

A1 FLOOR PLAN – 1ST STOREY
SCALE 3/16" = 1'-0"

WINDOW SCHEDULE
FLOOR PLANS

KEY	SIZE (INCHES)	NOTES
W-1	84 X 60	DOUBLE HUNG
W-2	40 X 40	DOUBLE HUNG
W-3	84 X 48	DOUBLE HUNG
W-4	30 X 48	DOUBLE HUNG
W-5	48 X 40	DOUBLE HUNG
W-6	48 X 40	DOUBLE HUNG
W-7	48 X 72	DOUBLE HUNG
W-8	48 X 30	SLIDER (BASEMENT EGRESS)
W-9	48 X 30	SLIDER (BASEMENT EGRESS)
W-10	48 X 30	SLIDER (BASEMENT EGRESS)

NOTE: CONFIRM ALL EXACT ROUGH OPENINGS WITH MANFR.

EXT. DOOR SCHEDULE
GROUND PLAN

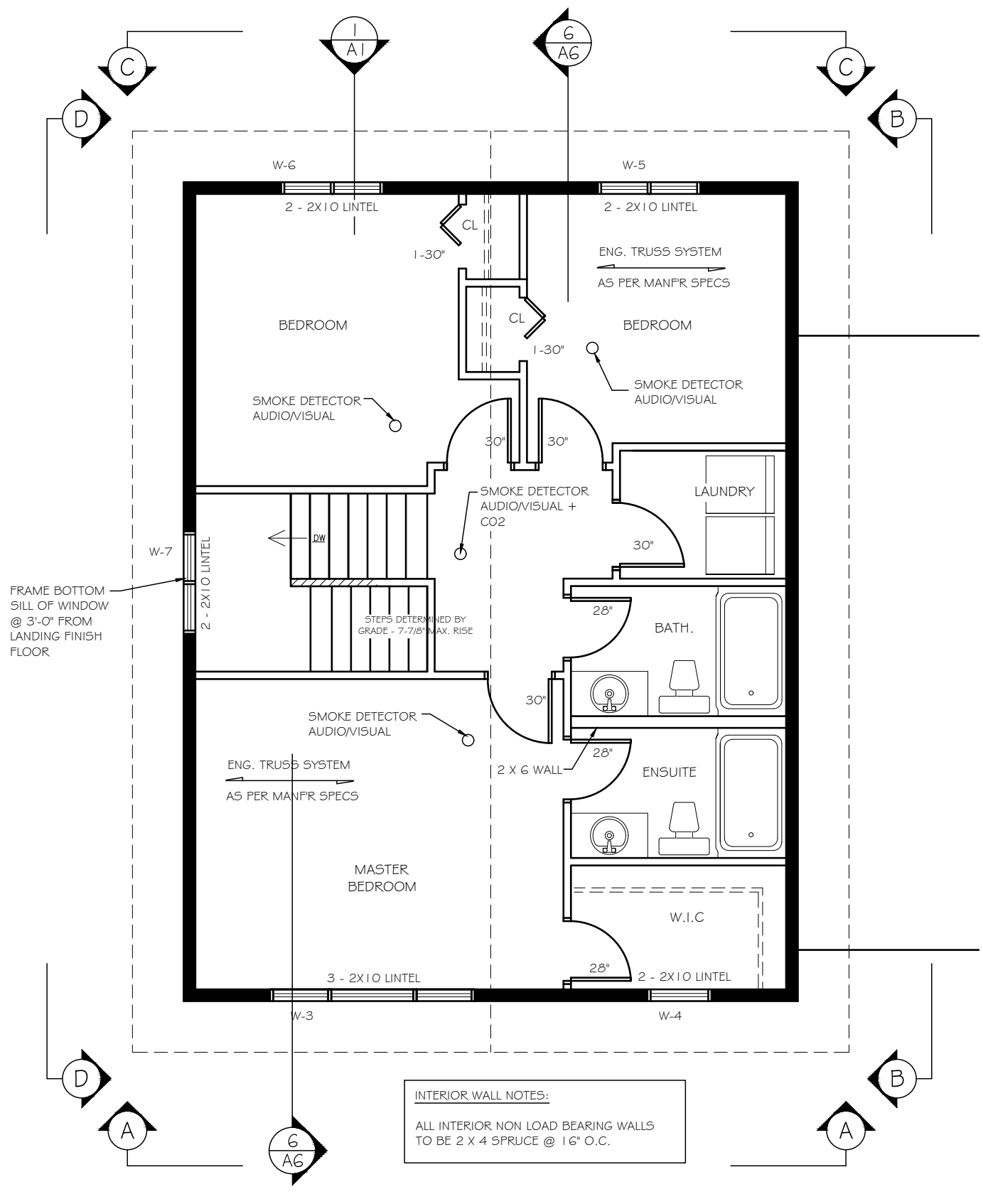
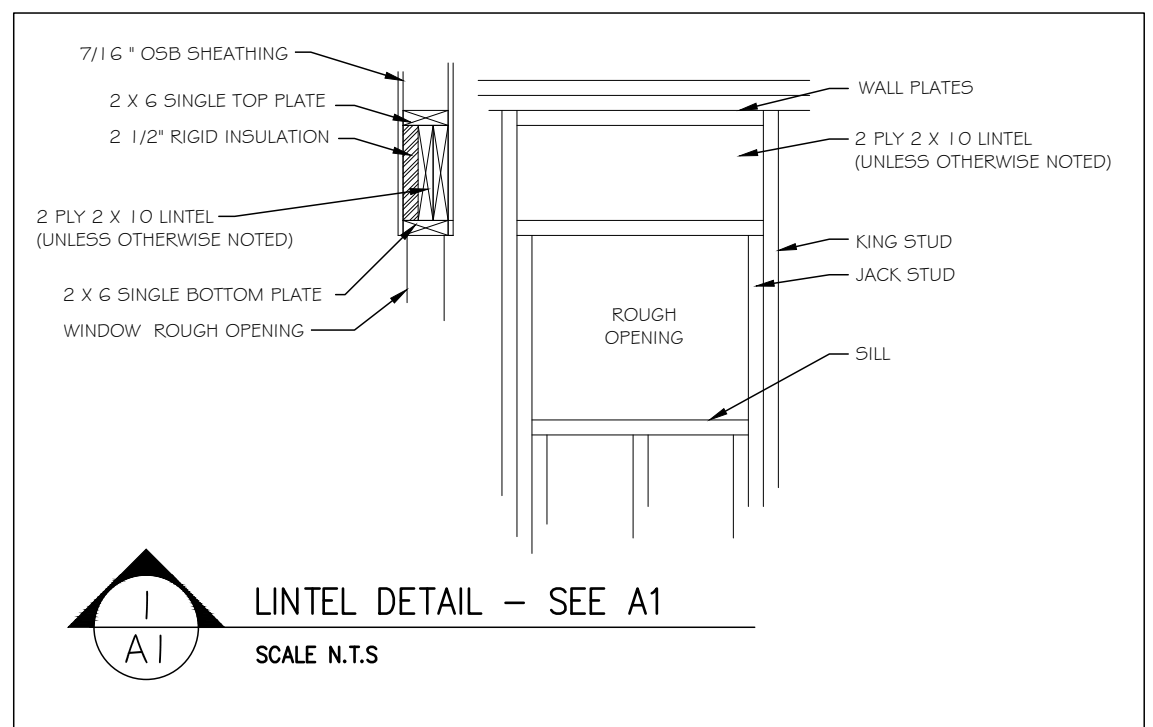
KEY	SIZE (INCHES)	NOTES
D-1	36 X 80	RHH, CUSTOM CW SIDELIGHT STYLE TO BE DETERMINED
D-2	36 X 80	EXT. STEEL, RHH, CW SELF CLOSURE AND WEATHER STRIPPING
D-3	34 X 80	EXT. STEEL, RHH, CW HALF LITE
D-4	72 X 80	PATIO DOOR

NOTE: CONFIRM ALL EXACT ROUGH OPENINGS WITH MANFR.

DRAWINGS NOTES

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- GENERAL NOTES**
- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST REVISION OF THE ONTARIO BUILDING CODE, ALL APPLICABLE LOCAL CODES AND BY-LAWS
 - CONTRACTOR SHALL EXAMINE SITE OF WORK AND FAMILIARIZE HIMSELF WITH SCOPE OF WORK AND REPORT ANY DISCREPANCIES, OMISSIONS AND DEPARTURE FROM CODE PRIOR TO COMMENCING OF CONSTRUCTION
 - VERIFY THE DIMENSIONS OF ALL ROUGH OPENINGS AND BUILT-INS PRIOR TO FRAMING. WRITTEN DIMENSIONS TO HAVE PRECEDENCE OVER SCALED DRAWING
 - ALL MATERIALS TO BE NEW AND FREE OF FLAWS
 - SEE DWG. A5 FOR ALL GENERAL NOTES



A1 FLOOR PLAN – 2ND STOREY
SCALE 3/16" = 1'-0"

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RESIDENTIAL DRAFTING & DESIGN

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FIRM BCIN-112511

DRAWN BY: NATHAN LEFEBVRE	DESIGNED BY: N.L.
DATE: AUGUST 2020	B.C.I.N. # 42927
SCALE: 3/16" = 1'-0"	PLOT DATE: SEPT 15, 2020

PROJECT:
THE COPPERFIELD

JOB NO.: 20098

DRAWING NAME:
FLOOR PLAN

A1 SHEET:
1 OF 7

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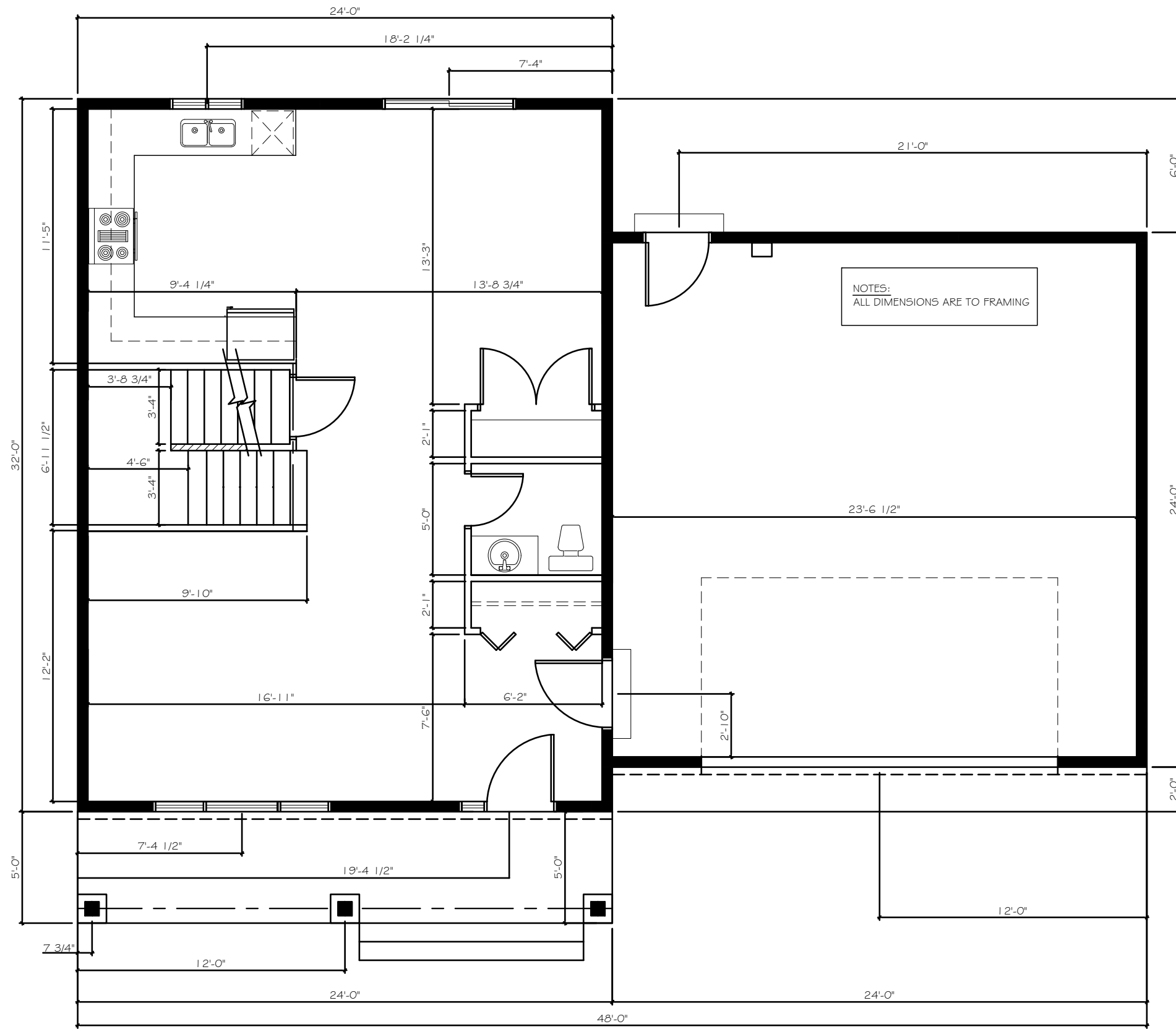
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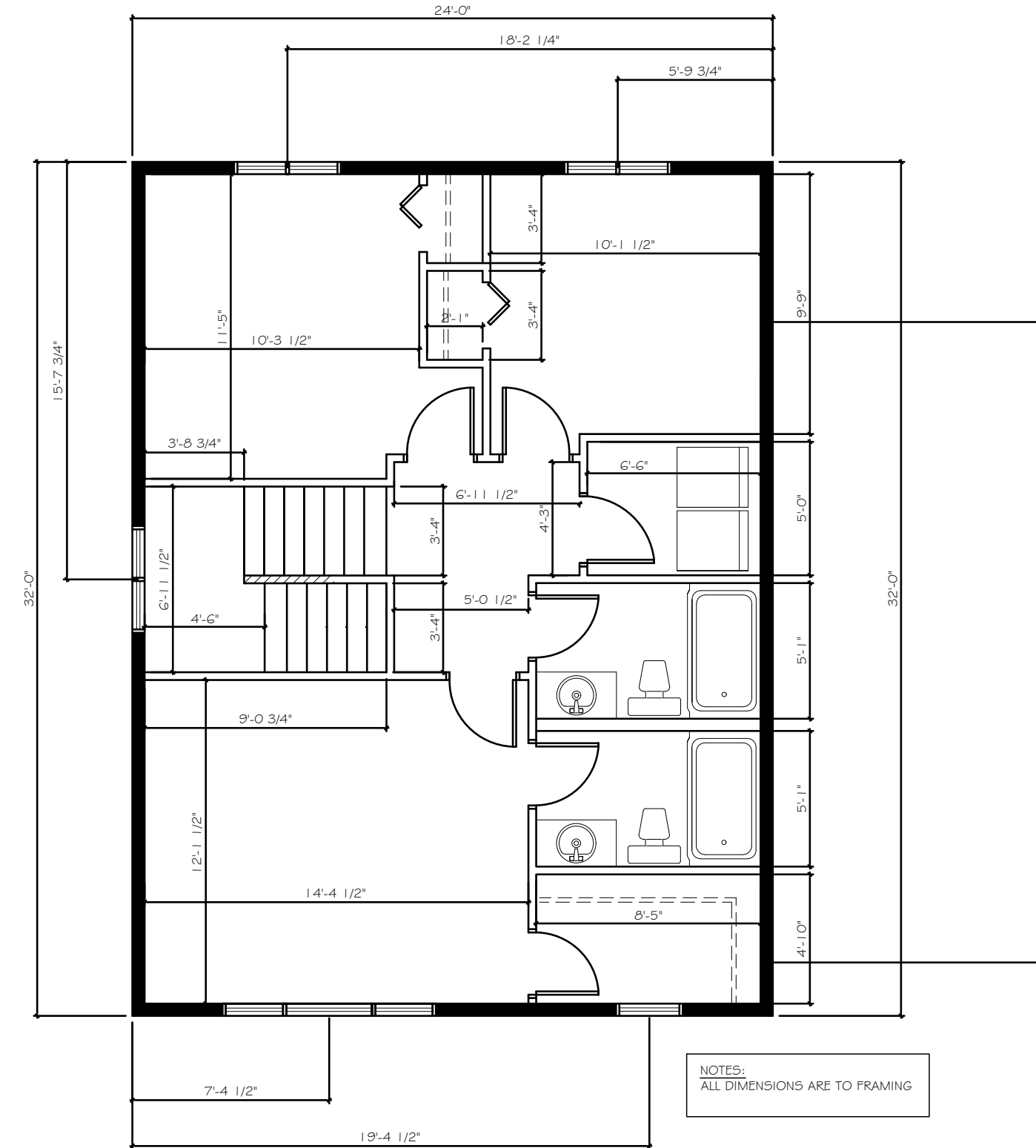
DRAWING NAME:
 DIMENSION PLAN

A2

SHEET:
 2 OF 7

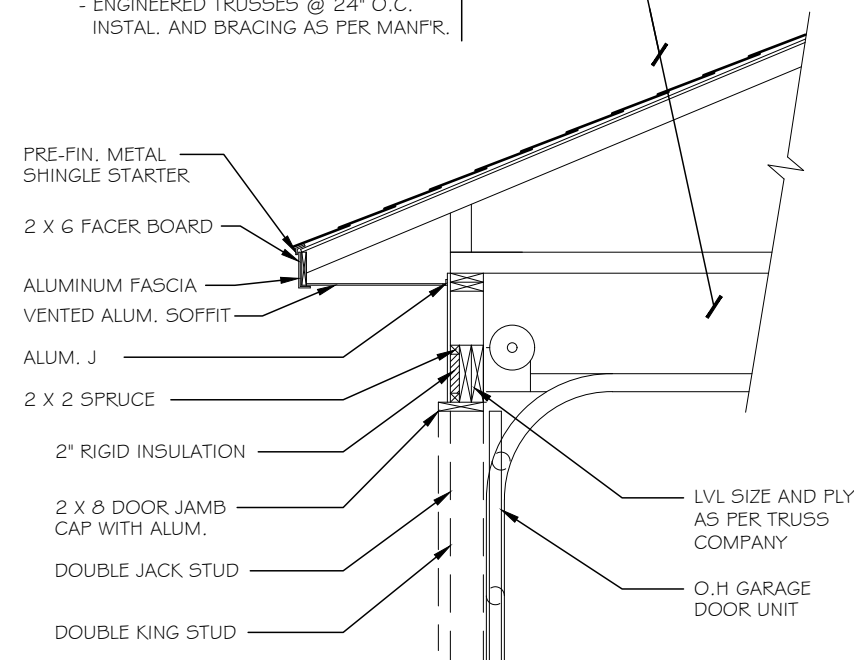


A2 DIMENSION PLAN – 1ST STOREY
 SCALE 3/16"= 1'-0"



A2 DIMENSION PLAN – 2ND STOREY
 SCALE 3/16"= 1'-0"

- ARCH. ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- ICE GUARD ON O.H.
- 1/2" SPRUCE PLYWOOD CAV H-CLIPS
- ENGINEERED TRUSSES @ 24" O.C. INSTAL. AND BRACING AS PER MANIFR.



2 GARAGE DOOR DETAIL – SEE A1
 SCALE N.T.S.

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 3. VERIFY THE DIMENSIONS OF ALL ROUGH OPENINGS AND BUILT-INS PRIOR TO FRAMING. WRITTEN DIMENSIONS TO HAVE PRECEDENCE OVER SCALED DRAWING
 4. ALL MATERIALS TO BE NEW AND FREE OF FLAWS
 5. SEE DWG. A5 FOR ALL GENERAL NOTES

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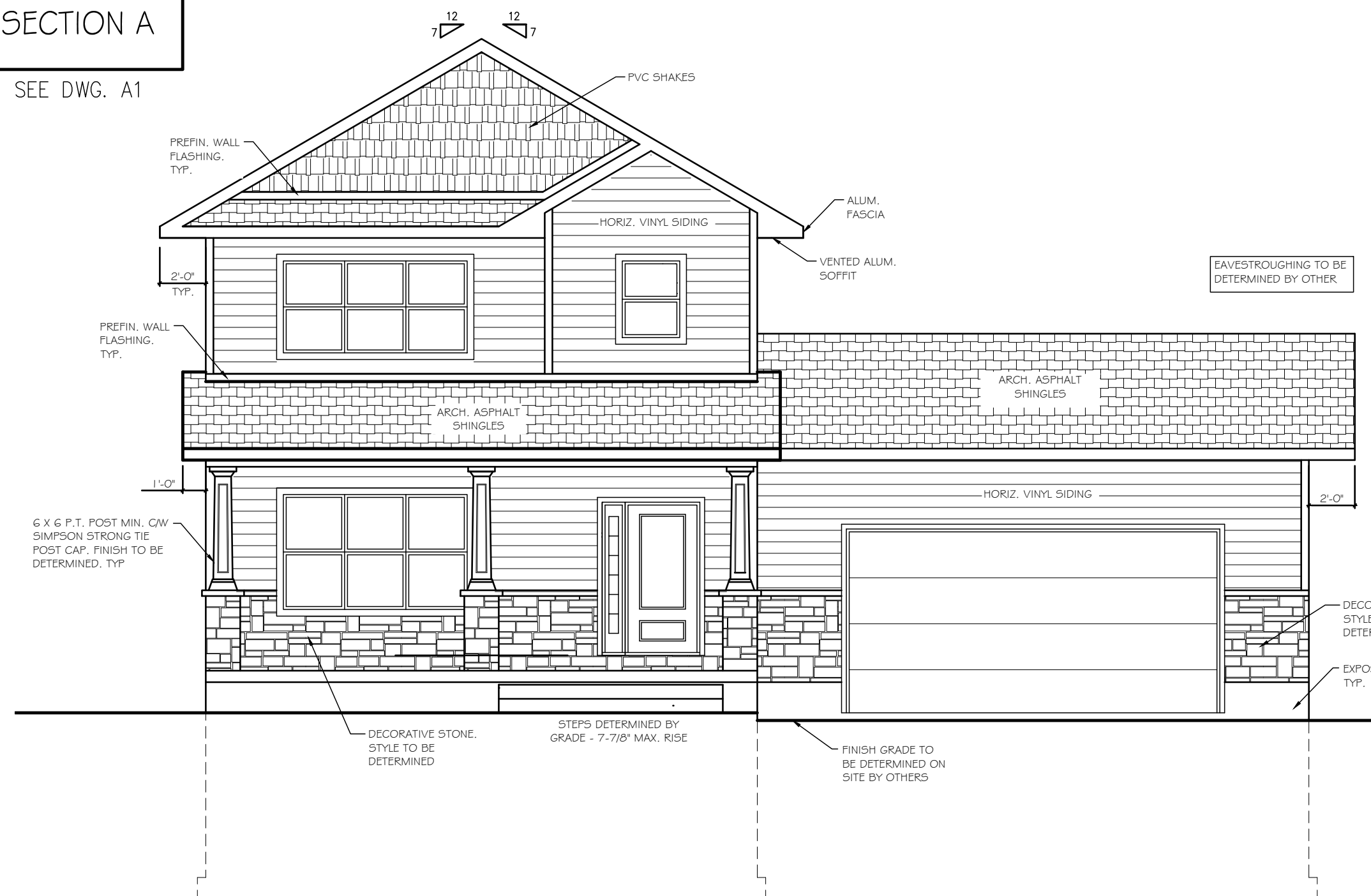
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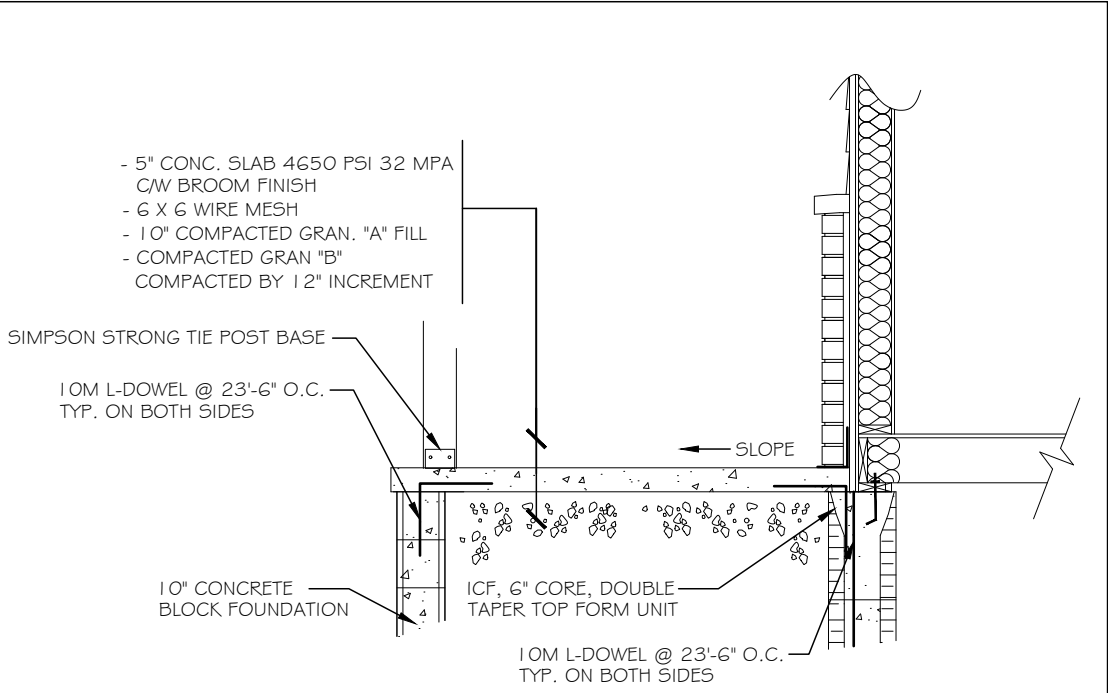
A3 SHEET: 3 OF 7

SECTION A

SEE DWG. A1

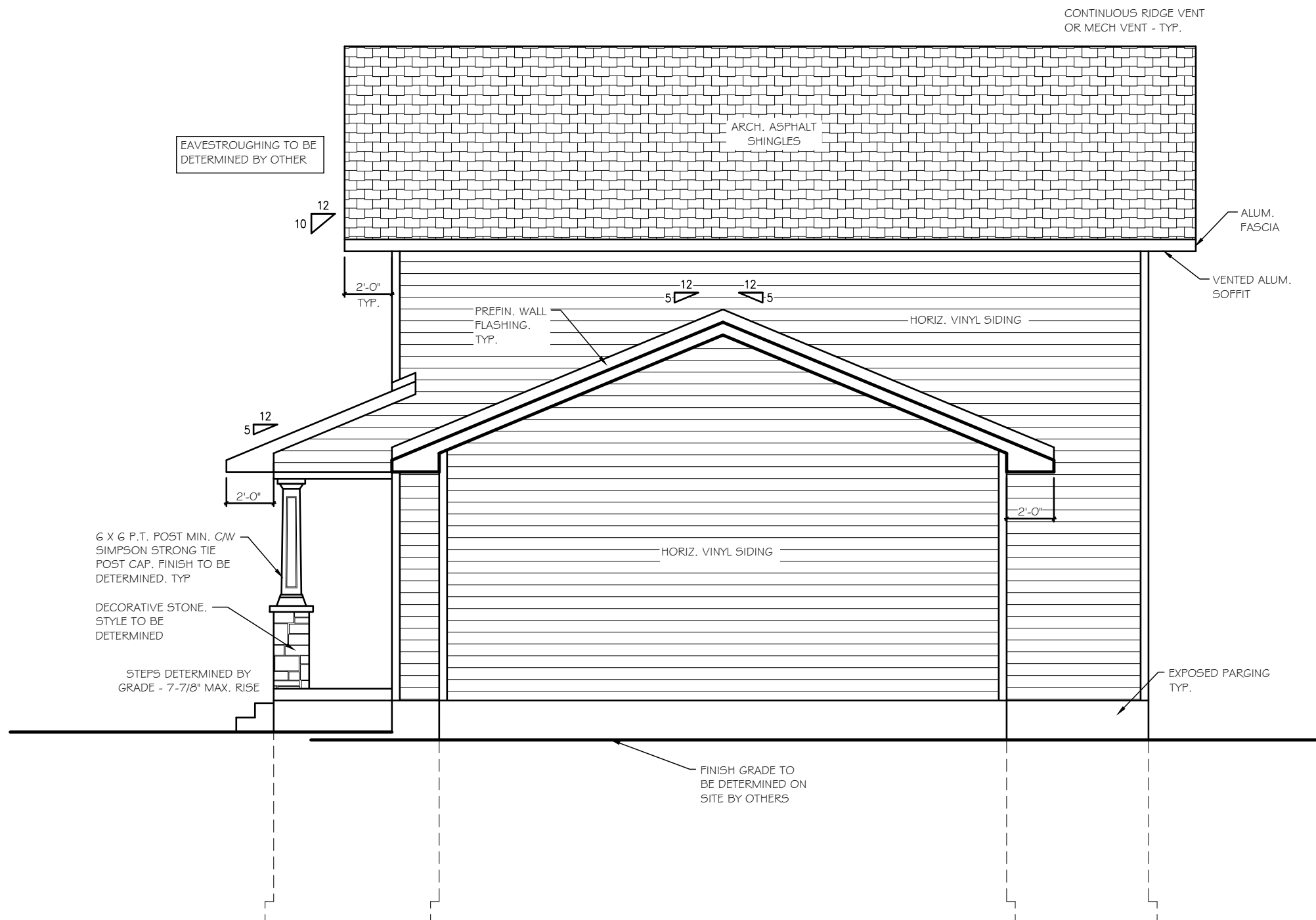


3 A3 PORCH SLAB DETAIL
SCALE N.T.S



SECTION B

SEE DWG. A1



A3 ELEVATIONS
SCALE 3/16"=1'-0"

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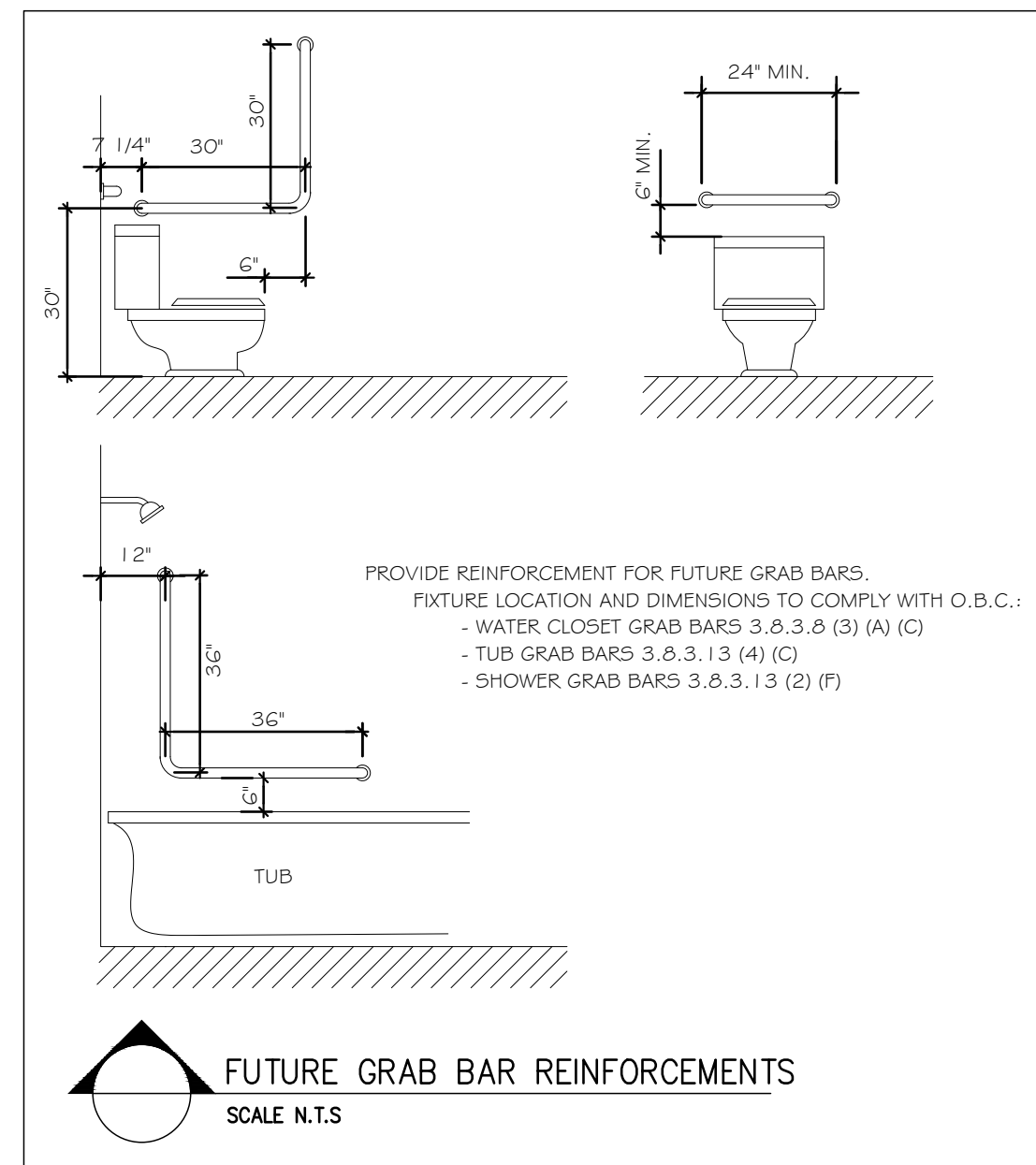
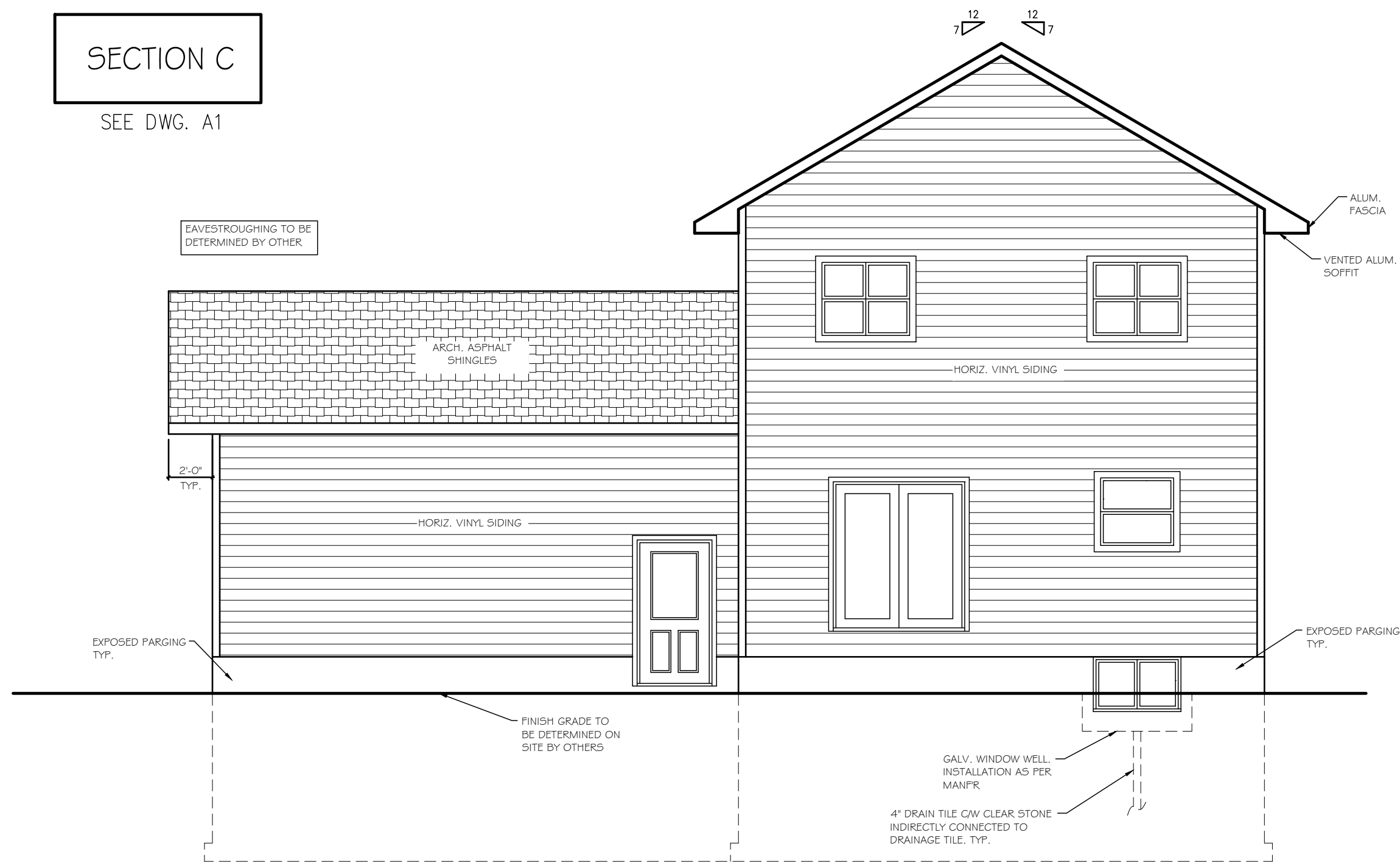
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 ELEVATIONS

A4
 SHEET:
 4 OF 7

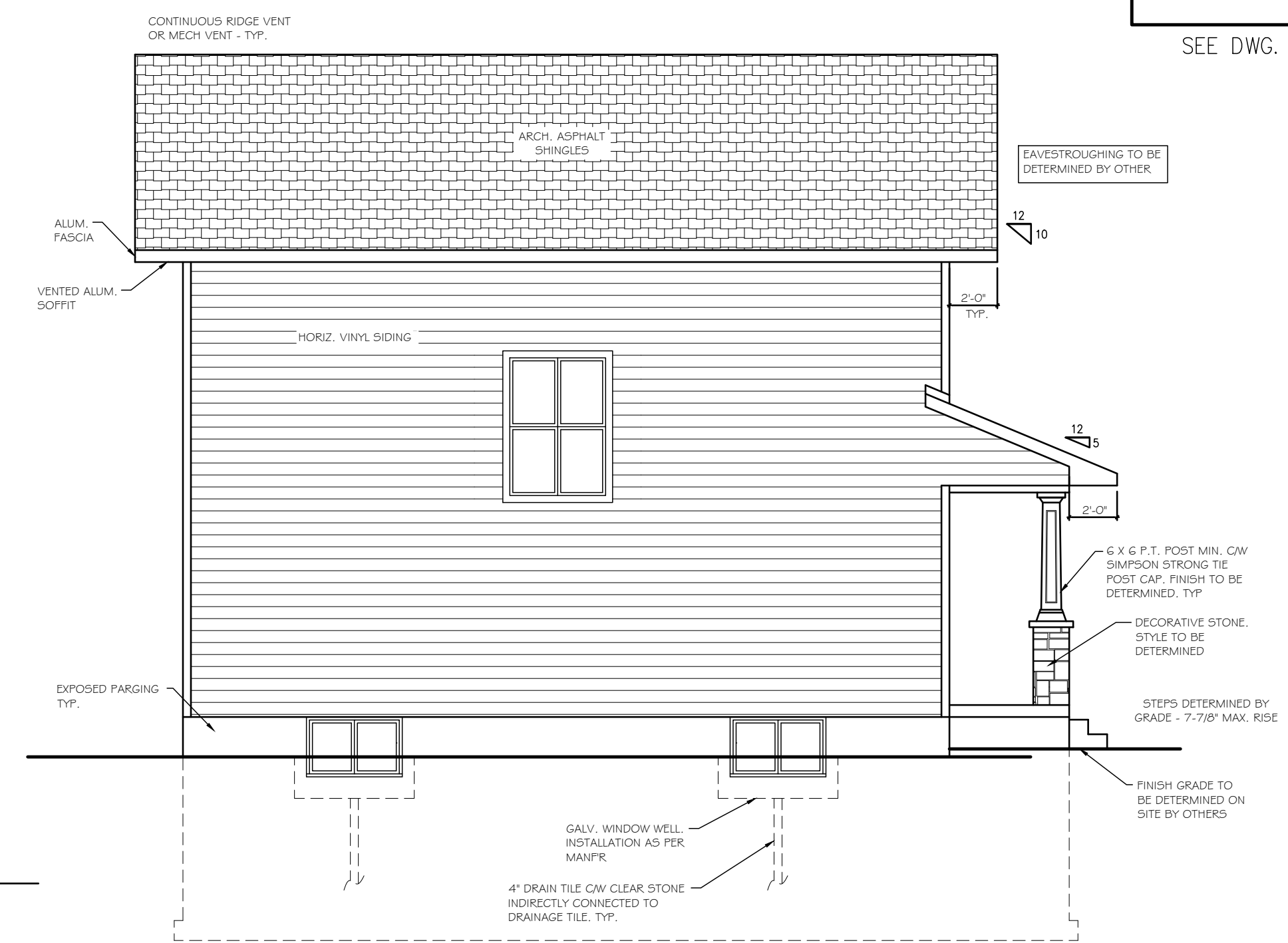
SECTION C

SEE DWG. A1

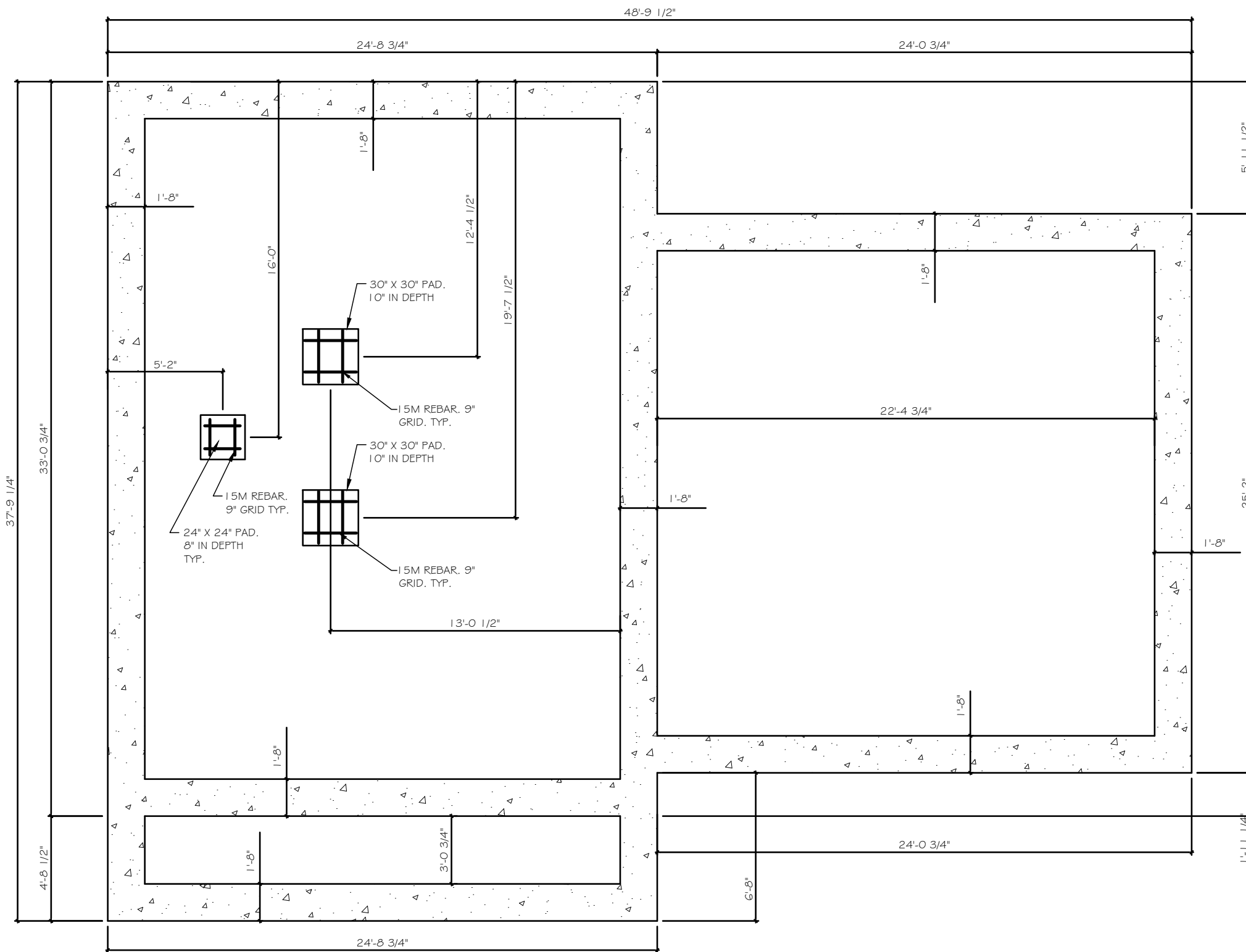


SECTION D

SEE DWG. A1



A4 ELEVATIONS
 SCALE 3/16" = 1'-0"



FOOTING PLAN
A5 SCALE 3/16" = 1'-0"

GENERAL NOTES

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST REVISION OF THE ONTARIO BUILDING CODE, ALL APPLICABLE LOCAL CODES AND BY-LAWS.
- CONTRACTOR SHALL EXAMINE SITE OF WORK AND FAMILIARIZE HIMSELF WITH SCOPE OF WORK AND REPORT ANY DISCREPANCIES, OMISSIONS AND DEPARTURE FROM CODE PRIOR TO COMMENCING OF CONSTRUCTION.
- VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER OR DESIGNER BEFORE PROCEEDING WITH WORK. VERIFY DIMENSIONS OF ALL ROUGH OPENINGS AND BUILT-INS PRIOR TO FRAMING. WRITTEN DIMENSIONS TO BE IN ACCORDANCE WITH SCALED DRAWING. DO NOT SCALE DRAWINGS. CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE FINISHED PRODUCT.
- PREVENT MOVEMENT, SETTLEMENT OR OTHER DAMAGE TO EXISTING AND ADJACENT STRUCTURES THAT ARE TO REMAIN AND UTILITIES AFFECTED BY THIS CONSTRUCTION. PROVIDE ALL TEMPORARY SUPPORTS AND SHORING TO CARRY OUT WORK.
- CARE MUST BE TAKEN WHEN DOING DEMOLITION TO MINIMIZE DUST AND DAMAGE TO WORK TO REMAIN. WHEN COMPLETE RESTORE ALL AFFECTED AREAS WITH NEW MATERIAL AND FINISH TO MATCH ADJACENT FINISHES OR BETTER. PROVIDE ALL TEMPORARY SUPPORTS AND SHORING TO CARRY OUT WORK.
- CONTRACTOR TO VERIFY ALL UNDERGROUND SERVICES IN AREA OF CONSTRUCTION AND ADVISE OWNER OF LOCATIONS AND OR CONCERNS.
- ALL STRUCTURAL LUMBER MATERIALS TO BE NO. 1 OR BETTER, NEW AND FREE OF FLAWS IN ACCORDANCE TO C.S.A STANDARD Q14.1 AND O.B.C. 9.3.2 (LATEST REVISION).
- ALL INTERIOR WALLS TO BE MIN. 2"x4" @ 16" O.C. WITH 1/2" GYPSUM BOARD FINISH UNLESS OTHERWISE NOTED. ALL INTERIOR LOAD BEARING WALLS TO BE 2"x6" @ 16" O.C. AND HORIZONTAL BRACING AT MID SPAN WITH 1/2" GYPSUM FINISH. PLUMBING WALL WITH PIPES GREATER THAN 2" TO BE 2"x6" @ 16" O.C..
- INSTALL MID-SPAN HORIZONTAL BRACING AND DIAGONAL BRACING IN ALL BEARING WALLS THAT ARE NOT SHEATHED.
- FOR WOOD FRAMED CONSTRUCTION ALL INTERIOR AND EXTERIOR LINTELS TO CONFORM TO O.B.C. 9.23.1.2, MASONRY LINTELS TO 9.20.5.
- ROOF TRUSS SYSTEM TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND TO INCLUDE BRACING (TEMPORARY AND PERMANENT). CONTRACTOR SHALL SECURE A TRUSS LAYOUT PACKAGE FROM MANUFACTURER TO CONFIRM LOCATION OF CONCENTRATED LOADS I.E. GIRDER TRUSS SO THAT A STRUCTURAL SUPPORT CAN BE INSTALLED. ALL POINT LOADS TO HAVE MIN. 4 - 2"x6" SUPPORT OR AS SHOWN ON DRAWING. ALL POINT LOADS TO BE DISTRIBUTED TO FOUNDATION OR FOOTING.
- PROVIDE ADEQUATE ROOF VENTILATION IN ACCORDANCE WITH O.B.C. 9.19.1.
- CONTRACTOR TO SUPPLY AND INSTALL ENGINEERED FLOOR SYSTEM AS SHOWN TO MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. SUB-FLOOR TO BE GLUED AND SCREWED.
- CONTRACTOR TO SUPPLY AND INSTALL PROPER FLOORING UNDERLAY TO SUIT FLOORING SYSTEMS CHOSEN BY OWNER. IF CERAMIC TILE ARE CHOSEN BY THE OWNER UNDERLAY TO BE MINIMUM 1/2" PLYWOOD OR AS RECOMMENDED BY MANUFACTURER.
- INSULATE ALL BATHROOM WALLS FOR SOUND BARRIER. ALL DRYWALL IN WET AREAS TO BE WATERPROOF GYPSUM BOARD.
- CONSTRUCTION FOR STAIRS INCLUDING FINISHES, MATERIALS AND STYLE TO BE SELECTED BY OWNER, SUPPLIED AND INSTALLED BY CONTRACTOR.
- ALL WINDOWS AND GLAZING INCLUDING BASEMENT WINDOWS TO MEET O.C. SECTION 12.3.1.2.
- WINDOWS AND DOOR STYLES AND TYPES TO BE CONFIRMED AND OR APPROVED BY OWNER.
- CONTRACTOR TO SUPPLY AND INSTALL ALL WINDOWS SHOWN ON DRAWINGS ARE FOR PROPOSED SIZES AND LOCATIONS.
- THERMAL DESIGN AND INSTALLATION TO CONFORM TO O.B.C. PART 12.
- CONTRACTOR TO CONFIRM LOCATION / DESIGN OF SEPTIC TANK CONSISTENT WITH PART 6 OF THE O.B.C. AND CONFIRM LOCATION OF DRILLED WELL AND APPROPRIATE PLUMBING IN ACCORDANCE WITH PART 7 OF THE O.B.C.
- CONTRACTOR TO CONFIRM WITH OWNER LOCATION OF BOILER, HOT WATER TANK, WATER SOFTNER, WATER PRESSURE TANK.

PLUMBING, ELECTRICAL, CABLING AND MECHANICAL

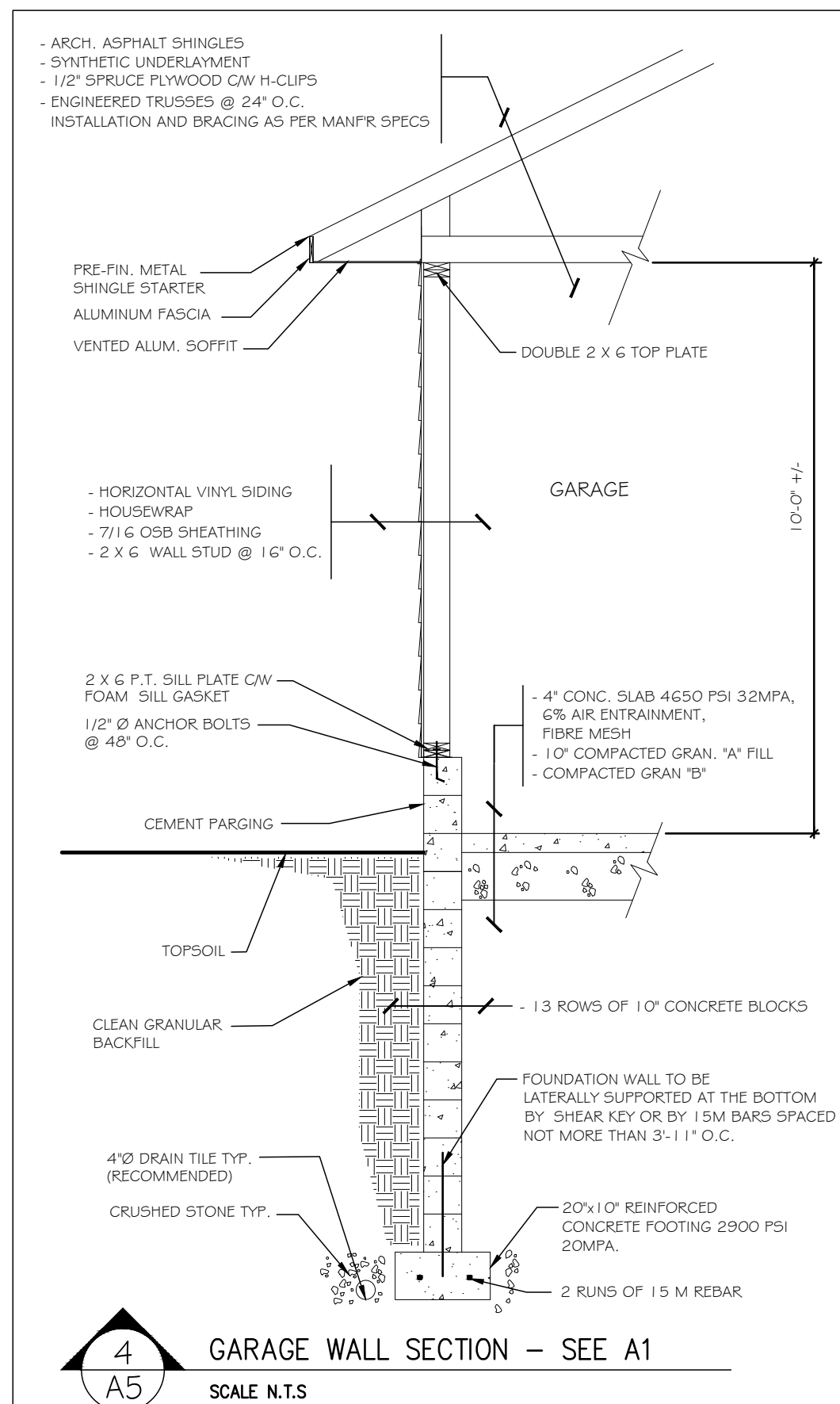
- PROVIDE OPENINGS, INSERTS, ANCHORS ETC. FOR ELECTRICAL AND MECHANICAL SYSTEMS. CO-ORDINATE WITH OTHER TRADES.
- ALL PLUMBING TO BE IN ACCORDANCE WITH PART 7 OF THE O.B.C.
- MECHANICAL VENTILATION TO BE IN ACCORDANCE WITH SECTION 9.33 OF THE O.B.C. SUPPLY AND INSTALL H.V. UNIT AS PER CODE REQUIREMENTS.
- HEATING AND AIR CONDITIONING TO BE IN ACCORDANCE WITH SECTION 9.33 OF THE O.B.C. DESIGN AND INSTALLATION TO BE BY LICENSED PROFESSIONAL.
- ELECTRICAL, PLUMBING, CABLING, HEATING AND AC SYSTEM TO BE DESIGNED AND PROVIDED BY APPROVED INSTALLER.
- SUPPLY AND INSTALL SMOKE AND CARBON MONOXIDE DETECTORS (AUDIO/VISUAL) AS PER O.B.C. PART 3 AND OR AS SHOWN ON DRAWING.

DESIGN LOADS

- FLOOR LOADS MIN. 50 LBS PER S.F. CONTRACTOR TO CONFIRM WITH FLOOR SUPPLIER IF IN-FLOOR SYSTEM COMPLETE WITH GYP-CRETE IS BEING USED.
- ENGINEERED FLOOR SYSTEM TO BE INSTALLED AS PER MANUFACTURERS ENGINEERED PLANS AND INCLUDE BRIDGING AS SHOWN AND AS NOTED BY FLOOR SYSTEM SUPPLIER. ALL CONCENTRATED FLOOR LOADS (I.E. FIRE PLACE, CULTURED STONE FACE, IN-FLOOR HEATING, GYP-CRETE TOPPING ETC...) TO BE CONSIDERED IN FLOOR SYSTEM DESIGN.

FOOTINGS AND FOUNDATIONS

- SET ALL FOOTINGS AND SLABS ON NATIVE UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 3000 P.S.F. UNLESS NOTED OTHERWISE. IF POOR SOIL ENCOUNTERED, ADVISE OWNER AND CONSULT SOIL ENGINEER. SOIL BORINGS HAVE NOT BEEN MADE, FOOTINGS HAVE BEEN DESIGNED TO A BEARING CAPACITY OF 2000 P.S.F. IF CONDITIONS OTHER THAN TO TO WHICH THE FOOTINGS HAVE BEEN DESIGNED ARE FOUND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY INFORM THE BUILDING INSPECTOR AND DESIGNER PRIOR TO PROCEEDING WITH WORK.
- WHERE GROUND WATER IS LESS THAN THE WIDTH OF THE FOOTING BELOW THE BEARING SURFACE THE FOOTING WIDTH SHALL BE INCREASED IN ACCORDANCE WITH O.B.C. 9.4.4.3 AND 9.15.3.4 UNLESS SHOWN OTHERWISE. ALL FOOTINGS TO HAVE MIN. TWO CONTINUOUS 1.5M BARS.
- PROTECT FOOTINGS, WALLS, SLABS ON GRADE AND ADJACENT SOIL FROM FREEZING AND FROST AT ALL TIMES DURING CONSTRUCTION.
- DO NOT BACKFILL AGAINST WALLS RETAINING EARTH UNTIL ALL LATERAL SUPPORTS ARE COMPLETED. PLACE BACKFILL IN AREAS OF SLAB ON GRADE SIMULTANEOUSLY ON BOTH SIDES OF WALL IN MAX 8" LIFTS COMPACTED TO 100% PROCTOR. ALL FILL WITHIN NONE HEATED AREAS TO BE GRANULAR TYPE. ALL FINAL GRADING AROUND BUILDING PERIMETER TO BE PLACED TO PROVIDE A 4% + SLOPE AWAY FROM BUILDING FOUNDATION.
- MAINTAIN GROUND WATER LEVEL BELOW THE FOOTING LEVEL BY PUMPING FROM ADEQUATELY FILTERED WELLS, SUMPS AND OR DRAINS UNTIL BACKFILL AND WATERPROOFING OF FOUNDATION IS COMPLETE AND CONCRETE HAS ATTAINED ITS FULL STRENGTH. EXCAVATION TO BE KEPT DRY AT ALL TIMES DURING CONSTRUCTION.
- ALL BACKFILL MATERIAL TO BE GRANULAR BASE, FREE OF VEGETATION, DEBRIS AND ROCK GREATER THAN 6" IN DIAMETER.
- MAXIMUM STEP FOR FOOTINGS SHALL NOT BE GREATER THAN 2'-0".
- CONCRETE SHALL CONFORM TO C.S.A. STANDARD AND SHALL BE IN ACCORDANCE WITH SECTION 9.3.1 OF THE O.B.C.
- REINFORCING STEEL SHALL CONFORM TO C.S.A. STANDARD
- CONCRETE REINFORCEMENT TO HAVE MIN. 3" COVER



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A5
SCALE N.T.S.

GARAGE WALL SECTION - SEE A1
SCALE N.T.S.

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DRAWING NAME:
 FOOTING PLAN

A5 **5 OF 7**

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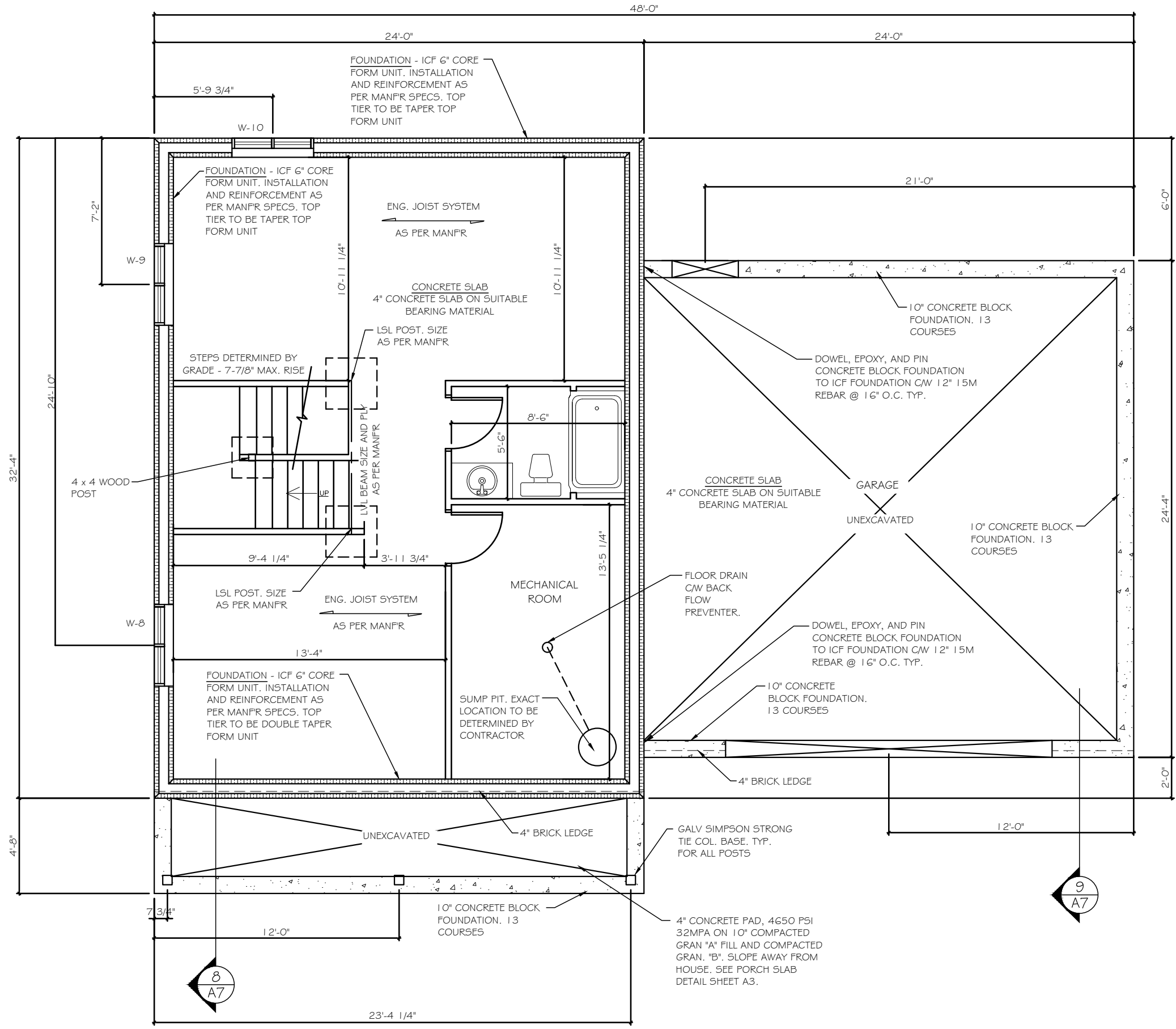
DRAWING NAME:
 FOUNDATION PLAN

A6

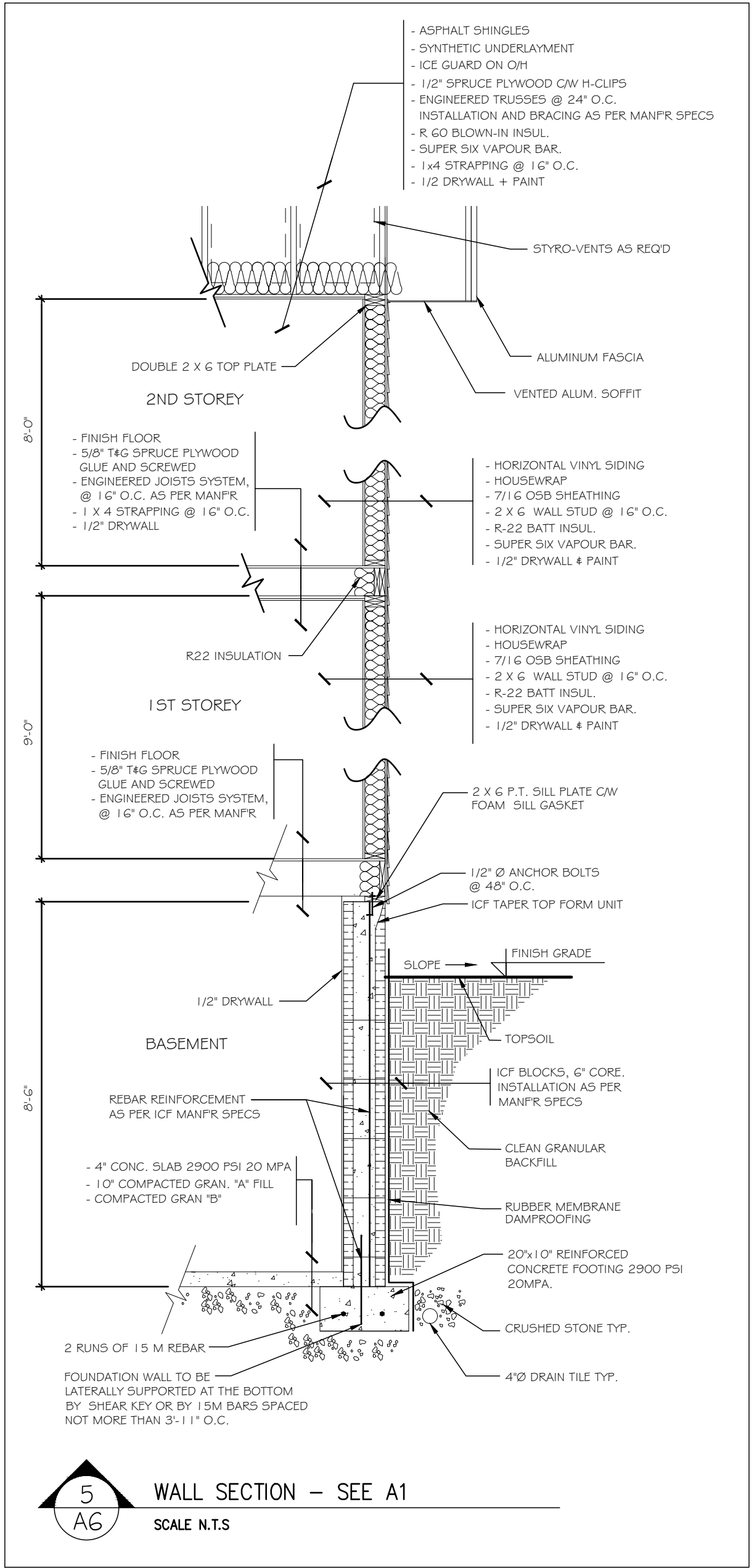
SHEET:
 6 OF 7

CONCRETE BLOCK NOTES:
 VERTICAL BLOCK REINFORCEMENT TO BE PROVIDED AT WALL CORNERS, WALL ENDS, WALL INTERSECTIONS, AT CHANGES IN WALL HEIGHT, AT JAMBS OF ALL OPENINGS AND MOVEMENT JOINTS. BLOCK CAVITIES TO BE FILLED WITH CONCRETE.

ICF NOTES:
 2x8 P.T. SILL PLATES C/W 6" FOAM GASKET TO BE USED WHERE TOP ICF BLOCKS ARE NOT TAPER TOP FORM UNITS.



A6 FOUNDATION PLAN
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