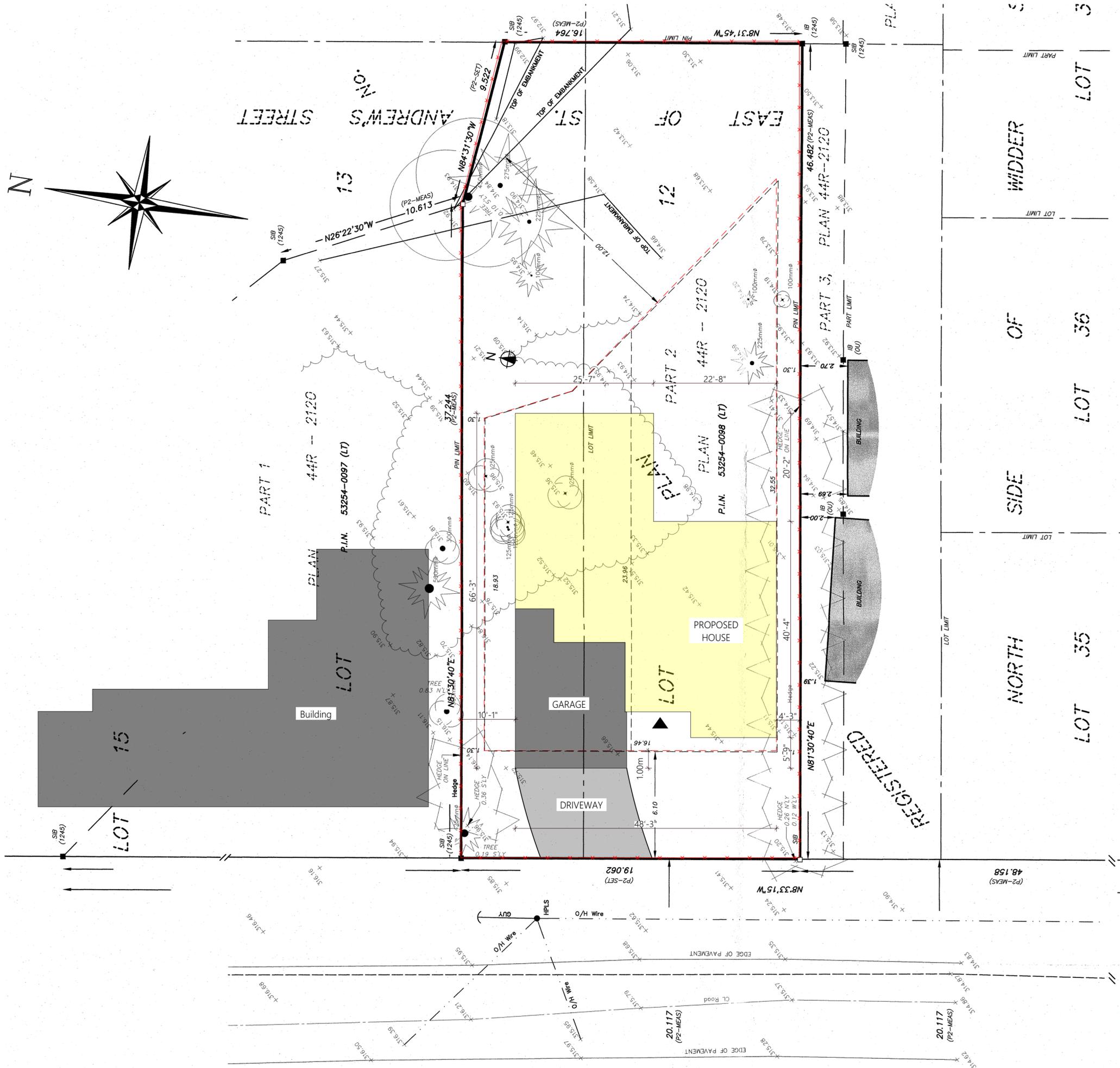
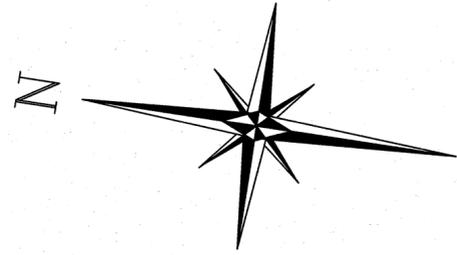




12 ST. ANDREW'S ST.  
ST. MARYS, ONTARIO  
ONE-STOREY SINGLE DETACHED



ST. ANDREW'S STREET  
 (20.117 WIDE)  
 P.L.N. 53254-0157 (LT)

**GENERAL NOTES**

- DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS SHOWN. THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY ALL DIMENSIONS ON THE JOB.
- ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN. 6" BEARING @ ENDS, TYP. REQUIRED BEARING.
- ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED BEARING.
- ALL ELECTRICAL WORK TO BE COMPLETED AS PER O.B.C. 9.4.
- GARAGE FOUNDATION WALLS TO BE FOUNDED MIN. 4'-0" BELOW FINISHED GRADE TO ENSURE FROST COVER TYP.
- PROVIDE TWO COATS OF ASPHALT DAMPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.
- PROVIDE APPROVED DRAINAGE LAYER TO FOUNDATION WALLS BELOW GRADE.
- ENSURE MIN. 6" HEADROOM CLEARANCE BELOW DUCTS / BULKHEADS / BEAMS.
- PROVIDE VENTING TO EXTERIOR FOR ALL BATHROOMS & BIRERS. GAS FIREPLACES AND RANGE HOODS ARE TO BE VENTED TO EXTERIOR W/ NON-COMBUSTIBLE AND CORROSION RESISTANT DUCTWORK.
- SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND IN EACH BEDROOM. THEY SHALL BE INTERCONNECTED AND HAVE A VISUAL SIGNALING COMPONENT. INTERCONNECT CARBON MONOXIDE DETECTORS ON BEDROOM FLOORS.
- PROVIDE SOLID BLOCKING IN BATHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION.
- NONLOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS.
- 5/8" THICK SHEATHING GLUED & SCREWED UNLESS OTHERWISE NOTED.
- INTERIOR DOORS TO BE UNDERCUT 3/4" FOR ROOMS WITHOUT A RETURN AIR.

**360 SMART DESIGN**

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE

COMPANY BCIN # 13325

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

NAME: Razvan Dumitru  
 BCIN: 110057

SIGNATURE: \_\_\_\_\_

REVISIONS

No.	Revision	Date

**360 SMART DESIGN**

12 Sunset Blvd.  
 Cambridge, On N1S 1A7  
 519-807-7778  
 contact@360smartdesign.com

PROJECT  
 12 ST. ANDREW'S ST.  
 ST. MARYS, ONTARIO  
 ONE-STORY  
 SINGLE DETACHED  
 STEVEN MANICOM  
 Cell: 519-495-5168  
 E-MAIL: stevenmanicom@hotmail.com

DRAWING TITLE  
**SITE PLAN**

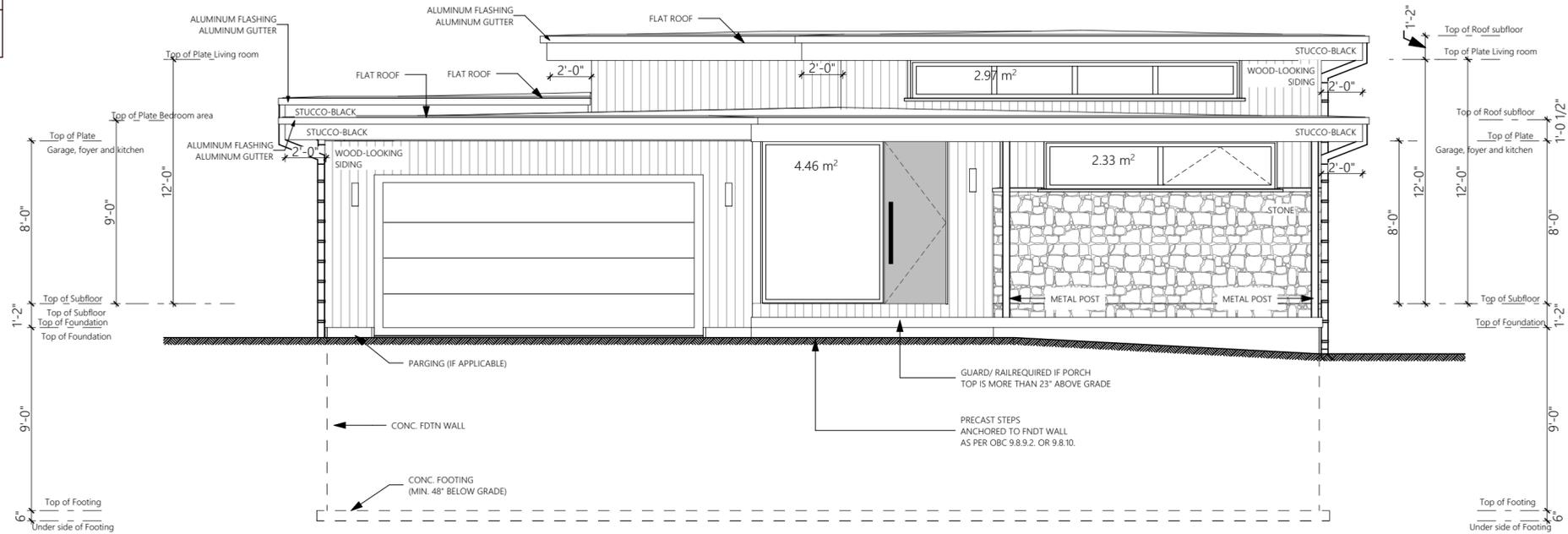
SCALE: 3/16" = 1'-0"  
 DATE: OCT - 2021  
 DRAWN BY: ED  
 SHEET: A0  
 FLOOR AREA: -

**2012 Energy Efficiency R-Values**  
As Per OBC Table 3.1.1.2.A - Package A2

Ceiling with Attic space = R60  
Ceiling without Attic space = R31  
Exposed Floor = R31  
Walls above grade = R19+5ci  
Basement walls = R12+10ci or R20 ci  
Edge of below grade slab less than 24" below grade = R10  
Heated Slab = R10  
Slab less than 24" below grade = R10 entire slab  
Simplified HRV included min 75% efficiency  
Window max "U" value 1.4 (0.25)  
Space heating equipment min AFUE 96%  
Hot water heater min EF 0.7

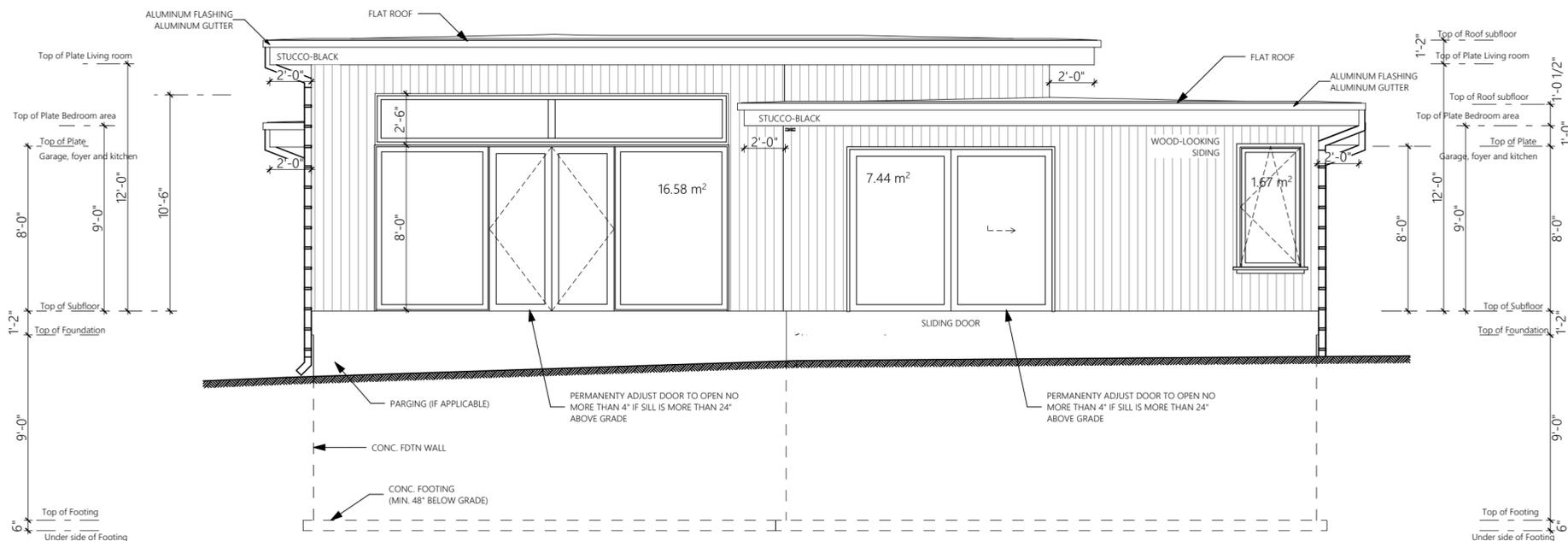
**Wall to window comparison**  
Gross wall area = 238.92 m<sup>2</sup> Gross window area = 44.4 m<sup>2</sup>  
Percentage of window in wall = 18.58 %

**FRONT -Wall to window comparison**  
Gross wall area = 58.61 m<sup>2</sup> Gross window area = 9.76 m<sup>2</sup>  
Percentage of window in wall = 16.65 %



FRONT ELEVATION - 3/16" = 1'-0"

**REAR -Wall to window comparison**  
Gross wall area = 62.16 m<sup>2</sup> Gross window area = 25.69 m<sup>2</sup>  
Percentage of window in wall = 41.32 %



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

**GENERAL NOTES**

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ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN. 6" BEARING @ ENDS, TYP.

ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED BEARING.

ALL ELECTRICAL WORK TO BE COMPLETED AS PER O.B.C. 934.

GARAGE FOUNDATION WALLS TO BE FOUNDED MIN. 4'-0" BELOW FINISHED GRADE TO ENSURE FROST COVER, TYP.

PROVIDE TWO COATS OF ASPHALT DAMPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.

PROVIDE APPROVED DRAINAGE LAYER TO FOUNDATION WALLS BELOW GRADE.

ENSURE MIN. 6'-6" HEADROOM CLEARANCE BELOW DUCTS / BULKHEADS / BEAMS.

PROVIDE VENTING TO EXTERIOR FOR ALL BATHROOMS & BERTHS. GAS FIREPLACES AND RANGE HOODS ARE TO BE VENTED TO EXTERIOR W/ NON-COMBUSTIBLE AND CORROSION RESISTANT DUCTWORK.

SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND IN EACH BEDROOM. THEY SHALL BE INTERCONNECTED AND HAVE A VISUAL SIGNALING COMPONENT. INTERCONNECT CARBON MONOXIDE DETECTORS ON BEDROOM FLOORS.

PROVIDE SOLID BLOCKING IN BATHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION.

NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS.

5/8" THICK SHEATHING GLUED & SCREWED UNLESS OTHERWISE NOTED.

INTERIOR DOORS TO BE UNDER 3/4" FOR ROOMS WITHOUT A RETURN AIR.

**360 SMART DESIGN**

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE

COMPANY BCIN # 113325

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

NAME: Razvan Dumitru  
BCIN: 110057

SIGNATURE: [Signature]

REVISIONS

No.	Revision	Date

**360 SMART DESIGN**

12 Sunset Blvd.  
Cambridge, On N1S 1A7  
519-807-7778  
contact@360smartdesign.com

PROJECT

12 ST. ANDREW'S ST.  
ST. MARYS, ONTARIO  
ONE-STOREY  
SINGLE DETACHED  
STEVEN MANICOM  
Cell: 519-495-5168  
E-MAIL: stevenmanicom@hotmail.com

DRAWING TITLE

FRONT, REAR ELEVATION

SCALE: 3/16" = 1'-0"	DATE: OCT - 2021
DRAWN BY: ED	SHEET: A1
FLOOR AREA: 2,000 SQ. FT.	

**SPACIAL SEPARATION  
GLAZING CALCULATION (MAX).**

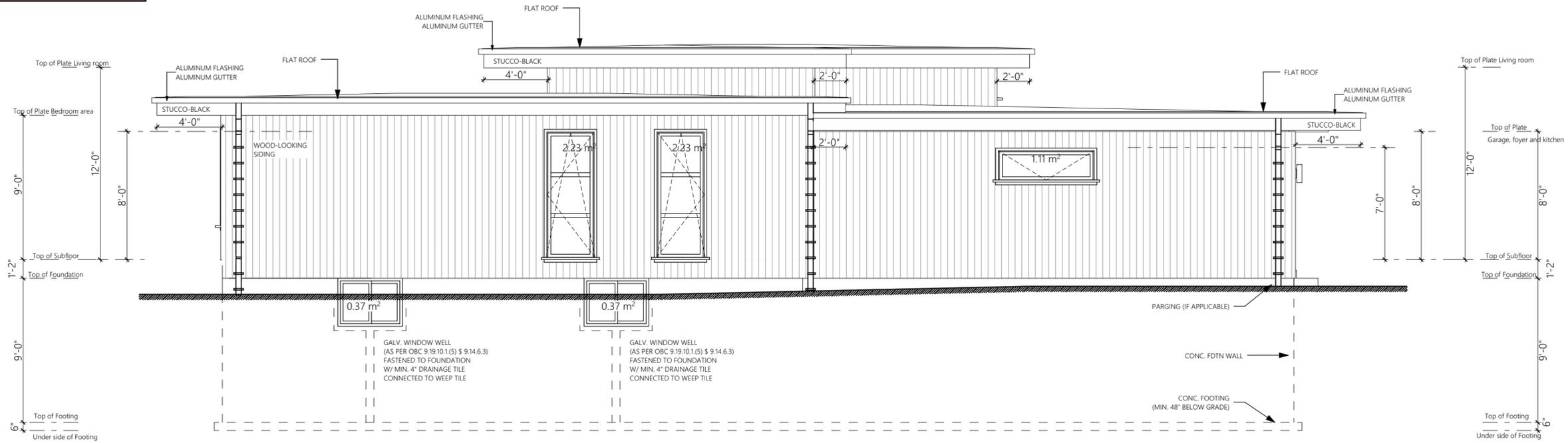
**LEFT SIDE BLD'G FACE**  
TOTAL EBF  
PORTION #1 = 46.8 m2

LIMITING DIS. INDIVIDUAL EBF  
PORTION #1 = 3 m

TOTAL EBF - % OF UPO  
PORTION #1 = 46.8 m2 @ 3 m = 18%

% OF UPO EACH INDIVIDUAL EBF  
PORTION #1 = 46.8 m2 x 18% = 8.42 m2

**LEFT - Wall to window comparison**  
Gross wall area = 46.8 m2    Gross window area = 6.31 m2  
Percentage of window in wall = 13.48 %



**LEFT ELEVATION - 3/16" = 1'-0"**

**SPACIAL SEPARATION  
GLAZING CALCULATION (MAX).**

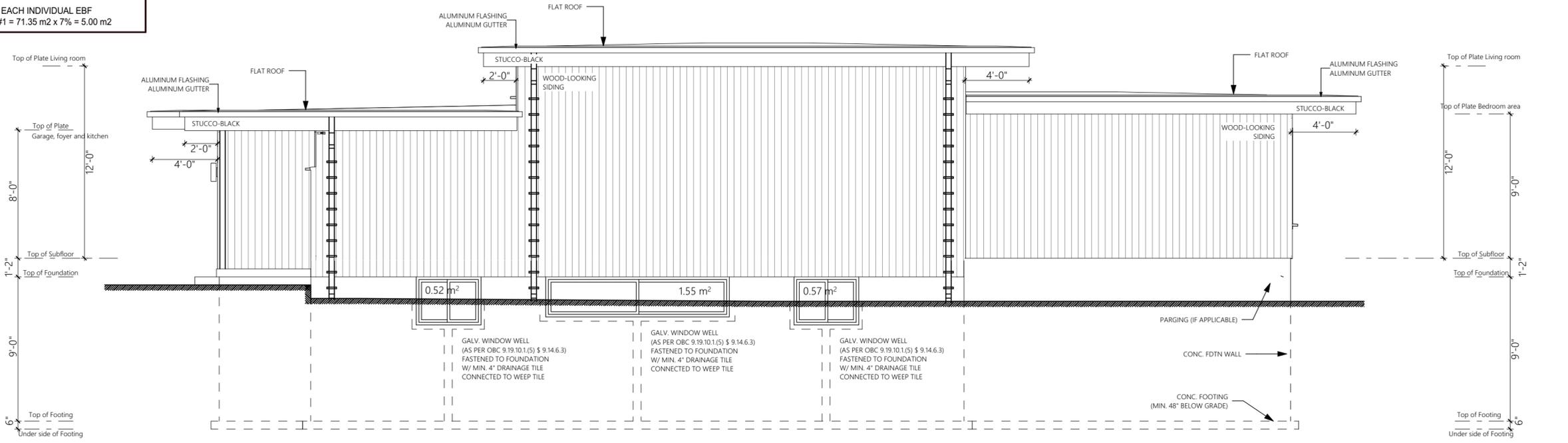
**RIGHT SIDE BLD'G FACE**  
TOTAL EBF  
PORTION #1 = 71.35 m2

LIMITING DIS. INDIVIDUAL EBF  
PORTION #1 = 1.2 m

TOTAL EBF - % OF UPO  
PORTION #1 = 71.35 m2 @ 1.2 m = 7%

% OF UPO EACH INDIVIDUAL EBF  
PORTION #1 = 71.35 m2 x 7% = 5.00 m2

**RIGHT - Wall to window comparison**  
Gross wall area = 71.35 m2    Gross window area = 2.64 m2  
Percentage of window in wall = 3.70 %



**RIGHT ELEVATION - 3/16" = 1'-0"**

**GENERAL NOTES**

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ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN. 6" BEARING @ ENDS, TYP. REQUIRED BEARING.

ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED BEARING.

ALL ELECTRICAL WORK TO BE COMPLETED AS PER O.B.C. 9.34.

GARAGE FOUNDATION WALLS TO BE FOUNDED MIN. 4'-0" BELOW FINISHED GRADE TO ENSURE FROST COVER, TYP.

PROVIDE TWO COATS OF ASPHALT DAMPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.

PROVIDE APPROVED DRAINAGE LAYER TO FOUNDATION WALLS BELOW GRADE.

ENSURE MIN. 6'-0" HEADROOM CLEARANCE BELOW DUCTS / BULKHEADS / BEAMS.

PROVIDE VENTING TO EXTERIOR FOR ALL BATHROOMS & KITCHENS. GAS FIREPLACES AND RANGE HOODS ARE TO BE VENTED TO EXTERIOR W/ NON-COMBUSTIBLE AND CORROSION RESISTANT DUCTWORK.

SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND IN EACH BEDROOM. THEY SHALL BE INTERCONNECTED AND HAVE A VISUAL SIGNALING COMPONENT. INTERCONNECT CARBON MONOXIDE DETECTORS ON BEDROOM FLOORS.

PROVIDE SOLID BLOCKING IN BATHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION.

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5/8" THICK SHEATHING GLUED & SCREWED UNLESS OTHERWISE NOTED.

INTERIOR DOORS TO BE UNDER 34" FOR ROOMS WITHOUT A RETURN AIR.

**360 SMART DESIGN**

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE

COMPANY BCIN # 113325

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

NAME: Razvan Dumitru    110057    BCIN

SIGNATURE: \_\_\_\_\_

**REVISIONS**

No.	Revision	Date

**360 SMART DESIGN**

12 Sunset Blvd.  
Cambridge, On N1S 1A7  
519-807-7778  
contact@360smartdesign.com

**PROJECT**

12 ST. ANDREW'S ST.  
ST. MARYS, ONTARIO

ONE-STORY  
SINGLE DETACHED  
STEVEN MANICOM  
Cell: 519-495-5168  
E-MAIL: stevenmanicom@hotmail.com

**DRAWING TITLE**

**LEFT,RIGHT ELEVATION**

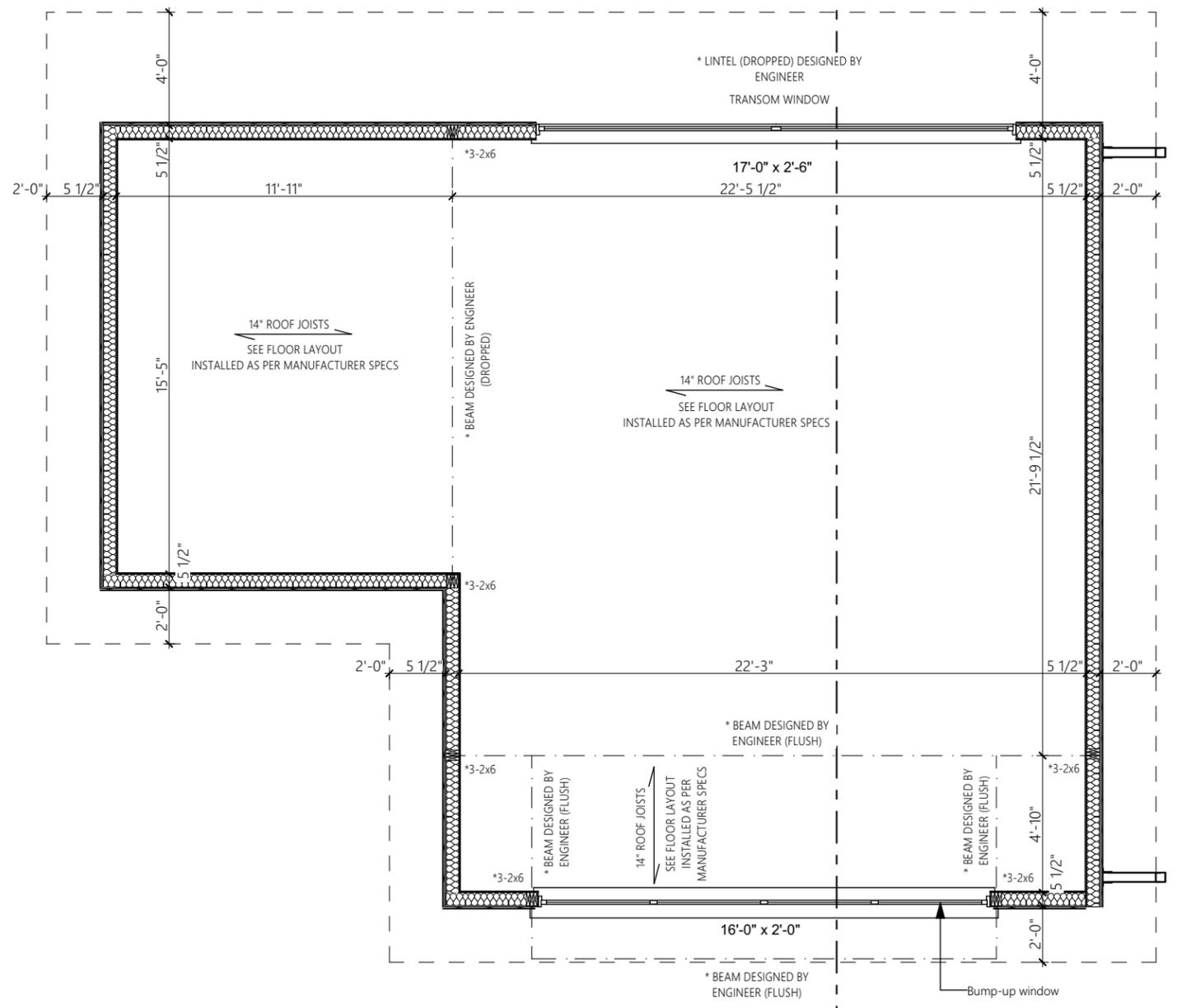
SCALE: 3/16" = 1'-0"    DATE: OCT - 2021

DRAWN BY: ED    SHEET: A2

FLOOR AREA: -







**GENERAL NOTES**

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ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED BEARING.

ALL ELECTRICAL WORK TO BE COMPLETED AS PER O.B.C. 9.34.

GARAGE FOUNDATION WALLS TO BE FOUNDED MIN. 4'-0" BELOW FINISHED GRADE TO ENSURE FROST COVER, TYP.

PROVIDE TWO COATS OF ASPHALT DAMPPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.

PROVIDE APPROVED DRAINAGE LAYER TO FOUNDATION WALLS BELOW GRADE.

ENSURE MIN. 6'-5" HEADROOM CLEARANCE BELOW DUCTS / BULKHEADS / BEAMS.

PROVIDE VENTING TO EXTERIOR FOR ALL BATHROOMS & DRYERS. GAS FIREPLACES AND RANGE HOODS ARE TO BE VENTED TO EXTERIOR w/ NON-COMBUSTIBLE AND CORROSION RESISTANT DUCTWORK.

SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND IN EACH BEDROOM. THEY SHALL BE INTERCONNECTED AND HAVE A VISUAL SIGNALLING COMPONENT. INTERCONNECT CARBON MONOXIDE DETECTORS ON BEDROOM FLOORS.

PROVIDE SOLID BLOCKING IN BATHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION.

NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS.

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COMPANY BCIN # 113325

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Razvan Dumitru 110057  
NAME BCIN

SIGNATURE

**REVISIONS**

No.	Revision	Date

**360 SMART DESIGN**

12 Sunset Blvd.  
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519-807-7778  
contact@360smartdesign.com

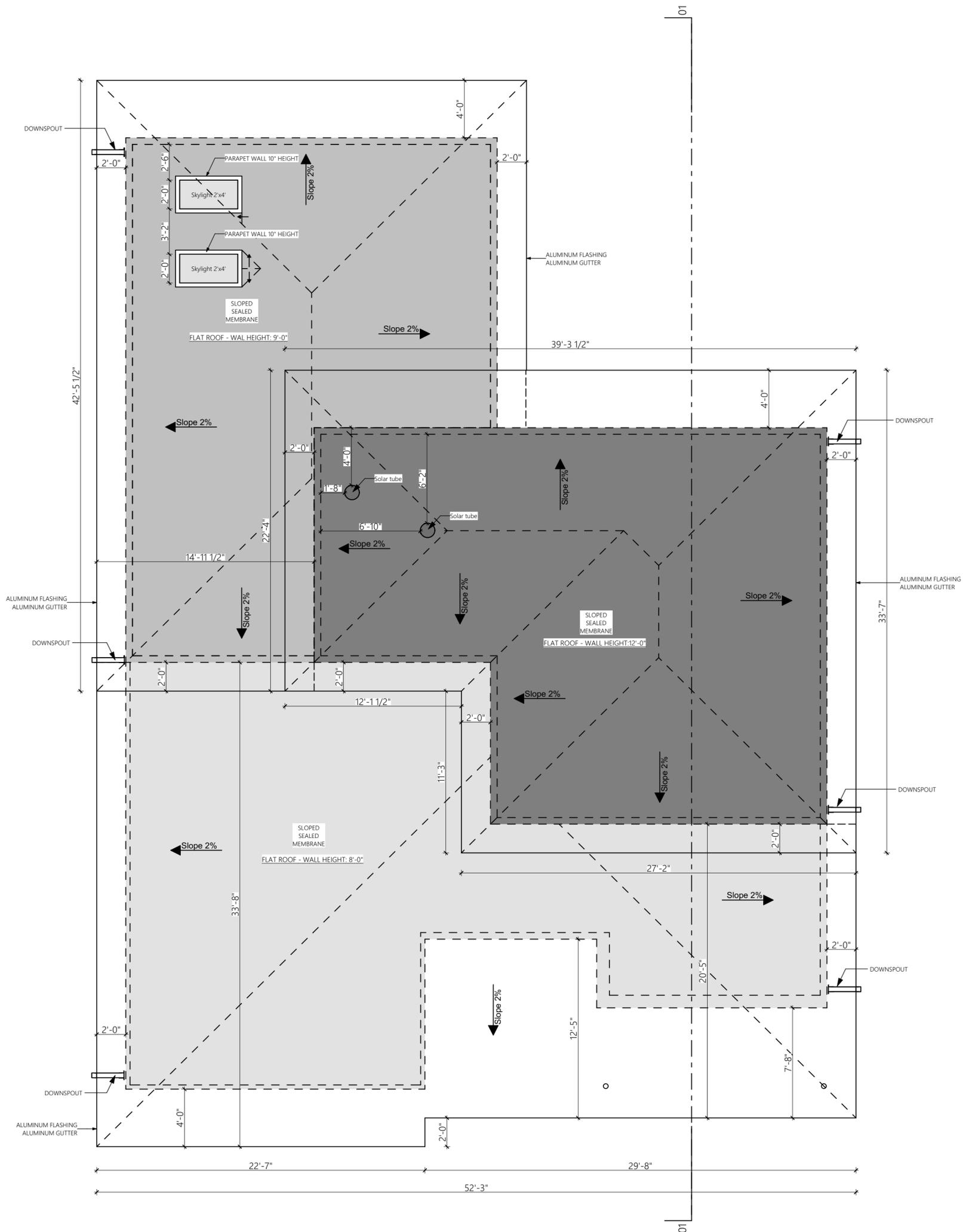
**PROJECT**

12 ST. ANDREW'S ST.  
ST. MARYS, ONTARIO  
ONE-STOREY  
SINGLE DETACHED  
STEVEN MANICOM  
Cell: 519-495-5168  
E-MAIL: stevenmanicom@hotmail.com

**DRAWING TITLE**

UPPER MAIN FLOOR PLAN

SCALE	3/16" = 1'-0"	DATE	OCT - 2021
DRAWN BY	ED	SHEET	A5
FLOOR AREA	-		



**GENERAL NOTES**

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ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED BEARING.

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GARAGE FOUNDATION WALLS TO BE FOUNDED MIN. 4'-0" BELOW FINISHED GRADE TO ENSURE FROST COVER, TYP.

PROVIDE TWO COATS OF ASPHALT DAMPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.

PROVIDE APPROVED DRAINAGE LAYER TO FOUNDATION WALLS BELOW GRADE.

ENSURE MIN. 6'-6" HEADROOM CLEARANCE BELOW DUCTS / BULKHEADS / BEAMS.

PROVIDE VENTING TO EXTERIOR FOR ALL BATHROOMS & BREEZERS. GAS FIREPLACES AND RANGE HOODS ARE TO BE VENTED TO EXTERIOR W/ NON-COMBUSTIBLE AND CORROSION RESISTANT DUCTWORK.

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PROVIDE SOLID BLOCKING IN BATHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION.

NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS.

5/8" THICK SHEATHING GLUED & SCREWED UNLESS OTHERWISE NOTED.

INTERIOR DOORS TO BE UNDERCUT 3/4" FOR ROOMS WITHOUT A RETURN AIR.

**360 SMART DESIGN**

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE

COMPANY BCIN # 113325

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NAME: Razvan Dumitru  
BCIN: 110057

SIGNATURE: [Signature]

REVISIONS

No.	Revision	Date

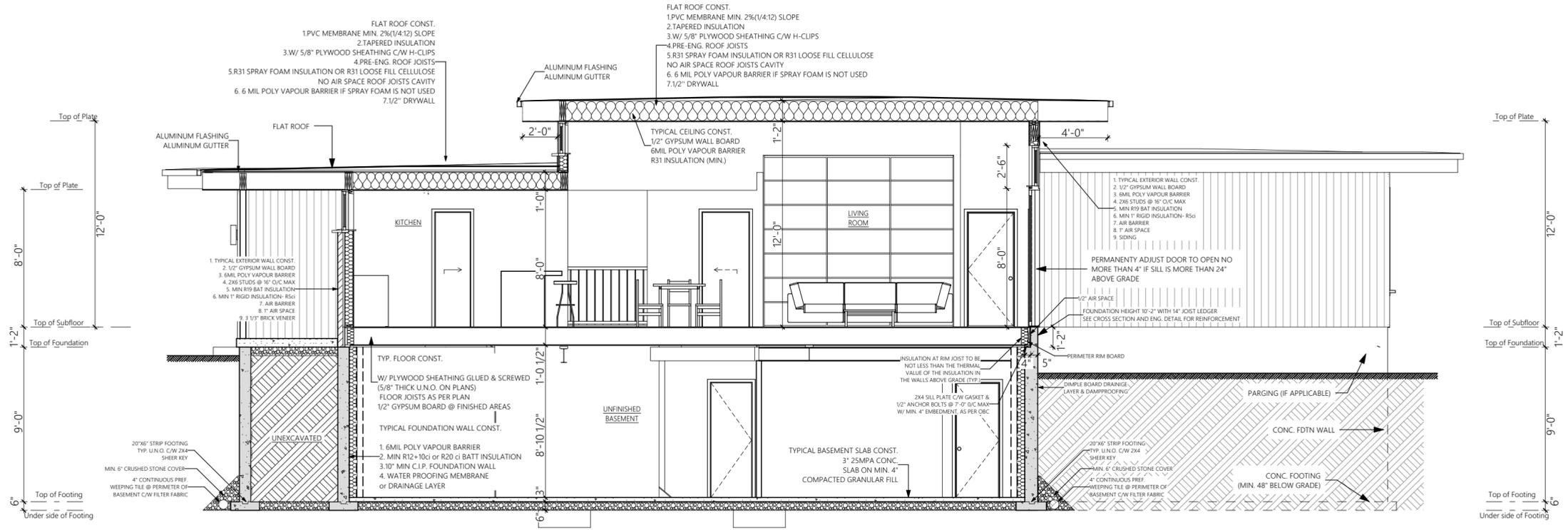
**360 SMART DESIGN**

12 Sunset Blvd.  
Cambridge, On N1S 1A7  
519-807-7778  
contact@360smartdesign.com

PROJECT  
12 ST. ANDREW'S ST.  
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ONE-STOREY  
SINGLE DETACHED  
STEVEN MANICOM  
Cell: 519-495-5168  
E-MAIL: stevenmanicom@hotmail.com

DRAWING TITLE  
**ROOF PLAN**

SCALE: 3/16" = 1'-0"  
DATE: OCT - 2021  
DRAWN BY: ED  
FLOOR AREA: -  
SHEET: A6



**GENERAL NOTES**

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS SHOWN. THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY ALL DIMENSIONS ON THE JOB.

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ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED BEARING.

ALL ELECTRICAL WORK TO BE COMPLETED AS PER O.B.C. B34.

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**360 SMART DESIGN**

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NAME: Razvan Dumitru      BCIN: 110057

SIGNATURE: *[Signature]*

REVISIONS

No.	Revision	Date

**360 SMART DESIGN**

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PROJECT

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ONE-STORY  
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DRAWING TITLE

**BUILDING SECTION 01**

SCALE: 3/16" = 1'-0"      DATE: OCT - 2021

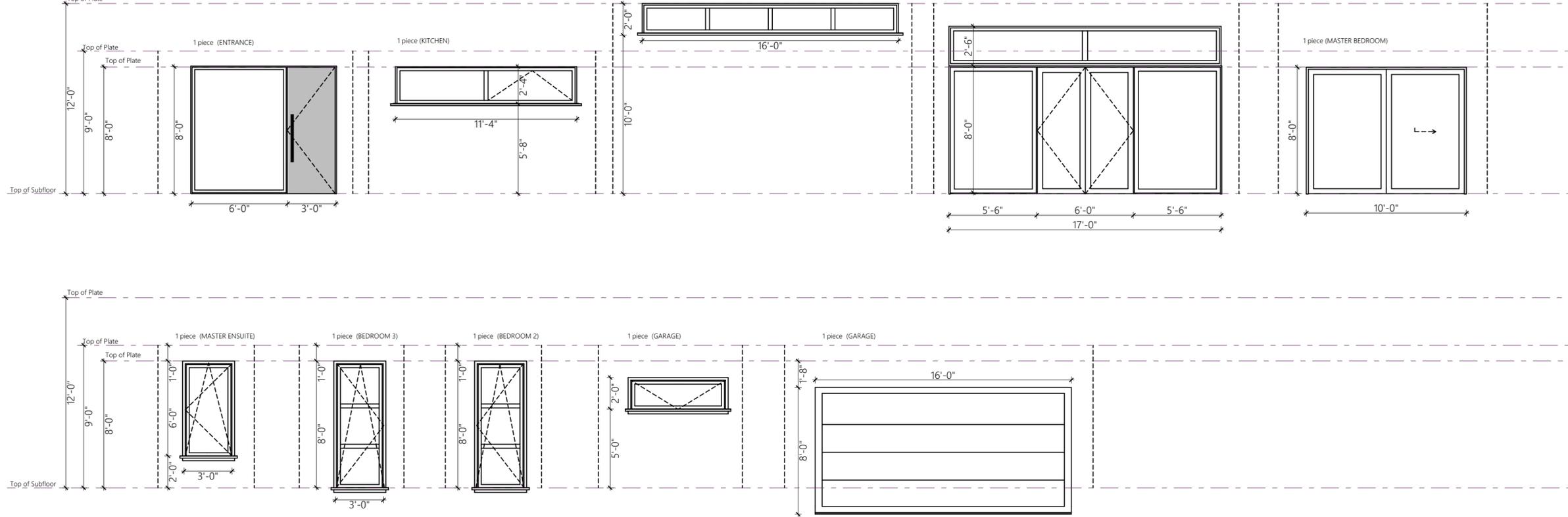
DRAWN BY: ED      SHEET: A7

FLOOR AREA: -

**Basement**



**First Floor**



**GENERAL NOTES**

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS SHOWN. THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY ALL DIMENSIONS ON THE JOB.

ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN. 6" BEARING @ ENDS, TYP.

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**360 SMART DESIGN**

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE

COMPANY BCIN # 113325

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QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE

NAME: Razvan Dumitru  
BCIN: 110057

SIGNATURE: [Signature]

**REVISIONS**

No.	Revision	Date

**360 SMART DESIGN**

12 Sunset Blvd.  
Cambridge, On N1S 1A7  
519-807-7778  
contact@360smartdesign.com

**PROJECT**

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SINGLE DETACHED  
STEVEN MANICOM  
Cell: 519-495-5168  
E-MAIL: stevenmanicom@hotmail.com

**DRAWING TITLE**

**WINDOW SCHEDULE**

SCALE: 3/16" = 1'-0"  
DATE: OCT - 2021  
DRAWN BY: ED  
FLOOR AREA: -  
SHEET: A8