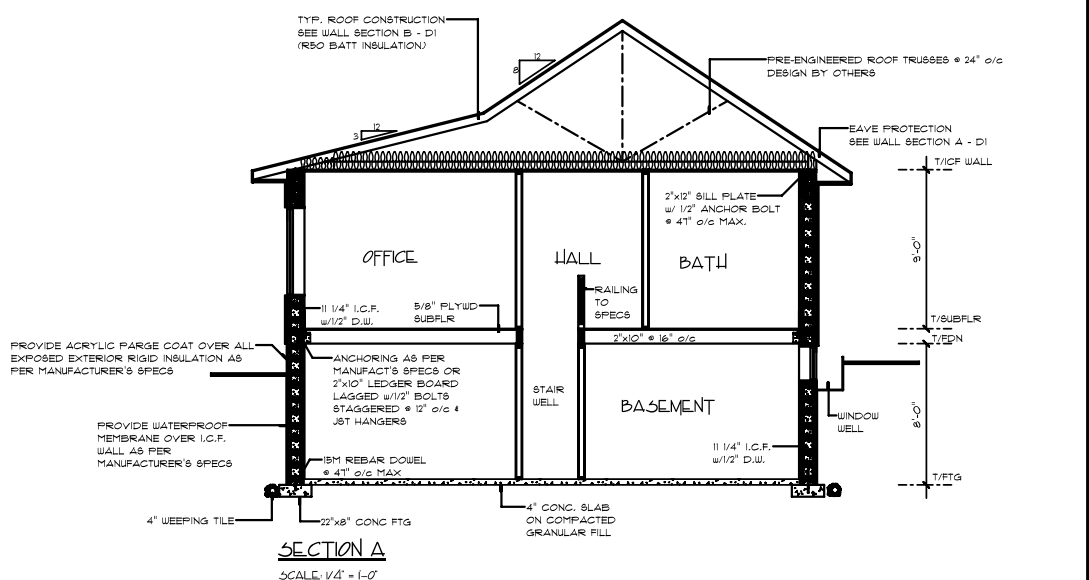
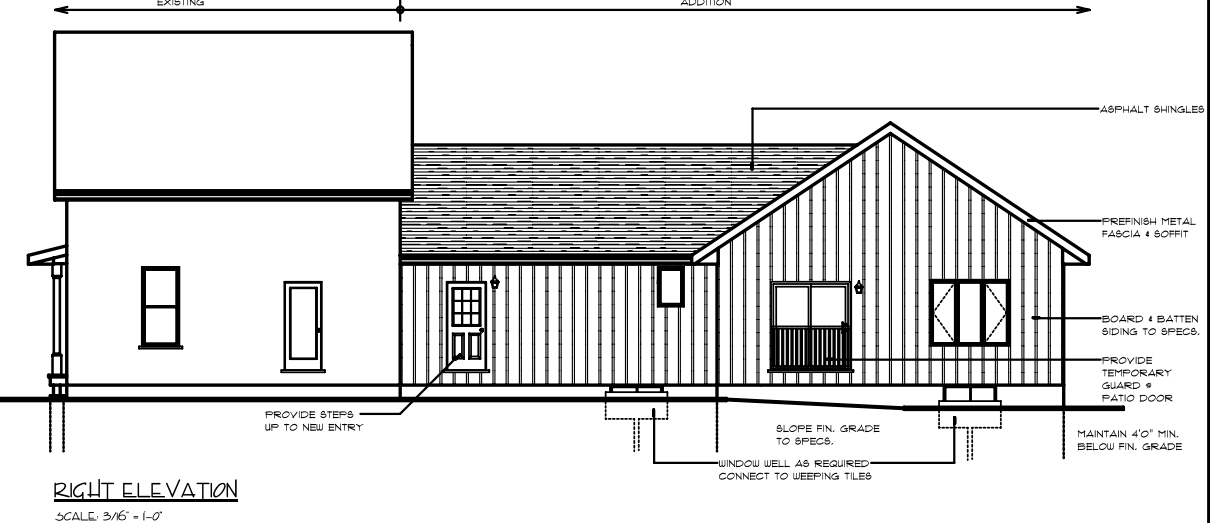


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



* WINDOW SIZES ARE APPROXIMATE
CONFIRM w/ WINDOW MANUFACTURER FOR R60.

* ALL DOORS TO HAVE 6'8" HT.
UNLESS OTHERWISE NOTED

REBAR FOR ABOVE GRADE TO BE MIN.
HORIZONTAL: 10M REBAR @ 12" FROM TOP OF WALL
+ 10M REBAR @ 24" O/C MAX. LOCATED IN THE
MIDDLE 1/3 OF WALL.
VERTICAL: 10M REBAR @ 16" O/C. LOCATED IN THE
MIDDLE 1/3 OF WALL.

LINTELS ABOVE OPENINGS TO MANUFACTURER'S
SPEC & DETAILS. PROVIDE COPY OF LINTEL SIZES
TO BUILDING INSPECTOR UPON HIS/HER REQUEST.

REBAR AS PER O.B.C. ONT. REG. 322/12.
REBAR MAY VARY AS PER MANUFACTURER'S
DETAILS & SPECS. MANUFACTURER TO PROVIDE
SHOP DUGS FOR REVIEW BY BUILDER & COPY FOR
BUILDING INSPECTOR PRIOR TO CONSTRUCTION.

ENERGY EFFICIENCY DESIGN

THE ENERGY EFFICIENCY DESIGN IS BASED ON THE
FOLLOWING:

MIN. R61 (R2) VALUE.	
CEILING w/ATTIC SPACE:	0.01 (R60)
CEILING w/o ATTIC:	0.46 (R31)
EXPOSED FLOOR:	0.46 (R31)
WALLS ABY. GRADE:	4.23 (R24)
WALLS BELOW GRADE:	3.52 (R20)

MAX. U' VALUE.	
WINDOWS & DOORS:	1.8 MAX. U' VALUE OR MIN. 21 ENERGY RATING.
SKYLIGHTS:	2.8

REFER TO THERMAL PERFORMANCE REQUIREMENTS
FOR ADDITIONS TO EXISTING BUILDINGS
- TABLE 2.1.1.10 - 0812, 2012 O.B.C.

ANY CHANGE TO THE SPACE HTG EQUIPMENT,
SHALL REQUIRE REDESIGN OF INSULATION 'R' VALUES.

RESIDENTIAL HOME DESIGNS



Mark Barnetson
Residential Design Consultant 705-328-1838

GARLAND

253 THUNDERBRIDGE RD., LINDSAY

SCALE: AS NOTED DRAWN BY: MB
DATE ISSUED: DEC 2013 - FOR CONSTRUCTION

ADDITION & RENOVATION

JOB #: 13-D-182 DWG #: A4

