

PREPARED BY :



Valecraft
Homes (2019) Limited

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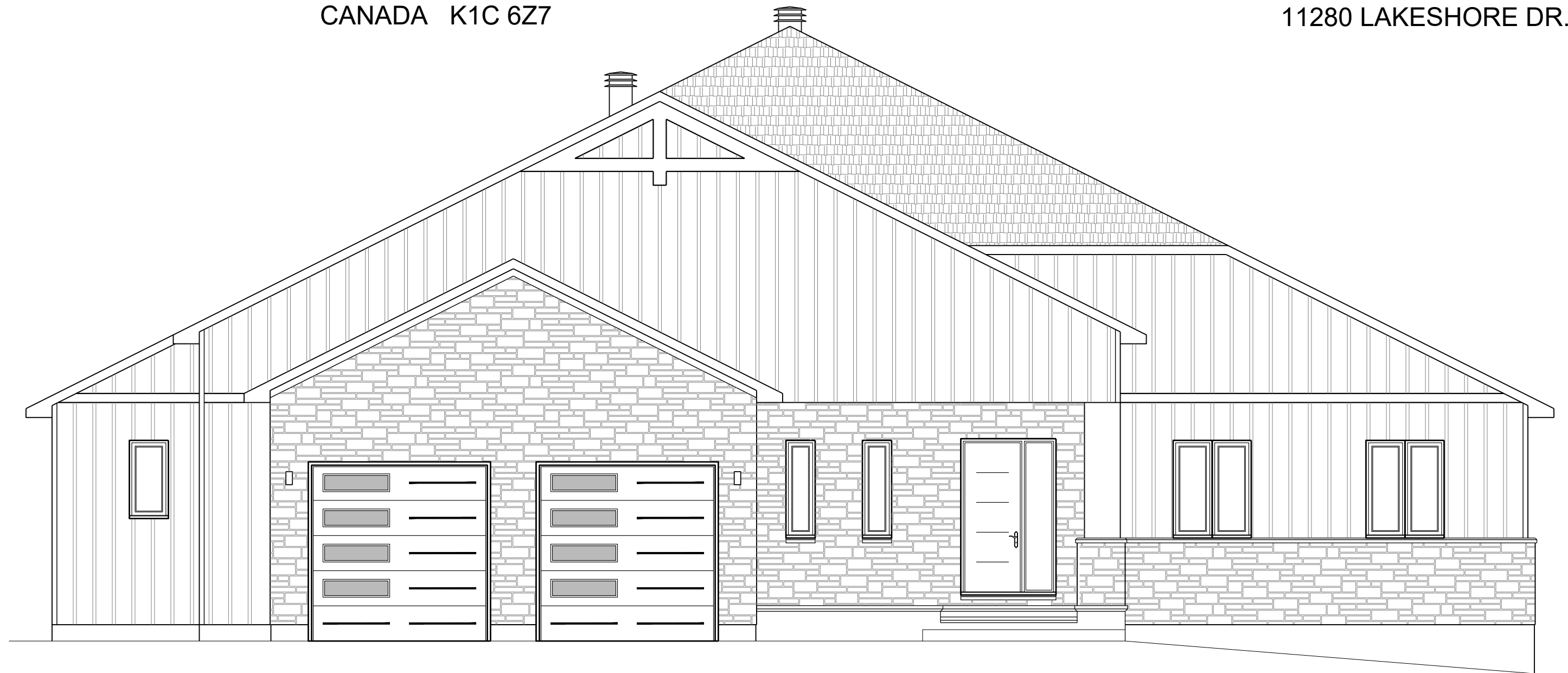
CLIENT :

RANDY AND AMY

PROJECT :

CUSTOM BUNGALOW

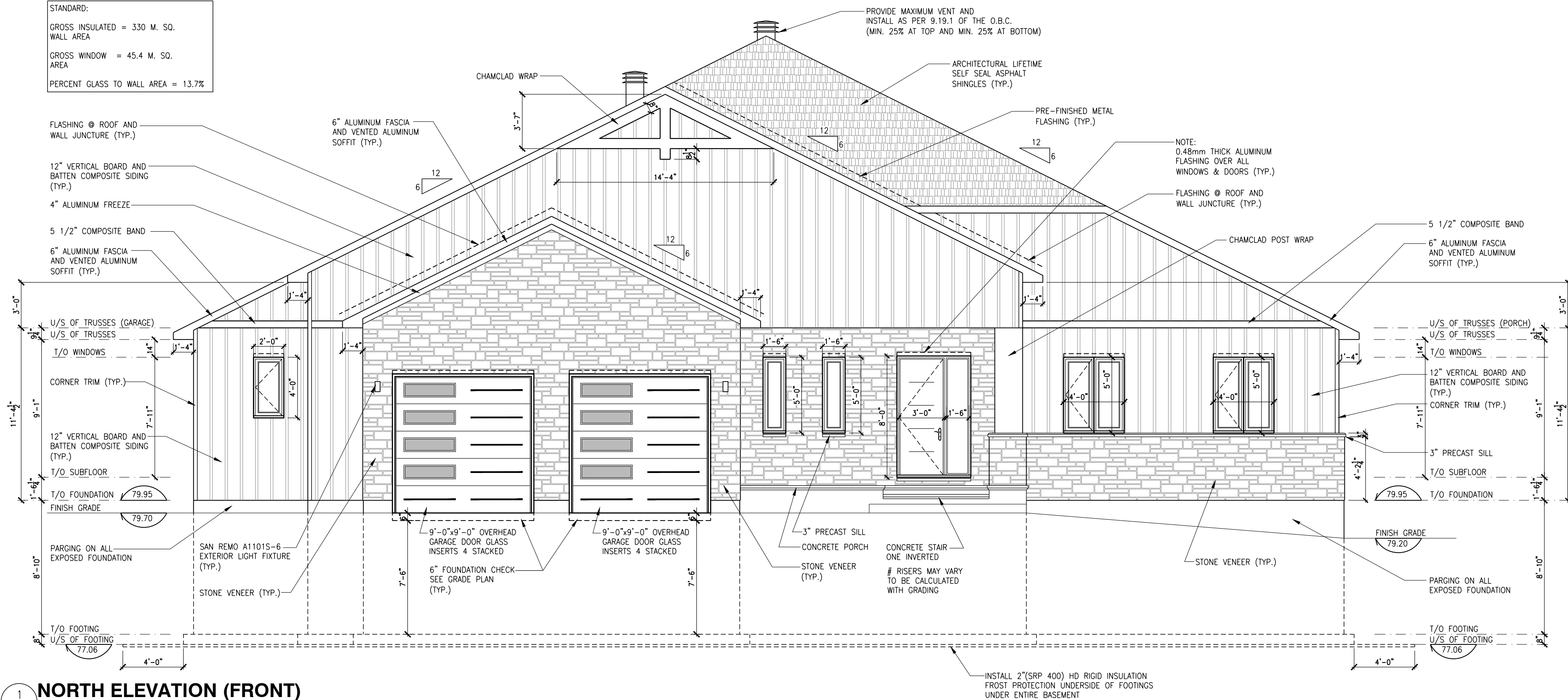
11280 LAKESHORE DR., IROQUOIS, ONTARIO



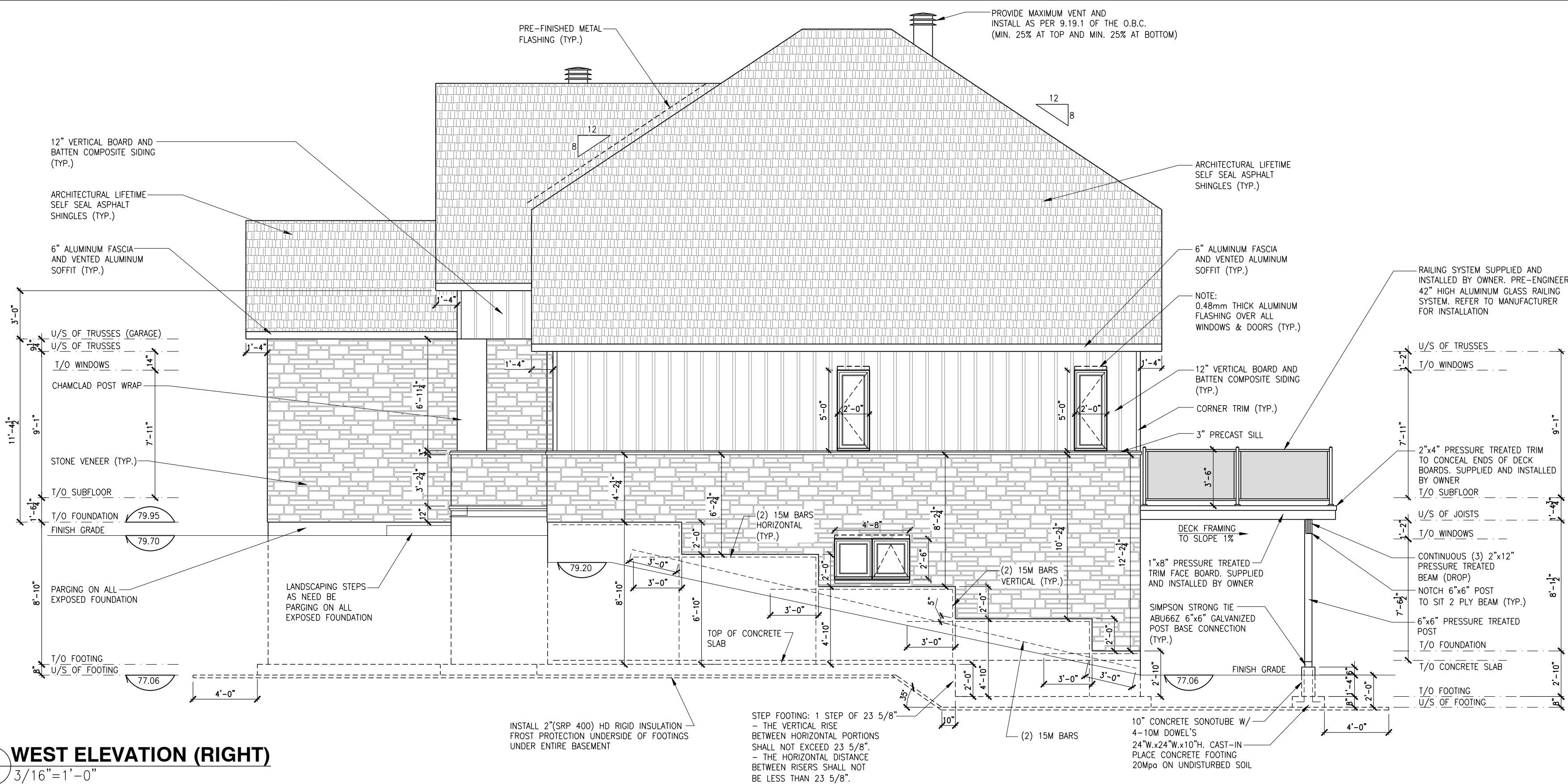
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STANDARD:
GROSS INSULATED = 330 M. SQ.
WALL AREA
GROSS WINDOW = 45.4 M. SQ.
AREA
PERCENT GLASS TO WALL AREA = 13.7%



1 NORTH ELEVATION (FRONT)
A.6 3/16"=1'-0"



2 WEST ELEVATION (RIGHT)
A.6 3/16"=1'-0"

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

REV-3	REMOVED BEAM CLIP DETAIL	06/06/2025	AB
REV-2	ISSUED FOR BUILDING PERMIT	02/18/2025	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	02/04/2025	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY



I, ALEX BECKETT, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD. HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #122537
- TARIION REGISTRATION NUMBER #47491
** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

2024 O.B.C. DRAWINGS

DRAWING: NORTH AND WEST ELEVATIONS

SCALE: 3/16" = 1'-0" | DATE: 02/18/2025
MM/DD/YYYY

PROJECT: CUSTOM BUNGALOW
RANDY AND AMY
11280 LAKESHORE DR., IROQUOIS, ONTARIO

A.6

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

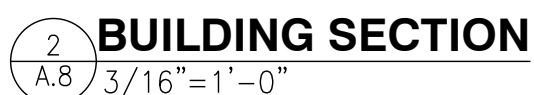
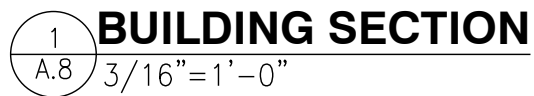


RANDY AND AMY
11280 LAKESHORE DR. IRROQUOIS, ONTARIO

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2024 O.B.C. DRAWINGS

DRAWING:

BUILDING SECTIONS

SCALE: $\frac{3}{16}'' = 1'-0''$

PROJECT:
CUSTOM BUNGALOW
RANDY AND AMY
11280 LAKESHORE DR., IROQUOIS, ONTARIO

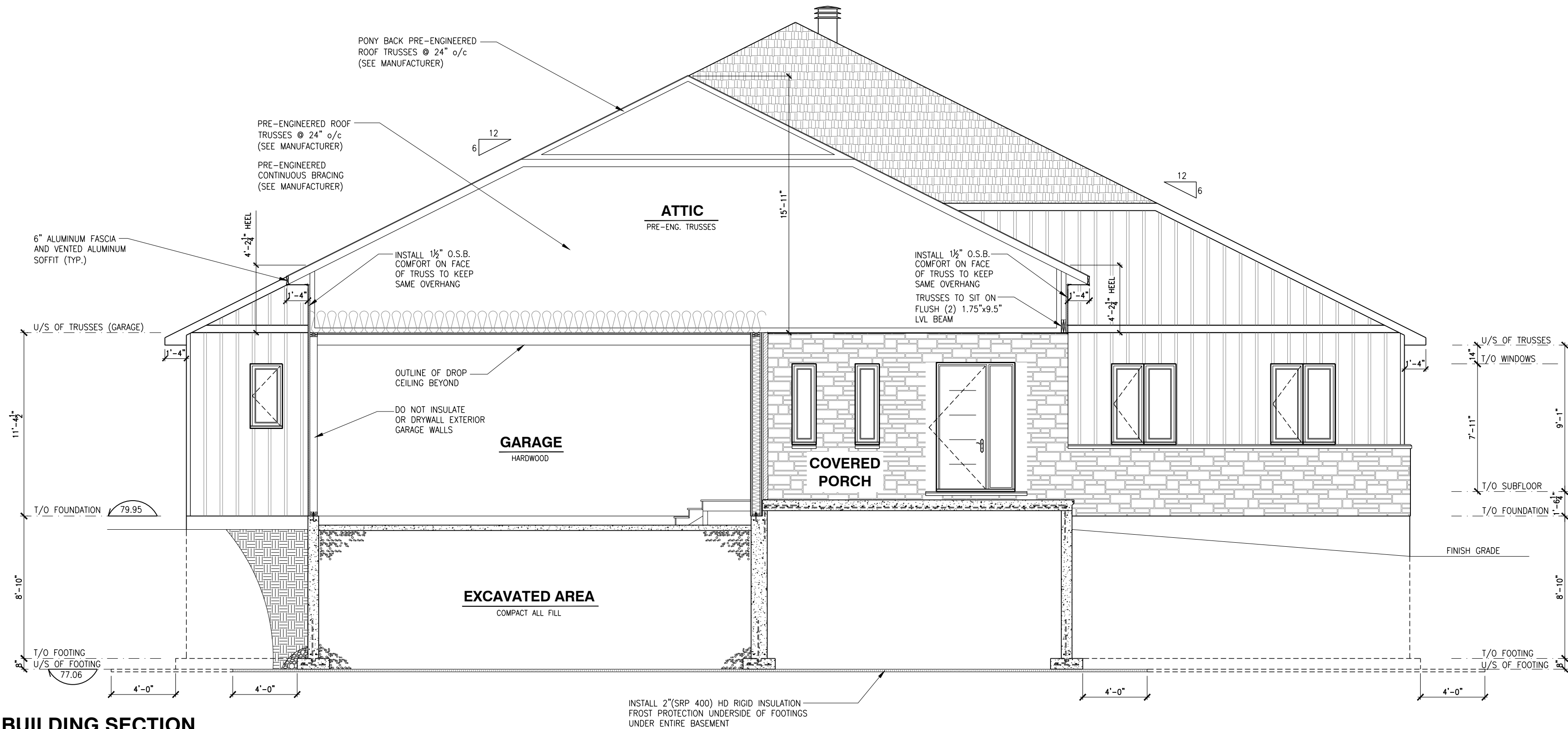
A.8

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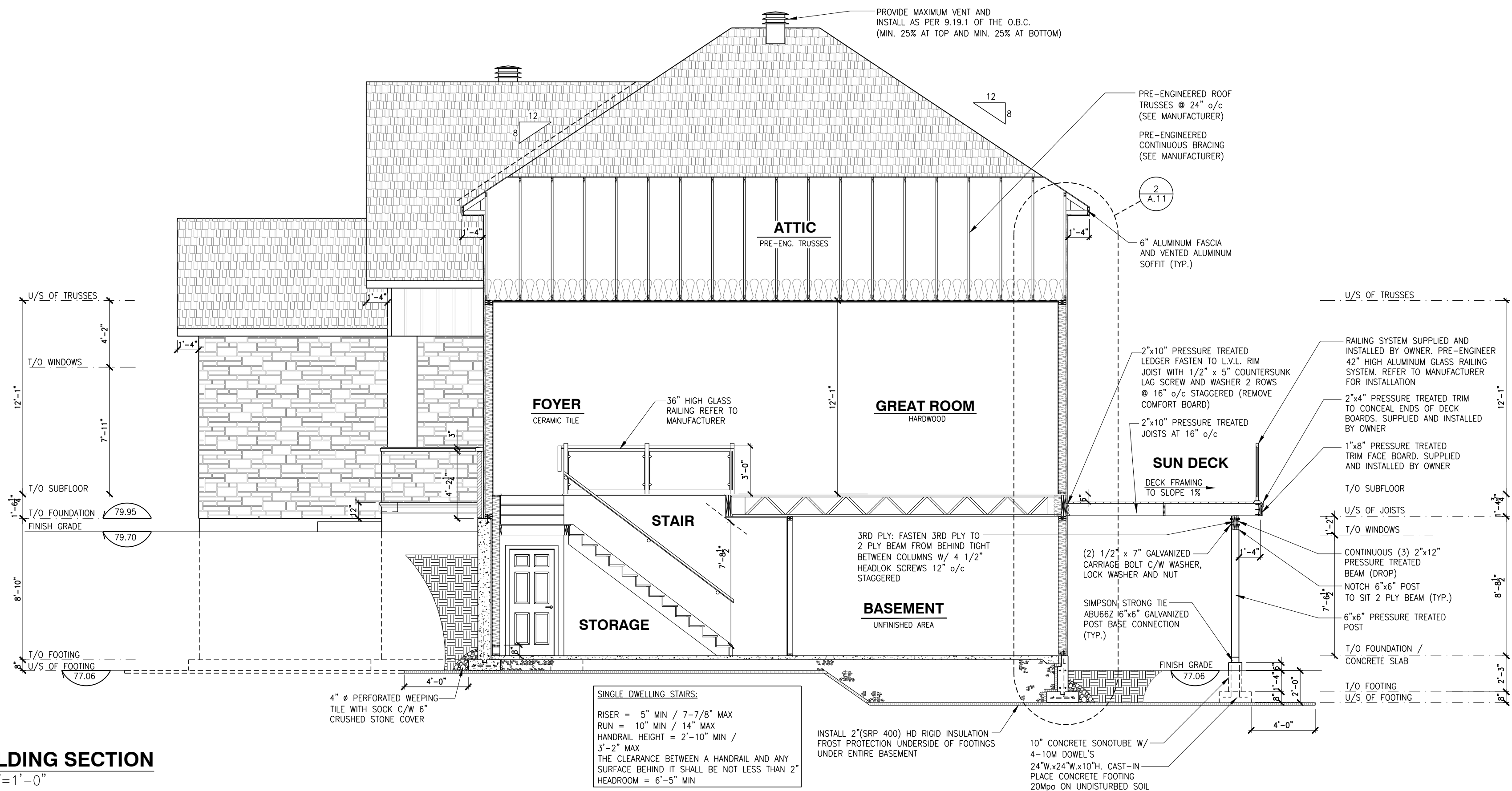
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1
A.9
BUILDING SECTION
3/16"=1'-0"



2
A.9
BUILDING SECTION
3/16"=1'-0"

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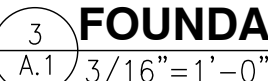
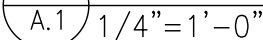
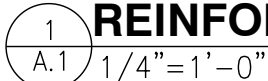
DRAWING:

BUILDING SECTIONS

SCALE: 3/16" = 1'-0" DATE: 02/18/2025 MM/DD/YYYY

PROJECT: CUSTOM BUNGALOW RANDY AND AMY SHEET: A.9

11280 LAKESHORE DR., IROQUOIS, ONTARIO


$$S_0(0.2) = 0.569$$

A.1

NOTES:
- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. (21MPa) AT 28 DAYS;
- ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4650 P.S.I. c/w 5 TO 8% AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION;
- FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGTH AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;
- FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEOTECHNICAL ENGINEER.

BASEMENT NOTE:
- IF A BEDROOM IS ADDED IN THE BASEMENT, THE ROOM MUST CONFORM WITH 9.7.1.3.1:
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT:
A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND
B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.38m² (3.8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN)
SEE PAGE A6 FOR FOOTING SIZES AND DETAILS

SINGLE DWELLING STAIRS:
RISER = 5" MIN / 7"-7 7/8" MAX
RUN = 10" MIN / 14" MAX
HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
THE CLEARANCE BETWEEN A HANDRAIL AND ANY SURFACE BEHIND IT SHALL BE NOT LESS THAN 2" HEADROOM = 6'-5" MIN
NOTE:
- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012, SB-12.3.1.1.2. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE LESS THAN 42%.

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NOTES:

STEEL LINTEL TABLE:

S1 = L 3.5"x3.5"x1/4" (90mmx90mmx6mm)
S2 = L 4"x3.5"x1/4" (100mmx90mmx6mm)
S3 = L 5"x3.5"x7/16" (125mmx90mmx11mm)

WOOD LINTEL TABLE:

L1 = 2-2"x10"
L2 = 3-2"x10"
L3 = 2-1.75"x9.5" LVL

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

WOOD POST TABLE:

P2 = 2-2"x4" OR 2-2"x6"
P3 = 3-2"x4" OR 3-2"x6"
P4 = 4-2"x4" OR 4-2"x6"
P5 = 5-2"x4" OR 5-2"x6"
P6 = HSS 3.5"x3.5"x0.188" C/W 4"x8"x0.5" TOP AND BOTTOM PLATE WELDED TO HSS POST. RAMSET IN CONCRETE PAD FOOTING AND WELDED TO UNDERSIDE OF STEEL BEAM
P7 = HSS 3.5"x3.5"x0.188" C/W 4"x5.25"x0.5" TOP AND BOTTOM PLATE WELDED TO HSS POST. RAMSET IN CONCRETE PAD FOOTING AND WELDED TO UNDERSIDE OF STEEL BEAM
P8 = HSS 3"x3"x0.188" C/W 3.5"x7.5"x0.5" TOP AND BOTTOM PLATE WELDED TO HSS POST FASTEN WITH (2) 1/2" ANCHOR BOLTS IN CONCRETE PORCH AND (2) 1/2" LAG SCREW WITH WASHER IN WOOD BEAM

* POST ARE ALL JACK STUD C/W KING STUD (EX. P3 = 2 JACK STUD + 1 KING STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM; AND
- CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

CARBON MONOXIDE ALARM AS PER SECTION 6.2.12. ARE REQUIRED ADJACENT TO EACH SLEEPING AREA

PROVIDE MECHANICAL EXHAUST TO OUTSIDE

FLOOR FRAMING:

F1 16" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER)

F2 2"x10" PRESSURE TREATED JOIST @ 16" o/c

F3 2"x8" JOIST @ 16" o/c

GENERAL NOTES:

1- ALL POINT LOADS TO BE BLOCKED DOWN TO THE FOUNDATION WALL OR SUPPORTING MEMBER
2- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
3- COORDINATE COLUMNS WITH FINAL LOCATION OF GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

DESIGN LOADS:

Ss = 2.2 kPa (PRESCOTT)
Sr = 0.4 kPa (PRESCOTT)
SNOW (PART 9) = 0.55x2.2 kPa + 0.4 kPa = 1.61 kPa
SNOW (PART 4) = 0.8x1.0x1.0x2.2 kPa + 0.4 kPa = 2.16 kPa
DEAD = 1.0 kPa
LIVE = 1.9 kPa

DEFLECTION LIMITS:
DEAD = 1/360
LIVE = 1/360
TOTAL = 1/240

1 in 50 WIND PRESSURE:
q50 = 0.46 kPa (PRESCOTT)

So (0.2) = 0.569

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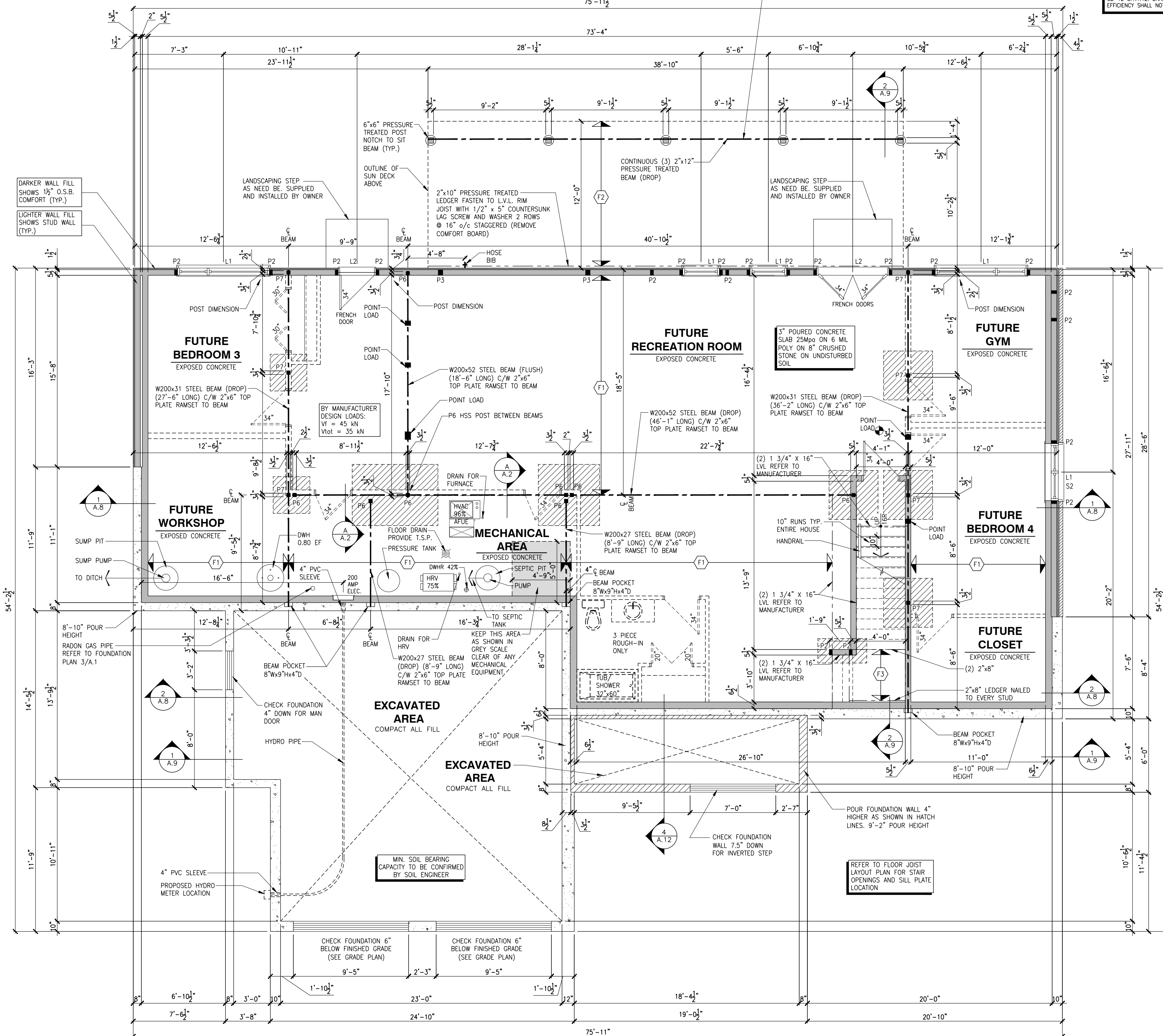
DRAWING:

BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0" DATE: 02/18/2025 MM/DD/YYYY

PROJECT: CUSTOM BUNGALOW RANDY AND AMY
11280 LAKESHORE DR., IRROQUOIS, ONTARIO

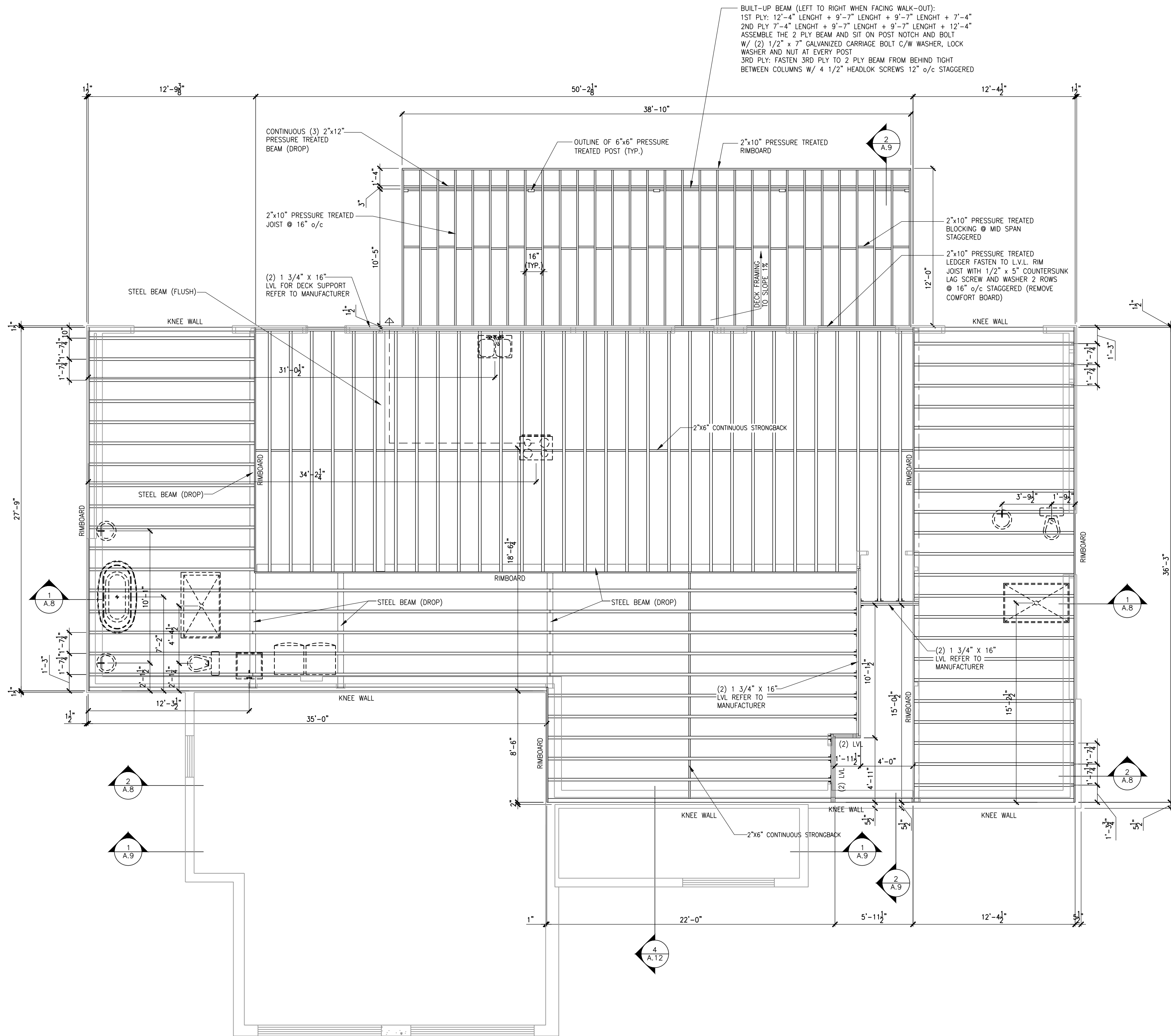
A.2



1 BASEMENT FLOOR PLAN
A.2 3/16"=1'-0"

ROOF AND FLOOR LAYOUT NOTES:

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.



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- S3 = L 5"x3.5"x7/16" (125mmx90mmx11mm)

WOOD LINTEL TABLE:

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(EX. P3 = 2 JACK STUD + 1 KING STUD)

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PROVIDE MECHANICAL EXHAUST TO OUTSIDE

GENERAL NOTES:

- ALL POINT LOADS TO BE BLOCKED DOWN TO THE FOUNDATION WALL OR SUPPORTING MEMBER
- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
- COORDINATE COLUMNS WITH FINAL LOCATION OF GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

PORCH CONSTRUCTION:
TOP OF CONCRETE TO SLOPE 1" AWAY FROM BUILDING.
7 7/8" SLOPED TO 6 7/8" POURED CONCRETE 32 Mpa
15M BARS @ 12" o/c EACH WAY PLUS 15M DOWELS
12" o/c (24" x 24") WALL TO SLAB ON UNCOMPACTED GRANULAR FILL (WILL SETTLE & AVOID FROST HEAVE OF SLAB) ON UNDISTURBED SOIL. SLAB TO BEAR MIN. 3" ON FOUNDATION WALL 3 SIDES.

DESIGN LOADS:

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Sr = 0.4 kPa (PRESCOTT)

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= 1.61 kPa
SNOW (PART 4) = 0.8x1.0x1.0x1.0x2.2 kPa + 0.4 kPa
= 2.16 kPa

DEAD = 1.0 kPa

LIVE = 1.9 kPa

DEFLECTION LIMITS:

DEAD = 1/360

LIVE = 1/360

TOTAL = 1/240

1 in 50 WIND PRESSURE:

q50 = 0.46 kPa (PRESCOTT)

So (0.2) = 0.569

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DRAWING:

JOIST LAYOUT GROUND FLOOR PLAN

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

DATE: 02/18/2025

PROJECT:

CUSTOM BUNGALOW
RANDY AND AMY
11280 LAKESHORE DR., IROQUOIS, ONTARIO

A.3

1 A.3 JOIST LAYOUT - GROUND FLOOR PLAN 3/16"=1'-0"

- FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;
- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;
- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECFARTH HOMES LTD AND THE MANUFACTURER;
- COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.E.N.G. IN OTHER CASE
- COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH VALECFARTH HOMES LTD AND MANUFACTURERS.

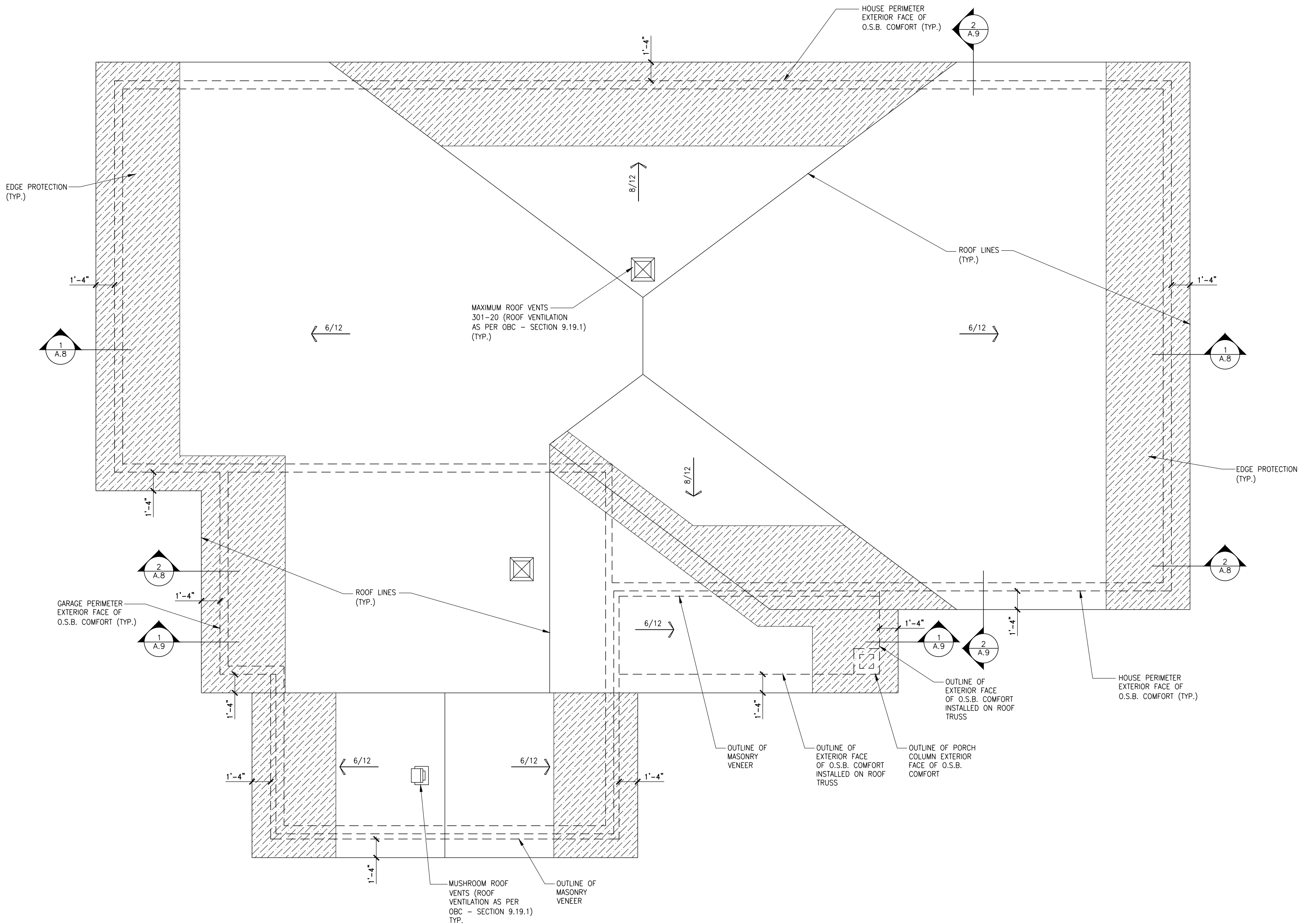
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 SURFACE BEHIND IT SHALL BE NOT LESS THAN 2"
 HEADROOM = 6'-5" MIN



A.4

ROOF AND FLOOR LAYOUT NOTES:

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MM/DD/YYYY

PROJECT:
CUSTOM BUNGALOW
RANDY AND AMY
11280 LAKESHORE DR., IROQUOIS, ONTARIO

NOTES:

- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. (21MPa) AT 28 DAYS;
- ALL GARAGE FLOOR SLAB TO BE 4" THICK AND 4650 P.S.I. c/w 5 TO 8% AIR ENTRAINED & TO BE SLOPED TOWARDS THE EXTERIOR (MIN 2% SLOPE);
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION;
- FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGTH AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE COMPLETED AND FULLY NAILED AND ANCHORED;
- FOOTINGS DIMENSIONS ARE BASED ON THE SOIL BEARING CAPACITY PROVIDED BY THE GEOTECHNICAL ENGINEER.

BASEMENT NOTE:

- IF A BEDROOM IS ADDED IN THE BASEMENT, THE ROOM MUST CONFORM WITH 9.7.1.3.:

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT:

A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND

B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0,38m2 (3,8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN)

SEE PAGE A6 FOR FOOTING SIZES AND DETAILS

SINGLE DWELLING STAIRS:

RISER = 5" MIN / 7"-7/8" MAX
RUN = 10" MIN / 14" MAX
HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
THE CLEARANCE BETWEEN A HANDRAIL AND ANY SURFACE BEHIND IT SHALL BE NOT LESS THAN 2"
HEADROOM = 6'-5" MIN

NOTE:

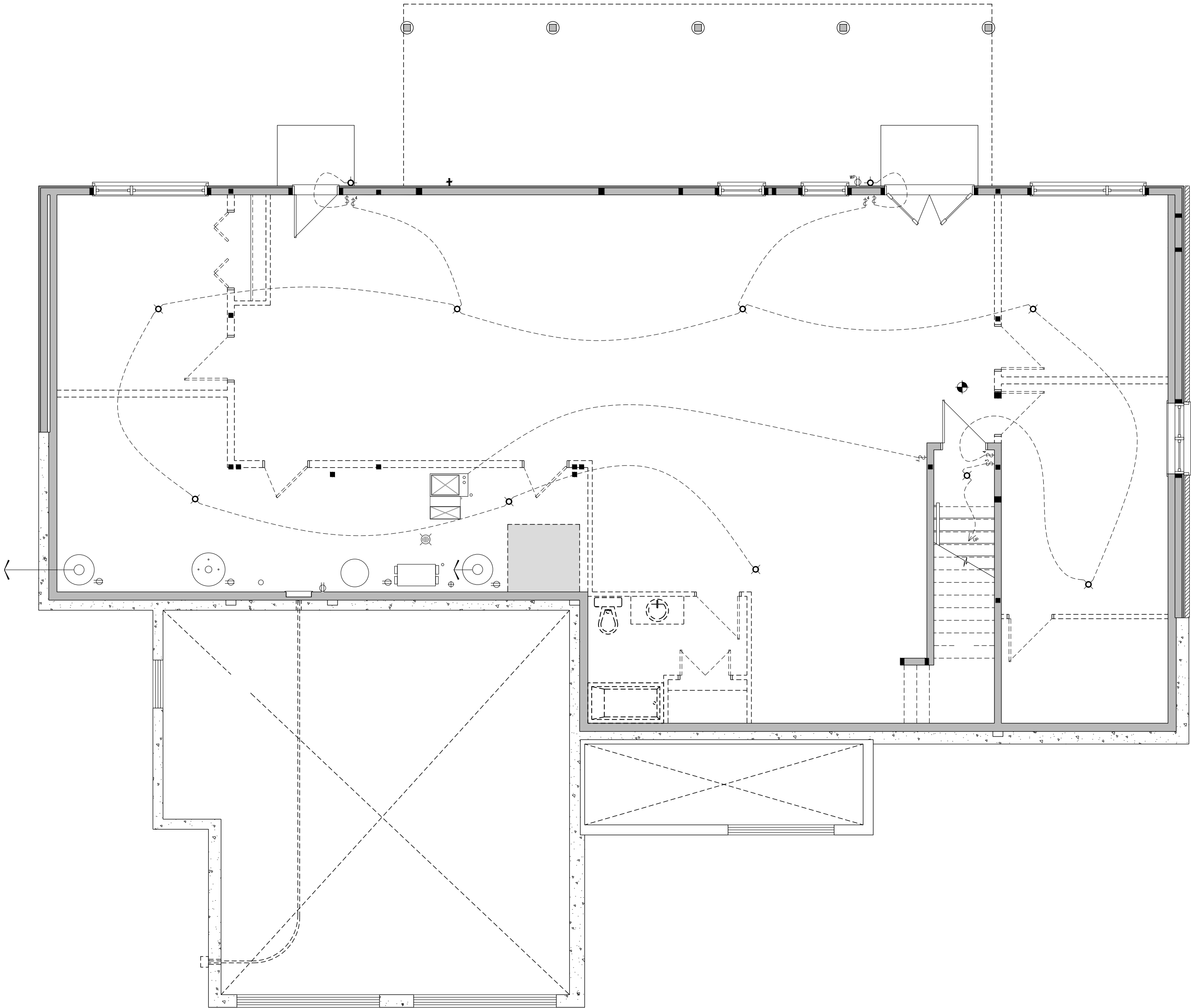
- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012, SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE LESS THAN 42%.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.



A
A.2
3/16"=1'-0"

BEAM CONNECTION

- \$ SINGLE POLE SWITCH
- \$ 3 WAY SWITCH
- \$ 4 WAY SWITCH
- \$ FURNACE SWITCH
- \$^{FP} FIREPLACE SWITCH
- ⊕ DUPLEX OUTLET (12" HIGH)
- ⊕ DUPLEX OUTLET (UPPER HALF SWITCH)
- ⊕^{GF} GROUND FAULT INTERVOLT
- ⊕^{WP} WEATHER PROOF DUPLEX OUTLET
- ⊕ SPLIT OUTLET
- ⊕ 220 VOLT OUTLET
- ⊙ WALL MOUNTED LIGHT FIXTURE
- ⊙ CEILING MOUNTED LIGHT FIXTURE
- ⊙ POT LIGHT
- ⊙ = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
 - SHALL HAVE A VISUAL SIGNALING DEVICE;
 - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
 - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM; AND
 - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.
- = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

REV-3	REMOVED BEAM CLIP DETAIL	06/06/2025	AB
REV-2	ISSUED FOR BUILDING PERMIT	02/18/2025	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	02/04/2025	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY



I, ALEX BECKETT, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD. HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #122537
 - TARIION REGISTRATION NUMBER #47491
- ** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

2024 O.B.C. DRAWINGS

DRAWING:

**BASEMENT FLOOR
ELECTRICAL PLAN**

SCALE: 3/16" = 1'-0" | DATE: 02/18/2025
MM/DD/YYYY

PROJECT:

**CUSTOM BUNGALOW
RANDY AND AMY**

11280 LAKESHORE DR., IROQUOIS, ONTARIO

SHEET:

E.1

1
A.2
3/16"=1'-0"

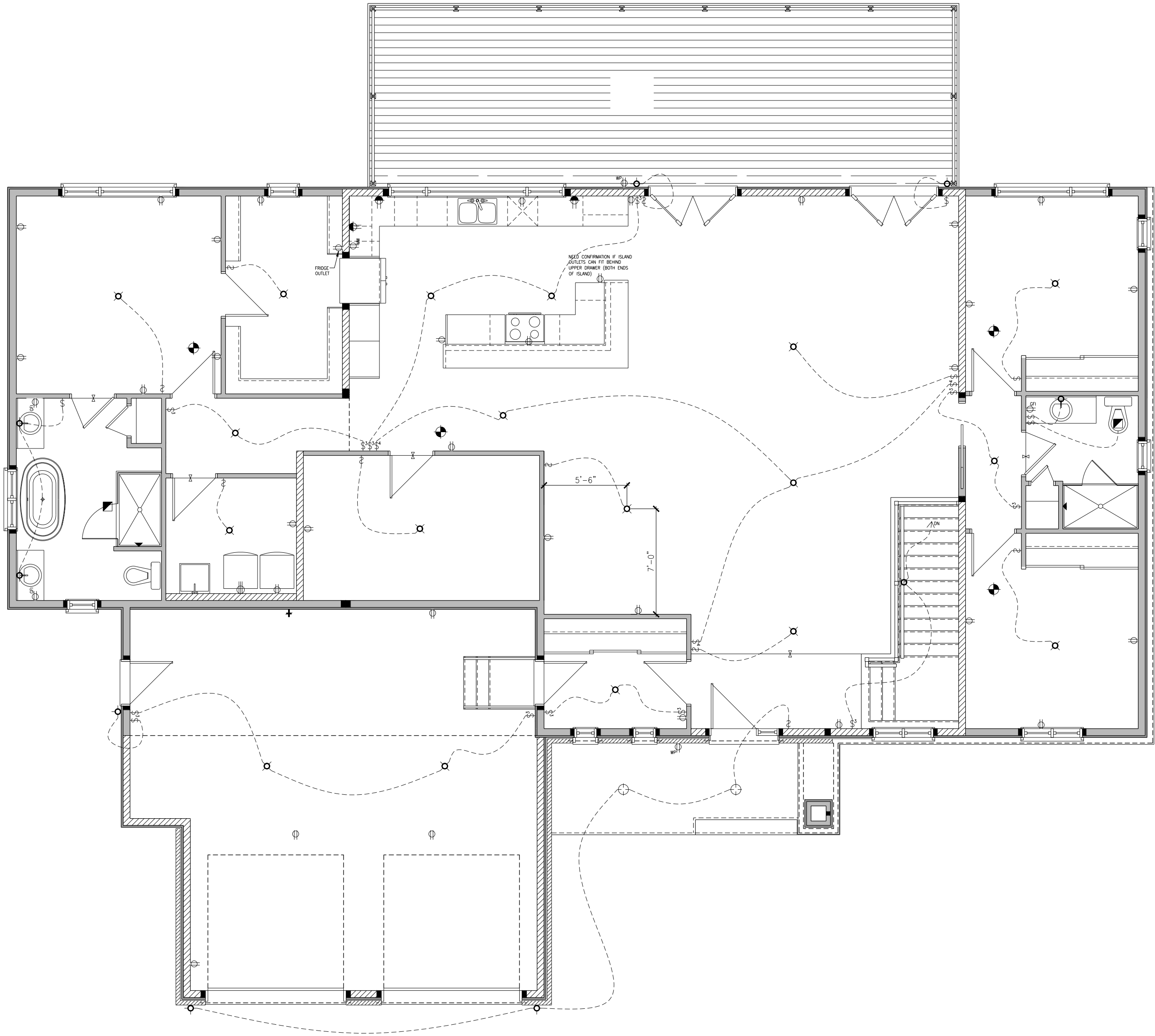
BASEMENT ELECTRICAL FLOOR PLAN

NOTES:

- FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;
- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;
- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;
- COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPEC'S AND P.ENG. IN OTHER CASE;
- COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

SINGLE DWELLING STAIRS:

RISER = 5" MIN / 7-7/8" MAX
RUN = 10" MIN / 14" MAX
HANDRAIL HEIGHT = 2'-10" MIN / 3'-2" MAX
THE CLEARANCE BETWEEN A HANDRAIL AND ANY SURFACE BEHIND IT SHALL BE NOT LESS THAN 2"
HEADROOM = 6'-5" MIN



ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

- \$ SINGLE POLE SWITCH
- \$3 3 WAY SWITCH
- \$4 4 WAY SWITCH
- \$F FURNACE SWITCH
- \$FP FIREPLACE SWITCH
- ⏏ DUPLEX OUTLET (12" HIGH)
- ⏏ DUPLEX OUTLET (UPPER HALF SWITCH)
- ⏏ GROUND FAULT INTERVOLT
- ⏏ WEATHER PROOF DUPLEX OUTLET
- ⏏ SPLIT OUTLET
- ⏏ 220 VOLT OUTLET
- ⦿ WALL MOUNTED LIGHT FIXTURE
- ⦿ CEILING MOUNTED LIGHT FIXTURE
- ⦿ POT LIGHT
- ⦿ SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
 - SHALL HAVE A VISUAL SIGNALING DEVICE;
 - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
 - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM; AND
 - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.
- = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

REV-3	REMOVED BEAM CLIP DETAIL	06/06/2025	AB
REV-2	ISSUED FOR BUILDING PERMIT	02/18/2025	DOYON
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- PERSONAL BCIN #122537
- TARIION REGISTRATION NUMBER #47491

** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

2024 O.B.C. DRAWINGS

DRAWING:

GROUND FLOOR ELECTRICAL PLAN

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

DATE: 02/18/2025
MM/DD/YYYY

PROJECT:
CUSTOM BUNGALOW
RANDY AND AMY
11280 LAKESHORE DR., IROQUOIS, ONTARIO

SHEET:
E.2

1
A.4
GROUND FLOOR PLAN
3/16"=1'-0"

- ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
- SHINGLES TO PROJECT min 1" BEYOND FASCIA
- 6'-0" ICE AND WATER SHIELD EAVE PROTECTION
- 1/2" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
- PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
- R-60 BLOWN INSULATION or BATT INSULATION
- 1"x4" STRAPPING @ 16" o/c
- 6 mil POLY AIR / VAPOUR BARRIER
- 1/2" GYPSUM BOARD

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

- 12" VERTICAL BOARD AND BATTEN COMPOSITE SIDING
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
- R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

2"x6" PRESSURE TREATED SILL w/ 1/2"ø x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

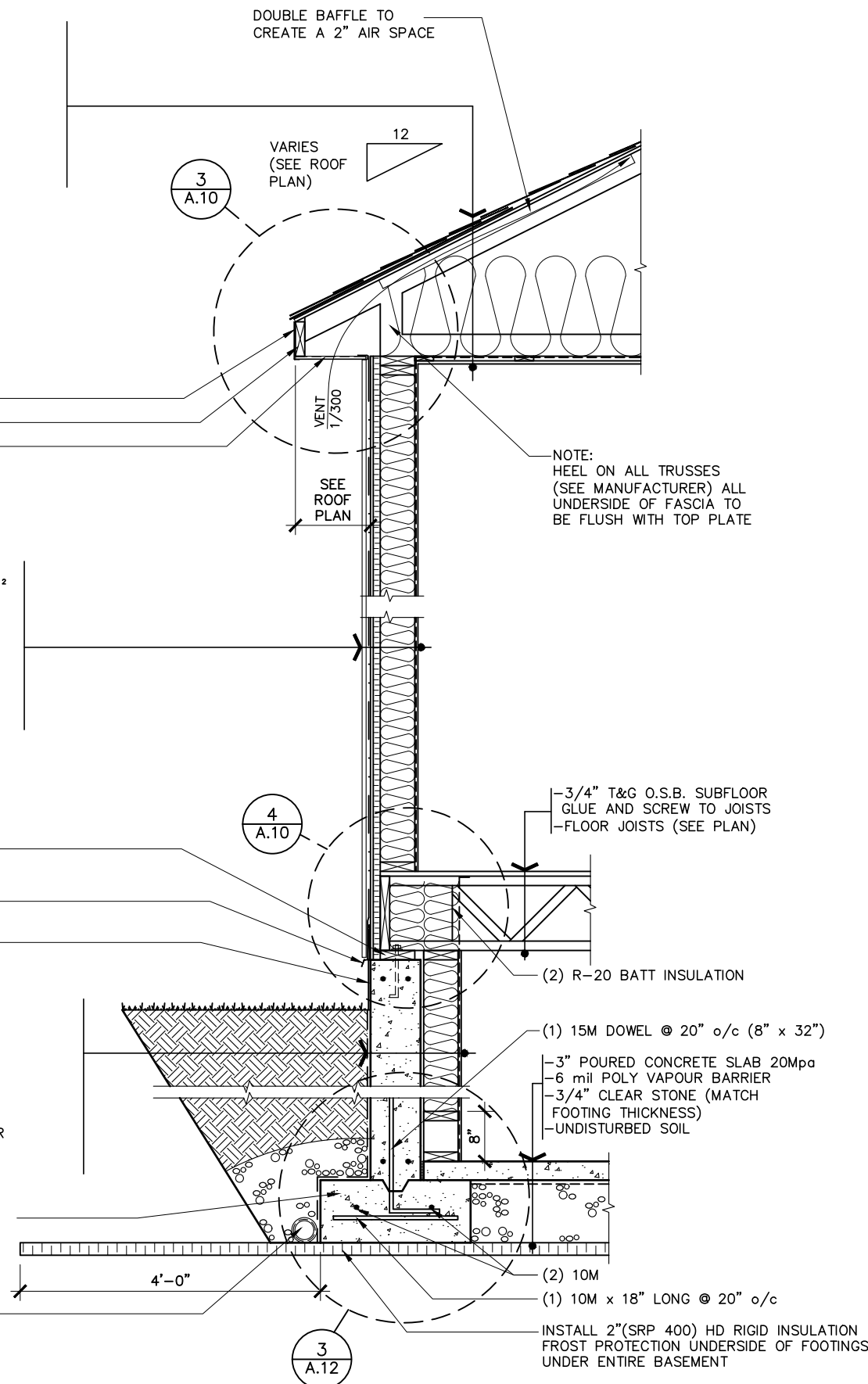
0.018" ALUMINUM FLASHING

CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMPPOOFING MEMBRANE (BELOW GRADE)
- 8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
- #15 BUILDING PAPER (INSTALL ON CONCRETE WALL, BELOW GRADE ONLY)
- 2"x6" STUDS @ 16" o/c (TO FLOOR)
- R-20 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD (FINISHED BASEMENT ONLY)

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20Mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" ø PERFORATED WEEPING TILE WITH SOCK C/W 6" CRUSHED STONE COVER



1 BUNGALOW WALL SECTION (SIDING)
A.10 1/2"=1'-0"

- ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
- SHINGLES TO PROJECT min 1" BEYOND FASCIA
- 6'-0" ICE AND WATER SHIELD EAVE PROTECTION
- 1/2" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
- PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
- R-60 BLOWN INSULATION or BATT INSULATION
- 1"x4" STRAPPING @ 16" o/c
- 6 mil POLY AIR / VAPOUR BARRIER
- 1/2" GYPSUM BOARD

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

- 12" VERTICAL BOARD AND BATTEN COMPOSITE SIDING
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
- R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

TYVEK HOMEWRAP TO LAP OVER ALUMINUM FLASHING MIN. 8" INSTALL ALUMINUM FLASHING OVER TYVEK HOMEWRAP

0.018" ALUMINUM FLASHING OR EQUIVALENT

3" PRECAST CONCRETE SILL (OPTIONAL SEE ELEVATIONS)

- MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
- WEEP HOLES AT 24" AT BOTTOM OF CAVITY
- 1" min AIR SPACE
- TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
- R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
- 2"x6" STUDS @ 16" o/c
- R-20 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

2"x4" PRESSURE TREATED SILL w/ 1/2"ø x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

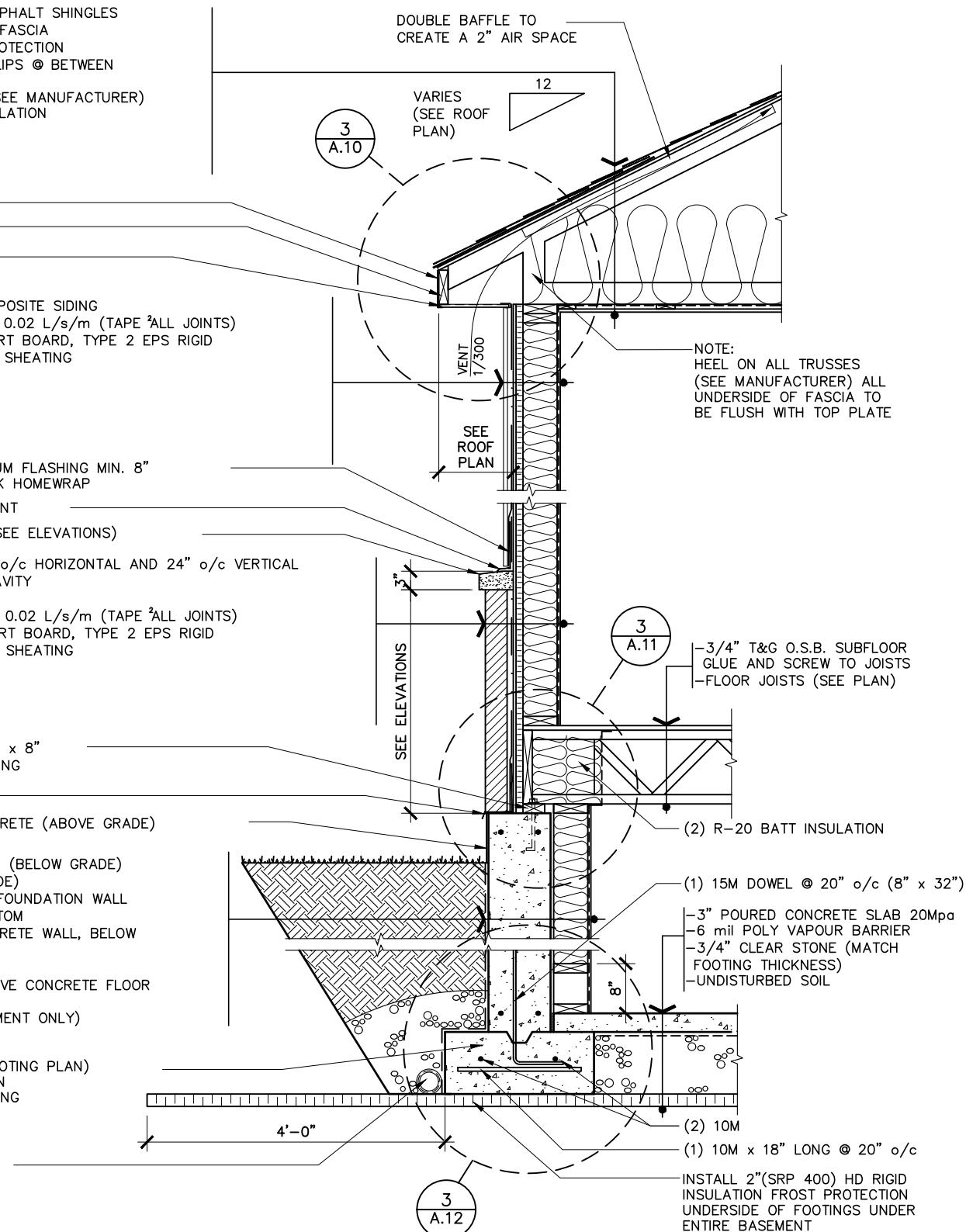
0.018" ALUMINUM FLASHING

CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

- DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
- DAMPPOOFING MEMBRANE (BELOW GRADE)
- 10" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
- #15 BUILDING PAPER (INSTALL ON CONCRETE WALL, BELOW GRADE ONLY)
- 2"x6" STUDS @ 16" o/c (TO FLOOR)
- R-20 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
- 6 mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD (FINISHED BASEMENT ONLY)

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20Mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" ø PERFORATED WEEPING TILE WITH SOCK C/W 6" CRUSHED STONE COVER



2 BUNGALOW WALL SECTION (MASONRY / SIDING)
A.10 1/2"=1'-0"

R-60 BLOWN INSULATION

DOUBLE BAFFLE EACH TRUSS TO CREATE A 2" AIR SPACE

6 MIL POLY VAPOUR BARRIER

NOTE:
HEEL ON ALL TRUSSES (SEE MANUFACTURER) ALL UNDERSIDE OF FASCIA TO BE FLUSH WITH TOP PLATE

ALUMINUM FASCIA OR EQUIVALENT

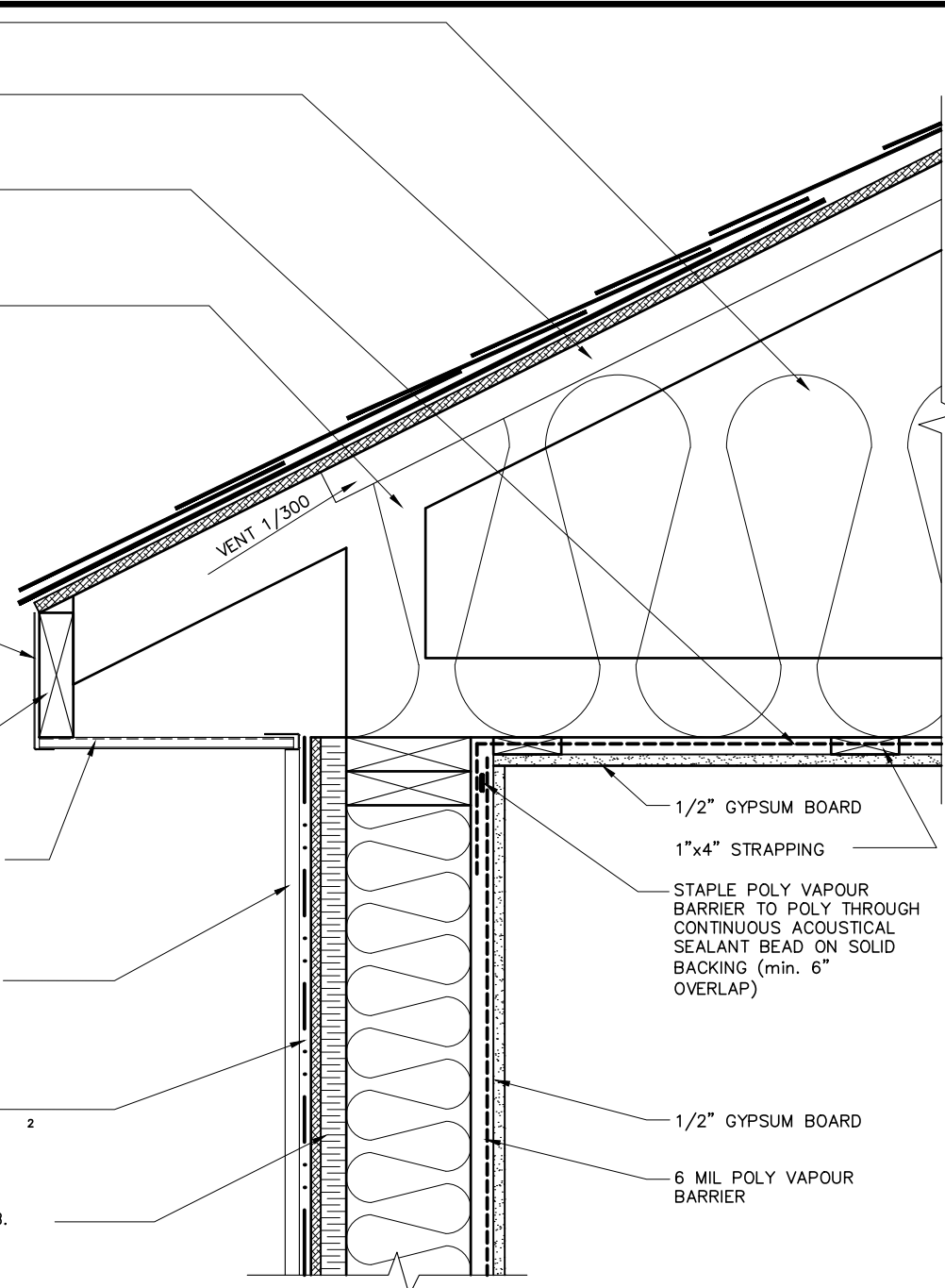
2"x6" FASCIA BACKER

VENTED ALUMINUM SOFFIT

12" VERTICAL BOARD AND BATTEN COMPOSITE SIDING

TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)

R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING



3 EXTERIOR WALL AT ROOF (SIDING)
A.10 1 1/2"=1'-0"

12" VERTICAL BOARD AND BATTEN COMPOSITE SIDING

TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)

R-5, 1 9/16" STYORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING

R-20 BATT INSULATION

2"x6" STUDS @ 16" o/c

INSTALL TYVEK HOMEWRAP OR EQUIVALENT max. 0.02 L/S/m ON TOP OF THE SILL PLATE BEFORE INSTALLING FLOOR JOISTS AND RAP OVER FLOOR BEFORE INSTALLING WALL

2" x 6" PRESSURE TREATED SILL WITH 1/2"ø x 12" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

0.018" GALVANIZED FLASHING

CAULK

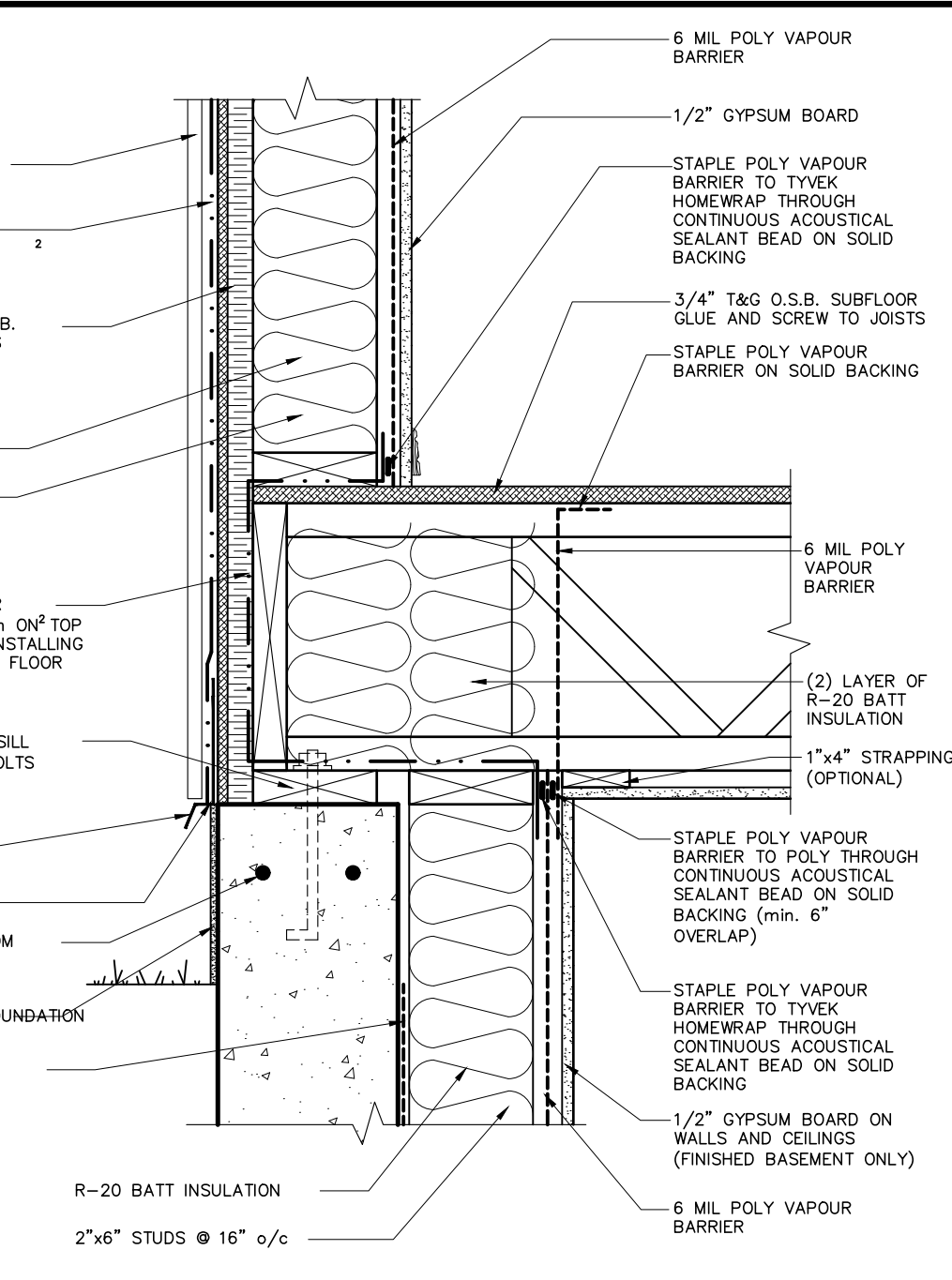
2-10M BARS TOP AND BOTTOM

PARGING ON ALL EXPOSED FOUNDATION SURFACES

#15 BUILDING PAPER (INSTALL ON CONCRETE WALL, BELOW GRADE ONLY)

R-20 BATT INSULATION

2"x6" STUDS @ 16" o/c



4 EXTERIOR FLOOR AT FOUNDATION (SIDING)
A.10 1 1/2"=1'-0"

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

REV-2	ISSUED FOR BUILDING PERMIT	02/18/2025	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	02/04/2025	DOYON
NO.	DESCRIPTION	NM/DD/YYYY	BY



L. ALEX BECKETT, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD. HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #122537
- TARIION REGISTRATION NUMBER #47491
- ** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

2024 O.B.C. DRAWINGS

DRAWING:

WALL SECTIONS AND DETAILS

SCALE: AS SHOWN DATE: 02/18/2025 NM/DD/YYYY

PROJECT: CUSTOM BUNGALOW RANDY AND AMY SHEET:

11280 LAKESHORE DR., IROQUOIS, ONTARIO A.10

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-6'-0" ICE AND WATER SHIELD EAVE PROTECTION
-1/2" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION or BATT INSULATION (OPTIONAL REFER TO PURCHASE AGREEMENT)
-1"x4" STRAPPING @ 16" o/c (OPTIONAL REFER TO PURCHASE AGREEMENT)
-6 mil POLY AIR / VAPOUR BARRIER (OPTIONAL REFER TO PURCHASE AGREEMENT)
-1/2" GYPSUM BOARD (OPTIONAL REFER TO PURCHASE AGREEMENT)

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

-MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
-WEEP HOLES AT 24" AT BOTTOM OF CAVITY
-1" min AIR SPACE
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYRORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

TYVEK HOMEWRAP TO LAP OVER ALUMINUM FLASHING MIN. 8"
0.018" ALUMINUM FLASHING
CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

10" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN) CAST-IN PLACE STRIP FOOTING 20Mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" Ø PERFORATED WEEPING TILE WITH SOCK C/W 6" CRUSHED STONE COVER

GARAGE

2"x6" PRESSURE TREATED SILL w/ 1/2" Ø x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

4" POURED CONCRETE SLAB 32Mpa & 7% AIR
3/4" CLEAR STONE
UNDISTURBED SOIL

INSTALL 2"(SRP 400) HD RIGID INSULATION FROST PROTECTION UNDERSIDE OF FOOTINGS UNDER ENTIRE BASEMENT

1 GARAGE WALL SECTION (MASONRY)

A.11 1/2"=1'-0"

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-6'-0" ICE AND WATER SHIELD EAVE PROTECTION
-1/2" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION or BATT INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-1/2" GYPSUM BOARD

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

5 1/2" COMPOSITE BAND (SEE ELEVATIONS)

-12" VERTICAL BOARD AND BATTEN COMPOSITE SIDING
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYRORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

5 1/2" COMPOSITE BAND (SEE ELEVATIONS)

7" HORIZONTAL COMPOSITE SIDING (SEE ELEVATIONS)

2"x6" BOTTOM PLATE

2"x4" PRESSURE TREATED SILL w/ 1/2" Ø x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

0.018" ALUMINUM FLASHING
CEMENT PARGING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

-DAMP-PROOFING MEMBRANE (BELOW GRADE)
-8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20Mpa C/W 2-10M BARS TOP AND BOTTOM
-2" HD RIGID INSULATION FROST PROTECTION

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN) CAST-IN PLACE STRIP FOOTING 20Mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" Ø PERFORATED WEEPING TILE WITH SOCK C/W 6" CRUSHED STONE COVER

2 WALK-OUT BASEMENT WALL SECTION (SIDING)

A.11 1/2"=1'-0"

MASONRY VENEER C/W G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
R-5, 1 9/16" STYRORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
R-20 BATT INSULATION
2"x6" STUDS @ 16" o/c
INSTALL TYVEK HOMEWRAP OR EQUIVALENT max. 0.02 L/s/m ON TOP OF THE SILL PLATE BEFORE INSTALLING FLOOR JOISTS AND RAP OVER FLOOR BEFORE INSTALLING WALL
PREFABRICATED WEEP HOLES AT 24" o/c AT BOTTOM OF CAVITY
2" x 4" PRESSURE TREATED SILL WITH 1/2" Ø x 12" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING
0.018" GALVANIZED FLASHING
CAULK
2-10M BARS TOP AND BOTTOM
PARGING ON ALL EXPOSED FOUNDATION SURFACES
#15 BUILDING PAPER (INSTALL ON CONCRETE WALL, BELOW GRADE ONLY)
R-20 BATT INSULATION
2"x6" STUDS @ 16" o/c
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
STAPLE POLY VAPOUR BARRIER TO TYVEK HOMEWRAP THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING
3/4" T&G O.S.B. SUBFLOOR GLUE AND SCREW TO JOISTS
STAPLE POLY VAPOUR BARRIER ON SOLID BACKING
6 MIL POLY VAPOUR BARRIER
(2) LAYER OF R-20 BATT INSULATION
1"x4" STRAPPING (OPTIONAL)
STAPLE POLY VAPOUR BARRIER TO POLY THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING (min. 6" OVERLAP)
STAPLE POLY VAPOUR BARRIER TO TYVEK HOMEWRAP THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING
1/2" GYPSUM BOARD ON WALLS AND CEILINGS (FINISHED BASEMENT ONLY)
6 MIL POLY VAPOUR BARRIER

3 EXTERIOR FLOOR AT FOUNDATION (MASONRY)

A.11 1 1/2"=1'-0"

VINYL HORIZONTAL SIDING
TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
R-5, 1 9/16" STYRORAIL O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
R-20 BATT INSULATION
2"x6" STUDS @ 16" o/c
INSTALL TYVEK HOMEWRAP OR EQUIVALENT max. 0.02 L/s/m ON TOP OF THE PLATE BEFORE INSTALLING FLOOR JOISTS AND RAP OVER FLOOR BEFORE INSTALLING WALL
STAPLE POLY VAPOUR BARRIER TO TYVEK HOMEWRAP THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING
R-20 BATT INSULATION
2"x6" STUDS @ 16" o/c
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
STAPLE POLY VAPOUR BARRIER TO TYVEK HOMEWRAP THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING
3/4" T&G O.S.B. SUBFLOOR GLUE AND SCREW TO JOISTS
STAPLE POLY VAPOUR BARRIER ON SOLID BACKING
1"x4" STRAPPING (OPTIONAL)
STAPLE POLY VAPOUR BARRIER TO POLY THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING (min. 6" OVERLAP)
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

4 EXTERIOR WALL AT FLOOR (SIDING)

A.11 1 1/2"=1'-0"

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

REV-2	ISSUED FOR BUILDING PERMIT	02/18/2025	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	02/04/2025	DOYON
NO.	DESCRIPTION	NM/DD/YYYY BY	



I, ALEX BECKETT, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD. HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #122537
- TARIION REGISTRATION NUMBER #47491
** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

2024 O.B.C. DRAWINGS

DRAWING:

WALL SECTIONS
AND DETAILS

SCALE: AS SHOWN | DATE: 02/18/2025
MM/DD/YYYY

PROJECT: CUSTOM BUNGALOW
RANDY AND AMY

11280 LAKESHORE DR., IROQUOIS, ONTARIO

A.11

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-6"-0" ICE AND WATER SHIELD EAVE PROTECTION
-1/2" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION or BATT INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-1/2" GYPSUM BOARD

NOTE:
HEEL ON ALL TRUSSES
(SEE MANUFACTURER) ALL
UNDERSIDE OF FASCIA TO
BE FLUSH WITH TOP PLATE

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

-12" VERTICAL BOARD AND BATTEN COMPOSITE SIDING
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m
(TAPE ALL JOINTS)
-R-5, 1 9/16" STYROIRAL O.S.B. COMFORT BOARD,
TYPE 2 EPS RIGID INSULATION LAMINATED TO
7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

7" HORIZONTAL COMPOSITE SIDING (SEE ELEVATIONS)
2"x6" PRESSURE TREATED SILL w/ 1/2"ø x 8"
ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

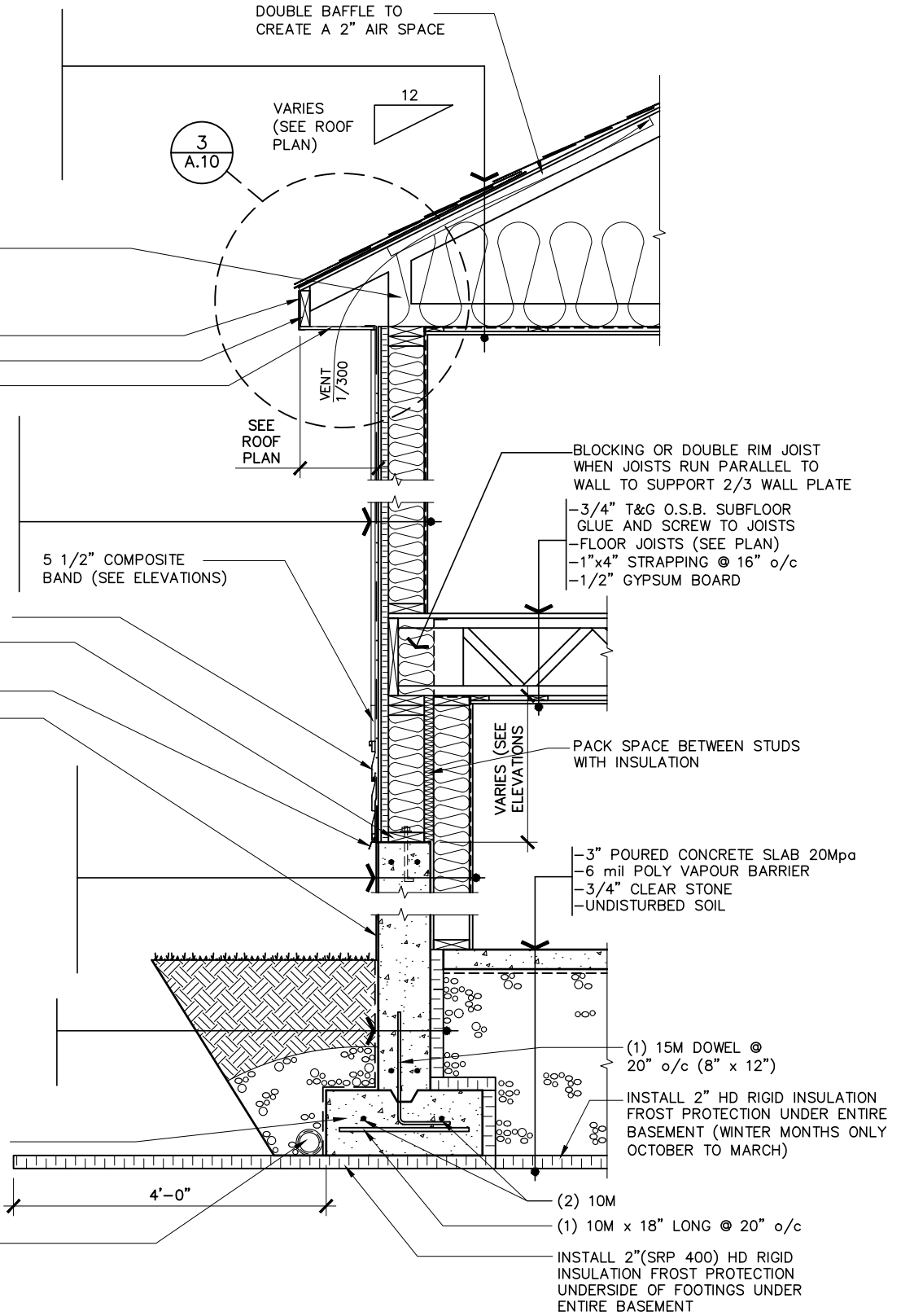
0.018" ALUMINUM FLASHING
CEMENT PARGING ON ALL EXPOSED
CONCRETE (ABOVE GRADE)

-DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
-DAMP-PROOFING MEMBRANE (BELOW GRADE)
-8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL
20Mpa C/W 2-10M BARS TOP AND BOTTOM
-R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE
FOAM INSULATION (TO FLOOR)
-2"x4" STUDS @ 16" o/c (TO FLOOR) FRAME WALL ONLY
AFTER SPRAY FOAM IS INSTALLED
-R-12 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
-DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS
A VAPOUR BARRIER)
-1/2" GYPSUM BOARD

-DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
-DAMP-PROOFING MEMBRANE (BELOW GRADE)
-8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL
20Mpa C/W 2-10M BARS TOP AND BOTTOM
-2" HD RIGID INSULATION FROST PROTECTION

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20Mpa ON
UNDISTURBED SOIL FOR MIN. LOAD BEARING
CAPACITY SEE FOOTING PLAN

4" ø PERFORATED WEEPING TILE WITH
SOCK C/W 6" CRUSHED STONE COVER



1 STEP FOUNDATION WALL SECTION (SIDING)
A.12 1/2"=1'-0"

4" (100mm) DIAMETER PVC GAS
RATED PIPE C/W PERMANENTLY
SEALED CAP. RADON LABELED
ON PIPE.

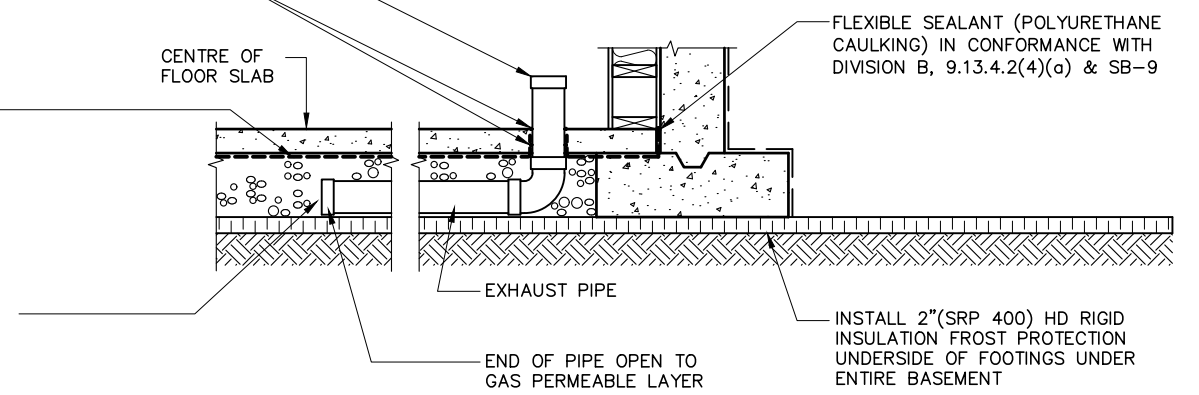
FLEXIBLE SEALANT (POLYURETHANE
CAULKING) IN CONFORMANCE WITH
DIVISION B, 9.13.4.2(4)(a) & SB-9

AIR AND SOIL GAS BARRIER

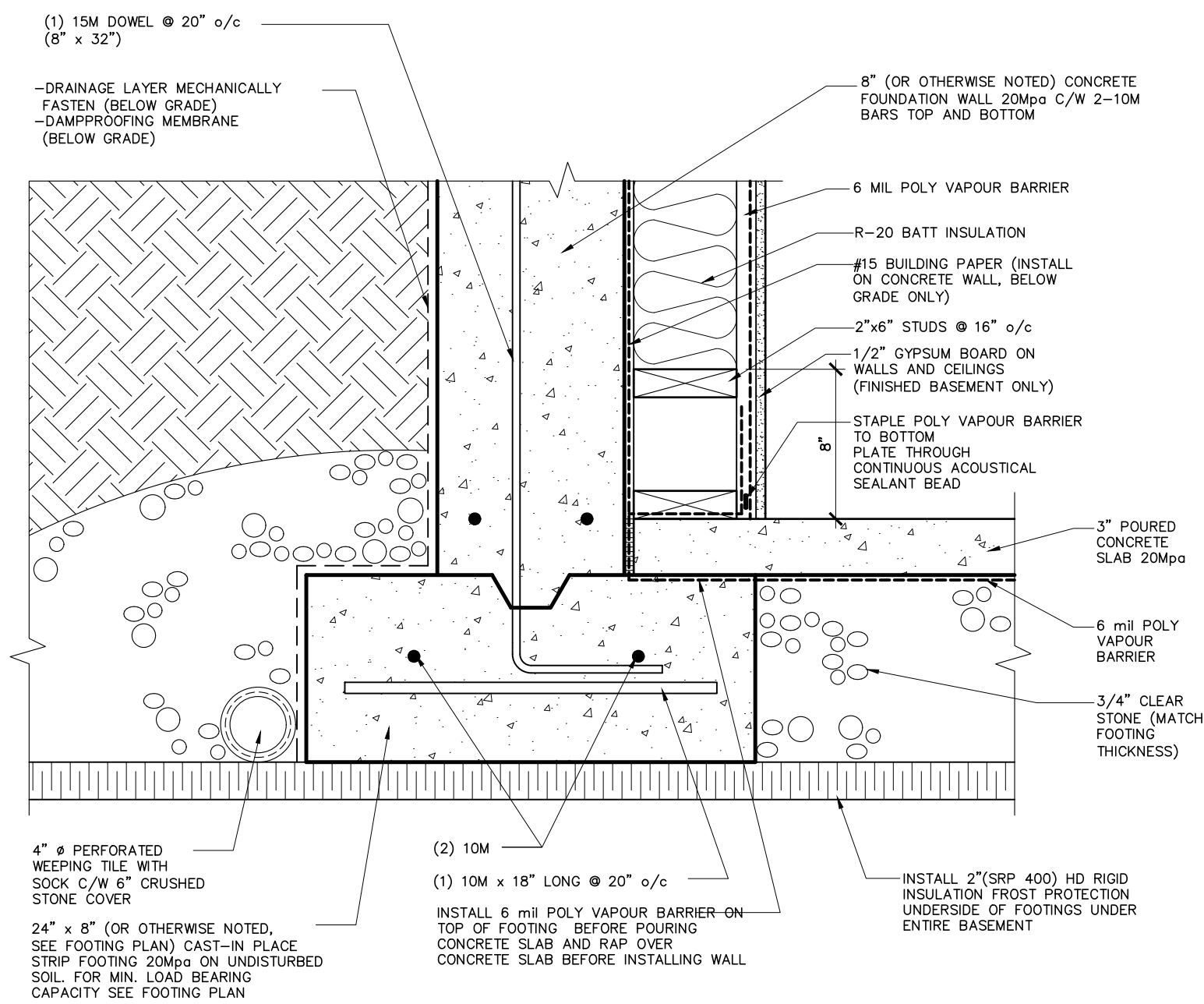
4" (100mm) DIAMETER PVC GAS
RATED PIPE TO BE INSTALLED AT
CENTER OF SLAB

SB-9 - SOIL GAS CONTROL GENERAL NOTES

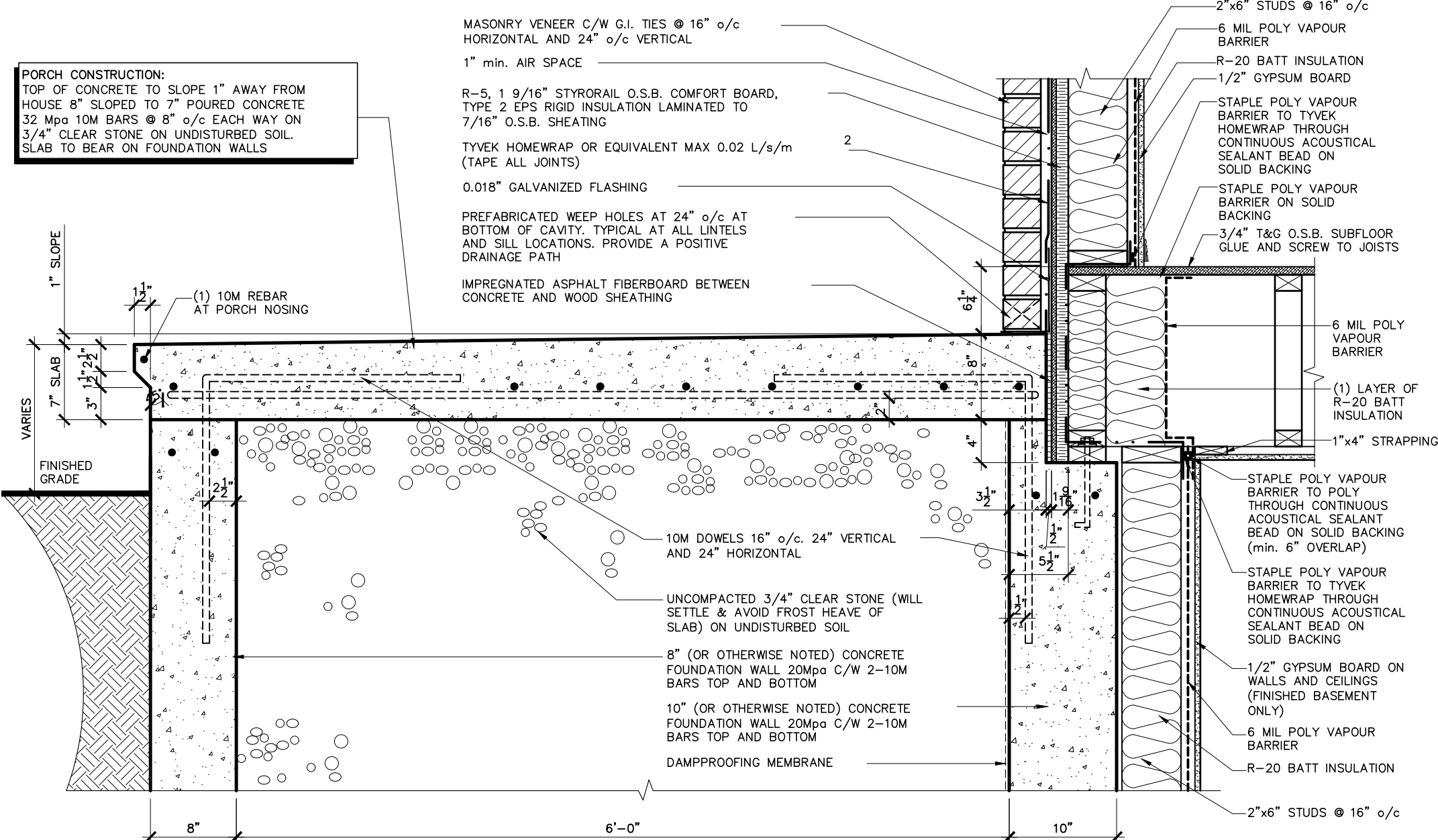
- WHERE SOIL GAS BARRIER (6 MIL POLY) IS INSTALLED BELOW SLAB-ON-GRADE, JOINTS IN THE BARRIER SHALL BE LAPPED NOT LESS THAN 12" AND SEALED.
- THE GRANULAR MATERIAL NEAR THE CENTER OF THE FLOOR SHALL BE NOT LESS THAN 6" DEEP FOR A RADIUS OF NOT LESS THAN 12" CENTERED AROUND THE PIPE.
- ALL SLAB ON GRADE SHALL BE SEALED AT ITS PERIMETER TO THE INNER SURFACES OF THE ADJACENT WALLS USING FLEXIBLE SEALANT IN CONFORMANCE WITH DIVISION B - 9.13.4.2(4)(a) & SB-9
- ALL PENETRATIONS OF A SLAB ON GRADE BY PIPES OR OTHER OBJECTS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE USING FLEXIBLE SEALANT (POLYURETHANE CAULKING) IN CONFORMANCE WITH DIVISION B, 9.13.4.2(4)(a) & SB - 9
- ALL PENETRATIONS OF A SLAB ON GRADE THAT ARE REQUIRED TO DRAIN WATER FROM THE FLOOR SURFACE SHALL BE SEALED AGAINST SOIL GAS LEAKAGE USING FLEXIBLE SEALANT (POLYURETHANE CAULKING) IN CONFORMANCE WITH DIVISION B 9.13.4.2(4)(a) & SB-9 IN A MANNER THAT PREVENTS THE UPWARD FLOW OF SOIL GAS WITHOUT PREVENTING THE DOWNWARD FLOW OF LIQUID WATER.
- WHERE A SUBFLOOR DEPRESSURIZATION SYSTEM IS INSTALLED:
 - MAKE-UP AIR SHALL BE PROVIDED AS SPECIFIED IN ARTICLE 9.32.3.8 OF DIVISION B
 - MEASURES WILL BE TAKEN TO ENSURE THAT ANY RESULTANT DECREASE IN SOIL TEMPERATURE WILL NOT ADVERSELY AFFECT THE FOUNDATION



2 SOIL GAS CONTROL DETAIL (RADON)
A.12 1/2"=1'-0"



3 CONCRETE FLOOR SLAB AT FOUNDATION WALL
A.12 1/2"=1'-0"



4 CONCRETE PORCH SECTION
A.12 1"=1'-0"

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** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

2024 O.B.C. DRAWINGS

DRAWING: WALL SECTIONS AND DETAILS

SCALE: AS SHOWN DATE: 02/18/2025 MM/DD/YYYY

PROJECT: CUSTOM BUNGALOW RANDY AND AMY SHEET: A.12

11280 LAKESHORE DR., IROQUOIS, ONTARIO