

5827 5TH LINE

OUSTIC, ON
N0B 2K0

DETACHED DWELLING UNIT



GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS AND THE CONTRACTED DOCUMENTS.
- THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING THE CONTRACTED WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS OR BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS, NOTIFY THE DESIGNER IMMEDIATELY ON HOW TO PROCEED.
- SHOULD A CONFLICT OCCUR IN OR BETWEEN THESE DRAWINGS AND THE SPECIFICATIONS PROVIDED, THE SPECIFICATIONS SHALL TAKE PRECEDENCE.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE DESIGNER. ALL PORTIONS OF WORK STEMMING FROM THIS SUBMISSION SHALL BE IN ACCORDANCE WITH THE REVIEWED SHOP DRAWINGS AND SAMPLES.
- ALL DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER ANY INTERPRETATION OF SCALE. ALL DIMENSIONS ARE MEASURED TO THE FACE OF STUDS or FACE OF CONCRETE or FACE OF INSULATED CONCRETE FORM.
- CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A.C. EQUIPMENT, RECESSED ITEMS, AND ALL OTHER FRAMING ITEMS AS REQUIRED.
- WHERE LARGER STUDS OR FURRING IS REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH.
- PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS ETC.
- ALL PRE-ENGINEERED TRUSSES & FLOOR JOISTS ARE TO BE REVIEWED BY DESIGNER or ENGINEER PRIOR TO ORDERING OF PRODUCT.
- THE CONTRACTOR MUST KEEP ALL OPERATIONS THAT PERTAINS TO THE CONSTRUCTION OF THE PROJECT CONFINED TO THE AREAS PERMITTED BY THE OWNER.
- THE JOB SITE SHALL BY MAINTAINED IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES. ALL DEBRIS, LITTER SHALL BE CLEANED DAILY TO ACHIEVE THIS. EACH CONTRACTOR AND SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OR EACH PHASE OF THE CONTRACTED WORK SHALL REMOVE ALL TRASH AND DEBRIS STEMMING FROM HIS/HER OPERATIONS.
- ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE OR DETERIORATION. IF THESE MEASURES ARE NOT ADHERED TO, REJECTION OF THE WORK MAY BE APPLIED.
- SHOULD ERRORS AND OMISSIONS BE NOTICED ON THIS DRAWING SET, THEY ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY FOR FURTHER INSTRUCTION. FAILURE TO REPORT DISCREPANCIES IMMEDIATELY RELIEVES THE DESIGNER OF THE CONSEQUENCES THAT MAY/MAY NOT OCCUR.
- THIS DRAWING SET IS THE PROPERTY OF THE DESIGNER AND CANNOT BE REPRODUCED OR COPIED WITHOUT OUR WRITTEN CONSENT.

CONTRACTOR'S NOTES

THIS CONSTRUCTION DOCUMENT SET HAS BEEN ISSUED FOR CONSTRUCTION UNDER THE ASSUMPTION THE CONTRACTOR CONTRACTED FOR THE PROJECT BUILD IS COMPETENT AND HAS EXPERIENCE IN THIS BUILDING TYPE. BY ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR ASSURES BOTH THE OWNER AND DESIGNER THEY POSSESS THE NECESSARY SKILLS TO COMPLETE THIS PROJECT WITHOUT EXTENSIVE ARCHITECTURAL & ENGINEERING SERVICE SUPPORT.

IT IS TO BE UNDERSTOOD BY THE CONTRACTOR THAT THIS PROJECT MAY REQUIRE ADJUSTMENTS DUE TO FIELD CONDITIONS BUT IS STILL TO MAINTAIN THE GENERAL INTENT OF COMPLYING WITH ALL APPLICABLE BUILDING CODES.

CHANGES THAT ARE MADE ON SITE WITHOUT PRIOR NOTICE AND CONSENT OF THE DESIGNER ARE UNAUTHORIZED AND SHALL RELIEVE THE DESIGNER OF ALL RESPONSIBILITY THAT MAY/MAY NOT OCCUR FROM THESE UNAUTHORIZED CHANGES.

SHOULD ADDITIONAL DETAIL, GUIDANCE OR CLARIFICATION BE NEEDED TO COMPLETE THE PROJECT, PROMPT NOTICE SHALL BE GIVEN TO THE DESIGNER IN ORDER TO DEAL WITH THE SITUATION.

ARCHITECTURAL ABBREVIATIONS

* = SPECIAL EXCEPTION (TAKE NOTE)
& = AND
AFF = ABOVE FINISHED FLOOR
AC = AIR CONDITIONING
ALT = ALTERNATE
ARCH = ARCHITECTURAL
APPROX = APPROXIMATE
ASAP = AS SOON AS POSSIBLE
B/O = BOTTOM OF
BFF = BELOW FINISHED FLOOR
BK = BLOCKING
BLDG = BUILDING
BRG = BEARING
BTU = BRITISH THERMAL UNIT
CL = CENTER LINE
CLG = CEILING
COL = COLUMN
CONC = CONCRETE
CONT = CONTINUOUS
CF = CUBIC FEET
C/W = COMPLETE WITH
DF = DOUGLAS FIR
DIA = DIAMETER
DIM = DIMENSION
DN = DOWN
DW = DISHWASHER
DWG = DRAWING
EA = EACH
ELECT = ELECTRICAL
ENG = ENGINEER (ED)
EQ = EQUAL
EXT = EXTERIOR
F/O = FACE OF
F = FOOTING TYPE
FB = FLOOR BEAM
FD = FLOOR DRAIN
FIN = FINISH
FJ = FLOOR JOIST
FM = FLUSH MOUNT
FP = FIREPLACE
FT = FOOT, FEET
FURN = FURNACE
GWB = GYPSUM WALL BOARD
HORIZ = HORIZONTAL
HWT = HOT WATER TANK
HVAC = HEATING, VENTING & AIR CONDITIONING
ICF = INSULATED CONCRETE FORM

ICF = INSULATED CONCRETE FORM
INCL = INCLUDE (ING)
INFO = INFORMATION
INSUL = INSULATION
INT = INTERIOR
LAV = LAVATORY
LSL = LAMINATED STRAND LUMBER
LVL = LAMINATED VENEER LUMBER
MATL = MATERIAL
MAX = MAXIMUM
MECH = MECHANICAL
MIN = MINIMUM
MISC = MISCELLANEOUS
N/A = NOT APPLICABLE
NOM = NOMINAL
NTS = NOT TO SCALE
OC = ON CENTRE
OPP = OPPOSITE
PLA = POINT LOAD FROM ABOVE
PLY = PLYWOOD
PWDR = POWDER ROOM
R = RISER (S)
RIM = RIM JOIST
REBAR = REINFORCING BAR
REC = RECREATION
REFRIG = REFRIGERATOR
REQ'D = REQ'D
RM = ROOM
RO = ROUGH OPENING
SECT = SECTION
SPF = SPRUCE PINE FIR
SQ = SQUARE
STD = STANDARD
SUB = SUBSTITUTE
T/O = TOP OF
T&G = TONGUE & GROOVE
TM = TOP MOUNT
TYP = TYPICAL
U/S = UNDER SIDE
UNFIN = UNFINISHED
UNO = UNLESS NOTED OTHERWISE
V = VOLT
VERT = VERTICAL
WC = WATER CLOSET
WIC = WALK-IN CLOSET
WP = WATERPROOF
W/ = WITH
W/O = WITHOUT

SHEET LIST	
SHEET	SHEET NAME
A0.01	COVER SHEET
A1.01	PROPOSED FLOOR PLANS
A2.01	ELEVATIONS
A3.01	BUILDING SECTIONS
EX.01	EXISTING FLOOR PLANS

WINDOW & DOOR SCHEDULE

WINDOWS	#	LOCATION	OPERATION	GLAZING	INTERIOR	EXTERIOR	TOTAL DEPTH	SIZE
W1	5	MAIN LEVEL	DOUBLE SLIDER	ARGON FILLED 0.28 MAX U VALUE	WHITE	SMOKED TIMBER	10 1/2"	40.5" x 46"
W2	1	KITCHEN	AWNING	ARGON FILLED 0.28 MAX U VALUE	WHITE	SMOKED TIMBER	10 1/2"	40.5" x 36"
W3	1	BEDROOM	DOUBLE SLIDER	ARGON FILLED 0.28 MAX U VALUE	WHITE	SMOKED TIMBER	10 1/2"	72" x 40"
DOORS	#	LOCATION	OPERATION	GLAZING	INTERIOR	EXTERIOR	TOTAL DEPTH	SIZE
D1	1	FOYER	FIBERGLASS WOOD TEXTURE DOOR	ARGON FILLED 0.28 MAX U VALUE	STANDARD WOODGRAIN	SMOKED TIMBER	6 5/8"	64" x 80"
D2	1	KITCHEN	FIBERGLASS SMOOTH DOOR	ARGON FILLED 0.28 MAX U VALUE	WHITE	SMOKED TIMBER	6 5/8"	32" x 80"
D3	1	STAIRWAY	FIBERGLASS SMOOTH DOOR	NONE	WHITE	WHITE	6 5/8"	32" x 80"



1980

DESIGN-BUILD

58 WOOLWICH ST. NORTH
BRESLAU, ON.

(519)576-0937

MATTKOCHER@CHARTHOME.CA

PROJECT NORTH

TRUE NORTH

DATE	ISSUE / REVISION
Date	Revision

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MITCHELL/ FITZHENRY
DETACHED DWELLING UNIT

COVER SHEET

Project Number	1	Sheet No.	A0.01
Date	SEPTEMBER 12, 2023		
Drawn by	M. KOCHER		
Checked by		Scale	



CHART

1980

DESIGN-BUILD

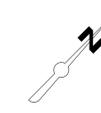
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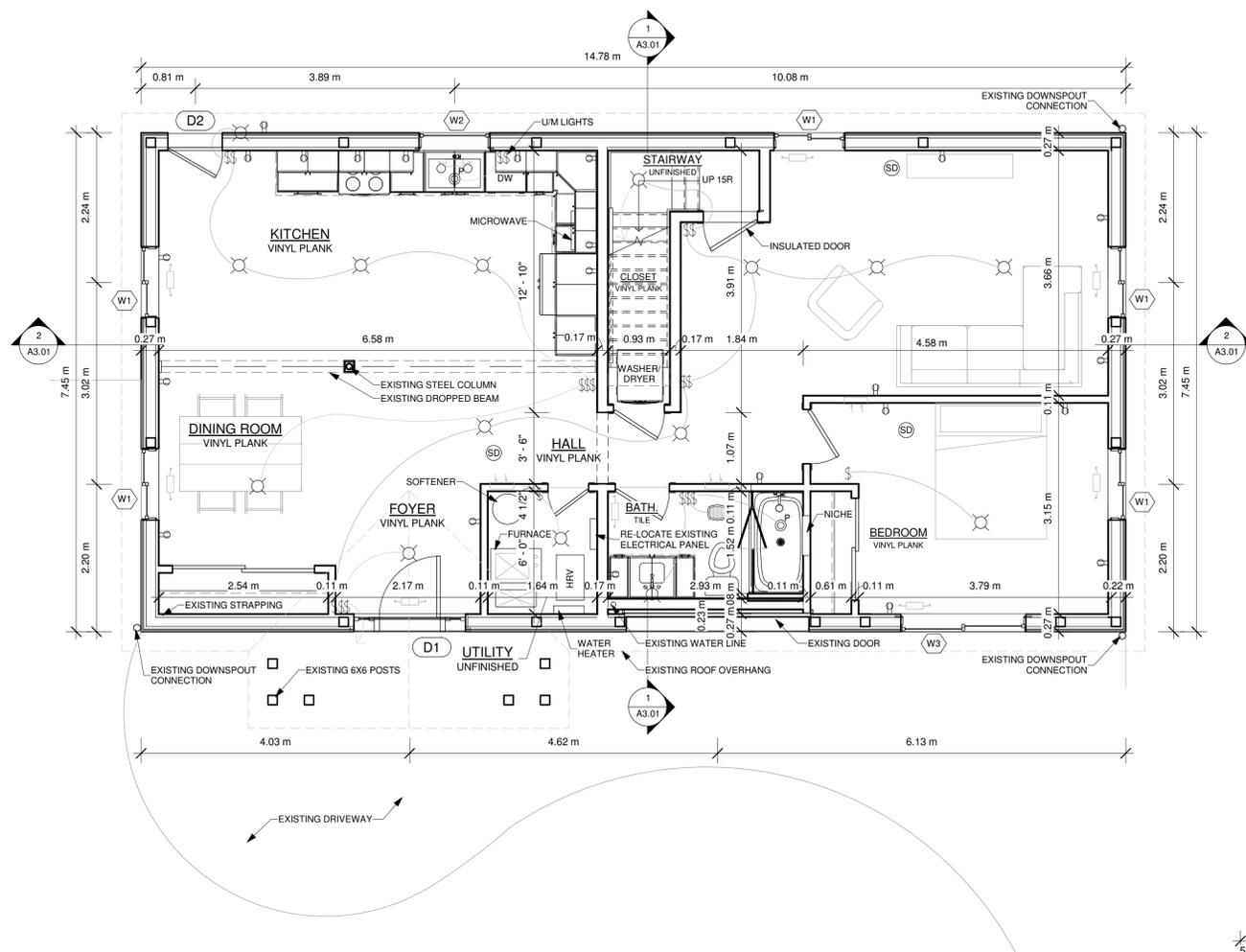


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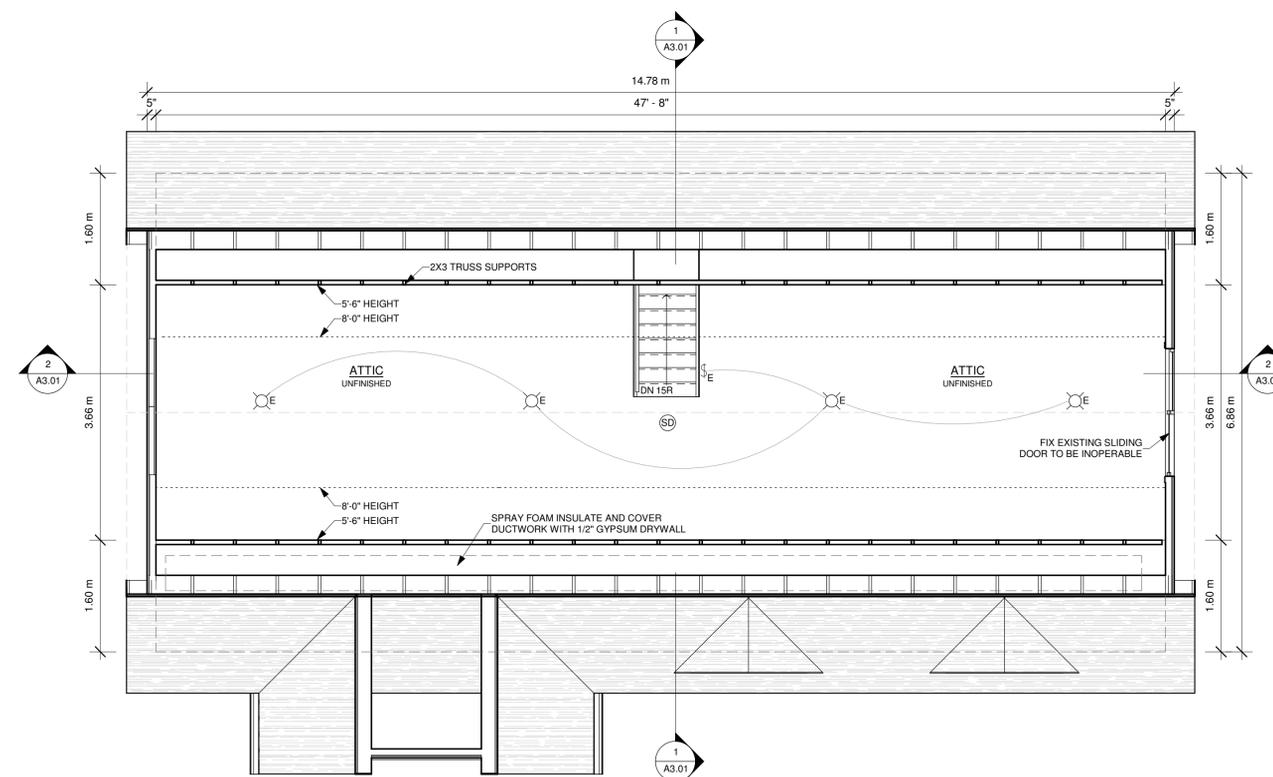


TRUE NORTH

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1 PROPOSED MAIN FLOOR PLAN
A1.01 CEILING = 8'-2 1/2" 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
A1.01 CEILING = 7'-11 1/2" 1/4" = 1'-0"

FLOOR AREAS - OPTION B		
FLOOR AREAS		
MAIN FLOOR DWELLING	1186.23 sq.ft.	110.2 m ²
SECOND FLOOR DWELLING	0 sq.ft.	.0 m ²
DWELLING FLOOR AREA	1186.23 sq.ft.	110.2 m²
INTERIOR FLOOR AREAS		
MAIN FLOOR INTERIOR	1061.61 sq.ft.	98.6 m ²
SECOND FLOOR INTERIOR	0 sq.ft.	.0 m ²
TOTAL OF FLOOR AREAS	1061.61 sq.ft.	98.6 m²
AS DEFINED BY THE BUILDING CODE FLOOR AREA MEANS: THE SPACE ON ANY STOREY OF A BUILDING BETWEEN EXTERIOR WALLS AND REQUIRED FIREWALLS INCLUDING THE SPACE OCCUPIED BY INTERIOR WALLS AND PARTITIONS BUT NOT INCLUDING EXITS, VERTICAL SERVICE SPACES AND THEIR ENCLOSING ASSEMBLIES		

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PROPOSED FLOOR PLANS

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Checked by	M. KOCHER	Scale	
		1/4" = 1'-0"	

