



# BN1321

CUSTOM BUNGALOW

1800 SQ. FT.

PROJECT ADDRESS

PART 3 NIGH RD.

FORT ERIE, ON

DESIGN BY: NAUTA HOME DESIGNS

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THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE. ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

## ENGINEERING CHECKLIST

ALL STRUCTURAL APPLICATIONS OUTSIDE OF PART 9 OF THE OBC REQUIRE ENGINEERING DETAILS AND / OR NOTES THAT ARE TO BE SIGNED AND SEALED BY A QUALIFIED STRUCTURAL ENGINEER THAT IS LICENSED TO CONSULT IN THE PROVINCE OF ONTARIO.

ITEMS REQUIRED FOR PERMIT INDICATED BY: ●

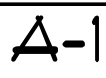
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|---|--|
| 1. <input type="checkbox"/>             | STEEL BEAMS NOT IN COMPLIANCE WITH PART 9.8 SPAN TABLES OF THE OBC.                                    |
| 2. <input type="checkbox"/>             | STEEL BEAMS WITH CONCENTRATED POINT LOADS  |
| 3. <input checked="" type="checkbox"/>  | REBAR REINFORCEMENT OF LATERALLY UNSUPPORTED FOUNDATION WALLS AS DEFINED BY PART 9.15.4.3. OF THE OBC. |
| 4. <input type="checkbox"/>             | RETAINING WALLS  |
| 5. <input type="checkbox"/>             | TIMBER POST AND BEAM SIZING  |
| 6. <input type="checkbox"/>             | TIMBER POST AND BEAM CONNECTIONS   |
| 7. <input type="checkbox"/>             | TALL WALL DESIGN FOR WALLS EXCEEDING 10'4 1/2" IN HEIGHT.  |
| 8. <input type="checkbox"/>             | SUSPENDED CONCRETE SLABS NOT IN COMPLIANCE WITH O.B.C. 9.33.1.4 WITH SPANS EXCEEDING 8'0"              |
| 9. <input type="checkbox"/>             | H.S.S. STEEL COLUMNS AND CONNECTIONS   |
| 10. <input type="checkbox"/>            | "HINGED" WALL CONSTRUCTION AS PER 9.23.10.4. (NON-CONTINUOUS STUDS FOR A FULL STOREY)                  |
| 11. <input checked="" type="checkbox"/> | LVL OR PARALLAM BEAMS AND HEADERS  |
| 12. <input type="checkbox"/>            | PRE-ENGINEERED FLOOR SYSTEMS (WOOD IS OR FLOOR TRUSSES)  |
| 13. <input checked="" type="checkbox"/> | PRE-ENGINEERED ROOF TRUSSES  |
| 14. <input type="checkbox"/>            | OTHER STRUCTURAL APPLICATIONS OUTSIDE OF PART 9 OF THE OBC. SPECIFY:                                   |

## PERMIT DOCUMENTATION REQUIRED

CONSULT WITH LOCAL MUNICIPALITIES AND ALL OTHER GOVERNMENT AGENCIES OR CONSERVATION AGENCIES PRIOR TO APPLYING FOR A BUILDING PERMIT. CONSULT WITH BUILDING DEPARTMENT FOR A COMPREHENSIVE LIST OF ALL DOCUMENTATION REQUIRED FOR A BUILDING PERMIT. 2 COPIES OF ALL OR SOME OF THE DOCUMENTS LISTED BELOW REQUIRED FOR PERMIT APPLICATION. DOCUMENTS REQUIRED FOR PERMIT ARE NOT LIMITED TO THE ITEMS LISTED BELOW.

- 1) BLUEPRINTS**  
ONTARIO BUILDING CODE COMPLIANT SET OF CONSTRUCTION BLUEPRINTS.
- 2) HVAC REPORT**  
PROVIDES HEAT LOSS/GAIN CALCULATIONS, VENTILATION AND DUCT DESIGN AND REQUIRED EFFICIENCIES FOR HEATING AND COOLING EQUIPMENT.
- 3) STRUCTURAL ENGINEERING**  
ALL STRUCTURAL APPLICATIONS OUTSIDE OF PART 9 OF THE OBC REQUIRE ENGINEERING DETAILS OR NOTES THAT ARE TO BE SIGNED AND SEALED BY A QUALIFIED STRUCTURAL ENGINEER LICENSED TO CONSULT IN THE PROVINCE OF ONTARIO.
- 4) LEGAL GRADE SURVEY / SITE PLAN**  
SHOWS THE LOCATION OF THE HOUSE ON THE PROPERTY AND THE EXISTING AND PROPOSED GRADES. GRADING PLAN TO BE COMPLETED BY A LICENSED ONTARIO LAND SURVEYOR OR OTHER QUALIFIED DESIGNER.
- 5) PRE-ENGINEERED WOOD PRODUCTS**  
INCLUDES TRUSS DRAWINGS AND TRUSS LAYOUT, LVL OR GLU-LAM BEAMS, WOOD I FLOOR SYSTEMS, FLOOR TRUSS SYSTEMS, LVL HEADERS OR FLOOR BEAMS, AND PARALLAM STUDS.
- 6) SEPTIC PERMIT**  
ONLY REQUIRED WHEN MUNICIPAL SEWER SERVICES ARE NOT AVAILABLE.
- 7) MINOR VARIANCE / RE-ZONING APPROVALS**  
ONLY REQUIRED WHEN ZONING AND BY-LAW REQUIREMENTS ARE NOT MET. CONSULT WITH LOCAL MUNICIPALITY FOR APPROVAL REQUIREMENTS.
- 8) CONSERVATION AUTHORITY APPROVALS**  
ONLY REQUIRED WHEN CONSERVATION AGENCIES HAVE JURISDICTION ON THE PROPERTY. CONSULT WITH LOCAL CONSERVATION AGENCIES FOR BOUNDARIES OF AUTHORITY AND POSSIBLE APPROVAL REQUIREMENTS.
- 9) FILLED APPLICATION FORMS & FEES**  
ALL NECESSARY APPLICATION FORMS ARE TO BE FILLED OUT WITH ALL REQUIRED INFORMATION AND FEES TO BE PAID AS DEEMED NECESSARY BY THE BUILDING DEPARTMENT.

## SB-12 ENERGY EFFICIENCY DESIGN SUMMARY

ZONE 1	SB-12 PRESCRIPTIVE PACKAGE =  TABLE 3.1.1.2.4	
ELEVATION	TOTAL AREA OF EXPOSED WALLS	TOTAL AREA OPENINGS
FRONT	576.3 SQ. FT.	82.0 SQ. FT.
LEFT	553.7 SQ. FT.	10.6 SQ. FT.
REAR	576.3 SQ. FT.	131.1 SQ. FT.
RIGHT	553.7 SQ. FT.	32.6 SQ. FT.
TOTAL	2260.0 SQ. FT.	256.3 SQ. FT.

TOTAL % OF OPENINGS IN EXPOSED WALLS 11.3 %

## LIMITING DISTANCE CALCULATIONS

LEFT ELEVATION	EXPOSED BUILDING FACE MAX. AREA OF GLAZED OPENINGS PROPOSED WINDOW AREA	532.3 SQ. FT. 7.0 SQ. FT.	RIGHT ELEVATION	EXPOSED BUILDING FACE MAX. AREA OF GLAZED OPENINGS PROPOSED WINDOW AREA	553.7 SQ. FT. 21.8 SQ. FT.
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## GENERAL NOTES

- ALL WORK PERFORMED AND MATERIAL SUPPLIED SHALL COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
- NAUTA HOME DESIGNS IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS FOUND IN THESE BLUEPRINTS.
- DO NOT SCALE BLUEPRINTS.

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## REVISIONS

DATE	ITEM

## QUALIFICATION INFORMATION



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.

**Hank Nauta**

NAME

SIGNATURE

BCIN

## REGISTRATION INFORMATION

Required unless design is exempt under 2.17.4.1. of the building code

**Nauta Home Designs**

NAME

BCIN



1-866-474-4320

1789 MERRITTVILLE HWY  
WELLAND, ON L3B 5N5

PLAN NUMBER:

**BN1321**

CONTRACT NUMBER:

2021-459

PROJECT :

BUNGALOW  
1800 SQ. FT.

WIDTH: 50' 7.5"

DEPTH: 51' 5.5"

BDRMS: 3

BATHS: 2

LOCATION:

PART 3 NIGH RD.  
FORT ERIE, ON

TITLE:

COVER PAGE

ISSUED FOR	DATE
REVIEW:	JUN.6.22

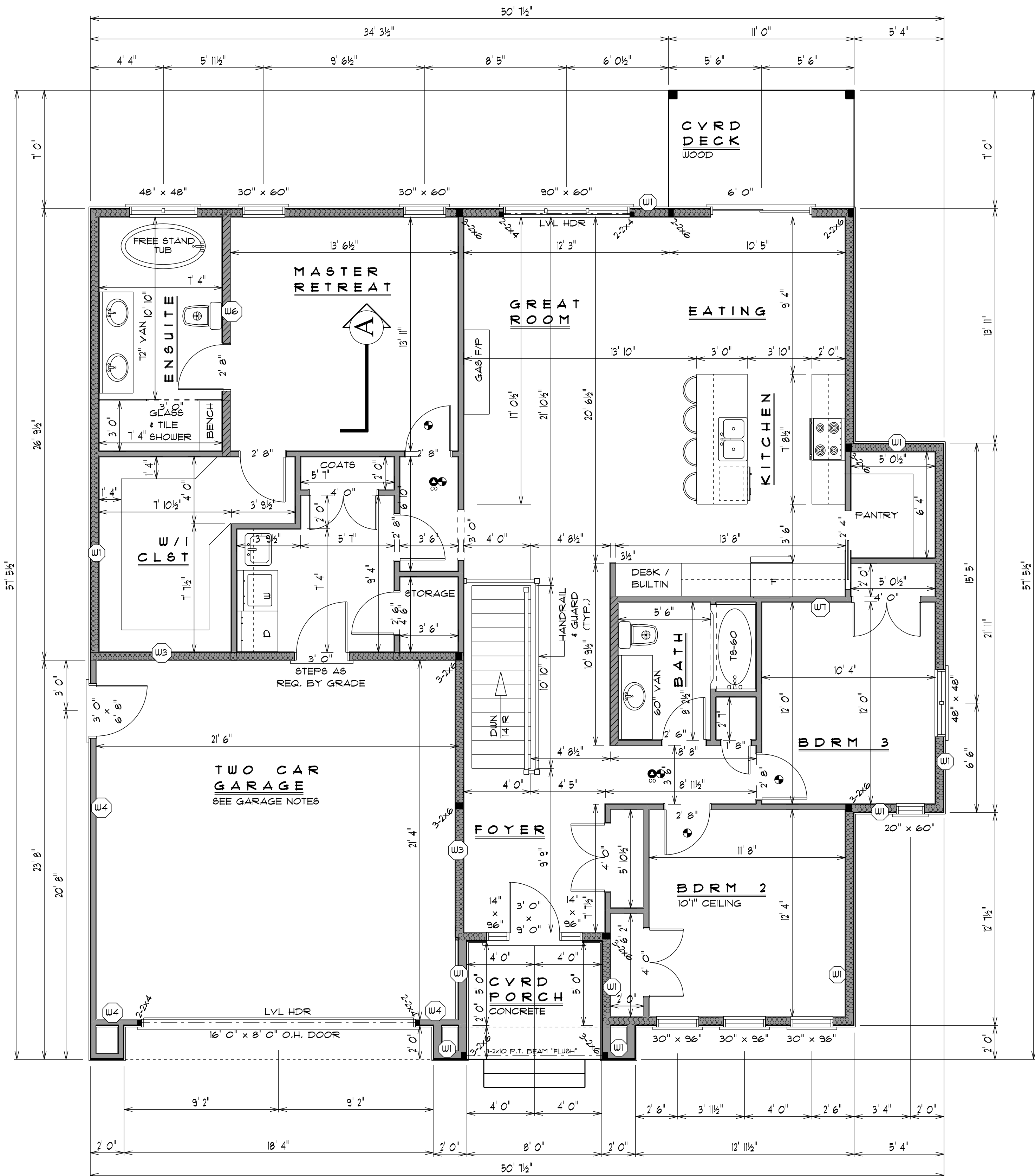
DRAWN BY: J.N.

CHECKED BY:

DATE :	PAGE:
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## FLOOR PLAN 1/4" = 1' 0"

GROSS FLOOR AREA = 1800 SQ. FT.

June 6, 2022

J.N.

01:13 PM

### FRAMING NOTES

PROVIDE WOOD BLOCKING REINFORCEMENT IN BATHROOM STUD WALLS FOR FUTURE GRAB BAR INSTALLATION AS PER 9.5.2.3. OF THE OBC.

PROVIDE FULL BEARING W/ BUILT UP WOOD COLUMNS UNDER ALL BEAMS AND GIRDER TRUSSES.

REFER TO MANUFACTURER'S WINDOW AND DOOR SCHEDULE FOR ROUGH OPENING SIZES.

REFER TO SUPPLIER'S TRUSS LAYOUT FOR ROOF FRAMING.

☼ SMOKE ALARM

☼ CARBON MONOXIDE ALARM

☼ EXHAUST FAN

### LINTEL NOTES

ALL WINDOW AND DOOR LINTELS SHALL BE #2 GRADE 2-X10 UNLESS NOTED OTHERWISE ON THESE PLANS.

### MECHANICAL NOTES

SEE HVAC REPORT FOR DUCTWORK SCHEMATIC.

ALL EXHAUST FANS TO VENT TO THE EXTERIOR.

EXHAUST FANS AS PER 9.32.3.5 OF THE OBC.

INSULATION R VALUES TO COMPLY WITH 9B-12 OF THE OBC.

REFER TO GENERAL NOTES PAGE FOR STANDARD FLOOR PLAN CONSTRUCTION NOTES, OBC REQUIREMENTS AND TYPICAL CONSTRUCTION ASSEMBLIES. REFER TO STANDARD DETAIL PAGE FOR CONSTRUCTION DETAILS.

### GARAGE NOTES

1. GARAGE SEPARATION WALL

2X6 STUDS @ 16" O/C  
R22 BATT INSULATION  
SUPER 6 MIL VAPOUR BARRIER  
ON HOUSE SIDE  
FIRE-RATED DRYWALL 45 MIN.  
C/W MUD AND TAPE JOINTS

2. GARAGE FLOOR

5" THICK CONCRETE SLAB ON GRADE  
MIN. 32 MPa (4600 PSI), MAX. 4" SLUMP  
5% - 8% AIR ENTRAINMENT  
6"X6"X6" W.W.M.  
6" MIN. 3/4" THICK CLEAR STONE  
COMPACTED BASE  
1" SAWCUTS @ 8'-0" O/C EA. WAY  
WITHIN 24 HOURS OF POUR

3. GAS SEAL GARAGE FROM HOUSE

4. SLOPE GARAGE FLOOR DOWN TO GARAGE DOOR MIN. 4"

5. GARAGE ENTRY DOOR TO HOUSE TO BE STEEL INSULATED DOOR C/W WEATHER STRIPPING AND SELF-CLOSING DEVICE

6. GARAGE ENTRY DOOR FROM OUTSIDE TO BE STEEL INSULATED DOOR C/W WEATHER STRIPPING

### WALL LEGEND

W1	2x6 WITH SIDING/STUCCO (INSULATED)
W3	2x6 GARAGE SEPARATION WALL (INSULATED)
W4	2x4 WITH SIDING
W6	2x6 PARTITION WALL
W7	2x4 PARTITION WALL

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### REVISIONS

DATE	ITEM
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WWW.NAUTAHOMEDESIGNS.COM 1-866-474-4320  
SEARCH OVER 1000 HOUSE PLANS ONLINE,  
CUSTOM DESIGNS, ADDITIONS, & RENOVATIONS.

DATE :

JUNE 2022

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