

IDEAL DRAFTING LLC

Daniel Ray Ramer
103 W PLEASANT ST #1029 FUTURE OFFICE: FROSTPROOF, FL.
AVON PARK, FLORIDA
33825 USA
EMAIL: danidealdraftingllc@outlook.com
WEB: idealdrafting.com

DESIGNED & DRAWN BY:

DANIEL RAY RAMER

All construction to comply with the current Florida Building Code and local municipality bylaws.
Daniel Ray Ramer does not assume any responsibility for construction done by others that does not meet all necessary requirements, for any errors in construction or for any consequences from the construction.

CONSTRUCTOR:

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REVISIONS

NO.

DATE

PROJECT ENGINEER:

PROJECT:

CUSTOM HOME

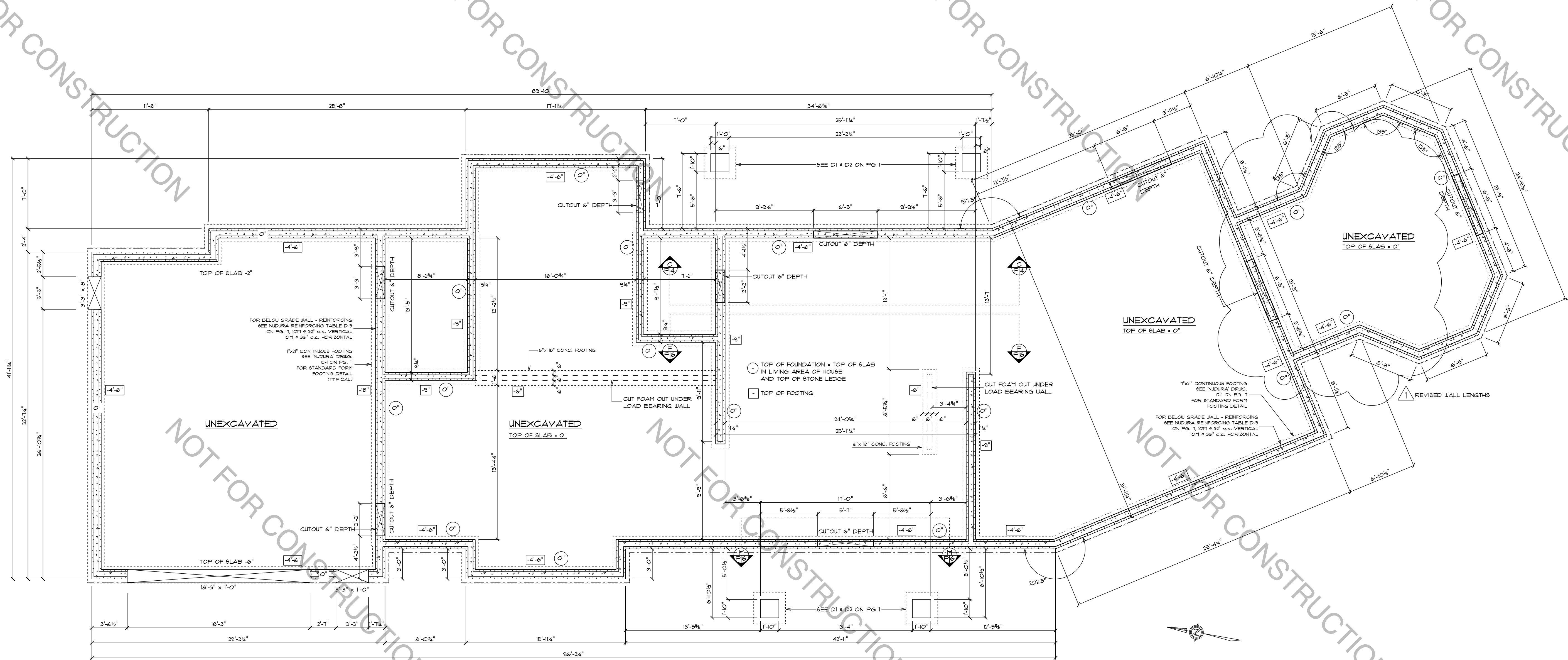
PROJECT LOCATION:

ONTARIO, CANADA

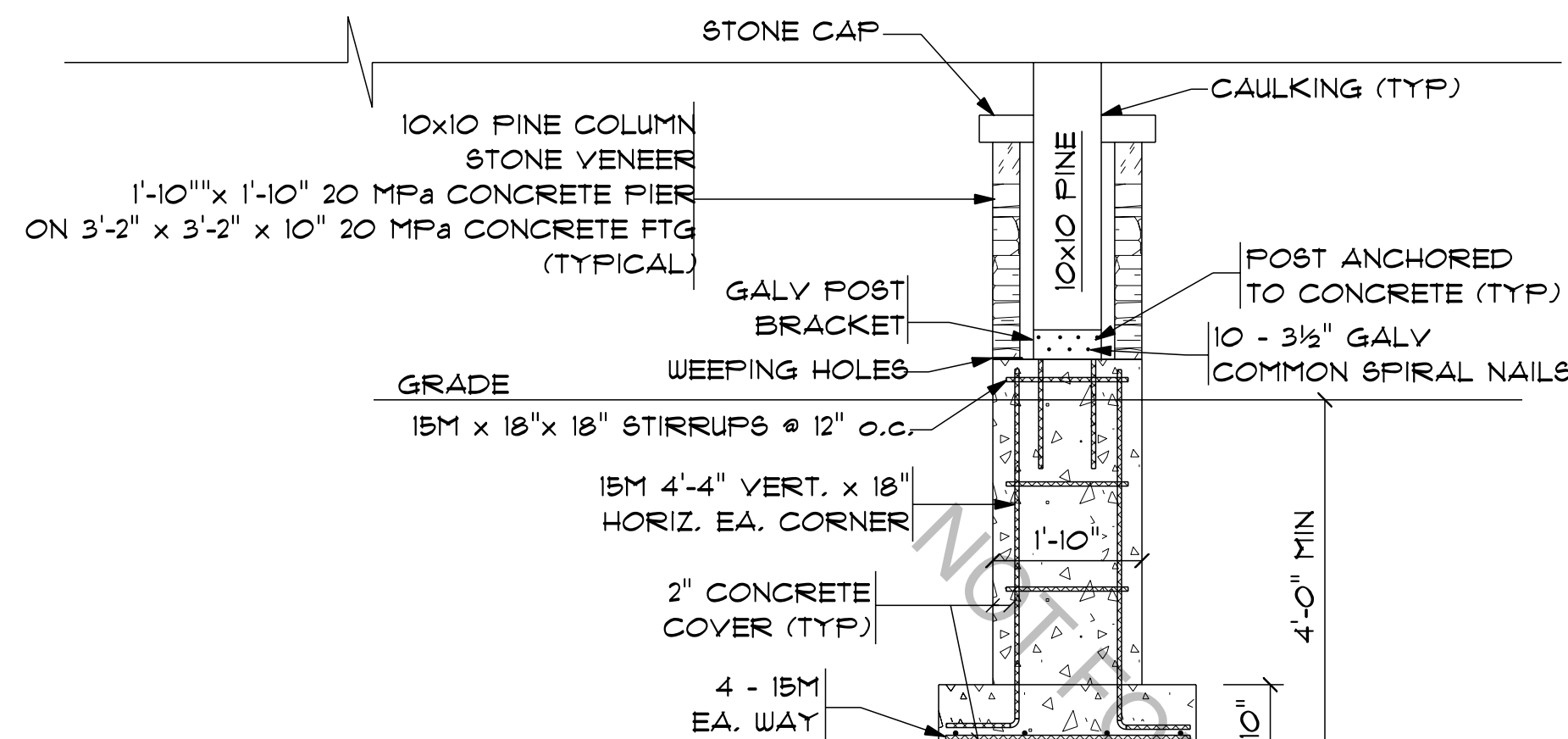
PROJECT PHONE #:

PG.

1

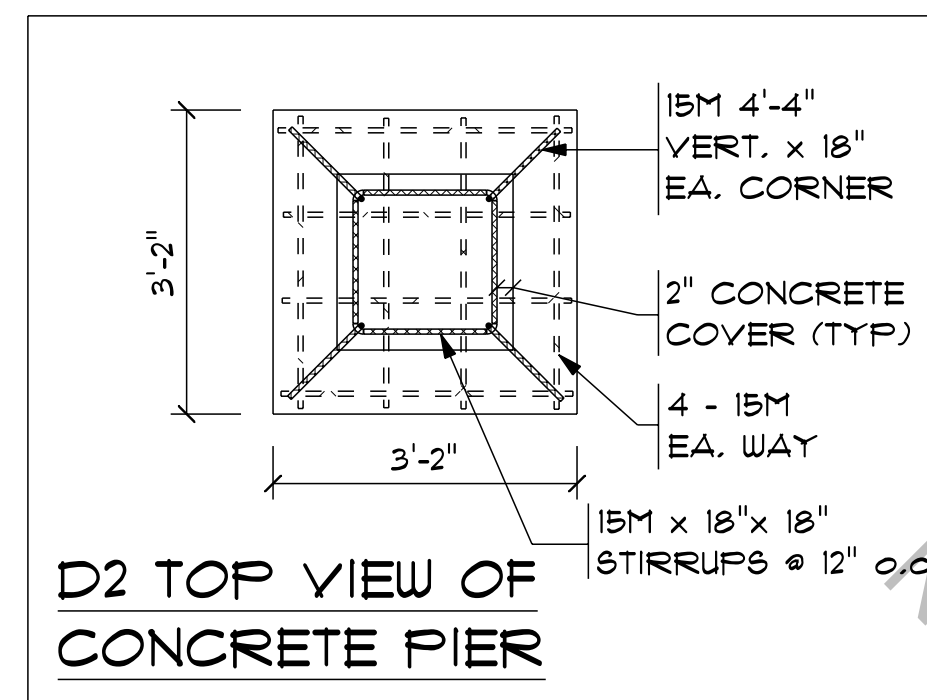


FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

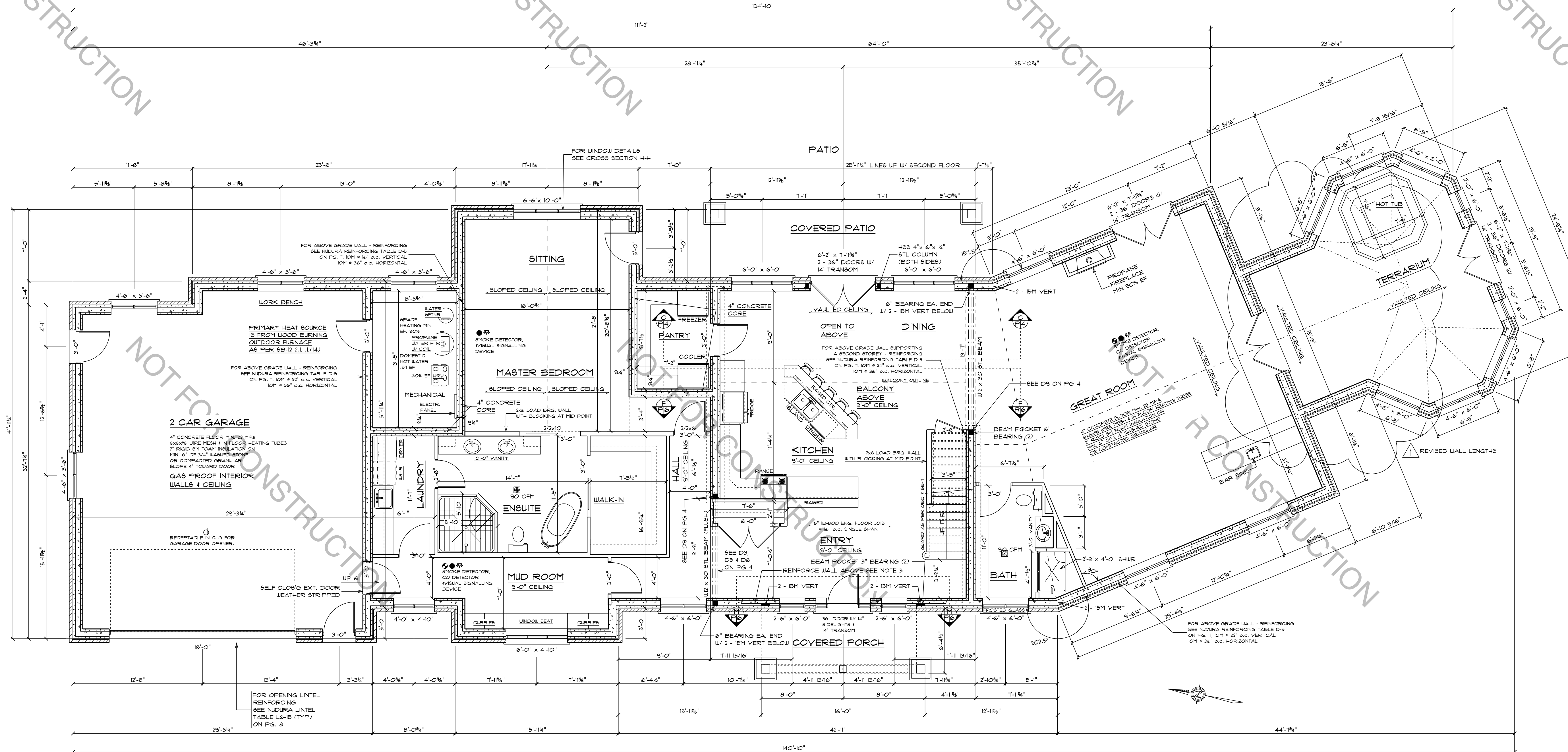


D1 COLUMN FOUNDATION DETAIL

SCALE: 3/8" = 1'-0"



* ENGINEERED FOR
CONCRETE PIERS W/
FOOTINGS



MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"
AREA LIVING (EXTERIOR OF STONE) 3628 SQ FT
GARAGE 998 SQ FT

GROSS WALL AREA: 446.62 SQ M
GROSS WINDOW AREA: 11.69 SQ M
% WINDOW = 11.39%
1.6 MAX GLAZING U VALUE - WINDOWS & DOORS

ENERGY EFFICIENCY & INSULATION TO MEET
O.B.C. SUPPLEMENTARY STANDARD SB-12

SPECIFIED INSULATION LEVELS WILL MATCH OR EXCEED
LEVELS FOR COMPLIANCE PACKAGE 'K'
(SB-12 ZONE 1 - TABLE 2.1.1.2.4)

NOTE:
1. ALL TRANSOMS 14" HGT
UNLESS MARKED OTHERWISE
2. ALL BRICK LINTELS ARE TO BE
3/4"x3/4"x1/4" STEEL ANGLES
UNLESS OTHERWISE NOTED
3. 6"x24" CONCRETE BEAM W/ 3 - 30M BTM
AND 1 - 10M TOP BAR, 10M STIRRUPS @ 10" o.c.
1/2" CLEAR COVER FROM BTM
SEE CROSS SECTION M-M & DIO ON PAGE 4

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PROJECT:

CUSTOM HOME

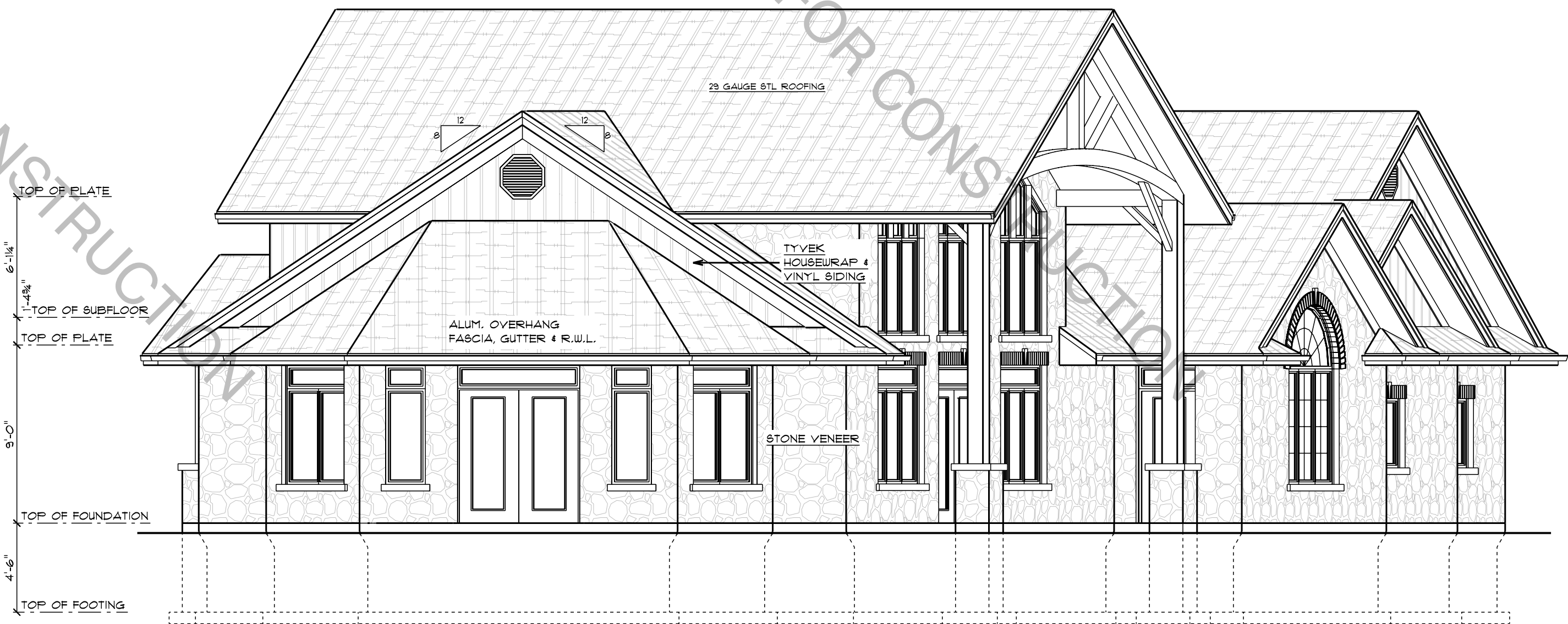
PROJECT

LOCATION: ONTARIO, CANADA

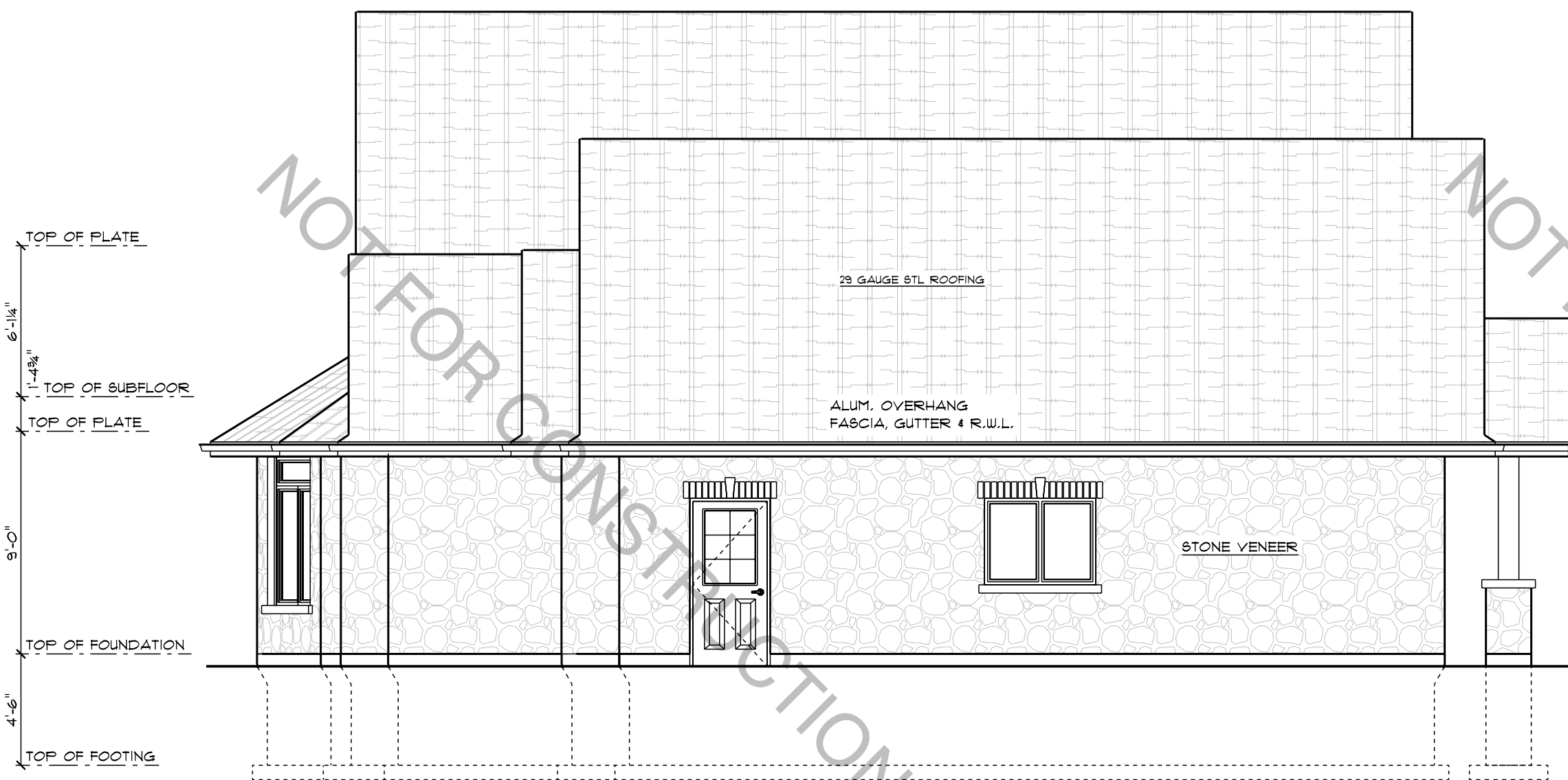
PROJECT PHONE #:

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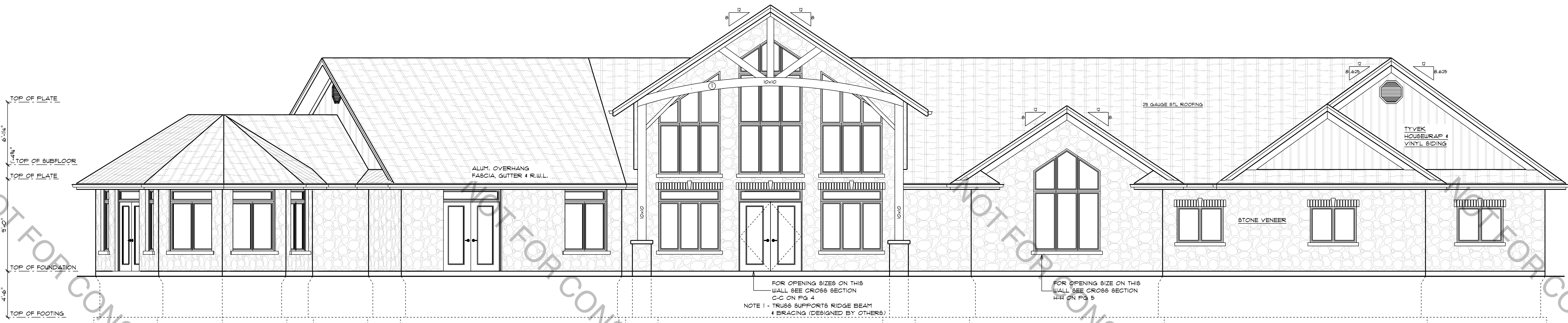
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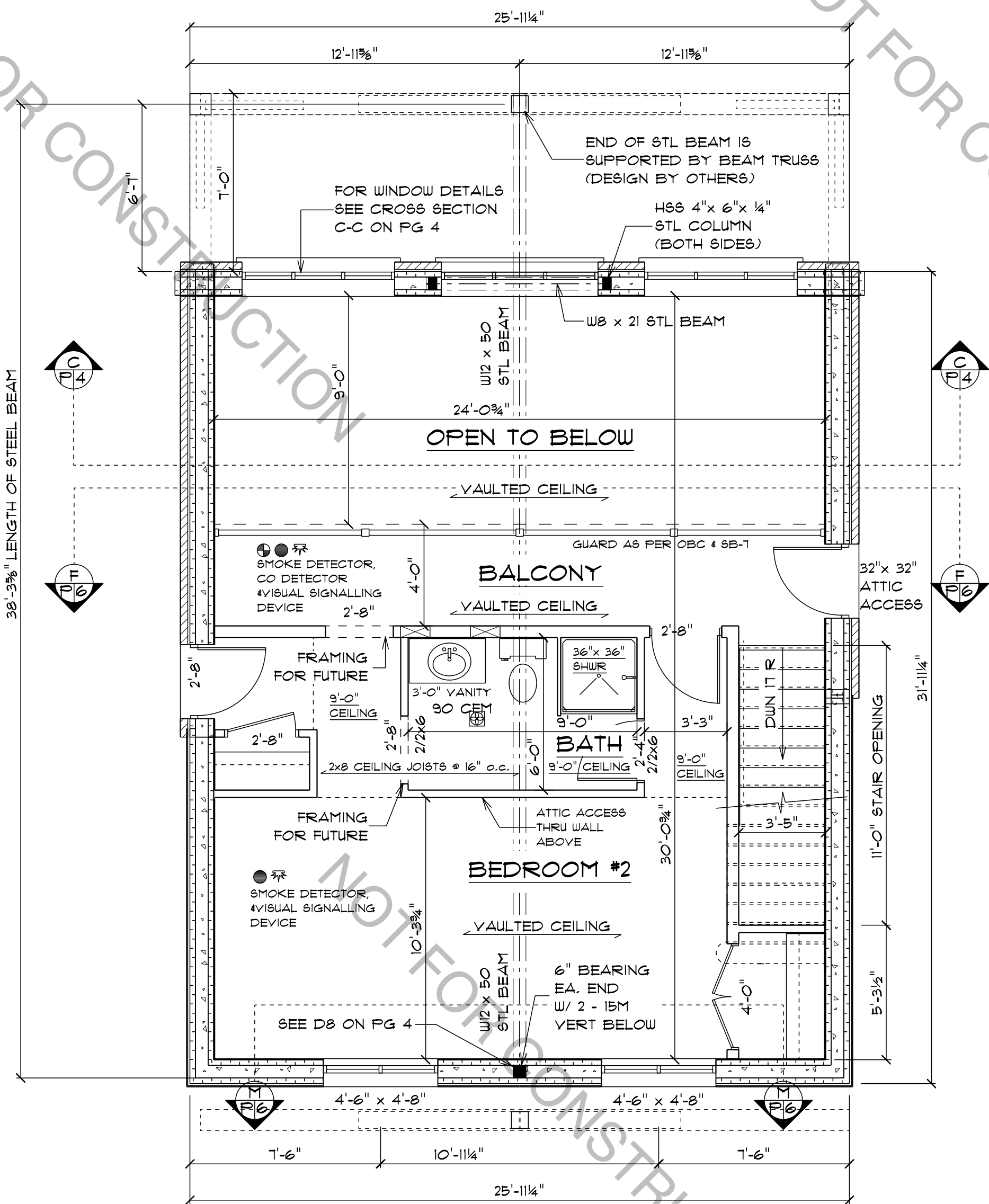
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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



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



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA LIVING 514 SQ FT

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PROJECT:

CUSTOM HOME

PROJECT LOCATION:

ONTARIO, CANADA

PROJECT PHONE #:

PG.

3

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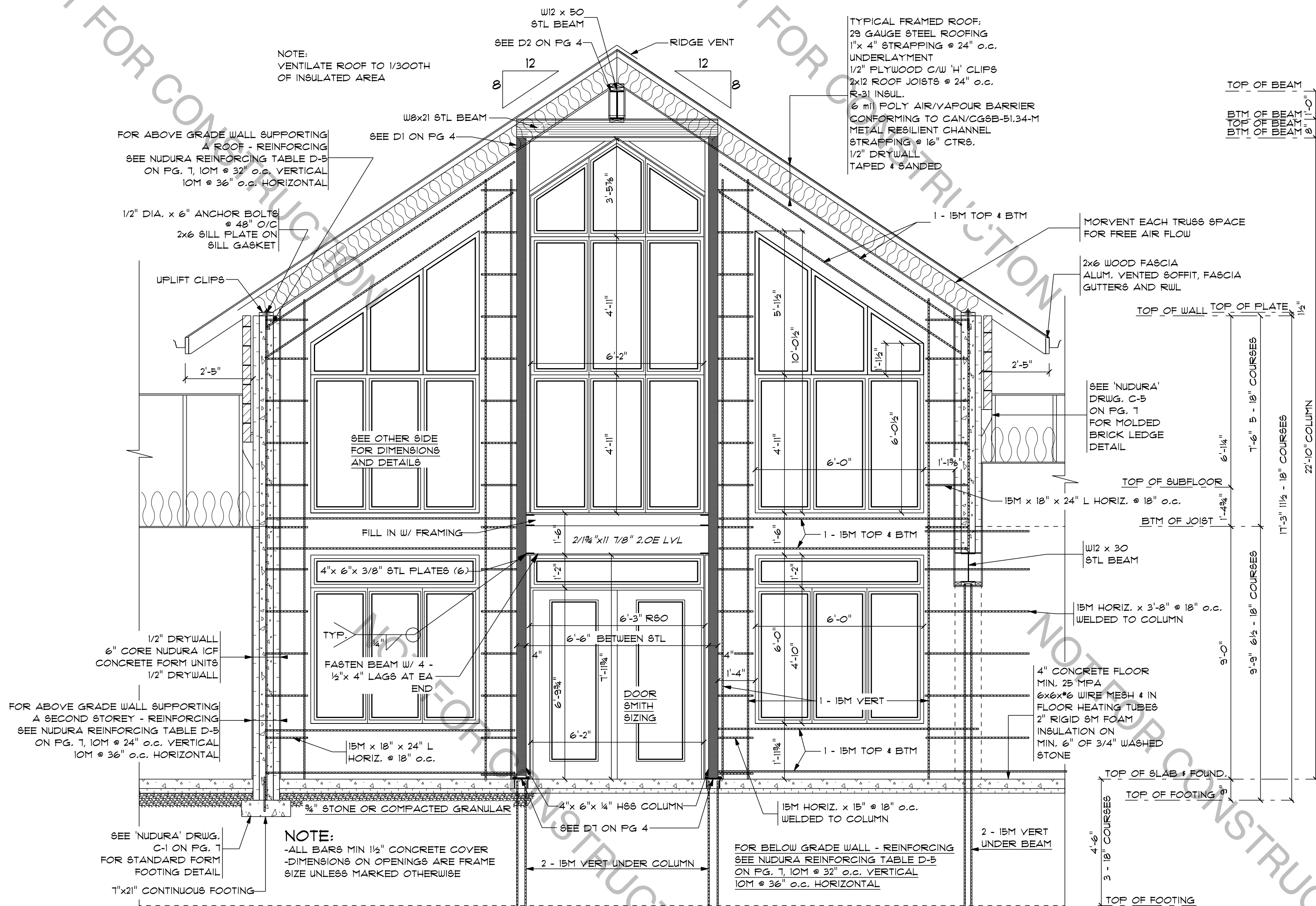
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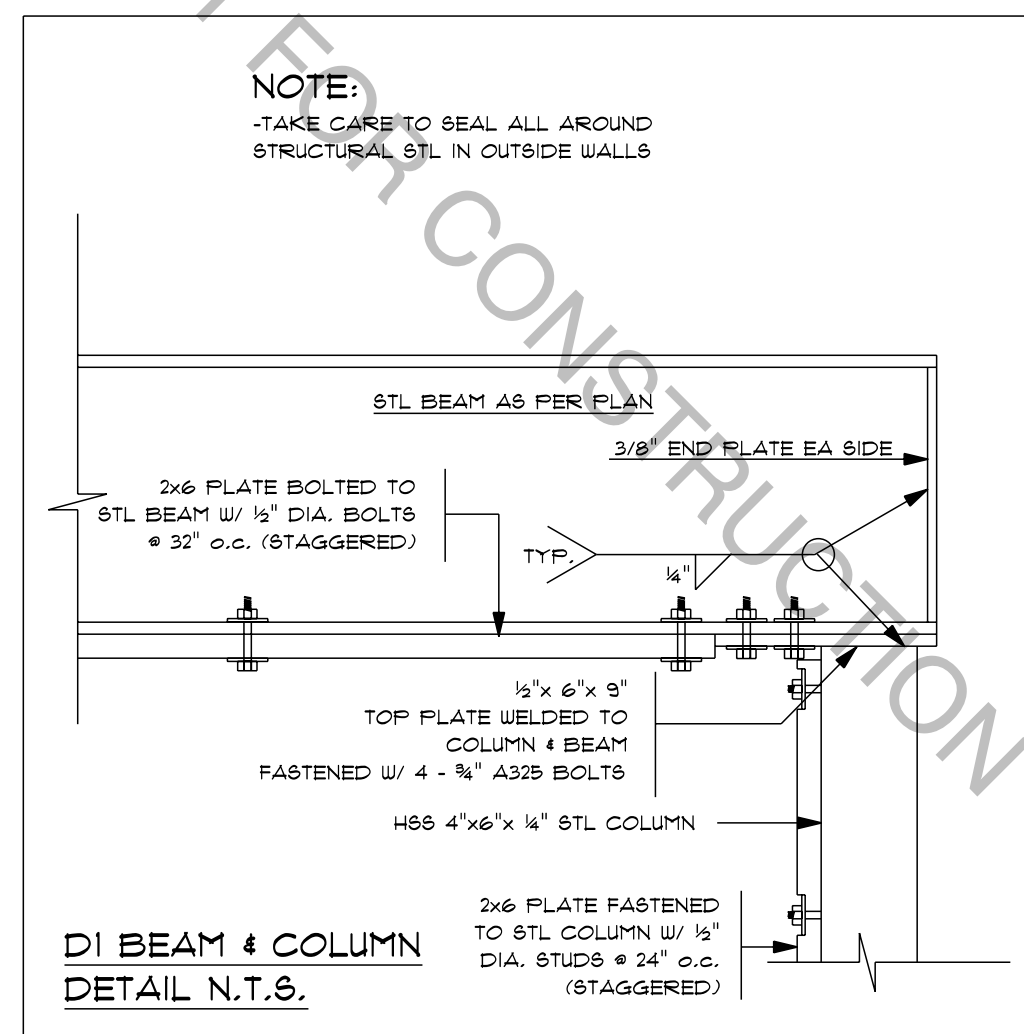
REVISIONS	NO.	DATE

PROJECT ENGINEER:

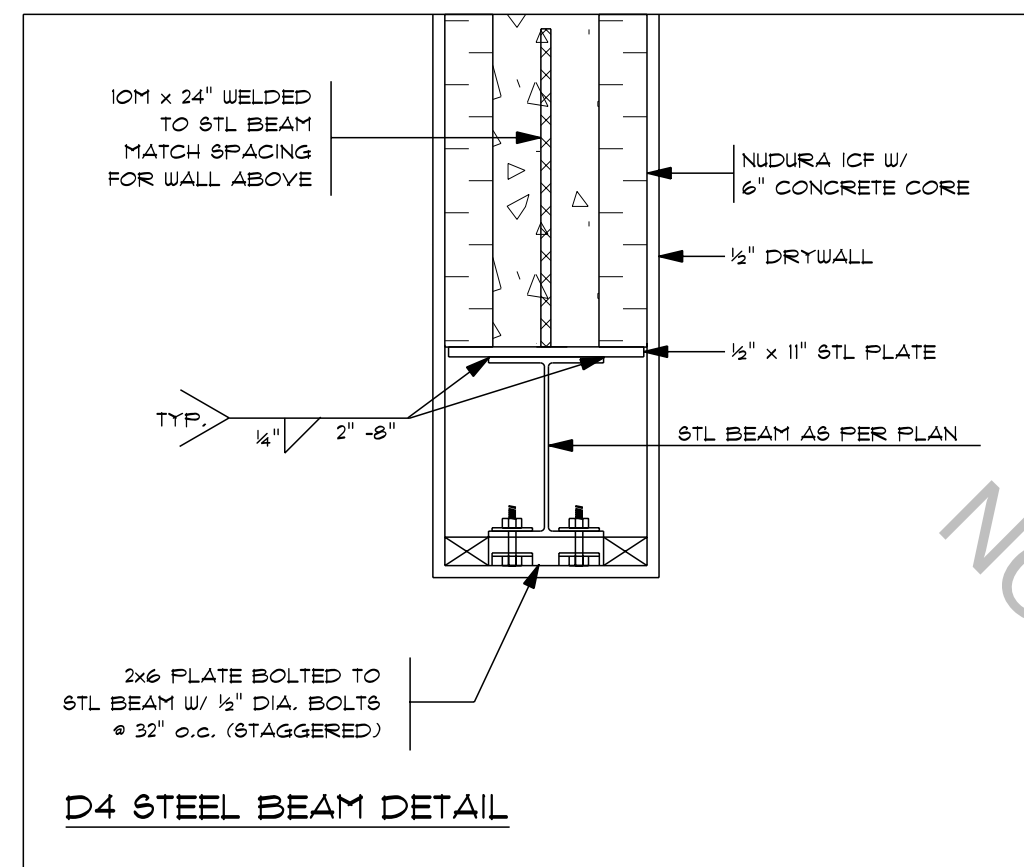
PROJECT: **CUSTOM HOME**
PROJECT LOCATION: **ONTARIO, CANADA**
PROJECT PHONE: *
PG. 4



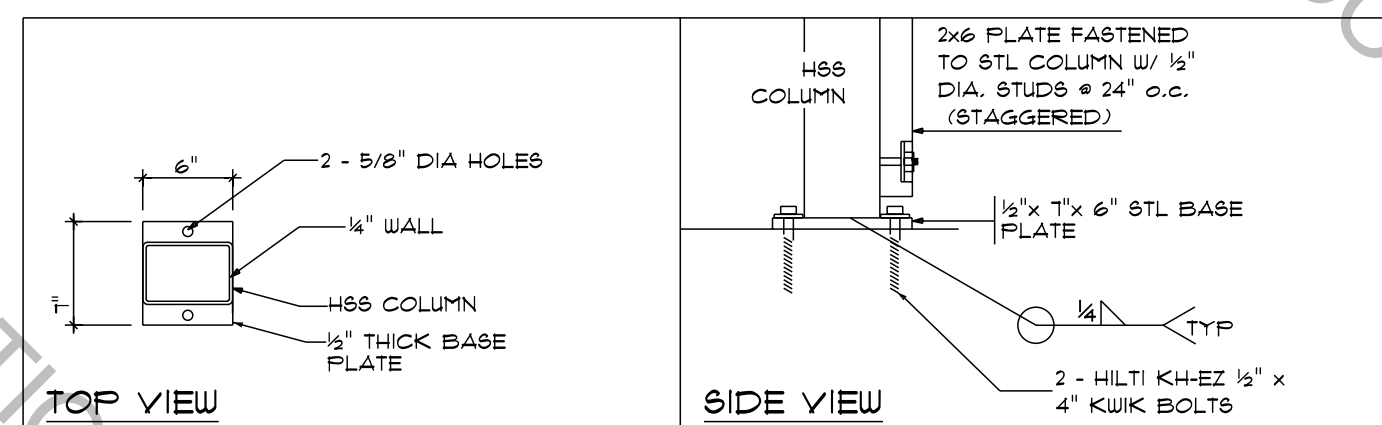
CROSS SECTION C-C
SCALE: 3/8" = 1'-0"



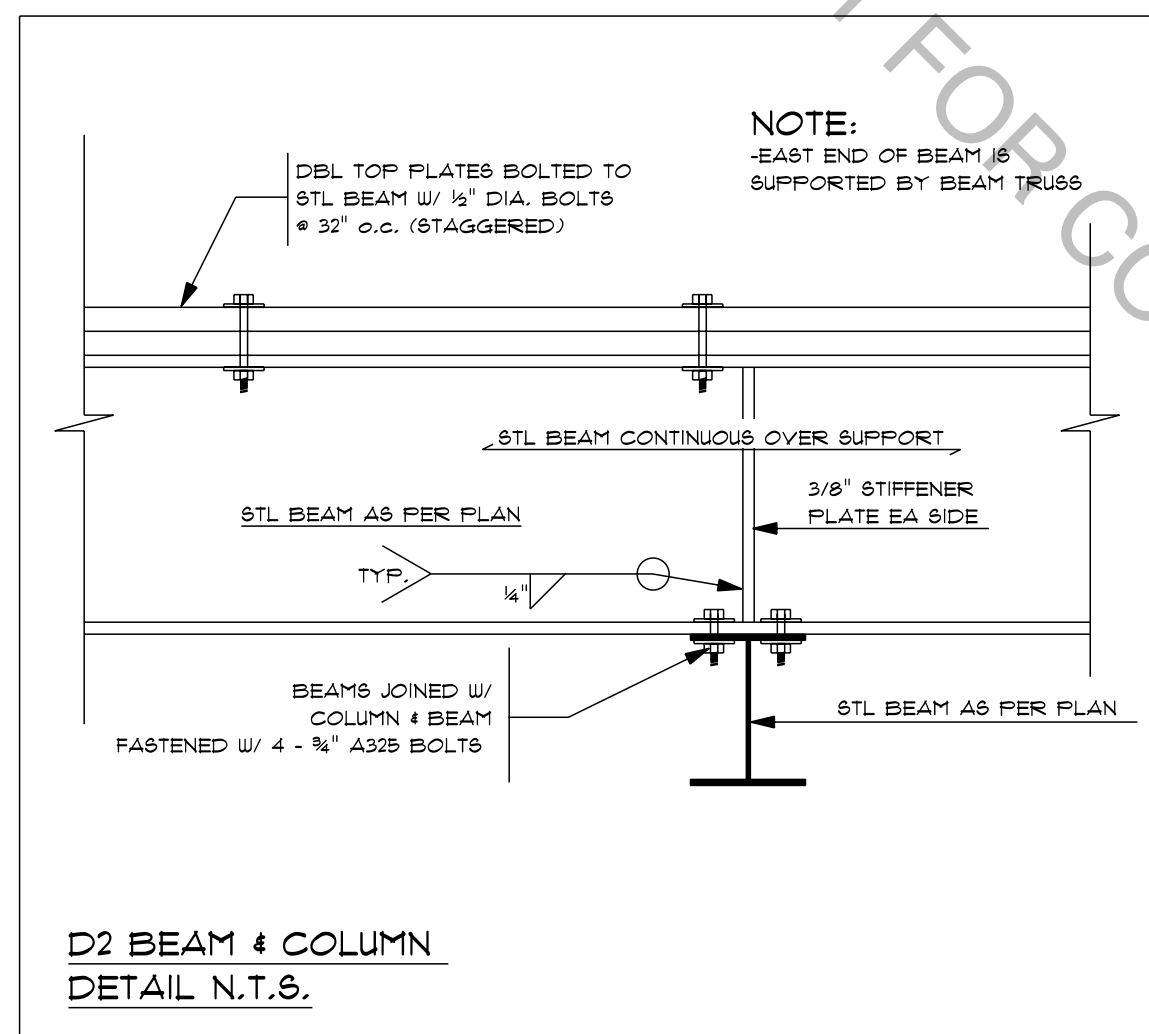
D1 BEAM & COLUMN
DETAIL N.T.S.



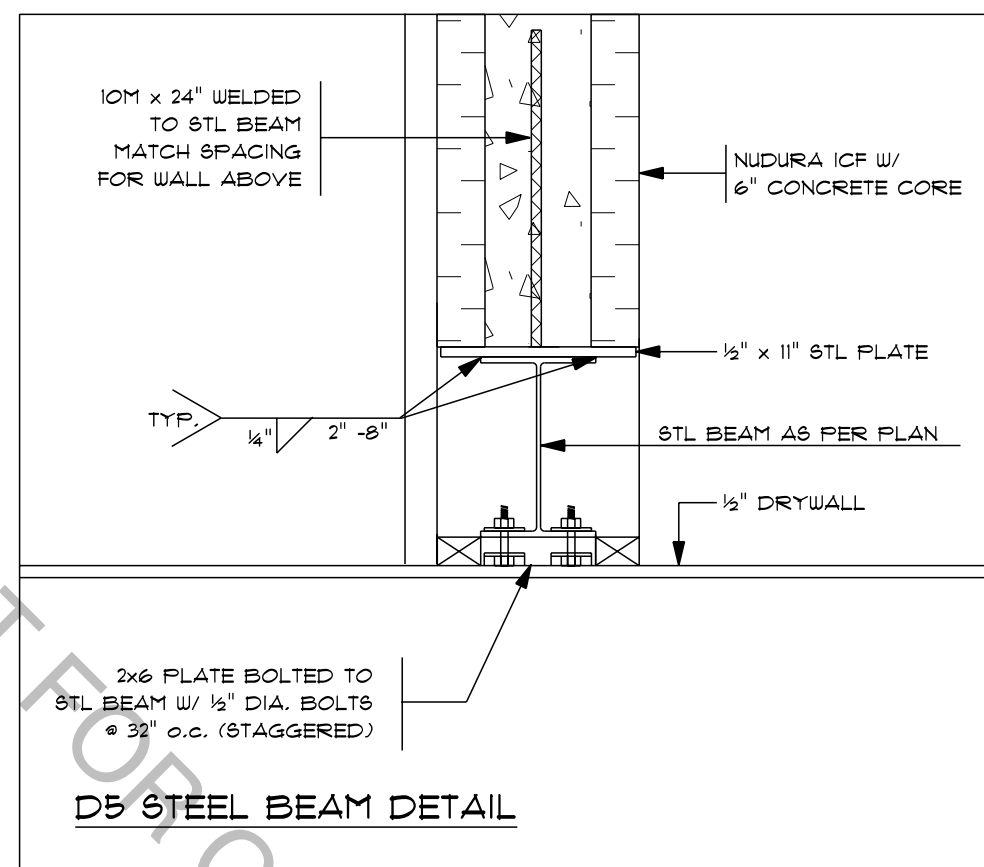
D4 STEEL BEAM DETAIL



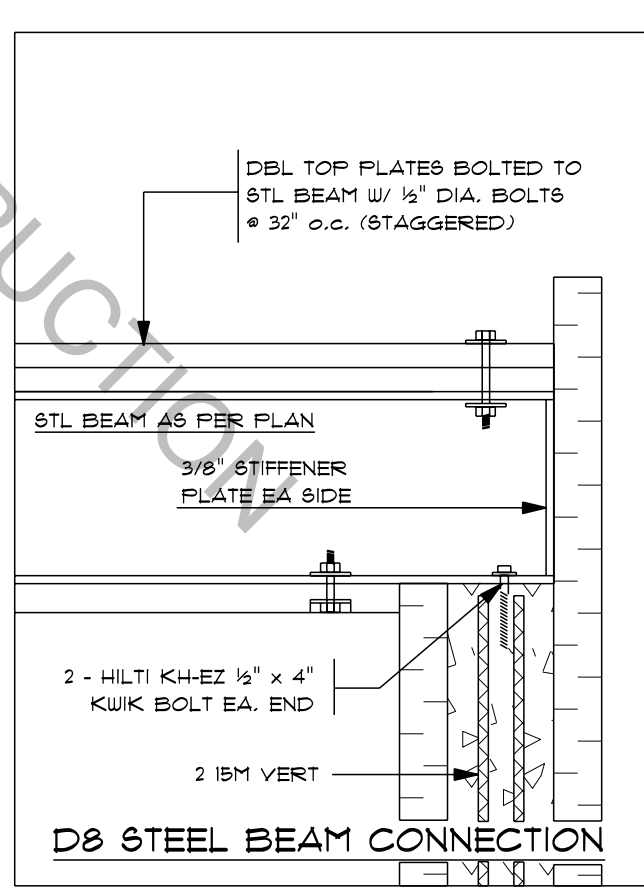
D7 HSS POST BASE PLATE DETAIL



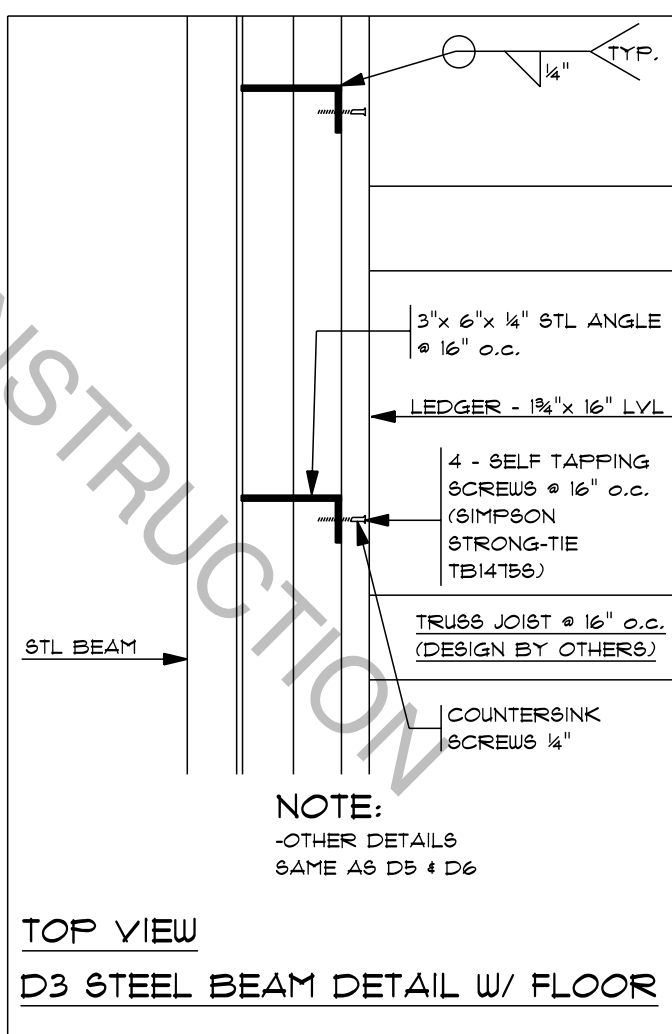
D2 BEAM & COLUMN
DETAIL N.T.S.



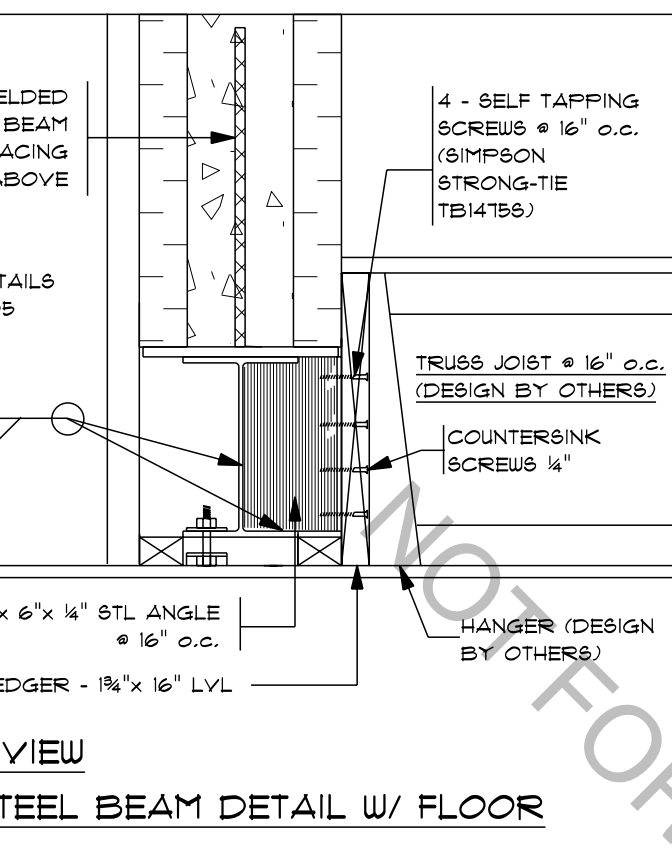
D5 STEEL BEAM DETAIL



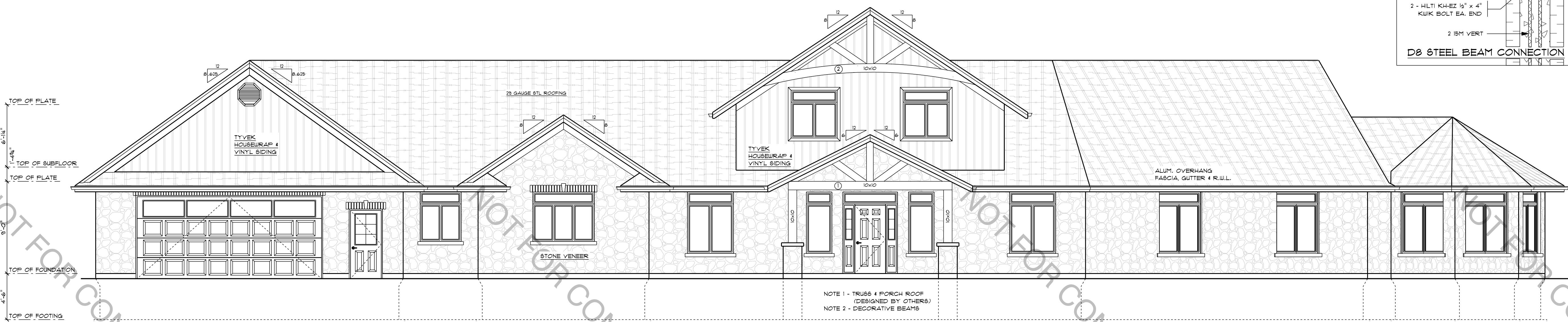
D8 STEEL BEAM CONNECTION



D3 STEEL BEAM DETAIL W/ FLOOR

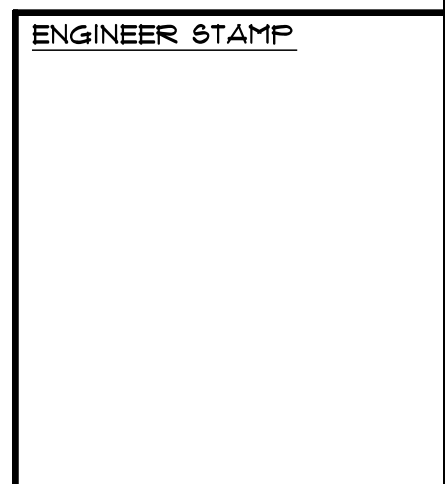
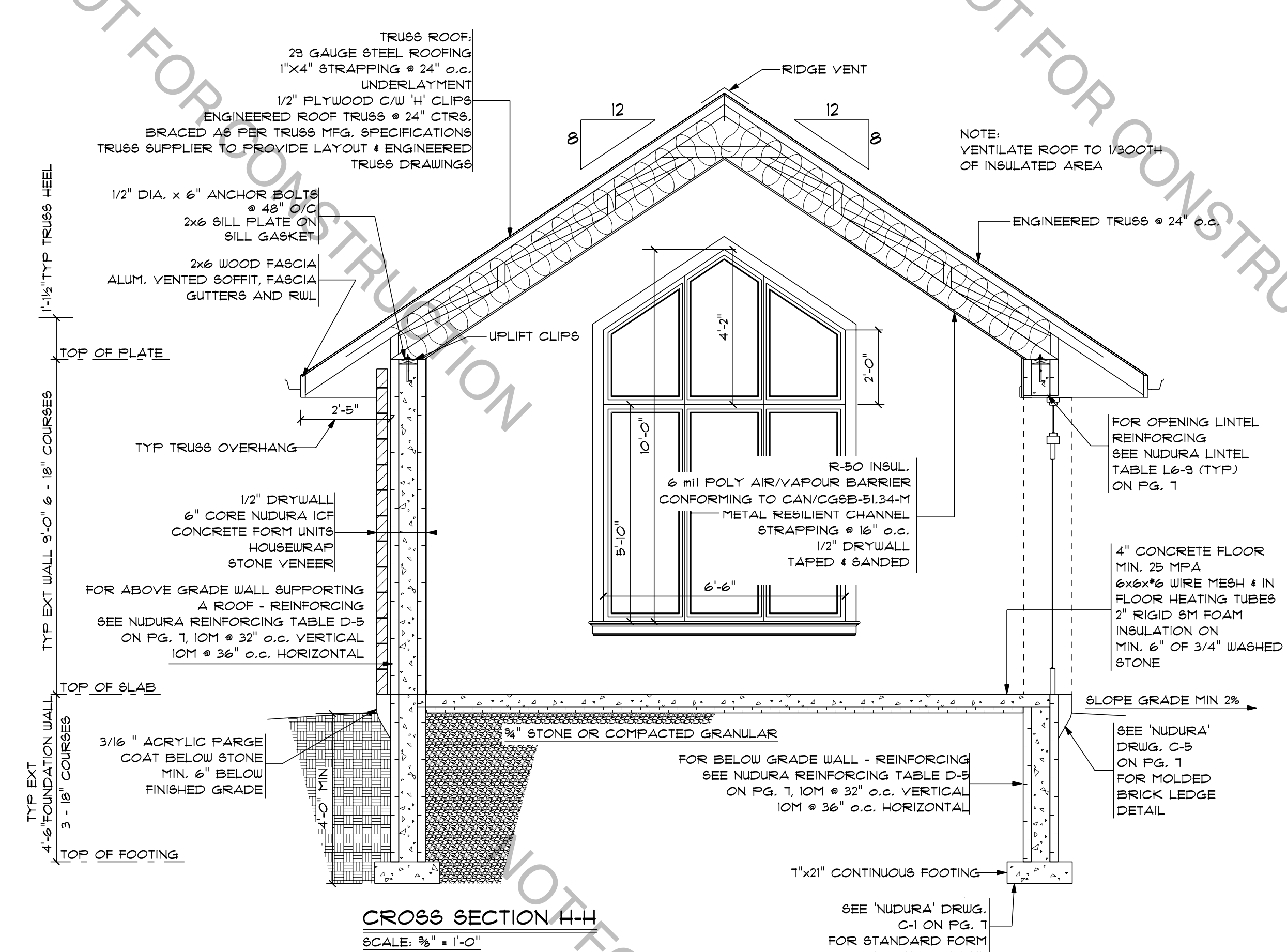


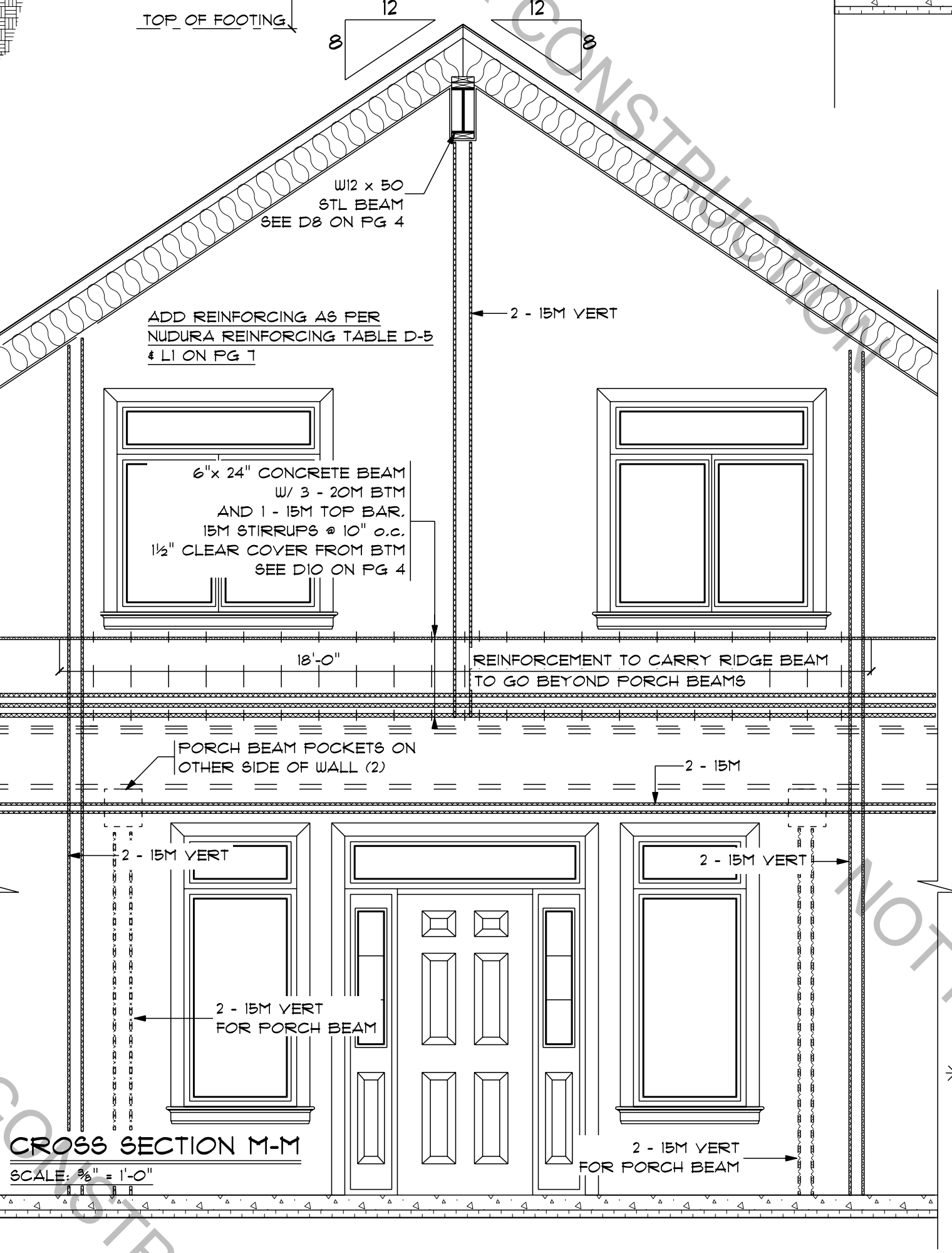
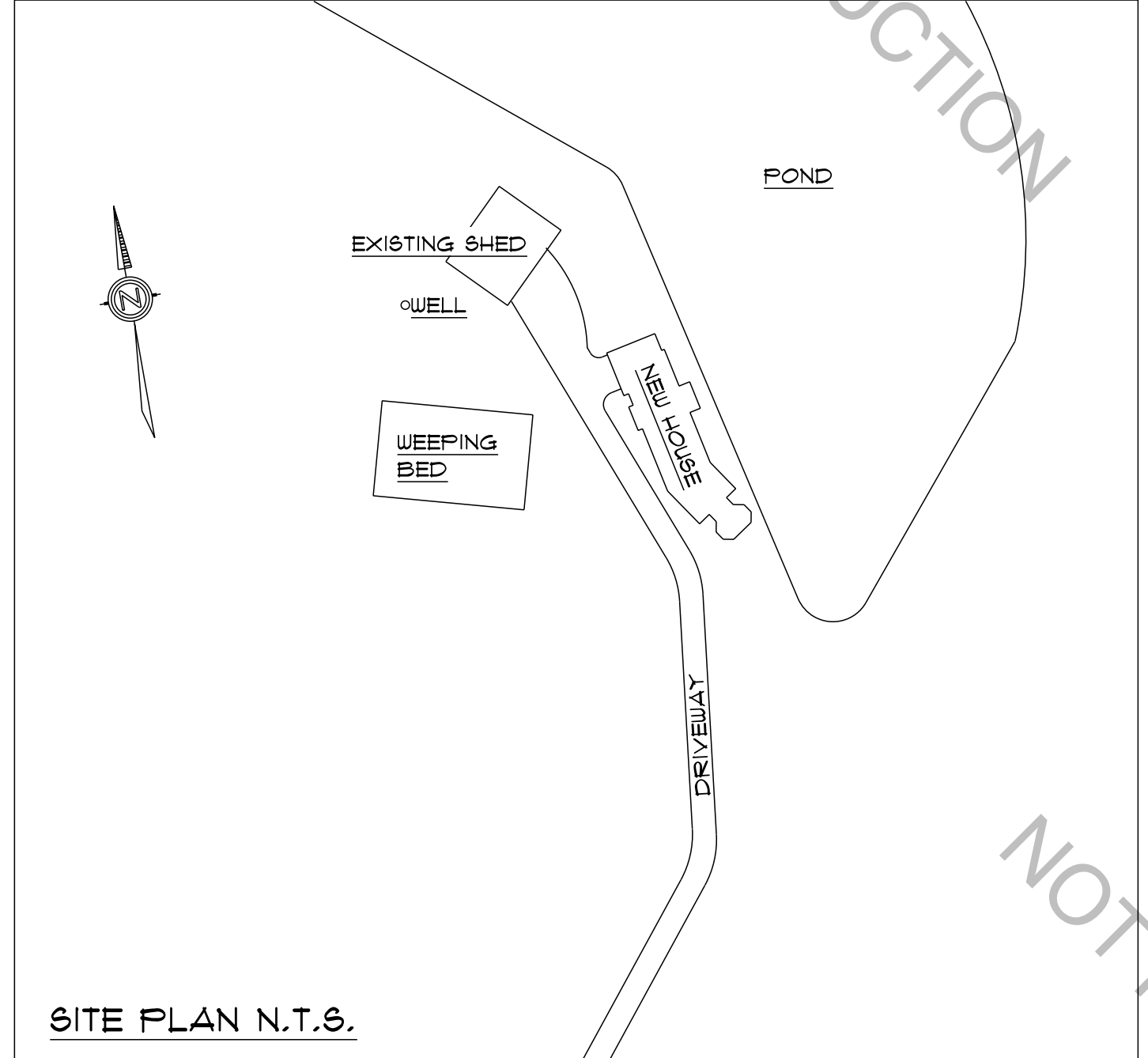
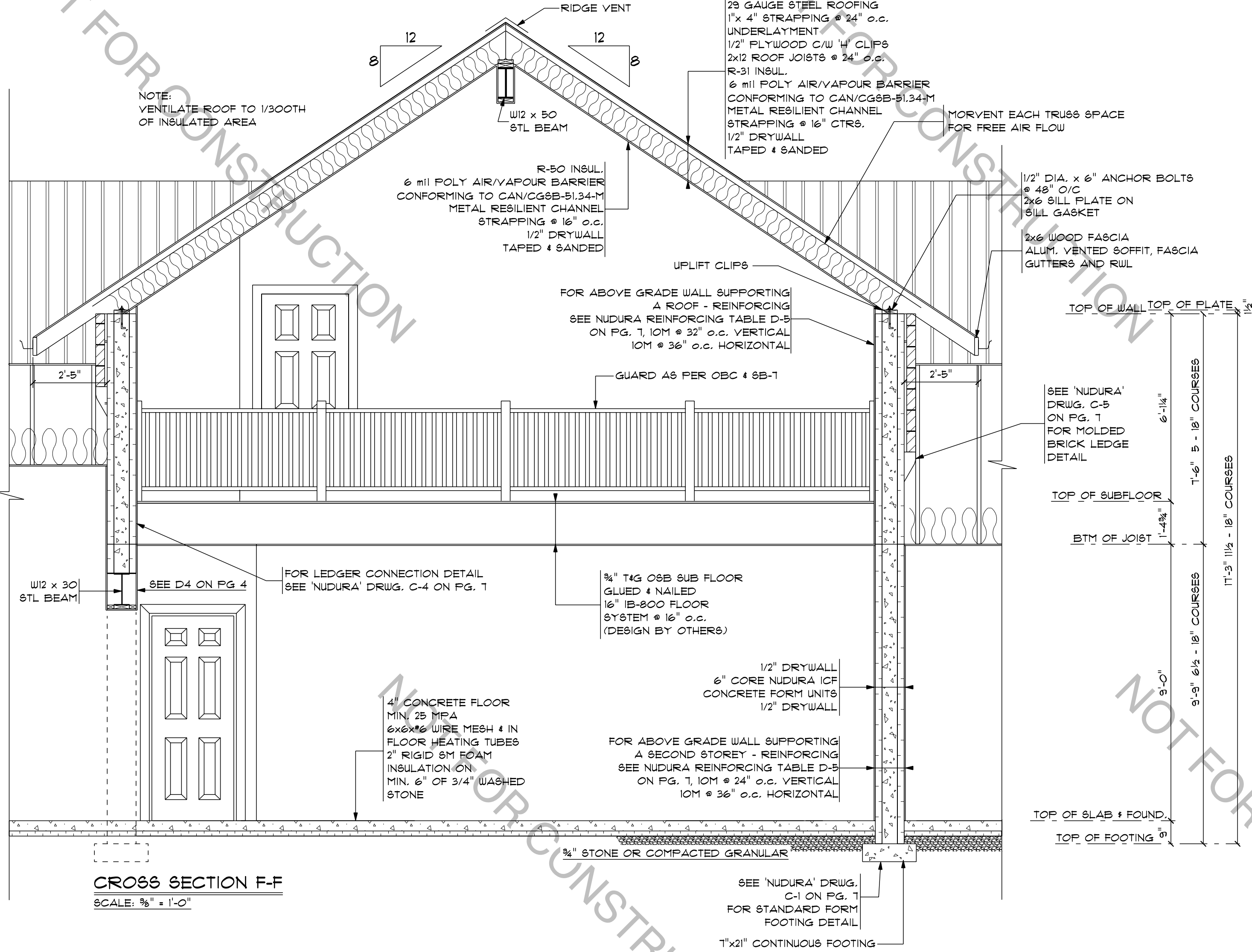
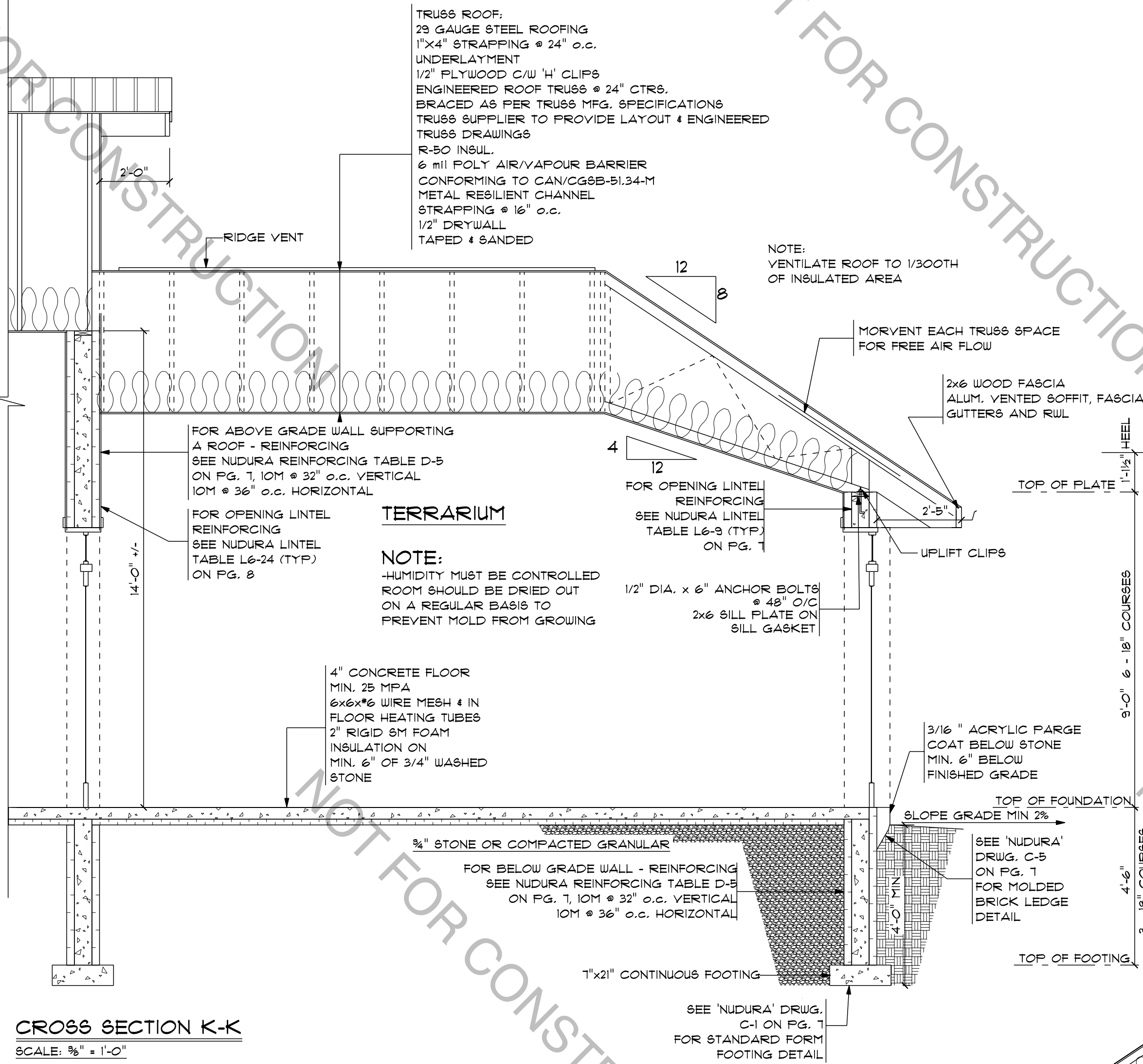
D6 STEEL BEAM DETAIL W/ FLOOR



WEST ELEVATION
SCALE: 3/8" = 1'-0"

ENGINEER STAMP





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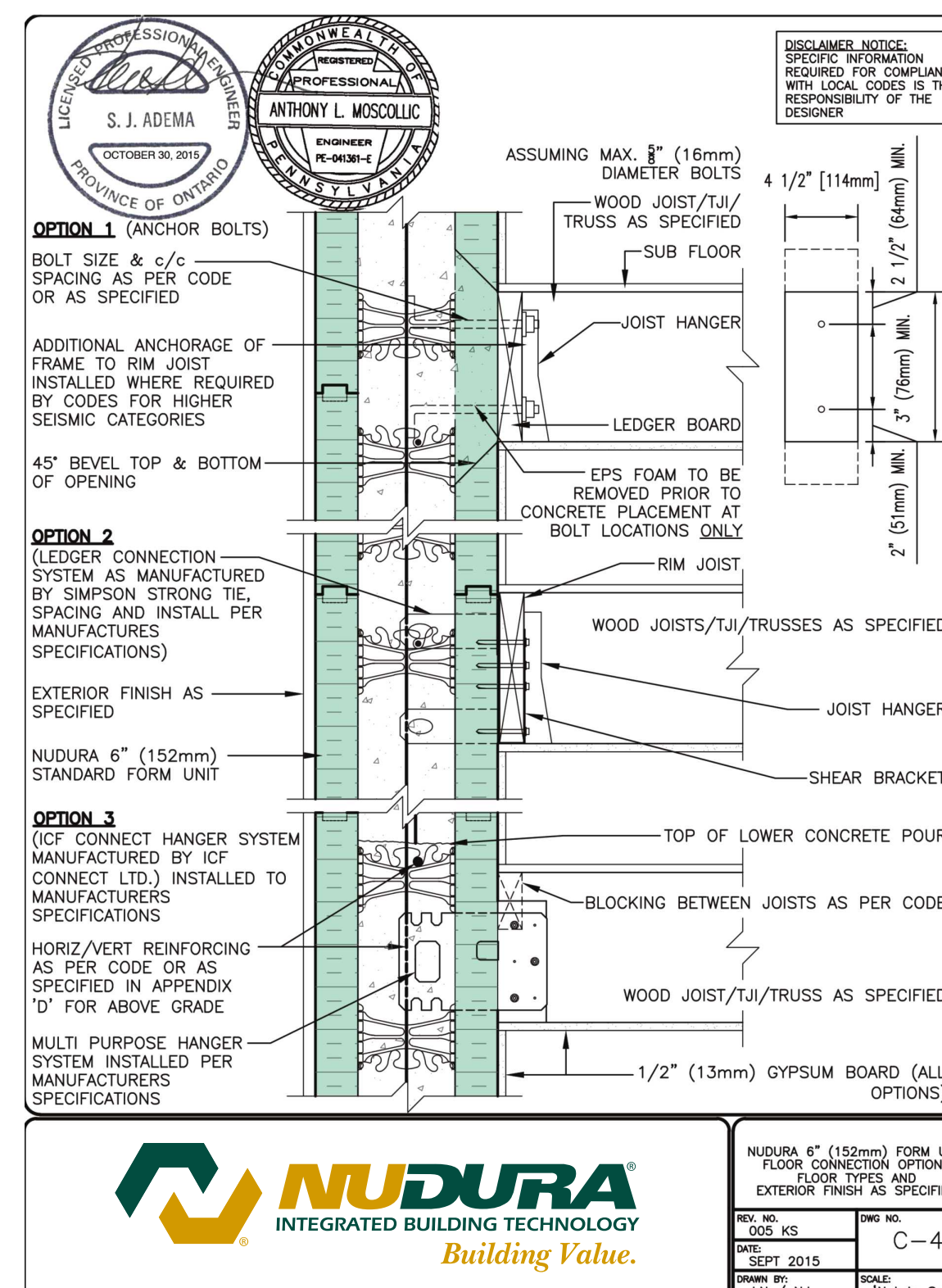
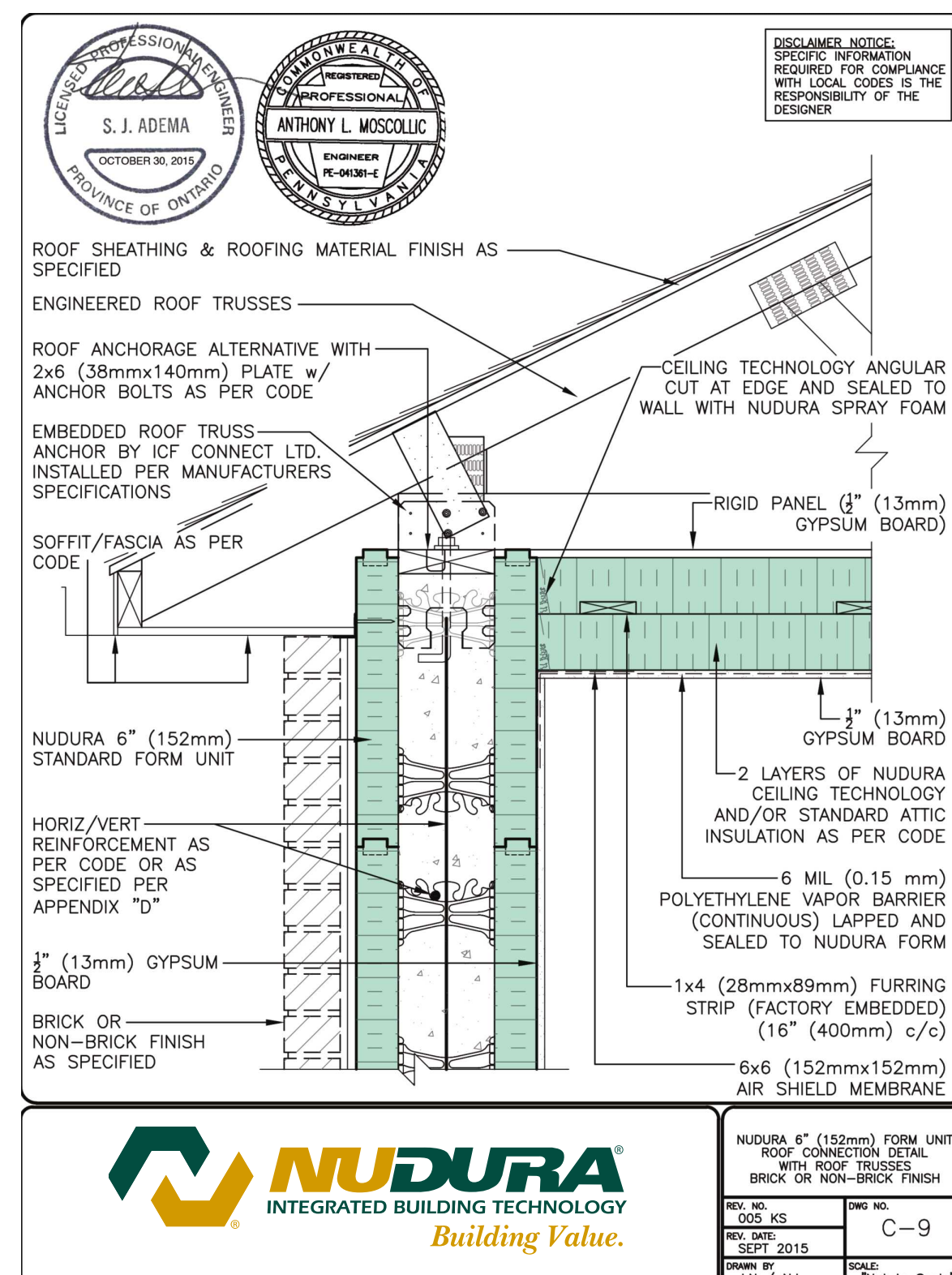
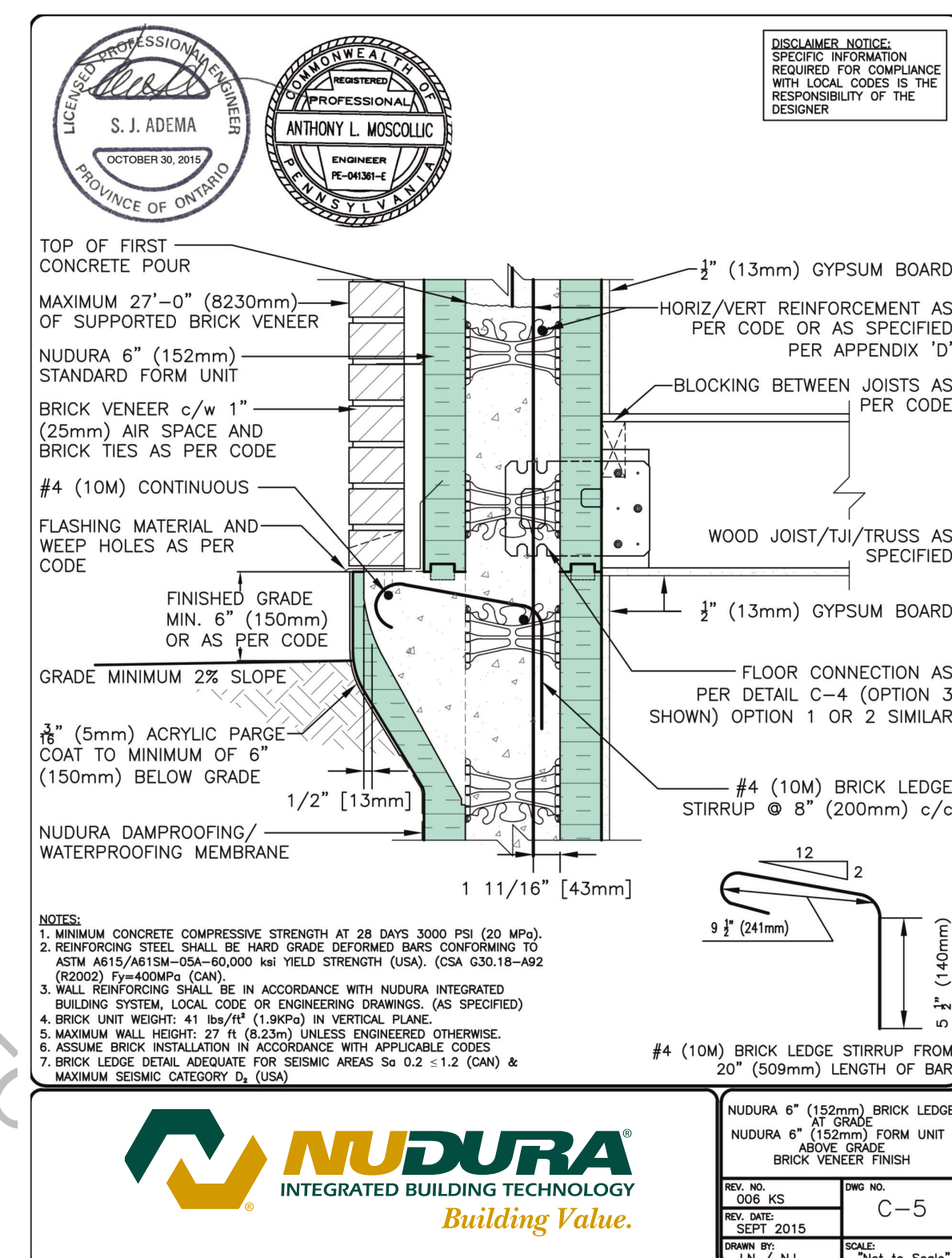
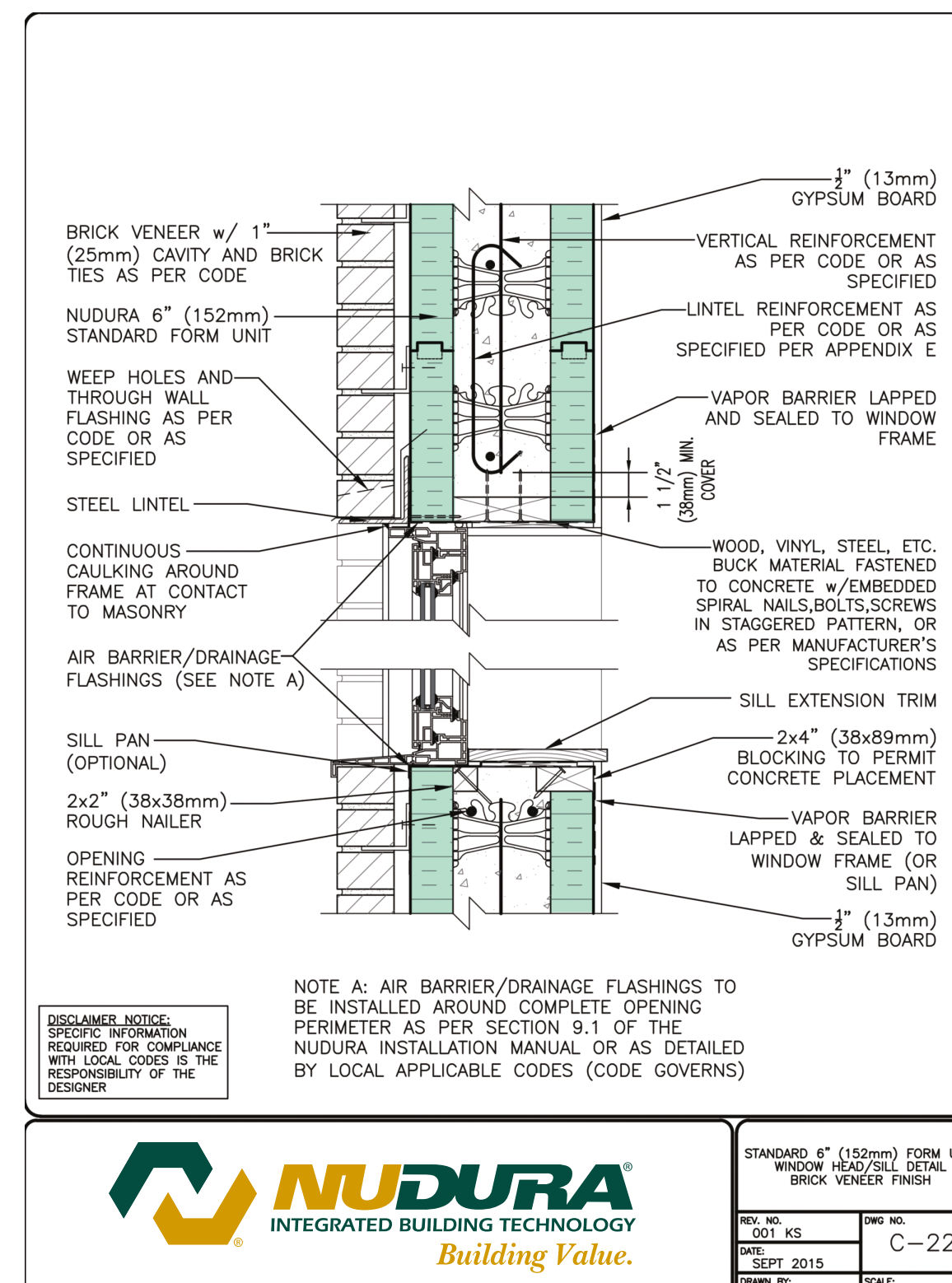
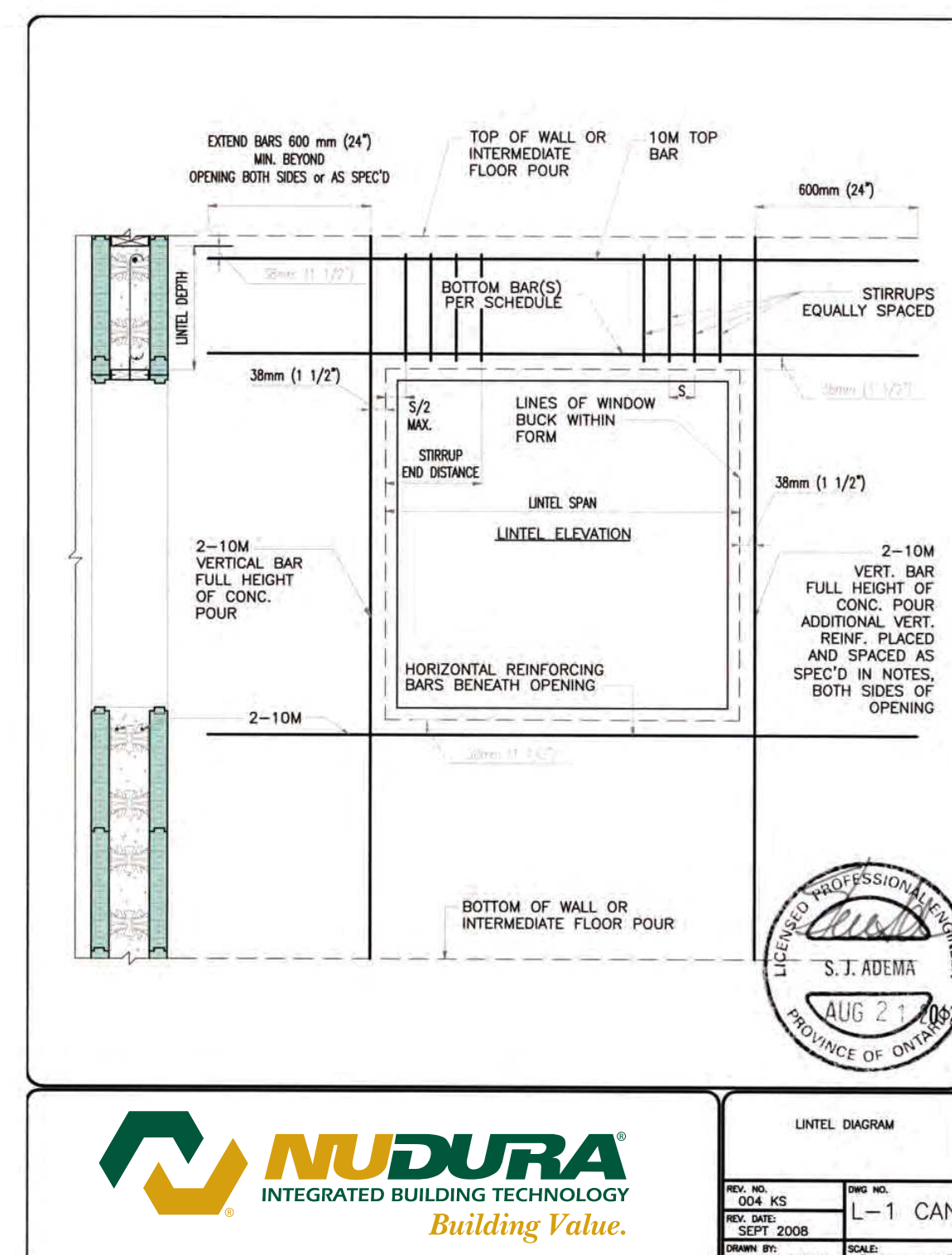
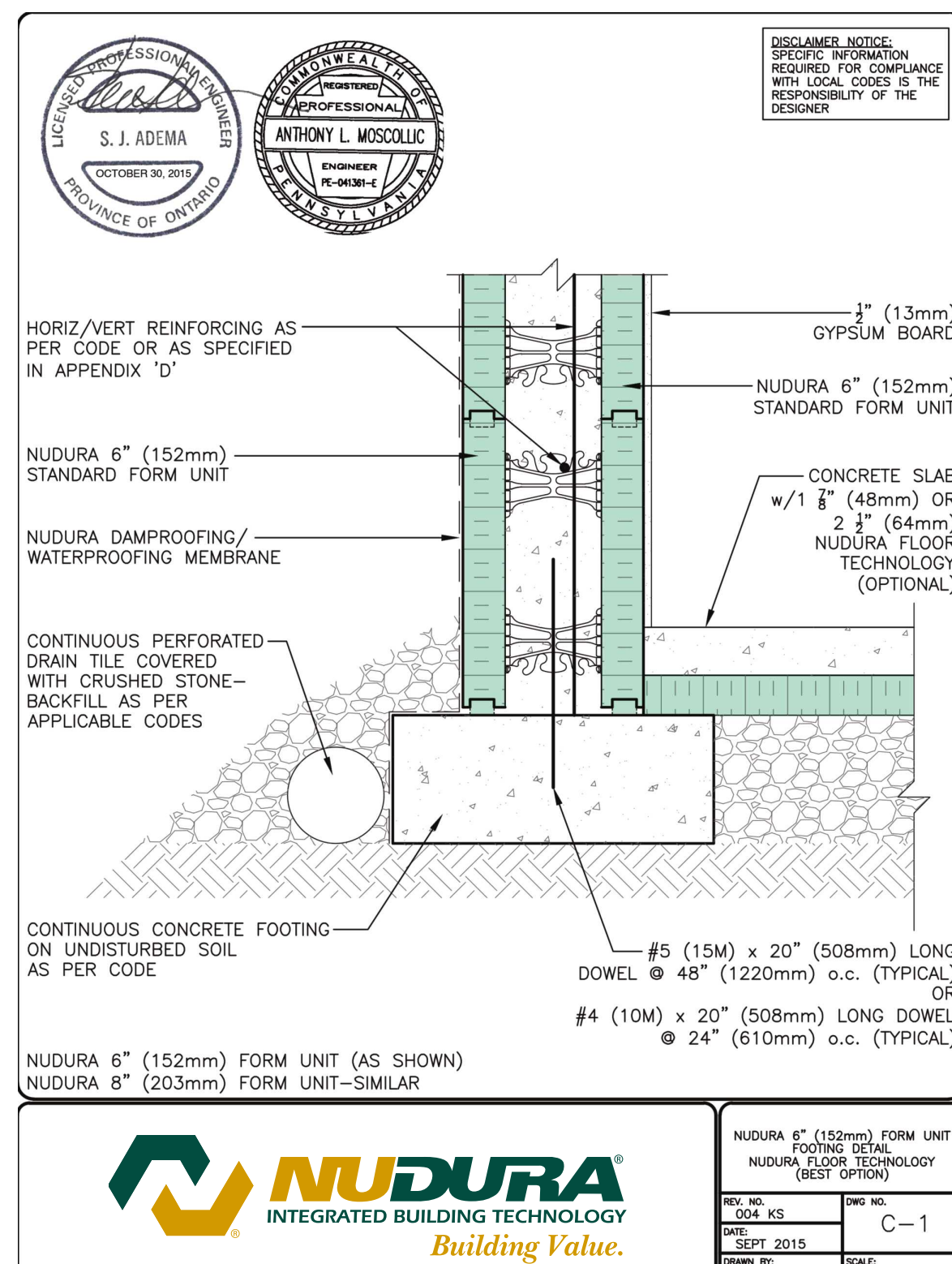
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CONSTRUCTOR:

REVISIONS	NO.	DATE

PROJECT ENGINEER:

PROJECT: CUSTOM HOME
 LOCATION: ONTARIO, CANADA
 PROJECT PHONE *:
 PG. 6

[illegible]



LINTEL TABLES L6-15

LINTEL TABLES **L6-24**285288

1. DESIGN AND CONSTRUCTION OF ALL WORK ON THIS PROJECT SHALL CONFORM TO LATEST EDITIONS OF THE FOLLOWING:
 - NATIONAL BUILDING CODE
 - ONTARIO BUILDING CODE
 - LOCAL REGULATIONS
 - OHS&A REGULATIONS
2. DRAWINGS ARE NOT TO BE SCALED.
3. THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL SITE CONDITIONS AND MEASUREMENTS AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
4. NO CHANGES SHALL BE MADE WITHOUT THE DESIGNER'S APPROVAL.
5. ALL CONSTRUCTION SHALL MAKE ADEQUATE PROVISIONS FOR TEMPORARY BRACING AND SHORING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LOADS NOTED ON DRAWINGS.
6. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR THE FOLLOWING:
 - ROOF TRUSSES & FLOOR JOISTS (CERTIFIED BY P.ENG.)
7. THIS SET OF DRAWINGS SUPERCEDES AND REPLACES ALL PREVIOUS UNSIGNED DRAWINGS

1. REMOVE ALL TOPSOIL AND DELETERIOUS MATERIAL FROM BELOW BUILDING.
2. SLOPE GRADE TO DRAIN AWAY FROM BUILDING MIN. 2%
3. ALL FOOTINGS TO BE CONSTRUCTED 48" MINIMUM BELOW GRADE TO OBTAIN ADEQUATE FROST COVER.
4. EXCAVATE FOR FOOTINGS TO SOUND SUBGRADE SUITABLE FOR 3000 PSF BEARING CAPACITY.
5. SHOULD GROUND WATER BE ENCOUNTERED NOTIFY DESIGNER PRIOR TO CONSTRUCTION OF FOOTINGS.
6. CUT AND CAP OR REBUTE ALL TILES FOUND DURING EXCAVATING.

2. CONCRETE CODES: CONFORM TO CSA 23.12.3
MANUAL OF STANDARD PRACTICE BY R.S.I.O.
REBAR 400 MPa
3. SLUMP: 3" SLUMP +/-1"
4. CONCRETE TESTING: BY CSA CERTIFIED CON
5. SLABS: SAW-CUT TO $\frac{1}{4}$ " OF SLAB DEPTH
SPACING AT 30 TIMES SLAB DEPTH
CUT WITHIN 24HRS OF SLAB PLACEMENT

1. LUMBER GRADE: SPF NO. 1 OR 2
2. HORIZONTAL BRIDGING PROVIDE 4" O.C. IN THE FIRST TWO TRUSS SPACES ADJACENT TO THE EXTERIOR WALLS. BRIDGING SHALL BE ATTACHED TO THE EXTERIOR WALL TO PROVIDE LATERAL STABILITY.
3. UPLIFT CLIPS: INSTALL SIMPSON STRONG TIE HURRICANE CLIPS ON THE END OF TRUSSES AS PER THE STAMPED SHOP DRAWING DESIGN LOADS.

2. INSTALLATION OF VAPOUR BARRIER SYSTEM AS PER OBC 9.25.4.
3. VAPOUR BARRIER USED AS AIR BARRIER TO COMPLY WITH SECT. 9.25.3.
4. AIR BARRIER TO BE CONTINUOUS THRU BUILDING

SPECIFIED INSULATION LEVELS WILL MATCH OR EXCEED
LEVELS FOR COMPLIANCE PACKAGE 'K'
(9B-12 ZONE 1 - TABLE 2.1.1.2.A)

1.6 MAX GLAZING U VALUE - WINDOWS & DOORS

1.6 MAX GLAZING U VALUE - WINDOWS & DOORS

1. ALL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN CONFORMANCE TO CAN/CSA-S16-09 AND THE 2012 ONTARIO BUILDING CODE.
2. ALL STEEL MEMBERS SHALL BE NEW MEMBERS.
3. ALL ROLLED STRUCTURAL STEEL MEMBERS SHALL CONFORM TO CSA-S40-03/MS500.
4. ALL HOLLOW STEEL SECTIONS (H88) SHALL CONFORM TO CSA-S40-03/MS540/713-MS500 CLASS 1.
5. WELDING SHALL CONFORM TO CSA-S459-13 LATEST EDITION. ELECTRODES SHALL BE E70XX OR BETTER.
6. CONNECTION BOLTS SHALL BE ASTM A-325 HIGH STRENGTH BOLTS.
7. ALL BOLTED CONNECTIONS SHALL BE BEARING TYPE UNLESS NOTED OTHERWISE.
8. ALL CONNECTIONS SHALL BE INSPECTED AS PER CAN/CSA-S16-09.
9. ALL BRACING SHALL BE DISCREGATED, NON-CONSTRUCTIVE BRACING BY TEMPORARY BRACING, WHICH SHALL BE SUPPLIED AND INSTALLED BY ERECTOR. TEMPORARY BRACING SHALL BE REMOVED ONLY AFTER PERMANENT DESIGN BRACING IS IN PLACE.
10. ALL STEEL SURFACES SHALL BE PAINTED WITH AN ANTI-RUST PRIMER. THE COLOR OF THOSE SURFACES, WHICH WILL BE EMBEDDED IN CONCRETE, COLOR OF FIRMER SHALL BE PROVIDED BY AN DESIGNER AND CONFIRMED BY A CLIENT.
11. WELD SYMBOLS, IS NOT SHOWN ON THE SHOP DRAWINGS USE 1/4" FILLET WELD ALL AROUND.

REFER TO NUDURA TECHNICAL BULLETINS & INSTALLATION
MANUALS FOR DETAILS OF ICF CONSTRUCTION & ENGINEERED
OPENING LINTEL TABLES

FLOOR LOAD 40*/ SQ.FT. LIVE
(FRAMED FLOOR) 15*/SQ.FT. DEAD
DESIGN SNOW LOAD $S=0.55 \times 2.6 + 0.4 = 1.83$ kPa
SEISMIC DATA $S_a(0.2) = .130$
HOURLY WIND PRESSURES $q(1/50) = .47$ kPa

1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND CERTIFIED BY A PROFESSIONAL ENGINEER.
2. UNBALANCED LOAD CONDITIONS SHALL BE INCLUDED IN THE TRUSS DESIGN.
3. TRUSS DESIGNER TO ACCOUNT FOR INCREASED SNOW LOADS DUE TO ROOF VALLEYS AND SNOW SHADOWS.
4. TRUSS SUPPLIER SHALL VISIT THE JOB SITE TO VERIFY ALL SNOW SHADOW CONDITIONS.
5. TRUSS TO BE DESIGNED FOR A MAXIMUM BEARING AREA OF $510 \times 1/2$.
6. ROOF SHEATHING WILL BE FASTENED W/ $2 1/2"$ COMMON ARDOX NAILS
@ $6" o.c.$ ON EA. TRUSS AND BUTT JOINTS IN SHEATHING

1. CONSTRUCTOR TO VERIFY LULU SIZES & BEARING REQUIREMENTS FROM STAFFED LULU DESIGN PRINTOUT
2. WINDOW SIZES SHOWN ON PLAN ARE OUTSIDE FRAME SIZES & ROUGH OPENINGS MADE 1" LARGER.
3. ALL EXTERIOR DOORS AND JAMBS TO BE DETERMINED BY OWNER & ROUGH OPENING SIZES GIVEN TO CONTRACTOR
4. FOR ALL EXTERIOR WALLS, PROVIDE REINFORCATION THROUGH EXTERIOR WALLS. INSTALL PROTECTION AS PER SECTIONS 9.21.2 & 9.21.3 OF THE 2012 BUILDING CODE
5. 2x4 BLOCKING @ 48" O.C. BETWEEN JOIST FOR SUPPORT OF NON-LOAD BEARING PARALLEL WALLS ABOVE O.B.C. 9.23.9.8.2
6. ALL BATHROOM WALLS BORDERED WITH DEN-ARMOR PLUS 1/2" INTERIOR WALL BOARD (BY GEORGIA - PACIFIC)
7. INSTALL SCHLUTER KERDI SYSTEM UNDER TILES IN SHOWER TO MANUFACTURER'S SPECIFICATIONS
8. ALL CLOSET, BATH, & KITCHEN CABINETS AS PER OBC & 9B-7
9. ALL CABINET LAYOUTS IN BATHROOMS, KITCHEN & LAUNDRY ARE FOR REFERENCE ONLY. OWNER TO ARRANGE FINAL LAYOUTS WITH CABINET MANF. PRIOR TO CONSTRUCTION

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CUSTOM HOME

PROJECT

PROJECT PHONE #: