

# PROPOSED SINGLE FAMILY DWELLING

## THE COTE COTTAGE

FOR: MIKE AND KELLI COTE

#16 ROSSEAU LAKE ROAD, MUSKOKA LAKES, ONTARIO

### ATTACHED DRAWINGS

- A.2 - FOUNDATION PLAN
- A.3 - MAIN FLOOR PLAN
- A.4 - SECOND FLOOR PLAN
- A.5 - FRONT AND RIGHT ELEVATIONS
- A.6 - REAR AND LEFT ELEVATIONS
- A.7 - CROSS SECTION AND GENERAL NOTES



FRONT VIEW



REAR VIEW

### SB-12 ENERGY EFFICIENCY MINIMUM REQUIREMENTS

ZONE 1 - TABLE 3.1.1.2.A (IP) - COLUMN "A1"

- CEILING WITHOUT ATTIC SPACE
  - R-31
  - R-60
- CEILING WITH ATTIC SPACE
  - R-31
  - R-30 CI
- WALLS ABOVE GRADE
  - R-10
- BASEMENT WALLS
- EDGE OF BELOW GRADE SLAB

WINDOWS & SLIDING GLASS DOORS SHALL HAVE A U-VALUE = .28 OR ENERGY RATING = 25

- SPACE HEATING EQUIPMENT ARIE
  - 96%
  - 95%
  - 90%
- DOMESTIC HOT WATER HEATER - MIN. EF.
  - 96%
  - 75%

### PERCENTAGE OF GLAZING TO WALL AREA:

- WALL AREA GRADE TO CEILING
  - 3706 SQ. FT.
- AREA OF ALL EXTERIOR GLAZING
  - 684 SQ. FT.

PERCENT OF GLAZING TO WALL AREA = 17.6%

### DRAIN WATER HEAT RECOVERY (DWHR)

- ALL SHOWERS MUST BE CONNECTED TO A APPROVED DWHR UNIT.
- DWHR UNIT MUST CONFORM TO CSA B55.2 AND BE LABELED
- DWHR NOT REQUIRED IF SLAB ON GRADE OR CRAWLSPACE BENEATH SHOWERS

### DESIGN CONDITION ASSUMPTIONS:

SOIL BEARING CAPACITY - MIN. 15 kPa

**GENERAL NOTES:**  
 TO NOT SCALE DRAWINGS  
 ALL DIMENSIONS TO UNLESS OTHERWISE SPECIFIED  
 AND DIMENSIONS TO UNLESS OTHERWISE SPECIFIED  
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 ALL DIMENSIONS TO UNLESS OTHERWISE SPECIFIED

**DESIGN CONDITION ASSUMPTIONS:**  
 SOIL BEARING CAPACITY - MIN. 15 kPa

**STRUCTURAL NOTES:**  
 ALL REINFORCING TO BE IN O.C.E.  
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 ALL REINFORCING TO BE IN O.C.E.

**DESIGN CONDITION ASSUMPTIONS:**  
 SOIL BEARING CAPACITY - MIN. 15 kPa

### KERRY BICE

DESIGN SERVICES &  
 PROJECT MANAGEMENT

178 EAST MADOKA LAKE ROAD  
 P.O. BOX 200  
 WILSONVILLE, ONTARIO  
 L9Y 4K4

NO.	ISSUE	DATE

**CLIENT:**  
 MIKE AND KELLI COTE  
 #16 ROSSEAU LAKE RD.  
 MUSKOKA LAKES, ONTARIO

**PROJECT:**  
 PROPOSED SINGLE FAMILY DWELLING  
 THE COTE COTTAGE

**DRAWING:**  
 CONSTRUCTION PLANS

**APPROVED:**

**DATE:** April 30, 2018

**PROJECT NO.:** K.BICE

**DESIGNED BY:** K.BICE

**CHECKED BY:** AS SHOWN

**DRAWING NO.:** A.1

**GENERAL NOTES:**

DO NOT SCALE DIMENSIONS  
 ALL DIMENSIONS TO UNLESS OTHERWISE NOTED  
 ALL MANUFACTURED MATERIALS TO BE UNGUARDED  
 ALL MANUFACTURED MATERIALS TO BE UNGUARDED  
 ALL MANUFACTURED MATERIALS TO BE UNGUARDED

**DESIGN CONDITION ASSUMPTIONS:**

RESIDENTIAL  
 SOIL BEARING CAPACITY: 1.8K PSF

**STRUCTURAL NOTES:**

ALL NEW CONSTRUCTION TO BE AS PER O.C. 4  
 ANY NEW CONSTRUCTION TO BE AS PER O.C. 4  
 ANY NEW CONSTRUCTION TO BE AS PER O.C. 4

**KERRY BICE**

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 TEL: 905-876-1811  
 kerry@kerrybice.com

**PROPOSED BRUCE FAMILY DWELLING**

THE COOTE COTTAGE

**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	APRIL 30, 2018

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 kerry@kerrybice.com

PROJECT:  
 PROPOSED BRUCE FAMILY DWELLING  
 THE COOTE COTTAGE

DESIGNER:  
 FOUNDATION PLAN

APPROVED

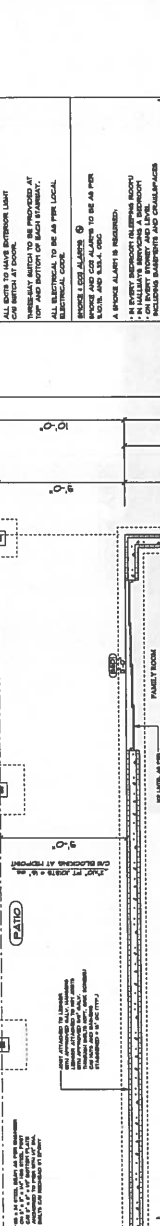
DATE:  
 April 30, 2018

PROJECT NO.  
 K.BICE

DESIGNED BY:  
 K.BICE

SCALE:  
 AS SHOWN

CLIENT'S USE:  
 A.2



**GENERAL NOTES:**

ALL DIMENSIONS TO UNLESS OTHERWISE NOTED  
 ALL MANUFACTURED MATERIALS TO BE UNGUARDED  
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**DESIGN CONDITION ASSUMPTIONS:**

RESIDENTIAL  
 SOIL BEARING CAPACITY: 1.8K PSF

**STRUCTURAL NOTES:**

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THE COOTE COTTAGE

**FOUNDATION PLAN**

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THE COOTE COTTAGE

**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"



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**DESIGN CONDITION ASSUMPTIONS:**

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**STRUCTURAL NOTES:**

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**PROPOSED BRUCE FAMILY DWELLING**

THE COOTE COTTAGE

**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"



**GENERAL NOTES:**

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**DESIGN CONDITION ASSUMPTIONS:**

RESIDENTIAL  
 SOIL BEARING CAPACITY: 1.8K PSF

**STRUCTURAL NOTES:**

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**PROPOSED BRUCE FAMILY DWELLING**

THE COOTE COTTAGE

**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**  
 1. DO NOT SCALE DIMENSIONS.  
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

**DESIGN CONDITION ASSUMPTIONS:**  
 1. DESIGN CAPACITY - MIN. 75%  
 2. DESIGN CAPACITY - MIN. 75%  
 3. DESIGN CAPACITY - MIN. 75%  
 4. DESIGN CAPACITY - MIN. 75%  
 5. DESIGN CAPACITY - MIN. 75%  
 6. DESIGN CAPACITY - MIN. 75%  
 7. DESIGN CAPACITY - MIN. 75%  
 8. DESIGN CAPACITY - MIN. 75%  
 9. DESIGN CAPACITY - MIN. 75%  
 10. DESIGN CAPACITY - MIN. 75%

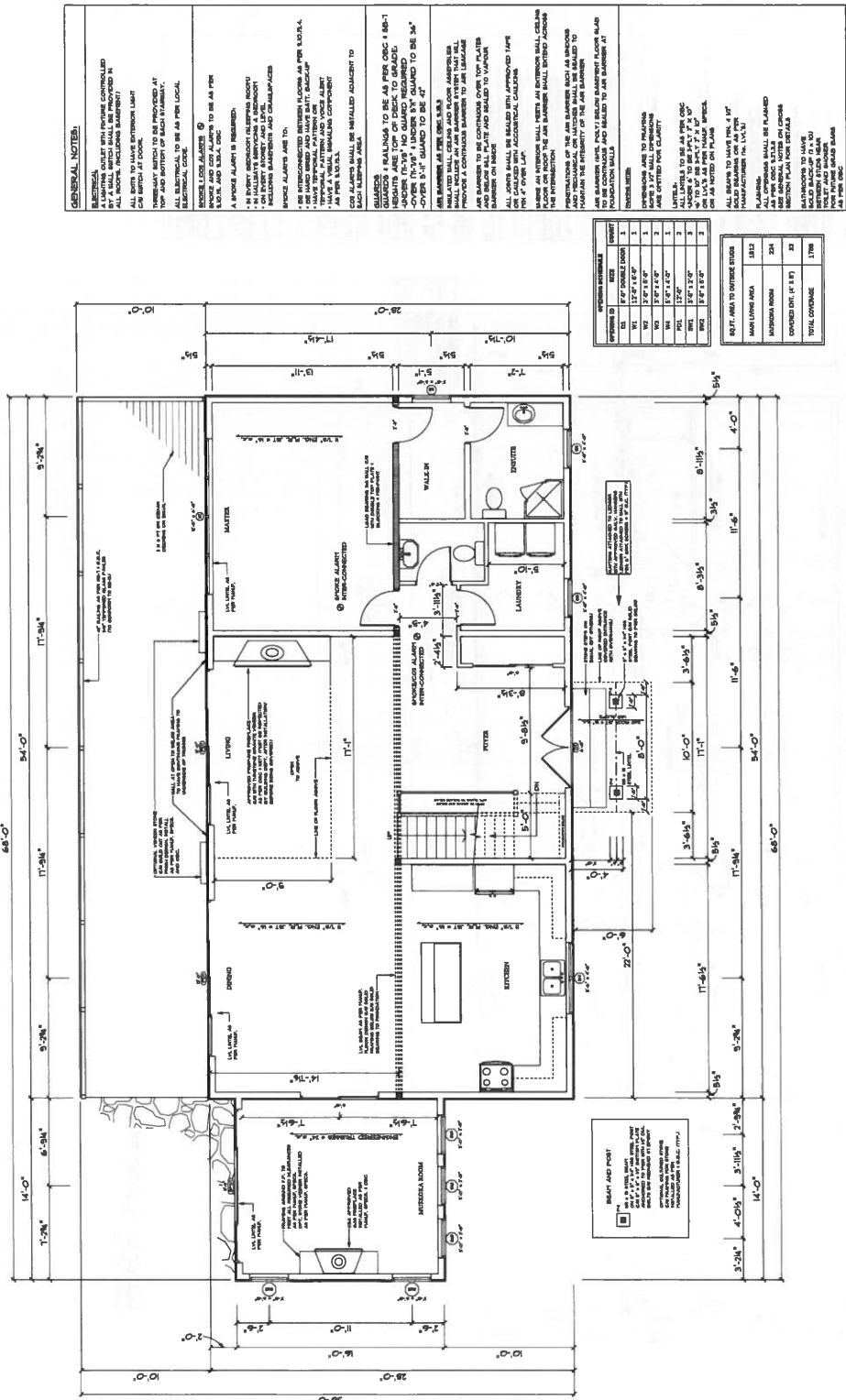
**STRUCTURAL NOTES:**  
 1. ALL REINFORCEMENT TO BE AS PER O.C.G.  
 2. ALL REINFORCEMENT TO BE AS PER O.C.G.  
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 8. ALL REINFORCEMENT TO BE AS PER O.C.G.  
 9. ALL REINFORCEMENT TO BE AS PER O.C.G.  
 10. ALL REINFORCEMENT TO BE AS PER O.C.G.

**KERRY BICE**  
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CLIENT:  
 MIKE AND KELLY COTE  
 85 WEST MANACOLA L.C. RD.  
 MANACOLA LAKES, ONTARIO

PROJECT:  
 PROPOSED SINGLE  
 FAMILY DWELLING  
 THE COTE COTTAGE

DATE: April 30, 2018  
 PROJECT NO.:  
 DRAWN BY: K.BICE  
 REVIEWED BY: K.BICE  
 SCALE: AS SHOWN  
 DRAWING NO.: A.3



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	JUNE 15, 2018
2	REVISION	

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	JUNE 15, 2018
2	REVISION	

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

**GENERAL NOTES:**  
 TO FACT SCALE DIMENSIONS  
 ALL DIMENSIONS TO CENTER UNLESS NOTED OTHERWISE  
 ALL MANUFACTURED MATERIALS TO BE FINISHED  
 AND STUNDED AS PER MANUFACTURER'S INSTRUCTIONS  
 ALL FINISHES TO BE AS SHOWN  
 ALL INSTRUCTIONS AS PER O.C.B.C.  
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE  
 NATIONAL BUILDING CODE OF CANADA AND ALL OTHER  
 APPLICABLE REGULATIONS AND ORDINANCES  
 ALL HEALTH AND SAFETY REGULATIONS TO BE FOLLOWED  
 WITH REGARD TO THE CONSTRUCTION OF THIS PROJECT

**DESIGN CONDITION ASSUMPTIONS:**  
 DOL BEARING CAPACITY - ARE. 18 TPa

**STRUCTURAL NOTES:**  
 ALL WALLS TO BE CONCRETE  
 ALL FLOORING TO BE AS SHOWN  
 ALL ROOFING TO BE AS SHOWN  
 ALL CEILING TO BE AS SHOWN  
 ALL ELECTRICAL TO BE AS PER  
 ELECTRICAL CODE  
 ALL MECHANICAL TO BE AS PER  
 MECHANICAL CODE  
 ALL PLUMBING TO BE AS PER  
 PLUMBING CODE  
 ALL FINISHES TO BE AS SHOWN  
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE  
 NATIONAL BUILDING CODE OF CANADA AND ALL OTHER  
 APPLICABLE REGULATIONS AND ORDINANCES

**DESIGN SERVICES & PROJECT MANAGEMENT:**  
**KERRY BICE**  
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CLIENT:  
 MIKE AND KELLY COPE  
 1000 SHEPPARD AVENUE EAST  
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 M1B 2Y1

PROJECT:  
 PROPOSED SERVICE 2  
 FAMILY DETACHMENT  
 TREE COVE COTTAGE

DATE: April 30, 2018  
 PROJECT NO.:  
 DRAWN BY: K.BICE  
 CHECKED BY: K.BICE  
 SCALE: AS SHOWN  
 DRAWING NO.: A.4

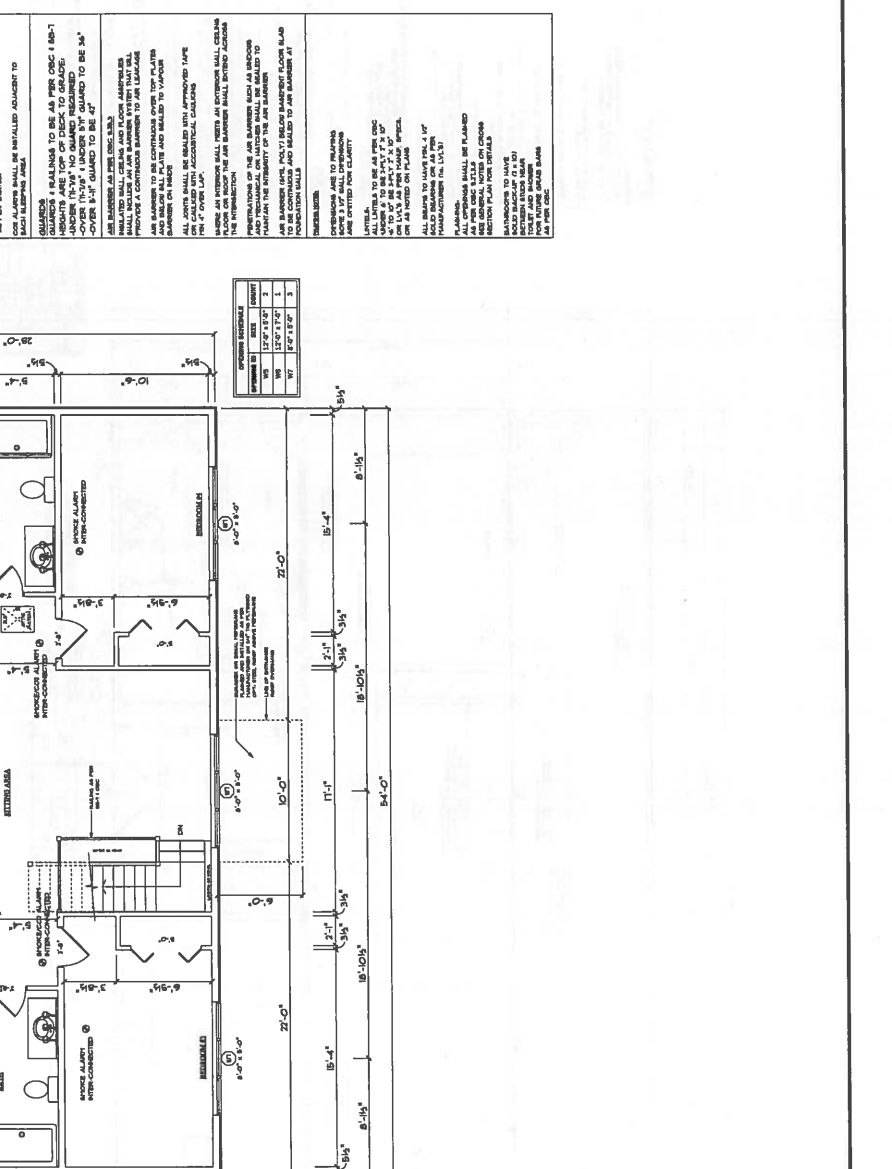
**GENERAL NOTES:**  
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 ALL FINISHES TO BE AS SHOWN  
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE  
 NATIONAL BUILDING CODE OF CANADA AND ALL OTHER  
 APPLICABLE REGULATIONS AND ORDINANCES  
 ALL HEALTH AND SAFETY REGULATIONS TO BE FOLLOWED  
 WITH REGARD TO THE CONSTRUCTION OF THIS PROJECT

**DESIGN SERVICES & PROJECT MANAGEMENT:**  
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**PROJECT:**  
 PROPOSED SERVICE 2  
 FAMILY DETACHMENT  
 TREE COVE COTTAGE

DATE: April 30, 2018  
 PROJECT NO.:  
 DRAWN BY: K.BICE  
 CHECKED BY: K.BICE  
 SCALE: AS SHOWN  
 DRAWING NO.: A.4



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

**GENERAL NOTES:**  
 DO NOT SCALE DRAWINGS.  
 RECONSTRUCT TO VERIFY ALL DIMENSIONS AND DIMENSIONS TRIM AND FLOOR LEVELS.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.  
 ALL DIMENSIONS ARE RESPONSIBLE FOR WORKMANSHIP.  
 RECONSTRUCT TO CORRECT ALL WINDOWS AND DOORS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 VERIFY TO THE CONTRACTOR'S RECORD DRAWINGS AND TO THE LOCAL BUILDING DEPARTMENT FOR THE APPLICABLE REGULATIONS AND CODES.  
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**DESIGN CONDITION ASSUMPTIONS:**  
 SOIL BEARING CAPACITY - 1.5K TO 2.0K

**STRUCTURAL NOTES:**  
 ALL NEW CONSTRUCTION TO BE AS O.C.C.  
 ALL EXISTING CONSTRUCTION TO BE AS SHOWN UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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**KERRY BICE**  
 DESIGN SERVICES &  
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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	APRIL 30, 2018
2	MAILED FOR PERMIT	APRIL 30, 2018

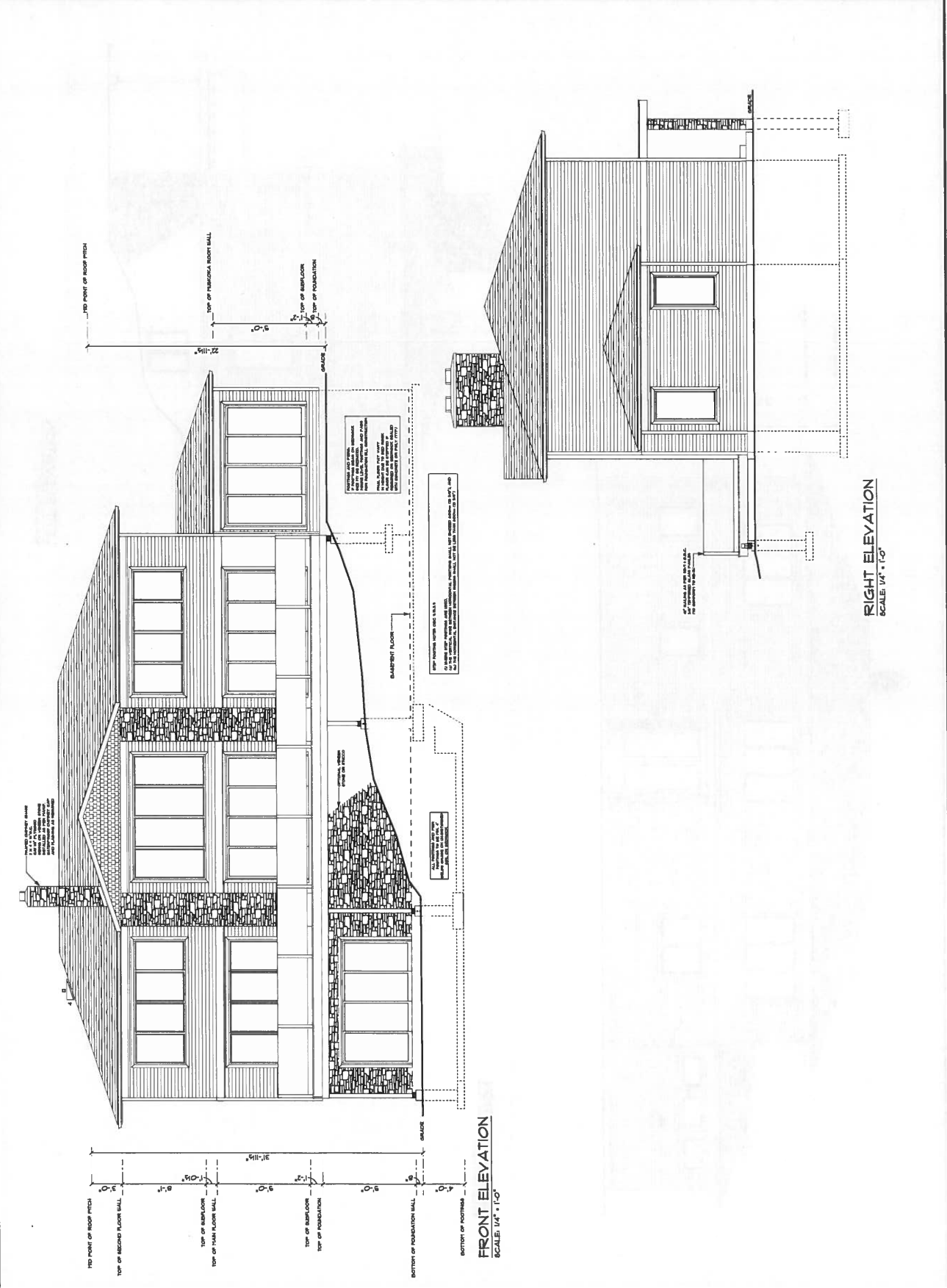
**CLIENT:**  
 HICE AND KELLY COTE  
 15 TWO HORNDALE DR. RD.  
 MISSISSAUGA, ONTARIO

**PROJECT:**  
 PROPOSED SINGLE FAMILY DWELLING  
 TREE COTE COTTAGE

**DESIGN:**  
 FRONT AND RIGHT ELEVATIONS

**APPROVED:**

DATE:	April 30, 2018
PROJECT NO.:	KBICE
DRAWN BY:	KBICE
REVIEWED BY:	KBICE
SCALE:	AS SHOWN
DRAWING NO.:	A.5



**GENERAL NOTES:**  
DO NOT SCALE DIMENSIONS.  
ALL DIMENSIONS TO BE SHOWN TO NEAREST 1/8".  
ALL MANUFACTURED MATERIALS TO BE MARKED.  
ALL MATERIALS TO BE USED AS PER MANUFACTURER'S INSTRUCTIONS.  
ALL ELECTRICAL TO BE PERmitted BY THE LOCAL AUTHORITY.  
RESUME TO CONFIRM ALL MATERIALS AND FINISHES.  
TO BE OBTAINED FROM THE MANUFACTURER AND TO BE OBTAINED  
FROM THE MANUFACTURER AND TO BE OBTAINED FROM THE MANUFACTURER  
AND TO BE OBTAINED FROM THE MANUFACTURER AND TO BE OBTAINED  
FROM THE MANUFACTURER AND TO BE OBTAINED FROM THE MANUFACTURER

**DESIGN CONDITION ASSUMPTIONS:**  
SOL: SLAB ON GROUND; WIND: 15 MPH

**STRUCTURAL NOTES:**  
ALL REINFORCING TO BE AS PER LOCAL CODES.  
ALL CONNECTIONS TO BE AS PER LOCAL CODES.  
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**KERRY BICE**

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KERRY@KERRYBICE.COM

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	APRIL 30, 2018

**CLIENT:**  
MIKE AND KELLI COYE  
2830 BOWMAN LANE, RD.  
MUSKOKA LAKES, ONTARIO

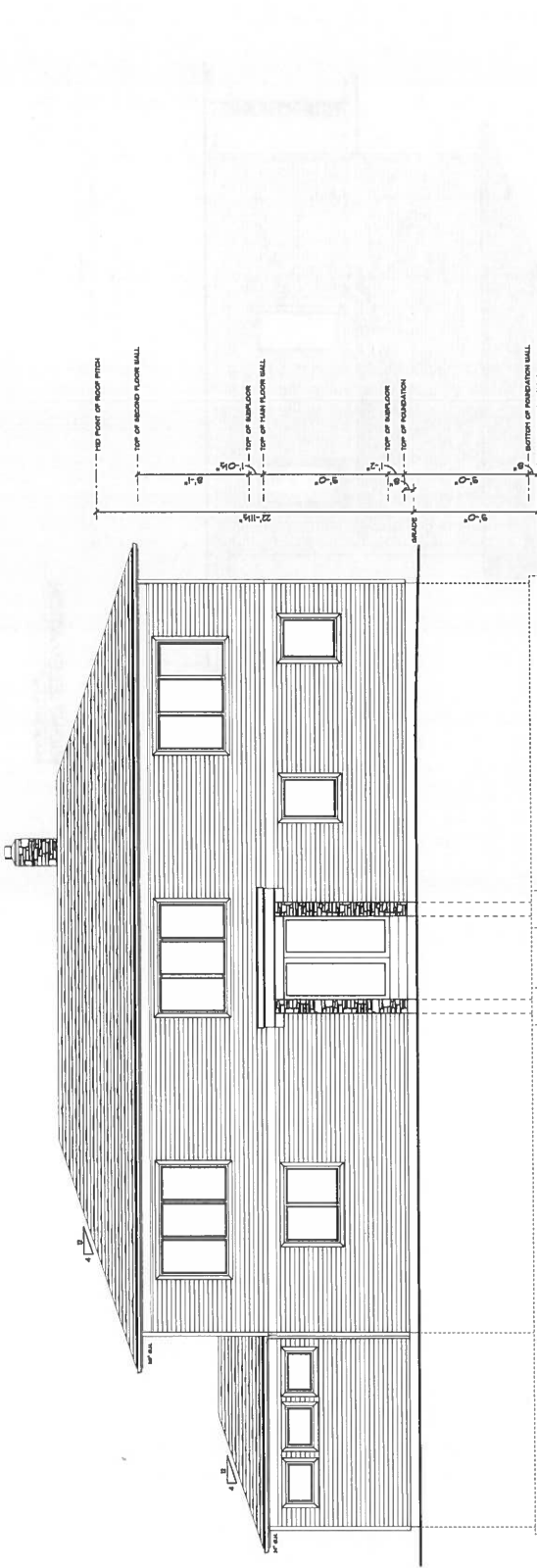
**PROJECT:** PROPOSED DENISE'S  
PABRIK & SWELLERS  
TEE COYE COTTAGE

**DESIGNED BY:** K.BICE

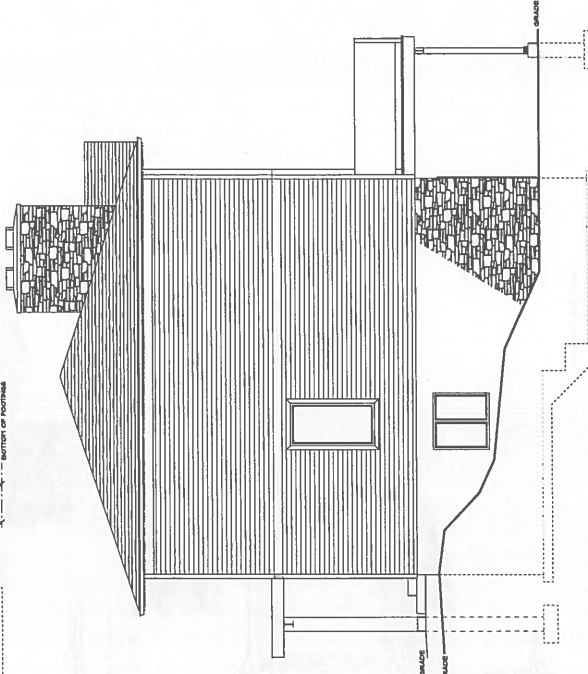
**REAR AND LEFT ELEVATIONS**

**APPROVED**

<b>DATE:</b>	April 30, 2018
<b>PROJECT NO.:</b>	
<b>DRAWN BY:</b>	K.BICE
<b>DESIGNED BY:</b>	K.BICE
<b>SCALE:</b>	AS SHOWN
<b>DRAWING NO.:</b>	A.6



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



