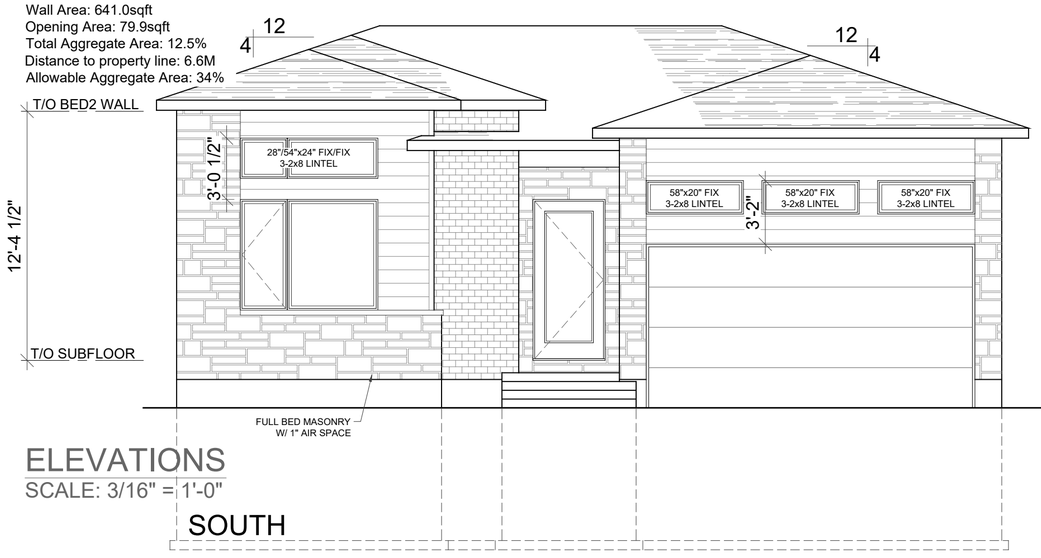
Wall Area: 641.0sqft
Opening Area: 79.9sqft
Total Aggregate Area: 12.5%
Distance to property line: 6.6M
Allowable Aggregate Area: 34%

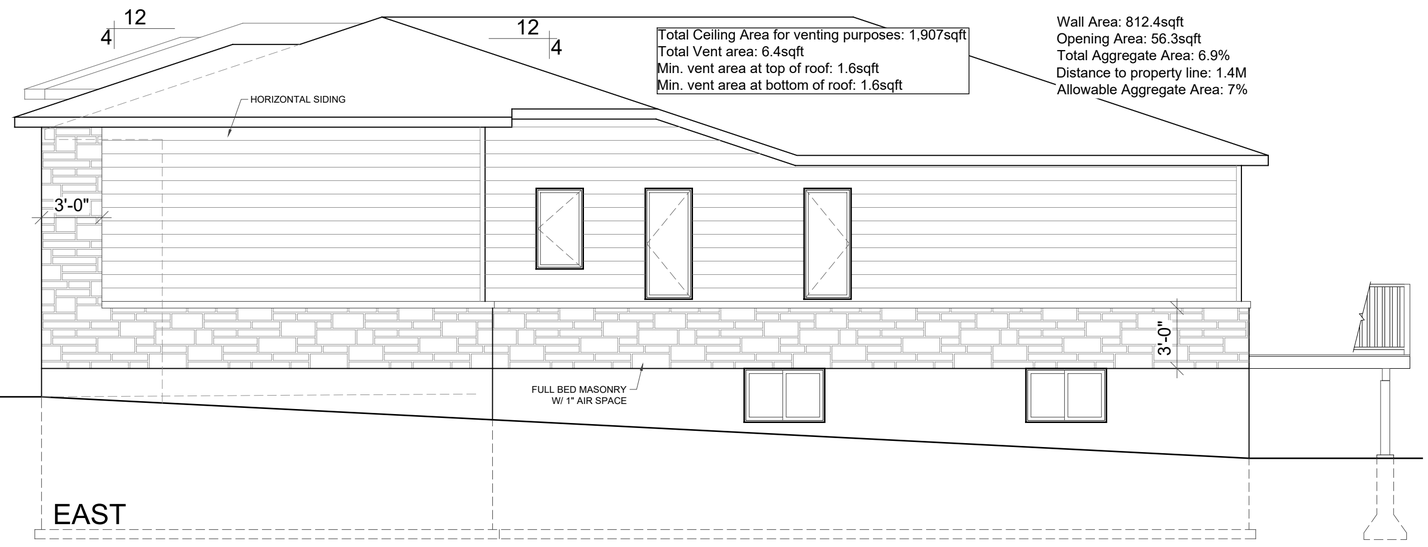


ELEVATIONS
SCALE: 3/16" = 1'-0"

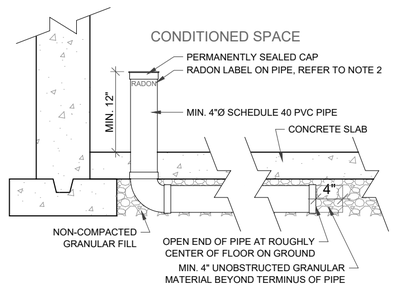
SOUTH

Total Ceiling Area for venting purposes: 1,907sqft
Total Vent area: 6.4sqft
Min. vent area at top of roof: 1.6sqft
Min. vent area at bottom of roof: 1.6sqft

Wall Area: 812.4sqft
Opening Area: 56.3sqft
Total Aggregate Area: 6.9%
Distance to property line: 1.4M
Allowable Aggregate Area: 7%

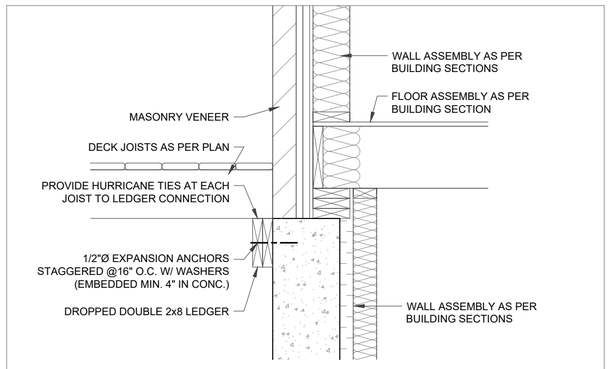


EAST

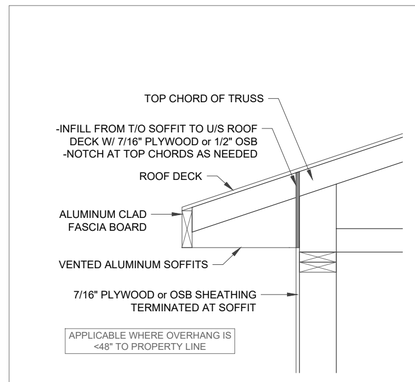


1. ROUGH IN PROVIDED FOR THE FUTURE CONNECTION OF A DEPRESSURIZATION SYSTEM OF RADON GAS FROM BELOW FLOORS ON GROUND
2. SEAL POLYETHYLENE SHEET PLASTIC WHERE PIPE PENETRATES
3. SEALED END OF PIPE TO TERMINATE IN THE CONDITIONED SPACE AND BE CLEARLY LABELED TO INDICATE IT IS INTENDED ONLY FOR THE REMOVAL OF RADON FROM BELOW THE FLOOR ON GROUND. REPEAT LABEL EVERY 1.8m IF SEALED END LOCATION IS EXTENDED BEYOND THE FLOOR PENETRATION.
4. SUB FLOOR END OF PIPE TO BE OPEN TO GRANULAR FILL

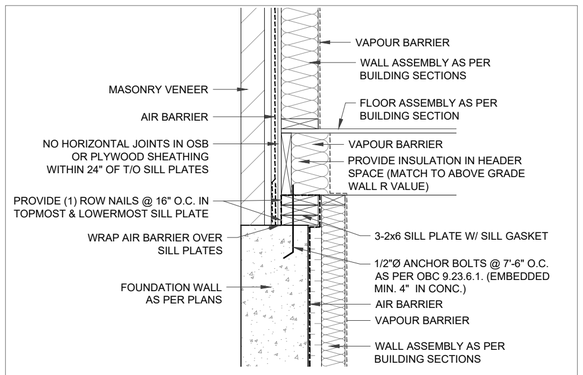
RADON ROUGHIN DETAIL
SCALE: 3/4" = 1'-0"



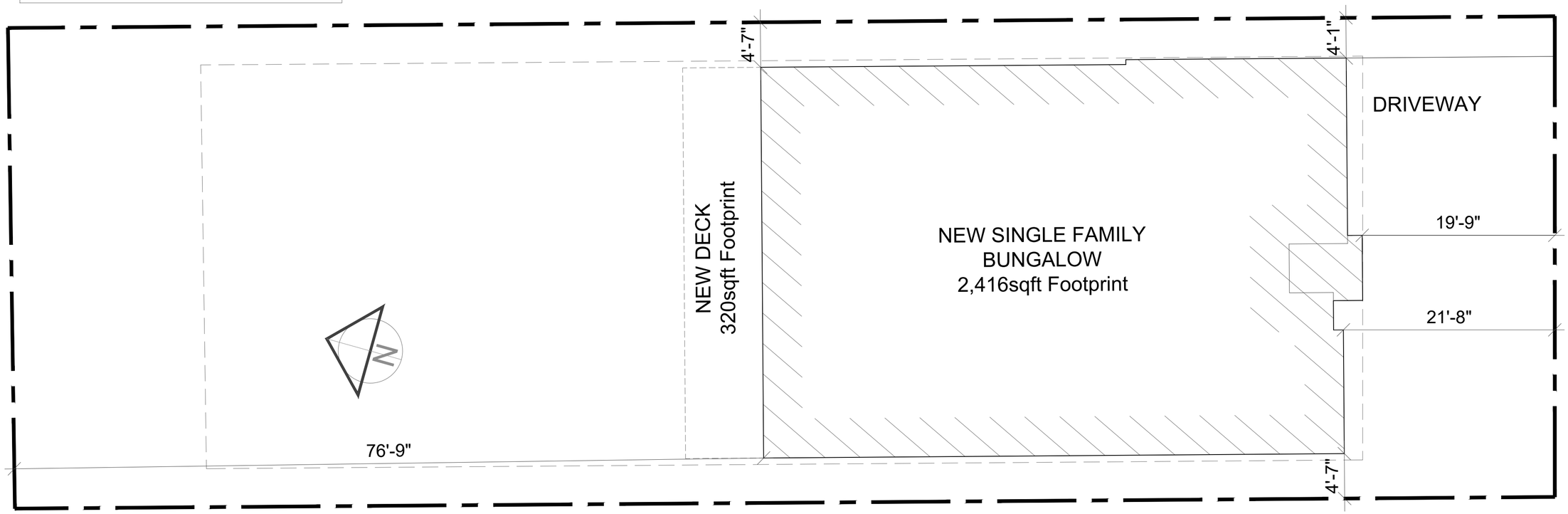
DECK LEDGER DETAIL @ MASONRY
SCALE: 3/4" = 1'-0"



SOFFIT PROTECTION DETAIL
SCALE: 3/4" = 1'-0"



FOUNDATION WALL JUNCTION
SCALE: 3/4" = 1'-0"



SITE LAYOUT
SCALE: N.T.S.

Notes:
Details including engineered trusses, ICF & rebar and in-floor heating should be designed by qualified professionals.

Plans are for permit issuance. Alterations to the plan will require revised drawings and building department approval.

Plans are not to be scaled. Contractor to verify all existing conditions and dimensions required to perform the work.

Andrew Snelling BCIN: 111876 has reviewed and takes responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Divisions C of the 2012 Ontario Building Code. Firm BCIN: 129800

PROJECT:
27 Exeter Court
Quinte West, ON

New Single Family Bungalow w/ attached garage

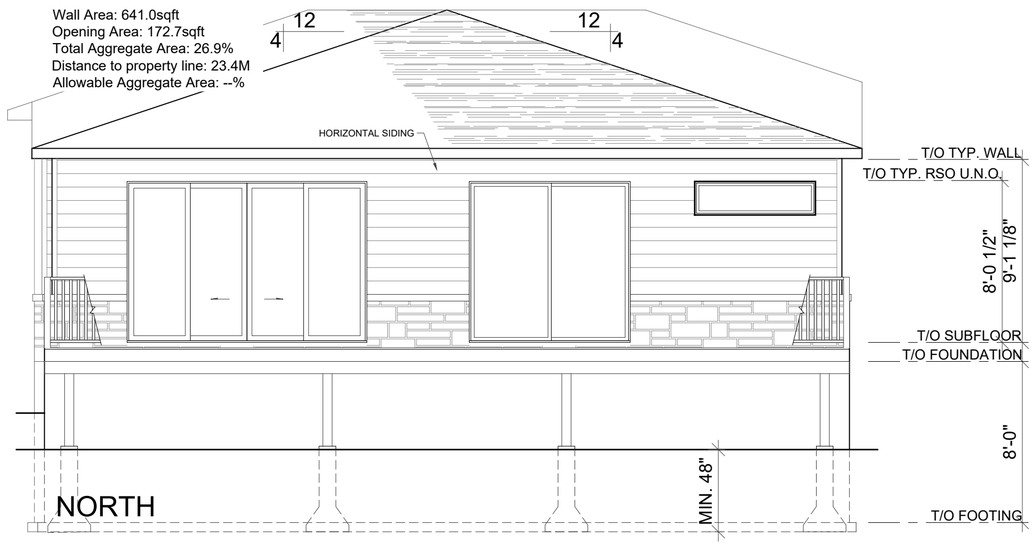
Main Floor: 1,970sqft
Finished Basement: --sqft
Print to 24x18 paper size

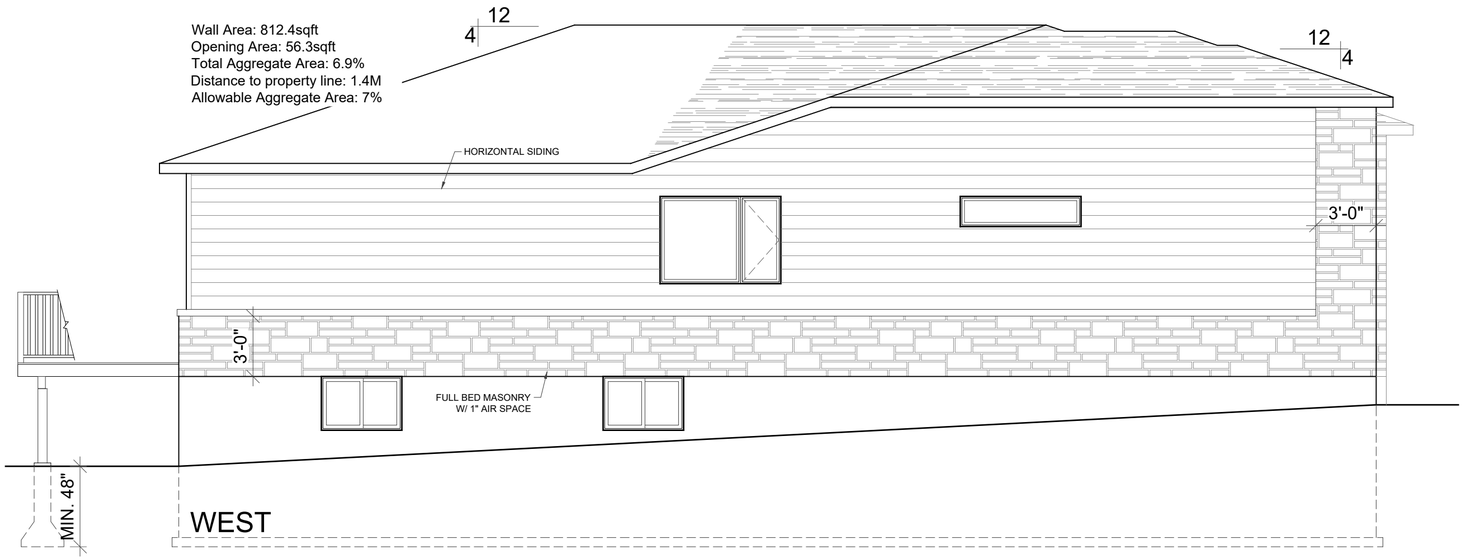
DRAWN:	Andrew Snelling
SCALE:	As Noted
DATE:	August 15, 2025

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DESIGN & CONSTRUCTION DRAWINGS

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ELEVATIONS
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. MISCELLANEOUS

1.1. USE DIMENSIONS SHOWN, DO NOT SCALE DRAWING.
1.2. THESE PLANS ARE COPYRIGHTED BY RENEW DESIGN & CONSTRUCTION DRAWINGS. UNLAWFUL FOR USE WITHOUT PRIOR WRITTEN AUTHORIZATION.
1.3. THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOOD STOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.
1.4. PROVIDE TO THE BUILDING DEPARTMENT, PRIOR TO THE REQUEST FOR INSULATION INSPECTION, MECHANICAL DETAILS INCLUDING HEAT LOSS CALCULATIONS, DUCT SIZE CALCULATIONS AND DUCT LAYOUT DIAGRAM, DUCT SIZES FOR ALL VENTILATION SYSTEMS, CLASSIFICATION OF HEAT TYPE, CLASS OF VENT TYPE, LOCATION OF SUPPLEMENTAL HEATING, OR CONFIRMATION THAT NOT MORE THAN 10% OF THE HEATING WILL BE ELECTRIC.
1.5. ALL CONSTRUCTION TO COMPLY WITH ONTARIO BUILDING CODE 2024 EDITION.
1.6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONFIRMING ORDERED MATERIALS ARE TRUE AND ACCURATE PRIOR TO INSTALLATION. RENEW DESIGN & CONSTRUCTION DRAWINGS DOES NOT TAKE RESPONSIBILITY FOR ENSURING THIRD PARTY DESIGNED MATERIALS (IE: TRUSS DESIGNS, MILLWORK) CORRESPOND WITH THIS DRAWING SET.
1.7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, METHOD OF ERECTION AND INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS INCLUDING THE ERECTION OF ENGINEERED BEAMS. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION AND CARE DURING THE DEMOLITION PROCESS OF ANY EXISTING STRUCTURE.
1.8. THE CONTRACTOR SHALL CONFIRM BEARING CAPACITIES OF SOIL AT THE PROPOSED BUILDING LOCATION MEET THE REQUIREMENTS OF 9.4.4.
1.9. ALL INTERIOR DIMENSIONS ARE TO INSIDE FACE OF STUDS (WALL THICKNESS IS NOT DIMENSIONED). EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF OUTERMOST SHEATHING. ALL DIMENSIONS ARE IN IMPERIAL.

2. EXTERIOR

2.1. ALL CONNECTIONS OF ROOFING TO VERTICAL SURFACES TO BE FLASHED IN CONFORMANCE TO OBC 9.26.4.4. & OBC 9.26.4.5
2.2. ALL OVERHANGS AT GABLES AND EAVES TO BE 16" FROM OUTERMOST SHEATHING UNLESS NOTED OTHERWISE.
2.3. WHERE ROOF SOFFITS PROJECT TO LESS THAN 4'-0" FROM THE PROPERTY LINE, THEY SHALL BE PROTECTED BY UNVENTED ALUMINUM or 7/16" PLYWOOD AS PER or 1/2" OSB AS PER OBC 9.10.15.2.(12)
2.4. RESISTANCE TO FORCED ENTRY AS PER OBC 9.7.3.1 & 9.7.4
2.5. CAULK ALL PENETRATIONS SUCH AS HOSE BIBS WITH ACOUSTIC SEALANT.
2.6. WHERE A WALL, CEILING OR FLOOR ASSEMBLY SEPARATES CONDITIONED FROM UNCONDITIONED SPACES, AN AIR BARRIER SYSTEM SHALL BE PROVIDED AND INSTALLED AS PER OBC 9.25.3.

3. LOT DRAINAGE

3.1. FOUNDATION WALL DRAINAGE AS PER OBC 9.14.2.
3.2. DRAINAGE TILE TO BE COVERED W/ MIN. 5 7/8" OF CLEAR STONE
3.3. SUMP PIT, IF REQUIRED, TO CONFORM TO 9.14.5.2. AND SHALL BE EQUIPPED WITH A COVER DESIGNED TO RESIST THE REMOVAL BY CHILDREN
3.4. SUMP PIT COVERS SHALL BE SEALED TO MAINTAIN CONTINUITY OF THE AIR BARRIER SYSTEM AS PER OBC 9.25.3.3.(10)
3.5. WINDOW WELLS SHALL BE DRAINED TO FOOTING LEVEL AS PER OBC 9.14.6.3.

4. FOUNDATION/FOOTINGS

4.1. ALL EXTERIOR CONCRETE FLATWORK (INCLUDING STEPS, PORCH SLABS AND GARAGE SLABS) TO BE MIN 32MPa, 5% TO 8% AIR ENTRAINMENT AS PER OBC 9.3.1.6.(1)(a)
4.5. INTERIOR CONCRETE FLOOR SLABS TO BE MIN. 20MPa AS PER OBC 9.3.1.6.(1)(b)
4.6. POURED CONCRETE WALLS & FOOTINGS TO BE MIN. 15MPa AS PER OBC 9.3.1.6.(1)(c)
4.7. FOUNDATION WALLS TO MAINTAIN MIN. 6" EXPOSURE ABOVE GRADE.
4.8. FOOTINGS CAN BE OMITTED UNDER WALLS THAT BEAR ON SOIL OR ROCK PROVIDED THAT THE SAFE LOADBEARING CAPACITY OF THE SOIL OR ROCK IS NOT EXCEEDED AS PER OBC 9.15.3.1.(1). REFER TO GENERAL NOTE #1.8
4.9. PROVIDE 6mil POLYETHYLENE SHEET PLASTIC W/ 12" LAPPED EDGES BENEATH CONCRETE SLAB. EDGES & OPENINGS SEALED W/ POLYURETHANE CAULKING
4.10. SUBFLOOR DEPRESSURIZATION ROUGH IN TO BE INSTALLED AS PER 9.13.4.3.

5. STEEL BEAMS/LINTELS

5.1. STEEL BEAMS SHALL BE TREATED WITH MIN. 1 COAT RUST INHIBITING PAINT.
5.2. PROVIDE 3/4"x1 1/2" WOOD STRIPS IN CONTACT WITH THE BEAM FLANGE (BOTH SIDES) & NAILED TO EVERY JOIST AS PER 9.23.4.3.(3)(C)
5.3. STEEL LINTELS TO HAVE MIN. 6" BEARING BOTH SIDES AND SHALL BE PRIMED TO PROTECT FROM CORROSION.

6. COLUMNS

6.1. ADJUSTABLE STEEL COLUMNS TO CONFORM TO CAN/CGSB-7.2 AS PER OBC 9.17.3.4. AND SHALL NOT SUPPORT LOADS GREATER THAN 8000LBS.
6.2. COLUMNS SHALL BE SECURELY FASTENED TO THE SUPPORTED MEMBER TO REDUCE THE LIKELIHOOD OF LATERAL DIFFERENTIAL MOVEMENT AS PER OBC 9.17.2.2.

7. STAIRS

7.1. MIN. RUN = 10" UNLESS NOTED OTHERWISE, MIN. TREAD = RUN + MAX. 1" NOSING
7.2. RISE = MAX. 7.875"
7.3. STRINGERS: MIN. 2x10 CONSTRUCTION SPACED MAX. 35.375" WHERE RISERS DO NOT PROVIDE SUPPORT TO THE FRONT PORTION OF THE TREAD & MAX. 47.25" WHEN SUPPORTED
7.4. GUARDS: MIN. 36" HIGH. CONSTRUCTION TO CONFORM TO OBC 9.8.8.2. LOADS ON GUARDS
7.5. OPENINGS IN GUARDS SHALL CONFORM TO OBC 9.8.8.5.
7.6. HANDRAILS: HEIGHT OF HANDRAIL MIN. 34", MAX. 38" WHERE NO GUARD IS PRESENT AS PER OBC 9.8.7.4. INSTALLATION TO CONFORM TO OBC 9.8.7.7.

8. FRAMING

8.1. ALL FRAMING LUMBER SHALL BE CONSTRUCTION GRADE APPROVED SPF #1 OR 2 KILN DRIED.
8.2. NAILING FOR FRAMING TO CONFORM TO OBC 9.23.3.4.
8.3. STRUCTURAL WOOD ELEMENTS MUST BE PRESSURE TREATED TO RESIST DECAY IF LESS THAN 6" ABOVE THE GROUND. IN AREA WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE GROUND MUST BE AT LEAST 18" UNLESS TREATED AGAINST TERMITES.
8.4. WOOD FRAMING, INCLUDING COLUMNS AND WALLS TO BE SEPARATED FROM CONCRETE BY 0.05MM POLYETHYLENE FILM OR TYPE S ROLL ROOFING AS PER OBC 9.17.4.3.(1) & 9.23.2.3.(1)
8.5. WHERE BRIDGING AND/OR STRAPPING IN FLOOR JOISTS IS SPECIFIED, IT SHALL BE LOCATED NO MORE THAN 6'-10 1/2" FROM EACH SUPPORT OR OTHER ROW OF BRIDGING/STRAPPING & FASTENED AT EACH END TO A SILL OR HEADER.
8.6. STRAPPING CAN BE OMITTED WHERE A PANEL TYPE CEILING FINISH COMPLYING WITH 9.29.5., 9.29.6., 9.29.7., 9.29.8., OR 9.29.9. IS ATTACHED DIRECTLY TO THE JOISTS.
8.7. HOLES DRILLED IN FLOOR JOISTS TO BE MAX. 1/4 DEPTH OF JOIST IN DIAMETER & MIN. 2" FROM ANY JOIST EDGE
8.8. TONGUE & GROOVE SUBFLOOR TO BE GLUED & SCREWED TO JOISTS, TYPICAL
8.9. STUD HEIGHTS TO CONFORM TO OBC 9.23.10.1
8.10. LOAD BEARING STUD WALLS SHALL BE CONSTRUCTED FREE OF HINGE POINTS AS PER OBC 9.23.10.4.. STUDS SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATES WITH NO BREAKS EXCEPT AT RSOs
8.11. PROVIDE SOLID HORIZONTAL BLOCKING AT MAX. 3'-11" O.C. VERTICALLY IN LOAD BEARING WALLS EXCEEDING 9'-10" IN HEIGHT.
8.12. INTERIOR LOAD BEARING WALLS NOT SHEATHED WITH PLYWOOD OR GYPSUM IN ACCORDANCE WITH 9.29. SHALL HAVE SOLID HORIZONTAL BLOCKING AT MID-HEIGHT TO PREVENT SIDEWAYS BUCKLING.
8.13. ALL BLOCKING AT WATER CLOSET, BATHTUB AND/OR SHOWER AT MAIN BATHROOM TO CONFORM TO OBC 9.5.2.4.
8.14. ALL INTERIOR PARTITIONS TO BE 2x4@24" O.C. UNLESS NOTED OTHERWISE WITH 1 LAYER 1/2" GYPSUM WALLBOARD BOTH SIDES.
8.15. ALL PARTITIONS RUNNING PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY 2x4 BLOCKING SPACED NOT MORE THAN 3'-11" AS PER OBC 9.23.9.8.
8.16. WALL, ROOF AND FLOOR ASSEMBLIES AS PER ASSEMBLY NOTES.
8.17. PROVIDE HURRICANE TIES AT ALL RAFTER/ROOF JOIST TO WALL CONNECTIONS, WHERE APPLICABLE, AND TRUSS TO WALL CONNECTIONS IF NOT SPECIFIED BY TRUSS MANUFACTURER.
8.18. INTERIOR AND EXTERIOR GUARDS INCLUDING ½ WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SB-7.
8.19. WOOD ROOF TRUSSES INSTALLATION, BRACING, DESIGN AS PER OBC 9.23.14.11.
8.20. WHERE STUD POSTS ARE PRESENT, THE WIDTH OF THE STUD POST SHALL BE NOT LESS THAN THE WIDTH OF THE GIRDER OR BEAM THAT IT SUPPORTS, AS PER OBC 9.23.10.7.(3)
8.21. BEAMS SHALL HAVE MIN. 3 1/2" BEARING AS PER OBC 9.23.8.1.
8.22. 6x6 WOOD POST TO BUILT UP WOOD BEAM CONNECTIONS TO INCLUDE LPC6Z AT POST TOP & BC60Z AT POST BASE. FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS.
8.23. WHERE 5/4"x6" PRESSURE TREATED DECKING IS SUBSTITUTED WITH COMPOSITE DECKING, DECK JOIST SPACING TO BE REDUCED TO MAX. 12" O.C. UNLESS OTHERWISE SPECIFIED BY THE COMPOSITE DECKING MANUFACTURER.
8.24. CUT ENDS OF PRESSURE TREATED LUMBER TO BE RE-TREATED WITH SEALER.

9. ELECTRICAL

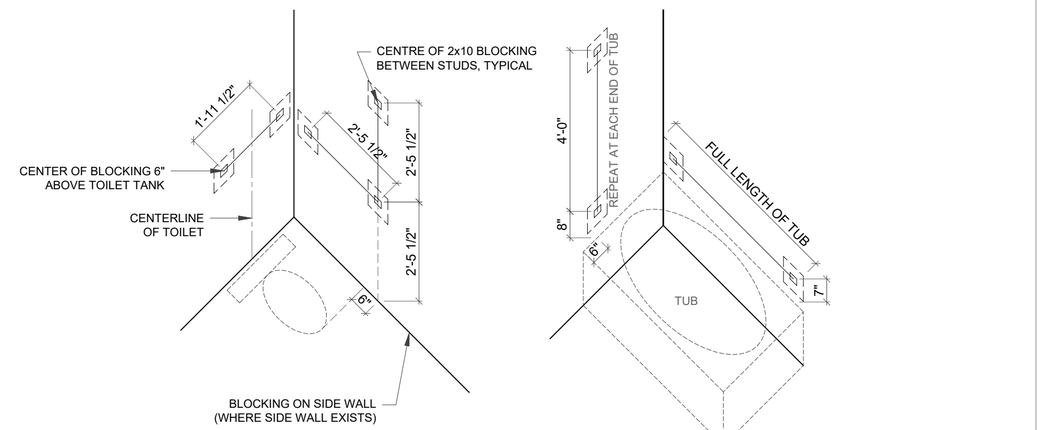
9.1. PROVIDE 3-WAY SWITCHES AT HEAD & FOOT OF EVERY INTERIOR STAIRWAY, OF 4 OR MORE RISERS, CONTROLLING AT LEAST ONE LIGHTING FIXTURE SERVING THE STAIR AS PER OBC 9.34.2.3.
9.2. EVERY EXTERIOR DOOR FROM THE DWELLING SHALL BE EQUIPPED WITH A LIGHT FIXTURE OPERATED BY A SWITCH INSIDE THE DWELLING AS PER OBC 9.34.2.1.
9.3. SMOKE ALARM CONFORMANCE AND LOCATION AS PER OBC 9.10.19. AND SHALL BE INTERCONNECTED AS PER OBC 9.10.19.5.
9.4. CARBON MONOXIDE ALARMS TO BE INSTALLED AND LOCATED AS PER OBC 9.32.3.9A.
9.5. ALL OUTLETS TO BE GFI PROTECTED WHEN WITHIN 1M OF A SOURCE OF WATER, INCLUDING EXTERIOR, EXCLUDING LAUNDRY TUBS.

10. PLUMBING

10.1. ALL TOILETS TO CONFORM TO OBC 7.6.1.6. & 7.6.2.11.
10.2. ALL SHOWER VALVES TO BE PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED AS PER OBC 7.2.10.7B.
10.3. HOT WATER SUPPLY FROM HOT WATER TANK TO BE EQUIPPED WITH MIXING VALVE TO TEMPER WATER TO MAXIMUM 49°C TEMPERATURE AS PER OBC 7.2.10.7.
10.4. BACKWATER VALVE TO BE INSTALLED AS PER OBC 7.2.10.10.
10.5. ALL FLOOR DRAINS TO CONFORM TO OBC 7.5.1.1. AND BE EQUIPPED WITH A TRAP SEAL PRIMER IN CONFORMANCE WITH OBC 7.4.5.5.
10.6. DRAIN WATER HEAT RECOVERY INSTALLED AS PER SB-12 3.1.1.12. WHERE STOREY OR CRAWLSPACE IS LOCATED BELOW ANY OF THE SHOWERS PROVIDED.

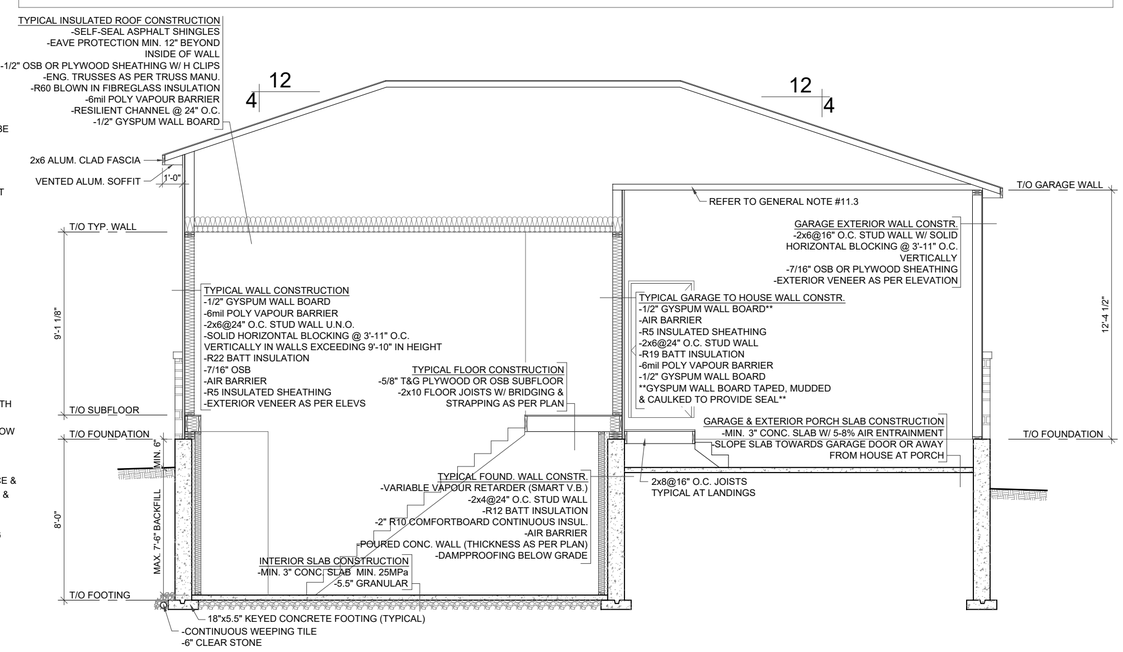
11. ATTACHED GARAGE

11.1. ALL DOORS BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL HAVE A SELF CLOSING DEVICE & BE TIGHT FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF EXHAUST & GAS FUMES AS PER OBC 9.10.13.15
11.2. SEPARATION OF GARAGE TO DWELLING TO CONFORM TO OBC 9.10.9.18.(4)
11.3. WHERE ATTACHED GARAGE IS ADJACENT TO ATTIC SPACE CARRY GYPSUM BOARD VERTICALLY TO ROOF SHEATHING AND CAULK WITH ACOUSTIC SEALANT, OR INCLUDE 1/2" GYPSUM TO ENTIRE GARAGE CEILING, TAPED, MUDDED & CAULKED TO PROVIDE SEAL.



NOTES:
-ALL 2x10 BLOCKING AT WATER CLOSETS, BATHTUBS & SHOWERS TO CONFORM TO 9.5.2.4.

BLOCKING FOR FUTURE GRAB BARS @ MAIN BATH
SCALE: 3/8" = 1'-0"



SECTION
SCALE: 3/16" = 1'-0"

Notes:
Details including engineered trusses, ICF & rebar and in-floor heating should be designed by qualified professionals.

Plans are for permit issuance. Alterations to the plan will require revised drawings and building department approval.

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Firm BCIN: 129800

PROJECT:
27 Exeter Court
Quinte West, ON

New Single Family Bungalow w/ attached garage

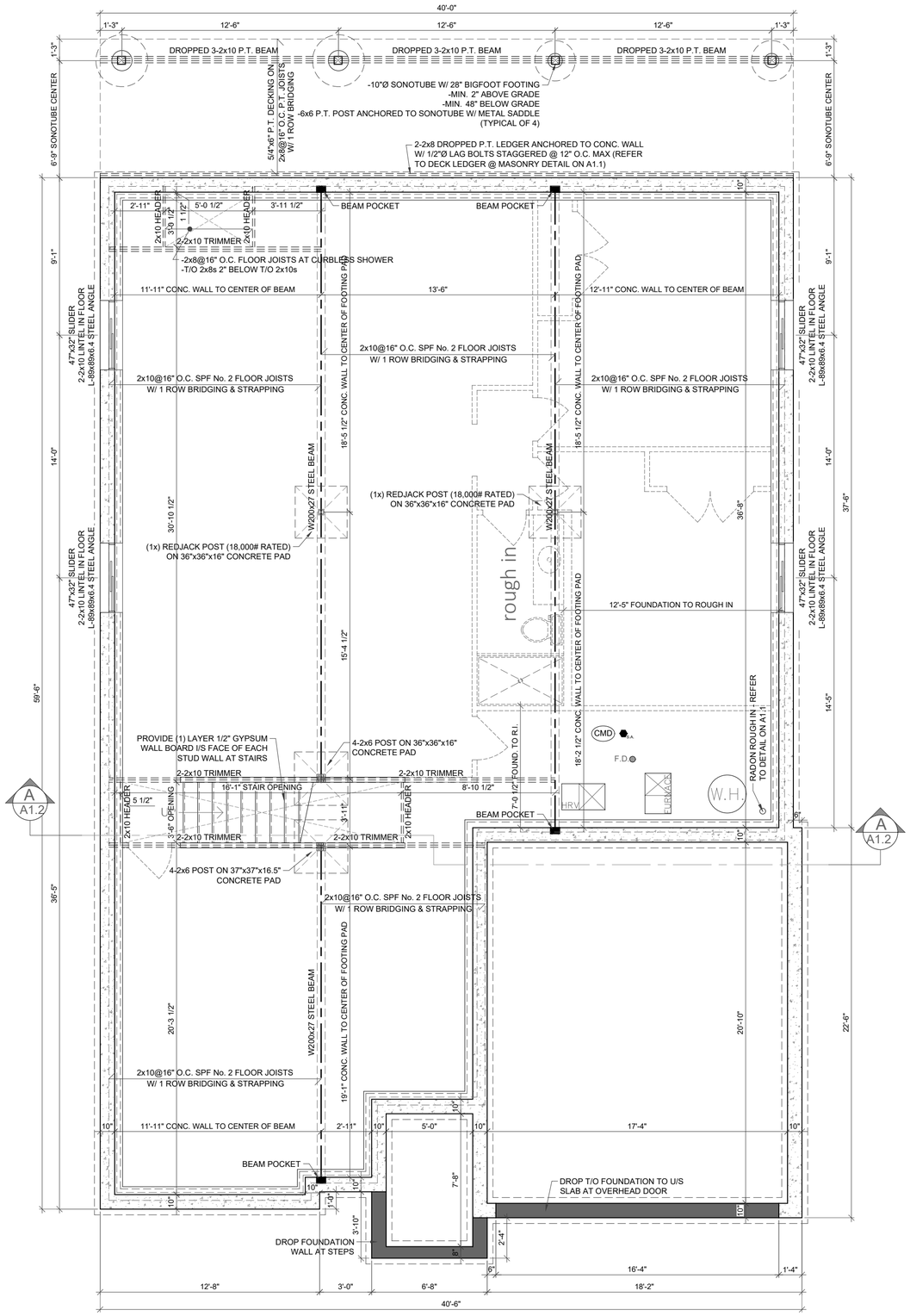
Main Floor: 1,970sqft
Finished Basement: --sqft
Print to 24x18 paper size

DRAWN:	Andrew Snelling
SCALE:	As Noted
DATE:	August 15, 2025

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DESIGN & CONSTRUCTION DRAWINGS

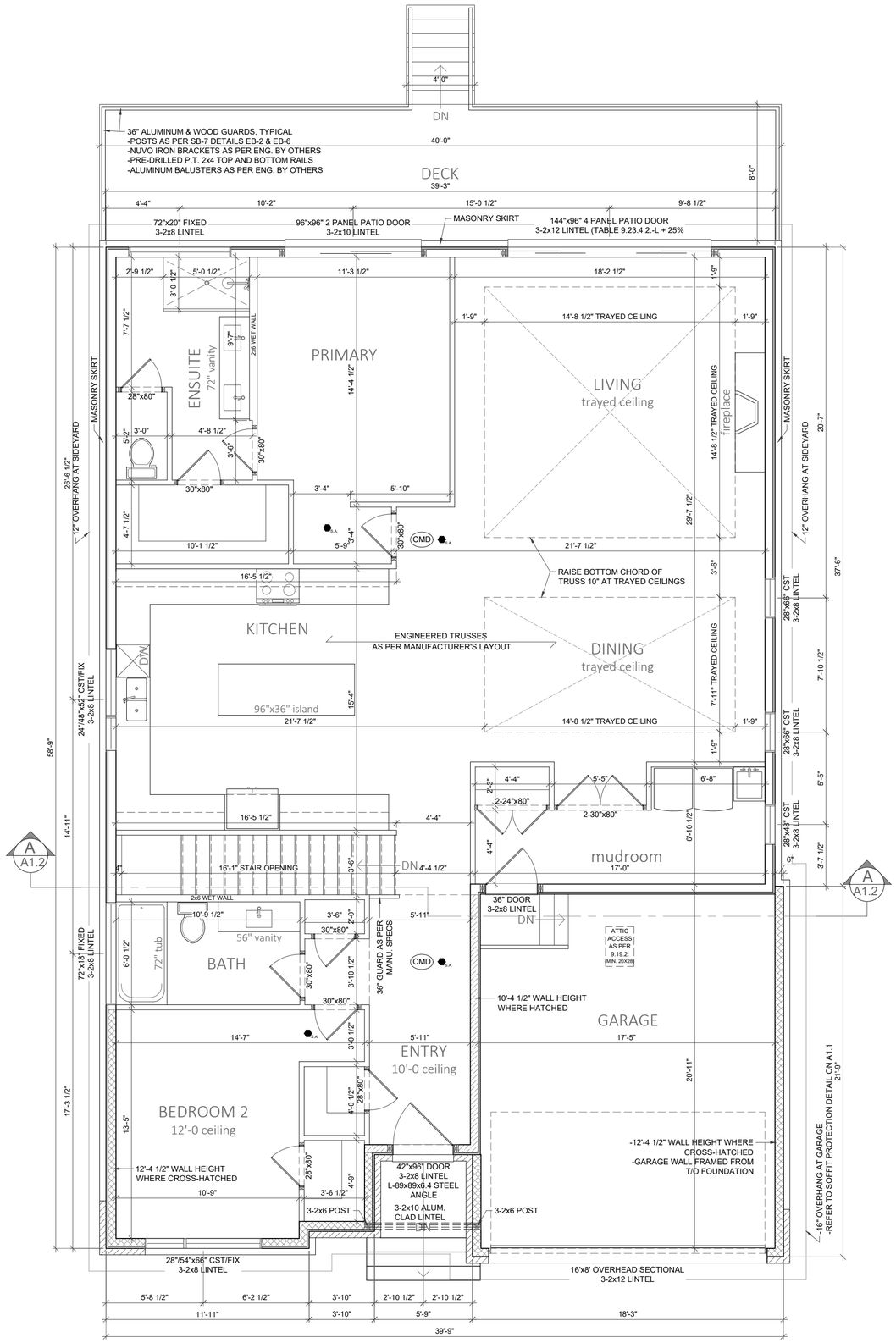
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A1.2



FOUNDATION

SCALE: 3/16" = 1'-0"



MAIN FLOOR

SCALE: 3/16" = 1'-0"

Notes:

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Finished Basement: --sqft
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