



34'-7 1/2" [10.55m] 0/0, SECOND PROPOSED

26'-3 3/8" [8.02m] 0/0, EXISTING SIDING, 2F

± 8'-3 3/8" [2.54m] PROPOSED

4'-10 3/8" [1.48m]

**BEDROOM 1**  
HARDWOOD

**BEDROOM 2**  
HARDWOOD

**BEDROOM 3**  
HARDWOOD

W/C  
CERAMIC

ENS  
CERAMIC

D.HUNG  
24x42

DN 13 R @  
8 3/4"

INTERCONNECTED  
SD/CO

2x8 RAFTERS @ 16" o.c.

17'-9 3/4" [5.43m]

60x52 D.HUNG

60x52 D.HUNG

6'-2 1/4" [1.89m]

EXISTING EXTERIOR  
WALL T.B.R.

7'-10 1/2" [2.40m] 1/1

57x52 D.HUNG

4'-6 1/2" [1.39m]

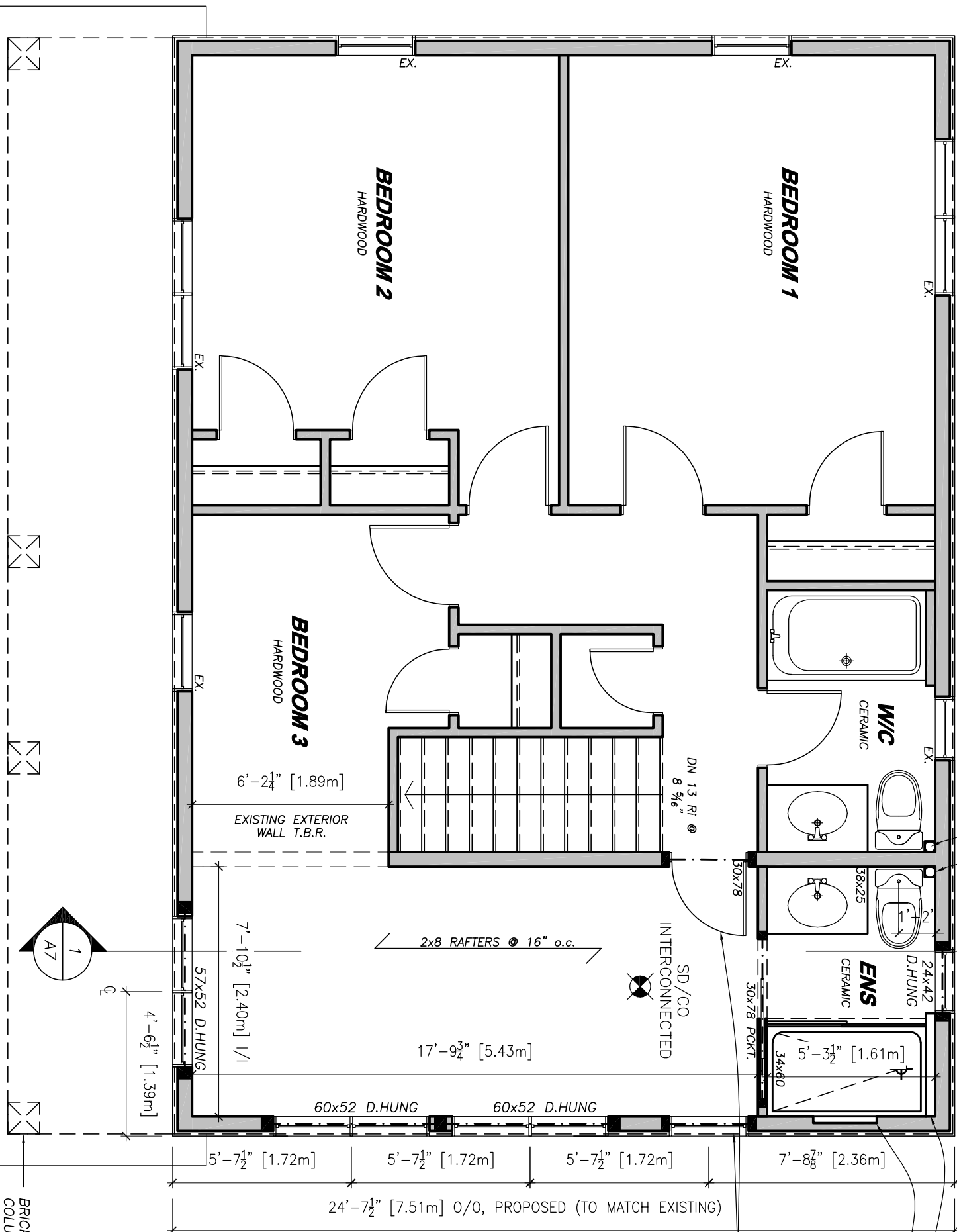
5'-7 1/2" [1.72m]

5'-7 1/2" [1.72m]

5'-7 1/2" [1.72m]

7'-8 7/8" [2.36m]

24'-7 1/2" [7.51m] 0/0, PROPOSED (TO MATCH EXISTING)

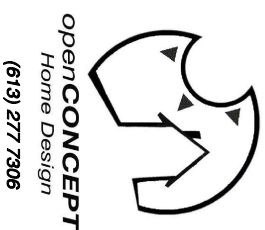
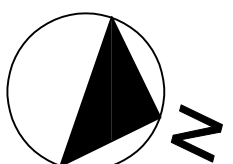
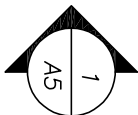


2x4 PLUMBING WALL  
BUILT-IN SHELF

RELOCATE EXISTING  
WINDOW & REPLACE  
W/ 30x78 DOOR

**LINTEL SCHEDULE:**  
• INTERIOR WALLS: 2-2x6'S  
• EXTERIOR WALLS: 3-2x6'S

**COLUMN SCHEDULE:**  
• INTERIOR WALLS: 2-2x4'S [P2]  
• EXTERIOR WALLS: 3-2x6'S [P3]



**GENERAL NOTES:**  
1. RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS. DRAWINGS MAY BE ISSUED FOR EXECUTION OF WORK. SUCH DRAWINGS WILL BE VALID ONLY IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.  
4. DO NOT SCALE DRAWINGS.

**POST SCHEDULE**  
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST  
8000 POUND CAP. (MIN)  
P2 - 2x2x6" OR 3x2x4"  
P3 - 2x2x6" OR 3x2x4"  
P4 - 2x2x6" OR 3x2x4"  
P5 - 5x2x6" OR 4x2x6"  
P6 - HSS 3x3x .188" CW 5x3x8"x8" B.P. & C.P.  
P7 - HSS 4x4x .188" CW 6x3x8"x10" B.P. & C.P.

**BRICK LINTELS**  
OPENINGS UP TO L. SIZE  
5'-0" L.3 1/2x3 1/2x5/16"  
7'-0" L.4x3 1/2x5/16"  
8'-0" L.5x3 1/2x5/16"  
9'-0" L.5x3 1/2x3/8"  
10'-0" L.6x3x3/8"  
6"MIN. BEARING EACH END

No.	DATE	REVISIONS
1.	04.27.2022	CLIENT REVISIONS
2.	04.27.2022	CLIENT REVISIONS
3.	04.27.2022	CLIENT REVISIONS
4.		
5.		
6.		
7.		

SCALE	REVISIONS
A - DETAIL NUMBER	
B - SHEET NUMBER (SHEET REQUIRED)	
C - SHEET NUMBER (SHEET NUMBER)	

**DRAWING TITLE**  
**PROPOSED SECOND FLOOR**

**CLIENT**  
797 LONSDALE RD.,  
OTTAWA, ON  
K1K 0J9

**DATE**  
JAN 10 2022

**SCALE**  
AS NOTED

**DRAWN BY:**  
NL

**CHECKED**

**SHEET No.**  
**A2**

**PROPOSED: SECOND FLOOR**  
**SCALE: 1/4" = 1'-0"**  
NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502

36'-7 1/2" [11.16m] O/O, FASCIA TO FASCIA

34'-7 1/2" [10.55m] O/O, SIDING, 2F

26'-7 3/8" [8.11m] O/O, FASCIA TO FASCIA

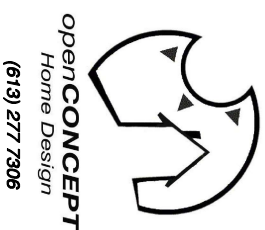
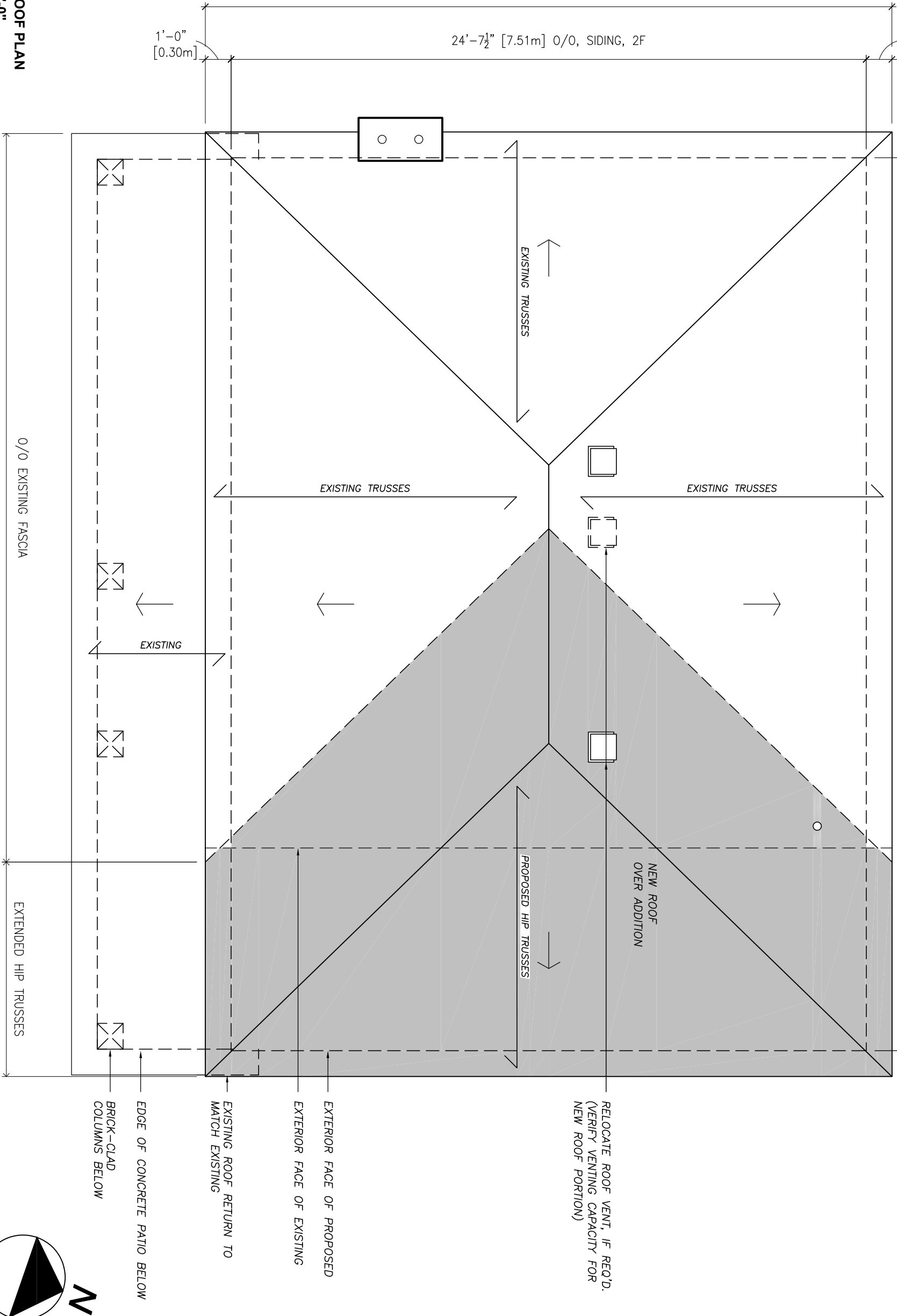
24'-7 1/2" [7.51m] O/O, SIDING, 2F

1'-0" [0.30m]

1'-0" [0.30m]

1'-0" [0.30m]

1'-0" [0.30m]



**GENERAL NOTES:**

1. THE ARCHITECT IS NOT RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
3. ANY WORK AND MATERIALS MAY BE ASSIGNED FOR FABRICATION TO ASSIST THE PROCEEDING OF WORK. SUCH DRAWINGS WILL BE ISSUED AS PART OF THE CONTRACT DOCUMENTS. THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DIMENSIONS.

**POST SCHEDULE**

- P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST 8000 POUND CAP. (MIN)
- P2 - 2x2x8 OR 3x2x8
- P3 - 2x2x6 OR 3x2x6
- P4 - 2x4x6 OR 3x4x6
- P5 - 5x2x6 OR 4x2x6
- P6 - HSS 3x3x.188 CW 5x3.8x8 B.P. & C.P.
- P7 - HSS 4x4x.188 CW 6x3.8x10 B.P. & C.P.

**BRICK LINTELS**

OPENINGS UP TO

5'-0"	L 3 1/2x3 1/2x5/16"
7'-0"	L 4x3 1/2x5/16"
9'-0"	L 5x3 1/2x5/16"
10'-0"	L 6x3 1/2x5/16"

6" MIN. BEARING EACH END

7.		
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5.		
4.		
3.	04.27.2022	CLIENT REVISIONS
2.	01.10.2022	ISSUED FOR INTERNAL REVIEW
1.		
No.	DATE	DESCRIPTION
REVISIONS		

**SCALE**

A - DETAIL NUMBER  
 B - SHEET NUMBER  
 C - SHEET NUMBER  
 (DETAIL LOCATION)

**DRAWING TITLE**

**PROPOSED: ROOF PLAN**

**CLIENT**

797 LONSDALE RD.,  
 OTTAWA, ON  
 K1K 0J9

**DATE**

JAN 10 2022

**SCALE**

AS NOTED

**DRAWN BY**

NL

**CHECKED**

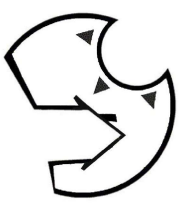
**SHEET No.**

**A3**

**PROPOSED: ROOF PLAN**

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

NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502



**Open CONCEPT**  
Home Design  
(613) 277 7306

**GENERAL NOTES:**  
1. THE ARCHITECT IS NOT RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.  
3. ALL DRAWINGS MAY BE ISSUED FOR EXERCISE ONLY. SUCH DRAWINGS WILL BE VOID FOR CONSTRUCTION UNLESS THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.  
4. DO NOT SCALE DIMENSIONS.

**POST SCHEDULE**  
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST  
P2 - 800 POUND CAP. (MM)  
P3 - 2-2"x6" OR 3-2"x4"  
P4 - 2-2"x6" OR 3-2"x4"  
P5 - 5-2"x6" OR 4-2"x6"  
P6 - HSS 7"x7", 180° CW 5"x8"x8" B.P. & C.P.  
P7 - HSS 7"x7", 180° CW 6"x8"x8" B.P. & C.P.

**BRICK LINTELS**  
OPENINGS UP TO  
5'-0" L. SIZE 1 3/4"x 12x5 1/8"  
7'-0" L. SIZE 1 7/8"x 12x5 1/8"  
8'-0" L. SIZE 1 7/8"x 12x5 1/8"  
9'-0" L. SIZE 1 7/8"x 12x3 3/8"  
10'-0" L. SIZE 1 7/8"x 3 3/8"  
6" DIA. BEARING EACH END

7.		
6.		
5.		
4.		
3.	04.27.2022	CLIENT REVISIONS
2.	01.10.2022	ISSUED FOR INTERNAL REVIEW
1.		DATE
		DESCRIPTION
		REVISIONS

**SCALE**  
A - DETAIL NUMBER  
B - SHEET NUMBER  
C - SHEET NUMBER  
(DETAIL LOCATION)

**DRAWING TITLE**  
**PROPOSED: FRONT (SOUTH) ELEVATION**

**CLIENT**  
797 LONSDALE RD.,  
OTTAWA, ON  
K1K 0J9

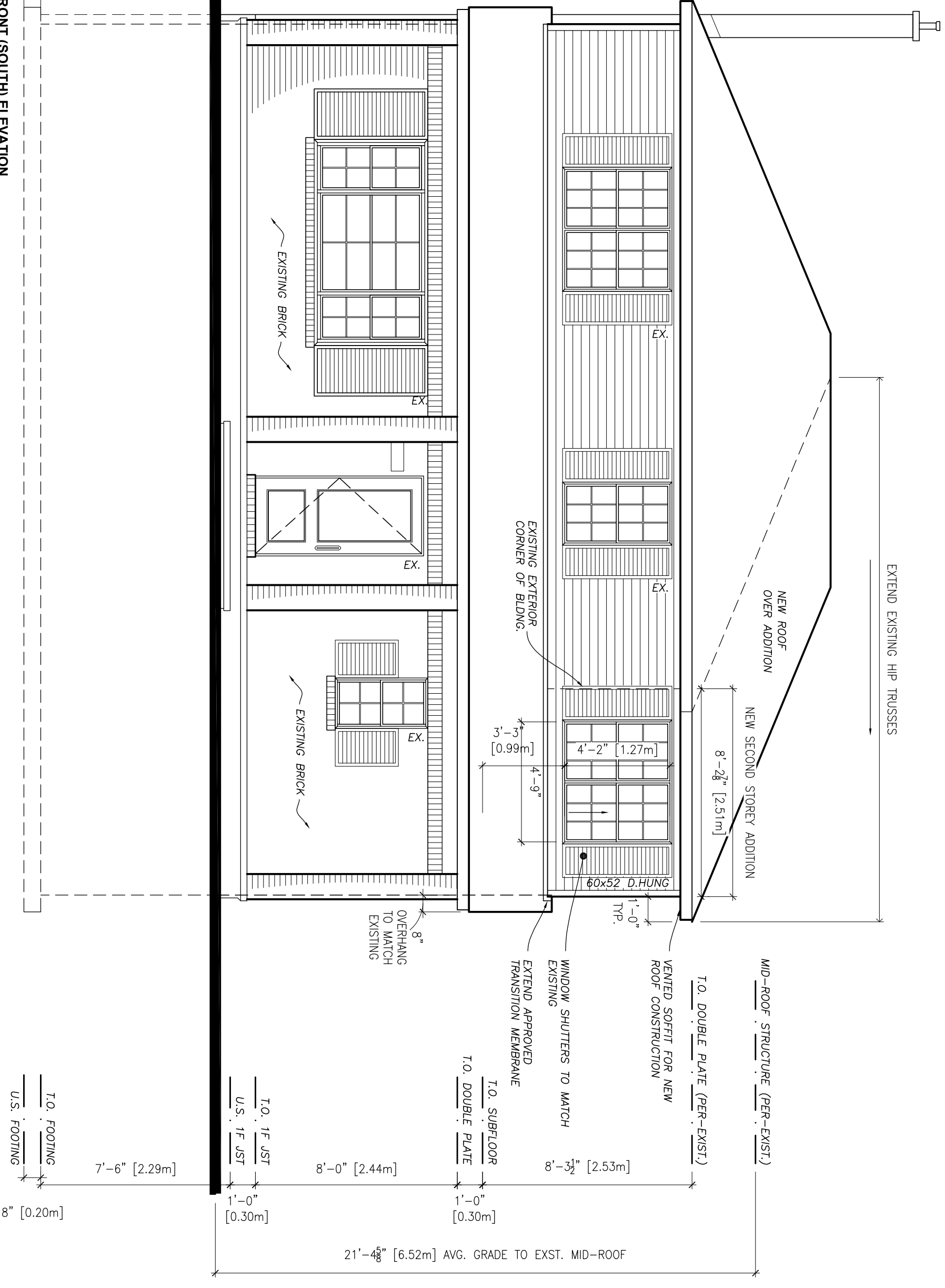
**DATE**  
JAN 10 2022

**SCALE**  
AS NOTED

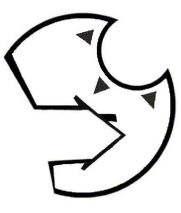
**DRAWN BY:**  
NL

**CHECKED**

**SHEET No.**  
**A4**



**PROPOSED: FRONT (SOUTH) ELEVATION**  
**SCALE: 1/4" = 1'-0"**  
NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502



**Open CONCEPT**  
Home Design  
(613) 277 7306

**GENERAL NOTES:**  
1. THE ARCHITECT IS NOT RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS. DRAWINGS MAY BE ISSUED FOR EXECUTION OF WORK. SUCH DRAWINGS WILL BE THE PROPERTY OF THE ARCHITECT. THEY WILL BE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.  
3. DO NOT SCALE DIMENSIONS.

**POST SCHEDULE**  
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST  
P2 - 2.2" DIA. 8000 POUND CAP. (MIN)  
P3 - 2.2" DIA. OR 3.2" DIA.  
P4 - 2.2" DIA. OR 3.2" DIA.  
P5 - 5/2" DIA. OR 4.2" DIA.  
P6 - HSS 7x3x.187 CW 5x3.8x.8 P.P. & C.P.  
P7 - HSS 7x7x.187 CW 6x3.8x.8 P.P. & C.P.

**BRICK LINTELS**  
OPENINGS UP TO  
5'-0" L. 3 1/2 x 3 1/2 x 5/8"  
7'-0" L. 4 x 3 1/2 x 5/8"  
8'-0" L. 5 x 3 1/2 x 5/8"  
9'-0" L. 5 x 3 1/2 x 3/8"  
10'-0" L. 6 x 3 x 3/8"  
6" DIA. BEARING EACH END

No.	DATE	DESCRIPTION	INIT
1.	04.10.2022	ISSUED FOR INTERNAL REVIEW	NL
2.	04.27.2022	CLIENT REVISIONS	NL
3.	04.27.2022	CLIENT REVISIONS	NL
4.			
5.			
6.			
7.			

**REVISIONS**

A	DETAIL NUMBER
B	SHEET NUMBER (SHEET REQUIRED)
C	SHEET NUMBER (DETAIL LOCATION)

**DRAWING TITLE**  
**PROPOSED: RIGHT (EAST) ELEVATION**

**CLIENT**  
797 LONSDALE RD.,  
OTTAWA, ON  
K1K 0J9

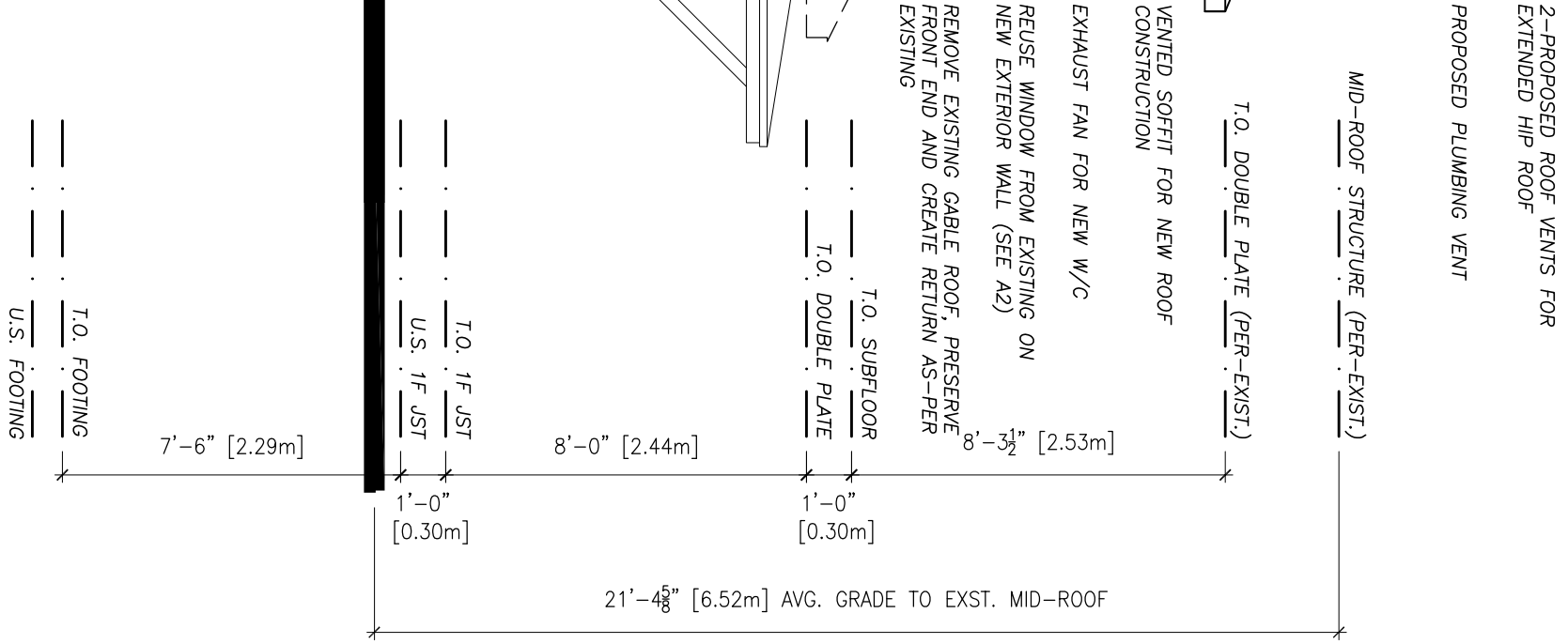
**DATE**  
JAN 10 2022

**SCALE**  
AS NOTED

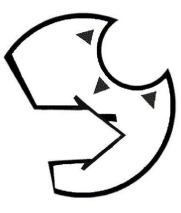
**DRAWN BY**  
NL

**CHECKED**  
NL

**SHEET No.**  
**A5**



**PROPOSED: RIGHT (EAST) ELEVATION**  
**SCALE: 1/4" = 1'-0"**  
NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502



**OpenCONCEPT**  
Home Design  
(613) 277 7306

**GENERAL NOTES:**  
1. THE ARCHITECT IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS. DRAWINGS MAY BE ISSUED FOR EXECUTION OF WORK. SUCH DRAWINGS WILL BE VALID ONLY IF THEY ARE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
4. DO NOT SCALE DIMENSIONS.

**POST SCHEDULE**  
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST  
P2 - 2x2" OR 3x2"  
P3 - 2x2" OR 3x2"  
P4 - 2x2" OR 3x2"  
P5 - 5x2" OR 4x2"  
P6 - HSS 7x3x.187 CW 5x3.8x.8 P.P. & C.P.  
P7 - HSS 4x4x.187 CW 6x3.8x.8 P.P. & C.P.

**BRICK LINTELS**  
OPENINGS UP TO  
5'-0" L 3 1/2 x 3 1/2 x 5/8"  
7'-0" L 4 x 3 1/2 x 5/8"  
8'-0" L 5 x 3 1/2 x 5/8"  
9'-0" L 5 x 3 1/2 x 3/8"  
10'-0" L 6 x 3 x 3/8"  
6" MIN. BEARING EACH END

No.	DATE	REVISIONS
1.	01.10.2022	ISSUED FOR INTERNAL REVIEW
2.	04.27.2022	CLIENT REVISIONS
3.		
4.		
5.		
6.		
7.		

	A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
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**DRAWING TITLE**  
**PROPOSED: REAR (NORTH) ELEVATION**

**CLIENT**  
797 LONSDALE RD.,  
OTTAWA, ON  
K1K 0J9

**DATE**  
JAN 10 2022

**SCALE**  
AS NOTED

**DRAWN BY:**  
NL

**CHECKED:**

**SHEET No.**  
**A6**

MID-ROOF STRUCTURE (PER-EXIST.)

T.O. DOUBLE PLATE (PER-EXIST.)

T.O. SUBFLOOR

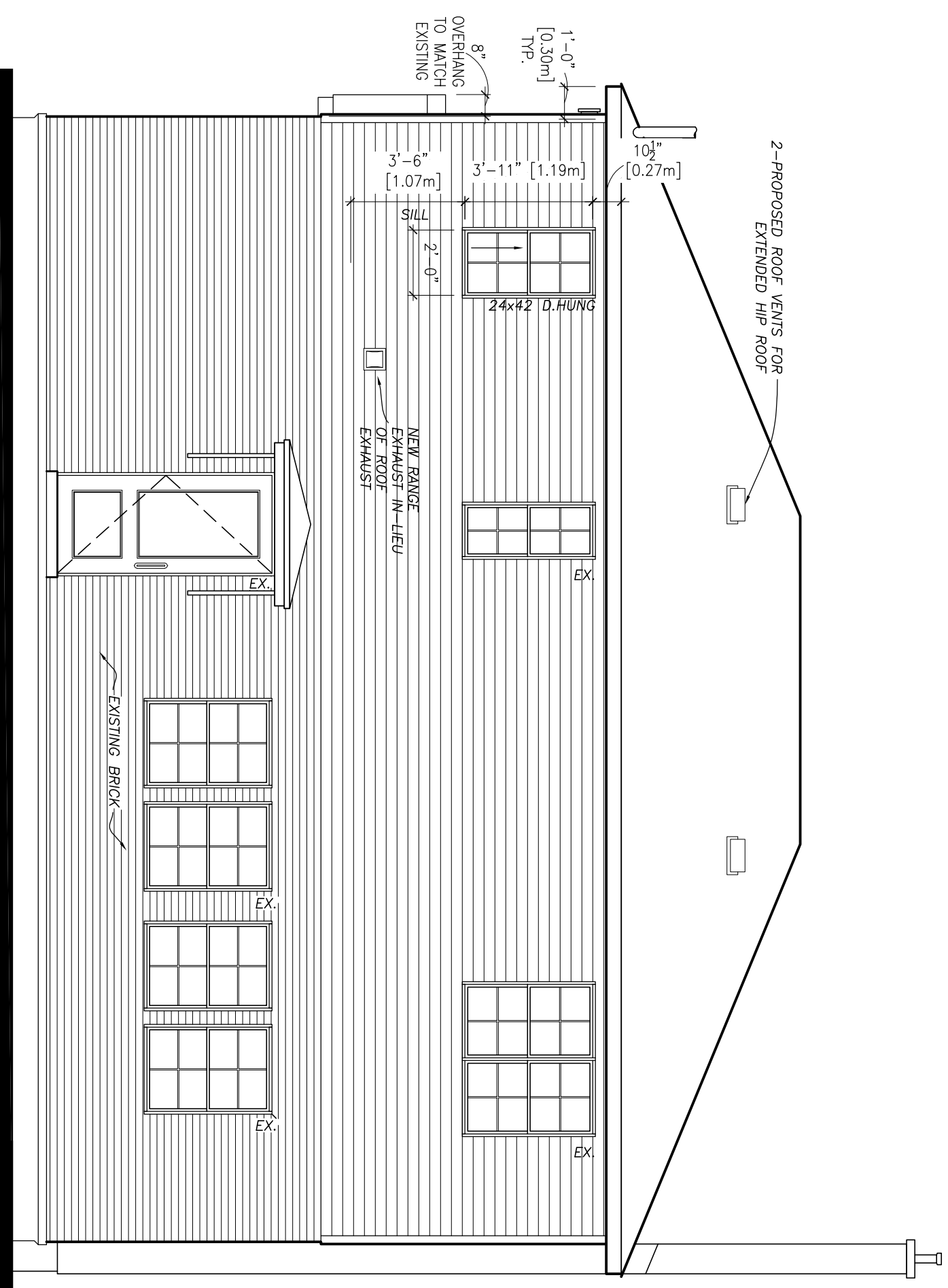
T.O. DOUBLE PLATE

T.O. 1F JST

U.S. 1F JST

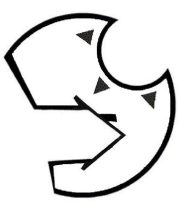
T.O. BASEMENT

U.S. FOOTING



**PROPOSED: REAR (NORTH) ELEVATION**  
**SCALE: 1/4" = 1'-0"**  
NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502





**Open CONCEPT**  
Home Design  
(613) 277 7306

**GENERAL NOTES:**  
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.  
3. ALL DRAWINGS MAY BE ISSUED FOR EXECUTION OF WORK. SUCH DRAWINGS WILL BE THE PROPERTY OF THE ARCHITECT. THEY WILL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT.  
4. DO NOT SCALE DIMENSIONS.

**POST SCHEDULE**  
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST  
8500 POUND CAP. (MIN)  
P2 - 2x2" OR 3x2"  
P3 - 2x2" OR 3x2"  
P4 - 2x2" OR 3x2"  
P5 - 5x2" OR 4x2"  
P6 - HSS 3"x3", 18" CW 5x3.8"x8" B.P. & C.P.  
P7 - HSS 4"x4", 18" CW 6x3.8"x10" B.P. & C.P.

**BRICK LINTELS**  
OPENINGS UP TO  
5'-0" L. SIZE 1.3 1/2"x 12x5 1/8"  
7'-0" L. SIZE 1.4"x 12x5 1/8"  
8'-0" L. SIZE 1.5"x 12x5 1/8"  
9'-0" L. SIZE 1.5"x 12x3 1/8"  
10'-0" L. SIZE 1.8"x 3x8"

No.	DATE	DESCRIPTION	INIT
1.	04.10.2022	ISSUED FOR INTERNAL REVIEW	NL
2.	04.27.2022	CLIENT REVISIONS	NL

REVISIONS
A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

**DRAWING TITLE**  
**BUILDING SECTION: THRU BEDROOM (EM)**

**CLIENT**  
797 LONSDALE RD.,  
OTTAWA, ON  
K1K 0J9

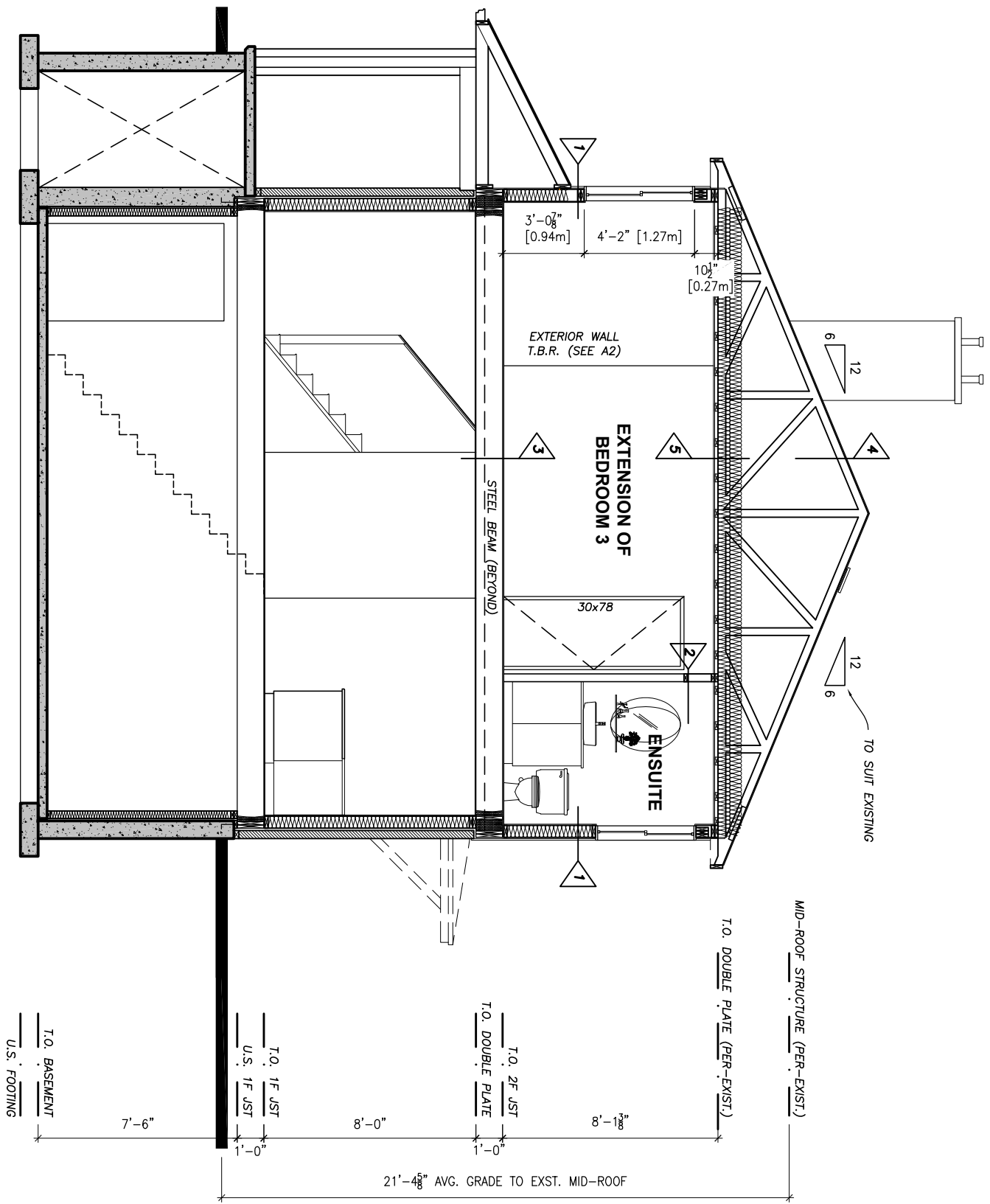
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**SCALE**  
AS NOTED

**DRAWN BY:**  
NL

**CHECKED**

**SHEET No.**  
**A7**



- PROPOSED EXTERIOR WALL**
- COMPOSITE SIDING (AS RAINSCREEN; TO SUIT EXISTING)
  - 1" R-5 RIGID INSULATION
  - 6.5 MIL. SPRO HOUSEWRAP
  - 7/16" OSB-2 STRUCTURAL SHEATHING
  - 2X6 STUDS @ 16" O/C C/W R-24 BATT INSULATION
  - 6 MIL CLASS-II VB
  - 1/2" GYPSUM WALLBOARD
- TYPICAL INTERIOR WALL**
- 1/2" GYPSUM WALLBOARD
  - 2x4 STUDS @ 16" o/c (2x6's IF POCKETED DOORS PRESENT)
  - 1/2" GYPSUM WALLBOARD
- PROPOSED FLOOR CONSTRUCTION**
- 3/4" T&G PLYWOOD SUBFLOOR (+ 1/2" T&G PLYWOOD ADDED WHEN CERAMIC) FINISH - GLUED & SCREWED TO JOISTS
  - 2x10 JOISTS @ 16" o.c.
  - 1x4 STRAPPING
  - 1/2" GYPSUM WALLBOARD
- PROPOSED ROOF CONSTRUCTION**
- ASPHALT SHINGLES
  - ASPHALT-IMPREGNATED BUILDING PAPER
  - ICE-SHIELD (FIRST 72" OF ROOF)
  - 1/2" PLYWOOD SHEATHING c/w H-CLIPS
  - 2x8 RATTERS @ 16" o/c AS NOTED
- 5**
- R-60 BATT INSULATION
  - 1x4 STRAPPING @ 16" o/c
  - 6 MIL POLY VAPOUR BARRIER
  - 1/2" GYPSUM WALLBOARD

**BUILDING SECTION: THRU BEDROOM (EM)**  
**SCALE: 3/16" = 1'-0"**

NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502



**Open Concept**  
Home Design  
(613) 277 7306

**GENERAL NOTES:**  
1. RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS. 3. DRAWINGS MAY BE ISSUED FOR QUANTIFICATION OF WORK. SUCH DRAWINGS WILL BE THE PROPERTY OF OPEN CONCEPT HOME DESIGN. THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS. 4. DO NOT SCALE DIMENSIONS.

**POST SCHEDULE**  
P1 - 3" DIA ADJUSTABLE STEEL TELEPOST  
P2 - 2x2" OR 3x3"  
P3 - 2x2" OR 3x3"  
P4 - 2x2" OR 3x3"  
P5 - 5x2" OR 4x2"  
P6 - 5x5" OR 4x4"  
P7 - 5x5" OR 4x4"  
P8 - 5x5" OR 4x4"  
P9 - 5x5" OR 4x4"  
P10 - 5x5" OR 4x4"  
P11 - 5x5" OR 4x4"  
P12 - 5x5" OR 4x4"  
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P97 - 5x5" OR 4x4"  
P98 - 5x5" OR 4x4"  
P99 - 5x5" OR 4x4"  
P100 - 5x5" OR 4x4"

**BRICK LINTELS**  
OPENINGS UP TO  
5'-0" 1 SBE 1.3 1/2x3 1/2x5/8"  
7'-0" 1.4x3 1/2x5/8"  
8'-0" 1.5x3 1/2x5/8"  
9'-0" 1.5x3 1/2x5/8"  
10'-0" 1.6x3 1/2x5/8"  
8" DIA. BEARING EACH END

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11.	04.27.2022	CLIENT REVISIONS
12.	01.10.2022	ISSUED FOR INTERNAL REVIEW
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**REVISIONS**  
A - DETAIL NUMBER  
B - SHEET NUMBER  
C - SHEET NUMBER  
(SHEET LOCATION)

**DRAWING TITLE**  
WALL SECTION & GENERAL NOTES

**CLIENT**  
797 LONSDALE RD.,  
OTTAWA, ON  
K1K 0J9

**DATE**  
JAN 10 2022

**SCALE**  
AS NOTED

**DRAWN BY**  
NL

**CHECKED**  
NL

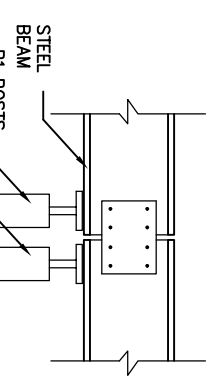
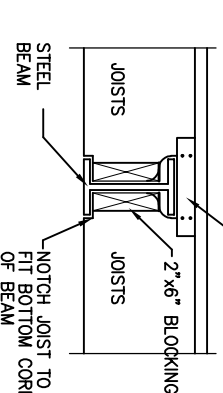
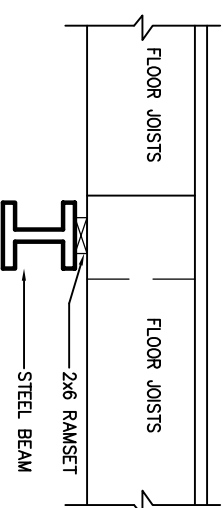
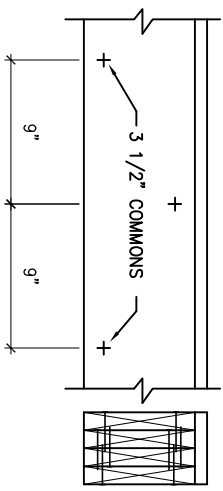
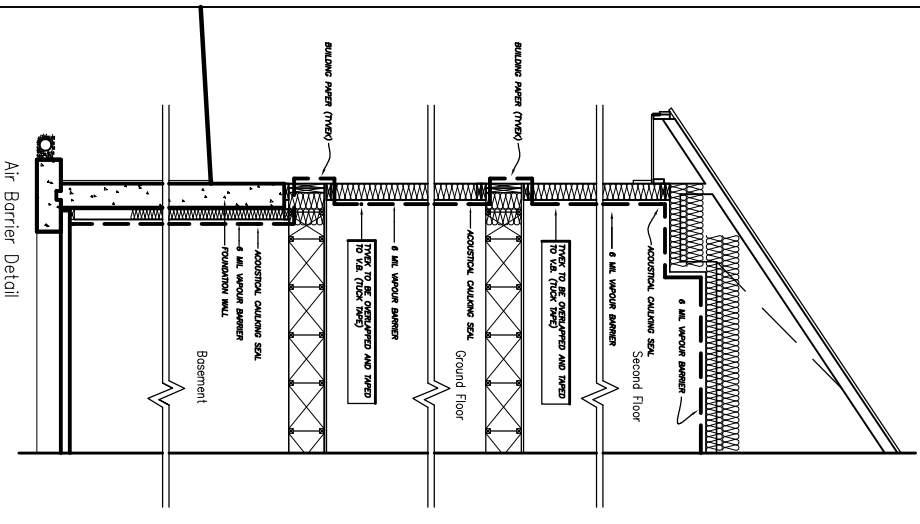
**SHEET NO.**  
A8

**General Notes**

- DRAWINGS NOT TO BE USED FOR PERMIT OR CONSTRUCTION UNLESS APPROVED BY NIELS LUETTGE.
- CONCRETE TO BE 20 MPa @ 28 DAYS FOR FOOTINGS & WALLS. CONCRETE FOR GARAGE FLOORS TO 32 MPa(MIN.) @ 28 DAYS 627:(1X) AIR ENTRAINMENT 0.45 WATER/CEMENT RATIO, BROOM FINISH. BASEMENT CONCRETE SLAB 25 MPa @ 28 DAYS.
- LUMBER TO BE SPF #2 OR BETTER, EXCEPT PORCH POST TO BE PRESSURE TREATED PINE.
- WALL FOOTINGS TO BE 24"x8" EXCEPT AS NOTED. SIZES OF STRIP FOOTING & PAD FOOTINGS ARE DESIGNED FOR A SOIL BEARING VALUE OF 75 kPa.
- ALL BEAMS TO BE FLUSH EXCEPT AS NOTED.
- PROVIDE CROSS BRIDGING AT MID SPAN OF FLOOR JOISTS.
- DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.
- EXTERIOR WINDOW & DOOR LINTEL TO BE 2-2x10. EXCEPT AS NOTED.
- SUB-FLOOR TO BE 3/4" T&G PLYWOOD GLUED & SCREWED.
- CUSHION FLOORING TO HAVE 1/4" POPLAR UNDERLAY.
- BRICK QUIONS, SOLDIER COURSES AND WINDOW SURROUNDS TO PROJECT 1/2" BEYOND REGULAR BRICK FACE, EXCEPT AS NOTED.
- PROVIDE BRICK TIES AS PER O.B.C. 9.20.9.5. PROVIDE THRU BRICK FLASHINGS W/WEEP HOLES ON FOUNDATION WALL, OVER ROOFS & ON LINTELS.
- PRIME & PAINT EXPOSED STEEL LINTELS.
- GYPSUM BOARD AT BATHUB & SHOWER WALLS TO BE WATER RESISTANT.
- APPLIED WINDOW MUNTIN BARS TO BE WHERE SHOWN ON ELEVATIONS.
- OAK HANDRAIL & SPINDLES FOR ALL STAIRS, EXCEPT BASEMENT STAIR (UNLESS NOTED OTHERWISE).
- FIREPLACES TO BE HIGH EFFICIENCY GAS. DIRECT VENT. MINIMUM 2" CLEARANCE TO COMBUSTIBLE MATERIALS. FLUES TO BE PREFABRICATED METAL. MINIMUM 2" CLEARANCE TO COMBUSTIBLE MATERIALS TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS. FIREPLACE HEARTHIS TO BE CERAMIC TILE.
- CERAMIC TILE ON 3 WALLS & CEILING OF BATHTUB ALCOVE (DROPPED CEILING)
- VANITY MIRRORS: SIZE T.B.D.
- PROVIDE BATHROOM ACCESSORIES, SHOWER ROD, SOAP & GRAB. TOILET PAPER HOLDER, TOWEL BAR AND RECESSED MEDICINE CABINET.
- INTERIOR TRIM, BASEBOARDS, CASING & ALL SWING DOORS TO BE COLONIAL.
- PROVIDE ELECTRICAL & PLUMBING CONNECTIONS FOR DISH-WASHER, CLOTHES WASHER & DRYER. APPLIANCES N.I.C., HOT WATER TANKS ARE RENTALS.
- GAS FURNACES TO BE HIGH EFFICIENCY, DIRECT VENT, GAS FIRED.
- FOUNDATION WALL DRAINAGE AS PER O.B.C. 9.14.
- PROVIDE VENTILATION AS PER O.B.C. 9.32.
- POWDER ROOM EXHAUST FAN TO BE 90 CFM
- C/W 3-WAY SWITCH TO PRINCIPAL EXHAUST SWITCH BASEMENT CEILING HT. TO BE 7'-0"min. OVER 75% OF BASEMENT AREA EXCEPT UNDER BEAMS & DUCTS CLEARANCE MAY BE REDUCED TO 6'-5".
- INSTALL SMOKE ALARMS AS PER O.B.C. 9.10.1.8.
- BEAMS NOTED AS 'VL' ARE LAMINATED VENER LUMBER. SIZES ARE BASED ON THE USE OF TRUSS- JOIST PRODUCTS. ALTERNATIVES ARE ACCEPTABLE IF CAPACITY MEETS THOSE SPECIFIED ON THESE DRAWINGS.
- REINFORCING STEEL YIELD STRENGTH TO BE 60 K.S.I.
- PRE-ENGINEERED TIMBER TRUSSES TO BE DESIGNED BY TRUSS MANUFACTURER. RESPONSIBILITY FOR THE DESIGN RESTS WITH THE CONTRACTOR. SUBMIT SHOP DRAWINGS FOR REVIEW.
- STEEL, TIMBER AND BUILT-UP TIMBER COLUMNS FROM ALL LEVELS SHALL BE CARRIED DOWN TO THE FOUNDATION. ST. COL. PLATES TO BE ANCHORED TO FOOTINGS AND BEAM FLANGES.
- PROVIDE 2"x2" CROSS BRIDGING AT FLOOR JOIST @ 6'-10" MAX. O.C.
- DAMP-PROOF COURSE TO BE PLACED BETWEEN CONTACT OF WOOD AND CONCRETE.
- DRAINAGE: MAINTAIN EXISTING OVERALL SITE DRAINAGE AWAY FROM PERIMETER OF NEW FOUNDATIONS.
- CAULK PERIMETERS, INSIDE AND OUTSIDE OF EXTERIOR DOORS AND WINDOWS.
- FLASHING TO BE PRE-FINISHED METAL. APPLY AT EXPOSED DOOR AND WINDOW HEADS AND SILLS, ROOF VALLEYS, CHIMNEY/ROOF CONNECTIONS, HIGH WALL/ROOF CONNECTIONS, CHIMNEY CAPS, SKYLIGHT PERIMETERS, U/S OF BRICK AND AS SHOWN ON DRAWINGS.
- WEEPHOLES TO BE PLACED AT 2'-0" O.C. IN BOTTOM COURSES OF BRICK. ALL ELEVATIONS AND OVER WINDOW AND DOOR HEADS.
- FINISHES, FIXTURES, MILLWORK AND WOOD STAIRS TO CLIENTS REQUIREMENTS.
- PROVIDE ROUGH-IN FOR SECURITY, CENTRAL VAC SYSTEM.
- EXHAUST ALL MECH-VENTS TO OUTSIDE.
- MECHANICAL VENTILATION REQ'D SHALL CONFORM TO O.B.C. 9.32.
- ALL POLY VAPOUR/MOISTURE BARRIER TO CONFORM TO CGSB-51.34 CAULK AND SEAL ALL JOINTS W/ 4"min. LAP AT JOINTS.
- ALL WALL CABINETS IN KITCHEN/LAUNDRY TO HAVE DROPPED BULKHEAD U/N.
- ALL BATH TUB AND SHOWER ENCLOSURES TO HAVE 10" DROPPED CEILING AND CERAMIC TILE FINISH U/N.
- ALL ENSUITE AND BATHROOMS TO HAVE RECESSED MEDICINE CABINET IN INTERIOR WALLS AND SURFACE MOUNTED ON EXTERIOR WALLS.
- ALL WALLS AND CEILING BETWEEN GARAGE AND THE HOUSE TO BE GAS PROOF.
- CARBON MONOXIDE DETECTOR WIRED DIRECT TO ELECTRICAL PANEL. ALSO WIRED TO SMOKE DETECTOR.
- FOR CERAMIC TILE FLOORING PROVIDE CERAMIC TILE ADHESIVE AS PER MANUFACTURERS RECOMMENDATIONS ON 1/2" PLYWOOD UNDERLAY (1 1/4" TOTAL)
- ALL INTERIOR PARTITIONS TO BE 1/2" GYPSUM BOARD ON BOTH SIDES OF 2"x4" OR 2"x6" STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.

**ELECTRICAL SCHEDULE**

\$	SINGLE SWITCH	
\$3	THREE WAY SWITCH	
⊕	SPLIT PLUG	
⊕ <sub>RP</sub>	4" RECESSED POT LIGHT W/ DIMMER	
⊕ <sub>RP</sub>	110 V DUPLEX RECEPT. 12" MTG. HT.	
⊕	220 V OUTLET	
●	110V RECEPTACLE 43" MTG. HT. (GFCI WHEN WITHIN 1.0m OF SINK/SHOWER)	
○	CEILING MOUNTED LIGHT FIXTURE	
○	WALL MOUNTED LIGHT FIXTURE	
⊗	SMOKE & CO DETECTOR	
SD/CO	HEAT SUPPLY GRILL	
▴	TELEPHONE OUTLET	
⊙	TELEVISION OUTLET	
⊕ <sub>WP</sub>	WEATHER PROOF DUPLEX RECEPTACLE	
⊕	CENTRAL VACUUM OUTLET	
⊕	THERMOSTAT	
⊕ <sub>W</sub>	VALANCE LIGHT	
⊕	FAN	
⊕	DOOR BELL	
⊕	XMAS SOFFIT RECEPTACLE	
\$x	XMAS LIGHT SWITCH	
K	REMOTE O/D KEYPAD	
D	O/H DOOR OPENER	
A/C	A/C MOUNTED TO BUILDING	



**WALL SECTION & GENERAL NOTES**  
SCALE: 3/16" = 1'-0"  
NIELS LUETTGE BCIN: 22116 FIRM BCIN: 36502