Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
   Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.
5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment:** 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibly to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca

For Office Use Only:

File Number		Application Fee	
Related File Number		Conservation Authority Fee	
Pre-consultation Meeting		Well & Septic Info Provided	
Application Submitted		Planner	
Complete Application		Public Notice Sign	

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☑ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 33105430703690000084

A. Applicant Information

Name of Owner Andrea Plumb

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address	59 Victor Street
Town and Postal Code	London / N6C 1B9
Phone Number	226-268-7298
Cell Number	
Email	APlumb@lemers.ca

Name of Applicant	Cassidy Kent
Address	5-9 Princess Ave
Town and Postal Code	St Thomas / N5R 3V3
Phone Number	519-633-8820 x0014
Cell Number	226-559-4638
Email	ckent@dhphomes.com

Name of Agent DHP Homes

Address 5-9 Princess Ave

Town and Postal Code St Thomas N5R 3V3

Phone Number 519-633-8820

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☐ Owner ☐ Agent ☑ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

   LT 611 PL 436 : Norfolk County

   Municipal Civic Address: 84 Old Cut Blvd

   Present Official Plan Designation(s): Resort Residential (RR)

   Present Zoning: Resort Residential (RR)

2. Is there a special provision or site specific zone on the subject lands?

   ☐ Yes ☑ No If yes, please specify:

3. Present use of the subject lands:

   Residential use.

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
Boat house to remain. Shed to be removed. Single detached dwelling to be removed to foundation & rebuilt with addition.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.
Addition to include 1 car garage and 2nd storey with 3 piece bath & kitchenette.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
Single storey to be rebuilt with garage and 2nd storey addition.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☑

   If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:
Approx. 1960's.

9. Existing use of abutting properties:
Residential

10. Are there any easements or restrictive covenants affecting the subject lands?

    ☐ Yes ☑ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	19.64	15	5.8.2	19.64	—
Lot depth	36.97	N/A	5.8.2	36.97	—
Lot width	20.12	N/A	5.8.2	20.12	—
Lot area	740.0	4000	5.8.2	740.0	3260
Lot coverage	14.67%	15%	5.8.2	28.4%	13.4%
Front yard	17.54	6	5.8.2	15.37	---
Rear yard	6.96	9	5.8.2	4	5
Height	~5	9.1	5.8.2	7.97	—
Left Interior side yard	1.33	1.2	5.8.2	1.33	—
Right Interior side yard	7.44	1.2	5.8.2	2.56	—
Exterior side yard (corner lot)	—	—	—	—	—
Parking Spaces (number)	—	—	—	—	—
Aisle width	—	—	—	—	—
Stall size	—	—	—	—	—
Loading Spaces	—	—	—	—	—
Other	5.43%	10%	5.8.2.	4.59	---

Accessory Structures

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:
Due to the constraints of the allowed lot coverage and size of proposed house.

3. **Consent/Severance/Boundary Adjustment**: Description of land intended to be severed in metric units: N/A

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

_____

_____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units: N/A

Frontage: _____

Depth: _____

Width: ____________________

Area: ____________________

Proposed Use: ____________________

5. **Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation N/A

Owners Name: ____________________

Roll Number: ____________________

Total Acreage: ____________________

Workable Acreage: ____________________

Existing Farm Type: (for example: corn, orchard, livestock) __________

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built __________

Date of Land Purchase: ____________________

Owners Name: ____________________

Roll Number: ____________________

Total Acreage: ____________________

Workable Acreage: ____________________

Existing Farm Type: (for example: corn, orchard, livestock) __________

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built __________

Date of Land Purchase: ____________________

Owners Name: ____________________

Roll Number: ____________________

Total Acreage: ____________________

Workable Acreage: ____________________

Existing Farm Type: (for example: corn, orchard, livestock) __________

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built __________

Date of Land Purchase: ____________________

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Date of Land Purchase: _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☑ No ☐ Unknown
   If yes, specify the uses (for example: gas station, or petroleum storage):
   _____
   _____
   _____

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☑ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:
   Previous use of property was residential.
   _____

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☑ Yes ☐ No

   If no, please explain:

   _____

   _____

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☑ No

   If no, please explain:

   Subject lands has an existing dwelling with surrounding dwellings.

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☑ No

   If no, please explain:

   Subject lands has an existing dwelling with surrounding dwellings.

   Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☑ within 500 meters – distance On-at edge of property line

Floodplain

☑ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water
☐ Communal wells
☑ Individual wells
☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers
☐ Communal system
☑ Septic tank and tile bed in good working order
☐ Other (describe below)

Storm Drainage

☑ Storm sewers
☐ Open ditches
☐ Other (describe below)

2. Existing or proposed access to subject lands:

☑ Municipal road
☐ Provincial highway
☐ Unopened road
☐ Other (describe below)

Name of road/street:

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☑ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)

☐ Environmental Impact Study

☐ Geotechnical Study / Hydrogeological Review

☐ Minimum Distance Separation Schedule

☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

June 28, 2024

Owner/Applicant/Agent Signature — Date

*** J. Owner's Authorization**

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Andrea Plumb am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize DHP Construction to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

A. Plumb — June 28, 2024

Owner — Date

Owner — Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application*

K. Declaration

I, Cassidy Hent of St Thomas

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Norfolk County

Cassidy Hent

Owner/Applicant/Agent Signature

In Simcoe, Norfolk County

This 28 day of June

A.D., 2024

Olivia Davies

A Commissioner, etc.

Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires May 23, 2027.

The Corporation of Norfolk County

By-Law 2017-04

Lot Grading and Drainage

THIS FORM IS TO BE SUMBITTED WITH EVERY LOT GRADING PLAN

Municipal Address: _#84 Old Cut Boulevard, Long Point – DHP Homes_

And/or

PIN: _50115-0329_

SELECT THE **ONE** PURPOSE FOR SUBMITTING THIS FORM:

☑ **Proposed Grading Plan for Infill Lot:**

I, _Kim Husted, O.L.S._____, a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan provides drainage in accordance with the Ontario Building Code and applicable Municipal regulations for the works to be constructed that are the subject of the Building Permit Application to which this is attached.

☐ **Proposed Grading Plan within a Plan of Subdivision:**

I, _____, a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan conforms in all respects with the Master Grading Plan in the Plan of Subdivision Master Grading Plan. Registered as: _____ (common name of the Plan of Subdivision and Registration Number).

IN ANY INSTANCE ABOVE NOTING "UNDER MY SEAL", AFFIX SEAL BELOW:

23.11.28

SEAL (Qualified Person)

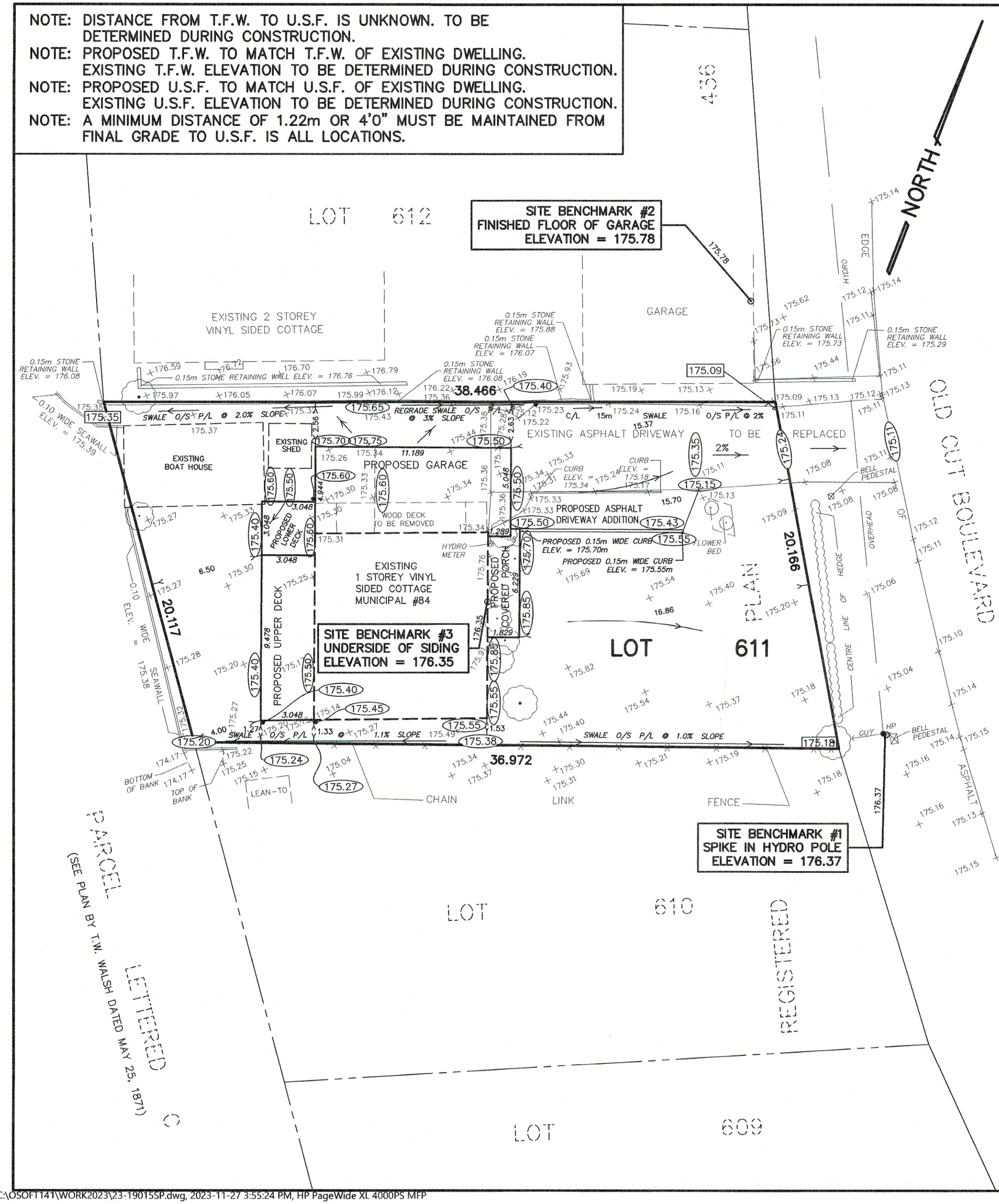
(Sign and date over the seal)

Name: Kim Husted O.L.S

License Number: 1582

This form approved by the County Official under delegated authority under Norfolk County By-Law 2017-04

NOTE: DISTANCE FROM T.F.W. TO U.S.F. IS UNKNOWN. TO BE DETERMINED DURING CONSTRUCTION.
NOTE: PROPOSED T.F.W. TO MATCH T.F.W. OF EXISTING DWELLING. EXISTING T.F.W. ELEVATION TO BE DETERMINED DURING CONSTRUCTION.
NOTE: PROPOSED U.S.F. TO MATCH U.S.F. OF EXISTING DWELLING. EXISTING U.S.F. ELEVATION TO BE DETERMINED DURING CONSTRUCTION.
NOTE: A MINIMUM DISTANCE OF 1.22m OR 4'0" MUST BE MAINTAINED FROM FINAL GRADE TO U.S.F. IS ALL LOCATIONS.



SKETCH

PREPARED FOR BUILDING PERMIT AND LOT GRADING
FOR: DHP HOMES
 # 84 OLD CUT BOULEVARD

SCALE 1:200 — 0 5 10 METRES 15

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING ADDITION AND IT'S LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED
- **LOCATION OF UNDERGROUND UTILITIES NOT DETERMINED**

NOTES

(1) – PROPERTY DIMENSIONS SHOWN HEREON ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY KIM HUSTED SURVEYING LTD., DATED DECEMBER 2023, PROJECT No. 23–19015
(2) – PROPOSED BUILDING ADDITION POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
(3) – SITE BENCHMARK #1 SPIKE SET IN EAST FACE OF HYDRO POLE AT THE SOUTH–EAST CORNER OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 176.37 METRES
– SITE BENCHMARK #2 FINISHED FLOOR OF EXISTING GARAGE LOCATED NORTH OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 175.78 METRES
– SITE BENCHMARK #3 UNDERSIDE OF SIDING OF EXISTING COTTAGE LOCATED ON THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 176.35 METRES
– ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM 1928, GEOID MODEL HT2_2010v70, REFERENCE FRAME NAD83 (CSRS) (2010.0)
(4) – IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
(5) – SEPTIC SYSTEM TO BE DESIGNED BY OTHERS ELEVATIONS TO BE REVISED WHERE REQUIRED.
(6) – IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARKS PRIOR TO EXCAVATION
(7) – AREA OF LOT 611 = 740.0 SQUARE METRES
– AREA OF EXISTING COTTAGE, SHED AND PORTION OF BOAT HOUSE ON LOT 611 = 148.9 SQUARE METRES
– EXISTING LOT COVERAGE = 20.1%
– AREA OF PROPOSED GARAGE, PORCH AND DECKS = 103.9 SQUARE METRES
– TOTAL AREA OF ALL BUILDINGS = 252.8 SQUARE METRES
– TOTAL PROPOSED LOT COVERAGE = 34.2%

NOTES

T.F.W.	DENOTES	TOP OF FOUNDATION WALL
U.S.F.	DENOTES	UNDERSIDE OF FOOTING
175.66	DENOTES	PROPOSED FINISHED GRADE
175.66	DENOTES	EXISTING GRADE TO MATCH
⊠	DENOTES	EXISTING BELL PEDESTAL
GUY	DENOTES	EXISTING GUY WIRE
HP	DENOTES	EXISTING HYDRO POLE
	DENOTES	EXISTING BUSH / TREE

KIM HUSTED SURVEYING LTD. SEAL "THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"

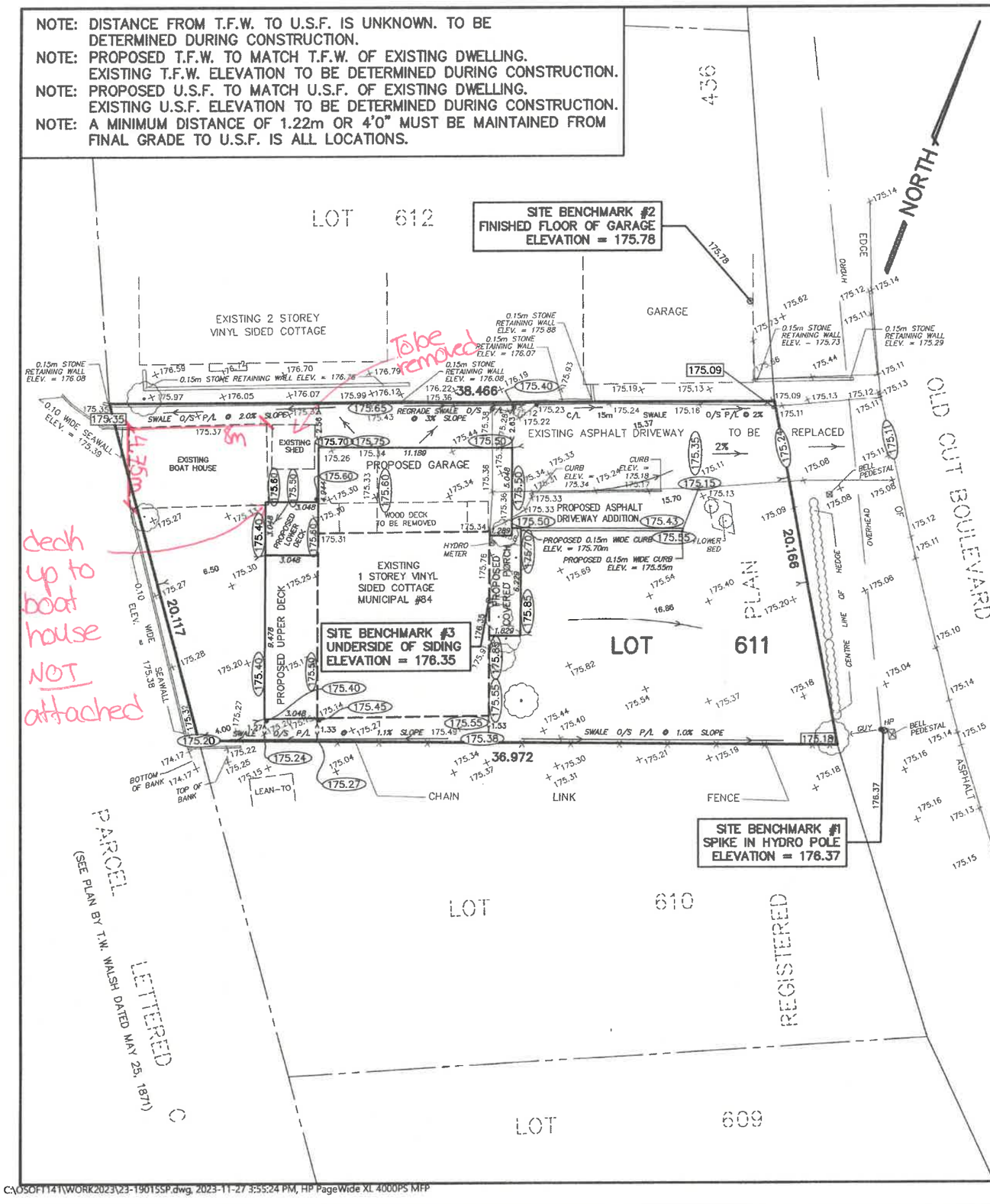
NOVEMBER 27, 2023

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519–842–3638 FAX: 519–842–3639

PROJECT: 23–19015SP	DHP HOMES # 84 OLD CUT BOULEVARD	REF: FF6	DWG. RDH	CKD. KSH

C:\OSOFT141\WORK2023\23-19015SP.dwg, 2023-11-27 3:55:24 PM, HP PageWide XL 4000PS MFP

NOTE: DISTANCE FROM T.F.W. TO U.S.F. IS UNKNOWN. TO BE DETERMINED DURING CONSTRUCTION.
NOTE: PROPOSED T.F.W. TO MATCH T.F.W. OF EXISTING DWELLING. EXISTING T.F.W. ELEVATION TO BE DETERMINED DURING CONSTRUCTION.
NOTE: PROPOSED U.S.F. TO MATCH U.S.F. OF EXISTING DWELLING. EXISTING U.S.F. ELEVATION TO BE DETERMINED DURING CONSTRUCTION.
NOTE: A MINIMUM DISTANCE OF 1.22m OR 4'0" MUST BE MAINTAINED FROM FINAL GRADE TO U.S.F. IS ALL LOCATIONS.



SKETCH

PREPARED FOR BUILDING PERMIT AND LOT GRADING FOR: DHP HOMES # 84 OLD CUT BOULEVARD

SCALE 1:200 0 5 10 METRES 15

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING ADDITION AND IT'S LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED
- **LOCATION OF UNDERGROUND UTILITIES NOT DETERMINED**

NOTES

(1) – PROPERTY DIMENSIONS SHOWN HEREON ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY KIM HUSTED SURVEYING LTD., DATED DECEMBER 2023, PROJECT No. 23–19015
(2) – PROPOSED BUILDING ADDITION POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
(3) – SITE BENCHMARK #1 SPIKE SET IN EAST FACE OF HYDRO POLE AT THE SOUTH–EAST CORNER OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 176.37 METRES
– SITE BENCHMARK #2 FINISHED FLOOR OF EXISTING GARAGE LOCATED NORTH OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 175.78 METRES
– SITE BENCHMARK #3 UNDERSIDE OF SIDING OF EXISTING COTTAGE LOCATED ON THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 176.35 METRES
– ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM 1928, GEOID MODEL HT2_2010v70, REFERENCE FRAME NAD83 (CSRS) (2010.0)
(4) – IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
(5) – SEPTIC SYSTEM TO BE DESIGNED BY OTHERS ELEVATIONS TO BE REVISED WHERE REQUIRED.
(6) – IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARKS PRIOR TO EXCAVATION
(7) – AREA OF LOT 611 = 740.0 SQUARE METRES
– AREA OF EXISTING COTTAGE, SHED AND PORTION OF BOAT HOUSE ON LOT 611 = 148.9 SQUARE METRES
– EXISTING LOT COVERAGE = 20.1%
– AREA OF PROPOSED GARAGE, PORCH AND DECKS = 103.9 SQUARE METRES
– TOTAL AREA OF ALL BUILDINGS = 252.8 SQUARE METRES
– TOTAL PROPOSED LOT COVERAGE = 34.2%

NOTES

T.F.W.	DENOTES	TOP OF FOUNDATION WALL
U.S.F.	DENOTES	UNDERSIDE OF FOOTING
175.66	DENOTES	PROPOSED FINISHED GRADE
175.66	DENOTES	EXISTING GRADE TO MATCH
⊠	DENOTES	EXISTING BELL PEDESTAL
GUY	DENOTES	EXISTING GUY WIRE
HP	DENOTES	EXISTING HYDRO POLE
	DENOTES	EXISTING BUSH / TREE

KIM HUSTED SURVEYING LTD. "THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"

NOVEMBER 27, 2023

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519–842–3638 FAX: 519–842–3639

PROJECT: 23–19015SP	DHP HOMES	REF:	DWG.	RDH
	# 84 OLD CUT BOULEVARD	FF6	CKD.	KSH

C:\OSOFT141\WORK2023\23-19015SP.dwg, 2023-11-27 3:55:24 PM, HP PageWide XL 4000PS MFP

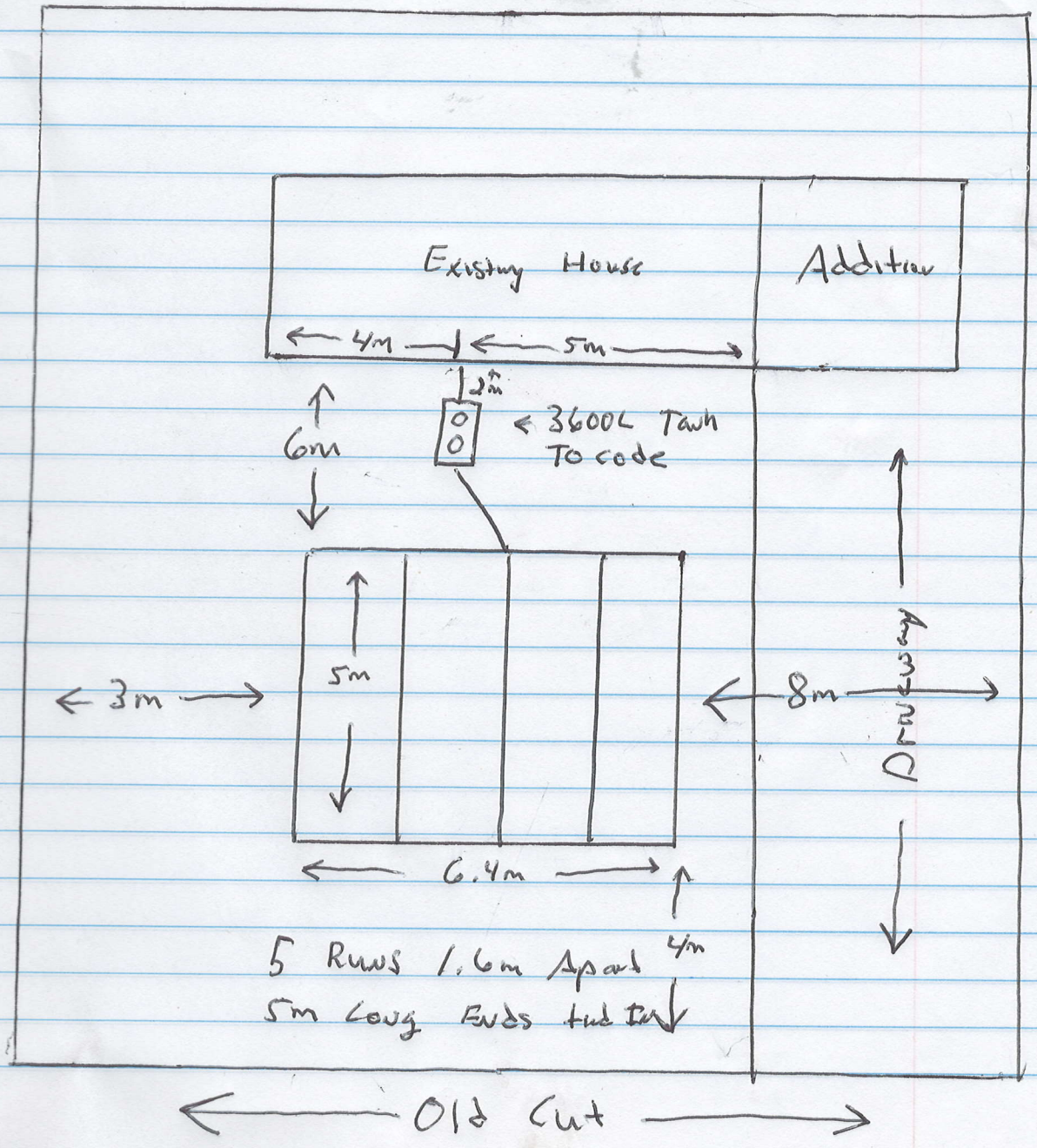
DHP Homes 84 Old Cut B/UD Port Rowan

1- Bedroom

2- Bathroom

Working at Time of Inspection

Nice Sand



STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

LONDON LOCATION
1599 Adelaide St. N., Unit 301
London, ON N5X 4E8
P: 519-471-6667

KITCHENER LOCATION
132 Queen St. S. Unit 4
Kitchener, ON N2G 1V9
P: 519-725-8093

www.sbmltd.ca
sbm@sbmltd.ca

DHP Homes
Attn: Cassidy Kent

SBM-24-0479
March 27, 2024

84 Old Cut Blvd
Port Rowan, Ontario

Cassidy;

As requested, we have completed our review of the structural items listed in this report. An allowable soil bearing pressure of 2000psf was assumed. All structural steel to have a F_y=345MPa or greater. All lumber to be S-P-F No.1/No.2 or better. All structural composite lumber (SCL) to be 2.0E with F_b=2950 (USA ASD) or F_b=5450 (Canadian LSD) or greater. Inspections of the items in this report are by others. Please contact us if additional engineering or inspections are required. See structural specification sheet SS1 attached for structural requirements, material specifications, loading, and assumptions. This report is for the above referenced project only and cannot be used for similar applications on other projects without written consent from Strik Baldinelli Moniz.

Items

1. **a. Tall Wall Framing at Stairs** **2-2x6 at 12" o/c**
Approx. stud height (t/o subfloor to u/s ceiling) = 20'-0"
Provide solid blocking at 48" o/c vertically, min ½" gypsum on interior face, min 3/8" sheathing or 1" rigid insulation on exterior face. Provide 1 jack stud and an HSS 4"x4"x3/16" full height wind brace column at each end of the 8'-0" opening. Provide an 8"x5"x3/8" steel top and bottom plates fastened to the wall plates with (2) 3/8" diameter thru bolts connected with nuts and washers at the top and fastened to solid blocking in the floor space using (2) ½" diameter x 5" long lag screws. Fasten jack studs to steel column with self-tapping screws at 16" o/c vertically.

b. Tall Wall Framing at Great Room and Kitchen
Approx. stud height (t/o subfloor to u/s ceiling) = 11'-0" to 15'-0" max. **2x6 at 12" o/c**
Approx. stud height (t/o subfloor to u/s ceiling) = 15'-0" to 17'-6" max. **2x6 at 10" o/c**
Provide solid blocking at 48" o/c vertically, min ½" gypsum on interior face, min 3/8" sheathing or 1" rigid insulation on exterior face.

2. **2nd Floor Right Window and Rear Bathroom Headers (front to back) (4)** **2-2x8**
Factored reaction @ ends: 1.4 kips
Approx. span (centre-to-centre) = 5'-4" max
Provide 1 jack stud and 1 king stud at each end.

3. **2nd Floor Front Windows (left to right)** **2-2x10**
Factored reaction @ ends: 1.0 kips
Approx. span (centre-to-centre) = 14'-4"
Provide 1 jack stud and 2 king studs at each end.

4. **2nd Floor Rear Window at Stairs (left to right)** **2-2x8**
Factored reaction @ ends: 1.0 kips
Approx. span (centre-to-centre) = 8'-8"
Provide 1 jack stud and king stud as per Item 1a.

5. Overhead Garage Door Header (left to right) **2-2x10**
Factored reaction @ ends: 2.6 kips
Approx. span (centre-to-centre) = 12'-8"
Provide 1 jack stud, 2 king studs at each end.

6. Main Floor Rear Window at Mudroom (left to right) **3-2x12 or 2-1.75"x9.25" 2.0e LVL**
Factored reaction @ ends: 1.3 kips
Approx. span (centre-to-centre) = 6'-4"
Provide 1 jack stud and 3-2x6 full height king studs at each end.

7. Main Floor Rear Patio Door Header (left to right) **2-2x10**
Factored reaction @ ends: 1.5 kips
Approx. span (centre-to-centre) = 12'-7"
Provide 1 jack stud at each end. Provide 3-2x6 king studs at the left support and 5-2x6 king studs at the right support.

8. Main Floor Rear Patio Upper Window Header (left to right) **2-2x10**
Factored reaction @ ends: 1.2 kips
Approx. span (centre-to-centre) = 12'-7"
Provide 1 jack stud at each end. Provide 3-2x6 king studs at the left support and 5-2x6 king studs at the right support.

9. Main Floor Rear Windows at Ensuite (left to right) (2) **2-2x8**
Factored reaction @ ends: 1.3 kips
Approx. span (centre-to-centre) = 3'-10"
Provide 1 jack stud and 2 king studs at each end.

10. Left Side Window Header at Bedroom and W.I.C (front to back) (2) **2-2x10**
Factored reaction @ ends: 2.6 kips
Approx. span (centre-to-centre) = 5'-4" max
Provide 1 jack stud and 1 king stud at each end.

11. Front Window Header above Covered Porch (left to right) **2-2x10**
Factored reaction @ ends: 1.2 kips
Approx. span (centre-to-centre) = 16'-4"
Provide 1 jack stud at each end. Provide 4-2x6 king studs at the left support. Provide an HSS 4"x4"x3/16" full height wind brace column at the right support of the 16'-0" opening. Provide an 8"x5"x3/8" steel top and bottom plates fastened to the wall plates with (2) 3/8" diameter thru bolts connected with nuts and washers at the top and fastened to solid blocking in the floor space using (2) ½" diameter x 5" long lag screws. Fasten jack studs to steel column with self-tapping screws at 16" o/c vertically.

12. Kitchen Front Window Header (left to right) **2-2x8**
Factored reaction @ ends: 1.1 kips
Approx. span (centre-to-centre) = 6'-4"
Provide 1 jack stud and 2 king studs at each end.

13. Foyer Front Door Header (left to right) **2-2x8**
Factored reaction @ ends: 1.1 kips
Approx. span (centre-to-centre) = 4'-6"
Provide 1 jack stud and 1 king stud at each end.

14. Covered Porch Front Beam (left to right) **2-2x12 or 3-2x10**
Factored reaction @ ends: 1.9 kips
Approx. span (centre-to-centre) = 15'-1"
Provide a 6x6 PT post or a 3-2x6 post at each end down to the foundation wall.

15. Covered Porch Left Side Beam (front to back) 2-2x10

Factored reaction @ ends: 1.1 kips
Approx. span (centre-to-centre) = 5'-6"
Provide a 6x6 PT post or 3-2x6 post at the front support down to the foundation wall. Provide a 2-2x6 post at the rear support.

16. Crawl Space Steel Beam (left to right) W8x21 or W10x22

Factored reaction @ ends: 1.1 kips
Factored reaction @ interior: 29.5 kips
Approx. span (centre-to-centre) = 16'-11" + 16'-11" (2 span continuous)
Bear on item 18 or hang off item 18 as per SBM detail S1 at left end. At right end bear in beam pocket. Provide an HSS 3"x3"x1/4" steel column with a 6"x6"x3/8" steel top and base plate on a 44"x44"x20" concrete pad footing at the interior support.

17. Rear Deck Rear Beam (left to right) (5) 3-2x12 PT

Factored reaction @ ends: 4.3 kips
Approx. span (centre-to-centre) = 8'-0" + 8'-0" + 8'-0" + 8'-0" + 8'-0"
Provide a 6x6 PT post on a 12" concrete pier with a 24"x24"x10" concrete pad footing or belled to 26" diameter at the base. Ensure the piers are founded minimum 48" below finished grade on native undisturbed soil.
Note: These deck beams are designed to support 5'-0" tributary width of deck floor with hot tub loads (DL=15psf, LL=100psf assumed). Contractor to confirm all loading assumptions prior to construction and report any discrepancies to Strik Baldinelli Moniz for beam redesign.

18. Crawl Space Left Door Header (front to back) W8x18 or W10x22

Factored reaction @ ends: 6.6 kips
Approx. span (centre-to-centre) = 3'-6"
Bear in beam pocket at each support.

19. Foundation Wall Connection to Existing Wall

Connect new concrete foundation wall to existing using 16" long 10M bars at 16" o/c vertically. Connect new concrete footing to existing using (3) 16" long 10M bars @ 6" o/c horizontally. Where connecting to grout-filled concrete masonry units, set bars 4 1/2" into existing foundation wall, epoxied using Hilti HIT-HY 270 (or equivalent). Seal dry joint to ensure watertight connection.
Where connecting to hollow concrete masonry units, set bars 2" into existing foundation wall with Hilti screen tubes (2" embedment), epoxied using Hilti HIT-HY 270 (or equivalent). Seal dry joint to ensure watertight connection.

20. Master Bedroom Front Window Header (left to right) 2-2x10

Factored reaction @ ends: 2.1 kips
Approx. span (centre-to-centre) = 11'-4"
Provide 1 jack stud and 1 king studs at each end.

We trust this report meets your satisfaction; if you need further clarification please do not hesitate to contact us.

Regards,
Strik, Baldinelli, Moniz Ltd.
Planning • Civil • Structural • Mechanical • Electrical

Brett McCallum, P.Eng
Structural Engineer I, Project Lead

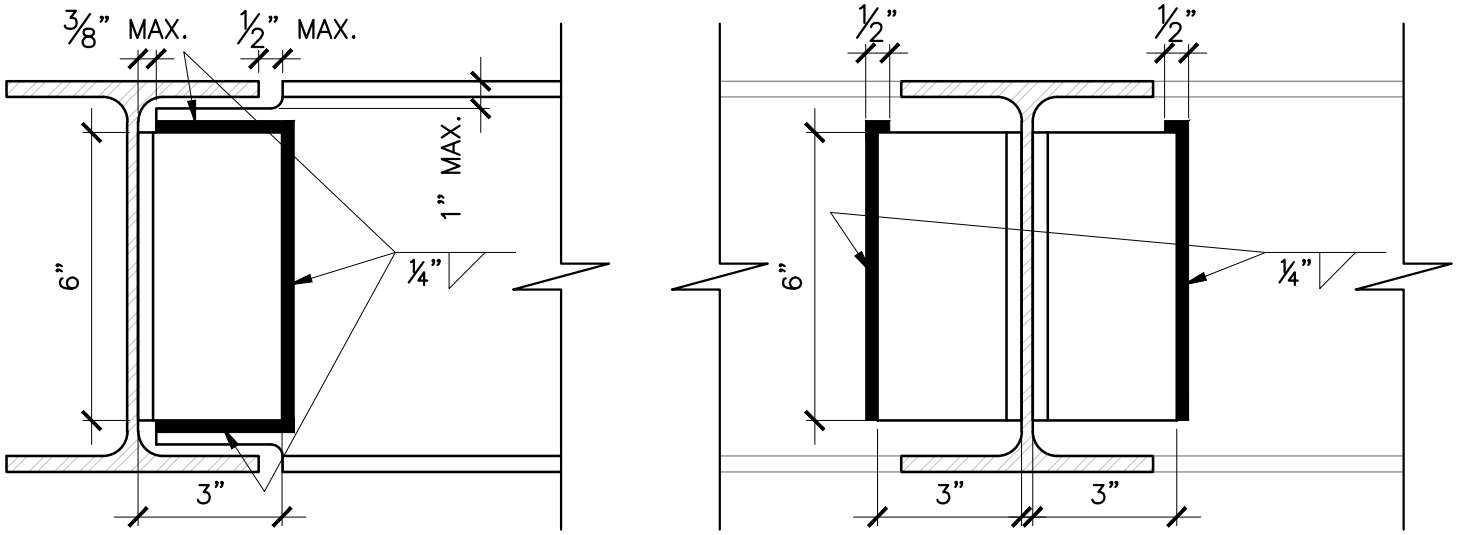
STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL

DHP HOMES

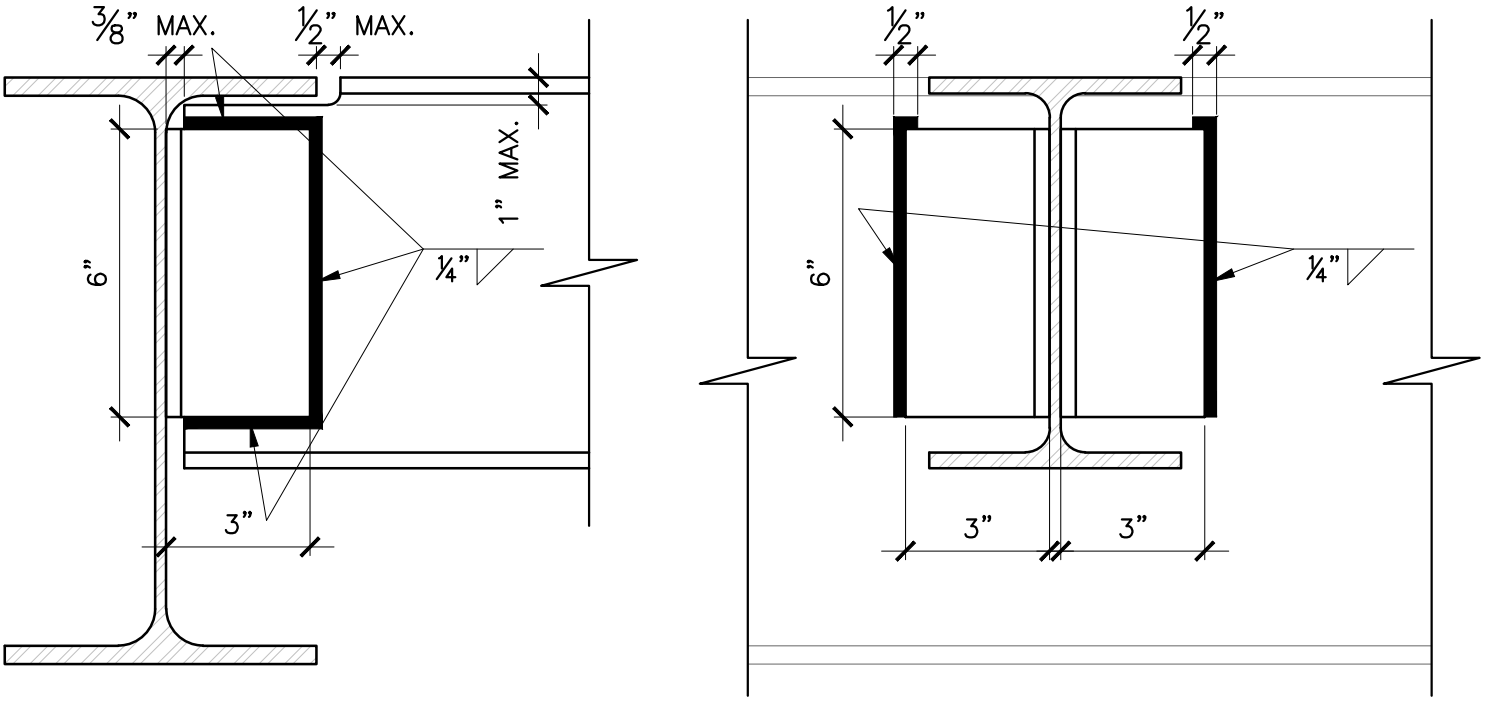
84 OLD CUT BLVD, PORT ROWAN, ON

8"–12" STEEL BEAM CONNECTIONS

FILE NO.:	SBM–24–0479
DATE:	MAR. 14, 2024
SHEET NO.:	S1
DRAWN BY.:	BM



OPTION A - EQUAL NOMINAL DEPTH BEAMS



OPTION B - SUPPORTING BEAM DEEPER THAN SUPPORTED BEAM

NOTES:

1. SEALED FOR STRUCTURAL INFORMATION ONLY. SEE SPECIFICATION SHEET SS1 ATTACHED.
2. PROVIDE (2)L3x3x5/16 WELDED TO BOTH FACES AS INDICATED.
3. BEAMS SHALL HAVE A MINIMUM YIELD STRENGTH OF 345MPa.
4. ANGLES SHALL HAVE A MINIMUM YIELD STRENGTH OF 300MPa.
5. CONNECTION RATED FOR A MAXIMUM FACTORED REACTION OF 170kN (38,200lbs).
6. BEAMS SHALL BE DESIGNED TO SUPPORT LOADS.
7. MINIMUM WEB THICKNESS OF SUPPORTING BEAM = 7/32" (5.8mm).
8. ALL WELDING SHALL BE DONE BY A CWB CERTIFIED WELDER.
9. USE E49XX ELECTRODES.
10. SUPPORTED MEMBER SHALL BE 8"–12" NOMINAL DEPTH.

STRIK BALDINELLI MONIZ

PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

STRUCTURAL SPECIFICATIONS FOR O.B.C. PART 9 BUILDINGS

ONTARIO, CANADA

FILE: SBM – SS1 – PART 9

DATE: JAN. 02, 2024

SHEET NO.: SS1

DRAWN BY: KF

GENERAL

1. THE ENGINEERING REVIEW BY STRIK BALDINELLI MONIZ LIMITED (SBM) IS FOR THE STRUCTURAL ITEMS NOTED ON THE SEALED DESIGN DOCUMENTS (PLANS, DETAILS, REPORT, ETC.) FOR WHICH THERE ARE NO PROVISIONS IN PART 9 OF THE ONTARIO BUILDING CODE (O.B.C.).
2. THE ENGINEERING REVIEW BY SBM IS LIMITED TO THE SITE/ADDRESS SHOWN ON THE DRAWINGS/REPORT AND CANNOT BE USED FOR ANY OTHER PROJECT WITHOUT EXPRESSED WRITTEN CONSENT BY SBM.
3. THE SEALED DESIGN DOCUMENTS ARE PREPARED BY SBM SOLELY FOR THE USE BY THE PARTY WITH WHOM SBM HAS ENTERED INTO A CONTRACT (HEREBY REFERRED TO AS THE CLIENT).
4. SBM'S REVIEW IS BASED ON THE INFORMATION (PLANS, ELEVATIONS, SECTIONS, DETAILS, GEOTECHNICAL REPORTS, SHOP DRAWINGS FOR PRE-ENG ELEMENTS, ETC.) PROVIDED TO US BY THE CLIENT AT THE TIME OF OUR REVIEW. SBM IS NOT RESPONSIBLE FOR ANY ERRORS TO, OR OMISSIONS FROM, THIS INFORMATION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE US WITH ALL RELEVANT INFORMATION, TOGETHER WITH ANY ADDITIONS OR CHANGES THERETO.
5. THE CLIENT AND ALL OTHERS INVOLVED IN THE CONSTRUCTION OF THIS HOUSE OR SMALL BUILDING SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. PART 9 INCLUDING ALL STANDARDS REFERENCED THEREIN, AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
6. THIS SPECIFICATION SHEET IS INTENDED TO SUPPLEMENT THE SEALED DESIGN DOCUMENTS PROVIDED AND O.B.C. PART 9 AS IT DOES NOT INCLUDE ALL REQUIREMENTS PROVIDED THEREIN. IF THE CLIENT REQUIRES FURTHER CLARIFICATION PLEASE CONTACT SBM OR THE LOCAL BUILDING DIVISION.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS – O.REG. 213/91.
8. SBM HAS ASSUMED THAT ANY REQUIRED INSPECTIONS WILL BE PERFORMED BY THE LOCAL BUILDING DIVISION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR ANY INSPECTIONS REQUIRED TO BE PERFORMED BY SBM.
9. THE DESIGN AND CONSTRUCTION OF ANY TEMPORARY SHORING REQUIRED TO CONSTRUCT THE WORKS HEREIN IS THE RESPONSIBILITY OF OTHERS.
10. WHERE MULTIPLE DESIGN OPTIONS ARE PRESENTED, IT IS THE RESPONSIBILITY OF THE CLIENT, IN CONSULTATION WITH THE OWNER, TO SELECT THE APPROPRIATE ALTERNATIVE.

FOOTINGS AND FOUNDATIONS

1. ALL CONCRETE SHALL CONFORM TO O.B.C. 9.3.1. AND ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO O.B.C. 9.15. UNLESS NOTED OTHERWISE (U.N.O.) ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. FOUNDATIONS HAVE BEEN DESIGNED ASSUMING AN ALLOWABLE SOIL BEARING PRESSURE OF 100kPa (2090psf). IT IS THE RESPONSIBILITY OF THE CLIENT TO INFORM SBM IF THIS BEARING PRESSURE CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOAD PROVIDED IN 9.4.4.6.(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE LATERALLY SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH A MINIMUM YIELD STRENGTH OF 400MPa.

WOOD-FRAME CONSTRUCTION

1. ALL LUMBER AND WOOD PRODUCTS SHALL CONFORM TO O.B.C. 9.3.2. AND ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO O.B.C. 9.23. U.N.O. ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 (USA ASD) OR Fb=5450 (CANADIAN LSD) OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 3" BEARING LENGTH AT ENDS U.N.O.
3. ALL PRE-ENGINEERED SYSTEMS (ROOF TRUSSES, FLOOR JOISTS, ETC.) SHALL BE DESIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND SEALED DESIGN SHEETS TO SBM AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER O.B.C. 9.23.10.2. TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING.
   5.1. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2)3¼" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER O.B.C. TABLE 9.23.3.4.)
6. ALL WOOD COLUMNS SHALL CONFORM TO O.B.C. 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF THE BEAM/GIRDER TRUSS UNDER ALL BEAMS/GIRDER TRUSSES, MINIMUM. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYPICAL (TYP.).
7. ALL LINTELS SHALL HAVE 1 JACK STUD + 1 KING STUD AT ENDS U.N.O.
8. ALL GUARDS SHALL CONFORM TO O.B.C. 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.
9. ALL POST LOADS SHOWN ON DRAWINGS ARE UNFACTORED. ALL ADJUSTABLE STEEL POSTS (E.G. SUPER POST, JR POST, ETC.) SHALL BE DESIGNED AND APPROVED BY CCMC WITH APPROPRIATE FACTORS OF SAFETY.

ROOF AND CEILING FRAMING

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

STRUCTURAL STEEL

1. ALL STEEL BEAMS SHALL CONFORM TO O.B.C. 9.23.4.3. AND ALL STEEL COLUMNS SHALL CONFORM TO O.B.C. 9.17. U.N.O. ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL STEEL SHALL MEET OR EXCEED THE REQUIREMENTS FOR GRADE 350W IN CAN/CSA-G40.21 U.N.O. BELOW.
   2.1. ANCHOR BOLTS ARE PERMITTED TO BE GRADE 300W IN CAN/CSA G40.21 (300MPa) OR ASTM A36 (248MPa).
   2.2. TOP/BASE PLATES ARE PERMITTED TO BE GRADE 300W IN CAN/CSA G40.21 (300MPa).
3. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO ALL APPLICABLE STANDARDS.
4. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
   4.1. DROPPED STEEL BEAM – AS PROVIDED IN O.B.C. 9.23.4.3.(3) OR A 2x6 TOP PLATE W/ ⅜" THRU-BOLTS C/W NUTS & WASHERS OR HILTI X-U FASTENERS @ 24" O.C. STAGGERED INTO THE TOP FLANGE & (2)3¼" NAILS FROM EACH JOIST INTO THE TOP PLATE.
   4.2. FLUSH STEEL BEAM – SOLID BLOCKING (2x LUMBER & PLYWOOD) BOLTED TO THE BEAM WEB WITH ½"ø THRU-BOLTS @ 16" O.C. STAGGERED TOP & BOTTOM AND APPROVED FACE-MOUNT HANGERS FOR THE JOIST TO BLOCKING CONNECTION.
5. WHERE A STEEL PLATE SUPPORTING MASONRY VENEER IS SPECIFIED, WELD TO THE TOP OR BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 2" LONG ¼" FILLET WELDS @ 8" O.C. MIN., STAGGERED.
6. ALL STEEL COLUMNS SHALL BE LATERALLY SUPPORTED TOP & BOTTOM (E.G. BY CONCRETE SLAB ON GRADE, (2) ⅜"ø BOLTS, OR 2" OF ¼" FILLET WELD MIN.). CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYP.

LOADING

1. ROOF LOADING:
   1.1. SNOW LOAD = AS PER O.B.C. 9.4.2.2. (NOT LESS THAN 20.9psf)
   1.2. DEAD LOAD = 6psf (ROOF RAFTERS/JOISTS OR TRUSS TOP CHORDS)
2. CEILING LOADING:
   2.1. ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY PRECLUDING THE STORAGE OR EQUIPMENT OR MATERIAL [AS PER O.B.C. 9.4.2.4.(1)]
      2.1.1. TOTAL LOAD = 7psf
   2.2. ACCESSIBLE ATTIC IN RESIDENTIAL OCCUPANCIES
      2.2.1. LIVE LOAD = 30psf
      2.2.2. DEAD LOAD = 12psf
   2.3. ACCESSIBLE ATTIC IN NON-RESIDENTIAL OCCUPANCIES
      2.3.1. LIVE LOAD = AS PER O.B.C. 4.1.5.
      2.3.2. DEAD LOAD = 12psf
3. FLOOR LOADING:
   3.1. LIVE LOAD = 40psf
   3.2. DEAD LOAD = 12psf
4. ACCESSIBLE EXTERIOR PLATFORMS (AS PER O.B.C. 9.4.2.3.3.)
   4.1. LIVE LOAD = GREATER OF 40psf OR SNOW LOAD
   4.2. DEAD LOAD = 12psf

STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

LONDON LOCATION
1599 Adelaide St. N., Unit 301
London, ON N5X 4E8
P: 519-471-6667

KITCHENER LOCATION
132 Queen St. S. Unit 4
Kitchener, ON N2G 1V9
P: 519-725-8093

www.sbmltd.ca
sbm@sbmltd.ca

DHP Homes
Attn: Cassidy Kent

SBM-24-0479
April 16, 2024

84 Old Cut Boulevard,
Port Rowan, Ontario

Cassidy;

As requested, we have completed our review of the structural items listed in this report. An allowable soil bearing pressure of 2000psf was assumed. All structural steel to have a F_y=345MPa or greater. All lumber to be S-P-F No.1/No.2 or better. All structural composite lumber (SCL) to be 2.0E with F_b=2950 (USA ASD) or F_b=5450 (Canadian LSD) or greater. Inspections of the items in this report are by others. Please contact us if additional engineering or inspections are required. See structural specification sheet SS1 attached for structural requirements, material specifications, loading, and assumptions. This report is for the above referenced project only and cannot be used for similar applications on other projects without written consent from Strik Baldinelli Moniz.

Items

1. Existing Block Foundation Wall Height & Reinforcement

It is our understanding that the existing concrete block foundation wall requires an additional block course to be added to the top of the existing wall to achieve the required foundation wall height above finished grade. Add 1 additional course of 6" concrete block course atop the existing concrete block wall and provide full height 1-15M vertical bars at max 54" o/c installed in the centre of the block cores. Fully grout cores of the existing block wall and new top course solid w/ non-shrink grout.

We trust this report meets your satisfaction; if you need further clarification please do not hesitate to contact us.

Regards,
Strik, Baldinelli, Moniz Ltd.
Planning • Civil • Structural • Mechanical • Electrical

Brett McCallum, P.Eng
Structural Engineer I, Project Lead

STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

LONDON LOCATION
1599 Adelaide St. N., Unit 301
London, ON N5X 4E8
P: 519-471-6667

KITCHENER LOCATION
132 Queen St. S. Unit 4
Kitchener, ON N2G 1V9
P: 519-725-8093

www.sbmltd.ca
sbm@sbmltd.ca

DHP Homes
Attn: Cassidy Kent

SBM-24-0479
April 16, 2024
[1]May 24, 2024

84 Old Cut Boulevard,
Port Rowan, Ontario

Cassidy;

As requested, we have completed our review of the structural items listed in this report. An allowable soil bearing pressure of 2000psf was assumed. All structural steel to have a F_y=345MPa or greater. All lumber to be S-P-F No.1/No.2 or better. All structural composite lumber (SCL) to be 2.0E with F_b=2950 (USA ASD) or F_b=5450 (Canadian LSD) or greater. Inspections of the items in this report are by others. Please contact us if additional engineering or inspections are required. See structural specification sheet SS1 attached for structural requirements, material specifications, loading, and assumptions. This report is for the above referenced project only and cannot be used for similar applications on other projects without written consent from Strik Baldinelli Moniz.

Items

[1]1. Existing Block Foundation Wall Height & Reinforcement with Water Pressure

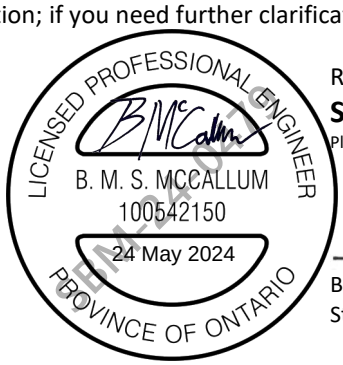
Approx. Unsupported Wall Height = 5'-2"

It is our understanding that the existing concrete block foundation wall requires additional block courses to be added to the top of the existing wall to achieve the required foundation wall height above finished grade and to also be reinforced to resist flood water pressure. Add additional courses of 8" concrete block course atop the existing concrete block wall (as required). Provide 1-15M vertical bars at 8" o/c installed in the centre of the block cores (min. 1-15M bar in each cell). Fully grout cores of the existing block wall and additional top courses solid w/ non-shrink grout. Provide 5/8" diameter x 10" long with 1" hook anchor bolts are to be installed at the top of wall at ***16" o/c.*** *Wall top plate to be 2"x6" minimum with sill plate permitted to overhang the inside face of the foundation wall 1/3rd plate width max. Bottom of foundation wall will be laterally supported by concrete floor slab or compact soil in crawl space and covered as per OBC Part 9.*

Please note that the crawlspace slab (if installed) will not be able to support hydrostatic uplift pressures in the case of a flood in this area. The owner is to expect the crawlspace to flood and there will be a good chance of damage to the concrete floor slab (if installed) in the event of the flood. Strik, Baldinelli Moniz Ltd are only certifying the design of the lateral earth and water pressures on the existing block foundation walls and are not responsible for any damage caused by the flood event to the structural elements of the cottage & garage.

Design Assumptions:
K_a = 0.3
Soil Density = 110 pcf
Maximum Water Height in Design = Top of Foundation

We trust this report meets your satisfaction; if you need further clarification please do not hesitate to contact us.



Regards,

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical

Brett McCallum, P.Eng
Structural Engineer I, Project Lead

STRIK BALDINELLI MONIZ

PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

STRUCTURAL SPECIFICATIONS FOR O.B.C. PART 9 BUILDINGS

ONTARIO, CANADA

FILE: SBM – SS1 – PART 9

DATE: JAN. 02, 2024

SHEET NO.: SS1

DRAWN BY: KF

GENERAL

1. THE ENGINEERING REVIEW BY STRIK BALDINELLI MONIZ LIMITED (SBM) IS FOR THE STRUCTURAL ITEMS NOTED ON THE SEALED DESIGN DOCUMENTS (PLANS, DETAILS, REPORT, ETC.) FOR WHICH THERE ARE NO PROVISIONS IN PART 9 OF THE ONTARIO BUILDING CODE (O.B.C.).
2. THE ENGINEERING REVIEW BY SBM IS LIMITED TO THE SITE/ADDRESS SHOWN ON THE DRAWINGS/REPORT AND CANNOT BE USED FOR ANY OTHER PROJECT WITHOUT EXPRESSED WRITTEN CONSENT BY SBM.
3. THE SEALED DESIGN DOCUMENTS ARE PREPARED BY SBM SOLELY FOR THE USE BY THE PARTY WITH WHOM SBM HAS ENTERED INTO A CONTRACT (HEREBY REFERRED TO AS THE CLIENT).
4. SBM'S REVIEW IS BASED ON THE INFORMATION (PLANS, ELEVATIONS, SECTIONS, DETAILS, GEOTECHNICAL REPORTS, SHOP DRAWINGS FOR PRE-ENG ELEMENTS, ETC.) PROVIDED TO US BY THE CLIENT AT THE TIME OF OUR REVIEW. SBM IS NOT RESPONSIBLE FOR ANY ERRORS TO, OR OMISSIONS FROM, THIS INFORMATION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE US WITH ALL RELEVANT INFORMATION, TOGETHER WITH ANY ADDITIONS OR CHANGES THERETO.
5. THE CLIENT AND ALL OTHERS INVOLVED IN THE CONSTRUCTION OF THIS HOUSE OR SMALL BUILDING SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. PART 9 INCLUDING ALL STANDARDS REFERENCED THEREIN, AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
6. THIS SPECIFICATION SHEET IS INTENDED TO SUPPLEMENT THE SEALED DESIGN DOCUMENTS PROVIDED AND O.B.C. PART 9 AS IT DOES NOT INCLUDE ALL REQUIREMENTS PROVIDED THEREIN. IF THE CLIENT REQUIRES FURTHER CLARIFICATION PLEASE CONTACT SBM OR THE LOCAL BUILDING DIVISION.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS – O.REG. 213/91.
8. SBM HAS ASSUMED THAT ANY REQUIRED INSPECTIONS WILL BE PERFORMED BY THE LOCAL BUILDING DIVISION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR ANY INSPECTIONS REQUIRED TO BE PERFORMED BY SBM.
9. THE DESIGN AND CONSTRUCTION OF ANY TEMPORARY SHORING REQUIRED TO CONSTRUCT THE WORKS HEREIN IS THE RESPONSIBILITY OF OTHERS.
10. WHERE MULTIPLE DESIGN OPTIONS ARE PRESENTED, IT IS THE RESPONSIBILITY OF THE CLIENT, IN CONSULTATION WITH THE OWNER, TO SELECT THE APPROPRIATE ALTERNATIVE.

FOOTINGS AND FOUNDATIONS

1. ALL CONCRETE SHALL CONFORM TO O.B.C. 9.3.1. AND ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO O.B.C. 9.15. UNLESS NOTED OTHERWISE (U.N.O.) ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. FOUNDATIONS HAVE BEEN DESIGNED ASSUMING AN ALLOWABLE SOIL BEARING PRESSURE OF 100kPa (2090psf). IT IS THE RESPONSIBILITY OF THE CLIENT TO INFORM SBM IF THIS BEARING PRESSURE CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOAD PROVIDED IN 9.4.4.6.(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE LATERALLY SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH A MINIMUM YIELD STRENGTH OF 400MPa.

WOOD-FRAME CONSTRUCTION

1. ALL LUMBER AND WOOD PRODUCTS SHALL CONFORM TO O.B.C. 9.3.2. AND ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO O.B.C. 9.23. U.N.O. ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 (USA ASD) OR Fb=5450 (CANADIAN LSD) OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 3" BEARING LENGTH AT ENDS U.N.O.
3. ALL PRE-ENGINEERED SYSTEMS (ROOF TRUSSES, FLOOR JOISTS, ETC.) SHALL BE DESIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND SEALED DESIGN SHEETS TO SBM AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER O.B.C. 9.23.10.2. TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING.
   5.1. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2)3¼" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER O.B.C. TABLE 9.23.3.4.)
6. ALL WOOD COLUMNS SHALL CONFORM TO O.B.C. 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF THE BEAM/GIRDER TRUSS UNDER ALL BEAMS/GIRDER TRUSSES, MINIMUM. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYPICAL (TYP.).
7. ALL LINTELS SHALL HAVE 1 JACK STUD + 1 KING STUD AT ENDS U.N.O.
8. ALL GUARDS SHALL CONFORM TO O.B.C. 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.
9. ALL POST LOADS SHOWN ON DRAWINGS ARE UNFACTORED. ALL ADJUSTABLE STEEL POSTS (E.G. SUPER POST, JR POST, ETC.) SHALL BE DESIGNED AND APPROVED BY CCMC WITH APPROPRIATE FACTORS OF SAFETY.

ROOF AND CEILING FRAMING

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

STRUCTURAL STEEL

1. ALL STEEL BEAMS SHALL CONFORM TO O.B.C. 9.23.4.3. AND ALL STEEL COLUMNS SHALL CONFORM TO O.B.C. 9.17. U.N.O. ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL STEEL SHALL MEET OR EXCEED THE REQUIREMENTS FOR GRADE 350W IN CAN/CSA-G40.21 U.N.O. BELOW.
   2.1. ANCHOR BOLTS ARE PERMITTED TO BE GRADE 300W IN CAN/CSA G40.21 (300MPa) OR ASTM A36 (248MPa).
   2.2. TOP/BASE PLATES ARE PERMITTED TO BE GRADE 300W IN CAN/CSA G40.21 (300MPa).
3. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO ALL APPLICABLE STANDARDS.
4. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
   4.1. DROPPED STEEL BEAM – AS PROVIDED IN O.B.C. 9.23.4.3.(3) OR A 2x6 TOP PLATE W/ ⅜" THRU-BOLTS C/W NUTS & WASHERS OR HILTI X-U FASTENERS @ 24" O.C. STAGGERED INTO THE TOP FLANGE & (2)3¼" NAILS FROM EACH JOIST INTO THE TOP PLATE.
   4.2. FLUSH STEEL BEAM – SOLID BLOCKING (2x LUMBER & PLYWOOD) BOLTED TO THE BEAM WEB WITH ½"ø THRU-BOLTS @ 16" O.C. STAGGERED TOP & BOTTOM AND APPROVED FACE-MOUNT HANGERS FOR THE JOIST TO BLOCKING CONNECTION.
5. WHERE A STEEL PLATE SUPPORTING MASONRY VENEER IS SPECIFIED, WELD TO THE TOP OR BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 2" LONG ¼" FILLET WELDS @ 8" O.C. MIN., STAGGERED.
6. ALL STEEL COLUMNS SHALL BE LATERALLY SUPPORTED TOP & BOTTOM (E.G. BY CONCRETE SLAB ON GRADE, (2) ⅜"ø BOLTS, OR 2" OF ¼" FILLET WELD MIN.). CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYP.

LOADING

1. ROOF LOADING:
   1.1. SNOW LOAD = AS PER O.B.C. 9.4.2.2. (NOT LESS THAN 20.9psf)
   1.2. DEAD LOAD = 6psf (ROOF RAFTERS/JOISTS OR TRUSS TOP CHORDS)
2. CEILING LOADING:
   2.1. ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY PRECLUDING THE STORAGE OR EQUIPMENT OR MATERIAL [AS PER O.B.C. 9.4.2.4.(1)]
      2.1.1. TOTAL LOAD = 7psf
   2.2. ACCESSIBLE ATTIC IN RESIDENTIAL OCCUPANCIES
      2.2.1. LIVE LOAD = 30psf
      2.2.2. DEAD LOAD = 12psf
   2.3. ACCESSIBLE ATTIC IN NON-RESIDENTIAL OCCUPANCIES
      2.3.1. LIVE LOAD = AS PER O.B.C. 4.1.5.
      2.3.2. DEAD LOAD = 12psf
3. FLOOR LOADING:
   3.1. LIVE LOAD = 40psf
   3.2. DEAD LOAD = 12psf
4. ACCESSIBLE EXTERIOR PLATFORMS (AS PER O.B.C. 9.4.2.3.3.)
   4.1. LIVE LOAD = GREATER OF 40psf OR SNOW LOAD
   4.2. DEAD LOAD = 12psf

PLUMB-ROBERTSON RESIDENCE

dhphomes.com
519-633-8820

84 OLD CUT BLVD, PORT ROWAN, ON

LOWER LEVEL FLOOR PLAN = 0 sq.ft [0 m^2]
MAIN LEVEL FLOOR PLAN = 1,270 sq.ft [118 m^2]
SECOND LEVEL FLOOR PLAN = 560 sq.ft [52 m^2]

FINISHED LIVING SPACE = 1,830 sq.ft [170 m^2]
GROSS FLOOR AREA = 1,830 sq.ft [170 m^2]

LOT SIZE = 7,965 sq.ft [740 m^2]
HOUSE FOOT PRINT = 2,261 sq.ft [210 m^2]
LOT COVERAGE = 28.4 %

ONTARIO BUILDING CODE - COMPLIANCE NOTES:

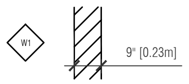
01 - ALL WINDOW AND DOOR SIZES, STYLES, TYPES AND OPERATIONAL DIRECTION(S) ARE TO BE DETERMINED BY BUILDER/HOMEOWNER
02 - ALL ROOM DIMENSIONS ARE BASED ON STUD LOCATIONS
03 - TRUSS DESIGN AND LOCATION OF GIRDER TRUSSES AND POINT LOADS ARE TO BE DETERMINED BY THE TRUSS MANUFACTURER
04 - ALL POINT LOADS ARE TO BE SUPPORTED TO FOUNDATION
05 - ALL LOAD BEARING WINDOW(S) AND DOOR(S) LINTELS ARE TO BE 2-2"x10" UNLESS OTHERWISE NOTED (EX. ENGINEERED LINTEL)
06 - ALL PLUMBING FIXTURES AND LOCATIONS, KITCHEN CABINETS AND BATHROOM VANITIES DESIGN ARE TO BE DETERMINED BY THE BUILDER, CABINET DESIGNER AND HOMEOWNER WITHIN SET ALLOWANCES
07 - STAIRS, GUARDS AND HANDRAILS ARE TO BE CONSTRUCTED AS PER 'SB-7' OF THE MMAH SUPPLEMENTARY STANDARD OF THE OBC 2012 - 1A-1, 1B-1, 1C-2, 1F-1, 1G-1, 1G-3
08 - NON LOAD BEARING WALLS PARALLEL TO THE FLOOR JOIST SHALL BE SUPPORTED BY A DOUBLE JOIST DIRECTLY BENEATH OR ON BLOCKING BETWEEN JOISTS @ 48" O.C. (MAX.)
09 - ALL LIGHTING AND ELECTRICAL TO COMPLY WITH OBC 9.34
10 - ROOF SPACES ABOVE INSULATED CEILING SHALL BE VENTILATED WITH OPENINGS TO THE EXTERIOR. A TOTAL UNOBSTRUCTED AREA OF NO LESS THAN $1/_{300}$ OF THE TOTAL INSULATED CEILING AREA OF WHICH $1/_2$ IS TO BE LOCATED IN THE SOFFIT. SUCH VENTS SHALL PROVIDE THE MAX. AIR CIRCULATION
11 - ALL EXTERIOR DOORS AND WINDOWS TO COMPLY TO FORCED ENTRY REQUIREMENTS OBC 9.6. AND OBC 9.7.
12 - METAL JOIST HANGERS TO SUPPORT JOIST FRAMED INTO SIDES OF WOOD BEAMS, TRIMMERS AND HEADERS WHERE REQUIRED
13 - ALL BEAMS AND LINTELS TO BE SUPPORTED FULL WIDTH TO FOUNDATION
14 - DOUBLE TRIMMER AND HEADER JOISTS AROUND FLOOR OPENINGS UNLESS OTHERWISE NOTED
15 - ALL STEEL BEAMS TO BE G40.21 GRADE
16 - MECHANICAL VENTILATION MUST CONFORM TO OBC 9.32.3 (1-13)
17 - HVAC MUST CONFORM TO OBC PART 6 AND 9.33
18 - ROOMS THAT DO NOT HAVE MECHANICAL VENTILATION SHALL HAVE 3/4" (MIN.) GAP BENEATH THE DOOR
19 - BUILT-UP STUD COLUMNS LAMINATED TOGETHER WITH 3" NAILS @ 9" O.C., (1) ROW FOR 2"x4", (2) ROWS FOR 2"x6" AND (3) ROWS FOR 2"x8"
20 - ALL FRAMING LUMBER TO BE SURFACE DRY #1 OR #2 S.P.F. OR BETTER
21 - FLOOR LEVELS HAVING BEDROOMS TO HAVE A MIN. OF ONE UNOBSTRUCTED OPERABLE WINDOW OF 3.8sf WITH NO DIMENSIONS LESS THAN 15"
22 - STAIRS - MAX. RISE IS 7 7/8", MIN. RUN IS 10", MIN. TREAD IS 11" w/ 1" NOSING
23 - CURVED STAIRS - MIN. RUN IS 6", MIN. AVERAGE RUN IS 7 7/8"
24 - HEAD ROOM - INTERIOR MIN. IS 6'-5", EXTERIOR MIN. IS 6'-9"
25 - HAND RAIL - 31" MIN. AND 36" MAX., VERTICALLY FROM THE TOP OF RAIL TO THE OUTSIDE EDGE OF NOSING
26 - GUARD RAIL - 36" MIN. IF THE HEIGHT IS LESS THAN 6'-0", 42" MIN. IF THE HEIGHT IS GREATER THEN 6'-0", OPENINGS THROUGH THE GUARD MUST BE LESS THAN 4"
27 - ALL CONSTRUCTION TO COMPLY WITH THE LATEST OBC REQUIREMENTS

CONFORMANCE PACKAGE 'A.5':
- R-50 MIN. - CEILING WITH ATTIC SPACE
- R-31 MIN. - CEILING WITHOUT ATTIC SPACE
- R-35 MIN. - EXPOSED FLOOR
- R-24 MIN. - WALLS ABOVE GRADE
- R-17 MIN. - BASEMENT WALLS
- R-10 MIN. - EDGE OF BELOW GRADE SLAB <.24" BELOW GRADE
- R-10 MIN. - HEATED SLAB <24" BELOW GRADE
- 0.28 MAX. - U-VALUE WINDOW & SLIDING GLASS DOORS
- 0.49 MAX. - U-VALUE SKYLIGHTS
- 94% MIN. - AFUE SPACE HEATING EQUIPMENT
- 70% MIN. - HRV EFFICIENCY
- 0.8 MIN. - EF DOMESTIC HOT WATER HEATER

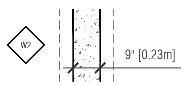
WALL TYPE LEGEND:

NOTE: GYPSUM BOARD NOT DRAWN OR DIMENSIONED
NOTE: GYPSUM BOARD IN FINISHED AREAS ONLY

W1 - EXISTING BLOCK FOUNDATION WALL:
- EXISTING BLOCK WALL FOUNDATION WALL

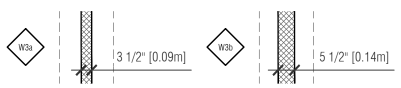


W2 - NEW FOUNDATION WALL @ EXT. GARAGE & PORCH:
- 9" CONCRETE FOUNDATION WALL
- 2-10M BARS CONT. TOP & BOTTOM OF WALL w/ 10M VERTICALS @ 16"o.c.
- MAX HEIGHT IS 9'-0" w/ 5'-0" ABOVE GRADE
- UNDERCOAT FOUNDATION WALLS w/ DAMP PROOFING & TAR ALL RODS FROM FORMS
- COVER EXTERIOR OF FOUNDATION WALLS w/ DELTA MS BASEMENT WRAP



W3a - INTERIOR LOAD-BEARING PARTITION WALL (2"x4"):
- 1/2" GYPSUM BOARD TAPED & SANDED
- 2"x4" STUDS @ 16" O.C. w/ 2"x4" GIRTHS AT MID HT.
- 1/2" GYPSUM BOARD TAPED & SANDED
- ON A 3 1/2" CONCRETE CURB w/ 6 mil. POLY (TOP)
- 1/2" dia. ANCHORS @ 7'-10" (max.) o.c.
- ON 18"x6" CONC. FT'NG

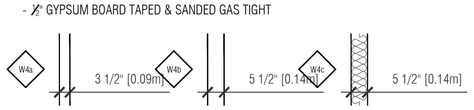
W3b - INTERIOR LOAD-BEARING PARTITION WALL (2"x6"):
- 1/2" GYPSUM BOARD TAPED & SANDED
- 2"x6" STUDS @ 16" O.C. w/ 2"x4" GIRTHS AT MID HT.
- 1/2" GYPSUM BOARD TAPED & SANDED
- ON A 3 1/2" CONCRETE CURB w/ 6 mil. POLY (TOP)
- 1/2" dia. ANCHORS @ 7'-10" (max.) o.c.
- ON 18"x6" CONC. FT'NG



W4a - INTERIOR PARTITION WALL (2"x4"):
- 1/2" GYPSUM BOARD TAPED & SANDED
- 2"x4" STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD TAPED & SANDED

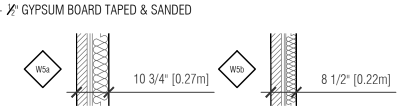
W4b - INTERIOR PARTITION WALL (2"x6"):
- 1/2" GYPSUM BOARD TAPED & SANDED
- 2"x6" STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD TAPED & SANDED

W4c - GARAGE WALL AT DWELLING WALL (2"x6"):
- 1/2" GYPSUM BOARD TAPED & SANDED
- 6 mil. POLY VAPOUR BARRIER
- 2"x6" STUDS @ 16" O.C. w/ DIAGONAL BRACING
- R-20 BATT INSULATION (TOTAL: R-25)
- 3/4" ENERGY SHIELD BOARD (R-5) TAPED & CAULKED AT BUTT ENDS AS PER O.B.S. 9.25.5
- 1/2" GYPSUM BOARD TAPED & SANDED GAS TIGHT



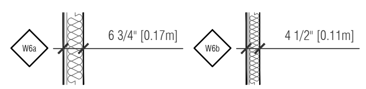
W5a - EXTERIOR BRICK/STONE VENEER WALL (2"x6"):
- 3 1/2" BRICK and/or ARRISCRAFT STONE VENEER
- 1" AIR SPACE
- BRICK TIES @ 31 1/2" O.C. HORIZONTAL (MAX.) & 15 3/4" O.C. VERTICAL (MAX.)
- TYVEK HOUSE WRAP
- 3/4" ENERGY SHIELD BOARD (R-5) TAPED & CAULKED AT BUTT ENDS AS PER O.B.C. 9.25.5
- 2"x6" STUDS @ 16" O.C. w/ DIAGONAL BRACING
- R-20 BATT INSULATION (TOTAL: R-25)
- 6 mil. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD TAPED & SANDED

W5b - EXTERIOR BRICK/STONE VENEER WALL (2"x4") @ GARAGE EXTERIOR WALL:
- 3 1/2" BRICK and/or ARRISCRAFT STONE VENEER
- 1" AIRSPACE
- BRICK TIES @ 31 1/2" O.C. HORIZONTAL (MAX.) & 15 3/4" O.C. VERTICAL (MAX.)
- TYVEK HOUSE WRAP
- 1/2" FIBRE BOARD
- 2"x4" STUDS @ 16" O.C.
- R-13 BATT INSULATION
- 1/2" GYPSUM BOARD TAPED & SANDED



W6a - EXTERIOR JAMES HARDY BOARD WALL (2"x6"):
- 1/2" JAMES HARDY HORIZONTAL SIDING
- TYVEK HOUSE WRAP
- 1/2" OSB SHEATHING
- 3/4" ENERGY SHIELD BOARD (R-5) TAPED AND CAULKED AT BUTT ENDS AS PER OBC 9.25.5
- 2"x6" STUDS @ 16" O.C. w/ DIAGONAL BRACING
- R-20 BATT INSULATION (TOTAL = R-25)
- 6 mil. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD TAPED AND SANDED

W6b - EXTERIOR JAMES HARDY BOARD WALL (2"x4") @ GARAGE EXTERIOR WALL:
- 1/2" JAMES HARDY HORIZONTAL SIDING
- TYVEK HOUSE WRAP
- 1/2" OSB SHEATHING
- 1/2" FIBRE BOARD
- 2"x4" STUDS @ 16" O.C.
- R-13 BATT INSULATION
- 1/2" GYPSUM BOARD TAPED & SANDED



W7a - EXTERIOR STUCCO WALL (2"x6"):
- 7/8" STUCCO CEMENT PLASTER (3 COATS)
- 2" EPS INSULATION BOARD
- 1/2" OSB SHEATHING
- 3/4" ENERGY SHIELD BOARD (R-5) TAPED AND CAULKED AT BUTT ENDS AS PER OBC 9.25.5
- 2"x6" STUDS @ 16" O.C. w/ DIAGONAL BRACING
- R-20 BATT INSULATION (TOTAL = R-25)
- 6 mil. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD TAPED AND SANDED

W7b - EXTERIOR STUCCO WALL (2"x4") @ GARAGE EXTERIOR WALL:
- 7/8" STUCCO CEMENT PLASTER (3 COATS)
- 2" EPS INSULATION BOARD
- 1/2" OSB SHEATHING
- 1/2" FIBRE BOARD
- 2"x4" STUDS @ 16" O.C.
- R-13 BATT INSULATION
- 1/2" GYPSUM BOARD TAPED & SANDED

CONSTRUCTION NOTES (UNLESS NOTED OTHERWISE)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 403/97

ROOF CONSTRUCTION
No. 210 (10.25 kg/m2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" (915) FROM EDGE OF ROOF, AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" (38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

SIDING WALL CONSTRUCTION (2"x6")
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED AIR BARRIER ON 3/8" (9.5) EXTERIOR GRADE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., R17 (RSI 5.4) MINIMUM BATT INSULATION, APPROVED 6 mil POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23.16.3.(1))

SIDING WALL CONSTRUCTION (2"x4")
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS, ON R5 (RSI 0.9) EXT. RIGID INSUL. BD. WITH APPROVED CONT. AIR BARRIER, ON 2"x4" (38x89) STUDS @ 16" (400) O.C. WITH APPROVED DIAGONAL WALL BRACING, R12 (RSI 2.1) INSULATION WITH 6 mil POLYETHYLENE VAPOUR BARRIER, ON 1/2" (12.7) INT. DRYWALL FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23.16.3.(1)) VERTICALLY APPLIED METAL/VINYL SIDING, WOOD SHAKES AND SHINGLES NOT FASTENED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING WILL REQUIRE 5/16" (7.5) EXT. PLYWOOD SHEATHING FOR ATTACHMENT AS PER O.B.C. 9.23.16.3.(1).

SIDING WALL @ GARAGE CONSTRUCTION (2"x4")
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED AIR BARRIER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23.16.3.(1))

BRICK VENEER WALL CONSTRUCTION (2"x6")
4" (90) FACE BRICK, 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (400) O.C., R20 (RSI 3.52) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER.

BRICK VENEER WALL CONSTRUCTION (2"x4")
4" (90) FACE BRICK, 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, R5 (RSI 0.9) EXT. RIGID INSUL. BD., 2"x4" (38x89) STUDS @ 16" (400) O.C. WITH APPROVED DIAGONAL WALL BRACING, R12 (RSI 2.1) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER.

BRICK VENEER WALL @ GARAGE CONSTRUCTION (2"x4")
4" (90) BRICK VENEER TIED TO WOOD FRAMING MEMBERS WITH 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. AND 24" (600) O.C. VERT., 1" (25) AIR SPACE, APPROVED AIR BARRIER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MINIMUM BEHIND BUILDING PAPER.

INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 2"x4" (38x89) @ 16" (400) O.C. FOR 2 STOREYS, AND 12" (300) O.C. FOR 3 STOREYS.
NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (600) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2/2"x4" (2/38x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED.

FOUNDATION WALL/FOOTINGS - O.B.C.9.15.4
8" (200) POURED CONC. FDTN. WALL 15 Mpa (2200 psi) WITH BITUMENOUS DAMPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQUIRED WHEN BASEMENT INSUL. EXTENDS 2'-11" (900) BELOW FIN. GRADE. MAXIMUM UNSUPPORTED HEIGHT 8'-2" (2500) WITH 6'-11" (2100) MAX. EARTH RETENSION FROM BASEMENT SLAB TO FIN. GRADE ON CONC. FOOTING. JOIST SPANS GREATER THAN 16'-0" (4900) SHALL BE SIZED IN ACCORDANCE TO SG-10 OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150 kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED FOOTINGS ARE REQUIRED.

# STOREYS SUPPORTED	WIDTH & DEPTH OF CONTINUOUS STRIP FOOTING	
	w/ MASONRY VENEER	w/ SIDING ONLY
1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP

4" (100) DIA. WEEPING TILE 6" (150) CRUSHED STONE OVER AND AROUND WEEPING TILES.

BASEMENT SLAB
4" (100) MIN. 25 MPa (3600 psi) CONC. SLAB ON 6" (150) COARSE GRANULAR FILL, OR 15 MPa (2200 psi) CONC. WITH DAMPROOFING BELOW SLAB.

EXPOSED FLOOR TO EXTERIOR
PROVIDE R25 (RSI 4.4) INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER AND CONTIN. AIR BARRIER, FINISHED SOFFIT.

R38 (RSI 6.70) INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 5/8" (15.9) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQUAL.

ALL STAIRS / EXTERIOR STAIRS - O.B.C.9.8.

MAX. RISE = 7 7/8" (200)	RAIL @ LANDING = 2'-11" (900)
MAX. RUN = 10" (254)	RAIL @ STAIR = 2'-8" (800)
MAX. TREAD = 11" (250)	MIN. STAIR WIDTH = 2'-10" (860)
MAX. NOSING = 1" (25)	
MIN. HEADROOM = 6'-5" (1950)	FOR CURVED STAIRS
	MAX. RUN = 6" (150)
	MIN. AVG. RUN = 8" (200)

GUARDS / RAILINGS
FINISHED NON-CLIMBABLE GUARD/RAILING (4" TO 35" ABOVE FLOOR) WITH 4" (100) O.C. MAXIMUM SPACING BETWEEN PICKETS. THE MINIMUM SPECIFIED HORIZONTAL LOAD APPLIED INWARD OR OUTWARD AT THE TOP OF EVERY REQUIRED SHALL BE:
a. A UNIFORM LOAD OF 50 lb/ft OR A CONCENTRATED LOAD OF 225 lbs.
b. A VERTICAL LOAD OF 100 lb/ft, WHICH NEED NOT ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD.
c. INDIVIDUAL ELEMENTS ARE TO BE DESIGNED FOR A CONCENTRATED LOAD OF 113 lbs AT ANY MOMENT.

GUARDS - O.B.C.9.8.8
INTERIOR GUARDS: 2'-11" (900) MIN.
EXTERIOR GUARDS: 3'-6" (1070) MIN.

2"x6" (38x140) SILL PLATE WITH 1/2" (12.7) DIA. ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2400) O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUND. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

R8 (RSI 1.41) INSULATION BLANKET OR BATTS WITH 2"x3" (38x64) STUD WALL, 6 mil POLYETHYLENE VAPOUR BARRIER TO 2'-0" (610) BELOW FINISHED GRADE. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.
NOTE: FULL HEIGHT INSULATION AT COLD CELLAR.

BEARING STUD PARTITION
2"x4" (38x89) STUDS @ 16" (400) O.C., 2"x4" (38x89) SILL PLATE ON DAMPROOFING MATERIAL, 1/2" (12.7) DIA. ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2400) O.C. 4" (100) HIGH CONC. CURB ON 14"x6" (350x150) CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN - O.B.C.9.15.3.3.
9'-10" MAX. SPAN BETWEEN COLUMNS. 3-1/2" (90) DIA. SINGLE TUBE ADJUSTABLE STEEL COL. CONFORMING TO CAN/CGSB-7.2M, AND WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 34"x34"x16" (870x870x410) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.
3-1/2" (90) DIA. x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 42"x42"x18" (1070x1070x460) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.
3-1/2" (90) DIA. x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. TO BE ON 6"x6"x3/8" (150x150x9.5) STL. TOP PLATE & 6"x4"x3/8" (150x100x9.5) BOTTOM PLATE. BASE PLATE 4-1/2"x10"x1/2" (120x250x12.7) WITH 2 - 1/2" DIA. x12" LONG x2" HOOK ANCHORS (2 - 12.7 DIA. x305x50). FIELD WELD COL. TO BASE PLATE AND BEAMS.

BEAM POCKET OR 8"x8" (200x200) CONC. NIB WALLS. MIN. BEARING 8" (200).

1"x3" (19x64) CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

GARAGE SLAB
4" (100) 32 MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

1/2" (12.7) GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. R20 (RSI 3.52) IN WALLS, R38 (RSI 6.70) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

DOOR AND FRAME GASPROOFED. DOOR EQUIPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.

PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 7-7/8" (200), MIN. TREAD 9-1/2" (235).

CAPPED DRYER EXHAUST VENTED TO EXTERIOR.

ATTIC ACCESS HATCH 20"x28" (500x700) WITH WEATHERSTRIPPING. R31 (RSI 5.4) RIGID INSULATION BACKING.

FIREPLACE CHIMNEYS - O.B.C.9.21.
TOP OF FIREPLACE CHIMNEY SHALL BE 3'-0" (915) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3050) FROM THE CHIMNEY.

LINEN CLOSET, 4 SHELVES MIN. 14" (350) DEEP.

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

STEEL BEARING PLATE FOR MASONRY WALLS
11"x11"x5/8" (280x280x15.9) STL. PLATE FOR STL. BEAMS AND 11'x11"x1/2" (280x280x12.7) STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2 - 3/4" (2 - 19) x8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

OR

SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE UNSUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.17.4.2.(2).

U.L.C. RATED CLASS 'B' VENT 2'-0" (610) ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9:12. REFER TO THE GAS UTILIZATION CODE.
3 - 2"x4" (3 - 38x89) BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) DIA. BOLT, 24"x24"x12" (610x610x305) CONC. FOOTING.

STEP FOOTINGS: MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600) FOR FIRM SOILS & 15 3/4" (400) FOR SAND AND GRAVEL.

MAX. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6x6xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODES.

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

SUBFLOOR, JOIST STRAPPING AND BRIDGING
5/8" (15.9) T&G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

EXPOSED BUILDING FACE - O.B.C.9.10.14.11
EXPOSED BUILDING FACE WITH A LIMITING DISTANCE LESS THAN 3'-11" (1200) REQUIRING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES AND CONFORMING TO O.B.C. 9.10.14.11. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

COLD CELLAR PORCH SLAB
FOR MAX. 9'-0" (2740) PORCH DEPTH, 5" (130) 32 MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINFORCE WITH 10M BARS @ 12" (300) O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 24"x24" (610x610) DOWELS @ 24" (600) O.C., ANCHORED IN PERIMETER FOUND. WALLS. SLOPE SLAB 1.0% FROM DOOR. PROVIDE (L7) LINTELS OVER CELLAR DOOR.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 3-1/2" (90) THICK TO A MAX. DEPTH OF 24" (610) AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 8" (200) O.C. VERTICALLY AND 36" (915) O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

CONVENTIONAL ROOF FRAMING
2"x6" (38x140) RAFTERS @ 16" (400) O.C., 2"x8" (38x184) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2830) SPAN & 2"x6" (38x140) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.

TWO STOREY VOLUME SPACES
- FOR A MAXIMUM 18'-0" (5490) HEIGHT. PROVIDE 2 - 2"x6" (2 - 38x140) SPR. #2 CONTINUOUS STUDS @ 8" (200) O.C. FOR BRICK AND 12" (305) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1220) O.C. VERTICALLY.
- FOR HORIZONTAL DISTANCES LESS THAN 9'-6" (2900) PROVIDE CONTINUOUS 2"x6" (38x140) STUDS @ 16" (400) O.C. WITH CONTINUOUS 2 - 2"x6" (2 -38x140) TOP PLATE + 1 - 2"x6" (1 - 38x140) BOTTOM PLATE & MINIMUM OF 3 -2"x8" (3 - 38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

TYPICAL 1 HOUR FIRE RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

STUCCO WALL CONSTRUCTION (2"x6") - O.B.C.9.28.
STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED AIR BARRIER ON 1/2" (12.7) EXT. TYPE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., R20 (RSI 3.52) BATT INSULATION, APPROVED 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH.

STUCCO WALL CONSTRUCTION (2"x4") - O.B.C.9.28.
STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON R5 (RSI 0.9), 1" (25) MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED AIR BARRIER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., R12 (RSI 2.11) BATT INSULATION, APPROVED 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH.

STUCCO WALL @ GARAGE CONSTRUCTION (2"x4") - O.B.C.9.28.
STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR BARRIER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH.

8.4.1 DEVELOPMENT
WITHIN THE REGULATED AREA ASSOCIATED WITH THE LAKE ERIE SHORELINE WILL NOT BE PERMITTED EXCEPT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CURRENTLY-APPROVED SHORELINE MANAGEMENT PLAN FOR THE APPLICABLE SHORELINE REACH AND THE POLICIES IN SECTIONS 8.4.2-8.4.12.

GENERAL POLICIES FOR LAKE ERIE SHORELINE FLOODING AND DYNAMIC BEACH HAZARDS

8.4.2 DEVELOPMENT
ASSOCIATED WITH EXISTING USES LOCATED WITHIN LAKE ERIE SHORELINE FLOODING HAZARDS MAY BE PERMITTED IN ACCORDANCE WITH THE POLICIES IN SECTIONS 7.1.2-7.1.3 - GENERAL POLICIES, AND WHERE THERE US NO FEASIBLE ALTERNATIVE SITE OUTSIDE THE FLOODING OR EROSION HAZARD, PROVIDED THAT IT CAN BE DEMONSTRATED THAT:
A. THE PROPOSED DEVELOPMENT IS LOCATED IN AN AREA OF LEAST (AND ACCEPTABLE) RISK,
B. FLOODPROOFING STANDARDS, PROTECTION WORKS STANDARDS AND SAFE ACCESS STANDARDS AS DETERMINED BY THE LPRCA ARE MET,
C. NO BASEMENT IS PROPOSED IN THE FLOODING HAZARD AND ANY CRAWL SPACE IS NON-HABITABLE AND DESIGNED TO FACILITATE SERVICE ONLY,
D. THERE IS NO RISK OF STRUCTURAL FAILURE DUE TO POTENTIAL HYDROSTATIC/DYNAMIC PRESSURES, AND
E. A MAINTENANCE ACCESS OF AT LEAST 5 METERS (16 FEET) IS RETAINED TO AND ALONG EXISTING SHORELINE PROTECTION WORKS.

8.4.6 SEPTIC SYSTEMS
AND SEPTIC REPLACEMENT ASSOCIATED WITH EXISTING USES MAY BE PERMITTED IN ACCORDANCE WITH THE POLICIES IN SECTION 8.4.2 - POLICIES FOR LAKE ERIE SHORELINE FLOOD HAZARDS, AND WHERE IT CAN BE DEMONSTRATED THAT:
A. THE SEPTIC SYSTEM IS LOCATED LANDWARD OF THE BUILDING OR STRUCTURES, WHERE POSSIBLE,
B. IN ADDITION TO THE ONTARIO BUILDING CODE REQUIREMENTS, A NEW OR REPLACEMENT FILTRATION BEDS IS DESIGNED TO BE EFFECTIVE WHEN THE WATER TABLE REFLECTS THE MAXIMUM MONTHLY LAKE ERIE WATER LEVEL (175.0m IGLD), AND
C. A MAINTENANCE ACCESS OF AT LEAST 5 METERS (16 FEET) IS RETAINED TO AND ALONG EXISTING SHORELINE PROTECTION WORKS.

8.4.9 REDEVELOPMENT
OF EXISTING BUILDINGS OR STRUCTURES, OTHER THAN THOSE DESTROYED BY FLOODING OR EROSION, WITHIN LANDS SUBJECT TO THE LAKE ERIE SHORELINE HAZARD, MAY BE PERMITTED IN ACCORDANCE WITH THE CURRENT SHORELINE MANAGEMENT PLAN AND THE POLICIES IN SECTION 8.4.2, AND WHERE IT CAN BE DEMONSTRATED THAT:
A. THE BUILDING OR STRUCTURE TO BE REPLACED IS RELOCATED TO AN AREA WITHIN THE EXISTING LOT WHERE THE RISK OF FLOODING, EROSION AND/OR PROPERTY DAMAGE IS REDUCED TO THE GREATEST EXTENT, WHEREVER POSSIBLE,
B. THE USE IS THE SAME,
C. THE NUMBER OF DWELLING UNITS IS THE SAME OR LESS,
D. THE BUILDING OR STRUCTURE IS FLOODPROOFED TO THE ELEVATION OF THE SHORELINE FLOODING HAZARD USIG DRY, PASSIVE FLOODPROOFING MEASURES,
E. THE TOP OF THE FOUNDATION ELEVATION OF THE BUILDING OR STRUCTURE IS AT OR EXCEEDS THE ELEVATION OF THE SHORELINE FLOODING HAZARD,
F. ELECTRICAL, MECHANICAL AND HEATING SERVICES ARE LOCATED ABOVE THE LEVEL OF THE SHORELINE FLOODING HAZARD,
G. HEATING FUEL TANKS (OIL OR PROPANE) ARE ANCHORED TO PREVENT MOVEMENT AND FLOTATION DUE TO FLOODING,
H. NO BASEMENT IS PROPOSED AND ANY CRAWL SPACE IS NON-HABITABLE AND DESIGNED TO FACILITATE SERVICES ONLY,
I. THERE IS NO RISK OF STRUCTURAL FAILURE DUE TO POTENTIAL HYDROSTATIC/DYNAMIC PRESSURES, AND
J. SAFE ACCESS FOR PEOPLE AND VEHICLES IS AVAILABLE.

REVISION	
DATE	DESCRIPTION
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

dhphomes.com
519-633-8820

PROJECT

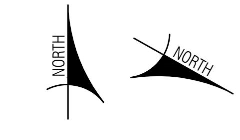
PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH



SCALE 1/8"=1'-0"

GENERAL INFORMATION

A0.1

NO.

FOUNDATION NOTES:

- ALL FDN. WALLS AND FTG'S TO BE A MIN. OF 15 MPa.
- REFER TO DWG'S FOR FDN. WALL & FTG. SIZES.
  9" FDN. WALL ON 18" x 6" CONC. FTG.
  10" FDN. WALL ON 20" x 6" CONC. FTG.
- MAX. HEIGHT OF FINAL GRADE ABOVE BSMNT FLR. OF A LATERALLY SUPPORTED FDN. WALL @ 8'-10" TO BE ...
  MAX. 7'-6 ½" (2.3m) @ 9" FDN. WALL
  MAX. 8'-6 ½" (2.6m) @ 10" FDN. WALL
- ASSUMED SOIL BEARING CAPACITY IS 2000 psf
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PROTECTED FROM MOISTURE
- INSTALL DRAINAGE LAYER (AROUND ENTIRE EXCAVATED FOUNDATION) - DELTA MS
- MAX. HEIGHT IS 9'-0" w/ 5'-0" ABOVE GRADE

NOTE TO FRAMERS:

- AT BOTH ENDS TO THE HOME THE FLOOR JOISTS NEEDS TO BE 16" OUT FROM THE RIM BOARD.
- ALL WINDOW SILLS TO HAVE A 5° SLOPE TO OUTSIDE.
- ADD ½" TO VERTICAL R.S.O. ON ALL EXTERIOR DOORS SWINGING INTO INTERIOR OF HOME.
- ADD ½" TO VERTICAL AND HORIZONTAL R.S.O. ON ALL INTERIOR DOORS.
- EXTERIOR WALLS TO BE 2"x6" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INTERIOR WALLS TO BE 2"x4" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INSTALL 2"x6" SPRUCE FASCIA BOARD FOR ALL OVERHANGS.
- ENSURE THAT BOTTOM OF WINDOW R.O.'S ARE A MIN. 12" A.F.F.
- 2"x4" BLOCKING @ 48" O.C. UNDER ALL NON- LOAD BEARING WALLS PARALLEL TO FLOOR JOISTS

NOTE FOR ALL BATHROOM(S):

- DRAIN WATER HEAT RECOVERY UNIT AT SHOWER & TUB DRAINS
- INSTALL PLYWOOD BACKING FOR FUTURE GRAB BARS IN ALL BATHS
- INSTALL MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

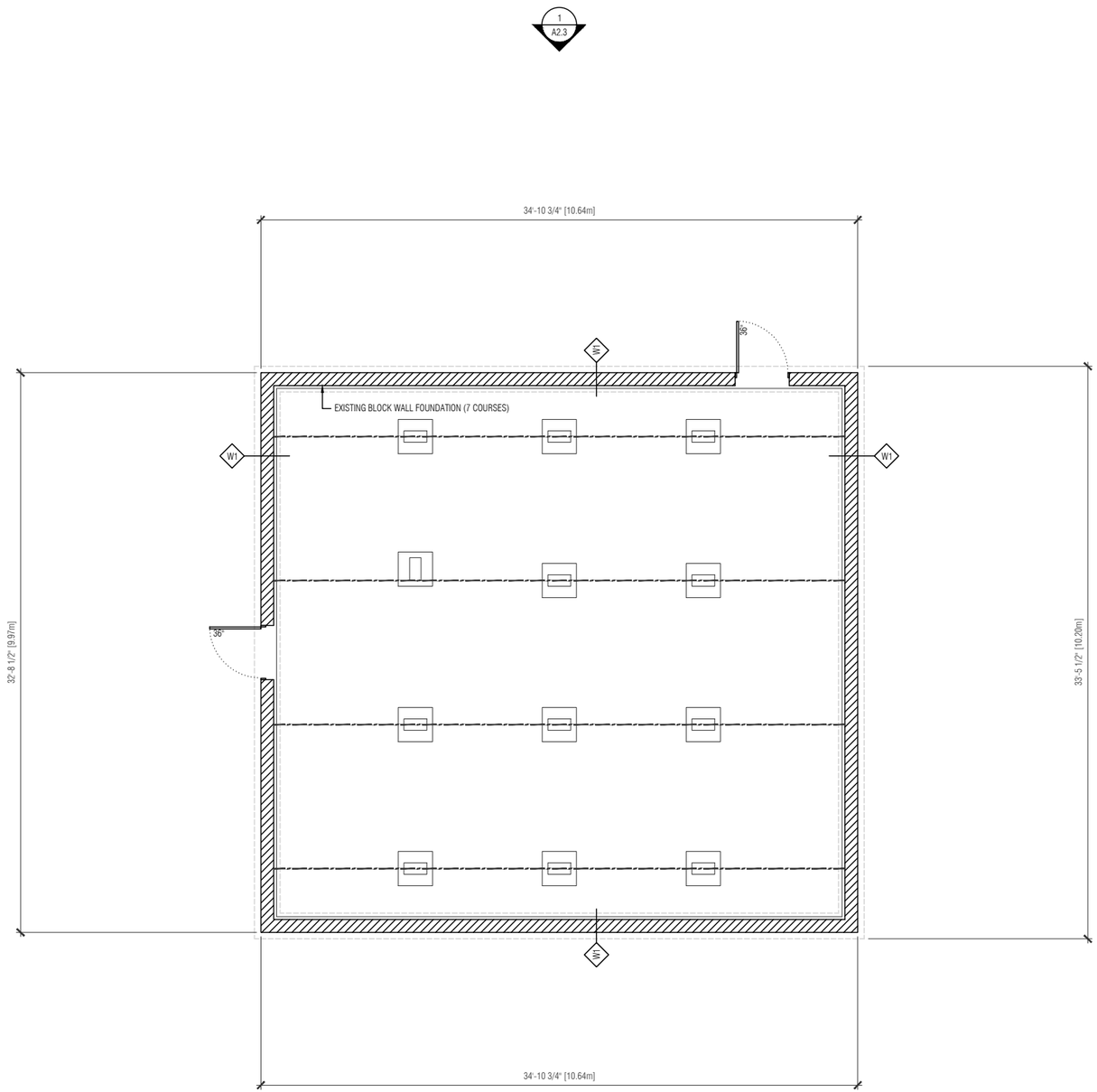
SHEET KEYNOTES:

1. RADON VENT: SEE DETAIL 8/A5.2
   1.1. 4" PVC SLEEVE w/ COUPLER ON EACH END THROUGH FDN. WALL FOR SOIL MITIGATION SYSTEM.
   1.2. 4" STACK UP THROUGH CONCRETE SLAB w/ INLINE FAN CONNECTED TO THE PIPE & EXTEND OUT THROUGH THE FDN. WALL (RADON MEDIATION) (LOCATION DETERMINED BY BUILDER ON SITE)
   1.3. 4" PERFORATED PIPE (20'-0" LONG) (SOIL GAS MITIGATION). INSERT SLEEVE IN FTG. FOR PIPE.
2. PROVIDE 1 ½"Ø SLEEVE IN FDN. WALL FOR SUMP PUMP. SUMP PIT LID TO BE 2" ABOVE FTG. & LID IS TO BE WATER & GAS PROOFED
3. INSTALL FULLPORT BACKWATER VALVE (MAINLINE #4963) ON SANITARY LINE WHEN IT ENTERS THROUGH THE FDN. KEEP 1" WATER LINE MAX. 7' FROM FACE OF FDN. WALL THRU SLAB.
4. PRESSURE REDUCING VALVE (PRIOR TO WATER METER)
5. 2" SLEEVE w/ FEMALE CONNECTOR AT BOTH ENDS SUPPLIED BY ELECTRICAL CONTRACTOR INSTALLED 12" BELOW GRADE/SLAB (TYP. SLEEVE DETAIL)
6. 90° FITTING FOR CONDUIT AT FDN. WALL.
   - SEE DETAIL 10/A5.2
7. TYP. FOUNDATION WALL:
   7.1. R-22 ROXUL INSULATION (FULL WALL)
   7.2. SET 2"x4" @ 24" O.C. STUD WALL 3 ½"(min.) OUT FROM FDTN. WALL (TYP. BASEMENT)
8. TYP. FOUNDATION WALL @ PORCH:
   8.1. CHECK FDN. WALL FOR PORCH SLAB ABOVE
   8.2. EMBED 24"x24" 10M BENT DOWELS @ 24" O.C. TO T/O FDN. WALL
   8.3. SLAB TO BE FORMED & POURED SO SLAB HAS MAX. 6" STEP TO UNDERSIDE OF DOOR SILL.
9. TRANSITION FROM 9" FDN. WALL (18"x6" FTG.) TO 10" FDN. WALL (20"x6" FTG.)
10. BASEMENT WINDOWS:
    10.1. ALL BASEMENT WINDOWS ARE TO BE 6" LOWER THAN TOP OF FDN. WALL. SEE ATTACHED ENGINEERING DETAIL "BASEMENT WINDOW REINFORCEMENT" FOR LATERALLY UNSUPPORTED WALL AT 47"x36" WINDOW(S) AND REBAR DETAIL FOR 6" CONCRETE SECTION ABOVE WINDOW(S). - SEE DETAIL 3/A5.1
    10.2. POLY INSIDE PERIMETER OF POUR-IN-PLACE WINDOW(S), LEAVE A MIN. 12" FLAP TO TIE INTO THE BASEMENT PERIMETER WALLS (TYP. FOR ALL POUR-IN-PLACE WINDOWS)

SES ENGINEERING NOTE(S):

1. FOUNDATION WALLS AND STRIP FOOTINGS ARE DESIGNED FOR HYDROSTATIC PRESSURE IN THE EVENT OF A FLOOD AT A MAX. ELEVATION OF 176.8m.
2. SANTARELLI ENGINEERING IS RESPONSIBLE ONLY FOR ELEMENTS INCLUDED IN THE FOLLOWING DESIGN
3. FLOOD PROOFING BY OTHERS;
4. BASEMENT SLAB NOT REVIEWED;
5. FOOTING BASES MUST BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER
6. DESIGN BEARING CAPACITY = 3000 PSF (TO BE VERIFIED)
7. ALL CONCRETE TO BE MINIMUM 20 MPa UNLESS NOTED OTHERWISE

LOCATION OF HYDRO PANEL, FURNACE, HRV, WATER HEATER & FLOOR DRAIN, WATER, & SUMP PIT METER IS TO BE DETERMINED BY BUILDER AND LOCAL UTILITY PROVIDERS ON SITE. THE LOCATION ON DRAWINGS ARE ASSUMED, NOT FINAL.



1
A2.4

1
A2.2

EXISTING FOUNDATION PLAN
FINISHED AREA = 0 sq.ft.

1
A2.1

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

NORTH NORTH

CONSTRUCTION TRUE

SCALE 1/8"=1'-0"

EXISTING FOUNDATION PLAN

A1.1

NO.

FOUNDATION NOTES:

- ALL FDN. WALLS AND FTG'S TO BE A MIN. OF 15 MPa.
- REFER TO DWG'S FOR FDN. WALL & FTG. SIZES.
  9" FDN. WALL ON 18" x 6" CONC. FTG.
  10" FDN. WALL ON 20" x 6" CONC. FTG.
- MAX. HEIGHT OF FINAL GRADE ABOVE BSMNT FLR. OF A LATERALLY SUPPORTED FDN. WALL @ 8'-10" TO BE ...
  MAX. 7'-6 1/2" (2.3m) @ 9" FDN. WALL
  MAX. 8'-6 1/2" (2.6m) @ 10" FDN. WALL
- ASSUMED SOIL BEARING CAPACITY IS 2000 psf
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PROTECTED FROM MOISTURE
- INSTALL DRAINAGE LAYER (AROUND ENTIRE EXCAVATED FOUNDATION) - DELTA MS
- MAX. HEIGHT IS 9'-0" w/ 5'-0" ABOVE GRADE

NOTE TO FRAMERS:

- AT BOTH ENDS TO THE HOME THE FLOOR JOISTS NEEDS TO BE 16" OUT FROM THE RIM BOARD.
- ALL WINDOW SILLS TO HAVE A 5° SLOPE TO OUTSIDE.
- ADD 1/2" TO VERTICAL R.S.O. ON ALL EXTERIOR DOORS SWINGING INTO INTERIOR OF HOME.
- ADD 1/2" TO VERTICAL AND HORIZONTAL R.S.O. ON ALL INTERIOR DOORS.
- EXTERIOR WALLS TO BE 2"x6" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INTERIOR WALLS TO BE 2"x4" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INSTALL 2"x6" SPRUCE FASCIA BOARD FOR ALL OVERHANGS.
- ENSURE THAT BOTTOM OF WINDOW R.O.'S ARE A MIN. 12" A.F.F.
- 2"x4" BLOCKING @ 48" O.C. UNDER ALL NON- LOAD BEARING WALLS PARALLEL TO FLOOR JOISTS

NOTE FOR ALL BATHROOM(S):

- DRAIN WATER HEAT RECOVERY UNIT AT SHOWER & TUB DRAINS
- INSTALL PLYWOOD BACKING FOR FUTURE GRAB BARS IN ALL BATHS
- INSTALL MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

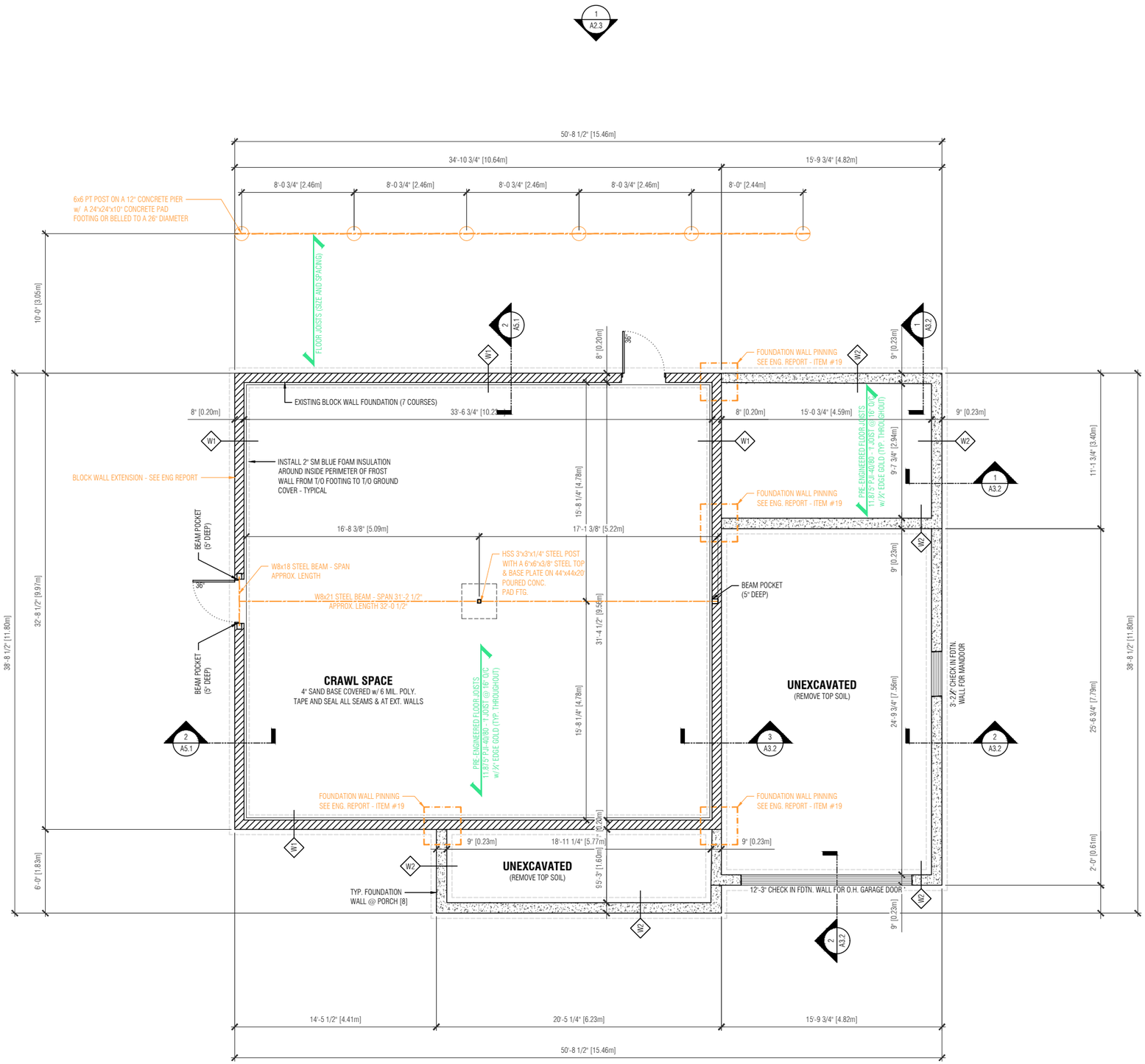
SHEET KEYNOTES:

1. RADON VENT: SEE DETAIL 8/A5.2
   1.1. 4" PVC SLEEVE w/ COUPLER ON EACH END THROUGH FDN. WALL FOR SOIL MITIGATION SYSTEM.
   1.2. 4" STACK UP THROUGH CONCRETE SLAB w/ INLINE FAN CONNECTED TO THE PIPE & EXTEND OUT THROUGH THE FDN. WALL (RADON MEDIATION) (LOCATION DETERMINED BY BUILDER ON SITE)
   1.3. 4" PERFORATED PIPE (20'-0" LONG) (SOIL GAS MITIGATION). INSERT SLEEVE IN FTG. FOR PIPE.
2. PROVIDE 1 1/2"Ø SLEEVE IN FDN. WALL FOR SUMP PUMP. SUMP PIT LID TO BE 2" ABOVE FTG. & LID IS TO BE WATER & GAS PROOFED
3. INSTALL FULLPORT BACKWATER VALVE (MAINLINE #4963) ON SANITARY LINE WHEN IT ENTERS THROUGH THE FDN. KEEP 1" WATER LINE MAX. 7" FROM FACE OF FDN. WALL THRU SLAB.
4. PRESSURE REDUCING VALVE (PRIOR TO WATER METER)
5. 2" SLEEVE w/ FEMALE CONNECTOR AT BOTH ENDS SUPPLIED BY ELECTRICAL CONTRACTOR INSTALLED 12" BELOW GRADE/SLAB (TYP. SLEEVE DETAIL)
6. 90° FITTING FOR CONDUIT AT FDN. WALL.
   - SEE DETAIL 10/A5.2
7. TYP. FOUNDATION WALL:
   7.1. R-22 ROXUL INSULATION (FULL WALL)
   7.2. SET 2"x4" @ 24" O.C. STUD WALL 3 1/2"(min.) OUT FROM FDTN. WALL (TYP. BASEMENT)
8. TYP. FOUNDATION WALL @ PORCH:
   8.1. CHECK FDN. WALL FOR PORCH SLAB ABOVE
   8.2. EMBED 24"x24" 10M BENT DOWELS @ 24" O.C. TO T/O FDN. WALL
   8.3. SLAB TO BE FORMED & POURED SO SLAB HAS MAX. 6" STEP TO UNDERSIDE OF DOOR SILL.
9. TRANSITION FROM 9" FDN. WALL (18"x6" FTG.) TO 10" FDN. WALL (20"x6" FTG.)
10. BASEMENT WINDOWS:
    10.1. ALL BASEMENT WINDOWS ARE TO BE 6" LOWER THAN TOP OF FDN. WALL. SEE ATTACHED ENGINEERING DETAIL "BASEMENT WINDOW REINFORCEMENT" FOR LATERALLY UNSUPPORTED WALL AT 47"x36" WINDOW(S) AND REBAR DETAIL FOR 6" CONCRETE SECTION ABOVE WINDOW(S). - SEE DETAIL 3/A5.1
    10.2. POLY INSIDE PERIMETER OF POUR-IN-PLACE WINDOW(S), LEAVE A MIN. 12" FLAP TO TIE INTO THE BASEMENT PERIMETER WALLS (TYP. FOR ALL POUR-IN-PLACE WINDOWS)

SES ENGINEERING NOTE(S):

1. FOUNDATION WALLS AND STRIP FOOTINGS ARE DESIGNED FOR HYDROSTATIC PRESSURE IN THE EVENT OF A FLOOD AT A MAX. ELEVATION OF 176.8m.
2. SANTARELLI ENGINEERING IS RESPONSIBLE ONLY FOR ELEMENTS INCLUDED IN THE FOLLOWING DESIGN
3. FLOOD PROOFING BY OTHERS;
4. BASEMENT SLAB NOT REVIEWED;
5. FOOTING BASES MUST BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER
6. DESIGN BEARING CAPACITY = 3000 PSF (TO BE VERIFIED)
7. ALL CONCRETE TO BE MINIMUM 20 MPa UNLESS NOTED OTHERWISE

LOCATION OF HYDRO PANEL, FURNACE, HRV, WATER HEATER & FLOOR DRAIN, WATER, & SUMP PIT METER IS TO BE DETERMINED BY BUILDER AND LOCAL UTILITY PROVIDERS ON SITE. THE LOCATION ON DRAWINGS ARE ASSUMED, NOT FINAL.



NEW FOUNDATION PLAN
FINISHED AREA = 0 sq.ft.

REVISION		
DATE	DESCRIPTION	
06.29.2022	INITIAL DESIGN COMPLETE	
07.12.2022	REVISED DESIGN	

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

SCALE 1/8"=1'-0"

PROPOSED FOUNDATION PLAN

A1.2

NO.

NOTE TO FRAMERS:

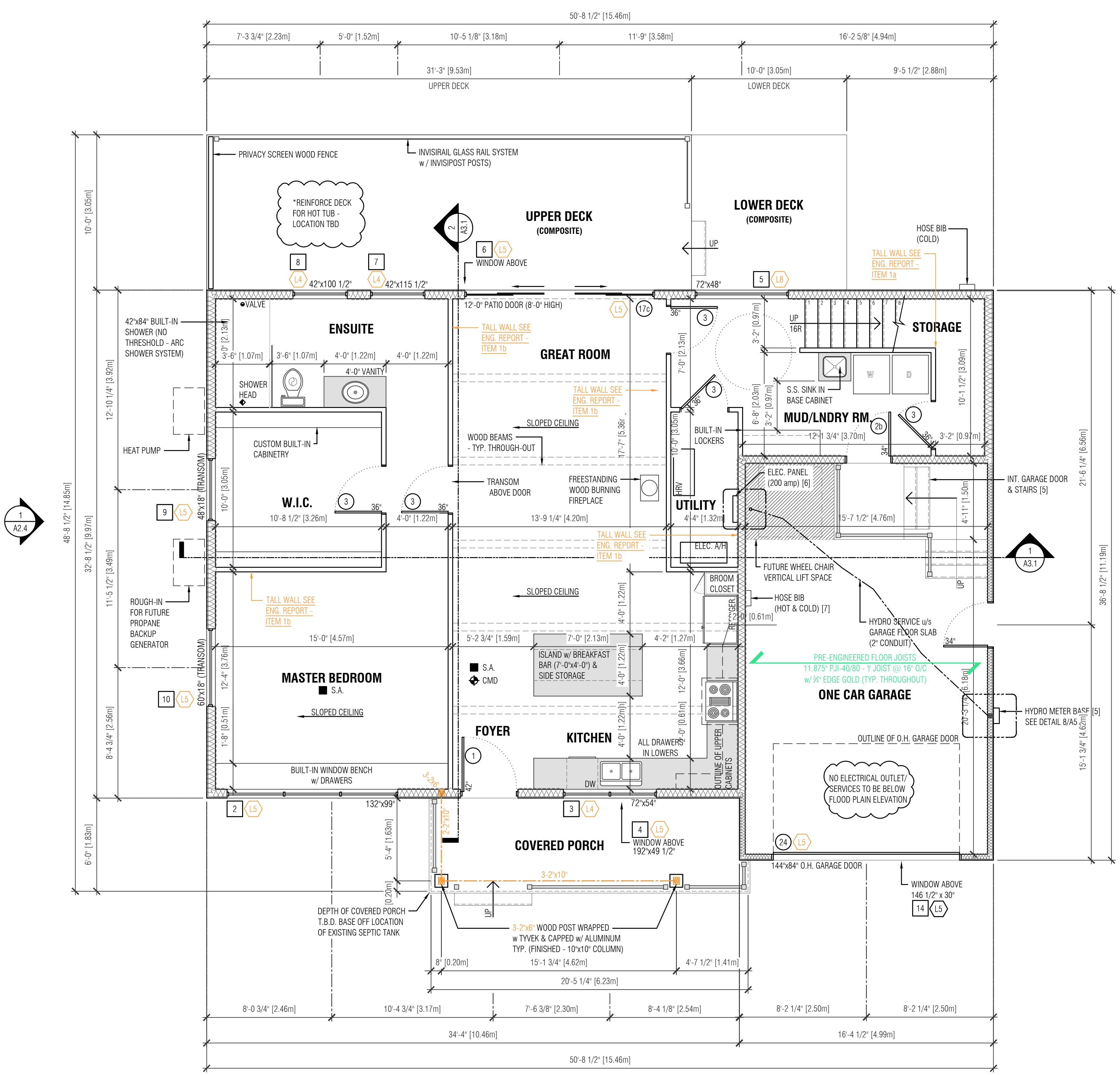
- AT BOTH ENDS TO THE HOME THE FLOOR JOISTS NEEDS TO BE 16" OUT FROM THE RIM BOARD.
- ALL WINDOW SILLS TO HAVE A 5° SLOPE TO OUTSIDE.
- ADD ½" TO VERTICAL R.S.O. ON ALL EXTERIOR DOORS SWINGING INTO INTERIOR OF HOME.
- ADD ½" TO VERTICAL AND HORIZONTAL R.S.O. ON ALL INTERIOR DOORS.
- EXTERIOR WALLS TO BE 2"X6" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INTERIOR WALLS TO BE 2"X4" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INSTALL 2"X6" SPRUCE FASCIA BOARD FOR ALL OVERHANGS.
- ENSURE THAT BOTTOM OF WINDOW R.O.'S ARE A MIN. 12" A.F.F.
- 2"X4" BLOCKING @ 48" O.C. UNDER ALL NON- LOAD BEARING WALLS PARALLEL TO FLOOR JOISTS

NOTE FOR ALL BATHROOM(S):

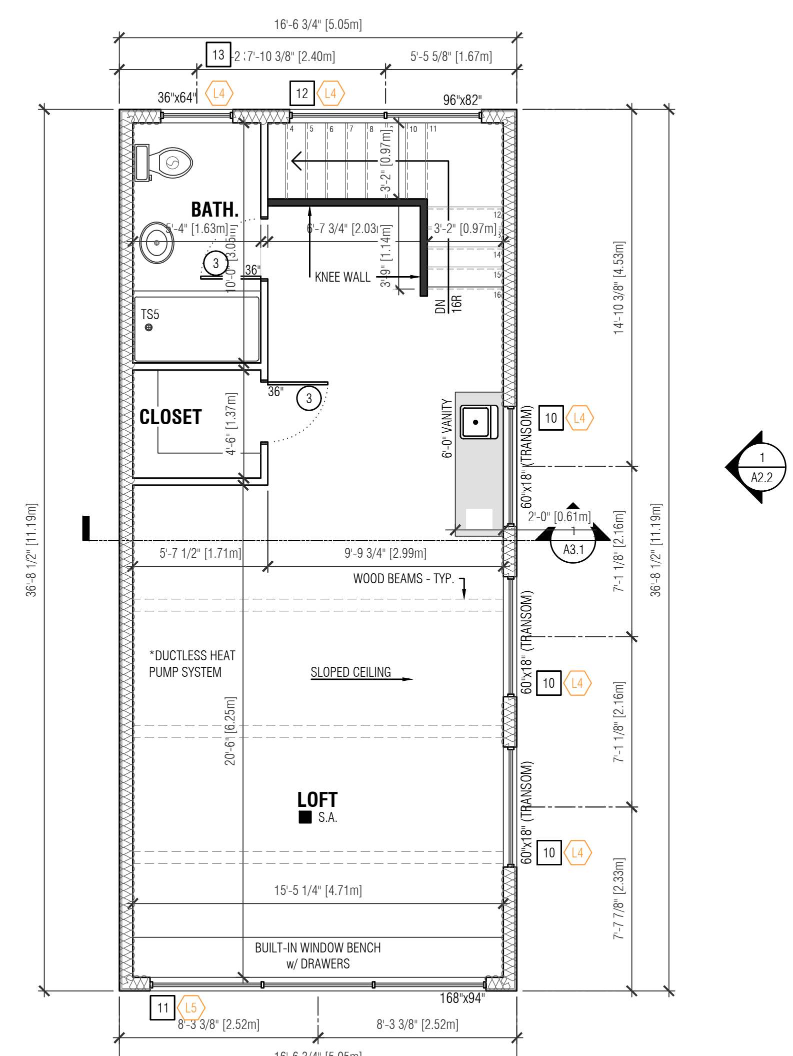
- DRAIN WATER HEAT RECOVERY UNIT AT SHOWER & TUB DRAINS
- INSTALL PLYWOOD BACKING FOR FUTURE GRAB BARS IN ALL BATHS
- INSTALL MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

SHEET KEYNOTES:

1. GARAGE FLOOR CONSTRUCTION:
   - 1.1. 4" CONCRETE SLAB (32 MPa) w/ SAWCUTS
   - 1.2. COMPACTED SAND BASE
2. GARAGE CEILING TO CONSIST OF R-20 INSULATION.
3. GARAGE TO BE PROPERLY GAS SEALED BETWEEN GARAGE AND HOME.
4. EXT. GARAGE WALL CONSTRUCTION:
   - 4.1. 2"x4" @ 16" O.C. STUD WALL
   - 4.2. R-13 BATT INSULATION (FULL WALL HEIGHT).
   - 4.3. ½" FIBRE BOARD ON EXTERIOR WALLS.
5. INT. GARAGE DOOR & STAIRS:
   - 5.1. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED w/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.
   - 5.2. PRECAST CONC. OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 7 ⅞" (200), MIN. TREAD 9 ¼" (235). NUMBER OF STEPS TO BE DETERMINED BY FINAL GRADING PLAN.
6. CONCRETE PORCH(ES):
   - 6.1. PORCH TO BE 5" CONCRETE SLAB (32 MPa)
   - 6.2. PORCH TO OVERHANG FDTN. WALL BY 1 ½")
   - 6.3. FRONT PORCH TO HAVE A 5'-0" WIDE PRE-CAST CONC. STEP (# TO BE DETERMINED BY FINAL GRADING PLAN)
7. HOSE BIB (HOT & COLD) IN GARAGE TO BE FROST FREE w/ SIPHON DEVICE.
8. RANGE HOOD VENTED TO EXTERIOR
9. DRYER TO BE VENTED TO THE EXTERIOR - SEE DETAIL 11/A5.2
10. WASHER BOX ROUGH-IN LOCATION - SEE DETAIL 11/A5.2
11. SHELVING - SEE DETAIL 4/A5.1
12. ACCESS HATCH (28" x 20") c/w WEATHERSTRIPPING & R-31 RIGID INSULATION BACKING



MAIN LEVEL FRAMING PLAN
FINISHED AREA = 1,270 sq.ft.



SECOND LEVEL FRAMING PLAN
FINISHED AREA = 560 sq.ft.

REVISION	DATE	DESCRIPTION
	06.29.2022	INITIAL DESIGN COMPLETE
	07.12.2022	REVISED DESIGN

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE: JANUARY 2024

DRAWN BY: C. KENT

B.C.I.N.: 116336

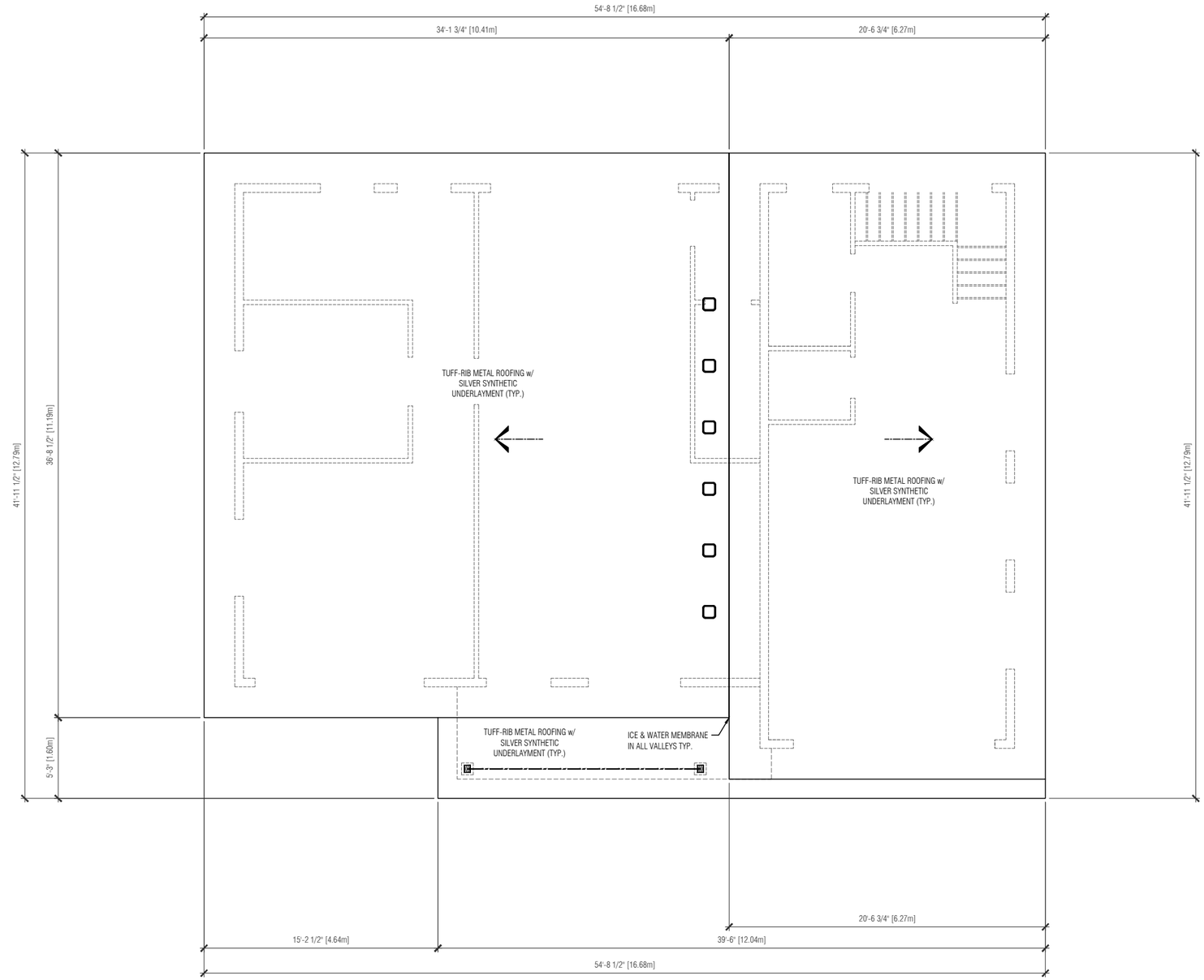
NORTH: CONSTRUCTION / TRUE

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

MAIN & SECOND LEVEL FLOOR PLAN

NO. A1.3

ROOF TRUSSES:
- PRE-ENGINEERED ROOF TRUSS SYSTEM BY WATFORD ROOF TRUSS
- STAMPED ENGINEERED TRUSS DRAWINGS, LAYOUT, DESIGNER NAME & B.C.I.N. REQUIRED AT FRAMING INSPECTION



1 A2.3
1 A2.4
1 A2.2
1 A2.1

ROOF PLAN

REVISION		
DATE	DESCRIPTION	
06.29.2022	INITIAL DESIGN COMPLETE	
07.12.2022	REVISED DESIGN	

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

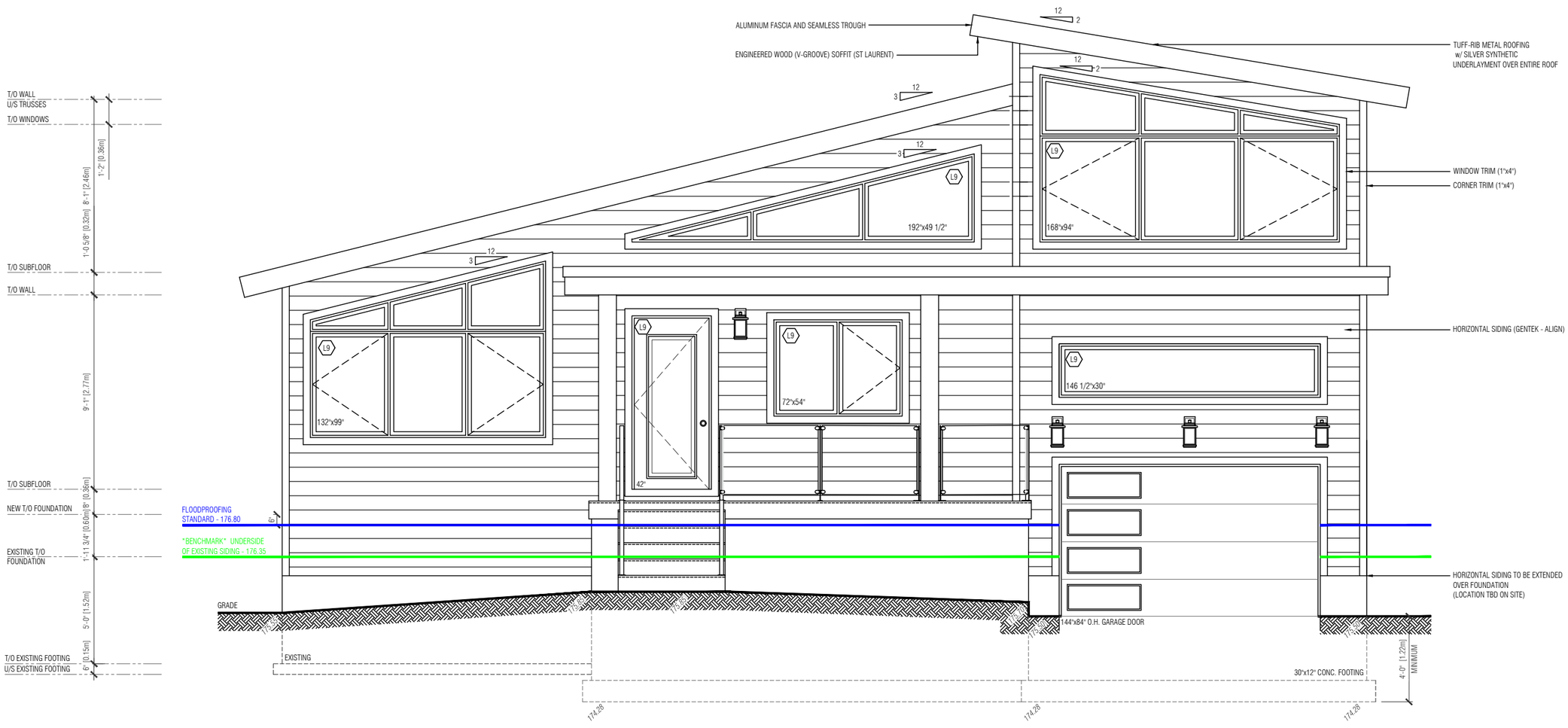
CONSTRUCTION TRUE

SCALE 1/8"=1'-0"

ROOF PLAN

A1.4

NO.



FRONT ELEVATION

WALL COVERAGE = 77.66 m^2 (836 sq.ft), GLASS COVERAGE = 10.68 m^2 (115 sq.ft)
TOTAL WALL COVERAGE = 240.89 m^2 (2,593 sq.ft), TOTAL GLASS COVERAGE = 27.03 m^2 (291 sq.ft)

RATIO OF WINDOW (OPENINGS) TO WALL AREA = 11.2 %

REVISION	DATE	DESCRIPTION
	06.29.2022	INITIAL DESIGN COMPLETE
	07.12.2022	REVISED DESIGN

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

SCALE 3/16"=1'-0"

FRONT ELEVATION

A2.1

NO.

RIGHT ELEVATION

WALL COVERAGE = 63.26 m^2 (681 sq.ft), GLASS COVERAGE = 0.37 m^2 (4 sq.ft)

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

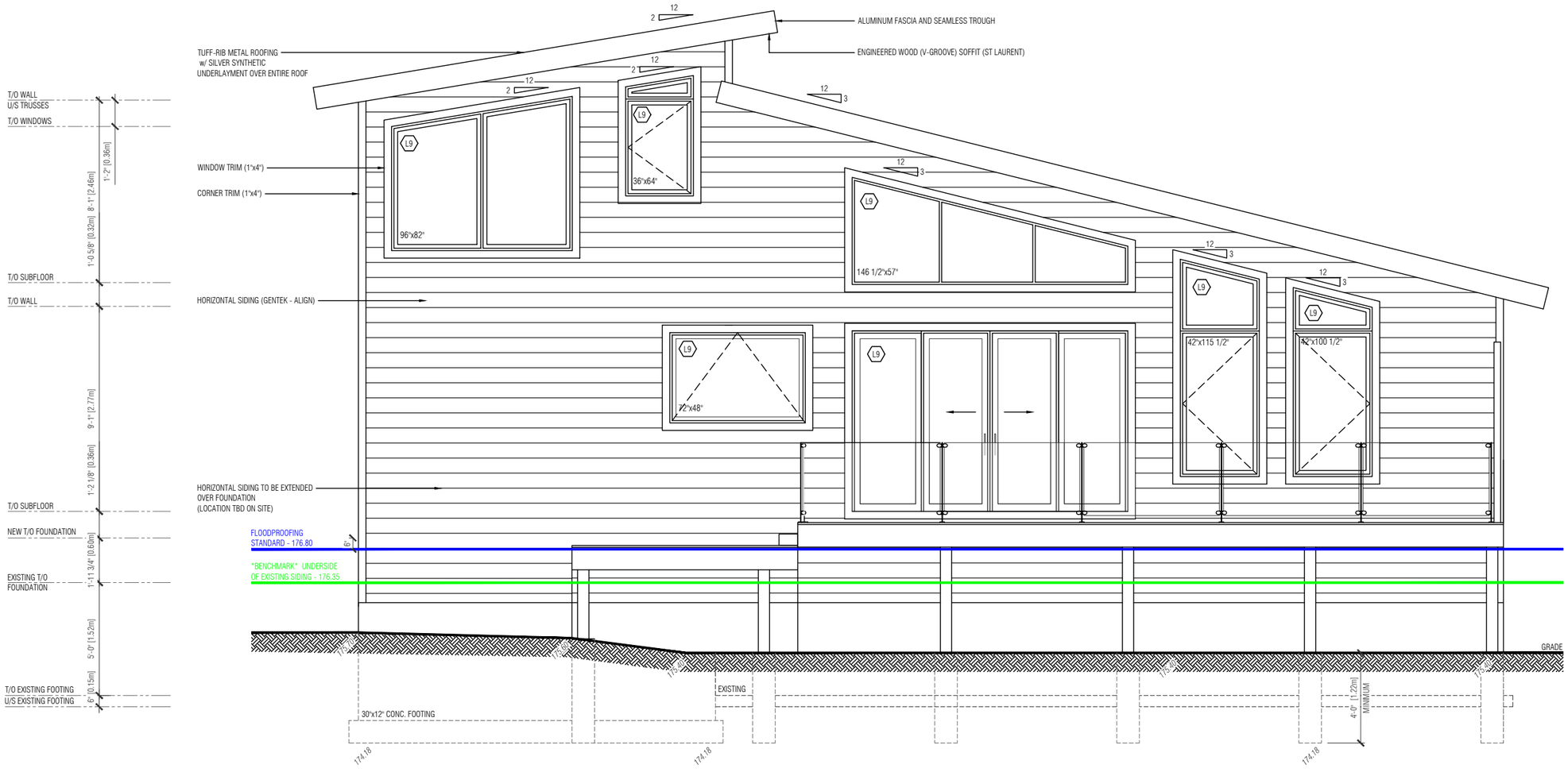
CONSTRUCTION TRUE

SCALE 3/16"=1'-0"

RIGHT ELEVATION

A2.2

NO.



BACK ELEVATION

WALL COVERAGE = 66.89 m² (720 sq.ft), GLASS COVERAGE = 14.49 m² (156 sq.ft)

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

SCALE 3/16"=1'-0"

BACK ELEVATION

A2.3

NO.

LEFT ELEVATION

WALL COVERAGE = 33.07 m^2 (356 sq.ft), GLASS COVERAGE = 1.49 m^2 (16 sq.ft)

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

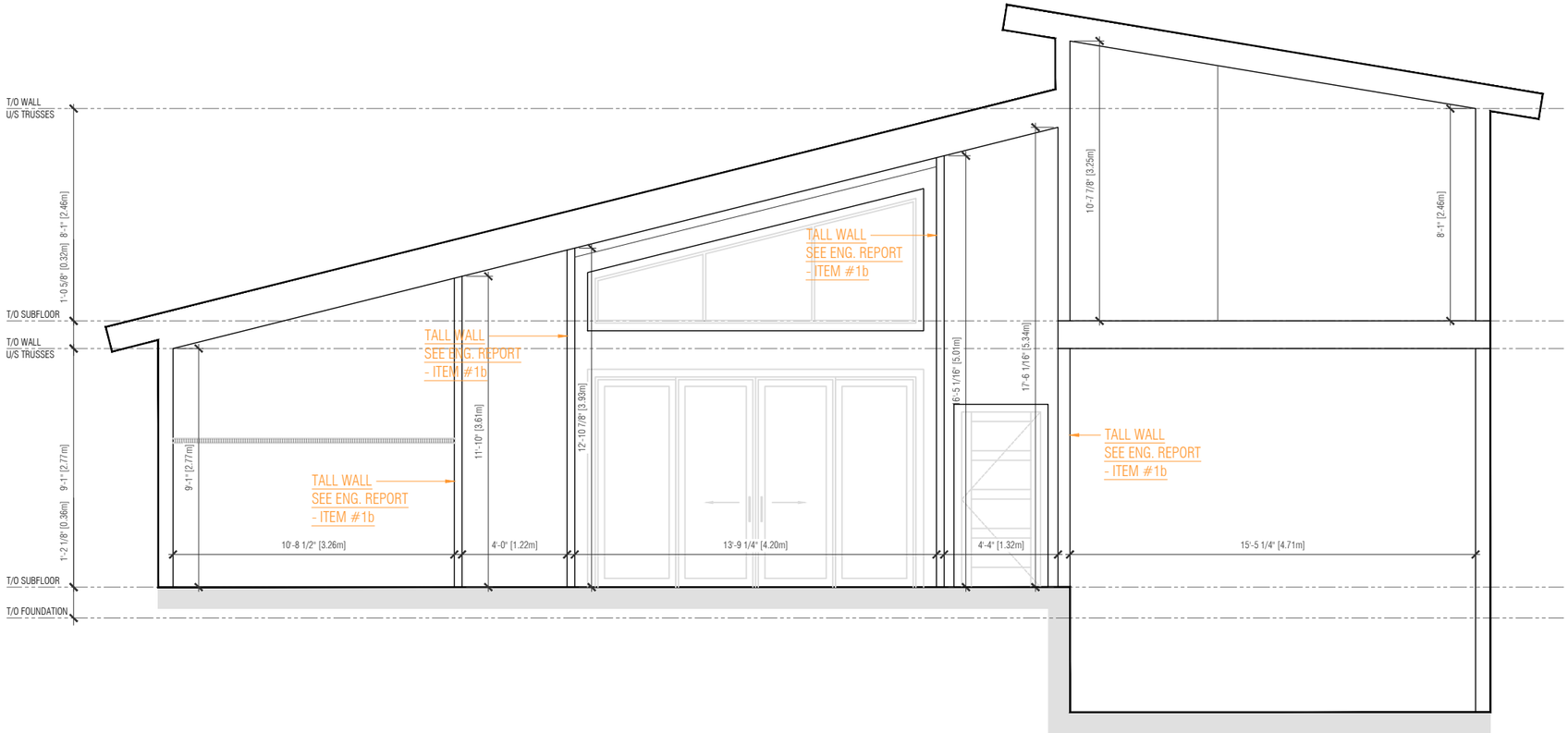
CONSTRUCTION TRUE

SCALE 3/16"=1'-0"

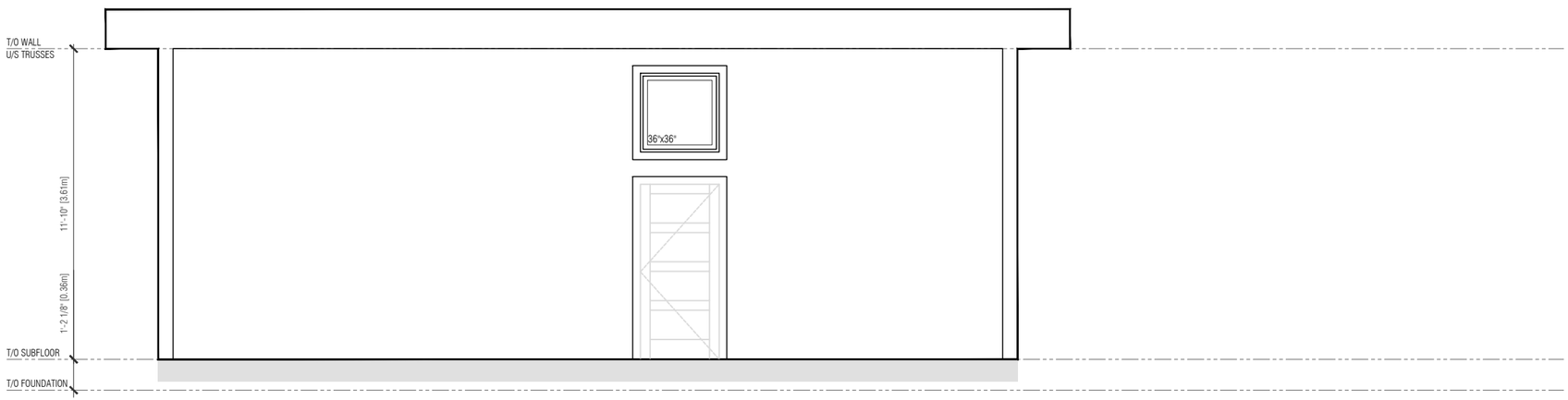
LEFT ELEVATION

A2.4

NO.



1/A3.1 - BUILDING SECTION



2/A3.1 - BUILDING SECTION

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P HOMES

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

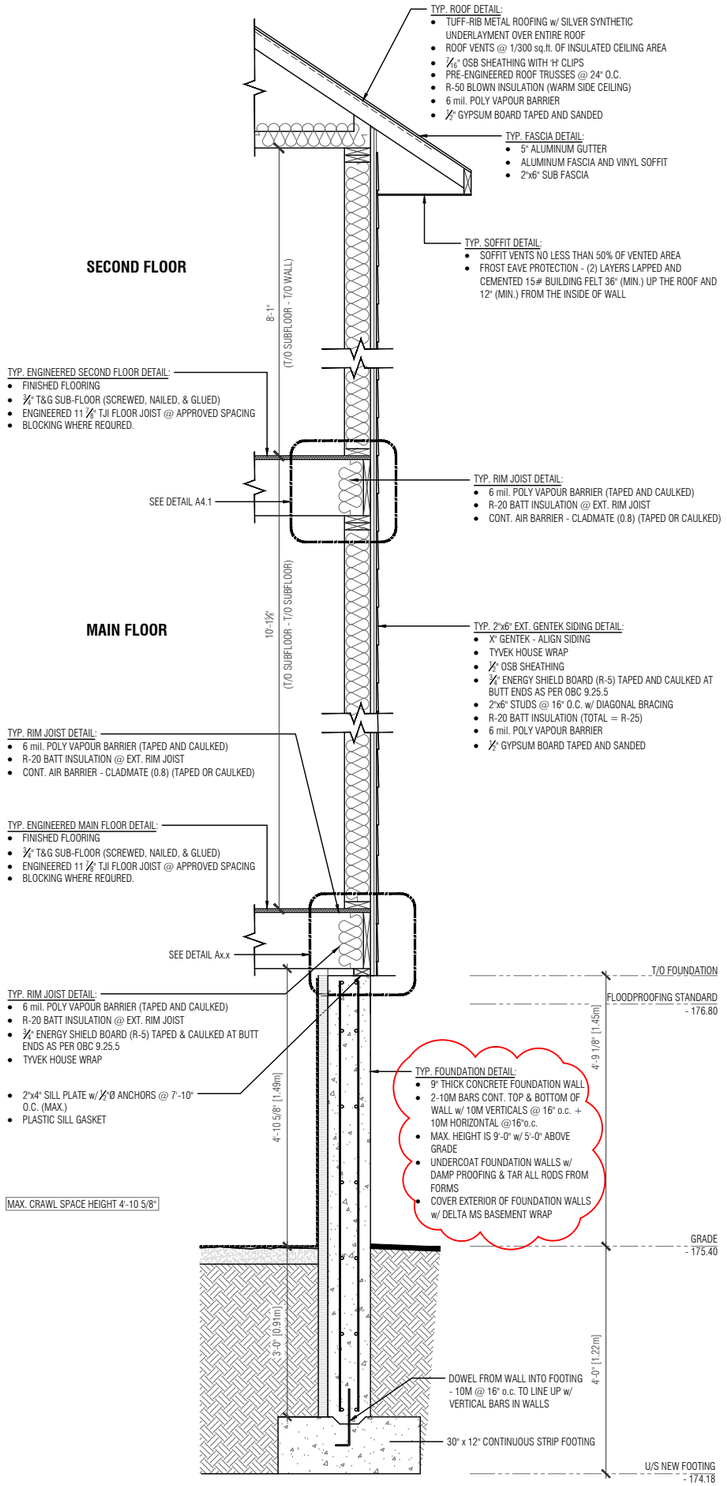
CONSTRUCTION TRUE

SCALE 3/8"=1'-0"

BUILDING SECTIONS

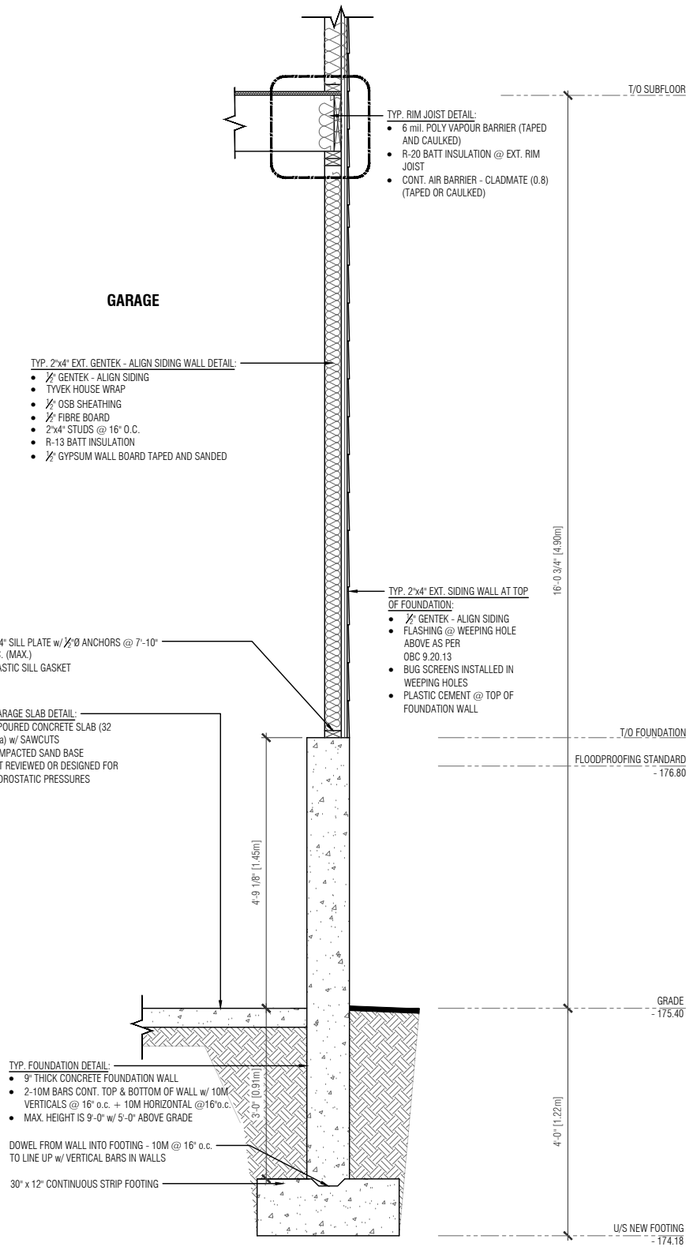
A3.1

NO.



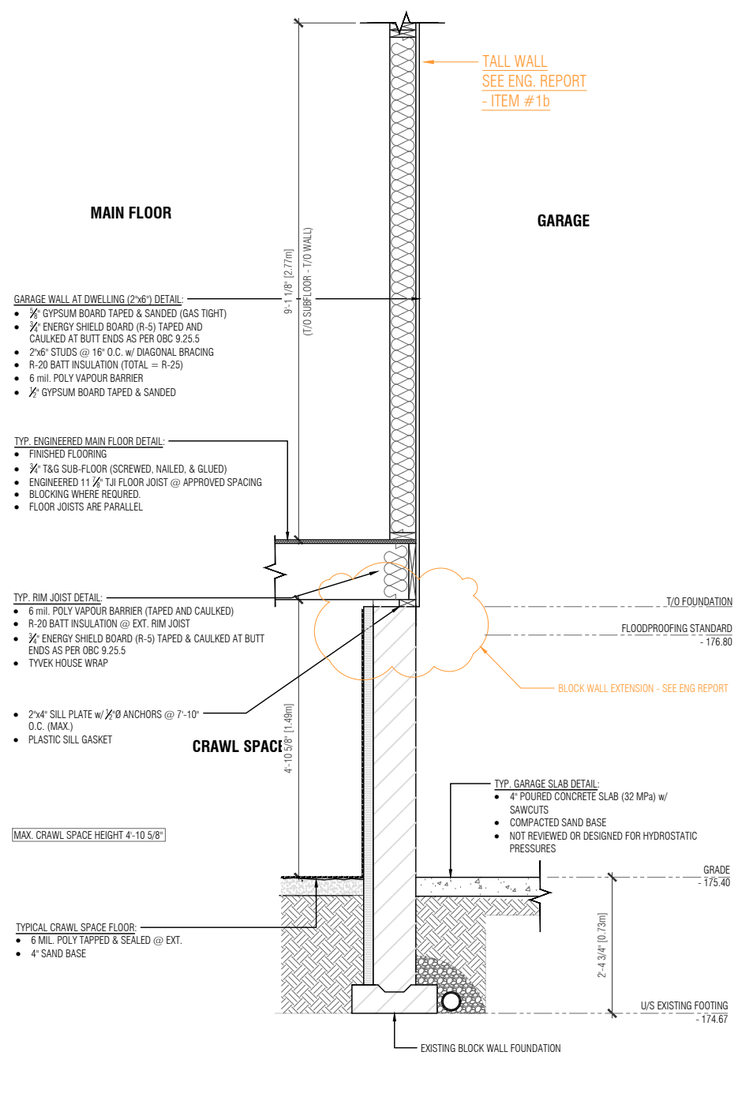
1/A3.2 - TYPICAL 2-STOREY EXTERIOR WALL SECTION (ALL SIDING)

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



2/A3.2 - TYPICAL EXTERIOR GARAGE WALL SECTION (FULL SIDING)

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



3/A3.2 - TYPICAL INTERIOR GARAGE WALL SECTION

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

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P. HOMES

dhphomes.com

519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

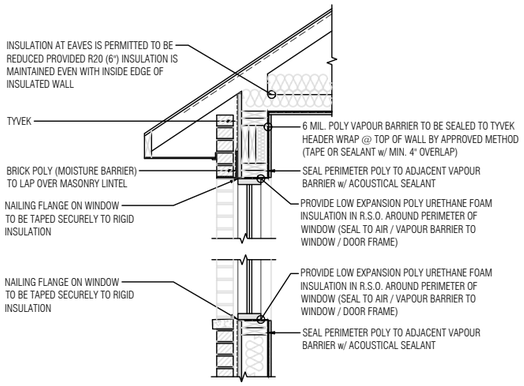
CONSTRUCTION NORTH | TRUE NORTH

SCALE 3/8" = 1'-0"

BUILDING SECTIONS

A3.2

NO.



NOTE: WHERE AIR BARRIER IS NOT SUPPORTED BY DRYWALL (IS BEHIND TUBS / BULKHEADS) ALL JOINTS ARE TO BE TAPED OR SEALED AND MECHANICALLY FASTENED TO STUDS

NOTE: AIR BARRIER TO BE CONTINUOUS ACROSS ALL JOINTS BY APPROVED METHOD (TAPE OR SEALANT w/ MIN. 4" OVERLAP)

NOTE: ALL ELECTRICAL OUTLETS AND/OR SWITCHES THAT PENETRATE THE AIR / VAPOUR BARRIER MUST BE INSTALLED USING AIRTIGHT BOXES

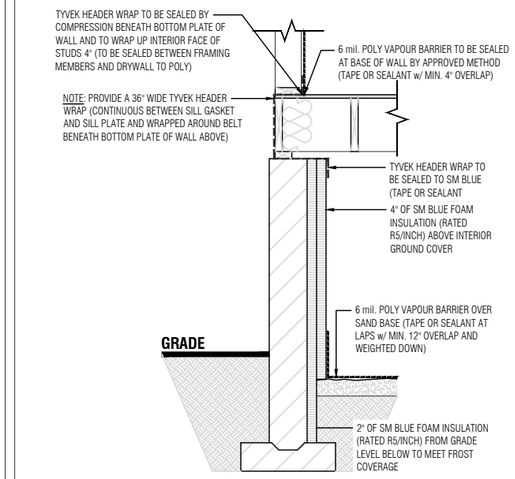
NOTE: ALL PENETRATIONS THROUGH THE AIR / VAPOUR BARRIER TO BE SHROUDED w/ APPROVED MATERIAL(S) (WHERE APPLICABLE) AND/OR SEALED WITH ACOUSTICAL SEALANT OR TAPE

NOTE: ALL PENETRATIONS OR HOLES THROUGH EXTERIOR AIR BARRIER PLANE (RIGID INSULATION) TO BE PATCHED, FILLED OR SEALED

NOTE: ALL VOIDS AND HOLES WITHIN INSULATED WALL ASSEMBLY TO BE FILLED AND/OR FOAMED

1 - TYP. AIR BARRIER AT ATTIC & OPENINGS (BRICK) DETAIL

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



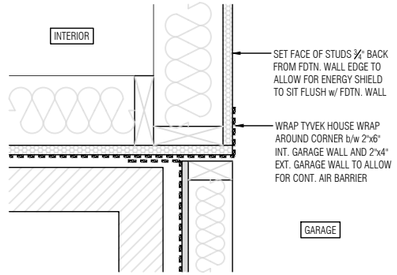
NOTE: ALL PENETRATIONS OR HOLES THROUGH EXTERIOR AIR BARRIER PLANE (RIGID INSULATION) TO BE PATCHED, FILLED OR SEALED

NOTE: ALL FOAMED PLASTICS NOT ENCLOSED BY DRYWALL ARE TO BE COVERED w/ MIN. R20 ROXUL INSULATION

2/A4.1 - TYP. AIR BARRIER AT FOUNDATION

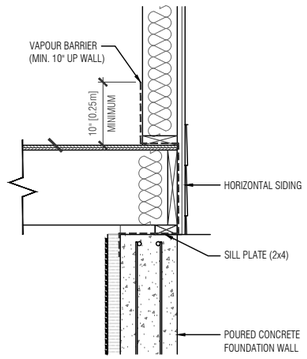
SCALE: 1/2" = 1'-0"

INTENTIONALLY LEFT BLANK



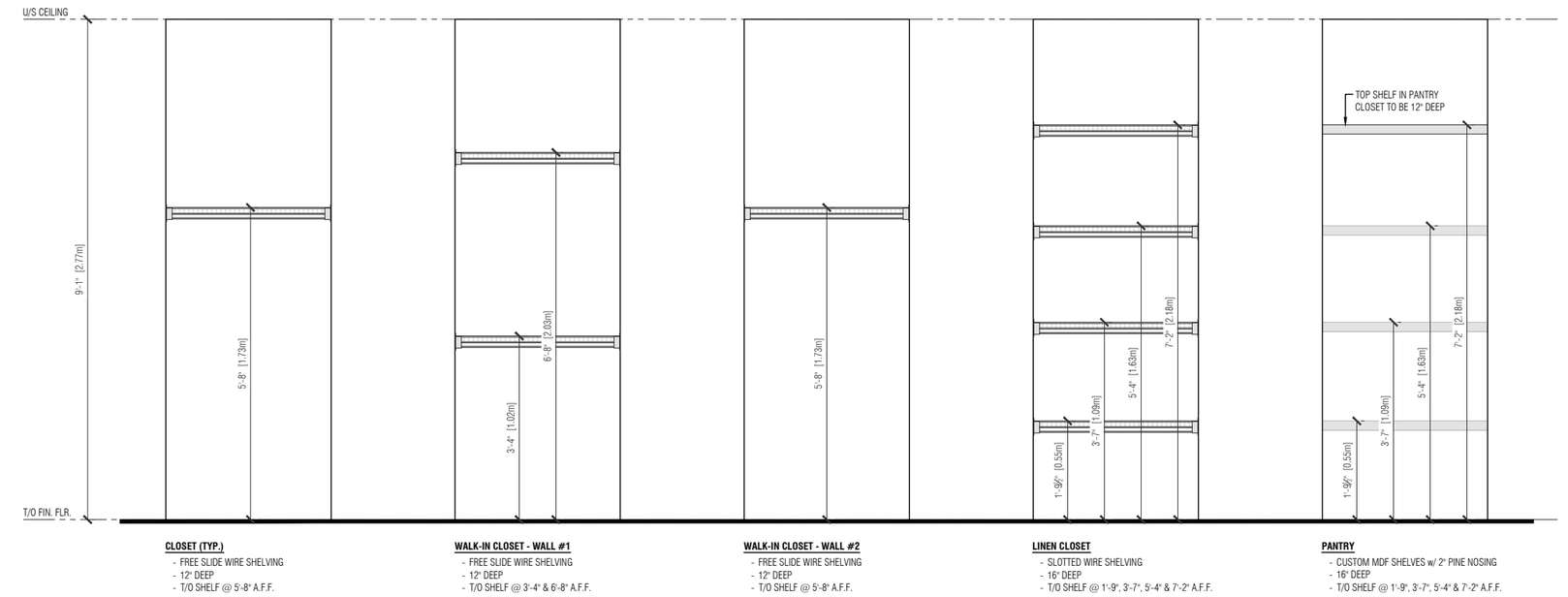
4 - CONTINUOUS AIR BARRIER AT GARAGE WALL DETAIL

SCALE: 1" = 1'-0"



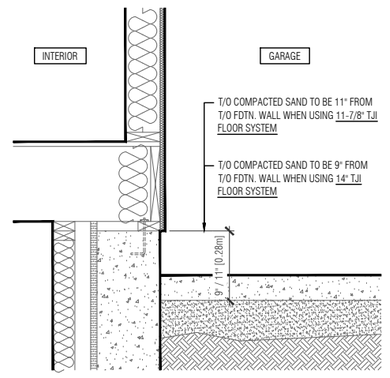
5 - SILL WRAP DETAIL

SCALE: 1/2" = 1'-0"



3 - STANDARD SHELVING HEIGHTS DETAIL

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



6 - COMPACTED SAND AT GARAGE SLAB DETAIL

SCALE: 1/2" = 1'-0"

REVISION	DESCRIPTION	DATE
	INITIAL DESIGN COMPLETE	06.29.2022
	REVISED DESIGN	07.12.2022

D.H.P HOMES

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

NORTH NORTH

CONSTRUCTION TRUE

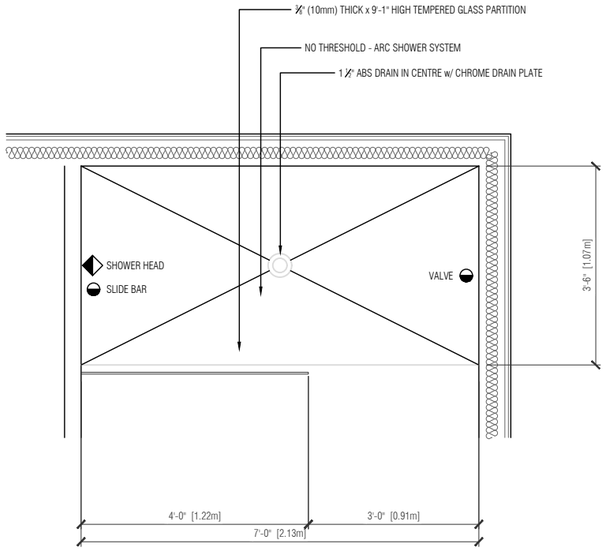
SCALE 3/8"=1'-0"

DETAILS & ELEVATIONS

A4.1

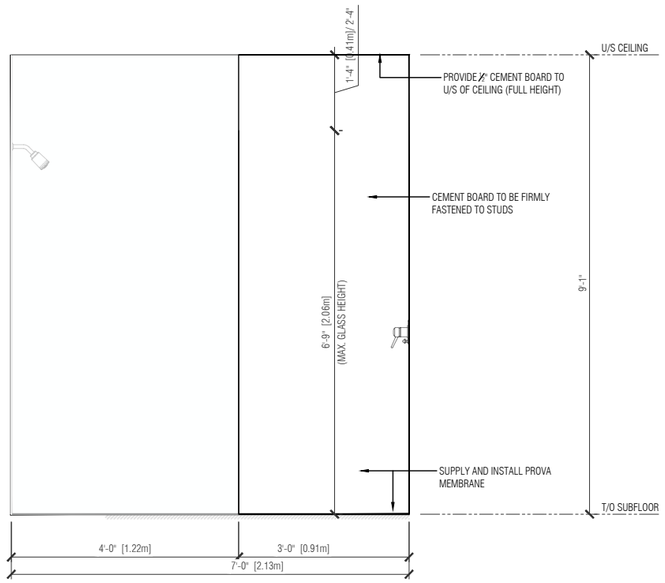
NO.

GENERAL NOTES:
- DIMENSIONS ARE BASED ON STUD WALL TO CURB (DOES NOT INCLUDE CEMENT BOARD & WALL TILE)
- HINGING REQUIREMENTS & MOUNTING HARDWARE FOR TEMPERED GLASS PARTITION AND DOOR TO BE DETERMINED BY GLAZING CONTRACTOR
- STANDARD MOUNTING HARDWARE AND PULL HANDLE AVAILABLE IN CHROME (ADDITIONAL FINISHES AVAILABLE UPON REQUEST)
- MAX. WIDTH OF GLASS PANEL IS 5'-0"
- ALL JOINTS TO BE SEALED WITH SILICONE
- LOCATION OF (2) STAINLESS STEEL SHELF SHELF UNITS TO BE DETERMINED DURING SELECTION MEETING



1/A4.1 - ENSUITE CUSTOM SHOWER PLAN

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



2/A4.1 - ENSUITE CUSTOM SHOWER ELEVATION

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

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

SCALE 3/8"=1'-0"

ENLARGED ENSUITE PLANS & ELEVATION

A4.2

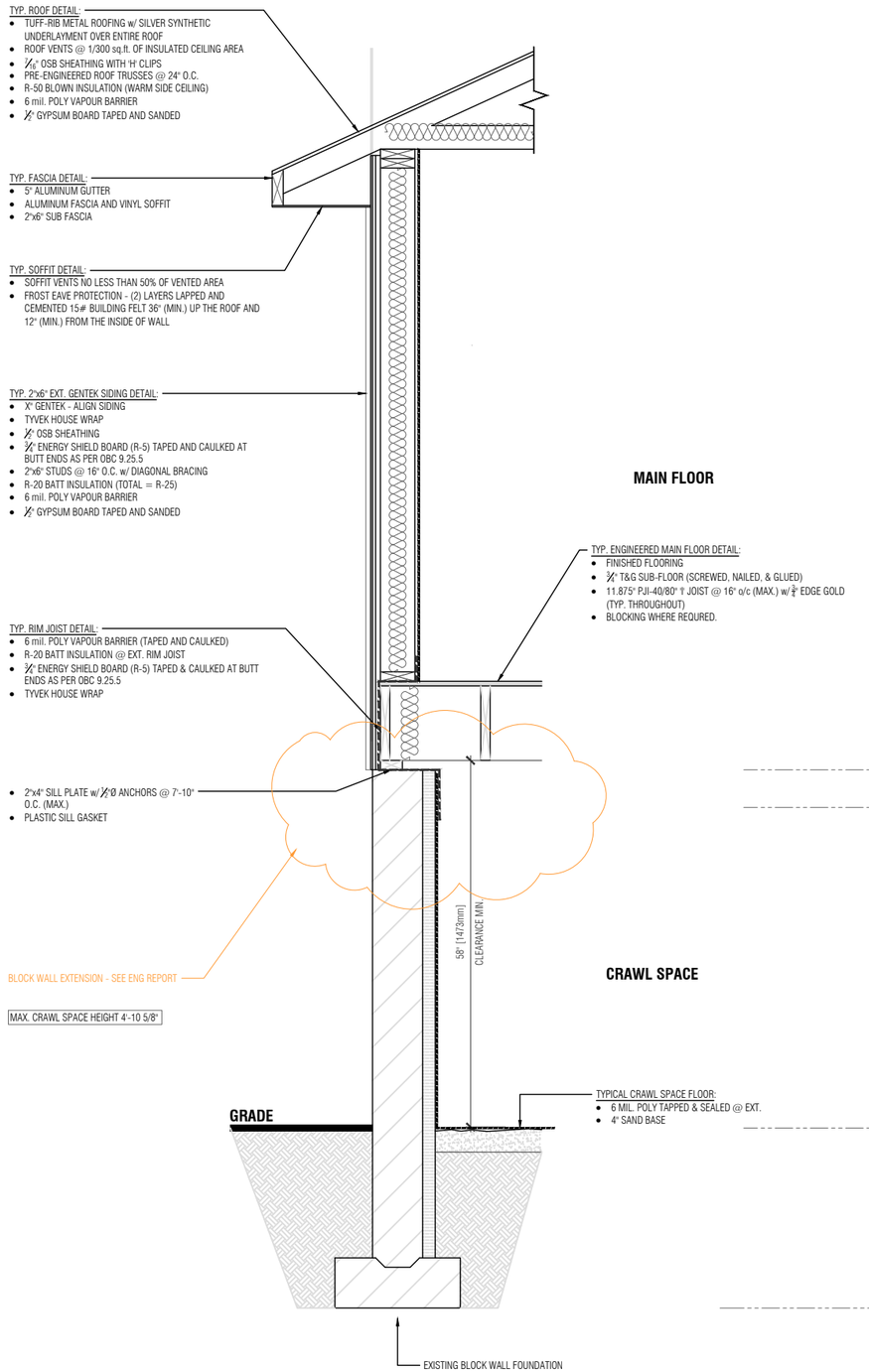
NO.

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK



2/A5.1 - TYPICAL EXTERIOR WALL @ EXISTING FOUNDATION

SCALE: 1/2" = 1'-0"

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P HOMES

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

NORTH NORTH

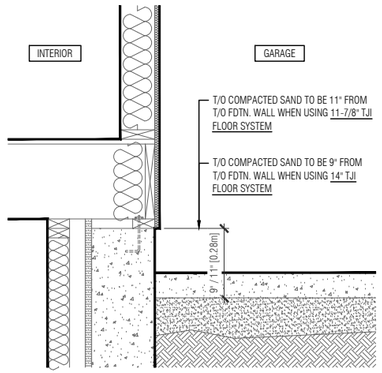
CONSTRUCTION TRUE

SCALE 1/2"=1'-0"

DETAILS

A5.1

NO. © 2022



1/A5.2 - COMPACTED SAND AT GARAGE SLAB DETAIL

SCALE: 1/2" = 1'-0"

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

REVISION		
DATE	DESCRIPTION	
06.29.2022	INITIAL DESIGN COMPLETE	
07.12.2022	REVISED DESIGN	

D.H.P HOMES

dhphomes.com
519-633-8820

PROJECT

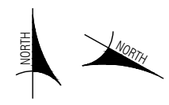
PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH



CONSTRUCTION TRUE

SCALE 1/2"=1'-0"

DETAILS

A5.2

NO.

DOOR SCHEDULE

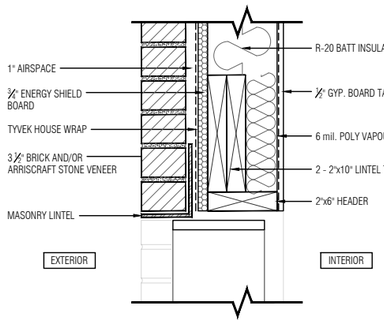
No.	TYPE	SIZE	O.F.S.	R.S.O.	QTY.	REMARKS
1	EXTERIOR	42"x96"	43 1/2" x 97 5/8"	44 1/2" x 98 1/2"	1	42" DOOR (FULL GLASS)
2	EXTERIOR	34" x 80"	35 1/2" x 81 3/8"	36 1/2" x 83"		SWING (FULL GLASS)
2a	EXTERIOR	34" x 80"	35 1/2" x 81 3/8"	36 1/2" x 82 1/2"		SWING (6 PANEL - S. INSULATED)
2b	EXTERIOR	34" x 80"	35 1/2" x 81 3/8"	36 1/2" x 82 1/2"	1	SWING (6 PANEL - S. INSULATED) - GAS SEAL (GARAGE)
3	INTERIOR	36" x 80"		38" x 82"	7	SWING
4	INTERIOR	34" x 80"		36" x 82"		SWING
5	INTERIOR	32" x 80"		34" x 82"		SWING
6	INTERIOR	30" x 80"		32" x 82"		SWING
7	INTERIOR	28" x 80"		30" x 82"		SWING
8	INTERIOR	26" x 80"		28" x 82"		SWING
9	INTERIOR	24" x 80"		26" x 82"		SWING
10	INTERIOR	22" x 80"		24" x 82"		SWING
11	INTERIOR	20" x 80"		22" x 82"		SWING
12	INTERIOR	18" x 80"		20" x 82"		SWING
13	INTERIOR	16" x 80"		18" x 82"		SWING
14	INTERIOR	30" x 80"		32" x 82"		POCKET
14a	INTERIOR	28" x 80"		30" x 82"		POCKET
15	INTERIOR	60" x 80"		62" x 82"		SWING - DOUBLE 30"
15a	INTERIOR	48" x 80"		50" x 82"		SWING - DOUBLE 24"
16	INTERIOR	48" x 80"		50" x 82"		BI-FOLD - SINGLE
16a	INTERIOR	30" x 80"		32" x 82"		BI-FOLD - DOUBLE
17	EXTERIOR	72" x 80"	71" x 79 1/2"	72" x 80 1/4"		6'-0" PATIO DOOR (SLIDING)
17a	EXTERIOR	96" x 96"	95" x 95 1/2"	96" x 96 1/4"		8'-0" PATIO DOOR (SLIDING) - 8'-0" HIGH
17b	EXTERIOR	120" x 96"	115 7/8" x 95 1/2"	116 7/8" x 96 1/4"		10'-0" PATIO DOOR (SLIDING) - 8'-0" HIGH
17c	EXTERIOR	144" x 96"	139 7/8" x 95 1/2"	140 7/8" x 96 1/4"	1	12'-0" PATIO DOOR (SLIDING) - 8'-0" HIGH
18	EXTERIOR	72" x 80"	74 1/2" x 81 1/8"	75 1/2" x 82 1/2"		TERRACE DOOR
19	EXTERIOR	72" x 80"	74 1/2" x 81 1/8"	75 1/2" x 82 1/2"		DOUBLE DOOR (2-36")
20	EXTERIOR	34" x 92"	35 1/2" x 93 3/8"	36 1/2" x 94 1/2"		34" DOOR w/ 12" TRANSOM
20a	EXTERIOR	46" x 80"	48 1/2" x 81 1/8"	49 1/2" x 82 1/2"		34" DOOR w/ 12" SIDELITE
20b	EXTERIOR	58" x 80"	61 1/2" x 81 1/8"	62 1/2" x 82 1/2"		34" DOOR w/ 2-12" SIDELITES
21	EXTERIOR	36" x 92"	37 1/2" x 93 3/8"	38 1/2" x 94 1/2"		36" DOOR (FULL GLASS) w/ 12" TRANSOM + 12" SIDELITE
21a	EXTERIOR	48" x 80"	50 1/2" x 81 1/8"	51 1/2" x 82 1/2"		36" DOOR w/ 12" SIDELITE
21b	EXTERIOR	60" x 80"	63 1/2" x 81 1/8"	64 1/2" x 82 1/2"		36" DOOR w/ 2-12" SIDELITES
22	GARAGE DOOR	108" x 84"		110 1/2" x 86 1/4"		9'-0" x 7'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12
22a	GARAGE DOOR	108" x 96"		110 1/2" x 98 1/4"		9'-0" x 8'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12
23	GARAGE DOOR	192" x 84"		194 1/2" x 86 1/4"		16'-0" x 7'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12
23a	GARAGE DOOR	192" x 96"		194 1/2" x 98 1/4"		16'-0" x 8'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12
24	GARAGE DOOR	216" x 84"		218 1/2" x 86 1/4"	1	12'-0" x 7'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12
24a	GARAGE DOOR	216" x 96"		218 1/2" x 98 1/4"		12'-0" x 8'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12

WINDOW SCHEDULE

No.	TYPE	O.F.S.	R.S.O.	QTY.	REMARKS
1	DOUBLE SLIDER	47" x 36"		0	POUR-IN-PLACE (TILT STYLE) - EGRESS
2	CASE.-LH / FIXED / CASE.-RH	132" x 60 5/16" + 132" + 38 11/16" (LONG SIDE)		1	SLOPE 3/12
3	FIXED / CASE.-RH	72" x 54"		1	
4	FIXED	192" x 49 1/2" (LONG SIDE)		1	SLOPE 3/12
5	AWNING	72" x 48"		1	
6	CASE.-LH / FIXED / CASE.-RH	146 1/2" x 57"		1	SLOPE 3/12
7	CASE.-LH	42" x 77 3/8" + 42" x 38 1/8" (LONG SIDE)		1	SLOPE 3/12
8	CASE.-RH	42" x 77 3/8" + 42" x 23 1/8" (LONG SIDE)		1	SLOPE 3/12
9	TRANSOM	48" x 18"		4	
10	TRANSOM	60" x 18"		1	
11	CASE.-LH / FIXED / CASE.-RH	168" x 60 1/8" + 168" x 33 7/8" (LONG SIDE)		1	SLOPE 2/12
12	FIXED	96" x 82" (LONG SIDE)		1	SLOPE 2/12
13	CASE.-LH	36" x 52 1/8" + 36" x 11 7/8" (LONG SIDE)		1	SLOPE 2/12
14	FIXED	196" x		1	
15	FIXED				INTERIOR WINDOWS

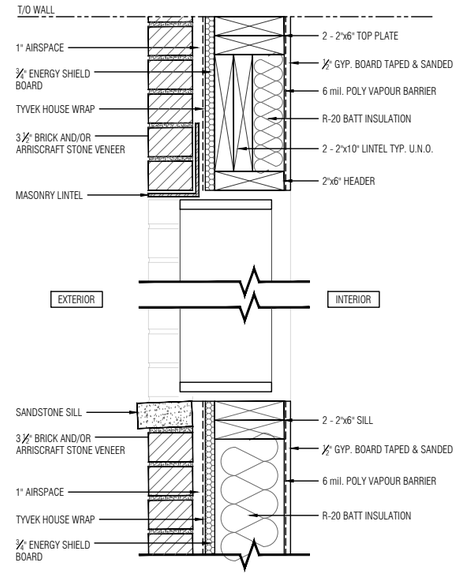
LINTEL SCHEDULE

No.	DESCRIPTION
L1	2 - 2"x6" SPR. #2
L2	3 - 2"x6" SPR. #2
L3	2 - 2"x8" SPR. #2
L4	3 - 2"x8" SPR. #2
L5	2 - 2"x10" SPR. #2
L6	3 - 2"x10" SPR. #2
L7	2 - 2"x12" SPR. #2
L8	3 - 2"x12" SPR. #2
L9	3 1/2" x 3 1/2" x 1/4" L
L10	4" x 3 1/2" x 1/4" L
L11	4 7/8" x 3 1/2" x 5/16" L
L12	4 7/8" x 3 1/2" x 3/8" L
L13	5" x 3 1/2" x 3/8" L
L14	7" x 4" x 3/8" L



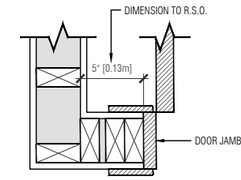
1/A6.1 - EXT. DOOR OPENINGFRAMING

SCALE: 1" = 1'-0"



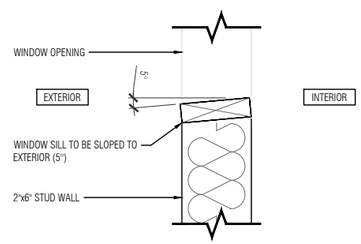
2/A6.1 - EXT. WINDOW OPENING FRAMING

SCALE: 1" = 1'-0"



3/A6.1 - STANDARD INT. DOOR LOCATION (U/N)

SCALE: 1" = 1'-0"



4/A6.1 - TYP. SLOPED WINDOW SILL

SCALE: 1" = 1'-0"

INTENTIONALLY LEFT BLANK

REVISION	DESCRIPTION	
DATE		
06.29.2022	INITIAL DESIGN COMPLETE	
07.12.2022	REVISED DESIGN	

D.H.P. HOMES

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

SCALE 1/2"=1'-0"

DOOR & WINDOW SCHEDULE

A6.1

NO. © 2022

STREIB TRUCKING LTD.

Building Department

June 27, 2024

Attention: building department

Re: 84 Old Cut Blvd – Port Rowan

Old House

- 2 bedrooms, 2 full bathrooms
- Daily flow of 1600 liters per day
- Existing 3600 liters tank double chamber

New

- 1 bedroom, 2 full bathrooms
- Daily flow 800 per day
- Septic system to date is working in order
- Use existing tank & septic in sand.

Brad Streib, licensed designer, and installer of septic systems. BCIN #14 676

Sincerely,

Brad Streib

STREIB TRUCKING LTD.

40168 Talbot Line, R.R #7 St. Thomas, ONT. N5P 3T2
Phone (519) 633-6913 **FAX** (519) 633-9706 **E-Mail** streib@gtn.net

Long Point Region Conservation Authority

4 Elm Street
Tillsonburg, ON
N4G 0C4
Phone (519) 842-4242
Fax (519) 842-7123
www.lprca.on.ca

PERMIT No. LPRCA-72/24

PROHIBITED ACTIVITIES, EXEMPTIONS AND PERMITS
(CONSERVATION AUTHORITIES ACT - ONTARIO REGULATION 41/24)

Permission has been granted to:

Applicant:	**Joeli Robertson, Andrea Plumb**	**Telephone:**	**226-268-7298**
Address:	**59 Victor Street, London**	**Email:**	**APlumb@lerners.ca**
	N6C 1B9		
Agent:	**Cassidy Kent- DHP Homes**	**Telephone:**	**519-633-8820**
Address:	**5-9 Princess Avenue, St Thomas**	**Email:**	**ckent@dhphomes.com**
	N5R 3V3		

Location/Address of works: **84 Old Cut Boulevard. 331054307036900**

Lot: **611** **Plan:** **436** **Municipality:** **Norfolk County**

Description of Works: to demolish the existing vacation home and rebuild a larger 170 m^2 vacation home with a 35 m^2 attached garage. The existing foundation will be raised and modified to increase the footing size.

Type of fill:

This permit is valid on the above location only for the period of:

DATE: June 4, 2024 to June 4, 2026

This permit shall be subject to the following conditions:

The Applicant and owner, by acceptance of and in consideration of the issuance of this permit, agrees to the following conditions:

GENERAL CONDITIONS: (SEE REVERSE SIDE OF PERMIT)

SPECIFIC CONDITIONS:

1. Locations and dimensions of proposed works must be as indicated on the enclosed copy of the work permit application dated April 12, 2024 and the associated information.

GENERAL CONDITIONS:

1. This permit does not preclude any approvals required by any other laws or regulations.
2. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure. This step is considered necessary to prevent the undesirable migration of silt.
3. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
4. Authorized representatives of the Long Point Region Conservation Authority may at any time enter onto the lands which are described herein in order to make any surveys, examinations or inspections which are required for the purpose of insuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
6. This permit is not assignable.
7. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
8. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
9. The applicant agrees to maintain all existing drainage patterns.
10. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
11. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.

Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON N4G 0C4
Tel: (519) 842-4242 Fax: (519) 842-7123
Email: planning@lprca.on.ca Website: www.lprca.on.ca

Permit Application – Schedule A

PROHIBITED ACTIVITIES, EXEMPTIONS AND PERMITS (O. Reg. 41/24)

Application #
LPRCA - _____
Office Use Only

Owner's Name: Joeli Robertson and Andrea Plumb

Mailing Address: 59 Victor Street
Street Address *P.O. Box* *Apartment/Unit #*

London Ontario N9C 1B9
City/Town *Province* *Postal Code*

Primary Phone: 226-268-7298 Alternate Phone: 519-619-1787 Email: APlumb@lerners.ca

Applicant's Name: Cassidy Kent / DHP Homes ☐ Check if same as above

Mailing Address: 5-9 Princess Avenue
Street Address *P.O. Box* *Apartment/Unit #*

St Thomas Ontario N5R 3V3
City/Town *Province* *Postal Code*

Primary Phone: 519-633-8820 Alternate Phone: 226-559-4638 Email: ckent@dhphomes.com

Location of Proposed Work

Lot: 611 Concession/Plan: 436 Municipality: Norfolk

Municipal Address: 84 Old Cut Boulevard
Street Address

Tax Assessment Roll Number: 3310543070369000000

Proposed work: (Check all appropriate boxes)

- ☐ Place, dump, or remove fill — Quantity of fill: _____
- ☑ Site grading
- ☐ Construct a new building or structure — Proposed square footage: _____
- ☑ Alter or renovate an existing building or structure — Existing square footage: 1,142
- ☐ Construct a septic system
- ☐ Construct erosion control or shoreline protection
- ☐ Construct new or replace existing watercourse crossing
- ☐ Other: (please describe) _____

Description of Proposed Works:

Demolish existing house to foundation. Raise existing foundation to comply with flood standards. Construct 2 storey house.

PROPOSED START DATE: September 3, 2024 **PROPOSED COMPLETION DATE:** _____

I understand that the information contained in this application form is accurate to the best of my knowledge and that the staff of the Long Point Region Conservation Authority (LPRCA) will undertake a detailed inspection of the subject lands as part of the application process.

Cassidy Kent Digitally signed by Cassidy Kent DN: cn=Cassidy Kent, o=DHP Homes, ou, email=ckent@dhphomes.com, c=CA Date: 2024.04.12 09:09:46 -04'00' 12/04/2024
Applicant Signature *Date*

Cassidy Kent Digitally signed by Cassidy Kent DN: cn=Cassidy Kent, o=DHP Homes, ou, email=ckent@dhphomes.com, c=CA Date: 2024.04.12 09:09:58 -04'00' 12/04/2024
Agent Signature *Date*

PROPERTY OWNER AUTHORIZATION

Subject Property

Property Location 84 Old Cut Boulevard

Municipal Address or Lot and Concession or Lot and Plan

Municipality Norfolk County Community Port Rowan

I/We Jodi Robertson Andrea Plumb

Hereby authorize DHP Homes

To provide as my agent any required authorizations or consents, to submit the enclosed application to the Long Point Region Conservation Authority, and to appear on my behalf at any hearing(s) of the application and to provide any information or material required by the Board relevant to the application for the purposes of obtaining permission to develop, interfere with a wetland or alter a shoreline or watercourse in accordance with the requirements of Ontario Regulation

Signature of Owner: Jodi Robertson Date: Oct. 12/23

[X] Please copy the Owner on correspondence between the Conservation Authority and the Agent.

APPLICATION FORM INSTRUCTIONS

Owner The legal owner(s) of the property where the proposed development or alteration will be carried out.

Applicant If the applicant is not the same as the property owner, written authorization is required from all property owners on whose property the proposed work will be carried out. The authorization(s) must be submitted with the application.

Agent If the applicant has assigned another party as an agent to act on the applicant's behalf for the project, written authorization from the applicant is required so stating.

Quantity of Fill Approximate quantity expressed in cubic metres, cubic yards, truck loads (12 yards) or tandem truck loads (18 yards)

Floor area For residential development, area of living space including full height basement and additional storeys, but not including attached garage, non-habitable crawl space, open breezeways, decks or porches.

APPLICATION CHECKLIST

Office Use Only
Application # LPRCA-_____
List Issued: _____

Submission: LPRCA permit applications along with supporting information may be submitted in person to our office, or by fax, email or mail.

Pre-consultation: Please contact LPRCA staff regarding the requirements specific to your proposal. Also, please make sure your contractors and consultants contact LPRCA staff before completing detailed drawings or technical studies.

Complete application: A complete application package includes (check all applicable):

Applicable	Submitted	
✓	☐	A completed, signed and dated application form;
✓	☐	Written authorization (if the applicant is not the owner of the property where the work is being done)
✓	☐	Written authorization (if the property owner is assigning another party as an agent for the project);
✓	☐	Application fee (see fee schedule, fees subject to change without notice);
✓	☐	A scaled and detailed site plan;
✓	☐	A scaled cross-sectional drawing and floor plans;

Drawings: One copy of all project drawings, reports, unless otherwise requested. Hardcopy drawings must be provided and readable on sheets no larger than 11" x 17". Electronic submission of drawings and reports is preferred. The drawings should include (either as part of the illustration or as notes).

✓	☐	Legal description of the property (e.g. roll number, lot, concession, municipality);
✓	☐	Scale, date, and directional arrow;
✓	☐	Dimensions of the property (a copy of a legal survey may be required);
✓	☐	Location, dimensions and geodetic elevations of all existing and proposed structures, grading, filling, excavating, and the distance to any waterbody(s) (e.g. wetlands, streams, lakes), valleys, steep slopes on or adjacent to the property;
✓	☐	Location and type of sediment and erosion control measures (e.g. silt fence) and soil stabilization measures (e.g. seeding, sodding, planting)

Technical reports: One or more of the following technical reports may be required (as advised by LPRCA staff).

☐	☐	Design drawings and description of the design elements for flood-proofing measures, stamped and certified by a qualified professional engineer (for development in floodplains and flood hazard areas)
☐	☐	Slope stability study and erosion analysis, prepared by a qualified professional with expertise in geotechnical engineering, to determine the stable top-of-bank, the minimum development setback to address the potential erosion hazards, and associated foundation, construction, grading and drainage recommendations, in accordance with the Provincial Technical Guidelines (for development in erosion hazard areas)
☐	☐	Coastal engineering assessment prepared by a qualified professional with expertise in coastal engineering in accordance with LPRCA's Shoreline Management Plan and the Provincial Technical Guidelines addressing hydrodynamic forces affecting the design and indicating how the aggravation of erosion on neighbouring properties is avoided (for shoreline alterations).
☐	☐	Environmental Impact Study (EIS) clearly indicating that there will be no negative impact to the form or function of the wetland to the satisfaction of LPRCA (for development near wetlands)
☐	☐	Hydraulic analysis by a qualified professional engineer addressing flood conveyance, storage-discharge, and changes in flood levels on-site and on adjacent properties (for development in floodplains, watercourse alterations).
☐	☐	Complex and large-scale proposals may require additional technical studies and plans.

For Office Use Only	
Application Submitted:	
Complete Application:	
Application Fee:	Paid:
Board Approval Required Date of Board Meeting:	

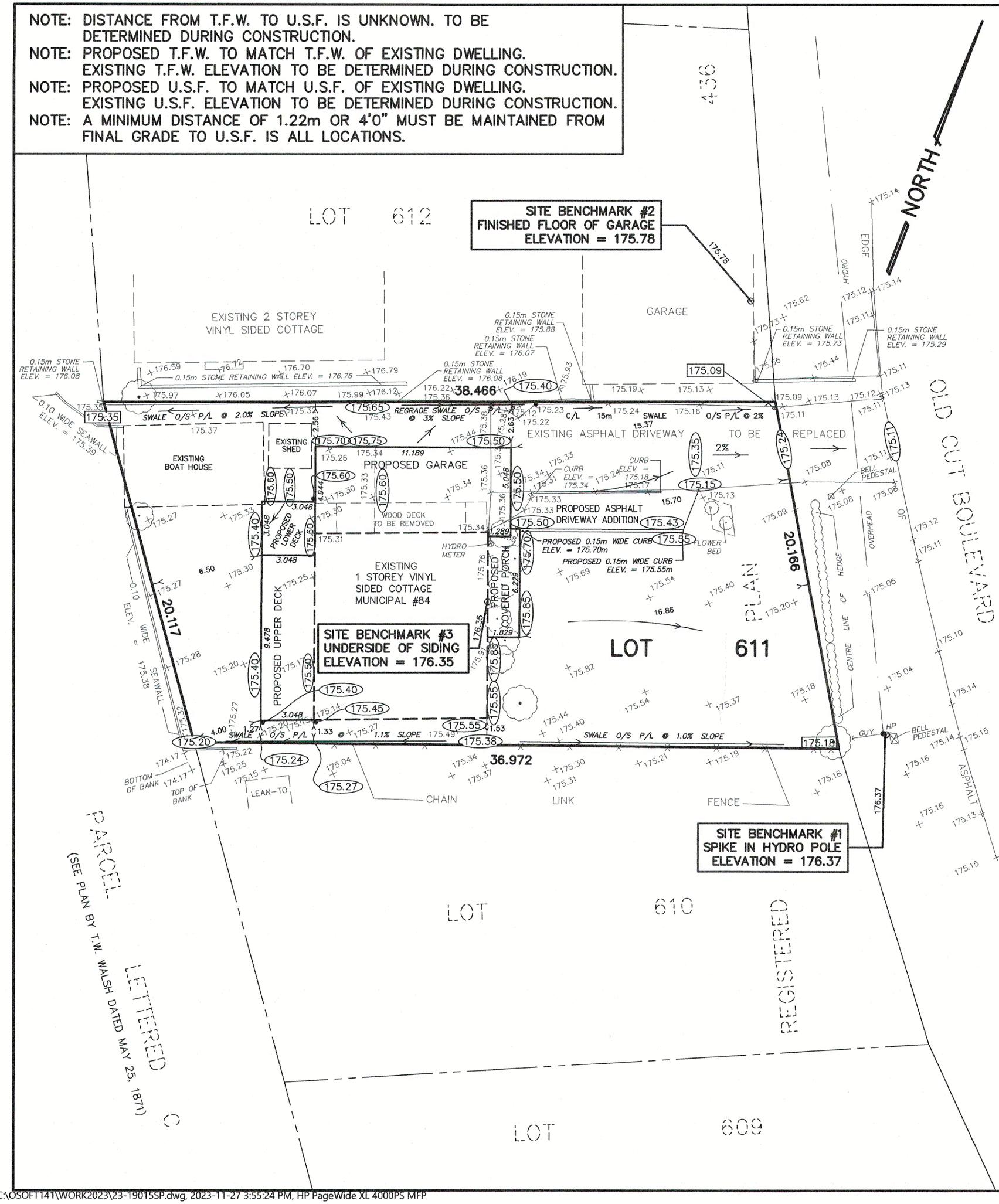
GENERAL CONDITIONS OF PERMIT

1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
   a) to indemnify and save harmless, the Long Point Region Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
   b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements, requirements and liabilities imposed by law.
   c) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Long Point Region Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
5. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
6. The Long Point Region Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
   a) the works are not in conformance with the intent of the permission granted;
   b) the information presented to obtain a permit is false;
   c) the works or method of construction has detrimental impacts on the environment.
7. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure.
8. The applicant agrees to maintain all existing drainage patterns except as expressly identified in this permit.
9. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
10. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
11. This permit shall not be assigned (non-transferable).
12. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
13. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
14. The Long Point Region Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

NOTICE OF COLLECTION

Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1980, c85, as amended. This information is used to assess applications for and, where approved, issue comment. The name of the applicant, location of the work and a description of the project may be published in LPRCA documents, including agendas, reports and meeting minutes which are posted on the LPRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Coordinator, Long Point Region Conservation Authority, 4 Elm Street, Tillsonburg, Ontario, N4G 0C4, (519) 842-4242.

NOTE: DISTANCE FROM T.F.W. TO U.S.F. IS UNKNOWN. TO BE DETERMINED DURING CONSTRUCTION.
NOTE: PROPOSED T.F.W. TO MATCH T.F.W. OF EXISTING DWELLING. EXISTING T.F.W. ELEVATION TO BE DETERMINED DURING CONSTRUCTION.
NOTE: PROPOSED U.S.F. TO MATCH U.S.F. OF EXISTING DWELLING. EXISTING U.S.F. ELEVATION TO BE DETERMINED DURING CONSTRUCTION.
NOTE: A MINIMUM DISTANCE OF 1.22m OR 4'0" MUST BE MAINTAINED FROM FINAL GRADE TO U.S.F. IS ALL LOCATIONS.



SKETCH

PREPARED FOR BUILDING PERMIT AND LOT GRADING
FOR: DHP HOMES
 # 84 OLD CUT BOULEVARD

SCALE 1:200 — 0 5 10 METRES 15

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING ADDITION AND IT'S LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED
- **LOCATION OF UNDERGROUND UTILITIES NOT DETERMINED**

NOTES

(1) – PROPERTY DIMENSIONS SHOWN HEREON ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY KIM HUSTED SURVEYING LTD., DATED DECEMBER 2023, PROJECT No. 23–19015
(2) – PROPOSED BUILDING ADDITION POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
(3) – SITE BENCHMARK #1 SPIKE SET IN EAST FACE OF HYDRO POLE AT THE SOUTH–EAST CORNER OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 176.37 METRES
– SITE BENCHMARK #2 FINISHED FLOOR OF EXISTING GARAGE LOCATED NORTH OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 175.78 METRES
– SITE BENCHMARK #3 UNDERSIDE OF SIDING OF EXISTING COTTAGE LOCATED ON THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 176.35 METRES
– ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM 1928, GEOID MODEL HT2_2010v70, REFERENCE FRAME NAD83 (CSRS) (2010.0)
(4) – IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
(5) – SEPTIC SYSTEM TO BE DESIGNED BY OTHERS ELEVATIONS TO BE REVISED WHERE REQUIRED.
(6) – IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARKS PRIOR TO EXCAVATION
(7) – AREA OF LOT 611 = 740.0 SQUARE METRES
– AREA OF EXISTING COTTAGE, SHED AND PORTION OF BOAT HOUSE ON LOT 611 = 148.9 SQUARE METRES
– EXISTING LOT COVERAGE = 20.1%
– AREA OF PROPOSED GARAGE, PORCH AND DECKS = 103.9 SQUARE METRES
– TOTAL AREA OF ALL BUILDINGS = 252.8 SQUARE METRES
– TOTAL PROPOSED LOT COVERAGE = 34.2%

NOTES

T.F.W.	DENOTES	TOP OF FOUNDATION WALL
U.S.F.	DENOTES	UNDERSIDE OF FOOTING
175.66	DENOTES	PROPOSED FINISHED GRADE
175.66	DENOTES	EXISTING GRADE TO MATCH
⊠	DENOTES	EXISTING BELL PEDESTAL
GUY	DENOTES	EXISTING GUY WIRE
HP	DENOTES	EXISTING HYDRO POLE
	DENOTES	EXISTING BUSH / TREE

KIM HUSTED SURVEYING LTD. SEAL "THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"

NOVEMBER 27, 2023

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519–842–3638 FAX: 519–842–3639

PROJECT: 23–19015SP	DHP HOMES # 84 OLD CUT BOULEVARD	REF: FF6	DWG. RDH	CKD. KSH

C:\OSOFT141\WORK2023\23-19015SP.dwg, 2023-11-27 3:55:24 PM, HP PageWide XL 4000PS MFP

PLUMB-ROBERTSON RESIDENCE

dhphomes.com
519-633-8820

84 OLD CUT BLVD, PORT ROWAN, ON

LOWER LEVEL FLOOR PLAN = 0 sq.ft [0 m^2]
MAIN LEVEL FLOOR PLAN = 1,270 sq.ft [118 m^2]
SECOND LEVEL FLOOR PLAN = 560 sq.ft [52 m^2]

FINISHED LIVING SPACE = 1,830 sq.ft [170 m^2]
GROSS FLOOR AREA = 1,830 sq.ft [170 m^2]

LOT SIZE = 7,965 sq.ft [740 m^2]
HOUSE FOOT PRINT = 2,261 sq.ft [210 m^2]
LOT COVERAGE = 28.4 %

ONTARIO BUILDING CODE - COMPLIANCE NOTES:

01 - ALL WINDOW AND DOOR SIZES, STYLES, TYPES AND OPERATIONAL DIRECTION(S) ARE TO BE DETERMINED BY BUILDER/HOMEOWNER
02 - ALL ROOM DIMENSIONS ARE BASED ON STUD LOCATIONS
03 - TRUSS DESIGN AND LOCATION OF GIRDER TRUSSES AND POINT LOADS ARE TO BE DETERMINED BY THE TRUSS MANUFACTURER
04 - ALL POINT LOADS ARE TO BE SUPPORTED TO FOUNDATION
05 - ALL LOAD BEARING WINDOW(S) AND DOOR(S) LINTELS ARE TO BE 2-2"x10" UNLESS OTHERWISE NOTED (EX. ENGINEERED LINTEL)
06 - ALL PLUMBING FIXTURES AND LOCATIONS, KITCHEN CABINETS AND BATHROOM VANITIES DESIGN ARE TO BE DETERMINED BY THE BUILDER, CABINET DESIGNER AND HOMEOWNER WITHIN SET ALLOWANCES
07 - STAIRS, GUARDS AND HANDRAILS ARE TO BE CONSTRUCTED AS PER 'SB-7' OF THE MMAH SUPPLEMENTARY STANDARD OF THE OBC 2012 - 1A-1, 1B-1, 1C-2, 1F-1, 1G-1, 1G-3
08 - NON LOAD BEARING WALLS PARALLEL TO THE FLOOR JOIST SHALL BE SUPPORTED BY A DOUBLE JOIST DIRECTLY BENEATH OR ON BLOCKING BETWEEN JOISTS @ 48" O.C. (MAX.)
09 - ALL LIGHTING AND ELECTRICAL TO COMPLY WITH OBC 9.34
10 - ROOF SPACES ABOVE INSULATED CEILING SHALL BE VENTILATED WITH OPENINGS TO THE EXTERIOR. A TOTAL UNOBSTRUCTED AREA OF NO LESS THAN $1/_{300}$ OF THE TOTAL INSULATED CEILING AREA OF WHICH $1/_2$ IS TO BE LOCATED IN THE SOFFIT. SUCH VENTS SHALL PROVIDE THE MAX. AIR CIRCULATION
11 - ALL EXTERIOR DOORS AND WINDOWS TO COMPLY TO FORCED ENTRY REQUIREMENTS OBC 9.6. AND OBC 9.7.
12 - METAL JOIST HANGERS TO SUPPORT JOIST FRAMED INTO SIDES OF WOOD BEAMS, TRIMMERS AND HEADERS WHERE REQUIRED
13 - ALL BEAMS AND LINTELS TO BE SUPPORTED FULL WIDTH TO FOUNDATION
14 - DOUBLE TRIMMER AND HEADER JOISTS AROUND FLOOR OPENINGS UNLESS OTHERWISE NOTED
15 - ALL STEEL BEAMS TO BE G40.21 GRADE
16 - MECHANICAL VENTILATION MUST CONFORM TO OBC 9.32.3 (1-13)
17 - HVAC MUST CONFORM TO OBC PART 6 AND 9.33
18 - ROOMS THAT DO NOT HAVE MECHANICAL VENTILATION SHALL HAVE 3/4" (MIN.) GAP BENEATH THE DOOR
19 - BUILT-UP STUD COLUMNS LAMINATED TOGETHER WITH 3" NAILS @ 9" O.C., (1) ROW FOR 2"x4", (2) ROWS FOR 2"x6" AND (3) ROWS FOR 2"x8"
20 - ALL FRAMING LUMBER TO BE SURFACE DRY #1 OR #2 S.P.F. OR BETTER
21 - FLOOR LEVELS HAVING BEDROOMS TO HAVE A MIN. OF ONE UNOBSTRUCTED OPERABLE WINDOW OF 3.8sf WITH NO DIMENSIONS LESS THAN 15"
22 - STAIRS - MAX. RISE IS 7 7/8", MIN. RUN IS 10", MIN. TREAD IS 11" w/ 1" NOSING
23 - CURVED STAIRS - MIN. RUN IS 6", MIN. AVERAGE RUN IS 7 7/8"
24 - HEAD ROOM - INTERIOR MIN. IS 6'-5", EXTERIOR MIN. IS 6'-9"
25 - HAND RAIL - 31" MIN. AND 36" MAX., VERTICALLY FROM THE TOP OF RAIL TO THE OUTSIDE EDGE OF NOSING
26 - GUARD RAIL - 36" MIN. IF THE HEIGHT IS LESS THAN 6'-0", 42" MIN. IF THE HEIGHT IS GREATER THEN 6'-0", OPENINGS THROUGH THE GUARD MUST BE LESS THAN 4"
27 - ALL CONSTRUCTION TO COMPLY WITH THE LATEST OBC REQUIREMENTS

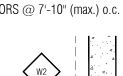
CONFORMANCE PACKAGE 'A.5':
- R-50 MIN. - CEILING WITH ATTIC SPACE
- R-31 MIN. - CEILING WITHOUT ATTIC SPACE
- R-35 MIN. - EXPOSED FLOOR
- R-24 MIN. - WALLS ABOVE GRADE
- R-17 MIN. - BASEMENT WALLS
- R-10 MIN. - EDGE OF BELOW GRADE SLAB <.24" BELOW GRADE
- R-10 MIN. - HEATED SLAB <24" BELOW GRADE
- 0.28 MAX. - U-VALUE WINDOW & SLIDING GLASS DOORS
- 0.49 MAX. - U-VALUE SKYLIGHTS
- 94% MIN. - AFUE SPACE HEATING EQUIPMENT
- 70% MIN. - HRV EFFICIENCY
- 0.8 MIN. - EF DOMESTIC HOT WATER HEATER

WALL TYPE LEGEND:

NOTE: GYPSUM BOARD NOT DRAWN OR DIMENSIONED
NOTE: GYPSUM BOARD IN FINISHED AREAS ONLY

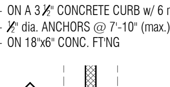
W1 - EXTERIOR FOUNDATION WALL:
- w/ DELTA MS BASEMENT WRAP (EXT.)
- UNDERCOAT FOUNDATION WALLS w/ DAMP PROOFING AND TAR ALL RODS FROM FORMS
- 10" CONCRETE FOUNDATION WALL w 2 ROWS OF 15M REBAR T&B ON 20"x6" CONC. FT'NG
- 1/2" dia. ANCHORS @ 7'-10" (max.) o.c. TOP OF WALL
- TYPAR MOISTURE BARRIER
- 1" CLADMATE (R-5) *4'-0" x 9'-0" SHEETS
- 2 1/2" AIRSPACE (min.)
- 2"x4" STUDS @ 24" O.C. (SPACED 3 1/2" FROM FOUNDATION WALL)
- R-22 ROXUL INSULATION (FULL WALL)
- 6 mil. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD TAPED & SANDED

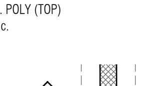
W2 - FOUNDATION WALL @ EXT. GARAGE & PORCH:
- 9" CONCRETE FOUNDATION WALL w 2 ROWS OF 15M REBAR T&B ON 18"x6" CONC. FT'NG
- 1/2" dia. ANCHORS @ 7'-10" (max.) o.c. TOP OF WALL



W3a - INTERIOR LOAD-BEARING PARTITION WALL (2"x4"):
- 1/2" GYPSUM BOARD TAPED & SANDED
- 2"x4" STUDS @ 16" O.C. w/ 2"x4" GIRTHS AT MID HT.
- 1/2" GYPSUM BOARD TAPED & SANDED
- ON A 3 1/2" CONCRETE CURB w/ 6 mil. POLY (TOP)
- 1/2" dia. ANCHORS @ 7'-10" (max.) o.c.
- ON 18"x6" CONC. FT'NG

W3b - INTERIOR LOAD-BEARING PARTITION WALL (2"x6"):
- 1/2" GYPSUM BOARD TAPED & SANDED
- 2"x6" STUDS @ 16" O.C. w/ 2"x4" GIRTHS AT MID HT.
- 1/2" GYPSUM BOARD TAPED & SANDED
- ON A 3 1/2" CONCRETE CURB w/ 6 mil. POLY (TOP)
- 1/2" dia. ANCHORS @ 7'-10" (max.) o.c.
- ON 18"x6" CONC. FT'NG

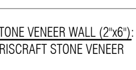




W4a - INTERIOR PARTITION WALL (2"x4"):
- 1/2" GYPSUM BOARD TAPED & SANDED
- 2"x4" STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD TAPED & SANDED

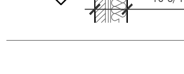
W4b - INTERIOR PARTITION WALL (2"x6"):
- 1/2" GYPSUM BOARD TAPED & SANDED
- 2"x6" STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD TAPED & SANDED

W4c - GARAGE WALL AT DWELLING WALL (2"x6"):
- 1/2" GYPSUM BOARD TAPED & SANDED
- 6 mil. POLY VAPOUR BARRIER
- 2"x6" STUDS @ 16" O.C. w/ DIAGONAL BRACING
- R-20 BATT INSULATION (TOTAL: R-25)
- 3/4" ENERGY SHIELD BOARD (R-5) TAPED & CAULKED AT BUTT ENDS AS PER O.B.S. 9.25.5
- 1/2" GYPSUM BOARD TAPED & SANDED GAS TIGHT



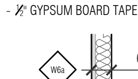
W5a - EXTERIOR BRICK/STONE VENEER WALL (2"x6"):
- 3 1/2" BRICK and/or ARRISCRAFT STONE VENEER
- 1" AIR SPACE
- BRICK TIES @ 31 1/2" O.C. HORIZONTAL (MAX.) & 15 3/4" O.C. VERTICAL (MAX.)
- TYVEK HOUSE WRAP
- 3/4" ENERGY SHIELD BOARD (R-5) TAPED & CAULKED AT BUTT ENDS AS PER O.B.C. 9.25.5
- 2"x6" STUDS @ 16" O.C. w/ DIAGONAL BRACING
- R-20 BATT INSULATION (TOTAL: R-25)
- 6 mil. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD TAPED & SANDED

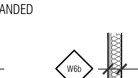
W5b - EXTERIOR BRICK/STONE VENEER WALL (2"x4") @ GARAGE EXTERIOR WALL:
- 3 1/2" BRICK and/or ARRISCRAFT STONE VENEER
- 1" AIRSPACE
- BRICK TIES @ 31 1/2" O.C. HORIZONTAL (MAX.) & 15 3/4" O.C. VERTICAL (MAX.)
- TYVEK HOUSE WRAP
- 1/2" FIBRE BOARD
- 2"x4" STUDS @ 16" O.C.
- R-13 BATT INSULATION
- 1/2" GYPSUM BOARD TAPED & SANDED



W6a - EXTERIOR JAMES HARDY BOARD WALL (2"x6"):
- 1/2" JAMES HARDY HORIZONTAL SIDING
- TYVEK HOUSE WRAP
- 1/2" OSB SHEATHING
- 3/4" ENERGY SHIELD BOARD (R-5) TAPED AND CAULKED AT BUTT ENDS AS PER OBC 9.25.5
- 2"x6" STUDS @ 16" O.C. w/ DIAGONAL BRACING
- R-20 BATT INSULATION (TOTAL = R-25)
- 6 mil. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD TAPED AND SANDED

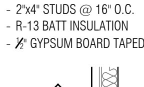
W6b - EXTERIOR JAMES HARDY BOARD WALL (2"x4") @ GARAGE EXTERIOR WALL:
- 1/2" JAMES HARDY HORIZONTAL SIDING
- TYVEK HOUSE WRAP
- 1/2" OSB SHEATHING
- 1/2" FIBRE BOARD
- 2"x4" STUDS @ 16" O.C.
- R-13 BATT INSULATION
- 1/2" GYPSUM BOARD TAPED & SANDED





W7a - EXTERIOR STUCCO WALL (2"x6"):
- 7/8" STUCCO CEMENT PLASTER (3 COATS)
- 2" EPS INSULATION BOARD
- 1/2" OSB SHEATHING
- 3/4" ENERGY SHIELD BOARD (R-5) TAPED AND CAULKED AT BUTT ENDS AS PER OBC 9.25.5
- 2"x6" STUDS @ 16" O.C. w/ DIAGONAL BRACING
- R-20 BATT INSULATION (TOTAL = R-25)
- 6 mil. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD TAPED AND SANDED

W7b - EXTERIOR STUCCO WALL (2"x4") @ GARAGE EXTERIOR WALL:
- 7/8" STUCCO CEMENT PLASTER (3 COATS)
- 2" EPS INSULATION BOARD
- 1/2" OSB SHEATHING
- 1/2" FIBRE BOARD
- 2"x4" STUDS @ 16" O.C.
- R-13 BATT INSULATION
- 1/2" GYPSUM BOARD TAPED & SANDED



CONSTRUCTION NOTES (UNLESS NOTED OTHERWISE)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 403/97

ROOF CONSTRUCTION
No. 210 (10.25 kg/m2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" (915) FROM EDGE OF ROOF, AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" (38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

SIDING WALL CONSTRUCTION (2"x6")
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED AIR BARRIER ON 3/8" (9.5) EXTERIOR GRADE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., R17 (RSI 5.4) MINIMUM BATT INSULATION, APPROVED 6 mil POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23.16.3.(1))

SIDING WALL CONSTRUCTION (2"x4")
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS, ON R5 (RSI 0.9) EXT. RIGID INSUL. BD. WITH APPROVED CONT. AIR BARRIER, ON 2"x4" (38x89) STUDS @ 16" (400) O.C. WITH APPROVED DIAGONAL WALL BRACING, R12 (RSI 2.1) INSULATION WITH 6 mil POLYETHYLENE VAPOUR BARRIER, ON 1/2" (12.7) INT. DRYWALL FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23.16.3.(1)) VERTICALLY APPLIED METAL/VINYL SIDING, WOOD SHAKES AND SHINGLES NOT FASTENED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING WILL REQUIRE 5/16" (7.5) EXT. PLYWOOD SHEATHING FOR ATTACHMENT AS PER O.B.C. 9.23.16.3.(1).

SIDING WALL @ GARAGE CONSTRUCTION (2"x4")
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED AIR BARRIER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23.16.3.(1))

BRICK VENEER WALL CONSTRUCTION (2"x6")
4" (90) FACE BRICK, 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (400) O.C., R20 (RSI 3.52) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER.

BRICK VENEER WALL CONSTRUCTION (2"x4")
4" (90) FACE BRICK, 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, R5 (RSI 0.9) EXT. RIGID INSUL. BD., 2"x4" (38x89) STUDS @ 16" (400) O.C. WITH APPROVED DIAGONAL WALL BRACING, R12 (RSI 2.1) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER.

BRICK VENEER WALL @ GARAGE CONSTRUCTION (2"x4")
4" (90) BRICK VENEER TIED TO WOOD FRAMING MEMBERS WITH 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. AND 24" (600) O.C. VERT., 1" (25) AIR SPACE, APPROVED AIR BARRIER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MINIMUM BEHIND BUILDING PAPER.

INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 2"x4" (38x89) @ 16" (400) O.C. FOR 2 STOREYS, AND 12" (300) O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (600) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2/2"x4" (2/38x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED.

FOUNDATION WALL/FOOTINGS - O.B.C.9.15.4
8" (200) POURED CONC. FDTN. WALL 15 Mpa (2200 psi) WITH BITUMENOUS DAMPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQUIRED WHEN BASEMENT INSUL. EXTENDS 2'-11" (900) BELOW FIN. GRADE. MAXIMUM UNSUPPORTED HEIGHT 8'-2" (2500) WITH 6'-11" (2100) MAX. EARTH RETENSION FROM BASEMENT SLAB TO FIN. GRADE ON CONC. FOOTING. JOIST SPANS GREATER THAN 16'-0" (4900) SHALL BE SIZED IN ACCORDANCE TO SG-10 OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150 kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED FOOTINGS ARE REQUIRED.

# STOREYS SUPPORTED	WIDTH & DEPTH OF CONTINUOUS STRIP FOOTING	
	w/ MASONRY VENEER	w/ SIDING ONLY
1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP

4" (100) DIA. WEEPING TILE 6" (150) CRUSHED STONE OVER AND AROUND WEEPING TILES.

BASEMENT SLAB
4" (100) MIN. 25 MPa (3600 psi) CONC. SLAB ON 6" (150) COARSE GRANULAR FILL, OR 15 MPa (2200 psi) CONC. WITH DAMPROOFING BELOW SLAB.

EXPOSED FLOOR TO EXTERIOR
PROVIDE R25 (RSI 4.4) INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER AND CONTIN. AIR BARRIER, FINISHED SOFFIT.

R38 (RSI 6.70) INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 5/8" (15.9) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQUAL.

ALL STAIRS / EXTERIOR STAIRS - O.B.C.9.8.
MAX. RISE = 7 7/8" (200)
MAX. RUN = 10" (254)
MAX. TREAD = 11" (250)
MAX. NOSING = 1" (25)
MIN. HEADROOM = 6'-5" (1950)

RAIL @ LANDING = 2'-11" (900)
RAIL @ STAIR = 2'-8" (800)
MIN. STAIR WIDTH = 2'-10" (860)

FOR CURVED STAIRS
MAX. RUN = 6" (150)
MIN. AVG. RUN = 8" (200)

GUARDS / RAILINGS
FINISHED NON-CLIMBABLE GUARD/RAILING (4" TO 35" ABOVE FLOOR) WITH 4" (100) O.C. MAXIMUM SPACING BETWEEN PICKETS. THE MINIMUM SPECIFIED HORIZONTAL LOAD APPLIED INWARD OR OUTWARD AT THE TOP OF EVERY REQUIRED SHALL BE:
a. A UNIFORM LOAD OF 50 lb/ft OR A CONCENTRATED LOAD OF 225 lbs.
b. A VERTICAL LOAD OF 100 lb/ft, WHICH NEED NOT ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD.
c. INDIVIDUAL ELEMENTS ARE TO BE DESIGNED FOR A CONCENTRATED LOAD OF 113 lbs AT ANY MOMENT.

GUARDS - O.B.C.9.8.8
INTERIOR GUARDS: 2'-11" (900) MIN.
EXTERIOR GUARDS: 3'-6" (1070) MIN.

2"x6" (38x140) SILL PLATE WITH 1/2" (12.7) DIA. ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2400) O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUND. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

R8 (RSI 1.41) INSULATION BLANKET OR BATTS WITH 2"x3" (38x64) STUD WALL, 6 mil POLYETHYLENE VAPOUR BARRIER TO 2'-0" (610) BELOW FINISHED GRADE. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.
NOTE: FULL HEIGHT INSULATION AT COLD CELLAR.

BEARING STUD PARTITION
2"x4" (38x89) STUDS @ 16" (400) O.C., 2"x4" (38x89) SILL PLATE ON DAMPROOFING MATERIAL, 1/2" (12.7) DIA. ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2400) O.C. 4" (100) HIGH CONC. CURB ON 14"x6" (350x150) CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN - O.B.C.9.15.3.3.
9'-10" MAX. SPAN BETWEEN COLUMNS. 3-1/2" (90) DIA. SINGLE TUBE ADJUSTABLE STEEL COL. CONFORMING TO CAN/CGSB-7.2M, AND WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 34"x34"x16" (870x870x410) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.
3-1/2" (90) DIA. x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 42"x42"x18" (1070x1070x460) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.
3-1/2" (90) DIA. x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. TO BE ON 6"x6"x3/8" (150x150x9.5) STL. TOP PLATE & 6"x4"x3/8" (150x100x9.5) BOTTOM PLATE. BASE PLATE 4-1/2"x10"x1/2" (120x250x12.7) WITH 2 - 1/2" DIA. x12" LONG x2" HOOK ANCHORS (2 - 12.7 DIA. x305x50). FIELD WELD COL. TO BASE PLATE AND BEAMS.

BEAM POCKET OR 8"x8" (200x200) CONC. NIB WALLS. MIN. BEARING 8" (200).

1"x3" (19x64) CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

GARAGE SLAB
4" (100) 32 MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

1/2" (12.7) GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. R20 (RSI 3.52) IN WALLS, R38 (RSI 6.70) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

DOOR AND FRAME GASPROOFED. DOOR EQUIPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.

PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 7-7/8" (200), MIN. TREAD 9-1/2" (235).

CAPPED DRYER EXHAUST VENTED TO EXTERIOR.

ATTIC ACCESS HATCH 20"x28" (500x700) WITH WEATHERSTRIPPING. R31 (RSI 5.4) RIGID INSULATION BACKING.

FIREPLACE CHIMNEYS - O.B.C.9.21.
TOP OF FIREPLACE CHIMNEY SHALL BE 3'-0" (915) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3050) FROM THE CHIMNEY.

LINEN CLOSET, 4 SHELVES MIN. 14" (350) DEEP.

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

STEEL BEARING PLATE FOR MASONRY WALLS
11"x11"x5/8" (280x280x15.9) STL. PLATE FOR STL. BEAMS AND 11'x11"x1/2" (280x280x12.7) STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2 - 3/4" (2 - 19) x8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

OR

SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE UNSUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.17.4.2.(2).

U.L.C. RATED CLASS 'B' VENT 2'-0" (610) ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9:12. REFER TO THE GAS UTILIZATION CODE.
3 - 2"x4" (3 - 38x89) BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) DIA. BOLT, 24"x24"x12" (610x610x305) CONC. FOOTING.

STEP FOOTINGS: MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600) FOR FIRM SOILS & 15 3/4" (400) FOR SAND AND GRAVEL.

MAX. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6x6xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODES.

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

SUBFLOOR, JOIST STRAPPING AND BRIDGING
5/8" (15.9) T&G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

EXPOSED BUILDING FACE - O.B.C.9.10.14.11
EXPOSED BUILDING FACE WITH A LIMITING DISTANCE LESS THAN 3'-11" (1200) REQUIRING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES AND CONFORMING TO O.B.C. 9.10.14.11. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

COLD CELLAR PORCH SLAB
FOR MAX. 9'-0" (2740) PORCH DEPTH, 5" (130) 32 MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINFORCE WITH 10M BARS @ 12" (300) O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 24"x24" (610x610) DOWELS @ 24" (600) O.C., ANCHORED IN PERIMETER FOUND. WALLS. SLOPE SLAB 1.0% FROM DOOR. PROVIDE (L7) LINTELS OVER CELLAR DOOR.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 3-1/2" (90) THICK TO A MAX. DEPTH OF 24" (610) AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 8" (200) O.C. VERTICALLY AND 36" (915) O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

CONVENTIONAL ROOF FRAMING
2"x6" (38x140) RAFTERS @ 16" (400) O.C., 2"x8" (38x184) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2830) SPAN & 2"x6" (38x140) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.

TWO STOREY VOLUME SPACES
- FOR A MAXIMUM 18'-0" (5490) HEIGHT. PROVIDE 2 - 2"x6" (2 - 38x140) SPR. #2 CONTINUOUS STUDS @ 8" (200) O.C. FOR BRICK AND 12" (305) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1220) O.C. VERTICALLY.
- FOR HORIZONTAL DISTANCES LESS THAN 9'-6" (2900) PROVIDE CONTINUOUS 2"x6" (38x140) STUDS @ 16" (400) O.C. WITH CONTINUOUS 2 - 2"x6" (2 -38x140) TOP PLATE + 1 - 2"x6" (1 - 38x140) BOTTOM PLATE & MINIMUM OF 3 -2"x8" (3 - 38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

TYPICAL 1 HOUR FIRE RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

STUCCO WALL CONSTRUCTION (2"x6") - O.B.C.9.28.
STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED AIR BARRIER ON 1/2" (12.7) EXT. TYPE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., R20 (RSI 3.52) BATT INSULATION, APPROVED 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH.

STUCCO WALL CONSTRUCTION (2"x4") - O.B.C.9.28.
STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON R5 (RSI 0.9), 1" (25) MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED AIR BARRIER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., R12 (RSI 2.11) BATT INSULATION, APPROVED 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH.

STUCCO WALL @ GARAGE CONSTRUCTION (2"x4") - O.B.C.9.28.
STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR BARRIER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH.

8.4.1 DEVELOPMENT
WITHIN THE REGULATED AREA ASSOCIATED WITH THE LAKE ERIE SHORELINE WILL NOT BE PERMITTED EXCEPT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CURRENTLY-APPROVED SHORELINE MANAGEMENT PLAN FOR THE APPLICABLE SHORELINE REACH AND THE POLICIES IN SECTIONS 8.4.2-8.4.12.

GENERAL POLICIES FOR LAKE ERIE SHORELINE FLOODING AND DYNAMIC BEACH HAZARDS

8.4.2 DEVELOPMENT
ASSOCIATED WITH EXISTING USES LOCATED WITHIN LAKE ERIE SHORELINE FLOODING HAZARDS MAY BE PERMITTED IN ACCORDANCE WITH THE POLICIES IN SECTIONS 7.1.2-7.1.3 - GENERAL POLICIES, AND WHERE THERE US NO FEASIBLE ALTERNATIVE SITE OUTSIDE THE FLOODING OR EROSION HAZARD, PROVIDED THAT IT CAN BE DEMONSTRATED THAT:
A. THE PROPOSED DEVELOPMENT IS LOCATED IN AN AREA OF LEAST (AND ACCEPTABLE) RISK,
B. FLOODPROOFING STANDARDS, PROTECTION WORKS STANDARDS AND SAFE ACCESS STANDARDS AS DETERMINED BY THE LPRCA ARE MET,
C. NO BASEMENT IS PROPOSED IN THE FLOODING HAZARD AND ANY CRAWL SPACE IS NON-HABITABLE AND DESIGNED TO FACILITATE SERVICE ONLY,
D. THERE IS NO RISK OF STRUCTURAL FAILURE DUE TO POTENTIAL HYDROSTATIC/DYNAMIC PRESSURES, AND
E. A MAINTENANCE ACCESS OF AT LEAST 5 METERS (16 FEET) IS RETAINED TO AND ALONG EXISTING SHORELINE PROTECTION WORKS.

8.4.6 SEPTIC SYSTEMS
AND SEPTIC REPLACEMENT ASSOCIATED WITH EXISTING USES MAY BE PERMITTED IN ACCORDANCE WITH THE POLICIES IN SECTION 8.4.2 - POLICIES FOR LAKE ERIE SHORELINE FLOOD HAZARDS, AND WHERE IT CAN BE DEMONSTRATED THAT:
A. THE SEPTIC SYSTEM IS LOCATED LANDWARD OF THE BUILDING OR STRUCTURES, WHERE POSSIBLE,
B. IN ADDITION TO THE ONTARIO BUILDING CODE REQUIREMENTS, A NEW OR REPLACEMENT FILTRATION BEDS IS DESIGNED TO BE EFFECTIVE WHEN THE WATER TABLE REFLECTS THE MAXIMUM MONTHLY LAKE ERIE WATER LEVEL (175.0m IGLD), AND
C. A MAINTENANCE ACCESS OF AT LEAST 5 METERS (16 FEET) IS RETAINED TO AND ALONG EXISTING SHORELINE PROTECTION WORKS.

8.4.9 REDEVELOPMENT
OF EXISTING BUILDINGS OR STRUCTURES, OTHER THAN THOSE DESTROYED BY FLOODING OR EROSION, WITHIN LANDS SUBJECT TO THE LAKE ERIE SHORELINE HAZARD, MAY BE PERMITTED IN ACCORDANCE WITH THE CURRENT SHORELINE MANAGEMENT PLAN AND THE POLICIES IN SECTION 8.4.2, AND WHERE IT CAN BE DEMONSTRATED THAT:
A. THE BUILDING OR STRUCTURE TO BE REPLACED IS RELOCATED TO AN AREA WITHIN THE EXISTING LOT WHERE THE RISK OF FLOODING, EROSION AND/OR PROPERTY DAMAGE IS REDUCED TO THE GREATEST EXTENT, WHEREVER POSSIBLE,
B. THE USE IS THE SAME,
C. THE NUMBER OF DWELLING UNITS IS THE SAME OR LESS,
D. THE BUILDING OR STRUCTURE IS FLOODPROOFED TO THE ELEVATION OF THE SHORELINE FLOODING HAZARD USIG DRY, PASSIVE FLOODPROOFING MEASURES,
E. THE TOP OF THE FOUNDATION ELEVATION OF THE BUILDING OR STRUCTURE IS AT OR EXCEEDS THE ELEVATION OF THE SHORELINE FLOODING HAZARD,
F. ELECTRICAL, MECHANICAL AND HEATING SERVICES ARE LOCATED ABOVE THE LEVEL OF THE SHORELINE FLOODING HAZARD,
G. HEATING FUEL TANKS (OIL OR PROPANE) ARE ANCHORED TO PREVENT MOVEMENT AND FLOTATION DUE TO FLOODING,
H. NO BASEMENT IS PROPOSED AND ANY CRAWL SPACE IS NON-HABITABLE AND DESIGNED TO FACILITATE SERVICES ONLY,
I. THERE IS NO RISK OF STRUCTURAL FAILURE DUE TO POTENTIAL HYDROSTATIC/DYNAMIC PRESSURES, AND
J. SAFE ACCESS FOR PEOPLE AND VEHICLES IS AVAILABLE.

REVISION		
DATE	DESCRIPTION	
06.29.2022	INITIAL DESIGN COMPLETE	
07.12.2022	REVISED DESIGN	

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

SCALE 1/8"=1'-0"

GENERAL INFORMATION

A0.1

NO.

FOUNDATION NOTES:

- ALL FDN. WALLS AND FTG'S TO BE A MIN. OF 15 MPa.
- REFER TO DWG'S FOR FDN. WALL & FTG. SIZES.
  9" FDN. WALL ON 18" x 6" CONC. FTG.
  10" FDN. WALL ON 20" x 6" CONC. FTG.
- MAX. HEIGHT OF FINAL GRADE ABOVE BSMNT FLR. OF A LATERALLY SUPPORTED FDN. WALL @ 8'-10" TO BE ...
  MAX. 7'-6 ½" (2.3m) @ 9" FDN. WALL
  MAX. 8'-6 ½" (2.6m) @ 10" FDN. WALL
- ASSUMED SOIL BEARING CAPACITY IS 2000 psf
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PROTECTED FROM MOISTURE
- INSTALL DRAINAGE LAYER (AROUND ENTIRE EXCAVATED FOUNDATION) - DELTA MS
- MAX. HEIGHT IS 9'-0" w/ 5'-0" ABOVE GRADE

NOTE TO FRAMERS:

- AT BOTH ENDS TO THE HOME THE FLOOR JOISTS NEEDS TO BE 16" OUT FROM THE RIM BOARD.
- ALL WINDOW SILLS TO HAVE A 5° SLOPE TO OUTSIDE.
- ADD ½" TO VERTICAL R.S.O. ON ALL EXTERIOR DOORS SWINGING INTO INTERIOR OF HOME.
- ADD ½" TO VERTICAL AND HORIZONTAL R.S.O. ON ALL INTERIOR DOORS.
- EXTERIOR WALLS TO BE 2"x6" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INTERIOR WALLS TO BE 2"x4" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INSTALL 2"x6" SPRUCE FASCIA BOARD FOR ALL OVERHANGS.
- ENSURE THAT BOTTOM OF WINDOW R.O.'S ARE A MIN. 12" A.F.F.
- 2"x4" BLOCKING @ 48" O.C. UNDER ALL NON- LOAD BEARING WALLS PARALLEL TO FLOOR JOISTS

NOTE FOR ALL BATHROOM(S):

- DRAIN WATER HEAT RECOVERY UNIT AT SHOWER & TUB DRAINS
- INSTALL PLYWOOD BACKING FOR FUTURE GRAB BARS IN ALL BATHS
- INSTALL MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

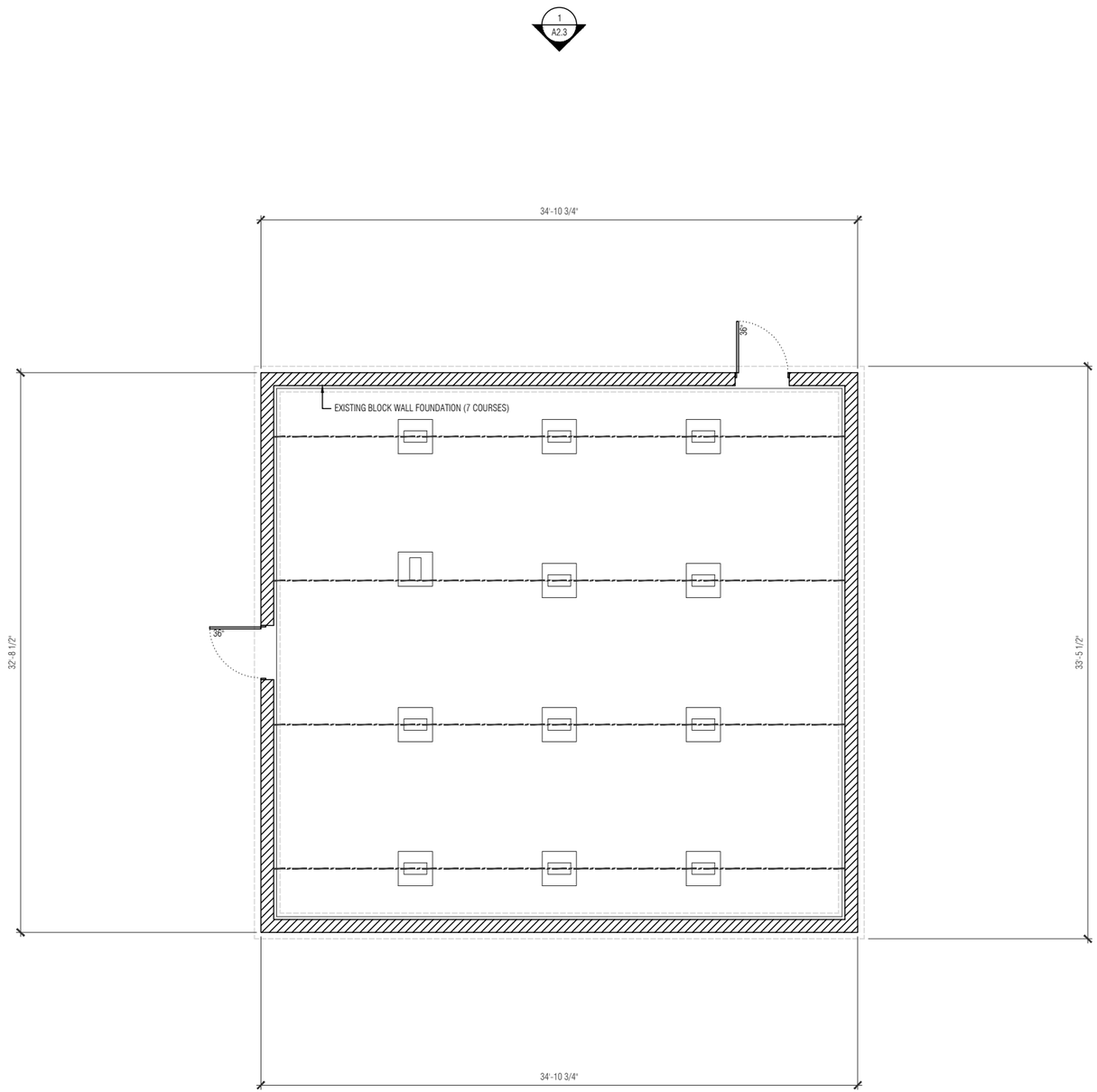
SHEET KEYNOTES:

1. RADON VENT: SEE DETAIL 8/A5.2
   1.1. 4" PVC SLEEVE w/ COUPLER ON EACH END THROUGH FDN. WALL FOR SOIL MITIGATION SYSTEM.
   1.2. 4" STACK UP THROUGH CONCRETE SLAB w/ INLINE FAN CONNECTED TO THE PIPE & EXTEND OUT THROUGH THE FDN. WALL (RADON MEDIATION) (LOCATION DETERMINED BY BUILDER ON SITE)
   1.3. 4" PERFORATED PIPE (20'-0" LONG) (SOIL GAS MITIGATION). INSERT SLEEVE IN FTG. FOR PIPE.
2. PROVIDE 1 ½"Ø SLEEVE IN FDN. WALL FOR SUMP PUMP. SUMP PIT LID TO BE 2" ABOVE FTG. & LID IS TO BE WATER & GAS PROOFED
3. INSTALL FULLPORT BACKWATER VALVE (MAINLINE #4963) ON SANITARY LINE WHEN IT ENTERS THROUGH THE FDN. KEEP 1" WATER LINE MAX. 7" FROM FACE OF FDN. WALL THRU SLAB.
4. PRESSURE REDUCING VALVE (PRIOR TO WATER METER)
5. 2" SLEEVE w/ FEMALE CONNECTOR AT BOTH ENDS SUPPLIED BY ELECTRICAL CONTRACTOR INSTALLED 12" BELOW GRADE/SLAB (TYP. SLEEVE DETAIL)
6. 90° FITTING FOR CONDUIT AT FDN. WALL.
   - SEE DETAIL 10/A5.2
7. TYP. FOUNDATION WALL:
   7.1. R-22 ROXUL INSULATION (FULL WALL)
   7.2. SET 2"x4" @ 24" O.C. STUD WALL 3 ½"(min.) OUT FROM FDTN. WALL (TYP. BASEMENT)
8. TYP. FOUNDATION WALL @ PORCH:
   8.1. CHECK FDN. WALL FOR PORCH SLAB ABOVE
   8.2. EMBED 24"x24" 10M BENT DOWELS @ 24" O.C. TO T/O FDN. WALL
   8.3. SLAB TO BE FORMED & POURED SO SLAB HAS MAX. 6" STEP TO UNDERSIDE OF DOOR SILL.
9. TRANSITION FROM 9" FDN. WALL (18"x6" FTG.) TO 10" FDN. WALL (20"x6" FTG.)
10. BASEMENT WINDOWS:
    10.1. ALL BASEMENT WINDOWS ARE TO BE 6" LOWER THAN TOP OF FDN. WALL. SEE ATTACHED ENGINEERING DETAIL "BASEMENT WINDOW REINFORCEMENT" FOR LATERALLY UNSUPPORTED WALL AT 47"x36" WINDOW(S) AND REBAR DETAIL FOR 6" CONCRETE SECTION ABOVE WINDOW(S). - SEE DETAIL 3/A5.1
    10.2. POLY INSIDE PERIMETER OF POUR-IN-PLACE WINDOW(S), LEAVE A MIN. 12" FLAP TO TIE INTO THE BASEMENT PERIMETER WALLS (TYP. FOR ALL POUR-IN-PLACE WINDOWS)

SES ENGINEERING NOTE(S):

1. FOUNDATION WALLS AND STRIP FOOTINGS ARE DESIGNED FOR HYDROSTATIC PRESSURE IN THE EVENT OF A FLOOD AT A MAX. ELEVATION OF 176.8m.
2. SANTARELLI ENGINEERING IS RESPONSIBLE ONLY FOR ELEMENTS INCLUDED IN THE FOLLOWING DESIGN
3. FLOOD PROOFING BY OTHERS;
4. BASEMENT SLAB NOT REVIEWED;
5. FOOTING BASES MUST BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER
6. DESIGN BEARING CAPACITY = 3000 PSF (TO BE VERIFIED)
7. ALL CONCRETE TO BE MINIMUM 20 MPa UNLESS NOTED OTHERWISE

LOCATION OF HYDRO PANEL, FURNACE, HRV, WATER HEATER & FLOOR DRAIN, WATER, & SUMP PIT METER IS TO BE DETERMINED BY BUILDER AND LOCAL UTILITY PROVIDERS ON SITE. THE LOCATION ON DRAWINGS ARE ASSUMED, NOT FINAL.



EXISTING FOUNDATION PLAN
FINISHED AREA = 0 sq.ft.

1
A2.1

REVISION	DATE	DESCRIPTION
	06.29.2022	INITIAL DESIGN COMPLETE
	07.12.2022	REVISED DESIGN

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

NORTH NORTH

CONSTRUCTION TRUE

SCALE 1/8"=1'-0"

EXISTING FOUNDATION PLAN

A1.1

NO.

FOUNDATION NOTES:

- ALL FDN. WALLS AND FTG'S TO BE A MIN. OF 15 MPa.
- REFER TO DWG'S FOR FDN. WALL & FTG. SIZES.
  9" FDN. WALL ON 18" x 6" CONC. FTG.
  10" FDN. WALL ON 20" x 6" CONC. FTG.
- MAX. HEIGHT OF FINAL GRADE ABOVE BSMNT FLR. OF A LATERALLY SUPPORTED FDN. WALL @ 8'-10" TO BE ...
  MAX. 7'-6 ½" (2.3m) @ 9" FDN. WALL
  MAX. 8'-6 ½" (2.6m) @ 10" FDN. WALL
- ASSUMED SOIL BEARING CAPACITY IS 2000 psf
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PROTECTED FROM MOISTURE
- INSTALL DRAINAGE LAYER (AROUND ENTIRE EXCAVATED FOUNDATION) - DELTA MS
- MAX. HEIGHT IS 9'-0" w/ 5'-0" ABOVE GRADE

NOTE TO FRAMERS:

- AT BOTH ENDS TO THE HOME THE FLOOR JOISTS NEEDS TO BE 16" OUT FROM THE RIM BOARD.
- ALL WINDOW SILLS TO HAVE A 5° SLOPE TO OUTSIDE.
- ADD ½" TO VERTICAL R.S.O. ON ALL EXTERIOR DOORS SWINGING INTO INTERIOR OF HOME.
- ADD ½" TO VERTICAL AND HORIZONTAL R.S.O. ON ALL INTERIOR DOORS.
- EXTERIOR WALLS TO BE 2"x6" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INTERIOR WALLS TO BE 2"x4" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INSTALL 2"x6" SPRUCE FASCIA BOARD FOR ALL OVERHANGS.
- ENSURE THAT BOTTOM OF WINDOW R.O.'S ARE A MIN. 12" A.F.F.
- 2"x4" BLOCKING @ 48" O.C. UNDER ALL NON- LOAD BEARING WALLS PARALLEL TO FLOOR JOISTS

NOTE FOR ALL BATHROOM(S):

- DRAIN WATER HEAT RECOVERY UNIT AT SHOWER & TUB DRAINS
- INSTALL PLYWOOD BACKING FOR FUTURE GRAB BARS IN ALL BATHS
- INSTALL MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

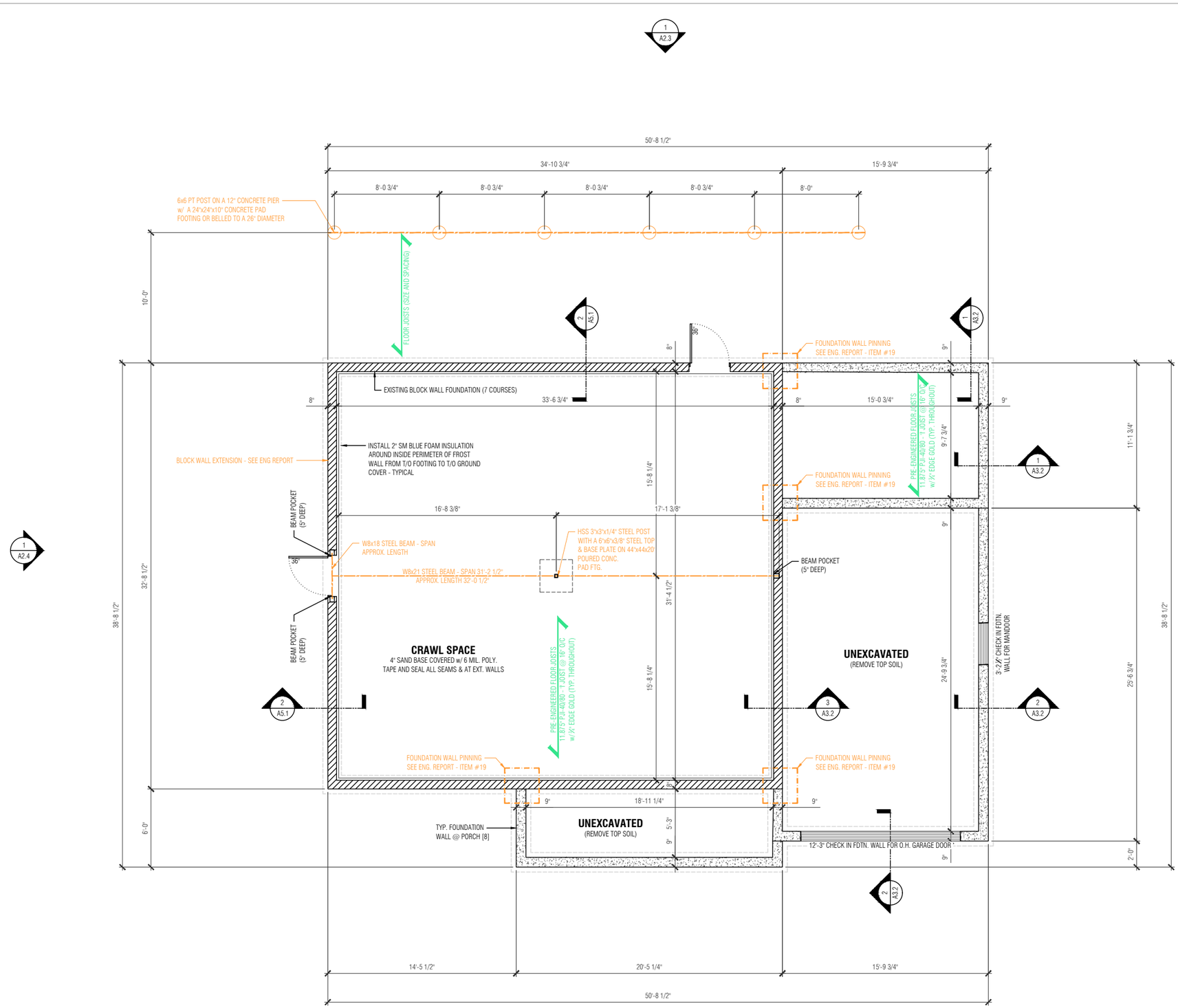
SHEET KEYNOTES:

1. RADON VENT: SEE DETAIL 8/A5.2
   1.1. 4" PVC SLEEVE w/ COUPLER ON EACH END THROUGH FDN. WALL FOR SOIL MITIGATION SYSTEM.
   1.2. 4" STACK UP THROUGH CONCRETE SLAB w/ INLINE FAN CONNECTED TO THE PIPE & EXTEND OUT THROUGH THE FDN. WALL (RADON MEDIATION) (LOCATION DETERMINED BY BUILDER ON SITE)
   1.3. 4" PERFORATED PIPE (20'-0" LONG) (SOIL GAS MITIGATION). INSERT SLEEVE IN FTG. FOR PIPE.
2. PROVIDE 1 ½"Ø SLEEVE IN FDN. WALL FOR SUMP PUMP. SUMP PIT LID TO BE 2" ABOVE FTG. & LID IS TO BE WATER & GAS PROOFED
3. INSTALL FULLPORT BACKWATER VALVE (MAINLINE #4963) ON SANITARY LINE WHEN IT ENTERS THROUGH THE FDN. KEEP 1" WATER LINE MAX. 7" FROM FACE OF FDN. WALL THRU SLAB.
4. PRESSURE REDUCING VALVE (PRIOR TO WATER METER)
5. 2" SLEEVE w/ FEMALE CONNECTOR AT BOTH ENDS SUPPLIED BY ELECTRICAL CONTRACTOR INSTALLED 12" BELOW GRADE/SLAB (TYP. SLEEVE DETAIL)
6. 90° FITTING FOR CONDUIT AT FDN. WALL.
   - SEE DETAIL 10/A5.2
7. TYP. FOUNDATION WALL:
   7.1. R-22 ROXUL INSULATION (FULL WALL)
   7.2. SET 2"x4" @ 24" O.C. STUD WALL 3 ½"(min.) OUT FROM FDTN. WALL (TYP. BASEMENT)
8. TYP. FOUNDATION WALL @ PORCH:
   8.1. CHECK FDN. WALL FOR PORCH SLAB ABOVE
   8.2. EMBED 24"x24" 10M BENT DOWELS @ 24" O.C. TO T/O FDN. WALL
   8.3. SLAB TO BE FORMED & POURED SO SLAB HAS MAX. 6" STEP TO UNDERSIDE OF DOOR SILL.
9. TRANSITION FROM 9" FDN. WALL (18"x6" FTG.) TO 10" FDN. WALL (20"x6" FTG.)
10. BASEMENT WINDOWS:
    10.1. ALL BASEMENT WINDOWS ARE TO BE 6" LOWER THAN TOP OF FDN. WALL. SEE ATTACHED ENGINEERING DETAIL "BASEMENT WINDOW REINFORCEMENT" FOR LATERALLY UNSUPPORTED WALL AT 47"x36" WINDOW(S) AND REBAR DETAIL FOR 6" CONCRETE SECTION ABOVE WINDOW(S). - SEE DETAIL 3/A5.1
    10.2. POLY INSIDE PERIMETER OF POUR-IN-PLACE WINDOW(S), LEAVE A MIN. 12" FLAP TO TIE INTO THE BASEMENT PERIMETER WALLS (TYP. FOR ALL POUR-IN-PLACE WINDOWS)

SES ENGINEERING NOTE(S):

1. FOUNDATION WALLS AND STRIP FOOTINGS ARE DESIGNED FOR HYDROSTATIC PRESSURE IN THE EVENT OF A FLOOD AT A MAX. ELEVATION OF 176.8m.
2. SANTARELLI ENGINEERING IS RESPONSIBLE ONLY FOR ELEMENTS INCLUDED IN THE FOLLOWING DESIGN
3. FLOOD PROOFING BY OTHERS;
4. BASEMENT SLAB NOT REVIEWED;
5. FOOTING BASES MUST BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER
6. DESIGN BEARING CAPACITY = 3000 PSF (TO BE VERIFIED)
7. ALL CONCRETE TO BE MINIMUM 20 MPa UNLESS NOTED OTHERWISE

LOCATION OF HYDRO PANEL, FURNACE, HRV, WATER HEATER & FLOOR DRAIN, WATER, & SUMP PIT METER IS TO BE DETERMINED BY BUILDER AND LOCAL UTILITY PROVIDERS ON SITE. THE LOCATION ON DRAWINGS ARE ASSUMED, NOT FINAL.



NEW FOUNDATION PLAN
FINISHED AREA = 0 sq.ft.

REVISION		
DATE	DESCRIPTION	
06.29.2022	INITIAL DESIGN COMPLETE	
07.12.2022	REVISED DESIGN	

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

SCALE 1/8"=1'-0"

PROPOSED FOUNDATION PLAN

A1.2

NO.

NOTE TO FRAMERS:

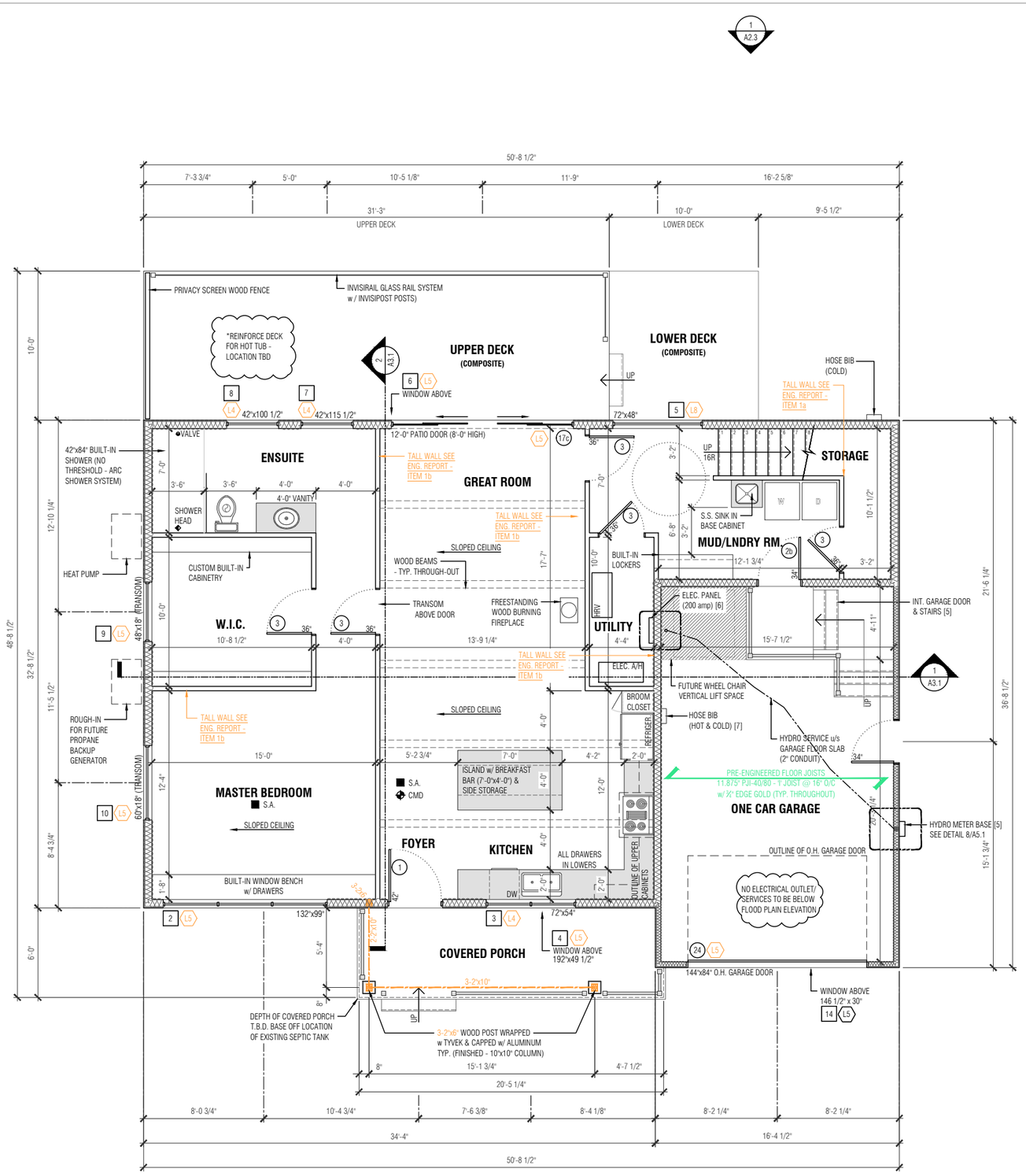
- AT BOTH ENDS TO THE HOME THE FLOOR JOISTS NEEDS TO BE 16" OUT FROM THE RIM BOARD.
- ALL WINDOW SILLS TO HAVE A 5° SLOPE TO OUTSIDE.
- ADD ½" TO VERTICAL R.S.O. ON ALL EXTERIOR DOORS SWINGING INTO INTERIOR OF HOME.
- ADD ½" TO VERTICAL AND HORIZONTAL R.S.O. ON ALL INTERIOR DOORS.
- EXTERIOR WALLS TO BE 2"X6" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INTERIOR WALLS TO BE 2"X4" STUDS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- INSTALL 2"X6" SPRUCE FASCIA BOARD FOR ALL OVERHANGS.
- ENSURE THAT BOTTOM OF WINDOW R.O.'S ARE A MIN. 12" A.F.F.
- 2"X4" BLOCKING @ 48" O.C. UNDER ALL NON- LOAD BEARING WALLS PARALLEL TO FLOOR JOISTS

NOTE FOR ALL BATHROOM(S):

- DRAIN WATER HEAT RECOVERY UNIT AT SHOWER & TUB DRAINS
- INSTALL PLYWOOD BACKING FOR FUTURE GRAB BARS IN ALL BATHS
- INSTALL MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

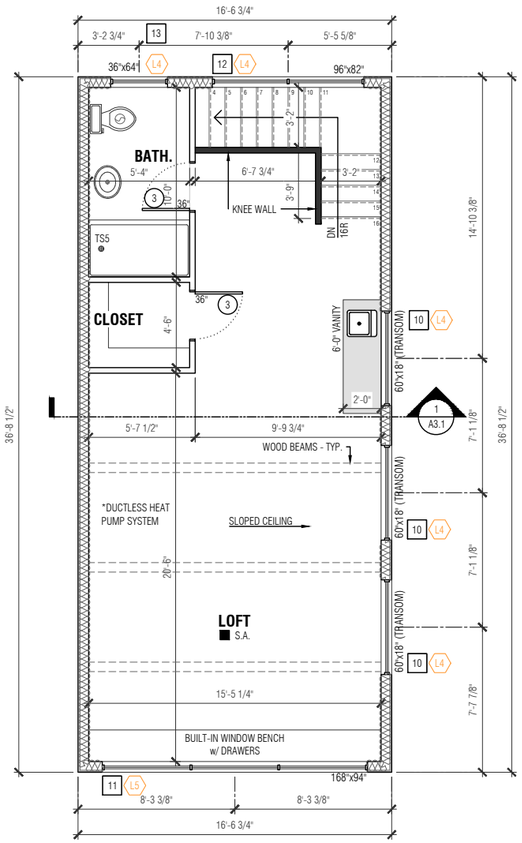
SHEET KEYNOTES:

1. GARAGE FLOOR CONSTRUCTION:
   - 1.1. 4" CONCRETE SLAB (32 MPa) w/ SAWCUTS
   - 1.2. COMPACTED SAND BASE
2. GARAGE CEILING TO CONSIST OF R-20 INSULATION.
3. GARAGE TO BE PROPERLY GAS SEALED BETWEEN GARAGE AND HOME.
4. EXT. GARAGE WALL CONSTRUCTION:
   - 4.1. 2"x4" @ 16" O.C. STUD WALL
   - 4.2. R-13 BATT INSULATION (FULL WALL HEIGHT).
   - 4.3. ½" FIBRE BOARD ON EXTERIOR WALLS.
5. INT. GARAGE DOOR & STAIRS:
   - 5.1. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED w/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.
   - 5.2. PRECAST CONC. OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 7 7/8" (200), MIN. TREAD 9 ½" (235). NUMBER OF STEPS TO BE DETERMINED BY FINAL GRADING PLAN.
6. CONCRETE PORCH(ES):
   - 6.1. PORCH TO BE 5" CONCRETE SLAB (32 MPa)
   - 6.2. PORCH TO OVERHANG FDTN. WALL BY 1 ½")
   - 6.3. FRONT PORCH TO HAVE A 5'-0" WIDE PRE-CAST CONC. STEP (# TO BE DETERMINED BY FINAL GRADING PLAN)
7. HOSE BIB (HOT & COLD) IN GARAGE TO BE FROST FREE w/ SIPHON DEVICE.
8. RANGE HOOD VENTED TO EXTERIOR
9. DRYER TO BE VENTED TO THE EXTERIOR - SEE DETAIL 11/A5.2
10. WASHER BOX ROUGH-IN LOCATION - SEE DETAIL 11/A5.2
11. SHELVING - SEE DETAIL 4/A5.1
12. ACCESS HATCH (28" x 20") c/w WEATHERSTRIPPING & R-31 RIGID INSULATION BACKING



MAIN LEVEL FRAMING PLAN

FINISHED AREA = 1,270 sq.ft.



SECOND LEVEL FRAMING PLAN

FINISHED AREA = 560 sq.ft.

REVISION	DATE	DESCRIPTION
	06.29.2022	INITIAL DESIGN COMPLETE
	07.12.2022	REVISED DESIGN

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

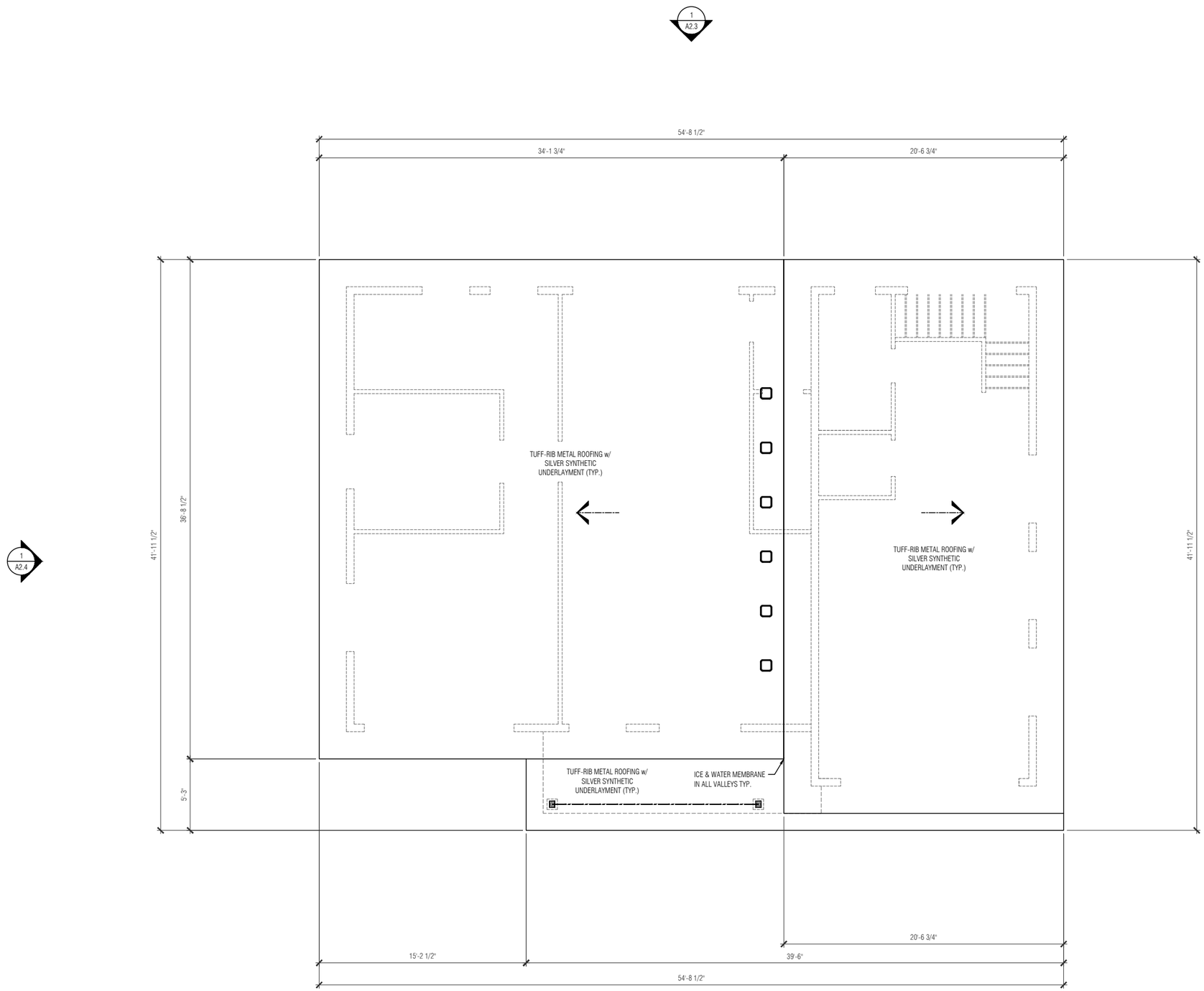
SCALE 1/8"=1'-0"

MAIN & SECOND LEVEL FLOOR PLAN

A1.3

NO.

ROOF TRUSSES:
- PRE-ENGINEERED ROOF TRUSS SYSTEM BY WATFORD ROOF TRUSS
- STAMPED ENGINEERED TRUSS DRAWINGS, LAYOUT, DESIGNER NAME & B.C.I.N. REQUIRED AT FRAMING INSPECTION



ROOF PLAN

REVISION		
DATE	DESCRIPTION	
06.29.2022	INITIAL DESIGN COMPLETE	
07.12.2022	REVISED DESIGN	

D.H.P HOMES

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

NORTH NORTH

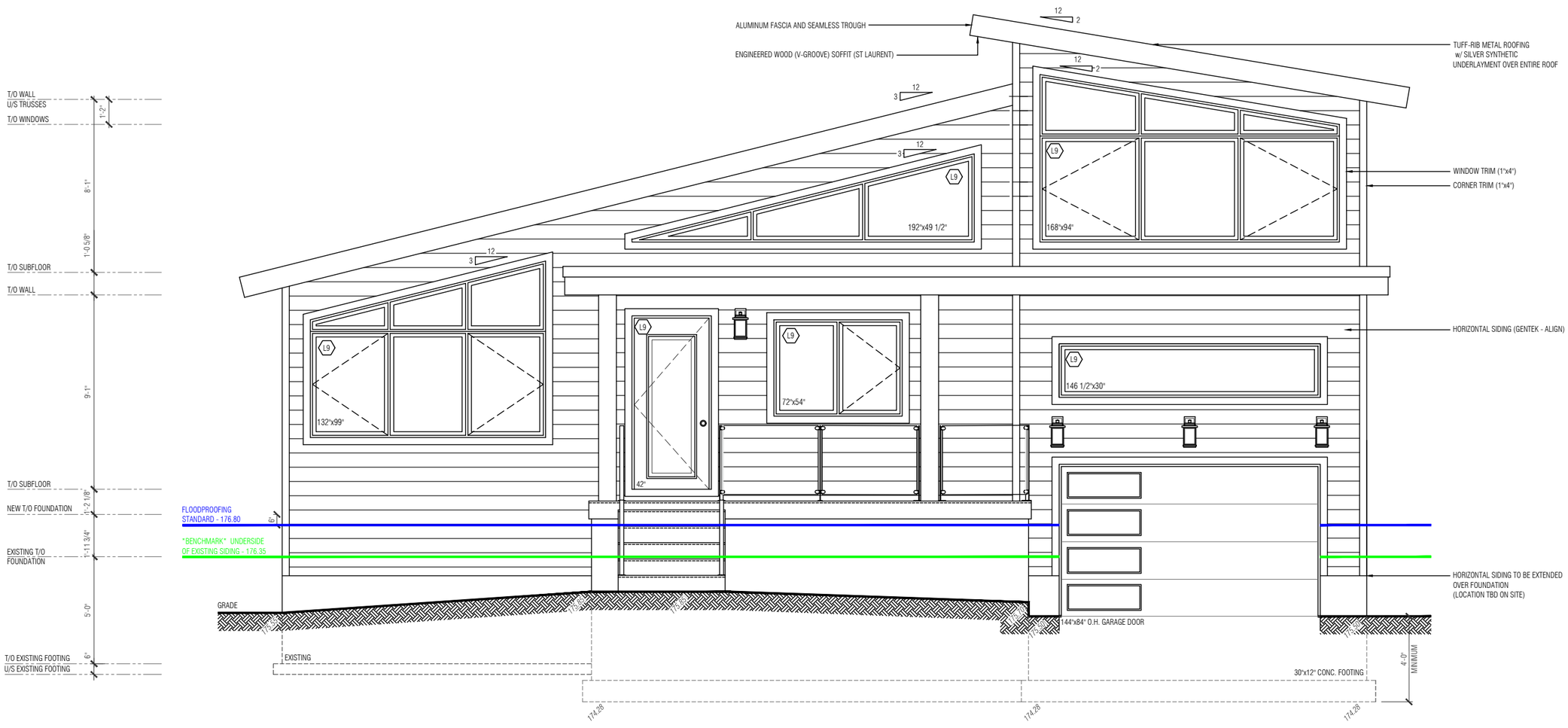
CONSTRUCTION TRUE

SCALE 1/8"=1'-0"

ROOF PLAN

A1.4

NO.



FRONT ELEVATION

WALL COVERAGE = 77.66 m^2 (836 sq.ft), GLASS COVERAGE = 10.68 m^2 (115 sq.ft)
TOTAL WALL COVERAGE = 240.89 m^2 (2,593 sq.ft), TOTAL GLASS COVERAGE = 27.03 m^2 (291 sq.ft)
RATIO OF WINDOW (OPENINGS) TO WALL AREA = 11.2 %

REVISION	DATE	DESCRIPTION
	06.29.2022	INITIAL DESIGN COMPLETE
	07.12.2022	REVISED DESIGN

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

SCALE 3/16"=1'-0"

FRONT ELEVATION

A2.1

NO.

RIGHT ELEVATION

WALL COVERAGE = 63.26 m^2 (681 sq.ft), GLASS COVERAGE = 0.37 m^2 (4 sq.ft)

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

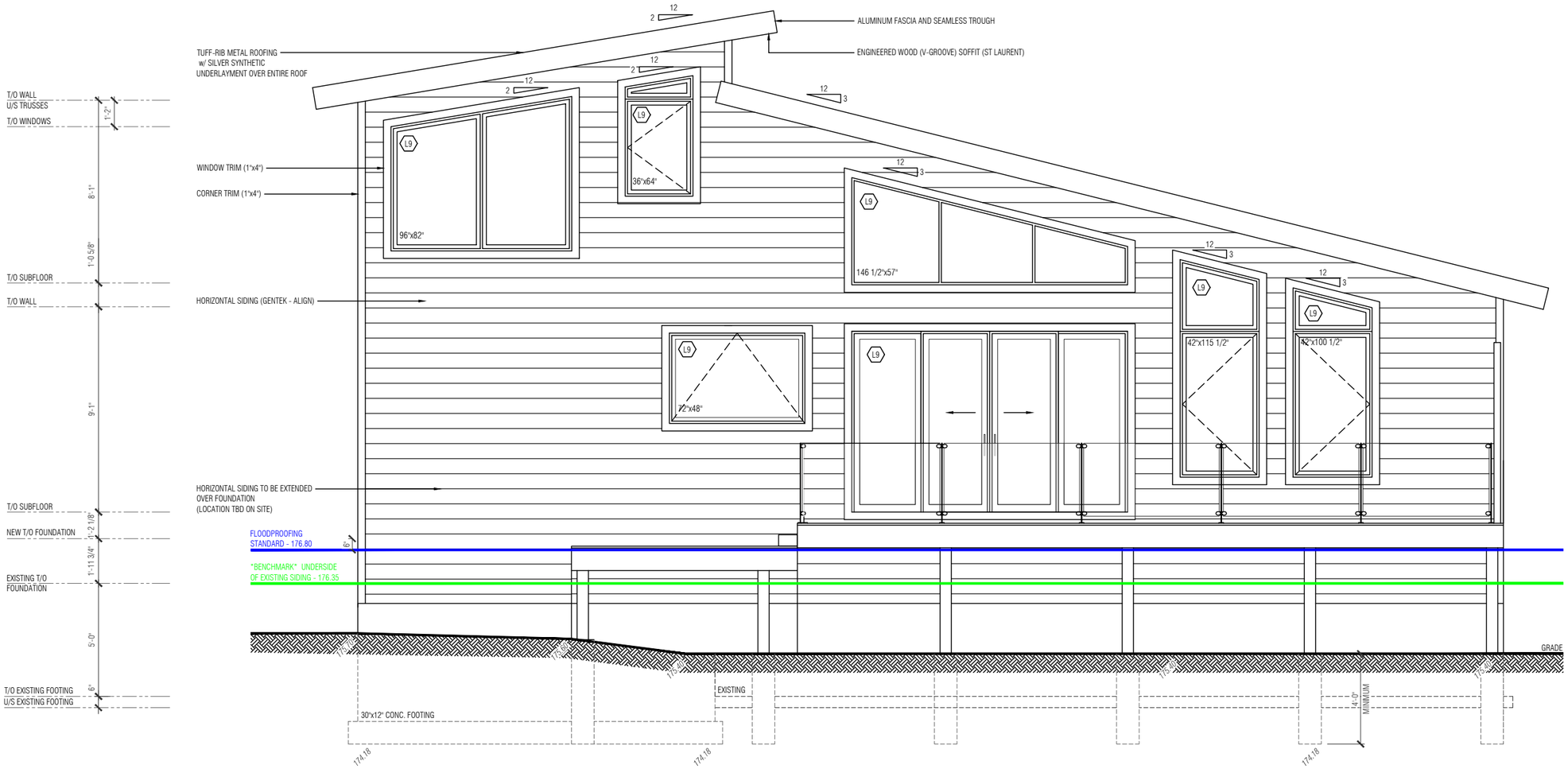
CONSTRUCTION TRUE

SCALE 3/16"=1'-0"

RIGHT ELEVATION

A2.2

NO.



BACK ELEVATION

WALL COVERAGE = 66.89 m^2 (720 sq.ft), GLASS COVERAGE = 14.49 m^2 (156 sq.ft)

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P HOMES
dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

SCALE 3/16"=1'-0"

BACK ELEVATION

A2.3

NO.

LEFT ELEVATION

WALL COVERAGE = 33.07 m^2 (356 sq.ft), GLASS COVERAGE = 1.49 m^2 (16 sq.ft)

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P HOMES

dhphomes.com

519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

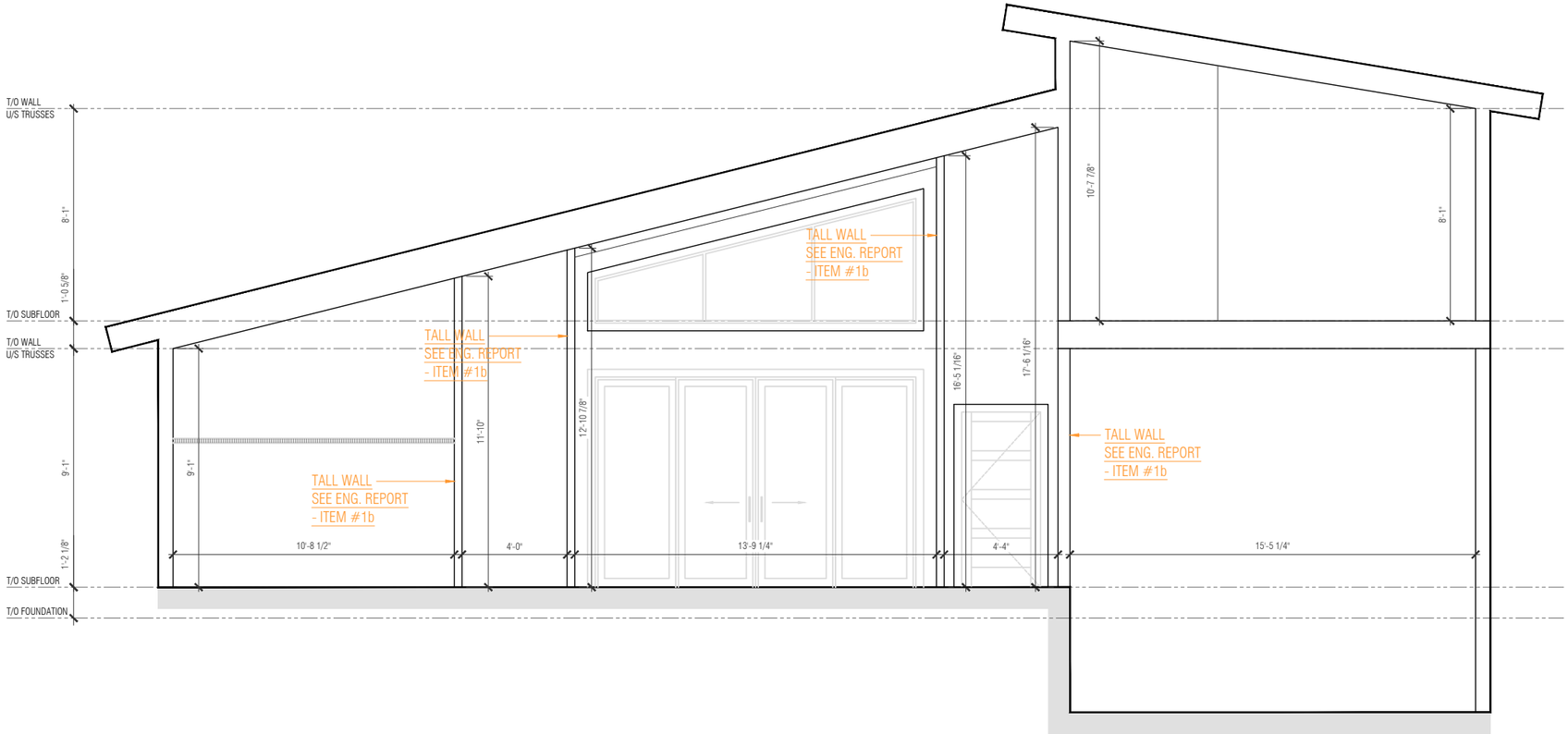
CONSTRUCTION TRUE

SCALE 3/16"=1'-0"

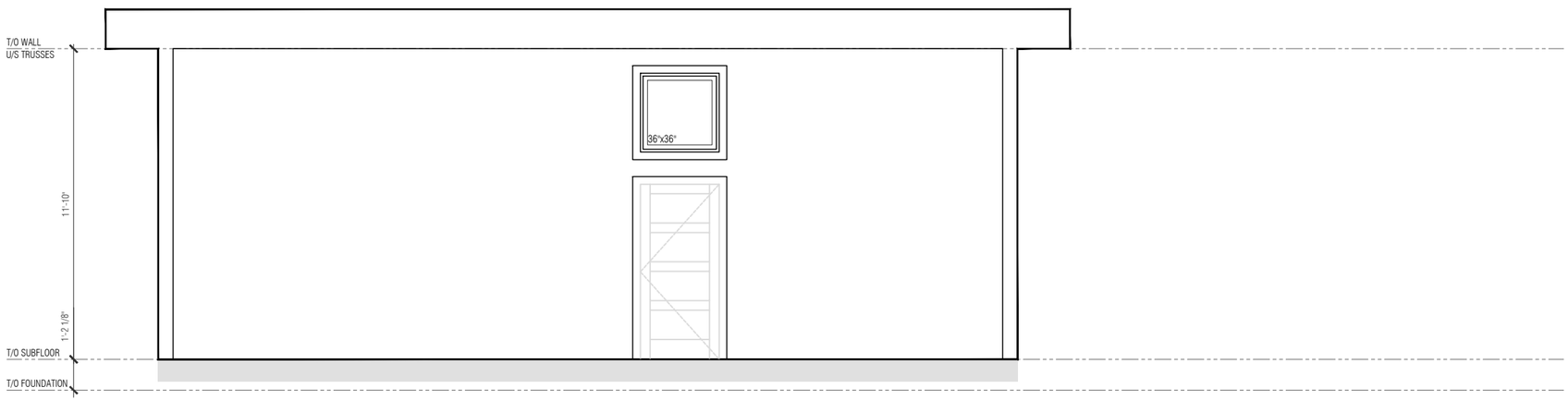
LEFT ELEVATION

A2.4

NO.



1/A3.1 - BUILDING SECTION



2/A3.1 - BUILDING SECTION

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

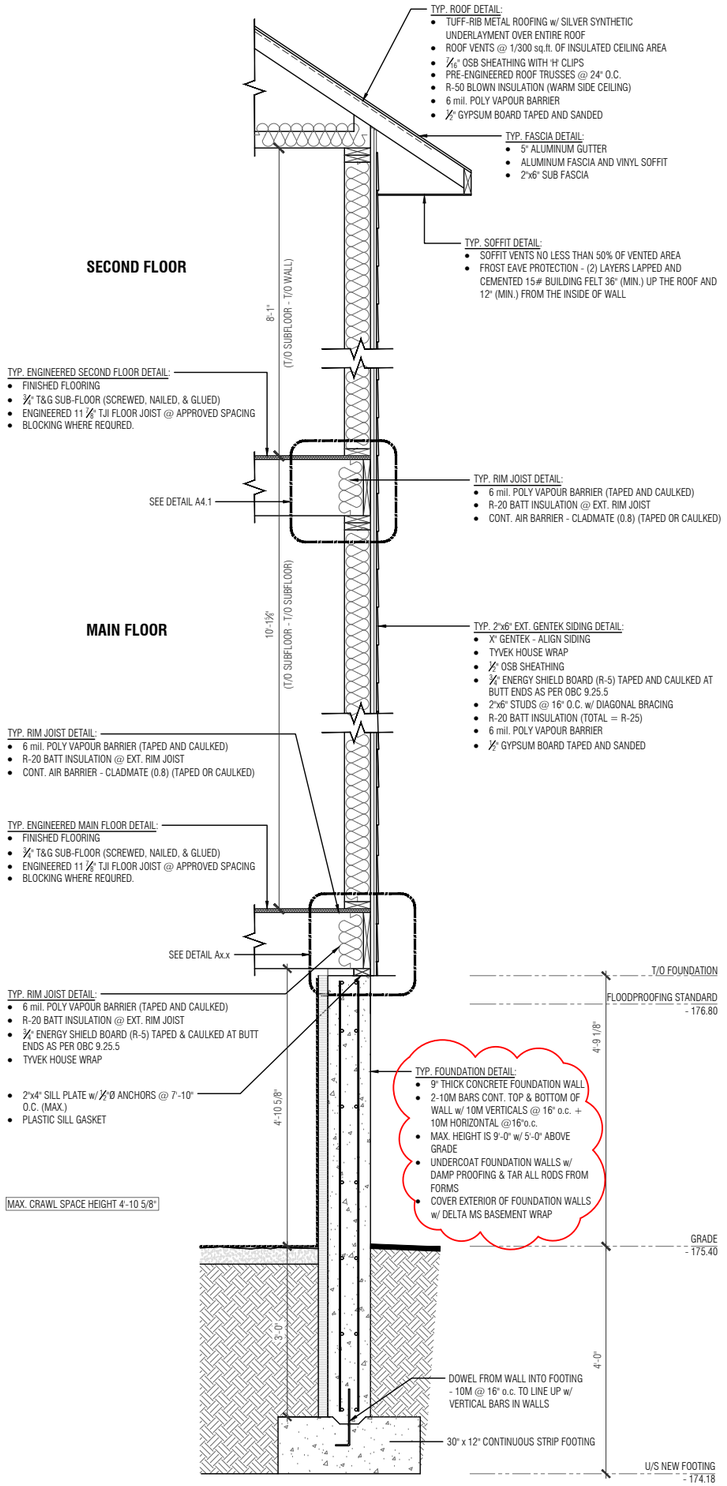
CONSTRUCTION TRUE

SCALE 3/8"=1'-0"

BUILDING SECTIONS

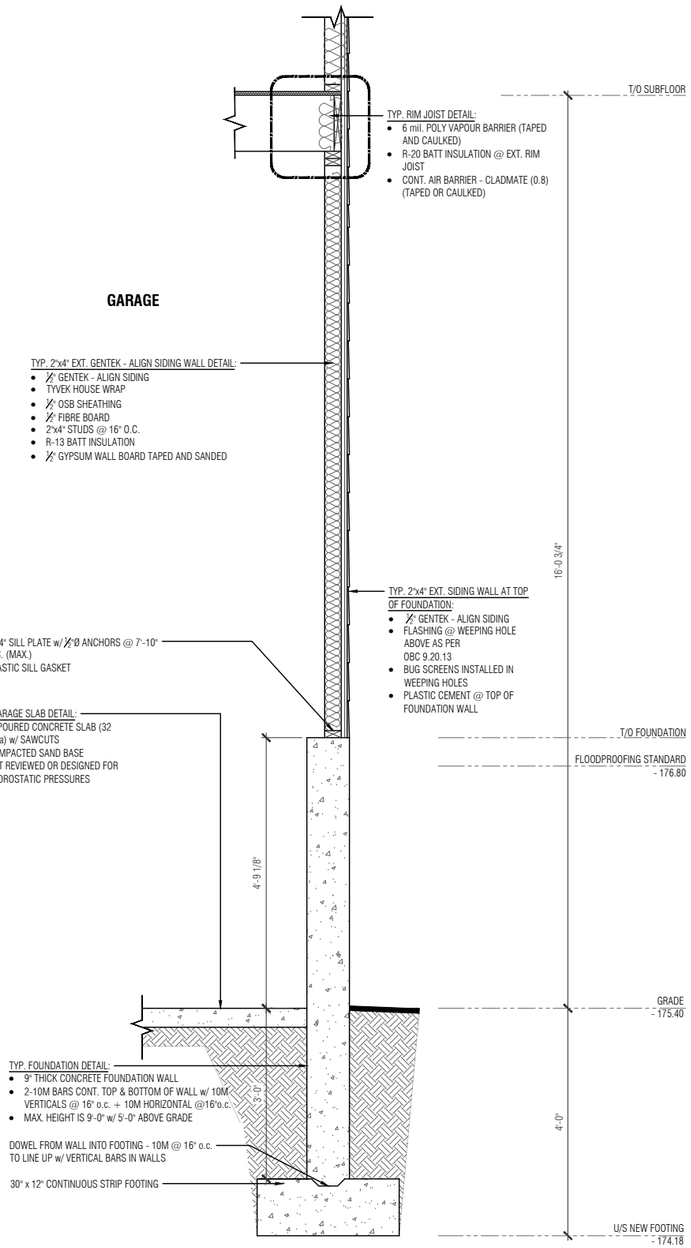
A3.1

NO.



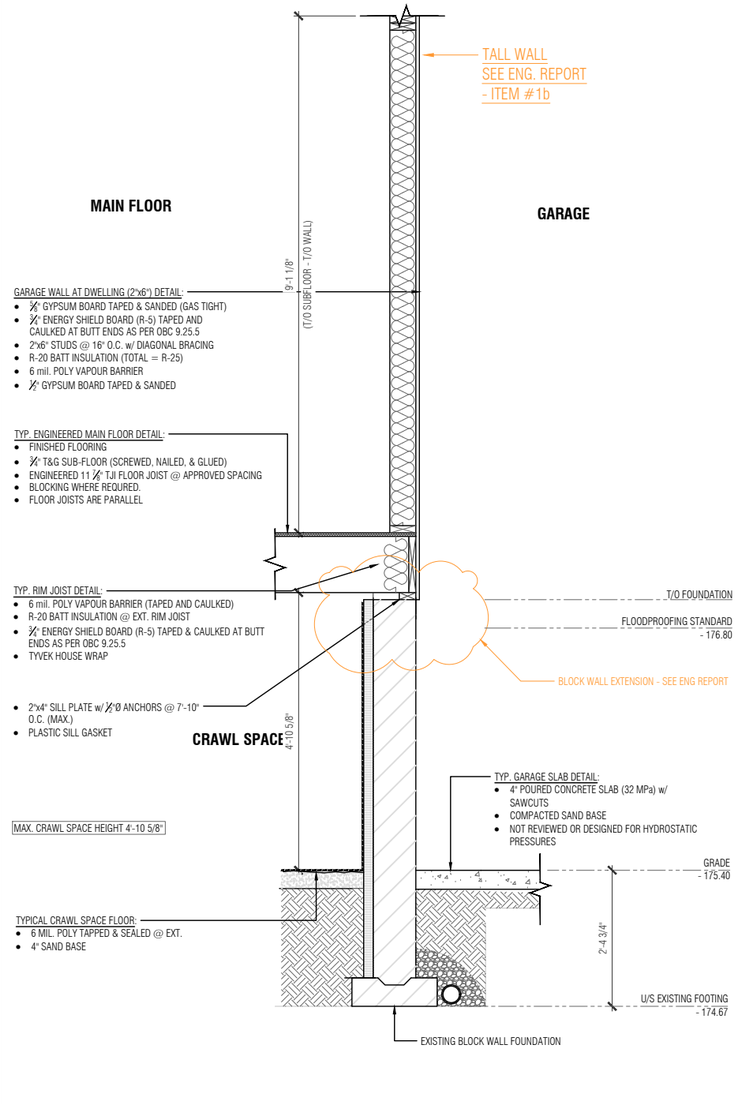
1/A3.2 - TYPICAL 2-STOREY EXTERIOR WALL SECTION (ALL SIDING)

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



2/A3.2 - TYPICAL EXTERIOR GARAGE WALL SECTION (FULL SIDING)

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



3/A3.2 - TYPICAL INTERIOR GARAGE WALL SECTION

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

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P. HOMES

dhphomes.com

519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

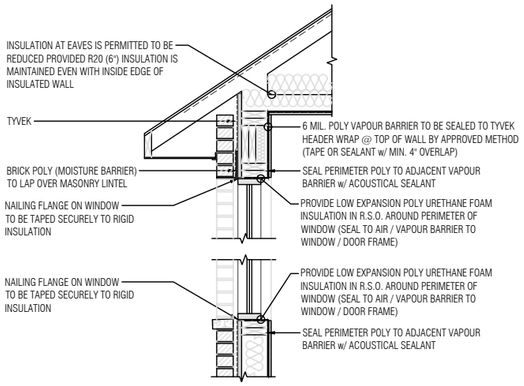
CONSTRUCTION TRUE

SCALE 3/8" = 1'-0"

BUILDING SECTIONS

A3.2

NO. © 2022



NOTE: WHERE AIR BARRIER IS NOT SUPPORTED BY DRYWALL (IS BEHIND TUBS / BULKHEADS) ALL JOINTS ARE TO BE TAPED OR SEALED AND MECHANICALLY FASTENED TO STUDS

NOTE: AIR BARRIER TO BE CONTINUOUS ACROSS ALL JOINTS BY APPROVED METHOD (TAPE OR SEALANT w/ MIN. 4" OVERLAP)

NOTE: ALL ELECTRICAL OUTLETS AND/OR SWITCHES THAT PENETRATE THE AIR / VAPOUR BARRIER MUST BE INSTALLED USING AIRTIGHT BOXES

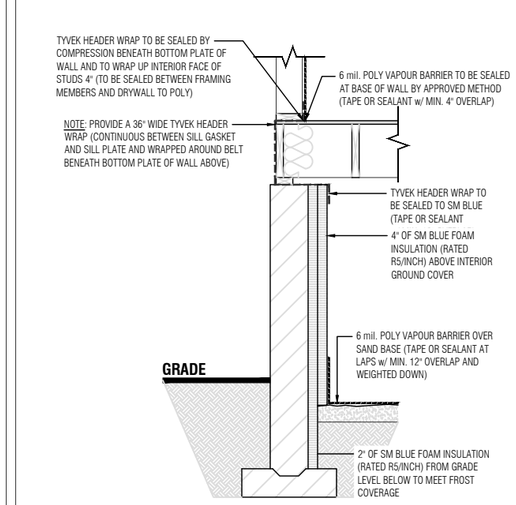
NOTE: ALL PENETRATIONS THROUGH THE AIR / VAPOUR BARRIER TO BE SHROUDED w/ APPROVED MATERIAL(S) (WHERE APPLICABLE) AND/OR SEALED WITH ACOUSTICAL SEALANT OR TAPE

NOTE: ALL PENETRATIONS OR HOLES THROUGH EXTERIOR AIR BARRIER PLANE (RIGID INSULATION) TO BE PATCHED, FILLED OR SEALED

NOTE: ALL VOIDS AND HOLES WITHIN INSULATED WALL ASSEMBLY TO BE FILLED AND/OR FOAMED

1 - TYP. AIR BARRIER AT ATTIC & OPENINGS (BRICK) DETAIL

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



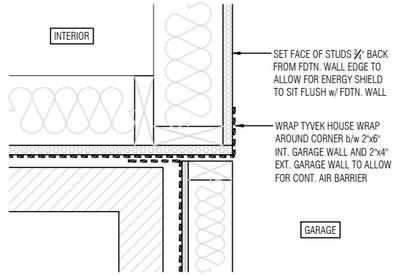
NOTE: ALL PENETRATIONS OR HOLES THROUGH EXTERIOR AIR BARRIER PLANE (RIGID INSULATION) TO BE PATCHED, FILLED OR SEALED

NOTE: ALL FOAMED PLASTICS NOT ENCLOSED BY DRYWALL ARE TO BE COVERED w/ MIN. R20 ROXUL INSULATION

2/A4.1 - TYP. AIR BARRIER AT FOUNDATION

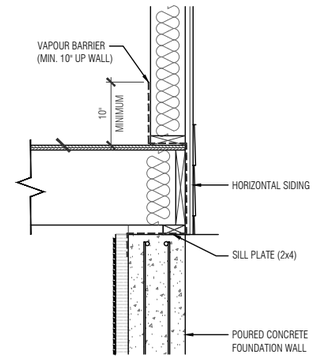
SCALE: 1/2" = 1'-0"

INTENTIONALLY LEFT BLANK



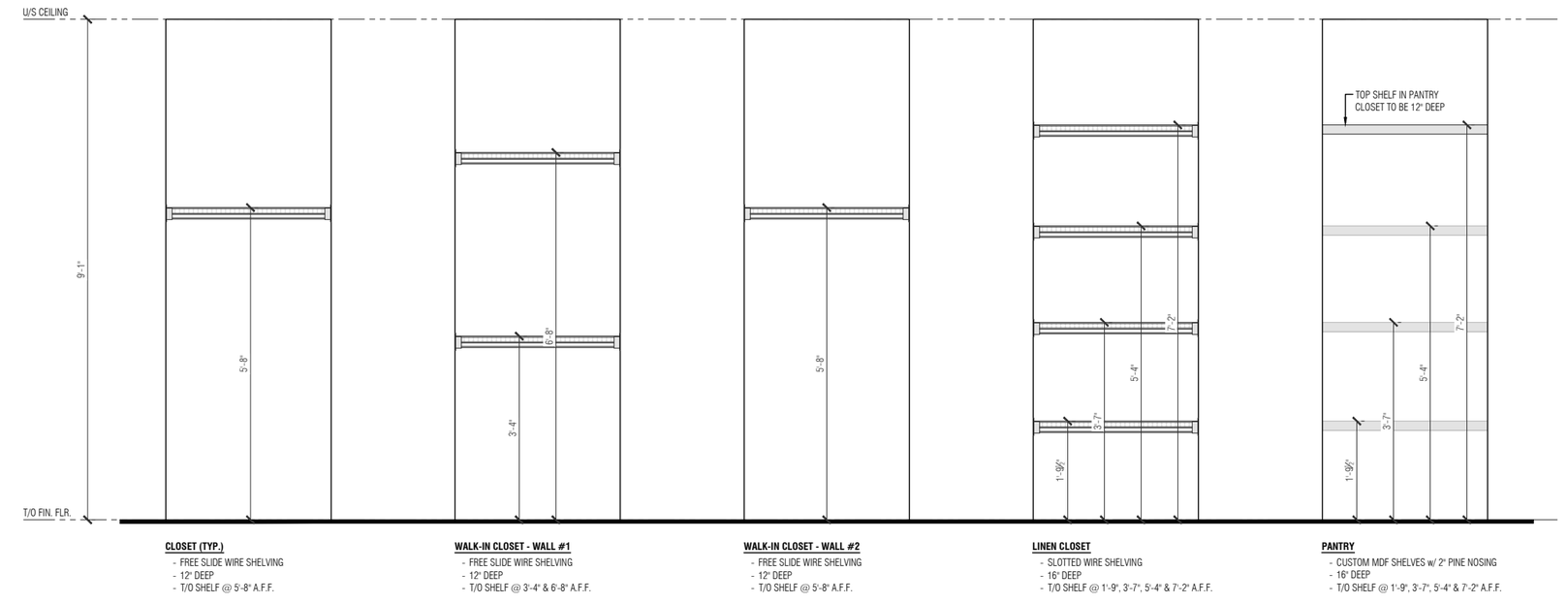
4 - CONTINUOUS AIR BARRIER AT GARAGE WALL DETAIL

SCALE: 1" = 1'-0"



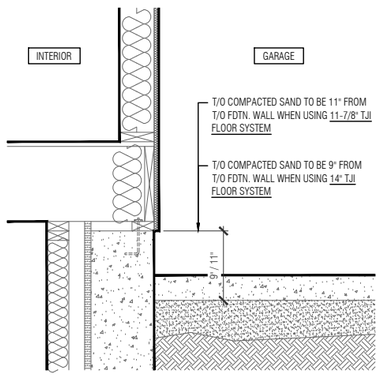
5 - SILL WRAP DETAIL

SCALE: 1/2" = 1'-0"



3 - STANDARD SHELVING HEIGHTS DETAIL

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



6 - COMPACTED SAND AT GARAGE SLAB DETAIL

SCALE: 1/2" = 1'-0"

REVISION	DESCRIPTION	DATE
	INITIAL DESIGN COMPLETE	06.29.2022
	REVISED DESIGN	07.12.2022

D.H.P HOMES

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

NORTH NORTH

CONSTRUCTION TRUE

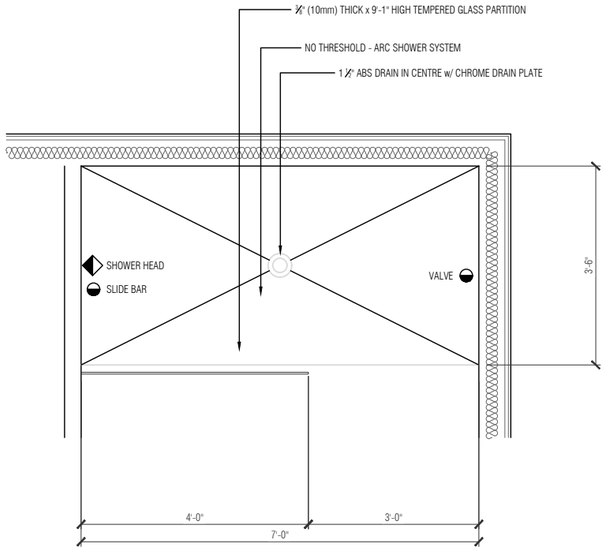
SCALE 3/8"=1'-0"

DETAILS & ELEVATIONS

A4.1

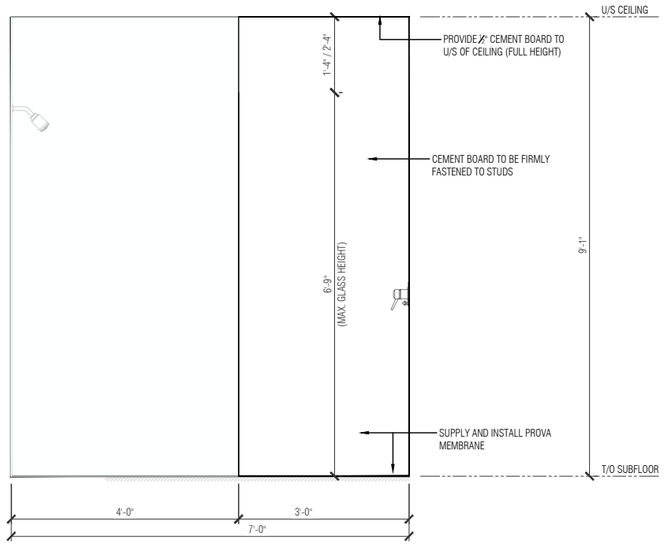
NO.

GENERAL NOTES:
- DIMENSIONS ARE BASED ON STUD WALL TO CURB (DOES NOT INCLUDE CEMENT BOARD & WALL TILE)
- HINGING REQUIREMENTS & MOUNTING HARDWARE FOR TEMPERED GLASS PARTITION AND DOOR TO BE DETERMINED BY GLAZING CONTRACTOR
- STANDARD MOUNTING HARDWARE AND PULL HANDLE AVAILABLE IN CHROME (ADDITIONAL FINISHES AVAILABLE UPON REQUEST)
- MAX. WIDTH OF GLASS PANEL IS 5'-0"
- ALL JOINTS TO BE SEALED WITH SILICONE
- LOCATION OF (2) STAINLESS STEEL SHELF SHELF UNITS TO BE DETERMINED DURING SELECTION MEETING



1/A4.1 - ENSUITE CUSTOM SHOWER PLAN

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



2/A4.1 - ENSUITE CUSTOM SHOWER ELEVATION

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

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

SCALE 3/8"=1'-0"

ENLARGED ENSUITE PLANS & ELEVATION

A4.2

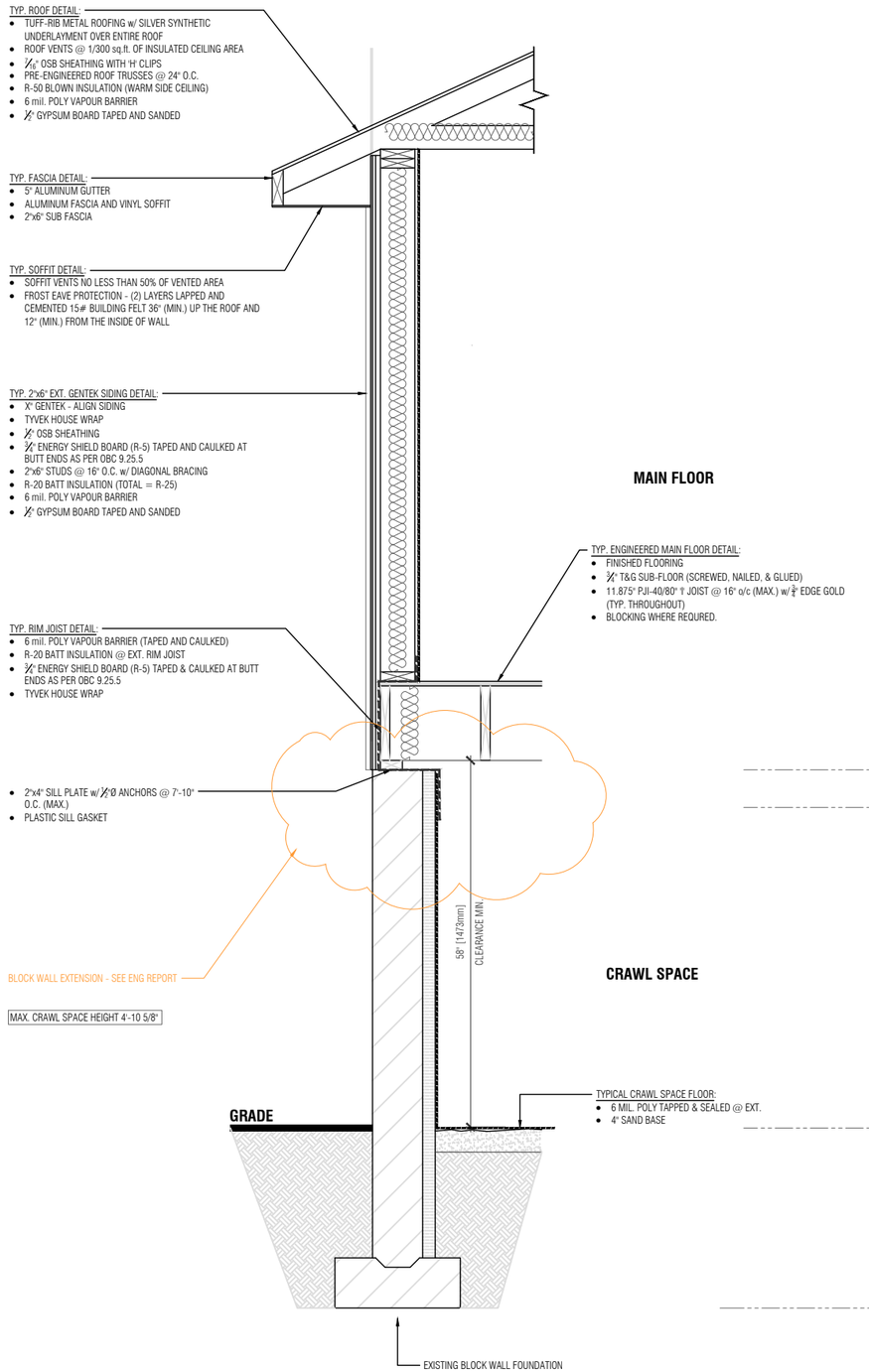
NO.

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK



2/A5.1 - TYPICAL EXTERIOR WALL @ EXISTING FOUNDATION

SCALE: 1/2" = 1'-0"

REVISION	DESCRIPTION
DATE	
06.29.2022	INITIAL DESIGN COMPLETE
07.12.2022	REVISED DESIGN

D.H.P HOMES

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

NORTH NORTH

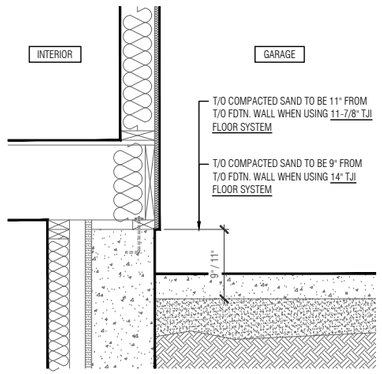
CONSTRUCTION TRUE

SCALE 1/2"=1'-0"

DETAILS

A5.1

NO. © 2022



1/A5.2 - COMPACTED SAND AT GARAGE SLAB DETAIL

SCALE: 1/2" = 1'-0"

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

REVISION									
DATE	DESCRIPTION								
06.29.2022	INITIAL DESIGN COMPLETE								
07.12.2022	REVISED DESIGN								

D.H.P HOMES

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

NORTH NORTH

CONSTRUCTION TRUE

SCALE 1/2"=1'-0"

DETAILS

A5.2

NO.

DOOR SCHEDULE

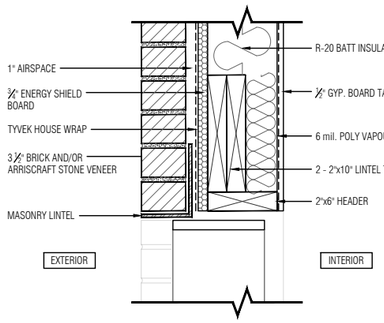
No.	TYPE	SIZE	O.F.S.	R.S.O.	QTY.	REMARKS
1	EXTERIOR	42"x96"	43 1/2" x 97 5/8"	44 1/2" x 98 1/2"	1	42" DOOR (FULL GLASS)
2	EXTERIOR	34" x 80"	35 1/2" x 81 3/8"	36 1/2" x 83"		SWING (FULL GLASS)
2a	EXTERIOR	34" x 80"	35 1/2" x 81 3/8"	36 1/2" x 82 1/2"		SWING (6 PANEL - S. INSULATED)
2b	EXTERIOR	34" x 80"	35 1/2" x 81 3/8"	36 1/2" x 82 1/2"	1	SWING (6 PANEL - S. INSULATED) - GAS SEAL (GARAGE)
3	INTERIOR	36" x 80"		38" x 82"	7	SWING
4	INTERIOR	34" x 80"		36" x 82"		SWING
5	INTERIOR	32" x 80"		34" x 82"		SWING
6	INTERIOR	30" x 80"		32" x 82"		SWING
7	INTERIOR	28" x 80"		30" x 82"		SWING
8	INTERIOR	26" x 80"		28" x 82"		SWING
9	INTERIOR	24" x 80"		26" x 82"		SWING
10	INTERIOR	22" x 80"		24" x 82"		SWING
11	INTERIOR	20" x 80"		22" x 82"		SWING
12	INTERIOR	18" x 80"		20" x 82"		SWING
13	INTERIOR	16" x 80"		18" x 82"		SWING
14	INTERIOR	30" x 80"		32" x 82"		POCKET
14a	INTERIOR	28" x 80"		30" x 82"		POCKET
15	INTERIOR	60" x 80"		62" x 82"		SWING - DOUBLE 30"
15a	INTERIOR	48" x 80"		50" x 82"		SWING - DOUBLE 24"
16	INTERIOR	48" x 80"		50" x 82"		BI-FOLD - SINGLE
16a	INTERIOR	30" x 80"		32" x 82"		BI-FOLD - DOUBLE
17	EXTERIOR	72" x 80"	71" x 79 1/2"	72" x 80 1/4"		6'-0" PATIO DOOR (SLIDING)
17a	EXTERIOR	96" x 96"	95" x 95 1/2"	96" x 96 1/4"		8'-0" PATIO DOOR (SLIDING) - 8'-0" HIGH
17b	EXTERIOR	120" x 96"	115 7/8" x 95 1/2"	116 7/8" x 96 1/4"		10'-0" PATIO DOOR (SLIDING) - 8'-0" HIGH
17c	EXTERIOR	144" x 96"	139 7/8" x 95 1/2"	140 7/8" x 96 1/4"	1	12'-0" PATIO DOOR (SLIDING) - 8'-0" HIGH
18	EXTERIOR	72" x 80"	74 1/2" x 81 1/8"	75 1/2" x 82 1/2"		TERRACE DOOR
19	EXTERIOR	72" x 80"	74 1/2" x 81 1/8"	75 1/2" x 82 1/2"		DOUBLE DOOR (2-36")
20	EXTERIOR	34" x 92"	35 1/2" x 93 3/8"	36 1/2" x 94 1/2"		34" DOOR w/ 12" TRANSOM
20a	EXTERIOR	46" x 80"	48 1/2" x 81 1/8"	49 1/2" x 82 1/2"		34" DOOR w/ 12" SIDELITE
20b	EXTERIOR	58" x 80"	61 1/2" x 81 1/8"	62 1/2" x 82 1/2"		34" DOOR w/ 2-12" SIDELITES
21	EXTERIOR	36" x 92"	37 1/2" x 93 3/8"	38 1/2" x 94 1/2"		36" DOOR (FULL GLASS) w/ 12" TRANSOM + 12" SIDELITE
21a	EXTERIOR	48" x 80"	50 1/2" x 81 1/8"	51 1/2" x 82 1/2"		36" DOOR w/ 12" SIDELITE
21b	EXTERIOR	60" x 80"	63 1/2" x 81 1/8"	64 1/2" x 82 1/2"		36" DOOR w/ 2-12" SIDELITES
22	GARAGE DOOR	108" x 84"		110 1/2" x 86 1/4"		9'-0" x 7'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12
22a	GARAGE DOOR	108" x 96"		110 1/2" x 98 1/4"		9'-0" x 8'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12
23	GARAGE DOOR	192" x 84"		194 1/2" x 86 1/4"		16'-0" x 7'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12
23a	GARAGE DOOR	192" x 96"		194 1/2" x 98 1/4"		16'-0" x 8'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12
24	GARAGE DOOR	216" x 84"		218 1/2" x 86 1/4"	1	12'-0" x 7'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12
24a	GARAGE DOOR	216" x 96"		218 1/2" x 98 1/4"		12'-0" x 8'-0" - O.H. GARAGE DOOR (NORTHLAND) - R-12

WINDOW SCHEDULE

No.	TYPE	O.F.S.	R.S.O.	QTY.	REMARKS
1	DOUBLE SLIDER	47" x 36"		0	POUR-IN-PLACE (TILT STYLE) - EGRESS
2	CASE.-LH / FIXED / CASE.-RH	132" x 60 5/16" + 132" + 38 11/16" (LONG SIDE)		1	SLOPE 3/12
3	FIXED / CASE.-RH	72" x 54"		1	
4	FIXED	192" x 49 1/2" (LONG SIDE)		1	SLOPE 3/12
5	AWNING	72" x 48"		1	
6	CASE.-LH / FIXED / CASE.-RH	146 1/2" x 57"		1	SLOPE 3/12
7	CASE.-LH	42" x 77 3/8" + 42" x 38 1/8" (LONG SIDE)		1	SLOPE 3/12
8	CASE.-RH	42" x 77 3/8" + 42" x 23 1/8" (LONG SIDE)		1	SLOPE 3/12
9	TRANSOM	48" x 18"		4	
10	TRANSOM	60" x 18"		1	
11	CASE.-LH / FIXED / CASE.-RH	168" x 60 1/8" + 168" x 33 7/8" (LONG SIDE)		1	SLOPE 2/12
12	FIXED	96" x 82" (LONG SIDE)		1	SLOPE 2/12
13	CASE.-LH	36" x 52 1/8" + 36" x 11 7/8" (LONG SIDE)		1	SLOPE 2/12
14	FIXED	196" x		1	
15	FIXED				INTERIOR WINDOWS

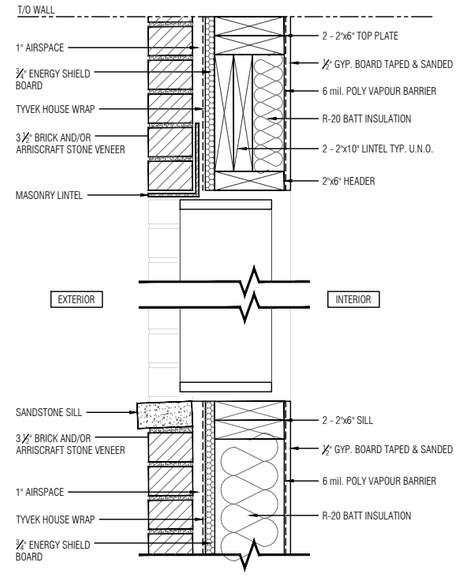
LINTEL SCHEDULE

No.	DESCRIPTION
L1	2 - 2"x6" SPR. #2
L2	3 - 2"x6" SPR. #2
L3	2 - 2"x8" SPR. #2
L4	3 - 2"x8" SPR. #2
L5	2 - 2"x10" SPR. #2
L6	3 - 2"x10" SPR. #2
L7	2 - 2"x12" SPR. #2
L8	3 - 2"x12" SPR. #2
L9	3 1/2" x 3 1/2" x 1/4" L
L10	4" x 3 1/2" x 1/4" L
L11	4 7/8" x 3 1/2" x 5/16" L
L12	4 7/8" x 3 1/2" x 3/8" L
L13	5" x 3 1/2" x 3/8" L
L14	7" x 4" x 3/8" L



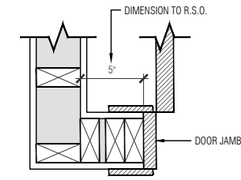
1/A6.1 - EXT. DOOR OPENINGFRAMING

SCALE: 1" = 1'-0"



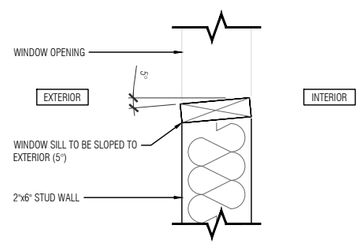
2/A6.1 - EXT. WINDOW OPENING FRAMING

SCALE: 1" = 1'-0"



3/A6.1 - STANDARD INT. DOOR LOCATION (U/N)

SCALE: 1" = 1'-0"



4/A6.1 - TYP. SLOPED WINDOW SILL

SCALE: 1" = 1'-0"

INTENTIONALLY LEFT BLANK

REVISION	DESCRIPTION	
DATE		
06.29.2022	INITIAL DESIGN COMPLETE	
07.12.2022	REVISED DESIGN	

D.H.P. HOMES

dhphomes.com
519-633-8820

PROJECT

PLUMB-ROBERTSON RESIDENCE
84 OLD CUT BLVD.
PORT ROWAN, ON

DATE JANUARY 2024

DRAWN BY C. KENT

B.C.I.N. 116336

NORTH

CONSTRUCTION TRUE

SCALE 1/2"=1'-0"

DOOR & WINDOW SCHEDULE

A6.1

NO. © 2022

Santarelli Engineering Services

50 Samnah Crescent, Ingersoll, Ontario N5C 3J7 Tel: (519) 451-5530 Fax: (519) 425-5001

May 21, 2024

Letter

To: DHP Contracting
9 Princess Ave # 5
St. Thomas, Ontario
N5R 3V3

Re: Floodproofing Design – New Foundations Only
84 Old Cut Blvd,
Port Rowan, ON
Re: Foundations
Our File: 23-15-0219

Dear Sir/Madam:

Our office completed the review and design of the new foundations for the above mentioned address. The design includes following items to ensure that the new foundations are adequate for the floodplain elevation given and the potential hydrostatic pressures:

1) The design of the new foundations is based on a min. bearing capacity of 3000 psf.
2) The footing size has been increased to 30”x12” with dowels into the foundation wall.
3) The foundation wall has been designed as a cantilevered wall and has both horizontal and vertical bars, as noted on the drawings.
4) The review existing foundations and the design of the extension of the existing foundations are by others,

If there are any questions or concerns, please do not hesitate to contact us at your convenience. Thank you.

Yours truly,
Santarelli Engineering Services

Walter Santarelli, M.Eng., P.Eng.

STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

LONDON LOCATION
1599 Adelaide St. N., Unit 301
London, ON N5X 4E8
P: 519-471-6667

KITCHENER LOCATION
132 Queen St. S. Unit 4
Kitchener, ON N2G 1V9
P: 519-725-8093

www.sbmltd.ca
sbm@sbmltd.ca

DHP Homes
Attn: Cassidy Kent

SBM-24-0479
April 16, 2024
[1]May 24, 2024

84 Old Cut Boulevard,
Port Rowan, Ontario

Cassidy;

As requested, we have completed our review of the structural items listed in this report. An allowable soil bearing pressure of 2000psf was assumed. All structural steel to have a F_y=345MPa or greater. All lumber to be S-P-F No.1/No.2 or better. All structural composite lumber (SCL) to be 2.0E with F_b=2950 (USA ASD) or F_b=5450 (Canadian LSD) or greater. Inspections of the items in this report are by others. Please contact us if additional engineering or inspections are required. See structural specification sheet SS1 attached for structural requirements, material specifications, loading, and assumptions. This report is for the above referenced project only and cannot be used for similar applications on other projects without written consent from Strik Baldinelli Moniz.

Items

[1]1. Existing Block Foundation Wall Height & Reinforcement with Water Pressure

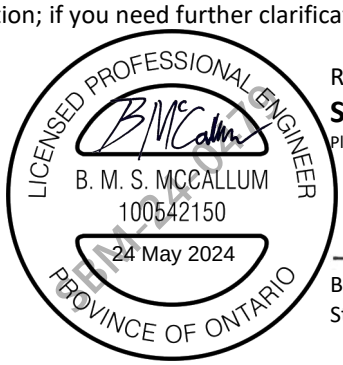
Approx. Unsupported Wall Height = 5'-2"

It is our understanding that the existing concrete block foundation wall requires additional block courses to be added to the top of the existing wall to achieve the required foundation wall height above finished grade and to also be reinforced to resist flood water pressure. Add additional courses of 8" concrete block course atop the existing concrete block wall (as required). Provide 1-15M vertical bars at 8" o/c installed in the centre of the block cores (min. 1-15M bar in each cell). Fully grout cores of the existing block wall and additional top courses solid w/ non-shrink grout. Provide 5/8" diameter x 10" long with 1" hook anchor bolts are to be installed at the top of wall at ***16" o/c.*** *Wall top plate to be 2"x6" minimum with sill plate permitted to overhang the inside face of the foundation wall 1/3rd plate width max. Bottom of foundation wall will be laterally supported by concrete floor slab or compact soil in crawl space and covered as per OBC Part 9.*

Please note that the crawlspace slab (if installed) will not be able to support hydrostatic uplift pressures in the case of a flood in this area. The owner is to expect the crawlspace to flood and there will be a good chance of damage to the concrete floor slab (if installed) in the event of the flood. Strik, Baldinelli Moniz Ltd are only certifying the design of the lateral earth and water pressures on the existing block foundation walls and are not responsible for any damage caused by the flood event to the structural elements of the cottage & garage.

Design Assumptions:
K_a = 0.3
Soil Density = 110 pcf
Maximum Water Height in Design = Top of Foundation

We trust this report meets your satisfaction; if you need further clarification please do not hesitate to contact us.



Regards,

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical

Brett McCallum, P.Eng
Structural Engineer I, Project Lead

STRIK BALDINELLI MONIZ

PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

STRUCTURAL SPECIFICATIONS FOR O.B.C. PART 9 BUILDINGS

ONTARIO, CANADA

FILE: SBM – SS1 – PART 9

DATE: JAN. 02, 2024

SHEET NO.: SS1

DRAWN BY: KF

GENERAL

1. THE ENGINEERING REVIEW BY STRIK BALDINELLI MONIZ LIMITED (SBM) IS FOR THE STRUCTURAL ITEMS NOTED ON THE SEALED DESIGN DOCUMENTS (PLANS, DETAILS, REPORT, ETC.) FOR WHICH THERE ARE NO PROVISIONS IN PART 9 OF THE ONTARIO BUILDING CODE (O.B.C.).
2. THE ENGINEERING REVIEW BY SBM IS LIMITED TO THE SITE/ADDRESS SHOWN ON THE DRAWINGS/REPORT AND CANNOT BE USED FOR ANY OTHER PROJECT WITHOUT EXPRESSED WRITTEN CONSENT BY SBM.
3. THE SEALED DESIGN DOCUMENTS ARE PREPARED BY SBM SOLELY FOR THE USE BY THE PARTY WITH WHOM SBM HAS ENTERED INTO A CONTRACT (HEREBY REFERRED TO AS THE CLIENT).
4. SBM'S REVIEW IS BASED ON THE INFORMATION (PLANS, ELEVATIONS, SECTIONS, DETAILS, GEOTECHNICAL REPORTS, SHOP DRAWINGS FOR PRE-ENG ELEMENTS, ETC.) PROVIDED TO US BY THE CLIENT AT THE TIME OF OUR REVIEW. SBM IS NOT RESPONSIBLE FOR ANY ERRORS TO, OR OMISSIONS FROM, THIS INFORMATION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE US WITH ALL RELEVANT INFORMATION, TOGETHER WITH ANY ADDITIONS OR CHANGES THERETO.
5. THE CLIENT AND ALL OTHERS INVOLVED IN THE CONSTRUCTION OF THIS HOUSE OR SMALL BUILDING SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. PART 9 INCLUDING ALL STANDARDS REFERENCED THEREIN, AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
6. THIS SPECIFICATION SHEET IS INTENDED TO SUPPLEMENT THE SEALED DESIGN DOCUMENTS PROVIDED AND O.B.C. PART 9 AS IT DOES NOT INCLUDE ALL REQUIREMENTS PROVIDED THEREIN. IF THE CLIENT REQUIRES FURTHER CLARIFICATION PLEASE CONTACT SBM OR THE LOCAL BUILDING DIVISION.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS – O.REG. 213/91.
8. SBM HAS ASSUMED THAT ANY REQUIRED INSPECTIONS WILL BE PERFORMED BY THE LOCAL BUILDING DIVISION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR ANY INSPECTIONS REQUIRED TO BE PERFORMED BY SBM.
9. THE DESIGN AND CONSTRUCTION OF ANY TEMPORARY SHORING REQUIRED TO CONSTRUCT THE WORKS HEREIN IS THE RESPONSIBILITY OF OTHERS.
10. WHERE MULTIPLE DESIGN OPTIONS ARE PRESENTED, IT IS THE RESPONSIBILITY OF THE CLIENT, IN CONSULTATION WITH THE OWNER, TO SELECT THE APPROPRIATE ALTERNATIVE.

FOOTINGS AND FOUNDATIONS

1. ALL CONCRETE SHALL CONFORM TO O.B.C. 9.3.1. AND ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO O.B.C. 9.15. UNLESS NOTED OTHERWISE (U.N.O.) ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. FOUNDATIONS HAVE BEEN DESIGNED ASSUMING AN ALLOWABLE SOIL BEARING PRESSURE OF 100kPa (2090psf). IT IS THE RESPONSIBILITY OF THE CLIENT TO INFORM SBM IF THIS BEARING PRESSURE CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOAD PROVIDED IN 9.4.4.6.(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE LATERALLY SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH A MINIMUM YIELD STRENGTH OF 400MPa.

WOOD-FRAME CONSTRUCTION

1. ALL LUMBER AND WOOD PRODUCTS SHALL CONFORM TO O.B.C. 9.3.2. AND ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO O.B.C. 9.23. U.N.O. ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 (USA ASD) OR Fb=5450 (CANADIAN LSD) OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 3" BEARING LENGTH AT ENDS U.N.O.
3. ALL PRE-ENGINEERED SYSTEMS (ROOF TRUSSES, FLOOR JOISTS, ETC.) SHALL BE DESIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND SEALED DESIGN SHEETS TO SBM AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER O.B.C. 9.23.10.2. TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING.
   5.1. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2)3¼" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER O.B.C. TABLE 9.23.3.4.)
6. ALL WOOD COLUMNS SHALL CONFORM TO O.B.C. 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF THE BEAM/GIRDER TRUSS UNDER ALL BEAMS/GIRDER TRUSSES, MINIMUM. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYPICAL (TYP.).
7. ALL LINTELS SHALL HAVE 1 JACK STUD + 1 KING STUD AT ENDS U.N.O.
8. ALL GUARDS SHALL CONFORM TO O.B.C. 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.
9. ALL POST LOADS SHOWN ON DRAWINGS ARE UNFACTORED. ALL ADJUSTABLE STEEL POSTS (E.G. SUPER POST, JR POST, ETC.) SHALL BE DESIGNED AND APPROVED BY CCMC WITH APPROPRIATE FACTORS OF SAFETY.

ROOF AND CEILING FRAMING

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

STRUCTURAL STEEL

1. ALL STEEL BEAMS SHALL CONFORM TO O.B.C. 9.23.4.3. AND ALL STEEL COLUMNS SHALL CONFORM TO O.B.C. 9.17. U.N.O. ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL STEEL SHALL MEET OR EXCEED THE REQUIREMENTS FOR GRADE 350W IN CAN/CSA-G40.21 U.N.O. BELOW.
   2.1. ANCHOR BOLTS ARE PERMITTED TO BE GRADE 300W IN CAN/CSA G40.21 (300MPa) OR ASTM A36 (248MPa).
   2.2. TOP/BASE PLATES ARE PERMITTED TO BE GRADE 300W IN CAN/CSA G40.21 (300MPa).
3. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO ALL APPLICABLE STANDARDS.
4. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
   4.1. DROPPED STEEL BEAM – AS PROVIDED IN O.B.C. 9.23.4.3.(3) OR A 2x6 TOP PLATE W/ ⅜" THRU-BOLTS C/W NUTS & WASHERS OR HILTI X-U FASTENERS @ 24" O.C. STAGGERED INTO THE TOP FLANGE & (2)3¼" NAILS FROM EACH JOIST INTO THE TOP PLATE.
   4.2. FLUSH STEEL BEAM – SOLID BLOCKING (2x LUMBER & PLYWOOD) BOLTED TO THE BEAM WEB WITH ½"ø THRU-BOLTS @ 16" O.C. STAGGERED TOP & BOTTOM AND APPROVED FACE-MOUNT HANGERS FOR THE JOIST TO BLOCKING CONNECTION.
5. WHERE A STEEL PLATE SUPPORTING MASONRY VENEER IS SPECIFIED, WELD TO THE TOP OR BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 2" LONG ¼" FILLET WELDS @ 8" O.C. MIN., STAGGERED.
6. ALL STEEL COLUMNS SHALL BE LATERALLY SUPPORTED TOP & BOTTOM (E.G. BY CONCRETE SLAB ON GRADE, (2) ⅜"ø BOLTS, OR 2" OF ¼" FILLET WELD MIN.). CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYP.

LOADING

1. ROOF LOADING:
   1.1. SNOW LOAD = AS PER O.B.C. 9.4.2.2. (NOT LESS THAN 20.9psf)
   1.2. DEAD LOAD = 6psf (ROOF RAFTERS/JOISTS OR TRUSS TOP CHORDS)
2. CEILING LOADING:
   2.1. ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY PRECLUDING THE STORAGE OR EQUIPMENT OR MATERIAL [AS PER O.B.C. 9.4.2.4.(1)]
      2.1.1. TOTAL LOAD = 7psf
   2.2. ACCESSIBLE ATTIC IN RESIDENTIAL OCCUPANCIES
      2.2.1. LIVE LOAD = 30psf
      2.2.2. DEAD LOAD = 12psf
   2.3. ACCESSIBLE ATTIC IN NON-RESIDENTIAL OCCUPANCIES
      2.3.1. LIVE LOAD = AS PER O.B.C. 4.1.5.
      2.3.2. DEAD LOAD = 12psf
3. FLOOR LOADING:
   3.1. LIVE LOAD = 40psf
   3.2. DEAD LOAD = 12psf
4. ACCESSIBLE EXTERIOR PLATFORMS (AS PER O.B.C. 9.4.2.3.3.)
   4.1. LIVE LOAD = GREATER OF 40psf OR SNOW LOAD
   4.2. DEAD LOAD = 12psf

STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

LONDON LOCATION
1599 Adelaide St. N., Unit 301
London, ON N5X 4E8
P: 519-471-6667

KITCHENER LOCATION
132 Queen St. S. Unit 4
Kitchener, ON N2G 1V9
P: 519-725-8093

www.sbmltd.ca
sbm@sbmltd.ca

DHP Homes
Attn: Cassidy Kent

SBM-24-0479
March 14, 2024

84 Old Cut Blvd
Port Rowan, Ontario

Cassidy;

As requested, we have completed our review of the structural items listed in this report. An allowable soil bearing pressure of 2000psf was assumed. All structural steel to have a F_y=345MPa or greater. All lumber to be S-P-F No.1/No.2 or better. All structural composite lumber (SCL) to be 2.0E with F_b=2950 (USA ASD) or F_b=5450 (Canadian LSD) or greater. Inspections of the items in this report are by others. Please contact us if additional engineering or inspections are required. See structural specification sheet SS1 attached for structural requirements, material specifications, loading, and assumptions. This report is for the above referenced project only and cannot be used for similar applications on other projects without written consent from Strik Baldinelli Moniz.

Items

1. **a. Tall Wall Framing at Stairs** **2-2x6 at 12" o/c**
Approx. stud height (t/o subfloor to u/s ceiling) = 20'-0"
Provide solid blocking at 48" o/c vertically, min ½" gypsum on interior face, min 3/8" sheathing or 1" rigid insulation on exterior face. Provide 1 jack stud and an HSS 4"x4"x3/16" full height wind brace column at each end of the 8'-0" opening. Provide an 8"x5"x3/8" steel top and bottom plates fastened to the wall plates with (2) 3/8" diameter thru bolts connected with nuts and washers at the top and fastened to solid blocking in the floor space using (2) ½" diameter x 5" long lag screws. Fasten jack studs to steel column with self-tapping screws at 16" o/c vertically.

b. Tall Wall Framing at Great Room and Kitchen
Approx. stud height (t/o subfloor to u/s ceiling) = 11'-0" to 15'-0" max. **2x6 at 12" o/c**
Approx. stud height (t/o subfloor to u/s ceiling) = 15'-0" to 17'-6" max. **2x6 at 10" o/c**
Provide solid blocking at 48" o/c vertically, min ½" gypsum on interior face, min 3/8" sheathing or 1" rigid insulation on exterior face.

2. **2nd Floor Right Window and Rear Bathroom Headers (front to back) (4)** **2-2x8**
Factored reaction @ ends: 1.4 kips
Approx. span (centre-to-centre) = 5'-4" max
Provide 1 jack stud and 1 king stud at each end.

3. **2nd Floor Front Windows (left to right)** **2-2x10**
Factored reaction @ ends: 1.0 kips
Approx. span (centre-to-centre) = 14'-4"
Provide 1 jack stud and 2 king studs at each end.

4. **2nd Floor Rear Window at Stairs (left to right)** **2-2x8**
Factored reaction @ ends: 1.0 kips
Approx. span (centre-to-centre) = 8'-8"
Provide 1 jack stud and king stud as per Item 1a.

5. Overhead Garage Door Header (left to right) **2-2x10**
Factored reaction @ ends: 2.6 kips
Approx. span (centre-to-centre) = 12'-8"
Provide 1 jack stud, 2 king studs at each end.

6. Main Floor Rear Window at Mudroom (left to right) **3-2x12 or 2-1.75"x9.25" 2.0e LVL**
Factored reaction @ ends: 1.3 kips
Approx. span (centre-to-centre) = 6'-4"
Provide 1 jack stud and 3-2x6 full height king studs at each end.

7. Main Floor Rear Patio Door Header (left to right) **2-2x10**
Factored reaction @ ends: 1.5 kips
Approx. span (centre-to-centre) = 12'-7"
Provide 1 jack stud at each end. Provide 3-2x6 king studs at the left support and 5-2x6 king studs at the right support.

8. Main Floor Rear Patio Upper Window Header (left to right) **2-2x10**
Factored reaction @ ends: 1.2 kips
Approx. span (centre-to-centre) = 12'-7"
Provide 1 jack stud at each end. Provide 3-2x6 king studs at the left support and 5-2x6 king studs at the right support.

9. Main Floor Rear Windows at Ensuite (left to right) (2) **2-2x8**
Factored reaction @ ends: 1.3 kips
Approx. span (centre-to-centre) = 3'-10"
Provide 1 jack stud and 2 king studs at each end.

10. Left Side Window Header at Bedroom and W.I.C (front to back) (2) **2-2x10**
Factored reaction @ ends: 2.6 kips
Approx. span (centre-to-centre) = 5'-4" max
Provide 1 jack stud and 1 king stud at each end.

11. Front Window Header above Covered Porch (left to right) **2-2x10**
Factored reaction @ ends: 1.2 kips
Approx. span (centre-to-centre) = 16'-4"
Provide 1 jack stud at each end. Provide 4-2x6 king studs at the left support. Provide an HSS 4"x4"x3/16" full height wind brace column at the right support of the 16'-0" opening. Provide an 8"x5"x3/8" steel top and bottom plates fastened to the wall plates with (2) 3/8" diameter thru bolts connected with nuts and washers at the top and fastened to solid blocking in the floor space using (2) ½" diameter x 5" long lag screws. Fasten jack studs to steel column with self-tapping screws at 16" o/c vertically.

12. Kitchen Front Window Header (left to right) **2-2x8**
Factored reaction @ ends: 1.1 kips
Approx. span (centre-to-centre) = 6'-4"
Provide 1 jack stud and 2 king studs at each end.

13. Foyer Front Window Header (left to right) **2-2x8**
Factored reaction @ ends: 1.1 kips
Approx. span (centre-to-centre) = 4'-6"
Provide 1 jack stud and 1 king stud at each end.

14. Covered Porch Front Beam (left to right) **2-2x12 or 3-2x10**
Factored reaction @ ends: 1.9 kips
Approx. span (centre-to-centre) = 15'-1"
Provide a 6x6 PT post or a 3-2x6 post at each end down to the foundation wall.

15. Covered Porch Left Side Beam (front to back) 2-2x10

Factored reaction @ ends: 1.1 kips
Approx. span (centre-to-centre) = 5'-6"
Provide a 6x6 PT post or 3-2x6 post at the front support down to the foundation wall. Provide a 2-2x6 post at the rear support.

16. Crawl Space Steel Beam (left to right) W8x21 or W10x22

Factored reaction @ ends: 1.1 kips
Factored reaction @ interior: 29.5 kips
Approx. span (centre-to-centre) = 16'-11" + 16'-11" (2 span continuous)
Bear on item 18 or hang off item 18 as per SBM detail S1 at left end. At right end bear in beam pocket. Provide an HSS 3"x3"x1/4" steel column with a 6"x6"x3/8" steel top and base plate on a 44"x44"x20" concrete pad footing at the interior support.

17. Rear Deck Rear Beam (left to right) (5) 3-2x12 PT

Factored reaction @ ends: 4.3 kips
Approx. span (centre-to-centre) = 8'-0" + 8'-0" + 8'-0" + 8'-0" + 8'-0"
Provide a 6x6 PT post on a 12" concrete pier with a 24"x24"x10" concrete pad footing or belled to 26" diameter at the base. Ensure the piers are founded minimum 48" below finished grade on native undisturbed soil.
Note: These deck beams are designed to support 5'-0" tributary width of deck floor with hot tub loads (DL=15psf, LL=100psf assumed). Contractor to confirm all loading assumptions prior to construction and report any discrepancies to Strik Baldinelli Moniz for beam redesign.

18. Crawl Space Left Door Header (front to back) W8x18 or W10x22

Factored reaction @ ends: 6.6 kips
Approx. span (centre-to-centre) = 3'-6"
Bear in beam pocket at each support.

19. Foundation Wall Connection to Existing Wall

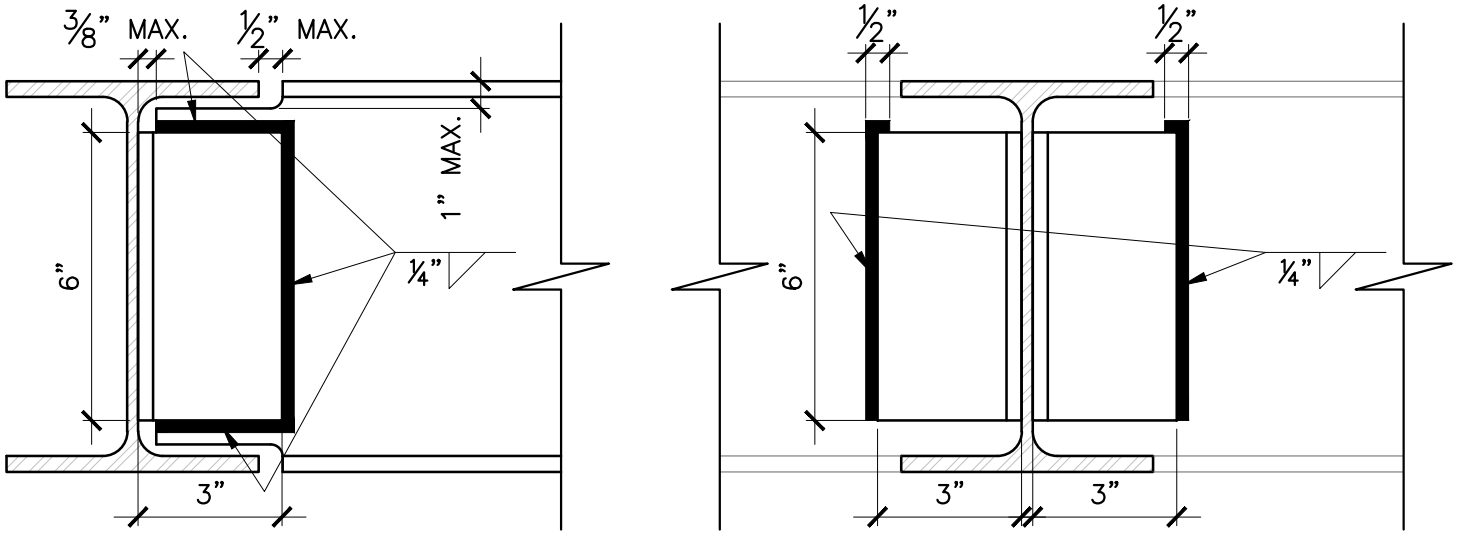
Connect new concrete foundation wall to existing using 16" long 10M bars at 16" o/c vertically. Connect new concrete footing to existing using (3) 16" long 10M bars @ 6" o/c horizontally. Where connecting to grout-filled concrete masonry units, set bars 4 1/2" into existing foundation wall, epoxied using Hilti HIT-HY 270 (or equivalent). Seal dry joint to ensure watertight connection.
Where connecting to hollow concrete masonry units, set bars 2" into existing foundation wall with Hilti screen tubes (2" embedment), epoxied using Hilti HIT-HY 270 (or equivalent). Seal dry joint to ensure watertight connection.

We trust this report meets your satisfaction; if you need further clarification please do not hesitate to contact us.

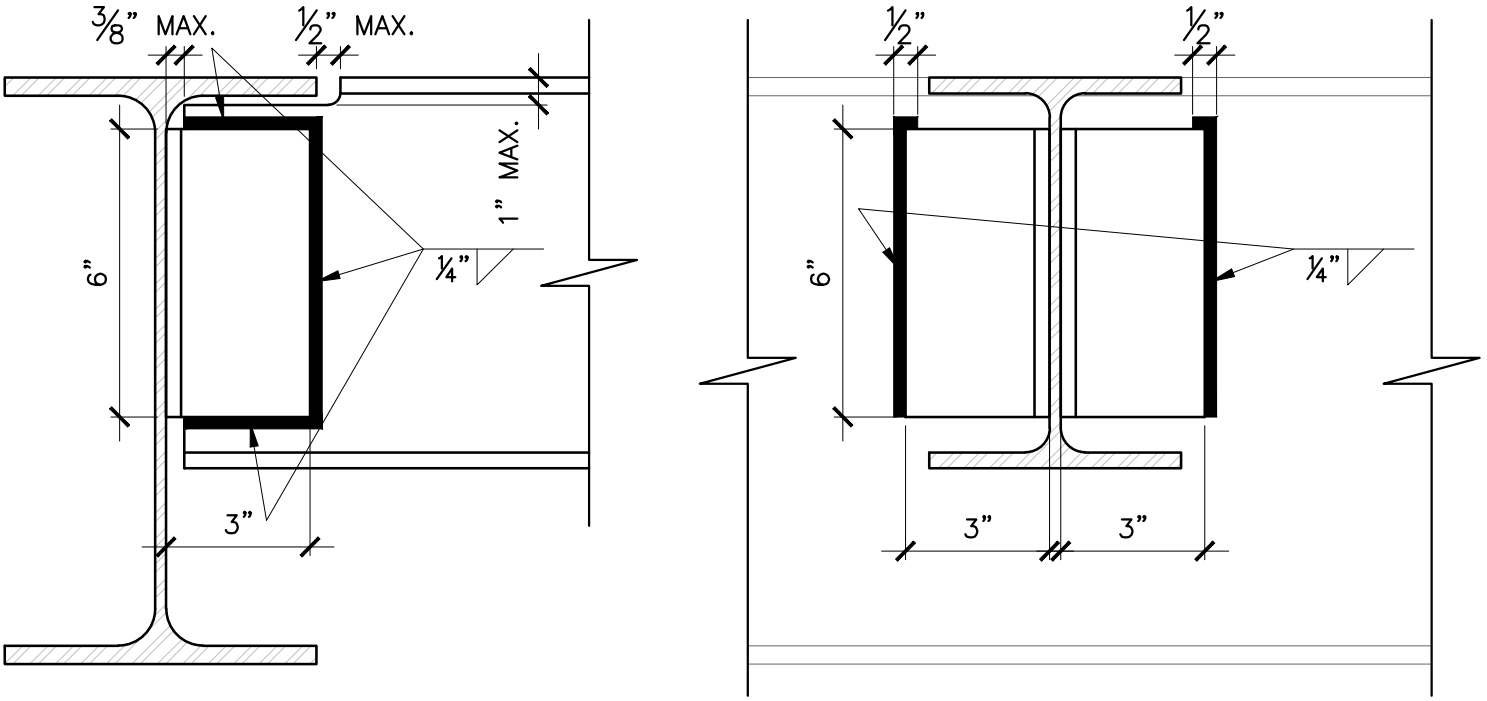
Regards,
Strik, Baldinelli, Moniz Ltd.
Planning • Civil • Structural • Mechanical • Electrical

Brett McCallum, P.Eng
Structural Engineer I, Project Lead

STRIK BALDINELLI MONIZ PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL	DHP HOMES	FILE NO.: SBM-24-0479
		DATE: MAR. 14, 2024
	84 OLD CUT BLVD, PORT ROWAN, ON	SHEET NO.: S1
	8"-12" STEEL BEAM CONNECTIONS	DRAWN BY.: BM



OPTION A - EQUAL NOMINAL DEPTH BEAMS



OPTION B - SUPPORTING BEAM DEEPER THAN SUPPORTED BEAM

NOTES:

1. SEALED FOR STRUCTURAL INFORMATION ONLY. SEE SPECIFICATION SHEET SS1 ATTACHED.
2. PROVIDE (2)L3x3x5/16 WELDED TO BOTH FACES AS INDICATED.
3. BEAMS SHALL HAVE A MINIMUM YIELD STRENGTH OF 345MPa.
4. ANGLES SHALL HAVE A MINIMUM YIELD STRENGTH OF 300MPa.
5. CONNECTION RATED FOR A MAXIMUM FACTORED REACTION OF 170kN (38,200lbs).
6. BEAMS SHALL BE DESIGNED TO SUPPORT LOADS.
7. MINIMUM WEB THICKNESS OF SUPPORTING BEAM = 7/32" (5.8mm).
8. ALL WELDING SHALL BE DONE BY A CWB CERTIFIED WELDER.
9. USE E49XX ELECTRODES.
10. SUPPORTED MEMBER SHALL BE 8"-12" NOMINAL DEPTH.

STRIK BALDINELLI MONIZ

PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

STRUCTURAL SPECIFICATIONS FOR O.B.C. PART 9 BUILDINGS

ONTARIO, CANADA

FILE: SBM – SS1 – PART 9

DATE: JAN. 02, 2024

SHEET NO.: SS1

DRAWN BY: KF

GENERAL

1. THE ENGINEERING REVIEW BY STRIK BALDINELLI MONIZ LIMITED (SBM) IS FOR THE STRUCTURAL ITEMS NOTED ON THE SEALED DESIGN DOCUMENTS (PLANS, DETAILS, REPORT, ETC.) FOR WHICH THERE ARE NO PROVISIONS IN PART 9 OF THE ONTARIO BUILDING CODE (O.B.C.).
2. THE ENGINEERING REVIEW BY SBM IS LIMITED TO THE SITE/ADDRESS SHOWN ON THE DRAWINGS/REPORT AND CANNOT BE USED FOR ANY OTHER PROJECT WITHOUT EXPRESSED WRITTEN CONSENT BY SBM.
3. THE SEALED DESIGN DOCUMENTS ARE PREPARED BY SBM SOLELY FOR THE USE BY THE PARTY WITH WHOM SBM HAS ENTERED INTO A CONTRACT (HEREBY REFERRED TO AS THE CLIENT).
4. SBM'S REVIEW IS BASED ON THE INFORMATION (PLANS, ELEVATIONS, SECTIONS, DETAILS, GEOTECHNICAL REPORTS, SHOP DRAWINGS FOR PRE-ENG ELEMENTS, ETC.) PROVIDED TO US BY THE CLIENT AT THE TIME OF OUR REVIEW. SBM IS NOT RESPONSIBLE FOR ANY ERRORS TO, OR OMISSIONS FROM, THIS INFORMATION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE US WITH ALL RELEVANT INFORMATION, TOGETHER WITH ANY ADDITIONS OR CHANGES THERETO.
5. THE CLIENT AND ALL OTHERS INVOLVED IN THE CONSTRUCTION OF THIS HOUSE OR SMALL BUILDING SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. PART 9 INCLUDING ALL STANDARDS REFERENCED THEREIN, AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
6. THIS SPECIFICATION SHEET IS INTENDED TO SUPPLEMENT THE SEALED DESIGN DOCUMENTS PROVIDED AND O.B.C. PART 9 AS IT DOES NOT INCLUDE ALL REQUIREMENTS PROVIDED THEREIN. IF THE CLIENT REQUIRES FURTHER CLARIFICATION PLEASE CONTACT SBM OR THE LOCAL BUILDING DIVISION.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS – O.REG. 213/91.
8. SBM HAS ASSUMED THAT ANY REQUIRED INSPECTIONS WILL BE PERFORMED BY THE LOCAL BUILDING DIVISION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR ANY INSPECTIONS REQUIRED TO BE PERFORMED BY SBM.
9. THE DESIGN AND CONSTRUCTION OF ANY TEMPORARY SHORING REQUIRED TO CONSTRUCT THE WORKS HEREIN IS THE RESPONSIBILITY OF OTHERS.
10. WHERE MULTIPLE DESIGN OPTIONS ARE PRESENTED, IT IS THE RESPONSIBILITY OF THE CLIENT, IN CONSULTATION WITH THE OWNER, TO SELECT THE APPROPRIATE ALTERNATIVE.

FOOTINGS AND FOUNDATIONS

1. ALL CONCRETE SHALL CONFORM TO O.B.C. 9.3.1. AND ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO O.B.C. 9.15. UNLESS NOTED OTHERWISE (U.N.O.) ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. FOUNDATIONS HAVE BEEN DESIGNED ASSUMING AN ALLOWABLE SOIL BEARING PRESSURE OF 100kPa (2090psf). IT IS THE RESPONSIBILITY OF THE CLIENT TO INFORM SBM IF THIS BEARING PRESSURE CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOAD PROVIDED IN 9.4.4.6.(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE LATERALLY SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH A MINIMUM YIELD STRENGTH OF 400MPa.

WOOD-FRAME CONSTRUCTION

1. ALL LUMBER AND WOOD PRODUCTS SHALL CONFORM TO O.B.C. 9.3.2. AND ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO O.B.C. 9.23. U.N.O. ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 (USA ASD) OR Fb=5450 (CANADIAN LSD) OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 3" BEARING LENGTH AT ENDS U.N.O.
3. ALL PRE-ENGINEERED SYSTEMS (ROOF TRUSSES, FLOOR JOISTS, ETC.) SHALL BE DESIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND SEALED DESIGN SHEETS TO SBM AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER O.B.C. 9.23.10.2. TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING.
   5.1. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2)3¼" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER O.B.C. TABLE 9.23.3.4.)
6. ALL WOOD COLUMNS SHALL CONFORM TO O.B.C. 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF THE BEAM/GIRDER TRUSS UNDER ALL BEAMS/GIRDER TRUSSES, MINIMUM. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYPICAL (TYP.).
7. ALL LINTELS SHALL HAVE 1 JACK STUD + 1 KING STUD AT ENDS U.N.O.
8. ALL GUARDS SHALL CONFORM TO O.B.C. 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.
9. ALL POST LOADS SHOWN ON DRAWINGS ARE UNFACTORED. ALL ADJUSTABLE STEEL POSTS (E.G. SUPER POST, JR POST, ETC.) SHALL BE DESIGNED AND APPROVED BY CCMC WITH APPROPRIATE FACTORS OF SAFETY.

ROOF AND CEILING FRAMING

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

STRUCTURAL STEEL

1. ALL STEEL BEAMS SHALL CONFORM TO O.B.C. 9.23.4.3. AND ALL STEEL COLUMNS SHALL CONFORM TO O.B.C. 9.17. U.N.O. ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL STEEL SHALL MEET OR EXCEED THE REQUIREMENTS FOR GRADE 350W IN CAN/CSA-G40.21 U.N.O. BELOW.
   2.1. ANCHOR BOLTS ARE PERMITTED TO BE GRADE 300W IN CAN/CSA G40.21 (300MPa) OR ASTM A36 (248MPa).
   2.2. TOP/BASE PLATES ARE PERMITTED TO BE GRADE 300W IN CAN/CSA G40.21 (300MPa).
3. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO ALL APPLICABLE STANDARDS.
4. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
   4.1. DROPPED STEEL BEAM – AS PROVIDED IN O.B.C. 9.23.4.3.(3) OR A 2x6 TOP PLATE W/ ⅜" THRU-BOLTS C/W NUTS & WASHERS OR HILTI X-U FASTENERS @ 24" O.C. STAGGERED INTO THE TOP FLANGE & (2)3¼" NAILS FROM EACH JOIST INTO THE TOP PLATE.
   4.2. FLUSH STEEL BEAM – SOLID BLOCKING (2x LUMBER & PLYWOOD) BOLTED TO THE BEAM WEB WITH ½"ø THRU-BOLTS @ 16" O.C. STAGGERED TOP & BOTTOM AND APPROVED FACE-MOUNT HANGERS FOR THE JOIST TO BLOCKING CONNECTION.
5. WHERE A STEEL PLATE SUPPORTING MASONRY VENEER IS SPECIFIED, WELD TO THE TOP OR BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 2" LONG ¼" FILLET WELDS @ 8" O.C. MIN., STAGGERED.
6. ALL STEEL COLUMNS SHALL BE LATERALLY SUPPORTED TOP & BOTTOM (E.G. BY CONCRETE SLAB ON GRADE, (2) ⅜"ø BOLTS, OR 2" OF ¼" FILLET WELD MIN.). CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYP.

LOADING

1. ROOF LOADING:
   1.1. SNOW LOAD = AS PER O.B.C. 9.4.2.2. (NOT LESS THAN 20.9psf)
   1.2. DEAD LOAD = 6psf (ROOF RAFTERS/JOISTS OR TRUSS TOP CHORDS)
2. CEILING LOADING:
   2.1. ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY PRECLUDING THE STORAGE OR EQUIPMENT OR MATERIAL [AS PER O.B.C. 9.4.2.4.(1)]
      2.1.1. TOTAL LOAD = 7psf
   2.2. ACCESSIBLE ATTIC IN RESIDENTIAL OCCUPANCIES
      2.2.1. LIVE LOAD = 30psf
      2.2.2. DEAD LOAD = 12psf
   2.3. ACCESSIBLE ATTIC IN NON-RESIDENTIAL OCCUPANCIES
      2.3.1. LIVE LOAD = AS PER O.B.C. 4.1.5.
      2.3.2. DEAD LOAD = 12psf
3. FLOOR LOADING:
   3.1. LIVE LOAD = 40psf
   3.2. DEAD LOAD = 12psf
4. ACCESSIBLE EXTERIOR PLATFORMS (AS PER O.B.C. 9.4.2.3.3.)
   4.1. LIVE LOAD = GREATER OF 40psf OR SNOW LOAD
   4.2. DEAD LOAD = 12psf

MAP A

ANPL2024209

CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

Legend

Subject Lands

2020 Air Photo

7/9/2024

N

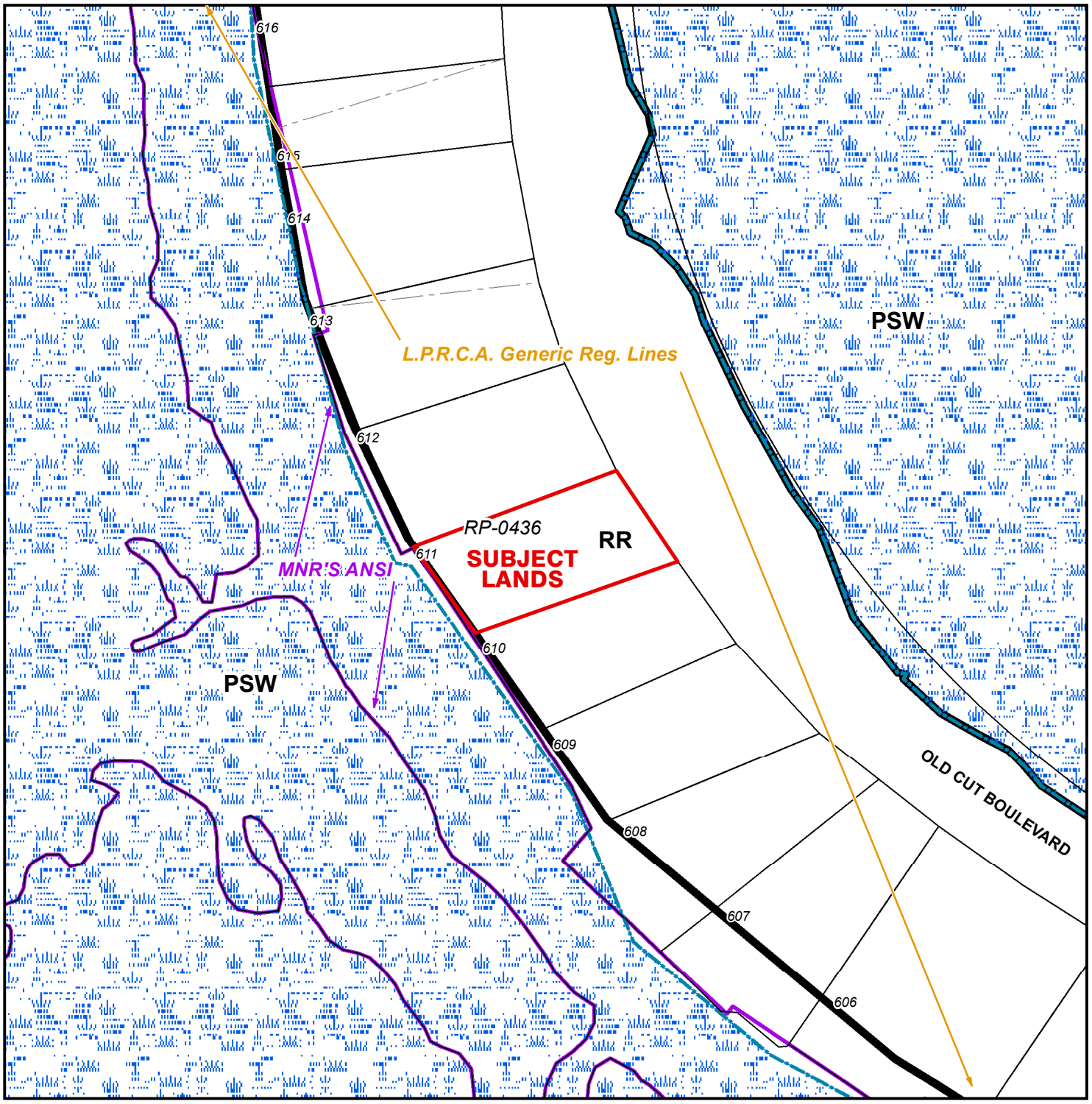
10 5 0 10 20 30 40 Meters

MAP B

ANPL2024209

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM



ZONING BY-LAW 1-Z-2014

7/9/2024

(H) - Holding

PSW - Provincially Significant Wetland Zone

RR - Resort Residential Zone

LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- MNR ANSI
- LPRCA Generic RegLines

N

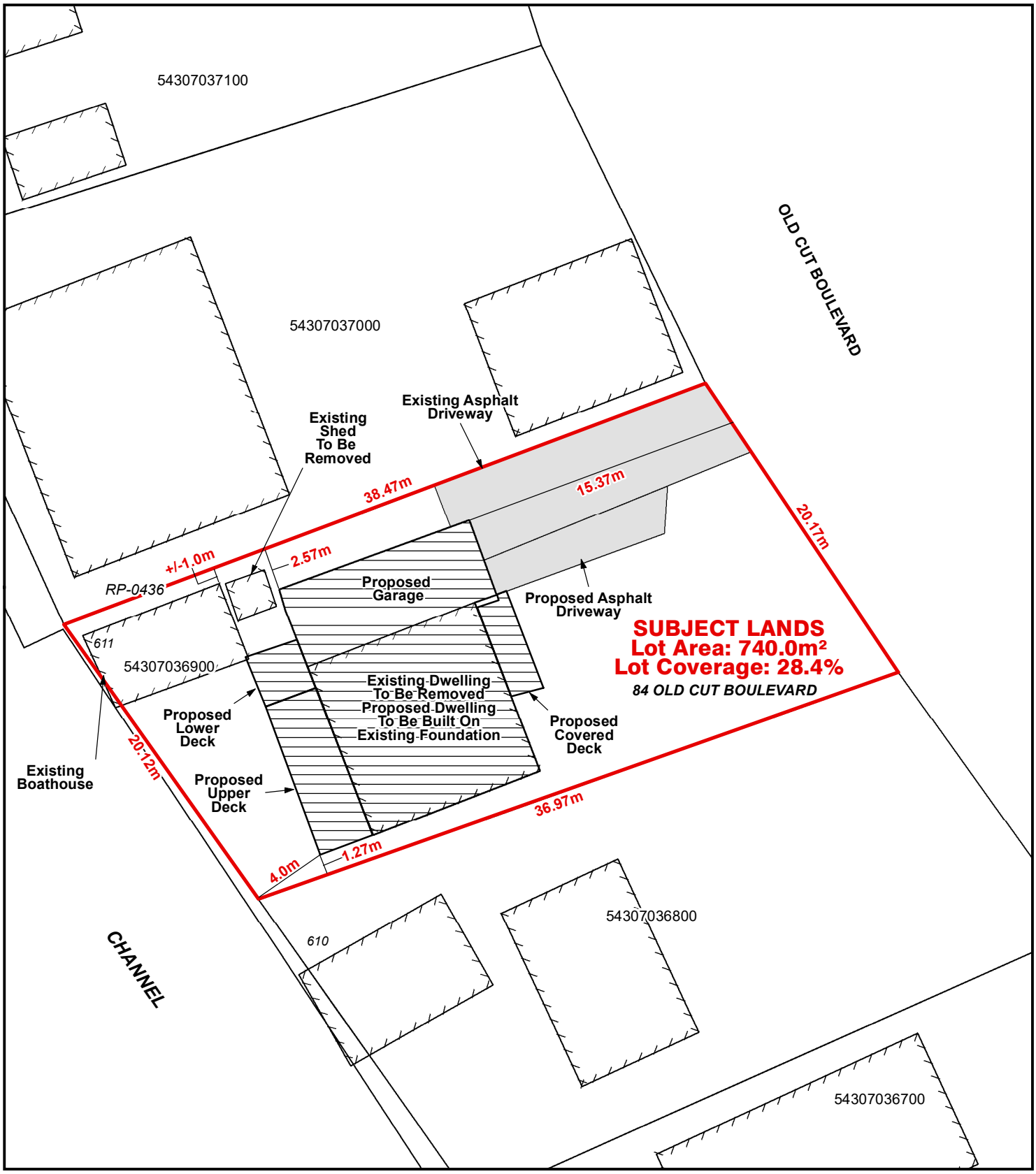
8 4 0 8 16 24 32 Meters

MAP C

ANPL2024209

CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

Subject Lands

7/9/2024

N

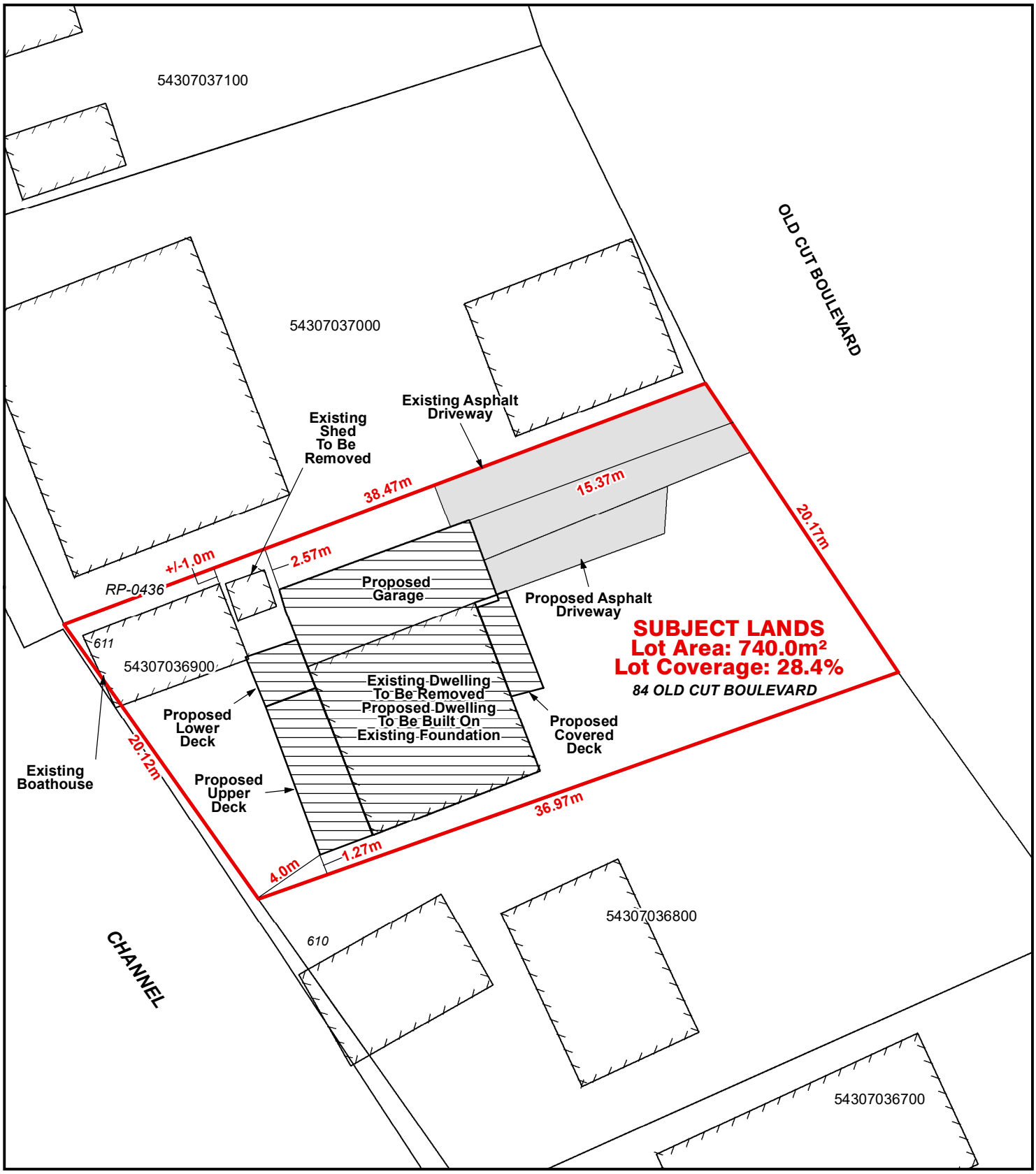
2.5 1.25 0 2.5 5 7.5 10 Meters

LOCATION OF LANDS AFFECTED

ANPL2024209

CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

Subject Lands

7/9/2024

N

2.5 1.25 0 2.5 5 7.5 10 Meters