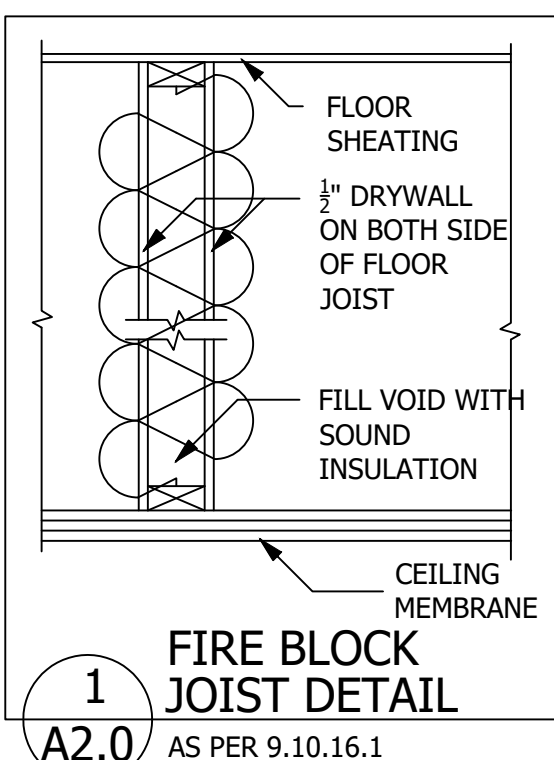


LEGEND:
 * = 88.9mm
 ** = 139.7mm

EWB EXTERIOR & INTERIOR WALL ASSEMBLIES SEE A1.1
 DW DOOR NUMBER - SEE A6.0
 WINDOW NUMBER - SEE A6.0

IMPORTANT NOTES:
 ALSO READ NOTES ON A1.0
 A> 4"X8 WEAVING TILE IN A SOX TO BE INSTALLED AT THE PERIMETER OF FTG. AND COVERED W/ 6" OF CLEAR CRUSH RUN STONE
 B> 8 MIL VAPOUR BARRIER SHALL BE INSTALLED UNDER BASEMENT SLAB
 C> MOISTURE BARRIER REQUIRED BETWEEN WOOD & CONCRETE
 D> DOUBLE RIM JOISTS SHALL BE INSTALLED OVER FOUNDATION WALL PARALLEL TO FLOOR JOISTS
 E> ALL PARTITIONS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED ON DOUBLE JOISTS OR ON 2x4 SOLID BLOCKING @ 24" OC IN BETWEEN TWO JOISTS SPACED NOT MORE THAN 8'

FOR FOUNDATION STRUCTURE SEE A2.4



UNDERGROUND PARKING GARAGE PLAN
 SCALE: 1/75

#	Description	DATE
#6	For municipal approval	MONTH DAY, 2019
#5	For meeting with city	March 14, 2018
#4	For municipal approval	December 1, 2017
#3	For client review	December 10, 2015
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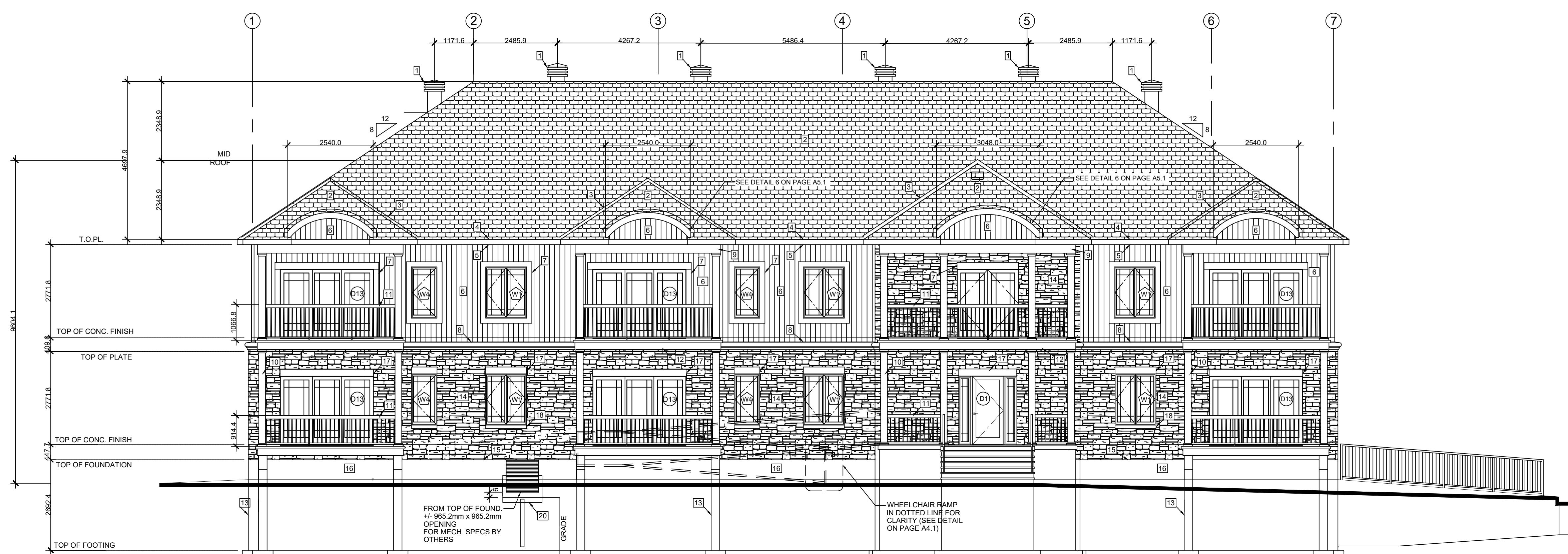
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12 UNIT APARTMENT BUILDING at
 5574 Rockdale Road, Vars, ON
 Client: 2394011 ONTARIO INC.
 UNDERGROUND PARKING PLAN
 Drawn by: AL, MB & BL
 Revised by: MM, DL & BF
 Date: July 2015
 Scale: As shown
 Folder #: 013-286

Stamp:

Page number:
A2.0
 OF
 24



EAST ELEVATION
 SCALE: 1/75

ALL W4, W5 WINDOWS SHALL BE PROTECTED BY A CONTROLLED SASH OPERATION TO RESTRICT, WHEN ENGAGED, THE OPENING OF THE OPERABLE SASH TO NOT MORE THAN 100mm (4") SEE WINDOW SCHEDULES



SOUTH ELEVATION
 SCALE: 1/75

LEGEND:

1. MAXIMUM ROOD VENT MODEL 301 OR EQUIVALENT
2. ASPHALT SHINGLES (25 YEARS MIN.)
3. PRE-PAINTED FLASHING
4. ALUMINUM FASCIA ON 2x6
5. ALUMINUM VENTED SOFFIT
6. VERTICAL CANEXEL SIDING
7. 6" WIDE VINYL TRIM
8. 8" HIGH MOLDING SEE DETAIL 3/A4.0
9. WOOD BEAM BULKHEAD COVERED WITH ALUMINUM FLAT STOCK
10. 6"x6" ALUMINUM DECORATIVE COLUMN OVER WOOD POST
11. PRE-FAB RAILING (SPECS BY MANUFACTURER) TO MEET O & C 2012 TABLE 9.8.2
12. DECK COVERED WITH ALUMINUM FLAT STOCK
13. 10"x10" REINFORCED CONCRETE PILLAR ON CONCRETE PAD (SEE FOUNDATION PLAN)
14. STONE VENEER
15. WEEPHOLES @ 24" c/c
16. SAND FINISH PARING
17. PRECAST CONCRETE LINTEL 8" HEIGHT
18. 4" HIGH PRECAST CONCRETE WINDOW SILL
19. REINFORCED CONCRETE STEPS AND PORCH (BROOM FINISH) SEE DETAILS
20. GALV. WINDOW WELL CW VERT. 4" dia. DRAINAGE PIPE FILLED W/ CLEAN STONE DOWN TO FTG PERIMETER DRAIN BUT NOT CONNECTED TO IT.

IMPORTANT NOTES:

- | | |
|--|--|
| <p>MISCELLANEOUS</p> <ul style="list-style-type: none"> - CALK OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CALKING COMPOUND. - FLASH ALL CHANGES OF MATERIALS ON EXTERIOR WALLS - ALL SIDING TO BE A MINIMUM OF 8" (200mm) ABOVE FINISHED GRADE. <p>ABOVE GRADE MASONRY</p> <ul style="list-style-type: none"> - ALL ABOVE GRADE MASONRY IS TO CONFORM TO THE ONTARIO BUILDING CODE. - AT THE BRICK VENEER COUNTERFLASHING SHALL BE UP 8" (200mm) BEHIND THE BUILDING FELT FELT AND BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RAKED CLEAN. WEEPHOLES 24" (600mm) O.C. - BRICK VENEER THE SPACING TO BE AT MAXIMUM VERTICAL SPACING OF 16" (400mm) AND A MAXIMUM HORIZONTAL SPACING OF 24" (600mm) OR A MAXIMUM HORIZONTAL SPACING OF 20" (500mm) TO COINCIDE WITH WALL STUDS SPACING. | <p>ROOFING</p> <ul style="list-style-type: none"> - ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CONFORM TO ONTARIO BUILDING CODE. - TWO LAYERS OF FELT PAPER SHALL BE INSTALLED ON EAVES EXTENDING 30" (750mm) ON ROOF FROM THE INNER FACE OF THE EXTERIOR WALL. - FELT PAPER SHALL BE INSTALLED UNDER ROOF VALLEY EXTENDING 48" ON BOTH SIDES ON JOINING ROOF. <p>SHEET METAL</p> <ul style="list-style-type: none"> - ALL REQUIRED FLASHINGS TO BE 28 GAUGE GALVANIZED METAL UNLESS OTHERWISE SPECIFIED ON PLANS. |
|--|--|
- ALL OVERHANG DIMENSIONS ARE FROM FACE OF STUD TO FACE OF FASCIA BOARD.
- PROVIDE PROPER ATTIC VENTILATION 1/300 MIN. OF INSULATED CEILING AREA

#	For	MONTH DAY, 2019
#6	For municipal approval	March 14, 2018
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A. Dagenais & Assoc. Inc.
 ENGINEERS / INGÉNIEURS

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12 UNIT APARTMENT BUILDING at
 5574 Rockdale Road, Vars, ON
 Client: 2394011 ONTARIO INC.

EAST & SOUTH ELEVATION
 Drawn by: AL, MB & BL
 Revised by: MM, DL & BF
 Date: July 2015
 Scale: As shown
 Folder #: 013-286

Stamp:

Page number:
A3.0
 OF
 24



WEST ELEVATION
 SCALE: 1/75

ALL W4, W5 WINDOWS SHALL BE PROTECTED BY A CONTROLLED SASH OPERATION TO RESTRICT, WHEN ENGAGED, THE OPENING OF THE OPERABLE SASH TO NOT MORE THAN 100mm (4") SEE WINDOW SCHEDULES

LEGEND:

1. MAXIMUM ROOF VENT MODEL 301 OR EQUIVALENT
2. ASPHALT SHINGLES (25 YEARS MIN.)
3. PRE-PAINTED FLASHING
4. ALUMINUM FASCIA ON 2x6
5. ALUMINUM VENTED SOFFIT
6. VERTICAL CANEXEL SIDING
7. 6" WIDE VINYL TRIM
8. 8" HIGH MOLDING SEE DETAIL 3/A4.0
9. WOOD BEAM BULKHEAD COVERED WITH ALUMINUM FLAT STOCK
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17. PRECAST CONCRETE LINTEL 8" HEIGHT
18. 4" HIGH PRECAST CONCRETE WINDOW SILL
19. REINFORCED CONCRETE STEPS AND PORCH (ROOM FINISH) SEE DETAILS
20. GALV. WINDOW WELL C/W VERT. 4" dia. DRAINAGE PIPE FILLED W/ CLEAN STONE DOWN TO FTG PERIMETER DRAIN BUT NOT CONNECTED TO IT.



NORTH ELEVATION
 SCALE: 1/75

NOTE: THIS ELEVATION IS THE CRITICAL ELEVATION FOR THE BUILDING HEIGHT

IMPORTANT NOTES:

MISCELLANEOUS

- CAULK OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CAULKING COMPOUND.
- FLASH ALL CHANGES OF MATERIALS ON EXTERIOR WALLS.
- ALL SIDING TO BE A MINIMUM OF 8" (200mm) ABOVE FINISHED GRADE.

ABOVE GRADE MASONRY

- ALL ABOVE GRADE MASONRY IS TO CONFORM TO THE ONTARIO BUILDING CODE.
- AT THE BRICK VENEER COUNTERFLASHING SHALL BE UP 8" (200mm) BEHIND THE BUILDING FELT FELT AND BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RAKED CLEAN. WEEPHOLES 24" (600mm) O.C.
- BRICK VENEER THE SPACING TO BE AT MAXIMUM VERTICAL SPACING OF 16" (400mm) AND A MAXIMUM HORIZONTAL OF 24" (600mm) AND A MAXIMUM VERTICAL SPACING OF 20" (500mm) TO CONCLUDE WITH WALL STUDS SPACING.

ROOFING

- ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CONFORM TO ONTARIO BUILDING CODE.
- TWO LAYERS OF FELT PAPER SHALL BE INSTALLED ON EAVES EXTENDING 30" (750mm) ON ROOF FROM THE INNER FACE OF THE EXTERIOR WALL.
- FELT PAPER SHALL BE INSTALLED UNDER ROOF VALLEY EXTENDING 48" ON BOTH SIDES ON JOINING ROOF.

SHEET METAL

- ALL REQUIRED FLASHINGS TO BE 28 GAUGE GALVANIZED METAL UNLESS OTHERWISE SPECIFIED ON PLANS.

ALL OVERHANG DIMENSIONS ARE FROM FACE OF STUD TO FACE OF FASCIA BOARD

PROVIDE PROPER ATTIC VENTILATION 1/300 MIN. OF INSULATED CEILING AREA

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 OF
 24