

#5	For municipal approval	December 1, 2017
#4	For client review	Dec. 10, 2015
#3	For client coordination meeting	July 29, 2015
#2	For client coordination meeting	December 9, 2015
#1	Revision	Date

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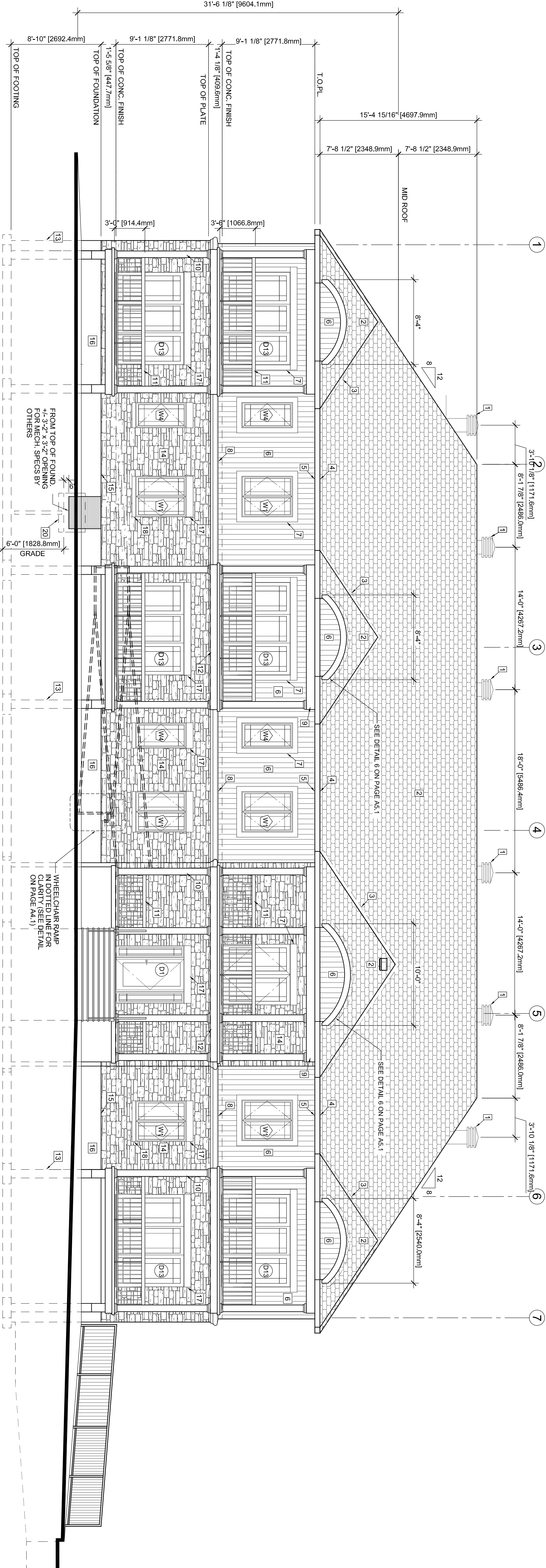
**12 Unit Apartment Building**  
at 5574 Rockdale road, Vars Ontario  
Client: 2394011 ONTARIO INC.

**EAST & SOUTH ELEVATION**

Drawn by: AL MB, BL  
Revised by: JMA & DL  
Date: July 2015  
Scale: as shown  
Folder #: 013-286

Stamp

Plan number: **A3.0**  
OF  
**24**



ALL W4, W5 WINDOWS SHALL BE PROTECTED AGAINST IMPACT AND SHATTERING BY MEANS OF GLASS OR GLASS BLOCK WHEN ENGAGED THE OPENING OF THE OPERABLE SASH TO NOT MORE THAN 100mm (4")  
SEE WINDOW SCHEDULES

LEGEND:

1. MAXIMUM ROOF VENT MODEL 301 OR EQUIVALENT
2. ASPHALT SHINGLES (25 YEARS MIN)
3. PRE-PAINTED FLASHING
4. ALUMINUM FASCIA ON 2x6
5. ALUMINUM VENTED SOFFIT
6. VERTICAL CANEEL SIDING
7. 6" WIDE VINYL TRIM SEE DETAIL 34A.0
8. 8" WIDE BULKHEAD COVERED WITH ALUMINUM FLAT STOCK
10. 8"x8" ALUMINUM DECORATIVE COLUMN OVER WOOD POST
11. PRE-FAB ROLLING (SPECS BY MANUFACTURER)
12. DECK COVERED WITH ALUMINUM FLAT STOCK
13. 10"x10" REINFORCED CONCRETE PILLAR ON CONCRETE PAD (SEE FOUNDATION PLAN)
14. STONE VENEER
15. WEATHERHOLDS @ 24" o.c.
16. PRECAST CONCRETE INTEL, 8" HEIGHT
18. 4" HIGH PRECAST CONCRETE WINDOW SILL
19. REINFORCED CONCRETE STEPS AND PORCH (BROOM FINISH) SEE DETAILS
20. GALV. WINDOW WELL C/W VERT. 4" DIA. DRAINAGE PIPE, FLEWDOWN GREEN STONE DOWN TO FT/G FERNETIER DRAIN BUT NOT CONNECTED TO IT.

IMPORTANT NOTES:

- MISCELLANEOUS**
- GUTS OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING GUTTING COMPOUND.
  - FLASH ALL CHANGES OF MATERIALS ON EXTERIOR WALLS.
  - TWO LAYERS OF FELT PAPER SHALL BE INSTALLED ON EAVES EXTENDING 30" (750mm) ON ROOF FROM THE INNER FACE OF THE EXTERIOR WALL.
  - FELT PAPER SHALL BE INSTALLED UNDER ROOF VALLEY EXTENDING 48" ON BOTH SIDES ON JOINING ROOF.
- ABOVE GRADE MASONRY**
- ALL ABOVE GRADE MASONRY IS TO CONFORM TO THE ONTARIO BUILDING CODE.
  - AT THE BRICK VENEER COUNTERFLASHING SHALL BE UP 8" (200mm) BEHIND THE BUILDING FELT, FELT PAD BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RAKED CLEAN. WEATHERHOLDS 24" (600mm) O.C.
  - BRICK VENEER THE SPACING TO BE AT MAXIMUM VERTICAL SPACING OF 16" (400mm) AND A MAXIMUM HORIZONTAL OF 24" (600mm) AND A MAXIMUM VERTICAL SPACING OF 27" (690mm) TO COINCIDE WITH WALL STUDS SPACING.
- ROOFING**
- ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CONFORM TO ONTARIO BUILDING CODE.
  - SHEET METAL
  - ALL REQUIRED FLASHINGS TO BE 26 GAUGE GALVANIZED METAL UNLESS OTHERWISE SPECIFIED ON PLANS.
- ALL OVERHANG DIMENSIONS ARE FROM FACE OF STUD TO FACE OF FASCIA BOARD**
- PROVIDE PROPER ATTIC VENTILATION 1/200 MIN. OF INSULATED CEILING AREA**

**SOUTH ELEVATION**

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

