

WINDOW SCHEDULE

FLOOR PLANS

KEY	SIZE (INCHES)	NOTES
W-1	48 X 54	CASEMENT
W-2	72 X 60	CASEMENT
W-3	48 X 54	CASEMENT
W-4	48 X 40	CASEMENT
W-5	48 X 40	CASEMENT
W-6	48 X 30	SLIDER (BASEMENT EGRESS)
W-7	48 X 24	SLIDER (BASEMENT)
W-8	48 X 24	SLIDER (BASEMENT)

NOTE: CONFIRM ALL EXACT ROUGH OPENINGS WITH MANFR

EXT. DOOR SCHEDULE

GROUND PLAN

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

NOTE: CONFIRM ALL EXACT ROUGH OPENINGS WITH MANFR

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PHONE: 613-717-3229
NATHAN.LEFEBVRE@HOMETEKDESIGNS.COM
FIRM BCIN-112511

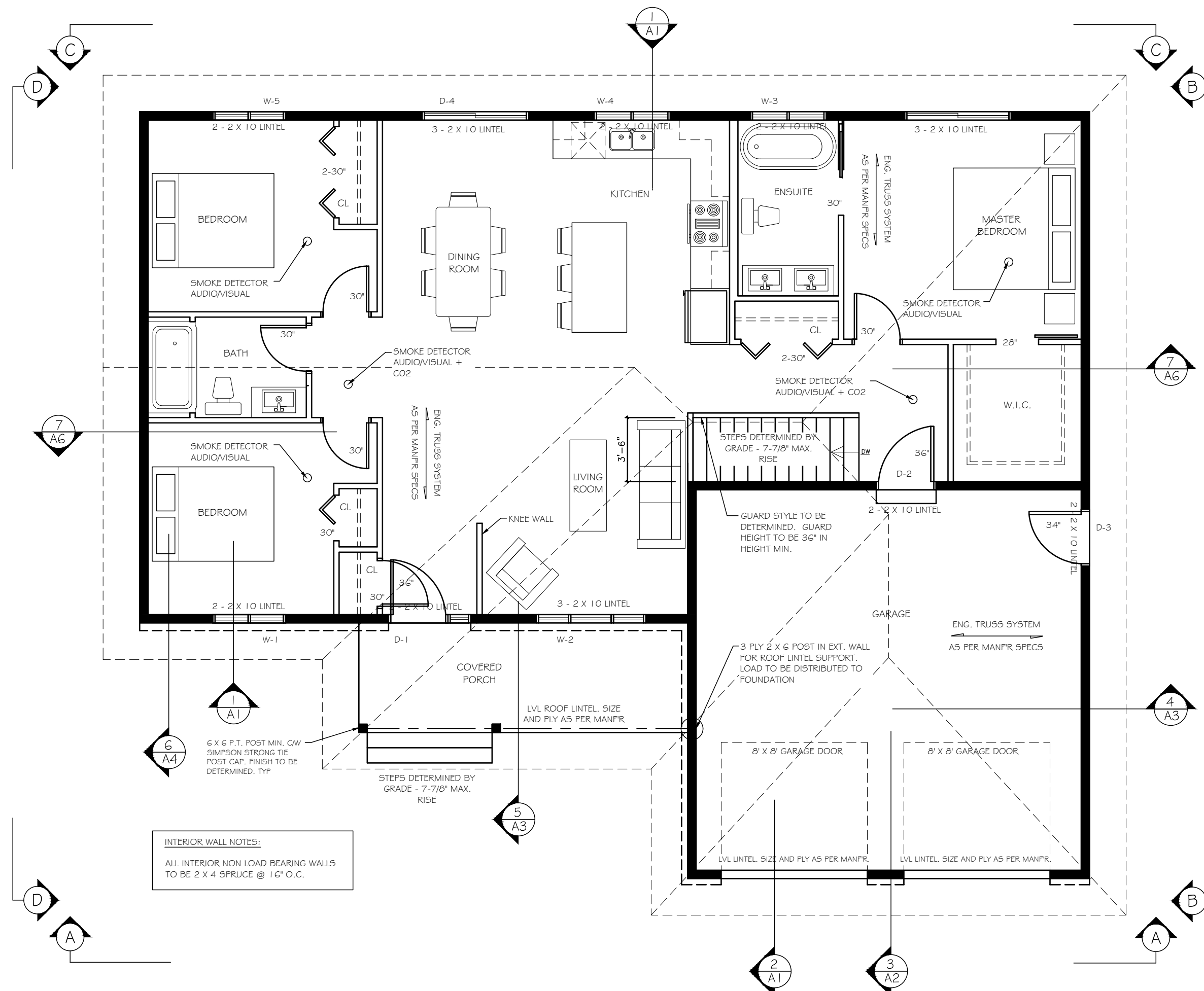
DRAWN BY: NATHAN LEFEBVRE
DESIGNED BY: N.L.
DATE: FEB 2021
B.C.I.N # 42927
SCALE: 3/16"=1'-0"
PLOT DATE: FEB 8, 2021

PROJECT: THE NICKERSON

JOB NO.: 21011

DRAWING NAME: FLOOR PLAN

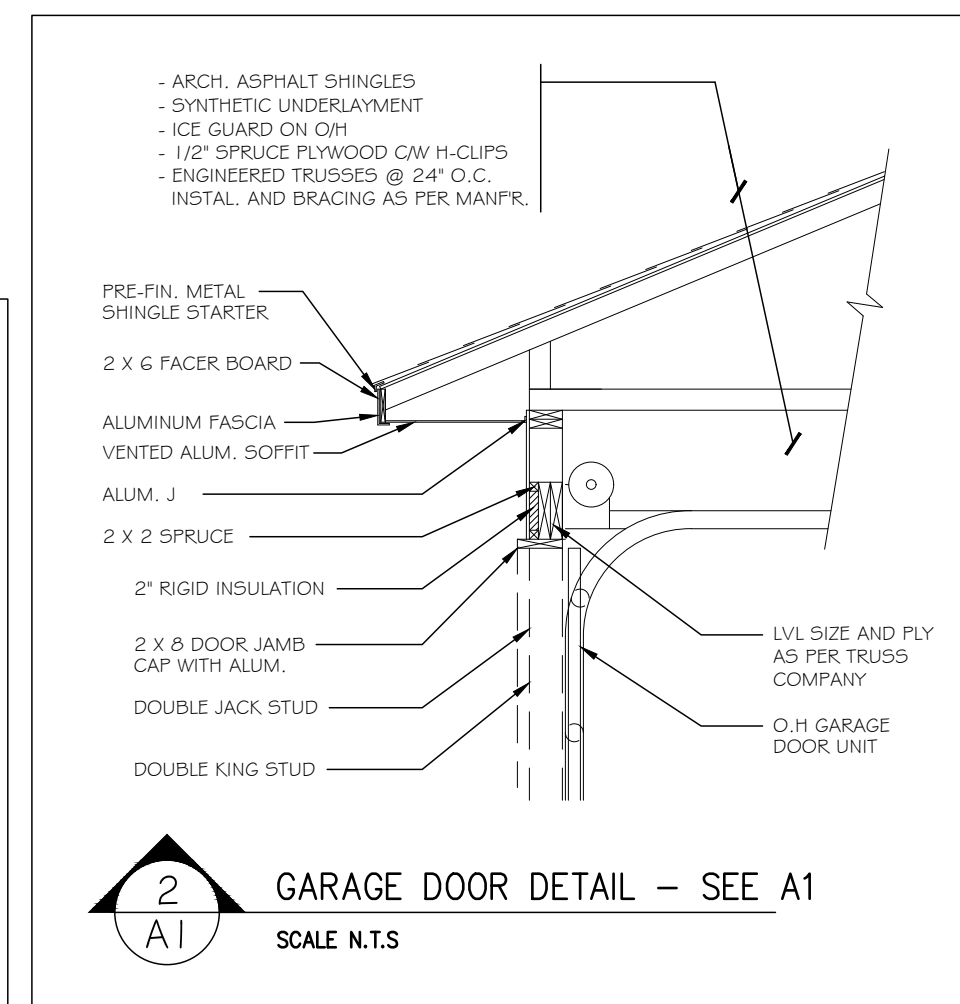
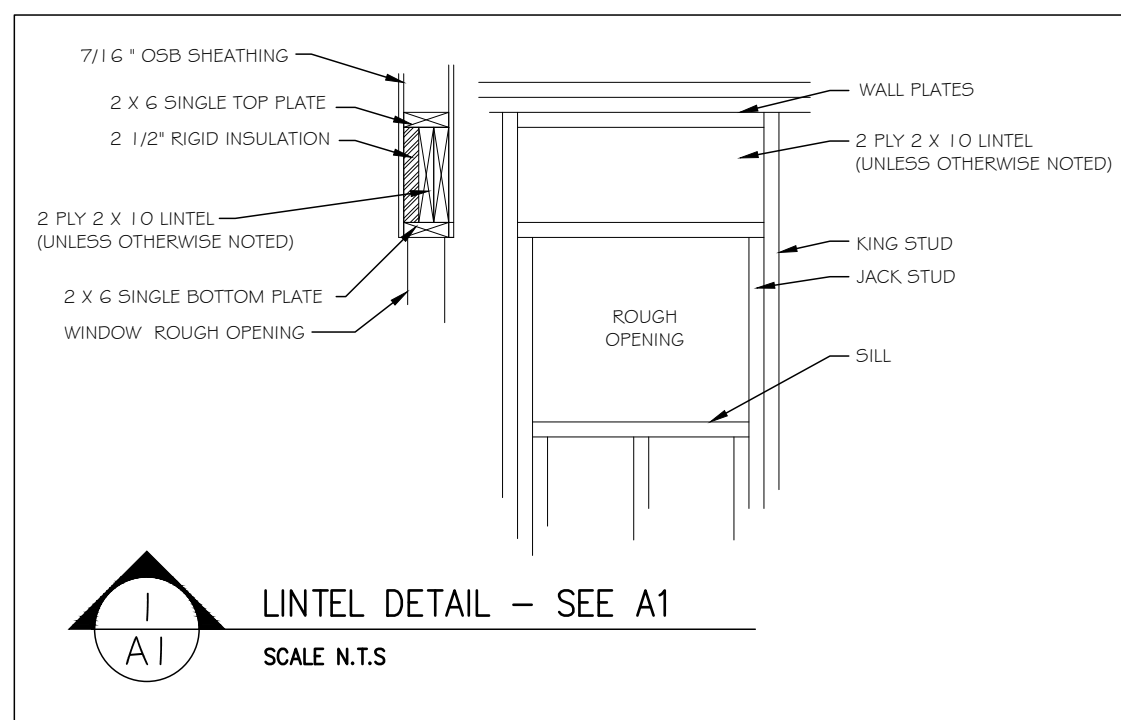
A1 SHEET: 1 OF 7

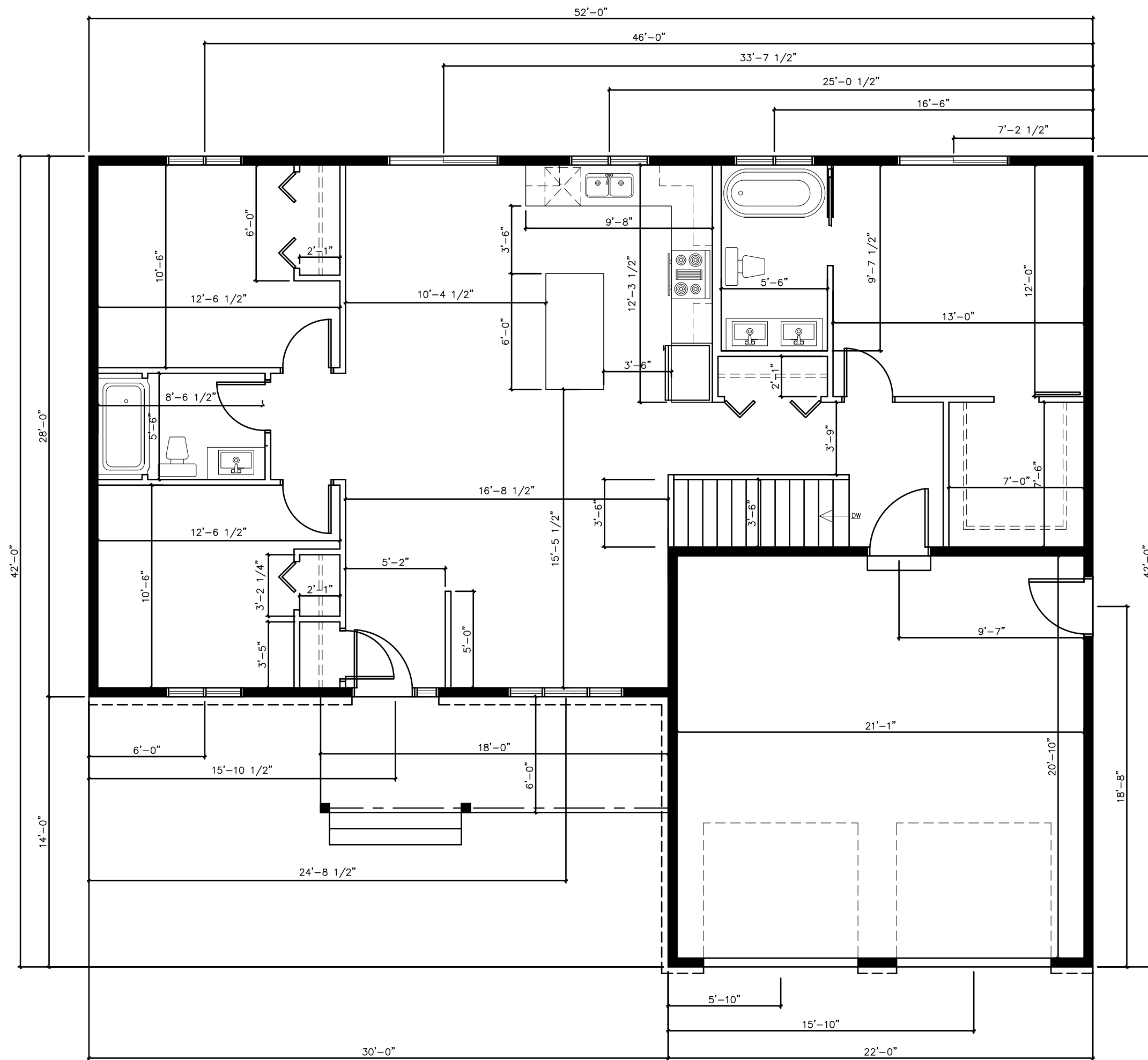


INTERIOR WALL NOTES:
ALL INTERIOR NON LOAD BEARING WALLS TO BE 2 X 4 SPRUCE @ 16" O.C.

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

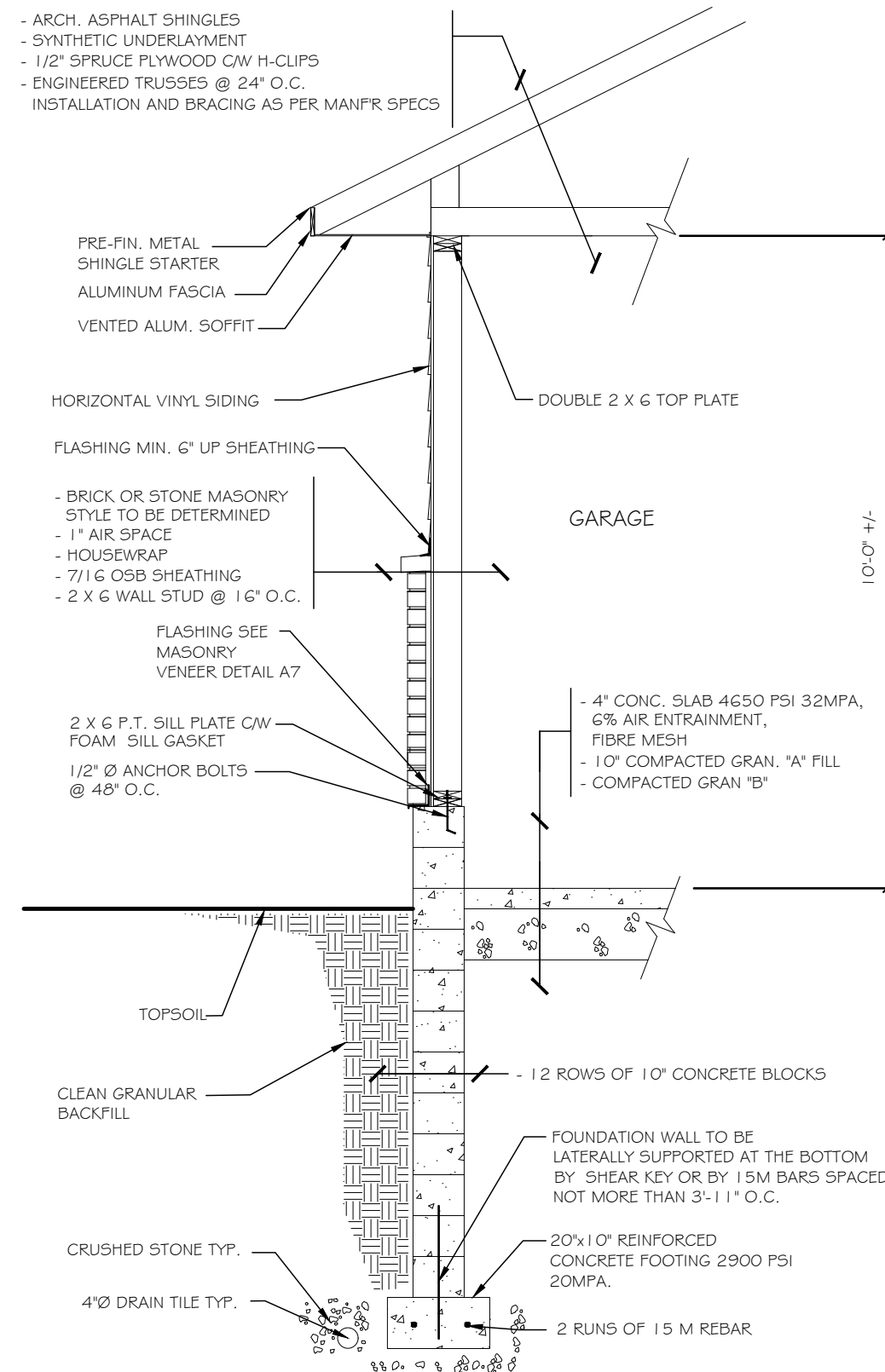
- GENERAL NOTES
- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST REVISION OF THE ONTARIO BUILDING CODE, ALL APPLICABLE LOCAL CODES AND BY-LAWS
 - CONTRACTOR SHALL EXAMINE SITE OF WORK AND FAMILIARIZE HIMSELF WITH SCOPE OF WORK AND REPORT ANY DISCREPANCIES, OMISSIONS AND DEPARTURE FROM CODE PRIOR TO COMMENCING OF CONSTRUCTION
 - VERIFY 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. AS FOR ALL GENERAL NOTES



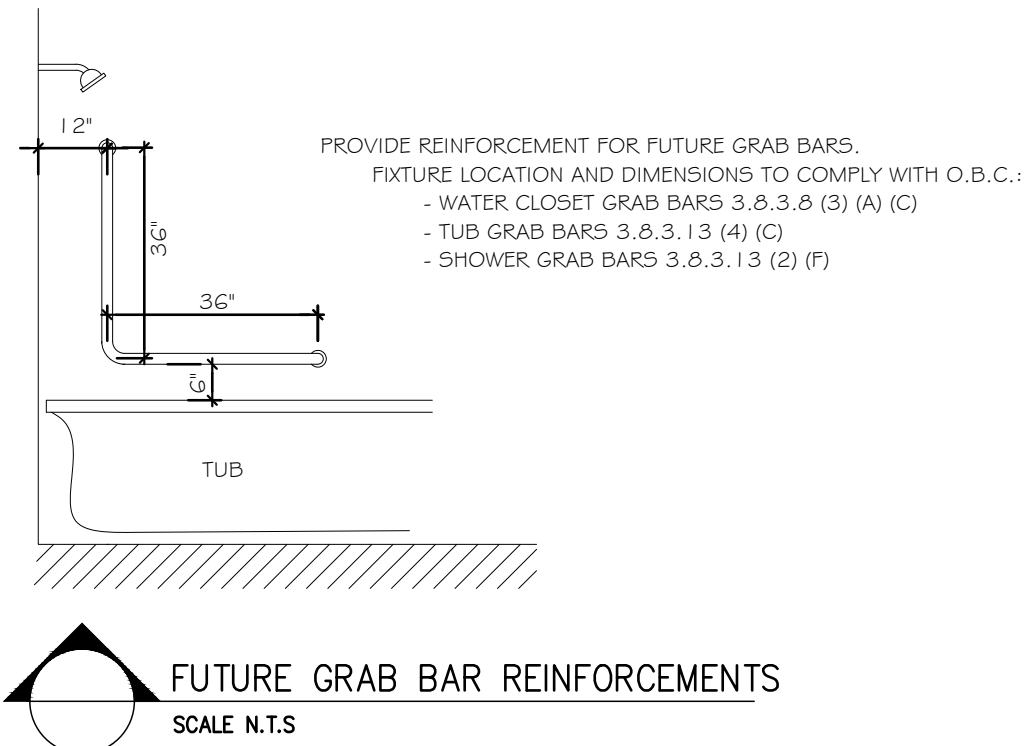
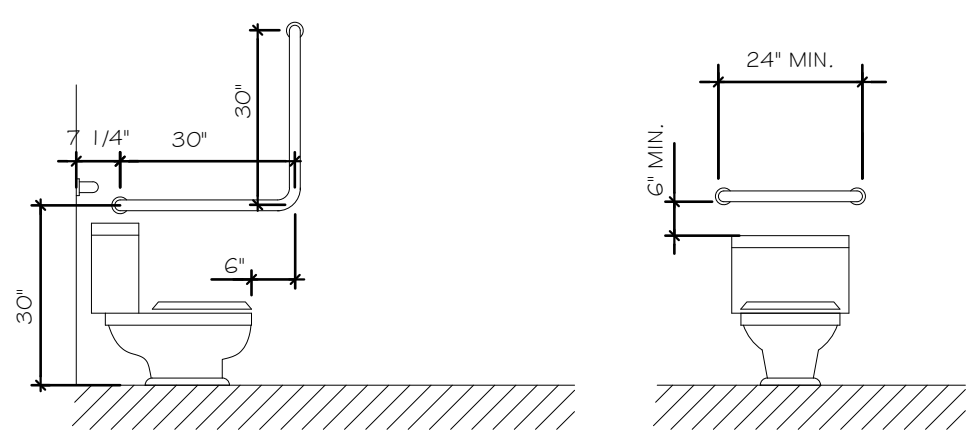


A2 DIMENSION PLAN
SCALE 3/16" = 1'-0"

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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.



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



FUTURE GRAB BAR REINFORCEMENTS
SCALE N.T.S.

DRAWINGS NOTES

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PROJECT:
THE NICKERSON

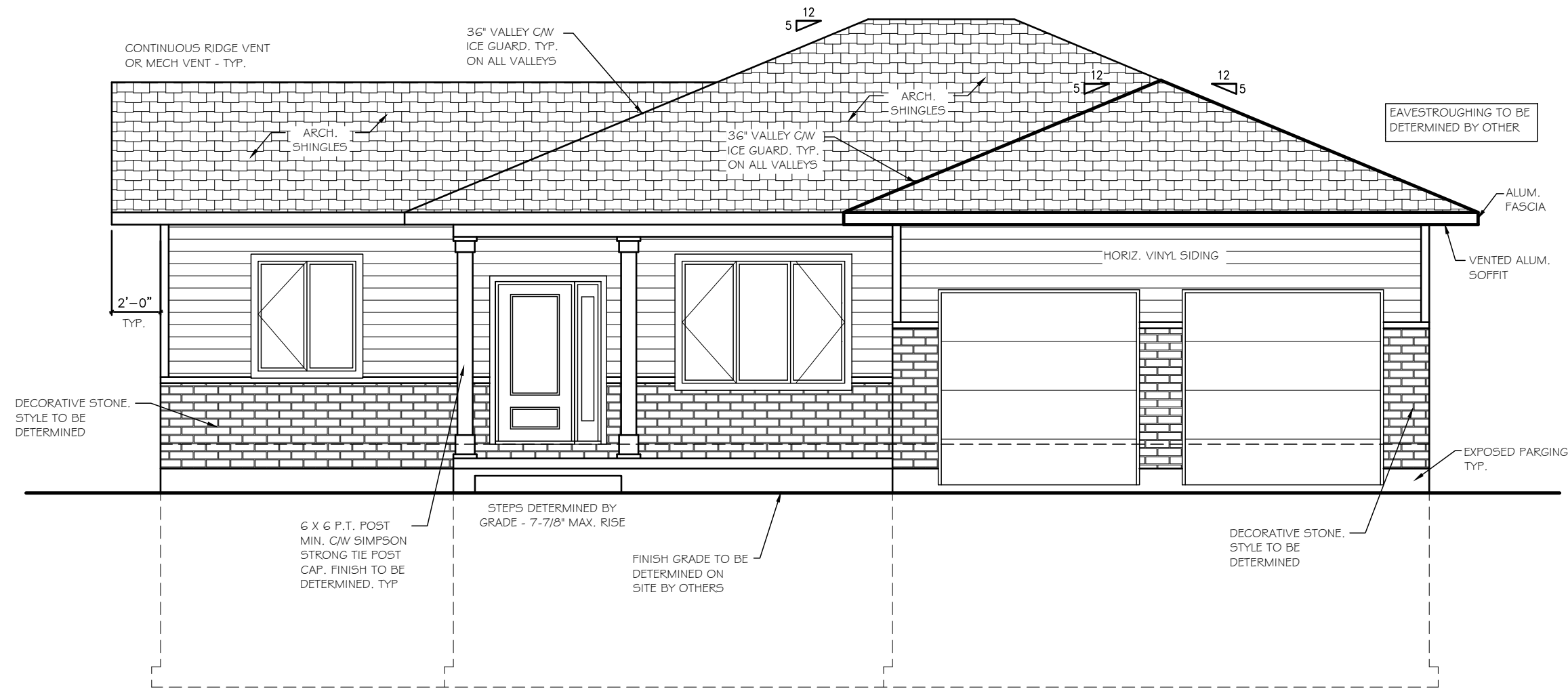
JOB NO.: 21011

DRAWING NAME:
DIMENSION PLAN

A2 SHEET:
2 OF 7

SECTION A

SEE DWG. A1



GENERAL NOTES

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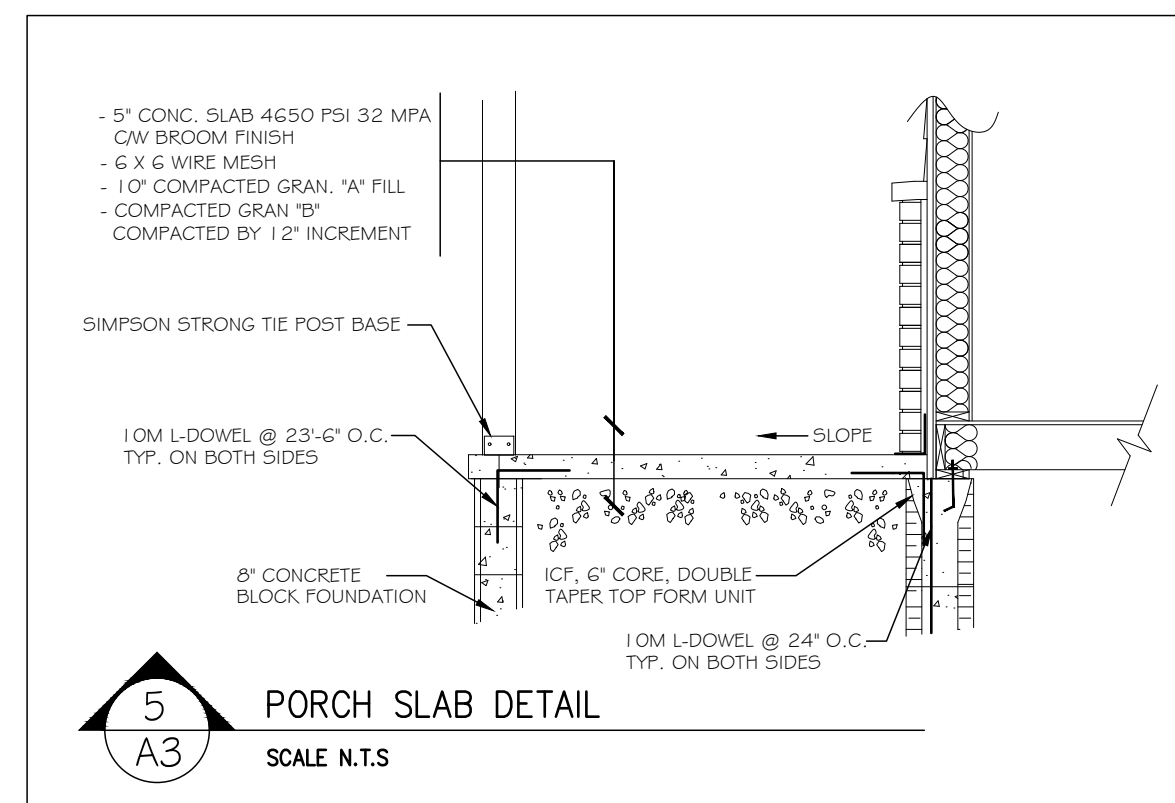
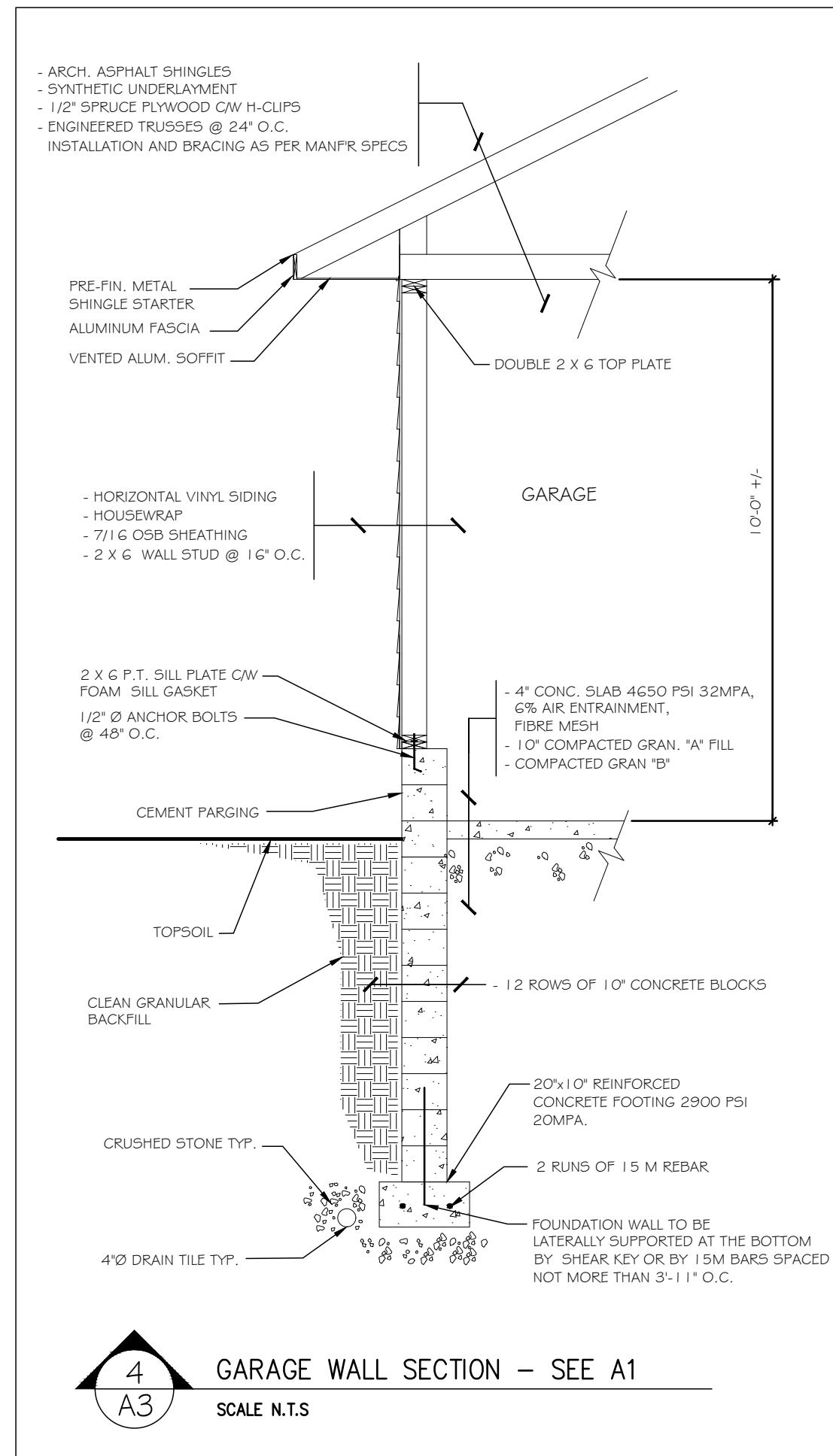
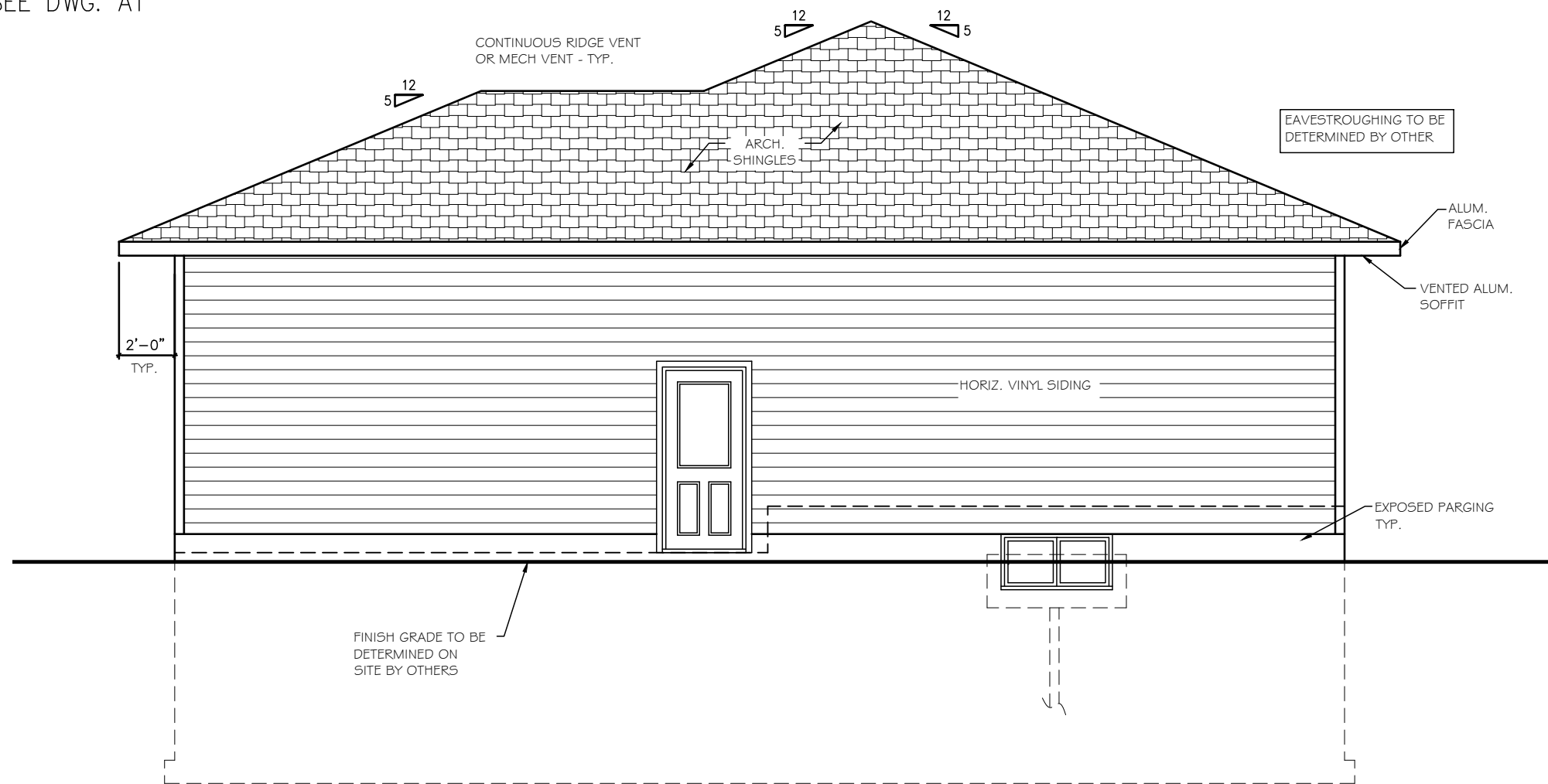
JOB NO.: 21011

DRAWING NAME:
 ELEVATIONS

A3 SHEET:
 3 OF 7

SECTION B

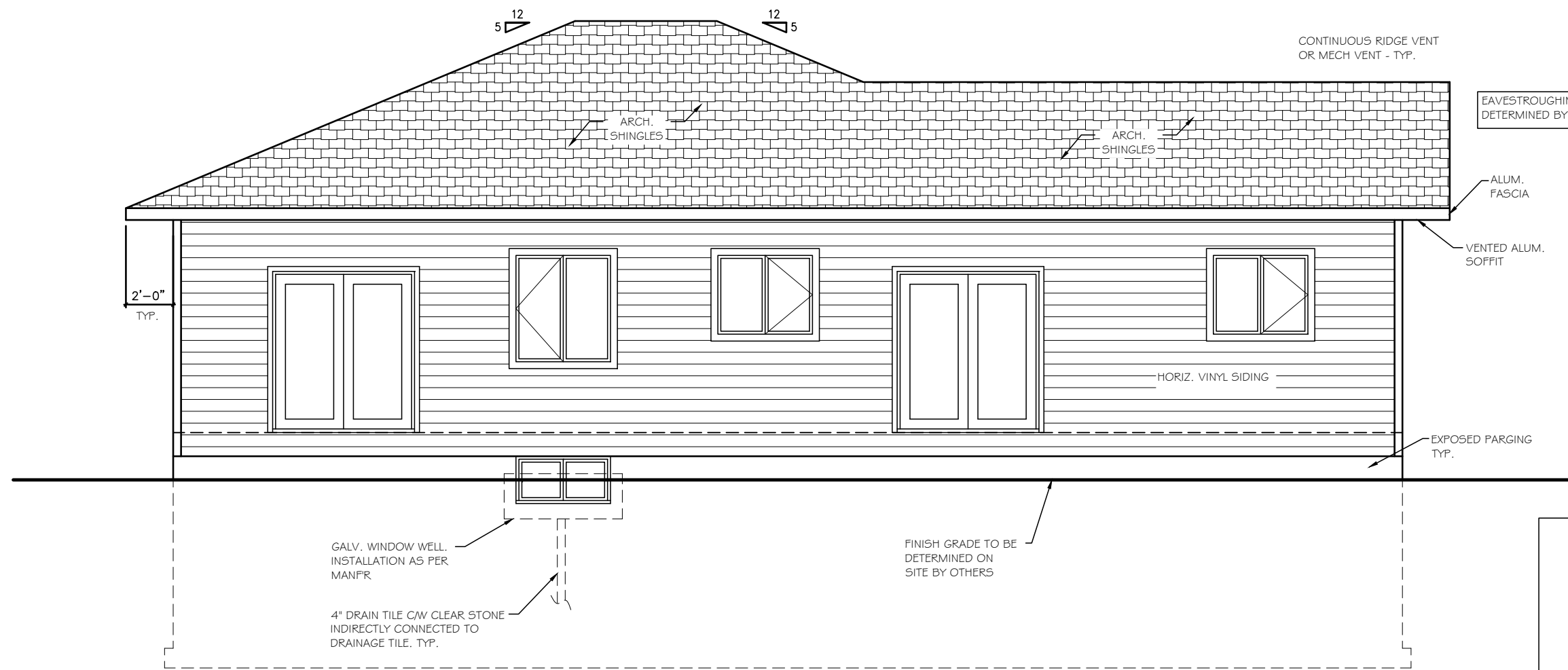
SEE DWG. A1



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

SECTION C

SEE DWG. A1



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DRAWINGS NOTES

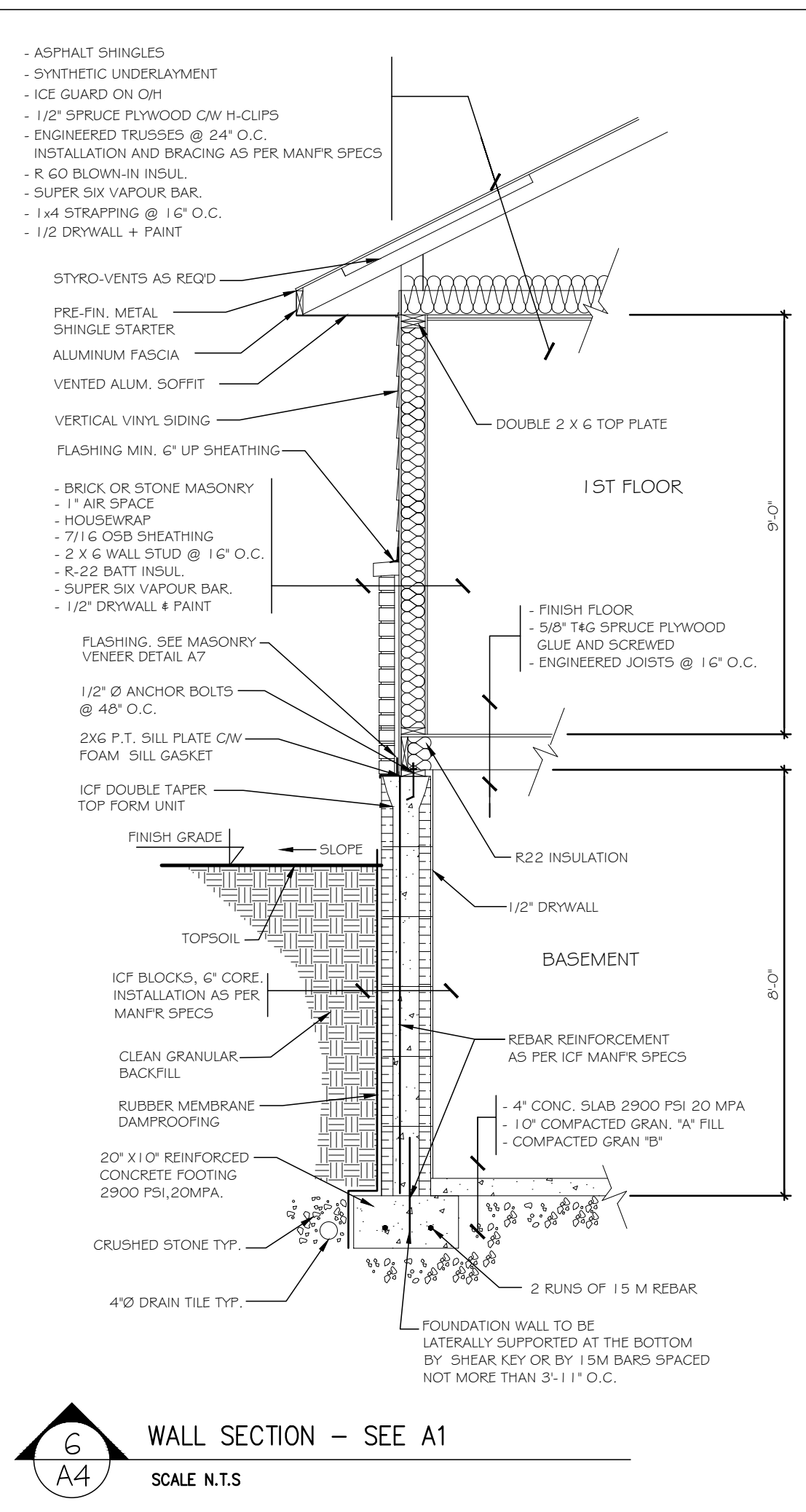
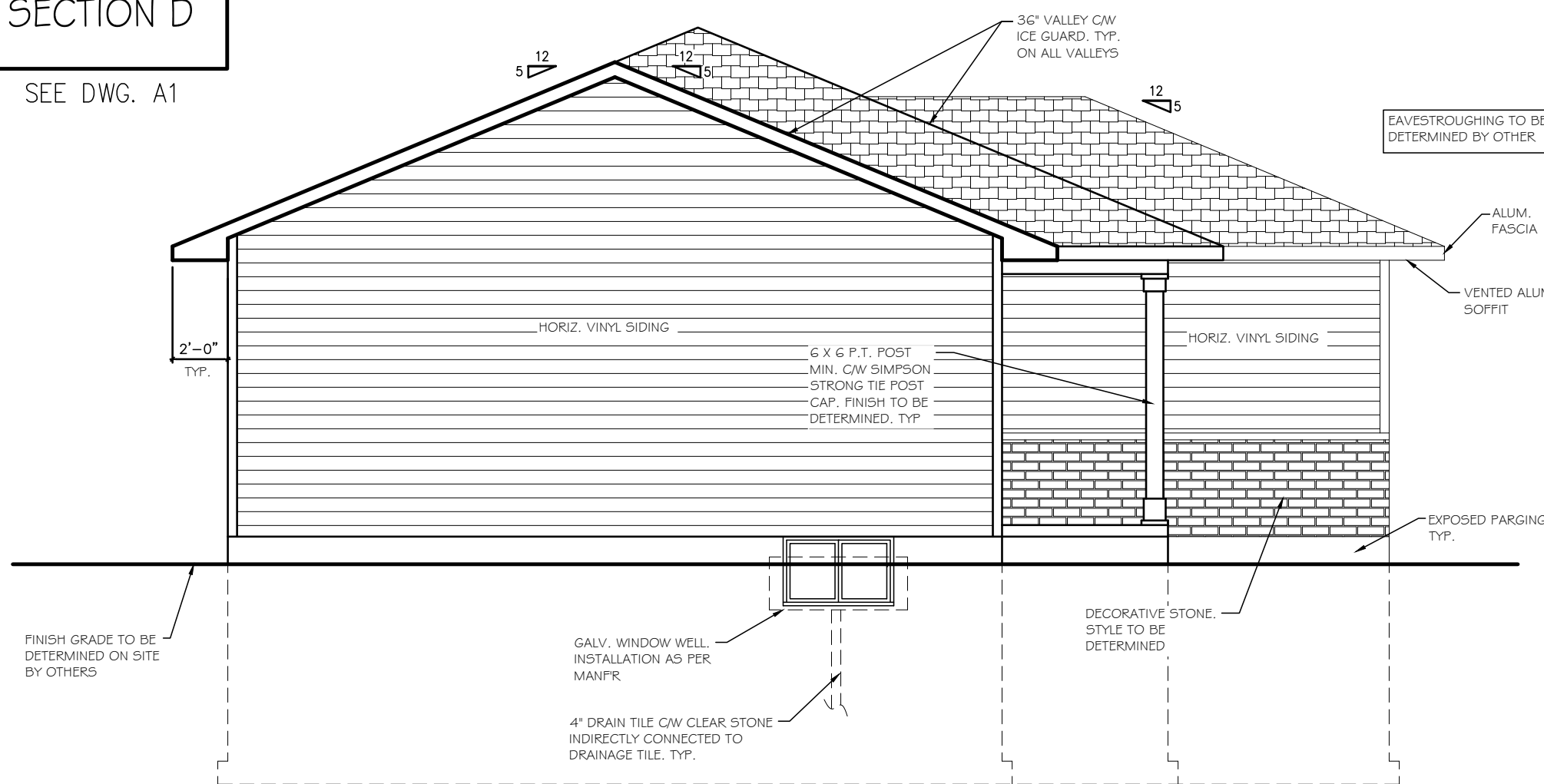
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SECTION D

SEE DWG. A1



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

6
A4 WALL SECTION - SEE A1
SCALE N.T.S

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DRAWING NAME:
ELEVATIONS

A4 SHEET:
4 OF 7

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PROJECT:

THE NICKERSON

JOB NO.: 21011

DRAWING NAME:

FOOTING PLAN

A5 SHEET:
5 OF 7

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- 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 HAVE PRECEDENCE OVER 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 0141 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 BLOCKING 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 BLOCKING 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. 9.23.12. 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" x 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. WINDOWS SHOWN ON DRAWINGS ARE FOR PROPOSED SIZES AND LOCATIONS.
- THERMAL DESIGN AND INSTALLATION TO CONFORM TO O.B.C. PART 12
- ALL STEEL COLUMNS, BEAMS AND LINTELS TO BE PRIME PAINTED.
- CONTRACTOR TO CONFIRM LOCATION / DESIGN OF SEPTIC SYSTEM CONSISTENT WITH PART 8 OF THE O.B.C. AND CONFORM 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

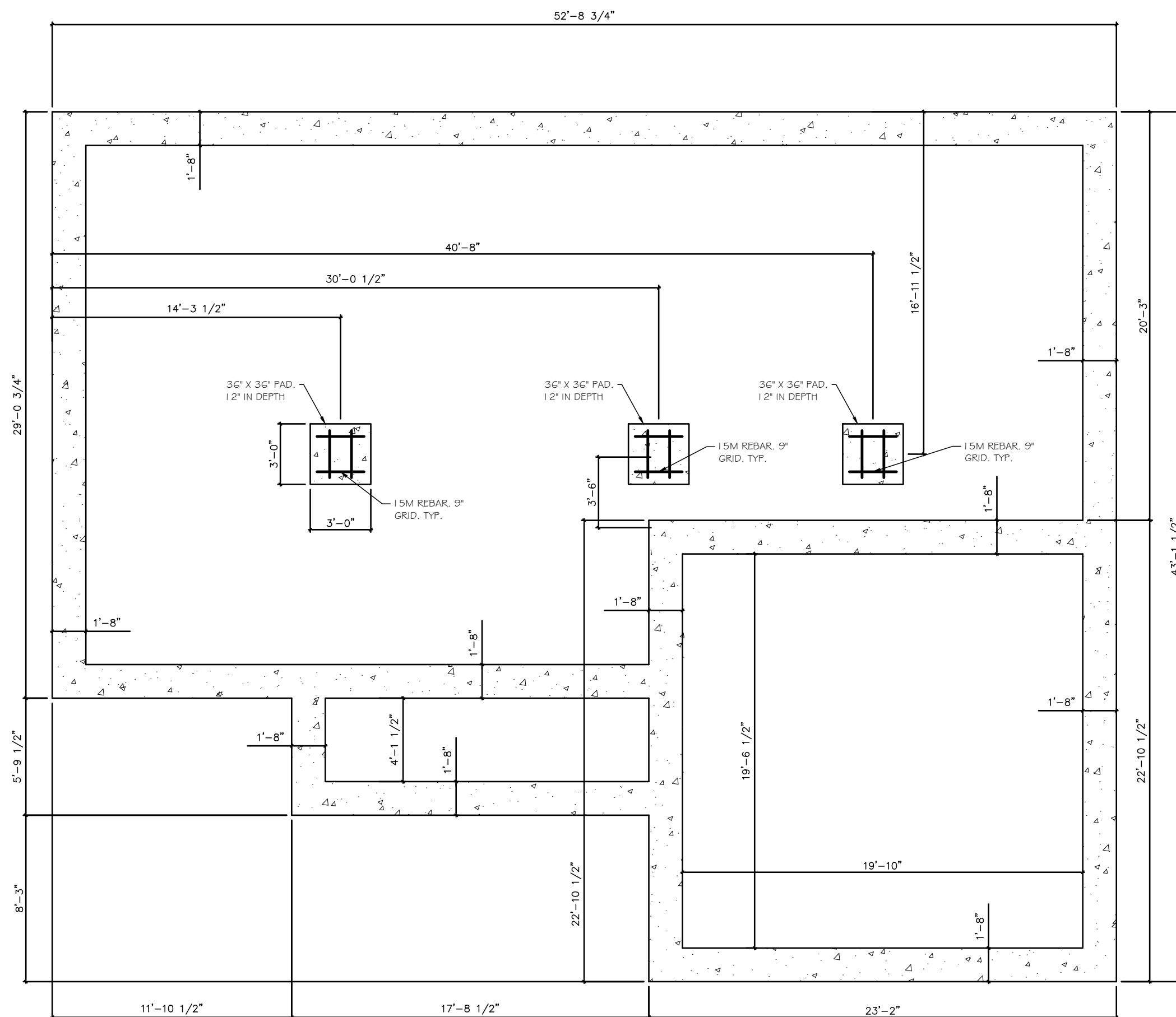
- PROVIDE OPENINGS, INSERTS, ANCHORS ETC. FOR ELECTRICAL AND MECHANICAL SYSTEMS. CO-ORDINATE WITH OTHER TRADES.
- ALL PLUMBING TO BE IN ACCORDANCE WITH PART 7 OF THE O.B.C.
- MECHANICAL VENTILATION TO BE IN ACCORDANCE WITH SECTION 9.33 OF THE O.B.C. SUPPLY AND INSTALL H.R.V. UNIT AS PER CODE REQUIREMENTS.
- 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

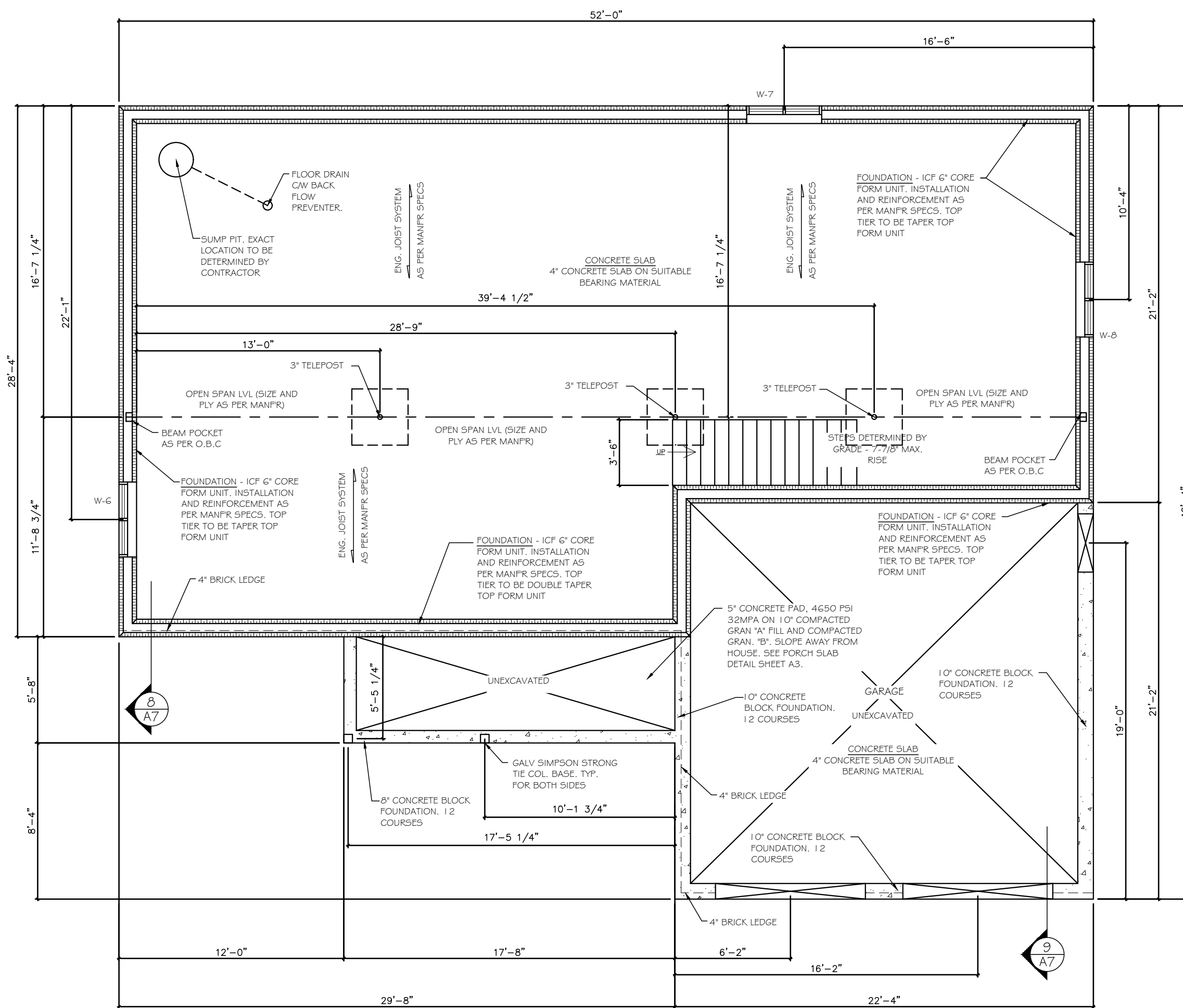
- FLOOR LOADS MIN. 50 LBS PER S.F. CONTRACTOR TO CONFIRM WITH FLOOR SUPPLIER IF IN-FLOOR SYSTEM COMPLETE WITH GYP-CRETE IS BEING USED.
- ENGINEERED FLOOR SYSTEM TO BE INSTALLED AS PER MANUFACTURERS ENGINEERED PLANS AND INCLUDE BRIDGING AS SHOWN AND AS NOTED BY FLOOR SYSTEM SUPPLIER. ALL CONCENTRATED 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 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 15M 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 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



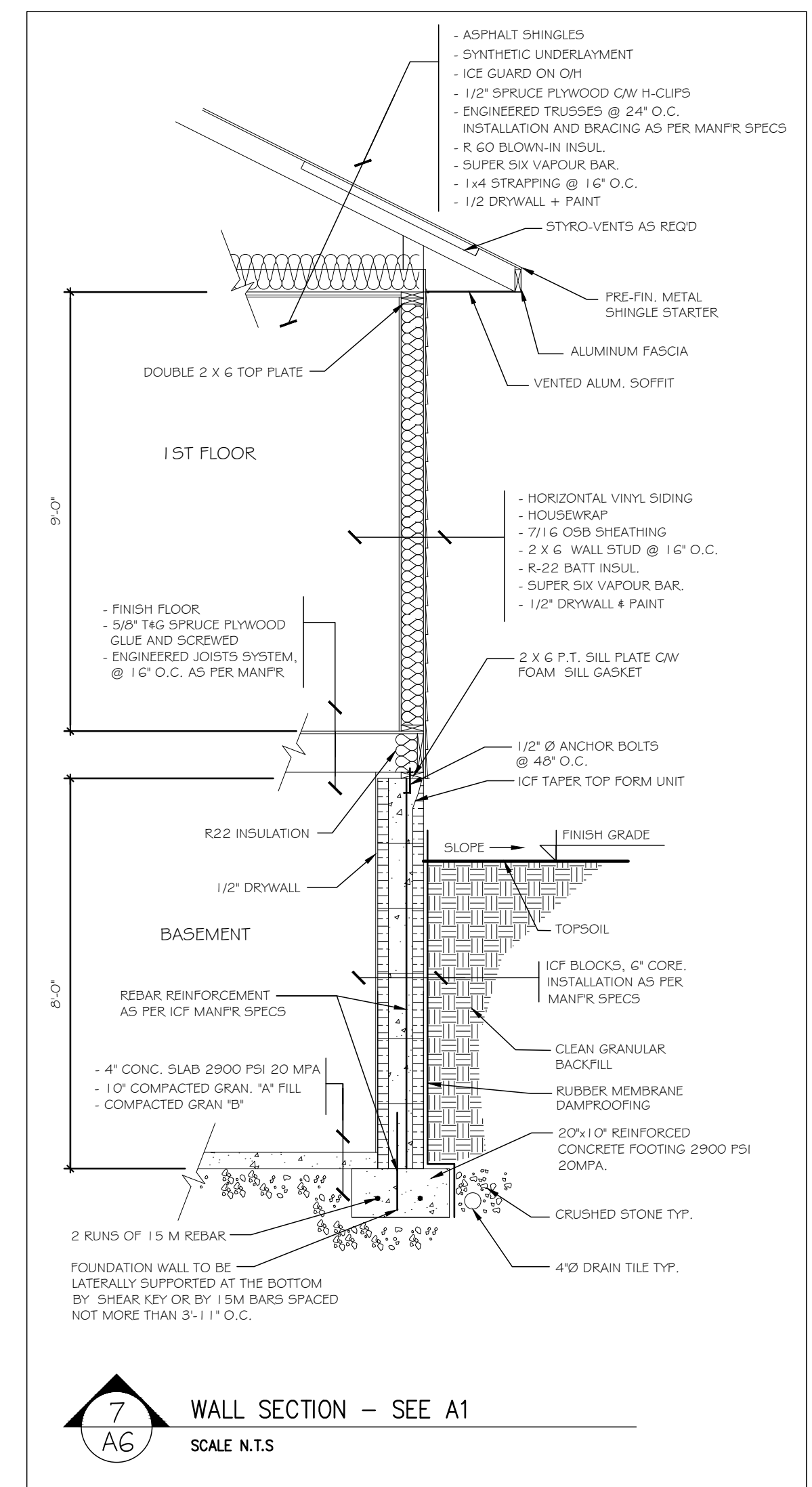
A5 FOOTING PLAN
SCALE 3/16" = 1'-0"



A6 FOUNDATION PLAN
SCALE 3/16" = 1'-0"

ICF NOTES:

- 2x6 P.T. SILL PLATES C/W 6" FOAM GASKET TO BE USED WHERE TOP ICF BLOCKS ARE NOT TAPER TOP FORM UNITS.
- ALL CONCRETE LINTELS AS PER ICF MANFR.
- ALL VERTICAL AND HORIZONTAL REINFORCEMENT AS PER MANFR SPECS IN CONJUNCTION WITH SECTION 9.1.5.4.5 OF THE O.B.C.



7
A6 WALL SECTION - SEE A1
SCALE N.T.S.

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JOB NO.: 21011

DRAWING NAME:
FOUNDATION PLAN

A6 SHEET:
6 OF 7

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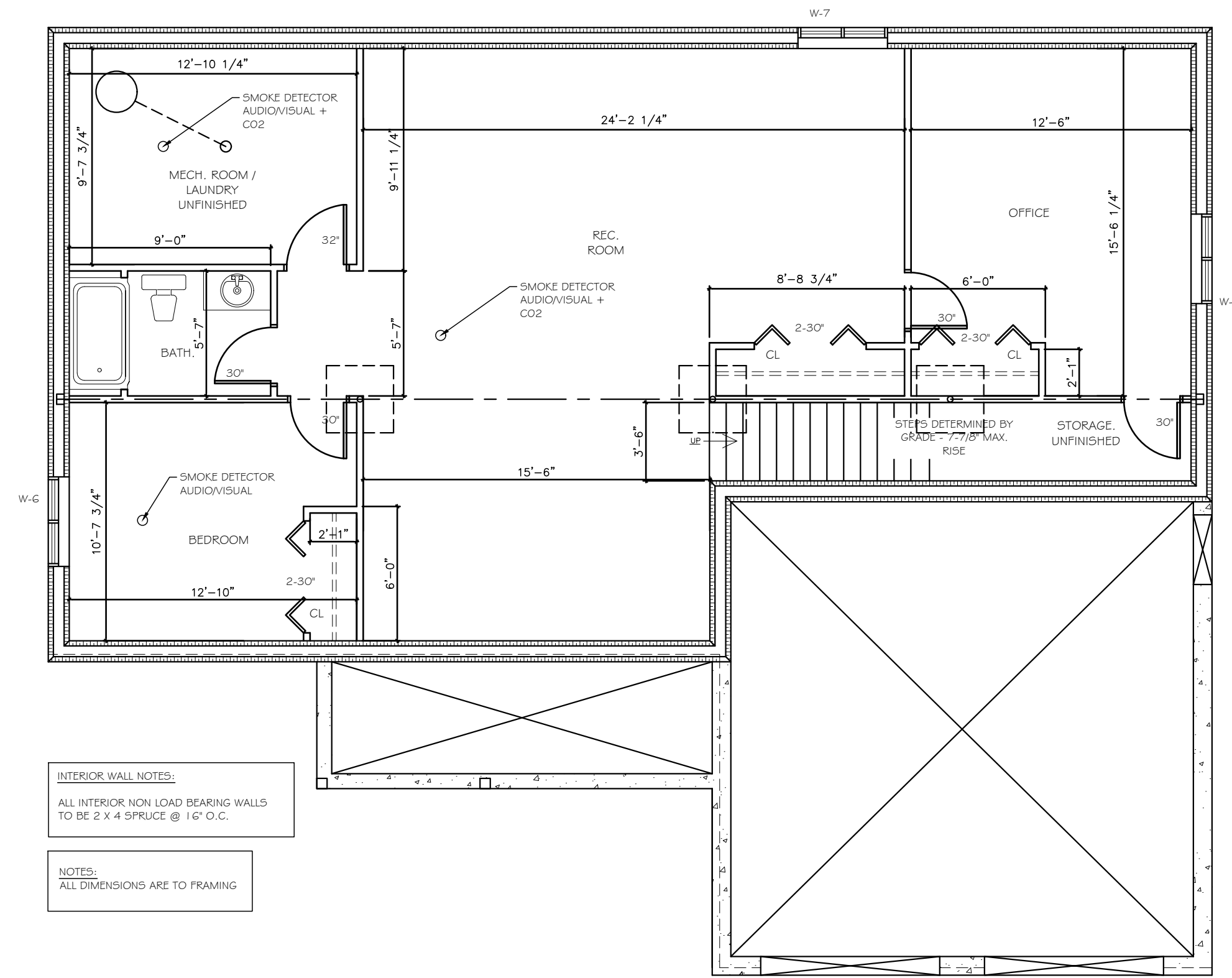
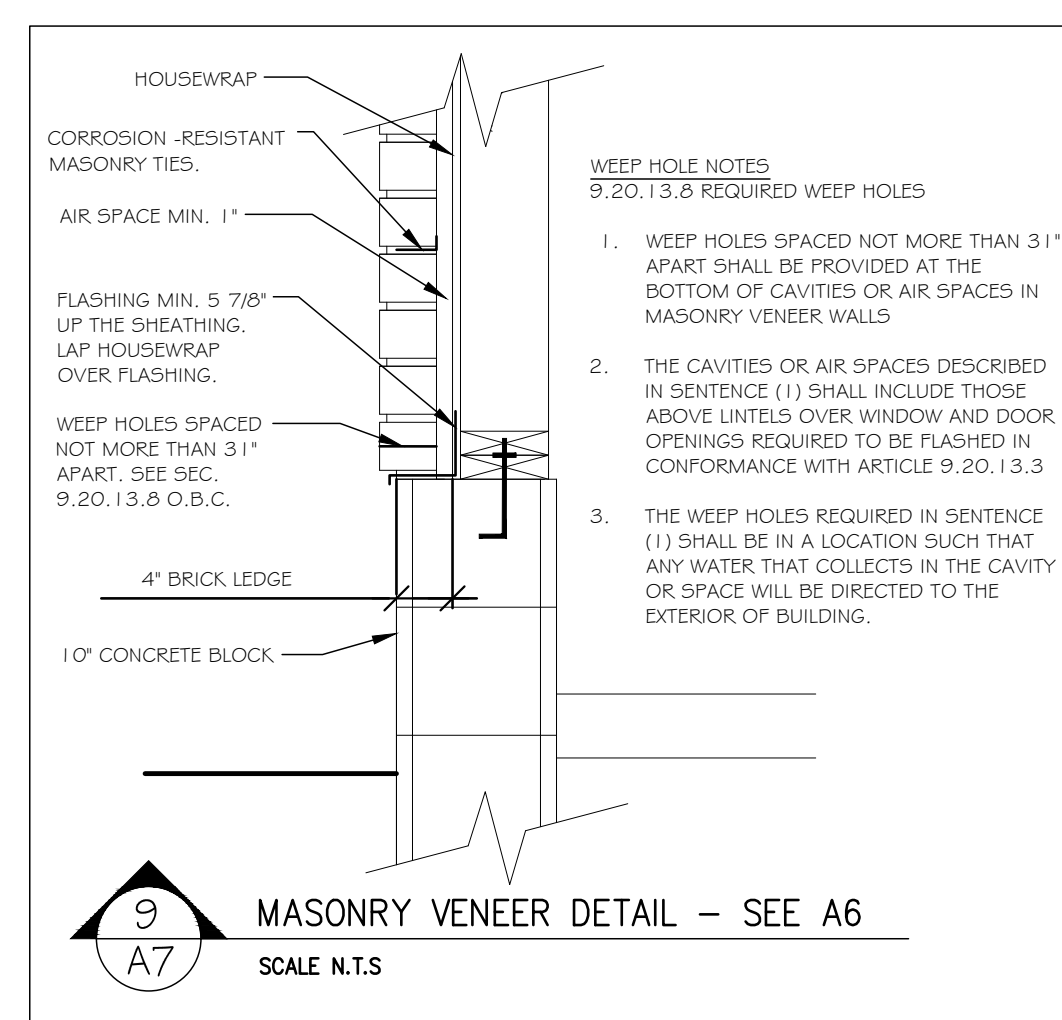
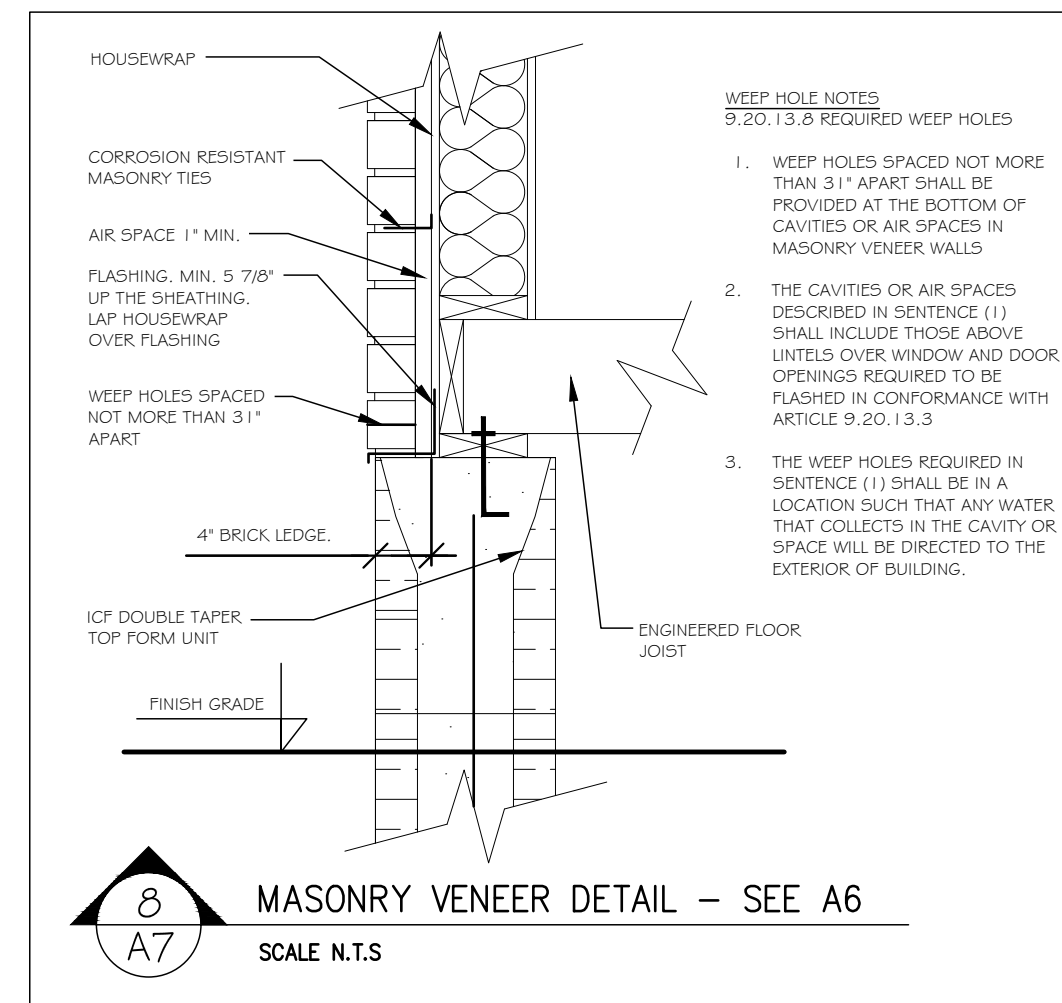
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JOB NO.: 21011

DRAWING NAME:
 BASEMENT LAYOUT

A7

SHEET:
 7 OF 7



INTERIOR WALL NOTES:
 ALL INTERIOR NON LOAD BEARING WALLS TO BE 2 X 4 SPRUCE @ 16\"/>

NOTES:
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A7 BASEMENT LAYOUT
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