

All plans, sketches, drawings, graphic representations and specifications prepared by ANDREW SMITH BUILDING DESIGN are instruments of service for carrying out a project. ANDREW SMITH BUILDING DESIGN retains copyright in these plans, sketches, drawings, graphic representations and specifications, which may not be used for any other project without the written consent of ANDREW SMITH BUILDING DESIGN and the Owners.

Do not scale drawings.

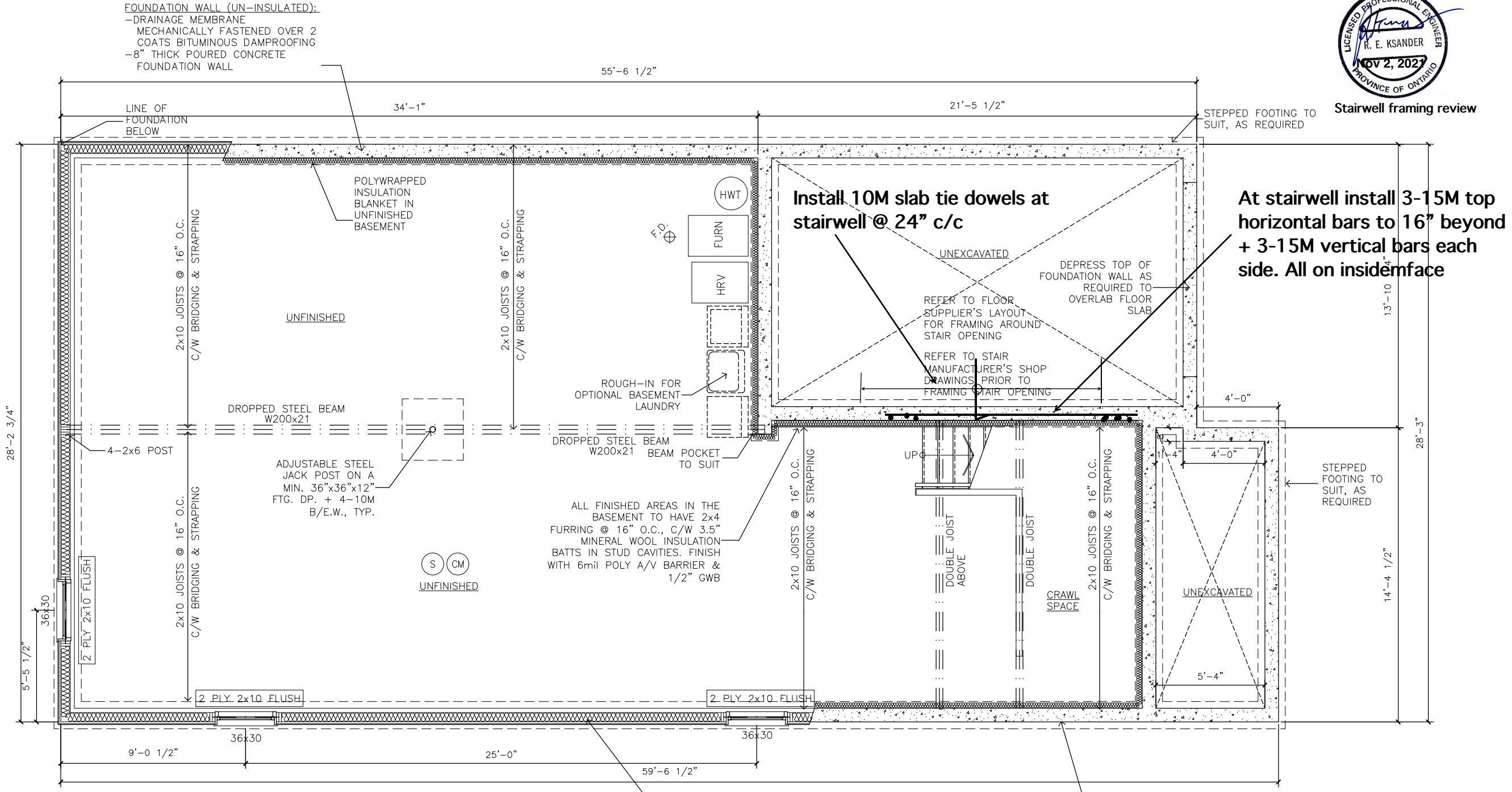
Examine the drawings carefully before commencing the Work. Report discrepancies, if any, to the Designer and obtain clarification of additional instructions before proceeding with that part of the Work.

Do not commence the Work unless the drawing is issued for Construction.

NOTE: These drawings are not to be used for building permit application or construction unless countersigned by the Designer with BCIN numbers affixed.



Stairwell framing review



NO.	DATE	REMARKS	BY
4	11.02.2021	Revised for Engineering	LB
3	8.31.2021	Revised to mirror plan	LB
2	8.23.2021	Issued for Permit	LB
1	8.09.2021	Issued for Review	LB

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 to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.5.1. of the building code

ANDREW SMITH 28072  
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under 2.17.4.1. of the building code

ANDREW SMITH BUILDING DESIGN Inc. 120005  
 FIRM NAME BCIN

PROJECT

**Abbott Series**  
 Bungalow, 1282 ft<sup>2</sup>  
 Lot 8, East Village, Cobourg, ON

**Basement Floor Plan**  
 DRAWING

andrewsmith  
 buildingdesign inc.

T 289.252.2332 www.aksmithdesign.com  
 200A division street, cobourg, on k9a 3p7

FLOOR JOIST NOTE:  
 - 40PSF LIVE LOAD &  
 - 10 PSF DEAD LOAD  
 - 5/8" SUBFLOOR GLUED &  
 SCREWED  
 - DIRECTLY APPLIED CEILING

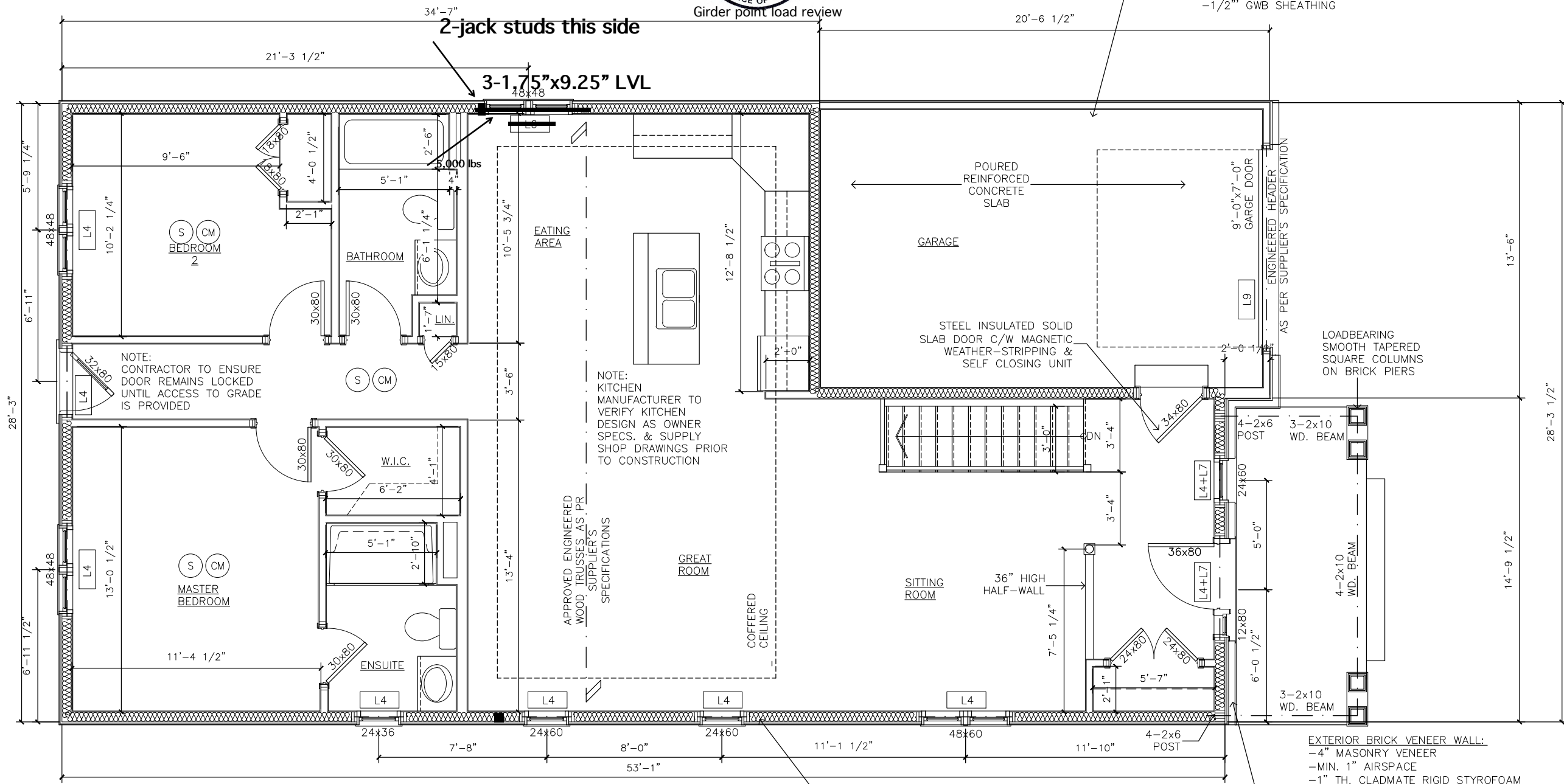
NOTE TO BUILDER:  
 THIS PLAN IS TO BE  
 REVIEWED BY A TJI TECHNICAL  
 REPRESENTATIVE/FLOOR  
 SUPPLIER TO ANALYZE ALL  
 ENGINEERED WOOD MEMBERS  
 TO CONFIRM & VERIFY  
 SERIES, SIZE & O/C SPACING  
 FOR STRUCTURAL INTEGRITY  
 AND TO ACHIEVE THE DESIRED  
 "PERFORMANCE RATING"

BUILDER TO CONFIRM  
 BASEMENT WINDOW HEADER  
 HEIGHT WITH FLOOR SYSTEM  
 SUPPLIER

CONFIRM WINDOW SIZES AND  
 LOCATIONS PRIOR TO POURING  
 FOUNDATION WALLS

EXTERIOR SIDING WALL :  
 -HORIZONTAL VINYL SIDING  
 -1" TH. CLADMATE RIGID STYROFOAM  
 INSULATION BOARD (R5), INSTALLED AS PER  
 MANUFACTURER'S SPECIFICATIONS  
 -2x6 WOOD STUDS @ 16" O.C. C/W MIN.  
 R22 5-1/2" MINERAL WOOL INSULATION  
 BATTS IN STUD CAVITIES  
 -6mil POLY A/V BARRIER  
 -1/2" GWB SHEATHING

FOUNDATION WALL (INSULATED):  
 -DRAINAGE MEMBRANE  
 MECHANICALLY FASTENED OVER 2  
 COATS BITUMINOUS DAMPROOFING  
 -8" THICK POURED CONCRETE  
 FOUNDATION WALL  
 -MIN. R20 POLYWRAPPED  
 INSULATION BLANKET INSTALLED  
 TO MAX. 8" A.F.F.



EXTERIOR SIDING GARAGE WALL:  
 -HORIZONTAL VINYL SIDING  
 -TYVEK OR EQUIV. AIR BARRIER OVER  
 -7/16" OSB SHEATHING  
 -2x4 WOOD STUDS @ 16" O.C.  
 -1/2" GWB SHEATHING

LOADBEARING SMOOTH TAPERED SQUARE COLUMNS ON BRICK PIERS

EXTERIOR BRICK VENEER WALL:  
 -4" MASONRY VENEER  
 -MIN. 1" AIRSPACE  
 -1" TH. CLADMATE RIGID STYROFOAM INSULATION BOARD (R5), INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS  
 -2x6 WOOD STUDS @ 16" O.C. C/W MIN. R22 5-1/2" MINERAL WOOL INSULATION BATTS IN STUD CAVITIES  
 -6mil POLY A/V BARRIER  
 -1/2" GWB SHEATHING

EXTERIOR SIDING WALL:  
 -HORIZONTAL VINYL SIDING  
 -1" TH. CLADMATE RIGID STYROFOAM INSULATION BOARD (R5), INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS  
 -2x6 WOOD STUDS @ 16" O.C. C/W MIN. R22 5-1/2" MINERAL WOOL INSULATION BATTS IN STUD CAVITIES  
 -6mil POLY A/V BARRIER  
 -1/2" GWB SHEATHING

NOTE:  
 WINDOW DIMENSION SIZE (EG. 48x60) NOTED ON FLOOR PLANS IS A SUGGESTIVE FRAME SIZE. ACTUAL FRAME SIZES TO BE CONFIRMED BETWEEN OWNER AND SUPPLIER AND ROUGH STUD OPENINGS TO BE DETERMINED FROM MANUFACTURER'S SPECIFICATIONS AND FORWARDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION

NOTE:  
 LOCATE 36"x24" ATTIC TO SUIT ON SITE

(S) (CM)  
 SMOKE & CARBON MONOXIDE ALARM OF THE SINGLE STATION ALARM TYPE EQUIPPED WITH A VISUAL INDICATION LIGHT WITH NO INTERCONNECT SWITCH BETWEEN THE ALARM & CIRCUIT BREAKER

NOTE:  
 ROOF SUPPLIER/MANUFACTURER TO DESIGN TRUSSESS ACCORDINGLY TO SUIT THIS PLAN AND TO PROVIDE A ROOF TRUSS FRAMING LAYOUT ACCOMPANIED BY ALL ENGINEERED TRUSS CERTIFICATES COMPLETE WITH NAILING & BRACING REQUIREMENTS. COORDINATE ADDITIONAL BEARING REQUIREMENTS WITH DESIGNER PRIOR TO CONSTRUCTION

NOTE:  
 WINDOW STYLES, SIZES AND LOCATIONS SHOWN ARE SUGGESTIVE ONLY FOR THE PURPOSE OF DRAWING ILLUSTRATION

NOTE:  
 ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF FRAMING MEMBERS, UNLESS OTHERWISE NOTED

All plans, sketches, drawings, graphic representations and specifications prepared by ANDREW SMITH BUILDING DESIGN are instruments of service for carrying out a project. ANDREW SMITH BUILDING DESIGN retains copyright in these plans, sketches, drawings, graphic representations and specifications, which may not be used for any other project without the written consent of ANDREW SMITH BUILDING DESIGN and the Owners.

Do not scale drawings.

Examine the drawings carefully before commencing the Work. Report discrepancies, if any, to the Designer and obtain clarification of additional instructions before proceeding with that part of the Work.

Do not commence the Work unless the drawing is issued for Construction.

NOTE: These drawings are not to be used for building permit application or construction unless countersigned by the Designer with BCIN numbers affixed.



NO.	DATE	REMARKS	BY
4	11.02.2021	Revised for Engineering	LB
3	8.31.2021	Revised to mirror plan	LB
2	8.23.2021	Issued for Permit	LB
1	8.09.2021	Issued for Review	LB

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 to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.5.1. of the building code

ANDREW SMITH 28072  
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under 2.17.4.1. of the building code

ANDREW SMITH BUILDING DESIGN Inc. 120005  
 FIRM NAME BCIN

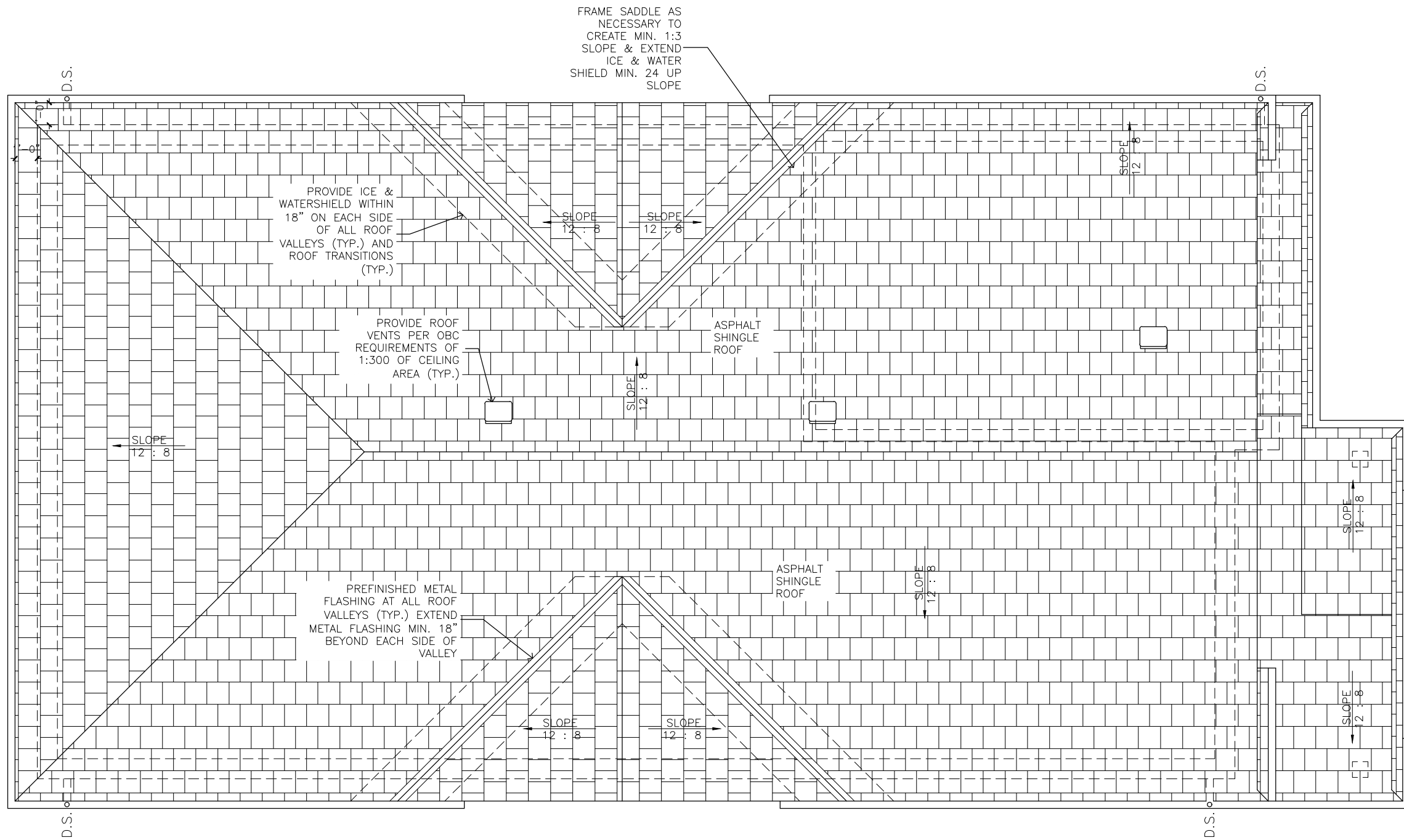
PROJECT  
**Abbott Series**  
 Bungalow, 1282 ft<sup>2</sup>  
 Lot 8, East Village, Cobourg, ON

**Ground Floor Plan**  
 DRAWING

andrewsmith  
 buildingdesign inc

T: 289.252.2332 www.aksmithdesign.com  
 200A division street, cobourg, on k9a 3p7

DESIGN	AKS	PROJECT No.	2021-213
DRAWN	LB	CHK	AKS
DATE	August 2021	SHEET No.	A4
SCALE	3/16"=1'-0"		



NOTE: REFER TO TRUSS MANUFACTURER'S DRAWINGS AND SPECIFICATIONS FOR TRUSS SIZES, SPACING, AND LOCATION OF GIRDER TRUSSES.

All plans, sketches, drawings, graphic representations and specifications prepared by ANDREW SMITH BUILDING DESIGN are instruments of service for carrying out a project. ANDREW SMITH BUILDING DESIGN retains copyright in these plans, sketches, drawings, graphic representations and specifications, which may not be used for any other project without the written consent of ANDREW SMITH BUILDING DESIGN and the Owners.

Do not scale drawings.

Examine the drawings carefully before commencing the Work. Report discrepancies, if any, to the Designer and obtain clarification of additional instructions before proceeding with that part of the Work.

Do not commence the Work unless the drawing is issued for Construction.

NOTE: These drawings are not to be used for building permit application or construction unless countersigned by the Designer with BCIN numbers affixed.

DEVELOPER/BUILDER/CLIENT



NO.	DATE	REMARKS	BY
4	11.02.2021	Revised for Engineering	LB
3	8.31.2021	Revised to mirror plan	LB
2	8.23.2021	Issued for Permit	LB
1	8.09.2021	Issued for Review	LB

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 to be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.5.1. of the building code

ANDREW SMITH  
NAME SIGNATURE 28072  
BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under 2.17.4.1. of the building code

ANDREW SMITH BUILDING DESIGN Inc. 120005  
FIRM NAME BCIN

PROJECT

**Abbott Series**  
Bungalow, 1282 ft<sup>2</sup>  
Lot 8, East Village, Cobourg, ON

**Roof Plan**  
DRAWING

**andrewsmith**  
buildingdesign inc

T 289.252.2332 www.aksmitdesign.com  
200A division street, cobourg, on k9g 3p7

DESIGN	AKS	PROJECT No.	2021-213
DRAWN	LB	CHK	AKS
DATE	August 2021	SHEET No.	A5
SCALE	3/16"=1'-0"		

### EXTERIOR FINISH NOTES

1. PROVIDE ALL REQUIRED WOOD BLOCKING, GROUNDS, FURRING AND STRAPPING, WHETHER SHOWN ON DRAWINGS OR NOT, FOR SATISFACTORY INSTALLATION OF EXTERIOR FINISHES, FIXTURES AND EQUIPMENT. USE FIRE-RETARDANT TREATED WOOD CONFORMING TO CAN/CSA-080-M, WITH A FLAME SPREAD RATING OF NOT MORE THAN 25.
2. APPLY EXTERIOR FINISHES, FIXTURES AND EQUIPMENT IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS.

### EXTERIOR FINISHES

CSV	MATERIAL: CULTURED STONE VENEER MANUFACTURER: TO BE DETERMINED PRODUCT: TO BE DETERMINED COLOUR: TO BE DETERMINED
BV	MATERIAL: MASONRY BRICK VENEER MANUFACTURER: TO BE DETERMINED PRODUCT: TO BE DETERMINED COLOUR: TO BE DETERMINED
PMS	MATERIAL: PRECAST MASONRY SILL MANUFACTURER: TO BE DETERMINED PRODUCT: TO BE DETERMINED COLOUR: TO BE DETERMINED
VSS	MATERIAL: VINYL SIDING MANUFACTURER: TO BE DETERMINED PRODUCT: 5" EXP HORIZ. SIDING COLOUR: TO BE DETERMINED
PWT	MATERIAL: SOLID WOOD TRIM PRODUCT: PAINT-GRADE WOOD TEXTURE: - COLOUR: TO BE DETERMINED
PCS	MATERIAL: PREFINISHED CEDAR SHAKES PRODUCT: TO BE DETERMINED COLOUR: TO BE DETERMINED
ASR	MATERIAL: ASPHALT SHINGLE ROOFING MANUFACTURER: BP ROOFING PRODUCTS TEL./CONTACT: 1-800-567-2726/ LINE: HARMONY COLOUR: CLASSIC BLACK (TBD)

All plans, sketches, drawings, graphic representations and specifications prepared by ANDREW SMITH BUILDING DESIGN are instruments of service for carrying out a project. ANDREW SMITH BUILDING DESIGN retains copyright in these plans, sketches, drawings, graphic representations and specifications, which may not be used for any other project without the written consent of ANDREW SMITH BUILDING DESIGN and the Owners.

Do not scale drawings.  
Examine the drawings carefully before commencing the Work. Report discrepancies, if any, to the Designer and obtain clarification of additional instructions before proceeding with that part of the Work.

Do not commence the Work unless the drawing is issued for Construction.

NOTE: These drawings are not to be used for building permit application or construction unless countersigned by the Designer with BCIN numbers affixed.



NO.	DATE	REMARKS	BY
4	11.02.2021	Revised for Engineering	LB
3	8.31.2021	Revised to mirror plan	LB
2	8.23.2021	Issued for Permit	LB
1	8.09.2021	Issued for Review	LB

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 to be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.5.1. of the building code

ANDREW SMITH *Andrew Smith* 28072  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under 2.17.4.1. of the building code

ANDREW SMITH BUILDING DESIGN Inc. 120005  
FIRM NAME BCIN

PROJECT  
**Abbott Series**  
Bungalow, 1282 ft<sup>2</sup>  
Lot 8, East Village, Cobourg, ON

**Front and Rear Elevations**  
DRAWING

**andrewsmith  
buildingdesign**  
inc.

T 289.252.2332 www.aksmithdesign.com  
200A division street, cobourg, on k9a 3p7

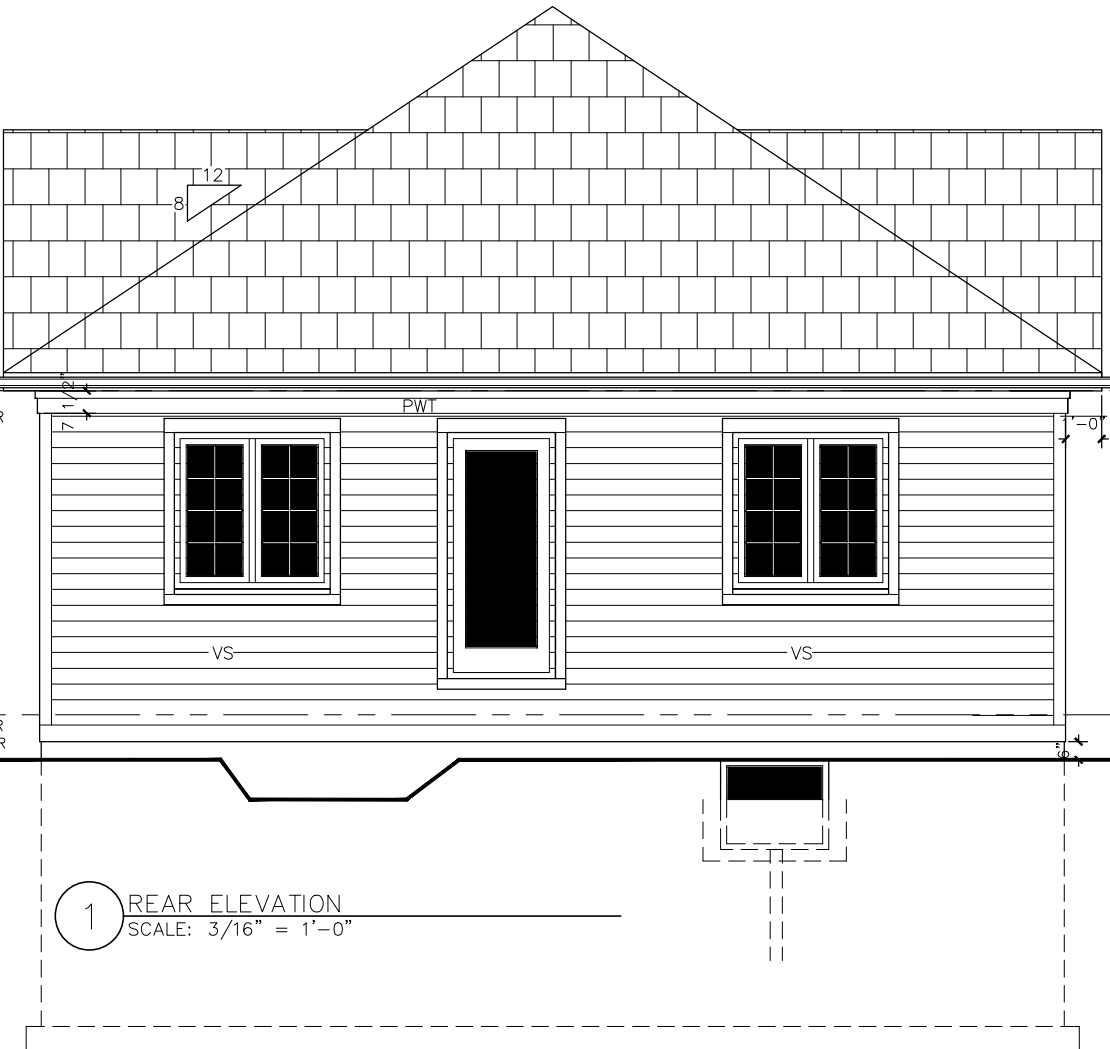
DESIGN	AKS	PROJECT No.	2021-213
DRAWN	LB	CHK	AKS
DATE	August 2021	SHEET No.	A6
SCALE	3/16"=1'-0"		



9'-0"  
U/S FIN. CLG.  
GROUND FLOOR

0'-0"  
T/O SUBFLOOR  
GROUND FLOOR

2 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



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

## EXTERIOR FINISHES

CSV	MATERIAL: MANUFACTURER: PRODUCT: COLOUR:	CULTURED STONE VENEER TO BE DETERMINED TO BE DETERMINED TO BE DETERMINED
BV	MATERIAL: MANUFACTURER: PRODUCT: COLOUR:	MASONRY BRICK VENEER TO BE DETERMINED TO BE DETERMINED TO BE DETERMINED
PMS	MATERIAL: MANUFACTURER: PRODUCT: COLOUR:	PRECAST MASONRY SILL TO BE DETERMINED TO BE DETERMINED TO BE DETERMINED
VSS	MATERIAL: MANUFACTURER: PRODUCT: COLOUR:	VINYL SIDING TO BE DETERMINED 5" EXP HORIZ. SIDING TO BE DETERMINED
PWT	MATERIAL: PRODUCT: TEXTURE: COLOUR:	SOLID WOOD TRIM PAINT-GRADE WOOD - TO BE DETERMINED
PCS	MATERIAL: PRODUCT: COLOUR:	PREFINISHED CEDAR SHAKES TO BE DETERMINED TO BE DETERMINED
ASR	MATERIAL: MANUFACTURER: TEL./CONTACT: LINE: COLOUR:	ASPHALT SHINGLE ROOFING BP ROOFING PRODUCTS 1-800-567-2726/ HARMONY CLASSIC BLACK (TBD)

All plans, sketches, drawings, graphic representations and specifications prepared by ANDREW SMITH BUILDING DESIGN are instruments of service for carrying out a project. ANDREW SMITH BUILDING DESIGN retains copyright in these plans, sketches, drawings, graphic representations and specifications, which may not be used for any other project without the written consent of ANDREW SMITH BUILDING DESIGN and the Owners.

Do not scale drawings.

Examine the drawings carefully before commencing the Work. Report discrepancies, if any, to the Designer and obtain clarification of additional instructions before proceeding with that part of the Work.

Do not commence the Work unless the drawing is issued for Construction.

NOTE: These drawings are not to be used for building permit application or construction unless countersigned by the Designer with BCIN numbers affixed.



NO.	DATE	REMARKS	BY
4	11.02.2021	Revised for Engineering	LB
3	8.31.2021	Revised to mirror plan	LB
2	8.23.2021	Issued for Permit	LB
1	8.09.2021	Issued for Review	LB

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 to be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.5.1. of the building code

ANDREW SMITH *Andrew Smith* 28072  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under 2.17.4.1. of the building code

ANDREW SMITH BUILDING DESIGN Inc. 120005  
FIRM NAME BCIN

PROJECT

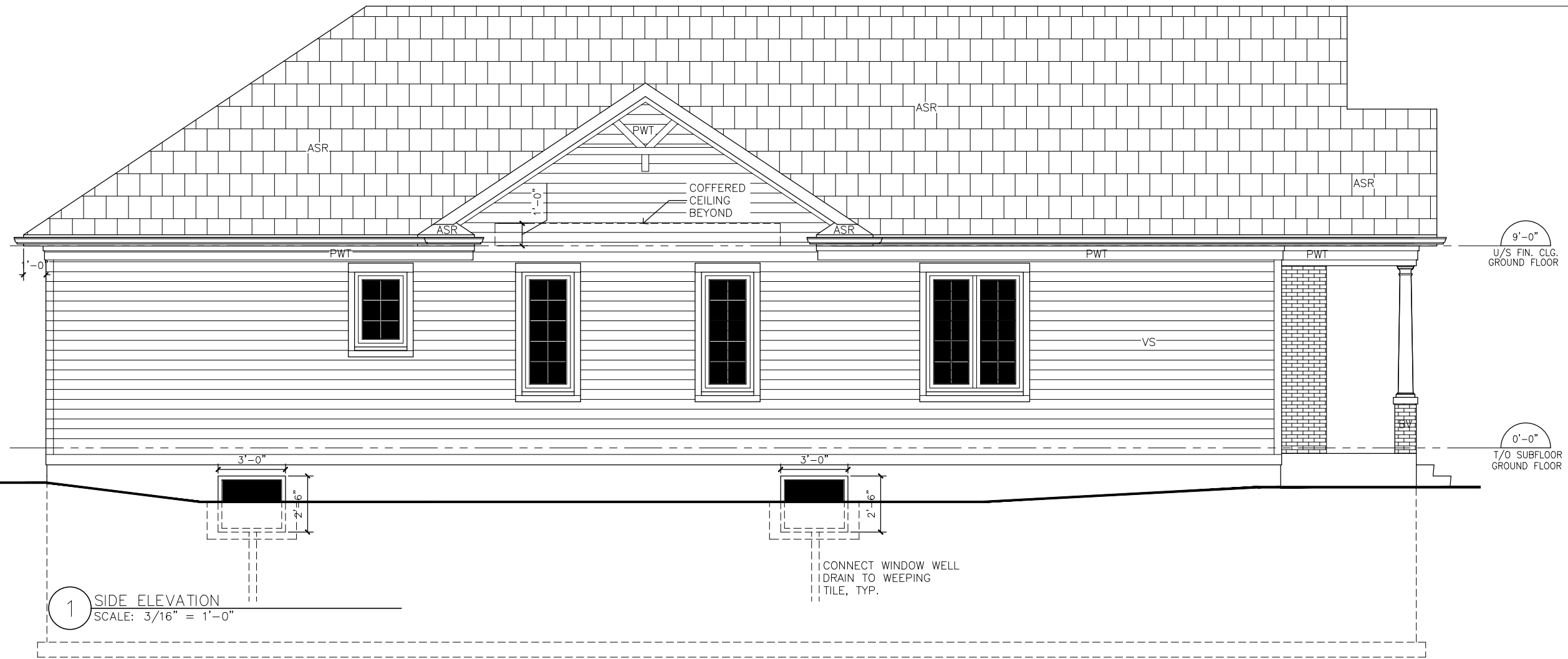
**Abbott Series**  
Bungalow, 1282 ft<sup>2</sup>  
Lot 8, East Village, Cobourg, ON

**Side Elevation**  
DRAWING

**andrewsmith  
buildingdesign**  
inc.

T 289.252.2332 www.aksmitdesign.com  
200A division street, cobourg, on k9a 3p7

DESIGN	AKS	PROJECT No.	2021-213
DRAWN	LB	CHK	AKS
DATE	August 2021	SHEET No.	A7
SCALE	3/16"=1'-0"		



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

CONNECT WINDOW WELL  
DRAIN TO WEEPING  
TILE, TYP.

# EXTERIOR FINISHES

CSV	MATERIAL: CULTURED STONE VENEER MANUFACTURER: TO BE DETERMINED PRODUCT: TO BE DETERMINED COLOUR: TO BE DETERMINED
BV	MATERIAL: MASONRY BRICK VENEER MANUFACTURER: TO BE DETERMINED PRODUCT: TO BE DETERMINED COLOUR: TO BE DETERMINED
PMS	MATERIAL: PRECAST MASONRY SILL MANUFACTURER: TO BE DETERMINED PRODUCT: TO BE DETERMINED COLOUR: TO BE DETERMINED
VSS	MATERIAL: VINYL SIDING MANUFACTURER: TO BE DETERMINED PRODUCT: 5" EXP HORIZ. SIDING COLOUR: TO BE DETERMINED
PWT	MATERIAL: SOLID WOOD TRIM PRODUCT: PAINT-GRADE WOOD TEXTURE: - COLOUR: TO BE DETERMINED
PCS	MATERIAL: PREFINISHED CEDAR SHAKES PRODUCT: TO BE DETERMINED COLOUR: TO BE DETERMINED
ASR	MATERIAL: ASPHALT SHINGLE ROOFING MANUFACTURER: BP ROOFING PRODUCTS TEL./CONTACT: 1-800-567-2726/ LINE: HARMONY COLOUR: CLASSIC BLACK (TBD)

All plans, sketches, drawings, graphic representations and specifications prepared by ANDREW SMITH BUILDING DESIGN are instruments of service for carrying out a project. ANDREW SMITH BUILDING DESIGN retains copyright in these plans, sketches, drawings, graphic representations and specifications, which may not be used for any other project without the written consent of ANDREW SMITH BUILDING DESIGN and the Owners.

Do not scale drawings.

Examine the drawings carefully before commencing the Work. Report discrepancies, if any, to the Designer and obtain clarification of additional instructions before proceeding with that part of the Work.

Do not commence the Work unless the drawing is issued for Construction.

NOTE: These drawings are not to be used for building permit application or construction unless countersigned by the Designer with BCIN numbers affixed.

DEVELOPER/BUILDER/CLIENT



4	11.02.2021	Revised for Engineering	LB
3	8.31.2021	Revised to mirror plan	LB
2	8.23.2021	Issued for Permit	LB
1	8.09.2021	Issued for Review	LB
NO.	DATE	REMARKS	BY

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 to be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1. of the building code

ANDREW SMITH *Andrew Smith* 28072  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.4.1. of the building code

ANDREW SMITH BUILDING DESIGN Inc. 120005  
FIRM NAME BCIN

PROJECT

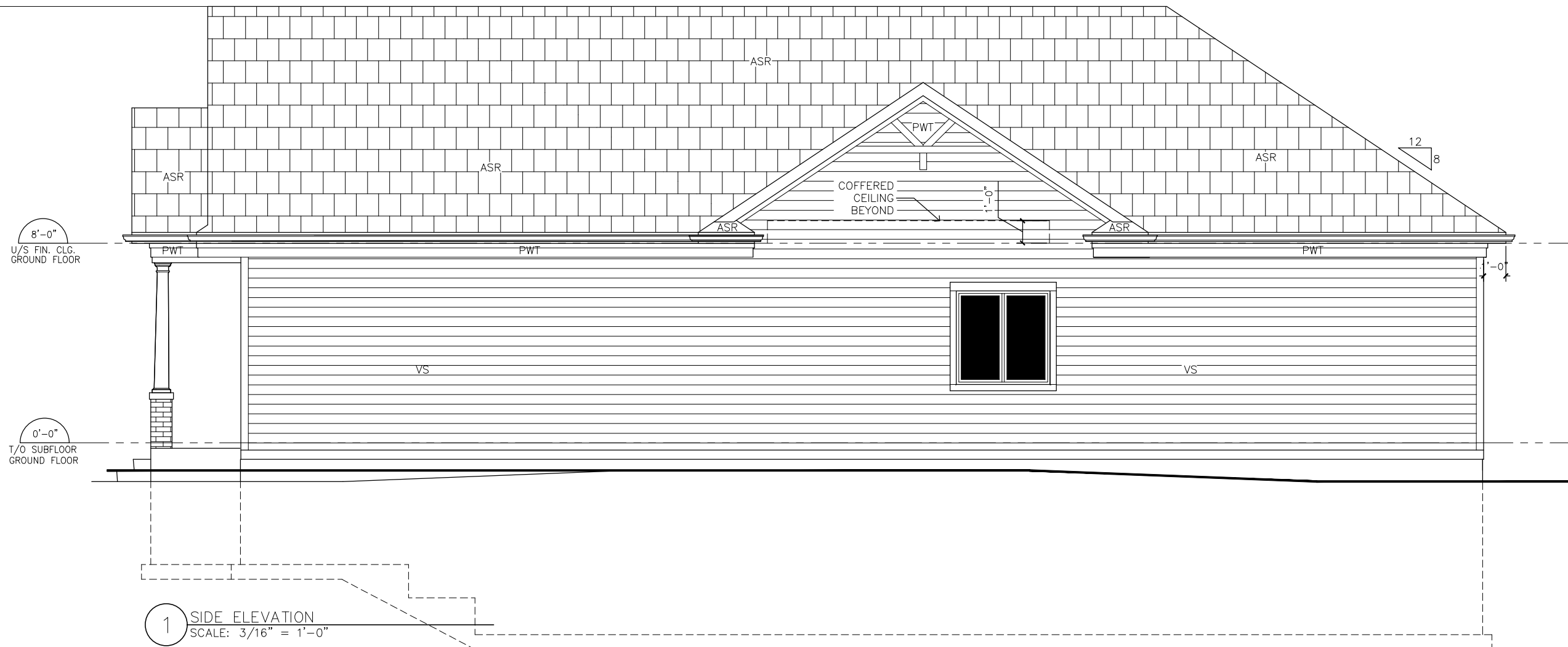
**Abbott Series**  
Bungalow, 1282 ft<sup>2</sup>  
Lot 8, East Village, Cobourg, ON

**Side Elevation**  
DRAWING

**andrewsmith**  
buildingdesign inc

T 289.252.2332 www.aksmitdesign.com  
200A division street, cobourg, on k9a 3p7

DESIGN	AKS	PROJECT No.	2021-213
DRAWN	LB	CHK	AKS
DATE	August 2021	SHEET No.	A8
SCALE	3/16"=1'-0"		



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