



Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information:

Jeremy McMullen *Signature* **22021**
 NAME SIGNATURE BCIN

Precision Home Design **113690**
 FIRM BCIN

CUSTOMER:

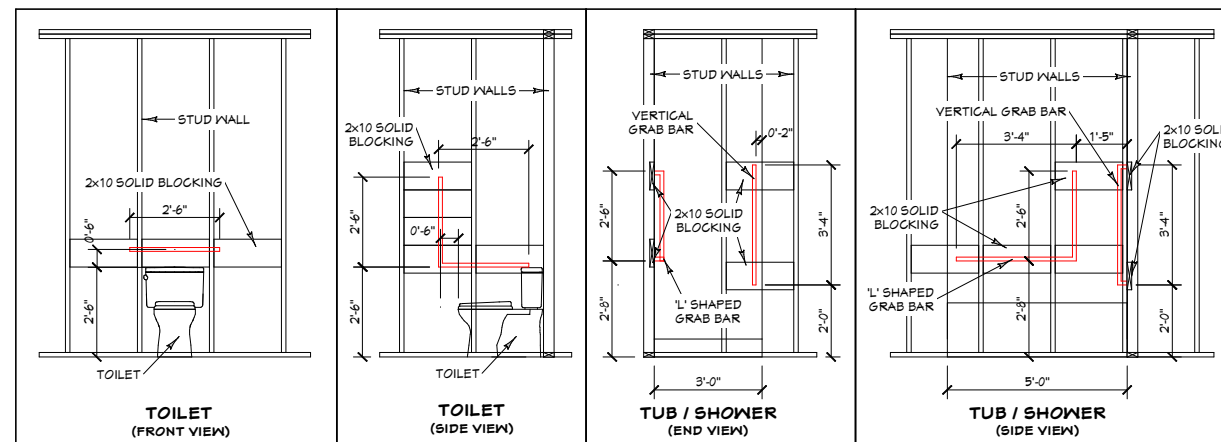
MOLLOY CONTRACTING
 195 MORPHY ST.
 CARLETON PLACE, ON

DRAWING NAME:

SCALE:

DATE: NOV 13, 2023

Sheet #
A1



TYPICAL GRAB BAR BLOCKING (MIN DIA. OF GRAB BARS = 1 1/8")

OWNER & BUILDER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY A QUALIFIED DESIGNER & THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING CONSTRUCTION. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS HER ATTENTION FOR CLARIFICATION.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2012 ONTARIO BUILDING CODE AND LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED OR PROTECTED WITH AN APPROVED VAPOR BARRIER.

CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .60 GCA.

ALL FRAMING LUMBER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

ALL REQUIRED SMOKE ALARMS NEED A VISUAL COMPONENT.

BLOCKING FOR NON-LOAD BEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE MIN 2x4 @ 4'-0" O.C.

CHIMNEY HEIGHT SHALL BE DETERMINED USING A 10' RADIUS PLANE AND SHALL BE 2' HIGHER THAN ANY ROOF SURFACE 10' FROM THE CHIMNEY.

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

SOIL PARAMETERS: BASED ON SOILS INDIGENOUS TO THE AREA:
BEARING PRESSURE - 1600 PSF. (75 kPa) LATERAL ACTIVE PRESSURE 35 PSF FLUID EQUIVALENT
SOIL-CONCRETE COEFFICIENT 0.35 SOIL PROFILE SD

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH POLYURETHANE FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

SOIL GAS CONTROL:
A SOIL GAS BARRIER IS REQUIRED TO BE INSTALLED BENEATH A CONCRETE SLAB (AT OR BELOW GRADE) FOR ALL CONSTRUCTION REGULATED UNDER PART 9 OF THE ONTARIO BUILDING CODE.
A SOIL GAS BARRIER MUST INCLUDE THE FOLLOWING REQUIREMENTS;
POLYETHYLENE SHEET COMPLYING TO CAN/CGSB-51.34-M
- JOINTS IN THE SOIL GAS BARRIER SHALL BE LAPPED NOT LESS THAN 300MM (12")
- PERIMETER OF SLAB SHALL BE SEALED TO THE INNER SURFACE OF ADJACENT WALLS USING FLEXIBLE SEALANT
- SLAB PENETRATIONS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE

VENTILATION:

WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 35" MEASURED BETWEEN WALL FACES OR GUARDS.

TREADS SHALL HAVE A MIN. DEPTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 1/4".

STAIRWAYS SHALL HAVE MIN. 6'-5" OF HEADROOM AT THE NOSE OF THE STAIR.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS MORE THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

WINDOWS AND DOORS

WINDOWS SHALL BE DOUBLE PANE WITH VINYL FRAMES AND CONFORM TO CAN/CSA-A440 MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 39" ABOVE THE FINISH FLOOR HEIGHT (EXCLUDING BASEMENTS) AND SHALL HAVE A MINIMUM OPENABLE AREA OF 3.8 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 15" WIDE OR 24" HIGH.

SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHER STRIPPED.

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING.

MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH, A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT.

ATTIC ACCESS:

A MINIMUM OF 22" x 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS.

HATCHWAYS TO ATTIC OR ROOF SPACES SHALL BE FITTED WITH DOORS OR COVERS.

REVISIONS	DATE

DOOR SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
D01	1	0	34 "	80 "	35"X83 3/4"	EXT. HINGED-DOOR E03	18.89	
D02	2	1	24 "	80 "	26 1/2"X83 1/2"	HINGED-3 PANEL	19.33	
D03	3	1	30 "	80 "	32 1/2"X83 1/2"	HINGED-3 PANEL	16.67	
D04	1	1	32 "	80 "	34 1/2"X83 1/2"	HINGED-3 PANEL	17.78	
D05	2	1	34 "	80 "	35"X83 3/4"	EXT. HINGED-DOOR E03	18.89	
D06	2	1	60 "	80 "	62"X83"	4 DR. BIFOLD-DOOR P05	39.33	
D07	2	2	24 "	80 "	26 1/2"X83 1/2"	HINGED-3 PANEL	19.33	
D08	3	2	30 "	80 "	32 1/2"X83 1/2"	HINGED-3 PANEL	16.67	
D09	1	2	32 "	80 "	34 1/2"X83 1/2"	HINGED-3 PANEL	17.78	
D10	1	2	34 "	80 "	35"X83 3/4"	EXT. HINGED-DOOR E03	18.89	
D11	2	2	60 "	80 "	62"X83"	4 DR. BIFOLD-DOOR P05	39.33	
TOTALS:							397.78	

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
W01	1	0	30 "	36 "	31"X37"	SINGLE CASEMENT-HL	7.5	
W02	1	0	48 "	36 "	49"X37"	DOUBLE CASEMENT-LHL	12.0	
W03	2	0	72 "	36 "	73"X37"	TRIPLE CASEMENT-LHL/RHR	18.0	
W04	1	1	30 "	42 "	31"X43"	SINGLE CASEMENT-HL	8.75	
W05	1	1	30 "	42 "	31"X43"	SINGLE CASEMENT-HR	8.75	
W06	1	1	48 "	48 "	49"X49"	DOUBLE CASEMENT-LHL	16.0	
W07	1	1	48 "	48 "	49"X49"	DOUBLE CASEMENT-RHR	16.0	
W08	2	1	72 "	60 "	73"X61"	TRIPLE CASEMENT-LHL/RHR	30.0	
W09	1	2	30 "	42 "	31"X43"	SINGLE CASEMENT-HL	8.75	
W10	1	2	30 "	42 "	31"X43"	SINGLE CASEMENT-HR	8.75	
W11	1	2	48 "	48 "	49"X49"	DOUBLE CASEMENT-LHL	16.0	
W12	1	2	48 "	48 "	49"X49"	DOUBLE CASEMENT-RHR	16.0	
W13	2	2	72 "	60 "	73"X61"	TRIPLE CASEMENT-LHL/RHR	30.0	
TOTALS:							274.5	

NOTES:

- TRIPLE PANE WINDOWS / DOORS
- GRIDS AS PER ELEVATIONS

TABLE 3.1.1.2.C (IP) ZONE 1 - COMPLIANCE PACKAGES FOR ELECTRIC SPACE HEATING				
COMPONENT	THERMAL VALUES	PACKAGE C1		
		MIN. OBC	AS BUILT	
CEILING w/ ATTIC SPACE	MIN. NOMINAL 'R'	60 + HH	60 + HH	
CEILING w/o ATTIC SPACE		31	N/A	
EXPOSED FLOOR		31	N/A	
WALLS ABOVE GRADE		19 + 10 C.I.	ICF 22 C.I.	
BASEMENT WALLS		20 + 8 C.I.	ICF 22 C.I.	
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE		7.5 C.I.	7.5 C.I.	
HEATED SLAB OR SLAB < 600mm BELOW GRADE		10 C.I.	N/A	
EDGE OF BELOW GRADE SLAB < 600 mm BELOW GRADE		10 C.I.	N/A	
WINDOWS AND SLIDING GLASS DOORS		ENERGY RATING	29	29
SKYLIGHTS		MAX. U	0.49	N/A
SPACE HEATING EQUIPMENT	MIN. AFUE	N/A	N/A	
HRV	MIN. SRE	81 %	81 %	
DOMESTIC WATER HEATER	MIN. EF	N/A	N/A	



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Jeremy McMullen *Signature* 22021
NAME SIGNATURE BCIN

Precision Home Design 113640
FIRM BCIN

CUSTOMER:
MOLLOY CONTRACTING
195 MORPHY ST.
CARLETON PLACE, ON

DRAWING NAME:
GENERAL NOTES

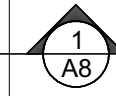
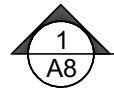
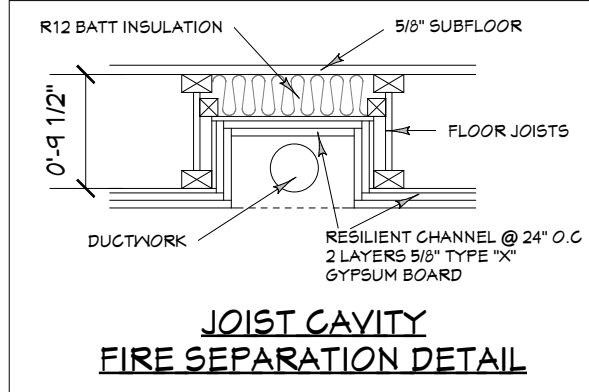
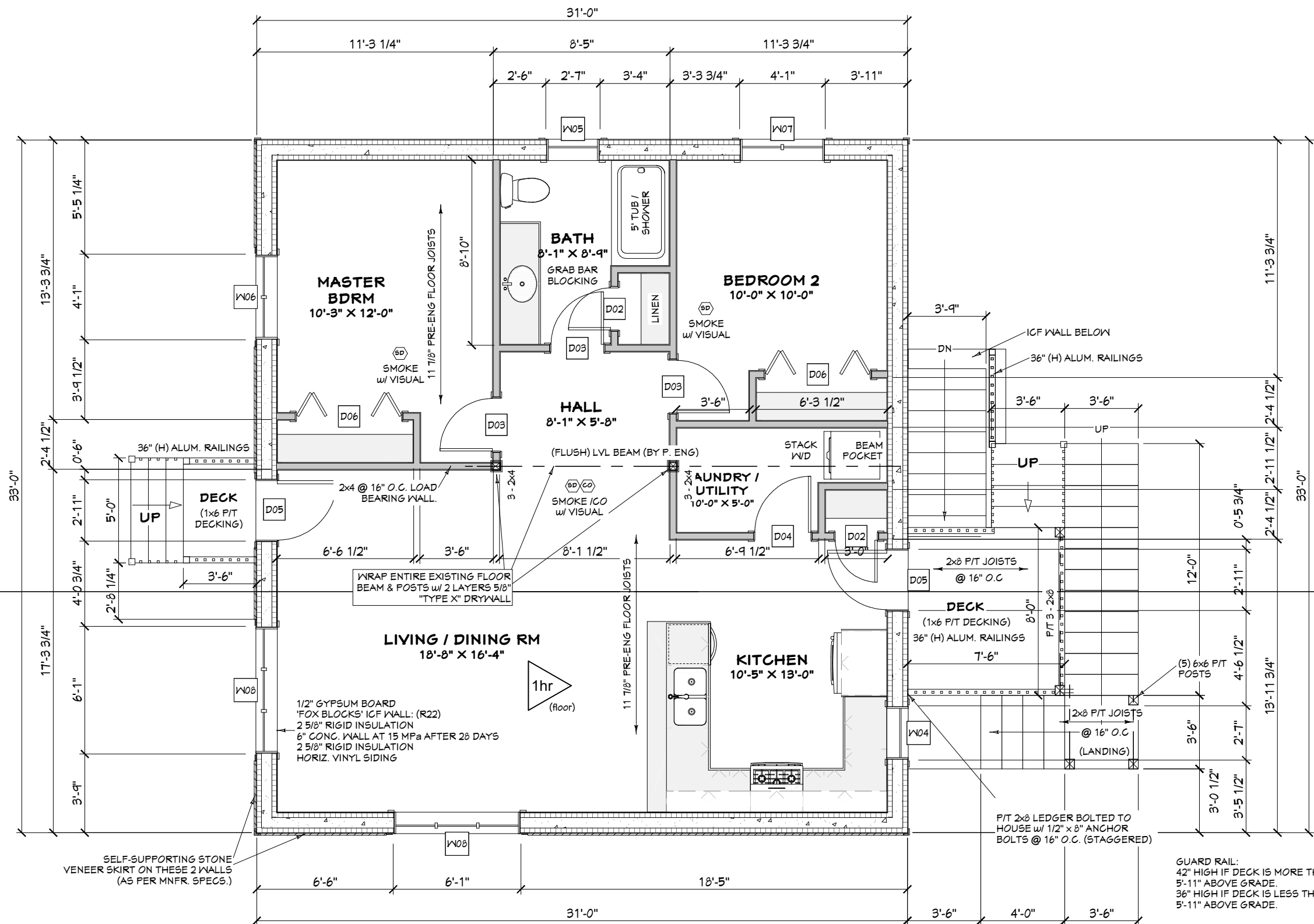
SCALE:

DATE:
NOV 13, 2023

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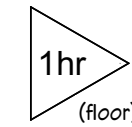
ALL EXTERIOR DIMENSIONS ARE FROM EDGE OF ICF
 ALL INTERIOR DIMENSIONS ARE FROM FRAMING



GROUND FLOOR PLAN

GROUND FLOOR PLAN = 1023 SQ.FT.
 SECOND FLOOR PLAN = 1023 SQ.FT.
 TOTAL = 2046 SQ.FT.

- NOTES:
 1. FOX BLOCKS INSULATED CONCRETE FORM WALLS.
 2. ELECTRIC HEATING.



FLOOR FIRE AND SOUND RESISTANCE RATING:
 O.B.C. SB-3 FLOOR F9d (1hr, STC = 54)
 5/8" T&G O.S.B SUBFLOOR
 9 1/2" @ 16" O.C. PRE-ENG. FLOOR JOISTS
 R12 BATT INSULATION
 RESILIENT CHANNEL @ 24" O.C
 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD

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Jeremy McMullen		BCIN
FIRM	Precision Home Design	113640
		BCIN

CUSTOMER:
 MOLLOY CONTRACTING
 195 MORPHY ST.
 CARLETON PLACE, ON

DRAWING NAME:
 GROUND FLOOR PLAN

SCALE:	3/16" = 1'-0"	Sheet #
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GUARD RAIL:
 42" HIGH IF DECK IS MORE THAN 5'-11" ABOVE GRADE.
 36" HIGH IF DECK IS LESS THAN 5'-11" ABOVE GRADE.

P/T 2x8 LEDGER BOLTED TO HOUSE w/ 1/2" x 8" ANCHOR BOLTS @ 16" O.C. (STAGGERED)

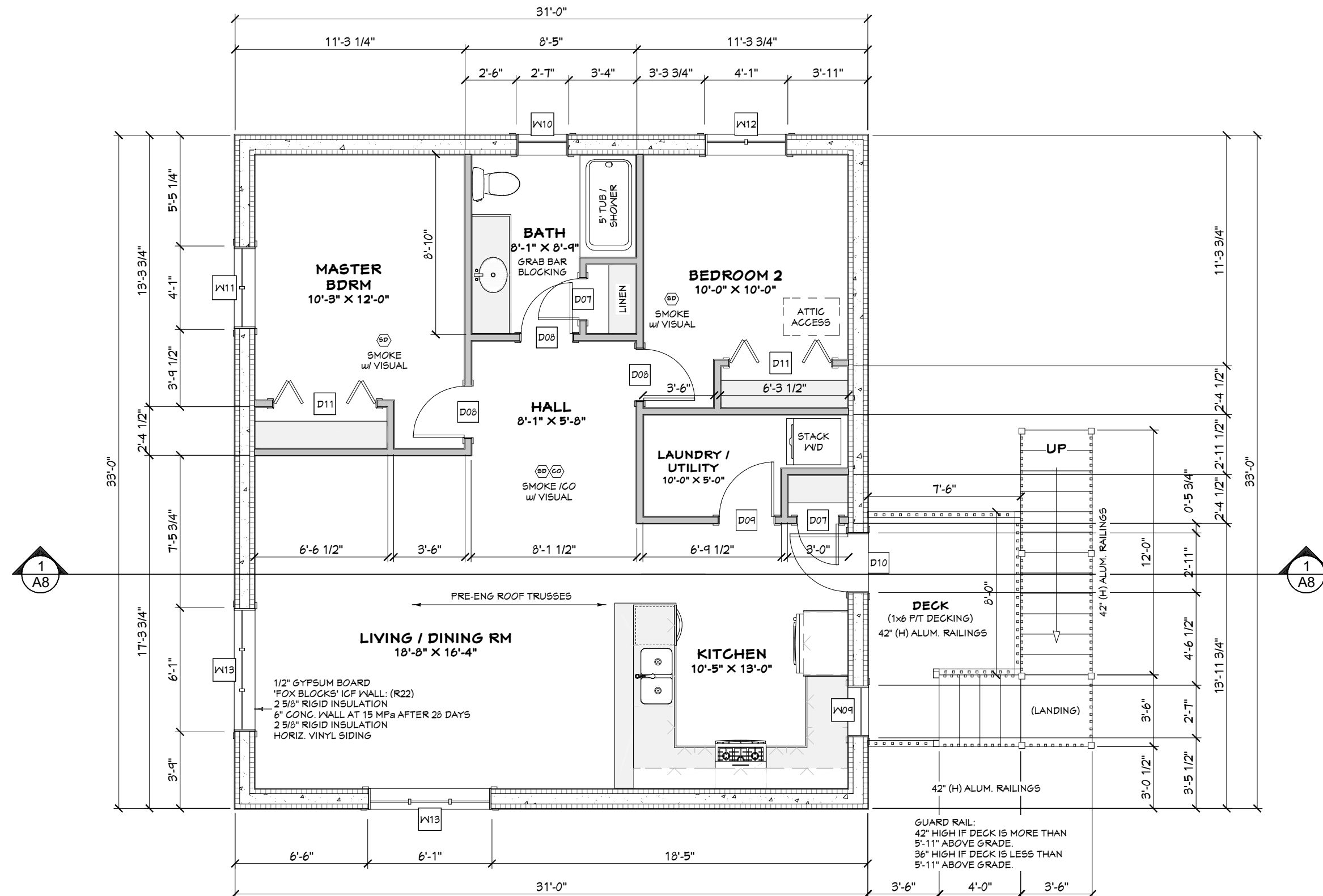
WRAP ENTIRE EXISTING FLOOR BEAM & POSTS w/ 2 LAYERS 5/8" "TYPE X" DRYWALL

1/2" GYPSUM BOARD
 FOX BLOCKS ICF WALL: (R22)
 2 5/8" RIGID INSULATION
 6" CONC. WALL AT 15 MPa AFTER 28 DAYS
 2 5/8" RIGID INSULATION
 HORIZ. VINYL SIDING

SELF-SUPPORTING STONE VENEER SKIRT ON THESE 2 WALLS (AS PER MNFR. SPECS.)

ALL EXTERIOR DIMENSIONS
ARE FROM EDGE OF ICF

ALL INTERIOR DIMENSIONS
ARE FROM FRAMING



SECOND FLOOR PLAN

GROUND FLOOR PLAN = 1023 SQ.FT.
SECOND FLOOR PLAN = 1023 SQ.FT.
TOTAL = 2046 SQ.FT.

- NOTES:
- FOX BLOCKS INSULATED CONCRETE FORM WALLS.
 - ELECTRIC HEATING.



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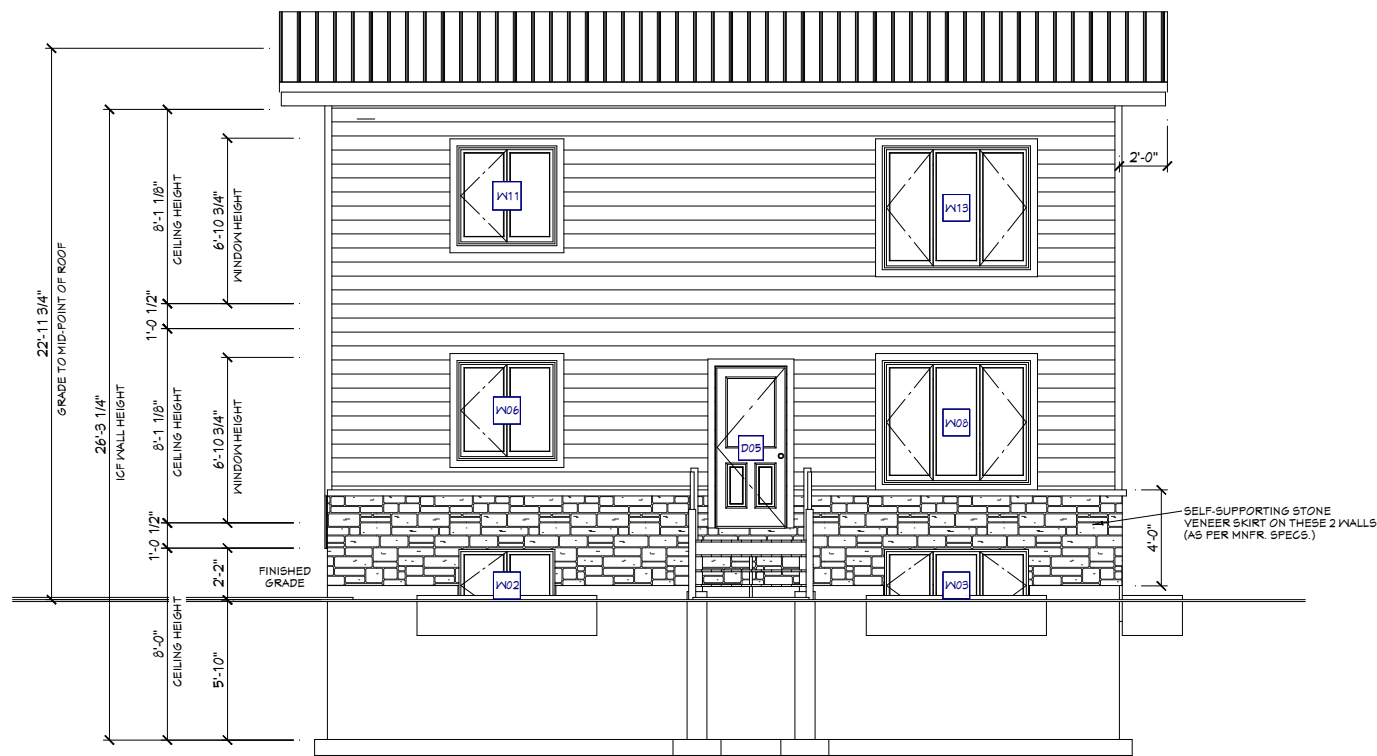
MOLLOY CONTRACTING

195 MORPHY ST.
CARLETON PLACE, ON

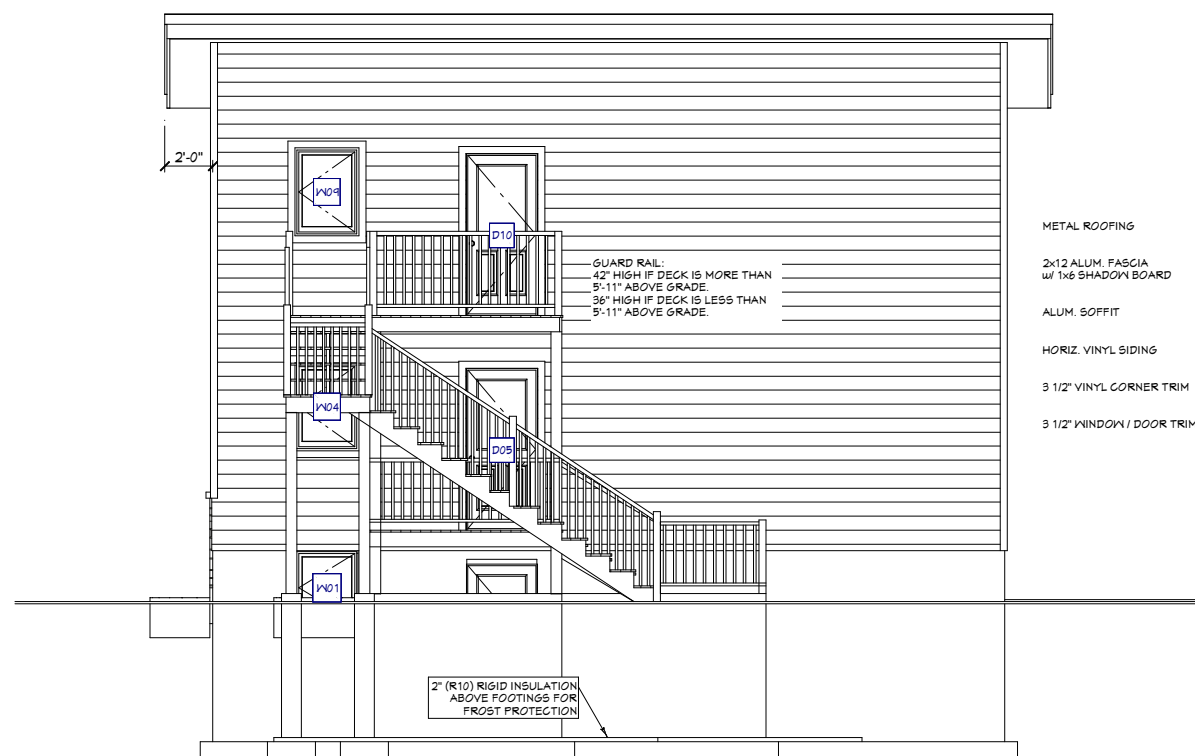
DRAWING NAME:

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"	Sheet # A5
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FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

- METAL ROOFING
- 2x12 ALUM. FASCIA w/ 1x6 SHADOW BOARD
- ALUM. SOFFIT
- HORIZ. VINYL SIDING
- 3 1/2" VINYL CORNER TRIM
- 3 1/2" WINDOW / DOOR TRIM

GUARD RAIL:
 42" HIGH IF DECK IS MORE THAN
 5'-11" ABOVE GRADE
 36" HIGH IF DECK IS LESS THAN
 5'-11" ABOVE GRADE.

2" (R10) RIGID INSULATION
 ABOVE FOOTINGS FOR
 FROST PROTECTION



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Qualification Information:

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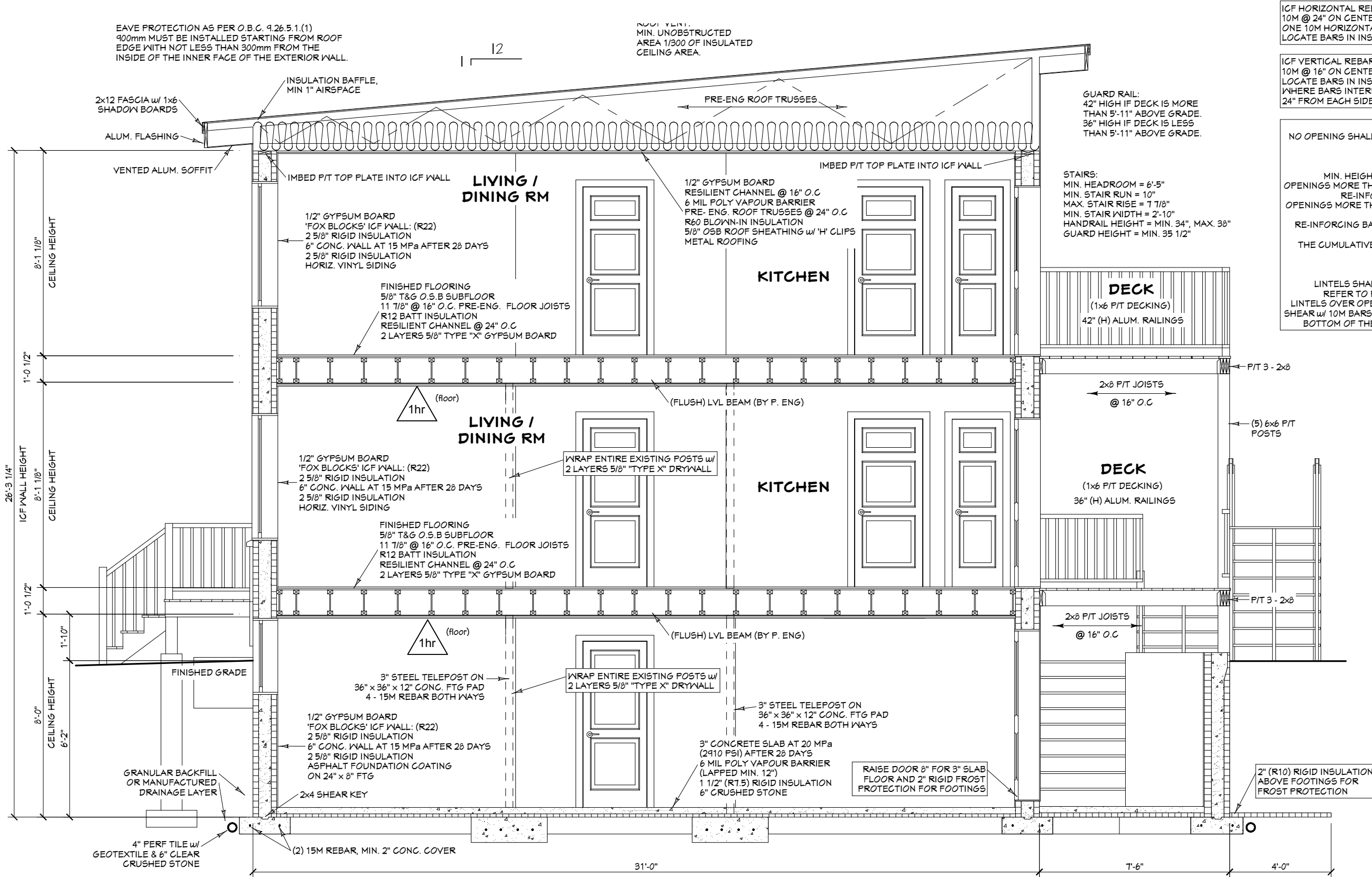
CUSTOMER:
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 195 MORPHY ST.
 CARLETON PLACE, ON

DRAWING NAME:
 ELEVATIONS

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

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ICF HORIZONTAL REBAR:
 10M @ 24" ON CENTER MAX SPACING. PROVIDE AT LEAST ONE 10M HORIZONTAL BAR IN BOTTOM AND TOP COURSE. LOCATE BARS IN INSIDE HALF OF WALL W/ MIN. 1 1/4" CONCRETE COVER.

ICF VERTICAL REBAR:
 10M @ 16" ON CENTER MAX SPACING
 LOCATE BARS IN INSIDE HALF OF WALL W/ MIN. 1 1/4" CONCRETE COVER. WHERE BARS INTERRUPTED BY OPENINGS, BE PLACED NOT MORE THAN 24" FROM EACH SIDE OF OPENINGS.

ICF LINTELS OVER OPENINGS:
 NO OPENING SHALL OCCUR WITHIN 1.2m OF A CORNER (UNLESS P. ENG APPROVES LINTEL)

NON-LOAD BEARING WALLS:
 MIN. HEIGHT OF 8" CONCRETE COVER OVER OPENINGS. OPENINGS MORE THAN 24" WIDE BUT NOT MORE THAN 10' WIDE SHALL BE RE-INFORCED W/ 1 - 10M BAR AT TOP & BOTTOM. OPENINGS MORE THAN 10' WIDE SHALL BE RE-INFORCED ON ALL 4 SIDES W/ 2 - 10M BARS. RE-INFORCING BARS SHALL EXTEND MIN. 24" BEYOND EDGES OF THE OPENING. THE CUMULATIVE WIDTH OF OPENINGS SHALL BE MAX. 70% OF THE LENGTH OF THE WALL.

LOAD BEARING WALLS:
 LINTELS SHALL BE PROVIDED IN OPENINGS WIDER THAN 36" REFER TO FLOOR PLAN FOR LINTEL SIZES / LOCATIONS. LINTELS OVER OPENINGS WIDER THAN 4' SHALL BE RE-INFORCED FOR SHEAR W/ 10M BARS AT MAX. SPACING OF HALF THE DISTANCE FROM THE BOTTOM OF THE RE-INFORCING BAR TO THE TOP OF THE LINTEL.

GUARD RAIL:
 42" HIGH IF DECK IS MORE THAN 5'-11" ABOVE GRADE. 36" HIGH IF DECK IS LESS THAN 5'-11" ABOVE GRADE.

STAIRS:
 MIN. HEADROOM = 6'-5"
 MIN. STAIR RUN = 10"
 MAX. STAIR RISE = 7 7/8"
 MIN. STAIR WIDTH = 2'-10"
 HANDRAIL HEIGHT = MIN. 34", MAX. 38"
 GUARD HEIGHT = MIN. 35 1/2"

NOTE:
 1. ON LOAD BEARING END OF JOISTS, IMBED FOX BLOCKS HANGERS INTO ICF WALL FOR FLOOR JOIST SUPPORT.

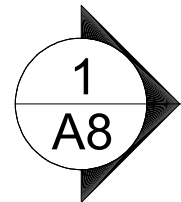


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BUILDING SECTION

1/4" = 1'-0"