TITLE PAGE **GENERAL NOTES** FOUNDATION & BASEMENT PLANS GROUND & SECOND FLOOR PLANS **ELEVATIONS ELEVATIONS ROOF PLAN BUILDING SECTIONS** Α9 **BUILDING SECTION** A10 DETAILS A11 BASEMENT SUITE FIRE SAFETY PLAN

**DRAWING LIST** A1 SCALE: = N.T.S.

	INTERIOR	DOOR SCHEDULE		
KEY MARK	LOCATION	DOOR SIZE	HEIGHT	R.O.
ID1	GYM 001 20 MIN. RATED DOOR	2'-6"	6'-8"	32" X 82
ID1a	GYM 001 STEEL INSUL DOOR	2'-8"	6'-8"	34" X 82
ID1b	BEDROOM 003 (SUMP CLOSET)	2'-4"	6'-8"	30" X 82
ID2	GYM 001	2'-8"	6'-8"	34" X 82
ID3	BEDROOM 003 (CLOSET)	2'-8"	6'-8"	34" X 82
ID4	BEDROOM 003	2'-6"	6'-8"	32" X 82
ID5	BEDROOM 003	(2) 2'-6" DOORS	6'-8"	64" X 82
ID6	BATHROOM	2'-4"	6'-8"	30" X 82
ID7	HALL 004 (CLOSET)	2'-6"	6'-8"	32" X 82
ID8	HALL 004	2'-8"	6'-8"	34" X 82
ID9	POWDER 005	2'-4" (POCKET)	6'-8"	60" X 82
ID10	BEDROOM 007	2'-6"	6'-8"	32" X 82
ID11	BEDROOM 007 (CLOSET)	(2) 2'-6" DOORS	6'-8"	64" X 82
ID12	HALL 004 (CLOSET)	5'-0" SLIDING DOORS	6'-8"	64" X 82
ID12b	DINING/LIVING 009	6'-0" BI-FOLD ON TRACK	6'-8"	68" X 80
ID13	HALL 010 (LINEN)	2'-0"	6'-8"	26" X 82
ID14	UTILITY 011 20 MIN. RATED DOOR	2'-8"	6'-8"	34" X 82
ID15	HALL 010 (CLOSET)	2'-0"	6'-8"	26" X 82
ID16	LAUNDRY 012	2'-8"	6'-8"	34" X 82
ID17	POWDER 103	2'-6"	6'-8"	32" X 82
ID18	CLOAK 104	2'-6"	6'-8"	32" X 82
ID19	CLOAK 104 (CLOSET)	(2) 2'-6" DOORS	6'-8"	64" X 82
ID20	STUDY 105	2'-6"	6'-8"	32" X 82
ID21	DINING 106 (STORAGE)	2'-0"	4'-6"	26" X 56
ID22	DINING 106 (CLOSET)	2'-0"	6'-8"	26" X 82
ID23	MASTER BEDROOM 116	2'-6"	6'-8"	32" X 82
ID24	CLOSET 117	2'-6"	6'-8"	32" X 82
ID25	LAUNDRY 113	2'-8"	6'-8"	34" X 82
ID26	MASTER 116 (LINEN)	2'-0"	6'-8"	26" X 82
ID27	CLOSET 114	2'-6"	6'-8"	32" X 82
ID28	ENSUITE 115	2'-6"	6'-8"	32" X 82
ID29	ENSUITE 115 (WATER CLOSET)	2'-6" POCKET	6'-8"	62" X 82
ID30	PANTRY 112	2'-6" POCKET	6'-8"	62" X 82
ID31	LAUNDRY 113	2'-8"	6'-8"	34" X 82
ID32	BEDROOM 201	2'-6"	6'-8"	32" X 82
ID33	POWDER 206	2'-4"	6'-8"	30" X 82
ID34	BEDROOM 204	2'-6"	6'-8"	32" X 82
ID35	CLOSET 203	2'-4"	6'-8"	30" X 82
ID36	ENSUITE 203 BEDROOM 205 (LINEN)	2'-4"	6'-8"	30" X 82
ID37 ID38	BEDROOM 203 (LINEN)	2'-4"	6'-8"	30" X 82
	ENSUITE 202	2'-4"	6'-8"	30" X 82
ID39 ID40	BEDROOM 201	2'-6"	6'-8"	30 X 82
ID40 ID41	HALLWAY 004 20 MIN. RATED DOOR	2'-8"	6'-8"	32 X 82

# CHAMPLAIN SHORES CUSTOM

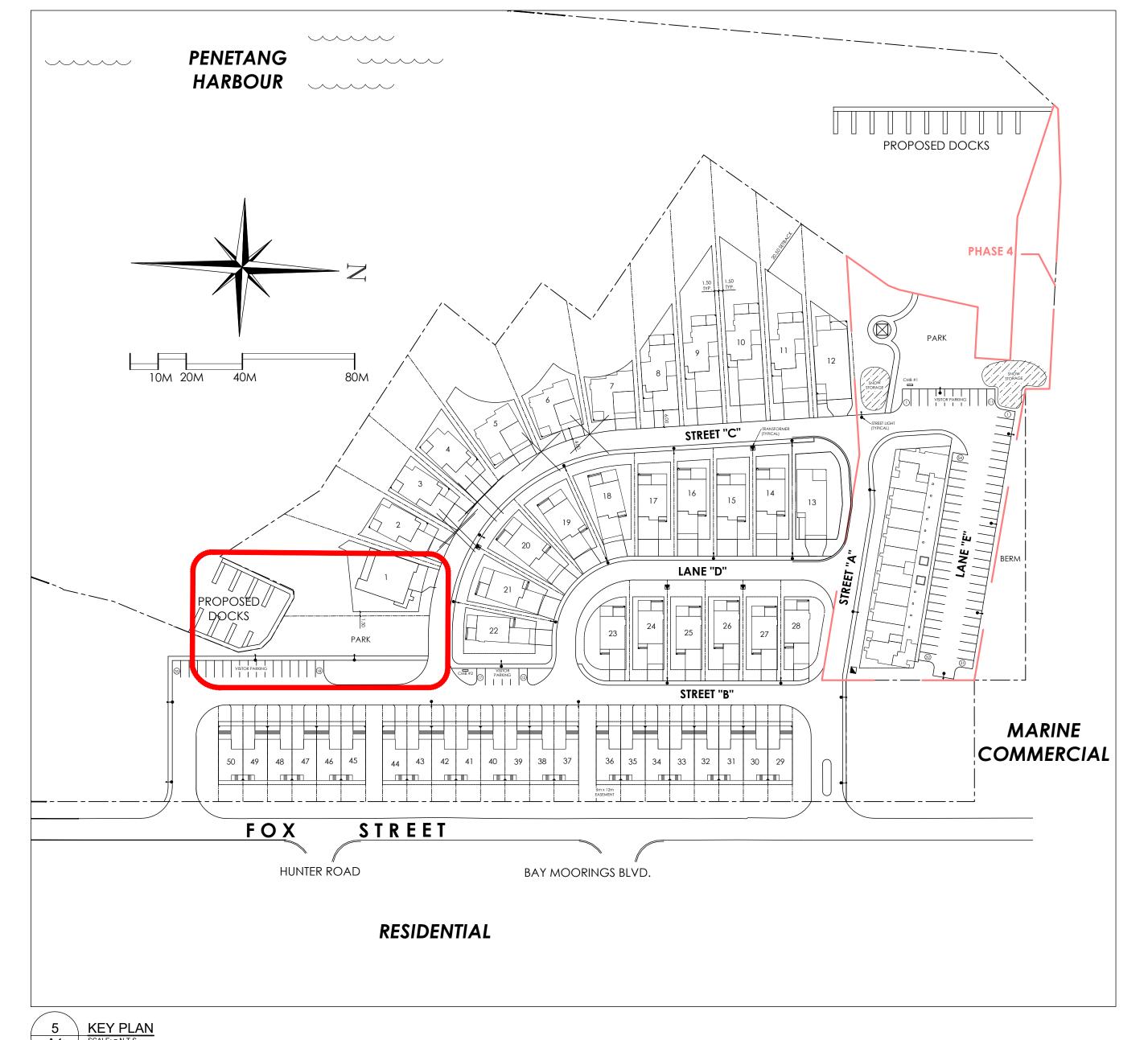
LOT 1, 4 NAVIGATOR RD. PENETANGUISHENE ONTARIO

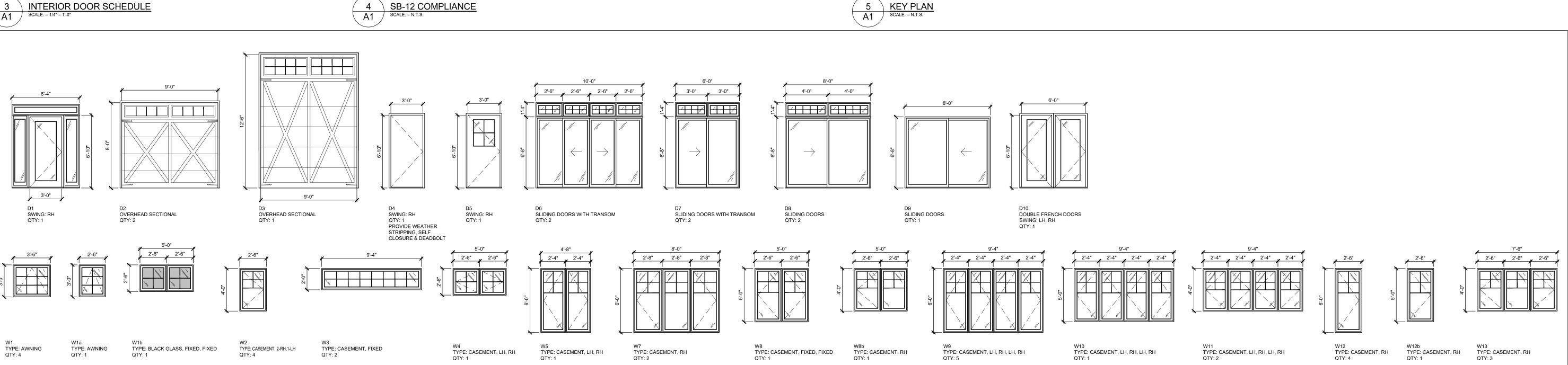
SINGLE FAMILY DWELLING

FINISHED BASEMENT 2471 SQ.FT. **GROUND FLOOR** 2461 SQ.FT. SECOND FLOOR 1536 SQ.FT. **GARAGE** 991 SQ.FT. FRONT PORCH 227 SQ.FT. REAR DECK 415 SQ.FT. BALCONY 78 SQ.FT. LOT COVERAGE 4074 SQ.FT.

	OLIENT
/ 2	CLIENT
A1 /	SCALE: = N.T.S.

ENERGUIDE 80	SB-12 2.1.1 PRESCRI		CRIPTIVE OPTION	NC		SB-12 2.1.2 I	PERFORMANCE	OPTION	
ALLOWABLE HEATED WALL AREA TO WINDOW RATIO									
BOUNDARY WALL AREA (SQ.FT.)	5534	WINDOW AREA (S	GQ.FT.)		1047	WINDOW TO	WALL RATIO		18.9%
ZONE	1	ELECTRIC HEAT			NO	TRADE OFF	S AS PER 2.1.1.	3 (5)(6)	NO
TABLE 3.1.1.2	TABLE 3.1.1.2.A (SPACE HEATING EQUIPMENT WITH AFUE > 92%)								
COMPONENT			A1		A2	А3	A4	A5	A6
CEILING WITH ATTIC SPACE (MIN. R-VA	ALUE)		R60	Г	R60	R50	R60	R50	R60
CEILING WITHOUT ATTIC SPACE (MIN. R-VALUE)		R31	-	₹31	R31	R31	R31	R31	
EXPOSED FLOOR (MIN. R-VALUE)		R31	1	₹31	R35	R31	R35	R31	
WALL ABOVE GRADE (MIN. R-VALUE)	ABOVE GRADE (MIN. R-VALUE)		R22	R19	9 + 5ci	R14 + 7.5ci	R22 + 5ci	R19 + 5ci	R22 + 5ci
BASEMENT WALL (MIN. R-VALUE		R20ci	R12	+ 10ci	R20ci	R20ci	R12 + 5ci	R20ci	
BELOW GRADE SLAB > 24" BELOW GRADE (MIN. R-VALUE)		-		-	-	-	-	-	
EDGE OF BELOW GRADE SLAB < 24" B	ELOW GRA	ADE (MIN. R-VALUE)	R10	F	R10	R10	R10	R10	R10
HEATED SLAB OR SLAB < 24" BELOW GRADE (MIN. R-VALUE)		R10	F	₹10	R10	R10	R10	R10	
WINDOWS AND SLIDING GLASS DOORS (MIN. U)		.28		.28	.29	.25	.25	.25	
SKYLIGHTS (MIN. U)		.49		.49	.49	.49	.49	.49	
SPACE HEATING EQUIPMENT (MIN. AFUE)		96%	9	96%	94%	96%	94%	92%	
HRV (MIN. EFFICIENCY)			75%	7	<b>'</b> 5%	81%	75%	70%	65%
DOMESTIC HOT WATER HEATER (MIN.	EF)		.80		.70	.67	.67	.80	.80





Township of Tiny Ont. L9M 0B5 Phone 705-549-8953 Mobile 705-795-3729 groundupdesign@rogers.com www.groundupdesign.ca

Climatic Design Criteria

Degree Day - 4300

Ss (Snow Load) - 2.8 kPa

Sr (Rain Load) - 0.4 kPa

NO. DESCRIPTION

ISSUES:

Town of Project - Penetanguishene

ISSUED FOR CLIENT'S REVIEW SEPT 19/23

ISSUED FOR CLIENT'S REVIEW DEC. 4/23

ISSUED FOR CLIENT'S REVIEW DEC. 19/23

ISSUED FOR CLIENT'S REVIEW FEB. 28/24

BSMT CHANGES FOR CLIENT'S REVIEW FEB. 29/24

CONCEPT CHANGES MAR. 8/24

10 CONCEPT CHANGES MAR. 11/24

11 CONCEPT CHANGES MAR. 12/24

12 CONCEPT CHANGES JUNE 25/24

13 CONCEPT CHANGES JULY 23/24

16 ISSUED FOR PRICING OCT. 8/24 ISSUED FOR FINAL REVIEW OCT. 16/24

> ISSUED FOR FINAL ARCHITECT'S STAMP NOV. 6/24 ISSUED FOR FINAL ARCHITECT'S STAMP NOV. 8/24

ARCHITECT'S STAMP NOV. 8/24

ARCHITECT'S STAMP JAN. 13/25

ARCHITECT'S STAMP JAN. 22/25

ISSUED FOR FINAL ARCHITECT'S STAMP MAY 20/25 ISSUED FOR FINAL ARCHITECT'S STAMP JUNE 9/25

28 ISSUED FOR FINAL AUG. 27/25

OWNER. ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER
BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED. ALL CONSTRUCTION TO BE EXECUTED IN TYPICAL CONSTRUCTION PRACTICE AND

COMPLY WITH LOCAL SAFETY
REGULATIONS. ALL WORK TO CONFORM TO THE MOST CURRENT APPLICABLE
NATIONAL AND LOCAL BUILDING CODES

AND REQUIREMENTS. ALL DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE
NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE

DATE

ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE TO BE

NOTES:

DESIGNERS. REVISIONS:

NO. DESCRIPTION

OCT. 22/24

MAR. 28/25

14 CLIENT REVIEW

15 CLIENT/ARCHITECT REVIEW

ISSUED FOR FINAL REVIEW & PRICING

ISSUED FOR FINAL

ISSUED FOR FINAL ISSUED FOR FINAL

ISSUED FOR FINAL

ISSUED FOR FINAL ARCHITECT'S

STAMP (INCLUDES BSMT SUITE

2 ISSUED FOR CLIENT'S REVIEW NOV. 24/23

4 ISSUED FOR CLIENT'S REVIEW DEC. 15/23

6 ISSUED FOR CLIENT'S JAN. 16/24

BSMT & MAIN FLR

**CUSTOM HOME CHAMPLAIN SHORES** LOT 1, 4 NAVIGATOR RD. PENETANG, ONT. SHEET TITLE:

TITLE PAGE

DRAWN BY:	
A. GRAVEL	
CHECK'D BY:	
SCALE:	DRAWING #:
AS NOTED	_
PROJECT #:	Δ1
23015	/ <b>/ \                                 </b>

6 A1 EXTERIOR WINDOW & DOOR DETAILS

### **GENERAL SPECIFICATIONS**

(All Construction practices to be in accordance with OBC 2012 and authorities having jurisdiction.)

### **GENERAL SPECIFICATIONS**

(All Construction practices to be in accordance with OBC 2012 and authorities having jurisdiction.)

- Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent properties and utilities. - The topsoil and vegetation matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall

- If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 3/4" in excavated areas under a building, and the clearances between untreated structural wood elements and the ground shall be no less than 17 3/4". - Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter.

- In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawlspaces shall be dampproofed. where

- Masonry foundation walls shall be parged 1/4" of mortar coved over the footing prior to Dampproofing. - 4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or

crawlspace floor, and shall be covered with 6" crushed stone. - Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump.

- window wells shall be drained to footing. Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building and provisions shall be made to prevent soil erosion.

- Concrete slabs in attached garages shall be sloped to drain to exterior.

hydrostatic pressure occurs, a waterproofing system is required.

- The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties.

- Minimum 20"x6" continuous keyed 2200 psi poured concrete footing, unless noted otherwise.

- Minimum 4'-0" below finished grade in accordance with OBC 2012 table 9.12.2.2.

- Footings shall be founded on natural undisturbed soil rock or compacted granular fill with minimum bearing capacity of 1570psi (75 kPa)

Minimum Footing Sizes Floor Supported Supporting Int. Wall Column Area Supporting Ext. wall 9 7/8" width 7 7/8" width 4.3 sq.ft. 13 3/4" width 13 3/4" width 8.1 sq.ft. 19 3/4" width 17 3/4" width 10.9 sq.ft.

- Increase footing width by 2 5/8" for each storey of masonry veneer supported, and by 5 1/8" for each storey of masonry construction

- The projection of an unreinforced footing beyond the wall supported shall be greater or equal than its thickness.

- Vertical Rise - 23 5/8" maximum for firm soils and 15 3/4" for sand or gravel. - Horizontal Run - 23 5/8" minimum.

### Foundation Walls.

- To be poured concrete or unit masonry (refer to drawings for type and thickness)

Dampproofing shall be a heavy coat of bituminous material.

- Foundation wall to extend minimum 5 7/8" above finished grade.

- A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 2'-11" below exterior grade. A drainage layer shall consist of minimum 3/4" mineral fiber insulation with minimum density of 3.6 lb/sq.ft. or minimum 4" of free drainage

granular material or an approved system which provides equivalent performance. - Foundation wall shall be braced or have the floor joists installed before backfilling.

- Sill plates shall be provided where floors/walls directly bear on the foundation walls. sill Plates shall be continuous 2"x4" or 2"x6" wood (refer to drawings) mounted on a continuous sill gasket comes with 1/2" diameter anchor bolts, 12" long, embedded a minimum of 4" into the concrete @ 7'-10" o.c. and be designed to prevent tightening without withdrawing them from the foundation

- Backfill height shall be coordinated not to exceed limitations in accordance with OBC 9.15.4. for all laterally supported and unsupported foundation walls.

## Concrete Floor Slabs

- Garage, Carport, exterior slabs and steps shall be 32Mpa, 4650 psi concrete (after 28 days) with 5%-8% air entrainment unless noted

## Basement Slabs to be 4" thick 20 Mpa poured concrete with dampproofing (refer to sections) on 6" course clean granular material or 4" thick

25Mpa poured concrete on 6" course clean granular material.

Garage Slabs to be minimum 32 Mpa with 5%-8% air entrainment, sloped minimum 1% to the exterior drain, on 6" course clean granular

Reinforced Concrete Slabs (Porches over cold rooms in basements) to be constructed in strict accordance with OBC section 9.40. The slab shall not span more than 8'-2" in the shortest direction, be not less than 4 7/8" thick, and be reinforced with 10M bars @ 7 7/8" o.c. max, in each direction with 1 1/4" clear concrete cover. The slab shall bear not less than 3" on the supporting foundation walls and be anchored to the walls with 24" x 24" bent dowels spaced not more than 23 5/8" o.c.

- All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support.

### **Requirements for Soil Gas Control**

- Where methane gas or radon gases are knowN to be a problem, a soil gas barrier shall be installed at walls, floors and roofs in contact with the ground according to supplementary standards SB-9.

### Exterior Walls - General

- Refer to drawings for typical assemblies.

- Exterior wall shall consist of: - Cladding (refer to drawings)

Exterior Sheathing cover suitable for the specific cladding system used, installed per manufacturer specifications.

- 2"x6" studs @ 16" o.c. 2"x6" bottom plate and double 2"x6" top plate

- 2"x4" studs @ 16" o.c. can be utilized provided the combined R-value of the batt insulation and exterior rigid insulation achieves min. R24. - Insulation (refer to minimum Insulation and Weatherproofing Notes)

- 6 Mil Poly Vapour Barrier or equal.

- Interior wall finish to be 1/2" gypsum board sheathing unless noted otherwise.

## **Masonry Walls**

- Where constructed of 3 1/2" brick, wall shall be bonded with header course every 6th course. - Provide 2" solid masonry or continuous 1 1/2" plate under all roof framing members.

- Provide 7 1/2" solid masonry under beams and columns.

- Masonry wall to be tied to each tier of joists with 1 9/16"x3/16" corrosion resistant steel straps, keyed minimum 4" into masonry. when joists are parallel to wall, ties are to extend across at least 3 joists @ 6'-7" o.c.

- Inside back of wall to be parged and covered with no.15 breather-type asphalt paper.

- For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 3 1/2" brick to minimum 3 1/2" back-up block with corrosion resistant ties at least 0.002 times in cross sectional area, spaced 7 7/8" vertically and 2'-11" horizontally, with mortar. - Masonry over opening shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 5 7/8" end bearing.

### **Exterior Walls - Masonry Veneer**

- Masonry brick less than 3 1/2" thick shall have unranked joints.

- Minimum 1" air space to exterior sheathing.

Provide weep holes @ 31" o.c. maximum at bottom of the cavity and over doors and windows.

- Direct drainage through weep holes with 20 mil poly flashing extending extending minimum 5 7/8" up behind the sheathing paper.

- Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced 23 5/8" vertically and 15 3/4" horizontally. - Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails penetrate at least 1 13/16" into studs.

### Exterior Garage Walls - Msonry Veneer

- As noted above, less glass fibre insulation, vapour barrier, and interior gypsum board finish at exterior walls.

Durock - Exterior insulation and finish systems as per ccmc evaluation report 12969-r.

See durocks specifications for all application details.

Manufacturer instructions and specifications must be strictly adhered to. no substitutions allowed. Install only durock's exterior insulation and finish system with ccmc approval and minister's ruling

5" dens-glass, 2"x6" studs @ 16" o.c. r24 glass fibre insulation, 6 mil poly vb/ab continuously over inside of exterior wall studs, under sill plates, over top plates over face or joist headers for full height of exterior walls, and across underside of roof tie joists. ½ gypsum wall board. ½ gypsum wall board, all penetrations (such as doors, windows, services) to be foamed, trim excess foam insulation, seal windows and doors with flexsheild self adhesive flashing to manufacturer's specification sand flash as per drawings.

## Exterior Walls (Bearing & Non-loadbearing)

As noted above, less glass fibre insulation, vapour barrier, and interior gypsum board finish at exterior walls.

### interiorWall (Bearing & non-loadbearing)

Interior load bearing walls shall consist of :

- 2"x4" studs @ 16" o.c. 2"x4" top plate

- 2"x4" mid-girts if not sheathed

- ½" gypsum board sheathing each side. - Interior partitions shall consist of:

- 2"x4" or 2"x6" wood studs @ 16' o.c. (double top plate and base plate to match stud width)

interior insulated garage wall partitions shall consist of:  $-\frac{1}{2}$ " gypsum board air barrier system or equal in accordance with obc 9.10.9.16. and 9.25.3. to provide an effective barrier to gas and

- 2"x6" wood studs @ 16" o.c. (double top plate and base plate to match stud width) - R24 glass fibre insulation (or equal) in walls adjacent to heated spaces.

- 6 mil poly vapour barrier

 $-\frac{1}{2}$ " gypsum board (interior side) unless otherwise noted.

- All plumbing and other penetrations through the walls and ceiling shall be caulked. - Doors between the dwelling and attached garage may not open into a bedroom and shall be weather-stripped and have a self-closer.

### Wood Framing Construction

- All lumber shall be spruce-pine-fir no.1 & 2 or better and shall be identified by a grade stamp. - Maximum moisture content 19% at time of installation.

- Wood framing members, which are supported on concrete in direct contact with soil, shall be separated from the concrete with 6 mil

Floor Construction - Refer to drawings for typical assemblies.

- See structural drawings for floor system design (where applicable).

- Joists to have minimum 1 ½ end bearing.

- Joists shall bear on a sill plate fixed to foundation (refer to foundation wall notes)

- Header joists between 3'-11" and 10'-6" in length shall be doubled. header joists exceeding 10'-6" shall be sized by calculations. - Trimmer joists shall be doubled when supported header between 2'-7" and 6'-7". trimmer joists shall be sized by calculations when supported header exceeds 6'-7".

- 2"x2" cross bridging required not more than 6'-11" from each support and from other rows of bridging. - Provide solid blocking @ 4'-0" max. below walls running parallel to joists or as per engineered floor manufacturer's specifications.

- Joists shall be supported on joist hangers at all flush beams, trimmers, and headers.

- Joists located under parallel non-load bearing partitions shall be doubled.

- Subfloor sheathing (refer to drawings) to be glued, nailed and screwed, with staggared joints. - Ceiling finish to be ½ gypsum board, unless otherwise noted.

### Floors Over Garage/Unheated Spaces

The following assembly shall be provided below the typical floor assembly (refer to drawings)

- 6 mil poly vapour barrier secured to the underside of floor structure above.

- Ceiling joists (refer to the drawings for size and spacing) - R31 glass fibre insulation or equal

-  $\frac{1}{2}$ " gypsum board air barrier system or equal in accordance with obc 9.10.9.16 and 9.25.3. to provide an effective barrier to gas and exhaust fumes (floors over garage) or exterior soffit material per owner's selection (floor over unheated space)

## **Roof And Ceilings**

- Refer to drawings and engineered roof truss shop drawings for roof sheathing, roof rafter,

roof joist and ceiling joist size and spacing requirements.

- Hip and valley rafter shall be 2" deeper than common rafters.

- 2"x4" collar ties @ rafter spacing with 1"x4" continuous brace at mid span if collar tie exceeds 7'-10" in length.

### Attic Access Hatch

Insulated (R-50) 21 ½"x23" access hatch with weather stripping.

### Notching And Drilling Of Trusses, Joists And Rafters

- Holes in engineered floor, roof and ceiling members to be as per manufacturer's specifications.

- Holes in dimensional floor, roof and ceiling members to be maximum  $\frac{1}{4}$ " x actual depth of member and not less than 2" from edges. - Notching in floor, roof and ceiling members to be located on the top of member within  $\frac{1}{2}$ " the actual depth from the edge of bearing and not

- Wall studs may be notched or drilled provided that no less than  $\frac{2}{3}$  the depth of the stud remains, if load bearing, and  $1\frac{9}{16}$ " if non-load - Roof truss members and engineered wood products shall not be notched, drilled or weakened unless accommodated in the design.

above finished roof.

- Fasteners for roofing shall be corrosion resistant. roofing nails shall penetrate through at least ½" into the roof sheathing.

- Every asphalt shingle shall be fastened with at least 4 nails.

- Eave protection shall extend 2'-11" up the roof slope from the edge, and at least 11<sup>3</sup>/<sub>4</sub>" from the inside face of the exterior wall, and shall consist of type m or type s roll roofing laid with minimum 4" head and end laps centered together, or glass fibre or polyester fibre coated base sheets, or self sealing composite membranes consisting of modified bituminous coated material. eave protection is not required for unheated buildings, for roofs exceeding a slope of 1 in 1.5. or where a low slope asphalt shingle application is provided.

- Sheet metal flashing shall consist of not less than  $\frac{1}{16}$ " sheathing, 0.013" galvanized steel, 0.018" copper, 0.018" zinc, or 0.019" aluminum in colors approved by the designer prior to installation.

### Low Slope Roof slope roofs between 2/12 & 4/12 shall be of a "Low Slope Asphalt Shingle" and have continuous ice & water shield membrane

Valleys shall be closed. closed valleys shall consist of one layer of type "s" smooth surface roll roofing not less than 24" wide. nails shall not penetrate the flashing within 3" of its edge or 5" of the bottom of the valley centerline provide counter flashing at intersection of shingle roof and exterior wall. extend flashing min. 6" up wall and terminate cladding minimum 2"

Curb mounted double glazed skylight by "velux" or approved equal install as per manufacturer's instructions. skylights must conform to

### Columns, Beams & Lntels

- Steel beams and columns shall be shop primed.

- Minimum 3" end bearing for wood and steel beams, with  $7\frac{7}{8}$ " solid masonry beneath the beam.

- Steel columns to have minimum outside diameter of  $2\frac{7}{8}$ " and minimum wall thickness of  $\frac{3}{16}$ ".

- Wood columns for carports and garages shall be minimum  $3\frac{1}{2}$ "x $3\frac{1}{2}$ ". in all other cases either  $5\frac{1}{2}$ "x $5\frac{1}{2}$ " pr  $7\frac{1}{4}$ " round, unless calculations based on actual loads show lesser sizes are adequate. all columns shall not be less than the width of the supported member.

- Masonry columns shall be a minimum of  $11\frac{3}{8}$ "x $11\frac{3}{8}$ " or  $9\frac{1}{2}$ "x15". - Provide solid blocking the full width of the supported member under all concentrate loads.

## Insulation & Weatherproofing

- Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mil poly is

sufficient for glass fibre type insulations. - Ducts passing through unheated space shall be made airtight with tape and sealant.

- Caulking shall be provided for all exterior doors and access hatches to the exterior, except doors from a garage to the exterior.

- Weather stripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior. - Exterior walls, ceilings and vapour from the interior and to the leakage of air from the exterior.

0.2% of floor area

- Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1:300 of insulated area. - Insulated roof spaces not incorporating an attic space shall be ventilated with not less than 1:50 of insulated area. - Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects. - Unheated crawlspaces shall be provided with 1.1 sq.ft. of ventilation for each 538 sq.ft. of crawlspace.

- Minimum natural ventilation areas, where mechanical ventilation is not provided, are: Bathrooms 0.97 sq.ft. 3.0 sq.ft. Other rooms

- The principal entry door viewer, transparent glazing or a sidelight.

## **Doors & Windows**

Unfinished basement

- Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 3.8 sq.ft. and no dimension less than 15" when window is opened completely without tools. - Exterior house doors and windows within 6'-7" from grade shall be constructed to resist forced entry. doors shall have a deadbolt lock.

- Access hatch minimum 19<sup>3</sup>/<sub>4</sub>"x28" to be provided to every crawlspace, heated crawlspaces shall be fitted with a door or hatch except when the access opening into the crawlspace is from the adjacent heated space.

### Access To Attic

- Access hatch minimum 21\frac{5}{8}"x35" to be provided to every attic roof space which is 108 sq.ft. or larger and more than 23\frac{5}{8}" in height over

- At least one ulc rated combination smoke/co detector/alarm shall be installed on or near the ceiling on each floor and basement level 2'-11" - Within dwelling units, at least one smoke alarm must be installed in each storey including basements. additionally, a smoke alarm is

required in each sleeping room. smoke alarms are also required in a location between the sleeping rooms and the remainder of the storey,

and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway. - A carbon monoxide detector shall be installed on or near the ceiling in every room containing a solid fuel burning fireplace or stove.

Stairs Dimensions Maximum rise  $4\frac{15}{16}$ " - Minimum rise Maximum run 10 1/16" - Minimum run  $6'-8\frac{3}{4}"$ - Minimum headroom

- Minimum width

- Tapered treads shall have a min. run of  $5\frac{7}{8}$ " at the narrow end. - Spiral stairs shall have handrails on both sides with the outer handrail being not less than 42" high, have a clear width between handrails of not less than 26" & risers that are not more than  $9\frac{1}{2}$ " high.

- Spiral stair treads shall be a minimum  $7\frac{1}{2}$ " deep at any point,  $11\frac{3}{4}$ " from the center line of the inside handrail & shall have a consistent angle and uniform dimension & turn in the same direction with a clear height of not less than 6'-6".

- Spiral stairs are permitted to be used as the only means of egress where they serve not more than 3 persons.

- A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers.

- Guards are required around every accessible surface, which is more than 23\(^5\)\(^8\)" above the adjacent level.

- A landing minimum 2'-11" in length is required at the top of any stair leading to the principal entrance to a dwelling, and other entrances with more than 3 riser.

shall have a drain water heat recovery unit installed as per sb-12 part 3.1.1.12

- Exterior concrete stairs with more than 2 risers require foundations.

### Handrails & Guards

- Interior and exterior guards min. 2'-11" high. exterior guards shall be 3'-6" high where height above adjacent surface exceeds 5'-11". - Guards shall have no openings greater than 4" and no member between 4" and 2'-11" that will facilitate climbing. Decorative Trim

### - Trim as per the drawings and owner's final selection. dimension and mounting heights to be coordinated with on-site dimensions and all work to be proportioned accordingly.

Wood Blocking

- Wood blocking shall be provided within wall framing at stair locations for handrails in accordance with obc 9.8.7.7. - Wood blocking shall be provided within wall framing at the main bathroom to permit the future installation of a grab bar on a wall adjacent to ac water closet, a shower, and a bathtub in accordance with obc section 9.5.2.3.

- Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities. - A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. in other cases, it shall be connected to a storm drainage system, ditch or dry well.

- Excluding slab on grade dwellings and single dwelling units with septic systems every dwelling unit designed under the prescriptive method

- A house served by a garage, carport or driveway shall be provided with a minimum 200 amp panel board, a conduit that has not less than

which has an effective barrier against the passage of gas & exhaust fumes.

- An exterior light controlled by an interior switch is required at every entrance. - A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. a switched receptacle may be provided instead of a light in bedrooms and living rooms, stairs shall be lighted and except where serving an unfinished basement shall be controlled by a 3 way switch at the head and foot of the stairs.

- A mechanical ventilation system is required with a total capacity of at least equal to the sum of 10 cfm each for basement and master

- Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts, less the principal exhaust, is not less than the total required capacity.

- All exhaust fans shall be directly vented to the outdoors. - A heat recovery ventilator may be employed in lieu of exhaust to provide ventilation. an hrv is required if any solid fuel burning appliances

- Zero clearance gas fireplaces to be installed in strict accordance with the manufacturer's specifications (direct vent in accordance with obc

- Combustion air supply to fireplace shall be 4" diameter insulated non-combustible duct with operable damper and insect screen, min. 2" clearance to combustibles.

### Lintel Spans

S.P.F. no. 1 or 2 grade non structural sheathing specified snow load of 2.0kpa

Roof On	ly	Roof + 1	Floor	Roof + 2	Floors
Span	Size	Span	Size	Span	Size
3'-3"	2-2"x4"	2'-11"	2-2"x4"	2'-8"	2-2"x4"
4'-10"	2-2"x6"	4'-2"	2-2"x6"	3'-10"	2-2"x6"
5'-10"	2-2"x8"	5'-1"	2-2"x8"	4'-8"	2-2"x8"
7'-2"	2-2"x10"	6'-2"	2-2"x10"	5'-7"	2-2"x10"
8'-4"	2-2"x12"	7'-0"	2-2"x12"	6'-5"	2-2"x12"

## Steel Lintel Spans

2. Provide 5" x  $3\frac{1}{2}$ " x  $\frac{5}{16}$ " steel angle at all windows where masonry above window and openings are more than 5'-11" and less than 7'-10".

27mm trade size and is equipped with a means to allow cables to be pulled into the conduit with a square  $4\frac{11}{16}$ " trade size electrical box

- Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3-way switch at the head and foot of the

- Basements require a light for each 323 sq.ft., controlled by a switch at the head of the stairs.

### **Mechanical Ventilation**

- A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such.

- Supply air intakes shall be located so as to avoid contamination from exhaust outlets.

and authorities having jurisdiction).

## - All window & door headers to be 2-2x10 unless noted otherwise.

taken from 2012 o.b.c table a-15

(tributary width of 4.9m max.)

# Where structural sheathing is used lintel spans may be increased by 15%

Taken from 2012 o.b.c table 9.20.5.2a loose steel angles for brick

## **Exterior Angles**

1. Provide 4" x  $3\frac{1}{2}$ " x  $\frac{5}{16}$ " steel angle at all windows where masonry above window and openings are less than 5'-11". 3. Provide 6" x 4" x  $\frac{3}{6}$ " steel angle at all windows where masonry above window and openings are more than 7'-10" and less than 9'-10".



Climatic Design Criteria

Degree Day - 4300 Ss (Snow Load) - 2.8 kPa

ISSUES:

Sr (Rain Load) - 0.4 kPa

DESCRIPTION

ISSUED FOR CLIENT'S SEPT 19/23

ISSUED FOR CLIENT'S NOV. 24/23

ISSUED FOR CLIENT'S DEC. 4/23

ISSUED FOR CLIENT'S REVIEW DEC. 15/23

ISSUED FOR CLIENT'S DEC. 19/23

ISSUED FOR CLIENT'S REVIEW JAN. 16/24

ISSUED FOR CLIENT'S REVIEW FEB. 28/24

BSMT CHANGES FOR FEB. 29/24

CONCEPT CHANGES MAR. 8/24

10 CONCEPT CHANGES MAR. 11/24

11 CONCEPT CHANGES MAR. 12/24

12 CONCEPT CHANGES JUNE 25/24

13 CONCEPT CHANGES JULY 23/24

16 ISSUED FOR PRICING OCT. 8/24

ARCHITECT'S STAMP NOV. 6/24

ARCHITECT'S STAMP NOV. 8/24

ARCHITECT'S STAMP NOV. 8/24

ARCHITECT'S STAMP JAN. 10/25

ARCHITECT'S STAMP JAN. 13/25

ARCHITECT'S STAMP JAN. 22/25

ARCHITECT'S STAMP MAY 20/25

ARCHITECT'S STAMP JUNE 9/25

ISSUED FOR FINAL AUG. 27/25

SEPT. 26/24

OCT. 16/24

OCT. 22/24

MAR. 28/25

CLIENT/ARCHITECT

ISSUED FOR FINAL

ISSUED FOR FINAL

REVIEW & PRICING

ISSUED FOR FINAL

ISSUED FOR FINAL ARCHITECT'S

STAMP (INCLUDES BSMT SUITE

ISSUED FOR FINAL

ISSUED FOR FINAL

ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE TO BE

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BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED. ALL CONSTRUCTION TO BE EXECUTED IN

TYPICAL CONSTRUCTION PRACTICE AND COMPLY WITH LOCAL SAFETY REGULATIONS. ALL WORK TO CONFORM TO

NATIONAL AND LOCAL BUILDING CODES

PROPERTY OF THE DESIGNER AND ARE

NOT TO BE REPRODUCED OR USED

DESCRIPTION

DESIGNERS.

**REVISIONS:** 

AND REQUIREMENTS. ALL DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE

VITHOUT THE WRITTEN CONSENT OF THE

DATE

THE MOST CURRENT APPLICABLE

14 CLIENT REVIEW

BSMT & MAIN FLR

Town of Project - Penetanguishene

SHEET TITLE: **GENERAL NOTES** 

**CUSTOM HOME** 

**CHAMPLAIN SHORES** 

LOT 1, 4 NAVIGATOR RD.

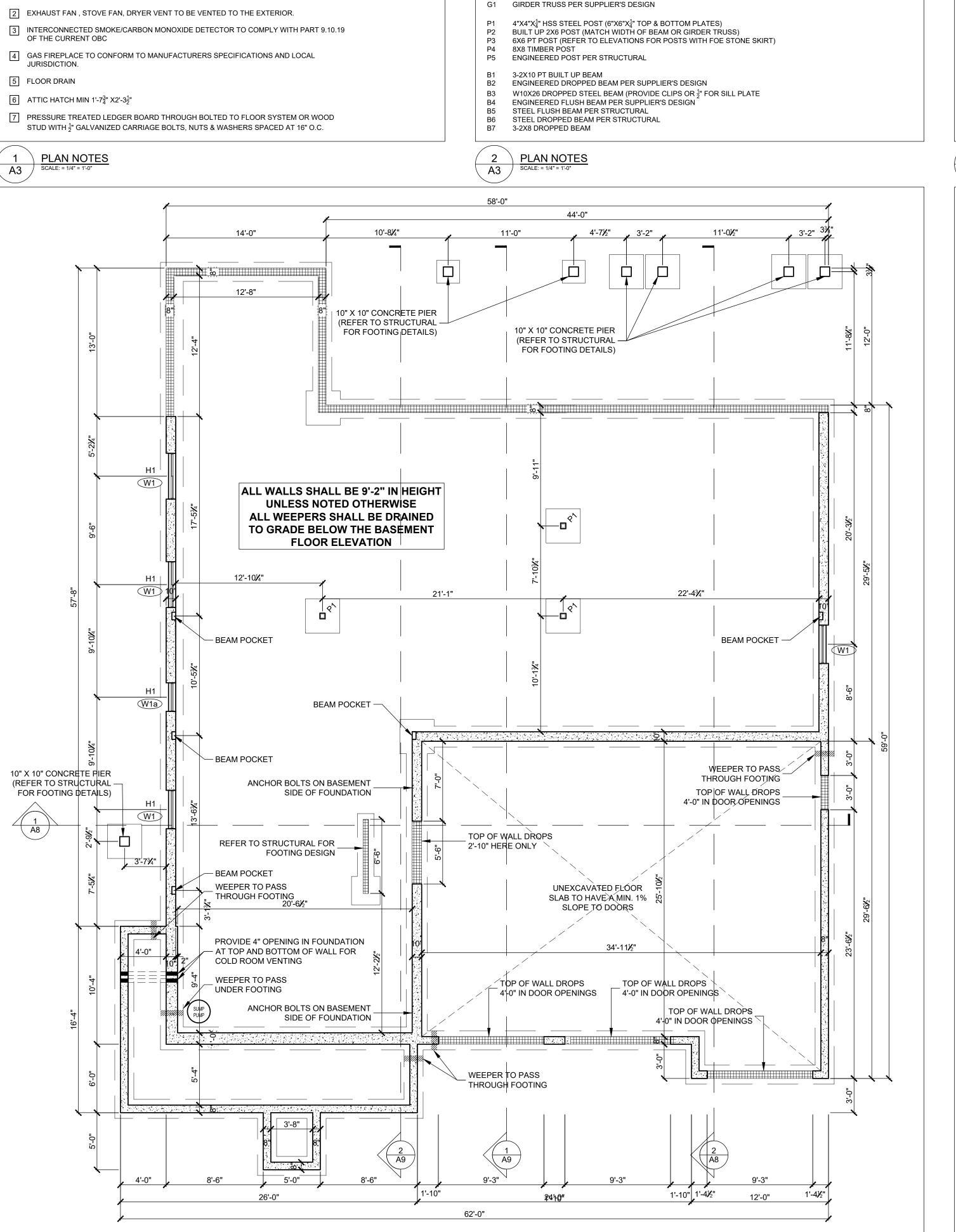
PENETANG, ONT.

CHECK'D BY: AS NOTED PROJECT #:

DRAWN BY:

A. GRAVEL

**GENERAL OBC NOTES** 



PT POINT LOAD FROM ABOVE

H1 HEADER PER SUPPLIER'S DESIGN

1 FUTURE GRAB BAR REINFORCING

FOUNDATION PLAN
SCALE: = 3/16" = 1'-0"

(REFER TO STUD REINFORCING DETAIL ON LAST PAGE).

1. ALL FRAMING LUMBER NO. 1 GRADE SPRUCE UNLESS OTHERWISE NOTED. 2. END BEARING - JOISTS 38 MM (1-1/2" - BEAMS 89 MM (3-1/2") 3. LATERAL SUPPORT FOR MASONRY WALLS PARALLEL TO JOISTS; METAL

ANCHORS 40 X 5 MM (1-9/16" X 3/16") AT 2000 MM (6'-7") SPACING BENT INTO MASONRY 80MM (3") AND EXTENDING OVER 3 PARALLEL JOISTS.

4. DOUBLE STUDS AT OPENINGS, TRIPLE STUDS AT CORNERS. 5. DOUBLE RIM JOIST UNDER STUDS WHICH SUPPORT LINTELS IN EXTERIOR 6. JOIST HEADERS AT FLOOR OPENINGS 1200MM TO 3200 MM (3'-11" TO 10'-6") DOUBLED.

7. JOIST TRIMMERS AT FLOOR OPENING 800MM TO 2000MM (2'-7" TO 6'-7") DOUBLED. 8. DOUBLE JOIST UNDER PARALLEL PARTITIONS.

9. FLOOR JOIST BRIDGING

- 19 X 64 MM (1" X 3") CROSS BRIDGING AT 2100 MM (6'-11") O.C. MAXIMUM - OR 38 X 38 MM (2" X 2") CROSS BRIDGING AT 2100MM (6'-11") O.C. MAXIMUM FLOOR JOIST STRAPPING -19 X 64 MM (1" X 3") STRAPPING NAILED TO U/S JOISTS AT 2100 MM (6'-11") O.C. MAXIMUM WHERE NO FINISHED CEILING IS PROVIDED

10. PROVIDE METAL JOIST HANGERS FOR SUPPORT OF JOIST FRAMING INTO SIDES OF BEAMS, TRIMMERS AND HEADERS. 11. WOOD STUD TO BE @ MAX 300MM (12") O/C AT FIRST STOREY OF A THREE STOREY BUILDING 12. DOUBLE STOREY WALL CONSTRUCTION CONSIST OF 2-38 X 140 (2-2" X 6")

SPF # 1 STUDS @ 16" O/C WITH 4 ROWS OF SOLID BLOCKING AT EQUAL SPACING BETWEEN STUDS FOR LATERAL SUPPORT

13. SOLID BLOCKING MUST BE PROVIDED UNDER ALL WOOD POSTS IN FLOOR SYSTEMS THROUGH TO FOUNDATION 14. MINIMUM SIZE AND SPACING OF STUDS AS PER TABLE 9.23.10.1

16. ALL CONSTRUCTION REQUIRES MUNICIPAL INSPECTION 17. ALL HEATING, PLUMBING AND ELECTRICAL TO CONFORM TO APPLICABLE

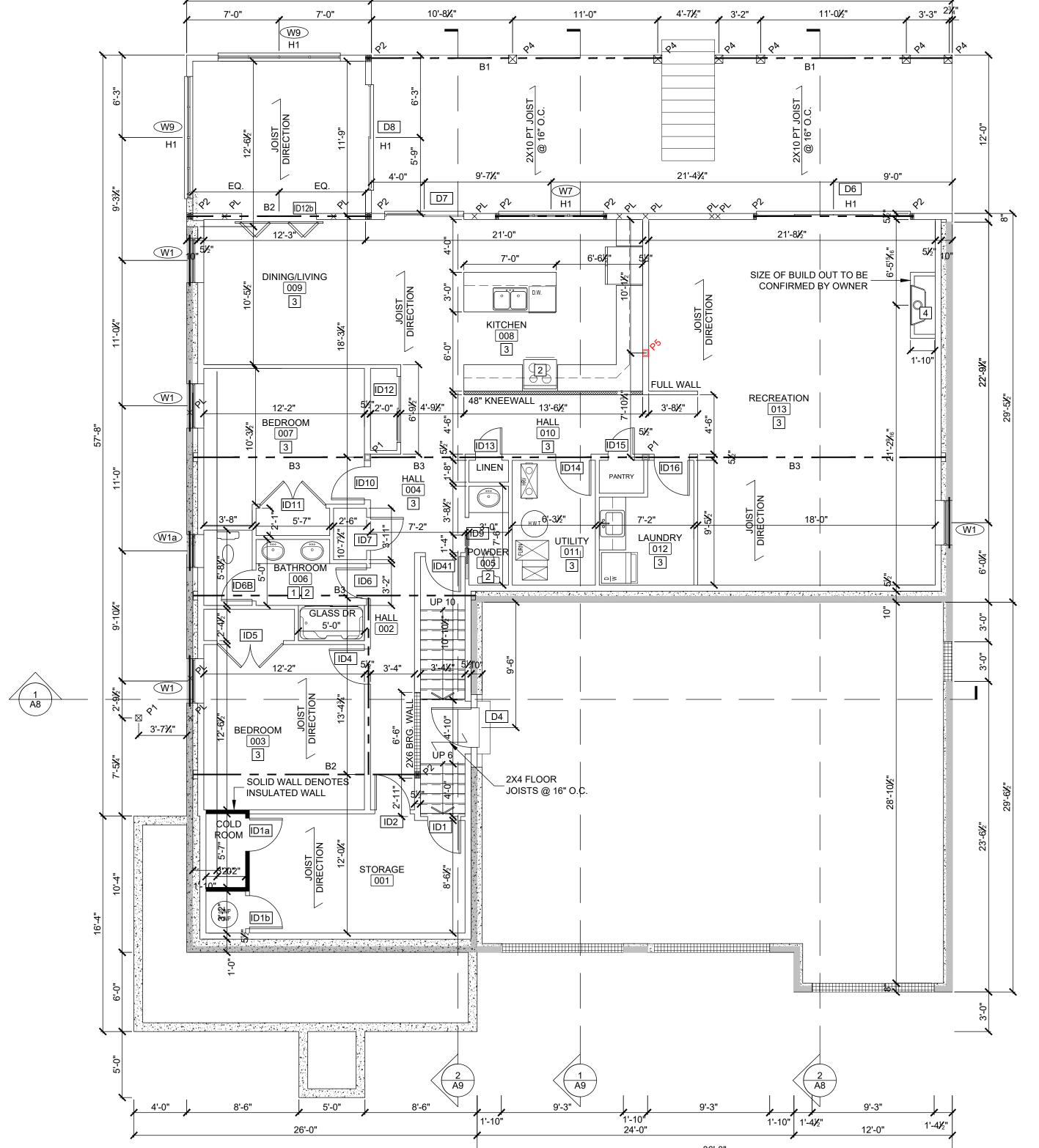
18. ALL DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO AND DURING CONSTRUCTION. VARIATIONS FROM THE DRAWINGS & SPECS REQUIRES PRIOR APPROVAL OF DESIGNER.

19. ALL EXTERIOR WINDOW & DOOR HEADERS TO BE 2-2X10 UNLESS NOTED 20. ALL EXTERIOR WINDOW & DOOR TO BE CONFIRMED WITH MANUFACTURER. 21. PROVIDE SOLID BLOCKING AND/OR STUDS THROUGH TO THE FOUNDATION FOR THE FULL WIDTH OF ANY GIRDER TRUSSES OR BEAMS. 22. CONTRACTOR TO CONFIRM BEARING SIZE FOR ALL ENGINEERED WOOD DESIGNS PRIOR TO FRAMING OPENINGS.

23. ALL DIMENSIONS TAKEN FROM FRAMING

**24.** 2X4 FRAMED WALLS ARE NOT DIMENSIONED ON PLAN FOR CLARITY. 25. ALL PRE-ENGINEERED PRODUCTS SUCH AS TRUSSES & FLOOR SYSTEMS SHALL BE REVIEWED BY DESIGNER FOR CONFORMITY PRIOR TO ORDERING

ISSUED FOR CLIENT'S REVIEW DEC. 15/23 ISSUED FOR CLIENT'S REVIEW DEC. 19/23 15. SUB-SOIL CONDITIONS MAY REQUIRE INVESTIGATION AND ARE BEYOND THE MATERIAL ISSUED FOR CLIENT'S REVIEW ISSUED FOR CLIENT'S REVIEW FEB. 28/24 FRAMING NOTES 58'-0" 10 CONCEPT CHANGES MAR. 11/24 14'-0" CONCEPT CHANGES MAR. 12/24 12 CONCEPT CHANGES JUNE 25/24 (W9) 13 CONCEPT CHANGES JULY 23/24 14 CLIENT REVIEW REVIEW 16 ISSUED FOR PRICING OCT. 8/24 9'-71/4"



**GROUND UP DESIGN** 844 Conc. Rd. 17 East Township of Tiny Ont. Phone 705-549-8953 Mobile 705-795-3729 groundupdesign@rogers.com www.groundupdesign.ca

Climatic Design Criteria

Degree Day - 4300

Ss (Snow Load) - 2.8 kPa

DESCRIPTION

ISSUED FOR CLIENT'S REVIEW SEPT 19/23

ISSUED FOR CLIENT'S REVIEW NOV. 24/23

ISSUED FOR CLIENT'S REVIEW DEC. 4/23

FEB. 29/24

OCT. 22/24

BSMT CHANGES FOR

CLIENT'S REVIEW BSMT & MAIN FLR

CLIENT/ARCHITECT

ISSUED FOR FINAL

ISSUED FOR FINAL

REVIEW & PRICING

ISSUED FOR FINAL

ISSUED FOR FINAL ARCHITECT'S

STAMP (INCLUDES BSMT SUITE ISSUED FOR FINAL

ISSUED FOR FINAL

NOTES:

DESIGNERS.

**REVISIONS:** 

NO. DESCRIPTION

ARCHITECT'S STAMP NOV. 6/24

ARCHITECT'S STAMP NOV. 8/24

ARCHITECT'S STAMP NOV. 8/24

ARCHITECT'S STAMP JAN. 10/25

ARCHITECT'S STAMP JAN. 13/25 ARCHITECT'S STAMP JAN. 22/25

ARCHITECT'S STAMP MAY 20/25

ARCHITECT'S STAMP JUNE 9/25

28 ISSUED FOR FINAL AUG. 27/25

OWNER. ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER

STRUCTURAL MEMBERS ON SITE TO BE CONFIRMED BY CONTRACTOR AND/OR

BEFORE PROCEEDING WITH THE WORK DRAWINGS ARE NOT TO BE SCALED. ALL

CONSTRUCTION TO BE EXECUTED IN TYPICAL CONSTRUCTION PRACTICE AND COMPLY WITH LOCAL SAFETY
REGULATIONS. ALL WORK TO CONFORM TO

THE MOST CURRENT APPLICABLE
NATIONAL AND LOCAL BUILDING CODES

DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE

DATE

AND REQUIREMENTS. ALL DESIGNS,

REVIEW

CONCEPT CHANGES MAR. 8/24

Sr (Rain Load) - 0.4 kPa

ISSUES:

Town of Project - Penetanguishene

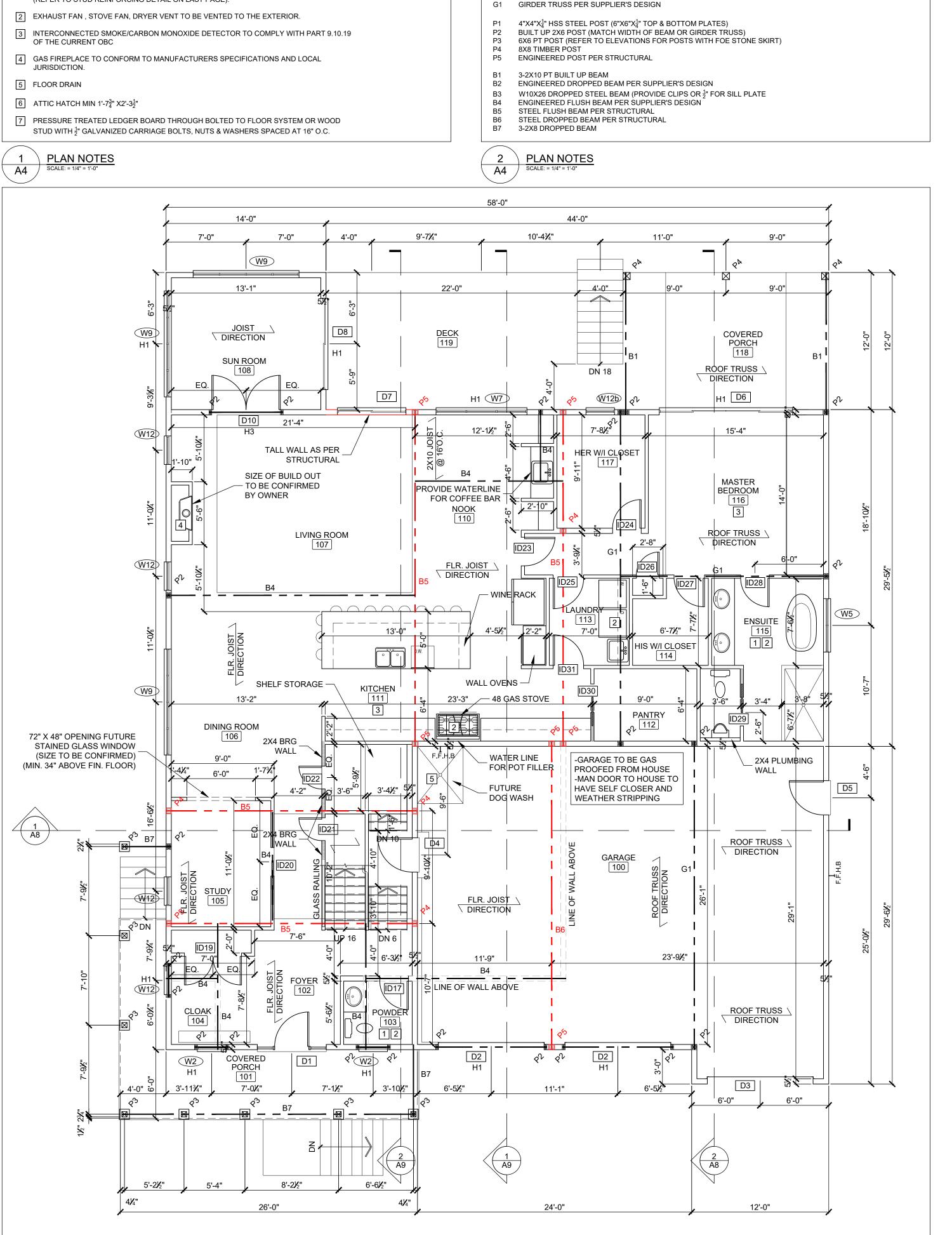
**CUSTOM HOME** CHAMPLAIN SHORES LOT 1, 4 NAVIGATOR RD. PENETANG, ONT.

SHEET TITLE: FOUNDATION & **BASEMENT FLOOR PLANS** 

DRAWN BY: A. GRAVEL CHECK'D BY: AS NOTED

PROJECT #: 23015

BASEMENT FLOOR PLAN SCALE: = 3/16" = 1'-0"



PT POINT LOAD FROM ABOVE

HEADER PER SUPPLIER'S DESIGN

1 FUTURE GRAB BAR REINFORCING

GROUND FLOOR PLAN
SCALE: = 3/16" = 1'-0"

(REFER TO STUD REINFORCING DETAIL ON LAST PAGE).

1. ALL FRAMING LUMBER NO. 1 GRADE SPRUCE UNLESS OTHERWISE NOTED. 2. END BEARING - JOISTS 38 MM (1-1/2" - BEAMS 89 MM (3-1/2")

3. LATERAL SUPPORT FOR MASONRY WALLS PARALLEL TO JOISTS; METAL ANCHORS 40 X 5 MM (1-9/16" X 3/16") AT 2000 MM (6'-7") SPACING BENT INTO MASONRY 80MM (3") AND EXTENDING OVER 3 PARALLEL JOISTS. 4. DOUBLE STUDS AT OPENINGS, TRIPLE STUDS AT CORNERS.

5. DOUBLE RIM JOIST UNDER STUDS WHICH SUPPORT LINTELS IN EXTERIOR 6. JOIST HEADERS AT FLOOR OPENINGS 1200MM TO 3200 MM (3'-11" TO 10'-6") 7. JOIST TRIMMERS AT FLOOR OPENING 800MM TO 2000MM (2'-7" TO 6'-7") DOUBLED.

8. DOUBLE JOIST UNDER PARALLEL PARTITIONS.

9. FLOOR JOIST BRIDGING

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MAXIMUM WHERE NO FINISHED CEILING IS PROVIDED 10. PROVIDE METAL JOIST HANGERS FOR SUPPORT OF JOIST FRAMING INTO SIDES OF BEAMS, TRIMMERS AND HEADERS. 11. WOOD STUD TO BE @ MAX 300MM (12") O/C AT FIRST STOREY OF A THREE STOREY BUILDING

12. DOUBLE STOREY WALL CONSTRUCTION CONSIST OF 2-38 X 140 (2-2" X 6") SPF # 1 STUDS @ 16" O/C WITH 4 ROWS OF SOLID BLOCKING AT EQUAL SPACING BETWEEN STUDS FOR LATERAL SUPPORT 13. SOLID BLOCKING MUST BE PROVIDED UNDER ALL WOOD POSTS IN FLOOR

SYSTEMS THROUGH TO FOUNDATION **14.** MINIMUM SIZE AND SPACING OF STUDS AS PER TABLE 9.23.10.1 15. SUB-SOIL CONDITIONS MAY REQUIRE INVESTIGATION AND ARE BEYOND THE MATERIAL SCOPE OF THESE DRAWINGS.

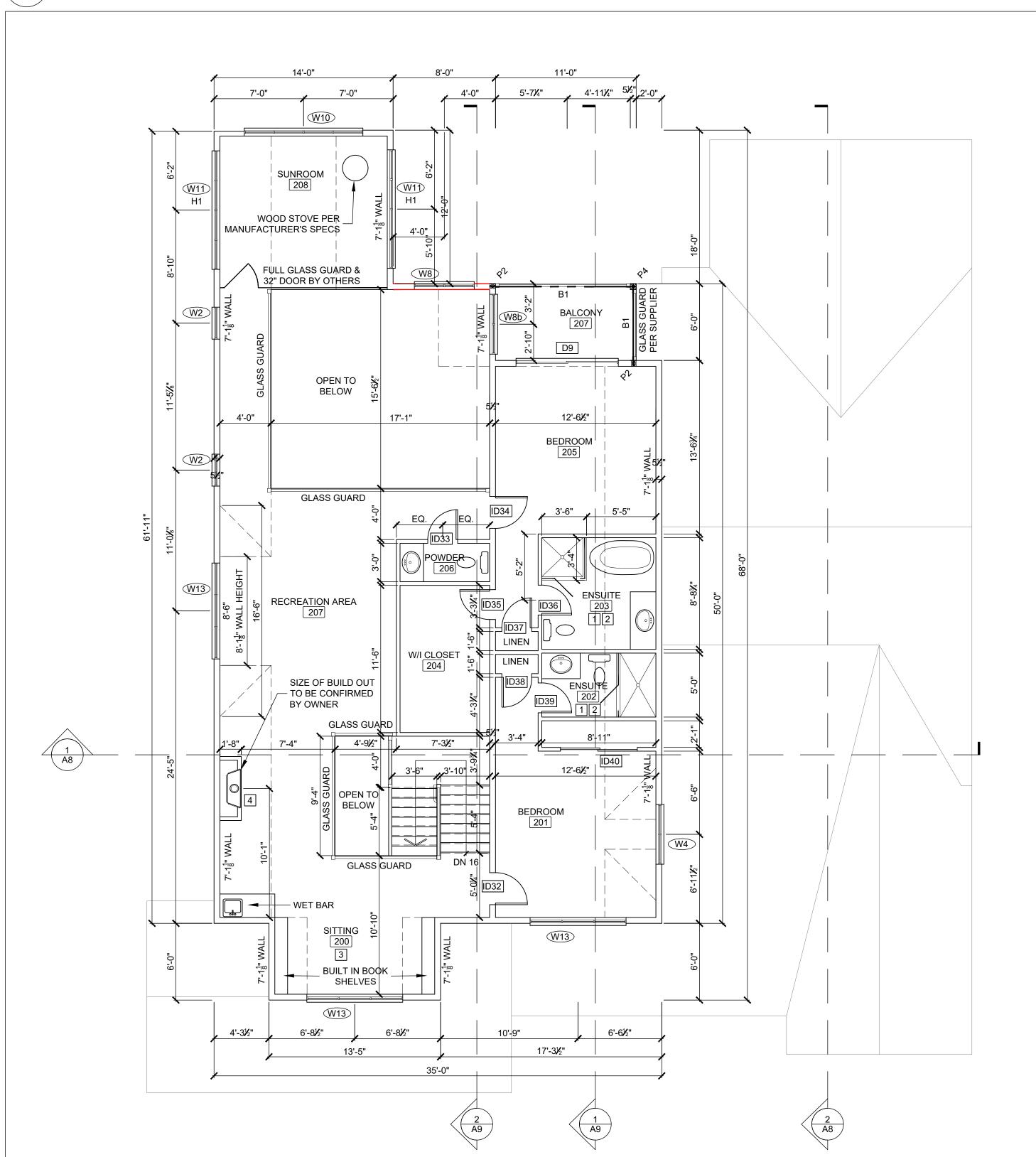
**16.** ALL CONSTRUCTION REQUIRES MUNICIPAL INSPECTION 17. ALL HEATING, PLUMBING AND ELECTRICAL TO CONFORM TO APPLICABLE

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20. ALL EXTERIOR WINDOW & DOOR TO BE CONFIRMED WITH MANUFACTURER. 21. PROVIDE SOLID BLOCKING AND/OR STUDS THROUGH TO THE FOUNDATION FOR THE FULL WIDTH OF ANY GIRDER TRUSSES OR BEAMS. 22. CONTRACTOR TO CONFIRM BEARING SIZE FOR ALL ENGINEERED WOOD DESIGNS PRIOR TO FRAMING OPENINGS.

23. ALL DIMENSIONS TAKEN FROM FRAMING **24.** 2X4 FRAMED WALLS ARE NOT DIMENSIONED ON PLAN FOR CLARITY. 25. ALL PRE-ENGINEERED PRODUCTS SUCH AS TRUSSES & FLOOR SYSTEMS SHALL BE REVIEWED BY DESIGNER FOR CONFORMITY PRIOR TO ORDERING

FRAMING NOTES



Climatic Design Criteria

Town of Project - Penetanguishene Degree Day - 4300 Ss (Snow Load) - 2.8 kPa

(Rain Load) - 0.4 kPa			
SUES:			
	DESCRIPTION	DATE	
1	ISSUED FOR CLIENT'S REVIEW	SEPT 19/23	
2	ISSUED FOR CLIENT'S REVIEW	NOV. 24/23	
3	ISSUED FOR CLIENT'S REVIEW	DEC. 4/23	
1	ISSUED FOR CLIENT'S REVIEW	DEC. 15/23	
5	ISSUED FOR CLIENT'S REVIEW	DEC. 19/23	
3	ISSUED FOR CLIENT'S REVIEW	JAN. 16/24	
7	ISSUED FOR CLIENT'S REVIEW	FEB. 28/24	
3	BSMT CHANGES FOR CLIENT'S REVIEW	FEB. 29/24	
)	BSMT & MAIN FLR CONCEPT CHANGES	MAR. 8/24	
0	CONCEPT CHANGES	MAR. 11/24	
1	CONCEPT CHANGES	MAR. 12/24	

	REVIEW	DEG. 10/20
5	ISSUED FOR CLIENT'S REVIEW	DEC. 19/23
6	ISSUED FOR CLIENT'S REVIEW	JAN. 16/24
7	ISSUED FOR CLIENT'S REVIEW	FEB. 28/24
8	BSMT CHANGES FOR CLIENT'S REVIEW	FEB. 29/24
9	BSMT & MAIN FLR CONCEPT CHANGES	MAR. 8/24
10	CONCEPT CHANGES	MAR. 11/24
11	CONCEPT CHANGES	MAR. 12/24
12	CONCEPT CHANGES	JUNE 25/24
13	CONCEPT CHANGES	JULY 23/24
14	CLIENT REVIEW	SEPT. 19/24
15	CLIENT/ARCHITECT REVIEW	SEPT. 26/24
16	ISSUED FOR PRICING	OCT. 8/24
17	ISSUED FOR FINAL REVIEW	OCT. 16/24
18	ISSUED FOR FINAL REVIEW & PRICING	OCT. 22/24
19	ISSUED FOR FINAL ARCHITECT'S STAMP	NOV. 6/24
20	ISSUED FOR FINAL ARCHITECT'S STAMP	NOV. 8/24
21	ISSUED FOR FINAL ARCHITECT'S STAMP	NOV. 8/24
22	ISSUED FOR FINAL ARCHITECT'S STAMP	JAN. 10/25
23	ISSUED FOR FINAL ARCHITECT'S STAMP	JAN. 13/25
24	ISSUED FOR FINAL ARCHITECT'S STAMP	JAN. 22/25
	ISSUED FOR FINAL ARCHITECT'S	MAD 00/05
25	STAMP (INCLUDES BSMT SUITE	MAR. 28/25
25 26		MAY 20/25
	STAMP (INCLUDES BSMT SUITE ISSUED FOR FINAL	

STRUCTURAL MEMBERS ON SITE TO BE CONFIRMED BY CONTRACTOR AND/OR OWNER. ANY AND ALL DISCREPANCIES ARE O BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED. ALL CONSTRUCTION TO BE EXECUTED IN TYPICAL CONSTRUCTION PRACTICE AND COMPLY WITH LOCAL SAFETY
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DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE
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DATE

NO. DESCRIPTION

**GROUND UP DESIGN** 844 Conc. Rd. 17 East Township of Tiny Ont. Phone 705-549-8953 Mobile 705-795-3729

**CUSTOM HOME CHAMPLAIN SHORES** LOT 1, 4 NAVIGATOR RD. PENETANG, ONT.

groundupdesign@rogers.com www.groundupdesign.ca

SHEET TITLE:

**GROUND & SECOND** FLOOR PLANS

A. GRAVEL CHECK'D BY: AS NOTED

PROJECT #: 23015

SECOND FLOOR PLAN
SCALE: = 3/16" = 1'-0"



6" NON-STRUCTURAL TIMBER GABLE

ROOF SLOPE

7/12

ROOF SLOPE 4/12

WINDOW SILL

U/S OF CEILING

FIN. 2ND FLOOR

TOP OF WALL

FIN. MAIN FLR.

U/S OF FLOOR

– 6" FREEZE BOARD

ROOF SLOPE 7/12

- ASPHALT SHINGLES

ROOF SLOPE

7/12

ROOF SLOPE

3/12

\_ \_ \_

24"X24" ARCHITECTURAL

ORNAMENT

TOP OF WALL — FOE BRICK

TOP OF FOUND.

-6" FREEZE BOARD

Climatic Design Criteria

ISSUES:

Town of Project - Penetanguishene Degree Day - 4300 Ss (Snow Load) - 2.8 kPa Sr (Rain Load) - 0.4 kPa

	NO.	DESCRIPTION
	1	ISSUED FOR CLIE REVIEW
	2	ISSUED FOR CLIE REVIEW
	3	ISSUED FOR CLIE REVIEW
	4	ISSUED FOR CLIE REVIEW

5 ISSUED FOR CLIENT'S REVIEW DEC. 19/23

6 ISSUED FOR CLIENT'S REVIEW JAN. 16/24

7 ISSUED FOR CLIENT'S REVIEW FEB. 28/24

8 BSMT CHANGES FOR CLIENT'S REVIEW FEB. 29/24

9 BSMT & MAIN FLR CONCEPT CHANGES MAR. 8/24

10 CONCEPT CHANGES MAR. 11/24

11 CONCEPT CHANGES MAR. 12/24

12 CONCEPT CHANGES JUNE 25/24

13 CONCEPT CHANGES JULY 23/24

16 ISSUED FOR PRICING OCT. 8/24 7 ISSUED FOR FINAL REVIEW OCT. 16/24

19 ISSUED FOR FINAL ARCHITECT'S STAMP NOV. 6/24

ISSUED FOR FINAL ARCHITECT'S STAMP NOV. 8/24

ISSUED FOR FINAL ARCHITECT'S STAMP NOV. 8/24

ISSUED FOR FINAL ARCHITECT'S STAMP JAN. 10/25

ISSUED FOR FINAL ARCHITECT'S STAMP JAN. 13/25

ISSUED FOR FINAL ARCHITECT'S STAMP (INCLUDES BSMT SUITE MAR. 28/25

24 ISSUED FOR FINAL ARCHITECT'S STAMP JAN. 22/25

26 ISSUED FOR FINAL ARCHITECT'S STAMP MAY 20/25

27 ISSUED FOR FINAL ARCHITECT'S STAMP JUNE 9/25

28 ISSUED FOR FINAL AUG. 27/25

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NOTES:

DESIGNERS. REVISIONS:

NO. DESCRIPTION

OCT. 22/24

14 CLIENT REVIEW 15 CLIENT/ARCHITECT REVIEW

18 ISSUED FOR FINAL REVIEW & PRICING

CHAMPLAIN SHORE LOT 1, 4 NAVIGATOR R PENETANG, ONT.
SHEET TITLE:
NORTH & EAST ELEVATIONS

**GROUND UP DESIGN** 844 Conc. Rd. 17 East Township of Tiny Ont. L9M 0B5 Phone 705-549-8953 Mobile 705-795-3729

groundupdesign@rogers.com www.groundupdesign.ca

**CUSTOM HOME** 

'''	~ <u>_</u> ,
ELEVA	MOIT
DRAWN BY:	
A. GRAVEL	

DRAWN BY:	
A. GRAVEL	
CHECK'D BY:	
SCALE:	DRAWI
AS NOTED	
PROJECT #:	
23015	•



ROOF SLOPE

ROOF SLOPE

7/12

7/12

ASPHALT SHINGLES -

CEDAR SHAKE LOOK VENEER -

VERTICAL SIDING -

2X6 WOOD FREEZE BOARD 6" NON-STRUCTURAL TIMBER GABLE

> ROOF SLOPE 7/12

- HORIZONTAL SIDING

U/S OF CEILING ,

Climatic Design Criteria

Town of Project - Penetanguishene Degree Day - 4300 Ss (Snow Load) - 2.8 kPa Sr (Rain Load) - 0.4 kPa

ISSUES:			
10.	DESCRIPTION	DATE	
1	ISSUED FOR CLIENT'S REVIEW	SEPT 19/23	
2	ISSUED FOR CLIENT'S REVIEW	NOV. 24/23	
3	ISSUED FOR CLIENT'S REVIEW	DEC. 4/23	
4	ISSUED FOR CLIENT'S REVIEW	DEC. 15/23	
5	ISSUED FOR CLIENT'S REVIEW	DEC. 19/23	
6	ISSUED FOR CLIENT'S REVIEW	JAN. 16/24	
7	ISSUED FOR CLIENT'S REVIEW	FEB. 28/24	
8	BSMT CHANGES FOR CLIENT'S REVIEW	FEB. 29/24	
9	BSMT & MAIN FLR CONCEPT CHANGES	MAR. 8/24	
10	CONCEPT CHANGES	MAR. 11/24	
11	CONCEPT CHANGES	MAR. 12/24	
12	CONCEPT CHANGES	JUNE 25/24	
13	CONCEPT CHANGES	JULY 23/24	
14	CLIENT REVIEW	SEPT. 19/24	
15	CLIENT/ARCHITECT REVIEW	SEPT. 26/24	
16	ISSUED FOR PRICING	OCT. 8/24	
17	ISSUED FOR FINAL REVIEW	OCT. 16/24	
18	ISSUED FOR FINAL REVIEW & PRICING	OCT. 22/24	
19	ISSUED FOR FINAL ARCHITECT'S STAMP	NOV. 6/24	
20	ISSUED FOR FINAL ARCHITECT'S STAMP	NOV. 8/24	
	ISSUED FOR FINAL		

ISSUED FOR FINAL ARCHITECT'S STAMP NOV. 8/24

ISSUED FOR FINAL ARCHITECT'S STAMP JAN. 10/25 ISSUED FOR FINAL ARCHITECT'S STAMP JAN. 13/25 ISSUED FOR FINAL ARCHITECT'S STAMP JAN. 22/25

MAR. 28/25

ISSUED FOR FINAL ARCHITECT'S STAMP (INCLUDES BSMT SUITE

28 ISSUED FOR FINAL ARCHITECT'S STAMP AUG. 27/25 NOTES: ALL MATERIALS, DIMENSIONS AND
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REVISIONS:

NO. DESCRIPTION DATE

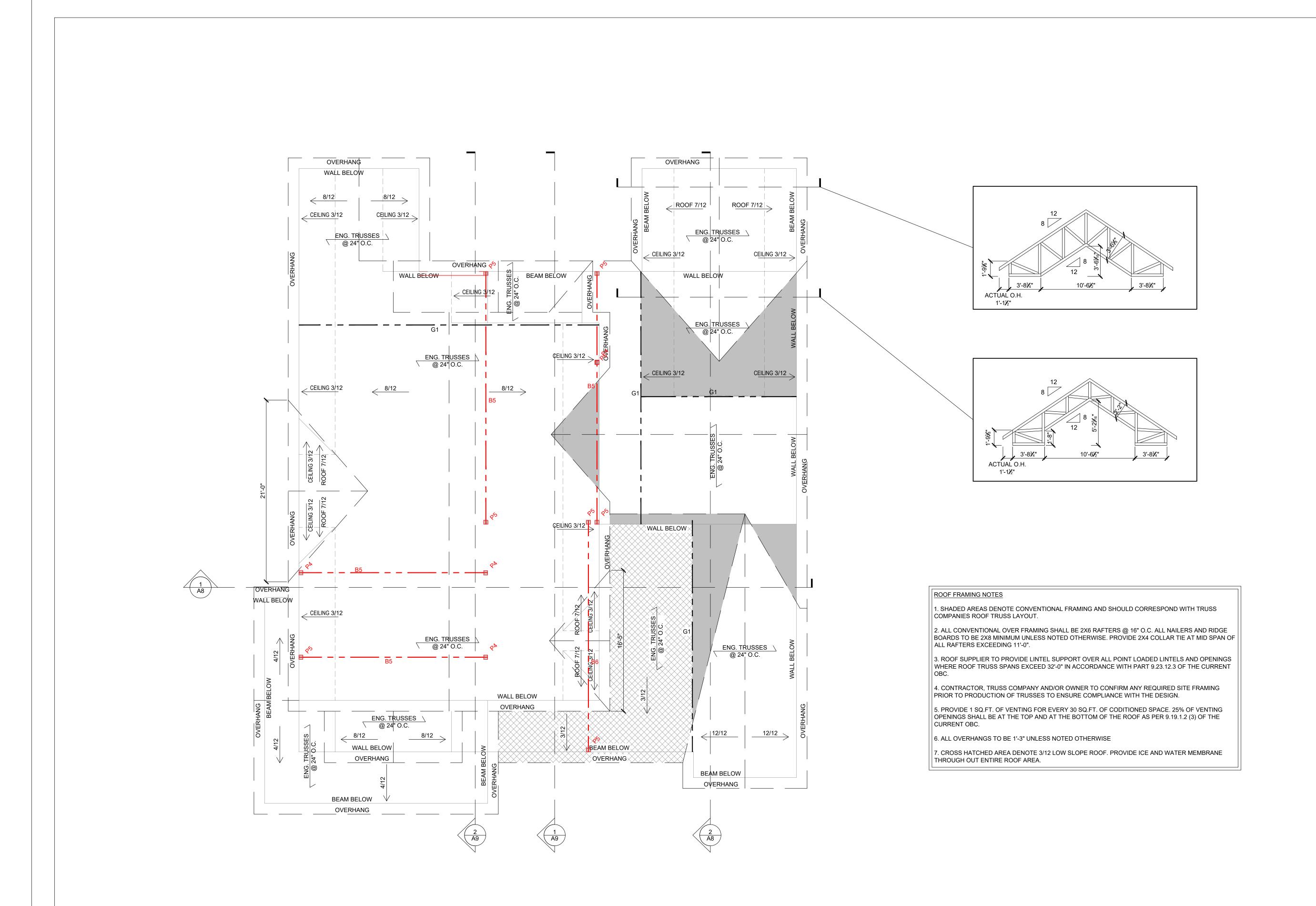
**GROUND UP DESIGN** 844 Conc. Rd. 17 East Township of Tiny Ont. L9M 0B5 Phone 705-549-8953 Mobile 705-795-3729

**CUSTOM HOME** CHAMPLAIN SHORES LOT 1, 4 NAVIGATOR RD. PENETANG, ONT. SHEET TITLE:

groundupdesign@rogers.com www.groundupdesign.ca

SOUTH & WEST **ELEVATIONS** 

DRAWN BY: A. GRAVEL CHECK'D BY: AS NOTED



Climatic Design Criteria

Town of Project - Penetanguishene Degree Day - 4300 Ss (Snow Load) - 2.8 kPa Sr (Rain Load) - 0.4 kPa

ISSUES:

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT'S REVIEW	SEPT 19/23
2	ISSUED FOR CLIENT'S REVIEW	NOV. 24/23
3	ISSUED FOR CLIENT'S REVIEW	DEC. 4/23
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18	ISSUED FOR FINAL REVIEW & PRICING	OCT. 22/24
19	ISSUED FOR FINAL ARCHITECT'S STAMP	NOV. 6/24
20	ISSUED FOR FINAL ARCHITECT'S STAMP	NOV. 8/24
21	ISSUED FOR FINAL ARCHITECT'S STAMP	NOV. 8/24
22	ISSUED FOR FINAL ARCHITECT'S STAMP	JAN. 10/25
23	ISSUED FOR FINAL ARCHITECT'S STAMP	JAN. 13/25
24	ISSUED FOR FINAL ARCHITECT'S STAMP	JAN. 22/25
25	ISSUED FOR FINAL ARCHITECT'S STAMP (INCLUDES BSMT SUITE	MAR. 28/25
26	ISSUED FOR FINAL ARCHITECT'S STAMP	MAY 20/25
27	ISSUED FOR FINAL ARCHITECT'S STAMP	JUNE 9/25
28	ISSUED FOR FINAL ARCHITECT'S STAMP	AUG. 27/25
STRUCT CONFIR OWNER TO BE F BEFORE	TERIALS, DIMENSIONS A FURAL MEMBERS ON SIT MED BY CONTRACTOR A LANY AND ALL DISCREP REPORTED TO THE DESIGN E PROCEEDING WITH TH MGS ARE NOT TO BE SCA	E TO BE AND/OR ANCIES ARE GNER E WORK.

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REVISIONS:

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GROUND UP DESIGN

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CUSTOM HOME
CHAMPLAIN SHORES
LOT 1, 4 NAVIGATOR RD.
PENETANG, ONT.
SHEET TITLE:

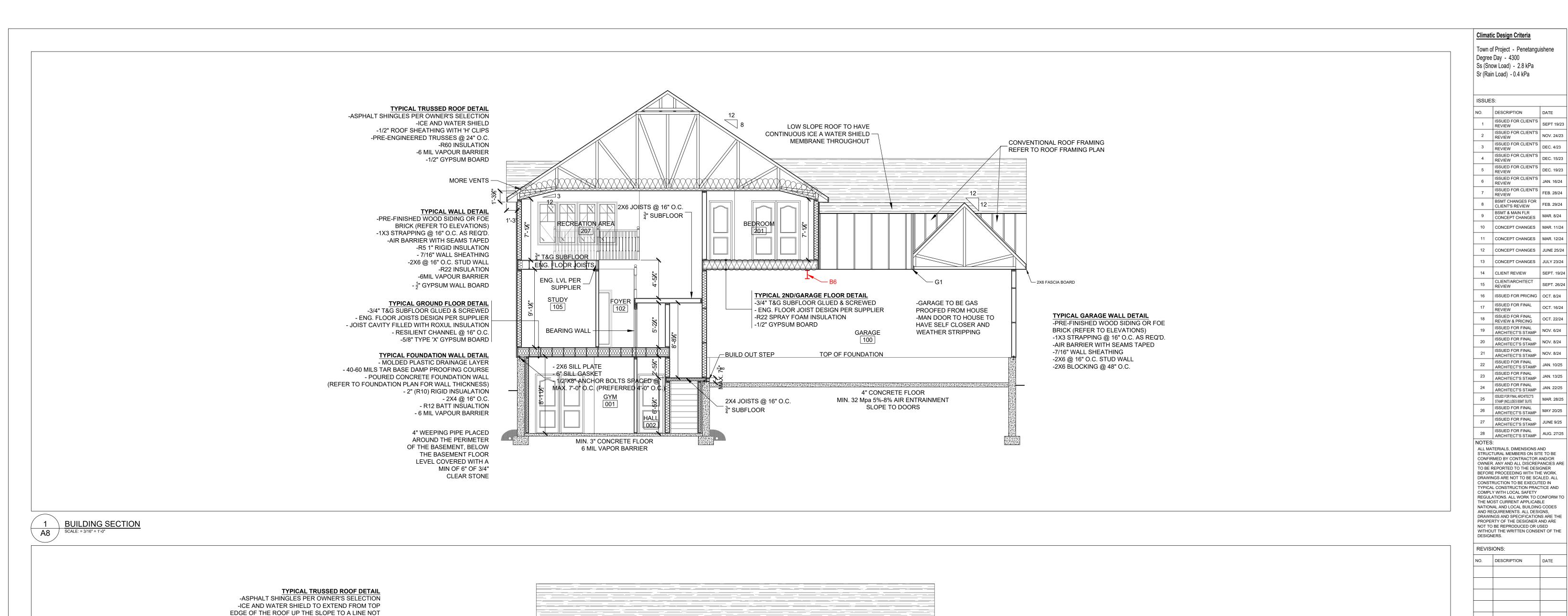
**ROOF PLAN** 

DRAWN BY:
A. GRAVEL
CHECK'D BY:

SCALE:
AS NOTED
PROJECT #:

23015

1 ROOF PLAN
SCALE: = 3/16" = 1'-0"





DRAWN BY: A. GRAVEL CHECK'D BY:

AS NOTED

PROJECT #: 23015

ISSUED FOR CLIENT'S REVIEW SEPT 19/23

ISSUED FOR CLIENT'S REVIEW FEB. 28/24 BSMT CHANGES FOR CLIENT'S REVIEW FEB. 29/24

CONCEPT CHANGES MAR. 8/24

BSMT & MAIN FLR

CLIENT/ARCHITECT

ISSUED FOR FINAL

ISSUED FOR FINAL

ISSUED FOR FINAL

ISSUED FOR FINAL

ISSUED FOR FINAL ARCHITECT'S

STAMP (INCLUDES BSMT SUITE

ISSUED FOR FINAL REVIEW OCT. 16/24

ISSUED FOR FINAL ARCHITECT'S STAMP NOV. 6/24

ARCHITECT'S STAMP NOV. 8/24

ARCHITECT'S STAMP NOV. 8/24

ARCHITECT'S STAMP JAN. 10/25

ARCHITECT'S STAMP JAN. 13/25

ISSUED FOR FINAL ARCHITECT'S STAMP JAN. 22/25

ISSUED FOR FINAL ARCHITECT'S STAMP MAY 20/25

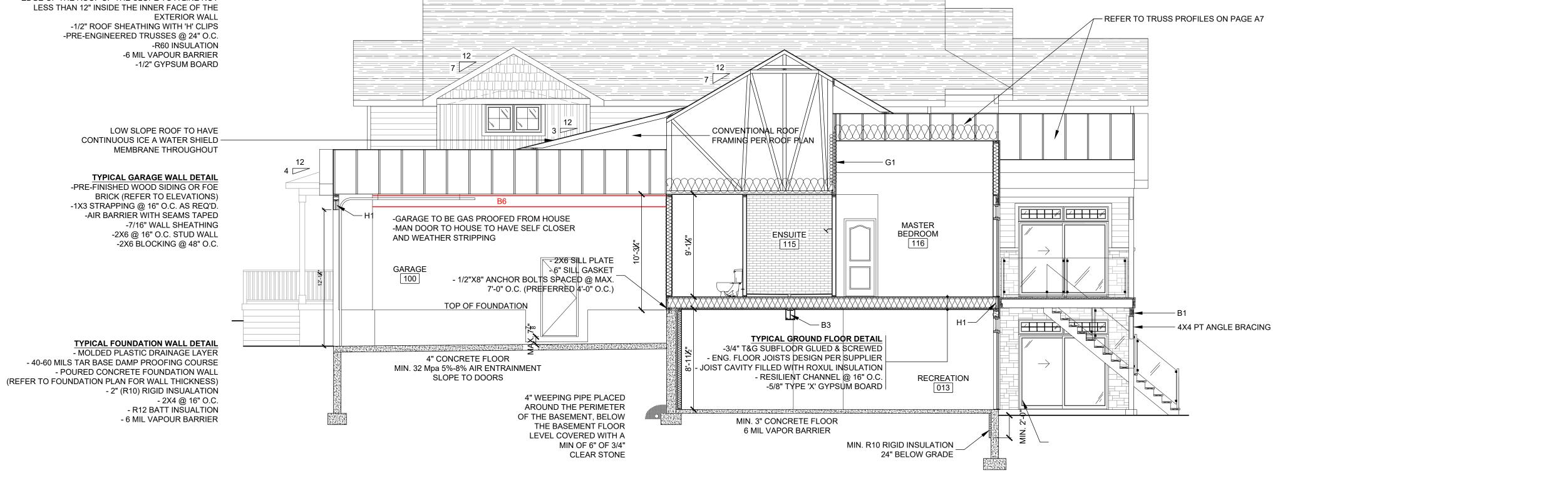
ISSUED FOR FINAL ARCHITECT'S STAMP JUNE 9/25

SEPT. 26/24

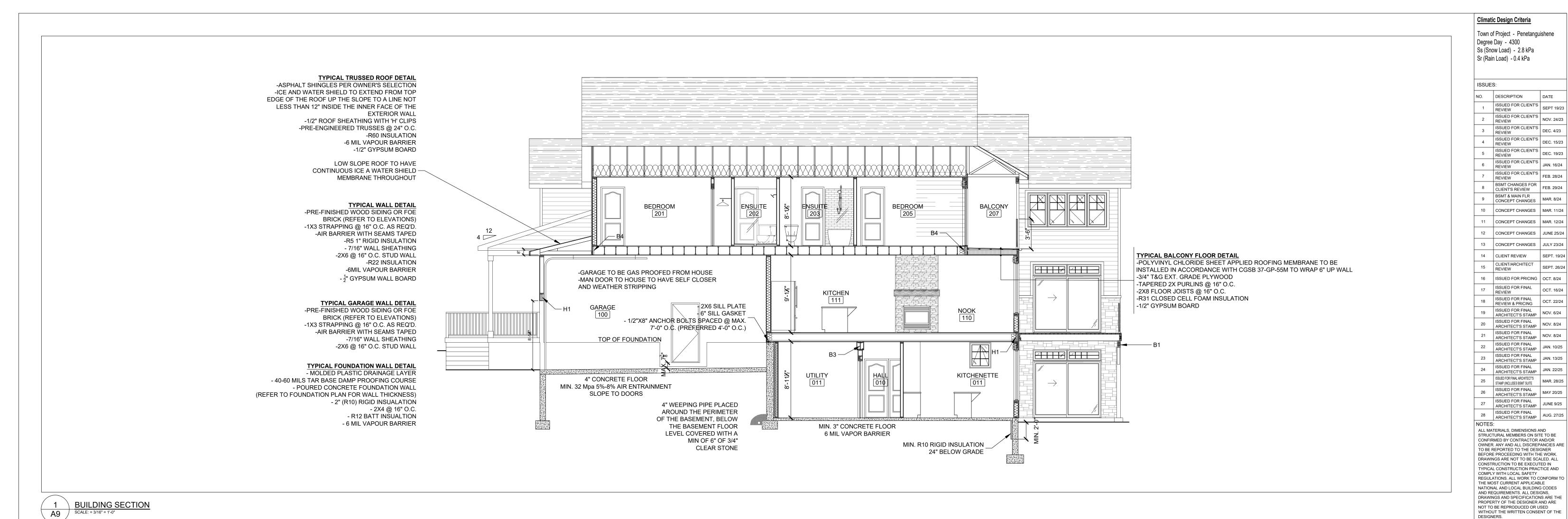
OCT. 22/24

MAR. 28/25

DATE



**BUILDING SECTION** 



REVISIONS: NO. DESCRIPTION DATE

ISSUED FOR CLIENT'S REVIEW SEPT 19/23

ISSUED FOR CLIENT'S REVIEW FEB. 28/24

BSMT CHANGES FOR CLIENT'S REVIEW FEB. 29/24

ISSUED FOR FINAL REVIEW OCT. 16/24

ISSUED FOR FINAL ARCHITECT'S STAMP NOV. 6/24

ARCHITECT'S STAMP NOV. 8/24

ARCHITECT'S STAMP NOV. 8/24

ARCHITECT'S STAMP JAN. 10/25

ARCHITECT'S STAMP JAN. 13/25

ARCHITECT'S STAMP JAN. 22/25

STAMP (INCLUDES BSMT SUITE MAR. 28/25

ISSUED FOR FINAL ARCHITECT'S STAMP MAY 20/25

ISSUED FOR FINAL ARCHITECT'S STAMP JUNE 9/25

ISSUED FOR FINAL

ISSUED FOR FINAL ARCHITECT'S

OCT. 22/24

**GROUND UP DESIGN** 844 Conc. Rd. 17 East Township of Tiny Ont. Phone 705-549-8953 Mobile 705-795-3729 groundupdesign@rogers.com www.groundupdesign.ca

**CUSTOM HOME** CHAMPLAIN SHORES LOT 1, 4 NAVIGATOR RD. PENETANG, ONT.

SHEET TITLE:

**BUILDING SECTIONS** 

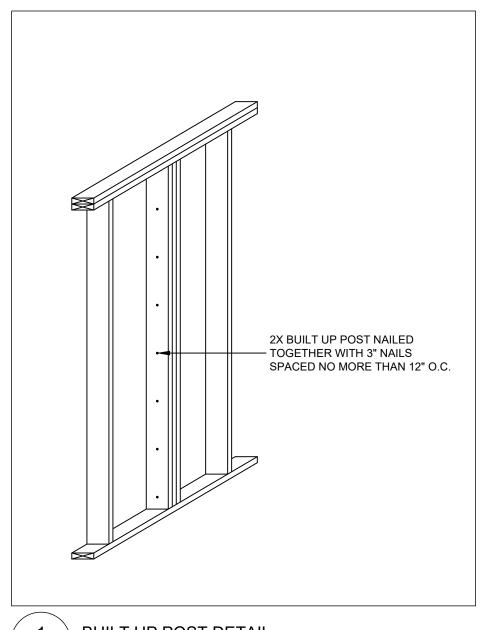
DRAWN BY: A. GRAVEL

CHECK'D BY: AS NOTED PROJECT #: 23015

**GUARD TO COMPLY** WITH PART 9.8.8 W/I CLOSET 3" T&G SUBFLOOR TALL WALL AS PER ĘŊĠŢĿŎŎŖŊĠŢŖŖĸŶŖŖĸĸ STRUCTURAL LIVING ROOM 10'-5" <sup>3</sup>/<sub>4</sub>" T&G SUBFLOOR 2X6 JOISTS @ 16" O.C. 3" T&G SUBFLOOR ENG. FLOOR JST. PER SUPPLIER RAILING TO COMPLY WITH PART 8.8.7 12'-81/2" KITCHENETTE  $\frac{3}{4}$ " T&G SUBFLOOR 2X4 JOISTS @ 16" O.C. 2X12 STRINGER -AROUND THE PERIMETER MIN. 3" CONCRETE FLOOR OF THE BASEMENT, BELOW 6 MIL VAPOR BARRIER THE BASEMENT FLOOR MIN. R10 RIGID INSULATION LEVEL COVERED WITH A 24" BELOW GRADE MIN OF 6" OF 3/4" CLEAR STONE

TYPICAL TRUSSED ROOF DETAIL -ASPHALT SHINGLES PER OWNER'S SELECTION -ICE AND WATER SHIELD -1/2" ROOF SHEATHING WITH 'H' CLIPS -PRE-ENGINEERED TRUSSES @ 24" O.C. -R60 INSULATION -6 MIL VAPOUR BARRIER -1/2" GYPSUM BOARD **TYPICAL WALL DETAIL** -PRE-FINISHED WOOD SIDING OR FOE BRICK (REFER TO ELEVATIONS) -1X3 STRAPPING @ 16" O.C. AS REQ'D. -AIR BARRIER WITH SEAMS TAPED -R5 1" RIGID INSULATION - 7/16" WALL SHEATHING -2X6 @ 16" O.C. STUD WALL -R22 INSULATION -6MIL VAPOUR BARRIER  $-\frac{1}{2}$ " GYPSUM WALL BOARD TYPICAL FOUNDATION WALL DETAIL - MOLDED PLASTIC DRAINAGE LAYER - 40-60 MILS TAR BASE DAMP PROOFING COURSE - POURED CONCRETE FOUNDATION WALL (REFER TO FOUNDATION PLAN FOR WALL THICKNESS) - 2" (R10) RIGID INSUALATION - 2X4 @ 16" O.C. - R12 BATT INSUALTION - 6 MIL VAPOUR BARRIER 4" WEEPING PIPE PLACED

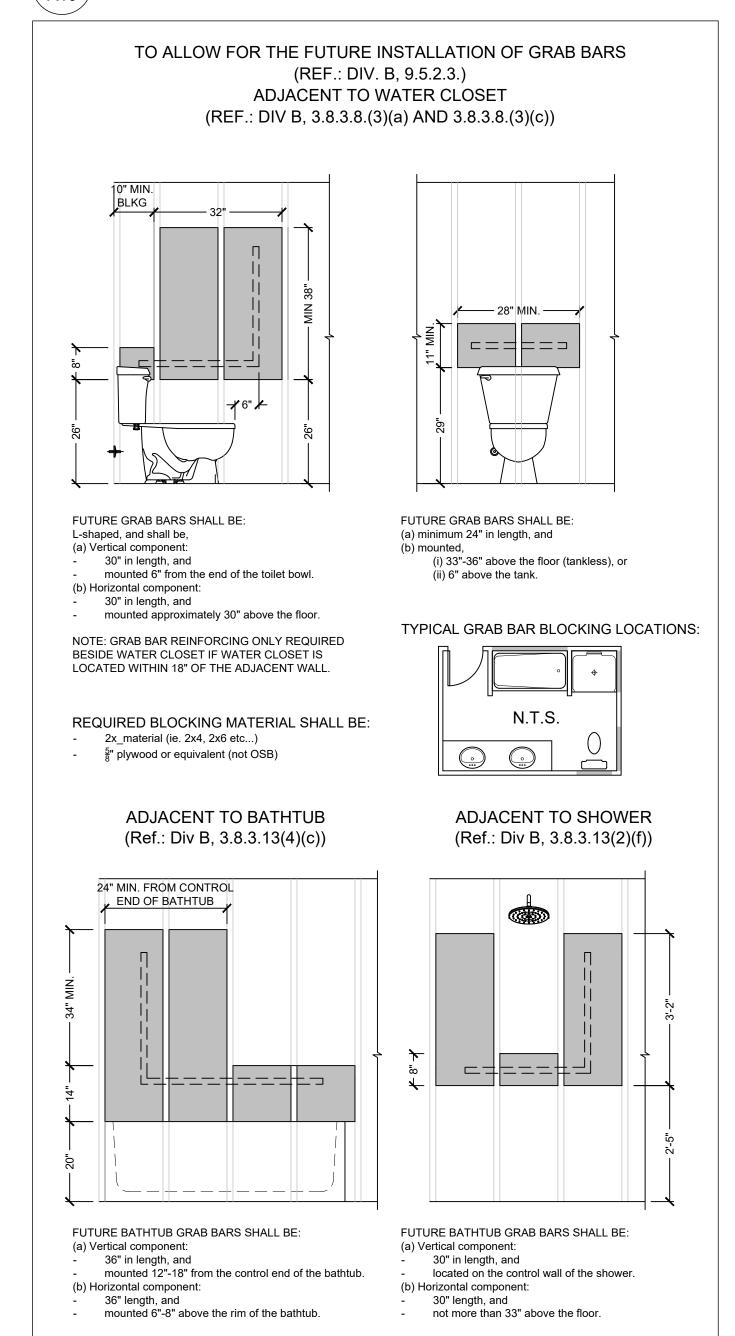
**BUILDING SECTION** 

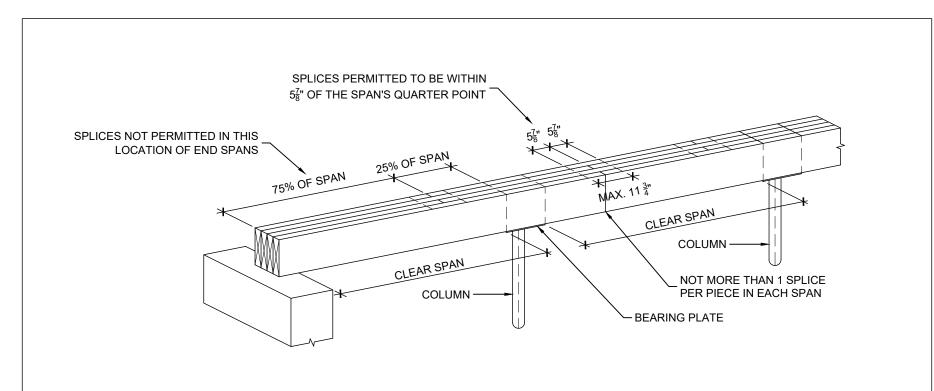


1 BUILT UP POST DETAIL
A10 SCALE: = 1/2" = 1'-0"

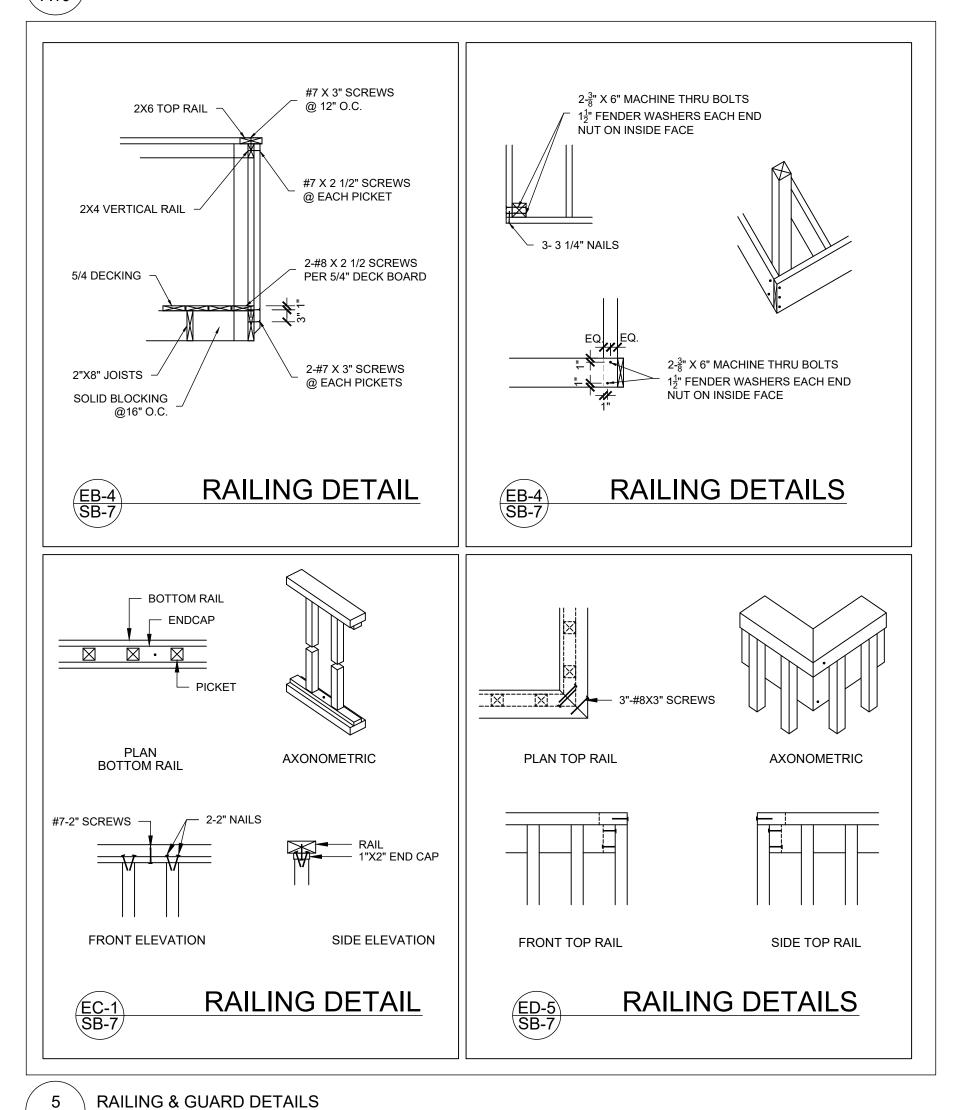
4 \ STUD REINFORCING DETAIL

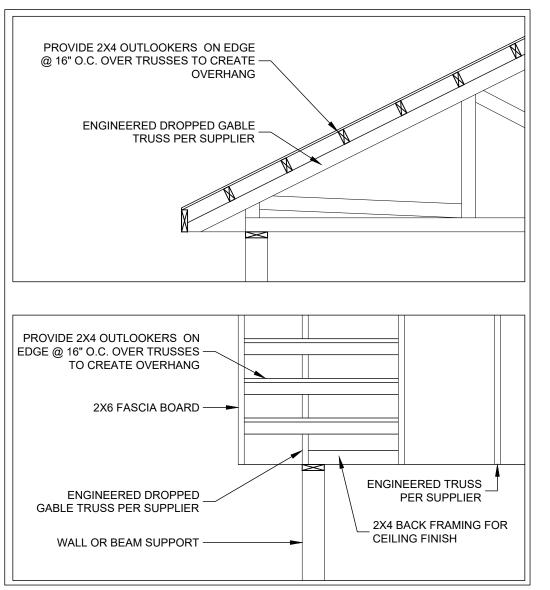
A10



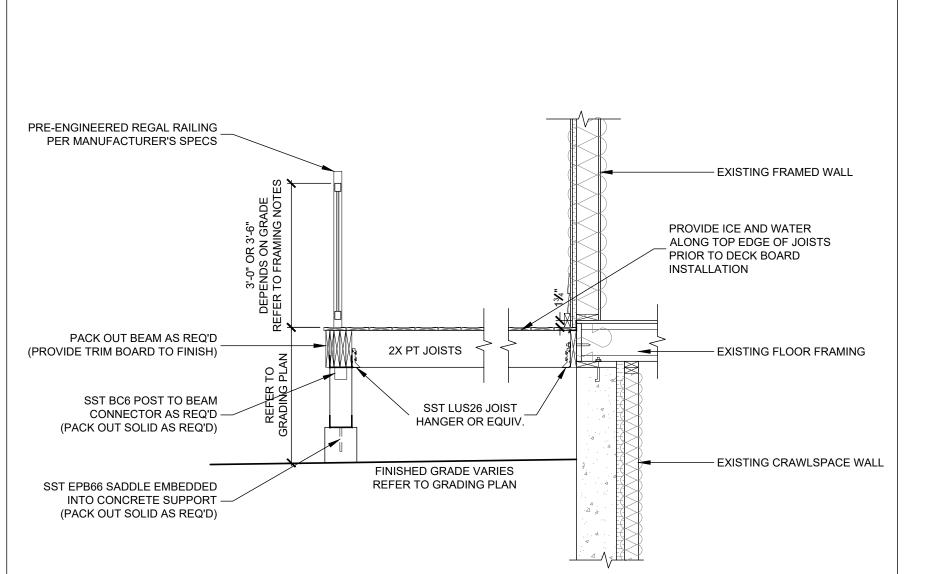


A10 BUILT UP BEAM DETAIL
SCALE: = 1/2" = 1'-0"





3 GABEL END FRAMING DETAIL
SCALE: = 1/2" = 1'-0"



TYPICAL DECK SECTION DETAIL

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

Climatic Design Criteria

Town of Project - Penetanguishene
Degree Day - 4300
Ss (Snow Load) - 2.8 kPa
Sr (Rain Load) - 0.4 kPa

NO.	DESCRIPTION	DATE
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2	ISSUED FOR CLIENT'S REVIEW	NOV. 24
3	ISSUED FOR CLIENT'S REVIEW	DEC. 4/2
4	ISSUED FOR CLIENT'S REVIEW	DEC. 15
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19	ISSUED FOR FINAL ARCHITECT'S STAMP	NOV. 6/2
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21	ISSUED FOR FINAL ARCHITECT'S STAMP	NOV. 8/2
22	ISSUED FOR FINAL ARCHITECT'S STAMP	JAN. 10
23	ISSUED FOR FINAL ARCHITECT'S STAMP	JAN. 13
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26	ISSUED FOR FINAL ARCHITECT'S STAMP	MAY 20/
27	ISSUED FOR FINAL ARCHITECT'S STAMP	JUNE 9/
28	ISSUED FOR FINAL ARCHITECT'S STAMP	AUG. 27

NOTES:
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REVISIONS:

NO. DESCRIPTION DATE

GROUND UP DESIGN

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L9M 0B5
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Mobile 705-795-3729
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PROJECT:
CUSTOM HOME
CHAMPLAIN SHORES
LOT 1, 4 NAVIGATOR RD.
PENETANG, ONT.
SHEET TITLE:

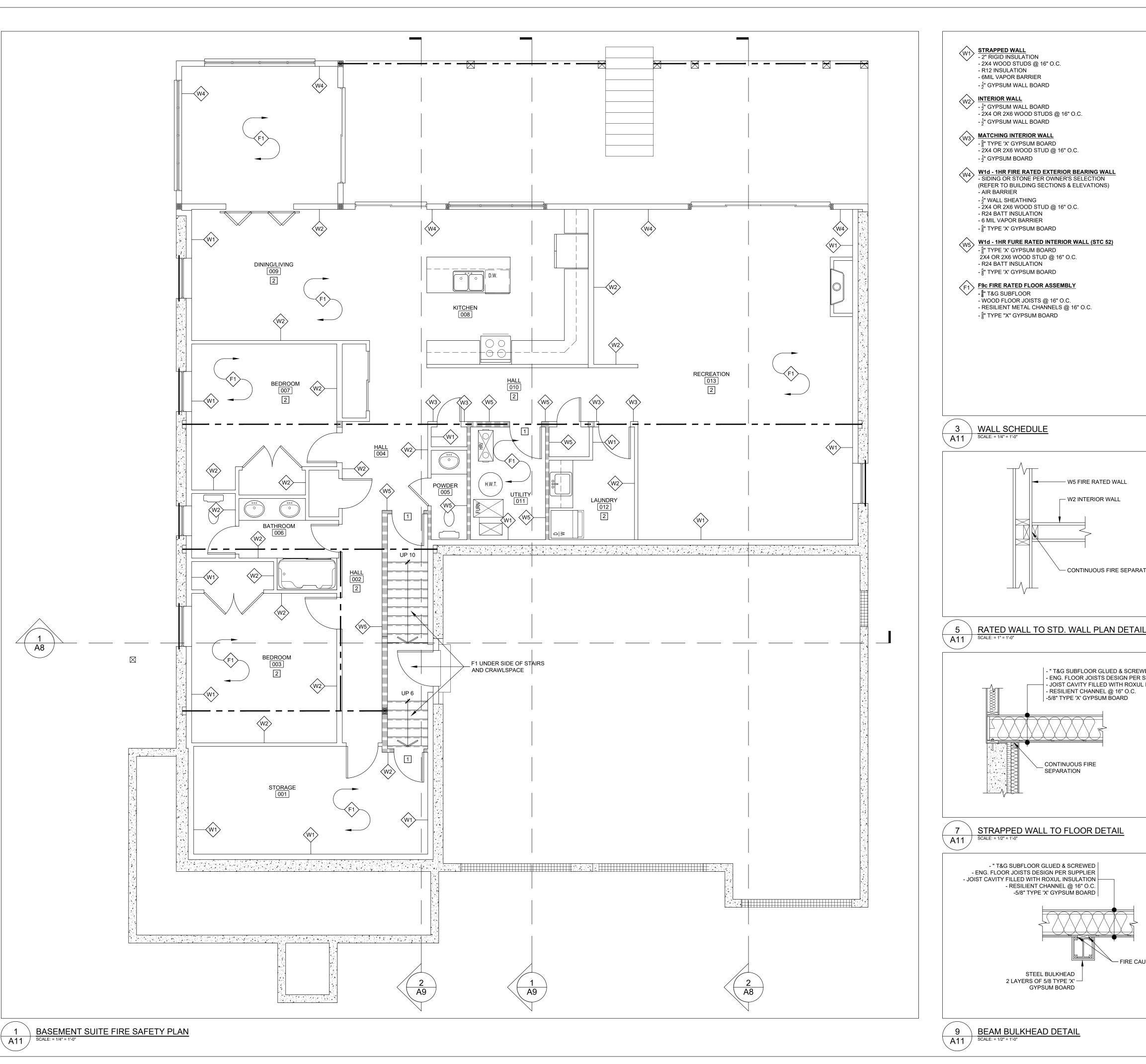
DETAILS

DRAWN BY:
A. GRAVEL
CHECK'D BY:

SCALE:
AS NOTED
PROJECT #:
23015

DRAWING #:

A 10



W1> STRAPPED WALL
- 2" RIGID INSULATION - 2X4 WOOD STUDS @ 16" O.C. - R12 INSULATION - 6MIL VAPOR BARRIER  $-\frac{1}{2}$ " GYPSUM WALL BOARD

W2 INTERIOR WALL

- 1 GYPSUM WALL BOARD - 2X4 OR 2X6 WOOD STUDS @ 16" O.C.  $-\frac{1}{2}$ " GYPSUM WALL BOARD

W3 MATCHING INTERIOR WALL - 2X4 OR 2X6 WOOD STUD @ 16" O.C.  $-\frac{1}{2}$ " GYPSUM BOARD

W1d - 1HR FIRE RATED EXTERIOR BEARING WALL - SIDING OR STONE PER OWNER'S SELECTION (REFER TO BUILDING SECTIONS & ELEVATIONS) - AIR BARRIER  $-\frac{1}{2}$ " WALL SHEATHING - 2X4 OR 2X6 WOOD STUD @ 16" O.C. - R24 BATT INSULATION - 6 MIL VAPOR BARRIER

W5 W1d - 1HR FURE RATED INTERIOR WALL (STC 52)  $-\frac{5}{8}$ " TYPE 'X' GYPSUM BOARD 2X4 OR 2X6 WOOD STUD @ 16" O.C. - R24 BATT INSULATION  $-\frac{5}{8}$ " TYPE 'X' GYPSUM BOARD

— W5 FIRE RATED WALL

- W2 INTERIOR WALL

- CONTINUOUS FIRE SEPARATION

- " T&G SUBFLOOR GLUED & SCREWED

- RESILIENT CHANNEL @ 16" O.C.

-5/8" TYPE 'X' GYPSUM BOARD

CONTINUOUS FIRE

SEPARATION

- ENG. FLOOR JOISTS DESIGN PER SUPPLIER

- JOIST CAVITY FILLED WITH ROXUL INSULATION

F1 F9c FIRE RATED FLOOR ASSEMBLY - 8g" T&G SUBFLOOR - WOOD FLOOR JOISTS @ 16" O.C. - RESILIENT METAL CHANNELS @ 16" O.C. 1 DOOR WITH 20 MIN. FIRE RATING AND SELF CLOSURE

2 ALL SMOKE ALARMS SHALL BE INTERCONNECTED WIRELESSLY OR HARD WIRED SO THAT THE ACTIVATION OF ANY SMOKE ALARM WITHIN THE HOUSE ACTIVATES ALL SMOKE ALARMS.



FIRE SAFETY PLAN NOTES

1. ANY ELECTRICAL BOXES SERVICING ROOMS ON BOTH SIDES OF A RATED ASSEMBLY SHALL BE OFFSET FROM EACH OTHER MINIMUM 2'-0". 2. ANY OPENINGS PENETRATING A RATED ASSEMBLY SHALL BE FIRE STOPPED AS PER PART 9.10.5., 9.10.9.7. & 9.10.9.8. OF THE CURRENT OBC. 3. BOTH UNITS SHALL HAVE SEPARATE WATER SHUT OFF. 4. CENTRAL VACUUM SYSTEMS SHALL SERVICE NOT MORE THAN ONE SUIT. 5. 45 MIN. FIRE DAMPERS ARE PERMITTED TO PENETRATE A FIRE SEPARATION OR A MEMBRANE FORMING PART OF AN ASSEMBLY REQUIRED TO HAVE A

FIRE-RESISTANCE RATING WITHOUT HAVING TO MEET THE FIRE STOP REQUIREMENTS PROVIDED THE FIRE DAMPER IS INSTALLED IN CONFORMANCE 6. WHERE A VERTICAL SERVICE SPACE CONTAINS AN EXHAUST DUCT THAT SERVES

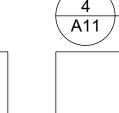
MORE THAN ONE FIRE COMPARTMENT, THE DUCT SHALL HAVE A FAN LOCATED AT OR NEAR THE EXHAUST OUTLET TO ENSURE THAT THE DUCT IS UNDER NEGATIVE PRESSURE AND SHALL NOT HAVE FANS THAT EXHAUST DIRECTLY INTO THE DUCT IN THE VERTICAL SERVICE SPACE. 7. A 45mm THICK SOLID WOOD DOOR IS PERMITTED TO BE USED WHERE A MINIMUM

FIRE- PROTECTION RATING OF 20MIN. IS PERMITTED AND SHALL NOT HAVE MORE THAN 6mm OF CLEARANCE BENEATH THE DOOR AND NOT MORE THAN 3mm CLEARANCE AT THE SIDES & TOP. 8. SOLID WOOD DOORS BEING USED AS 20 MIN. DOORS SHALL BE MOUNTED IN A

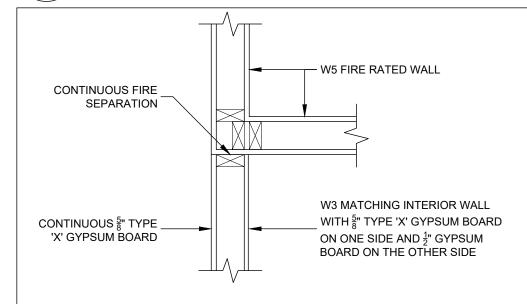
WOOD FRAME OF AT LEAST 38mm THICKNESS WHERE THE FRAME HAS NOT BEEN TESTED AND RATED. 9. THE SIZE OF OPENING IN AN INTERIOR FIRE SEPARATION, EVEN WHERE PROTECTED WITH A CLOSURE SHALL NOT EXCEED 11SQ.M. WITH NO DIMENSION GREATER THAN 3.7M IF A FIRE COMPARTMENT ON EITHER SIDE OF THE FIRE

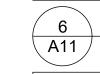
SEPARATION IS NOT SPRINKLERED. 10. EVERY SWING TYPE DOOR IN A FIRE SEPARATION SHALL HAVE A LATCH AND A SELF-CLOSING DEVICE. 11. SMOKE ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AND SHALL

HAVE SYNCHRONIZED FLASH RATES, WHEN INSTALLED IN A HOUSE WITH A SECONDARY SUITE OR AN INDIVIDUAL DWELLING. 12. SOUNDS PATERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERNS OF ALARMS SIGNALS AND BE A COMBINATION OF TEMPORAL PATTERN AND VOICE

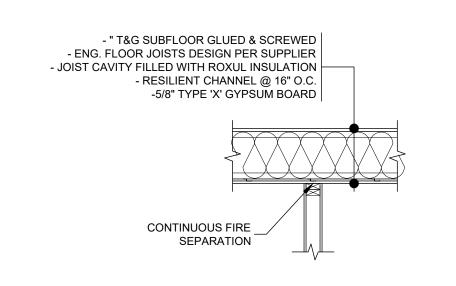


4 | FIRE SAFETY GENERAL NOTES

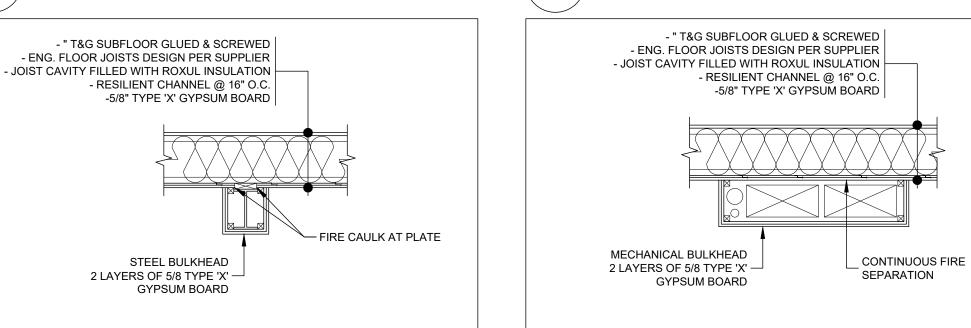




RATED WALL TO MATCH WALL PLAN DETAIL



STD. WALL TO FLOOR SECTION DETAIL STRAPPED WALL TO FLOOR DETAIL \ A11 /



(10) MECHANICAL BULKHEAD DETAIL
SCALE: = 1/2" = 1'-0"

**GROUND UP DESIGN** 844 Conc. Rd. 17 East Township of Tiny Ont. L9M 0B5 Phone 705-549-8953 Mobile 705-795-3729 groundupdesign@rogers.com www.groundupdesign.ca

Climatic Design Criteria

Degree Day - 4300

Ss (Snow Load) - 2.8 kPa

DESCRIPTION

ISSUED FOR CLIENT'S REVIEW SEPT 19/23

ISSUED FOR CLIENT'S REVIEW NOV. 24/23

ISSUED FOR CLIENT'S DEC. 4/23

ISSUED FOR CLIENT'S REVIEW DEC. 15/23 ISSUED FOR CLIENT'S REVIEW DEC. 19/23

ISSUED FOR CLIENT'S REVIEW FEB. 28/24

CLIENT'S REVIEW FEB. 29/24

6 ISSUED FOR CLIENT'S REVIEW JAN. 16/24

9 BSMT & MAIN FLR CONCEPT CHANGES MAR. 8/24

10 CONCEPT CHANGES MAR. 11/24

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13 CONCEPT CHANGES JULY 23/24

16 ISSUED FOR PRICING OCT. 8/24

ISSUED FOR FINAL REVIEW OCT. 16/24

ISSUED FOR FINAL ARCHITECT'S STAMP NOV. 6/24

ARCHITECT'S STAMP NOV. 8/24

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ARCHITECT'S STAMP JUNE 9/25 ISSUED FOR FINAL AUG. 27/25

SEPT. 26/24

OCT. 22/24

MAR. 28/25

14 CLIENT REVIEW

15 CLIENT/ARCHITECT REVIEW

ISSUED FOR FINAL REVIEW & PRICING

ISSUED FOR FINAL

ISSUED FOR FINAL

ISSUED FOR FINAL

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NOTES:

DESIGNERS.

REVISIONS:

NO. DESCRIPTION

STAMP (INCLUDES BSMT SUITE ISSUED FOR FINAL

BSMT CHANGES FOR

Sr (Rain Load) - 0.4 kPa

ISSUES:

Town of Project - Penetanguishene

**CUSTOM HOME** CHAMPLAIN SHORES LOT 1, 4 NAVIGATOR RD. PENETANG, ONT.

**BASEMENT SUITE FIRE** SAFETY PLAN

SHEET TITLE:

DRAWN BY: A. GRAVEL CHECK'D BY: AS NOTED PROJECT #:

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