



18-002_BP - CUSTOM DREAM HOME

GENERAL NOTES:

- REFER TO TIMBER FRAME SHOP DRAWINGS FOR ALL SIZES, LOCATIONS AND CONNECTION DETAILS
- PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS ABOVE
- LOCATION FOR UTILITY ROOM (FOR FURNACE, "B" VENT AND HOT WATER TANK) TO BE CONFIRMED UPON REVIEW WITH MECHANICAL CONTRACTOR.
- LOCATION FOR PLUMBING STACKS AND SERVICING TO BE CONFIRMED UPON REVIEW WITH PLUMBING TRADES.
- LOCATION FOR ELECTRICAL PANEL TO BE CONFIRMED UPON REVIEW WITH ELECTRICAL CONTRACTOR.
- EXTERIOR LOCATION FOR ELECTRICAL METER SERVICING TO BE CONFIRMED UPON REVIEW BY OWNER AND LOCAL UTILITIES
- ALL DIMENSIONAL FRAMING LUMBER TO BE NO. 1 & 2 GRADE S-P-F.
- ALL TIMBER FRAME MEMBERS TO BE EASTERN WHITE PINE NO. 2 GRADE U.N.O.
- ALL LVL MEMBERS TO BE 2.0E, 2900 1B MANUFACTURED BY LP (LOUISIANA PACIFIC).
- ALL PSL MEMBERS TO BE 1.8E, 2900 1B MANUFACTURED BY LP (LOUISIANA PACIFIC).
- PRE-ENGINEERED TRUSS FABRICATOR TO SUPPLY TRUSS LAYOUT C/W SEALED DESIGNS FOR APPROVAL BY BUILDING INSPECTION DEPARTMENT.
- PRE-ENGINEERED FLOOR JOIST SUPPLIER TO PROVIDE LAYOUT DRAWING
- ALL HVAC SYSTEM REQUIREMENTS TO BE PROVIDED BY OTHERS.
- ALL INTERIOR DOORS BY OTHERS
- REFER TO TRUSS MANUFACTURERS SPECS FOR ENGINEERED TRUSSES
- CLOTHES DRYER TO BE VENTED TO EXTERIOR
- WATER RESISTANT FINISHED FLOORING (BY OTHERS) TO BE PROVIDED IN ALL BATHROOMS, KITCHENS, PUBLIC ENTRANCE HALLS, AND GENERAL STORAGE AREAS
- ALL FINISHED FLOORING BY OTHERS
- WOOD STOVE & FIREPLACES TO BE INSTALLED AS PER MANUFACTURES SPECS AND SECTIONS 9.21 & 9.22 NBC
- ALL CHIMNEYS TO COMPLY w/ SECTION 9.21. OF THE NBC
- ALL RAILINGS TO COMPLY w/ SECTION 9.8.8. OF THE NBC
- ALL EXTERIOR STAIRS TO COMPLY w/ SECTION 9.8. OF THE NBC
- ALL POSTS & PIERS @ FOUNDATION LEVEL ON CONC. FOOTINGS OR BEDROCK
- FOUNDATION INSULATION DESIGNED B/O
- FLASH AND SEAL ALL AREAS WHERE TIMBERS PENETRATE WALL ENVELOPE
- TEST ALL CONTAINERS OF STAIN ON SAMPLE PIECE OF WHITE PINE PRIOR TO APPLYING TO TIMBERS
- SEAL ALL TIMBER CONNECTIONS AT GREAT ROOM FENESTRATION
- REPORT ANY MATERIAL SHORTAGE TO **DISCOVERY DREAM HOMES** HEAD OFFICE
- REFER TO TIMBERFRAME SHOP DRAWINGS FOR SIZING, GRADING AND ASSEMBLY DETAILS

| FLOOR AREAS (sq.ft.) | |
|----------------------------|--------------------|
| BASEMENT | |
| . BASEMENT | 1,893 |
| . DECK @ HANGER | 22 |
| | 1,915 sq ft |
| LIVING AREAS | |
| . MAIN FLOOR | 2,107 |
| | 2,107 sq ft |
| OTHER | |
| . AIRPLANE HANGER | 1,266 |
| | 1,266 sq ft |
| PORCHES & DECKS | |
| . COVERED T.F. PO... | 112 |
| . DECK | 964 |
| . SCREEN PORCH | 301 |
| | 1,377 sq ft |
| | 6,665 sq ft |

ABBREVIATIONS

| | | | |
|--------|----------------------|--------|----------------------------|
| ADDN | ADDITION | OB | ONTARIO BUILDING CODE |
| B/O | BY OTHERS | P.T. | PRESSURE TREATED |
| B.U. | BUILT UP | P.V.B. | POLY VAPOUR BARRIER |
| CL | CENTRE LINE | R | RISER |
| CONC. | CONCRETE | R.O. | ROUGH OPENING |
| c/w | COMPLETE WITH | R.S.O. | ROUGH STUD OPENING |
| DEC. | DECORATIVE | SF | SQUARE FEET |
| D.O. | DIDO | SIP | STRUCTURAL INSULATED PANEL |
| DWG | DRAWING | T&G | TONGUE AND GROOVE |
| EXT. | EXTERIOR | T.B.D. | TO BE DETERMINED |
| FDN | FOUNDATION | TYPL | TYPICAL |
| INT. | INTERIOR | T.O. | TOP OF |
| MANUF. | MANUFACTURER | T.F. | TIMBERFRAME |
| NFC | NOT FOR CONSTRUCTION | U/S | UNDERSIDE OF |
| NTS | NOT TO SCALE | U.N.O. | UNLESS NOTED OTHERWISE |
| O.C. | ON CENTRE | w/ | WITH |

LEGEND

| | |
|--|---|
| | SMOKE DETECTOR (AS PER SECTION 9.10.19 OBC) |
| | CARBON MONOXIDE DETECTOR (AS PER SECTION 9.10.19 OBC) |
| | POINT LOAD (PROVIDE SOLID BLOCKING BELOW) |
| | EXHAUST FAN (VENTED TO EXTERIOR) |
| | TEMPERED GLASS |

SHEET INDEX

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| A-3 | REAR & LEFT ELEVATIONS |
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** FOR ROUGH STUD OPENINGS (R.S.O.) ADD 1" TO WIDTH & HEIGHT OF DOOR & WINDOW FRAME SIZES
** FOR ROUGH LOG OPENINGS (R.L.O.) ADD 4 1/4" TO WIDTH & 2 1/2" TO HEIGHT OF DOOR & WINDOW FRAME SIZES

| DOOR AND WINDOW SCHEDULE | | | | | | | |
|--------------------------|-----------------|--------------------------|-----|------------|-----------|---|--------------------|
| ID | Home Story | ROOM | QTY | FRAME | | NOTES | VIEW FROM EXTERIOR |
| | | | | W | HT | | |
| Door | | | | | | | |
| D1 | BASEMENT PLAN | FAMILY ROOM | 1 | 115 1/8" | 81" | 4-PANEL SLIDING DOOR | |
| D2 | MAIN FLOOR PLAN | ENTRY | 1 | 82 5/8" | 95 1/2" | DOUBLE DOOR | |
| D3 | MAIN FLOOR PLAN | COVERED BBQ AREA | 1 | 38" | 82 11/16" | 36" WIDE FIBERGLASS DOOR (TALL) W/ 22X80 LITE | |
| D4 | MAIN FLOOR PLAN | SCREEN PORCH | 1 | 115 1/8" | 81" | 4-PANEL SLIDING DOOR | |
| D5 | BASEMENT PLAN | AIRPLANE HANGAR | 1 | 38" | 82 11/16" | 36" WIDE FIBERGLASS DOOR (TALL) W/ 22X80 LITE | |
| D6 | BASEMENT PLAN | AIRPLANE HANGAR | 1 | 480" | 144" | AIRPLANE HANGER DOOR | |
| D7 | BASEMENT PLAN | AIRPLANE HANGAR | 1 | 38" | 79" | 36" WIDE FIBERGLASS DOOR (TALL) W/ 22X80 LITE | |
| D8 | MAIN FLOOR PLAN | MASTER BEDROOM & ENSUITE | 1 | 30" | 80 3/4" | INTERIOR DOOR | |
| Window | | | | | | | |
| W1 | BASEMENT PLAN | AIRPLANE HANGAR | 2 | 60" | 60" | CASEMENT | |
| W2 | BASEMENT PLAN | FAMILY ROOM | 1 | 105" | 66" | CASEMENT | |
| W3 | BASEMENT PLAN | FAMILY ROOM | 1 | 95" | 24" | FIXED | |
| W4 | BASEMENT PLAN | OFFICE | 1 | 106 11/16" | 24" | FIXED | |
| W5 | MAIN FLOOR PLAN | LIVING ROOM | 2 | 105" | 78" | AWNING | |
| W6a | MAIN FLOOR PLAN | BEDROOM # 2 | 2 | 36" | 60" | CASEMENT | |
| W6b | MAIN FLOOR PLAN | MASTER BEDROOM | 2 | 42" | 60" | CASEMENT | |
| W7 | MAIN FLOOR PLAN | MASTER BEDROOM | 2 | 36" | 60" | CASEMENT | |
| W8 | MAIN FLOOR PLAN | ENSUITE | 1 | 30" | 42" | CASEMENT | |

| DOOR AND WINDOW SCHEDULE | | | | | | |
|--------------------------|------------------|------------------|-----|-----------|----------|----------------------|
| ID | Home Story | ROOM | QTY | FRAME | | VIEW FROM EXTERIOR |
| | | | | W | HT | |
| W9 | MAIN FLOOR PLAN | ENSUITE | 1 | 60" | 24" | FIXED |
| W10 | MAIN FLOOR PLAN | ENSUITE | 1 | 30" | 24" | FIXED |
| W11 | MAIN FLOOR PLAN | W.I.C | 1 | 30" | 42" | FIXED |
| W12 | MAIN FLOOR PLAN | BEDROOM # 3 | 1 | 48" | 60" | CASEMENT |
| W13 | MAIN FLOOR PLAN | BEDROOM # 3 | 1 | 48" | 24" | FIXED |
| W14 | MAIN FLOOR PLAN | BATH | 1 | 30" | 48" | CASEMENT |
| W15 | MAIN FLOOR PLAN | MUDROOM | 1 | 24" | 48" | FIXED |
| W16 | MAIN FLOOR PLAN | KITCHEN | 1 | 72" | 42" | CASEMENT |
| W17 | UPPER FLOOR PLAN | LIVING ROOM | 2 | 105" | 78" | FIXED |
| W18 | UPPER FLOOR PLAN | CLERESTOR EY | 5 | 60" | 30" | FIXED |
| W19 | UPPER FLOOR PLAN | CLERESTOR EY | 4 | 65" | 18 1/2" | FIXED |
| W20 | UPPER FLOOR PLAN | COVERED BBQ AREA | 1 | 47 1/4" | 8 7/8" | ARCHITECTURAL |
| W21 | UPPER FLOOR PLAN | SCREEN PORCH | 1 | 117 3/4" | 24 9/16" | ARCHITECTURAL |
| W22 | UPPER FLOOR PLAN | SCREEN PORCH | 1 | 117 3/4" | 40 1/4" | ARCHITECTURAL |
| W23 | UPPER FLOOR PLAN | SCREEN PORCH | 1 | 153 1/16" | 27 5/16" | ARCHITECTURAL |
| W24 | MAIN FLOOR PLAN | SCREEN PORCH | 1 | 45" | 74 1/2" | WEATHERMASTER WINDOW |
| W24 | MAIN FLOOR PLAN | SCREEN PORCH | 3 | 45" | 74 1/2" | WEATHERMASTER WINDOW |
| W25 | MAIN FLOOR PLAN | SCREEN PORCH | 1 | 38" | 74 1/2" | WEATHERMASTER WINDOW |

BEAM SCHEDULE

| CODE | DESCRIPTION |
|------|------------------------------|
| B1 | 8X14 PINE |
| B2 | 3/2X10 P.T |
| B3 | 3 PLY 16" LVL |
| B4 | 8X12 PINE |
| B5 | 6X8 PINE |
| B7 | W14X68 |
| B8 | 12X8 PINE |
| B9 | 8X14 PINE #1 GRADE |
| B10 | 2 PLY 11 7/8" LVL |
| B11 | 3 PLY 11 7/8" LVL |
| B12 | W24X335 |
| B13 | 8X14 D. FIR SELECT STRUCTUAL |

POST SCHEDULE

| CODE | DESCRIPTION |
|------|-------------------------------------|
| P1 | 12X12 PINE W/ UPLIFT SCREWJACK- SJ3 |
| P2 | 6X6 PINE |
| P3 | 8x8 WITH UPLIFT SCREWJACK - SJ3 |
| P4 | 3/2X6 SPF |
| P5 | 3/2X4 SPF |
| P6 | 10x10 #1 GRADE |
| P7 | 4/2X6 SPF |
| P8 | 8X8 #1 GRADE w/ HD SCREWJACKS - SJ2 |

HANGER SCHEDULE

| CODE | DESCRIPTION |
|------|-------------|
| H1 | LUS28 |

FOOTING SCHEDULE

| CODE | DESCRIPTION |
|------|--|
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGw/2-10M VERTICAL REBAR BENT INTO FTG & TO EXTEND WITHING 3" TOP OF PIER |
| F2 | 55x55x25" CONC. FTG |
| F3 | 25x25x11 CONC. FTG |
| F4 | 70x70x33" CONC. FTG |
| F5 | 50x50x20" CONC. FTG |

GENERAL NOTES

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- All construction to comply with requirements of the Local Building Authorities.

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| The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents. | | |
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| NAME | SIGNATURE | BCIN |
| REGISTRATION INFORMATION Required unless design is exempt under 2.17.4.1. of the building code. | | |
| FIRM NAME | | BCIN |
| SCOPE OF WORK See Schedule 1 Designer info Sheet for designer's scope of work. | | |



| | | |
|----|-------------|---------------|
| 4. | | |
| 3 | CLIENT REV. | 05-16-2018 AA |
| 2 | ENG.REV. | 05-15-2018 AA |
| 1 | FOR PERMIT | 04-30-2018 AA |
| # | REVISION | MMDDYYYY BY |

Drawing Title:

GENERAL NOTES, POST, BEAM & HANGER SCHEDULE, DOOR & WINDOW SCHEDULE

Client:

Project:

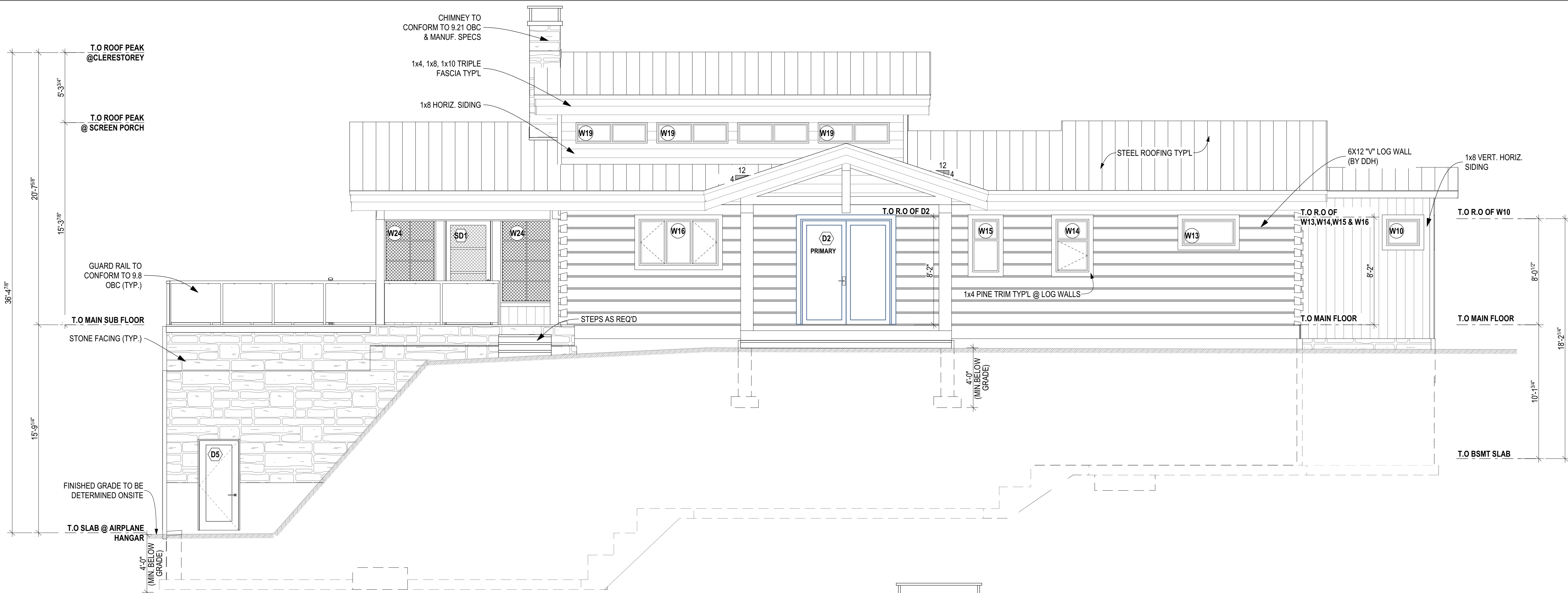
CUSTOM DREAM HOME

Site Location:
PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON

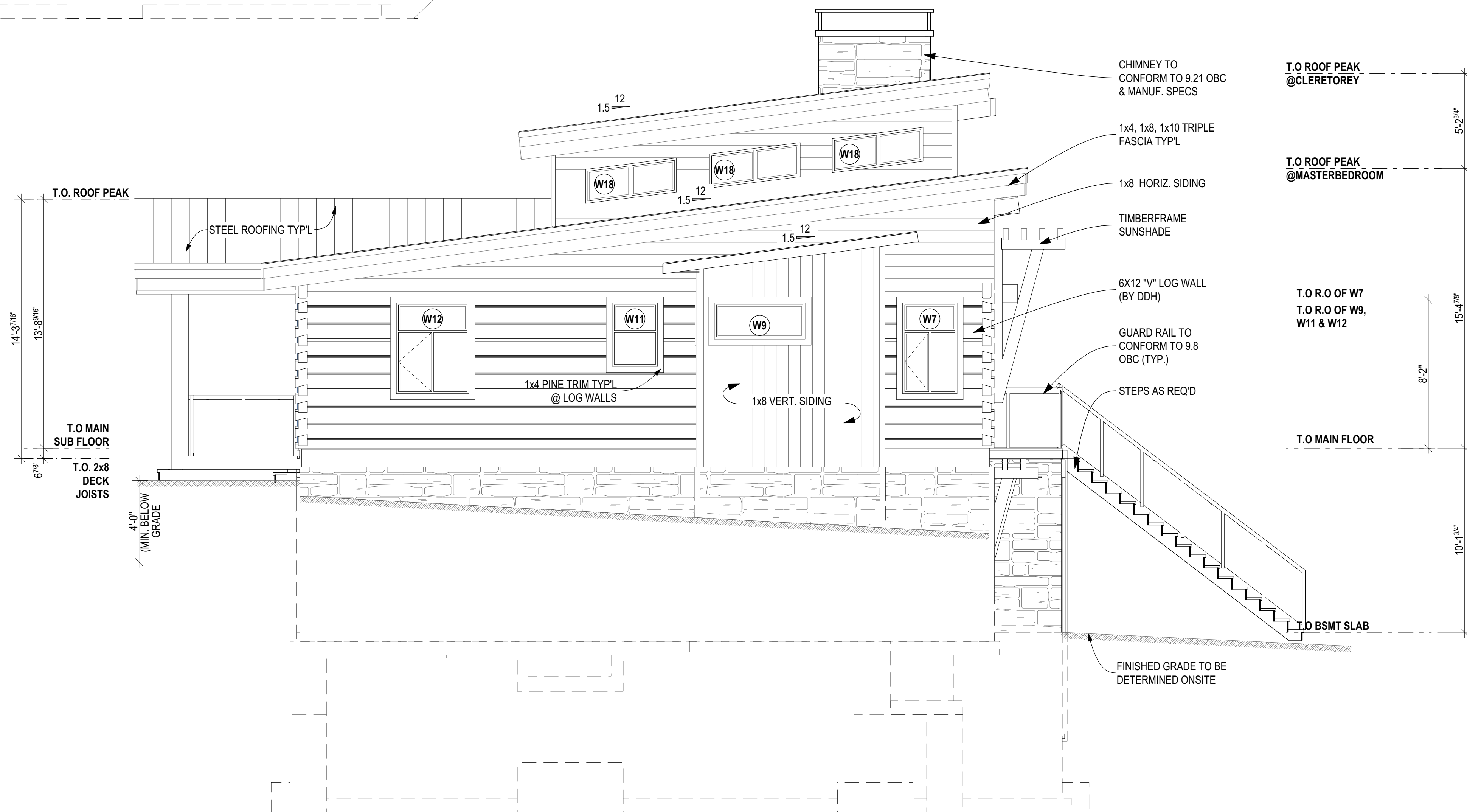
| | |
|------------------------------|--------------------------|
| Ground Snow Load: 2.9 kPa | Design Roof Load: kPa |
| Drawn By: AA | Sales Rep.: Sales |
| | Scale: AS NOTED |

Project No:
18-002_BP

PageNo:
A-1 of A-16



1 FRONT ELEVATION
A-2 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
A-2 SCALE: 1/4" = 1'-0"

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| HANGER SCHEDULE | |
|-----------------|-------------|
| CODE | DESCRIPTION |
| H1 | LUS28 |

| FOOTING SCHEDULE | |
|------------------|--|
| CODE | DESCRIPTION |
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Perth, Ontario, Canada K9J 0G6
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www.discoverydreamhomes.com

| | | |
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| 4. | | |
| 3 CLIENT REV. | 05-16-2018 | AA |
| 2 ENG. REV. | 05-15-2018 | AA |
| 1 FOR PERMIT | 04-30-2018 | AA |
| # REVISION | MM/DD/YYYY | BY |

Drawing Title:

FRONT & RIGHT ELEVATIONS

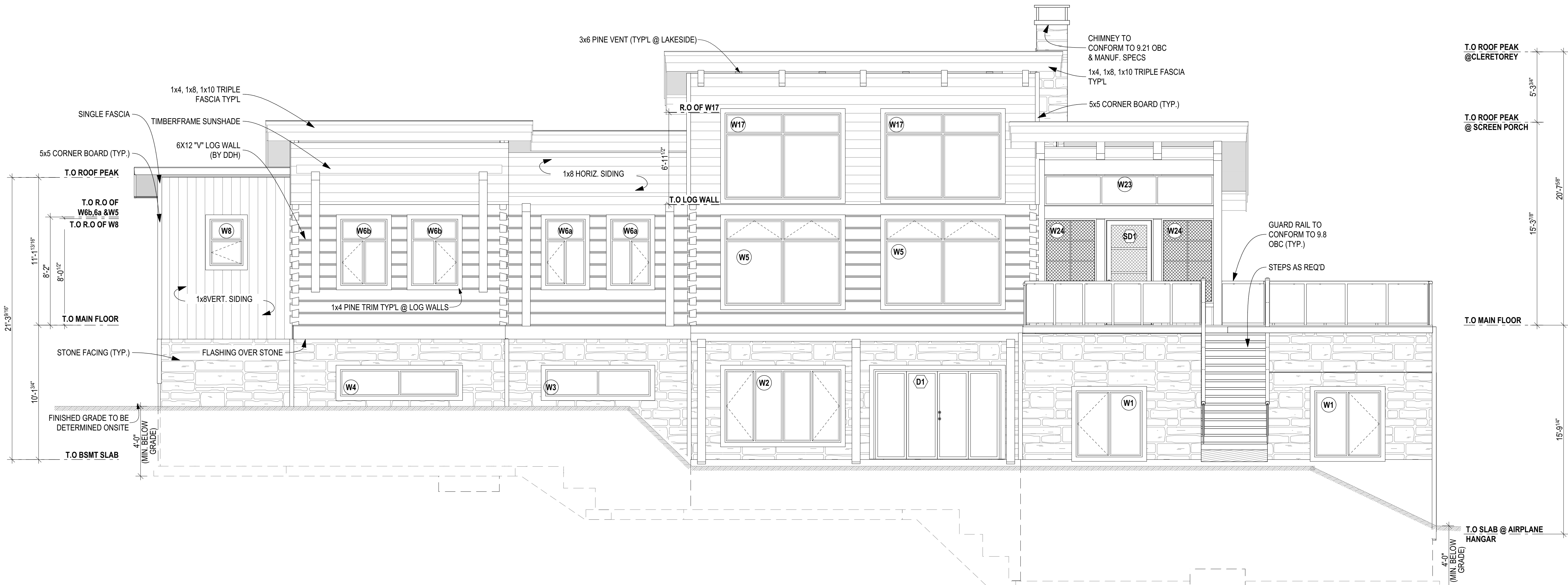
Client:

Project:
CUSTOM DREAM HOME

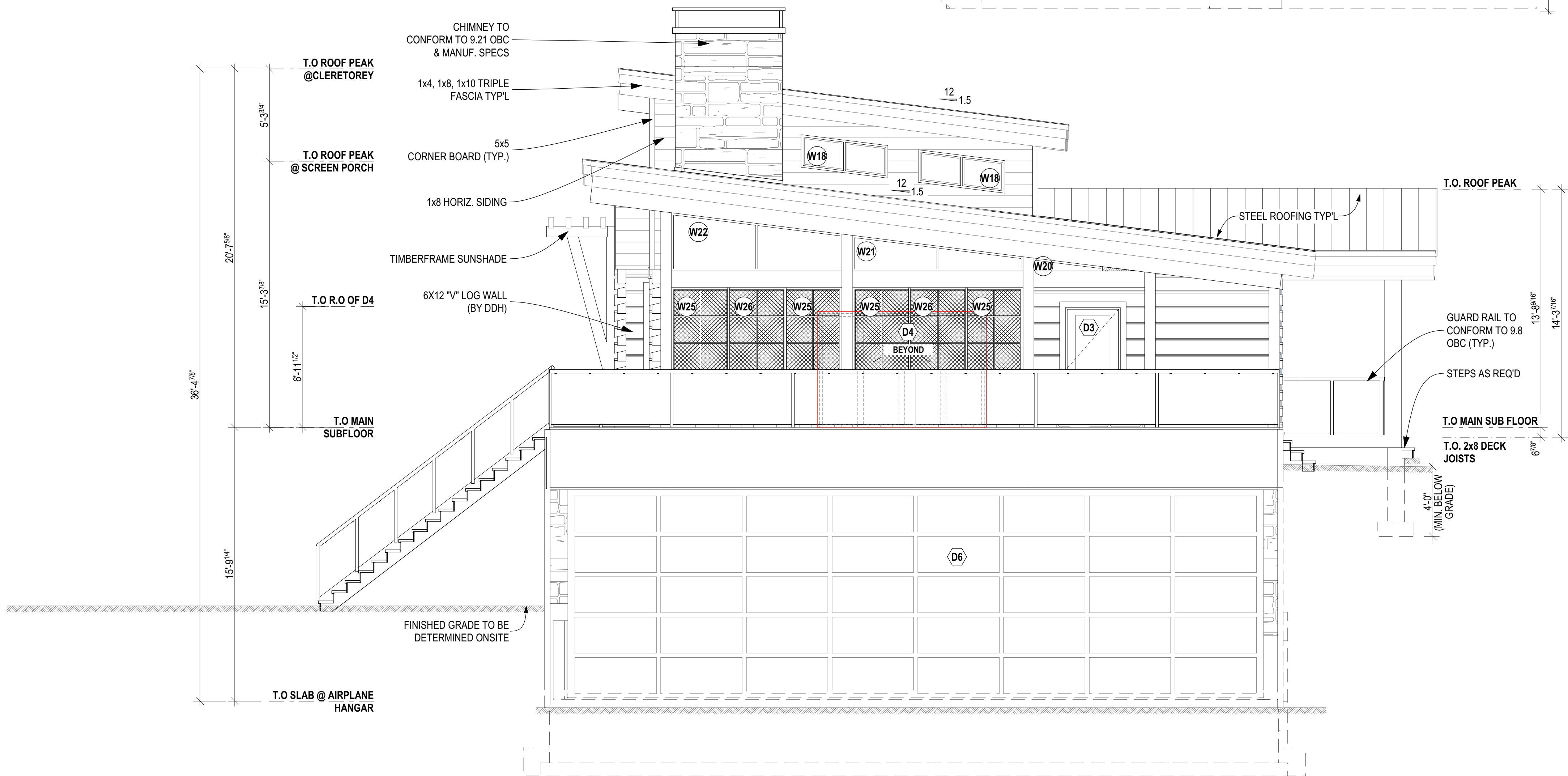
Site Location:
PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON

Ground Snow Load: 2.9 kPa
Design Roof Load: kPa
Drawn By: AA
Sales Rep.: Sales
Scale: AS NOTED

Project No: 18-002_BP
Page No: A-2 of A-16



1 REAR ELEVATION
A-3 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
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NOT FOR CONSTRUCTION

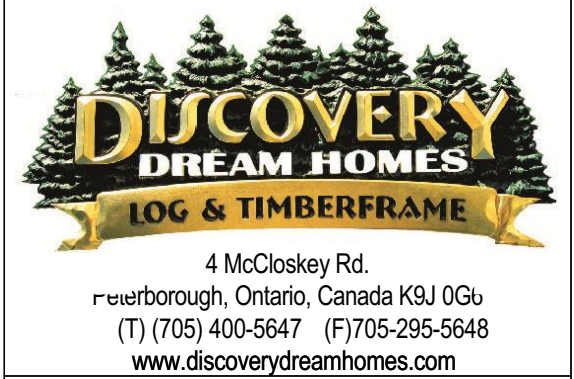
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|---------------|------------------------------|
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| HANGER SCHEDULE | |
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| 3 CLIENT REV. | 05-16-2018 | AA |
| 2 ENG. REV. | 05-15-2018 | AA |
| 1 FOR PERMIT | 04-30-2018 | AA |
| # REVISION | MM/DD/YYYY | BY |

Drawing Title:

REAR & LEFT ELEVATIONS

Client:

Project:
CUSTOM DREAM HOME

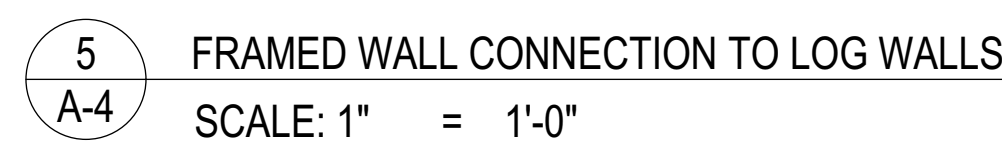
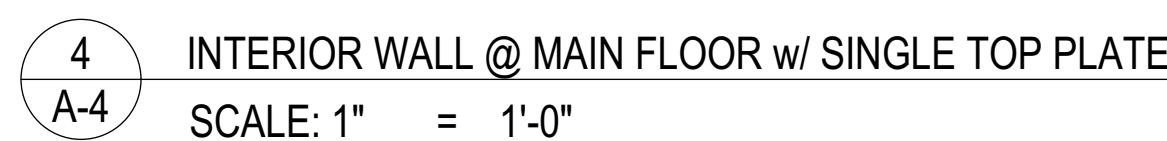
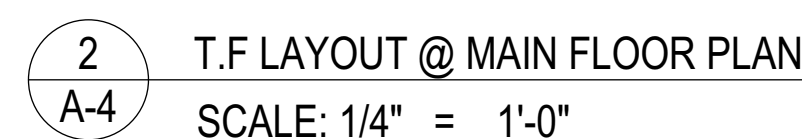
Site Location:
PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON

Ground Snow Load: 2.9 kPa
Design Roof Load: kPa

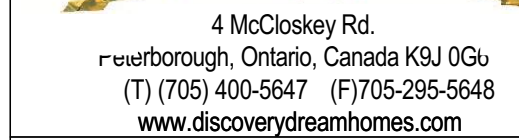
Drawn By: AA
Sales Rep.: Sales
Scale: AS NOTED

Project No: 18-002 BP
Page No: A-3 of A-16

1 SITE PLAN
A-4 SCALE: 1/64" = 1'-0"



| | | | | |
|--|-----------|------|-----------|-----------|
| <p>The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</p> <p align="center">QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under 2.17.5.1 of the building code.</p> <table border="1"> <tr> <td>NAME</td> <td>SIGNATURE</td> </tr> </table> <p align="center">REGISTRATION INFORMATION</p> <p>Required unless design is exempt under 2.17.4.1 of the building code.</p> <table border="1"> <tr> <td>FIRM NAME</td> </tr> </table> | | NAME | SIGNATURE | FIRM NAME |
| NAME | SIGNATURE | | | |
| FIRM NAME | | | | |
| <p align="center">SCOPE OF WORK</p> <p>See Schedule 1 Designer Info Sheet for designer's scope of work.</p> | | | | |



| | | |
|---|-------------|------------|
| 4 | | |
| 3 | CLIENT REV. | 05-16-2018 |
| 2 | ENG.REV. | 05-15-2018 |
| 1 | FOR PERMIT | 04-30-2018 |
| # | REVISION | MM/DD/YYYY |

Drawing Title:

Client: _____

Project:

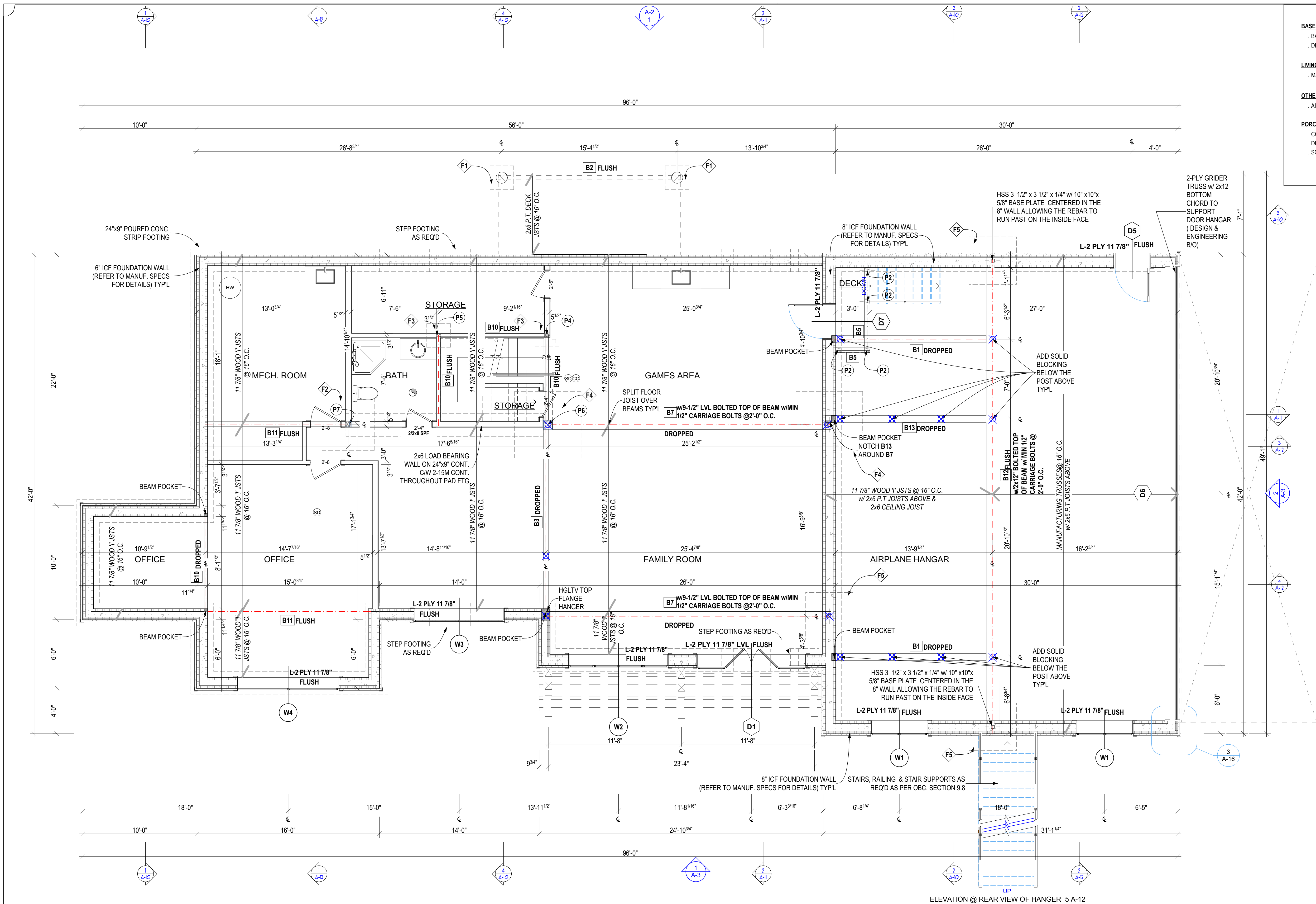
Site Location:
PERCY LAKE PHASE 4, FOR
IRWIN, HALBURTON

| | |
|------------------------------|--------------------------|
| Ground Snow Load: 2.9 kPa | Design Roof Load: kPa |
|------------------------------|--------------------------|

| | | |
|-----------|-------------|----------|
| Drawn By: | Sales Rep.: | Scale: |
| AA | Sales | AS NOTED |

| | |
|-------------|---------|
| Project No: | PageNo: |
|-------------|---------|

| | |
|-----------|-------------|
| 18-002 BP | A-4 of A-16 |
|-----------|-------------|



1 BASEMENT PLAN
A-5 SCALE: 1/4" = 1'-0"

NOTE:
1. FLOOR SYSTEM DESIGNED TO 250 PSF BELOW FIREPLACE (BASED ON 2'x6'x16" HIGH FIREPLACE DIMENSIONS. LOADS EXCEEDING 250 POUNDS WILL REQUIRE FURTHER ENGINEERING
2. STEEL REINFORCING PLACEMENT MUST BE INSPECTED AND APPROVED PRIOR TO CONCRETE PLACEMENT FOR THE WALLS
3. ICF FOAM AT THE HANGER MUST BE FIRE PROTECTED ON THE INTERIOR FACE TO MEET CODE

| FOOTING SCHEDULE | |
|------------------|---|
| CODE | DESCRIPTION |
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGW/2-10M VERTICAL REBAR BENT INTO FTG & TO EXTEND WITHIN 3" TOP OF PIER |
| F2 | 55x55x25" CONC. FTG |
| F3 | 25x25x11 CONC. FTG |
| F4 | 70x70x33" CONC. FTG |
| F5 | 50x50x20" CONC. FTG |

| GENERAL NOTES | |
|--|--|
| 1. DO NOT SCALE DRAWINGS 2. These plans shall be considered "Not for Construction" unless they have been approved by the local building department. 3. All measurements to be checked & confirmed by contractor prior to construction. Any discrepancies should be reported. 4. All construction to comply with requirements of the Local Building Authorities. | |
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| Issued for: | |
| NOT FOR CONSTRUCTION | |

| BASE SCHEDULE | |
|---------------|------------------------------|
| CODE | DESCRIPTION |
| B1 | 8X14 PINE |
| B2 | 3/2X10 P.T |
| B3 | 3 PLY 16" LVL |
| B4 | 8X12 PINE |
| B5 | 6X8 PINE |
| B7 | W14X68 |
| B8 | 12X8 PINE |
| B9 | 8X14 PINE #1 GRADE |
| B10 | 2 PLY 11 7/8" LVL |
| B11 | 3 PLY 11 7/8" LVL |
| B12 | W24X335 |
| B13 | 8X14 D. FIR SELECT STRUCTUAL |

| POST SCHEDULE | |
|---------------|-------------------------------------|
| CODE | DESCRIPTION |
| P1 | 12X12 PINE W/ UPLIFT SCREWJACK- SJ3 |
| P2 | 6X6 PINE |
| P3 | 8x8 WITH UPLIFT SCREWJACK - SJ3 |
| P4 | 3/2X6 SPF |
| P5 | 3/2X4 SPF |
| P6 | 10x10 #1 GRADE |
| P7 | 4/2X6 SPF |
| P8 | 8X8 #1 GRADE w/ HD SCREWJACKS - SJ2 |

| HANGER SCHEDULE | |
|-----------------|-------------|
| CODE | DESCRIPTION |
| H1 | LUS28 |

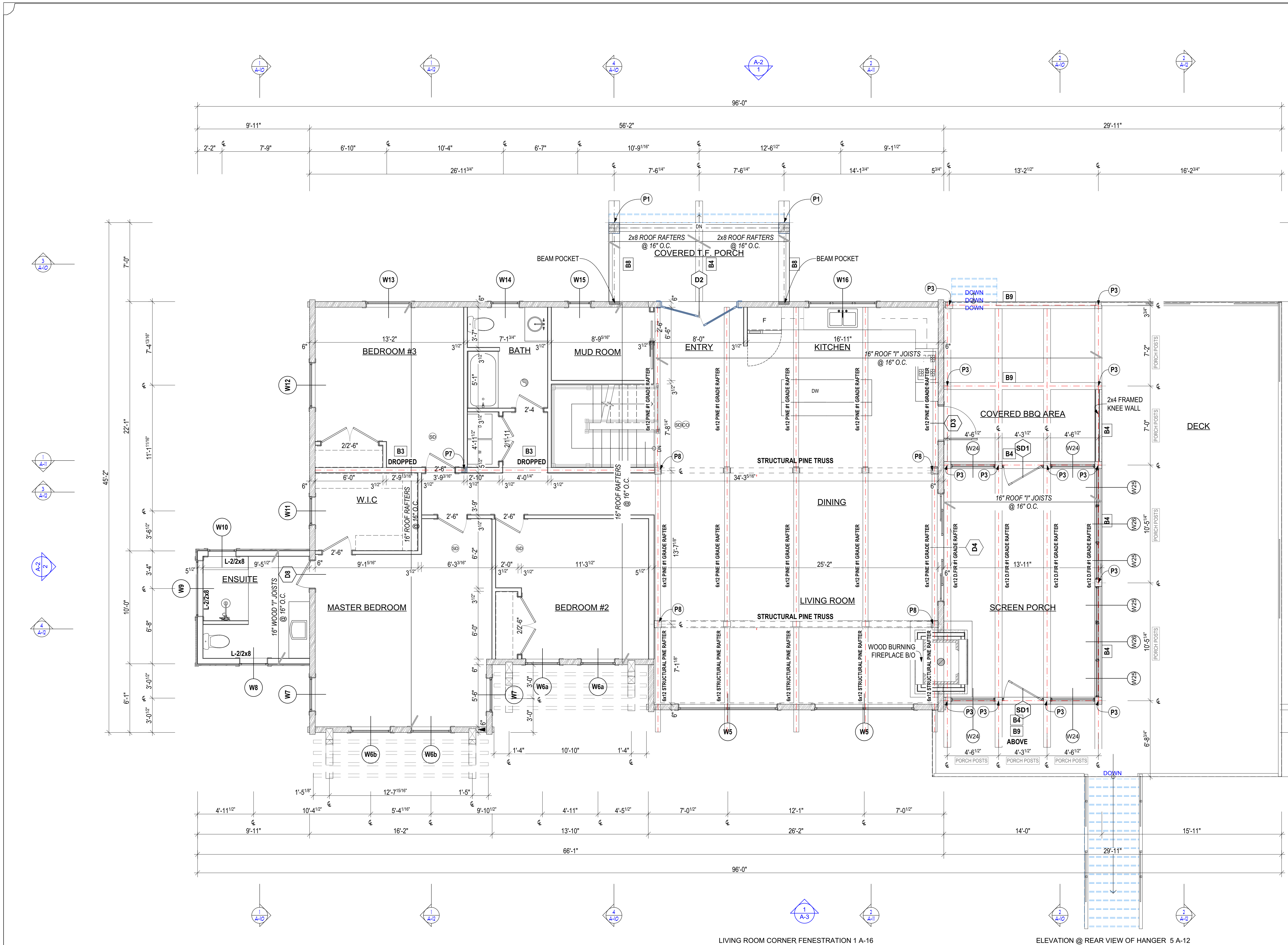
| FOOTING SCHEDULE | |
|------------------|---|
| CODE | DESCRIPTION |
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGW/2-10M VERTICAL REBAR BENT INTO FTG & TO EXTEND WITHIN 3" TOP OF PIER |
| F2 | 55x55x25" CONC. FTG |
| F3 | 25x25x11 CONC. FTG |
| F4 | 70x70x33" CONC. FTG |
| F5 | 50x50x20" CONC. FTG |

| | |
|---|-----------|
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| NAME | SIGNATURE |
| REGISTRATION INFORMATION Required unless design is exempt under 2.17.5.1. of the building code. | |
| FIRM NAME | BCIN |
| SCOPE OF WORK See Schedule 1 Designer into Sheet for designer's scope of work. | |

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| | | |
|---|-------------|---------------|
| 4 | | |
| 3 | CLIENT REV. | 05-16-2018 AA |
| 2 | ENG. REV. | 05-15-2018 AA |
| 1 | FOR PERMIT | 04-30-2018 AA |
| # | REVISION | MM/DD/YYYY BY |

| | |
|--|--------------------------|
| Drawing Title: | |
| BASEMENT FLOOR PLAN | |
| Client: | |
| Project: | |
| CUSTOM DREAM HOME | |
| Site Location: | |
| PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON | |
| Ground Snow Load: 2.9 kPa | Design Roof Load: kPa |
| Drawn By: AA | Sales Rep.: Sales |
| Scale: AS NOTED | PageNo: A-5 of A-16 |



FLOOR AREAS (sq.ft.)

| | |
|----------------------|-------------|
| BASEMENT | |
| . BASEMENT | 1,893 |
| . DECK @ HANGER | 22 |
| | 1,915 sq ft |
| LIVING AREAS | |
| . MAIN FLOOR | 2,107 |
| | 2,107 sq ft |
| OTHER | |
| . AIRPLANE HANGER | 1,266 |
| | 1,266 sq ft |
| PORCHES & DECKS | |
| . COVERED T.F. PO... | 112 |
| . DECK | 964 |
| . SCREEN PORCH | 301 |
| | 1,377 sq ft |
| | 6,665 sq ft |

GENERAL NOTES

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4. All construction to comply with requirements of the Local Building Authorities.

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Issued for:

NOT FOR CONSTRUCTION

BEAM SCHEDULE

| CODE | DESCRIPTION |
|------|-------------------------------|
| B1 | 8X14 PINE |
| B2 | 3/2X10 P.T |
| B3 | 3 PLY 16" LVL |
| B4 | 8X12 PINE |
| B5 | 6X8 PINE |
| B7 | W14X68 |
| B8 | 12X8 PINE |
| B9 | 8X14 PINE #1 GRADE |
| B10 | 2 PLY 11 7/8" LVL |
| B11 | 3 PLY 11 7/8" LVL |
| B12 | W24X335 |
| B13 | 8X14 D. FIR SELECT STRUCTURAL |

POST SCHEDULE

| CODE | DESCRIPTION |
|------|-------------------------------------|
| P1 | 12X12 PINE W/ UPLIFT SCREWJACK- SJ3 |
| P2 | 6X6 PINE |
| P3 | 8x8 WITH UPLIFT SCREWJACK - SJ3 |
| P4 | 3/2X6 SPF |
| P5 | 3/2X4 SPF |
| P6 | 10x10 #1 GRADE |
| P7 | 4/2X6 SPF |
| P8 | 8X8 #1 GRADE w/ HD SCREWJACKS - SJ2 |

HANGER SCHEDULE

| CODE | DESCRIPTION |
|------|-------------|
| H1 | LUS28 |

FOOTING SCHEDULE

| CODE | DESCRIPTION |
|------|---|
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGW/2-10M VERTICAL REBAR BENT INTO FTG & TO EXTEND WITHIN 3" TOP OF PIER |
| F2 | 55x55x25" CONC. FTG |
| F3 | 25x25x11 CONC. FTG |
| F4 | 70x70x33" CONC. FTG |
| F5 | 50x50x20" CONC. FTG |

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| | | |
|--|-----------|------|
| NAME | SIGNATURE | BCIN |
| REGISTRATION INFORMATION | | |
| Required unless design is exempt under 2.17.4.1. of the building code. | | |
| FIRM NAME | | BCIN |

SCOPE OF WORK

See Schedule 1 Designer Info Sheet for designer's scope of work.

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| | | |
|---------------|------------|----|
| 4. | | |
| 3 CLIENT REV. | 05-16-2018 | AA |
| 2 ENG. REV. | 05-15-2018 | AA |
| 1 FOR PERMIT | 04-30-2018 | AA |
| # REVISION | MMDDYYYY | BY |

Drawing Title:

MAIN FLOOR PLAN

Client:

Project:

CUSTOM DREAM HOME

Site Location:

PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON

Ground Snow Load:
2.9 kPa

Design Roof Load:
kPa

Drawn By:
AA

Sales Rep.:
Sales

Scale:
AS NOTED

Project No:

18-002 BP

Page No:

A-6 of A-16

LIVING ROOM CORNER FENESTRATION 1 A-16

ELEVATION @ REAR VIEW OF HANGER 5 A-12

1
A-6
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

18-002 BP INTERNAL REVIEW - 5/16/2018

A-6 of A-16

| FLOOR AREAS (sq.ft.) | |
|----------------------------|--------------------|
| BASEMENT | |
| . BASEMENT | 1,893 |
| . DECK @ HANGER | 22 |
| | 1,915 sq ft |
| LIVING AREAS | |
| . MAIN FLOOR | 2,107 |
| | 2,107 sq ft |
| OTHER | |
| . AIRPLANE HANGER | 1,266 |
| | 1,266 sq ft |
| PORCHES & DECKS | |
| . COVERED T.F. PO... | 112 |
| . DECK | 964 |
| . SCREEN PORCH | 301 |
| | 1,377 sq ft |

GENERAL NOTES

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Issued for:

NOT FOR CONSTRUCTION

| BEAM SCHEDULE | |
|---------------|------------------------------|
| CODE | DESCRIPTION |
| B1 | 8X14 PINE |
| B2 | 3/2X10 P.T |
| B3 | 3 PLY 16" LVL |
| B4 | 8X12 PINE |
| B5 | 6X8 PINE |
| B7 | W14X68 |
| B8 | 12X8 PINE |
| B9 | 8X14 PINE #1 GRADE |
| B10 | 2 PLY 11 7/8" LVL |
| B11 | 3 PLY 11 7/8" LVL |
| B12 | W24X335 |
| B13 | 8X14 D. FIR SELECT STRUCTUAL |

| POST SCHEDULE | |
|---------------|-------------------------------------|
| CODE | DESCRIPTION |
| P1 | 12X12 PINE W/ UPLIFT SCREWJACK- SJ3 |
| P2 | 6X6 PINE |
| P3 | 8x8 WITH UPLIFT SCREWJACK - SJ3 |
| P4 | 3/2X6 SPF |
| P5 | 3/2X4 SPF |
| P6 | 10x10 #1 GRADE |
| P7 | 4/2X6 SPF |
| P8 | 8X8 #1 GRADE w/ HD SCREWJACKS - SJ2 |

| HANGER SCHEDULE | |
|-----------------|-------------|
| CODE | DESCRIPTION |
| H1 | LUS28 |

| FOOTING SCHEDULE | |
|------------------|--|
| CODE | DESCRIPTION |
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGW/2-10M VERTICAL REBAR BENT INTO FTG & TO EXTEND WITHING 3" TOP OF PIER |
| F2 | 55x55x25" CONC. FTG |
| F3 | 25x25x11 CONC. FTG |
| F4 | 70x70x33" CONC. FTG |
| F5 | 50x50x20" CONC. FTG |

| | | |
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| REGISTRATION INFORMATION | | |
| Required unless design is exempt under 2.17.4.1. of the building code. | | |
| FIRM NAME | | BCIN |
| SCOPE OF WORK | | |
| See Schedule 1 Designer Info Sheet for designer's scope of work. | | |



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|---|-------------|---------------|
| 4 | | |
| 3 | CLIENT REV. | 05-16-2018 AA |
| 2 | ENG. REV. | 05-15-2018 AA |
| 1 | FOR PERMIT | 04-30-2018 AA |
| # | REVISION | MM/DD/YYYY BY |

Drawing Title:

UPPER FLOOR PLAN

Client:

Project:

CUSTOM DREAM HOME

Site Location:

PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON

Ground Snow Load: 2.9 kPa

Design Roof Load: kPa

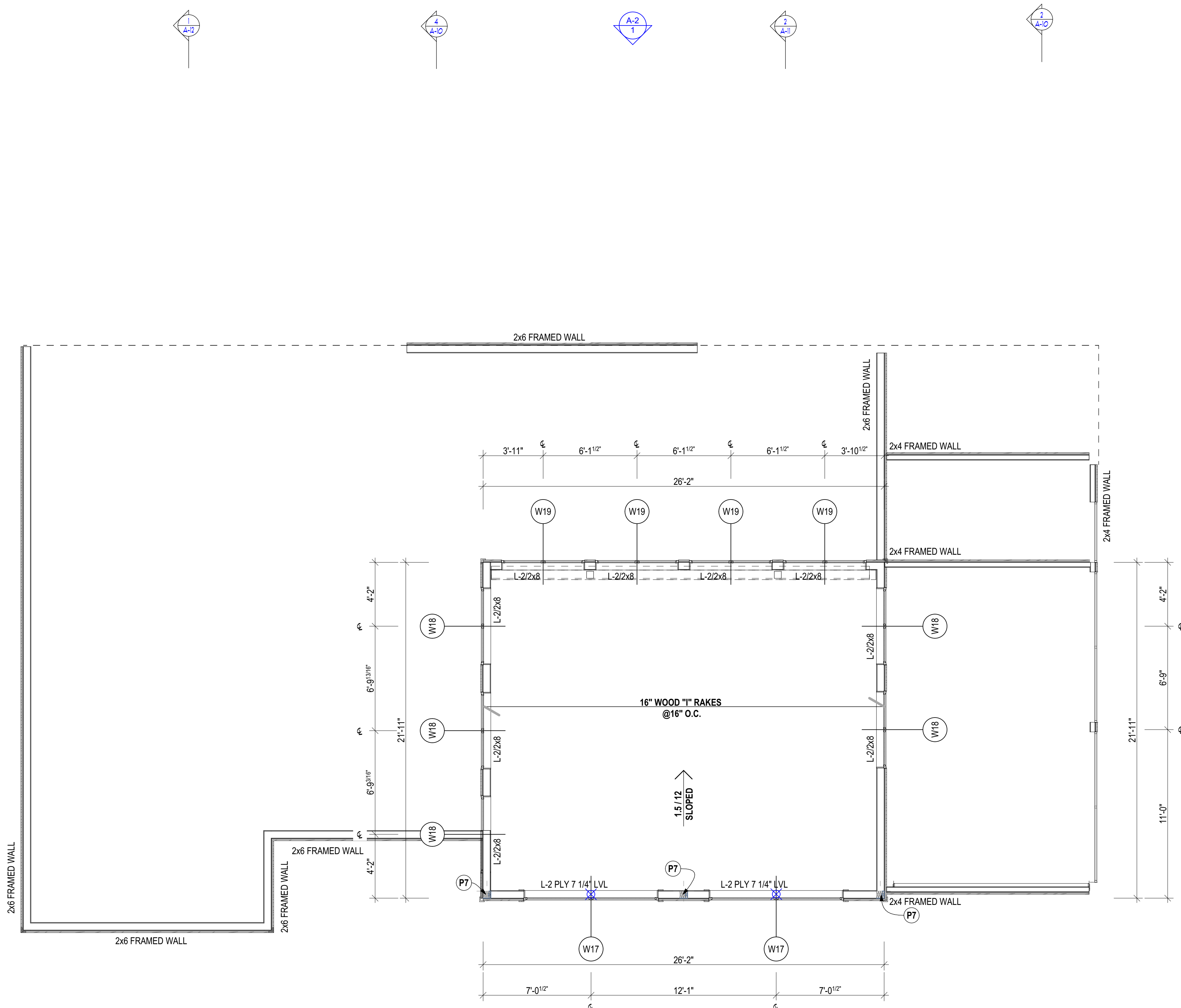
Drawn By: AA

Sales Rep.: Sales

Scale: AS NOTED

Project No: 18-002_BP

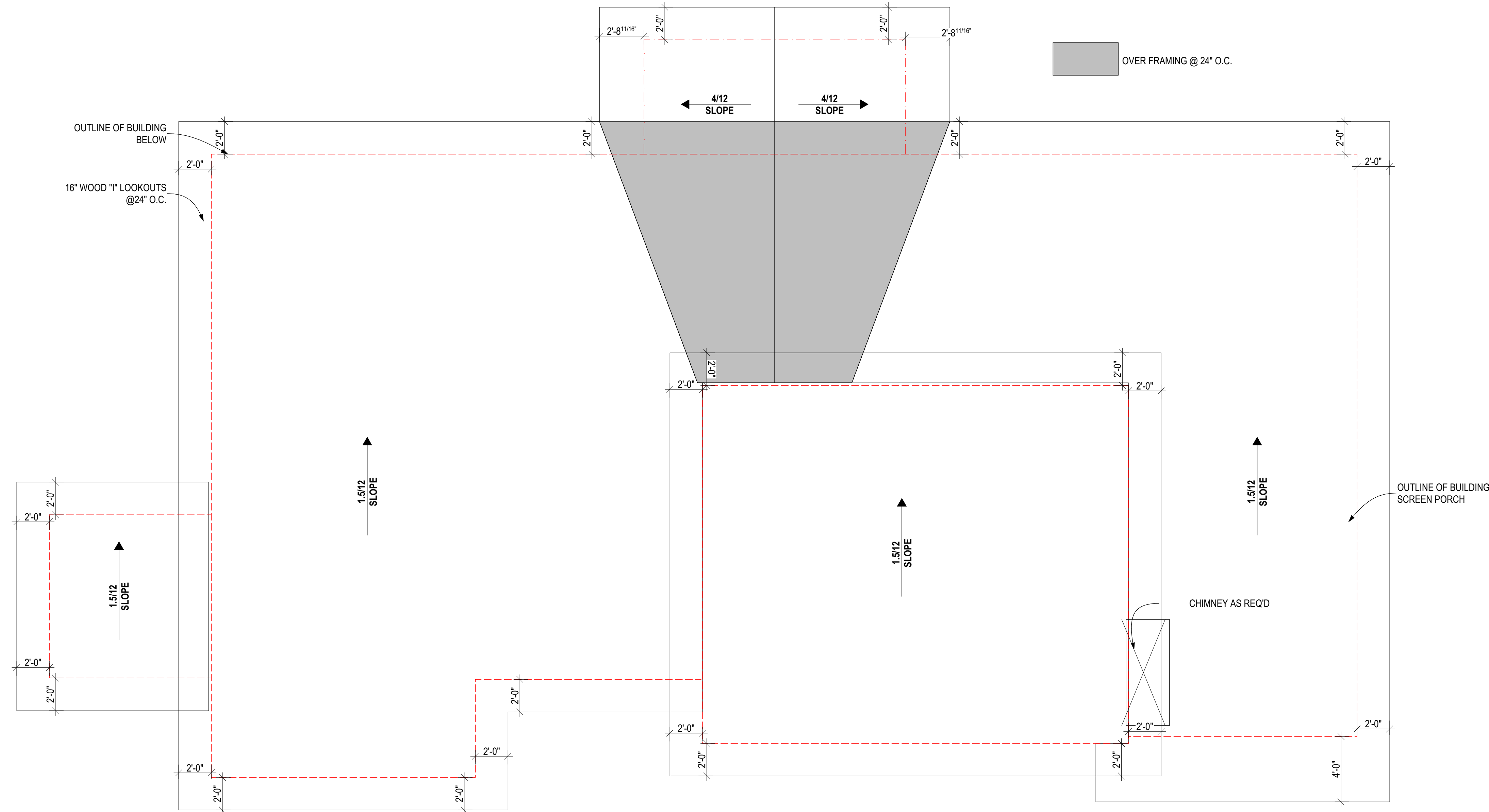
Page No: A-7 of A-16



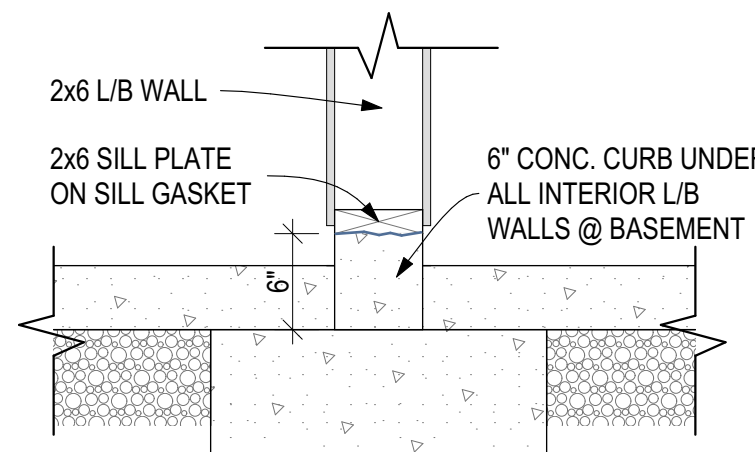
LIVING ROOM CORNER FENESTRATION 1 A-16

ELEVATION @ REAR VIEW OF HANGER 5 A-12

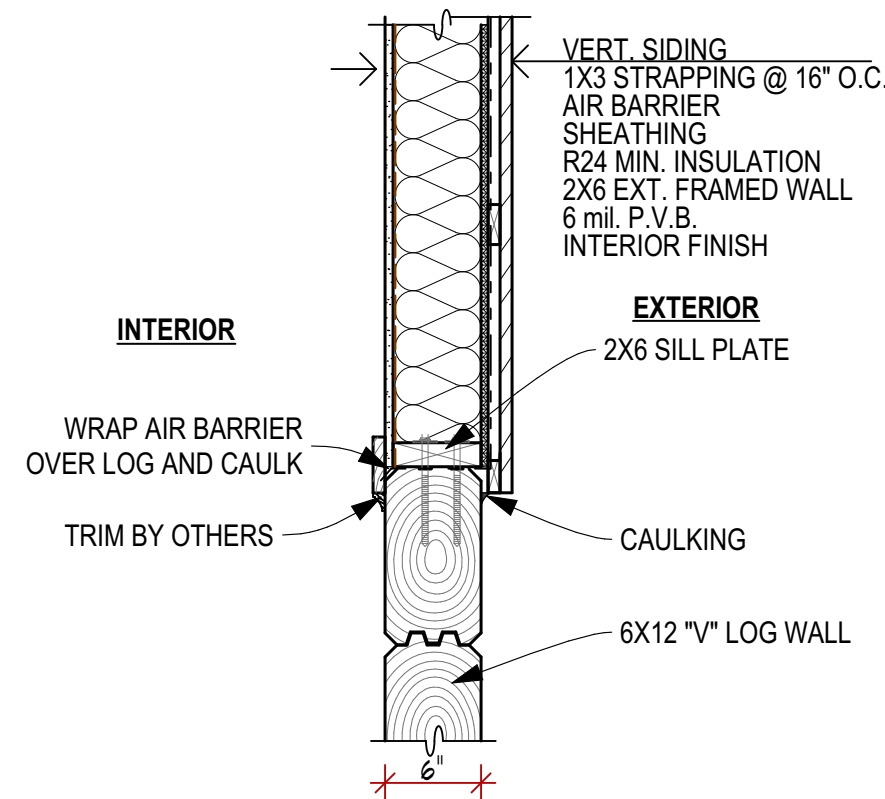
1
A-7
CLERESTOREY PLAN
SCALE: 1/4" = 1'-0"



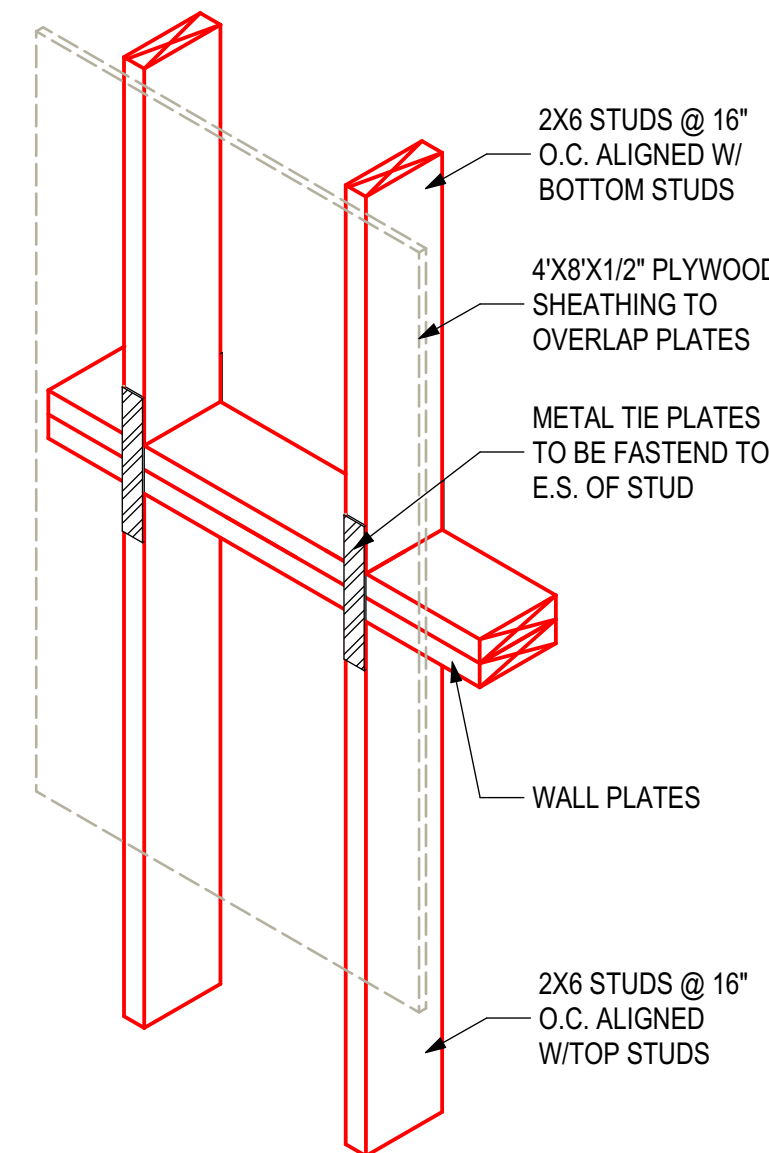
1 ROOF PLAN
SCALE: 1/4" = 1'-0"



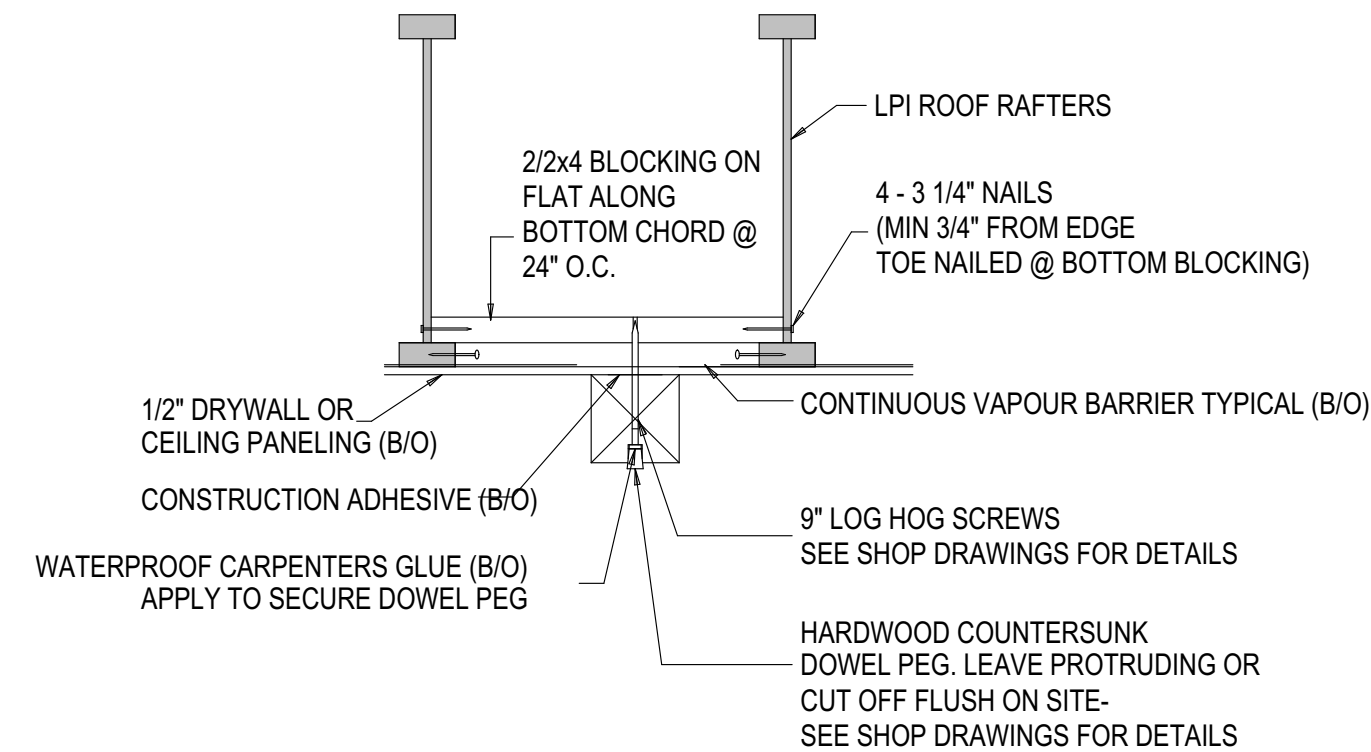
2 CONC. CURB DETAIL @ INT. L/B WALLS
SCALE: 1" = 1'-0"



3 6x12 LOG w/1x8 VERT.PREFIN.SIDING GABLE WALL ABOVE
SCALE: 1" = 1'-0"



4 TALL WALL CONNECTION DETAIL
SCALE: 1" = 1'-0"



5 DECORATIVE TIMBER FRAME CONNECTION DETAIL TO BLOCKING
SCALE: 1" = 1'-0"

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Issued for:

**NOT FOR
CONSTRUCTION**

BEAM SCHEDULE

| CODE | DESCRIPTION |
|------|-------------------------------|
| B1 | 8X14 PINE |
| B2 | 3/2X10 P.T |
| B3 | 3 PLY 16" LVL |
| B4 | 8X12 PINE |
| B5 | 6X8 PINE |
| B7 | W14X68 |
| B8 | 12X8 PINE |
| B9 | 8X14 PINE #1 GRADE |
| B10 | 2 PLY 11 7/8" LVL |
| B11 | 3 PLY 11 7/8" LVL |
| B12 | W24X335 |
| B13 | 8X14 D. FIR SELECT STRUCTURAL |

POST SCHEDULE

| CODE | DESCRIPTION |
|------|-------------------------------------|
| P1 | 12X12 PINE W/ UPLIFT SCREWJACK- SJ3 |
| P2 | 6X6 PINE |
| P3 | 8x8 WITH UPLIFT SCREWJACK - SJ3 |
| P4 | 3/2X6 SPF |
| P5 | 3/2X4 SPF |
| P6 | 10x10 #1 GRADE |
| P7 | 4/2X6 SPF |
| P8 | 8X8 #1 GRADE w/ HD SCREWJACKS - SJ2 |

HANGER SCHEDULE

| CODE | DESCRIPTION |
|------|-------------|
| H1 | LUS28 |

FOOTING SCHEDULE

| CODE | DESCRIPTION |
|------|---|
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGW/2-10M VERTICAL REBAR BENT INTO FTG & TO EXTEND WITHIN 3" TOP OF PIER |
| F2 | 55x55x25" CONC. FTG |
| F3 | 25x25x11 CONC. FTG |
| F4 | 70x70x33" CONC. FTG |
| F5 | 50x50x20" CONC. FTG |

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NAME: SIGNATURE: BCIN:

REGISTRATION INFORMATION

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FIRM NAME: BCIN:

SCOPE OF WORK

See Schedule 1 Designer into Sheet for designer's scope of work.



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| | | |
|---------------|------------|----|
| 4. | | |
| 3 CLIENT REV. | 05-16-2018 | AA |
| 2 ENG.REV. | 05-15-2018 | AA |
| 1 FOR PERMIT | 04-30-2018 | AA |
| # REVISION | MM/DD/YYYY | BY |

Drawing Title:

ROOF PLAN & DETAILS

Client:

Project:

CUSTOM DREAM HOME

Site Location:
**PERCY LAKE PHASE 4, FORT
IRWIN, HALBURTON**

Ground Snow Load:
2.9 kPa

Design Roof Load:
kPa

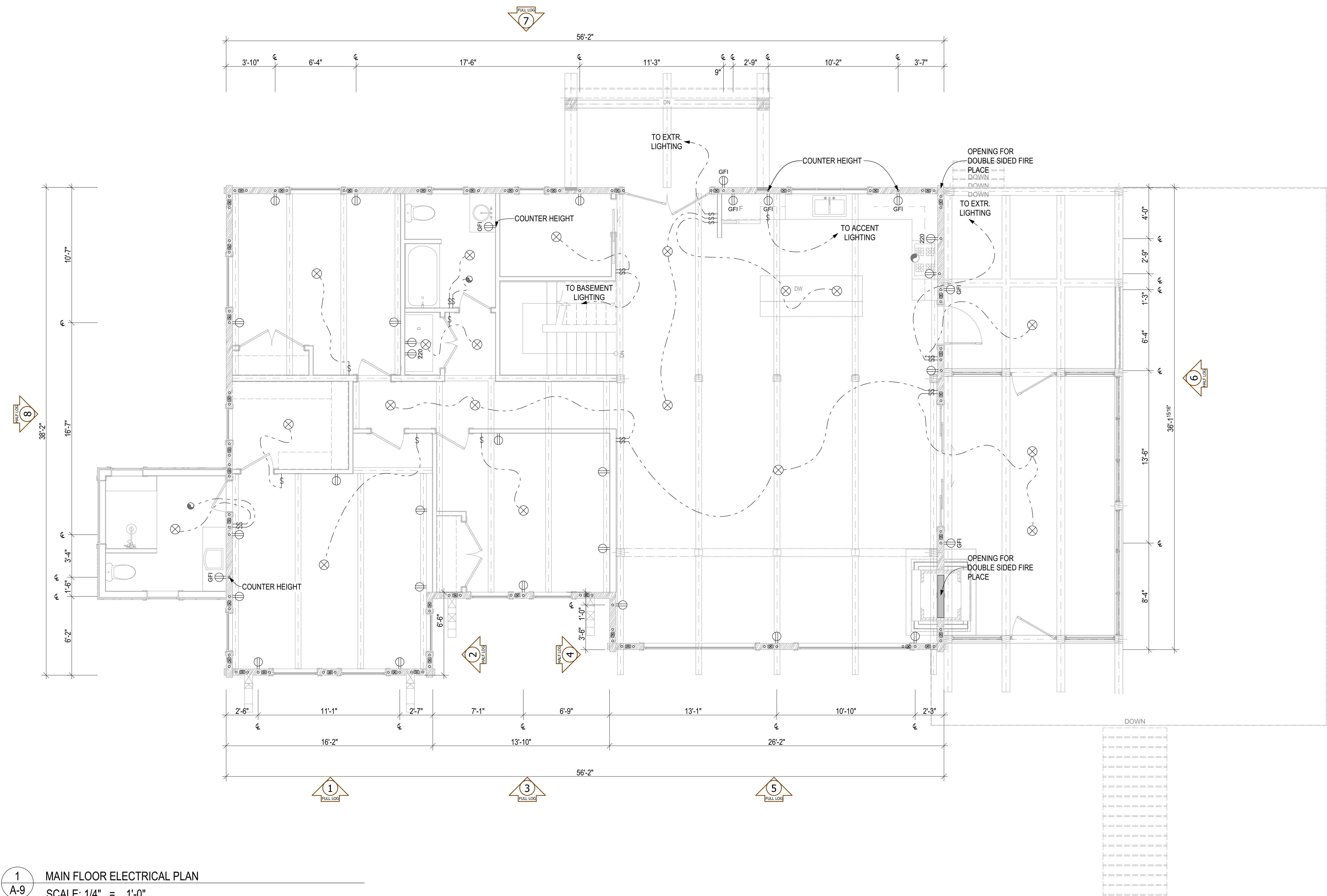
Drawn By:
AA

Sales Rep.:
Sales

Scale:
AS NOTED

Project No:
18-002_BP

Page No:
A-8 of A-16



1 MAIN FLOOR ELECTRICAL PLAN
A-9 SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- WALL MOUNTED LIGHT (7'-0" FROM FLOOR)
- GFI DUPLEX OUTLET
- DUPLEX OUTLET
- 220V OUTLET
- SWITCH- SINGLE
- SWITCH- DOUBLE GANG
- SWITCH- TRIPLE GANG
- SWITCH- QUADRUPLE GANG
- SMOKE DETECTOR & CO DETECTOR
- EXHAUST FAN
- COMPRESSION SPRING THRU-ROD
- DRILLING
- CEILING LIGHT
- POT LIGHT

GENERAL NOTES

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Issued for:

NOT FOR CONSTRUCTION

| BEAM SCHEDULE | |
|---------------|-------------------------------|
| CODE | DESCRIPTION |
| B1 | 8X14 PINE |
| B2 | 3/2X10 P.T |
| B3 | 3 PLY 16" LVL |
| B4 | 8X12 PINE |
| B5 | 6X8 PINE |
| B7 | W14X68 |
| B8 | 12X8 PINE |
| B9 | 8X14 PINE #1 GRADE |
| B10 | 2 PLY 11 7/8" LVL |
| B11 | 3 PLY 11 7/8" LVL |
| B12 | W24X335 |
| B13 | 8X14 D. FIR SELECT STRUCTURAL |

| POST SCHEDULE | |
|---------------|--------------------------------------|
| CODE | DESCRIPTION |
| P1 | 12X12 PINE W/ UPLIFT SCREW/JACK- SJ3 |
| P2 | 6X6 PINE |
| P3 | 8x8 WITH UPLIFT SCREW/JACK - SJ3 |
| P4 | 3/2X6 SPF |
| P5 | 3/2X4 SPF |
| P6 | 10x10 #1 GRADE |
| P7 | 4/2X6 SPF |
| P8 | 8X8 #1 GRADE w/ HD SCREWJACKS - SJ2 |

| HANGER SCHEDULE | |
|-----------------|-------------|
| CODE | DESCRIPTION |
| H1 | LUS28 |

| FOOTING SCHEDULE | |
|------------------|--|
| CODE | DESCRIPTION |
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGw/2-10M VERTICAL REBAR BENT INTO FTG & TO EXTEND WITHING 3" TOP OF PIER |
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NAME: SIGNATURE: BCIN:

REGISTRATION INFORMATION
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FIRM NAME: BCIN:

SCOPE OF WORK
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| | | |
|---------------|------------|----|
| 4 | | |
| 3 CLIENT REV. | 05-16-2018 | AA |
| 2 ENG. REV. | 05-15-2018 | AA |
| 1 FOR PERMIT | 04-30-2018 | AA |
| # REVISION | MMDDYYYY | BY |

Drawing Title:

MAIN FLOOR ELECTRICAL PLAN

Client:

Project:

CUSTOM DREAM HOME

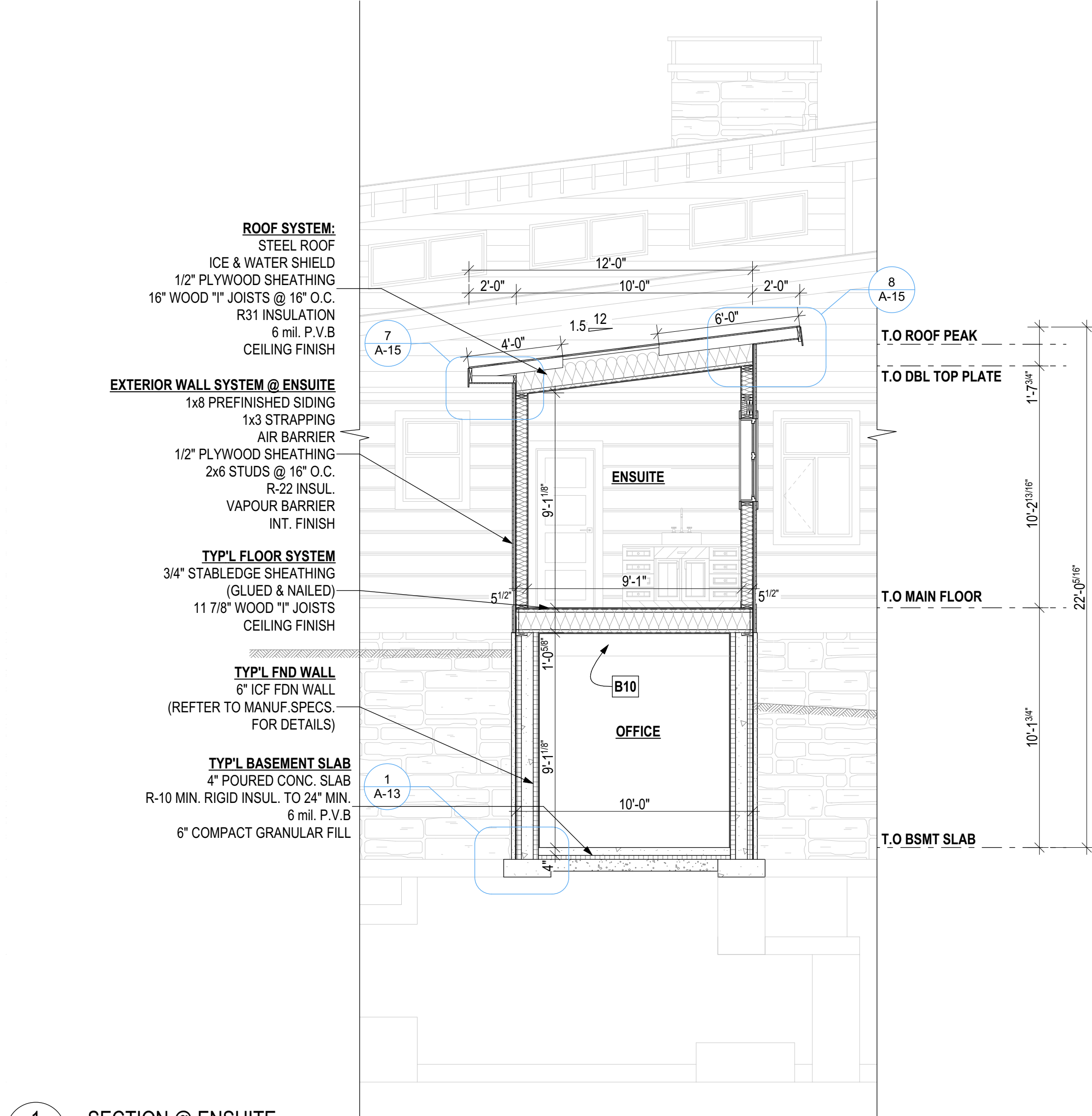
Site Location:

PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON

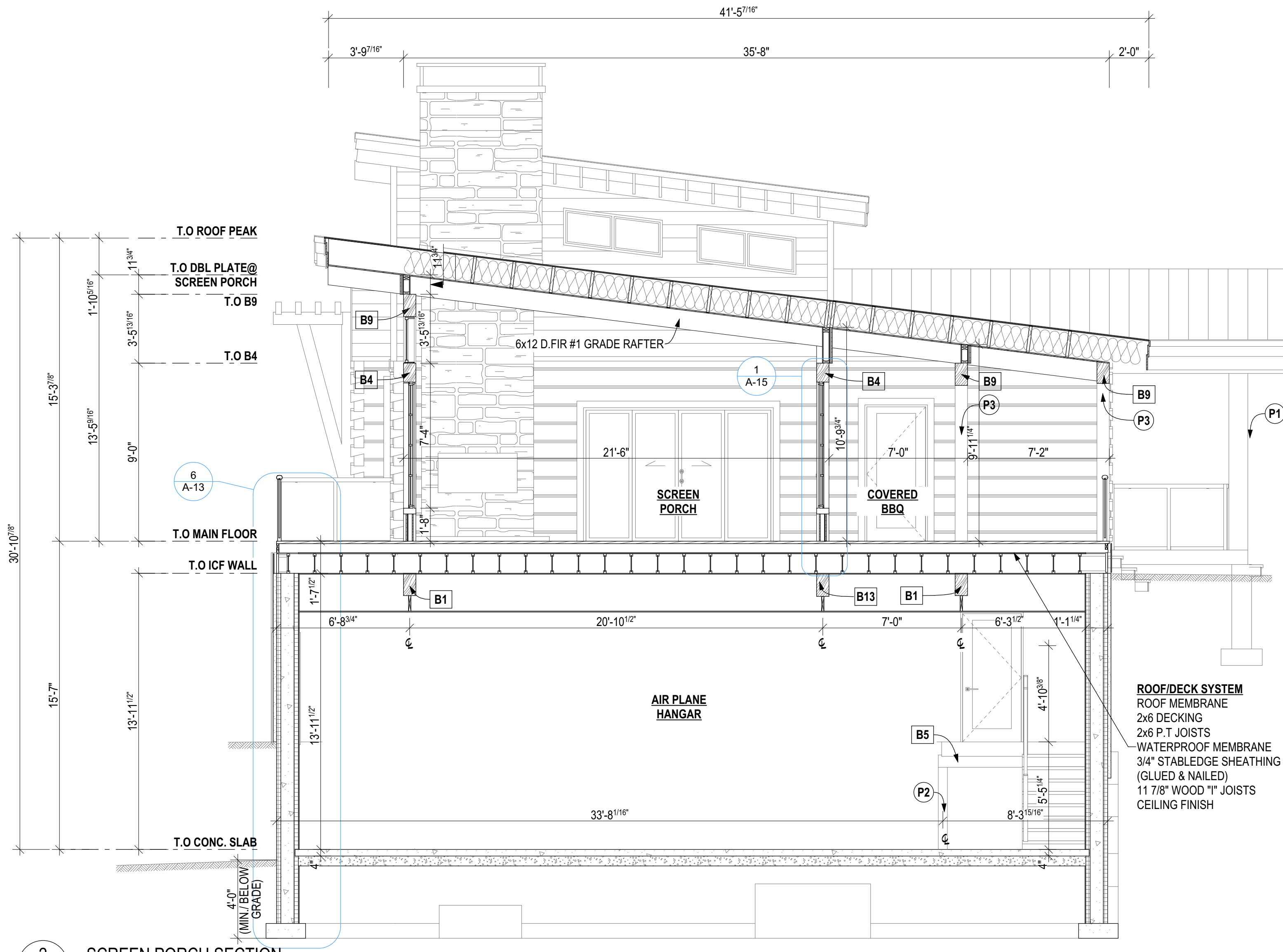
Ground Snow Load: 2.9 kPa Design Roof Load: kPa

Drawn By: AA Sales Rep.: Sales Scale: AS NOTED

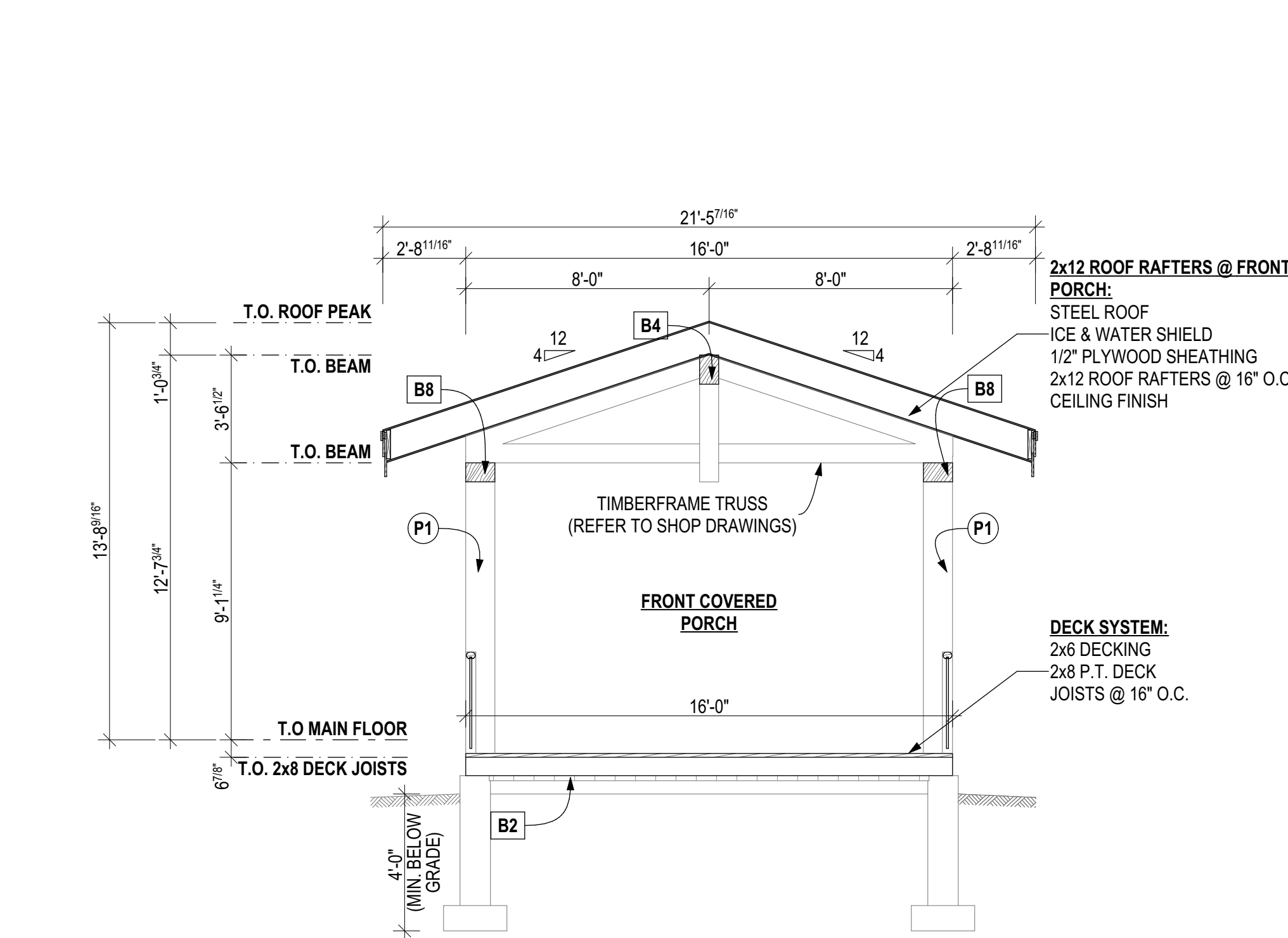
Project No: 18-002_BP Page No: A-9 of A-16



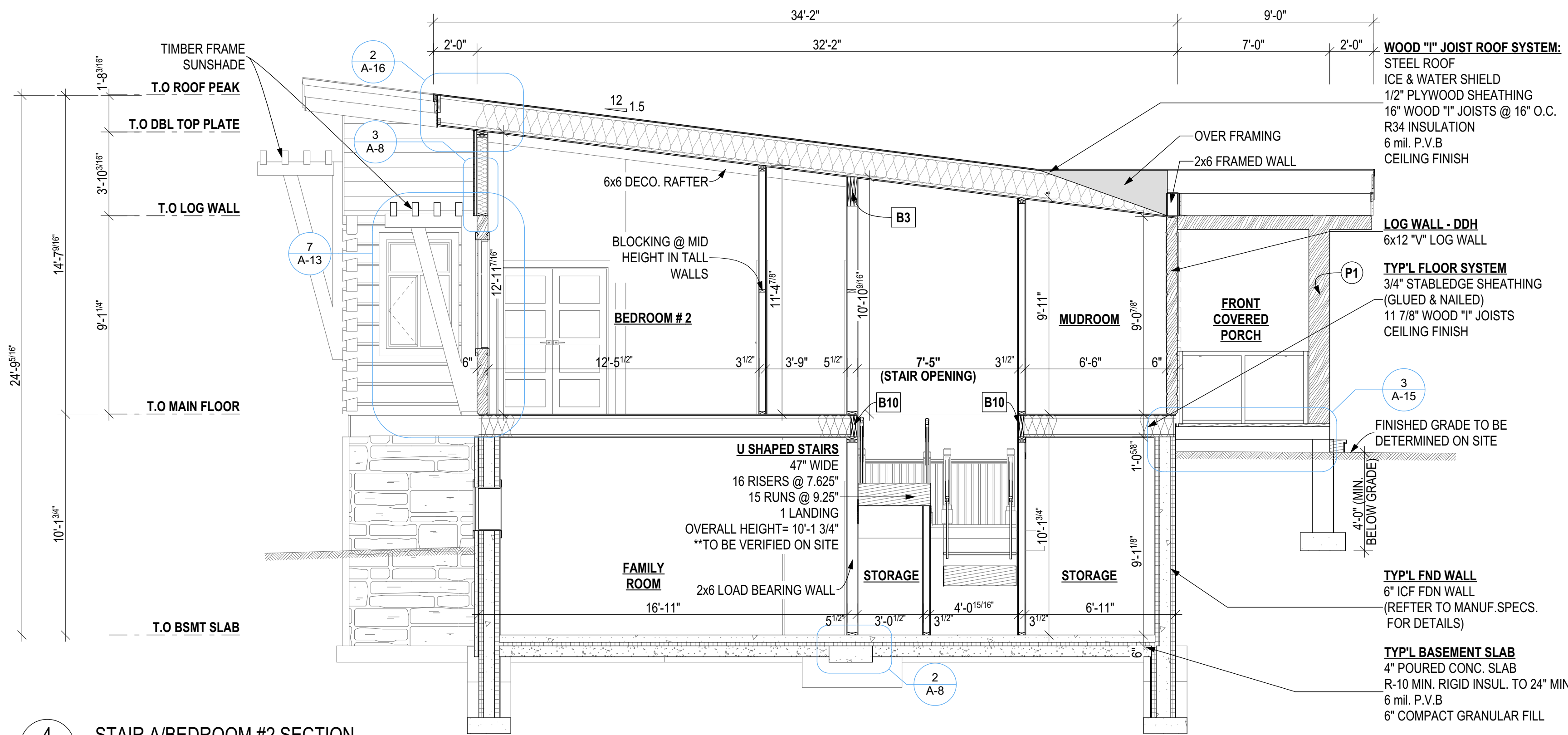
1
A-10 SECTION @ ENSUITE
SCALE: 1/4" = 1'-0"



2
A-10 SCREEN PORCH SECTION
SCALE: 1/4" = 1'-0"



3
A-10 FRONT COVERED PORCH SECTION
SCALE: 1/4" = 1'-0"



4
A-10 STAIR A/BEDROOM #2 SECTION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS
2. These plans shall be considered "Not for Construction" unless they have been approved by the local building department.
3. All measurements to be checked & confirmed by contractor prior to construction. Any discrepancies should be reported.
4. All construction to comply with requirements of the Local Building Authorities.

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Issued for:

NOT FOR CONSTRUCTION

| BEAM SCHEDULE | |
|---------------|------------------------------|
| CODE | DESCRIPTION |
| B1 | 8X14 PINE |
| B2 | 3/2X10 P.T |
| B3 | 3 PLY 16" LVL |
| B4 | 8X12 PINE |
| B5 | 6X8 PINE |
| B7 | W14X68 |
| B8 | 12X8 PINE |
| B9 | 8X14 PINE #1 GRADE |
| B10 | 2 PLY 11 7/8" LVL |
| B11 | 3 PLY 11 7/8" LVL |
| B12 | W24X335 |
| B13 | 8X14 D. FIR SELECT STRUCTUAL |

| POST SCHEDULE | |
|---------------|-------------------------------------|
| CODE | DESCRIPTION |
| P1 | 12X12 PINE W/ UPLIFT SCREWJACK- SJ3 |
| P2 | 6X6 PINE |
| P3 | 8X8 WITH UPLIFT SCREWJACK - SJ3 |
| P4 | 3/2X6 SPF |
| P5 | 3/2X4 SPF |
| P6 | 10X10 #1 GRADE |
| P7 | 4/2X6 SPF |
| P8 | 8X8 #1 GRADE w/ HD SCREWJACKS - SJ2 |

| HANGER SCHEDULE | |
|-----------------|-------------|
| CODE | DESCRIPTION |
| H1 | LUS28 |

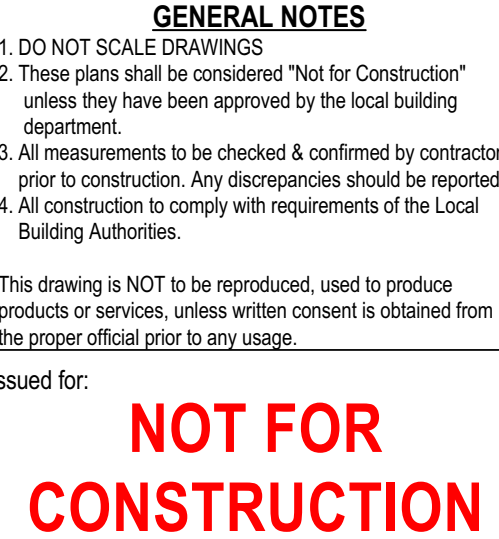
| FOOTING SCHEDULE | |
|------------------|---|
| CODE | DESCRIPTION |
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGW/2-10M VERTICAL REBAR BENT INTO FTG & TO EXTEND WITHIN 3" TOP OF PIER |
| F2 | 55x55x25" CONC. FTG |
| F3 | 25x25x11 CONC. FTG |
| F4 | 70x70x33" CONC. FTG |
| F5 | 50x50x20" CONC. FTG |

| | | |
|---|-----------|------|
| The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents. | | |
| QUALIFICATION INFORMATION | | |
| Required unless design is exempt under 2.17.5.1. of the building code. | | |
| NAME | SIGNATURE | BCIN |
| REGISTRATION INFORMATION | | |
| Required unless design is exempt under 2.17.4.1. of the building code. | | |
| FIRM NAME | | BCIN |
| SCOPE OF WORK | | |
| See Schedule 1 Designer Info Sheet for designer's scope of work. | | |



| | | |
|---------------|------------|----|
| 4 | | |
| 3 CLIENT REV. | 05-16-2018 | AA |
| 2 ENG.REV. | 05-15-2018 | AA |
| 1 FOR PERMIT | 04-30-2018 | AA |
| # REVISION | MM/DD/YYYY | BY |

| | | |
|---|-------------|-------------------|
| Drawing Title: | | |
| SECTIONS | | |
| Client: | | |
| Project: | | |
| CUSTOM DREAM HOME | | |
| Site Location: | | |
| PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON | | |
| Ground Snow Load: | | Design Roof Load: |
| 2.9 kPa | | kPa |
| Drawn By: | Sales Rep.: | Scale: |
| AA | Sales | AS NOTED |
| Project No: | | Page No: |
| 18-002 BP | | A-10 of A-16 |



| BEAM SCHEDULE | |
|---------------|----------------------------------|
| CODE | DESCRIPTION |
| B1 | 8X14 PINE |
| B2 | 3/2X10 P.T |
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| B4 | 8X12 PINE |
| B5 | 6X8 PINE |
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| B8 | 12X8 PINE |
| B9 | 8X14 PINE #1 GRADE |
| B10 | 2 PLY 11 7/8" LVL |
| B11 | 3 PLY 11 7/8" LVL |
| B12 | W24X335 |
| B13 | 8X14 D. FIR SELECT STRUCTURAL |

| POST SCHEDULE | |
|---------------|---|
| CODE | DESCRIPTION |
| P1 | 12X12 PINE W/ UPLIFT SCREW/JACK- SJ3 |
| P2 | 6X6 PINE |
| P3 | 8x8 WITH UPLIFT SCREW/JACK - SJ3 |
| P4 | 3/2X6 SPF |
| P5 | 3/2X4 SPF |
| P6 | 10x10 #1 GRADE |
| P7 | 4/2X6 SPF |
| P8 | 8X8 #1 GRADE w/ HD SCREW/JACKS - SJ2 |

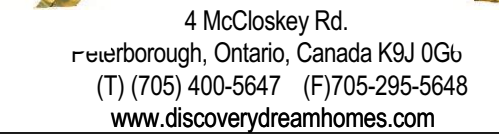
| HANGER SCHEDULE | |
|-----------------|-------------|
| CODE | DESCRIPTION |
| H1 | LUS28 |

| FOOTING SCHEDULE | |
|------------------|---|
| CODE | DESCRIPTION |
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGW/2 10M VERTICAL REBAR Bw INTO FTG & TO EXTEND WITHIN 3" TOP OF PIER |
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| F3 | 25x25x11" CONC. FTG |
| F4 | 70x70x33" CONC. FTG |
| F5 | 50x50x20" CONC. FTG |

The undersigned has reviewed and takes responsibility for design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

| | | |
|--|-----------|---|
| <p align="center">QUALIFICATION INFORMATION</p> <p align="center">Required unless design is exempt under 2.17.5.1. of the building code</p> | | |
| NAME | SIGNATURE | B |
| <p align="center">REGISTRATION INFORMATION</p> <p align="center">Required unless design is exempt under 2.17.4.1. of the building code</p> | | |
| FIRM NAME | | B |

SCOPE OF WORK
See Schedule 1 Designer info Sheet for designer's scope of work



| | | |
|---|-------------|------------|
| 4 | | |
| 3 | CLIENT REV. | 05-16-2018 |
| 2 | ENG.REV. | 05-15-2018 |
| 1 | FOR PERMIT | 04-30-2018 |
| # | REVISION | MM/DD/YYYY |

Drawing Title:

SECTIONS

Client: _____

Project: **CUSTOM DREAM HOME**

Site Location:
PERCY LAKE PHASE 4, FORD
IRWIN, HALBURTON

| | |
|-------------------|-------------------|
| Ground Snow Load: | Design Roof Load: |
|-------------------|-------------------|

| | | |
|-----------|-------------|----------|
| 2.9 kPa | | kPa |
| Drawn By: | Sales Rep.: | Scale: |
| AA | Sales | AS NOTED |

| | |
|---------------------------------|--------------------------------|
| Project No: 18-002_BP | PageNo: A-11 of A-10 |
|---------------------------------|--------------------------------|

2x12 ROOF RAFTERS @ FRONT PORCH
 STEEL ROOF
 ICE & WATER SHIELD
 1/2" PLYWOOD SHEATHING
 2x12 ROOF RAFTERS @ 16" O.C.
 R34 INSULATION
 6 mil. P.V.B
 CEILING FINISH

WOOD "I" JOIST ROOF SYSTEM:
 STEEL ROOF
 ICE & WATER SHIELD
 1/2" PLYWOOD SHEATHING
 16" WOOD "I" JOISTS @ 16" O.C.
 R34 INSULATION
 6 mil. P.V.B
 CEILING FINISH

LOG WALL - DDH
 6x12 "V" LOG WALL

TYP'L FLOOR SYSTEM
 3/4" STABLEDGE SHEATHING
 (GLUED & NAILED)
 11 7/8" WOOD "I" JOISTS
 CEILING FINISH

FINISHED GRADE TO BE DETERMINED ON SITE

TYP'L FND WALL
 6" ICF FND WALL
 (REFER TO MANUF. SPECS.
 FOR DETAILS)

TYP'L BASEMENT SLAB
 4" POURED CONC. SLAB
 R-10 MIN. RIGID INSUL. TO 24" MIN.
 6 mil. P.V.B
 6" COMPACT GRANULAR FILL

25'-11"
40'-1"
14'-2"
2'-0"
21'-11"
2'-0"
12'-2"
2'-0"

12 1.5
8x14 D.FIR S.S STRUCTURAL
4 A-16
6x12 STRUCTURAL RAFTER
6x12 PINE #1 GRADE RAFTER
STRUCTURAL TRUSS
6x12 PINE #1 GRADE RAFTER
12 1.5

9'-10 1/8"
9'-1 1/4"
9'-1 1/8"
1'-0 3/8"
9'-1 1/8"

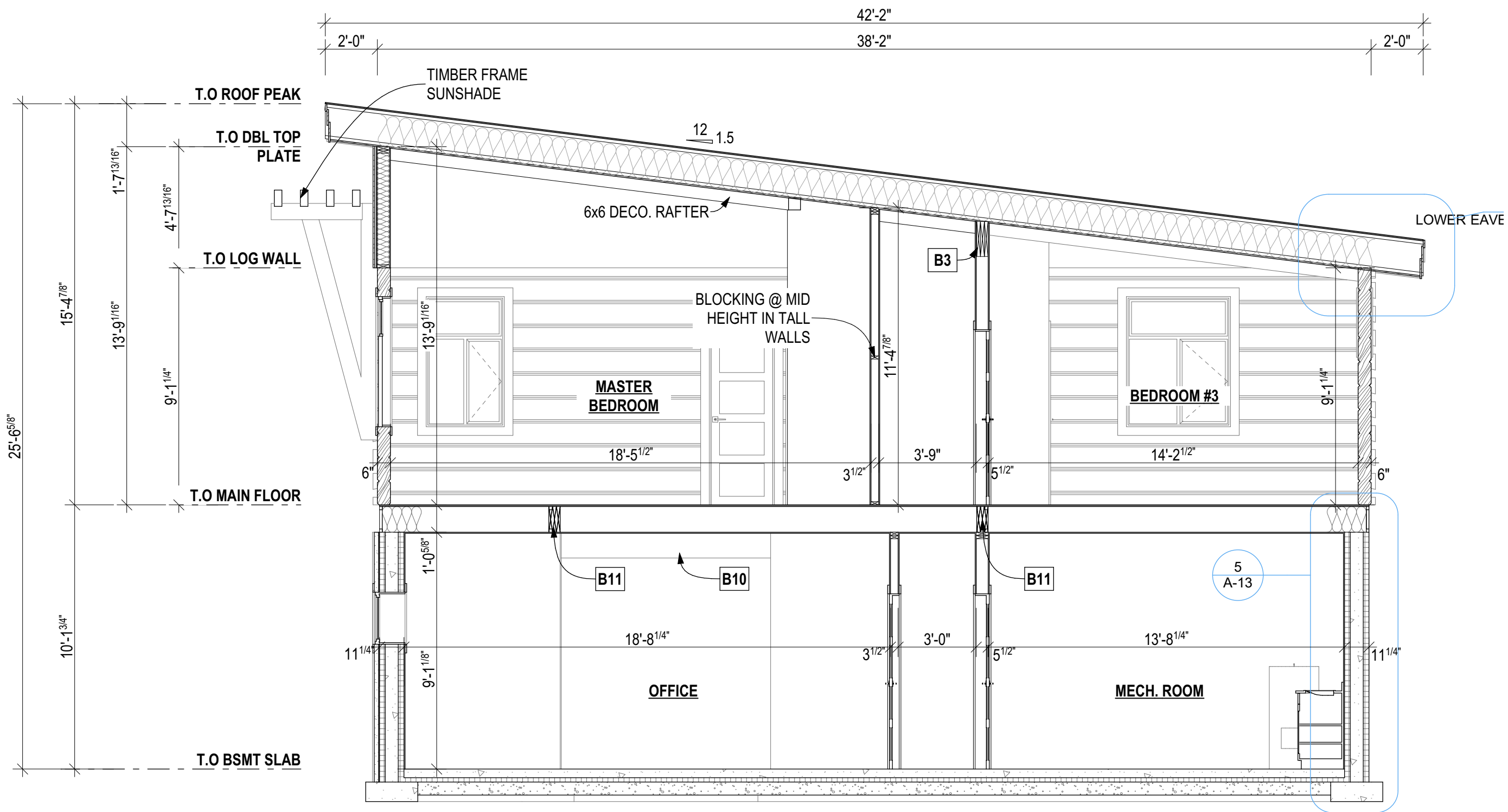
T.O ROOF PEAK @ CLERESTOREY
T.O DBL TOP PLATE
T.O LOG WALL
T.O MAIN FLOOR
T.O BSMT SLAB

TIMBER FRAME SUNSHADE
LIVING ROOM
KITCHEN
FRONT COVERED PORCH
FAMILY ROOM

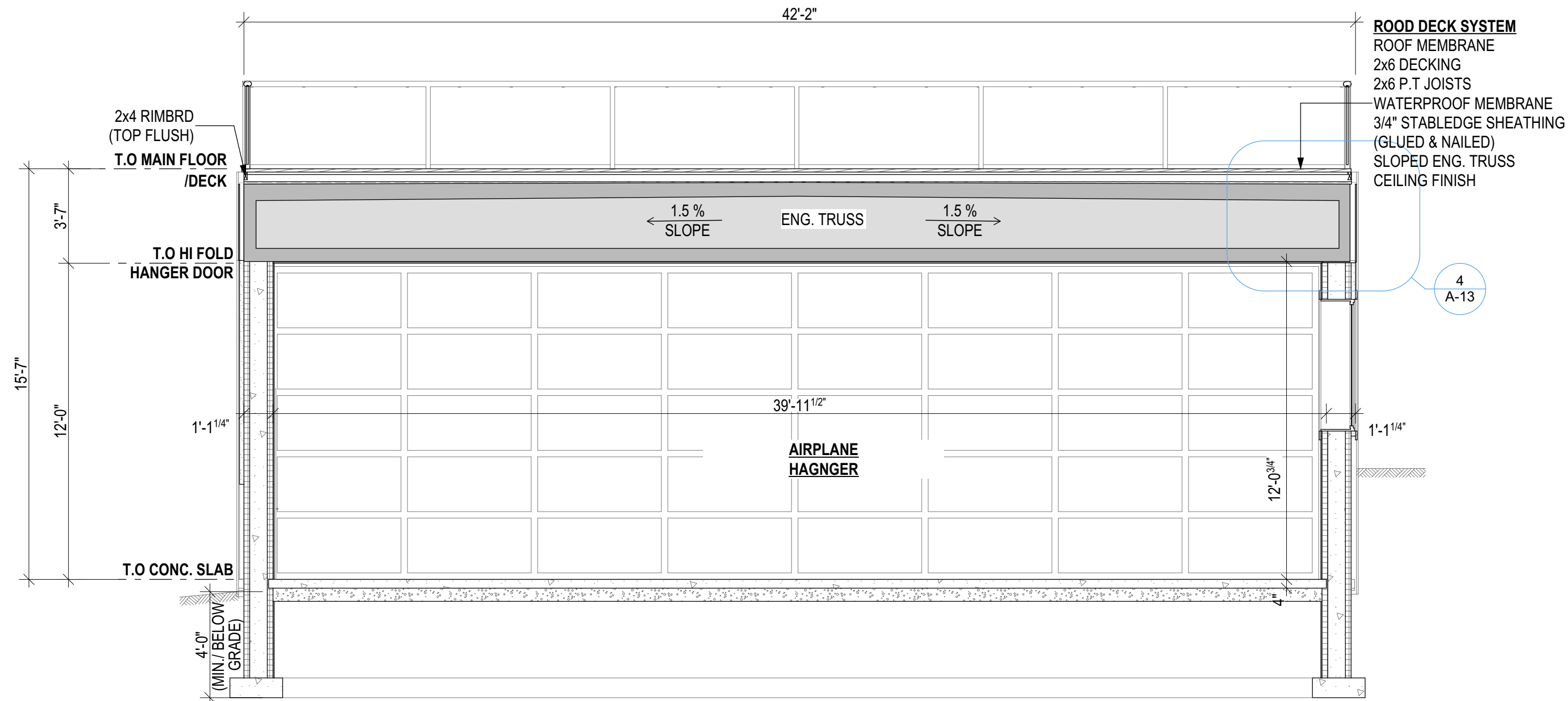
P8
B3
B7
B7
P1

35'-2"
36'-0"

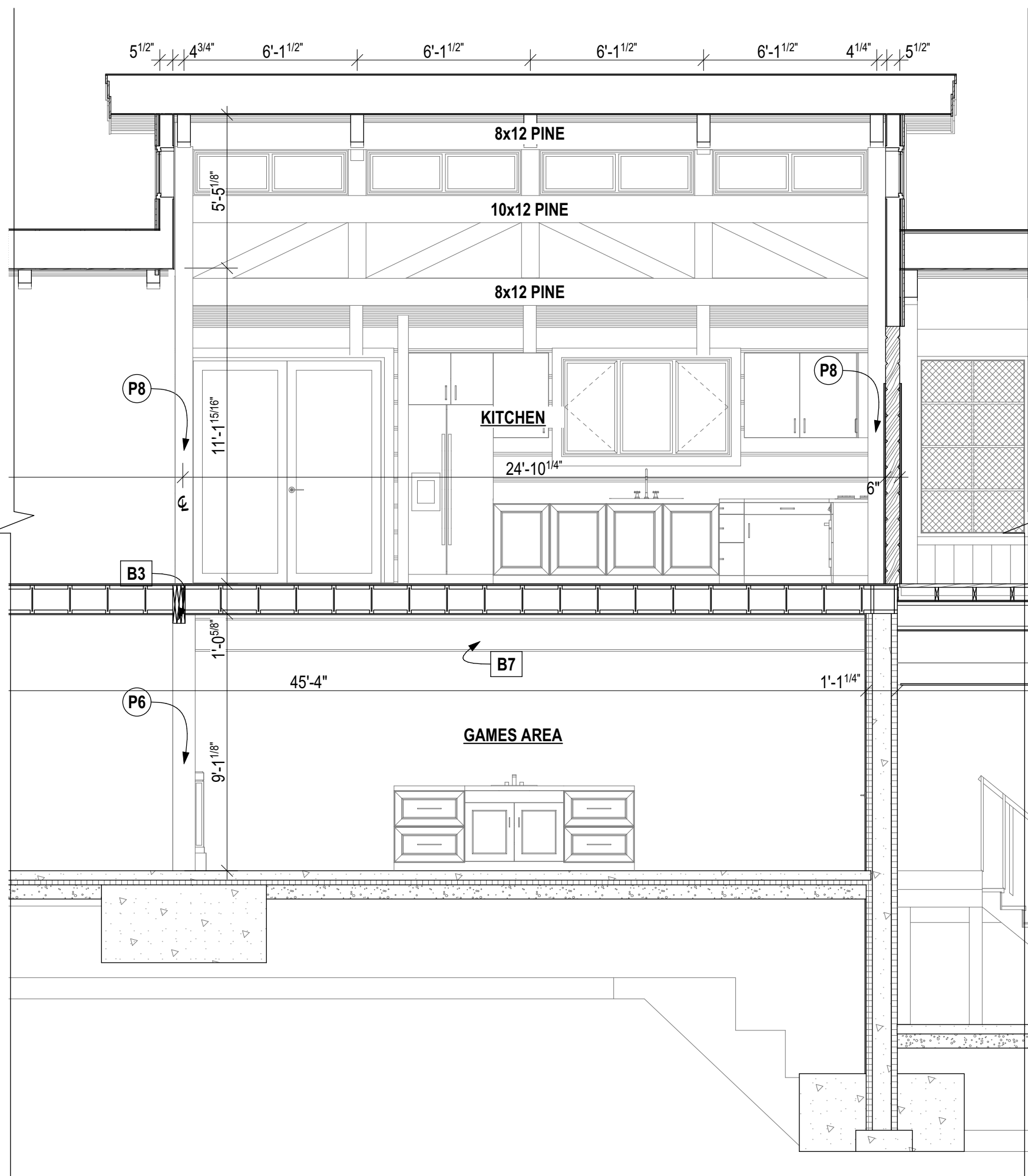
2 CLERESTOREY SECTION
A-11 SCALE: 1/4" = 1'-0"



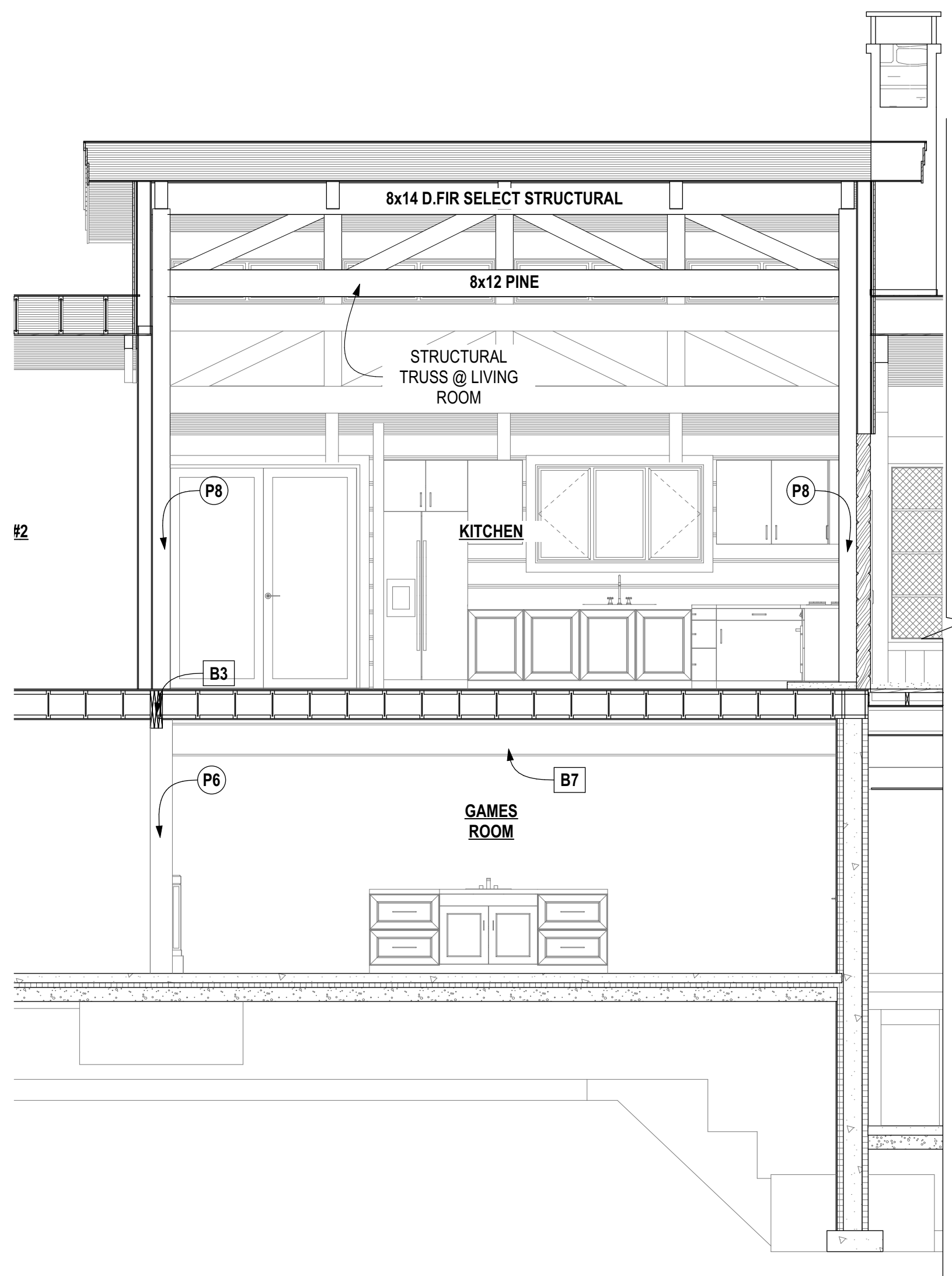
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A-12 SECTION @ MASTER BEDROOM
SCALE: 1/4" = 1'-0"



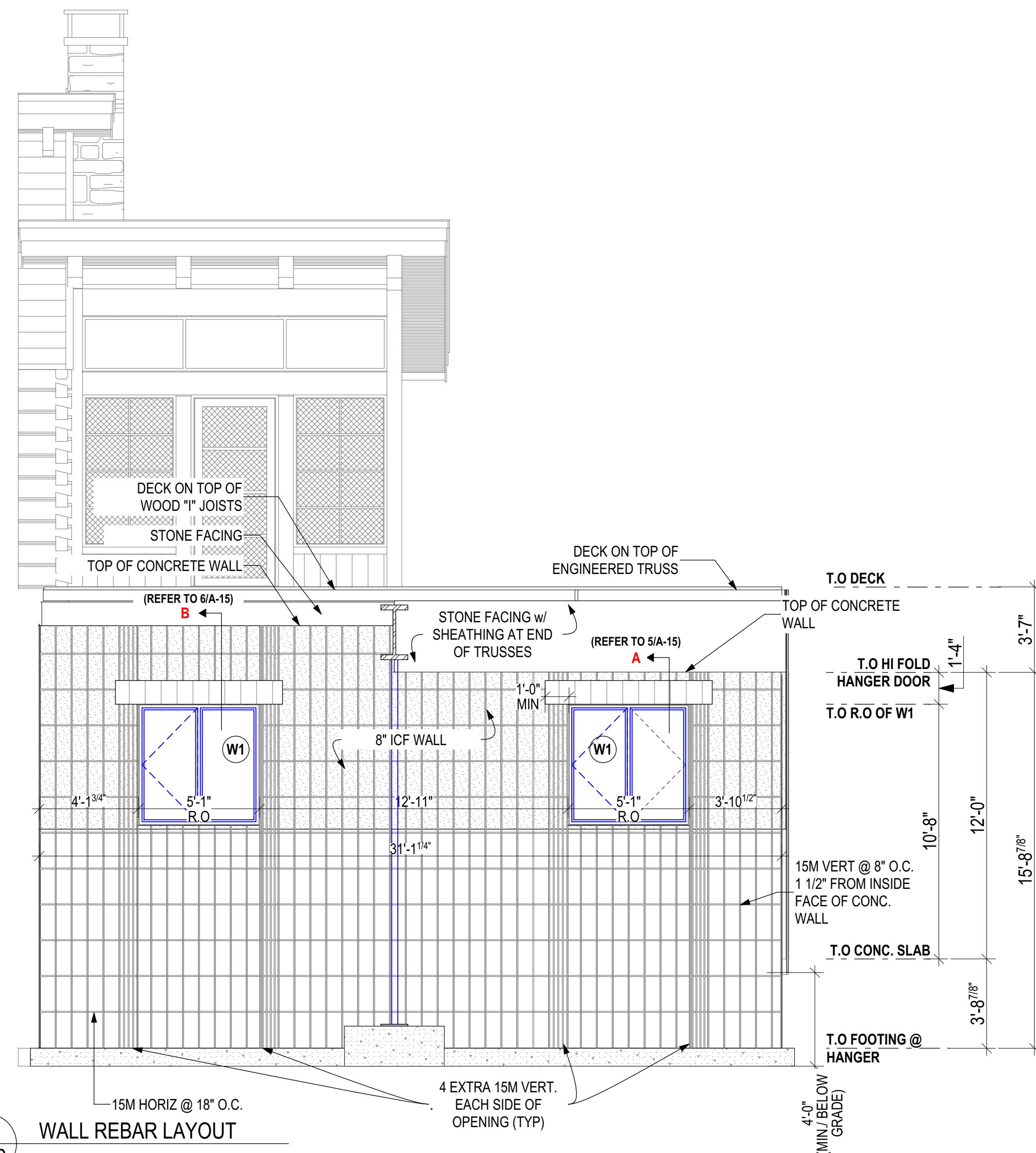
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A-12 SECTION AT HANGER FLOOR TRUSS
SCALE: 1/4" = 1'-0"



3
A-12 STRUCTURAL TRUSS SECTION @ KITCHEN
SCALE: 1/4" = 1'-0"



4
A-12 STRUCTURAL TRUSS SECTION @ LIVING ROOM
SCALE: 1/4" = 1'-0"



5
A-12 WALL REBAR LAYOUT
SCALE: 1/4" = 1'-0"

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4. All construction to comply with requirements of the Local Building Authorities.
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Issued for:

NOT FOR CONSTRUCTION

| CODE | DESCRIPTION |
|------|-------------------------------|
| B1 | 8X14 PINE |
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| B5 | 6X8 PINE |
| B7 | W14X68 |
| B8 | 12X8 PINE |
| B9 | 8X14 PINE #1 GRADE |
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| B11 | 3 PLY 11 7/8" LVL |
| B12 | W24X335 |
| B13 | 8X14 D. FIR SELECT STRUCTURAL |

| CODE | DESCRIPTION |
|------|--------------------------------------|
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| P2 | 6X6 PINE |
| P3 | 8x8 WITH UPLIFT SCREWJACK - SJ3 |
| P4 | 3/2X6 SPF |
| P5 | 3/2X4 SPF |
| P6 | 10x10 #1 GRADE |
| P7 | 4/2X6 SPF |
| P8 | 8X8 #1 GRADE w/ HD SCREWJACKS - SJ2 |

| CODE | DESCRIPTION |
|------|-------------|
| H1 | LUS28 |

| CODE | DESCRIPTION |
|------|---|
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGW/2-10M VERTICAL REBAR BENT INTO FTG & TO EXTEND WITHIN 3" TOP OF PIER |
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| F3 | 25x25x11 CONC. FTG |
| F4 | 70x70x33" CONC. FTG |
| F5 | 50x50x20" CONC. FTG |

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QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the building code.
NAME: SIGNATURE: BORN:
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code.
FIRM NAME: BORN:
SCOPE OF WORK
See Schedule 1 Designer into Sheet for designer's scope of work.

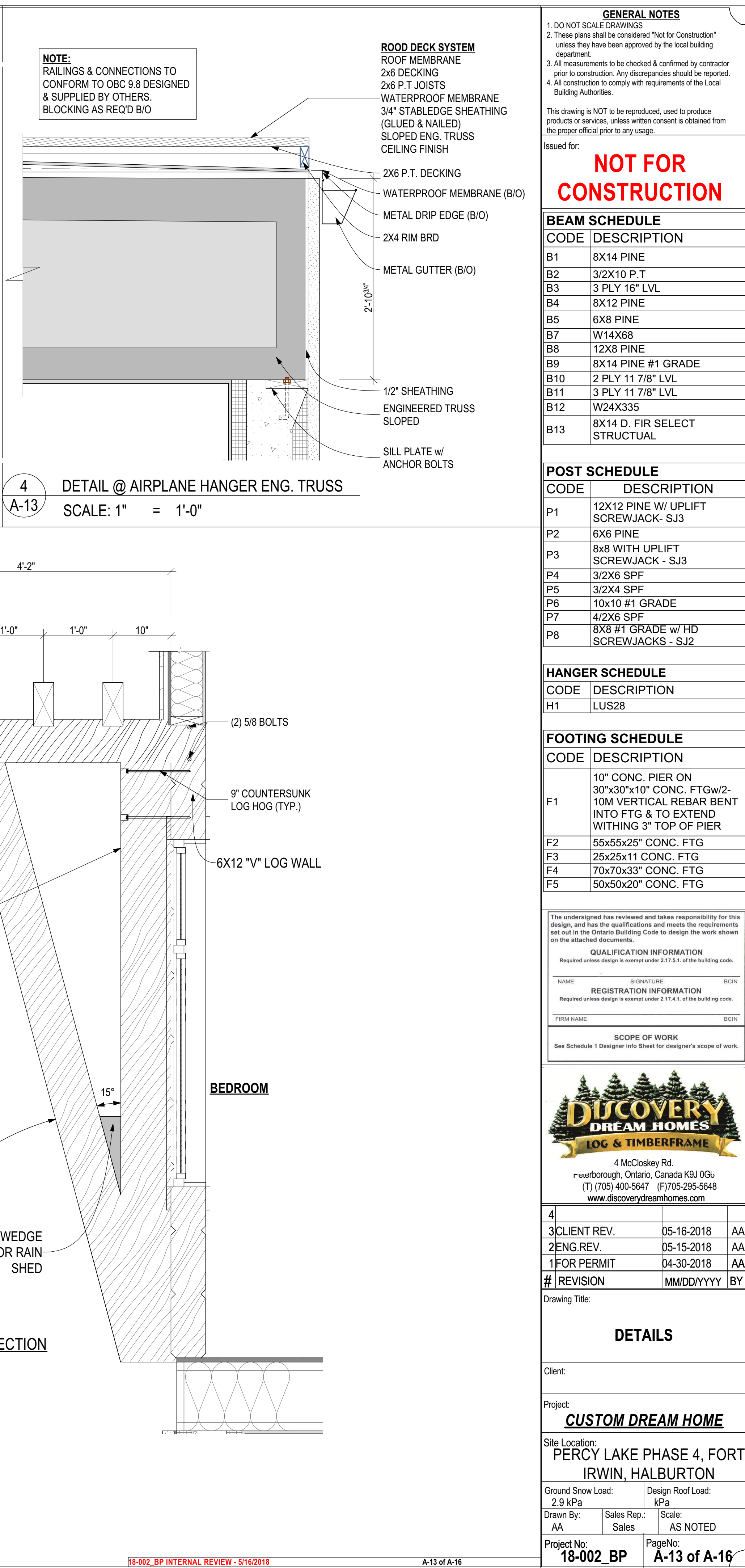
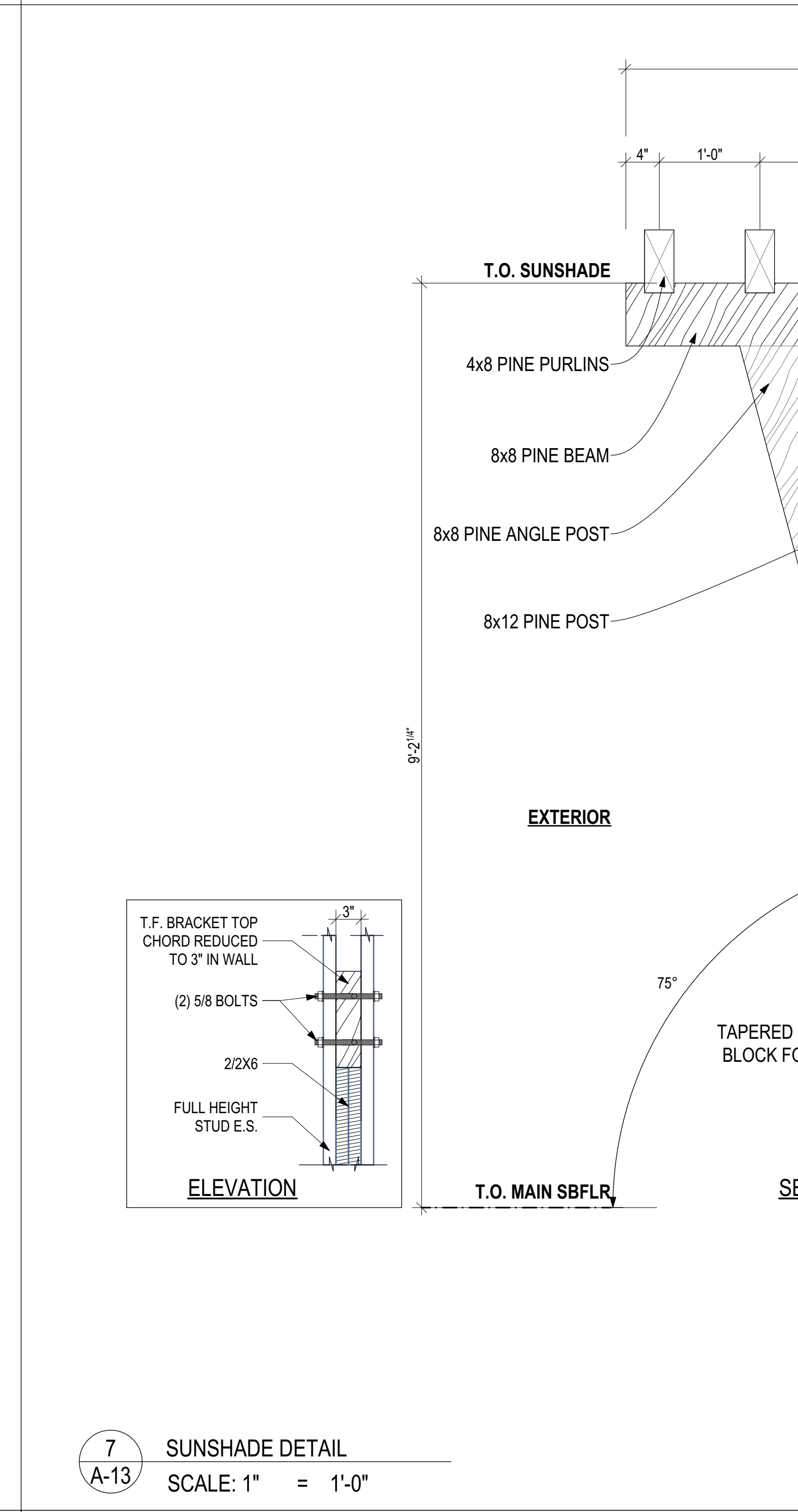
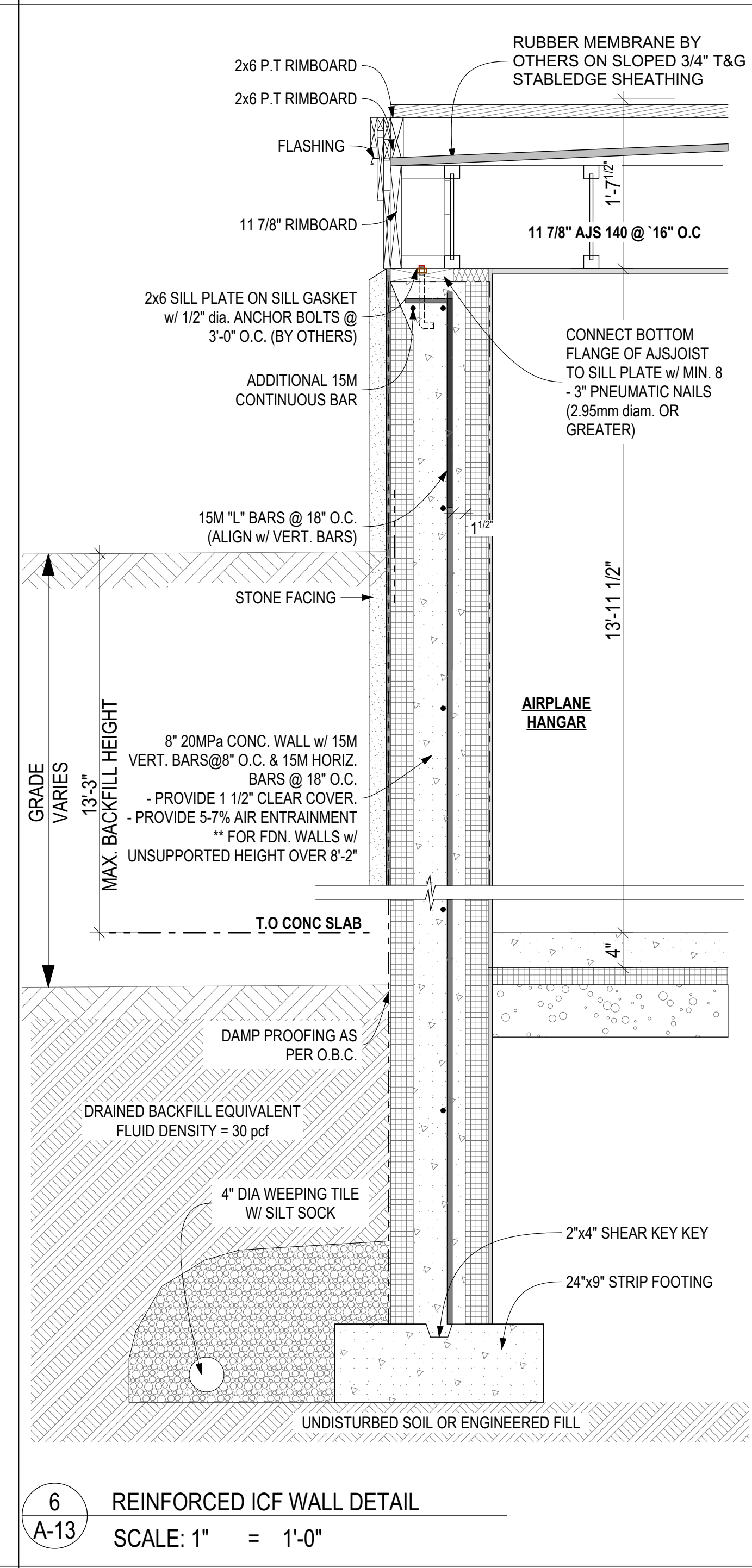
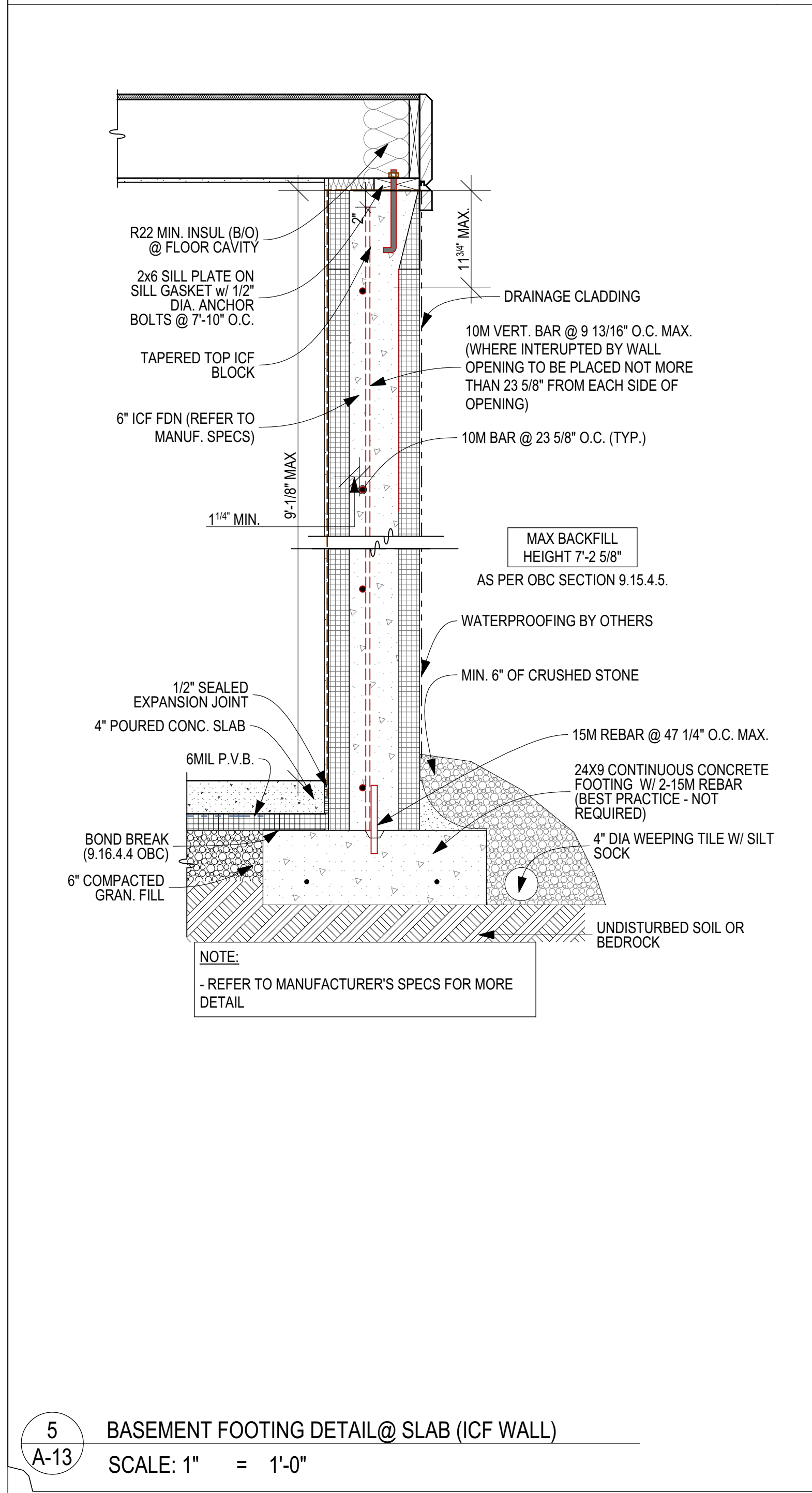


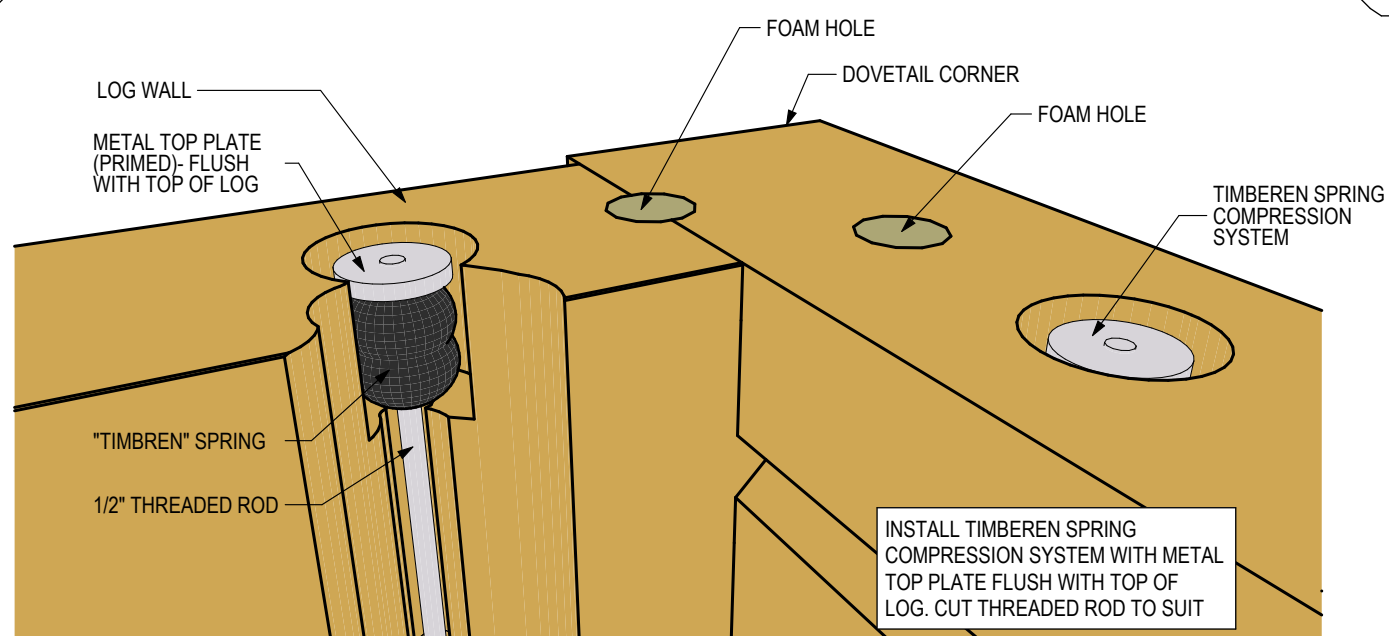
4 McCloskey Rd.
Perth, Ontario, Canada K9J 0G6
(T) (705) 400-5647 (F) 705-295-5648
www.discoverydreamhomes.com

| | | |
|---------------|------------|----|
| 4 | | |
| 3 CLIENT REV. | 05-16-2018 | AA |
| 2 ENG. REV. | 05-15-2018 | AA |
| 1 FOR PERMIT | 04-30-2018 | AA |
| # REVISION | MM/DD/YYYY | BY |

SECTIONS

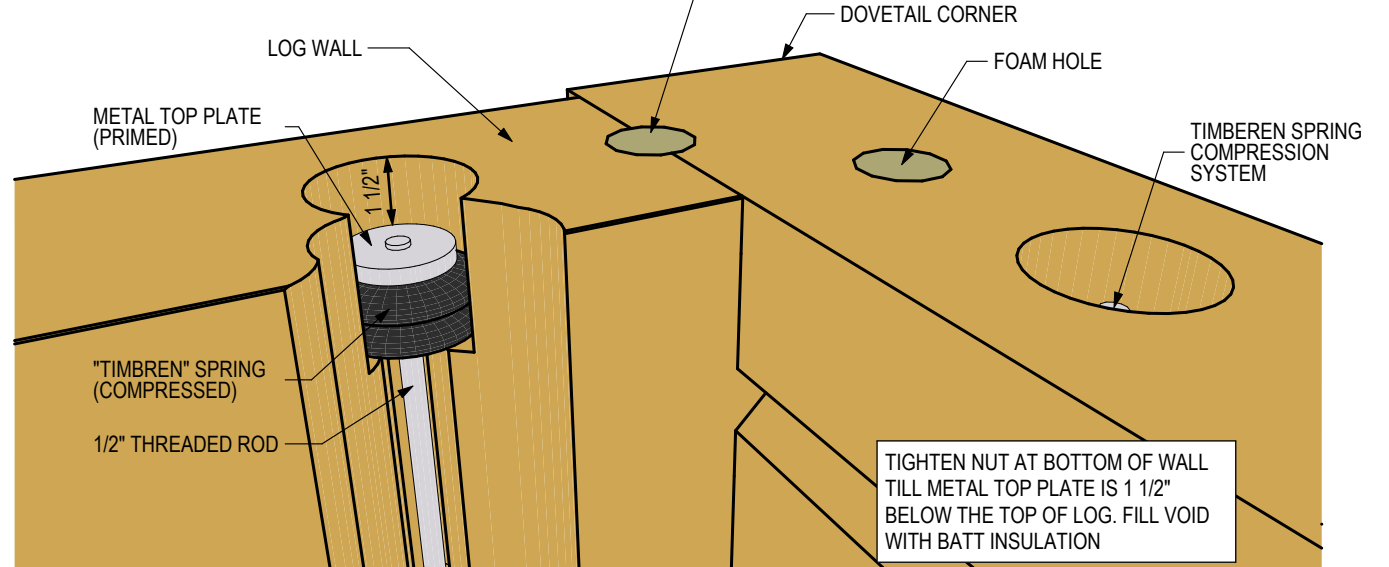
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Project:
CUSTOM DREAM HOME
Site Location:
PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON
Ground Snow Load: 2.9 kPa
Design Roof Load: kPa
Scale: AS NOTED
Page No: 18-002 BP
A-12 of A-16





COMPRESSION SPRING DETAIL - STEP 1

NOT TO SCALE



COMPRESSION SPRING DETAIL - STEP 2 (COMPRESSED)

NOT TO SCALE

Discovery DREAM HOMES
LOG & TIMBERFRAME
Discover the Difference...
Peterborough, Ontario, Canada
(705) 295-5647

Project: Custom Log Home

Client: Mr. Wolsey

Drawn By: JCY

Date: February-06-12

Project No: 09-031

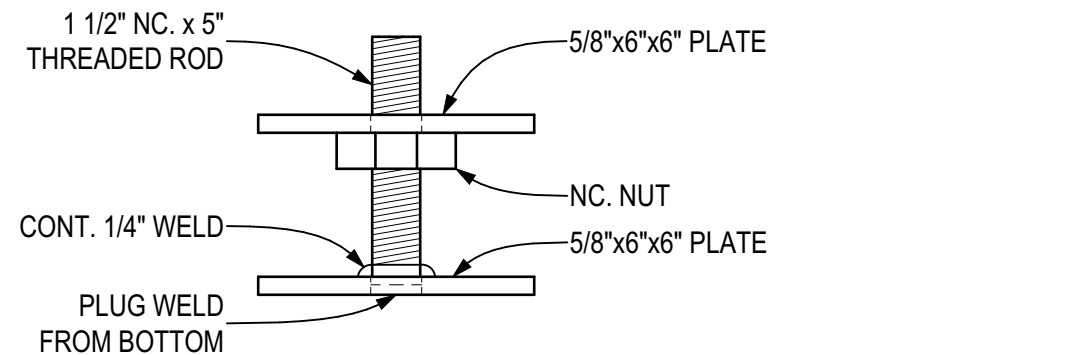
Scale: N.T.S.

Fig No: 1 of 1

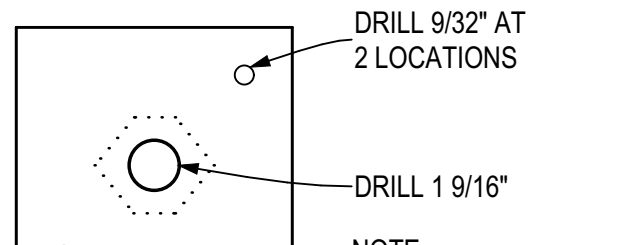
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1 COMPRESSION SPRING DETAIL

A-14 SCALE: 1/4" = 1'-0"



ASSEMBLED - SIDE VIEW



TOP VIEW

SIDE VIEW

HEAVY DUTY SCREWJACK PLATE (SJ2)

| FACTORED LOAD CAPACITY | | | |
|------------------------|-----------|-----------|-----------|
| PINE | | D.F. | |
| #2 | #1 | #2 | #1 |
| 14,500 LB | 23,708 LB | 24,818 LB | 24,818 LB |

Discovery DREAM HOMES
LOG & TIMBERFRAME
Discover the Difference...
Peterborough, Ontario, Canada
(705) 295-5647

Project: Screwjack Details

Client: Standard Detail

Drawn By: DDH

Scale: AS SHOWN

Date: June 21, 2016

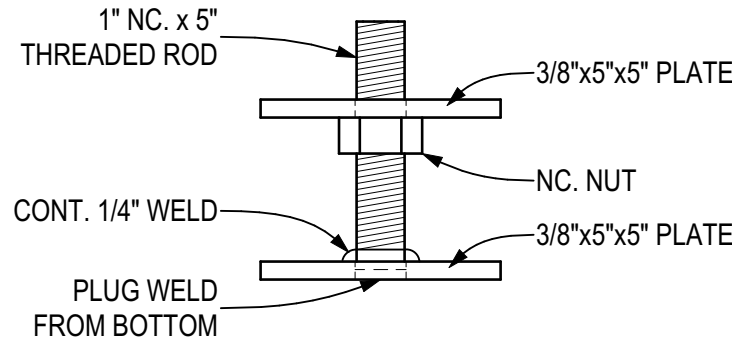
Project No: DDH

Sheet No: 1 of 1

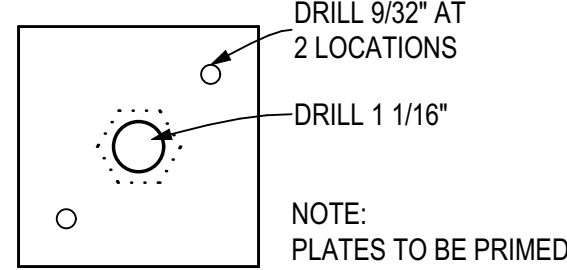
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3 HEAVY DUTY SCREWJACK (UP TO 25000 lbs)

A-14 SCALE: 3" = 1'-0"



ASSEMBLED - SIDE VIEW



TOP VIEW

SIDE VIEW

STANDARD SCREWJACK PLATE (SJ1)

| FACTORED LOAD CAPACITY | | | |
|------------------------|-----------|-----------|-----------|
| PINE | | D.F. | |
| #2 | #1 | #2 | #1 |
| 10,383 LB | 10,930 LB | 10,930 LB | 10,930 LB |

Discovery DREAM HOMES
LOG & TIMBERFRAME
Discover the Difference...
Peterborough, Ontario, Canada
(705) 295-5647

Project: Screwjack Details

Client: Standard Detail

Drawn By: DDH

Scale: AS SHOWN

Date: June 21, 2016

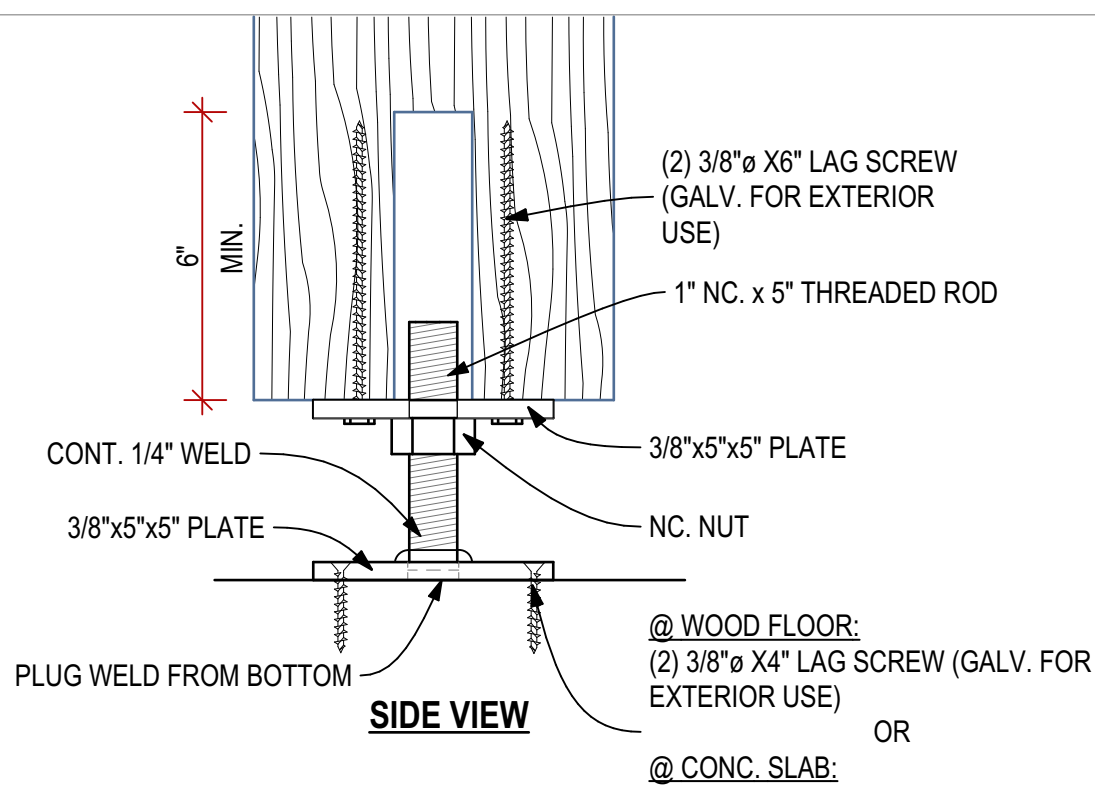
Project No: DDH

Sheet No: 1 of 1

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5 STANDARD SCREWJACK (UP TO 11000 lbs)

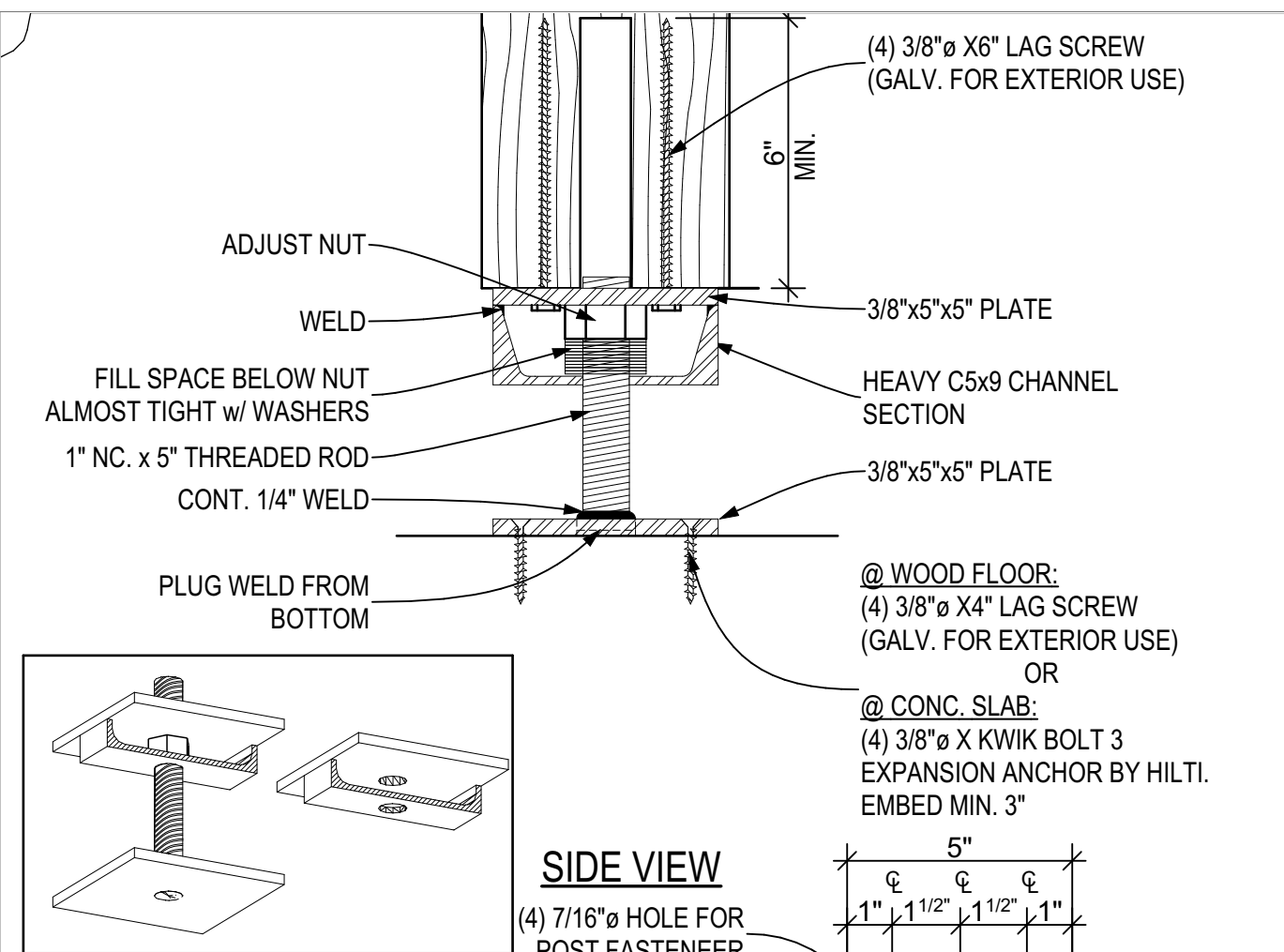
A-14 SCALE: 3" = 1'-0"



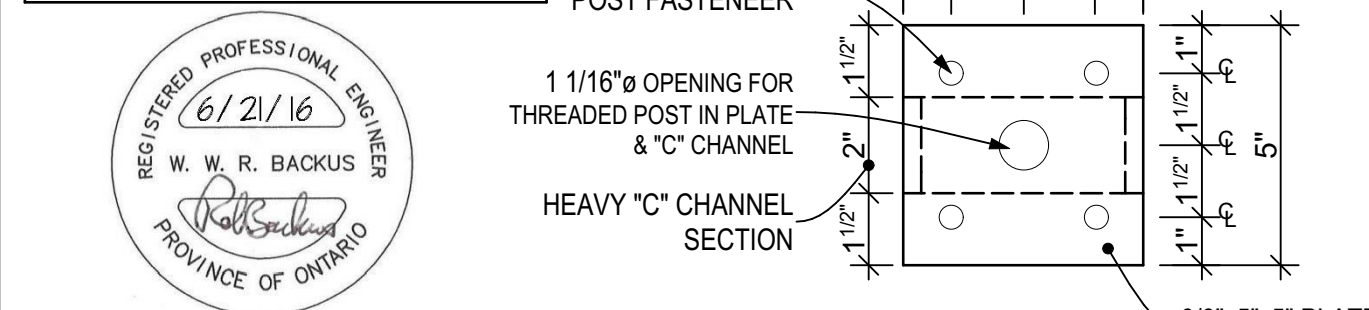
SIDE VIEW

6 STANDARD SCREWJACK (UP TO 11000 lbs)

A-14 SCALE: 3" = 1'-0"



SIDE VIEW



TOP VIEW

UPLIFT SCREWJACK PLATE (SJ3)

| FACTORED LOAD CAPACITY | | | |
|------------------------|-----------|-----------|-----------|
| PINE | | D.F. | |
| #2 | #1 | #2 | #1 |
| 10,383 LB | 10,930 LB | 10,930 LB | 10,930 LB |

Discovery DREAM HOMES
LOG & TIMBERFRAME
Discover the Difference...
Peterborough, Ontario, Canada
(705) 295-5647

Project: Screwjack Details

Client: Standard Detail

Drawn By: DDH

Scale: AS SHOWN

Date: June 21, 2016

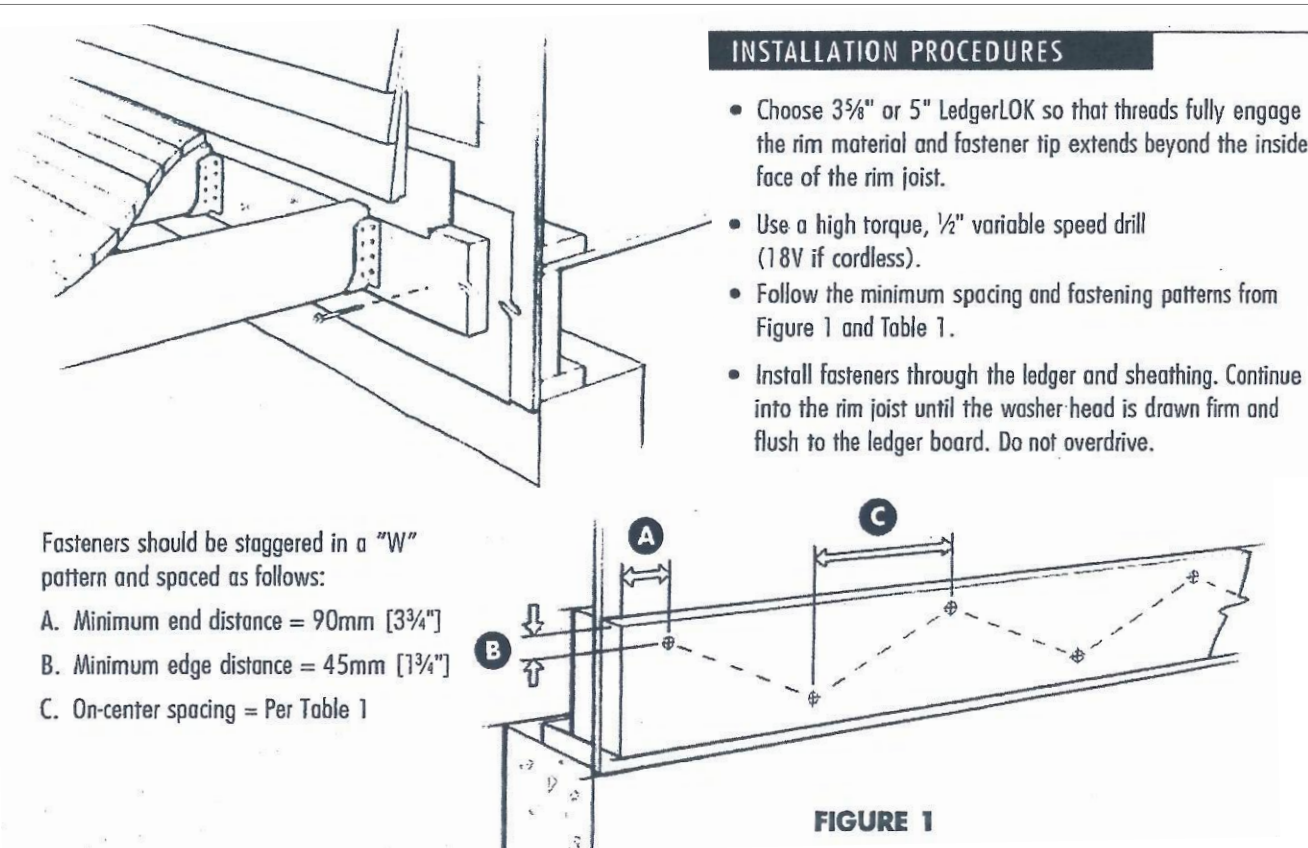
Project No: DDH

Sheet No: 1 of 1

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7 STANDARD SCREWJACK FOR UPLIFT (UP TO 11000 lbs)

A-14 SCALE: 3" = 1'-0"



INSTALLATION PROCEDURES

- Choose 3/8" or 5" LedgerLOK so that threads fully engage the rim material and fastener tip extends beyond the inside face of the rim joist.
- Use a high torque, 1/2" variable speed drill (18V if cordless).
- Follow the minimum spacing and fastening patterns from Figure 1 and Table 1.
- Install fasteners through the ledger and sheathing. Continue into the rim joist until the washer head is drawn firm and flush to the ledger board. Do not overdrive.

Fasteners should be staggered in a "W" pattern and spaced as follows:

A. Minimum end distance = 90mm [3 3/4"]

B. Minimum edge distance = 45mm [1 3/4"]

C. On-centre spacing = Per Table 1

FIGURE 1

FASTENING PATTERN

Based on the joist span of your deck (as measured from ledger to first supporting beam), and the live load required by your local code, determine the correct fastening pattern from Table 1 below.

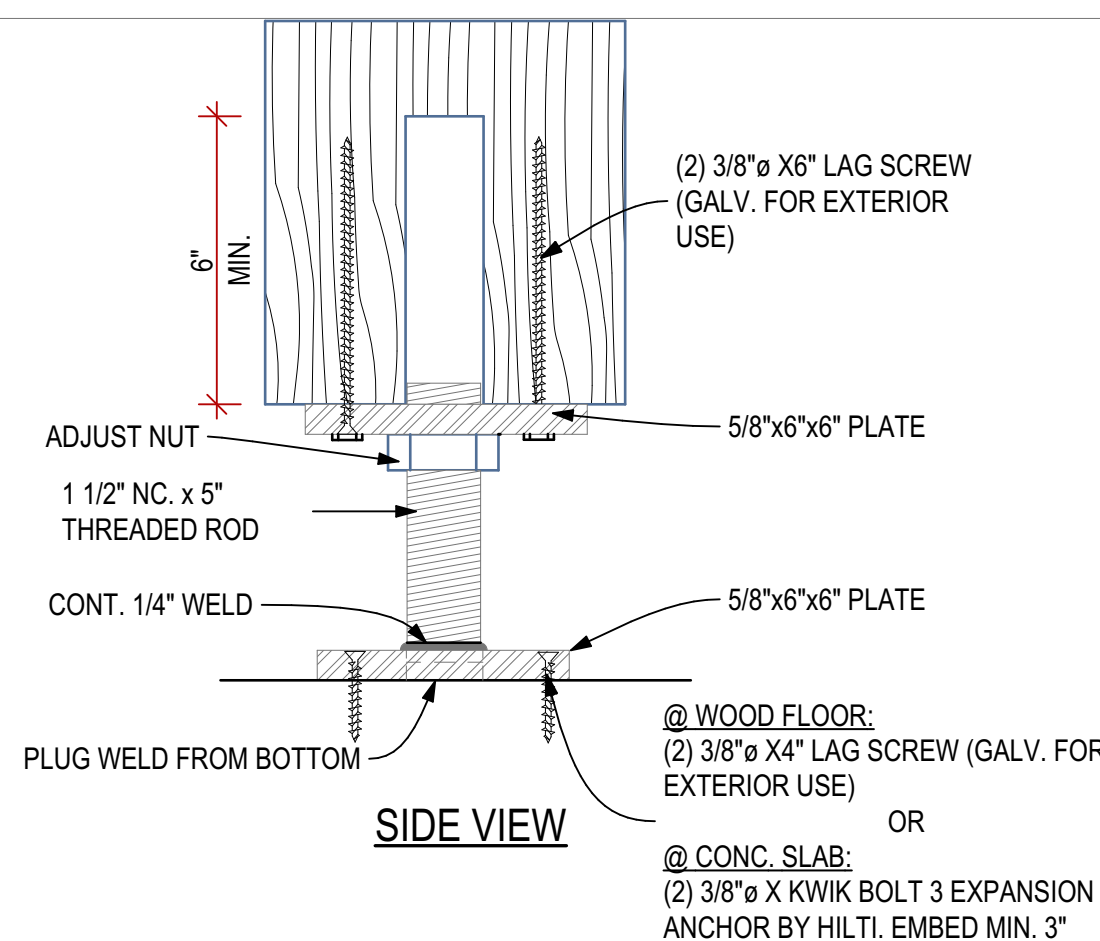
TABLE 1

| Live Load (kPa [psf]) | Joist Span (m [ft]) | | | | |
|-----------------------|---------------------|---------|---------|------------|---------|
| | 2 [6] | 2.5 [8] | 3 [10] | 3.5 [11.5] | 4 [13] |
| 1.9 [40] | 225 [9] | 175 [7] | 150 [6] | 125 [5] | 100 [4] |
| 2.4 [50] | 175 [7] | 150 [6] | 125 [5] | 100 [4] | 100 [4] |
| 4.8 [100] | 100 [4] | 75 [3] | 75 [3] | 50 [2] | 50 [2] |

- Fastening patterns outlined in the table above were determined based on CSA-086-09 from values provided by the report "Derivation of Canadian Design Properties for Header, Ledger, Joist, Truss, and Truss Joist" by Wood Science and Technology Centre, University of New Brunswick dated November 30, 2009.
- Spacing requirements were calculated based on CSA-086-09. A service condition factor (K_{ser}) of 0.67 has been applied.
- Values are calculated based on full penetration of fastener into the sheathing and rim joist.
- Spacing is based on non-incised pressure treated lumber. If incised pressure treated lumber is used, reduce on-centre spacing by 15%.
- A dead load of 0.5 kPa [10psf] has been assumed.
- The following materials were assumed:
 - Ledger: 2x8 pressure-preservative-treated SPF #1/#2 or better lumber with minimum 0.42 specific gravity.
 - Sheathing: 11mm [7/16"] or 12mm [15/32"] OSB sheathing.
 - Rim Joist: 2x_ SPF #1/#2 lumber.

2 DECK LEDGER BOARD CONNECTION DETAIL

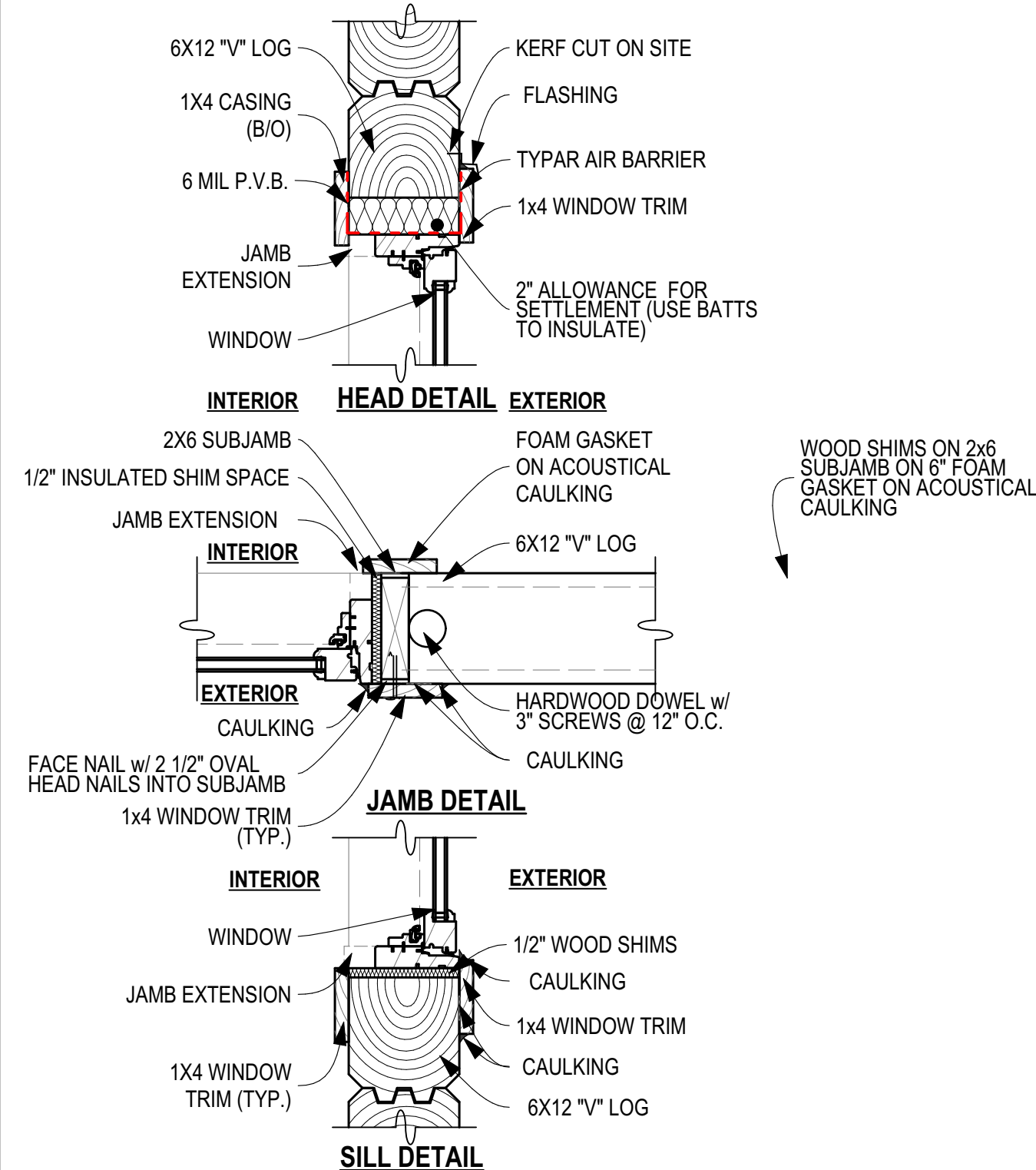
A-14 SCALE: 1/4" = 1'-0"



SIDE VIEW

4 HEAVY DUTY SCREWJACK (UP TO 25000 lbs)

A-14 SCALE: 3" = 1'-0"



8 WINDOW DETAILS @ 6X12 LOG WALL

A-14 SCALE: 1 1/2" = 1'-0"

GENERAL NOTES

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Issued for:

NOT FOR CONSTRUCTION

BEAM SCHEDULE

| CODE | DESCRIPTION |
|------|-------------------------------|
| B1 | 8X14 PINE |
| B2 | 3/2X10 P.T |
| B3 | 3 PLY 16" LVL |
| B4 | 8X12 PINE |
| B5 | 6X8 PINE |
| B7 | W14X68 |
| B8 | 12X8 PINE |
| B9 | 8X14 PINE #1 GRADE |
| B10 | 2 PLY 11 7/8" LVL |
| B11 | 3 PLY 11 7/8" LVL |
| B12 | W24X335 |
| B13 | 8X14 D. FIR SELECT STRUCTURAL |

POST SCHEDULE

| CODE | DESCRIPTION |
|------|-------------------------------------|
| P1 | 12X12 PINE W/ UPLIFT SCREWJACK- SJ3 |
| P2 | 6X6 PINE |
| P3 | 8x8 WITH UPLIFT SCREWJACK - SJ3 |
| P4 | 3/2X6 SPF |
| P5 | 3/2X4 SPF |
| P6 | 10x10 #1 GRADE |
| P7 | 4/2X6 SPF |
| P8 | 8X8 #1 GRADE w/ HD SCREWJACKS - SJ2 |

HANGER SCHEDULE

| CODE | DESCRIPTION |
|------|-------------|
| H1 | LUS28 |

FOOTING SCHEDULE

| CODE | DESCRIPTION |
|------|---|
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGW/2-10M VERTICAL REBAR BENT INTO FTG & TO EXTEND WITHIN 3" TOP OF PIER |
| F2 | 55x55x25" CONC. FTG |
| F3 | 25x25x11 CONC. FTG |
| F4 | 70x70x33" CONC. FTG |
| F5 | 50x50x20" CONC. FTG |

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1 of the building code.

NAME: SIGNATURE: BCIN:

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.5.1 of the building code.

FIRM NAME: BCIN:

SCOPE OF WORK

See Schedule 1 Designer into Sheet for designer's scope of work.



4 McCloskey Rd.
Peterborough, Ontario, Canada K9J 0G6
(705) 400-5647 (F) 705-295-5648
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| | | |
|---|-------------|---------------|
| 4 | | |
| 3 | CLIENT REV. | 05-16-2018 AA |
| 2 | ENG. REV. | 05-15-2018 AA |
| 1 | FOR PERMIT | 04-30-2018 AA |
| # | REVISION | MMDDYYYY BY |

Drawing Title:

DETAILS

Client:

Project:

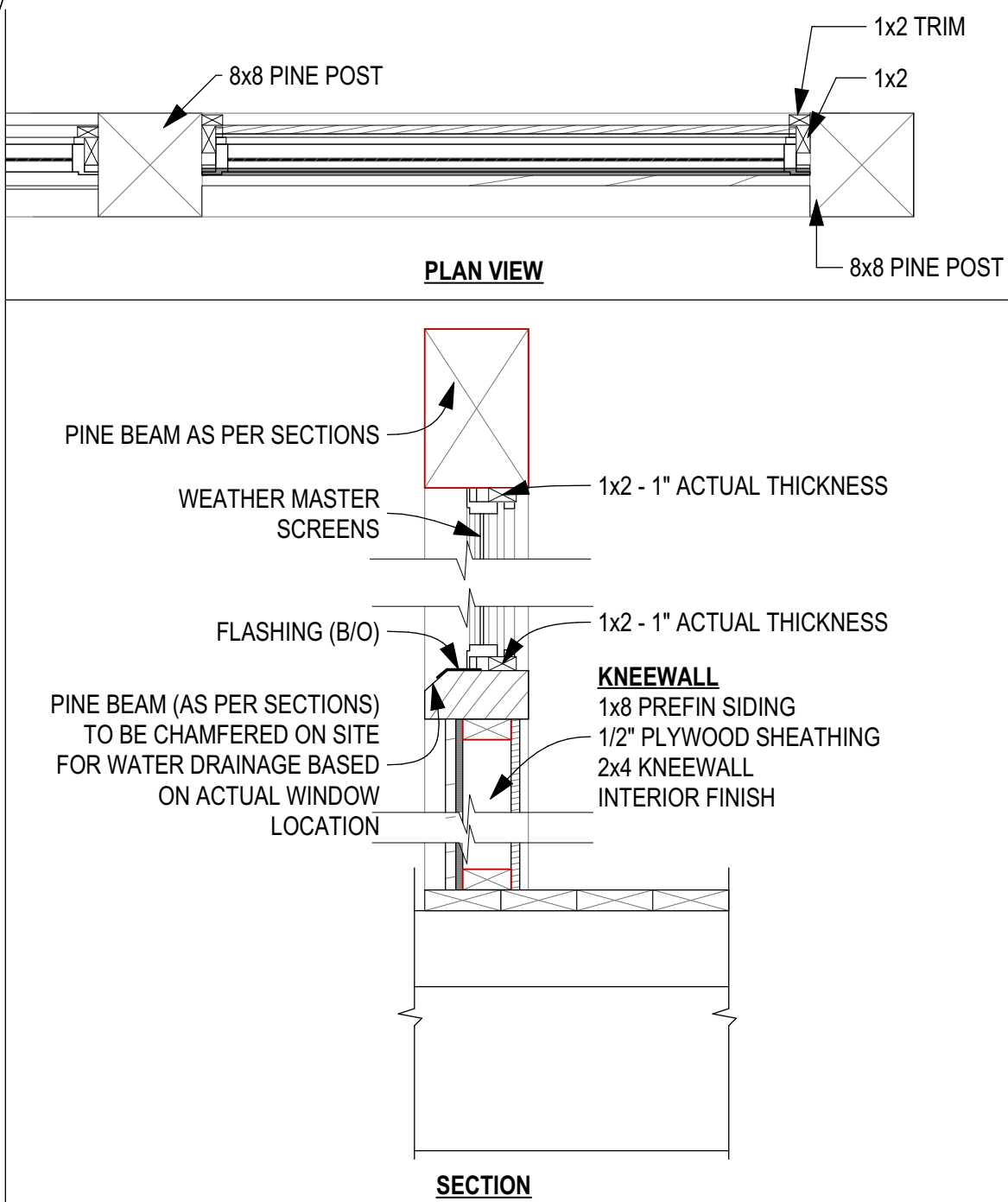
CUSTOM DREAM HOME

Site Location:
PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON

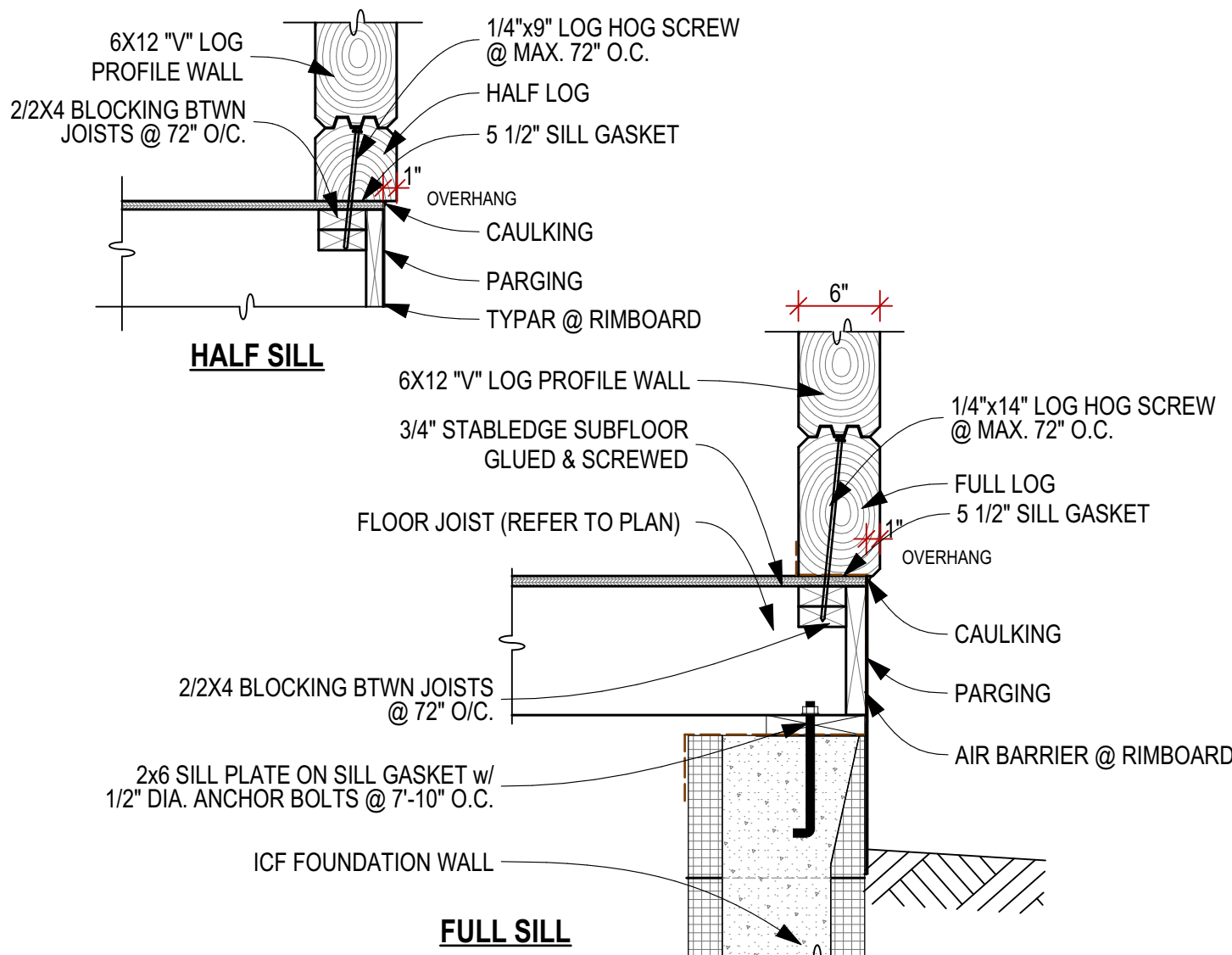
Ground Snow Load: 2.9 kPa
Design Roof Load: kPa

Drawn By: AA
Sales Rep.: Sales
Scale: AS NOTED

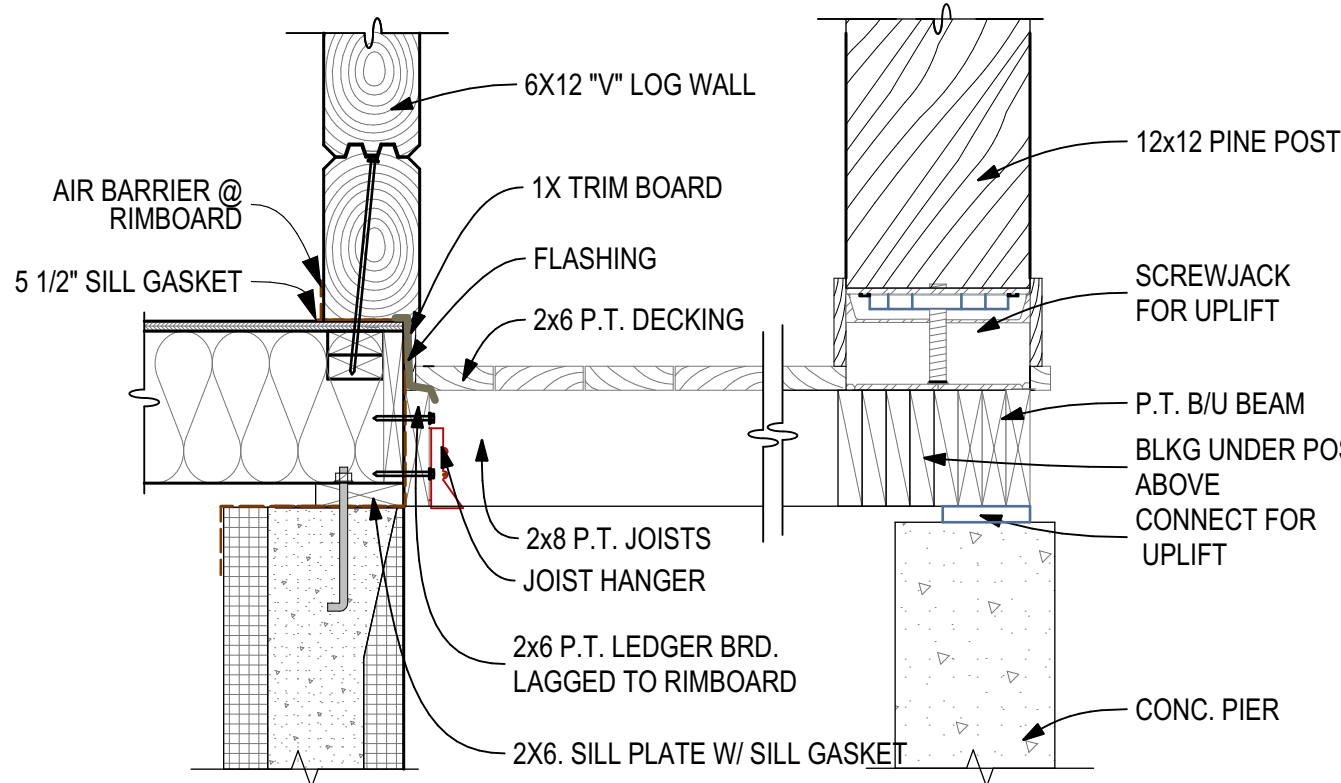
Project No: 18-002 BP
Page No: A-14 of A-16



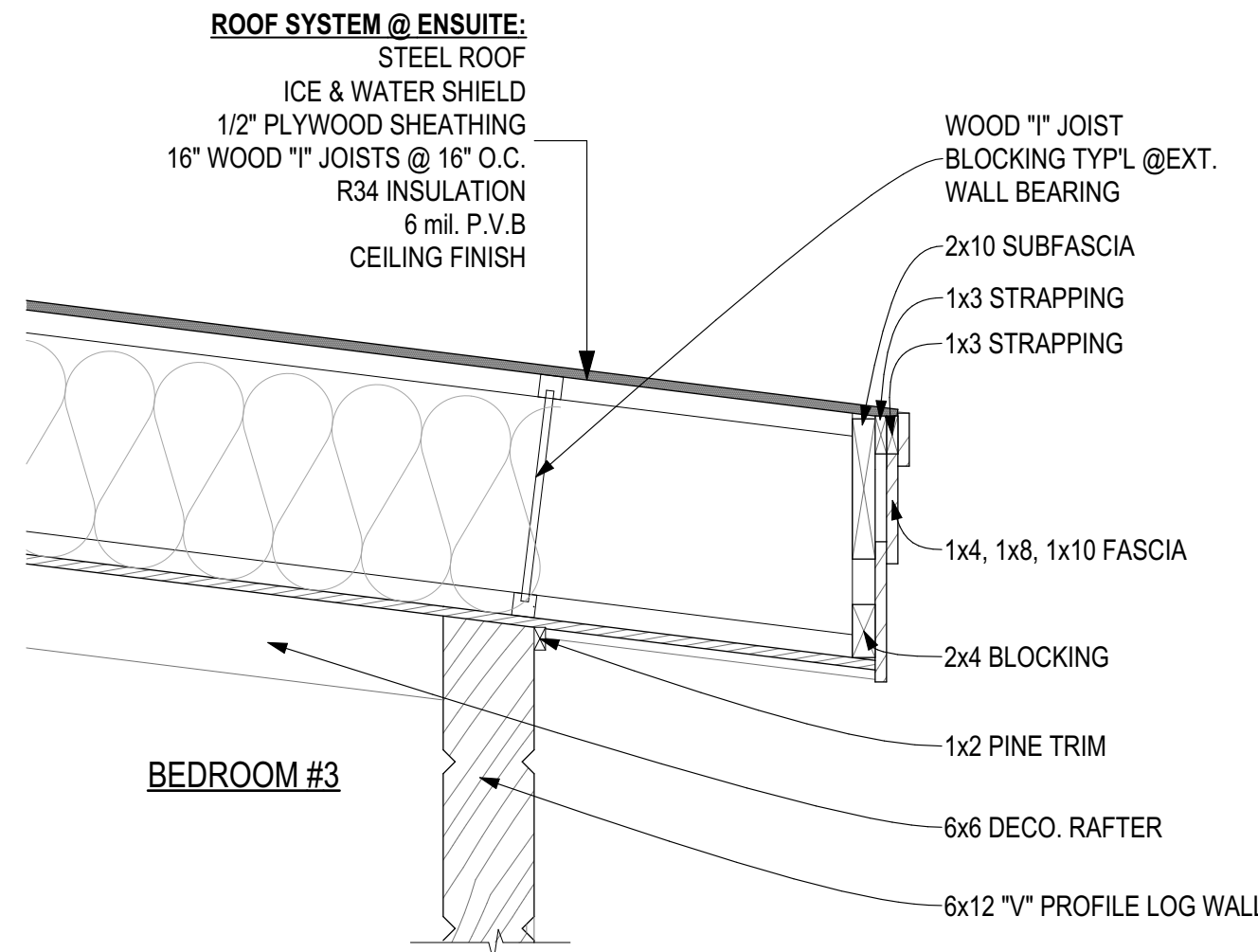
1 SCREEN PORCH KNEE WALL DETAIL
A-15 SCALE: 1" = 1'-0"



2 6X12 "V" LOGS ON SUBFLOOR ON ICF FDN
A-15 SCALE: 1" = 1'-0"

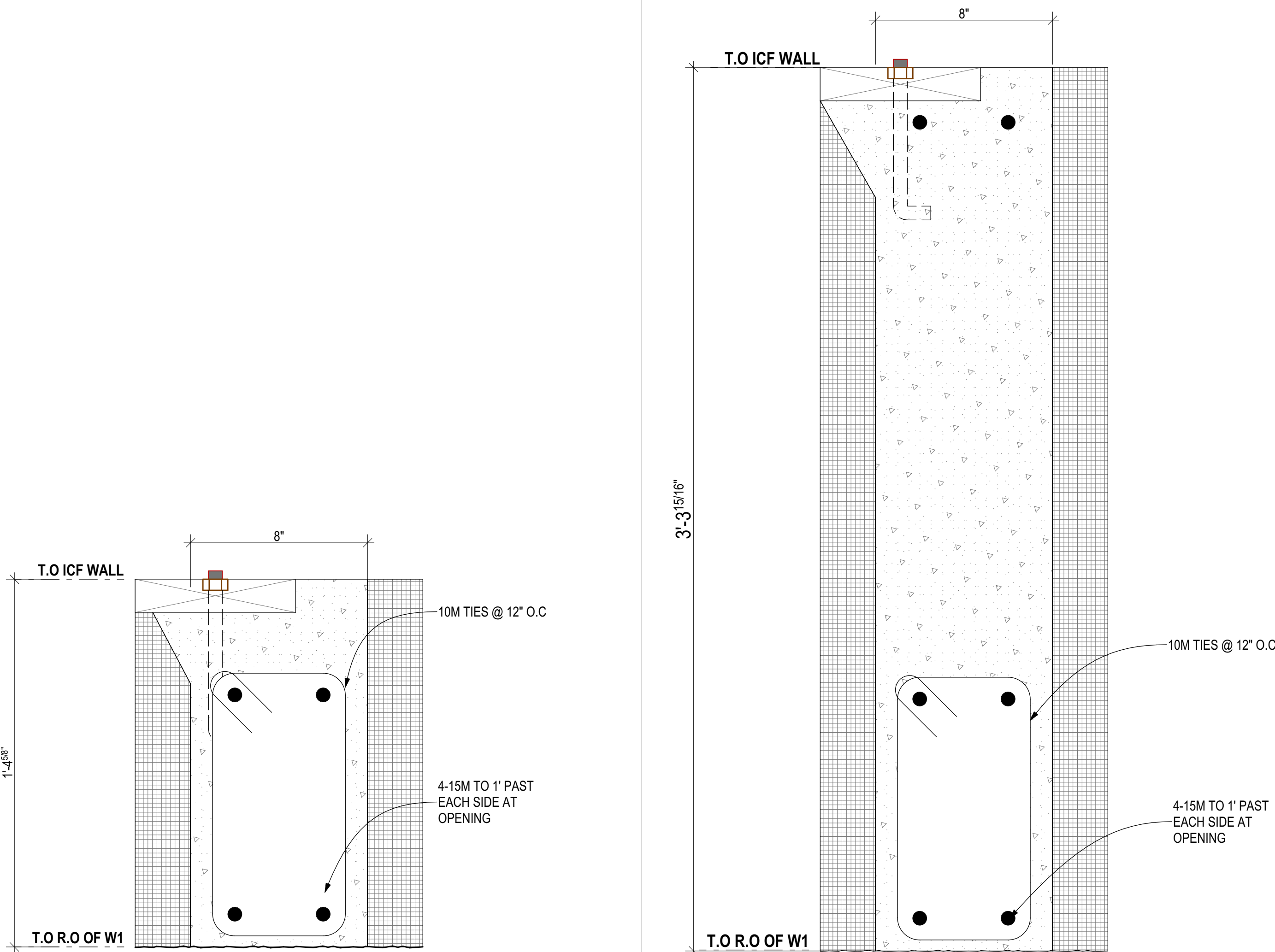


3 DECK @ 6X12 LOG WALL
A-15 SCALE: 1" = 1'-0"

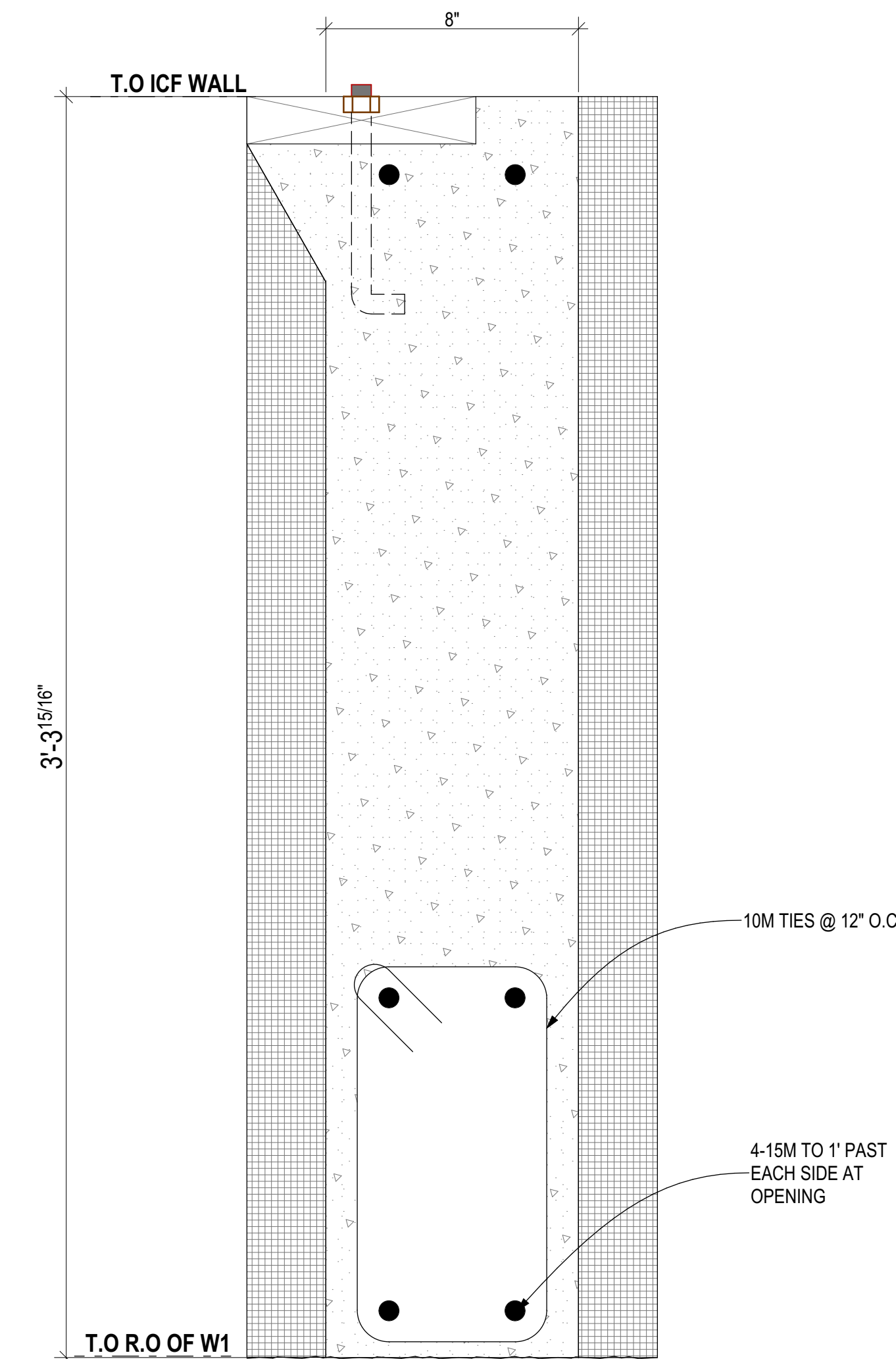


NOTE:
-SEE MAUNFACTURER'S SPECS FOR MORE DETAIL.
-WOOD "I" JOISTS TO BE VENTED ON SITE 16" DIA. @ 12" O.C.

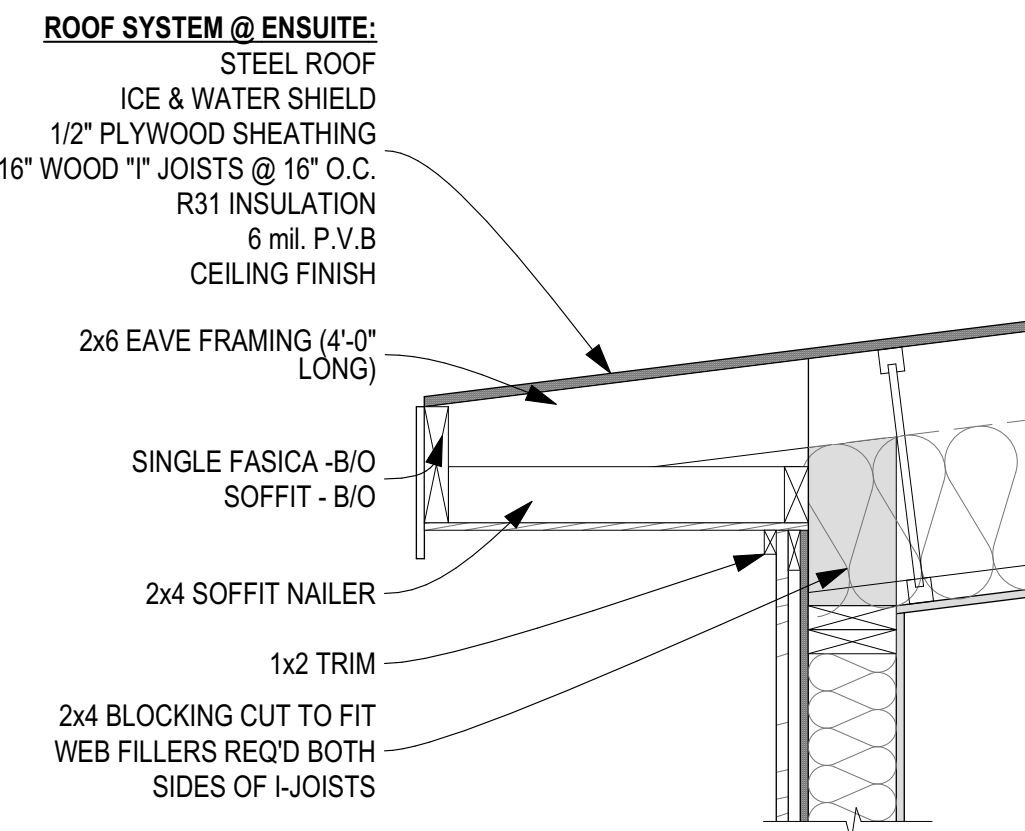
4 LOWER EAVE DETAIL @ LOG WALL
A-15 SCALE: 1" = 1'-0"



5 WINDOW BEAM A
A-15 SCALE: 3" = 1'-0"

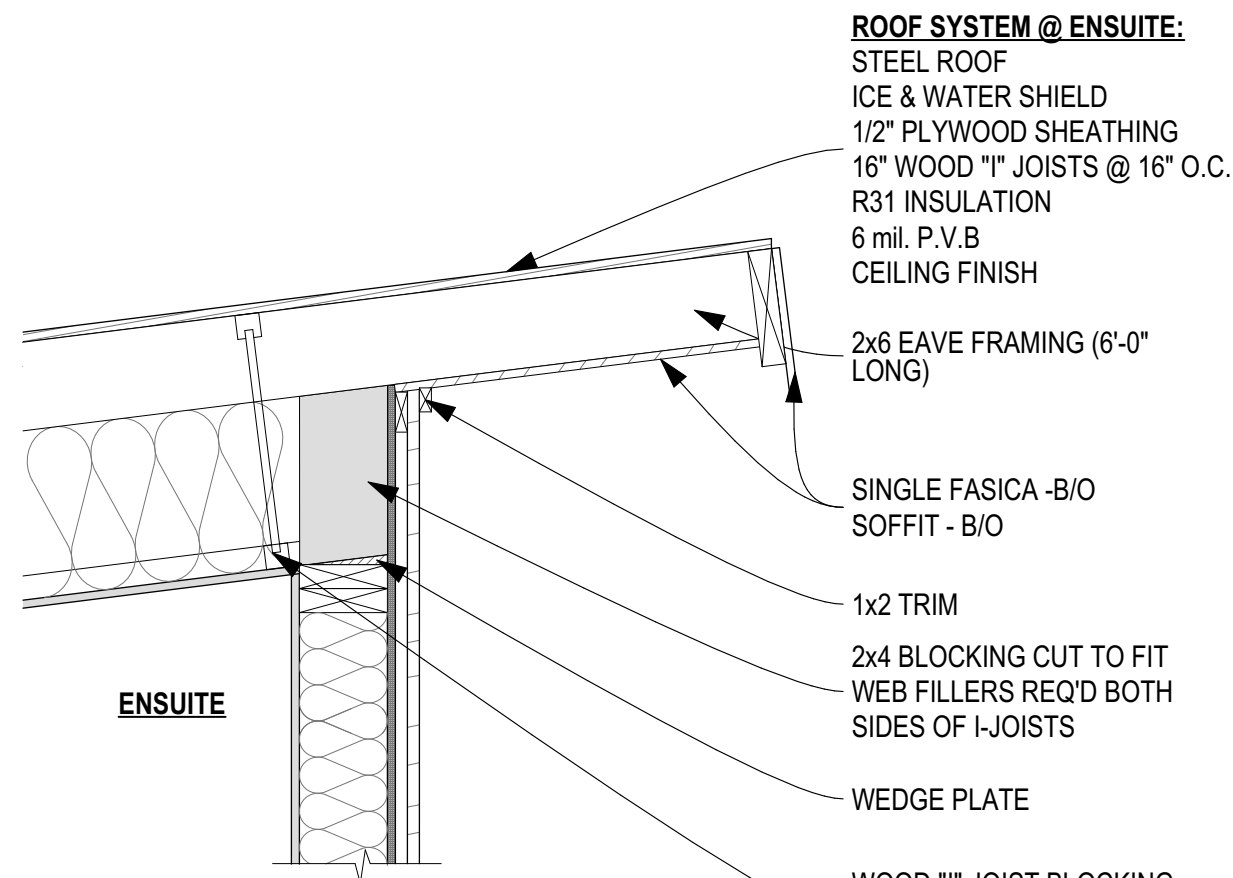


6 WINDOW BEAM B
A-15 SCALE: 3" = 1'-0"



NOTE:
-SEE MAUNFACTURER'S SPECS FOR MORE DETAIL.
-WOOD "I" JOISTS TO BE VENTED ON SITE 16" DIA. @ 12" O.C.

7 LOWER EAVE DETAIL @ ENSUITE
A-15 SCALE: 1" = 1'-0"



NOTE:
-SEE MAUNFACTURER'S SPECS FOR MORE DETAIL.
-WOOD "I" JOISTS TO BE VENTED ON SITE 16" DIA. @ 12" O.C.

8 UPPER EAVE DETAIL @ ENSUITE
A-15 SCALE: 1" = 1'-0"

| GENERAL NOTES | |
|---|------------------------------|
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| Issued for: | |
| NOT FOR CONSTRUCTION | |
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| CODE | DESCRIPTION |
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| B4 | 8X12 PINE |
| B5 | 6X8 PINE |
| B7 | W14X68 |
| B8 | 12X8 PINE |
| B9 | 8X14 PINE #1 GRADE |
| B10 | 2 PLY 11 7/8" LVL |
| B11 | 3 PLY 11 7/8" LVL |
| B12 | W24X335 |
| B13 | 8X14 D. FIR SELECT STRUCTUAL |

| POST SCHEDULE | |
|---------------|-------------------------------------|
| CODE | DESCRIPTION |
| P1 | 12X12 PINE W/ UPLIFT SCREWJACK- SJ3 |
| P2 | 6X6 PINE |
| P3 | 8x8 WITH UPLIFT SCREWJACK - SJ3 |
| P4 | 3/2X6 SPF |
| P5 | 3/2X4 SPF |
| P6 | 10x10 #1 GRADE |
| P7 | 4/2X6 SPF |
| P8 | 8X8 #1 GRADE w/ HD SCREWJACKS - SJ2 |

| HANGER SCHEDULE | |
|-----------------|-------------|
| CODE | DESCRIPTION |
| H1 | LUS28 |

| FOOTING SCHEDULE | |
|------------------|--|
| CODE | DESCRIPTION |
| F1 | 10" CONC. PIER ON 30"x30"x10" CONC. FTGw/2-10M VERTICAL REBAR BENT INTO FTG & TO EXTEND WITHING 3" TOP OF PIER |
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| F3 | 25x25x11 CONC. FTG |
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| F5 | 50x50x20" CONC. FTG |

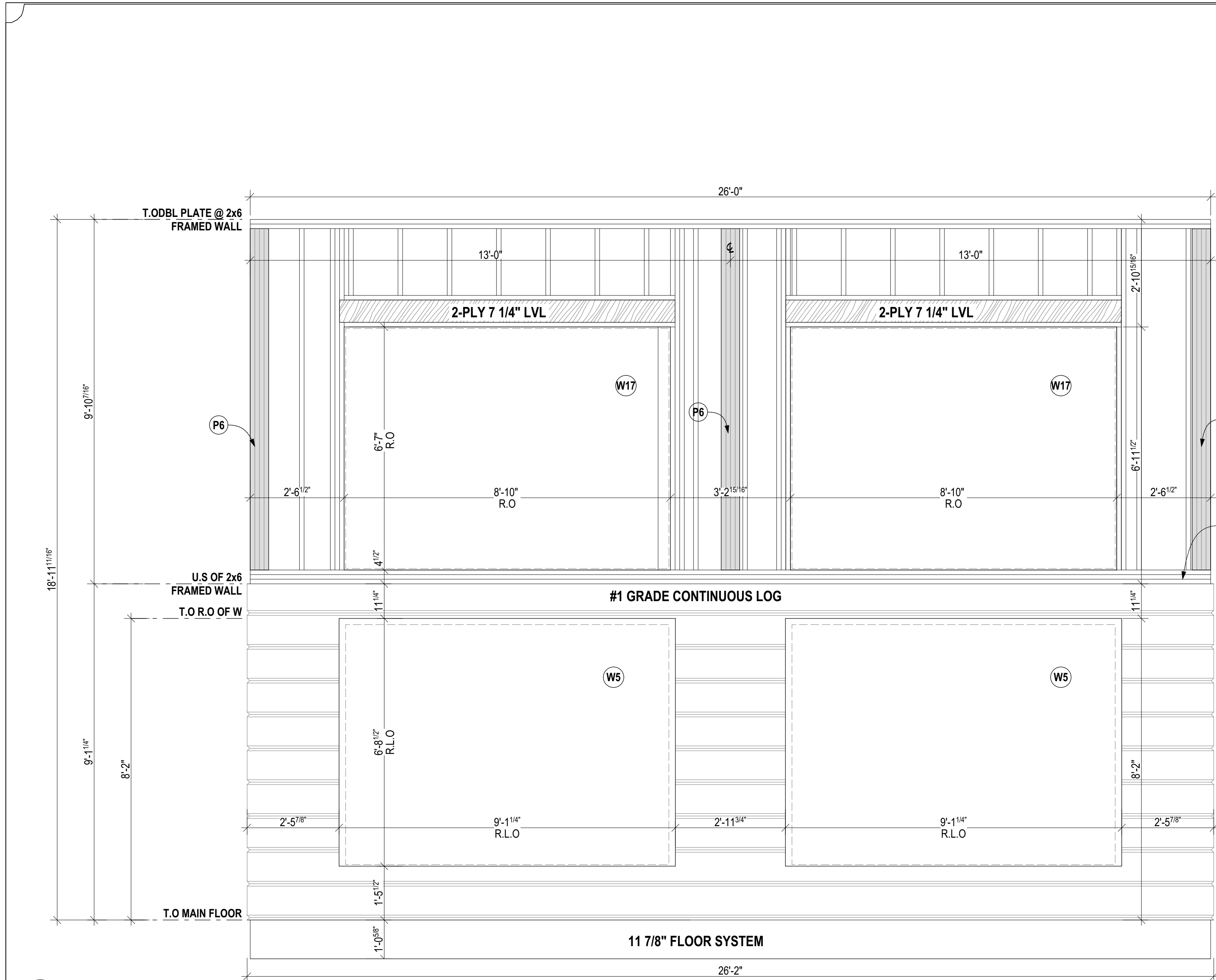
| | | |
|---|-----------|------|
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| QUALIFICATION INFORMATION | | |
| Required unless design is exempt under 2.17.5.1. of the building code. | | |
| NAME | SIGNATURE | BCIN |
| REGISTRATION INFORMATION | | |
| Required unless design is exempt under 2.17.4.1. of the building code. | | |
| FIRM NAME | | BCIN |
| SCOPE OF WORK | | |
| See Schedule 1 Designer into Sheet for designer's scope of work. | | |

DISCOVERY DREAM HOMES
LOG & TIMBERFRAME

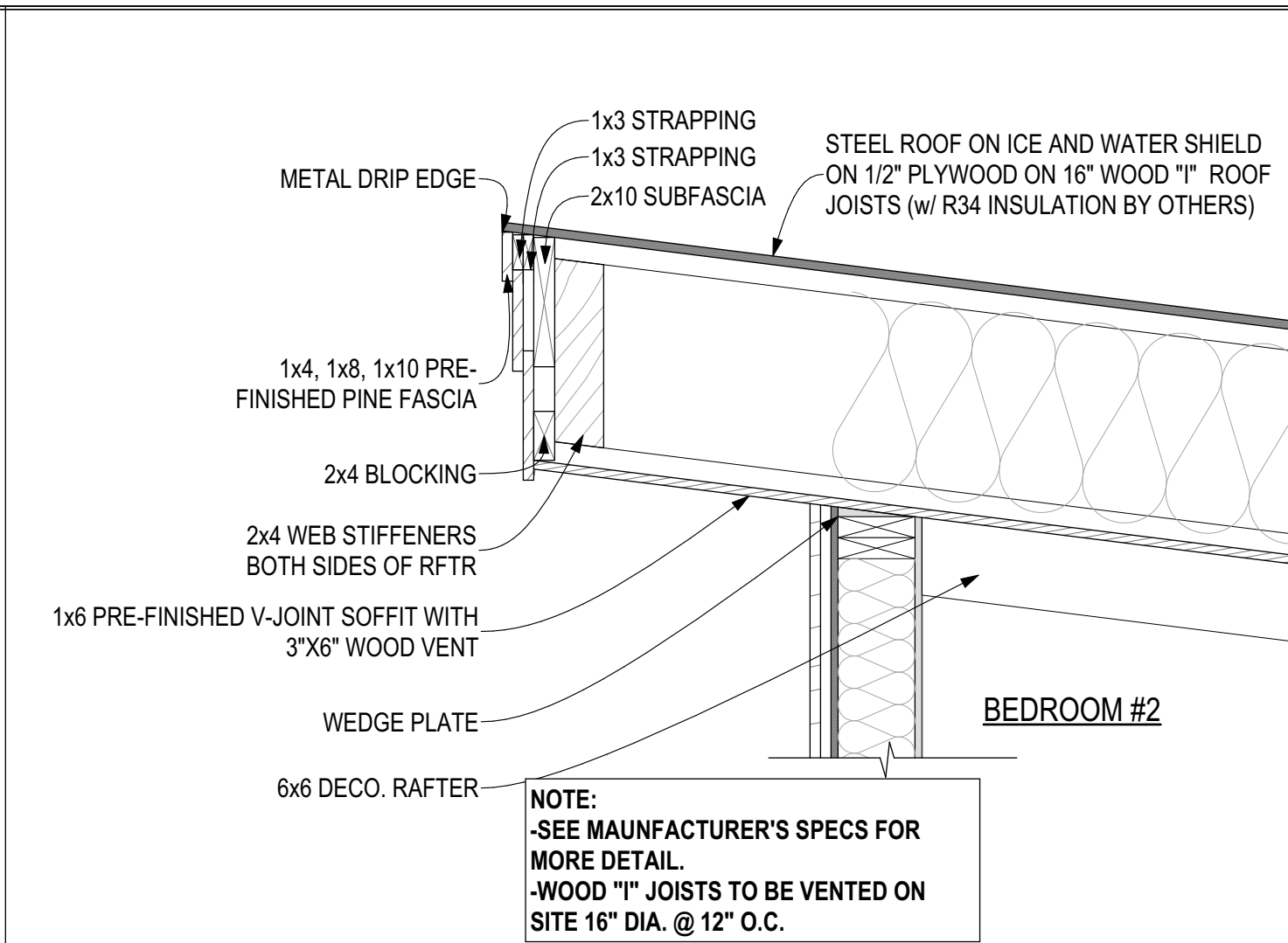
4 McCloskey Rd.
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| 1 | FOR PERMIT | 04-30-2018 AA |
| # | REVISION | MM/DD/YYYY BY |

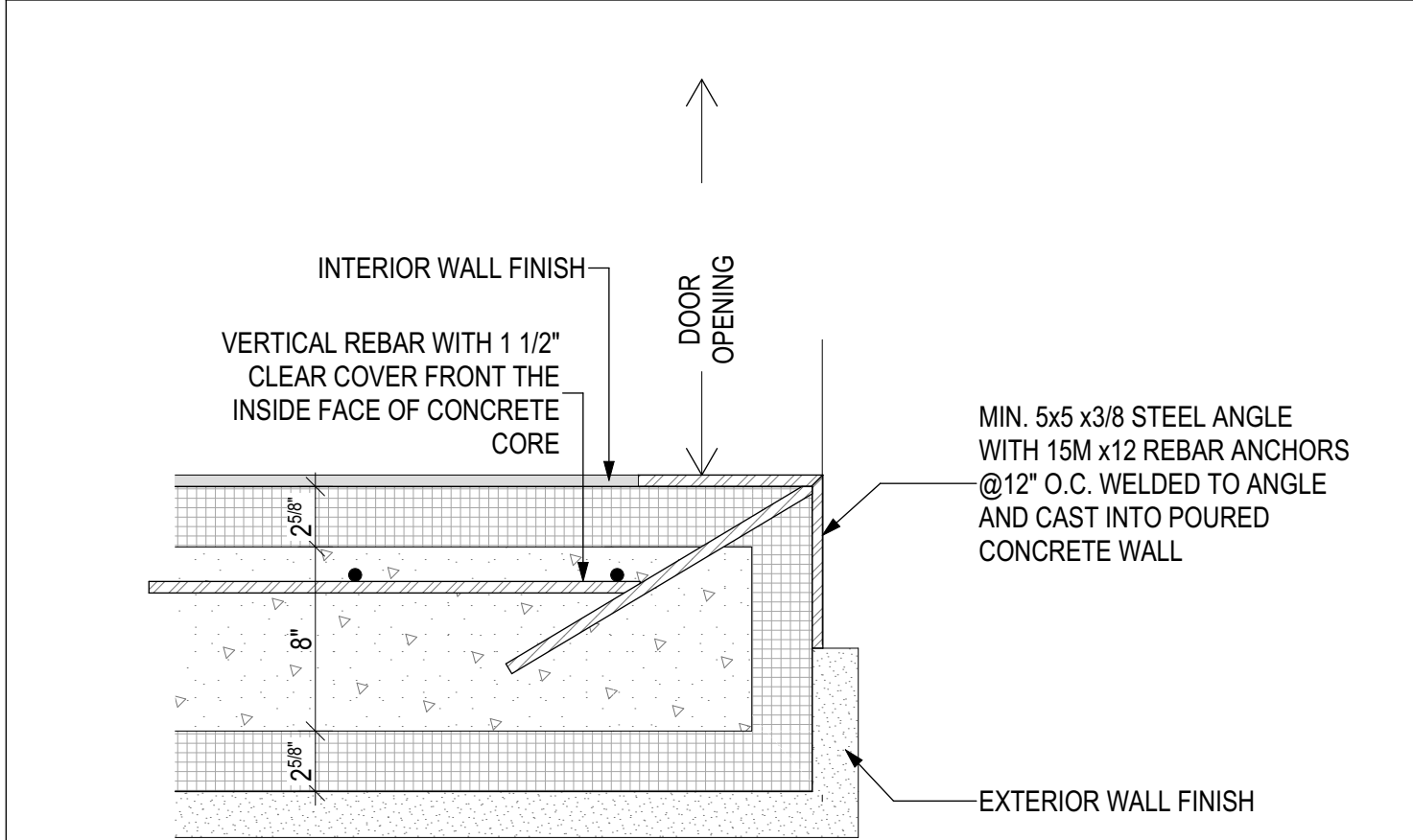
| | | |
|---|--------------|-------------------|
| Drawing Title: | | |
| DETAILS | | |
| Client: | | |
| Project: | | |
| CUSTOM DREAM HOME | | |
| Site Location: | | |
| PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON | | |
| Ground Snow Load: | | Design Roof Load: |
| 2.9 kPa | | kPa |
| Drawn By: | Sales Rep.: | Scale: |
| AA | Sales | AS NOTED |
| Project No: | Page No: | |
| 18-002 BP | A-15 of A-16 | |



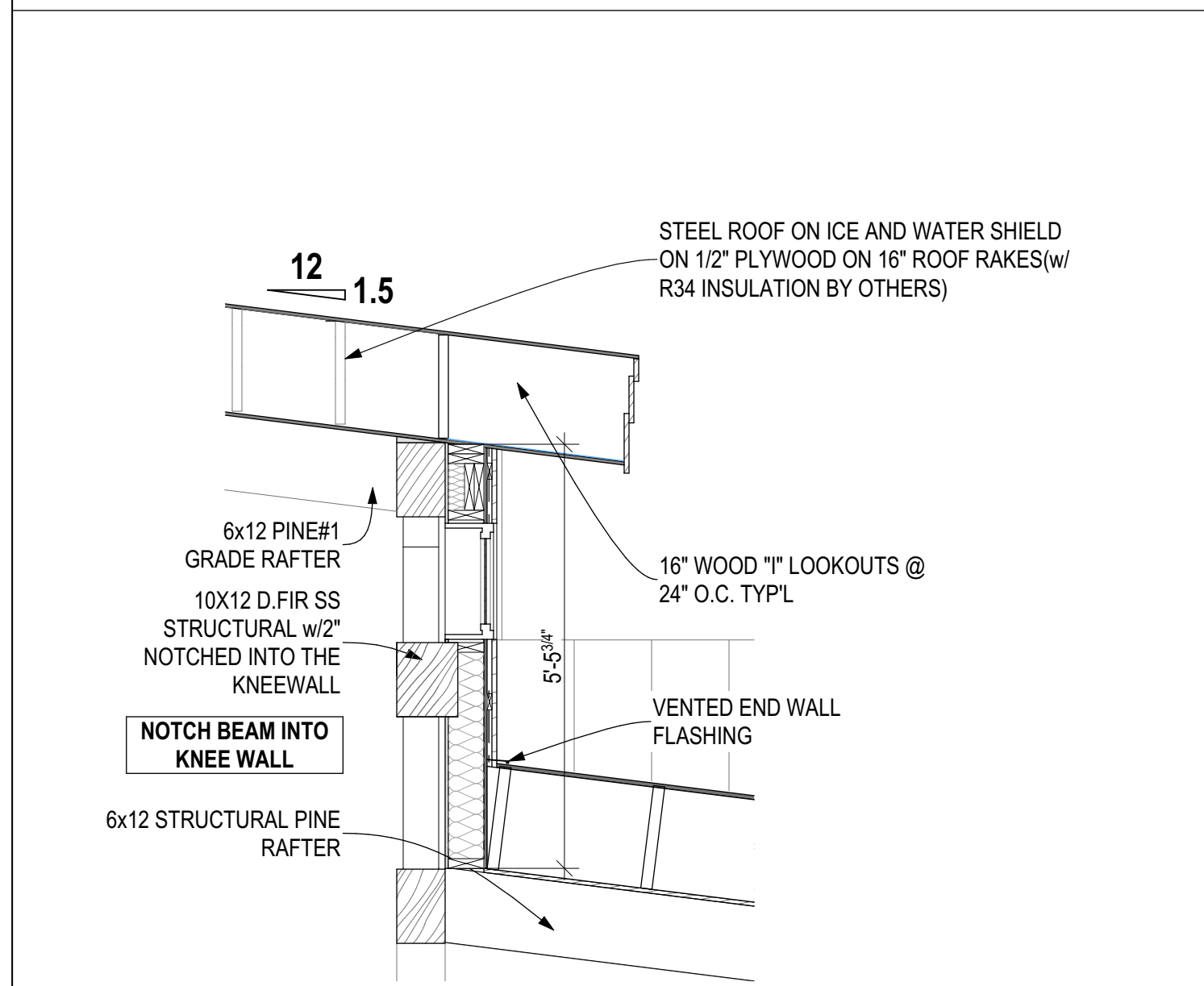
1 LIVING ROOM FENESTRATION
SCALE: 1/2" = 1'-0"



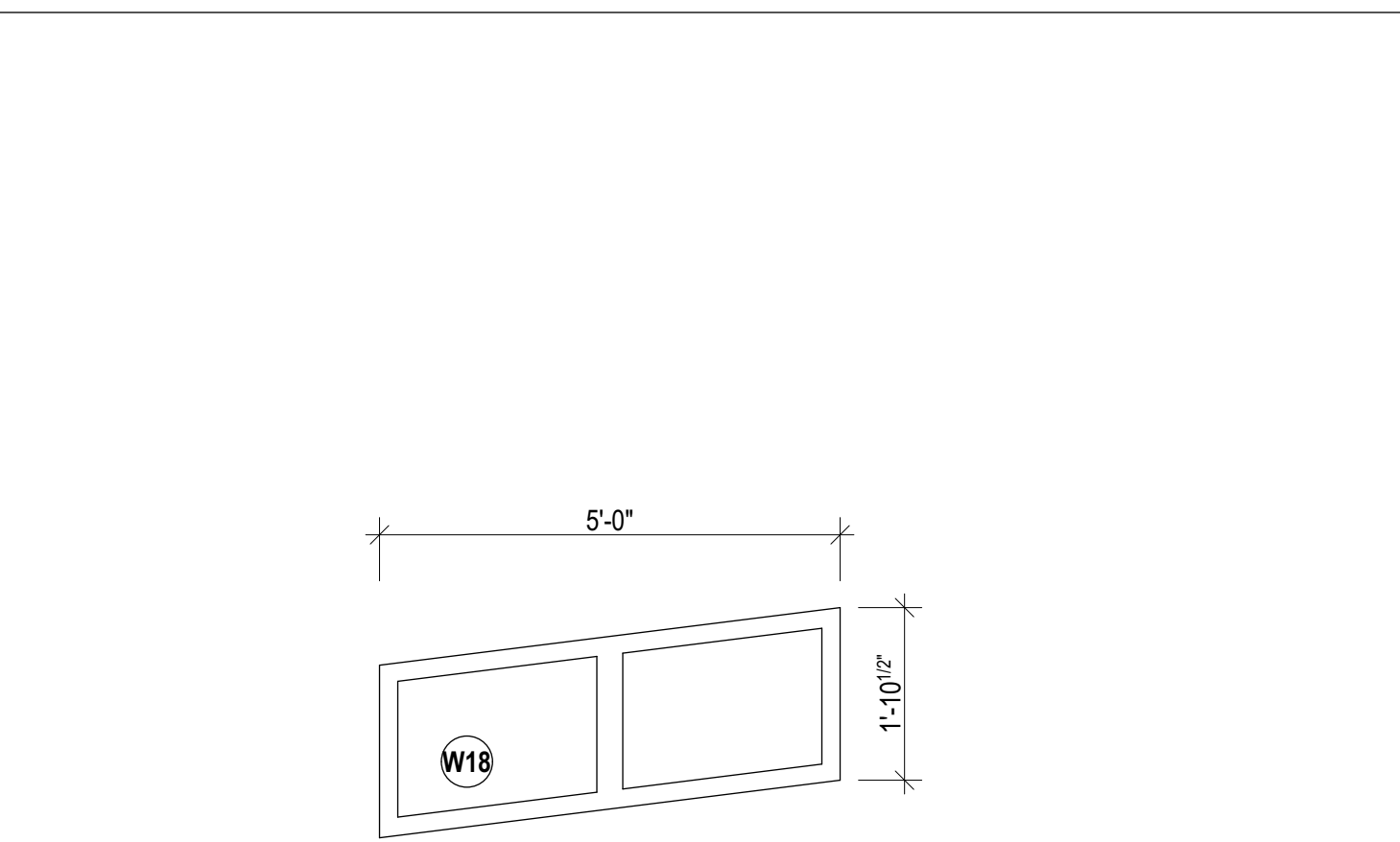
2 UPPER EAVE DETAIL @ BEDROOM #2
SCALE: 1" = 1'-0"



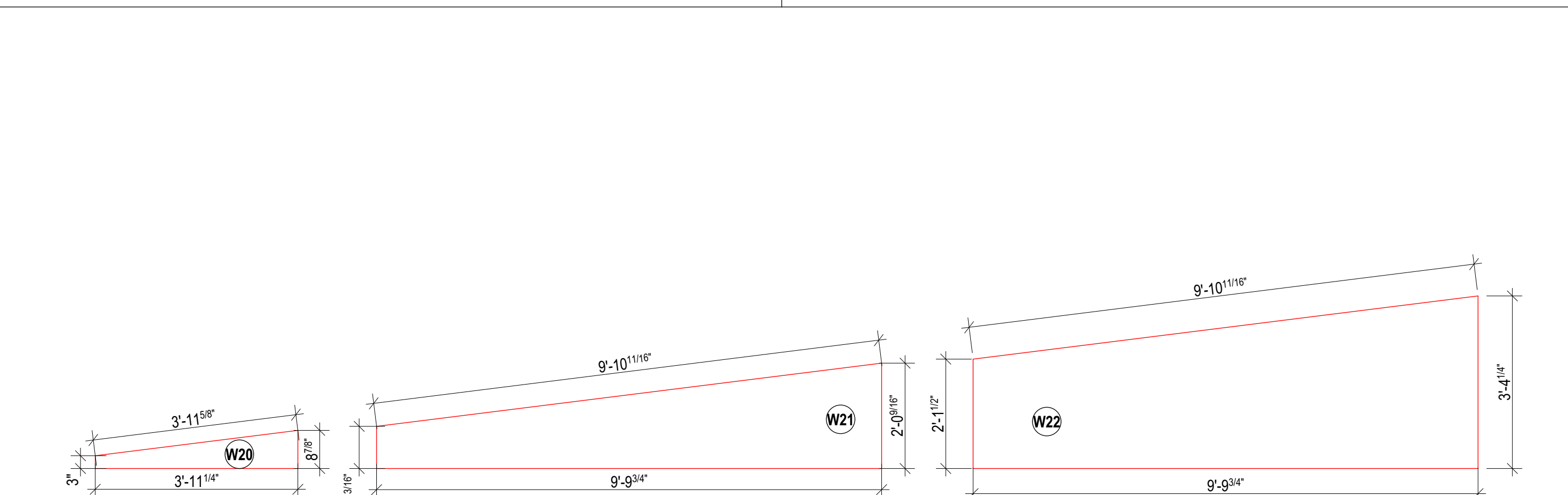
3 HANGER DOOR JAMB DETAIL FOR HI-FOLD DOOR
SCALE: 1 1/2"= 1'-0"



4 DETAIL @ CLERESTORY
SCALE: 1/2" = 1'-0"



5 WINDOW DETAIL @ CLERESTORY
SCALE: 1/2" = 1'-0"



6 WINDOW DETAIL @ SCREEN PORCH
SCALE: 1/2" = 1'-0"

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| FIRM NAME | BCIN |

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LOG & TIMBERFRAME

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| 1 | FOR PERMIT | 04-30-2018 AA |
| # | REVISION | MM/DD/YYYY BY |

Drawing Title:

FENESTRATION & DETAILS

Client:

Project:
CUSTOM DREAM HOME

Site Location:
PERCY LAKE PHASE 4, FORT IRWIN, HALBURTON

| | |
|------------------------------|---------------------------------|
| Ground Snow Load: 2.9 kPa | Design Roof Load: kPa |
| Drawn By: AA | Sales Rep.: Sales |
| Scale: AS NOTED | Page No: A-16 of A-16 |