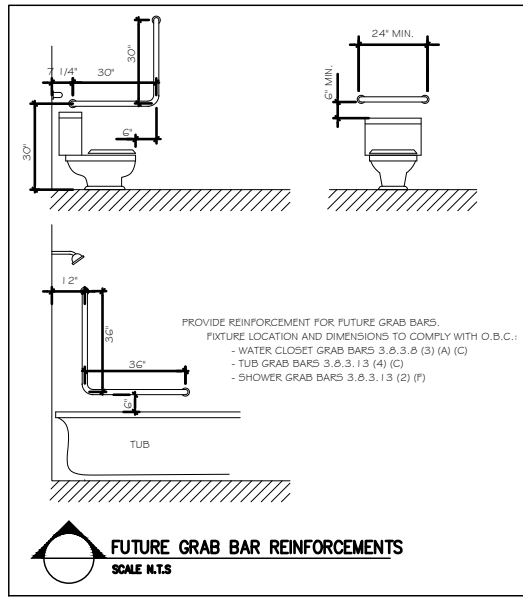
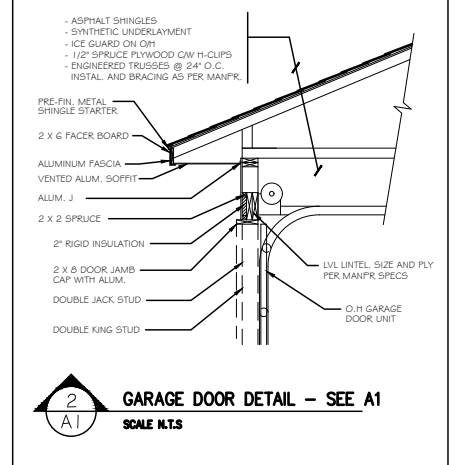
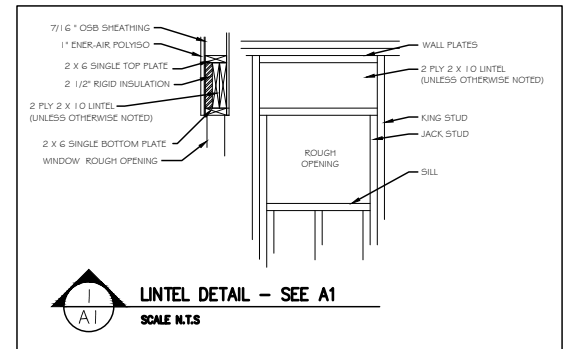


INTERIOR WALL NOTES
ALL INTERIOR NON LOAD BEARING WALLS TO BE 2 X 4 SPRUCE @ 16" O.C.

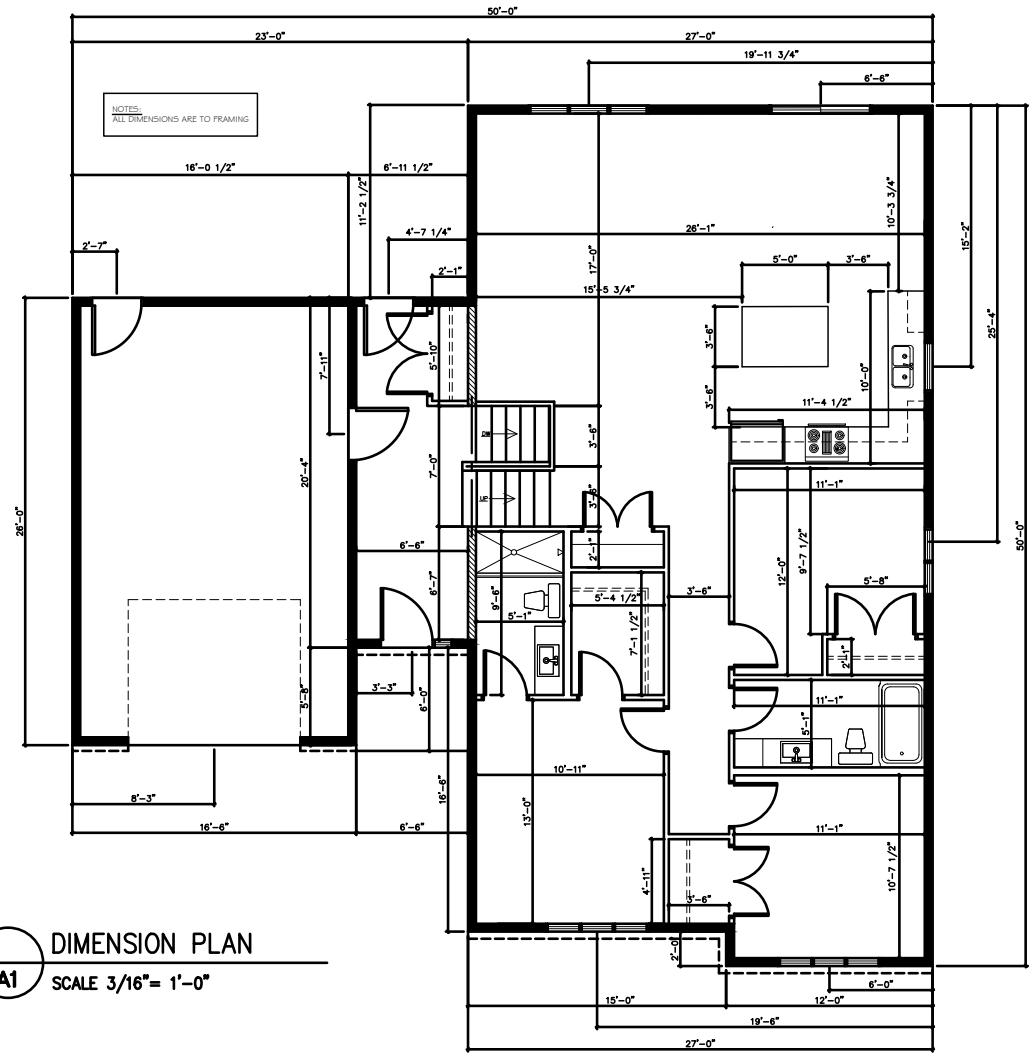
CONDITIONED SPACE - 1461 SQ/FT
GARAGE - 419 SQ/FT
TOTAL - 1880 SQ/FT

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



GENERAL NOTES

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2. 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.
3. VERIFY THE DIMENSIONS OF ALL ROUGH OPENINGS AND BUILT-UPS PRIOR TO FRAMING. WRITTEN DIMENSIONS TO HAVE PRECEDENCE OVER SCALED DRAWING.
4. ALL MATERIALS TO BE NEW AND FREE OF FLAWS
5. SEE DIMS. A2 FOR ALL GENERAL NOTES.



WINDOW SCHEDULE

KEY	SIZE (INCHES)	NOTES
W-1	72 X 54	CASEMENT
W-2	72 X 54	CASEMENT
W-3	48 X 40	CASEMENT
W-4	36 X 40	CASEMENT
W-5	84 X 60	CASEMENT
W-6	72 X 32	SLIDER (BASEMENT)
W-7	72 X 32	SLIDER (BASEMENT)
W-8	48 X 32	SLIDER (BASEMENT)
W-9	48 X 32	SLIDER (BASEMENT)
W-10	48 X 32	SLIDER (BASEMENT)

EXT. DOOR SCHEDULE

KEY	SIZE (INCHES)	NOTES
D-1	36 X 80	LHH. CUSTOM. CW SIDELIGHTS STYLE TO BE DETERMINED
D-2	72 X 80	PATIO DOOR
D-3	36 X 80	EXT. STEEL, LHH. CW SELF CLOSURE AND WEATHER STRIPPING
D-4	34 X 80	RHH. STEEL, INSUL. CW HALF-LITE
D-5	34 X 80	RHH. STEEL, INSUL. CW HALF-LITE

NOTE: CONFIRM ALL EXACT ROUGH OPENINGS WITH MANFR

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HOMETEK DESIGNS INC.
THE UNDERSIGNED HAS REVIEWED AND UNDERTAKEN THE RESPONSIBILITIES FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE

QUALIFICATION INFORMATION
DESIGNER: NATHAN LEFEBVRE
BCIN: 42927
FIRM: HOMETEK DESIGNS INC.
BCIN: 112511
SIGNATURE:
DATE: FEBRUARY, 2025

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FIRM BCIN: 112511

DRAWN BY: NATHAN LEFEBVRE	DESIGNED BY: N.L.
DATE: FEB 2025	B.C.I.N.# 42927
SCALE: 3/16" = 1'-0"	PLOT DATE: FEBRUARY 18, 2025

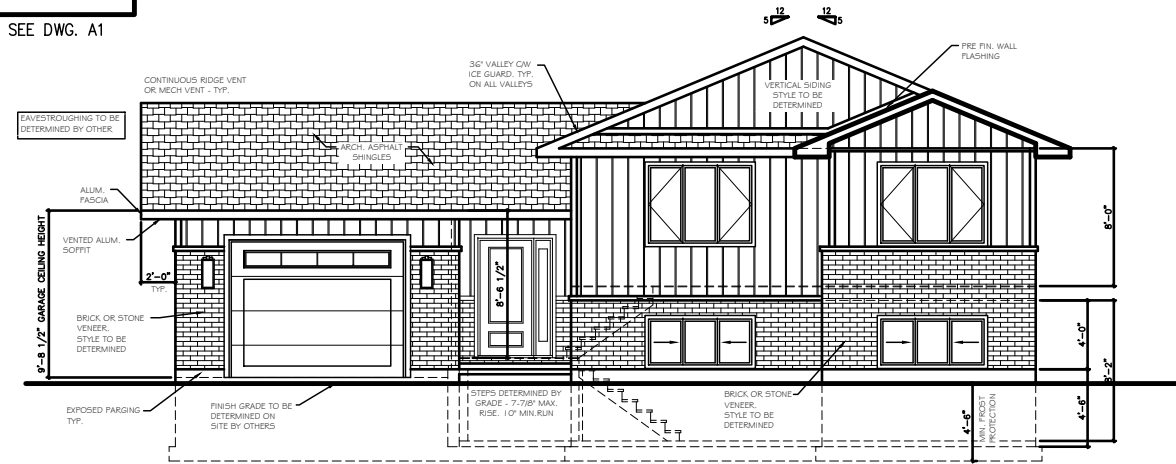
PROJECT:
THE DAWSON
EDDY CRESCENT
PEMBROKE, ONTARIO

JOB NO.: 25010

DRAWING NAME:
FLOOR PLAN
/ DIMENSION PLAN

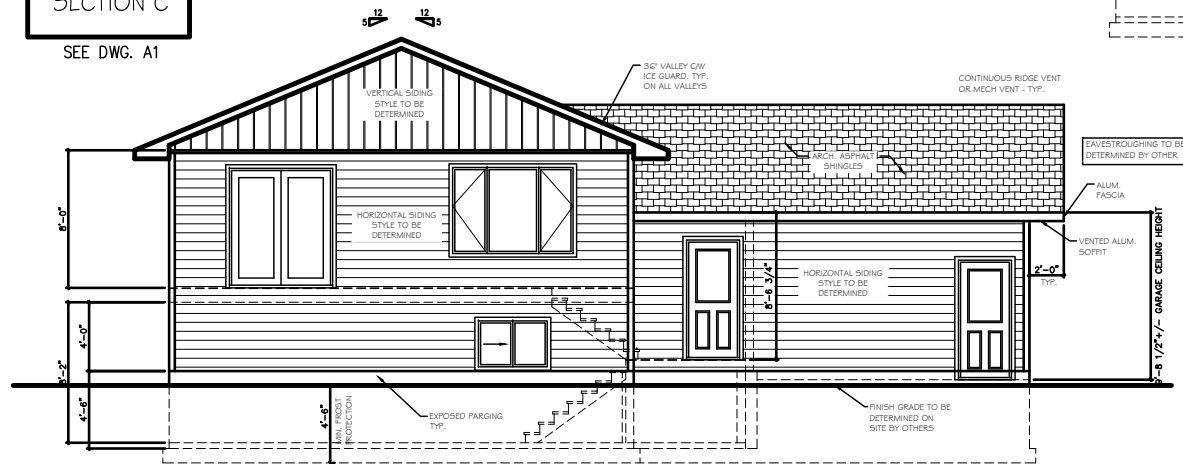
SECTION A

SEE DWG. A1



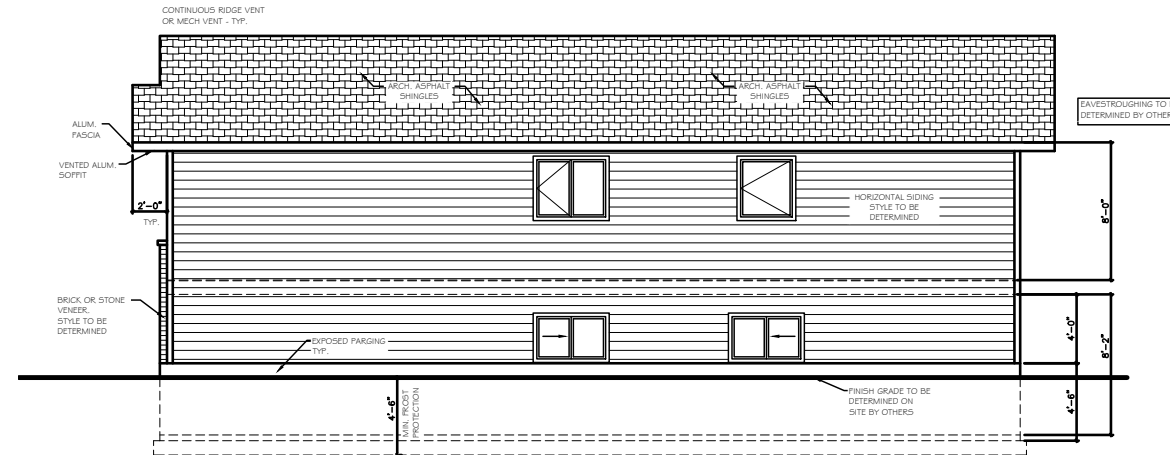
SECTION C

SEE DWG. A1



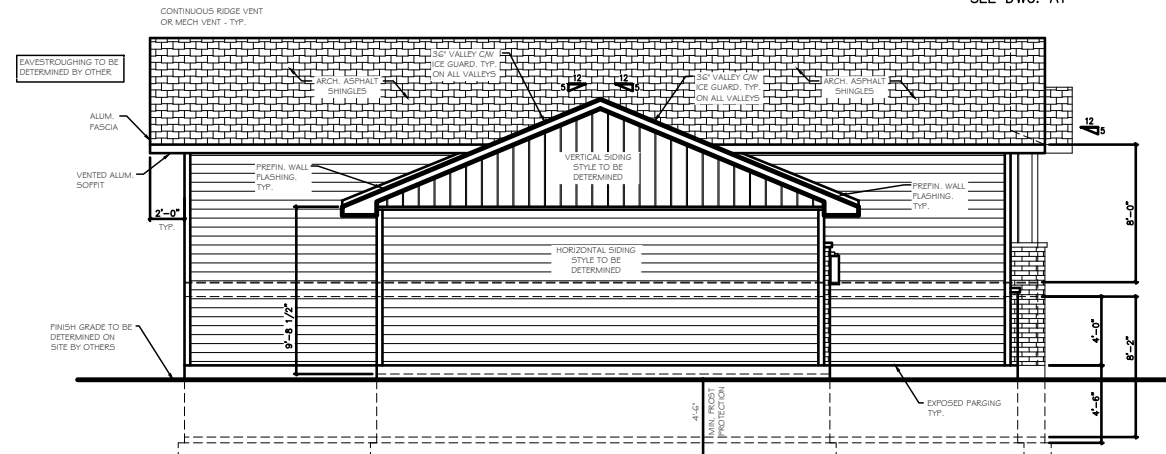
SECTION B

SEE DWG. A1



SECTION D

SEE DWG. A1



ELEVATIONS
A2 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 DEVIATIONS FROM CODE PRIOR TO COMMENCING 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 HAVE PRECEDENCE OVER SCALED DRAWINGS. 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 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 PLAINS IN ACCORDANCE TO C.S.A. STANDARD D141 AND D.B.C. 9.3.2 (LATEST REVISION).
- ALL INTERIOR WALLS TO BE MIN. 2" @ 16" O.C. WITH 1/2" GYPSUM BOARD FINISH UNLESS OTHERWISE NOTED. ALL INTERIOR LOAD BEARING WALLS TO BE 2" @ 16" O.C. AND HORIZONTAL BLOCKING AT MID SPAN WITH 1/2" GYPSUM FINISH. PLUMBING WALL WITH PIPES GREATER THAN 2" TO BE 2" @ 16" O.C.
- INSTALL MID-SPAN HORIZONTAL BLOCKING AND DIAGONAL BRACING IN ALL BEARING WALLS THAT ARE NOT SHEARED.
- 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 - 2" @ 2" 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 SLIT FLOORING SYSTEMS CHOSEN BY OWNER. IF CERAMIC TILE ARE CHOSEN BY THE OWNER UNDERLAY TO BE MINIMUM 1/2" FLYWOOD OR AS RECOMMENDED BY MANUFACTURER.
- INSULATE ALL BATHROOM WALLS FOR SOUND BARRIER. ALL ORIGINAL 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 GUARDS ARE TO MEET THE REQUIREMENTS OF CBC SUPPLEMENTARY STANDARD S6-7 OR EQUAL.
- ALL WINDOWS AND GLAZING INCLUDING BASEMENT WINDOWS TO MEET O.C. SECTION 12.3.1.2. ALL EXTERIOR DOORS, WINDOWS AND SKYLIGHTS TO BE SEALED TO THE EXTERIOR AIR BARRIER AS PER SECTION 9.7.1.33 OF O.B.C.
- 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 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 9.3.3 OF THE O.B.C.
- SUPPLY AND INSTALL H.V.L.V. UNIT AS PER CODE REQUIREMENTS.
- HEATING AND AIR CONDITIONING TO BE IN ACCORDANCE WITH SECTION 9.3.3 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 (ALDQVNSUAS) 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 1500 P.S.F. (75KPA). 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. 2' LIFTS COMPACTED TO 100% PROCTOR. ALL FILL WITHIN WOME HEATED AREAS TO BE GRANULAR TYPE. ALL FINAL GRADING AROUND BUILDING PERIMETER TO BE PLACED TO PROVIDE A 4% 4' SLOPE AWAY FROM BUILDING FOUNDATION.
- MAINTAIN GROUND WATER LEVEL BELOW THE FOOTING LEVEL BY PLUMBING 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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QUALIFICATION INFORMATION

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FIRM: HOMETEK DESIGNS INC.
BCIN: 112511
SIGNATURE:
DATE: FEBRUARY, 2025

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DRAWN BY: NATHAN LEFEBVRE	DESIGNED BY: N.L.
DATE: FEB 2025	B.C.I.N.# 42927
SCALE: 3/16" = 1'-0"	PLOT DATE: FEBRUARY 18, 2025

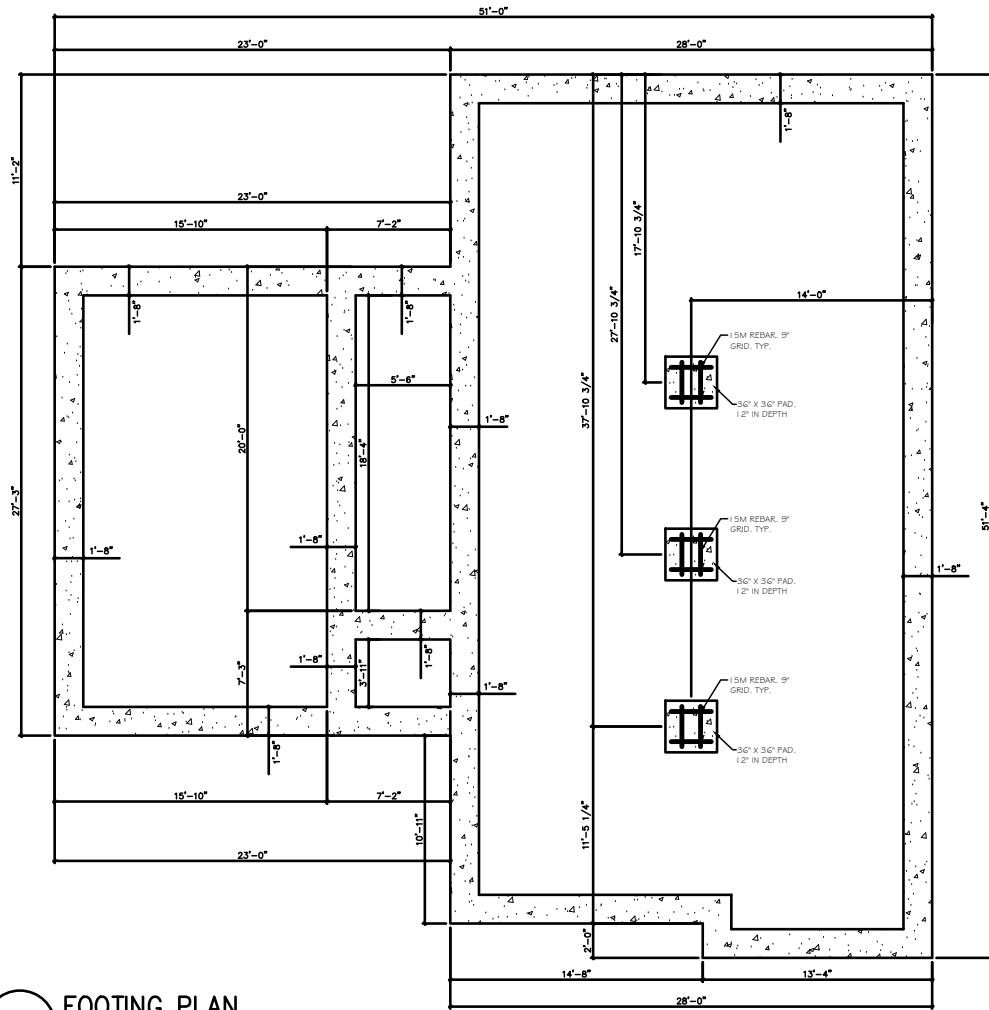
PROJECT:
THE DAWSON
EDDY CRESCENT
PEMBROKE, ONTARIO

JOB NO.: 25010

DRAWING NAME:
ELEVATIONS

A2

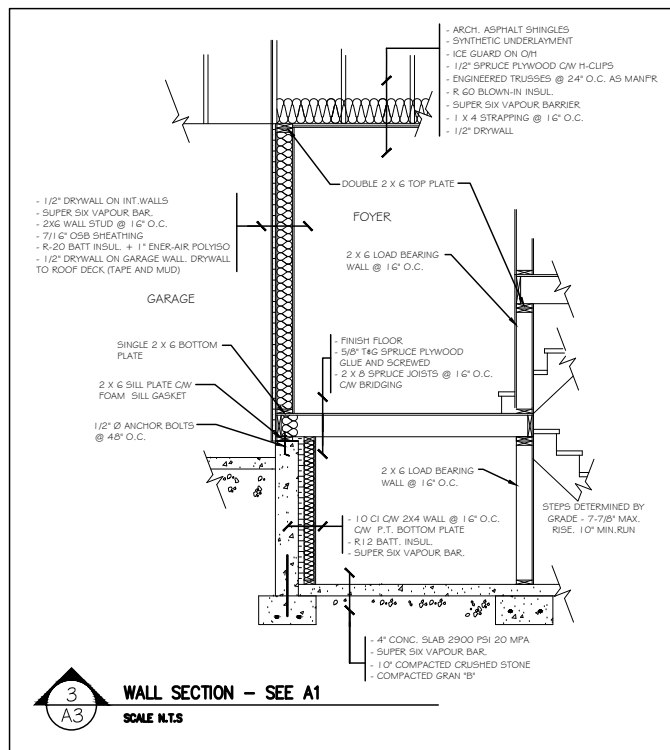
SHEET
2 OF 4



A3 FOOTING PLAN
SCALE 3/16" = 1'-0"

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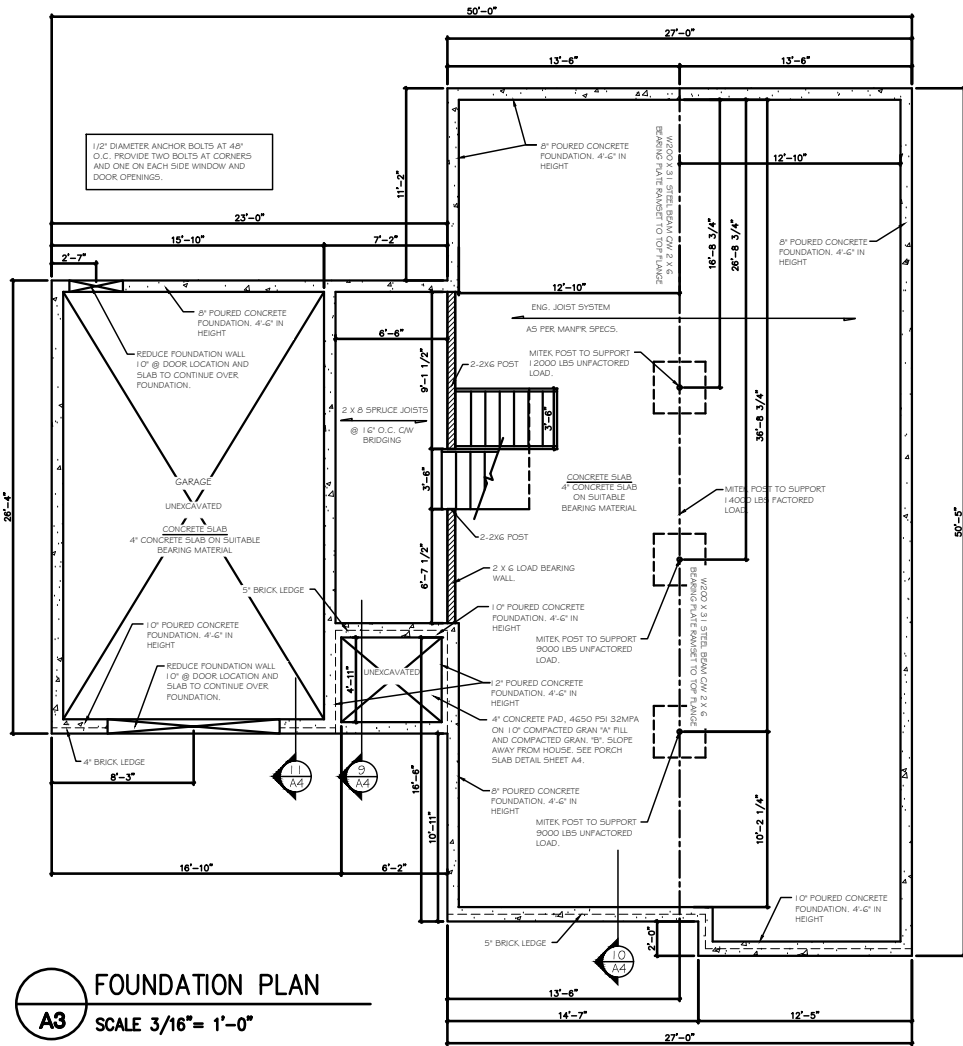


3 WALL SECTION - SEE A1
SCALE N.T.S.

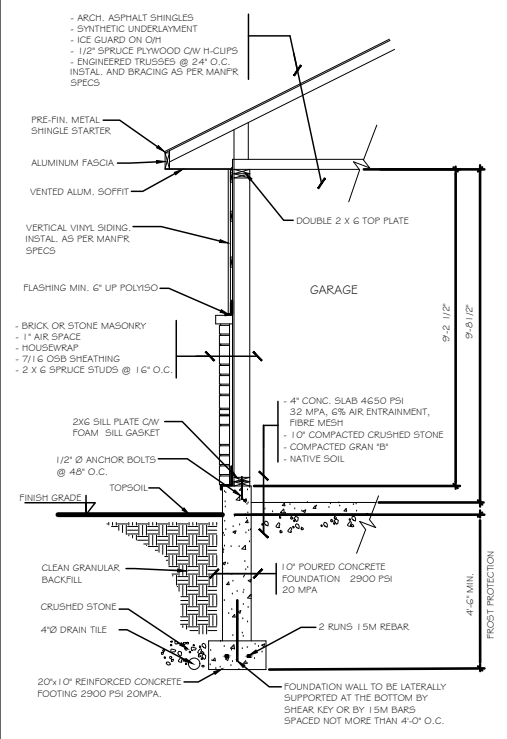
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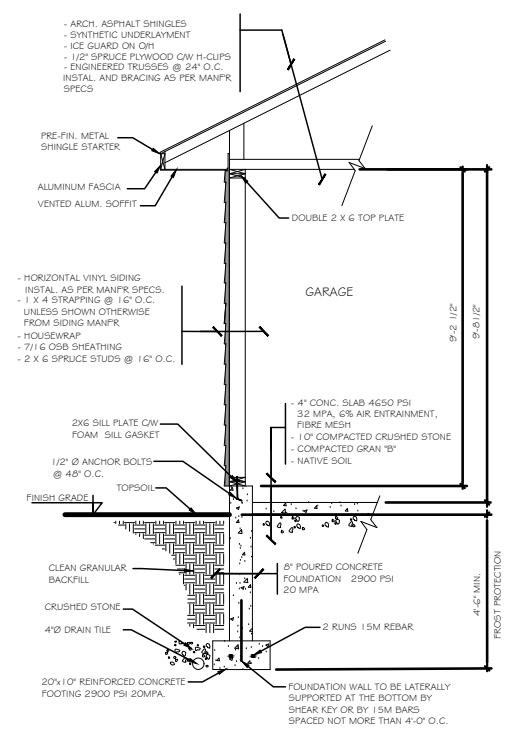
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A3 FOUNDATION PLAN
SCALE 3/16" = 1'-0"



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



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

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PEMBROKE, ONTARIO

JOB NO.: 25010

DRAWING NAME:
FOUNDATION PLAN /
FOOTING PLAN

A3 SHEET
3 OF 4

