

WOODLAWN ROAD HWY 7

ZONING TABLE SECTION 6 – AGRICULTURAL (A) ZONE			
BUILDING	REQUIRED	PROPOSED	NOTES
MIN. SIDE YARD	3.0M (9.8')	74.4M & 60.7M	COMPLIES
MIN. REAR YARD	7.5M	8.9M	COMPLIES
MIN. FRONT YARD	22.5M	120.7M	COMPLIES
MIN. LOT FRONTAGE	30.0M	102.1M	COMPLIES
MAX. LOT COVERAGE	30%	4.47%	COMPLIES
MAX. BLDG HEIGHT	11.0M		COMPLIES
ACCESSORY MAX. HEIGHT	TABLE 4B 4.6M (15.1')	4.6M (15.10')	COMPLIES

LOT AREA SCHEDULE			
BUILDING	AREA	Actual %	Allowable
NEW ARU BUILDING FOOTPRINT	±273.75 Sq m	1.46%	5%
EXISTING SHED FOOTPRINT	±8 Sq m.	0.0%	5%
EXISTING BARN FOOTPRINT	±381 Sq m.	2.0%	10%
EXISTING PRINCLPE DWELLING	±176 Sq m.	0.9%	30%
TOTAL FOOTPRINT	±838.75 Sq m.	4.47%	30%
LOT AREA (0.22 acres)	±18765 Sq m.		

AREA SCHEDULE			
BUILDING	AREA	Actual %	Allowable
PRINCIPLE Basement Area	±176 Sq m.	-	-
PRINCIPLE Main Floor Area	±176 Sq m.	-	-
PRINCIPLE 2nd Floor Area	±99 Sq m.	-	-
Total PRINCIPLE Floor Area:	±451 Sq m.	-	-
New Accessory Unit Livable Space	±130 Sq m.	28.8%	45%/130 Sq m.
New ARU Garage/Mechanical Area	±57 Sq m.		
Total ARU Floor Area:	±187 Sq m.	41.4%	45%/130 Sq m.



BARN-DOMINIUM
7041 HWY 7
GUELPH-ERAMOSIA

DRAWING SITEPLAN
PROPOSED

EXISTING DWELLING AREA: ±451 Sq m.
NEW BARNDOMINIUM AREA: 269.23 sq.m.

SCALE 1:575

DESIGNER CARRIE HAFNER

PROJECT MANAGER TOM KEATING

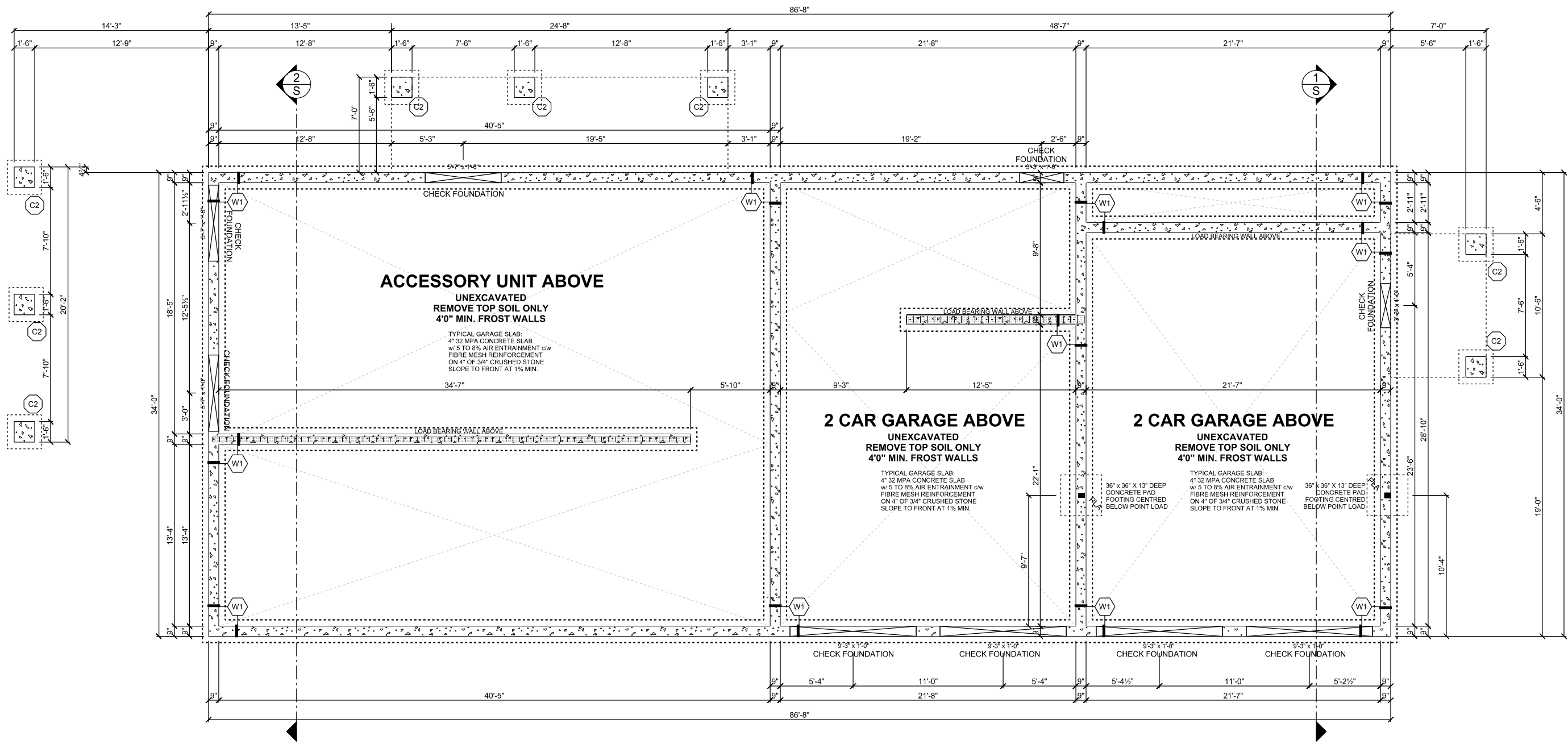
REV. 6/4/2024

DATE MARCH 31 2023

PROJECT TYPE NEW BUILD

BCIN #23836

TOM KEATING
 REVIEWED AND TAKEN
 RESPONSIBILITY FOR
 THE DESIGN ACTIVITIES



GENERAL STRUCTURAL NOTES:

- * PROVIDE SOLID BLOCKING IN JOIST SPACE BELOW
- ALL LOAD BEARING WALLS (TYP.)
- * ALL LVL TO BE MICROLAM 2.0E OR EQUIVARIANT
- * LAMINATE EACH PLY OF BUILT UP BEAMS WITH TWO 3" NAILS @ 8" o.c.
- * LATERALLY SUPPORT ALL STEEL BEAMS WITH NAILER PLATE BOLTED TO TOP FLANGE
- * USE L3 1/2" X 3 1/2" 1/4" STEEL ANGLE FOR MASONRY LINTELS U.N.O.

NAME	LINTELS & BUILT UP BEAMS	NAME	LINTELS & BUILT UP BEAMS
L1	2 PLY 2x4 SPR. #2	B5	4 PLY 2x10 SPR. #2
L2	2 PLY 2x6 SPR. #2	B6	5 PLY 2x10 SPR. #2
L3	2 PLY 2x8 SPR. #2	L5	2 PLY 2x12 SPR. #2
B1	3 PLY 2x8 SPR. #2	B7	3 PLY 2x12 SPR. #2
B2	4 PLY 2x8 SPR. #2	B8	4 PLY 2x12 SPR. #2
B3	5 PLY 2x8 SPR. #2	B9	5 PLY 2x12 SPR. #2
L4	2 PLY 2x10 SPR. #2	EL	EXISTING LINTEL
B4	3 PLY 2x10 SPR. #2	EB	EXISTING BEAM

No.	ROOF CONSTRUCTION NOTES
R1	TYPICAL FRAME ROOF: *STICK FRAMED ROOF: 25 YR ASPHALT SHINGLES 3/8" ROOFING PLYWOOD c/w 2x8 RIDGEBOARD 2x6 RAFTERS @ 16" o.c. 2x4 COLLAR TIES @ 16" o.c. c/w 1/4" RIBBON TIE 2x6 CEILING JOISTS @ 16" o.c. w/ 2x4 RIBBON TIE R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED TRUSS FRAMED ROOF: 25 YR ASPHALT SHINGLES 1/2" ROOFING PLYWOOD c/w P-ENGINEERED ROOF TRUSS @ 24" o.c. R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED
R2	PRE-FIN ALUM CLAD FASCIA PRE-FIN ALUM VENTED SOFFIT c/w ALUM EVESTROUGHS & LEADERS TO GRADE

No.	FLOOR CONSTRUCTION NOTES
F1	TYPICAL BASEMENT SLAB: 4" 32 MPA CONCRETE SLAB on 4" OF 3/4" CRUSHED STONE
F2	PORCH SLAB MIN. 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT SLOPE A MIN 1" TO FRONT
F3	TYPICAL GARAGE SLAB: 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT c/w FIBRE MESH REINFORCEMENT ON 4" OF 3/4" CRUSHED STONE SLOPE TO FRONT AT 1% MIN.
F4	SUBFLOOR JOIST STRAPPING & BRIDGING 5/8" T & G SUBFLOOR GLUED CONTINUOUS & FASTENED w/ 2" MIN. #6 SCREWS ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION ("SEE OBC 9.30.8") 1/4" PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING ("SEE OBC 9.23.9.4") ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 5'-11" MAX.

No.	WALL CONSTRUCTION NOTES
W1	9" POURED CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN.
W2	TYPICAL BASEMENT WALL: MIN. 4" 32 MPA CONCRETE 2x4 STUDS @ 16" o.c. R22 BATT INSULATION 9" CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN. ASPHALT DAMPROOFING NOTE: FULL HEIGHT INSUL. AT COLD CELLAR NOTE: FOR HEATED AREAS, OPTIONAL FULL HEIGHT INSULATION TO STOP 24" MIN. ABOVE CONCRETE SLAB TO PREVENT CONDENSATION BUILD-UP @ BOTTOM OF FOUNDATION WALL
W3	BRICK VENEER CONSTRUCTION (2x6) 4" FACE BRICK 7 GAUGE CORRUGATED GALV. METAL TIES @ 16" o.c. HORIZ. & 24" o.c. VERT. 1" AIR SPACE 1" R5 INSULATED SHEATHING 2x4 STUDS @ 16" o.c. R22 BATT INSULATION AND 6mil POLY VAPOR BARRIER 1/2" INT. DRYWALL TAPED & SANDED PROVIDE WEEP HOLES @ 32" o.c. BOTTOM COURSE & OVER OPENINGS. PROVIDE BASE FLASHING UP A MIN. 6" BEHIND BUILDING PAPER

No.	WALL CONSTRUCTION NOTES
W4	EXTERIOR FRAME WALL CONSTRUCTION (2x6): VINYL SIDING AS PER ELEVATION BUILDING PAPER 1" R5 INSULATED SHEATHING 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6mil POLY VAPOR BARRIER TOTAL THERMAL VALUE = R22
W5	FIRE RATED WALL (OBC W9a) 2- 5/8" TYPE X DRYWALL TAPED & SANDED 2 ROWS 2x4 STUDS STAGGERED SPACED 24" o.c. ON COMMON 2x6 PLATES 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE 2- 5/8" TYPE X DRYWALL TAPED & SANDED OBC W9a FRR 1.5H LOAD BEARING FRR 2H NON-LOAD BEARING STC 58
W6	TYPICAL INTERIOR STUD PARTITIONS: FOR NON-BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. 1/2" INTERIOR DRYWALL TAPED & SANDED BOTH SIDES OF STUDS PROVIDE A 2x4 BOTTOM PLATE & 2-2x4 TOP PLATES FOR BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. FOR 2 STOREYS AND 12" o.c. FOR 3 STOREYS WITH CENTRE GIRDING

No.	GENERAL NOTES
N1	WINDOW WELL (IF REQUIRED) DRAIN WELL TO STONE LAYER (DON'T CONNECT TO WEeping TILES (TYP.)
N2	AT LEAST ONE WINDOW TO HAVE MAX. SILL HEIGHT OF 1 METER ABOVE FINISHED FLOOR
N3	PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7 7/8" & MIN. TREAD 9 1/2" NOTE: NUMBER OF STEPS MAY VARY DEPENDING ON GRADE
N4	DOORS BETWEEN GARAGE & HABITABLE AREAS TO BE EXTERIOR TYPE DOOR & FRAME TO BE GAS PROOFED DOOR EQUIPPED WITH SELF CLOSING DEVICE. BE TIGHT FITTING & WEATHER STRIPPED AS AN EFFECTIVE BARRIER AGAINST GAS & EXHAUST FUMES STC 58
N5	1/2" GYPSUM BOARD ON WALL & CEILING BETWEEN HOUSE & GARAGE, R22 IN WALL AND R28 IN CEILING TAPE & SEAL ALL JOINTS GAS TIGHT
N6	DAMP-PROOF WALL COVER WITH 3/4" DRAINAGE LAYER 4" DIA. WEeping TILE c/w FILTER CLOTH IN 6" CRUSHED STONE (CLEAR) CONNECTED TO SUMP PIT
N7	WATERPROOF FOUNDATION COVERING FREE DRAINAGE MATERIAL

NAME	COLUMNS
C1	TYPICAL BUILT-UP SUPPORT COL. & CONC. FOOTING: 40"x40"x17.25" min. OBC 9.15.3.4.
C2	6x6 P.T. POSTS 6x6 SADDLE BRACKETS 18"x18" CONCRETE PIER 24" x 24" x 8" FOOTING (TYPICAL)

SYMBOL	DESCRIPTION
PLA	POINT LOAD ABOVE
SBA	SOLID BEARING

SYMBOL	DESCRIPTION
GL	INTER-CONNECTED HARDWIRED SMOKE/CO DETECTOR W/STROBE
EL	EXTERIOR LIGHT



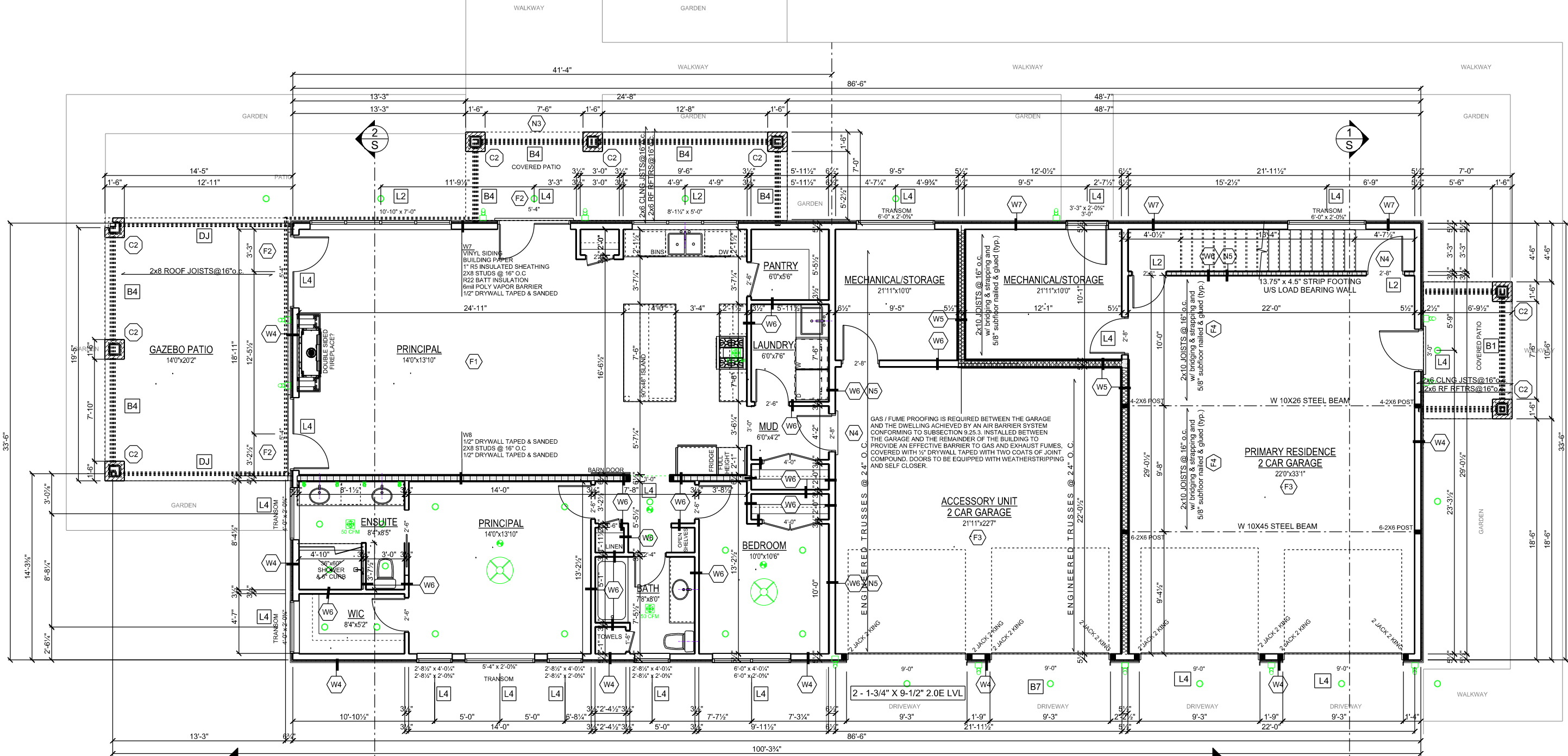
**MOCHRIE
BARN-DOMINIUM
GUELPH-ERAMOSA**

**DRAWING FOUNDATION PLAN
PROPOSED**
EXISTING PRINCIPLE DWELLING AREA: ±451 Sq m.
NEW BARNDOMINIUM AREA: 2898 sq ft. (269.23 sq.m.)

SCALE 1/8" = 1'-0"
DESIGNER CARRIE HAFNER
**PROJECT
MANAGER** TOM KEATING

REV. 6/4/2024
DATE MARCH 31 2023
**PROJECT
TYPE** NEW BUILD

BCIN #23836
TOM KEATING
REVIEWED AND TAKEN
RESPONSIBILITY FOR
THE DESIGN ACTIVITY



OVERALL BARNDOMINIUM AREA (33.5x86.5 SF): 2898 sq ft. (269.23 sq.m.)
 ACCESSORY RESIDENTIAL UNIT AREA (33.5x41.3 SF): 1386 sq ft. (128.76 sq.m.)
 ACCESSORY RESIDENTIAL UNIT GARAGE/MECHANICAL AREA: 617 sq ft. (57 sq.m.)
 PRINCIPAL GARAGE/MECH/STAIR AREA: 895 sq ft. (83.15 sq.m.)

GENERAL STRUCTURAL NOTES:

- PROVIDE SOLID BLOCKING IN JOIST SPACE BELOW ALL LOAD BEARING WALLS (TYP.)
- ALL LVL TO BE MICROLAM 2.0E OR EQUIVALENT
- LAMINATE EACH PLY OF BUILT UP BEAMS WITH TWO 3" NAILS @ 8" o.c.
- LATERALLY SUPPORT ALL STEEL BEAMS WITH NAILED PLATE BOLTED TO TOP FLANGE
- USE L3 1/2" X 3 1/2" 1/4" STEEL ANGLE FOR MASONRY LINTELS U.N.O.

ROOF CONSTRUCTION NOTES

R1 TYPICAL FRAME ROOF:
 "STICK FRAMED ROOF"
 25 YR ASPHALT SHINGLES
 3/8" ROOFING PLYWOOD c/w
 2x8 RIDGEBOARD
 2x6 RAFTERS @ 16" o.c.
 2x4 COLLAR TIES @ 16" o.c. c/w
 1/4" RIBBON TIE
 2x6 CEILING JOISTS @ 16" o.c. w/
 2x4 RIBBON TIE
 R50 LOOSE FILL INSULATION
 6 mil POLY V.B.
 1/2" DRYWALL
 TAPED & SANDED

FLOOR CONSTRUCTION NOTES

F1 TYPICAL BASEMENT SLAB:
 4" 25 MPA CONCRETE SLAB ON
 4" OF 3/4" CRUSHED STONE

F2 PORCH SLAB
 MIN. 4" 32 MPA CONCRETE SLAB
 w/ 5 TO 8% AIR ENTRAINMENT
 SLOPE A MIN 1" TO FRONT

F3 TYPICAL GARAGE SLAB:
 4" 32 MPA CONCRETE SLAB
 w/ 5 TO 8% AIR ENTRAINMENT c/w
 FIBRE MESH REINFORCEMENT
 ON 4" OF 3/4" CRUSHED STONE
 SLOPE TO FRONT AT 1% MIN.

F4 SUBFLOOR JOIST STRAPPING & BRIDGING
 5/8" T & G SUBFLOOR GLUED CONTINUOUS & FASTENED
 w/ 5 TO 8% AIR ENTRAINMENT c/w
 P-ENGINEERED ROOF TRUSS @ 24" o.c.
 R50 LOOSE FILL INSULATION
 6 mil POLY V.B.
 1/2" DRYWALL
 TAPED & SANDED

WALL CONSTRUCTION NOTES

W1 9" POURED CONCRETE FOUNDATION WALL
 CONCRETE FOOTING 20" X 6" MIN.

W2 TYPICAL BASEMENT WALL:
 4" FACE BRICK
 1" RS INSULATED SHEATHING
 2x8 STUDS @ 16" o.c.
 6 mil POLY VAPOR BARRIER
 9" CONCRETE FOUNDATION WALL
 CONCRETE FOOTING 20" X 6" MIN.
 ASPHALT DAMPROOFING
 NOTE: FULL HEIGHT INSUL. AT COLD CELLAR
 NOTE: FOR HEATED AREAS, OPTIONAL FULL
 HEIGHT INSULATION TO STOP 24" MIN. ABOVE
 CONCRETE SLAB TO PREVENT CONDENSATION
 BUILD-UP @ BOTTOM OF FOUNDATION WALL

W3 BRICK VENEER CONSTRUCTION (2x6)
 4" FACE BRICK
 7 GAUGE CORRUGATED GALV. METAL TIES @
 16" o.c. HORIZ. & 24" o.c. VERT.
 1" AIR SPACE
 1" RS INSULATED SHEATHING
 2x6 STUDS @ 16" o.c.
 R22 BATT INSULATION AND
 6 mil POLY VAPOR BARRIER
 1/2" INT. DRYWALL TAPED & SANDED
 PROVIDE WEEP HOLES @ 32" o.c. BOTTOM
 COURSE & OVER OPENINGS. PROVIDE BASE
 FLASHING UP A MIN. 6" BEHIND BUILDING PAPER

WALL CONSTRUCTION NOTES

W4 EXTERIOR FRAME WALL CONSTRUCTION (2x6):
 VINYL SIDING AS PER ELEVATION
 BUILDING PAPER
 1" RS INSULATED SHEATHING
 2x8 STUDS @ 16" o.c.
 R22 BATT INSULATION
 6 mil POLY VAPOR BARRIER
 1/2" INT. DRYWALL TAPED & SANDED
 TOTAL THERMAL VALUE = R22

W5 FIRE RATED WALL (OBC W9a)
 2-5/8" TYPE X DRYWALL TAPED & SANDED
 2 ROWS 2x4 STUDS STAGGERED SPACED 24" o.c.
 ON COMMON 2x6 PLATES
 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE
 2-5/8" TYPE X DRYWALL TAPED & SANDED
 OBC W9a
 FRR 1.5H LOAD BEARING
 FRR 2H NON-LOAD BEARING
 STC 56

W6 TYPICAL INTERIOR STUD PARTITIONS
 FOR NON-BEARING PARTITIONS:
 1" RS INSULATED SHEATHING
 2x4 STUDS @ 16" o.c.
 1/2" INTERIOR DRYWALL TAPED & SANDED BOTH SIDES
 OF STUDS PROVIDE A 2x4 BOTTOM PLATE & 2-2x4 TOP
 PLATES
 FOR BEARING PARTITIONS:
 2x4 STUDS @ 16" o.c. FOR 2 STOREYS AND
 12" o.c. FOR 3 STOREYS WITH CENTRE GIRDING

GENERAL NOTES

W7 VINYL SIDING
 BUILDING PAPER
 1" RS INSULATED SHEATHING
 2x8 STUDS @ 16" o.c.
 R22 BATT INSULATION
 6 mil POLY VAPOR BARRIER
 1/2" DRYWALL TAPED & SANDED

W8 1/2" DRYWALL TAPED & SANDED
 2x8 STUDS @ 16" o.c.

W9 DOORS BETWEEN GARAGE & HABITABLE AREAS
 TO BE EXTERIOR TYPE.
 DOOR & FRAME TO BE GAS PROOFED,
 DOOR EQUIPPED WITH SELF CLOSING DEVICE,
 BE TIGHT FITTING & WEATHER STRIPPED AS AN
 EFFECTIVE BARRIER AGAINST GAS & EXHAUST FUMES

W10 1/2" GYPSUM BOARD ON WALL & CEILING BETWEEN
 HOUSE & GARAGE, R22 IN WALL AND R28 IN CEILING
 TAPE & SEAL ALL JOINTS GAS TIGHT

W11 DAMPROOF WALL COVER WITH
 3/4" DRAINAGE LAYER
 4" DIA. WEEPING TILE c/w FILTER CLOTH
 IN 6" CRUSHED STONE (CLEAR)
 CONNECTED TO SUMP PIT

W12 WATERPROOF FOUNDATION COVERING
 FREE DRAINAGE MATERIAL

OBC W9a FRR 1.5H LOAD BEARING FRR 2H NON-LOAD BEARING STC 56	FIRE RATED WALL (OBC W9a) 2 5/8" TYPE X DRYWALL TAPED & SANDED 2 ROWS 2x4 STUDS STAGGERED SPACED 24" o.c. ON COMMON 2x6 PLATES 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE 2-5/8" TYPE X DRYWALL TAPED & SANDED
NON-LOAD BEARING FRR 2H	
BEARING FRR 1.5H	
BEARING WALL	TYPICAL INTERIOR BEARING STUD PARTITIONS 2x4 STUDS @ 16" o.c. FOR 2 STOREYS AND 12" o.c. FOR 3 STOREYS WITH CENTRE GIRDING

NAME	LINTELS & BUILT UP BEAMS	NAME	LINTELS & BUILT UP BEAMS
L1	2 PLY 2x4 SPR. #2	B5	4 PLY 2x10 SPR. #2
L2	2 PLY 2x4 SPR. #2	B6	5 PLY 2x10 SPR. #2
L3	2 PLY 2x8 SPR. #2	L5	2 PLY 2x12 SPR. #2
B1	3 PLY 2x8 SPR. #2	B7	3 PLY 2x12 SPR. #2
B2	4 PLY 2x8 SPR. #2	B8	4 PLY 2x12 SPR. #2
B3	5 PLY 2x8 SPR. #2	B9	5 PLY 2x12 SPR. #2
L4	2 PLY 2x10 SPR. #2	EL	EXISTING LINTEL
B4	3 PLY 2x10 SPR. #2	EB	EXISTING BEAM

TRUSS FRAMED ROOF
 25 YR ASPHALT SHINGLES
 1/2" ROOFING PLYWOOD c/w
 P-ENGINEERED ROOF TRUSS @ 24" o.c.
 R50 LOOSE FILL INSULATION
 6 mil POLY V.B.
 1/2" DRYWALL
 TAPED & SANDED

PRE-FIN ALUM CLAD FASCIA
 PRE-FIN ALUM VENTED SOFFIT c/w
 ALUM EVSTROUGHS & LEADERS TO GRADE

NO. FLOOR CONSTRUCTION NOTES

F1 TYPICAL BASEMENT SLAB:
 4" 25 MPA CONCRETE SLAB ON
 4" OF 3/4" CRUSHED STONE

F2 PORCH SLAB
 MIN. 4" 32 MPA CONCRETE SLAB
 w/ 5 TO 8% AIR ENTRAINMENT
 SLOPE A MIN 1" TO FRONT

F3 TYPICAL GARAGE SLAB:
 4" 32 MPA CONCRETE SLAB
 w/ 5 TO 8% AIR ENTRAINMENT c/w
 FIBRE MESH REINFORCEMENT
 ON 4" OF 3/4" CRUSHED STONE
 SLOPE TO FRONT AT 1% MIN.

F4 SUBFLOOR JOIST STRAPPING & BRIDGING
 5/8" T & G SUBFLOOR GLUED CONTINUOUS & FASTENED
 w/ 5 TO 8% AIR ENTRAINMENT c/w
 P-ENGINEERED ROOF TRUSS @ 24" o.c.
 R50 LOOSE FILL INSULATION
 6 mil POLY V.B.
 1/2" DRYWALL
 TAPED & SANDED

NO. WALL CONSTRUCTION NOTES

W1 9" POURED CONCRETE FOUNDATION WALL
 CONCRETE FOOTING 20" X 6" MIN.

W2 TYPICAL BASEMENT WALL:
 4" FACE BRICK
 1" RS INSULATED SHEATHING
 2x8 STUDS @ 16" o.c.
 6 mil POLY VAPOR BARRIER
 9" CONCRETE FOUNDATION WALL
 CONCRETE FOOTING 20" X 6" MIN.
 ASPHALT DAMPROOFING
 NOTE: FULL HEIGHT INSUL. AT COLD CELLAR
 NOTE: FOR HEATED AREAS, OPTIONAL FULL
 HEIGHT INSULATION TO STOP 24" MIN. ABOVE
 CONCRETE SLAB TO PREVENT CONDENSATION
 BUILD-UP @ BOTTOM OF FOUNDATION WALL

W3 BRICK VENEER CONSTRUCTION (2x6)
 4" FACE BRICK
 7 GAUGE CORRUGATED GALV. METAL TIES @
 16" o.c. HORIZ. & 24" o.c. VERT.
 1" AIR SPACE
 1" RS INSULATED SHEATHING
 2x6 STUDS @ 16" o.c.
 R22 BATT INSULATION AND
 6 mil POLY VAPOR BARRIER
 1/2" INT. DRYWALL TAPED & SANDED
 PROVIDE WEEP HOLES @ 32" o.c. BOTTOM
 COURSE & OVER OPENINGS. PROVIDE BASE
 FLASHING UP A MIN. 6" BEHIND BUILDING PAPER

NO. WALL CONSTRUCTION NOTES

W4 EXTERIOR FRAME WALL CONSTRUCTION (2x6):
 VINYL SIDING AS PER ELEVATION
 BUILDING PAPER
 1" RS INSULATED SHEATHING
 2x8 STUDS @ 16" o.c.
 R22 BATT INSULATION
 6 mil POLY VAPOR BARRIER
 1/2" INT. DRYWALL TAPED & SANDED
 TOTAL THERMAL VALUE = R22

W5 FIRE RATED WALL (OBC W9a)
 2-5/8" TYPE X DRYWALL TAPED & SANDED
 2 ROWS 2x4 STUDS STAGGERED SPACED 24" o.c.
 ON COMMON 2x6 PLATES
 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE
 2-5/8" TYPE X DRYWALL TAPED & SANDED
 OBC W9a
 FRR 1.5H LOAD BEARING
 FRR 2H NON-LOAD BEARING
 STC 56

W6 TYPICAL INTERIOR STUD PARTITIONS
 FOR NON-BEARING PARTITIONS:
 1" RS INSULATED SHEATHING
 2x4 STUDS @ 16" o.c.
 1/2" INTERIOR DRYWALL TAPED & SANDED BOTH SIDES
 OF STUDS PROVIDE A 2x4 BOTTOM PLATE & 2-2x4 TOP
 PLATES
 FOR BEARING PARTITIONS:
 2x4 STUDS @ 16" o.c. FOR 2 STOREYS AND
 12" o.c. FOR 3 STOREYS WITH CENTRE GIRDING

NO. GENERAL NOTES

W7 VINYL SIDING
 BUILDING PAPER
 1" RS INSULATED SHEATHING
 2x8 STUDS @ 16" o.c.
 R22 BATT INSULATION
 6 mil POLY VAPOR BARRIER
 1/2" DRYWALL TAPED & SANDED

W8 1/2" DRYWALL TAPED & SANDED
 2x8 STUDS @ 16" o.c.

W9 DOORS BETWEEN GARAGE & HABITABLE AREAS
 TO BE EXTERIOR TYPE.
 DOOR & FRAME TO BE GAS PROOFED,
 DOOR EQUIPPED WITH SELF CLOSING DEVICE,
 BE TIGHT FITTING & WEATHER STRIPPED AS AN
 EFFECTIVE BARRIER AGAINST GAS & EXHAUST FUMES

W10 1/2" GYPSUM BOARD ON WALL & CEILING BETWEEN
 HOUSE & GARAGE, R22 IN WALL AND R28 IN CEILING
 TAPE & SEAL ALL JOINTS GAS TIGHT

W11 DAMPROOF WALL COVER WITH
 3/4" DRAINAGE LAYER
 4" DIA. WEEPING TILE c/w FILTER CLOTH
 IN 6" CRUSHED STONE (CLEAR)
 CONNECTED TO SUMP PIT

W12 WATERPROOF FOUNDATION COVERING
 FREE DRAINAGE MATERIAL

NAME	COLUMNS
C1	TYPICAL BUILT-UP SUPPORT COL. & CONC. FOOTING: 40"x40"x17.25" min. OBC 9.15.3.4.
C2	8x8 P.T. POSTS 8x8 SADDLE BRACKETS 18"x18" STONE BASE 30" x 30" x 8" FOOTING (TYPICAL)

SYMBOL	DESCRIPTION
PLA	POINT LOAD ABOVE
SBA	SOLID BEARING

SYMBOL	DESCRIPTION
Light symbol	INTER-CONNECTED HARDWIRED SMOKE/CO DETECTOR W/TROBE
Light symbol	EXTERIOR LIGHT



MOCHRIE BARN-DOMINIUM GUELPH-ERAMOSA

**DRAWING MAIN FLOOR PLAN
PROPOSED**

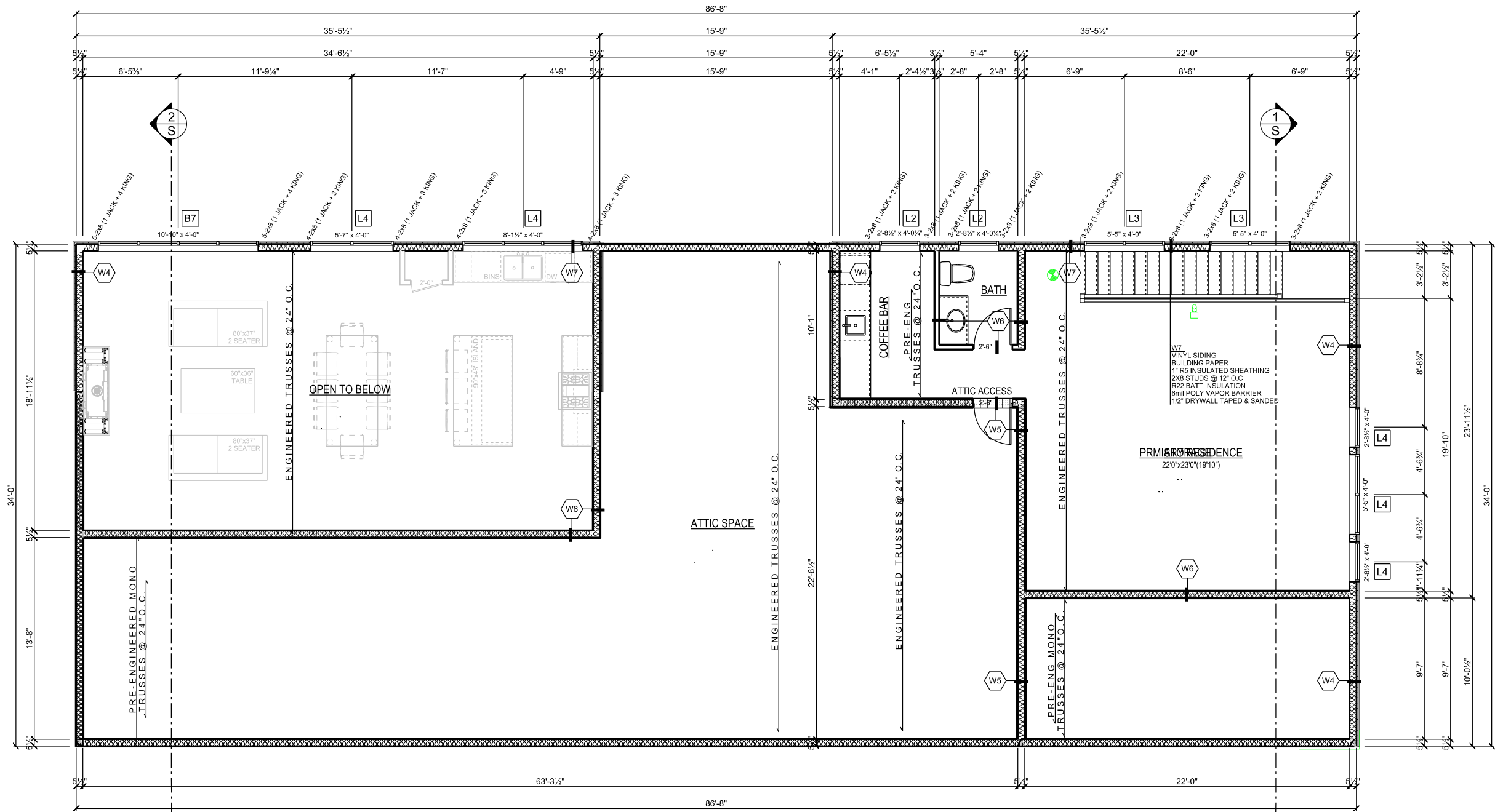
EXISTING PRINCIPLE DWELLING AREA: ±451 Sq m.
 NEW BARNDOMINIUM AREA: 2898 sq ft. (269.23 sq.m.)

SCALE 1/8" = 1'-0"
 DESIGNER CARRIE HAFNER
 PROJECT MANAGER TOM KEATING

REV. 6/4/2024
 DATE MARCH 31 2023
 PROJECT TYPE NEW BUILD

BCIN #23836

 TOM KEATING
 REVIEWED AND TAKEN
 RESPONSIBILITY FOR
 THE DESIGN ACTIVITIES



GENERAL STRUCTURAL NOTES:

- PROVIDE SOLID BLOCKING IN JOIST SPACE BELOW ALL LOAD BEARING WALLS (TYP.)
- ALL LVL TO BE MICROLAM 2.0E OR EQUIVALENT
- LAMINATE EACH PLY OF BUILT UP BEAMS WITH TWO 3" NAILS @ 8" o.c.
- LATERALLY SUPPORT ALL STEEL BEAMS WITH NALER PLATE BOLTED TO TOP FLANGE
- USE L3 1/2" X 3 1/2" 1/4" STEEL ANGLE FOR MASONRY LINTELS U.N.O.

NAME	LINTELS & BUILT UP BEAMS	NAME	LINTELS & BUILT UP BEAMS
L1	2 PLY 2x4 SPR. #2	B5	4 PLY 2x10 SPR. #2
L2	2 PLY 2x6 SPR. #2	B6	5 PLY 2x10 SPR. #2
L3	2 PLY 2x8 SPR. #2	L5	2 PLY 2x12 SPR. #2
B1	3 PLY 2x8 SPR. #2	B7	3 PLY 2x12 SPR. #2
B2	4 PLY 2x8 SPR. #2	B8	4 PLY 2x12 SPR. #2
B3	5 PLY 2x8 SPR. #2	B9	5 PLY 2x12 SPR. #2
L4	2 PLY 2x10 SPR. #2	EL	EXISTING LINTEL
B4	3 PLY 2x10 SPR. #2	EB	EXISTING BEAM

No. ROOF CONSTRUCTION NOTES

R1 TYPICAL FRAME ROOF: "STICK FRAMED ROOF" 25 YR ASPHALT SHINGLES 3/8" ROOFING PLYWOOD c/w 2x8 RIDGEBOARD 2x6 RAFTERS @ 16" o.c. 2x4 COLLAR TIES @ 16" o.c. c/w 1x4 RIBBON TIE 2x6 CEILING JOISTS @ 16" o.c. w/ 2x4 RIBBON TIE R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED TRUSS FRAMED ROOF: 25 YR ASPHALT SHINGLES 1/2" ROOFING PLYWOOD c/w P-ENGINEERED ROOF TRUSS @ 24" o.c. R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED

R2 PRE-FIN ALUM CLAD FASCIA PRE-FIN ALUM VENTED SOFFIT c/w ALUM EVESTROUGHS & LEADERS TO GRADE

No. FLOOR CONSTRUCTION NOTES

F1 TYPICAL BASEMENT SLAB: 4" 25 MPA CONCRETE SLAB on 4" OF 3/4" CRUSHED STONE

F2 PORCH SLAB MIN. 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT SLOPE A MIN 1" TO FRONT

F3 TYPICAL GARAGE SLAB: 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT c/w FIBRE MESH REINFORCEMENT ON 4" OF 3/4" CRUSHED STONE SLOPE TO FRONT AT 1% MIN.

F4 SUBFLOOR JOIST STRAPPING & BRIDGING 5/8" T & G SUBFLOOR GLUED CONTINUOUS & FASTENED w/ 2" MIN. #8 SCREWS ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION ("SEE OBC 9.30.6") 1/4" PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING ("SEE OBC 9.23.9.4") ALL JOISTS TO BE BRIDGED WITH 2x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" MAX.

No. WALL CONSTRUCTION NOTES

W1 9" POURED CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN.

W2 TYPICAL BASEMENT WALL: 6 mil POLY VAPOR BARRIER 2x4 STUDS @ 16" o.c. R22 BATT INSULATION 9" CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN. ASPHALT DAMPROOFING NOTE: FULL HEIGHT INSUL. AT COLD CELLAR NOTE: FOR HEATED AREAS, OPTIONAL FULL HEIGHT INSULATION TO STOP 24" MIN. ABOVE CONCRETE SLAB TO PREVENT CONDENSATION BUILD-UP @ BOTTOM OF FOUNDATION WALL

W3 BRICK VENEER CONSTRUCTION (2x6) 4" FACE BRICK 7 GAUGE CORRUGATED GALV. METAL TIES @ 16" o.c. HORIZ. & 24" o.c. VERT. 1" AIR SPACE 1" RS INSULATED SHEATHING 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6 mil POLY VAPOR BARRIER 1/2" INT. DRYWALL TAPED & SANDED PROVIDE WEEP HOLES @ 32" o.c. BOTTOM COURSE & OVER OPENINGS. PROVIDE BASE FLASHING UP A MIN. 6" BEHIND BUILDING PAPER

No. WALL CONSTRUCTION NOTES

W4 EXTERIOR FRAME WALL CONSTRUCTION (2x6): VINYL SIDING AS PER ELEVATION BUILDING PAPER 1" RS INSULATED SHEATHING 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6 mil POLY VAPOR BARRIER 9" CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN.

W5 FIRE RATED WALL (OBC W9a) 2-5/8" TYPE X DRYWALL TAPED & SANDED 2 ROWS 2x4 STUDS STAGGERED SPACED 24" o.c. ON COMMON 2x6 PLATES 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE 2-5/8" TYPE X DRYWALL TAPED & SANDED OBC W9a FRR 1.5H LOAD BEARING FRR 2H NON-LOAD BEARING STC 56

W6 TYPICAL INTERIOR STUD PARTITIONS FOR NON-BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. 1/2" INTERIOR DRYWALL TAPED & SANDED BOTH SIDES OF STUDS PROVIDE A 2x4 BOTTOM PLATE & 2x4 TOP PLATE FOR BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. FOR 2 STOREYS AND 12" o.c. FOR 3 STOREYS WITH CENTRE GIRDING

No. GENERAL NOTES

N1 WINDOW WELL (IF REQUIRED) DRAIN WELL TO STONE LAYER (DON'T CONNECT TO WEEPING TILES (TYP.))

N2 AT LEAST ONE WINDOW TO HAVE MAX. SILL HEIGHT OF 1 METER ABOVE FINISHED FLOOR

N3 PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7 7/8" & MIN. TREAD 9 1/2" NOTE: NUMBER OF STEPS MAY VARY DEPENDING ON GRADE

N4 DOORS BETWEEN GARAGE & HABITABLE AREAS TO BE EXTERIOR TYPE. DOOR & FRAME TO BE GAS PROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE. BE TIGHT FITTING & WEATHER STRIPPED AS AN EFFECTIVE BARRIER AGAINST GAS & EXHAUST FUMES

N5 1/2" GYPSUM BOARD ON WALL & CEILING BETWEEN HOUSE & GARAGE. R22 IN WALL AND R20 IN CEILING TAPE & SEAL ALL JOINTS GAS TIGHT

N6 DAMPROOF WALL COVER WITH 3/4 DRAINAGE LAYER 4" DIA. WEEPING TILE c/w FILTER CLOTH IN 6" CRUSHED STONE (CLEAR) CONNECTED TO SUMP PIT

N7 WATERPROOF FOUNDATION COVERING FREE DRAINAGE MATERIAL

NAME	COLUMNS
C1	TYPICAL BUILT-UP SUPPORT COL. & CONC. FOOTING: 40"x40"x17.25" min. OBC 9.15.3.4.
C2	6x6 P.T. POSTS 6x6 SADDLE BRACKETS 12" SONOTUBE 20" x 20" x 8" FOOTING (TYPICAL)

SYMBOL	DESCRIPTION
PLA	POINT LOAD ABOVE
SBA	SOLID BEARING

SYMBOL	DESCRIPTION
(Green circle with dot)	INTER-CONNECTED HARDWIRED SMOKE/CO DETECTOR W/STROBE
(Green square)	EXTERIOR LIGHT

OBC W9a FRR 1.5H LOAD BEARING FRR 2H NON-LOAD BEARING STC 56	FIRE RATED WALL (OBC W9a) 2-5/8" TYPE X DRYWALL TAPED & SANDED 2 ROWS 2x4 STUDS STAGGERED SPACED 24" o.c. ON COMMON 2x6 PLATES 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE 2-5/8" TYPE X DRYWALL TAPED & SANDED
NON-LOAD BEARING FRR 2H	
BEARING FRR 1.5H	
BEARING WALL	TYPICAL INTERIOR BEARING STUD PARTITIONS 2x4 STUDS @ 16" o.c. FOR 2 STOREYS AND 12" o.c. FOR 3 STOREYS WITH CENTRE GIRDING



**MOCHRIE
BARN-DOMINIUM
GUELPH-ERAMOSA**

**DRAWING LOFT PLAN
PROPOSED**

EXISTING PRINCIPLE DWELLING AREA: ±451 Sq m.
PROPOSED AREA: 705 sq ft.

SCALE 1/8" = 1'-0"

DESIGNER CARRIE HAFNER

PROJECT MANAGER TOM KEATING

REV. 6/4/2024

DATE MARCH 31 2023

PROJECT TYPE NEW BUILD

BCIN #23836
TOM KEATING
REVIEWED AND TAKEN
RESPONSIBILITY FOR
THE DESIGN ACTIVITIES



GENERAL STRUCTURAL NOTES:

- * PROVIDE SOLID BLOCKING IN JOIST SPACE BELOW ALL LOAD BEARING WALLS (TYP.)
- * ALL LVL TO BE MICROLAM 2.0E OR EQUIVALENT
- * LAMINATE EACH PLY OF BUILT UP BEAMS WITH TWO 3" NAILS @ 8" o.c.
- * LATERALLY SUPPORT ALL STEEL BEAMS WITH NAILER PLATE BOLTED TO TOP FLANGE
- * USE L3 1/2" X 3 1/2" 1/4" STEEL ANGLE FOR MASONRY LINTELS U.N.O.

NAME	LINTELS & BUILT UP BEAMS	NAME	LINTELS & BUILT UP BEAMS
L1	2 PLY 2x4 SPR. #2	B5	4 PLY 2x10 SPR. #2
L2	2 PLY 2x6 SPR. #2	B6	5 PLY 2x10 SPR. #2
L3	2 PLY 2x8 SPR. #2	L5	2 PLY 2x12 SPR. #2
B1	3 PLY 2x8 SPR. #2	B7	3 PLY 2x12 SPR. #2
B2	4 PLY 2x8 SPR. #2	B8	4 PLY 2x12 SPR. #2
B3	5 PLY 2x8 SPR. #2	B9	5 PLY 2x12 SPR. #2
L4	2 PLY 2x10 SPR. #2	EL	EXISTING LINTEL
B4	3 PLY 2x10 SPR. #2	EB	EXISTING BEAM

No.	ROOF CONSTRUCTION NOTES	No.	FLOOR CONSTRUCTION NOTES
R1	TYPICAL FRAME ROOF: "STICK FRAMED ROOF" 25 YR ASPHALT SHINGLES 3/8" ROOFING PLYWOOD c/w 2x8 RIDGEBOARD 2x6 RAFTERS @ 16" o.c. 2x4 COLLAR TIES @ 16" o.c. c/w 1/4" RIBBON TIE 2x6 CEILING JOISTS @ 16" o.c. w/ 2x4 RIBBON TIE R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED	F1	TYPICAL BASEMENT SLAB: 4" 25 MPA CONCRETE SLAB ON 4" OF 3/4" CRUSHED STONE
R2	TRUSS FRAMED ROOF: 25 YR ASPHALT SHINGLES 1/2" ROOFING PLYWOOD c/w P-ENGINEERED ROOF TRUSSES @ 24" o.c. R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED	F2	PORCH SLAB MIN. 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT SLOPE A MIN. 1" TO FRONT
	PRE-FIN ALUM CLAD FASCIA PRE-FIN ALUM VENTED SOFFIT c/w ALUM EVESTROUGHS & LEADERS TO GRADE	F3	TYPICAL GARAGE SLAB: 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT c/w FIBRE MESH REINFORCEMENT ON 4" OF 3/4" CRUSHED STONE SLOPE TO FRONT AT 1% MIN.
		F4	SUBFLOOR JOIST STRAPPING & BRIDGING 5/8" T & G SUBFLOOR GLUED CONTINUOUS & FASTENED w/ 2" MIN. #8 SCREWS ON WOOD FLOOR JOISTS; FOR CERAMIC TILE APPLICATION ("SEE OBC 9.30.6") 1/4" PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING ("SEE OBC 9.23.9.4") ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" MAX.

No.	WALL CONSTRUCTION NOTES	No.	WALL CONSTRUCTION NOTES
W1	9" Poured CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN.	W2	TYPICAL BASEMENT WALL: 6 mil POLY VAPOR BARRIER 2x4 STUDS @ 16" o.c. R22 BATT INSULATION 9" CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN. ASPHALT DAMPROOFING NOTE: FULL HEIGHT INSUL. AT COLD CELLAR NOTE: FOR HEATED AREAS, OPTIONAL FULL HEIGHT INSULATION TO STOP 24" MIN. ABOVE CONCRETE SLAB TO PREVENT CONDENSATION BUILD-UP @ BOTTOM OF FOUNDATION WALL
W2	9" Poured CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN.	W3	BRICK VENEER CONSTRUCTION (2x6): 4" FACE BRICK 7 GAUGE CORRUGATED GALV. METAL TIES @ 16" o.c. HORIZ. & 24" o.c. VERT. 1" AIR SPACE 1" RS INSULATED SHEATHING 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6 mil POLY VAPOR BARRIER 1/2" INT. DRYWALL TAPED & SANDED PROVIDE WEEP HOLES @ 32" o.c. BOTTOM COURSE & OVER OPENINGS. PROVIDE BASE FLASHING UP A MIN. 6" BEHIND BUILDING PAPER

No.	WALL CONSTRUCTION NOTES	No.	GENERAL NOTES
W3	EXTERIOR FRAME WALL CONSTRUCTION (2x6): VINYL SIDING AS PER ELEVATION BUILDING PAPER 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6 mil POLY VAPOR BARRIER 1/2" INT. DRYWALL TAPED & SANDED TOTAL THERMAL VALUE = R22	N1	WINDOW WELL (IF REQUIRED) DRAIN WELL TO STONE LAYER (DON'T CONNECT TO WEEPING TILES (TYP.))
W4	FIRE RATED WALL (OBC W9a) 2 - 5/8" TYPE X DRYWALL TAPED & SANDED 2 ROWS 2x4 STUDS STAGGERED SPACED 24" o.c. ON COMMON 2x6 PLATES 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE 2 - 5/8" TYPE X DRYWALL TAPED & SANDED OBC W9a FRR 1.5H LOAD BEARING FRR 2H NON-LOAD BEARING STC 56	N2	AT LEAST ONE WINDOW TO HAVE MAX. SILL HEIGHT OF 1 METER ABOVE FINISHED FLOOR
W5	TYPICAL INTERIOR STUD PARTITIONS: 2x4 STUDS @ 16" o.c. 1/2" INTERIOR DRYWALL TAPED & SANDED BOTH SIDES OF STUDS PROVIDE A 2x4 BOTTOM PLATE & 2-2x4 TOP PLATES FOR BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. FOR 2 STOREYS AND 12" o.c. FOR 3 STOREYS WITH CENTRE GIRDING	N3	PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER MAX RISE 7 7/8" MIN. TREAD 9 1/2" NOTE: NUMBER OF STEPS MAY VARY DEPENDING ON GRADE
W6		N4	DOORS BETWEEN GARAGE & HABITABLE AREAS TO BE EXTERIOR TYPE. DOOR & FRAME TO BE GAS PROOFED DOOR EQUIPPED WITH SELF CLOSING DEVICE. BE TIGHT FITTING & WEATHER STRIPPED AS AN EFFECTIVE BARRIER AGAINST GAS & EXHAUST FUMES
		N5	1/2" GYPSUM BOARD ON WALL & CEILING BETWEEN HOUSE & GARAGE. R22 IN WALL AND R28 IN CEILING TAPE & SEAL ALL JOINTS GAS TIGHT
		N6	DAMP PROOF WALL COVER WITH 3/4" DRAINAGE LAYER 4" DIA. WEEPING TILE c/w FILTER CLOTH IN 6" CRUSHED STONE (CLEAR) CONNECTED TO SUMP PIT
		N7	WATERPROOF FOUNDATION COVERING FREE DRAINAGE MATERIAL

NAME	COLUMNS
C1	TYPICAL BUILT-UP SUPPORT COL. & CONC. FOOTING: 40"x40"x17.25" min. OBC 9.15.3.4.
C2	8x8 P.T. POSTS 8x8 SADDLE BRACKETS 18"x18" STONE BASE 18" x 18" CONCRETE PIER 30" x 30" x 8" FOOTING (TYPICAL)

SYMBOL	DESCRIPTION
PLA	POINT LOAD ABOVE
SBA	SOLID BEARING

SYMBOL	DESCRIPTION
⊕	INTER-CONNECTED HARDWIRED SMOKE/CO DETECTOR W/STROBE
⊞	EXTERIOR LIGHT



GENERAL STRUCTURAL NOTES:

- PROVIDE SOLID BLOCKING IN JOIST SPACE BELOW ALL LOAD BEARING WALLS (TYP.)
- ALL LVL TO BE MICROLAM 2.0E OR EQUIVILANT
- LAMINATE EACH PLY OF BUILT UP BEAMS WITH TWO 3" NAILS @ 8" o.c.
- LATERALLY SUPPORT ALL STEEL BEAMS WITH NAILER PLATE BOLTED TO TOP FLANGE
- USE L3 1/2" X 3 1/2" 1/4" STEEL ANGLE FOR MASONRY LINTELS U.N.O.

NAME	LINTELS & BUILT UP BEAMS	NAME	LINTELS & BUILT UP BEAMS
L1	2 PLY 2x4 SPR. #2	B5	4 PLY 2x10 SPR. #2
L2	2 PLY 2x6 SPR. #2	B6	5 PLY 2x10 SPR. #2
L3	2 PLY 2x8 SPR. #2	L5	2 PLY 2x12 SPR. #2
B1	3 PLY 2x8 SPR. #2	B7	3 PLY 2x12 SPR. #2
B2	4 PLY 2x8 SPR. #2	B8	4 PLY 2x12 SPR. #2
B3	5 PLY 2x8 SPR. #2	B9	5 PLY 2x12 SPR. #2
L4	2 PLY 2x10 SPR. #2	EL	EXISTING LINTEL
B4	3 PLY 2x10 SPR. #2	EB	EXISTING BEAM

No.	ROOF CONSTRUCTION NOTES	No.	FLOOR CONSTRUCTION NOTES	No.	WALL CONSTRUCTION NOTES	No.	WALL CONSTRUCTION NOTES	No.	GENERAL NOTES
R1	TYPICAL FRAME ROOF: "STICK FRAMED ROOF" 25 YR ASPHALT SHINGLES 3/8" ROOFING PLYWOOD c/w 2x8 RIDGEBOARD 2x6 RAFTERS @ 16" o.c. 2x4 COLLAR TIES @ 16" o.c. c/w 1x4 RIBBON TIE 2x6 CEILING JOISTS @ 16" o.c. w/ 2x4 RIBBON TIE R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED	F1	TYPICAL BASEMENT SLAB: 4" 25 MPA CONCRETE SLAB on 4" OF 3/4" CRUSHED STONE	W1	9" POURED CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN.	W4	EXTERIOR FRAME WALL CONSTRUCTION (2x6): VINYL SIDING AS PER ELEVATION BUILDING PAPER 1" R5 INSULATED SHEATHING 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6mil POLY VAPOR BARRIER 1/2" INT. DRYWALL TAPED & SANDED TOTAL THERMAL VALUE = R22	N1	WINDOW WELL (IF REQUIRED) DRAIN WELL TO STONE LAYER (DON'T CONNECT TO WEeping TILES (TYP.)
R2	TRUSS FRAMED ROOF: 25 YR ASPHALT SHINGLES 1/2" ROOFING PLYWOOD c/w P-ENGINEERED ROOF TRUSSES @ 24" o.c. R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED	F2	PORCH SLAB MIN. 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT SLOPE A MIN 1" TO FRONT	W2	TYPICAL BASEMENT WALL: 6 mil POLY VAPOR BARRIER 2x4 STUDS @ 16" o.c. R22 BATT INSULATION 9" CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN. ASPHALT DAMPROOFING NOTE: FULL HEIGHT INSUL. AT COLD CELLAR NOTE: FOR HEATED AREAS, OPTIONAL FULL HEIGHT INSULATION TO STOP 24" MIN. ABOVE CONCRETE SLAB TO PREVENT CONDENSATION BUILD-UP @ BOTTOM OF FOUNDATION WALL	W5	FIRE RATED WALL (OBC W9a) 2-5/8" TYPE X DRYWALL TAPED & SANDED 2 ROWS 2x4 STUDS STAGGERED SPACED 24" o.c. ON COMMON 2x6 PLATES 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE 2-5/8" TYPE X DRYWALL TAPED & SANDED OBC W9a FRR 1.5H LOAD BEARING FRR 2H NON-LOAD BEARING STC 56	N2	AT LEAST ONE WINDOW TO HAVE MAX. SILL HEIGHT OF 1 METER ABOVE FINISHED FLOOR
	PRE-FIN ALUM CLAD FASCIA PRE-FIN ALUM VENTED SOFFIT c/w ALUM EVESTROUGHS & LEADERS TO GRADE	F3	TYPICAL GARAGE SLAB: 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT c/w FIBRE MESH REINFORCEMENT ON 4" OF 3/4" CRUSHED STONE SLOPE TO FRONT AT 1% MIN.	W3	BRICK VENEER CONSTRUCTION (2x6) 4" FACE BRICK 7 GAUGE CORRUGATED GALV. METAL TIES @ 16" o.c. HORIZ. & 24" o.c. VERT. 1" AIR SPACE 1" R5 INSULATED SHEATHING 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6mil POLY VAPOR BARRIER 1/2" INT. DRYWALL TAPED & SANDED COURSE & OVER OPENINGS. PROVIDE BASE FLASHING UP A MIN. 6" BEHIND BUILDING PAPER	W6	TYPICAL INTERIOR STUD PARTITIONS: FOR NON-BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. 1/2" INTERIOR DRYWALL TAPED & SANDED BOTH SIDES OF STUDS PROVIDE A 2x4 BOTTOM PLATE & 2x4 TOP PLATES FOR BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. FOR 2 STOREYS AND 12" o.c. FOR 3 STOREYS WITH CENTRE GIRDING	N3	PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER MAX RISE 7 7/8" & MIN. TREAD 9 1/2" NOTE: NUMBER OF STEPS MAY VARY DEPENDING ON GRADE
		F4	SUBFLOOR JOIST STRAPPING & BRIDGING 5/8" T & G SUBFLOOR GLUED CONTINUOUS & FASTENED w/ 2" MIN. #8 SCREWS ON WOOD FLOOR JOISTS FOR CERAMIC TILE APPLICATION ("SEE OBC 9.30.6") 1/4" PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING ("SEE OBC 9.23.9.4") ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" MAX.			N4	DOORS BETWEEN GARAGE & HABITABLE AREAS TO BE EXTERIOR TYPE DOOR & FRAME TO BE GAS PROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE, BE TIGHT FITTING & WEATHER STRIPPED AS AN EFFECTIVE BARRIER AGAINST GAS & EXHAUST FUMES		
						N5	1/2" GYPSUM BOARD ON WALL & CEILING BETWEEN HOUSE & GARAGE, R22 IN WALL AND R28 IN CEILING TAPE & SEAL ALL JOINTS GAS TIGHT		
						N6	DAMPPOOF WALL COVER WITH 3/4" DRAINAGE LAYER 4" DIA. WEeping TILE c/w FILTER CLOTH IN 8" CRUSHED STONE (CLEAR) CONNECTED TO SUMP PIT		
						N7	WATERPROOF FOUNDATION COVERING FREE DRAINAGE MATERIAL		

NAME	COLUMNS
C1	TYPICAL BUILT-UP SUPPORT COL. & CONC. FOOTING: 40"x40"x17.25" min. OBC 9.15.3.4.
C2	8x8 P.T. POSTS 8x8 SADDLE BRACKETS 18"x18" STONE BASE 18" x 18" CONCRETE PIER 30" x 30" x 8" FOOTING (TYPICAL)

SYMBOL	DESCRIPTION
PLA	POINT LOAD ABOVE
SBA	SOLID BEARING

SYMBOL	DESCRIPTION
Lightbulb	INTER-CONNECTED HARDWIRED SMOKE/CO DETECTOR W/STROBE
Light	EXTERIOR LIGHT

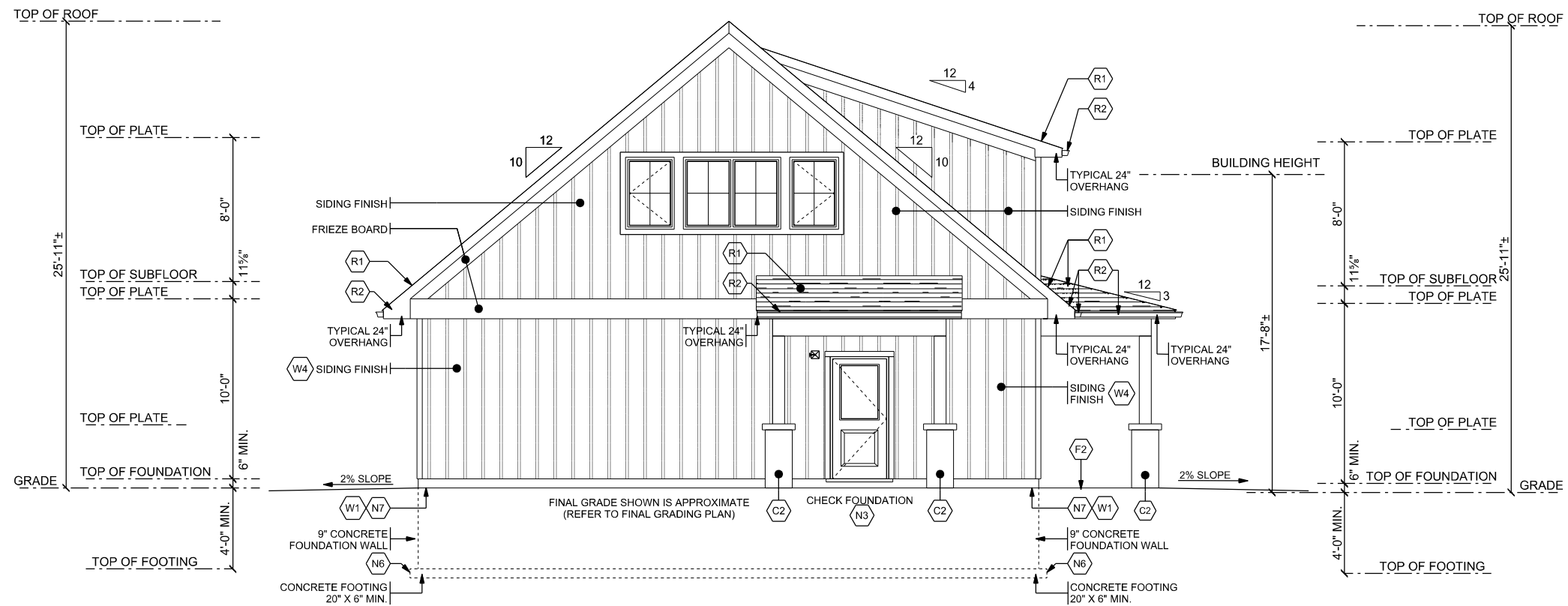


MOCHRIE BARN-DOMINIUM GUELPH-ERAMOSA

**DRAWING REAR ELEVATION
PROPOSED**

EXISTING PRINCIPLE DWELLING AREA: ±451 Sq m.
NEW BARNDOMINIUM AREA: 2898 sq ft. (269.23 sq.m.)

SCALE	1/8" = 1'-0"	REV.	6/4/2024	BCIN #23836
DESIGNER	CARRIE HAFNER	DATE	MARCH 31 2023	
PROJECT MANAGER	TOM KEATING	PROJECT TYPE	NEW BUILD	TOM KEATING REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN ACTIVITIES



GENERAL STRUCTURAL NOTES:

- * PROVIDE SOLID BLOCKING IN JOIST SPACE BELOW ALL LOAD BEARING WALLS (TYP.)
- * ALL LVL. TO BE MICROLAM 2.3E OR EQUIVALENT
- * LAMINATE EACH PLY OF BUILT UP BEAMS WITH TWO 3" NAILS @ 8" o.c.
- * LATERALLY SUPPORT ALL STEEL BEAMS WITH NAILER
- * PLATE BOLTED TO TOP FLANGE
- * USE L3 1/2" X 3 1/2" 1/4" STEEL ANGLE FOR MASONRY LINTELS U.N.O.

NAME	LINTELS & BUILT UP BEAMS	NAME	LINTELS & BUILT UP BEAMS
L1	2 PLY 2x4 SPR. #2	B5	4 PLY 2x10 SPR. #2
L2	2 PLY 2x6 SPR. #2	B6	5 PLY 2x10 SPR. #2
L3	2 PLY 2x8 SPR. #2	L5	2 PLY 2x12 SPR. #2
B1	3 PLY 2x8 SPR. #2	B7	3 PLY 2x12 SPR. #2
B2	4 PLY 2x8 SPR. #2	B8	4 PLY 2x12 SPR. #2
B3	5 PLY 2x8 SPR. #2	B9	5 PLY 2x12 SPR. #2
L4	2 PLY 2x10 SPR. #2	EL	EXISTING LINTEL
B4	3 PLY 2x10 SPR. #2	EB	EXISTING BEAM

No.	ROOF CONSTRUCTION NOTES
R1	TYPICAL FRAME ROOF: *STICK FRAMED ROOF: 25 YR ASPHALT SHINGLES 3/8" ROOFING PLYWOOD c/w 2x6 RIDGEBOARD 2x6 RAFTERS @ 16" o.c. 2x4 COLLAR TIES @ 16" o.c. c/w 2x4 RIBBON TIE 2x6 CEILING JOISTS @ 16" o.c. w/ 2x4 RIBBON TIE R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED TRUSS FRAMED ROOF: 25 YR ASPHALT SHINGLES 1/2" ROOFING PLYWOOD c/w P-ENGINEERED ROOF TRUSS @ 24" o.c. R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED
R2	PRE-FIN ALUM CLAD FASCIA PRE-FIN ALUM VENTED SOFFIT c/w ALUM EVESTROUGHS & LEADERS TO GRADE

No.	FLOOR CONSTRUCTION NOTES
F1	TYPICAL BASEMENT SLAB: 4" 25 MPA CONCRETE SLAB on 4" OF 3/4" CRUSHED STONE
F2	PORCH SLAB MIN. 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT SLOPE A MIN 1" TO FRONT
F3	TYPICAL GARAGE SLAB: 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT c/w FIBRE MESH REINFORCEMENT ON 4" OF 3/4" CRUSHED STONE SLOPE TO FRONT AT 1% MIN.
F4	SUBFLOOR, JOIST STRAPPING & BRIDGING 5/8" 1" G SUBFLOOR GULLED CONTINUOUS & FASTENED w/ 2" MIN. #8 SCREWS ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION ("SEE OBC 9.30.6") 1/4" PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING ("SEE OBC 9.23.9.4") ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" MAX.

No.	WALL CONSTRUCTION NOTES
W1	9" POURED CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN.
W2	TYPICAL BASEMENT WALL: 6 mil POLY VAPOR BARRIER 2x4 STUDS @ 16" o.c. R22 BATT INSULATION 9" CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN. ASPHALT DAMPROOFING NOTE: FULL HEIGHT INSUL. AT COLD CELLAR NOTE: FOR HEATED AREAS, OPTIONAL FULL HEIGHT INSULATION TO STOP 24" MIN. ABOVE CONCRETE SLAB TO PREVENT CONDENSATION BUILD-UP @ BOTTOM OF FOUNDATION WALL
W3	BRICK VENEER CONSTRUCTION (2x6) 4" FACE BRICK 7 GAUGE CORRUGATED GALV. METAL TIES @ 16" o.c. HORIZ. & 24" o.c. VERT. 1" AIR SPACE 1" R5 INSULATED SHEATHING 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6mil POLY VAPOR BARRIER 1/2" INT. DRYWALL TAPED & SANDED PROVIDE WEEP HOLES @ 32" o.c. BOTTOM COURSE & OVER OPENINGS, PROVIDE BASE FLASHING UP A MIN. 6" BEHIND BUILDING PAPER

No.	WALL CONSTRUCTION NOTES
W4	EXTERIOR FRAME WALL CONSTRUCTION (2x6): VINYL SIDING AS PER ELEVATION BUILDING PAPER 1" R5 INSULATED SHEATHING 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6mil POLY VAPOR BARRIER 1/2" INT. DRYWALL TAPED & SANDED TOTAL THERMAL VALUE = R22
W5	FIRE RATED WALL (OBC W9a) 2- 5/8" TYPE X DRYWALL TAPED & SANDED 2 ROWS 2x4 STUDS STAGGERED SPACED 24" o.c. ON COMMON 2x6 PLATES 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE 2- 5/8" TYPE X DRYWALL TAPED & SANDED OBC W9b FRR 1.5H LOAD BEARING FRR 2H NON-LOAD BEARING STC 56
W6	TYPICAL INTERIOR STUD PARTITIONS FOR NON-BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. 1/2" INTERIOR DRYWALL TAPED & SANDED BOTH SIDES OF STUDS PROVIDE A 2x4 BOTTOM PLATE & 2-2x4 TOP PLATES FOR BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. FOR 2 STOREYS AND 12" o.c. FOR 3 STOREYS WITH CENTRE GIRDING

No.	GENERAL NOTES
N1	WINDOW WELL (IF REQUIRED) DRAIN WELL TO STONE LAYER (DON'T CONNECT TO WEeping TILES (TYP.))
N2	AT LEAST ONE WINDOW TO HAVE MAX. SILL HEIGHT OF 1 METER ABOVE FINISHED FLOOR
N3	PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7 7/8" & MIN. TREAD 9 1/2" NOTE: NUMBER OF STEPS MAY VARY DEPENDING ON GRADE
W4	DOORS BETWEEN GARAGE & HABITABLE AREAS TO BE EXTERIOR TYPE. DOOR & FRAME TO BE GAS PROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE. BE TIGHT FITTING & WEATHER STRIPPED AS AN EFFECTIVE BARRIER AGAINST GAS & EXHAUST FUMES
N5	1/2" GYPSUM BOARD ON WALL & CEILING BETWEEN HOUSE & GARAGE. R22 IN WALL AND R28 IN CEILING TAPE & SEAL ALL JOINTS GAS TIGHT
W6	DAMPPOOF WALL COVER WITH 3/4 DRAINAGE LAYER 4" DIA. WEeping TILE c/w FILTER CLOTH IN 6" CRUSHED STONE (CLEAR) CONNECTED TO SUMP PIT
N7	WATERPROOF FOUNDATION COVERING FREE DRAINAGE MATERIAL

NAME	COLUMNS
C1	TYPICAL BUILT-UP SUPPORT COL. & CONC. FOOTING: 40"x40"x17.25" min. OBC 9.15.3.4.
C2	8x8 P.T. POSTS 8x8 SADDLE BRACKETS 18"x18" STONE BASE 18" x 18" CONCRETE PIER 30" x 30" x 8" FOOTING (TYPICAL)

SYMBOL	DESCRIPTION
PLA	POINT LOAD ABOVE
SBA	SOLID BEARING

SYMBOL	DESCRIPTION
⊕	INTER-CONNECTED HARDWIRED SMOKE/CO DETECTOR W/STROBE
⊕	EXTERIOR LIGHT



**MOCHRIE
BARN-DOMINIUM
GUELPH-ERAMOSA**

**DRAWING LEFT ELEVATION
PROPOSED**

EXISTING PRINCIPLE DWELLING AREA: ±451 Sq m.
NEW BARNDOMINIUM AREA: 2898 sq ft. (269.23 sq.m.)

SCALE 1/8" = 1'-0"

DESIGNER CARRIE HAFNER

PROJECT MANAGER TOM KEATING

REV. 6/4/2024

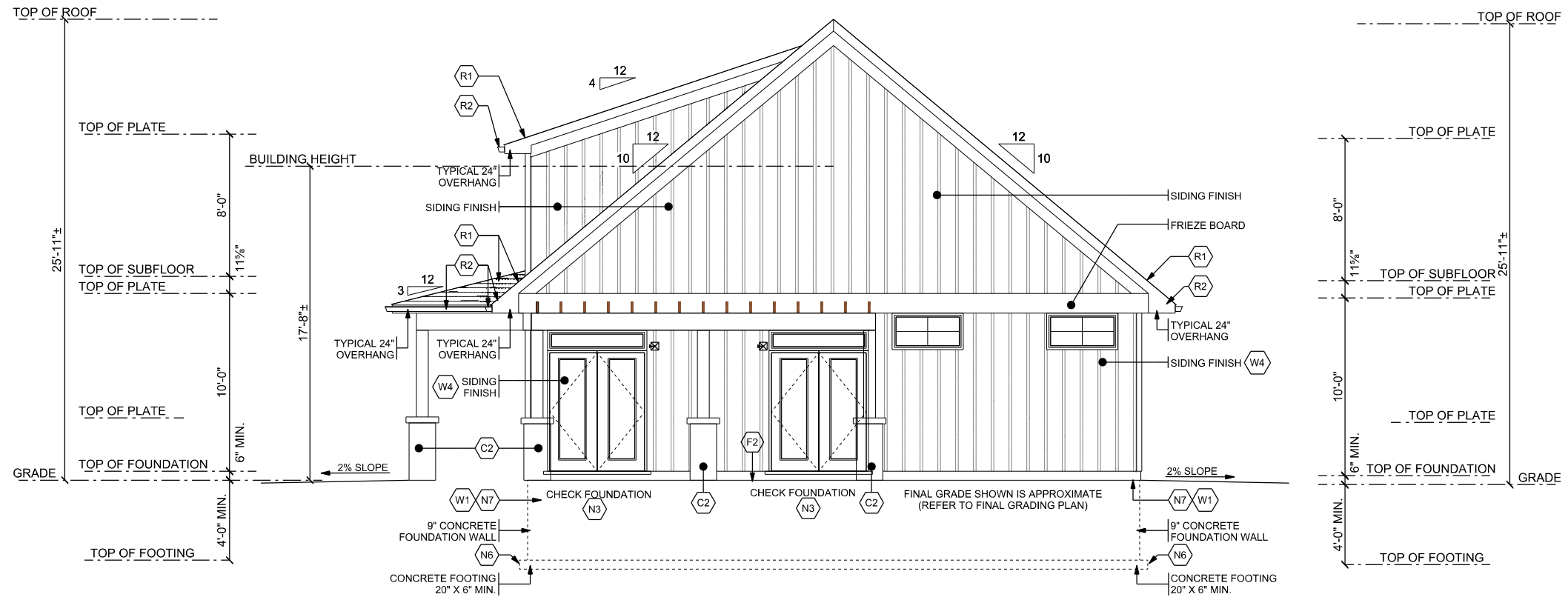
DATE MARCH 31 2023

PROJECT TYPE NEW BUILD

BCIN #23836

[Signature]

TOM KEATING
REVIEWED AND TAKEN
RESPONSIBILITY FOR
THE DESIGN ACTIVITIES



GENERAL STRUCTURAL NOTES:

- * PROVIDE SOLID BLOCKING IN JOIST SPACE BELOW ALL LOAD BEARING WALLS (TYP.)
- * ALL LVL TO BE MICROLAM 2.0E OR EQUIVALENT
- * LAMINATE EACH PLY OF BUILT UP BEAMS WITH TWO 3" NAILS @ 8" o.c.
- * LATERALLY SUPPORT ALL STEEL BEAMS WITH NAILER PLATE BOLTED TO TOP FLANGE
- * USE L3 1/2" X 3 1/2" 1/4" STEEL ANGLE FOR MASONRY LINTELS U.O.

NAME	LINTELS & BUILT UP BEAMS	NAME	LINTELS & BUILT UP BEAMS
L1	2 PLY 2x4 SPR. #2	B5	4 PLY 2x10 SPR. #2
L2	2 PLY 2x6 SPR. #2	B6	5 PLY 2x10 SPR. #2
L3	2 PLY 2x8 SPR. #2	L5	2 PLY 2x12 SPR. #2
B1	3 PLY 2x8 SPR. #2	B7	3 PLY 2x12 SPR. #2
B2	4 PLY 2x8 SPR. #2	B8	4 PLY 2x12 SPR. #2
B3	5 PLY 2x8 SPR. #2	B9	5 PLY 2x12 SPR. #2
L4	2 PLY 2x10 SPR. #2	EL	EXISTING LINTEL
B4	3 PLY 2x10 SPR. #2	EB	EXISTING BEAM

No.	ROOF CONSTRUCTION NOTES	No.	FLOOR CONSTRUCTION NOTES	No.	WALL CONSTRUCTION NOTES	No.	WALL CONSTRUCTION NOTES	No.	GENERAL NOTES
R1	TYPICAL FRAME ROOF: STICK FRAMED ROOF: 25 YR ASPHALT SHINGLES 3/8" ROOFING PLYWOOD c/w 2x8 RIDGEBOARD 2x6 RAFTERS @ 16" o.c. 2x4 COLLAR TIES @ 16" o.c. c/w 1x4 RIBBON TIE 2x6 CEILING JOISTS @ 16" o.c. w/ 2x4 RIBBON TIE R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED TRUSS FRAMED ROOF: 25 YR ASPHALT SHINGLES 1/2" ROOFING PLYWOOD c/w P-ENGINEERED ROOF TRUSS @ 24" o.c. R60 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED PRE-FIN ALUM GLAD FASCIA PRE-FIN ALUM VENTED SOFFIT c/w ALUM EVESTROUGHS & LEADERS TO GRADE	F1	TYPICAL BASEMENT SLAB: 4" 25 MPA CONCRETE SLAB on 4" OF 3/4" CRUSHED STONE	W1	9" POURED CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN.	W4	EXTERIOR FRAME WALL CONSTRUCTION (2x6): VINYL SIDING AS PER ELEVATION BUILDING PAPER 1" RS INSULATED SHEATHING 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6 mil POLY VAPOR BARRIER 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE TOTAL THERMAL VALUE = R22	N1	WINDOW WELL (IF REQUIRED) DRAIN WELL TO STONE LAYER (DON'T CONNECT TO WEEPING TILES (TYP.)
		F2	PORCH SLAB MIN. 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT SLOPE A MIN 1" TO FRONT	W2	TYPICAL BASEMENT WALL: 6 mil POLY VAPOR BARRIER 2x4 STUDS @ 16" o.c. R22 BATT INSULATION 9" CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN. ASPHALT DAMPROOFING NOTE: FULL HEIGHT INSUL. AT COLD CELLAR NOTE: FOR HEATED AREAS, OPTIONAL FULL HEIGHT INSULATION TO STOP 24" MIN. ABOVE CONCRETE SLAB TO PREVENT CONDENSATION BUILD-UP @ BOTTOM OF FOUNDATION WALL	W5	FIRE RATED WALL (OBC W9a) 2- 5/8" TYPE X DRYWALL TAPED & SANDED 2 ROWS 2x4 STUDS STAGGERED SPACED 24" o.c. ON COMMON 2x6 PLATES 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE 2- 5/8" TYPE X DRYWALL TAPED & SANDED OBC W9a FRR 1.5H LOAD BEARING FRR 2H NON-LOAD BEARING STC 56	N2	AT LEAST ONE WINDOW TO HAVE MAX. SILL HEIGHT OF 1 METER ABOVE FINISHED FLOOR
		F3	TYPICAL GARAGE SLAB: 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT c/w FIBRE MESH REINFORCEMENT ON 4" OF 3/4" CRUSHED STONE SLOPE TO FRONT AT 1% MIN.	W3	BRICK VENEER CONSTRUCTION (2x6) 4" FACE BRICK 7 GAUGE CORRUGATED GALV. METAL TIES @ 16" o.c. HORIZ. & 24" o.c. VERT. 1" AIR SPACE 1" RS INSULATED SHEATHING 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6 mil POLY VAPOR BARRIER 1/2" INT. DRYWALL TAPED & SANDED PROVIDE WEEP HOLES @ 32" o.c. BOTTOM COURSE & OVER OPENINGS. PROVIDE BASE FLASHING UP A MIN. 6" BEHIND BUILDING PAPER	W6	TYPICAL INTERIOR STUD PARTITIONS FOR NON-BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. 1/2" INTERIOR DRYWALL TAPED & SANDED BOTH SIDES OF STUDS PROVIDE A 2x4 BOTTOM PLATE & 2-2x4 TOP PLATES FOR BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. FOR 2 STOREYS AND 12" o.c. FOR 3 STOREYS WITH CENTRE GIRDING	N3	PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER MAX RISE 7 7/8" MIN. TREAD 9 1/2" NOTE: NUMBER OF STEPS MAY VARY DEPENDING ON GRADE
		F4	SUBFLOOR JOIST STRAPPING & BRIDGING 5/8" T & G SUBFLOOR GLUED CONTINUOUS & FASTENED w/ 2" MIN. #8 SCREWS ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION ("SEE OBC 9.30.6") 1/4" PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING ("SEE OBC 9.23.9.4") ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" MAX.					N4	DOORS BETWEEN GARAGE & HABITABLE AREAS TO BE EXTERIOR TYPE. DOOR & FRAME TO BE GAS PROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE. BE TIGHT FITTING & WEATHER STRIPPED AS AN EFFECTIVE BARRIER AGAINST GAS & EXHAUST FUMES
								N5	1/2" GYPSUM BOARD ON WALL & CEILING BETWEEN HOUSE & GARAGE. R22 IN WALL AND R28 IN CEILING TAPE & SEAL ALL JOINTS GAS TIGHT
								N6	DAMPPOOF WALL COVER WITH 3/4 DRAINAGE LAYER 4" DIA. WEEPING TILE c/w FILTER CLOTH IN 8" CRUSHED STONE (CLEAR) CONNECTED TO SUMP PIT
								N7	WATERPROOF FOUNDATION COVERING FREE DRAINAGE MATERIAL

NAME	COLUMNS
C1	TYPICAL BUILT-UP SUPPORT COL. & CONC. FOOTING: 40"x40"x17.25" min. OBC 9.15.3.4.
C2	8x8 P.T. POSTS 8x8 SADDLE BRACKETS 18"x18" STONE BASE 18" x 18" CONCRETE PIER 30" x 30" x 8" FOOTING (TYPICAL)

SYMBOL	DESCRIPTION
PLA	POINT LOAD ABOVE
SBA	SOLID BEARING

SYMBOL	DESCRIPTION
(Green circle with 'X')	INTER-CONNECTED HARDWIRED SMOKE/CO DETECTOR W/STROBE
(Green square)	EXTERIOR LIGHT



**MOCHRIE
BARN-DOMINIUM
GUELPH-ERAMOSIA**

**DRAWING RIGHT ELEVATION
PROPOSED**

EXISTING PRINCIPLE DWELLING AREA: ±451 Sq m.
NEW BARNDOMINIUM AREA: 2898 sq ft. (269.23 sq.m.)

SCALE 1/8" = 1'-0"

DESIGNER CARRIE HAFNER

PROJECT TOM KEATING
MANAGER

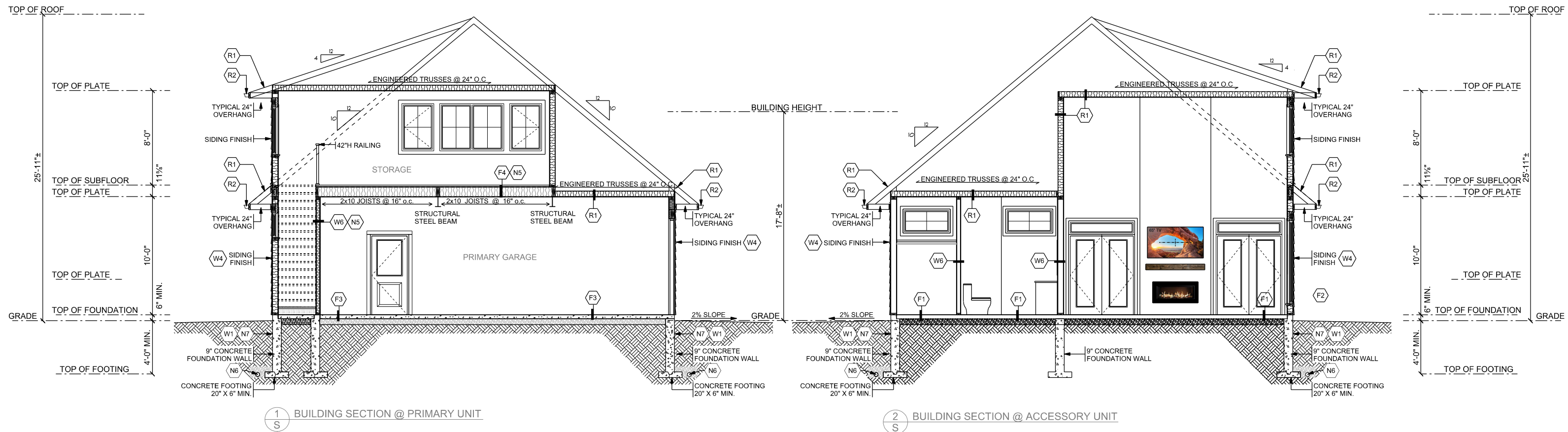
REV. 6/4/2024

DATE MARCH 31 2023

PROJECT NEW BUILD
TYPE

BCIN #23836

TOM KEATING
REVIEWED AND TAKEN
RESPONSIBILITY FOR
THE DESIGN ACTIVITIES



1 BUILDING SECTION @ PRIMARY UNIT

2 BUILDING SECTION @ ACCESSORY UNIT

GENERAL STRUCTURAL NOTES:

- * PROVIDE SOLID BLOCKING IN JOIST SPACE BELOW ALL LOAD BEARING WALLS (TYP.)
- * ALL LVL TO BE MICROLAM 2.0E OR EQUIVALENT
- * LAMINATE EACH PLY OF BUILT UP BEAMS WITH TWO 3" NAILS @ 8" o.c.
- * LATERALLY SUPPORT ALL STEEL BEAMS WITH NAILER
- * PLATE BOLTED TO TOP FLANGE
- * USE L3 1/2" X 3 1/2" 14" STEEL ANGLE FOR MASONRY LINTELS U.N.O.

NAME	LINTELS & BUILT UP BEAMS	NAME	LINTELS & BUILT UP BEAMS
L1	2 PLY 2x4 SPR. #2	B5	4 PLY 2x10 SPR. #2
L2	2 PLY 2x6 SPR. #2	B6	5 PLY 2x10 SPR. #2
L3	2 PLY 2x8 SPR. #2	L5	2 PLY 2x12 SPR. #2
B1	3 PLY 2x8 SPR. #2	B7	3 PLY 2x12 SPR. #2
B2	4 PLY 2x8 SPR. #2	B8	4 PLY 2x12 SPR. #2
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No.	ROOF CONSTRUCTION NOTES	No.	FLOOR CONSTRUCTION NOTES
R1	TYPICAL FRAME ROOF: STICK FRAMED ROOF: 25 YR ASPHALT SHINGLES 3/8" ROOFING PLYWOOD c/w 2x6 RIDGEBOARD 2x6 RAFTERS @ 16" o.c. 2x4 COLLAR TIES @ 16" o.c. c/w 1x4 RIBBON TIE 2x6 CEILING JOISTS @ 16" o.c. w/ 2x4 RIBBON TIE R50 LOOSE FILL INSULATION 6 mil POLY V.B. 1/2" DRYWALL TAPED & SANDED	F1	TYPICAL BASEMENT SLAB: 4" 25 MPA CONCRETE SLAB ON 4" OF 3/4" CRUSHED STONE
R2	PRE-FIN ALUM CLAD FASCIA PRE-FIN ALUM VENTED SOFFIT c/w ALUM EVESTROUGHS & LEADERS TO GRADE	F2	PORCH SLAB MIN. 4" 32 MPA CONCRETE SLAB w/ 5 TO 8% AIR ENTRAINMENT SLOPE A MIN 1" TO FRONT
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		F4	SUBFLOOR, JOIST STRAPPING & BRIDGING 5/8" T & G SUBFLOOR GLUED CONTINUOUS & FASTENED w/ 2" MIN. #8 SCREWS ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (*SEE OBC 9.30.6*) 1/4" PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING (*SEE OBC 9.23.9.4*) ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" MAX.

No.	WALL CONSTRUCTION NOTES	No.	WALL CONSTRUCTION NOTES
W1	9" POURED CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN.	W2	TYPICAL BASEMENT WALL: 1 1/2" POLY VAPOR BARRIER 6 mil POLY VAPOR BARRIER 2x4 STUDS @ 16" o.c. R22 BATT INSULATION 9" CONCRETE FOUNDATION WALL CONCRETE FOOTING 20" X 6" MIN. ASPHALT DAMPROOFING NOTE: FOR HEATED AREAS, OPTIONAL FULL HEIGHT INSULATION TO STOP 24" MIN. ABOVE CONCRETE SLAB TO PREVENT CONDENSATION BUILD-UP @ BOTTOM OF FOUNDATION WALL
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No.	WALL CONSTRUCTION NOTES	No.	GENERAL NOTES
W4	EXTERIOR FRAME WALL CONSTRUCTION (2x6): VINYL SIDING AS PER ELEVATION BUILDING PAPER 1" RS INSULATED SHEATHING 2x6 STUDS @ 16" o.c. R22 BATT INSULATION AND 6 mil POLY VAPOR BARRIER 1/2" INT. DRYWALL TAPED & SANDED TOTAL THERMAL VALUE = R22	N1	WINDOW WELL (IF REQUIRED) DRAIN WELL TO STONE LAYER (DON'T CONNECT TO WEERING TILES (TYP.))
W5	FIRE RATED WALL (OBC W9a) 2- 5/8" TYPE X DRYWALL TAPED & SANDED 2 ROWS 2x4 STUDS STAGGERED SPACED 24" o.c. ON COMMON 2x6 PLATES 3.5" THICK ABSORPTIVE MATERIAL ON ONE SIDE 2- 5/8" TYPE X DRYWALL TAPED & SANDED OBC W9a FRR 1.5H LOAD BEARING FRR 2H NON-LOAD BEARING STC 56	N2	AT LEAST ONE WINDOW TO HAVE MAX. SILL HEIGHT OF 1 METER ABOVE FINISHED FLOOR
W6	TYPICAL INTERIOR STUD PARTITIONS FOR NON-BEARING PARTITIONS: 1/2" INT. DRYWALL TAPED & SANDED BOTH SIDES OF STUDS PROVIDE A 2x4 BOTTOM PLATE & 2-2x4 TOP PLATES FOR BEARING PARTITIONS: 2x4 STUDS @ 16" o.c. FOR 2 STOREYS AND 12" o.c. FOR 3 STOREYS WITH CENTRE GIRDING	N3	PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER MAX RISE 7/8" & MIN. TREAD 9 1/2" NOTE: NUMBER OF STEPS MAY VARY DEPENDING ON GRADE
		N4	DOORS BETWEEN GARAGE & HABITABLE AREAS TO BE EXTERIOR TYPE. DOOR & FRAME TO BE GAS PROOFED DOOR EQUIPPED WITH SELF CLOSING DEVICE. BE TIGHT FITTING & WEATHER STRIPPED AS AN EFFECTIVE BARRIER AGAINST GAS & EXHAUST FUMES
		N5	1/2" GYPSUM BOARD ON WALL & CEILING BETWEEN HOUSE & GARAGE, R22 IN WALL AND R28 IN CEILING TAPE & SEAL ALL JOINTS GAS TIGHT
		N6	DAMP PROOF WALL COVER WITH 3/4" DRAINAGE LAYER 4" DIA. WEERING TILE c/w FILTER CLOTH IN 6" CRUSHED STONE (CLEAR) CONNECTED TO SUMP PIT
		N7	WATERPROOF FOUNDATION COVERING FREE DRAINAGE MATERIAL

NAME	COLUMNS
C1	TYPICAL BUILT-UP SUPPORT COL. & CONC. FOOTING: 40"x40"x17.25" min. OBC 9.15.3.4.
C2	8x8 P.T. POSTS 8x8 SADDLE BRACKETS 18"x18" STONE BASE 30" x 30" x 8" CONCRETE PIER (TYPICAL)

SYMBOL	DESCRIPTION
PLA	POINT LOAD ABOVE
SBA	SOLID BEARING

SYMBOL	DESCRIPTION
Lightbulb	INTER-CONNECTED HARDWIRED SMOKE/CO DETECTOR W/STROBE
Lightbulb	EXTERIOR LIGHT



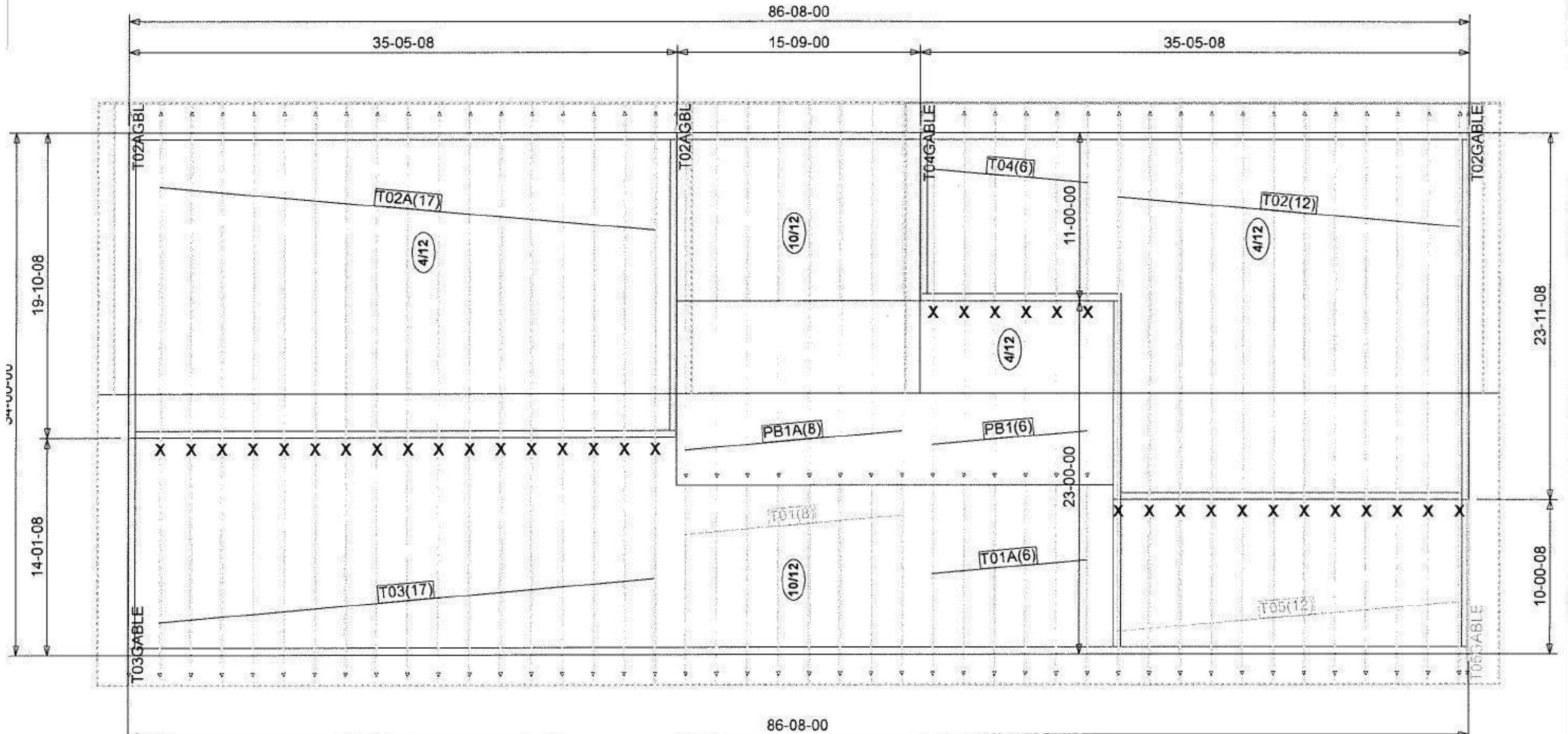
SINCE 1973

ROOF TRUSSES & COMPONENTS LTD.

86 First Line, Elora, Ontario N0B 1S0 (226) 384-4623

KEATING HOMES
MOCHRIE - R1
GUELPH, ON

HARDWARE
X = LU26



MOCHRIE
BARN-DOMINIUM
GUELPH-ERAMOSIA

DRAWING ROOF TRUSSES & FRAMING
PROPOSED

EXISTING PRINCIPLE DWELLING AREA: ±451 Sq m.
NEW BARNDOMINIUM AREA: 2898 sq ft. (269.23 sq.m.)

SCALE NTS

DESIGNER CARRIE HAFNER

PROJECT MANAGER TOM KEATING

REV. 6/4/2024

DATE MARCH 31 2023

PROJECT TYPE NEW BUILD

BCIN #23836
TOM KEATING
REVIEWED AND TAKEN
RESPONSIBILITY FOR
THE DESIGN ACTIVITY

REV. 6/4/2024

DATE MARCH.04.2021

PROJECT TYPE NEW BUILD

DRAWING

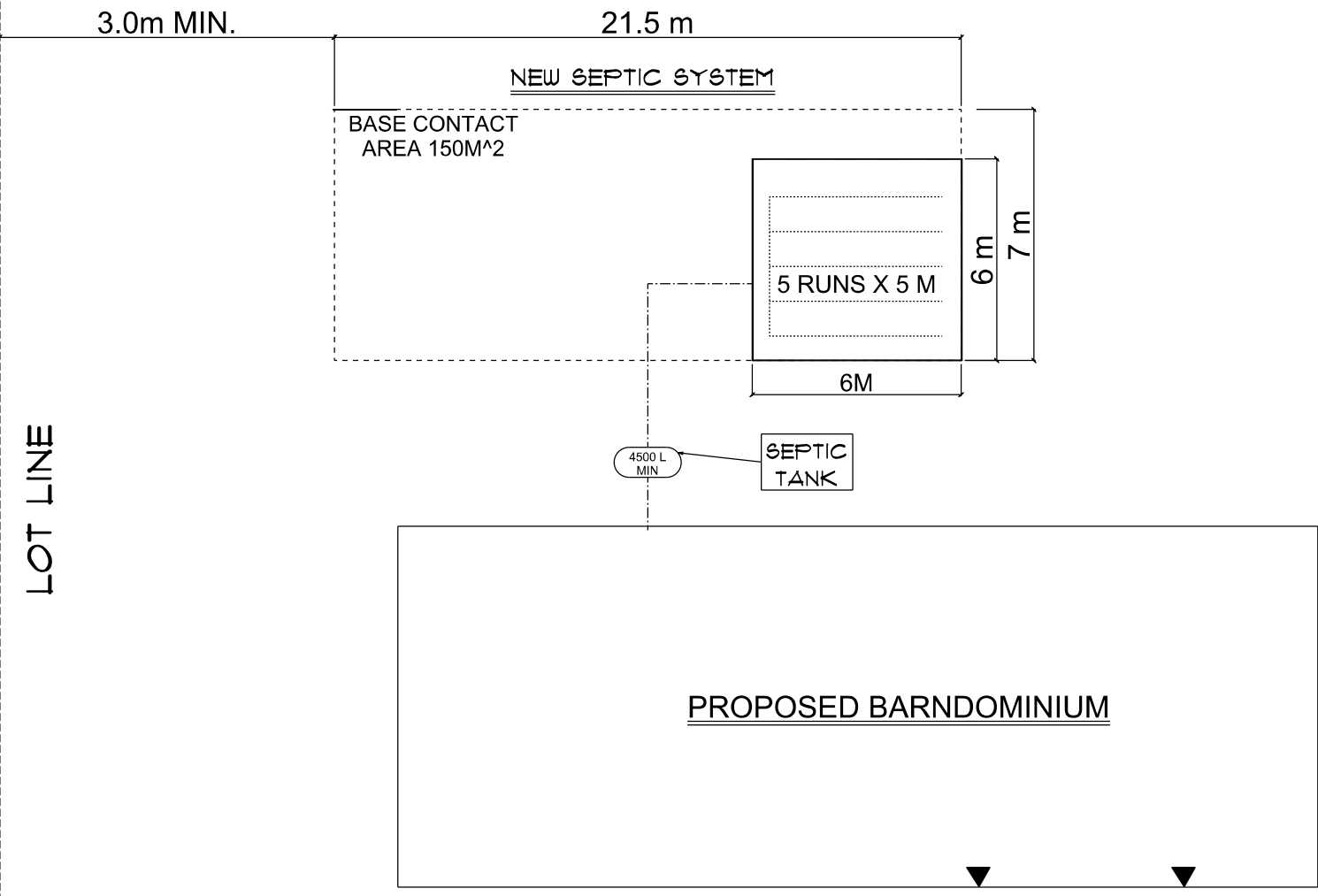
AREA

MOCHRIE BARN-DOMINIUM GUELPH-ERAMOSA

SCALE 1/16" = 1'-0"

DESIGNER CARRIE HAFNER
B.ARCH., DIP.ARCH

PROJECT MANAGER TOM KEATING



STUMPF BROS.

EXCAVATING LTD
451 Geddes St. Salem
Ontario N0B 1S0



stumpfbros@live.ca

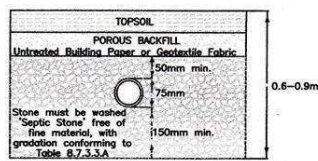
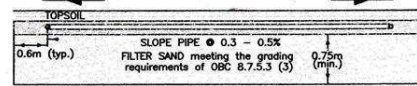
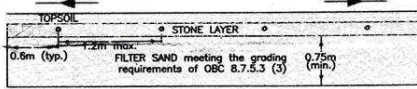
Phone: 519-846-9912

BCIN 15777

Cell: 519-835-7386 BRAD

519-572-6701 FRANK
BCIN 14816

TYPICAL FILTER BED CROSS-SECTIONS



SEPTIC SYSTEM PROPOSAL

KEATING CONSTRUCTION

John Mochrie Hwy 7 Guelph

Assumptions:

- | | |
|--|-----------------------|
| 1) House area | 2036 sq ft (190 sq m) |
| 2) Daily design flow | 1425 L/Day |
| 3) Septic tank min capacity | 2850 L |
| 4) Existing soils t-time | 20 min/cm |
| 5) Min filter bed surface contact area | 29.7 sq m |
| 6) Min base contact area | 33.6 sq m |
| 7) Total contact area | 142.5 sq m |

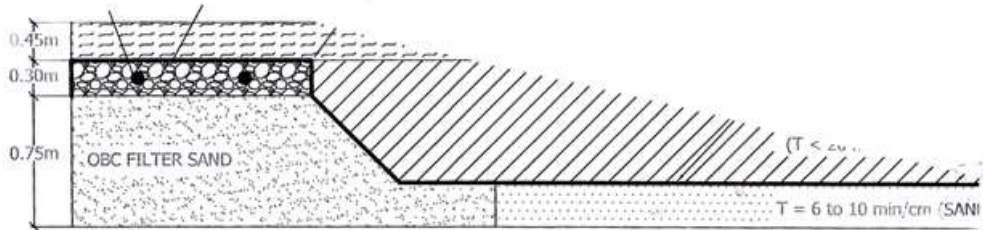
We propose the following:

A 4500 L septic tank, gravity flow, if possible, to a filter bed, 36 sq m in size, extended base = 36 sq m, constructed in a sand mantle, t time 5 to 10 with a total contact area = 142.5 sq m. min.

Attached are the following:

- 1) Septic design spreadsheet
- 2) Site Plan
- 3) Typical filter bed cross sections
- 4) Septic layout
- 5) Lab results for soil T-Time

Submitted by Frank Chamberlain, Stumpf Bros. Excavating



BCIN # 14816

I FRANK CHAMBERLAIN HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN ACTIVIYS



GENERAL NOTES:

1. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2012 ONTARIO BUILDING CODE (OBC 2012 r2022), ANY LOCAL REGULATIONS AND BYLAWS, AND THE 2012 OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) FOR CONSTRUCTION PROJECTS. ALL CODES AND STANDARDS SHALL BE THOSE REFERENCED IN OBC 2012 r2022.

DESIGN LOADS:

1. DESIGN LOADS ARE UNFACTORED UNLESS NOTED OTHERWISE.

A. CLIMATIC DESIGN DATA (GUELPH, ONTARIO):

- B. S. = 1.90 kPa
- S. = 0.40 kPa
- ROOF (SNOW) = 1.45 kPa

C. ROOF (DEAD) = 0.75 kPa

D. FLOOR (LIVE) = 1.90 kPa

FLOOR (DEAD) = 0.50 kPa

TILED FLOOR (DEAD) = 1.00 kPa

E. WIND (q_w) = 0.36 kPa

2. FOUNDATIONS TO BEAR DIRECTLY ON MATERIAL SUITABLE FOR 75 kPa (1500 psf) BEARING PRESSURE, UNLESS NOTED OTHERWISE.

STRUCTURAL NOTES:

1. ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23. U.N.O. ON THE DRAWINGS.

2. LUMBER SHALL BE SPF No. 1/2 OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS.

3. ENGINEERED LUMBER (TJI, LVL, PSL, LSL) MAY BE DRILLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND DETAILS.

4. WOOD IS NOT PERMITTED TO BEAR DIRECTLY ON MASONRY OR CONCRETE WITHOUT PROTECTION. PROVIDE EITHER PRESSURE TREATED LUMBER, SUITABLE WOOD PRESERVATIVE OR 6 MIL (0.152mm) POLYETHYLENE SHEET.

5. USE JOIST HANGERS WHERE FRAMING MEMBERS CONNECT INTO THE SIDES OF SUPPORTING MEMBERS.

6. ALL STEEL CONNECTORS (UPLIFT CLIPS, BRACKETS, JOIST HANGERS etc.) SHALL BE SIMPSON STRONG TIE CONNECTORS UNLESS NOTED OTHERWISE. FASTEN AS PER THE MANUFACTURER'S SPECIFICATIONS ASSUMING MAXIMUM NAILING U.N.O. TYPICAL BEAM HANGERS REQUIRE 16d NAILS (3" LONG).

7. FOR SOLID AND BUILT UP MEMBERS (TRUSSES, BEAMS, LINTELS) PROVIDE A BUILT UP POST WITH AN EQUAL OR GREATER THICKNESS UNLESS NOTED OTHERWISE. ALL BUILT UP POSTS TO BE CONTINUOUS (INCLUDING TRANSFER BLOCKING AT FLOORS) DOWN TO THE FOUNDATIONS.

8. ALL BUILT-UP WOOD BEAMS TO BE FASTENED TOGETHER WITH THREE 3" COMMON NAILS AT 8" O.C. FOR EVERY PLY AND EACH BUILT-UP WOOD POST TO BE CONNECTED WITH TWO 3" COMMON NAILS AT 8" O.C. UNLESS NOTED OTHERWISE.

9. PROVIDE SOLID BLOCKING OR MECHANICAL CONNECTIONS AT THE TOP AND BOTTOMS OF BEAMS AT BEARING POINTS TO PREVENT MOVEMENT OR ROTATION.

10. LVL = WEYERHAEUSER 2800Fb 2.0E MICROLLAM LVL, WITH MINIMUM VALUES:

- E = 2.0 x 10⁶ psi, fb = 4,805 psi, fv = 530 psi, G = 125,000 psi, fc_perp = 1365 psi
- APPROVED EQUIVALENTS: WEST FRASER LVL 3100Fb 2.0E; LP SOLID START LVL 2900Fb 2.0E; BOISE CASCADE VERSA-LAM 3100Fb 2.0E.

11. STRUCTURAL STEEL BEAMS SHALL BE GRADE 350W (CAN/CSA G40.21).

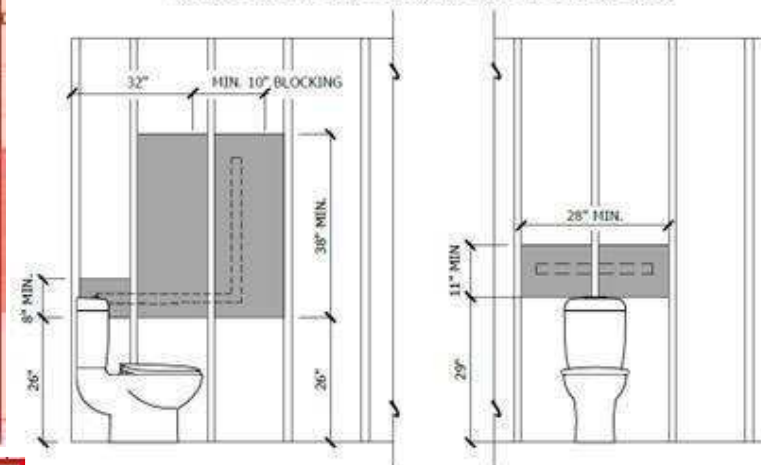
12. LATERALLY SUPPORT ALL STEEL BEAMS BY PRE-DRILLING FLANGES FOR 1/2" BOLTS TO WOOD NAILERS WITH 9/16" HOLES STAGGERED AT 24" O.C.

13. PACK OUT FLUSH STEEL BEAM WEBS WITH SOLID BLOCKING TIGHT TO TOP AND BOTTOM FLANGE. PROVIDE 1/2" BOLTS WITH 9/16" HOLES THROUGH WEB STAGGERED AT 24" O.C. REFER TO SPECIFIC DETAILS FOR POINT LOADED FLUSH STEEL BEAMS.

14. FOOTINGS TO BEAR DIRECTLY ON UNDISTURBED NATIVE SOILS OR APPROVED ENGINEERED FILL SUITABLE FOR MINIMUM DESIGN BEARING PRESSURES.

15. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 20 MPa FOR FOOTINGS.

ADJACENT TO WATER CLOSET
(Ref.: Div B, 3.8.3.8.(3)(a) and 3.8.3.8.(3)(c))

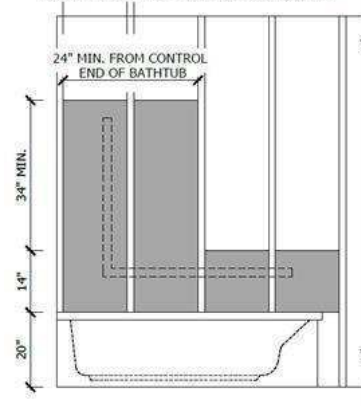


FUTURE GRAB BARS SHALL BE:
L-shaped, and shall be:
(a) Vertical component:
• 30" in length, and
• mounted 6" from the end of the toilet bowl.
(b) Horizontal component:
• 30" in length, and
• mounted approximately 30" above the floor.

FUTURE GRAB BARS SHALL BE:
(a) minimum 24" in length, and
(b) mounted,
(i) 33"-36" above the floor (tankless), or
(ii) 6" above the tank.

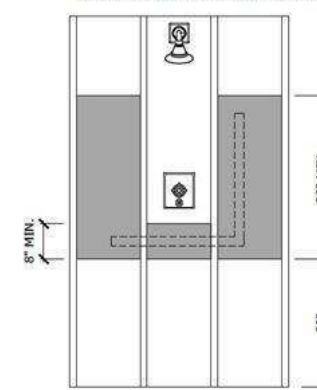
NOTE: GRAB BAR REINFORCING ONLY REQUIRED BESIDE WATER CLOSET IF WATER CLOSET IS LOCATED WITHIN 18" OF THE ADJACENT WALL.

ADJACENT TO BATHTUB
(Ref.: Div B, 3.8.3.13.(4)(c))



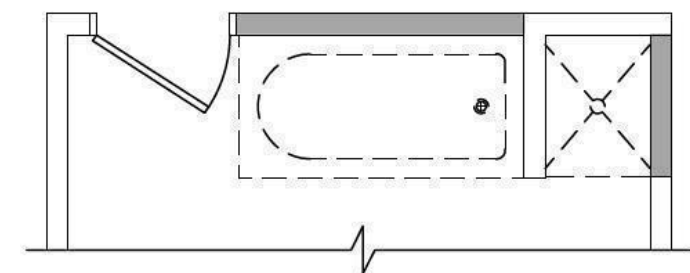
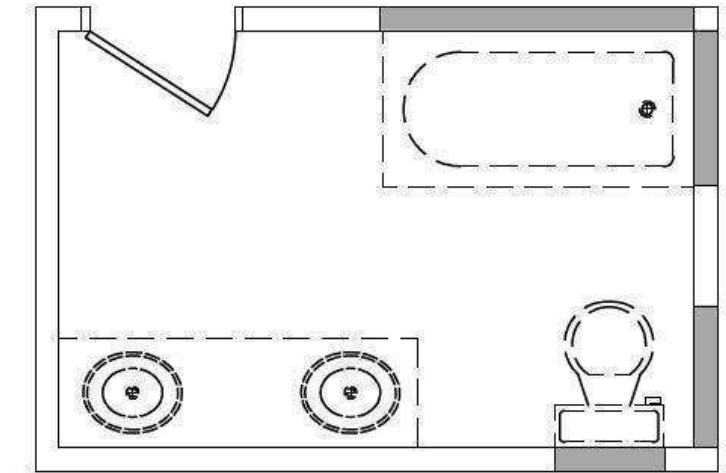
FUTURE BATHTUB GRAB BARS SHALL BE:
(a) Vertical component:
• 36" in length, and
• mounted 12"-18" from the control end of the bathtub.
(b) Horizontal component:
• 36" in length, and
• mounted 6"-8" above the rim of the bathtub.

ADJACENT TO SHOWER
(Ref.: Div B, 3.8.3.13.(2)(f))



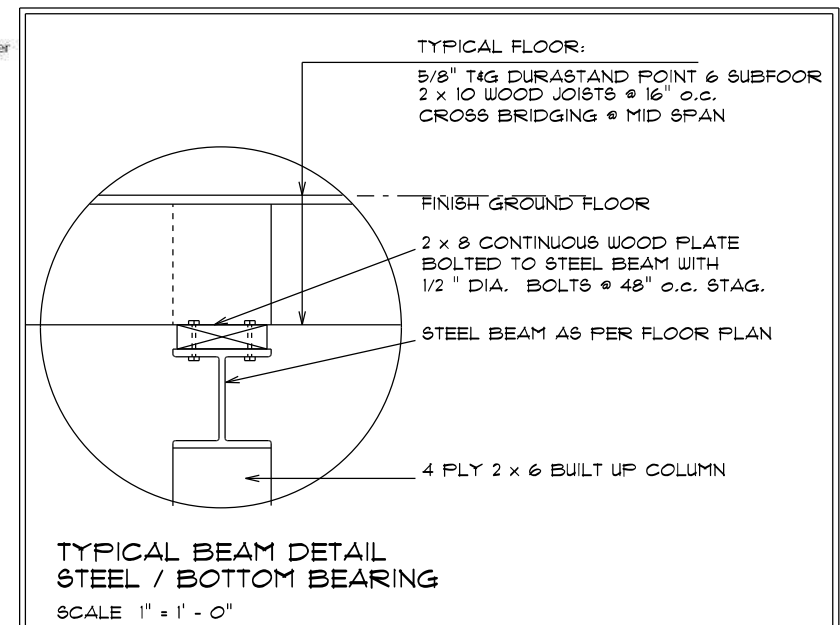
FUTURE SHOWER GRAB BARS SHALL BE:
(a) Vertical component:
• 30" in length, and
• located on the control wall of the shower.
(b) Horizontal component:
• 30" in length, and
• not more than 33" above the floor.

TYPICAL GRAB BAR BLOCKING LOCATIONS:



TYPICAL FLOOR:

5/8" T4G DURASTAND POINT 6 SUBFOOR
2 x 10 WOOD JOISTS @ 16" o.c.
CROSS BRIDGING @ MID SPAN



TYPICAL BEAM DETAIL
STEEL / BOTTOM BEARING

SCALE 1" = 1' - 0"

SYMBOL	MECH/ELEC.
	INTER-CONNECTED HARDWIRED SMOKE/CO DETECTOR W/STROBE
	50 CFM CEILING FAN
	EXTERIOR LIGHT
	FLOOR DRAIN
	SMOKE DUCT DETECTOR (INSTALLED IN RETURN AIR PLENUM)



DESIGNER	CHAD ALDERSLEY
PROJECT MANAGER	TOM KEATING
PROJECT TYPE	

MOCHRIE

DRAWING NOTES

NEW CONSTRUCTION AREA

SCALE

REV. 6/4/2024

DATE