

GENERAL NOTES:

1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

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

NAME: SCOTT GROEN BCIN: 38749
FIRM NAME: GROEN DESIGN & DRAFTING SERVICES BCIN: 43607



VERSIONS		
#	DATE	DESCRIPTION
1	11-4-2024	INITIAL DESIGN
2	11-13-2024	DESIGN REVISIONS
3	2-19-2025	DESIGN REVISIONS
4	4-23-2025	DESIGN REVISIONS
5	5-1-2025	DESIGN REVISIONS

HOUSE ADDITION /
RENOVATIONS

PROJECT ADDRESS:
61 WATER ST
AYR, ON

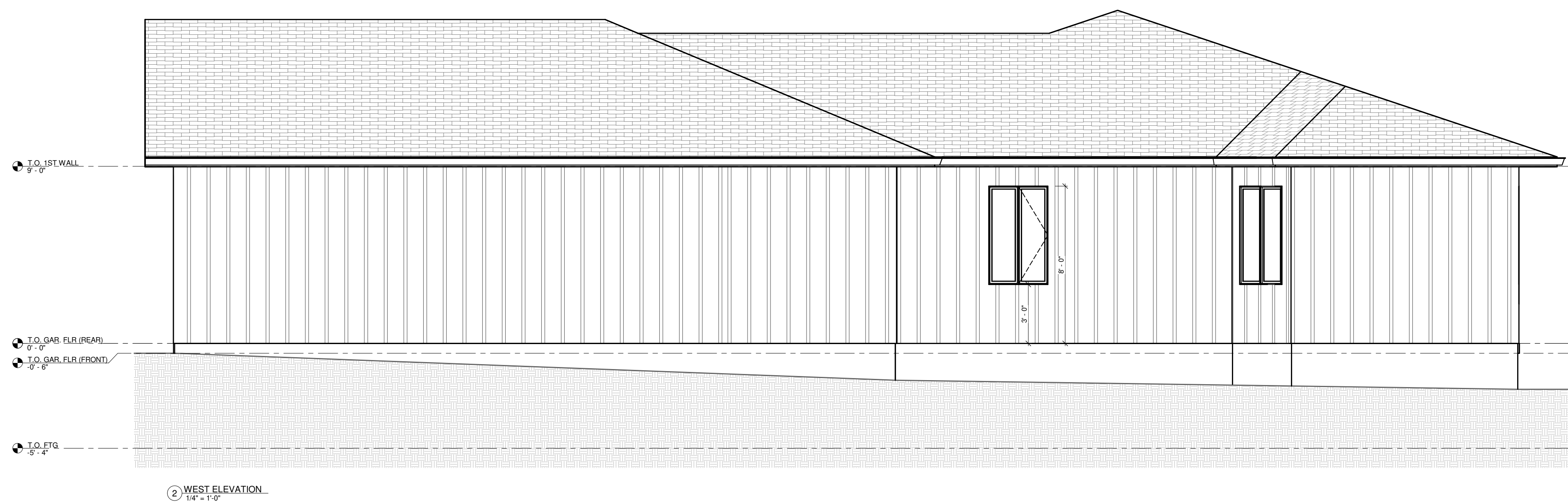
ELEVATIONS
SCALE : 1/4" = 1'-0"

JACKIE HART

SHEET

CLIENT

A1



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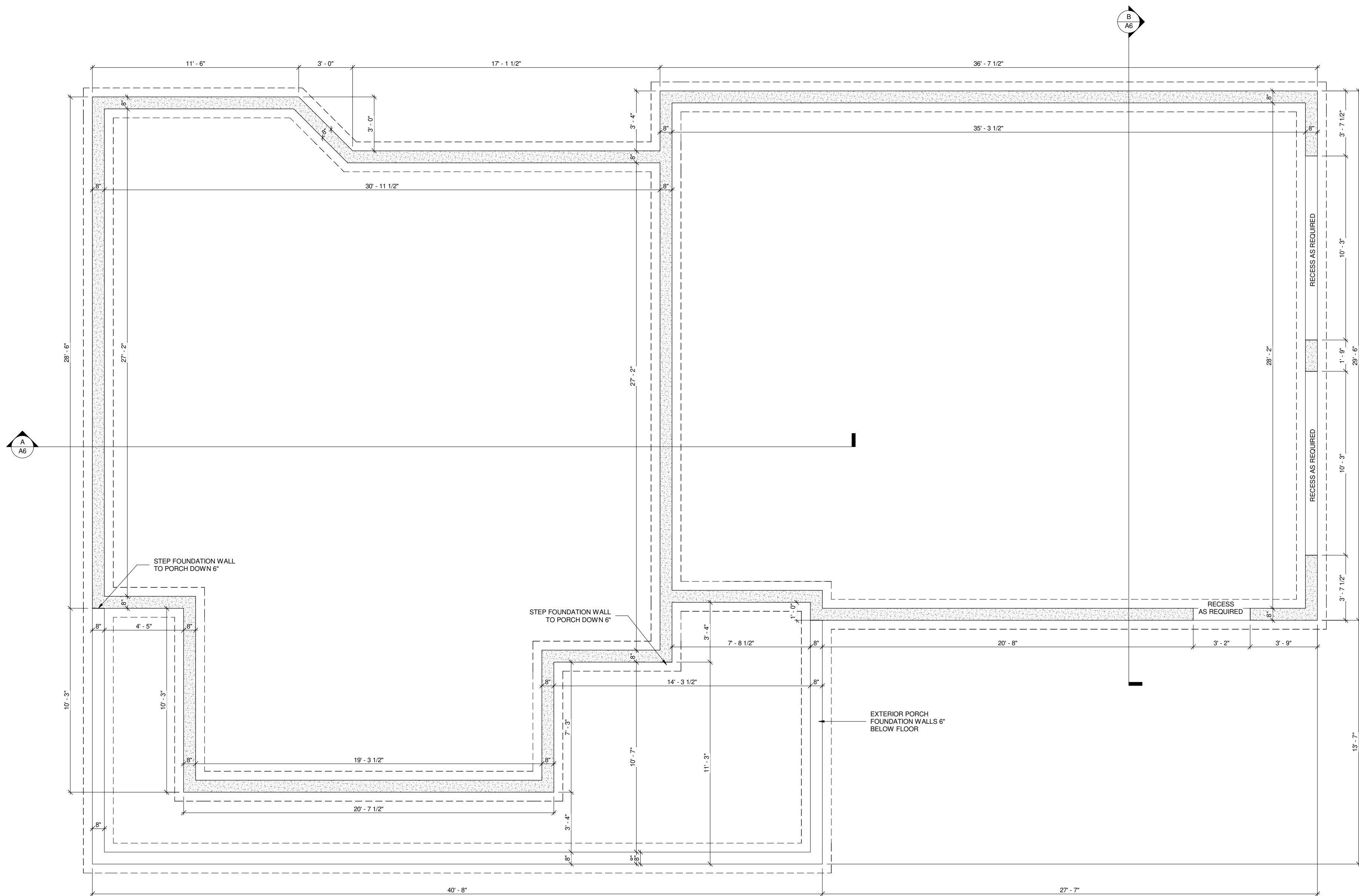
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A2



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

JACKIE HART

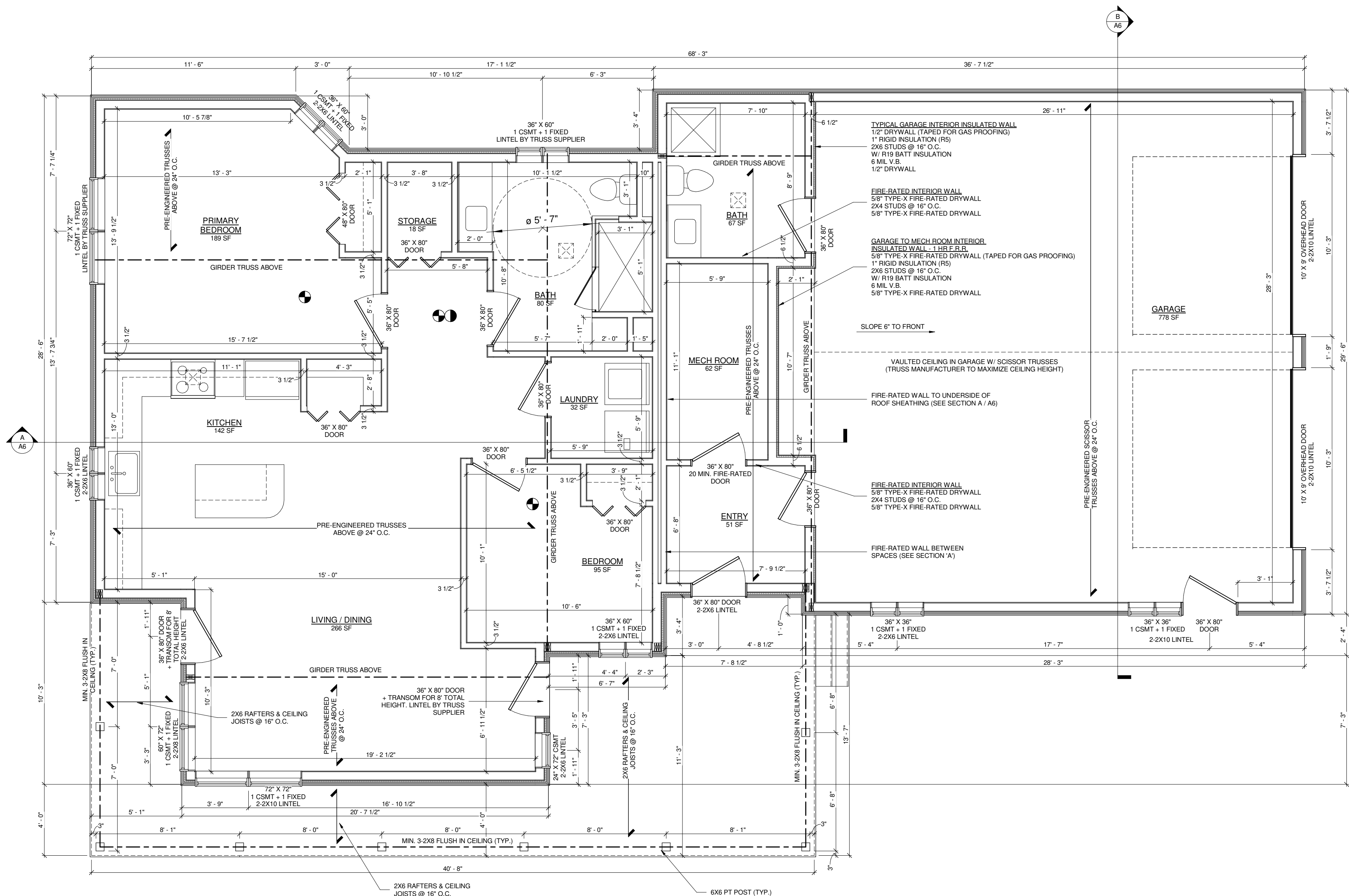
SHEET

CLIENT

A3

PLAN LEGEND

- INTERCONNECTED SMOKE ALARM C/W VISUAL SIGNALING COMPONENT
- CARBON MONOXIDE ALARM
- DIRECT VENTED EXHAUST FAN



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Scott Groen

NAME: SCOTT GROEN BCIN: 38749
FIRM NAME: GROEN DESIGN & DRAFTING SERVICES BCIN: 43607

GROEN DESIGN
& DRAFTING SERVICES

P: 647-990-8730 / E: SCOTT@GROENDESIGN.CA

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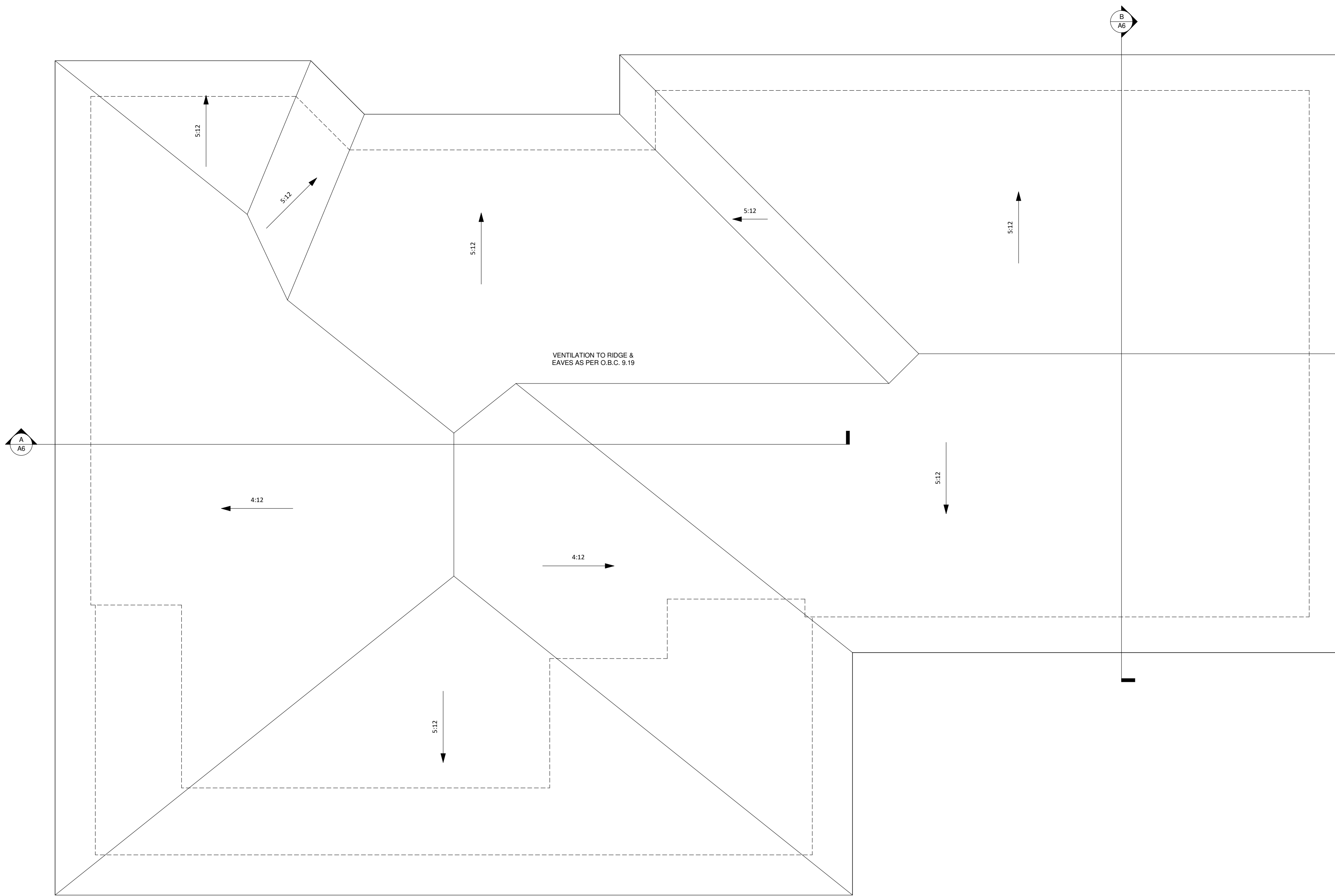
FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

JACKIE HART

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A4



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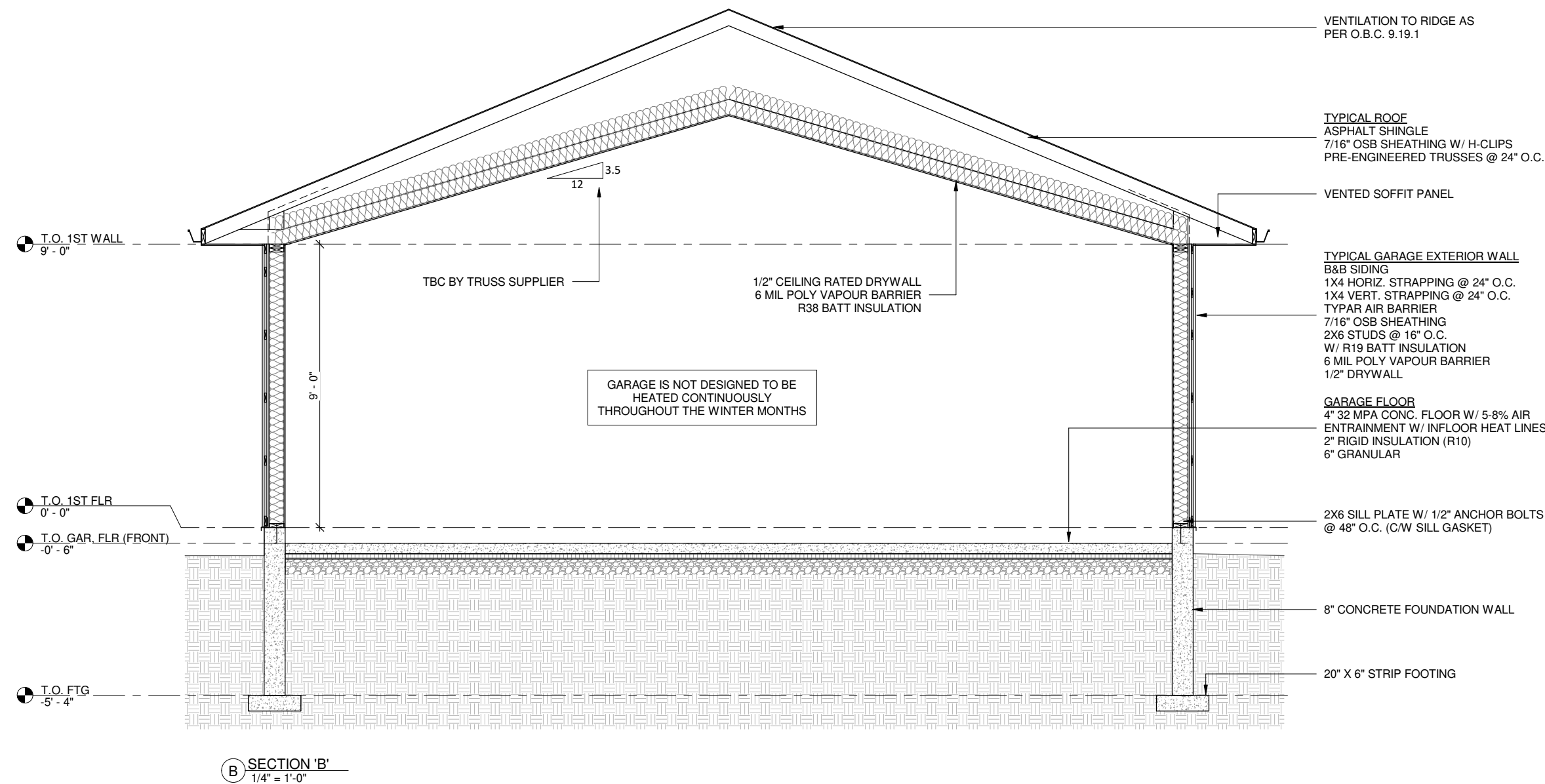
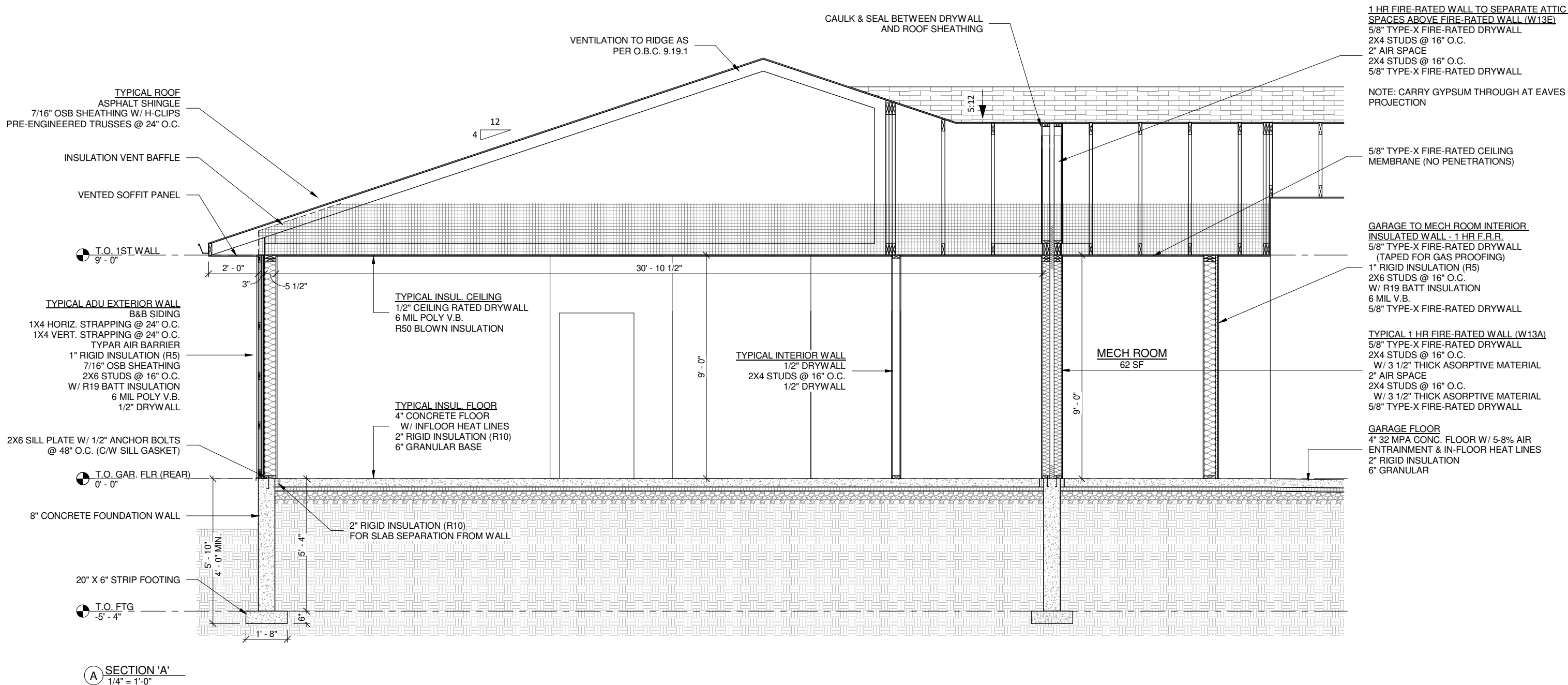
ROOF PLAN
SCALE : 1/4" = 1'-0"

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A5



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SECTIONS
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A6

GENERAL NOTES:

1. ALL DIMENSION ARE TAKEN TO THE FACE OF STUD ON INTERIOR, OR THE FACE OF SHEATHING, RIGID INSULATION, OR BRICK ON THE EXTERIOR UNLESS NOTED OTHERWISE.
2. LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
3. DRAWINGS ARE NOT TO BE SCALED.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK - INCLUDING EXTERIOR LANDSCAPING. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS TO THE DESIGNER/OWNER IMMEDIATELY.
5. CONTRACTOR TO PROVIDE SOLID WOOD BLOCKING FOR SUSPENDED CABINETS - COORDINATE WITH MILLWORK SUBTRADE.
6. MANUFACTURED ITEMS AND MATERIALS MUST COMPLY WITH ALL REQUIREMENTS OF ULC, CSA OR ANY OTHER REGULATING BODIES AS PER APPLICABLE CODE.
7. STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE-TREATED FOR TERMITE AND DECAY PROTECTION WHERE THE VERTICAL CLEARANCE BETWEEN WOOD ELEMENTS AND THE FINISHED GROUND LEVEL IS LESS THAN 6" (150MM) .
8. WOOD FRAMING MEMBERS IN CONTACT WITH MASONRY OR CONCRETE SHALL BE TREATED TO PREVENT DECAY, OR, SEPARATED FROM THE CONCRETE BY MIN 0.05MM POLYETHYLENE FILM.
9. WALL ENCLOSING THE MAIN BATHROOM IN A DWELLING UNIT, SHALL HAVE REINFORCEMENT TO PERMIT THE FUTURE INSTALLATIONS OF GRAB BARS ON THE WALL ADJACENT TO A WATER CLOSET, SHOWER AND BATHTUB.
10. PROVIDE INTERCONNECTED SMOKE ALARM WITH VISUAL SIGNALING AS PER NFPA72, AND TO BE INSTALLED AS PER CAN/ULC-S553.
11. INSTALL INTERCONNECTED CARBON MONOXIDE ALARM AT THE MANUFACTURER'S RECOMMENDED HEIGHT AS PER CAN/CAS-6-19 OR, ULC2034.
12. ROOF SPACE OR ATTICS ABOVE INSULATED CEILING SHALL BE VENTILATED WITH OPENINGS TO THE EXTERIOR HAVING A TOTAL UNOBSTRUCTED AREA OF NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA (OF WHICH HALF IS TO BE LOCATED IN THE SOFFIT, AND HALF OF THE TOTAL VENT AREA SHALL BE LOCATED AT OR NEAR THE RIDGE.
13. FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVERHEAD OF WINDOWS AND OR DOORS IN EXTERIOR WALLS, IF THE DISTANCE BELOW THE EAVES IS MORE THAN A QUARTER OF THE ROOF OVERHANG.
14. FLASHING IS REQUIRED AT ALL INTERSECTIONS OF ROOF AND WALL.
15. GASPROOF ATTACHED GARAGES FROM LIVING SPACE
16. FLOOR LEVELS CONTAINING BEDROOMS TO HAVE AT LEAST ONE WINDOW WITH UNOBSTRUCTED OPERABLE AREA OF 4.1 SF OR GREATER WITH NO DIMENSION LESS THAN 18", EXCEPT WHERE A DOOR IS PROVIDED TO EXTERIOR AT THE SAME LEVEL
18. ALL LIGHTING AND ELECTRICAL TO COMPLY WITH O.B.C. 9.34

FRAMING NOTES:

1. WOOD CONSTRUCTION SHALL CONFORM TO CSA STANDARD 068 AND TO THE OF THE ONTARIO BUILDING CODE.
2. LUMBER, UNLESS OTHERWISE SPECIFIED, IS TO BE SPF SPECIES GRADE NO. 1 OR NO. 2 CONFORMING TO THE CSA STANDARD 0141 WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION. LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
3. NAILS, SPIKES AND STAPLES SHALL CONFORM TO CSA STANDARD B111 AND BE GALVANIZED FOR EXTERIOR WORK OR IN HIGHLY HUMID AREAS AND IN TREATED LUMBER, PLAIN ELSEWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED AND SHALL CONFORM TO TABLES 9.23.3 A&B IN THE ONTARIO BUILDING CODE.
4. METAL CONNECTORS AND ROUGH HARDWARE, SUCH AS BOLTS, WASHERS, LAGS, AND SCREWS TO BE HOT DIP GALVANIZED. ALL BOLTS SHALL BE A307 AND PROVIDE STANDARD WASHERS AT FACE OF WOOD SURFACE.
5. WOOD PRESERVATIVE, WHERE REQUIRED, IS TO CONFORM TO CS STANDARD 080. ALL EXTERIOR LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED.
6. FRAMING ANCHORES, JOIST HANGARS, BEAM HANGARS, POST CAPS, POST ANCHORS, AND ANGLES ARE ALL TO BE BY SIMPSON CONNECTORS OR AN APPROVED EQUAL, SIZED ACCORDING TO THEIR USE IN THIS PROJECT. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND UTILIZING "SPECIAL" NAILS WHERE REQUIRED. ANGLES SHALL CONFORM TO G40.21 M300W.
7. STUD WALLS TO BE OF SIZE AND SPACING AS NOTED ON THE DRAWINGS. PROVIDE, UNLESS OTHERWISE NOTED , A MINIMUM OF 2 STUDS AT CORNERS, INTERSECTIONS, AND EACH SIDE OF OPENINGS. ALL STUDS TO BE CONTINUOUS FOR THE FULL STOREY HEIGHT WITH NO SPLICING. MID HEIGHT BLOCKING FOR ALL STUDS UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATE FOR LOAD BEARING WALLS. TOP PLATES TO BE LAPPED AT CORNERS AND INTERSECTIONS. NON-LOAD BEARING WALLS TO CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
8. PROVIDE DOUBLE JOISTS OR BLOCKING UNDER PARTITION WALLS PARALLEL TO JOISTS.
9. PROVIDE BLOCKING OR BRIDGING IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. SPACING TO BE AT THE END AND AT 2100mm (6'-10 1/2") MAXIMUM CENTERS. UNLESS THE JOIST SPAN IS WITHIN 450mm (1'-6") OF THE MAXIMUM SPAN PERMITTED BY THE ONTARIO BUILDING CODE, IN WHICH CASE BLOCKING OR BRIDGING SHALL BE AT MAXIMUM EVERY 1370mm (4'-3") ON CENTER.
10. NOTCHING AND DRILLING ONLY ALLOWED WITHIN THE LIMITATIONS SET OUT IN THE ONTARIO BUILDING CODE OR APPROVED BY ENGINEERED WOOD PRODUCTS MANUFACTURER.
11. REMOVE AND REPLACE ANY DEFECTIVE MATERIALS WHEREVER FOUND PRIOR TO FINAL ACCEPTANCE OF THE WORK.
12. CONTACTOR SHALL BRACE ALL CONSTRUCTION TEMPORARILY UNTIL ROOF AND FLOOR SHEATHING, AND ANY OTHER PERMANENT BRACING IS IN PLACE.
13. ALL LUMBER AND TIMBER CONNECTIONS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND WITH GOOD CARPENTRY PRACTICES.
14. ALL STEEL BEAMS TO BE G40.21 350W GRADE. ALL SCL/LVL/PSL BEAMS TO BE MIN. 2.0E
15. ALL SCL / LVL / PSL BEAMS AND ALL POINT LOADED BEAMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER
16. ALL BEAMS & LINTELS TO BE SUPPORTED FULL WIDTH TO FOUNDATION, OR APPROVED BEAMS

PLYWOOD AND OSB SHEATHING NOTES:

1. SHEATHING SHALL BE EXTERIOR TYPE PLYWOOD CONFORMING TO CSA 0121-M1978 "DOUGLAS FIR PLYWOOD", OR CSA 0151-M1978 "CANADIAN SOFTWOOD PLYWOOD".
2. ALL SHEATHING TO BE TONGUE AND GROOVE WHERE POSSIBLE, OR UTILIZE GALVANIZED H-CLIPS WHERE SHEATHING WHERE SHEATHING IS TOO THIN TO BE T&G.
3. PLYWOOD SHEATHING SHALL BE INSTALLED WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE SHEATHING AND WITH THE END JOINTS STAGGERED.
4. LAYOUT SHEATHING IN A STAGGERED PATTERN SUCH THAT EACH SHEET IS AT LEAST TWO SPAN CONTINUOUS WHEREVER POSSIBLE.
5. ALL END JOINTS MUST BE POSITIONED ALONG CENTER LINE OF SUPPORT BEHIND.
6. SHEATHING SHALL BE INSTALLED WITH AT LEAST 3/32" GAP BETWEEN SHEETS.
7. FASTENERS SHALL BE SPIRAL RING OR THREAD NAILS 2" LON MINIMUM, UNLESS NOTED OTHERWISE.
8. UNLESS NOTED OTHERWISE, SHEATHING SHALL BE NAILED TO SUPPORTS AT 6" O.C. ALONG EDGES AND 10" O.C. ALONG INTERMEDIATE SUPPORTS.

CONCRETE NOTES:

1. CEMENT SHALL BE PORTLAND CEMENT TYPE 10 UNLESS NOTED OTHERWISE. CONCRETE SHALL BE STONE CONCRETE WITH A UNIT WEIGHT OF 23.5 KN/M3.
2. CONCRETE PROPERTIES:

ELEMENT	STRENGTH (MPa)	MAX. AGG. SIZE (mm)	SLUMP (mm)	EXPOSURE
FOOTING	20 MPa	40 mm	80 mm	F-2
EXTERIOR SLAB ON GRADE	32 MPa	20 mm	70 mm	C-2
INTERIOR SLABS AND BEAMS	25 MPa	20 mm	70 mm	
FOUNDATION WALLS	20 MPa	20 mm	80 mm	F-2
WALLS (U.N.O.)	20 MPa	20 mm	70 mm	
MASONRY GROUT	20 MPa	10 mm	150 mm	

NOTES:
A. PUMP MIX SLUMPS SHALL ALSO CONFORM TO THE ABOVE.
B. WATER CEMENTING MATERIALS RATIOS FOR EXPOSURE CLASSES SHALL BE AS PER CAN3-A23.1
C. AIR CONTENTS FOR EXPOSURE CLASSES SHALL BE AS PER CAN3-A23.1
D. SLUMP TOLERANCES SHALL BE +/- 20 mm FOR SLUMPS LESS THAN 80 mm, AND +/- 30 mm OTHERWISE

3. ALL BOTTOM EDGES OF EXPOSED SLABS AND BEAMS, AND ALL EXPOSED COLUMNS SHALL BE BEVELED 20 mm x 20 mm. ALL TOP EDGES OF SLABS, BEAMS, UPSTANDS, AND STAIRS SHALL BE TOOLED, UNLESS NOTED OTHERWISE. SEE DRAWINGS AND SPECIFICATIONS.

4. NO CALCIUM CHLORIDE, IN ANY FORM, IS PERMITTED IN ANY CONCRETE MIX.

5. CURING AND PROTECTION OF CONCRETE FOR HOT, COLD, OR DRY WEATHER SHALL BE IN ACCORANCE WITH CSA-A23.1

6. ADJUST FOOTINGS FOR HIGH WATER TABLE IF APPLICABLE AS PER O.B.C. 9.15.3.4

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JACKIE HART

A7