

ONT. BLDG. CODE REQUIREMENTS

1.

STAIRS, HAND RAILS, GUARDS & LANDINGS OBC 9.8

HEADROOM, RISE & RUN

UNIFORM RISE AND RUN IN ANY ONE FLIGHT OF STAIRS

MIN. RISE

4 7/8"

MAX. RISE

7 7/8"

MIN. RUN

10"

MAX. RUN

14"

MIN. TREAD

11"

MAX. TREAD

14"

MIN. HEADROOM

6'-5"

MAX. NOSING

1"
- HAND RAILS

HEIGHT

-BETWEEN 31" & 38" AT STAIRS

-BETWEEN 35" & 42" AT LANDINGS REQUIRING A GUARD ATTACHED

-AT 11 3/4" MAX. FROM EACH END AND 3'-11" MAX. o/c

GUARDS (CONSTRUCTED IN ACCORDANCE WITH 9B-1)

REQUIRED

-FOR THE LENGTH WHERE THE WALKING SURFACE IS MORE THAN 23 5/8" ABOVE ADJACENT SURFACE WITHIN 3'-11"

EXTERIOR HEIGHTS

INTERIOR HEIGHT

-MIN. 35' FOR GREATER THAN 23 5/8" ABOVE GRADE

-MIN. 42' FOR GREATER THAN 5'-11" ABOVE GRADE

-MIN. 35'

2.

ALL FLOORS WITH CERAMIC TILE TO BE REINFORCED AS PER OBC 9.30.6

3.

SMOKE ALARMS SHALL BE LOCATED ON EACH STOREY, WITHIN EACH BEDROOM AND EACH ADJACENT HALLWAY OR SPACE PER OBC 9.10.19.3(1).

4.

RANGE HOODS TO BE VENTED TO THE EXTERIOR WITH NON-COMBUSTIBLE PIPING. OBC 9.32.3.10(6)

5.

DRYER EXHAUST DUCTS SHALL BE CONSTRUCTED OF CORROSION RESISTANT MATERIAL OBC 6.2.3.8.(7) SO ENTIRE DUCT CAN BE CLEANED

6.

PROVIDE AIR BARRIER IN ACCORDANCE TO OBC 9.25.3

7.

MIN. HEADROOM UNDER DUCTS AND BEAMS IN BASEMENTS IS 6'-5", BUT CAN BE REDUCED TO 6'-0" WITHIN SECONDARY SUITES OBC 9.5.3.1(3)

8.

ATTIC VENT AREA IS 1/300 OF INSULATED AREA AND 1/150 FOR CATHEDRAL CEILINGS AND ROOF SLOPES LESS THAN 2/12 OBC 9.19.12

9.

REINFORCEMENT SHALL BE INSTALLED IN THE MAIN BATHROOM TO FACILITATE FUTURE:

-24" HORIZONTAL GRAB BAR 6" ABOVE THE TANK OF A WATER CLOSET AND

-36" HORIZONTAL GRAB BAR 33" ABOVE THE FLOOR IN A SHOWER AND NO MORE THAN 4' FROM THE END OF THE SHOWER OPPOSITE THE SHOWER HEAD. OBC 9.5.2.4

10.

CARBON MONOXIDE DETECTORS SHALL BE LOCATED ADJACENT TO EACH BEDROOM AND ON EACH STOREY 9.32.3.9A. IN ADDITION, A CO2 DETECTOR SHALL BE INSTALLED IN EACH BEDROOM WITHIN A SUITE THAT CONTAINS A FUEL-BURNING APPLIANCE, FLUE, OR SHARES A COMMON WALL, FLOOR, OR CEILING ASSEMBLY WITH ANOTHER SUITE OR GARAGE

11.

UNVENTED SOFFITS REQUIRED WHEN LESS THAN 5'-10" FROM AN EXHAUST VENT AS PER OBC 9.32.3.13.

GENERAL NOTES:

NOTE:
GENERAL CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO BLR DRAFTING & DESIGN BEFORE PROCEEDING WITH ANY WORK. ANY ALTERATIONS OR REVISIONS MUST BE REPORTED TO BLR DRAFTING & DESIGN BEFORE PROCEEDING WITH ANY WORK.

NOTE:
PROVIDE DOUBLE JOIST FRAMING OR BLOCKING at 3'-11" o.c. UNDER ALL PARALLEL WALLS ABOVE AND AROUND STAIRS AND BASEMENT WINDOWS.

NOTE:
PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH x WIDTH OF BEAM, AT BOTH ENDS OF STEEL or WOOD BEAM.

NOTE RE SPECIFICATIONS:
FOR STANDARD FRAMING NOTES, CODE REQUIREMENTS AND TYPICAL CONSTRUCTION ASSEMBLIES REFER TO SPECIFICATION SHEETS

FRAMING NOTES

1.

WHEN POSSIBLE, BEAMS SUPPORTING ONLY ROOF MEMBERS SHOULD BE SET SUCH THAT THE BOTTOM OF THE BEAM IS 5/8" ABOVE THE BOTTOM OF CEILING JOISTS.
2.

PROVIDE DOUBLE FLOOR JOISTS OR SOLID BLOCKING AT 3'-11" o/c UNDER WALLS RUNNING PARALLEL TO FLOOR JOISTS. OBC 9.23.9.8
3.

ALL BEAMS, POINT LOADS AND LINTELS TO BE SUPPORTED FULL WIDTH TO FOUNDATION WALL, FOOTING OR BEAM.
4.

2x2 CROSS BRIDGING LOCATED NOT MORE THAN 6'-11" FROM EACH SUPPORT OR OTHER ROWS OF BRIDGING IS REQUIRED. OBC 9.23.9.4(2)
5.

HIP AND VALLEY RAFTERS SHALL BE NOT LESS THAN 2" GREATER IN DEPTH THAN COMMON RAFTERS. OBC 9.23.14.6(1)
6.

UNLESS OTHERWISE EXCEPTED BY OBC 9.23.14.8 RIDGES SHALL BE SUPPORTED AT 3'-11" o/c. OBC 9.23.14.8(3)
7.

ALL NAILING AND FASTENING IS TO BE DONE IN ACCORDANCE WITH SCOPE OF WORK FOR FRAMING AND ALL PARTS OF OBC 9.23.3

STRUCTURAL SPECIFICATIONS

1.

STRUCTURAL STEEL SHALL CONFORM WITH CAN/CSA-S16. OBC 4.3.4.1
2.

ALL BEAMS TO HAVE AT LEAST 3 1/2" END BEARING. MASONRY LINTELS TO HAVE AT LEAST 6" END BEARING. OBC 9.23.8.1 / 9.20.5.2(3.1)
3.

WELDING OF STRUCTURAL STEEL SHALL BE UNDERTAKEN BY A FABRICATOR APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CLAUSE 24.3 OF CSA-S16. OBC A-4.3.4.1(1)
4.

SHOP DRAWINGS OF ROOF TRUSSES INCLUDING LAYOUT OF TRUSSES, BRIDGING, BRACING AND BEARING DETAILS (INCLUDING ANY MECHANICAL FASTENERS) SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER OF ONTARIO AND SHALL BE SUBMITTED TO THE DRAFTING DEPT. FOR REVIEW BEFORE FABRICATION.
5.

ALL LUMBER TO BE SPF No.1/No.2 OR BETTER

ADDITION
5161 JONES BASELINE
GUELPH, ONTARIO

INDEX TO DRAWINGS:
(PROPOSED)

- 1 of 10

COVER SHEET
- 2 of 10

NORTH ELEVATION
- 3 of 10

EAST ELEVATION
- 4 of 10

SOUTH ELEVATION
- 5 of 10

WEST ELEVATION
- 6 of 10

BASEMENT LAYOUT
- 7 of 10

MAIN FLOOR LAYOUT
- 8 of 10

ROOF PLAN
- 9 of 10

MAIN FLOOR ELECTRICAL PLAN
- 10 of 10

BUILDING CROSS-SECTION

(EXISTING)

- D1 of 7

DEMOLITION PLAN: NORTH ELEVATION
- D2 of 7

DEMOLITION PLAN: EAST ELEVATION
- D3 of 7

DEMOLITION PLAN: SOUTH ELEVATION
- D4 of 7

DEMOLITION PLAN: WEST ELEVATION
- D5 of 7

DEMOLITION PLAN: BASEMENT LAYOUT
- D6 of 7

DEMOLITION PLAN: MAIN FLOOR LAYOUT
- D7 of 7

DEMOLITION PLAN: ROOF PLAN

CONTRACTOR NOTES:



I, BREANNA MCGUCKEN, review and take responsibility for the design work on behalf of BLR Drafting & Design registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
Firm BCIN: 122611
Individual BCIN: 117841
Signed: *B. McGucken*

STATUS: PERMIT

PLOTTED:

SCALE: 3/16"=1'-0"

DRWN BY: BLR

DATE: APR. 2025

LAST REV: JUNE 18/2025

PROJECT: RENOVATION / ADDITION

5161 JONES BASELINE

GUELPH-ERAMOSA

SHEET No: 1

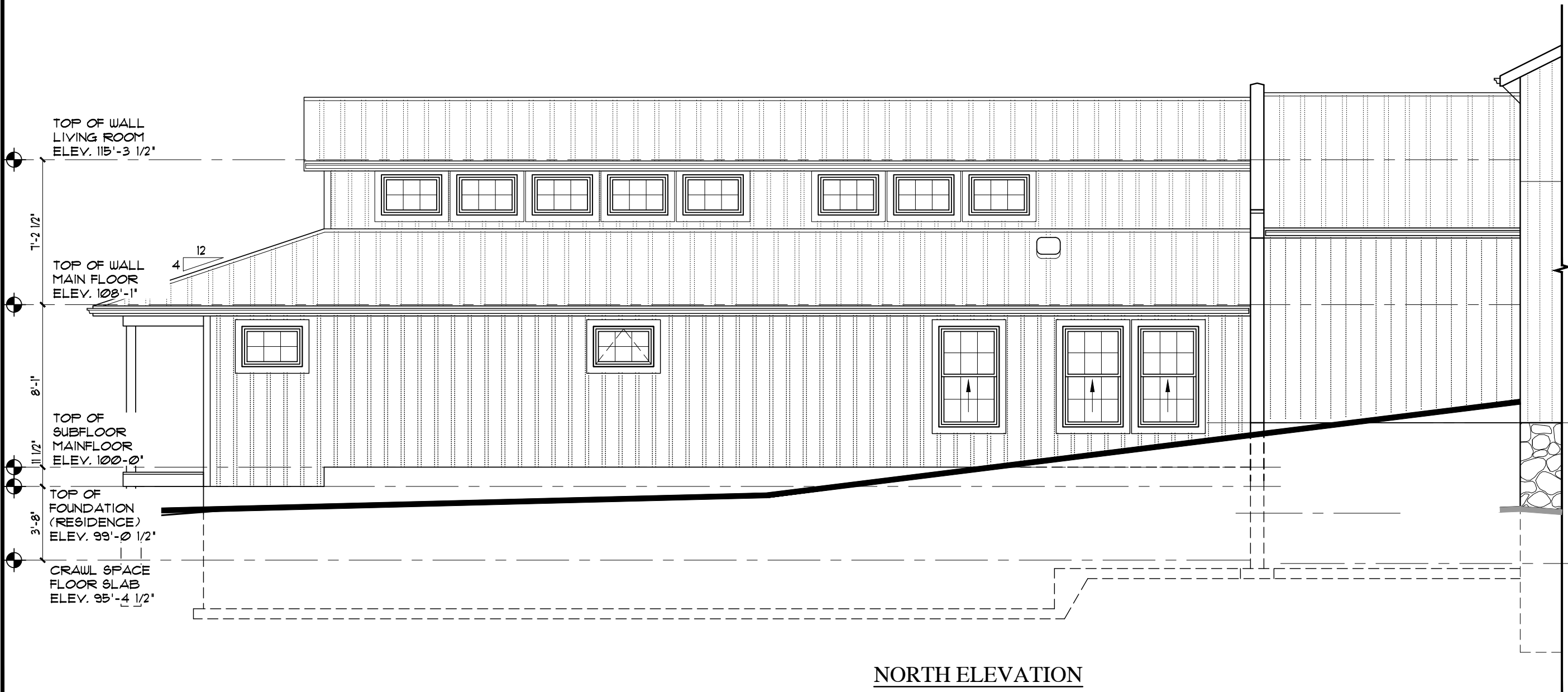
OF 10

TITLE: COVER PAGE

COMPLIANCE PACKAGE 'A2'

IN ACCORDANCE WITH SB-12 TABLE 3.1.12.A OF THE 2012 ONTARIO BUILDING CODE		
ELEVATION	PERIPHERAL WALL AREA	PROPOSED TOTAL WINDOW/DOOR OPENING
NORTH	822.5 SQ.FT.	105.0 SQ.FT.
EAST	705.2 SQ.FT.	157.3 SQ.FT.
SOUTH	868.2 SQ.FT.	200.1 SQ.FT.
WEST	738.1 SQ.FT.	107.0 SQ.FT.
TOTAL:	3134.0 SQ.FT.	569.4 SQ.FT.
TOTAL % OF WINDOW/DOOR OPENINGS: 18.2%		

NO CHANGES
TO NORTH ELEVATION



PROPOSED



DRAFTING & DESIGN
P) 226-383-3000

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STATUS: PERMIT
PLOTTED:
SCALE: 3/16"=1'-0"
DRWN BY: KH
DATE: MAY 2025
LAST REV: JUNE 18/2025

PROJECT: RENOVATION / ADDITION
5161 JONES BASELINE
GUELPH-ERAMOSA

TITLE: FRONT ELEVATION:
PROPOSED

SHEET No: 2 OF 10

NEW PROPOSED
ADDITION

TOP OF WALL
LIVING ROOM
ELEV. 115'-3 1/2"

NEW METAL
ROOF
NEW PREFIN. ALUM.
EAVESTROUGH,
FASCIA & SOFFIT

TOP OF WALL
MAIN FLOOR
ELEV. 108'-1"

NEW 4" CORNER TRIM
NEW 4" WINDOW TRIM
NEW PREFIN.
BOARD & BATTEN
ON STRAPPING

TOP OF
SUBFLOOR
MAINFLOOR
ELEV. 100'-0"

NEW CEMENT
BOARD

TOP OF
FOUNDATION
(RESIDENCE)
ELEV. 99'-0 1/2"

CRAWL SPACE
FLOOR SLAB
ELEV. 95'-4 1/2"

NEW CONCRETE
PIER AND BELLED
FOOTING

NEW
108 x 12"
VERTICAL
SLIDERS

EXISTING
6'-0"x6'-8"
PATIO SLIDER
RE-USED

EXISTING
6'-0"x6'-8"
PATIO SLIDER

EXISTING
3'-0"x6'-8"
TERRACE
DOOR

EXISTING
36"x24"
TRANSOMS

EXISTING
BANK
BARN
BEYOND

EAST ELEVATION



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PLOTTED:	
SCALE:	3/16"=1'-0"
DRWN BY:	KH
DATE:	MAY 2025
LAST REV:	JUNE 18/2025

PROJECT: RENOVATION / ADDITION
5161 JONES BASELINE
GUELPH-ERAMOSA

TITLE: RIGHT SIDE ELEVATION:
PROPOSED

SHEET No: 3 OF 10

PROPOSED



D) 226 282 2000

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Firm BCIN: 122611

R. Mc. Tucker

-
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EXIST.
36"x 24"
TRANSOMS

EXIST.
36" x 24"
TRANSOMS

TOP OF WALL
LIVING ROOM
ELEV. 115'-3 1/2"

NEW 4"
WINDOW TRIM

NEW PREFIN. BOARD
& BATTEN ON
STRAPPING

TOP OF
WALL MAIN
FLOOR
ELEV. 108'-1

EXIST.
36"x 24"
TRANSOM

TOP OF
SUBFLOOR
MAINFLOOR
ELEV. 100-0"

TOP OF
FOUNDATION
(RESIDENCE)
ELEV. 99'-0 1/2"

CRAWL SPACE
FLOOR SLAB
ELEV. 95'-4 1/2"

EXISTING WOOD
DECK ON EXISTING
CONC. PIERS

NEW CONCRETE PIER ON BELLED FOOTING

NEW CONCRETE PIER ON BELLED FOOTING:

NEW GAS FIREPLACE EXHAUST

NEW CONCRETE
PIER ON BELLED
FOOTING

SOUTH ELEVATION

RENOVATION / ADDITION

5161 JONES BASELINE

GUELPH-ERAMOSA

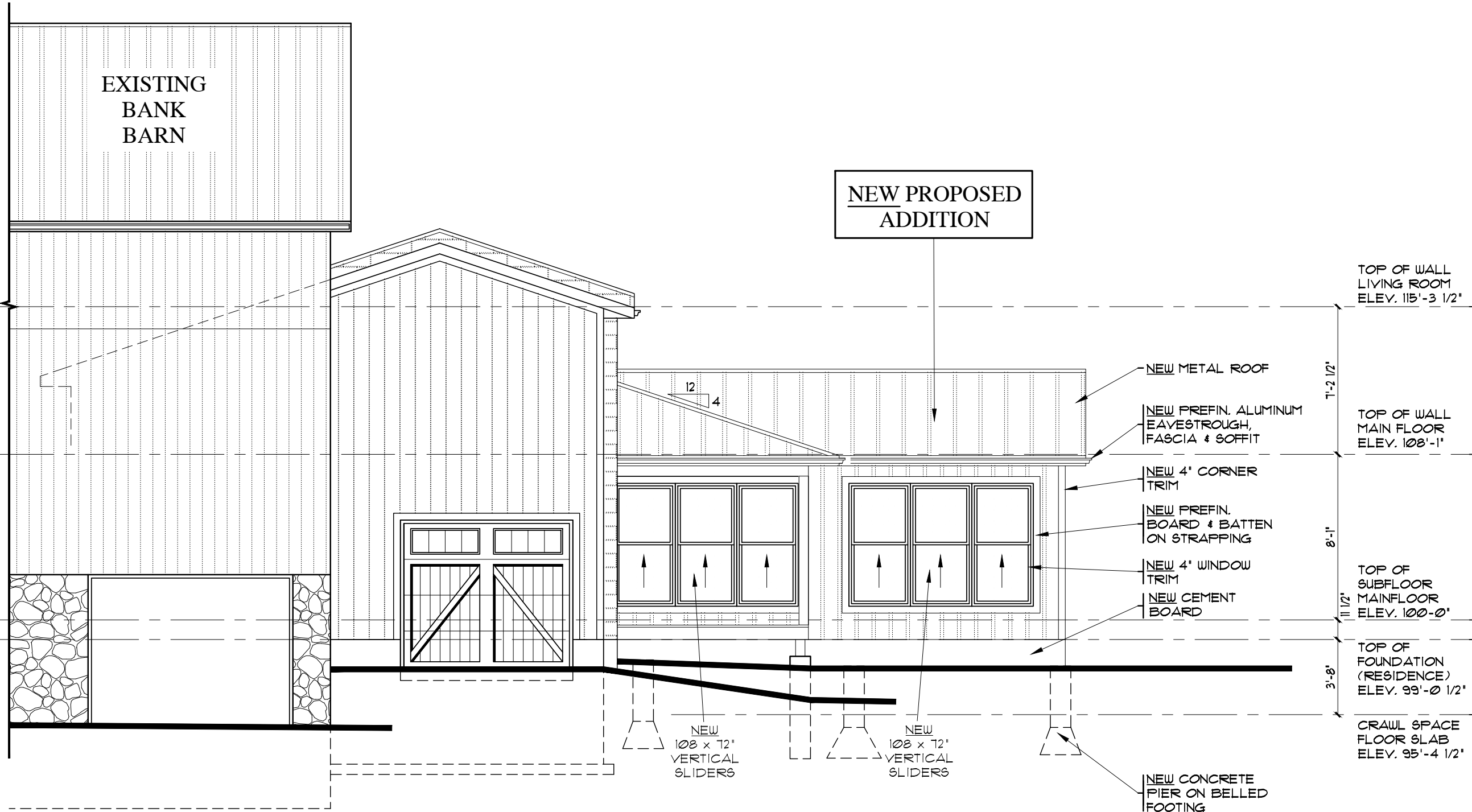
**TITLE: REAR ELEVATION:
PROPOSED**

PROJECT:

SHEET No:

OF
/ 10

PROPOSED



WEST ELEVATION

PROPOSED



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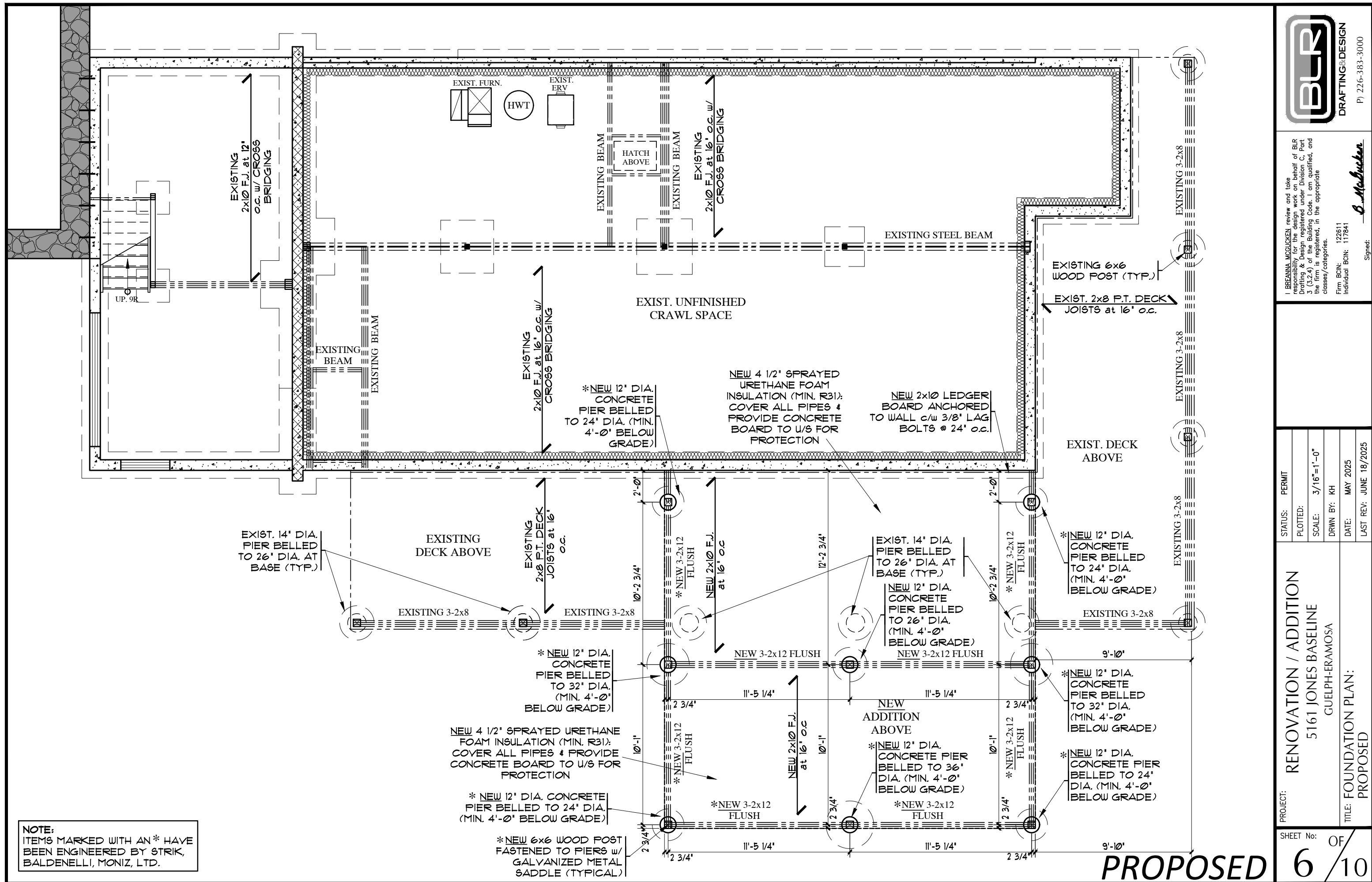
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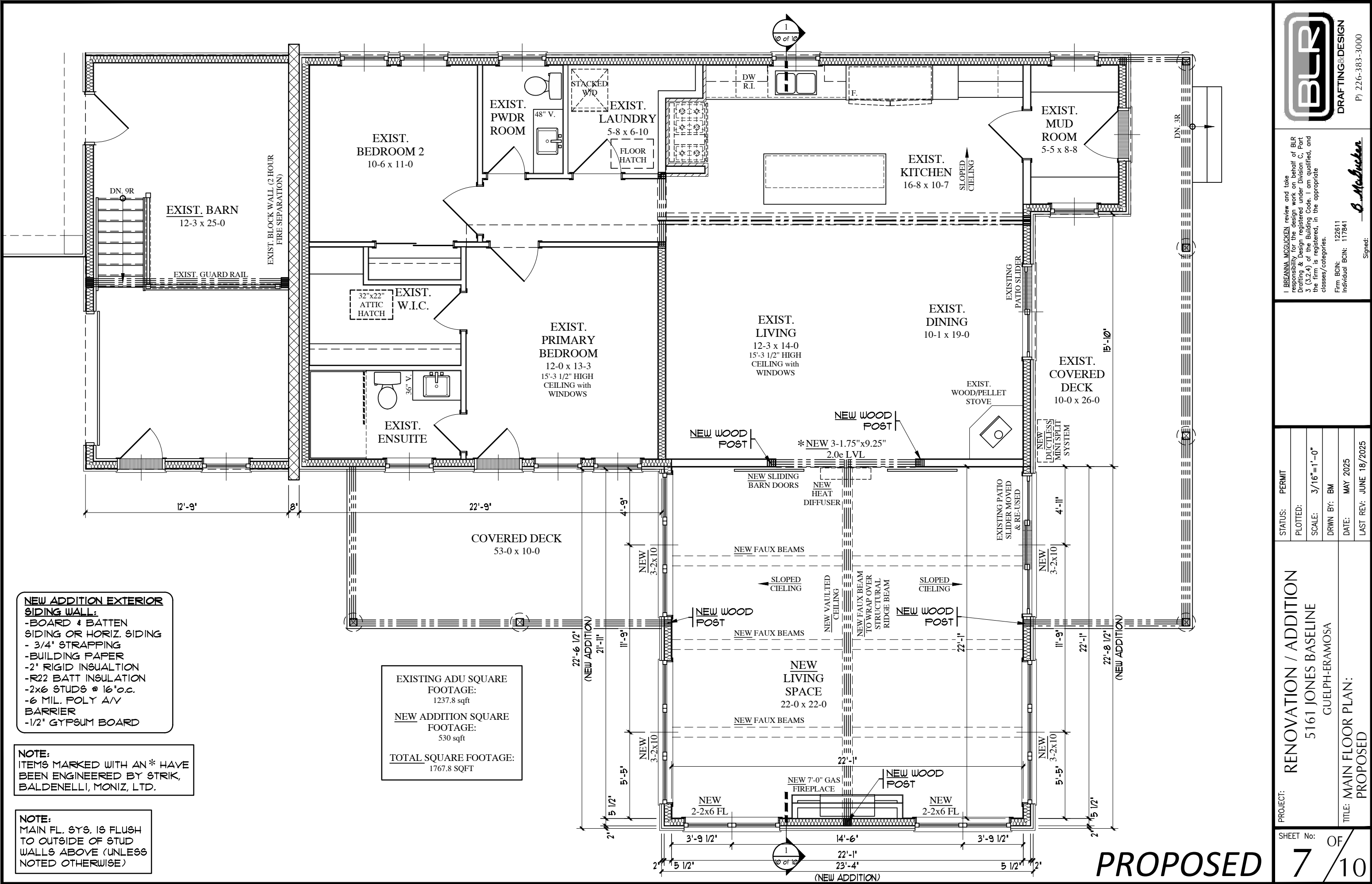
PROJECT: RENOVATION / ADDITION
5161 JONES BASELINE
GUELPH-ERAMOSA

TITLE: LEFT SIDE ELEVATION:
PROPOSED

STATUS: PERMIT
PLOTTED:
SCALE: 3/16"=1'-0"
DRWN BY: KH
DATE: MAY 2025
LAST REV: JUNE 18/2025

SHEET No: 5 OF 10





NEW ADDITION EXTERIOR SIDING WALL:
-BOARD & BATTEN SIDING OR HORIZ. SIDING
- 3/4" STRAPPING
-BUILDING PAPER
-2" RIGID INSUALTION
-R22 BATT INSULATION
-2x6 STUDS @ 16"o.c.
-6 MIL. POLY A/V BARRIER
-1/2" GYPSUM BOARD

NOTE:
ITEMS MARKED WITH AN * HAVE BEEN ENGINEERED BY STRIK, BALDENELLI, MONIZ, LTD.

NOTE:
MAIN FL. SYS. IS FLUSH TO OUTSIDE OF STUD WALLS ABOVE (UNLESS NOTED OTHERWISE)

EXISTING ADU SQUARE FOOTAGE:
1237.8 sqft

NEW ADDITION SQUARE FOOTAGE:
530 sqft

TOTAL SQUARE FOOTAGE:
1767.8 SQFT

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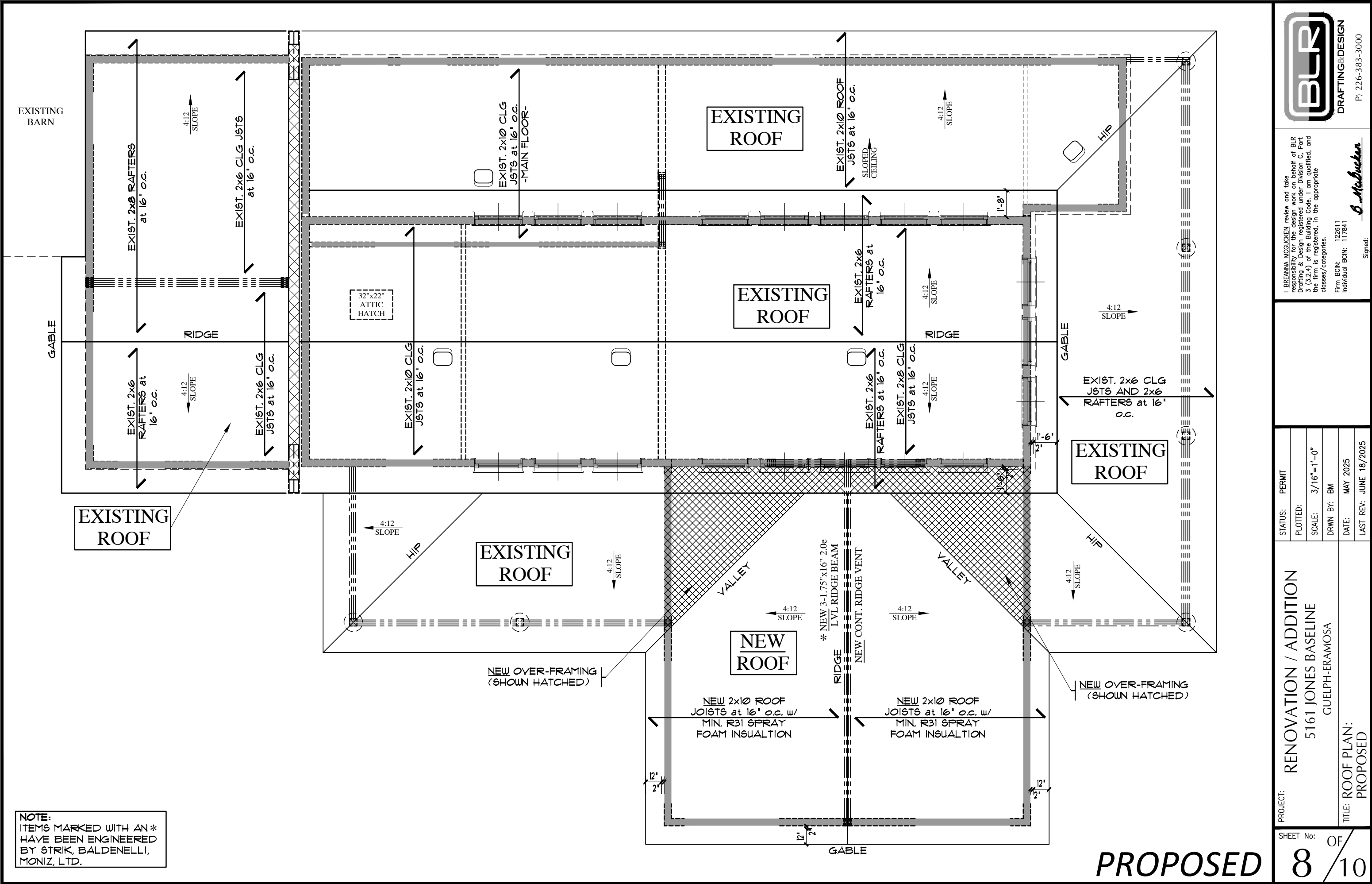
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SCALE:	3/16"=1'-0"
DRWN BY:	BM
DATE:	MAY 2025
LAST REV:	JUNE 18/2025

PROJECT: RENOVATION / ADDITION
5161 JONES BASELINE
GUELPH-ERAMOSA

TITLE: MAIN FLOOR PLAN:
PROPOSED

SHEET No: 7 OF 10

PROPOSED



NOTE:
ITEMS MARKED WITH AN *
HAVE BEEN ENGINEERED
BY STRIK, BALDENELLI,
MONIZ, LTD.

PROPOSED

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122611

Firm BCIN: 117841

Individual BCIN:

B. McGucken

Signed:

PROJECT: RENOVATION / ADDITION

5161 JONES BASELINE

GUELPH-ERAMOSA

STATUS: PERMIT

PLOTTED:

SCALE: 3/16"=1'-0"

DRWN BY: BM

DATE: MAY 2025

LAST REV: JUNE 18/2025

TITLE: ROOF PLAN:

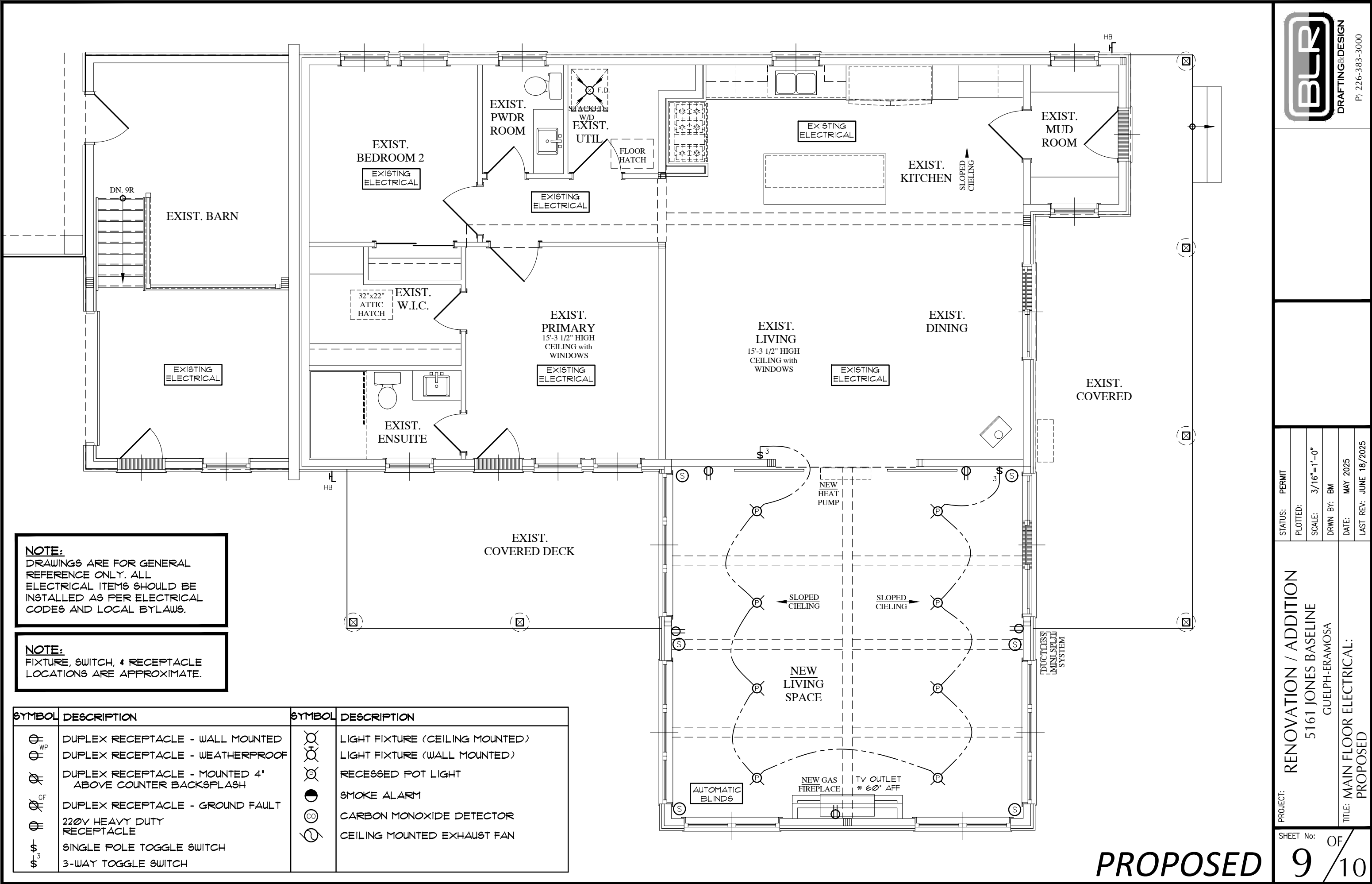
PROPOSED

SHEET No:

8

OF

10



NOTE:
DRAWINGS ARE FOR GENERAL
REFERENCE ONLY. ALL
ELECTRICAL ITEMS SHOULD BE
INSTALLED AS PER ELECTRICAL
CODES AND LOCAL BYLAWS.

NOTE:
FIXTURE, SWITCH, & RECEPTACLE
LOCATIONS ARE APPROXIMATE.

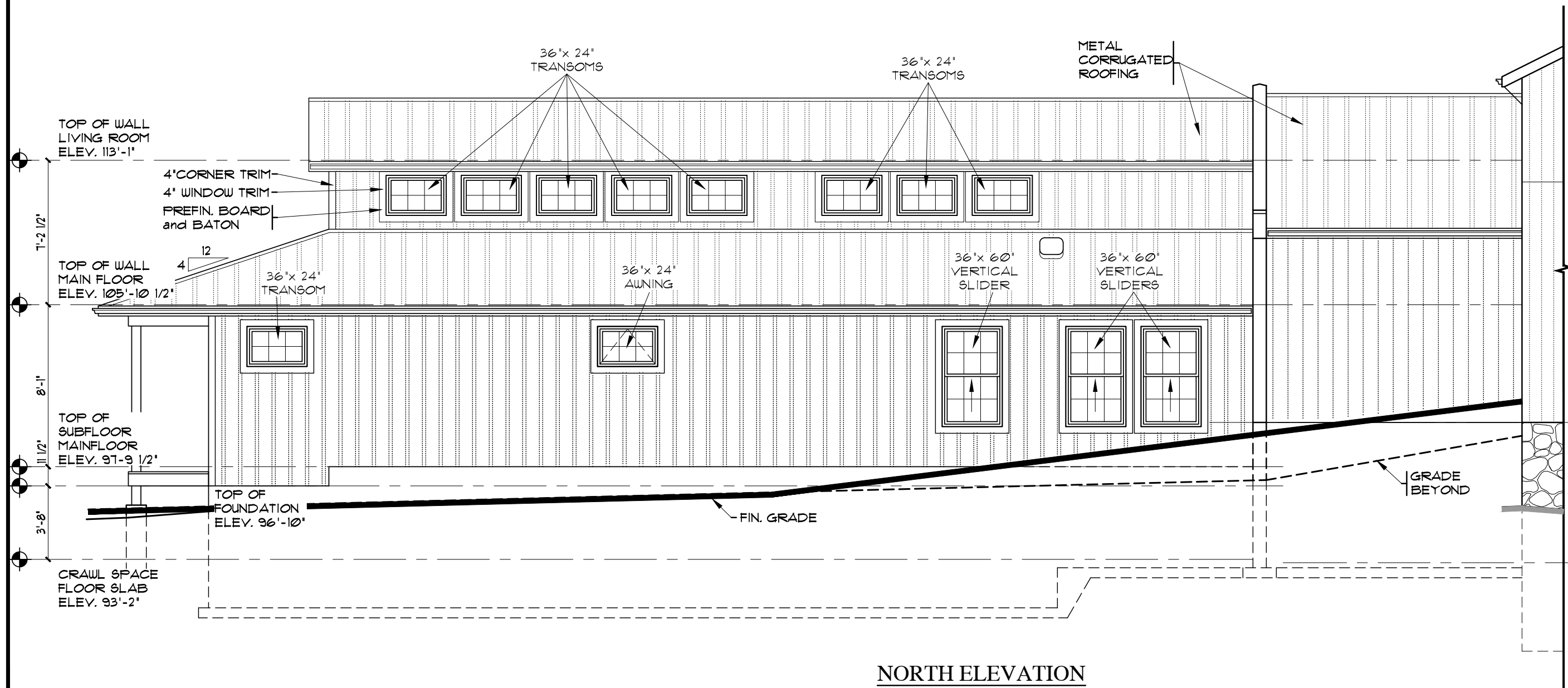
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE - WALL MOUNTED		LIGHT FIXTURE (CEILING MOUNTED)
	DUPLEX RECEPTACLE - WEATHERPROOF		LIGHT FIXTURE (WALL MOUNTED)
	DUPLEX RECEPTACLE - MOUNTED 4' ABOVE COUNTER BACKSPLASH		RECESSED POT LIGHT
	DUPLEX RECEPTACLE - GROUND FAULT		SMOKE ALARM
	220V HEAVY DUTY RECEPTACLE		CARBON MONOXIDE DETECTOR
	SINGLE POLE TOGGLE SWITCH		CEILING MOUNTED EXHAUST FAN
	3-WAY TOGGLE SWITCH		

PROPOSED

DEMOLITION NOTES

SYMBOL	DESCRIPTION
①	EXISTING DOOR, JAMB, & FRAME, TO BE REMOVED & RE USED
②	EXISTING POSTS & BEAMS TO BE REMOVED
③	EXISTING DECK & WOOD STAIRS TO BE REMOVED
④	EXISTING PORTION OF ROOF TO BE REMOVED

NO CHANGES TO
THIS ELEVATION



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PROJECT: RENOVATION / ADDITION
5161 JONES BASELINE
GUELPH-ERAMOSA

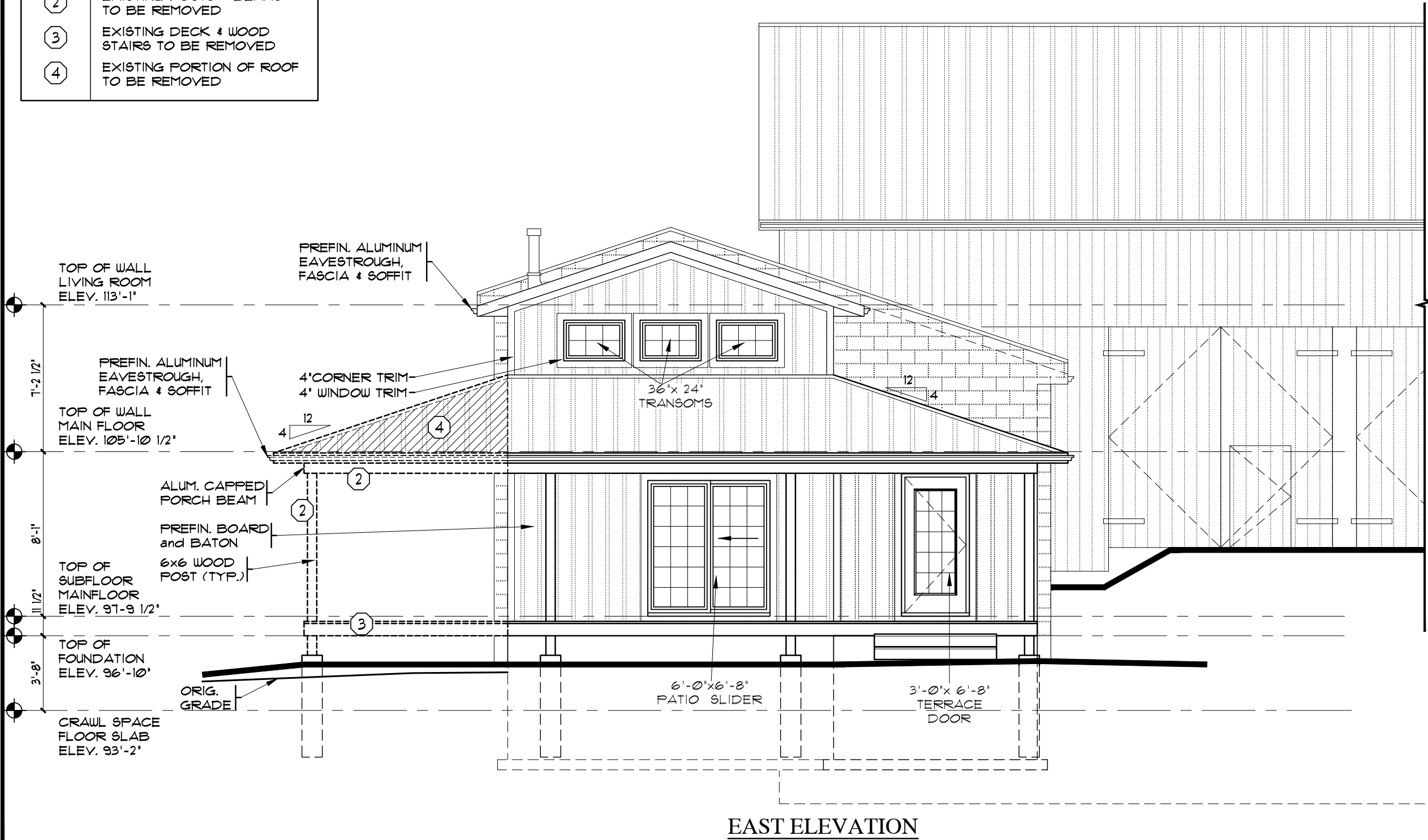
TITLE: FRONT ELEVATION:
PROPOSED

SHEET No: D1 OF 7

PROPOSED

DEMOLITION NOTES

SYMBOL	DESCRIPTION
①	EXISTING DOOR, JAMB, & FRAME, TO BE REMOVED & RE USED
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③	EXISTING DECK & WOOD STAIRS TO BE REMOVED
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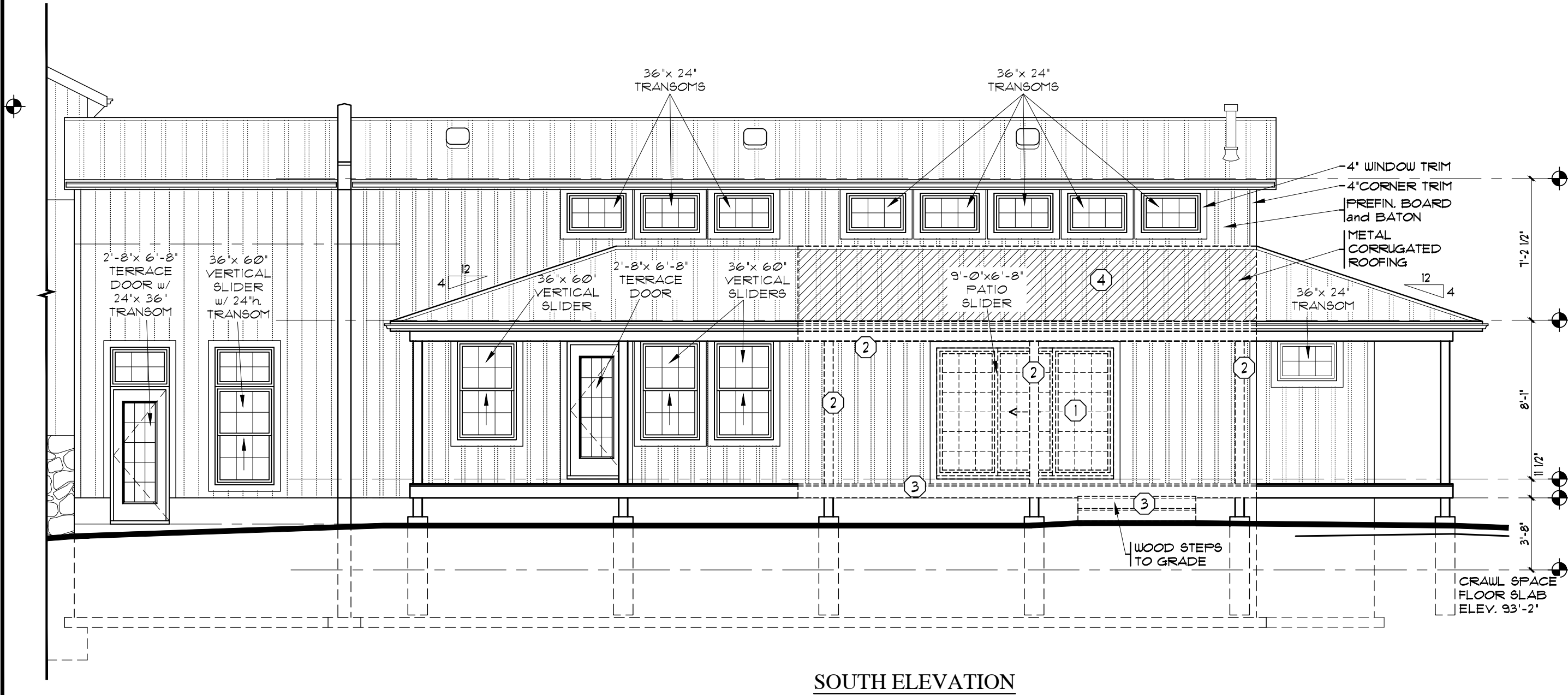
STATUS:	PERMIT
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SCALE:	3/16"=1'-0"
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LAST REV:	JUNE 18/2025

PROJECT: RENOVATION / ADDITION
5161 JONES BASELINE
GUELPH-ERAMOSA

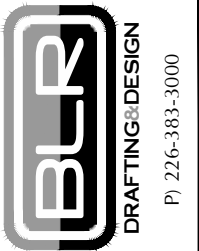
TITLE: RIGHT SIDE ELEVATION:
PROPOSED

DEMOLITION NOTES

SYMBOL	DESCRIPTION
①	EXISTING DOOR, JAMB, & FRAME, TO BE REMOVED & RE USED
②	EXISTING POSTS & BEAMS TO BE REMOVED
③	EXISTING DECK & WOOD STAIRS TO BE REMOVED
④	EXISTING PORTION OF ROOF TO BE REMOVED



SOUTH ELEVATION



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STATUS: PERMIT
PLOTTED:
SCALE: 3/16"=1'-0"
DRWN BY: KH
DATE: MAY 2025
LAST REV: JUNE 18/2025

PROJECT: RENOVATION / ADDITION
5161 JONES BASELINE
GUELPH-ERAMOSA

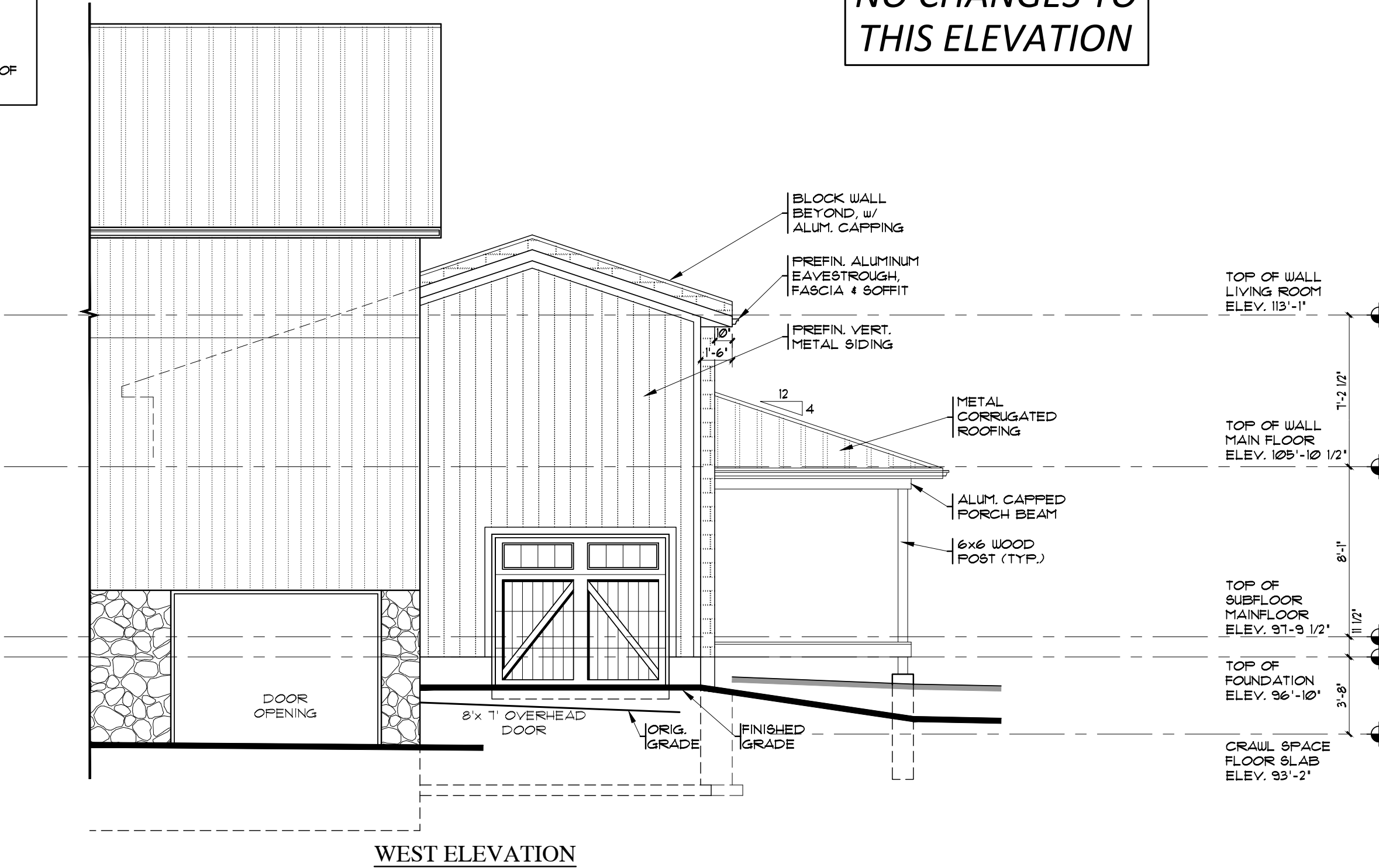
TITLE: REAR ELEVATION:
PROPOSED

SHEET No: D3 OF 7

PROPOSED

DEMOLITION NOTES

SYMBOL	DESCRIPTION
①	EXISTING DOOR, JAMB, & FRAME, TO BE REMOVED & RE USED
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Individual BCIN:

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DRWN BY:	KH
DATE:	MAY 2025
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PROJECT:

RENOVATION / ADDITION

5161 JONES BASELINE

GUELPH-ERAMOSA

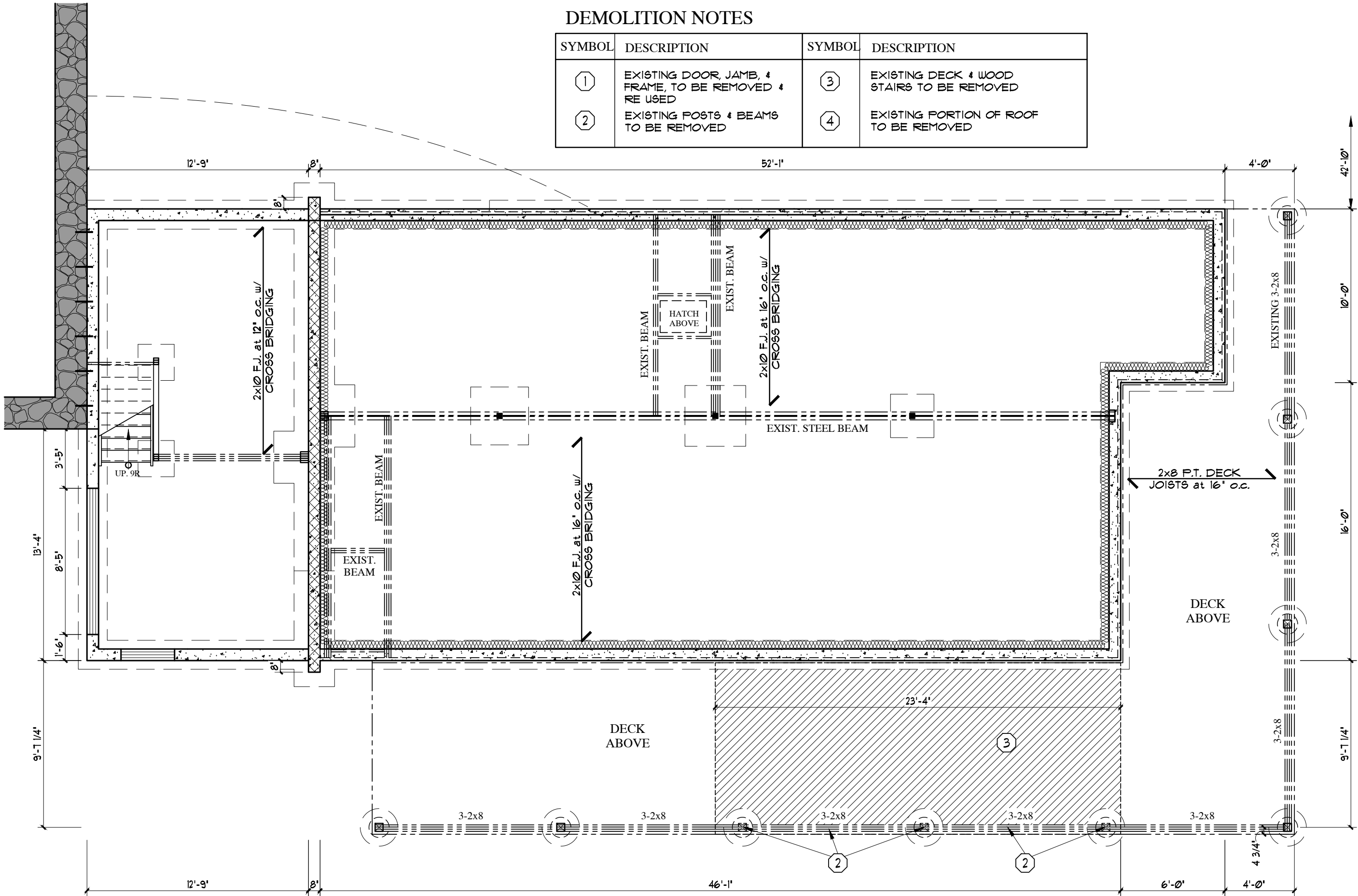
TITLE: LEFT SIDE ELEVATION:

PROPOSED

PROPOSED

DEMOLITION NOTES

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
①	EXISTING DOOR, JAMB, & FRAME, TO BE REMOVED & RE USED	③	EXISTING DECK & WOOD STAIRS TO BE REMOVED
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PROJECT: RENOVATION / ADDITION
5161 JONES BASELINE
GUELPH-ERAMOSA
TITLE: FOUNDATION PLAN:
PROPOSED

DEMOLITION NOTES

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
①	EXISTING DOOR, JAMB, & FRAME, TO BE REMOVED & RE USED	③	EXISTING DECK & WOOD STAIRS TO BE REMOVED
②	EXISTING POSTS & BEAMS TO BE REMOVED	④	EXISTING PORTION OF ROOF TO BE REMOVED

DWELLING AREA - 1258 sq.ft.
UTILITY AREA - 39 sq.ft.
TOTAL FINISHED AREA - 1219 sq.ft.



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PROJECT: RENOVATION / ADDITION

5161 JONES BASELINE

GUELPH-ERAMOSA

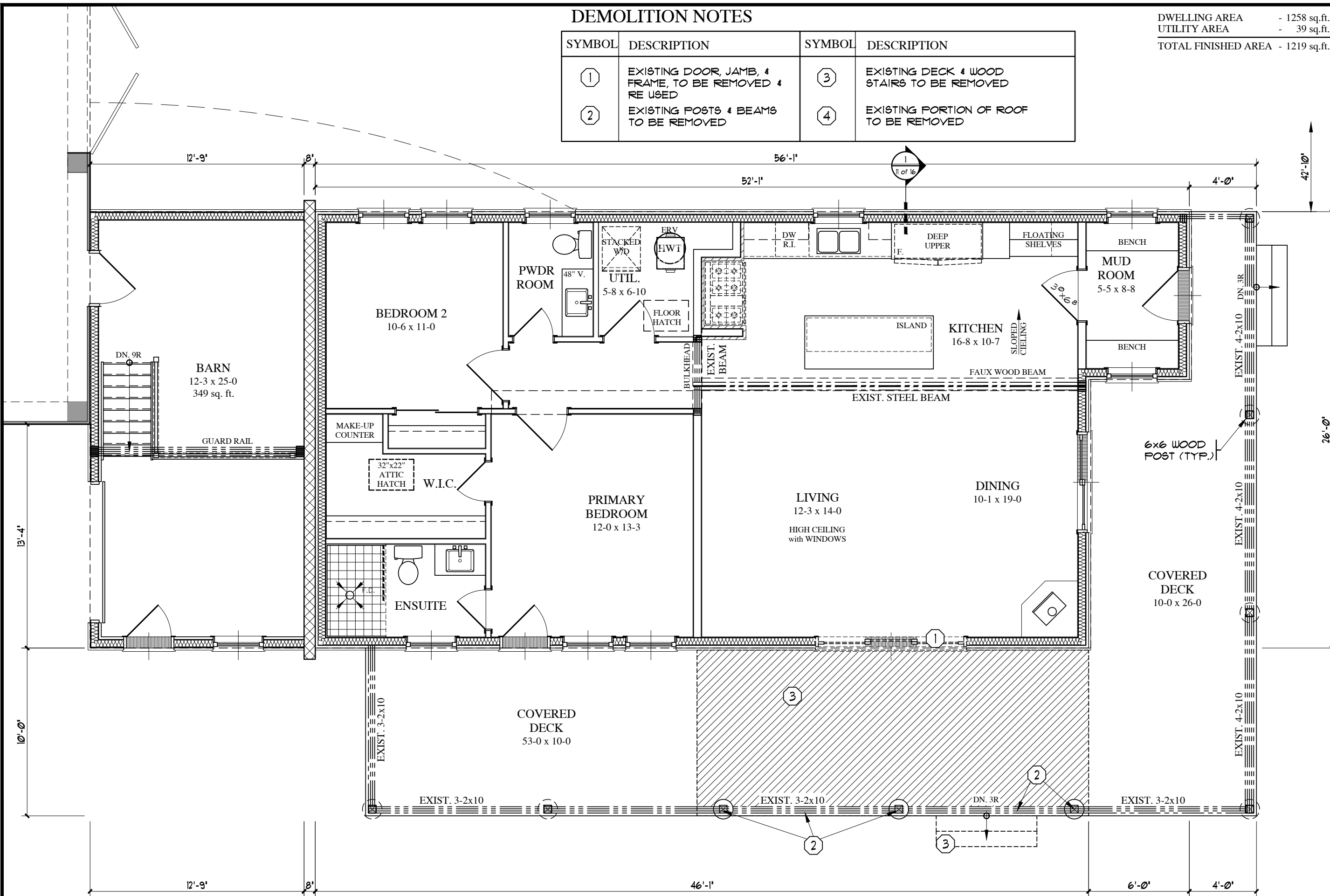
TITLE: MAIN FLOOR PLAN:

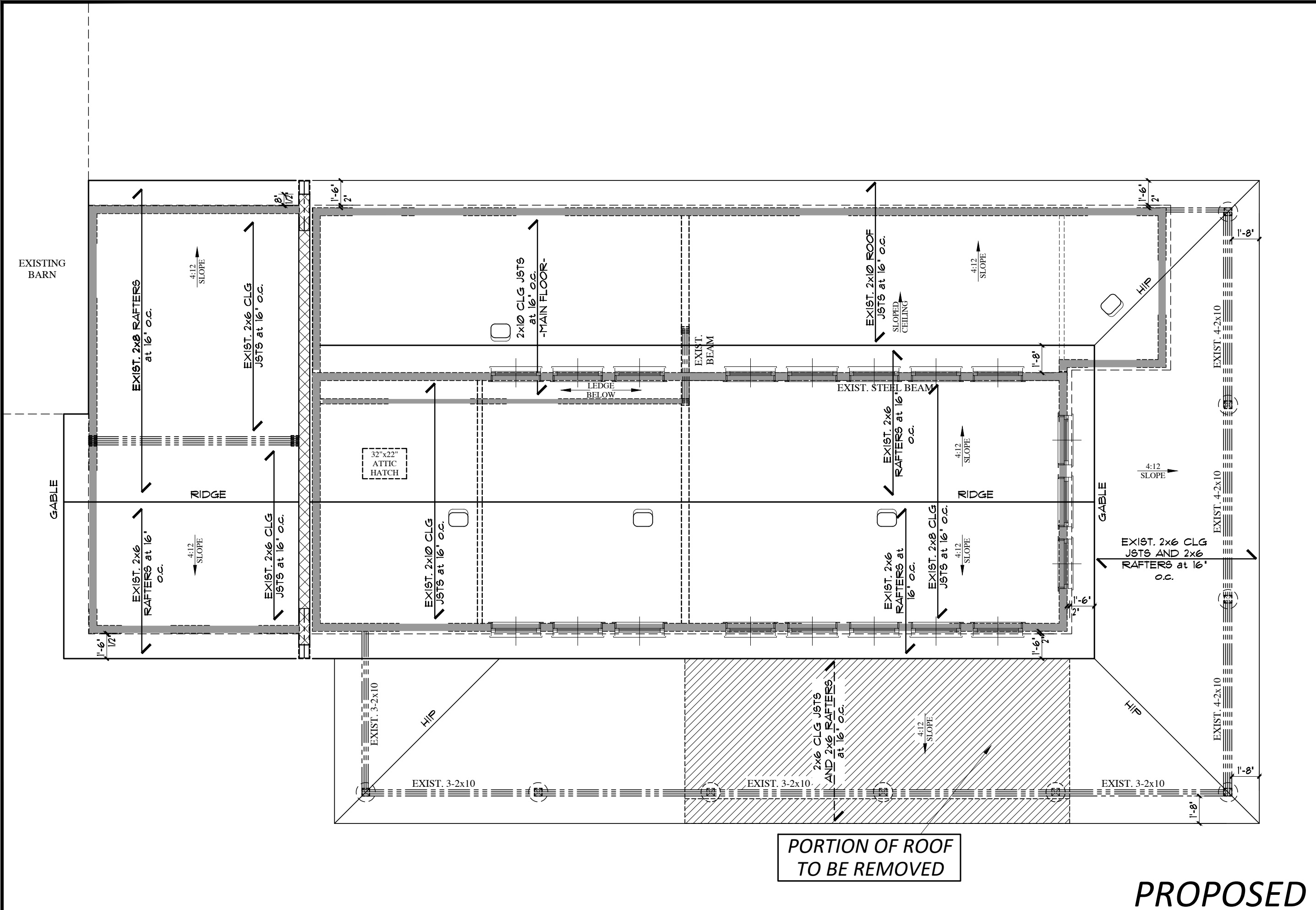
PROPOSED

SHEET No:

OF 7

PROPOSED





PROJECT:RENOVATION / ADDITION

5161 JONES BASELINE

GUELPH-ERAMOSA

STATUS:PERMIT

PLOTTED:

SCALE:3/16"=1'-0"

DRWN BY:KH

DATE:MAY 2025

LAST REV:JUNE 18/2025

SHEET No:OF

D77

1 BREANNA MCGUCKEN review and take responsibility for the design work on behalf of BLR Drafting & Design registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 122611

Individual BCIN: 117841

BLR

DRAFTING&DESIGN

PJ 226-383-3000

Signed:

PROPOSED