



209 Thrasher Road
- ADU Project -

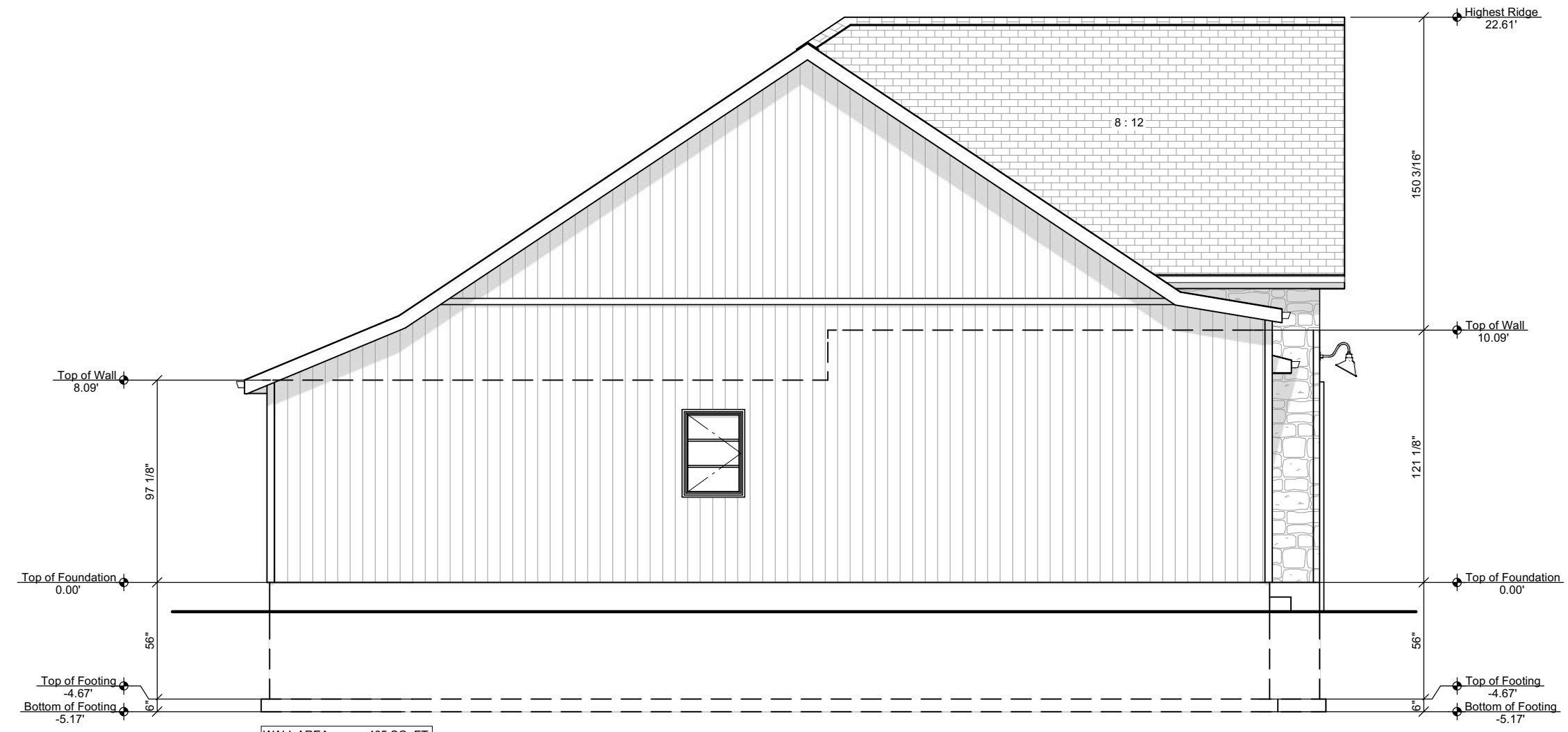
Plan Pages	
Label	Title
P-2	Elevations
P-3	Elevations
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FRONT (WEST) ELEVATION - 3/16 in = 1 ft



REAR (EAST) ELEVATION - 3/16 in = 1 ft

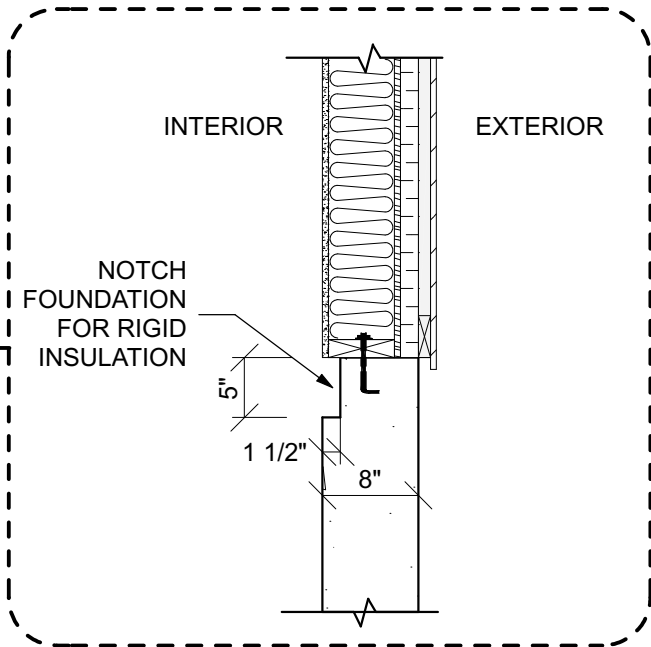


LEFT (NORTH) ELEVATION - 3/16 in = 1 ft

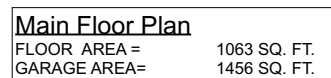
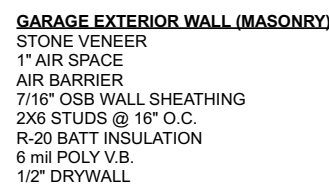


RIGHT (SOUTH) ELEVATION - 3/16 in = 1 ft

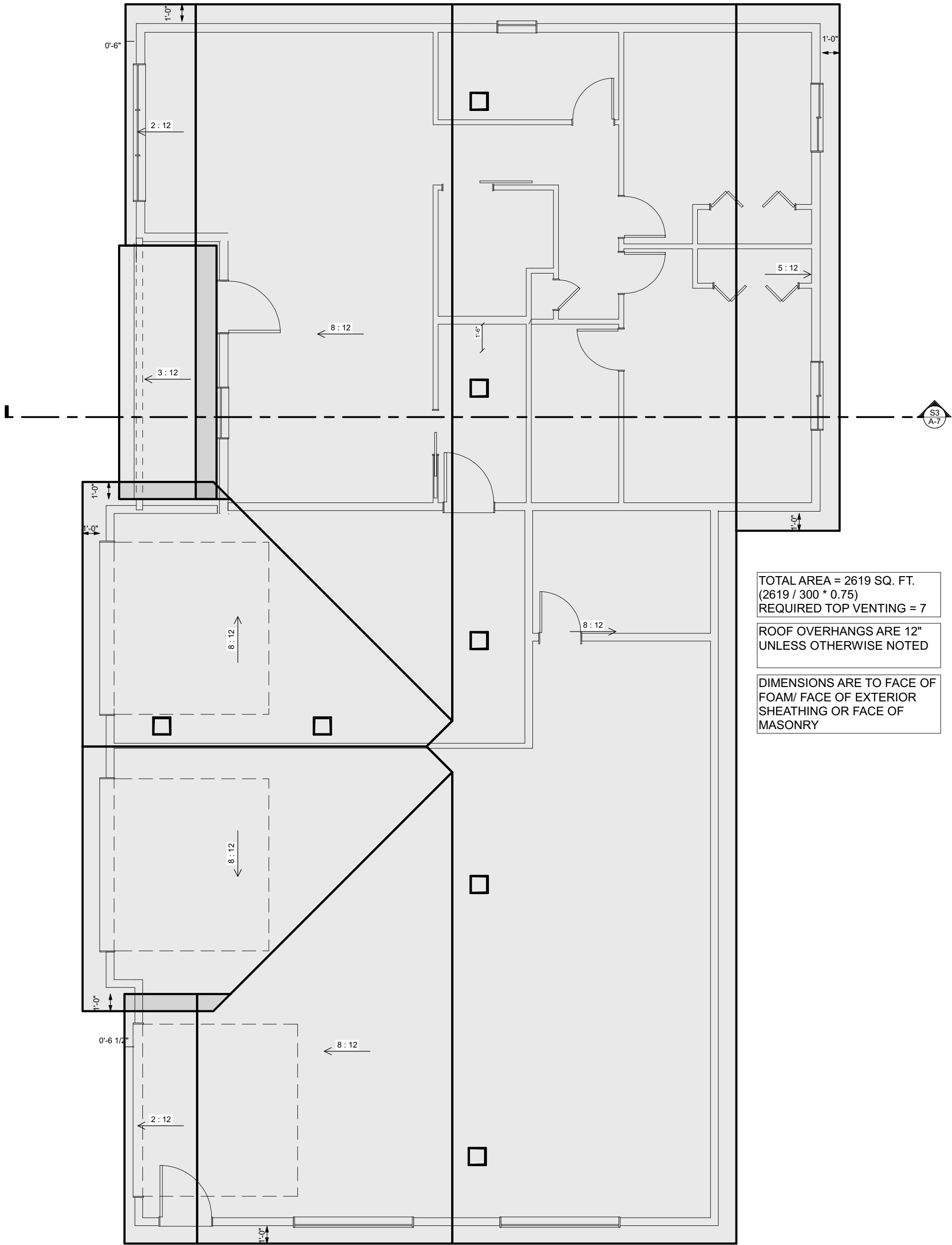
24803



GARAGE WALL STUD MAX
LENGTH = 9'-10"



SPACE HEATING



TOTAL AREA = 2619 SQ. FT.
(2619 / 300 * 0.75)
REQUIRED TOP VENTING = 7

ROOF OVERHANGS ARE 12"
UNLESS OTHERWISE NOTED

DIMENSIONS ARE TO FACE OF
FOAM/ FACE OF EXTERIOR
SHEATHING OR FACE OF
MASONRY

Roof Plan - 3/16 in = 1 ft

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK
ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4
OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS
REGISTERED, IN THE APPROPRIATE CLASS/CATEGORIES:

INDIVIDUAL BCIN = 54803
FIRM BCIN = 127704

GRAHAM COBB
JANUARY 29, 2025

P-6

DRAWING TITLE: ROOF PLAN

SCALE:

PROJECT INFORMATION:

MAIN FLOOR LIVING AREA = 1073 SQ. FT.
GARAGE = 1466 SQ. FT.
TOTAL BUILDING FOOTPRINT = 2616 SQ. FT.

DRAWN BY: G. COBB

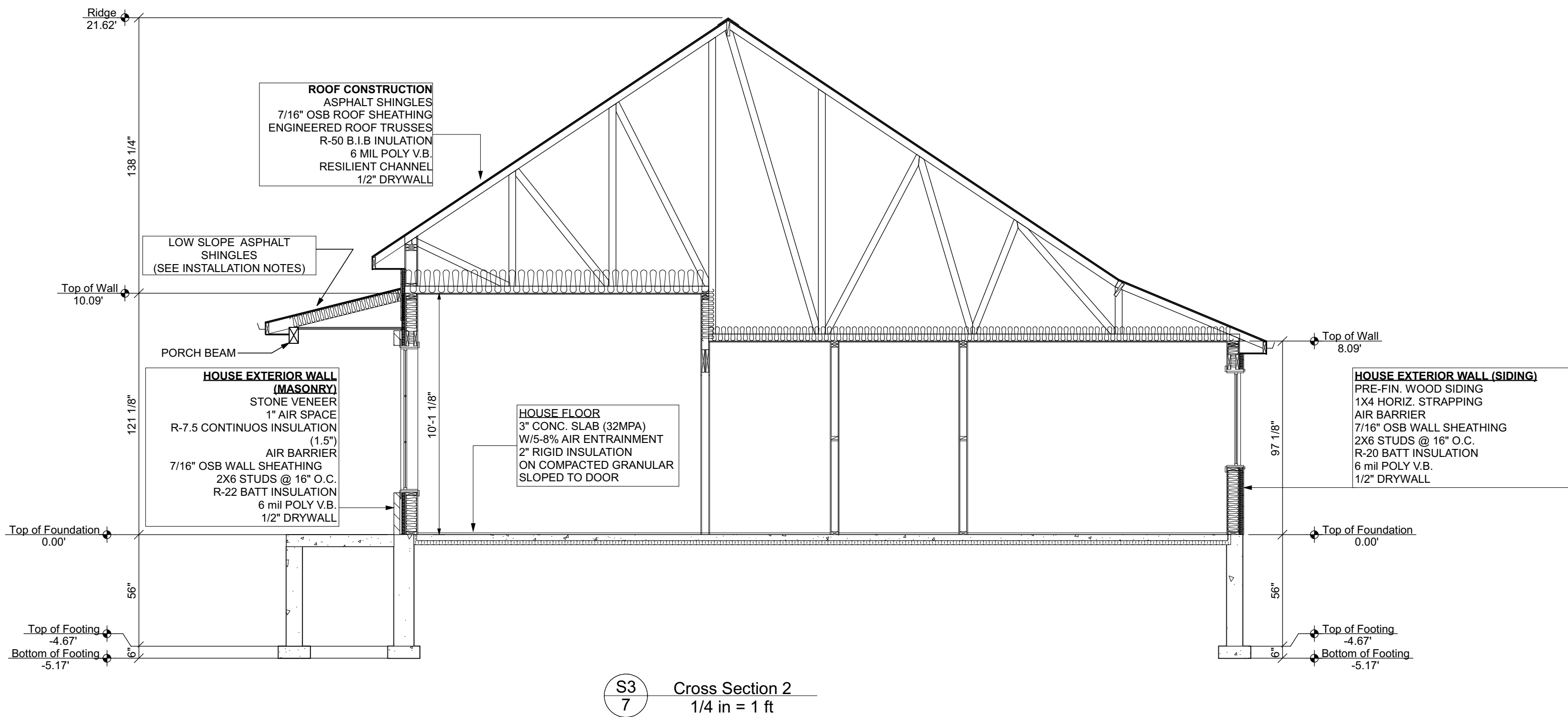
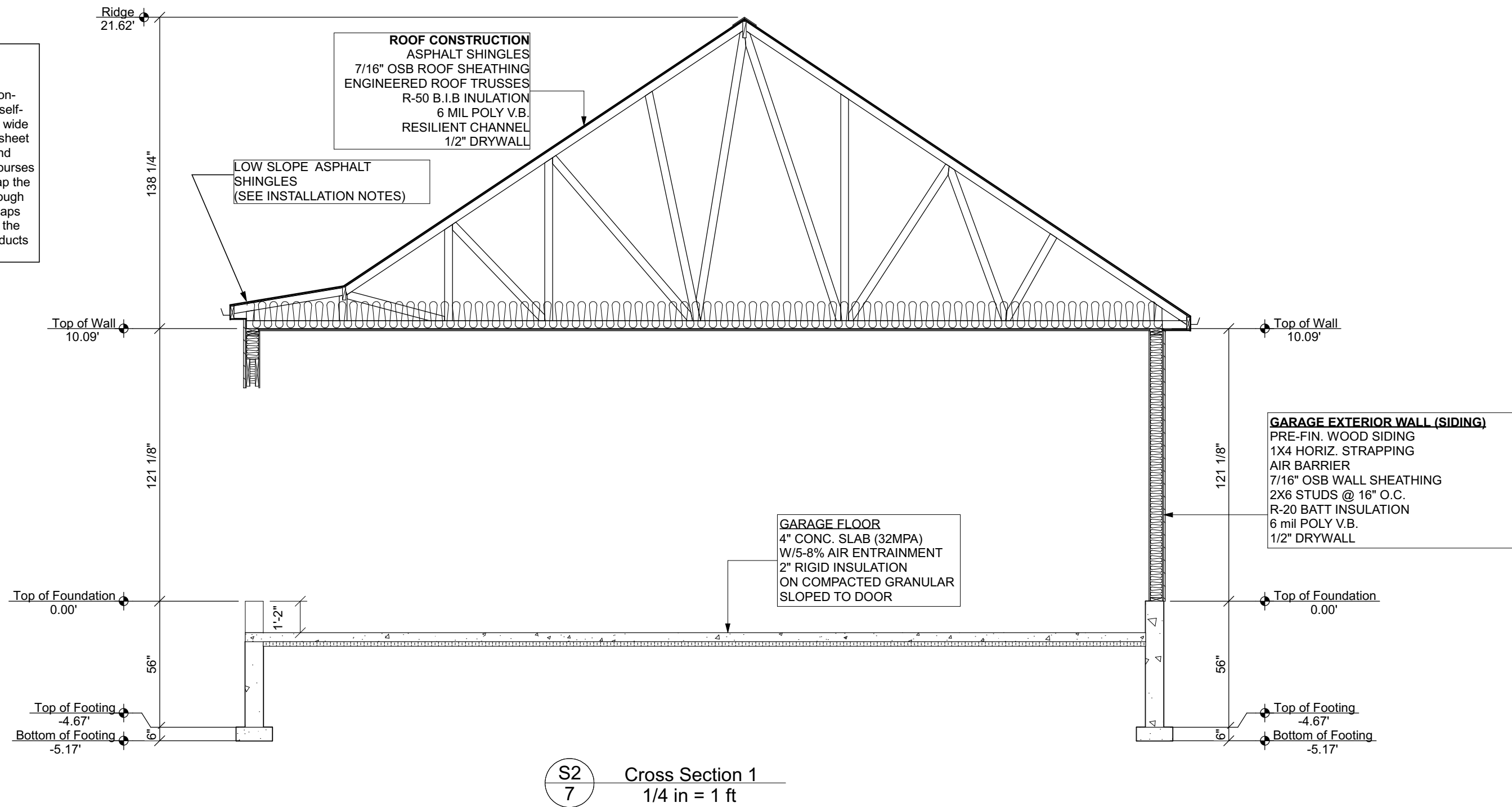
DATE: REVISED - OCT. 3, 2025

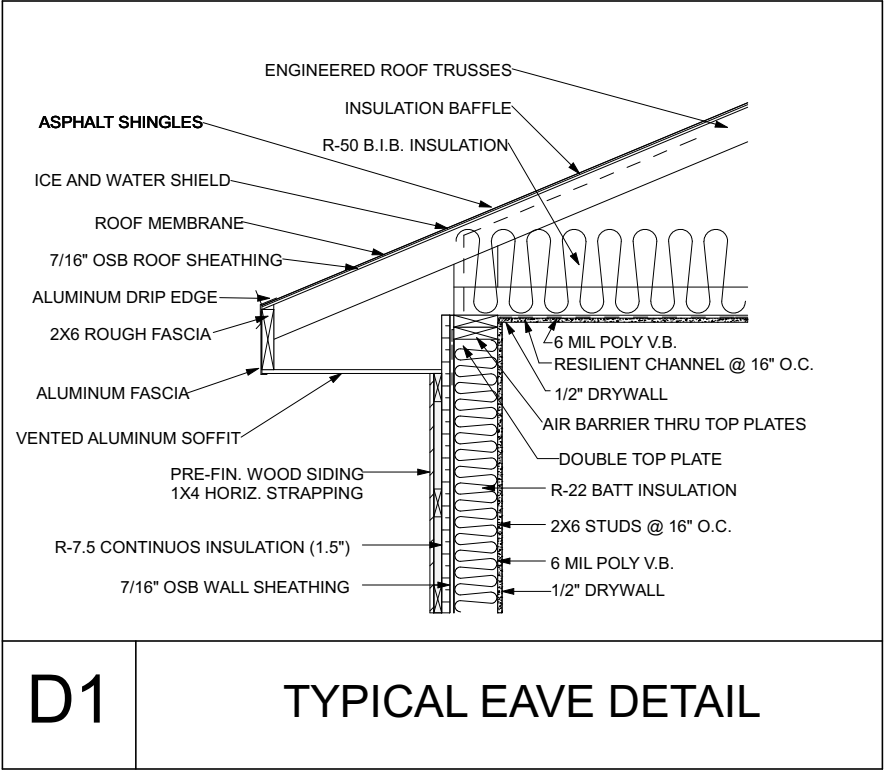
PROJECT ADDRESS: 209 THASHER ROAD
BELLEVILLE, ONTARIO

Low Slope Shingle Application

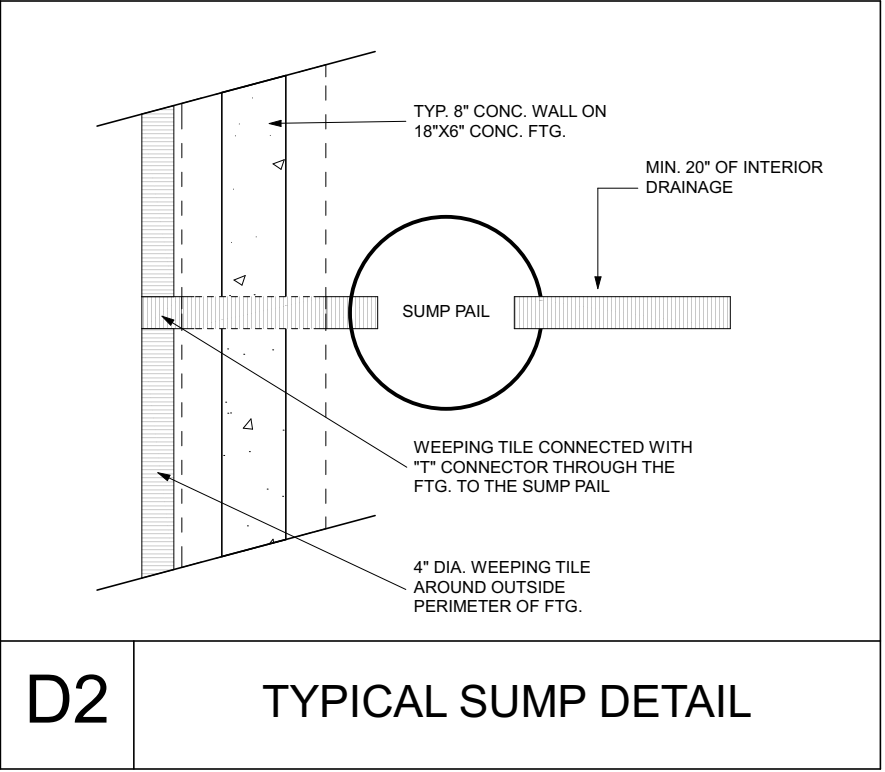
Underlayment

On low slope applications, cover the deck with two layers of non-perforated asphalt saturated felt or one layer of an appropriate self-adhering modified bitumen membrane. Begin by fastening a 19" wide strip of underlayment placed along the eaves. Place a full width sheet over the starter, with the long edge placed along the eaves and completely overlapping the initial starter course. All succeeding courses will be a minimum of 36" wide and should be positioned to overlap the preceding course by 19". Secure each course by using only enough fasteners to hold it in place until the shingles are applied. End laps should be 12" wide and located at least 6 feet from end laps in the preceding course. Instructions are different for self-adhering products because they are not required to be installed in two layers.

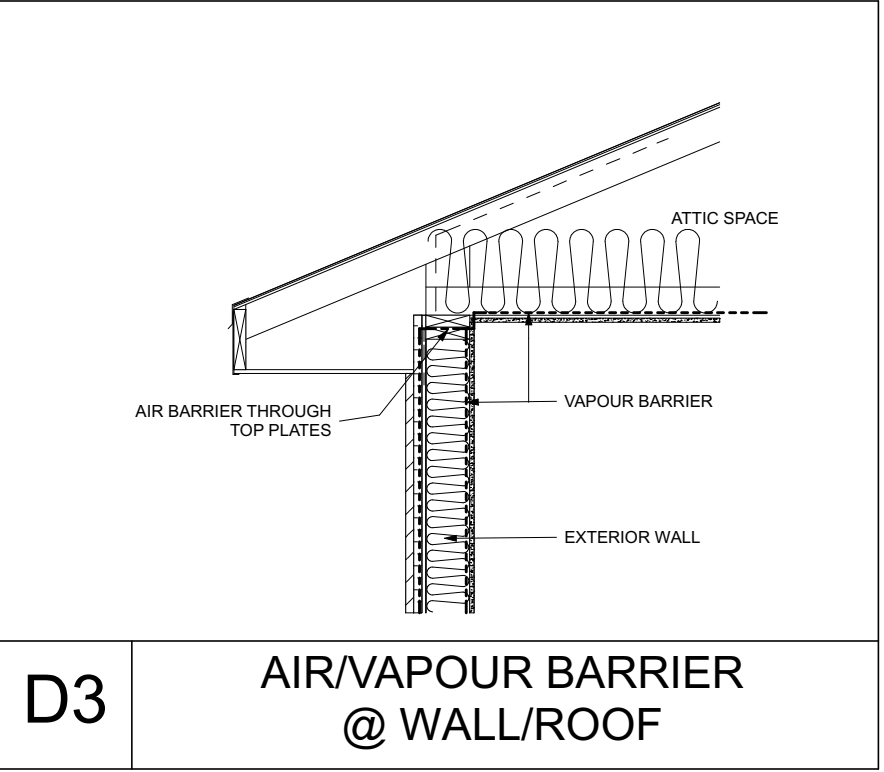




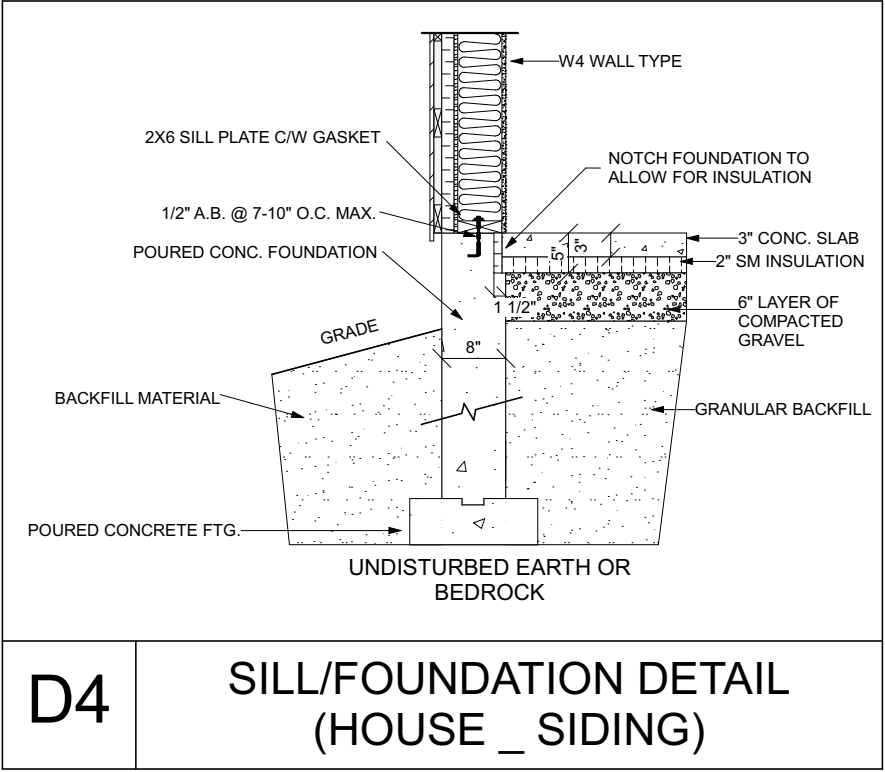
D1 TYPICAL EAVE DETAIL



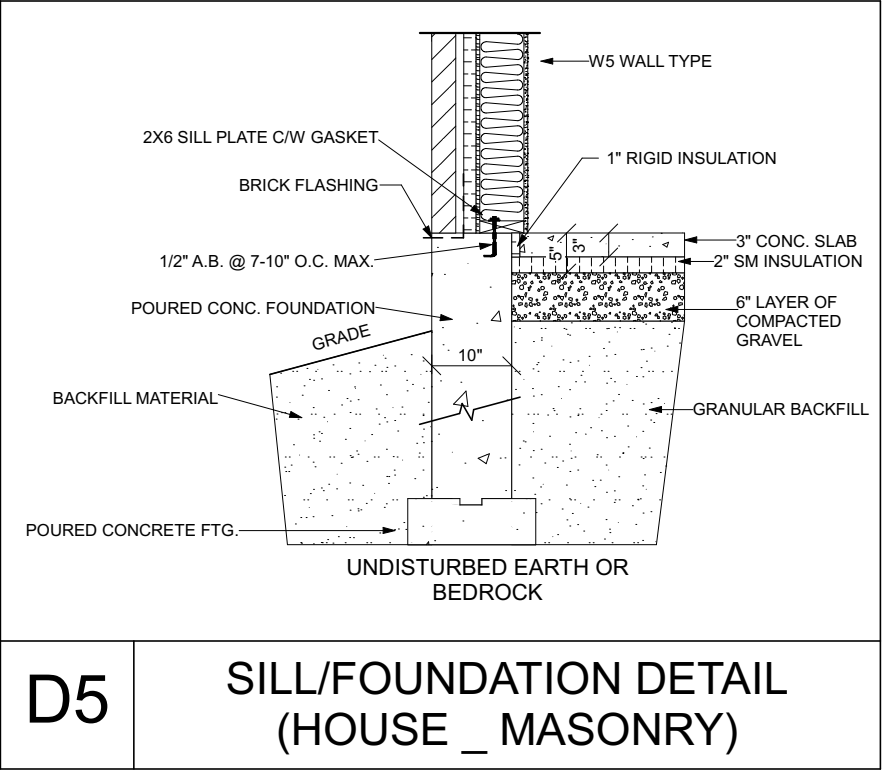
D2 TYPICAL SUMP DETAIL



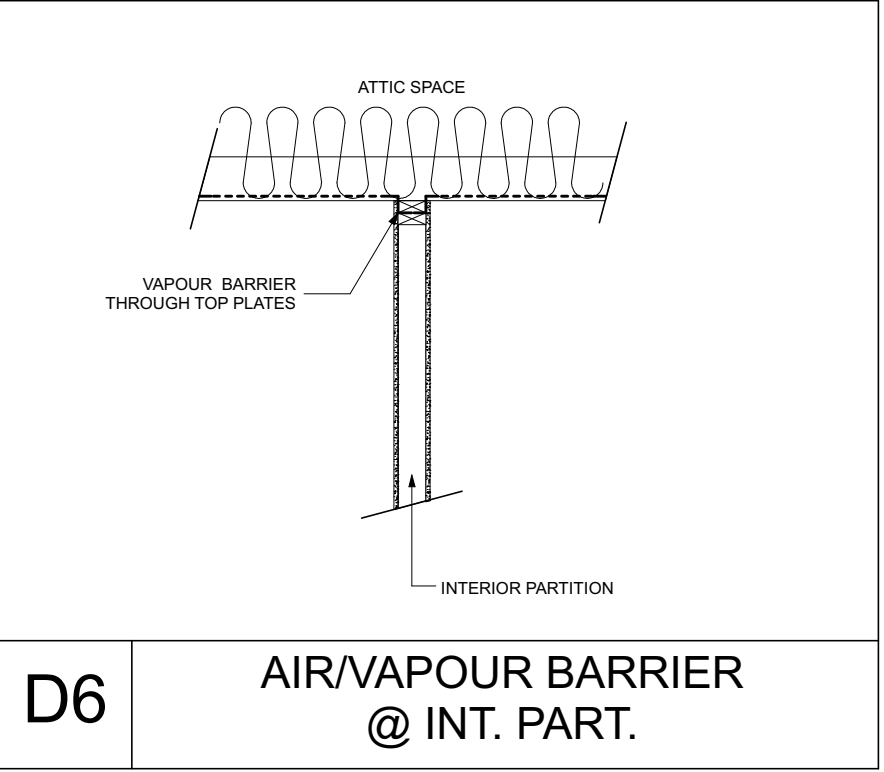
D3 AIR/VAPOUR BARRIER @ WALL/ROOF



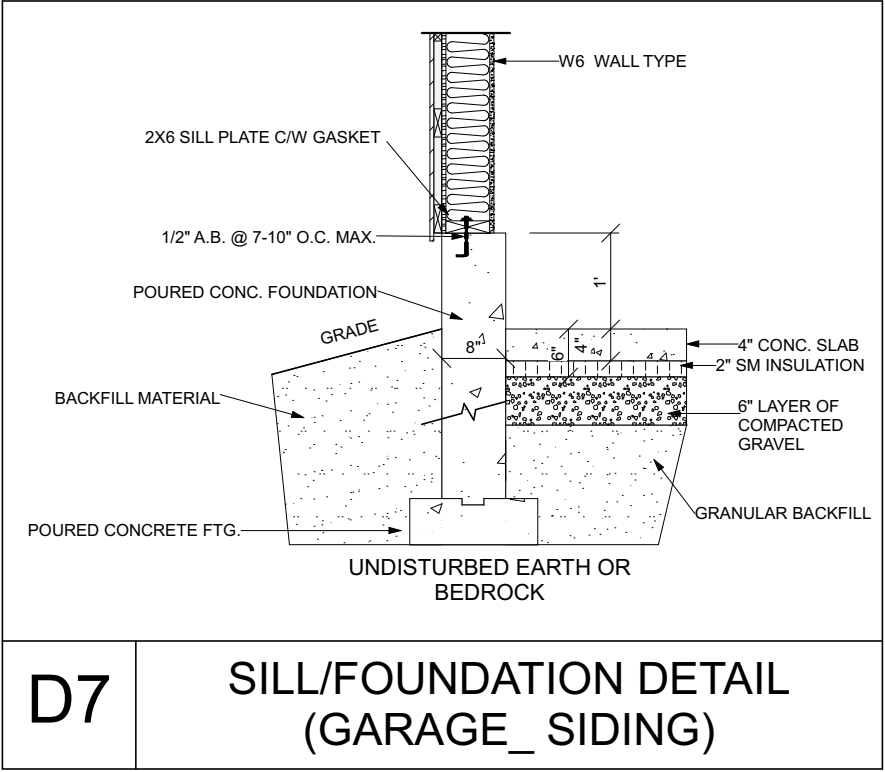
D4 SILL/FOUNDATION DETAIL (HOUSE _ SIDING)



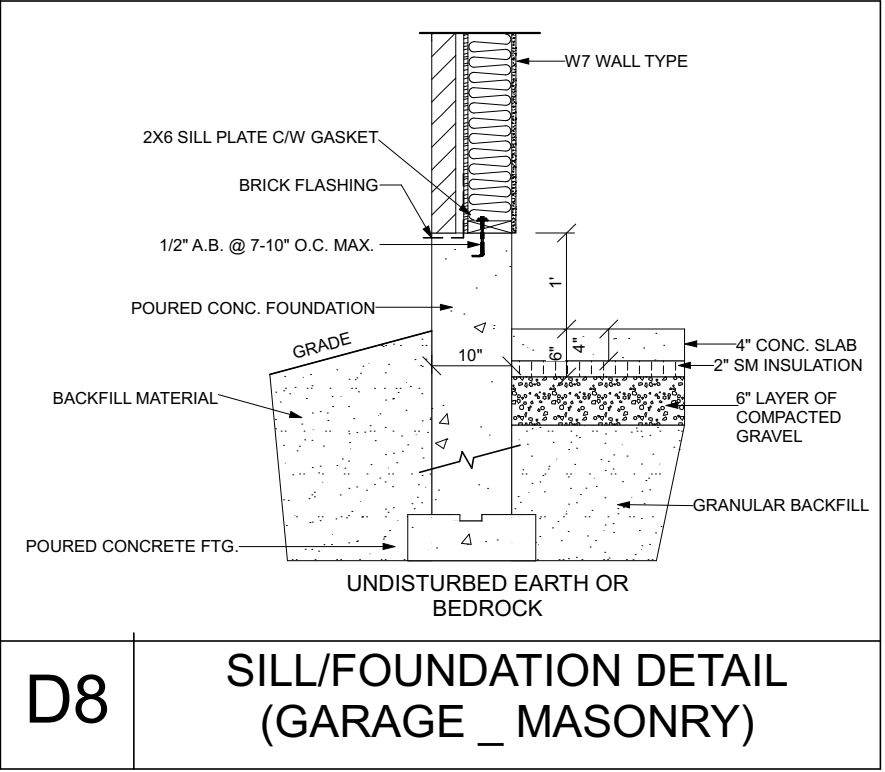
D5 SILL/FOUNDATION DETAIL (HOUSE _ MASONRY)



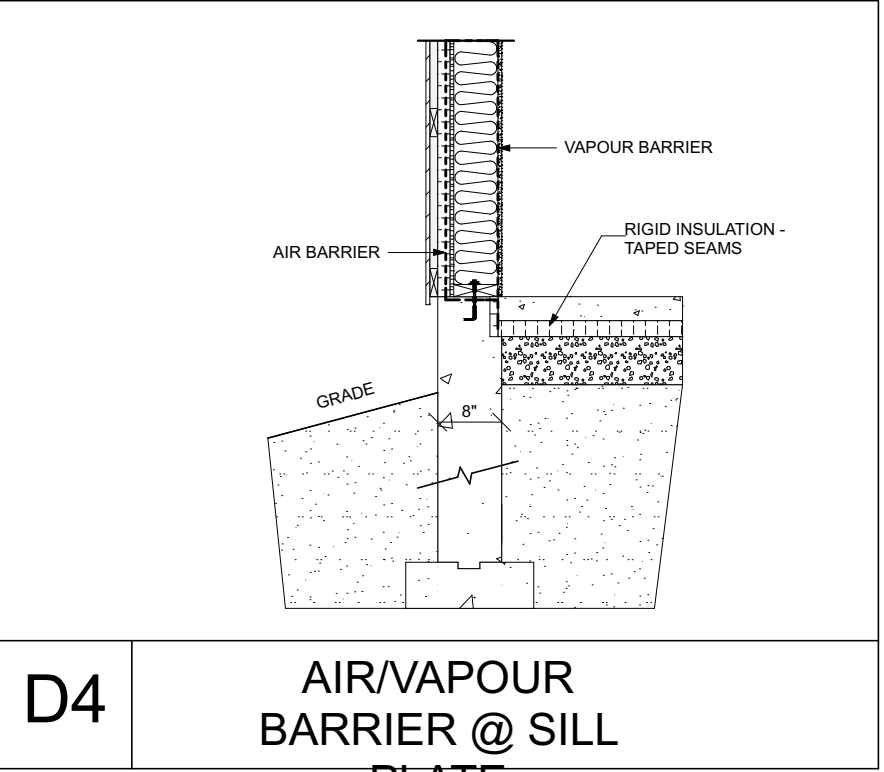
D6 AIR/VAPOUR BARRIER @ INT. PART.



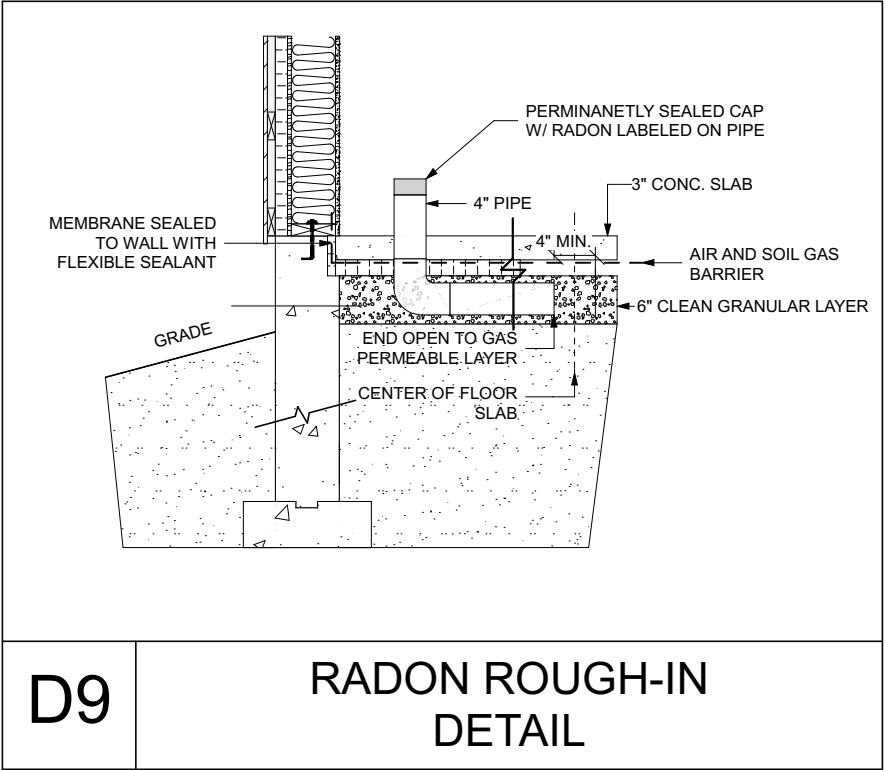
D7 SILL/FOUNDATION DETAIL (GARAGE _ SIDING)



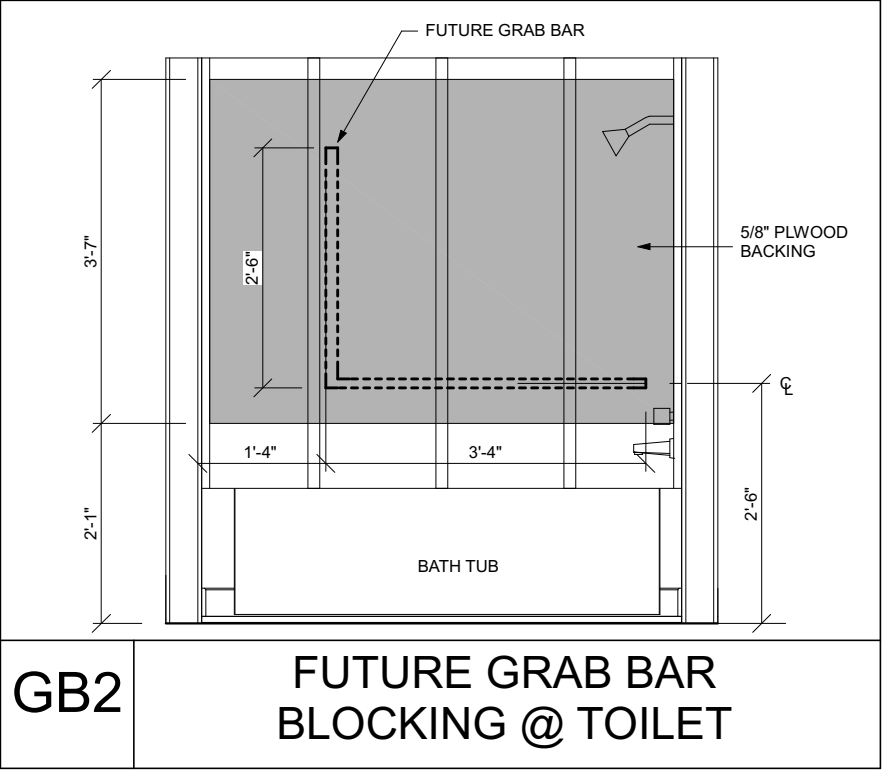
D8 SILL/FOUNDATION DETAIL (GARAGE _ MASONRY)



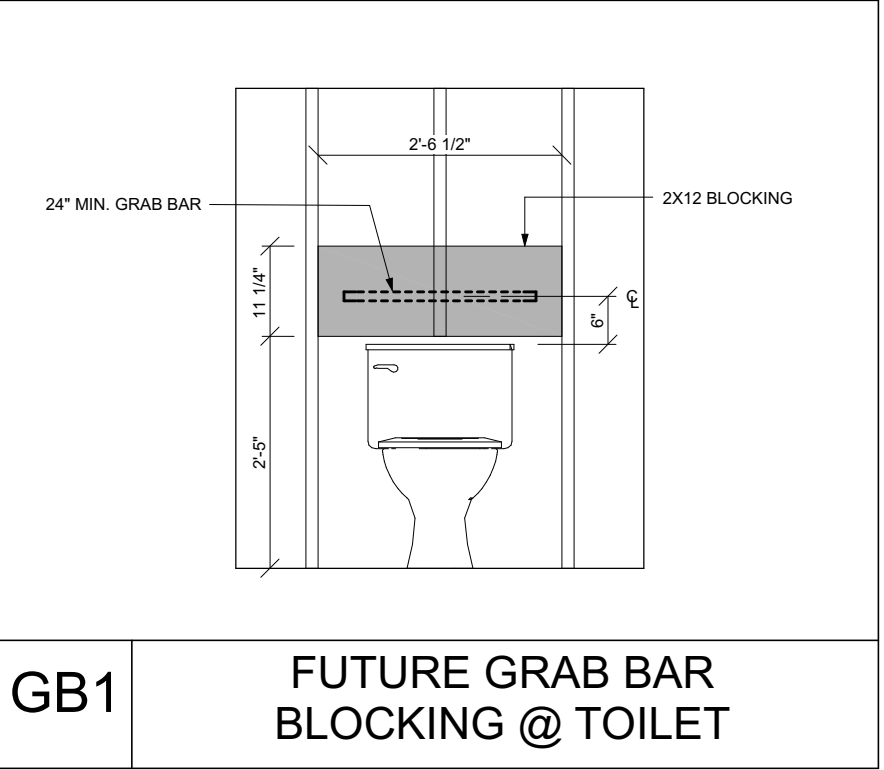
D4 AIR/VAPOUR BARRIER @ SILL PLATE



D9 RADON ROUGH-IN DETAIL



GB2 FUTURE GRAB BAR BLOCKING @ TOILET



GB1 FUTURE GRAB BAR BLOCKING @ TOILET

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.37.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

INDIVIDUAL BCIN = 34803
FIRM BCIN = 327704

GRAHAM COBB
JANUARY 29, 2025

P-8

DRAWING TITLE: DETAILS

1/2 in = 1 ft

PROJECT INFORMATION:
MAIN FLOOR LIVING AREA = 1073 SQ. FT.
GARAGE = 1466 SQ. FT.
TOTAL BUILDING FOOTPRINT = 2539 SQ. FT.

DRAWN BY: G. COBB
DATE: **REVISED - OCT. 3, 2025**
PROJECT ADDRESS: 209 THASHER ROAD, BELLEVILLE, ONTARIO

COBBLESTONE
HOMES QUINTE INC
www.cobblestonehomesquinte.com

GENERAL NOTES

1. AT LEAST ONE WINDOW IN A FLOOR AREA CONTAINING BEDROOMS TO BE OPENABLE FROM THE INSIDE WITHOUT TOOLS, HAVE AN OPENABLE AREA OF MIN. 0.35 M² WITH NO DIMENSION LESS THAN 380 MM, AND A MAX. SILL HEIGHT OF 1,000 MM (39.37") ABOVE THE FLOOR
2. ALL INTERIOR DIMENSIONS ARE TO INSIDE FACE OF STUDS (WALL THICKNESS IS NOT DIMENSIONED) AND IN IMPERIAL.
3. ALL INTERIOR WALLS TO BE 2X4 @ 24" O.C. WITH THE EXCEPTION OF WET WALLS & INTERIOR LOAD-BEARING WALLS WITH 1 LAYER ½" G.W.B. BOTH SIDES.
4. ALL INTERIOR DOORS AS PER LABELED ON PLANS.
5. INTERCONNECTED SMOKE DETECTORS AS PER O.B.C. 9.10.19 LOCATED IN EACH SLEEPING ROOM & WITHIN 16' OF BEDROOM DOORS.
6. WATER CLOSETS TO BE 4.8 LITER LOW FLUSH.
7. ALL SHOWER VALVES SHALL BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, CONFORMING TO CAN/CSA-B125.
8. RESISTANCE TO FORCED ENTRY AS PER O.B.C. 9.7.5.1
9. SEAL AROUND PIPES, DUCTS, & WIRES AT HOSE BIBS WITH ACOUSTIC SEALANT.
10. WOOD ROOF TRUSSES INSTALLATION, BRACING, DESIGN AS PER O.B.C. 9.23.13.11.
11. FLOOR FINISHES AS PER CLIENT. CLIENT TO CHOOSE MATERIALS FROM BUILDER'S SAMPLES.
12. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH FLOOR WITH A SLEEPING AREA & NEAR THE CEILING ON EACH FLOOR.
13. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER CAN/CSA-6.19 & ULC S531.
14. BATHROOM, POWDER RM.,AND MASTER BEDROOM DOORS TO BE LOCKABLE FROM INSIDE ROOM W/EXTERIOR EMERGENCY RELEASE MECHANISM.
15. STEEL LINTELS TO COMPLY TO O.B.C. 9.20.5.2.
16. DOOR TO GARAGE TO BE STL./WD./GLASS INSUL. AND EQUIPPED WITH A SELF CLOSING DEVICE AS TO PROPERLY SEAL THE DOOR TO PREVENT THE ENTRY OF NOXIOUS GASES INTO THE SUITE.
17. ATTACHED GARAGE MUST BE COMPLETELY SEALED TO PREVENT INFILTRATION OF GASES INTO DWELLING.
18. WHERE ATTACHED GARAGE IS ADJACENT TO ATTIC SPACE CARRY GYPSUM BOARD UP TO ROOF SHEATHING AND CAULK WITH ACOUSTIC SEALANT.
19. MULTIPLE STUDS: DOUBLE STUD UNDER DOUBLE JOISTS ETC., TRIPLE STUDS UNDER TRIPLE JOISTS ETC., DOUBLE JOISTS UNDER ALL WALLS OVER 7' LONG, DOUBLE HEADER AROUND ALL STAIR OPENINGS.
20. ALL OVERHANGS AT GABLES AND EAVES TO BE 18" FROM FINISHED FACE.
21. STEEL BEAMS SHALL BE TREATED WITH MIN. 1 COAT RUST INHIBITING PAINT.
22. STEEL LINTELS TO HAVE MIN. 6" BEARING BOTH SIDES AND SHALL BE PRIMED TO PROTECT FROM CORROSION.
23. ALL CONSTRUCTION TO COMPLY WITH ONTARIO BUILDING CODE 2024 EDITION.
24. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, METHOD OF ERECTION AND INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS INCLUDING THE ERECTION OF ENGINEERED BEAMS. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION AND CARE DURING THE DEMOLITION PROCESS OF ANY EXISTING STRUCTURE.
25. ALL FRAMING LUMBER SHALL BE CONSTRUCTION GRADE APPROVED SPF #1 OR 2 KILN DRIED.
26. ALL DIMENSIONS PROVIDED IN IMPERIAL.
27. STRUCTURAL WOOD ELEMENTS MUST BE PRESSURE TREATED TO RESIST DECAY IF LESS THAN 6" ABOVE THE GROUND. IN AREAS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE GROUND MUST BE AT LEAST 18" UNLESS TREATED AGAINST TERMITES.
28. PROVIDE TO THE CITY PRIOR TO THE REQUEST FOR INSULATION INSPECTION, MECHANICAL DETAILS INC. HEAT LOSS CALCULATIONS, DUCT SIZE CALCULATIONS AND DUCT LAYOUT DIAGRAM, DUCT SIZES FOR ALL VENTILATION SYSTEMS, CLASSIFICATION OF HEAT TYPE, CLASS OF VENT TYPE, LOCATION OF SUPPLEMENTAL HEATING, OR CONFIRMATION THAT NOT MORE THAN 10% OF THE HEATING WILL BE ELECTRIC.
29. DRAINAGE LAYER IN ACCORDANCE TO 9.14.2.1.(2) SHALL BE INSTALLED WHEN FOUNDATION INSULATION EXTENDS BELOW 36" FROM THE ADJACENT EXTERIOR GRADE UNLESS THE FOUNDATION IS WATER PROOFED.
30. WINDOW WELLS SHALL BE DRAINED TO FOOTING LEVEL.
31. STUD HEIGHTS TO CONFORM TO 9.23.10.1.
32. CONCRETE FOR GARAGE SLABS AND EXTERIOR WORK SHALL BE MIN. 32 MPA W/5-8% AIR ENTRAINMENT.
33. ADJUSTABLE STEEL COLUMNS TO CONFORM TO CAN/CGSB-7.2 AND SHALL NOT SUPPORT LOADS GREATER THAN 8000LBS.
34. BASEMENTS ARE REQUIRED TO HAVE FLOOR DRAINS THAT DRAIN TO A SANITARY SYSTEM WHERE POSSIBLE OR STORM MANAGEMENT SYSTEM 7.1.4.2.
35. REINFORCEMENT SHALL BE INSTALLED TO PERMIT FUTURE GRAB BARS IN BATHROOMS PER OBC 9.5.2.1.
36. INTERIOR AND EXTERIOR GUARDS INCLUDING ½ WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SB-7.
37. A CONTINUOUS AIR BARRIER SYSTEM SHALL BE PROVIDED AS PER 9.25.3.1.
38. ATTIC HATCH MIN. SIZE: 1000 MM X 1000 MM, WITH 200 MM CLEARANCE, PER OBC 9.19.1.
39. HANDRAILS TO BE CONTINUOUS AT WINDERS, AND ONLY INTERRUPTED AT LANDINGS AS PER O.B.C. 9.8.7.2.(2).
40. PATIO DOORS TO BE RESTRICTED TO A MAX. 4" OPENING WHERE THE HEIGHT OF THE GRADE BELOW THE DOOR IS GREATER THAN 600MM.
41. SUMP PIT TO BE INSTALLED IN ACCORDANCE WITH 9.14.5.2.
42. AT LEAST ONE WINDOW IN BASEMENT TO CONFORM TO 9.9.10.1. OF THE O.B.C. FOR EGRESS.
43. ALL HEADERS ARE 2-2X10 UNLESS STATED OTHERWISE.
44. SMOKE ALARMS TO HAVE VISUAL SIGNALING COMPONENT AS PER 9.10.19.1.
45. CONCRETE FLOORS TO COMPRESSIVE STRENGTH OF 32 MPA MIN. , WALLS AND FOOTING TO HAVE COMPRESSIVE STRENGTH OF 15 MPA MIN.
46. EXTERIOR FOUNDATION WALLS SHALL EXTEND MIN. 6" ABOVE FINISHED GRADE
47. ROOF VENTING AS PER O.B.C. 9.19.1.2
48. WHERE FLOOR LEVEL EXCEEDS 1.8M OR MORE WINDOWS HAVE A MAXIMUM SILL HEIGHT OF 900MM ABOVE FLOOR LEVEL, WITHOUT THE USE OF LIMITERS IN PLACE. 9.8.8.1.
49. EXHAUST DUCT LOCATIONS NOW AS PER 9..32.3.13
50. STAIR TREADS = 10-1/8" MIN.

ENERGY EFFICIENCY DESIGN CALCULATIONS 21 HORTON CT.	
DESCRIPTION	AREA
FRONT WALL AREA	312 SQ.FT.
FRONT WALL GLAZING	90 SQ.FT.
RIGHT WALL AREA	461SQ.FT.
RIGHT WALL GLAZING	36 SQ.FT.
REAR WALL AREA	338 SQ.FT.
REAR WALL GLAZING	35 SQ.FT.
LEFT WALL AREA	405 SQ.FT.
LEFT WALL GLAZING	11 SQ.FT.
TOTAL WALL AREAS	1516 SQ.FT.
TOTAL GLAZING AREAS	172 SQ.FT.
GLAZING TO WALL PERCENTAGE	11.3%

SB12 COMPLIANCE PACKAGE	C-4 TABLE 3.1.1.2.C
DESCRIPTION	VALUE
CEILING W/ATTIC	R-50 + HH
CEILING W/O ATTIC	R-31
EXPOSED FLOOR	R-31
WALLS ABOVE GRADE	R-7.5 C.I. + R-22
BASEMENT WALLS	R20 C.I.
HRV	55%



Cobblestone Homes Quinte Inc.
Graham Cobb
info@cobblestonehomesquinte.com
(613) 661-3011

April 2, 2025

Typical Foundation Wall Opening Detail

To Whom This Concerns,

Three Hills Engineering Ltd. was asked to design typical residential lintel for the use in the Quinte Area.

The following lintels are acceptable for residential construction in Belleville, Quinte West and the Prince Edward County, Ontario with a Live load of 1.5kPa snow and 0.72kPa Dead Load.

1. 40" Opening

1. 40" Opening

a. 2-2"x10" with single 2x6 jack post up to 32'-2" truss.

b. 2-2"x10" with double 2x6 jack post from 32'-2" to 42'-0" truss.
2. 48" Opening

2. 48" Opening

a. 2-2"x10" with single 2x6 jack post up to 32'-2" truss.

b. 2-2"x10" with double 2x6 jack post from 32'-2" to 40'-0" truss.

c. 3-2"x10" with double 2x6 jack post from 32'-2" to 40'-0" truss.
3. 60" Opening

3. 60" Opening

a. 2-2"x10" with single 2x6 jack post up to 32'-2" truss.

b. 2-2"x10" with double 2x6 jack post from 32'-2" to 38'-0" truss.

c. 3-2"x12" with triple 2x6 jack post from 38'-0" to 40'-0" truss.
4. 72" Opening

4. 72" Opening

a. 3-2"x12" with triple 2x6 jack post up to 40'-0" truss.
5. 84" Opening

5. 84" Opening

a. 2-1.75"x9 1/4" LVL with double 2x6 jack post up to 40'-0" truss.

We trust that the above is sufficient for your present need. Please note that our review is based on the information provided and the conditions observed during our site visit.

Sincerely,
Three Hills Engineering Ltd.

Mark Vreugdenhil

Per: Mark Vreugdenhil, P.Eng.
Project Engineer
mark@threehills.co
613-902-0036



Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Three Hills Engineering Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.



Professional Engineers
Ontario

233 FRONT STREET
BELLEVILLE, ON K8N 2Z4

P-9

DRAWING TITLE: GENERAL NOTES

SCALE:

PROJECT INFORMATION:

MAIN FLOOR LIVING AREA = 1073 SQ. FT.
GARAGE = 1466 SQ. FT.
TOTAL BUILDING FOOTPRINT = 2616 SQ. FT.

DRAWN BY: G. COBB

DATE: REVISED - OCT. 3, 2025

PROJECT ADDRESS: 209 THASHER ROAD
BELLEVILLE, ONTARIO



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HOMES QUINTE INC
www.cobblestonehomesquinte.com

