GENERAL

1. DESIGN & CONSTRUCTION OF ALL WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
   - NATIONAL BUILDING CODE
   - ONTARIO BUILDING CODE
   - LOCAL REGULATIONS
   - OHSA REGULATIONS
2. THE STRUCTURAL ENGINEERING REVIEW BY WADDELL ENGINEERING LTD (WEL) IS FOR THE STRUCTURAL ITEMS NOTED ON THE STAMPED DRAWINGS FOR WHICH THERE ARE NO ONTARIO BUILDING CODE (OBC) PART 9 PROVISIONS.
3. THE SEALED DRAWINGS ARE ONLY FOR USE BY THE PARTY WITH WHOM WEL HAS ENTERED INTO A CONTRACT (THE CLIENT) AND ARE NOT TO BE USED BY OTHERS.
4. WEL'S REVIEW IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AT THE TIME OF OUR REVIEW. WEL IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THIS INFORMATION. IT IS THE CLIENT'S RESPONSIBILITY TO INFORM US OF ANY CHANGES, ADDITIONS OR CORRECTIONS REQUIRED ON OUR DRAWINGS.
5. THIS SPECIFICATION SHEET IS TO SUPPLEMENT THE STAMPED DRAWINGS AND OBC PART 9 REQUIREMENTS. PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT OR WEL, IF FURTHER CLARIFICATION IS REQUIRED.
6. WEL ASSUMES THAT ALL REQUIRED INSPECTIONS WILL BE DONE BY THE LOCAL BUILDING DEPARTMENT. IF WEL IS REQUIRED TO PERFORM AN INSPECTION, CALL (519) 267-6789. ALLOW 48 HOURS NOTICE FOR ALL INSPECTIONS.
7. NO CHANGES SHALL BE MADE TO THE STAMPED DRAWINGS WITHOUT NOTIFYING WEL PRIOR TO MAKING THOSE CHANGES.
8. THE CLIENT SHALL CHECK AND VERIFY ALL SITE CONDITIONS AND MEASUREMENTS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

DESIGN LOADS

1. DESIGN LOADS UNFACTORED UNLESS NOTED OTHERWISE.

ROOF DESIGN LOADS
DEAD LOAD = 0.29 kPa (6 psf) (ROOF RAFTERS / JOISTS OR TRUSS TOP CHORDS)
SNOW LOAD = Cb x Ss + 0.4 kPa; NOT LESS THAN 1 kPa (20.9 psf), AS PER OBC 9.4.2.2.
Cb = 0.55 kPa FOR ROOF WIDTH > 4.3m
Cb = 0.45 kPa FOR ROOF WIDTH <= 4.3m
Ss = 1-IN-50 GROUND SNOW LOAD in kPa

CEILING DESIGN LOADS
ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY
(CEILING JOISTS/TRUSS BOTTOM CHORDS), AS PER OBC 9.4.2.4.(1)
TOTAL SPECIFIED LOAD = 0.35 kPa (7.3 psf)

ACCESSIBLE ATTIC = SEE FLOOR LOADING BELOW.

FLOOR DESIGN LOADS
DEAD LOAD = 0.57 kPa (12 psf)
LIVE LOAD = 1.92 kPa (40 psf) (TYP. U.N.O.)

ACCESSIBLE EXTERIOR PLATFORMS, AS PER OBC 9.4.2.3.:
LIVE LOAD = GREATER OF 1.92 kPa (40 psf) OR SNOW LOAD

GUARD LOADS: AS PER OBC 2012 4.1.5.14.(1).

MATERIALS

1. MATERIALS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS U.N.O. ON THE STAMPED DRAWINGS:

CONCRETE	- OBC 9.3.1.
REINFORCING STEEL	- CSA G30
LUMBER & WOOD PRODUCTS	- OBC 9.23.
STEEL BEAMS	- OBC 9.23.4.3.
STEEL COLUMNS	- OBC 9.17.
ANCHOR BOLTS, STEEL PLATES & ROLLED SECTIONS	- CAN/CSA-G40.21
STEEL HSS & W-BEAMS	- CAN/CSA-G40.21M-350W
ALL OTHER STEEL	- CAN/CSA-G40.21M-300W
STRUCTURAL BOLTS	- ASTM A325

FOOTINGS AND FOUNDATIONS

1. ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15. UNLESS NOTED OTHERWISE (U.N.O.) ON THE STAMPED DRAWINGS.
2. FOOTINGS TO BEAR ON SOUND SUB-GRADE SUITABLE FOR 75 kPa (1,500 psf) ALLOWABLE SOIL BEARING CAPACITY. THE CLIENT IS TO INFORM WEL IF THE REQUIRED BEARING CAPACITY CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOADS PROVIDED IN 9.4.4.6.(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE LATERALLY SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH MINIMUM YIELD STRENGTH OF Fy = 400MPa.
6. FOR ALL CONCRETE EXPECTED TO BE EXPOSED TO CHLORIDES (DE-ICING CHECMICALS), IT IS RECOMMENDED TO USE MINIMUM 32 MPa C-1 CONCRETE. COORDINATE DESIGN w/ CONCRETE DESIGNER & SUBMIT DESIGN MIX FOR REVIEW.

WOOD-FRAME CONSTRUCTION

1. ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23. U.N.O. ON THE STAMPED DRAWINGS.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 3" MIN. BEARING LENGTH AT ENDS, U.N.O..
3. ALL PRE-ENGINEERED SYSTEMS (I.E. ROOF TRUSSES, FLOOR JOISTS, ETC.) ARE TO BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND STAMPED DRAWINGS TO WEL AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER OBC 9.23.10.2. TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING
   A. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) 3 1/4" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER OBC TABLE 9.23.3.4.).
6. ALL WOOD COLUMNS SHALL CONFORM TO OBC 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF BEAM/GIRDER TRUSS UNDER ALL BEAM/GIRDER TRUSSES MIN. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES, TYPICAL (TYP.).
7. ALL LINTELS TO HAVE 1 JACK STUD, 1 KING STUD AT ENDS U.N.O.
8. ALL WOOD SHALL BE NO. 2 SPRUCE OR BETTER.
9. ALL GUARDS SHALL CONFORM TO OBC 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.

ROOF AND CEILING FRAMING

1. ALL ROOF AND CEILING FRAMING SHALL CONFORM TO OBC 9.23.13. U.N.O. ON THE STAMPED DRAWINGS.
2. ALL ROOF RAFTERS/JOISTS AND CEILING JOISTS SHALL CONFORM TO THE SPANS SHOWN IN OBC PART 9 TABLES A-3 TO A-7.
3. WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS/JOISTS AS PER OBC 9.23.13.7.
   A. WEL ASSUMES THAT COLLAR TIES WILL BE USED TO PROVIDE INTERMEDIATE SUPPORT INSTEAD OF STRUTS OR DWARF WALLS U.N.O. (I.E. ALL ROOF RAFTERS/JOISTS BEAR ON EXTERIOR WALLS ONLY AND INTERIOR WALLS SUPPORT CEILING JOISTS ONLY U.N.O.).
4. WHERE THE RIDGE IS UNSUPPORTED, ROOF RAFTERS/JOISTS ARE TO BE TIED TO THE CEILING JOISTS (OR SOLID BLOCKING AT 3'-11" o.c. MAX.) AT THEIR BASE AND NAILED AS PER OBC TABLE 9.23.13.8. TO PREVENT OUTWARD MOVEMENT.
5. OVER-FRAMED AREAS ARE TO BE SUPPORTED ON LOWER ROOF RAFTERS/JOISTS BY 2x4 STRUTS @ 24" EACH WAY MIN., TYPICAL U.N.O..
6. WOOD ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH OBC 9.23.13.11., OR PART 4 IF THEIR SPAN EXCEEDS 40'-0" (AS PER OBC 9.23.1.1).
   A. IF THE TRUSSES ARE DESIGNED IN ACCORDANCE WITH OBC PART 4, THE DESIGN OF UPLIFT ANCHORS SHALL BE PROVIDED BY THE TRUSS SUPPLIER ALONG WITH LAYOUTS AND STAMPED DRAWINGS.

STRUCTURAL STEEL

1. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO CSA STANDARD W59.
2. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
   A. DROPPED STEEL BEAM - AS PROVIDED IN OBC 9.23.4.3.(3) OR 2x6 TOP PLATE w/ 13mm (1/2") dia. THRU BOLTS c/w NUTS & WASHERS OR HILTI X-U FASTENERS @ 600mm (24") o.c., STAGGERED INTO THE TOP FLANGE & (2) 3-1/4" TOE-NAILS FROM EACH FRAMING MEMBER INTO THE TOP PLATE.
   B. FLUSH STEEL BEAM - SOLID BLOCKING (2x LUMBER AND PLYWOOD) BOLTED TO THE BEAM WEB WITH 13mm (1/2") dia. THRU BOLTS @ 600mm (24") o.c. (MAX, MATCH JOIST SPACING), STAGGERED TOP AND BOTTOM AND APPROVED FACE MOUNT HANGERS FOR THE FRAMING MEMBER TO BLOCKING CONNECTION.
3. WHERE A STEEL PLATE SUPPORTING MASONRY VENEER IS SPECIFIED, WELD 1/2" STEEL PLATE TO THE TOP OR BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 50mm (2") LONG FILLET WELDS @ 300mm (12") o.c. MIN., STAGGERED.
4. WHERE MASONRY IS WIDER THAN THE TOP FLANGE, WELD 1/2" STEEL PLATE (WIDTH TO SUIT FULL MASONRY THICKNESS ABOVE) TO THE TOP BEAM WITH (2) ROWS OF 50mm (2") LONG FILLET WELDS @ 300mm (12") o.c. MIN., STAGGERED.
5. ALL STEEL COLUMNS ARE TO BE LATERALLY SUPPORTED TOP & BOTTOM [I.E. BY CONCRETE SLAB ON GRADE, (2) 13mm (1/2") dia. BOLTS OR 50mm (2") OF 6.4mm (1/4") FILLET WELD MINIMUM]. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES. (TYP. U.N.O.).
6. ALL STRUCTURAL STEEL TO BE FINISHED AS APPROVED BY GENERAL CONTRACTOR.

LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
100222482
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MASONRY (BRICK)

1. ALL MASONRY WORK SHALL CONFORM TO C.S.A. A371 AND CSA S304.1 LATEST EDITIONS .
2. ALL WORK MUST BE PROTECTED FROM FROST DAMAGE. REFER TO RECOMMENDED PRACTICES PUBLISHED BY THE INTERNATIONAL MASONRY ALL WEATHER COUNCIL.
3. MASONRY (BRICK) UNITS USED AS AN EXTERIOR SCREEN SHALL BE NON-LOADBEARING, GOOD QUALITY UNITS, INSTALLED WITH FULL BED OF MORTAR.
4. TYPE 'S' MORTAR SHALL BE USED FOR CONCRETE BLOCK. TYPE 'N' MORTAR SHALL BE USED FOR BRICK AND DECORATIVE BLOCK. MORTAR AND GROUT TO CONFORM TO THE LATEST VERSION OF CSA A179.
5. BRICK STRENGTH SHALL BE 55 MPa (CLAY), 20 MPa (CONCRETE).
6. VERTICAL CONTROL JOINTS SHALL BE INSTALLED IN ALL WALLS AT 9.1M (30'-0") o.c. MAXIMUM, OR AS NOTED.
7. INSTALL SUITABLE DAMPCOURSE FLASHING WITH WEEPHOLES. REPAIR ANY AND ALL DAMAGE TO FLASHING.
8. MASONRY TIES SHALL CONFORM TO THE LATEST EDITION OF CSA A370 "MASONRY CONNECTORS".
9. PROVIDE BRICK TIES WITH CORROSION RESISTANCE CONFORMING TO THE MINIMUM REQUIREMENTS OF THE LATEST VERSION OF CAN/CSA A370 - CONNECTORS FOR MASONRY.
10. BRICK TIES SHALL BE SPACED NO MORE THAN 400mm (16") HORIZONTALLY AND 600mm (24") VERTICALLY OR 600mm (24") HORIZONTALLY AND 500mm (20") VERTICALLY. TIE SPACING SHALL NOT BE STAGGERED. BRICK TIES SHALL ALLOW INDEPENDENT VERTICAL MOVEMENT OF BRICK AND SUPPORTING STRUCTURE.

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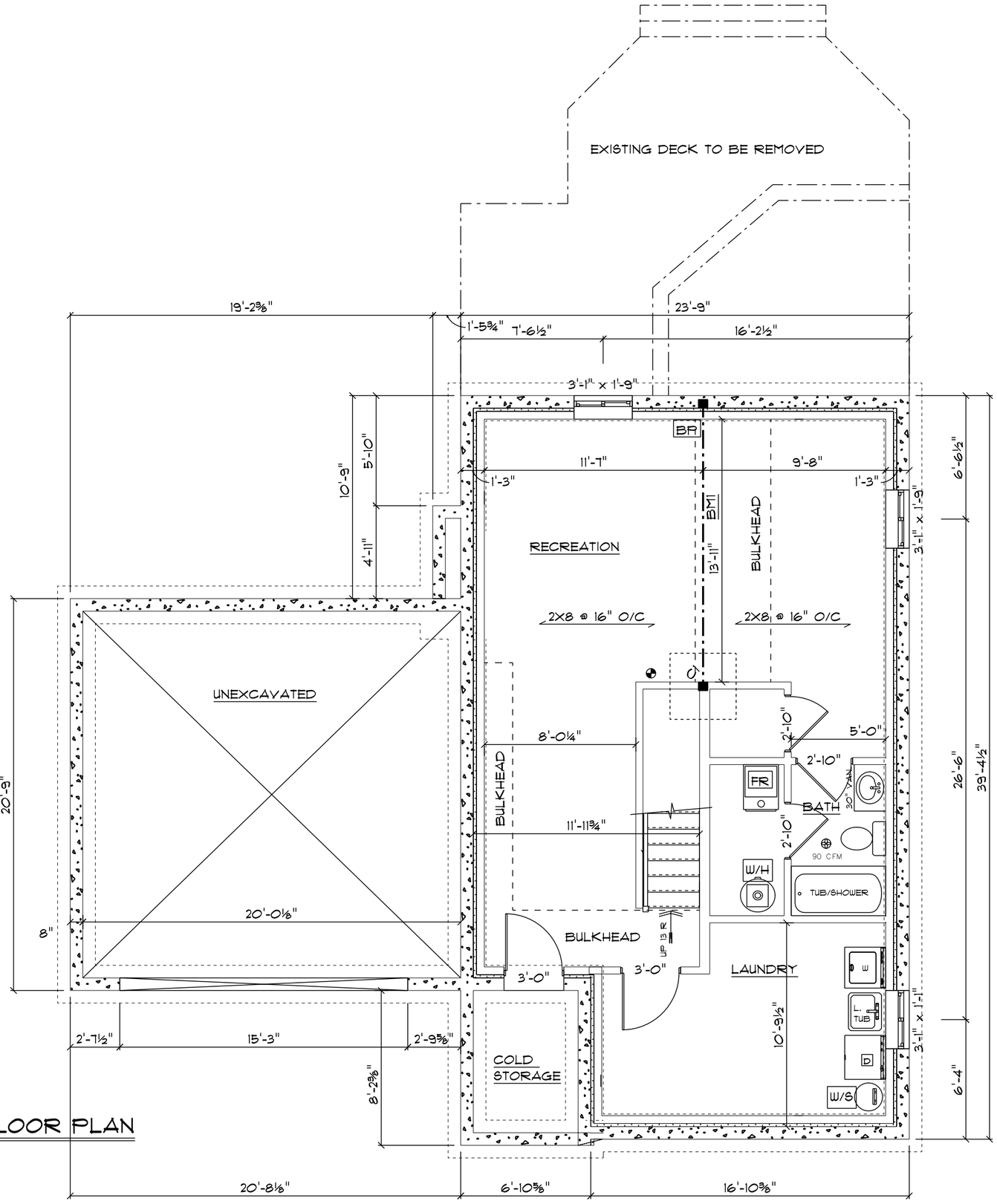
* PROFESSIONAL ENGINEER CERTIFICATION OF NOTED STRUCTURAL ITEMS



EXISTING BASEMENT FLOOR PLAN

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

W/H - WATER HEATER

W/S - WATER SOFTENER

FR - FURNACE

C | 4 PLY 2X6 STUD POST ON 42" X 42" X 19" CONC. FTG. W/ (3)15M EACH WAY

BM1 | W8x18 STEEL BEAM DROPPED W/ 2x6 NAILER PLATE

90 CFM | BATH FAN (VENT TO EXTERIOR)

D | DRYER (VENT TO EXTERIOR)

SMOKE ALARM WITH STROBE & CO ALARM (INTERCONNECTED)

BP | BEAM POCKET

DECLARATION of the DESIGNER

I Gerard O'Rourke review and take responsibility for this design work on behalf of a firm registered under subsection 3.2.4. Division C of the O.B.C. I am qualified and the firm is registered in the appropriate classes/categories.

Individual BCIN: 40977

Firm BCIN: 42046

LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
100222482
September 26 2024
PROVINCE OF ONTARIO

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EXISTING BASEMENT
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DATE: September 25, 2024

REFERENCE # 24-505
226-808-6479
AYR ONT.

DARREN HOFFMAN
HOUSE ADDITION & RENOVATION
6 NITH RIVER WAY

NOTE
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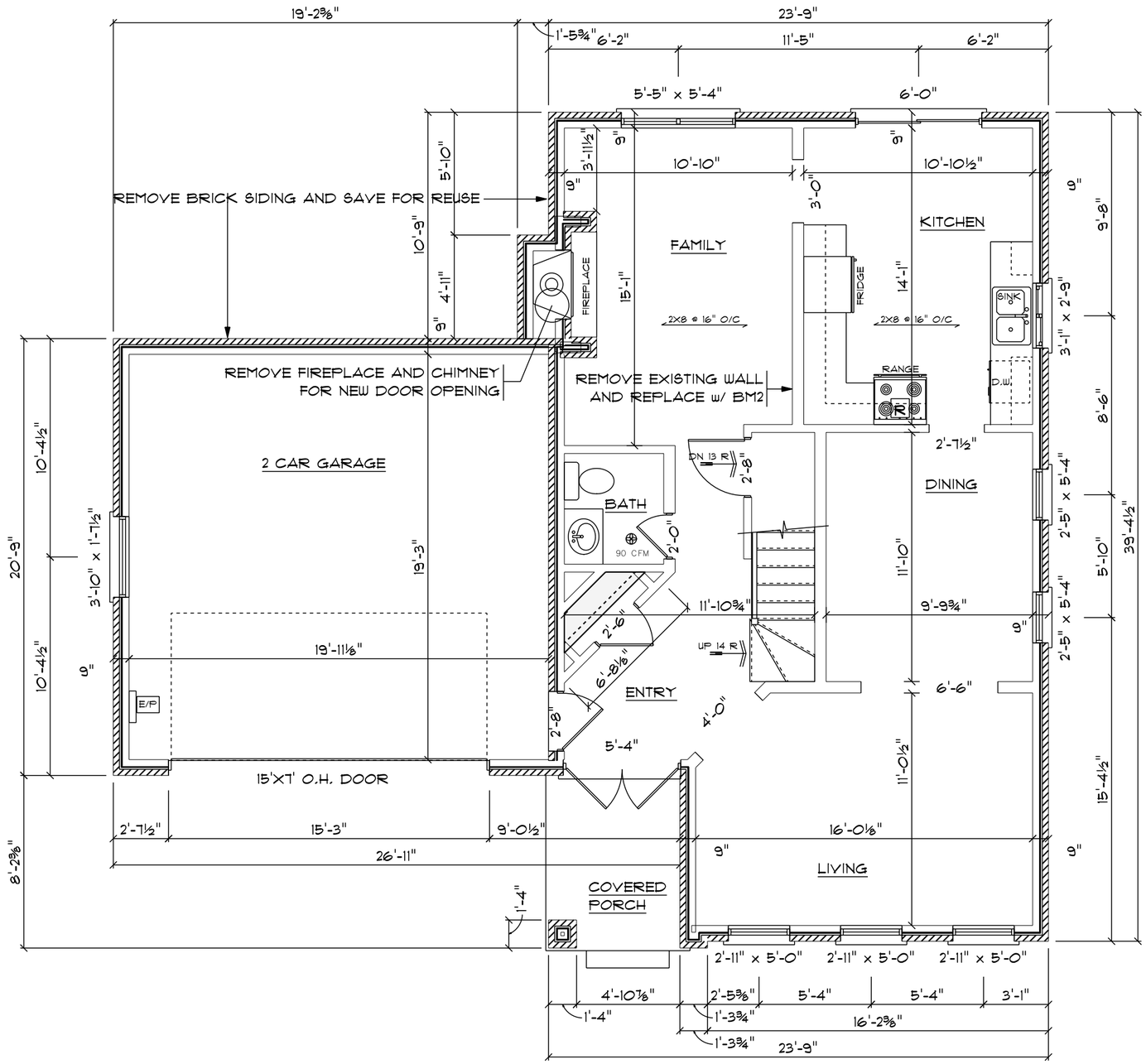

EXISTING MAIN FLOOR PLAN

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

R RANGE HOOD VENT TO EXTERIOR

SMOKE ALARM WITH STROBE & CO ALARM (INTERCONNECTED)

90 CFM BATH FAN (VENT TO EXTERIOR)

E/P ELECTRICAL PANEL

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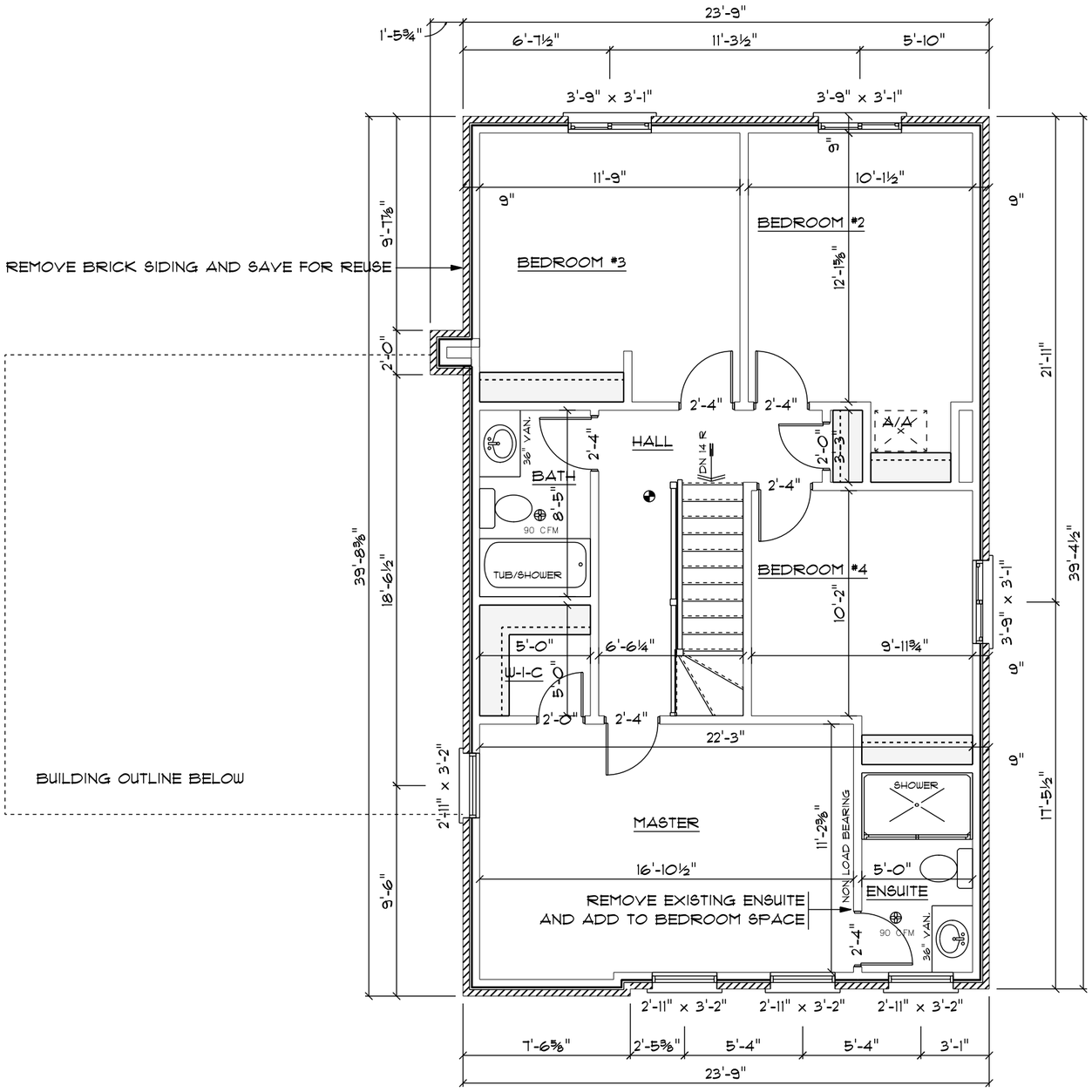

A/A -ATTIC ACCESS

SMOKE ALARM WITH STROBE & CO ALARM (INTERCONNECTED)

90 CFM BATH FAN (VENT TO EXTERIOR)

EXISTING SECOND FLOOR PLAN

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

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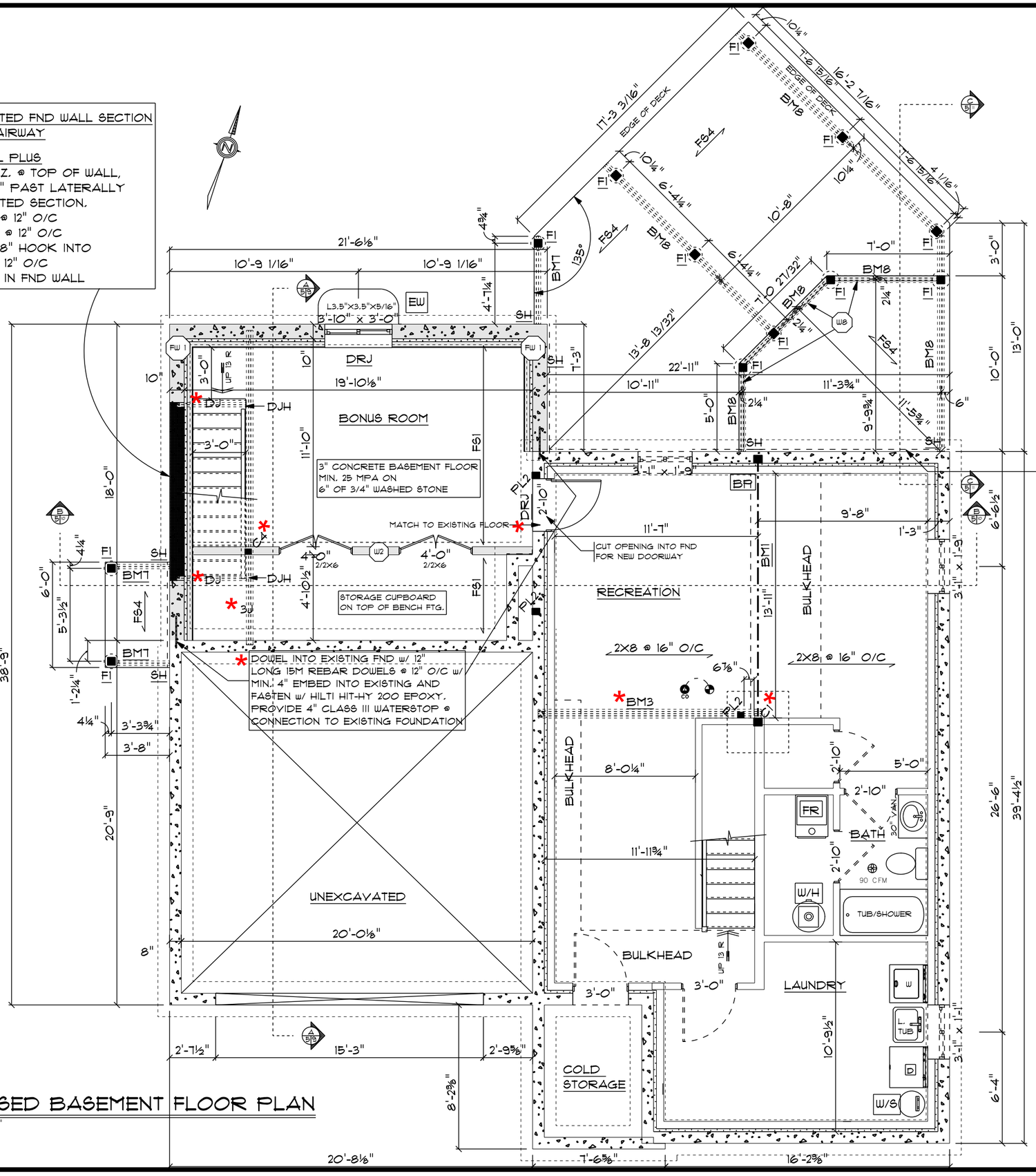


PROPOSED BASEMENT FLOOR PLAN

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

FW 1 — ½" DRYWALL
6MIL POLY AIR/V.B.
2x4 STUDS @ 24" O/C
GAPED 1½" FROM CONC. WALL
R12 BATT INSULATION
1½", R10, CONTINUOUS INSULATION
10" CONCRETE FOUNDATION WALL
SPRAY DAMPPROOFING
DELTA MS DRAINAGE LAYER

W2 — 2X6 LOAD BEARING WALL:
1/2" DRYWALL TAPED & SANDED
2X6 STUDS @ 16" O/C W/
BLOCKING @ MID-HEIGHT
1/2" DRYWALL TAPED & SANDED

W8 — 2X4 P.T. @ 16" O/C UNDER EACH JST.

DRJ DOUBLE RIM JOIST
DJH = DOUBLE JOIST HANGER
DJ = DOUBLE JOIST
3J = TRIPLE JOIST

PL2 POINT LOAD FROM C1, C2 ABOVE

* (2)2x6 P.T. LEDGER W/ 2 ROWS ½" ANCHOR BOLTS @ 16" O.C. STAGGERED W/ 4" EMBED SEE DETAIL

C1 — 4 PLY 2X6 STUD POST ON 42" X 42" X 19" CONC. FTG. W/ (3)15M EACH WAY (EXISTING)

* BM1 — W8x18 STEEL BEAM DROPPED W/ 2x6 NAILER PLATE (EXISTING)

BM3 4 PLY 2X8 FLUSH

BM7 3 PLY 2X8 P.T. FLUSH

BM8 3 PLY 2X8 P.T. DROP

90 CFM — BATH FAN (VENT TO EXTERIOR)

D — DRYER (VENT TO EXTERIOR)

SMOKE ALARM WITH STROBE & CO ALARM (INTERCONNECTED)

BP BEAM POCKET

EW FUTURE EGRESS WINDOW AS PER O.B.C. 9.9.10.

FS1 5/8" T&G SBFL GLUED & NAILED ON 2X8 @ 16" O/C w/ 1 ROW X BRIDGING

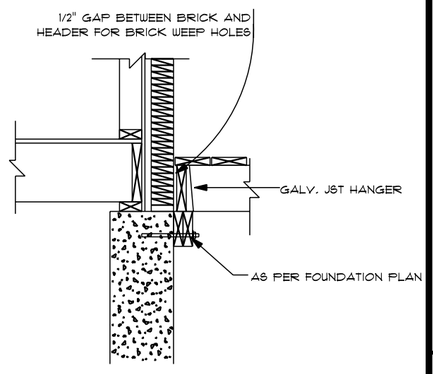
FS4 1.25" P.T. DECKING ON P.T. 2X8 @ 16" O/C (12" O/C IF LONGER THAN 12') w/ 1 ROW BLOCKING

F1 — 6X6 P.T. POST ON 'SIMPSON STRONG-TIE RCPS COLUMN BASE (OR EQUIVALENT) 10" DIA. SONO TUBE ON 24" DIA. BIGFOOT FOOTING

SH 'SIMPSON STRONG-TIE GALV. BEAM HANGER

W/H - WATER HEATER
W/S - WATER SOFTENER
FR - FURNACE

LEDGER DETAIL



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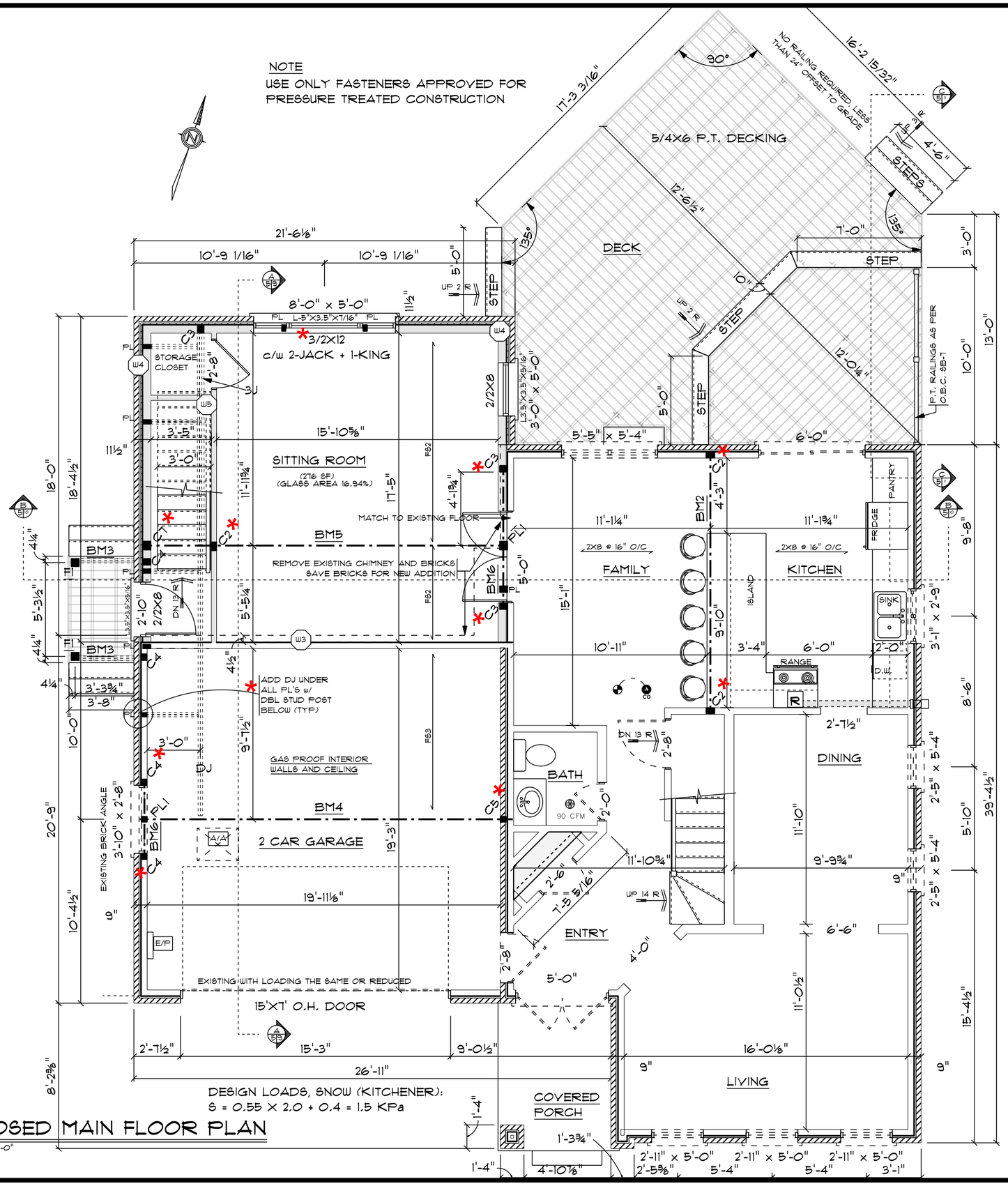
NOTE
USE ONLY FASTENERS APPROVED FOR PRESSURE TREATED CONSTRUCTION



PROPOSED MAIN FLOOR PLAN

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

PL1 POINT LOAD FROM BEAM ABOVE

C2 4 PLY 2X4 STUD POST

C3 3 PLY 2X6 STUD POST

C4 3 PLY 2X4 STUD POST

C5 4"X4"X0.25" HSS COLUMN

*C1 4 PLY 2X6 STUD POST w/ (4) 3/8" dia. TIMBER SCREWS EMBED MIN. 4" INTO TOP OF POST THROUGH HOLES IN STEEL BEAMS BOTTOM FLANGE, AND ADD AN LTTP2 ((15) #9X1½" SD) HOLDOWN w/ (1) ½" dia> ANCHOR w/ MIN. 4" EMBED INTO CONC. FND WALL + EPOXY FROM THE BUILD-UP POST TO THE FND

*BM2 W8 X 18 DROP BEAM w/ 2X4 NAILER PLATE

*BM4 W12 X 26 DROP BEAM w/ 2X6 NAILER PLATE

*BM5 W6 X 25 FLUSH BEAM w/ (4) 2X6 (2) EACH SIDE BOLTED THROUGH w/ JOIST HANGERS ON FLUSH JOISTS

*BM6 W8 X 18 DROP BEAM

R M/W RANGE HOOD VENT TO EXTERIOR

90 CFM BATH FAN (VENT TO EXTERIOR)

SMOKE ALARM WITH STROBE & CO ALARM (INTERCONNECTED)

A/A 22"X36" ATTIC ACCESS W/ WEATHERSTRIP

FS2 5/8" T&G SBFL GLUED & NAILED ON 2X8 @ 16" O/C w/ 1 ROW X BRIDGING ½" DRYWALL FINISHED

FS3 5/8" T&G SBFL GLUED & NAILED ON 2X8 @ 16" O/C w/ 1 ROW X BRIDGING R-31 SPRAYFOAM INSULATION ½" DRYWALL FINISHED

W3 EXISTING 2X4 @ 16" O/C w/ BRICK SIDING REMOVED AND CAVITY FILLED w/ SPRAY-FOAM INSUL., ½" DRYWALL FINISHED BOTH SIDES

W4 FACE BRICK w/ GALVANIZED METAL BRICK TIES 1" AIR SPACE 1" RIGID INSULATION 7/16" WALL SHEATHING 2x6 STUDS @ 16" O/C R22 BATT INSULATION 6 mil POLY AIR & V.B. 1/2" DRYWALL TAPED & SANDED

W5 5/8" TYPE 'X' DRYWALL FINISHED BOTH SIDES 2X4 @ 16" O/C w/ 'SAFE & SOUND' INSUL.

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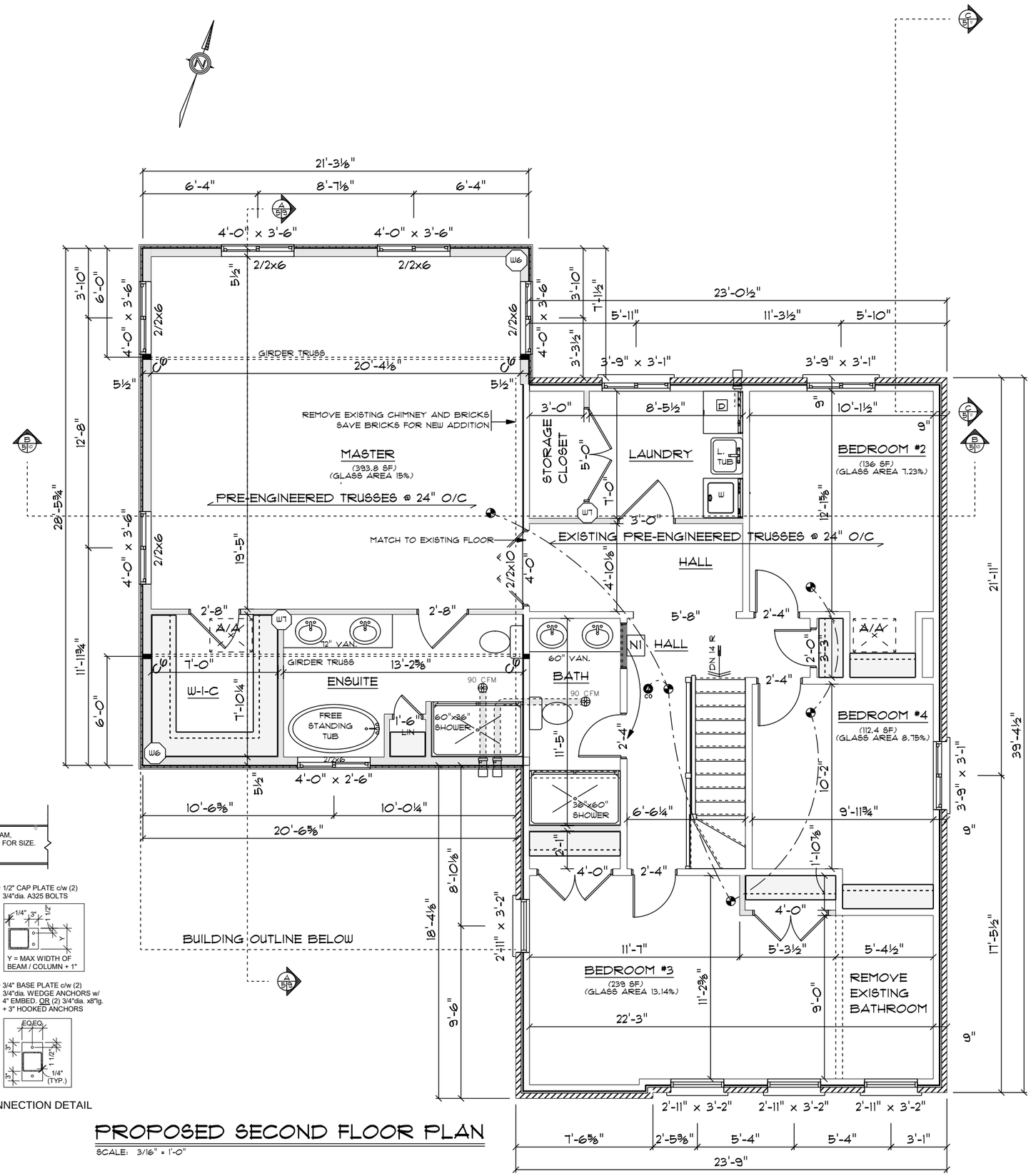
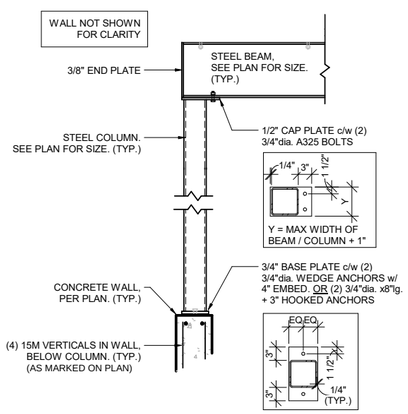
PROVINCE OF ONTARIO





*STEEL BEAM TO STEEL POST CONNECTION DETAIL

PROPOSED SECOND FLOOR PLAN

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

D DRYER (VENT TO EXTERIOR)

N1 CLOSE IN EXISTING DOOR w/ WALL FINISHES TO MATCH EXISTING MOVE NEW DOORWAY DOWN HALLWAY TOWARDS CENTRE OF BATHROOM

A/A -ATTIC ACCESS

SMOKE ALARM WITH STROBE & CO ALARM (INTERCONNECTED)

BATH FAN (VENT TO EXTERIOR)

W6 VINYL SIDING
1" R5 RIGID INSULATION
w/ TAPED JOINTS
7/16" WALL SHEATHING
2X6 STUDS @ 16" O/C
R-20 BATT INSULATION
6 MIL POLY AIR/V.B.
½" DRYWALL TAPED & SANDED

W1 2X4 @ 16" O/C w/ ½" DRYWALL E/S FINISHED

2 PLY STUD POST

DECLARATION of the DESIGNER

I Gerard O'Rourke review and take responsibility for this design work on behalf of a firm registered under subsection 3.2.4. Division C of the O.B.C. I am qualified and the firm is registered in the appropriate classes/categories.

Individual BCIN: 40977
Firm BCIN: 42046

PAGE: 7 / 15
PROPOSED SECOND FLOOR
SCALE: 3/16" = 1'-0"
DATE: September 25, 2024
REFERENCE # 24-505
226-808-6479
AYR ONT.
DARREN HOFFMAN
HOUSE ADDITION & RENOVATION
6 NITH RIVER WAY

NOTE
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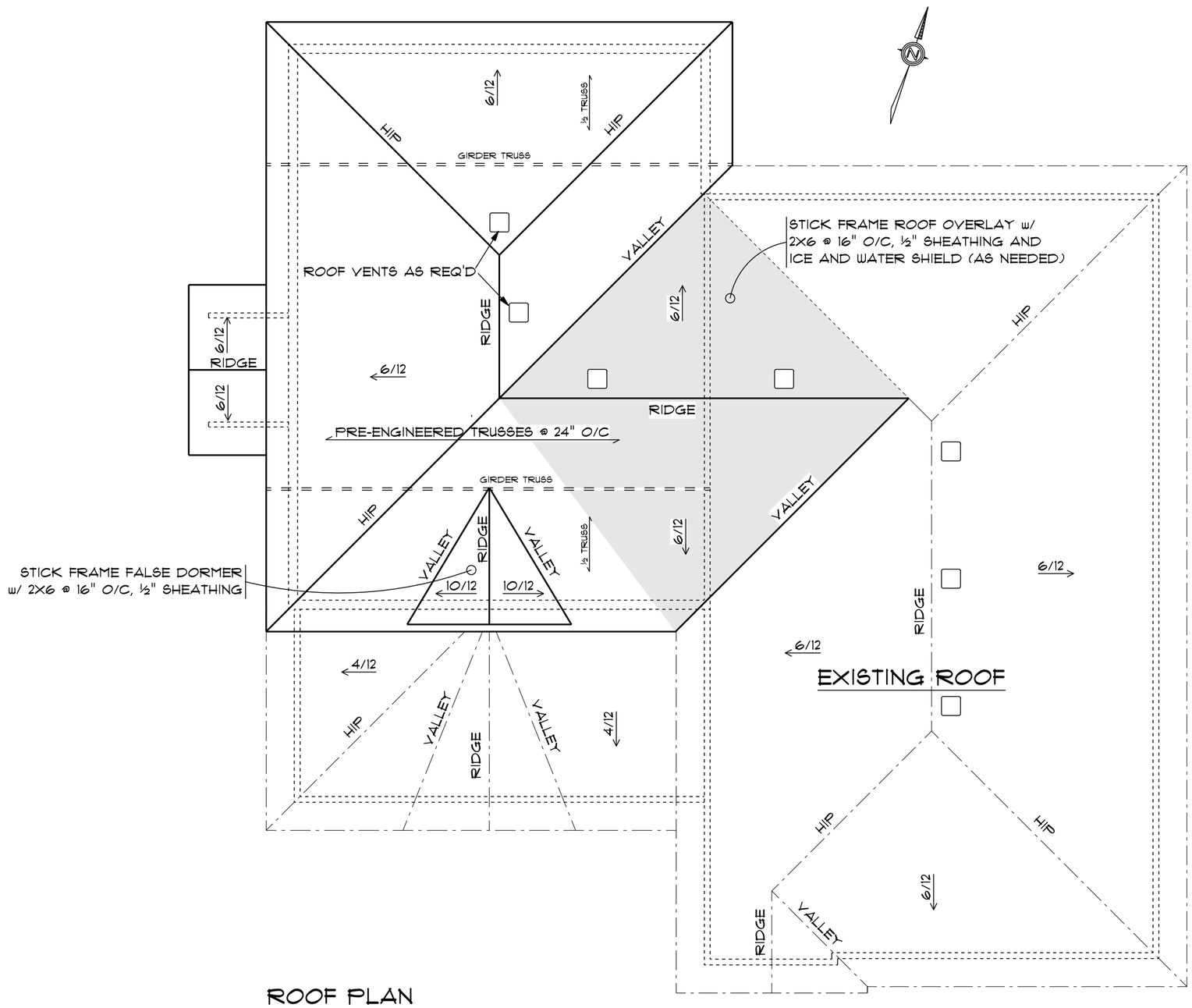

ROOF PLAN

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

NOTES

-TRUSS SUPPLIER TO PROVIDE LAYOUT & ENGINEERED TRUSS DRAWINGS
-TYPICAL FOR LONGITUDINAL BRACING OF COMPRESSION WEB MEMBERS SEE TRUSS MFG. PLAN & SPECIFICATIONS
-INSTALL DIAGONAL BRACING ON COMPRESSION WEBS
-INSTALL BLKG. BETWEEN TRUSSES TO SUPPORT DIAGONAL CROSS BRACING
-BRACE TRUSSES AS PER O.B.C. 9.23.13.11.(3)
-INSTALL 2X6 T BRACE ON ALL WEBS REQUIRING LATERAL BRACING WERE WEBS DO NOT LINE UP WITH ADJACENT WEBS
-WHERE GIRDER TRUSS BEAR ON OPENING LINTELS TRUSS MANUFACTURER TO PROVIDE LVL DESIGN & SPECS
-VENTILATE ROOF TO 1/300TH OF INSULATED ATTIC AREA.

DECLARATION of the DESIGNER

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LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
100222482
September 26 2024
PROVINCE OF ONTARIO

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ROOF
SCALE: 3/16" = 1'-0"
DATE: September 25, 2024

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6 NITH RIVER WAY

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Project Engineer
WADDELL ENGINEERING LTD.
119 PINEBUSH RD. CAMBRIDGE ON
PH. 519-267-6789
FAX. 1-866-388-9659
INFO@WADDELLENG.COM
* PROFESSIONAL ENGINEER CERTIFICATION OF NOTED STRUCTURAL ITEMS

PROJECT # 24-09-056

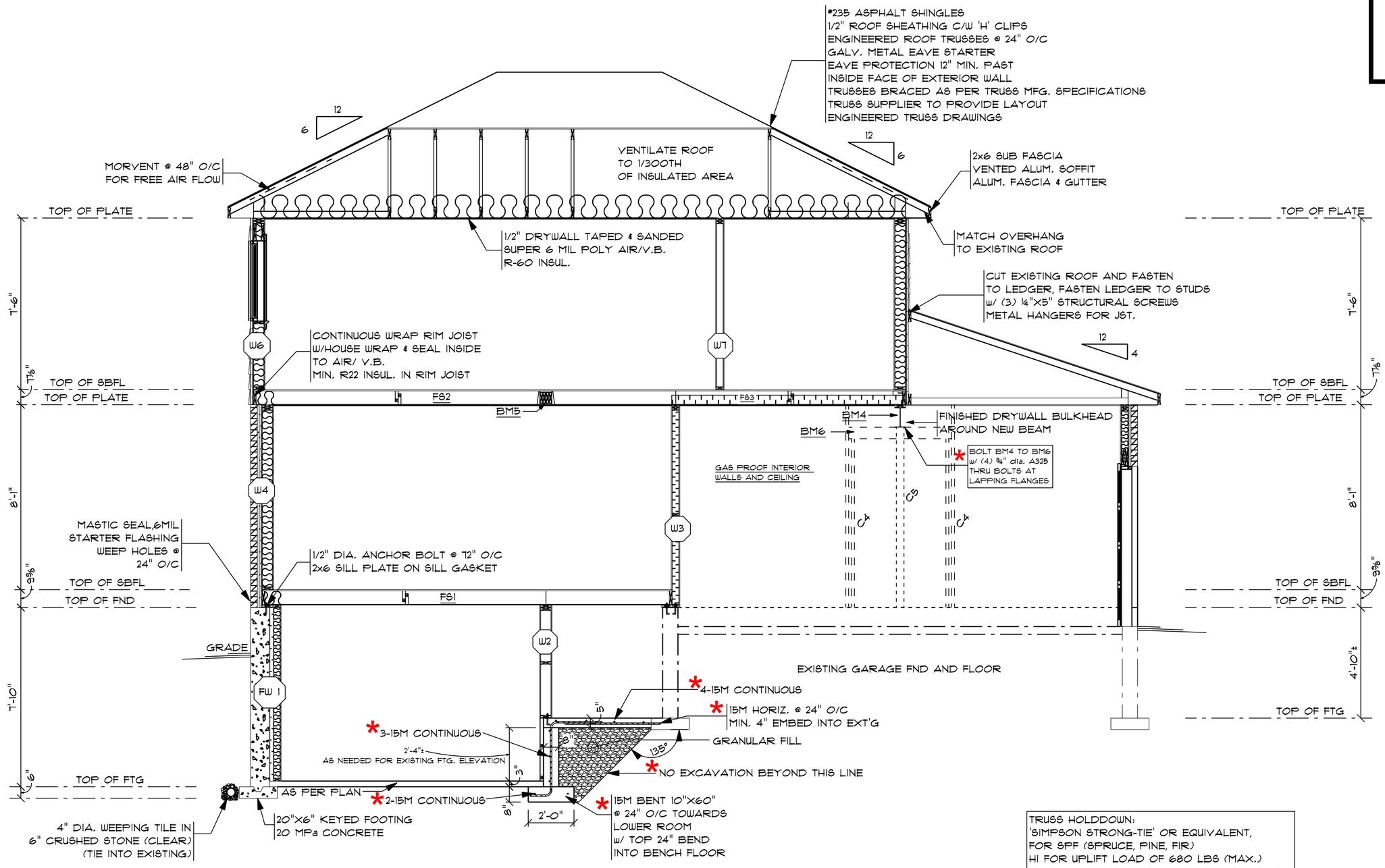
LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
100222482
September 26 2024
PROVINCE OF ONTARIO

PAGE: 5 / 15

CROSS SECTION A
SCALE: 1/4" = 1'-0"
DATE: September 25, 2024

REFERENCE # 24-505
226-808-6479
AYR ONT.

DARREN HOFFMAN
HOUSE ADDITION & RENOVATION
6 NITH RIVER WAY



CROSS SECTION A

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

TRUSS HOLDDOWN:
'SIMPSON STRONG-TIE' OR EQUIVALENT,
FOR SPF (SPRUCE, PINE, FIR)
H1 FOR UPLIFT LOAD OF 680 LBS (MAX.)
H10A FOR UPLIFT LOAD OF 1505 LBS (MAX.)
REFER TO TRUSS MANUFACTURER'S DRAWINGS
FOR UPLIFT LOAD CALCULATIONS.

DECLARATION of the DESIGNER

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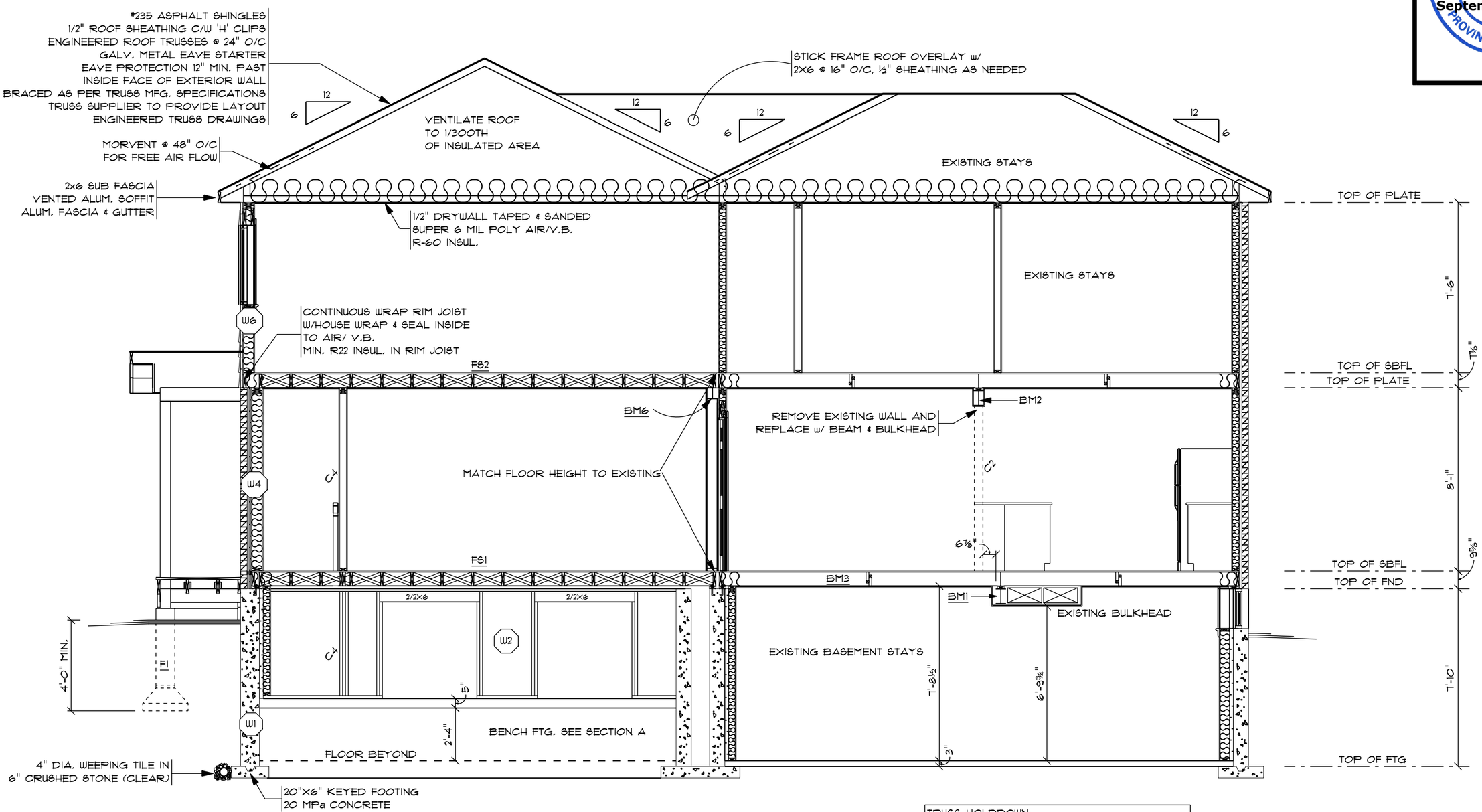

TRUSS HOLDDOWN:
'SIMPSON STRONG-TIE' OR EQUIVALENT,
FOR SPF (SPRUCE, PINE, FIR)
H1 FOR UPLIFT LOAD OF 680 LBS (MAX.)
H10A FOR UPLIFT LOAD OF 1505 LBS (MAX.)
REFER TO TRUSS MANUFACTURER'S DRAWINGS
FOR UPLIFT LOAD CALCULATIONS.

CROSS SECTION B

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

DECLARATION of the DESIGNER

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LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
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PROVINCE OF ONTARIO

PAGE: 10 / 15

CROSS SECTION B
SCALE: 1/4" = 1'-0"
DATE: September 25, 2024

REFERENCE # 24-505
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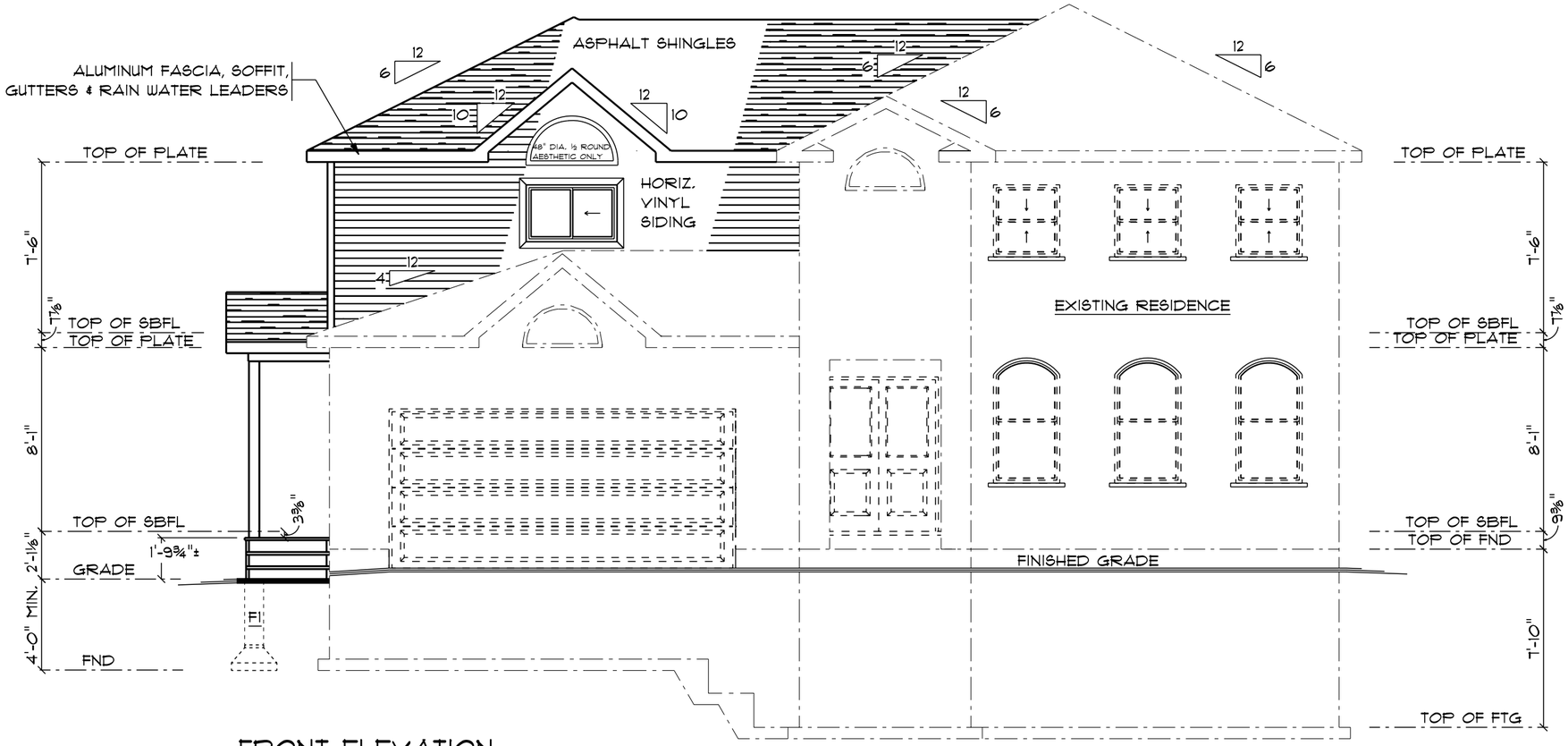
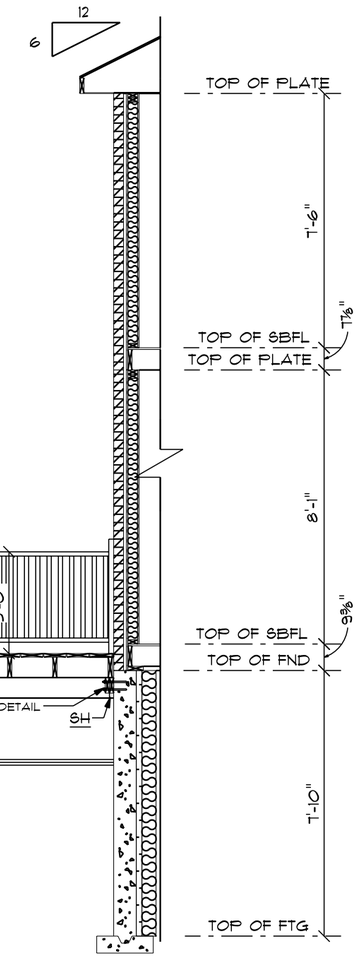


FRONT ELEVATION

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



CROSS SECTION C

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

DECLARATION of the DESIGNER

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Firm BCIN: 42046

LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
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September 26 2024
PROVINCE OF ONTARIO

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SOUTH ELEVATION
SCALE: As Noted
DATE: September 25, 2024

REFERENCE # 24-505
226-808-6479
AYR ONT.

DARREN HOFFMAN
HOUSE ADDITION & RENOVATION
6 NITH RIVER WAY

NOTE
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UNPROTECTED OPENING DATA:

OBC 9.10.14.

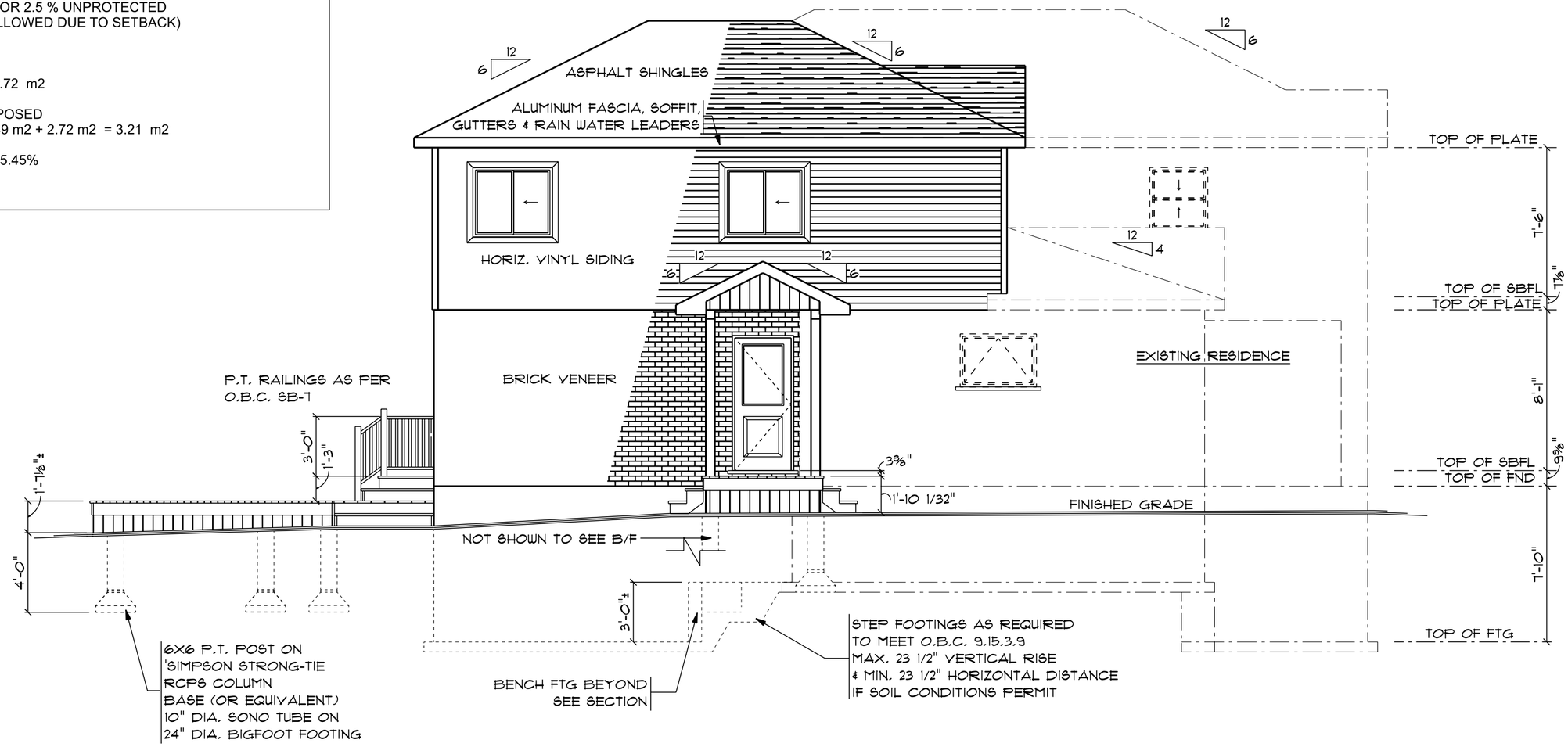
GROSS EXTERIOR WALL AREA: 19.6 m2 EXISTING OLD BRICK PORTION
39.34 m2 NEW ADDITION
58.94 m2 TOTAL

EXISTING GLAZING : 0.49 m2 OR 2.5 % UNPROTECTED
(9 % ALLOWED DUE TO SETBACK)

ADD
PROPOSED NEW
UNPROTECTED WINDOWS: 2.72 m2

COMBINED EXISTING. & PROPOSED
UNPROTECTED OPENING 0.49 m2 + 2.72 m2 = 3.21 m2

NEW UPO AREA $\frac{3.21\ M2}{58.94\ M2}$ = 5.45%



WEST ELEVATION

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

LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
100222482
September 26 2024
PROVINCE OF ONTARIO

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WEST ELEVATION
SCALE: 3/16" = 1'-0"
DATE: September 25, 2024

REFERENCE # 24-505
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HOUSE ADDITION & RENOVATION
6 NITH RIVER WAY

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Individual BCIN: 40977
Firm BCIN: 42046

UNPROTECTED OPENING DATA:

OBC 9.10.14.

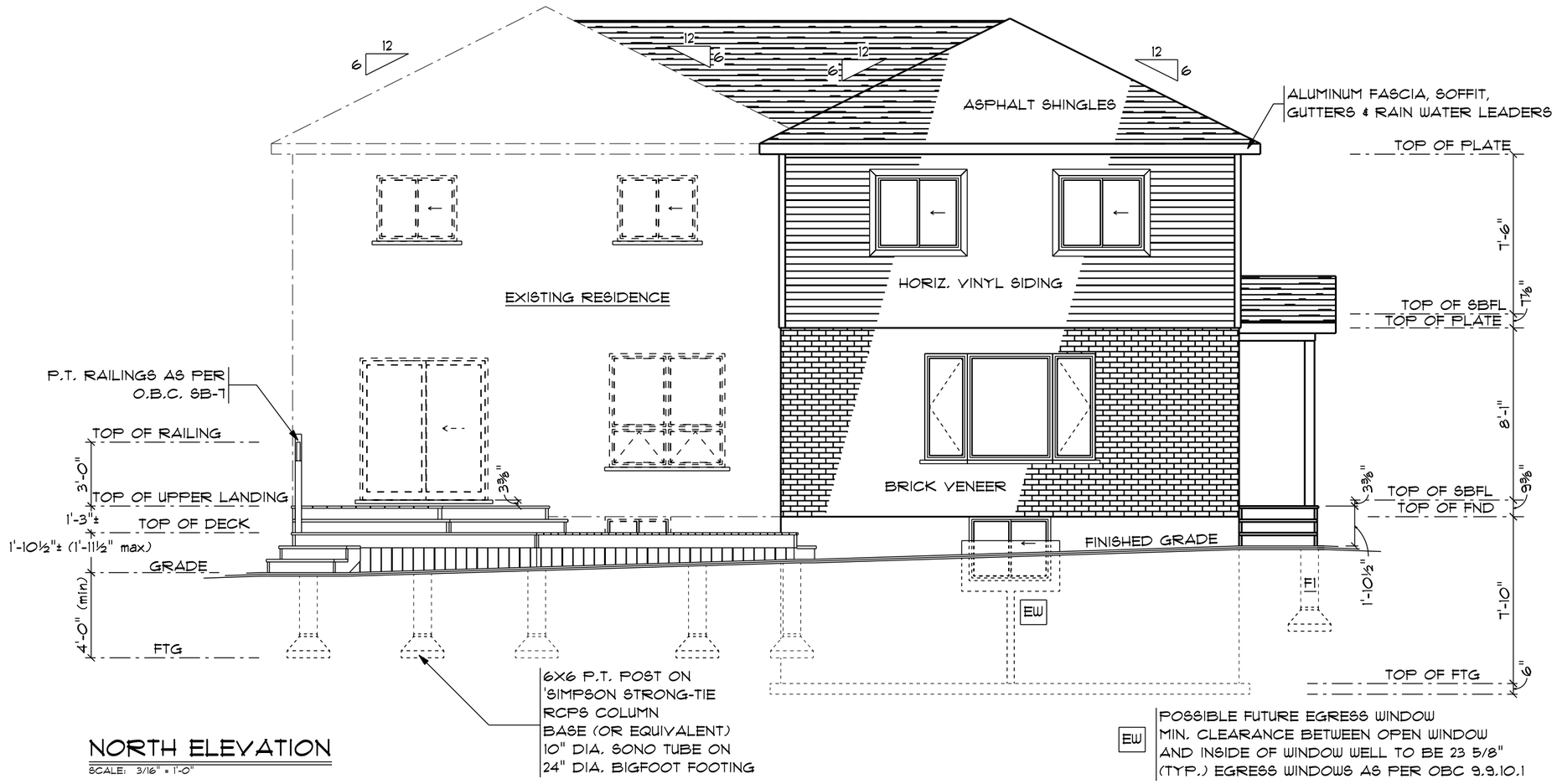
GROSS EXTERIOR WALL AREA: 41.17 m2 EXISTING OLD BRICK PORTION
37.56 m2 NEW ADDITION
78.73 m2 TOTAL

EXISTING GLAZING : 7.68 m2 OR 18.65 % UNPROTECTED
(100 % ALLOWED DUE TO SETBACK)

ADD
PROPOSED NEW
UNPROTECTED WINDOWS: 5.83 m2

COMBINED EXISTING. & PROPOSED
UNPROTECTED OPENING 7.68 m2 + 5.83 m2 = 13.51 m2

NEW UPO AREA $\frac{13.51\ M2}{78.73\ M2}$ = 17.16%



NORTH ELEVATION

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

EW POSSIBLE FUTURE EGRESS WINDOW
MIN. CLEARANCE BETWEEN OPEN WINDOW
AND INSIDE OF WINDOW WELL TO BE 23 5/8"
(TYP.) EGRESS WINDOWS AS PER OBC 9.9.10.1

DECLARATION of the DESIGNER

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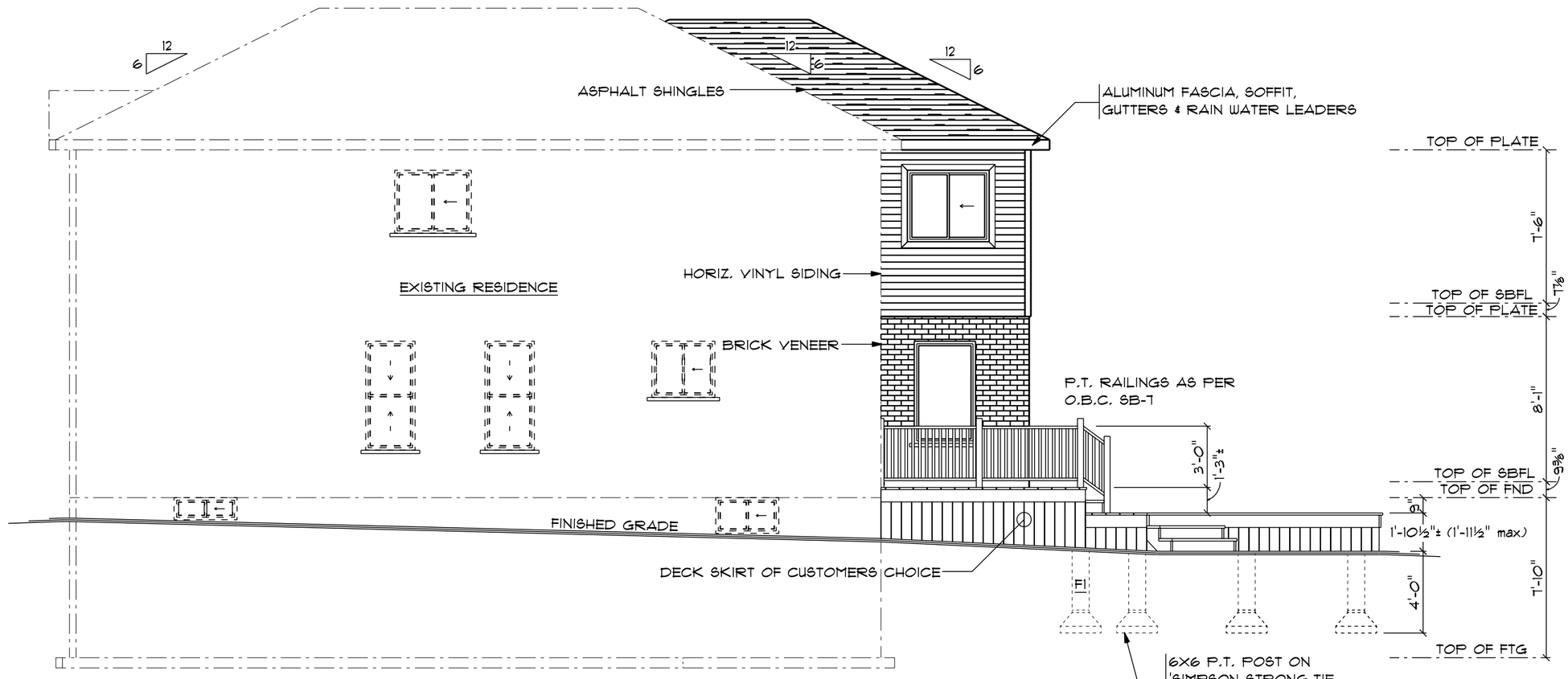
UNPROTECTED OPENING DATA:

OBC 9.10.14.

GROSS EXTERIOR WALL AREA: 67.76 m2 EXISTING OLD BRICK PORTION

EXISTING GLAZING : 4.31 m2 OR 6.36 % UNPROTECTED
(11 % ALLOWED DUE TO SETBACK)

UPO AREA 4.31 M2 = 6.36%
67.76 M2



EAST ELEVATION

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

LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
100222482
September 26 2024
PROVINCE OF ONTARIO

PAGE: 14 / 15

EAST ELEVATION
SCALE: 3/16" = 1'-0"
DATE: September 25, 2024

REFERENCE # 24-505
226-808-6479
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FIRE PROTECTION AND SMOKE NOTES:

1. PROVIDE INTERCONECTED SMOKE ALARMS (S.A.) LOCATED IN ALL SLEEPING ROOMS AND BETWEEN BEDROOMS LOCATED MAX. 49'-3" FROM ANY POINT ON THE FLOOR LEVEL MEASURED ALONG HALLWAYS AND INSTALLED IN ACCORDANCE WITH O.B.C. 9.10.18.2.
2. CARBON MONOXIDE ALARM (C.M.A.) TO BE INSTALLED ON ANY FLOOR LEVEL WITH SLEEPING ROOMS LOCATED ADJACENT TO SUCH ROOMS WHERE THE DWELLING CONTAINS AN ATTACHED GARAGE OR A FUEL FIRED APPLIANCE AS PER O.B.C. 9.33.4.2.

GRADING NOTES:

1. GRADING TO BE DESIGNED BY A REGISTERED ONTARIO LAND SURVEYOR WHERE REQUIRED BY MUNICIPAL BYLAWS.
2. REQUIREMENT OF HANDRAILS, GUARDRAILS AND LANDINGS TO BE VERIFIED WITH FINAL GRADING PLAN AS SET OUT IN THE O.B.C. DIV. B, PART 9.8 AND IS NOT THE RESPONSIBILITY OF GERARD O'ROURKE DESIGN

GENERAL NOTES:

1. THE ONTARIO BUILDING CODE (O.B.C.) AND LOCAL BYLAWS MAY SUPERCEDE ALL NOTES ON THESE PLANS.
2. ALL STAIRS, RAMPS, LANDINGS, GUARDRAILS/ HANDRAILS DESIGNED IN ACCORDANCE WITH O.B.C. 9.8., GUARDRAILS ALSO CONSTRUCTED IN ACCORDANCE WITH SUPPLEMENTARY STANDARDS SB-7. REQUIRED HANDRAILS TO BE 34" TO 36" ABOVE STAIR NOSING, REQUIRED GUARDRAILS TO BE 36" TO 42" ABOVE STAIR NOSING OR FLOOR LEVEL. REFER TO O.B.C. 9.8. FOR REQUIRED HEIGHTS.
3. EXTERIOR PRECAST CONCRETE STAIRS TO BE CONSTRUCTED AS PER O.B.C. 9.8.9.1. OR ANCHORED TO FOUNDATION IN ACCORDANCE WITH O.B.C. 9.8.10.
4. FOUNDATIONS AND FOOTINGS DESIGNED IN ACCORDANCE WITH O.B.C. 9.15.
5. FOUNDATION WALL EXTERIOR DRAINAGE LAYER AS PER O.B.C. 9.14.
6. MATERIALS AND FINISHES FOR CONSTRUCTION TO MEET MINIMUM STANDARDS AS SET OUT BY THE O.B.C.
7. BRIDGING OR STRAPPING AS PER O.B.C. 9.23.9.4. REQUIRED TO BRACE FLOOR JOISTS TO BE AT A MAX. SPACING OF 6'-11" FROM BEARING SUPPORT. BRIDGING TO CONSIST OF 1x3 OR 2x2 MEMBERS. STRAPPING TO CONSIST OF MIN. 1x3 STRAPPING NAILED TO JOISTS.
8. FASTNERS AS PER 9.23.3 AND NAILING AS PER TABLE 9.23.3.4. NAILING FOR FRAMING. ANCHORAGE OF STRUCTURE AS PER 9.23.6. ALL OTHER FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.23. AND OTHER REFERRED SECTIONS OF THE O.B.C.
9. INSULATION REQUIREMENTS IN REFERENCE TO O.B.C. 12.1.1. WITHIN THE SCOPE OF PART 9, AS PER O.B.C. 12.3.2. FOR RESIDENTIAL OCCUPANCIES AND AS PER O.B.C. 12.3.4 FOR NON-RESIDENTIAL OCCUPANCIES.
10. BRICK VENEER WALL TO BE TIED BACK TO SUPPORT WALL AS PER O.B.C. 9.20.9.5. AND SHALL HAVE FLASHING WEEP HOLES PROVIDED AS PER O.B.C. 9.20.13.
11. ALL STEEL LINTELS SUPPORTING MASONRY VENEER TO BE 3½"x3½"x¼" UNLESS OTHERWISE SPECIFIED
12. MIN. 7/16" O.S.B. ROOF SHEATHING OR 3/4" O.S.B. FLOOR SHEATHING MAY BE USED IN LIEU OF SPECIFIED PLYWOOD SHEATHING SHOWN ON SECTIONS
13. GARAGE / CARPORT TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. DIV. B, 9.35.
14. EAVE PROTECTION TO BE MIN. 2'-11" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 11 3/4" FROM THE INTERIOR SIDE TO THE EXTERIOR SIDE.
15. FOAMED PLASTICS TO BE PROTECTED AS PER O.B.C. 9.10.17.10.
16. IF REQ'D, SOIL GAS MITIGATION AS PER O.B.C. 9.13.4. SEE DETAILS ON PAGE 2 FOR METHODS.

CONCRETE NOTES:

1. ALL CONCRETE AND AGGREGATES IN CONFORMANCE WITH O.B.C. 9.3.1.
2. CONCRETE SHALL BE DESIGNED, MIXED, PLACED, CURED, AND TESTED IN ACCORDANCE WITH CAN/CSA-A438-00, "CONCRETE CONSTRUCTION FOR HOUSING AND SMALL BUILDINGS".
3. THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN:
   A) 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS, AND ALL EXTERIOR FLATWORK.
   B) 25 MPa FOR INTERIOR FLOORS (OTHER THAN GARAGES AND CARPORTS) WHERE DAMPROOFING IS NOT PROVIDED.
   C) 20 MPa FOR FOUNDATION WALLS, COLUMNS, FOOTINGS, GRADE BEAMS, AND PIERS.

LUMBER NOTES:

1. ALL LUMBER AND WOOD PRODUCTS IN CONFORMANCE WITH O.B.C 9.3.2.
2. ALL LUMBER TO BE S.P.F. NO. 1 & 2 (MINIMUM)
3. CONVENTIONAL JOIST, RAFTER AND COLUMN SIZES MAY BE DERIVED FROM THE CANADIAN WOOD COUNCIL - WOOD DESIGN MANUAL (CSA 086)

CONTINOUS AIR BARRIER NOTES:

1. AIR BARRIER PROVIDED AT ALL WALL, CEILING AND FLOOR ASSEMBLIES THAT SEPARATE CONDITIONED FROM UNCONDITIONED SPACES AND SHALL BE CONSTRUCTED AS CONTINUOUS AND EXTEND THROUGHOUT THE BASEMENT AND SEALED AT THE SLAB.
2. AIR BARRIER SYSTEM PROPERTIES AS PER O.B.C. 9.25.3.2.
3. CONTINUITY AND SEAL OF BARRIER AS PER 9.23.3.3.

WALL STUD NOTES:

1. ALL EXTERIOR WALLS AND LOAD BEARING INTERIOR WALLS TO BE BRACED AS PER 9.23.10.2.
2. ALL LOAD BEARING STUD WALLS OR STUD WALLS SUPPORTING BRICK/SIDING TALLER THAN THOSE LISTED IN TABLE 9.23.10.1. ARE TO BE SIZED BASED ON TABLE A-30 TO A-33 AND CONSTRUCTED WITH 3/8" O.S.B. SHEATHING, SOLID BRIDGING @ 3'-11" O.C. AND NAILING AS PER O.B.C. 9.23.10.1. (2).

CONVENTIONAL FRAMING NOTES:

1. ALL ROOF AND CEILING FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.23.13.
2. HIP AND VALLEY RAFTERS TO BE 2" LARGER IN DEPTH THAN COMMON RAFTER MEMBERS AND MIN. 1½" THICK AS PER O.B.C. 9.23.13.6.
3. RIDGE SELF SUPPORTED WHERE RAFTER BOTTOMS ADEQUATELY TIED TO PREVENT OUTWARD MOVEMENT AND ROOF SLOPE IS 1 IN 3 (4/12 PITCH) AS PER O.B.C. 9.23.13.8.
4. CEILING JOISTS, COLLAR TIES AND INTERMEDIATE RAFTER SUPPORT AS PER O.B.C. 9.23.13.7.
5. RAFTER NAILING AS PER O.B.C. TABLE 9.23.13.8 AND O.B.C. TABLE 9.23.3.4.

TRUSS OVERLAY AND RAFTER NOTES:

1. ALL TRUSS OVERLAY OF CONVENTIONAL FRAMING AS PER O.B.C. 9.23.12. AND TABLE A-6, A-7 OR C.W.C. SPANS.
2. OVERLAYMENT TO BE NAILED TO SIDES OF TRUSS MEMBERS BELOW OR NAILED TO A MIN. 2x4 RUNNER NAILED TO TOP OF TRUSSES. NAILING AS PER O.B.C. 9.23.3.4.
3. SEE LINTEL SCHEDULE FOR MAXIMUM SPANS.

PRE-ENGINEERED TRUSS NOTES:

1. GERARDE O'ROURKE DESIGN. IS NOT RESPONSIBLE FOR IMPOSED LOADS BY ALTERNATIVE TRUSS DESIGN.
2. COLUMNS FOR GIRDER TRUSSES FROM TRUSS DESIGN TO BE SIZED ACCORDING TO TABLES A-34,TO A-37 OF DIV. B, PART 9, OF THE O.B.C. OR BY PART 4 AS REQUIRED.
3. LINTELS AND BEAMS WITH POINT LOADS APPLIED FROM TRUSS AND GIRDER TRUSS LOADS ARE TO BE SIZED IN ACCORDANCE WITH PART 9 AND PART 4 OF THE O.B.C.

BATHROOM WALL REINFORCING:

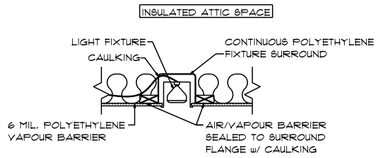
1. IN THE MAIN BATHROOM OF A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO ALLOW FOR FUTURE INSTALLATION OF GRAB BARS ON A WALL ADJACENT TO THE TOILET AND TUB AS PER O.B.C. 9.5.2.3.

VENTILATION NOTES:

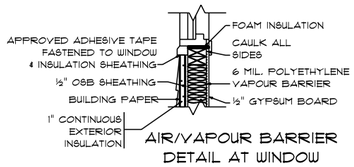
1. VENTILATION IN ACCORDANCE WITH O.B.C. 9.32.
2. FAN SOUND RATINGS AS PER O.B.C. 9.32.3.9.(3)

ELECTRICAL FACILITIES NOTES:

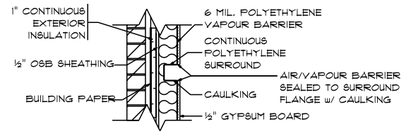
1. ALL LIGHTING, OUTLETS, AND WIRING AS PER 9.34.



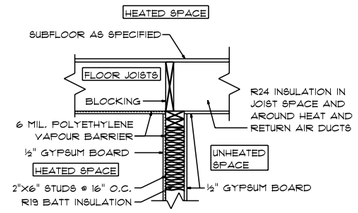
AIR/VAPOUR BARRIER
DETAIL AT CEILING ELEC. FEATURE



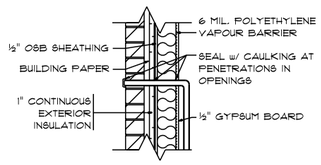
AIR/VAPOUR BARRIER
DETAIL AT WINDOW



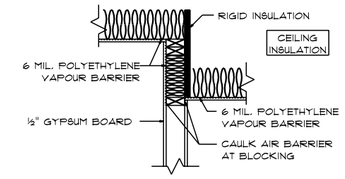
AIR/VAPOUR BARRIER
DETAIL AT ELEC. BOXES IN EXTERIOR WALLS



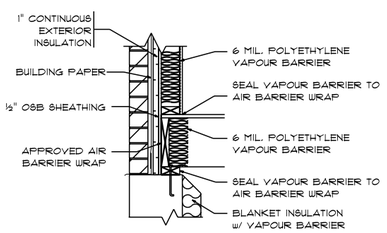
AIR/VAPOUR BARRIER
DETAIL AT INSULATED CEILING
ABOVE UNHEATED SPACE



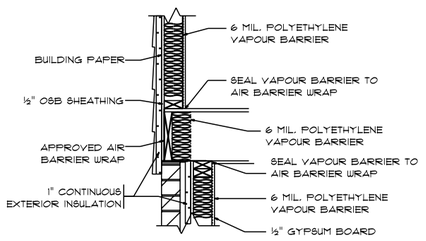
AIR/VAPOUR BARRIER
DETAIL AT PENETRATIONS
IN EXTERIOR WALLS



AIR/VAPOUR BARRIER
DETAIL AT CHANGE IN
CEILING HEIGHT



AIR/VAPOUR BARRIER
DETAIL AT FOUNDATION WALL



AIR/VAPOUR BARRIER
DETAIL AT BRICK CANTILEVER

DECLARATION of the DESIGNER

I Gerard O'Rourke review and take responsibility for this design work on behalf of a firm registered under subsection 3.2.4. Division C of the O.B.C. I am qualified and the firm is registered in the appropriate classes/categories.

Individual BCIN: 40977

Firm BCIN: 42046

PAGE: 15 / 15

NOTES

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

DATE: September 25, 2024

REFERENCE # 24-505

226-808-6479

AYR ONT.

DARREN HOFFMAN
HOUSE ADDITION & RENOVATION
6 NITH RIVER WAY

NOTE
CONSTRUCTOR SHALL REVIEW DRAWINGS AND REPORT ANY DISCREPANCIES OR CHANGES TO OWNER BEFORE PROCEEDING WITH ANY WORK.