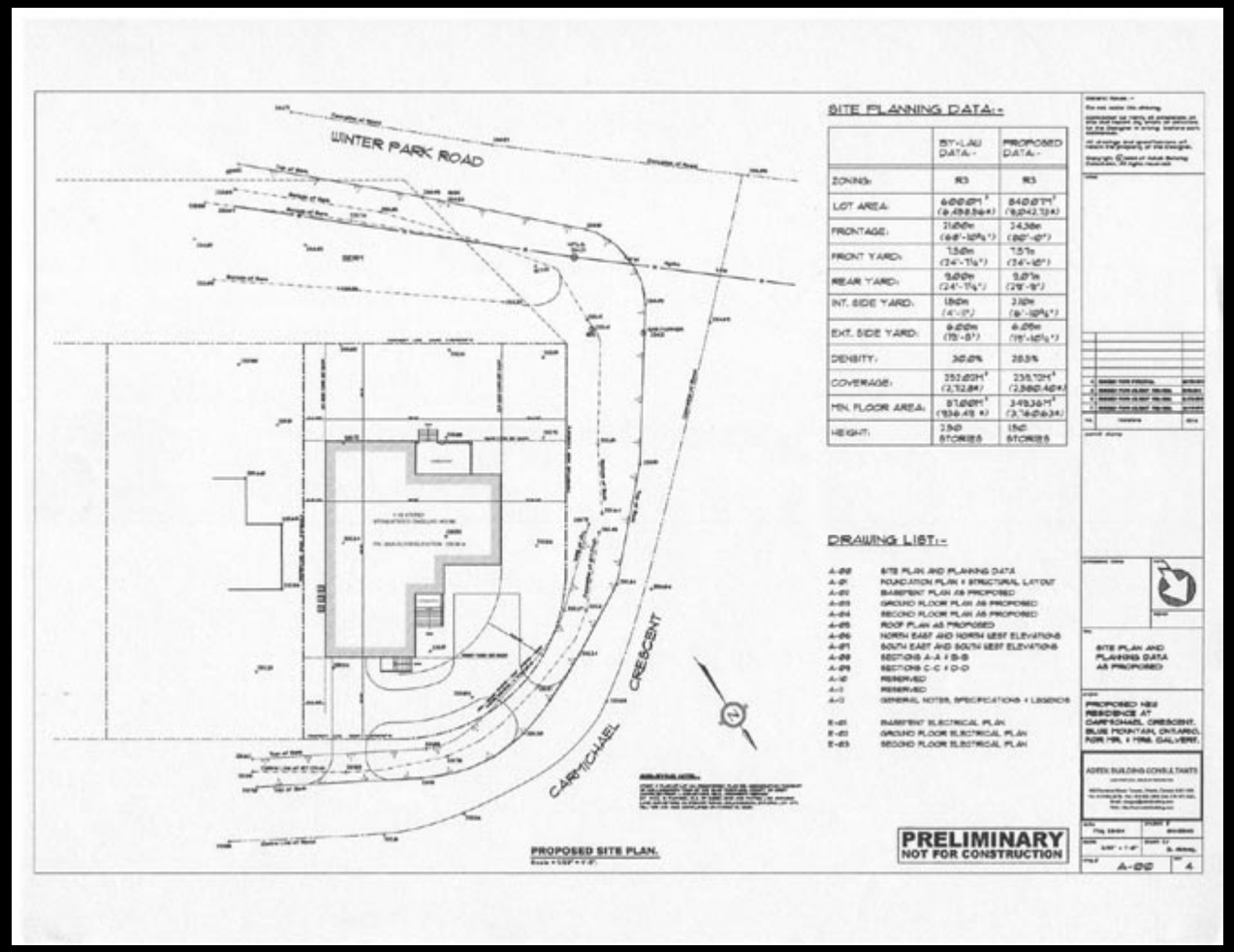
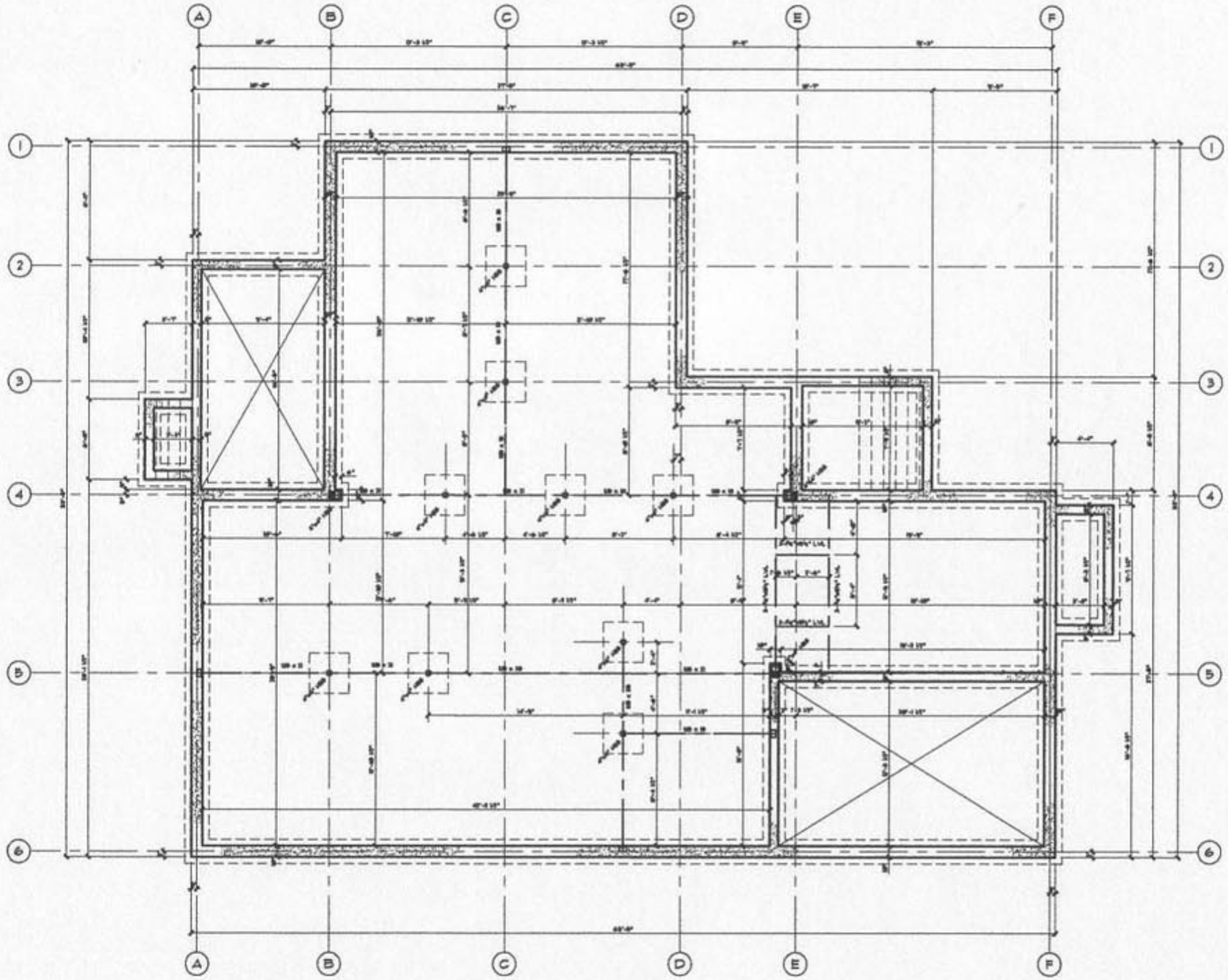
COTTAGE IN THE BLUE MOUNTAINS





PROPOSED FOUNDATION PLAN.

Scale = 1/4" = 1'-0".

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General Notes :-

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no.	revisions	date
1	ISSUED FOR PRICING.	2/28/04

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FOUNDATION PLAN & STRUCTURAL LAYOUT AS PROPOSED.

project

PROPOSED NEW RESIDENCE AT CARMICHAEL CRESCENT, BLUE MOUNTAIN, ONTARIO. FOR MR. & MRS. CALVERT.

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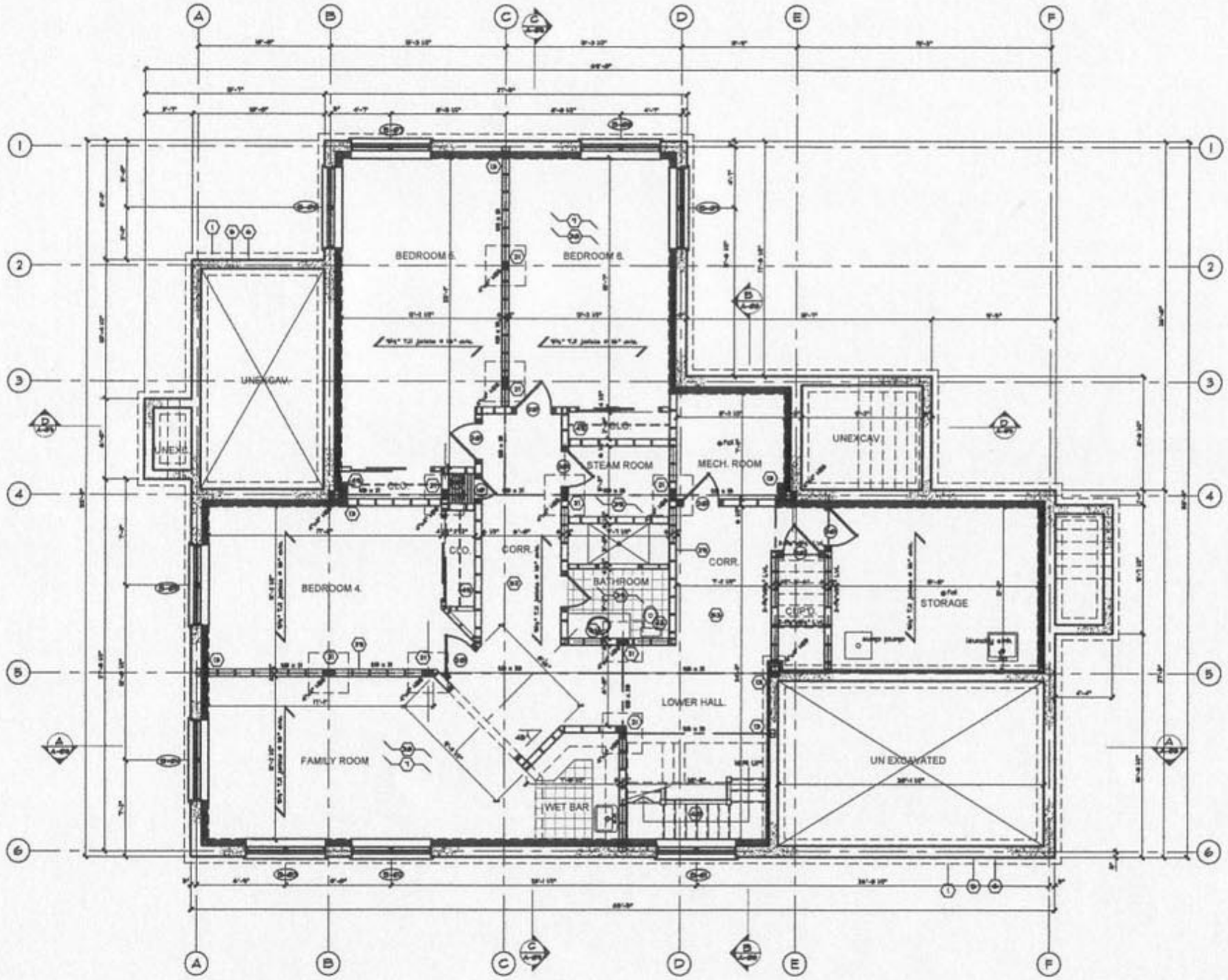
date Sept. 07/04	project # 04/09-43
scale 1/4" = 1'-0"	drawn by B. Aldney.
dwg # A-01	rev 1



PROPOSED BASEMENT PLAN.

Scale = 1/4" = 1'-0".

PRELIMINARY
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notes

no.	revisions	date
4	ISSUED FOR PROGRESS.	[illegible]
3	ISSUED FOR CLIENT REVIEW.	[illegible]
2	ISSUED FOR CLIENT REVIEW.	[illegible]
1	ISSUED FOR CLIENT REVIEW.	[illegible]

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BASEMENT PLAN
AS
PROPOSED

project

PROPOSED NEW
RESIDENCE AT
CARMICHAEL CRESCENT,
BLUE MOUNTAIN, ONTARIO.
FOR MR. & MRS. CALVERT.

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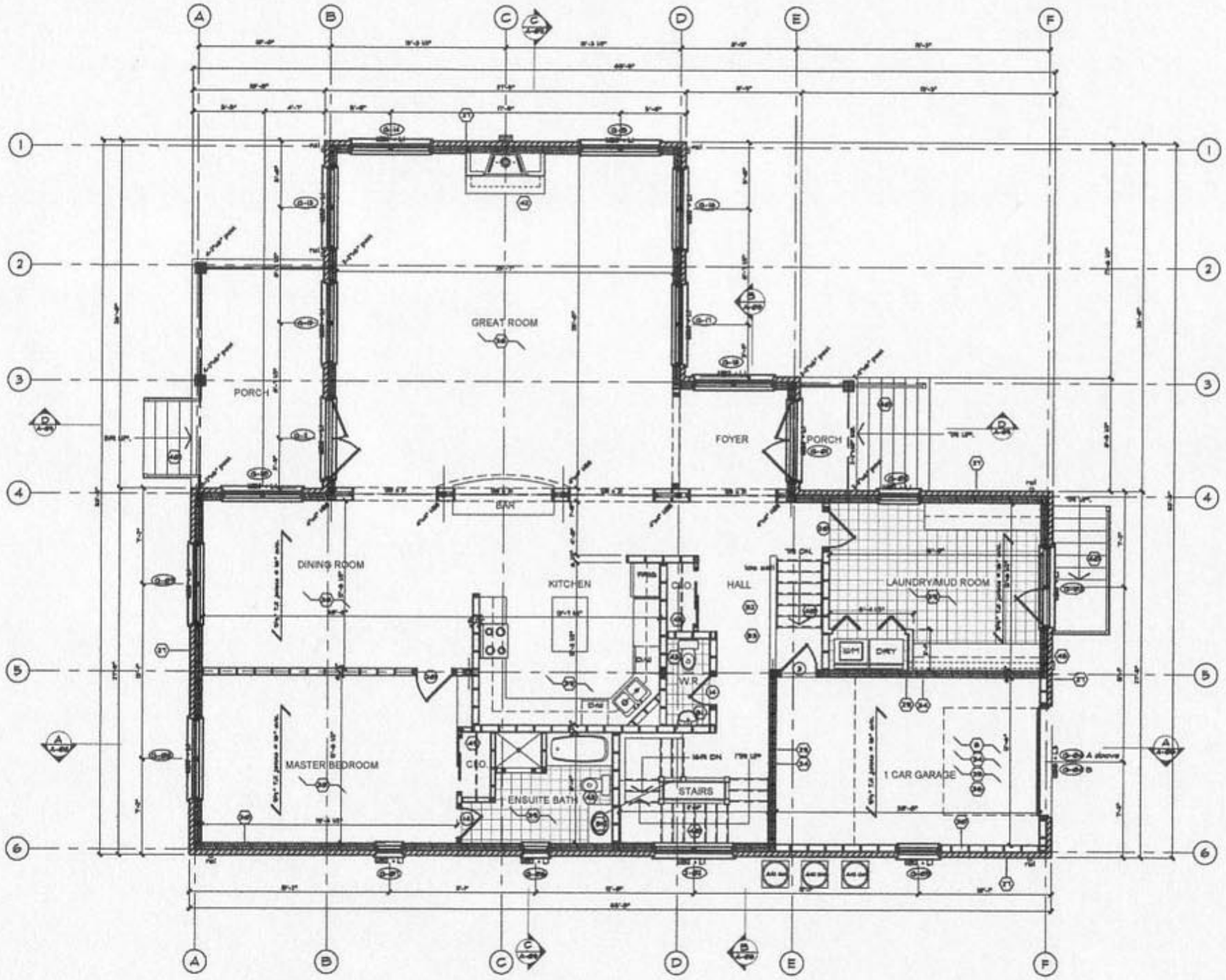
ARCHITECTURAL DESIGN & TECHNOLOGY
[illegible]

date: June 16/94	project #: 94/2543
scale: 1/4" = 1'-0"	drawn by: B. Abbey
dwg.# A-02	rev 4



PROPOSED GROUND FLOOR PLAN.

Scale = 1/4" = 1'-0".

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no.	revisions	date
4	ISSUED FOR PRICING.	09/06/24
3	ISSUED FOR CLIENT REVIEW.	6/5/24
2	ISSUED FOR CLIENT REVIEW.	6/25/24
1	ISSUED FOR CLIENT REVIEW.	6/14/24

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GROUND FLOOR PLAN AS PROPOSED

project

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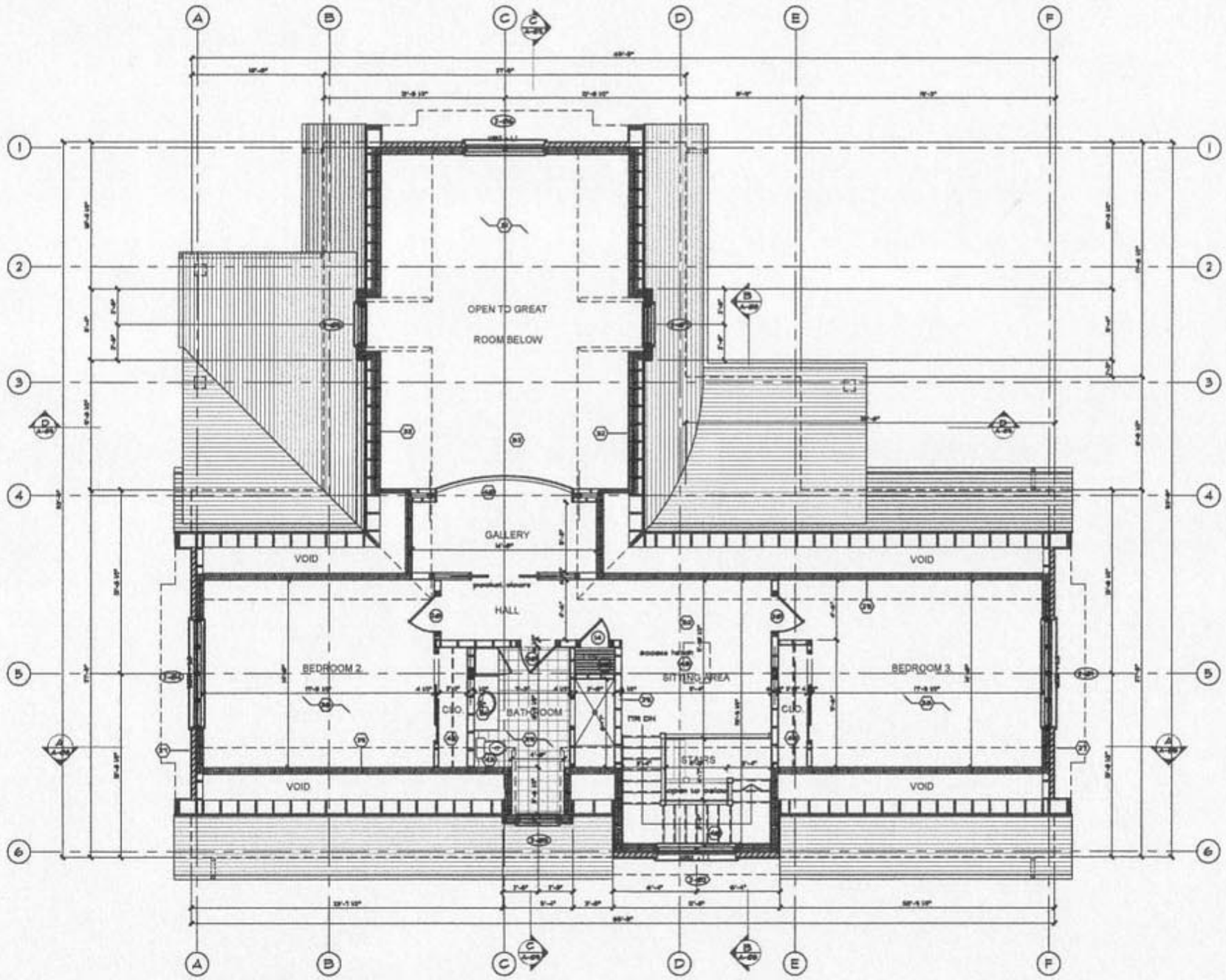
date: June 18/24	project #: 024/05-43
scale: 1/4" = 1'-0"	drawn by: B. Aldaney
dwg.# A-03	rev 4



PROPOSED SECOND FLOOR PLAN..

Scale = 1/4" = 1'-0".

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no.	revisions	date
4	ISSUED FOR PRICING	[illegible]
3	ISSUED FOR CLIENT REVIEW	[illegible]
2	ISSUED FOR CLIENT REVIEW	[illegible]
1	ISSUED FOR CLIENT REVIEW	[illegible]

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SECOND FLOOR PLAN AS PROPOSED

project

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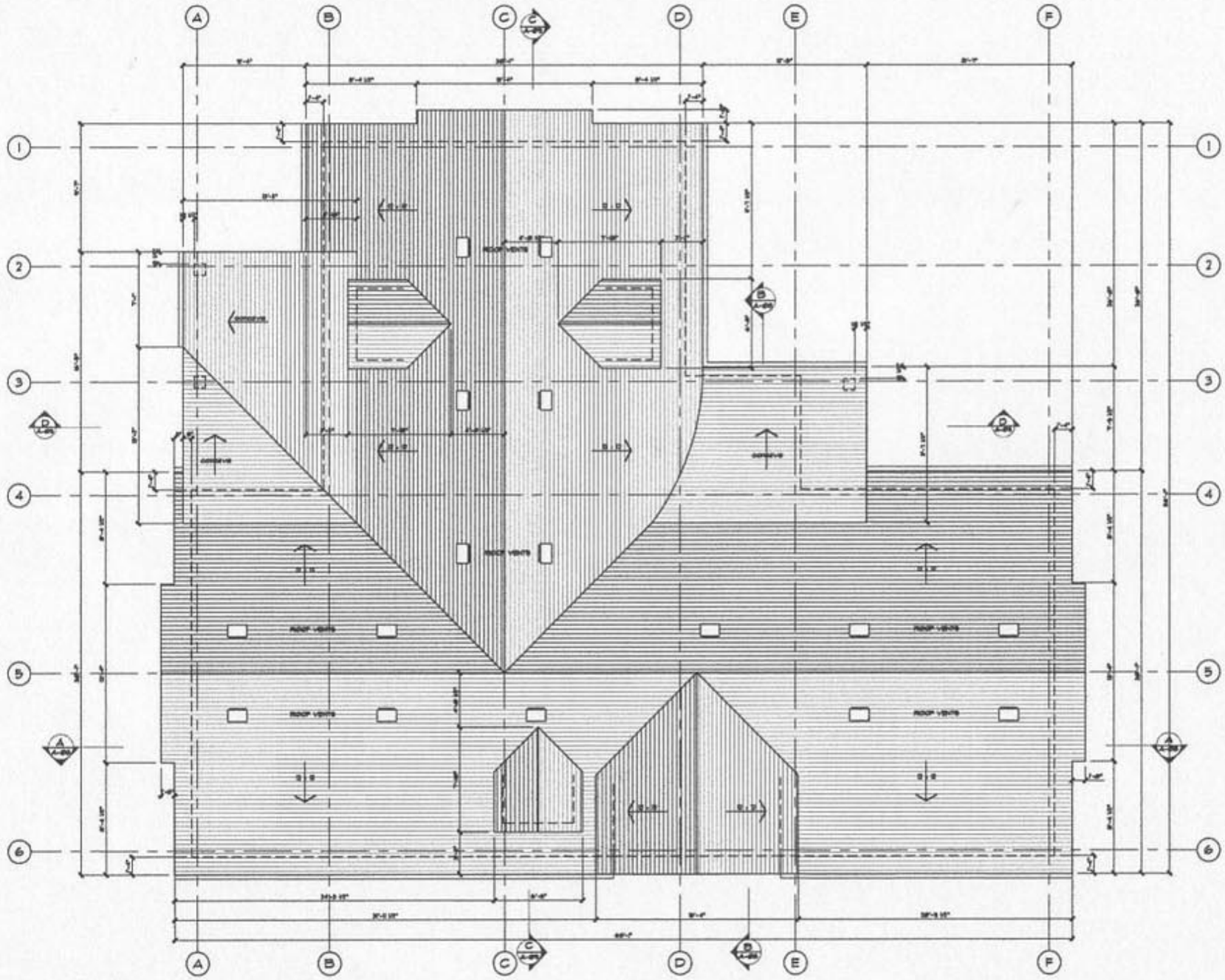
date: June 10/04	project #: 04-100-43
scale: 1/4" = 1'-0"	drawn by: B. Abiowy.
dwg.# A-04	rev 4



PROPOSED ROOF PLAN.

Scale = 1/4" = 1'-0".

PRELIMINARY
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no.	revisions	date
4	ISSUED FOR PRICING.	09/05/04
3	ISSUED FOR CLIENT REVIEW.	8/3/04
2	ISSUED FOR CLIENT REVIEW.	6/29/04
1	ISSUED FOR CLIENT REVIEW.	6/14/04

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title

ROOF PLAN
AS
PROPOSED

project

PROPOSED NEW
RESIDENCE AT
CARMICHAEL CRESCENT,
BLUE MOUNTAIN, ONTARIO.
FOR MR. & MRS. CALVERT.

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Web:- http://www.adtekbuilding.com

date: June 29/04	project #: 04/05-43
scale: 1/4" = 1'-0"	drawn by: B. Abney.
dwg.# A-05	rev 4

PROPOSED NORTH WEST ELEVATION.

Scale = 1/4" = 1'-0".

PROPOSED NORTH EAST ELEVATION.

Scale = 1/4" = 1'-0".

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no.	revisions	date
3	ISSUED FOR PRICING	06/30/04
2	ISSUED FOR CLIENT REVIEW	6/23/04
1	ISSUED FOR CLIENT REVIEW	6/15/04

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title

NORTH EAST + NORTH WEST ELEVATIONS AS PROPOSED

project

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Email:- design@adtekbuilding.com
Web:- http://www.adtekbuilding.com

date: June 28/04	project #: 04/09-43
scale: 1/4" = 1'-0"	drawn by: B. Abbey
dwg.#: A-06	rev: 3

PROPOSED SOUTH EAST ELEVATION.

Scale = 1/4" = 1'-0".

PROPOSED SOUTH WEST ELEVATION.

Scale = 1/4" = 1'-0".

PRELIMINARY
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no.	revisions	date
3	ISSUED FOR PERMIT	06/06/94
2	ISSUED FOR CLIENT REVIEW	05/05/94
1	ISSUED FOR CLIENT REVIEW	04/04/94

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SOUTH EAST & SOUTH WEST ELEVATIONS AS PROPOSED.

project

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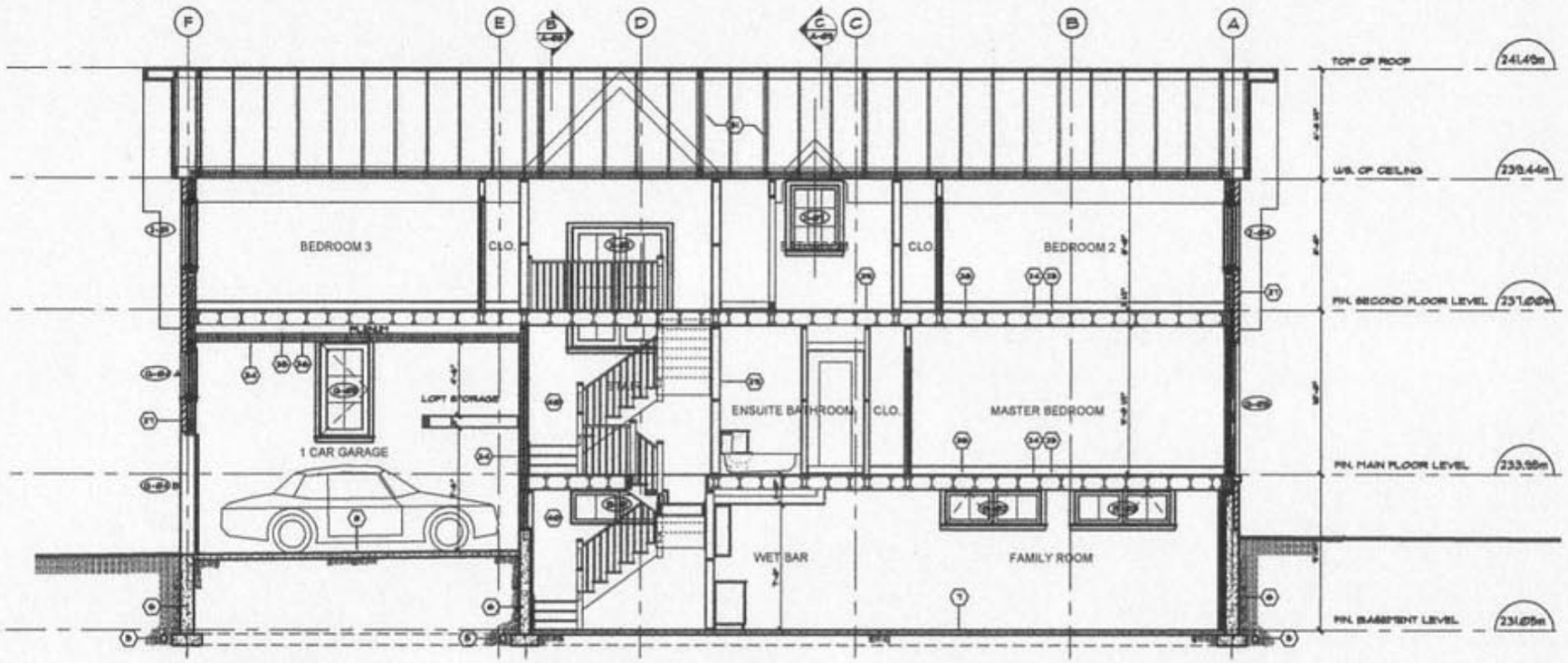
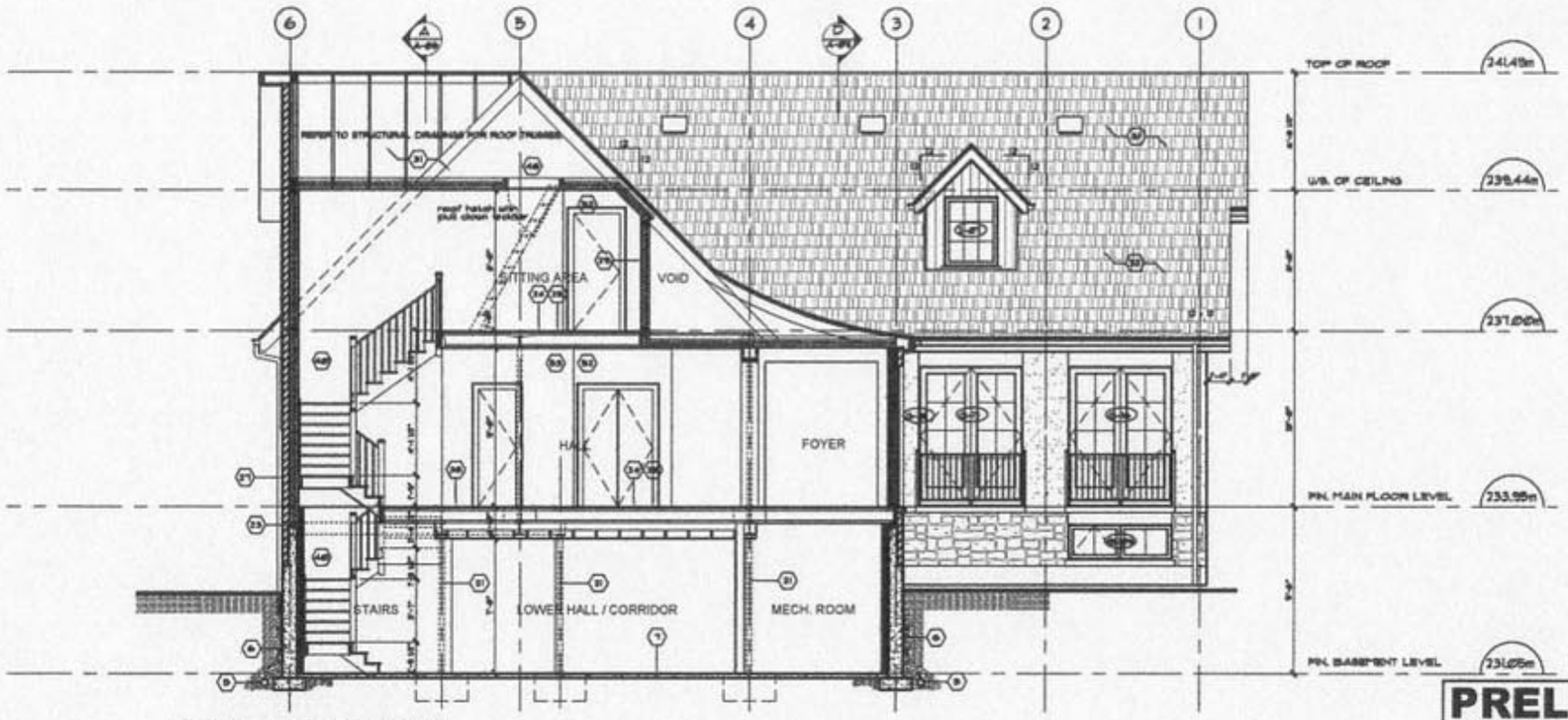
date: June 28/94	project # 94/09-43
scale: 1/4" = 1'-0"	drawn by: B. Mckay
dwg.# A-07	rev 3



PROPOSED SECTION A-A.

Scale = 1/4" = 1'-0".



PROPOSED SECTION B-B

Scale = 1/4" = 1'-0".

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no.	revisions	date
3	ISSUED FOR PERMITS	[illegible]
2	ISSUED FOR CLIENT REVIEW	[illegible]
1	ISSUED FOR CLIENT REVIEW	[illegible]

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SECTIONS A-A & B-B.
AS PROPOSED.

project

PROPOSED NEW
RESIDENCE AT
CARMICHAEL CRESCENT,
BLUE MOUNTAIN, ONTARIO.
FOR MR. & MRS. CALVERT.

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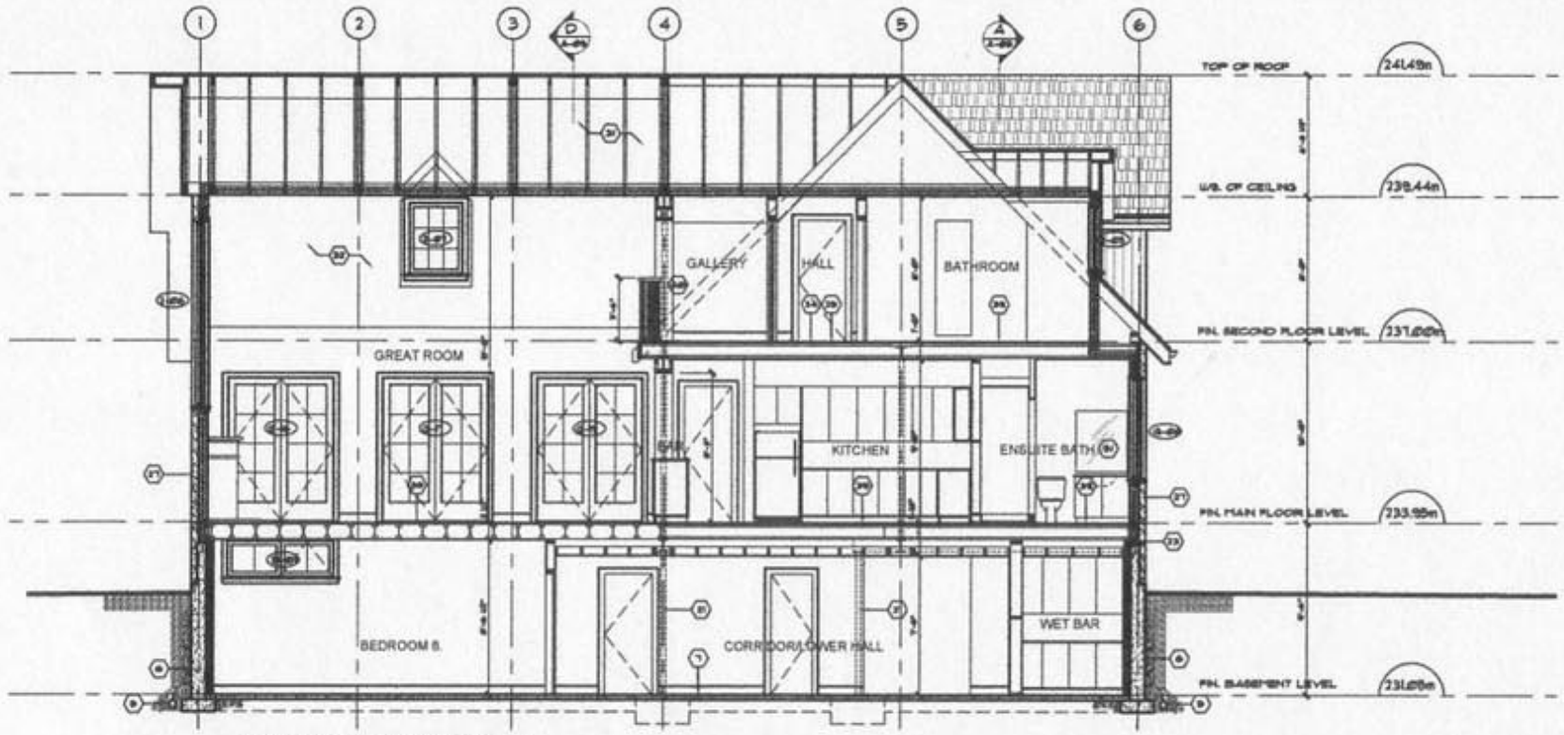
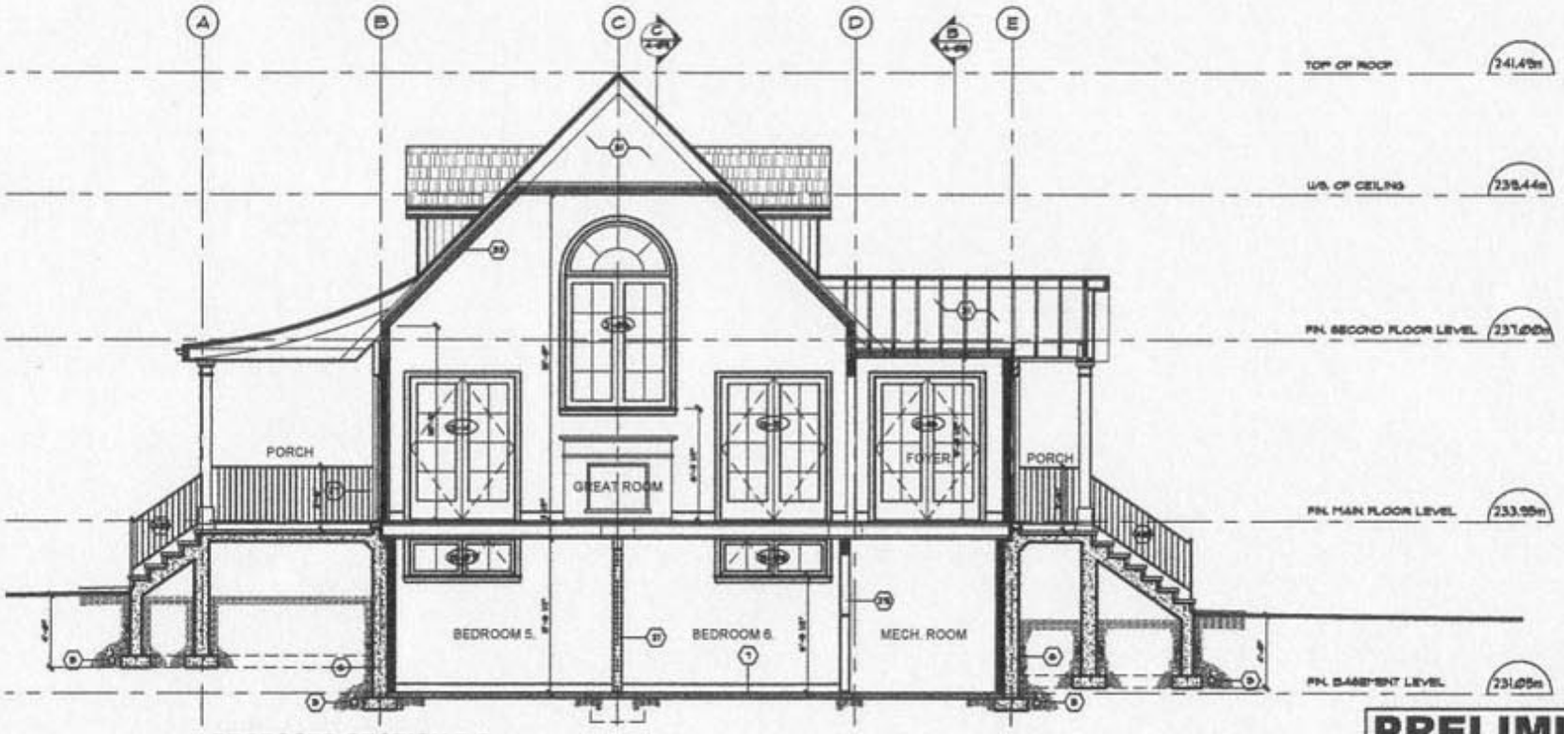
date: July 21/04	project #: 04/09-43
scale: 1/4" = 1'-0"	drawn by: B. Abloey.
dwg. #: A-08	rev: 3



PROPOSED SECTION C-C.

Scale = 1/4" = 1'-0".



PROPOSED SECTION D-D.

Scale = 1/4" = 1'-0".

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no.	revisions	date
2	ISSUED FOR PERMITS	10/29/04
1	ISSUED FOR CLIENT REVIEW	8/13/04

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SECTIONS C-C. & D-D.
AS PROPOSED.

project

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ADTEK BUILDING CONSULTANTS
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date: July 24/04	project # 04-ADB-43
scale: 1/4" = 1'-0"	drawn by: B. Alabney
dwg.# A-09	rev 2

CONSTRUCTION NOTES

Numbers in brackets following headings refer to sections in OBC 1997. The letters in brackets refer to general notes listed on the right side of the sheet.

(1) FOOTING FOR FOUNDATION WALL (9.15.3.1) (B) (C)

(Poured concrete footing for 2 storey masonry veneer houses shall be as follows. For 3 storey houses or where supported joist length exceeds 4.8m (16'-0"), or live load exceeds 2.4 kPa, (50psf.) refer to O.B.C.)

Width: Twice foundation wall thickness, minimum 300mm (1'-0") for 3 storey masonry veneer

Projection: Equal to projection from face of foundation wall - minus 50mm (2")

Depth: To bear on undisturbed/compacted soil minus 1.2m (4'-0") below grade.

FOOTING & INTERNAL CORNERS

Minimum 500 x 500 x 300 dp (20"x20"x12") concrete pads - hatched, or incorporated into strip footings, or as noted on plans.

(2) FOOTING FOR FIREPLACE (9.15.3) (B) (C)

Minimum thickness: 300mm (12")
Minimum projection: 300mm (12")

(3) FOOTING FOR BEARING/SEPARATE STUD PARTITION (9.15.3) (9.15.4.1) (B) (C)

(Interior poured concrete footing supporting 3 floors, for supporting 2 or more floors or where supported joist length exceeds 4.8m (16'-0") or live load exceeds 2.4 kPa, (50psf.) refer to O.B.C.)

Bond off plinn on 2 mil polyethylene sleepgrouting.

Use (%") diameter anchor bolts min. 150mm (6") in concrete @ 2400mm (7'-10") o.c. on 300mm (12") high masonry curb

Concrete strip footing min. 50mm (2") deep x 400mm (1'-4") wide.

(4) STEP FOOTINGS (9.15.3.1) (B) (C)

Horizontal step (minimum) = 600mm (2'-0")
Vertical step (maximum) = 400mm (1'-4")
Rough vertical step (max.) = 400mm (1'-4")

(5) FOUNDATION WALL DRAINAGE (9.14.3.1)

Drainage to be provided at bottom of every foundation wall containing building interior. Use one of the following drainage systems installed next to the exterior waterproofed surface of the foundation wall, extending to footing level.

a) not less than 100mm (4") sheet fibre insulation, b) not less than 100mm (4") free draining granular material, or
c) "Drainlok system or approved equivalent

WEEPING TILE (9.14.3)

100mm (4") diameter
1% slope to drain
300mm (12") granular cover

To extend around all outside footings including garages and to connect to city services.

(6) FOUNDATION WALL (9.15.1) (9.15.4.4) (C) (D)

Poured concrete or concrete block to conform to Table 9.15.4.1. See plans for size.

Trapped-out bituminous step-grouting or membrane waterproofing on exterior surface of wall

AT UNVENTED SPACES ADD:

No. 15 building paper
Min. R20 (7.04) batt insulation
6 mil polyethylene vapour barrier
Extend to minimum 24" below adjacent grade

AT VENTED SPACES ADD:

No. 15 building paper
Min. R20 (7.04) batt or rigid insulation
6 mil polyethylene vapour barrier
Gypsum board
Extend full-height for entire basement.

8" x 8" Lateral support piers to be provided in straight lengths of foundation walls exceeding 48 feet.

Engineered lateral support piers or reinforcing required for foundations exceeding maximum wall heights indicated in OBC Table 9.15.4.1

Foundation wall to extend to min. 150mm (6") above grade

Check foundation wall at garage doors, man-doors and hydro services.

Top of foundation wall can be reduced to 150mm (6") minimum for a height of 300mm (12") maximum

(7) BASEMENT FLOOR SLAB (9.16.1) (9.15) (B) (C)

Finished floor are underlay as required

50mm (2") concrete slab. Mesh reinforced.

50mm (2") crushed stone
Compacted or undisturbed soil

Provide barrier membrane where there is likely ground water pressure from under the slab.

Edge beams as shown on plan or as provided by a professional structural engineer.

Provide R20 (7.04) rigid heat ground perimeter of slabs on grade. Minimum 4'-0" wide.

Provide 2" clearance of soil insulation above slab

(8) GARAGE FLOOR SLAB (9.16.1) (9.15) (B) (C)

100mm (4") concrete slab.
Minimum 2% slope on slab.
5-8% or crushed concrete.
50mm (2") crushed stone.
Compacted or undisturbed soil.

Provide grease trap if planned.

Refer to OBC. 9.31.3. for required oil/gas control.

Edge beams as shown on plan or as provided by a professional engineer.

(9) SLAB ABOVE INTERIOR SPACE

Maximum span 1800mm (6'-0") each way.

Minimum thickness (6") reinforced concrete slab.

25 (%") diameter re-bar @ 300mm (12") o.c. between both ways.

Minimum bottom cover 50mm (2")

Garage slabs over habitable spaces to be designed by a professional engineer.

(10) SLAB ON GRADE (INTERIOR) (9.16.1) (9.3.1) (Table 9.3.1.1)

100mm (4") concrete slab on grade.
20-25 air entrained concrete.
50mm (2") crushed stone.

Compacted or undisturbed soil.

Edge beams as shown on plan or as provided by a professional engineer.

(11) PRECAST CONCRETE STEPS

(12) GRAVEL GRADE (9.16.1) (9.16.2.1)

Minimum vertical clearance 200mm (7-1/2")

Minimum ventilation to exterior 1/800 area

Ground cover of 50mm (2") asphalt.

a) 50mm (2") MPa Portland cement concrete
b) Type 'B' roll roofing over 50mm (2") crushed stone
c) 10 mil polyethylene over 50mm (2") crushed stone

(13) BEARING CONDITION STEEL BEAM ON MASONRY (9.23.9.3) (9.23.9.5) (C) (D)

Min. bearing 100mm (3½")

Provide 300mm x 300mm x 6mm (12" x 12" x ¼") steel plate on top of pier added to bottom of beam.

Non-shrink grout under bearing plate.

(14) BEARING CONDITION STEEL BEAM ON STEEL BEAM (9.23.9.3) (9.23.9.5)

Bend beam to bear fully on width of beam below. Minimum 50mm (2½") bearing

(15) BEARING CONDITION WOOD BEAM ON MASONRY (9.23.9.3)

Minimum bearing to be 50mm (2½")
Poured concrete or solid core concrete block. minimum depth 75" below beam

(16) BEARING CONDITION WOOD BEAM ON STEEL/ WOOD POST

Beam to bear fully on post below.

(17) BEARING CONDITION WOOD JOISTS ON WOOD OR MASONRY (9.23.9.3) (9.23.11) (9.23.9.5)

Minimum bearing to be 40mm (1½")

(18) BEARING CONDITION WOOD JOISTS ON STEEL BEAM (9.23.9.3) (9.23.9.5)

Bend beam to suit (see plan for size).

Beams to be dropped below joists unless otherwise noted.

Minimum bearing 40mm (1½").

All joists to be end restrained.

AT FLUSH BEAM :

38 x 38 (2" x 2") + bolted to side w/ 6mm (¼") + bolts @ 600mm (2'-0") o/c

Notes : Solid blocking to be provided between flush beam and parallel joists.

Joist hangers as required.

(19) BEARING CONDITION MASONRY VENEER ON STEEL BEAM

Bend beam to suit (see plan for size).

6.35mm x 300mm (¼" x 12") steel plate welded to bottom flange of beam.

(20) BEAM POCKET (9.23.2.2)

Line pocket with 6 mil polyethylene vapour barrier

Minimum 25mm (1") air space all sides

Provide bearing to suit and contain minimum 100mm (4") or full thickness, beyond end of beam.

(21) STEEL COLUMN (9.17.1) (B) (C)

50mm (2½") diam. x 6.35mm (¼") wall thickness steel pipe column on 4" x 4" x ½" HSS.

Welded top plate min. 100mm x 100mm x 6.35mm (4" x 4" x ¼") width of beam it supports.

Welded bottom plate 100mm x 100mm x 6.35mm (4" x 4" x ¼") min. secured to foundation wall or footing to avoid lateral movement.

Bearing on a 600mm x 600mm x 300mm min. (24" x 24" x 12") concrete footing
OR
300mm x 300mm (12" x 12") concrete pier, footing to be 300mm (12") projection and 12" depth. Depth to be increased for concentrated loads.

Column located in stud walls to be anchored to double studs each side with 38mm x 38mm (2"x2"x¼") strips welded to column and nailed to studs.

(22) WOOD POST (9.17.4) (B) (C)

Post members to match self (Minimum indicated on plans. Number of post members to equal number of beam members being supported. (see plans) unless otherwise indicated.

Separate post from concrete with 6 mil poly.

Post to be laterally supported

100mm x 100mm x 2400mm (3'0" x 3'0" x 8'0") concrete footing on foundation wall.

Provide equish (structural) blocking under all wood posts at all floor/ceiling junctions

(23) SILL PLATE (9.23.6) (9.23.7)

Grout top of foundation wall to be level. Min. 38mm x 89mm (2" x 4") wood plate cast in concrete or with gasket

Provide foam gasket or 6 mil poly. fill between perimeter joist and masonry foundation wall.

Use (%") diameter anchor bolts min. 150mm (6") in concrete @ 2400mm (7'-10") o.c.

(24) FLOOR FRAMING (9.23.9.3) (9.23.9.5)

Double floor joists under all parallel non-load bearing walls.

Provide blocking

Use floor framing to span than 2400mm (2'-4") diamond grade and run parallel to foundation wall, provided 40mm x 47.6mm (1½" x 1¾") steel crap anchors @ 1200mm (4'-0") o.c. lying across three joists to sill plate.

(25) CROSS BRIDGING (9.23.5.1)

All joists to be bridged with 38mm x 38mm (2" x 2") cross bridging or solid blocking at lengths (8'-0") maximum

(26) FRAME WALL CONSTRUCTION (9.23.3) (9.23.4)

Exterior finish as per elevations.

No. 15 building paper or "Tyvek" air barrier. Lapps to overlap all stud seam.

Use (%") air sealed sheathing

38mm x89mm(2" x 4")or 38mm(2"x2") x 6") wood studs. See plans for size. See table 9.23.10.1 for stud spacing.

Min. R20 (7.04) batt insulation

Provide double top plate on load bearing stud walls.

6 mil polyethylene vapour barrier.

Use (%") gypsum board.

"Tyvek" air barrier to be wrapped around exterior side of joist headers at junctions with exterior walls, and stud thin vapour barrier.

Notes re: Stucco finish system (EIFS)

Use only manufacturer installed and warranted rainscreen systems. These systems must include a continuous air barrier, a drainage plane which collects any water which has penetrated thru the wall and grooved insulation boards which channel this substantial water to the appropriate flashings.

(27) MASONRY VENEER CONSTRUCTION (9.20.1) / 9.23 / 9.20.3 / 9.20.5.3)

110x 4" brick. or stone veneer OR

Exterior stucco applied as per manufacturers' instructions on 4" concrete block.

100mm 20mm (7") air space.

20mm x 70mm x 40.7mm (7" x 3" x 32 GA) metal masonry ties spaced:

Horizontally 400mm (16") o.c.
Vertically 400mm (16") o.c.

No. 15 building paper or "Tyvek" air barrier. Lapps to overlap all stud seam.

Use (%") exterior sheathing.

38mm x 89mm (2"x 4") or 38mm x 140mm (2" x 6") wood studs. See plans for size and see table 9.23.10.1 for stud spacing.

Min. R20 (7.04) batt insulation

Provide double top plate on load bearing stud walls.

6 mil polyethylene vapour barrier.

Use (%") gypsum board.

Weep holes @ 800mm (32") o.c. bottom course and over openings.

Provide base flashing up min. 150mm (6") behind building paper.

"Tyvek" air barrier to be wrapped around exterior side of joist headers at junctions with exterior walls, and stud thin vapour barrier.

(28) WALL CONSTRUCTION @ GARAGE

110x 4" brick. or stone veneer OR

Exterior stucco applied as per manufacturers' instructions on 4" concrete block.

20mm (7") air space.

20mm x 70mm x 40.7mm (7" x 3" x 32 GA) metal masonry ties
OR
Exterior siding as per elevations.

No. 15 building paper or "Tyvek" air barrier. Lapps to overlap all stud seam.

Use (%") exterior sheathing.

38mm x 89mm (2" x 4") wood studs. See table 9.23.10.1 for stud spacing.

Use (%") gypsum board.

Weep holes @ 800mm (32") o.c. bottom course and over openings.

(29) INTERIOR STUD PARTITION (9.23.10) (9.23.3)

(2" x 4" or 3" x 6") studs (see plan for size)

See Table 9.23.10.1 for stud spacing.

Provide double top plate on load bearing stud walls.

(30) FIRE STOPS (9.10.9.)

Provide horizontal blocking between studs in all walls.

(31) ROOF CONSTRUCTION - PITCHED (9.23) (9.26) (9.23.3)

No. 250 self-seal asphalt shingles (as per elevation). Use starter strip 30" reverse shingles.

Install building paper + perimeter. Lapps to overlap for shed water.

Use (%") exterior grade plywood with ½" clips.

Roof structure as per plan.

Batt insulation minimum R20 (7.04)

6mil polyethylene vapour barrier

Use (%") gypsum board

Ridge boardless and top or valley rafters to be 50mm (2") deeper than common rafters and a minimum of 38mm (1½") thick.

Galvanized metal seam valley flashing min. width 500mm (20"-0").

No. 30 felt serve protection starting at fascia and up around min. 1m (3'-0") beyond inside face of exterior wall.

4" eavestrough with 1% slope to drain pipes.

7" x 6" pre-finished aluminum fascia and soffit.

Attic ventilation to be 1/300 of insulated ceiling area with 50% at eaves.

(32) ROOF CONSTRUCTION CATHEDRAL CEILING (9.23.3) (9.23.3.1)

No. 250 self-seal asphalt shingles (as per elevations). Use starter strip 30" reverse shingles.

Install building paper + perimeter. Lapps to overlap for shed water.

Use (%") exterior grade plywood with ½" clips except as required for site or other heavy roofing.

Roof structure as per plan.

R20 (7.04) (approx) insulation or equal foam-in-place insulation in entire cavity

6mil polyethylene vapour barrier

Use (%") gypsum board

Ridge boardless and top or valley rafters to be 50mm (2") deeper than common rafters and a minimum of 38mm (1½") thick.

Galvanized metal seam valley flashing min. width 500mm (20"-0").

Provide eavestrough with 1% slope to down pipes.

7" x 6" pre-finished aluminum fascia and soffit.

Ventilation to be 1/300 of insulated ceiling area with 50% at eaves and soffit vents. Ventilation may be 1/500 of insulated ceiling area if roof slope is less than 1:6

(33) ROOF CONSTRUCTION - FLAT ROOF (9.26.1) (9.26.5.1)

4-ply built-up roofing with min. 1:50 (¼"/ft.) slope.

Perimeter gravel stop and flashing.

Use (%") exterior grade sheathing with ½" clips.

38mm x 38mm (2" x 2") purlins @ 600mm (2'-0") o.c. + 50" to framing.

Roof structure as per plan.

R20 (7.04) (approx) 25x polyethylene foam or equal insulation in entire joist cavity

6 mil polyethylene vapour barrier.

Use (%") gypsum board.

Ventilation to be 1/300 of insulated ceiling area raised using vents under minimum soffit vent.

(34) GARAGE/HOUSE SEPARATION (9.10.9.10) (9.10.9.11) (9.10.9.15)

Use (%") drywall on walls, 2 layers 15mm (%") drywall on ceiling between garage and house. Drywall on ceiling to be staggered with joints not overlapping. Joints to be taped and sealed.

R20 (7.04) (min) batt insulation in walls with vapour barrier.

R20 (7.04) (min) batt insulation in ceiling with vapour barrier.

Door gasketed with self closer and weather stripping. Door to garage should not be considered as a room intended for sleeping.

All ducts over unheated spaces to be taped, insulated with min. R20 (7.04) and gasketed.

(35) FLIGHT CONDITION (9.10.9.11) (Table 9.10.9.1.4)

Finished floor no less (%") 7.15 underfloor.

6 mil polyethylene vapour barrier.

Floor joists (see plan for size).

R20 (7.04) (approx) insulation or equal foam-in-place insulation

Use (%") drywall. Joints taped and sealed.

Gas proof % over garage

(36) RUNNED IN DUCTS

50mm x 50mm (2" x 2") wood strapping.

Insulate duct with minimum R20 (7.04)

Use (%") drywall. Joints taped and sealed and gas proofed when duct runs through garage.

(37) FLOOR EXPOSED TO UNHEATED SPACE (9.36.3.1)

Floor joists as per plan.

6 mil continuous polyethylene vapour barrier.

Minimum R20 (7.04) batt insulation or approx.

6mm (%") exterior grade plywood or aluminum soffit.

(38) CARPET/VINYL/HARDWOOD FINISHED FLOOR (9.29.5.1)

Finished flooring.

15mm(½") underlay for vinyl floor only

15mm (%") T&G ply subfloor

Floor joists (see plan for size).

Use (%") gypsum board.

(39) CERAMIC/MARBLE FINISHED FLOOR (9.29.5.1)

Finished flooring.

Suitable adhesive or mortar.

%" T&G ply subfloor screw to joists + 30" are

Floor joists (see plan for increased joist depth and/or reduced joist spacing to accommodate extra dead load)

Use (%") gypsum board

(40) STAIRS INTERIOR/EXTERIOR (9.8.)

Maximum rise	200mm (7%")
Minimum run	240mm (9%")
Minimum tread	235mm (9%")
Minimum nosing	25mm (1")
For curved stairs:	
Average run	360mm (14%")
Minimum run	150mm (5%")
Maximum rise	300mm (11%")
Minimum headroom (interior)	1950mm (6'-5")
Minimum headroom (exterior)	1950mm (6'-5")
Minimum width	860mm (2'-10")

For interior/exterior railing heights see 9.8.7 and 9.8.8.

Railing picket spacing max. 100mm (4")

(41) CLASS 'B' VENT (9.21.)

Conform to CAN/CSA-S640-M

Roof slopes up to 9/12 - Minimum 600mm (2'-0") above point of contact with roof.

For other slopes see chart on standard detail sheet.

(42) COMBUSTION AIR FOR FIREPLACES (9.32.3) (9.32.3.)

100mm (4") combustion air intake duct to exterior required.

(43) BARBECUE EXHAUST VENT (9.32.3.1) (9.34.3.5)

Vent mechanically directly to exterior.

Provide air change per hour as required.

Tape and insulate with minimum R20 (7.04) where duct passes through cold spaces.

Provide exterior soil cap c/w bug screen.

(44) VENTILATION REQUIREMENTS (9.32.3.)

A mechanical ventilation system is required to have a capacity to exhaust inside air or introduce outside air at a rate of not less than stated in table 9.32.3.A. in OBC.

(45) DRYER VENT

Vent directly to outside through wall.

Provide exterior soil cap c/w bug screen.

(46) STEP FLASHING (9.36.4.7.3)

Minimum horizontal dimension 75mm (3").

Lap exterior flashing minimum 100mm (4") vertically.

(47) FIREPLACE CHIMNEY (9.20) (9.21) (9.36.4.1)

Not less than 600mm (2'-0") above the roof or structure within 3m (10'-0") of the chimney.

Minimum 300mm (12") of flue liner above top of chimney can be included in height calculation.

Chimney outside required share width of chimney minimum 150mm (6") flexible i.e. ceramic tile width of chimney.

Chimney height not to exceed 3.0m (10'-0") above last point of support without additional bracing.

(48) ATTIC HATCH (9.10.)

500mm x 700mm (24" x 30")

Weather stripping.

Insulated cover or cover

(49) CLOSETS

Minimum 600mm (2'-0") clear inside.

Closets to have metal rod with wood shelf minimum 300mm (1'-0") deep.

(50) LINEN CLOSET

Minimum 400mm (1'-4") deep inside.

4 shelves min. spaced + 450mm (1'-6") vertically.

(51) VANITY MIRROR

(52) SMOKE ALARM (9.10.19)

Smoke alarms must be installed on every floor level near entry connecting floor levels and near all bedrooms. Alarms with low powered with a sealed permanent electrical line and should have battery backup. Alarms must be linked when more than one is required so that if one is activated, all alarms will sound.

(53) GARBOX MUNICIPAL DETECTOR

Minimum one carbon monoxide detector per floor. Also places in rooms with solid fuel burning appliances.

(54) DOOR TO GARAGE

35mm x 35mm (1" x 1") inside.

Pressure treated wood stringers.

Concrete pad + footings.

Concrete pad to rest on gravel bed.

No. of risers determined by finished grade.

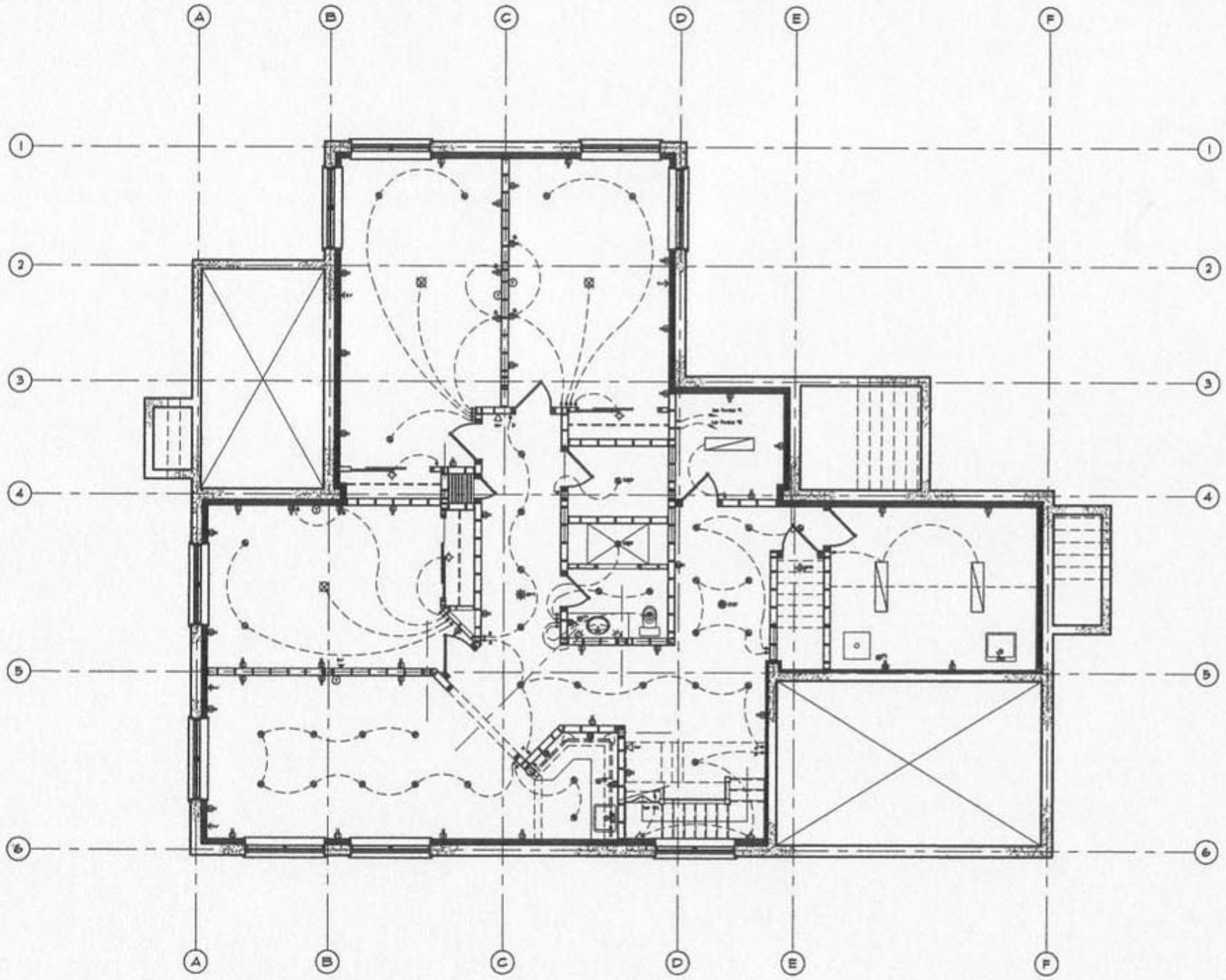
(55) WOOD DOOR CONSTRUCTION (9.5.1)

Bond cladding + ties (%") spacing + 90" to joists.

Pressure treated wood joists (see plan for size).

Wood support beam (see plan for size).

Minimum nominal 50" x 50" (2" x 2") wood post (2) 2 Nominal 50" x 50" (2" x 2") wood post (2) 2 Nominal 50" x 50" (2" x 2") wood post (2) 2



PROPOSED BASEMENT ELECTRICAL PLAN.

Scale = 1/4" = 1'-0".

Electrical Legend

- CO — Carbon Monoxide Detector
- SD — Smoke Detector
- Mechanical Fan
- Light Fixture - Ceiling Mounted
- Light Fixture - Wall Mounted
- Light Fixture - Wall Washer
- PC — Light Fixture - Pull Chain
- Light Fixture - Recessed Pot
- F — Undercupboard Fluorescent Fixture
- Undercupboard Microwave c Hood
- 2x4 — 2" x 4" Fluorescent Fixture
- 1x4 — 1" x 4" Fluorescent Fixture
- Switch
- 3-way Switch
- 4-way Switch
- Timer
- D — Dimmer
- Garage Door Opener
- Split Circuit
- Duplex Outlet @ 12"
- Duplex Outlet @ 42"
- Picture Outlet @ 72"
- GFI — Ground Fault Outlet
- DW — Dishwasher Outlet
- WP — Weatherproof Duplex Outlet
- HD — Heavy Duty Outlet 220V/30amp
- Floor Mounted Outlet
- Computer Dedicated Outlet
- Computer Dedicated Floor Mounted Outlet
- Heat Lamp - Ceiling Fixture
- CV — Central Vacuum
- TV — Television Cable
- T — Telephone Jack
- Door Chimes
- Thermostat

Note : Centre all ceiling fixtures unless otherwise specified.

Electrical must not be roughed in less than 6" from rough openings or corners unless site approved by Designer

NOTE:-

All interior recessed pot lights to be 5" diam. halogen. Fixtures to be selected by Client.

All exterior recessed pot lights to be 7" diam. incandescent. Fixtures to be selected by Client.

PRELIMINARY
NOT FOR CONSTRUCTION

General Notes :-

Do not scale this drawing.

Contractor to verify all dimensions on site and report any errors or omissions to the Designer in writing before work commences.

All drawings and specifications will remain the property of the Designer.

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no.	revisions	date
2	ISSUED FOR PRICING	10/9/04
1	ISSUED FOR REVIEW	9/27/04

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BASEMENT
ELECTRICAL PLAN
AS PROPOSED

project

PROPOSED NEW RESIDENCE AT CARMICHAEL CRESCENT, BLUE MOUNTAIN, ONTARIO, FOR MR. & MRS. CALVERT.

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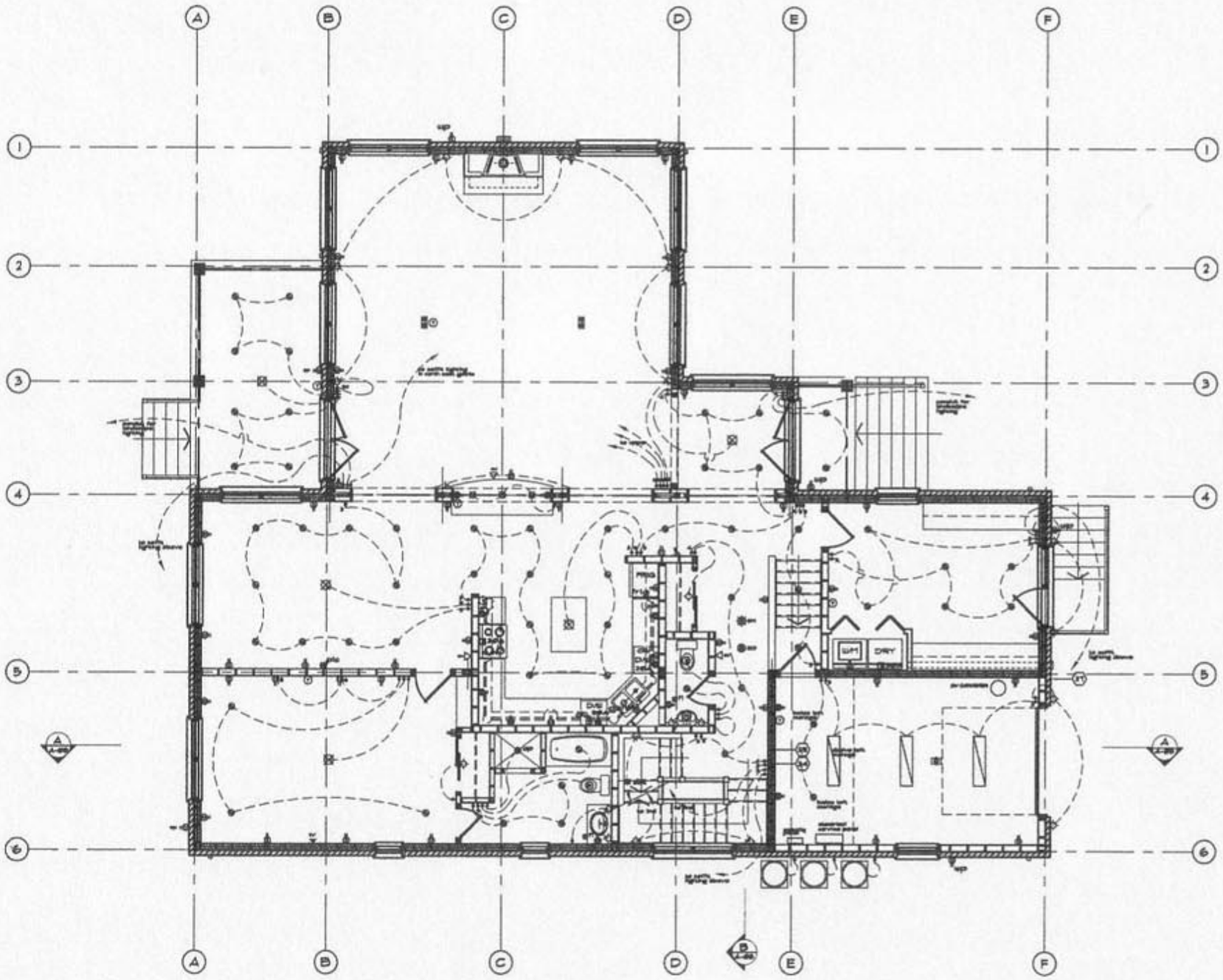
date: Sept. 10/04	project # 04-109-43
scale: 1/4" = 1'-0"	drawn by: B. Alabany
dwg # E-01	rev 1



PROPOSED GROUND FLOOR ELECTRICAL PLAN.

Scale = 1/4" = 1'-0".

Electrical Legend

- CO — Carbon Monoxide Detector
- SM — Smoke Detector
- Mechanical Fan
- Light Fixture - Ceiling Mounted
- Light Fixture - Wall Mounted
- Light Fixture - Wall Washer
- Light Fixture - Pull Chain
- Light Fixture - Recessed Pot
- F — Undercupboard Fluorescent Fixture
- MW — Undercupboard Microwave + Hood
- 2" x 4" Fluorescent Fixture
- 1" x 4" Fluorescent Fixture
- Switch
- 3-way Switch
- 4-way Switch
- Timer
- D — Dimmer
- Garage Door Opener
- Split Circuit
- Duplex Outlet @ 12"
- Duplex Outlet @ 42"
- Picture Outlet @ 72"
- GF — Ground Fault Outlet
- DW — Dishwasher Outlet
- WP — Weatherproof Duplex Outlet
- HD — Heavy Duty Outlet 220V/30amp
- Floor Mounted Outlet
- Computer Dedicated Outlet
- Computer Dedicated Floor Mounted Outlet
- Heat Lamp - Ceiling Fixture
- CV — Central Vacuum
- TV — Television Cable
- T — Telephone Jack
- Door Chimes
- Thermostat

Note : Centre all ceiling fixtures unless otherwise specified.

Electrical must not be roughed in less than 6" from rough openings or corners unless site approved by Designer

NOTE:-

All interior recessed pot lights to be 5" diam. halogen. Fixtures to be selected by Client.

All exterior recessed pot lights to be 7" diam. incandescent. Fixtures to be selected by Client.

PRELIMINARY
NOT FOR CONSTRUCTION

General Notes ::

Do not scale this drawing.

Contractor to verify all dimensions on site and report any errors or omissions to the Designer in writing before work commences.

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2	ISSUED FOR PRICING	10/09/04
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GROUND FLOOR ELECTRICAL PLAN AS PROPOSED

project

PROPOSED NEW RESIDENCE AT CARMICHAEL CRESCENT, BLUE MOUNTAIN, ONTARIO. FOR MR. & MRS. CALVERT.

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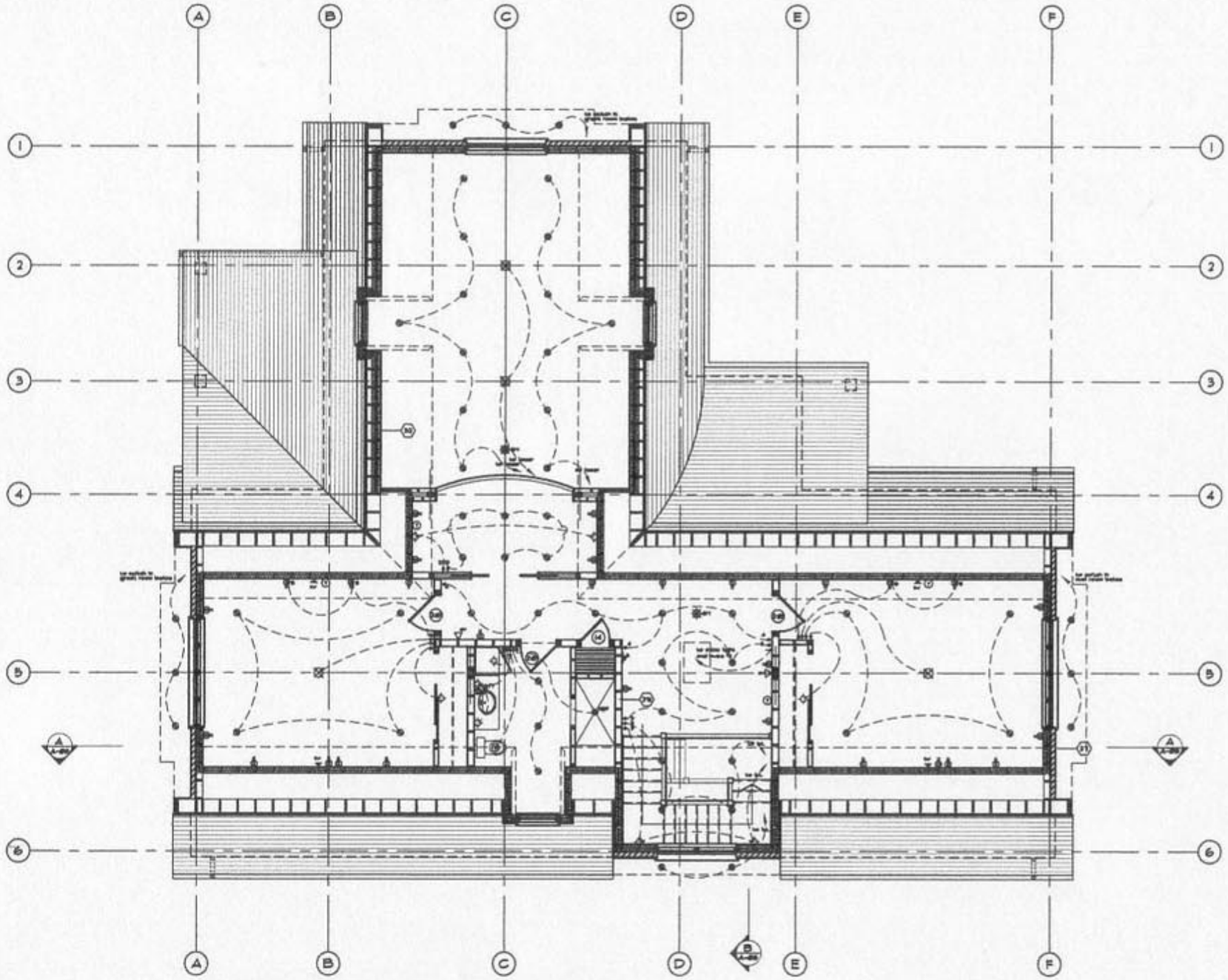
date Sept. 10/04	project # 04/09-43
scale 1/4" = 1'-0"	drawn by B. Aleksy
dwg # E-02	rev



PROPOSED SECOND FLOOR ELECTRICAL PLAN..

Scale = 1/4" = 1'-0".

Electrical Legend

- CO — Carbon Monoxide Detector
- SD — Smoke Detector
- Mechanical Fan
- Light Fixture - Ceiling Mounted
- Light Fixture - Wall Mounted
- Light Fixture - Wall Washer
- Light Fixture - Pull Chain
- Light Fixture - Recessed Pot
- Undercupboard Fluorescent Fixture
- Undercupboard Microwave c Hood
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- Computer Dedicated Floor Mounted Outlet
- Heat Lamp - Ceiling Fixture
- Central Vacuum
- Television Cable
- Telephone Jack
- Door Chimes
- Thermostat

Note : Centre all ceiling fixtures unless otherwise specified.

Electrical must not be roughed in less than 6" from rough openings or corners unless else approved by Designer

NOTE:-

All interior recessed pot lights to be 5" diam. halogen. Fixtures to be selected by Client.

All exterior recessed pot lights to be 7" diam. incandescent. Fixtures to be selected by Client.

PRELIMINARY
NOT FOR CONSTRUCTION

General Notes ::

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SECOND FLOOR ELECTRICAL PLAN AS PROPOSED

project

PROPOSED NEW RESIDENCE AT CARMICHAEL CRESCENT, BLUE MOUNTAIN, ONTARIO. FOR MR. & MRS. CALVERT.

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date: 6sept. 16/04	project #: 04/09-43
scale: 1/4" = 1'-0"	drawn by: B. Abbey.
dwg.# E-03	rev