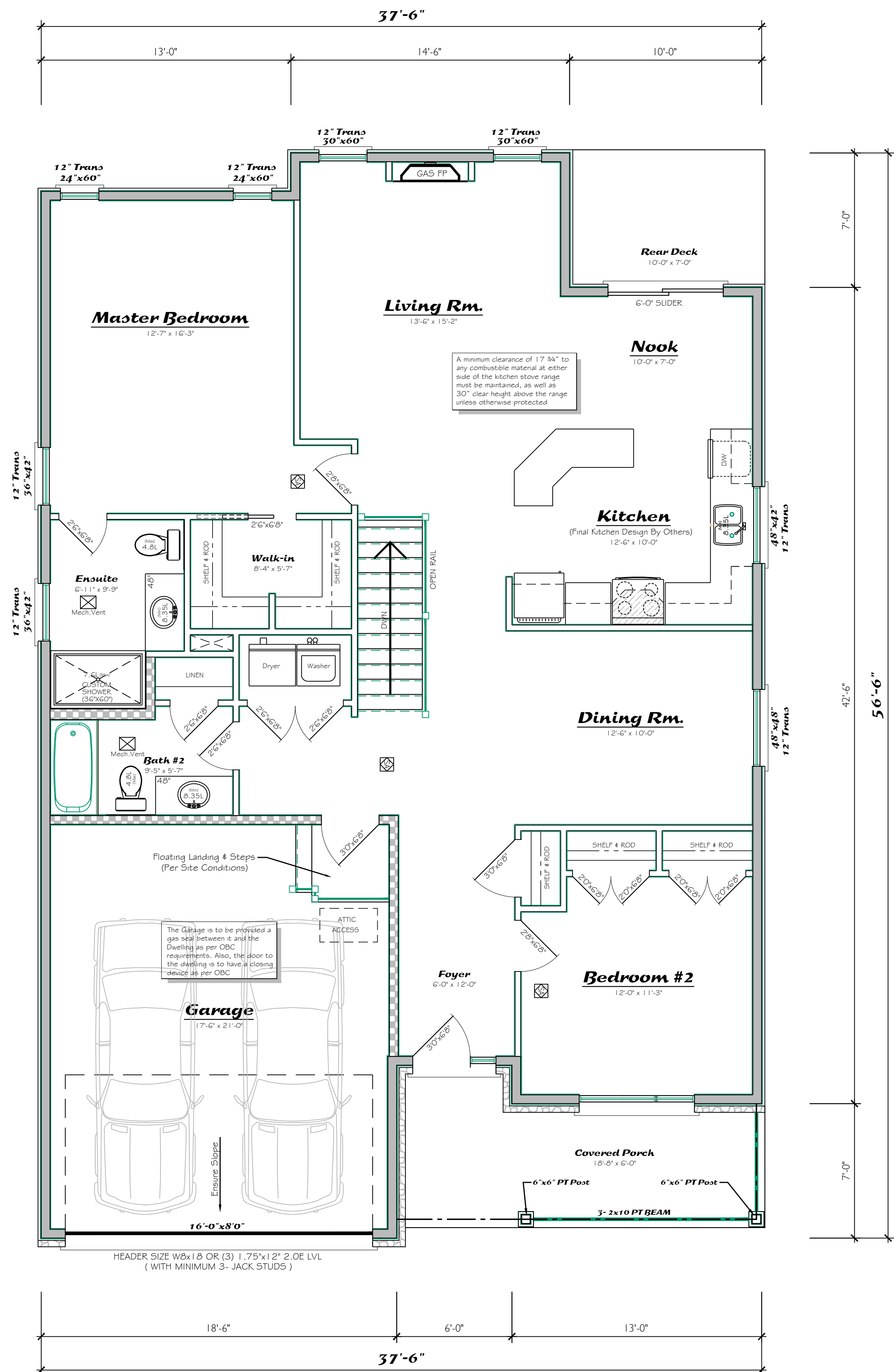
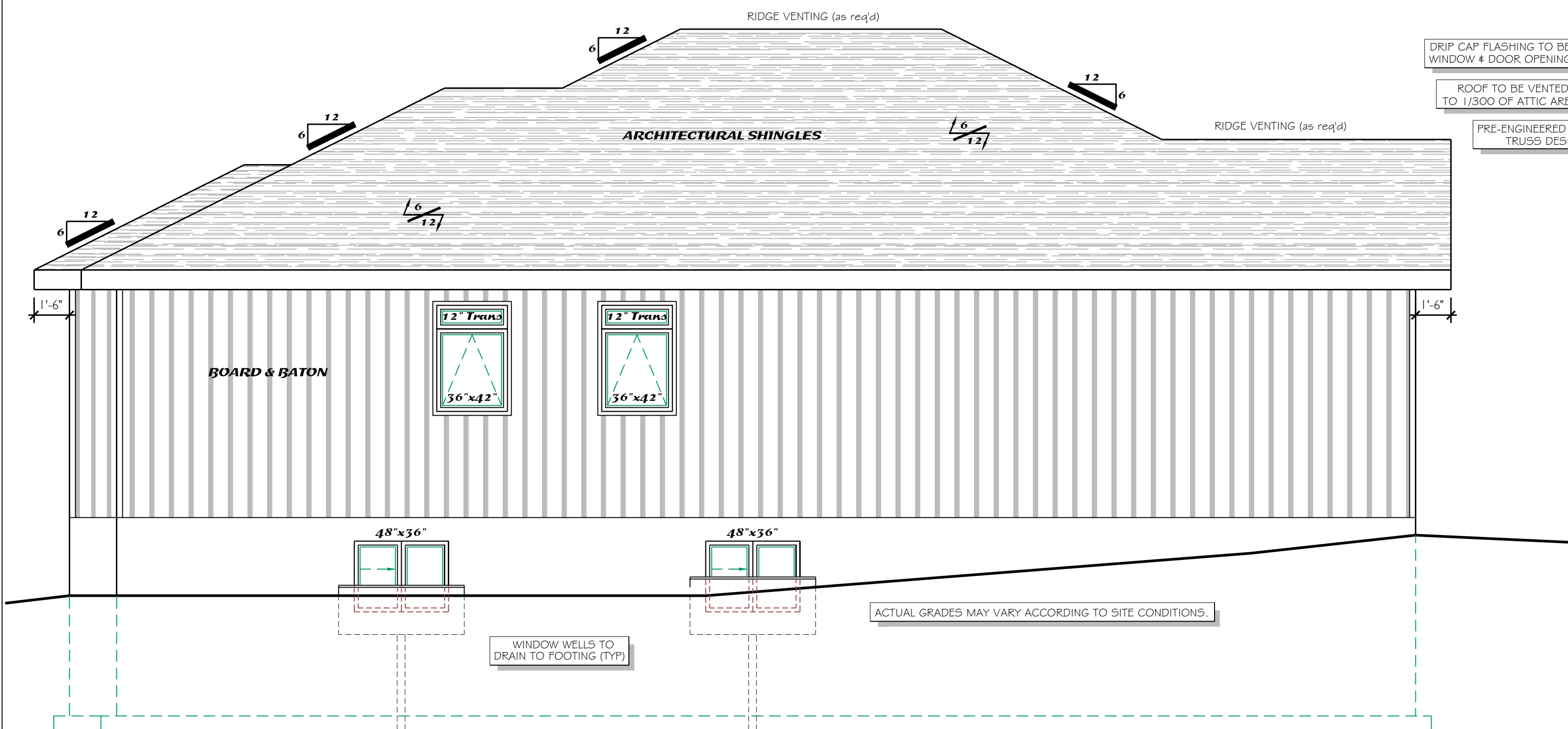


The proposed Guards around the deck must meet the requirements of article 9.8.8.8 of the OBC. That is, they must be designed by a professional engineer OR constructed as outlined in the supplementary guideline (SB-7) to the 2012 Ontario Building Code.

ENSURE LEDGER BOARD SECURELY ANCHORED TO FRAME, OBC 9.23.8.3.(8)

ENSURE LEDGER BOARD SECURELY ANCHORED TO FOUNDATION 2 ROWS OF 1/2" DIA. EXPANSION ANCHORS AT 16" c.c.





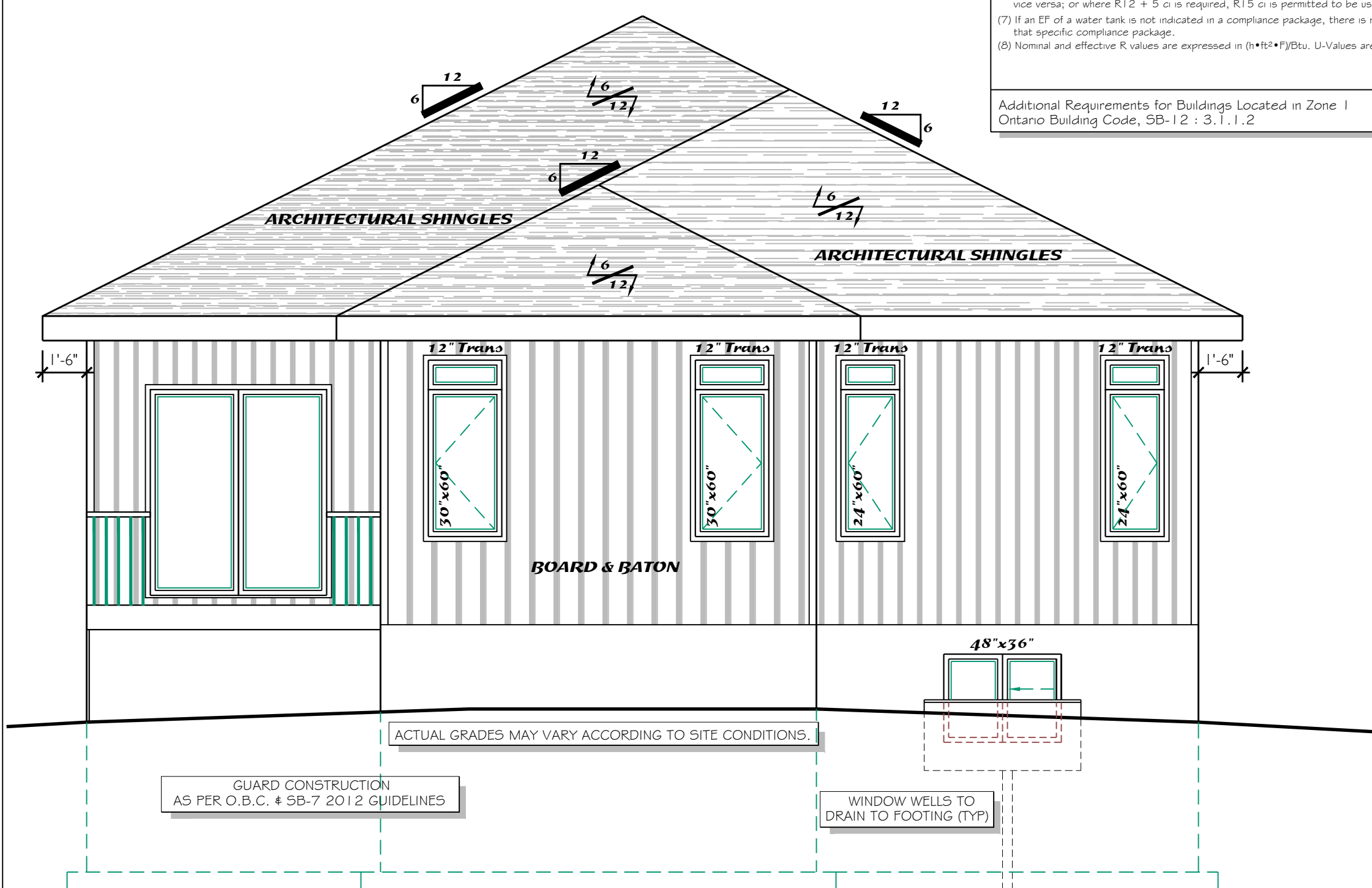
LEFT SIDE ELEVATION

MMA Supplementary Standard SB-12 : TABLE 3.1.1.2.A (IP)
 ZONE 1 - Compliance Packages for Space Heating Equipment with AFUE $\geq 82\%$
 Forming Part of Sentence 3.1.1.2.(1)

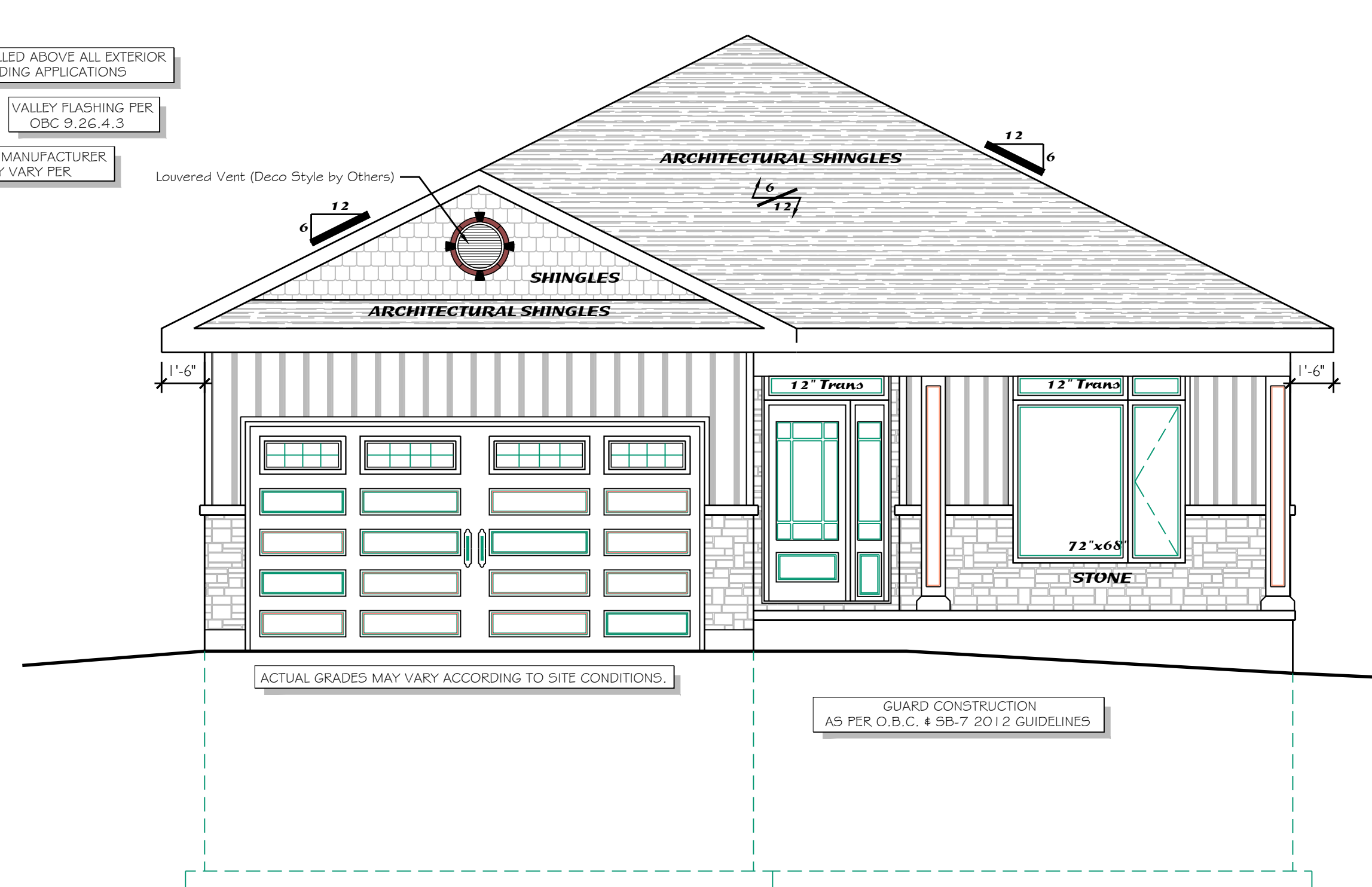
Component	Thermal Values ^{a)}	Compliance Package					
		A1	A2	A3	A4	A5	A6
CEILING with Attic Space	Min. Normal R ^{b)}	60	60	50	60	50	60
	Max. U ^{c)}	0.017	0.017	0.020	0.017	0.020	0.017
CEILING without Attic Space	Min. Normal R ^{b)}	31	31	31	31	31	31
	Max. U ^{c)}	0.036	0.036	0.036	0.036	0.036	0.036
EXPOSED FLOOR	Min. Normal R ^{b)}	27.65	27.65	27.65	27.65	27.65	27.65
	Max. U ^{c)}	0.034	0.034	0.034	0.034	0.034	0.034
WALLS above grade	Min. Normal R ^{b)}	29.80	29.80	29.80	29.80	29.80	29.80
	Max. U ^{c)}	0.034	0.034	0.034	0.034	0.034	0.034
WALLS below grade	Min. Normal R ^{b)}	22	19.45 c)	14.75 c)	22.45 c)	19.45 c)	22.45 c)
	Max. U ^{c)}	0.059	0.049	0.064	0.047	0.049	0.047
BASEMENT WALLS ^{d)}	Min. Normal R ^{b)}	17.03	20.32	18.62	21.40	20.32	21.40
	Max. U ^{c)}	0.047	0.048	0.047	0.047	0.047	0.047
BELOW GRADE SLAB	Min. Normal R ^{b)}	21.12	20.84	21.12	21.12	15.96	21.12
	Max. U ^{c)}	0.047	0.048	0.047	0.047	0.063	0.047
HEATED SLAB or Slab ≥ 600 mm below grade	Min. Normal R ^{b)}	10	10	10	10	10	10
	Max. U ^{c)}	0.090	0.090	0.090	0.090	0.090	0.090
COOLING SLAB or Slab ≥ 600 mm below grade	Min. Normal R ^{b)}	11.13	11.13	11.13	11.13	11.13	11.13
	Max. U ^{c)}	0.090	0.090	0.090	0.090	0.090	0.090
Windows and Sliding Glass Doors	Min. Normal R ^{b)}	10	10	10	10	10	10
	Max. U ^{c)}	0.090	0.090	0.090	0.090	0.090	0.090
Skylights	Min. Normal R ^{b)}	10	10	10	10	10	10
	Max. U ^{c)}	0.090	0.090	0.090	0.090	0.090	0.090
Space Heating Equipment	Min. AFUE	92%	92%	94%	92%	94%	92%
	Min. SEER	75%	75%	81%	75%	70%	65%
Domestic Water Heaters ^{e)}	Min. EF	0.80	0.70	0.67	0.67	0.80	0.80
	Min. EF	2	3	4	5	6	7

Notes to Table 3.1.1.2.A (IP)
 (1) The values listed are minimum Normal 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 or 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/h²ft².
 (6) In the case of basement wall assemblies, where R20 is required R12 + 10 is permitted to be used or vice versa; or where R12 + 5 is required, R15 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) Normal and effective R-values are expressed in (h²ft²)/Btu. U-Values are expressed in Btu/h²ft².

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



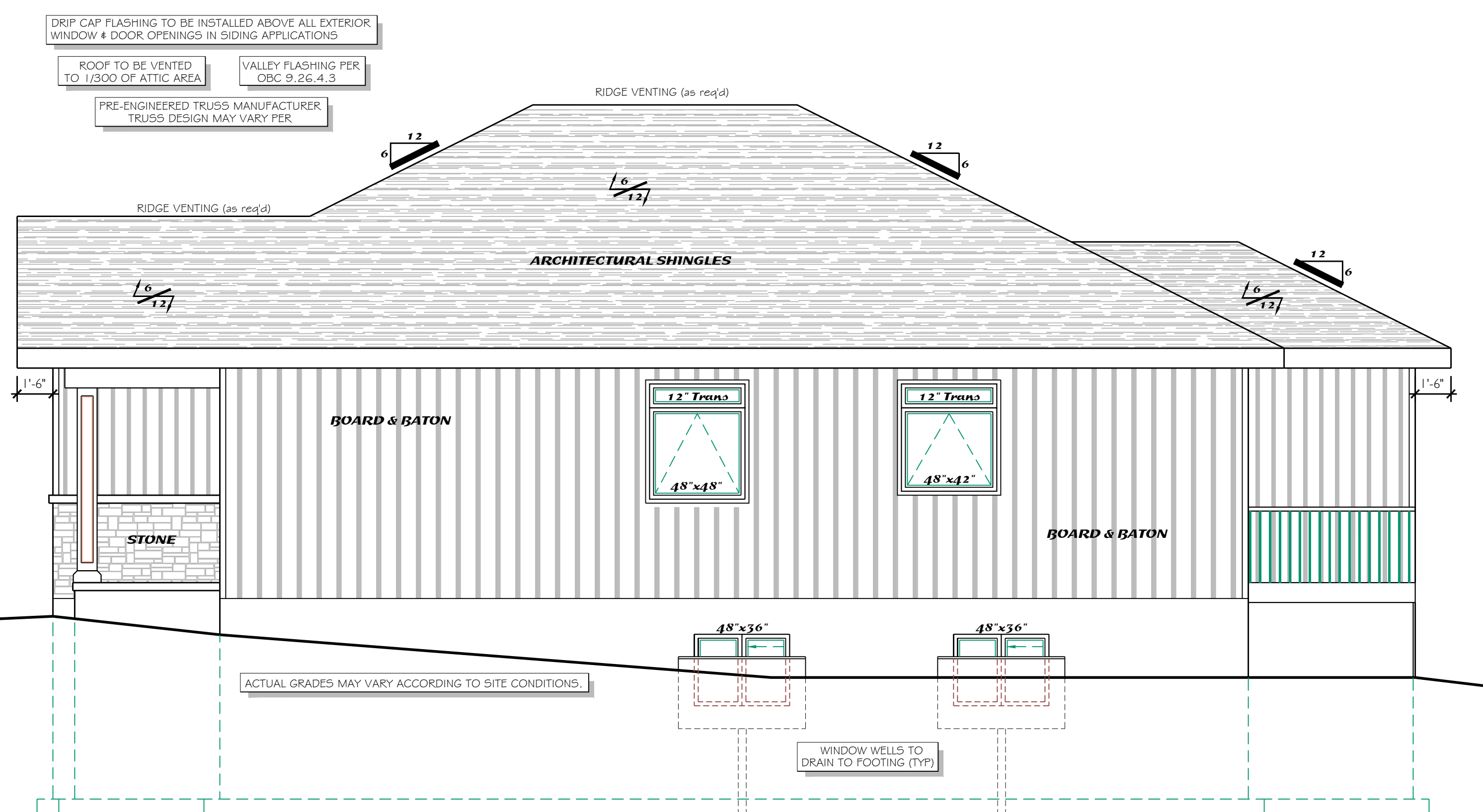
REAR ELEVATION



FRONT ELEVATION

ZONE 1 - E.E.D. CALCULATION SUMMARY

AREA OF WALLS (GROSS) : XXX.X SQ.FT.
 WALL AREA + WINDOW AREA : XXX.X SQ.FT.
 AREA OF : W, S & G : XXX.X SQ.FT.
 * Calculated based on R50 Design
 * Less Front Door System
 WALL AREA - WINDOW AREA : XXX.X SQ.FT.
 W, S & G % : XX.X %



RIGHT SIDE ELEVATION

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 DESIGNER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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 GRAD. PROPOSED STAIRS TO HAVE UNIFORM RISE AND RUN) SUGGESTED BY RISE & 10" TREAD.
- EL-3. BUILDER TO ENSURE THAT FOUNDATION EXTENDS A MINIMUM OF 0'-6" ABOVE FINAL GRADE.

#	By	Date of Rev.	Description of Revision
3	DTA	FEB 01-17	Updated per OBC Updates - Reissued for Development
2	DTA	NOV 23-16	Revised per Issued to Builder for Comment
1	DTA	SEPT 24-16	Revised per Issued to Builder for Comment
-	DTA	APR 21-16	Issued Preliminary Plans to Client for Review

REVISIONS & RELEASES

ELEVATIONS

PROJECT: "The Austin"
 Lot #6 15M-13
MERRICK MILLS LANDINGS

KAUSTIN DEVELOPMENTS

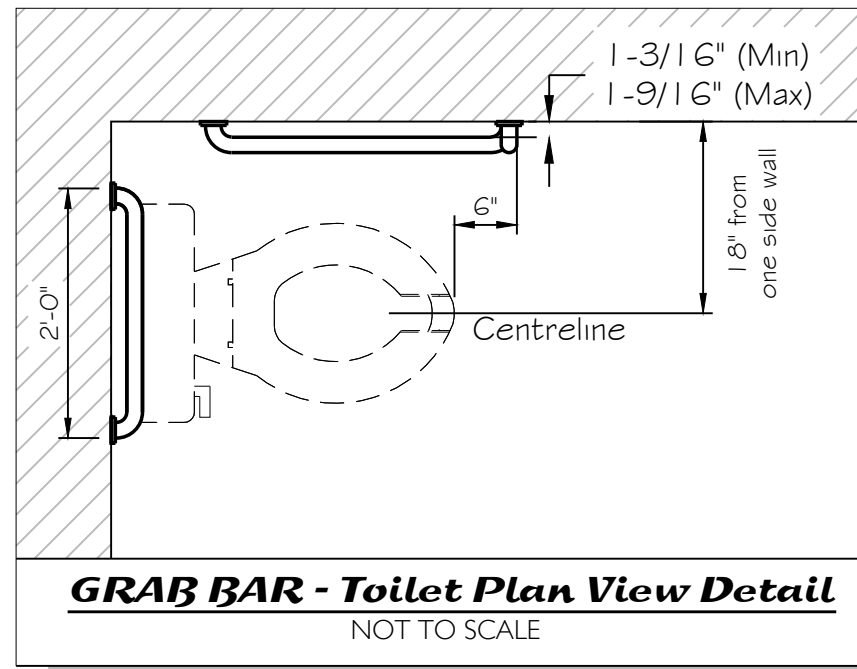
Annable Designs
 Residential & Commercial Architectural Design Firm
 6206 6th Concession Road RR#2 BROCKVILLE Ontario, K6V 5T2
 613-926-5350
 info@annabledesigns.ca
 www.annabledesigns.ca

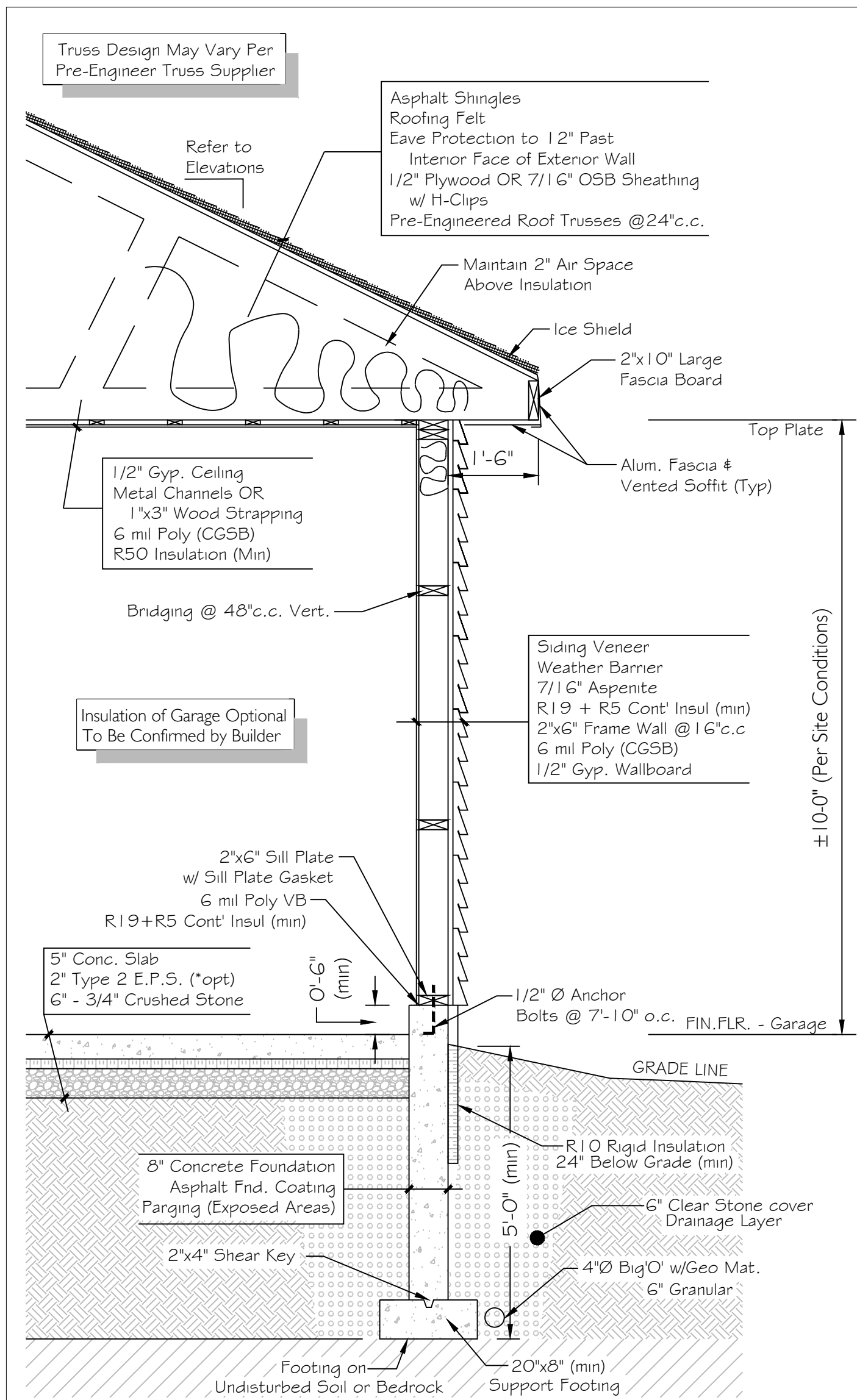
PROJECT ID NUMBER
576
 SHEET NUMBER
A2

BCIN. No. 42369
 COMPLETION DATE: APRIL 2016
 COMPUTER NO: 551-ARCH.DWG
 BY: D. T. ANNABLE
 SCALE: 1/4" = 1'-0"
ANNABLE DESIGNS
 DAVID T. ANNABLE - DESIGNER

Plan Certification & Validation
 If the Signature on this plan is not in ORIGINAL RED INK, then this plan is to be considered Preliminary or an Unauthorized Duplicate. Please Confirm with Annable Designs before using Unauthorized Plans for any purpose.

NOT ISSUED FOR CONSTRUCTION





**8" to Frame Garage
Typ Section "A"**

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

OWNER REQUIREMENTS/SPECIFICATIONS:

- MECHANICAL SYSTEMS
- ELECTRICAL SYSTEMS
- FOUNDATION DRAINAGE LAYER (IF APPLICABLE)
- VENETIAN 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 DESIGNER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

ROOF NOTES:

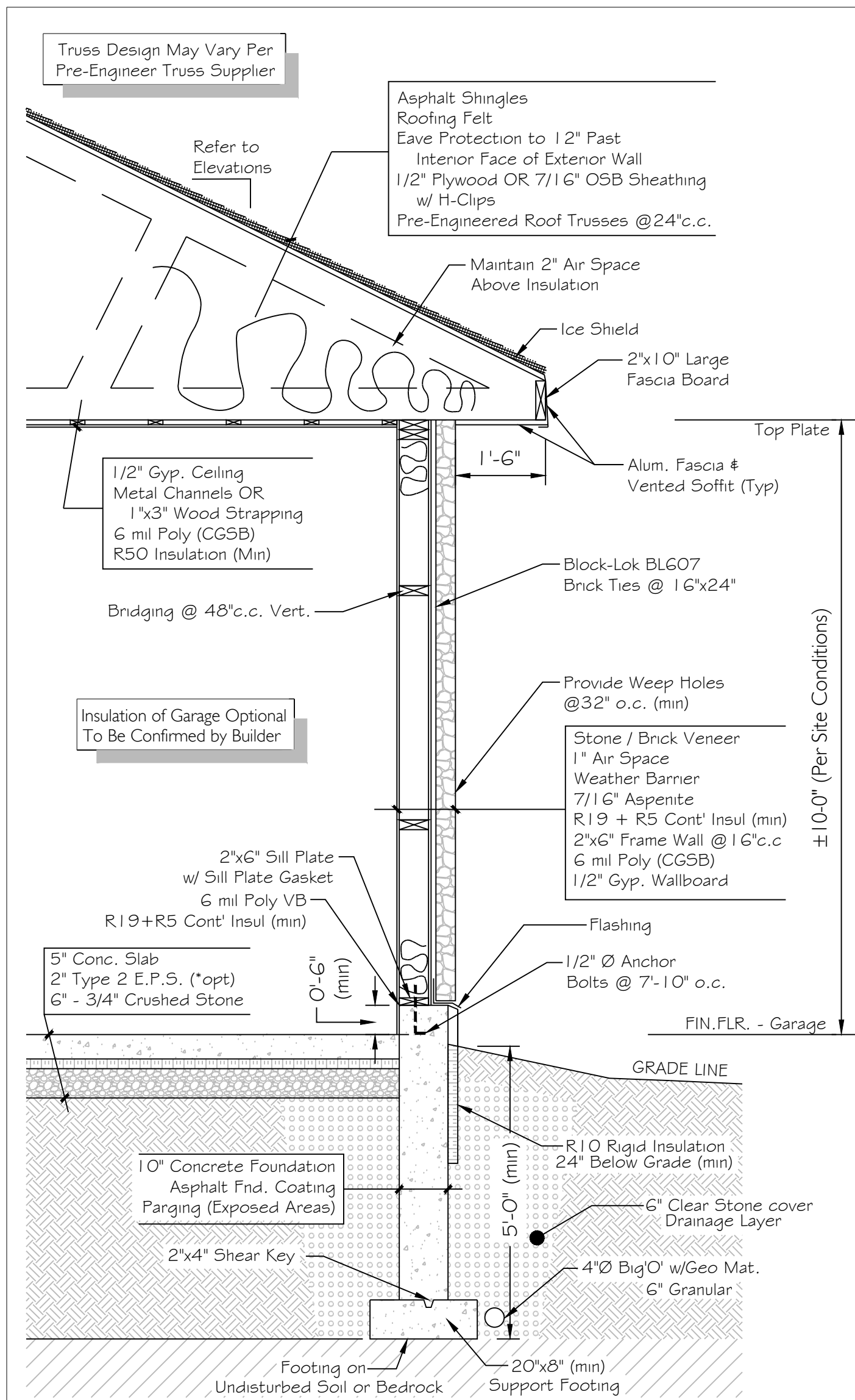
- ROOF TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS WITH STAMP OF STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.
- ROOF TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT PLAN.
- ROOF TRUSS MANUFACTURER TO PROVIDE ALL REQUIRED RATED TRUSS HANGERS AND TRUSSES TO BE DESIGNED FOR BEARING LENGTH AVAILABLE ON WALLS.
- BUILDER TO ENSURE THAT ROOF HAS SUITABLE VENTILATION, PER O.B.C. ARTICLE 9.19.1.1.2.(1), BEING NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.

GENERAL NOTES:

- ACTUAL GRADES MAY VARY ACCORDING TO SITE CONDITIONS.
- 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.
- TYPICAL - 1" AIR SPACE BETWEEN MASONRY AND FRAME CONSTRUCTION.
- ALL FRAMING TO BE SEPARATED FROM CONCRETE BY A MOISTURE BARRIER.
- WHERE NOT NOTED, SPACING OF FRAMING MEMBERS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE O.B.C.
- RECOMMENDED T.J. 1.1-7/8" (#230) @ 12" C.C. OR 10" OPEN WEB JOISTS @ 16" C.C., UNLESS OTHERWISE SPECIFIED PER SUPPLIER OR FLOOR JOISTS STRUCTURAL PLANS.
- WINDOW MANUFACTURER TO PROVIDE ROUGH FRAME OPENING DIMENSIONS.
- WINDOW MANUFACTURER TO PROVIDE VERIFICATION THAT ALL WINDOW UNITS ARE IN ACCORDANCE WITH THE LATEST EDITION OF THE O.B.C.
- ALL OPENINGS TO HAVE 3-2x8" UNITS, UNLESS NOTED OTHERWISE.
- ATTIC ACCESS WILL BE INSTALLED. THE ACCESS PANEL WILL HAVE A MINIMUM OPENING OF 2'-1 1/2" x 36". ACCESS SHALL BE AS PER O.B.C. ARTICLE 9.19.2.1

FOUNDATION NOTES:

- CONCRETE TO BE MIN. 25 MPa @ 28 DAYS WITH A MAXIMUM SLUMP OF 3-1/2". SLAB AND FOUNDATION TO HAVE 6% AIR CONTENT.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH A MINIMUM OF 4'-0" COVER OR TO BE ON SOUND BEDROCK.
- CONCRETE FOR BASEMENT FLOOR SLAB TO BE 25 MPa @ 28 DAYS WITH A MAXIMUM SLUMP OF 3-1/2".
- 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%.
- BUILDER TO ENSURE THAT FOUNDATION EXTENDS A MINIMUM OF 0'-6" ABOVE FINAL GRADE.
- 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).
- ANCHOR BOLTS TO BE INSTALLED, 12.7mm @ 2400mm, AS PER OBC ARTICLE 9.23.6.1.
- 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:
 - ON THE INTERIOR OF THE FOUNDATION WALL.
 - IN THE EXTERIOR FACE OF THE FOUNDATION WALL.
 - PARTIALLY ON THE INTERIOR AND EXTERIOR, PROVIDED THAT THERMAL PERFORMANCE OF THE SYSTEM IS EQUIVALENT TO THAT PERMITTED IN (a) OR (b).

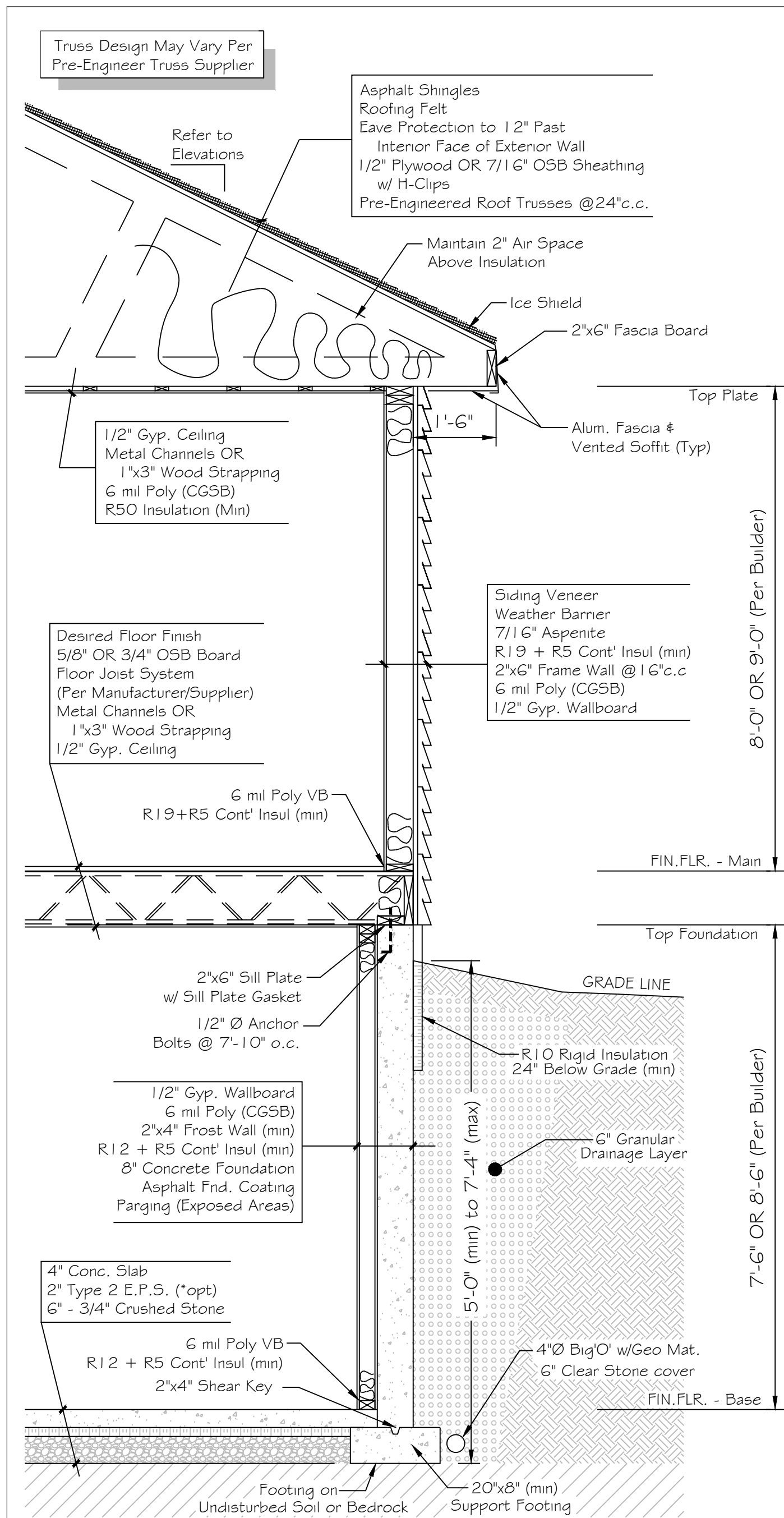


**10" to Frame Garage
Typ Section "B"**

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

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.

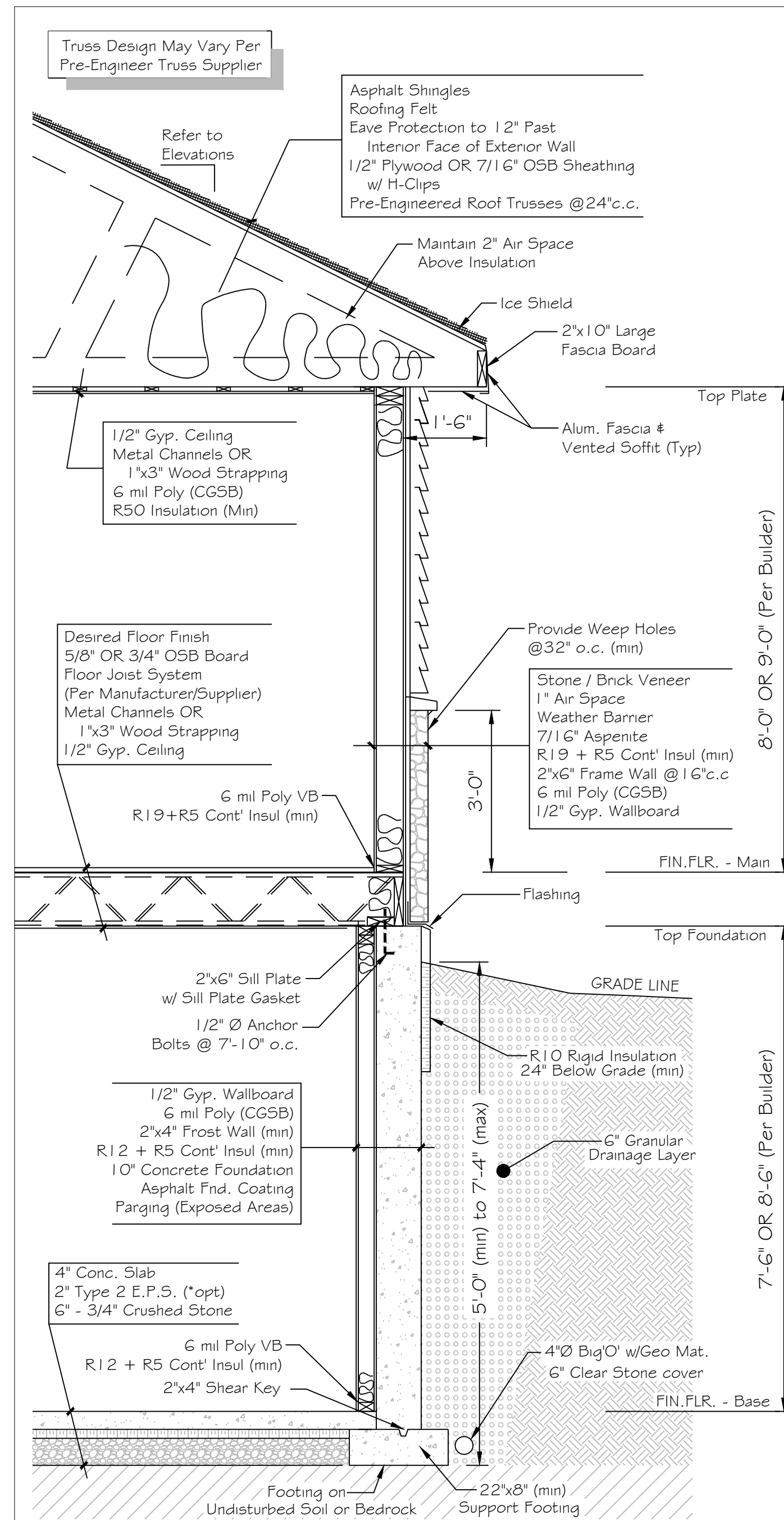


8" to Frame : Typ Section "C"

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

Plan Certification & Validation

If the Signature on this plan is not in ORIGINAL RED INK, then this plan is to be considered Preliminary or an Unauthorized Duplicate. Please Confirm with Annable Designs before using Unauthorized Plans for any purpose.



10" to Frame : Typ Section "D"

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

3	DTA	FEB 01-17	Updated per OBC Updates - Reissued for Development
2	DTA	NOV 23-16	Revised per Issued to Builder for Comment
1	DTA	SEPT 24-16	Revised per Issued to Builder for Comment
-	DTA	APR 21-16	Issued Preliminary Plans to Client for Review
#	By	Date of Rev.	Description of Revision
REVISIONS & RELEASES			
PROJECT:			

"The Austin"
Lot #6 15M-13

**MERRICK MILLS
LANDINGS**

**KAUSTIN
DEVELOPMENTS**

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.

DRAWING:

SECTIONS & DETAILS

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

576

SHEET NUMBER

A4

BCIN. NO. 42369

COMPLETION DATE: APRIL 2016

COMPUTER NO: 551-ARCH.DWG

BY: D. T. ANNABLE

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

R.v.3

ANNABLE DESIGNS
DAVID T. ANNABLE - DESIGNER