

**GENERAL NOTES AND SPECIFICATIONS**

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

(NAME OF FIRM) ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE (STAMPED DRAWINGS) CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF (NAME OF FIRM) ENGINEERING BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR. REVISIONS TO STAMPED DRAWINGS AS ISSUED UNDER PERMIT WITHOUT WRITTEN NOTICE OR PERMISSION BY LAKE LAND ENGINEERING WAIVES ANY OR ALL LIABILITY

**DESIGN CRITERIA:**

ROOF: 40 PSF SNOW LOAD

• 8 PSF TOP CHORD DL.

• 7 PSF BOTTOM CHORD DL.

• 5 PSF NET WIND UPLIFT.

FLOOR: 40 PSF LL.

• 35N PSF DEAD LOAD.

• 5 PSF BOTTOM CHORD DL.

SOIL: \*2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION

FROST DEPTH: \*4'-0"

WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

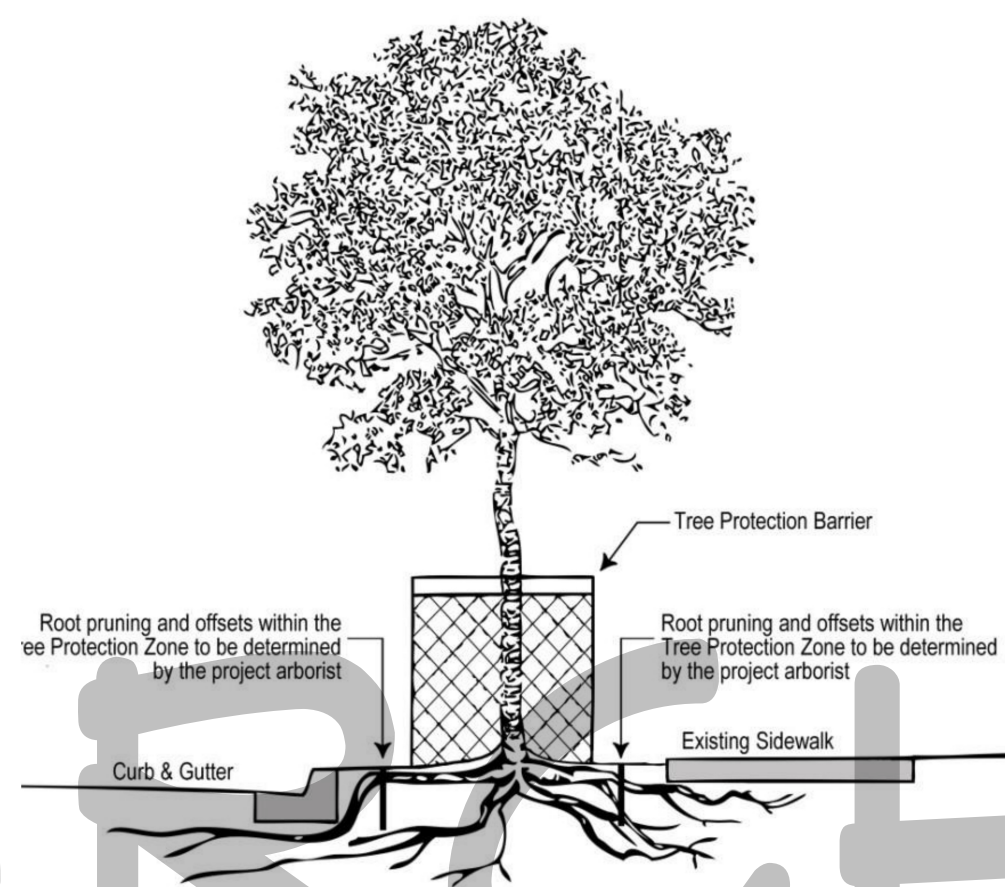
INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

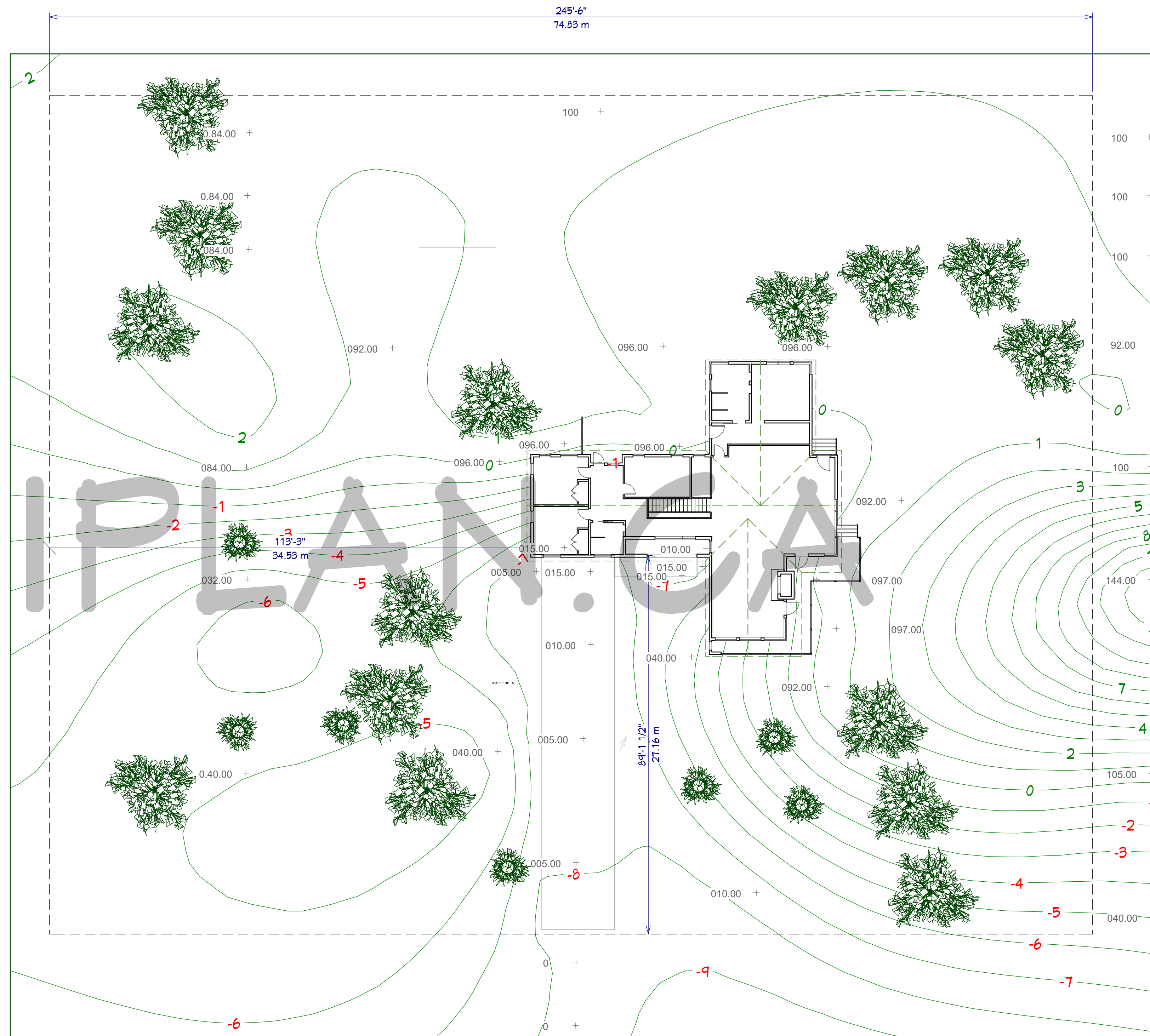
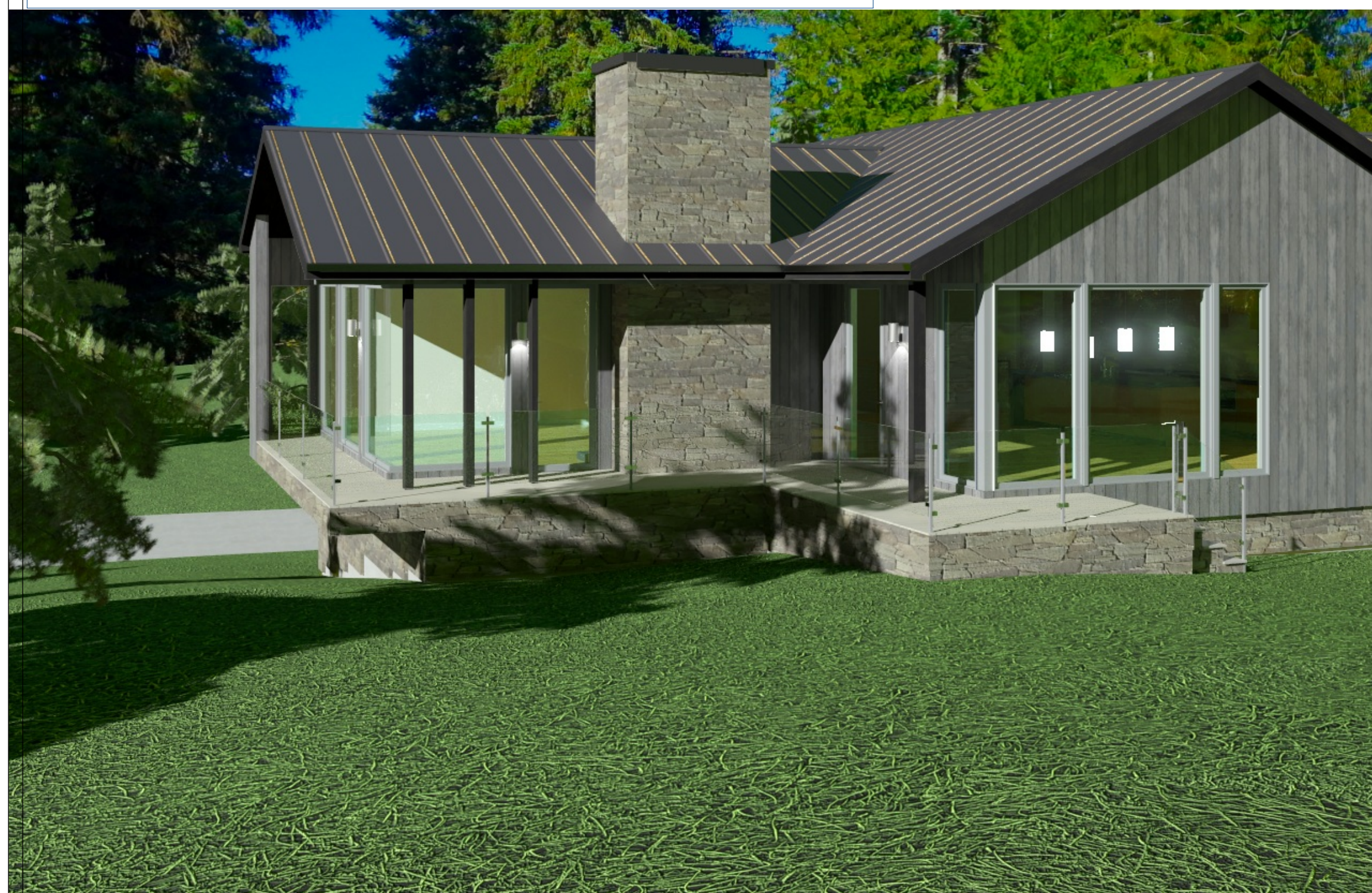
ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

LOT#	46		
PROJECT:	RURAL	FT2	M2
EXISTING ZONING			
LOT AREA	48465	14772.13	
FRONTAGE	245	74.83	
BUILDING DATA			
GROUND FLOOR AT GRADE	2228	206.99	
UPPER LEVEL	3108	288.74	
GARAGE/INCLUDED	0	0.00	
SHED	0	0.00	
COVERED PORCH/INCLUDED	0	0.00	
	5336	495.73	
	FT	M	
TOTAL HEIGHT FROM GRADE	18	5.49	
TOTAL HEIGHT FROM C ROAD	N/A	N/A	
ZONING	PROPOSED	ALLOWED	
EXIST. % LOT COVERAGE	2228.00	15.08	3693.03
		0.10	
% FLOOR AREA TO LOT		1.86	%
ALLOWED			378.45
SETBACKS	PROPOSED		NOT APPLICABLE
MIN FRONT YARD	74.83		N/A
MIN. REAR YARD	NA		N/A
MIN. SIDE YARD E	N/A		N/A
MIN. SIDE YARD W	N/A		N/A
ROOF PEAK FROM GRADE	N/A		N/A



**Tree Protection and Preservation Specification**



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**SITE PLAN 1/16" - 1'-0"**

**SITE PLAN REFER TO LOT GRADING PLAN TO BE PROVIDED OLS**

true north	const. north	
REVISION		
No.	Date	Description

project 2/5/2026 issue for permit

**FOR ENGINEER REVIEW**

Archiplan: Paul Mandrish 2024

**2D TOP SCALE DRAWINGS:**  
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**ADDRESS**  
THORNBURY ONTARIO

**PROJECT**  
NEW DWELLING  
**DRAWING**  
SITE PLAN

**PROJECT NO.**  
PLOT DATE: 2/5/2026

**SCALE:** 1/8" = 1'-0"  
**SHEET:**

**A-1**

**GENERAL SPECIFICATIONS**

**GENERAL NOTES.**

- 1.) ALL CONSTRUCTION TO MEET OR EXCEED NBC PART 9 AND SECTIONS
  - 2.) SITE VERIFY WHEN ADDING ON TO OR REMOVING FROM AN EXISTING BUILDING THAT ALL EXISTING OR NEW STRUCTURAL COMPONENTS ARE CAPABLE OF WITHSTANDING THE STRUCTURAL LOADS IMPOSED, AND REPORT ANY DISCREPANCIES AND/OR DEFICIENCIES TO THE DESIGNER.
  - 3.) ENSURE THAT ALL CONSTRUCTION, MATERIALS, METHODS OF INSTALLATION, AND BRACING COMPLY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
  - 4.) MAKE GOOD ALL DISTURBED OR DAMAGED DURING CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT.
  - 5.) REPORT ANY CONTEMPLATED DEVIATIONS FROM THE APPROVED DRAWINGS OR SPECIFICATIONS TO THE DESIGNER PRIOR TO MAKING ANY CHANGES.
  - 6.) PROVIDE CUTTING, PATCHING AND REMEDIAL WORK IN ORDER TO ENSURE PARTS OF THE WORK COME TOGETHER PROPERLY.
  - 7.) TEMPORARY BRACING TO BE USED WHEREVER NECESSARY TO WITHSTAND ALL LOADS DURING ERECTION AND SUBSEQUENT CONSTRUCTION.
- CONCRETE FOOTING, FOUNDATION WALLS & SLABS.
- 1.) CONCRETE FOOTING TO REST ON UNDISTURBED SOIL CAPABLE OF SUSTAINING A LOAD OF 1570 LBS. PER SQUARE FOOT MINIMUM 4'-0" BELOW GRADE.
  - 2.) FOOTINGS TO CONFORM TO O.B.C. SECTION 9.15.
  - 3.) STEPPED FOOTINGS MAX. 2'-0" HORIZONTAL AND VERTICAL STEP 2/3 HORIZONTAL STEP TO MAX. 5'-0".
  - 4.) FOUNDATION WALLS TO BE MIN. 8" THICK UNLESS OTHERWISE NOTED.
  - 5.) ALL FOUNDATION WALLS TO EXTEND MIN. 6" ABOVE GRADE.
  - 6.) FOR BASEMENT WINDOWS OR DOORS OVER 4'-0" WIDE REINFORCE WITH 2/10M BARS EXTENDING 12" EACH SIDE.
  - 7.) HABITABLE ROOMS ON CONCRETE SLABS TO BE DAMPROOFED WITH 6 MIL. POLY VAPOUR BARRIER.

**STEEL COLUMNS.**

- 1.) STEEL COLUMN PLATES TO BE ANCHORED TO FOOTING WITH MIN. TWO 1/2" DIA. BOLTS MIN. 4" INTO FOOTING.
- 2.) STEEL COLUMN PLATES TO BE CONNECTED TO STEEL BEAMS WITH MIN. TWO 1/2" DIA. BOLTS, OR WELD PLATES TO BEAM FLANGES.
- 3.) STEEL COLUMNS TO BE MINIMUM 3 1/2" OUTSIDE DIAMETER AND 3/16" WALL THICKNESS. STEEL COLUMNS SHALL BE TREATED WITH AT LEAST ONE COAT RUST INHIBITIVE PAINT.

**WOOD FRAMING.**

- 1.) ALL FRAMING LUMBER TO O.B.C. STANDARDS. ALL FRAMING LUMBER INDICATED ON DRAWINGS TO BE S.P.F. No.2 UNLESS OTHERWISE SPECIFIED.
- 2.) BEAMS TO HAVE MIN. BEARING OF 3 1/2" LATERAL SUPPORT. WALLS SUPPORTING JOISTS, ANCHOR SILL PLATE WITH 1/2" DIA. ANCHOR BOLTS MAX. 7'-10" O.C. EMBEDDED 4" INTO MASONRY OR ANCHORED EVERY 4TH JOISTS NOT RESTING ON A PLATE WITH 3/16" X 1 1/2" STEEL JOIST ANCHORS.
- 3.) LATERAL SUPPORT. WALLS PARALLEL TO JOISTS, BEND 3/16" X 1 1/2" STEEL STRAP 3" INTO MASONRY AND FIX TO 3 PARALLEL JOISTS OR FIX SILL PLATE TO 3 RIGIDLY CONNECTED FLOOR JOISTS AT 7'-10" MAX.
- 4.) ALL JOISTS TO HAVE BRIDGING OVER INTERIOR BEARING WALLS AND BEAMS.
- 5.) MIN. SILL PLATE 2" X 4".
- 6.) SILL PLATES ANCHORS TO BE MIN. 1/2" DIA. BOLTS EMBEDDED 4" INTO FOUNDATION WALLS.
- 7.) SPACE FLOOR JOISTS AT 12" O.C. UNDER KITCHEN AREAS.
- 8.) SPACE FLOOR JOISTS AT 12" O.C. FOR CANTILEVERS.
- 9.) MIN. 1 1/2" END BEARING REQUIRED FOR FLOOR JOISTS. CEILING JOISTS, ROOF JOISTS AND RAFTERS.
- 10.) PROVIDE METAL JOISTS HANGERS FOR SUPPORT OF JOISTS FRAMING INTO SIDES OF WOOD BEAMS. HEADER AND TRIMMER JOISTS WHEN REQUIRED.

**PRE-MANUFACTURED WOOD FRAMING.**

- 1.) ALL FRAMING MATERIALS AND METHODS FOR PRE-MANUFACTURED WOOD CONSTRUCTION (WOOD "I" FLOOR JOISTS) ARE TO BE INSTALLED AS PER MANUFACTURERS DETAILS AND SPECIFICATIONS.
- 2.) PRE-MANUFACTURED WOOD SUPPLIER SHALL SUBMIT SHOP DRAWINGS SHOWING LOCATION, LOADING, ALLOWABLE AND ACTUAL DESIGN STRESSES, DEFLECTION LIMITATION, TEMPORARY AND PERMANENT BRACING, CONNECTION AND BEARING DETAILS AND SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED AND INSURED TO PRACTICE IN THE PROVINCE OF ONTARIO.
- 3.) SHOP DRAWINGS ARE TO BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**GLUE LAMINATED WOOD BEAMS.**

- 1.) ALL FRAMING MATERIALS AND METHODS FOR GLUE LAMINATED WOOD BEAMS TO BE INSTALLED AS PER MANUFACTURERS DETAILS AND SPECIFICATION.
- 2.) ALL BEAM TO BEAM, AND BEAM TO COLUMN CONNECTIONS SHALL BE MIN 1/2" METAL PLATE CONNECTIONS C/M MIN 2-5/8" DIA. THROUGH BOLTS AT EACH MEMBER BEING CONNECTED.
- 3.) ALL EXPOSED CONNECTIONS INCLUDING BOLTS MUST BE COATED TO RESIST CORROSION.
- 4.) SUBSTITUTION OF BEAMS FOR DIFFERENT SIZES OR MATERIALS MUST BE APPROVED BY THE DESIGNER PRIOR TO INSTALLATION.
- 5.) BEAM SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND ENGINEERING CALCULATIONS FOR BEAMS SHOWN ON DRAWINGS OR FOR SUBSTITUTIONS BEING PROPOSED AND SHALL BEAR THE SEAL OF PROFESSIONAL ENGINEER LICENSED AND INSURED TO PRACTICE IN THE PROVINCE OF ONTARIO. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

**MASONRY VENEER WALL.**

- 1.) MIN 3 5/8" THICKNESS UP TO 24'-0" MAX. HEIGHT.
- 2.) MASONRY TIES TO BE GALVANIZED. CORROSION RESISTANT CORRUGATED 22ga., 7/8" WIDE SPACED 16" O.C. HORIZONTALLY, AND 24" O.C. VERTICALLY NAILED TO STUDS THROUGH THE SHEATHING.
- 3.) PROVIDE 1" AIR SPACE BETWEEN VENEER AND WALL SHEATHING.
- 4.) DRAIN BOTTOM OF WALL WITH WEEP HOLES AT MIN. 2'-0" O.C. IN STARTER COURSE MIN. 6" ABOVE FINISHED GRADE C/M 3/8" DIA. WEEP HOLES.
- 5.) PROVIDE 6 MIL POLY FLASHING UNDER STARTER COURSE UNDER WEEP HOLES AND UP WALL MIN. 6" UNDER SHEATHING PAPER.
- 6.) MAX. CORBEL OVER FOUNDATION WALL 1/2".

**ROOF CONSTRUCTION.**

- 1.) ALL ROOF TRUSSES MUST BE DESIGNED AND FABRICATED IN ACCORDANCE WITH O.B.C./N.B.C. PART 4.
- 2.) TRUSS SUPPLIER SHALL SUPPLY ALL NECESSARY PLANS INCLUDING DRAWINGS SHOWING LOCATION, LOADING, ALLOWABLE STRESSES, TEMPORARY AND PERMANENT BRACING AND SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED AND INSURED TO PRACTICE IN THE PROVINCE OF ONTARIO. TRUSS DRAWINGS MUST BE SUBMITTED TO THE DESIGNER AND THE CHIEF BUILDING OFFICIAL FOR APPROVAL AND TO VERIFY ALL BEAM AND LINTEL SIZES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3.) HIP AND VALLEY RAFTERS TO BE 2" DEEPER THAN COMMON RAFTERS.
- 4.) ROOF EDGE SUPPORTS TO BE MIN. 2"X2" BLOCKING.
- 5.) PROVIDE 1"X4" CONTINUOUS TRUSS BRIDGING AT 7'-0" O.C. MAXIMUM.
- 6.) PROVIDE 2"X4" WALL TIES ACROSS JOISTS OR BOTTOM TRUSS CORDS AT MIN. 4'-0" O.C. FOR ROOF SLOPES 4/12 OR GRATER.

**FLASHING A-9.27.3.8.**

- 1.) FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVERHEADS OF WINDOW AND DOORS IN EXTERIOR WALLS IF DISTANCE BELOW EAVE IS MORE THAN 1/2 OF THE ROOF OVERHANG.
- 2.) CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER A CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 1'-6"
- 3.) FLASHING REQUIRED AT INTERSECTION OF ROOFS AND WALL, VALLEYS, AND OVER PARAPET WALLS.
- 4.) FLASHING BETWEEN ROOF SHINGLES AND WALL SIDING TO BE 20ga. GALV. METAL AND TO EXTEND 6" VERTICALLY AND HORIZONTALLY.

**FIRE SEPARATIONS.**

- 1.) VERTICAL JOINTS BETWEEN MASONRY FIRE SEPARATIONS AND EXTERIOR WALLS SHALL BE CAULKED.
- 2.) ELECTRICAL SWITCHES, RECEPTACLES, ETC. ON OPPOSITE SIDES OF MASONRY FIRE SEPARATIONS SHALL NOT BE LOCATED WITHIN THE SAME MASONRY UNIT OR CORE.
- 3.) BEAMS AND JOISTS FRAMED INTO THE FIRE SEPARATIONS SHALL NOT REDUCE THE THICKNESS TO LESS THAN 4" OF MASONRY.

**SMOKE ALARMS.**

- 1.) SMOKE ALARMS SHALL BE INSTALLED IN EACH DWELLING UNIT.
- 2.) SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM.
- 2.) SMOKE ALARMS SHALL BE LOCATED ON EACH FLOOR LEVEL NEAR THE STAIRS CONNECTING THE FLOOR LEVELS. AND SHALL BE LOCATED BETWEEN BEDROOMS AND OTHER LIVING AREAS SUCH AS IN A HALLWAY OR CORRIDOR SERVING SUCH AREAS.
- 3.) ALL SMOKE ALARMS SHALL BE INSTALLED BY PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT. AND WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED THEY SHALL BE INSTALLED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.

**NBC NOTES - GENERAL**

**TYPICAL PROJECT RELATED NOTES:**

- A-9.27.3.8. CONTROL OF RAIN WATER PENETRATION  
A-9.27.3.8. MATERIALS FOR FLASHING
1. MATERIALS USED FOR FLASHING SHALL CONFORM TO TABLE 9.20.13.1 OF THE ONTARIO BUILDING CODE.
  2. ALUMINUM FLASHING IN CONTACT WITH MASONRY OR CONCRETE SHALL BE EFFECTIVELY COATED OR SEPARATED FROM THE MASONRY OR CONCRETE BY AN IMPERVIOUS MEMBRANE.
- 9.20.0.2 FASTENING OF FLASHING
1. FASTENING DEVICES FOR FLASHING SHALL BE CORROSION RESISTANT AND WHERE METAL FLASHING IS USED, SHALL BE COMPATIBLE WITH THE FLASHING WITH RESPECT TO GALVANIC ACTION.

**A-9.27.3.8.(3) LOCATION OF FLASHING**

1. FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY INSTALLED WALLS:
  - a. BENEATH JOINTED MASONRY WINDOW SILLS,
  - b. OVER THE BACK AND TOP OF PARAPET WALLS,
  - c. OVER THE HEAD OF GLASS BLOCK PANELS, BENEATH WEEP HOLES AND,
  - d. OVER THE HEAD OF WINDOW AND DOOR OPENINGS IN EXTERIOR WALLS WHEN THE VERTICAL DISTANCE BETWEEN THE TOP OF A WINDOW OR DOOR FRAME AND THE BOTTOM EDGE OF THE EAVES EXCEEDS 1 4" OF THE HORIZONTAL EAVE OVERHANG.
2. THROUGHWALL FLASHING SHALL BE PROVIDED IN A MASONRY VENEER WALL SUCH THAT ANY MOISTURE WHICH ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING.

**A-9.27.3.8. EXTENSION OF FLASHING**

1. A FLASHING MAY BE DELETED WHEN THE MASONRY AT THE SILL OF A WALL OPENING OR THE TOP OF A WALL IS PROTECTED BY AN IMPERVIOUS NON-JOINTED MASONRY COPING WHICH CONFORMS TO ARTICLE 9.20.13.12.
2. WHEN INSTALLED BENEATH JOINTED MASONRY WINDOW SILL AND JOINTED MASONRY COPINGS OR OVER THE HEADS OF OPENINGS, FLASHING SHALL EXTEND FROM THE FRONT EDGE OF THE MASONRY UP BEHIND THE SILL OR LINTEL

**9.27.3.8.(4) FLASHING FOR WEEP HOLES IN MASONRY VENEER/ MASONRY WALLS**

1. FLASHING BENEATH WEEP HOLES IN CAVITY WALLS AND MASONRY VENEER/MASONRY BRICK-UP WALLS SHALL:
  - a) BE BEDDED NOT LESS THAN 25MM (1") IN THE INSIDE WYTHE,
  - b) EXTENDED TO NOT LESS THAN 5MM (3/16") BEYOND THE OUTER FACE OF THE BUILDING ELEMENT BELOW THE FLASHING, AND
  - c) BE INSTALLED WITH A NOMINALLY HORIZONTAL SLOPE TOWARDS THE OUTSIDE WYTHE.
- 9.20.0.2 FLASHING FOR WEEP HOLES IN VENEER
  1. FLASHING BENEATH WEEP HOLES IN MASONRY VENEER OVER MASONRY BACK-UP WALLS SHALL CONFORM TO THE FLASHING REQUIREMENTS FOR CAVITY WALLS AND MASONRY VENEER/MASONRY BACK-UP WALLS IN ARTICLE 9.20.13.5.
  2. FLASHING BENEATH WEEP HOLES IN MASONRY VENEER OVER WOOD-FRAME WALLS SHALL BE INSTALLED SO THAT IT EXTENDS FROM A POINT NOT LESS THAN 5MM (3/16") BEYOND THE OUTER FACE OF THE BUILDING ELEMENT BELOW THE FLASHING TO A POINT 150MM (57 8") UP TO WOOD FRAME WALL.
  3. WHERE THE FRAME WALL IS SHEATHED WITH SHEATHING MEMBRANE, A NON-WOOD-BASED RIGID EXTERIOR INSULATING SHEATHING OR A SEMI-RIGID INSULATING SHEATHING WITH AN INTEGRAL SHEATHING MEMBRANE, THE FLASHING SHALL BE INSTALLED BEHIND THE SHEATHING MEMBRANE OR INSULATING SHEATHING.
  4. FLASHING DESCRIBED IN SENTENCE (2) IS PERMITTED TO CONFORM TO THE REQUIREMENTS

**MOISTURE PROTECTION  
REQUIRED BARRIER TO AIR LEAKAGE**

1. THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO INCLUDE AN AIR BARRIER SYSTEM WHICH WILL PROVIDE A CONTINUOUS BARRIER TO AIR LEAKAGE:
  - a) FROM THE INTERIOR OF THE BUILDING INTO WALL, FLOOR, ATTIC OR ROOF SPACES SUFFICIENT TO PREVENT EXCESSIVE MOISTURE CONDENSATION IN SUCH SPACES DURING THE WINTER, AND
  - b) FROM THE EXTERIOR INWARD SUFFICIENT TO PREVENT MOISTURE CONDENSATION ON THE ROOM SIDE DURING WINTER.
- 9.25.3.3 CONTINUITY OF THE AIR BARRIER SYSTEM
  1. WHERE THE AIR BARRIER SYSTEM CONSIST OF AN AIR IMPERMEABLE PANEL-TYPE MATERIAL, ALL JOINTS SHALL BE SEALED TO PREVENT AIR LEAKAGE.
  2. WHERE THE AIR BARRIER SYSTEM CONSIST OF FLEXIBLE SHEET MATERIAL, ALL JOINTS SHALL BE:
    - a) SEALED OR
    - b) LAPPED NOT LESS THAN 100MM (4") AND CLAMPED, SUCH AS BETWEEN FURRING OR BLOCKING AND RIGID PANELS.
  3. WHERE AN INTERIOR WALL MEETS AND EXTERIOR WALL, CEILING FLOOR OR ROOF REQUIRED TO BE PROVIDED WITH AN AIR BARRIER PROTECTION, THE AIR BARRIER SYSTEM SHALL EXTEND ACROSS THE INTERSECTION.
  4. WHERE AN INTERIOR WALL PROJECTS THROUGH A CEILING OR EXTENDS TO BECOME AN EXTERIOR WALL, SPACES IN THE WALL SHALL BE BLOCKED TO PROVIDE CONTINUITY ACROSS THOSE SPACES WITH THE AIR BARRIER SYSTEM IN THE ABUTTING WALLS OR CEILING.
  5. WHERE AN INTERIOR FLOOR PROJECTS THROUGH AN EXTERIOR WALL OR EXTENDS TO BECOME AN EXTERIOR FLOOR, CONTINUITY OF THE AIR BARRIER SYSTEM SHALL BE MAINTAINED FROM THE ABUTTING WALLS ACROSS THE FLOOR ASSEMBLY.
  6. PENETRATION OF THE AIR BARRIER SYSTEM, SUCH AS THOSE CREATED BY THE INSTALLATION OF DOORS, WINDOWS, ELECTRICAL WIRING, ELECTRICAL BOXES, PIPING OR DUCT WORK, SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER SYSTEM OVER THE ENTIRE SURFACE.
  7. ACCESS HATCHES INSTALLED THROUGH ASSEMBLIES CONSTRUCTED WITH AN AIR BARRIER SYSTEM SHALL BE WEATHERSTRIPPED AROUND THEIR PERIMETERS TO PREVENT AIR LEAKAGE.
  8. CLEARNESS BETWEEN CHIMNEYS OR GAS VENTS AND THE SURROUNDING CONSTRUCTION WHICH WOULD PERMIT AIR LEAKAGE FROM WITHIN THE BUILDING INTO A WALL OR ATTIC OR ROOF SPACE SHALL BE SEALED BY NONCOMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.
- 9.25.4.1 REQUIRED BARRIER TO VAPOR DIFFUSION
  1. THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE CONSTRUCTED WITH A VAPOUR BARRIER SUFFICIENT TO PREVENT CONDENSATION IN THE WALL SPACES, FLOOR SPACES OR ATTIC OR ROOF SPACES.
  - 9.25.4.1 INSTALLATION OF VAPOUR BARRIERS
    1. VAPOUR BARRIER SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACES OF THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES
    2. VAPOUR BARRIERS SHALL BE INSTALLED SUFFICIENTLY CLOSE TO THE WARM SIDE OF INSULATION TO PREVENT CONDENSATION AT DESIGN CONDITIONS.

true north	const. north
<b>REVISION</b>	
No.	Date
	Description

project 2/5/2026 issue for permit

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Archiplan: Paul Mandrish 2024



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**ADDRESS**  
THORNBURY ONTARIO

**PROJECT**  
NEW DWELLING  
DRAWING  
DETAILS

**PROJECT NO.**  
**PLOT DATE:** 2/5/2026

**SCALE:**  
**SHEET:**

**A-2**

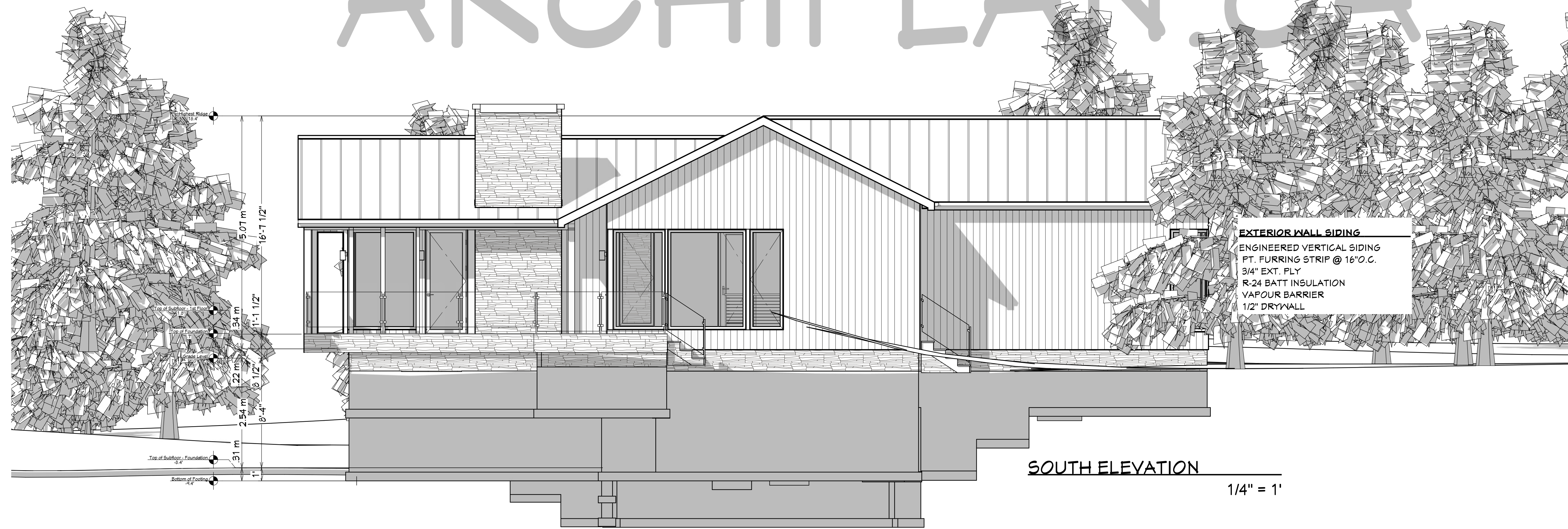
**GENERAL SPECIFICATIONS**



EAST ELEVATION

1/4" = 1'

ARCHIPLAN.CA



**EXTERIOR WALL SIDING**  
 ENGINEERED VERTICAL SIDING  
 FT. FURRING STRIP @ 16" O.C.  
 3/4" EXT. PLY  
 R-24 BATT INSULATION  
 VAPOUR BARRIER  
 1/2" DRYWALL

SOUTH ELEVATION

1/4" = 1'

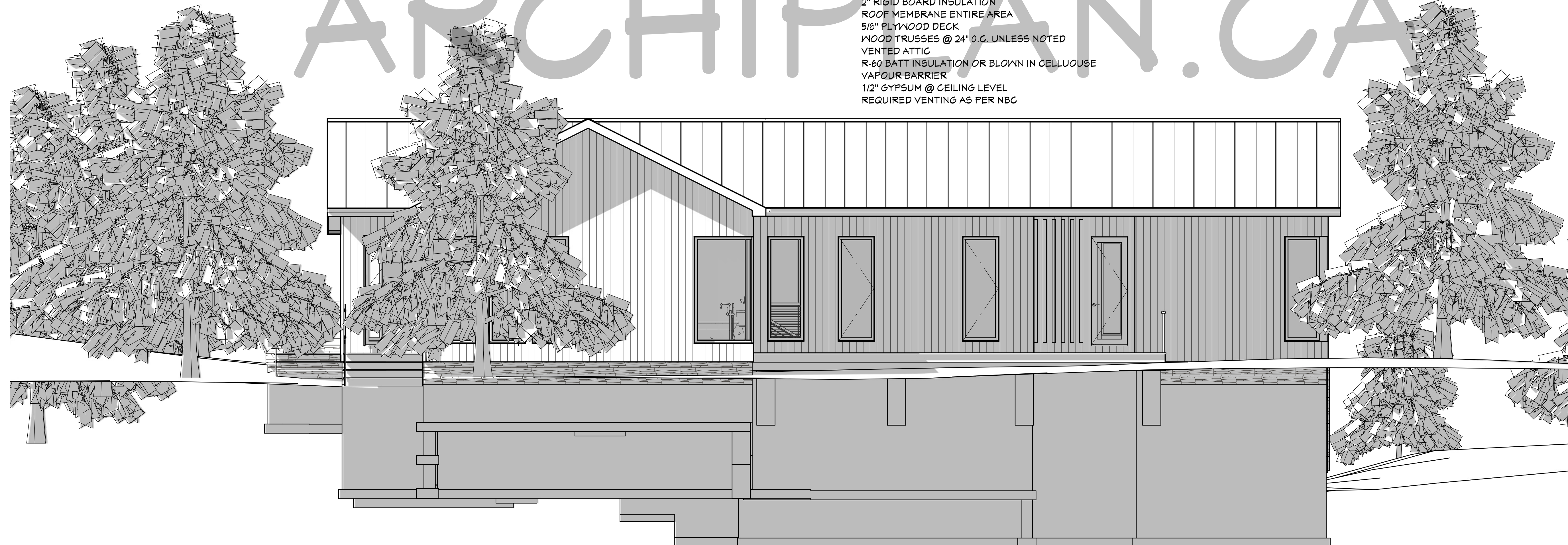
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<b>ADDRESS</b> THORBURY ONTARIO		
<b>PROJECT</b> NEW DWELLING		
<b>DRAWING</b> ELEVATIONS		
<b>PROJECT NO.</b>		
<b>PLOT DATE:</b>		2/5/2026
<b>SCALE:</b>		
<b>SHEET:</b>		A-3



**NORTH ELEVATION**

1/4" = 1'

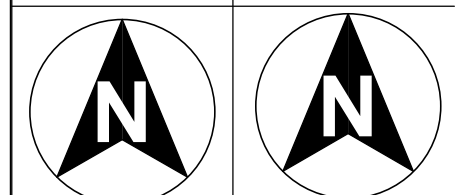
**INTERLOCK STANDING SEAM ROOF (with attic)**  
 STANDING SEAM METAL ROOF  
 2" RIGID BOARD INSULATION  
 ROOF MEMBRANE ENTIRE AREA  
 5/8" PLYWOOD DECK  
 WOOD TRUSSES @ 24" O.C. UNLESS NOTED  
 VENTED ATTIC  
 R-60 BATT INSULATION OR BLOWN IN CELLULOSE  
 VAPOUR BARRIER  
 1/2" GYPSUM @ CEILING LEVEL  
 REQUIRED VENTING AS PER NBC



**WEST ELEVATION**

1/4" = 1'

true north const. north



REVISION		
No.	Date	Description

project 2/5/2026 issue for permit

**FOR ENGINEER REVIEW**

Archiplan: Paul Mandrish 2024

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**ADDRESS**  
 THORBURY ONTARIO

**PROJECT**  
 NEW DWELLING  
**DRAWING**  
 ELEVATIONS

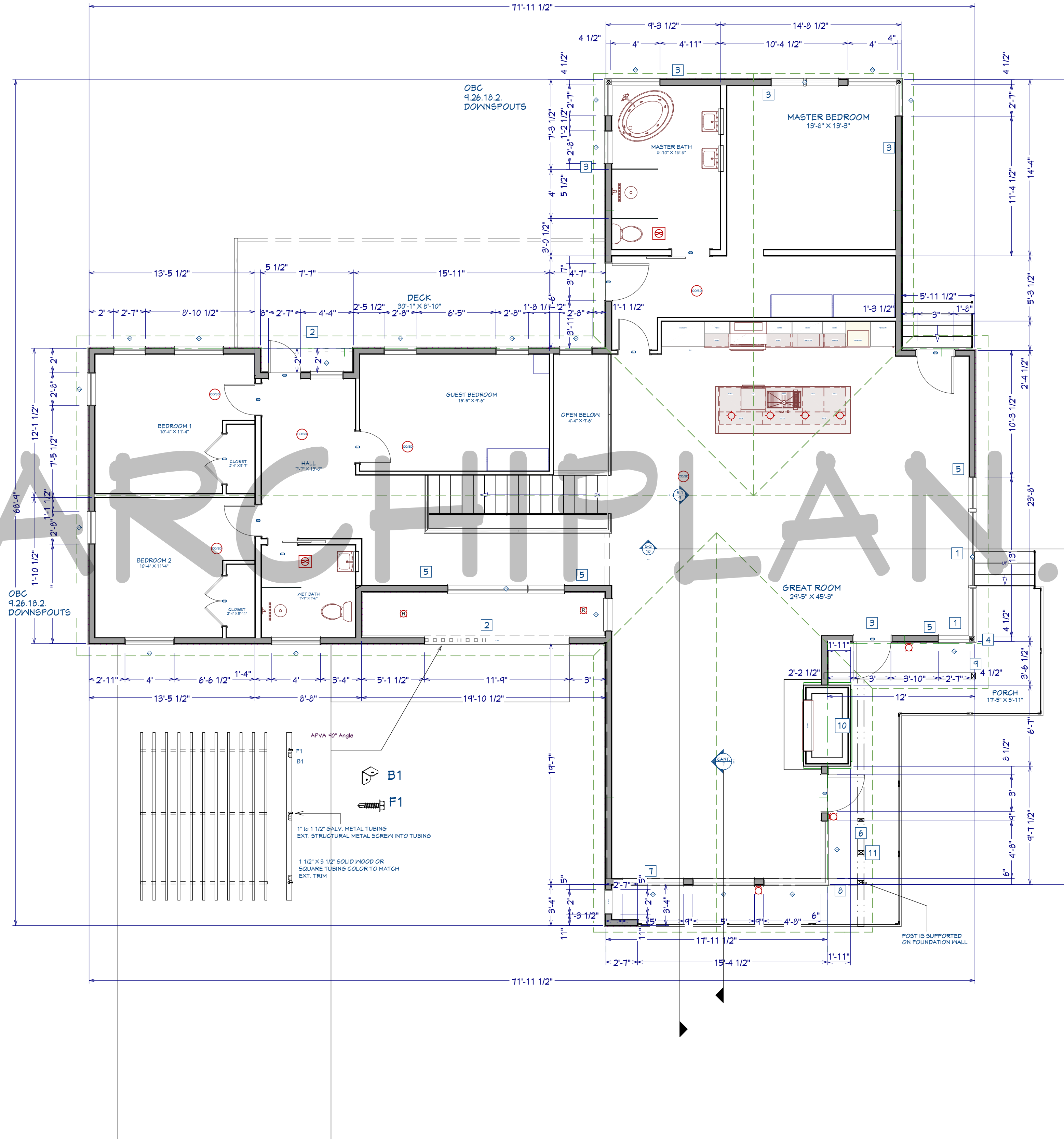
**PROJECT NO.**  
**PLOT DATE:** 2/5/2026

**SCALE:**  
**SHEET:**

**A-4**



AREA SCHEDULE		
ROOM NAME	AREA, INTERIOR (SQ. FT.)	AREA, STANDARD (SQ. FT.)
MECHANICAL	13	22
BALCONY	64	40
BEDROOM 1	130	149
BEDROOM 2	130	147
DECK	281	286
PORCH	275	283
GUEST BEDROOM	145	164
HALL	217	236
GREAT ROOM	1045	1102
CLOSET	19	16
MASTER BATH	116	134
MASTER BEDROOM	307	345
OPEN BELOW	41	44
OPEN BELOW	63	64
INET BATH	57	60
CLOSET	14	19
TOTALS:	2417	3167



9.10.19 SMOKE ALARMS CARBON MONOXIDE-9.32.3.9.  
 (1) WITHIN DWELLING UNITS SUFFICIENT SMOKE ALARMS CONFORMING TO CAN/ULC-531 SHALL BE INSTALLED SO THAT  
 (A) THERE IS AT LEAST ONE SMOKE ALARM ON EACH STOREY, INCLUDING BASEMENTS, AND  
 (B) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,  
 (1) IN EACH SLEEPING ROOM, AND  
 (II) 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.  
 (2) SMOKE ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS IN 10.5.3. OF NFPA 12. THE VISUAL SIGNALING COMPONENT NEED NOT BE INTEGRATED WITH THE SMOKE ALARM PROVIDED IT IS INTERCONNECTED TO IT.  
 INTERCONNECTED SMOKE ALARMS TO BE PERMANENTLY CONNECTED AND HAVE A BATTERY BACKUP

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
[Symbol]	2" X 4" SP. INT. WALL @ 16" O.C.
[Symbol]	INTERIOR RAILING
[Symbol]	2" X 6" SP. @ 16" O.C. INT. WALL
[Symbol]	GLASS SHOWER
[Symbol]	EXT. 2" X 6" SP. @ 16" O.C. ENG. STONE INT.
[Symbol]	EXT. 2" X 6" SP. @ 16" O.C. ENG. W/D SIDING
[Symbol]	DECK RAILING/FENCE
[Symbol]	2" X 6" EXT. WALL W/ ENGINEERED STONE FB

FRAMING NOTES	
[1]	2- 9 1/2" X 1 3/4" 2.0E MICROLLAM LVL
[2]	3- 9 1/2" X 1 1/2" 2.0E MICROLLAM LVL
[3]	3- 11 7/8" X 1 1/2" 2.0E MICROLLAM LVL
[4]	3 1/2" X 3 1/2" ST. POST WITH AL. POST SLEEVE (CORNER WINDOW)
[5]	3- 2" X 6" SP. POST CONT. BEARING
[6]	3- 11 1/4" X 3/4" 2.0E MICROLLAM LVL FACED WITH 3/4" W/D. TO MATCH EXT. SIDING
[7]	3- 11 1/4" X 1 3/4" 2.0E MICROLLAM LVL
[8]	FACE THE LVL BEAM (AT EXT.) W/D TO MATCH EXT. SIDING
[9]	3 1/2" SQUARE ST. POST WITH AL. POST SLEEVE W/CONT. SUPPORT
[10]	2" X 6" SP. WALL @ 16" O.C. 5/8" PLYWOOD W/ENG. STONE EXT. R-20 BATT INSULATION
[11]	3 1/2" SQUARE ST. POST WITH AL. POST SLEEVE W/ CONT. SUPPORT

ELECTRICAL SCHEDULE	
2D SYMBOL	DESCRIPTION
[Symbol]	GO SMOKE DETECTOR
[Symbol]	GRAN ANDROS PENDANT
[Symbol]	PICENO WALL SCONCE
[Symbol]	EXHAUST
[Symbol]	RECESSED DOWN LIGHT 6

true north	const. north	
REVISION		
No.	Date	Description
project	issue for permit	
2/5/2026		

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2024

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ADDRESS  
 THORNBURY ONTARIO

PROJECT  
 NEW DWELLING  
 DRAWING  
 GROUND FLOOR

PROJECT NO.  
 PLOT DATE: 2/5/2026

SCALE:  
 SHEET:

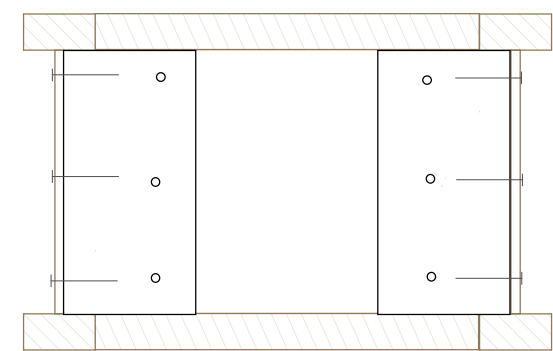
A-6

GROUND FLOOR 1/4"=1'-0"

ALL WALLS ARE FRAMED FOR RADIANT HEAT

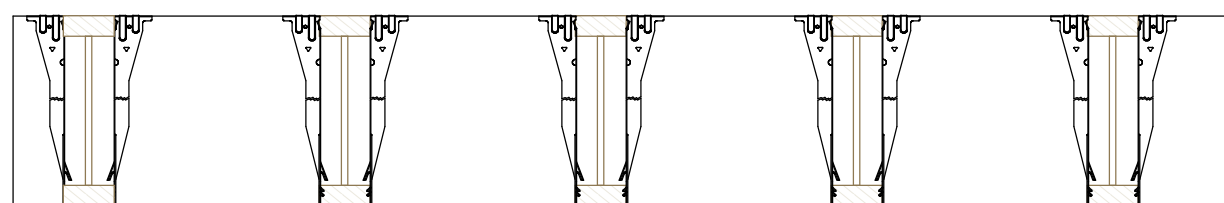
REFER TO STAMPED DRAWINGS AS PROVIDED BY SUPPLIER

MIDSPAN BLOCKING

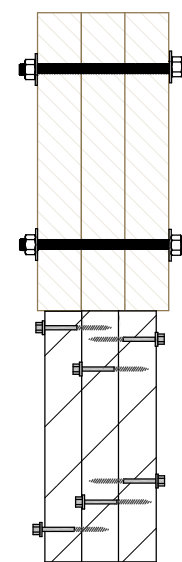


1 JOIST  
1 JOIST BLOCKING PANEL  
3- 2 1/2" /SD SCREWS THRU JOIST TO  
2" X 6" BLOCKING TYPICAL

2" X 6" MIN. EXTEND BEYOND END OF BLOCK  
FOR TIGHT FIT TO JOIST WEB. ATTACH JOIST BLOCKING  
PANEL WITH 3-2 1/2" /SD SCREWS

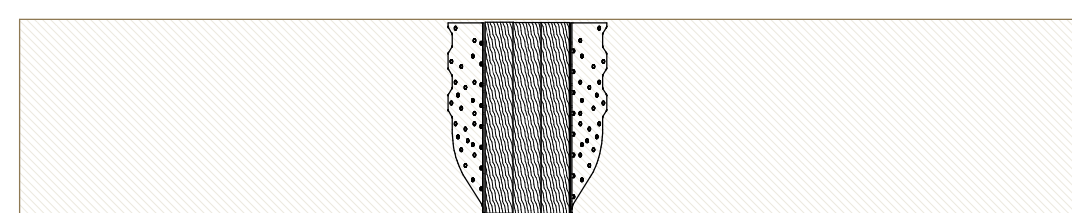


1 JOIST HANGER TO LVL SST ITS OR EQUIVALENT SIMPSON STRONG TIE  
SIMPSON SD SCREWS APPLIED TO EACH FLANGE HOLE



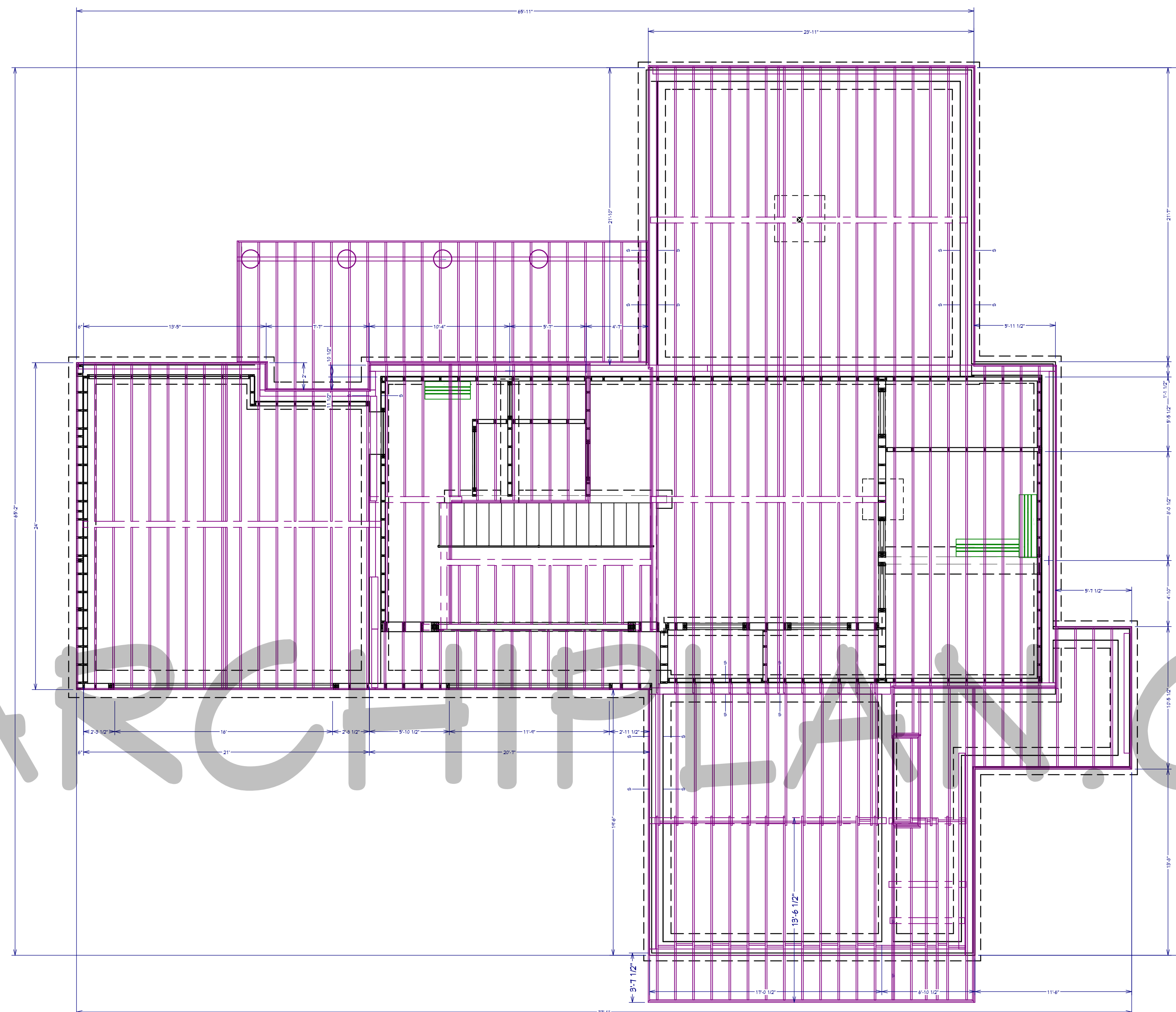
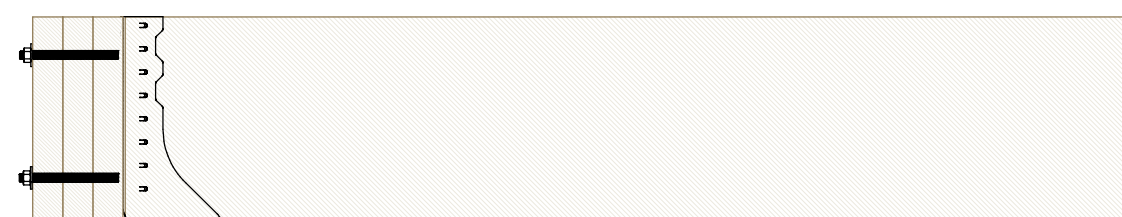
3- 1 3/4" X 11 7/8" 2.0E MICROLLAM LVL  
5/8" A307 THRU BOLTS @ 24" O.C.

2" X 6" 5P. LAMINATED POST  
SD STRUCTURAL WOOD SCREWS  
BOTH SIDES @ 16" O.C.

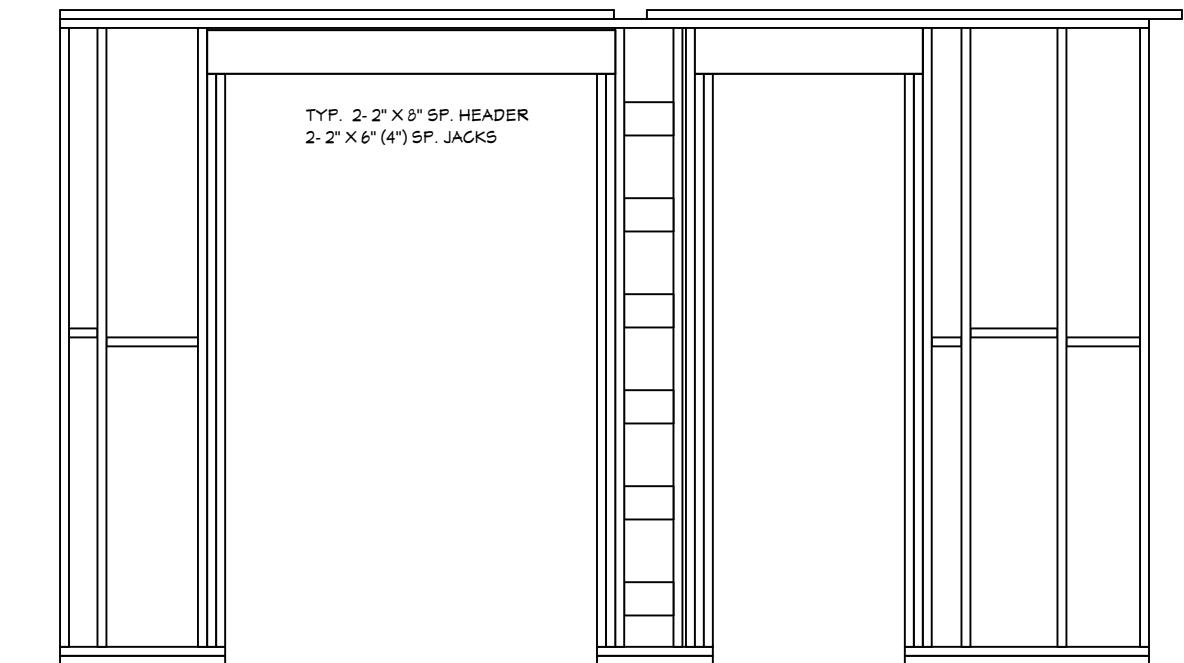


LVL BM CONNECTION SIMPSON ST HGU HANGER  
3/4" THREADED THRU BOLTS @ 16" O.C.

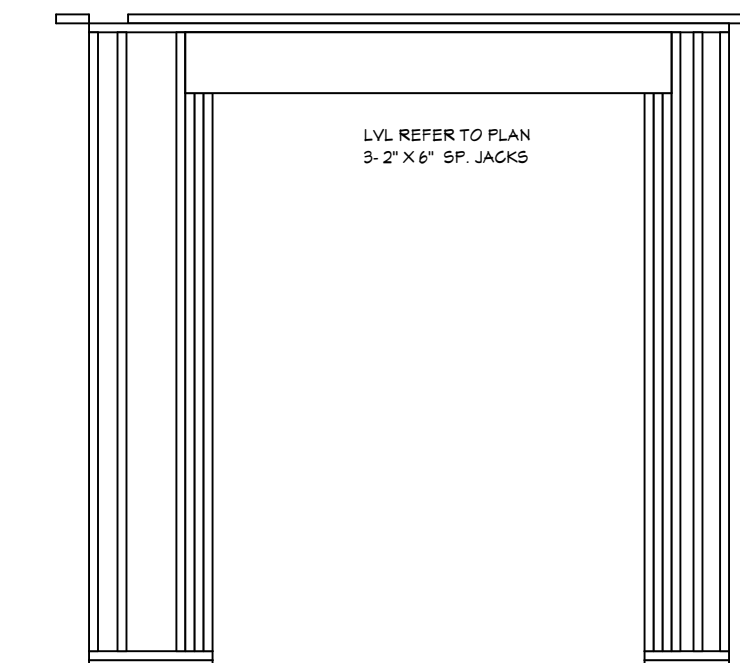
11 7/8" 2.0E MICROLLAM LVL



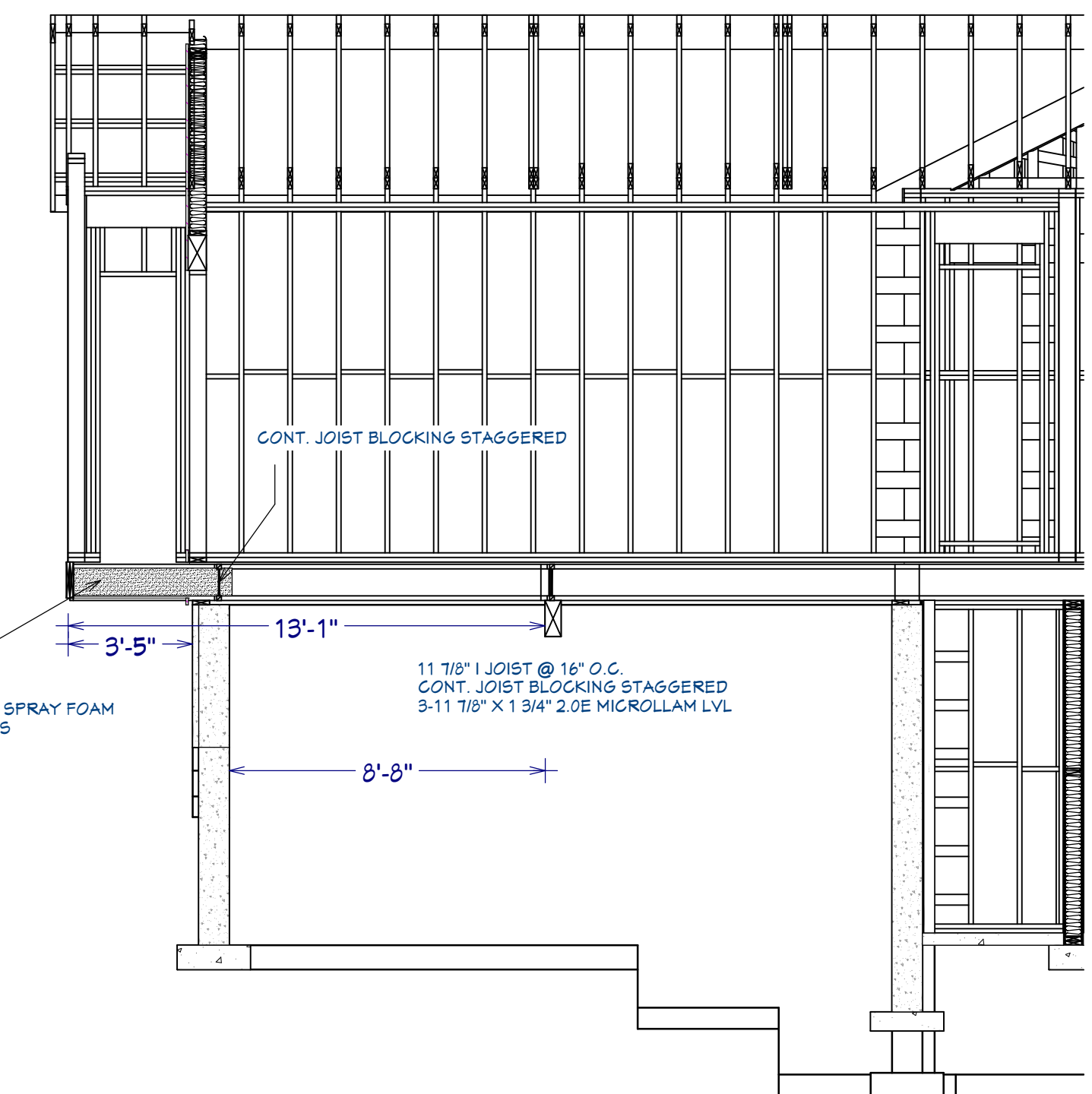
JOIST LAYOUT 3/16"=1'-0"



TYPICAL FRAMING R/O DOORS NON-BEARING

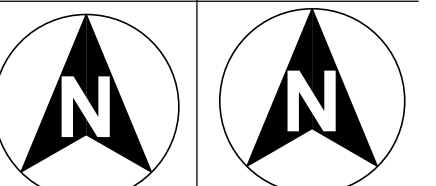


FRONT DOOR R/O FRAMING



CANTILEVER 1/4"=1'-0"

true north const. north



REVISION		
No.	Date	Description

project 2/5/2026 issue for permit

FOR ENGINEER REVIEW

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ADDRESS  
THORNBURY ONTARIO

PROJECT  
NEW DWELLING  
DRAWING

JOIST LAYOUT

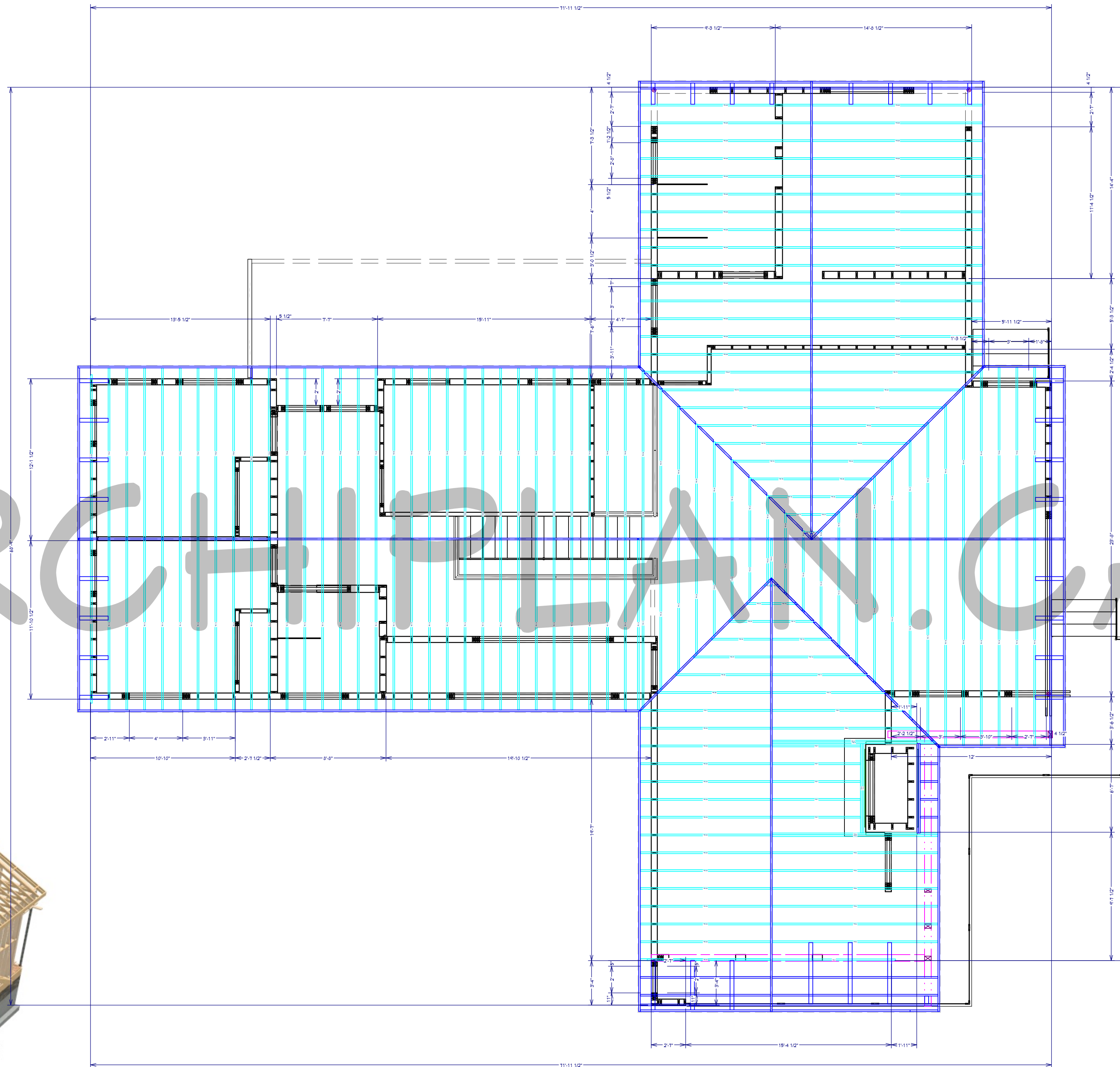
PROJECT NO.  
PLOT DATE: 2/5/2026

SCALE:  
SHEET:

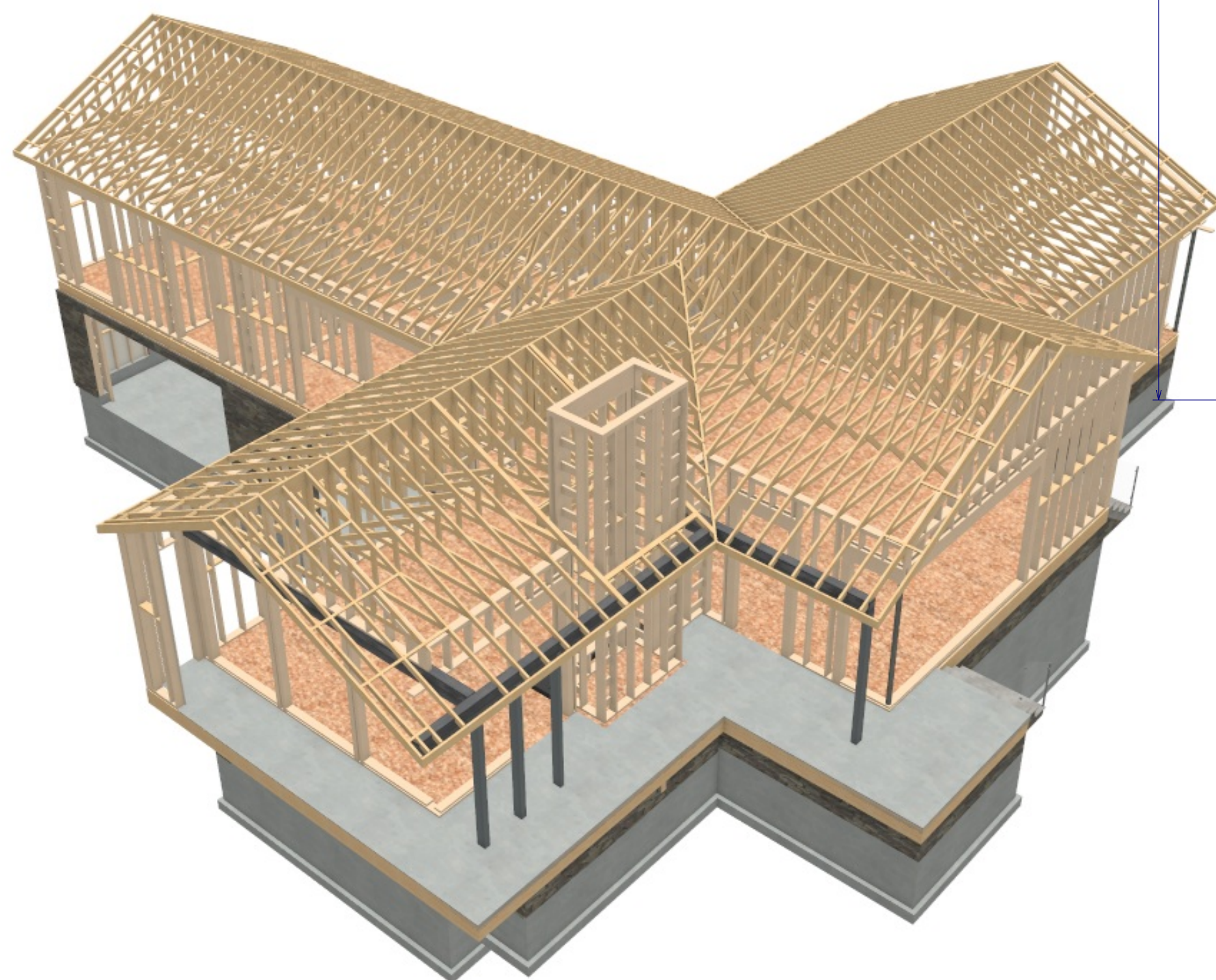
A-7

ROOF TRUSS @ 16" O.C. UNLESS NOTED REFER TO STAMPED DRAWINGS AS PROVIDED BY SUPPLIER

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
7. ALL CONVENTIONAL ROOF FRAMING 16" O.C.
8. ROOF PITCH 6:12 REFER TO ELEVATIONS
9. TRUSSES MANUFACTURED BY
10. ALL OVERHANGS 12"



ROOF TRUSS LAYOUT 3/16"=1'-0"



ARCHITPLAN.CA

true north	const. north	
REVISION		
No.	Date	Description

project  
2/5/2026 issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2024

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ADDRESS  
THORNBURY ONTARIO

PROJECT  
NEW DWELLING  
DRAWING

ROOF TRUSS

PROJECT NO.  
PLOT DATE: 2/5/2026

SCALE:  
SHEET:

A-8

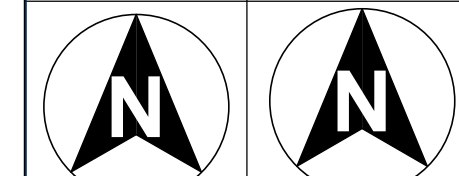
ATTIC VENTILATION:

PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.

PROVIDE GABLE VENTS ALL GABLE ENDS.

PROVIDE GALV. ROOF VENTS ON BACKSIDE OF ROOFLINE ABOVE CONDITIONED AREA.

true north const. north



REVISION		
No.	Date	Description

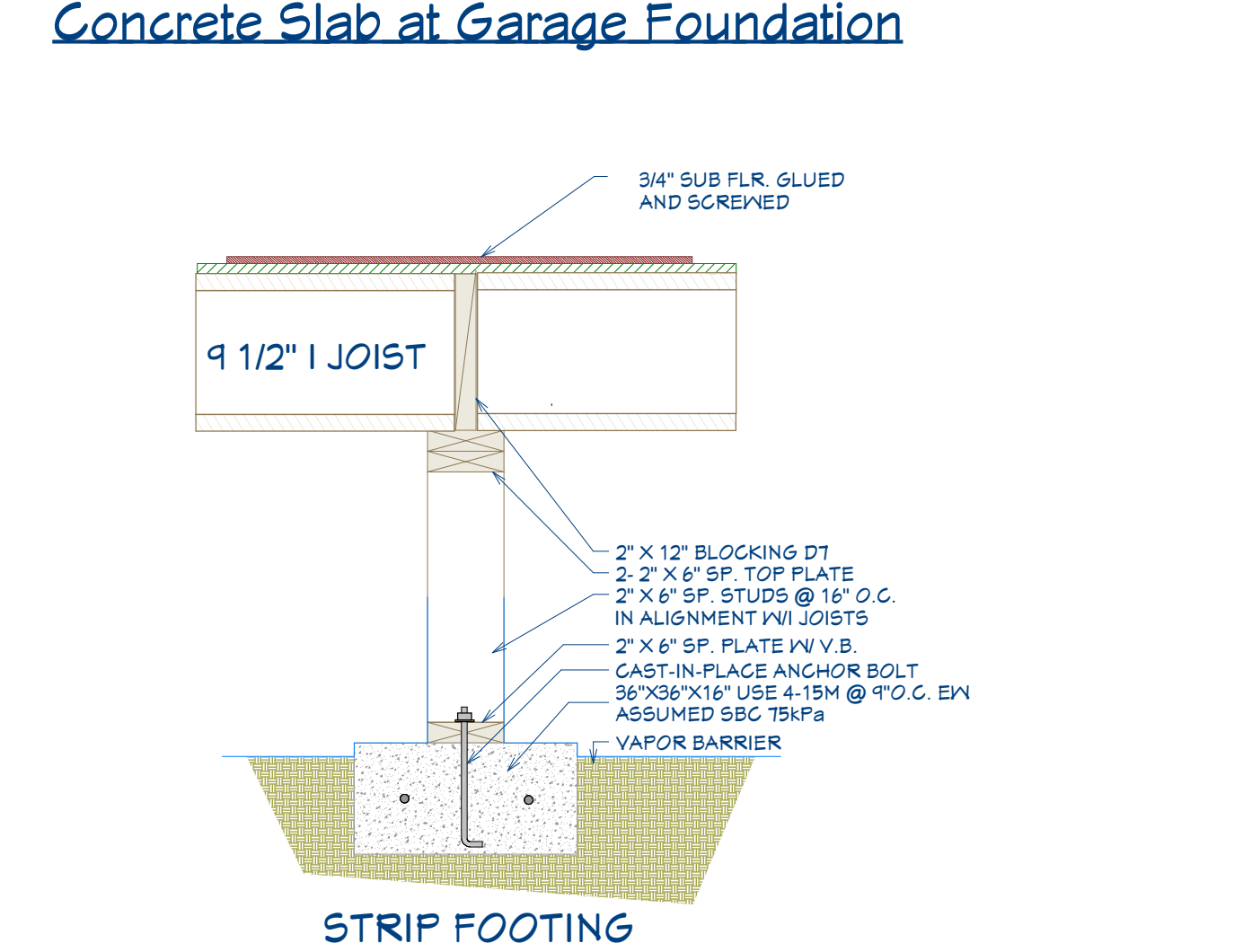
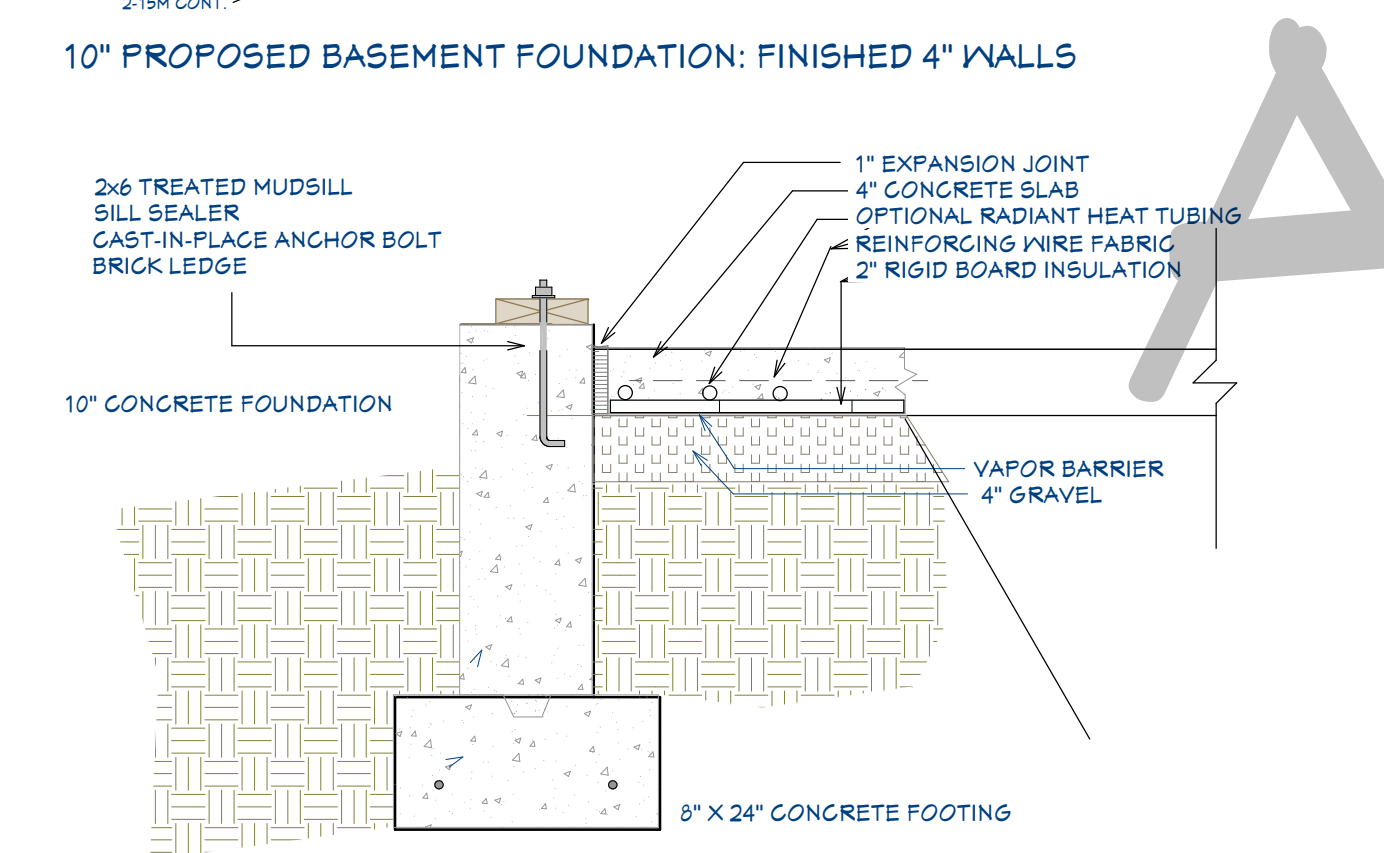
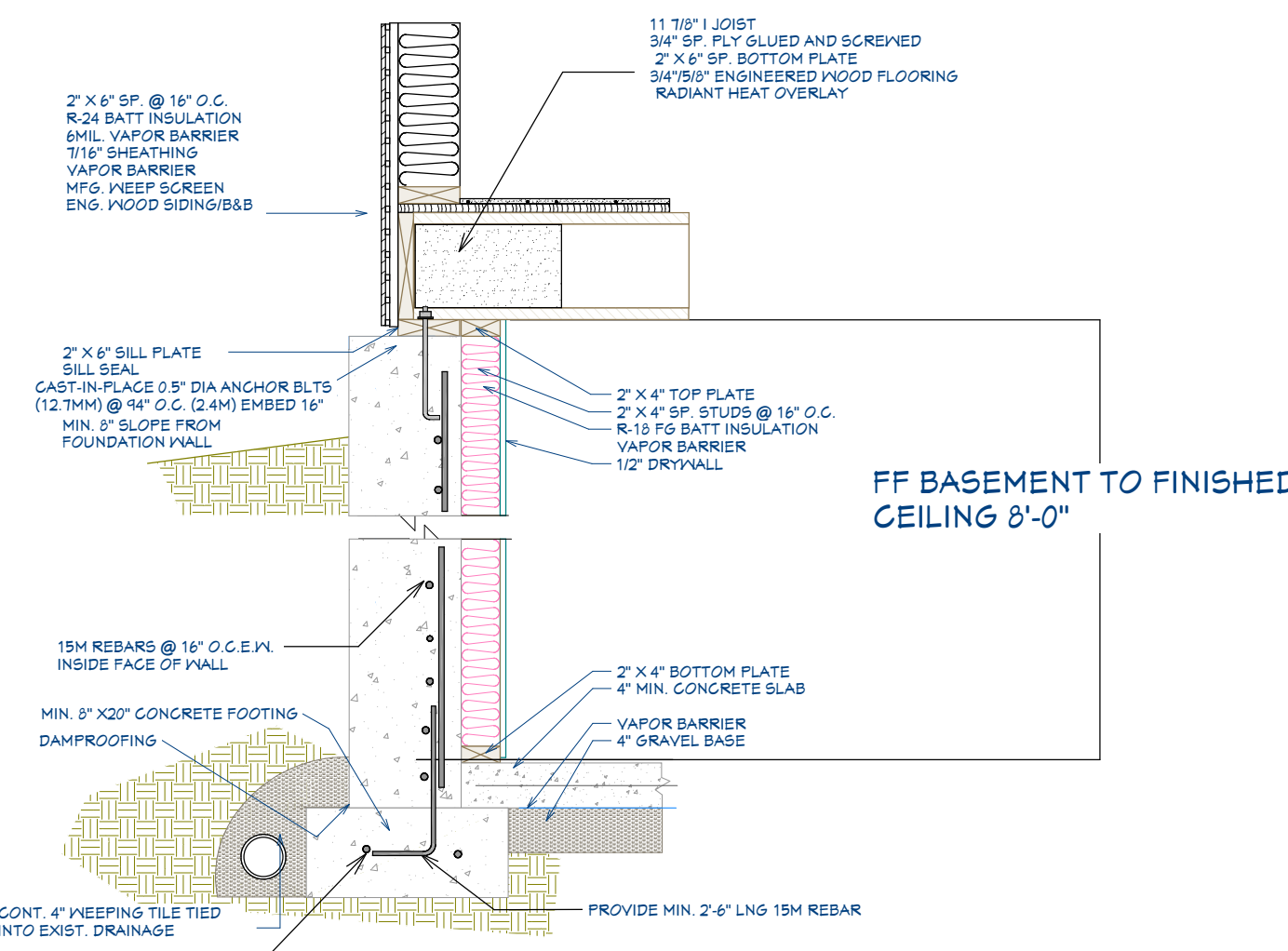
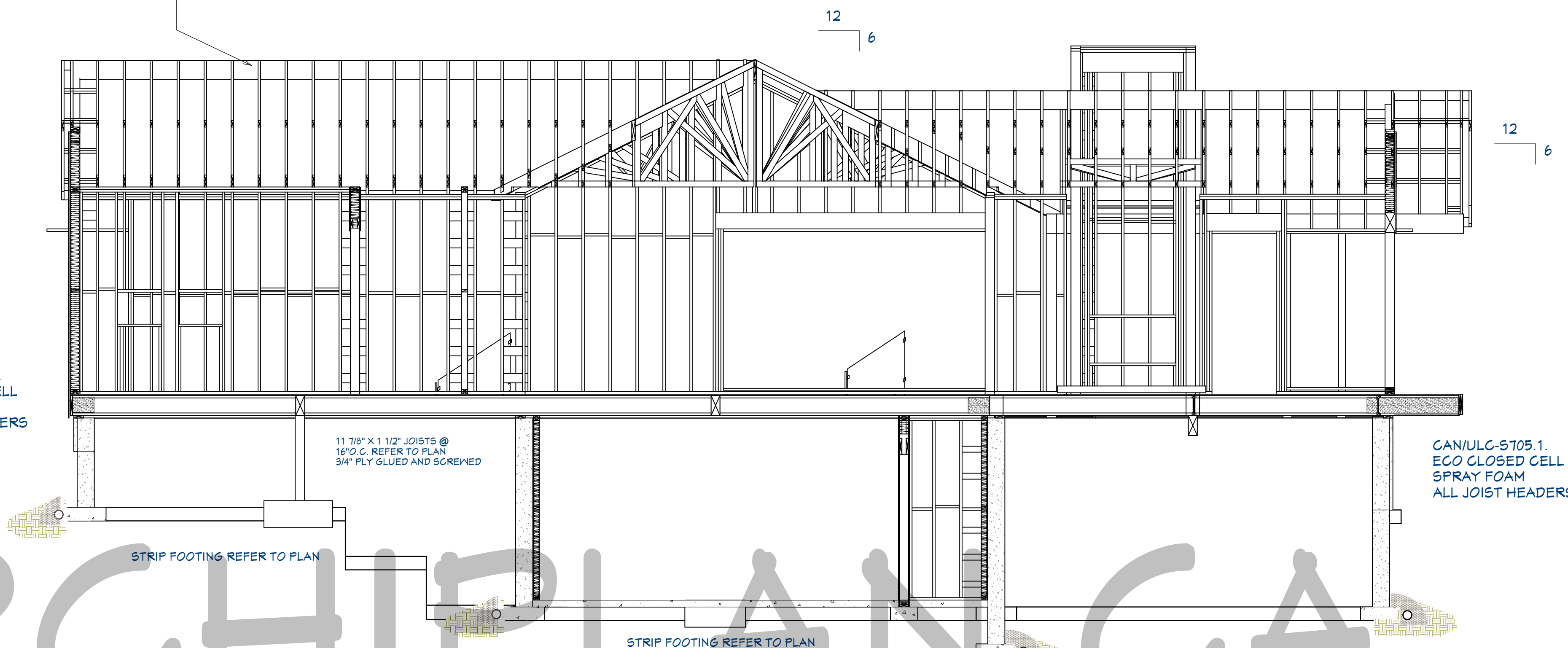
NBC FRAMING REFERENCE  
 TABLE A-9.36.2.4.(1)-A  
 FRAMING AND CAVITY PERCENTAGES FOR TYPICAL  
 WOOD-FRAME ASSEMBLIES(1)  
 A-9.36.2.5(2) THERMAL BRIDGING  
 A-9.36.2.5(5) MAINTAINING CONTINUITY OF INSULATION  
 A-9.36.2.6(1) THERMAL CHARACTERISTICS OF ABOVE-  
 GROUND OPAQUE BUILDING ASSEMBLIES.  
 BUILDING ENVELOPE INSULATION AND VENTILATION  
 OPTIONS

project  
 2/5/2026 issue for permit

FOR ENGINEER  
 REVIEW

Archiplan: Paul Mandrish 2024

STANDING SEAM METAL ROOF  
 2" RIGID BOARD INSULATION  
 ROOF MEMBRANE ENTIRE AREA  
 5/8" PLYWOOD DECK  
 WOOD TRUSSES @ 16" O.C. UNLESS NOTED  
 VENTED ATTIC  
 R-60 BATT INSULATION OR BLOWN IN  
 CELLULOSE  
 VAPOR BARRIER  
 1/2" GYPSUM AT CEILING LEVEL  
 REQUIRED VENTING AS PER NBC 9.19.1.2 (3)



TYPICAL 2"X4" FOUNDATION PERIMETER WALL  
 2"X4" SP. STUDS @ 16" O.C. R-13 BATT INSULATION  
 1/2" DRYWALL ONE SIDE  
 2"X4" TREATED SILL PLATE (BASEMENT ONLY)  
 6ML POLY SEPERATING WOOD PLATE FROM  
 CONG. SLAB  
 A-9.36.2.8.(1) NOMINAL INSULATION VALUES FOR  
 WALLS BELOW-GRADE OR IN CONTACT WITH  
 THE GROUND

10" POURED CONCRETE WALL  
 15MM BARS @ 16" O.C. VERT. + 10MM BARS  
 @ 16" O.C. HORIZONTAL  
 8" X 24" CONCRETE FOOTING  
 15MMDOWELS 2'-6" LG @ 16" O.C.

DRAINAGE SYSTEM  
 BACKFILL WITH FREE DRAINING MATERIAL  
 FOUNDATION DAM PROOFING  
 DIMPLED HDPE MEMBRANE  
 4" PERFORATED PLASTIC DRAINAGE PIPE AND  
 FILTER CLOTH WITH MIN. 3" CLEAR STONE COVER  
 TIED INTO SUMP PUMP

20' TYP SCALE DRAWINGS:  
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ADDRESS  
 THORBURY ONTARIO

PROJECT  
 NEW DWELLING  
 DRAWING  
 SECTION S-1

PROJECT NO.  
 PLOT DATE: 2/5/2026  
 SCALE: 1/4"=1'-0"  
 SHEET:  
 A-9

true north	const. north	
REVISION		
No.	Date	Description

project  
2/5/2026

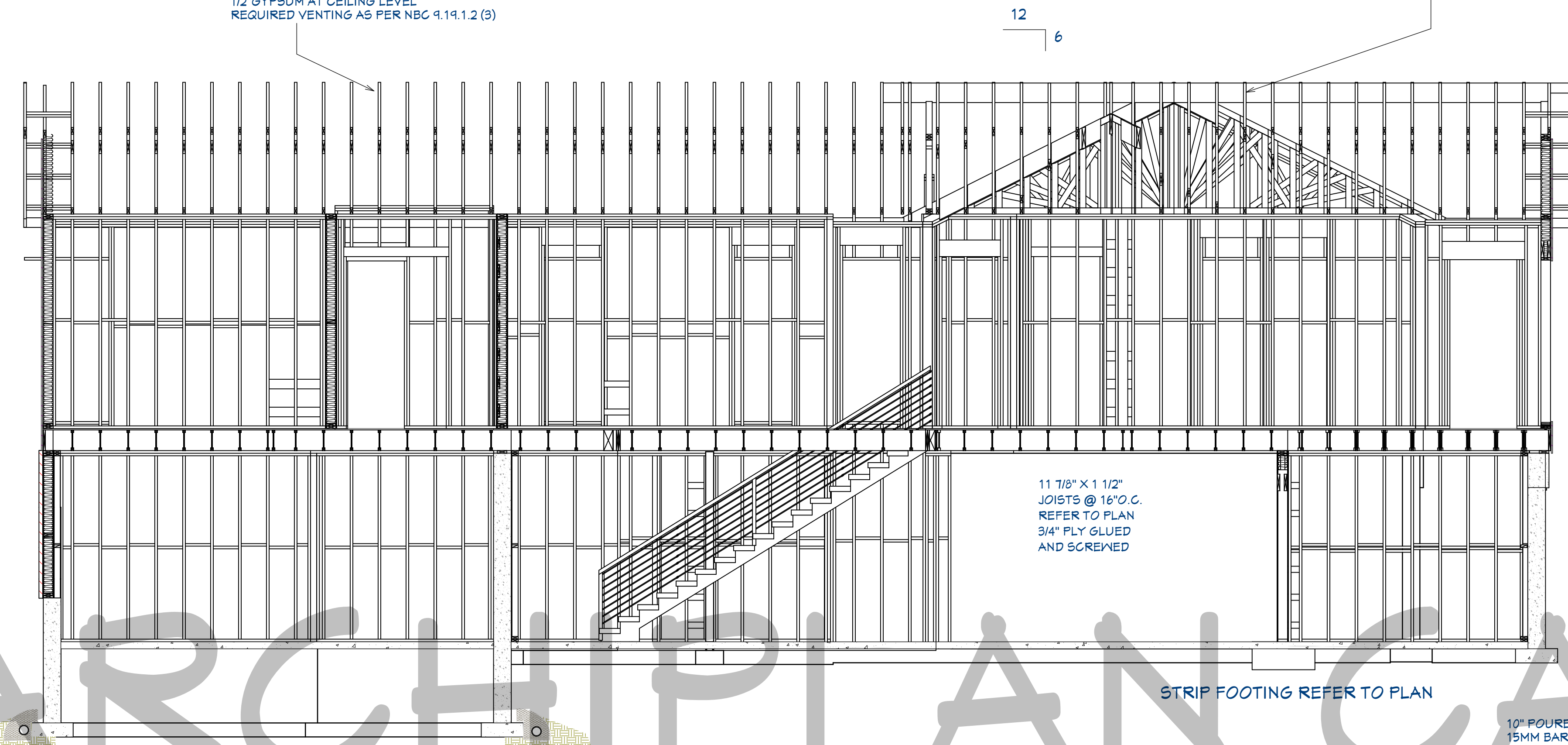
issue for permit

**FOR ENGINEER REVIEW**

Archiplan: Paul Mandrish 2024

STANDING SEAM METAL ROOF  
2" RIGID BOARD INSULATION  
ROOF MEMBRANE ENTIRE AREA  
5/8" PLYWOOD DECK  
WOOD TRUSSES @ 26" O.C. UNLESS NOTED  
VENTED ATTIC  
R-60 BATT INSULATION OR BLOWN IN CELLULOSE  
VAPOR BARRIER  
1/2" GYPSUM @ CEILING LEVEL  
REQUIRED VENTING AS PER NBC 9.19.1.2 (3)

STANDING SEAM METAL ROOF  
2" RIGID BOARD INSULATION  
ROOF MEMBRANE ENTIRE AREA  
5/8" PLYWOOD DECK  
WOOD TRUSSES @ 16" O.C. UNLESS NOTED  
VENTED ATTIC  
R-60 BATT INSULATION OR BLOWN IN CELLULOSE  
VAPOR BARRIER  
1/2" GYPSUM AT CEILING LEVEL  
REQUIRED VENTING AS PER NBC 9.19.1.2 (3)



**EXTERIOR WALL ENG. VERTICAL SIDING**

3/4" ENG. VERT. SIDING ( follow mfr. installation)  
BUILDING WRAP  
3/4" EXT. PLY  
2" X 6" SF. STUDS @ 16" O.C.  
R-24 BATT INSULATION  
VAPOR BARRIER  
1/2" DRYWALL

CAN/ULC-S705.1  
ECO CLOSED CELL  
SPRAY FOAM  
ALL JOIST HEADERS

11 7/8" X 1 1/2"  
JOISTS @ 16" O.C.  
REFER TO PLAN  
3/4" PLY GLUED  
AND SCREWED

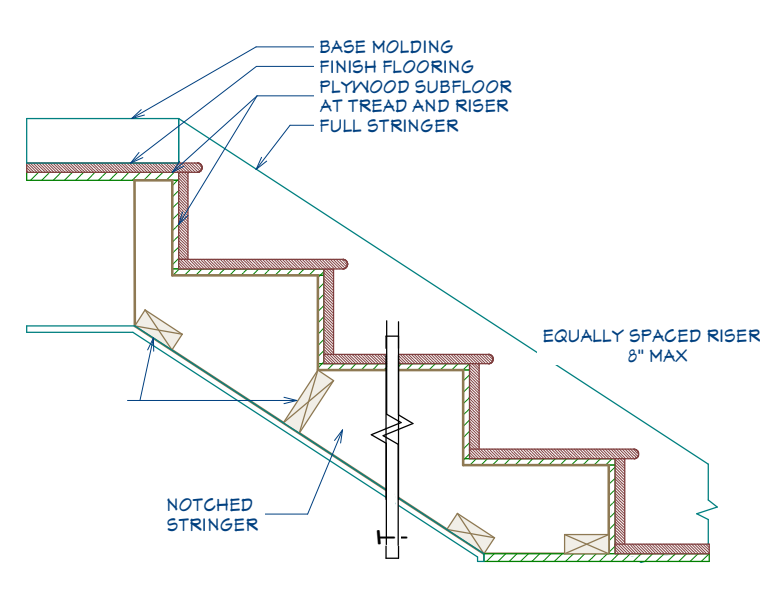
STRIP FOOTING REFER TO PLAN

10" Poured concrete wall  
15MM BARS @ 16" O.C. VERT. + 10MM BARS @ 16" O.C. HORIZONTAL  
8" X 24" CONCRETE FOOTING  
15MM DOWELS 2'-6" LG @ 16" O.C.

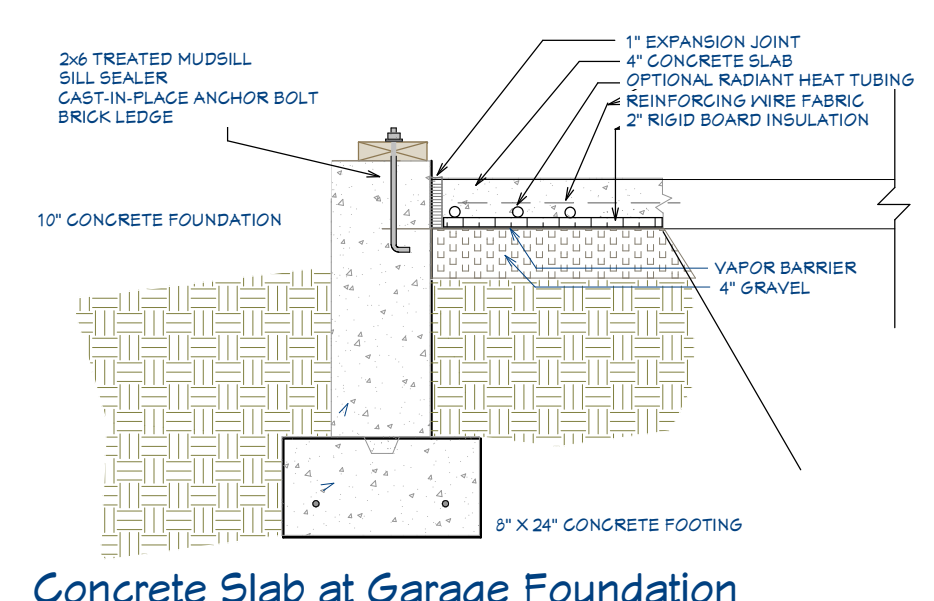
DRAINAGE SYSTEM  
BACKFILL WITH FREE DRAINING MATERIAL  
FOUNDATION DAMP PROOFING  
DIMPLED HDPE MEMBRANE  
4" PERFORATED PLASTIC DRAINAGE PIPE AND FILTER CLOTH WITH MIN. 3" CLEAR STONE COVER TIED INTO SUMP PUMP

TYPICAL 2"x4" FOUNDATION PERIMETER WALL  
2"x4" SF. STUDS @ 16" O.C. R-18 BATT INSULATION  
1/2" DRYWALL ONE SIDE  
2"x4" TREATED SILL PLATE (BASEMENT ONLY)  
6MIL. POLY SEPERATING WOOD PLATE FROM CONC. SLAB  
A-9.36.2.5 (1) NOMINAL INSULATION VALUES FOR WALLS BELOW-GRADE OR IN CONTACT WITH THE GROUND

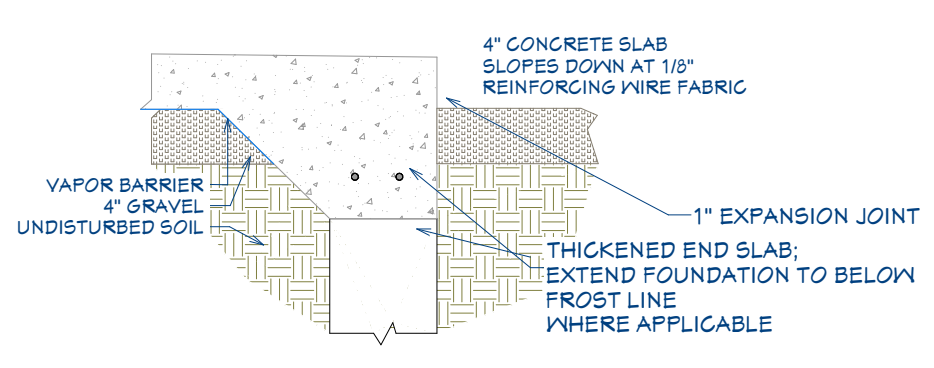
STAIRS.  
1.) INTERIOR AND EXTERIOR STAIRS SHALL BE CONSTRUCTED AS FOLLOWS:  
MAX. RISE = 7 7/8"  
MIN. RUN = 10"  
MIN. TREAD = 9 1/2"  
MIN. HEADROOM INTERIOR = 6'-5"  
MIN. HEADROOM EXTERIOR = 6'-9"  
HANDRAIL HEIGHT AT STAIR = 32"  
HANDRAIL HEIGHT AT INTERMEDIATE LANDINGS = 32"  
HANDRAIL HEIGHT AT MAIN LANDINGS = 36"  
MIN. STAIR WIDTH = 2'-10" C/W LANDING  
THE SAME WIDTH AS THE STAIR.



**INTERIOR STAIR**

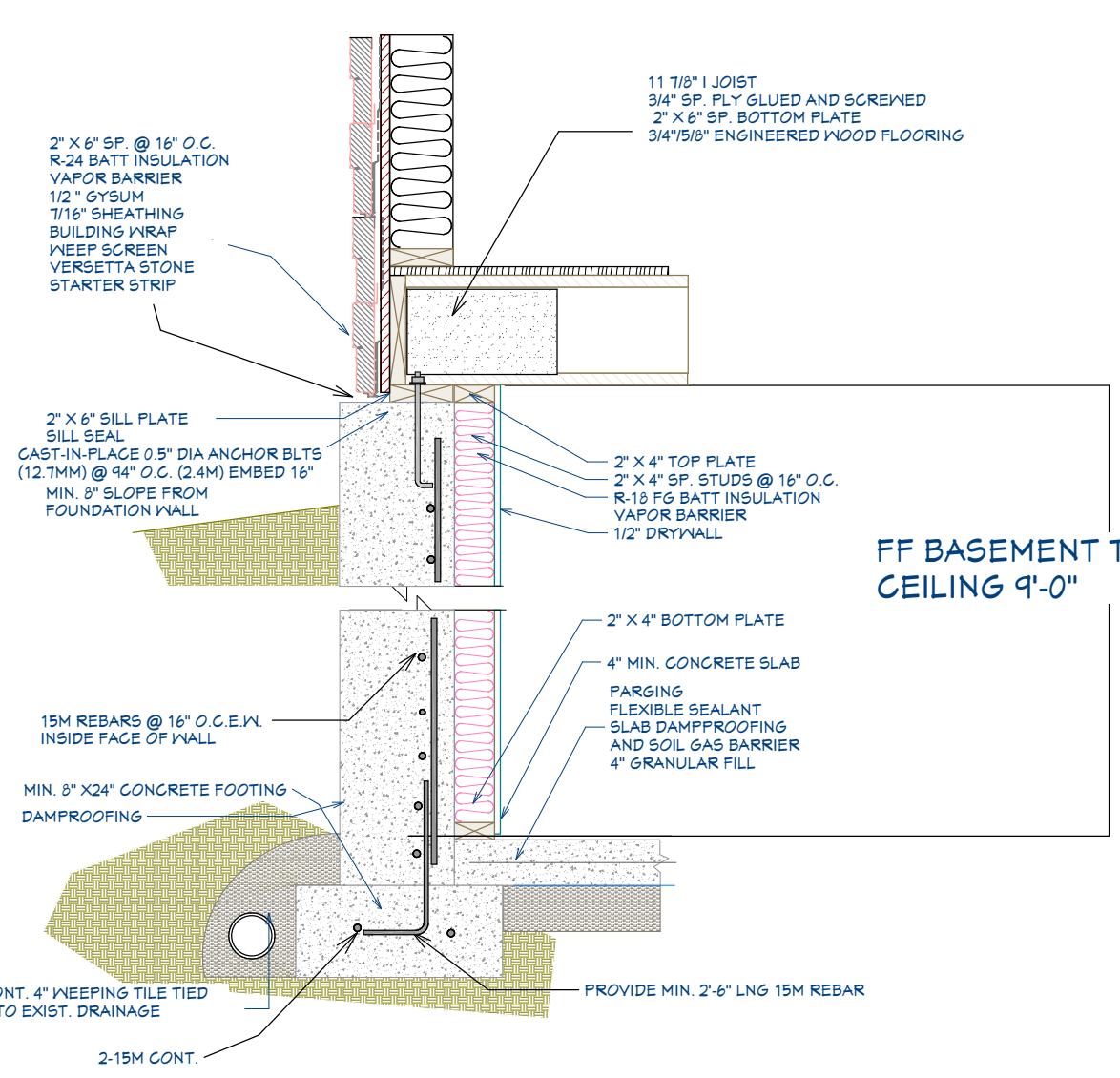


Concrete Slab at Garage Foundation



Slab at Exterior Stairs

**EXT. MASONRY WALL**



FF BASEMENT TO FINISHED CEILING 9'-0"

10" PROPOSED BASEMENT FOUNDATION: FINISHED 4" WALLS

9.25.3.6.-A  
DAMP PROOFING AND SOIL GAS CONTROL AT FOUNDATION WALL/FLOOR JUNCTIONS WITH SOLID WALLS  
A-9.25.3.4. AND 9.25.3.6.-B  
DAMP PROOFING AND SOIL GAS CONTROL AT FOUNDATION WALL/FLOOR JUNCTIONS WITH HOLLOW WALLS

30' TOP SCALE DRAWINGS.  
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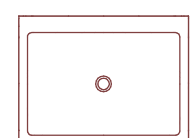
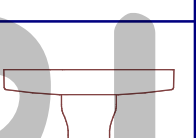
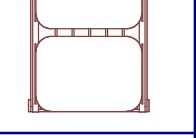
**ADDRESS**  
THORNBURY ONTARIO

**PROJECT**  
NEW DWELLING

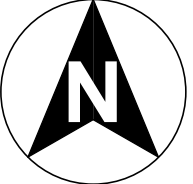
**DRAWING**  
SECTION S-2

**PROJECT NO.**  
PLOT DATE: 2/5/2026

**SCALE:** 1/4" = 1'-0"  
**SHEET:** A-10

PLUMBING FIXTURES LOWER LEVEL					PLUMBING FIXTURES UPPER LEVEL						
NUMBER	2D SYMBOL	LABEL	QTY	FLOOR	DESCRIPTION	NUMBER	2D SYMBOL	LABEL	QTY	FLOOR	DESCRIPTION
A02		7 COLUMN STEMWARE RACK	3	0	7 COLUMN STEMWARE RACK	A01		DWHD410JFP 24" EMERALD DISHWASHER	1	1	DWHD410JFP 24" EMERALD DISHWASHER
A09		K-13690	1	0	K-13690 CONTEMPORARY ROUND RAINHEAD WITH KATALYST AIR-INDUCTION SPRAY	A02		LINEAR STRIP DRAIN 2	2	1	LINEAR STRIP DRAIN 2
A10		K-T8979-4	1	0	K-T8979-4 TOOBI RITE-TEMP VALVE TRIM	A03		JBC7624BS	1	1	JBC7624BS
A11		K-9026	1	0	K-9026 PURIST SHOWER BASE	A04		K-5283 STRIVE UNDER-MOUNT KITCHEN SINK	1	1	K-5283 STRIVE UNDER-MOUNT KITCHEN SINK
						A05		K-1337	1	1	K-1337 SERIF 5' BATH WHIRLPOOL
						A06		K-13690	2	1	K-13690 CONTEMPORARY ROUND RAINHEAD WITH KATALYST AIR-INDUCTION SPRAY
						A07		K-2867	3	1	K-2867 HUDSON WALL-MOUNT BATHROOM SINK
						A08		K-45979	2	1	K-45979 HIGHLINE, THE COMPLETE SOLUTION DUAL-FLUSH, ELONGATED TOILET
						A09		K-T14413-3	3	1	K-T14413-3 PURIST WALL-MOUNT BATHROOM SINK FAUCET TRIM
						A10		K-T8979-4	2	1	K-T8979-4 TOOBI RITE-TEMP VALVE TRIM
						A11		K-T97328-4	1	1	K-T97328-4 PURIST FREESTANDING BATH FILLER
						A12		MD30PE/S - 30" PROFESSIONAL DRAWER MICROWAVE	1	1	MD30PE/S - 30" PROFESSIONAL DRAWER MICROWAVE
						A13		5349-2150DM-217	1	1	5349-2150DM-217
						A14		GR364C	1	1	GR364C - 36" GAS RANGE - 4 BURNERS AND INFRARED CHARBROILER
						A15		K-7511	1	1	K-7511 PURIST KITCHEN SINK FAUCET
						A16		PW362418	1	1	PW362418 - 36" PRO WALL HOOD - 24" DEPTH
						A17		REF.	1	1	UTILITY CABINET
						A18		WINE REF.	1	1	T24IW800SP 24" BUILT-IN WINE COLUMN
						A20		LINEAR GAS WALL FIREPLACE	1	1	LINEAR GAS WALL FIREPLACE

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true north	const. north	
		
REVISION		
No.	Date	Description
project	issue for permit	
2/5/2026		
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<small>2D TOY SCALE DRAWINGS:  Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are instruments of service and the property of Attention To Detail. These drawings may not be used for any other project than for what they were prepared. The contractor shall keep on site current drawings as issued for construction with the latest revisions and shall distribute these to all those performing work on site. Dimensions are taken to stud face.</small>		
ADDRESS THORNBURY ONTARIO		
PROJECT NEW DWELLING		
DRAWING FIXTURES		
PROJECT NO.		
PLOT DATE: 2/5/2026		
SCALE: SHEET:		
A-11		

A-9.36.2.7.(1) and (2) Design of Windows, Glazed Doors and Skylights  
A-9.36.2.7.(1) and (2) Design of Windows, Glazed Doors and Skylights

true north	const. north	
REVISION		
No.	Date	Description

project 2/5/2026 issue for permit

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DOOR SCHEDULE LOWER LEVEL TABLE 9.36.2.1.A THERMAL CHARACTERISTICS OF WINDOWS AND DOORS		WINDOW SCHEDULE UPPER LEVEL TABLE 9.36.2.1.A THERMAL CHARACTERISTICS OF WINDOWS AND DOORS	
3D EXTERIOR ELEVATION NUMBER LABEL	DESCRIPTION	3D EXTERIOR ELEVATION NUMBER LABEL	DESCRIPTION
M01	HINGED - 20 INTERIOR	M01	MULLED UNIT
M02	GARAGE-MODERN STEEL - GROOVED	M02	MULLED UNIT
M03	HINGED-GLASS PANEL	M03	FIXED GLASS
M04	MULLED UNIT	M04	FIXED GLASS
M05	DOUBLE HINGED-TS1000	M05	SINGLE CASEMENT-HR
M06	EXT. HINGED-TS1000	M06	FIXED GLASS
M07	HINGED-GLASS PANEL	M07	FIXED GLASS
M08	DOUBLE HINGED-TS1000	M08	SINGLE CASEMENT-HL
M09	HINGED-BARN PLANK DOOR	M09	FIXED GLASS
M10	POCKET-TS1000	M10	MULLED UNIT
M13	HINGED-TS1000	M13	SINGLE CASEMENT-HL
M14	EXT. HINGED-GLASS PANEL	M14	SINGLE CASEMENT-HR
M15	EXT. HINGED-GLASS PANEL	M15	FIXED GLASS
M16	DOUBLE HINGED-TS1000	M16	FIXED GLASS
M17	HINGED - 20 INTERIOR	M17	SINGLE CASEMENT-HR

DOOR SCHEDULE LOWER LEVEL TABLE 9.36.2.1.A THERMAL CHARACTERISTICS OF WINDOWS AND DOORS		WINDOW SCHEDULE UPPER LEVEL TABLE 9.36.2.1.A THERMAL CHARACTERISTICS OF WINDOWS AND DOORS	
3D EXTERIOR ELEVATION NUMBER LABEL	DESCRIPTION	3D EXTERIOR ELEVATION NUMBER LABEL	DESCRIPTION
D01	HINGED - 20 INTERIOR	M01	MULLED UNIT
D02	GARAGE-MODERN STEEL - GROOVED	M02	MULLED UNIT
D03	HINGED-GLASS PANEL	M03	FIXED GLASS
D04	MULLED UNIT	M04	FIXED GLASS
D05	DOUBLE HINGED-TS1000	M05	SINGLE CASEMENT-HR
D06	EXT. HINGED-TS1000	M06	FIXED GLASS
D07	HINGED-GLASS PANEL	M07	FIXED GLASS
D08	DOUBLE HINGED-TS1000	M08	SINGLE CASEMENT-HL
D09	HINGED-BARN PLANK DOOR	M09	FIXED GLASS
D10	POCKET-TS1000	M10	MULLED UNIT
D11	HINGED-TS1000	M13	SINGLE CASEMENT-HL
D12	EXT. HINGED-GLASS PANEL	M14	SINGLE CASEMENT-HR
D13	EXT. HINGED-GLASS PANEL	M15	FIXED GLASS
D14	DOUBLE HINGED-TS1000	M16	FIXED GLASS
D15	HINGED - 20 INTERIOR	M17	SINGLE CASEMENT-HR
D16	BARN-BARN PLANK DOOR		

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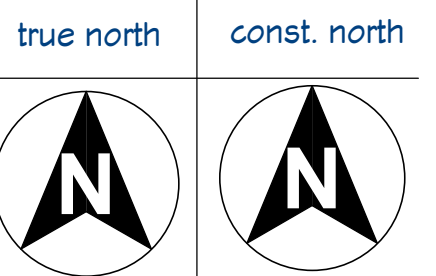
**ADDRESS**  
THORNBURY ONTARIO

**PROJECT**  
NEW DWELLING

**DRAWING**  
WINDOWS/  
DOORS

**PROJECT NO.**  
PLOT DATE: 2/5/2026

**SCALE:**  
**SHEET:**  
A-12

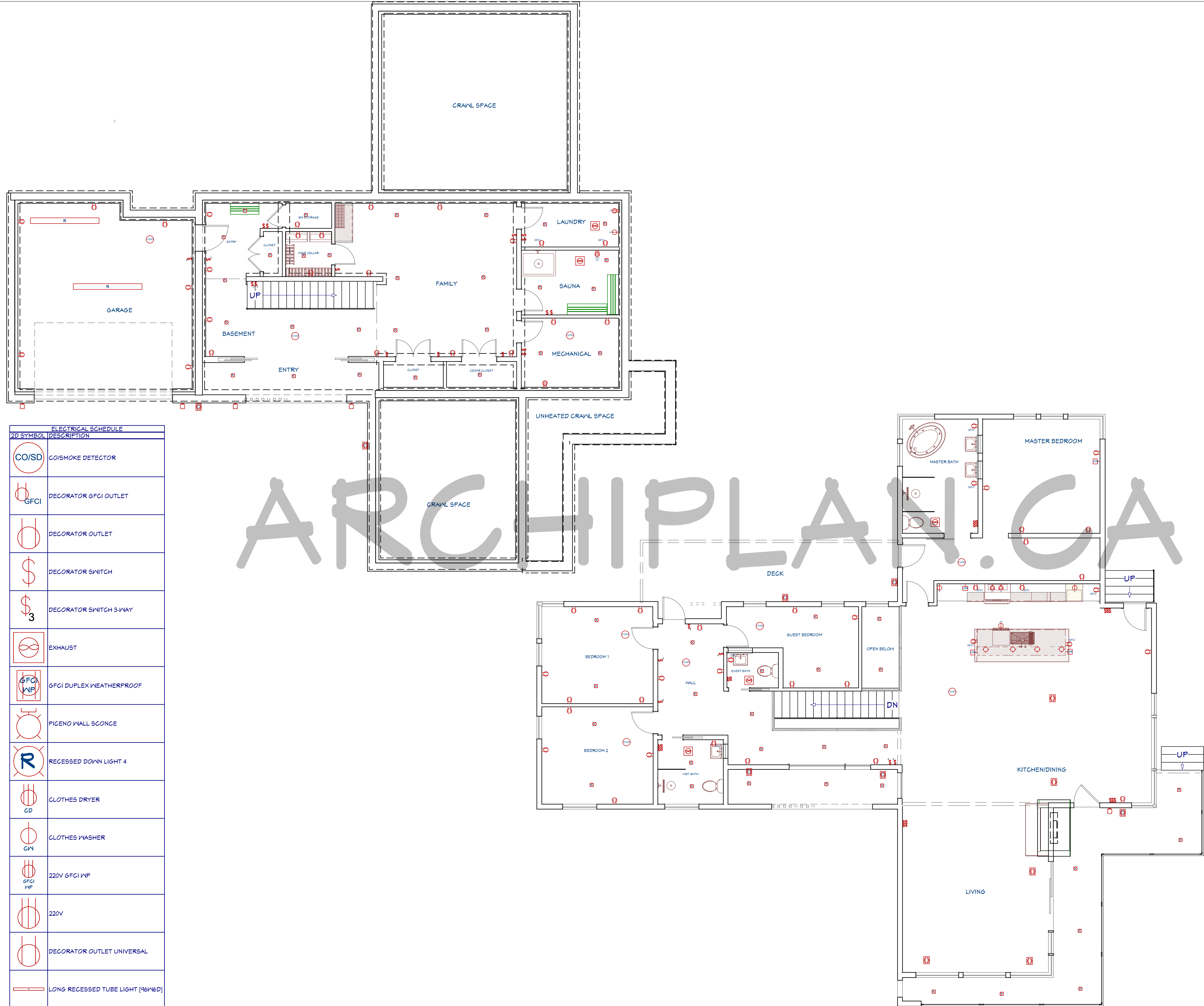


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No.	Date	Description

project  
2/5/2026 issue for permit

**FOR ENGINEER REVIEW**

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ELECTRICAL SCHEDULE	
2D SYMBOL	DESCRIPTION
	CO/SMOKE DETECTOR
	DECORATOR GFCI OUTLET
	DECORATOR OUTLET
	DECORATOR SWITCH
	DECORATOR SWITCH 3-WAY
	EXHAUST
	GFCI DUPLEX WEATHERPROOF
	PICENO WALL SCONCE
	RECESSED DOWN LIGHT 4
	CLOTHES DRYER
	CLOTHES WASHER
	220V GFCI W/P
	220V
	DECORATOR OUTLET UNIVERSAL
	LONG RECESSED TUBE LIGHT (18"x6")

ELECTRICAL SCHEDULE	
2D SYMBOL	DESCRIPTION
	CO/SMOKE DETECTOR
	DECORATOR 4 USB CHARGER
	DECORATOR GFCI OUTLET
	RECESSED DOWN LIGHT 4
	DECORATOR OUTLET UNIVERSAL
	DISHWASHER
	DECORATOR SWITCH 3-WAY
	DECORATOR SWITCH 4-WAY
	DECORATOR SWITCH DOUBLE
	DECORATOR SWITCH TRIPLE
	DUPLEX FLOOR MOUNTED
	EXHAUST
	GFCI DUPLEX WEATHERPROOF
	GRAN ANDROS PENDANT
	PICENO WALL SCONCE
	GAS COOKTOP
	HOOD W/VENT
	MICROWAVE
	REFRIGERATOR

2D TOY SCALE DRAWINGS:  
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**ADDRESS**  
THORNBURY ONTARIO

**PROJECT**  
NEW DWELLING  
**DRAWING**  
WIRING

**PROJECT NO.**  
**PLOT DATE:** 2/5/2026  
**SCALE:** 3/16"=1'-0"  
**SHEET:**  
**A-13**

**NAILING NOTES: (PER IRC TABLE 9.23.3.4**

JOIST TO SILL OR GIRDER BRIDGING TO JOIST SOLE PLATE TO JOIST OR BLK'G STUD TO SOLE PLATE TOP PLATE TO STUD

TOE NAIL (3)-8d  
TOE NAIL EA. END (2)-8d  
FACE NAIL 16d @ 16" OC  
TOE NAIL (4)-8d, END NAIL (2) 16d  
END NAIL (2)-16d

DOUBLE STUDS DOUBLE TOP PLATES CONTINUOUS HEADER, TWO PIECES BUILT-UP HEADER, TWO PIECES 1/4" SPACER TOP PLATES, LAPS AND INTERSECTIONS

FACE NAIL 16d @ 24" OC  
FACE NAIL 16d @ 16" OC  
16d @ 16" OC ALONG EA. EDGE  
FACE NAIL (2)-16d

CEILING JOISTS TO PLATE CONTINUOUS HEADER TO STUD CEILING JOISTS, LAPS OVER PARTITIONS CEILING JOISTS TO PARALLEL RAFTERS RAFTER TO PLATE 1" BRACE TO EACH STUD AND PLATE BUILT-UP CORNER STUDS 2" PLANKS UNLESS NOTED ON PLAN 1/2" PLYWOOD ROOF AND WALL SHEATHING

TOE NAIL (3)-8d  
TOE NAIL (4)-8d  
FACE NAIL (3)-10d  
FACE NAIL (3)-10d  
TOE NAIL (2)-16d  
FACE NAIL (2)-8d  
10d @ 24" OC  
(2)-16d @ EA.BRG.

EDGES 8d @ 6" OC  
INTERMEDIATE 8d @ 12" OC

3/4" PLYWOOD SUBFLOOR

EDGES 8d @ 6" OC  
INTERMEDIATE 8d @ 12" OC

2x MULTIPLE JOISTS - STAGGER @ 15" OC W(2) @ EA. END OR SPLICE (3) OR FEWER (4) OR MORE AND WASHERS

16d NAILS  
1/2" DIA M.B. W/ STANDARD NUT

**00300 Cast in Place concrete**

- Slabs to be 30MPa, footings and foundation walls 25MPa,
- Foundations for columns as per structural drawings,
- Provide saw cuts within 24 hours of placement, insure saw cuts do not interfere with in slab heating system, max spacing 15'o.c. in either direction, provide diamond shaped saw cuts around steel columns,
- Protect concrete from frost or premature moisture loss,
- Foundation walls, footings, and slabs as per details on drawings,
- Cast in 5/8" by 8" long anchor bolts at 6'o.c.,
- Refer to structural notes for detailed information, 05120 Structural Steel

- Provide engineered shop drawings for structural steel members with P.Eng stamp,
- All steel to be shop primed, all joints to be welded,
- Grout below all beam pockets with 30Mpa dry pack no-shrink grout,
- Provide steel members as indicated,
- Refer to structural notes for detailed information, 06100 Rough Carpentry

- All lumber to be No. 1 and 2 SPF, F5C certified.
- Sub-flooring to be 5/8" T&G plywood glued and screwed to joists, unless otherwise noted.
- Typical wood framed construction for new walls & roofs.
- Provide engineered shop drawings with P. Eng stamp for all pre-engineered products.
- Lintels and columns as per schedules and manufacturers' recommendations,
- Sill plates to be pressure treated wood on foam gaskets anchored to foundation walls,
- Provide Tyvek air barrier, taped and sealed,
- Provide 6 mil poly at interior surfaces, taped and sealed, provide continuous vapour barrier around sill plates and headers,
- Refer to structural notes for detailed information, 06400 Millwork

- Millwork for kitchen and bathrooms provided by owner, installed by GC.
- Stair and handrail to owner's selection, all handrails and guards to meet OBC requirements for spacing and height,

**GENERAL NOTES AND SPECIFICATIONS**

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH OBC AND LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND MUNICIPAL AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

LAKELAND ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE (STAMPED DRAWINGS) CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF LAKELAND ENGINEERING BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR. REVISIONS TO STAMPED DRAWINGS AS ISSUED UNDER PERMIT WITHOUT WRITTEN NOTICE OR PERMISSION BY LAKELAND ENGINEERING WAIVES ANY OR ALL LIABILITY

**DESIGN CRITERIA: NBC**

**WALLS:**

- EXT. WALLS SHALL CONSIST OF:
  - CLADDING
  - AIR MOISTURE BARRIER "HOUSEWRAP" AS PER MFGR INSTRUCTIONS
  - MINIMUM 3/8" (9.5MM) OSB OR NO. 2 GRADE SHEATHING
  - 2" X 6" (38MM X 140MM) SP. STUDS @ 16" O.C.
  - 2" X 6" (38MM X 140MM) BOTTOM AND DOUBLE TOP PLATE
  - CONTINUOUS CERTIANTEED MEMBRANE ON WARM SIDE
  - MINIMUM 1/2" GYPSUM BOARD
- INTERIOR LOAD BEARING WALLS SHALL CONSIST OF:
  - 2" X 6" SP STUDS @ 16" O.C. (400MM)
  - 2" X 6" SP. BOTTOM AND DOUBLE TOP PLATE
  - 2" X 6" SP. BRIDGING (MID GIRTS) LOCATED @ 1/2 HEIGHT OF WALL
  - 1/2" GYPSUM BOTH SIDES

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 10" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

**WOOD FRAME CONSTRUCTION:**

STRUCTURAL TIMBER AND WOOD FRAMING SHALL CONFORM TO CSA STANDARD: ALL LUMBER SHALL BE SPRUCE-PINE-FIR (SPF) NO. 1&2 OR BETTER, AND SHALL BE IDENTIFIED BY A GRADE STAMP MOISTURE CONTENT NO GREATER THAN 19% AT TIME OF INSTALLATION. WOOD FRAMING MEMBERS WHICH ARE IN CONTACT WITH CONCRETE SHALL BE SEPERATED WITH MINIMUM 6MIL POLYTHENE.

. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH TABLE 9.23.3.4 NAILING FOR FRAMING DIVISION B.

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THESE PRODUCTS MUST BE APPROVED BY THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING.

**LUMBER SPECIES:**

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE SP. NO. 2 OR BETTER

B. SILLS, PLATES BLOCKING, AND BRIDGING TO BE SP. NO 2 OR BETTER

C. ALL STUDS TO BE SP. NO. 2 OR BETTER.

D. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:  
ROOF SHEATHING SHALL TO BE A MINIMUM 1/2" EXTERIOR GRADE PLY  
WALL SHEATHING SHALL BE MIN 5/8 PLY OR OSB.  
FLOOR SHEATHING SHALL BE 3/4" T & G GLUED AND SCREWED PLY OSB.

E. '1' JOISTS SHALL BE MANUFACTURED BY TRUSS JOIST OR ENGINEER APPROVED EQUAL.

F. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

**INSULATION AND WEATHERPROOFING: NBC 9.36 REFER TO HVAC DESIGN**

**1) MINIMUM R (RSI) VALUE REQUIREMENTS**

CEILING WITH ATTIC	R60 (RSI 8.81)
ROOF WITHOUT ATTIC	R31 (RSI 5.46)
EXTERIOR WALL	R22 (RSI 3.87)
FOUNDATION WALL	R14 (RSI 2.47)
EXPOSED FLOOR ABOVE GARAGE	R31 (RSI 5.46)
SLAB ON GRADE UNHEATED	R8 (RSI 1.41)
SLAB ON GRADE HEATED	R10 (RSI 1.76)
SUPPLY DUCTS IN HEATED SPACE	R12 (RSI 2.11)

- INSULATION SHALL BE PROTECTED WITH GYPSUM BARD EXCEPT UNFINISHED BASEMENTS -VAPOUR BARRIER ONLY
- DUCTS PASSINT THRU UNHEATED SPACES MADE AIRTIGHT WITH TAPE OR SEALANT
- CAULKING PROVIDED FOR ALL EXT. DOORS - WINDOWS AND EXT. CLADDING
- WEATHERSTRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXT. OR GARAGE
- CONTINUOUS VAPOUR BARRIER
- CLOSED CELL SPRAY FOAM INSULATION REQUIRED FOR INSULATING ABOVE GARAGES

true north	const. north	
REVISION		
No.	Date	Description

project 2/5/2026 issue for permit

**FOR ENGINEER REVIEW**

Archiplan: Paul Mandrish 2024



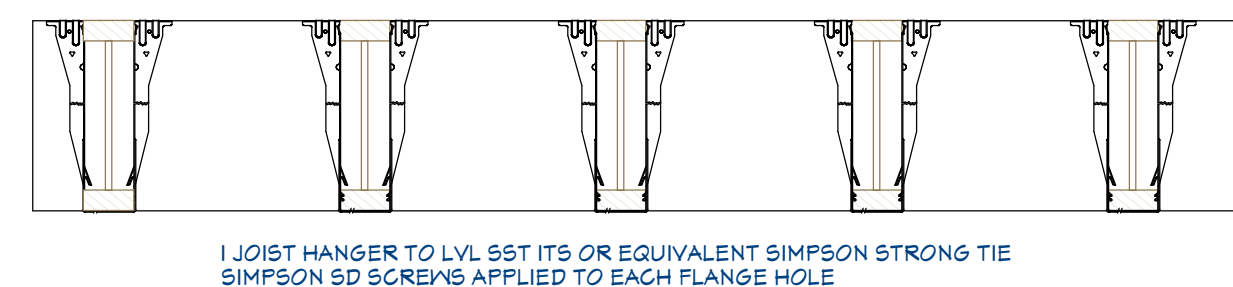
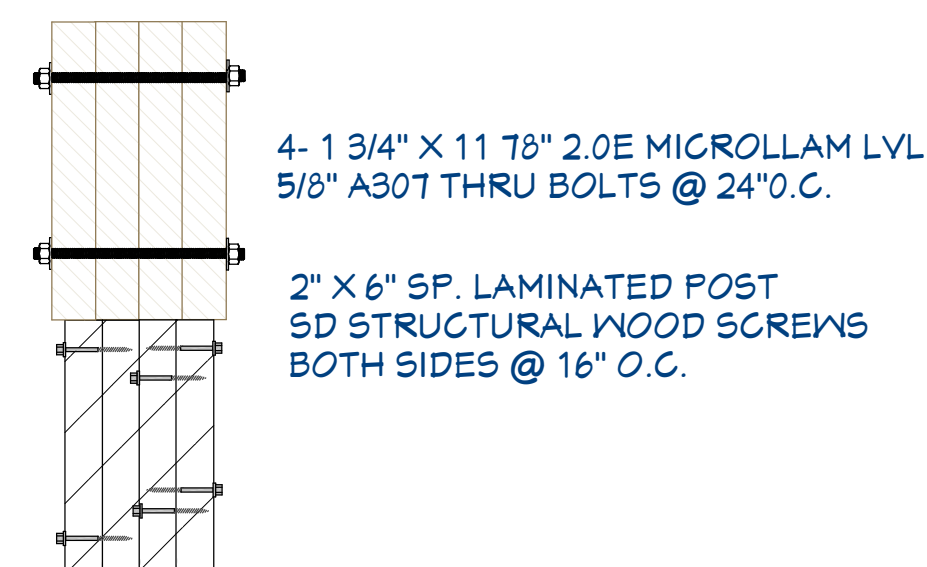
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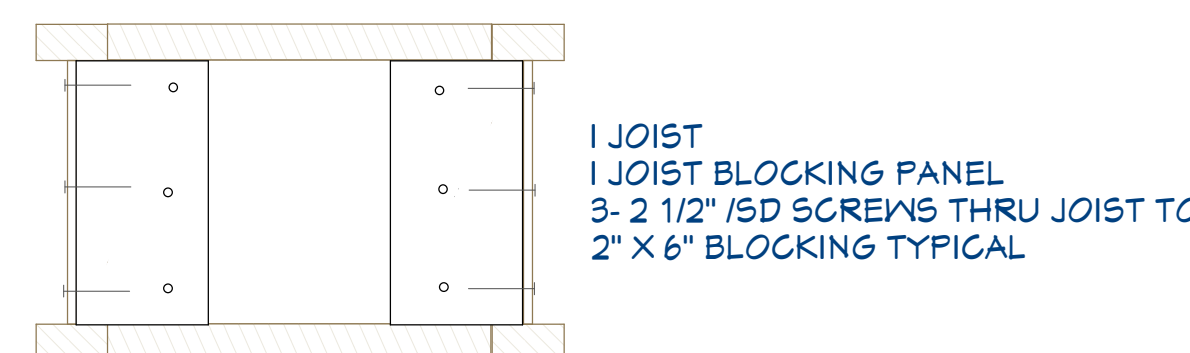
**PROJECT**  
NEW DWELLING  
**DRAWING**  
CONSTRUCTION NOTES

**PROJECT NO.**  
**PLOT DATE:** 2/5/2026

**SCALE:**  
**SHEET:**



**MIDSPAN BLOCKING**



2" X 6" MIN. EXTEND BEYOND END OF BLOCK FOR TIGHT FIT TO JOIST WEB. ATTACH JOIST BLOCKING PANEL WITH 3-2 1/2" /SD SCREWS

