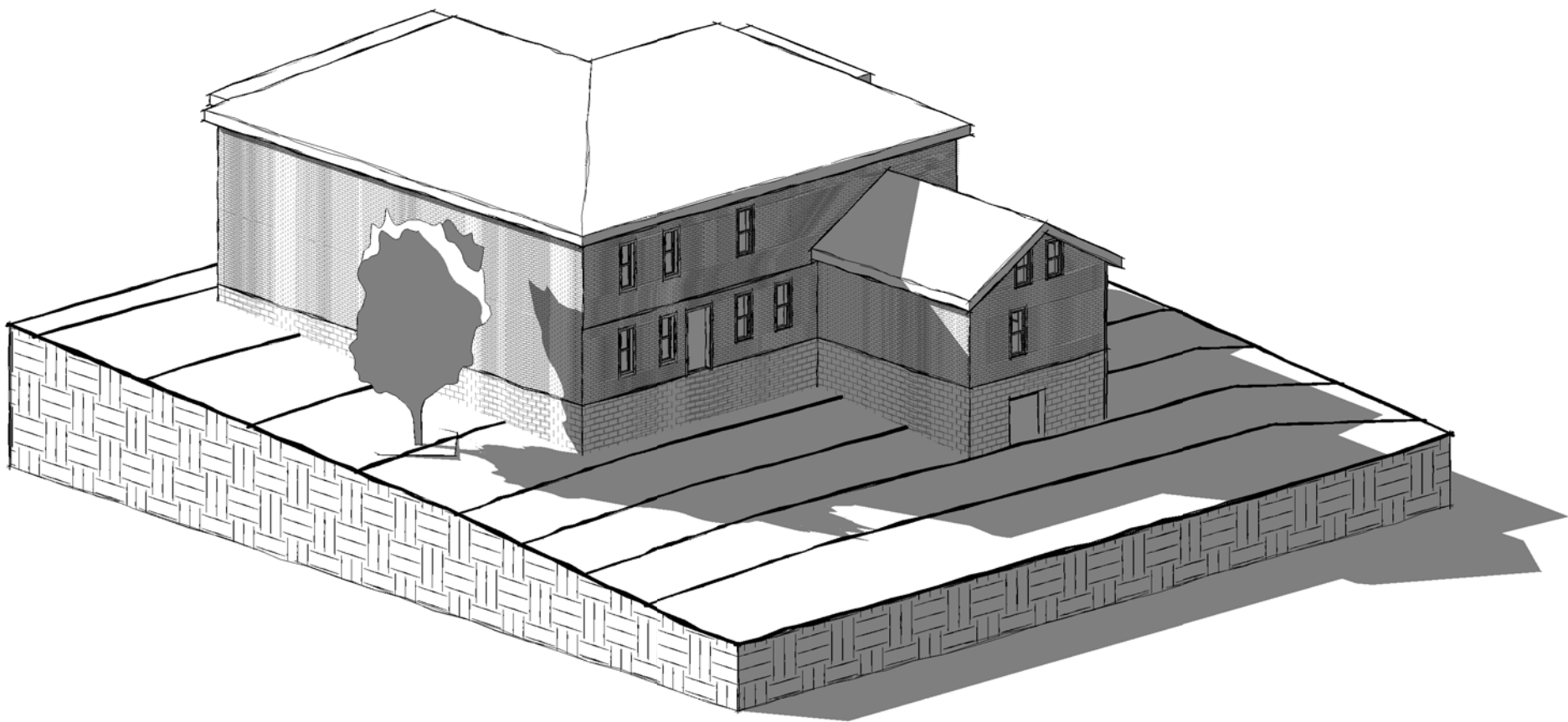


SHEET LIST	
SHEET NUMBER	SHEET NAME
A0.00	Cover
A0.01	Site Plan
A0.02	Limiting Distances
A1.01	Foundation
A1.02	Floor Plans
A1.03	Floor Plans
A1.04	Roof Plan
A2.01	Elevations
A2.02	Elevations
A2.03	Elevations
A3.01	Sections
A3.02	Sections
A4.01	Details

PROJECT DATA	
CIVIC ADDRESS	
Glen Morris ON	
LEGAL	
LOT 19, CON: 6	
ZONING	
RH Residential Hamlet and Villages	
SETBACK & HEIGHT LIMITATIONS	
MINIMUM LOT AREA	1000 m²
MINIMUM LOT FRONTAGE	10 m
MINIMUM FRONT YARD SETBACK	7.5 m
MINIMUM REAR YARD SETBACK	7.5 m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5 m
MAXIMUM LOT COVERAGE	30 %
MAXIMUM BUILDING HEIGHT	10.5 m
COVERAGE CALCULATIONS	
LOT AREA	3628 m²
EXISTING BUILDING AREA	295 m²
ADDITION BUILDING AREA	99 m²
TOTAL PROPOSED BUILDING AREA	394 m²
EXISTING BUILDING COVERAGE	8.13 %
PROPOSED BUILDING COVERAGE	10.86%

THERMAL PERFORMANCE REQUIREMENTS FOR EXISTING BUILDINGS (TABLE 3.1.1.11.)		
COMPONENT	ZONE 1 (<5000 DD)	
Ceiling with Attic space Minimum RSI (R)-Value	10.56 (R60)	
Ceiling without Attic space Minimum RSI (R)-Value	5.46 (R31)	
Exposed Floor Minimum RSI (R)-Value	5.46 (R31)	
Walls Above Grade Minimum RSI (R)-Value	3.34 + 0.88 ci (R19 + 5 ci)	
Basement Walls Minimum RSI (R)-Value	3.52 (R20)	
Edge of Below Grade Slab ≤ 600 mm Below Grade Minimum RSI (R)-Value	1.76 (R10)	
Heated Slab or Slab ≤ 600 mm Below Grade Minimum RSI (R)-Value	1.76 (R10)	
Windows and Sliding Glass Doors Maximum U-Value	1.6 W/(m² x K)	
Skylights Maximum U-Value	1.6 W/(m² x K)	



1 Existing House

TWO STOREY SINGLE FAMILY HOME ADDITION				
Ontario Building Code Data Matrix Part 11 – Renovation of Existing Building				Building Code Reference ¹
11.00	Building Code Version: <u>O. Reg. 332/12</u>	Last Amendment: <u>O. Reg. 191/14</u>		
11.01	Project Type: <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Addition and renovation <input type="checkbox"/> Change of use	Description: <u>2 Storey rear addition</u>		A] 1.1.2.
11.02	Major Occupancy Classification: <u>D Residential</u>	Occupancy Use		31.2.1.(1)
11.03	Superimposed Major Occupancies: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Description: _____		32.2.7.
11.04	Building Area (m²)	Description: _____	Existing New Total	A] 1.4.1.2.
		Level 1	295 99 394	
		Total	295 99 394	
11.05	Building Height	2 Storeys above grade	5.7 (m) Above grade	A] 1.4.1.2 & 3.2.1.1.
		0 Storeys below grade		
11.06	Number of Streets/ Firefighter access	1 street(s)		32.2.10. & 3.2.5.
11.07	Building Size	<input checked="" type="checkbox"/> Small <input type="checkbox"/> Medium <input type="checkbox"/> Large <input type="checkbox"/> > Large		T 11.2.1.1.B.-N.
11.08	Existing Building Classification:	Change in Major Occupancy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable (no change of major occupancy)		11.2.1.1.
		Construction Index: <u>0</u>		T 11.2.1.1A
		Hazard Index: <u>0</u>		T 11.2.1.1B to N
		Importance Category: <input type="checkbox"/> Low <input type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post-disaster		4.2.1.(3), 5.2.2.1.(2)
11.09	Renovation type:	<input type="checkbox"/> Basic Renovation <input checked="" type="checkbox"/> Extensive Renovation		11.3.3.1, 11.3.3.2.
11.10	Occupant Load	Floor Level/Area	Occupancy Type Based On Occupant Load (Persons)	31.17.
		House	D Residents 4	
11.11	Plumbing Fixture Requirements	Ratio: <u>MF = 1/1 Except as otherwise noted</u>		3.7.4.
		Floor Level/Area	Occupant Load OBC Reference Fixtures Required Fixtures Provided	
			4 1 2	

GENERAL

All work shall conform to the 2012 Ontario Building Code (OBC 2012). The builder shall verify and is responsible for all code compliance.

Roof truss system to be designed/ verified by truss supplier to met or exceed current building codes.

Drawings are not to be scaled.

All fireplaces to be ULC approved.

FOUNDATION AND CRIBBING

Minimum compressive strength of concrete shall be:

- 32 MPa for garage floors, carport floors and all exterior flatwork
- 20 MPa for interior floors other than those for garages and carports, and
- 15 MPa for all other applications

Aggregates shall consist of sand, gravel, crushed rock, crushed air-cooled blast furnace slag, expanded shale, or expanded clay conforming to CSA A23.1, and be clean, well-graded and free of injurious amounts of organic and deleterious material.

Depth of footings on the drawings are minimum requirements. Increase depth as required to suit site conditions and as required by a geotechnical engineer.

Where increased footing depths will result in increased foundation wall height, foundation wall thickness, reinforcing, concrete strength, all pertinent details must be reviewed and approved by a structural engineer.

All footings are to rest on undisturbed soil or compacted granular fill.

Granular fill shall consist of soil, rock, rubble, industrial waste such as slag, or a combination of these that is transported and placed on the natural surface of a soil or rock or organic terrain.

Granular fill shall not contain pyritic material in a concentration that will damage the building to a degree that would adversely affect its stability or the performance of assemblies.

Granular fill shall not contain more than 10% of material that will pass a 4mm sieve.

Step foundations as required by site conditions.

Ensure the bottom of the excavation is free of all organic material.

Keep the excavation free of standing water.

Keep the bottom of the excavation from freezing throughout the entire construction period.

FASTENING

Fasteners to be sized and spaced as described in Ontario Building Code 2012, Section 9.23.

FRAMING

Material to be SPF #2 or better.

Provide solid wood blocking in partitions behind all recessed or flush- mounted fitments, equipment, and accessories.

Provide pressure-treated wood framing members where they are in contact with concrete or separate the framing members from the concrete with 0.05mm polyethylene film or Type S roll roofing.

FLASHING

Provide flashing above all exterior doors and windows battens and service penetrations to meet 2012 Ontario Building Code.

Install flashing at every horizontal junction between two different exterior finishes, except where the upper finish overlaps the lower finish.

Install flashing so that it extends upwards not less than 2" behind the wall sheathing membrane and forms a drip on the outside edge.

CAULKING

Provide caulking where required to prevent the entry of water into the structure.

Provide caulking between masonry, siding or stucco and the adjacent door and window frames or trim, including sills, unless such locations are completely protected from the entry of rain.

Provide caulking at vertical joints between different cladding materials unless the joint is suitably lapped or flashed to prevent the entry of rain.

Caulking shall be a non-hardening type suitable for exterior use, selected for its ability to resist the effects of weathering, and compatible with and adhere to the substrate to which it is applied.

WINDOWS, DOORS AND SKYLIGHTS

Verify frame sizes and rough openings with window manufacturer to confirm size, location and type of windows and exterior doors prior to construction.

All glazing shall be clear unless otherwise noted.

Provide screen on all operable windows.

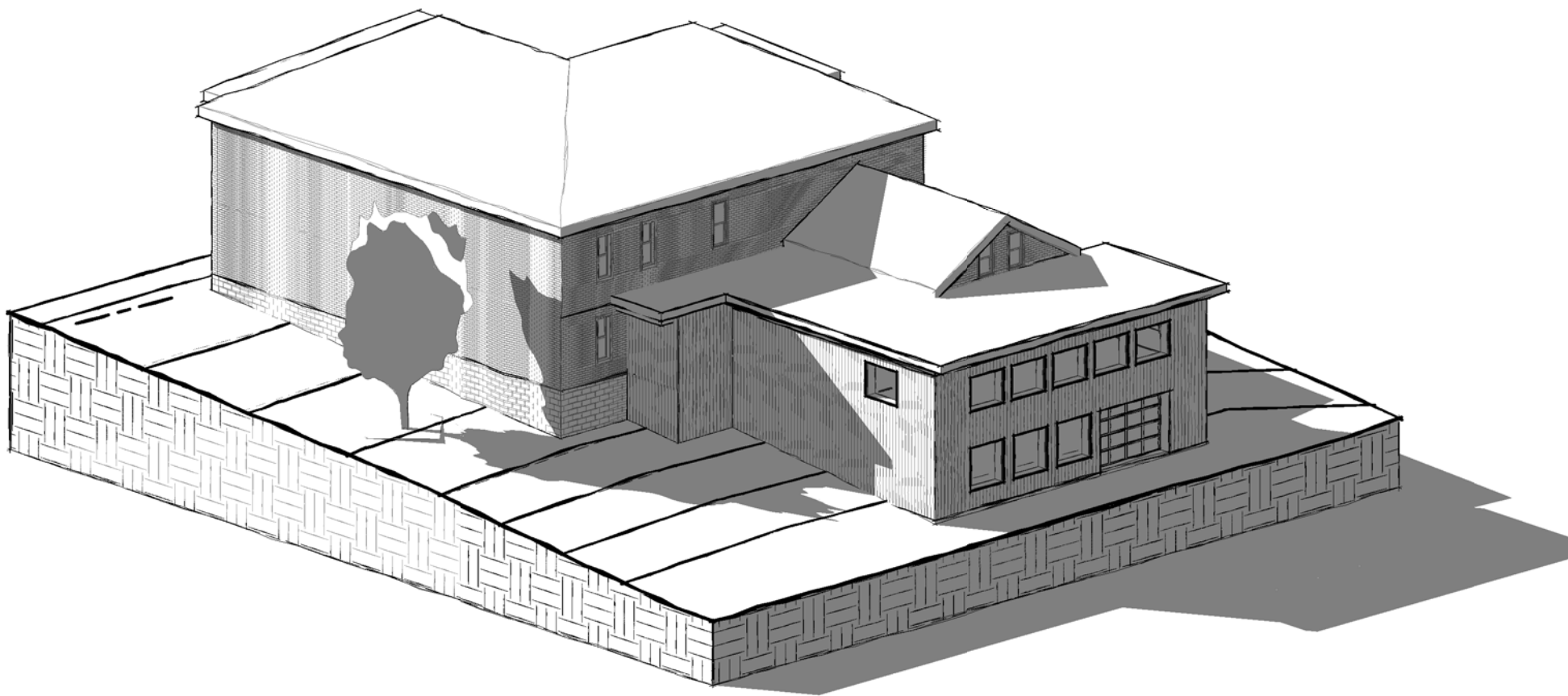
Provide tempered glass for all glazing in exterior doors.

All exterior doors to have kick between the sill and the porch/deck floor or deck nailer below. Where there is no porch, deck or nailer below the door, a 4" minimum kick is required.

Seal windows, doors and skylights to air and vapour barriers.

FACTORY BUILT FIREPLACES

Both direct-vent natural gas fireplaces are certified for use in Canada by ANSI Z21.88-2014/CSA 2.33-2014 CGA 2.17-91, compliant with CAN/ULC 5610-M.



2 Proposed Addition

DOORWAYS

Doorways shall be 32" (812mm) min. where serving a washroom. All other swinging doors shall be 36" (914mm) min. unless otherwise noted.

CEILING HEIGHTS

All ceiling heights are greater than the minimum 6'-10 3/4" (2.1m) specified in Table 9.5.3.1.

Stairs shall have minimum 6'-4 3/4" (1950mm) clearance above.

HALLWAYS

All corridors shall be 34" (860mm) min.

EXHAUST FANS

Bathroom to have min 50cfm (intermittent) or 20cfm (continuous) exhaust capacity. An HRV system may serve as the bathroom exhaust fan provided compliance with noted "cfm" capacity requirements above.

Kitchen rangehood exhaust fan to be ducted directly outdoors at min 100cfm capacity. if the fan is within 1.2m (4') from cooktop then all ductwork to be non-combustible, corrosion resistant, cleanable and be equipped with a grease filter at the intake end.

SMOKE ALARMS

Smoke alarms shall conform to CAN/ULC-S531, "Smoke Alarms".

Shall have a visual signalling component conforming to the requirements in 18.5.3. (Light, Color, and Pulse Characteristics) of NFPA 72, "National Fire Alarm and Signaling Code."

Within dwelling units, sufficient alarms shall be installed so that:

1. There is at least one smoke alarm on each floor level, including basements, that is 900mm or more above or below an adjacent floor level.

2. Each bedroom is protected by a smoke alarm inside the bedroom and outside, in a location between the bedroom and the remainder of the storey, and if bedrooms are served by a hallway, the smoke alarm shall be located in the hallway.

Smoke alarms shall be installed on or near the ceiling.

Smoke alarms shall be wired so that the activation of one alarm will cause all arms within the dwelling unit to sound.

Carbon monoxide alarms are required in every building that contains a residential occupancy that also contains a fuel-burning appliance or storage garage. The alarm must be installed either inside each bedroom, or if outside, within 5 m, measured following corridors and doorways, of each bedroom door.

Carbon monoxide alarms are also required in rooms containing a solid-fuel-burning appliance.

INTERIOR DOORS

All interior bedroom and bathroom doors to be solid core.

STAIRS

All stairs, ramps, handrails, and guards to comply with Ontario Building Code Section 9.8

Min. width of 860mm

Min. rise of 125mm to max rise of 200mm.

Min. run of 255mm to max. run of 355mm.

Ensure tread and riser dimensions are uniform in a flight.

LANDINGS

Stair landings shall be as wide and at least as long as the width of the stair.

Confirm measurements on-site prior to fabrication.

Provide handrails as per Ontario Building Code Section 9.8.7.

Provide guards around stair openings, as per Ontario Building Code Section 9.8.8.

DAMPPOOFING

Exterior surfaces of the foundation walls below grade level are damp proofed conforming to 9.13.22 "Material Standards".

DRAINAGE

The bottom of the foundation wall is drained by 4" min. drain tile laid around the exterior of the foundation.

ROOF VENT REQUIREMENTS

To be min 1/3000 unobstructed vent area of the indicated ceiling area. If roof slopes less than 1 in 6 or in roofs constructed of roof joists, then min unobstructed vent area 1/150 of insulated ceiling area. Not less than 25% of ventilation required at both the top and bottom of the roof space.

Vented space is provided between the insulation and roof sheathing with ridge venting and vented soffits, complying with CAN3-A90-M "Natural Airflow ventilators for Buildings."

CLADDING

The exterior walls are protected against precipitation ingress by and exterior cladding assembly consisting of a first plane of protection and a second plane of protection.

VENTILATION

Non-heating season ventilation is provided by operable windows and skylights. There are exhaust fans in each bathroom. Carbon monoxide alarms are provided outside each sleeping room and the main floor level.

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QUALIFICATION INFORMATION

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client

Private Client

project

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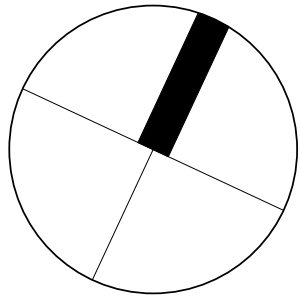
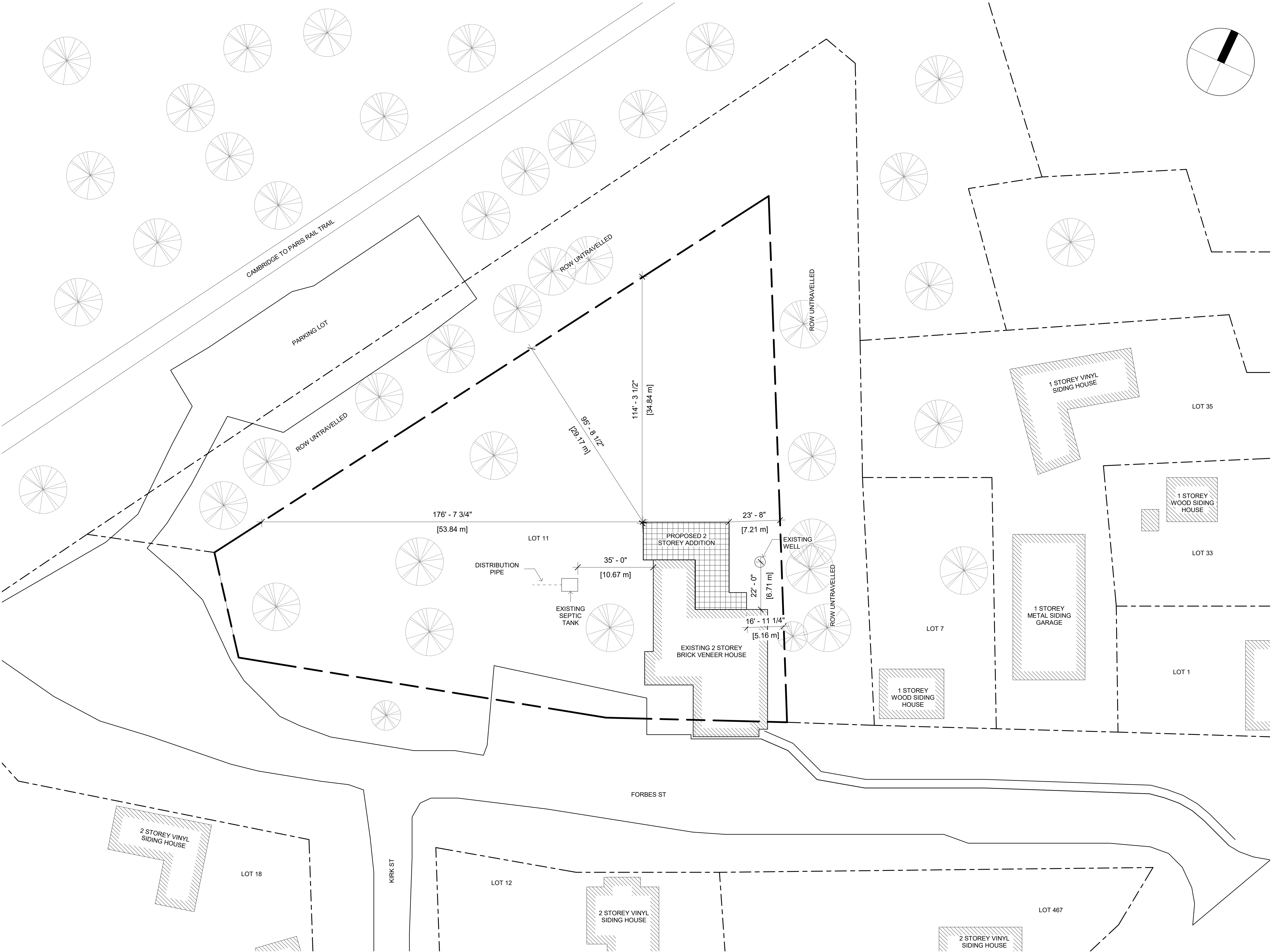
title

Cover

project number 21002

date 2021-01-07

sheet



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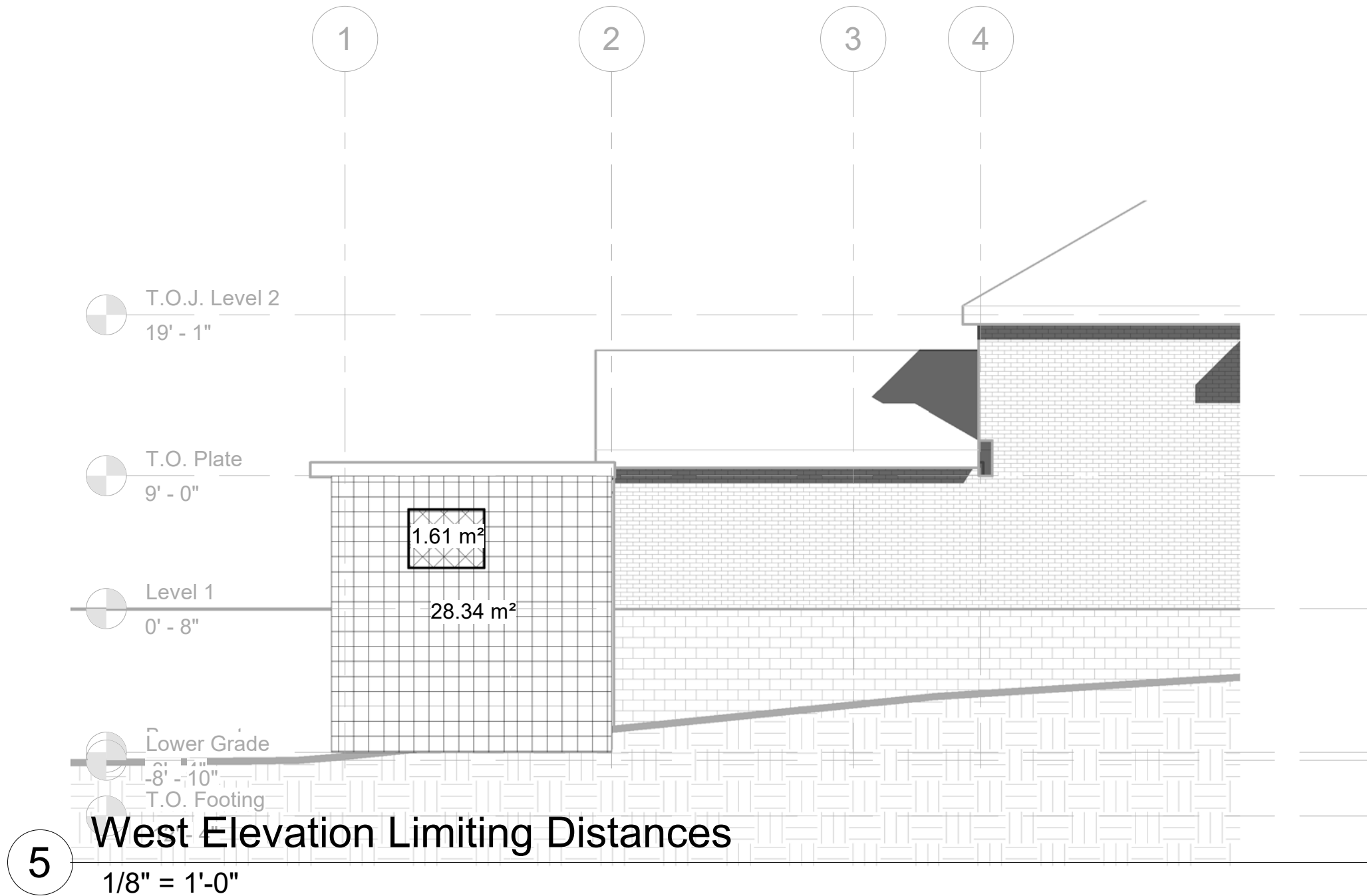
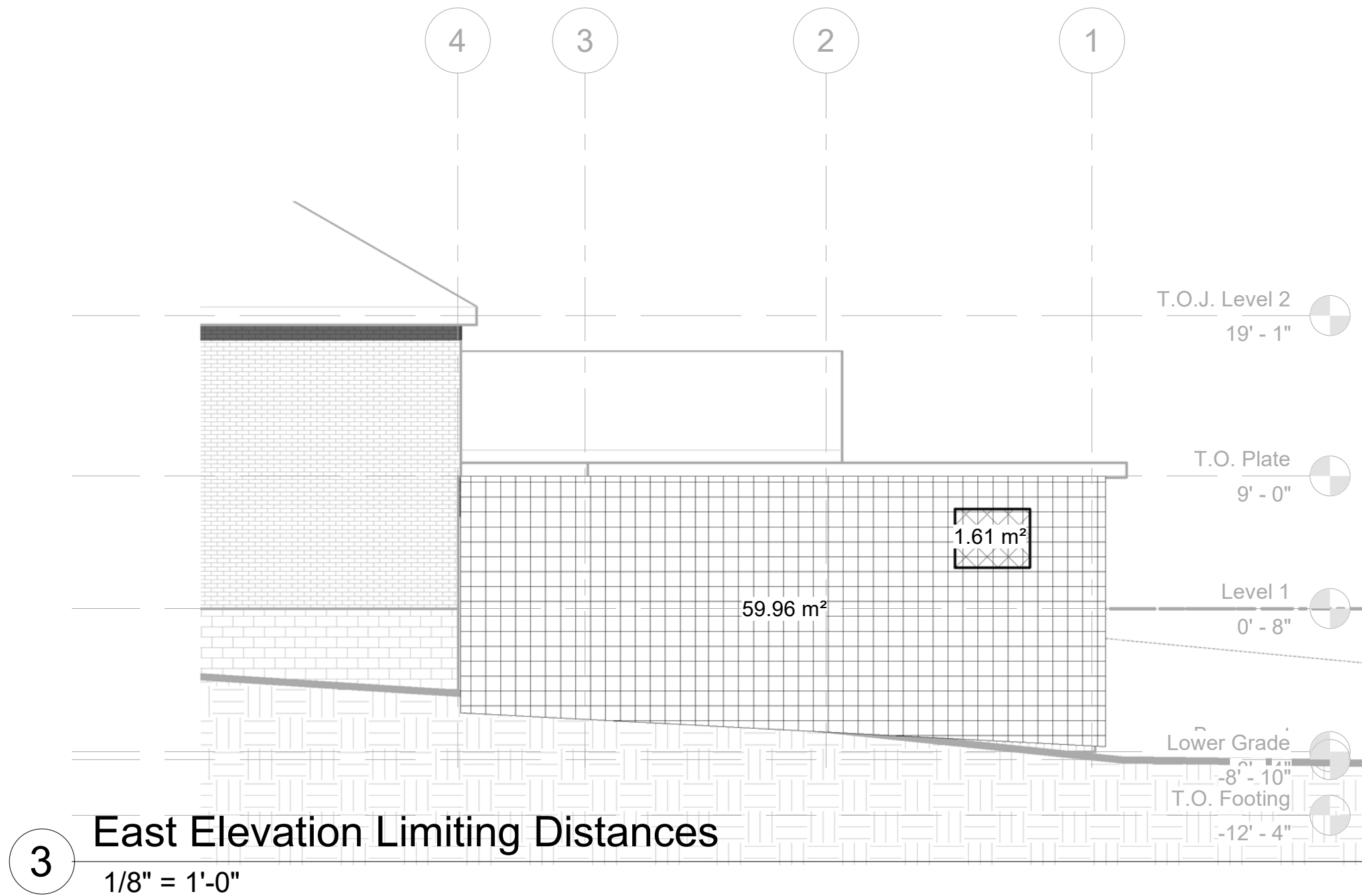
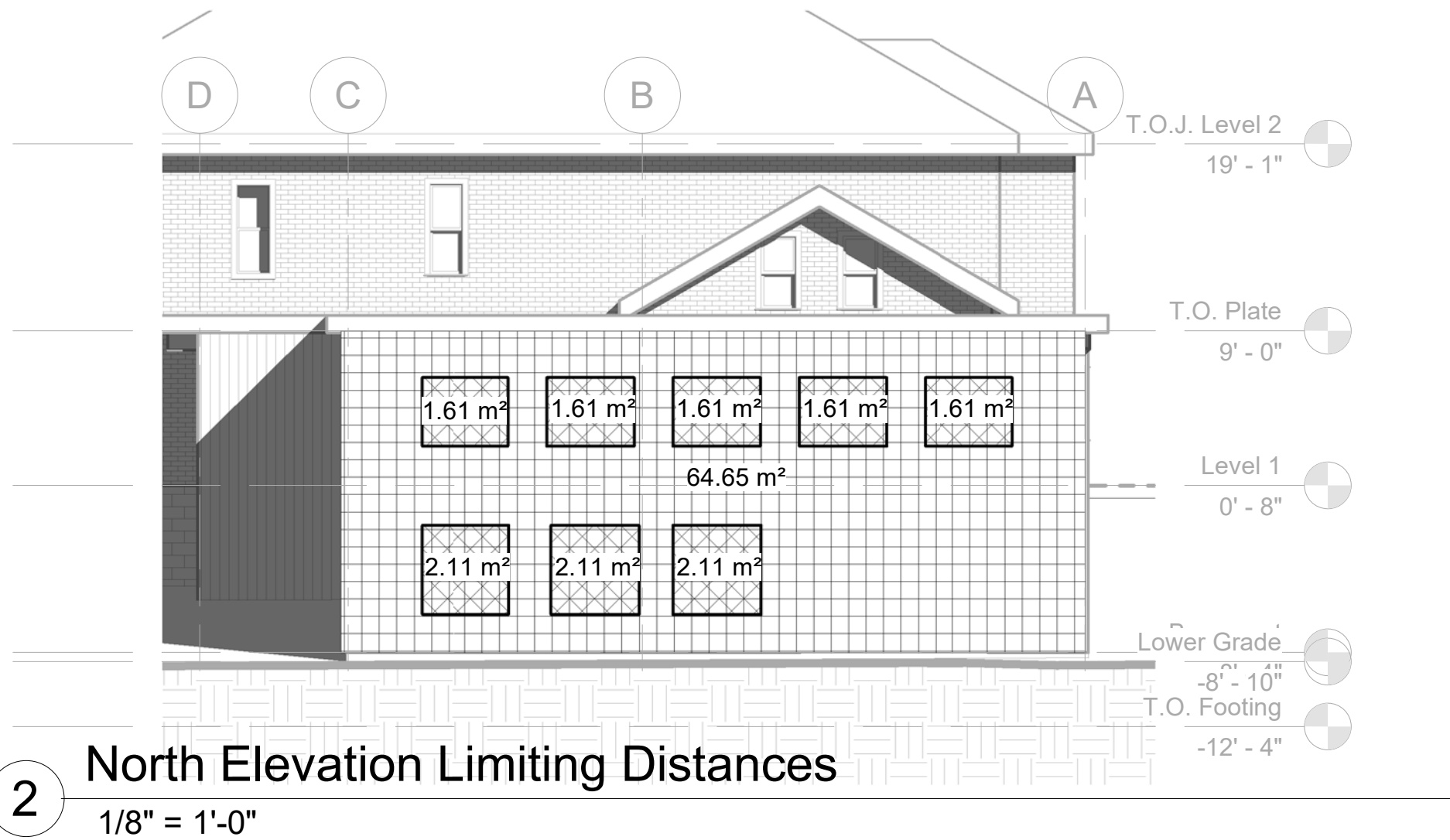
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title
Site Plan

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date 2021-01-07
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GLAZED OPENINGS IN EXPOSING BUILDING FACE							
ELEVATION	BUILDING FACE (GRADE TO UPPERMOST CEILING)	PROPOSED			PERMITTED (9.10.15.4.)		
		LIMITING DISTANCE	UNPROTECTED OPENINGS	PERCENTAGE OF UNPROTECTED OPENINGS	LIMITING DISTANCE	PERCENTAGE OF UNPROTECTED OPENINGS	UNPROTECTED OPENINGS
NORTH	64.65 m²	34.64 m	14.38 m²	22.24 %	MIN. 6 m	NO LIMIT	NO LIMIT
EAST	59.96 m²	7.17 m	1.61 m²	2.69 %	MIN. 1.2 m	MAX. 34 %	MAX. 20.39 m²
WEST	28.34 m²	53.84 m	1.61 m²	5.68 %	MIN. 1.2 m	NO LIMIT	NO LIMIT

Maximum Total Area of Exposing Building Face, m²	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE AREA													
	Limiting Distance, m													
	< 1.2	1.2	1.5	2	2.5	3	4	6	8	10	12	16	20	25
10	0	8	12	21	10	33	96	100	-	-	-	-	-	-
15	0	8	10	17	10	25	67	100	-	-	-	-	-	-
20	0	8	10	15	10	21	53	100	-	-	-	-	-	-
25	0	8	9	13	10	19	45	100	-	-	-	-	-	-
30	0	7	9	12	10	17	39	88	100	-	-	-	-	-
40	0	7	8	11	10	15	32	69	100	-	-	-	-	-
50	0	7	8	10	10	14	28	57	100	-	-	-	-	-
100	0	7	8	9	10	11	18	34	56	84	100	-	-	-
> 100	0	7	7	8	10	9	12	19	28	40	55	92	100	-

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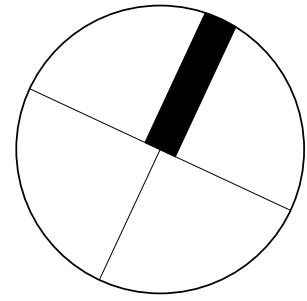
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title
Limiting Distances

project number 21002
date 2021-01-07
sheet

A0.02



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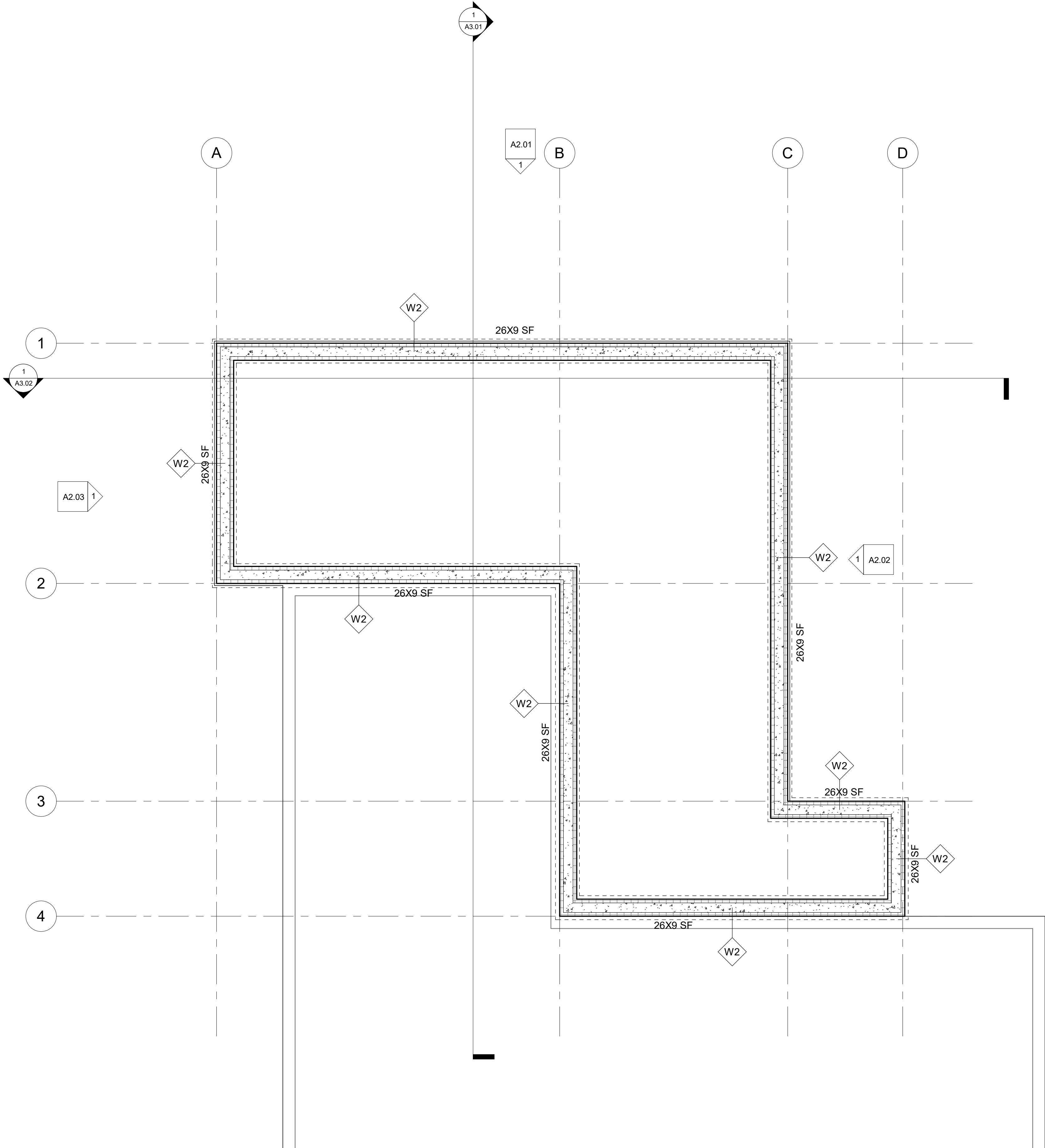
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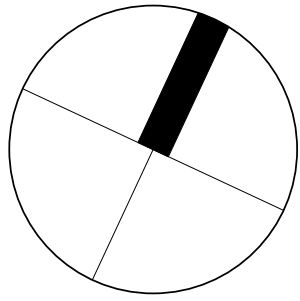
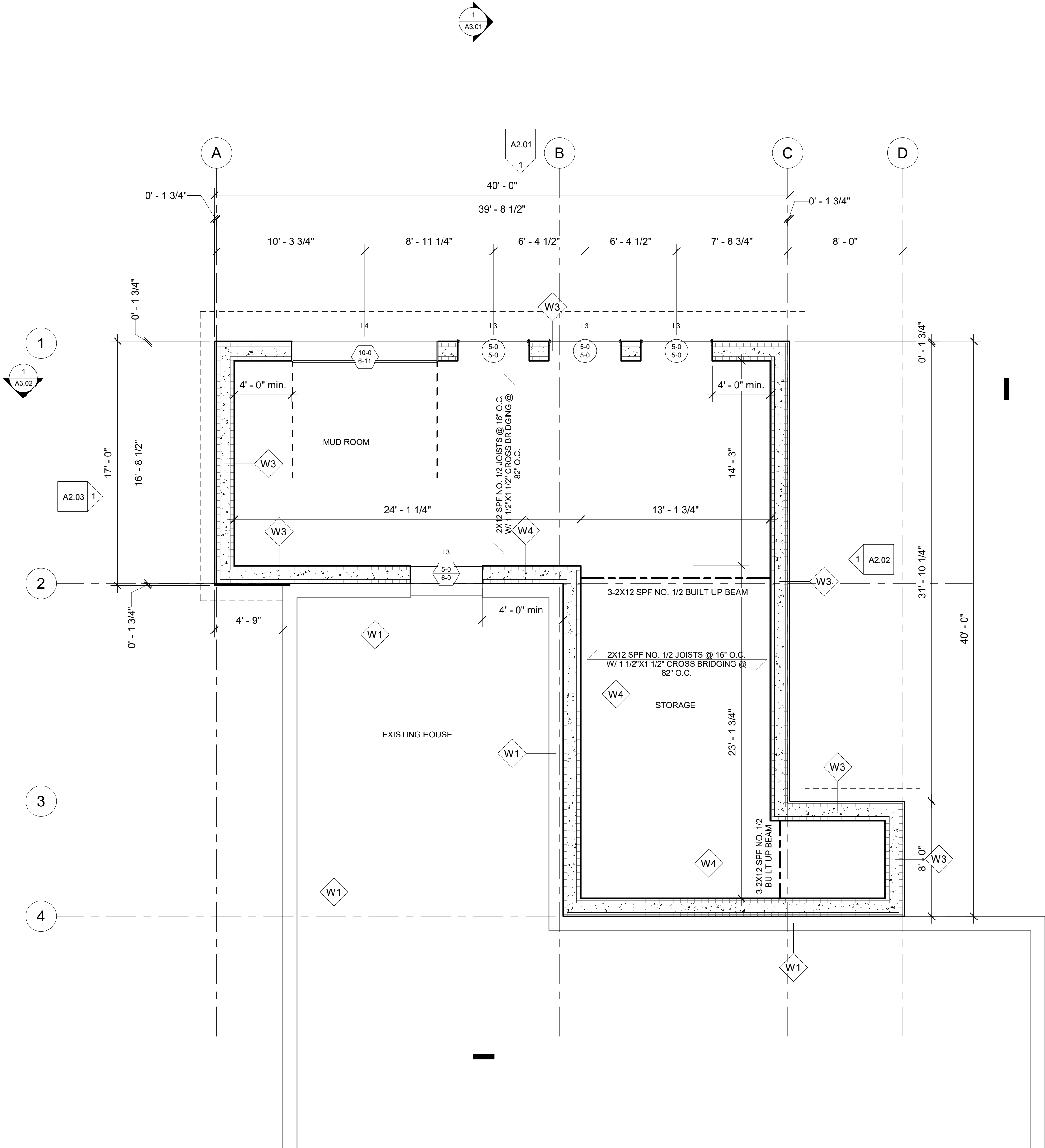
title
Foundation

project number	21002
date	2021-01-07
sheet	

A1.01



1 Foundation
1 : 50



LINTEL SCHEDULE

- L1 = 8" X 14" CONCRETE LINTEL C/W
1-10M BOTTOM BAR +
10M STIRRUPS @ MAX. 7" O.C.
- L2 = 8" X 12" CONCRETE LINTEL C/W
1-10M BOTTOM BAR +
10M STIRRUPS @ MAX. 6" O.C.
- L3 = 8" X 22" CONCRETE LINTEL C/W
1-10M BOTTOM BAR +
10M STIRRUPS @ MAX. 11" O.C.
- L4 = 8" X 22" CONCRETE LINTEL C/W
2-15M BOTTOM BAR +
10M STIRRUPS @ MAX. 11" O.C.

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title
Floor Plans

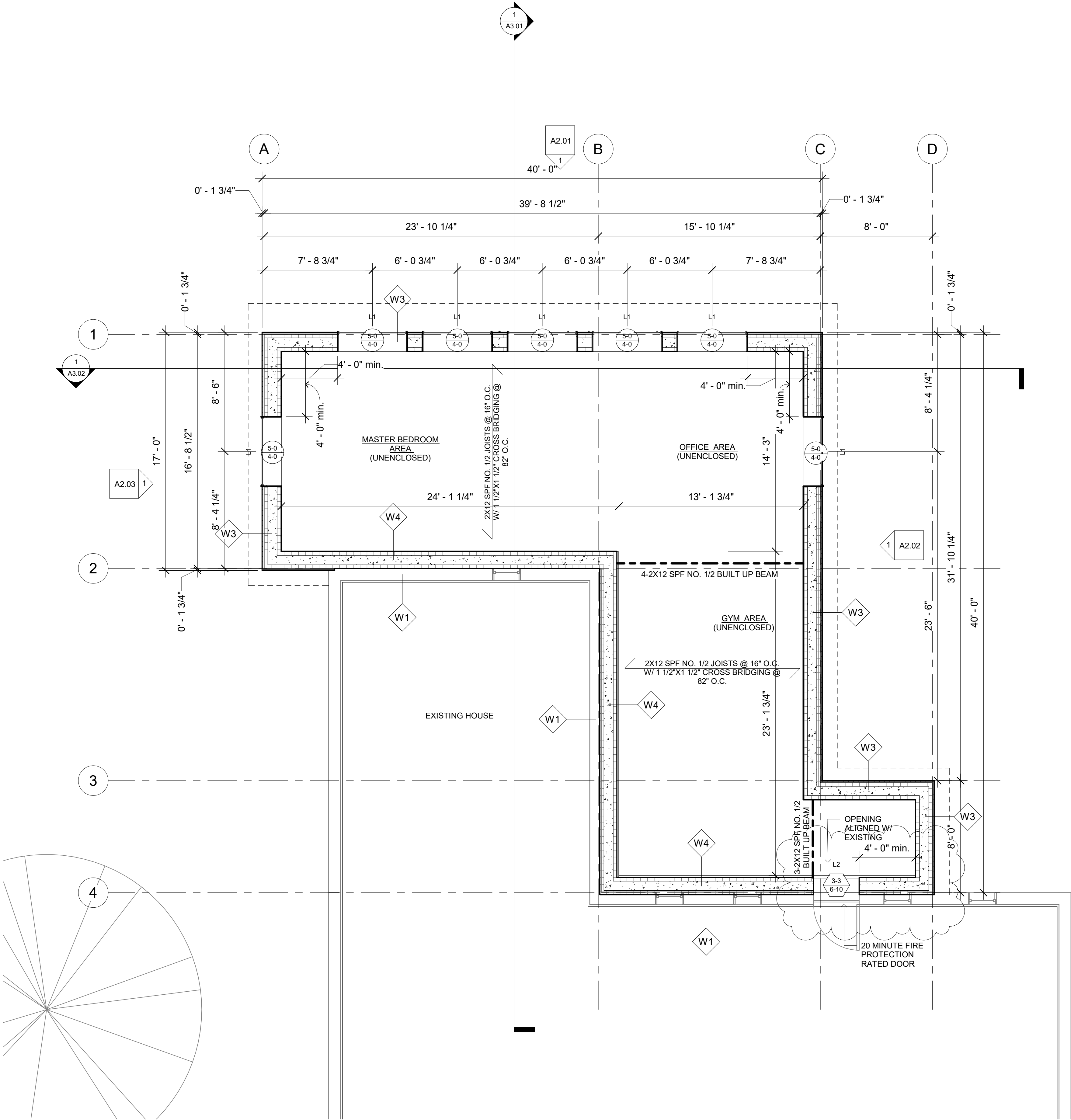
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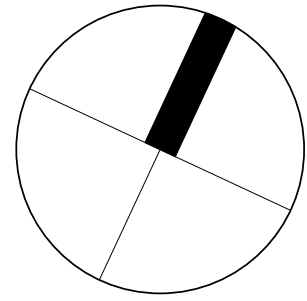
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A1.02

1 Basement
1 : 50



1 Ground Floor Plan
1 : 50



LINTEL SCHEDULE	
L1 =	8" X 14" CONCRETE LINTEL C/W 1-10M BOTTOM BAR + 10M STIRRUPS @ MAX. 7" O.C.
L2 =	8" X 12" CONCRETE LINTEL C/W 1-10M BOTTOM BAR + 10M STIRRUPS @ MAX. 6" O.C.
L3 =	8" X 22" CONCRETE LINTEL C/W 1-10M BOTTOM BAR + 10M STIRRUPS @ MAX. 11" O.C.
L4 =	8" X 22" CONCRETE LINTEL C/W 2-15M BOTTOM BAR + 10M STIRRUPS @ MAX. 11" O.C.

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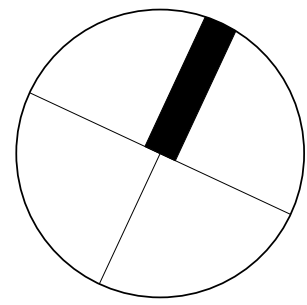
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title
Floor Plans

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sheet

A1.03



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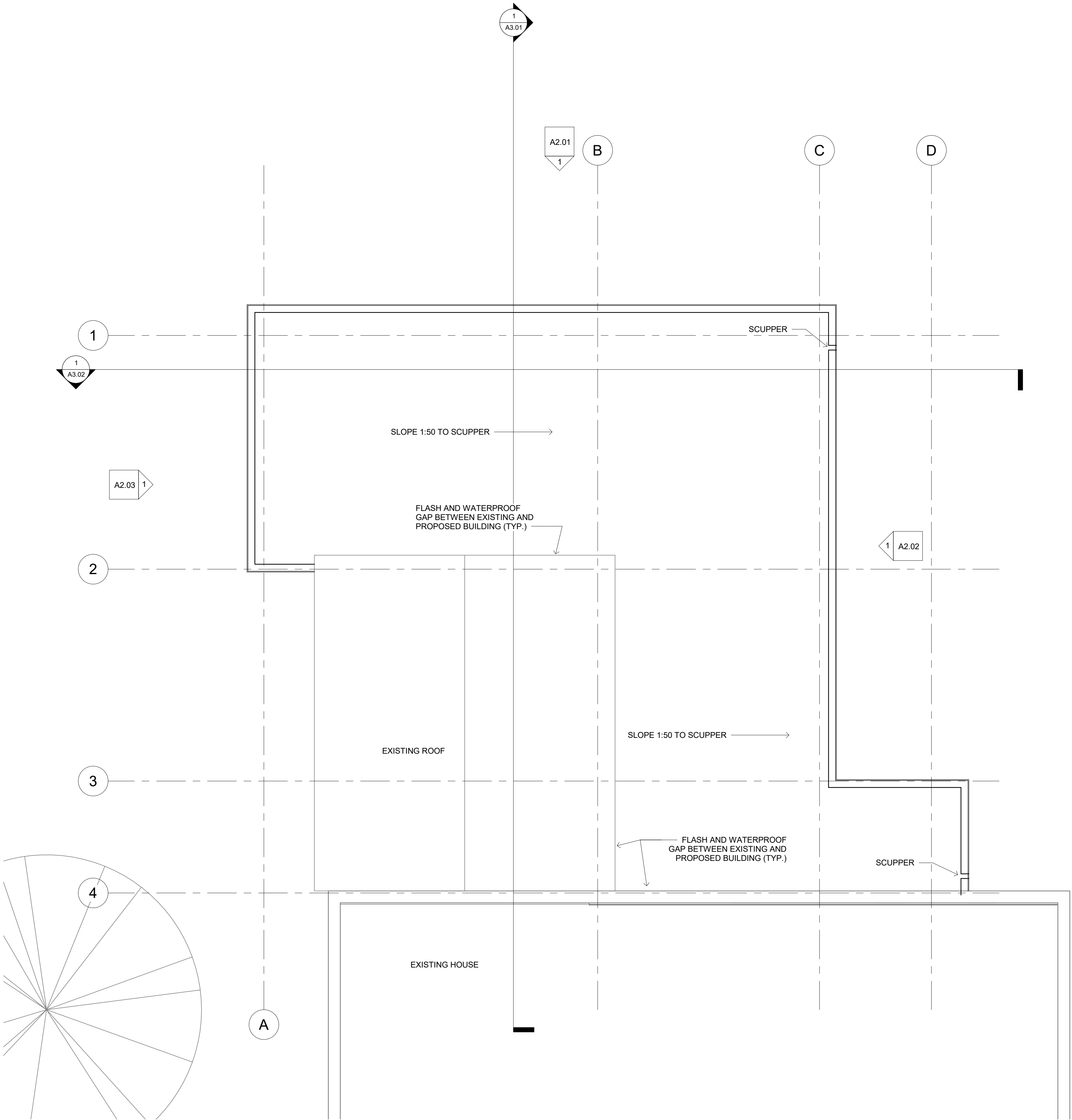
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1	Issued for Permit	2021-05-01
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title
Roof Plan

project number	21002
date	2021-01-07
sheet	

A1.04



1

Roof Plan

1 : 50

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1	Issued for Permit	2021-05-01
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title

Elevations

project number	21002
date	2021-01-07
sheet	

A2.01



1 North Elevation

3/8" = 1'-0"

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www.macneilldesignservices.com

The undersigned has reviewed and takes the responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

Michael MacNeill		47264
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

MacNeill Design Services	112901
FIRM NAME	BCIN

client
Private Client

project
Glen Morris Addition
Private Address

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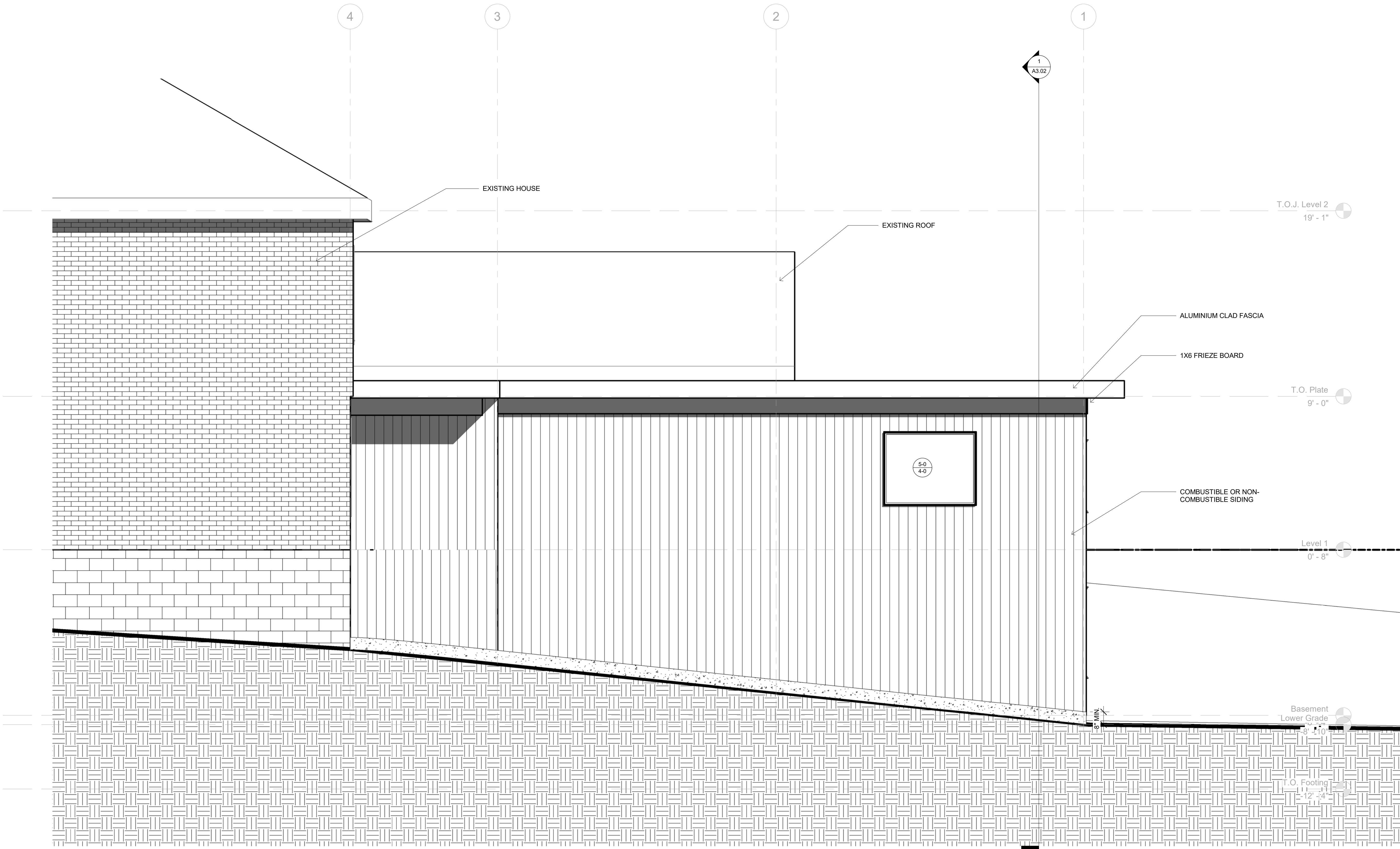
revisions

1	Issued for Permit	2021-05-01
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title
Elevations

project number	21002
date	2021-01-07
sheet	

A2.02



1 East Elevation
3/8" = 1'-0"

design | planning | interiors | construction


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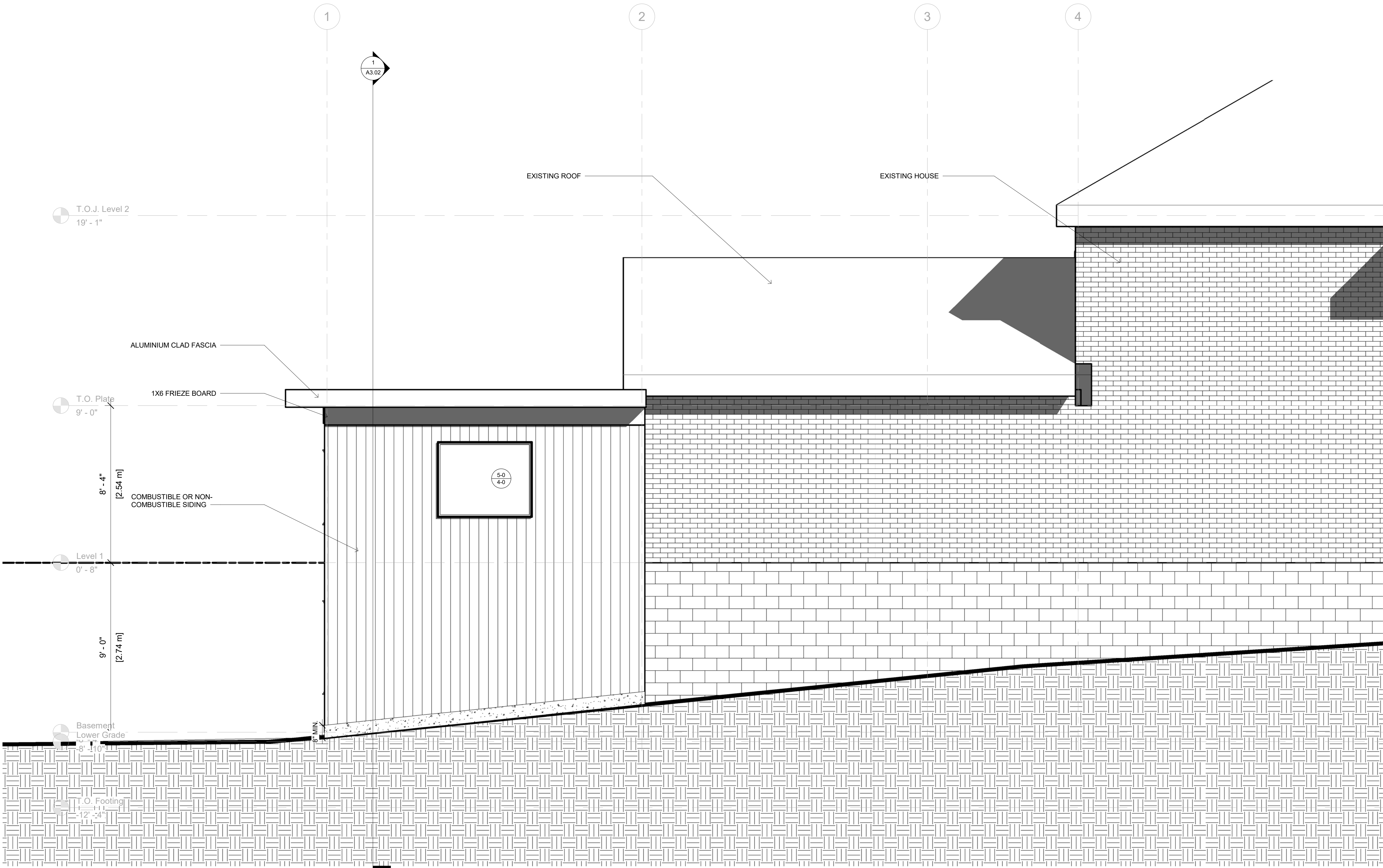
title
Elevations

project number 21002

date 2021-01-07

sheet

A2.03



1 West Elevation
3/8" = 1'-0"

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Michael MacNeill		47264
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REGISTRATION INFORMATION
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MacNeill Design Services	112901
FIRM NAME	BCIN

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project
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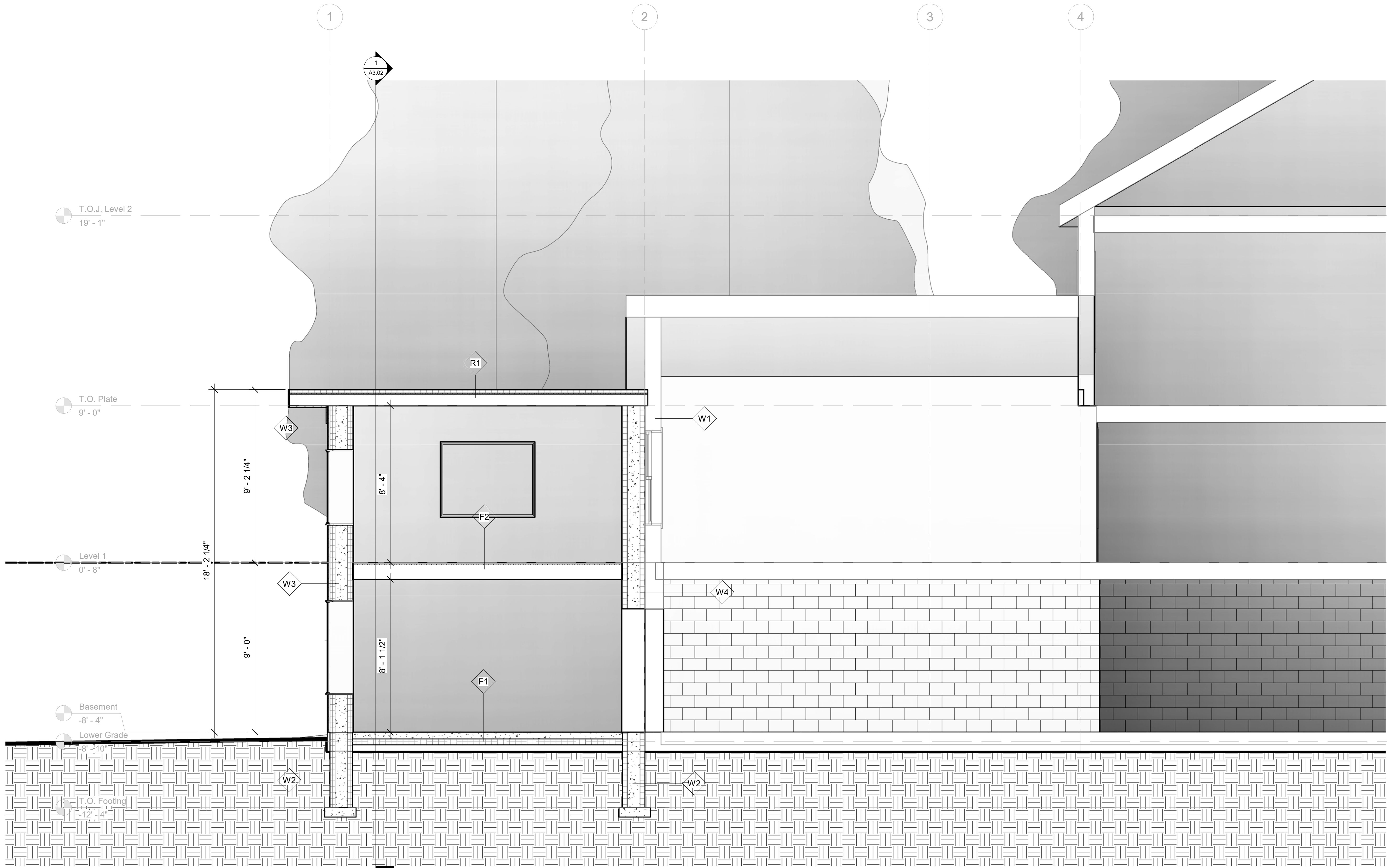
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revisions
1 Issued for Permit 2021-05-01

title
Sections

project number 21002
date 2021-01-07
sheet

A3.01



1 Section 1
3/8" = 1'-0"

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Michael MacNeill	<i>Mike MacNeill</i>	47264
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION

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MacNeill Design Services	112901
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revisions

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title

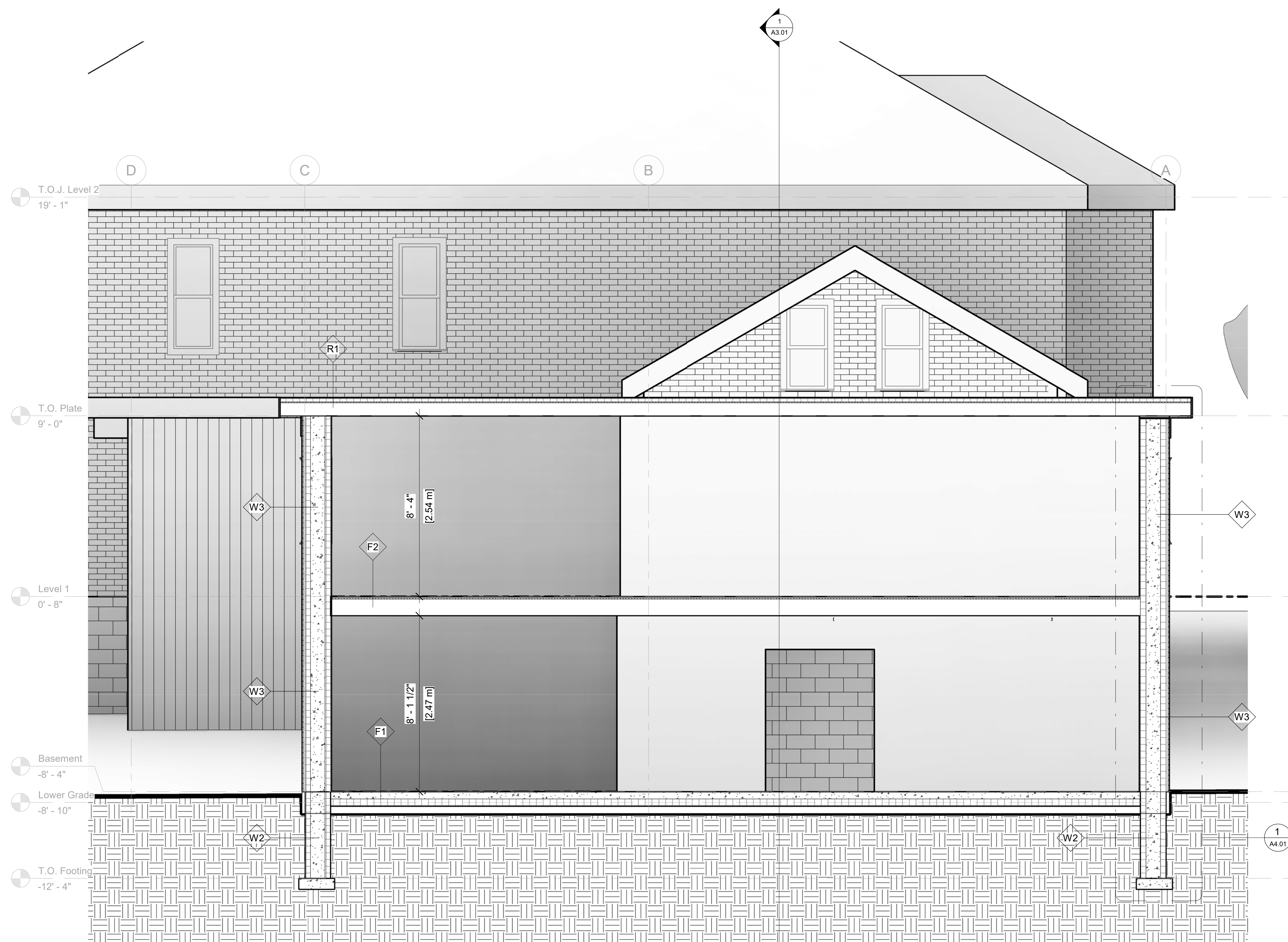
Sections

project number 21002

date	2021-01-07
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sheet

A3.02



1 Section 2
3/8" = 1'-0"

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Michael MacNeill *Michael MacNeill* 47264
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

MacNeill Design Services 112901
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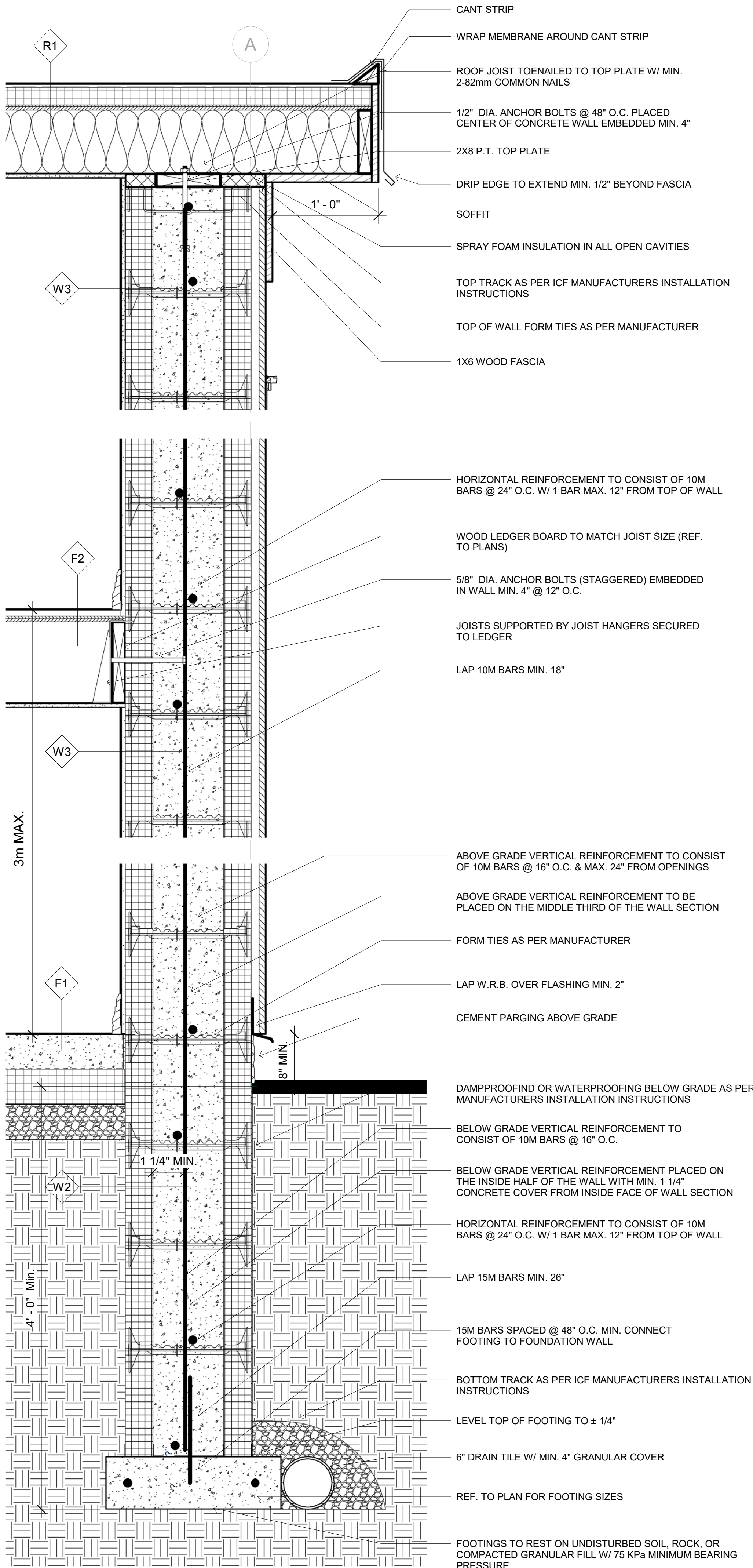
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revisions
1 Issued for Permit 2021-05-01

title
Details

project number 21002
date 2021-01-07
sheet

A4.01



1 Typical Wall Section
1 1/2" = 1'-0"

R1 WOOD JOIST FLAT ROOF

- BALLAST
- WATER RESISTANT ROOFING MEMBRANE
- 2" EPS FOAM INSULATION (SLOPED)
- 1/2" PLYWOOD SHEATHING
- 2X12 SPF NO. 1/2 WOOD JOISTS @ 16" O.C. W/ BATT INSULATION
- VAPOUR BARRIER
- 1/2" GYPSUM BOARD INTERIOR FINISH

F1 CONCRETE SLAB ON GRADE

- FLOOR FINISH
- 5/8" OSB SUBFLOOR
- 4" CONCRETE
- VAPOUR BARRIER
- EPS FOAM INSULATION AS PER COMPLIANCE PACKAGE
- GRANULAR BACKFILL

F2 WOOD JOIST FLOOR

- FLOOR FINISH
- 3/4" PLYWOOD SHEATHING
- 2X12 SPF NO. 1/2 WOOD JOISTS @ 16" O.C.
- 1/2" GYPSUM BOARD INTERIOR FINISH

W1 EXISTING BRICK ON WOOD STUD WALL

- BRICK VENEER
- AIR SPACE
- SHEATHING
- 2X6 WOOD STUD W/ BATT INSULATION
- VAPOUR BARRIER
- 1/2" GYPSUM BOARD INTERIOR FINISH

W2 ICF WALL (BELOW GRADE)

- DAMPPROOFING OR WATERPROOFING
- 3 1/8" EPS FOAM (ICF MODULAR BLOCK)
- 8" POURED CONCRETE
- 3 1/8" EPS FOAM (ICF MODULAR BLOCK)
- 1/2" GYPSUM BOARD FASTENED TO ICF CROSS TIES

W3 ICF WALL (ABOVE GRADE)

- EXTERIOR FINISH
- WATER RESISTANT BARRIER
- 1X3 WOOD STRAPPING (AIR SPACE)
- 3 1/8" EPS FOAM (ICF MODULAR BLOCK)
- 8" POURED CONCRETE
- 3 1/8" EPS FOAM (ICF MODULAR BLOCK)
- 1/2" GYPSUM BOARD FASTENED TO ICF CROSS TIES

W4 ICF WALL @ EXISTING WALL

- 1X3 WOOD STRAPPING (AIR SPACE)
- WATER RESISTANT BARRIER
- 3 1/8" EPS FOAM (ICF MODULAR BLOCK)
- 8" POURED CONCRETE
- 3 1/8" EPS FOAM (ICF MODULAR BLOCK)
- 1/2" GYPSUM BOARD FASTENED TO ICF CROSS TIES

W5 2X4 PARTITION WALL

- 1/2" GYPSUM BOARD
- 2X4 SPF NO. 1/2 WOOD STUD WALL
- 1/2" GYPSUM BOARD

W6 2X6 PARTITION WALL

- 1/2" GYPSUM BOARD
- 2X6 SPF NO. 1/2 WOOD STUD WALL
- 1/2" GYPSUM BOARD

Wall Legend

1 1/2" = 1'-0"