



SET No. 1
DATE: NOVEMBER 2021
STATUS: WORKING DRAWINGS

CONSTRUCTION DOCUMENTS FOR:

79 NORTHUMBERLAND ROAD

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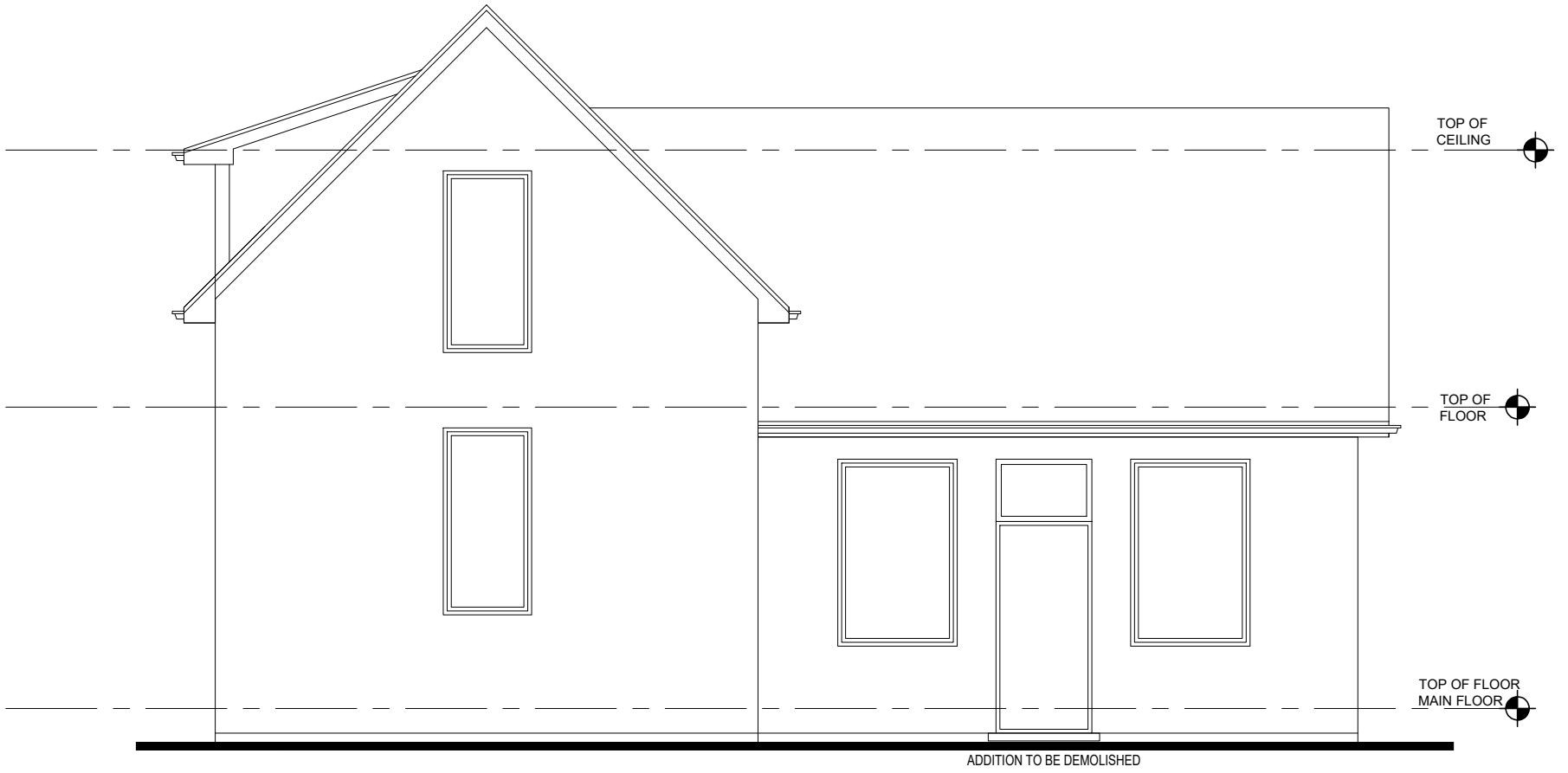
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DESIGN AND WORKING DRAWINGS BY:

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Guelph, Ontario
N1H 5N8

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STATUS: PERMIT DRAWINGS

PROJECT DATE: NOVEMBER 2021

LEAD DRAFTER: J.CAMARA

TEAM DRAFTER:

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

79
**NORTHUMBERLAND
ROAD**
GUELPH, ONTARIO

EXISTING FRONT AND
REAR ELEVATIONS

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 117239
INDIVIDUAL BCIN: 24208

SIGNED:

SHEET **A1.1**

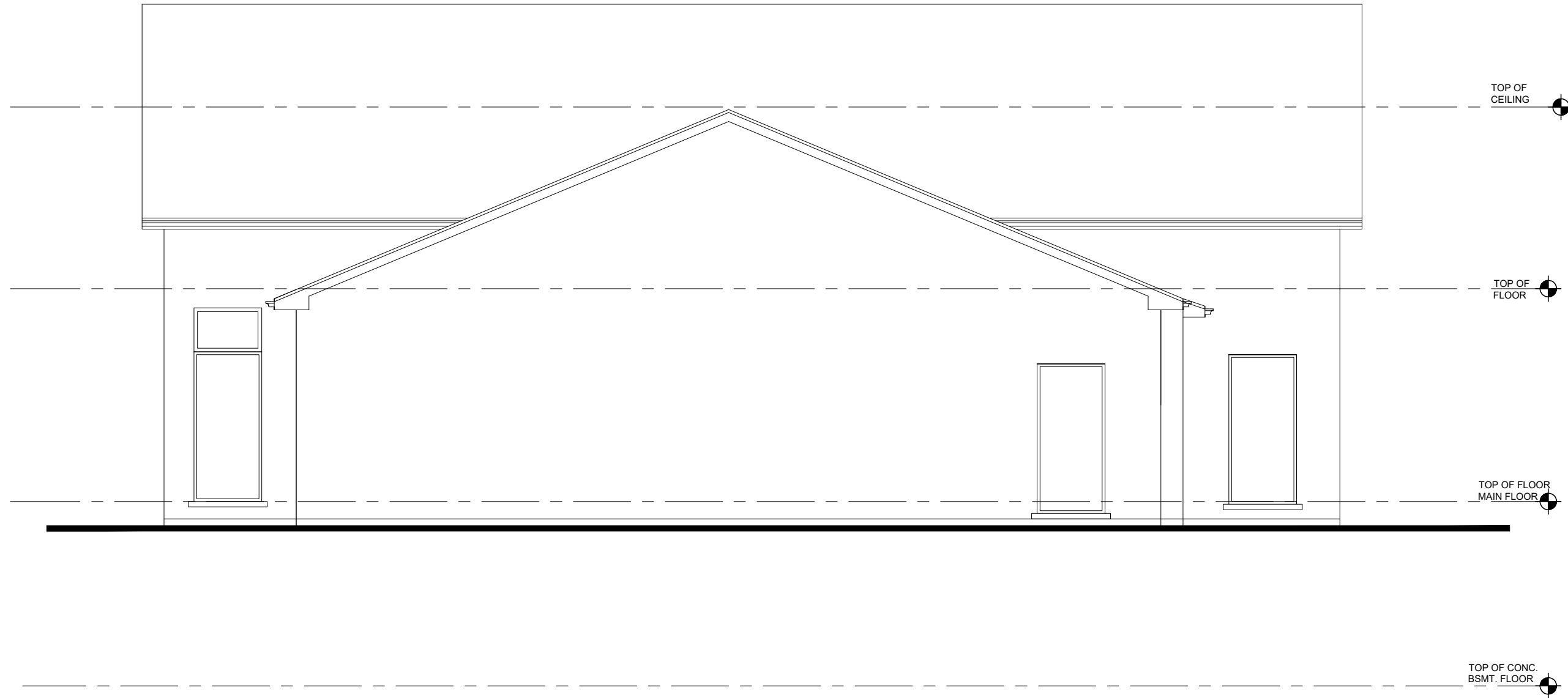
PLOT DATE: MAY 24, 2024



I, JENNIFER CAMARA DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

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PROJECT

79
NORTHUMBERLAND
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GUELPH, ONTARIO

PAGE

RIGHT SIDE ELEVATION

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LEAD DRAFTER: J.CAMARA

TEAM DRAFTER: J.CAMARA

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

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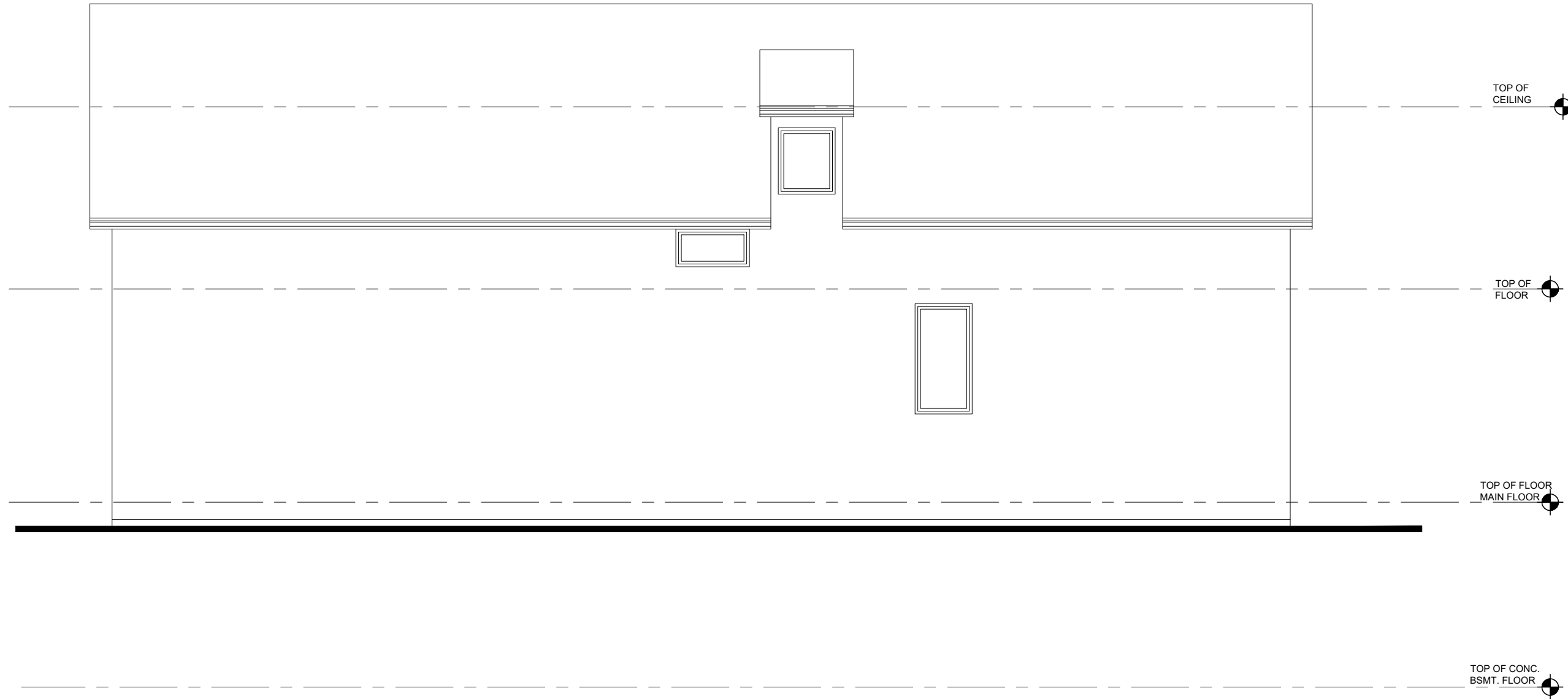
A1.2



I, JENNIFER CAMARA DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

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79
NORTHUMBERLAND
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GUELPH, ONTARIO

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LEFT SIDE ELEVATION

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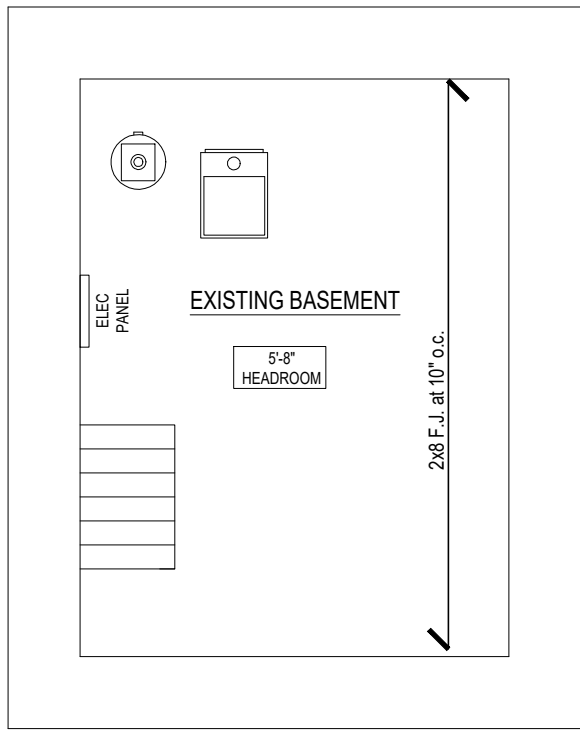


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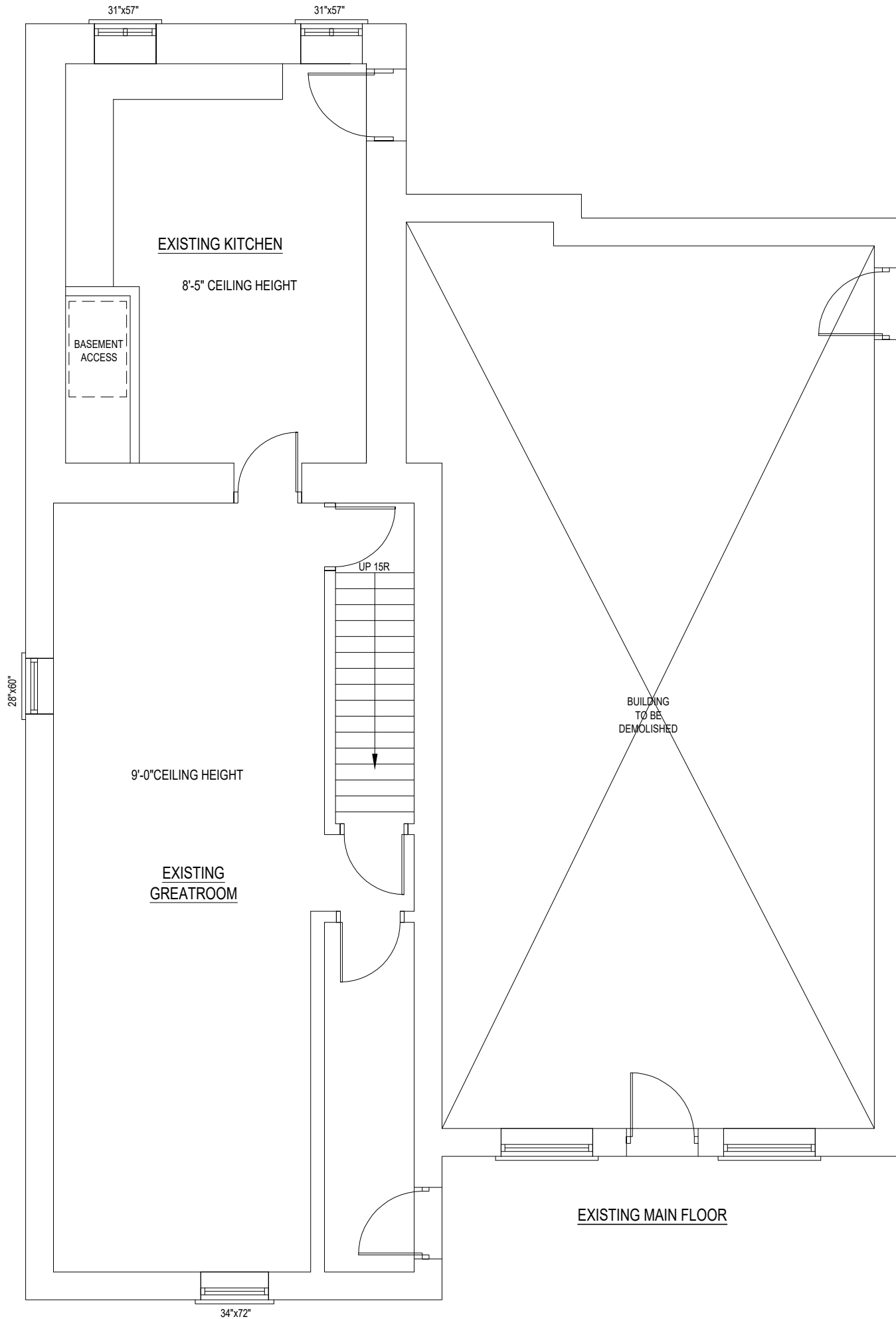
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SHEET

A1.3



EXISTING BASEMENT / CRAWLSPACE



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TEAM DRAFTER:

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**NORTHUMBERLAND
ROAD**
GUELPH, ONTARIO

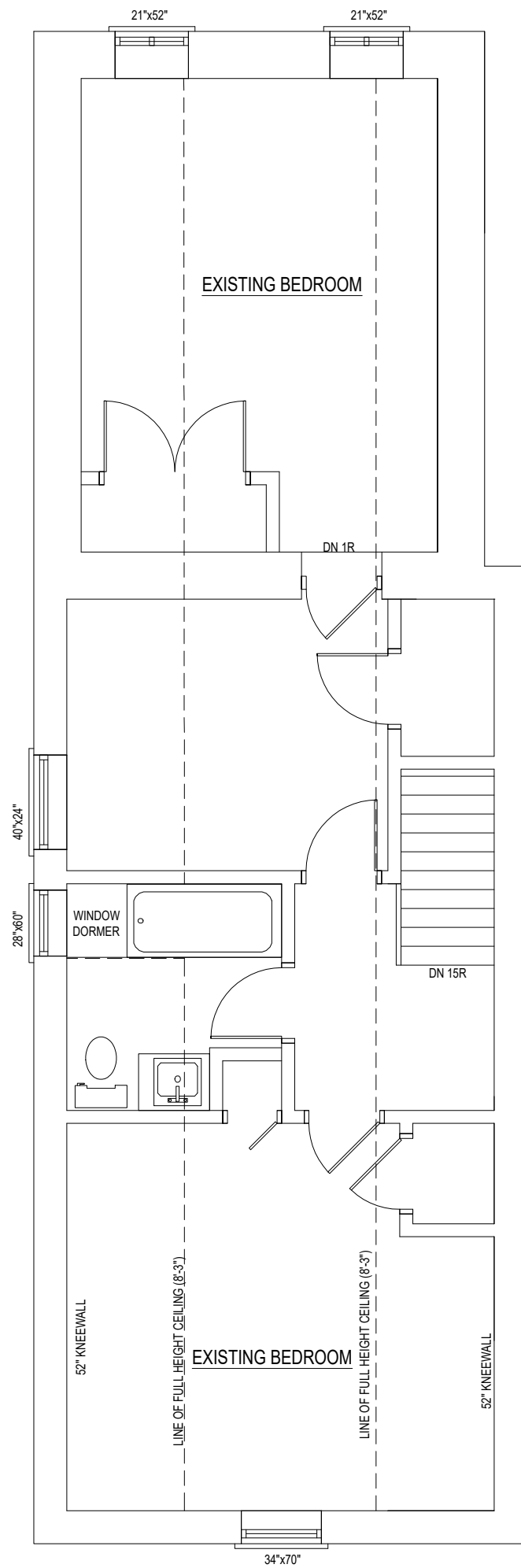
EXISTING BASEMENT AND MAIN
FLOOR PLAN

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

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SHEET **A1.4**

PLOT DATE: MAY 24, 2024



EXISTING SECOND FLOOR



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LEAD DRAFTER: J.CAMARA

TEAM DRAFTER:

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

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NORTHUMBERLAND
ROAD
GUELPH, ONTARIO

EXISTING SECOND FLOOR PLAN

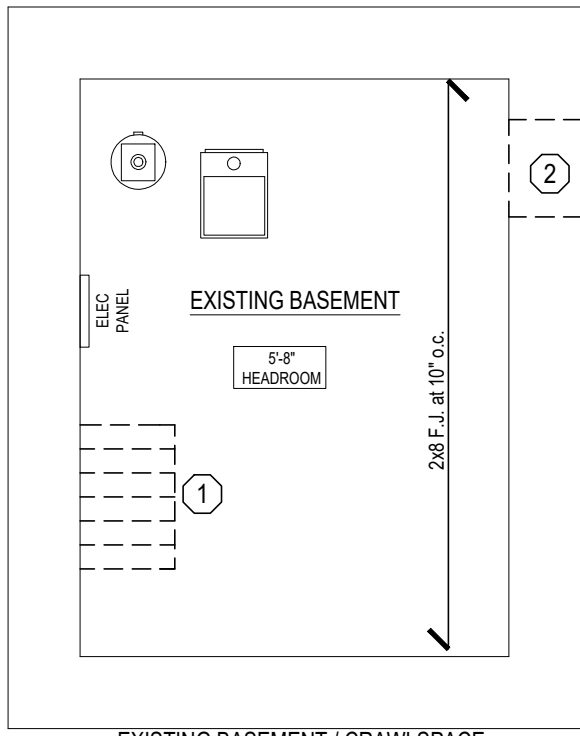
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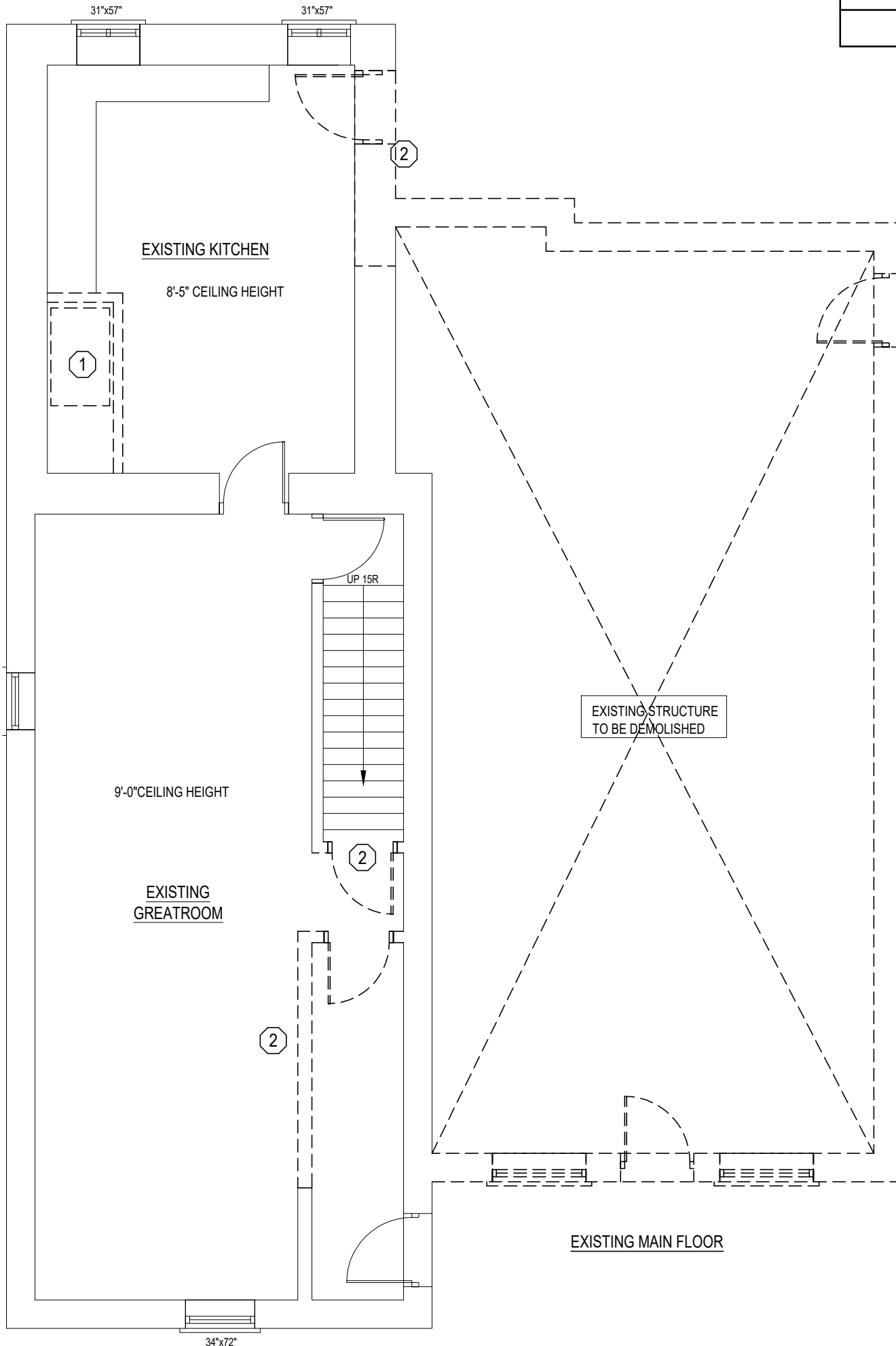
SIGNED:

SHEET A1.5

PLOT DATE: MAY 24, 2024



EXISTING BASEMENT / CRAWLSPACE



GENERAL NOTES

- A. THE INTENT OF THIS DRAWING IS TO OUTLINE THE SCOPE OF WORK FOR THE ADDITION REQUIRED FOR THIS PROJECT.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL DEMOLITION/NEW CONSTRUCTION FOR THE PROJECT IS PERFORMED AS REQUIRED.
- C. REPAIR AND MAKE GOOD ALL FINISHES THAT ARE TO REMAIN.
- D. EXISTING WALLS TO REMAIN ARE TO BE USED AS THE BASE FOR DIMENSIONING INTERIOR WALLS.
- E. SUPPORT EXISTING STRUCTURE FOR ALL LOAD BEARING WALLS & FRAMING TO BE REMOVED
- F. ALL DIMENSIONS OF EXISTING STRUCTURE ARE TO BE SITE VERIFIED BEFORE CONSTRUCTION IS TO BEGIN.

DEMOLITION NOTES	
SYMBOL	DESCRIPTION
1	REMOVE EXISTING CRAWLSPACE ACCESS. OPENING TO FILLED IN WITH MATCHING JOIST AND SUBFLOOR
2	CUT OPENING IN EXISTING WALL
3	BEAM POCKET TO BE CUT INTO EXISTING FOUNDATION FOR NEW STEEL BEAM (TYP 2 LOCATIONS)
4	REMOVE EXISTING STAIRWELL. TO BE FRAME IN TO MATCH EXISTING FLOOR JOISTS
---	DENOTES EXISTING CONSTRUCTION
---	DENOTES ELEMENTS TO BE REMOVED

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LEAD DRAFTER:	J.CAMARA
TEAM DRAFTER:	

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NORTHUMBERLAND
ROAD
GUELPH, ONTARIO

PROJECT
PAGE
DEMOLITION BASEMENT AND
MAIN FLOOR PLAN

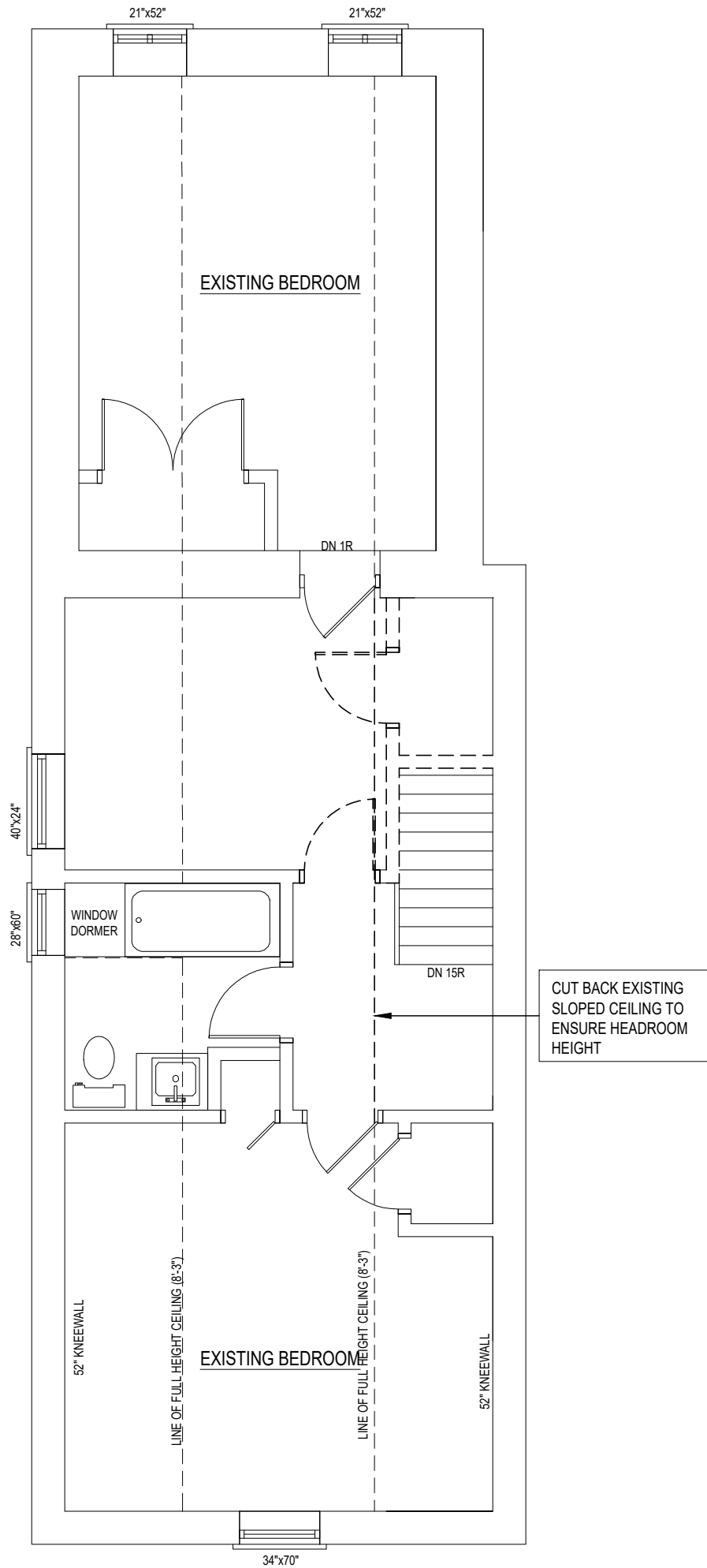
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FIRM BCIN: 117239
INDIVIDUAL BCIN: 24208
SIGNED:

SHEET **A2.1**

REVISION
PLOT DATE
MAY 24, 2024

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



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- C. REPAIR AND MAKE GOOD ALL FINISHES THAT ARE TO REMAIN.
- D. EXISTING WALLS TO REMAIN ARE TO BE USED AS THE BASE FOR DIMENSIONING INTERIOR WALLS.
- E. SUPPORT EXISTING STRUCTURE FOR ALL LOAD BEARING WALLS & FRAMING TO BE REMOVED
- F. ALL DIMENSIONS OF EXISTING STRUCTURE ARE TO BE SITE VERIFIED BEFORE CONSTRUCTION IS TO BEGIN.

DEMOLITION NOTES	
SYMBOL	DESCRIPTION
①	EXISTING WINDOW AND FRAME TO BE REMOVED AND FILLED IN
②	CUT OPENING IN EXISTING WALL
③	REMOVE EXISTING INTERIOR WALL OR INTERIOR WAL
④	REMOVE EXISTING STAIRWELL. TO BE FRAME IN TO MATCH EXISTING FLOOR JOISTS
— — — —	DENOTES EXISTING CONSTRUCTION
- - - -	DENOTES ELEMENTS TO BE REMOVED



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TEAM DRAFTER:

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

79
**NORTHUMBERLAND
ROAD**
GUELPH, ONTARIO

PROJECT
PAGE
DEMOLITION SECOND
FLOOR PLAN

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

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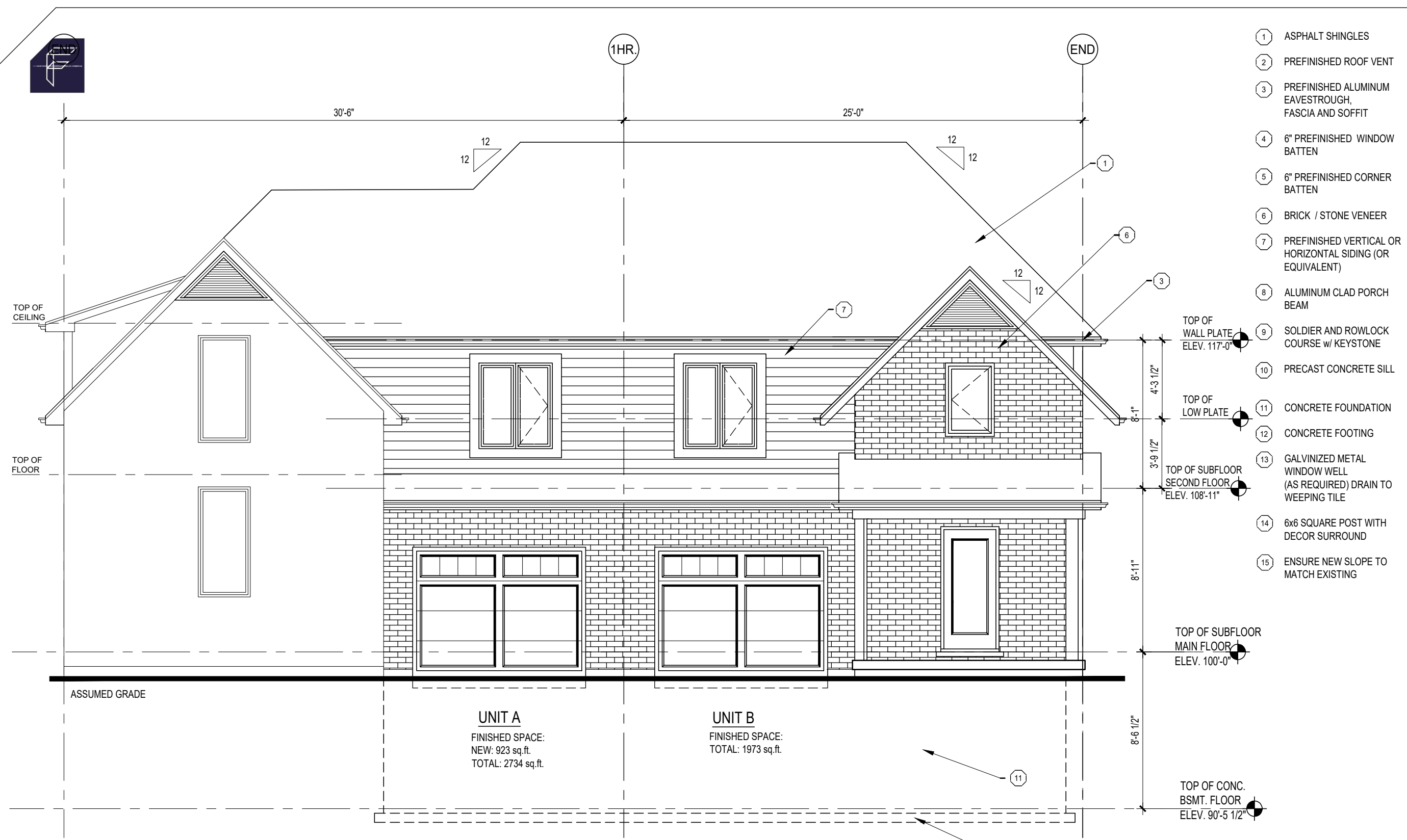
SHEET **A2.2**

PLOT DATE
MAY 24, 2024



1HR.

END



- 1 ASPHALT SHINGLES
- 2 PREFINISHED ROOF VENT
- 3 PREFINISHED ALUMINUM EAVESTROUGH, FASCIA AND SOFFIT
- 4 6" PREFINISHED WINDOW BATTEN
- 5 6" PREFINISHED CORNER BATTEN
- 6 BRICK / STONE VENEER
- 7 PREFINISHED VERTICAL OR HORIZONTAL SIDING (OR EQUIVALENT)
- 8 ALUMINUM CLAD PORCH BEAM
- 9 SOLDIER AND ROWLOCK COURSE w/ KEYSTONE
- 10 PRECAST CONCRETE SILL
- 11 CONCRETE FOUNDATION
- 12 CONCRETE FOOTING
- 13 GALVINIZED METAL WINDOW WELL (AS REQUIRED) DRAIN TO WEEPING TILE
- 14 6x6 SQUARE POST WITH DECOR SURROUND
- 15 ENSURE NEW SLOPE TO MATCH EXISTING

ASSUMED GRADE

UNIT A
FINISHED SPACE:
NEW: 923 sq.ft.
TOTAL: 2734 sq.ft.

UNIT B
FINISHED SPACE:
TOTAL: 1973 sq.ft.

- TOP OF WALL PLATE
ELEV. 117'-0"
- 4'-3 1/2"
- TOP OF LOW PLATE
- 8'-1"
- 3'-9 1/2"
- TOP OF SUBFLOOR
SECOND FLOOR
ELEV. 108'-11"
- 8'-1"
- TOP OF SUBFLOOR
MAIN FLOOR
ELEV. 100'-0"
- 8'-6 1/2"
- TOP OF CONC.
BSMT. FLOOR
ELEV. 90'-5 1/2"

IN ACCORDANCE WITH SB-12 TABLE 2.1.1.2.A OF THE 2012 ONTARIO BUILDING CODE

UNIT A			UNIT B		
ELEVATION	TOTAL AREA OF EXPOSED BUILDING FACE	PROPOSED TOTAL WINDOW/DOOR OPENING (EXCLUDING FRONT ENTRY)	ELEVATION	TOTAL AREA OF EXPOSED BUILDING FACE	PROPOSED TOTAL WINDOW/DOOR OPENING (EXCLUDING FRONT ENTRY)
FRONT	246 sq. ft.	15 sq. ft.	FRONT	450 sq. ft.	29 sq. ft.
RIGHT	792 sq. ft.	0 sq. ft.	RIGHT	810 sq. ft.	56 sq. ft.
REAR	272 sq. ft.	55 sq. ft.	REAR	453 sq. ft.	111 sq. ft.
LEFT	757 sq. ft.	0 sq. ft.	LEFT	792 sq. ft.	0 sq. ft.
TOTAL:	2067 sq. ft.	70 sq. ft.	TOTAL:	2505 sq. ft.	196 sq. ft.
TOTAL % OF WINDOW/DOOR OPENINGS:		3.4%	TOTAL % OF WINDOW/DOOR OPENINGS:		12.8%

NOTE: WINDOW SIZES SHOWN ARE APPROXIMATE. EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW MANUFACTURERS SPECIFICATIONS.

NOTE: PROVIDE GUARDS (CONFORMING TO DIVISION B, PART 9.8.8 OF THE 2012 ONTARIO BUILDING CODE AND SB-7 TYPE GUARDS FOR HOUSING AND SMALL BUILDINGS) AT PORCH WHERE DISTANCE FROM PORCH TO GRADE IS 2'-0" OR GREATER.

NOTE: WHERE PATIO/TERRACE DOOR THRESHOLD IS GREATER THAN 2'-0" ABOVE FINISHED GRADE, PROVIDE SB-7 GUARD OR PROVIDE BLOCKING TO PREVENT DOOR FROM OPENING MORE THAN 4".

NOTE: FOR WALK-OUT & PART WALK-OUT LOTS STEP CONC. FOUNDATION AS REQ'D FOR PROPOSED GRADES ENSURING A MAX. OF 4'-0" OF LATERALLY UNSUPPORTED WALL

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FIRM BCIN: 117239
INDIVIDUAL BCIN: 2420

SIGNED:

PROJECT

**79
NORTHUMBERLAND
ROAD**

GUELPH, ONTARIO

PAGE

FRONT ELEVATION

STATUS: PERMIT PLANS

DATE: NOVEMBER 2021

LEAD DRAFTER: J.CAMARA

TEAM DRAFTER: J.CAMARA

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

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MAY 24, 2024

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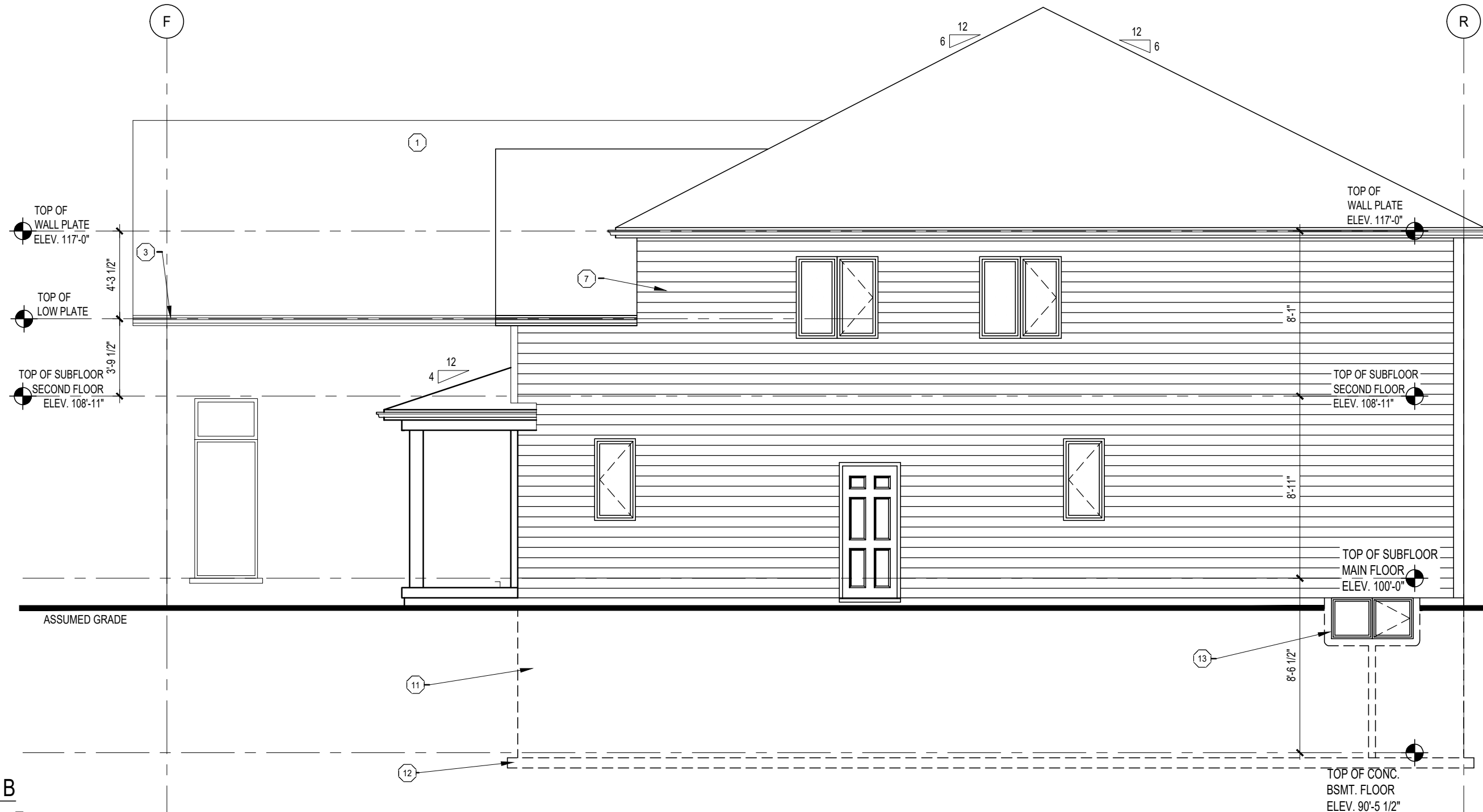


TOTAL AREA OF EXPOSED BUILDING FACE = 810 sq.ft.
 ALLOWABLE UNPROTECTED OPENING AREA BASED ON 4'-0" SETBACK (7%) = 56.7 sq.ft.
 PROPOSED UNPROTECTED OPENING AREA = 56 sq.ft.

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 INDIVIDUAL BCIN: 2420

SIGNED: [Redacted Signature]



UNIT B

- | | | | |
|---|---|--|---|
| 1 ASPHALT SHINGLES | 5 6" PREFINISHED CORNER BATTEN | 9 SOLDIER AND ROWLOCK COURSE w/ KEYSTONE | 13 GALVANIZED METAL WINDOW WELL (AS REQUIRED) DRAIN TO WEEPING TILE |
| 2 PREFINISHED ROOF VENT | 6 BRICK / STONE VENEER | 10 FINISHED GRADE (ASSUMED) | 14 6x6 SQUARE POST WITH DECOR SURROUND |
| 3 PREFINISHED ALUMINUM EAVESTROUGH, FASCIA AND SOFFIT | 7 PREFINISHED VERTICAL OR HORIZONTAL SIDING (OR EQUIVALENT) | 11 CONCRETE FOUNDATION | 15 ENSURE NEW SLOPE TO MATCH EXISTING |
| 4 6" PREFINISHED WINDOW BATTEN | 8 ALUMINUM CLAD PORCH BEAM | 12 CONCRETE FOOTING | |

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RIGHT SIDE ELEVATION

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REAR ELEVATION

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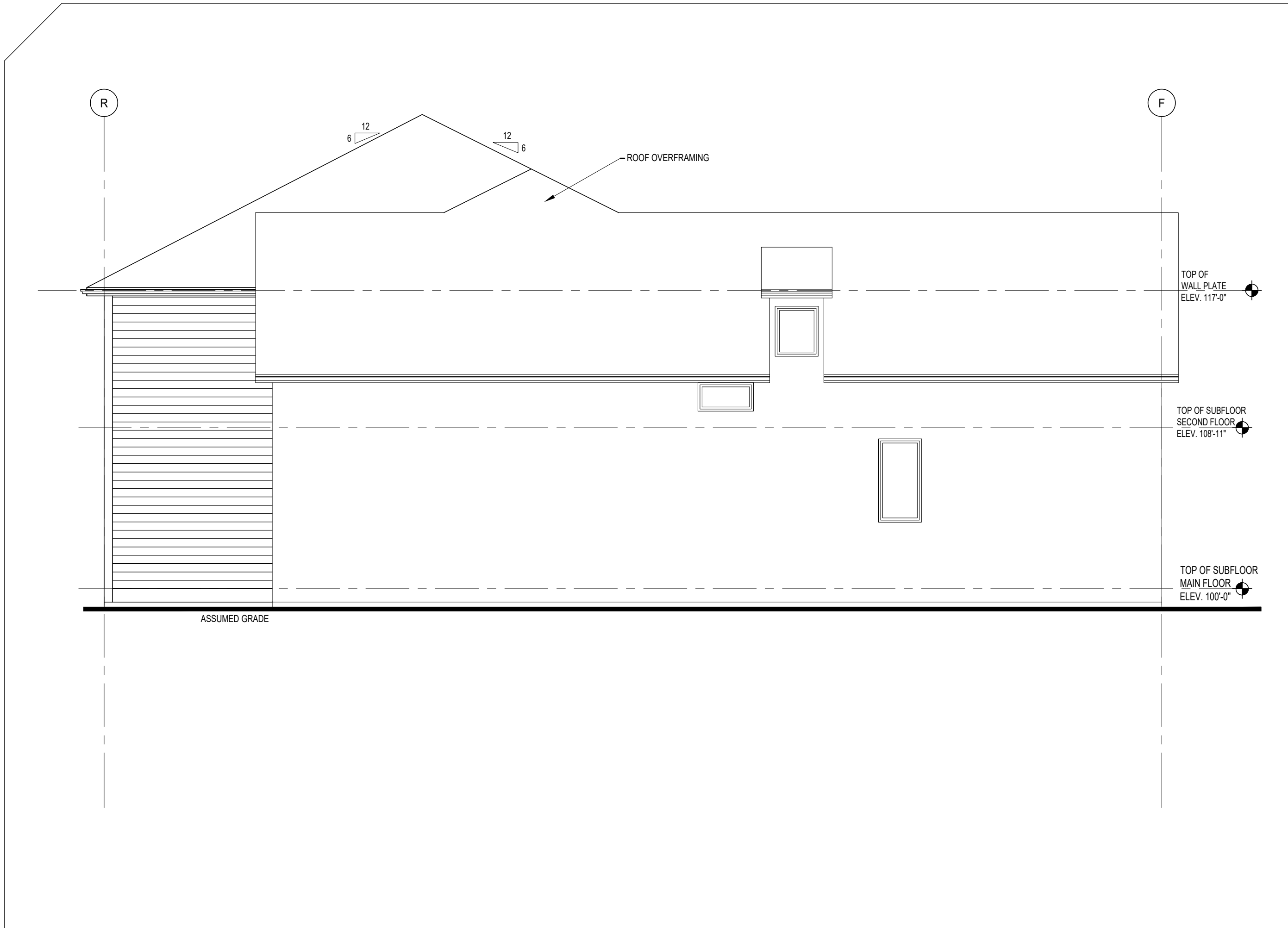
SHEET

A3.3




UNIT B

- | | | | |
|---|---|--|--|
| ① ASPHALT SHINGLES | ⑤ 6" PREFINISHED CORNER BATTEN | ⑨ SOLDIER AND ROWLOCK COURSE w/ KEYSTONE | ⑬ GALVANIZED METAL WINDOW WELL (AS REQUIRED) DRAIN TO WEEPING TILE |
| ② PREFINISHED ROOF VENT | ⑥ BRICK / STONE VENEER | ⑩ FINISHED GRADE (ASSUMED) | ⑭ 6x6 SQUARE POST WITH DECOR SURROUND |
| ③ PREFINISHED ALUMINUM EAVESTROUGH, FASCIA AND SOFFIT | ⑦ PREFINISHED VERTICAL OR HORIZONTAL SIDING (OR EQUIVALENT) | ⑪ CONCRETE FOUNDATION | ⑮ ENSURE NEW SLOPE TO MATCH EXISTING |
| ④ 6" PREFINISHED WINDOW BATTEN | ⑧ ALUMINUM CLAD PORCH BEAM | ⑫ CONCRETE FOOTING | |



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LEFT SIDE ELEVATION

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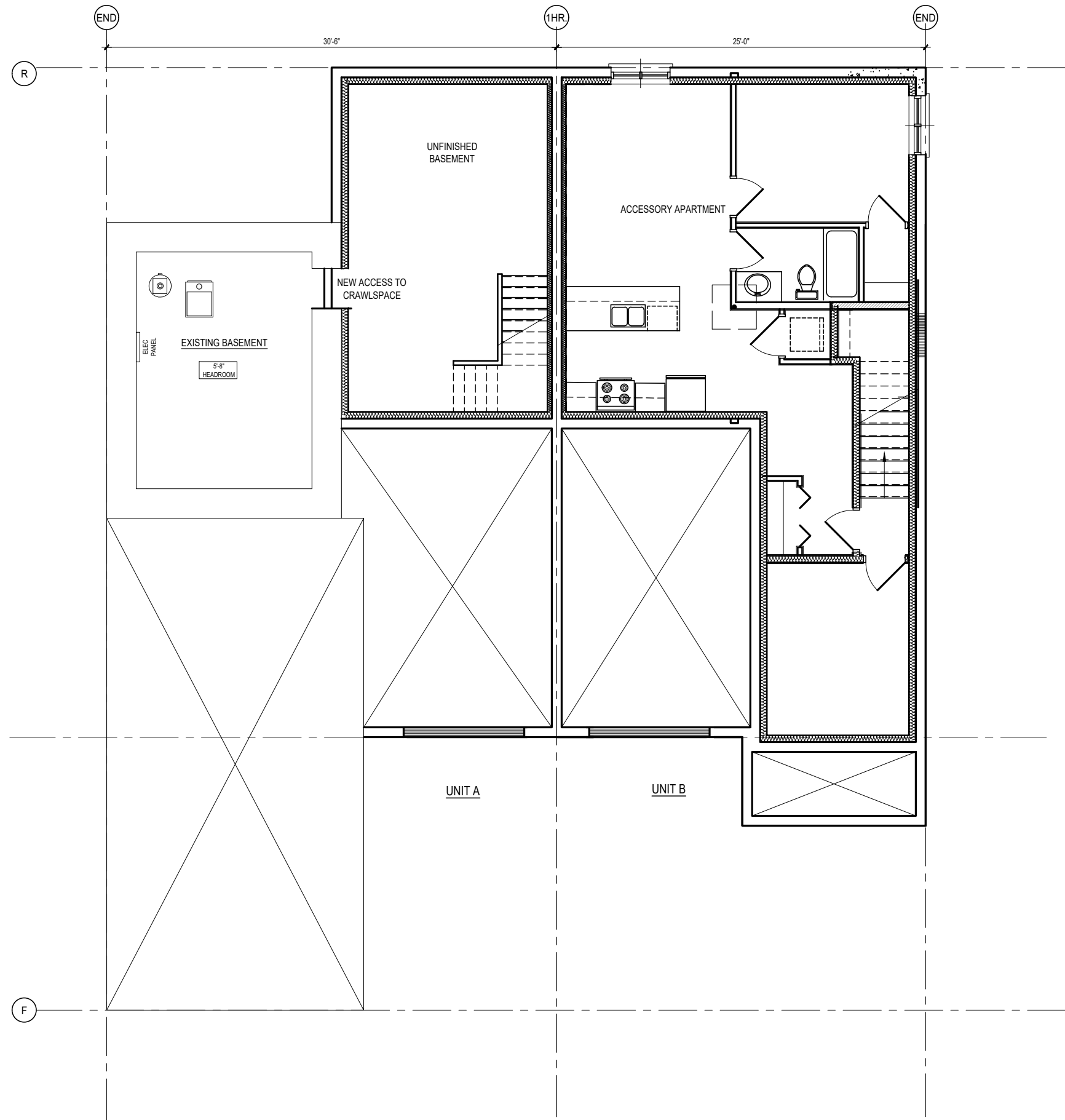


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SHEET

A3.4



PARTY WALL NOTE:
 WRAP ALL BEAMS AND POSTS AT PARTY WALLS
 w/ * TYPE 'X' 5/8" TYPE 'X' GYPSUM BOARD.
 PROVIDE SEMI-RIGID ROXUL 'COMFORT BOARD'
 MINERAL WOOL INSULATION BETWEEN BEAMS
 AND ADJACENT UNIT.

BCIN QUALIFICATION
 I, JENNIFER CAMARA DECLARE
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 WORK ON BEHALF OF MY FIRM, FIORI
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 79
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 GUELPH, ONTARIO
 TWO STOREY SEMI
 DETACHED

PAGE
 OVERALL BASEMENT
 PLAN

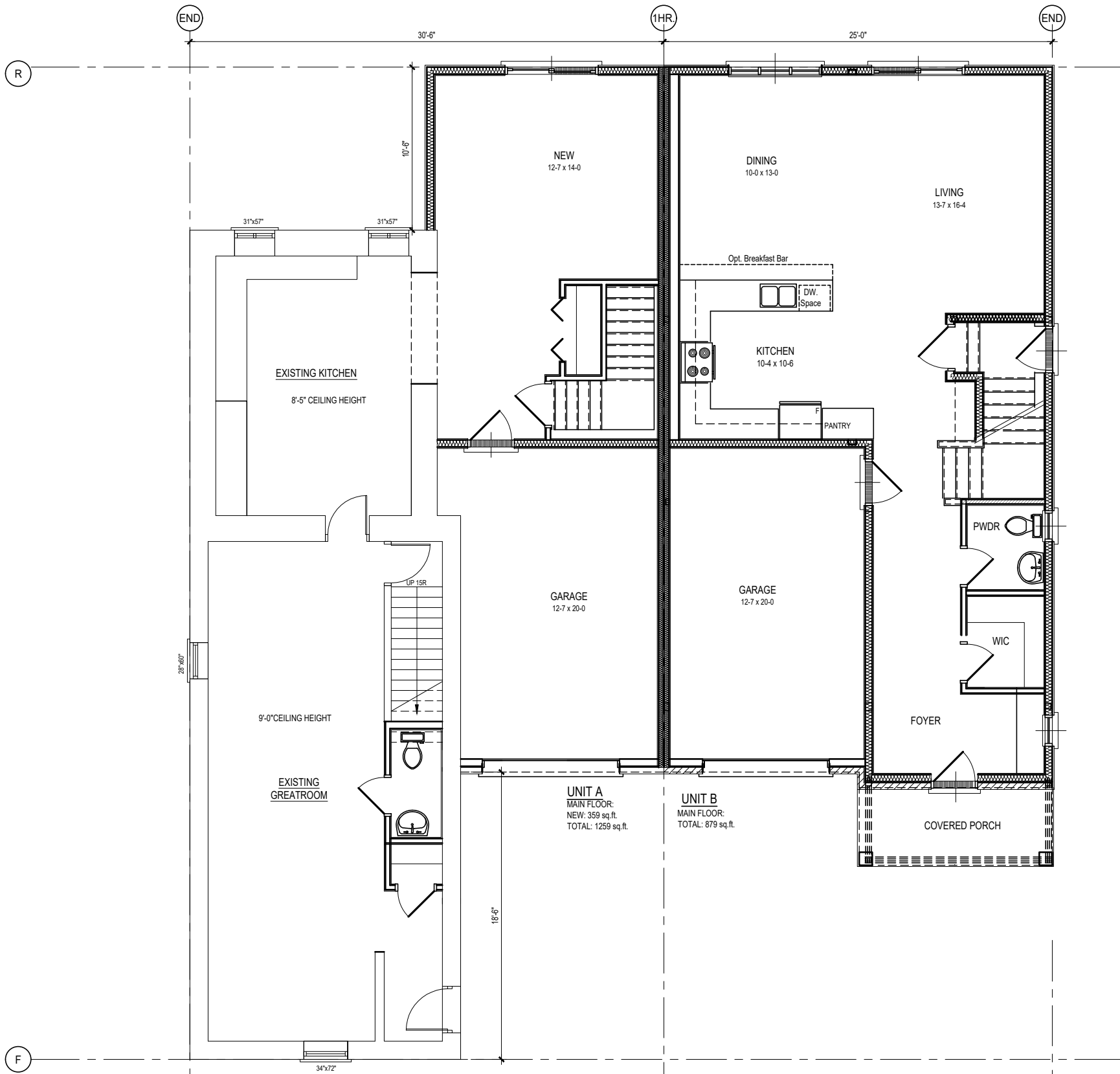
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DATE: NOVEMBER 2021
LEAD DRAFTER: J.CAMARA
TEAM DRAFTER: J.CAMARA
SCALE: 1/8" = 1'-0"

1:	_____
2:	_____
3:	_____

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**FIORI
 DESIGN**
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SHEET
 A4.1



PARTY WALL NOTE:
 WRAP ALL BEAMS AND POSTS AT PARTY WALLS
 w/ * TYPE 'X' 5/8" TYPE 'X' GYPSUM BOARD.
 PROVIDE SEMI-RIGID ROXUL 'COMFORT BOARD'
 MINERAL WOOL INSULATION BETWEEN BEAMS
 AND ADJACENT UNIT.

BCIN QUALIFICATION
 I, JENNIFER CAMARA, DECLARE
 THAT I HAVE REVIEWED AND TAKE
 RESPONSIBILITY FOR THE DESIGN
 WORK ON BEHALF OF MY FIRM, FIORI
 DESIGN INC. A FIRM REGISTERED UNDER
 SUBSECTION 3.2.4 OF DIVISION C, OF
 THE ONTARIO BUILDING CODE.
 I AM QUALIFIED AND THE FIRM IS
 REGISTERED IN THE APPROPRIATE
 CLASSES/CATEGORIES.
 FIRM BCIN: 117239
 INDIVIDUAL BCIN: 24208
 SIGNED: [Redacted Signature]

PROJECT
 79
 NORTHUMBERLAND
 ROAD
 GUELPH, ONTARIO
 TWO STOREY SEMI
 DETACHED

PAGE
 OVERALL MAIN FLOOR
 PLAN

STATUS: PERMIT PLANS
DATE: NOVEMBER 2021
LEAD DRAFTER: J.CAMARA
TEAM DRAFTER: J.CAMARA
SCALE: 1/8" = 1'-0"

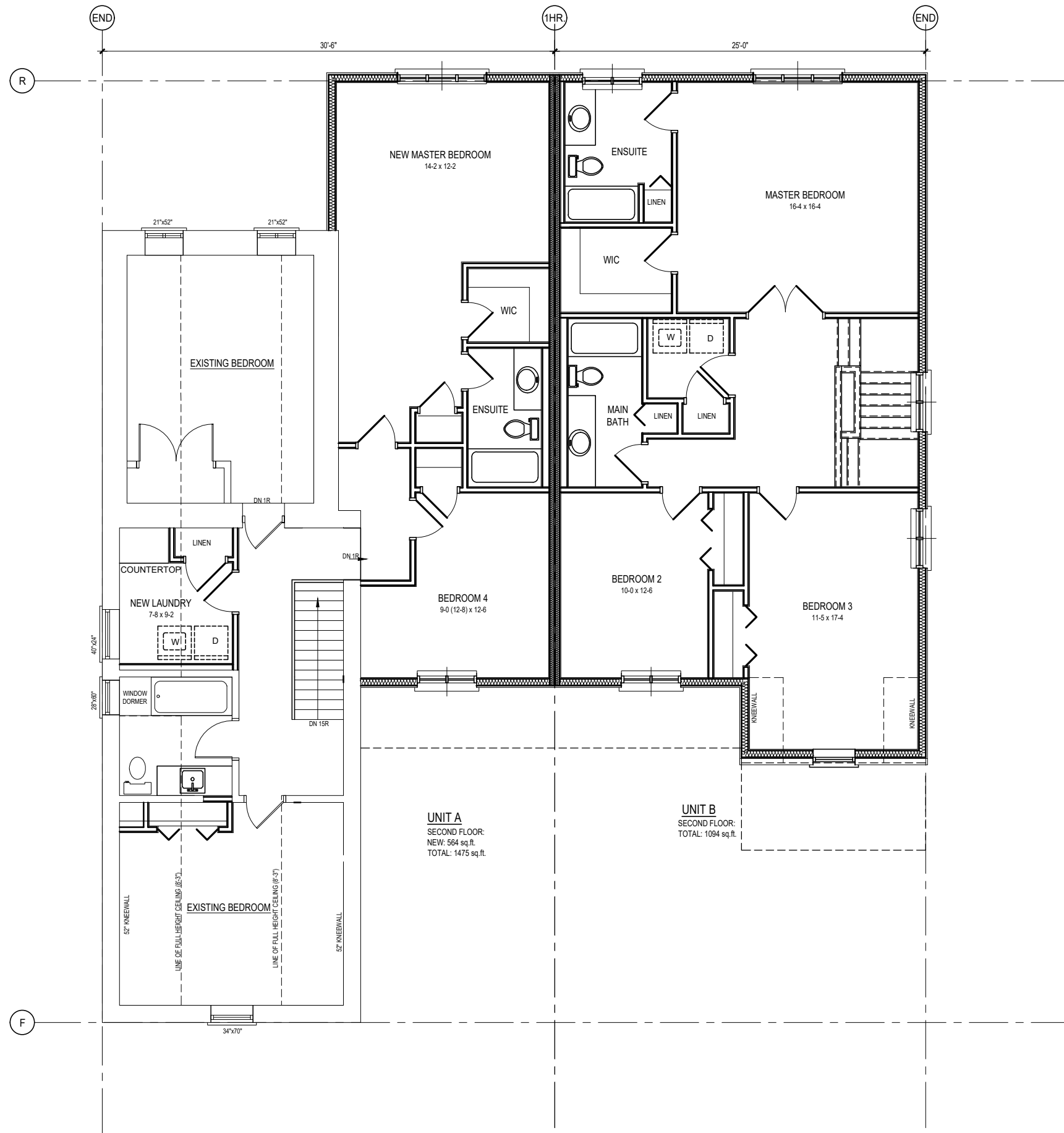
REVISION	DATE
1:	
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3:	

PLOT DATE
 MAY 24, 2024



5 Edinburgh Rd S,
 Guelph, ON
 N1H 5N8
 P: 519.829.3136
 M: 519.363.2949
 fioridesigninc.ca

SHEET
 A4.2



PARTY WALL NOTE:
 WRAP ALL BEAMS AND POSTS AT PARTY WALLS
 w/ * TYPE 'X' 5/8" TYPE 'X' GYPSUM BOARD.
 PROVIDE SEMI-RIGID ROXUL 'COMFORT BOARD'
 MINERAL WOOL INSULATION BETWEEN BEAMS
 AND ADJACENT UNIT.

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 FIRM BCIN: 117239
 INDIVIDUAL BCIN: 24208
 SIGNED: _____

PROJECT
 79
 NORTHUMBERLAND
 ROAD
 GUELPH, ONTARIO
 TWO STOREY SEMI
 DETACHED

PAGE
 OVERALL SECOND
 FLOOR PLAN

STATUS: PERMIT PLANS
DATE: NOVEMBER 2021
LEAD DRAFTER: J.CAMARA
TEAM DRAFTER: J.CAMARA
SCALE: 1/8" = 1'-0"

REVISION	DATE
1:	_____
2:	_____
3:	_____

PLOT DATE
 MAY 24, 2024



5 Edinburgh Rd S,
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SHEET
 A4.3



- ROOF FRAMING STRUCTURAL NOTES:**
- INSTALL ROOF PROPS @ 4'-0" O.C. BELOW RIDGE, VALLEY, AND HIP BOARDS TO SUPPORT BEARING WALLS:
 2-2x4 PROP FOR PROP SPAN OF 4'-0" MAX.
 2-2x6 PROP FOR PROP SPAN OF 8'-0" MAX.
 3-2x6 PROP FOR PROP SPAN OF 12'-0" MAX.
 - ALL FRAMING TO CONFORM TO THE ONTARIO BUILDING CODE PART 9.
 - USE SIMPSON FACEMOUNT HANGERS FOR ALL FLUSH FRAMING.
 - MAX. RAFTER SPANS AS PER OBC 2012 /2020:
 2x6 @ 16" o.c. = 12'-9"
 2x8 @ 16" o.c. = 16'-9"

FRAMING NOTES:

PROVIDE BUILT-UP WOOD STUD POST EQUAL TO WIDTH OF BEAM / GIRDER UNDER ALL BEAMS AND GIRDER TRUSSES.

ROOF AND CEILING FRAMING TO BE AS PER 2012 OBC PART 9.23.13. ALL ROOF RAFTERS TO BE 2x6 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE 2x4 (MIN.) COLLAR TIES, WHERE REQUIRED, TO ENSURE RAFTER SPAN DOES NOT EXCEED 12'-9" HORIZONTALLY. COLLAR TIES MORE THAN 7'-10" LONG TO BE LATERALLY SUPPORTED NEAR THEIR CENTRES BY 1x4 (MIN.) CONTINUOUS MEMBERS PERPENDICULAR TO THE COLLAR TIES. FOR AN UNSUPPORTED RIDGE, RAFTERS ARE TO BE TIED TO CEILING JOISTS AT BASE AND NAILED IN ACCORDANCE WITH TABLE 9.23.13.8 TO PREVENT OUTWARD MOVEMENT. WHEN CEILING JOISTS ARE PERPENDICULAR TO RAFTERS, PROVIDE 2x6 RAFTER TIES (OR OUTRIGGERS) EVERY 3'-11" (MAX.) NAILED TO RAFTERS AS PER TABLE 9.23.13.8.

OVERFRAMED RAFTERS TO BE SUPPORTED ON LOWER RAFTERS BY 2x4 PROPS @ 24" E.W. OR DOUBLE LOWER RAFTERS WHERE THEY SUPPORT OVERFRAMED RAFTERS.

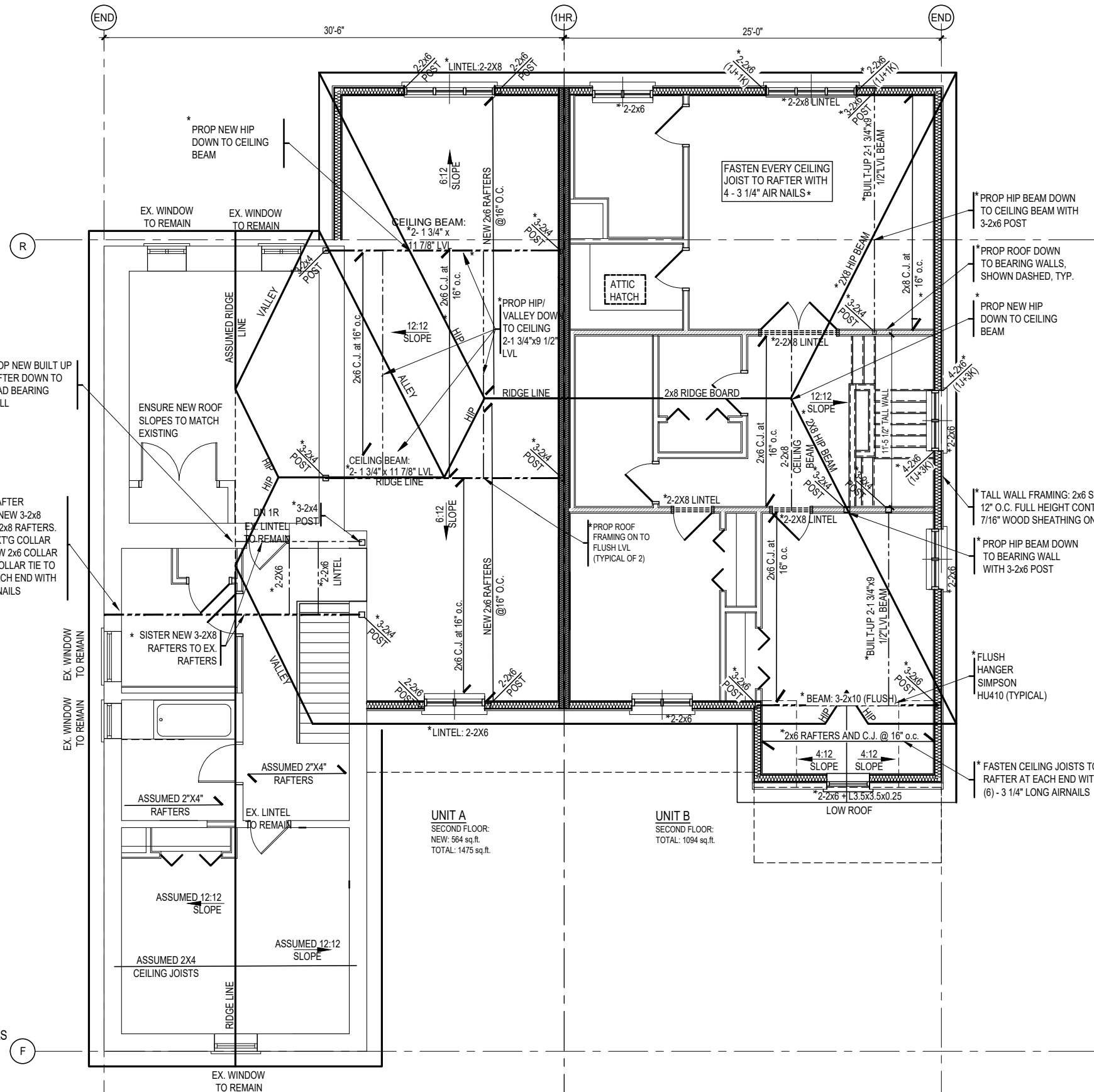
CEILING BEAMS DESIGNED ASSUMING NO LOADING FROM UPPER ROOF (U.N.O). IF OTHERWISE, CONTACT ENGINEER TO REVIEW.

PROVIDE ROOF TIES AS REQUIRED.

DARKENED WALLS REPRESENT LOAD BEARING WALLS.

PARTY WALL NOTE:
 WRAP ALL BEAMS AND POSTS AT PARTY WALLS w/ "TYPE 'X' 5/8" TYPE 'X' GYPSUM BOARD. PROVIDE SEMI-RIGID ROXUL 'COMFORT BOARD' MINERAL WOOL INSULATION BETWEEN BEAMS AND ADJACENT UNIT.

- RECESS CONCRETE AS REQUIRED BY GRADE
- 2X4 OR 2X6 LOADBEARING WALL

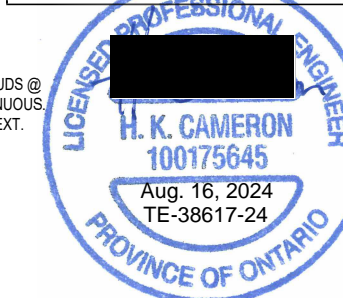


*** ITEMS DESIGNED AS REQUESTED.**

UNFACTORED DESIGN LOADS:
 LIVE: SNOW = 1.45 kPa (Ss = 1.9kPa)
 OCCUPANCY = 1.9 kPa
 SOIL SURCHARGE = 2.4 kPa

DEAD: ROOF = 0.75 kPa
 FLOOR = 0.5 kPa
 SOIL WEIGHT = 4.71 kN/m3
 SLS ASSUMED SOIL BEARING CAPACITY = 75 kPa

TACOMA ENGINEERS



BCIN QUALIFICATION

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS/CATEGORIES.

FIRM BCIN: 117239
 INDIVIDUAL BCIN: 24208

SIGNED: _____

PROJECT

79
 NORTHUMBERLAND
 ROAD

GUELPH, ONTARIO

TWO STOREY SEMI
 DETACHED

PAGE

OVERALL ROOF PLAN

STATUS: PERMIT PLANS

DATE: NOVEMBER 2021

LEAD DRAFTER: J.CAMARA

TEAM DRAFTER: J.CAMARA

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

REVISION

1: _____
 2: _____
 3: _____

PLOT DATE

MAY 24, 2024



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SHEET

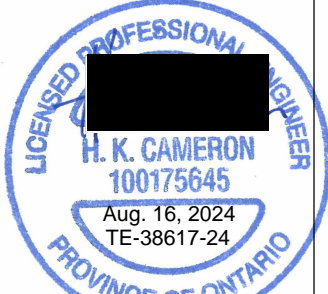
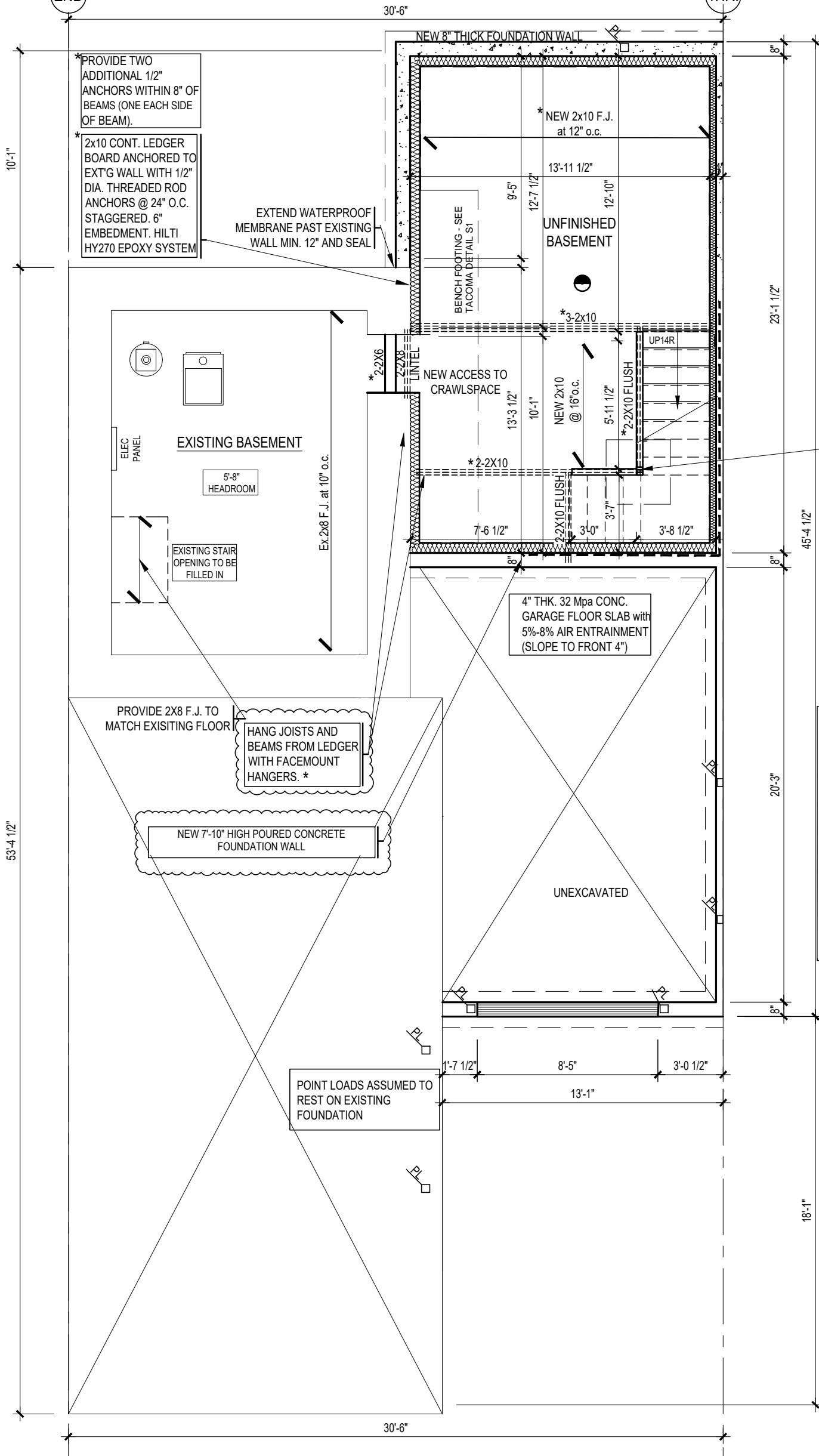
A4.4



END

1HR.

FINISHED BASEMENT: 0 SQ.FT.



*** ITEMS DESIGNED AS REQUESTED.**

UNFACTORED DESIGN LOADS:

LIVE: SNOW = 1.45 kPa (Ss = 1.9 kPa)

OCCUPANCY = 1.9 kPa

SOIL SURCHARGE = 2.4 kPa

DEAD: ROOF = 0.75 kPa

FLOOR = 0.5 kPa

SOIL WEIGHT = 4.71 kN/m3

SLS ASSUMED SOIL BEARING CAPACITY = 75 kPa

TACOMA ENGINEERS

FRAMING NOTES:

ALL INTERIOR STUD WALLS TO BE 2x4, U.N.O.

PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE

RECESS CONCRETE AS REQUIRED BY GRADE

M-E LEGEND

CO - C.O. DETECTOR

- CEILING MOUNTED EXHAUST FAN (ALL BATHROOMS AND WATER CLOSET ROOMS TO BE MECHANICALLY VENTED) NOTE: VENTILATION TO BE DETERMINED IN CONFORMITY TO O.B.C. (932) BY MECHANICAL CONTRACTOR

- SMOKE DETECTOR / STROBE

NOTE: ALL SMOKE ALARMS MUST BE HARDWIRED AND INTERCONNECTED AND CHALL HAVE A 175cd VISUAL SIGNALLING COMPONENT

FOUNDATION NOTE:
POUR 7'-10" HIGH FOUNDATION WALL

NOTE:
STRUCTURAL MEMBERS NOTED WITH AN * HAVE BEEN ENGINEERED BY TACOMA ENGINEERING

NOTE:
PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH x WIDTH OF BEAM, AT BOTH ENDS OF STEEL or WOOD BEAMS UNLESS NOTED OTHERWISE.

LINTEL NOTE:
PROVIDE 2-2x10 + w/ 1 JACK + 1 KING STUD EACH SIDE, ABOVE ALL EXTERIOR DOORS AND WINDOWS, UNLESS OTHERWISE NOTED

PARTY WALL NOTE:
WRAP ALL BEAMS AND POSTS AT PARTY WALLS w/ " TYPE 'X' 58" TYPE 'X' GYPSUM BOARD. PROVIDE SEMI-RIGID ROXUL 'COMFORT BOARD' MINERAL WOOL INSULATION BETWEEN BEAMS AND ADJACENT UNIT.

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1:	
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STATUS:	PERMIT DRAWINGS
PROJECT DATE:	NOVEMBER 2021
LEAD DRAFTER:	J.CAMARA
TEAM DRAFTER:	
SCALE:	3/16" = 1'-0"

79
NORTHUMBERLAND ROAD
GUELPH, ONTARIO

PROPOSED BASEMENT PLAN
UNIT A

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 117239
INDIVIDUAL BCIN: 24208

SIGNED: _____

SHEET **A5.1**

REVISION
PLOT DATE
MAY 24, 2024

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

PAGE

BCIN QUALIFICATION



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1:	
2:	
3:	
REVISION	
PLOT DATE	MAY 24, 2024

STATUS:	PERMIT DRAWINGS
PROJECT DATE:	NOVEMBER 2021
LEAD DRAFTER:	J. CAMARA
TEAM DRAFTER:	
SCALE:	3/16" = 1'-0"

79
**NORTHUMBERLAND
ROAD**
GUELPH, ONTARIO

PROPOSED MAIN FLOOR PLAN
UNIT A

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 117239
INDIVIDUAL BCIN: 24208

SIGNED: _____

UNIT A

MAIN FLOOR AREA	1250 SQ.FT.
GARAGE AREA	251 SQ.FT.
NEW	359 SQ.FT.
TOTAL BUILDING COVERAGE:	1523 SQ.FT.

*** ITEMS DESIGNED AS REQUESTED.**

UNFACTORED DESIGN LOADS:

LIVE: SNOW = 1.45 kPa (Ss = 1.9kPa)
OCCUPANCY = 1.9 kPa
SOIL SURCHARGE = 2.4 kPa

DEAD: ROOF = 0.75 kPa
FLOOR = 0.5 kPa
SOIL WEIGHT = 4.71 kN/m3
SLS ASSUMED SOIL BEARING CAPACITY = 75 kPa

TACOMA ENGINEERS



INTERIOR GARAGE DOOR NOTE:
ENSURE GARAGE DOOR TO DWELLING UNIT IS GAS PROOFED AND HAS A SELF CLOSURE.

NOTE:
PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH x WIDTH OF BEAM, AT BOTH ENDS OF STEEL OR WOOD BEAMS UNLESS NOTED OTHERWISE.

NOTE:
STRUCTURAL MEMBERS NOTED WITH AN * HAVE BEEN ENGINEERED BY TACOMA ENGINEERING

FRAMING NOTES:
ALL INTERIOR STUD WALLS TO BE 2x4, U.N.O.

PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE

GENERAL NOTES
THE INTENT OF THIS DRAWING IS TO OUTLINE THE SCOPE OF WORK FOR THE ADDITION REQUIRED FOR THIS PROJECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL DEMOLITION/NEW CONSTRUCTION FOR THE PROJECT IS PERFORMED AS REQUIRED.

REPAIR AND MAKE GOOD ALL FINISHES THAT ARE TO REMAIN.

EXISTING WALLS TO REMAIN ARE TO BE USED AS THE BASE FOR DIMENSIONING INTERIOR WALLS.

SUPPORT EXISTING STRUCTURE FOR ALL LOAD BEARING WALLS & FRAMING TO BE REMOVED

ALL DIMENSIONS OF EXISTING STRUCTURE ARE TO BE SITE VERIFIED BEFORE CONSTRUCTION IS TO BEGIN.

M-E LEGEND

- (C) - C.O. DETECTOR
- (E) - CEILING MOUNTED EXHAUST FAN (ALL BATHROOMS AND WATER CLOSET ROOMS TO BE MECHANICALLY VENTED) NOTE: VENTILATION TO BE DETERMINED IN CONFORMITY TO O.B.C. (932) BY MECHANICAL CONTRACTOR
- (S) - SMOKE DETECTOR / STROBE
NOTE: ALL SMOKE ALARMS MUST BE HARDWIRED AND INTERCONNECTED AND CHALL HAVE A 175cd VISUAL SIGNALLING COMPONENT

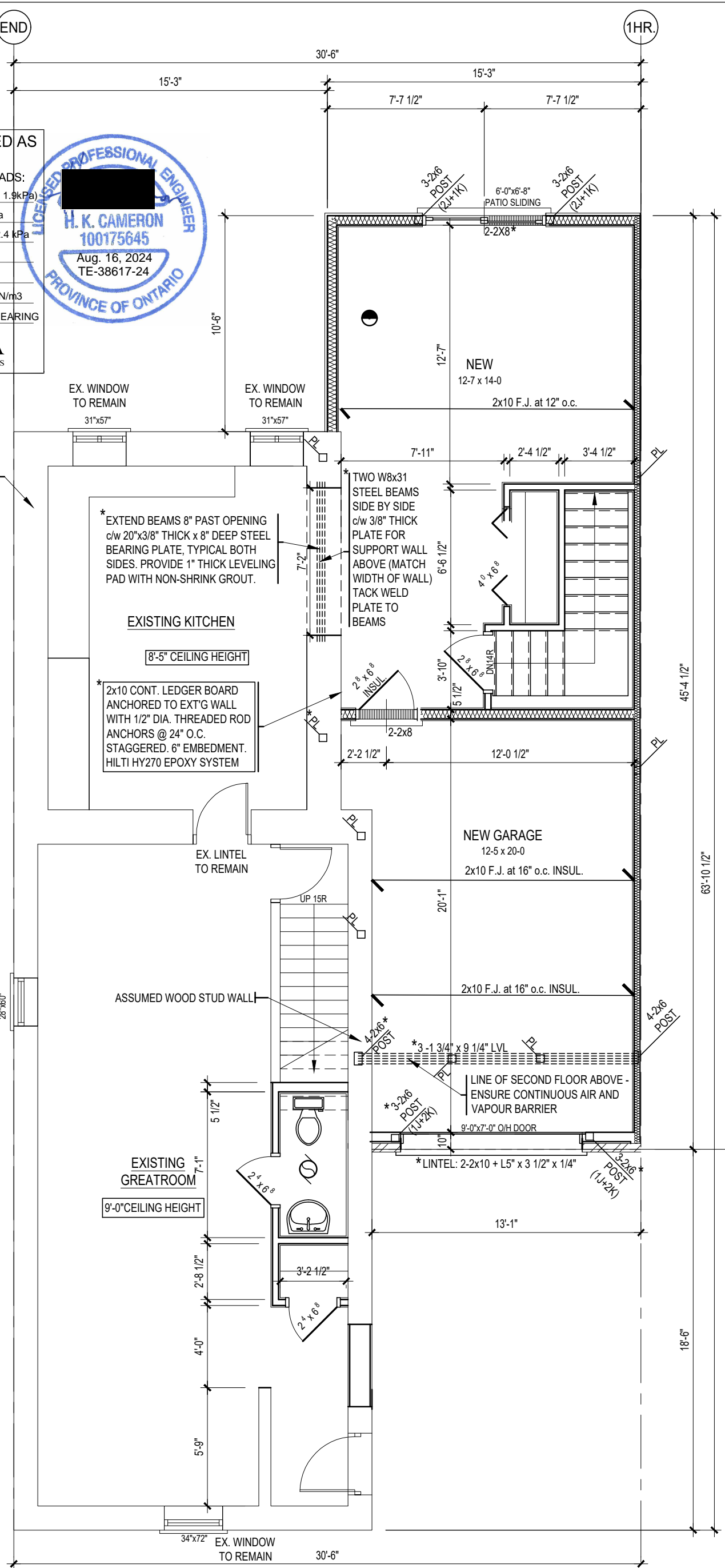
RUBBLE STONE WALLS

PARTY WALL NOTE:
WRAP ALL BEAMS AND POSTS AT PARTY WALLS w/ " TYPE 'X' 5/8" TYPE 'X' GYPSUM BOARD. PROVIDE SEMI-RIGID ROXUL 'COMFORT BOARD' MINERAL WOOL INSULATION BETWEEN BEAMS AND ADJACENT UNIT.

HANDRAIL NOTE:
PROVIDE CONTINUOUS HANDRAIL THROUGHOUT THE LENGTH OF STAIR AS PER 9.8.7.2 OF THE O.B.C 2012

STAIR NOTES:
STAIR RUN = 10"
PROVIDE SOLID WOOD BLOCKING, AS REQ'D, AROUND STAIRWELL WALLS FOR FUTURE RAILING ATTACHMENT

LINTEL NOTE:
PROVIDE 2-2x10 + w/ 1 JACK + 1 KING STUD EACH SIDE, ABOVE ALL EXTERIOR DOORS AND WINDOWS, UNLESS OTHERWISE NOTED

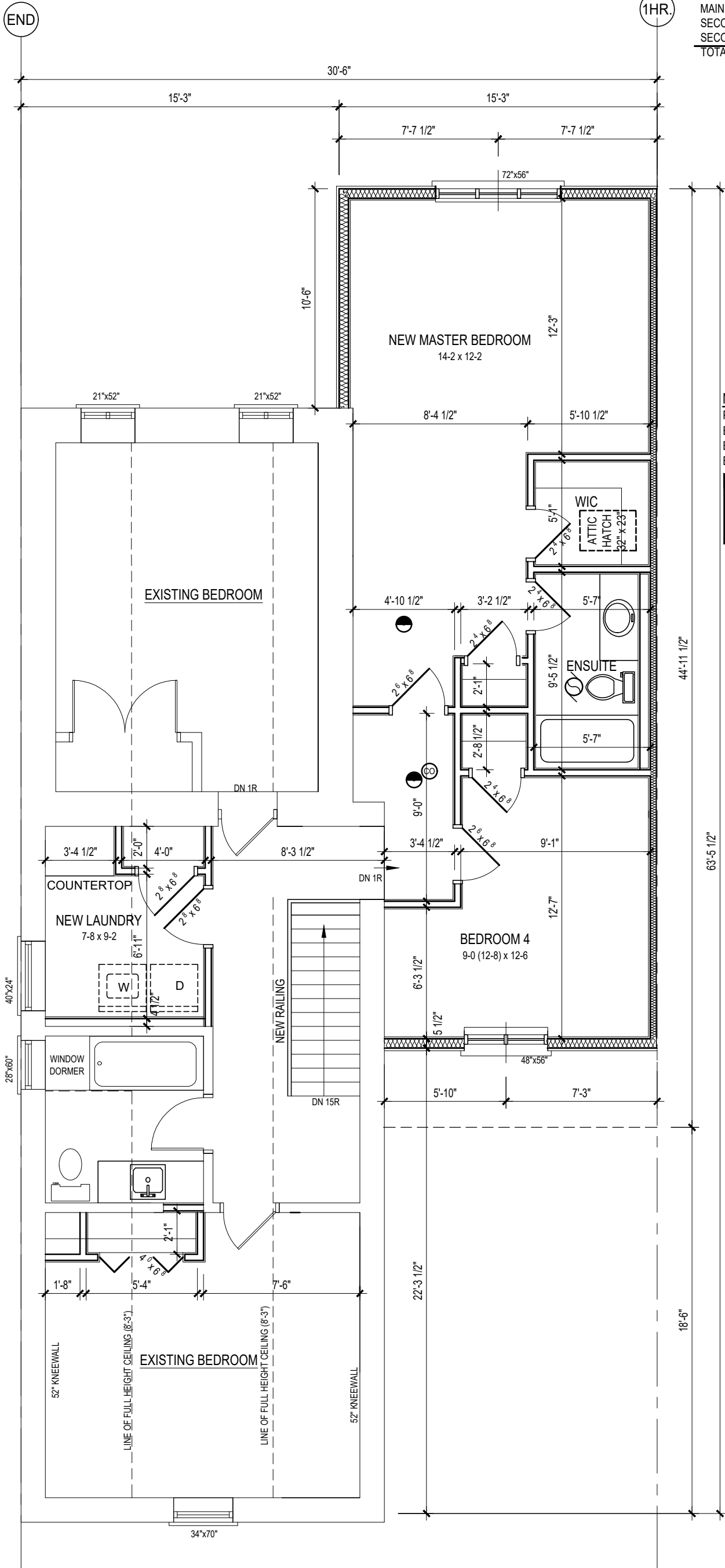


A5.2



UNIT A

FIN. BASEMENT AREA	0 SQ.FT.
MAIN FLOOR AREA	1250 SQ.FT.
SECOND FLOOR AREA	1469 SQ.FT.
SECOND FLOOR NEW	564 SQ.FT.
TOTAL FLOOR AREA :	2719 SQ.FT.



NOTE:
 PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH x WIDTH OF BEAM, AT BOTH ENDS OF STEEL or WOOD BEAMS UNLESS NOTED OTHERWISE.

NOTE:
 STRUCTURAL MEMBERS NOTED WITH AN * HAVE BEEN ENGINEERED BY TACOMA ENGINEERING

FRAMING NOTES:
 ALL INTERIOR STUD WALLS TO BE 2x4, U.N.O.

PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE

GENERAL NOTES

THE INTENT OF THIS DRAWING IS TO OUTLINE THE SCOPE OF WORK FOR THE ADDITION REQUIRED FOR THIS PROJECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL DEMOLITION/NEW CONSTRUCTION FOR THE PROJECT IS PERFORMED AS REQUIRED.

REPAIR AND MAKE GOOD ALL FINISHES THAT ARE TO REMAIN.

EXISTING WALLS TO REMAIN ARE TO BE USED AS THE BASE FOR DIMENSIONING INTERIOR WALLS.

SUPPORT EXISTING STRUCTURE FOR ALL LOAD BEARING WALLS & FRAMING TO BE REMOVED

ALL DIMENSIONS OF EXISTING STRUCTURE ARE TO BE SITE VERIFIED BEFORE CONSTRUCTION IS TO BEGIN.

M-E LEGEND

- C.O. DETECTOR
- CEILING MOUNTED EXHAUST FAN (ALL BATHROOMS AND WATER CLOSET ROOMS TO BE MECHANICALLY VENTED) NOTE: VENTILATION TO BE DETERMINED IN CONFORMITY TO O.B.C. (932) BY MECHANICAL CONTRACTOR
- SMOKE DETECTOR / STROBE
- NOTE: ALL SMOKE ALARMS MUST BE HARDWIRED AND INTERCONNECTED AND CHALL HAVE A 175cd VISUAL SIGNALLING COMPONENT

PARTY WALL NOTE:
 WRAP ALL BEAMS AND POSTS AT PARTY WALLS w/ " TYPE 'X' 5/8" TYPE 'X' GYPSUM BOARD. PROVIDE SEMI-RIGID ROXUL 'COMFORT BOARD' MINERAL WOOL INSULATION BETWEEN BEAMS AND ADJACENT UNIT.

HANDRAIL NOTE:
 PROVIDE CONTINUOUS HANDRAIL THROUGHOUT THE LENGTH OF STAIR AS PER 9.8.7.2 OF THE O.B.C 2012

STAIR NOTES:
 STAIR RUN = 10"
 PROVIDE SOLID WOOD BLOCKING, AS REQ'D, AROUND STAIRWELL WALLS FOR FUTURE RAILING ATTACHMENT

LINTEL NOTE:
 PROVIDE 2-2x10 + w/ 1 JACK + 1 KING STUD EACH SIDE, ABOVE ALL EXTERIOR DOORS AND WINDOWS, UNLESS OTHERWISE NOTED

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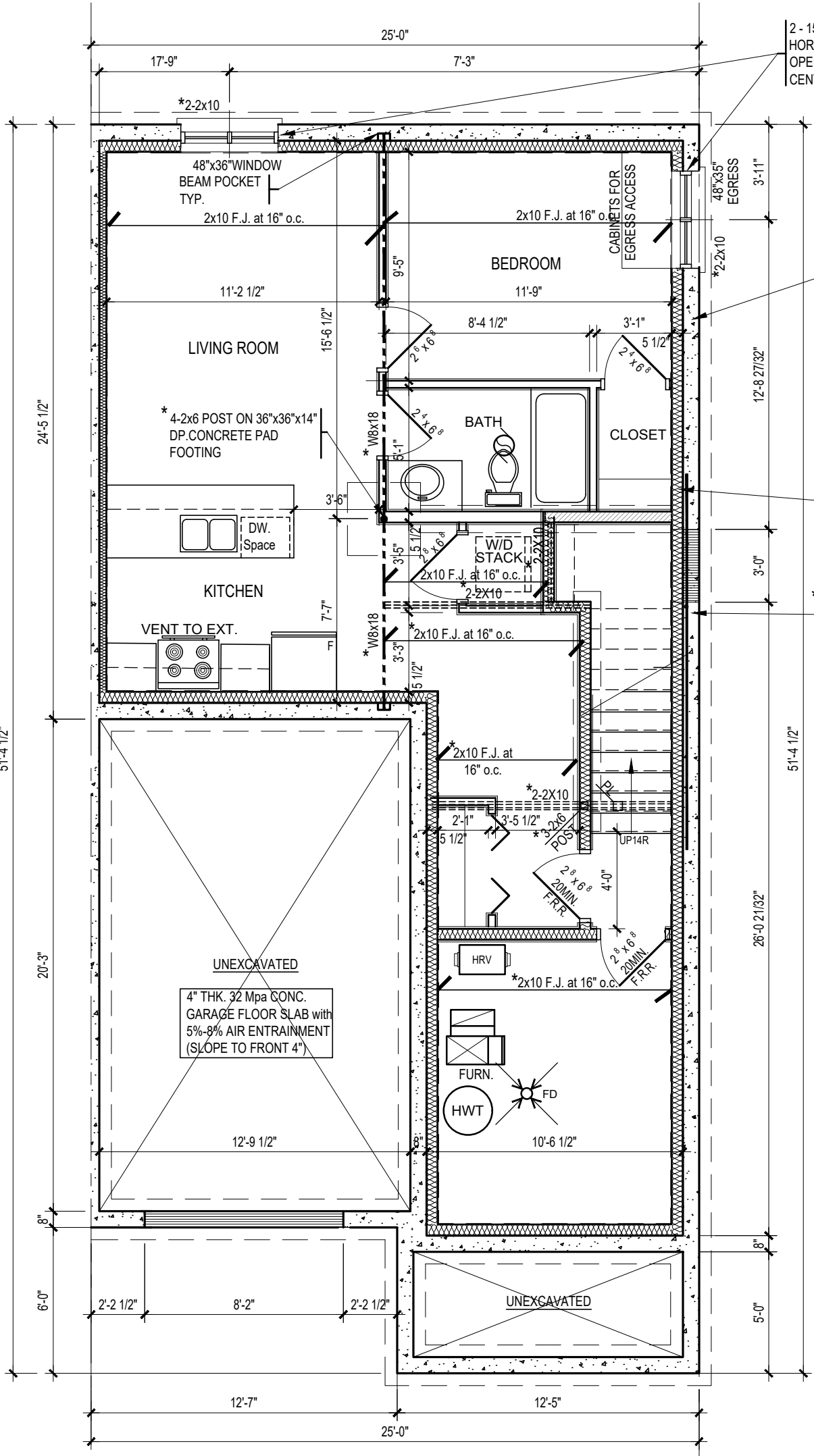
REVISION	1:
	2:
	3:
PLOT DATE	MAY 24, 2024

STATUS:	PERMIT DRAWINGS
PROJECT DATE:	NOVEMBER 2021
LEAD DRAFTER:	J.CAMARA
TEAM DRAFTER:	
SCALE:	3/16" = 1'-0"

79
NORTHUMBERLAND ROAD
 GUELPH, ONTARIO
 PROJECT
 PROPOSED SECOND FLOOR PLAN
 UNIT A

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.
 FIRM BCIN: 117239
 INDIVIDUAL BCIN: 24208
 SIGNED: _____

A5.3

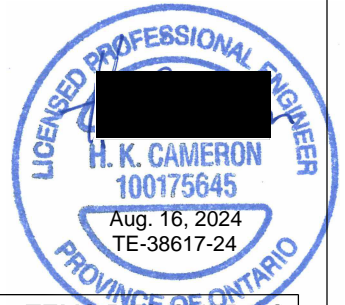


2 - 15M FULL HEIGHT VERT. + 2 - 15M HORIZ. EXTENDED 24\"/>

8\"/>

*EXTEND REBAR 24\"/>

* REINFORCED CONCRETE WALL AT STAIR:
 - 15M @ 16\"/>



*** ITEMS DESIGNED AS REQUESTED.**
 UNFACTORED DESIGN LOADS:
 LIVE: SNOW = 1.45 kPa (Ss = 1.9kPa)
 OCCUPANCY = 1.9 kPa
 SOIL SURCHARGE = 2.4 kPa
 DEAD: ROOF = 0.75 kPa
 FLOOR = 0.5 kPa
 SOIL WEIGHT = 4.71 kN/m3
 SLS ASSUMED SOIL BEARING CAPACITY = 75 kPa
TACOMA ENGINEERS

LINTEL NOTE:
 PROVIDE 2-2x10 + w/ 1 JACK + 1 KING STUD EACH SIDE, ABOVE ALL EXTERIOR DOORS AND WINDOWS, UNLESS OTHERWISE NOTED

FRAMING NOTES:
 ALL INTERIOR STUD WALLS TO BE 2x4, U.N.O.

PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE

NOTE:
 PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH x WIDTH OF BEAM, AT BOTH ENDS OF STEEL OR WOOD BEAMS UNLESS NOTED OTHERWISE.

- RECESS CONCRETE AS REQUIRED BY GRADE

- 2X4 OR 2X6 LOADBEARING WALL

PARTY WALL NOTE:
 WRAP ALL BEAMS AND POSTS AT PARTY WALLS w/ " TYPE 'X' 58" TYPE 'X' GYPSUM BOARD. PROVIDE SEMI-RIGID ROXUL 'COMFORT BOARD' MINERAL WOOL INSULATION BETWEEN BEAMS AND ADJACENT UNIT.

FOUNDATION NOTE:
 POUR 7"-10" HIGH FOUNDATION WALL

NOTE:
 STRUCTURAL MEMBERS NOTED WITH AN * HAVE BEEN ENGINEERED BY TACOMA ENGINEERING

GENERAL NOTES

- THE INTENT OF THIS DRAWING IS TO OUTLINE THE SCOPE OF WORK FOR THE ADDITION REQUIRED FOR THIS PROJECT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL DEMOLITION/NEW CONSTRUCTION FOR THE PROJECT IS PERFORMED AS REQUIRED.
- REPAIR AND MAKE GOOD ALL FINISHES THAT ARE TO REMAIN.
- EXISTING WALLS TO REMAIN ARE TO BE USED AS THE BASE FOR DIMENSIONING INTERIOR WALLS.
- SUPPORT EXISTING STRUCTURE FOR ALL LOAD BEARING WALLS & FRAMING TO BE REMOVED
- ALL DIMENSIONS OF EXISTING STRUCTURE ARE TO BE SITE VERIFIED BEFORE CONSTRUCTION IS TO BEGIN.

M-E LEGEND

- C.O. DETECTOR
- CEILING MOUNTED EXHAUST FAN (ALL BATHROOMS AND WATER CLOSET ROOMS TO BE MECHANICALLY VENTED) NOTE: VENTILATION TO BE DETERMINED IN CONFORMITY TO O.B.C. (932) BY MECHANICAL CONTRACTOR
- SMOKE DETECTOR / STROBE NOTE: ALL SMOKE ALARMS MUST BE HARDWIRED AND INTERCONNECTED AND CHALL HAVE A 175cd VISUAL SIGNALLING COMPONENT

FIORI DESIGN
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 N1H 5N8
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 fioridesigninc.ca

REVISION	1:	
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STATUS:	PERMIT DRAWINGS
PROJECT DATE:	NOVEMBER 2021
LEAD DRAFTER:	J.CAMARA
TEAM DRAFTER:	
SCALE:	3/16" = 1'-0"

79
NORTHUMBERLAND ROAD
 GUELPH, ONTARIO

PROPOSED BASEMENT PLAN
 UNIT B

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.
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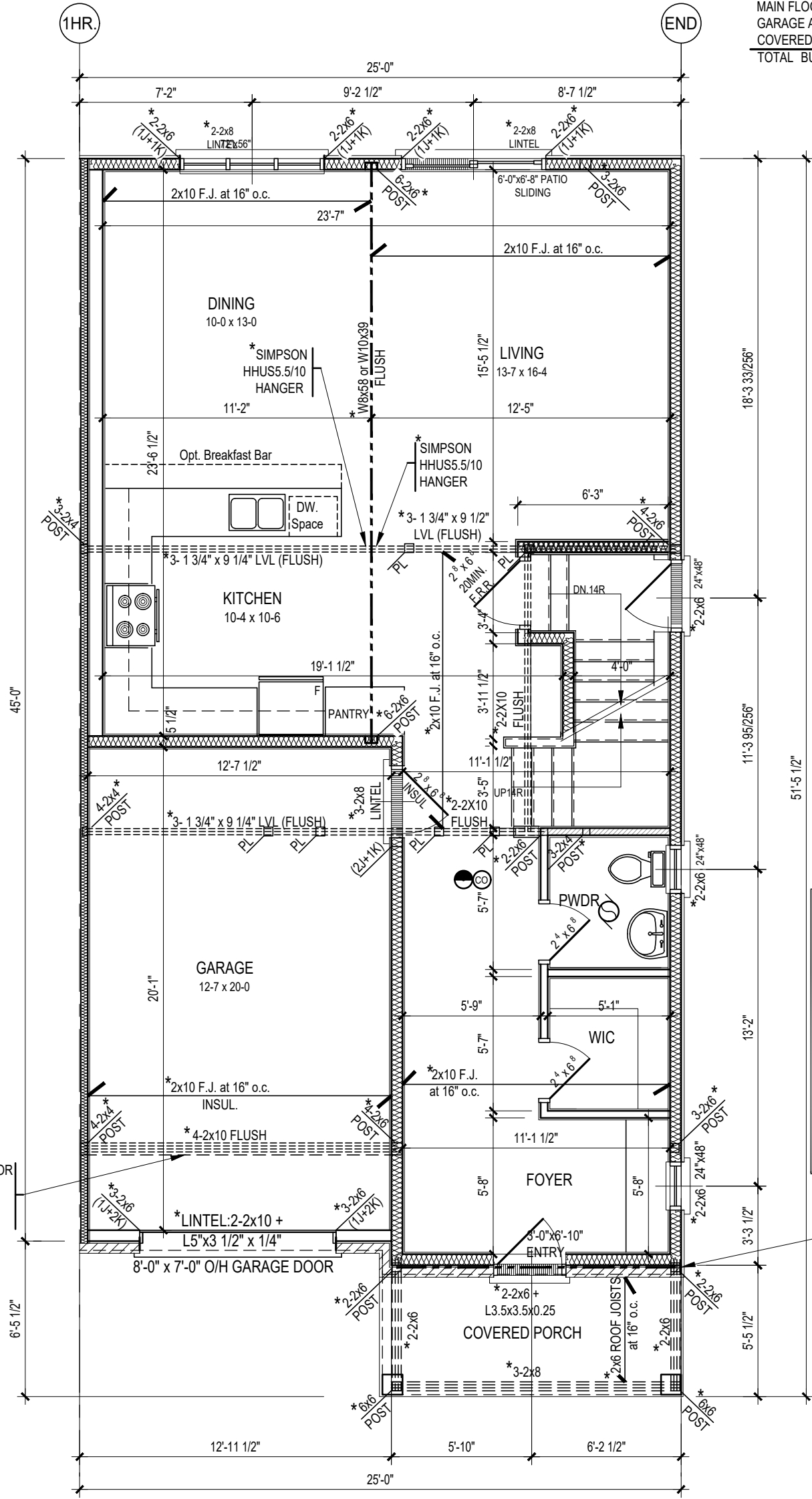
SHEET **A5.4**

PLOT DATE: **MAY 24, 2024**



UNIT B

MAIN FLOOR AREA	886 SQ.FT.
GARAGE AREA	273 SQ.FT.
COVERED PORCH AREA:	63 SQ.FT.
TOTAL BUILDING COVERAGE:	1222 SQ.FT.



3'-0"x6'-10" ENTRY



*** ITEMS DESIGNED AS REQUESTED.**

UNFACTORED DESIGN LOADS:

LIVE: SNOW = 1.45 kPa (Ss = 1.9kPa)
 OCCUPANCY = 1.9 kPa
 SOIL SURCHARGE = 2.4 kPa

DEAD: ROOF = 0.75 kPa
 FLOOR = 0.5 kPa
 SOIL WEIGHT = 4.71 kN/m³
 SLS ASSUMED SOIL BEARING CAPACITY = 75 kPa

TACOMA ENGINEERS

*2x8 LEDGER FASTENED THROUGH BRICK INTO SOLID BLOCKING IN WALL STUDS. 1/2" DIA. LAG SCREWS @ 16" O.C. STAGGERED

LINE OF SECOND FLOOR ABOVE - ENSURE CONTINUOUS AIR AND VAPOUR BARRIER

INTERIOR GARAGE DOOR NOTE: ENSURE GARAGE DOOR TO DWELLING UNIT IS GAS PROOFED AND HAS A SELF CLOSURE.

HANDRAIL NOTE: PROVIDE CONTINUOUS HANDRAIL THROUGHOUT THE LENGTH OF STAIR AS PER 9.8.7.2 OF THE O.B.C 2012

STAIR NOTES: STAIR RUN = 9" PROVIDE SOLID WOOD BLOCKING, AS REQ'D, AROUND STAIRWELL WALLS FOR FUTURE RAILING ATTACHMENT

- RECESS CONCRETE AS REQUIRED BY GRADE
- 2X4 OR 2X6 LOADBEARING WALL

PARTY WALL NOTE: WRAP ALL BEAMS AND POSTS AT PARTY WALLS w/ "TYPE 'X' 58" TYPE 'X' GYPSUM BOARD. PROVIDE SEMI-RIGID ROXUL 'COMFORT BOARD' MINERAL WOOL INSULATION BETWEEN BEAMS AND ADJACENT UNIT.

LINTEL NOTE: PROVIDE 2-2x10 + w/ 1 JACK + 1 KING STUD EACH SIDE, ABOVE ALL EXTERIOR DOORS AND WINDOWS, UNLESS OTHERWISE NOTED

FRAMING NOTES: ALL INTERIOR STUD WALLS TO BE 2x4, U.N.O. PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE

NOTE: PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH x WIDTH OF BEAM, AT BOTH ENDS OF STEEL OR WOOD BEAMS UNLESS NOTED OTHERWISE.

NOTE: STRUCTURAL MEMBERS NOTED WITH AN * HAVE BEEN ENGINEERED BY TACOMA ENGINEERING

GENERAL NOTES

- THE INTENT OF THIS DRAWING IS TO OUTLINE THE SCOPE OF WORK FOR THE ADDITION REQUIRED FOR THIS PROJECT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL DEMOLITION/NEW CONSTRUCTION FOR THE PROJECT IS PERFORMED AS REQUIRED.
- REPAIR AND MAKE GOOD ALL FINISHES THAT ARE TO REMAIN.
- EXISTING WALLS TO REMAIN ARE TO BE USED AS THE BASE FOR DIMENSIONING INTERIOR WALLS.
- SUPPORT EXISTING STRUCTURE FOR ALL LOAD BEARING WALLS & FRAMING TO BE REMOVED
- ALL DIMENSIONS OF EXISTING STRUCTURE ARE TO BE SITE VERIFIED BEFORE CONSTRUCTION IS TO BEGIN.

M-E LEGEND

- C.O. DETECTOR
- CEILING MOUNTED EXHAUST FAN (ALL BATHROOMS AND WATER CLOSET ROOMS TO BE MECHANICALLY VENTED) NOTE: VENTILATION TO BE DETERMINED IN CONFORMITY TO O.B.C. (932) BY MECHANICAL CONTRACTOR
- SMOKE DETECTOR / STROBE NOTE: ALL SMOKE ALARMS MUST BE HARDWIRED AND INTERCONNECTED AND CHALL HAVE A 175cd VISUAL SIGNALLING COMPONENT

5 Edinburgh Road S, KITCHENER, Ontario N1H 5N8
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 fiordesigninc.ca

1:	
2:	
3:	

STATUS:	PERMIT DRAWINGS
PROJECT DATE:	NOVEMBER 2021
LEAD DRAFTER:	J.CAMARA
TEAM DRAFTER:	
SCALE:	3/16" = 1'-0"

79 NORTHUMBERLAND ROAD GUELPH, ONTARIO

PROPOSED MAIN FLOOR PLAN UNIT B

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 117239
 INDIVIDUAL BCIN: 24208

SHEET A5.5

REVISION MAY 24, 2024

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

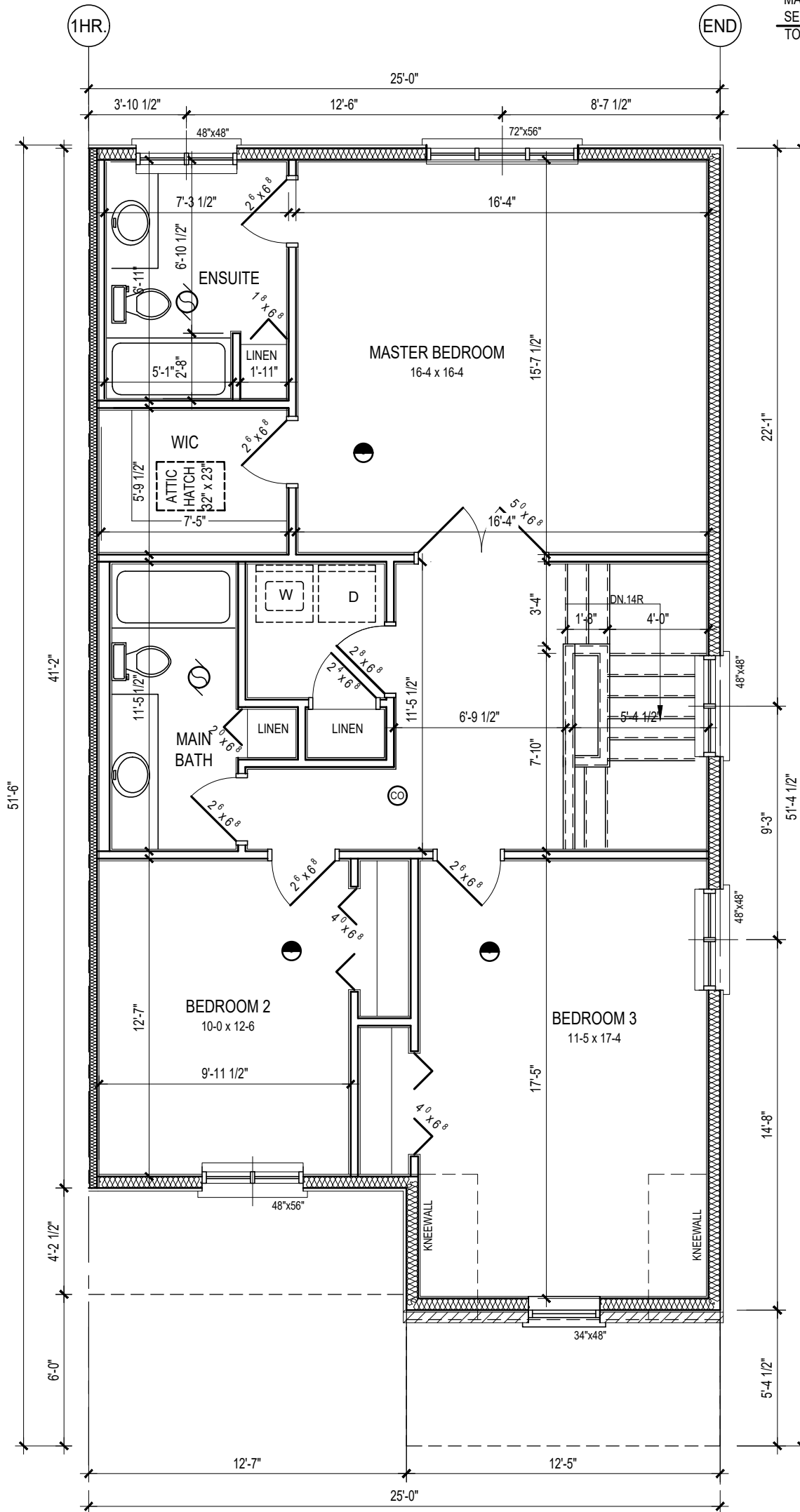
PAGE PROPOSED MAIN FLOOR PLAN UNIT B

SIGNED: [Redacted]



UNIT B

FIN. BASEMENT AREA	0 SQ.FT.
MAIN FLOOR AREA	886 SQ.FT.
SECOND FLOOR AREA	1107 SQ.FT.
TOTAL FLOOR AREA :	1993 SQ.FT.



- RECESS CONCRETE AS REQUIRED BY GRADE

- 2X4 OR 2X6 LOADBEARING WALL

PARTY WALL NOTE:
WRAP ALL BEAMS AND POSTS AT PARTY WALLS w/ " TYPE 'X' 58" TYPE 'X' GYPSUM BOARD. PROVIDE SEMI-RIGID ROXUL 'COMFORT BOARD' MINERAL WOOL INSULATION BETWEEN BEAMS AND ADJACENT UNIT.

LINTEL NOTE:
PROVIDE 2-2x10 + w/ 1 JACK + 1 KING STUD EACH SIDE, ABOVE ALL EXTERIOR DOORS AND WINDOWS, UNLESS OTHERWISE NOTED

FRAMING NOTES:
ALL INTERIOR STUD WALLS TO BE 2x4, U.N.O.

PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE

INTERIOR GARAGE DOOR NOTE:
ENSURE GARAGE DOOR TO DWELLING UNIT IS GAS PROOFED AND HAS A SELF CLOSURE.

NOTE:
PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH x WIDTH OF BEAM, AT BOTH ENDS OF STEEL OR WOOD BEAMS UNLESS NOTED OTHERWISE.

NOTE:
STRUCTURAL MEMBERS NOTED WITH AN " HAVE BEEN ENGINEERED BY TACOMA ENGINEERING

GENERAL NOTES

- A. THE INTENT OF THIS DRAWING IS TO OUTLINE THE SCOPE OF WORK FOR THE ADDITION REQUIRED FOR THIS PROJECT.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL DEMOLITION/NEW CONSTRUCTION FOR THE PROJECT IS PERFORMED AS REQUIRED.
- C. REPAIR AND MAKE GOOD ALL FINISHES THAT ARE TO REMAIN.
- D. EXISTING WALLS TO REMAIN ARE TO BE USED AS THE BASE FOR DIMENSIONING INTERIOR WALLS.
- E. SUPPORT EXISTING STRUCTURE FOR ALL LOAD BEARING WALLS & FRAMING TO BE REMOVED
- F. ALL DIMENSIONS OF EXISTING STRUCTURE ARE TO BE SITE VERIFIED BEFORE CONSTRUCTION IS TO BEGIN.

M-E LEGEND

- C.O. DETECTOR
- CEILING MOUNTED EXHAUST FAN (ALL BATHROOMS AND WATER CLOSET ROOMS TO BE MECHANICALLY VENTED) NOTE: VENTILATION TO BE DETERMINED IN CONFORMITY TO O.B.C. (932) BY MECHANICAL CONTRACTOR
- SMOKE DETECTOR / STROBE NOTE: ALL SMOKE ALARMS MUST BE HARDWIRED AND INTERCONNECTED AND CHALL HAVE A 175cd VISUAL SIGNALLING COMPONENT

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STATUS:	PERMIT DRAWINGS
PROJECT DATE:	NOVEMBER 2021
LEAD DRAFTER:	J.CAMARA
TEAM DRAFTER:	

79 NORTHUMBERLAND ROAD GUELPH, ONTARIO

PROPOSED SECOND FLOOR PLAN UNIT B

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

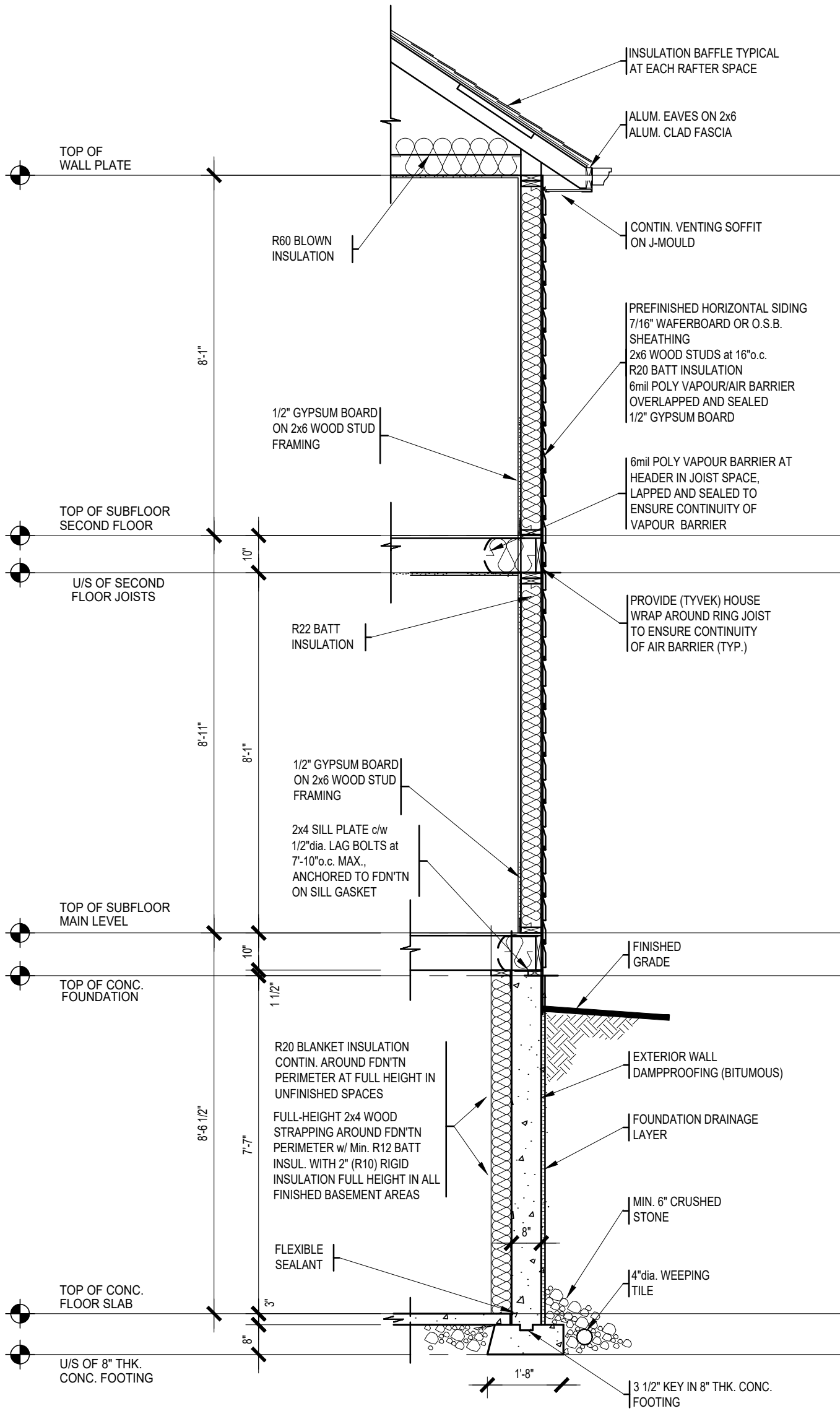
PLLOT DATE: MAY 24, 2024

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

PAGE: PROPOSED SECOND FLOOR PLAN UNIT B

FIRM BCIN: 117239
INDIVIDUAL BCIN: 24208
SIGNED: _____

A5.6



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REVISION	1:
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	3:

STATUS:	PERMIT PLANS
PROJECT DATE:	NOVEMBER 2021
LEAD DRAFTER:	J.CAMARA
TEAM DRAFTER:	
SCALE:	3/8" = 1'-0"

79
NORTHUMBERLAND
ROAD
GUELPH, ONTARIO

TYPICAL REAR WALL SECTION

PROJECT	
PAGE	

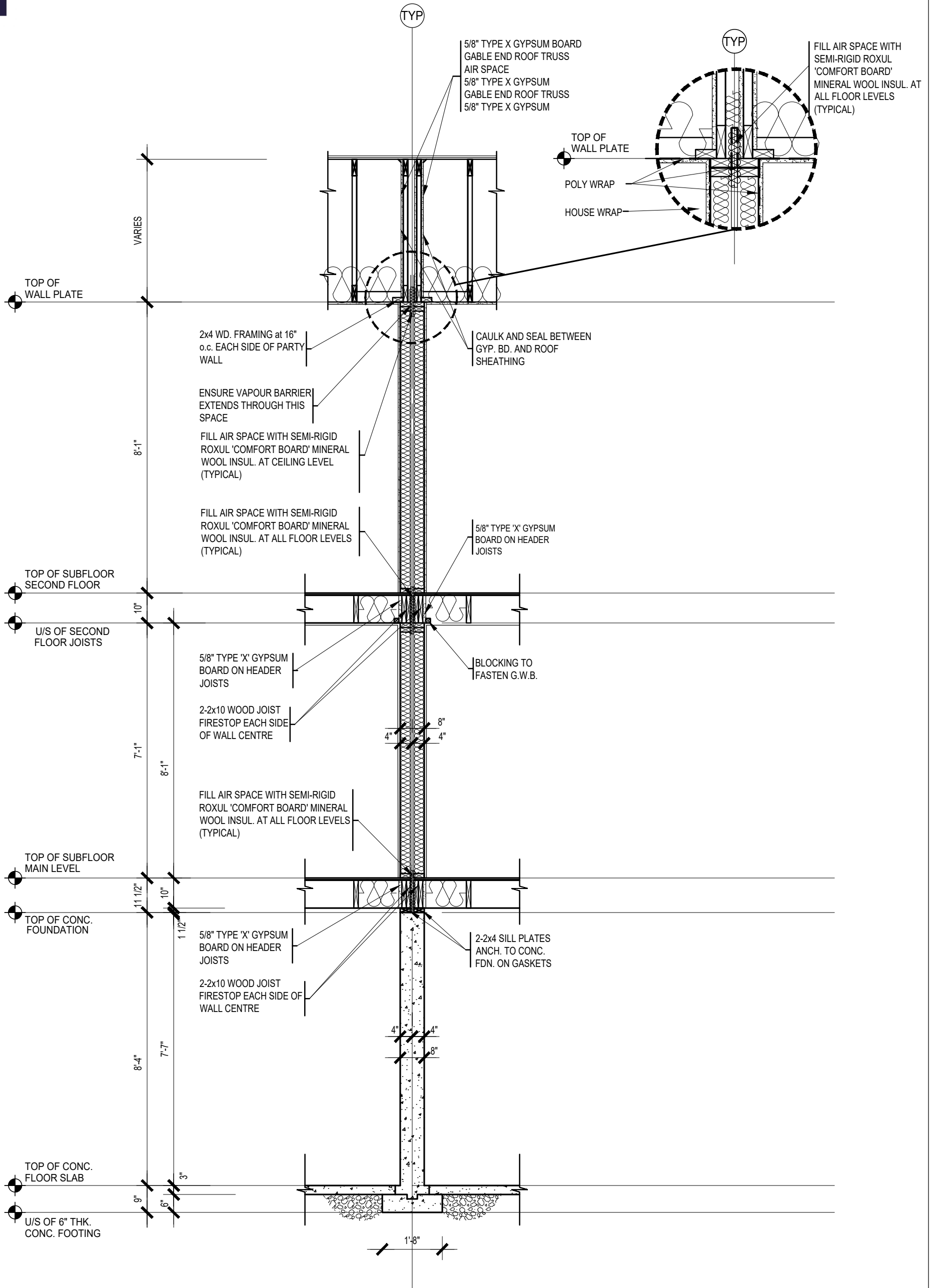
I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 117239
INDIVIDUAL BCIN: 24208

SIGNED: _____

SHEET **A6.1**

PLOT DATE: **MAY 24, 2024**



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STATUS: PERMIT PLANS

PROJECT DATE: NOVEMBER 2021

LEAD DRAFTER: J.CAMARA

TEAM DRAFTER:

SCALE: 3/8" = 1'-0"

79
NORTHUMBERLAND
ROAD
GUELPH, ONTARIO

PROJECT
PAGE

TYPICAL 1HR. PARTY
WALL SECTION

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 117239
INDIVIDUAL BCIN: 24208

SIGNED: _____

PLOT DATE: MAY 24, 2024

SHEET **A6.2**

DESIGN NOTES

1. PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER/CONTRACTOR MUST VERIFY ALL INFORMATION, DIMENSIONS, AND SPECIFICATIONS OF THE PLAN AND REPORT ANY DISCREPANCIES TO FIORI DESIGN.
2. FIORI DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS AND OMISSIONS ON THESE PLANS, UNLESS ADVISED IN WRITING OF SUCH ERRORS AND OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PLEASE ADVISE FIORI DESIGN IF ANY DISCREPANCIES ARE OBSERVED.
3. ANY VARIANCES FROM THE STRUCTURAL INFORMATION AND SPECIFICATIONS, OR FROM CONDITIONS ENCOUNTERED ON THE JOB SITE, SHALL BE RESOLVED BY THE OWNER/BUILDER AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY
4. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2012 ONTARIO BUILDING CODE (OBC 2012), ANY LOCAL REGULATIONS AND BYLAWS, AND THE 2012 OCCUPATIONAL HEALTH AND SAFETY ACT (OHS) FOR CONSTRUCTION PROJECTS.
5. IF ANY STRUCTURAL DISCREPANCIES ON THE DRAWINGS EXIST, THE MOST STRINGENT SHALL APPLY.


FOUNDATION NOTES

1. ALL CONCRETE SHALL CONFORM TO OBC 9.3.1 AND ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15 UNLESS OTHERWISE NOTED ON THE DRAWINGS
2. SOFT AREAS UNCOVERED DURING EXCAVATION SHALL BE SUB-EXCAVATED TO SOUND MATERIAL AND FILLED WITH CLEAN, FREE DRAINED GRANULAR SOIL COMPACTED TO 100% STANDARD PROCTOR DRY DENSITY (SPDD)
3. LOCATE ALL FOOTINGS AND PIERS CENTRALLY UNDER COLUMNS AND WALLS UNLESS NOTED OTHERWISE
4. PLACE FOOTINGS WHICH ARE EXPOSED TO FREEZING WEATHER A MINIMUM OF 1200mm (48") BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE
5. PROTECT SOIL FROM FREEZING ADJACENT TO AND BELOW ALL FOOTINGS
6. FOUNDATION WALLS CONNECTED TO STRIP FOOTINGS WITH SHEER KEY OR 15M DOWELS x 167" LONG @4'-0" O.C. WITH 4" EMBEDMENT INTO FOOTING
7. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE:
15MPA FOR FOOTINGS
20 MPA FOR INTERIOR FLOOR SLABS ON GRADE
32 MPA FOR GARAGE FLOOR SLABS ON GRADE
20 MPA FOR FOUNDATIONS WALLS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. USE HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE
9. ALL CONCRETE SHALL BE KEPT MOIST DURING THE FIRST TWO DAYS OF CURING
10. TAKE ADEQUATE MEASURES TO PROTECT CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES AT LEAST SEVEN DAYS AFTER CONCRETE PLACEMENT
11. REBAR TO BE DEFORMED BARS WITH A YIELD STRENGTH OF 400 MPA
12. LAP LENGTH FOR 15M BARS IS 24"
13. FOUNDATION WALLS HAVE BEEN DESIGNED TO SUPPORT DRAINED EARTH, ENSURE GROUND WATER DRAINAGE CAN OCCUR

FOUNDATION NOTES CONTINUED

14. WHERE FOUNDATION WALL THICKNESS IS REDUCED AT TOP OF WALL TO ALLOW FOR STONE LEDGE, THE REDUCTION IN THICKNESS SHALL COMPLY WITH OBC 9.15.4.7
15. ENSURE FOUNDATION WALLS ARE Laterally SUPPORTED BEFORE BACKFILLING
16. MAXIMUM FOUNDATION BACKFILL HEIGHTS: CONCRETE FOUNDATION WALLS WHICH DO NOT EXTEND TO THE UNDERSIDE OF THE MAIN FLOOR JOISTS MAY BE BACKFILLED UP TO THE FOLLOWING HEIGHTS ABOVE THE BASEMENT FLOOR BASED ON O.B.C DIV B TABLE 9.15.4.2.A:
8" (20MPa) CONCRETE FOUNDATION = 3'-11"
10" (20MPa) CONCRETE FOUNDATION = 4'-7"
CONTACT A PROFESSIONAL ENGINEER FOR BRACING AS REQUIRED IF THE BACKFILL EXCEEDS THESE HEIGHTS.
17. FOR FOUNDATION OPENINGS GREATER THAN 3'-11" WIDE AND WHERE NOTED ON THE PLANS, REINFORCE FOUNDATION WALL AROUND THE OPENING WITH 2 -15M FULL HEIGHT VERTICAL BARS EACH SIDE OF WINDOW AND 2 -15, HORIZONTAL BARS BELOW WINDOW SILL. EXTEND HORIZONTAL BARS 24" BEYOND WINDOW OPENING ON BOTH SIDES. TYPICAL WINDOWS FOR 48"-72" WIDE.
18. USE A MINIMUM OF 8" COMPACTED LAYER OF 3/4" CLEAR STONE UNDER ALL GROUND SLABS
19. SPACING OF CONTROL JOINTS IN CONCRETE SLABS SHALL NOT EXCEED 20'-0" o.c.
20. THE FOLLOWING MINIMUM CONCRETE COVERS FOR REINFORCING STEEL SHALL BE PROVIDED: FOOTINGS: 3", PIERS AND WALLS: 1 1/2", UNLESS OTHERWISE NOTED

FRAMING NOTES

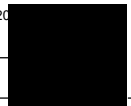
1. ALL WOOD FRAME CONSTRUCTION SHALL CONFORM WITH OBC 9.23 UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. LUMBER SHALL BE SPF NO. 1/2 OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS
3. WOOD TRUSSES AND MANUFACTURED FRAMING MEMBERS ARE TO BE DESIGNED & CERTIFIED BY A PROFESSIONAL ENGINEER FOR THE LOADS AND CONDITIONS INDICATED ON THE DRAWINGS. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR UPLIFT CLIPS, PROVIDE ADEQUATE BEARING SURFACE FOR THE TRUSS BEARING LOADS
4. ALL INTERIOR LOAD BEARING WALLS SHALL BE 2X4 OR 2X6 STUDS at 12" o.c. UNLESS OTHERWISE NOTED. THEY WILL BE IDENTIFIED ON PLANS WITH A HATCH: 
5. ALL FLOOR JOISTS TO HAVE CROSS BRIDGING AND STRAPPING UNLESS OTHERWISE NOTED
6. PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE AND AROUND STAIRS, UNLESS OTHERWISE NOTED
7. PROVIDE BUILT UP WOOD STUD POSTS EQUAL TO STUD DEPTH x WIDTH OF BEAM AT EACH END OF EACH BEAM OR GIRDER TRUSS, UNLESS OTHERWISE NOTED
8. LUMBER SHALL NOT BE NOTCHED OR DRILLED IN THE FIELD WITHOUT PERMISSION A STRUCTURAL ENGINEER
9. ENGINEERED LUMBER (TJI, LVL) MAY BE DRILLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND DETAILS. ALL ENGINEERED LUMBER SHALL HAVE A MIN. 3" END BEARING
10. THICKNESS AND TYPE OF SUBFLOOR, ROOF SHEATHING, AND WALL SHEATHING SHALL CONFORM TO 9.23.14, 9.23.15, AND 9.23.16 RESPECTFULLY.

FRAMING NOTES CONTINUED

11. BOLTED CONNECTIONS SHALL BE MADE USING GRADE A307 BOLTS, UNLESS OTHERWISE NOTED
12. USE PRESSURE TREATED LUMBER (CWPB APPROVED) OR APPLY SUITABLE WOOD PRESERVATIVE TO ALL WOOD IN CONTACT WITH SOIL
13. WOOD IS NOT PERMITTED TO BEAR DIRECTLY ON MASONRY OR CONCRETE WITHOUT PROTECTION. PROVIDE EITHER PRESSURE TREATED LUMBER, SUITABLE WOOD PRESERVATIVE, OR 6MIL (0.152MM) POLYETHYLENE SHEET.
14. SOLID HORIZONTAL BRIDGING SHALL BE PROVIDED AT 1200MM (4'-0") O.C. IN THE FIRST TWO JOIST SPACES ADJACENT TO THE EXTERIOR WALLS. BRIDGING SHALL BE ATTACHED TO THE EXTERIOR WALL TO PROVIDE LATERAL STABILITY
15. PROVIDE 38MM X 38MM (2X2) DIAGONAL CROSS BRIDGING OR SOLID BLOCKING AT MAXIMUM 2.1M (82") O.C. FOR ALL SAWN JOIST LOCATIONS
16. PROVIDE SOLID WOOD HORIZONTAL BLOCKING AT MAXIMUM 3.0M (10'-0") O.C. FOR ALL FRAMED WALLS. INSTALL MORE FREQUENTLY WHEN SO NOTED ON THE ARCHITECTURAL OR STRUCTURAL WALL DRAWINGS (EG. FOR BLOCKING OF SHEAR WALLS, OR FOR LATERAL STUD SUPPORT)
17. ALL NAILS USED SHALL CONFORM TO STEEL WIRE NAILS AND SPIKES AS DEFINED IN CSA STANDARD B111 "WIRE NAILS, SPIKES AND STAPLES" UNLESS NOTED OTHERWISE
18. Laterally SUPPORT ALL STEEL BEAMS BY RE-DRILLING FLANGES FOR 13MM (1/2") BOLTED ATTACHMENTS OF WOOD NAILERS WITH 15MM (9/16") HOLES STAGGERED AT 600MM (24") O.C.
19. STRUCTURAL STEEL SHALL CONFORM TO CSA G40.21-44W AND G40.21-50W CLASS FOR H FOR H.S.S. STEEL BEAMS AND COLUMNS SHALL BE ON ASTM A992/992M, GRADE 50W (FY=345 MPA).
20. ALL WELDING SHALL BE COMPLETE BY CWB CERTIFIED WELDERS
21. EXTERIOR STRUCTURAL STEEL SHALL BE PROTECTED FROM CORROSION BY HOT TIP GALVANIZING
22. USE JOIST HANGERS WHERE FRAMING MEMBERS CONNECT INTO THE SIDES OF SUPPORTING MEMBERS
23. ALL STEEL CONNECTORS (UPLIFT CLIPS, BRACKETS, JOIST HANGERS, ETC.) SHALL BE SIMPSON STRONG TIE CONNECTORS, UNLESS NOTED OTHERWISE
24. ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED (TO CSA-G164) OR STAINLESS STEEL
25. FOR SOLID AND BUILT UP MEMBERS (TRUSSES, BEAMS, LINTELS) PROVIDE A BUILT UP POST WITH AN EQUAL OR GREATER THICKNESS UNLESS NOTED OTHERWISE. ALL BUILT UP POSTS TO BE CONTINUOUS (INCLUDING TRANSFER BLOCKING AT FLOORS) DOWN TO THE FOUNDATIONS
26. ALL BUILT UP MEMBERS TO BE FASTENED TOGETHER WITH TWO 75MM (3") SPIRAL NAILS AT 300MM (12") O.C. FOR EVERY PLY UNLESS OTHERWISE NOTED, MULTI-PLY ENGINEERED LUMBER BEAMS TO BE FASTENED AT PER THE MANUFACTURER'S SPECIFICATIONS
27. ALL PRE-ENGINEERED STEEL CONNECTORS (EG. SIMPSON STRONG TIE) ARE TO HAVE THE CORRECT NUMBER AND SIZE OF FASTENERS, AS PER THE MANUFACTURER'S PRODUCT CATALOGUE
28. PROVIDE SOLID BLOCKING OR MECHANICAL CONNECTIONS AT THE TOP AND BOTTOM OF BEAMS AT BEARING POINTS TO PROVIDE MOVEMENT OR ROTATION.

FRAMING NOTES CONTINUED

29. ALL STUD WALLS SHALL BE ANCHORED TO THE FOUNDATION OR FLOOR SLAB WITH 5/8" DIA. ANCHOR BOLTS AT 4'-0" MAXIMUM
 30. COLUMN BASE PLATES AND BEAM BEARING PLATES SHALL BE GROUTED WITH 1 1/2" NON-SHRINK GROUT
 31. J.R. COLUMNS SHALL BE USED FOR ALL INDICATED STEEL TELEPOSTS UP TO A REQUIRED LOAD RATING OF 128 KN (28,700 LBS) ALL STEEL POSTS SHALL HAVE AN ALLOWABLE CAPACITY GREATER THAN THE RATING INDICATED.
 32. ALL BEAMS CANTILEVERED OVER A COLUMN OR OTHER SUPPORT SHALL HAVE A MINIMUM OF 2-3/8" THICK STIFFENER PLATES EACH SIDE OF WEB UNLESS OTHERWISE NOTED.
 33. STAIRS SHALL CONFORM WITH O.B.C 2012 SECTION 3.4.7.5. AND 9.8. ALL HANDRAILS AND GUARDS SHALL CONFORM WITH O.B.C 2012 SECTION 9.8 AND SB-7
- STAIR REQUIREMENTS:**
- MAX RISE: 200mm (7 7/8")
 - MIN. RUN: 210mm (8 1/4")
 - MIN. TREAD 235mm (9 1/4")
 - NOSING 25mm (1")
 - UNIFORM RISE AND RUN IN ANY ONE FLIGHT OF STAIRS
 - MIN. HEADROOM FOR INTERIOR STAIRS: 1950mm (6'-5")
 - HANDRAILS: 914MM (36")
- GUARD HEIGHTS:**
- AT LANDINGS: 900mm (35")
 - AT STAIRS: 914mm (36")
 - GUARDS TO BE NON-CLIMBABLE WITH MAX. SPACING OF 100mm (4")
 - EXTERIOR GUARDS REQUIRED FOR 2'-0" - 5'-11" ABOVE GRADE: 900mm (35"), 5'-11" AND MORE ABOVE GRADE: 1070mm (42")
- LANDING REQUIREMENTS:**
- A LANDING IS REQUIRED AT THE MAIN ENTRANCE
 - A LANDING IS REQUIRED AT ANY SECONDARY ENTRANCE WHEN MORE THAN 3 RISERS ARE NEEDED. GUARDS TO BE INSTALLED AT 36"
34. ALL GARAGE WALLS AND FLOORS ADJACENT TO LIVING SPACES ARE TO BE DRYWALLED AND SEALED/GAS-PROOFED. PROVIDE MIN R31 INSULATION IN THE FLOOR SPACE OVER GARAGE. DOORS FROM THE GARAGE TO INTERIOR OF THE HOUSE SHALL BE EXTERIOR TYPE WITH WEATHER STRIPPING AND CLOSER.
 35. EVERY FLOOR CONTAINING BEDROOMS MUST HAVE AT LEAST ONE WINDOW WITH AN UNOBSTRUCTED OPENING AND OPENABLE PORTION NOT LESS THAN 380mm (15"), AND A SILL HEIGHT OF NO MORE THAN 1m (3'-3") ABOVE THE FINISHED FLOOR.
 36. FOR MASONRY VENEER INSTALLATION, PROVIDE CONTINUOUS FLASHING AND WEEPHOLES EVER 31" o.c. MAX.
 37. ALL FLOORS WITH CERAMIC TILE ARE TO BE REINFORCED IN ACCORDANCE WITH DIVISION B, 9.30.6 OF THE 2012 O.B.C
 38. ATTIC VENTILATION TO COMPLY WITH O.B.C 9.32
 39. AIR BARRIER IS TO BE IN ACCORDANCE WITH O.B.C. 9.25.5

BCIN QUALIFICATION	
I, <u>JENNIFER CAMARA</u> DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.	
FIRM BCIN: 117239	INDIVIDUAL BCIN: 2420
SIGNED:	

PROJECT
79 NORTHUMBERLAND ROAD
GUELPH, ONTARIO

PAGE
GENERAL NOTES AND O.B.C REQUIREMENTS

STATUS:	PERMIT DRAWINGS
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DATE:	NOVEMBER 2021
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LEAD DRAFTER:	J.CAMARA
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TEAM DRAFTER:	J.CAMARA
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SCALE:	3/16" = 1'-0"
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REVISION	1: _____
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PLOT DATE	MAY 24, 2024
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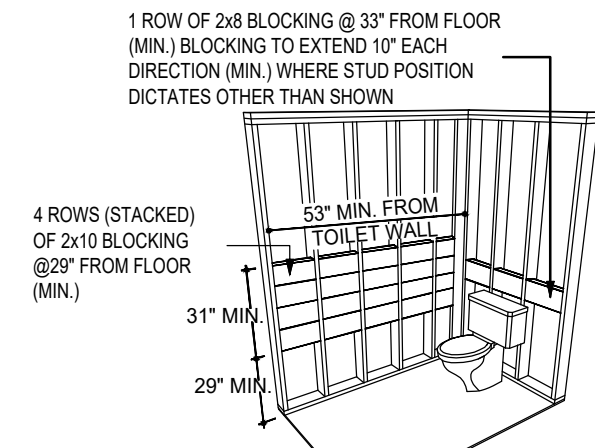
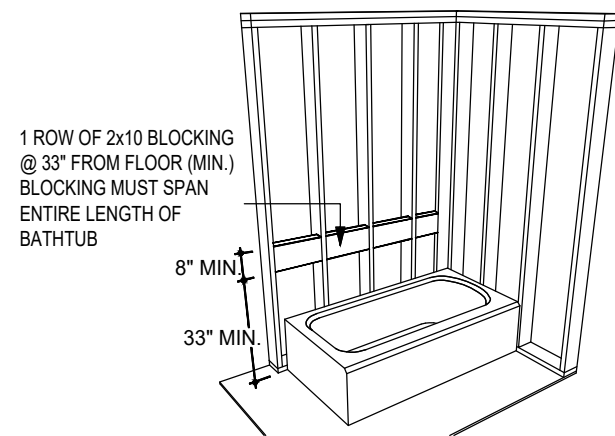
 FIORI DESIGN	
5 Edinburgh Rd S, KITCHENER, ON N1H 5N8	P: 519.829.3136 M: 519.363.2949 fioridesigninc.ca

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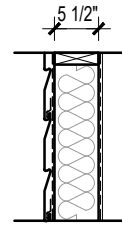
A6.3

GENERAL NOTES

- INSULATE AND WEATHER STRIP ATTIC ACCESS HATCHES (21.5"x28")
- ATTIC VENTILATION TO COMPLY WITH O.B.C. 2012 DIVISION B, 9.32
- ALL DOORS AND WINDOWS TO COMPLY WITH O.B.C 9.6.6 FOR RESISTANCE TO FORCED ENTRY
- ALL LIGHTING AND ELECTRICAL TO COMPLY WITH O.B.C. 9.34
- SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND IN EACH SLEEPING ROOM, AND ARE TO BE INTERCONNECTED
- HEADROOM UNDER DUCTS AND BEAMS MIN. 6'-5".
- RANGE HOODS TO BE VENTED TO THE EXTERIOR c/w NON-COMBUSTIBLE PIPING
- EVERY WATER DISTRIBUTION SYSTEM MUST BE SIZED TO PROVIDE PEAK DEMAND FLOW AS PER 7.6.3 DIV. B OF THE 2012 O.B.C
- LAUNDRY TRAPS ARE REQUIRED TO AVE A 2" TRAP AS PER 7.4.9.3 DIV. B OF THE 2012 O.B.C
- WATER CLOSETS MUST HAVE A MAXIMUM WATER CONSUMPTION PER FLUSH OF 4.8L.D.P.F AS PER TABLE 7.6.4.2B OF DIV. B OF THE 2012 O.B.C
- REINFORCE STUDS IN MAIN BATH FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO TUB AND WATER CLOSET. AS PER O.B.C. DIV B, PART 9, 9.5.2.3. SEE DETAILS BELOW



WALL TYPES

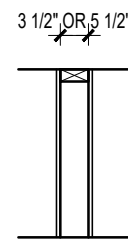


TYPICAL EXTERIOR SIDING WALL

- PREFINISHED HORIZONTAL SIDING
- 7/16" WAFERBOARD OR O.S.B. SHEATHING
- 2x6 WOOD STUDS at 16"o.c.
- R22 BATT INSULATION
- 6mil POLY VAPOUR/AIR BARRIER OVERLAPPED AND SEALED
- 1/2" GYPSUM BOARD

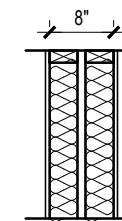
TYPICAL 1 HR. F.R.R. EXTERIOR SIDING WALL

1HR. RATING (SIDEYARD IS 0.0m-0.6m)
SAME AS ABOVE WITH
5/8" TYPE 'X' GYPSUM BOARD IN LIEU
OF 1/2" GYPSUM BOARD



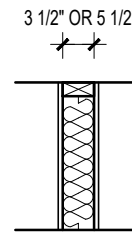
TYPICAL WOOD STUD PARTITION

- 1/2" GYPSUM BOARD
- 2x4 WOOD STUDS at 16"o.c.
- 1/2" GYPSUM BOARD
- CHANGE TO 2x6 WOOD STUDS WHERE DIMENSIONED ON PLANS



TYPICAL 1h PARTY WALL

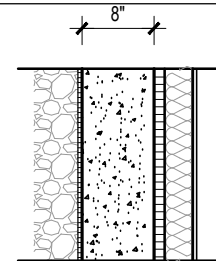
- 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF
- 2 ROWS OF 2x4 STUD WALLS at 16"o.c. SET 1" APART
- ABSORPTIVE MATERIAL TO FILL CAVITIES BOTH SIDES
- OFFSET AND COMPLETELY SEAL ALL JUNCTION BOXES
- GAS PROOF GYPSUM BOARD TO BE USED IN GARAGES
- SIMILAR TO O.B.C. ASSEMBLY NO. W13a
- F.R.R. = 1h, S.T.C. RATING = 57



TYPICAL 1HR. F.R.R. PARTITION

- 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD
- BATT INSULATION
- 2X4 STUD WALL (2X6 STUD WALL WHERE NOTED)
- 1 LAYERS 5/8" TYPE 'X' GYPSUM BOARD

SIMILAR TO O.B.C SB-E ASSEMBLY W1e, WHERE
F.R.R RATING = 45 MIN., STC RATING = 38



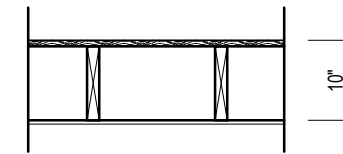
TYPICAL EXTERIOR FOUNDATION WALL

8" CONCRETE FOUNDATION BETWEEN ASPHALTIC DAMP PROOFING TO FINISHED GRADE
R20 BLANKET FULL HEIGHT IN ALL UNFINISHED SPACES

2" R10 RIGID INSULATION w/ 2X4 STRAPPING AND MIN. R12 BATT INSULATION FULL HEIGHT OF FOUNDATION WALL IN ALL FINISHED SPACES

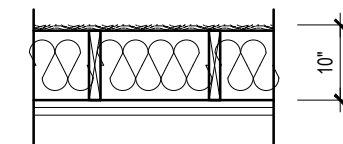
6mil POLY VAPOUR BARRIER OVERLAPPED AND SEALED

FLOOR TYPES



TYPICAL FRAMED FLOOR

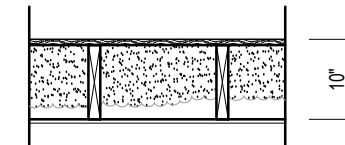
- 5/8" T&G SUBFLOOR ON
- 2x10 SPRUCE FLOOR JOISTS at 16"o.c. or 12"o.c. (AS NOTED ON PLANS)
- 2x2 CROSS BRIDGING at 6'-10" MAXIMUM
- 1/2" GYPSUM BOARD CEILING (SECOND FLOOR ONLY)
- 1/4" PLYWOOD UNDERLAY IN VINYL FLOOR AREAS
- BATT INSULATION at EXTERIOR HEADER SPACE



TYPICAL FRAMED FLOOR BETWEEN SUITES

- 5/8" T&G SUBFLOOR ON
- 2x10 SPRUCE FLOOR JOISTS at 16"o.c. or 12"o.c. (AS NOTED ON PLANS)
- 2x2 CROSS BRIDGING at 6'-10" MAXIMUM
- 1/2" GYPSUM BOARD CEILING (SECOND FLOOR ONLY)
- 1/4" PLYWOOD UNDERLAY IN VINYL FLOOR AREAS
- BATT INSULATION at EXTERIOR HEADER SPACE
- ABSORBANT MATERIAL
- RESILIENT METAL CHANNELS SPACED AT 16"o.c.
- 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD

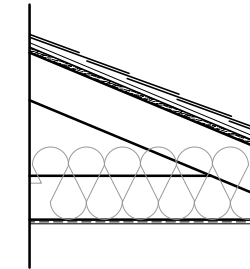
SIMILAR TO O.B.C SB-3 ASSEMBLY F9c WHERE F.R.R RATING = 1HOUR., STC =52



TYPICAL INSULATED FRAMED FLOOR

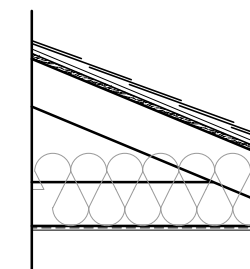
- SAME AS FLOOR ABOVE EXCEPT
- 6" SPRAYED URETHANE FOAM INSULATION - MINIMUM R31
- SEAL JOIST SPACE FROM AIR INFILTRATION AND COVER COMPLETELY ALL PIPES

ROOF TYPES



TYPICAL WOOD TRUSS ROOF

- MINIMUM 210lb. ASPHALT SHINGLES
- MINIMUM 36" WIDE EAVE PROTECTION TO MINIMUM 12" INSIDE INNER FACE OF WALL
- MINIMUM 36" WIDE VALLEY FLASHINGS AS REQUIRED
- ROOF VENTS WITH UNOBSTRUCTED FREE AREA
- OF 1:300 OF INSULATION CEILING AREA
- 7/16" PLYWOOD, WAFERBOARD OR O.S.B.
- SHEATHING c/w EDGE CLIPS ON
- PRE-ENGINEERED WOOD TRUSSES at 24"o.c.
- R60 INSULATION AT BOTTOM CHORD OF CEILING JOISTS
- INSULATION BAFFLES & AIR CHANNELS TO ENSURE ADEQUATE VENTILATION
- 6mil CONTINUOUS POLY VAPOUR BARRIER
- 1/2" GYPSUM CEILING BOARD
- IN SLOPED AREAS (SCISSOR TRUSSES WHERE NOTED ON PLANS) PROVIDE R31 BATT INSULATION (MINIMUM) & ENSURE 3" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING



TYPICAL WOOD RAFTER ROOF

- MINIMUM 210lb. ASPHALT SHINGLES
- MINIMUM 36" WIDE EAVE PROTECTION TO MINIMUM 12" INSIDE INNER FACE OF WALL
- MINIMUM 36" WIDE VALLEY FLASHINGS AS REQUIRED
- ROOF VENTS WITH UNOBSTRUCTED FREE AREA
- OF 1:300 OF INSULATION CEILING AREA
- 7/16" PLYWOOD, WAFERBOARD OR O.S.B.
- SHEATHING c/w EDGE CLIPS ON
- 2x6 WOOD RAFTERS at 16"o.c. (UNLESS NOTED OTHERWISE ON FRAMING PLAN)
- R60 INSULATION AT BOTTOM CHORD OF CEILING JOISTS
- INSULATION BAFFLES & AIR CHANNELS TO ENSURE ADEQUATE VENTILATION
- 6mil CONTINUOUS POLY VAPOUR BARRIER
- 1/2" GYPSUM CEILING BOARD
- R31 BATT INSULATION IN ROOF JOISTS (WHERE APPLICABLE) & ENSURE 3" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING

BCIN QUALIFICATION

I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 117239

INDIVIDUAL BCIN: 24208

SIGNED:

PROJECT

79
NORTHUMBERLAND
ROAD

GUELPH, ONTARIO

PAGE

GENERAL NOTES AND
O.B.C REQUIREMENTS
CONT'D

STATUS: PERMIT DRAWINGS

DATE: NOVEMBER 2021

LEAD DRAFTER: J.CAMARA

TEAM DRAFTER: J.CAMARA

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

REVISION	DATE
1:	
2:	
3:	

PLOT DATE
MAY 24, 2024



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SHEET

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