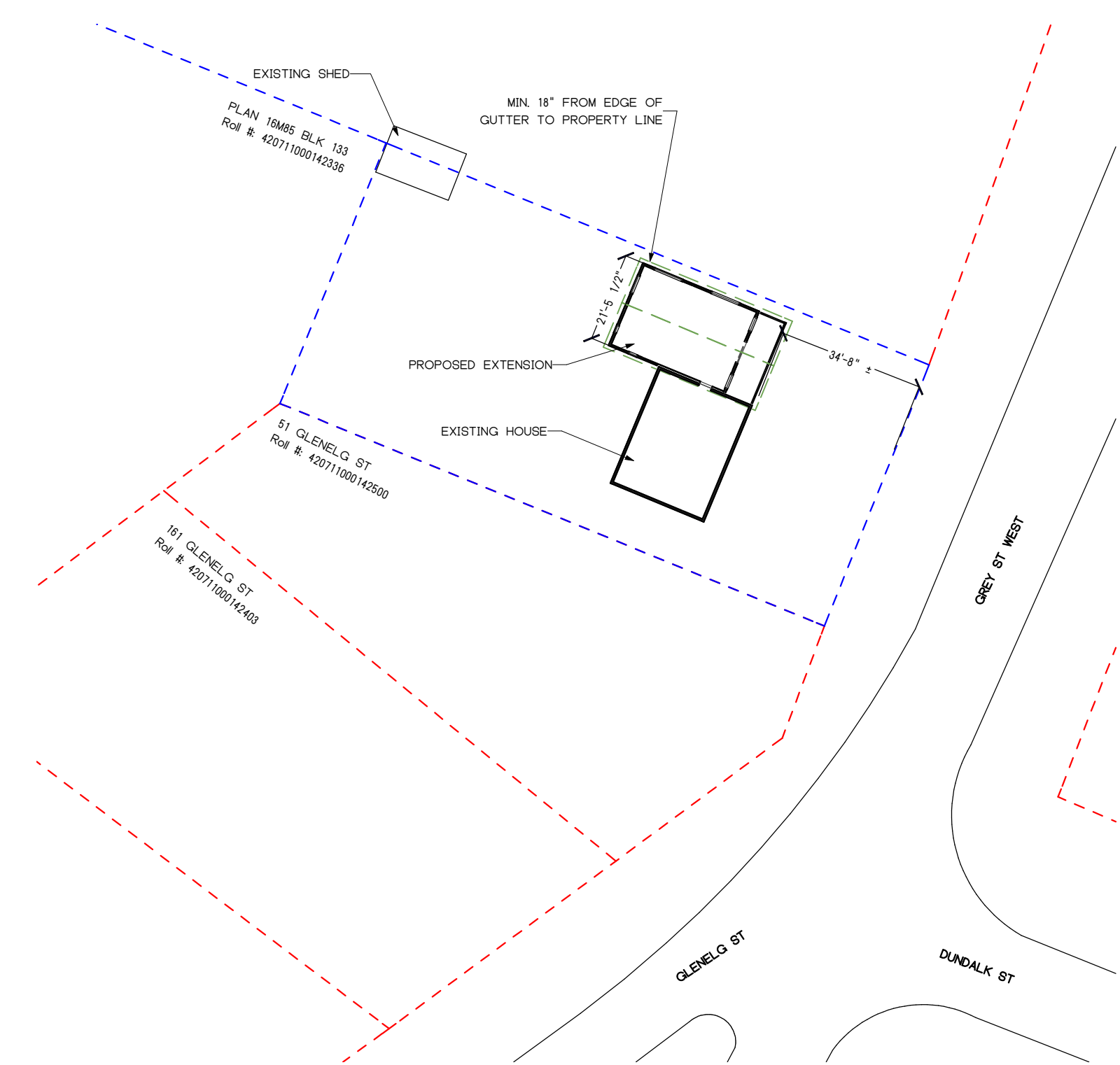




SEE SITE SURVEY BY BETTER MEASURES, PROJECT NO. 22500, DATED JANUARY 16, 2023.

### 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 3.1.1.2A (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		
EXISTING HOUSE		
ROOM	FIXTURE ITEM	QTY
LAUNDRY	WASHER	1
	SINK	1
BATHROOM (DOWNSTAIRS)	BATHTUB	1
	SINK	1
	TOILET	1
BATHROOM (UPSTAIRS)	SINK	1
	TOILET	1
KITCHEN	SINK	1
PROPOSED EXTENSION		
ROOM	FIXTURE ITEM	QTY
BATHROOM (DOWNSTAIRS)	BATHTUB	1
	SHOWER	1
	SINK	1
	TOILET	1




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CLIENT:  
Peter Enns

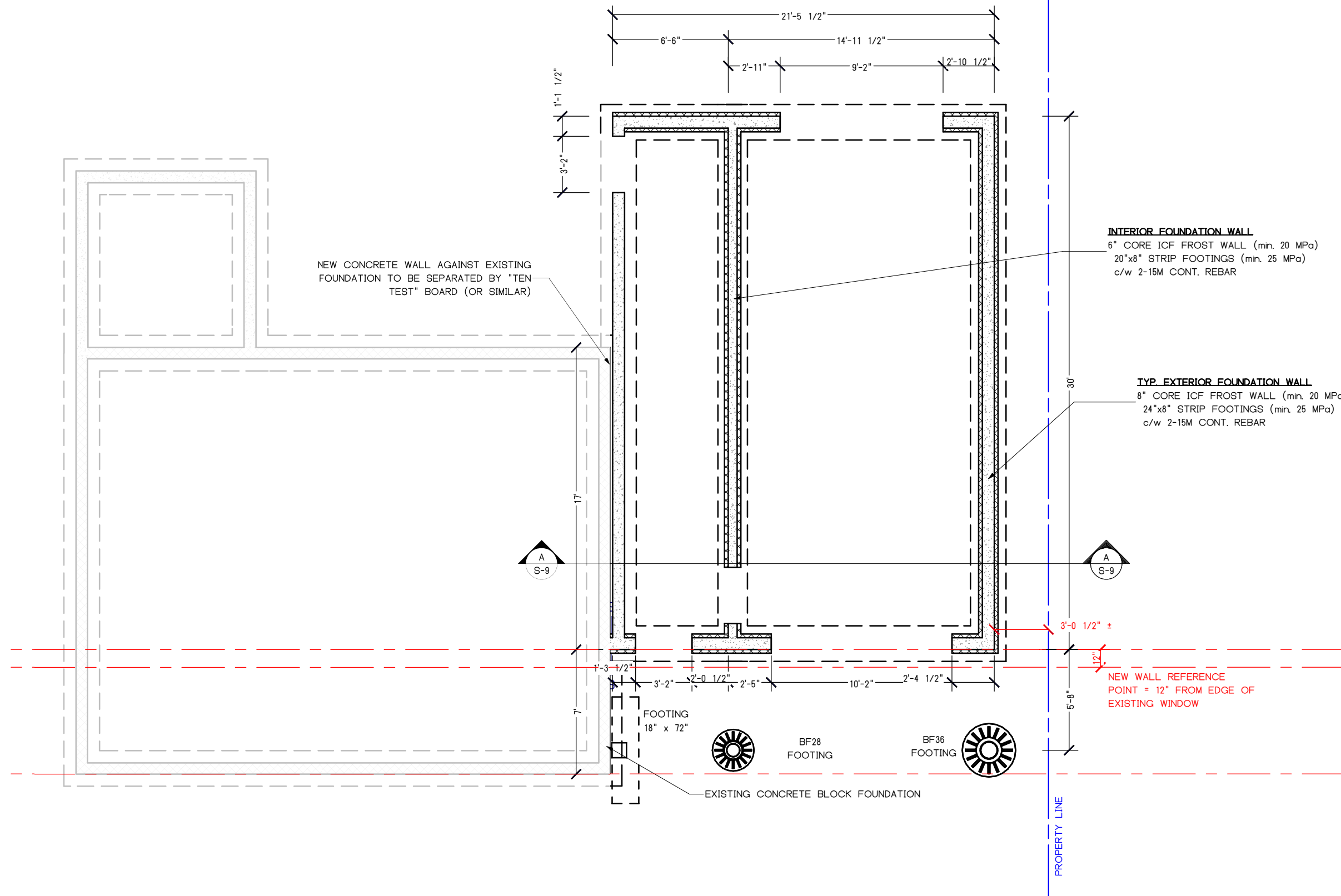
PROJECT:  
Proposed Residential Extension

SITE:  
41 Glenelg St  
Dundak, ON

TITLE:  
Notes

SCALE AT 11"x17":	DATE:	DRAWN:	CHECKED:
As Noted	29/04/23	DF	HP

PROJECT NO:	DRAWING NO:	REVISION:
22-0052	S-2	2



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STATUS: ISSUED FOR PERMIT



CLIENT:  
Peter Enns

PROJECT:  
Proposed Residential Extension

SITE:  
41 Glenelg St  
Dundalk, ON

TITLE:  
Foundation Plan

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

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



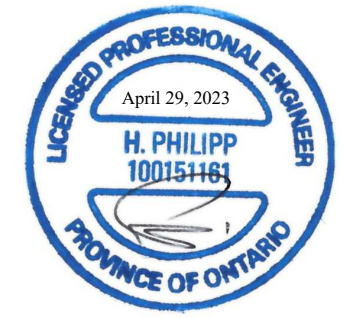
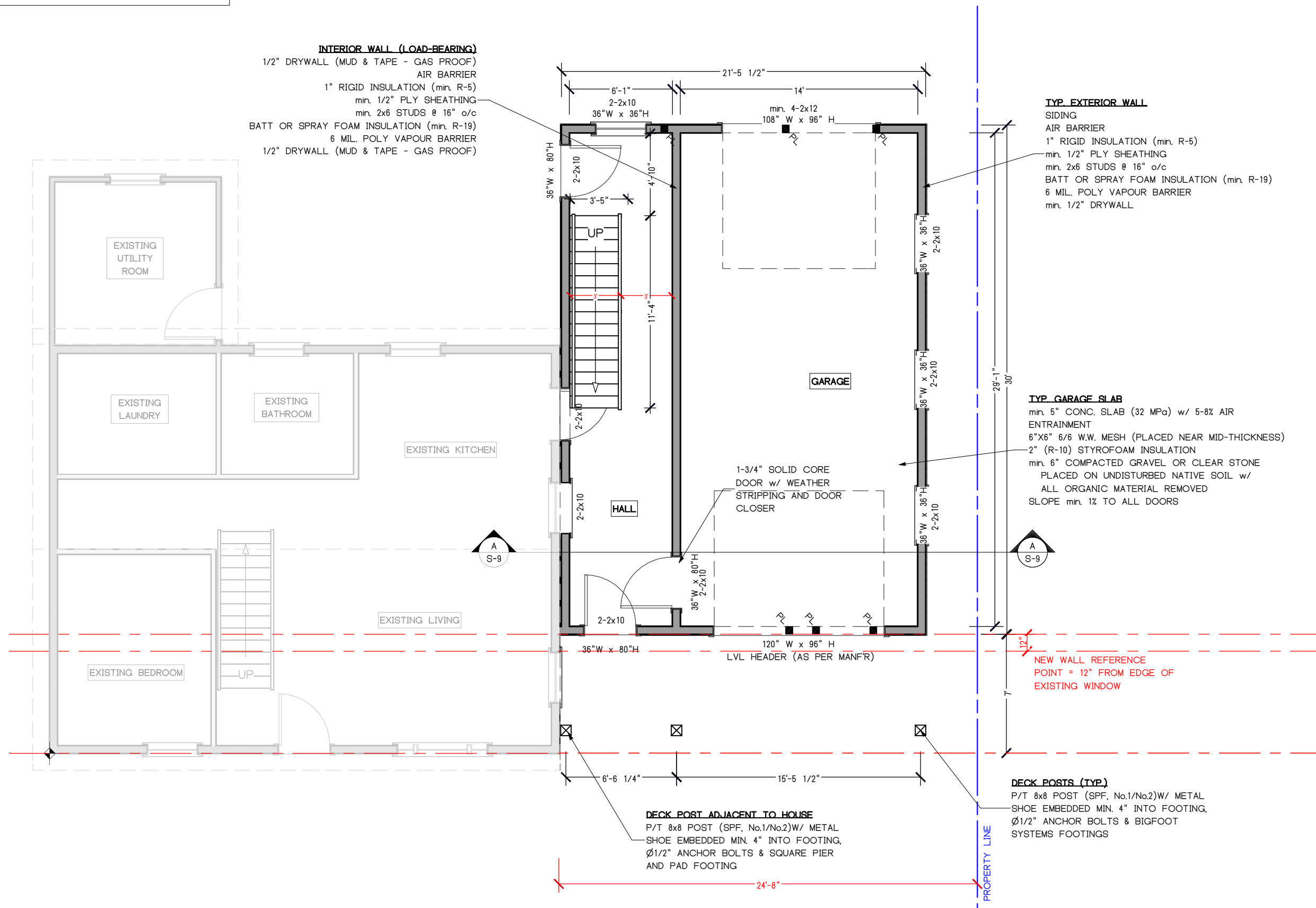
**INTERIOR WALL (LOAD-BEARING)**  
 1/2" DRYWALL (MUD & TAPE - GAS PROOF)  
 AIR BARRIER  
 1" RIGID INSULATION (min. R-5)  
 min. 1/2" PLY SHEATHING  
 min. 2x6 STUDS @ 16" o/c  
 BATT OR SPRAY FOAM INSULATION (min. R-19)  
 6 MIL. POLY VAPOUR BARRIER  
 1/2" DRYWALL (MUD & TAPE - GAS PROOF)

**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



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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	

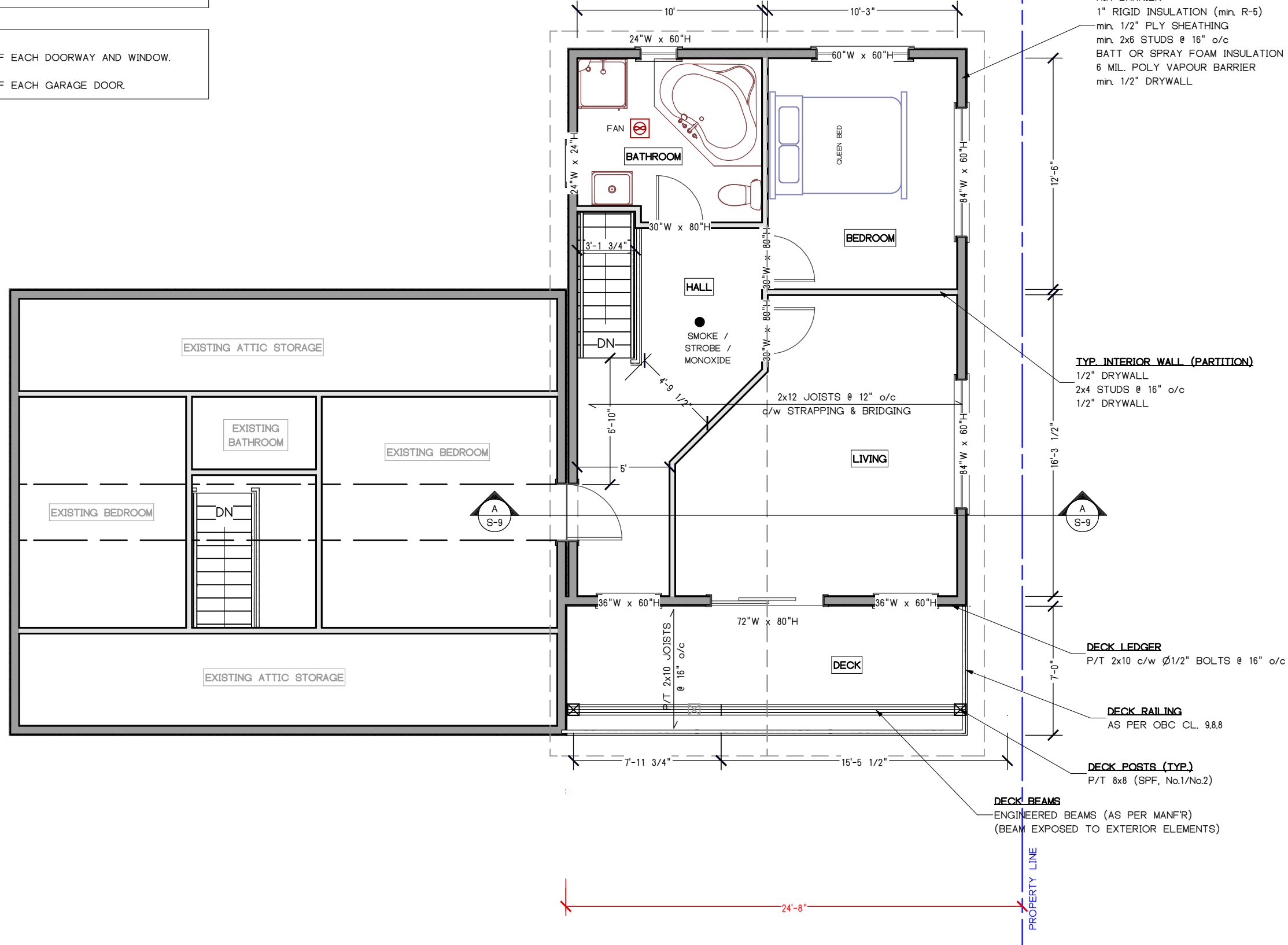
■ = POINT LOAD

**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.



**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. INTERIOR WALL (PARTITION)**

1/2" DRYWALL  
2x4 STUDS @ 16" o/c  
1/2" DRYWALL

**DECK LEDGER**

P/T 2x10 c/w Ø1/2" BOLTS @ 16" o/c

**DECK RAILING**

AS PER OBC CL. 9.8.8

**DECK POSTS (TYP.)**

P/T 8x8 (SPF, No.1/No.2)

**DECK BEAMS**

ENGINEERED BEAMS (AS PER MANFR)  
(BEAM EXPOSED TO EXTERIOR ELEMENTS)



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Peter Enns

PROJECT:  
Proposed Residential Extension

SITE:  
41 Glenelg St  
Dundas, ON

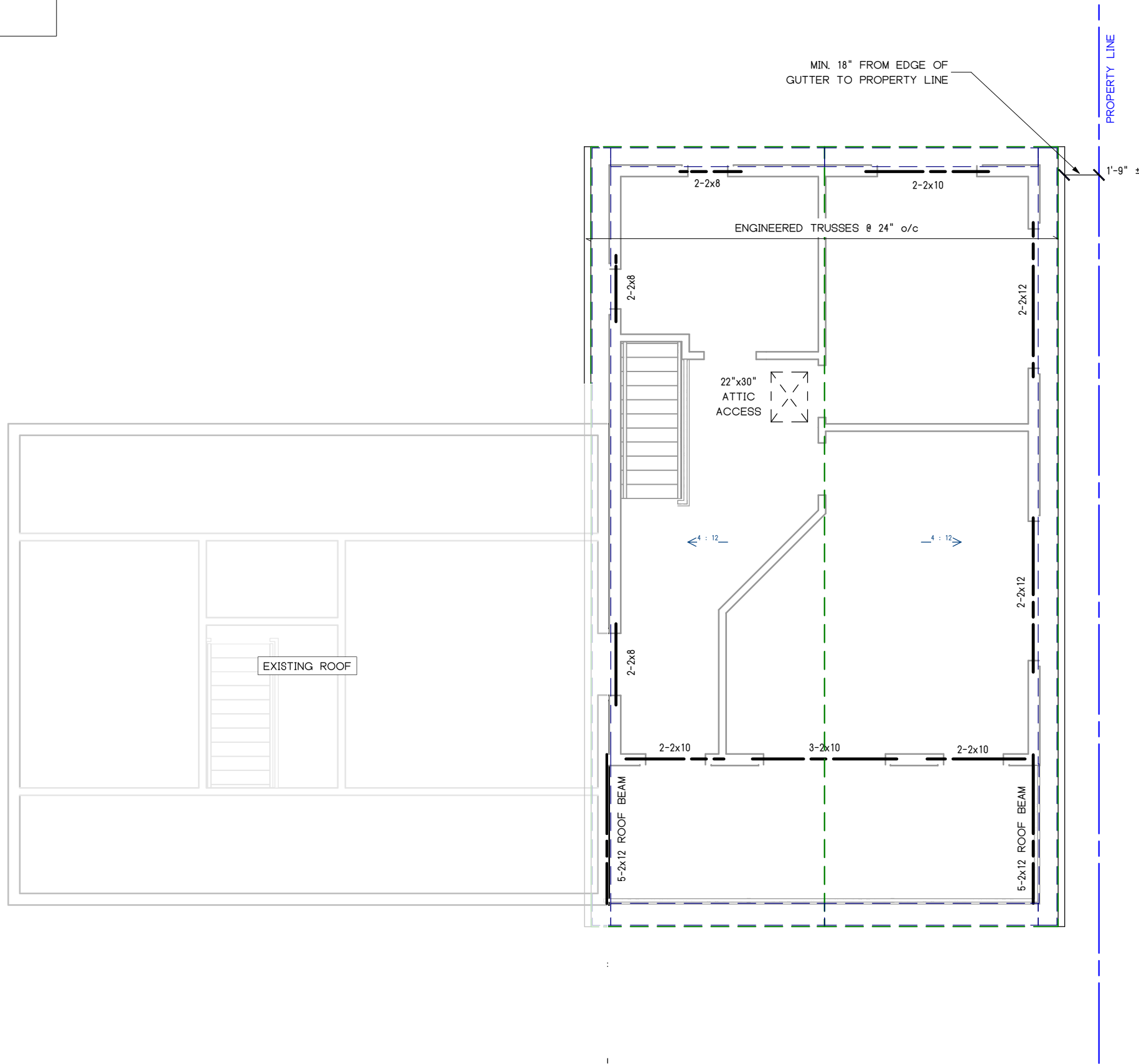
TITLE:  
2nd Floor Plan

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.



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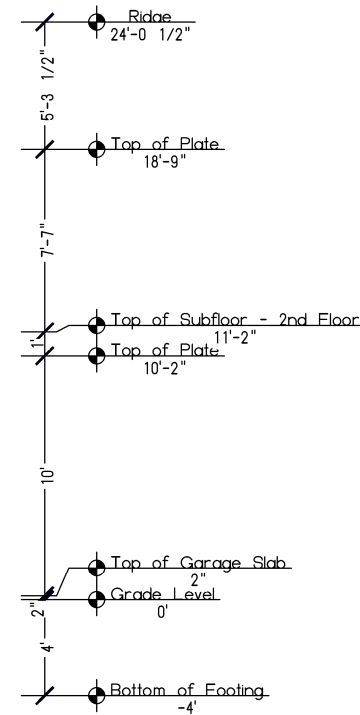
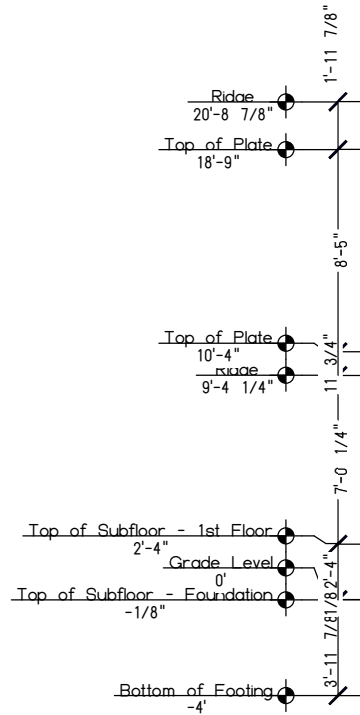
CLIENT:  
Peter Enns

PROJECT:  
Proposed Residential Extension

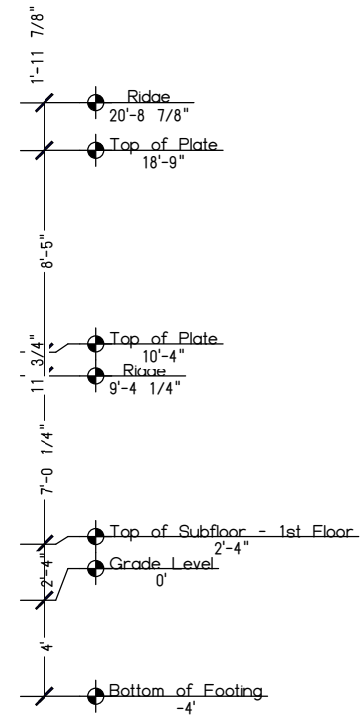
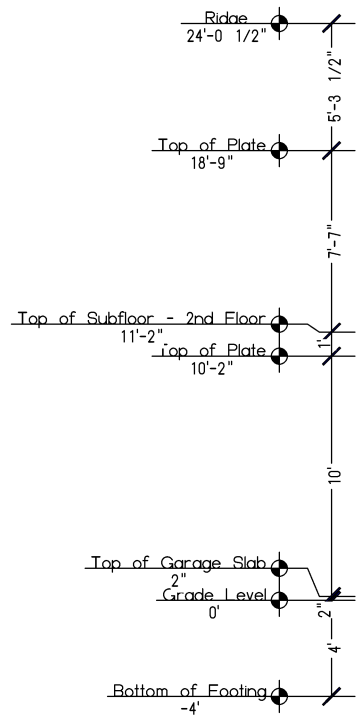
SITE:  
41 Glenelg St  
Dundas, ON

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"



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Peter Enns

PROJECT:  
Proposed Residential Extension

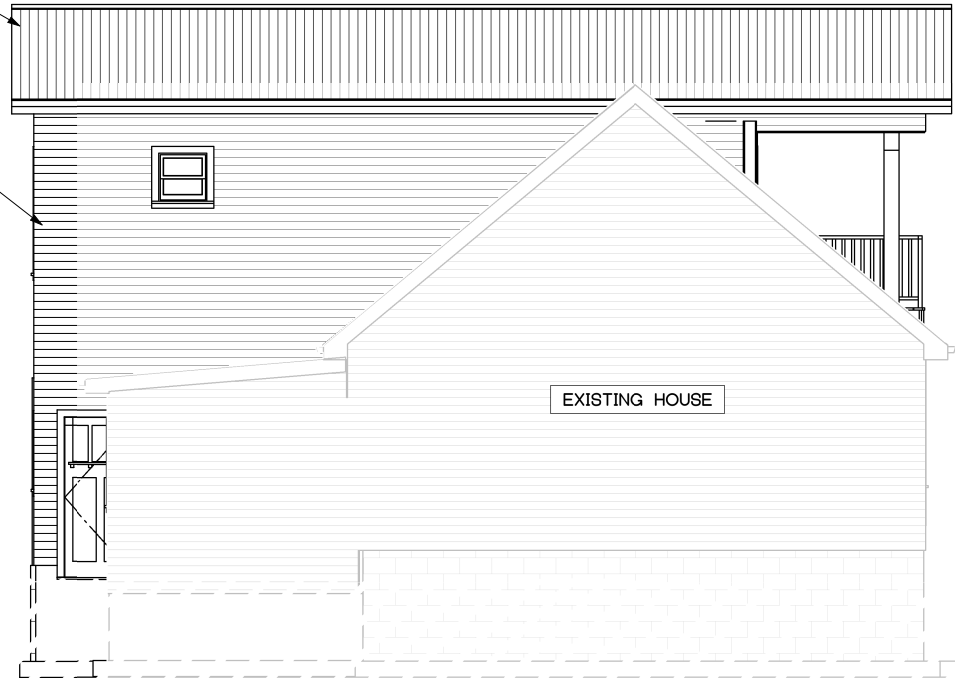
SITE:  
41 Glenelg St  
Dundak, ON

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"



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REV: DESCRIPTION BY: DATE

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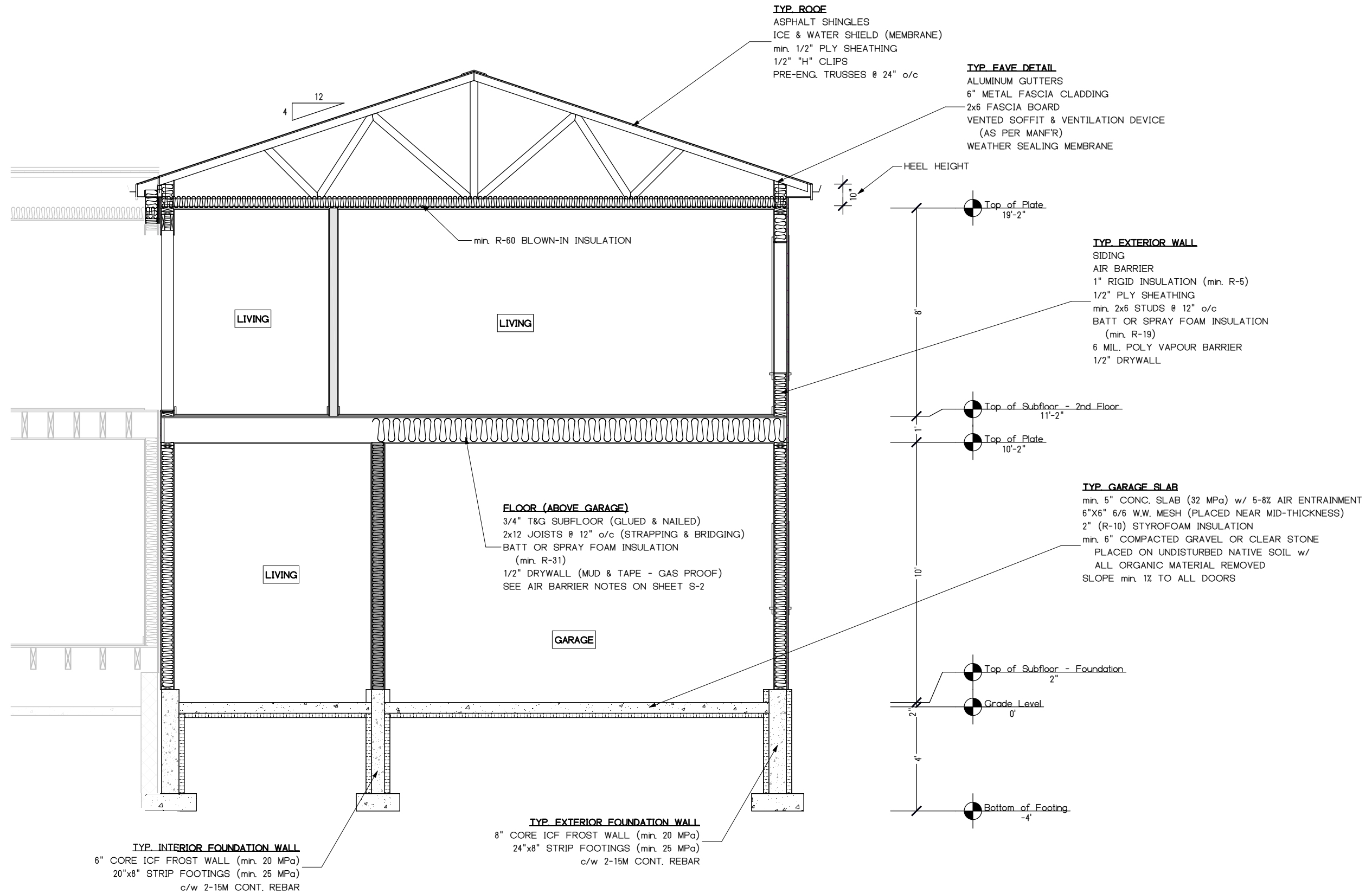
PROJECT:  
Proposed Residential Extension

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

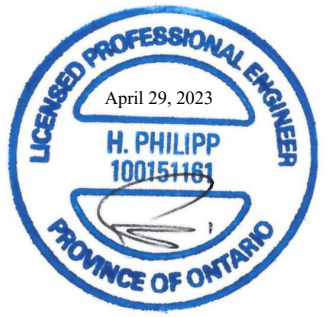
**TYP. EXTERIOR WALL**  
 SIDING  
 AIR BARRIER  
 1" RIGID INSULATION (min. R-5)  
 1/2" PLY SHEATHING  
 min. 2x6 STUDS @ 12" o/c  
 BATT OR SPRAY FOAM INSULATION  
 (min. R-19)  
 6 MIL. POLY VAPOUR BARRIER  
 1/2" DRYWALL

**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



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PROJECT:  
Proposed Residential Extension

SITE:  
41 Glenelg St  
Dundak, ON

TITLE:  
Cross-Section

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

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




2	Width of addition reduced	DF	29/04/23
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 STATUS: **ISSUED FOR PERMIT**



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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	