

# EAGLEWING HOMES INC.

LOT 53 SPRING STREET  
NORWICH, ONT



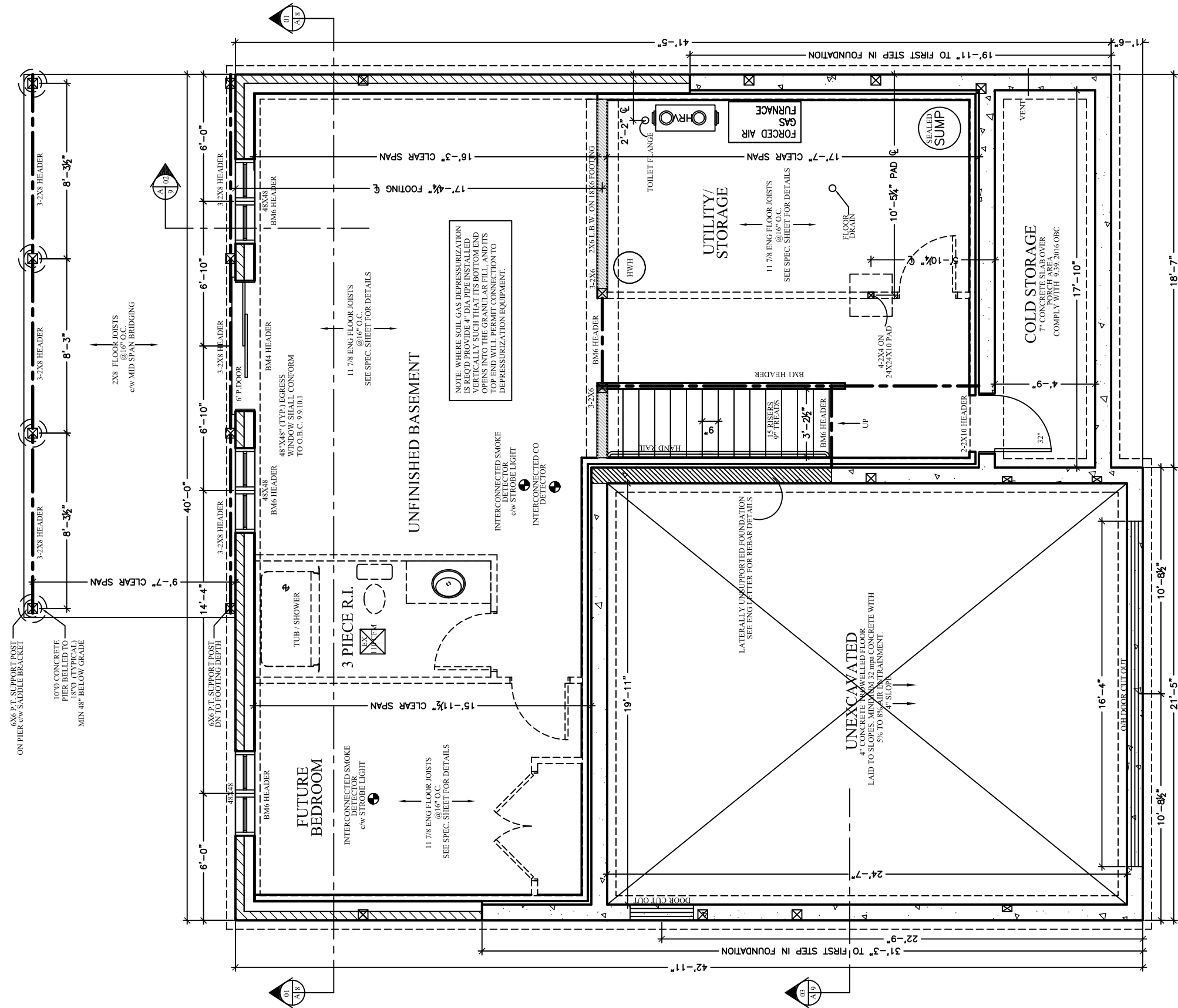
## LEGEND

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A4-A7	ELEVATIONS
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# FOUNDATION PLAN

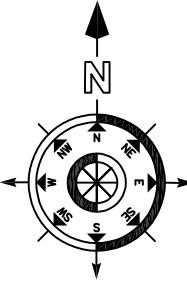
Scale 3/16"-1'-0"



## GENERAL NOTES:

### FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY- 2500 P.S.F.)
3. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.



I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall  
BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	1058 SQ.FT.
UPPER FLOOR	1265 SQ.FT.
GARAGE	528 SQ.FT.

REV #	DATE	DESCRIPTION
4		
3		
2		
1	04-05	PERMIT ISSUE



\*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

EAGLEWING HOMES INC.  
LOT 53 SPRING STREET  
NORWICH, ONT

PROPOSED HOUSE PLANS

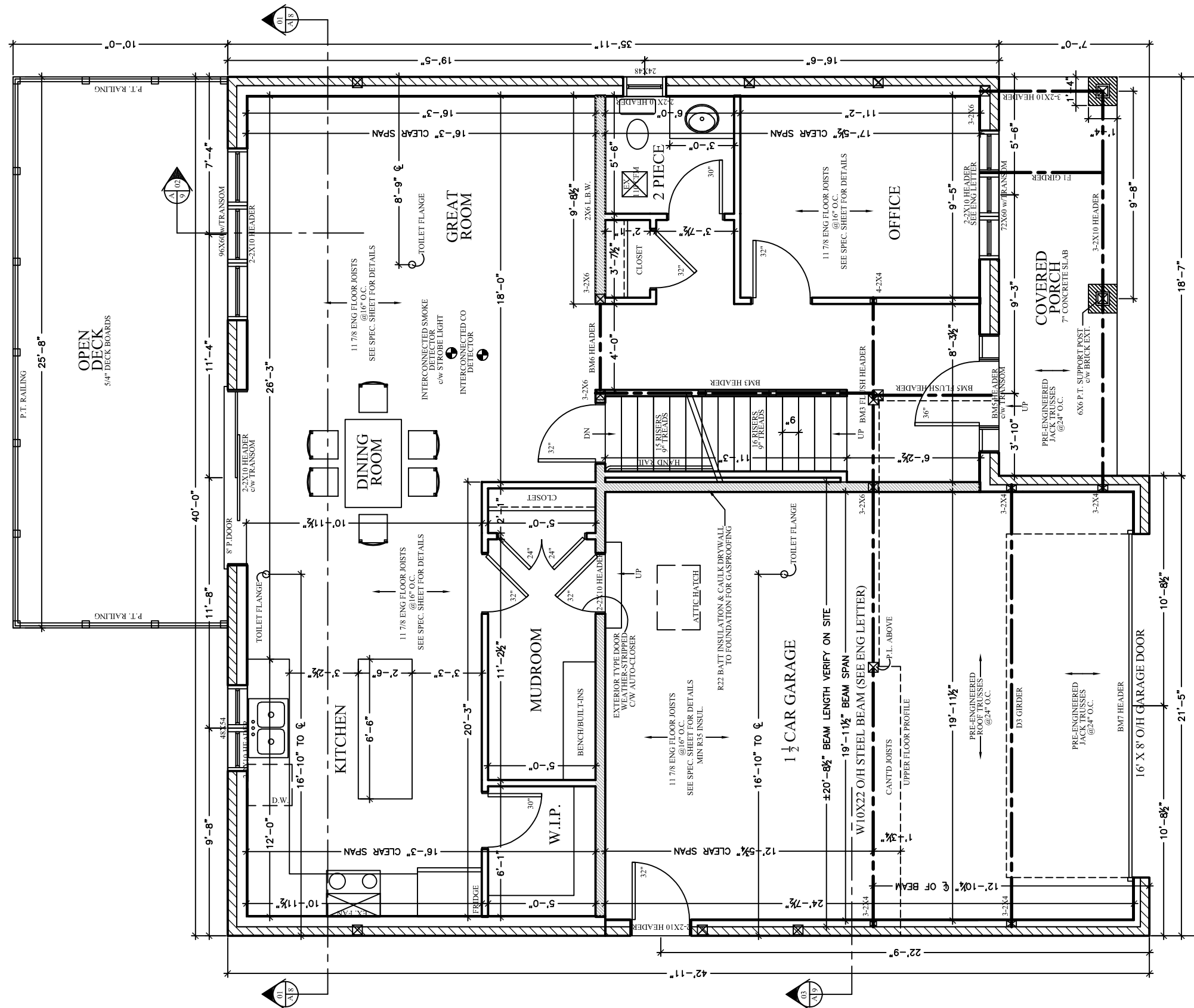
FOUNDATION PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 2194	
DATE: MARCH 2021	
SHEET NO. 1 OF 12	

A1

## MAIN FLOOR PLAN

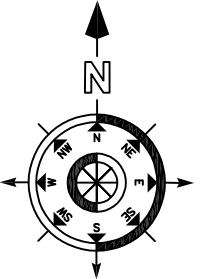
Scale 3/16"-1'-0"



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## PROPOSED HOUSE PLANS

## MAIN FLOOR PLAN

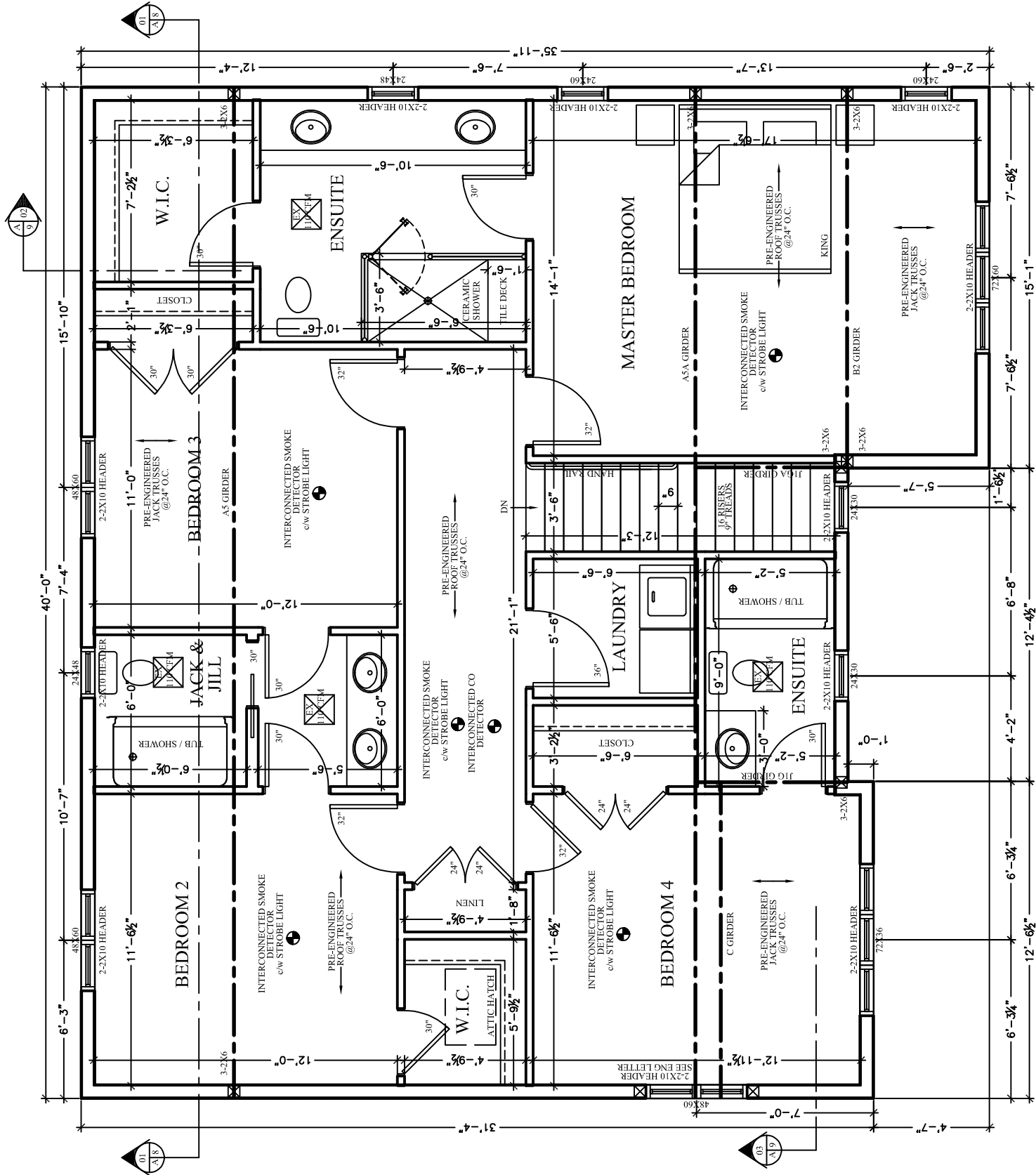
DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 2194	A2
DATE: MARCH 2021	
SHEET NO. 2 OF 12	

A2



UPPER FLOOR PLAN

Scale 3/16"-1'-0"



- GENERAL NOTES:
- FOUNDATION PLAN NOTES:
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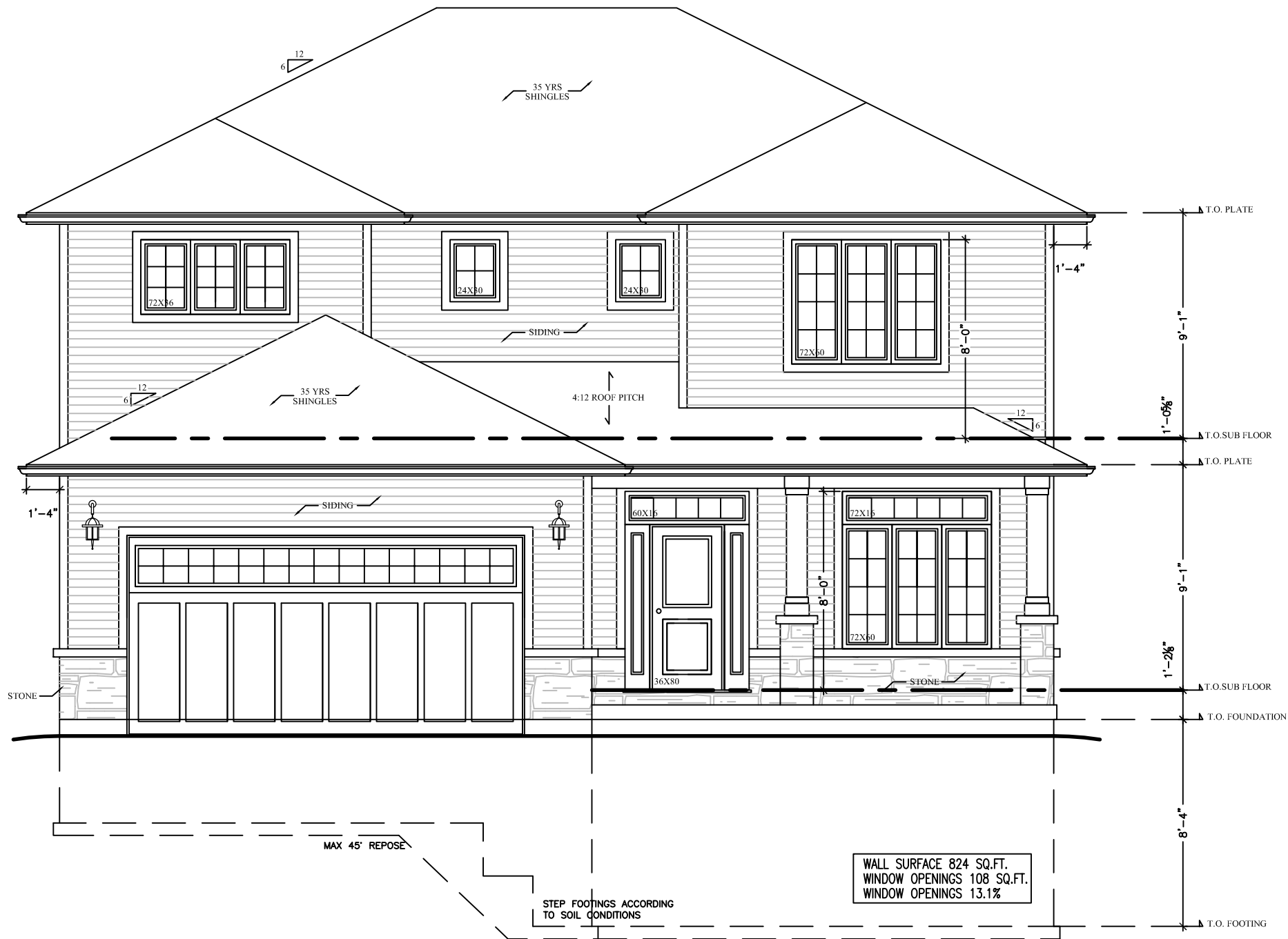
PROPOSED HOUSE PLANS

UPPER FLOOR PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 2194	
DATE: MARCH 2021	
SHEET NO. 3 OF 12	A3

EAST ELEVATION

Scale 3/16"-1'-0"



GENERAL NOTES:

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PROPOSED HOUSE PLANS

ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 2194	
DATE: MARCH 2021	
SHEET NO. 4 OF 12	

A4

WEST ELEVATION

Scale 3/16"-1'-0"



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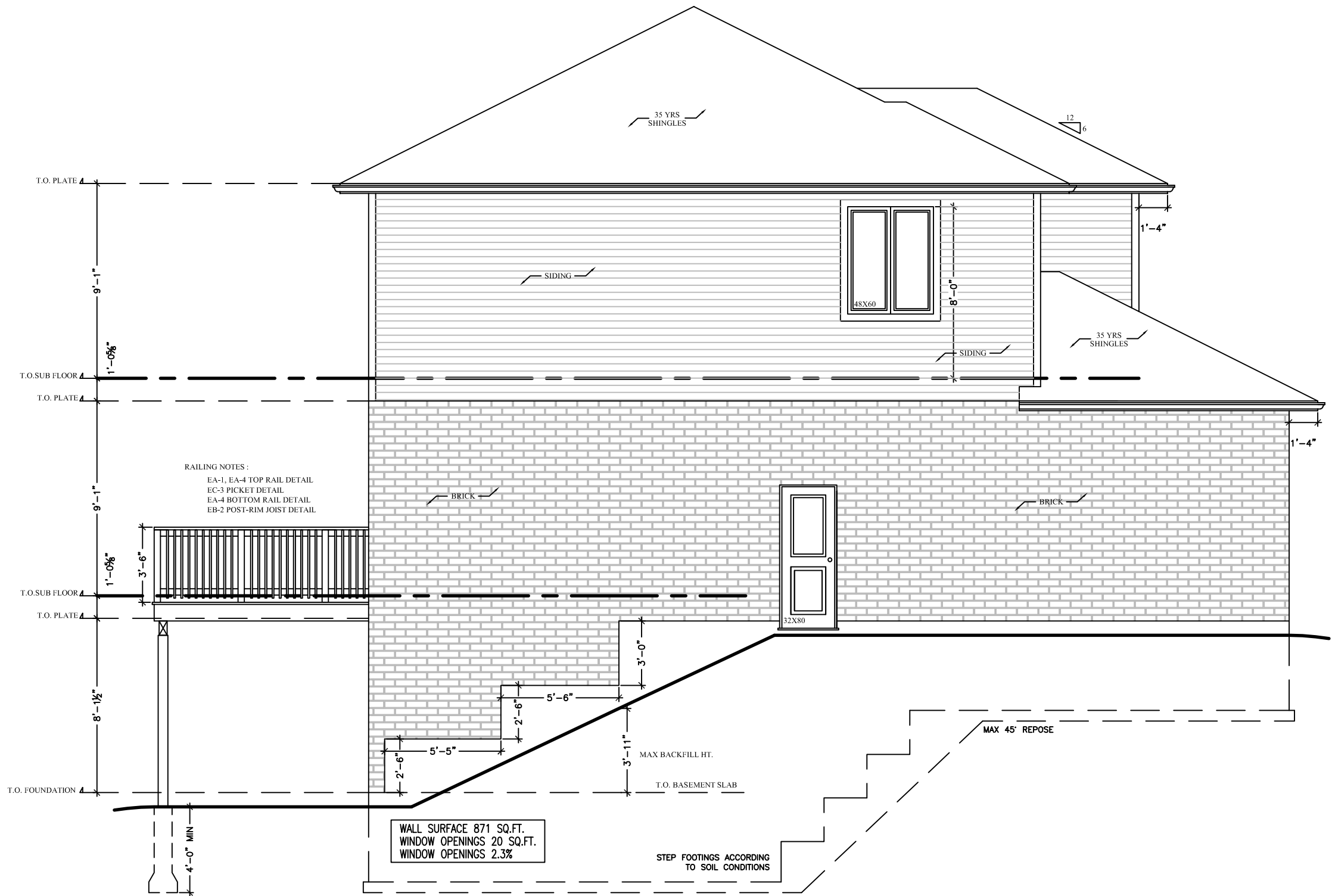
ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 2194	
DATE: MARCH 2021	
SHEET NO. 5 OF 12	

A5

SOUTH ELEVATION

Scale 3/16"-1'-0"



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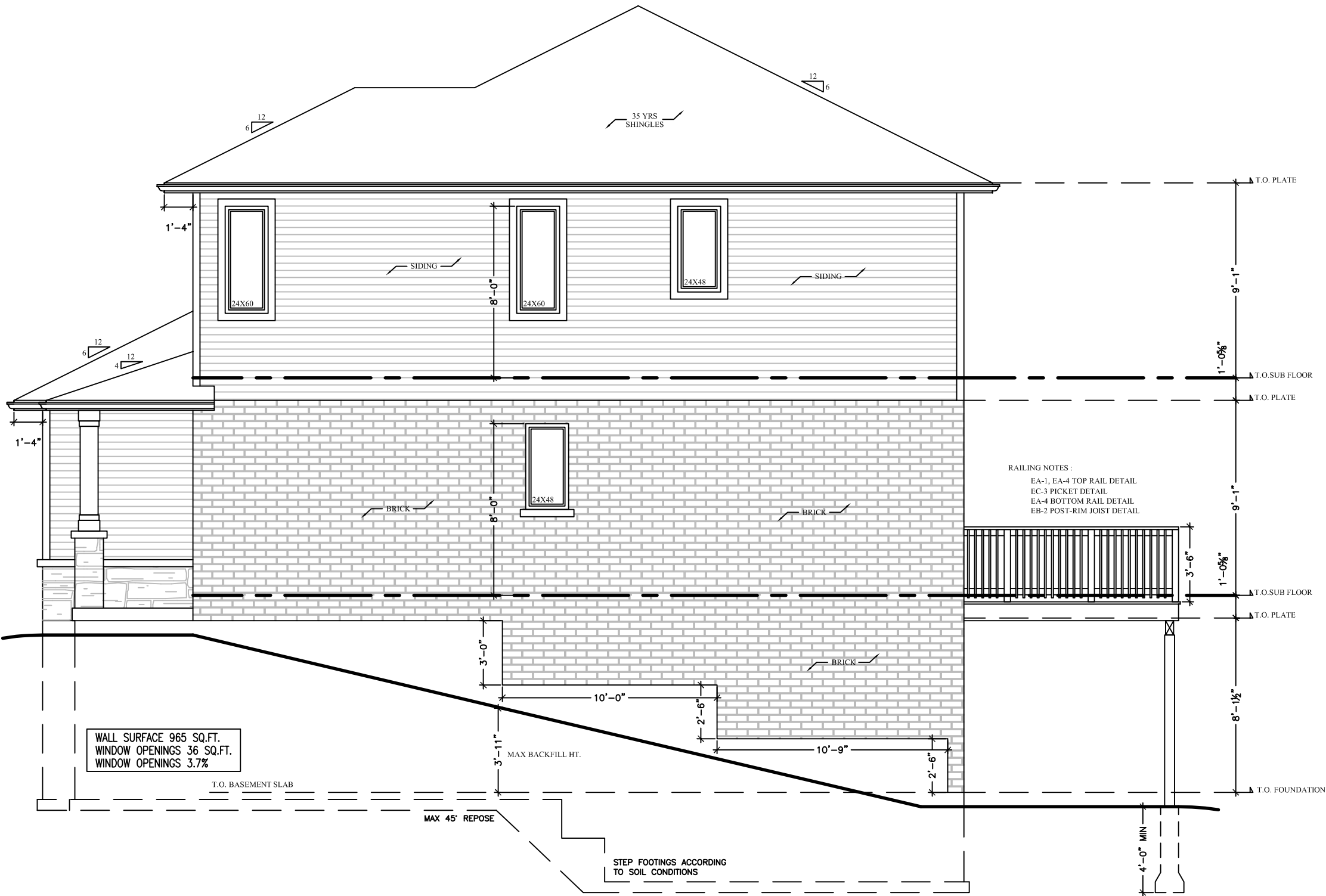
ELEVATIONS

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BCIN: 29620 PO# 2194	
DATE: MARCH 2021	
SHEET NO. 6 OF 12	

A6

# NORTH ELEVATION

Scale 3/16"-1'-0"



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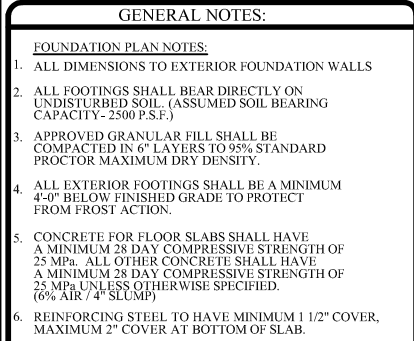
ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 2194	
DATE: MARCH 2021	
SHEET NO. 7 OF 12	

A7



Scale 3/16"-1'-0"



Tony Wall  
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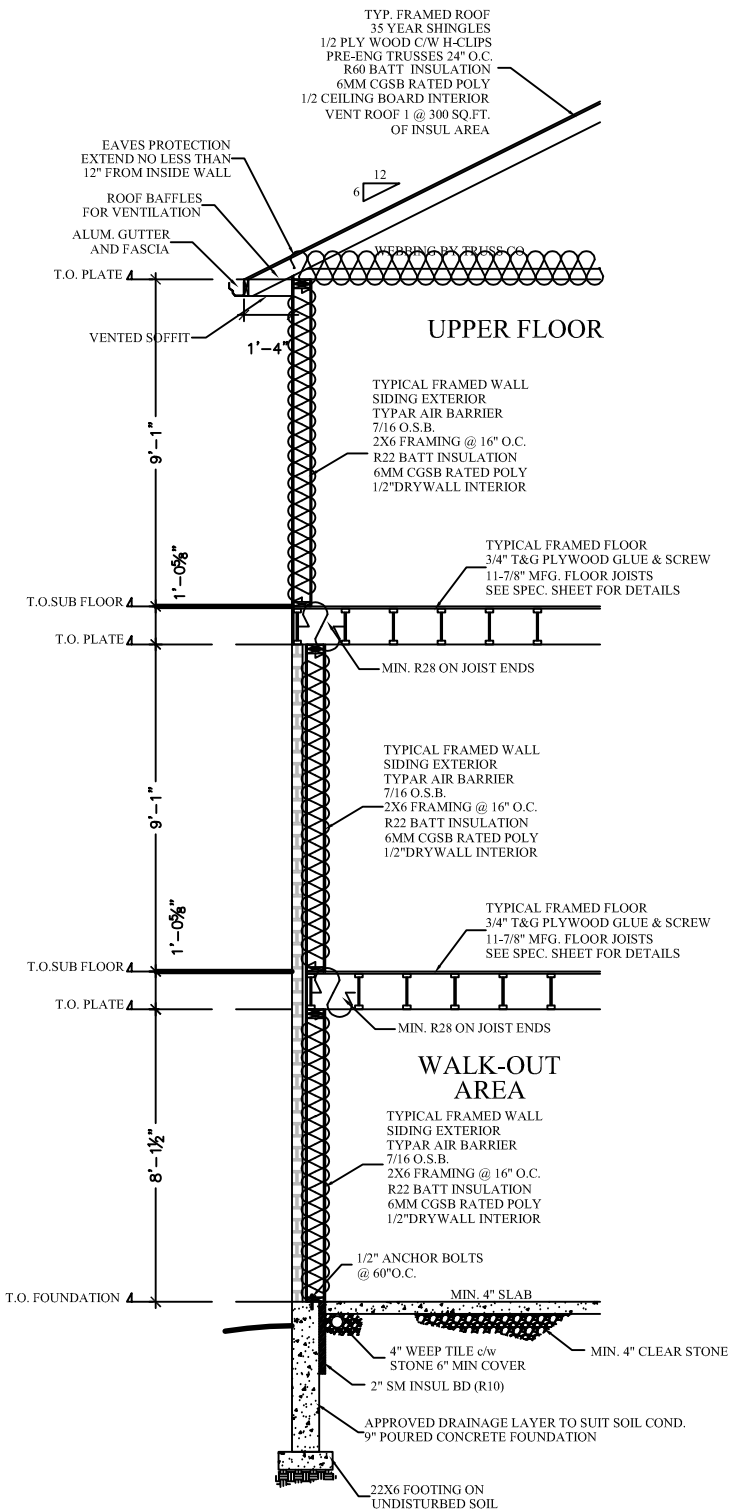
## PROPOSED HOUSE PLANS

## SECTIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 2194	A8
DATE: MARCH 2021	
SHEET NO. 8 OF 12	

SECTION 02

Scale 3/16"-1'-0"



GIRDER POST  
SUPPORTS

BUILT-UP COLUMN SELECTION TABLE  
NAILED BUILT-UP

WALL HT.	2 x 4			
	S-P-F No.1 / No.2			
8'	3,442 lbf	9,652 lbf	15,342 lbf	19,177 lbf
9'	2,645 lbf	8,390 lbf	12,291 lbf	15,363 lbf
10'	2,063 lbf	6,996 lbf	9,860 lbf	12,325 lbf
11'	1,628 lbf	5,911 lbf	7,946 lbf	9,939 lbf
12'	1,299 lbf	4,810 lbf	6,366 lbf	7,911 lbf

BUILT-UP COLUMN SELECTION TABLE  
NAILED BUILT-UP

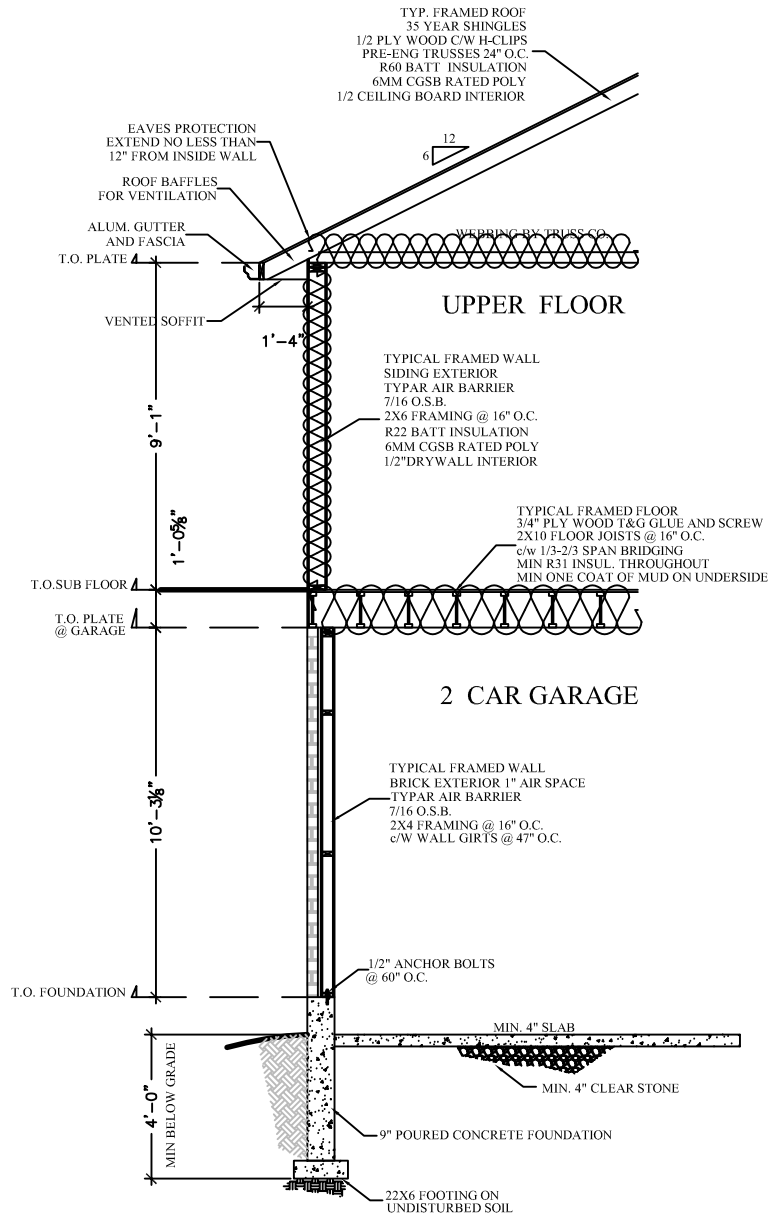
WALL HT.	2 x 6			
	S-P-F No.1 / No.2			
8'	5,279 lbf	14,932 lbf	25,382 lbf	33,951 lbf
9'	4,098 lbf	12,973 lbf	22,947 lbf	32,030 lbf
10'	3,207 lbf	10,868 lbf	20,895 lbf	30,000 lbf
17'	N/A	3,215 lbf	9,014 lbf	18,808 lbf
18'	N/A	3,013 lbf	7,957 lbf	13,870 lbf

NOTES

- \* PROVIDE SOLID BEARING BELOW ALL BEAMS AND GIRDER TRUSSES (i.e.. 2 PLY TRUSS REQUIRES MINIMUM 2 STUDS FOR BEARING).
- \* ALL LUMBER IN THE DESIGNS ABOVE ARE SPF #2 OR BETTER
- \* BUILT-UP COLUMNS ARE TO BE MAILED OR BOLTED AS PER ONTARIO BUILDING CODE AND CSA-086.1-94 REQUIREMENTS.
- \* THESE CHARTS ARE MEANT TO BE USED AS A DESIGN GUIDELINE ONLY. ALL ITEMS NOT CONFORMING TO THE ONTARIO BUILDING CODE PART 9 ARE TO BE REVIEWED AND CERTIFIED BY A STRUCTURAL ENGINEER.

SECTION 03

Scale 3/16"-1'-0"



GENERAL NOTES:

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SECTIONS	
DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 2194	
DATE: MARCH 2021	
SHEET NO. 9 OF 12	A9

GENERAL NOTES:

CONTRACTOR SHALL REVIEW THE DESIGN DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK OF THE CONTRACT. PROCEEDING WITHOUT NOTIFICATION , OR IF CHANGES ARE MADE WITHOUT THE APPROVAL OF THE DESIGNER, WILL VOID ALL RESPONSIBILITY AND LIABILITY OF THE DESIGNER

THE GENERAL CONTRACTOR SHALL PROVIDE MECHANICAL DRAWINGS FOR HEATING & AIR CONDITIONING SYSTEM AND HEAT LOSS & GAIN CALCULATIONS AND BALANCING REPORTS AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION.

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, ONTARIO REG. 403/97 AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THESE SECTIONS OF THE CODE WHERE APPLICABLE AND BE FAMILIAR WITH PART 9 OF THE CODE.

STAIR DIMENSIONS (UNLESS OTHERWISE SHOWN ON DRAWINGS)

INTERIOR:	EXTERIOR
MAX RISE 200mm (7 7/8")	MAX RISE 200mm (7 7/8")
MIN. RUN 210mm (8 1/4")	MIN. RUN 210mm (8 1/4")
MIN. TREAD 235mm (9 1/4")	MIN. TREAD 235mm (9 1/4")
NOSING 25mm (1")	NOSING 25mm (1")
UNIFORM RISE & RUN ON ANY FLIGHT OF STAIRS	GUARD HEIGHT - 2' 0" ABOVE GRADE = 902mm (35 12")
MINIMUM HEADROOM 1950mm (6' 5")	
GUARD HEIGHT AT LANDING 902mm (35 1/2")	CONCRETE STAIRS OVER 2 RISERS ARE REQUIRED TO BE SUPPORTED ON FOUNDATION
AT STAIRS BETWEEN 902mm (35 1/2")	HANDRAIL REQ'D ON STAIRS OVER 3 RISERS INSTALLED
GUARD SPACING 100mm (4") NON CLIMBABLE	BETWEEN 864mm (34") & 965mm (38")
HANDRAILS INSTALLED BETWEEN 920mm (36")	

CONCRETE

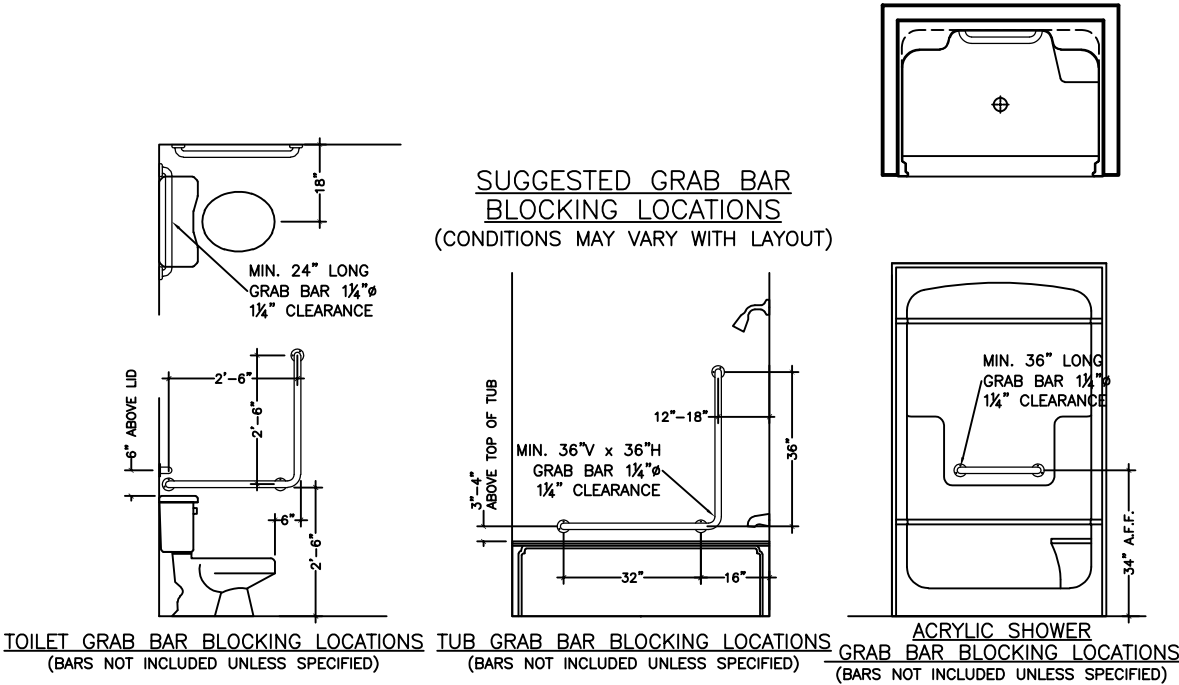
AS PER OBC SECTION 9.15 & 9.16

ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MIN SOIL BEARING PRESSURE OF 2000 PSF  
CONCRETE FOR FOOTINGS & FOUNDATIONS TO HAVE MIN. COMPRESSIVE STRENGTH OF 20 MPa (2900 PSI) AT 28 DAYS

STEP FOOTINGS:

MAX RISE 600mm (24") FOR FIRM SOIL  
MAX RISE 400mm (16" FOR SAND OR GRAVEL  
MIN RUN BETWEEN RISERS 600mm (24")  
ANGLE OF REPOSE IS 45°

CONCRETE FOUNDATION WALLS SHALL EXTEND TO 6" MIN. ABOVE FINISHED GRADE  
FOOTING DESIGN MIN. 6" DEEP X 4" MIN. PROJECTION BEYOND FOUNDATION WALL AND MIN. OF 16" WIDE  
CONCRETE FOUNDATIONS SHALL BE CONSTRUCTED TO SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST PROTECTION



WOOD FRAME CONSTRUCTION

AS PER OBC SECTION 9.23

ALL STRUCTURAL LUMBER TO BE SPF#2 CONSTRUCTION OR BETTER UNLESS NOTED OTHERWISE. LUMBER SIZES TO BE AS DETERMINED FROM SPAN TABLES OF THE BUILDING CODE.  
SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS 7'-10" MAX ON SPACING WITH 4" MIN. EMBEDMENT INTO THE CONCRETE  
JOIST END BEARING TO BE 1 1/2 MIN.  
BEAMS & GIRDERS SHALL HAVE 3 1/2" MIN END BEARING  
BEAMS & POINT LOADS SHALL BE SUPPORTED FULL WIDTH TO FOUNDATION  
ALL NON LOAD BEARING PARTITIONS SHALL BE SUPPORTED BY DOUBLE FLOOR JOIST OR SOLID BLOCKING AT 3'11" O.C.  
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED FROM MOISTURE.

HEAT TRANSFER, AIR LEAKAGE & CONDENSATION CONTROL

AS PER OBC SECTION 9.25

PROVIDE AN AIR BARRIER IN STRICT ACCORDANCE WITH OBC SECTION 9.23.3  
INSULATION REQUIREMENTS:  
MIN. R22 INSUL IN ALL EXTERIOR WALLS  
MIN. R60 IN EXPOSED CEILINGS WITH ATTIC SPACE  
MIN. R20 CI IN FOUNDATION WALLS ENCLOSING HEATED SPACE

VAPOUR BARRIERS SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACE OF ANY THERMALLY INSULATED WALL,CEILING & FLOOR ASSEMBLIES AND TO BE INSTALLED ON THE WARM SIDE OF THE INSULATION. ALL PENETRATION OF THE VAPOUR BARRIER TO BE SEALED TO MAINTAIN THE INTEGRITY OF THE BARRIER SYSTEM..

EXTERIOR DOORS & WINDOWS

AS PER OBC SECTION 9.7

DOORS TO DWELLING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS  
ALL EXTERIOR DOORS IF WOOD SHALL CONFORM TO CAN/CSA-O132.2-M , STEEL INSULATED CONFORM TO CAN/CGSB-82.5M  
WINDOW GLASS SIZE TO COMPLY WITH CURRENT OBC REQUIREMENTS  
ALL DOORS & WINDOWS SHALL COMPLY WITH OBC SECTION 9.7.6- RESISTANCE TO FORCED ENTRY  
EVERY FLOOR LEVEL CONTAINING A BEDROOM SHALL HAVE AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS. THESE WINDOWS MUST HAVE AN UNOBSTRUCTED OPEN AREA OF 3.8 SQ.FT. WITH NO DIMENSION LESS THAN 15"

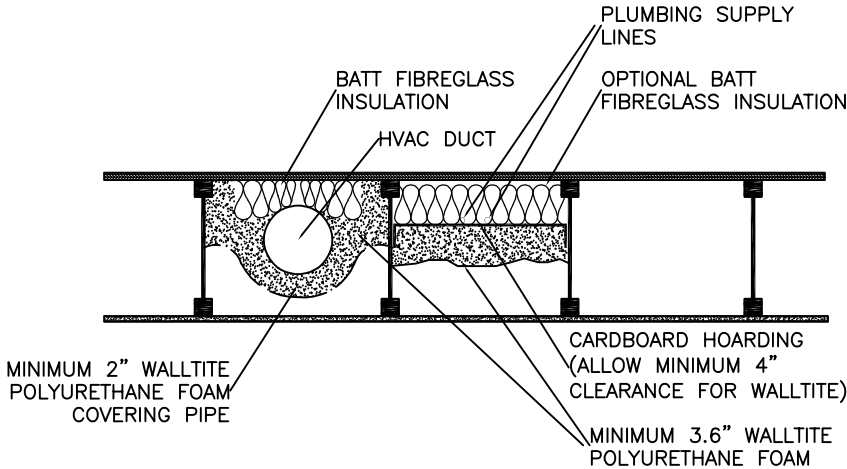
VENTILATION

AS PER OBC SECTION 9.32.3.4

PROVIDE VENTILATION FOR ROOF SPACES AT A RATIO OF 1 SQ.FT. MIN OF UNOBSTRUCTED VENTILATION FOR EACH 300 SQ.FT. OF INSULATED CEILING AREA WITH NOT MORE THAN HALF THE REQUIRED VENTILATION LOCATED AT THE EAVES.  
PROVIDE BAFFLES AT THE EAVES TO PERMIT FREE UNOBSTRUCTED AIR FLOW  
PROVIDE MECHANICAL VENTILATION SYSTEM TO THE REQUIREMENTS OF OBC 9.32.2 WITH CLEARLY LABELED PRINCIPAL EXHAUST FAN MANUAL SWITCH.

ELECTRICAL

ALL LIGHTING AND ELECTRICAL TO COMPLY WITH OBC 9.34  
ALL FLOOR LEVELS SHALL BE EQUIPPED WITH INTERCONNECTED SMOKE DETECTORS (TYPICAL ALL UNITS)



GARAGE CEILING / BONUS ROOM  
INSULATION DETAIL

GENERAL NOTES:

FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS

2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY- 2500 P.S.F.)

3. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.

4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.

5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)

6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall

BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	1058 SQ.FT.
UPPER FLOOR	1265 SQ.FT.
GARAGE	528 SQ.FT.

REV #	DATE	DESCRIPTION:
4		
3		
2		
1	04/05	PERMIT ISSUE



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VIEW-IT DESIGN

RR# 1 PORT BURWELL

OFFICE: 519-851-1173

FAX: 519-874-4087

EAGLEWING HOMES INC.

LOT 53 SPRING STREET

NORWICH, ONT

PROPOSED HOUSE PLANS

NOTES

DRAWN BY: TONY WALL

BCIN: 29620

DATE: MARCH 2021

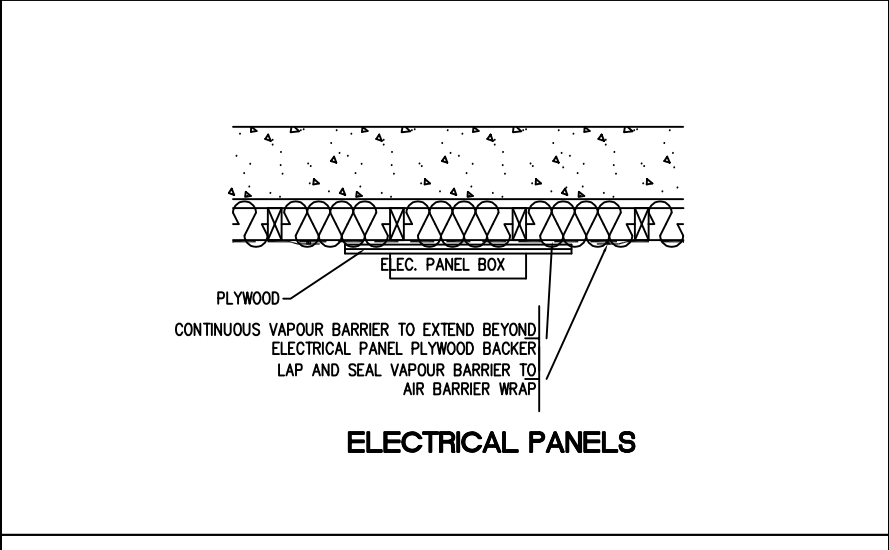
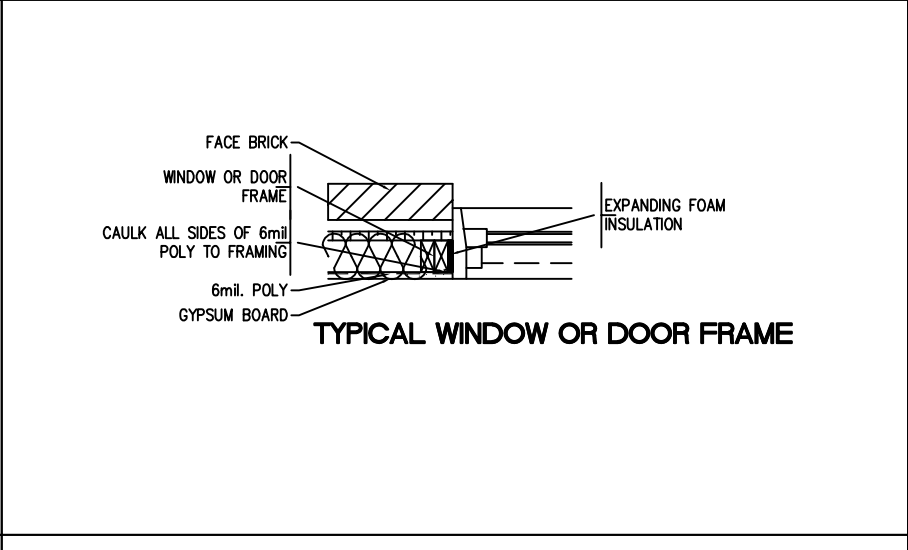
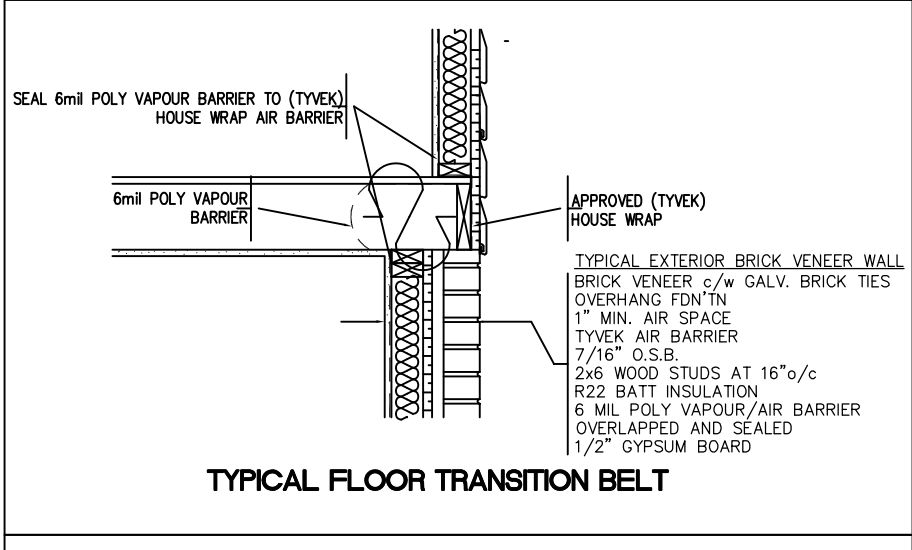
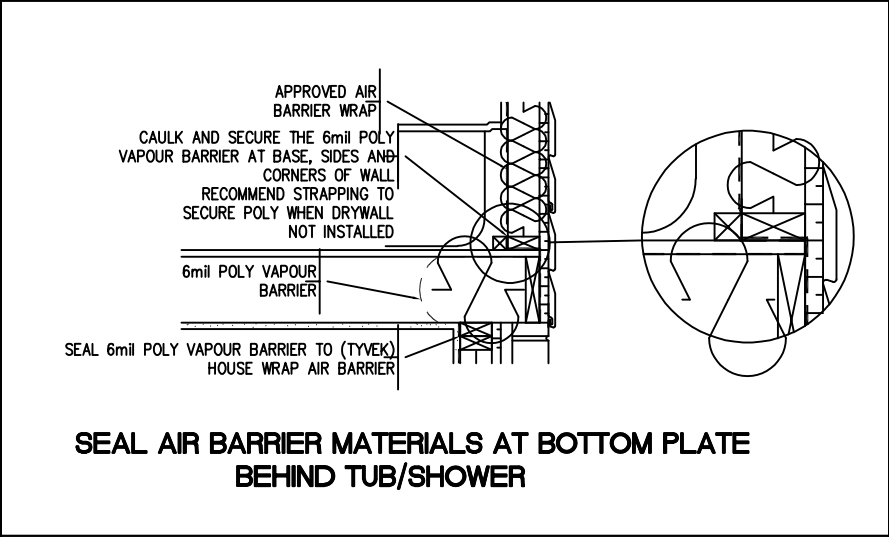
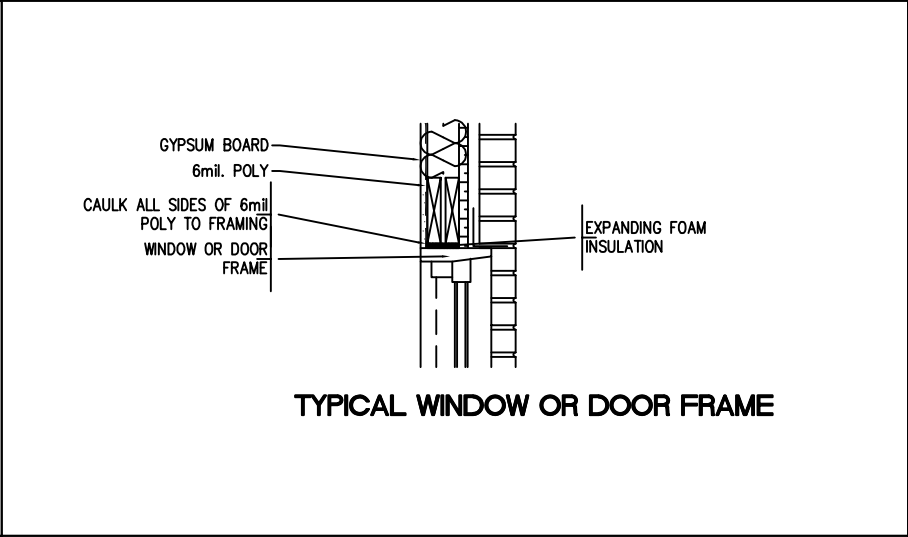
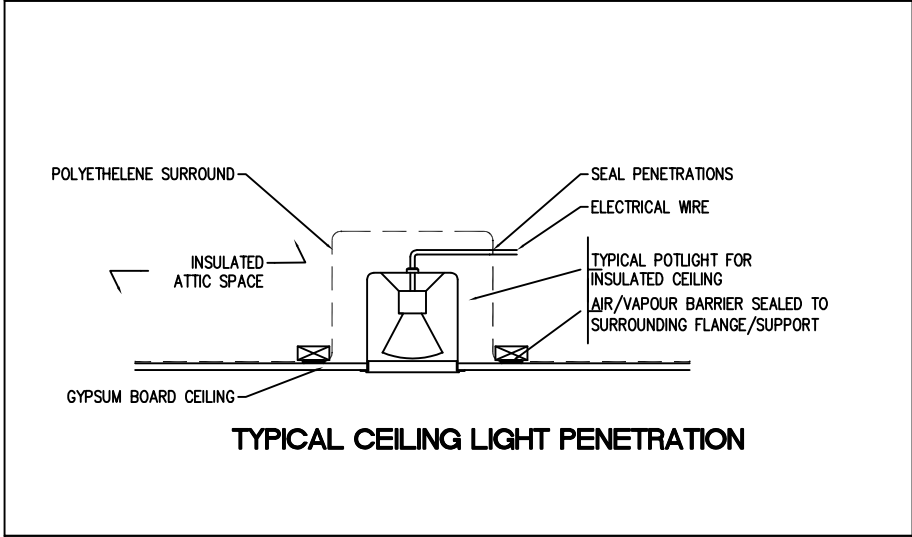
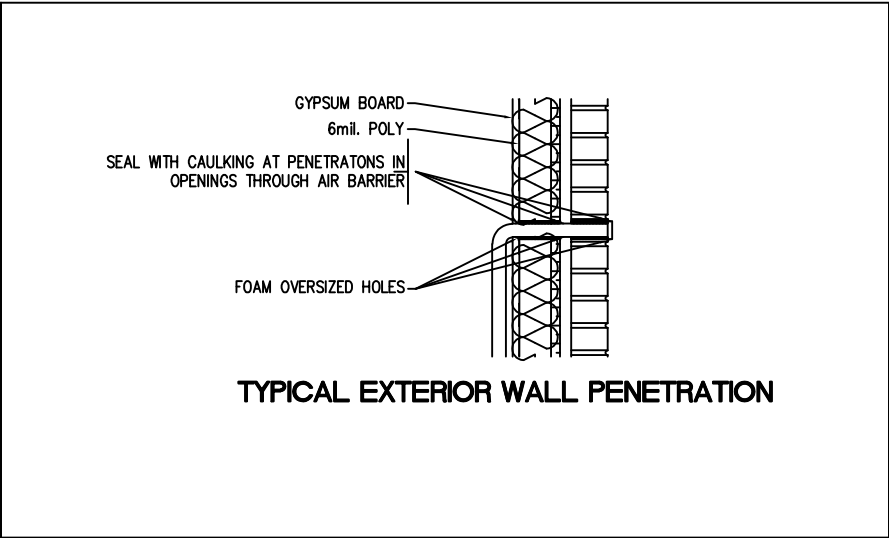
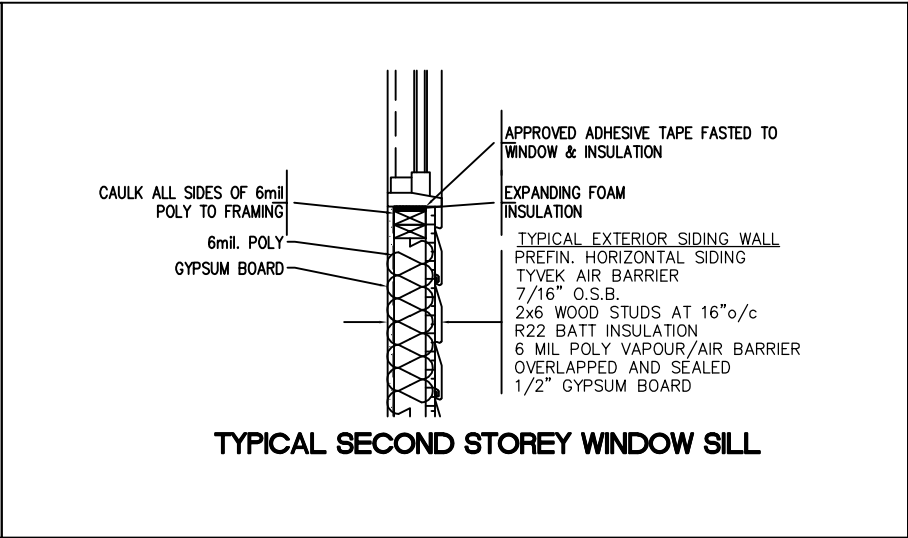
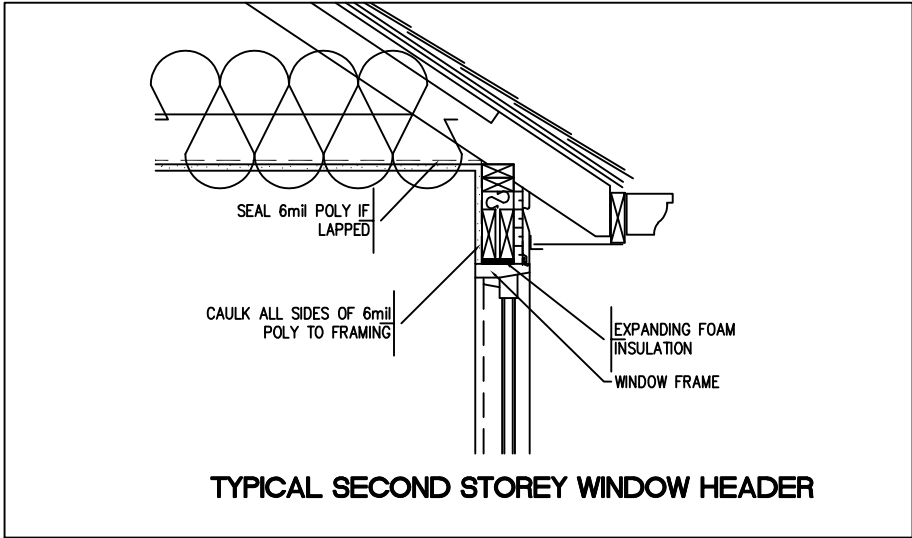
SHEET NO. 10 OF 12

SCALE: SEE DWG

PO# 2194

A10





**GENERAL NOTES:**

**FOUNDATION PLAN NOTES:**

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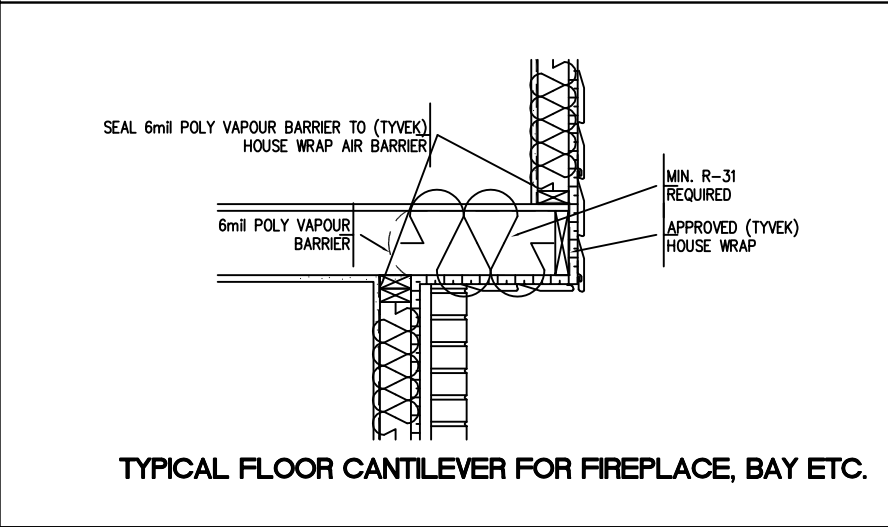
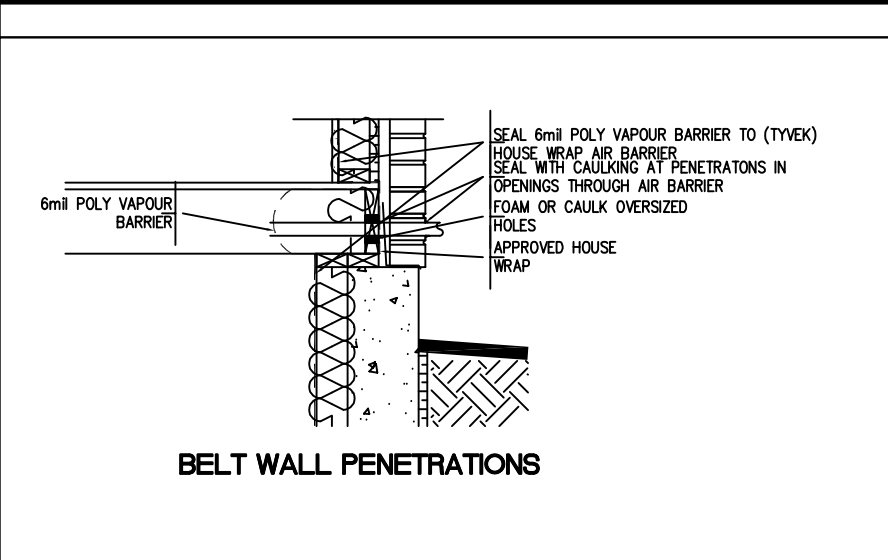
**EAGLEWING HOMES INC.**  
LOT 53 SPRING STREET  
NORWICH, ONT

**PROPOSED HOUSE PLANS**

**AIR BARRIER**

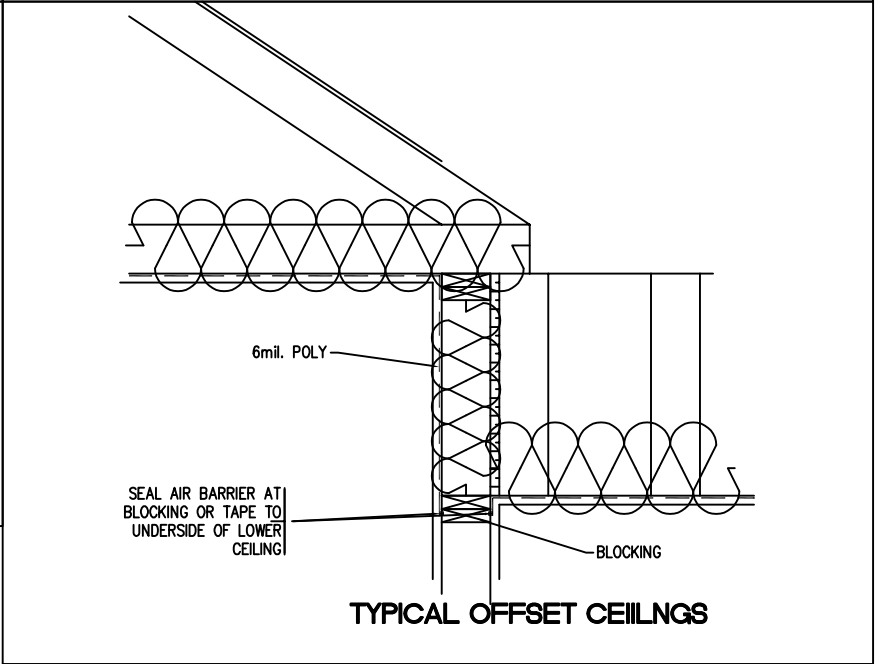
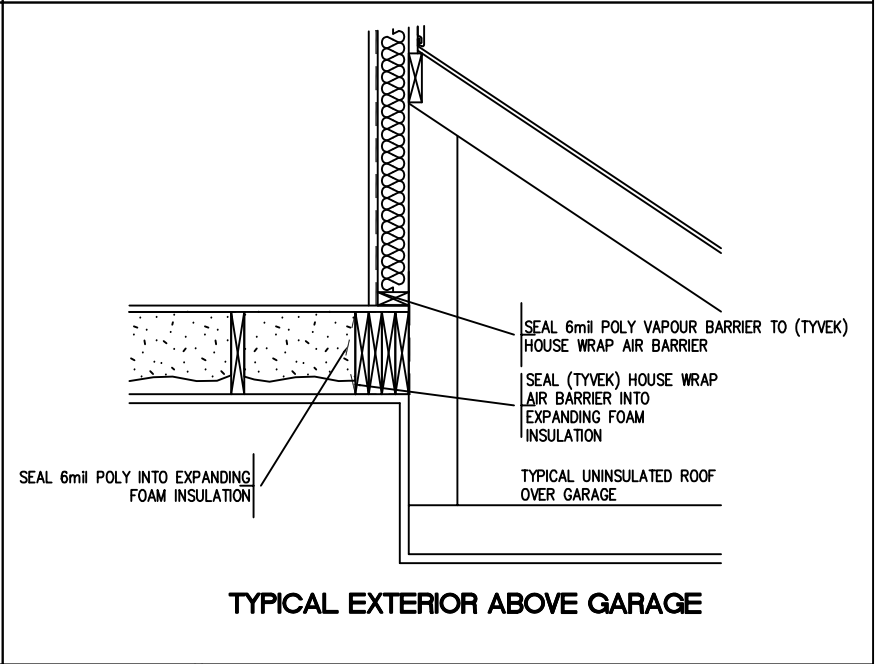
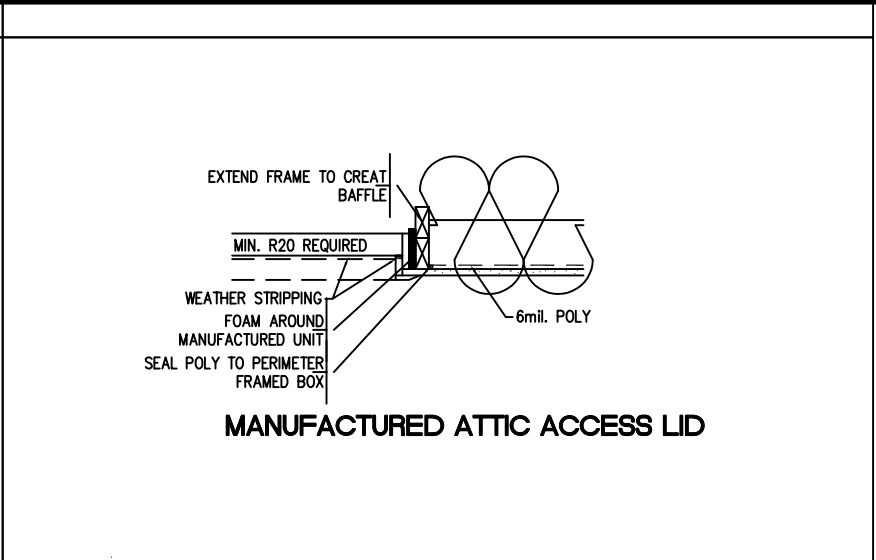
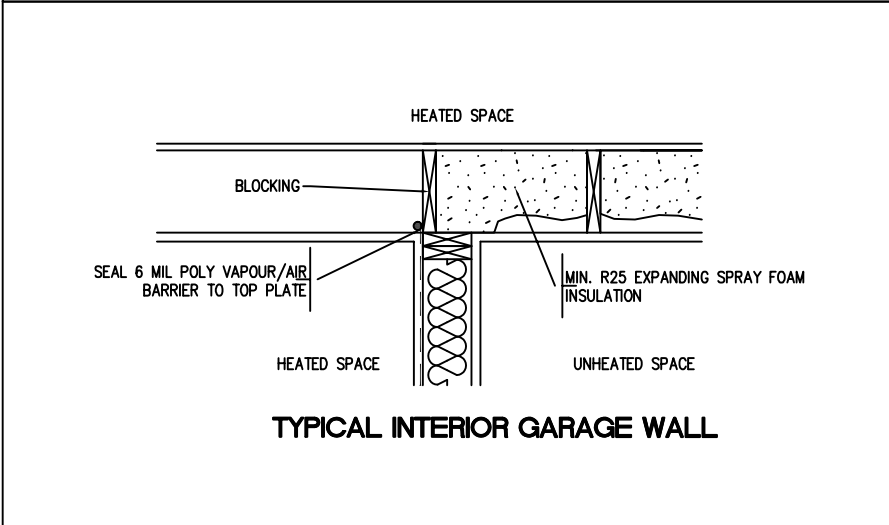
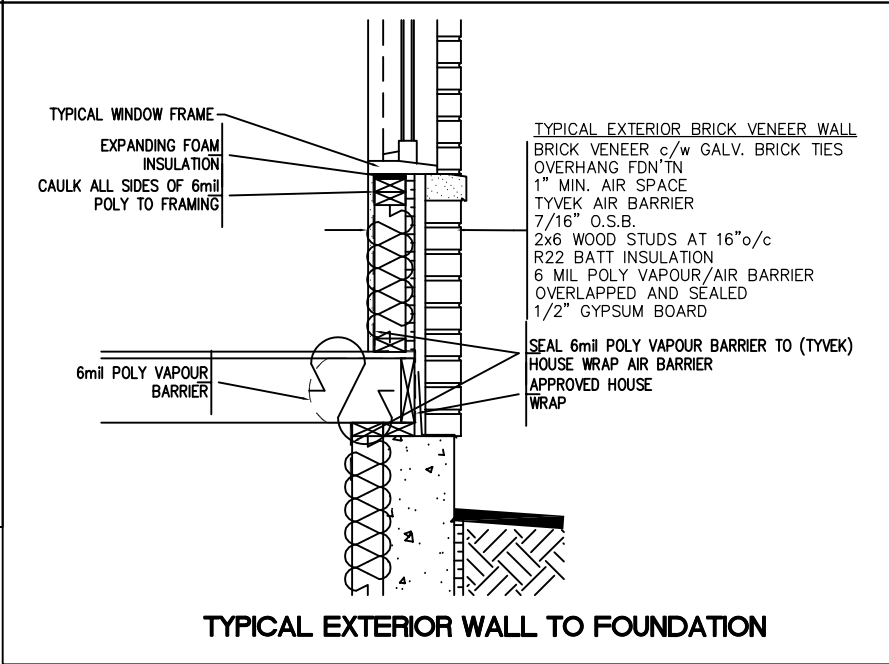
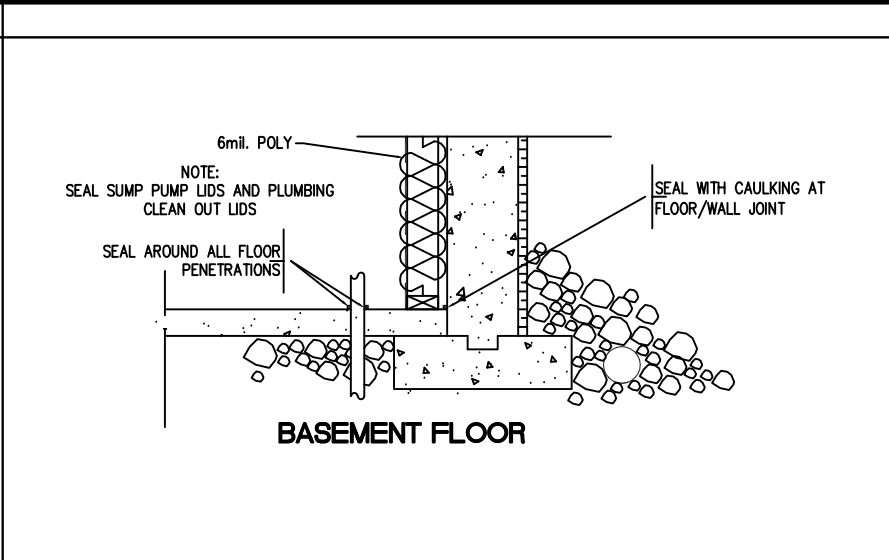
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BCIN: 29620 PO# 2194  
DATE: MARCH 2021  
SHEET NO. 11 OF 12

**A11**



SUPPLEMENTARY AIR BARRIER DETAILS

- DOOR AND WINDOW FRAMES ARE TO BE FOAMED AND SEALED TO THE INTERIOR OR EXTERIOR AIR BARRIER. (DIV. B-PT. 9, 9.25.3.3.(10), (11) & (12)
- IF THE AIR BARRIER IS LOCATED ON EXTERIOR, SEAL GAPS BETWEEN RIGID INSULATION AND DOOR OR WINDOW FRAMES. RIGID INSULATION IS TO BE CAULKED TO THE TOP AND BOTTOM PLATES. NOTE: PETROLEUM BASED TAR PRODUCTS ARE NOT TO COME IN CONTACT WITH RIGID FOAM SEATHING.
- BELTS AT FOUNDATION AND BRICK CANILEVERS ARE TO BE WRAPPED WITH FLEXIBLE AIR BARRIER MATERAIL AND SEALED TO THE INTERIOR VAPOUR BARRIER, AND FOUNDATION WALL. DIV. B-PT. 9 9.25.3.3.(6) & (8)
- WALLS ABUTTING ATTIC SPACE AND AN INTERIOR SPACE ARE TO BE BLOCKED SO THE AIR BARRIER CAN BE SEALED ALONG THE BLOCKING WITH AN APPROVED SEALANT. DIV. B-PT. 9, 9.25.3.3.(9)
- ALL PENETRATIONS THROUGH THE WALL OR CEILING AIR BARRIER ARE TO BE TAPED OR CAULKED. ALL BUTT JOINTS IN PANEL TYPE AIR BARRIERS ARE TO BE TAPED. DIV. B-PT 9, 9.25.3.3.(9)
- SEAL AROUND ALL ATTIC HATCHES
- ALL LAPS IN AIR BARRIER LOCATED BEHIND TUBS, SHOWERS AND FIREPLACES TO BE SEALED AND CLAMPED. DIV. B-PT. 9, 9.25.3.3(3)
- ALL PENETRATIONS THROUGH BELTS (PLUMBING, HVAC, ETC.) TO BE SEALED WITH SPRAY FOAM OR CAULKED. DIV. B-PT. 9, 9.25.3.3(9)
- ALL SUMP PITS TO HAVE A SEALED COVER. DIV B-PT. 9, 9.25.3.3(16)
- CLEANOUT COVERS TO BE SEALED, (WEATHER STRIPPED). DIV. B-PT. 9, 9.25.3.1(2)
- AIR BARRIER TO BE CONTINUOUS THROUGHOUT ENTIRE BASEMENT. DIV. B-PT. 9, 9.25.3.1(2)
- CAULKING IS REQUIRED AT PERIMETER OF FOUNDATION WALL/FLOOR JOINT AND ALL PIPE AND POST PENETRATIONS. DIV. B-PT. 9, 9.25.3.3(15)
- MAINTAIN AIR BARRIER BETWEEN COLD ROOM AND BASEMENT. DIV. B-PT. 9, 9.25.3.1(1)
- AIR BARRIER IS A SEPARATE INSPECTION WHICH MUST BE CALLED PRIOR TO ANY EXTERIOR FINISH (BRICK, SIDING) BEING INSTALLED. BUILDER IS RESPONSIBLE TO ENSURE AIR BARRIER DETAILS ARE IN PLACE WHEN INSPECTION CALLED. DIV. C-PT. 1, 1.3.5.1(e.1)



GENERAL NOTES:

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AIR BARRIER

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BCIN: 29620 PO# 2194	
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SHEET NO. 12 OF 12	

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