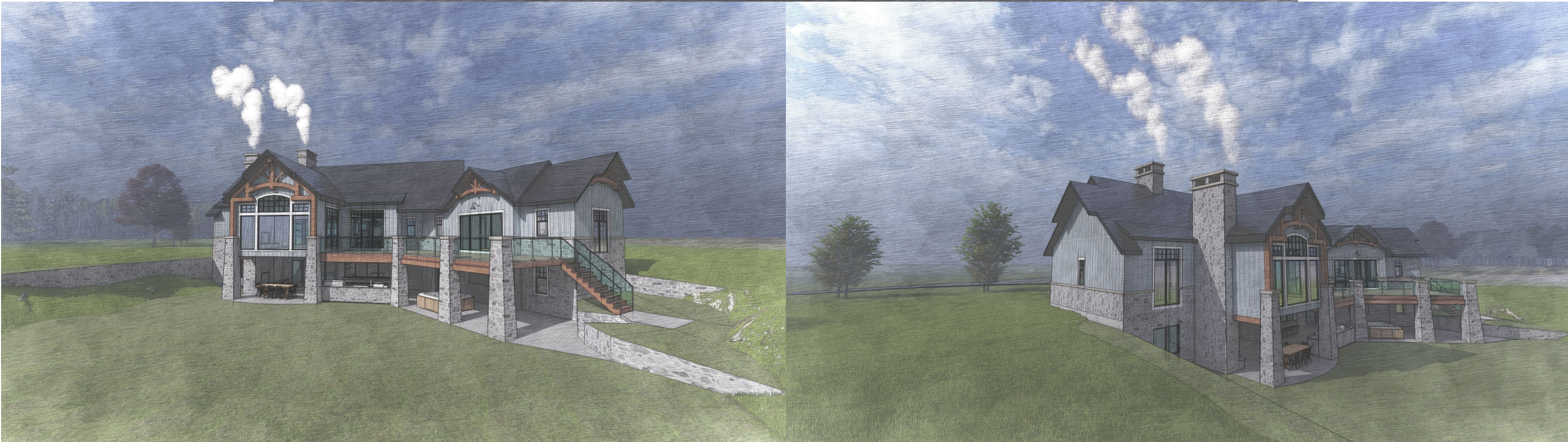


# BROCK RESIDENCE

168 BETHEL SIDEROAD GEORGINA, ONT



## DRAWING LIST

- S1 SITE
- A0 TITLE
- A1 FOUNDATION PLAN
- A2 MAIN FLOOR PLAN
- A3 ROOF PLAN
- A4 ELEVATIONS
- A5 BUILDING SECTIONS
- A6 BUILDING SECTIONS
- A7 BUILDING SECTIONS
- A8 BUILDING SECTIONS
- A9 DETAILS
- A10 SCHEDULES

## AREA CALCULATIONS:

- MAIN FLOOR : 3,214 SQ FT
- UNFINISHED BASEMENT: 540 SQ FT
- FINISHED BASEMENT: 2,200 SQ FT
- GARAGE: 1,614 SQ FT
- COVERED PORCHES: 607 SQ FT
- DECK: 820 SQ FT

### GENERAL NOTES

**Excavation and Backfill**  
Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities.  
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 families are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 1/2" in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 17 1/2".  
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 parge with 1/2" 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.

**Footings**  
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 1570 psf.

**Minimum Footing Size**  
Floor Supported Supporting Ext. Wall Supporting Int. Wall Column Area  
1 7/8" width 7/8" width 43 ft2  
2 13 1/4" width 13 1/4" width 8.1 ft2  
3 17 1/4" width 19 1/4" width 10.9 ft2  
Increase footing width by 2 5/8" for each storey of masonry veneer supported, and by 5 1/8" for each storey of masonry construction supported by the foundation wall.  
The projection of an unreinforced footing beyond the wall supported shall be greater or equal than its thickness.

**Step Footings**  
Vertical Rise 23 5/8" max for firm soils and 15 3/4" max for sand or gravel  
Horizontal Run 23 5/8" min.

**Foundation Walls**  
To be poured concrete or unit masonry (refer to drawings for type and thickness)  
Dampproofing shall be a heavy coat of bituminous material.  
Foundation wall to extend minimum 5 7/8" above finished grade.  
A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 2'-11" below exterior grade. A drainage layer shall consist of:  
Min. 1/2" mineral fiber insulation with min. density of 3.6 lb/ft2 or  
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 them from the foundation.  
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.

**Concrete Floor Slabs**  
Garage, carport, exterior slabs and steps shall be 32Mpa, 4650 psi concrete (after 28 days) with 5-8% air entrainment unless noted otherwise.  
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 4" course clean granular material.  
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 24x24" bent dowels spaced not more than 23 5/8" on centre.  
All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support.

**Requirements for Soil Gas Control**  
Where methane 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 S8.9.

**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.

**Masonry Walls**  
Where constructed of 3 1/2" brick, wall shall be bonded with header course every 6th course.  
Provide 2" solid masonry or continuous 1 1/2" plate under all roof and floor framing members.  
Provide 7 1/2" solid masonry under beams and columns.  
Masonry wall to be tied to each tier of joists with 1 9/16"x3/16" corrosion resistant steel straps, keyed minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 6'-7" o.c.  
Inside back of wall to be parge and covered with No. 15 breather-type asphalt paper.  
For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 3 1/2" brick to minimum 3 1/2" back-up block with corrosion resistant ties at least 0.028 in2 in cross sectional area, spaced 7 7/8" vertically and 2'-11" horizontally, with mortar.  
Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 5 7/8" end bearing.

**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 1/2" 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**  
DuROCK - Exterior Insulation and Finish Systems as per CCMC Evaluation report 12969-R.  
See DuROCK's 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 V8/AB continuously over inside of exterior wall studs, under sill plates, over top plates, over joist headers for full height of exterior wall studs, and across underside of roof tie joists, 1/2" gypsum wall board. All penetrations (such as doors, windows, services) to be formed. Trim excess foam insulation, seal windows and doors with flexseal self adhesive flashing to manufacturers specifications and flash as per dwgs.

**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  
1/2" 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 self-closer.

**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 with 6-mil polyethylene.

**Floor Construction**  
refer to drawings for Typical Assemblies.  
See structural drawings for floor system design (where applicable).  
Joists to have minimum 1 1/2" end bearing.  
Joists shall bear on a sill plate fixed to foundation (refer to foundation wall notes)  
Header joists between 3'-11" and 10'-6" in length shall be doubled. Header joists exceeding 10'-6" shall be sized by calculations.  
Trimmer joists shall be doubled when supported header 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 specifications.  
Joist 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 staggered 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)  
R36 glass fibre insulation or equal  
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 Unheated Space)

**Roof and Ceilings**  
Refer to Drawings and Engineered Roof Truss Shop Drawings for roof sheathing, roof rafter, roof joist and ceiling joist size and spacing requirements.  
Hip and valley rafter shall be 2" deeper than common rafters.  
2"x4" collar lies @ rafter spacing with 1"x4" continuous brace at mid span if collar tie exceeds 7'-10" in length.  
Attic Access hatch  
Insulated (R-60) 21 1/2"x23" access hatch C/W weather stripping.

**Notching and Drilling of Trusses, Joists and Rafters**  
Holes in engineered floor, roof and ceiling members to be as per manufacturers specifications.  
Holes in dimensioned floor, roof and ceiling members to be maximum 1/2" 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 1/5" 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 has members and engineered wood products shall not be notched, drilled or weakened unless accommodated in the design.

**Roofing**  
Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through at least 1/4" into roof sheathing.  
Every asphalt shingle shall be fastened with at least 4 nails.  
Eave protection shall extend 2'-11" up the roof slope from the edge, and at least 11 1/4" 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" sheffield, 0.013" galvanized steel, 0.018" copper, 0.018 zinc, or 0.019" aluminum in colors approved by the Designer prior to installation.  
Valley Flashing  
Valleys shall be closed. Closed valleys shall consist of one layer of type "S" smooth surface roll roofing not less than 24" wide. Nails shall not penetrate the flashing within 3" of its edge or 5" of the bottom of the valley centerline.  
Step Flashing  
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.  
Sidelights  
Curt 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**  
Steel beams 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 1/2"x3 1/2" in all other cases either 5 1/2"x5 1/2" or 7 1/2" round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall not be less than the width of the supported member.  
Masonry columns shall be a minimum of 11 3/8"x11 3/8" or 9 1/2"x15"  
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 insulation.  
Gutch passing through unheated space shall be made airtight with tape and sealant.  
Caulking shall be provided for all exterior doors and access hatches to the exterior, except doors from a garage to the exterior.  
Weather stripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior.  
Exterior walls, ceilings and 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.

**Natural Ventilation**  
Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/200 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:  
Bedrooms 0.97 ft2  
Other rooms 3.0 ft2  
Unfinished basement 0.2% of floor area

**Access to Crawl Spaces**  
Access hatch minimum 19 1/2"x2'-4" to be provided to every crawl space. Heated crawl spaces shall be fitted with a door or hatch except when the access opening into the crawl space is from the adjacent heated space.

**Access to Attics**  
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.

**Alarms & Detectors**  
At least one ULC rated combination smoke/CO detector/dam shall be installed on or near the ceiling on each floor and basement level 2'-11" or more above an adjacent level.  
Within dwelling units, at least one smoke alarm must be installed on each storey including basements.  
Additionally, a smoke alarm is required in each sleeping room. Smoke Alarms are also required in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.  
A carbon monoxide detector shall be installed on or near the ceiling in every room containing a solid fuel burning fireplace or stove.

**Stairs**  
Minimum rise 4 7/8" - Maximum rise 7 7/8"  
Minimum run 10" - Maximum run 14"  
Minimum headroom 6'-5"  
Minimum width 2'-10"  
The depth of a rectangular  
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 head. Sets of winders must be separated by 2'-11" along the run of the stair.  
A landing minimum 2'-11" in length is required of 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 foundations

**Handrails & Guards**  
A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers.  
Guards are required around every accessible surface, which is more than 23 5/8" above the adjacent level.  
Interior and exterior guards min. 2'-11" high. Exterior guards shall be 3'-6" high where height above adjacent surface exceeds 5'-11".  
Guards shall have no openings greater than 4" and no member between 4" and 2'-11" that will facilitate climbing.

**Decorative Trim**  
Trim as per the drawings and Owner's final selection. Dimension and mounting heights to be coordinated with on-site dimensions and all work to be proportioned accordingly.

**Wood Blocking**  
Wood blocking shall be provided within wall framing of stair locations for handrails in accordance with OBC 9.8.2.7.  
Wood blocking shall be provided within wall framing of 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.

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

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

**Mechanical Ventilation**  
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.  
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

**Doors & Windows**  
Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 5.8 ft2 and no dimension less than 15", which is operable without tools.  
Exterior house doors and windows within 6'-7" from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock.  
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 Contractor shall confirm rough opening sizes from the supplier prior to framing/forming openings.

\*\*\*DRAWING NOT VALID UNLESS STAMP IS IN COLOUR\*\*\*

NOTES:

DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMANLIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENDED END USE. ALL WORK TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNERS.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE OBC.

CASSANDRA HARRIS 42665  
NAME SIGNATURE BCIN  
BIRD ARCHITECTURE + DESIGN 44657  
FIRM NAME BCIN

DESIGN FIRM:

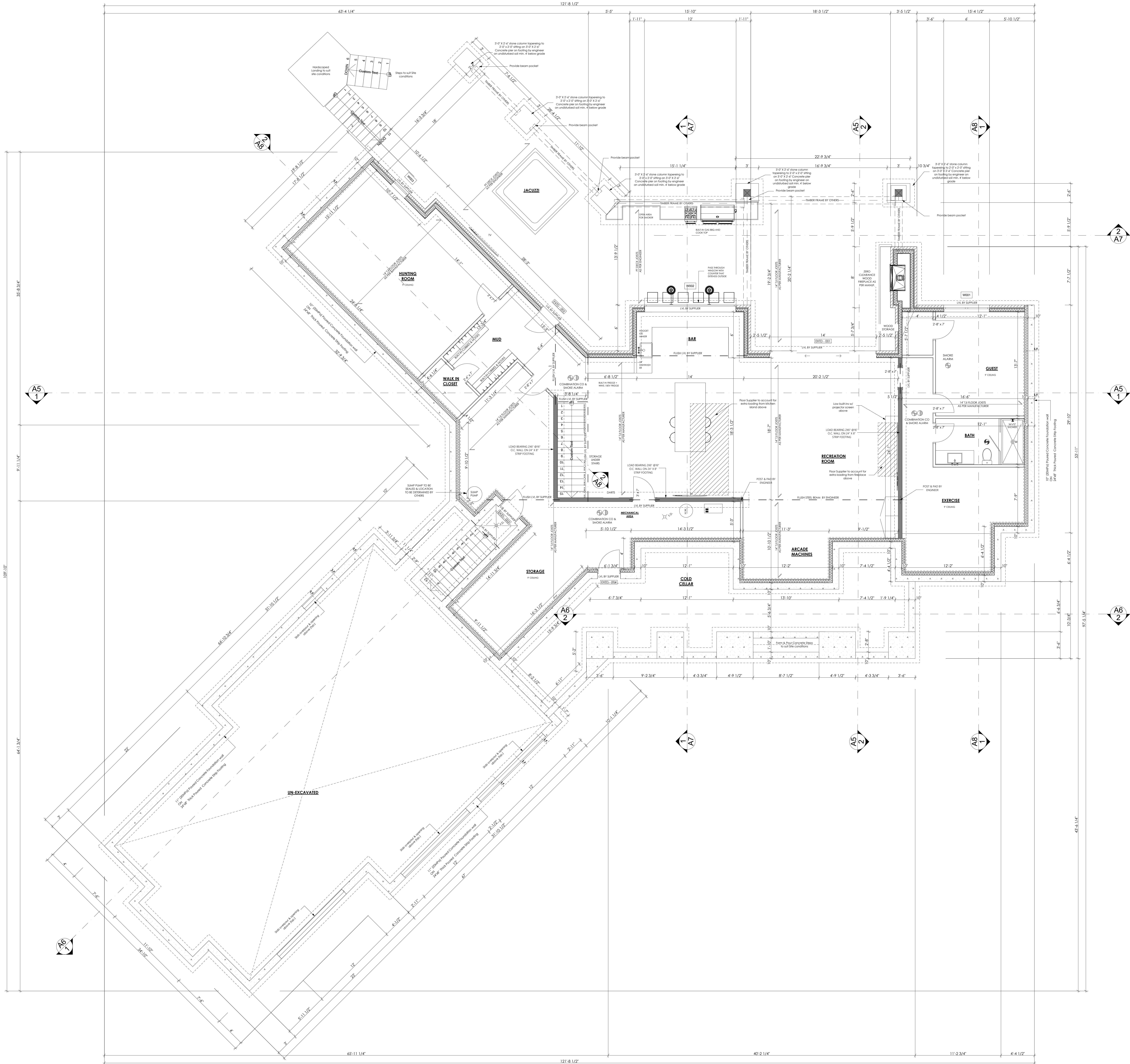
Bird  
CUSTOM HOMES | COTTAGES | ADDITIONS  
2021 COMMERCIAL PARK DRIVE NINFIELD  
TELEPHONE | 705 794 9697  
E-MAIL | CASSIE@BIRDARCHITECTURE.COM CA

REVISIONS: DATE:  
PRELIMINARY ISSUED FOR CLIENTS REVIEW APRIL 22, 2022  
PRELIMINARY ISSUED FOR CLIENTS REVIEW JUNE 17, 2022  
PRELIMINARY ISSUED FOR CLIENTS REVIEW SEP 23, 2022  
PRELIMINARY ISSUED FOR CLIENTS REVIEW JUNE 28, 2023  
PRELIMINARY ISSUED FOR CLIENTS REVIEW JUNE 30, 2023  
PRELIMINARY ISSUED FOR CLIENTS REVIEW JULY 18, 2023  
ISSUED FOR CONSULTANTS AUGUST 16, 2023

DRAWN BY: CMAH

PROJECT: BROCK RESIDENCE  
168 BETHEL SIDEROAD  
GEORGINA, ON

DRAWING NAME: TITLE PAGE: A0



NOTES:

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES

THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERED FLOOR & TRUSS PACKAGE

SINKS DETECTORS TO BE INTERCONNECTED ON ALL LEVELS

KITCHEN CABINETS AND VANITY LAYOUT & TYPE TO OWNERS/CONTRACTORS AGREEMENT

SHELVING IN CLOSETS TO OWNERS/CONTRACTORS AGREEMENT

REPLACE & HEARTH MATERIALS TO OWNERS CHOICE

ALL EXITS TO BE LIT. ALL ELECTRICAL BY OTHERS AS PER OWNERS/CONTRACTORS AGREEMENT

INTEL SPANS

TAKEN FROM CBC 2017 Table A-15  
S.F.P. WALL OR IN-TENSOR  
HORIZONTAL SHEATHING  
SPECIFIED SPAN LENGTH OF 2.31 FT  
(DEBILITY WIDTH OF 4.0m MAX.)

| EXTERIOR WALLS |           |
|----------------|-----------|
| SPAN           | SIZE      |
| 3'-0"          | 2'-2"x4"  |
| 4'-0"          | 2'-2"x6"  |
| 5'-0"          | 2'-2"x8"  |
| 6'-0"          | 2'-2"x10" |
| 7'-0"          | 2'-2"x12" |

| ROOF + 1 FLOOR |           |
|----------------|-----------|
| SPAN           | SIZE      |
| 2'-0"          | 2'-2"x4"  |
| 3'-10"         | 2'-2"x6"  |
| 4'-8"          | 2'-2"x8"  |
| 5'-8"          | 2'-2"x10" |
| 6'-8"          | 2'-2"x12" |

| ROOF + 2 FLOORS |           |
|-----------------|-----------|
| SPAN            | SIZE      |
| 2'-0"           | 2'-2"x4"  |
| 3'-8"           | 2'-2"x6"  |
| 4'-8"           | 2'-2"x8"  |
| 5'-3"           | 2'-2"x10" |
| 5'-11"          | 2'-2"x12" |

\* WHERE STRUCTURAL BEARING IS USED, LEVEL SPANS MAY BE INCREASED BY 1.5x

STEEL LINTEL SPANS

TAKEN FROM CBC 2012 Table 9-2.3.2.4  
Steel Linel Spans for Masonry Veneer

EXTERIOR ANGLES

1. Provide 3/16" x 3/16" x 1/4" steel angle of all windows where masonry above window and openings less than 7'-6".

2. Provide 4" x 3/16" x 1/4" steel angle of all windows where masonry above window and openings more than 7'-6" and less than 8'-1".

3. Provide 5" x 3/16" x 1/4" steel angle of all windows where masonry above window and openings more than 8'-1" and less than 10'-11".

4. Provide 6" x 4" x 1/2" steel angle of all windows where masonry above window and openings more than 10'-11" and less than 12'-4".

5. Provide 7" x 4" x 1/2" steel angle of all windows where masonry above window and openings more than 12'-4" and less than 13'-11".

Foundation Plan Notes:

1) General Contractor to Site Coordinate step footing (S.F.) locations on site to ensure all footings have sufficient frost protection in accordance with CBC 9.1.2.2.

2) Step footings to be in accordance with CBC 9.1.3.3.9.

Floor Framing Notes:

1) All floor framing to be Pre-Engineered Floor Joists per Supplier unless noted otherwise.

2) Floor Joist Supplier to provide Intel support over openings when floor joist spans exceed 4.0m in accordance with CBC 9.2.1.3.1.3.

LEGEND

|    |                            |
|----|----------------------------|
| II | FLOOR DRAIN                |
| ⊕  | Mechanical Vent            |
| ⊕  | INTERCONNECTED SMOKE ALARM |
| ⊕  | CARBON MONOXIDE ALARM      |
| ⊕  | POINT LOAD FROM ABOVE      |
| ⊕  | SOLID BEARING              |
| ⊕  | SOLID BEARING FROM ABOVE   |

NOTES

DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMANLIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENDED END USE. ALL WORK IS TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNERS.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE OBC.

|                            |           |
|----------------------------|-----------|
| CASSANDRA HARRIS           | 42865     |
| NAME                       | SIGNATURE |
| BIRD ARCHITECTURE + DESIGN | 44667     |
| FIRM NAME                  | BCIN      |

DESIGN FIRM

**Bird**

CUSTOM HOMES | OUTDOORS | ADDITIONS  
3021 COMMERCIAL PARK DRIVE, MISSISSAUGA, ONTARIO L4X 1L1  
TEL: 905.881.7400  
E-MAIL: C.HARRIS@BIRDCUSTOMHOMES.CA

| REVISIONS                            | DATE            |
|--------------------------------------|-----------------|
| PRELIMINARY DESIGN FOR CLIENT REVIEW | APRIL 11, 2023  |
| PRELIMINARY DESIGN FOR CLIENT REVIEW | JAN 11, 2023    |
| PRELIMINARY DESIGN FOR CLIENT REVIEW | SEP 18, 2022    |
| PRELIMINARY DESIGN FOR CLIENT REVIEW | JAN 6, 2023     |
| PRELIMINARY DESIGN FOR CLIENT REVIEW | JAN 30, 2023    |
| PRELIMINARY DESIGN FOR CLIENT REVIEW | JAN 11, 2023    |
| DESIGN FOR CONSTRUCTION              | AUGUST 18, 2023 |

DRAWN BY: CMAH

PROJECT: BROCK RESIDENCE  
168 BETHEL SIDEROAD  
GEORGINA, ON

DRAWING NAME: FOUNDATION

SCALE: 1/4" = 1'-0"

PAGE: A1

Notes

1. Bird Custom Home Design is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

2. Refer to the appropriate engineering drawings before proceeding with the work.

3. Report any discrepancies between architectural and engineering drawings to Bird Custom Home Design before proceeding with the work.

4. The General Contractor shall check and verify all dimensions and report all errors and omissions to Bird Custom Home Design.

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

6. All drawings are not to be scaled.

7. Copyright © by Bird Custom Home Design All rights reserved.

8. This drawing or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of Bird Custom Home Design.

NOTES

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES

THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERED FLOOR & TRUSS PACKAGE

SMOKE DETECTORS TO BE INTERCONNECTED ON ALL LEVELS

KITCHEN CABINETRY AND VANITY LAYOUT & TYPE TO OWNERS/CONTRACTORS AGREEMENT

SHELVING IN CLOSETS TO OWNERS/CONTRACTORS AGREEMENT

FIREPLACE & HEARTH MATERIALS TO OWNERS CHOICE

ALL EXITS TO BE LIT. ALL ELECTRICAL BY OTHERS AS PER OWNERS/CONTRACTORS AGREEMENT

LinTEL SPANS

TAKEN FROM CBC 2017 Table A-15

1/2" MIN. 20 MIL GRADE

NON-STRUCTURAL SHEATHING

SPACED FROM CLACK OF 2.5 FT

(REGULAR WIDTH OF 4.9m MAX.)

| EXTERIOR WALLS  | SPAN   | SIZE      |
|-----------------|--------|-----------|
| ROOF ONLY       | 2'-0"  | 2'-2"x4"  |
|                 | 4'-0"  | 2'-2"x6"  |
|                 | 5'-4"  | 2'-2"x8"  |
|                 | 6'-2"  | 2'-2"x10" |
| ROOF + 1 FLOOR  | 7'-0"  | 2'-2"x12" |
| SPAN            | 8'-0"  | 2'-2"x4"  |
|                 | 9'-0"  | 2'-2"x6"  |
|                 | 10'-0" | 2'-2"x8"  |
|                 | 11'-0" | 2'-2"x10" |
| ROOF + 2 FLOORS | 12'-0" | 2'-2"x12" |
| SPAN            | 13'-0" | 2'-2"x4"  |
|                 | 14'-0" | 2'-2"x6"  |
|                 | 15'-0" | 2'-2"x8"  |
|                 | 16'-0" | 2'-2"x10" |
|                 | 17'-0" | 2'-2"x12" |

\* WHERE STRUCTURAL SHEATHING IS USED, LITEL SPANS MAY BE INCREASED BY 15%.

STEEL LINTEL SPANS

1. Provide 3/4" x 3/4" x 1/4" steel angle of all windows where masonry above window and openings less than 7'-0".

2. Provide 4" x 3/4" x 1/4" steel angle of all windows where masonry above window and openings more than 7'-0" and less than 8'-1".

3. Provide 5" x 3/4" x 1/4" steel angle of all windows where masonry above window and openings more than 8'-1" and less than 10'-11".

4. Provide 6" x 4" x 1/2" steel angle of all windows where masonry above window and openings more than 10'-11" and less than 12'-6".

5. Provide 7" x 4" x 1/2" steel angle of all windows where masonry above window and openings more than 12'-6" and less than 13'-11".

Floor Framing Notes

1. All floor framing to be Pre-Engineered Floor Joists per Supplier unless noted otherwise.

2. Floor Joist Supplier to provide lintel support over openings where floor joist spans exceed 8'9" in accordance with CBC 9.2.3.1.2.3.

Roof Framing Notes

1. All roof framing to be Pre-Engineered Roof Trusses per Supplier unless noted otherwise.

2. Roof Supplier to provide lintel support over openings where roof truss spans exceed 9'9" in accordance with CBC 9.2.3.1.2.3.

LEGEND

|      |                            |
|------|----------------------------|
| 1/2" | FLOOR DRAIN                |
| 1/2" | MECHANICAL VENT            |
| 1/2" | INTERCONNECTED SMOKE ALARM |
| 1/2" | CARBON MONOXIDE ALARM      |
| 1/2" | POINT LOAD FROM ABOVE      |
| 1/2" | SOLID BEARING              |
| 1/2" | SOLID BEARING FROM ABOVE   |

NOTES

DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIAL DIMENSIONS AND STRUCTURAL MEMBERS ON SITE ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMANLIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENDED END USE. ALL WORK TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGN, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

IN ACCORDANCE WITH ARTICLE 2.17.1.1 OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.1.1 OF THE OBC

|                         |           |
|-------------------------|-----------|
| CASSANDRA HARRIS        | 42665     |
| NAME                    | SIGNATURE |
| BIRD CUSTOM HOME DESIGN | 44657     |
| FIRM NAME               | BCIN      |

DESIGN FIRM

**Bird**

BIRD CUSTOM HOME DESIGN

2021 COMMERCE PARK DRIVE, UNIT 101

GEORGINA, ONTARIO L7G 4K7

TEL: 705.738.9007

E-MAIL: CASHARRIS@BIRDCUSTOMHOMEDSIGN.COM

| REVISIONS                            | DATE            |
|--------------------------------------|-----------------|
| PRELIMINARY REVIEW FOR CLIENT REVIEW | APRIL 25, 2023  |
| PRELIMINARY REVIEW FOR CLIENT REVIEW | JUNE 17, 2023   |
| PRELIMINARY REVIEW FOR CLIENT REVIEW | SEP 13, 2023    |
| PRELIMINARY REVIEW FOR CLIENT REVIEW | JUNE 26, 2023   |
| PRELIMINARY REVIEW FOR CLIENT REVIEW | JUNE 26, 2023   |
| PRELIMINARY REVIEW FOR CLIENT REVIEW | JULY 17, 2023   |
| REVIEW FOR CONSULTANTS               | AUGUST 16, 2023 |

DESIGNED BY: CMAH

PROJECT: BROCK RESIDENCE

168 BETHEL SIDEROAD

GEORGINA, ON

DRAWING NAME: MAIN FLOOR

SCALE: 1/4" = 1'-0"

PAGE: A2



Ground Floor

1/4" = 1'-0"

TAKEN FROM CBC 2017 Table A-15  
S.P.F. No.1, OR No.2 GRADE  
NON-STRUCTURAL SHEATHING  
SPECIFIED SNOW LOADS OF 2.5 kPa  
(TRIBUTARY WIDTH OF 4.5m MAX.)

| SPAN  | SIZE     |
|-------|----------|
| 3'-0" | 2-2"x4"  |
| 4'-5" | 2-2"x6"  |
| 5'-4" | 2-2"x8"  |
| 6'-7" | 2-2"x10" |

\* WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.

TAKEN FROM: OBC 2012, Table 9.20.5.2.B.  
Steel Exterior Angles for Masonry Veneer

1. Provide 3  $1/2$ " x 3  $1/2$ " x  $1/4$ " steel angle at all windows where masonry above window and openings less than 7'-6".
2. Provide 4" x 3  $1/2$ " x  $1/4$ " steel angle at all windows where masonry above window and openings more than 7'-6" and less than 8'-1".
3. Provide 5" x 3  $1/2$ " x  $1/2$ " steel angle at all windows where masonry above window and openings more than 8'-1" and less than 10'-11".
4. Provide 6" x 4" x  $1/2$ " steel angle at all windows where masonry above window and openings more than 10'-11" and less than 12'-6".
5. Provide 7" x 4" x  $1/2$ " steel angle at all windows where masonry above window and openings more than 12'-6" and less than 13'-11".

2) floor Joist Supplier to provide intel support over openings where floor joist spans exceed 4.9m in accordance with OBC 9.23.12.3.

2]Roof Supplier to provide Intel support over openings where roof truss spans exceed 9.8m in accordance with OBC 9.23.12.3.

-  FLOOR DRAIN
-  MECHANICAL VENT
-  INTERCONNECTED SMOKE ALARM
-  CARBON MONOXIDE ALARM
-  POINT LOAD FROM ABOVE
-  SOLID BEARING
-  SOLID BEARING FROM ABOVE

NOTES:

DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMAN-LIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENDED END USE. ALL WORK TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNERS.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED  
ENGINEERED DRAWINGS THAT MAY BE REQUIRED  
TO BUILD SPECIFIED DESIGN

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE  
ONTARIO BUILDING CODE (OBC) THE  
UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN, AND HAS  
QUALIFICATIONS AND MEETS THE REQUIREMENTS  
SET OUT IN THE ONTARIO BUILDING CODE TO BE A  
DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS  
DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE CBC.

|                         |           |
|-------------------------|-----------|
| CASSANDRA HARRIS        | 42885     |
| NAME                    | SIGNATURE |
| BIRD CUSTOM HOME DESIGN | 44657     |
| FIRM NAME               | BCN       |

**Bird**  
CUSTOM HOMES | COTTAGES | ADDITIONS  
2021 COMMERCE PARK DRIVE INNISFIL  
TELEPHONE | 705 794 9697  
E-MAIL | [CASSIE@BIRDCUSTOMHOME.CA](mailto:CASSIE@BIRDCUSTOMHOME.CA)

| REVISIONS:                            | DATE:           |
|---------------------------------------|-----------------|
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | APRIL 22, 2022  |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JUNE 17, 2022   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | SEP 23, 2022    |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JUNE 28, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JUNE 30, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JULY 18, 2023   |
| ISSUED FOR CONSULTANTS                | AUGUST 18, 2025 |

DRAWN BY: CMAH

PROJECT: **BROCK RESIDENCE**  
**168 BETHEL SIDEROAD**  
**GEORGINA, ON**

|                               |                    |
|-------------------------------|--------------------|
| DRAWING NAME:<br><b>ROOF</b>  | PAGE:<br><b>A3</b> |
| SCALE:<br><b>1/4" = 1'-0"</b> |                    |


$$1/4" = 1'-0"$$

Bird Custom Home Design is not responsible for the accuracy of 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 architectural and engineering drawings to Bird Custom Home Design before proceeding with the work. The General Contractor shall check and verify all dimensions and report all errors and omissions to Bird Custom Home Design. Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction. All drawings are not to be scaled. Copyright © by Bird Custom Home Design All rights reserved. The General Contractor shall check and verify all dimensions and report all errors and omissions to Bird Custom Home Design. This drawing or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of Bird Custom Home Design.

NOTES:

**ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES**

**THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERED FLOOR & TRUSS PACKAGE**

SMOKE DETECTORS TO BE INTERCONNECTED ON ALL LEVELS

KITCHEN CABINETRY AND VANITY LAYOUT & TYPE TO OWNER'S/CONTRACTOR'S AGREEMENT

SHELVING IN CLOSETS TO OWNER'S/CONTRACTOR'S AGREEMENT

FIREPLACE & HEARTH MATERIALS TO OWNER'S CHOICE

ALL EXITS TO BE LIT. ALL ELECTRICAL BY OTHERS AS PER OWNER'S/CONTRACTOR'S AGREEMENT

- LEGEND**
- FLOOR DRAIN
  - MECHANICAL VENT
  - INTERCONNECTED SMOKE ALARM
  - CARBON MONOXIDE ALARM
  - POINT LOAD FROM ABOVE
  - SOLID BEARING
  - SOLID BEARING FROM ABOVE

\*\*\*DRAWING NOT VALID UNLESS STAMP IS IN COLOUR\*\*\*

NOTES:

DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMAN-LIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENDED END USE. ALL WORK TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNERS.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE OBC.

CASSANDRA HARRIS 42665  
NAME SIGNATURE BCIN  
BIRD CUSTOM HOME DESIGN 44657  
FIRM NAME BCIN

DESIGN FIRM

**Bird**

CUSTOM HOMES | COTTAGES | ADDITIONS  
2021 COMMERCE PARK DRIVE INNISFIL  
TELEPHONE| 705 794 9697  
E-MAIL| CASSIE@BIRDCUSTOMHOME.CA

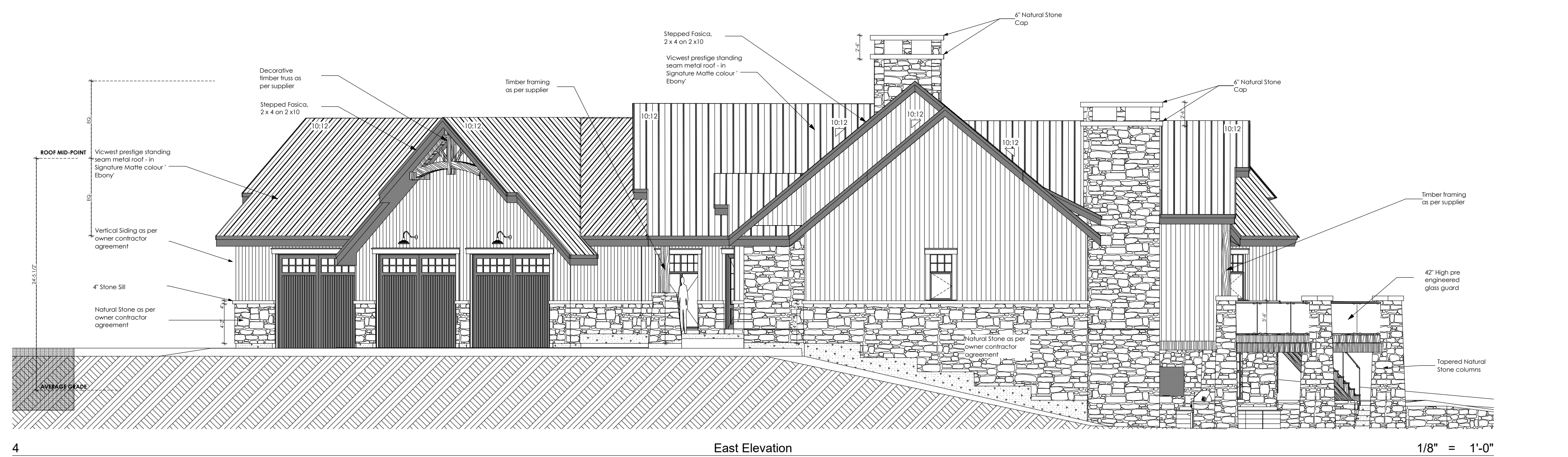
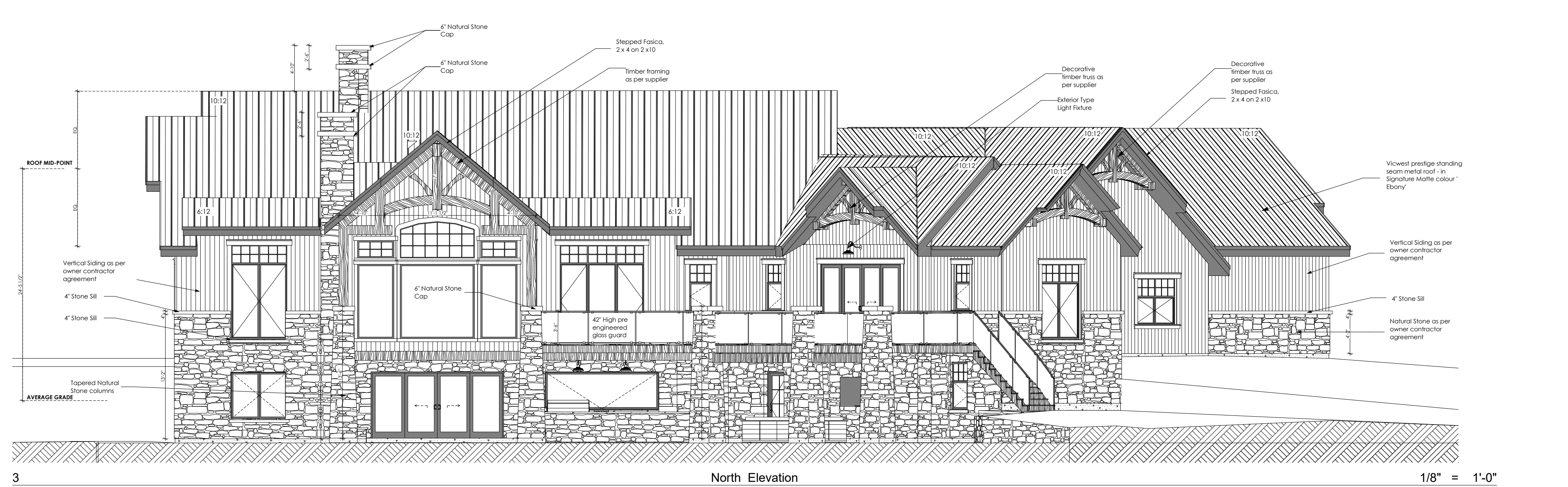
| REVISIONS:                            | DATE:           |
|---------------------------------------|-----------------|
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | APRIL 22, 2022  |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JUNE 17, 2022   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | SEP 23, 2022    |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JUNE 28, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JUNE 30, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JULY 10, 2023   |
| ISSUED FOR CONSULTANTS                | AUGUST 18, 2023 |

DRAWN BY: CMAH

PROJECT: BROCK RESIDENCE  
168 BETHEL SIDEROAD  
GEORGINA, ON

DRAWING NAME: ELEVATIONS  
SCALE: 1/4" = 1'-0"

PAGE: A4



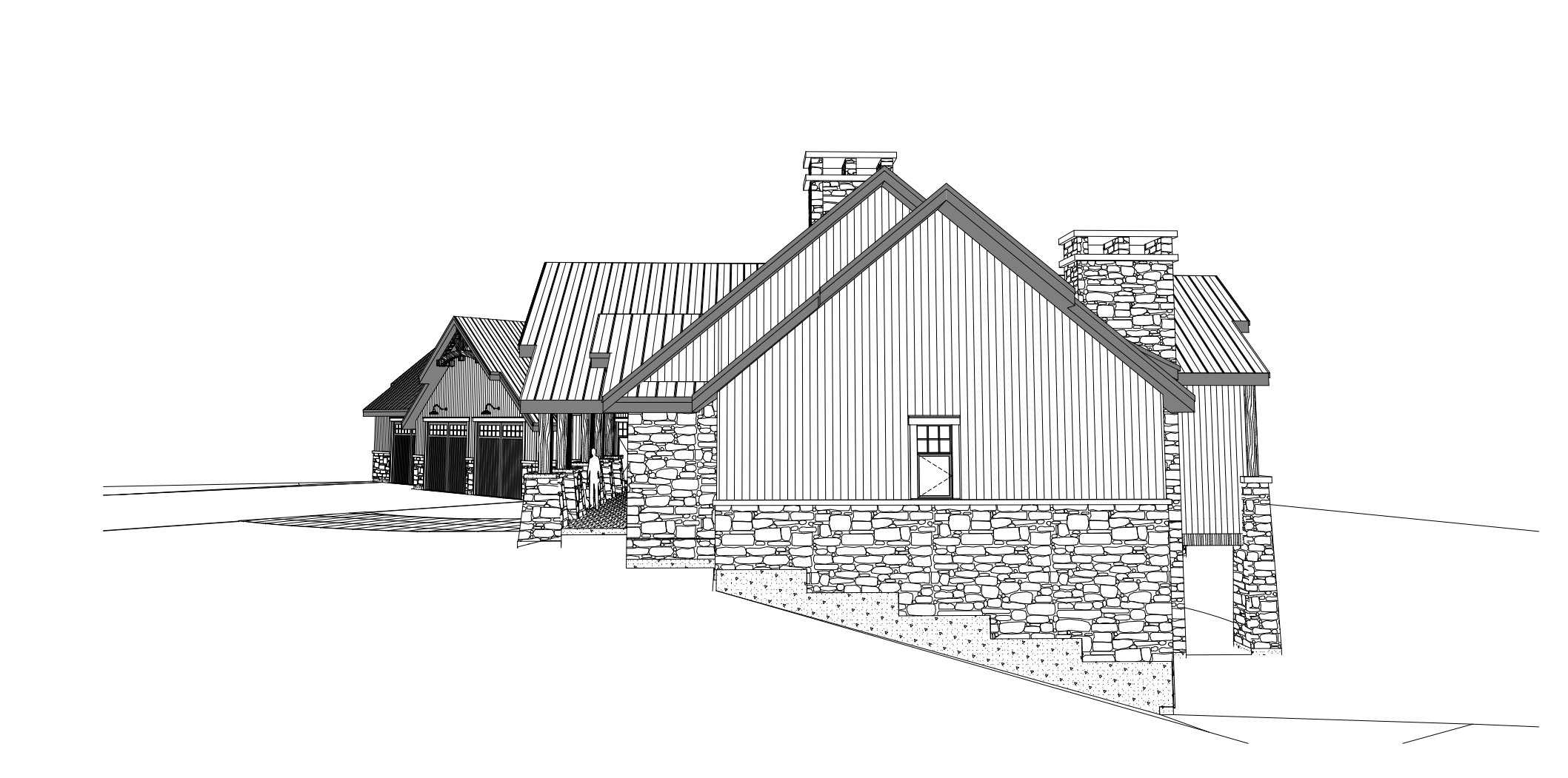
3D SOUTH



3D WEST



3D NORTH



3D EAST

Bird Custom Home Design is not responsible for the accuracy of 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 architectural and engineering drawings to Bird Custom Home Design before proceeding with the work. The General Contractor shall check and verify all dimensions and report all errors and omissions to Bird Custom Home Design. Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction. All drawings are not to be scaled. Copyright © by Bird Custom Home Design All rights reserved. This drawing or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of Bird Custom Home Design.

NOTES:

**ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES**

**THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERED FLOOR & TRUSS PACKAGE**

SMOKE DETECTORS TO BE INTERCONNECTED ON ALL LEVELS

KITCHEN CABINETRY AND VANITY LAYOUT & TYPE TO OWNER'S/CONTRACTOR'S AGREEMENT

SHELVING IN CLOSETS TO OWNER'S/CONTRACTOR'S AGREEMENT

FIREPLACE & HEARTH MATERIALS TO OWNER'S CHOICE

ALL EXITS TO BE LIT. ALL ELECTRICAL BY OTHERS AS PER OWNER'S/CONTRACTOR'S AGREEMENT

| LEGEND |                            |
|--------|----------------------------|
|        | FLOOR DRAIN                |
|        | MECHANICAL VENT            |
|        | INTERCONNECTED SMOKE ALARM |
|        | CARBON MONOXIDE ALARM      |
|        | POINT LOAD FROM ABOVE      |
|        | SOLID BEARING              |
|        | SOLID BEARING FROM ABOVE   |

\*\*\*DRAWING NOT VALID UNLESS STAMP IS IN COLOUR\*\*\*

NOTES:

DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMANLIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENDED END USE. ALL WORK TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER'S.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE OBC.

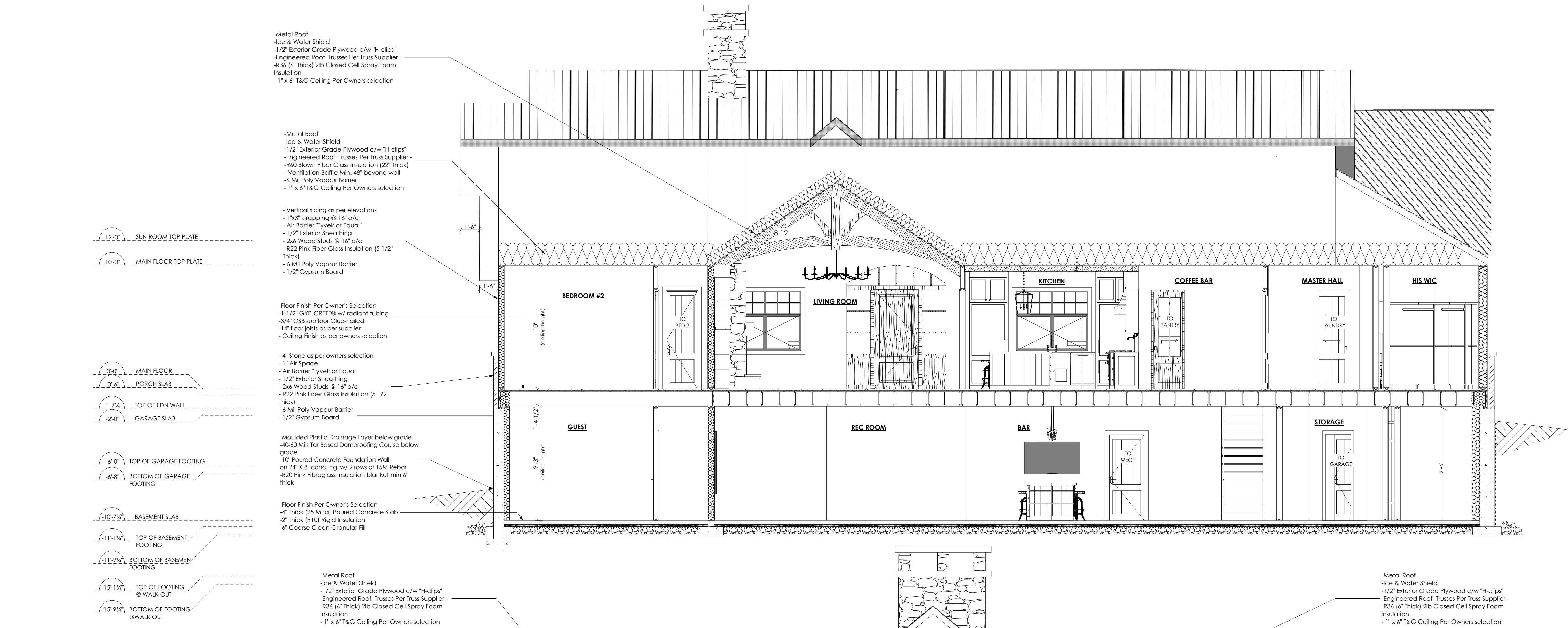
|                         |           |
|-------------------------|-----------|
| CASSANDRA HARRIS        | 42665     |
| NAME                    | SIGNATURE |
| BIRD CUSTOM HOME DESIGN | 44657     |
| FIRM NAME               | BCIN      |

DESIGN FIRM:

**Bird**

CUSTOM HOMES | COTTAGES | ADDITIONS  
2021 COMMERCE PARK DRIVE INNISFIL  
TELEPHONE| 705 794 9697  
E-MAIL| CASSIE@BIRDCUSTOMHOME.CA

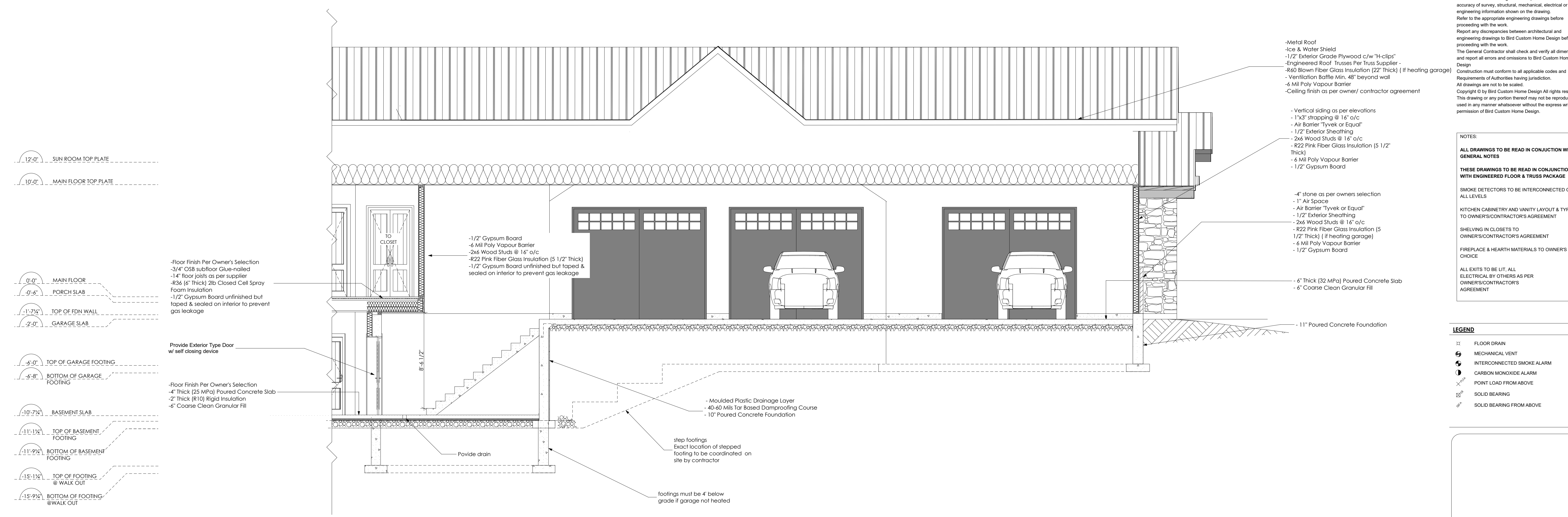
| REVISIONS:                                                      | DATE:           |
|-----------------------------------------------------------------|-----------------|
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | APRIL 22, 2022  |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 17, 2022   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | SEP 23, 2022    |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 28, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 30, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JULY 10, 2023   |
| ISSUED FOR CONSULTANTS                                          | AUGUST 18, 2023 |
| DRAWN BY: CMAH                                                  |                 |
| PROJECT: BROCK RESIDENCE<br>168 BETHEL SIDEROAD<br>GEORGINA, ON |                 |
| DRAWING NAME: BUILDING SECTIONS                                 | PAGE:           |
| SCALE: 1/4" = 1'-0"                                             | <b>A5</b>       |



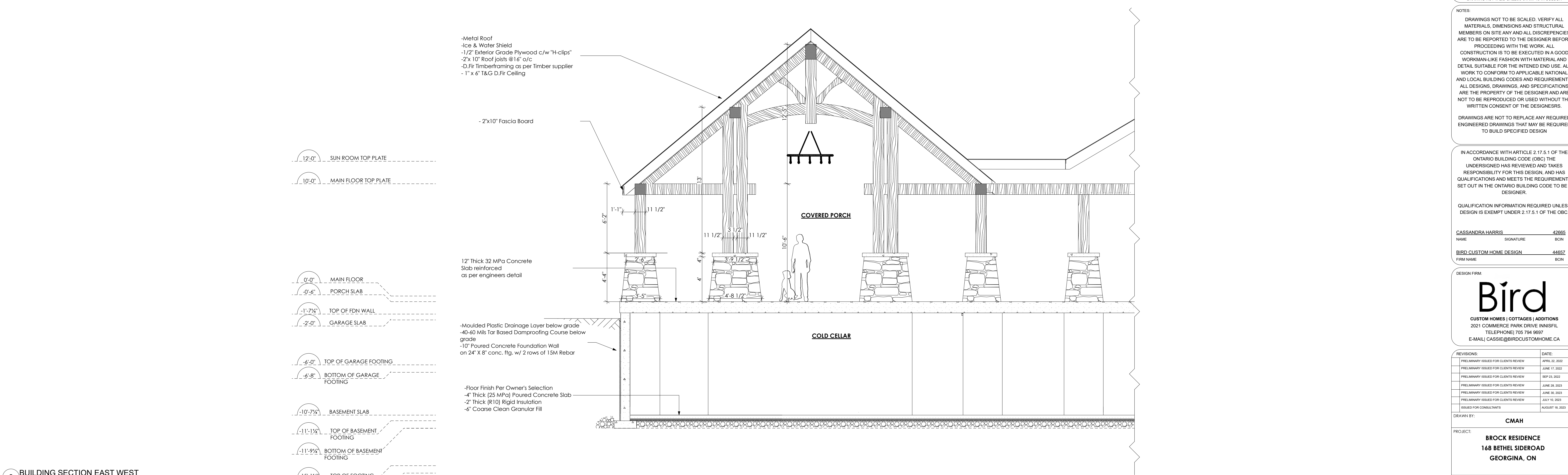
1 BUILDING SECTION EAST WEST  
1/8" = 1'-0"



2 BUILDING SECTION NORTH SOUTH  
1/8" = 1'-0"



1 BUILDING SECTION NORTH SOUTH  
1/4" = 1'-0"



2 BUILDING SECTION EAST WEST  
1/4" = 1'-0"

Bird Custom Home Design is not responsible for the accuracy of 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 architectural and engineering drawings to Bird Custom Home Design before proceeding with the work. The General Contractor shall check and verify all dimensions and report all errors and omissions to Bird Custom Home Design. Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction. All drawings are not to be scaled. Copyright © by Bird Custom Home Design All rights reserved. This drawing or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of Bird Custom Home Design.

NOTES:

**ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES**

**THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERED FLOOR & TRUSS PACKAGE**

SMOKE DETECTORS TO BE INTERCONNECTED ON ALL LEVELS

KITCHEN CABINETRY AND VANITY LAYOUT & TYPE TO OWNER'S/CONTRACTOR'S AGREEMENT

SHELVING IN CLOSETS TO OWNER'S/CONTRACTOR'S AGREEMENT

FIREPLACE & HEARTH MATERIALS TO OWNER'S CHOICE

ALL EXITS TO BE LIT, ALL ELECTRICAL BY OTHERS AS PER OWNER'S/CONTRACTOR'S AGREEMENT

| LEGEND |                            |
|--------|----------------------------|
|        | FLOOR DRAIN                |
|        | MECHANICAL VENT            |
|        | INTERCONNECTED SMOKE ALARM |
|        | CARBON MONOXIDE ALARM      |
|        | POINT LOAD FROM ABOVE      |
|        | SOLID BEARING              |
|        | SOLID BEARING FROM ABOVE   |

\*\*\*DRAWING NOT VALID UNLESS STAMP IS IN COLOUR\*\*\*

NOTES:

DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMANLIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENDED END USE. ALL WORK TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNERS.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE OBC.

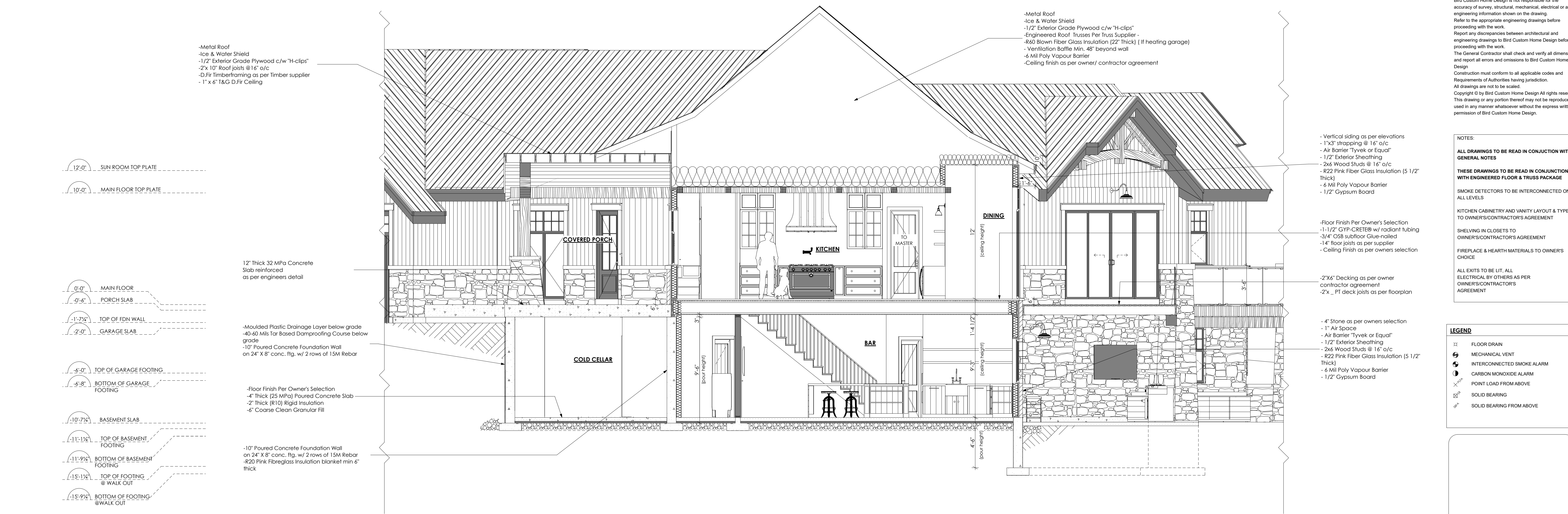
|                         |           |
|-------------------------|-----------|
| CASSANDRA HARRIS        | 42665     |
| NAME                    | SIGNATURE |
| BIRD CUSTOM HOME DESIGN | 44657     |
| FIRM NAME               | BCIN      |

DESIGN FIRM:

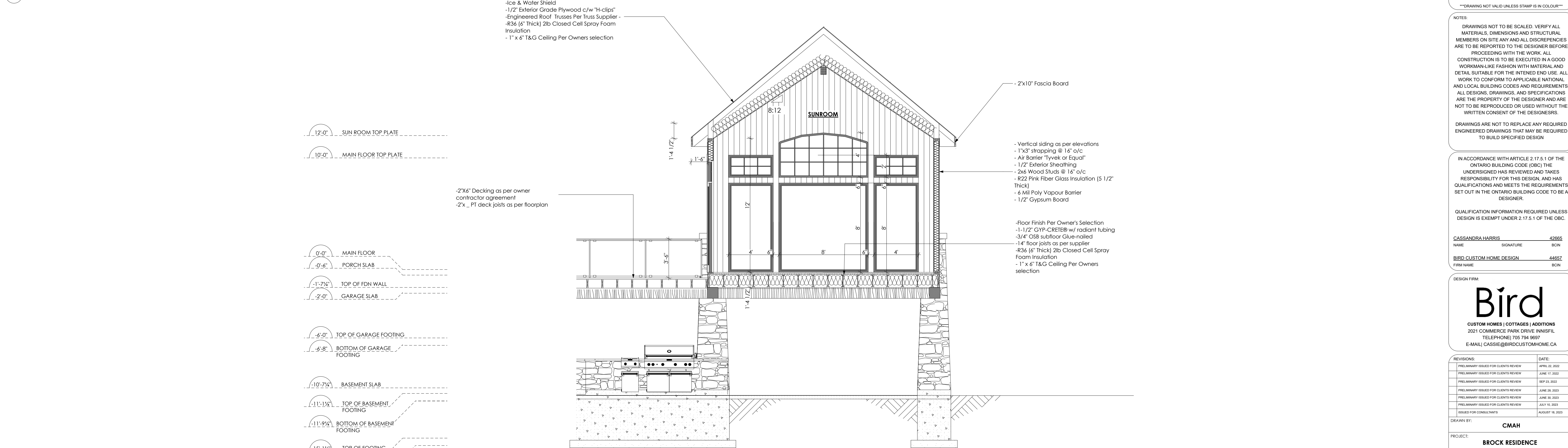
**Bird**

CUSTOM HOMES | COTTAGES | ADDITIONS  
2021 COMMERCE PARK DRIVE INNISFIL  
TELEPHONE| 705 794 9697  
E-MAIL| CASSIE@BIRDCUSTOMHOME.CA

| REVISIONS:                                                      | DATE:           |
|-----------------------------------------------------------------|-----------------|
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | APRIL 22, 2022  |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 17, 2022   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | SEP 23, 2022    |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 28, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 30, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JULY 10, 2023   |
| ISSUED FOR CONSULTANTS                                          | AUGUST 18, 2023 |
| DRAWN BY: CMAH                                                  |                 |
| PROJECT: BROCK RESIDENCE<br>168 BETHEL SIDEROAD<br>GEORGINA, ON |                 |
| DRAWING NAME: BUILDING SECTIONS                                 | PAGE: A6        |
| SCALE: 1/4" = 1'-0"                                             |                 |



1 BUILDING SECTION NORTH SOUTH  
1/4" = 1'-0"



2 BUILDING SECTION EAST WEST  
1/4" = 1'-0"

Bird Custom Home Design is not responsible for the accuracy of 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 architectural and engineering drawings to Bird Custom Home Design before proceeding with the work. The General Contractor shall check and verify all dimensions and report all errors and omissions to Bird Custom Home Design. Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction. All drawings are not to be scaled. Copyright © by Bird Custom Home Design All rights reserved. This drawing or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of Bird Custom Home Design.

NOTES:

**ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES**

**THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERED FLOOR & TRUSS PACKAGE**

SMOKE DETECTORS TO BE INTERCONNECTED ON ALL LEVELS

KITCHEN CABINETRY AND VANITY LAYOUT & TYPE TO OWNER'S/CONTRACTOR'S AGREEMENT

SHELVING IN CLOSETS TO OWNER'S/CONTRACTOR'S AGREEMENT

FIREPLACE & HEARTH MATERIALS TO OWNER'S CHOICE

ALL EXITS TO BE LIT. ALL ELECTRICAL BY OTHERS AS PER OWNER'S/CONTRACTOR'S AGREEMENT

| LEGEND |                            |
|--------|----------------------------|
|        | FLOOR DRAIN                |
|        | MECHANICAL VENT            |
|        | INTERCONNECTED SMOKE ALARM |
|        | CARBON MONOXIDE ALARM      |
|        | POINT LOAD FROM ABOVE      |
|        | SOLID BEARING              |
|        | SOLID BEARING FROM ABOVE   |

\*\*\*DRAWING NOT VALID UNLESS STAMP IS IN COLOUR\*\*\*

NOTES:

DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMANLIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENDED END USE. ALL WORK TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNERS.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE OBC.

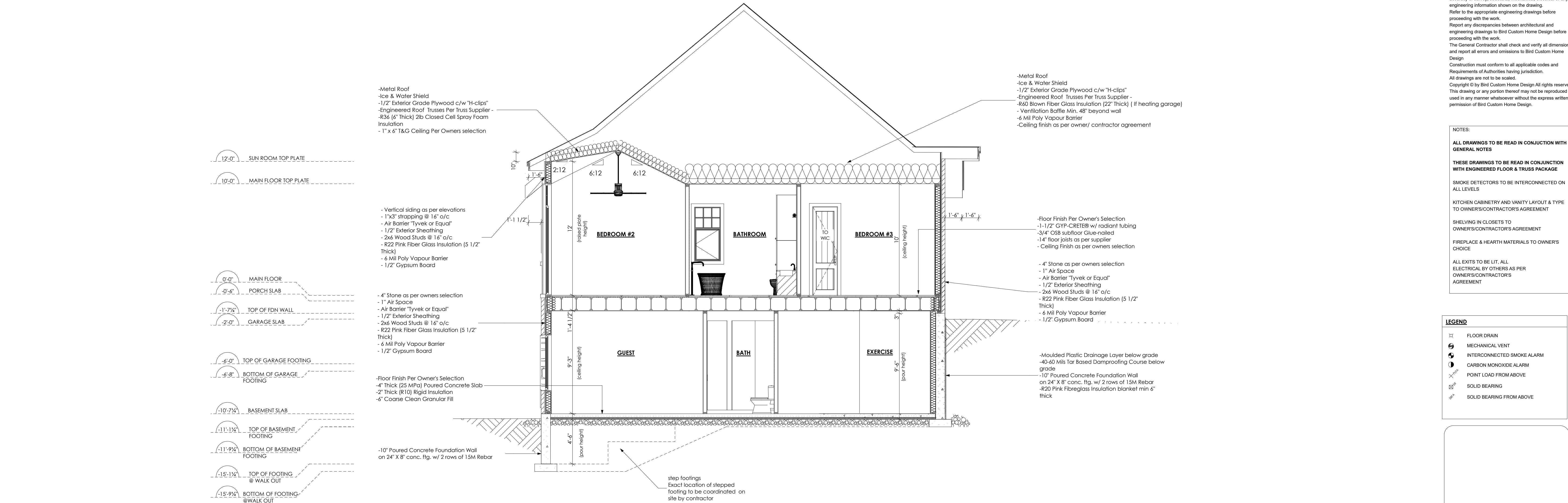
|                         |           |
|-------------------------|-----------|
| CASSANDRA HARRIS        | 42665     |
| NAME                    | SIGNATURE |
| BIRD CUSTOM HOME DESIGN | 44657     |
| FIRM NAME               | BCIN      |

DESIGN FIRM

**Bird**

CUSTOM HOMES | COTTAGES | ADDITIONS  
2021 COMMERCE PARK DRIVE INNISFIL  
TELEPHONE| 705 794 9697  
E-MAIL| CASSIE@BIRDCUSTOMHOME.CA

| REVISIONS:                                                      | DATE:           |
|-----------------------------------------------------------------|-----------------|
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | APRIL 22, 2022  |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 17, 2022   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | SEP 23, 2022    |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 28, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 30, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JULY 10, 2023   |
| ISSUED FOR CONSULTANTS                                          | AUGUST 18, 2023 |
| DRAWN BY: CMAH                                                  |                 |
| PROJECT: BROCK RESIDENCE<br>168 BETHEL SIDEROAD<br>GEORGINA, ON |                 |
| DRAWING NAME: BUILDING SECTIONS                                 | PAGE: A7        |
| SCALE: 1/4" = 1'-0"                                             |                 |



1 BUILDING SECTION NORTH SOUTH  
1/4" = 1'-0"

Bird Custom Home Design is not responsible for the accuracy of 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 architectural and engineering drawings to Bird Custom Home Design before proceeding with the work. The General Contractor shall check and verify all dimensions and report all errors and omissions to Bird Custom Home Design. Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction. All drawings are not to be scaled. Copyright © by Bird Custom Home Design All rights reserved. This drawing or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of Bird Custom Home Design.

- NOTES:
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERED FLOOR & TRUSS PACKAGE
- SMOKE DETECTORS TO BE INTERCONNECTED ON ALL LEVELS
- KITCHEN CABINETRY AND VANITY LAYOUT & TYPE TO OWNER'S/CONTRACTOR'S AGREEMENT
- SHELVING IN CLOSETS TO OWNER'S/CONTRACTOR'S AGREEMENT
- FIREPLACE & HEARTH MATERIALS TO OWNER'S CHOICE
- ALL EXITS TO BE LIT. ALL ELECTRICAL BY OTHERS AS PER OWNER'S/CONTRACTOR'S AGREEMENT

| LEGEND |                            |
|--------|----------------------------|
|        | FLOOR DRAIN                |
|        | MECHANICAL VENT            |
|        | INTERCONNECTED SMOKE ALARM |
|        | CARBON MONOXIDE ALARM      |
|        | POINT LOAD FROM ABOVE      |
|        | SOLID BEARING              |
|        | SOLID BEARING FROM ABOVE   |

NOTES:

DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMANLIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENDED END USE. ALL WORK TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE OBC.

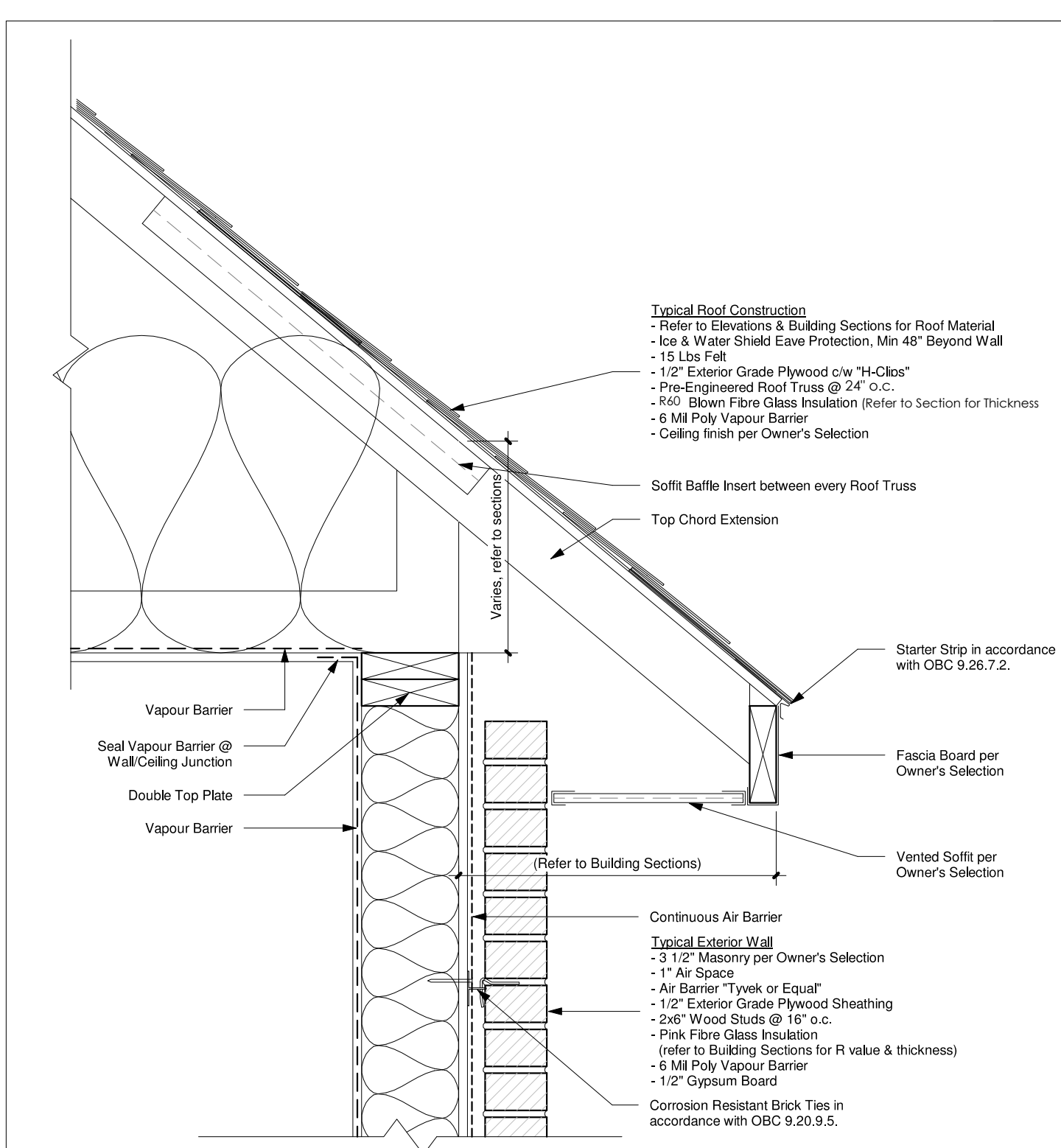
|                         |           |
|-------------------------|-----------|
| CASSANDRA HARRIS        | 42665     |
| NAME                    | SIGNATURE |
| BIRD CUSTOM HOME DESIGN | 44657     |
| FIRM NAME               | BCN       |

DESIGN FIRM

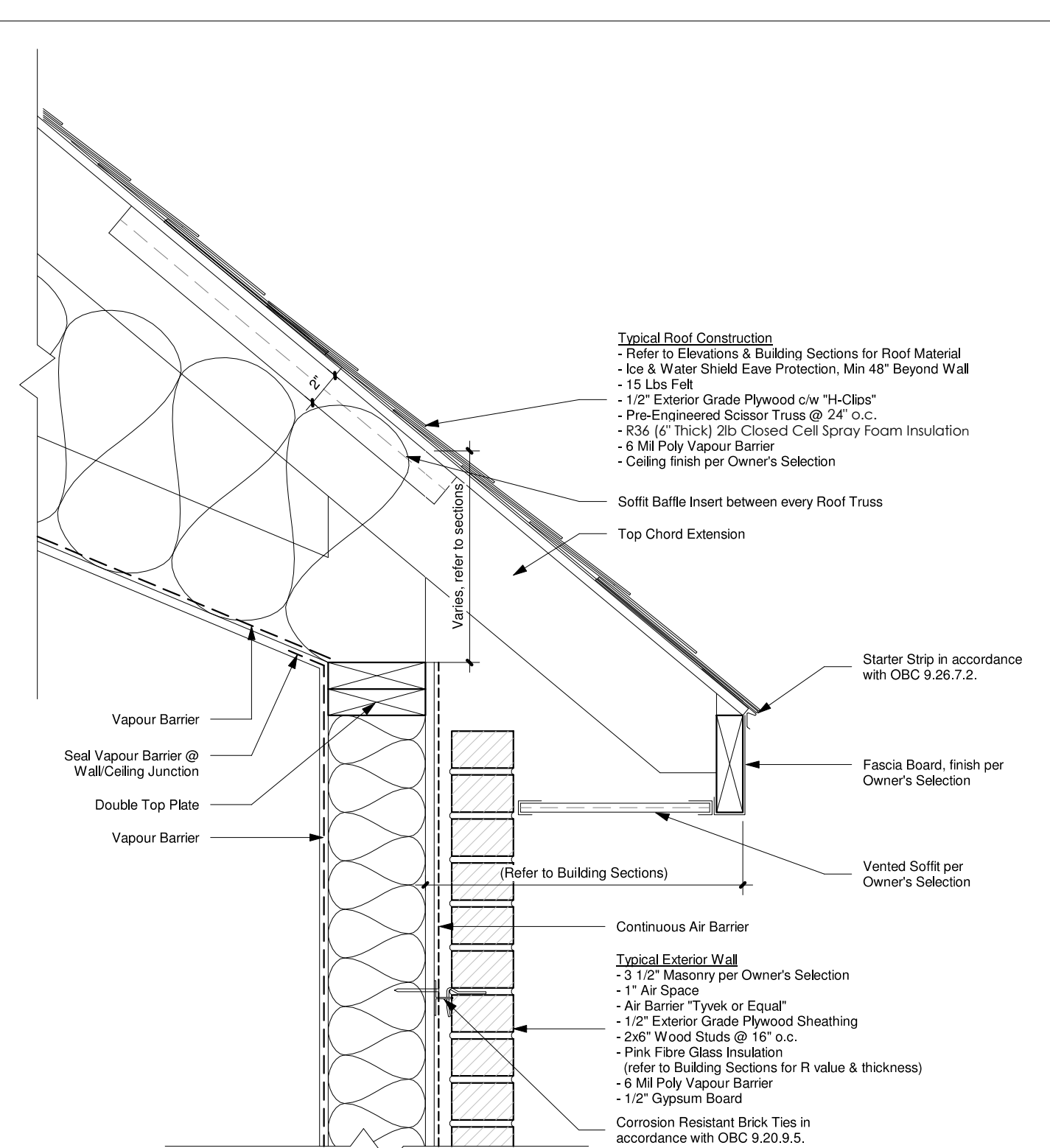
**Bird**

CUSTOM HOMES | COTTAGES | ADDITIONS  
2021 COMMERCE PARK DRIVE INNISFIL  
TELEPHONE| 705 794 9697  
E-MAIL| CASSIE@BIRDCUSTOMHOME.CA

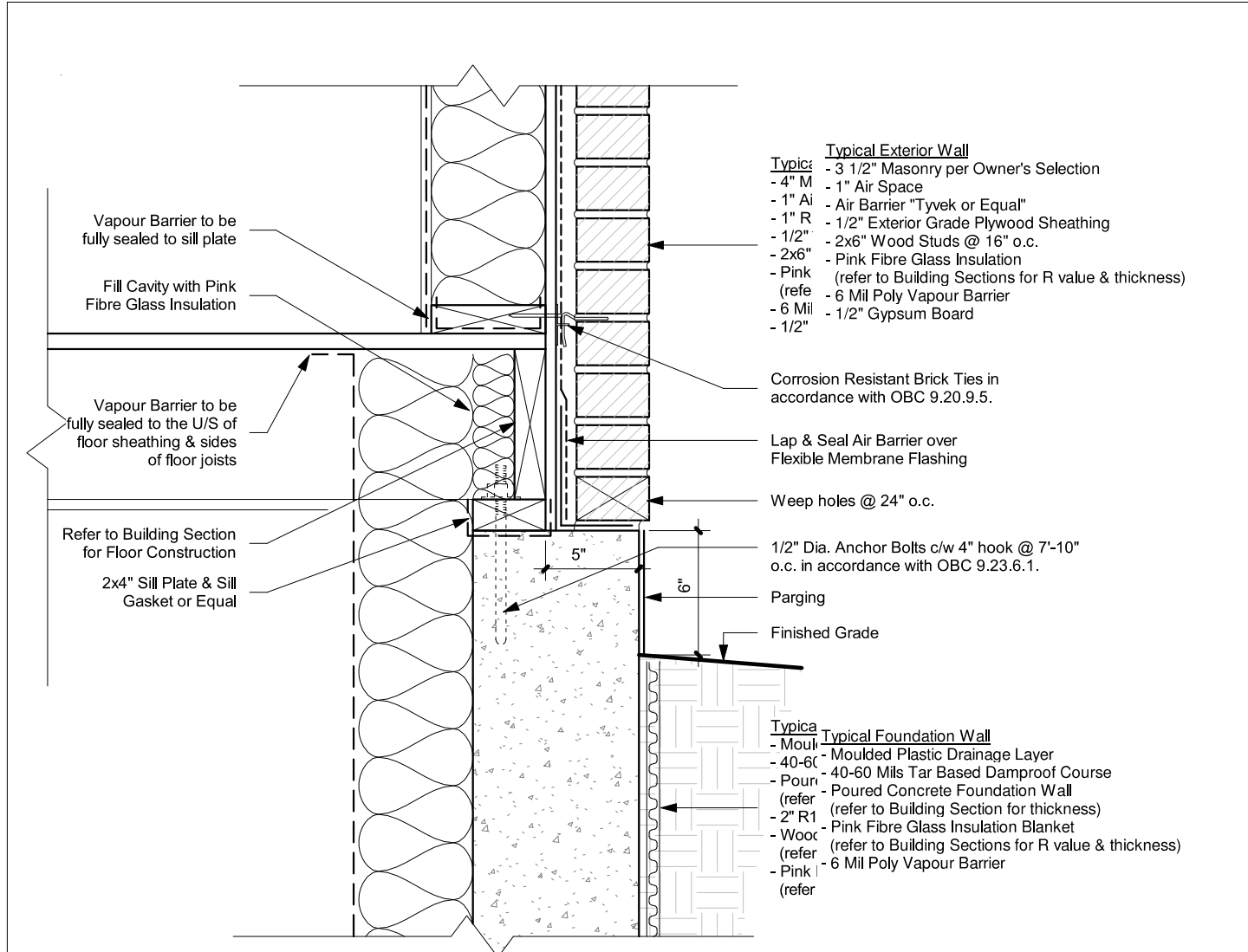
| REVISIONS:                                                      | DATE:          |
|-----------------------------------------------------------------|----------------|
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | APRIL 22, 2022 |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 17, 2022  |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | SEP 23, 2022   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 28, 2023  |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JUNE 30, 2023  |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW                           | JULY 10, 2023  |
| DRAWN BY: CMAH                                                  |                |
| PROJECT: BROCK RESIDENCE<br>168 BETHEL SIDEROAD<br>GEORGINA, ON |                |
| DRAWING NAME: BUILDING SECTIONS                                 | PAGE: A8       |
| SCALE: 1/4" = 1'-0"                                             |                |



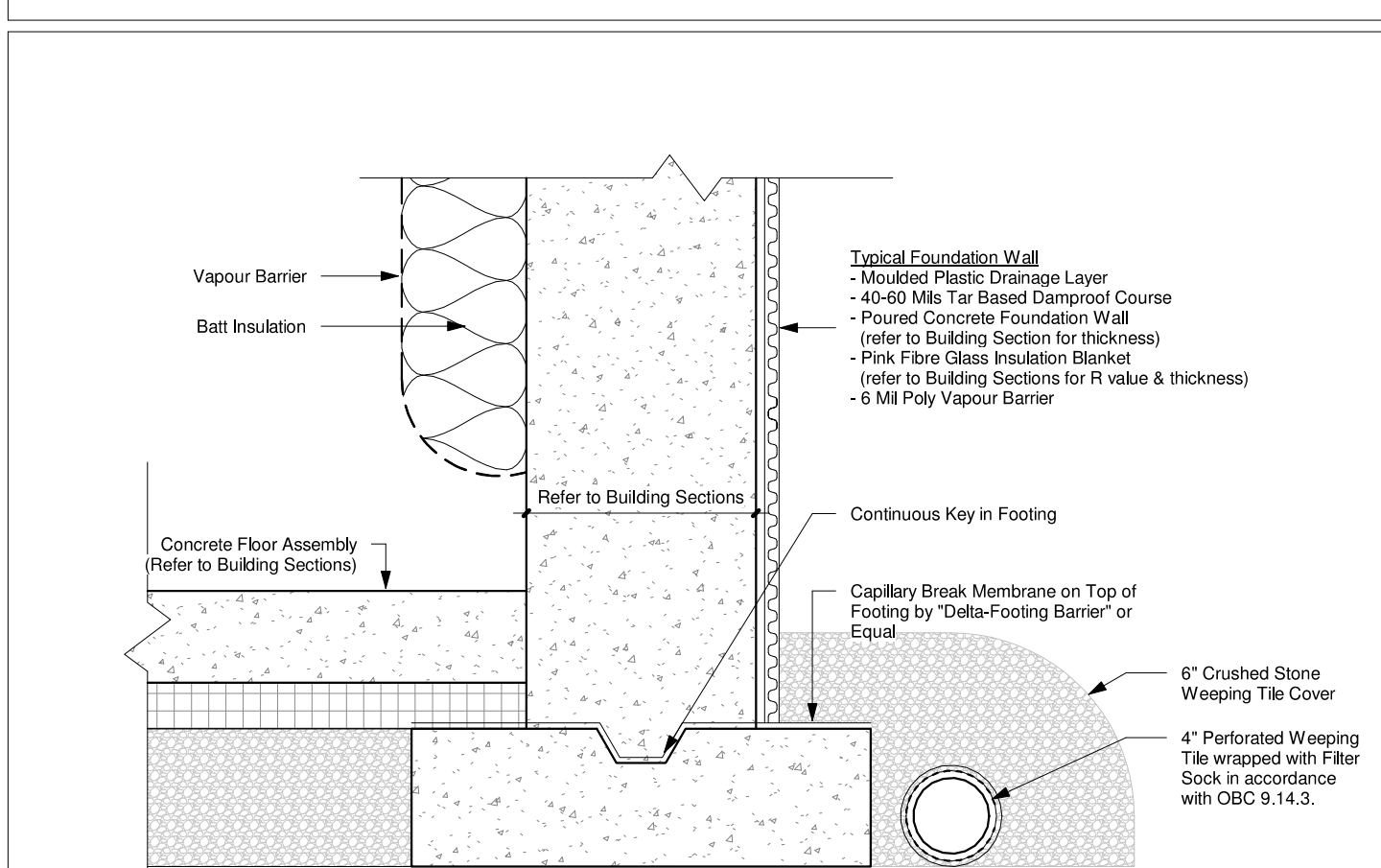
**1** TYPICAL TRUSS ROOF DETAIL - MASONRY  
1-1/2" = 1'-0"



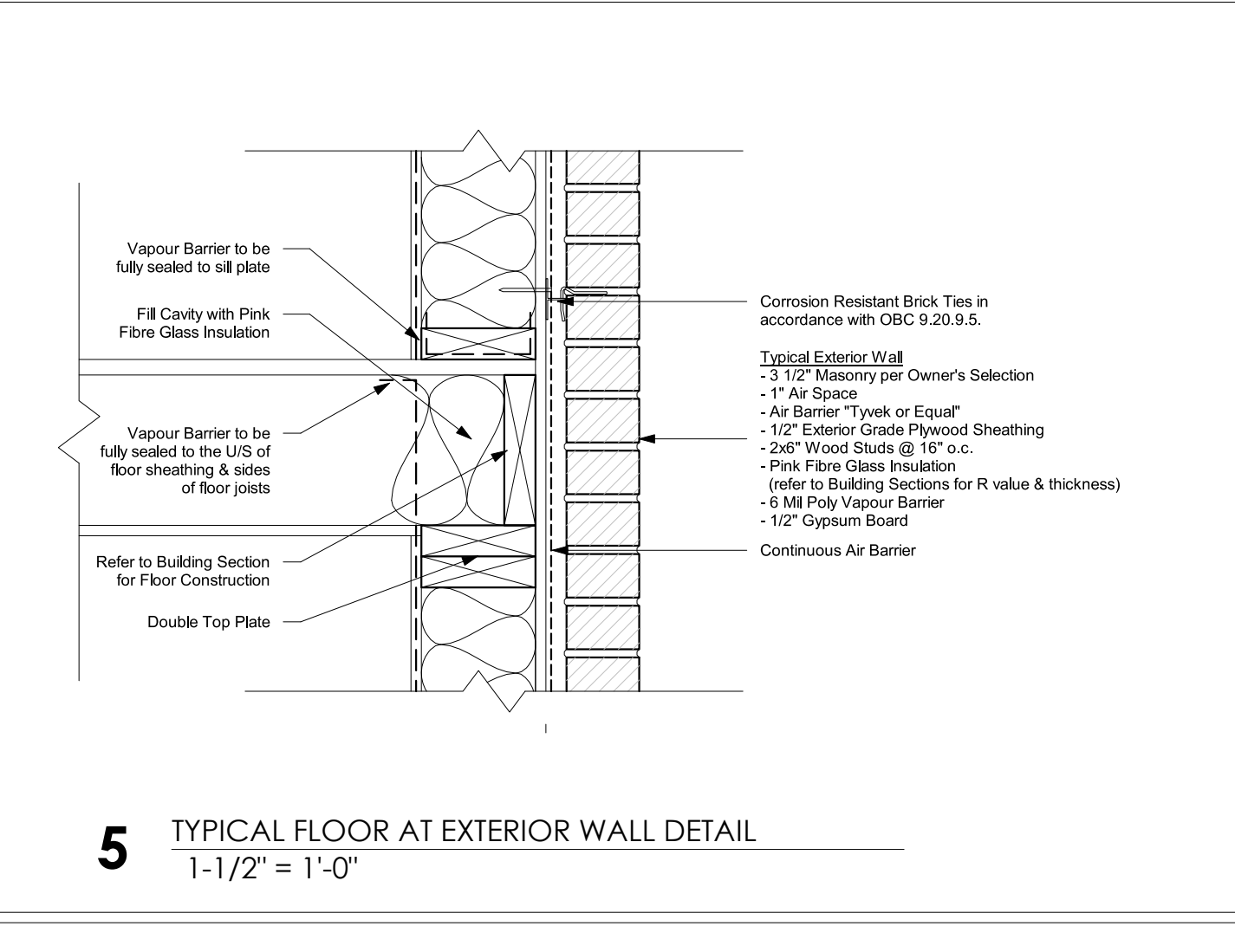
**4** TYPICAL SCISSOR TRUSS ROOF DETAIL - MASONRY  
1-1/2" = 1'-0"



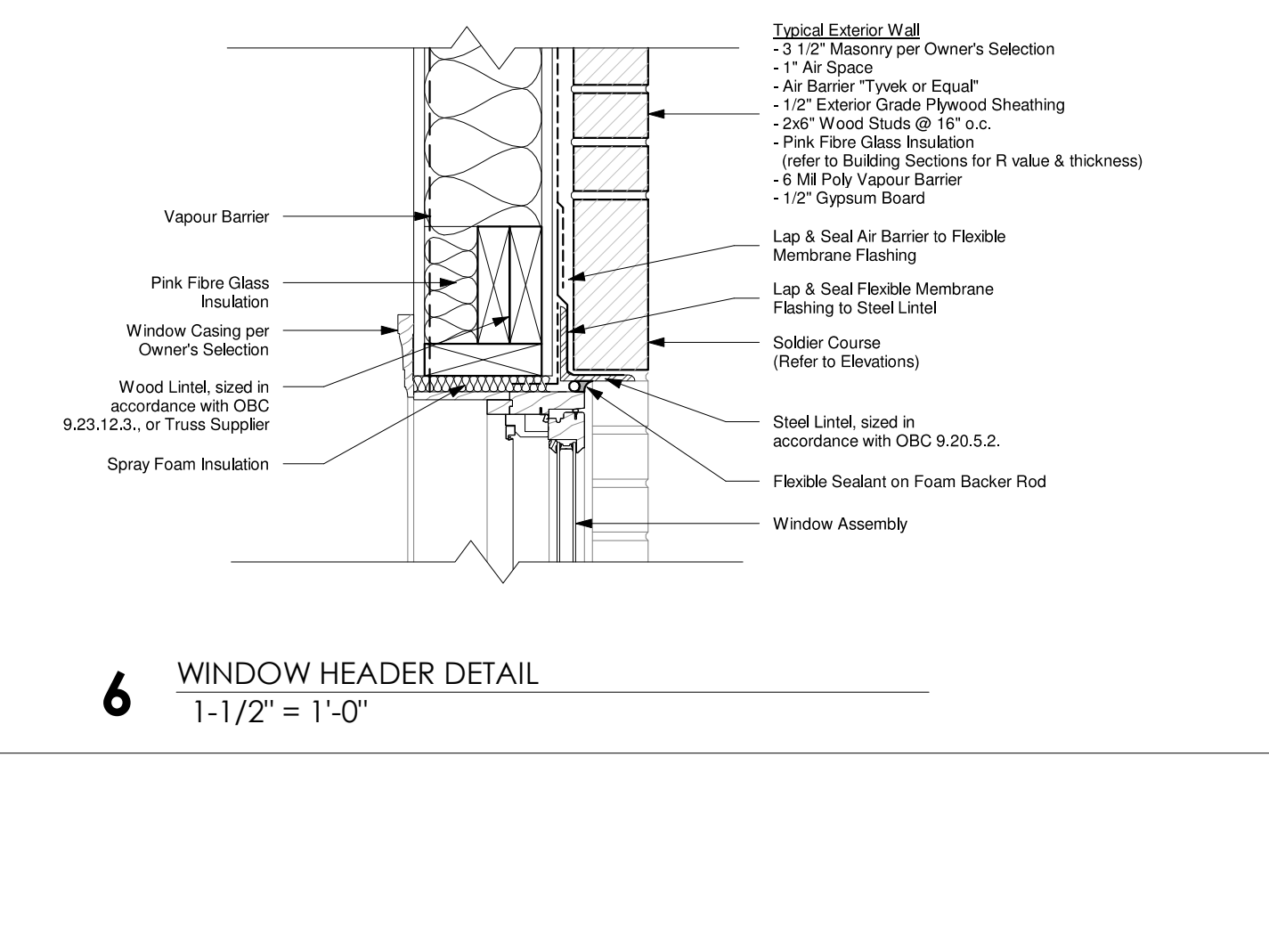
**2** TYPICAL TOP OF FOUNDATION WALL DETAIL  
1-1/2" = 1'-0"



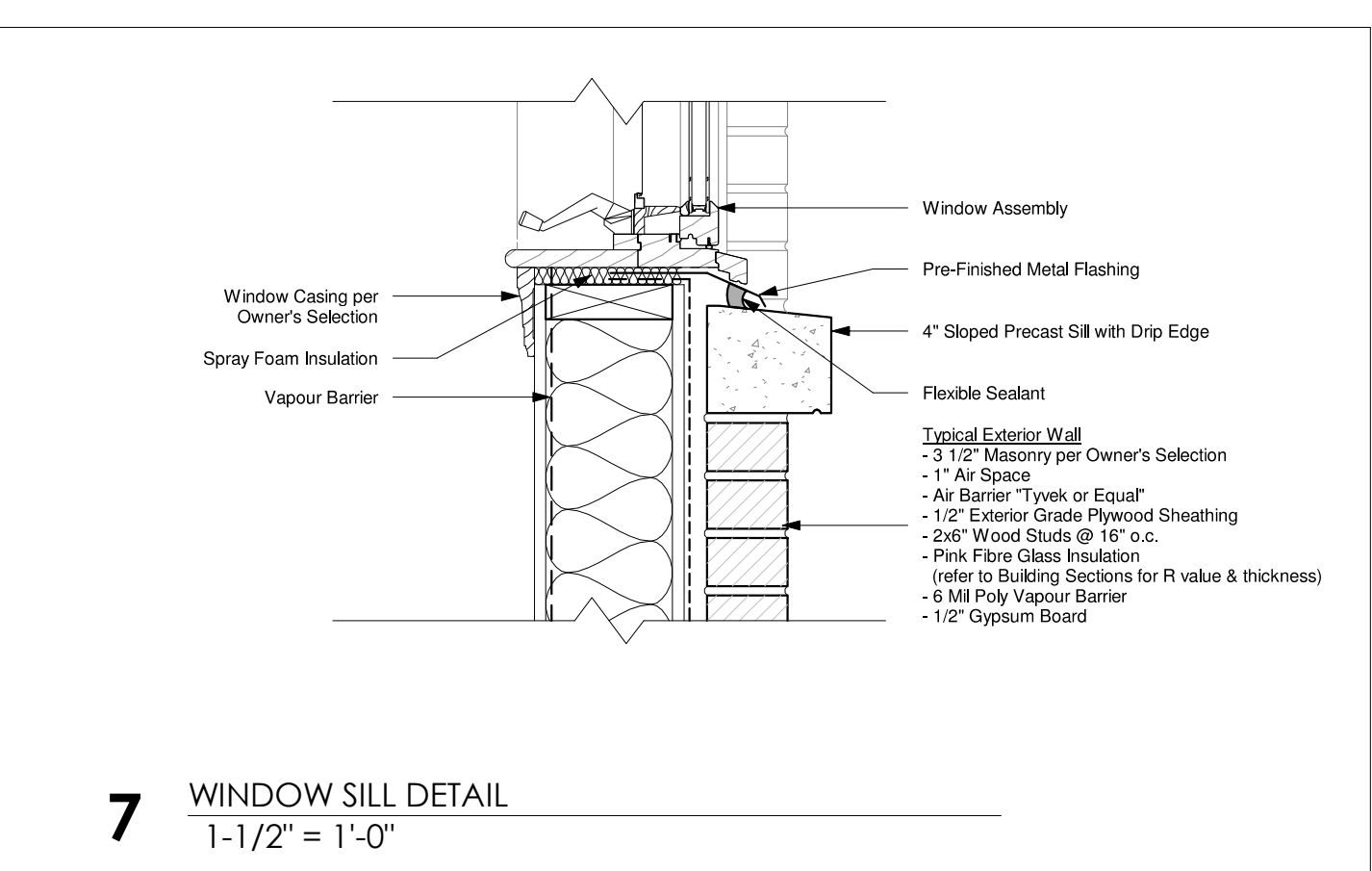
**3** TYPICAL FOOTING DETAIL  
1-1/2" = 1'-0"



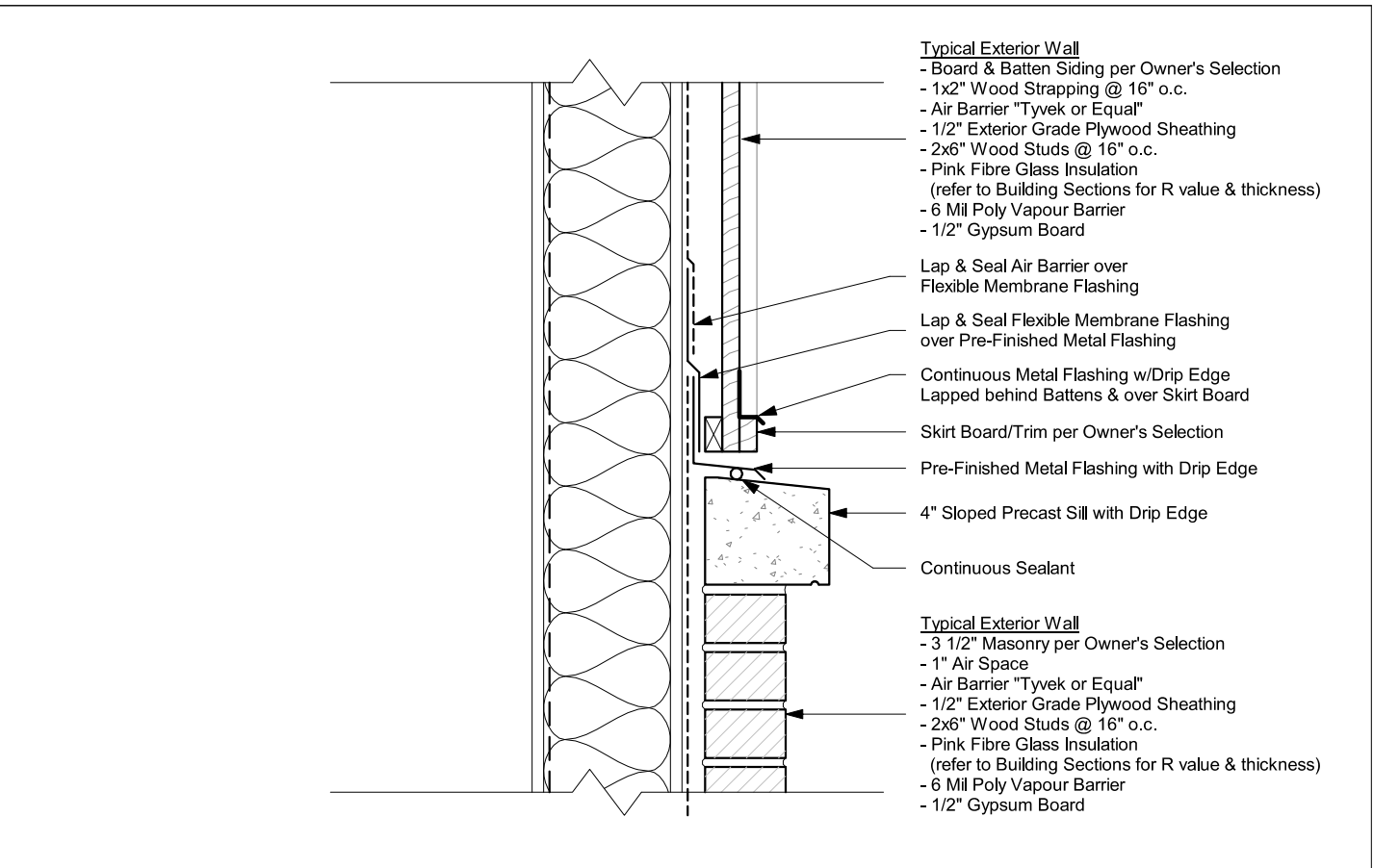
**5** TYPICAL FLOOR AT EXTERIOR WALL DETAIL  
1-1/2" = 1'-0"



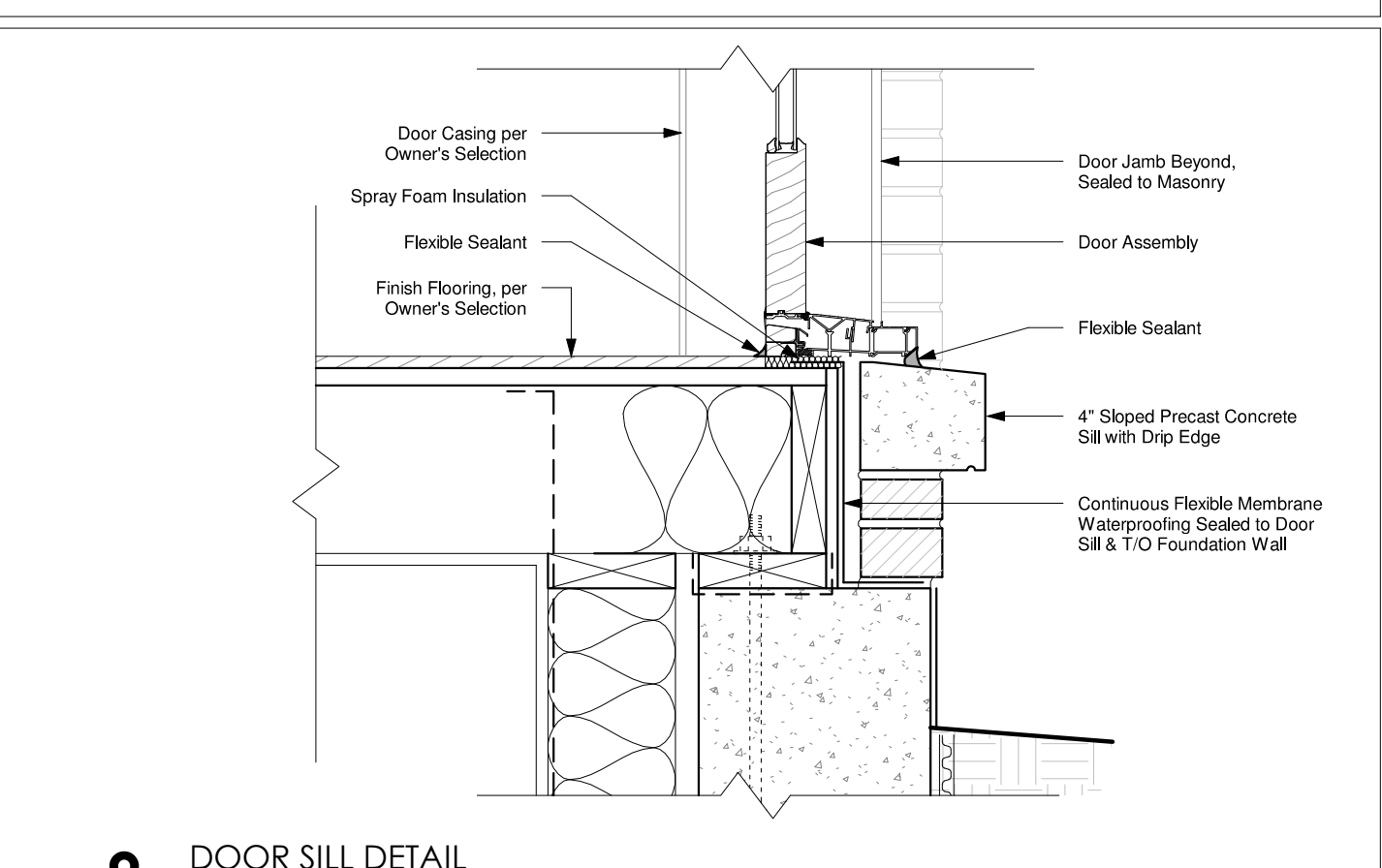
**6** WINDOW HEADER DETAIL  
1-1/2" = 1'-0"



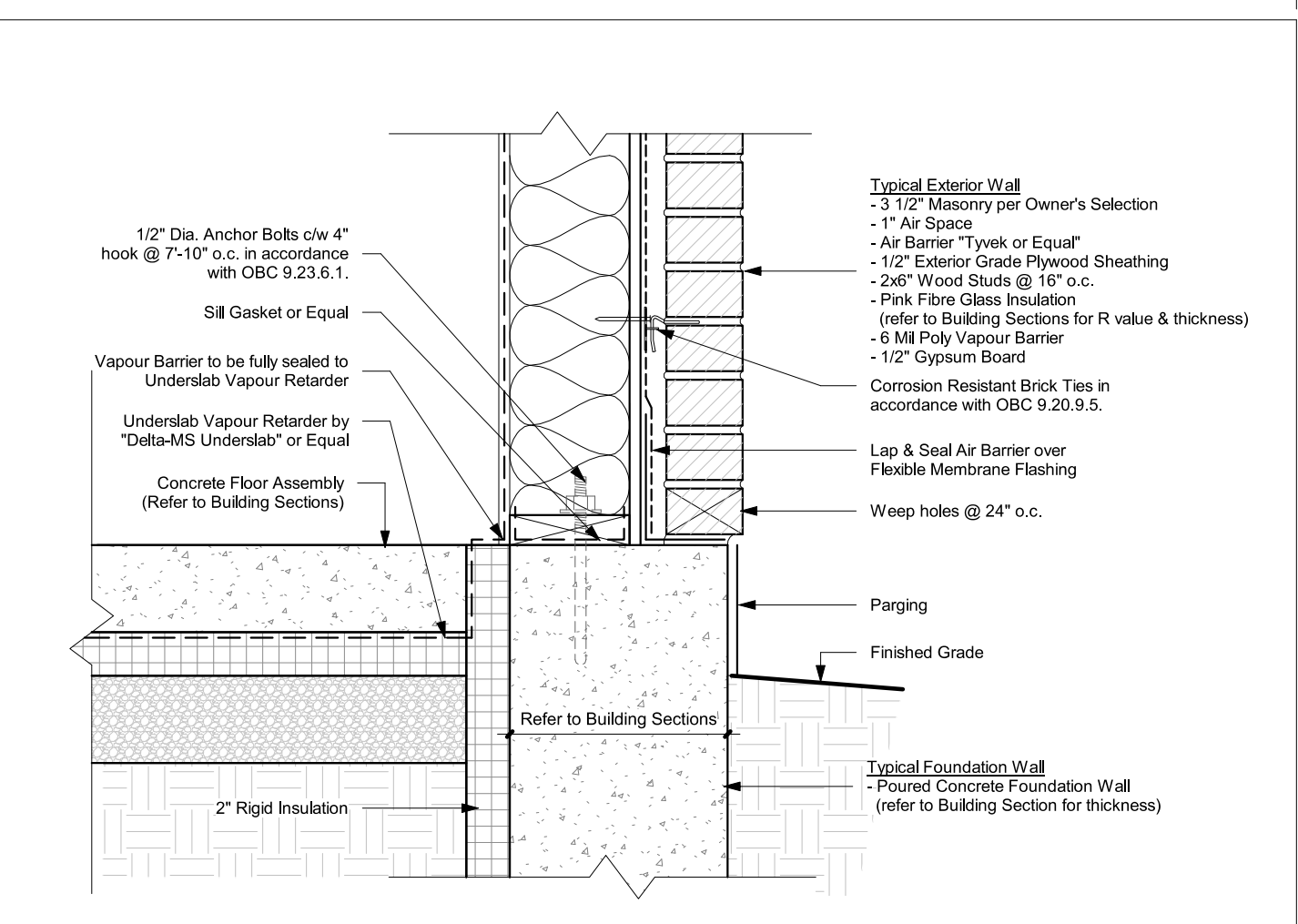
**7** WINDOW SILL DETAIL  
1-1/2" = 1'-0"



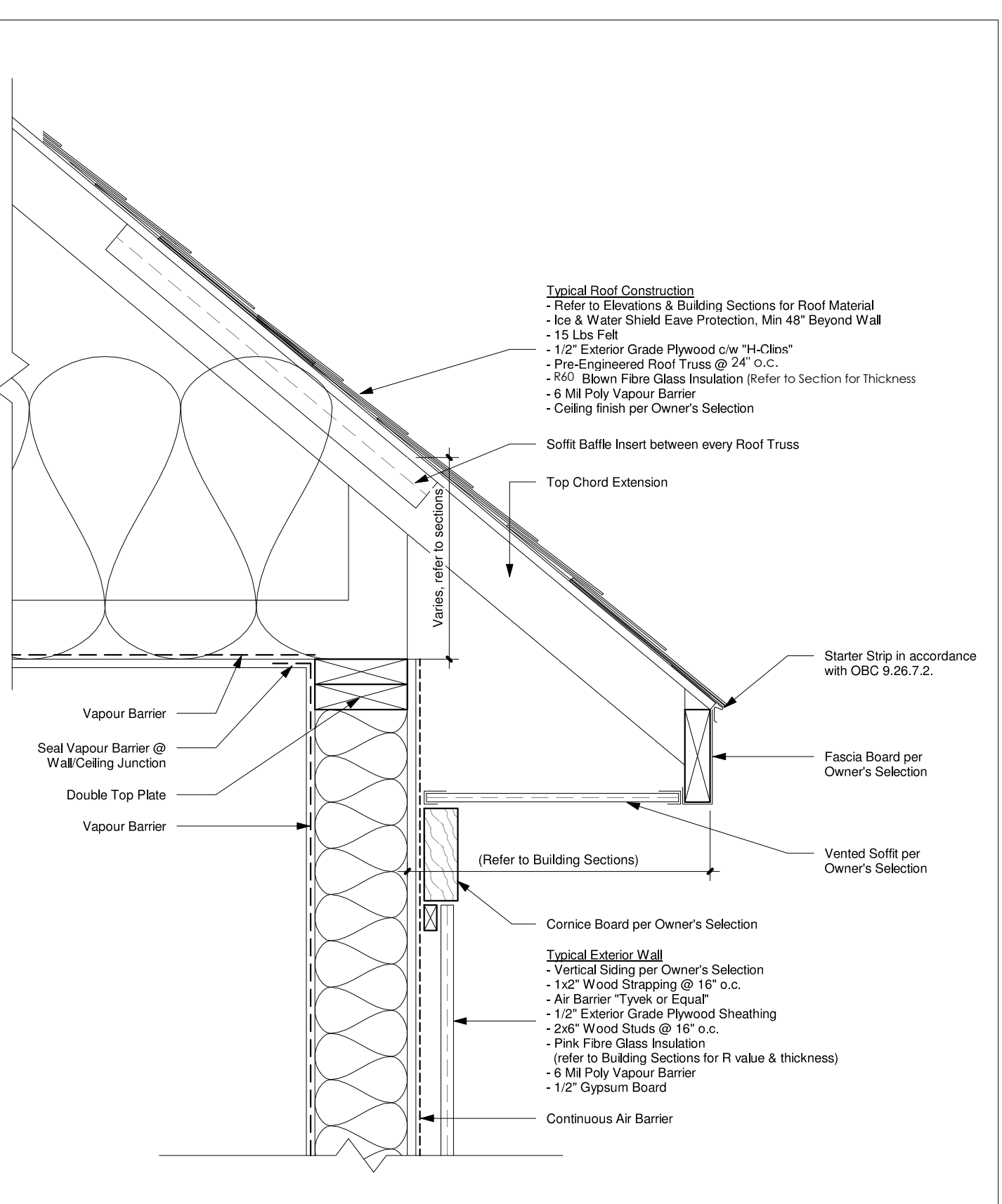
**8** STONE @ SIDING DETAIL  
1-1/2" = 1'-0"



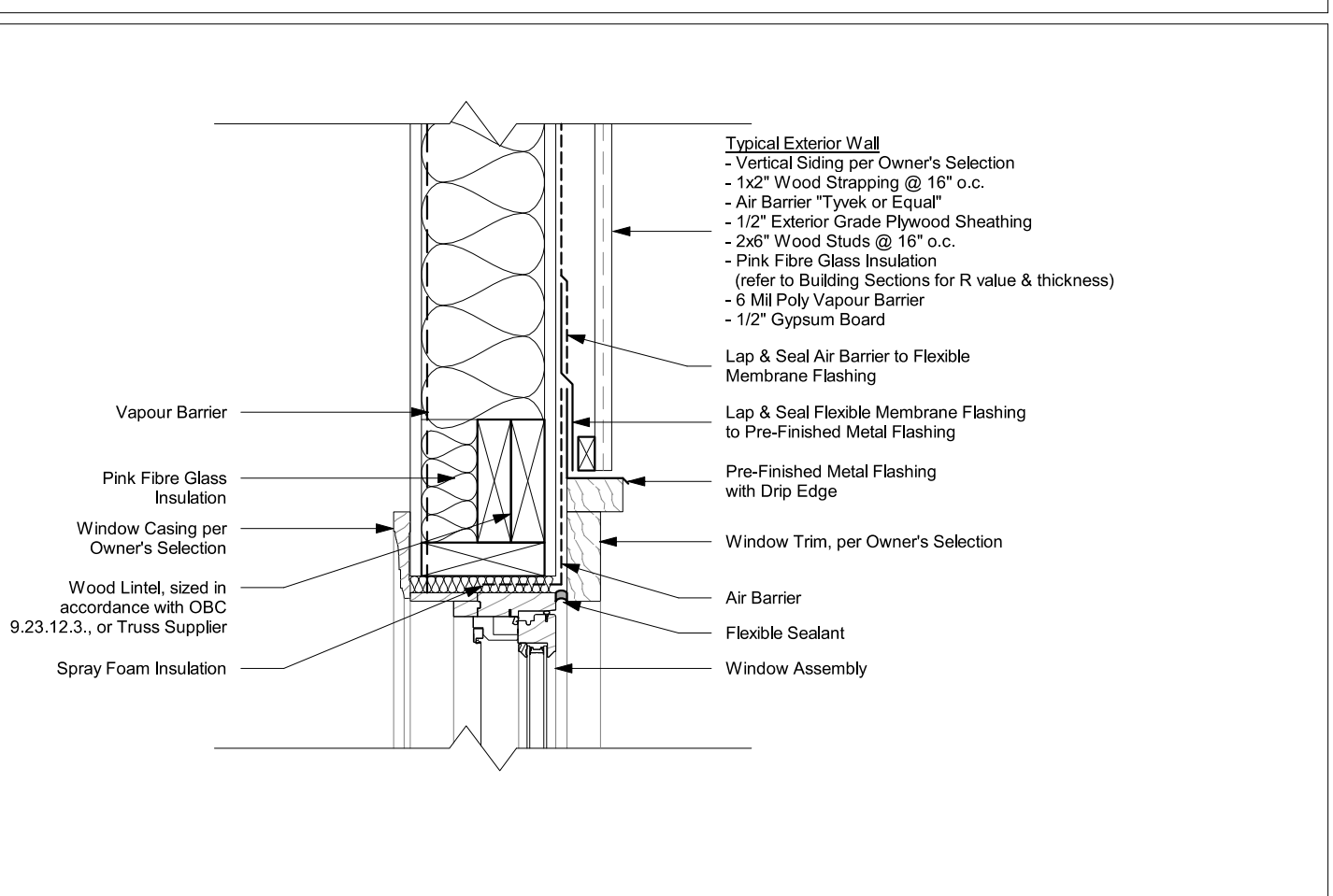
**9** DOOR SILL DETAIL  
1-1/2" = 1'-0"



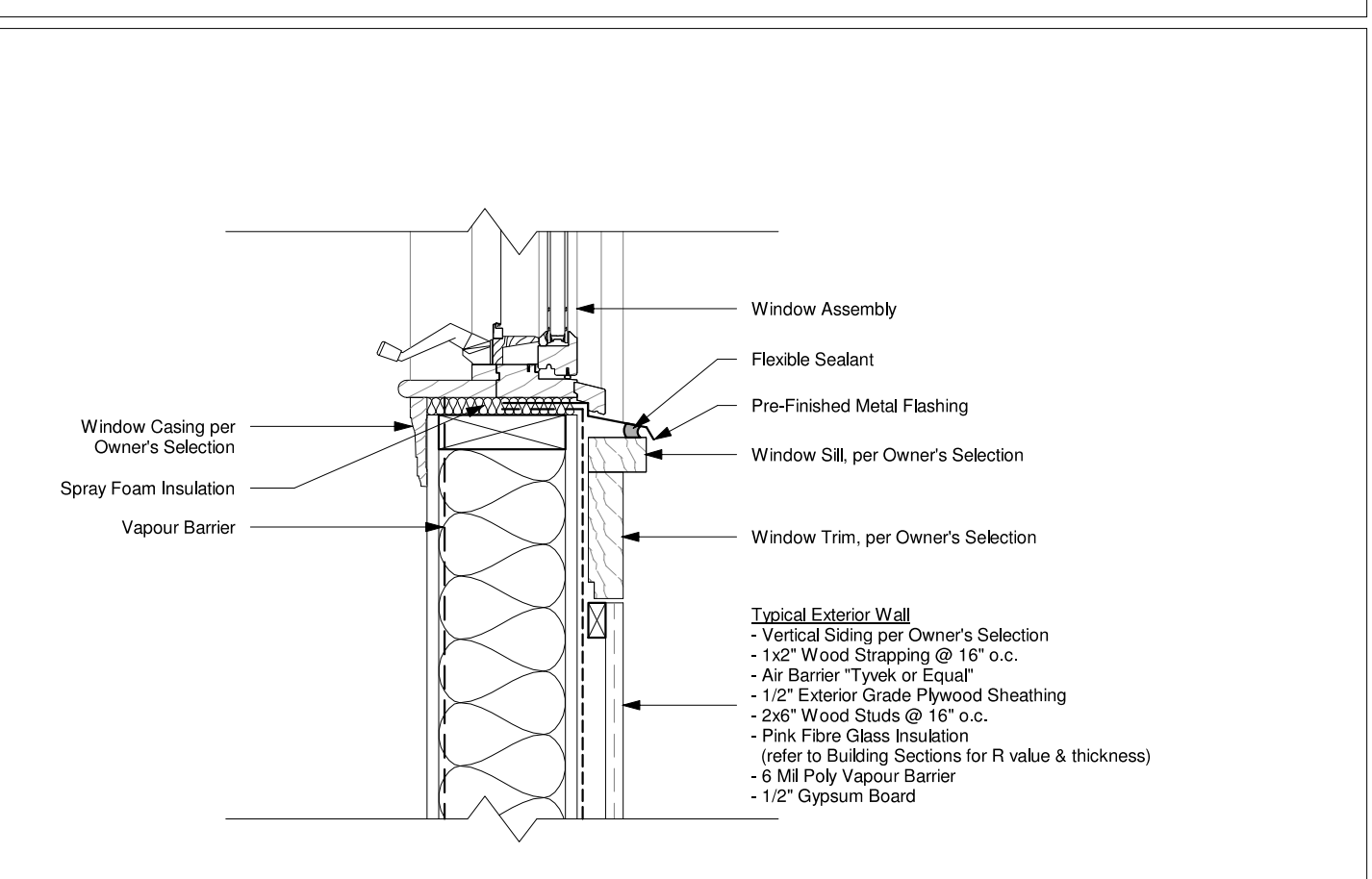
**10** TOP OF FOUNDATION WALL @ WALK OUT  
1-1/2" = 1'-0"



**11** TYPICAL TRUSS ROOF DETAIL - VERTICAL SIDING  
1-1/2" = 1'-0"



**12** WINDOW HEADER DETAIL - VERTICAL SIDING  
1-1/2" = 1'-0"



**13** WINDOW SILL DETAIL - VERTICAL SIDING  
1-1/2" = 1'-0"

Bird Custom Home Design is not responsible for the accuracy of 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 architectural and engineering drawings to Bird Custom Home Design before proceeding with the work. The General Contractor shall check and verify all dimensions and report all errors and omissions to Bird Custom Home Design. Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction. All drawings are not to be scaled. Copyright © by Bird Custom Home Design All rights reserved. This drawing or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of Bird Custom Home Design.

NOTES:

**ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES**

**THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERED FLOOR & TRUSS PACKAGE**

SMOKE DETECTORS TO BE INTERCONNECTED ON ALL LEVELS

KITCHEN CABINetry AND VANITY LAUyT & TYPE TO OWNER'S/CONTRACTOR'S AGREEMENT

SHELVING IN CLOSETS TO OWNER'S/CONTRACTOR'S AGREEMENT

FIREPLACE & HEARTH MATERIALS TO OWNER'S CHOICE

ALL EXITS TO BE LIT, ALL ELECTRICAL BY OTHERS AS PER OWNER'S/CONTRACTOR'S AGREEMENT

| LEGEND |                            |
|--------|----------------------------|
|        | FLOOR DRAIN                |
|        | MECHANICAL VENT            |
|        | INTERCONNECTED SMOKE ALARM |
|        | CARBON MONOXIDE ALARM      |
|        | POINT LOAD FROM ABOVE      |
|        | SOLID BEARING              |
|        | SOLID BEARING FROM ABOVE   |

\*\*\*DRAWING NOT VALID UNLESS STAMP IS IN COLOUR\*\*\*

NOTES:

DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMANLIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENDED END USE. ALL WORK TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNERS.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE OBC.

|                         |           |
|-------------------------|-----------|
| CASSANDRA HARRIS        | 42666     |
| NAME                    | SIGNATURE |
| BIRD CUSTOM HOME DESIGN | 44657     |
| FIRM NAME               | BCIN      |

DESIGN FIRM

**Bird**

CUSTOM HOMES | COTTAGES | ADDITIONS  
2021 COMMERCIAL PARK DRIVE INNISFIL  
TELEPHONE| 705 794 9697  
E-MAIL| CASSIE@BIRDCUSTOMHOME.CA

| REVISIONS:                            | DATE:           |
|---------------------------------------|-----------------|
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | APRIL 22, 2022  |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JUNE 17, 2022   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | SEP 23, 2022    |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JUNE 28, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JUNE 30, 2023   |
| PRELIMINARY ISSUED FOR CLIENTS REVIEW | JULY 10, 2023   |
| ISSUED FOR CONSULTANTS                | AUGUST 18, 2023 |

DRAWN BY: CMAH

PROJECT: BROCK RESIDENCE  
168 BETHEL SIDEROAD  
GEORGINA, ON

|                       |                 |
|-----------------------|-----------------|
| DRAWING NAME: DETAILS | SCALE: AS NOTED |
| PAGE: A9              |                 |

| WINDOW SCHEDULE |                       |                               |                               |                 |                    |                                                     |
|-----------------|-----------------------|-------------------------------|-------------------------------|-----------------|--------------------|-----------------------------------------------------|
| Element ID      | Nominal W<br>x H Size | W/D<br>Nominal<br>Sill Height | W/D<br>Nominal<br>Head Height | 2D Plan Preview | View from Exterior | Notes                                               |
| W001            | 6'×5'                 | 2'                            | 7'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W002            | 12'×4'                | 3'                            | 7'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W003            | 2'-6"×5'              | 3'                            | 8'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W101            | 6'×5'                 | 3'                            | 8'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W102            | 6'×8'                 |                               | 8'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W103            | 2'-6"×5'              | 3'                            | 8'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W104            | 6'×10'                |                               | 10'                           |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W105            | 4'×8'                 |                               | 8'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W105T           | 4'×2'                 | 8'-6"                         | 10'-6"                        |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W106            | 8'×8'                 |                               | 8'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W106T           | 8'×4'                 | 8'-6"                         | 12'-6"                        |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W107            | 4'×8'                 |                               | 8'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W107T           | 4'×2'                 | 8'-6"                         | 10'-6"                        |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W108            | 9'×10'                |                               | 10'                           |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W109            | 2'-6"×5'              | 3'                            | 8'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W110            | 2'-6"×5'              | 3'                            | 8'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W111            | 2'-6"×5'              | 3'                            | 8'                            |                 |                    | Aluminum Clad w/ 1" SDL , Black interior & exterior |

|      |          |    |     |  |  |                                                     |
|------|----------|----|-----|--|--|-----------------------------------------------------|
| W112 | 6'×8'    |    | 8'  |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W113 | 2'-6"×5' | 3' | 8'  |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W114 | 2'-6"×5' | 3' | 8'  |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W115 | 2'-6"×5' | 3' | 8'  |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W116 | 2'-6"×5' | 3' | 8'  |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W117 | 6'×5'    | 3' | 8'  |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W118 | 6'×8'    | 2' | 10' |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W119 | 6'×8'    |    | 8'  |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W120 | 2'-6"×4' | 4' | 8'  |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior |
| W121 | 6'×5'    | 3' | 8'  |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior |

| DOOR SCHEDULE |                    |                               |                               |                 |                                         |                                                                                                                    |
|---------------|--------------------|-------------------------------|-------------------------------|-----------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Element ID    | Nominal W x H Size | W/D<br>Nominal<br>Sill Height | W/D<br>Nominal<br>Head Height | 2D Plan Preview | View from Side Opposite to Opening Side | Notes                                                                                                              |
| EXTD - 001    | 14'×7'             |                               | 7'                            |                 |                                         | Aluminum Clad w/ 1" SDL , Black interior & exterior                                                                |
| EXTD - 002    | 3'×7'              |                               | 7'                            |                 |                                         | Aluminum Clad w/ 1" SDL , Black interior & exterior                                                                |
| EXTD - 003    | 3'×7'              |                               | 7'                            |                 |                                         | Aluminum Clad , Black interior & exterior. Provide weatherstripping and self closing hinges to prevent gas leakage |
| EXTD - 004    | 3'×7'              |                               | 7'                            |                 |                                         | Aluminum Clad , Black interior & exterior. Provide weatherstripping and self closing hinges.                       |

|            |           |      |        |  |  |                                                                                                                   |
|------------|-----------|------|--------|--|--|-------------------------------------------------------------------------------------------------------------------|
| EXTD - 101 | 9'×10'-6" |      | 10'-6" |  |  | Custom made solid wood front door, species TBD. 1" SDL, thickness to be min. 2-1/4" .                             |
| EXTD - 102 | 8'×10'    |      | 10'    |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior                                                               |
| EXTD - 103 | 14'×8'    |      | 8'     |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior                                                               |
| EXTD - 104 | 12'×8'    |      | 8'     |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior                                                               |
| EXTD - 105 | 3'-6"×8'  |      | 8'     |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior                                                               |
| EXTD - 106 | 12'×10'   | --6" | 9'-6"  |  |  | clipay Canyon Ridge® Carriage House 5-Layer garage door. Style : CAN2-Design11, Top section SQ24, Black finish    |
| EXTD - 107 | 12'×10'   | --6" | 9'-6"  |  |  | clipay Canyon Ridge® Carriage House 5-Layer garage door. Style : CAN2-Design11, Top section SQ24, Black finish    |
| EXTD - 108 | 12'×10'   | --6" | 9'-6"  |  |  | clipay Canyon Ridge® Carriage House 5-Layer garage door. Style : CAN2-Design11, Top section SQ24, Black finish    |
| EXTD - 109 | 2'-10"×8' |      | 8'     |  |  | Aluminum Clad w/ 1" SDL , Black interior & exterior                                                               |
| EXTD - 110 | 3'×8'     |      | 8'     |  |  | Aluminum Clad, Black interior & exterior. Provide weatherstripping and self closing hinges to prevent gas leakage |

Bird Custom Home Design is not responsible for the accuracy of 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 architectural and engineering drawings to Bird Custom Home Design before proceeding with the work. The General Contractor shall check and verify all dimensions and report all errors and omissions to Bird Custom Home Design. Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction. All drawings are not to be scaled. Copyright © by Bird Custom Home Design All rights reserved. This drawing or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of Bird Custom Home Design.

NOTES:  
**ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES**  
**THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERED FLOOR & TRUSS PACKAGE**  
SMOKE DETECTORS TO BE INTERCONNECTED ON ALL LEVELS  
KITCHEN CABINETRY AND VANITY LAYOUT & TYPE TO OWNER'S/CONTRACTOR'S AGREEMENT  
SHELVING IN CLOSETS TO OWNER'S/CONTRACTOR'S AGREEMENT  
FIREPLACE & HEARTH MATERIALS TO OWNER'S CHOICE  
ALL EXITS TO BE LIT, ALL ELECTRICAL BY OTHERS AS PER OWNER'S/CONTRACTOR'S AGREEMENT

**LEGEND**  
 FLOOR DRAIN  
 MECHANICAL VENT  
 INTERCONNECTED SMOKE ALARM  
 CARBON MONOXIDE ALARM  
 POINT LOAD FROM ABOVE  
 SOLID BEARING  
 SOLID BEARING FROM ABOVE

\*\*\*DRAWING NOT VALID UNLESS STAMP IS IN COLOUR\*\*\*

NOTES:  
DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMANLIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENDED END USE. ALL WORK TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNERS.  
DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE OBC.  
CASSANDRA HARRIS 42665  
NAME SIGNATURE BCIN  
BIRD CUSTOM HOME DESIGN 44657  
FIRM NAME BCIN

DESIGN FIRM  
**Bird**  
CUSTOM HOMES | COTTAGES | ADDITIONS  
2021 COMMERCE PARK DRIVE INNISFIL  
TELEPHONE| 705 794 9697  
E-MAIL| CASSIE@BIRDCUSTOMHOME.CA

REVISIONS:  
PRELIMINARY ISSUED FOR CLIENTS REVIEW APRIL 22, 2022  
PRELIMINARY ISSUED FOR CLIENTS REVIEW JUNE 17, 2022  
PRELIMINARY ISSUED FOR CLIENTS REVIEW SEP 23, 2022  
PRELIMINARY ISSUED FOR CLIENTS REVIEW JUNE 28, 2023  
PRELIMINARY ISSUED FOR CLIENTS REVIEW JUNE 30, 2023  
PRELIMINARY ISSUED FOR CLIENTS REVIEW JULY 10, 2023  
ISSUED FOR CONSULTANTS AUGUST 18, 2023  
DRAWN BY: CMAH  
PROJECT: BROCK RESIDENCE  
168 BETHEL SIDEROAD  
GEORGINA, ON  
DRAWING NAME: SCHEDULES  
SCALE: NTS  
PAGE: A10