



NOTES:

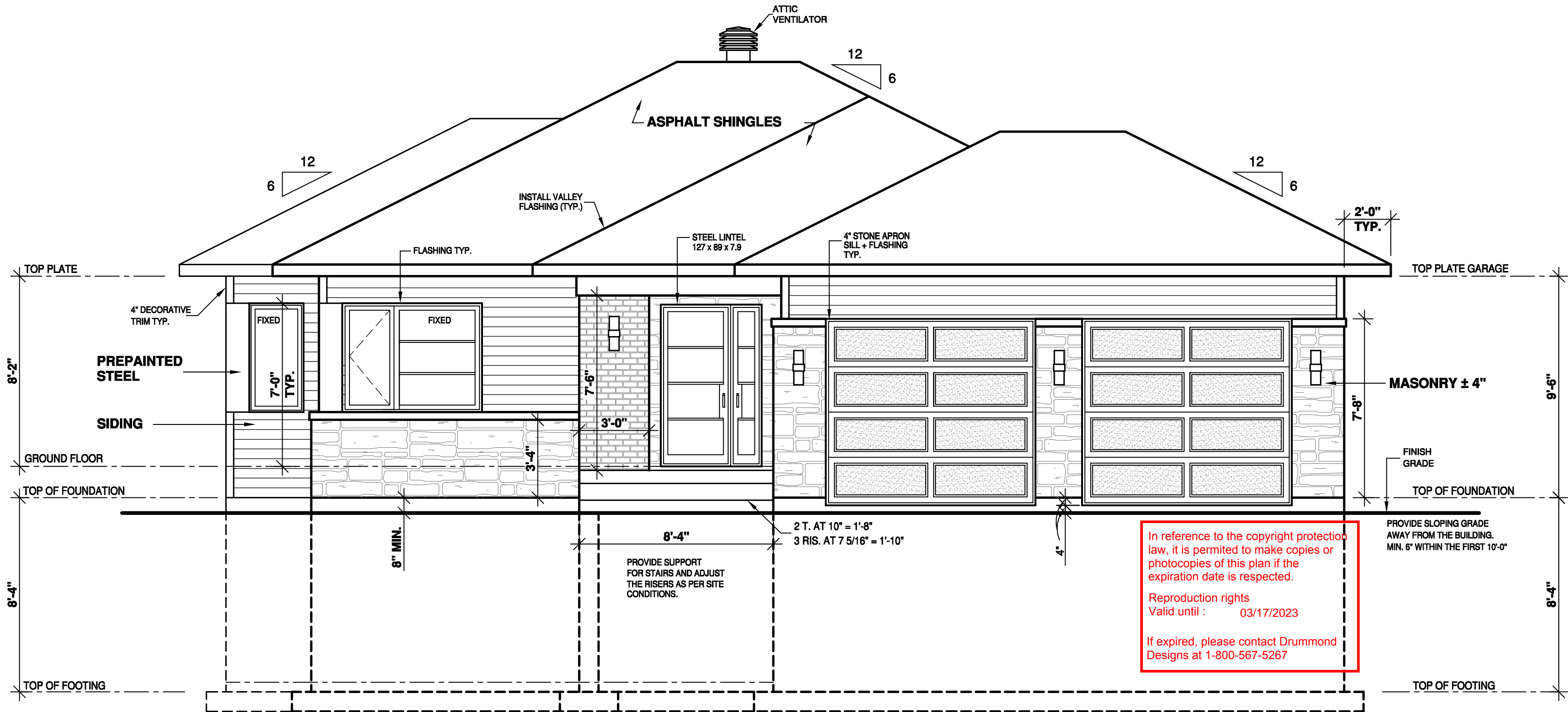
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FRONT ELEVATION

WALL AREA : 480.00
OPENING AREA: 69.00

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AREA SCHEDULE	SQ.FT.
GROUND FLOOR	1 238
SECOND FLOOR	----
BASEMENT	----
TOTAL:	1 238
OTHER	----
BONUS ROOM	----
GARAGE	562

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CUSTOMER INFO

JOHN WEITNER

FORT ERIE
ONTARIO

REVISION	NO	DATE	BY

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PROJECT INFO

NEW CONSTRUCTION
(UNFINISHED BASEMENT)

DRAWING

FRONT ELEVATION

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE 1/4"=1'-0"	
PLAN NO. 04619	SHEET NO. 1-11	



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ONTARIO

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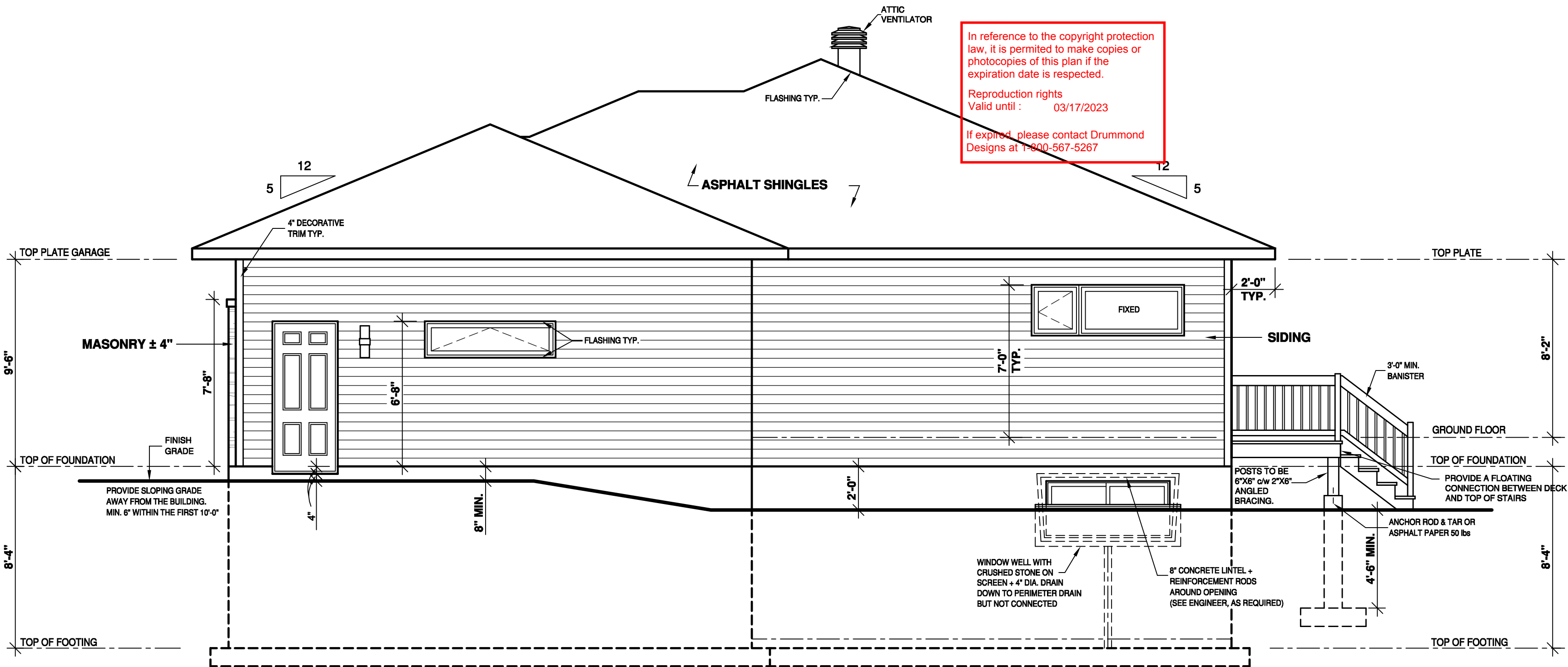
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PROJECT INFO
NEW CONSTRUCTION
(UNFINISHED BASEMENT)

DRAWING
RIGHT ELEVATION

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE 1/4"=1'-0"	
PLAN NO. 04619	SHEET NO. 2-11	

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RIGHT ELEVATION

WALL AREA : 488.00
OPENING AREA: 26.00

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FORT ERIE
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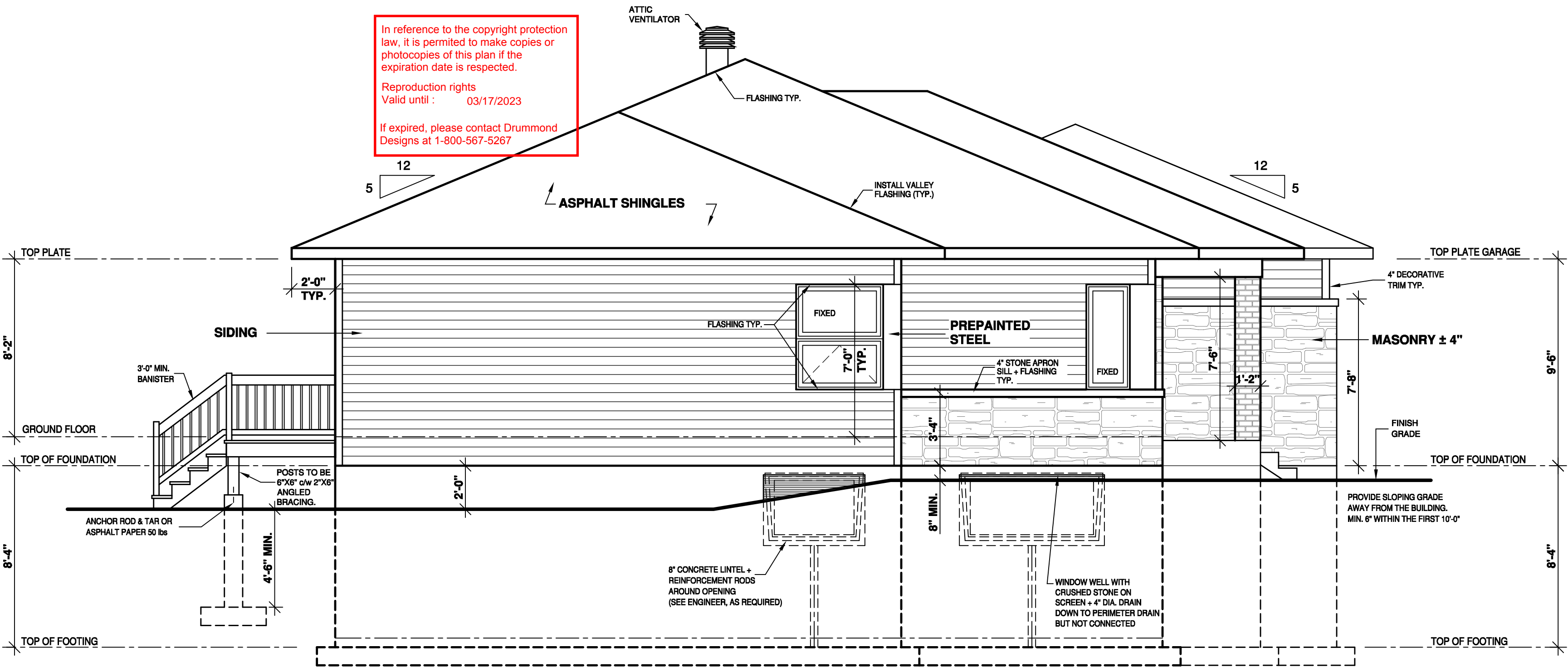
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PROJECT INFO
NEW CONSTRUCTION
(UNFINISHED BASEMENT)

DRAWING
LEFT ELEVATION

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE 1/4"=1'-0"	
PLAN NO. 04619	SHEET NO. 3-11	



LEFT ELEVATION

WALL AREA : 493.00
OPENING AREA: 29.00

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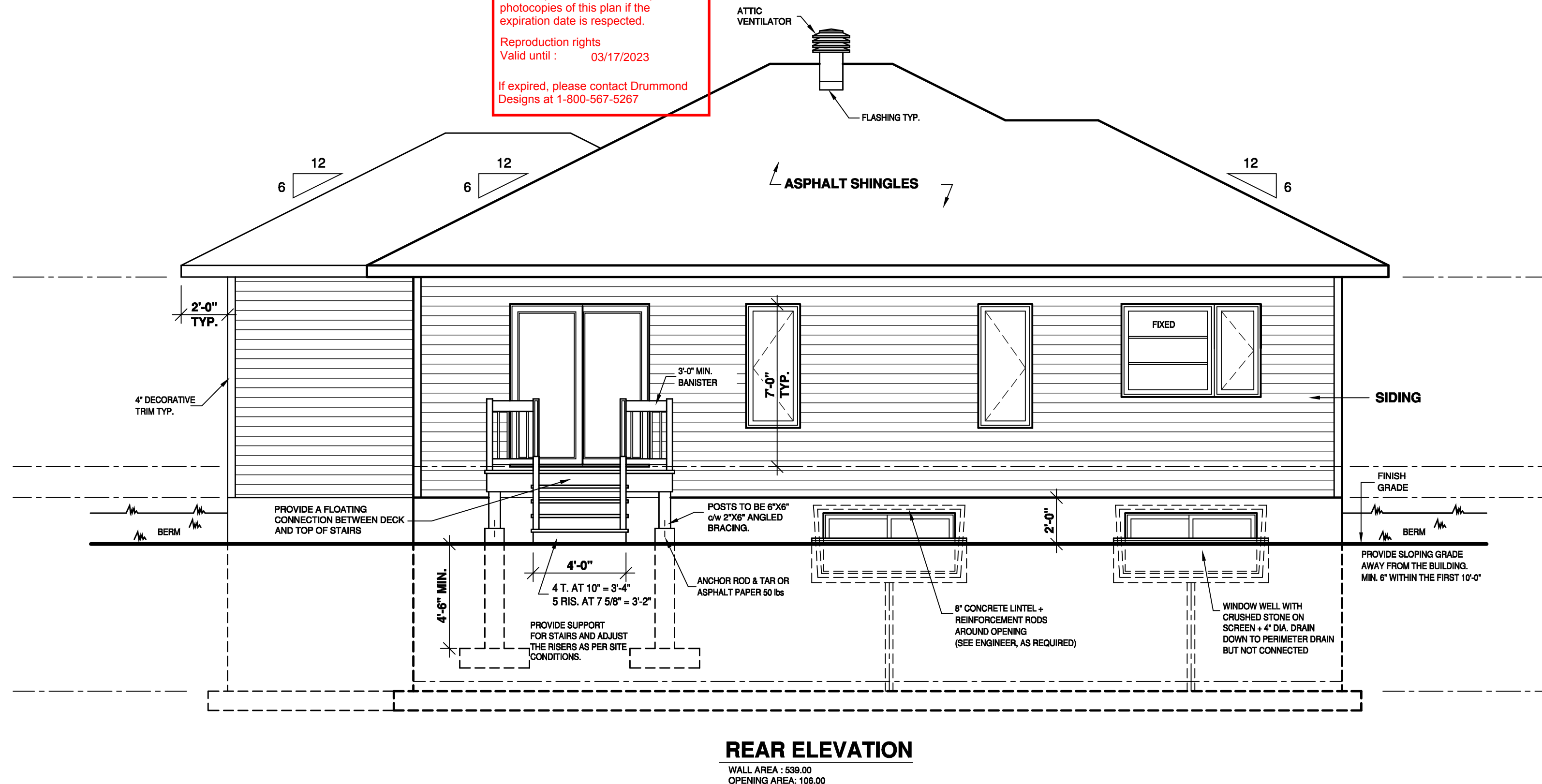
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NEW CONSTRUCTION
(UNFINISHED BASEMENT)

DRAWING
REAR ELEVATION

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE 1/4"=1'-0"	
PLAN NO. 04619	SHEET NO. 4-11	

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GENERAL NOTES:

- BUILDING CONTRACTOR MUST:

1) VERIFY ALL DIMENSIONS BEFORE PROCEEDING.
2) RESPECT REQUIREMENTS OF DOCUMENTATION ATTACHED TO PLANS AND INFORM THE CLIENT OF ANY CONSEQUENCES RESULTING FROM CHANGES TO PLAN IF APPLICABLE.

- THE DIMENSIONS ON THE PLAN HAVE PRIORITY ON THE DRAWING. CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERIAL USED AND/OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND PLANS, THE CONTRACTOR MUST ADVISE DRUMMOND HOUSE PLANS INC. AS SOON AS POSSIBLE.

IMPORTANT NOTES:

- THE CONCRETE USED MUST BE PRODUCED AND DELIVERED BY A FACTORY THAT HAS CERTIFICATE OF CONFORMITY.

- AN APPLICATION OF WOOD PRESERVATIVE IS REQUIRED AT THE EXTREMITIES OF THE BEAMS OR ELEMENTS SUPPORTED ON MASONRY WALLS.

- ALL EXTERIOR COATINGS MUST BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS.

- AS PRECAUTION, A FIREPROOF LINER SHOULD BE INSTALLED BETWEEN FIREBOX OR PREFABRICATED FIREPLACE AND COMBUSTIBLE FRAMING.

- MINIMUM FOUNDATION DEPTH BELOW FINISHED GRADE IS 4'-6". THIS DEPTH MAY VARY ACCORDING TO LOCAL CODE REQUIREMENTS.

- ENDS OF STEEL BEAMS SUPPORTED ON EXTERIOR WALL MUST BE INSULATED ON A MINIMUM LENGTH OF 24".

- TO PROTECT AGAINST FROST HEAVE ON ALL CONCRETE FOUNDATIONS WALLS, PLASTER AND CONCRETE ANGLES, MUST BE COVERED WITH EITHER A PROTECTIVE MEMBRANE, 15 LBS ASPHALT PAPER, POLYETHYLENE, RIGID INSULATION OR 1/2" TAR FIBERBOARD.

- 2" MINIMUM SPACE IS REQUIRED BETWEEN THE ROOF AREA AND MOISTURE SENSITIVE EXTERIOR FACING.

- IT IS MANDATORY TO VENTILATE THE ROOF ADEQUATELY. THE VENTILATORS CHOSEN BY THE CUSTOMER AND/OR THE CONTRACTOR WILL BE REQUIRED TO RESPECT THE CURRENT BUILDING CODE.

- BASEMENT WINDOWS BELOW GRADE WILL BE PROTECTED BY GALVANIZED STEEL WINDOW WELLS, AND GRAVEL-FILLED 4" DRAIN, CONNECTED TO PERIMETER DRAIN AND INSTALLED ACCORDING TO THIS PLAN.

- THE WINDOW DIMENSIONS IN THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. THE WINDOWS MUST COMPLY WITH THE NORTH AMERICAN STANDARD (AAMA / WDMA / CSA) CATEGORY R IS THE MINIMUM CLASSIFICATION LEVEL ACCEPTED.

- THE WINDOWS IN THE STAIRS, BATHROOMS AND THOSE THAT ARE SERVING AS A BANISTER MUST BE TEMPERED GLASS IN ACCORDANCE WITH THE CURRENT CODE.

- IT IS RECOMMENDED TO INSTALL A CHAMBER SYSTEM FOR UNDERGROUND GAS (RADON) AT THE CENTER OF THE FLOOR ON THE SLAB IN THE GRANULAR MATERIAL TO ALLOW THE CONNECTION OF THE EVACUATION SYSTEM VENT.

- ALL VAPOR BARRIERS INDICATED IN THIS PLAN SHOULD BE SEALED WHEN THEY OVERLAP AND AROUND OPENINGS. IT IS IMPORTANT TO INSTALL A VAPOR BARRIER AT THE BACK OF THE ELECTRIC BOXES AND THE SEAL IT.

- PROVIDE A SMOKE ALARM FOR EACH FLOOR AND ONE IN EACH BEDROOM. THE SMOKE ALARMS MUST BE CONNECTED PERMANENTLY TO AN ELECTRICAL CIRCUIT AND USE BATTERY AS A SUPPLY SOURCE. 10 MIN TEMPORARY SWITCH DEVICE SHOULD BE INSTALLED IN CASE OF FALSE ALARM.

- CERAMIC TILES THAT SURROUND THE BATHTUB WALLS AND SHOWERS MUST BE INSTALLED ON A MOISTURE RESISTANT SURFACE.

STRUCTURAL NOTES:

- FRAMING LUMBER (BEAMS, LINTELS, JOISTS) TO BE GRADE NO 1 & 2 SPRUCE UNLESS OTHERWISE INDICATED.

- ALL LINTELS TO BE 2-2"x10" UNLESS OTHERWISE SPECIFIED.

- ALL POSTS IN EXTERIOR WALL TO BE MIN. 3-2"x6" UNLESS OTHERWISE SPECIFIED.

- ALL INTERIOR POSTS TO BE MIN. 3-2"x4" UNLESS OTHERWISE SPECIFIED.

- THE TRUSS AND THE PREFABRICATED JOIST MANUFACTURER MUST VERIFY THAT ALL DIMENSIONS ARE IN COMPLIANCE WITH THE PLAN. FOLLOWING THE MANUFACTURER'S CALCULATIONS, SOME DIMENSIONS MAY REQUIRE CERTAIN ADJUSTMENTS. THE MANUFACTURER WILL BE FULLY RESPONSIBLE OF TRUSS AND FLOOR DESIGN AND WILL MAKE SURE THEY MEET THE ENGINEERING STANDARDS AND REGULATIONS.

- TEMPORARY AND PERMANENT TRUSS BRACING MUST BE INSTALLED AS PER TRUSS MANUFACTURER AND CODE REGULATIONS.

- THE PLYWOOD PANELS MAY BE REPLACED BY AN ORIENTED STRESS BOARD PANEL (OSB) OR EQUIVALENT.

- PROVIDE BRACING IN ALL EXTERIOR WALL CORNERS. BRACING CAN BE MADE OF 1/2" PLYWOOD, 1/2" OSB OR STEEL BRACING INSTALLED AT 45° ANGLE.

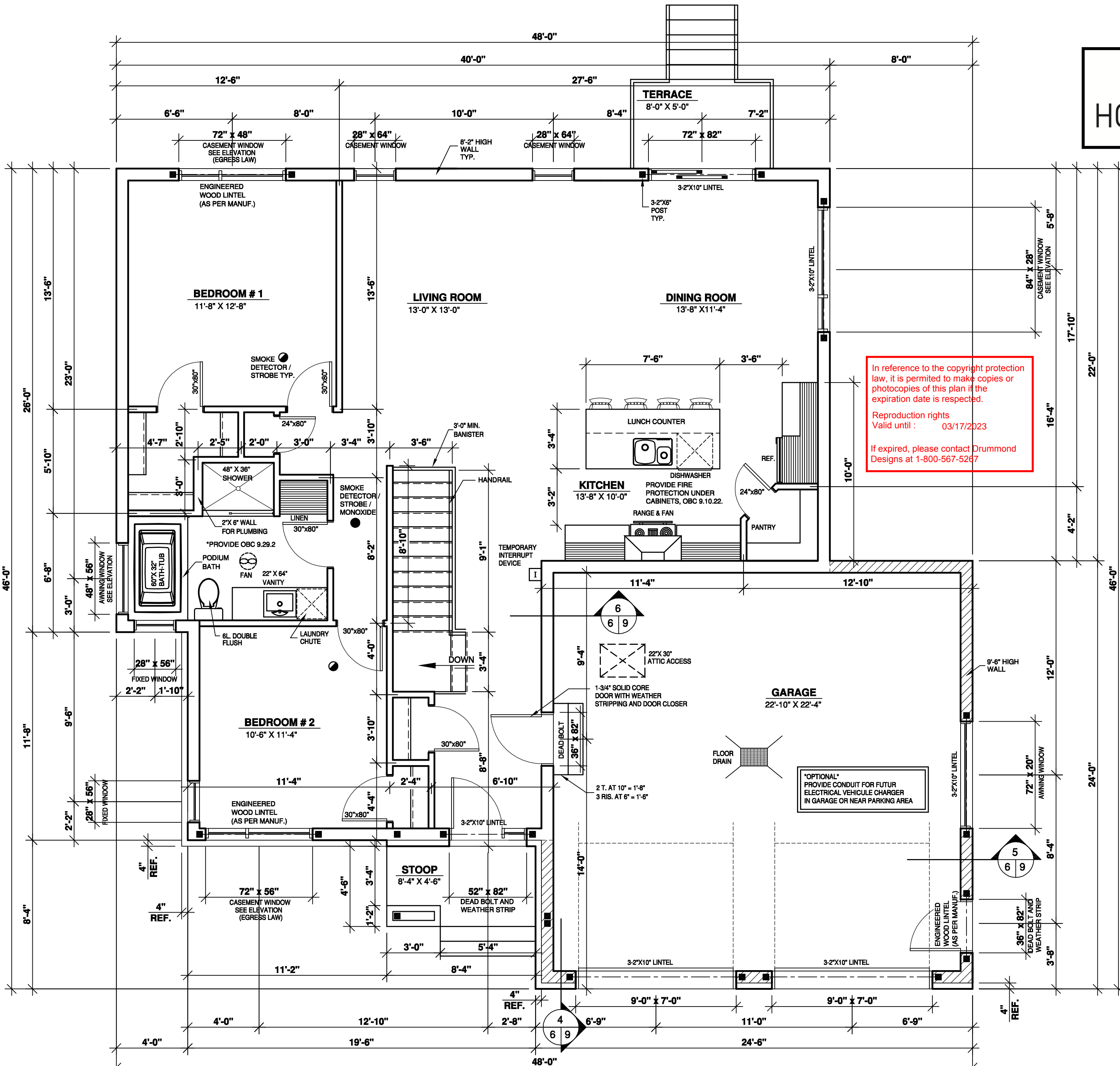
- IN A MASONRY WALL, THE HORIZONTAL STEEL CLAMPS ARE TO BE PLACED AT A MAX. 3'-0" SPACING, THE VERTICAL ONES AT 16" MAX. THE SIZE OF THE STEEL LINTELS (OVER OPENINGS) TO BE DETERMINED BY THE MASON.

STRUCTURAL LEGEND

- IN-WALL STUD POST
- REINFORCED BEAMS SUPPORTING STRUCTURE
- BEARING WALL
- ELECTRIC SMOKE ALARM + CARBON MONOXIDE DETECTOR
- TEMPORARY INTERRUPT DEVICE
- 4" IN DIA. PIPE THAT EXCEEDS THE FLOOR OF 8" TO 12". THE PIPE MUST BE WELL IDENTIFIED AND HAVE AN AIRTIGHT COVER

CROSS SECTION

- ARROW INDICATING THE DIRECTION OF CUT
- SECTION NUMBER
- PAGE ON WHICH SECTION IS FOUND
- PAGE ON WHICH SECTION WAS TAKEN



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JOHN WEITNER

FORT ERIE
ONTARIO

REVISION	NO	DATE	BY

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PROJECT INFO
NEW CONSTRUCTION
(UNFINISHED BASEMENT)

DRAWING
GROUND FLOOR PLAN

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE 1/4"=1'-0"	SHEET NO. 6-11
PLAN NO. 04619		

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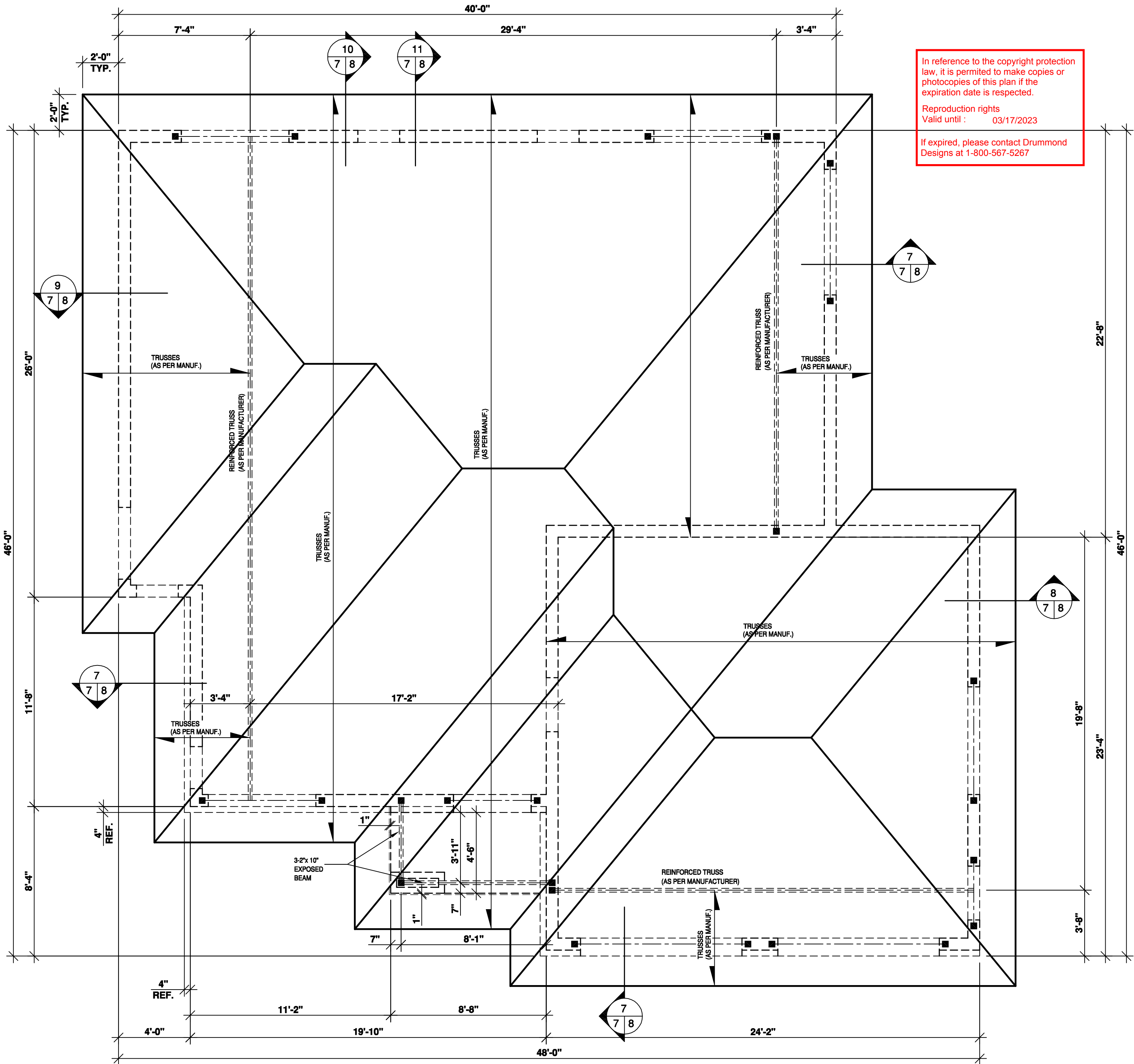
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REVISION	NO	DATE	BY

PROJECT INFO
NEW CONSTRUCTION
(UNFINISHED BASEMENT)

DRAWING
ROOF PLAN

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE 1/4"=1'-0"	
PLAN NO. 04619	SHEET NO. 7-11	



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THE TRUSS DIAGRAMS ON THIS PLAN ARE ONLY SHOW FOR SCHEMATIC PURPOSE.
IT IS THE MANUFACTURER'S RESPONSABILITY TO DESIGNE AND CONCIVE
THE TRUSSES TO MEET AND COMPLY LOCAL AND CODE REGULATION.

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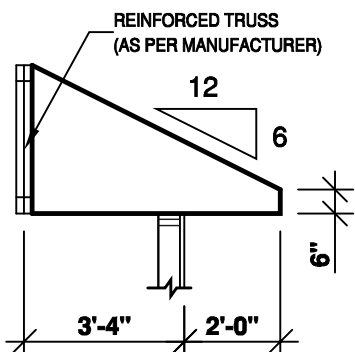
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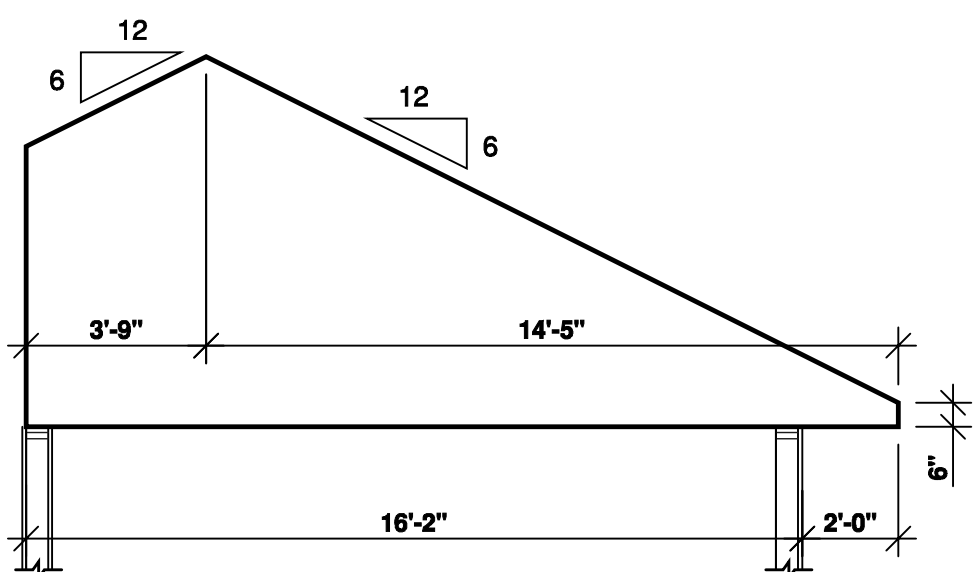
DRAWING
TRUSS DIAGRAM

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE 1/4"=1'-0"	
PLAN NO. 04619	SHEET NO. 8-11	

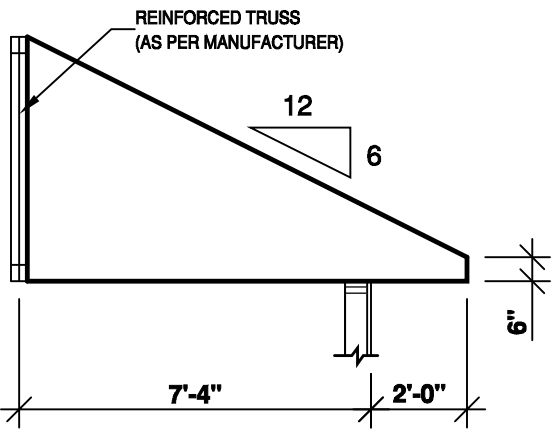
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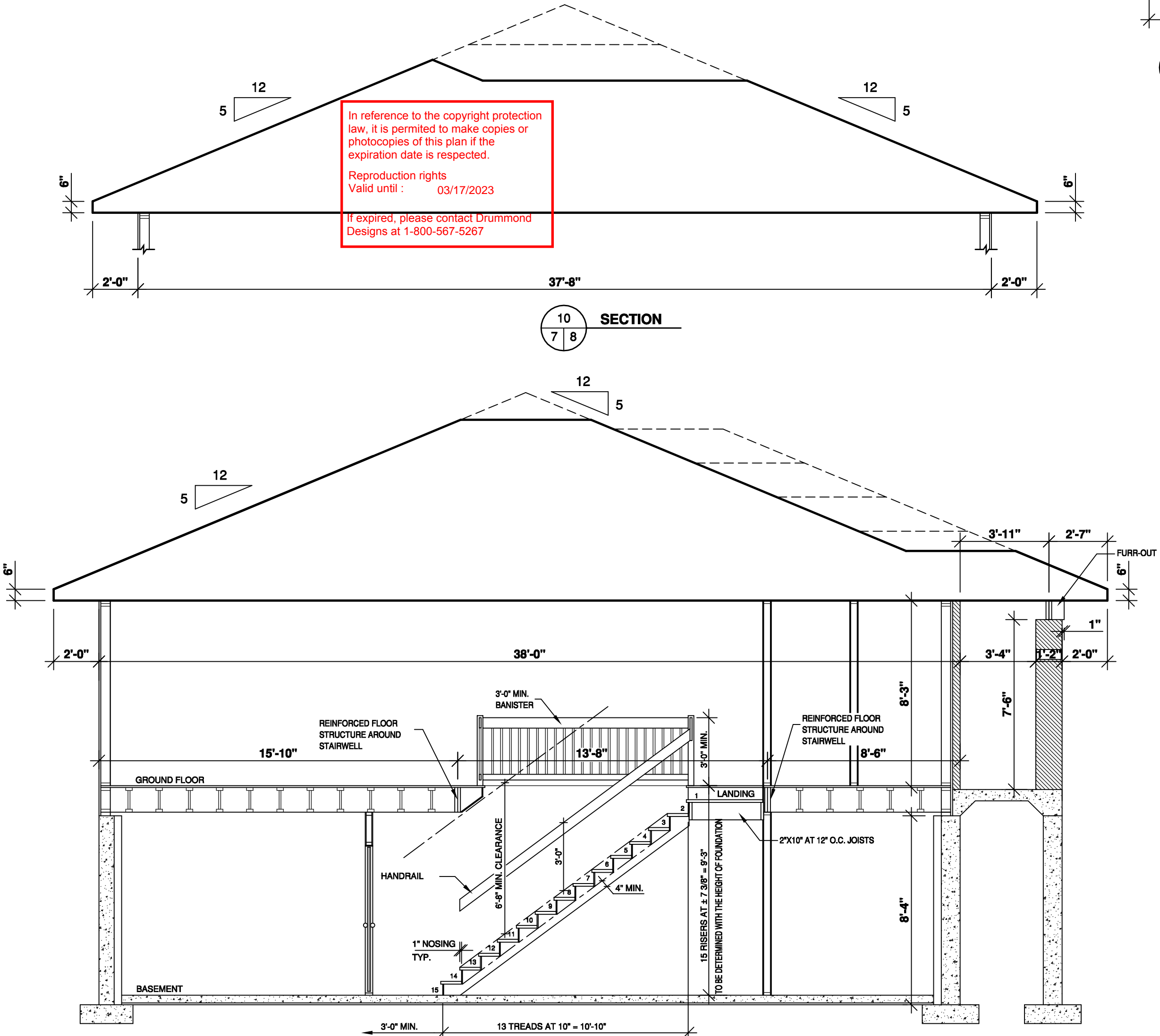
SECTION
7/8



SECTION
8/8



SECTION
9/8



SECTION
11/8

DRUMMOND HOUSE PLANS

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FORT ERIE
ONTARIO

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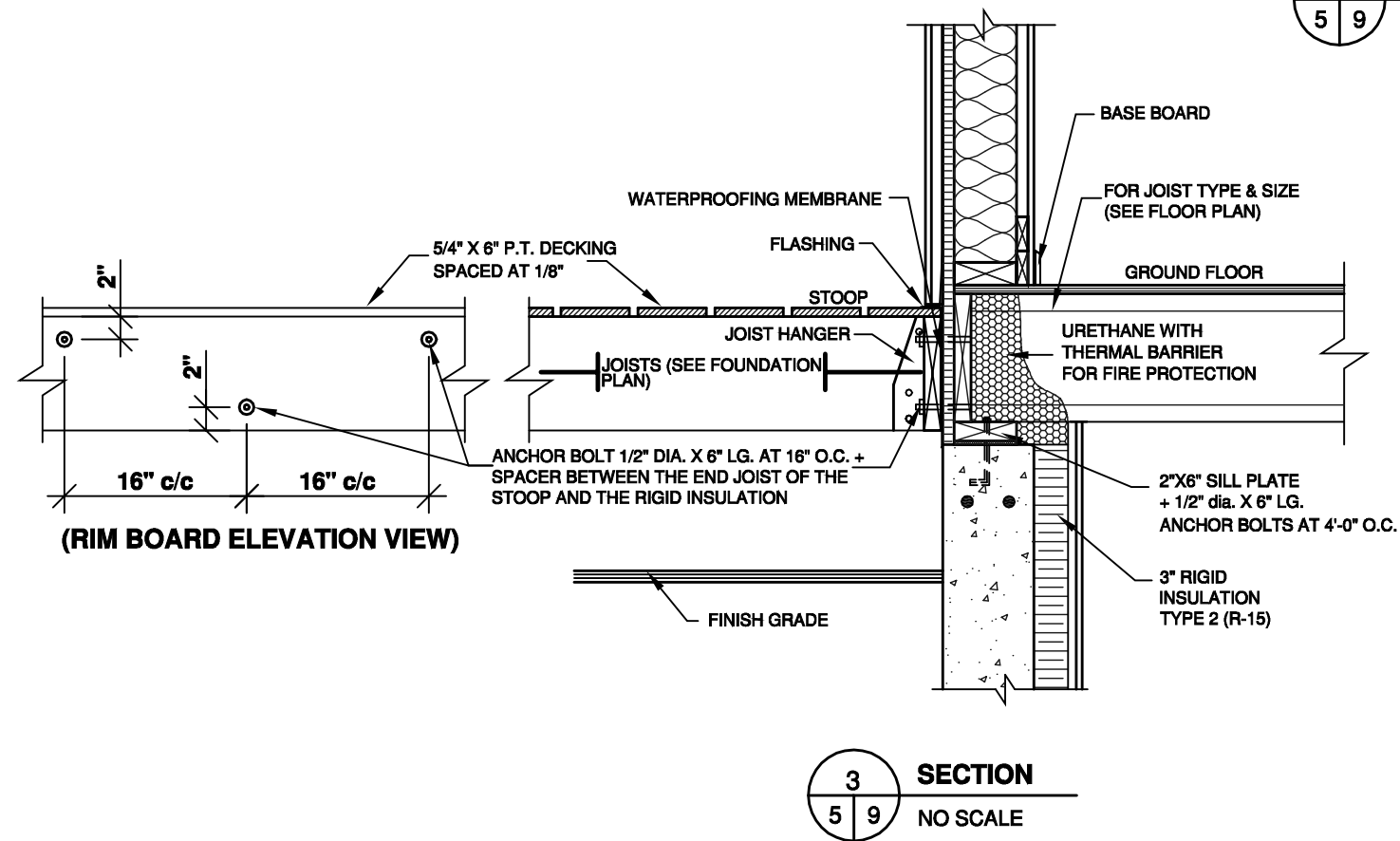
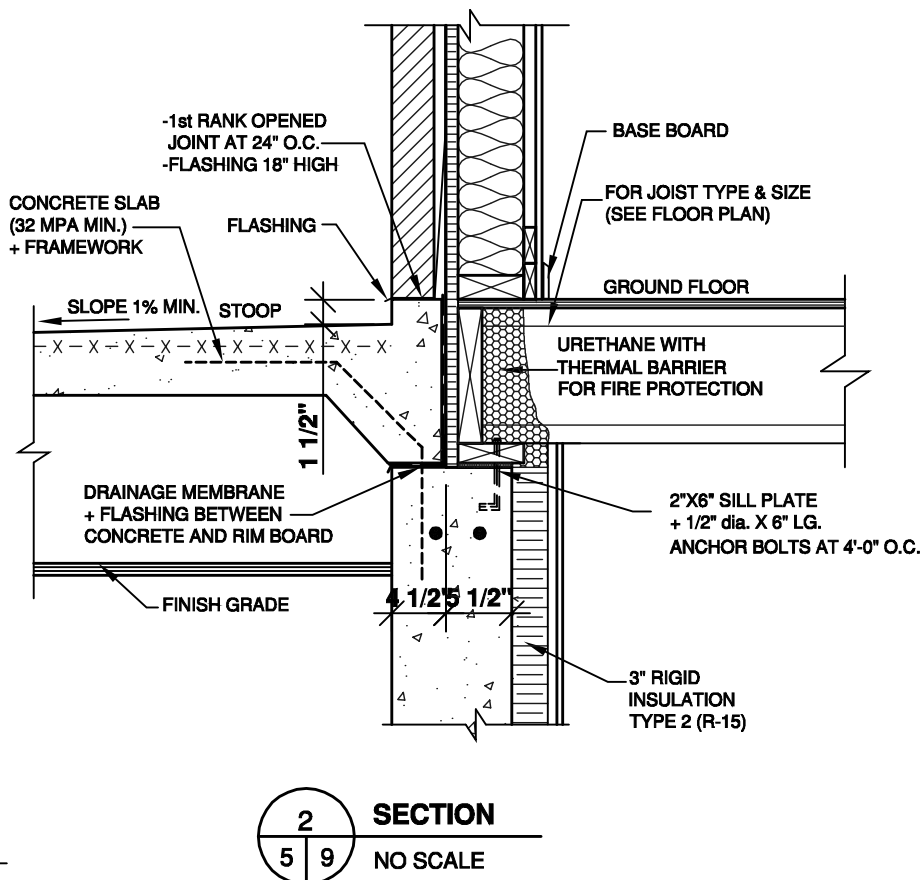
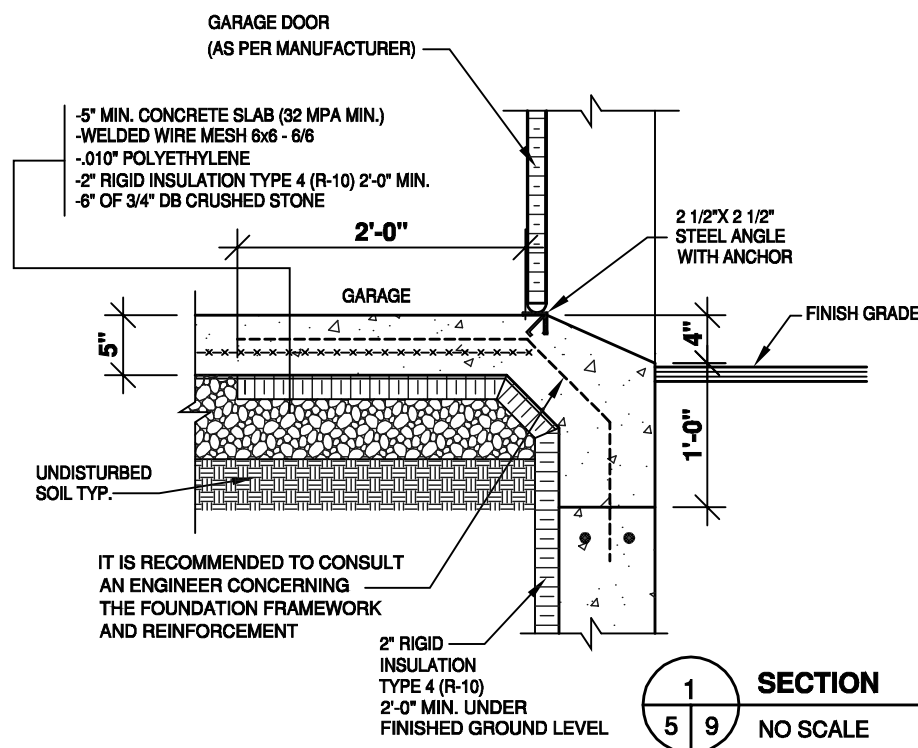
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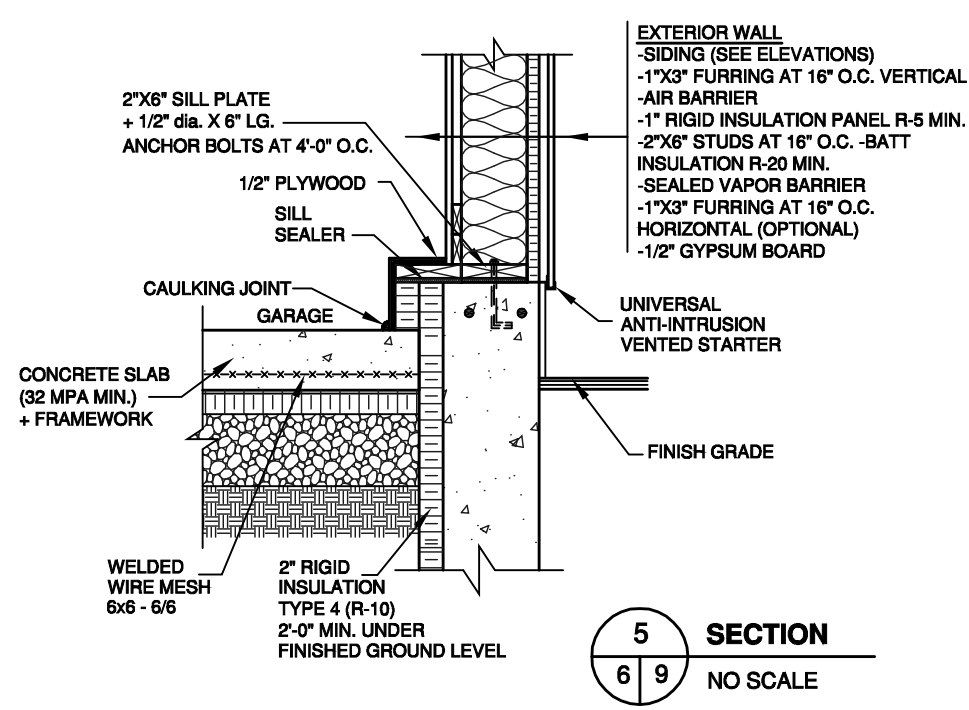
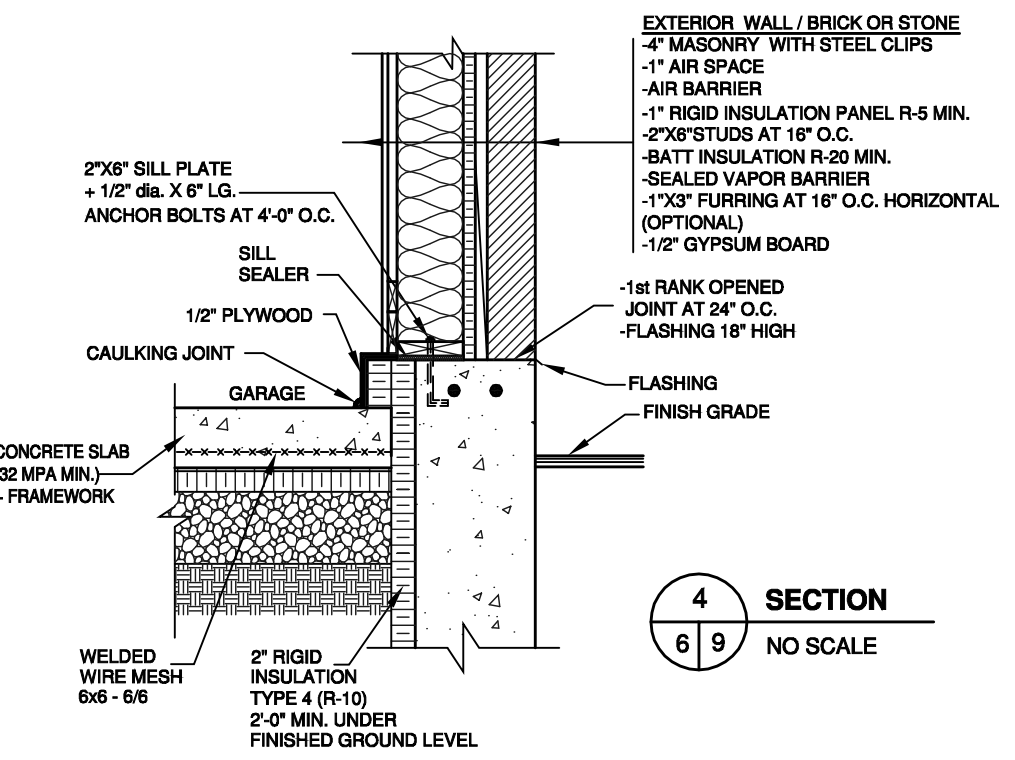
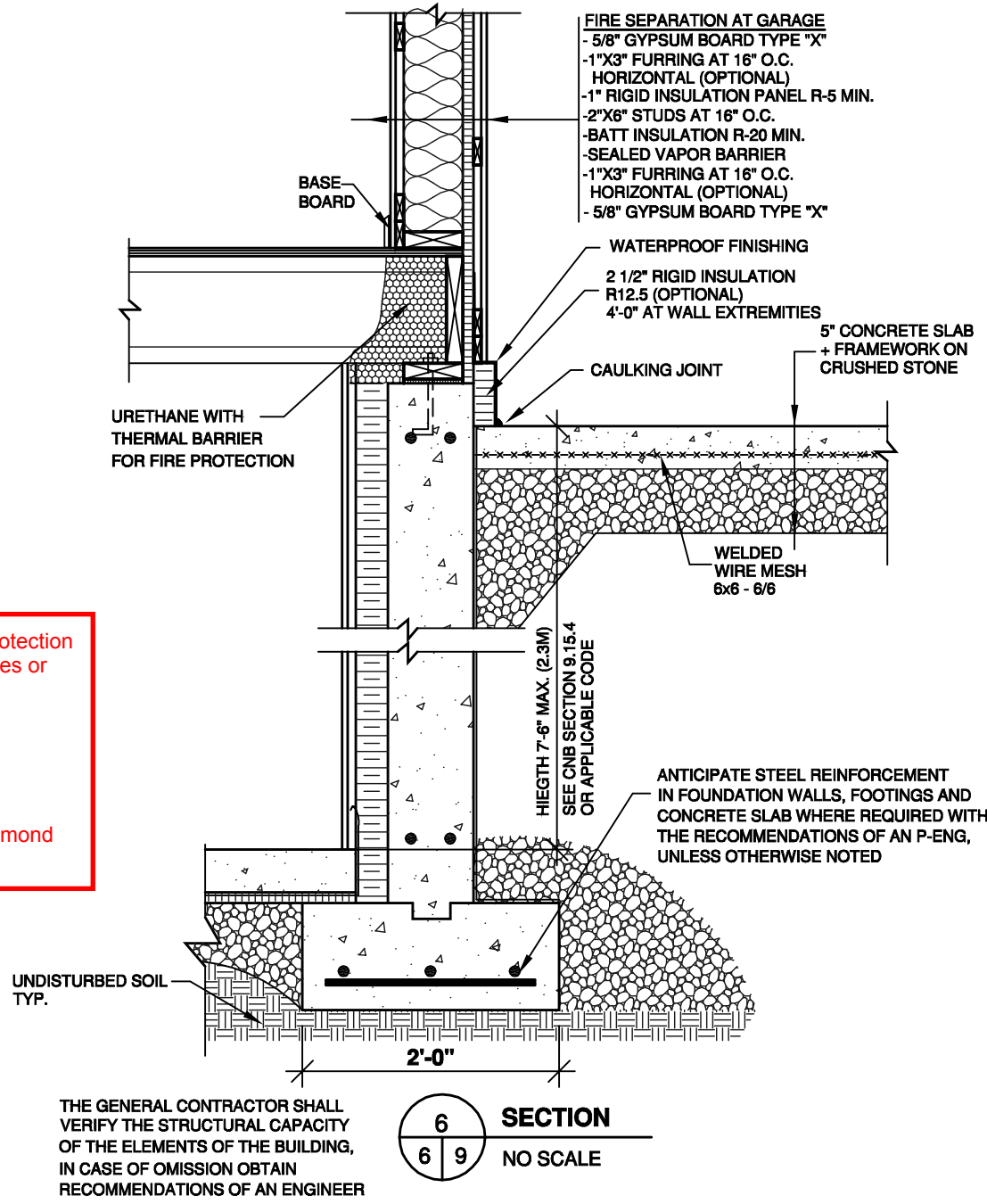
DRAWING
SECTIONS and DETAILS

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE AS SHOWN	SHEET NO. 9-11
PLAN NO. 04619	SHEET NO. 9-11	

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THE GENERAL CONTRACTOR SHALL VERIFY THE STRUCTURAL CAPACITY OF THE ELEMENTS OF THE BUILDING, IN CASE OF OMISSION OBTAIN RECOMMENDATIONS OF AN ENGINEER



NOTES:

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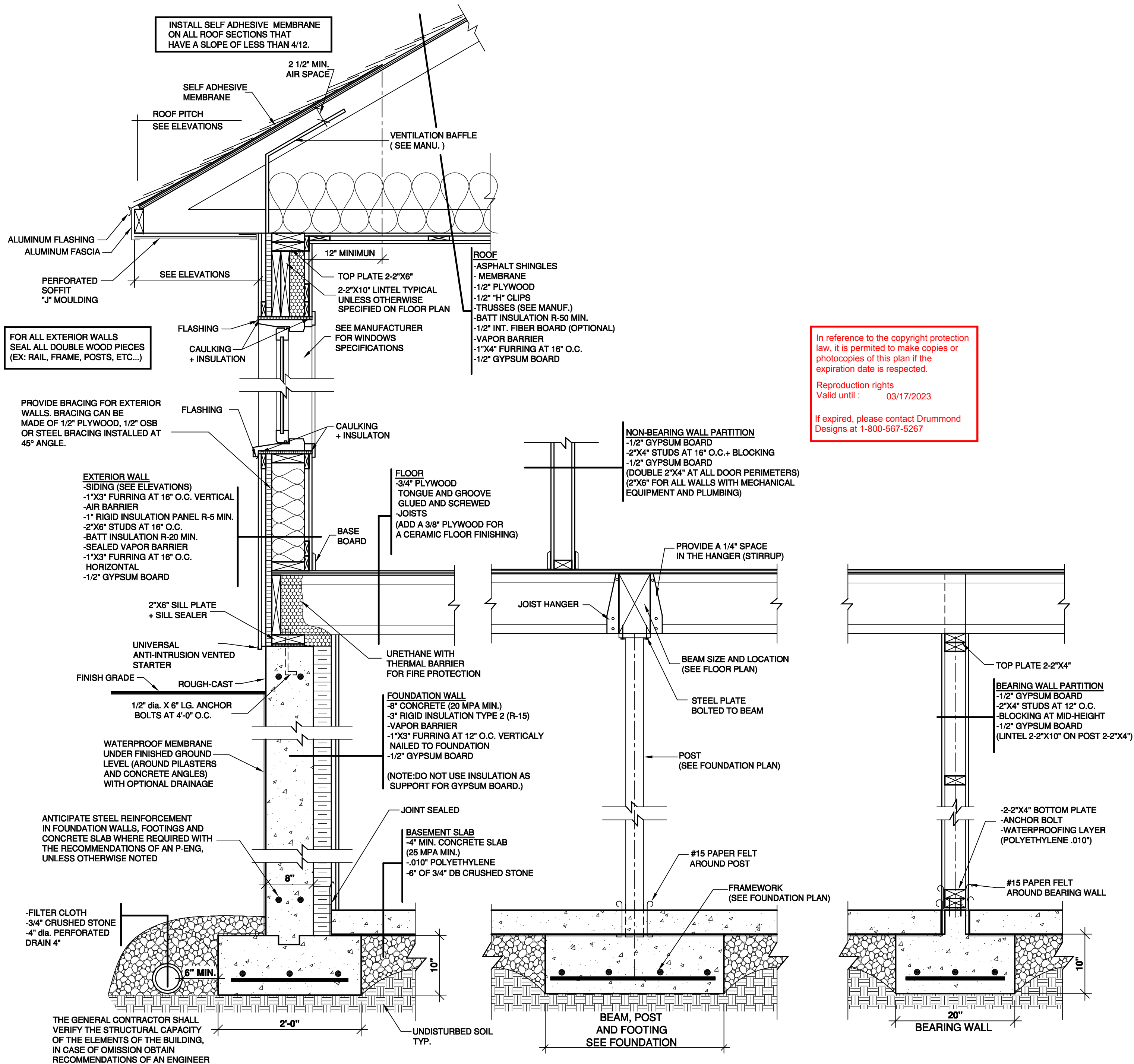
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JOHN WEITNER

FORT ERIE
ONTARIO

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PROJECT INFO
NEW CONSTRUCTION
(UNFINISHED BASEMENT)

DRAWING
TYPICAL WALL SECTION

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE 1"=1'-0"	SHEET NO. 10-11
PLAN NO. 04619		

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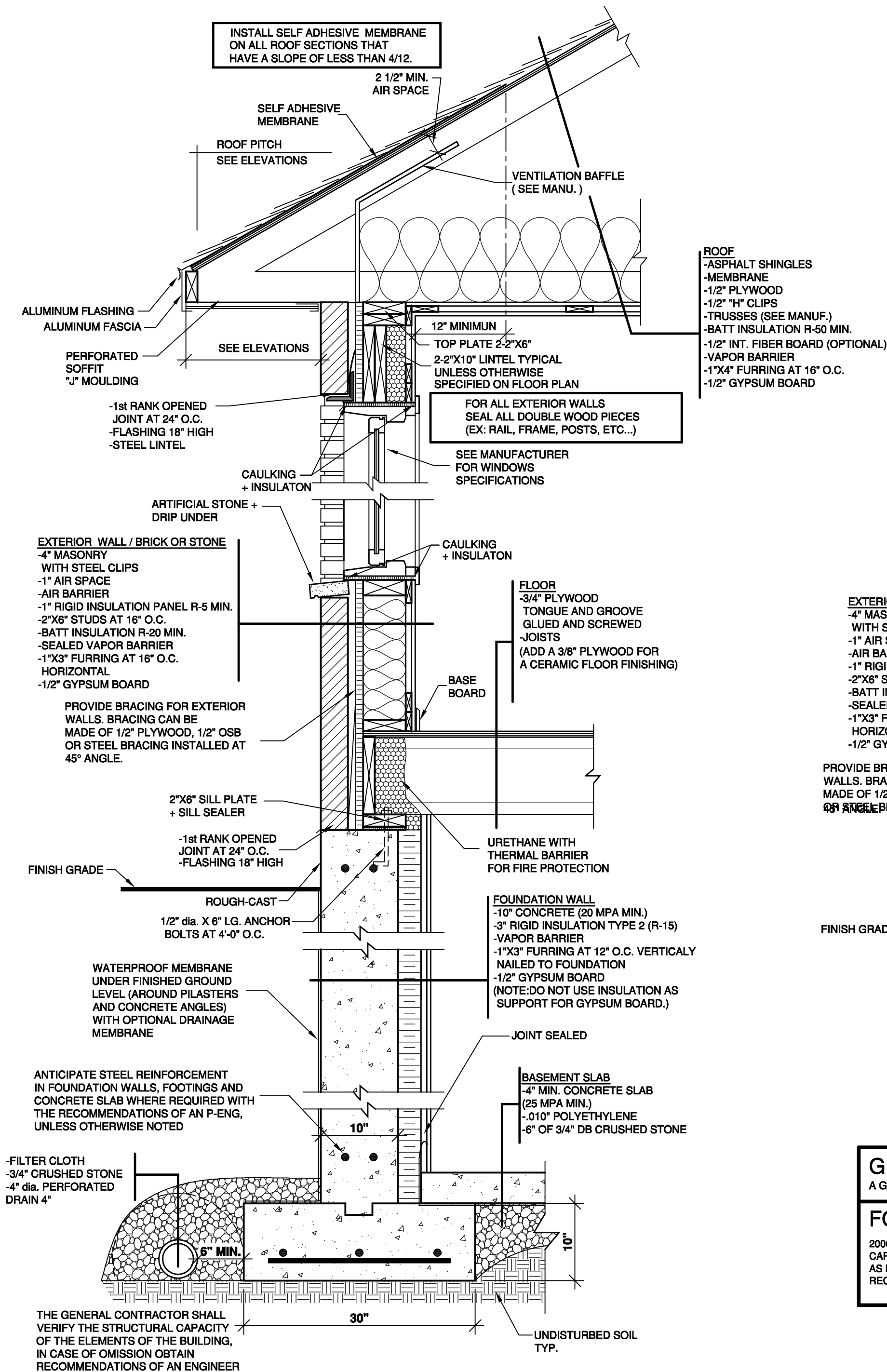
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PROJECT INFO
NEW CONSTRUCTION
(UNFINISHED BASEMENT)

DRAWING
TYPICAL WALL SECTION

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE 1"=1'-0"	
PLAN NO. 04619	SHEET NO. 11-11	



GROUND LOAD CAPACITY
A GROUND LOAD CAPACITY TEST IS STRONGLY SUGGESTED

FOOTING DIMENSION
2000 lbs/sq.ft ASSUMED GROUND LOAD CAPACITY. FOR LESSER CAPACITY, CONTRACTOR MUST ADJUST FOOTING DIMENSIONS, AS PER LOCAL CODE REQUIREMENTS AND/OR ENGINEER RECOMMENDATIONS.



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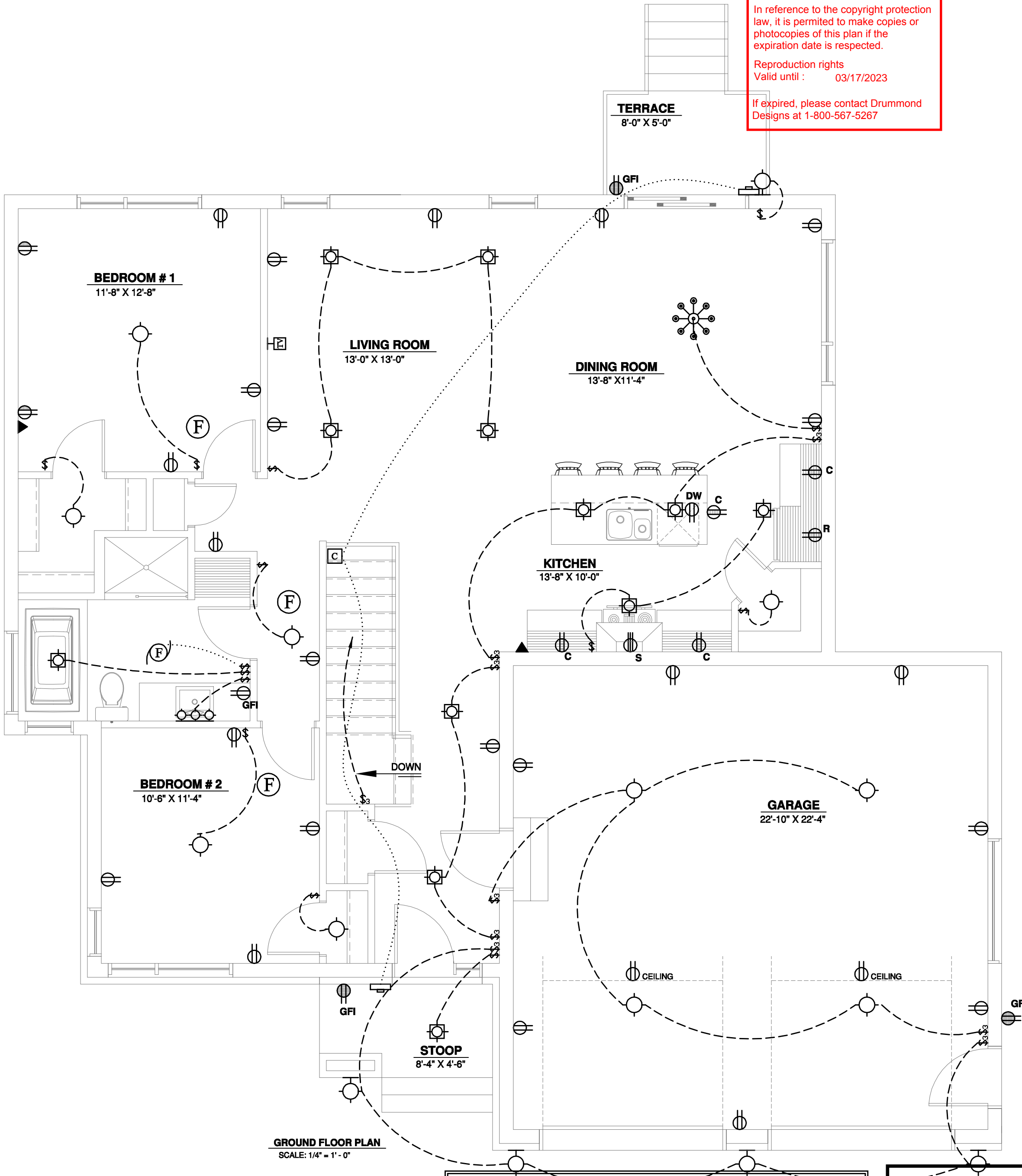
ELECTRICITY (1)

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE N/A	
PLAN NO. 04619	SHEET NO. E-1	




























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GROUND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

ELECTRIC LEGEND			
	SINGLE POLE SWITCH		RAZZER OUTLET (GROUND-FAULT CIRCUIT-INTERRUPTER)
	THREE WAY SWITCH		CENTRAL VACUUM
	FOUR WAY SWITCH		EXTERIOR OUTLET (GROUND-FAULT CIRCUIT-INTERRUPTER)
	MICRO-WAVE OUTLET		CEILING LIGHT OUTLET
	WASHER OUTLET		CEILING LIGHT OUTLET WITH CHAIN
	REFRIGERATOR OUTLET		MURAL EXTERIOR LIGHT
	RANGE OUTLET/ COUNTER TOP RANGE DRYER OUTLET		MURAL INTERIOR LIGHT
	COUNTER OUTLET		EXHAUST FAN
	DISHWASHER OUTLET		CHANDELIER
	SINGLE OUTLET		EMBEDDED LIGHT
	SEMI-CONTROLLED INTERIOR OUTLET		ELECTRIC SMOKE ALARM
			TELEVISION CABLE
			PHONE OUTLET
			DOOR BELLS
			BUZZER
			VENTILATOR

THE LOCATION OF THE ELECTRICAL PANEL SHALL BE DETERMINED ON THE CONSTRUCTION SITE. IT COULD BE INSTALLED ON ANY WALL.

SEVERAL TYPES OF INSTALLATION ARE POSSIBLE FOR THE ELECTRICAL SYSTEM. A QUALIFIED ELECTRICIAN SHALL ADAPT THE INSTALLATION TYPE FOR THIS PLAN ACCORDING TO THE RULES AND REGULATIONS IN EFFECT.

PLEASE NOTE THAT THE ELECTRICAL LAYOUT DETAILED ON THIS PLAN WAS DESIGNED AS A GUIDE FOR THE FUTURE OWNERS.

NOTES:

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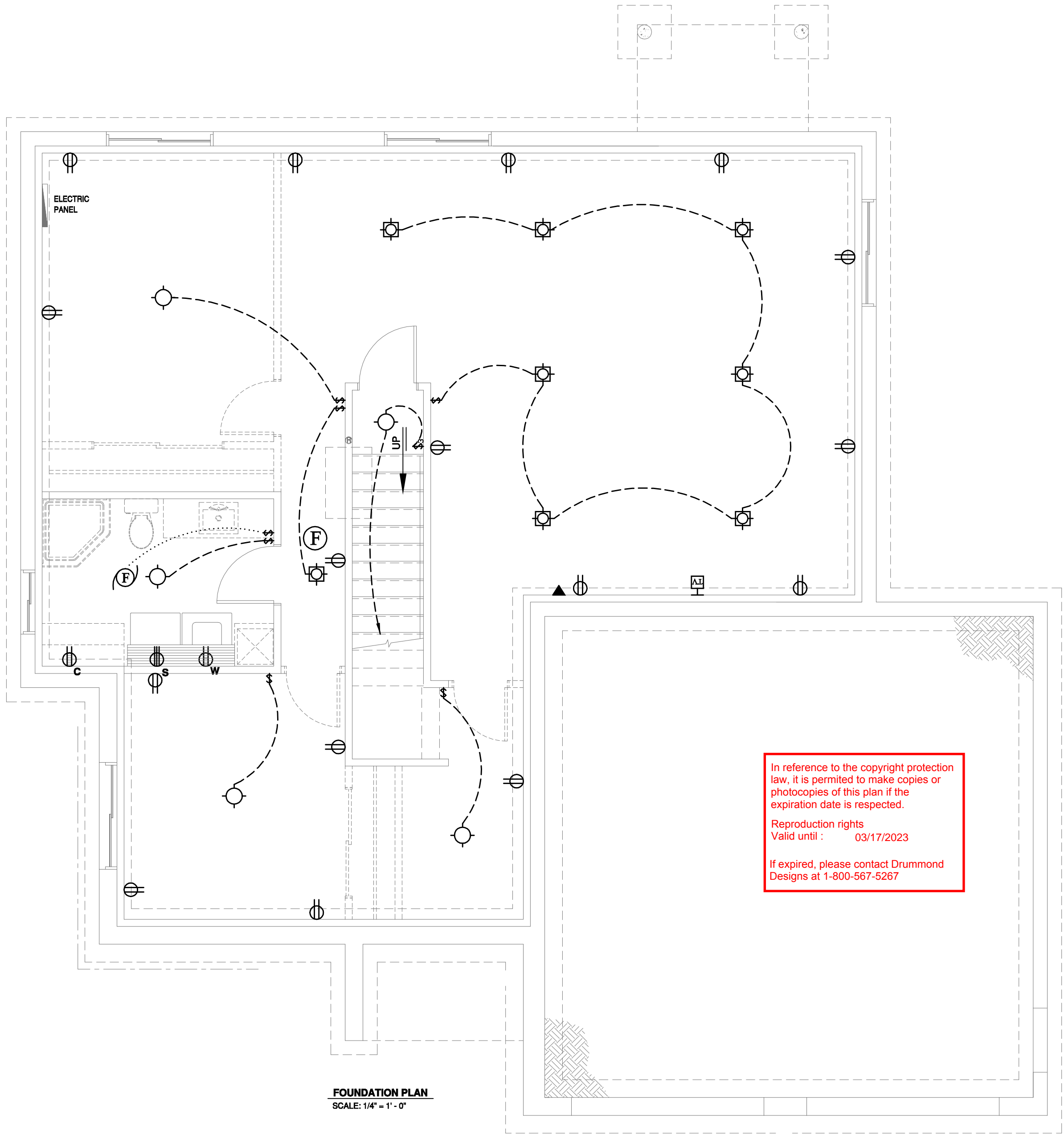
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PROJECT INFO
NEW CONSTRUCTION
(UNFINISHED BASEMENT)

DRAWING
ELECTRICITY (2)

DESIGNED BY D.C.	DRAWN BY V.R.	CHECKED BY M.C.
DATE 08/03/2021	SCALE N/A	SHEET NO. E-2
PLAN NO. 04619		



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ELECTRIC LEGEND		
SINGLE POLE SWITCH	RAZOR OUTLET (GROUND-FAULT CIRCUIT-INTERRUPTER)	CHANDELIER
THREE WAY SWITCH	CENTRAL VACUUM	EMBEDDED LIGHT
FOUR WAY SWITCH	EXTERIOR OUTLET (GROUND-FAULT CIRCUIT-INTERRUPTER)	ELECTRIC SMOKE ALARM
MICRO-WAVE OUTLET	CEILING LIGHT OUTLET	TELEVISION CABLE
WASHER OUTLET	CEILING LIGHT OUTLET WITH CHAIN	PHONE OUTLET
REFRIGERATOR OUTLET	MURAL EXTERIOR LIGHT	DOOR BELLS
RANGE OUTLET/COUNTER TOP RANGE DRYER OUTLET	MURAL INTERIOR LIGHT	BUZZER
COUNTER OUTLET	EXHAUST FAN	VENTILATOR
DISHWASHER OUTLET		
SINGLE OUTLET		
SEMI-CONTROLLED INTERIOR OUTLET		

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