

Brown / Camirand New Residence

17 Barrie Terrace, Oro-Medonte, Ontario

Drawing List

A0.1 Site Plan

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A2.1 Elevations

A3.1 Building Sections

A3.2 Building Sections A3.3 Building Sections

A3.4 Building Sections

GENERAL SPECIFICATIONS (All Construction practices to be in accordance with OBC 2017 and authorities having jurisdiction.)

•Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of organic material.

·If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 ¾" in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter.

Dampproofing and Drainage In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be

dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required. Masonry foundation walls shall be parged with 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 crawl space floor, and shall be covered with 6" of 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. 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 Table 9.12.2.2.

·Footings shall be founded on natural undisturbed soil rock or compacted granular fill with minimum bearing capacity of Minimum Footing Size Floor Supported Supporting Ext. Wall Supporting Int. Wall Column Area

8.1 ft2

17 ¾" width 19 ¾" width Increase footing width by 2 5/8" for each storey of masonry veneer supported, and by 5 1/8" for each storey of nasonry construction supported by the foundation wall. The projection of an unreinforced footing beyond the wall supported shall be greater or equal than its thickness.

Vertical Rise-23 5/8" max for firm soils and 15 ¾" max for sand or gravel Horizontal Run-23 5/8" min

9 7/8" width 7 7/8" width

13 ¾" width 13 ¾" width

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: ·Min. 34" mineral fiber insulation with min. density of 3.6 lb/ft2 o ·Min. 4" of free drainage granular material or

An approved system which provides equivalent performance. Foundation walls 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 2x4" or 2x6" wood (refer to drawings) mounted on a continuous sill gasket c/w 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

Backfill height shall be site coordinated not to exceed limitations in accordance with OBC 9.15.4. for all laterally

supported and unsupported foundation walls.

Garage, carport, exterior slabs and steps shall be 32Mpa, 4650 psi concrete (after 28 days) with 5-8% air entrainment Basement Slabs to be 4" thick 20Mpa 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 6" thick 32Mpa with 5-8% air entrainment, sloped min. 1% to exterior to drain. on 6" course clean

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" on centre 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"x24" bent dowels spaced not ·All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support

Where methane 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 Standard SB-9.

Exterior Walls - General
Refer to drawings for Typical Assemblies

·Exterior walls shall consist of: Cladding (refer to drawings) Exterior Sheathing cover suitable for the specific cladding system used, installed per manufacturer specifications. Sheathing type and thickness as recommended by the cladding systems manufacturer

·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.

Where constructed of 3 1/2" brick, wall shall be bonded with header course every 6th course.

Provide 2" solid masonry or continuous 1 12" plate under all roof and floor framing members

Masonry wall to be tied to each tier of joists with 1 9/16"X3/16" corrosion resistant steel straps, keyed minimum 4" into nasonry. 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 maintainig lateral support, tie minimum 3 ½" brick to minimum 3 ½" back-up block with corrosion resistant ties at least 0.028 in 2 in cross sectional area, spaced 7 7/8" vertically and

Exterior Walls - Masonry Veneer
- Minimum 2 3/4" thick of joints are raked and 3 1/2" thick if joints are raked.

Minimum 1" air space to exterior sheathing. Provide weep holes @ 31" o.c. max at bottom of the cavity and over doors and windows. Direct drainage through weep holes with 20 mil poly flashing 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 ¾" horizontally Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least 1.13/16" into studs.

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

Exterior Walls - EIFS

flash as per dwgs.

uROCK - Exterior Insulation and Finish Systems as per CCMC Evaluation report 12969-R See DuROCKS specifications for all application details.

Manufacturer instructions and specification must be strictly adhered to. No substitutions allowed. Install only Durock's Exterior Insulation and Finish System with CCMC approval and Minister's Ruling 1/2" 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. 1/2" 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 manufacturers specifiacations and

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

Interior Walls (Bearing & Non-Loadbearing) Interior loadbearing walls shall consist of: 2"x4" studs @ 16" o.c. 2"x4" bottom plate and double 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) - 1/2" Gypsum Board each side (provide water resistant gypsum board in wet areas)

Interior Insulated Garage Wall Partitions shall consist of: 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. 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

- 1/2" Gypsum Board (interior side) unless noted otherwise 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

Wood Frame Construction All lumber shall be spruce-pine-fir No. 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

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

·Trimmer joists shall be doubled when supported header is 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 manufacturers

Joists shall be supported on joist hangers at all flush beams, trimmers, and headers Joists located under parallel non-loadbearing partitions shall be doubled

Subfloor sheathing (refer to drawings) to be glued, nailed and screwed, with staggared joints. Ceiling finish to be 1/2" gypsum board, unless noted otherwise.

Floors over Garages/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 drawings for size and spacing)

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 (Floor over Garage) or exterior soffit material per Owner's Selection (Floor over

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.

Insulated (R-60) 21 1/2"x23" access hatch C/W weather stripping.

Notching and Drilling of Trusses, Joists and Rafters les in engineered floor, roof and ceiling members to be as per manufacturers specifications. ·Holes in dimensioned floor, roof and ceiling members to be maximum 1/4" x actual depth of member and not less than 2" from edges. Notches in floor, roof and ceiling members to be located on top of member within ½ the actual depth from the edge of bearing and not greater than 1/3 joist depth. Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if loadbearing, and 1 9/16" if non-loadbearing. Roof truss members and engineered wood products shall not be notched, drilled or weakened unless accommodated

asteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through at least ½" into roof

·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 ¾" 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 cemented 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 1/16" sheetlead, 0.013" galvanized steel, 0.018" copper, 0.018 zinc, or 0.019" aluminum in colors approved by the Designer prior to installation.

Valleys shall be closed. Closed valleys shall consist of one layer of type "s" smooth surface rolll 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 exterior cladding minimum 2" above finished roof.

Curb mounted double glazed skylight by "Velux" or approved equal install as per manufacturer instructions. Skylights must conform to CAN/CGS 6.3.14-M

Columns, Beams & Lintels

eams and columns shall be shop primed. Minimum 3/12" end bearing for wood and steel beams, with 7 7/8" solid masonry beneath the beam. Steel columns to have minimum outside diameter of 2 7/8" and minimum wall thickness of 3/16" Wood columns for carports and garages shall be minimum 3 ½"X3 ½": in all other cases either 5 ½"x5 ½" or 7 ¼" the width of the supported member Masonry columns shall be a minimum of 11 3/8"x11 3/8" or 9 1/2"15"

·Provide solid blocking the full width of the supported member under all concentrated 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 fiberglass 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 ·Weather stripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to ·Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to the passage of water vapor from the interior and to the leakage of air from the exterior.

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 shall be ventilated with not less than 1/150 of insulated area. ·Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects Unheated crawl spaces shall be provided with 1.1 ft2 of ventilation for each 538 ft2. Minimum natural ventilation areas, where mechanical ventilation is not provided, are:

Other rooms 3.0 ft2 Unfinished basement 0.2% of floor area

, 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 ft2 and no dimension less than 15", which is openable without tools. Exterior house doors and windows within 6'-7" from grade shall be constructed to resist forced entry. Doors shall The principal entry door shall have a door viewer, transparent glazing or a sidelight.

·Windows and Door sizes noted on the drawings and schedules are to represent design intent only. The General

Access hatch minimum 19 3/4"x2'-4" to be provided to every crawl space. Heated crawl spaces shall be fitted with

Contractor shall confirm rough opening sizes from the supplier prior to framing/forming openings.

a door or hatch except when the access opening into the crawl space is from the adjacent heated space.

Access hatch minimum 21 5/8" x 2'-11" to be provided to every attic roof space which is 108 ft2 or more in area and more than 23 5/8" in height over that area.

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" or more above an adjacent level. ithin dwelling units, at least one smoke alarm must be installed on each storey including b 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

Minimum run Minimum tread Minimum headroom 6'-5"

Minimum width 2'-10" Curved stairs shall have a min. run of 5 7/8" at any point and a minimum average run of 7 7/8" Winders that converge to a point in stairs must turn through an angle of no more than 90°, with no less than 30° or more than 45° per tread. Sets of winders must be separated by 3'-11" along the run of the stair. 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 risers. Exterior concrete stairs with more than 2 risers require foundation

A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 ·Guards are required around every accessible surface, which is more than 23 5/8" above the adjacent level. Interior and exterior guards min. 2'-11" high. Exterior guards shall be 3'-6" high where height above adjacent

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.

Guards shall have no openings greater than 4" and no member between 4" and 2'-11" that will facilitate

- Wood blocking shall be provided within wall framing at stair locations for handrails in accordance with OBC 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 a 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 ·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.

•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. Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3-way switch

•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 bedroom 5 cfm for each other room

Basements require a light for each 323 ft2, controlled by a switch at the head of the stairs.

·A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such. 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 are installed. Supply air intakes shall be located so as to avoid contamination from exhaust outlets Gas Fireplaces Zero-clearance gas fireplaces to be installed in strict accordance with the manufacturers specifications (direct

vent in accordance with OBC and authorities having jurisdiction) - Combustion air supply to fireplaces shall be 4" diameter insulated non-combustible duct with operable damper and insect screen, min. 2" clearance to combustibles.

Sketch Design Build Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Sketch Design Build Inc. before proceeding with the work.

The General Contractor shall check and verify all dimensions

and report all errors and omissions to Sketch Design Build Inc. Construction must conform to all applicable codes and

Requirements of Authorities having jurisdiction. All drawings are not to be scaled.

information shown on the drawing.

Square	Footage	Summary

	J	• •
Finished Basement	=	3,040 sq.ft.
First Floor	=	3,474 sq.ft.
Total	=	6,514 sq.ft.
Other Areas		
Garage (Heated)	=	907 sq.ft.
M&E / Pool Equip.	=	607 sq.ft.
Porches/Terraces (includes pool)	=	1,971 sq.ft.

measured from the interior finish of the exterior wall assemblies)

	Revision Schedule	;
No.	Description	dd.mm.yyyy
5	Changes & Extra Info	09.05.2017
4	Change to ICF & OWSJ	18.04.2017
3	Issued for Building Permit	20.01.2015
2	Issued for Zoning Certificate	27.06.2014
1	For Final Review & Coordination	26.06.2014



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Brown / Camirand New Residence

17 Barrie Terrace,

Oro-Medonte, Ontario DRAWING TITLE:

Cover Page

PROJECT NUMBER: 16-130

REVISION DATE: DRAWING NUMBER: 09.05.2017 DRAWN BY:

Building Elevation Summary	
Finished First Floor	= 232.50 m
Finished Garage Floor	= 232.35 m
Top of Foundation Wall	= 232.30 m
Underside of Footing (Garage)	= 230.77 m
Finished Basement Floor	= 229.40 m
Underside of Footing (House)	= 229.05 m
Underside of Footing (House) @ Walkout	= 227.83 m

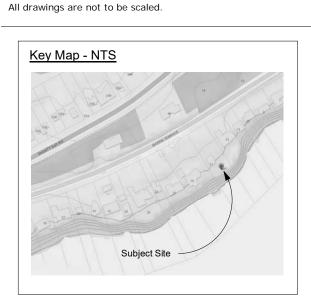
<u>rt</u>	
Permitted	Provided
2,000 m²	2,766.9 m²
30.00 m	30.57 m
7.5 m	25.14 m
2.4 m	2.46 m
7.5 m	n/a
15.00 m	24.38 m
	Permitted 2,000 m ² 30.00 m 7.5 m 2.4 m 7.5 m

Sketch Design Build Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

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Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.



Lot Coverage Summary

Lot Area = 2,766.9 m²

Area of Work (New House & Pool Terrace) = 658.5 m²

Area of Accessory Buildings = n/a

Total Lot Coverage = 23.8%

Established Grade Summary

Established Grade is calculated by adding the grade elevations at each corner of the house and dividing by the number of corners as

Established Grade = 232.35 (5) + 231.89 + 231.59 + 230.98 (2) + 230.41 + 230.21 + 229.25 (7) / 18 Points

Established Grade = 230.70m

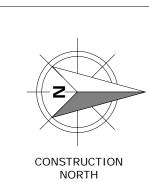
2	Issued for Zoning Certificate	27.06.2014		
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4	Change to ICF & OWSJ	18.04.2017		
5	Changes & Extra Info	09.05.2017		
No.	Description	dd.mm.yyyy		
Revision Schedule				

1 For Final Review & Coordination 26.06.2014



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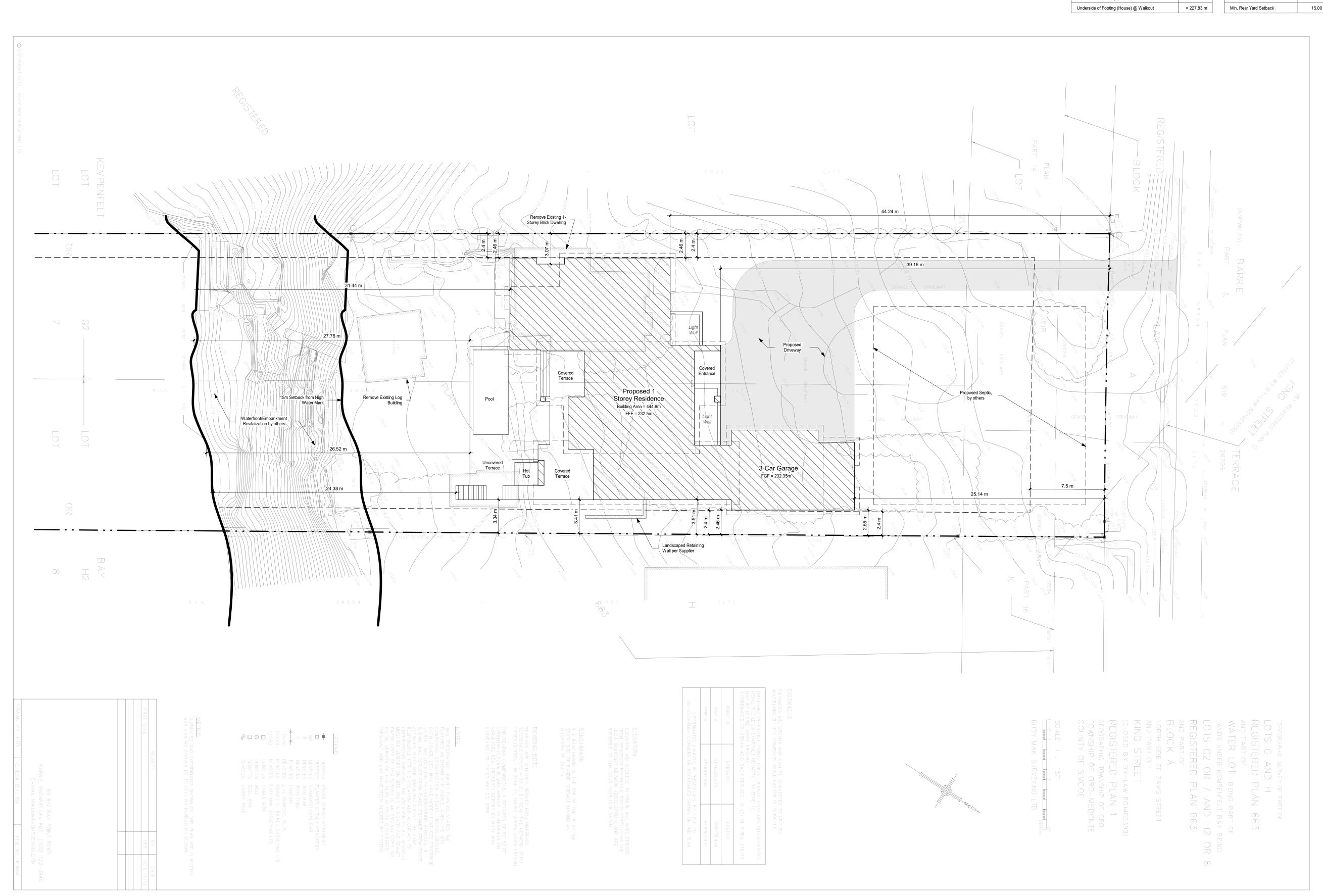
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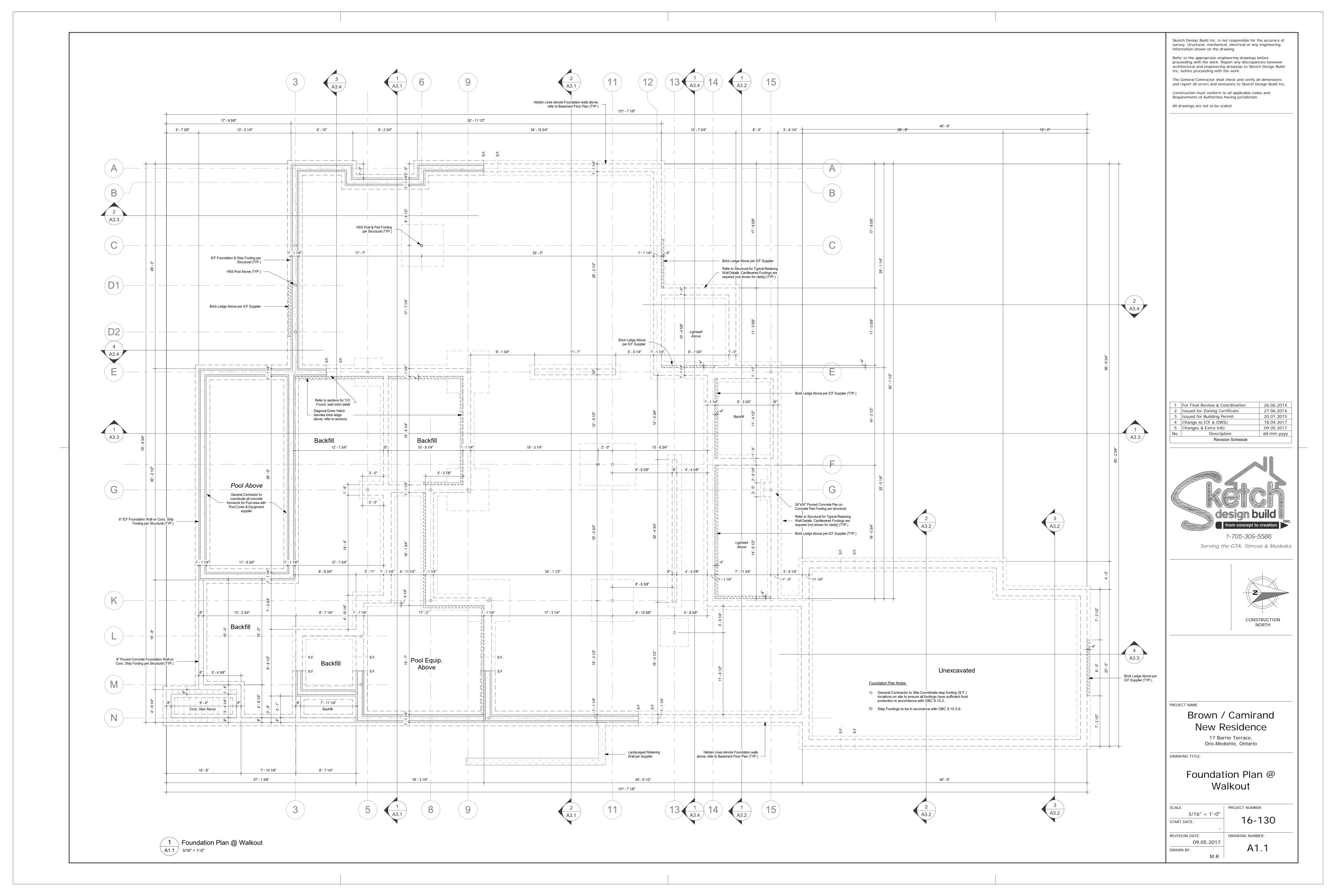
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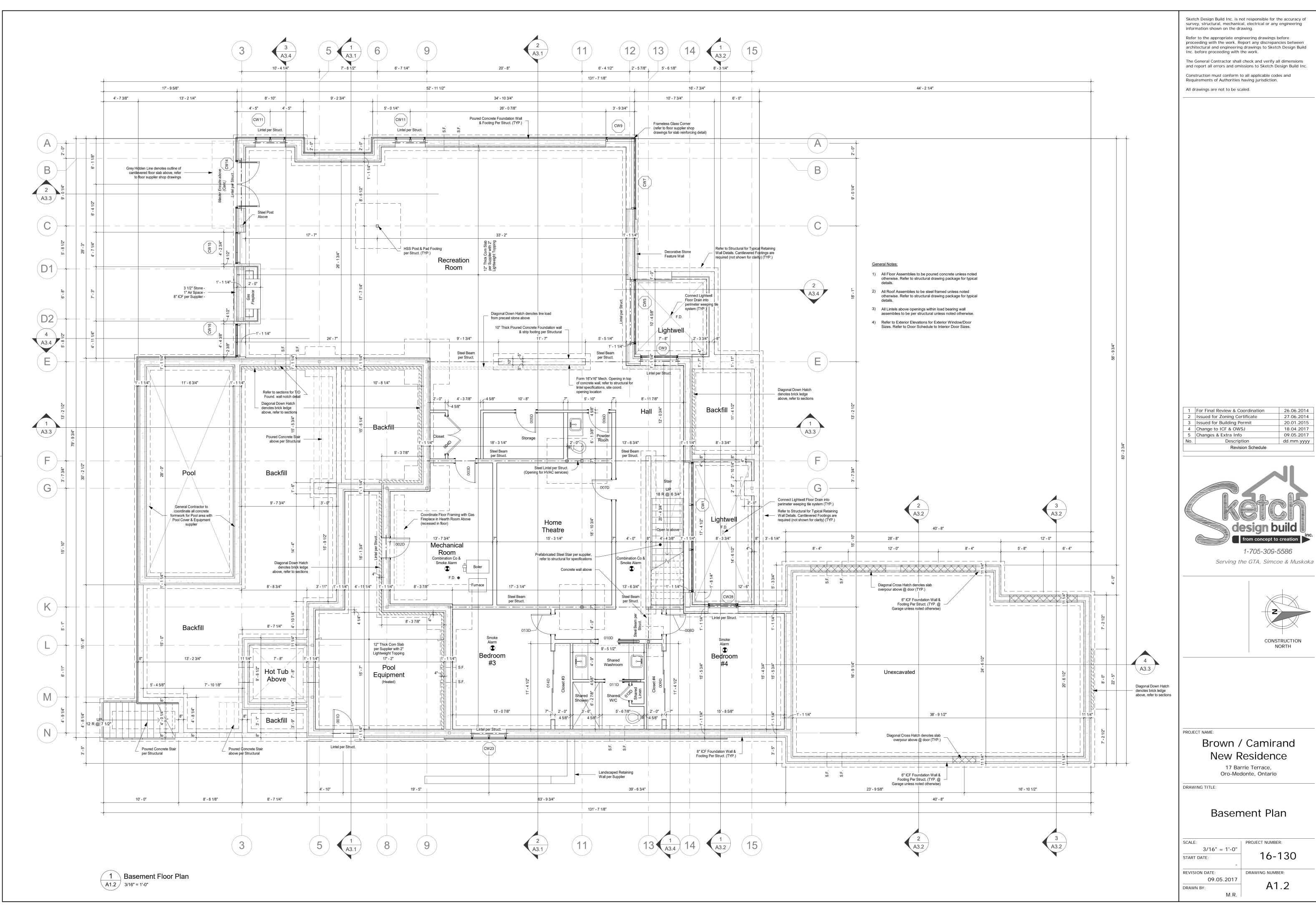
Site Plan

SCALE:	PROJECT NUMBER:
As indicated	4 / 400
START DATE:	16-130
-	
REVISION DATE:	DRAWING NUMBER:
09.05.2017	40.4
DRAWN BY:	A0.1
M.R.	



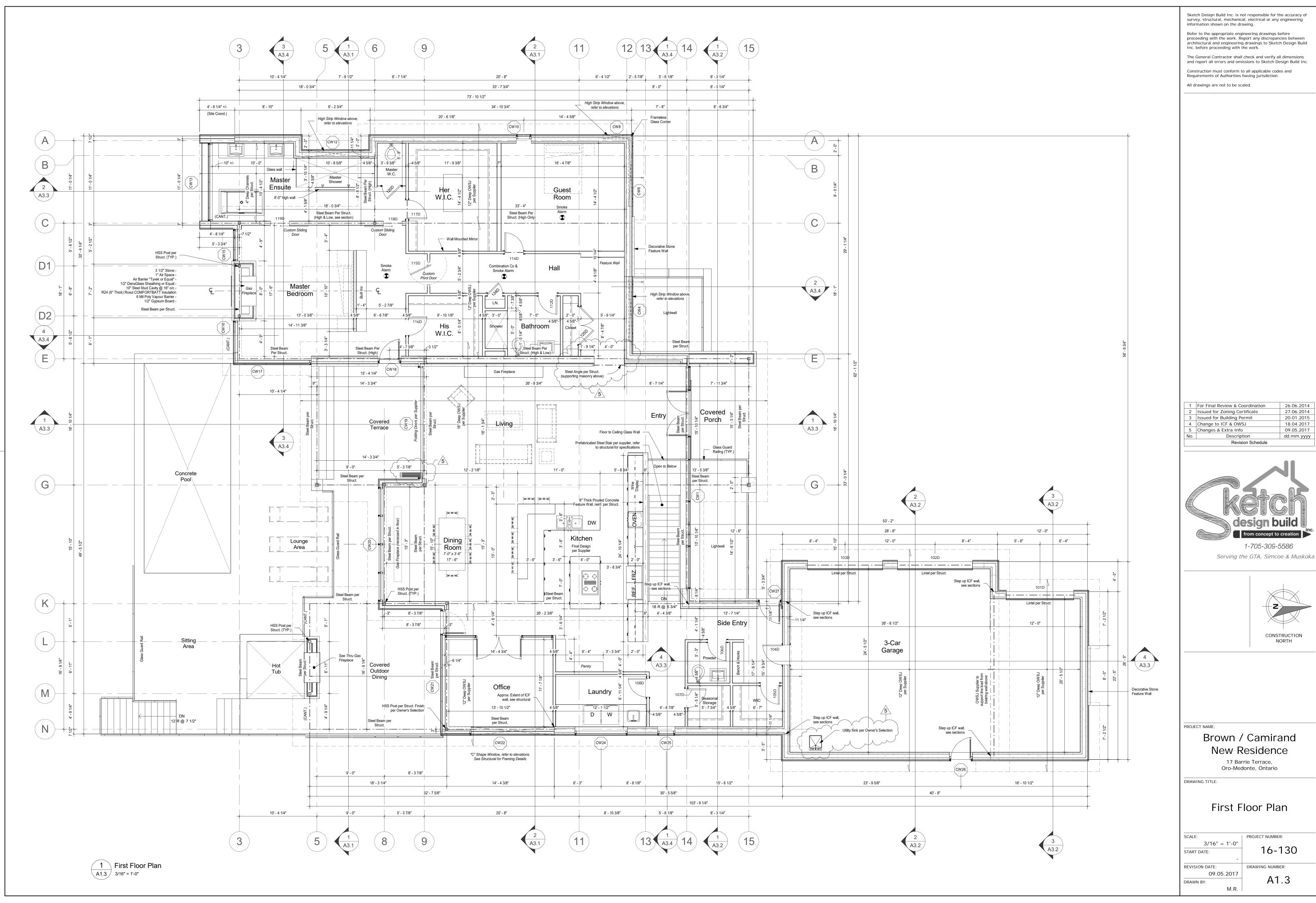
1 Site Plan 1/16" = 1'-0"



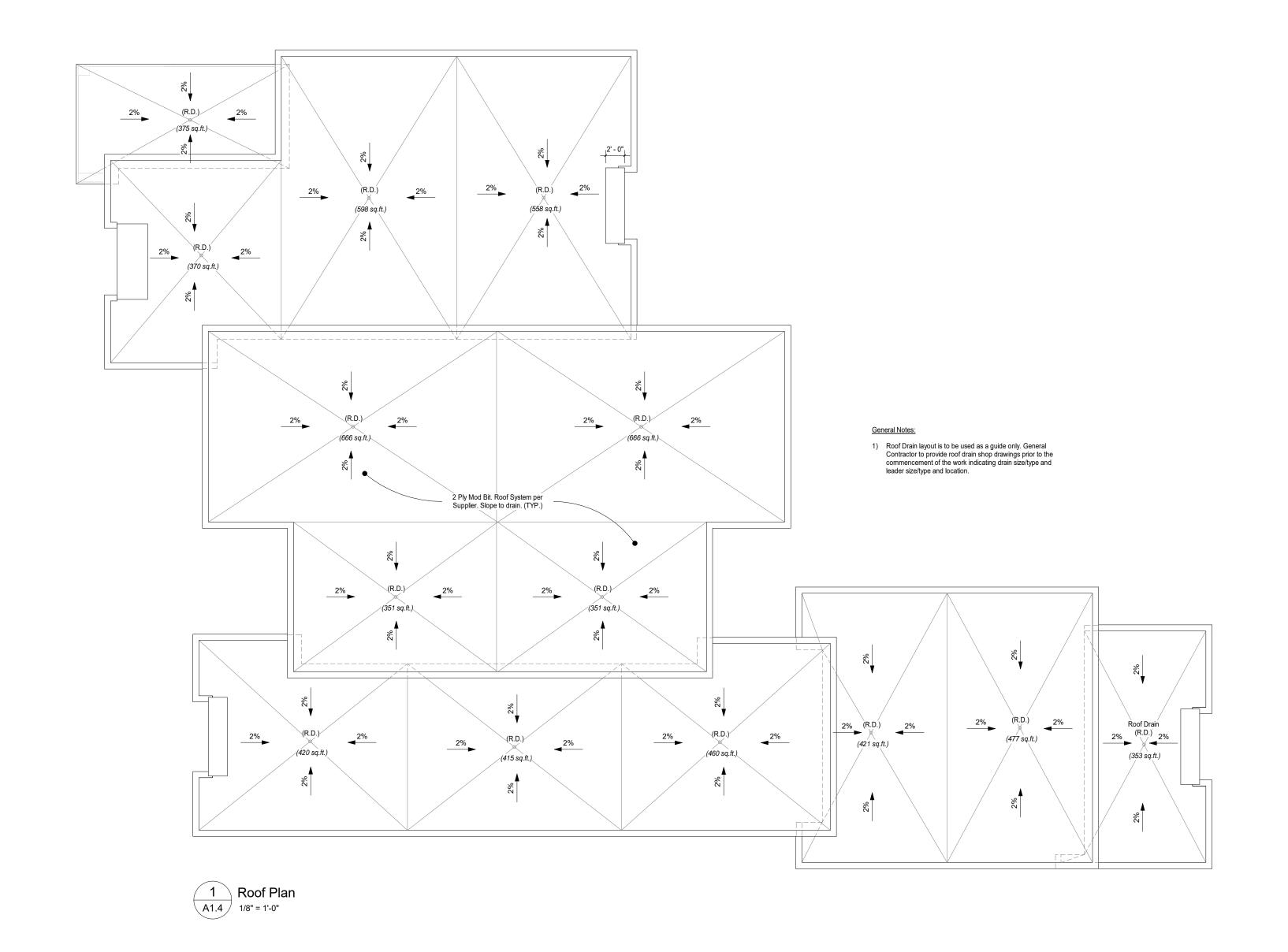


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SCALE:	PROJECT NUMBER:
3/16" = 1'-0"	1/ 100
START DATE:	16-130
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REVISION DATE:	DRAWING NUMBER:
09.05.2017	
DRAWN BY:	A1.2
M.R.	



SCALE:	PROJECT NUMBER:
3/16" = 1'-0"	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
START DATE:	16-130
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REVISION DATE:	DRAWING NUMBER:
09.05.2017	
DRAWN BY:	A1.3
M.R.	



			Door Sci	hedule		
	Door		Details			Finish
Floor Level Reference	Number Operation/Description	Width Height	Head Jamb	Sill	Door Frame	Comments
Basement Floor Plan	001D	2'-8" 6'-8"				Insulated Exterior Door
Basement Floor Plan	002D	2'-8" 6'-8"				Insulated Exterior Door
Basement Floor Plan	003D	2'-8" 6'-8"				Single Interior Door
Basement Floor Plan	003D 004D	5'-0" 6'-8"				Double Interior Door
Basement Floor Plan	005D	2'-8" 6'-8"				Single Interior Door
Basement Floor Plan	006D	2'-8" 6'-8"				Single Interior Door
Basement Floor Plan	007D	2'-8" 6'-8"				Single Interior Door
Basement Floor Plan	008D	2'-8" 6'-8"				Single Interior Door
Basement Floor Plan	009D 3 Panel Sliding Door	9'-0" 6'-8"				3 Panel Sliding Door
Basement Floor Plan	010D	2'-8" 6'-8"				Single Pocket Door
Basement Floor Plan	011D	2'-4" 6'-8"				Single Pocket Door
Basement Floor Plan	012D	2'-0" 6'-8"				Single Interior Door
Basement Floor Plan	013D	2'-8" 6'-8"				Single Interior Door
Basement Floor Plan	014D 3 Panel Sliding Door	9'-0" 6'-8"				3 Panel Sliding Door
Garage Floor Plan	101D Overhead Door	9'-0" 8'-0"				Overhead Door
Garage Floor Plan	102D Overhead Door	10'-0" 10'-0"				Overhead Door
Garage Floor Plan	103D Overhead Door	10'-0" 10'-0"				Overhead Door
First Floor Plan	104D	2'-8" 8'-0"				Insulated & Gasproofed Door
First Floor Plan	105D	2'-6" 8'-0"				Single Interior Door
First Floor Plan	106D	2'-6" 8'-0"				Single Interior Door
First Floor Plan	107D	2'-6" 8'-0"				Single Interior Door
First Floor Plan	108D	2'-6" 8'-0"				Single Interior Door
First Floor Plan	112D	2'-6" 8'-0"				Single Interior Door
First Floor Plan	114D	2'-6" 8'-0"				Single Interior Door
First Floor Plan	115D	3'-0" 8'-0"				Custom Pivot Door
First Floor Plan	116D	2'-6" 8'-0"				Single Interior Door
First Floor Plan	117D	2'-6" 8'-0"				Single Interior Door
First Floor Plan	118D	2'-6" 8'-0"				Custom Sliding Door
First Floor Plan	119D	2'-6" 8'-0"				Custom Sliding Door
First Floor Plan	120D	2'-6" 8'-0"				Single Interior Door
First Floor Plan	121D	3'-1" 9'-0"				
First Floor Plan	122D	3'-1" 9'-0"				
First Floor Plan	123D	3'-7 5/8" 9'-0"				
First Floor Plan	124D	2'-0" 8'-0"				Single Interior Door
First Floor Plan	125D	5'-0" 8'-0"				

			Roo	m Finish Schedule				
				Finish				
Level	Room Name	Floor	Base	Wall	Ceiling	Ceiling Height	Comments	Area
Basement Floor Plan	Bedroom #3							209 SF
Basement Floor Plan	Bedroom #4							243 SF
Basement Floor Plan	Closet							12 SF
Basement Floor Plan	Closet #3							23 SF
Basement Floor Plan	Closet #4							23 SF
Basement Floor Plan	Hall							433 SF
Basement Floor Plan	Home Theatre							289 SF
Basement Floor Plan	Mechanical Room							236 SF
Basement Floor Plan	Pool Equipment							346 SF
Basement Floor Plan	Powder Room							36 SF
Basement Floor Plan	Recreation Room							1710 SF
Basement Floor Plan	Shared Linen							5 SF
Basement Floor Plan	Shared Shower							22 SF
Basement Floor Plan	Shared W/C							28 SF
Basement Floor Plan	Shared Washroom							45 SF
Basement Floor Plan	Stair							86 SF
Basement Floor Plan	Storage							65 SF
Garage Floor Plan	3-Car Garage							904 SF
First Floor Plan	Bathroom							56 SF
First Floor Plan	Closet							16 SF
First Floor Plan	Dining Room							223 SF
First Floor Plan	Entry							502 SF
First Floor Plan	Guest Room							236 SF
First Floor Plan	Hall							181 SF
First Floor Plan	Her W.I.C.							169 SF
First Floor Plan	His W.I.C.							80 SF
First Floor Plan	Kitchen							443 SF
First Floor Plan	Laundry							84 SF
First Floor Plan	LN.							4 SF
First Floor Plan	Master Bedroom							387 SF
First Floor Plan	Master Ensuite							177 SF
First Floor Plan	Master Shower							40 SF
First Floor Plan	Master W.C.							21 SF
First Floor Plan	Office							167 SF
First Floor Plan	Powder							30 SF
First Floor Plan	Seasonal Storage							31 SF
First Floor Plan	Shower							15 SF
First Floor Plan	Side Entry							171 SF
First Floor Plan	WIC							36 SF

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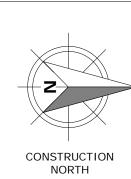
The General Contractor shall check and verify all dimensions and report all errors and omissions to Sketch Design Build Inc.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction. All drawings are not to be scaled.

1	For Final Review & Coordination 26.06.				
2	Issued for Zoning Certificate	27.06.2014			
3	Issued for Building Permit	20.01.2015			
4	Change to ICF & OWSJ 18.04.2017				
5	Changes & Extra Info	09.05.2017			
No.	Description dd.mm.yyyy				
	Revision Schedule				



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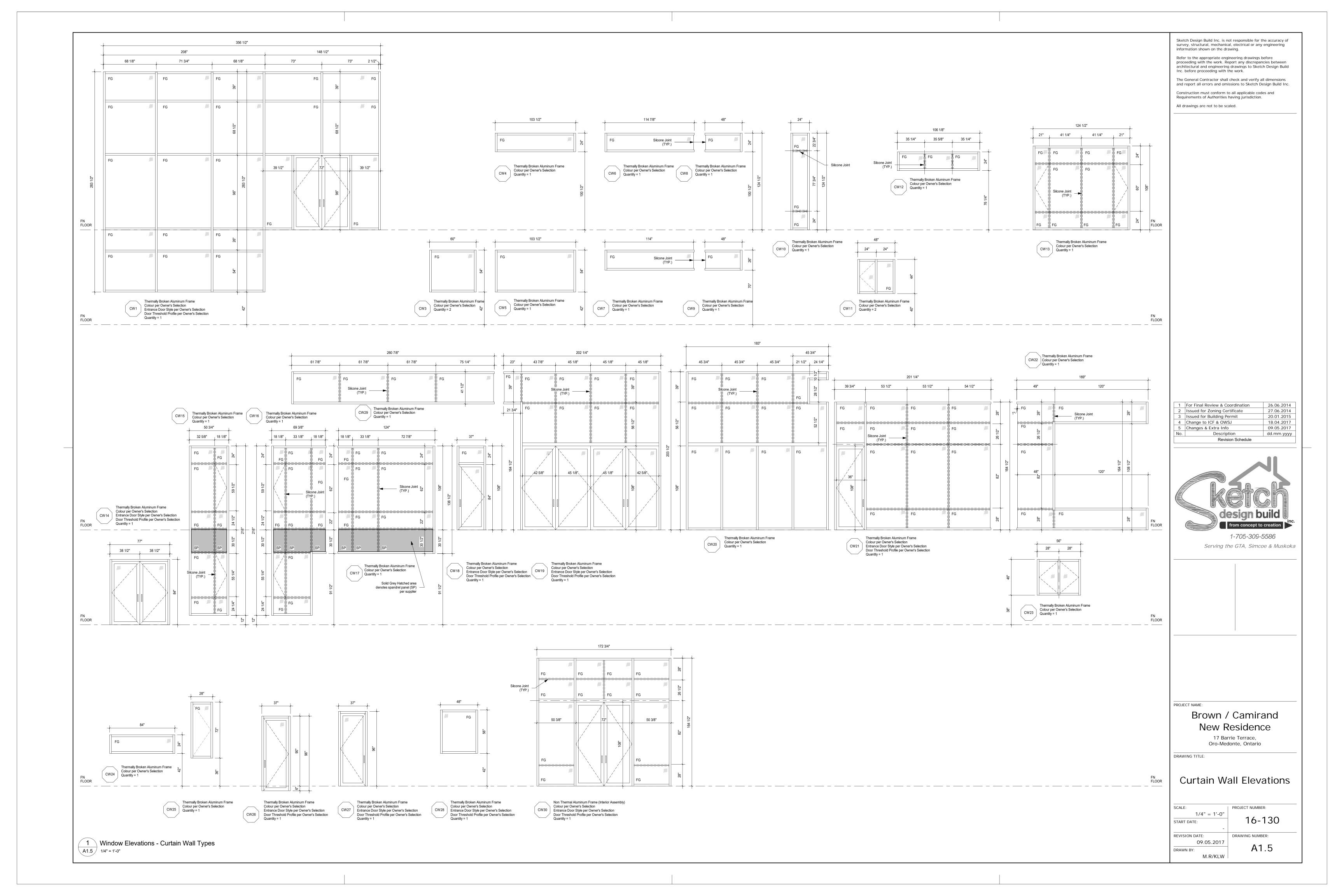
Brown / Camirand New Residence

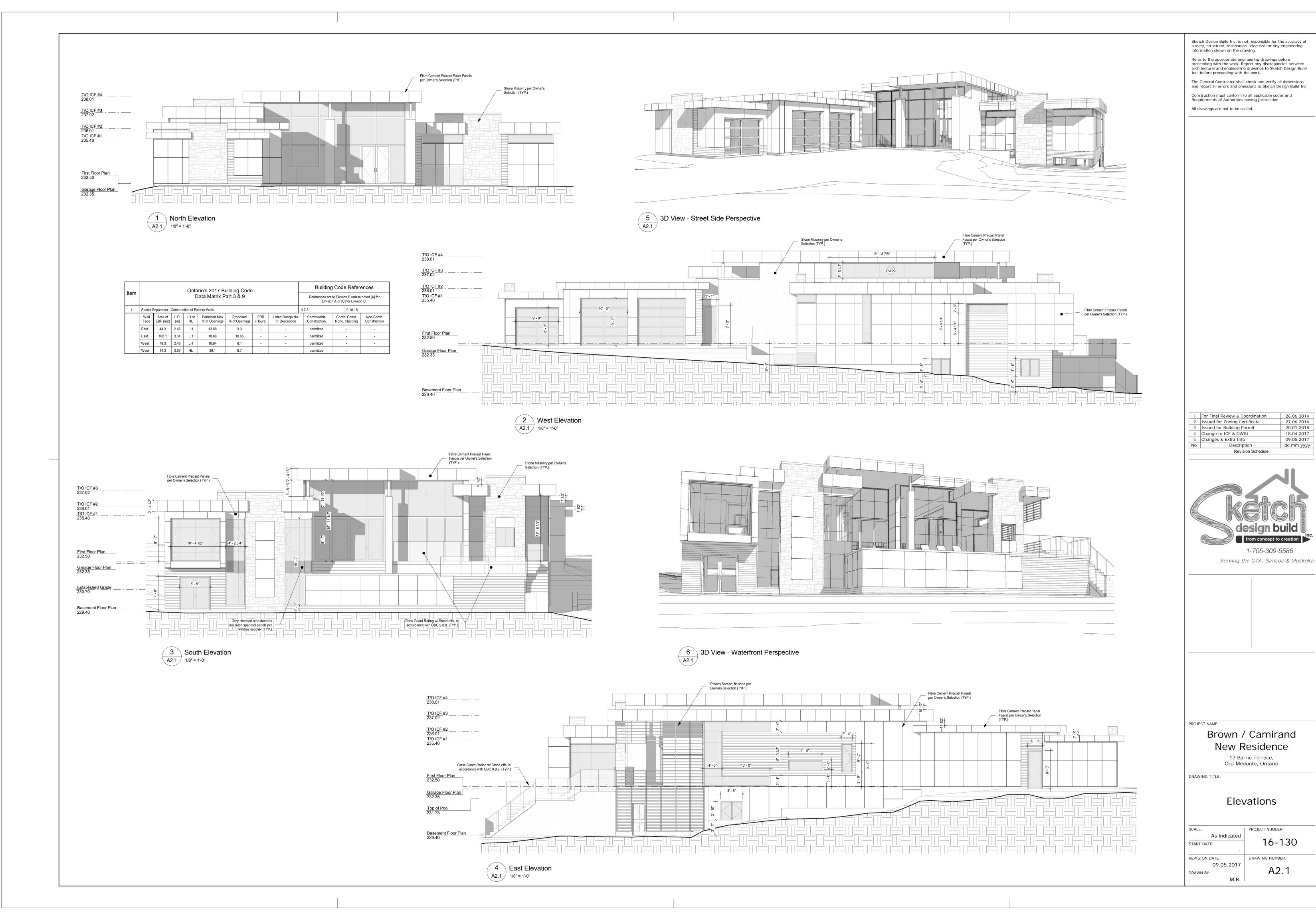
17 Barrie Terrace, Oro-Medonte, Ontario

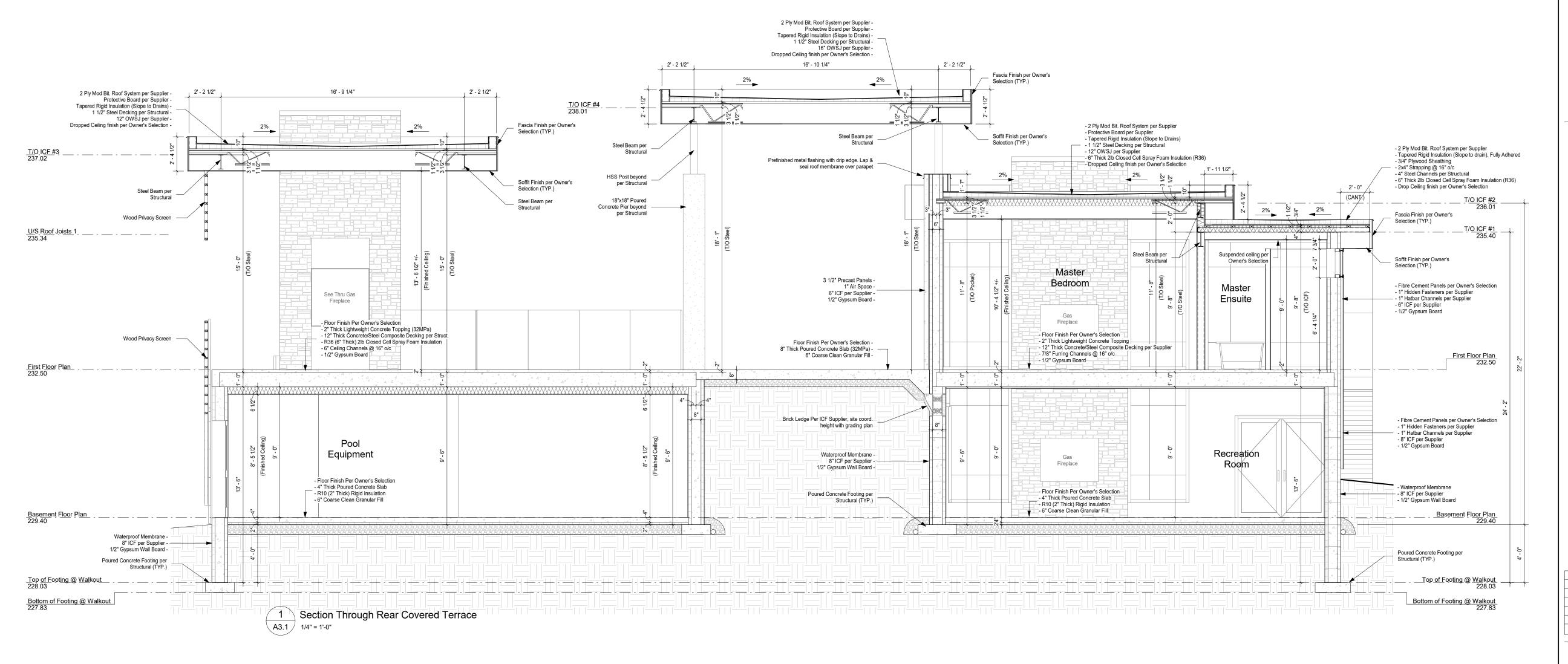
DRAWING TITLE:

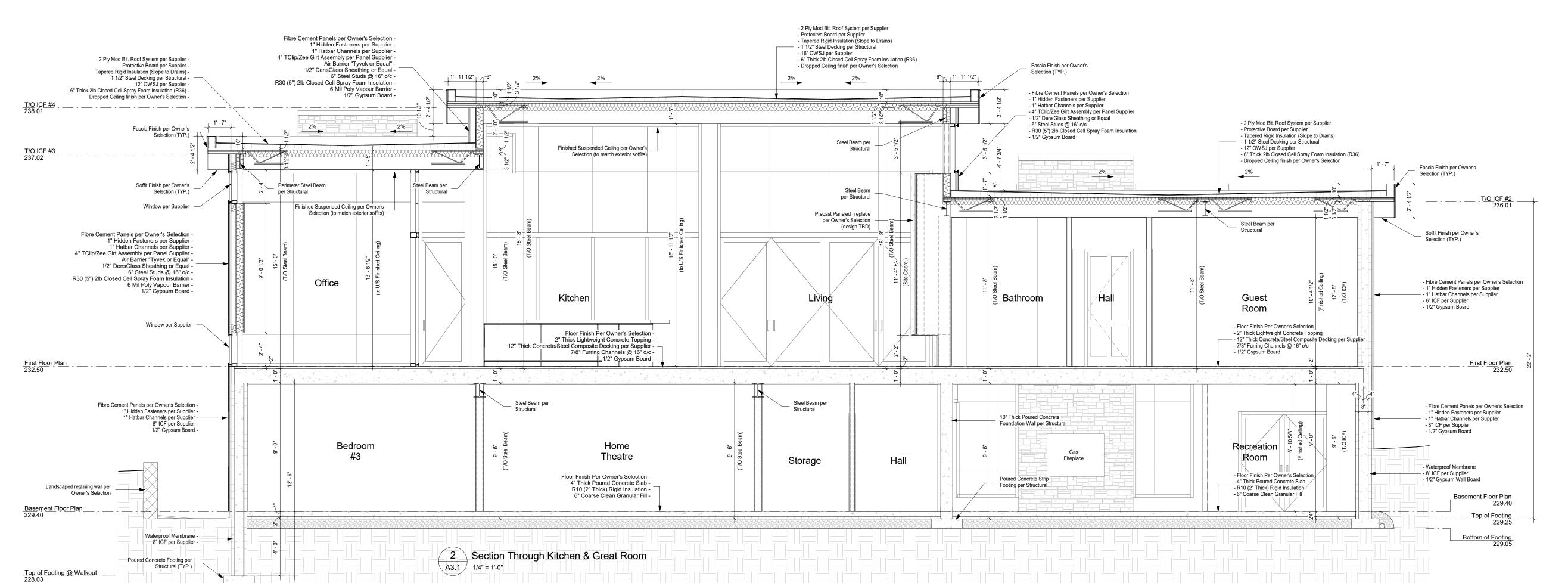
Roof Plan & Schedules

SCALE:	PROJECT NUMBER:
1/8" = 1'-0"	
START DATE:	16-130
-	
REVISION DATE:	DRAWING NUMBER:
09.05.2017	
DRAWN BY:	A1.4
M.R.	









Bottom of Footing @ Walkout 227.83

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DDO IFCT NAME

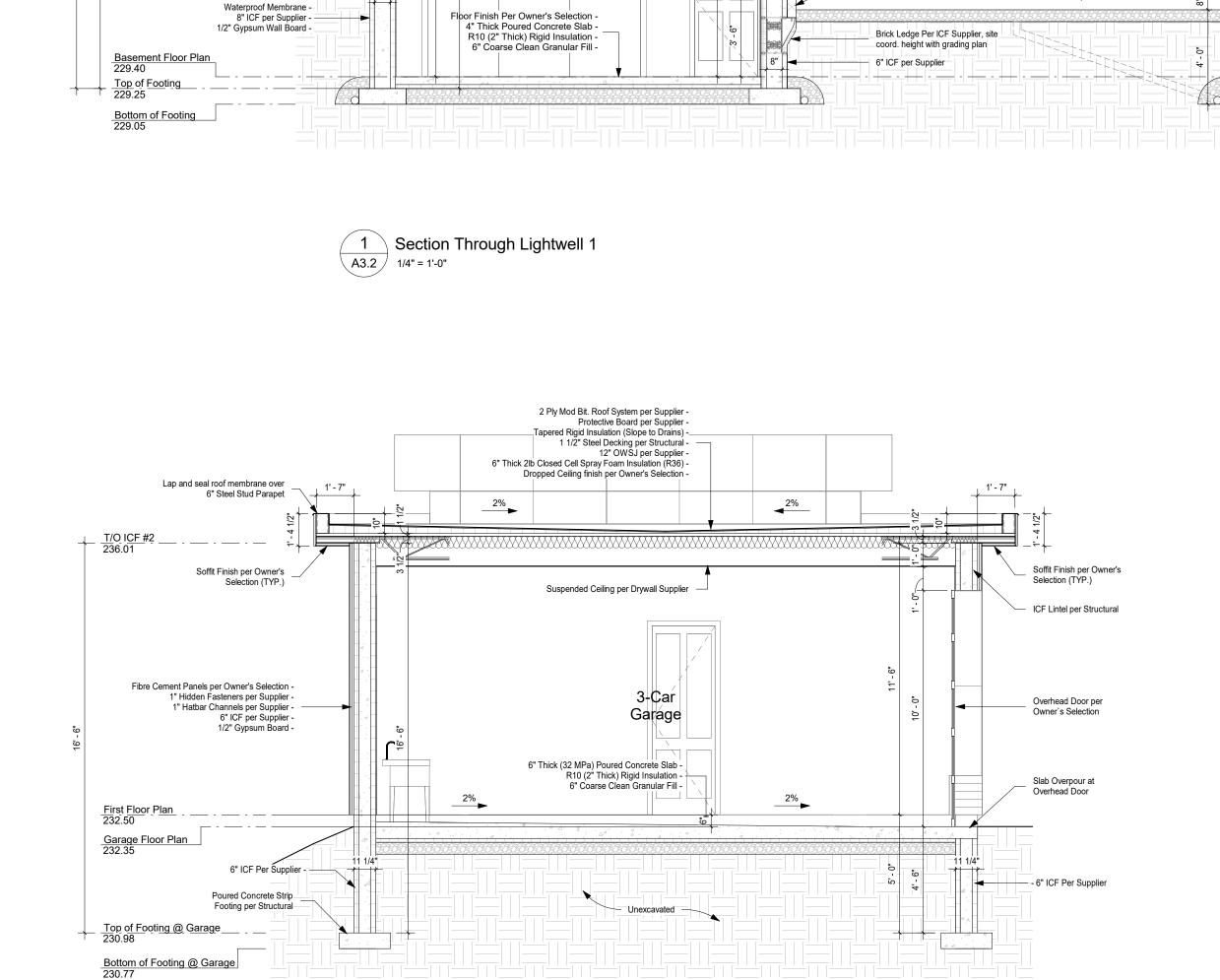
Brown / Camirand New Residence

Oro-Medonte, Ontario

DRAWING TITLE:

Building Sections

M.R.	
DRAWN BY:	A3.1
09.05.2017	40.4
REVISION DATE:	DRAWING NUMBER:
START DATE:	16-130
1/4" = 1'-0"	4 / 400
SCALE:	PROJECT NUMBER:



Section Through Garage 2

A3.2 1/4" = 1'-0"

2 Ply Mod Bit. Roof System per Supplier -Protective Board per Supplier -Tapered Rigid Insulation (Slope to Drains) -

1 1/2" Steel Decking per Structural - 12" OWSJ per Supplier - 6" Thick 2lb Closed Cell Spray Foam Insulation (R36) Dropped Ceiling finish per Owner's Selection -

Seasonal Storage

Floor Finish Per Owner's Selection -

2" Thick Lightweight Concrete Topping te/Steel Composite Decking per Supplier | 7/8" Furring Channels @ 16" o/c -

Lap and seal roof membrane over 6" Steel Stud Parapet

Fascia Finish per Owner's

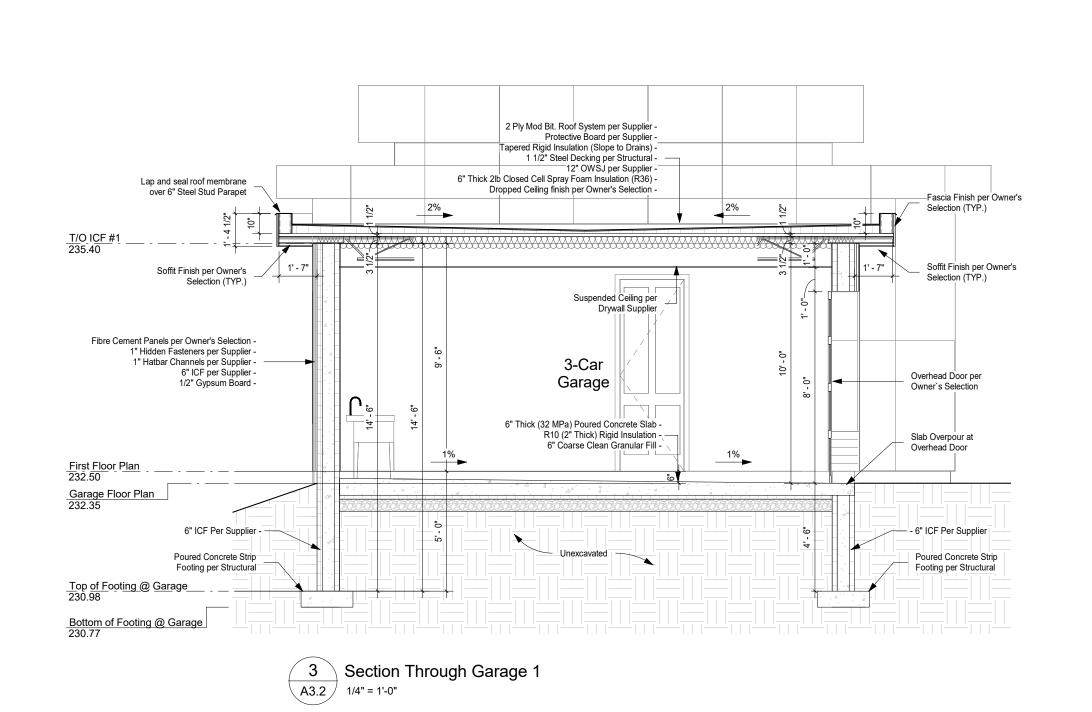
Soffit Finish per Owner's

Fibre Cement Panels per Owner's Selection - 1" Hidden Fasteners per Supplier -

First Floor Plan 232.50

1" Hatbar Channels per Supplier -

6" ICF per Supplier -1/2" Gypsum Board -



2 Ply Mod Bit. Roof System per Supplier
 Protective Board per Supplier
 Tapered Rigid Insulation (Slope to Drains)
 11/2" Steel Decking per Structural

12' - 7"

6' - 0"

- 4" Thick (32 MPa) Poured Concrete Slab - 6" Coarse Clean Granular Fill

Refer to Structural for Typical Retaining Wall

Details. Cantilevered Footings are required (not

shown for clarity) (TYP.)

3' - 3 1/2"

Lap and seal roof membrane over _ 6" Steel Stud Parapet

Perimeter Steel Beam

17' - 1 1/2"

Glass Guard Railing per Owners Selection, in accordance with OBC 9.8.8. (TYP.)

8" Thick Poured Concrete Foundation -

29' - 8 1/2"

1" Air Space - -

3' - 3 1/2"

Fascia Finish per Owner's

Soffit Finish per Owner's

- 3 1/2" Precast Panels

4" Conc. Block, parge finish per Owner's Selection

- 1" Air Space - 6" ICF per Supplier - 1/2" Gypsum Board

Side Entry

Concrete Lintel

Powder

Bedroom

- 16" OWSJ per Supplier - Dropped Ceiling finish per Owner's Selection

Fascia Finish per Owner's

Soffit Finish per Owner's Selection (TYP.)

8' - 7 1/2"

9' - 7"

Perimeter Steel Beam

- 3 1/2" Precast Panels

- 1" Air Space
- Air Barrier "Tyvek or Equal"
- 1/2" Densglass Sheathing or Equal

- 6" Steel Studs @ 16" o/c

survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between

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Brown / Camirand New Residence

17 Barrie Terrace, Oro-Medonte, Ontario

DRAWING TITLE:

Building Sections

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1/4" = 1'-0"	4 / 400
START DATE:	16-130
-	
REVISION DATE:	DRAWING NUMBER:
09.05.2017	400
DRAWN BY:	A3.2
M.R.	

