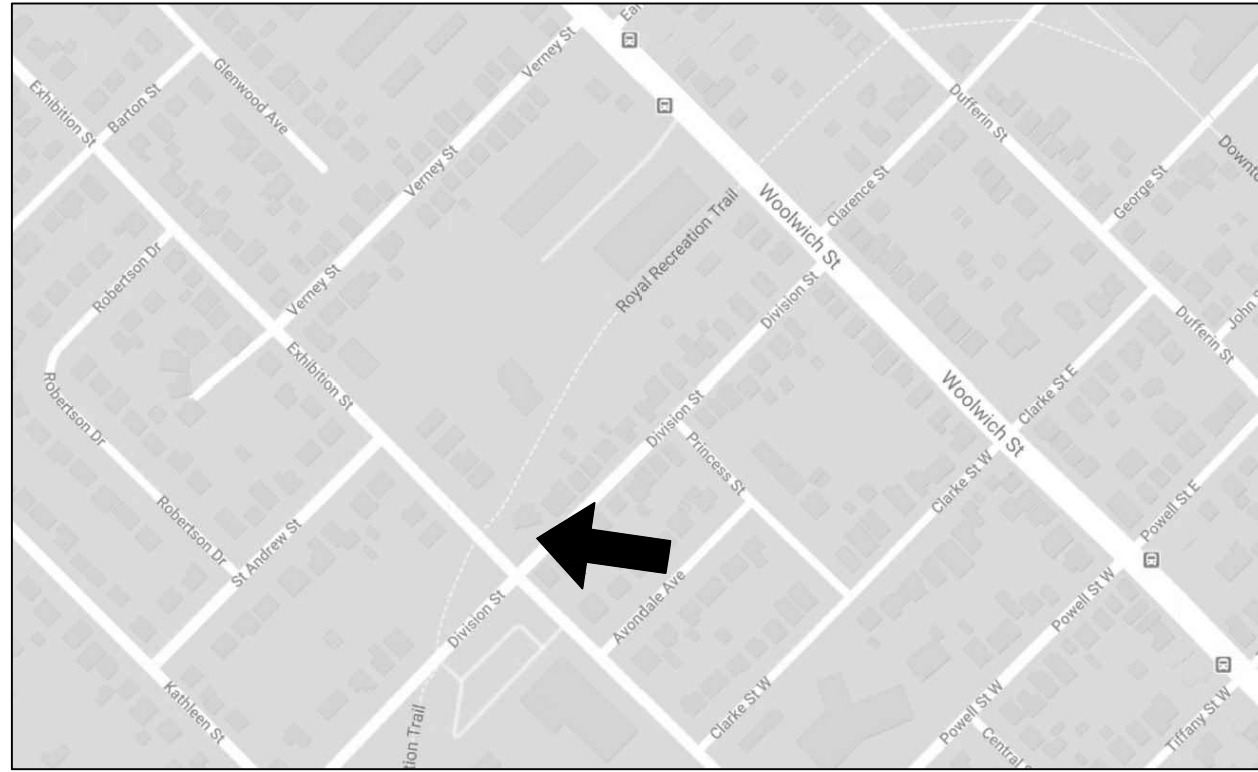


# 59 Division Street, Guelph, Ontario



Site Map Location



**NOTE:**  
Scope of Work is for the Renovation of the Existing Apartment Unit and Ground Floor Garage Addition. No changes to the Existing Ground Floor Commercial Unit or Grading.

**LEGEND:**

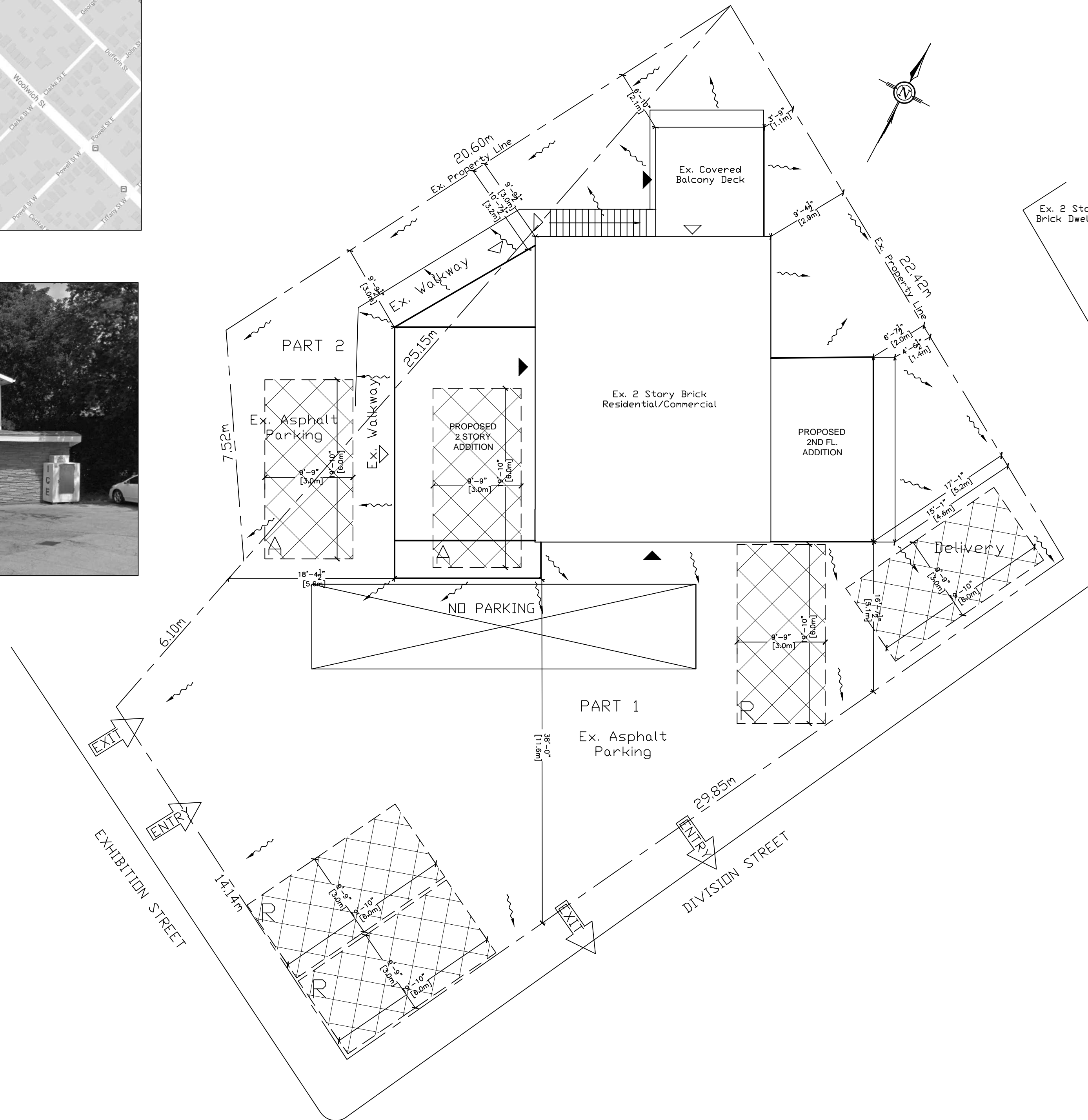
Property Line	---	Existing Public Entrance Door	▼
Asphalt Parking	▭	Accessory Apartment Units Entrance	▽
Required Parking Space	▨		

**LEGEND:**  
R = RETAIL PARKING  
A = APARTMENT PARKING

EXISTING LOT AREA = 6,527.1sq.ft. (605.46sq.m)  
EXISTING BUILDING FOOTPRINT = 1,310.2sq.ft. (121.72sq.m)  
EXISTING GARAGE(TO BE DEMOD) = 283.1sq.ft. (26.3sq.m)

PROPOSED ADDITION = 504.87sq.ft.(46.89sq.m)

LOT COVERAGE RATIO = 27.8%



Existing Site Plan w/PROPOSED ADDITION

SCALE 1:100

## Proposed Addition and Renovation

**notes:**  
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drawing revision history:

revision	Issued for	rev no.	date	by

**QUALIFICATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION

AAMOU RAFIQ	113576
NAME	B.C.I.N.
LUCID HOMES INC.	114457
FIRM NAME	B.C.I.N.

project info:

**59 DIVISION STREET  
GUELPH, ONT.  
N1H 1R1**

sheet title:

**SITE PLAN & SITE DATA**

date: DECEMBER 1st, 2022	designed by: JB
scale: 1:200	checked by: AR
project no: 2022-24	drawing no: S1 (1 of 13)

# Proposed Addition and Renovation

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AAMOU RAFIQ *[Signature]* 113576  
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LUCID HOMES INC. 114457  
 FIRM NAME B.C.I.N.

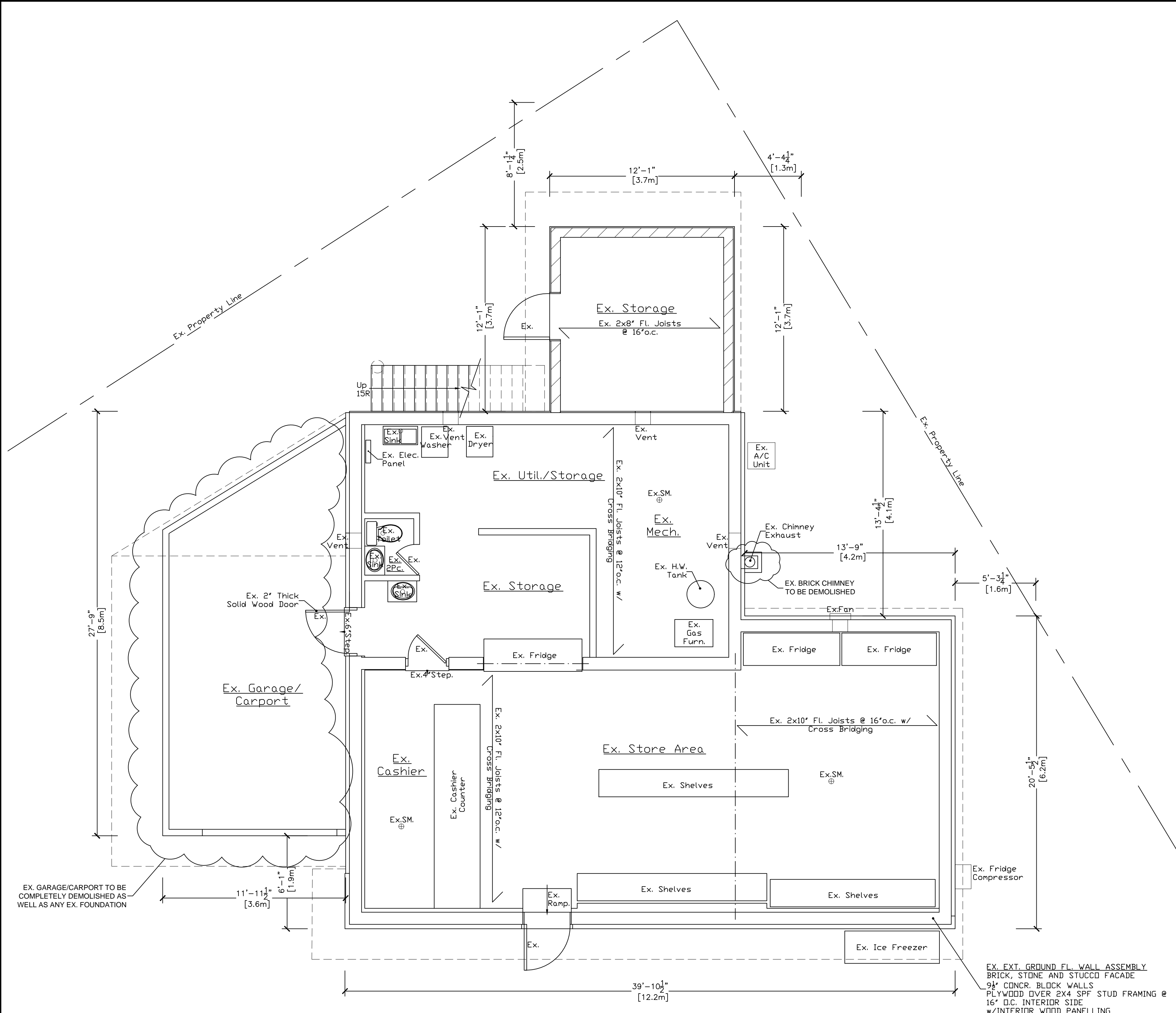
project info:

**59 DIVISION STREET  
 GUELPH, ONT.  
 N1H 1R1**

sheet title:

**EXISTING GROUND  
 FLOOR PLAN LAYOUT**

date: DECEMBER 1st, 2022	designed by: JB
scale: 1/4"=1'-0"	checked by: AR
project no: 2022-24	drawing no: E1 (2 of 13)



EX. GARAGE/CARPORT TO BE COMPLETELY DEMOLISHED AS WELL AS ANY EX. FOUNDATION

EX. EXT. GROUND FL. WALL ASSEMBLY  
 BRICK, STONE AND STUCCO FACADE  
 9 1/2" CONCR. BLOCK WALLS  
 PLYWOOD OVER 2X4 SPF STUD FRAMING @  
 16" O.C. INTERIOR SIDE  
 w/INTERIOR WOOD PANELLING

# Proposed Addition and Renovation

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FIRM NAME	B.C.I.N.

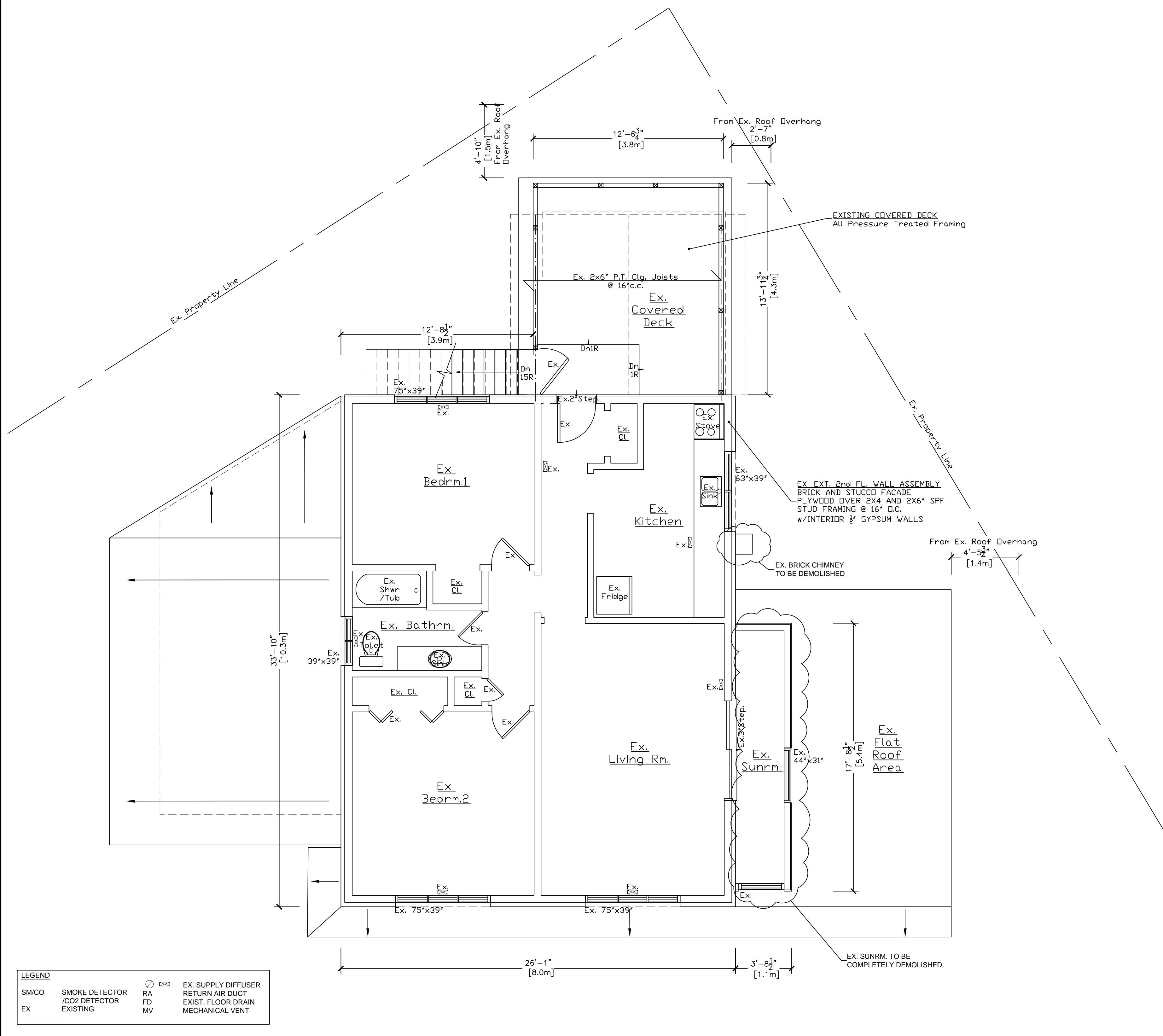
project info:

**59 DIVISION STREET  
 GUELPH, ONT.  
 N1H 1R1**

sheet title:

**EXISTING SECOND FLOOR APARTMENT LAYOUT**

date: DECEMBER 1st, 2022	designed by: JB
scale: 1/4"=1'-0"	checked by: AR
project no: 2022-24	drawing no: E2 (3 of 13)

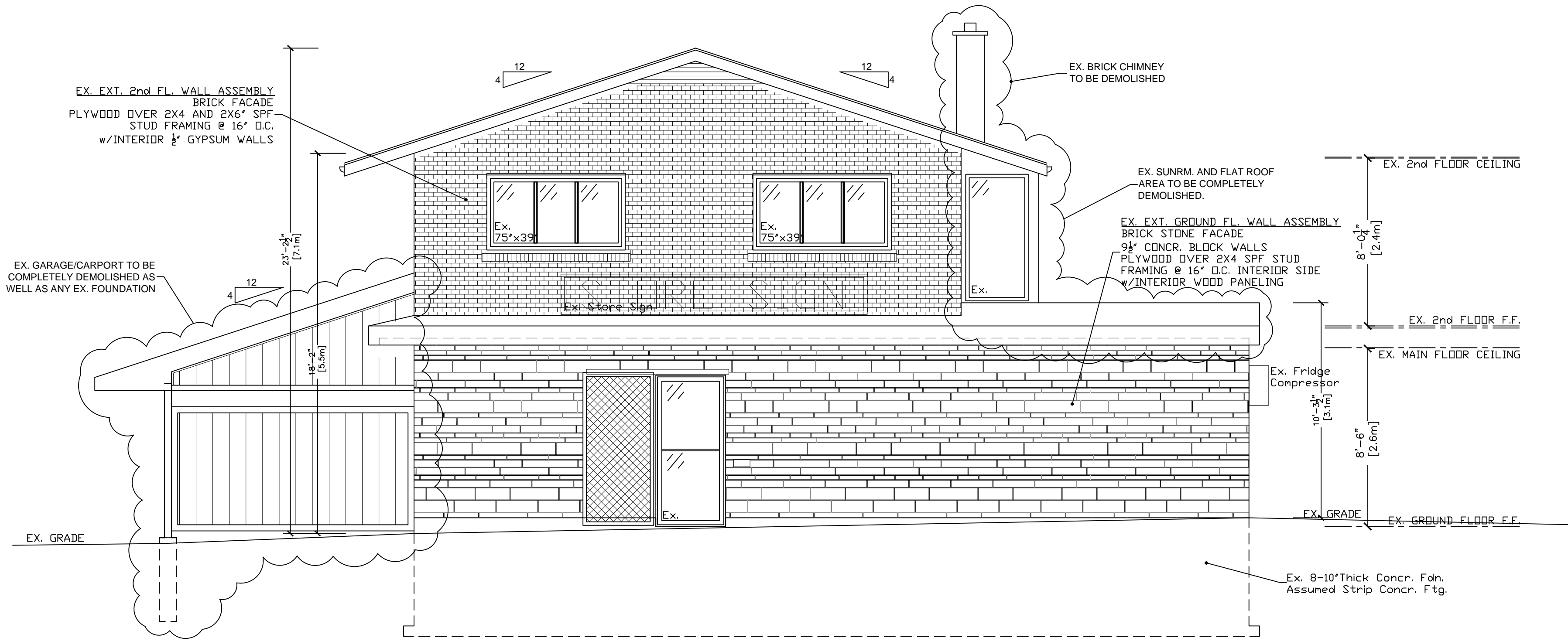


**LEGEND**

SM/CO	SMOKE DETECTOR /CO2 DETECTOR	RA	RETURN AIR DUCT	EX. SUPPLY DIFFUSER
EX	EXISTING	FD	EXIST. FLOOR DRAIN	MECHANICAL VENT
		MV		

**Proposed Addition  
and Renovation**

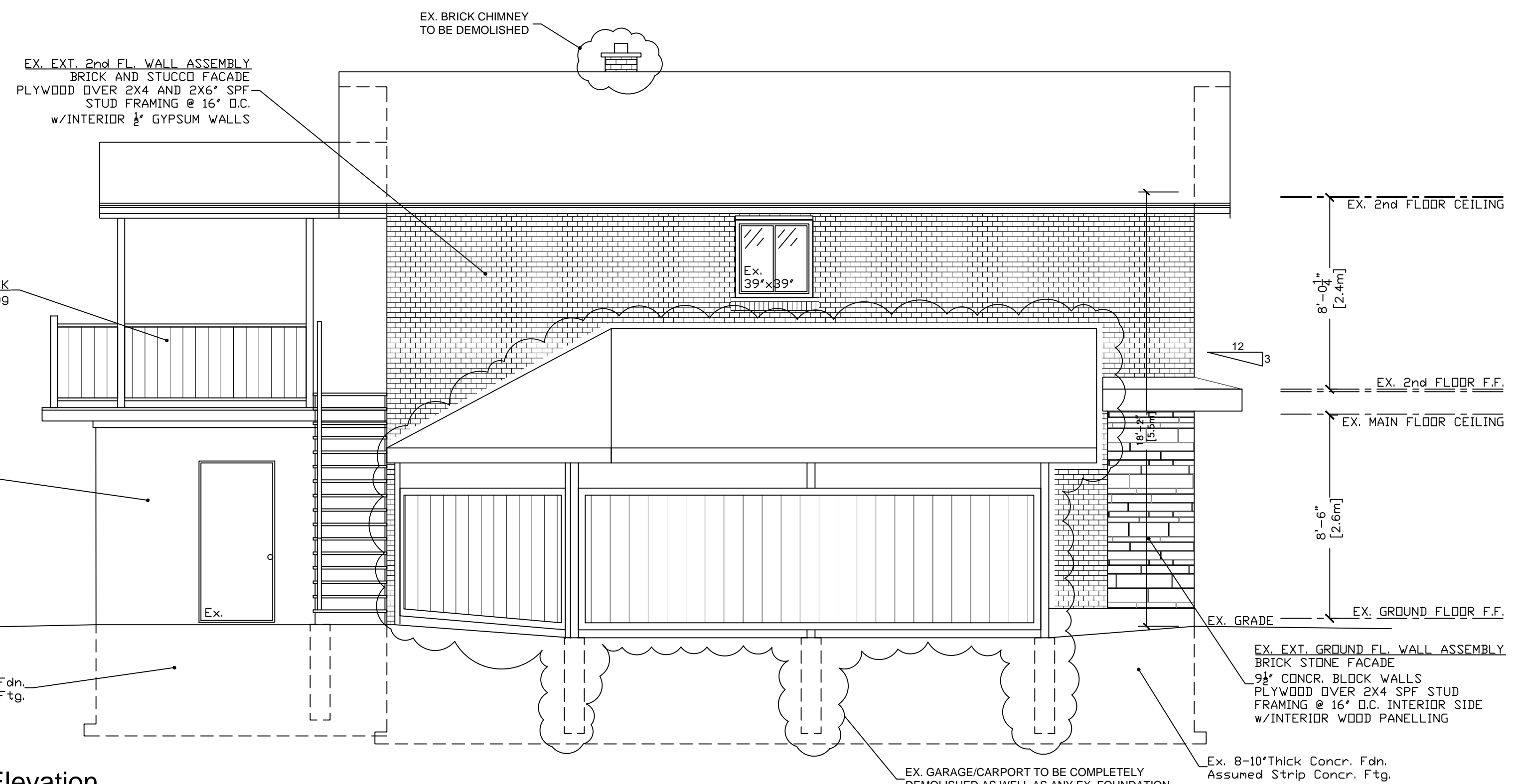
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**Existing Front Elevation**

drawing revision history:

revision	Issued for	rev no.	date	by



**Existing Leftside Elevation**

**QUALIFICATION**  
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**QUALIFICATION INFORMATION**  
AAMOU RAFIQ 113576  
NAME B.C.I.N.  
LUCID HOMES INC. 114457  
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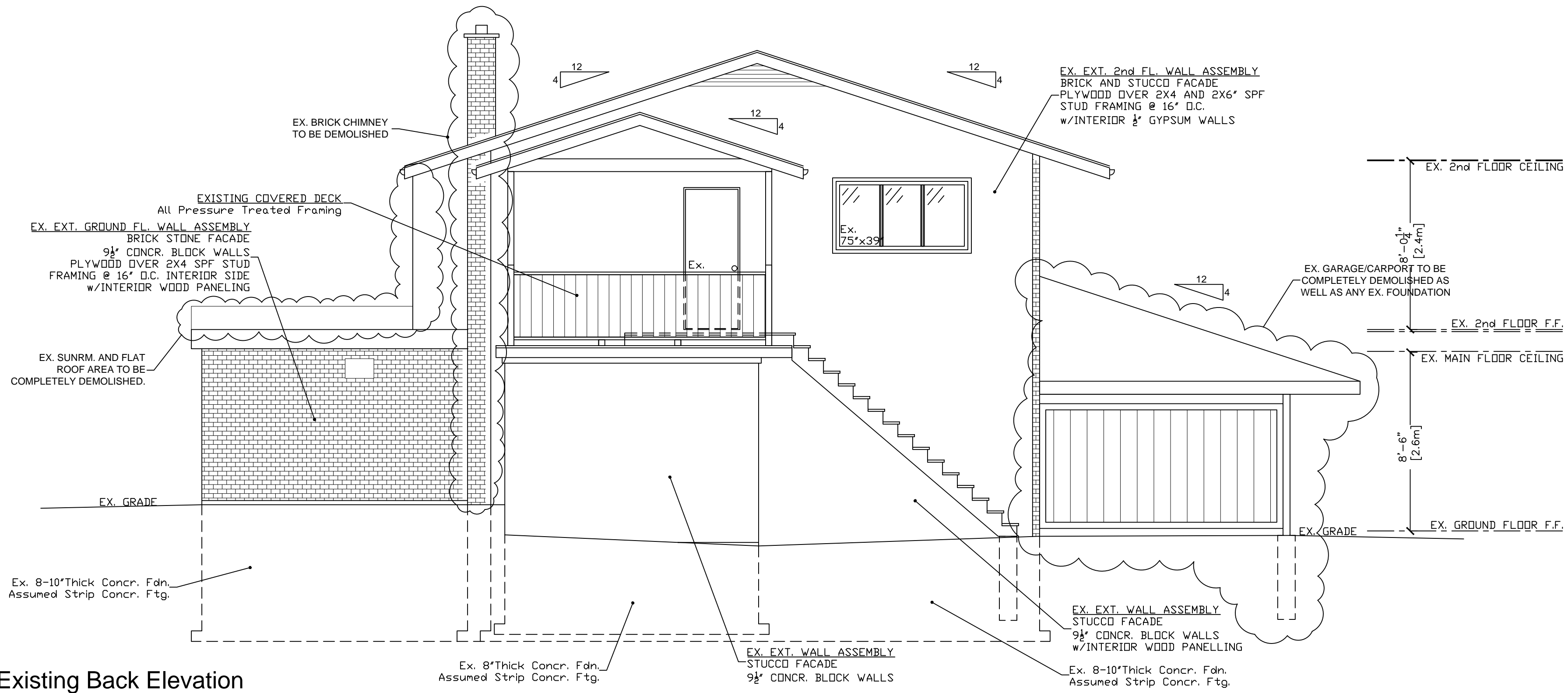
project info:  
**59 DIVISION STREET  
GUELPH, ONT.  
N1H 1R1**

sheet title:  
**EXISTING FRONT  
AND LEFTSIDE  
ELEVATIONS**

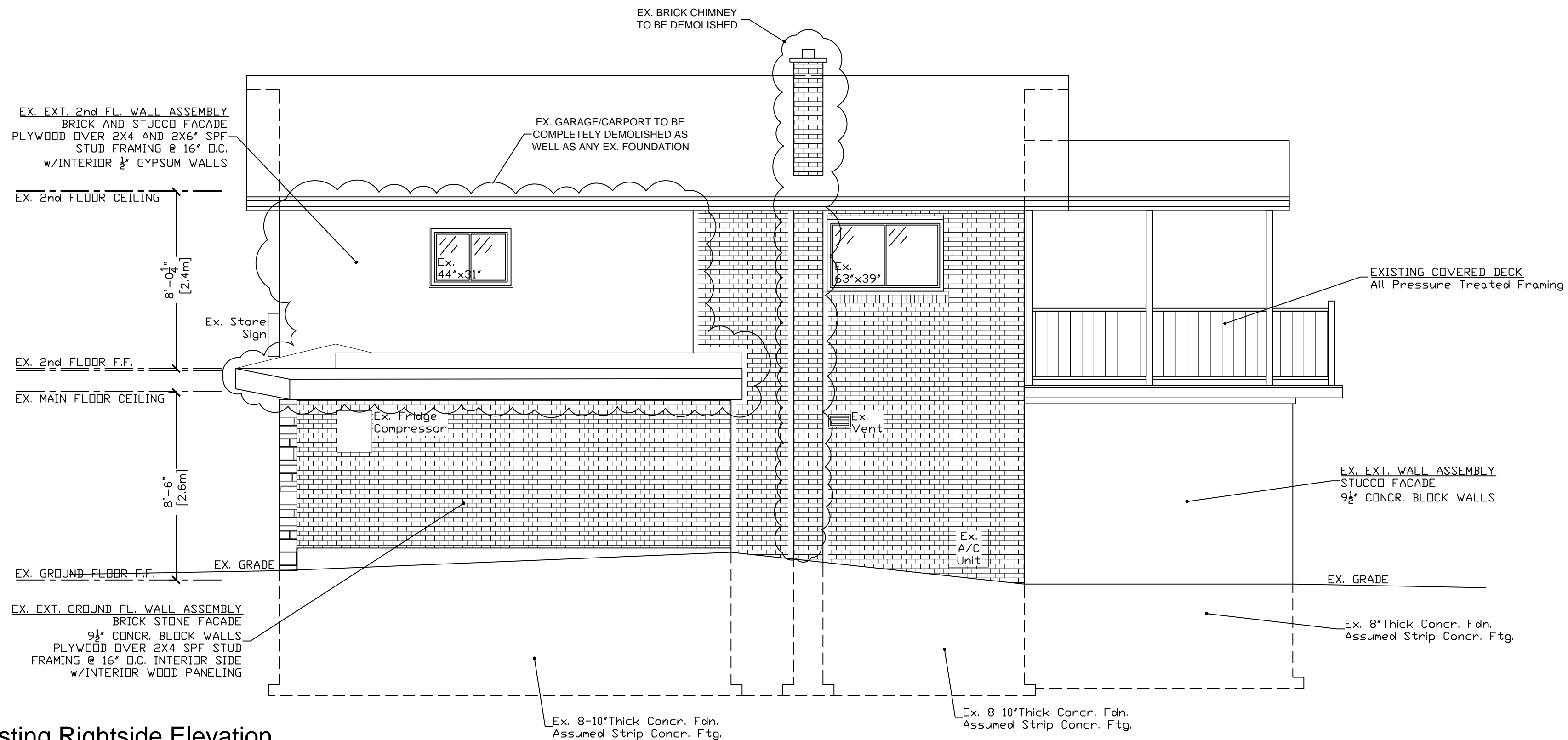
date: DECEMBER 1st, 2022	designed by: JB
scale: 1/4"=1'-0"	checked by: AR
project no: 2022-24	drawing no: E3 (4 of 13)

**Proposed Addition  
and Renovation**

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**Existing Back Elevation**



**Existing Rightside Elevation**

drawing revision history:

revision	issued for	rev. no.	date	by

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FIRM NAME	B.C.I.N.

project info:

**59 DIVISION STREET  
GUELPH, ONT.  
N1H 1R1**

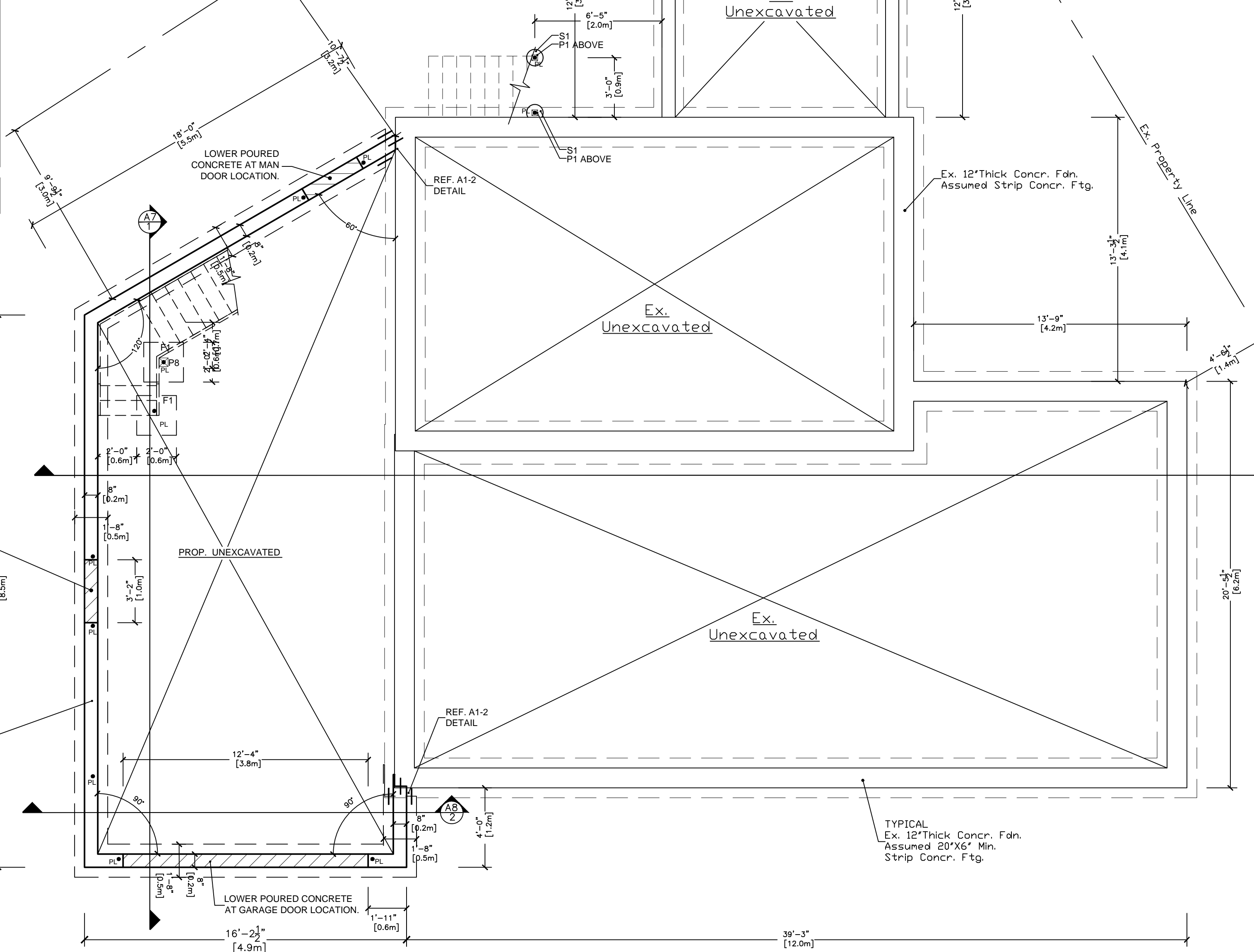
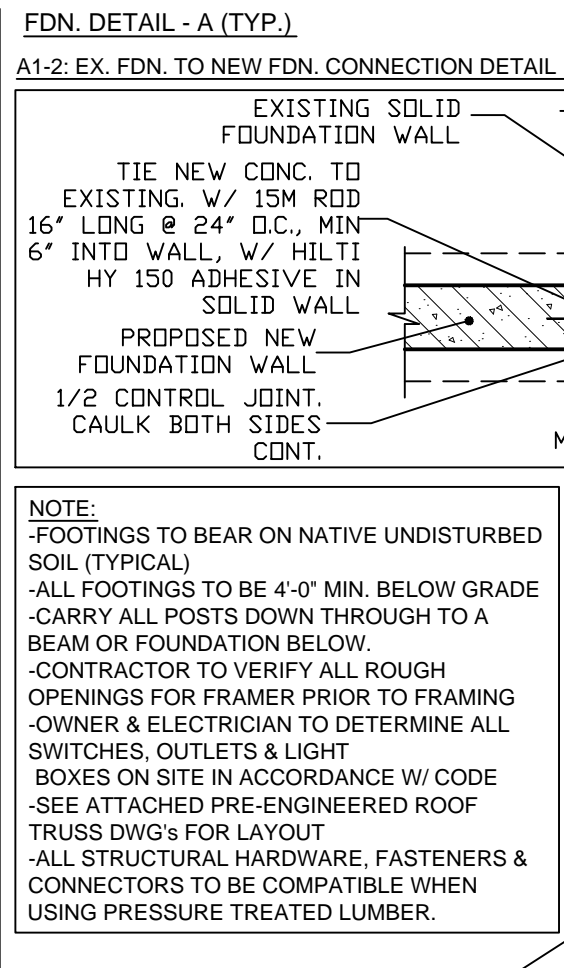
sheet title:

**EXISTING BACK  
AND RIGHTSIDE  
ELEVATIONS**

date: DECEMBER 1st, 2022	designed by: JB
scale: 1/4"=1'-0"	checked by: AR
project no: 2022-24	drawing no: E4 (5 of 13)

- STRUCTURAL LEGEND**
- S1 12"Ø CONC. SOND TUBE
  - F1 24"x24"x10" CONC. PAD FOOTING
  - P1 4x4" P.T. POST
  - P2 3-2X6 SPF (1 STUD + 2 JACKS)
  - P3 4-2X6 SPF (2 STUDS + 2 JACKS)
  - P4 4-2X6 SPF POST
  - P5 5-2X6 SPF POST
  - P6 2-2X6 SPF (1 STUD + 1 JACK)
  - P7 3-2X4 SPF POST
  - P8 3-2X6 SPF POST
  - P9 3-2X4 SPF (1 STUD + 2 JACKS)
  - ST1 Ex. 2X12" STAIR STRINGER + ADD 6" P.T. STRINGER
  - L1 3-2x8 SPF
  - L2 3-2X10" SPF
  - L3 2-2x8 SPF
  - J1 9½" TJI 230 @ 16" O.C. W/ 2 ROWS BRIDGING
  - J2 Ex. 2x10" Fl. Joists @ 16" o.c. + ADD 2x10" SPF AT 32" O.C.
  - J3 2x10 SPF JOISTS @ 16" O.C.
  - B1 2-2x6 P.T. BEAM BELOW ST1 SUPPORTED ON P1.
  - B2 3PLY 1½"x11½" LVL or W8X18
  - B3 2PLY 1½"x9½" LVL
  - B4 Ex. 2Ply 2x10" SPF Beam + ADD 4PLY 1½"x14" LVL or 3PLY 1½"x16" LVL or W8X28 or W10X22
  - B5 3-2X10" SPF BEAM
  - B6 2-2X10" SPF BEAM
  - CB1 4PLY 1½"x9½" LVL
  - CB2 3PLY 1½"x9½" LVL
  - CB3 4-2X8" SPF BEAM
  - C1 2x6" SPF CLG. JOISTS @ 16" O.C. w/JOIST HANGERS
  - C2 2x4" SPF CLG. JOISTS @ 16" O.C. w/JOIST HANGERS
  - C3 2x8" SPF CLG. JOISTS @ 16" O.C. w/JOIST HANGERS
  - R1 2x6" SPF RAFTERS @ 16" O.C.
  - R2 2x4" SPF RAFTERS @ 16" O.C.
  - R3 2x8" SPF RAFTERS @ 16" O.C.
  - DJ DOUBLE JOIST
  - SA SMOKE ALARM
  - PT PRESSURE TREATED
  - PL POINT LOAD ABOVE

**IMPORTANT !:**  
LAYOUT ENTIRE STRUCTURE PRIOR TO CONSTRUCTION TO ENSURE NO DISCREPANCIES.



**Proposed Addition and Renovation**

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drawing revision history:

revision	Issued for	rev. no.	date	by

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QUALIFICATION INFORMATION

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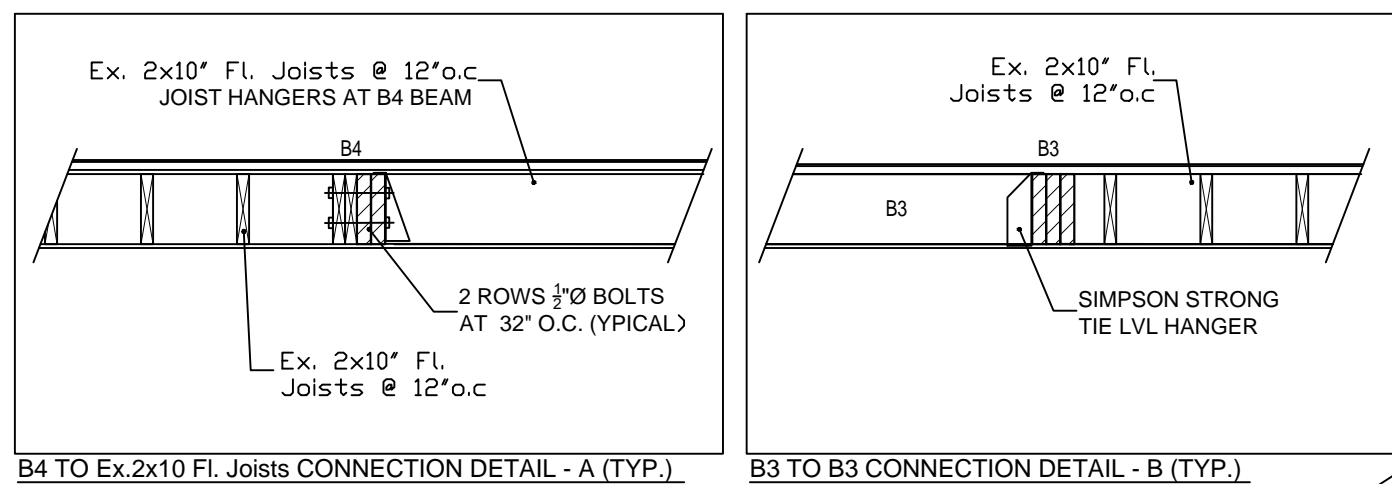
project info:

**59 DIVISION STREET  
GUELPH, ONT.  
N1H 1R1**

sheet title:

**EXISTING FOUNDATION  
WITH PROPOSED  
ADDITION**

date:	DECEMBER 1st, 2022	designed by:	JB
scale:	1/4"=1'-0"	checked by:	AR
project no:	2022-24	drawing no:	A1 (6 of 13)



**STRUCTURAL LEGEND**

S1 12"Ø CONC. SONO TUBE  
 F1 24"x24"x10" CONC. PAD FOOTING

P1 4x4" P.T. POST  
 P2 3-2X6 SPF (1 STUD + 2 JACKS)  
 P3 4-2X6 SPF (2 STUDS + 2 JACKS)  
 P4 4-2X6 SPF POST  
 P5 5-2X6 SPF POST  
 P6 2-2X6 SPF (1 STUD + 1 JACK)  
 P7 3-2X4 SPF POST  
 P8 3-2X6 SPF POST  
 P9 3-2X4 SPF (1 STUD + 2 JACKS)

ST1 Ex. 2X12" STAIR STRINGER + ADD 6" P.T. STRINGER

L1 3-2x8 SPF  
 L2 3-2X10" SPF  
 L3 2-2x8 SPF

J1 9 1/2" TJI 230 @ 16" O.C. W/ 2 ROWS BRIDGING  
 J2 Ex. 2x10" Fl. Joists @ 16" o.c.  
 + ADD 2x10" SPF AT 32" O.C.  
 J3 2x10 SPF JOISTS @ 16" O.C.

B1 2-2x6 P.T. BEAM BELOW ST1 SUPPORTED ON P1.  
 B2 3PLY 1 3/4"x11 1/2" LVL or W8X18  
 B3 2PLY 1 3/4"x9 1/2" LVL  
 B4 Ex. 2PLY 2x10" SPF Beam + ADD 4PLY 1 3/4"x14" LVL or  
 3PLY 1 3/4"x16" LVL or W8X28 or W10X22  
 B5 3-2X10" SPF BEAM  
 B6 2-2X10" SPF BEAM

CB1 4PLY 1 3/4"x9 1/2" LVL  
 CB2 3PLY 1 3/4"x9 1/2" LVL  
 CB3 4-2X8" SPF BEAM

C1 2x6" SPF CLG. JOISTS @ 16" O.C. w/JOIST HANGERS  
 C2 2x4" SPF CLG. JOISTS @ 16" O.C. w/JOIST HANGERS  
 C3 2x8" SPF CLG. JOISTS @ 16" O.C. w/JOIST HANGERS

R1 2x6" SPF RAFTERS @ 16" O.C.  
 R2 2x4" SPF RAFTERS @ 16" O.C.  
 R3 2x8" SPF RAFTERS @ 16" O.C.

DJ DOUBLE JOIST  
 SA SMOKE ALARM  
 PT PRESSURE TREATED  
 PL POINT LOAD ABOVE

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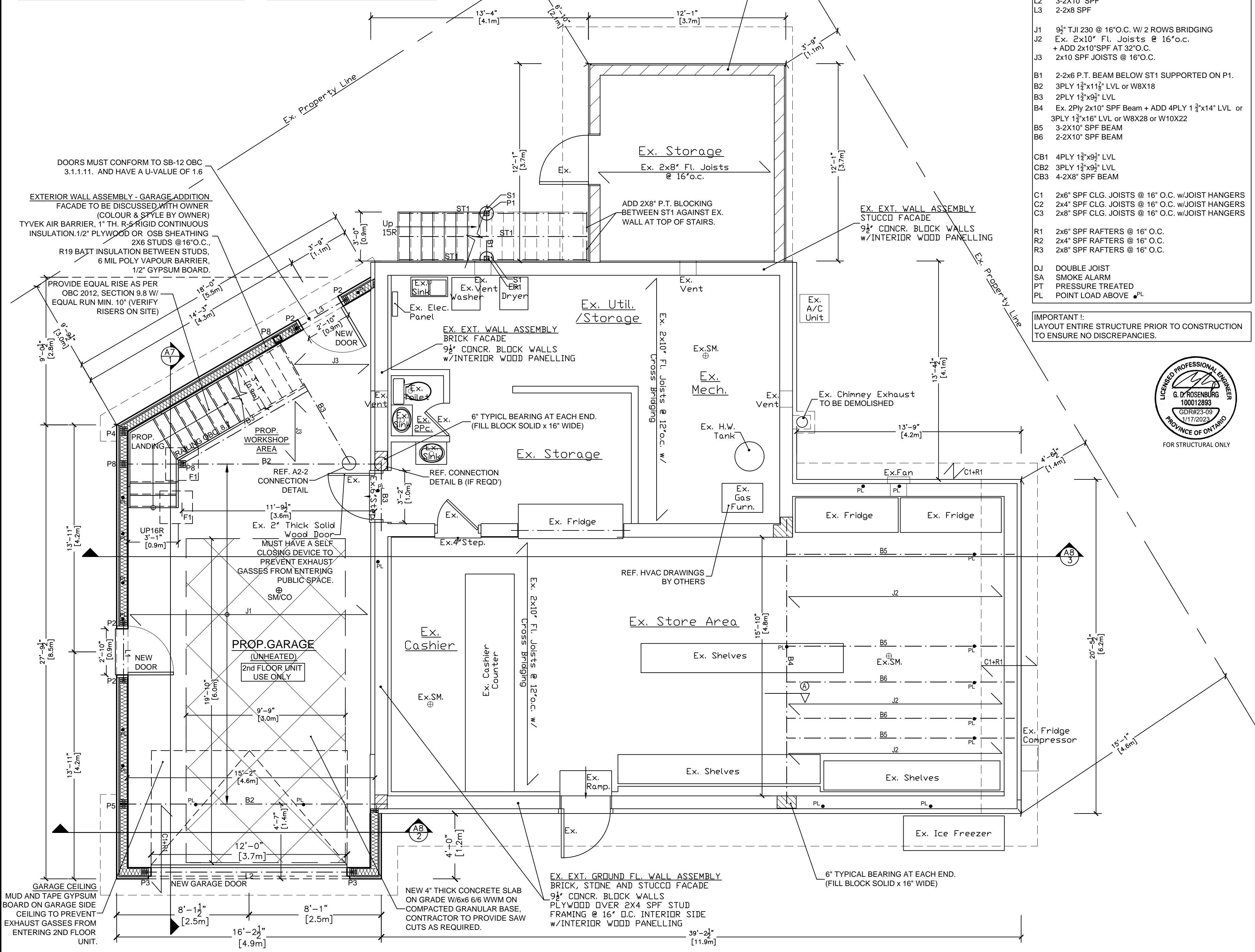
project info:

**59 DIVISION STREET  
 GUELPH, ONT.  
 N1H 1R1**

sheet title:

**EXISTING GROUND  
 FLOOR LAYOUT WITH  
 PROPOSED ADDITION**

date: DECEMBER 1st, 2022	designed by: JB
scale: 1/4"=1'-0"	checked by: AR
project no: 2022-24	drawing no: A2 (7 of 13)



Provide Hard Wired Smoke Detectors were shown as per OBC S9.10.18 and one Hard Wired Co2 Detector as per OBC S9.33.4.

NOTE: SMOKE DETECTORS SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC 9.10.19.1(2)

Provide Hard Wired Smoke Detectors were shown as per OBC S9.10.18 and one Hard Wired Co2 Detector as per OBC S9.33.4. All Smoke Alarms shall be interconnected and have a Visual Signaling Component.

ALL ELECTRICAL OUTLETS, SWITCHES AND LIGHTS TO BE DETERMINED ON SITE ONCE FRAMING IS COMPLETE. ELECTRICAL MUST BE TO CODE AND ESA INSPECTIONS COMPLETE.

FLOORS, GIRDER TRUSSES AND SUPPORT COLUMNS TO BE DESIGNED TO CARRY LOAD FROM ABOVE TO INCLUDE THE FOLLOWING DESIGN CRITERIA: OBC DIV B, TABLE 4.1.5.3 EQUIPMENT AREAS AND SERVICE ROOMS: 3.6 kPA AS APPLIED TO FURNACE ROOM FLOOR IN ATTIC NOTE: 4.1.5.1 OBC DIV B APPLIED.

PROVIDE ACCESS TO ALL MECH/ PLUMBING AND ELECTRICAL SHUT OFFS, JUNCTION BOXES ETC. AS REQUIRED.

CONTRACTOR TO PROVIDE PLUMBING ROUGH-IN AS PER OBC 2012, ALL FIXTURES PROVIDED BY OWNER

PLUMBING TO COMPLY WITH O.B.C. PART 7 SUBJECT TO INSPECTION DIV. B.

ALL SPRAY FOAM IF USED TO BE POLYURETHANE. REFER TO ATTACHED SPECIFICATION



- STRUCTURAL LEGEND**
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  - F1 24"x24"x10" CONC. PAD FOOTING
  - P1 4x4" P.T. POST
  - P2 3-2x6 SPF (1 STUD + 2 JACKS)
  - P3 4-2x6 SPF (2 STUDS + 2 JACKS)
  - P4 4-2x6 SPF POST
  - P5 5-2x6 SPF POST
  - P6 2-2x6 SPF (1 STUD + 1 JACK)
  - P7 3-2x4 SPF POST
  - P8 3-2x6 SPF POST
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- L2 3-2X10" SPF
- L3 2-2x8 SPF

- J1 9½" TJI 230 @ 16" O.C. W/ 2 ROWS BRIDGING
- J2 Ex. 2x10" FL. Joists @ 16" o.c. + ADD 2x10" SPF AT 32" O.C.
- J3 2x10 SPF JOISTS @ 16" O.C.

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- B6 2-2X10" SPF BEAM

- CB1 4PLY 1½"x9½" LVL
- CB2 3PLY 1½"x9½" LVL
- CB3 4-2X8" SPF BEAM

- C1 2x6" SPF CLG. JOISTS @ 16" O.C. w/JOIST HANGERS
- C2 2x4" SPF CLG. JOISTS @ 16" O.C. w/JOIST HANGERS
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- R1 2x6" SPF RAFTERS @ 16" O.C.
- R2 2x4" SPF RAFTERS @ 16" O.C.
- R3 2x8" SPF RAFTERS @ 16" O.C.

- DJ DOUBLE JOIST
- SA SMOKE ALARM
- PT PRESSURE TREATED
- PL POINT LOAD ABOVE

IMPORTANT!: LAYOUT ENTIRE STRUCTURE PRIOR TO CONSTRUCTION TO ENSURE NO DISCREPANCIES.

### Proposed Addition and Renovation

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drawing revision history:

revision	issued for	rev no.	date	by

#### QUALIFICATION

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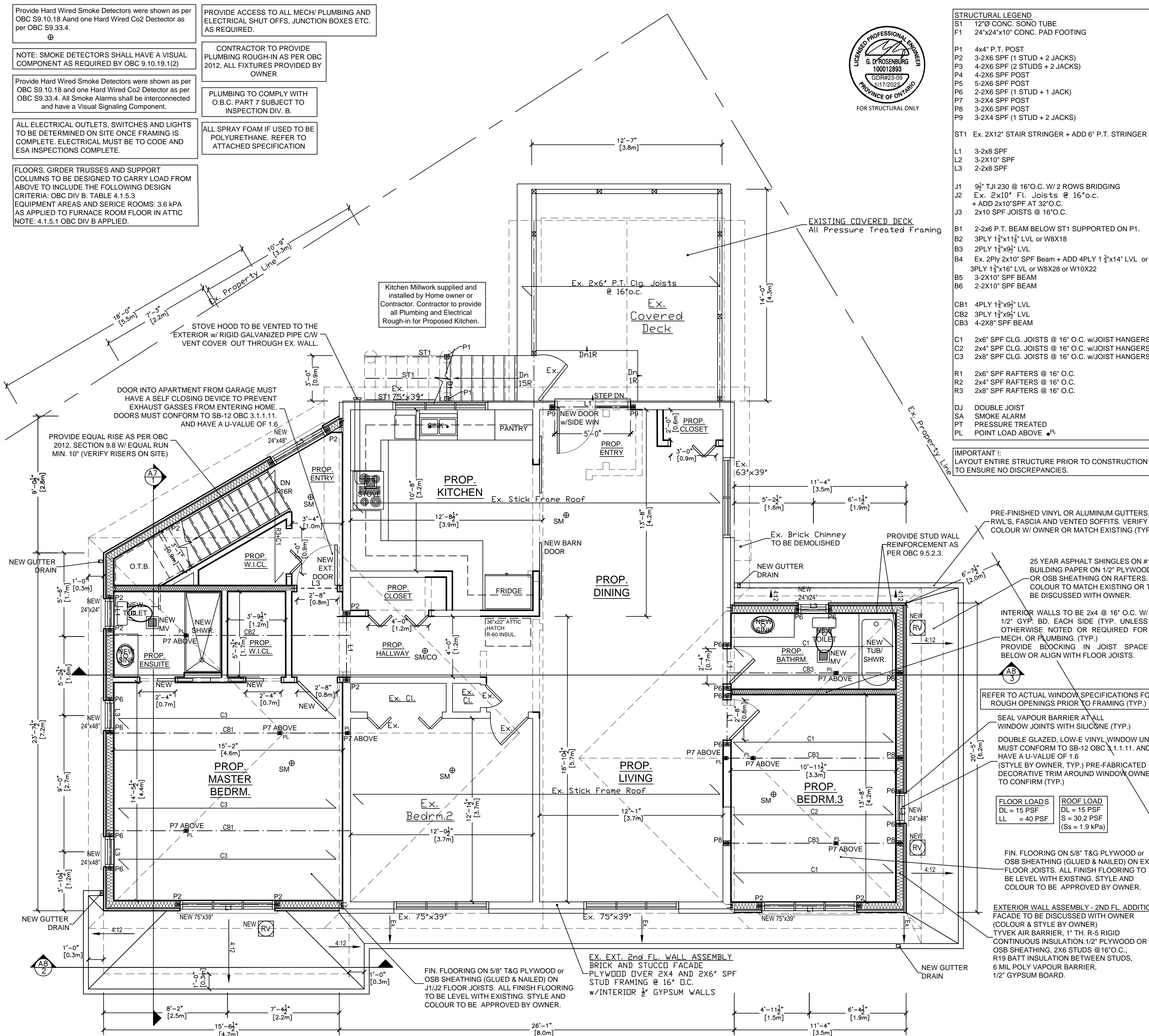
AAMOU RAFIQ 113576  
NAME B.C.I.N.  
LUCID HOMES INC. 114457  
FIRM NAME B.C.I.N.

project info:

**59 DIVISION STREET  
GUELPH, ONT.  
N1H 1R1**

### EXISTING SECOND FLOOR WITH PROPOSED ADDITION AND RENOVATION

date: DECEMBER 1st, 2022 designed by: JB  
scale: 1/4"=1'-0" checked by: AR  
project no: 2022-24 drawing no: A3 (8 of 13)



PRE-FINISHED VINYL OR ALUMINUM GUTTERS, RWL'S, FASCIA AND VENTED SOFFITS. VERIFY COLOUR W/ OWNER OR MATCH EXISTING (TYP.)

25 YEAR ASPHALT SHINGLES ON #15 BUILDING PAPER ON 1/2" PLYWOOD OR OSB SHEATHING ON RAFTERS. COLOUR TO MATCH EXISTING OR TO BE DISCUSSED WITH OWNER.

INTERIOR WALLS TO BE 2x4 @ 16" O.C. W/ 1/2" GYP. BD. EACH SIDE (TYP. UNLESS OTHERWISE NOTED OR REQUIRED FOR MECH. OR PLUMBING (TYP.)). PROVIDE BLOCKING IN JOIST SPACE BELOW OR ALIGN WITH FLOOR JOISTS.

REFER TO ACTUAL WINDOW SPECIFICATIONS FOR ROUGH OPENINGS PRIOR TO FRAMING (TYP.)

SEAL VAPOUR BARRIER AT ALL WINDOW JOINTS WITH SILICONE (TYP.)  
DOUBLE GLAZED, LOW-E VINYL WINDOW UNIT MUST CONFORM TO SB-12 OBC 3.1.1.11. AND HAVE A U-VALUE OF 1.6 (STYLE BY OWNER, TYP.). PRE-FABRICATED DECORATIVE TRIM AROUND WINDOW OWNER TO CONFIRM (TYP.)

<b>FLOOR LOADS</b>	<b>ROOF LOAD</b>
DL = 15 PSF	DL = 15 PSF
LL = 40 PSF	S = 30.2 PSF
	(Ss = 1.9 kPa)

FIN. FLOORING ON 5/8" T&G PLYWOOD or OSB SHEATHING (GLUED & NAILED) ON EX. FLOOR JOISTS. ALL FINISH FLOORING TO BE LEVEL WITH EXISTING. STYLE AND COLOUR TO BE APPROVED BY OWNER.

EXTERIOR WALL ASSEMBLY - 2ND FL. ADDITION FACADE TO BE DISCUSSED WITH OWNER (COLOUR & STYLE BY OWNER) TYVEK AIR BARRIER, 1" TH. R-5 RIGID CONTINUOUS INSULATION, 1/2" PLYWOOD OR OSB SHEATHING, 2X6 STUDS @ 16" O.C., R19 BATT INSULATION BETWEEN STUDS, 6 MIL POLY VAPOUR BARRIER, 1/2" GYPSUM BOARD.

Kitchen Millwork supplied and installed by Home owner or Contractor. Contractor to provide all Plumbing and Electrical Rough-in for Proposed Kitchen.

STOVE HOOD TO BE VENTED TO THE EXTERIOR W/ RIGID GALVANIZED PIPE C/W VENT COVER OUT THROUGH EX. WALL.

DOOR INTO APARTMENT FROM GARAGE MUST HAVE A SELF CLOSING DEVICE TO PREVENT EXHAUST GASSES FROM ENTERING HOME. DOORS MUST CONFORM TO SB-12 OBC 3.1.1.11. AND HAVE A U-VALUE OF 1.6

PROVIDE EQUAL RISE AS PER OBC 2012, SECTION 9.8 W/ EQUAL RUN MIN. 10" (VERIFY RISERS ON SITE)

FIN. FLOORING ON 5/8" T&G PLYWOOD or OSB SHEATHING (GLUED & NAILED) ON J1/J2 FLOOR JOISTS. ALL FINISH FLOORING TO BE LEVEL WITH EXISTING. STYLE AND COLOUR TO BE APPROVED BY OWNER.

EX. EXT. 2nd FL. WALL ASSEMBLY BRICK AND STUCCO FACADE PLYWOOD OVER 2X4 AND 2X6" SPF STUD FRAMING @ 16" O.C. w/INTERIOR ½" GYPSUM WALLS

**STRUCTURAL LEGEND**

- S1 12"Ø CONC. SONO TUBE
- F1 24"x24"x10" CONC. PAD FOOTING
  
- P1 4x4" P.T. POST
- P2 3-2X6 SPF (1 STUD + 2 JACKS)
- P3 4-2X6 SPF (2 STUDS + 2 JACKS)
- P4 4-2X6 SPF POST
- P5 5-2X6 SPF POST
- P6 2-2X6 SPF (1 STUD + 1 JACK)
- P7 3-2X4 SPF POST
- P8 3-2X6 SPF POST
- P9 3-2X4 SPF (1 STUD + 2 JACKS)
  
- ST1 Ex. 2X12" STAIR STRINGER + ADD 6" P.T. STRINGER
  
- L1 3-2X8 SPF
- L2 3-2X10" SPF
- L3 2-2X8 SPF
  
- J1 9½" TJI 230 @ 16" O.C. W/ 2 ROWS BRIDGING
- J2 Ex. 2x10" Fl. Joists @ 16" o.c. + ADD 2x10" SPF AT 32" O.C.
- J3 2x10 SPF JOISTS @ 16" O.C.
  
- B1 2-2x6 P.T. BEAM BELOW ST1 SUPPORTED ON P1.
- B2 3PLY 1½"x1½" LVL or W8X18
- B3 2PLY 1½"x9½" LVL
- B4 Ex. 2Ply 2x10" SPF Beam + ADD 4PLY 1½"x14" LVL or 3PLY 1½"x16" LVL or W8X28 or W10X22
- B5 3-2X10" SPF BEAM
- B6 2-2X10" SPF BEAM
  
- CB1 4PLY 1½"x9½" LVL
- CB2 3PLY 1½"x9½" LVL
- CB3 4-2X8" SPF BEAM
  
- C1 2x6" SPF CLG. JOISTS @ 16" O.C. w/JOIST HANGERS
- C2 2x4" SPF CLG. JOISTS @ 16" O.C. w/JOIST HANGERS
- C3 2x8" SPF CLG. JOISTS @ 16" O.C. w/JOIST HANGERS
  
- R1 2x6" SPF RAFTERS @ 16" O.C.
- R2 2x4" SPF RAFTERS @ 16" O.C.
- R3 2x8" SPF RAFTERS @ 16" O.C.
  
- DJ DOUBLE JOIST
- SA SMOKE ALARM
- PT PRESSURE TREATED
- PL POINT LOAD ABOVE •<sub>PL</sub>

CONTRACTOR TO LOCATE DOWNSPOUTS IN THE BEST POSSIBLE LOCATION ON SITE IN ACCORDANCE TO OBC

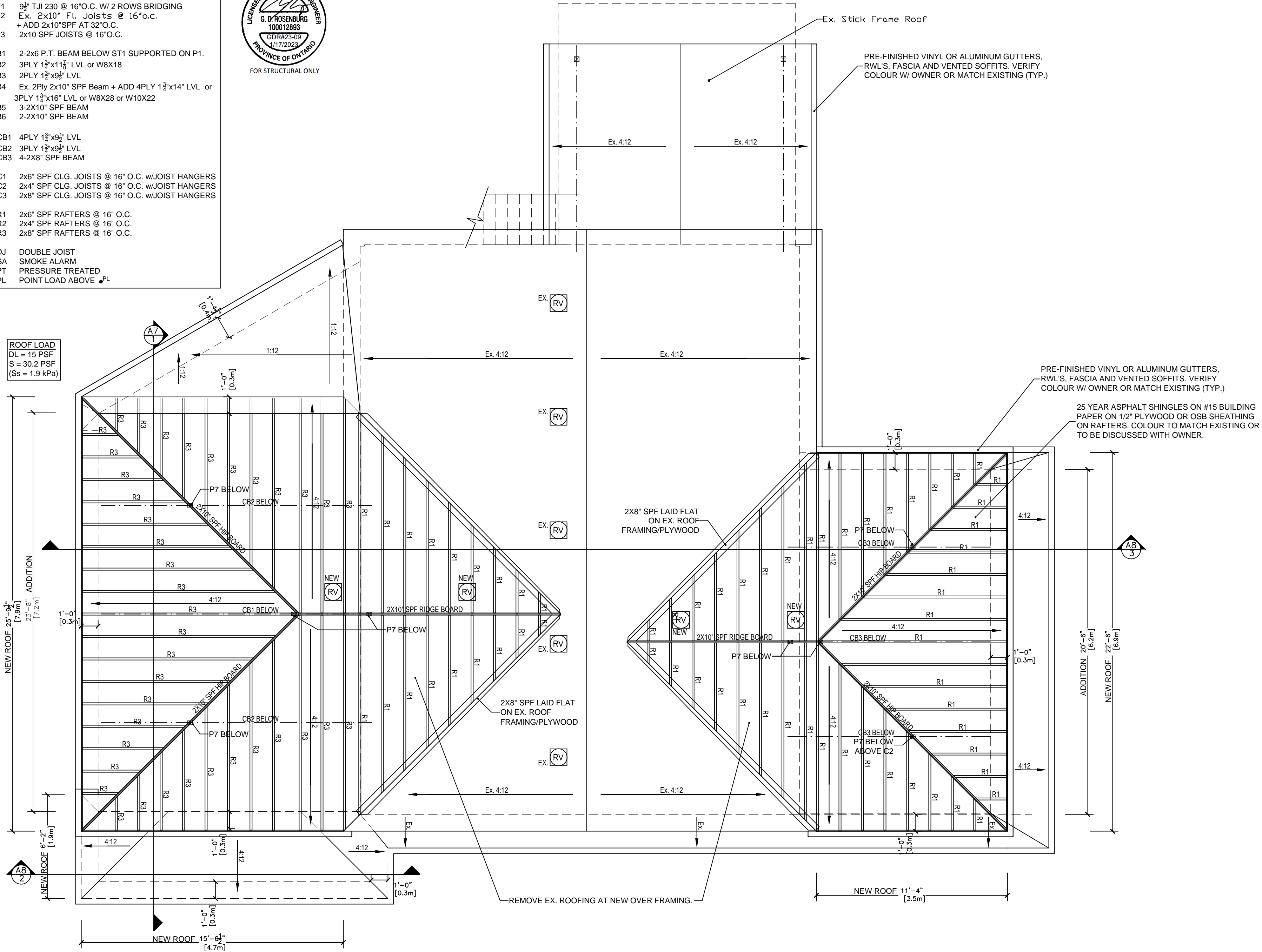
IMPORTANT!: LAYOUT ENTIRE STRUCTURE PRIOR TO CONSTRUCTION TO ENSURE NO DISCREPANCIES.

ROOF VENTILATION TO HAVE A VENTING RATIO OF 1 TO 300 OF THE INSULATED CEILING AREA. FLAT ROOFS & ROOFS WITH A SLOPE LESS THAN 1 IN 6 SHALL BE VENTED 1 TO 150. SLOPE ALL GUTTERS TOWARDS DOWNSPOUTS. LOCATION OF DOWNSPOUTS TO SUIT GRADE, CODE AND APPEARANCE, VERIFY W/ OWNER.

IMPORTANT!: LAYOUT ENTIRE STRUCTURE PRIOR TO CONSTRUCTION TO ENSURE NO DISCREPANCIES.



**ROOF LOAD**  
DL = 15 PSF  
S = 30.2 PSF  
(Ss = 1.9 kPa)



**Proposed Addition and Renovation**

**notes:**  
NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.  
CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK.  
ALL DISCREPANCIES TO BE REPORTED TO THE OWNER.  
ALL EXTERIOR AND INTERIOR FINISHES AND COLOURS ARE TO BE APPROVED BY THE OWNER.

**drawing revision history:**

revision	issued for	rev no.	date	by

**QUALIFICATION**  
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

**QUALIFICATION INFORMATION**

NAME	AAMOU RAFIQ	113576
B.C.I.N.		
FIRM NAME	LUCID HOMES INC.	114457
B.C.I.N.		

**project info:**  
**59 DIVISION STREET**  
**GUELPH, ONT.**  
**N1H 1R1**

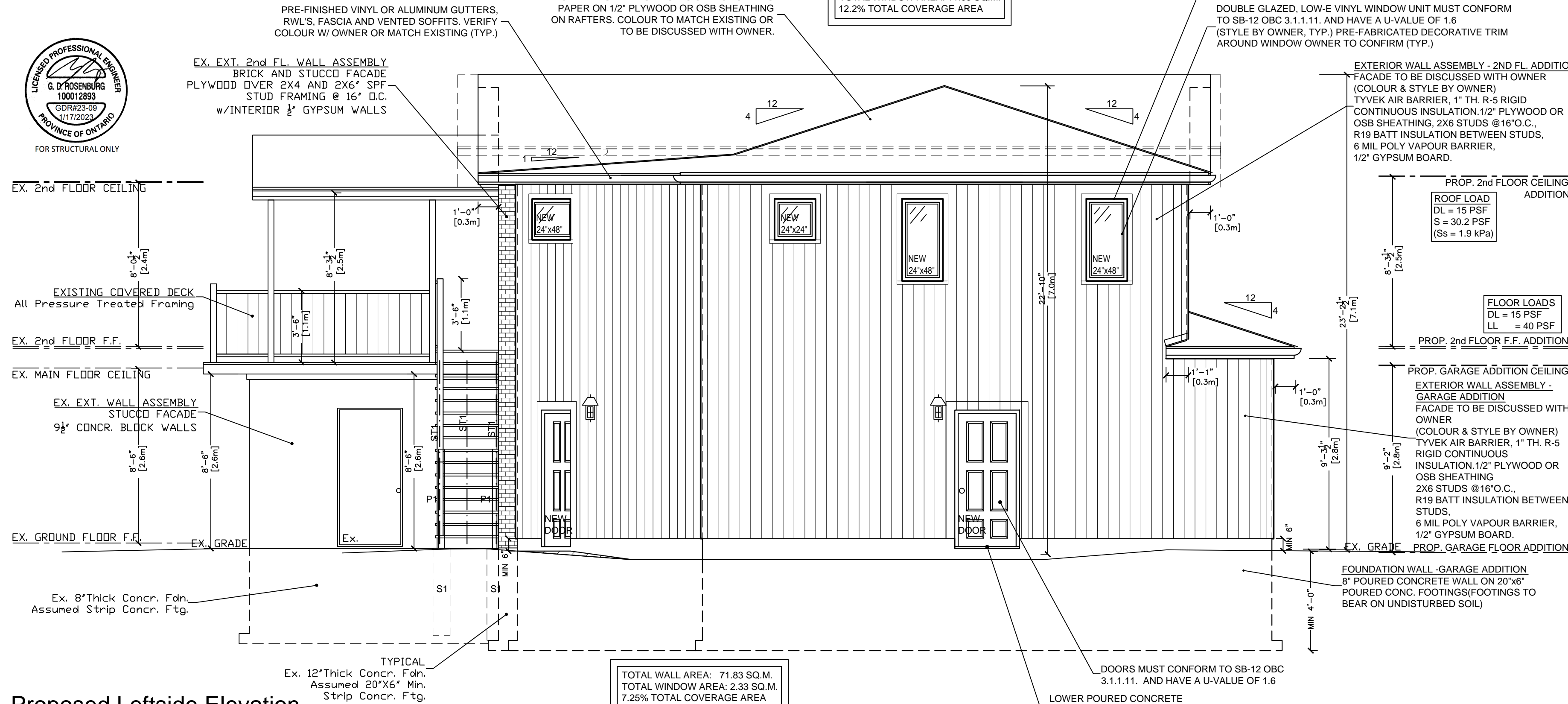
**sheet title:**  
**EXISTING ROOF LAYOUT**  
**W/ PROPOSED CHANGES**  
**AND ROOF ADDITION**

date:	DECEMBER 1st, 2022	designed by:	JB
scale:	1/4"=1'-0"	checked by:	AR
project no:	2022-24	drawing no:	A4 (9 of 13)



**Proposed Front Elevation**

TOTAL WALL AREA: 90.63 SQ.M.  
TOTAL WINDOW AREA: 11.03 SQ.M.  
12.2% TOTAL COVERAGE AREA



**Proposed Leftside Elevation**

TOTAL WALL AREA: 71.83 SQ.M.  
TOTAL WINDOW AREA: 2.33 SQ.M.  
7.25% TOTAL COVERAGE AREA

**Proposed Addition and Renovation**

**notes:**  
NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.  
CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK.  
ALL DISCREPANCIES TO BE REPORTED TO THE OWNER.  
ALL EXTERIOR AND INTERIOR FINISHES AND COLOURS ARE TO BE APPROVED BY THE OWNER.

drawing revision history:

revision	issued for	rev no.	date	by

**QUALIFICATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION

AAMOU RAFIQ	113576
NAME	B.C.I.N.
LUCID HOMES INC.	114457
FIRM NAME	B.C.I.N.

project info:

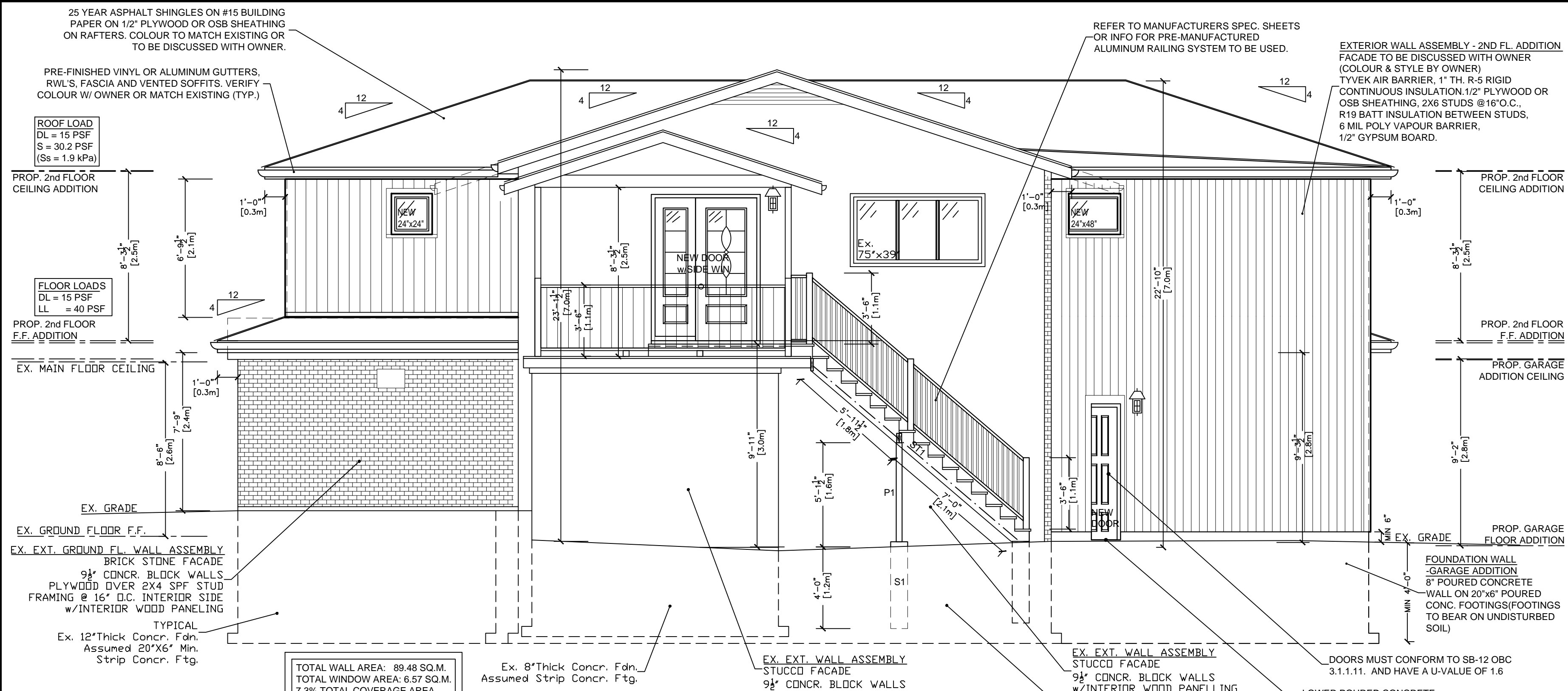
**59 DIVISION STREET  
GUELPH, ONT.  
N1H 1R1**

**PROPOSED FRONT AND LEFTSIDE ELEVATIONS**

date: DECEMBER 1st, 2022	designed by: JB
scale: 1/4"=1'-0"	checked by: AR
project no: 2022-24	drawing no: A5 (10 of 13)

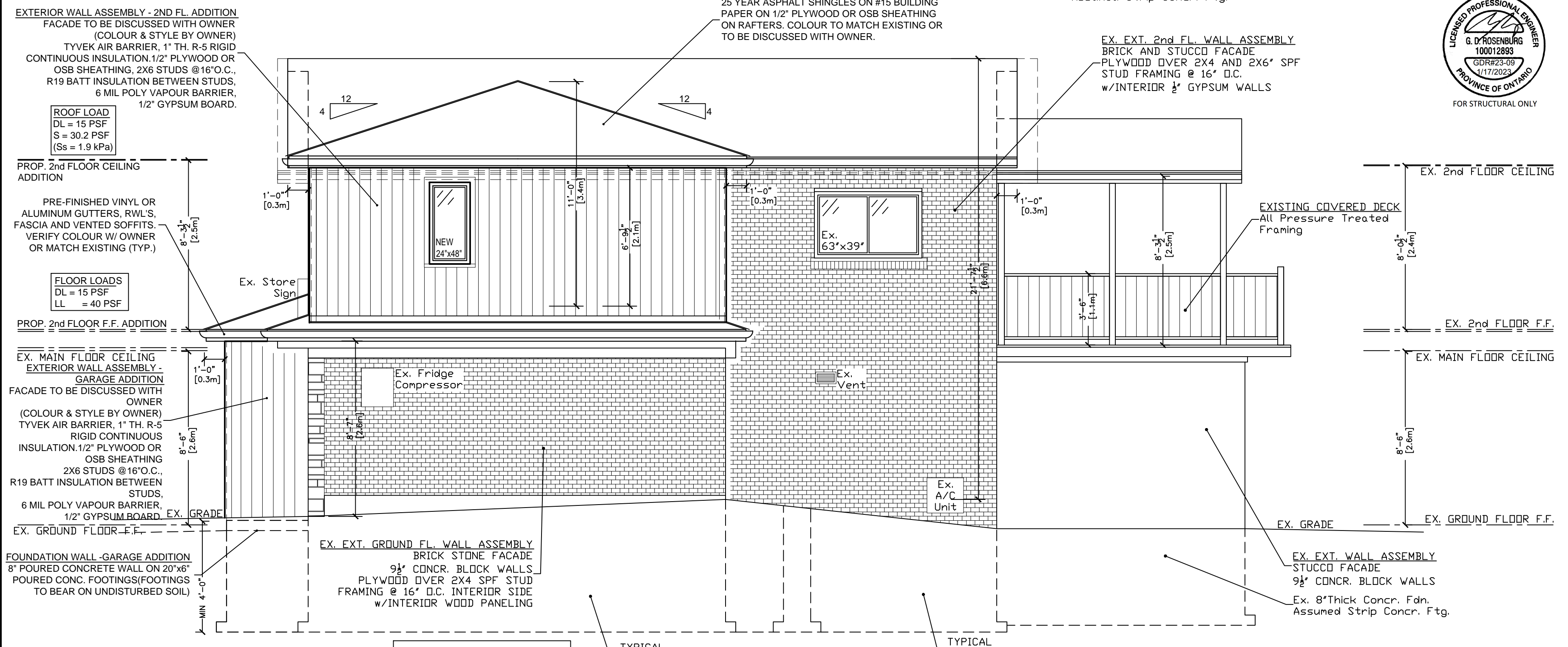


FOR STRUCTURAL ONLY



**Proposed Back Elevation**

TOTAL WALL AREA: 89.48 SQ.M.  
TOTAL WINDOW AREA: 6.57 SQ.M.  
7.3% TOTAL COVERAGE AREA



**Proposed Rightside Elevation**

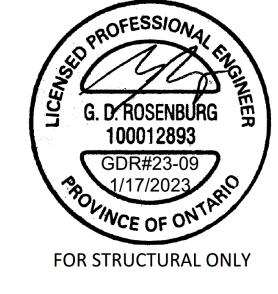
TOTAL WALL AREA: 65.57 SQ.M.  
TOTAL WINDOW AREA: 2.33 SQ.M.  
3.55% TOTAL COVERAGE AREA

**Proposed Addition and Renovation**

**notes:**  
NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.  
CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK.  
ALL DISCREPANCIES TO BE REPORTED TO THE OWNER.  
ALL EXTERIOR AND INTERIOR FINISHES AND COLOURS ARE TO BE APPROVED BY THE OWNER.

drawing revision history:

revision	issued for	rev no.	date	by



**QUALIFICATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

**QUALIFICATION INFORMATION**

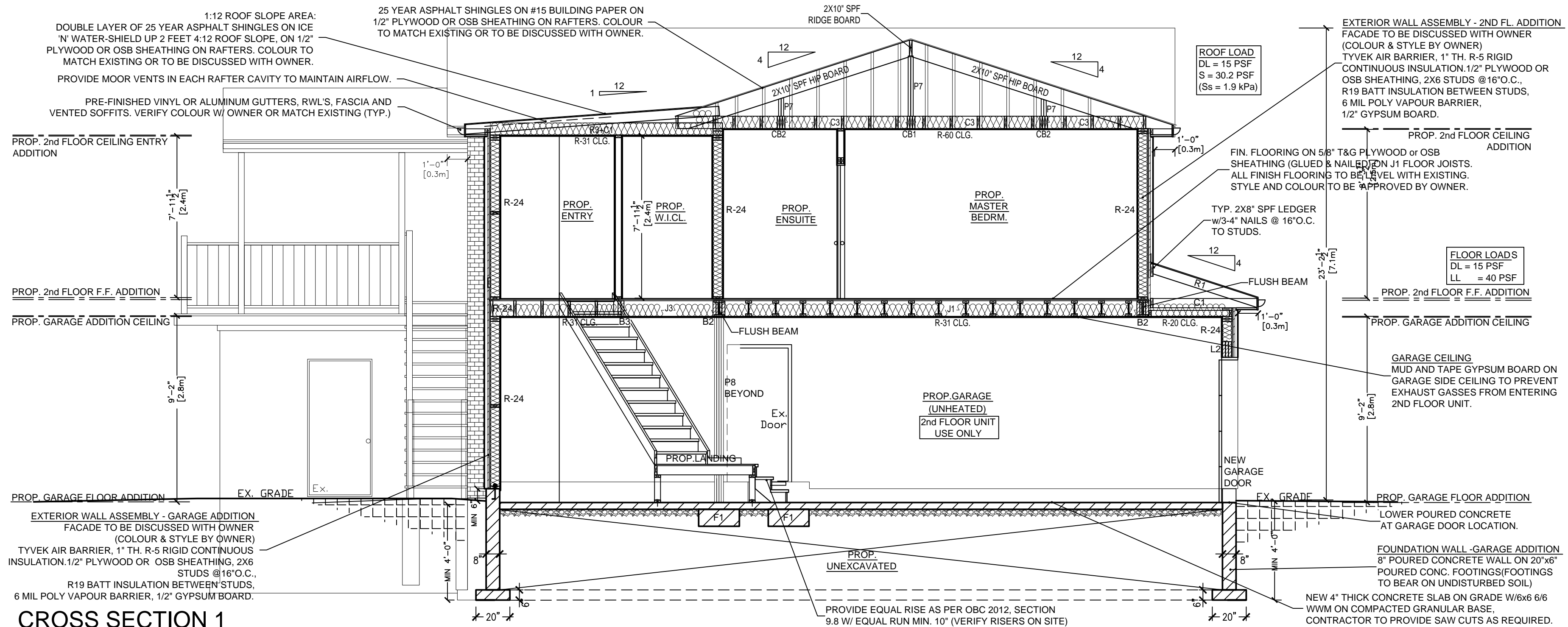
NAME	113578
AAMOU RAFIQ	B.C.I.N.
FIRM NAME	114457
LUCID HOMES INC.	B.C.I.N.

project info:

**59 DIVISION STREET  
GUELPH, ONT.  
N1H 1R1**

**PROPOSED BACK AND  
RIGHTSIDE ELEVATIONS**

date:	DESIGNED BY:
DECEMBER 1st, 2022	JB
scale:	CHECKED BY:
1/4"=1'-0"	AR
project no:	DRAWING NO:
2022-24	A6 (11 of 13)



# CROSS SECTION 1

## GENERAL STRUCTURAL NOTES

- ALL DESIGN AND CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE (OBC) - 2012 (PART 9) INCLUDING ALL AMENDMENTS, AND THE LATEST REVISION OF APPLICABLE LISTED CSA STANDARDS.
- READ THESE DRAWINGS WITH ALL RELATED ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL AND GEO-TECHNICAL DRAWINGS, REPORTS AND OTHER APPLICABLE CONTRACT DOCUMENTS.
- BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND MEASUREMENTS AT THE SITE AND REPORT IN WRITING ANY DISCREPANCIES OR CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE WORK.
- DO NOT SCALE THE DRAWINGS.
- DESIGN SNOW AND LIVE LOADS FOR THE STRUCTURE ARE AS INDICATED ON THE DRAWINGS AND GENERAL NOTES. DO NOT EXCEED THESE LOADS DURING CONSTRUCTION.
- ALL LOADS STATED ARE UNFACTORED SERVICE LIMIT STATES (SLS) UNLESS NOTED.
- CONSTRUCTION, FABRICATION AND SHOP DRAWING REVIEW MUST BE PROVIDED WHERE APPLICABLE AS PER CODE.
- APPROVED SHALL MEAN 'APPROVED IN WRITING' BY THE STRUCTURAL ENGINEER OF RECORD.
- DELIVER, HANDLE AND STORE ALL MATERIALS TO AVOID DAMAGE OR DETERIORATION PRIOR TO AND DURING CONSTRUCTION.
- MAINTAIN A CURRENT SET OF DRAWINGS ON SITE AND UPDATE WITH CONSTRUCTION RECORD INFORMATION.
- PROVIDE TEMPORARY BRACING AS REQUIRED TO KEEP NEW AND EXISTING STRUCTURES STABLE, TRUE AND PLUMB DURING CONSTRUCTION.
- LOADS: (TYP. UNLESS NOTED ON PLANS) ROOF: DL=15 PSF, SL=30.2 PSF, S=30.2 PSF, Ss=1.9 kPa FLOOR: DL=20 PSF, LL=40 PSF

## MATERIALS

UNLESS NOTED OTHERWISE ON THE DRAWINGS THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION:

- CONCRETE:**  
 30MPa - 28 DAY MIN. COMP. STRENGTH FOR SLABS  
 25MPa - 28 DAY MIN. COMP. STRENGTH OTHERWISE  
 (ALL SURFACES EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 4-7% AIR ENTRAINMENT)  
 35MPa - 28 DAY MIN. COMP. STRENGTH (NON SHRINK, NON METALLIC)  
 BILLET STEEL BARS TO C30.18-GRADE 400R  
 CSA G30.5 (fy=400 MPa)
- BEARING GROUT:**  
 35MPa - 28 DAY MIN. COMP. STRENGTH (NON SHRINK, NON METALLIC)  
 BILLET STEEL BARS TO C30.18-GRADE 400R  
 CSA G30.5 (fy=400 MPa)
- REINFORCING STEEL:**  
 WELDED WIRE FABRIC (WWF):  
 ANCHOR BOLTS,  
 NUTS AND WASHERS:  
 STEEL SHAPES & PLATE:  
 STEEL PIPE:  
 GALVANIZING:  
 WELDING:  
 BRICK:  
 BLOCK:  
 MORTAR:  
 MASONRY GROUT:  
 WIRE REINFORCING:  
 WOOD LUMBER:  
 PLYWOOD:  
 WAFFERBOARD:  
 COMPOSITE LUMBER:
- ASTM A307 & A36, OR ASTM F1554  
 G40.21-350W FOR W & HSS SHAPES, 300W FOR OTHER U/N  
 ASTM A53, Fy=240 MPa MIN.  
 CSA G164 & ASTM A153 CLASS B2  
 CSA W59, W55 AND W47 SERIES E49XX ELECTRODES  
 55MPa CLAY TO CSA A82 SERIES  
 15MPa CONCRETE ON NET AREA TO CSA A165 SERIES  
 TYPE 5 TO CSA A179  
 TO CSA A179 AND TO STRENGTH OF 15MPa MIN.  
 CSA G30.3 & ASTM A82 (HOT DIPPED GALVANIZED)  
 GRADED TO NLGA, SPF NO. 2 OR BETTER, S-DRY UNLESS NOTED.  
 CSA 0151 SOFTWOOD EXTERIOR GRADE  
 CSA 0437 GRADE 0-1 OR 0-2.  
 MANUFACTURED BY MEYERHAUSER TRUS-JOIST, OR EQUAL  
 PARALLAM (PSL) 2.0E MIN.  
 MICROLAM (ML) 2.0E MIN.  
 TIMBERSTRAND (LSL) 1.5E MIN.  
 BENDING fb=4805 PSI MINIMUM  
 SHEAR fv=530 PSI MINIMUM

## FOUNDATION:

- FOUND ALL SPREAD FOOTINGS ON NATIVE UNDISTURBED SOIL CAPABLE OF SUSTAINING 75 kPa (1570 PSF) UNLESS NOTED OR APPROVED ON SITE IN WRITING BY A GEO-TECHNICAL ENGINEER.
- FOUND ALL FOOTINGS WHICH WILL BE EXPOSED TO FROST A MINIMUM OF 1200mm (4'-0") BELOW FINISHED GRADE UNLESS NOTED OR APPROVED ON SITE IN WRITING BY A GEO-TECHNICAL ENGINEER.
- DO NOT EXCEED A RISE OF 7 IN A RUN OF 10 IN THE LINE OF SLOPE BETWEEN ADJACENT FOOTING EXCAVATIONS OR ALONG STEPPED FOOTINGS. USE STEPS NOT EXCEEDING 600mm (2') IN HEIGHT AND NOT LESS THAN 1200mm (4') IN LENGTH.
- ERECT, MAINTAIN, AND IF REQUIRED, REMOVE A SUPPORTING SHORING SYSTEM ALONG THE SIDES OF EXCAVATIONS. A GEO-TECHNICAL ENGINEER IS TO DESIGN SUCH SYSTEM IN ACCORDANCE WITH SOIL CONDITIONS.
- PROTECT SOIL FROM FREEZING ADJACENT TO AND BELOW ALL FOOTINGS.
- BACKFILL AGAINST FOUNDATION WALLS IN SUCH A MANNER THAT THE LEVEL OF FILL ON ONE SIDE OF THE WALL IS NEVER MORE THAN 600mm (2') FROM THE OTHER SIDE OF THE WALL EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED OR WALLS ARE DESIGNED AS LATERALLY UNSUPPORTED RETAINING WALLS.
- SOFT BEARING SOIL AREAS FOUND DURING EXCAVATION SHALL BE EXCAVATED TO SUITABLE BEARING MATERIAL, AND MAY BE BACKFILLED WITH ENGINEERED FILL APPROVED BY A GEOTECHNICAL ENGINEER OR WITH 500 kPa (10 KSF) MIN. LEAN MIX CONCRETE FILL.

## CAST IN PLACE (CIP) CONCRETE

- CONCRETE MATERIAL AND METHODS OF CONCRETE CONSTRUCTION CAN/CSA-A23.1-LATEST CODE FOR THE DESIGN OF CONCRETE STRUCTURES FOR BUILDINGS CAN3-A23.3-LATEST
- THE CLEAR DISTANCE BETWEEN REINFORCING STEEL AND SURFACE OF CONCRETE SHALL BE:  
 SLABS (INT.) 25mm (1") TO TOP AND BOTTOM  
 SLABS (EXT.) 50mm (2") TO TOP AND BOTTOM  
 BEAMS 40mm (1 1/2") TO STIRRUPS  
 COLUMNS 40mm (1 1/2") TO TIES  
 WALLS 50mm (2") TO EXT. FACE, 25 (1") TO INT. FACE  
 CONCRETE PIERS 50mm (2") TO MAIN STEEL  
 FOOTINGS 75mm (3") TO MAIN STEEL
- REINFORCING STEEL TO BE GENERALLY DETAILED IN ACCORDANCE WITH THE REINFORCING STEEL INSTITUTE OF CANADA MANUAL OF STANDARD PRACTICE (LATEST EDITION).
- CONCRETE PLACING, CURING AND TESTING TO CONFORM TO CAN3-A23.1 AND A23.2. FORMWORK AND TOLERANCES TO CONFORM TO ACI 347.
- NO CUTTING OR DRILLING IN HARDENED CONCRETE IS PERMITTED WITHOUT WRITTEN APPROVAL.
- GROUT UNDERSIDE OF STEEL BEARING PLATES WITH 25mm (1") MIN TO 50mm (2") MAX THICKNESS OF DRY-PAK NON-SHRINK GROUT TO MANUFACTURERS INSTRUCTIONS.
- PLACE SLAB ON GRADE ON SOIL CAPABLE OF SUSTAINING 25 kPa (500 PSF) WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOUNDATION. AS A MINIMUM, PLACE SLAB ON 100mm (4") THICK CLEAR CRUSHED STONE OR GRANULAR 'A' COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- PROVIDE SAWCUT OR CONSTRUCTION CRACK CONTROL JOINTS IN FLOOR SLABS AT 9000mm (30') MAX. C/C. FILL JOINTS WITH ISOLATION JOINT MATERIAL (SEE NOTE BELOW)
- MAINTAIN SLAB THICKNESSES AND REINFORCING STEEL AT ALL DEPRESSIONS.
- ALL SPLICES SHALL BE CLASS 'B' U.N.O.
- OBTAIN APPROVAL AND DIRECTION FROM THE ENGINEER FOR DRILLED MECHANICAL OR ADHESIVE ANCHOR BOLTS IN POURED CONCRETE.
- ALL REINFORCING STEEL TO BE INSPECTED AND APPROVED BEFORE POURING CONCRETE. CONTRACTOR MUST CO-ORDINATE INSPECTION REQUIREMENTS WITH THE LOCAL BUILDING OFFICIALS.
- ISOLATION JOINT MATERIAL SHALL BE 10mm MIN. THICK ASPHALT IMPREGNATED FIBREBOARD., SAW CUT JOINT SEALANT FILLER SHALL BE AN ELASTOMERIC MATERIAL SUCH AS SIKADUOFLEX SL, OR APPROVED EQUAL.

## STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE DESIGNED TO COMPLY TO THE REQUIREMENTS OF C.S.A. SPECIFICATIONS S16.1 (LATEST EDITION), AND FOLLOW CISC CODE OF STANDARD PRACTISE FOR STRUCTURAL STEEL.
- ALL STEEL TO BE SHOP PRIMED WITH AN APPROVED ANTI-CORROSION PRIMER (EXCEPT IN THE CONTACT AREAS OF CONNECTIONS) AND TOUCHED UP IN THE FIELD AS REQUIRED. EXTERIOR EXPOSED STEEL TO BE GALVANIZED, OR PRIMED AND PAINTED WITH SUITABLE ANTI-CORROSION ZINC-RICH OR EPOXY PAINT.
- CO-ORDINATE WITH ALL SUB-TRADES WHOSE WORK AFFECTS THE STRUCTURAL STEEL. DO NOT CUT OPENINGS IN STRUCTURAL STEEL WITHOUT APPROVAL.
- ALL CONNECTIONS TO BE DESIGNED BY THE FABRICATOR'S CONNECTION DESIGN ENGINEER UNLESS NOTED. ALL CONNECTIONS TO BE STANDARD FRAME CONNECTIONS DESIGNED FOR SHEAR (V) BASED ON MOMENT (M). [Vf = (4 x M)/SPAN]
- BOLTED CONNECTIONS TO BE MADE USING HIGH STRENGTH BOLTS (A325 MIN).
- COPIES OF THE ERECTION DRAWINGS TO BE SUBMITTED FOR REVIEW AND APPROVAL. ERECTION DRAWINGS MUST BE SEALED BY AN ENGINEER RESPONSIBLE FOR CONNECTION DESIGN. ALTERNATIVELY, AN ENGINEER SEALED LETTER REFERENCING THE DRAWINGS MAY BE SUBMITTED.
- WELD BEAMS TO STEEL BEARING PLATES WITH 50mm (2") X 5mm (3/16") FILLET WELD AND BUILD MASONRY AND CONCRETE WALLS TIGHT TO BEAM WEBS.

## MASONRY:

- ALL MASONRY CONSTRUCTION SHALL CONFORM TO C.S.A. STANDARDS A371 AND A370-LATEST EDITIONS.
- OVER ALL OPENINGS OR RECESSES IN MASONRY WALLS, PROVIDE AND INSTALL LINTELS IN ACCORDANCE WITH THE LINTEL SCHEDULE OR OBC TABLES.
- FILL MASONRY VOIDS SOLID WITH GROUT AT ALL DOWELS, REINFORCING AND ANCHOR BOLTS. LAP REINFORCING AT LEAST 50X BAR DIAMETER.
- PROVIDE 200mm (8") MIN. LENGTH OF SOLID MASONRY AT BEARING OF STEEL, CONCRETE OR MASONRY LINTELS.
- ALL MASONRY SHALL BE SET WITH FULLY FILLED JOINTS.
- PROVIDE A 25mm (1") MIN. GROUT UNDER WALL AND BASE PLATES AND BEAR ON SOLID MASONRY 400mm (16") MIN. WIDE AND DEEP.
- FILL BLOCK CELLS WITH GROUT IN 1500mm (5'-0") HIGH LIFTS. IF CLEANOUTS ARE PROVIDED, 2400mm (8'-0") HIGH LIFTS ARE PERMITTED.
- REINFORCE LINTEL BLOCK COURSES WITH TWO 15M CONTINUOUS BARS AND FILL WITH GROUT.
- MASONRY WORK SHALL NOT BE PERMITTED WHEN TEMPERATURE IS BELOW 5°C UNLESS APPROVED PROVISIONS ARE MADE FOR PROTECTING THE MATERIALS AND COMPLETED WORK.
- PROVIDE GALVANIZED CONTINUOUS LADDER TYPE JOINT REINFORCING AT 400mm (16") C/C & USE "CORNER-LOCK" AT ALL WALL INTERSECTIONS.

## STEEL LINTEL (SL) SCHEDULE UNLESS NOTED ON PLAN

CLEAR SPAN	STEEL LINTEL SIZE (100 MAX. BRICK/STONE)
UP TO 1200	L90x90x6 (L3.5"x3.5"x3/4")
1200 TO 1800	L90x90x8 (L3.5"x3.5"x3/4")
1800 TO 2400	L127x90x8 (L5"x3.5"x3/4")
2400 TO 3000	L152x90x10 (L6"x3.5"x3/4")
3000 TO 3600	L178x102x10 (L7"x4"x3/4")
3600 TO 4200	L178x102x12 (L7"x4"x3/4")

- NOTES:**  
 1. SEE OBC TABLES 9.20.5.2.B&C FOR OTHER SIZES & SPANS  
 2. MINIMUM BEARING FOR STEEL ANGLES SHALL BE 150mm (6") UNLESS NOTED.

## TIMBER NOTES:

- ALL WOOD MATERIALS, FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH CAN/CSA-086.1 (LATEST EDITION). ALL TIMBER GRADING TO BE IN ACCORDANCE WITH NLGA.
- PRE-MANUFACTURED SPECIALTY WOOD PRODUCTS SUCH AS 'PSL' PARALLEL STRAND LUMBER, 'LVL' LAMINATED VENEER LUMBER, 'LSL' LAMINATED STRAND LUMBER, OR MANUFACTURED WOOD I-JOISTS, MUST BE STORED, HANDLED AND ERECTED AS PER MANUFACTURERS SPECIFICATIONS.
- FLAT JOIST AND PROFILED TRUSS FABRICATOR SHALL SUPPLY ERECTION DRAWINGS SHOWING LOCATION, LOADING, ALLOWABLE STRESSES, WIND UPLIFT FORCES, REQUIRED BEARING, TEMPORARY AND PERMANENT BRACING, AND CONNECTIONS. DRAWINGS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN. ALL HANDLING AND ERECTION OF TRUSSES TO BE IN ACCORDANCE WITH TRUSS SUPPLIER'S REQUIREMENTS.
- PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITION WALLS.
- MAXIMUM BRIDGING SPACING: STD WOOD JOISTS - 2000mm (6'-6") STUD WALLS - 1220mm (4'-0") TO MATCH SHEATHING JOISTS
- NAIL ALL BUILT-UP & LVL/PSL/LSL BEAMS WITH 75 (3") NAILS AT 300 (12") C/C IN ROWS NOT EXCEEDING 75mm (3") C/C UNLESS NOTED. ALTERNATIVELY FOR LVL/PSL/LSL, USE MINIMUM TWO ROWS OF 12# (1/2") BOLTS AT 24" C/C, TOP AND BOTTOM ROWS LOCATED 50 (2") FROM TOP & BOTTOM OF BEAM.
- WHERE BEAMS FRAME FLUSH INTO SIDE OF BUILT-UP BEAMS, PROVIDE ADDITIONAL NAIL ROWS TO ACHIEVE FOUR ROWS SPACED AT 75 (3") AT THE BEAM HANGER LOCATION, OR ADDITIONAL BOLT ROWS SO THERE IS A ROW OF 12# (1/2") BOLTS WITHIN 50 (2") BESIDE EACH SIDE OF THE HANGER.
- GLUE AND NAIL BUILT-UP POSTS AT 150mm (6") C/C IN ROWS NOT EXCEEDING 75mm (3") C/C UNLESS NOTED.
- SEPARATE ALL WOOD FROM CONCRETE WITH WATERPROOF BARRIER OR USE PRESSURE-TREATED WOOD.
- METAL CONNECTORS: - USE STEEL HANGERS AT ALL FLUSH JOIST, RAFTER, TRUSS AND BEAM FRAMING - INSTALL WITH FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS - PROVIDE GALVANIZED CONNECTORS WHERE EXPOSED TO WEATHER. PROVIDE SUITABLE CONNECTORS APPROVED FOR USE IN CONTACT WITH PRESSURE TREATED OR OTHER TREATED LUMBER OR ENG'D WOOD PRODUCTS. - FASTEN BEAMS TO TOP OF POSTS WITH POST CAPS AND ANCHOR BOTTOMS OF POSTS TO FOUNDATION WITH STEEL POST/COLUMN BASES WITH ANCHORS.
- ALL ROOF BEAMS, RAFTERS, TRUSSES AND GIRDERS MUST BE ANCHORED TO THE SUPPORTING STRUCTURE TO RESIST WIND UPLIFT USING SUITABLE METAL TIE DOWN ANCHORS BY SIMPSON OR USP, OR APPROVED EQUAL.
- ALL BEAMS AND LINTELS TO BEAR 75mm (3") MIN. EACH END UNLESS SPECIFIED. LVL/PSL BEAMS TO FULLY BEAR ON WALLS, POSTS AND POST CAP PLATES SPECIFIED ON THE DRAWINGS UNLESS NOTED.
- DRYWALL AND/OR WOOD SHEATHING MUST BE NAILED EACH SIDE OF WALL TO AT LEAST ONE PLY OF ALL BUILT-UP WOOD POSTS WITHIN STUD WALLS.
- PROVIDE JOIST BLOCKING AT 1200mm (4'-0") MAX. C/C BETWEEN RIMBOARD AND ADJACENT FLOOR JOIST WHERE FOUNDATION WALLS ARE PARALLEL TO FLOOR JOIST SPAN.
- PROVIDE BLOCKING AT 1800mm (6'-0") MAX. C/C BETWEEN GABLE END TRUSS BOTTOM CHORD OR ROOF RAFTER AND 1ST ADJACENT TRUSS/RAFTER WHERE TOP OF EXTERIOR STUD WALLS ARE PARALLEL TO ROOF FRAMING SPAN.
- PROVIDE BLOCKING FOR CONVENTIONAL WOOD JOISTS AS PER OBC 23.9.4.4 & PROVIDE I-JOIST BLOCKING AT MIDSPAN & 2400mm (8'-0") MAX. C/C ALONG SPAN OF PRE-ENGINEERED WOOD I-JOISTS.
- WHERE WOOD BEAMS ARE WIDER THAN SUPPORTING WOOD POSTS, PROVIDE STEEL SIMPSON POST OR COLUMN CAPS (OR EQUAL) TO MATCH BEAM WIDTH.

# Proposed Addition and Renovation

## notes:

NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.

CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK.

ALL DISCREPANCIES TO BE REPORTED TO THE OWNER.

ALL EXTERIOR AND INTERIOR FINISHES AND COLOURS ARE TO BE APPROVED BY THE OWNER.

## drawing revision history:

revision	Issued for	rev no.	date	by

## QUALIFICATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

## QUALIFICATION INFORMATION

AAMOU RAFIQ	113576
NAME	B.C.I.N
LUCID HOMES INC.	114457
FIRM NAME	B.C.I.N

## project info:

**59 DIVISION STREET  
 GUELPH, ONT.  
 N1H 1R1**

## sheet title:

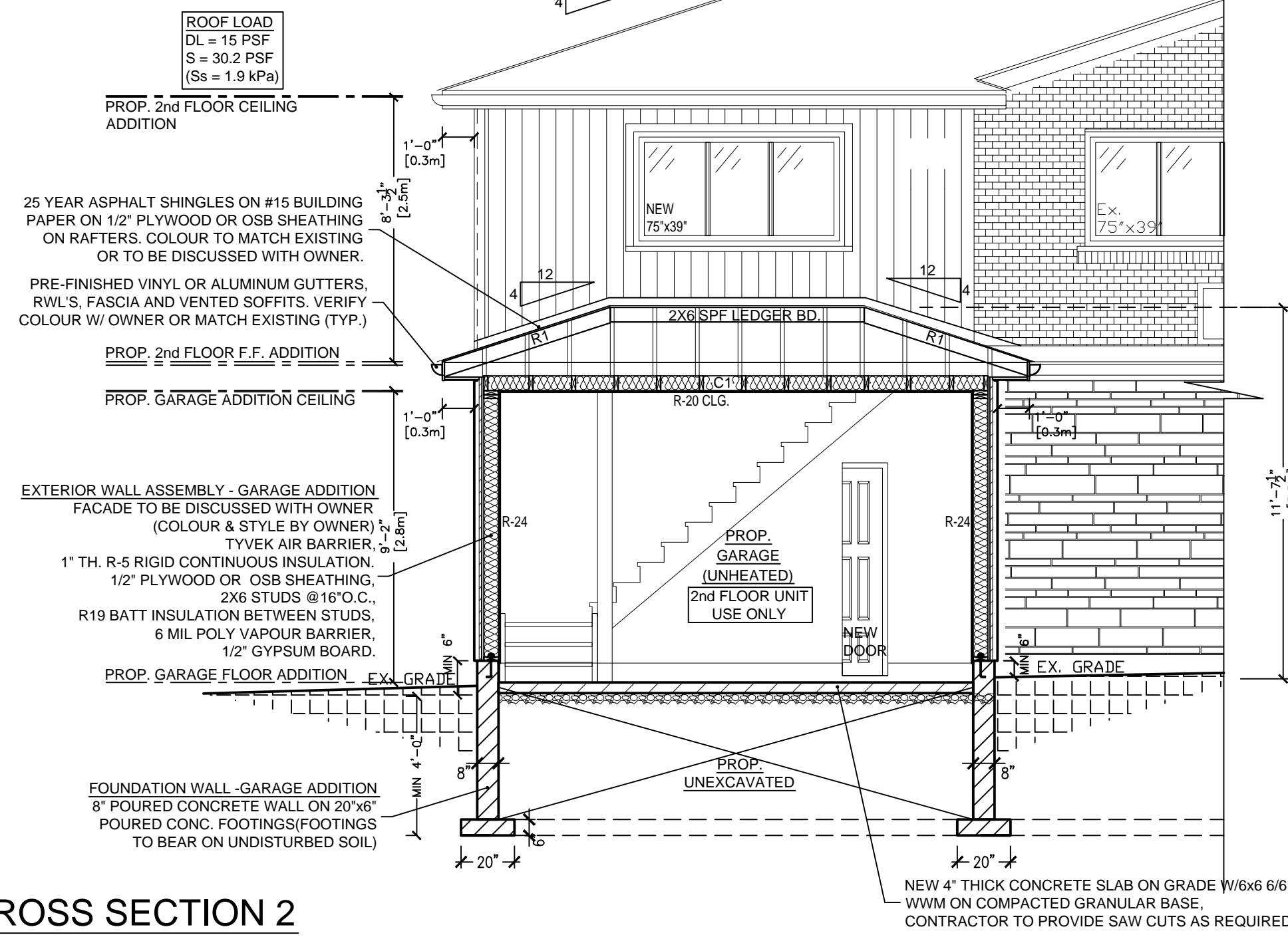
**CROSS SECTION 1**

date: DECEMBER 1st, 2022	designed by: JB
scale: 1/4"=1'-0"	checked by: AR
project no: 2022-24	drawing no: A7 (12 of 13)



**Proposed Addition  
and Renovation**

**notes:**  
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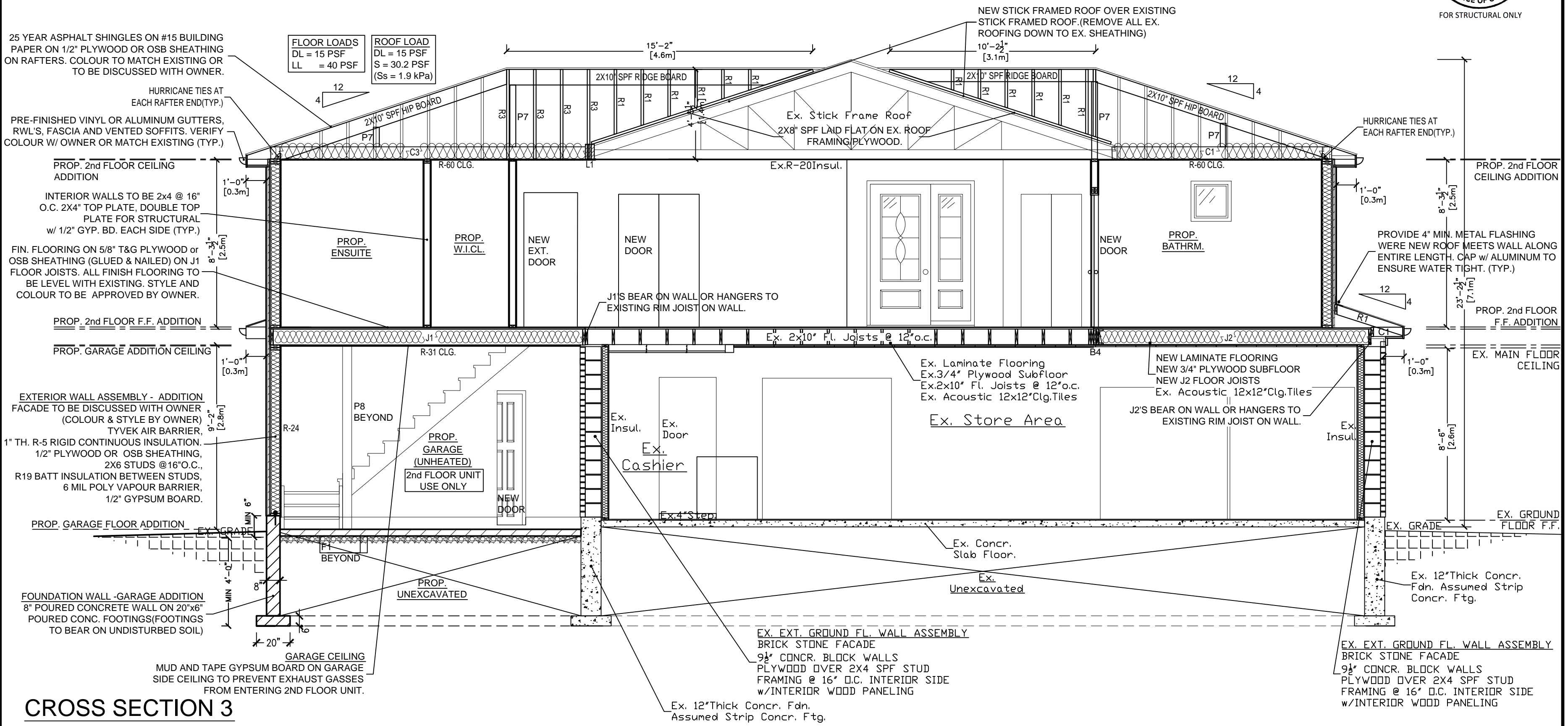


**CROSS SECTION 2**



drawing revision history:

revision	Issued for	rev no.	date	by



**CROSS SECTION 3**

**QUALIFICATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

**QUALIFICATION INFORMATION**

<b>AAMOU RAFIQ</b>	113576
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project info:

**59 DIVISION STREET  
GUELPH, ONT.  
N1H 1R1**

sheet title:

**CROSS SECTION 2 & 3**

date: DECEMBER 1st, 2022	designed by: JB
scale: 1/4"=1'-0"	checked by: AR
project no: 2022-24	drawing no: A8 (13 of 13)