


SITE NOTES	BUILDING NOTES	
LOT AREA = 21,028 SQ.FT. FOOTPRINT OF MAIN BUILDING = 2,430 SQ.FT. FOOTPRINT OF ETG DETACHED GARAGE = 425 SQ.FT. TOTAL AREA OF STRUCTURES = 2,855 SQ.FT. LOT COVERAGE = 14.0 % DRIVEWAY AREA = 1,900 SQ.FT. LOT COVERAGE = 9.0 % LANDSCAPED AREA = 16,273 SQ.FT. LOT COVERAGE = 77.0 %	BUILDING/STRUCTURES AREA GROUND FLOOR = 1,700 SQ.FT. ATTACHED GARAGE = 730 SQ.FT. REAR DECK = 325 SQ.FT. DETACHED GARAGE = 425 SQ.FT.	

B.C.I.N. — BUILDING CODE IDENTIFICATION NUMBER		SIGNATURE	
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE		<i>Dave Heuvel</i>	
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, 3.2.4 OF THE ONTARIO BUILDING CODE		REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, 3.2.5 OF THE ONTARIO BUILDING CODE	
INDIVIDUAL NAME:	DAVE HEUVEL	FIRM NAME	HML DESIGN
INDIVIDUAL B.C.I.N.:	24012	FIRM B.C.I.N.:	29900

DATE	No.	REVISION
06/28/21	1	ISSUED FOR PERMIT



PROJECT	TITLE	scale	1/16"—1"—0"	drawing no.
PROPOSED GARAGE ADDITION FOR JAMES LECLAIRE 2285 SUMMERSIDE DRIVE		date	JUNE, 2021	A.01
MANOTICK		drawn by	dch	
ONTARIO		checked by		
		job no.	21027	

WALL TYPE SCHEDULE

FOUNDATION WALL

WT1 - CONCRETE FOUNDATION (20 MPa)
ON 8" x 24" CONCRETE FOOTING
ON STRUCTURAL FILL OR
UNDISTURBED SOIL

EXTERIOR WALL

WT2 - 1/2" GYPSUM BOARD
- 6mil POLY A/V BARRIER
- 2x6 FRAME WALL @ 24" O.C.
- R-22 BATT INSULATION
- 7/16" ASPENITE SHEATHING
- TYVEK AIR BARRIER
- VERTICAL SIDING TO MATCH EXISTING

WT3 - 1/2" GYPSUM BOARD
- EXISTING 7/16" ASPENITE
SHEATHING
- EXISTING AIR BARRIER
- 2x6 FRAME WALL @ 24" O.C.
- EXISTING INSULATION
- EXISTING VAPOUR BARRIER
- EXISTING 1/2" GYPSUM BOARD

EXISTING EXTERIOR WALL

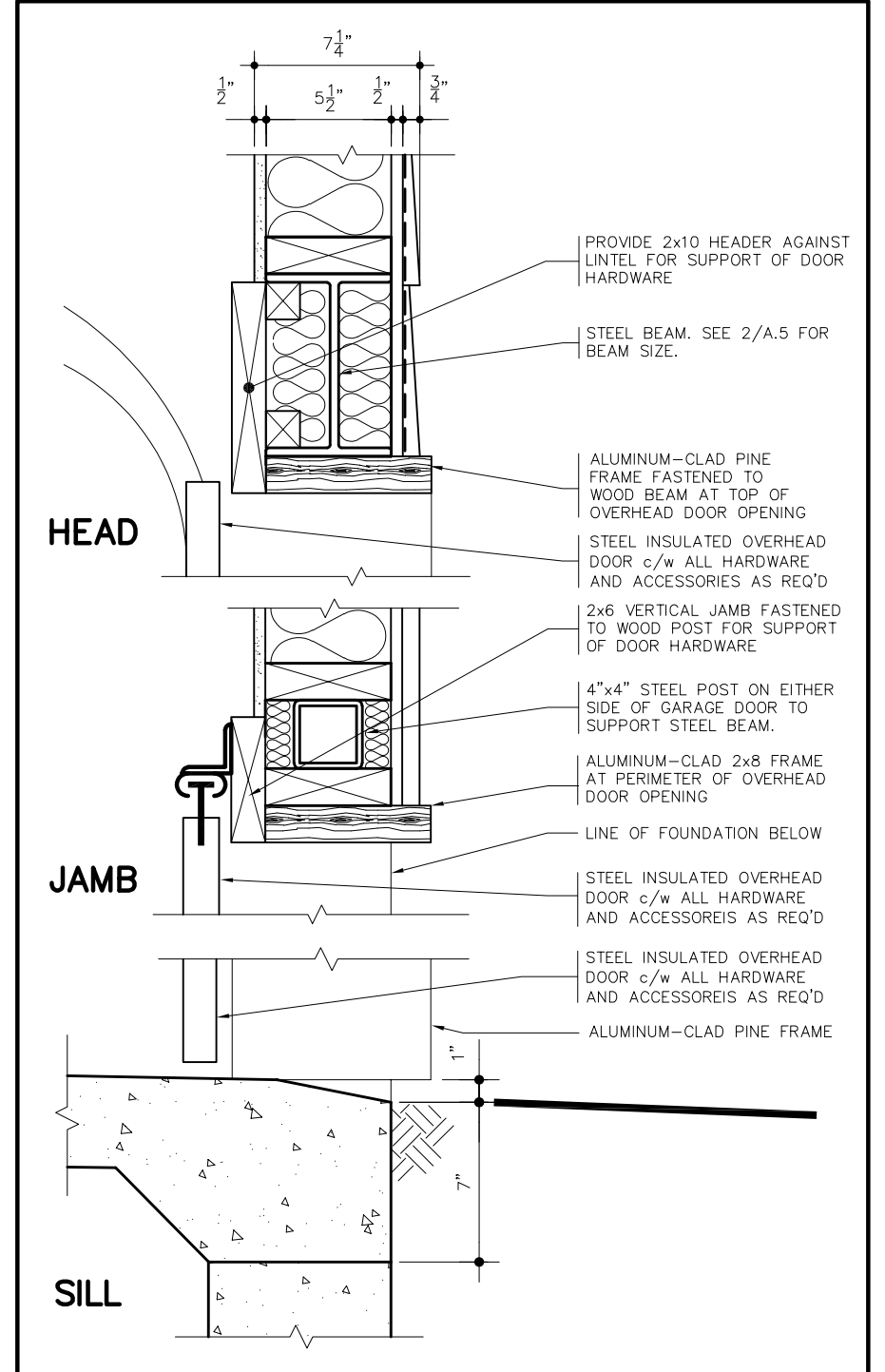
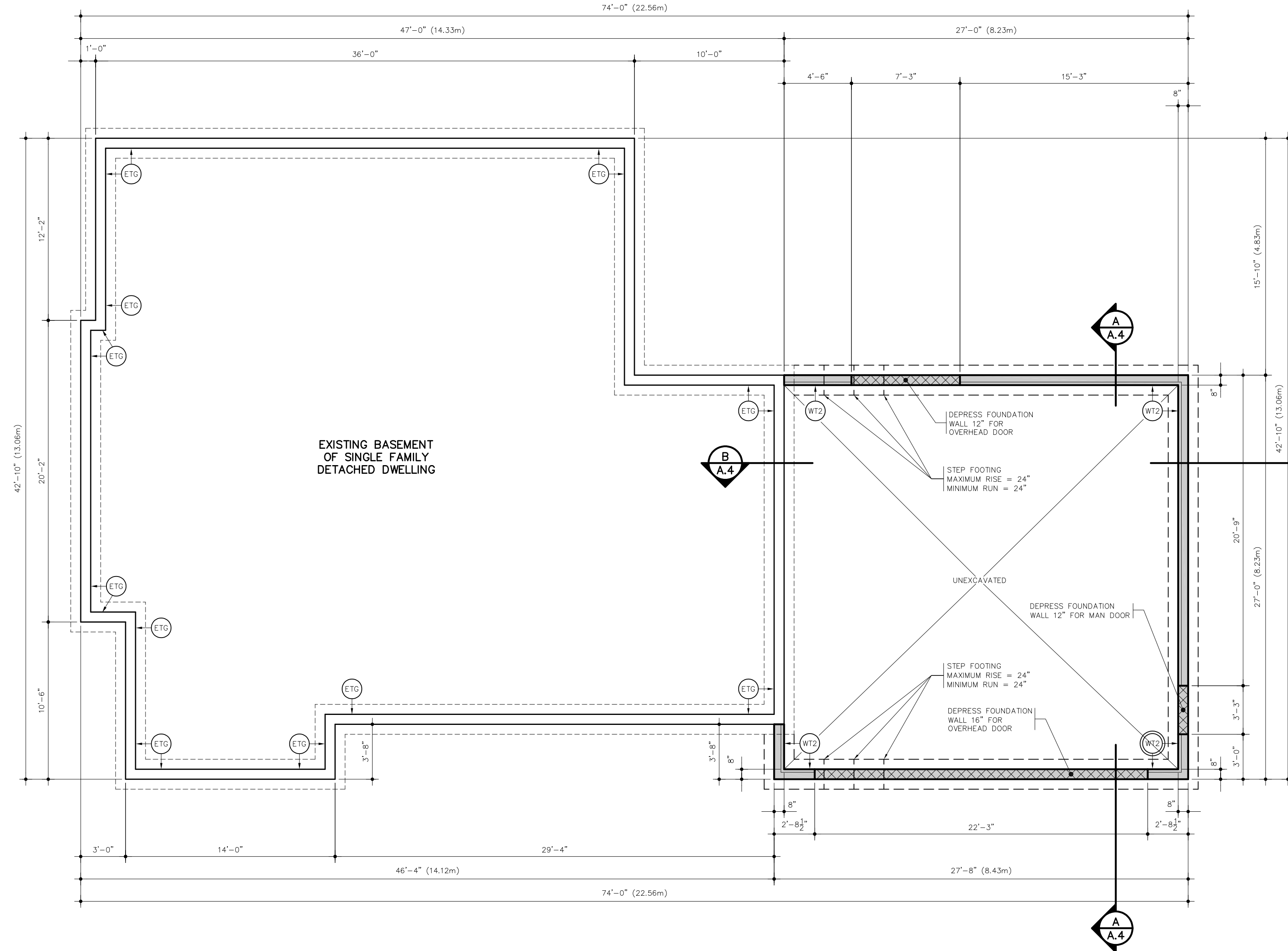
ETG - EXISTING EXTERIOR
WALL TO REMAIN

SILL PLATE LOCATION

ALL SILL PLATES TO BE 2x6 AND FASTENED
TO FOUNDATION c/w SILL GASKET AND 1/2"Ø
x 8" long ANCHOR BOLTS @ 6'-0" O.C. SILL
PLATE.

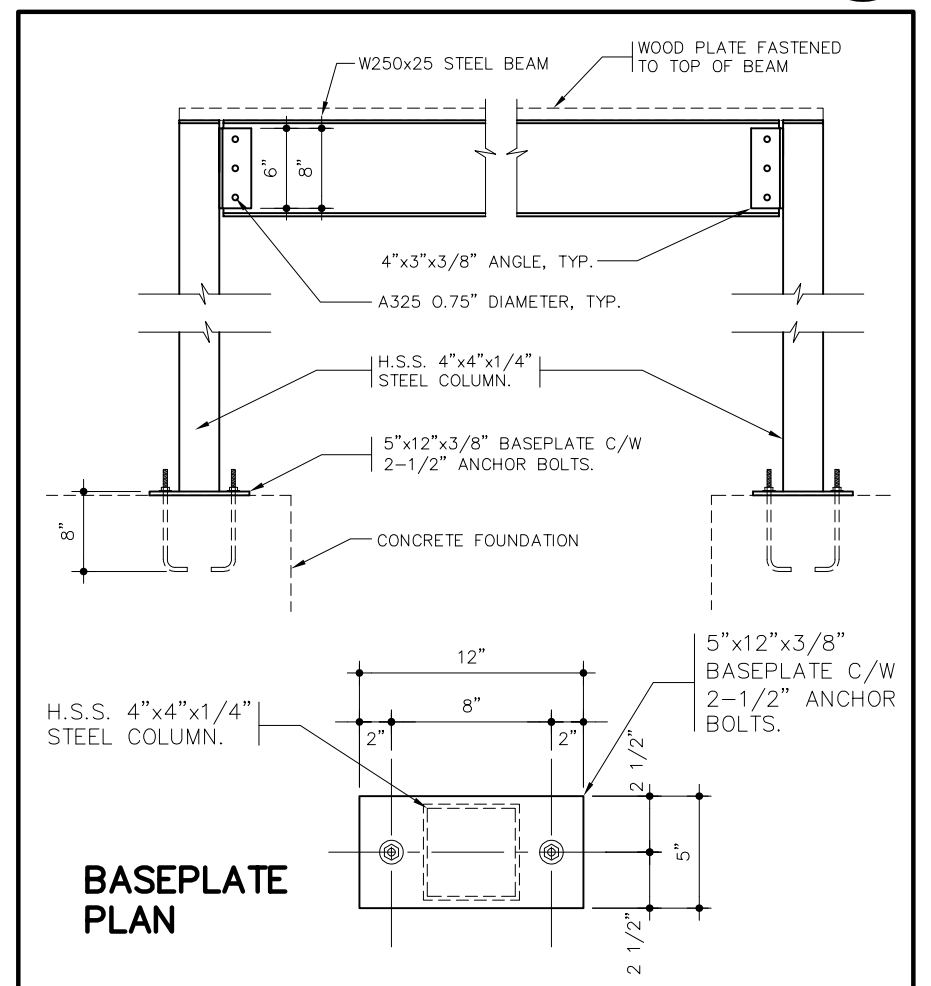
LOCATION IS AS FOLLOWS:

- FLUSH WITH THE OUTSIDE FACE OF THE
FOUNDATION WALL.



TYPICAL DETAIL AT GARAGE DOOR

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

1
A.1

COLUMN/BEAM CONNECTION DETAIL

SCALE: N.T.S.

2
A.1

B.C.I.N. - BUILDING CODE IDENTIFICATION NUMBER

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY
FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE
REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE

SIGNATURE

Dave Heuvel

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT
UNDER DIVISION C, 3.2.4 OF THE
ONTARIO BUILDING CODE

REGISTRATION INFORMATION

REQUIRED UNLESS DESIGN IS
EXEMPT UNDER DIVISION C, 3.2.5
OF THE ONTARIO BUILDING CODE

INDIVIDUAL NAME: DAVE HEUVEL

FIRM NAME

HML DESIGN

INDIVIDUAL B.C.I.N.: 24012

FIRM B.C.I.N.:

29900

DATE	No.	REVISION
06/28/21	1	ISSUED FOR PERMIT



PROJECT

PROPOSED GARAGE ADDITION
FOR JAMES LECLAIRE
2285 SUMMERSIDE DRIVE

MANOTICK

ONTARIO

TITLE

FOUNDATION PLAN

scale	3/16"=1'-0"	drawing no.
date	JUNE, 2021	
drawn by	dch	
checked by		
job no.	21027	

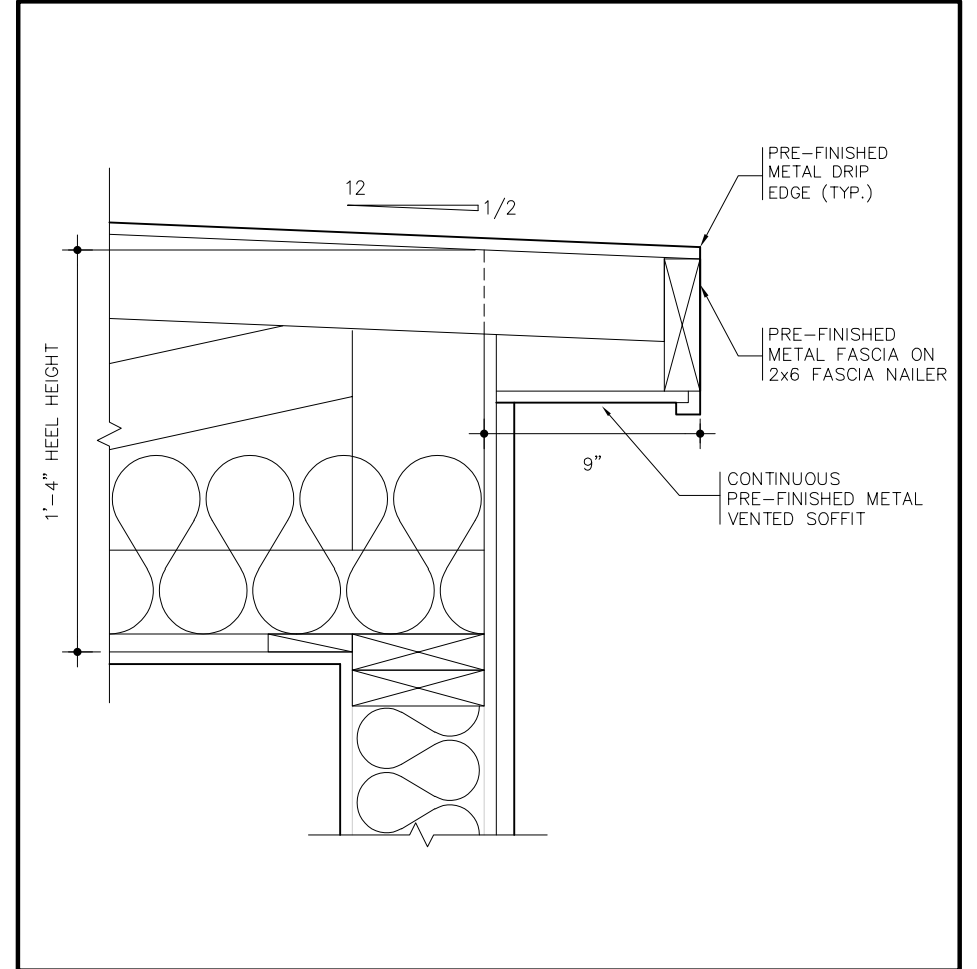
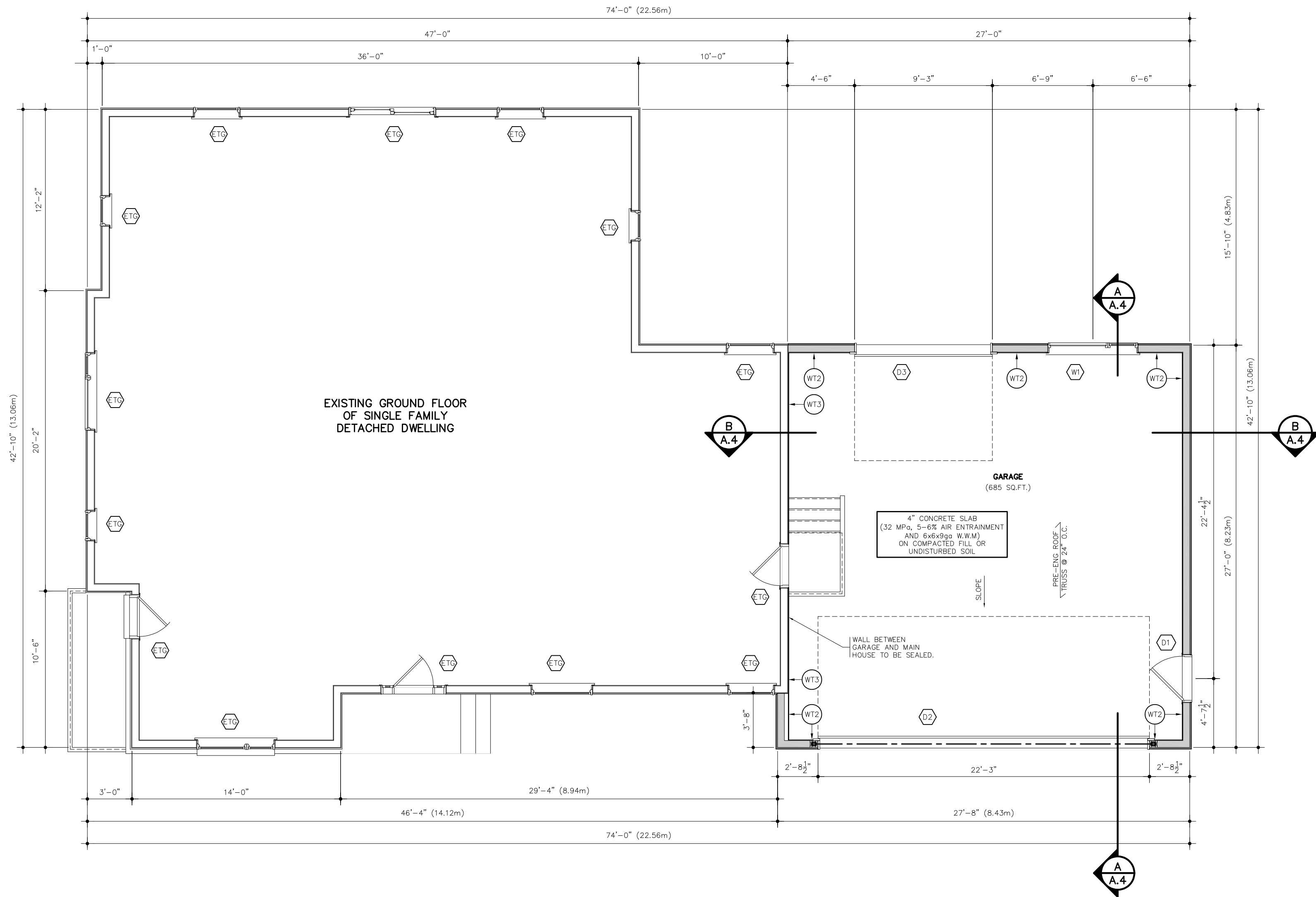
A.1

WALL TYPE SCHEDULE

FOUNDATION WALL	WT1	CONCRETE FOUNDATION (20 MPa) ON 8" x 24" CONCRETE FOOTING ON STRUCTURAL FILL OR UNDISTURBED SOIL
	WT2	1/2" GYPSUM BOARD 6mil POLY A/V BARRIER 2x6 FRAME WALL @ 24" O.C. R-22 BATT INSULATION 7/16" ASPENITE SHEATHING TYVEK AIR BARRIER VERTICAL SIDING TO MATCH EXISTING
EXTERIOR WALL	WT3	1/2" GYPSUM BOARD EXISTING 7/16" ASPENITE SHEATHING EXISTING AIR BARRIER 2x6 FRAME WALL @ 24" O.C. EXISTING INSULATION EXISTING VAPOUR BARRIER EXISTING 1/2" GYPSUM BOARD
	ETG	EXISTING EXTERIOR WALL TO REMAIN

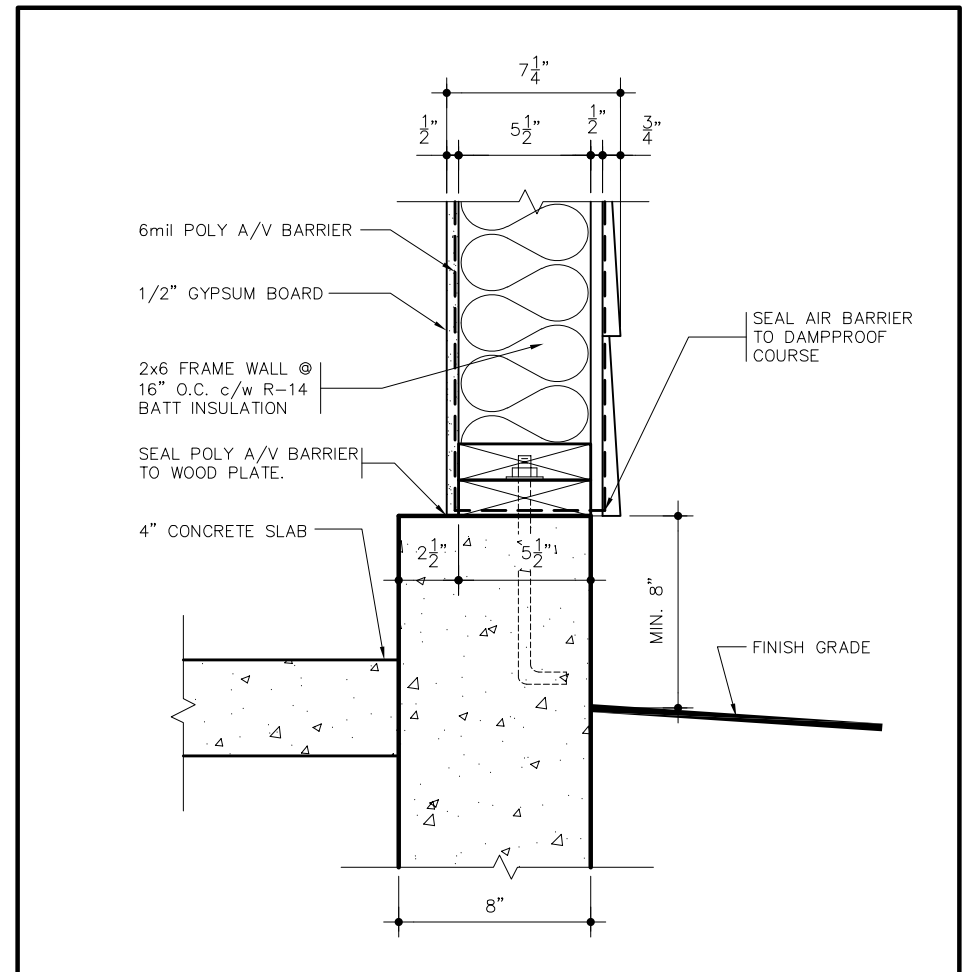
WINDOW & DOOR SCHEDULE

WIN. #	WINDOW SIZE	MIN. LINTEL SIZE	STEEL ANGLE SIZE	WINDOW AREA	GLAZING AREA	LOCATON
W1	5'-0" wide x 4'-0" high (CASEMENT /FIXED)	3-2x10	N/A	20.0 sq.ft.	17.0 sq.ft.	GARAGE
DOOR #	DOOR SIZE (EXTERIOR)	MIN. LINTEL SIZE	STEEL ANGLE SIZE	DOOR AREA	GLAZING AREA	LOCATON
D1	36" STEEL INSULATED DOOR	2-2x10	N/A	23.0 sq.ft.	15.0 sq.ft.	GARAGE TO EXTERIOR
D2	22'-0" x 8'-0" INSULATED OVERHEAD DOOR	W250x25 (SEE DETAIL)	N/A	176.0 sq.ft.	N/A	GARAGE TO EXTERIOR
D3	9'-0" x 7'-0" INSULATED OVERHEAD DOOR	3-2x12	N/A	63.0 sq.ft.	N/A	GARAGE TO EXTERIOR



TYPICAL; ROOF OVERHANG DETAIL

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

1
A.2

TYPICAL BASE DETAIL @ GARAGE

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

2
A.2

B.C.I.N. - BUILDING CODE IDENTIFICATION NUMBER		SIGNATURE	
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE		<i>Dave Heuvel</i>	
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, 3.2.4 OF THE ONTARIO BUILDING CODE		REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, 3.2.5 OF THE ONTARIO BUILDING CODE	
INDIVIDUAL NAME:	DAVE HEUVEL	FIRM NAME	HML DESIGN
INDIVIDUAL B.C.I.N.:	24012	FIRM B.C.I.N.:	29900

DATE	No.	REVISION
06/28/21	1	ISSUED FOR PERMIT



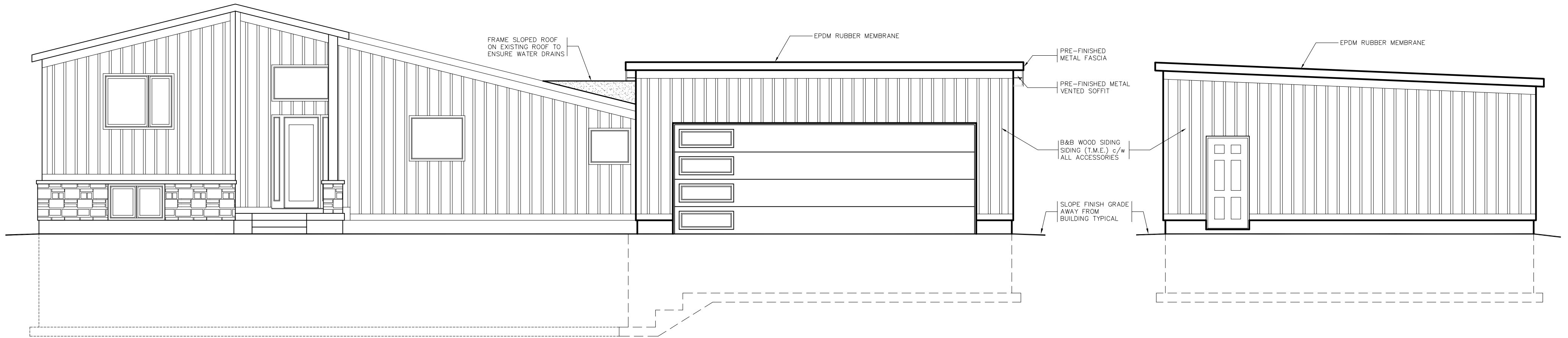
PROJECT
PROPOSED GARAGE ADDITION
FOR JAMES LECLAIRE
2285 SUMMERSIDE DRIVE

MANOTICK

ONTARIO

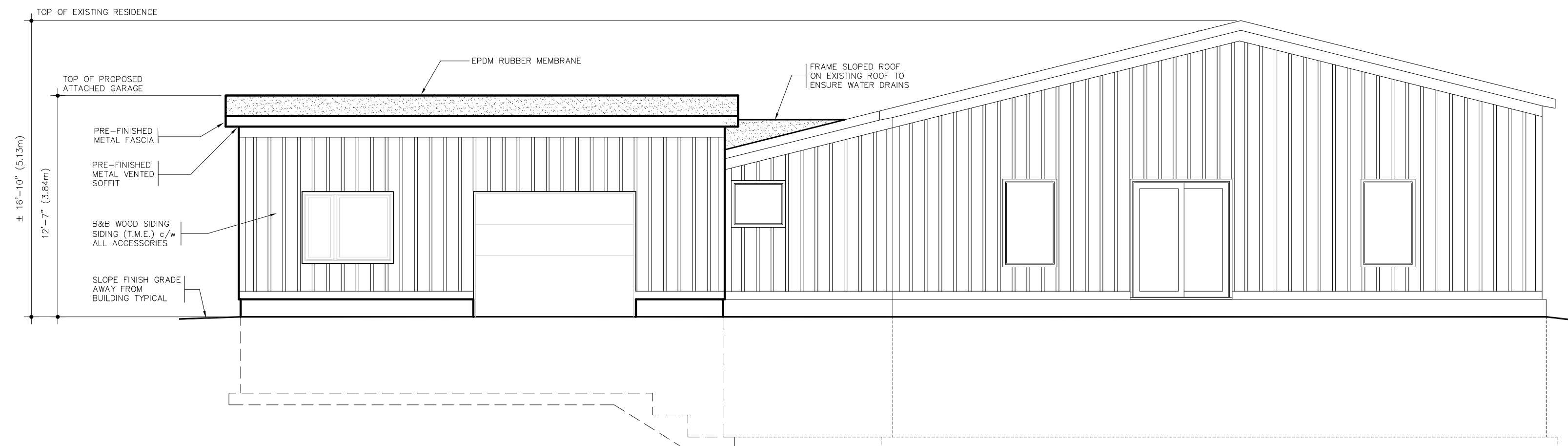
TITLE
GROUND FLOOR PLAN

scale	3/16"-1'-0"	drawing no. A.2
date	JUNE, 2021	
drawn by	dch	
checked by		
job no.	21027	



EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

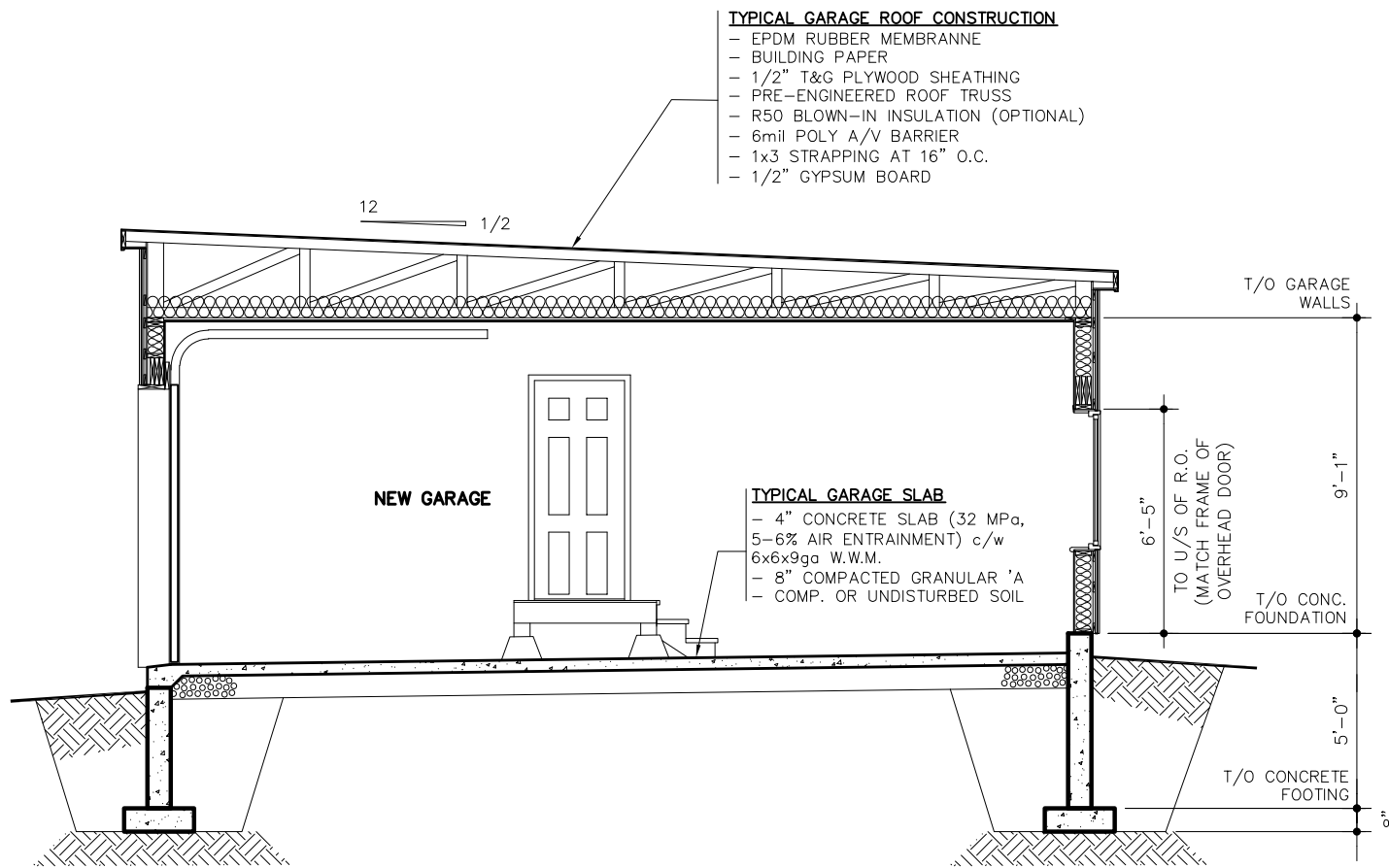
B.C.I.N. — BUILDING CODE IDENTIFICATION NUMBER		SIGNATURE	
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE		<i>Dave Heuvel</i>	
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, 3.2.4 OF THE ONTARIO BUILDING CODE		REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, 3.2.5 OF THE ONTARIO BUILDING CODE	
INDIVIDUAL NAME:	DAVE HEUVEL	FIRM NAME	HML DESIGN
INDIVIDUAL B.C.I.N.:	24012	FIRM B.C.I.N.:	29900

DATE	No.	REVISION
06/28/21	1	ISSUED FOR PERMIT

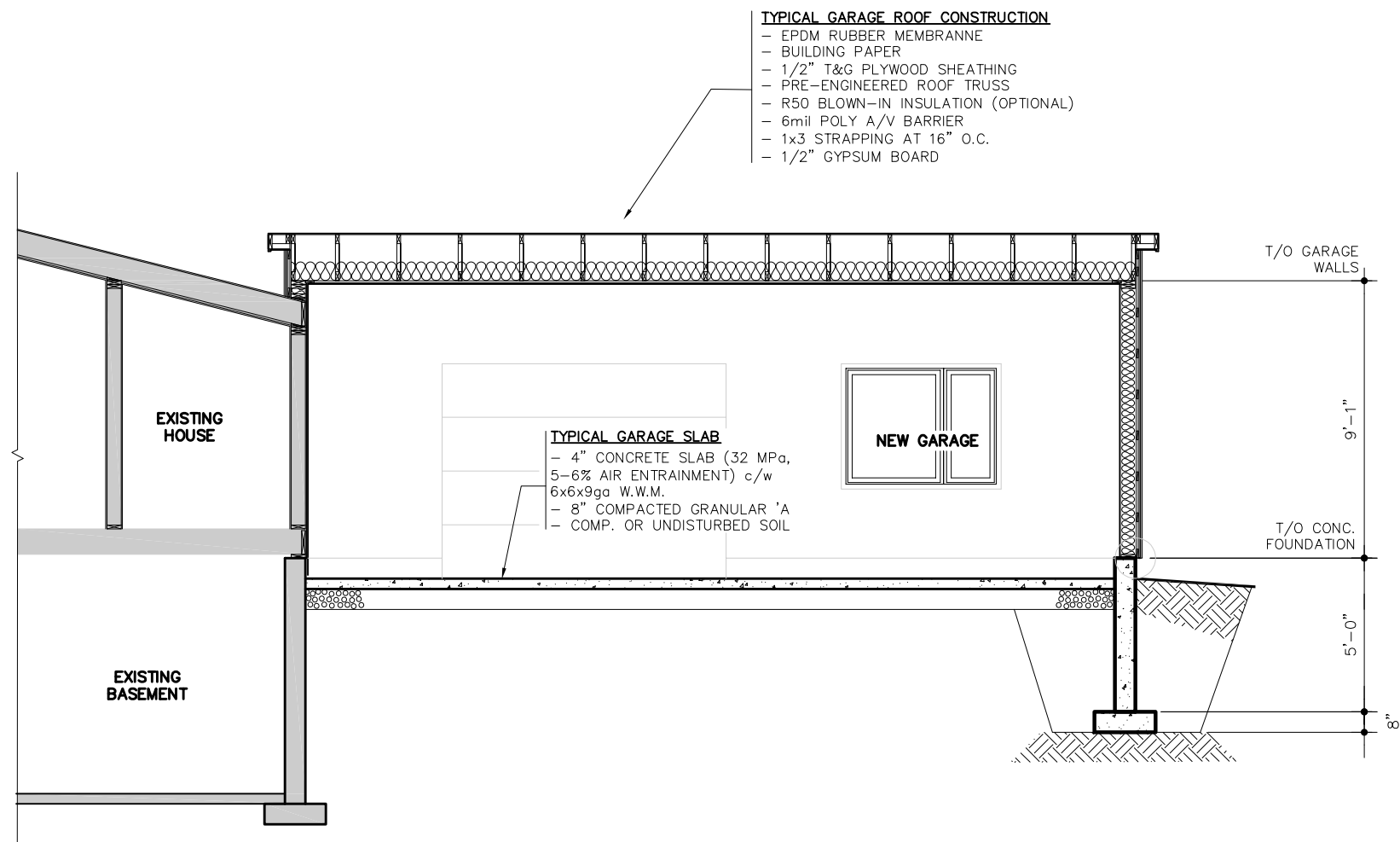


PROJECT	TITLE
PROPOSED GARAGE ADDITION FOR JAMES LECLAIRE 2285 SUMMERSIDE DRIVE	ELEVATIONS AND BUILDING SECTIONS
MANOTICK	ONTARIO

scale	3/16"=1'-0"	drawing no. A.3
date	JUNE, 2021	
drawn by	dch	
checked by		
job no.	21027	



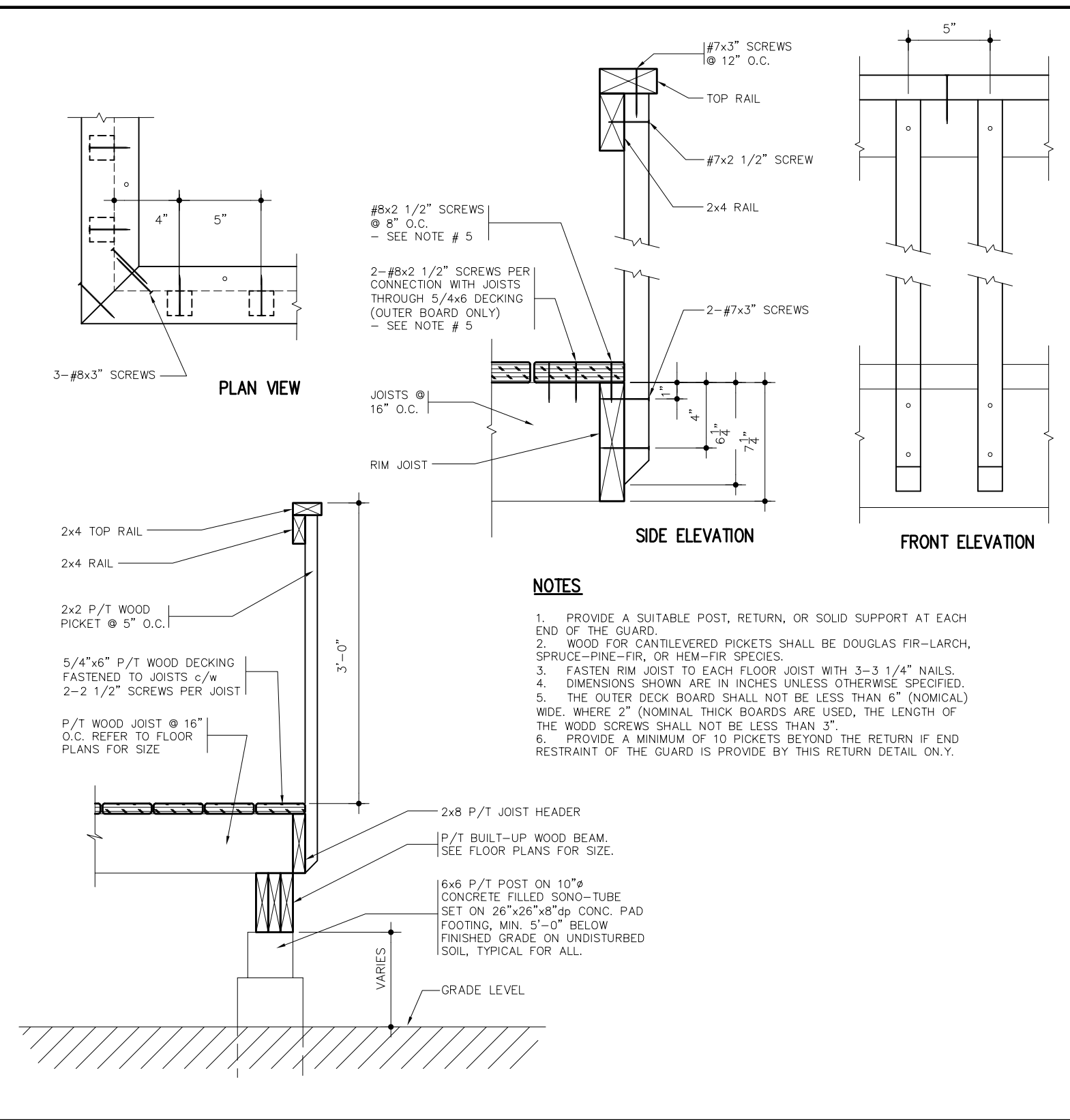
BUILDING SECTION A-A



BUILDING SECTION B-B

GENERAL NOTES

- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE LATEST ISSUE OF CSA SPECIFICATIONS, O.B.C., HEALTH AND SAFETY ACT, NATIONAL FIRE CODE, MANUFACTURER'S INSTRUCTION AND SPECIFICATIONS, AND ALL APPLICABLE MUNICIPAL REGULATIONS.
- EXAMINE WORK SITE, CHECK AND VERIFY EXISTING CONSTRUCTION AND CONDITIONS AFFECTING WORK, NOTIFY CLIENT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK, COMMENCEMENT OF WORK SHALL BE DEEMED ACCEPTANCE OF CONDITIONS. VERIFY ALL DIMENSIONS ON SITE.
- CONTRACTOR IS RESPONSIBLE TO ENSURE SOIL BEARING CAPACITY IS 1500 PSF AND TO HAVE CONCRETE FOOTINGS REDESIGNED TO SUIT BEARING CAPACITY IF MORE THAN 1500 PSF.
- CONTRACTOR TO CONFIRM TRUSS ARRANGEMENT AND CONCENTRATED ROOF LOAD LOCATIONS.
- CONTRACTOR TO COORDINATE WITH MECHANICAL AND ELECTRICAL TRADES FOR ALL OPENINGS IN EXTERIOR WALLS.
- STRUCTURAL WOOD MEMBERS, ASSEMBLIES AND FASTENERS ARE DESIGNED AND SHALL BE IN ACCORDANCE WITH CSA STANDARD CAN/CSA-086.1-M89 AND COMPLY IN ALL RESPECTS TO THE LATEST EDITION OF THE O.B.C.
- STRUCTURAL LUMBER TO BE GRADE MARKED TO CONFORM TO CSA STANDARD 0141.
- ALL TIMBER TRUSSES, STUDS, JOIST AND BRIDGING SHALL BE SPF # 2 OR BETTER.
- ALL LUMBER SHALL BE GRADE STAMPED ACCORDING TO NLGA STANDARD GRADING RULES AND BE KILN DRIED TO 19% OF LESS.
- ROOF SHEATHING EDGES SHALL BE SUPPORTED c/w METAL "H" CLIPS.
- WOOD TRUSSES SHALL CONFORM TO CAN/CSA-086.1-M89, N.B.C., CSA S307-M1980 LOAD TEST PROCEDURE, LUMBER IDENTIFIED BY GRADE STAMP.
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
- FLOOR SHEATHING TO BE GLUED AND SCREWED TO JOISTS AND SHALL BE CONTINUOUS OVER ALL FLUSH SUPPORT BEAMS. POSTS INDICATED SHALL FULLY SUPPORT BEAMS WITH COMPLETE BEARING OVER THE POST WIDTH.
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
- ALL STEELWORK SHALL COMPLY WITH CAN3-C40.20-M87 & CAN3-C40.21-M87, GRADE 350W. H.S.S. SECTIONS TO BE GRADE 350W, CLASS H, CLEAN THOROUGHLY ALL STEEL AND PAINT WITH ONE COAT OF RUST PREVENTIVE PRIMER CONFORMING TO CGSB1-GP-40M-1989. TOUCH UP FIELD WELDS WITH PRIMER.
- ALL EXTERIOR CONCRETE SHALL BE 32 MPa AND CONTAIN 5-6% AIR ENTRAINMENT.
- ALL GROUND FLOOR WINDOWS AND DOORS SHALL BE RESISTANT TO FORCED ENTRY AS PER O.B.C.
- STAIRWAY LIGHTING TO BE COMPLETE WITH 3-WAY LIGHTING AT TOP AND BOTTOM OF STAIR.
- VAPOUR BARRIER TO BE 6mil CAN-CGSB-51.34M
- SAWN LUMBER TO BE SPF No.1 OR No.2 OR BETTER. ALL EXTERIOR WOOD TO BE PRESSURE TREATED. STRUCTURAL WOOD MEMBERS, ASSEMBLIES AND FASTENERS ARE DESIGNED AND SHALL BE IN ACCORDANCE WITH CSA STANDARD CAN/CSA-086.1-M89 AND COMPLY IN ALL RESPECTS TO THE LATEST EDITION OF THE O.B.C.
- MINIMUM AREA OF WINDOWS:
 - 1. LIVING & DINING ROOMS - 10% OF AREA SERVED.
 - 2. BEDROOMS - 5% OF AREA SERVED AND TO HAVE UNOBSTRUCTED OPEN PORTION
- PROVIDE ATTIC ACCESS HATCH C/W WEATHERSTRIPPING, DOOR/COVER AND SHALL HAVE NO DIMENSION LESS THAN 21-1/2".
- GLASS OTHER THAN SAFETY GLASS SHALL NOT BE USED FOR A SHOWER OR BATHTUB ENCLOSURE.
- WATERPROOF FINISH REQUIRED AT TUBS AND SHOWERS AS PER OBC 9.29.2.
- WEATHERSTRIPPING SHALL BE PROVIDED AROUND ALL EXTERIOR DOORS.
- ALL DOORS SHALL BE MINIMUM 78" HIGH.
- LOOSE FILL INSULATION INSTALLED IN ATTIC SPACE OVER A SLOPED CEILING NO MORE THAN 4.5 IN 12 FOR MINERAL FIBRE OR CELLULOSE FIBRE INSULATION AND 2.5 IN 12 FOR OTHER TYPES OF INSULATION.
- CEILING HEIGHTS AS PER OBC 9.5.3.1.
- FIRE PROTECTION FOR GAS, PROPANE, AND ELECTRIC RANGES AS PER OBC 9.10.22.
- THE EXPOSED SURFACE OF EVERY INTERIOR WALL, CEILINGS AND GLAZING SHALL HAVE A SURFACE FLAME SPREAD RATING OF NOT MORE THAN 150. VEHICLE GARAGE DOORS TO HAVE MINIMUM 200 RATING. BATHROOMS TO HAVE MINIMUM 200 RATING.
- ATTIC VENTING CLEARANCES PER OBC 9.19.1.3.
- SERVICE WATER HEATERS, HEATING AND AIR CONDITIONING EQUIPMENT WITH FUEL OR POWER CONNECTIONS SHALL BE SECURED TO THE STRUCTURE TO RESIST OVERTURNING OR DISPLACEMENT.



TYPICAL GUARD/RAILING DETAIL (AT REAR DECK AND GARAGE INTERIOR)

(AS PER DETAIL ED-1 & 5, SUPPLEMENTARY STANDARD SB-7, O.B.C.)

1

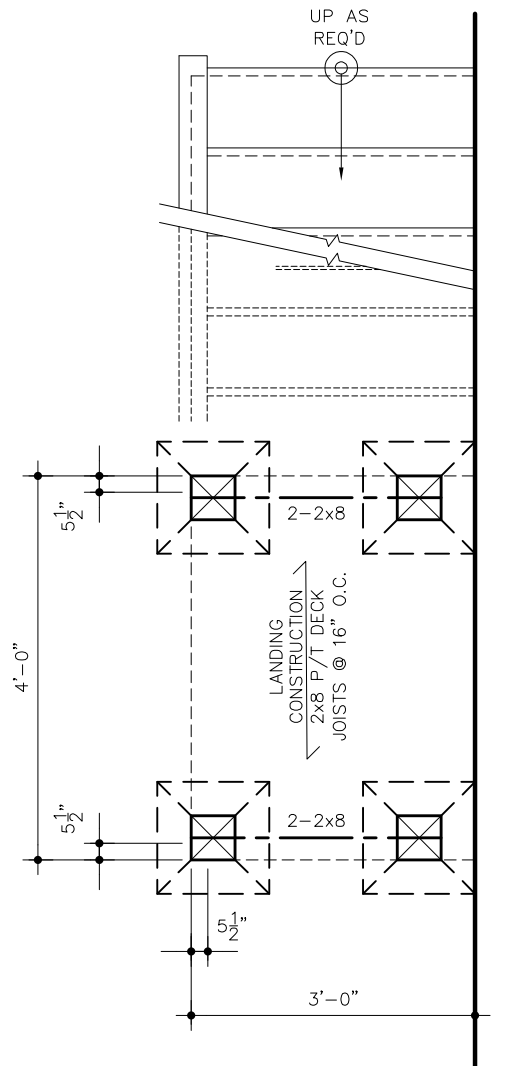
A.4

SECTION DETAIL AT O/H DOOR

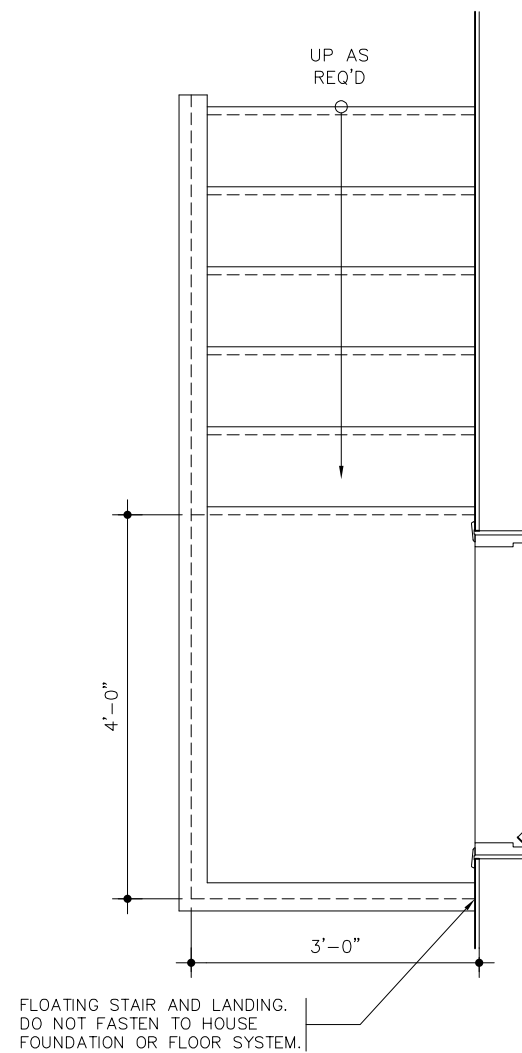
SCALE: 1-1/2"=1'-0"

2

A.4



PARTIAL FOUNDATION PLAN



PARTIAL FLOOR PLAN

B.C.I.N. - BUILDING CODE IDENTIFICATION NUMBER		SIGNATURE	
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE		<i>Dave Heuvel</i>	
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, 3.2.4 OF THE ONTARIO BUILDING CODE		REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, 3.2.5 OF THE ONTARIO BUILDING CODE	
INDIVIDUAL NAME:	DAVE HEUVEL	FIRM NAME	HML DESIGN
INDIVIDUAL B.C.I.N.:	24012	FIRM B.C.I.N.:	29900

DATE	No.	REVISION
05/11/21	1	ISSUED FOR PERMIT



PROJECT
**PROPOSED GARAGE ADDITION
FOR JAMES LECLAIRE
2285 SUMMERSIDE DRIVE**
MANOTICK ONTARIO

TITLE
**BUILDING SECTIONS
DETAILS AND
GENERAL NOTES**

scale **3/16"=1'-0"** drawing no.
date **JUNE, 2021**
drawn by **dch**
checked by
job no. **21027**

A.4