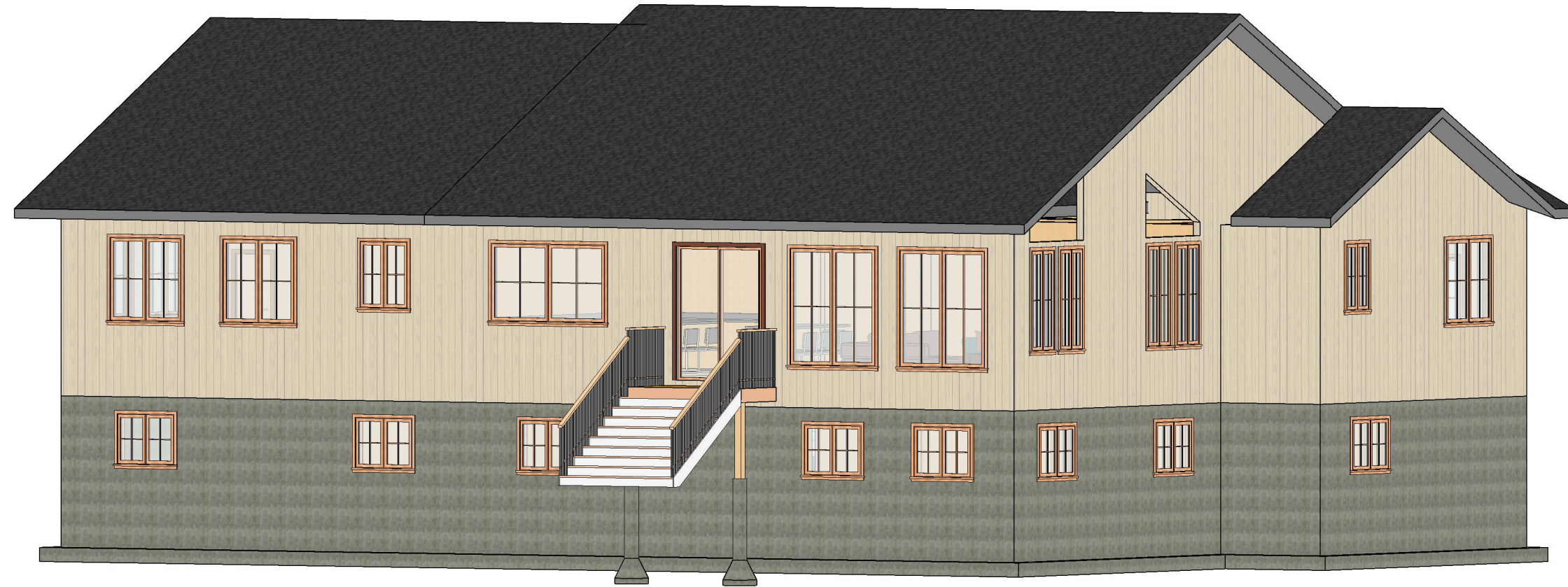
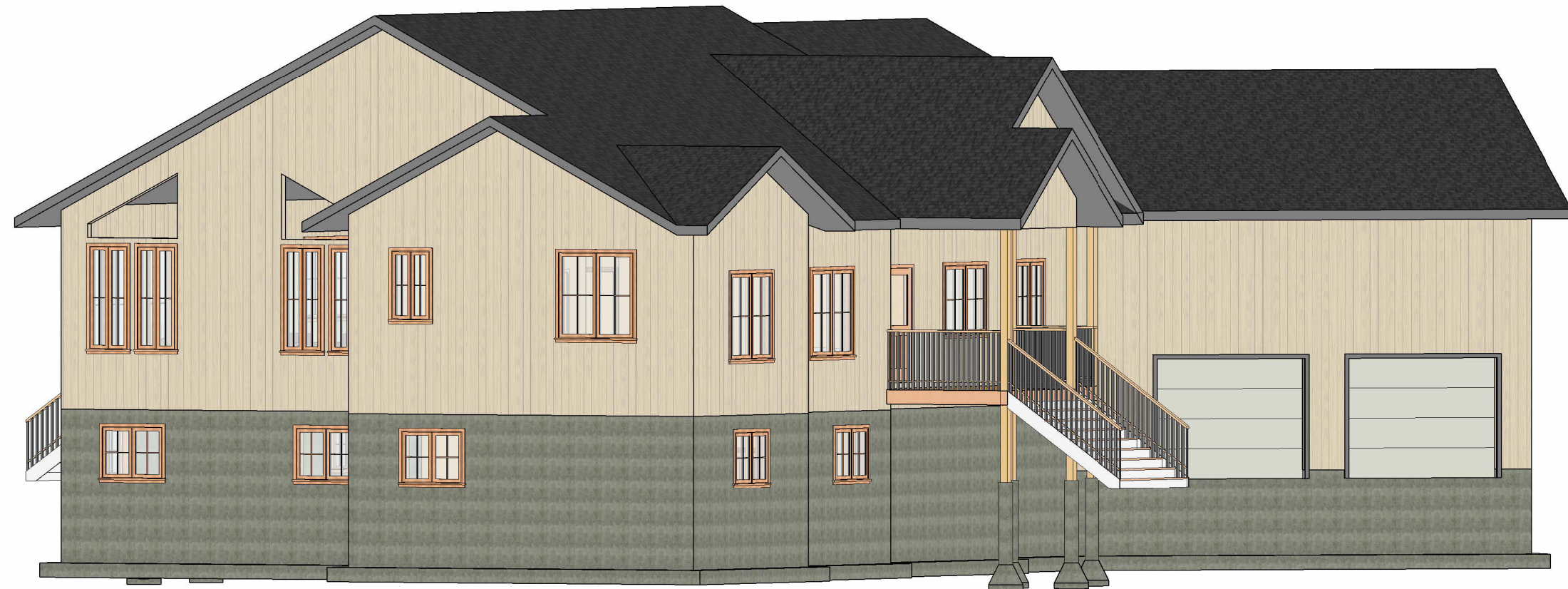




3D VIEW 4



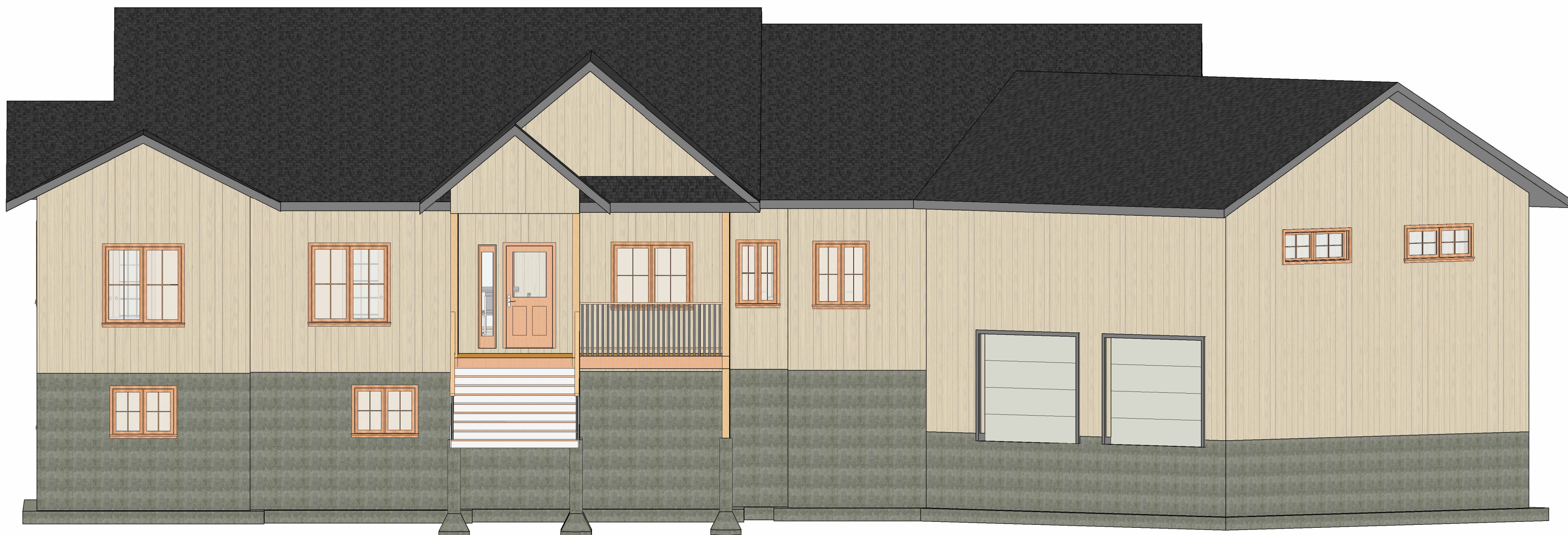
3D VIEW 5



3D VIEW 2



3D VIEW 3

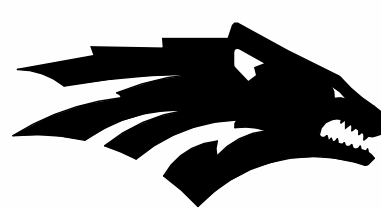


3D VIEW 1

NOTES:

ISSUED FOR CONSTRUCTION

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-	-	-
No.	DATE	REVISION
		

 **ALPHA ENGINEERING**
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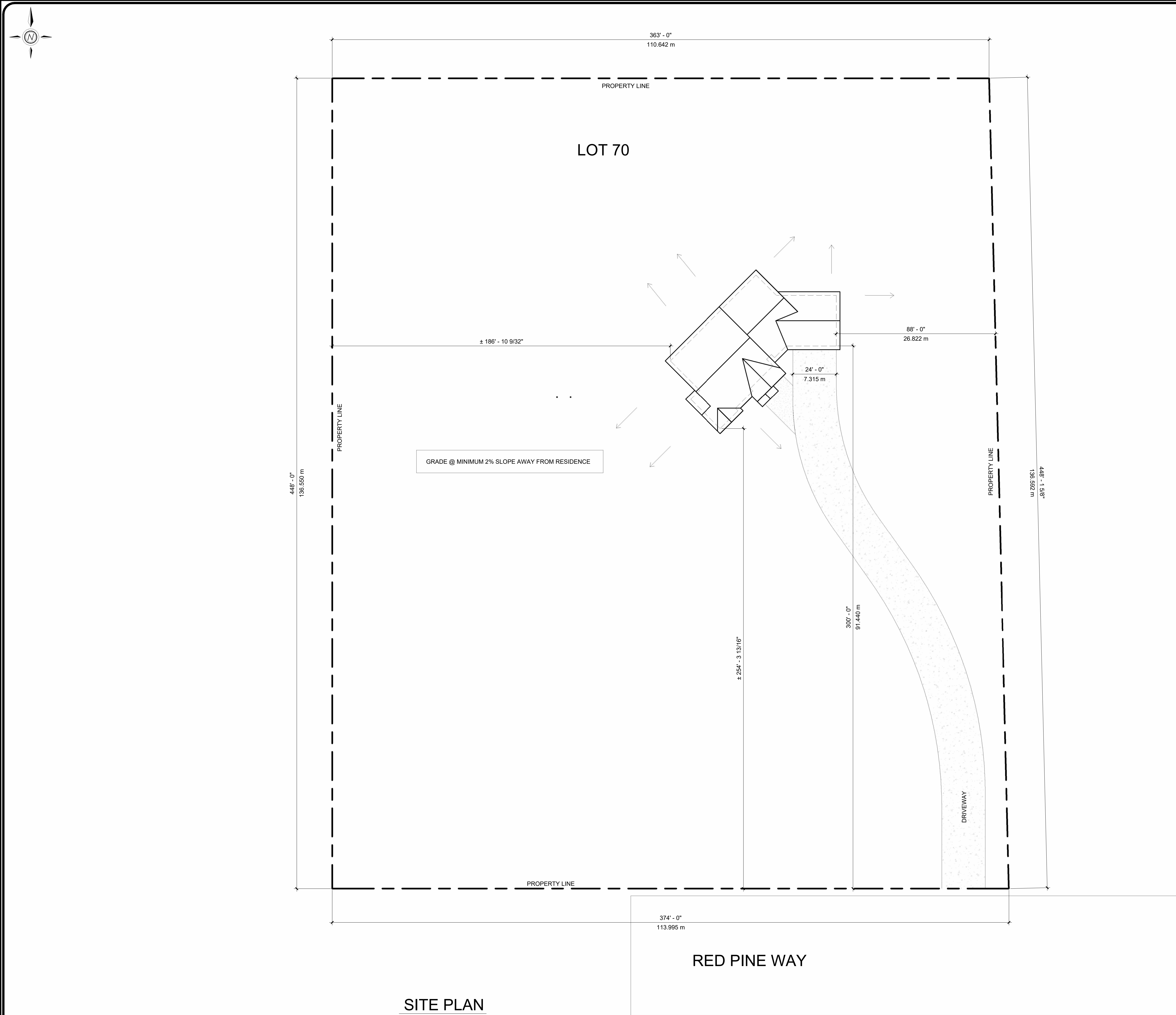
AMBER LEWTAS SMYK

1060 RED PINE WAY,
THUNDER BAY, ON

3D VIEWS

DRAWN: TN	REVIEWED: RJF	DESIGN: TN	IFC: RJF
DATE: 08/20/25	SCALE: N.T.S.		

DWG No: AE-25037-000



NOTES:

ISSUED FOR CONSTRUCTION

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-	-	-
No.	DATE	REVISION

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AMBER LEWTAS SMYK

1060 RED PINE WAY,
THUNDER BAY, ON

SITE PLAN

DRAWN: TN	REVIEWED: RJF	DESIGN: TN	IFC: RJF
DATE: 08/20/25		SCALE: 1:300	

DWG No: AE-25037-001

0

Energy Efficiency Design Summary			
Compliance Option: SB-12 Prescriptive (SB-12 3.1.1.3.)		Table: 3.1.1.3.A	Package: A1
<u>Climatic Zone:</u> ☐ Zone 1 (<5000 Degree Days) ☒ Zone 2 (>5000 Degree Days)	<u>Heating Equipment Efficiency:</u> ☒ >92% AFUE ☐ >84%<92% AFUE	<u>Space Heating Fuel Source:</u> ☒ Gas ☐ Propane ☐ Solid Fuel ☐ Oil ☐ Electric ☐ Geothermal	
<u>Windows, Skylights & Glass Doors:</u> Gross Wall Area: 510.78 m² Gross Window Area: 53.6 m²		<u>Space Heating Fuel Source:</u> ☒ ICF Basement ☐ Crawlspace ☐ ICF Above Grade ☐ Slab-on grade	
		%Windows = 10%	
Building Specifications:			
<u>Building Component:</u>	<u>R Values:</u>	<u>Building Component:</u>	<u>Efficiency Ratings:</u>
Ceiling with Attic Space	R60	Windows/Sliding Glass Doors	U=0.21 ER=34
Ceiling without Attic Space	R31	Skylights	U=0.49
Exposed Floor	R31	Space Heating Equipment	96%
Walls Above Grade	R19 + 5 ci	HRV Efficiency	81%
Basement Walls	R12 + 10 ci	DHW Heater	0.7
Slab (all<600mm below grade)	-		
Heated Slab or Slab <600mm below grade	R10		
Edge of Below Grade Slab <600mm below grade	R10		

WALL SCHEDULE			
MARK:	DESCRIPTION:	CONSTRUCTION:	DRAWING:
W1	EXTERIOR 2X6	-EXTERIOR FINISH -1" RIGID INSULATION -TYVEK BUILDING WRAP -7/16" OSB SHEATHING -2X6 @ 16" O.C. C/W BLOCKING @ 48" O.C. -R20 BATT INSULATION -6MIL POLY VAPOUR BARRIER -1/2" GYPSUM BOARD	
W2	INTERIOR 2X4	-1/2" GYPSUM BOARD -2X4 @ 16" O.C. -1/2" GYPSUM BOARD	
W3	INTERIOR 2X6 BEARING WALL	-1/2" GYPSUM BOARD -2X6 @ 16" O.C. C/W BLOCKING @ 48" O.C. -1/2" GYPSUM BOARD	
W4	INTERIOR 2X6	-1/2" GYPSUM BOARD -2X6 @ 16" O.C. -1/2" GYPSUM BOARD	

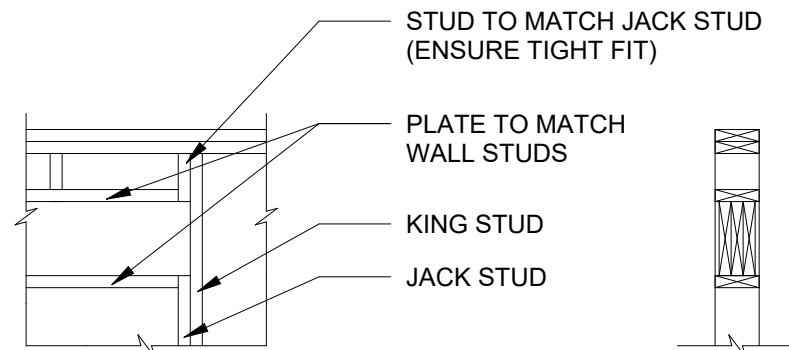
DOOR SCHEDULE				
MARK:	QTY:	TYPE:	DESCRIPTION:	LOCATION:
A	2	108"X84"	OVERHEAD DOOR	GARAGE
B	1	72"X96"	EXTERIOR SLIDING DOOR	ENTRANCE
C	1	36"X80"	EXTERIOR DOOR C/W 12" SIDE LIGHT	ENTRANCE
D	1	36"X80"	EXTERIOR MAN DOOR	GARAGE
E	14	30"X80"	INTERIOR DOOR	-
F	2	48"X80"	BI-FOLD DOOR	STORAGE
G	3	30"X80"	POCKET DOOR	CLOSET
H	2	60"X80"	DOUBLE DOOR	STORAGE
I	2	36"X80"	INTERIOR DOOR	MECHANICAL ROOM, MUDROOM

LINTEL SCHEDULE	
MARK:	DESCRIPTION:
L1	2-PLY 2X10
L2	3-PLY 2X10
L3	LVL 2900Fb-2.0E 11-7/8" x 5-1/4"
L4	LVL 2900Fb-2.0E 9-1/4" x 5-1/4"
L5	3-PLY 2X6
L6	SEE DETAIL IN DRAWING AE-25037-202

WINDOW SCHEDULE			
MARK:	QTY:	SIZE:	DESCRIPTION:
1	2	72" x 84"	DOUBLE PANE, ARGON FILLED, LOW-E
2	1	96" x 56"	DOUBLE PANE, ARGON FILLED, LOW-E
3	7	60" x 60"	DOUBLE PANE, ARGON FILLED, LOW-E
4	3	40" x 48"	DOUBLE PANE, ARGON FILLED, LOW-E
5	2	30" x 48"	DOUBLE PANE, ARGON FILLED, LOW-E
7	4	30" x 72"	DOUBLE PANE, ARGON FILLED, LOW-E
8	1	60" x 48"	DOUBLE PANE, ARGON FILLED, LOW-E
9	2	72" x 24"	DOUBLE PANE, ARGON FILLED, LOW-E
10	10	48" x 36"	DOUBLE PANE, ARGON FILLED, LOW-E
11	1	SEE BELOW	DOUBLE PANE, ARGON FILLED, LOW-E
12	1	SEE BELOW	DOUBLE PANE, ARGON FILLED, LOW-E

NOTES:

1. ALL SAWN LUMBER LINTELS SHALL BE SPF NO.1/NO.2
2. ALL LVL LINTELS SHALL BE 2.0E
3. ALL COLUMNS TO HAVE SINGLE JACK STUD U.N.O. MATCHING STUD ABOVE JACK
4. JACK & KING STUD SIZES TO MATCH WALL STUD SIZE
5. PROVIDE 2-PLY SILL AT BOTTOM OF WINDOWS IN EXTERIOR WALLS



TYPICAL LINTEL DETAIL

1/2" = 1'-0"

NOTES:

DESIGN NOTES:

GENERAL:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO FABRICATION.
3. THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISION COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION".
4. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS.
5. UNDER NO CIRCUMSTANCES ARE THESE DRAWINGS TO BE SCALED, INCLUDING FOR PREPARATION OF SHOP DRAWINGS, CONSTRUCTION LAYOUT, OR BIDDING PURPOSES. ERRORS MADE BY PERSONS SCALING THESE DRAWINGS SHALL NOT BE THE RESPONSIBILITY OF ALPHA ENGINEERING.
6. CONTRACTOR SHALL SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY THE CONSULTANT PRIOR TO FABRICATION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE ONTARIO BUILDING CODE (2024).
8. REINFORCING STEEL MUST BE INSPECTED BY ENGINEER PRIOR TO POURING CONCRETE, GIVE 48 HOURS NOTICE.

SITE PREPARATION:

1. CONTRACTOR RESPONSIBLE FOR ALL SITE LOCATES.
2. BACKFILL SHALL BE GRANULAR B; TYPE 1 ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) COMPACTED TO 98% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD). BACKFILL SHALL BE PLACED IN 12" LIFTS. BACKFILLING SHALL NOT START UNTIL CONCRETE REACHED 80 PER CENT OF ITS COMPRESSIVE STRENGTH.
3. COMPACTION TESTING SHALL BE PERFORMED TO ENSURE COMPACTION HAS BEEN ACHIEVED PRIOR TO PLACEMENT OF THE NEXT LIFT.
4. PROTECT ALL SOIL FROM FREEZING ADJACENT TO AND BELOW ALL FOUNDATIONS.
5. EXCAVATION SHALL BE CLEAR OF ALL DELETERIOUS MATERIALS.
6. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE BEARING CAPACITY OF 100KPa. OWNER SHALL BE RESPONSIBLE FOR PROVIDING CONFIRMATION OF ALL COMPACTION TESTING REQUIRED TO ACHIEVE THE DESIGN BEARING CAPACITY. A SUITABLE GRANULAR FOUNDATION SHALL BE THE RESPONSIBILITY OF THE OWNER.

WOOD:

1. ALL FRAMING LUMBER SHALL COMPLY WITH PERTINENT PROVISIONS OF CSA 086 AND CSA 0141, AND TO THE NATIONAL LUMBER GRADES AUTHORITY, STANDARD GRADING RULE.
2. FRAMING MATERIAL, UNLESS OTHERWISE NOTED, SHALL BE KILN DRIED LUMBER.
3. ALL WOOD MEMBERS SHALL BE SPF GRADE NO. 2 OR BETTER.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE AND LOCAL BY-LAWS.
5. ENGINEER TO REVIEW ALL SHOP DRAWINGS. LVL, TRUSSES, ETC.

DESIGN LOADS:

SNOW LOAD = 2.0 kPa
ROOF DEAD LOAD = 1 kPa

LEGEND:

SMOKE DETECTOR/CARBON MONOXIDE DETECTOR (C/S)

SQUARE FOOTAGE:

TOTAL SQUARE FOOTAGE = 5682 SQFT

ISSUED FOR CONSTRUCTION

-	-	-
-	-	-
No.	DATE	REVISION

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Email: b.fogolin@alphaeng.ca

AMBER LEWTAS SMYK

1060 RED PINE WAY,
THUNDER BAY, ON

FLOOR PLAN

DRAWN: TN | REVIEWED: RJF | DESIGN: TN | IFC: RJF

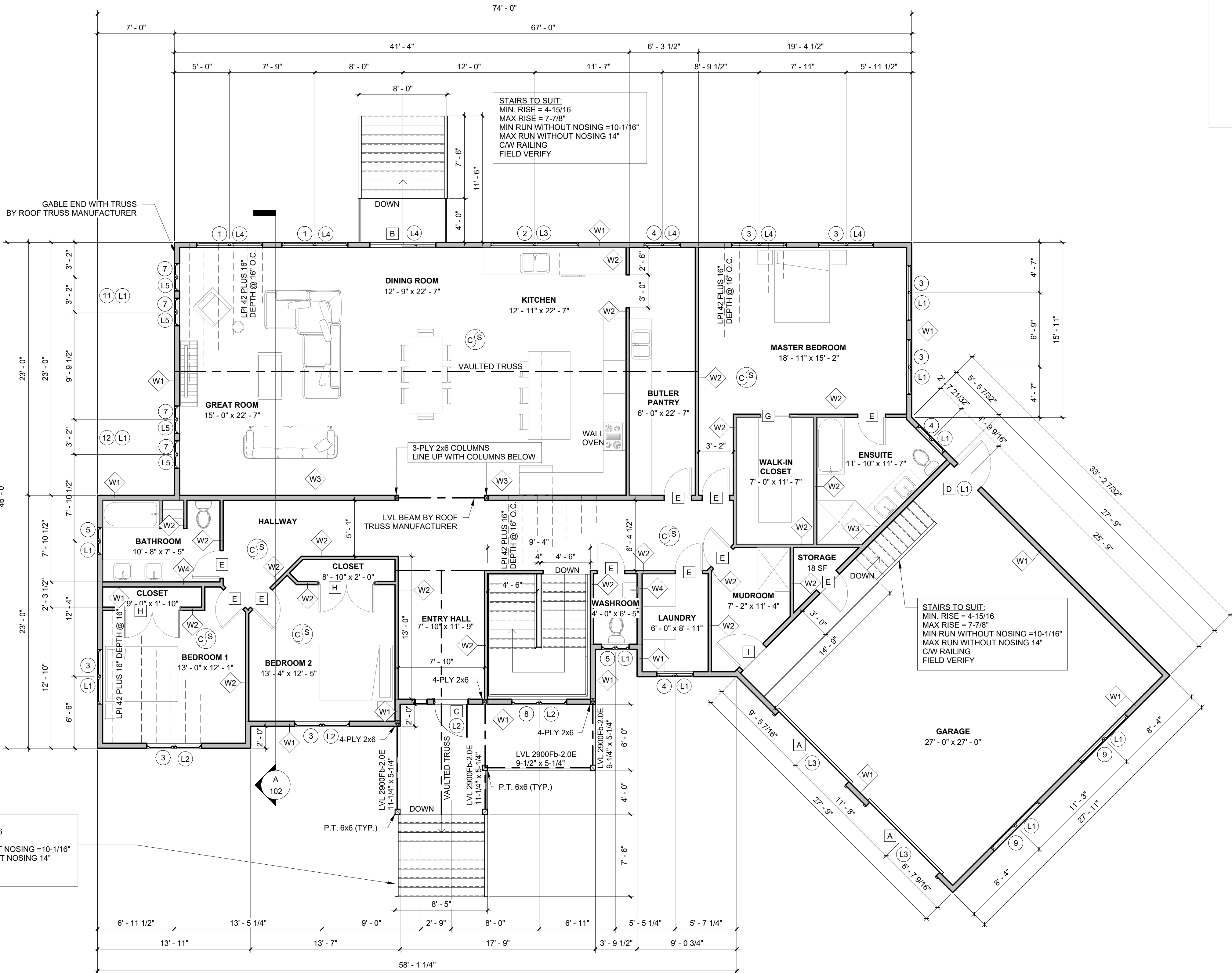
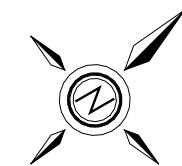
DATE: 08/20/25 | SCALE: AS NOTED

DWG No: AE-25037-100

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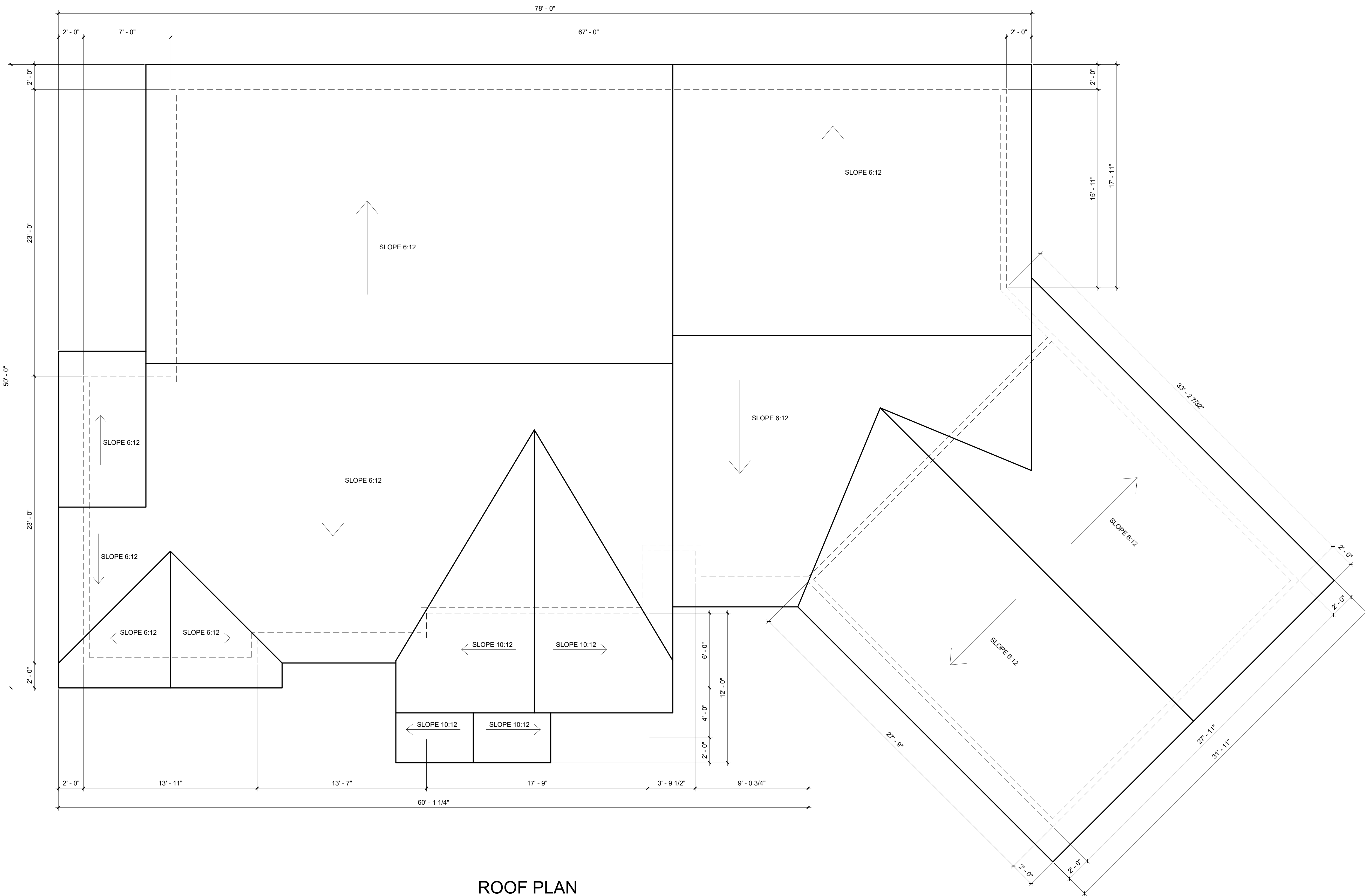
FLOOR PLAN

3/16" = 1'-0"



STAIRS TO SUIT:
MIN. RISE = 4-15/16
MAX RISE = 7-7/8"
MIN RUN WITHOUT NOSING = 10-1/16"
MAX RUN WITHOUT NOSING 14"
C/W RAILING
FIELD VERIFY

STAIRS TO SUIT:
MIN. RISE = 4-15/16
MAX RISE = 7-7/8"
MIN RUN WITHOUT NOSING = 10-1/16"
MAX RUN WITHOUT NOSING 14"
C/W RAILING
FIELD VERIFY



ROOF PLAN
1/4" = 1'-0"

NOTES:

ISSUED FOR CONSTRUCTION

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No.	DATE	REVISION
		



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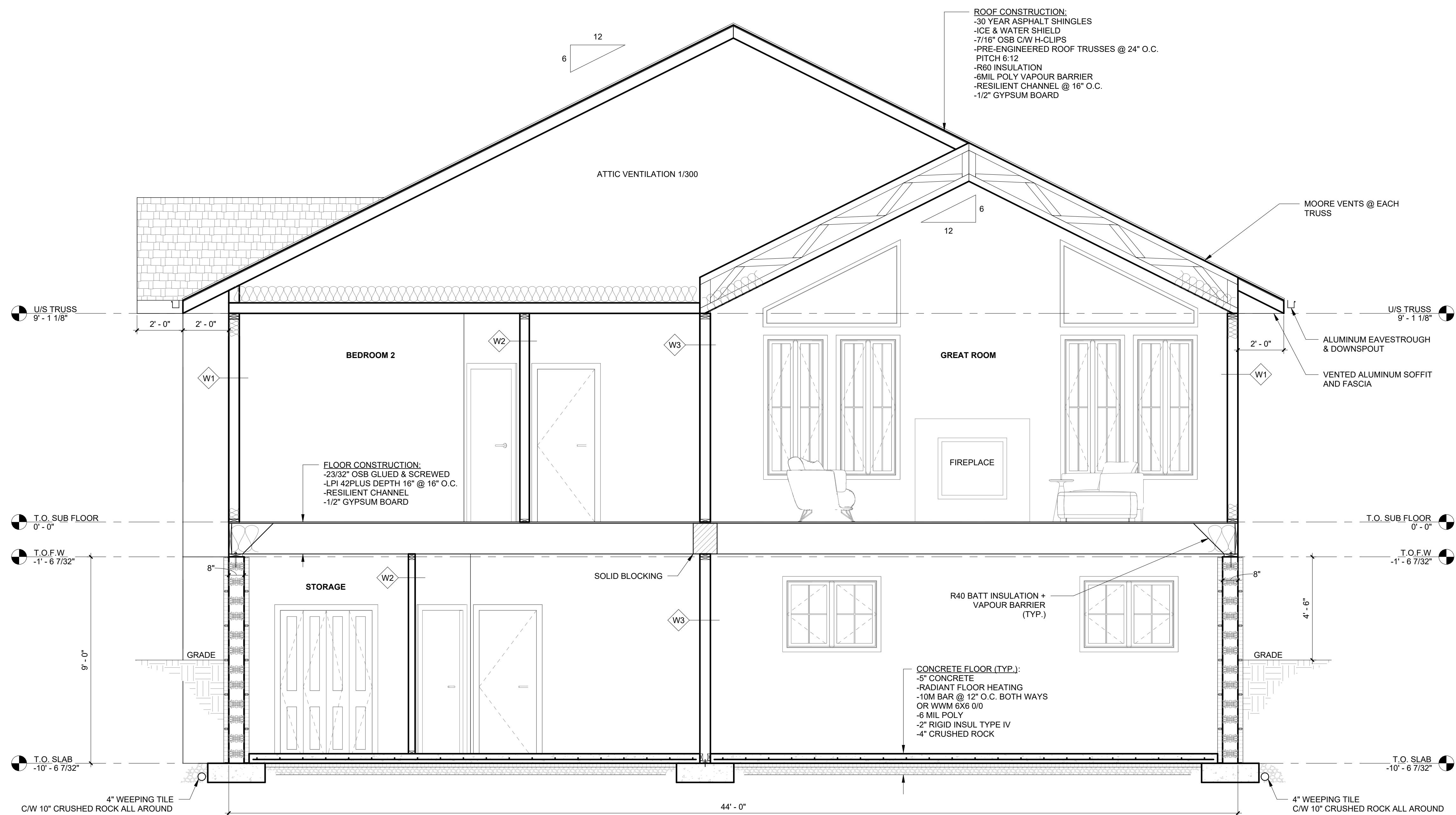
AMBER LEWTAS SMYK

1060 RED PINE WAY,
THUNDER BAY, ON

ROOF PLAN

DRAWN: TN	REVIEWED: RJF	DESIGN: TN	IFC: RJF
DATE: 08/20/25		SCALE: 1/4" = 1'-0"	

DWG No: AE-25037-101



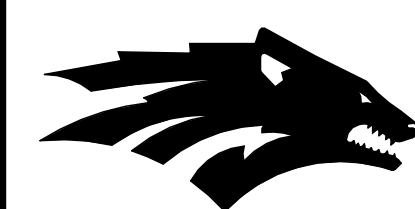
A
100

SECTION
3/8" = 1'-0"

NOTES:

ISSUED FOR CONSTRUCTION

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-	-	-
No.	DATE	REVISION



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AMBER LEWTAS SMYK

1060 RED PINE WAY,
THUNDER BAY, ON

SECTION

DRAWN: TN	REVIEWED: RJF	DESIGN: TN	IFC: RJF
DATE: 08/20/25	SCALE: 3/8" = 1'-0"		

DWG No: AE-25037-102





NORTH ELEVATION

3/16" = 1'-0"

STAIRS TO SUIT:
MIN. RISE = 4-15/16"
MAX RISE = 7-7/8"
MIN RUN WITHOUT NOSING = 10-1/16"
MAX RUN WITHOUT NOSING 14"
C/W RAILING
FIELD VERIFY



SOUTH ELEVATION

3/16" = 1'-0"

STAIRS TO SUIT:
MIN. RISE = 4-15/16"
MAX RISE = 7-7/8"
MIN RUN WITHOUT NOSING = 10-1/16"
MAX RUN WITHOUT NOSING 14"
C/W RAILING
FIELD VERIFY

NOTES:

ISSUED FOR CONSTRUCTION

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-	-	-
No.	DATE	REVISION



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AMBER LEWTAS SMYK

1060 RED PINE WAY,
THUNDER BAY, ON

NORTH AND SOUTH
ELEVATIONS

DRAWN: TN	REVIEWED: RJF	DESIGN: TN	IFC: RJF
DATE: 08/20/25	SCALE: 3/16" = 1'-0"		

DWG No: AE-25037-103





WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

NOTES:

ISSUED FOR CONSTRUCTION

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-	-	-
No.	DATE	REVISION
		

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AMBER LEWTAS SMYK

1060 RED PINE WAY,
THUNDER BAY, ON

WEST AND EAST
ELEVATIONS

DRAWN: TN	REVIEWED: RJF	DESIGN: TN	IFC: RJF
DATE: 08/20/25	SCALE: 1/4" = 1'-0"		
DWG No: AE-25037-104			



WALL SCHEDULE			
MARK:	DESCRIPTION:	CONSTRUCTION:	DRAWING:
W1	EXTERIOR 2X6	-EXTERIOR FINISH -1" RIGID INSULATION -TYVEK BUILDING WRAP -7/16" OSB SHEATHING -2X6 @ 16" O.C. C/W BLOCKING @ 48" O.C. -R20 BATT INSULATION -6MIL POLY VAPOUR BARRIER -1/2" GYPSUM BOARD	
W2	INTERIOR 2X4	-1/2" GYPSUM BOARD -2X4 @ 16" O.C. -1/2" GYPSUM BOARD	
W3	INTERIOR 2X6 BEARING WALL	-1/2" GYPSUM BOARD -2X6 @ 16" O.C. C/W BLOCKING @ 48" O.C. -1/2" GYPSUM BOARD	
W4	INTERIOR 2X6	-1/2" GYPSUM BOARD -2X6 @ 16" O.C. -1/2" GYPSUM BOARD	

DOOR SCHEDULE				
MARK:	QTY:	TYPE:	DESCRIPTION:	LOCATION:
A	2	108"X84"	OVERHEAD DOOR	GARAGE
B	1	72"X96"	EXTERIOR SLIDING DOOR	ENTRANCE
C	1	36"X80"	EXTERIOR DOOR C/W 12" SIDE LIGHT	ENTRANCE
D	1	36"X80"	EXTERIOR MAN DOOR	GARAGE
E	14	30"X80"	INTERIOR DOOR	-
F	2	48"X80"	BI-FOLD DOOR	STORAGE
G	3	30"X80"	POCKET DOOR	CLOSET
H	2	60"X80"	DOUBLE DOOR	STORAGE
I	2	36"X80"	INTERIOR DOOR	MECHANICAL ROOM, MUDROOM

LINTEL SCHEDULE	
MARK:	DESCRIPTION:
L1	2-PLY 2X10
L2	3-PLY 2X10
L3	LVL 2900Fb-2.0E 11-7/8" x 5-1/4"
L4	LVL 2900Fb-2.0E 9-1/4" x 5-1/4"
L5	3-PLY 2X6
L6	SEE DETAIL IN DRAWING AE-25037-202

WINDOW SCHEDULE			
MARK:	QTY:	SIZE:	DESCRIPTION:
1	2	72" x 84"	DOUBLE PANE, ARGON FILLED, LOW-E
2	1	96" x 56"	DOUBLE PANE, ARGON FILLED, LOW-E
3	7	60" x 60"	DOUBLE PANE, ARGON FILLED, LOW-E
4	3	40" x 48"	DOUBLE PANE, ARGON FILLED, LOW-E
5	2	30" x 48"	DOUBLE PANE, ARGON FILLED, LOW-E
7	4	30" x 72"	DOUBLE PANE, ARGON FILLED, LOW-E
8	1	60" x 48"	DOUBLE PANE, ARGON FILLED, LOW-E
9	2	72" x 24"	DOUBLE PANE, ARGON FILLED, LOW-E
10	10	48" x 36"	DOUBLE PANE, ARGON FILLED, LOW-E

NOTES:

DESIGN NOTES CONT'D.

CONCRETE:

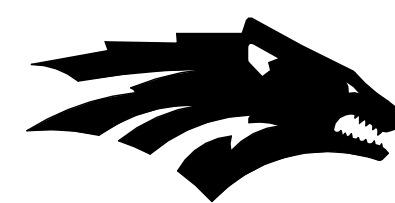
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, ON SITE, PRIOR TO FABRICATION OF REINFORCING STEEL.
- CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 25MPa AT 28 DAYS.
- REINFORCING BARS SHALL BE DEFORMED BARS GRADE 400.
- THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION TO PROTECT CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES AND PRECIPITATION AT LEAST 7 DAYS AFTER CONCRETE PLACEMENT.
- CLEAR CONCRETE COVER TO REINF. STEEL SHALL BE
 - CONCRETE POURED AGAINST EARTH -----3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER -----1-1/2"
 - SLAB & WALLS NOT EXPOSED TO EARTH OR WEATHER -----3/4"
- CONCRETE PLACING, CURING AND TESTING SHALL CONFORM TO CSA -A23.1 AND A23.2.
- FORM WORK AND TOLERANCES SHALL CONFORM TO CSA-A23.1.
- MINIMUM BAR LAP LENGTH SHALL BE:
 - 18" FOR 10M BARS
 - 24" FOR 15M BARS
- OWNER TO INFORM CONCRETE CONTRACTOR ON THE REQUIREMENTS FOR FINISHED FLOOR PRODUCTS, SUCH AS LIMITS ON PONDING AND CONCRETE FINISH REQUIRED.
- GIVE ENGINEER 48 HRS NOTIFICATION FOR REINFORCING INSPECTION.

LEGEND:

SMOKE DETECTOR/CARBON MONOXIDE DETECTOR

ISSUED FOR CONSTRUCTION

-	-	-
-	-	-
No.	DATE	REVISION



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AMBER LEWTAS SMYK

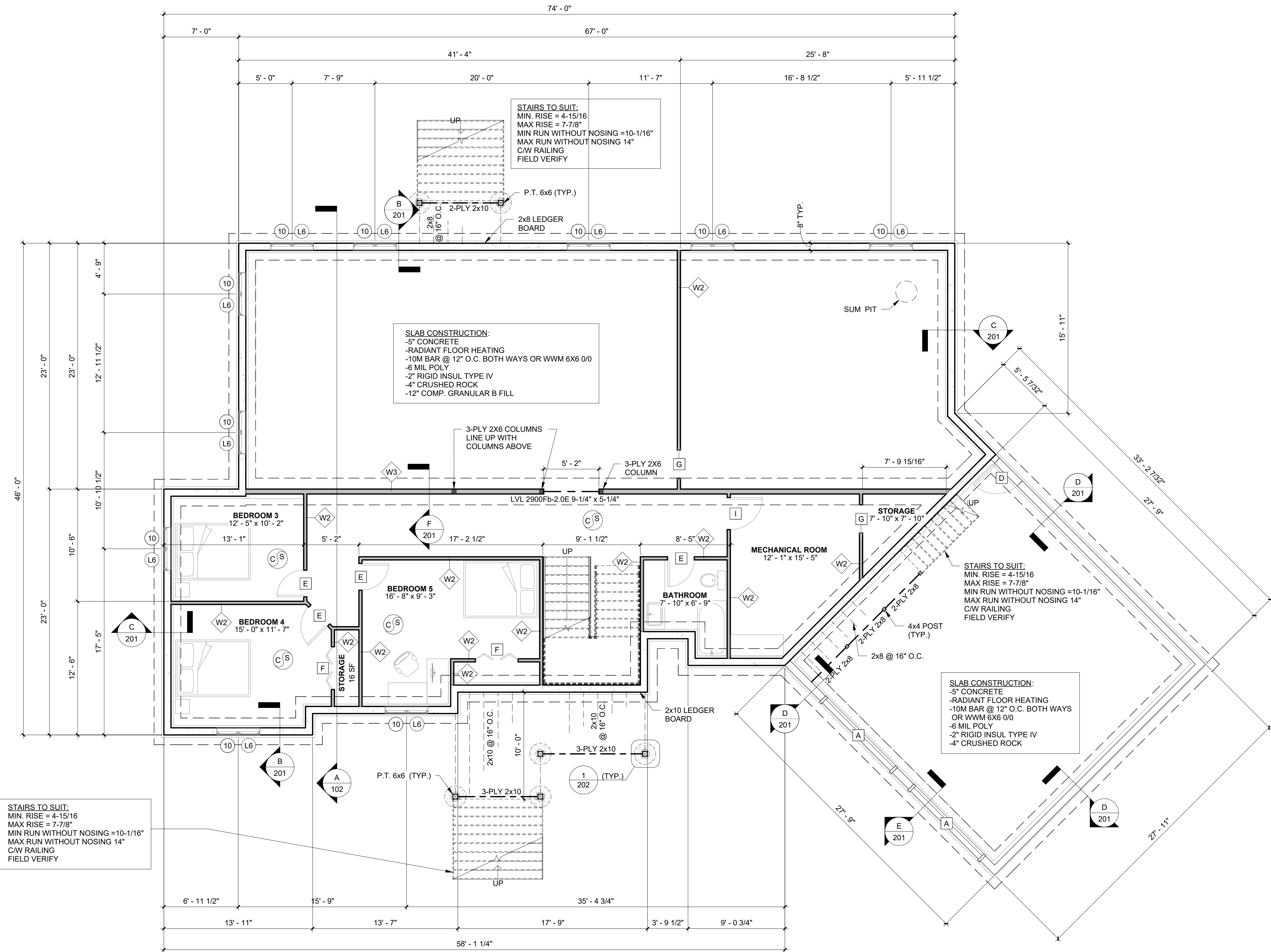
1060 RED PINE WAY,
THUNDER BAY, ON

FOUNDATION PLAN

DRAWN: TN	REVIEWED: RJF	DESIGN: TN	IFC: RJF
DATE: 08/20/25	SCALE: 3/16" = 1'-0"		

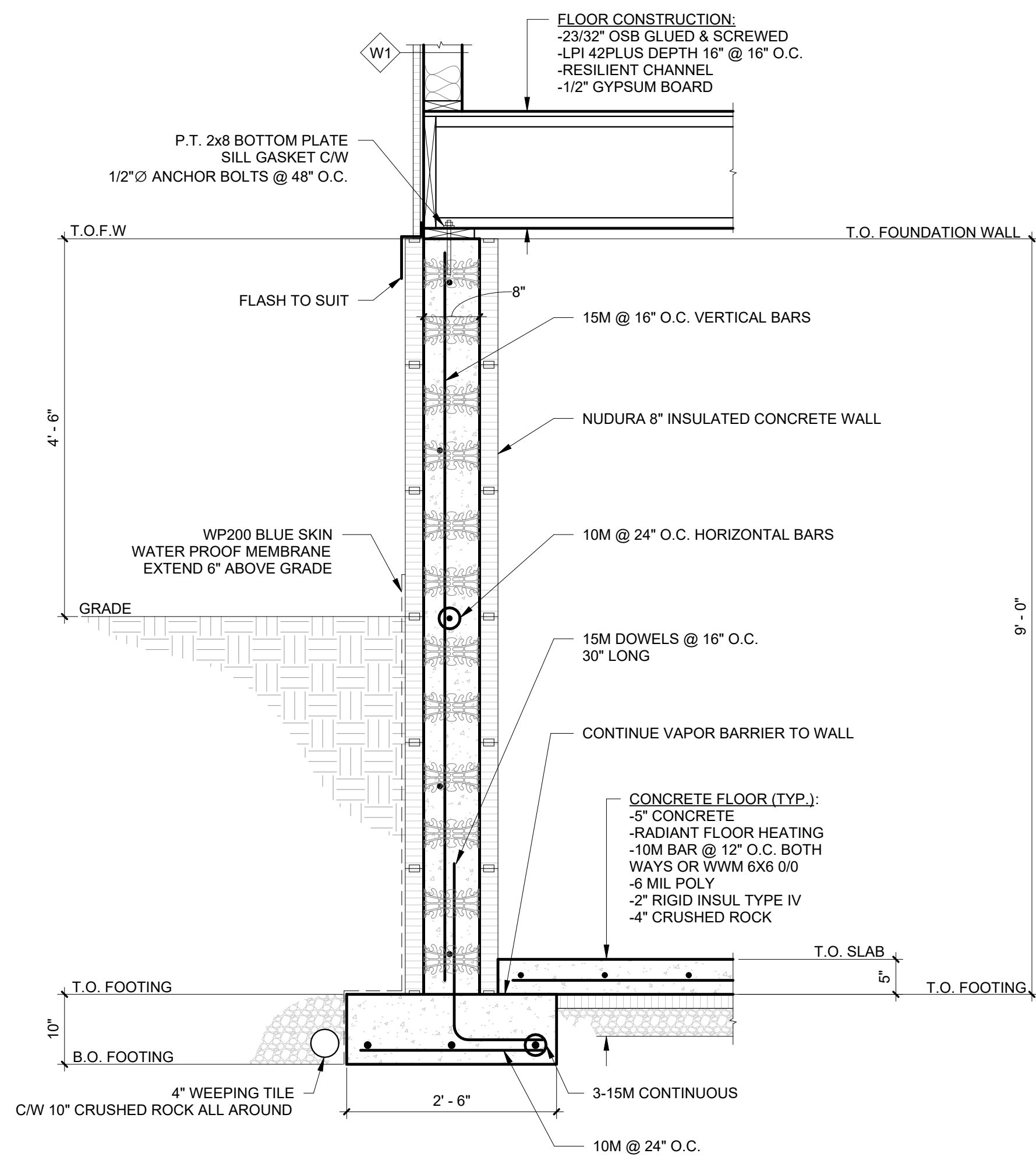
DWG No: AE-25037-200

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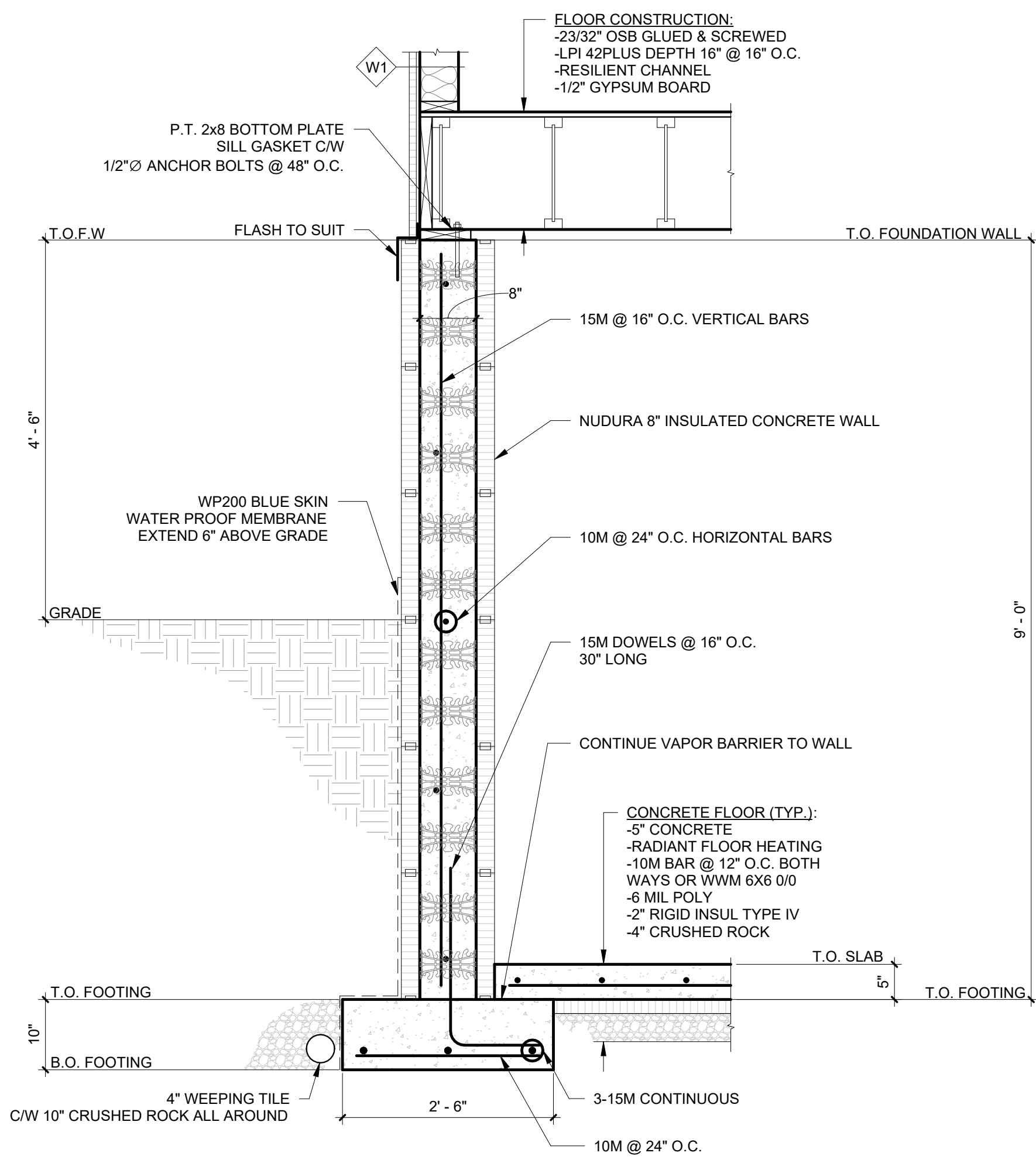


FOUNDATION PLAN

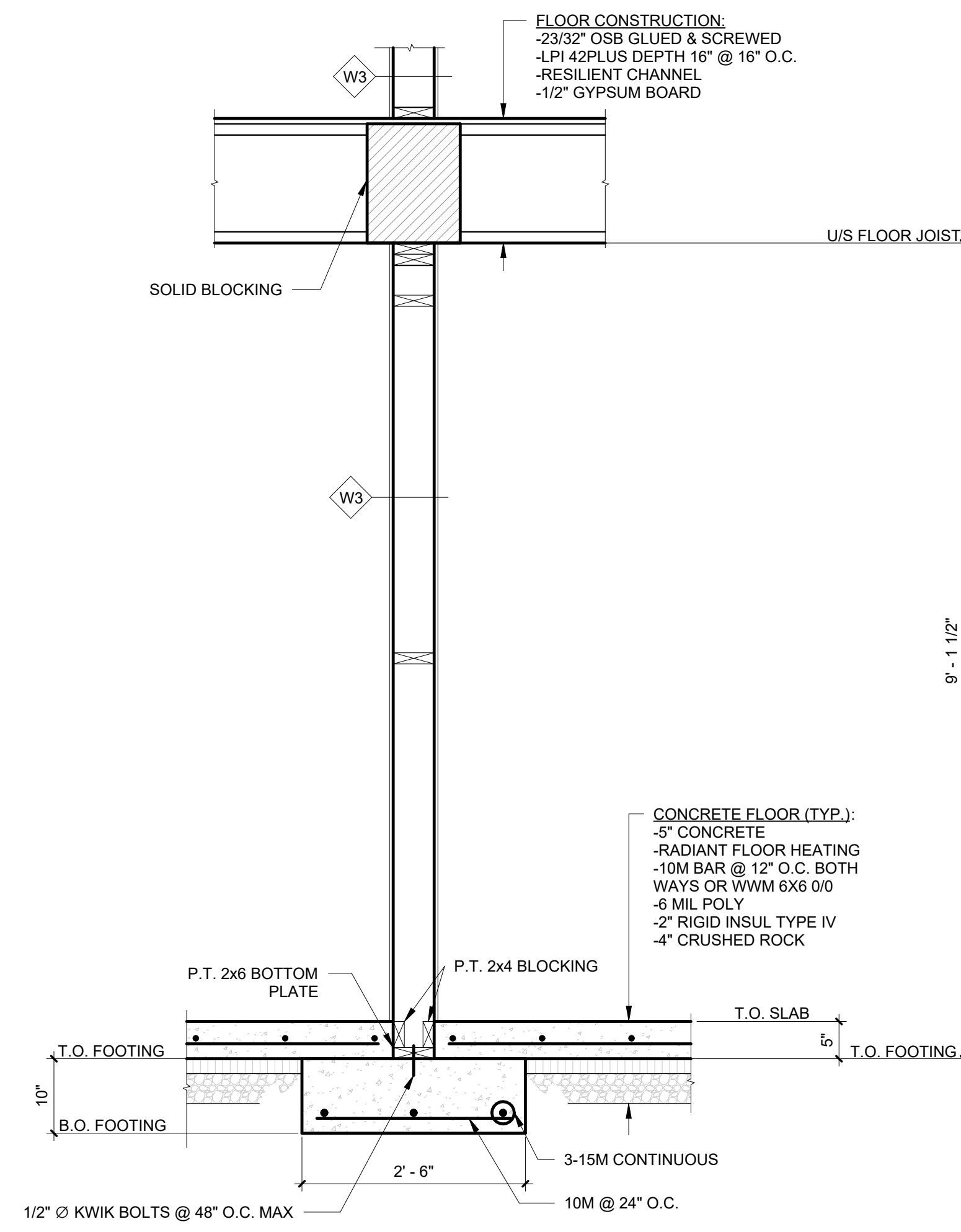
3/16" = 1'-0"



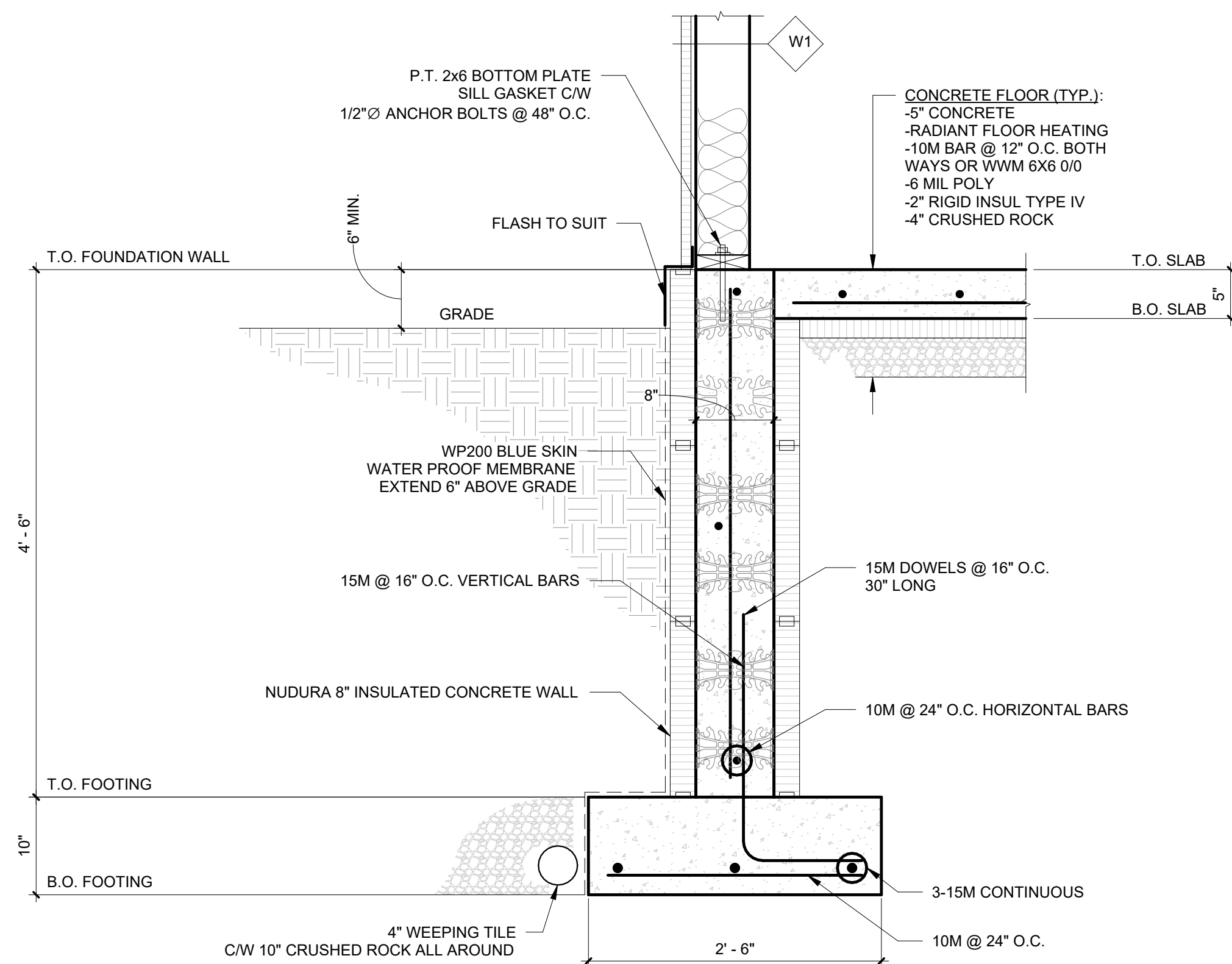
B
200
SECTION
3/4" = 1'-0"



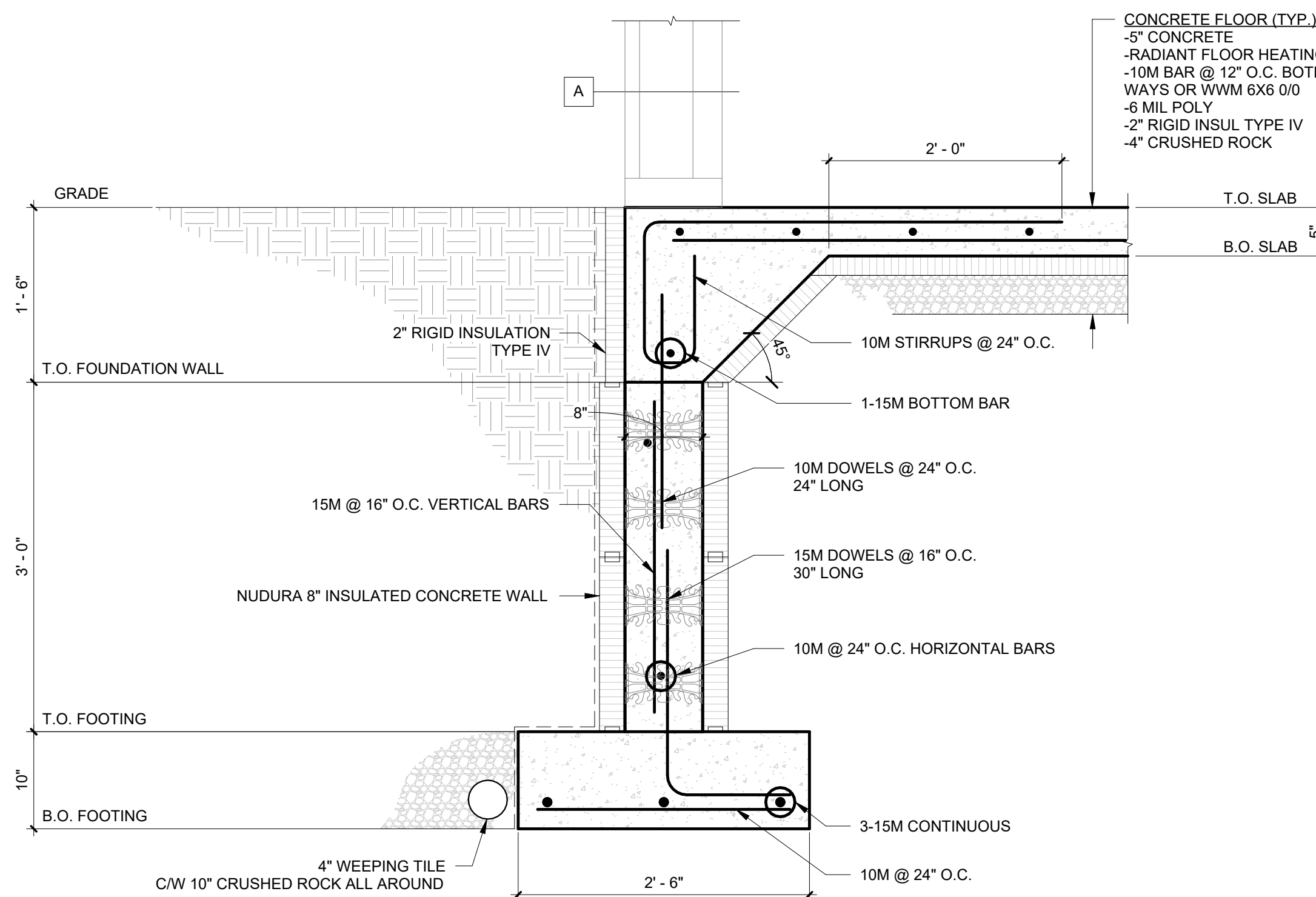
C
200
SECTION
3/4" = 1'-0"



F
200
SECTION
3/4" = 1'-0"



D
200
SECTION
1" = 1'-0"



E
200
SECTION
1" = 1'-0"

NOTES:

ISSUED FOR CONSTRUCTION

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-	-	-
No.	DATE	REVISION
		



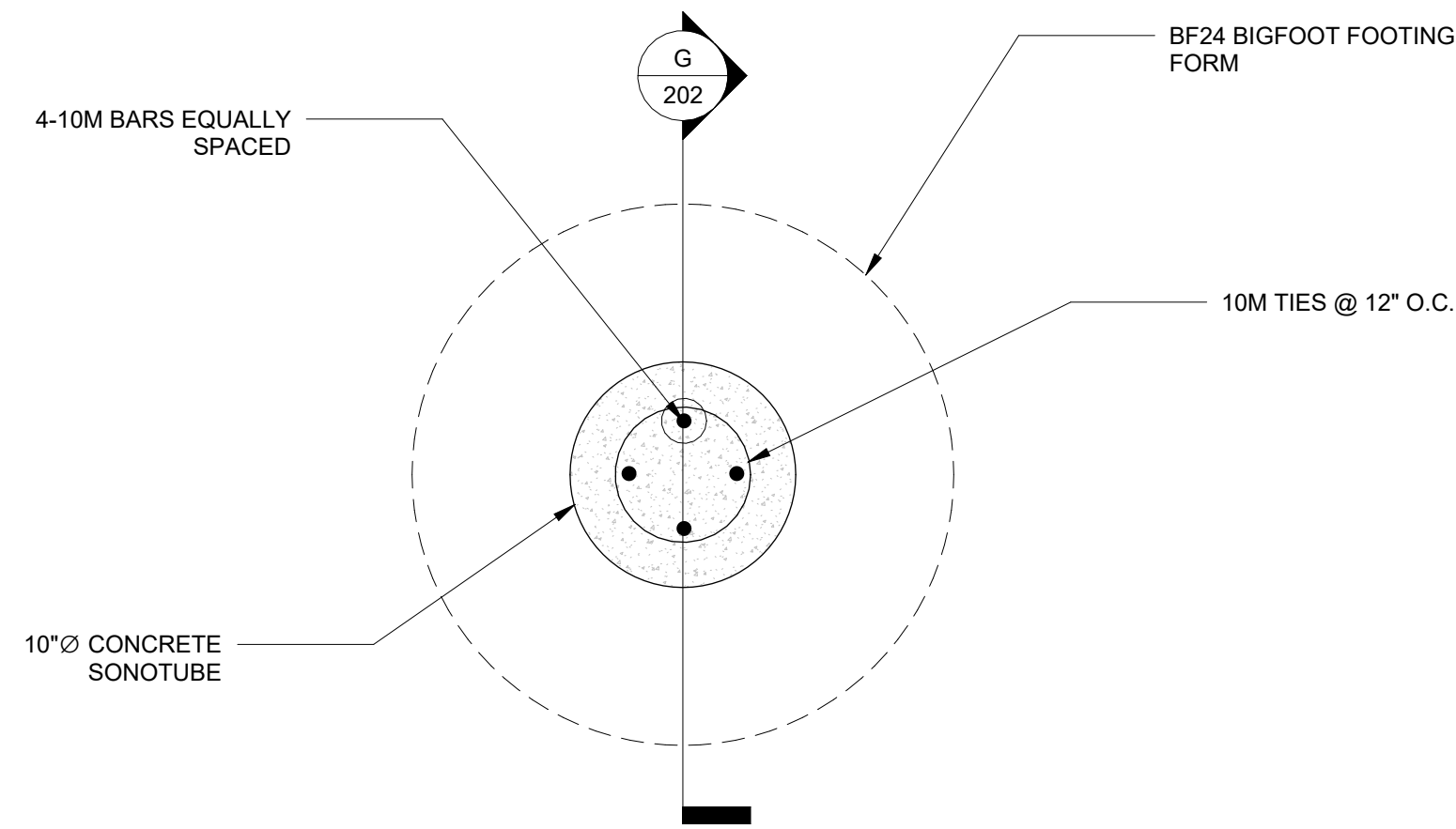
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AMBER LEWTAS SMYK

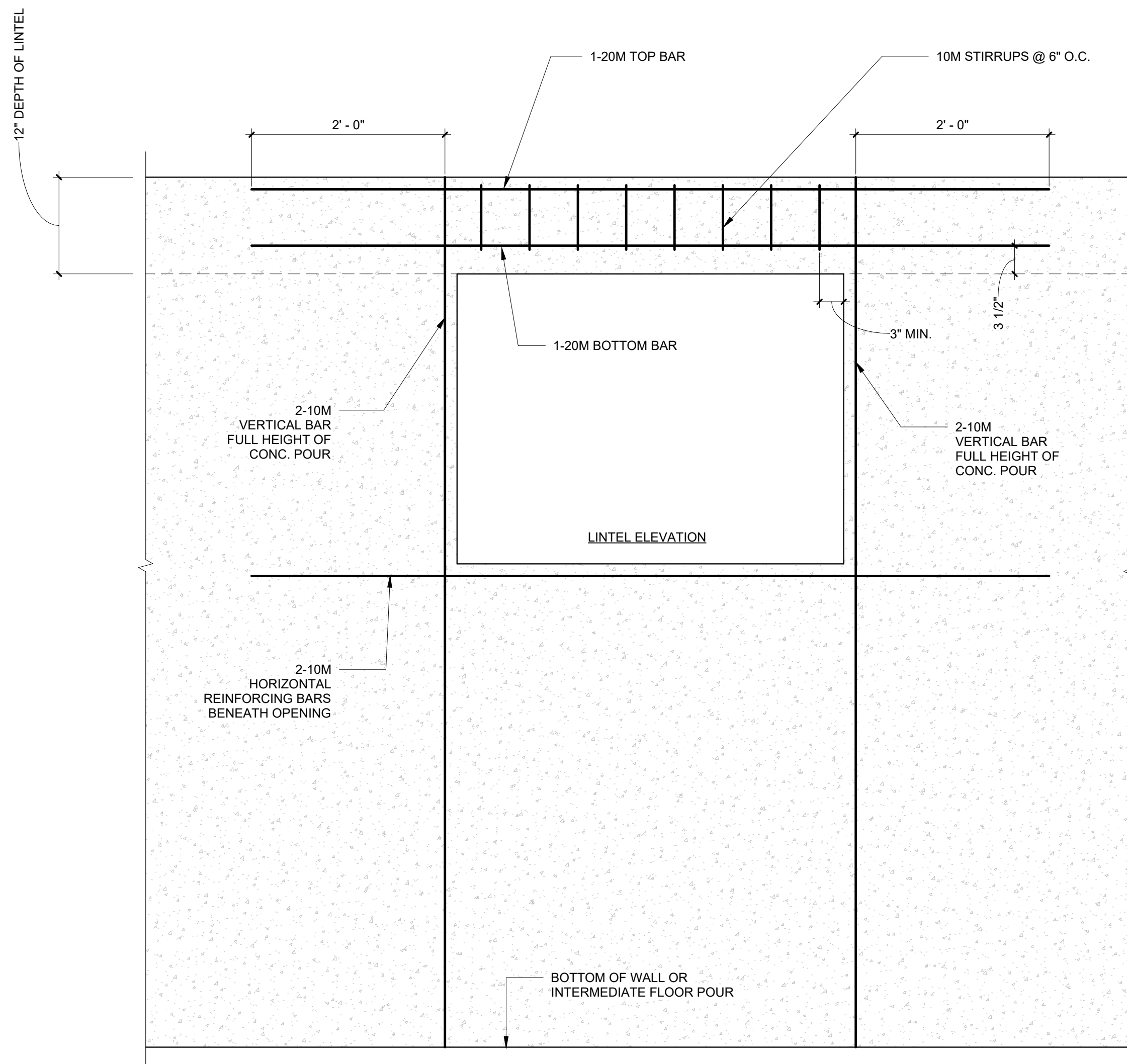
**1060 RED PINE WAY,
THUNDER BAY, ON**

SECTIONS AND DETAIL

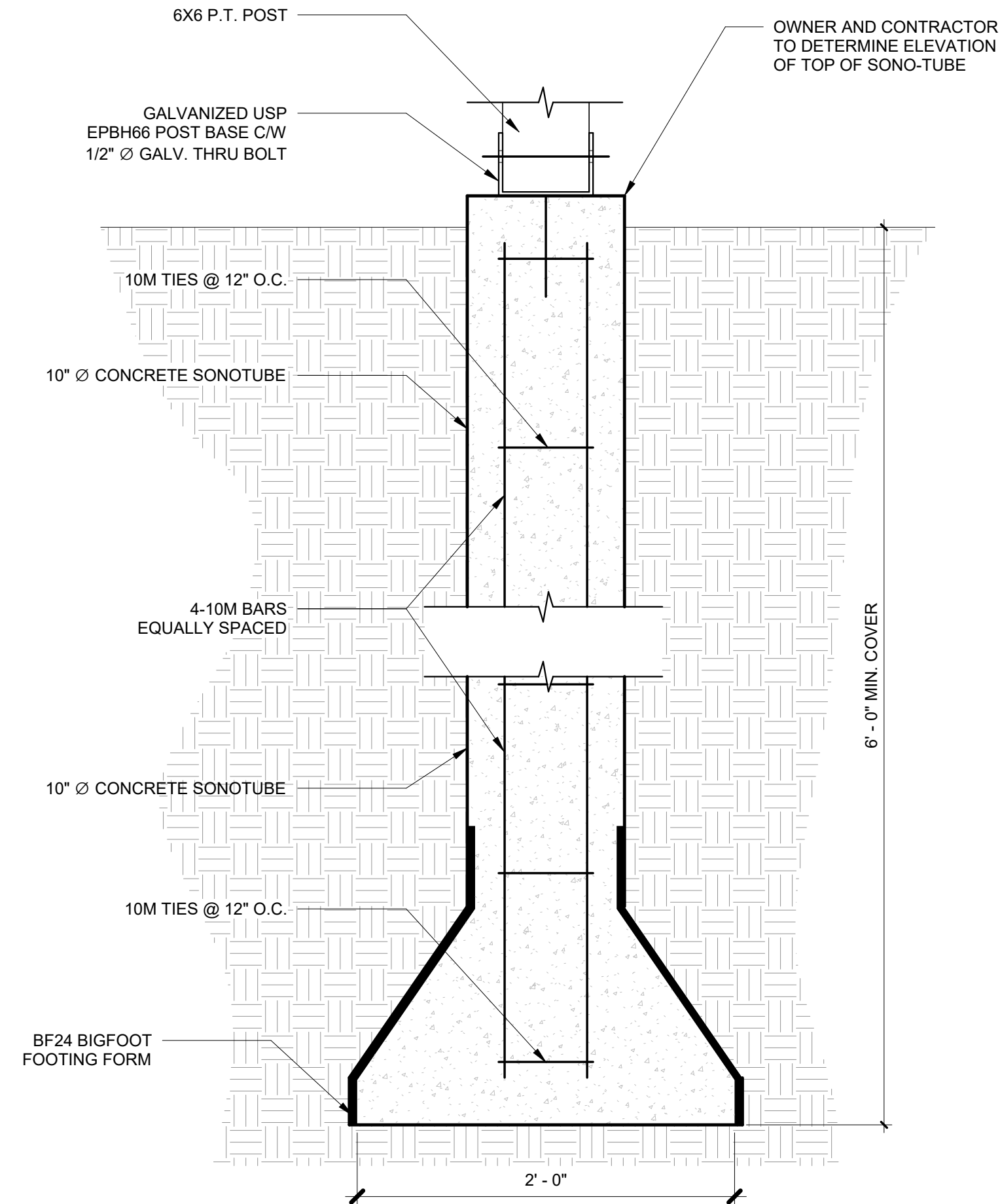
DRAWN: TN	REVIEWED: RJF	DESIGN: TN	IFC: RJF
DATE: 08/20/25		SCALE: AS NOTED	
DWG No: AE-25037-201			0



DETAIL
1
200 1 1/2" = 1'-0"



LINTEL #6 (TYP.)
1" = 1'-0"

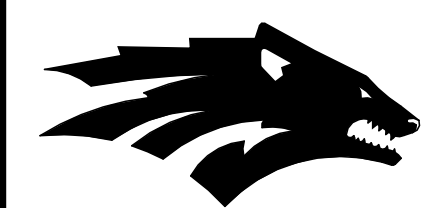


SECTION
G
202 1 1/2" = 1'-0"

NOTES:

ISSUED FOR CONSTRUCTION

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No.	DATE	REVISION
		



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SECTIONS AND DETAIL

DRAWN: TN	REVIEWED: RJF	DESIGN: TN	IFC: RJF
DATE: 08/20/25	SCALE: AS NOTED		

DWG No: AE-25037-202

