

GENERAL NOTES:

ALL CONSTRUCTION TO MEET OR EXCEED THE LATEST EDITION OF THE ONTARIO BUILDING CODE

SITE VERIFY WHEN ADDING ON TO OR REMOVING FROM AN EXISTING BUILDING THAT ALL EXISTING OR NEW STRUCTURAL COMPONENTS ARE CAPABLE OF WITHSTANDING THE STRUCTURAL IMPOSED AND REPORT ANY DISCREPANCIES AND/OR DEFICIENCIES TO THE DESIGNER.

ENSURE THAT ALL CONSTRUCTION MATERIALS, METHODS OF INSTALLATION, AND BRACING COMPLY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. MAKE GOOD DISTURBED OR DAMAGED DURING CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. REPORT ANY CONTEMPLATED DEVIATIONS FROM THE APPROVED DRAWINGS OR SPECIFICATIONS TO THE DESIGNER PRIOR TO MAKING ANY CHANGES. PROVIDE CUTTING, PATCHING, AND REMEDIAL WORK IN ORDER TO ENSURE PARTS OF THE WORK COME TOGETHER PROPERLY. TEMPORARY BRACING TO BE USED WHEREVER NECESSARY TO WITHSTAND ALL LOADS DURING ERECTION AND SUBSEQUENT CONSTRUCTION.

CONCRETE FOOTINGS, FOUNDATION WALLS, & SLABS:

CONCRETE FOOTINGS TO REST ON UNDISTURBED SOIL CAPABLE OF SUSTAINING A LOAD OF 2000 LBS. PER SQUARE FOOT MINIMUM 4'-0" BELOW GRADE.  
FOOTINGS TO CONFORM TO O.B.C SECTION 9.15.  
STEPPED FOOTINGS MAX. 2'-0" HORIZONTAL STEP TO MAX 5'-0".  
FOUNDATION WALLS TO BE MIN. 10" THICK UNLESS OTHERWISE NOTED.  
ALL FOUNDATION WALLS TO EXTEND MIN. 6" ABOVE GRADE.  
HABITABLE ROOMS ON CONCRETE SLABS TO BE DAMPROOFED WITH 6 MIL POLY VAPOUR BARRIER.

STEEL COLUMNS:

STEEL COLUMN PLATES TO BE ANCHORED TO FOOTING WITH MIN. TWO 1/2" DIA. BOLTS MIN. 4" INTO FOOTING.  
STEEL COLUMN PLATES TO BE CONNECTED TO STEEL BEAMS WITH MIN TWO 1/2" DIA. BOLTS, OR WELD PLATES TO BEAM FLANGES.  
STEEL COLUMNS TO BE MINIMUM 3-1/2" OUTSIDE DIAMETER AND 3/16" WALL THICKNESS. STEEL COLUMNS SHALL BE TREATED WITH AT LEAST ONE COAT RUST INHIBITIVE PAINT.

MASONRY VENEER WALLS:

1. MIN. 3-5/8" THICKNESS UP TO 24'-0" MAX HEIGHT.  
2. MASONRY TIES TO BE GALVANIZED CORROSION RESISTANT CORRUGATED 22ga., 7/8" WIDE SPACED 16" O.C. HORIZONTALLY, AND 24" O.C. VERTICALLY NAILED TO STUDS THROUGH THE SHEATHING.  
3. PROVIDE 1" AIR SPACE BETWEEN VENEER AND WALL SHEATHING.  
4. MAX. CORBEL OVER FOUNDATION WALL 1/2"

STRUCTURAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION MUST COMPLY WITH THE LATEST EDITION OF THE O.B.C.  
2. DO NOT SCALE THESE DRAWINGS.  
3. SUBMIT STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW BY THE DESIGNER PRIOR TO THE FABRICATION. MAKE FIELD MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION.  
4. THE CONTRACTOR SHALL PROVIDE INSPECTION REPORTS PREPARED BY AN INSPECTION AND TESTING AGENCY ON THE STRUCUTURAL STEEL ERECTION AND CONCRETE STRENGTH.  
5. ALL FOOTING SHALL BEAR ON UNDISTURBED SOIL CAPABLE OF SUSTAINING A LOAD OF 4 KSF.  
6. SPECIFIED 28 DAY CONCRETE STRENGTH IS 20 MPA. ALL CONCRETE EXPOSED TO FREEZE-THAW CYCLES IN A SATURATED CONDITION SHALL BE CLASSIFICATION C-1 TO CSA-A231.1-M90  
7. REINFORCING STEEL: G30.18M GRADE: 400R  
8. STRUCTURAL STEEL: CSA G40.21M:  
HSS SECTIONS GRADE 350W CLASS H  
ANCHOR BOLTS GRADE 260W  
PIPE MATERIAL ASTM A53  
OTHER STEEL GRADE 300W  
WELDING TO CONFORM TO CSA W59 AND W47.1  
9. LOAD BEARING MASONRY MATERIALS:  
HOLLOW BLOCK CSA A165.1M-H/15/X/X  
SOLID BLOCK CSA A165.1M-H/15/X/X  
BELOW GRADE MORTAR CSA A179M-TYPE S  
ABOVE GRADE MORTAR CSA A179M-TYPE N  
GROUT FOR BLOCK CORES CSA A179 1:3:2 CEMENT: SAND  
PEA GRAVEL BY VOLUME, 8" SLUMP  
10. STRUCTURAL LUMBER: ALL LUMBER TO BE KILN-DRIED, GRADED TO CONFORM TO CSA 0141, SPF NO.2 UNLESS NOTED.  
11. SUPPLY JOIST HANGERS TO JOIST MANUFACUTURER SPECIFICATIONS.  
12. PROVIDE WEB STIFFENERS WHERE TJI JOISTS CONNECTED.  
13. PROVIDE FIRE PROTECTION WHEN WELDING CLOSE TO USING HANGERS.

FLASHING:

1. FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVERHEADS OF WINDOWS AND DOORS IN EXTERIOR WALLS IF DISTANCE BELOW EAVE IS MORE THAN 1/4 OF THE ROOF OVERHANG.  
2. CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 1'-6".  
3. FLASHING REQUIRED AT INTERSECTION OF ROOFS AND WALL, VALLEYS, AND OVER PARAPET WALLS  
4. FLASHING BETWEEN ROOF SHINGLES AND WALL SIDING TO BE 20ga. GALV. METAL AND TO EXTEND 3" VERTICALLY AND HORIZONTALLY.

ENGINEERED WOOD FRAMING:

1. ALL-FRAMING MATERIALS AND METHODS FOR PRE-MANUFACTURED WOOD CONSTRUCTION (WOOD "I" FLOOR JOISTS) ARE TO BE INSTALLED AS PER MANUFACTURERS DETAILS AND SPECIFICATIONS.  
2. PRE-MANUFACTURED WOOD SUPPLIER SHALL SUBMIT SHOP DRAWINGS SHOWING LOCATION, LOADING, ALLOWABLE AND ACTUAL DESIGN STRESSES, DEFLECTION LIMITATIONS, TEMPORARY AND PERMANENT BRACINGS, CONNECTION AND BEARING DETAILS AND SHALL BEAR THE SEAL OF OF A PROFESSIONAL LICENSED AND INSURED TO PRACTICE IN THE PROVINCE OF ONTARIO.  
3. SHOP DRAWINGS ARE TO BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GLUE-LAMINATED WOOD BEAMS:

1. ALL FRAMING MATERIALS AND METHODS FOR GLUE LAMINATED WOOD BEAMS TO BE INSTALLED AS PER MANUFACTURERS DETAILS AND SPECIFICATIONS.  
2. ALL BEAM TO BEAM, AND BEAM TO COLUMN CONNECTIONS SHALL BE MIN. 1/4" METAL PLATE CONNECTIONS C/W MIN. 2-5/8" DIA. THROUGH BOLTS AT EACH MEMBER BEING CONNECTED.  
3. ALL EXPOSED CONNECTIONS INCLUDING BOLTS MUST BE COATED TO RESIST CORROSION.  
4. SUBSTITUTION OF BEAMS FOR DIFFERENT SIZES OR MATERIALS MUST BE APPROVED BY THE DESIGNER PRIOR TO INSTALLATION.  
5. BEAM SUPPLIER SHALL SUBMIT SHOP DRAWING AND ENGINEERED CALCULATIONS FOR BEAMS SHOWN ON DRAWINGS OR FOR SUBSTITUTIONS BEING PROPOSED AND SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENCED AND INSURED TO PRACTICE IN THE PROVINCE OF ONTARIO. SHOP DRAWING MUST BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

WOOD FRAMING:

ALL FRAMING LUMBER TO O.B.C. STANDARDS. ALL FRAMING LUMBER INDICATED ON DRAWINGS TO BE S.P.F. NO.2 UNLESS OTHERWISE SPECIFIED.  
BEAMS TO HAVE MIN. BEARING OF 3-1/2" LATERAL SUPPORT - WALLS SUPPORTING JOISTS, ANCHOR SILL PLATE WITH 1/2" DIA. ANCHOR BOLTS MAX 7'-10" O.C. EMBEDDED 4" INTO MASONRY OR ANCHORED 4TH JOIST NOT RESTING ON A PLATE WITH 3/16" X 1 1/2" STEEL JOIST ANCHORS. LATERAL SUPPORT - WALLS PARALLEL TO JOISTS, BEND 3/16" X 1-1/2" STEEL STRAP 3" INTO MASONRY AND FIX 3 PARALLEL JOISTS OR FIX SILL PLATE TO 3 RIGIDLY CONNECTED FLOOR JOISTS AT 7'-10" MAX.  
ALL JOISTS TO HAVE BRIDGING OVER INTERIOR BEARING WALLS AND BEAMS. MIN. SILL PLATE 2"x6". SILL PLATE ANCHORS TO BE MIN. 1/2" DIA. BOLTS EMBEDDED 4" INTO FOUNDATION WALLS. SPACE FLOOR JOISTS AT 12" O.C. FOR CANTILEVERS. MIN 1-1/2" END BEARING REQUIRED FOR FLOOR JOISTS, CEILING JOISTS, ROOF JOISTS, AND RAFTERS. PROVIDE METAL JOIST HANGERS FOR SUPPORT OF JOISTS FRAMING INTO SIDES OF WOOD BEAMS, HEADER, AND TRIMMER JOISTS WHERE REQUIRED.

NOTES:

THESE NOTES COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE UNLESS SPECIFICALLY ALTERED BY MUNICIPALITY HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO CONFORM WITH THESE SECTIONS WHERE APPLICABLE AND FAMILIARIZE HIMSELF SPECIFICALLY WITH PART 9 OF THE CODE.  
ALL STRUCTURAL LUMBER TO BE SPRUCE-PINE-FIR NO.2 CONSTRUCTION GRADE UNLESS OTHERWISE NOTED. SIZES ARE DETERMINED FROM SPAN TABLES OF THE ONTARIO BUILDING CODE. ALL WINDOWS ARE DOUBLE GLAZED OR THERMOPANE.  
ALL WINDOW HEADS TO BE 6'-10" (OR 7'-10") ABOVE FINISH FLOOR OR TO MATCH DOOR HEAD FRAMING HEIGHTS.  
ALL EXTERIOR DOORS. IF WOOD TO HAVE STORM DOORS OR TO BE METAL INSULATED TYPE.  
ALL TIMBER TO BE SUPPORTED MIN. 6" ABOVE FINISH GRADE UNLESS PRESSURE TREATED AGAINST TERMITES. REMOVE WOOD DEBRIS OR VEGETABLE MATTER FROM BACKFILL.  
  
LUMBER SUPPLIER TO PROVIDE EWP FRAMING LAYOUTS INCLUDING APPROPRIATE DETAILS/HANGER SPECS/JOIST AND BEAM SIZING/HOLE CHARTS FOR JOISTS/RIM BOARD SPECS, ETC. AND ARE TO SPECIFY FLOOR PERFORMANCE RATING FOR REVIEW AND APPROVAL BY DESIGNER IF REQUIRED.  
  
IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HAVE ALL GRADES AND SERVICES CHECKED AND VERIFIED GRADING AND SERVICES ENGINEERED.  
  
FOUNDATION WALLS TO BE CONSTRUCTED TO A MIN. 6" ABOVE APPROVED GRADES AT HOUSE.  
  
PROPOSED GRADE LINES AS INDICATED ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS OF ANY PARTICULAR LOT.  
  
GAS PROOFING:  
  
ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PREVENT THE INFILTRATION OF CARBON MONOXIDE AND GASOLINE FUMES INTO THE DWELLING.  
PROVIDE 1/2" DRYWALL C/W MINIMUM 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO THE DWELLING. CAULK BETWEEN DRYWALL AND OTHER SURFACES WITH ACOUSTIC SEALANT.  
CAULK ALL PENETRATIONS; IE. HOSE BIB WITH Aoustic SEALANT. DOORS BETWEEN GARAGE AND DWELLING SHALL BE TIGHT FITTING AND WEATHERSTRIPPED C/W A SELF CLOSING DEVICE.  
GARAGE SLAB SHALL BE SLOPED TO DRAIN OUTDOORS. WHERE AN ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE, CARRY DRYWALL UP TO ROOF SHEATHING AND CAULK WITH ACOUSTIC SEALANT.  
WHERE MASONRY WALLS FROM THE SEPERATION BETWEEN THE DWELLING AND ATTACHED GARAGE MEET SHALL BE PROVIDED WITH 2 COATS OF SEALER OR COVERED WITH PLASTER AND/OR DRYWALL ON THE GARAGE SIDE.

FN1

FOUNDATION WALL:

10" POURED CONCRETE - 25 MPA

8" X 20" CONCRETE FOOTING - 25 MPA

PROVIDE 10M DOWELS FOR FOOTING/WALL CONNECTION EVERY 16" O.C.  
PROVIDE 10M HORIZTON/VERTICAL GRID IN WALL EVERY 24"

FN2

FOUNDATION WALL: \*ACCESSORY SHOP\*

8" POURED CONCRETE - 25 MPA

10" X 20" CONCRETE FOOTING - 25 MPA

PROVIDE 10M DOWELS FOR FOOTING/WALL CONNECTION EVERY 16" O.C.

W1

TYPICAL EXTERIOR WALL:

90MM MASONRY VENEER SKIRT - SPEC BY OWNER

ENGINEERED WOOD SIDING ABOVE SKIRT " " " "

1" AIR SPACE

BUILDING WRAP (TYVEK)

1/2" PLYWOOD SHEATHING

2"x6" WOOD STUDS @ 16" O.C.

R22 BATT INSULATION C/W 6 MIL POLY

1/2" DRYWALL

INTERIOR WALL: GARAGE ONLY

W3

INTERIOR WALL: (TYPICAL INTERIOR WALLS)

1/2" GYPSUM BOARD

2"x4" WOOD STUDS @ 16" O.C.

1/2" GYPSUM BOARD

TYPICAL FLOOR JOIST

S.D.

SMOKE DETECTOR C/W CO2 MONITOR

S.D. V.A.

SMOKE DETECTOR C/W AUDIBLE VISUAL ALARM

EXHAUST FAN

INTERIOR FOOTING SCHEDULE

FTG	SIZE	REINFORCEMENT
F1	3'-6" X 3'-6" X 18"	3 - 15M BOTTOM EACH WAY

NOTES:  
1. PROVIDE BEAM POCKETS  
B.P.1. = 6X6X3/4" PL.  
C/W 2 - 3/4"x16"LG. J-ANCHORS  
  
COL.'A' = 3-1/2" X 1/4"  
C/W 6X6X3/4 T.PL. &  
8X8X3/4 B.PL. 4 - 3/4" DIA ANCHORS

FOR ALL TILED AREAS:

"A"

REFER TO FOOTING SCHEDULE

"C"

BUILT-UP STUDS WITH FULL BEARING. PROVIDE SOLID SUPPORT BLOCKING IN FLOOR CAVITY AS REQ'D

FOR MASONRY VENEER:

1

1'8" X 6'8"

FOR WOOD OPENINGS USE:

NOTES:

1. WHERE JOISTS SPEC'D @ 16" O.C.

BEARING. PROVIDE SOLID SUPPORT

102" OR LESS USE 3-1/2"x3-1/2X1/4"

2

2'0" X 6'8"

44" OR LESS USE 2/2"x6"

SMOKE ALARMS WITHIN A SINGLE DWELLING UNIT

CHANGE JOISTS TO JOISTS @ 12" O.C.

BLOCKING IN FLOOR CAVITY AS REQ'D

110" OR LESS USE 4"x3-1/2X1/4"

3

2'4" X 6'8"

66" OR LESS USE 2/2"x8"

SHALL BE INTERCONNECTED.

143" OR LESS USE 4-7/8"x3-1/2X3/8"

4

2'6" X 6'8"

77" OR LESS USE 2/2"x10"

2. WHERE JOISTS SPEC'D @ 12" O.C.

"B"

HSS 100X100X8 STEEL POST C/W 300X300X1.25 FOR TOP

5

2'8" X 6'8"

88" OR LESS USE 2/2"x12"

FLOOR PLAN DIMENSIONS:

DOUBLE UP EVERY SECOND JOIST

& 300X200X1.25 FOR BOTTOM.

6

2'10" X 6'8"

USE SPEC ABOVE UNLESS OTHERWISE

ALL DIMENSIONS ON FLOOR PLANS ARE FROM

2 BOLTS M20 FOR EACH CONNECTION 450 MM LONG.

7

3'0" X 6'8"

NOTED ON THE DRAWING

FINISH TO FINSH UNLESS OTHERWISE SHOWN.

TNC GROUP OF COMPANIES INC.

913 SMITHVILLE ROAD  
WELLANDPORT, ON L0R 2J0

GENERAL NOTES

IT IS THE CONTRACTORS RESPONSIBILITY TO:  
1. USE FIGURED DIMENSIONS IN PREFERENCE TO SEALING.  
2. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION.  
3. DETERMINE LOCATIONS OF ALL EXISTING SERVICES.  
4. PLANS ARE IN CONFORMANCE WITH THE ONTARIO BUILDING CODE.  
  
ANY CHANGES, DISCREPENCIES, OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE DESIGNER/ARCHITECT BEFORE PROCEEDING.

THE UNDERSIGNED HAS REVIEWED & TAKEN RESPONSIBILITY FOR THIS DESIGN. HAS THE QUALIFICATIONS, AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

THOMAS CHMIELECKI

BCIN: 40633

REGISTRATION INFORMATION

C.S. DESIGN

BCIN: 42009

RESTRICTED TO PROVISIONS: DIVISION A - 1.1.2.4.

REV.

DESCRIPTION

BUILDING PERMIT

SB-12 COMPLIANCE DESIGN

SECTION 2.1 - TABLE 3.1.1.2.A.

COMPLIANCE PACKAGE A1

ZONE 1

WINDOWS & DOORS: U-VALUE .28

CEILING WITH ATTIC: R60  
CEILING WITHOUT ATTIC: R31

WALLS ABOVE GRADE: R22

WALLS BASEMENT: R20

EXPOSED FLOORS: R31

REDUCTION AT EAVES AND OVER ATTIC ACCESS PANEL: R20

AFUE: 96%

HRV: 75%

HOT WATER HEATER MIN. EF: 0.80

CONCESSION 5 ROAD  
CAISTOR CENTRE

SPECIFICATIONS

FOR PERMIT

AO

SCALE: N/A

JULY 31, 2020



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IT IS THE CONTRACTORS RESPONSIBILITY TO:

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THOMAS CHMIELECKI

BCIN: 40633

REGISTRATION INFORMATION

C.S. DESIGN

BCIN: 42009

RESTRICTED TO PROVISIONS: DIVISION A - 1.1.2.4.

REV.	DESCRIPTION
1	CLIENT REVIEW

SB-12 COMPLIANCE DESIGN

SECTION 2.1 – TABLE 3.1.1.2.A.

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WALLS BASEMENT: R20

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REDUCTION AT EAVES AND OVER ATTIC ACCESS PANEL: R20

AFUE: 96%

HRV: 75%

HOT WATER HEATER MIN. EF: 0.80

LOT 24  
SWEETS CREEK

PRELIMINARY  
ELEVATIONS

FOR PERMIT

A1.0

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

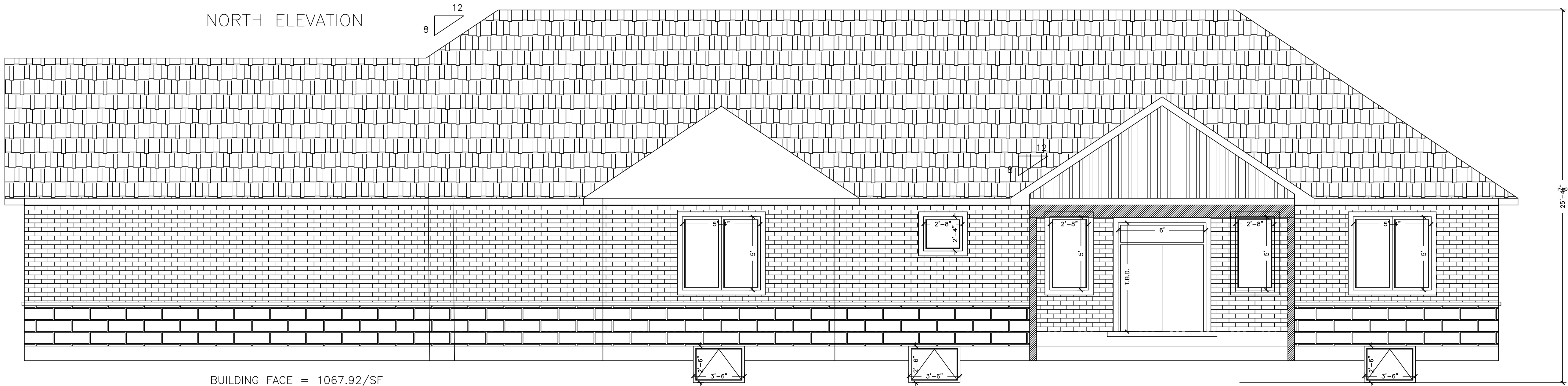
JULY 31, 2020



BUILDING FACE = 914.40/SF  
MAXIMUM ALLOWABLE WINDOW AREA = 100%

UNPROTECTED OPENING (ROUGH OPENING) = 93.32/SF  
PROPOSED ROUGH OPENINGS = 10.21%

NORTH ELEVATION



BUILDING FACE = 1067.92/SF  
MAXIMUM ALLOWABLE WINDOW AREA = 100%

UNPROTECTED OPENING (ROUGH OPENING) = 157.02/SF  
PROPOSED ROUGH OPENINGS = 14.70%

SOUTH ELEVATION

FOR ALL TILED AREAS:	"A"	REFER TO FOOTING SCHEDULE	"C"	BUILT-UP STUDS WITH FULL BEARING. PROVIDE SOLID SUPPORT	FOR MASONRY VENEER:	1	1'8" X 6'8"	FOR WOOD OPENINGS USE:	NOTES:
1. WHERE JOISTS SPEC'D @ 16" O.C.				BLOCKING IN FLOOR CAVITY AS REQ'D	102" OR LESS USE 3-1/2"X3-1/2X1/4"	2	2'0" X 6'8"	44" OR LESS USE 2/2"X6"	SMOKE ALARMS WITHIN A SINGLE DWELLING UNIT
CHANGE JOISTS TO JOISTS @ 12" O.C.					110" OR LESS USE 4"X3-1/2X1/4"	3	2'4" X 6'8"	66" OR LESS USE 2/2"X8"	SHALL BE INTERCONNECTED.
					143" OR LESS USE 4-7/8"X3-1/2X3/8"	4	2'6" X 6'8"	77" OR LESS USE 2/2"X10"	
2. WHERE JOISTS SPEC'D @ 12" O.C.	"B"	HSS 100X100X8 STEEL POST C/W 300X300X1.25 FOR TOP				5	2'8" X 6'8"	88" OR LESS USE 2/2"X12"	FLOOR PLAN DIMENSIONS:
DOUBLE UP EVERY SECOND JOIST		& 300X200X1.25 FOR BOTTOM.				6	2'10" X 6'8"	USE SPEC ABOVE UNLESS OTHERWISE	ALL DIMENSIONS ON FLOOR PLANS ARE FROM
		2 BOLTS M20 FOR EACH CONNECTION 450 MM LONG.				7	3'0" X 6'8"	NOTED ON THE DRAWING	FINISH TO FINSH UNLESS OTHERWISE SHOWN.

GENERAL NOTES

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THOMAS CHMIELECKI

REGISTRATION INFORMATION

C.S. DESIGN

BCIN: 40633

BCIN: 42009

RESTRICTED TO PROVISIONS: DIVISION A - 1.1.2.A.

REV.	DESCRIPTION
1	CLIENT REVIEW

SB-12 COMPLIANCE DESIGN

SECTION 2.1 – TABLE 3.1.1.2.A.

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LOT 24  
SWEETS CREEK

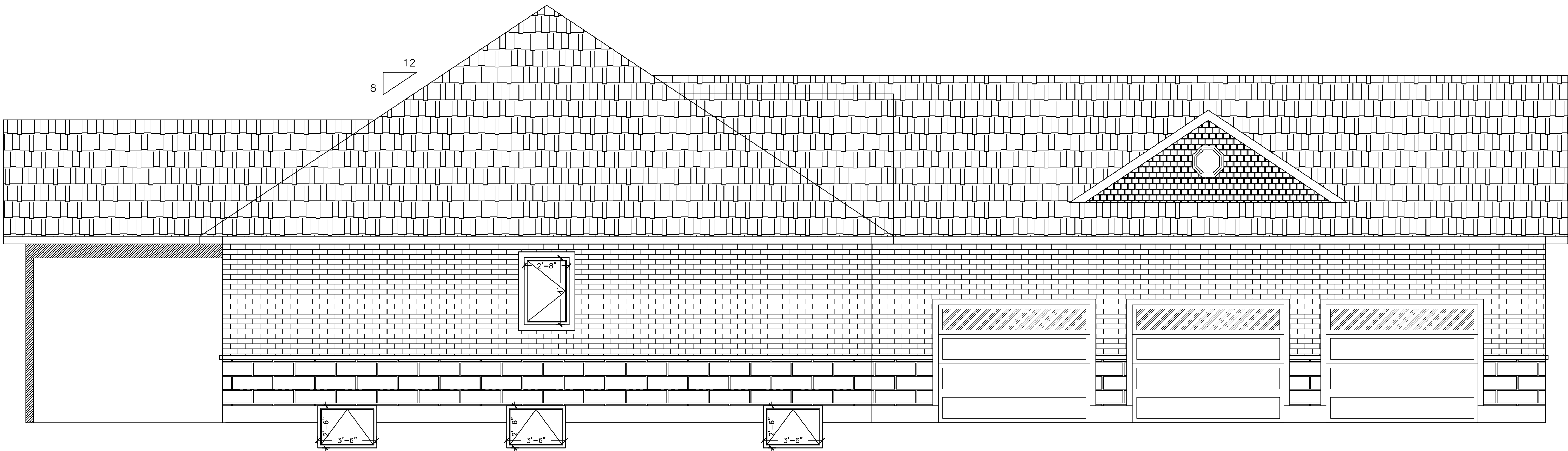
PRELIMINARY  
ELEVATIONS

FOR PERMIT

A1.1

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

JULY 31, 2020

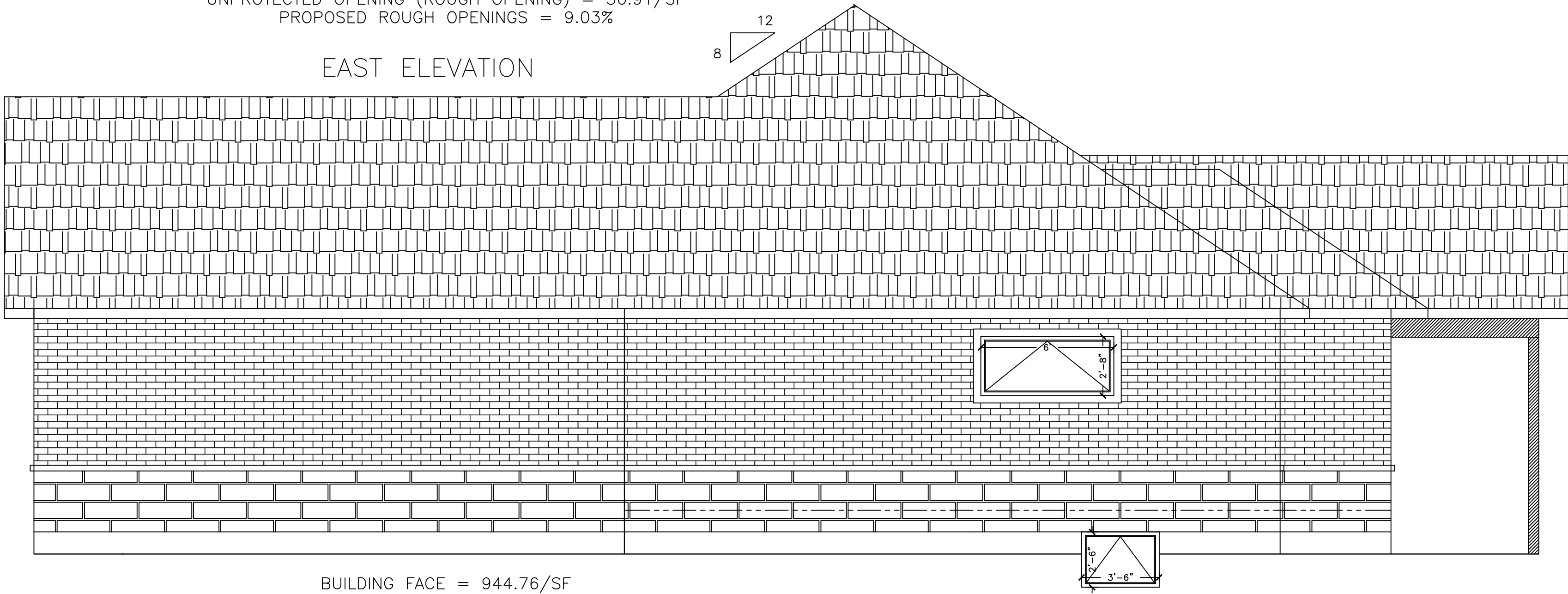


BUILDING FACE = 408.66/SF  
MAXIMUM ALLOWABLE WINDOW AREA = 100%

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UNPROTECTED OPENING (ROUGH OPENING) = 36.91/SF  
PROPOSED ROUGH OPENINGS = 9.03%

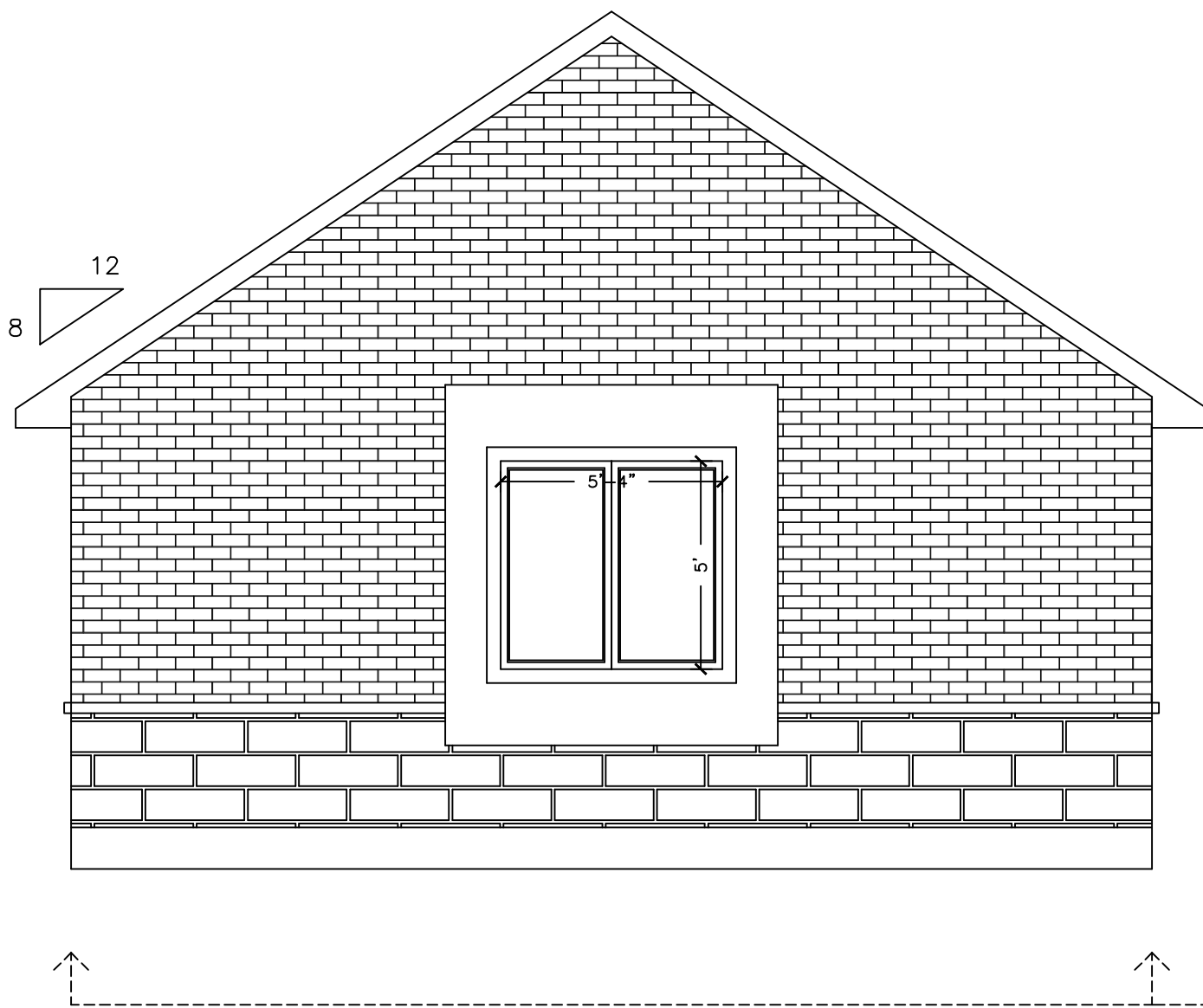
EAST ELEVATION



BUILDING FACE = 944.76/SF  
MAXIMUM ALLOWABLE WINDOW AREA = 100%

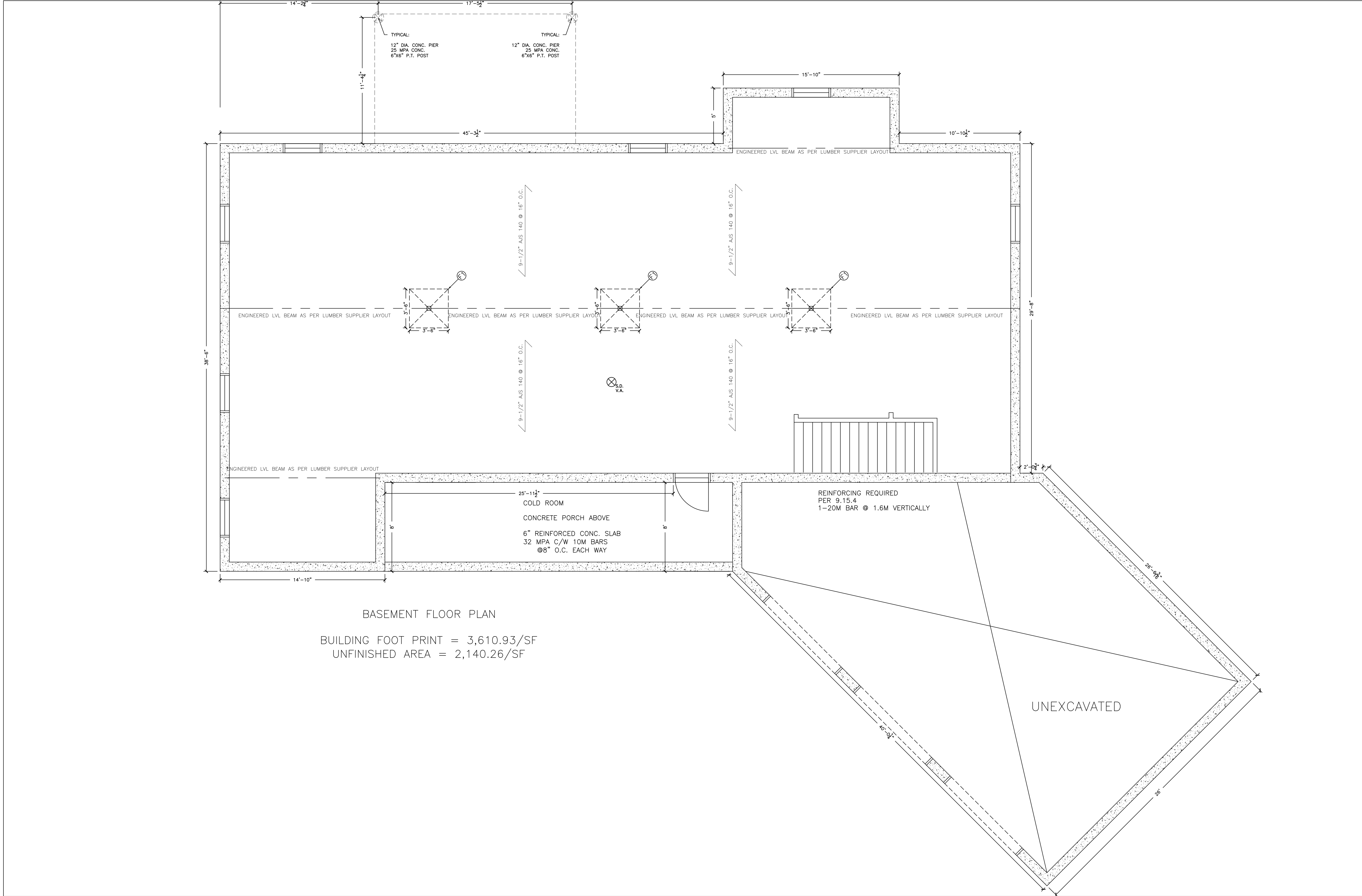
UNPROTECTED OPENING (ROUGH OPENING) = 51.41/SF  
PROPOSED ROUGH OPENINGS = 5.44%

WEST ELEVATION



FOR ALL TILED AREAS:	"A"	REFER TO FOOTING SCHEDULE	"C"	BUILT-UP STUDS WITH FULL	FOR MASONRY VENEER:	1	1'8" X 6'8"	FOR WOOD OPENINGS USE:	NOTES:
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DOUBLE UP EVERY SECOND JOIST		& 300X200X1.25 FOR BOTTOM.				6	2'10" X 6'8"	USE SPEC ABOVE UNLESS OTHERWISE	ALL DIMENSIONS ON FLOOR PLANS ARE FROM
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TNC GROUP  
OF COMPANIES INC.

913 SMITHVILLE ROAD  
WELLANDPORT, ON L0R 2J0

GENERAL NOTES

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PREFERENCE TO SCALING.  
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TO AND REVIEWED BY THE  
DESIGNER/ARCHITECT BEFORE  
PROCEEDING.

THE UNDERSIGNED HAS REVIEWED & TAKEN RESPONSIBILITY FOR THIS DESIGN.  
HAS THE QUALIFICATIONS, AND MEETS THE REQUIREMENTS SET OUT IN THE  
ONTARIO BUILDING CODE TO BE A DESIGNER.

Thomas Chmielecki

THOMAS CHMIELECKI

REGISTRATION INFORMATION

C.S. DESIGN

BCIN: 40633

BCIN: 42009

RESTRICTED TO PROVISIONS: DIVISION A - 1.1.2.4.

REV.	DESCRIPTION
1	CLIENT REVIEW

SB-12 COMPLIANCE DESIGN

SECTION 2.1 – TABLE 3.1.1.2.A.

- COMPLIANCE PACKAGE A1

ZONE 1

WINDOWS & DOORS: U-VALUE .28

CEILING WITH ATTIC: R60  
CEILING WITHOUT ATTIC: R31

WALLS ABOVE GRADE: R22

WALLS BASEMENT: R20

EXPOSED FLOORS: R31

REDUCTION AT EAVES AND OVER ATTIC  
ACCESS PANEL: R20

AFUE: 96%

HRV: 75%

HOT WATER HEATER MIN. EF: 0.80

LOT 24  
SWEETS CREEK

BASEMENT FLOOR  
PLAN

FOR PERMIT

A2.0

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

JULY 31, 2020

FOR ALL TILED AREAS:	"A"	REFER TO FOOTING SCHEDULE	"C"	BUILT-UP STUDS WITH FULL	FOR MASONRY VENEER:	1	1'8" X 6'8"	FOR WOOD OPENINGS USE:	NOTES:	
1. WHERE JOISTS SPEC'D @ 16" O.C.				BEARING. PROVIDE SOLID SUPPORT	102" OR LESS USE 3-1/2"X3-1/2X1/4"	2	2'0" X 6'8"	44" OR LESS USE 2/2"X6"	SMOKE ALARMS WITHIN A SINGLE DWELLING UNIT	
CHANGE JOISTS TO JOISTS @ 12" O.C.				BLOCKING IN FLOOR CAVITY AS REQ'D	110" OR LESS USE 4"X3-1/2X1/4"	3	2'4" X 6'8"	66" OR LESS USE 2/2"X8"	SHALL BE INTERCONNECTED.	
					143" OR LESS USE 4-7/8"X3-1/2X3/8"	4	2'6" X 6'8"	77" OR LESS USE 2/2"X10"		
2. WHERE JOISTS SPEC'D @ 12" O.C.	"B"	HSS 100X100X8 STEEL POST C/W 300X300X1.25 FOR TOP				5	2'8" X 6'8"	88" OR LESS USE 2/2"X12"	FLOOR PLAN DIMENSIONS:	
DOUBLE UP EVERY SECOND JOIST		& 300X200X1.25 FOR BOTTOM.				6	2'10" X 6'8"	USE SPEC ABOVE UNLESS OTHERWISE	ALL DIMENSIONS ON FLOOR PLANS ARE FROM	
		2 BOLTS M20 FOR EACH CONNECTION 450 MM LONG.				7	3'0" X 6'8"	NOTED ON THE DRAWING	FINISH TO FINSH UNLESS OTHERWISE SHOWN.	

TNC GROUP  
OF COMPANIES INC.

913 SMITHVILLE ROAD  
WELLANDPORT, ON L0R 2J0

## GENERAL NOTES

THIS IS THE CONTRACTORS RESPONSIBILITY TO:

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2. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION.
3. DETERMINE LOCATIONS OF ALL EXISTING SERVICES.
4. PLANS ARE IN CONFORMANCE WITH THE ONTARIO BUILDING CODE.

ANY CHANGES, DISCREPANCIES, OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE DESIGNER/ARCHITECT BEFORE PROCEEDING.

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ONTARIO BUILDING CODE TO BE A DESIGNER.

*T. Chmielecki*

<b>THOMAS CHMIELECKI</b>	<b>BCIN: 40633</b>
<b>REGISTRATION INFORMATION</b>	
<b>C.S. DESIGN</b>	<b>BCIN: 42009</b>
<b>RESTRICTED TO PROVISIONS: DIVISION A - 1.1.2.4.</b>	

REV.	DESCRIPTION
1	CLIENT REVIEW

B-12 COMPLIANCE DESIGN

SECTION 2.1 - TABLE 3.1.1.2.A.

COMPLIANCE PACKAGE A1

TONE 1

WINDOWS & DOORS: U-VALUE .28

CEILING WITH ATTIC: R60

CEILING WITHOUT ATTIC: R31

WALLS ABOVE GRADE: R22

WALLS BASEMENT: R20

EXPOSED FLOORS: R31

REDUCTION AT EAVES AND OVER ATTIC  
ACCESS PANEL: R20

EFUE: 96%

HRV: 75%

HOT WATER HEATER MIN. EF: 0.80

LOT 24  
SWEETS CREEK

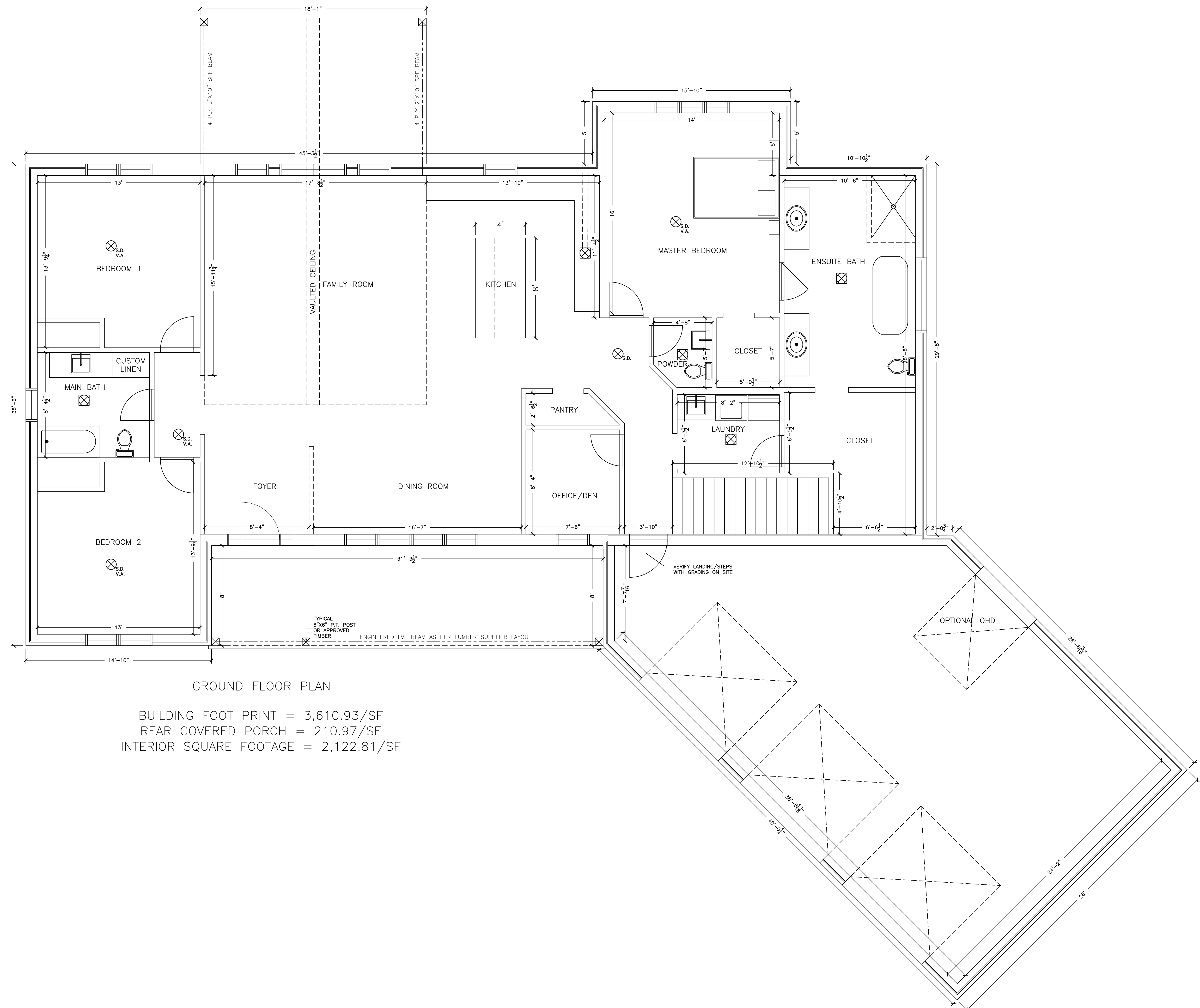
## GROUND FLOOR PLAN

FOR PERMIT

## A2.1

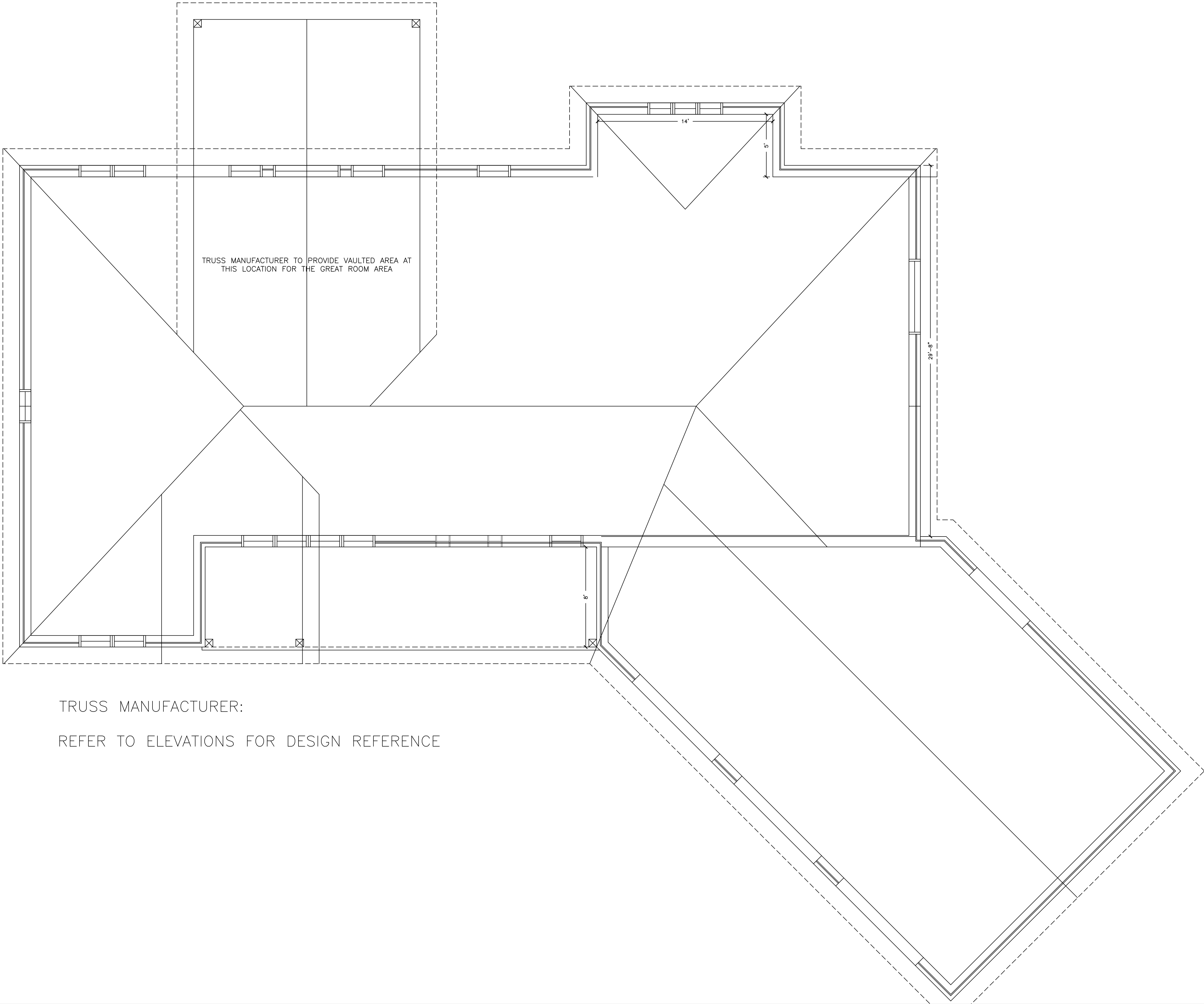
SCALE:  $1/4'' = 1'-0''$

JULY 31, 2020



FOR ALL TILED AREAS:	"A"	REFER TO FOOTING SCHEDULE	"C"	BUILT-UP STUDS WITH FULL	FOR MASONRY VENEER:	1	1'8" X 6'8"	FOR WOOD OPENINGS USE:	NOTES:
1. WHERE JOISTS SPEC'D @ 16" O.C.				BEARING. PROVIDE SOLID SUPPORT	102" OR LESS USE 3-1/2"x3-1/2x1/4"	2	2'0" X 6'8"	44" OR LESS USE 2/2"x6"	SMOKE ALARMS WITHIN A SINGLE DWELLING UNIT
CHANGE JOISTS TO JOISTS @ 12" O.C.				BLOCKING IN FLOOR CAVITY AS REQ'D	110" OR LESS USE 4"x3-1/2x1/4"	3	2'4" X 6'8"	66" OR LESS USE 2/2"x8"	SHALL BE INTERCONNECTED.
					143" OR LESS USE 4-7/8"x3-1/2x3/8"	4	2'6" X 6'8"	77" OR LESS USE 2/2"x10"	
2. WHERE JOISTS SPEC'D @ 12" O.C.	"B"	HSS 100X100X8 STEEL POST C/W 300X300X1.25 FOR TOP				5	2'8" X 6'8"	88" OR LESS USE 2/2"x12"	FLOOR PLAN DIMENSIONS:
DOUBLE UP EVERY SECOND JOIST		& 300X200X1.25 FOR BOTTOM.				6	2'10" X 6'8"	USE SPEC ABOVE UNLESS OTHERWISE	ALL DIMENSIONS ON FLOOR PLANS ARE FROM
		2 BOLTS M20 FOR EACH CONNECTION 450 MM LONG.				7	3'0" X 6'8"	NOTED ON THE DRAWING	FINISH TO FINISH UNLESS OTHERWISE SHOWN.





TRUSS MANUFACTURER:  
REFER TO ELEVATIONS FOR DESIGN REFERENCE

TNC GROUP  
OF COMPANIES INC.

913 SMITHVILLE ROAD  
WELLANDPORT, ON L0R 2J0

GENERAL NOTES

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THOMAS CHMIELECKI  
REGISTRATION INFORMATION  
C.S. DESIGN  
RESTRICTED TO PROVISIONS: DIVISION A - 1.1.2.4.

BCIN: 40633  
BCIN: 42009

REV.	DESCRIPTION
1	CLIENT REVIEW

SB-12 COMPLIANCE DESIGN  
SECTION 2.1 – TABLE 3.1.1.2.A.

- COMPLIANCE PACKAGE A1

ZONE 1

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ACCESS PANEL: R20

AFUE: 96%

HRV: 75%

HOT WATER HEATER MIN. EF: 0.80

LOT 24  
SWEETS CREEK

CONCEPT  
ROOF PLAN

FOR PERMIT

A2.2

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

JULY 31, 2020

FOR ALL TILED AREAS:	"A"	REFER TO FOOTING SCHEDULE	"C"	BUILT-UP STUDS WITH FULL	FOR MASONRY VENEER:	1	1'8" X 6'8"	FOR WOOD OPENINGS USE:	NOTES:
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*Th. Chmielecki*  
 THOMAS CHMIELECKI BCIN: 40633  
 REGISTRATION INFORMATION  
 C.S. DESIGN BCIN: 42009  
 RESTRICTED TO PROVISIONS: DIVISION A - 1.1.2.4.

SB-12 COMPLIANCE DESIGN

SECTION 2.1 – TABLE 3.1.1.2.A.

- COMPLIANCE PACKAGE A1

ZONE 1

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IRV: 75%

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# BUILDING SECTION

### A3.0

SCALE:  $1/4'' = 1'-0''$

JULY 31, 2020



ASHPALT SHINGLES  
1/2" PLY WOOD  
ROOF TRUSS

TYPICAL ALUMINUM SOFFIT  
PROVIDE SOFFIT VENTS  
EQUAL TO 1 SQ.FT. FOR EACH 300  
SQ.FT OF CEILING AREA

90MM STONE/BRICK VENEER  
1" AIR SPACE  
BUILDING PAPER  
1/2" PLY WOOD  
2"x6" WD STUDS @ 16" O.C.  
R22 BATT INSULATION  
6 MIL POLY V.B.  
1/2" DRYWALL

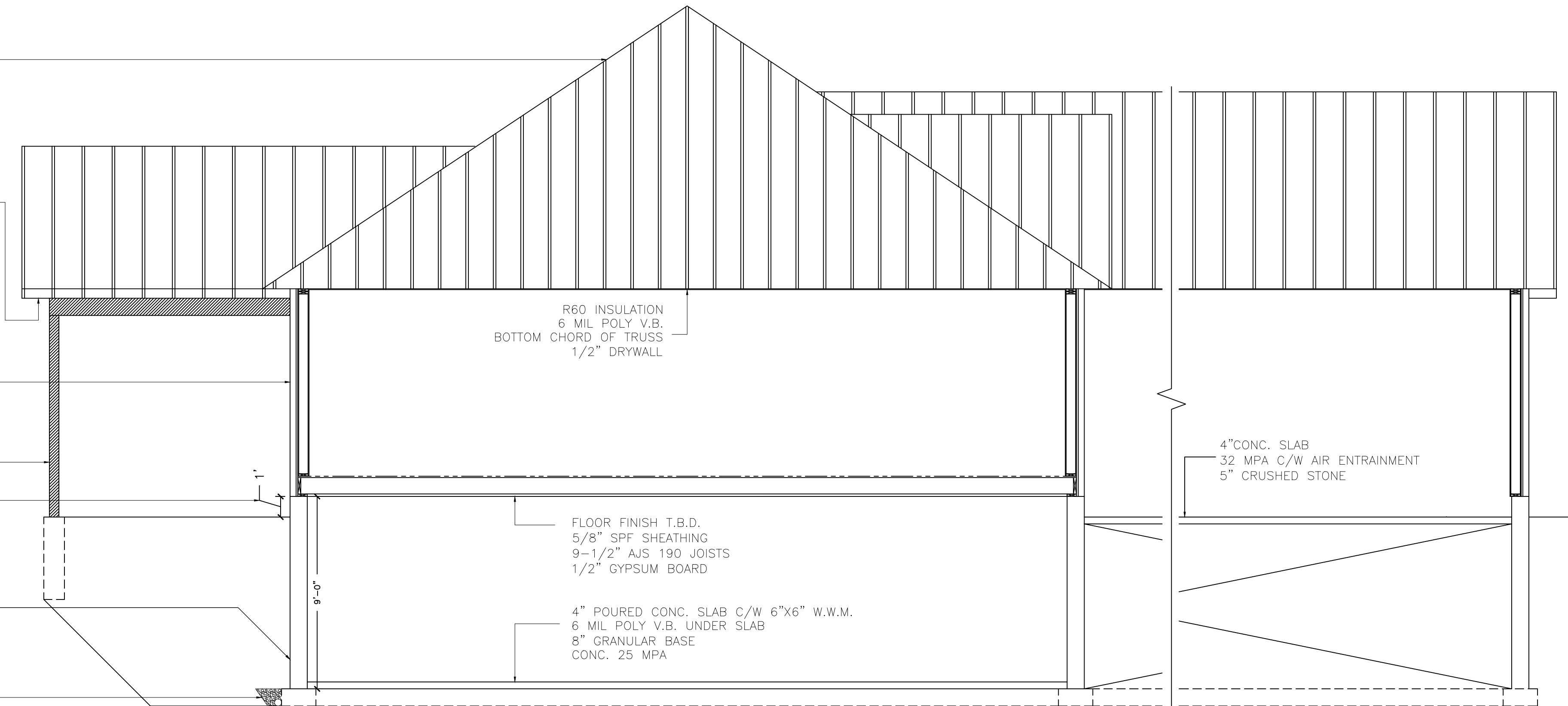
6" X 6" P.T. WOOD POST  
C/W 10" CONC. PEIR FOOTING  
(FOOTING MIN 4' DEEP IN GROUND)

T.O. FOUNDATION  
4' ABOVE GRADE LINE  
BRICK SHELF HEIGHT T.B.D.

10" CONC. WALL - 25 MPA  
C/W PROTECTION BOARD

4" DIA. WEEPING TILE  
6" CRUSHED STONE

10"X20" CONC. FTG. - 25 MPA



FOR ALL TILED AREAS:	"A"	REFER TO FOOTING SCHEDULE	"C"	BUILT-UP STUDS WITH FULL		FOR MASONRY VENEER:	1	1'8" X 6'8"	FOR WOOD OPENINGS USE:	NOTES:
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