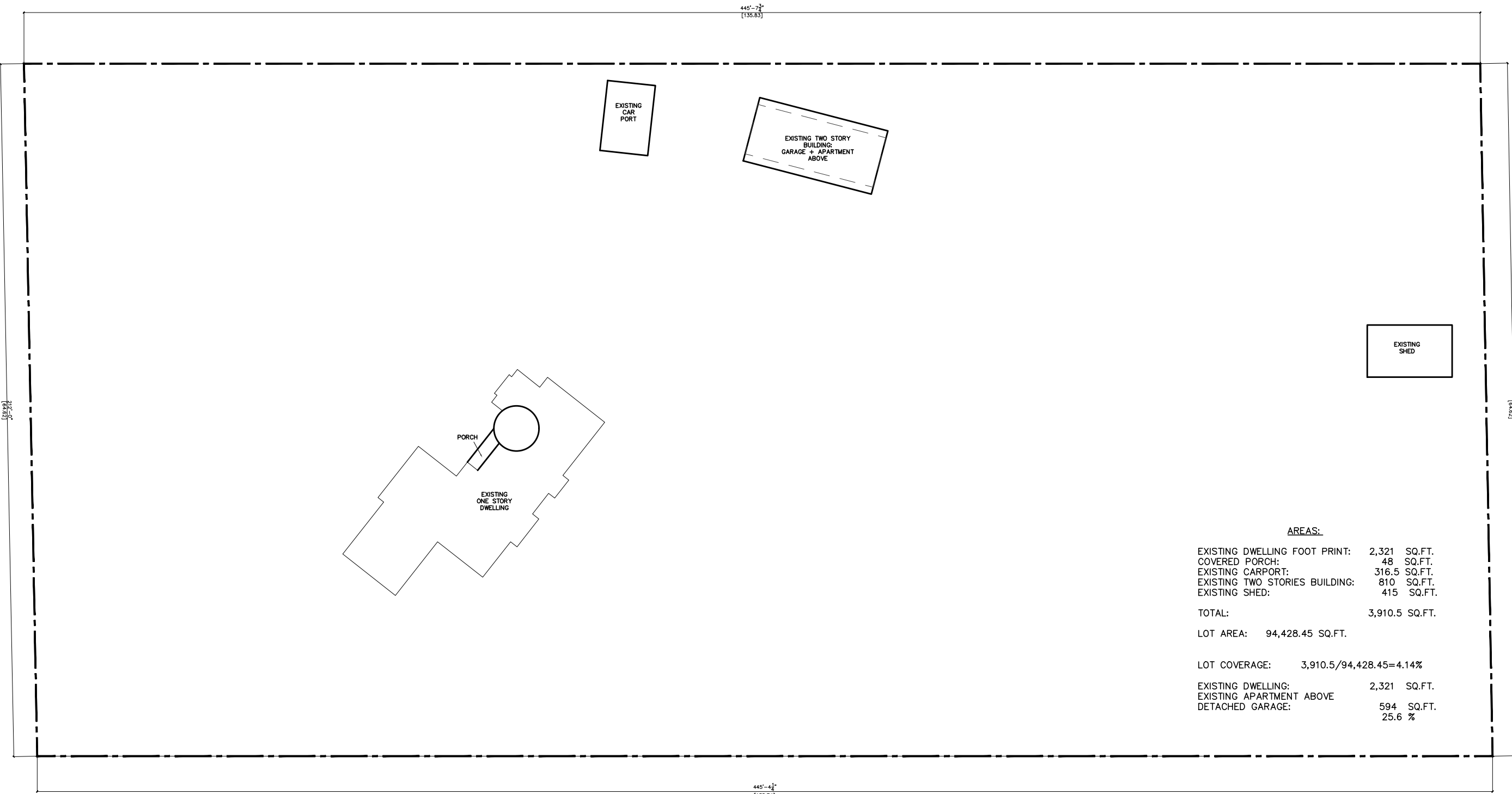


16 GLENHOLM DR.

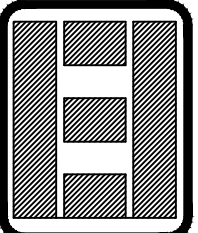


AREAS:

EXISTING DWELLING FOOT PRINT:	2,321	SQ.FT.
COVERED PORCH:	48	SQ.FT.
EXISTING CARPORT:	316.5	SQ.FT.
EXISTING TWO STORIES BUILDING:	810	SQ.FT.
EXISTING SHED:	415	SQ.FT.
TOTAL:	3,910.5	SQ.FT.
LOT AREA:	94,428.45	SQ.FT.
LOT COVERAGE:	3,910.5/94,428.45=4.14%	
EXISTING DWELLING:	2,321	SQ.FT.
EXISTING APARTMENT ABOVE:	594	SQ.FT.
DETACHED GARAGE:	25.6	%

SITE PLAN NOTE:
THIS SITE PLAN WAS MADE FOR PERMIT PURPOSE AND NOT REPRESENT A SURVEY.

1 SITE PLAN
SCALE: 1/32"=1'-0"



PROJECT:
EXISTING APARTMENT
16 GLENHOLM DR
GUELPH
SITE PLAN

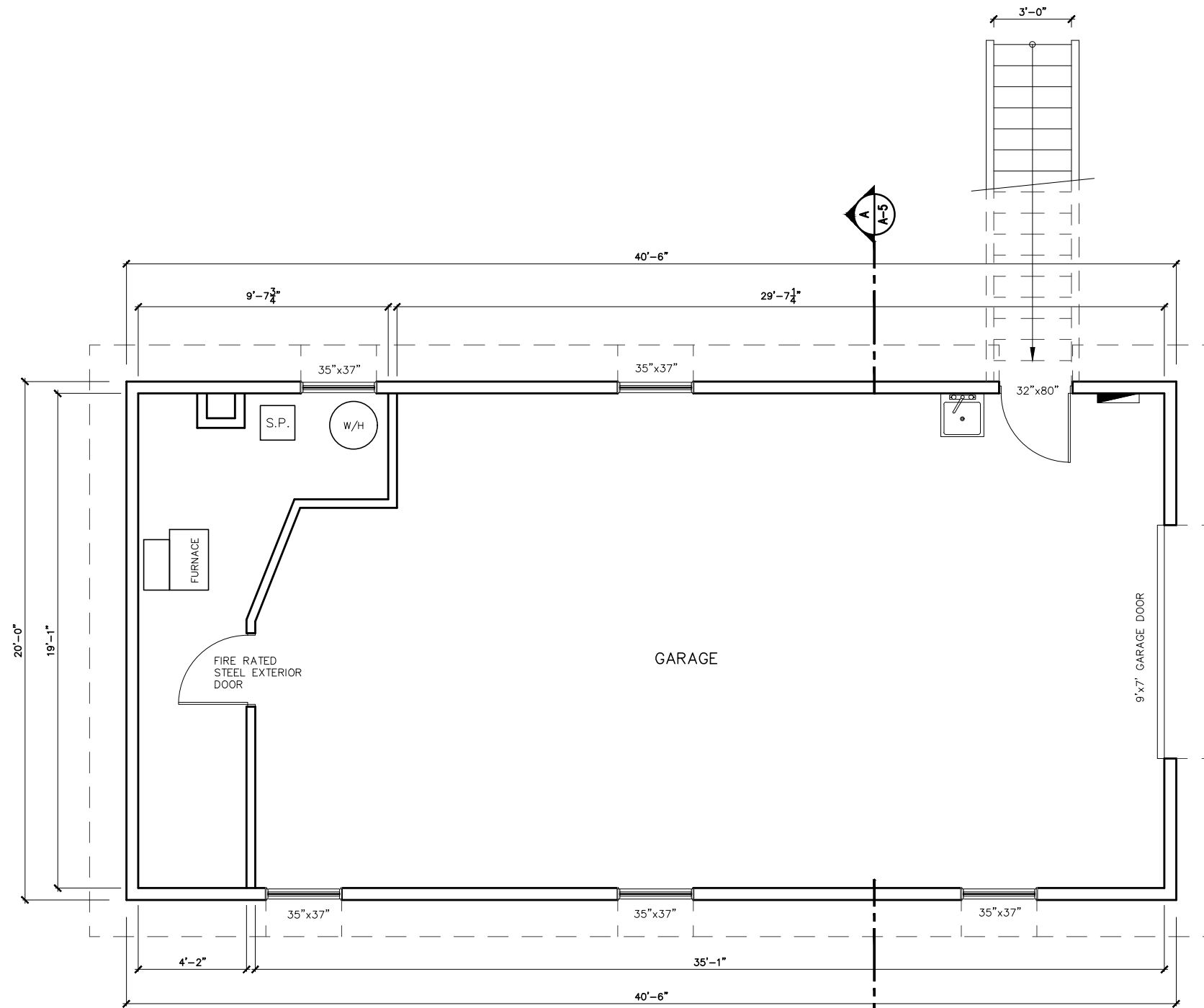
OWNER:
ALI MANSOUR
(226) 979-7721

REVISIONS

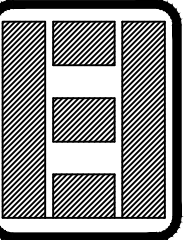
DESIGNER:
HELIO LOPEZ
BCIN 42466
69 MICHIGAN AV. CAMBRIDGE
226 821 0163

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN AND AM QUALIFIED IN THE APPROPRIATE CATEGORY AS AN "OTHER DESIGNER" UNDER SUBSECTION 3.2.5 OF DIVISION C OF THE O.B.C.

DRAWN **HELIO LOPEZ**
CHECKED
DATE **19/10/2023**
SCALE **1/32"=1'-0"**
JOB NO. **3223**
SHEET
A-1
A



2 E. FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



PROJECT:
EXISTING APARTMENT
16 GLENHOLM DR
GUELPH
GARAGE

OWNER:
ALI MANSOUR
(226) 979-7721

REVISIONS

DESIGNER:
HELIO LOPEZ
BCIN 42466
69 MICHIGAN AV. CAMBRIDGE
226 821 0163

I REVIEW AND TAKE
RESPONSIBILITY FOR THE DESIGN
AND AM QUALIFIED IN THE
APPROPRIATE CATEGORY AS AN
"OTHER DESIGNER" UNDER
SUBSECTION 3.2.5 OF DIVISION C
OF THE O.B.C.

DRAWN HELIO LOPEZ

CHECKED

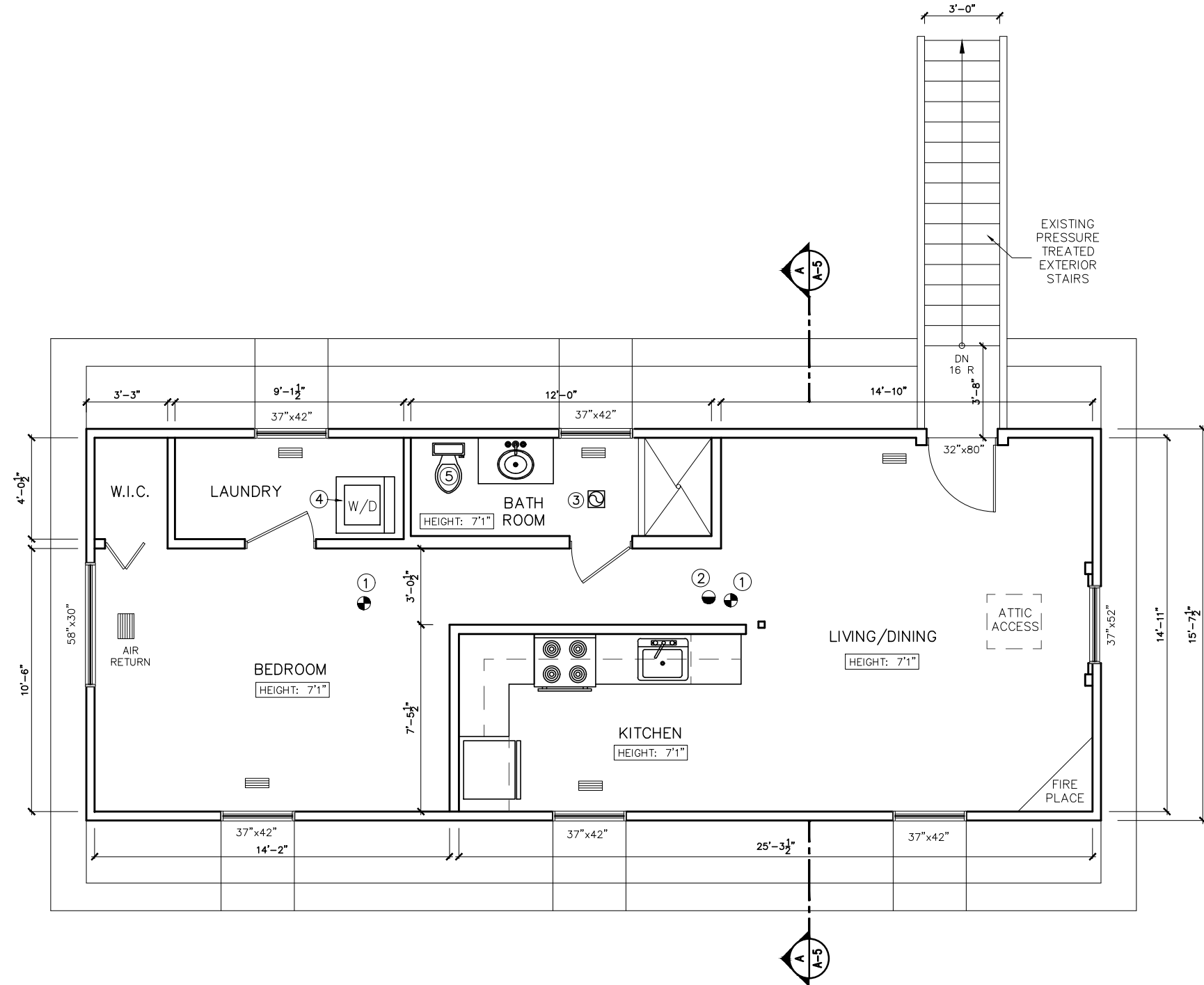
DATE 19/10/2023

SCALE 3/16"=1'-0"

JOB NO. 32-23

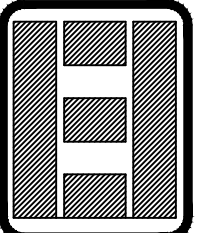
SHEET

A-2
A



KEY NOTES	
①	Hardwired interconnected smoke alarm w/Strobe light
②	Carbon Monoxide Alarm
③	New 50 CFM Bathroom Fan direct vent to exterior(Insulated 4" Duct)
④	Dryer with 4" Vent to exterior
⑤	4.8L Max. or 4.1/6.0L Dual Flush Toilet
4"x10" Heating Outlets	

3 E. SECOND FLOOR PLAN
 SCALE: 3/16"=1'-0"



PROJECT:
 EXISTING APARTMENT
 16 GLENHOLM DR
 GUELPH
 APARTMENT FLOOR PLAN

OWNER:
 ALI MANSOUR
 (226) 979-7721

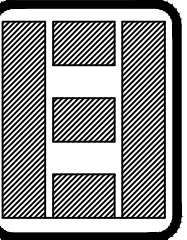
REVISIONS

DESIGNER:
 HELIO LOPEZ
 BCIN 42466
 69 MICHIGAN AV. CAMBRIDGE
 226 821 0163

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN AND AM QUALIFIED IN THE APPROPRIATE CATEGORY AS AN "OTHER DESIGNER" UNDER SUBSECTION 3.2.5 OF DIVISION C OF THE O.B.C.

DRAWN HELIO LOPEZ
 CHECKED
 DATE 19/10/2023
 SCALE 3/16"=1'-0"
 JOB NO. 32-23
 SHEET

A-3
 A



4 HOUSE FRONT ELEVATION
SCALE: 1/8"=1'-0"

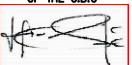
PROJECT:
EXISTING APARTMENT
16 GLENHOLM DR
GUELPH
HOUSE FRONT ELEVATION

OWNER:
ALI MANSOUR
(226) 979-7721

REVISIONS

DESIGNER:
HELIO LOPEZ
BCIN 42466
69 MICHIGAN AV. CAMBRIDGE
226 821 0163

I REVIEW AND TAKE
RESPONSIBILITY FOR THE DESIGN
AND AM QUALIFIED IN THE
APPROPRIATE CATEGORY AS AN
"OTHER DESIGNER" UNDER
SUBSECTION 3.2.5 OF DIVISION C
OF THE O.B.C



DRAWN HELIO LOPEZ

CHECKED

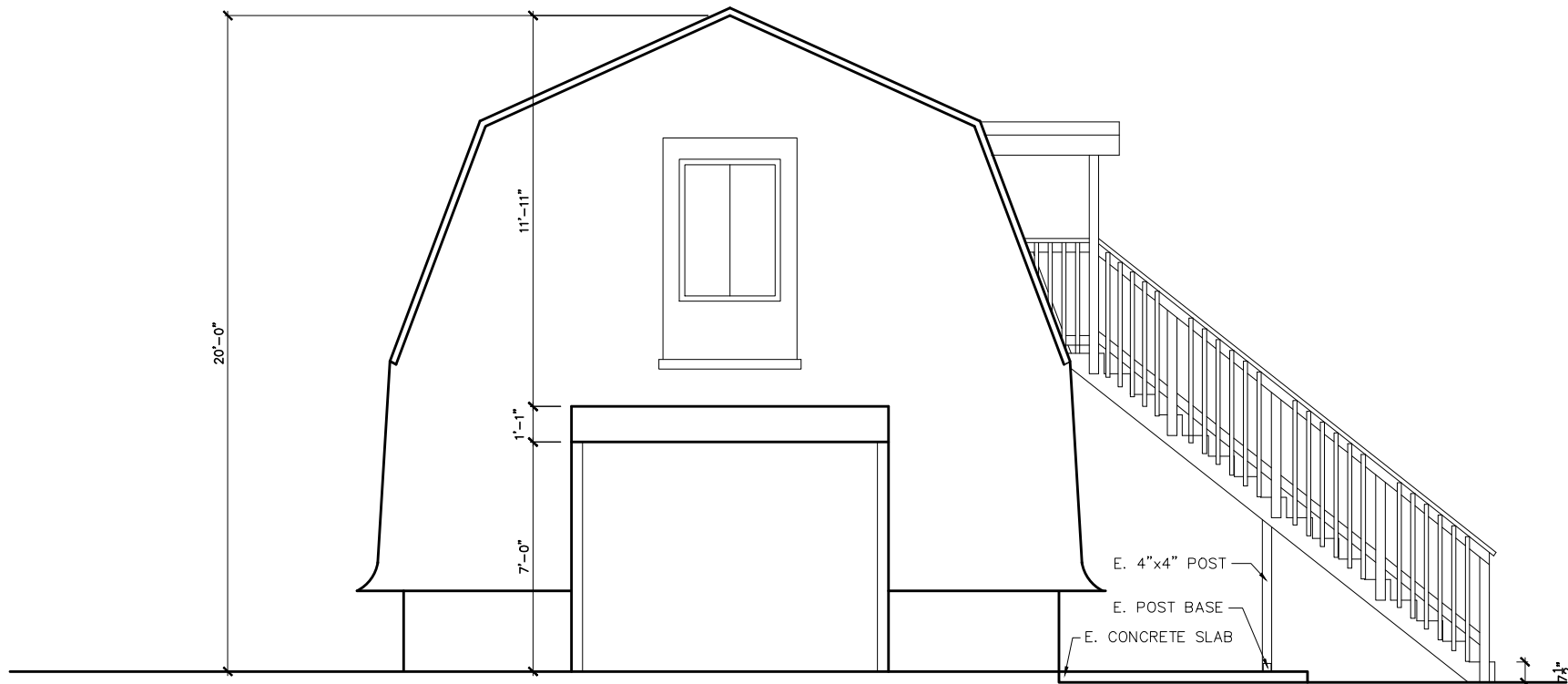
DATE 19/10/2023

SCALE 1/8"=1'-0"

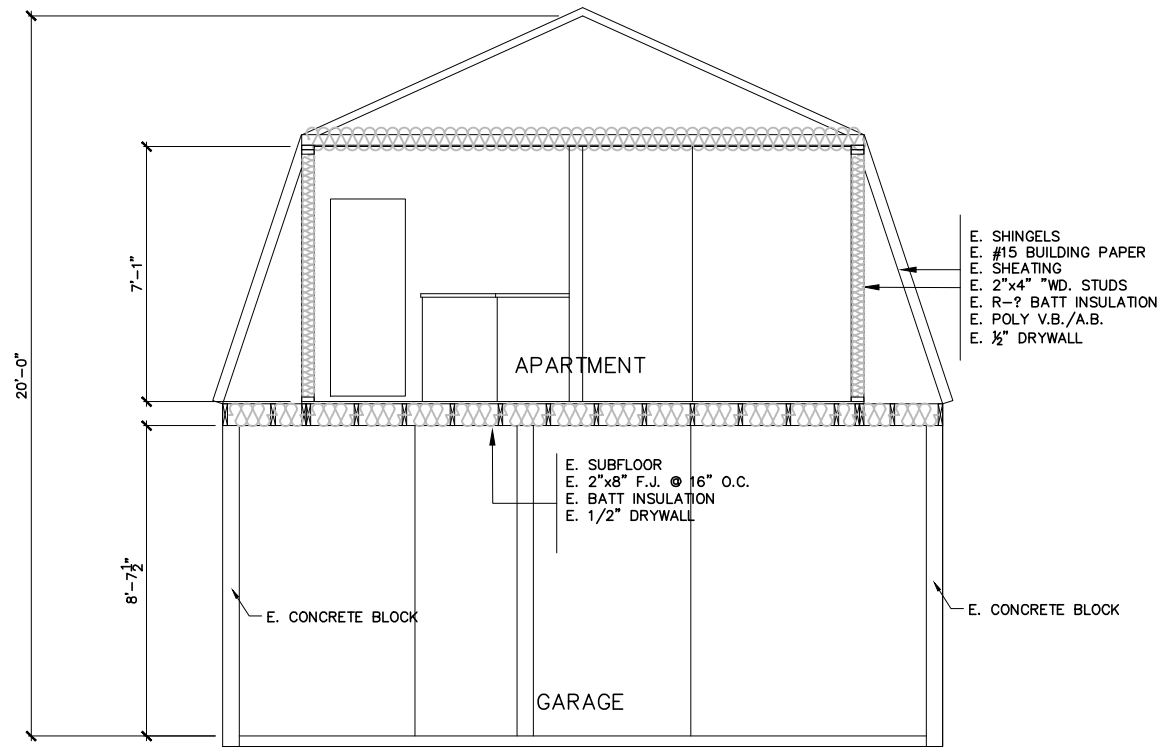
JOB NO. 32-23

SHEET

A-4
A



5 GARAGE/APARTMENT ELEVATION
SCALE: 3/16=1'-0"



6 SECTION A-A'
SCALE: 3/16=1'-0"

GENERAL NOTES:

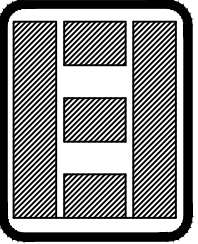
- 1) DO NOT SCALE DRAWINGS. ALL EXISTING CONDITIONS TO BE VERIFIED ON SITE BY CONTRACTOR.
- 2) ALL WORK AND MATERIALS TO CONFORM TO PROVISIONS OF THE ONTARIO BUILDING CODE, LATEST EDITION, WHETHER SPECIFIED ON THE DRAWINGS OR NOT, AS A MINIMUM STANDARD.
- 3) CONTRACTOR/OWNER TO REVIEW ALL DIMENSIONS AND FRAMING CONDITIONS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- 4) CAULK AND FLASH AS REQUIRED AROUND ALL EXTERIOR OPENINGS.
- 5) ALL NEW FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH AN ALLOWABLE BEARING CAPACITY ASSUMED TO BE MINIMUM 2000 PSF.
- 6) ALL NEW LUMBER TO BE S.P.F NO2 OR BETTER. ALL LUMBER TO BE EXPOSED TO WEATHER MUST BE PRESSURE TREATED.
- 7) STEEL TO CONFORM TO CAN/CSA G40.21 GRADE 350W
- 8) CONCRETE TO CONFORM TO O.B.C. SUB SECTIONS 9.3.1. & 9.16.4.
COMPRESSIVE STRENGTH:
 - 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS & ALL EXTERIOR FLATWORK (CONCRETE TO INCLUDE 5-8% AIR ENTRAINMENT)
 - 25 MPa FOR INTERIOR FLOORS OTHER THAN THOSE FOR GARAGES
 - 15 MPa FOR ALL OTHER APPLICATIONS
- 9) FOLLOW O.B.C. SECTION 9.12 FOR EXCAVATION AND BACKFILL.
- 10) FOLLOW O.B.C. SECTION 9.13 FOR DAMP PROOFING & WATERPROOFING OF FOUNDATION WALLS, FLOORS ON GROUND & SOIL GAS CONTROL.
- 11) FOLLOW O.B.C. SECTION 9.14 & SUBSECTION 9.16.3 FOR FOUNDATION WALL & SURFACE DRAINAGE.
- 12) STRUCTURAL BOLTS, NUTS AND WASHERS CONFORM TO ASTM A325M
- 13) FOR SIMPSON STRONG TIE HARDWARE INSTALLATION REFER TO MANUFACTURER'S SPECIFICATIONS
- 14) STRUCTURAL BOLTS, NUTS AND WASHERS TO BE HOT DIP GALVANIZED

AN AIR BARRIER SYSTEM CONFORMING TO SUBSECTION 9.25.3. SHALL BE INSTALLED BETWEEN THE GARAGE AND THE APARTMENT TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES.

GUARDS NOTES:

GUARDS CONFORMING O.B.C. 9.8.8. & SB-7 ARE REQUIRED FOR PORCHES, EXTERIOR LANDINGS, RAISED WALKWAYS EXCEEDING 24" (0.60MT) ABOVE GRADE OR BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE. ALL GUARDS MUST BE NON-CLIMBABLE WITH NO HORIZONTAL MEMBERS BETWEEN 5 1/2" AND 35" ABOVE THE FLOOR OR WALKING SURFACE. HANDRAIL IS REQUIRED FOR INTERIOR STAIRS HAVING MORE THAN TWO RISERS AND EXTERIOR EXTERIOR STAIRS HAVING MORE THAN THREE RISERS. SITE TO VERIFY ALL ROUGH OPENINGS AND LANDING HEIGHTS PRIOR TO INSTALLATION OF STAIRS. GUARDS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE THROUGH OPENINGS

GUARDS:
42" HIGH. GUARDS FOR WALLS HEIGHTS MORE THAN 5'-11"
36" HIGH GUARDS FOR WALLS LESS THAN 5'-11"
GUARDS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE THROUGH OPENINGS AND BE DESIGNED TO PREVENT CLIMBING.



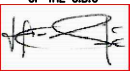
PROJECT: EXISTING APARTMENT
16 GLENHOLM DR
GUELPH
GARAGE/APARTMENT
FRONT ELEVATION AND SECTION

OWNER: ALI MANSOUR
(226) 979-7721

REVISIONS

DESIGNER:
HELIO LOPEZ
BCIN 42466
69 MICHIGAN AV. CAMBRIDGE
226 821 0163

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN AND AM QUALIFIED IN THE APPROPRIATE CATEGORY AS AN "OTHER DESIGNER" UNDER SUBSECTION 3.2.5 OF DIVISION C OF THE O.B.C.



DRAWN HELIO LOPEZ
CHECKED
DATE 19/10/2023
SCALE 3/16=1'-0"
JOB NO. 32-23

SHEET
A-5
A