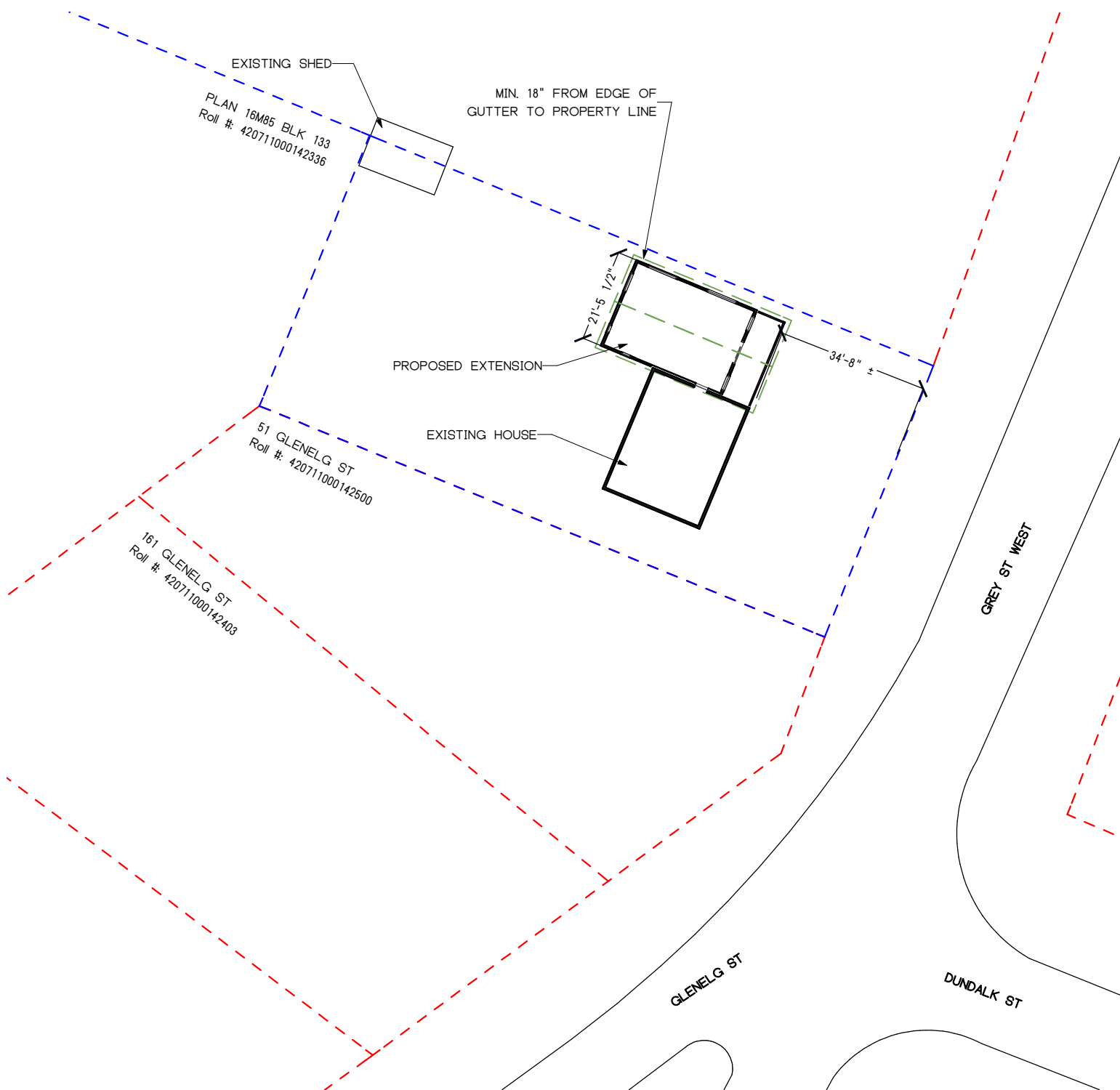




SEE SITE SURVEY BY BETTER MEASURES, PROJECT NO. 22500, DATED JANUARY 16, 2023.

DRAWING SCHEDULE

- S-1 Title Page
- S-2 Notes
- S-3 Foundation Plan
- S-4 Ground Floor Plan
- S-5 2nd Floor Plan
- S-6 Roof Plan
- S-7 North & South Elevations
- S-8 East & West Elevations
- S-9 Cross-Section
- S-10 Render



SITE PLAN
Scale: 1" = 32'



REV.	DESCRIPTION	BY:	DATE:
2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

STATUS: **ISSUED FOR PERMIT**



CLIENT:
Peter Enns

PROJECT:
Proposed Residential Extension

SITE:
41 Glenelg St
Dundalk, ON

TITLE:
Title Page

SCALE AT 11"x17":	DATE:	DRAWN:	CHECKED:
As Noted	29/04/23	DF	HP
PROJECT NO:	DRAWING NO:	REVISION:	
22-0052	S-1	2	

GENERAL DESIGN / DRAWING NOTES

ALL WORK, MATERIALS AND EQUIPMENT SHALL CONFORM TO THE ONTARIO BUILDING CODE (OBC), LATEST EDITION.

ALL WORK MUST BE BRACED DURING CONSTRUCTION IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SUPPORT.

ALL CLADDING MATERIALS AND ELEMENTS SHALL BE FIXED IN STRICT ACCORDANCE WITH THE MANFR'S SPECIFICATIONS FOR THE APPLICABLE WIND LOADING CONDITIONS AND THE SUPPORTING STRUCTURE SHOWN ON THESE DRAWINGS.

THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO SOUTHWINDS ENGINEERING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.

FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS LABELLED 'ISSUED FOR CONSTRUCTION'.

DIMENSIONING NOTES

WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE.

DIMENSIONS ON THESE DRAWINGS ARE GENERALLY MEASURED FROM ROUGH STUD EDGE TO ROUGH STUD EDGE.

LUMBER WIDTH ASSUMPTIONS: 2x4 @ 3-1/2", 2x6 @ 5-1/2", 2x8 @ 7-1/4", 2x10 @ 9-1/4", 2x12 @ 11-1/4".

EXTERIOR WALL DIMENSIONS MEASURED TO OUTER OR INNER EDGE OF STUD.

INTERIOR DIMENSIONS MEASURED TO EDGE OF STUD.

DESIGN LOADS (UNFACTORED)

CLIMATIC DESIGN DATA (DUNDALK)

SNOW LOAD Ss = 2.40 kPa
Sr = 0.40 kPa

FLOOR DEAD LOAD = 0.48 kPa
FLOOR LIVE LOAD = 1.90 kPa

ROOF DEAD LOAD = 0.58 kPa
ROOF SNOW LOAD = 2.16 kPa
Cb=0.55

ENERGY EFFICIENCY

COMPLIANCE PACKAGE A1 FROM TABLE 3.1.1.2.A (IP)
CEILING (WITH ATTIC SPACE): min. R60
FLOOR (ABOVE GARAGE): min. R31
WALLS ABOVE GRADE: min. R22
GARAGE SLAB: min. R10

MECHANICAL:
SPACE HEATING EQUIPMENT min. 96% AFUE

GENERAL CONSTRUCTION NOTES

SILL PLATE

2no. SILL PLATE WITH 1/2" dia. x 8" LONG ANCHOR BOLTS EMBEDDED 4" INTO CONCRETE SPACED MAX. 32" o.c. USE CAULKING OR GASKET B/W PLATE AND TOP OF CONCRETE WALL. LEVEL THE SILL USING NON-SHRINK GROUT WHERE NECESSARY.

WALL FRAMING

TYPICAL WALL FRAME CONSISTS OF A SINGLE (1) BOTTOM PLATE AND TWO (2) TOP PLATES. ALL LUMBER TO BE SPF #1 OR #2, UNLESS NOTED OTHERWISE. ALL TIMBER IN CONTACT WITH SOIL MUST BE PRESSURE TREATED IN ACCORDANCE WITH CWPB. BITUMINOUS DAMP-PROOFING AS PER OBC 9.13 AND PROVIDE DRAINAGE AS PER OBC 9.14 TO SURFACE OF FOUNDATION WALL.

BEAM BEARING

ALL BUILT-UP WOOD BEAMS REQUIRE MIN. 3-1/2" BEARING AT EACH SUPPORTED END. LVL BEAMS BEARING AS PER MANUFACTURER.

VAPOUR BARRIER

AS PER OBC Cl. 9.25.4, CONTINUOUS VAPOUR BARRIER TO EXTEND FROM THE SILL PLATE TO THE TOP PLATE OF THE TOP-MOST WALL PLATE CONNECTING WITH THE CEILING VAPOUR BARRIER.

AIR BARRIER

SHALL CONFORM TO OBC Cl. 9.25.3. AS PER Cl. 9.25.3.3, CONTINUITY OF THE AIR BARRIER SYSTEM INCLUDES THE FOLLOWING NOTES:
- IF AN AIR-IMPERMEABLE PANEL TYPE MATERIAL IS USED AS AN AIR BARRIER, ALL JOINTS ARE TO BE SEALED TO PREVENT AIR LEAKAGE.
- WHERE THE AIR BARRIER SYSTEM CONSISTS OF FLEXIBLE SHEET MATERIAL, ALL JOINTS ARE TO BE SEALED WITH COMPATIBLE MATERIAL SUCH AS TAPE, FLEXIBLE SEALANT, OR LAPPED MIN. 4" AND CLAMPED, SUCH AS BETWEEN FRAMING MEMBERS, FURRING, BLOCKING, AND RIGID PANELS.

SPRAY FOAM INSULATION

AS PER OBC Cl. 9.25.2.5(1), SPRAY-APPLIED POLYURETHANE SHALL BE INSTALLED IN ACCORDANCE WITH CAN/ULC-S705.2, "THERMAL INSULATION - SPRAY-APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY - APPLICATION".

ATTIC VENTILATION

SHALL CONFORM TO OBC Cl. 9.19.1. AS PER OBC Cl. 9.19.1.2(2), INSULATED CEILINGS WITH A ROOF SLOPE > 1:6 SHALL HAVE AN UNOBSTRUCTED VENT AREA NOT LESS THAN 1/300 OF INSULATED CEILING AREA. USE 50% ROOF VENTS, 50% AS EAVE/SOFFIT VENTS UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING. AS PER OBC Cl. 9.19.2.1(2), ATTIC HATCH MIN. 21-1/2" x 35-1/2" WEATHERSTRIPPED. INSULATE COVER TO MIN. R-20 USING RIGID INSULATION. HATCH TO HAVE MIN. 24" CLEARANCE.

FOUNDATIONS

SHALL REST ON NATURAL UNDISTURBED SOIL OR min. 8" THICK COMPACTED ENGINEERED FILL W/ MIN. ALLOWABLE SOIL BEARING PRESSURE OF 2,089 psf (100 kPa) (ULS).

BOTTOM OF FOOTING MUST BE MIN. 40" BELOW GRADE FOR FROST PROTECTION.

CONCRETE

ALL REINFORCED CONCRETE ELEMENTS ARE DESIGNED USING THE LIMIT STATES DESIGN METHOD IN ACCORDANCE WITH CAN/CSA-A23.3.

CONCRETE WORK SHALL CONFORM TO CAN/CSA-A23.1,2,3 FOR MATERIALS AND WORKMANSHIP.

ALL CONCRETE SHALL BE KEPT MOIST DURING THE FIRST 3 DAYS OF CURING.

TAKE ADEQUATE MEASURES TO PROTECT THE CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES AT LEAST 7 DAYS AFTER CONCRETE PLACEMENT. COLD WEATHER PROTECTION IS REQUIRED FOR ALL CONCRETE PLACEMENT WHERE IT IS FORECASTED THAT THE TEMPERATURE WILL DROP BELOW 5°C WITHIN 24 HOURS OF PLACEMENT. PROTECTION PROVIDED, INCLUDING INSULATED TARPS, POLY COVERED STRAW, SUPPLEMENTAL HEAT AND/OR CHEMICAL ADMIXTURES, IS TO BE SUFFICIENT TO MAINTAIN A MINIMUM CURING TEMPERATURE OF 10°C FOR 3 DAYS.

REBAR CHAIRS (BAR SUPPORTS) ARE TO BE OF PRECAST CONCRETE, STEEL OR PLASTIC. WOOD, CLAY BRICK AND CONCRETE BLOCK IS NOT ACCEPTABLE.

FULLY DEVELOP ALL BARS BETWEEN BOTH HORIZONTAL AND VERTICAL POUR JOINTS.

PROVIDE A 2" x 4" KEY FOR ALL VERTICAL POUR JOINTS.

REINFORCING STEEL

ALL REBAR SHALL BE DEFORMED BARS CONFORMING TO G30.18 WITH A MINIMUM YIELD STRENGTH OF 400 MPa.

REINFORCING STEEL SHALL BE FABRICATED BY A SUPPLIER EXPERIENCED IN BAR BENDING. ALL BEND DIAMETERS SHALL CONFORM TO CAN/CSA-A23.1.

REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH REINFORCING STEEL MANUAL OF STANDARD PRACTICE, BY R.S.I.O., 4TH EDITION (2004).

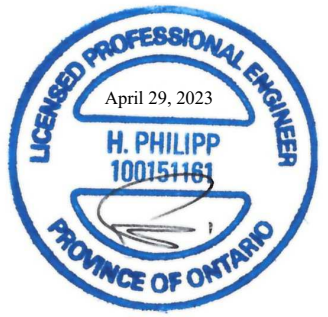
MAINTAIN THE FOLLOWING CLEAR CONCRETE COVER TO REINFORCEMENT (U.N.O.): CONCRETE PLACED AGAINST THE EARTH (BOTTOM OF FOOTINGS) 3" WALLS (AGAINST EARTH) 3"

CHAIRS SHALL BE USED TO MAINTAIN SPECIFIED CONCRETE COVER

MINIMUM REBAR TENSION LAP LENGTHS:
CONCRETE STRENGTH 10M 15M 20M
25 MPa 18" 24" 30"

LAP ALL TENSION BARS AT CORNERS WITH BENT DOWELS MEETING THE MINIMUM LAP REQUIREMENTS IN BOTH DIRECTIONS.

FIXTURE SCHEDULE table with columns: ROOM, FIXTURE ITEM, QTY. Includes sections for EXISTING HOUSE and PROPOSED EXTENSION.

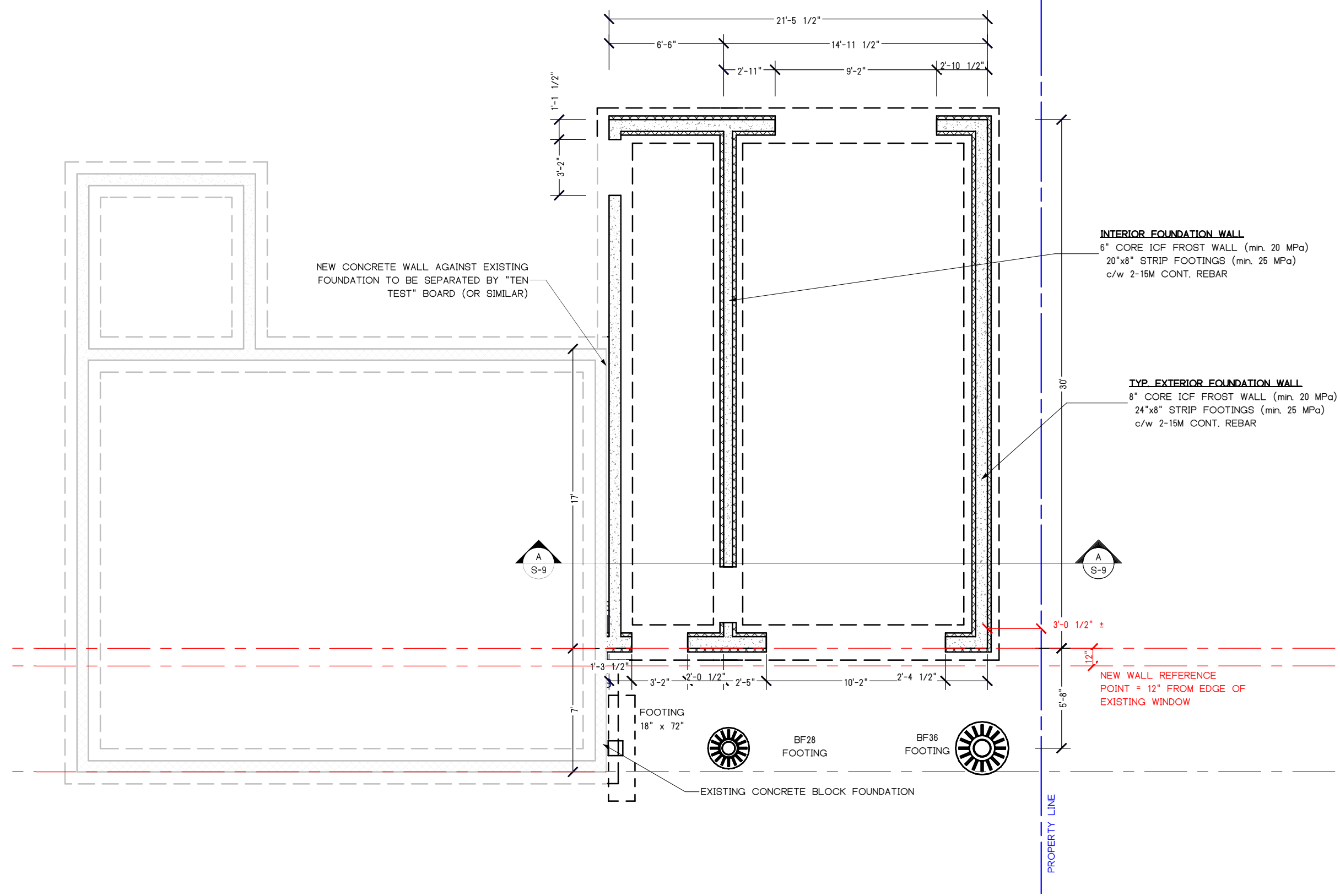


Revision table with columns: REV, DESCRIPTION, BY, DATE. Includes entries for 'Width of addition reduced' and 'Issued for Permit'.

STATUS: ISSUED FOR PERMIT



CLIENT: Peter Enns
PROJECT: Proposed Residential Extension
SITE: 41 Glenelg St, Dundak, ON
TITLE: Notes
SCALE AT 11"x17": As Noted
DATE: 29/04/23
DRAWN: DF
CHECKED: HP
PROJECT NO: 22-0052
DRAWING NO: S-2
REVISION: 2



NEW CONCRETE WALL AGAINST EXISTING FOUNDATION TO BE SEPARATED BY "TEN TEST" BOARD (OR SIMILAR)

INTERIOR FOUNDATION WALL
 6" CORE ICF FROST WALL (min. 20 MPa)
 20"x8" STRIP FOOTINGS (min. 25 MPa)
 c/w 2-15M CONT. REBAR

TYP. EXTERIOR FOUNDATION WALL
 8" CORE ICF FROST WALL (min. 20 MPa)
 24"x8" STRIP FOOTINGS (min. 25 MPa)
 c/w 2-15M CONT. REBAR

NEW WALL REFERENCE POINT = 12" FROM EDGE OF EXISTING WINDOW

FOOTING
 18" x 72"

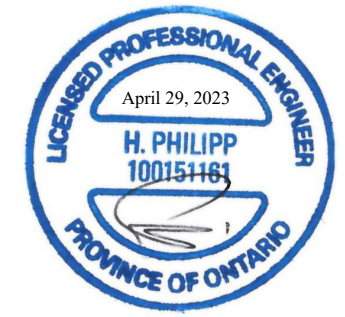
BF28
 FOOTING

BF36
 FOOTING

EXISTING CONCRETE BLOCK FOUNDATION

PROPERTY LINE

1 FOUNDATION PLAN
 Scale: 1/6" = 1'-0"



2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

STATUS: ISSUED FOR PERMIT



CLIENT:
 Peter Enns

PROJECT:
 Proposed Residential Extension

SITE:
 41 Glenelg St
 Dundalk, ON

TITLE:
 Foundation Plan

SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-3	REVISION: 2	

BUILT-UP STUDS
 MIN. 2-2x6 AT EDGE OF EACH DOORWAY AND WINDOW.
 MIN. 3-2x6 AT EDGE OF EACH GARAGE DOOR.



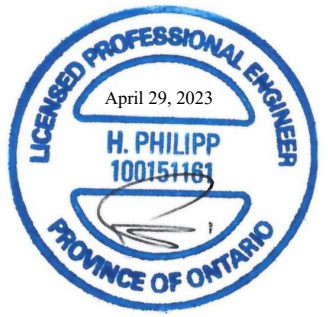
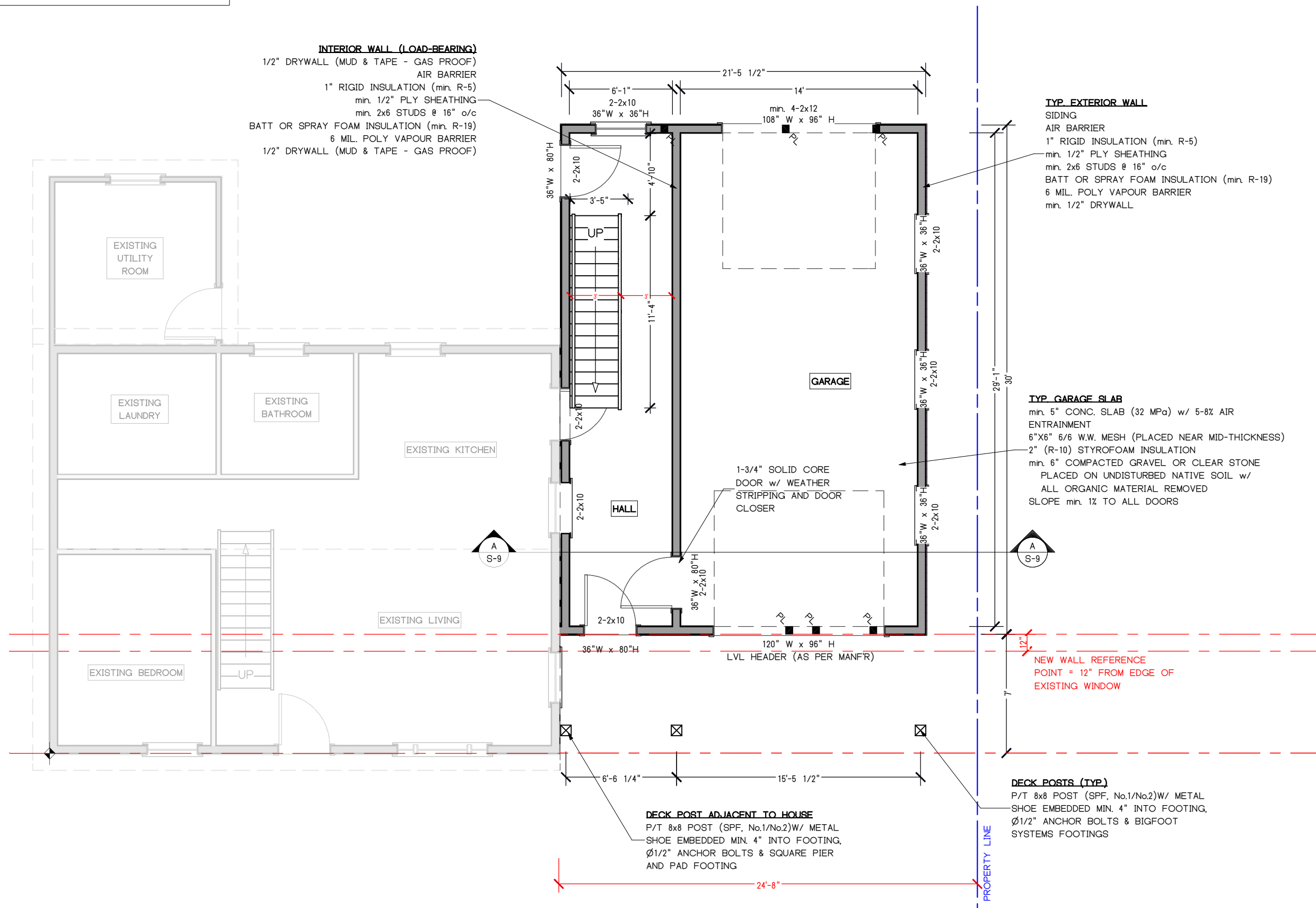
INTERIOR WALL (LOAD-BEARING)
 1/2" DRYWALL (MUD & TAPE - GAS PROOF)
 AIR BARRIER
 1" RIGID INSULATION (min. R-5)
 min. 1/2" PLY SHEATHING
 min. 2x6 STUDS @ 16" o/c
 BATT OR SPRAY FOAM INSULATION (min. R-19)
 6 MIL. POLY VAPOUR BARRIER
 1/2" DRYWALL (MUD & TAPE - GAS PROOF)

TYP. EXTERIOR WALL
 SIDING
 AIR BARRIER
 1" RIGID INSULATION (min. R-5)
 min. 1/2" PLY SHEATHING
 min. 2x6 STUDS @ 16" o/c
 BATT OR SPRAY FOAM INSULATION (min. R-19)
 6 MIL. POLY VAPOUR BARRIER
 min. 1/2" DRYWALL

TYP. GARAGE SLAB
 min. 5" CONC. SLAB (32 MPa) w/ 5-8% AIR ENTRAINMENT
 6"x6" 6/6 W.W. MESH (PLACED NEAR MID-THICKNESS)
 2" (R-10) STYROFOAM INSULATION
 min. 6" COMPACTED GRAVEL OR CLEAR STONE
 PLACED ON UNDISTURBED NATIVE SOIL w/ ALL ORGANIC MATERIAL REMOVED
 SLOPE min. 1% TO ALL DOORS

DECK POST ADJACENT TO HOUSE
 P/T 8x8 POST (SPF, No.1/No.2) w/ METAL SHOE EMBEDDED MIN. 4" INTO FOOTING, Ø1/2" ANCHOR BOLTS & SQUARE PIER AND PAD FOOTING

DECK POSTS (TYP.)
 P/T 8x8 POST (SPF, No.1/No.2) w/ METAL SHOE EMBEDDED MIN. 4" INTO FOOTING, Ø1/2" ANCHOR BOLTS & BIGFOOT SYSTEMS FOOTINGS



REV.	DESCRIPTION	BY:	DATE:
2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

STATUS: ISSUED FOR PERMIT



CLIENT:
Peter Enns

PROJECT:
Proposed Residential Extension

SITE:
41 Glenelg St
Dundalk, ON

TITLE:
Ground Floor Plan

SCALE AT 11"x17":	DATE:	DRAWN:	CHECKED:
As Noted	29/04/23	DF	HP
PROJECT NO:	DRAWING NO:	REVISION:	
22-0052	S-4	2	

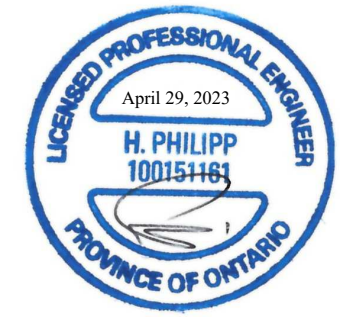
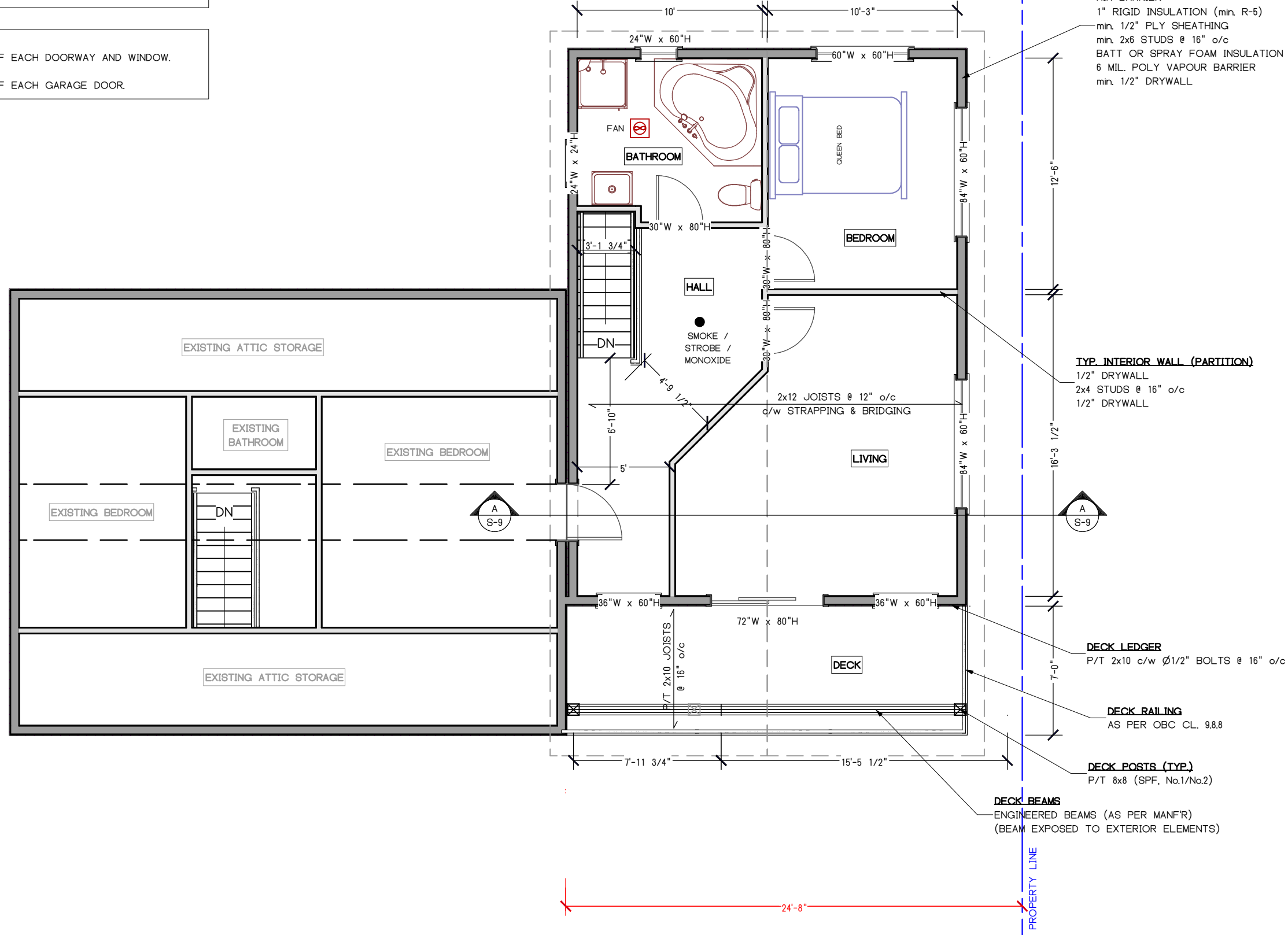
■ = POINT LOAD

SMOKE AND CARBON MONOXIDE DETECTORS

MUST HAVE VISUAL SIGNALLING, WITH AT LEAST ONE DETECTOR INSTALLED PER FLOOR (INCLUDING THE BASEMENT) AND EVERY BEDROOM. THERE SHALL BE A DETECTOR WITHIN 16'-5" OF EACH BEDROOM DOOR. DETECTORS TO BE DIRECT WIRED TO HYDRO PANEL AND INTERCONNECTED TO OTHER DETECTORS IN THE HOUSE.

BUILT-UP STUDS

MIN. 2-2x6 AT EDGE OF EACH DOORWAY AND WINDOW.
MIN. 3-2x6 AT EDGE OF EACH GARAGE DOOR.



REV.	DESCRIPTION	BY:	DATE:
2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

STATUS: ISSUED FOR PERMIT



CLIENT:
Peter Enns

PROJECT:
Proposed Residential Extension

SITE:
41 Glenelg St
Dundas, ON

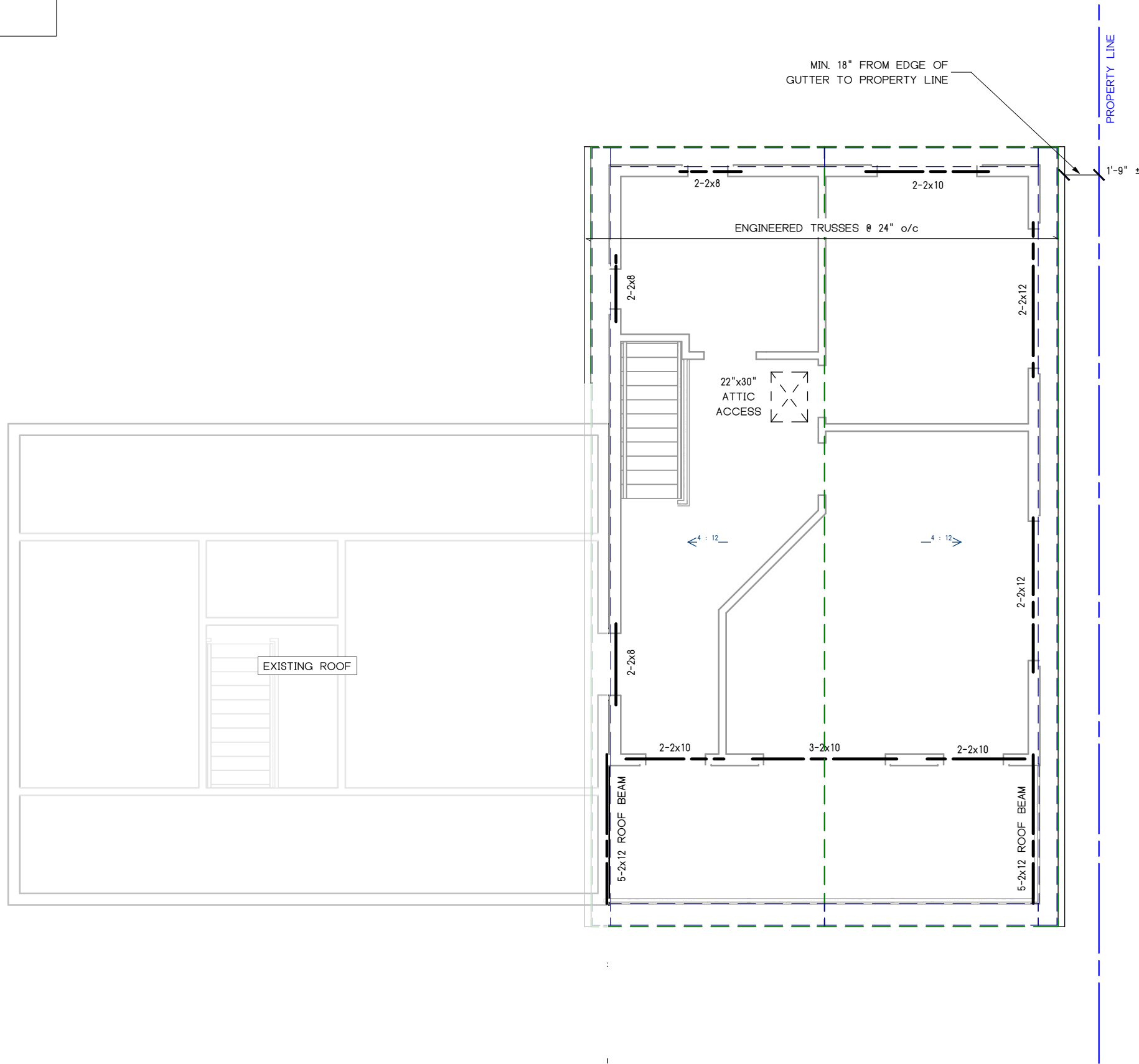
TITLE:
2nd Floor Plan

SCALE AT 11"x17":	DATE:	DRAWN:	CHECKED:
As Noted	29/04/23	DF	HP
PROJECT NO:	DRAWING NO:	REVISION:	
22-0052	S-5	2	

BUILT-UP STUDS

MIN. 2-2x6 AT EDGE OF EACH DOORWAY AND WINDOW.

MIN. 3-2x6 AT EDGE OF EACH GARAGE DOOR.



REV.	DESCRIPTION	BY:	DATE:
2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

STATUS: **ISSUED FOR PERMIT**



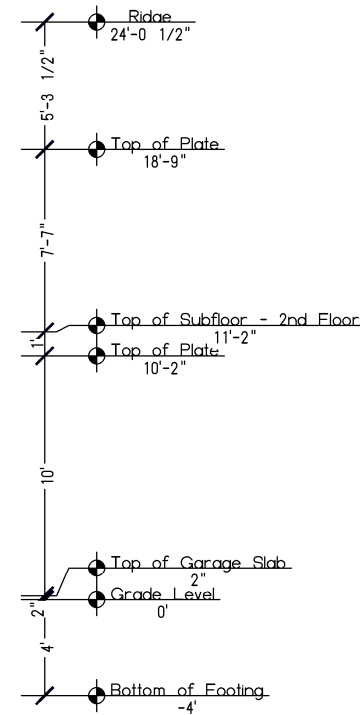
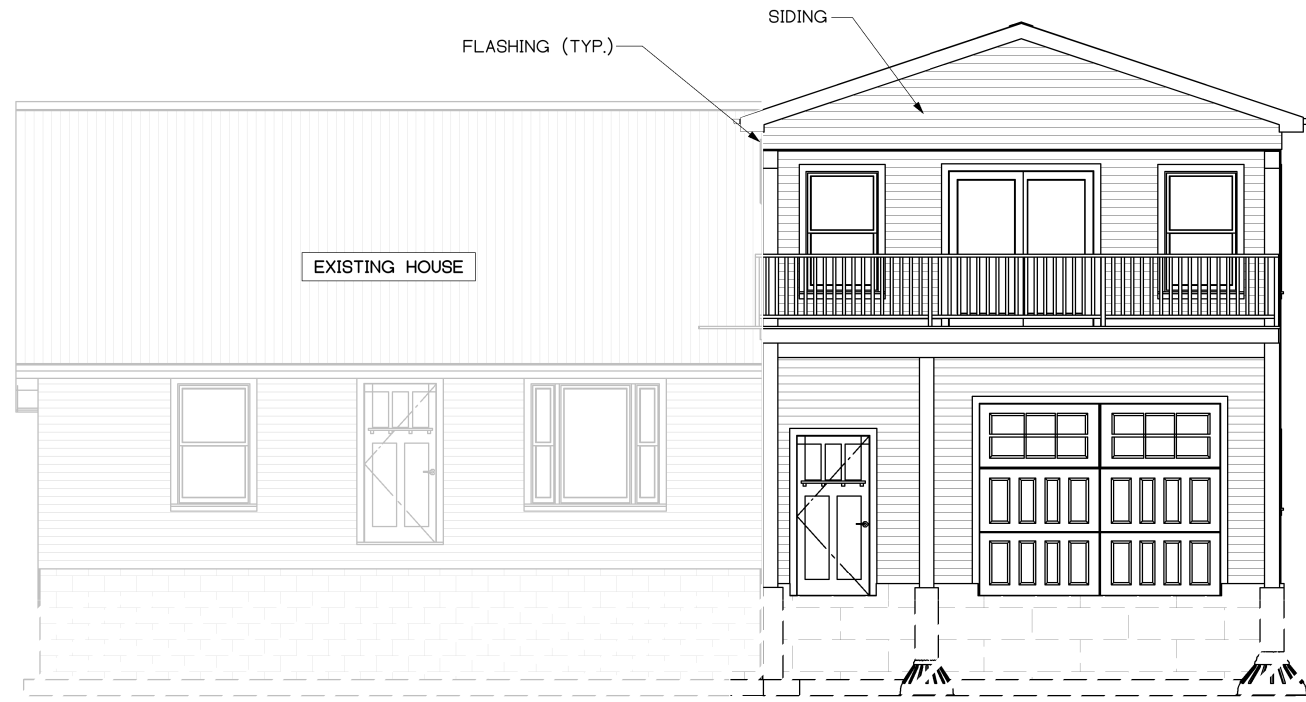
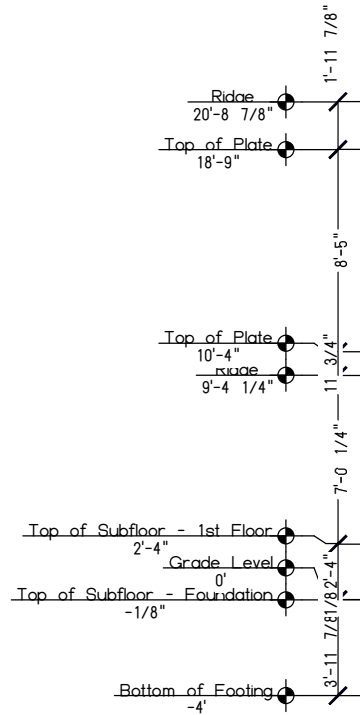
CLIENT:
Peter Enns

PROJECT:
Proposed Residential Extension

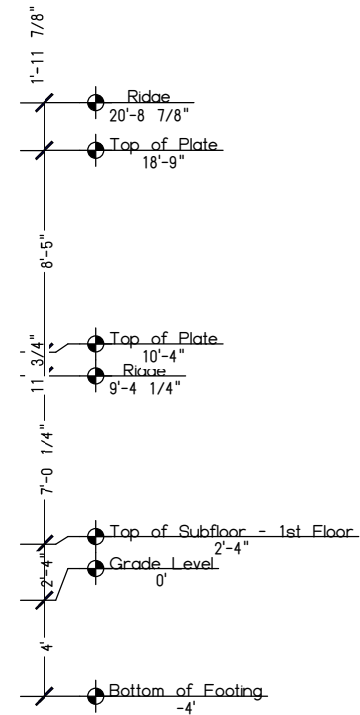
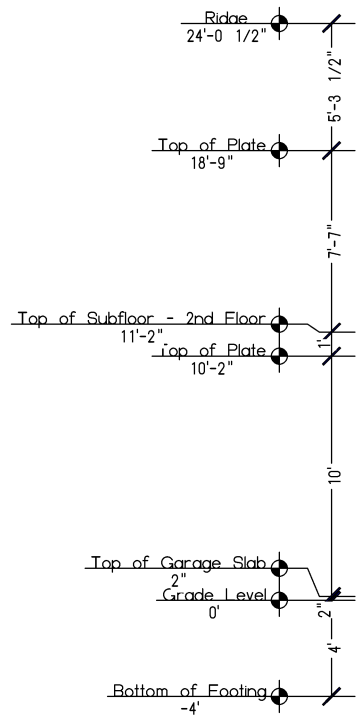
SITE:
41 Glenelg St
Dundas, ON

TITLE:
Roof Plan

SCALE AT 11"x17":	DATE:	DRAWN:	CHECKED:
As Noted	29/04/23	DF	HP
PROJECT NO:	DRAWING NO:	REVISION:	
22-0052	S-6	2	



5 FRONT ELEVATION
Scale: 1/8" = 1'-0"



6 REAR ELEVATION
Scale: 1/8" = 1'-0"



REV.	DESCRIPTION	BY:	DATE:
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1	Issued for Permit	DF	02/08/22

STATUS: **ISSUED FOR PERMIT**



CLIENT:
 Peter Enns

PROJECT:
 Proposed Residential Extension

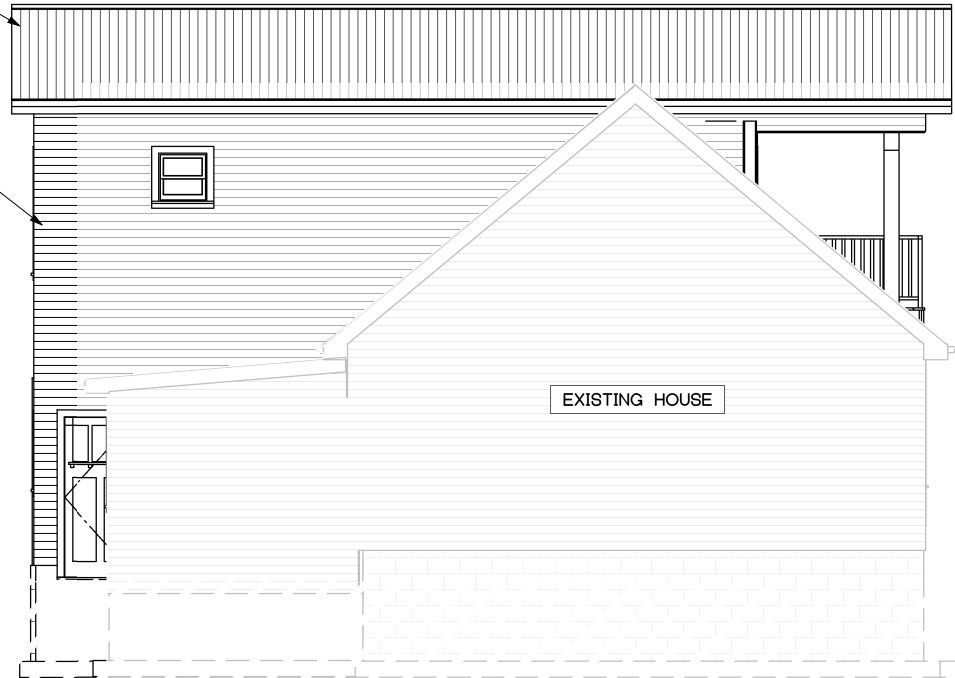
SITE:
 41 Glenelg St
 Dundalk, ON

TITLE:
 North & South Elevations

SCALE AT 11"x17":	DATE:	DRAWN:	CHECKED:
As Noted	29/04/23	DF	HP
PROJECT NO:	DRAWING NO:	REVISION:	
22-0052	S-7	2	

2x6 @ 12" o/c
AT GABLE ENDS

SIDING



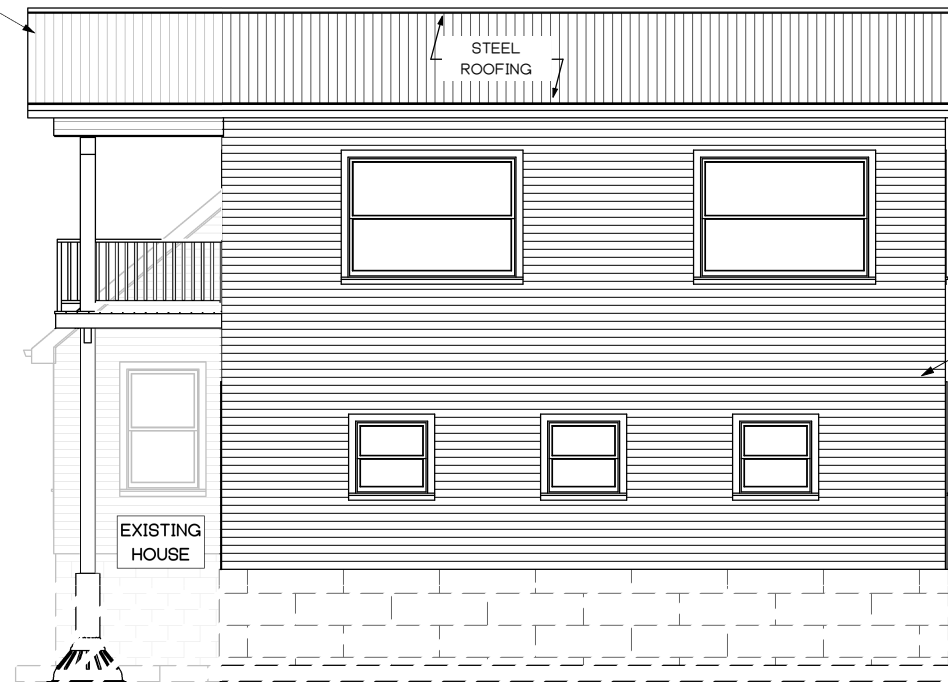
EXISTING HOUSE

7 LEFT ELEVATION
Scale: 1/8" = 1'-0"

2x6 @ 12" o/c
AT GABLE ENDS

STEEL
ROOFING

SIDING



EXISTING
HOUSE

7 RIGHT ELEVATION
Scale: 1/8" = 1'-0"



2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

REV: DESCRIPTION BY: DATE

STATUS: ISSUED FOR PERMIT



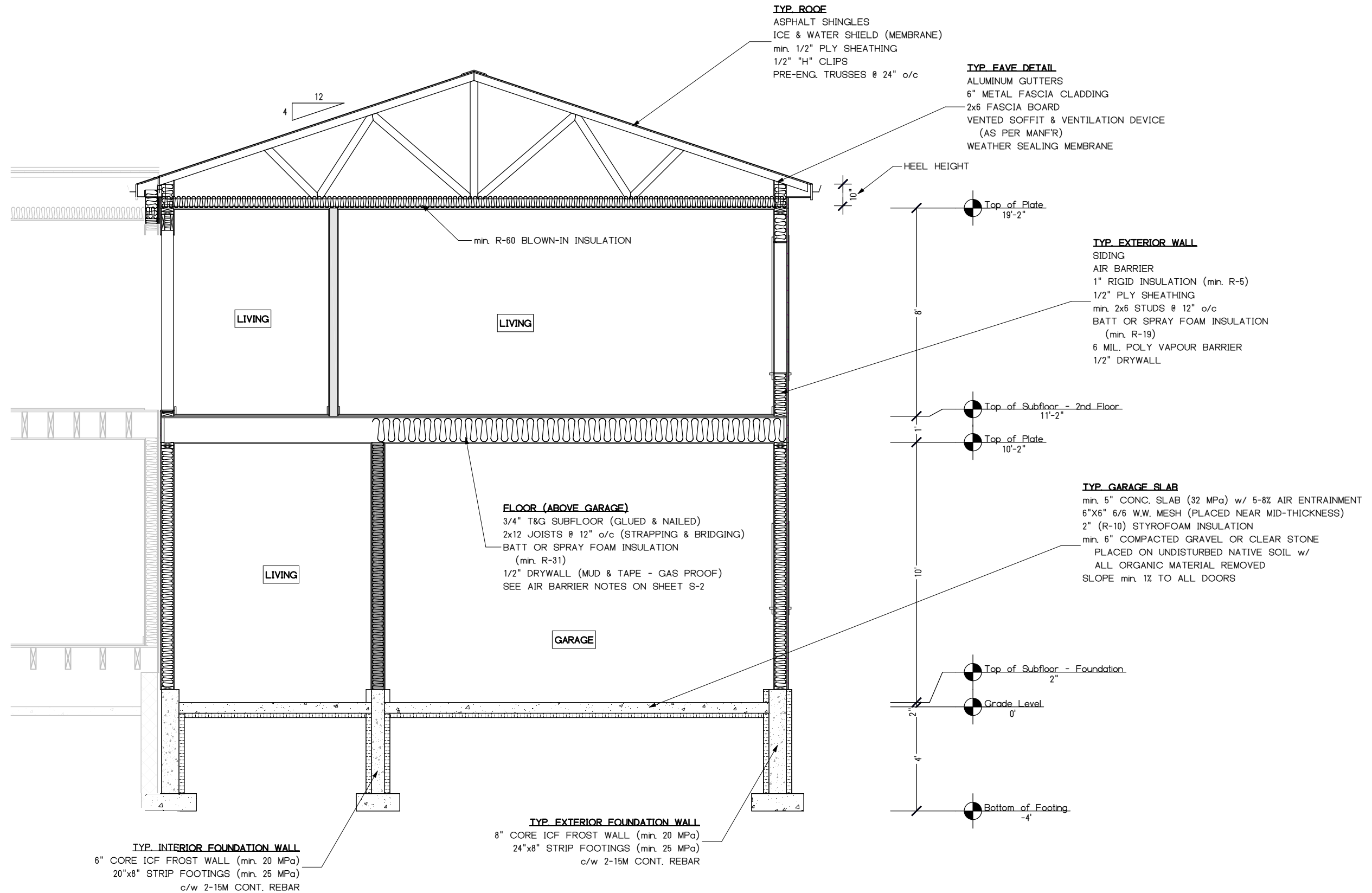
CLIENT:
Peter Enns

PROJECT:
Proposed Residential Extension

SITE:
41 Glenelg St
Dundak, ON

TITLE:
East & West Elevations

SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-8	REVISION: 2	



TYP. ROOF
 ASPHALT SHINGLES
 ICE & WATER SHIELD (MEMBRANE)
 min. 1/2" PLY SHEATHING
 1/2" "H" CLIPS
 PRE-ENG. TRUSSES @ 24" o/c

TYP. EAVE DETAIL
 ALUMINUM GUTTERS
 6" METAL FASCIA CLADDING
 2x6 FASCIA BOARD
 VENTED SOFFIT & VENTILATION DEVICE
 (AS PER MANF'R)
 WEATHER SEALING MEMBRANE

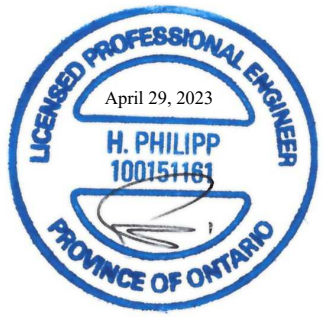
TYP. EXTERIOR WALL
 SIDING
 AIR BARRIER
 1" RIGID INSULATION (min. R-5)
 1/2" PLY SHEATHING
 min. 2x6 STUDS @ 12" o/c
 BATT OR SPRAY FOAM INSULATION
 (min. R-19)
 6 MIL. POLY VAPOUR BARRIER
 1/2" DRYWALL

TYP. GARAGE SLAB
 min. 5" CONC. SLAB (32 MPa) w/ 5-8% AIR ENTRAINMENT
 6"x6" 6/6 W.W. MESH (PLACED NEAR MID-THICKNESS)
 2" (R-10) STYROFOAM INSULATION
 min. 6" COMPACTED GRAVEL OR CLEAR STONE
 PLACED ON UNDISTURBED NATIVE SOIL w/
 ALL ORGANIC MATERIAL REMOVED
 SLOPE min. 1% TO ALL DOORS

FLOOR (ABOVE GARAGE)
 3/4" T&G SUBFLOOR (GLUED & NAILED)
 2x12 JOISTS @ 12" o/c (STRAPPING & BRIDGING)
 BATT OR SPRAY FOAM INSULATION
 (min. R-31)
 1/2" DRYWALL (MUD & TAPE - GAS PROOF)
 SEE AIR BARRIER NOTES ON SHEET S-2

TYP. EXTERIOR FOUNDATION WALL
 8" CORE ICF FROST WALL (min. 20 MPa)
 24"x8" STRIP FOOTINGS (min. 25 MPa)
 c/w 2-15M CONT. REBAR

TYP. INTERIOR FOUNDATION WALL
 6" CORE ICF FROST WALL (min. 20 MPa)
 20"x8" STRIP FOOTINGS (min. 25 MPa)
 c/w 2-15M CONT. REBAR



REV.	DESCRIPTION	BY:	DATE:
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STATUS: ISSUED FOR PERMIT



CLIENT:
Peter Enns

PROJECT:
Proposed Residential Extension

SITE:
41 Glenelg St
Dundalk, ON

TITLE:
Cross-Section

SCALE AT 11"x17":	DATE:	DRAWN:	CHECKED:
As Noted	29/04/23	DF	HP
PROJECT NO:	DRAWING NO:	REVISION:	
22-0052	S-9	2	

A CROSS-SECTION
 Scale: 1/4" = 1'-0"



2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

REV: DESCRIPTION BY: DATE
 STATUS: **ISSUED FOR PERMIT**



CLIENT:
Peter Enns

PROJECT:
Proposed Residential Extension

SITE:
41 Glenelg St
Dundak, ON

TITLE:
Render

SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-10	REVISION: 2	