

Northern Lights: Muskoka

Elderberry Model A

- A1.0 Cover
- A2.1 Foundation & Basement Plan
- A2.2 Ground Floor Plan
- A2.3 Roof Plan
- A3.1 Front & Rear Elevations
- A3.2 Side Elevations
- A4.1 Sections
- A4.2 Wall Details
- A5.1 Schedules

PROPOSED

Basement = 122 sq. m. (1314 sq. ft.)
Ground Floor = 122 sq. m. (1314 sq. ft.)
Muskoka Room = 21.4 sq. m. (230 sq. ft.)
Covered Porch = 5.3 sq. m. (57 sq. ft.)
Deck = 27.7 sq. m. (298 sq. ft.)



Image by Others - for Conceptual Reference Only

Project : Northern Lights: Muskoka - Elderberry

Client : Infinity Fine Homes / Signature Communities

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BRIAN LEE ARCHITECT

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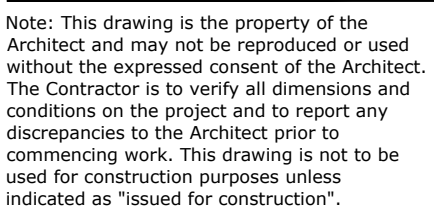
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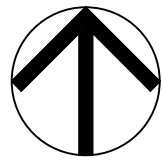
Project : 21-02

Drawn By : RQ

Scale : N/A

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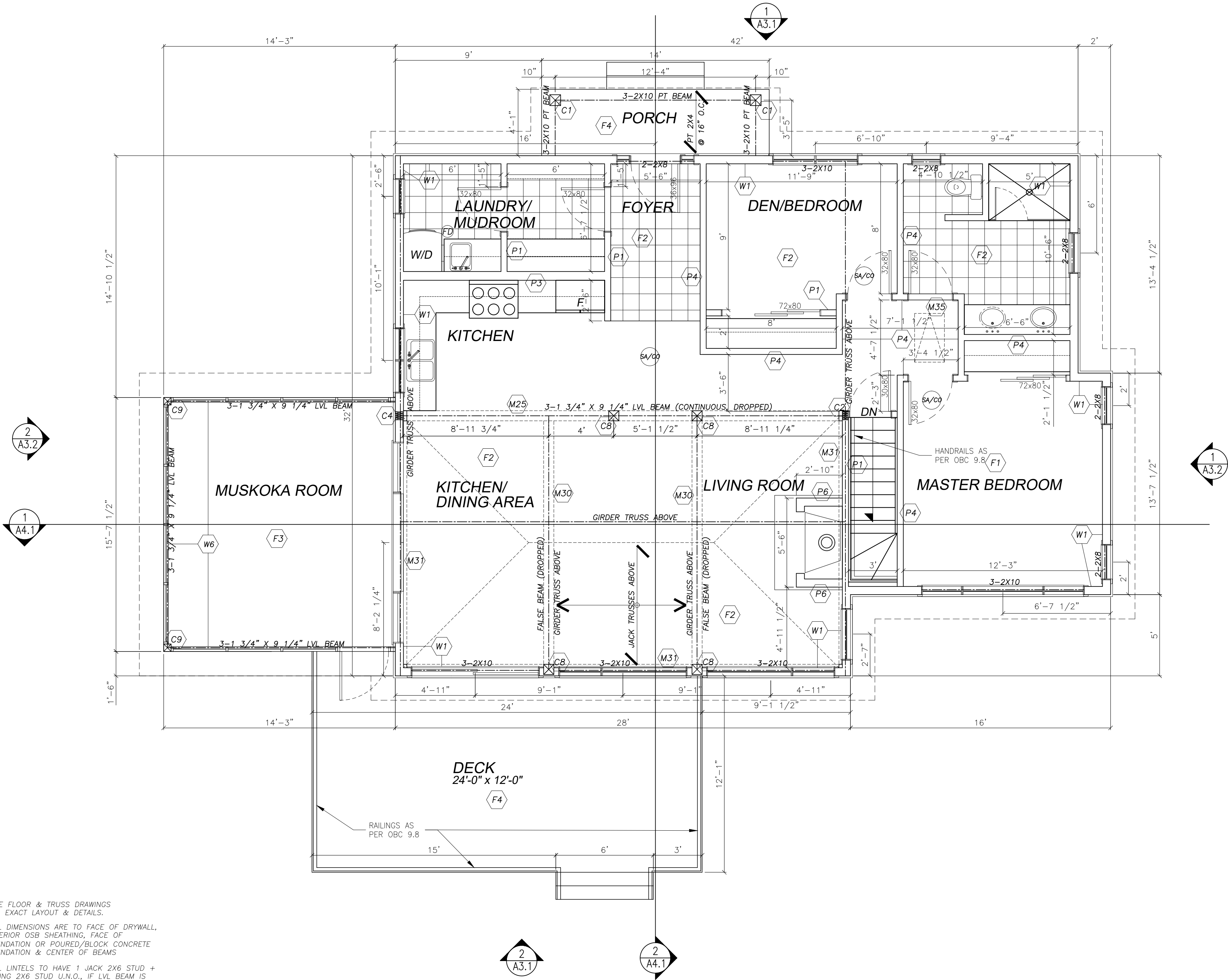
Title: Main Floor
Plan

Project : 21-02

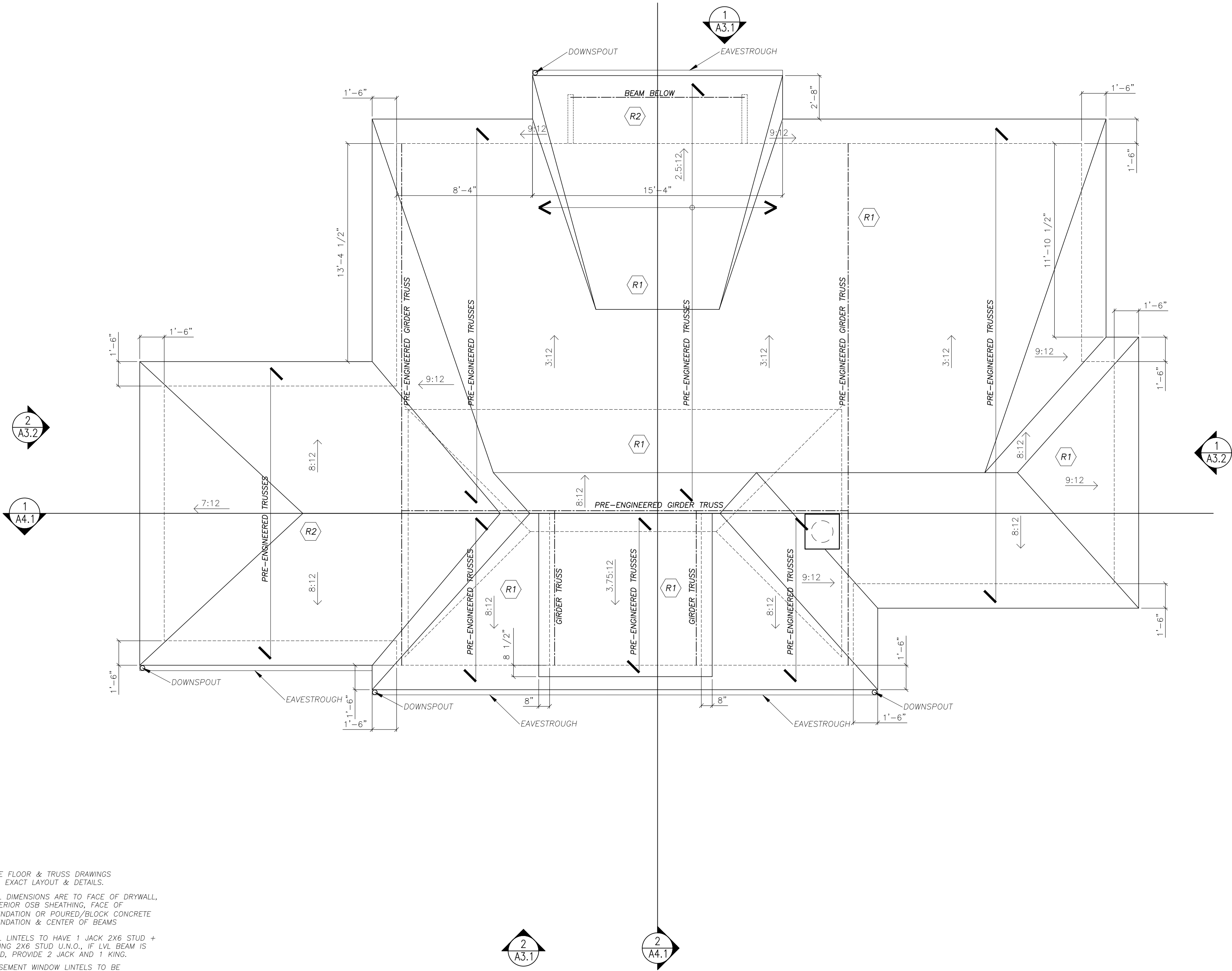
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Scale : $\frac{1}{4}" = 1'-0"$

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*SEE FLOOR & TRUSS DRAWINGS FOR EXACT LAYOUT & DETAILS.
*ALL DIMENSIONS ARE TO FACE OF DRYWALL, EXTERIOR OSB SHEATHING, FACE OF FOUNDATION OR POURED/BLOCK CONCRETE FOUNDATION & CENTER OF BEAMS
*ALL LINTELS TO HAVE 1 JACK 2X6 STUD + 1 KING 2X6 STUD U.N.O., IF LVL BEAM IS USED, PROVIDE 2 JACK AND 1 KING.
*BASEMENT WINDOW LINTELS TO BE INSTALL IN JOIST CAVITY

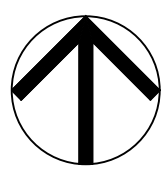


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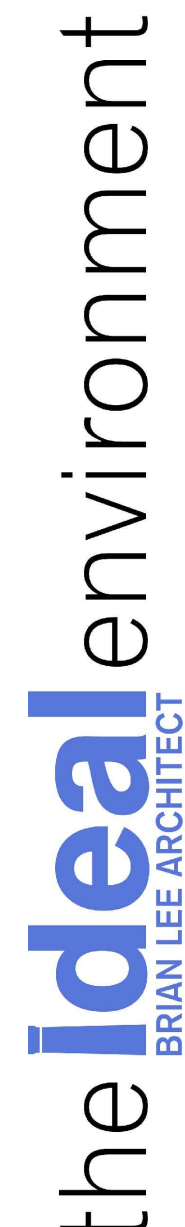
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Title: Roof Plan

Project : 21-02

Drawn By : RQ

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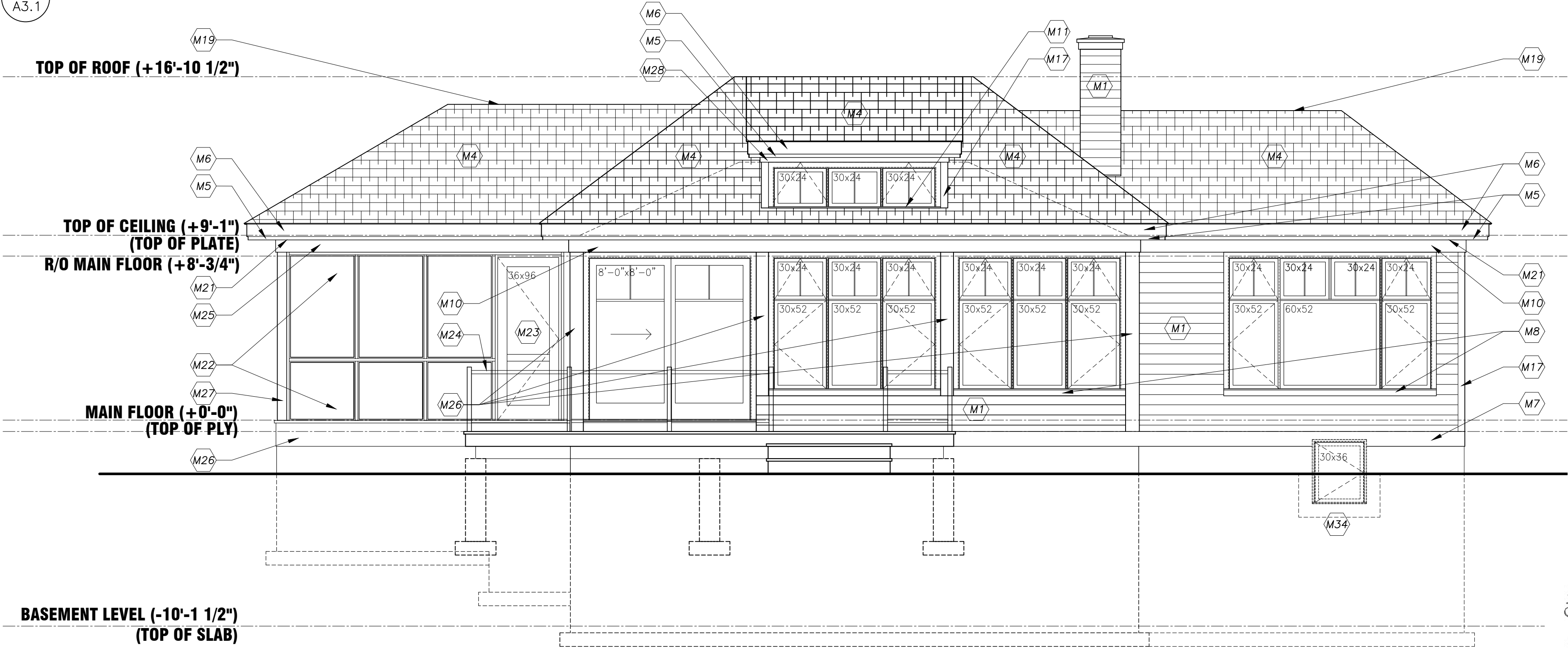
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1
A3.1

FRONT ELEVATION



2
A3.1

REAR ELEVATION

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Title: Elevations

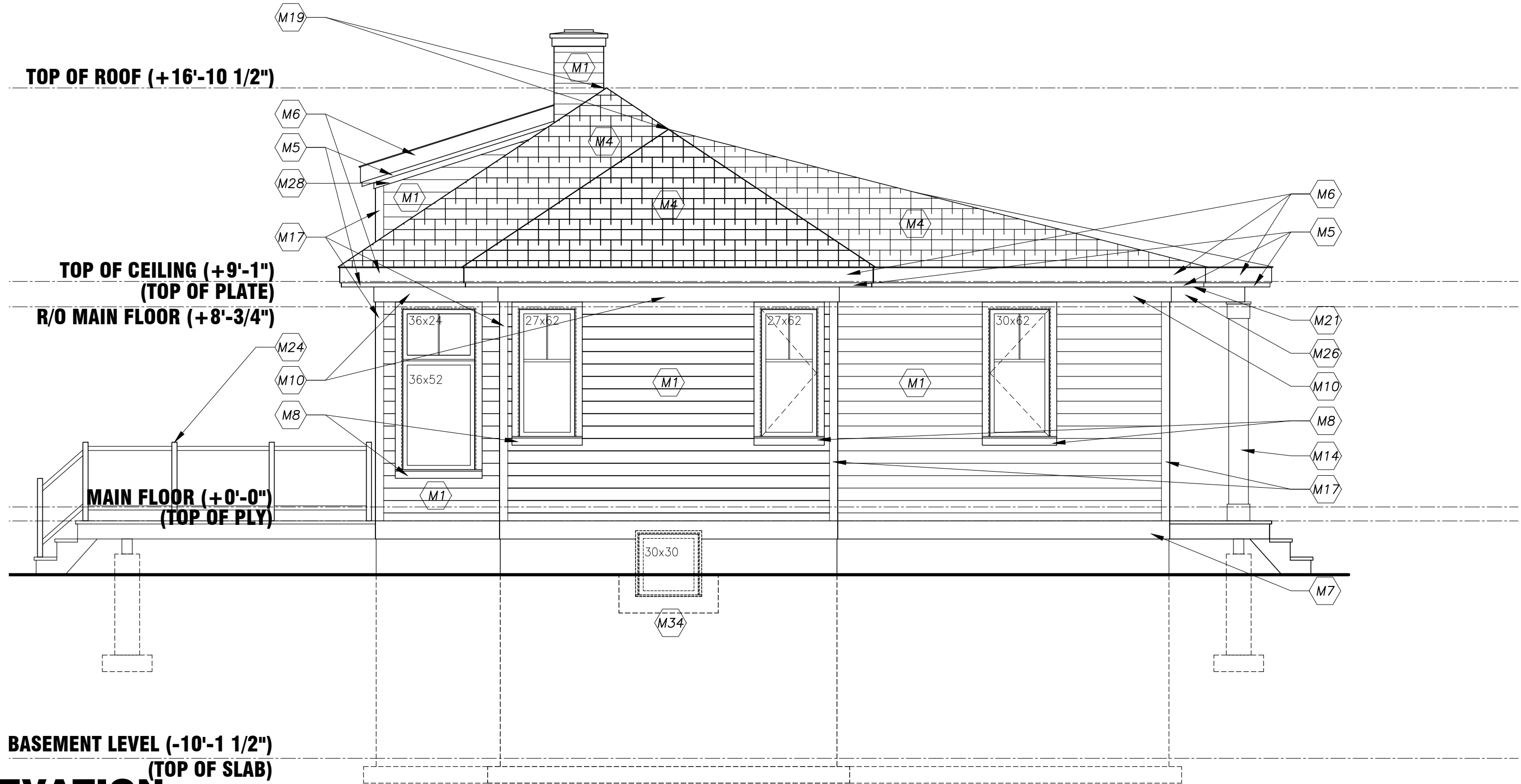
Project : 21-02

Drawn By : RQ

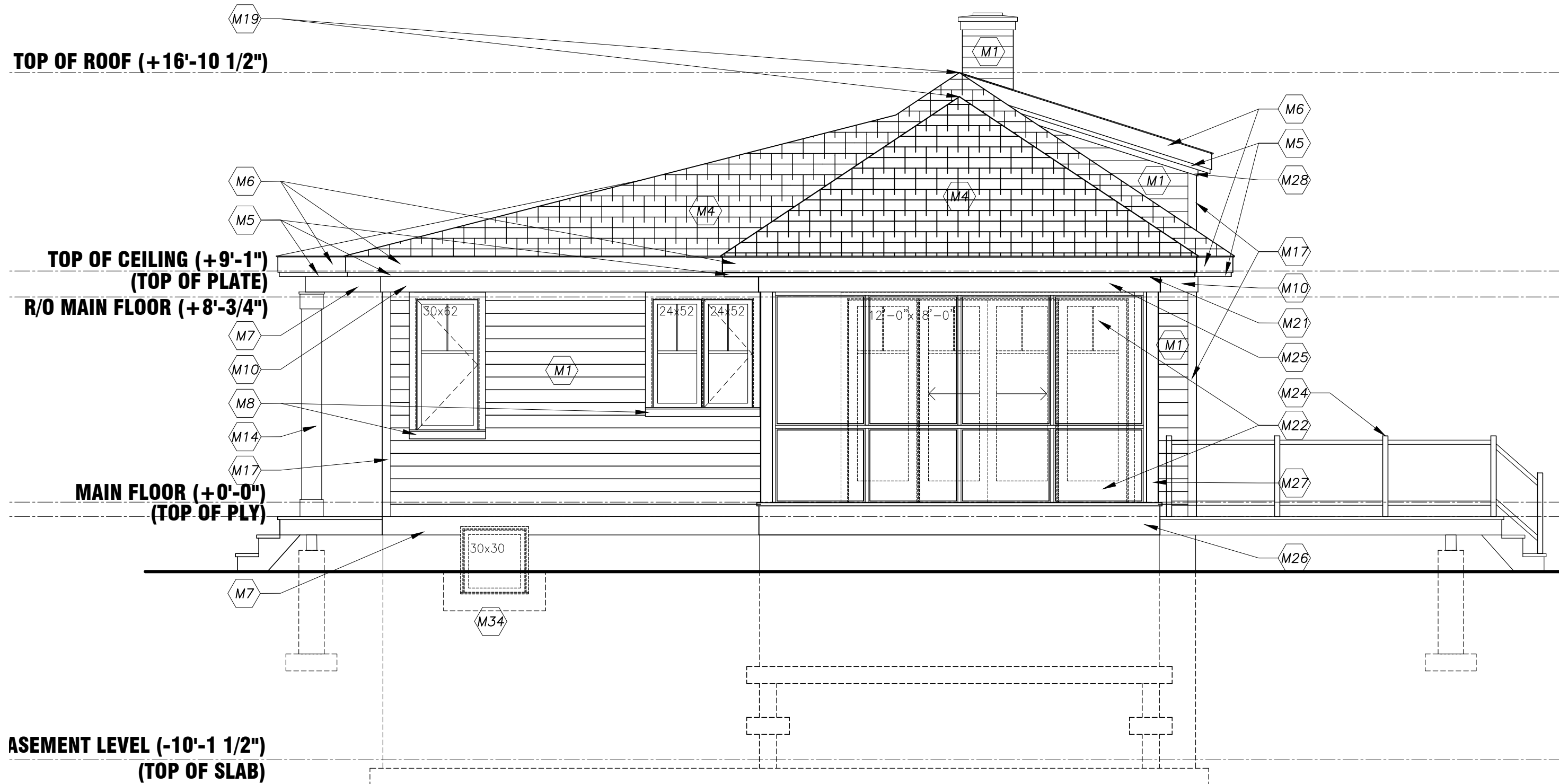
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SIDE ELEVATION



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Title: Elevations

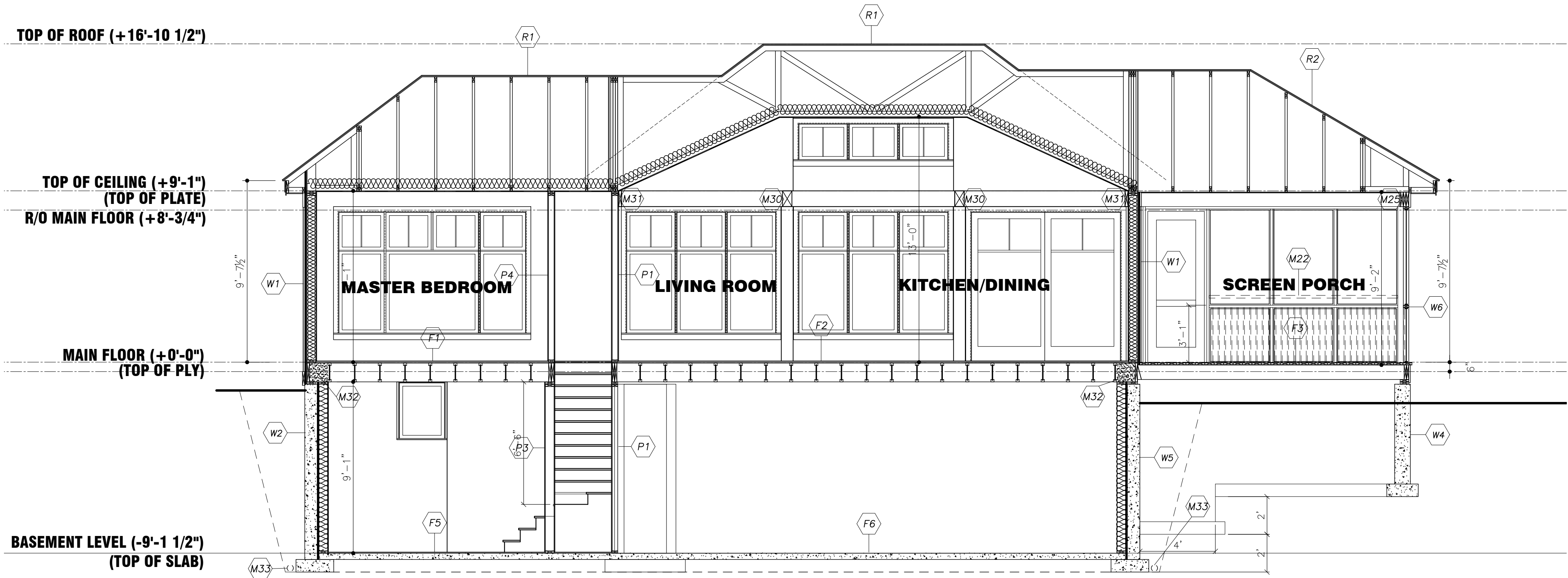
Project : 21-02

Drawn By : RQ

Scale : $\frac{1}{4}" = 1'-0"$

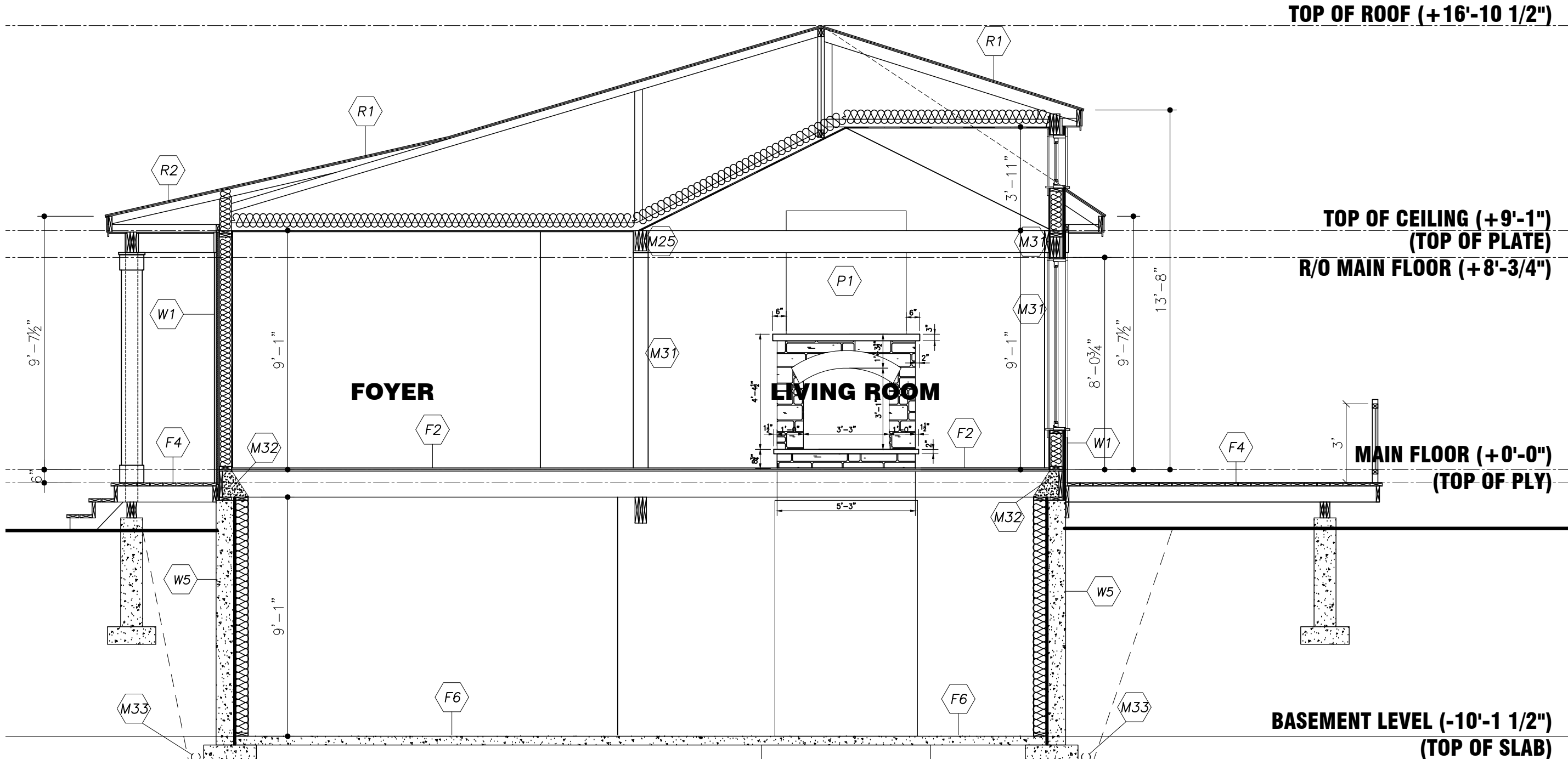
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1
A4.1

SECTION THROUGH MAIN AREAS



2
A4.1

SECTION THROUGH LIVING ROOM/FOYER

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Title: Sections

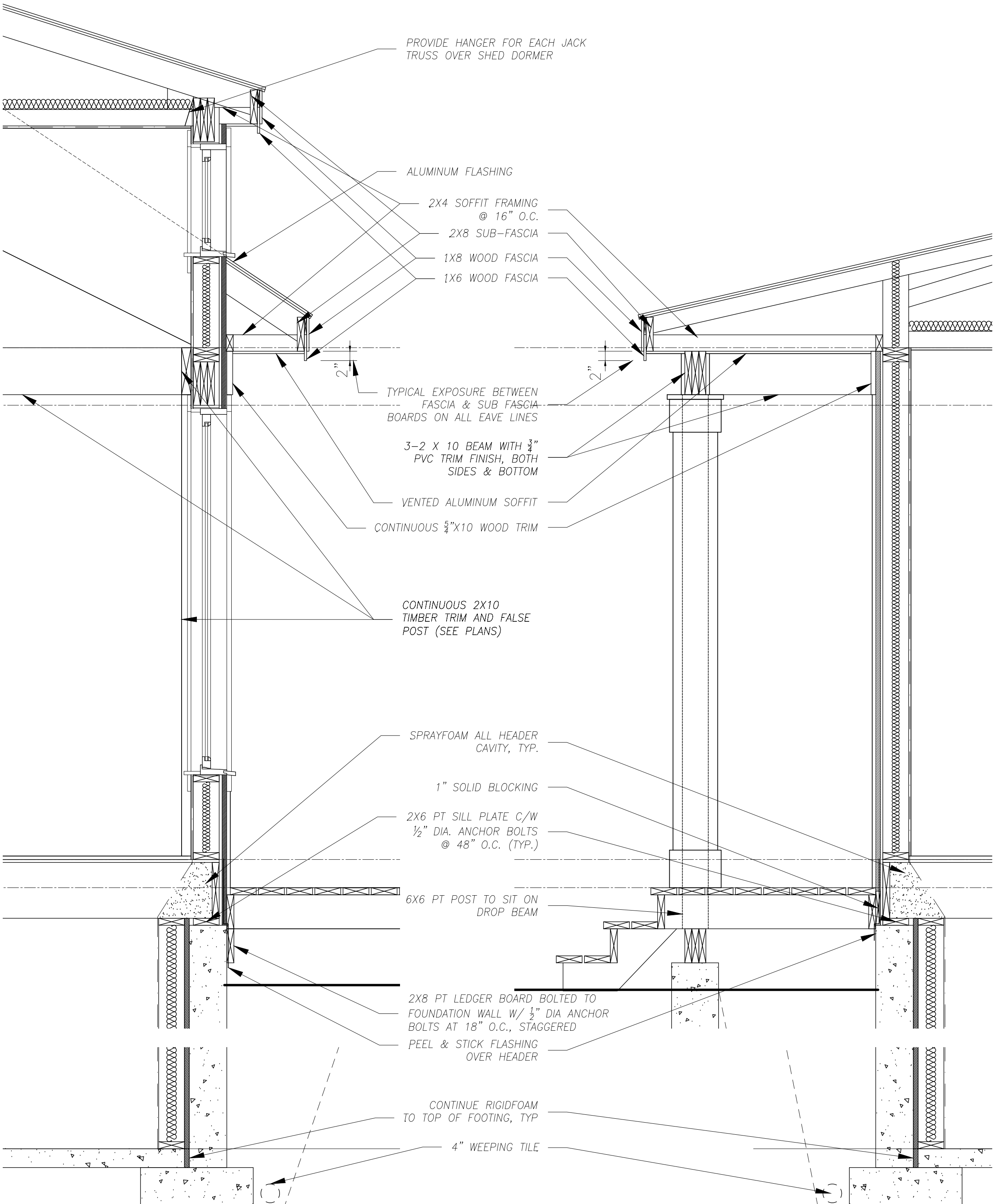
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Drawn By : RQ

Scale : $\frac{1}{4}'' = 1'-0''$

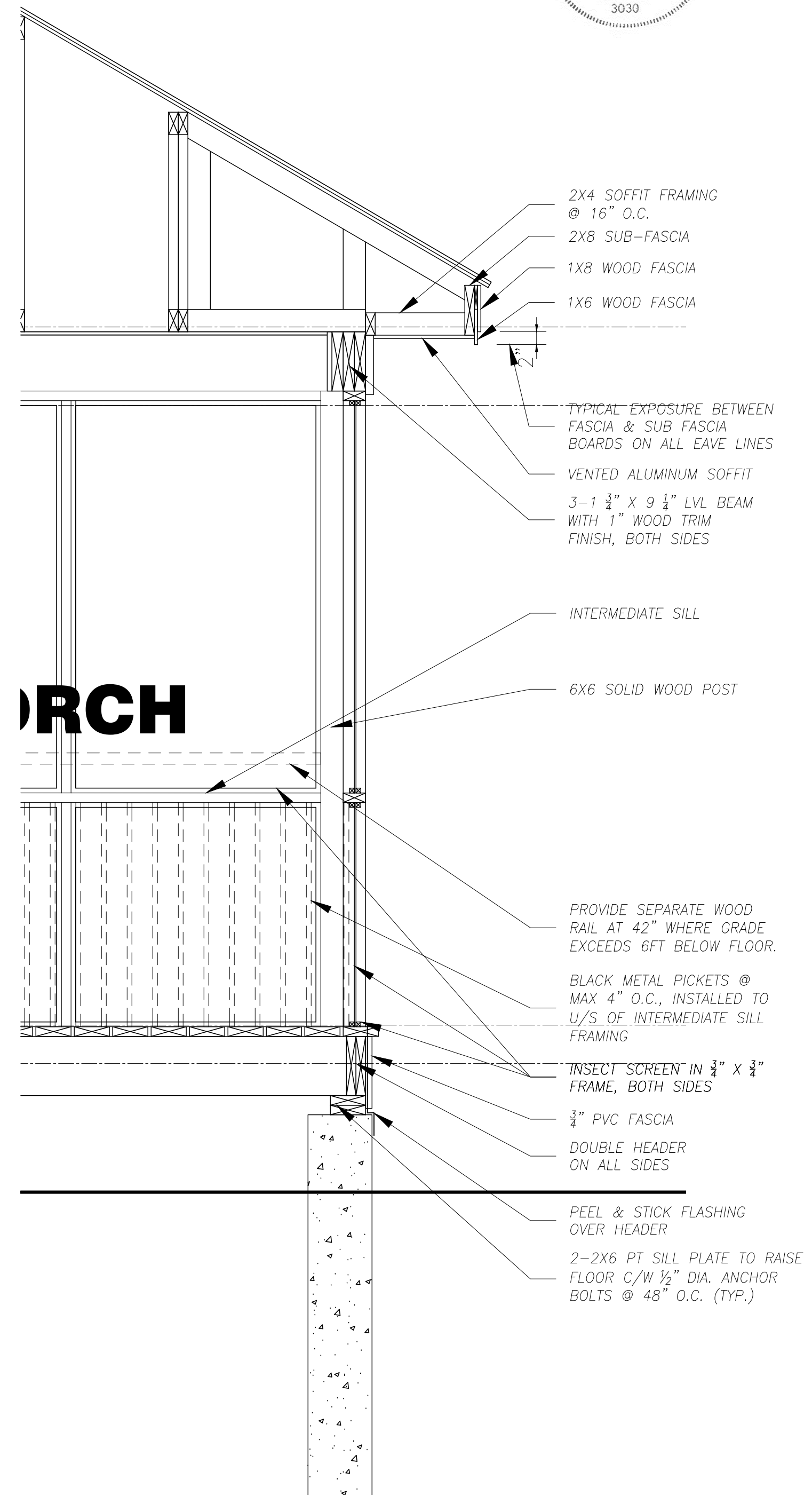
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2
A4.2 **LIVING ROOM WALL**

1
A4.2 **TYP/ FRONT PORCH WALL**



3
A4.2 **SCREEN PORCH WALL**

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Title: Wall Details

Project : 21-02
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Scale : $\frac{3}{4}$ " = 1'-0"

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CONSTRUCTION ASSEMBLIES

EXTERIOR WALL TYPES

W1	EXTERIOR SIDING FINISH ON STRAPPING (SEE ELEV) RIGIDFOAM, R5 W/ TAPED JOINTS 7/16" OSB SHEATHING 2x6 WOOD STUDS @ 16"O.C. BATT INSULATION R20 6 MILS POLY. VAPOUR BARRIER 1/2" GYPSUM BOARD
W2	WATERPROOFING & DIMPLE BOARD 8" CONCRETE FOUNDATION WALL, 20 mPA BACKFILL NOT TO EXCEED 2.3M 1 1/4" ROXUL COMFORT BOARD, R5 2x6 WOOD STUDS @ 16"O.C. BATT INSULATION, R20 6 MILS POLY. VAPOUR BARRIER 1/2" GYPSUM BOARD
W3	SAME AS W1 W/ 1/2" GYPSUM BOARD IN PLACE OF SIDING AND STRAPPING
W4	SAME AS W2 EXCEPT NO FRAMED WALL
W5	SAME AS W2 EXCEPT NO GYPSUM BOARD FINISH
W6	FIXED INSECT SCREEN IN 2X4 CEDAR FRAMING, PROVIDE HORIZONTAL GUARD WHERE DECK IS MORE THAN 24" ABOVE GRADE
W7	SAME AS W1, BUT FOR GABLES ADD EXTRA 2X6 @16" O.C. FRAMING & 1/2" SHEATHING PRIOR TO FINISH MATERIAL
W8	SAME AS W1 EXCEPT NO EXTERIOR FINISH EXCEPT FOR PORTION OF WALL THAT IS EXPOSED TO THE EXTERIOR

FLOOR TYPES

F1	FINISHED FLOORING (SEE SCHEDULE) 5/8" OSB SUBFLOOR ENGINEERED JOISTS (SEE PLANS FOR DETAILS) 1/2" DRYWALL CEILING
F2	SAME AS F1 EXCEPT NO DRYWALL CEILING FINISH
F3	5/4" PT DECKING SCREENING PT JOISTS (SEE PLANS FOR DETAILS) 18" AIR SPACE 3" GRAVEL ON 6MM VAPOR BARRIER
F4	5/4" PT DECKING PT JOISTS (SEE PLANS FOR DETAILS)
F5	FINISHED FLOORING (SEE SCHEDULE) 3" CONCRETE SLAB 6" GRAVEL
F6	SAME AS F5 EXCEPT NO FINISH FLOORING
F7	SAME AS F1 EXCEPT ADD SPRAYFOAM INSULATION TO R40 EXTERIOR ALUMINUM SOFFIT INSTEAD OF GYPSUM BOARD CEILING

FOOTINGS:

FT1	WALL FOOTING 20"X6" DEEP (TYP)
FT2	WOOD OR STEEL POST ON 36"X36"X12" FOOTING W/ 3-15M BARS BOTTOM AT 3" COVER, BOTH WAYS
FT3	12X12 CONCRETE PIER WITH 2-15M VERTICAL BARS FULL HEIGHT ON 30"X30"X8" PAD FOOTING

NOTE:
ALL CONCRETE TO BE 20 MPA

ALL FOOTINGS ARE ASSUMED TO BE SITTING ON
ROCK WITH A BEARING CAPACITY OF 5000 PSI.

PARTITION TYPES

P1	1/2" GYPSUM BOARD BOTH SIDES 2x4 WOOD STUDS 16"O.C.
P2	AS FOR P1 BUT GYPSUM BOARD ONE SIDE ONLY.
P3	AS FOR P1 BUT 2x6 STUDS 16" O.C.
P4	AS FOR P1 BUT ADD 3 1/2" SOUND ISOLATION BLANKET.
P5	AS FOR P3 BUT ADD 3 1/2" SOUND ISOLATION BLANKET.
P6	AS FOR P1 BUT GYPSUM BOARD ONE SIDE ONLY & STONE VENEER FINISH ON THE OTHER
XXXX	BEARING WALL 2"X6 OR 2"X4" @ 16" O.C.
NOTE: USE 1/2" WATER RESISTANT GYPSUM BOARD IN ALL BATHROOMS AND TOILETS. USE 1/2" CEMENT BACKER BOARD AROUND ALL SHOWERS AND BATHTUBS.	

ROOF TYPES

R1	ASPHALT SHINGLES SELF ADHERED MEMBRANE AT EAVES & VALLEYS IN AREAS WITH SLOPE LESS THAN 4/12, PROVIDE CONTINUOUS SELF ADHERED MEMBRANE UNDER ENTIRE ROOF AREA 1/2" PLYWOOD SHEATHING C/W 'H' CLIPS PRE-ENGINEERED TRUSSES (SEE PLANS) OR PT CEILING JOISTS (SEE PLANS) R60 BATT INSULATION 6 MILS POLY. VAPOUR BARRIER 1/2" GYPSUM BOARD CEILING
R2	ASPHALT SHINGLES SELF ADHERED MEMBRANE AT EAVES & VALLEYS 1/2" PLYWOOD SHEATHING C/W 'H' CLIPS PRE-ENGINEERED TRUSSES (SEE PLANS) OR PT CEILING JOISTS (SEE PLANS) EXTERIOR WOOD CEILING OR ALUM. SOFFIT

POST / COLUMNS:

C1	6x6 PT WOOD POST W/ COMPOSITE COVER
C2	3-2x4 WOOD POST (USE PT FOR FT2)
C3	3-2x6 WOOD POST (USE PT FOR FT2)
C4	4-2x6 WOOD POST
C5	5-2x6 WOOD POST
C6	4-2x4 WOOD POST
C7	5-2x4 WOOD POST
C8	8X8 SOLID WOOD POST
C9	6X6 SOLID WOOD POST
C10	8X8 SOLID WOOD POST ON 12X12 CONCRETE PIER WITH STONE VENEER FINISH, SEE DETAILS
C11	STEEL TELEPOST W/ TOP BEARING PLATE TO MATCH BEAM WIDTH, COMPLY WITH OBC 9.17.3 (1 TO 4)

LEGEND:

SA/CO	ULC/CSA APPROVED SMOKE / CARBON MONOXIDE DETECTOR/ALARM W/ STROBE WIRED TO HOUSE ELECTRICAL PANEL AND INTERCONNECTED TO ALL OTHER SMOKE DETECTORS
FD	FLOOR DRAIN
FJ	FLOOR JOIST: SEE DWG
D.J.	DOUBLE JOIST
C.J.	2x6 @ 16" O.C. CEILING JOIST
RFT.	2x6 @ 16" O.C. RAFTER
PA PB	POST ABOVE OR BELOW
BA	BEAM BELOW

MATERIALS:

M1	BEVEL SIDING
M2	BOARD & BATTEN SIDING
M3	SHINGLE SIDING
M4	ASPHALT ROOFING
M5	1x6 WOOD FASCIA
M6	1x8 WOOD FASCIA
M7	5/4"x9" STARTER BOARD W/ FLASHING AS REQ'D
M8	1x4 WINDOW TRIM BOARD WITH ALUMINUM DRIP FLASHING @ SILL
M9	1X8 WOOD TRIM
M10	1x10 WOOD TRIM
M11	PREFIN. METAL FLASHING
M12	1x12 WOOD TRIM
M13	DECORATIVE WOOD BRACKETS
M14	PVC COLUMN WRAP OVER 6"x6" WOOD PT POST
M15	2" STONE VENEER ON CONCRETE BLOCK
M16	1 1/2" STONE PIER TOPPING
M17	3X3 CORNER BOARD
M18	CUSTOM COLUMN WRAP CORNER DETAIL
M19	SHINGLE OVER RIDGE VENT
M20	ALUMINUM EAVESTROUGH
M21	VENTED ALUMINUM SOFFIT
M22	FIXED INSECT SCREEN IN 2X4 CEDAR FRAMING W/ INTERMEDIATE SILL AT 36" ABOVE FLOOR. PROVIDE BLACK METAL PICKETS, MAX 4" SPACING. WHERE GRADE EXCEEDS 6FT, PROVIDE SEPARATE WOOD RAIL AT 42" ABOVE FLOOR.
M23	WOOD SCREEN DOOR
M24	ALUMINUM & GLASS DECKING RAILING DESIGN & HEIGHT TO OBC 9.8
M25	1x10 BEAM WRAP
M26	3/4" PVC FINISH
M27	SOLID WOOD POST (SEE PLANS)
M28	1X6 WOOD TRIM
M29	SOLID WOOD OR STEEL BRACKET BOLTED TO WOOD POST IN WALL
M30	8X10 SOLID TIMBER DECORATIVE BEAM
M31	2X10 SOLID TIMBER DECORATIVE TRIM
M32	R20 SPRAYFOAM HEADERS
M33	4" FOUNDATION DRAINAGE W/ 6" GRAVEL COVER, DRAIN TO EDGE OF BANK OR DRYWELL
M34	WINDOW WELL W/ DRAIN AS GRADING REQUIRED
M35	22"X36" INSULATED ATTIC HATCH

October 29, 2021

Contractor
Communication

Phase IV

Revisions

No. 1 October 29, 2021
Issue for pricing.

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Title: Schedules

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Drawn By : RQ

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