GRADE. PER OBC 3.1.1.1(14)

G12. WINDOW MANUFACTURER TO PROVIDE ROUGH FRAME OPENING DIMENSIONS.

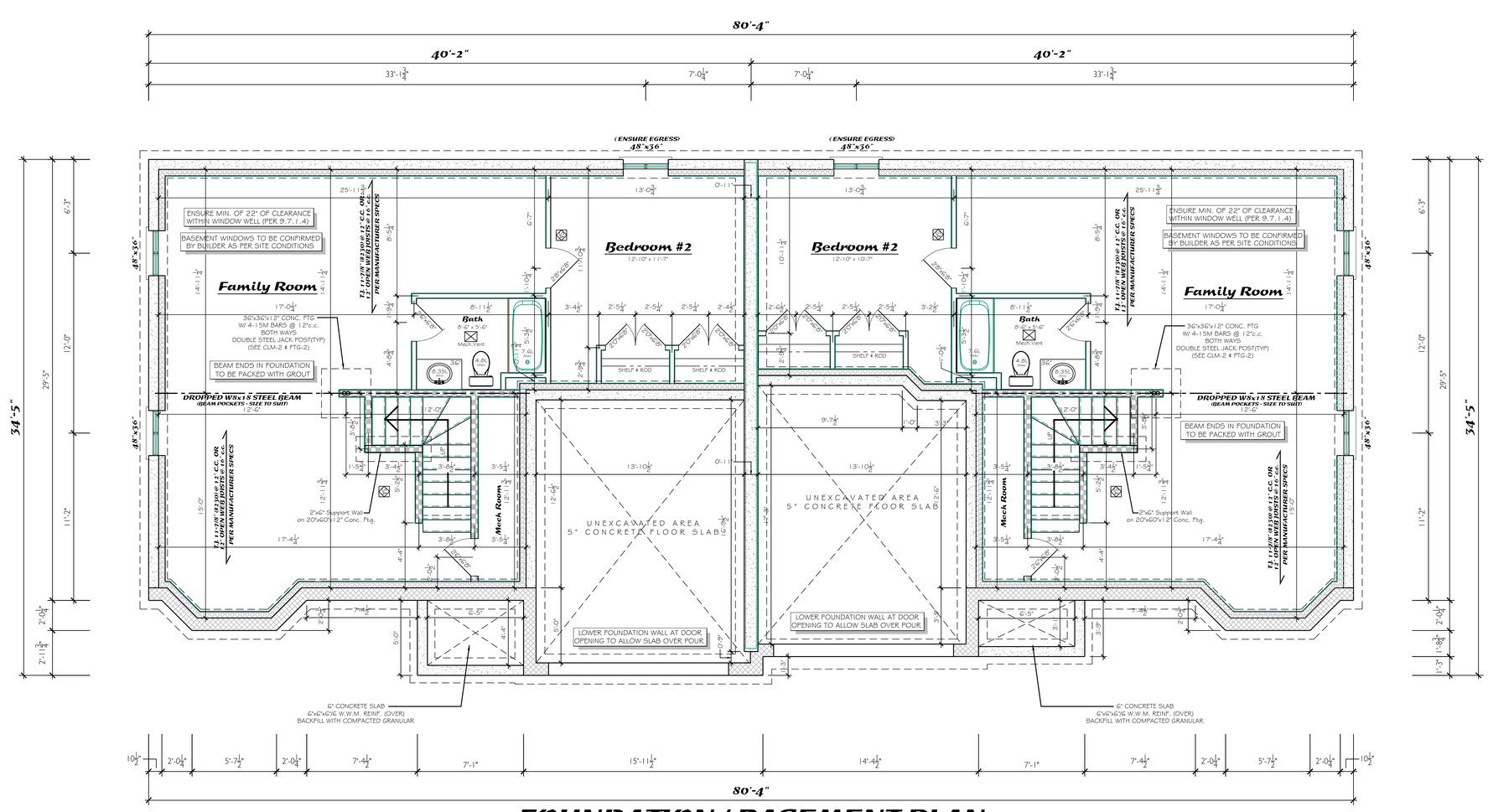
G13. WINDOW MANUFACTURER TO PROVIDE VERIFICATION THAT ALL WINDOW UNITS ARE IN ACCORDANCE WITH THE LATEST EDITION OF THE O.B.C.

G14. A PROGRAMMABLE THERMOSTAT IS REQUIRED FOR ALL HEATING SYSTEMS.

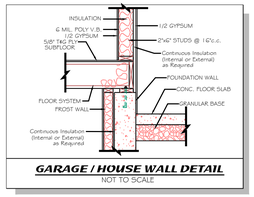
G15. FURNACE MOTORS MUST BE EQUIPPED WITH A ELECTRONICALLY COMMUTATED MOTOR.

G16. VENTILATION SYSTEMS SERVING DWELLING UNITS SHALL HAVE A HEAT OR ENERGY RECOVERY VENTILATOR. PER OBC 3.1.1.1(16)

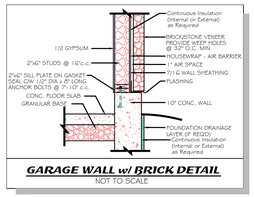
G17. DWELLING UNITS SHALL HAVE A DRAIN WATER HEAT RECOVERY (DWHR) UNIT.



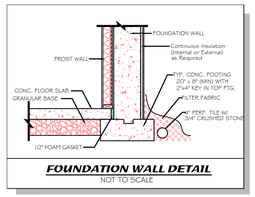
FOUNDATION / BASEMENT PLAN



GARAGE / HOUSE WALL DETAIL
NOT TO SCALE



GARAGE WALL w/ BRICK DETAIL
NOT TO SCALE



FOUNDATION WALL DETAIL
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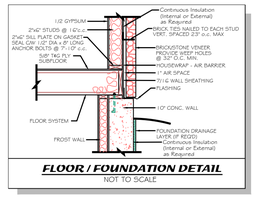


FLOOR / FOUNDATION DETAIL
NOT TO SCALE

MAXIMUM BACKFILL HEIGHTS
(FOR LATERALLY SUPPORTED WALLS)

POURED CONCRETE (15 MPa)

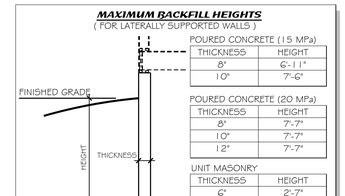
THICKNESS	HEIGHT
8"	6'-11"
10"	7'-6"

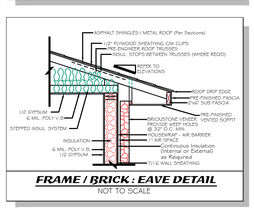
POURED CONCRETE (20 MPa)

THICKNESS	HEIGHT
8"	7'-7"
10"	7'-7"
12"	7'-7"

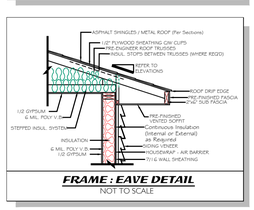
UNIT MASONRY

THICKNESS	HEIGHT
6"	2'-7"
8"	3'-11"
10"	5'-11"
12"	7'-3"





FRAME / BRICK : EAVE DETAIL
NOT TO SCALE



FRAME : EAVE DETAIL
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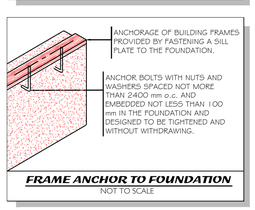
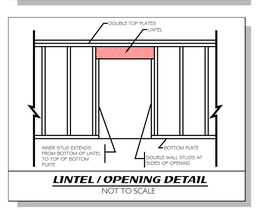
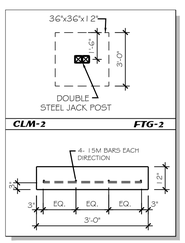


FRAME ANCHOR TO FOUNDATION
NOT TO SCALE



LINTEL / OPENING DETAIL
NOT TO SCALE



ICF FOUNDATION NOTES:

ICF-1. BUILDER / OWNER TO CONFIRM INDIVIDUAL ICF MANUFACTURER / TYPE OF FORM PRIOR TO CONSTRUCTION. ALL ICF WORK TO CORRESPOND WITH MANUFACTURES REQUIREMENT SPECIFICATIONS, APPLICABLE CHARTS AND DETAILS

ICF-2. ALL EXPOSED FACES OF ICF WALL TO BE SEALED WITH 1/2" GYPSUM TYPE "X" FOR PROTECTION OF FOAMED PLASTICS ON THE PARTY WALL.

ICF-3. ALL BEARING BEAMS INTO ICF WALL TO BE PROVIDED WITH A MIN. 3.5" (89mm) OF BEARING AT THE END OF BEAM, PER O.B.C. ARTICLE 9.23.8.1.

ICF-4. WHERE AN ICF WALL ASSEMBLY IS INSTALLED AS AN ABOVE GRADE AND BELOW GRADE WALL ASSEMBLY THAT HAS MINIMUM R10 INSULATION ON THE INTERIOR SIDE OF THE CONCRETE AND MINIMUM R10 INSULATION ON THE EXTERIOR SURFACE, THE ICF WALL IS DEEMED TO COMPLY WITH THE THERMAL VALUES SET OUT FOR WALLS IN 3.1.1.2.A)BC.

ICF-5. AN ICF WALL ASSEMBLY IS PERMITTED TO BE USED IN LIEU OF BASEMENT WALLS THAT REQUIRE INSULATION VALUE OF R20 OR LESS.

LINTEL DESIGN REQUIREMENTS:
THIS DESIGN HAS A TRUSS SPAN THAT EXCEEDS 32'-2" (9.8 METERS). THEREFORE THE CURRENTLY SPECIFIED LINTEL DESIGN & SPECIFICATIONS ARE TO BE VERIFIED BY TRUSS OR FLOOR JOIST SUPPLIER/MANUFACTURER, WHERE APPLICABLE. IN ACCORDANCE WITH O.B.C. 9.23.12.3.(1)(a).

Plan Certification & Validation
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THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

OWNER REQUIREMENT/SPECIFICATIONS:
- MECHANICAL SYSTEMS
- ELECTRICAL SYSTEMS
- FOUNDATION DRAINAGE LAYER (IF APPLICABLE)
- VENEER STYLES AND ACCESSORIES
- WINDOWS STYLES AND ACCESSORIES
- RAILING STYLES AND ACCESSORIES

a) CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.
b) ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE AND LOCAL BY-LAWS.
c) THESE PLANS ARE UNDER THE FULL RESPONSIBILITY AND LIABILITY OF THE BUILDER OR CONTRACTOR LISTED ABOVE IN THE TITLE BLOCK. ANNABLE DESIGNS & THE UNDERSIGNED WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGNERS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

WHERE CONTINUOUS INSULATION OR (ci) IS NOTED:
Continuous insulation (ci) is intended to minimize the thermal bridges in an assembly. It is generally uninterrupted across all structural members. Exceptions to this include fasteners and service openings. Insulation may generally be installed on the interior or the exterior, or may be integral to any opaque surface of the building envelope. It may generally be made of various material such as board, blanket, sprayed or other types of insulation. Compressions such as blanket fasteners are permitted.

#	By	Date of Rev.	Description of Revision
2	DTA	FEB 01-17	Updated per OBC Updates - Reissued for Development
1	DTA	MAY 30-16	ISSUED FOR PERMIT & CONSTRUCTION
-	DTA	APR 21-16	Issued Preliminary Plans to Client for Review

REVISIONS & RELEASES

PLAN LEGEND:
- 6" FRAME EXTERIOR WALL
- 6" FRAME EXTERIOR WALL W/ STONE VENEER
- 2"x6" FRAME WALL (Support or Pipe Wall)
- 2"x4" FRAME WALL
- 11" ICF FOUNDATION

DRAWING:
Foundation / Basement Plan

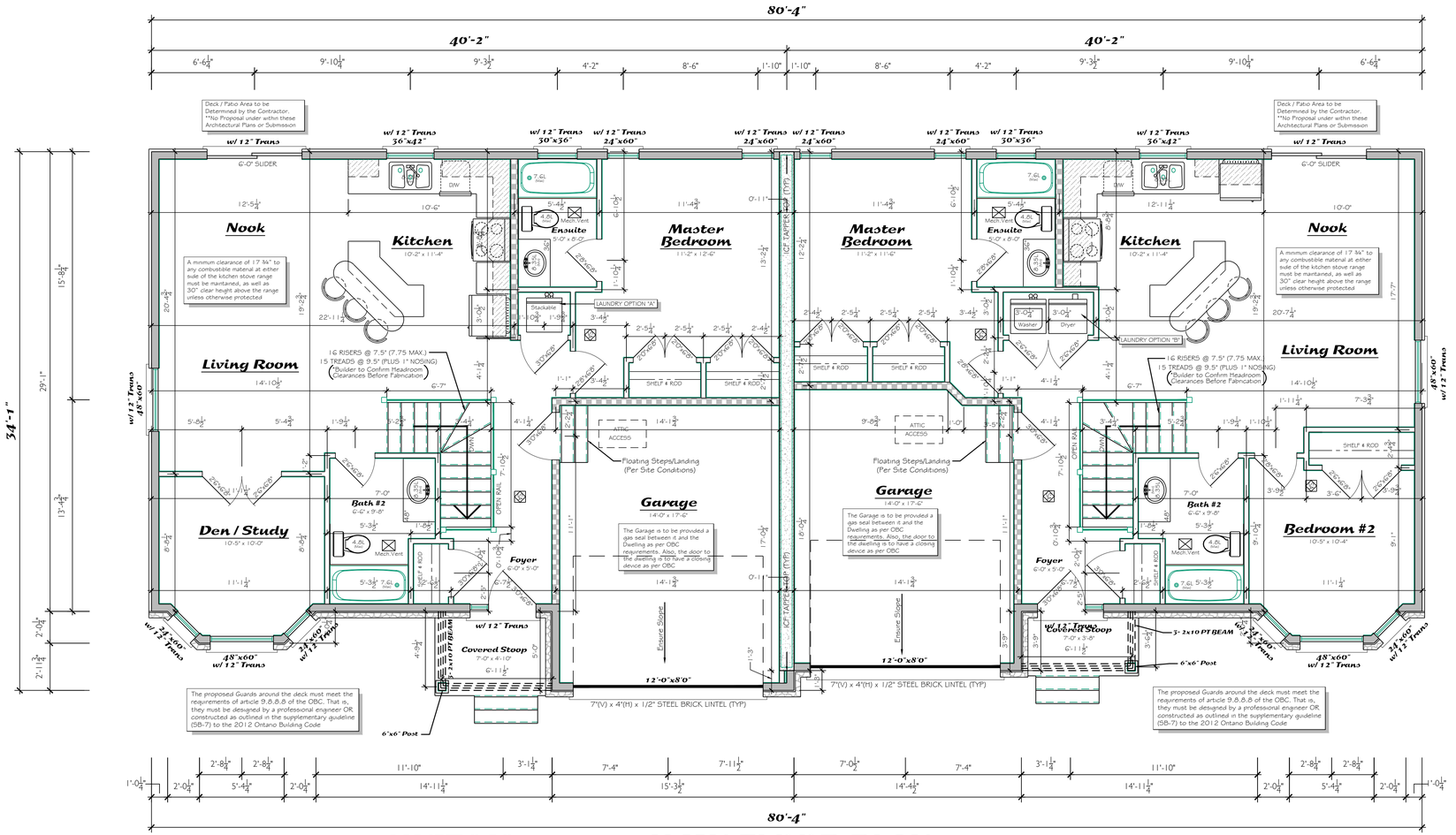
PROJECT:
"The Dustin"
Lot #7 15M-13
MERRICK MILLS LANDINGS
KAUSTIN DEVELOPMENTS

Annable Designs
Residential & Commercial Architectural Design Firm
6206 6th Concession Road
RR#2 BROCKVILLE
Ontario, K6V 5T2
613 - 926 - 5350
info@annabledesigns.ca
www.annabledesigns.ca

PROJECT ID NUMBER: 551
SHEET NUMBER: A1

BCIN. NO. 42369
ANNABLE DESIGNS
DAVID T. ANNABLE - DESIGNER

COMPLETION DATE: APRIL 2016
COMPUTER NO: 551-ARCH.DWG
BY: D. T. ANNABLE
SCALE: 1/4" = 1'-0"
Rev.2



UNIT "A" MAIN FLOOR PLAN UNIT "B"

GENERAL NOTES:

G1. UNIT "A" - MAIN FLOOR LIVING SPACE IS 931.9 SQ.FT.
GARAGE FLOOR SPACE IS 244.7 SQ.FT.
UNIT "B" - MAIN FLOOR LIVING SPACE IS 921.5 SQ.FT.
GARAGE FLOOR SPACE IS 237.4 SQ.FT.
TOTAL (WHOLE BUILDING) OUTSIDE OF FRAME IS 2496.0 SQ.FT.

G2. COMBINATION SMOKE/CARBON MONOXIDE ALARMS (INDICATED ON PLAN AS A) TO BE INTERCONNECTED AND AS PER MANUFACTURER SPECIFICATIONS.

G3. ONE (SA) ON EACH FLOOR AND IN EACH BEDROOM (PER 2012 OBC) One CO-A ON EACH BEDROOM LEVEL/FLOOR PER 9.10.19.3. ALARMS MUST BE ELECTRIC WITH BATTERY BACKUP AS PER 9.10.19.4 AND BE TEMPORAL ALARMS OR COMBINED TEMPORAL AND VOICE.

G4. ALSO PER 9.10.19.3(1) ALL DETECTORS SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENT IN 18.5.3 OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE.

G5. ACTUAL GRADES MAY VARY ACCORDING TO SITE CONDITIONS.

G6. TYPICAL EXTERIOR STAIRS - BUILDER/CONTRACTOR TO DETERMINE NUMBER OF TREADS AND RISERS AS PER FINAL SITE GRADE. PROPOSED STAIRS TO HAVE UNIFORM RISE AND RUN) SUGGESTED 7-7/8" RISE & 10" TREAD.

G7. TYPICAL - 1" AIR SPACE BETWEEN MASONRY AND FRAME CONSTRUCTION.

G8. ALL FRAMING TO BE SEPARATED FROM CONCRETE BY A MOISTURE BARRIER.

G9. WHERE NOT NOTED, SPACING OF FRAMING MEMBERS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE O.B.C..

G10. RECOMMENDED T.J. 11-7/8" (#230) @ 12" C.C. OR 10" OPEN WEB JOISTS @ 16" c.c., UNLESS OTHERWISE SPECIFIED PER SUPPLIER OR FLOOR JOISTS STRUCTURAL PLANS.

G11. ALL FLOOR JOISTS SPECIFICATION AS PER MANUFACTURER DRAWINGS AND SPECIFICATIONS.

G12. INSULATION IN THE RIM JOIST OR HEADER AREA WHERE THE FLOOR ASSEMBLY AND WALL ASSEMBLY INTERSECT SHALL HAVE A THERMAL VALUE NOT LESS THAN THE THERMAL VALUE OF THE INSULATION IN THE WALLS ABOVE GRADE. PER OBC 3.1.1.1(4)

G13. WINDOW MANUFACTURER TO PROVIDE ROUGH FRAME OPENING DIMENSIONS.

G14. WINDOW MANUFACTURER TO PROVIDE VERIFICATION THAT ALL WINDOW UNITS ARE IN ACCORDANCE WITH THE LATEST EDITION OF THE O.B.C.

G15. ALL OPENINGS TO HAVE 3-2"x8" LINTELS , UNLESS NOTED OTHERWISE.

G16. ATTIC ACCESS WILL BE INSTALLED. THE ACCESS PANEL WILL HAVE A MINIMUM OPENING OF 21-1/2" x 36". ACCESS SHALL BE AS PER O.B.C. ARTICLE 9.19.2.1

G17. REINFORCEMENT SHALL BE INSTALLED TO PERMIT FUTURE GRAB BARS AT WATER CLOSET AND SHOWER/BATHTUB AS REQUIRED IN O.B.C. ARTICLE 9.5.2.3.

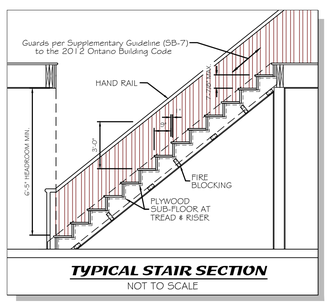
G18. BATHROOM WALL FINISHES SHALL BE IN ACCORDANCE WITH O.B.C. ARTICLE 9.29.2.

G19. WASHROOM VENTILATION TO BE COMPLETED WITH "NATURAL VENTILATION" PER O.B.C. ARTICLE 9.32.2.1.(1) OR "MECHANICAL VENTILATION" PER O.B.C. ARTICLE 9.32.1.3.(3).

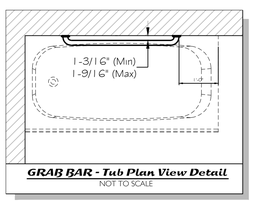
G20. ALL PLUMBING FACILITIES SHALL BE IN ACCORDANCE WITH O.B.C. ARTICLE 9.31

G21. ALL INTERIOR FLOOR FINISHES SHALL BE IN ACCORDANCE WITH O.B.C. ARTICLE 9.30

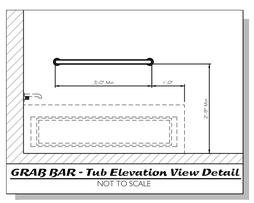
G22. GARAGE FUME BARRIER SHALL BE IN ACCORDANCE WITH O.B.C. ARTICLE 9.10.9.16.(4)



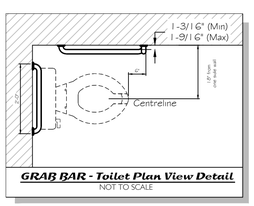
TYPICAL STAIR SECTION
NOT TO SCALE



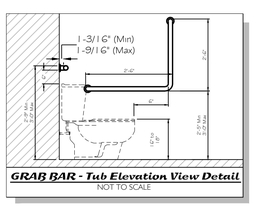
GRAB BAR - Tub Plan View Detail
NOT TO SCALE



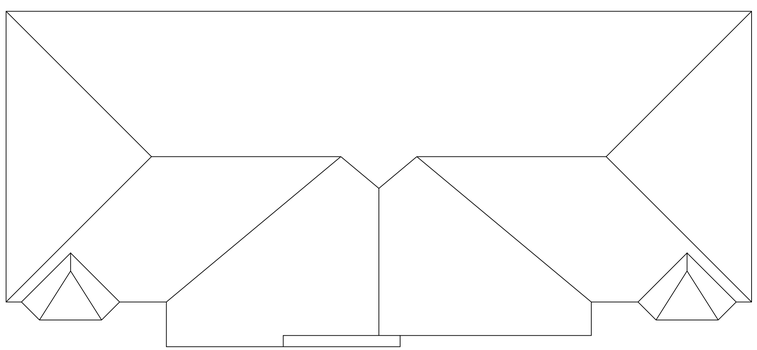
GRAB BAR - Tub Elevation View Detail
NOT TO SCALE



GRAB BAR - Toilet Plan View Detail
NOT TO SCALE



GRAB BAR - Tub Elevation View Detail
NOT TO SCALE



Roof Plan
Conceptual - Not To Scale

LINTEL DESIGN REQUIREMENTS:
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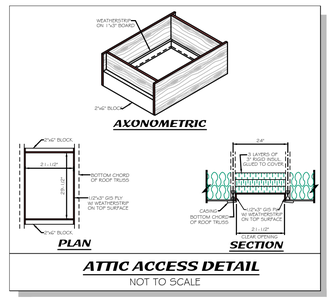

ATTIC ACCESS DETAIL
NOT TO SCALE

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- 6" FRAME EXTERIOR WALL
- 6" FRAME EXTERIOR WALL W/ STONE VENEER
- 2"x6" FRAME WALL (Stayvoid or Pipe Wall)
- 2"x4" FRAME WALL
- 11" ICF FOUNDATION

DRAWING:
MAIN FLOOR PLAN

PROJECT:
"The Dustin"
Lot #7 15M-13
MERRICK MILLS LANDINGS

KAUSTIN DEVELOPMENTS

Annable Designs
Residential & Commercial Architectural Design Firm
620G 6th Concession Road
RR#2 BROCKVILLE
Ontario, K6V 5T2
613 - 926 - 5350
info@annabledesigns.ca
www.annabledesigns.ca

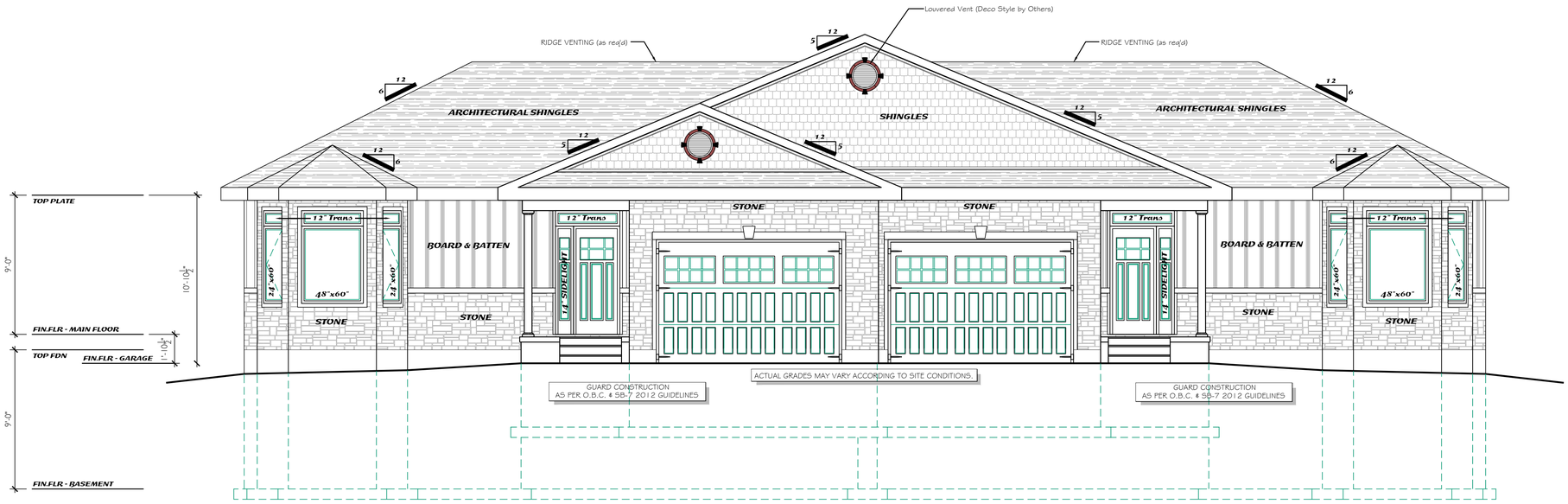
PROJECT ID NUMBER: 551

SHEET NUMBER: A2

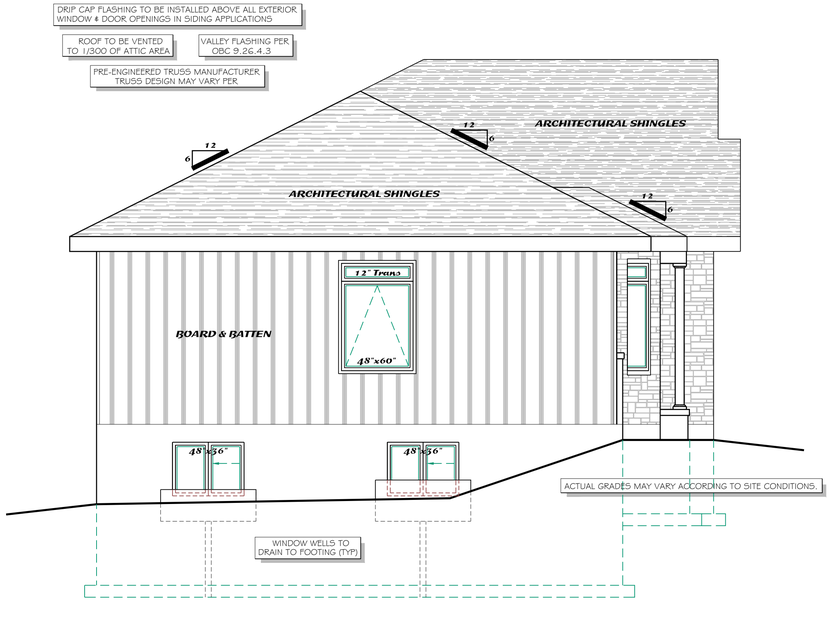
BCIN. NO. 42369

ANNABLE DESIGNS
DAVID T. ANNABLE - DESIGNER

COMPLETION DATE: APRIL 2016
COMPUTER NO: 551-ARCH.DWG
BY: D. T. ANNABLE
SCALE: 1/4" = 1'-0"
Rev.2



FRONT ELEVATION



LEFT SIDE ELEVATION

MMA Supplementary Standard SB-12 : TABLE 3.1.1.2.A (IP)
ZONE 1 - Compliance Packages for Space Heating Equipment with AFUE ≥92%
Forming Part of Sentence 3.1.1.2(1)

Component	Thermal Values [6]	Compliance Package A1	A2	A3	A4	A5	A6
CEILING with Attic Space	Min. Nominal R[1]	60	60	50	60	50	60
	Max. U[2]	0.017	0.017	0.020	0.017	0.020	0.017
	Min. Effective R[2]	59.22	59.22	49.23	59.22	49.23	59.22
CEILING without Attic Space	Min. Nominal R[1]	31	31	31	31	31	31
	Max. U[2]	0.036	0.036	0.036	0.036	0.036	0.036
	Min. Effective R[2]	27.65	27.65	27.65	27.65	27.65	27.65
EXPOSED FLOOR	Min. Nominal R[1]	31	31	35	31	35	31
	Max. U[2]	0.034	0.034	0.031	0.034	0.031	0.034
	Min. Effective R[2]	29.80	29.80	32.02	29.80	32.02	29.80
WALLS above grade	Min. Nominal R[1]	22	19+5 ci	14+7.5 ci	22+5 ci	19+5 ci	22+5 ci
	Max. U[2]	0.059	0.049	0.054	0.047	0.049	0.047
	Min. Effective R[2]	17.03	20.32	18.62	21.40	20.32	21.40
BASEMENT WALLS [4]	Min. Nominal R[1]	20 ci	12+10 ci	20 ci	20 ci	12+5 ci	20 ci
	Max. U[2]	0.047	0.048	0.047	0.047	0.063	0.047
	Min. Effective R[2]	21.12	20.84	21.12	21.12	15.96	21.12
BELOW GRADE SLAB Entire Surface > 600mm below grade	Min. Nominal R[1]	—	—	—	—	—	—
	Max. U[2]	—	—	—	—	—	—
	Min. Effective R[2]	—	—	—	—	—	—
HEATED SLAB or Slab ≤ 600mm below grade	Min. Nominal R[1]	10	10	10	10	10	10
	Max. U[2]	0.090	0.090	0.090	0.090	0.090	0.090
	Min. Effective R[2]	11.13	11.13	11.13	11.13	11.13	11.13
EDGE of BELOW GRADE Slab ≤ 600mm below grade	Min. Nominal R[1]	10	10	10	10	10	10
Windows and Sliding Glass Doors	Max. U[2]	0.28	0.28	0.25	0.28	0.28	0.28
	Energy Rating	25	25	29	25	25	25
Skylights	Max. U[2]	0.49	0.49	0.49	0.49	0.49	0.49
Space Heating Equipment	Min. AFUE	96 %	96 %	94 %	96 %	94 %	92 %
HRV	Min. SRE	75 %	75 %	81 %	75 %	70 %	65 %
Domestic Water Heater [7]	Min. EF	0.80	0.70	0.67	0.67	0.80	0.80
Column 1	2	3	4	5	6	7	8

Notes to Table 3.1.1.2.A (IP)
(1) The values listed are minimum Nominal R-Values for the thermal insulation component only.
(2) U-Value and effective R value shall include entire ceiling assembly components, from interior air film to vented space air film above insulation.
(3) U-Value and effective R value shall include entire exposed floor or above grade wall assembly components, from interior air film to exterior air film.
(4) U-Value and effective R value shall include entire basement wall or slab assembly components and interior air film
(5) U-Value is the overall coefficient of heat transfer for a window assembly, sliding glass door assembly or skylight assembly expressed in Btu/(h•ft²•F).
(6) In the case of basement wall assemblies, where R20 ci is required R12 + 10 ci is permitted to be used or vice versa; or where R12 + 5 ci is required, R15 ci is permitted to be used or vice versa.
(7) If an EF of a water tank is not indicated in a compliance package, there is no EF requirement for water tank for that specific compliance package.
(8) Nominal and effective R values are expressed in (h•ft²•F)/Btu. U-Values are expressed in Btu/(h•ft²•F).

Additional Requirements for Buildings Located in Zone 1
Ontario Building Code, SB-12 : 3.1.1.2 *Rev - January, 2017

ZONE 1 - E.E.D. CALCULATION SUMMARY	
UNIT # " A "	
AREA OF WALLS (GROSS)	1882.3 SQ.FT.
AREA OF : W, S & G * Calculated based on RSO Design **Less Front Door System	171.9 SQ.FT.
WALL AREA — WINDOW AREA:	1710.4 SQ.FT.
W, S & G % :	9.1 %

ZONE 1 - E.E.D. CALCULATION SUMMARY	
UNIT # " B "	
AREA OF WALLS (GROSS)	1862.9 SQ.FT.
AREA OF : W, S & G * Calculated based on RSO Design **Less Front Door System	171.9 SQ.FT.
WALL AREA — WINDOW AREA:	1691.0 SQ.FT.
W, S & G % :	9.2 %

Plan Certification & Validation
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OWNER REQUIREMENT/SPECIFICATIONS:
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- ELECTRICAL SYSTEMS
- FOUNDATION DRAINAGE LAYER (IF APPLICABLE)
- VENEER STYLES AND ACCESSORIES
- WINDOWS STYLES AND ACCESSORIES
- RAILING STYLES AND ACCESSORIES

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ELEVATION NOTES:
EL-1. ACTUAL GRADES MAY VARY ACCORDING TO SITE CONDITIONS.
EL-2. TYPICAL EXTERIOR STAIRS - BUILDER/CONTRACTOR TO DETERMINE NUMBER OF TREADS AND RISERS AS PER FINAL SITE GRADE. PROPOSED STAIRS TO HAVE UNIFORM RISE AND RUN) SUGGESTED 8" RISE & 10" TREAD.
EL-3. BUILDER TO ENSURE THAT FOUNDATION EXTENDS A MINIMUM OF 0'-6" ABOVE FINAL GRADE.

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DRAWING: **ELEVATIONS**

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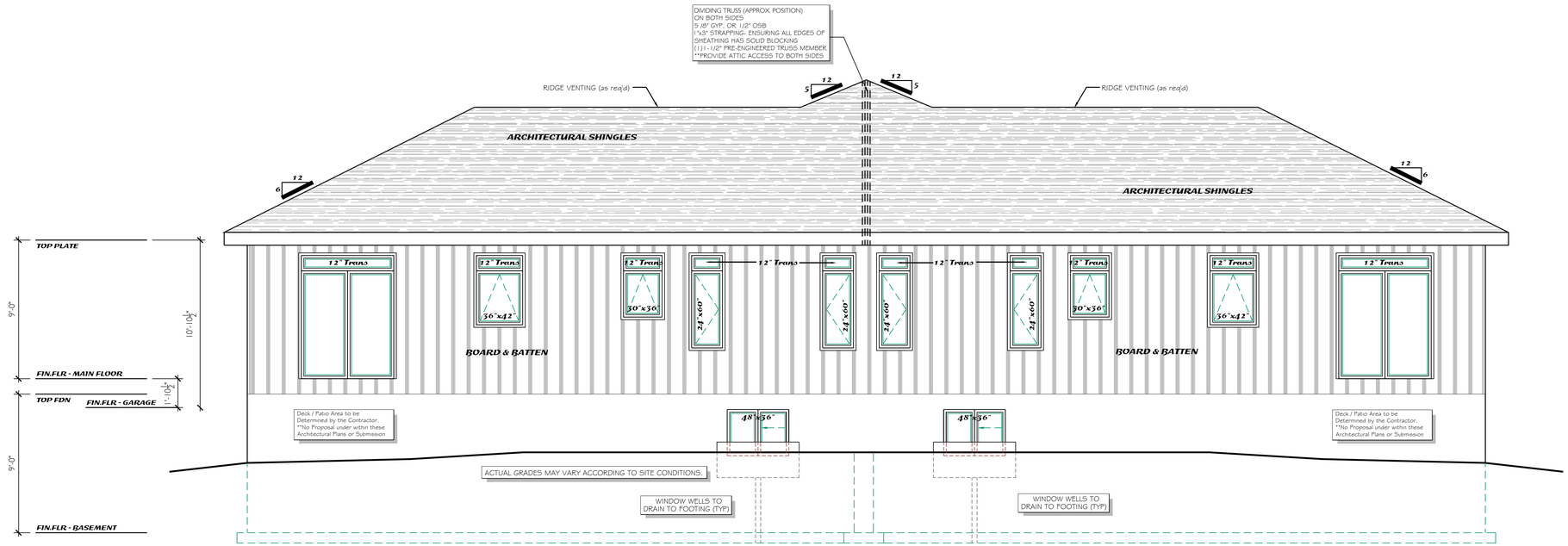
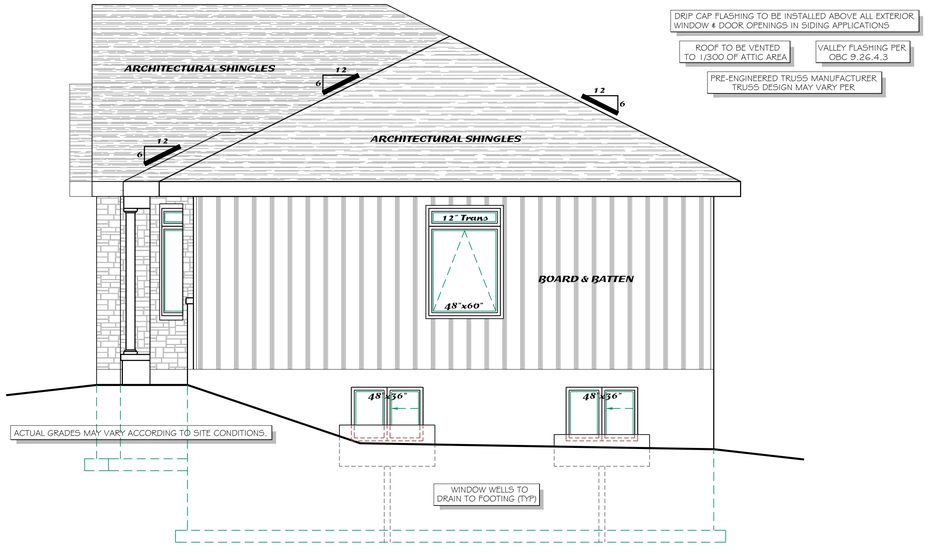
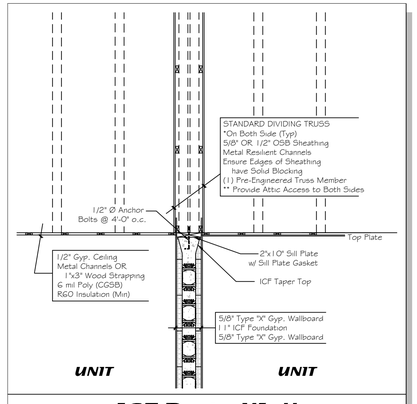


REAR ELEVATION



RIGHT SIDE ELEVATION



ICF Party Wall
Typ Section "E"
NOT TO SCALE

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ELEVATION NOTES:

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EL-2. TYPICAL EXTERIOR STAIRS - BUILDER/CONTRACTOR TO DETERMINE NUMBER OF TREADS AND RISERS AS PER FINAL SITE GRADE. PROPOSED STAIRS TO HAVE UNIFORM RISE AND RUN) SUGGESTED 8" RISE & 10" TREAD.

EL-3. BUILDER TO ENSURE THAT FOUNDATION EXTENDS A MINIMUM OF 0'-6" ABOVE FINAL GRADE.

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DRAWING:

ELEVATIONS

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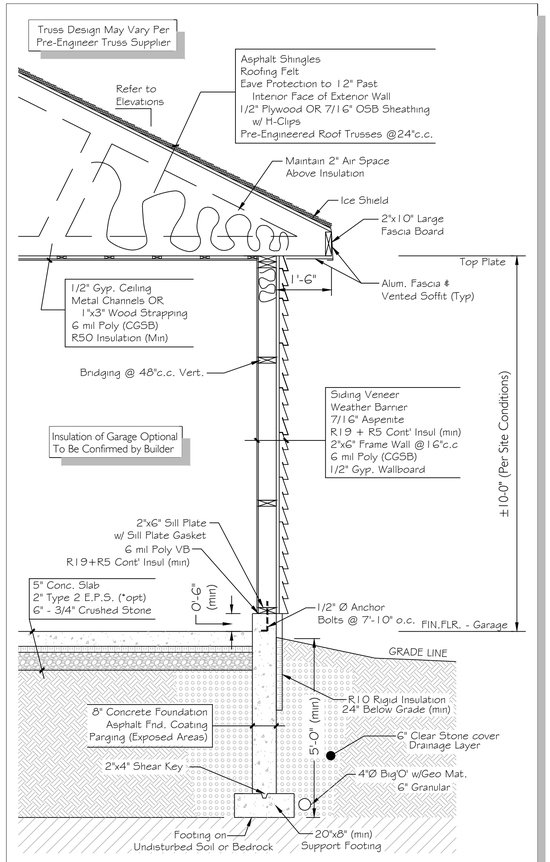
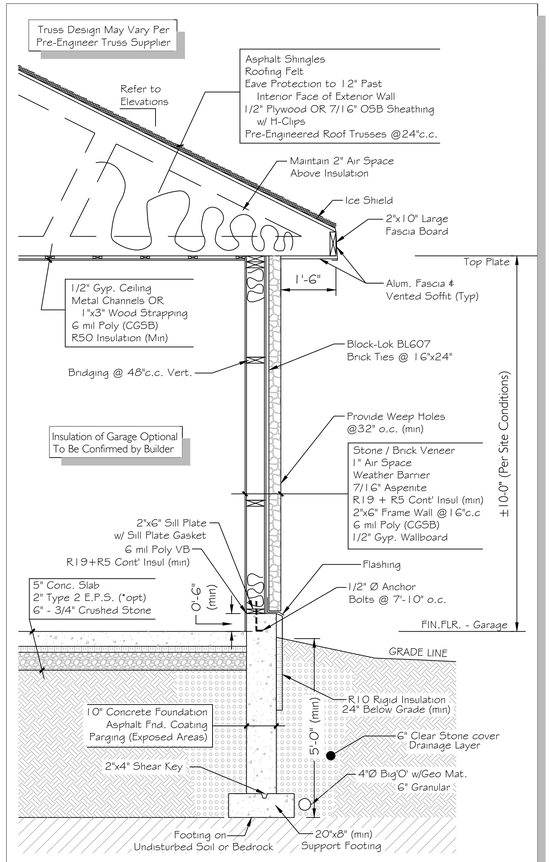


8" to Frame Garage Typ Section "A"

SCALE = 1/2" = 1'-0"



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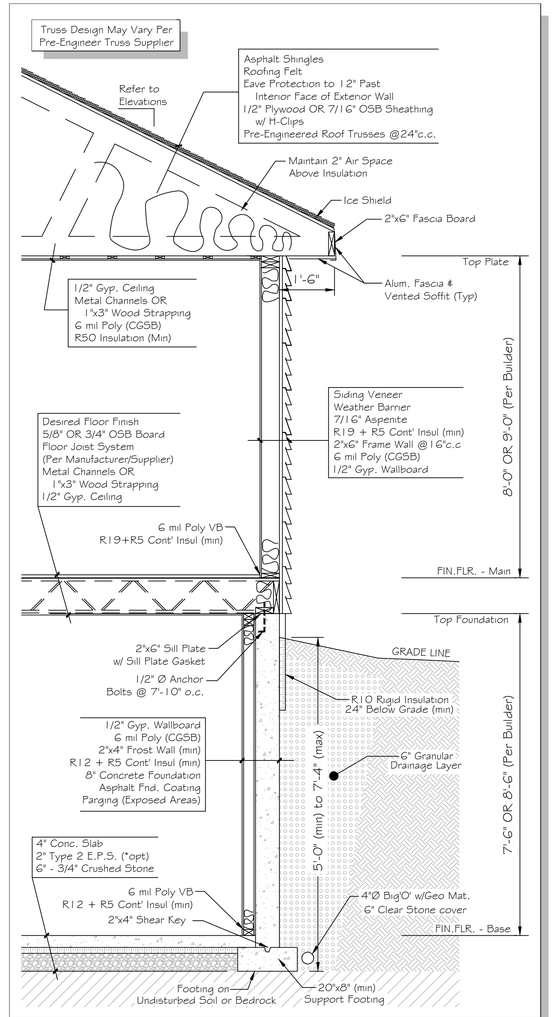

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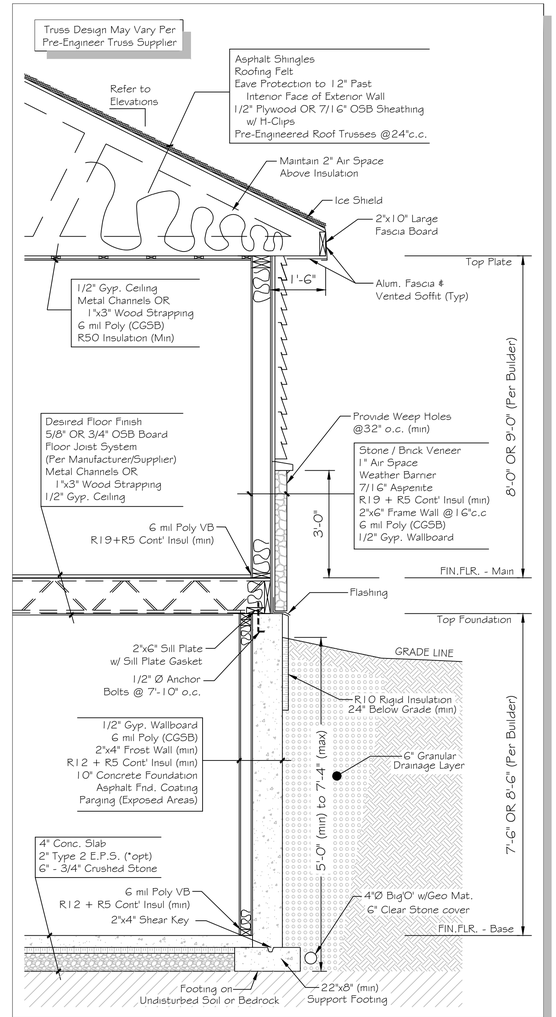

10" to Frame : Typ Section "D"

SCALE = 1/2" = 1'-0"

GENERAL NOTES:

G1. ACTUAL GRADES MAY VARY ACCORDING TO SITE CONDITIONS.

G2. TYPICAL EXTERIOR STAIRS - BUILDER/CONTRACTOR TO DETERMINE NUMBER OF TREADS AND RISERS AS PER FINAL SITE GRADE. PROPOSED STAIRS TO HAVE UNIFORM RISE AND RUN) SUGGESTED 7-7/8" RISE 4 10" TREAD.

G3. TYPICAL - 1" AIR SPACE BETWEEN MASONRY AND FRAME CONSTRUCTION.

G4. ALL FRAMING TO BE SEPARATED FROM CONCRETE BY A MOISTURE BARRIER.

G5. WHERE NOT NOTED, SPACING OF FRAMING MEMBERS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE O.B.C..

G6. RECOMMENDED T.J. 11-7/8" (#230) @ 12" C.C. OR 10" OPEN WEB JOISTS @ 16" c.c., UNLESS OTHERWISE SPECIFIED PER SUPPLIER OR FLOOR JOISTS STRUCTURAL PLANS.

G7. WINDOW MANUFACTURER TO PROVIDE ROUGH FRAME OPENING DIMENSIONS.

G8. WINDOW MANUFACTURER TO PROVIDE VERIFICATION THAT ALL WINDOW UNITS ARE IN ACCORDANCE WITH THE LATEST EDITION OF THE O.B.C.

G9. ALL OPENINGS TO HAVE 3-2"x8" LINTELS . UNLESS NOTED OTHERWISE.

G10. ATTIC ACCESS WILL BE INSTALLED. THE ACCESS PANEL WILL HAVE A MINIMUM OPENING OF 21-1/2" x 36". ACCESS SHALL BE AS PER O.B.C. ARTICLE 9.19.2.1

FOUNDATION NOTES:

F1. CONCRETE TO BE MIN. 25 MPa @ 28 DAYS WITH A MAXIMUM SLUMP OF 3-1/2". SLAB AND FOUNDATION TO HAVE 6% AIR CONTENT.

F2. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH A MINIMUM OF 4'-0" COVER OR TO BE ON SOUND BEDROCK.

F3. CONCRETE FOR BASEMENT FLOOR SLAB TO BE 25 MPa @ 28 DAYS WITH A MAXIMUM SLUMP OF 3-1/2".

F4. CONCRETE FOR GARAGE FLOORS TO BE 32 MPa @ 28 DAYS WITH A MAXIMUM SLUMP OF 3-1/2" AND AN AIR CONTENT OF 6% TO 8%.

F5. BUILDER TO ENSURE THAT FOUNDATION EXTENDS A MINIMUM OF 0'-6" ABOVE FINAL GRADE.

F6. BASEMENT FLOOR DRAIN WITH SLOPE OF SLAB TO THE DRAIN SHALL BE PROVIDED AS PER 9.16.3.3.(1) AND 9.31.4.4.(1).

F7. ANCHOR BOLTS TO BE INSTALLED, 12.7mm @ 2400mm. AS PER OBC ARTICLE 9.23.6.1.

F8. BASEMENT WINDOW OPENINGS:
- (a) PROVIDE 2-15M BARS VERTICALLY FULL HEIGHT, EACH SIDE OF THE OPENING
- (b) PROVIDE 2-15M BARS HORIZONTALLY, BELOW THE OPENING. EXTENDING 2'-0" EACH SIDE.
- (c) PROVIDE 1-15M BAR x 3'-0" LONG, DIAGONALLY AT 45° (degrees), AT EACH BOTTOM CORNER OF THE OPENING.

F9. PIERS FOR THE SUPPORT OF DECK COLUMNS SHALL EXTEND NOT LESS THAN 5-7/8" (150 mm) ABOVE GROUND LEVEL. THE DIA. OF PIERS SHALL NOT BE LESS THAN 9" (230mm)

F10. FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200MM ABOVE THE FINISHED FLOOR LEVEL OF THE BASEMENT. THE INSULATION MAY BE INSTALLED:
- a) ON THE INTERIOR OF THE FOUNDATION WALL.
- b) IN THE EXTERIOR FACE OF THE FOUNDATION WALL.
- c) PARTIALLY ON THE INTEROR AND EXTERIOR, PROVIDED THAT THERMAL PREFORMANCE OF THE SYSTEM IS EQUIVALENT TO THAT PERMITTED IN (a) OR (b)

WHERE CONTINUOUS INSULATION OR (ci) IS NOTED:
Continuous insulation (ci) is intended to minimize the thermal bridges in an assembly. It is generally uninterrupted across all structural members. Exceptions to this include fasteners and service openings. Insulation may generally be installed on the interior or the exterior, or may be integral to any opaque surface of the building envelope. It may generally be made of various material such as board, blanket, sprayed or other types of insulation. Compressions such as blanket fasteners are permitted.

ICF FOUNDATION NOTES:

ICF-1. BUILDER / OWNER TO CONFIRM INDIVIDUAL ICF MANUFACTURER / TYPE OF FORM PRIOR TO CONSTRUCTION. ALL ICF WORK TO CORRESPOND WITH MANUFACTURES REQUIREMENT SPECIFICATIONS, APPLICABLE CHARTS AND DETAILS

ICF-2. ALL EXPOSED FACES OF ICF WALL TO BE SEALED WITH 1/2" GYPSUM TYPE "X" FOR PROTECTION OF FOAMED PLASTICS ON THE PARTY WALL.

ICF-3. ALL BEARING BEAMS INTO ICF WALL TO BE PROVIDED WITH A MIN. 3.5" (89mm) OF BEARING AT THE END OF BEAM, PER O.B.C. ARTICLE 9.23.6.1.

ICF-4. WHERE AN ICF WALL ASSEMBLY IS INSTALLED AS AN ABOVE GRADE AND BELOW GRADE WALL ASSEMBLY THAT HAS MINIMUM R10 INSULATION ON THE INTERIOR SIDE OF THE CONCRETE AND MINIMUM R10 INSULATION ON THE EXTERIOR SURFACE, THE ICF WALL IS DEEMED TO COMPLY WITH THE THERMAL VALUES SET OUT FOR WALLS IN 3.1.1.2.A)&C.

ICF-5. AN ICF WALL ASSEMBLY IS PERMITTED TO BE USED IN LIEU OF BASEMENT WALLS THAT REQUIRE INSULATION VALUE OF R20 OR LESS.

ROOF NOTES:

R1. ROOF TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS WITH STAMP OF STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.

R2. ROOF TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT PLAN.

R3. ROOF TRUSS MANUFACTURER TO PROVIDE ALL REQUIRED RATED TRUSS HANGERS AND TRUSSES TO BE DESIGNED FOR BEARING LENGTH AVAILABLE ON WALLS.

R4. BUILDER TO ENSURE THAT ROOF HAS SUITABLE VENTILATION. PER O.B.C. ARTICLE 9.19.1.2.(1), BEING NOT LESS THEN 1/300 OF THE INSULATED CEILING AREA.

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