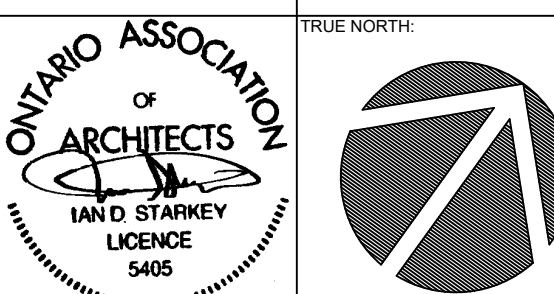


All drawings are the property of the Architect and may not be reproduced without permission. Contractor shall check and verify all dimensions on site and report all errors, omissions or discrepancies.
This drawing must not be scaled.

LL	DATE	REVISION DESCRIPTION
A		

- EXHAUST FAN
- C.O. DETECTOR
- SMOKE DETECTOR
- HALOGEN POT LIGHT
- STANDARD CEILING FIXTURE
- COACH LIGHT/WALL SCONCE

No.	DATE	ISSUED FOR (DESCRIPTION)
3	24-04-29	ENGINEERING REVIEW - FULL FOUNDATION WALL
2	24-03-08	BUILDING PERMIT APPLICATION SUBMISSION
1	24-02-23	CLIENT REVIEW



Starkey Group Architects Inc.
 TORONTO - ORANGEVILLE

Design Studio:
 Heart's Rest
 873382 Fifth Line E.H.S.
 Mono, ON
 L9W 1K6
 T: (519) 940-3668
 C: (416) 859-9358
 info@starkeygroup.ca

PROJECT NAME:
Additions & Alterations for Proposed Basement (New Foundation)

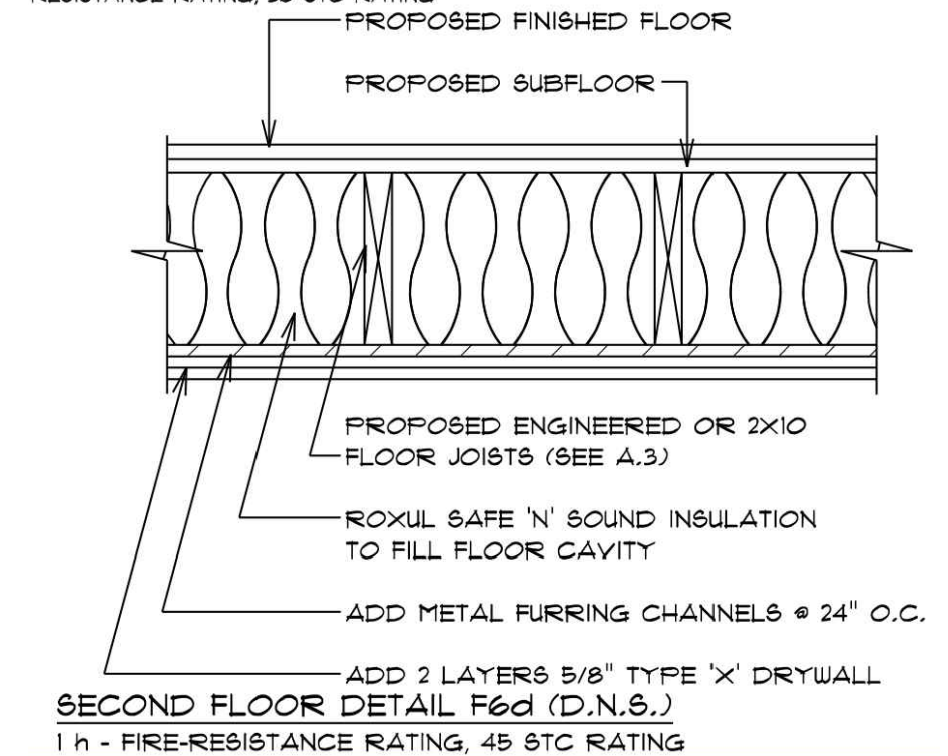
PROJECT ADDRESS:
2 Fead Street, Orangeville Ontario

DRAWING TITLE:
BASEMENT & GROUND PLANS

SCALE:	1/4"=1'-0"	DRAWING #:	
DATE:	January 2020		
DRAWN BY:	KS		A100
CHECKED BY:	IDS		
PROJECT #:	19-024		

GENERAL NOTES
 FOUNDATION SHALL BE 8'-10" FORMED FROM STRIP FOOTING c/w 20" WIDEX6" DEEP TO 1/8" OF BELL FLATE TO SUPPORT EXISTING FLOOR FRAMING ABOVE.
 ALLOW MIN. 12"X12" JOIST SPACE IN FRAMING FOR PLUMBING FIXTURES/DRAINS
 MAX BACKFILL HEIGHT TO BE 1'-1"
 ALL WINDOWS TO CONFORM TO CAN/CSA 4440-M
 ALL EXTERIOR HANDRAILS & GUARDS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ATTACHED O.B.C. 9.98-1
 ALL BELL AND CABLE OUTLETS TO HAVE STD ELEC. RECEPTACLE DIRECTLY BESIDE
 ALL OPENINGS TO BE FRAMED c/w WOOD LINTELS TO BE AT UNDERSIDE OF DOUBLE TOP PLATE
 WINDOWS ACTING AS EGRESS FROM BEDROOMS SHALL CONFORM TO OBC 9.9.10. AND SHALL (IF REQUIRED) HAVE WINDOW WELLS THAT CONFORM TO SENTENCE (5) OF THAT SAME SECTION
 CO/SMOKE DETECTORS SHALL BE INTERCONNECTED AND SHALL HAVE VISUAL COMPONENT. SHALL BE LOCATED IN COMMON AREA IN HOME. ONE SMOKE DETECTOR SHALL BE LOCATED IN EACH BEDROOM

W/6 WALL AS SHOWN IN DETAIL SHALL BE USED AS THE FIRE REPAIRATION AND KNEE WALL ON STAIRS CREATING STORAGE AREA AND SHALL CONSIST OF 2X4 STUDS @ 16" O.C. ROCKWOL SAFENOUND ABSORPTIVE MATERIAL c/w MIN. 2 LAYERS OF 5/8" TYPE 'X' DRYWALL 2 LAYERS ON SAME SIDE WHERE SINGLE LAYER TYP. DRYWALL IS ALREADY INSTALLED/FINISHED @ EXISTING RESIDENCE/1 h - FIRE-RESISTANCE RATING, 36 5TC RATING



EXIST'G EXTERIOR WALLS:

W3 MAIN FLOOR EXIST'G EXTERIOR WALL (RETROFIT BRICK & INSULATION)

- 1" THIN BRICK VENEER
- MORTAR & EXPANDED METAL LATH
- 3/4" CEMENT BOARD BACKING
- DRAINAGE COURSE - 10mm MTI SURECAVITY
- 4" XPS RIGID INSULATION
- 2" DENGLASS SHEATHING
- 2"x6" WOOD FRAMING (EXIST'G)
- CLOSED-CELL 2 LB SPF INSULATION
- GYPSTUM BOARD & PAINT FIN.

W4 MAIN FLOOR EXIST'G EXTERIOR WALL

- ALUMINUM SIDING
- 3/4" TIMBER FURRING
- WATER BARRIER
- 3/8" PLYWOOD SHEATHING
- 2"x6" WOOD FRAMING
- ROCKWOOL BATT INSULATION
- 5 MIL POLY V.B.
- LATH & PLASTER FIN.

NEW EXTERIOR WALLS:

W1 FOUNDATION WALL UNDER UPGRADED WALL

- 4" XPS RIGID INSULATION
- PARGING ABOVE GRADE
- WATERPROOF MEMBRANE
- 10" SITECAST CONCRETE FOUNDATION WALL - (SEE STRUC FOR REINFORCING)
- BUILDING PAPER
- AIR SPACE
- 2"x4" WOOD STUD FRAMING @ 16" O.C. MAX.
- CLOSED-CELL 2 LB SPF INSULATION
- CONT. DRYWALL DIAPHRAGM
- FURRING CHANNEL
- GYPSTUM BOARD & PAINT FIN.

W2 FOUNDATION WALL UNDER EXIST'G WALL

- WATERPROOF MEMBRANE
- 10" SITECAST CONCRETE FOUNDATION WALL - (SEE STRUC FOR REINFORCING)
- BUILDING PAPER
- AIR SPACE
- 2"x4" WOOD STUD FRAMING @ 16" O.C. MAX.
- CLOSED-CELL 2 LB SPF INSULATION
- CONT. DRYWALL DIAPHRAGM
- FURRING CHANNEL
- GYPSTUM BOARD & PAINT FIN.

NOTE:
 ALL ASSEMBLIES TO BE CROSS REFERENCED TO PLAN TO DETERMINE IF ADDITIONAL SHEAR WALL STRUCTURAL MEASURE IS TO BE INCLUDED IN ASSEMBLY.

NOTE:
 ALL ASSEMBLIES WITHIN 3'-0" OF PROPERTY LINE TO HAVE 45 MIN. F.R.R. & EXTERIOR CLADDING TO BE NON-COMBUSTIBLE

NOTE:
 CLEAN AND MAKE GOOD ALL EXISTING SURFACES MEETING DEMOLISHED ELEMENTS; ALL NEW SURFACES TO BE MADE FLUSH AND LEVEL WITH EXISTING CONTEXT

3 ASSEMBLY NOTES
 SCALE: N.T.S.

NEW FLOOR ASSEMBLIES:

F2 NEW BASEMENT FLOOR

- 3/4" ENGINEERED FIN. FLOOR
- WAXED PAPER UNDERLAYMENT
- T&G PLYWOOD SUBFLOORING
- 6" CONCRETE SLAB
- w/ W/M REINFORCING
- POLY VAPOUR SHEATHING
- XPS RIGID INSULATION
- CRUSHED STONE
- UNDISTURBED SOIL

EXIST'G ROOF ASSEMBLIES:

R1 EXISTING ROOF STRUCTURE

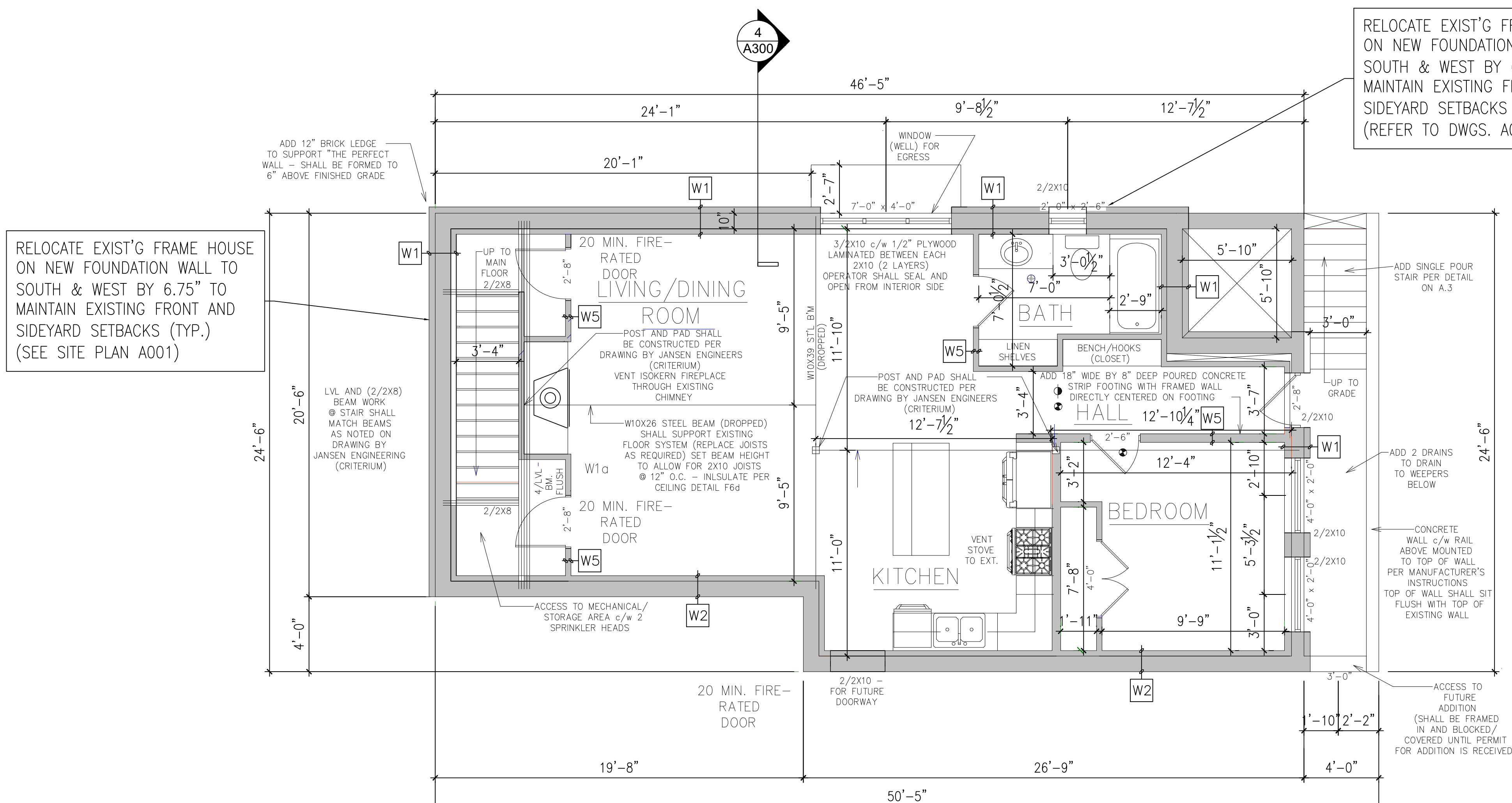
- ASPHALT SHINGLES
- WATERPROOF MEMBRANE
- EXT. PLYWOOD SHEATHING
- EXIST'G ROOF RAFTERS @ 16" O.C. MAX.
- VENTILATED ATTIC SPACE
- FIBREGLASS BATT INSULATION
- EXIST'G CEILING JOISTS @ 16" O.C. MAX
- 6MIL POLY VAPOUR BARRIER
- CONT. DRYWALL DIAPHRAGM
- FURRING CHANNEL
- GYPSTUM BOARD & PAINT FIN.

EXIST'G FLOOR ASSEMBLIES:

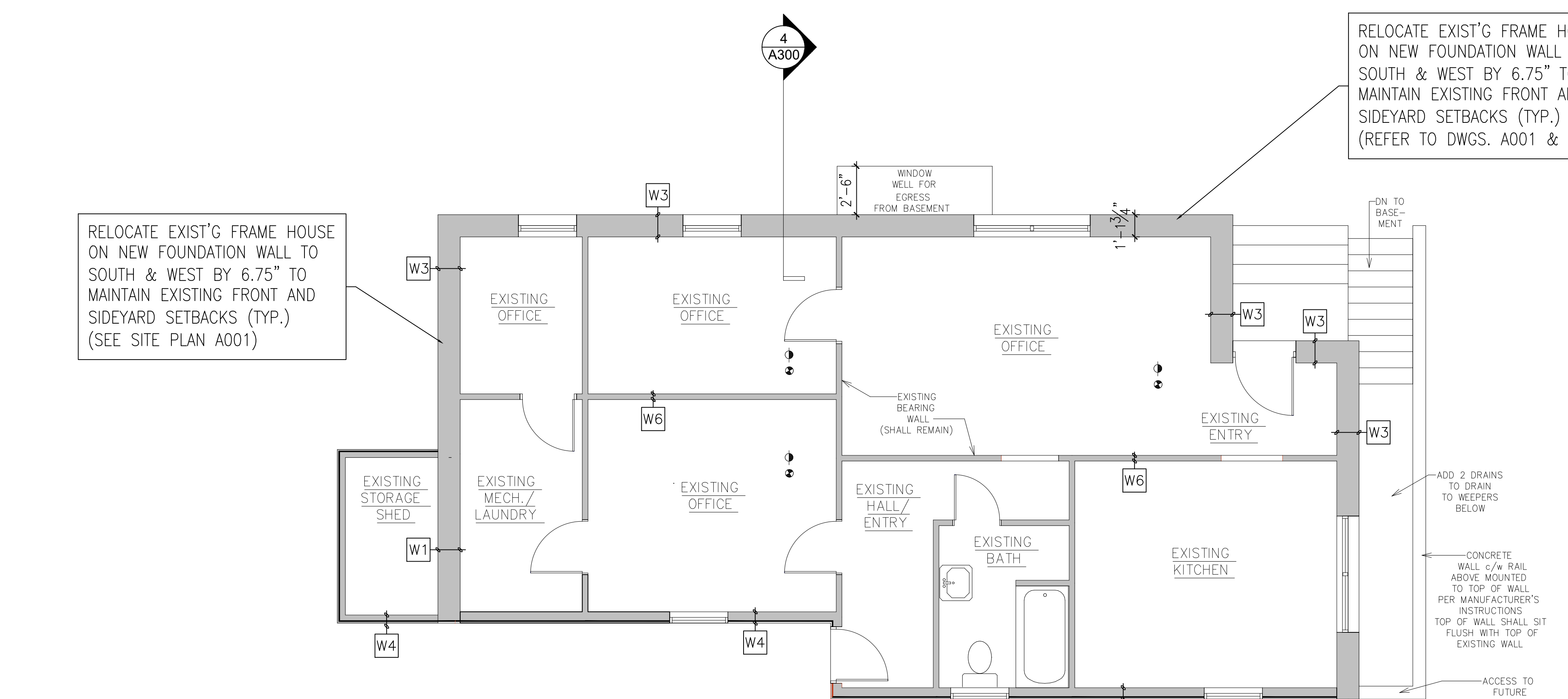
F1 EXISTING MAIN FLOOR

- ENGINEERED FIN. FLOOR
- WAXED PAPER UNDERLAYMENT
- T&G PLYWOOD SUBFLOORING
- FLOOR JOISTS
- CONTINUOUS DRYWALL DIAPHRAGM (TAPED)
- FURRING CHANNEL
- GYPSTUM BOARD

1 BASEMENT FLOOR PLAN (NEW)
 SCALE: 1/4"=1'-0"



2 GROUND FLOOR PLAN (EXIST'G)
 SCALE: 1/4"=1'-0"



3 ASSEMBLY NOTES
 SCALE: N.T.S.