

PROPOSED CONSTRUCTION NOTES

THE PROPOSED CONSTRUCTION CONSISTS OF:

1. ADDING A NEW 515 SQ.FT. MAIN FLOOR ADDITION TO THE REAR OF THIS EXISTING DWELLING C/W WITH A WALK-OUT BASEMENT BELOW.
2. ADDING A NEW 340 SQ.FT. GARAGE ADDITION TO THE SIDE OF THIS EXISTING DWELLING C/W A PERIMETER FOUNDATION WALL BELOW.
3. ADDING A NEW 660 SQ.FT. SECOND FLOOR MASTER SUITE ADDITION ABOVE THE EXISTING 4 PROPOSED GARAGE.
4. ADDING A NEW COVERED PORCH ADDITION TO THE FRONT SIDE OF THIS EXISTING DWELLING C/W A HELICAL PILE FOUNDATION BELOW.

CONCRETE NOTES

ALL EXTERIOR ADDITION FOUNDATION WALLS TO BE 8" POURED 20 MPa CONCRETE C/W 6"x20" CONCRETE FOOTINGS.

ALL GARAGE ADDITION FOUNDATION WALLS TO BE 8" POURED 20 MPa CONCRETE C/W 6"x20" CONCRETE FOOTINGS.

FRAMING NOTES

USE (3) 2"x8" HEADERS C/W 2"x6 POSTS (1 JACK + 1 KING) UNLESS OTHERWISE NOTED.

TRUSSED ROOF AS PER MANUFACTURERS' SPECIFICATIONS.

ROOF OVER FRAME RAFTERS TO BE 2"x6" @ 16' O.C. C/W

2"x4" COLLAR TIES AS REQUIRED UNLESS OTHERWISE NOTED.

RIDGE, HIP AND VALLEY RAFTERS TO BE 2"x10" WITH SUPPORT AS REQUIRED UNLESS OTHERWISE NOTED.

ALL CEILING JOISTS TO BE 2"x8" @ 16" O.C.

GENERAL NOTES

ALL STEEL BEAMS & HSS COLUMNS TO BE GRADE 350W

ALL LUMBER TO BE SPF NO. 1/2 OR BETTER MINIMUM SOIL

BEARING CAPACITY TO BE 100KPa (2000psf)

PROVIDE SOLID BLOCKING @ WALLS ADJACENT TO WATER

CLOSETS TO FACILITATE FUTURE WATER CLOSET GRAB BARS

C. FREDE

DESIGN INC.

(519) 669-4780

ELMIRA, ONTARIO

CRAIG.FREDE@SYMPATICO.CA

CONTRACTORS NOTE

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DRAWINGS ARE NOT TO BE SCALED

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CRAIG FREDE

BCIN # 20343

C. FREDE DESIGN INC.

BCIN # 41306

YATES RES.

11 NEWELL STREET,
AYR, NORTH DUMFRIES

DRAWING TITLE

FRONT & LEFT
ELEVATIONS

DRAWN

C.F.

SCALE

3/16"=1'-0"

DRAWING NO.

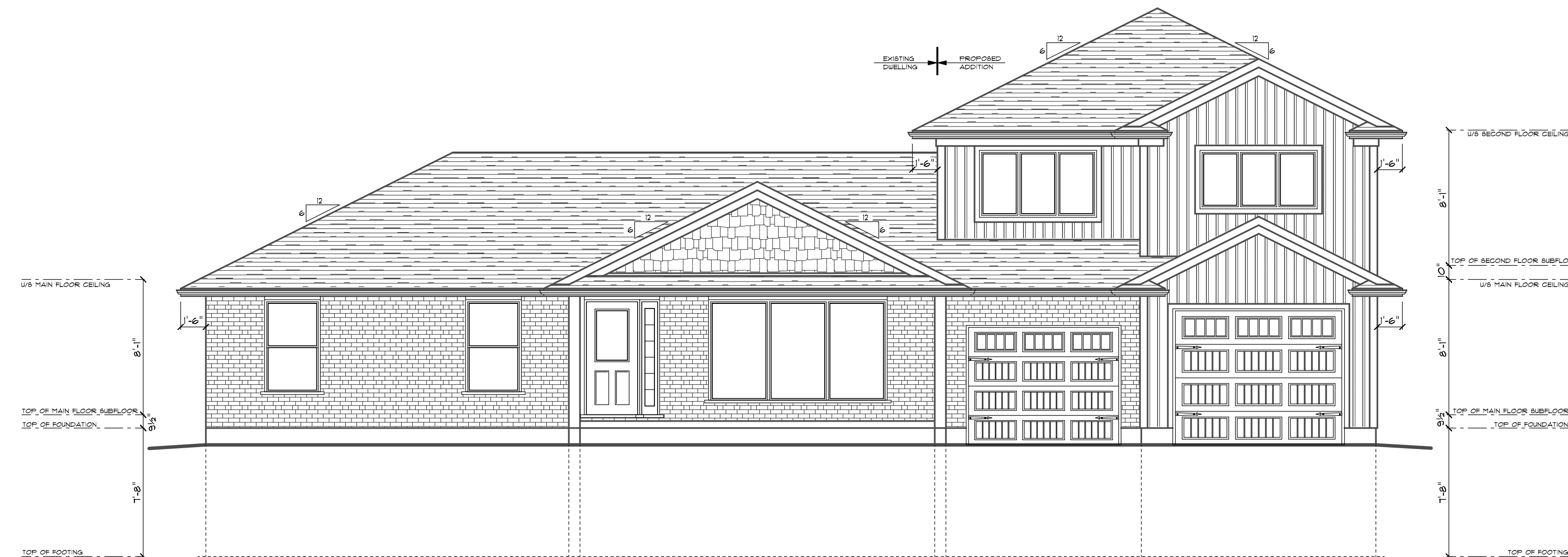
DATE

JULY 22, 2026

FILE NO.

900-2900-26

A-1



COMPLIANCE PACKAGE:			CONFORMING TO CBC 88-12 TABLE 3.1.1.1 (1P)	
SPACE HEATING EQUIPMENT WITH ARIE 190%				
HEATING DEGREE DAY ZONE: ZONE 1				
COMPONENT			R-VALUE	
CEILING W/ ATTIC SPACE			R-60	
CEILING W/O ATTIC SPACE			R-31	
EXPOSED FLOOR			R-31	
WALLS ABOVE GRADE			R-19 + SCI	
BASEMENT WALLS			R-12 + 10CI	
BELOW GRADE SLAB ENTIRE SURFACE > 24" BELOW GRADE			-	
EDGE OF BELOW GRADE SLAB ENTIRE SURFACE ≤ 24" BELOW GRADE			10	
HEATED SLAB OR SLAB ≤ 24" BELOW GRADE			10	
GLASS AREA	WALL AREA	GLAZING RATIO	MAX. U-VALUE	
31.59 SQ.M.	214.42 SQ.M.	14.73%	1.6	
SPACE HEATING MIN. ARIE			N/A	
HRV MIN. EFFICIENCY			N/A	
HOT WATER HEATER MIN. EF.			N/A	

DESIGN PARAMETERS:

1. DESIGN LOADS ARE UNFACTORED UNLESS NOTED OTHERWISE.

A. CLIMATIC DESIGN DATA (CAMBRIDGE):

Sa = 1.6 kPa

Sr = 0.4 kPa

q(1/50) = 0.36 kPa

Sa(0.2) = 0.141

B. ROOF (DEAD) = 0.75 kPa

C. OCCUPANCY (LIVE) = 1.9 kPa

D. MAIN FLOOR (DEAD) = 1.01 kPa

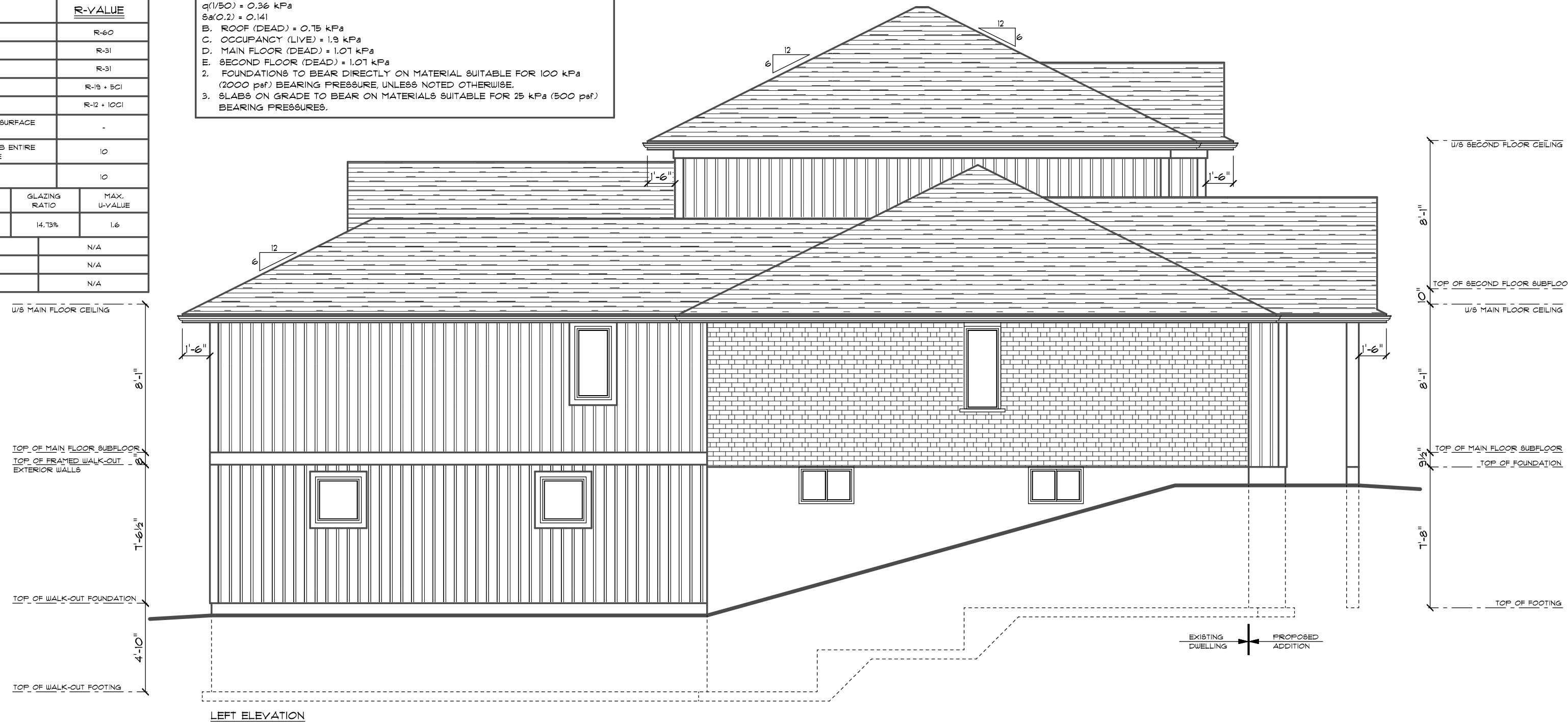
E. SECOND FLOOR (DEAD) = 1.01 kPa

2. FOUNDATIONS TO BEAR DIRECTLY ON MATERIAL SUITABLE FOR 100 kPa

(2000 psf) BEARING PRESSURE, UNLESS NOTED OTHERWISE.

3. SLABS ON GRADE TO BEAR ON MATERIALS SUITABLE FOR 25 kPa (500 psf)

BEARING PRESSURES.



* ITEMS DESIGNED AS REQUESTED.

UNFACTORED DESIGN LOADS:
SNOW: S = 1.28 kPa (Ss= 1.6 kPa)

LIVE: OCCUPANCY = 1.9 kPa

DEAD: ROOF = 0.75 kPa

FLOOR = 1.07 kPa

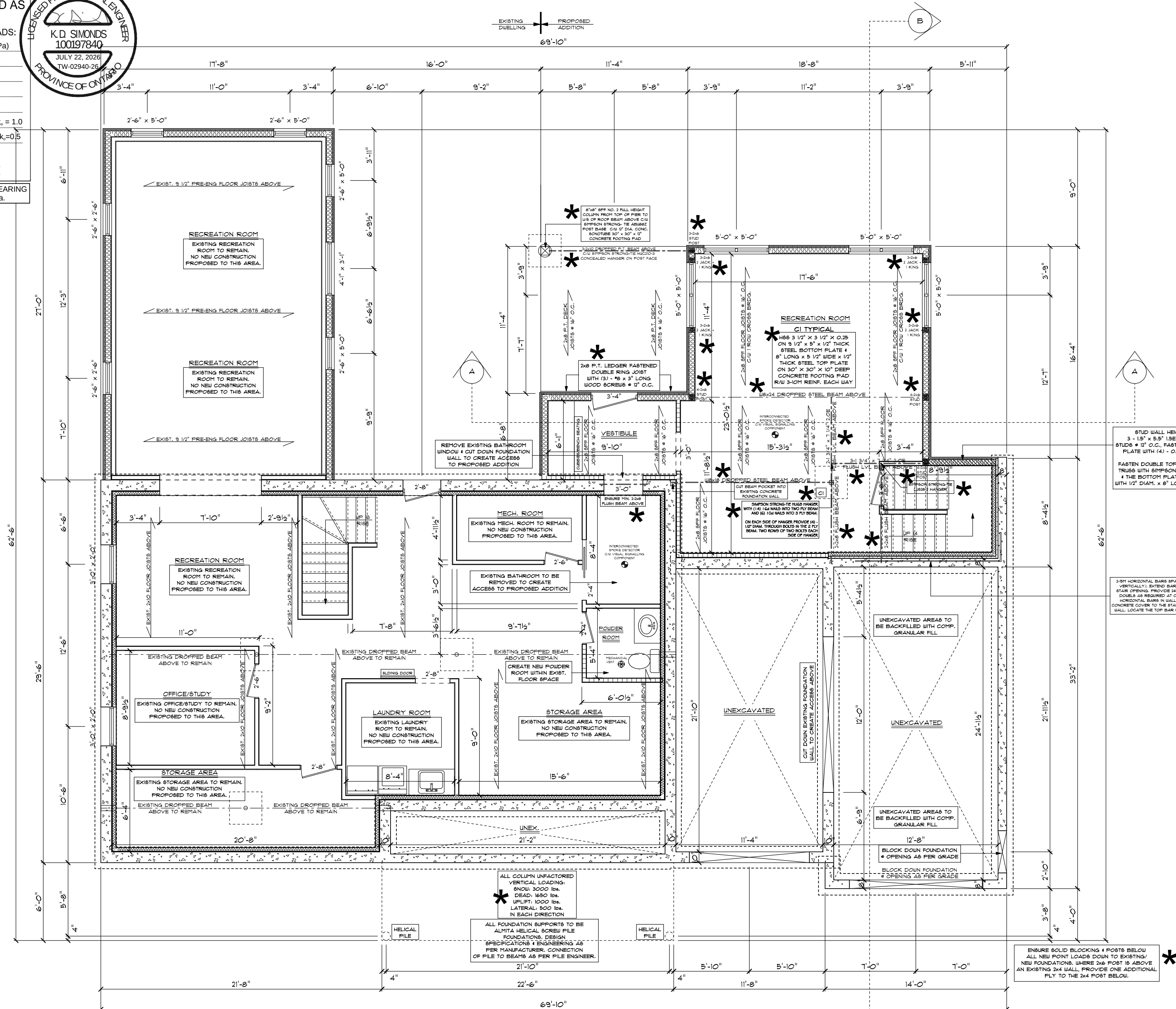
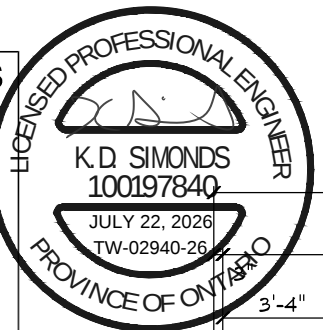
DECK = 0.57 kPa

SOIL: DENSITY = 4.71 kN/m³, k_c = 1.0

SURCHARGE = 2.4 kPa, k_c = 0.5

TACOMA
ENGINEERS

ASSUMED ALLOWABLE SOIL BEARING
CAPACITY (SLS) = 100 kPa.



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CONCRETE NOTES

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ALL GARAGE ADDITION FOUNDATION WALLS TO BE 8" FOURED 20 MPa CONCRETE C/W 6"x20" CONCRETE FOOTINGS.

FRAMING NOTES

USE (3) 2"x8" HEADERS C/W 2x2x6 POSTS (1 JACK + 1 KING) UNLESS OTHERWISE NOTED.

TRUSSED ROOF AS PER MANUFACTURERS' SPECIFICATIONS. ROOF OVER FRAME RAFTERS TO BE 2"x6" @ 16" O.C. C/W 2"x4" COLLAR TIES AS REQUIRED UNLESS OTHERWISE NOTED.

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GENERAL NOTES

ALL STEEL BEAMS & HSS COLUMNS TO BE GRADE 350W ALL LUMBER TO BE SPT NO. 1/2 OR BETTER MINIMUM SOIL BEARING CAPACITY TO BE 100KPa (12000psf).

PROVIDE SOLID BLOCKING @ WALLS ADJACENT TO WATER CLOSETS TO FACILITATE FUTURE WATER CLOSET GRAB BARS.

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BCIN # 20343

C. FREDE DESIGN INC.

BCIN # 41306

YATES RES.

11 NEWELL STREET,
AYR, NORTH DUMFRIES

DRAWING TITLE

FOUNDATION PLAN

DRAWN	SCALE	DRAWING NO.
C.F.	3/16"=1'-0"	A-2
DATE	FILE NO.	
JULY 22, 2026	900-2900-26	

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UNFACTORED DESIGN LOADS:

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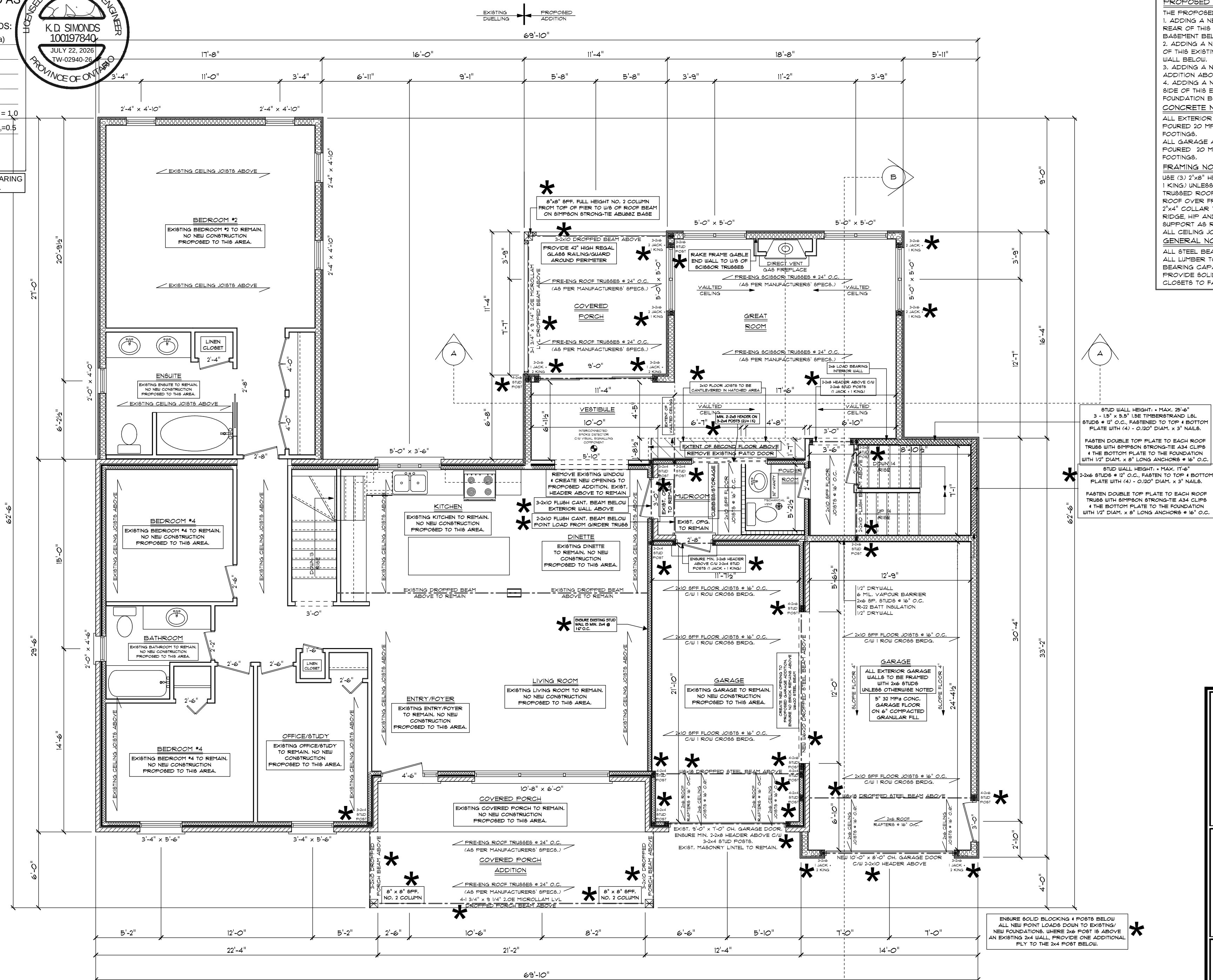
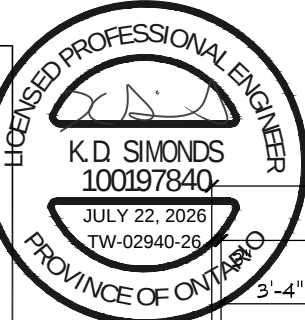
DECK = 0.57 kPa

SOIL: DENSITY = 4.71 kN/m³, k_c = 1.0

SURCHARGE = 2.4 kPa, k_c = 0.5

TACOMA
ENGINEERS

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GENERAL NOTES

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PROVIDE SOLID BLOCKING @ WALLS ADJACENT TO WATER CLOSETS TO FACILITATE FUTURE WATER CLOSET GRAB BARS

STUD WALL HEIGHT: MAX. 28'-6"
3" x 15" x 5.5" L3E TIMBERSTRAND LVL STUDS @ 12" O.C., FASTENED TO TOP & BOTTOM PLATE WITH (4) - 0.120" DIAM. x 3" NAILS.

FASTEN DOUBLE TOP PLATE TO EACH ROOF TRUSS WITH SIMPSON STRONG-TIE A34 CLIPS & THE BOTTOM PLATE TO THE FOUNDATION WITH 1/2" DIAM. x 8" LONG ANCHORS @ 16" O.C.

STUD WALL HEIGHT: MAX. 11'-6"
2"x6 STUDS @ 12" O.C., FASTEN TO TOP & BOTTOM PLATE WITH (4) - 0.120" DIAM. x 3" NAILS.

FASTEN DOUBLE TOP PLATE TO EACH ROOF TRUSS WITH SIMPSON STRONG-TIE A34 CLIPS & THE BOTTOM PLATE TO THE FOUNDATION WITH 1/2" DIAM. x 8" LONG ANCHORS @ 16" O.C.

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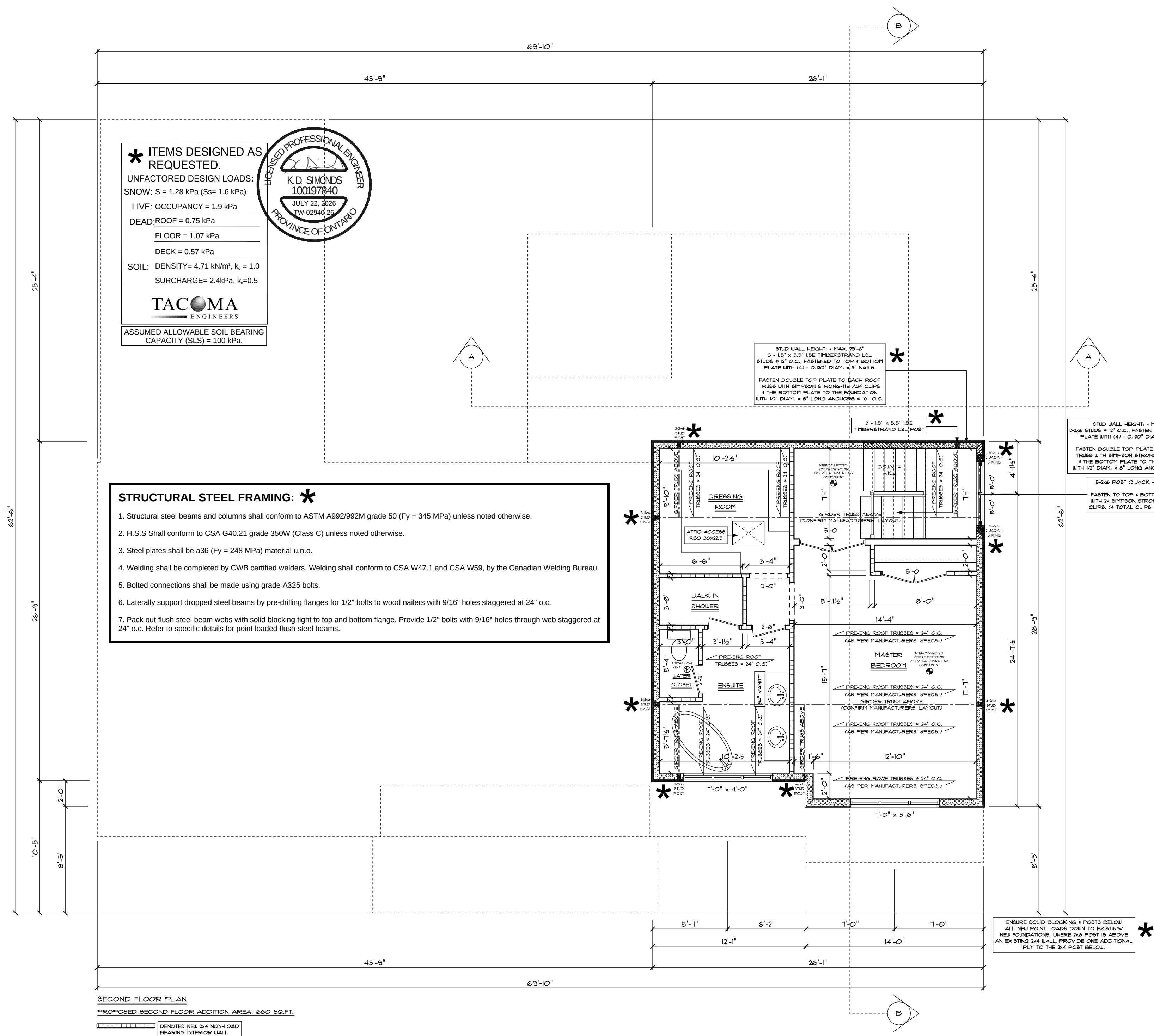
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YATES RES.

11 NEWELL STREET,
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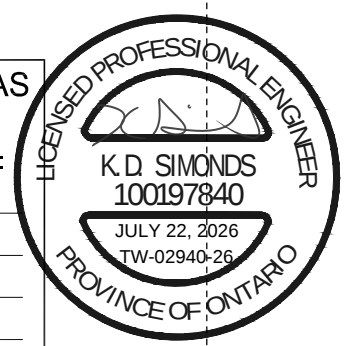
DRAWING TITLE
MAIN FLOOR PLAN

DRAWN C.F.	SCALE 3/16"=1'-0"	DRAWING NO. A-3
DATE JULY 22, 2026	FILE NO. 900-2900-26	



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TACOMA ENGINEERS
ASSUMED ALLOWABLE SOIL BEARING CAPACITY (SLS) = 100 kPa.



- STRUCTURAL STEEL FRAMING: ***
1. Structural steel beams and columns shall conform to ASTM A992/992M grade 50 (Fy = 345 MPa) unless noted otherwise.
 2. H.S.S. Shall conform to CSA G40.21 grade 350W (Class C) unless noted otherwise.
 3. Steel plates shall be a36 (Fy = 248 MPa) material u.n.o.
 4. Welding shall be completed by CWB certified welders. Welding shall conform to CSA W47.1 and CSA W59, by the Canadian Welding Bureau.
 5. Bolted connections shall be made using grade A325 bolts.
 6. Laterally support dropped steel beams by pre-drilling flanges for 1/2" bolts to wood nailers with 9/16" holes staggered at 24" o.c.
 7. Pack out flush steel beam webs with solid blocking tight to top and bottom flange. Provide 1/2" bolts with 9/16" holes through web staggered at 24" o.c. Refer to specific details for point loaded flush steel beams.

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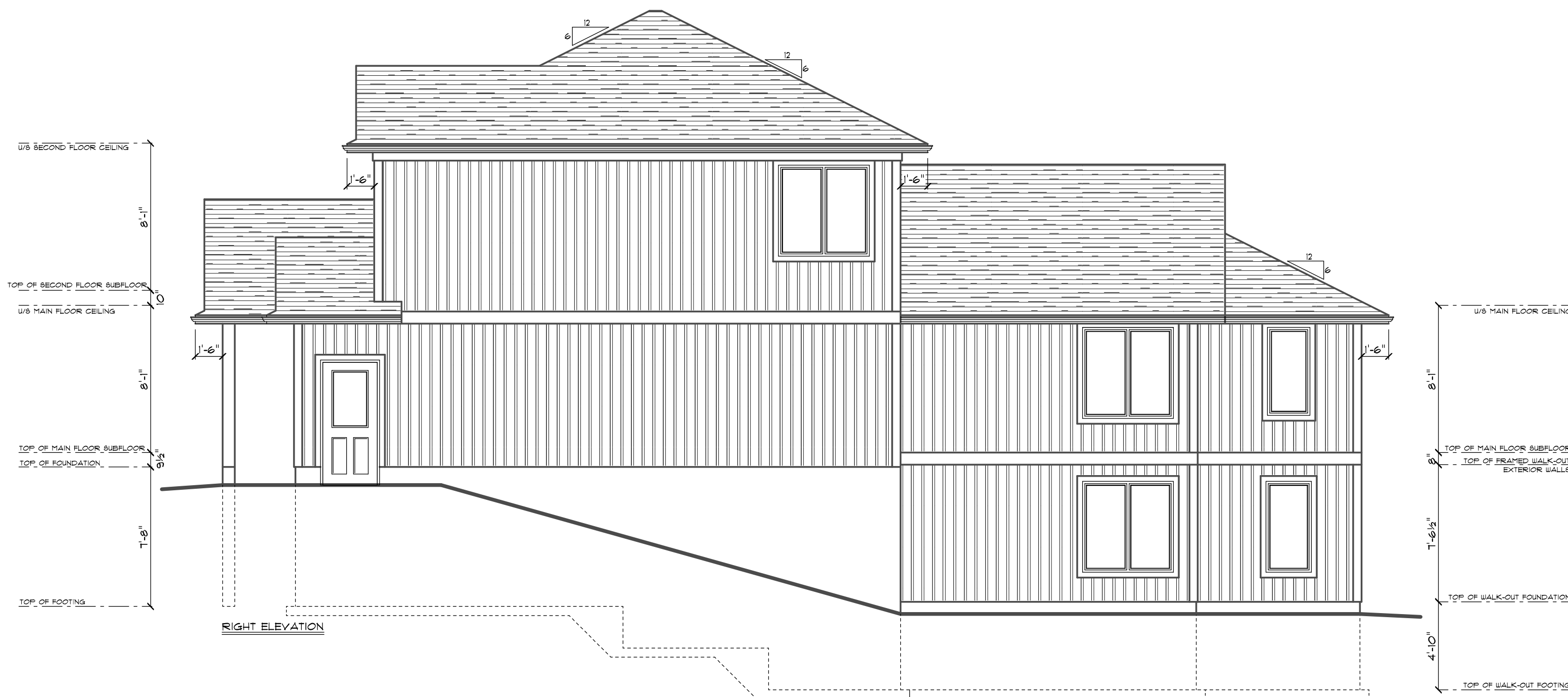
YATES RES.
11 NEWELL STREET,
AYR, NORTH DUMFRIES

DRAWING TITLE
SECOND FLOOR PLAN

DRAWN C.F.	SCALE 3/16"=1'-0"	DRAWING NO. A-4
DATE JULY 22, 2026	FILE NO. 900-2900-26	



REAR ELEVATION



RIGHT ELEVATION

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11 NEWELL STREET,
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DRAWING TITLE
**REAR & RIGHT
ELEVATIONS**

DRAWN C.F.	SCALE 3/16"=1'-0"	DRAWING NO. A-5
DATE JULY 22, 2026	FILE NO. 900-2900-26	

