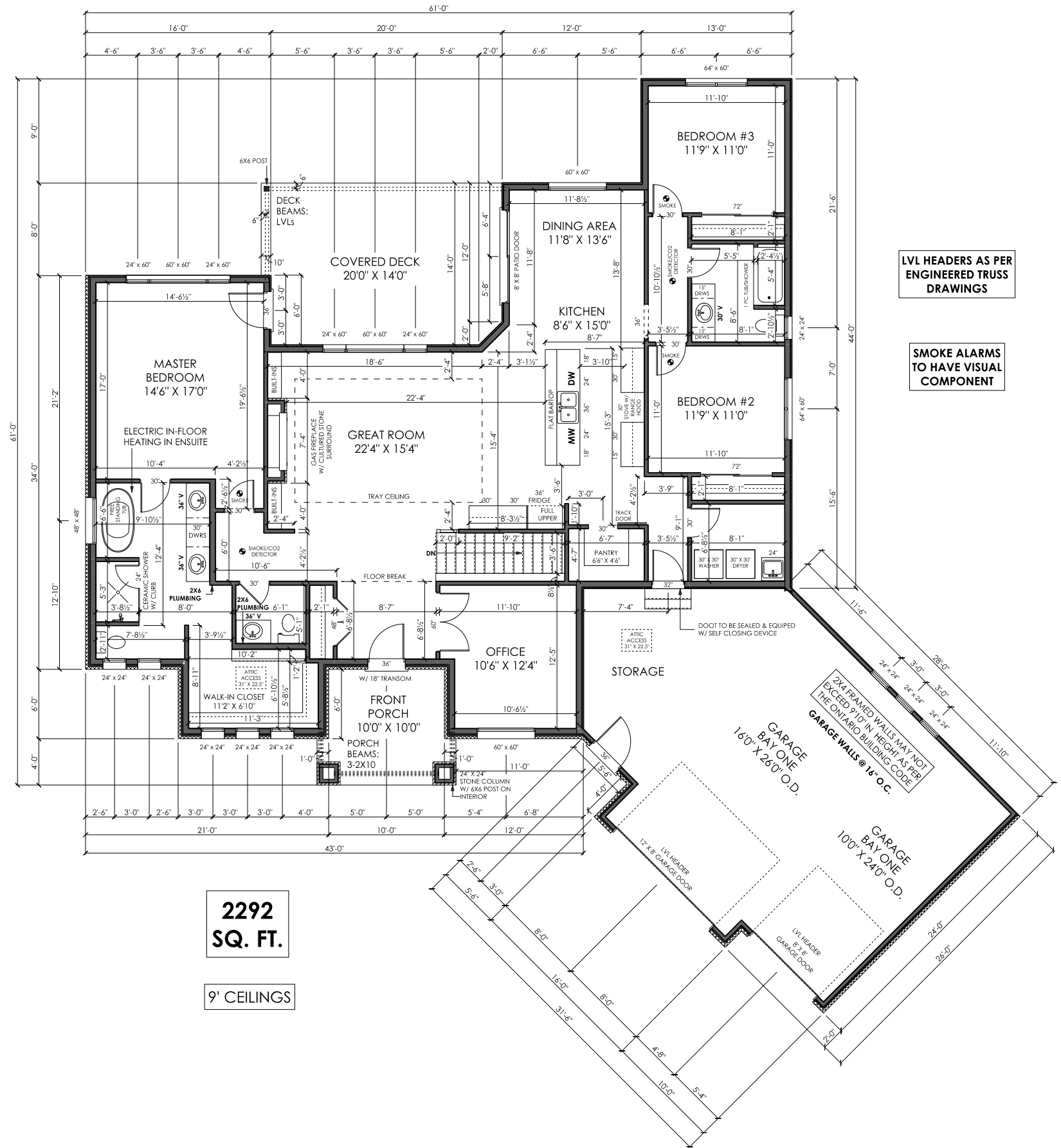






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DRAWINGS NOT TO BE SCALED

NO.	REVISIONS

PROJECT
COUNTY HOMES
SPEC HOUSE

235 MICHEALS WAY
PRINCE EDWARD COUNTY, ONTARIO

MAIN LEVEL PLAN

DATE	JULY 1, 2025
SCALE	3/32" = 1'0"
DRAWN BY	TD
BCIN	109556
JOB NUMBER	01 - 2025

ISSUED	SHEET NUMBER
JULY 1, 2025	A1



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DRAWINGS NOT TO BE SCALED

NO.	REVISIONS	

PROJECT
COUNTY HOMES
SPEC HOUSE
235 MICHAELS WAY
PRINCE EDWARD COUNTY, ONTARIO

LOWER LEVEL PLAN

DATE	JULY 1, 2025
SCALE	3/32" = 1'0"
DRAWN BY	TD
BCIN	109556
JOB NUMBER	01 - 2025
ISSUED JULY 1, 2025	SHEET NUMBER A2

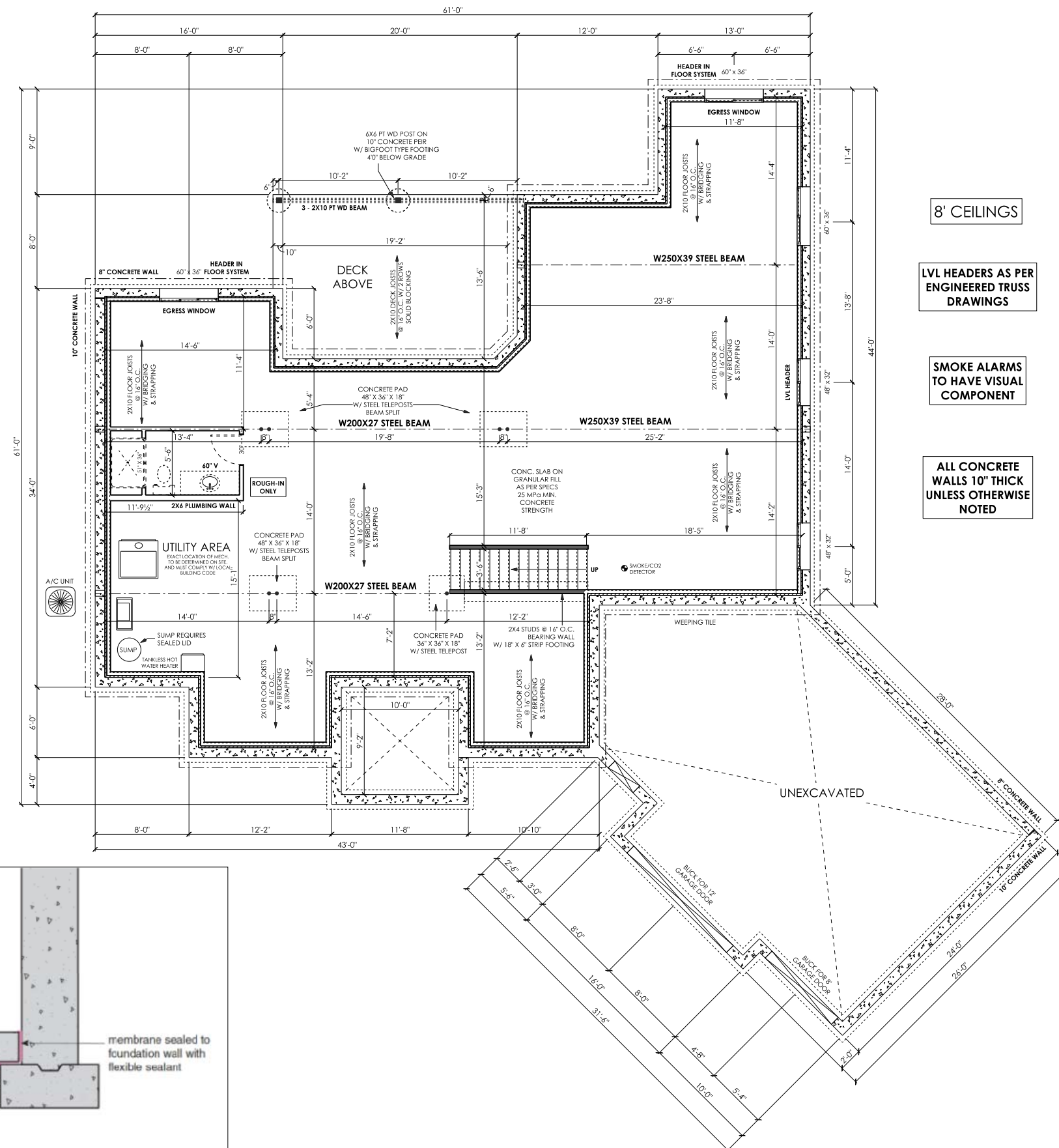
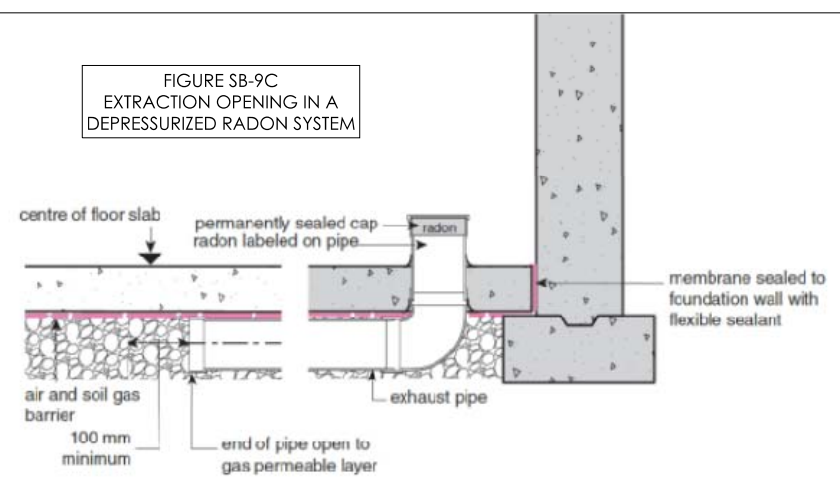


FIGURE SB-9C
EXTRACTION OPENING IN A
DEPRESSURIZED RADON SYSTEM





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DRAWINGS NOT TO BE SCALED

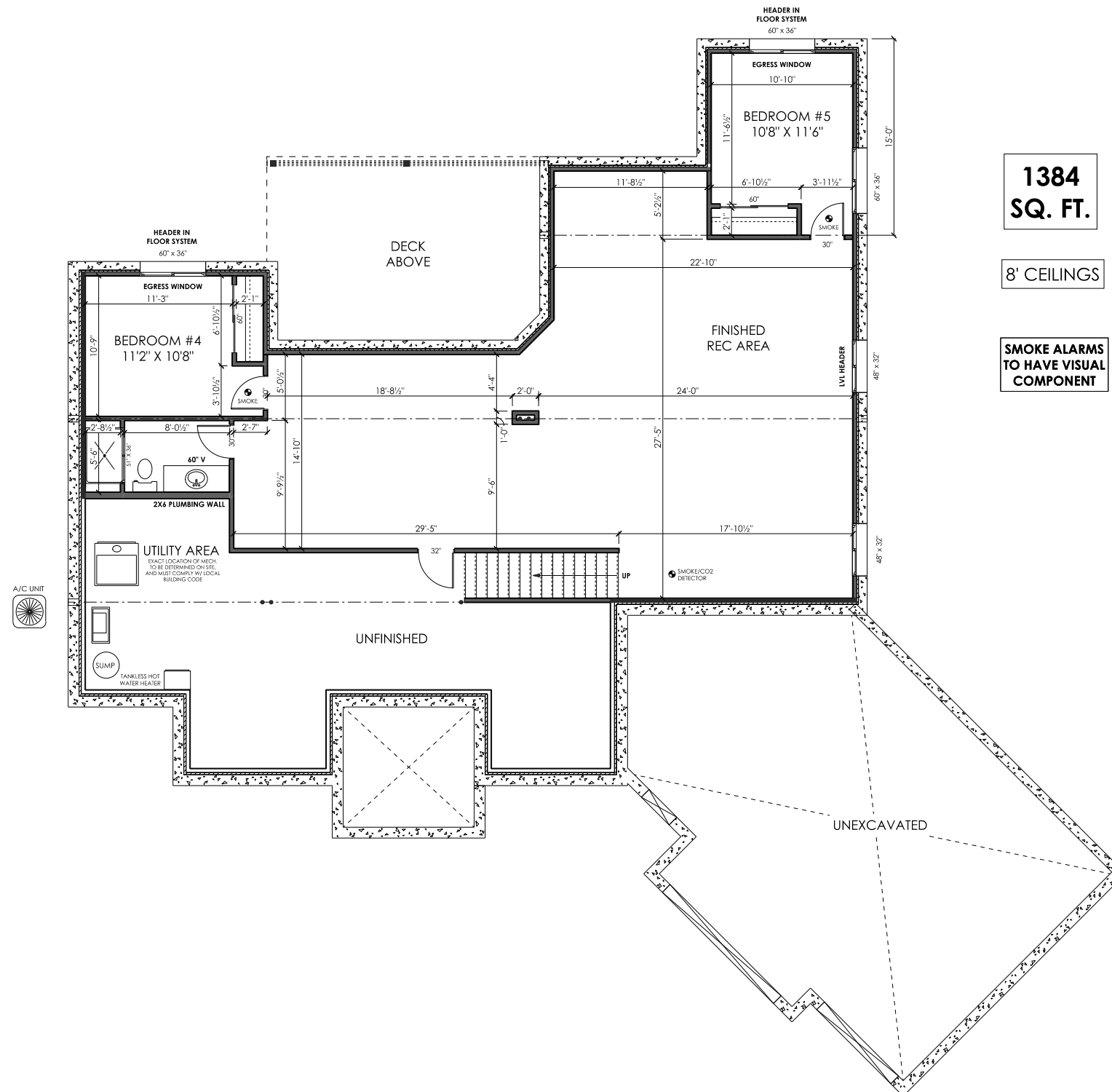
NO.	REVISIONS	

PROJECT
COUNTY HOMES
SPEC HOUSE
235 MICHAELS WAY
PRINCE EDWARD COUNTY, ONTARIO

LOWER LEVEL FINISH

DATE	JULY 1, 2025
SCALE	3/32" = 1'0"
DRAWN BY	TD
BCIN	109556
JOB NUMBER	01 - 2025

ISSUED JULY 1, 2025	SHEET NUMBER A3
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DRAWINGS NOT TO BE SCALED

NO.	REVISIONS	

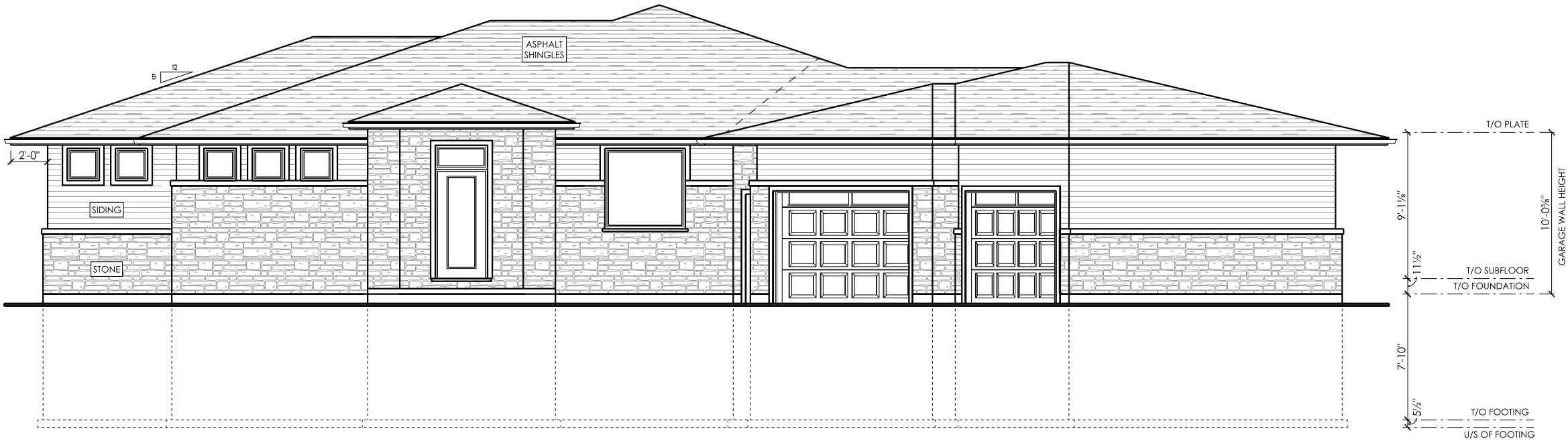
PROJECT
COUNTY HOMES
SPEC HOUSE

235 MICHAELS WAY
PRINCE EDWARD COUNTY, ONTARIO

LEFT ELEVATION

DATE	JULY 1, 2025
SCALE	1/8" = 1'0"
DRAWN BY	TD
BCIN	109556
JOB NUMBER	01 - 2025

ISSUED	SHEET NUMBER
JULY 1, 2025	A4



WALL AREA:
73'0" x 10'8" = 778.7 sq ft
= 72.3 sq m

WINDOW AREA:
24" x 24" x 5 = 2880 sq in
60" x 60" = 3600 sq in
= 6480 sq in
= 4.2 sq m

TOTALS:
Walls = 72.3 + 44.4 + 114.3 + 64.7 = 295.7 sq m
Windows = 4.2 + 1.5 + 23.8 + 6.2 = 35.7 sq m
Percentage = 12.1 %



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DRAWINGS NOT TO BE SCALED

NO.	REVISIONS	

PROJECT
COUNTY HOMES
SPEC HOUSE
235 MICHAELS WAY
PRINCE EDWARD COUNTY, ONTARIO

LEFT ELEVATION

DATE JULY 1, 2025

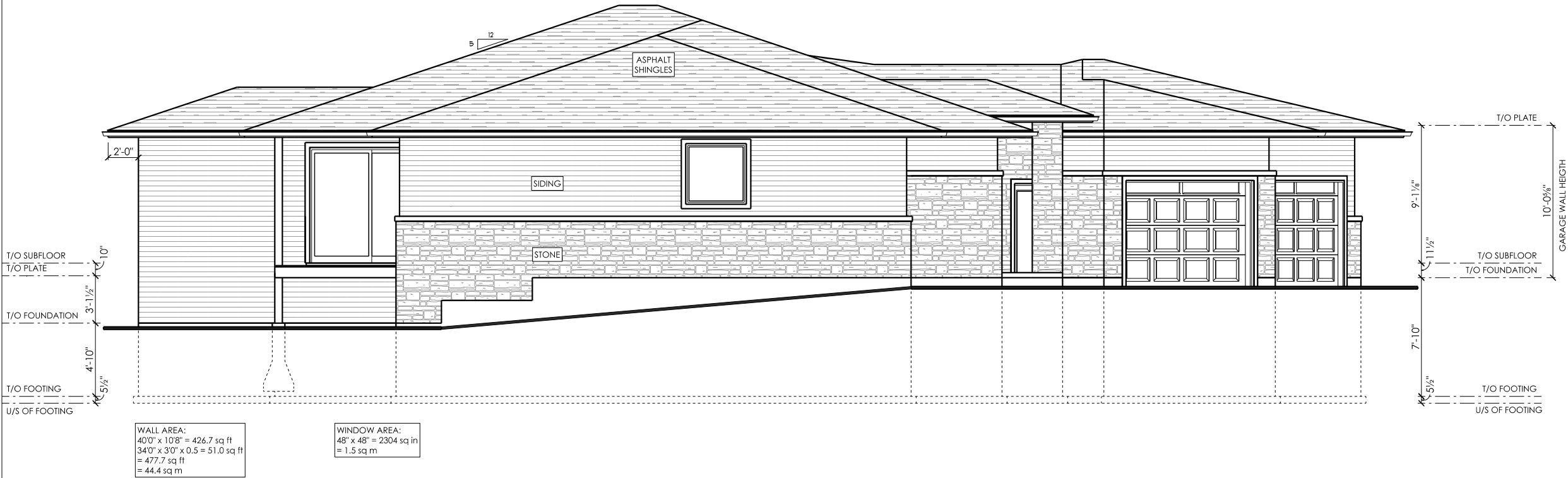
SCALE 1/8" = 1'0"

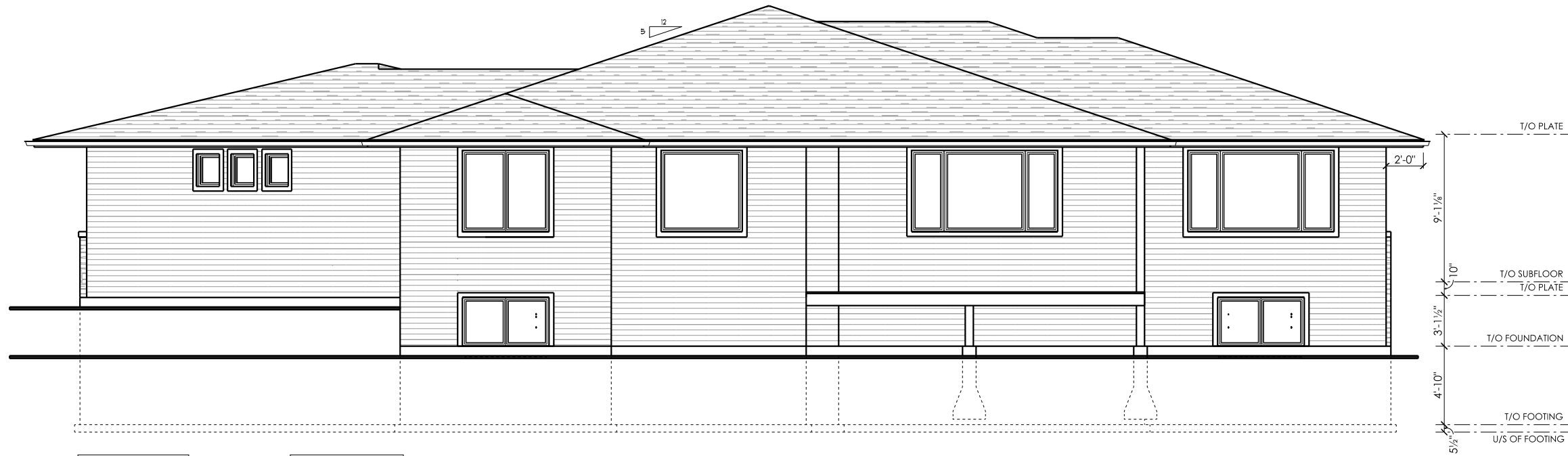
DRAWN BY TD

BCIN 109556

JOB NUMBER 01 - 2025

ISSUED	SHEET NUMBER
JULY 1, 2025	A5





WALL AREA:
90'0" x 13'8" = 1230.0 sq ft
= 114.3 sq m

WINDOW AREA:
24" x 60" x 4 = 5760 sq in
60" x 60" x 3 = 10 800 sq in
36" x 80" = 2880 sq in
96" x 96" = 9216 sq in
64" x 60" = 3840 sq in
60" x 36" x 2 = 4320 sq in
= 36 816 sq in
= 23.8 sq m



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DRAWINGS NOT TO BE SCALED

NO.	REVISIONS	

PROJECT
COUNTY HOMES
SPEC HOUSE

235 MICHAELS WAY
PRINCE EDWARD COUNTY, ONTARIO

REAR ELEVATION

DATE	JULY 1, 2025
SCALE	1/8" = 1'0"
DRAWN BY	TD
BCIN	109556
JOB NUMBER	01 - 2025
ISSUED	SHEET NUMBER
JULY 1, 2025	A6



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DRAWINGS NOT TO BE SCALED

NO.	REVISIONS	

PROJECT
COUNTY HOMES
SPEC HOUSE

235 MICHAELS WAY
PRINCE EDWARD COUNTY, ONTARIO

RIGHT ELEVATION

DATE JULY 1, 2025

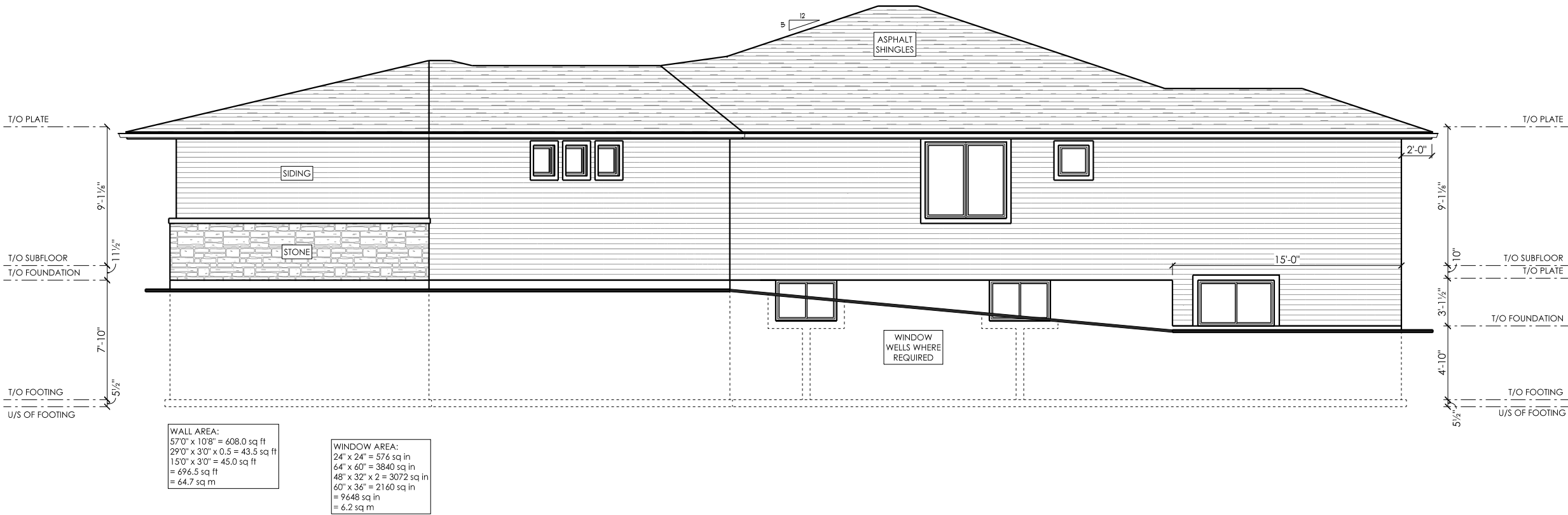
SCALE 1/8" = 1'0"

DRAWN BY TD

BCIN 109556

JOB NUMBER 01 - 2025

ISSUED	SHEET NUMBER
JULY 1, 2025	A7





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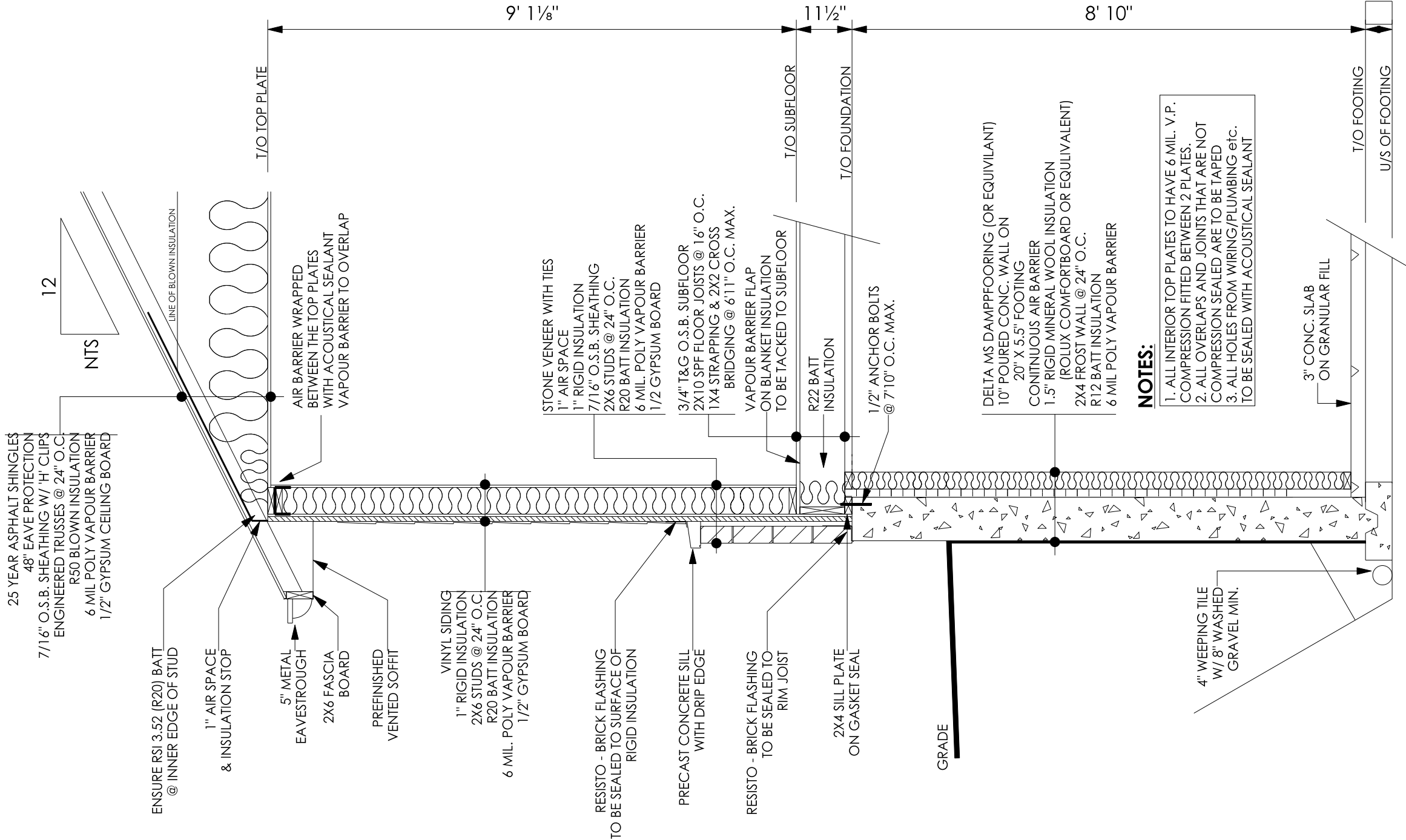
NO.	REVISIONS	

PROJECT
COUNTY HOMES
SPEC HOUSE

235 MICHAELS WAY
PRINCE EDWARD COUNTY, ONTARIO

WALL SECTION

DATE	JULY 1, 2025
SCALE	1/2" = 1'0"
DRAWN BY	TD
BCIN	109556
JOB NUMBER	01 - 2025
ISSUED	SHEET NUMBER
JULY 1, 2025	A8



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DRAWINGS NOT TO BE SCALED

NO.	REVISIONS

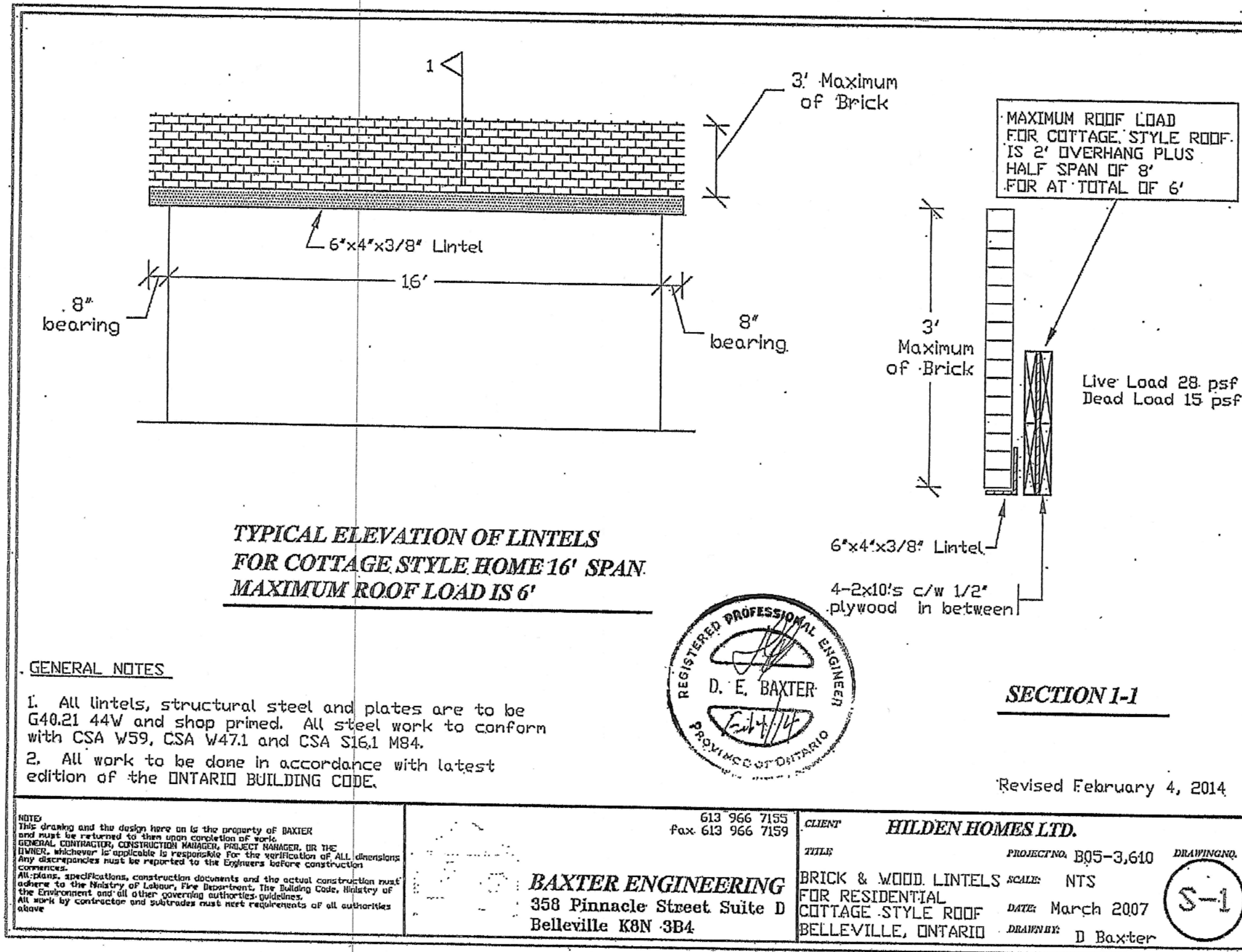
PROJECT
COUNTY HOMES
SPEC HOUSE

235 MICHAELS WAY
PRINCE EDWARD COUNTY, ONTARIO

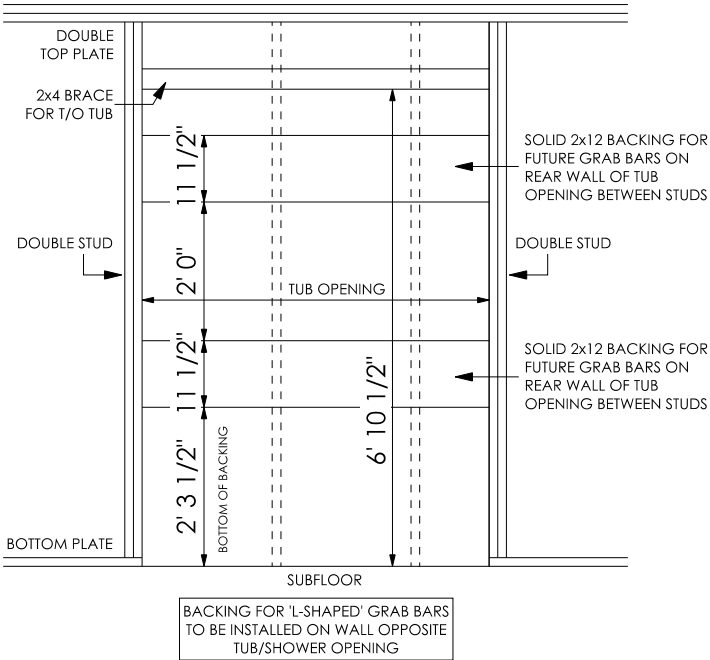
HEADER DETAIL

DATE	JULY 1, 2025
SCALE	N.T.S.
DRAWN BY	TD
BCIN	109556
JOB NUMBER	01 - 2025

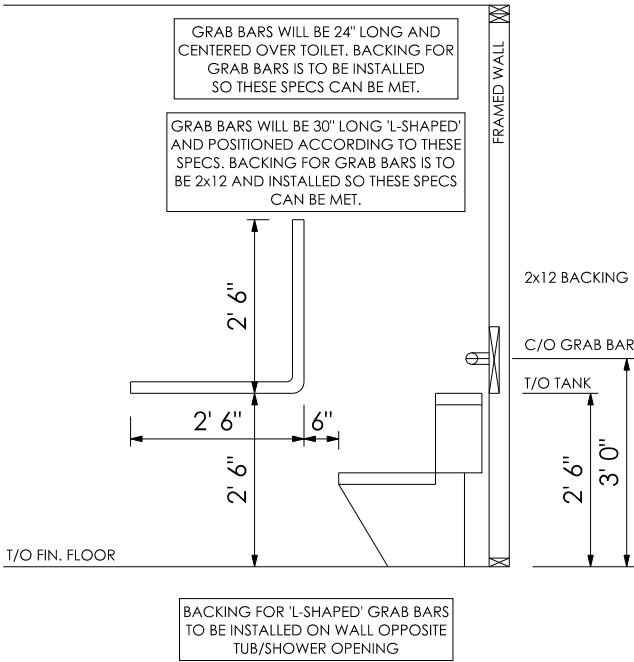
ISSUED	SHEET NUMBER
JULY 1, 2025	A9



- ALL CONSTRUCTION TO COMPLY WITH THE ONTARIO BUILDING CODE 2012
- PROVIDE TO THE TOWNSHIP AT REQUIRED TIMEFRAME - AT PERMIT STAGE OR PRIOR TO THE REQUEST FOR A FRAMING INSPECTION, MECHANICAL DETAILS INCLUDING:
 - HEAT LOSS CALCULATIONS
 - DUCT SIZE CALCULATIONS AND DUCT LAYOUT DIAGRAM FOR THE HEATING AND VENTILATION SYSTEMS
 - CLASSIFICATION OF HEATING TYPE
 - CLASS OF VENT TYPE
 - LOCATION OF SUPPLEMENTAL ELECTRIC HEATING
 - HEATING DESIGNER AND HEATING INSTALLER CERTIFICATION NUMBERS
 - VENTILATION DESIGNER/ INSTALLER CERTIFICATION NUMBER(S)
- ENGINEERED TRUSS DESIGN DRAWINGS, TRUSS LAYOUT DIAGRAM, LINTEL DESIGNS FOR LINTELS SUPPORTING TRUSSES OVER 32'2" AND LINTELS WITH GIRDER TRUSSES BEARING ABOVE, AND ENGINEERED FLOOR SYSTEM DESIGNS SHALL BE PROVIDED ON SITE AT TIME OF FRAMING INSPECTION WHEN APPLICABLE.
- FRAMING LUMBER SHALL BE SPF #1 OR 2
- STUD HEIGHTS SHALL COMPLY WITH THE REQUIREMENTS OF TABLE 9.23.10.1 OF THE OBC OR WILL BE DESIGNED IN ACCORDANCE WITH PART 4
- PARTITIONS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY BLOCKING AS PER 9.23.9.9 OF THE OBC (2X4 BLOCKS AT MAXIMUM 3'11" O.C.)
- HEADERS OVER OPENINGS SUPPORTING TRUSSES GREATER THAN 32' OR SUPPORTING GIRDERS MUST BE DESIGNED ACCORDINGLY - CONTACT TRUSS DESIGNER
- ADJUSTABLE STEEL COLUMNS TO CONFORM TO CAN/CGSB-7.2 AS PER 9.17.3.4. OF THE OBC AND SHALL NOT SUPPORT LOADS GREATER THAN 8000 LBS
- ALL HOT WATER IS CONTROLLED BY A THERMOSTATICALLY CONTROLLED MIXING VALVE AT THE HOT WATER SOURCE TO A MAX. OF 49 DEG. CEL.
- DIMENSIONS ARE TO ROUGH STUD FOR INTERIOR WALLS (3.5") AND STUD + SHEATHING + RIGID INSULATION FOR EXTERIOR WALLS (7") NOTE: INSULATED WALLS ARE DESIGNED WITH 1" RIGID INSULATION ON TOP OF 7/16" O.S.B. SHEATHING
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ACCORDING TO 9.33.4.2 OF THE OBC
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND SHALL HAVE A VISUAL SIGNALING COMPONENT
- SMOKE ALARMS SHALL BE INSTALLED ACCORDING TO 9.10.19 OF THE OBC
- REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO A WATER CLOSET, SHOWER, OR BATH ACCORDING TO 9.5.2.3 OF THE OBC
- INTERIOR AND EXTERIOR GUARDS, INCLUDING HALF HEIGHT WALLS, ARE TO BE CONSTRUCTED IN ACCORDANCE TO SB-7 OR DESIGNED AND CONSTRUCTED UNDER PART 4 OF THE OBC
- EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH ACCORDING TO 9.19.2.1 OF THE OBC
- GYPSUM BOARD TO BE CARRIED UP TO THE UNDERSIDE OF THE ROOF SHEATHING AND CAULKED WHERE AN ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE
- ALL HEADERS ARE 2-2X10 UNLESS STATED OTHERWISE
- A CONTINUOUS AIR BARRIER SYSTEM SHALL BE PROVIDED IN ACCORDANCE TO 9.25.3.1 OF THE OBC, INCLUDING WALLS SEPERATING A CONDITIONED SPACE FROM AN UNCONDITIONED ONE (EX. BETWEEN AN ATTACHED GARAGE AND THE HOUSE)
- ALL WATER CLOSETS ARE MAX. 4.8 LITRES PER FLUSH, AS PER 7.6.4.2(3) OF THE OBC
- ROOF VENTING AS PER 9.19.1.2 - 1/300 OF INSULATED CEILING ARE SPLIT BETWEEN VENTED SOFFIT AND ROOF VENTS (TYPICAL ROOF VENTS 50 SQ. IN.)
- STRAPPING AND BRIDGING AS PER 9.23.9.4 FOR TABLE A-1 STRAPPING TO BE NOT LESS THAN 19mm X 64mm MAILED TO THE UNDERSIDE OF THE JOISTS. STRAPPING MAY BE SUBSTITUTED FRO FURRING STRIPS COMPLYING WITH TABLE 9.29.3.1. CROSS BRIDGING TO BE 38mm X 38mm LOCATED NOT MORE THAN 2.1m FOR EACH SUPPORT OR OTHER ROWS OF BRIDGING
- DRAIN WATER HEAT RECOVERY UNIT(S) TO BE INSTALLED AS PER 3.1.1.12 OF SB-12, IF REQUIRED.



001 TUB/SHOWER BACKING DETAIL
SCALE: N.T.S.



002 GRAB BAR BACKING
SCALE: N.T.S.



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DRAWINGS NOT TO BE SCALED

NO.	REVISIONS	

PROJECT
COUNTY HOMES
SPEC HOUSE
235 MICHAELS WAY
PRINCE EDWARD COUNTY, ONTARIO

GENERAL NOTES

DATE	JULY 1, 2025
SCALE	N.T.S.
DRAWN BY	TD
BCIN	109556
JOB NUMBER	01 - 2025
ISSUED	SHEET NUMBER
JULY 1, 2025	A10