



Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project contract.

Lockwood Brothers CONSTRUCTION	
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.	
Qualification Information	
JOHN SPYK NAME	SIGNATURE <i>John Spyk</i> 41179 BCIN
LOCKWOOD BROTHERS CONSTRUCTION FIRM	38088 BCIN
CUSTOMER: MCNICKLE	DRAWING NO. 2024-016
DRAWING NAME:	
SCALE: 3/16" = 1'-0"	Sheet # A1
DATE: OCT 10, 2024	



OWNER & BUILDER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY A QUALIFIED DESIGNER & THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SIT CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING CONSTRUCTION. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION

THE INFORMATION SHOWN ON THIS

SITE PLAN WAS PROVIDED BY THE

OWNER. FIELD SURVEY OR

VERIFICATION WAS NOT MADE.

OWNER:

PROJECT ADDRESS:

JURISDICTION:

ZONING:

APN:

SITE AREA:

PERMIT #:

SOIL PARAMETERS:

BASED ON SOILS INDIGENOUS TO THE AREA:  
BEARING PRESSURE - 1600 PSF  
LATERAL ACTIVE PRESSURE 35 PSF  
FLUID EQUIVALENT  
SOIL-CONCRETE COEFFICIENT 0.35  
SOIL PROFILE SD

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2012 ONTARIO BUILDING CODE AND LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED OR PROTECTED WITH AN APPROVED VAPOR BARRIER.

CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .60 CCA.

ALL FRAMING LUMBER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

ALL REQUIRED SMOKE ALARMS NEED A VISUAL COMPONENT.

BLOCKING FOR NON-LOAD BEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE MIN. 2x4 @ 4'-0" O.C.

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH POLYURETHANE FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC ACCESS SHALL BE:

A MINIMUM OF 22" X 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS

HATCHWAYS TO ATTIC OR ROOF SPACES SHALL BE FITTED WITH DOORS OR COVERS

VENTILATION:

WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 35" MEASURED BETWEEN WALL FACES OR GUARDS.

TREADS SHALL HAVE A MIN. TREAD OF 11" AND MIN. RUN OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 1/4".

STAIRWAYS SHALL HAVE MIN. 6'-5" OF HEADROOM AT THE NOSE OF THE STAIR.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS MORE THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

MIN. 77" HEADROOM HEIGHT OVER LANDINGS AS PER O.B.C. 9.8.6.4.(1)

DOORS

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING.

MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH, A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT

INTERIOR DOORS TO BE PRE-PRIMED MDF. STYLE AND FINISH BY OWNER.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)
W01	2	1	4036	48"	42"	49"X43"	DOUBLE CASEMENT-LHL	14
W02	2	1	4036	48"	42"	49"X43"	DOUBLE CASEMENT-RHR	14
TOTALS:								56

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)
D01	1	1	24"	80"	26 1/2"X83 1/2"	HINGED-3 PANEL	13.33
D02	1	1	26"	80"	53 1/4"X84 1/2"	POCKET-3 PANEL	14.44
D03	2	1	32"	80"	34 1/2"X83 1/2"	HINGED-3 PANEL	17.78
D04	3	1	34"	80"	36 1/2"X83 1/2"	HINGED-3 PANEL	18.89
D05	1	1	36"	80"	39"X83 3/4"	EXT. HINGED-DOOR E20	20
D07	1	1	48"	80"	50 1/2"X84 1/2"	SLIDER-DOOR P05	26.67
TOTALS:							166.67

NOTES:  
DOUBLE PANE WINDOWS / DOORS  
GRIDS AS PER ELEVATIONS

EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE SIDING AND TYPAR OVER 7/16 OSB. MATERIAL AND COLOR BY OWNER.

ROOFING TO BE LIGHT WEIGHT SHINGLES OVER 5/8" OSB w/ H CLIPS

CHIMNEY HEIGHT SHALL BE DETERMINED USING A 10' RADIUS PLANE AND SHALL BE 2' HIGHER THAN ANY ROOF SURFACE 10' FROM THE CHIMNEY.

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

WINDOWS AND GLAZING

WINDOWS SHALL BE DOUBLE PANE WITH VINYL FRAMES AND CONFORM TO CAN/CSA-A440 MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 34" ABOVE THE FINISH FLOOR HEIGHT (EXCLUDING BASEMENTS) AND SHALL HAVE A MINIMUM OPENABLE AREA OF 3.8 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 15" WIDE OR 24" HIGH.

SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHER STRIPPED.

REVISIONS		DATE
1. JOB MEETING REVISIONS		OCT 11/24
2. SEPTIC PLAN / PERMIT READY		OCT 31/24
3. SURVEY INFO ADDED		NOV 12/24
4. BUILDING MOVED AHEAD		NOV 22/24
5. NEW SEPTIC DESIGN		NOV 27/24
6. UPDATED SEPTIC & BUILDING LOCATION		DEC 13/24
7. RELOCATED SEPTIC TO REAR LOT		FEB 04/25
8.		
9.		
10.		

Lockwood Brothers  
CONSTRUCTION

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Qualification Information

JOHN SPYK

SIGNATURE

47119

BCIN

LOCKWOOD BROTHERS CONSTRUCTION

38088

FIRM

BCIN

CUSTOMER:

MCNICKLE

DRAWING NO.

2024-016

DRAWING NAME:

GENERAL NOTES

SCALE:

3/16" = 1'-0"

DATE:

OCT 10, 2024

Sheet #

A2



LIVING



KITCHEN

**Lockwood Brothers  
CONSTRUCTION**

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Qualification Information

JOHN SPYK 41174  
NAME SIGNATURE BCIN

LOCKWOOD BROTHERS CONSTRUCTION 38088  
FIRM BCIN

<b>CUSTOMER:</b> MCNICKLE	<b>DRAWING NO.</b> 2024-016
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**DRAWING NAME:**

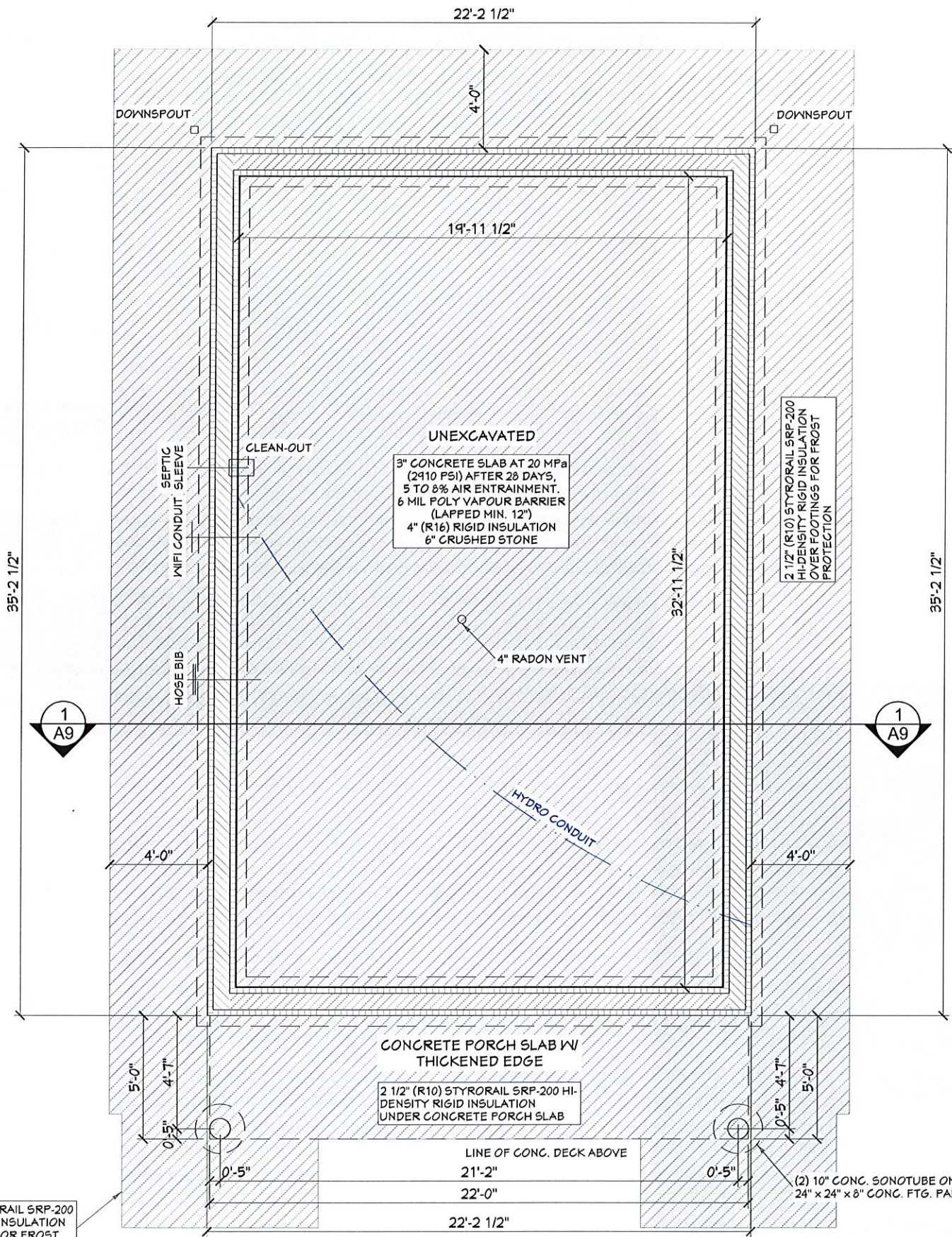
<b>SCALE:</b> 3/16" = 1'-0"	<b>Sheet #</b> <b>A3</b>
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<b>DATE:</b> OCT 10, 2024
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ALL OUTSIDE  
DIMENSIONS  
ARE FROM CONCRETE

8" ICF FOUN. WALL



FOUNDATION PLAN

Lockwood Brothers  
CONSTRUCTION

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Qualification Information

JOHN SPYK 41119  
NAME SIGNATURE BCIN

LOCKWOOD BROTHERS CONSTRUCTION 35088  
FIRM BCIN

CUSTOMER: MCNICKLE DRAWING NO. 2024-016

DRAWING NAME: FOUNDATION PLAN

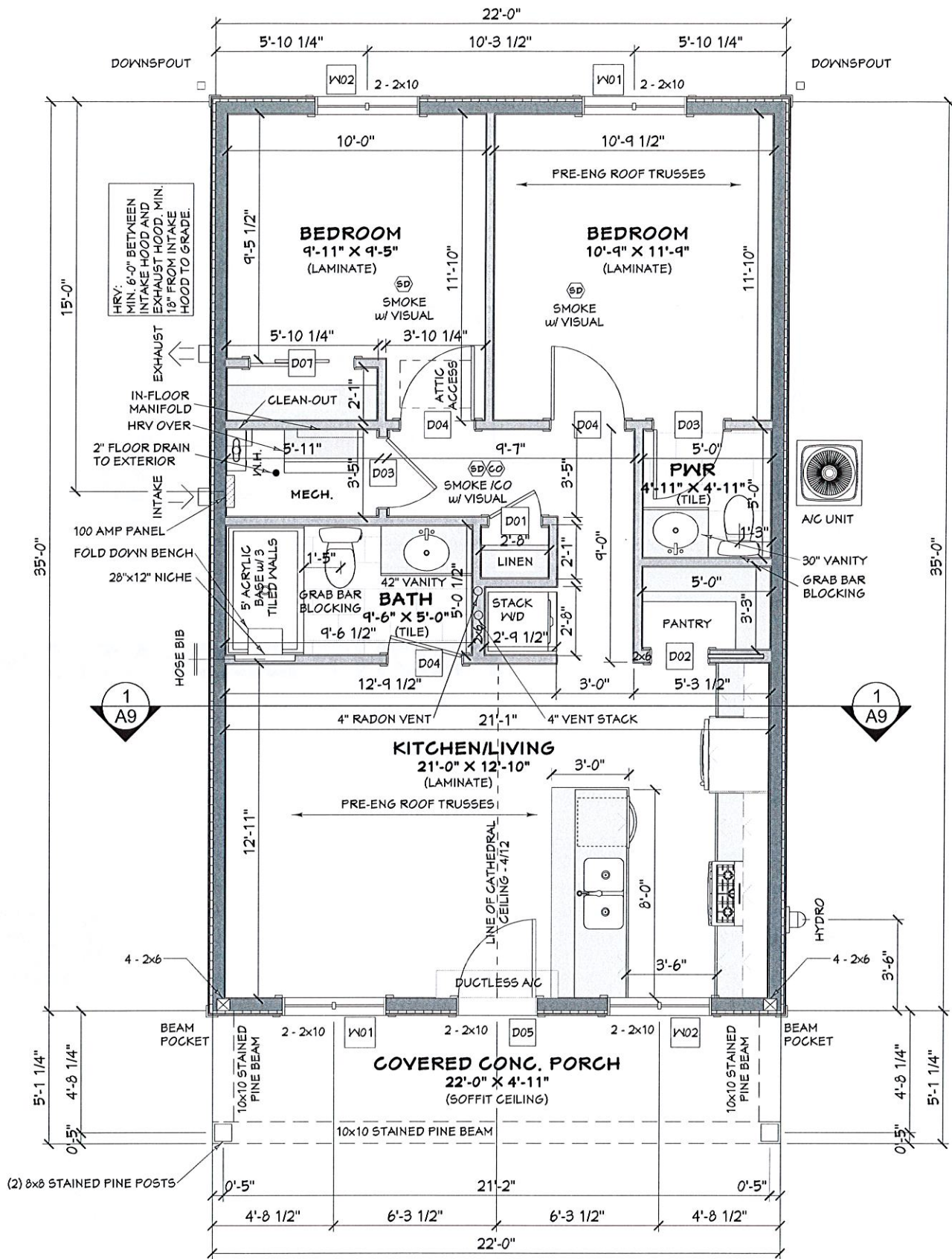
SCALE: 3/16" = 1'-0" Sheet # A4

DATE: OCT 10, 2024



ALL OUTSIDE  
DIMENSIONS  
ARE FROM FRAMING

ALL INTERIOR  
DIMENSIONS  
ARE FROM FRAMING



WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)
W01	2	1	4036	48"	42"	49"X43"	DOUBLE CASEMENT-LHL	14
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TOTALS:								56

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)
D01	1	1	24"	80"	26 1/2"X83 1/2"	HINGED-3 PANEL	13.33
D02	1	1	26"	80"	53 1/4"X84 1/2"	POCKET-3 PANEL	14.44
D03	2	1	32"	80"	34 1/2"X83 1/2"	HINGED-3 PANEL	17.78
D04	3	1	34"	80"	36 1/2"X83 1/2"	HINGED-3 PANEL	18.89
D05	1	1	36"	80"	39"X83 3/4"	EXT. HINGED-DOOR E20	20
D07	1	1	48"	80"	50 1/2"X84 1/2"	SLIDER-DOOR P05	26.67
TOTALS:							166.67

GROUND FLOOR PLAN - 770 SQ.FT.

Lockwood Brothers  
CONSTRUCTION

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Qualification Information

JOHN SPYK  
NAME

  
SIGNATURE

47114  
BCIN

LOCKWOOD BROTHERS CONSTRUCTION  
FIRM

38088  
BCIN

CUSTOMER:  
MCNICKLE

DRAWING NO.  
2024-016

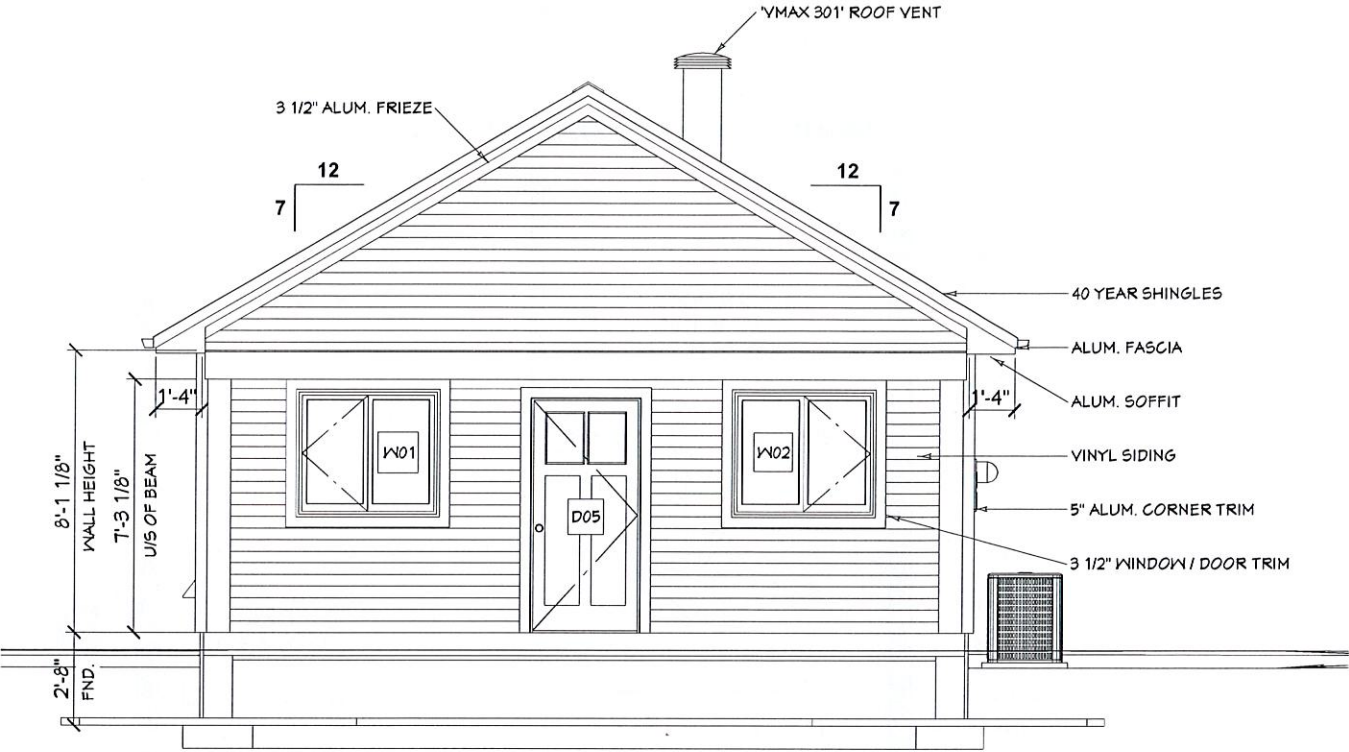
DRAWING NAME:  
GROUND FLOOR PLAN

SCALE:  
3/16" = 1'-0"

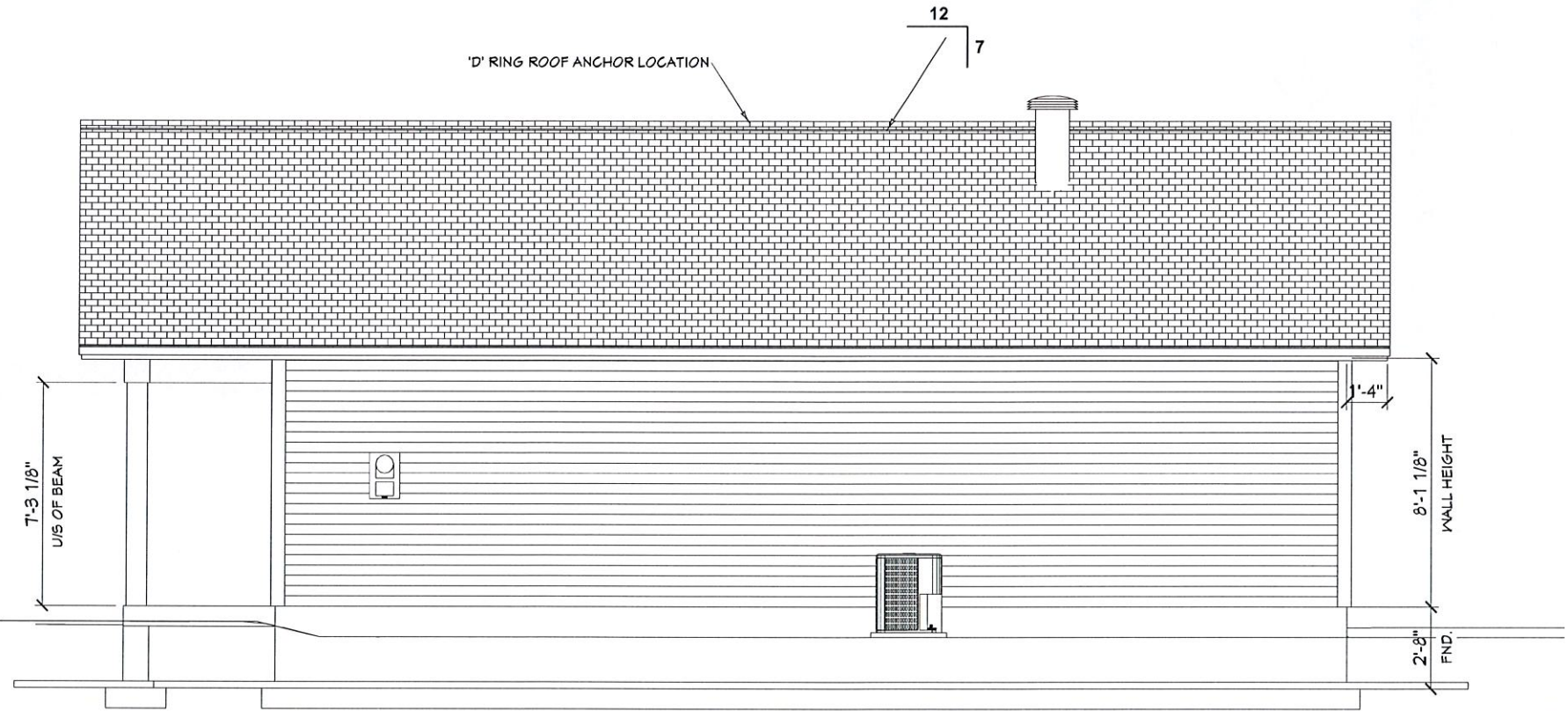
DATE:  
OCT 10, 2024

Sheet #  
A5





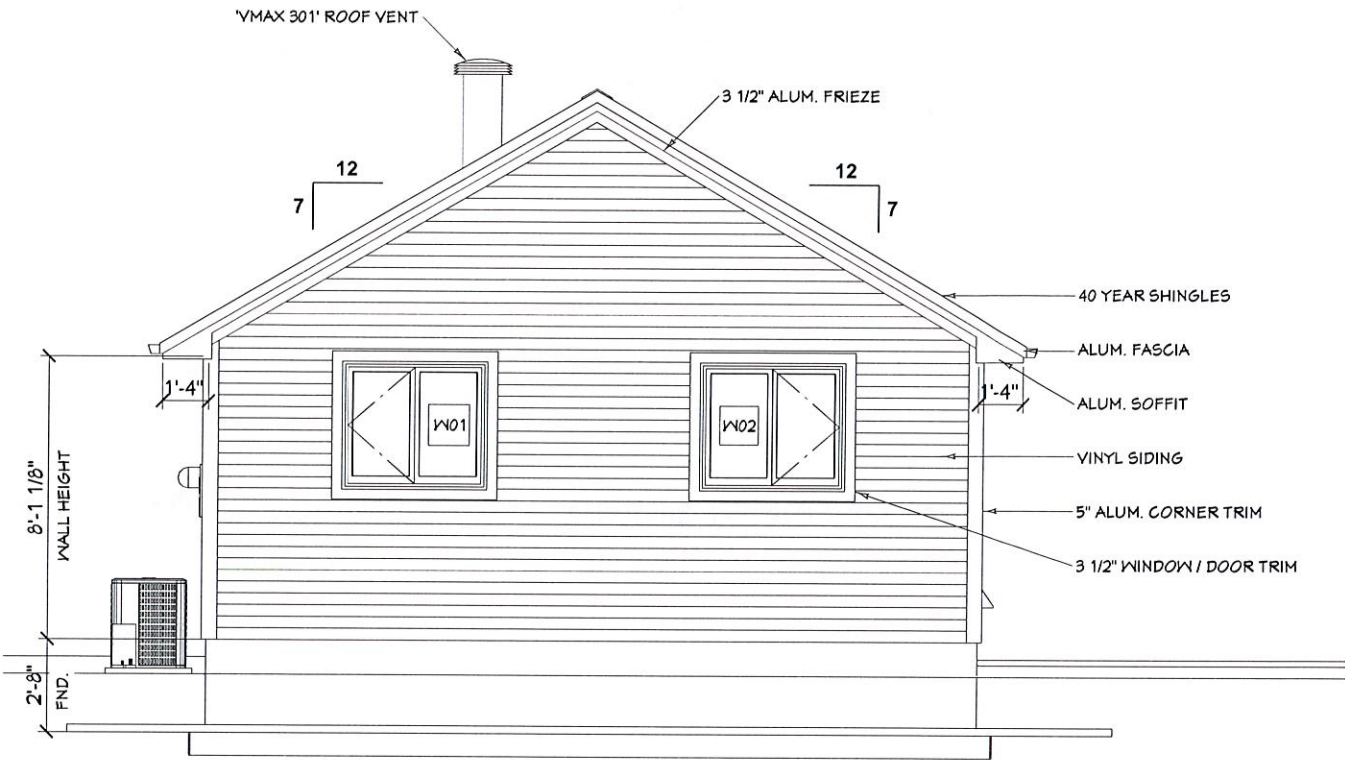
FRONT ELEVATION



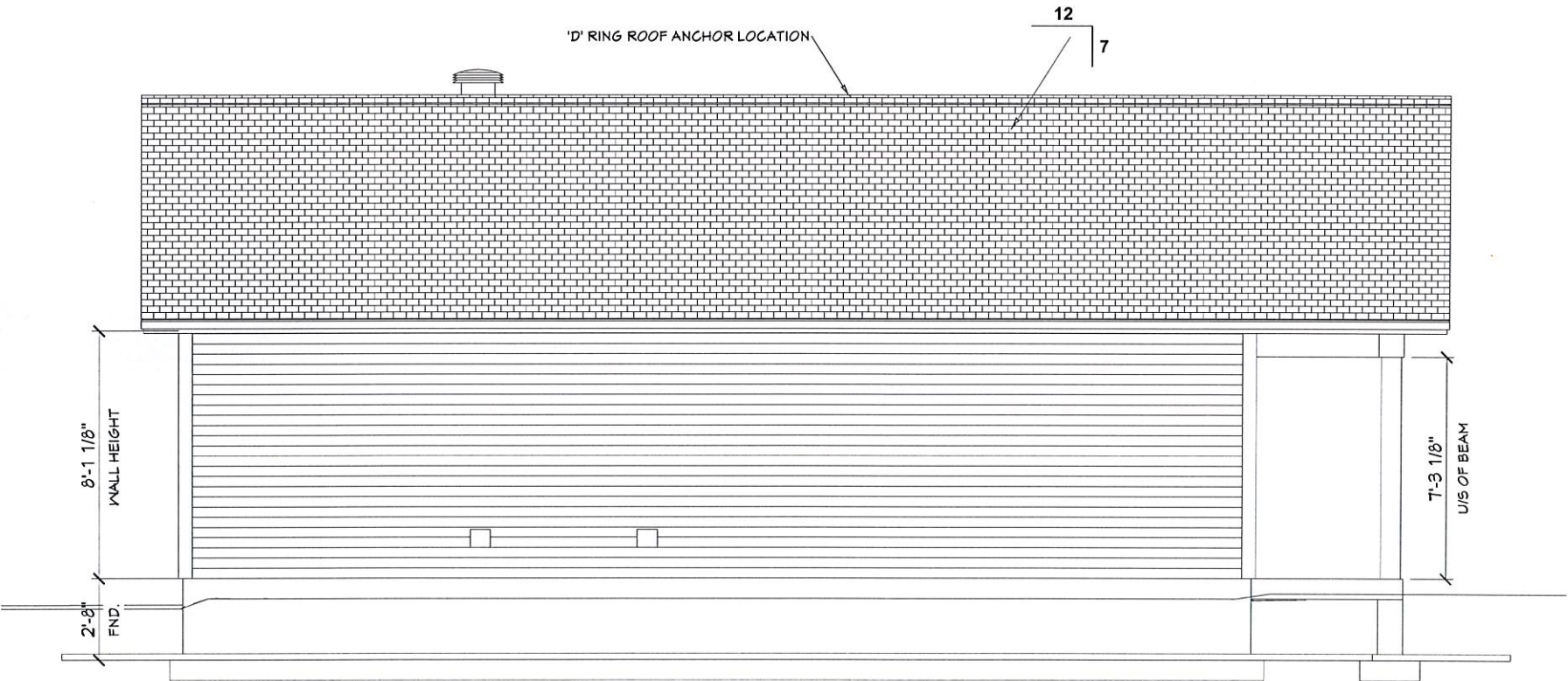
RIGHT ELEVATION

<b>Lockwood Brothers CONSTRUCTION</b>	
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Qualification Information	
JOHN SPYK NAME	41179 BCIN
SIGNATURE <i>John Spyk</i>	
LOCKWOOD BROTHERS CONSTRUCTION FIRM	38088 BCIN
CUSTOMER: MCNICKLE	DRAWING NO. 2024-016
DRAWING NAME: ELEVATIONS	
SCALE: 3/16" = 1'-0"	Sheet # <b>A6</b>
DATE: OCT 10, 2024	



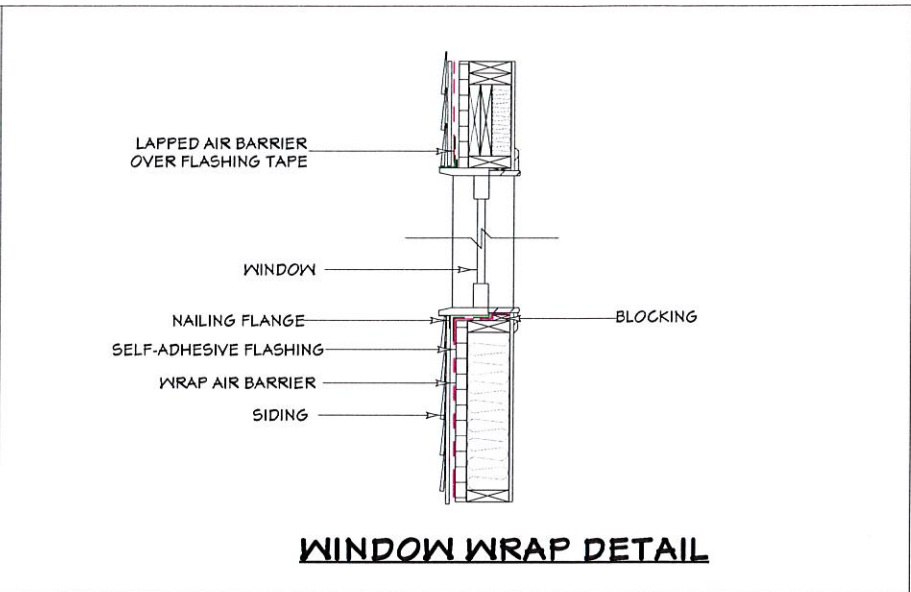
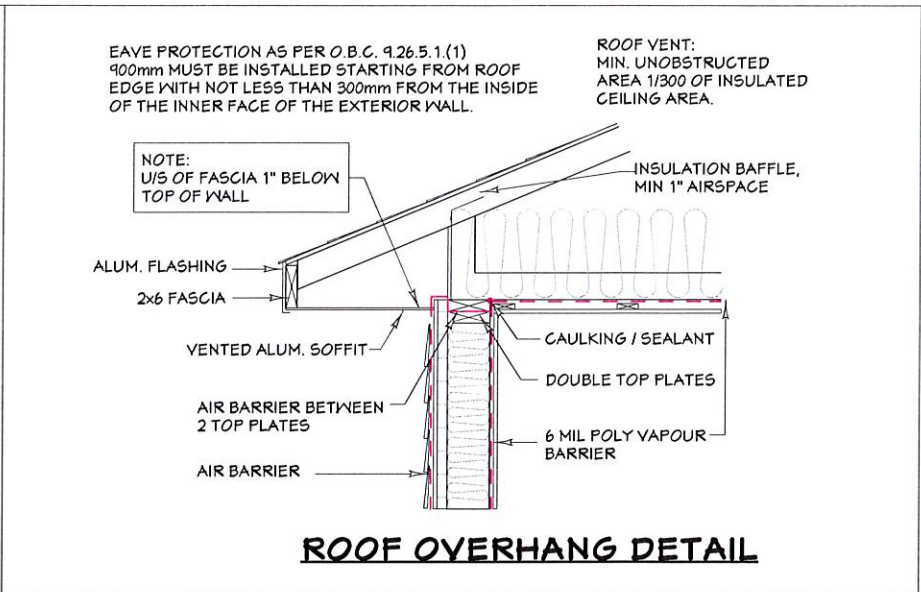
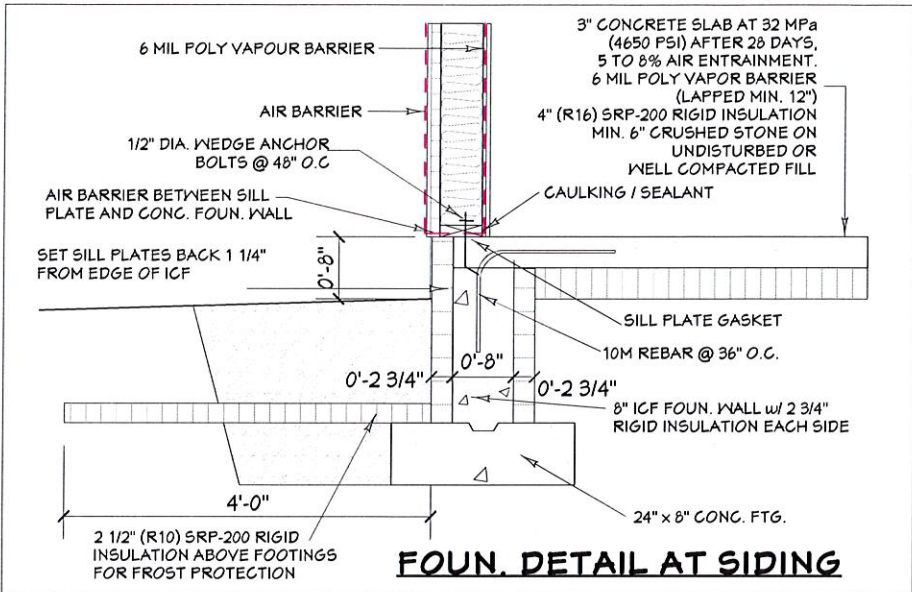


REAR ELEVATION



LEFT ELEVATION

Lockwood Brothers CONSTRUCTION	
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Qualification Information	
JOHN SPYK NAME	SIGNATURE 41114 BCIN
LOCKWOOD BROTHERS CONSTRUCTION FIRM	30055 BCIN
CUSTOMER: MCNICKLE	DRAWING NO. 2024-016
DRAWING NAME: ELEVATIONS	
SCALE: 3/16" = 1'-0"	Sheet # A7
DATE: OCT 10, 2024	



Lockwood Brothers  
CONSTRUCTION

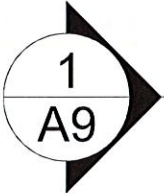
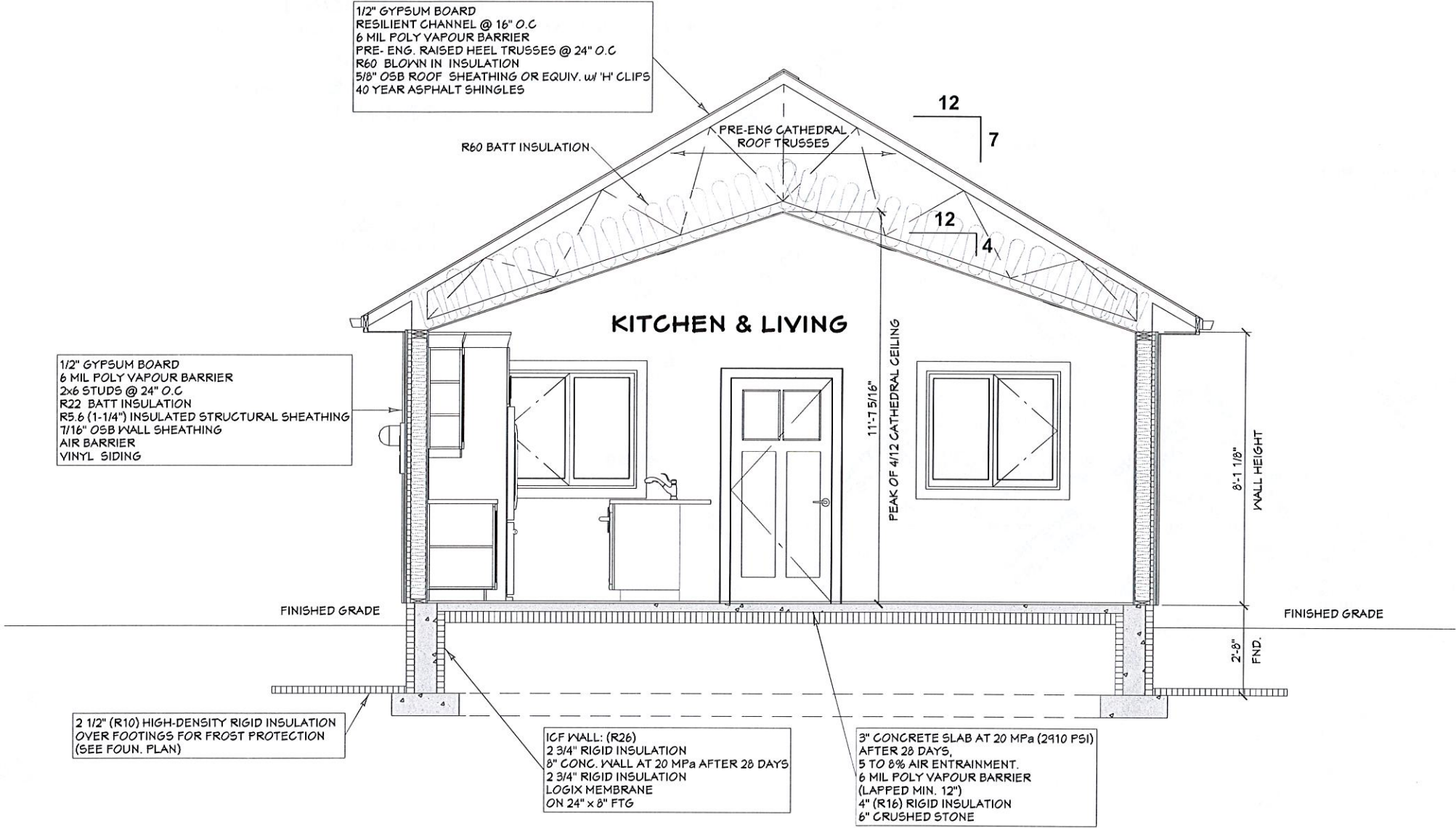
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Qualification Information

JOHN SPYK		41114
NAME	SIGNATURE	BCIN
LOCKWOOD BROTHERS CONSTRUCTION		38088
FIRM		BCIN

CUSTOMER:	DRAWING NO.
MCNICKLE	2024-016
DRAWING NAME:	
DETAILS	
SCALE:	Sheet #
DATE:	A8
OCT 10, 2024	





**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

**Lockwood Brothers**  
CONSTRUCTION

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Qualification Information

JOHN SPYK		41174
NAME	SIGNATURE	BCIN
LOCKWOOD BROTHERS CONSTRUCTION		38088
FIRM		BCIN

<b>CUSTOMER:</b>	<b>DRAWING NO.</b>
MCNICKLE	2024-016
<b>DRAWING NAME:</b>	
BUILDING SECTION	
<b>SCALE:</b>	<b>Sheet #</b>
	<b>A9</b>
<b>DATE:</b>	
OCT 10, 2024	