



DESIGN PARAMETERS:

- DESIGN LOADS ARE UNFACTORED UNLESS NOTED OTHERWISE.
A. CLIMATIC DESIGN DATA (FERGUS):
S_s = 2.2 kPa
S_h = 0.4 kPa
g(1/50) = 0.36 kPa
S_h(0.2) = 0.16 kPa
B. ROOF (DEAD) = 0.15 kPa
C. OCCUPANCY (LIVE) = 1.9 kPa
D. MAIN FLOOR (DEAD) = 0.51 kPa
2. FOUNDATIONS TO BEAR DIRECTLY ON MATERIAL SUITABLE FOR 100 kPa (2000 psf) BEARING PRESSURE, UNLESS NOTED OTHERWISE.
3. SLABS ON GRADE TO BEAR ON MATERIALS SUITABLE FOR 25 kPa (500 psf) BEARING PRESSURES.

<u>COMPLIANCE PACKAGE:</u>			CONFORMING TO OBC 98-12 TABLE 3.1.1.1 (3)	
SPACE HEATING EQUIPMENT WITH AFUE 98.0%				
HEATING DEGREE DAY ZONE: ZONE 1				
<u>COMPONENT</u>			<u>R-VALUE</u>	
CEILING W/ ATTIC SPACE			R-60	
CEILING W/O ATTIC SPACE			-	
EXPOSED FLOOR			-	
WALLS ABOVE GRADE			R-19 + BCI	
BASEMENT WALLS			R-20CI	
BELOW GRADE SLAB ENTIRE SURFACE > 24" BELOW GRADE			-	
EDGE OF BELOW GRADE SLAB ENTIRE SURFACE ≤ 24" BELOW GRADE			10	
HEATED SLAB OR SLAB ≤ 24" BELOW GRADE			10	
GLASS AREA	WALL AREA	GLAZING RATIO	MAX. U-VALUE	
21.18 SQ.M.	60.95 SQ.M.	34.75%	1.4	
SPACE HEATING MIN. AFUE			N/A	
HRV MIN. EFFICIENCY			N/A	
HOT WATER HEATER MIN. EF.			N/A	
SUNROOM OPENINGS EXCEED 2% GLAZED AREA AS PERMITTED BY 98-12, 98-12 CLAUSE 3.1.1.1 (3) ALLOWED FOR SUNROOM ADDITIONS TO EXCEED THIS REQUIREMENT PROVIDED THE OVERALL COEFFICIENT OF HEAT TRANSFER OF DOORS, WINDOWS & WALLS HAS A MAXIMUM U-VALUE OF 1.4				

PROPOSED ADDITION NOTES:

THE PROPOSED CONSTRUCTION CONSISTS OF:

- ADDING A NEW 435 SQ.FT. LOWER LEVEL SUNROOM ADDITION TO THE REAR OF THIS EXISTING DWELLING C/W A CONCRETE CRAWLSPACE FOUNDATION BELOW.
- ADDING A NEW 21'-6" x 12'-0" COVERED PORCH ADDITION TO THE REAR OF THE SUNROOM ADDITION C/W A CONCRETE PERIMETER WALL FOUNDATION BELOW.

CONCRETE NOTES:

ALL ADDITION FOUNDATION WALLS TO BE 8" POURED CONCRETE C/W 6"x20" CONCRETE FOOTINGS.

FRAMING NOTES:

USE (3) 2"x8" HEADERS C/W 2-2x6 POSTS (1 JACK + 1 KING) UNLESS OTHERWISE NOTED.

TRUSSED ROOF AS PER MANUFACTURERS' SPECIFICATIONS. ROOF OVER FRAME RAFTERS TO BE 2"x6" @ 16" O.C. C/W 2"x4" COLLAR TIES AS REQUIRED UNLESS OTHERWISE NOTED. RIDGE, HIP AND VALLEY RAFTERS TO BE 2"x10" WITH SUPPORT AS REQUIRED UNLESS OTHERWISE NOTED.

GENERAL NOTES:

ALL STEEL BEAMS & HSS COLUMNS TO BE GRADE 350W.

ALL LUMBER TO BE SPF NO. 1/2 OR BETTER MINIMUM SOIL BEARING CAPACITY TO BE 100 kPa (2000 psf).

PROVIDE SOLID BLOCKING & WALLS ADJACENT TO WATER CLOSETS TO FACILITATE FUTURE WATER CLOSET GRAB BARS.

**C. FREDE
DESIGN INC.**

(519) 669-4780

ELMIRA, ONTARIO
CRAIG.FREDE@SYMPATICO.CA

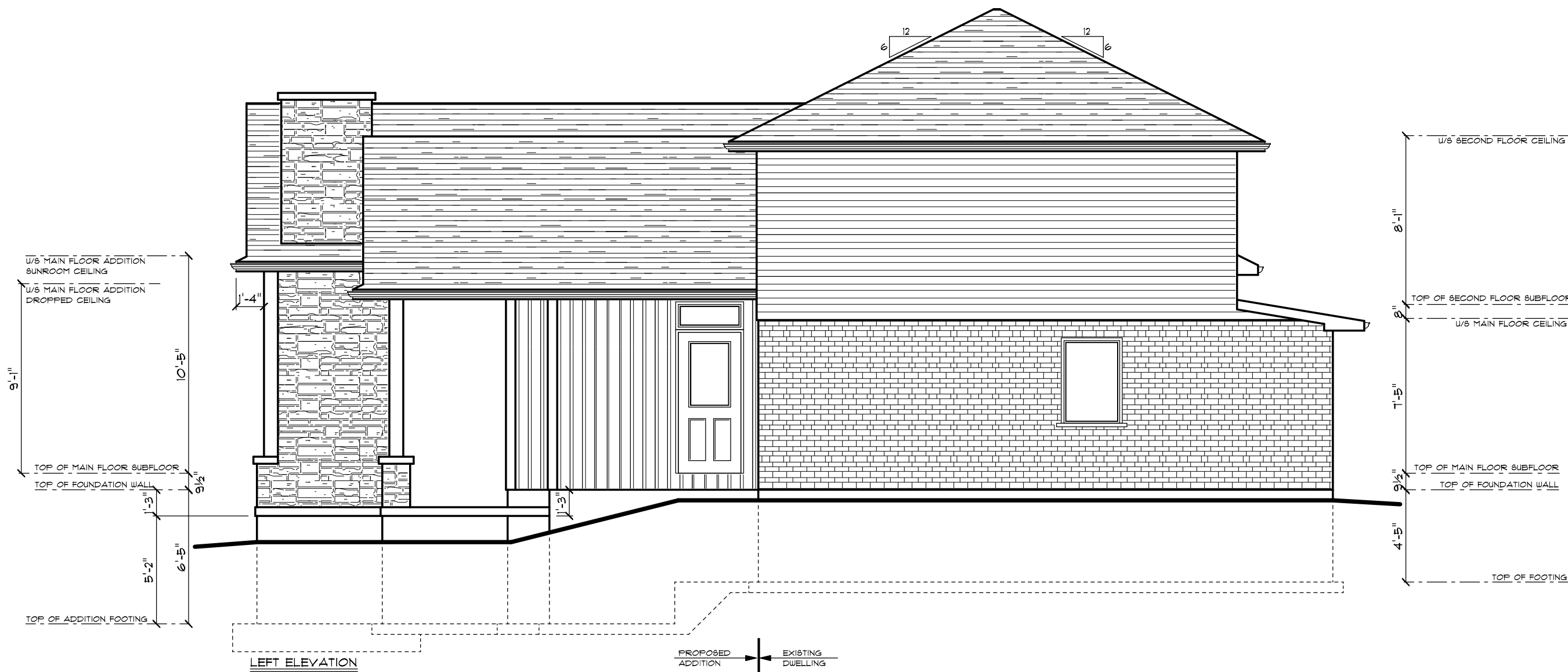
CONTRACTORS NOTE

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING. DRAWINGS ARE NOT TO BE SCALED.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

CRAIG FREDE BCIN # 20343

C. FREDE DESIGN INC. BCIN # 41306



**R.P.M.
CONSTRUCTION**

LTD.
CUSTOM RESIDENTIAL
ELMIRA, ONTARIO
(519) 669-1217

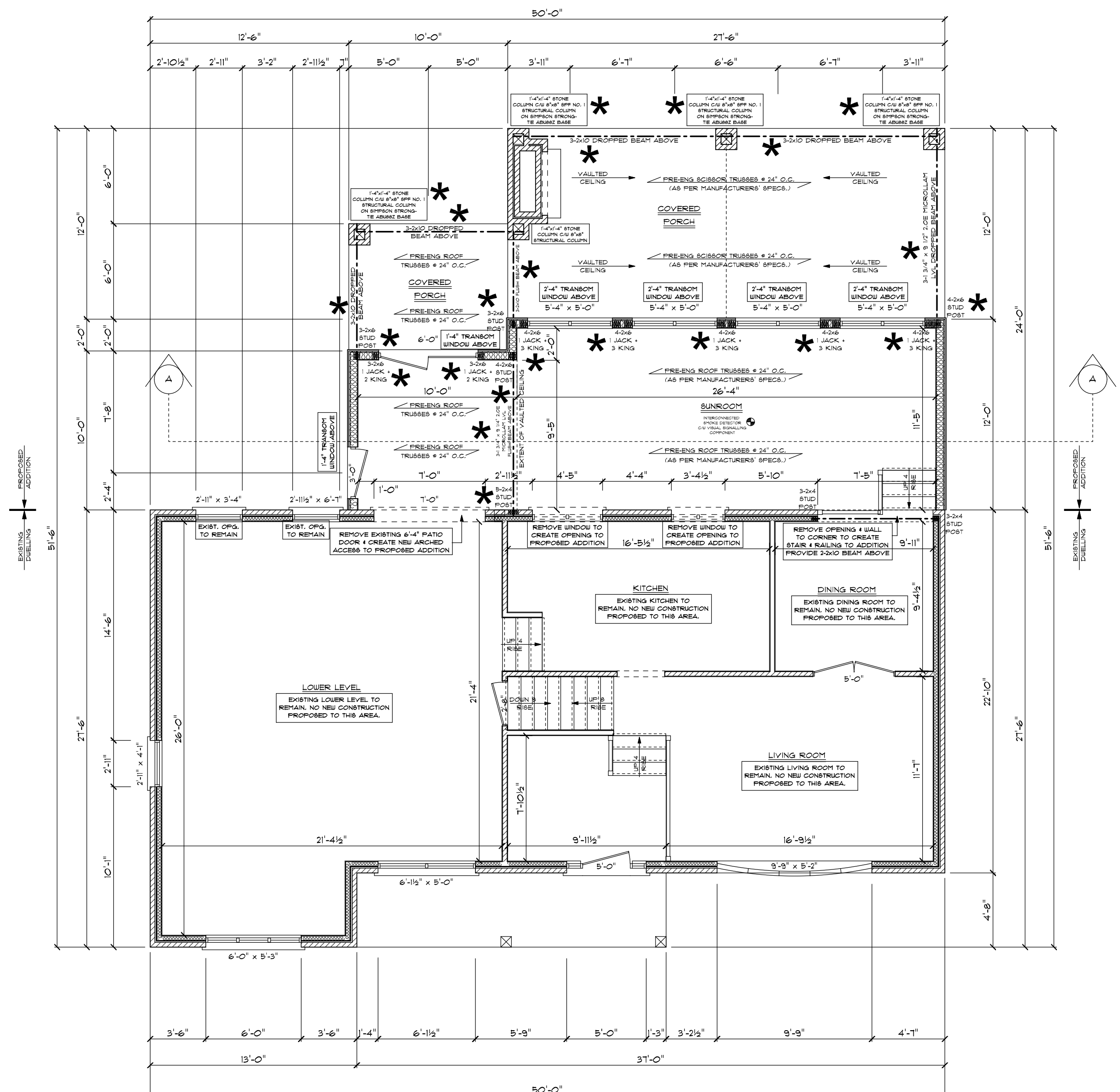
SPRAGGETT RES.

ROCKWOOD ONTARIO

DRAWING TITLE

**FRONT & LEFT
ELEVATIONS**

DRAWN	SCALE	DRAWING NO.
C.F.	3/16"=1'-0"	A-1
DATE	FILE NO.	
MAY 18, 2021	600-100-21	



MAIN FLOOR PLAN
EXISTING MAIN FLOOR AREA: 635 SQ.FT.
EXISTING LOWER LEVEL FLOOR AREA: 565 SQ.FT.
PROPOSED LOWER LEVEL ADDITION AREA: 435 SQ.FT.

PROPOSED ADDITION NOTES
THE PROPOSED CONSTRUCTION CONSISTS OF:
1. ADDING A NEW 435 SQ.FT. LOWER LEVEL SUNROOM ADDITION TO THE REAR OF THIS EXISTING DWELLING C/W A CONCRETE GRAVIL-SURFACE FOUNDATION BELOW.
2. ADDING A NEW 21'-6" x 12'-0" COVERED PORCH ADDITION TO THE REAR OF THE SUNROOM ADDITION C/W A CONCRETE PERIMETER WALL FOUNDATION BELOW.
CONCRETE NOTES
ALL ADDITION FOUNDATION WALLS TO BE 8" POURED CONCRETE C/W 6"x20" CONCRETE FOOTINGS.
FRAMING NOTES
USE (3) 2"x8" HEADERS C/W 2"x6" POSTS (1 JACK + 1 KING) UNLESS OTHERWISE NOTED.
TRUSSED ROOF AS PER MANUFACTURERS' SPECIFICATIONS. ROOF OVER FRAME RAFTERS TO BE 2"x6" @ 16" O.C. C/W 2"x4" COLLAR TIES AS REQUIRED UNLESS OTHERWISE NOTED. RIDGE, HIP AND VALLEY RAFTERS TO BE 2"x10" WITH SUPPORT AS REQUIRED UNLESS OTHERWISE NOTED.
GENERAL NOTES
ALL STEEL BEAMS + HSS COLUMNS TO BE GRADE 350W ALL LUMBER TO BE SPF NO. 1/2 OR BETTER MINIMUM SOIL BEARING CAPACITY TO BE 100KPA (2000PSF).
PROVIDE SOLID BLOCKING @ WALLS ADJACENT TO WATER CLOSETS TO FACILITATE FUTURE WATER CLOSET GRAB BARS



*** ITEMS DESIGNED AS REQUESTED.**
UNFACTORED DESIGN LOADS:
LIVE: SNOW = 1.61 kPa (Ss= 2.2kPa)
OCCUPANCY = 1.9 kPa
DEAD: ROOF = 0.75 kPa
FLOOR = 0.57 kPa
STONE VENEER = 2.4 kPa
BLOCK MASONRY = 4.8 kPa
TACOMA ENGINEERS
ASSUMED MIN. 100 kPa ALLOWABLE SOIL BEARING CAPACITY.

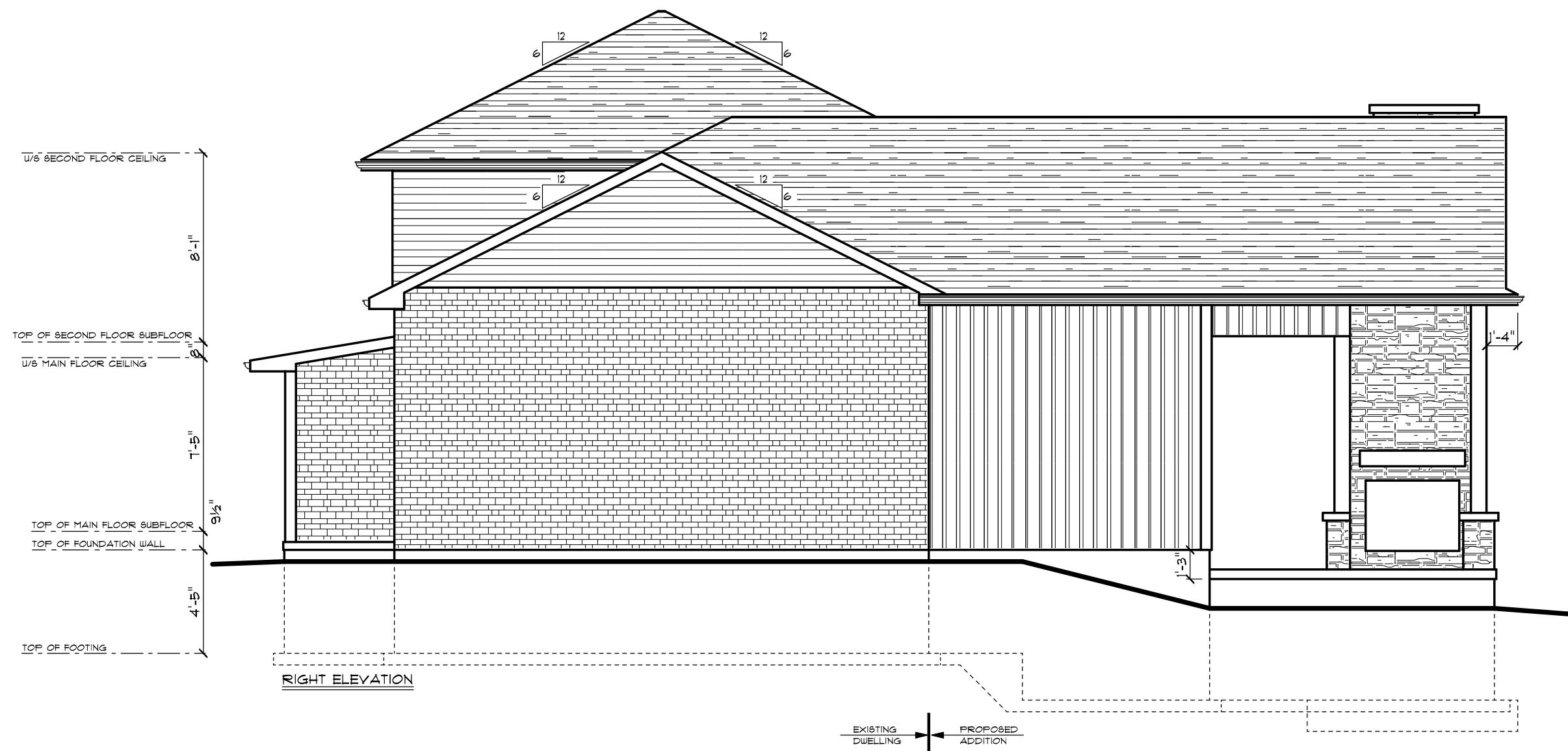
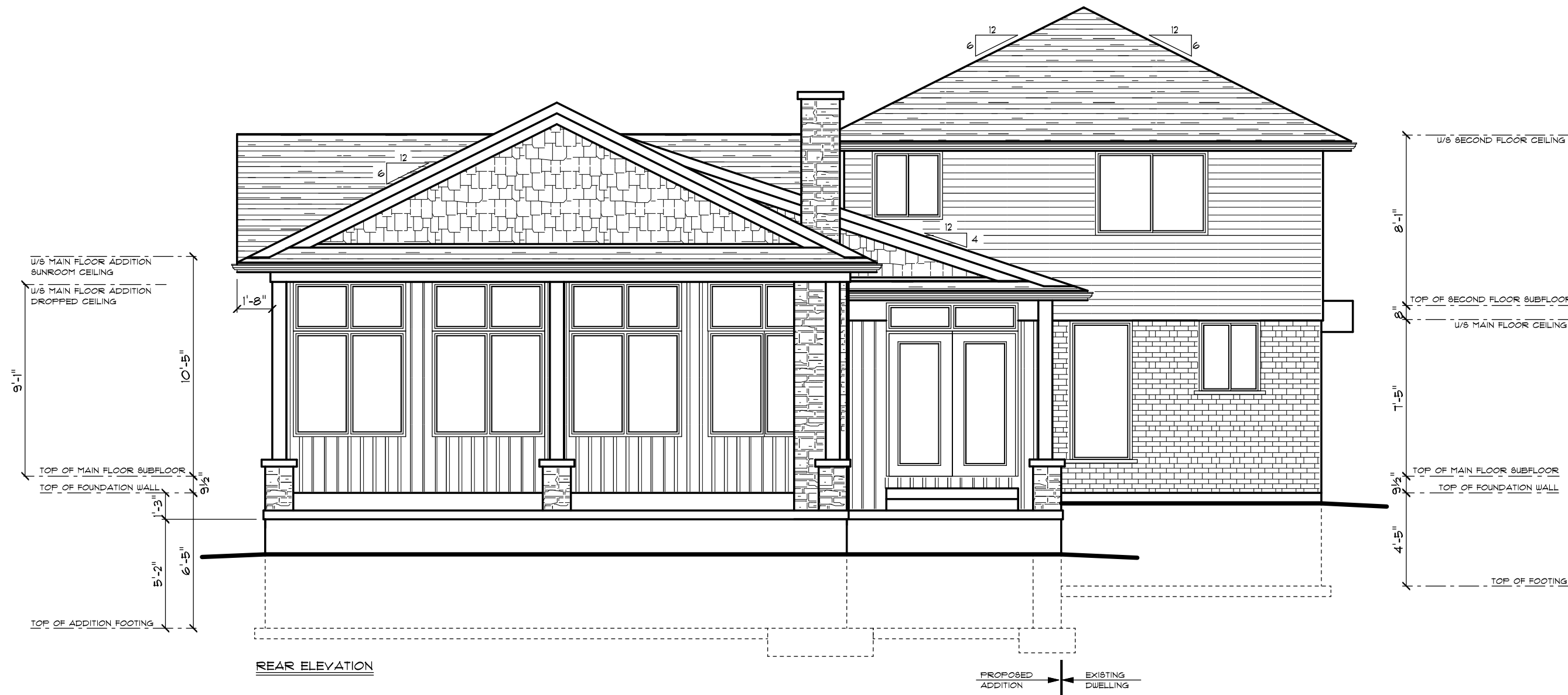
C. FREDE DESIGN INC.
(519) 669-4780
ELMIRA, ONTARIO
CRAIG.FREDE@SYMPATICO.CA
CONTRACTORS NOTE
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING
DRAWINGS ARE NOT TO BE SCALED
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
CRAIG FREDE BCIN # 20343
C. FREDE DESIGN INC. BCIN # 41306

R.P.M. CONSTRUCTION
LTD.
CUSTOM RESIDENTIAL
ELMIRA, ONTARIO
(519) 669-1217

SPRAGGETT RES.
ROCKWOOD ONTARIO

DRAWING TITLE
MAIN FLOOR PLAN

DRAWN C.F.	SCALE 3/16"=1'-0"	DRAWING NO. A-3
DATE MAY 18, 2021	FILE NO. 600-100-21	



PROPOSED ADDITION NOTES
THE PROPOSED CONSTRUCTION CONSISTS OF:
1. ADDING A NEW 435 SQ.FT. LOWER LEVEL SUNROOM
ADDITION TO THE REAR OF THIS EXISTING DWELLING C/W
A CONCRETE CRAWLSPACE FOUNDATION BELOW.
2. ADDING A NEW 21'-6" X 12'-0" COVERED PORCH ADDITION
TO THE REAR OF THE SUNROOM ADDITION C/W
A CONCRETE PERIMETER WALL FOUNDATION BELOW.
CONCRETE NOTES
ALL ADDITION FOUNDATION WALLS TO BE 8" POURED
CONCRETE C/W 6"x20" CONCRETE FOOTINGS.
FRAMING NOTES
USE (3) 2"x8" HEADERS C/W 2"x6" POSTS (1 JACK +
1 KING) UNLESS OTHERWISE NOTED.
TRUSSED ROOF AS PER MANUFACTURERS' SPECIFICATIONS.
ROOF OVER FRAME R rafters TO BE 2"x6" @ 16" O.C. C/W
2"x4" COLLAR TIES AS REQUIRED UNLESS OTHERWISE NOTED.
RIDGE, HIP AND VALLEY R rafters TO BE 2"x10" WITH
SUPPORT AS REQUIRED UNLESS OTHERWISE NOTED.
GENERAL NOTES
ALL STEEL BEAMS & HSS COLUMNS TO BE GRADE 350W
ALL LUMBER TO BE SPF NO. 1/2 OR BETTER MINIMUM SOIL
BEARING CAPACITY TO BE 100KPa (2000psf)
PROVIDE SOLID BLOCKING @ WALLS ADJACENT TO WATER
CLOSETS TO FACILITATE FUTURE WATER CLOSET GRAB BARS

**C. FREDE
DESIGN INC.**
(519) 669-4780
ELMIRA, ONTARIO
CRAIG.FREDE@SYMPATICO.CA

CONTRACTORS NOTE
CONTRACTOR SHALL CHECK ALL DIMENSIONS
ON THE DRAWINGS AND REPORT ANY DISCREPANCIES
TO THE DESIGNER BEFORE PROCEEDING
DRAWINGS ARE NOT TO BE SCALED

THE UNDERSIGNED HAS REVIEWED AND TAKES
RESPONSIBILITY FOR THIS DESIGN, AND HAS THE
QUALIFICATIONS AND MEETS THE REQUIREMENTS
SET OUT IN THE ONTARIO BUILDING CODE TO BE
A DESIGNER.
CRAIG FREDE
BCIN # 20343

C. FREDE DESIGN INC.
BCIN # 41306

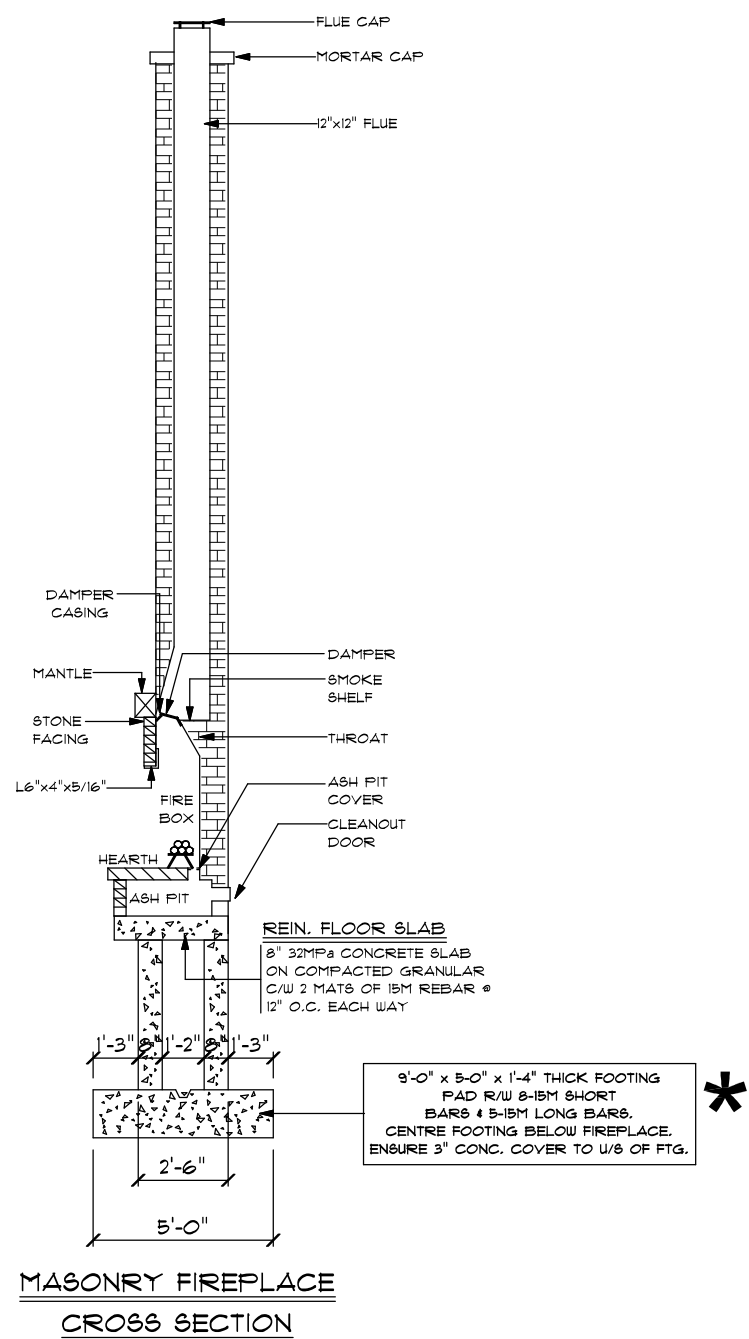
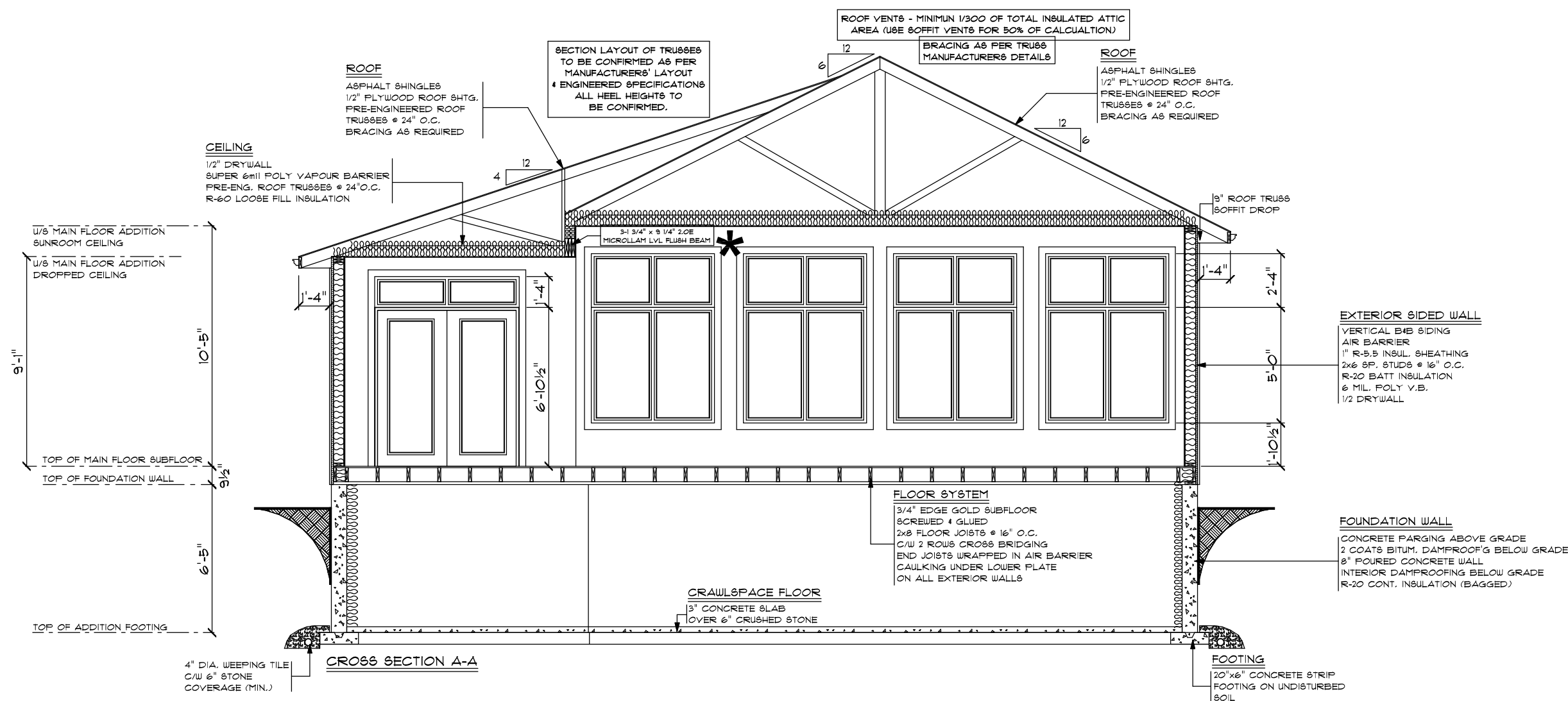
**R.P.M.
CONSTRUCTION**
LTD.
CUSTOM RESIDENTIAL
ELMIRA, ONTARIO
(519) 669-1217

SPRAGGETT RES.

ROCKWOOD ONTARIO

**REAR & RIGHT
ELEVATIONS**

DRAWN C.F.	SCALE 3/16"=1'-0"	DRAWING NO. A-4
DATE MAY 18, 2021	FILE NO. 600-100-21	



PROPOSED ADDITION NOTES

THE PROPOSED CONSTRUCTION CONSISTS OF:

1. ADDING A NEW 435 SQ.FT. LOWER LEVEL SUNROOM ADDITION TO THE REAR OF THIS EXISTING DWELLING C/W A CONCRETE CRAWLSPACE FOUNDATION BELOW.
2. ADDING A NEW 21'-6" x 12'-0" COVERED PORCH ADDITION TO THE REAR OF THE SUNROOM ADDITION C/W A CONCRETE PERIMETER WALL FOUNDATION BELOW.

CONCRETE NOTES

ALL ADDITION FOUNDATION WALLS TO BE 8" POURED CONCRETE C/W 6"x20" CONCRETE FOOTINGS.

FRAMING NOTES

USE (3) 2"x8" HEADERS C/W 2x2x6 POSTS (1 JACK + 1 KING) UNLESS OTHERWISE NOTED.

TRUSSED ROOF AS PER MANUFACTURERS' SPECIFICATIONS.

ROOF OVER FRAME RAFTERS TO BE 2"x6" @ 16" O.C. C/W 2"x4" COLLAR TIES AS REQUIRED UNLESS OTHERWISE NOTED.

RIDGE, HIP AND VALLEY RAFTERS TO BE 2"x10" WITH SUPPORT AS REQUIRED UNLESS OTHERWISE NOTED.

GENERAL NOTES

ALL STEEL BEAMS & HSS COLUMNS TO BE GRADE 350W

ALL LUMBER TO BE SPF NO. 1/2 OR BETTER MINIMUM SOIL BEARING CAPACITY TO BE 100KPa (2000psf)

PROVIDE SOLID BLOCKING @ WALLS ADJACENT TO WATER CLOSETS TO FACILITATE FUTURE WATER CLOSET GRAB BARS



*** ITEMS DESIGNED AS REQUESTED.**

UNFACTORED DESIGN LOADS:

LIVE: SNOW = 1.61 kPa (Ss= 2.2kPa)

OCCUPANCY = 1.9 kPa

DEAD: ROOF = 0.75 kPa

FLOOR = 0.57 kPa

STONE VENEER = 2.4 kPa

BLOCK MASONRY = 4.8 kPa

TACOMA ENGINEERS

ASSUMED MIN. 100 kPa ALLOWABLE SOIL BEARING CAPACITY.

C. FREDE DESIGN INC.

(519) 669-4780

ELMIRA, ONTARIO
CRAIG.FREDE@SYMPATICO.CA

CONTRACTORS NOTE

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING

DRAWINGS ARE NOT TO BE SCALED

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

CRAIG FREDE BCIN # 20343

C. FREDE DESIGN INC. BCIN # 41306

R.P.M. CONSTRUCTION LTD.

CUSTOM RESIDENTIAL

ELMIRA, ONTARIO
(519) 669-1217

SPRAGGETT RES.

ROCKWOOD ONTARIO

DRAWING TITLE

CROSS SECTION A-A & FIREPLACE SECTION

DRAWN	SCALE	DRAWING NO.
C.F.	3/16"=1'-0"	A-5
DATE	FILE NO.	
MAY 18, 2021	600-100-21	