

SINGLE FAMILY RESIDENTIAL:  
**PROPOSED SECOND STOREY ADDITION**  
 261 ARTHUR STREET, NORTH,  
 GUELPH, ON N1E 4W1



| No. | DATE     | REVISION                   |
|-----|----------|----------------------------|
| 2   | 22.04.07 | REISSUED FOR CLIENT REVIEW |
| 3   | 22.05.06 | ISSUED FOR PERMIT          |
| 4   | 22.07.11 | REISSUED FOR PERMIT        |
| 5   | 22.10.31 | ISSUED FOR CONSTRUCTION    |
| 6   | 23.05.09 | REISSUED FOR CONSTRUCTION  |

| DRAWING LIST |                                     |
|--------------|-------------------------------------|
| NO.          | SHEET NAME                          |
| A0.0         | COVER PAGE                          |
| A1.0         | BASEMENT EXISTING AND PROPOSED PLAN |
| A2.0         | MAIN FLOOR DEMOLITION PLAN          |
| A2.1         | MAIN FLOOR PROPOSED PLAN            |
| A2.2         | SECOND FLOOR PROPOSED PLAN          |
| A3.0         | ROOF PLAN                           |
| A4.0         | PROPOSED BUILDING ELEVATION         |
| A4.1         | PROPOSED BUILDING ELEVATION         |
| A4.2         | PROPOSED BUILDING ELEVATION         |
| A5.0         | BUILDING SECTION                    |
| A5.1         | BUILDING SECTION                    |
| A6.0         | DETAILS                             |
| A6.1         | DETAILS                             |



**ENERGY EFFICIENCY SUMMARY**

| A. PROJECT INFORMATION                                     |  |  |  |
|--|--|--|--|
| PROJECT DESCRIPTION:                                       | <input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE |  |  |
| BUILDING AREA:   | EXISTING BASEMENT:   | 1494.66 ft <sup>2</sup> (138.86 m <sup>2</sup> ) |  |
| (ALL AREAS ARE TAKEN TO THE OUTSIDE OF THE EXTERIOR WALLS) | EXISTING MAIN FLOOR:   | 1750.27 ft <sup>2</sup> (162.61 m <sup>2</sup> ) |  |
|  | PROPOSED SECOND FLOOR:   | 1508.37 ft <sup>2</sup> (140.13 m <sup>2</sup> ) |  |
|  | GROSS BUILDING AREA:   | 4753.30 ft <sup>2</sup> (441.60 m <sup>2</sup> ) |  |

| B. PROJECT DESIGN CONDITIONS |               |
|------------------------------|---------------|
| COMPLIANCE PACKAGE (SB-12):  | <b>ZONE 1</b> |
| COMPLIANCE PACKAGE TABLE:    | 3.1.1.11 (IP) |
| CLIMATIC ZONE:               | ZONE 1        |

| C. PRESCRIPTIVE COMPLIANCE (BUILDING CODE PART 9, RESIDENTIAL) |                  |                  |
|--|------------------|------------------|
| COMPONENT SUMMARY  | REQUIRED R-VALUE | PROVIDED R-VALUE |
| CEILING WITH ATTIC SPACE                                       | R60              | N/A              |
| CEILING WITHOUT ATTIC SPACE                                    | R31              | R31              |
| EXPOSED FLOOR  | R31              | N/A              |
| WALLS ABOVE GRADE  | R19 + 5ci        | R19 + 5ci        |
| BASEMENT WALLS   | R12 + 10ci       | N/A              |
| BELOW GRADE SLAB (ENTIRE SURFACE GREATER THAN 24" BELOW GRADE) | -                | N/A              |
| EDGE OF BELOW GRADE SLAB (LESS THAN 24" BELOW GRADE)           | N/A              | N/A              |
| HEATED SLAB OR SLAB LESS THAN 24" BELOW GRADE                  | N/A              | N/A              |
| WINDOWS AND SLIDING GLASS DOORS (MAX U-VALUE)                  | 0.28             | 0.28             |
| SKYLIGHTS (MAX U-VALUE)  | 0.49             | 0.49             |
| SPACE HEATING EQUIPMENT (MIN. AFUE)                            | N/A              | > 90%            |
| HEAT RECOVERY VENTILATOR (MIN. EFFICIENCY)                     | N/A              | N/A              |
| DOMESTIC WATER HEATER (MIN. EF)                                | N/A              | N/A              |

| UNPROTECTED OPENINGS |                      |                     |         |                      |                     |
|----------------------|----------------------|---------------------|---------|----------------------|---------------------|
| ELEVATION            | WALL AREA            | WINDOW AREA         | L.D (m) | ALLOWABLE PERCENTAGE | PROPOSED PERCENTAGE |
| WEST                 | 92.14m <sup>2</sup>  | 9.04m <sup>2</sup>  | 6.81    | 40%                  | 9.81%               |
| EAST                 | 92.14m <sup>2</sup>  | 14.22m <sup>2</sup> | 14.14   | 100%                 | 15.43%              |
| SOUTH                | 131.61m <sup>2</sup> | 10.60m <sup>2</sup> | 5.81    | 18%                  | 8.05%               |
| NORTH                | 131.61m <sup>2</sup> | 7.86m <sup>2</sup>  | 4.56    | 14%                  | 5.97%               |

| GLAZING                  |                      |
|--------------------------|----------------------|
| TOTAL GLASS AREA         | 41.72m <sup>2</sup>  |
| TOTAL WALL AREA          | 447.50m <sup>2</sup> |
| TOTAL GLAZING PERCENTAGE | 9.32%                |

**GENERAL NOTES**

- UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FOLLOWING NOTES SHALL GOVERN.
- ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2012 (2020) ONTARIO BUILDING CODE (OBC 2012 (2020)), ANY LOCAL REGULATIONS AND BYLAWS, AND THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT (OHS) AND CURRENT REGULATIONS FOR CONSTRUCTION PROJECTS. ALL CODES AND STANDARDS SHALL BE THOSE REFERENCED IN OBC 2012 (2020).
- ALL STANDARDS ARE TO BE THE YEAR, EDITIONS, DOCUMENT NUMBERS, ETC AS PER OBC 2012 (2020) DIVISION B, T.1.3.1.2. WHERE DISCREPANCIES EXIST BETWEEN OUR DRAWINGS AND T.1.3.1.2, THE TABLE SHALL GOVERN UNLESS NOTED OTHERWISE.
- THIS SET OF DRAWINGS SUPERCEDES AND REPLACES ALL PREVIOUS DRAWINGS.
- READ THESE DRAWINGS IN CONJUNCTION WITH ALL RELATED CONTRACT DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS ON SITE.
- IF ANY DISCREPANCIES ON THE DRAWINGS EXIST, THE MOST STRINGENT SHALL APPLY. DIMENSIONS TO EXISTING WALLS ARE TO FINISHED FACE.
- ALL PROPOSED DIMENSIONS ARE TO WOOD FRAMING/STRUCTURE. DRAWINGS ARE NOT TO BE SCALED.

**WALL SCHEDULE**

**EXTERIOR WALLS**

- W1 EXTERIOR SIDING WALL**
- VERTICAL VINYL SIDING
  - 1" RIGID INSULATION (R5)
  - AIR BARRIER
  - 7/16" OSB ROOF SHEATHING
  - 2x6 WOOD STUDS @ 16" O.C
  - BATT INSULATION (R19)
  - 6mil. VAPOUR BARRIER
  - 1/2" GYPSUM BOARD

- TALL WALL CONSTRUCTION**  
 REQUIRED WHERE EXTERIOR WALLS ARE GREATER THAN 9'-9" (MAIN FLOOR REAR ADDITION):
- 2x6 WOOD STUDS @ 12" O.C
  - BLOCKING AT 4'-0" O.C
  - FASTEN TOP AND BOTTOM PLATE WITH 3 1/2" TOE-NAILS
  - DOUBLE TOP PLATES TO BE FASTENED TOGETHER WITH 3 1/2" NAILS @ 8" O.C
  - BOTTOM PLATE TO BE FASTENED TO FLOR. JOISTS, RIM BOARD WITH NOT LESS THAN 3 1/2" NAILS @ 8" O.C

**INTERIOR WALLS**

- P1 INTERIOR PARTITION**
- 1/2" GYPSUM BOARD
  - 2x4 WOOD STUDS @ 16" O.C
  - 1/2" GYPSUM BOARD

**FLOOR AND ROOF SCHEDULE**

**FLOORS**

- F1 NEW FLOOR CONSTRUCTION**
- FLOOR FINISH BY OWNER
  - 3/4" T&G PLYWOOD SHEATHING, GLUED AND SCREWED
  - 2x10 FLOOR JOISTS @ 16" O.C.
  - R31 BATT INSULATION WHERE FLOOR SEPARATE A HEATED AREA FROM A NON-HEATED AREA
  - 1/2" GYPSUM BOARD, TAPED AND SANDED IF INTERIOR
  - PREFIN. ALUM. SOFFIT IF EXTERIOR

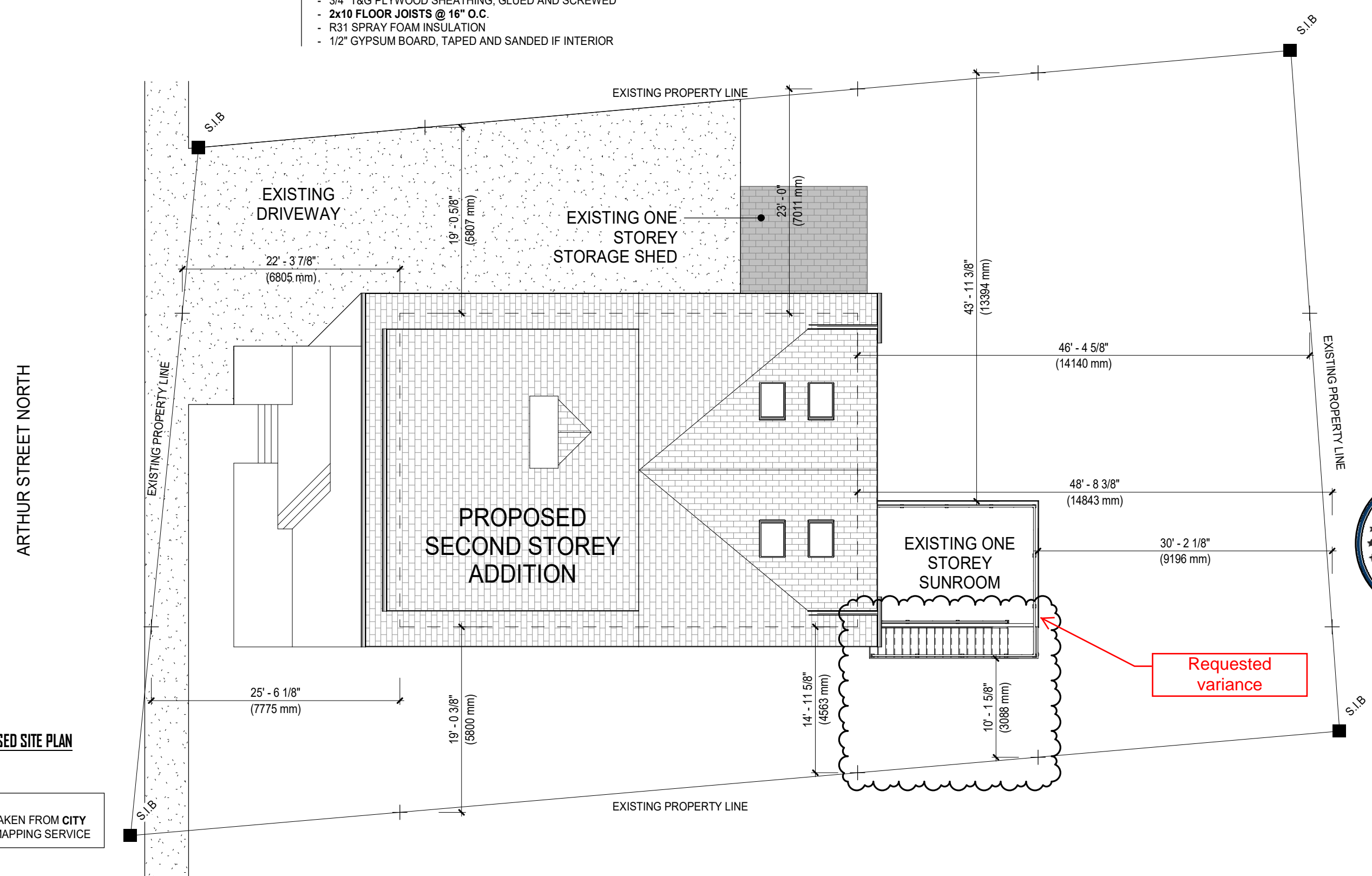
**ROOFS**

- R1 VENTED SLOPED ROOF**
- 25 YEAR ASPHALT SHINGLES
  - ICE AND WATERSHIELD EAVES STARTER UP 60" MIN FROM EDGE OF ROOF (PROVIDE THROUGHOUT ROOF FOR LOW SLOPE APPLICATION)
  - TAR PAPER THROUGHOUT ROOF
  - 1/2" PLYWOOD ROOF SHEATHING C/W H CLIPS
  - 2x10 S.P.F. ROOF RAFTERS @ 16" O.C.
  - (2-2x10 ROOF JOISTS WHERE NOTED ON ROOF PLAN)
  - R31 BATT INSULATION
  - 6 MIL POLY VAPOUR BARRIER
  - 1/2" GYPSUM BOARD, TAPED AND SANDED

- F3 NEW FLAT ROOF**
- SINGLE PLY ROOFING MEMBRANE
  - INSTALLED AS PER MANUFACTURER SPECIFICATIONS
  - 3/4" T&G PLYWOOD SHEATHING, GLUED AND SCREWED
  - 2x10 FLOOR JOISTS @ 16" O.C.
  - R31 SPRAY FOAM INSULATION
  - 1/2" GYPSUM BOARD, TAPED AND SANDED IF INTERIOR

**3 PROPOSED SITE PLAN**  
 A0.0 3/2" = 1'-0"

**NOTE:**  
 - INFORMATION TAKEN FROM CITY OF GUELPH GIS MAPPING SERVICE



**EXHIBITION BUILDERS & CO.**

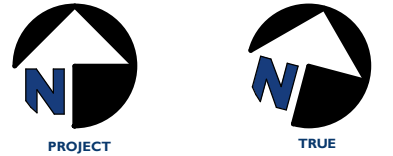


**EXHIBITION BUILDERS**  
**SECOND STOREY ADDITION**  
 261 ARTHUR STREET, NORTH,  
 GUELPH, ON N1E 4W1

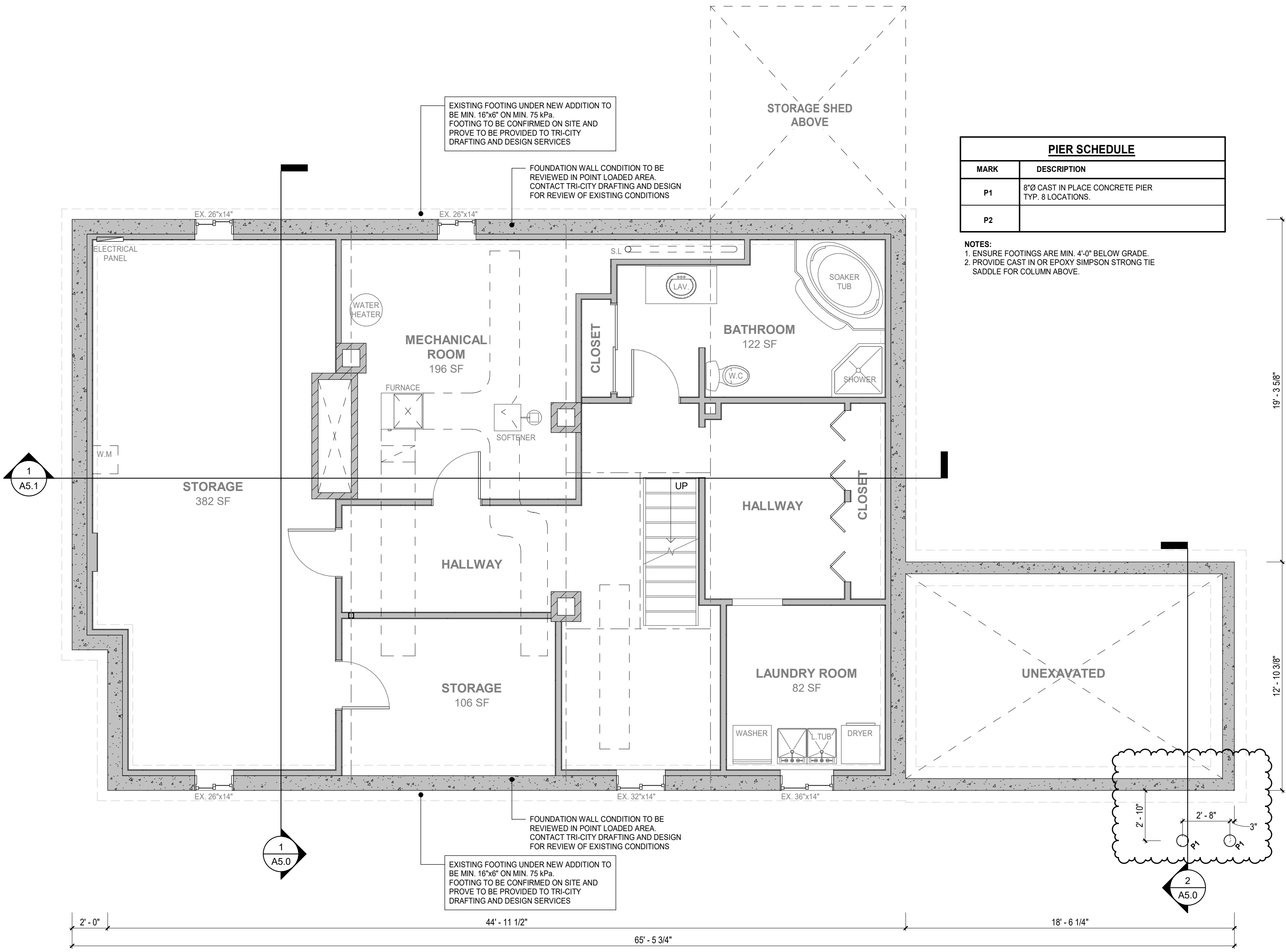
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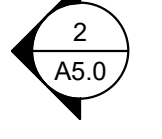
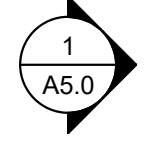
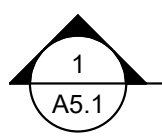


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| PIER SCHEDULE |  |
|---------------|--|
| MARK          | DESCRIPTION  |
| P1            | 8"Ø CAST IN PLACE CONCRETE PIER<br>TYP. 8 LOCATIONS. |
| P2            |  |

NOTES:  
 1. ENSURE FOOTINGS ARE MIN. 4'-0" BELOW GRADE.  
 2. PROVIDE CAST IN OR EPOXY SIMPSON STRONG TIE SADDLE FOR COLUMN ABOVE.



1  
A1.0  
BASEMENT PLAN  
1/4" = 1'-0"

**EXHIBITION BUILDERS & CO.**

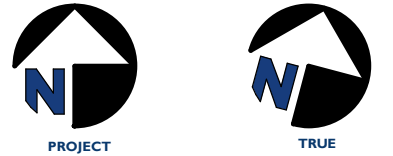


EXHIBITION BUILDERS  
 SECOND STOREY ADDITION  
 261 ARTHUR STREET, NORTH,  
 GUELPH, ON N1E 4W1

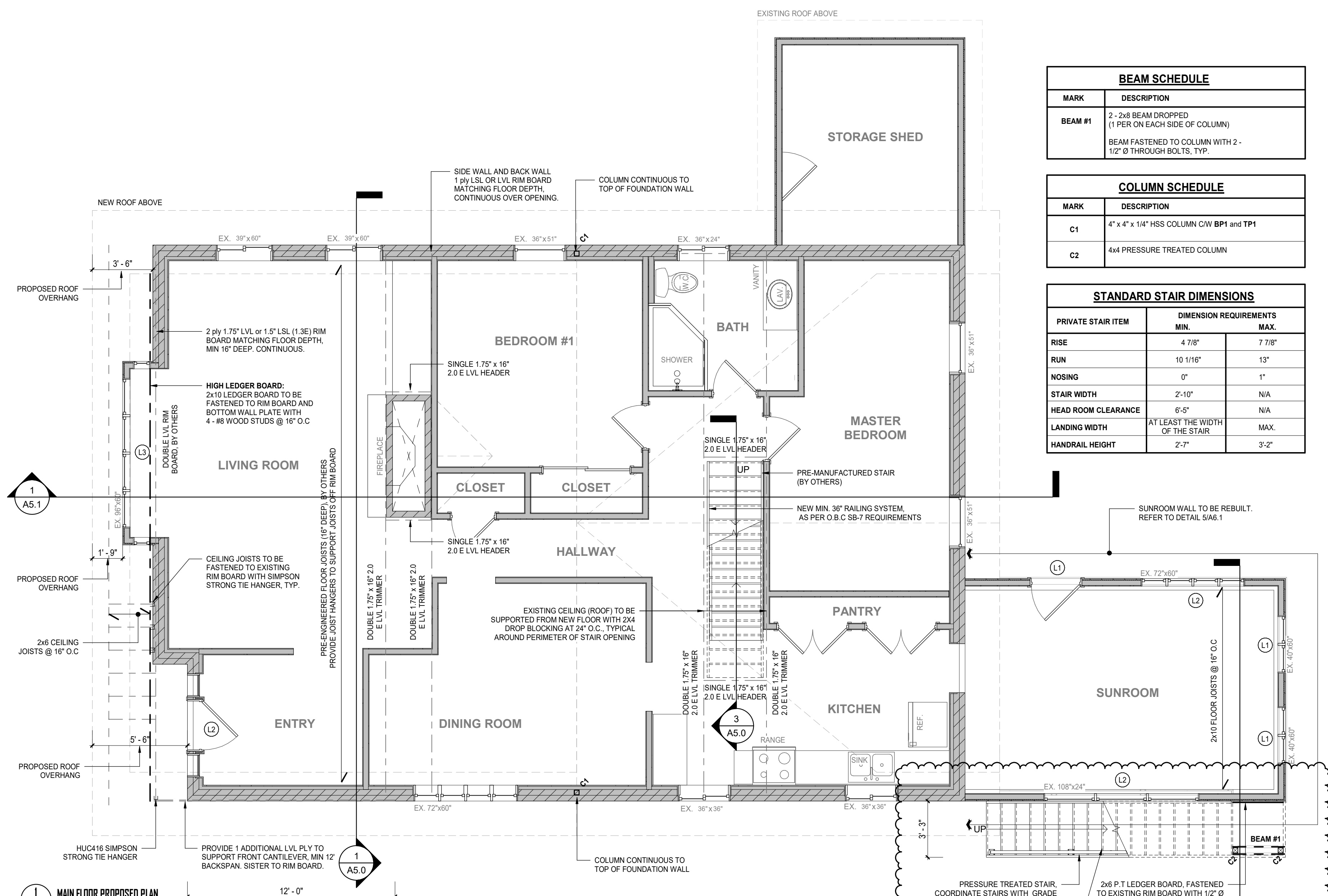
BASEMENT EXISTING AND PROPOSED PLAN

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A1.0



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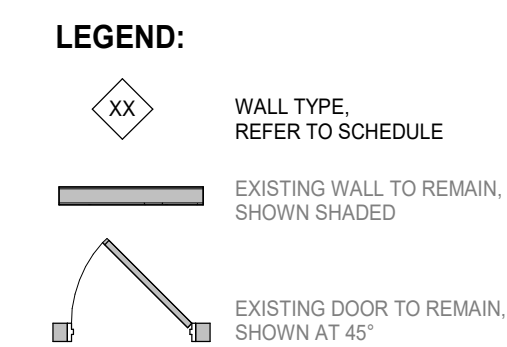


| BEAM SCHEDULE |   |
|---------------|---|
| MARK          | DESCRIPTION   |
| BEAM #1       | 2 - 2x8 BEAM DROPPED<br>(1 PER ON EACH SIDE OF COLUMN)<br><br>BEAM FASTENED TO COLUMN WITH 2 - 1/2" Ø THROUGH BOLTS, TYP. |

| COLUMN SCHEDULE |   |
|-----------------|---|
| MARK            | DESCRIPTION                               |
| C1              | 4" x 4" x 1/4" HSS COLUMN C/W BP1 and TP1 |
| C2              | 4x4 PRESSURE TREATED COLUMN               |

| STANDARD STAIR DIMENSIONS |                                 |        |
|---------------------------|---------------------------------|--------|
| PRIVATE STAIR ITEM        | DIMENSION REQUIREMENTS          |        |
|                           | MIN.                            | MAX.   |
| RISE                      | 4 7/8"                          | 7 7/8" |
| RUN                       | 10 1/16"                        | 13"    |
| NOSING                    | 0"                              | 1"     |
| STAIR WIDTH               | 2'-10"                          | N/A    |
| HEAD ROOM CLEARANCE       | 6'-5"                           | N/A    |
| LANDING WIDTH             | AT LEAST THE WIDTH OF THE STAIR | MAX.   |
| HANDRAIL HEIGHT           | 2'-7"                           | 3'-2"  |

1 MAIN FLOOR PROPOSED PLAN  
1/4" = 1'-0"



| LINTEL SCHEDULE |  |
|-----------------|--|
| MARK            | DESCRIPTION  |
| L1              | 2-2x6 S.P.F. No.1 & No. 2<br>C/W 3-2x6 COLUMNS (1 JACK + 2 KINGS)  |
| L2              | 2-2x10 S.P.F. No.1 & No. 2<br>C/W 3-2x6 COLUMNS (1 JACK + 2 KINGS) |
| L3              | 3-1.75"x9.25" 2.0 E LVL<br>C/W 4-2x6 COLUMNS (1 JACK + 3 KINGS)    |

| SYMBOL | DISCRPTION  | SYMBOL | DISCRPTION                                    |
|--------|---|--------|---|
| S.A    | HARDWIRED INTERCONNECTED VISUAL AND AUDIBLE SMOKE ALARM *(1.)     | F.D    | FLOOR DRAIN                                   |
| C.M.D  | HARDWIRED INTERCONNECTED VISUAL AND AUDIBLE CARBON MONOXIDE ALARM | P.L    | PROPOSED POINT LOAD                           |
| FAN    | PROVIDE MIN. 50 CFM FAN FOR VENT DIRECTLY TO THE EXTERIOR         | STUD   | BUILT-UP STUD POST (REFER TO PLANS FOR SIZES) |

**NOTE:**  
1. FOR ALL RENOVATIONS AND ADDITIONS SMOKE ALARMS MAY BE BATTERY OPERATED (TABLE 11.5.1.1.C175)

**EXHIBITION BUILDERS & CO.**

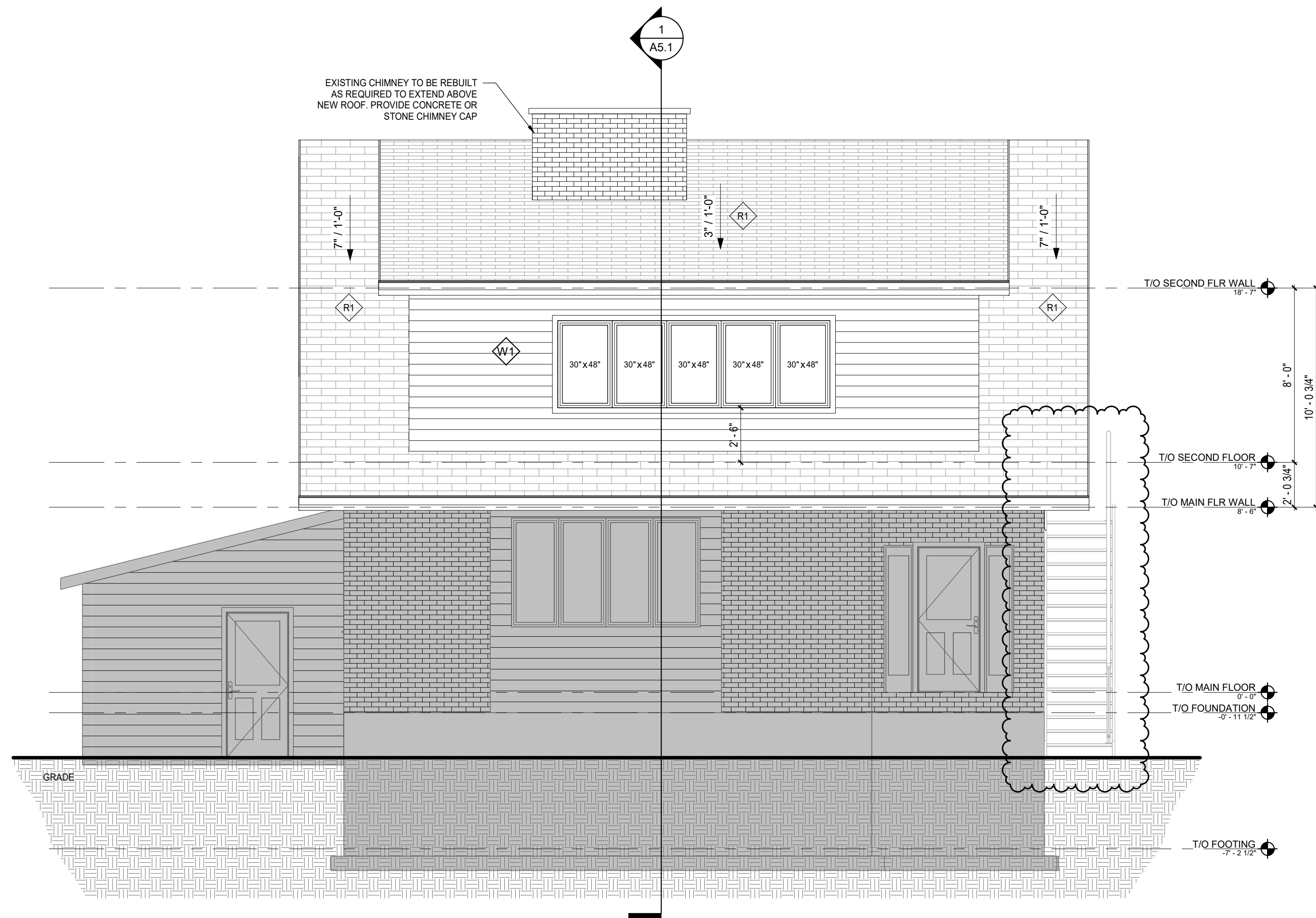


EXHIBITION BUILDERS  
SECOND STOREY ADDITION  
261 ARTHUR STREET, NORTH  
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MAIN FLOOR PROPOSED PLAN

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1  
A4.0 FRONT BUILDING ELEVATION  
1/4" = 1'-0"

**EXHIBITION BUILDERS & CO.**



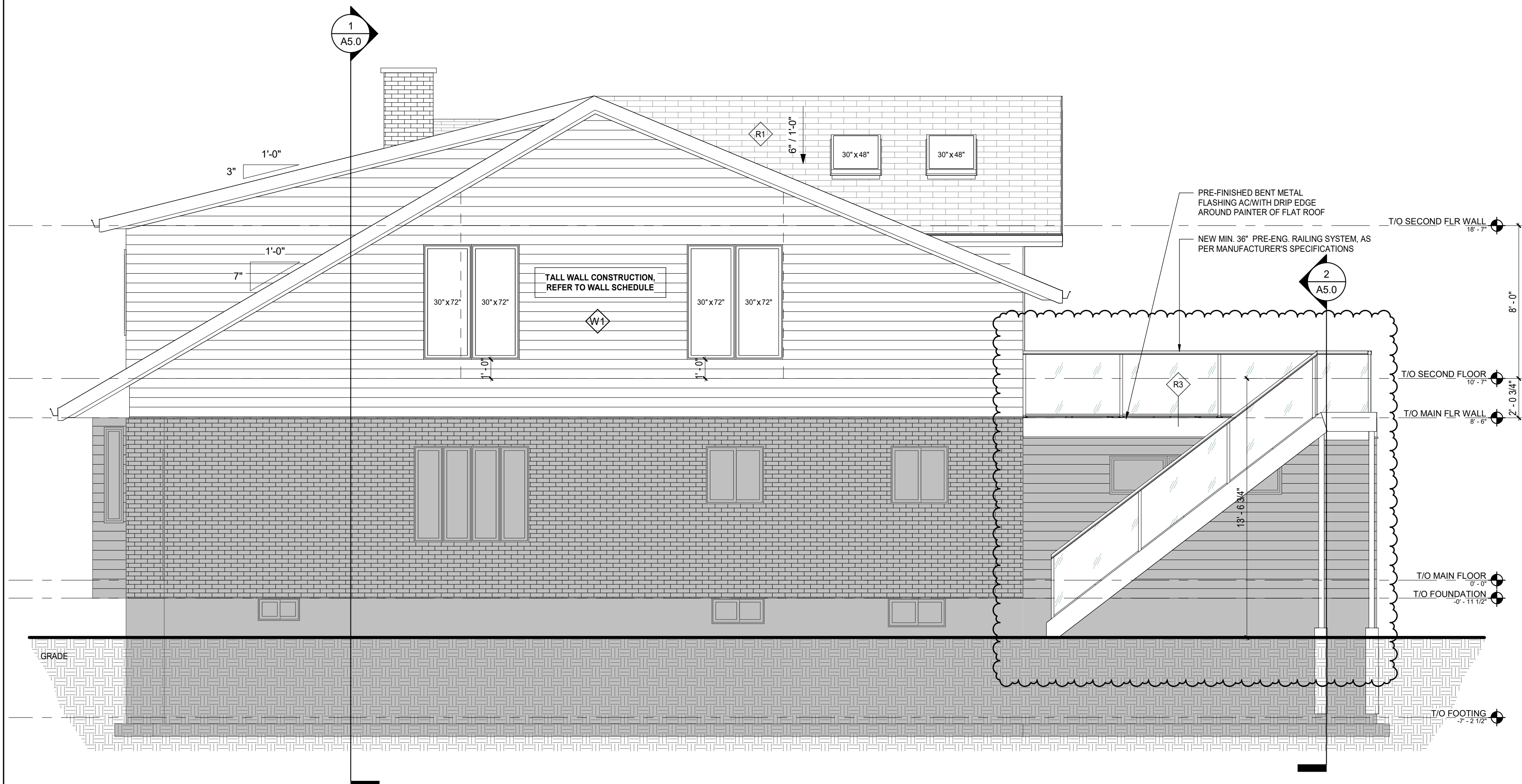
EXHIBITION BUILDERS  
SECOND STOREY  
ADDITION  
261 ARTHUR STREET, NORTH,  
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PROPOSED BUILDING  
ELEVATION

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A4.0

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1 RIGHT BUILDING ELEVATION  
A4.1 1/4" = 1'-0"

**EXHIBITION BUILDERS & CO.**

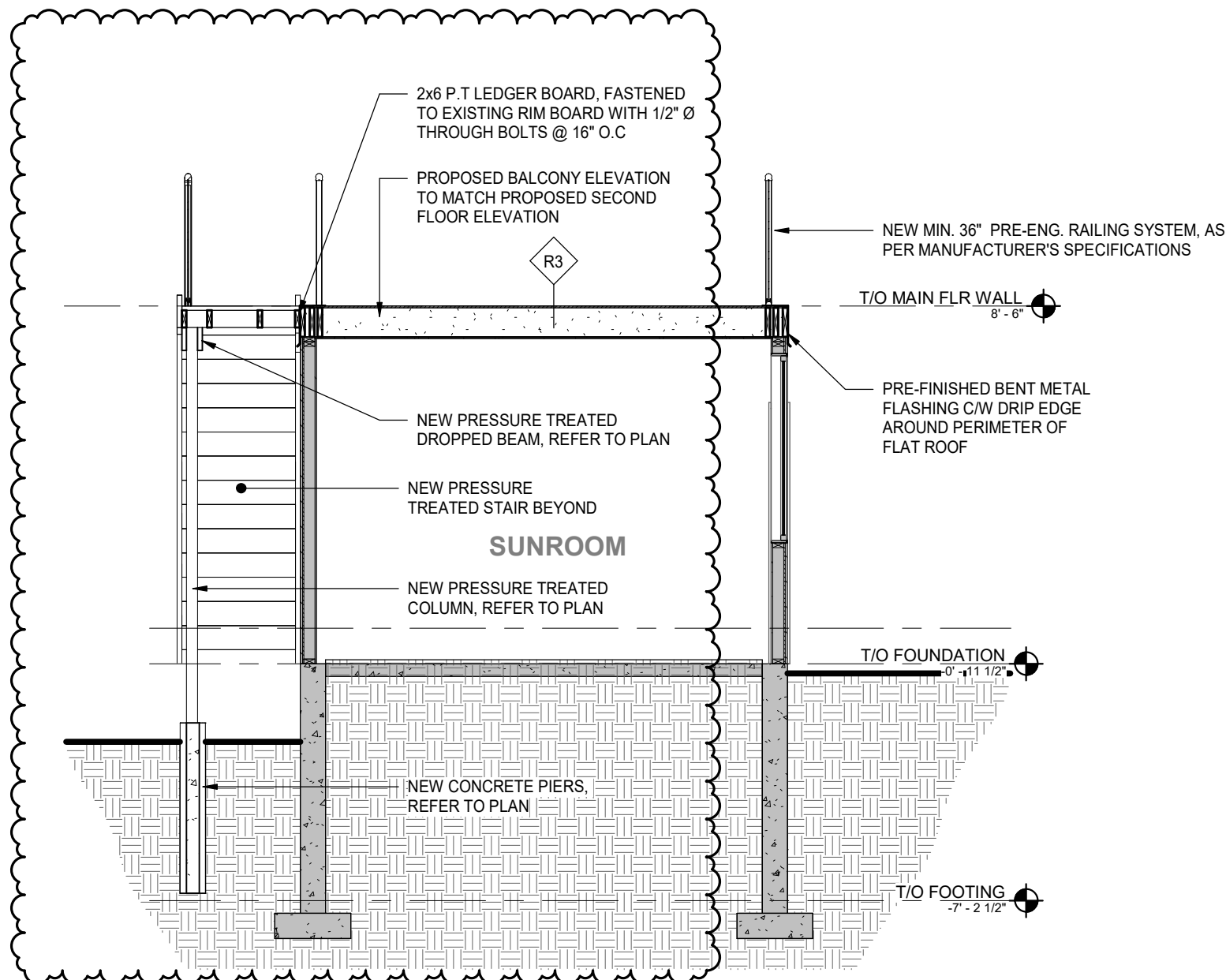


EXHIBITION BUILDERS  
SECOND STOREY  
ADDITION  
261 ARTHUR STREET, NORTH,  
GUELPH, ON N1E 4W1

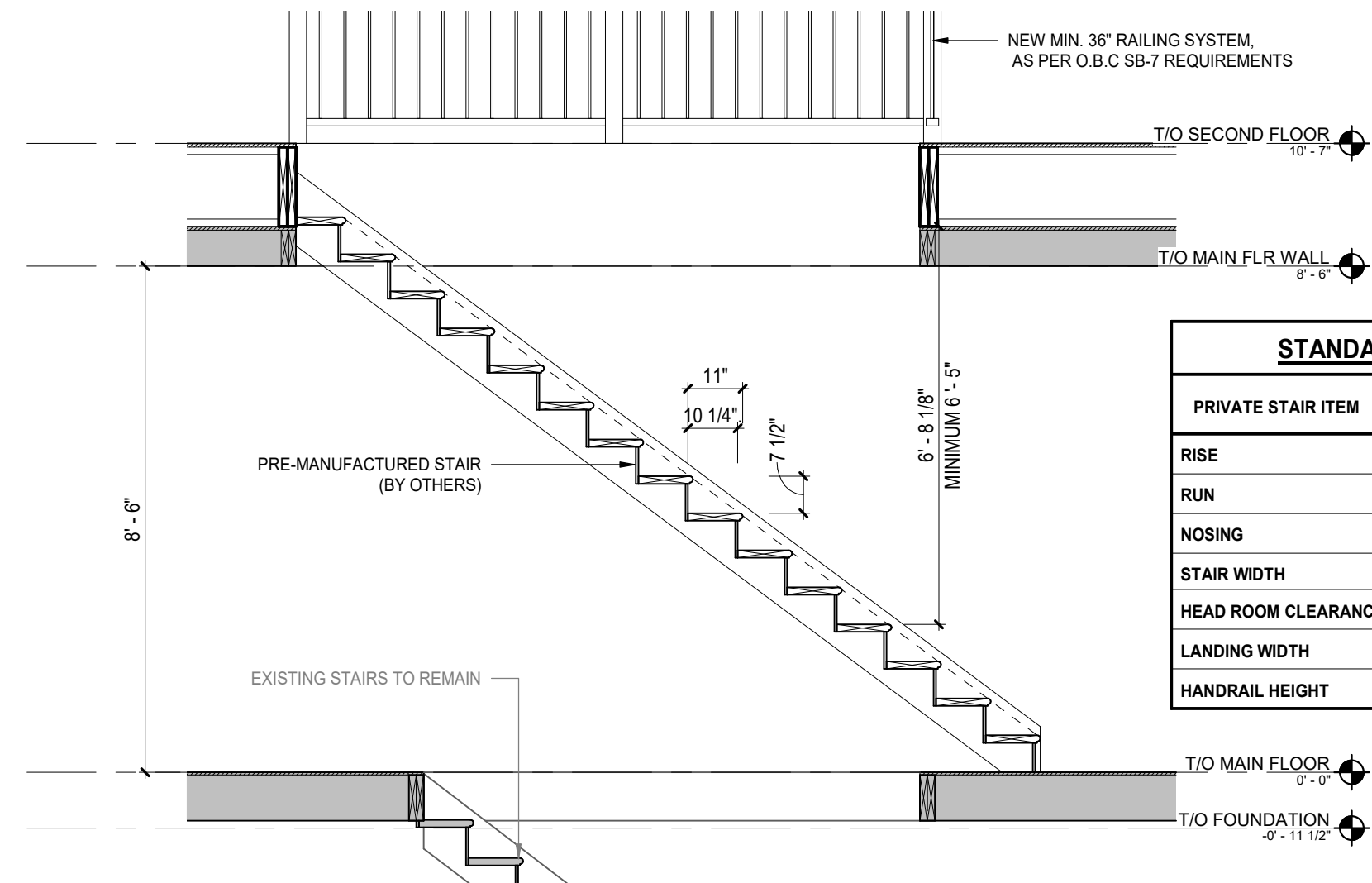
PROPOSED BUILDING  
ELEVATION

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A4.1

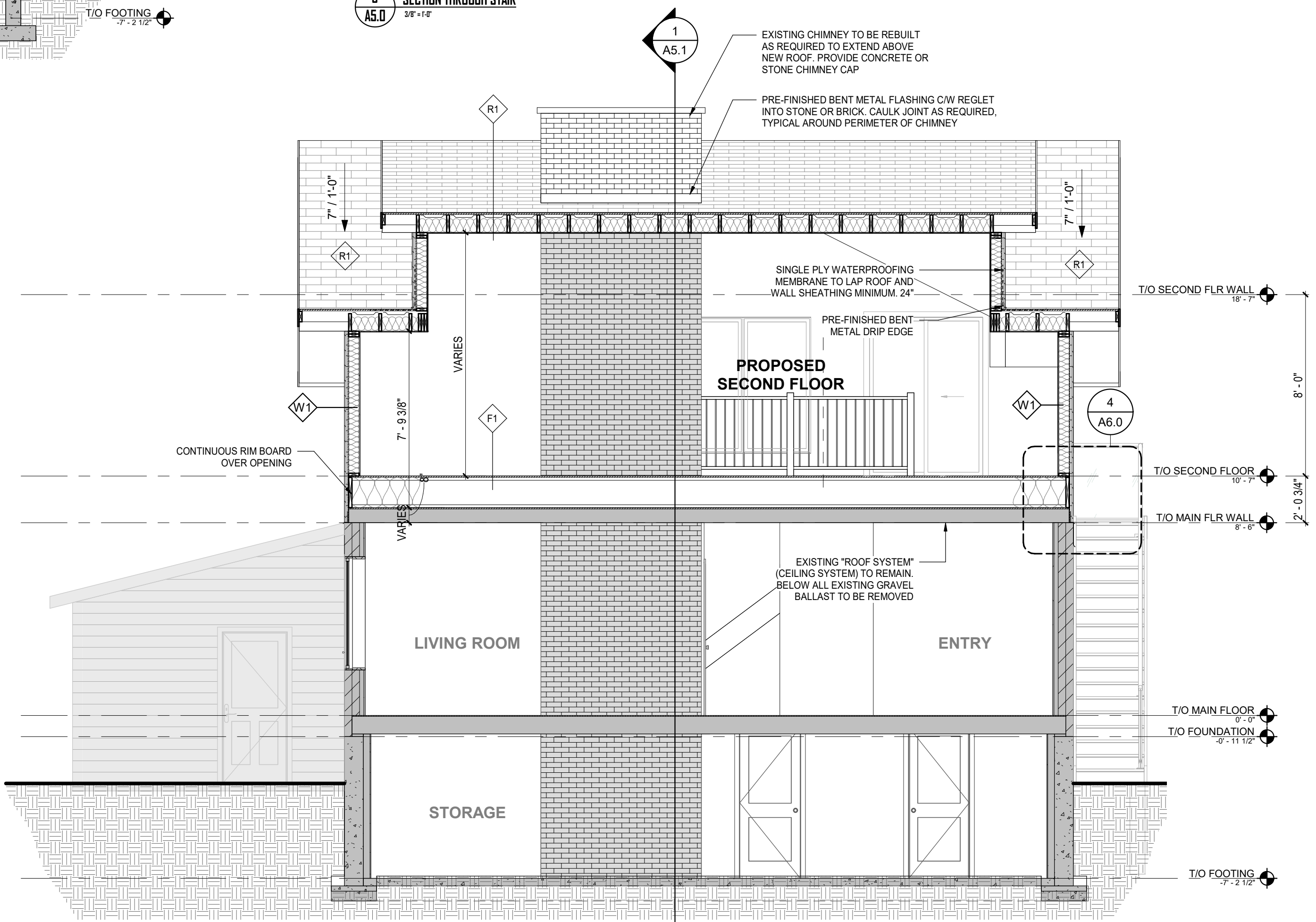


2 BUILDING SECTION #2  
A5.0 1/4" = 1'-0"



3 SECTION THROUGH STAIR  
A5.0 3/8" = 1'-0"

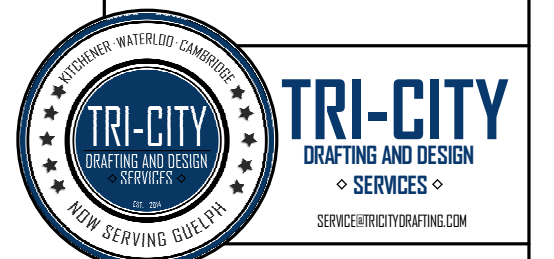
| STANDARD STAIR DIMENSIONS |                                      |        |
|---------------------------|--------------------------------------|--------|
| PRIVATE STAIR ITEM        | DIMENSION REQUIREMENTS               |        |
|                           | MIN.                                 | MAX.   |
| RISE                      | 4 7/8"                               | 7 7/8" |
| RUN                       | 10 1/16"                             | 13"    |
| NOSING                    | 0"                                   | 1"     |
| STAIR WIDTH               | 2'-10"                               | N/A    |
| HEAD ROOM CLEARANCE       | 6'-5"                                | N/A    |
| LANDING WIDTH             | AT LEAST THE WIDTH OF THE STAIR MAX. |        |
| HANDRAIL HEIGHT           | 2'-7"                                | 3'-2"  |



1 BUILDING SECTION #1  
A5.0 1/4" = 1'-0"

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**EXHIBITION BUILDERS & CO.**



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