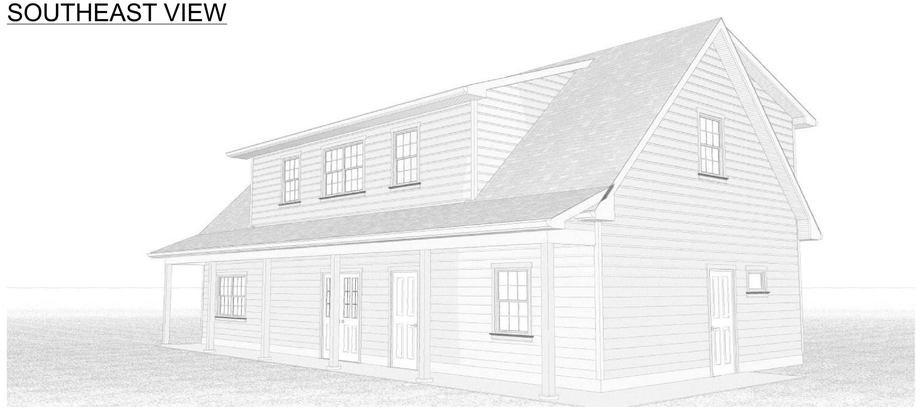
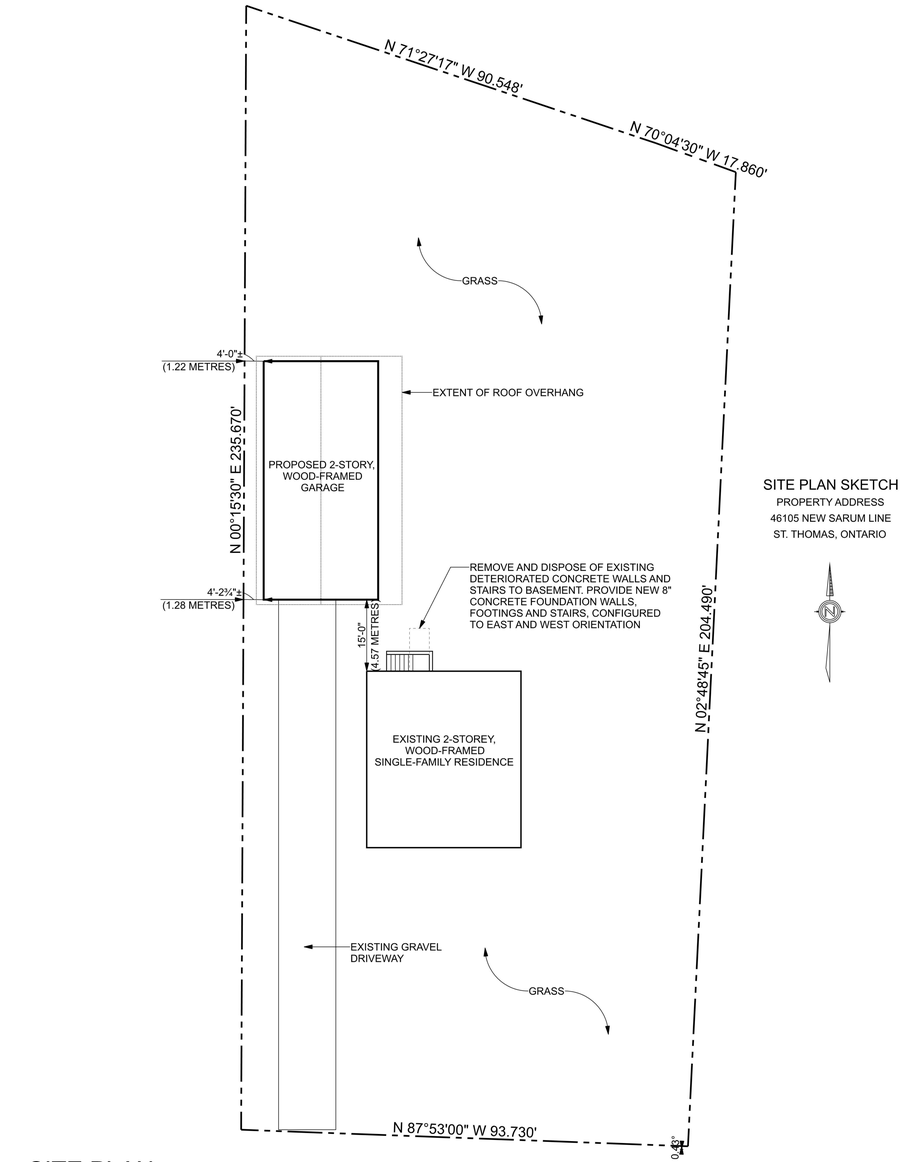
SOUTHEAST VIEW



NORTHEAST VIEW

NORTHWEST VIEW



SITE PLAN
SCALE: 1" = 15'-0"

SITE PLAN SKETCH
PROPERTY ADDRESS
46105 NEW SARUM LINE
ST. THOMAS, ONTARIO

PROPOSED GARAGE

BILL BACON

46105 NEW SARUM LINE, ST. THOMAS, ONTARIO

S1.0

GENERAL

1. ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE (OBC-2012), AND THE NATIONAL BUILDING CODE OF CANADA 2010 (NBC-2010).
2. DO NOT SCALE THE DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL SITE CONDITIONS AND MEASUREMENTS AND REPORT
4. ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS IMMEDIATELY TO THE OWNER, WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE JOB BEFORE PROCEEDING WITH THE WORK.
5. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
6. FINISHES AND MATERIAL SELECTION WILL BE BY OWNER UNLESS NOTED HEREIN.
7. PAINT WALLS CORNER TO CORNER DO NOT SPOT TOUCH-UP.
8. PROVIDE 1/2" GYPSUM BOARD ON ALL VERTICAL SURFACES, UNLESS NOTED OTHERWISE. CONFIRM FINAL FINISH WITH OWNER.
9. PROVIDE WINDOWS WITH A MINIMUM U-VALUE OF 0.28.
10. ELECTRICAL NOTE: CONFIRM LOCATION, QUANTITY AND TYPE OF ELECTRICAL OUTLETS, LIGHTING AND SWITCHES w/ OWNER AND INSTALL PER ELECTRICAL SAFETY AUTHORITY (ESA) REQUIREMENTS.
11. ELECTRICAL NOTE: PROVIDE INTEGRATED SMOKE AND CO^2 ALARMS, AS REQUIRED BY THE ONTARIO BUILDING CODE.

EXCAVATION AND BACKFILL

1. REMOVE ALL TOPSOIL AND DELETERIOUS MATERIALS FROM BELOW FOOTINGS.
2. USE ONLY GRANULAR 'B' COMPACTED FILL TO RAISE GRADE UNDER FLOOR SLABS. COMPACT FILL IN 8" LIFTS MAXIMUM TO 98% SPD TO WITHIN 6" OF THE UNDERSIDE OF THE FLOOR.
3. COMPACT THE TOP 6" WITH GRANULAR 'A' TO 100% SPD.
4. THE CONTRACTOR IS TO PROVIDE POSITIVE SLOPE AWAY FROM THE BUILDING AT MINIMUM 2%.
5. ALL EXTERIOR FOOTINGS TO HAVE A MINIMUM 48" OF FROST PROTECTION UNLESS OTHERWISE NOTED ON THE DRAWINGS. INTERIOR FOOTINGS TO BE SITUATED AS PER DRAWINGS.
6. EXCAVATE FOOTINGS TO SOUND SUBGRADE CAPABLE OF SUPPORTING 1500 PSF BEARING.
7. PROTECT EXCAVATIONS FROM FROST PENETRATION. DO NOT PLACE FOOTINGS ON FROZEN SOIL. REMOVE ANY FROZEN MATERIAL BEFORE COMMENCING FURTHER.
8. SHOULD ANY SOURCE OF WATER BE ENCOUNTERED DURING OR AFTER EXCAVATION, PROVIDE DEWATERING FACILITIES TO REMOVE AND MAINTAIN WATER LEVELS BELOW THE FOOTING ELEVATION AND PLACE A MINIMUM 3" THICK LAYER OF LEAN CONCRETE UNDER THE FOOTINGS.
9. BACKFILLING AGAINST FOUNDATION WALLS IS TO BE PERFORMED ON BOTH SIDES OF THE WALL SIMULTANEOUSLY WITH A MAXIMUM UNBALANCED HEIGHT OF 24" UNLESS OTHERWISE NOTED ON THE DRAWINGS.

CONCRETE

1. ALL CONCRETE WORK SHALL COMPLY WITH CSA-A23.1, CAN3-A23.2, AND CAN3-A23.3.
2. THE CEMENT SHALL BE TYPE 10.
3. THE MAXIMUM AGGREGATE SIZE SHALL BE 3/4" UNLESS OTHERWISE NOTED BELOW.
4. CONCRETE TESTING SHALL BE PERFORMED BY A CSA APPROVED TESTING LABORATORY. FREQUENCY OF TESTING SHALL CONFORM TO CSA A23.1.
5. THE ULTIMATE 28 DAY COMPRESSIVE STRENGTH F'C SHALL BE NOT LESS THAN:
   .1 PIERS, FOOTINGS AND FOUNDATIONS NOT EXPOSED TO CHLORIDES - 20 MPA CLASS OF EXPOSURE F-1, 5-8% AIR-ENTRAINMENT MAXIMUM W/C RATIO 0.50.
   .2 GARAGE AND ENTRY PORCH SLAB ON GRADE: 32 MPa, 5-8% AIR ENTRAINMENT, MAXIMUM W/C RATION OF 0.50.
6. CONCRETE SLUMP SHALL BE LIMITED TO:
   .1 1" TO 3" FOR PIERS AND FOOTINGS.
7. MINIMUM COVER ON REINFORCING BARS UNLESS NOTED ON THE DRAWINGS SHALL BE:
   .1 1 1/2" FOR PIERS AND FOOTINGS EXPOSED TO FREEZE/THAW CYCLES NOT EXPOSED TO CHLORIDES.
8. RUB ALL EXPOSED SURFACES.
9. CHAIRS, BOLSTERS, BAR SUPPORTS AND SPACERS SHALL CONFORM TO CSA A23.1-09
10. PROVIDE NECESSARY PROTECTION TO PREVENT CONCRETE FROM FREEZING DURING CURING. IN A CLOSED AREA, ANY HEATERS USED SHALL HAVE PROPER VENTILATION TO EXHAUST COMBUSTION GASES.
11. CONCRETE ADMIXTURES TO BE ADDED ONLY ON THE RECOMMENDATION OF CONCRETE SUPPLIER TO SATISFY MINIMUM CONCRETE STRENGTH REQUIREMENTS.
12. CONCRETE TO BE WATER-CURED FOR THE FIRST 3 DAYS.
13. REINFORCING STEEL TO BE DEFORMED BAR WITH A MINIMUM YIELD STRENGTH OF 400 MPA.
14. REINFORCING STEEL BARS SHALL BE BENT IN ACCORDANCE WITH THE LATEST VERSION OF THE REINFORCING STEEL MANUAL OF STANDARD PRACTICE FROM THE REINFORCING STEEL INSTITUTE OF ONTARIO.
15. REINFORCING BARS SHALL NOT BE WELDED ON SITE.
16. COLD WEATHER AND HOT WEATHER CONCRETING SHALL CONFORM TO CSA A23.1-09. UNDER NO CIRCUMSTANCES SHALL A CHLORIDE BASED ACCELERATOR BE USED.

WOOD

1. ALL LUMBER UNLESS NOTED IS TO BE No. 1 OR 2 SPF.
2. ALL COLUMNS TO BE No. 1 SPF.
3. ALL WOOD EXPOSED TO SOIL, CONCRETE OR NOTED ON THE DRAWINGS IS TO BE PRESSURE TREATED. CUT ENDS TO HAVE APPROVED TREATMENT PAINT APPLIED.
4. ALL FRAMING LUMBER SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD GRADING RULES FOR CANADIAN LUMBER OF NATIONAL LUMBER GRADES AUTHORITY (NLGA).
5. ALL PRE-ENGINEERED ROOF TRUSSES TO BE DESIGNED FOR THE LOADS INDICATED. PROVIDE BRIDGING AND BRACING AS PER FINAL SUBMITTED SHOP DRAWINGS.
6. PROVIDE UPLIFT CLIPS OR APPROVED ANCHORAGE DEVICES AT THE SUPPORTING WALLS AND BEAMS OF ALL TRUSSES, RAFTERS, ETC THAT HAVE UPLIFT REACTIONS.
7. FRAMED WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER x 8" EMBEDMENT ANCHORS WITH 2" HOOK AT 4'-0" c/c MAXIMUM. ANCHOR BOLTS TO ASTM A307-00.

GENERAL NOTES

SB-12 COMPLIANCE PACKAGE - ZONE 1 - A4	
COMPONENT	THERMAL VALUES
CEILING WITH ATTIC SPACE	R50
CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R35
WALLS ABOVE GRADE	R19 + R5 ci
BASEMENT WALLS (6)	-
BELOW GRADE SLAB > 600mm BELOW GRADE	-
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	R10
EDGE OF BELOW GRADE SLAB ≤ 600mm	R10
WINDOWS AND SLIDING GLASS DOORS	Max. U - 0.28
SKYLIGHTS	Max. U - 0.49
SPACE HEATING EQUIPMENT	Min. AFUE - 94%
HRV	Min. SRE - 70%
DOMESTIC WATER HEATER	Min. EF - 0.8
FORMS PART OF OBC TABLE 3.1.1.2.A (IP)	

ZONE 1 - ENERGY COMPLIANCE PACKAGE

BEAM/LINTEL SCHEDULE

MARK	WALL SIZE	MAX. CLR. OPENING	ARRANGEMENT	MATERIAL	COMMENTS
L1	2 x 6 STUD	4'-8"		2-PLY 2x8 SPF No. 2	SUPPORTING ROOF, CEILING AND 1 STOREY
L2	2 x 6 STUD	6'-2"		2-PLY 2x10 SPF No. 2	SUPPORTING ROOF, CEILING AND 1 STOREY
L3	2 x 6 STUD	12'-11"		2-PLY 1¾ x 11¼ LVL	2.0E MICROLLAM® - PROVIDE MIN 4½" WIDE BEARING POINT AT EACH END (TYP.)
BM1	2 x 6 STUD	19'-4"		2-PLY 1¾ x 11¼ LVL	2.0E MICROLLAM® - PROVIDE MIN 4½" WIDE BEARING POINT AT EACH END (TYP.)

STRUCTURAL DATA AND LINTEL SCHEDULES

FLOOR TRUSS AND ROOF JOIST DESIGN LOADS:

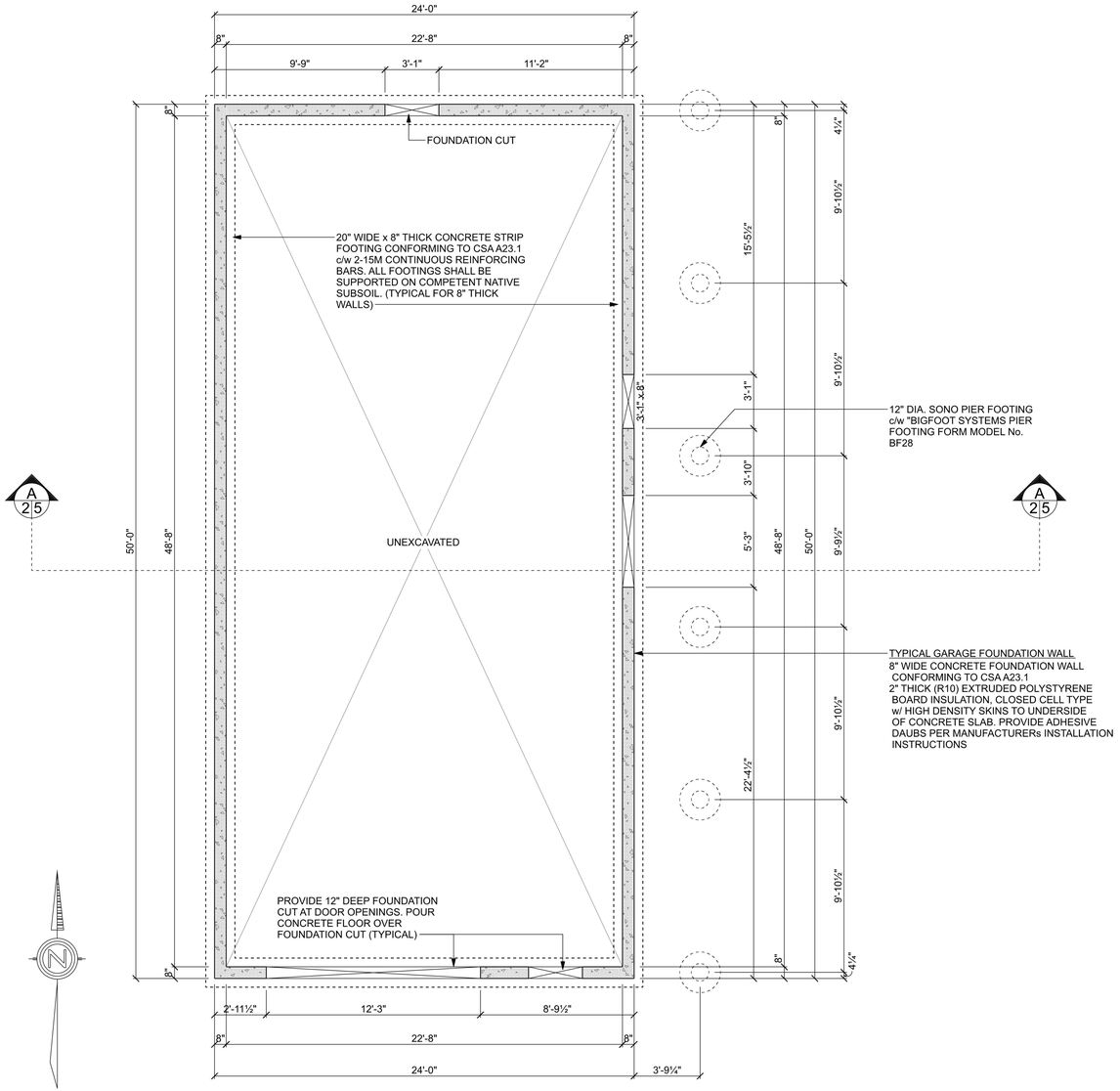
LOCATION: 46105 NEW SARUM LINE, ST. THOMAS, ONTARIO
NORMAL IMPORTANCE CATEGORY

WIND LOADS:
q(1/50) = 0.47 kPa

SNOW LOADS:
Ss = 1.4 kPa
Sr = 0.4 kPa
Cb = 0.55

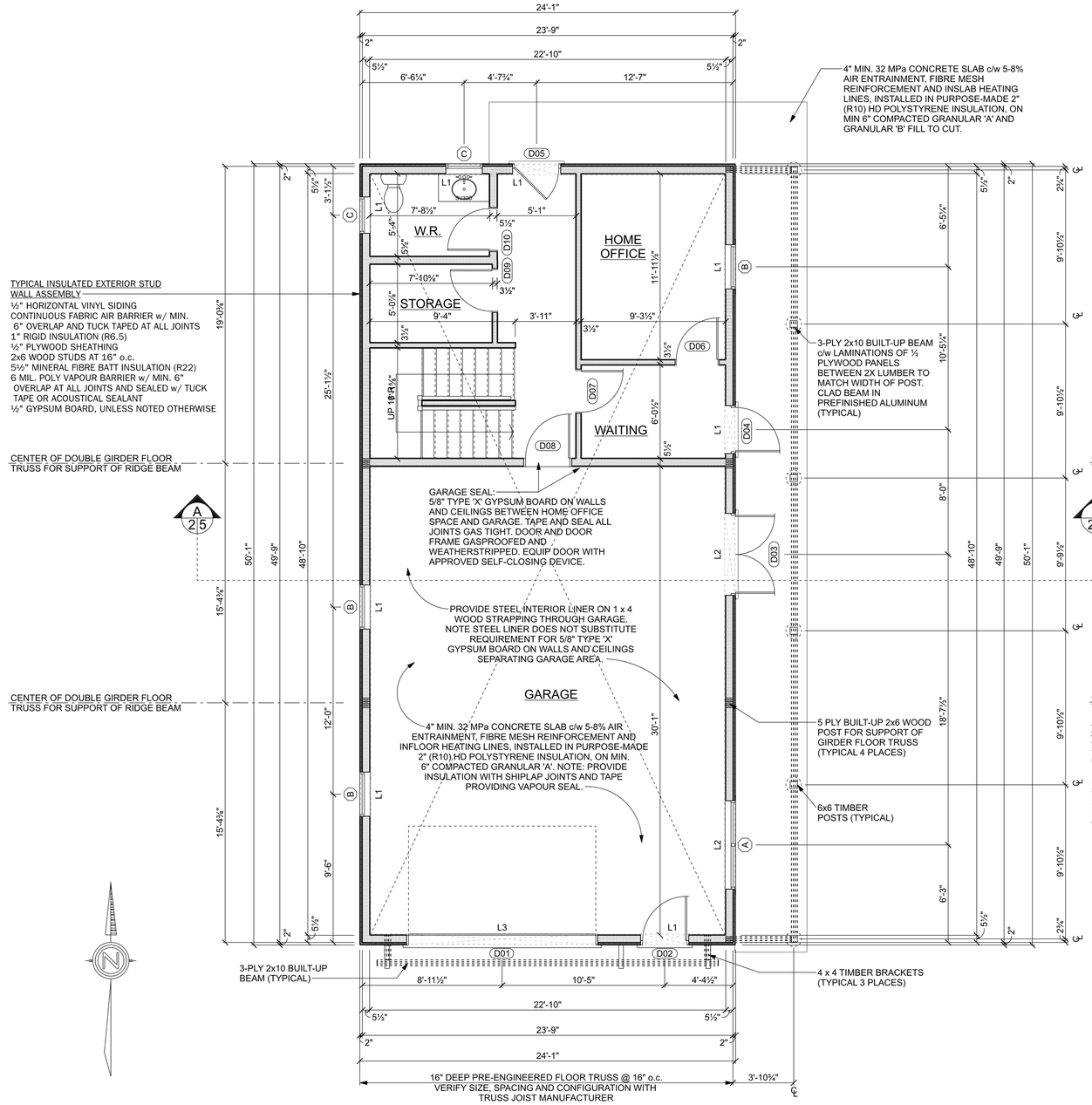
FACTORED SNOW LOAD:
S = (Cb)(Ss)+Sr
S = (0.55)(1.4)+0.4
S = 1.17 kPa ~ 1.5 kPa

DRIFT LOADING TO BE DETERMINED BY TRUSS MANUFACTURER. ASSUMED MINIMUM SOIL BEARING CAPACITY = 75 kPa.

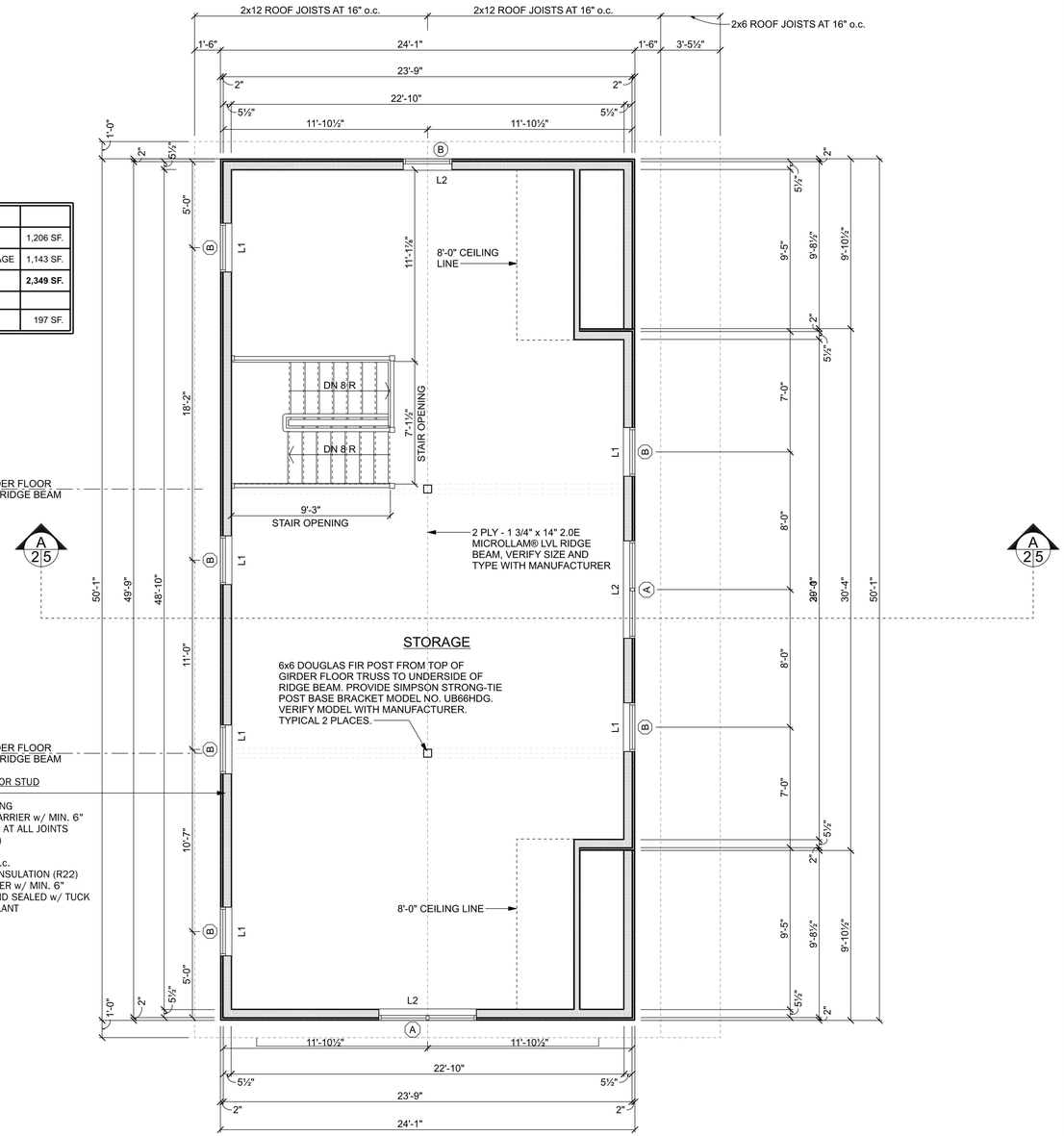


FOUNDATION PLAN

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



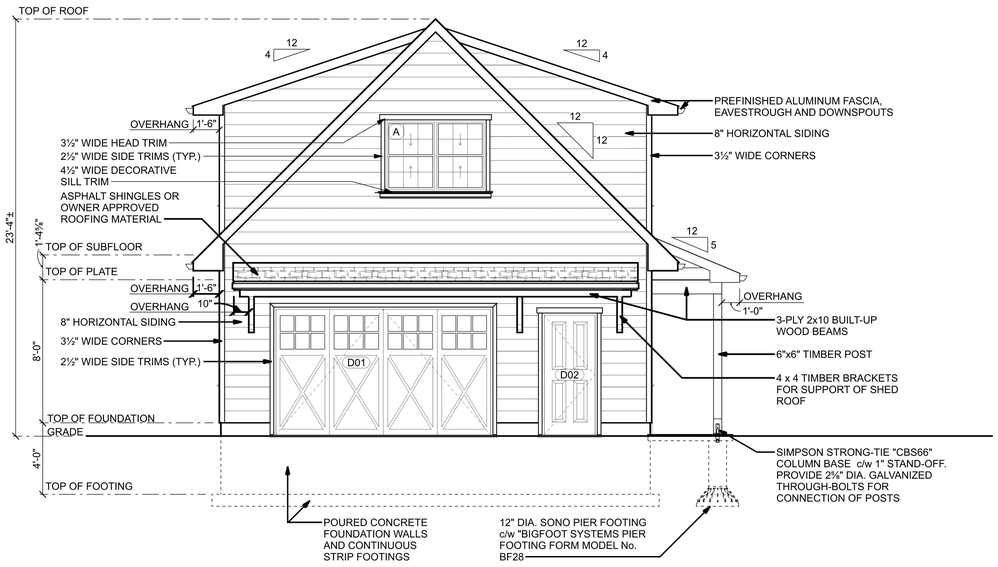
AREA CALCULATIONS	
GROUND FLOOR	1,206 SF.
SECOND FLOOR - STORAGE	1,143 SF.
GROSS BUILDING AREA	**2,349 SF.**
COVERED WALK	197 SF.



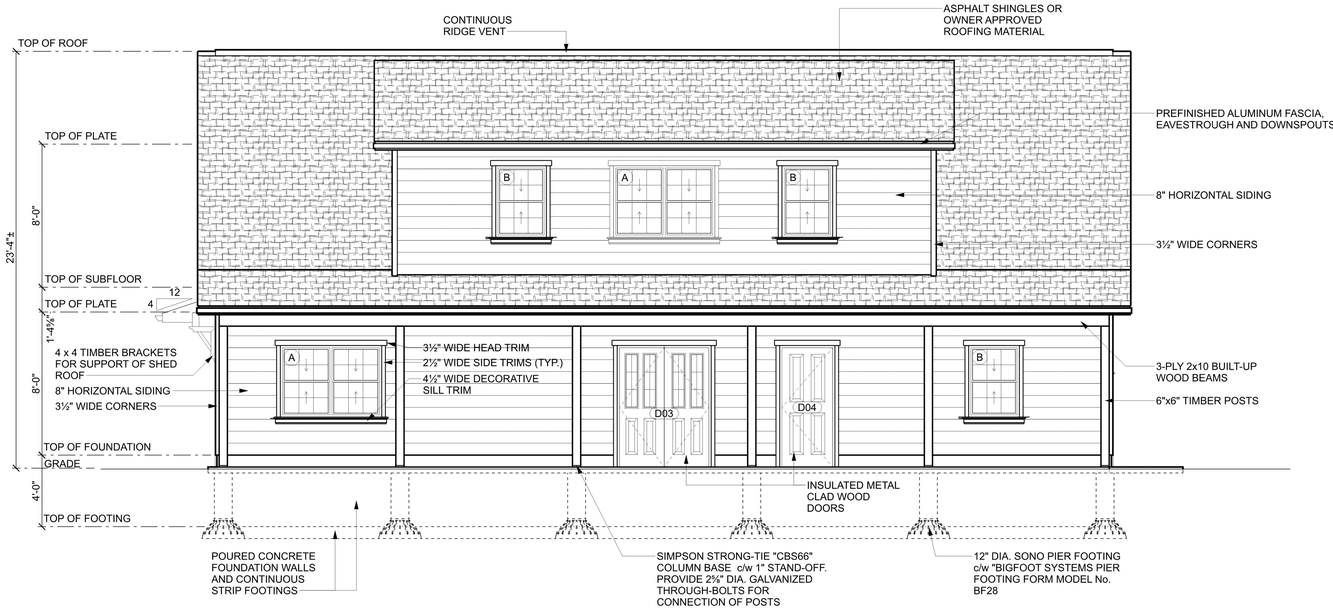
MAIN FLOOR
SCALE: 1/4" = 1'-0"

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

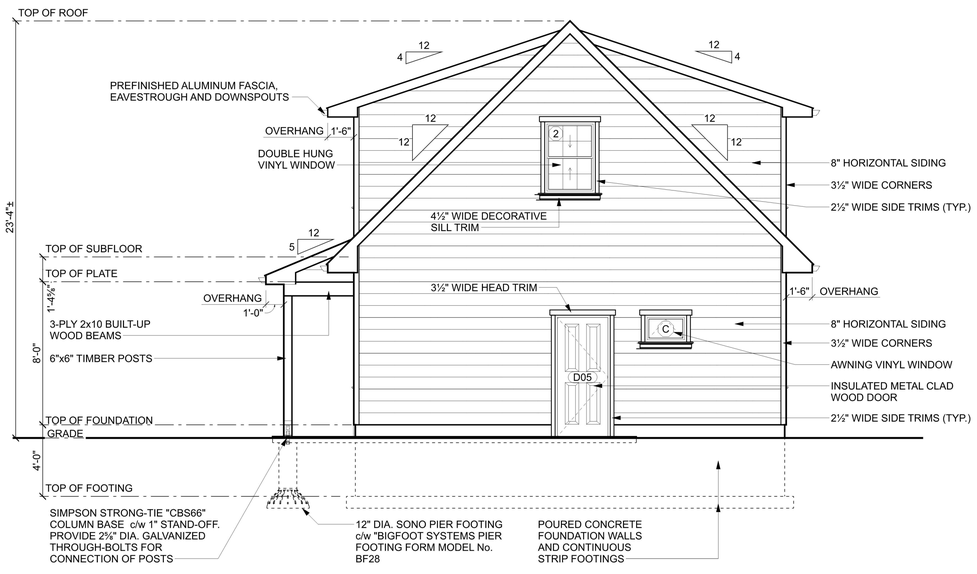
A1.1



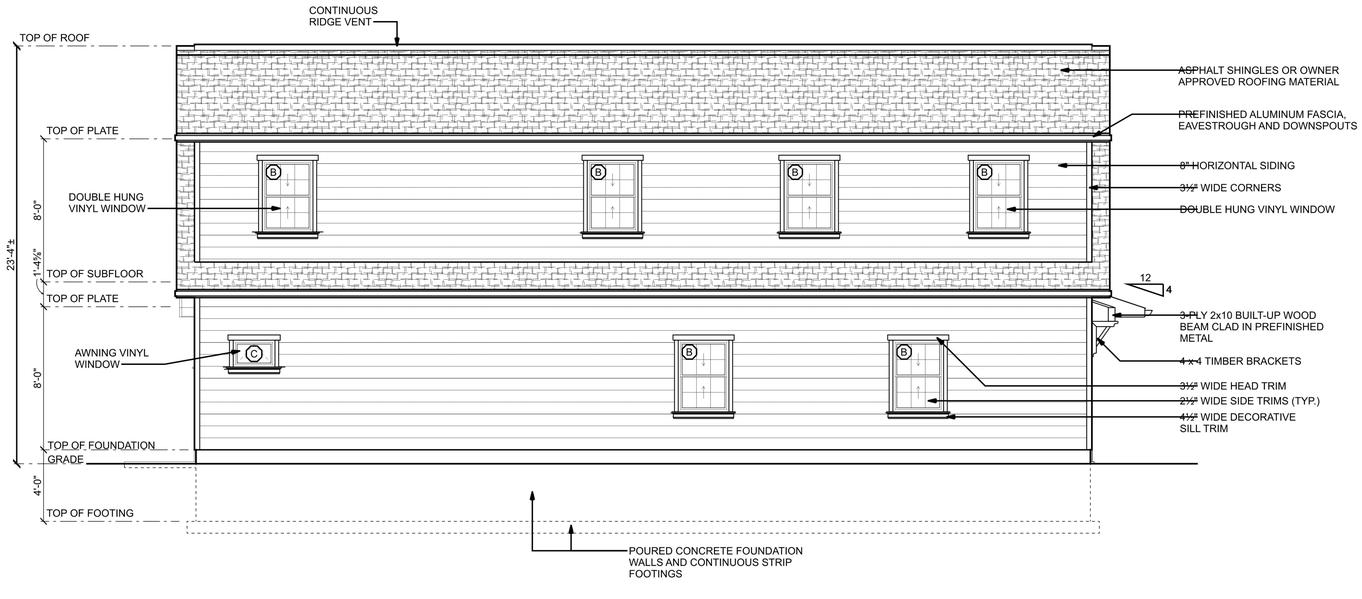
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

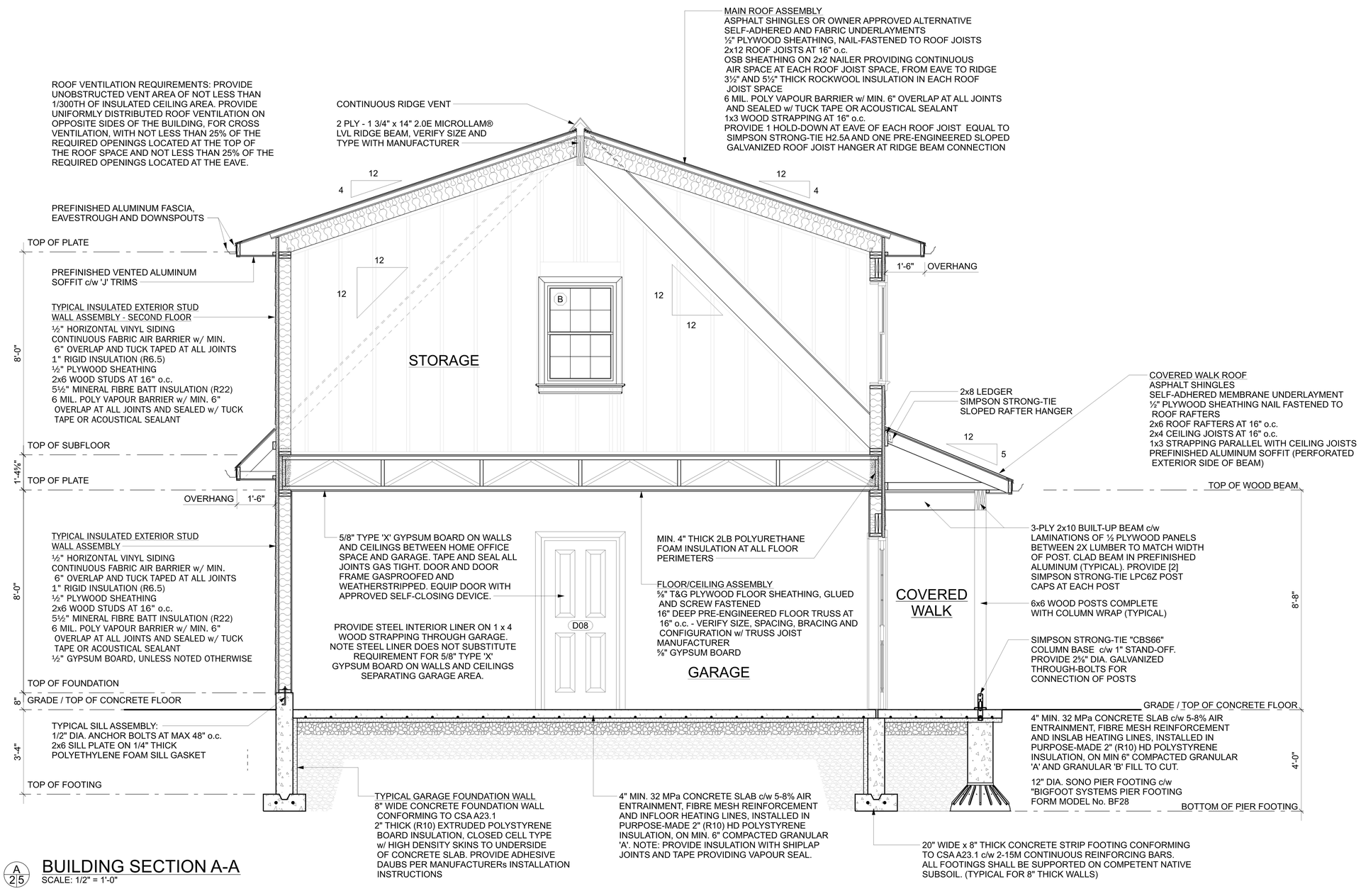


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

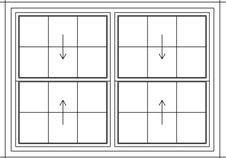
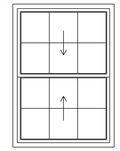
A2.0



A/25 BUILDING SECTION A-A
SCALE: 1/2" = 1'-0"

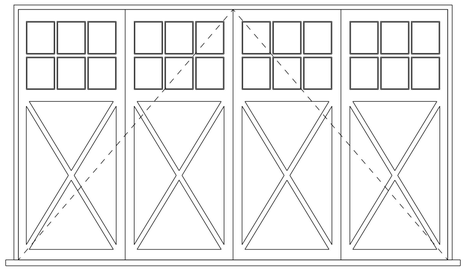
A3.0

WINDOW OPENING SCHEDULE

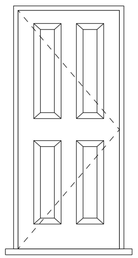
OPENING ID	TYPE	ELEVATION	COUNT	WIDTH	HEIGHT	COMMENT
A	WINDOW		3	5'-8"	4'-0"	MAX. U-VALUE: 0.28
B	WINDOW		10	2'-10"	4'-0"	MAX. U-VALUE: 0.28
C	WINDOW		2	2'-4"	1'-6"	MAX. U-VALUE: 0.28

DOOR OPENING SCHEDULE

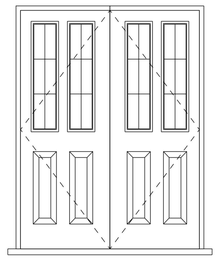
OPENING ID	STYLE / DESCRIPTION	ELEVATION	WIDTH	HEIGHT	TYPE	HINGE	REVERSED	COMMENT
D01	OVERHEAD STABLE	1	12'-0"	7'-0"	IS	U	NO	DOUBLE LIP PERIMETER WEATHER-STRIPPING
D02	EXTERIOR COLONIAL - 4 PANEL	2	2'-10"	6'-8"	IMC	R	NO	WEATHER-STRIPPING
D03	EXTERIOR COUNTRY W/ GLASS	3	5'-0"	6'-8"	IMC	LR	YES	WEATHER-STRIPPING
D04	EXTERIOR COLONIAL - 4 PANEL	2	2'-10"	6'-8"	IMC	L	YES	WEATHER-STRIPPING
D05	EXTERIOR COLONIAL - 4 PANEL	2	2'-10"	6'-8"	IMC	R	NO	WEATHER-STRIPPING
D06	INTERIOR COLONIAL - 4 PANEL	4	2'-8"	6'-8"	SCW	R	NO	
D07	INTERIOR COLONIAL - 4 PANEL	4	2'-8"	6'-8"	SCW	L	NO	
D08	EXTERIOR COLONIAL - 4 PANEL	2	2'-10"	6'-8"	IMC	L	YES	WEATHER-STRIPPING & SELF-CLOSING DEVICE
D09	INTERIOR COLONIAL - 4 PANEL	4	2'-8"	6'-8"	SCW	R	NO	
D10	INTERIOR COLONIAL - 4 PANEL	4	2'-8"	6'-8"	SCW	L	NO	



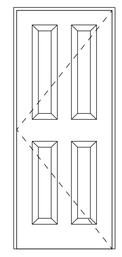
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

OPENING SCHEDULES AND ELEVATIONS

A4.0