COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-049-2024

TAKE NOTICE that an application has been received by the Town of Innisfil from **Corey Howden, Applicant**, on behalf of **Val Szarota,** for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **CON 10 N PT LOT 27 RP 51R17323 PARTS 2 3 & 4** known municipally as **530 Crescent Rd** and is zoned **"Residential (R1)".**

The applicant is seeking relief from Section 3.3(b) of the Zoning By-Law which permits a maximum gross floor area of 50m2 for an accessory structure. The applicant is proposing to construct a new detached garage on an existing foundation with a gross floor area of 56.04m2

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, April 17, 2025, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code: https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).

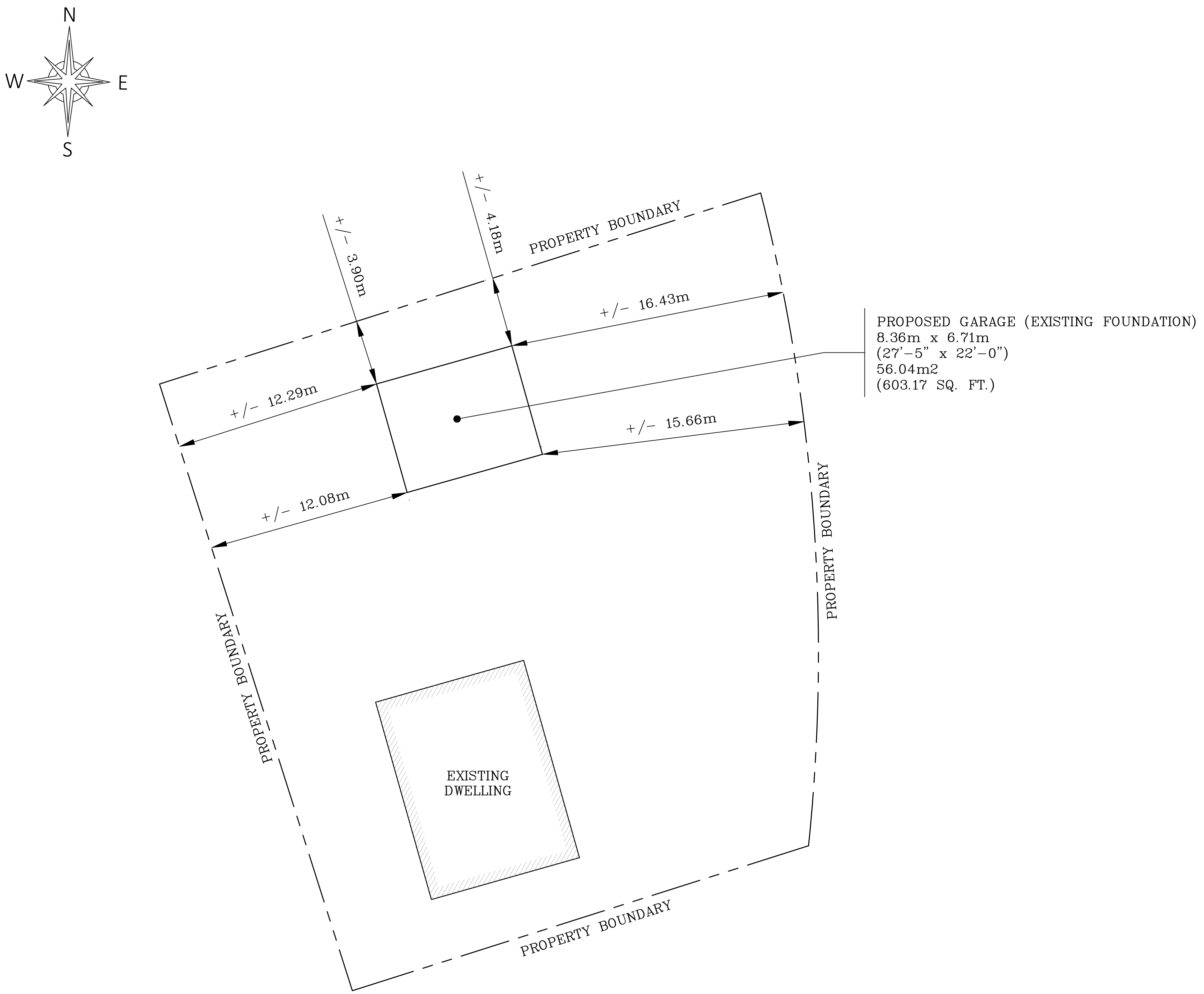
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **March 26, 2025**

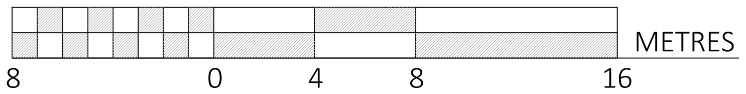
Sarah Burton Hopkins,
Secretary Treasurer
sburtonhopkins@innisfil.ca
705-436-3710 ext. 3504

SITE SKETCH OF 130 CRESCENT ROAD
TOWN OF INNISFIL
SIMCOE COUNTY

REFER TO OFFICIAL SURVEY FOR FULL SURVEY DETAILS



SCALE 1:300



DISTANCES SHOWN ON THIS PLAN ARE IN METRES
UNLESS OTHERWISE NOTED AND CAN BE CONVERTED
TO FEET BY MULTIPLYING BY 3.28083.

TOTAL SITE AREA:	+/-	1316m2 (14170 SQ. FT.) [0.33 Ac.]		
		EXISTING		PROPOSED
DWELLING GROSS AREA:	+/-	111.48m2		
GARAGE GROSS AREA:				56.04m2
TOTAL LOT COVERAGE:	+/-	111.48m2	+/-	167.52m2
PERCENT COVERAGE:	+/-	8.47%	+/-	12.73%
		REQUIRED		ACTUAL
ZONING: R1 (ACC. BLDGS.)				
MINIMUM FRONT YARD SETBACK:		6.0m	+/-	15.66m
MINIMUM REAR YARD SETBACK:		1.0m	+/-	12.08m
MINIMUM EXT. SIDE YARD SETBACK:		3.0m		N/A
MINIMUM INT. SIDE YARD SETBACK:		1.0m	+/-	3.90m
MAXIMUM LOT COVERAGE:		35%	+/-	12.73%
MINIMUM LOT FRONTAGE:		22m	+/-	39.11m
MINIMUM LOT AREA:		1400m2	+/-	1316m2
MAXIMUM BUILDING HEIGHT:		9.00m		4.86m

NOTE: SITE AREA HAS BEEN DERIVED FROM SITE STATISTICS TAKEN FROM:
https://opengis.simcoe.ca/?MAP_ID=zoning-innisfil
THERE MAY BE DISCREPANCIES RELATING TO LOT AREA AND PROPERTY BOUNDARY LOCATION.

CLIMATIC DATA & DESIGN LOADS

CLIMATIC LOCALITY:		Barrie
ROOF LOADING:	kPa	PSF
GROUND SNOW LOAD (Ss)	2.50	52.21
RAIN LOAD (Sr)	0.40	8.35
SNOW LOAD FACTOR (Cb)	0.55	-
ROOF DESIGN SNOW LOAD	1.78	37.07
ROOF DESIGN DEAD LOAD	0.57	12.00
FLOOR LOADING:		
GROUND FLOOR LIVE LOAD	1.92	40.00
GROUND FLOOR DEAD LOAD	0.48	10.00
WIND LOADING:		
1/50 WIND PRESSURE	0.36	7.52
1/10 WIND PRESSURE	0.28	5.85
TEMPERATURE:		
DEGREE DAYS BELOW 18°C	4380	-
SOIL:	75.00	1,566
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION (SOIL)		
ROCK	500.00	10,443

THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED, THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.

Site Plan
Scale: 1:300

General Notes

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14. MECHANICAL, PLUMBING, & ELECTRICAL DESIGNS BY OTHERS.

No.	Revision / Issue	Date
2	For Permit	09.03.24
1	Client Review	08.30.24

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MARK BROERE		36256

FIRM NAME	BCIN
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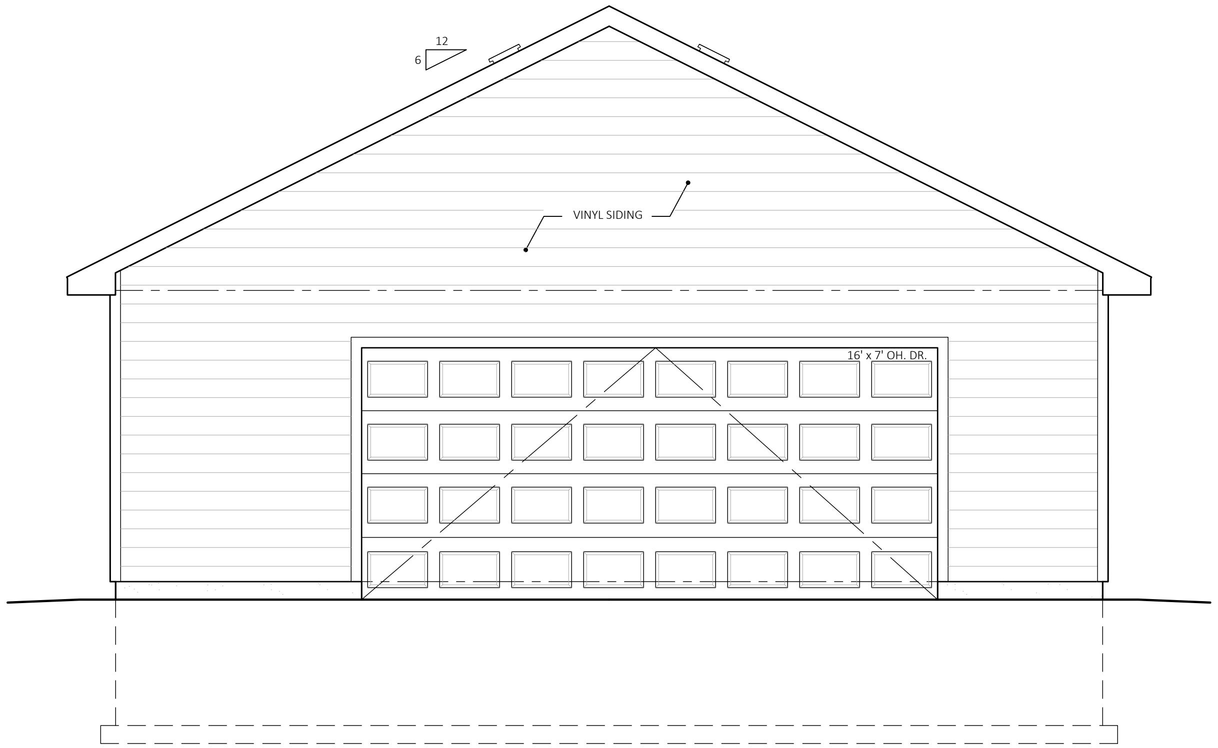
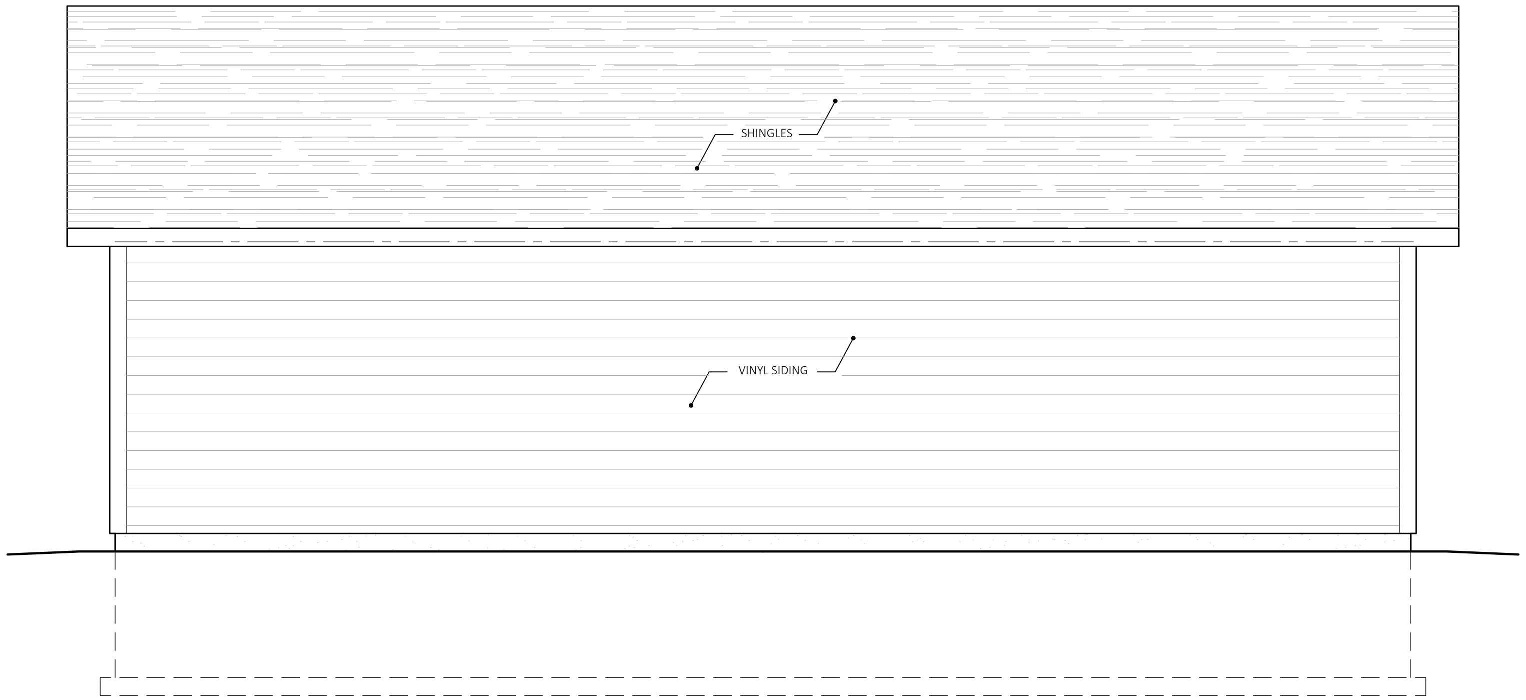
TCC - Szarota
Proposed Garage

530 Crescent Road
Town of Innisfil, ON

Desc.	Site Plan	Sheet
Date	August 2024	A 1.0
Scale	1:300	



Front Elevation
Scale: 3/16" = 1'-0"



Right Side Elevation
Scale: 3/16" = 1'-0"

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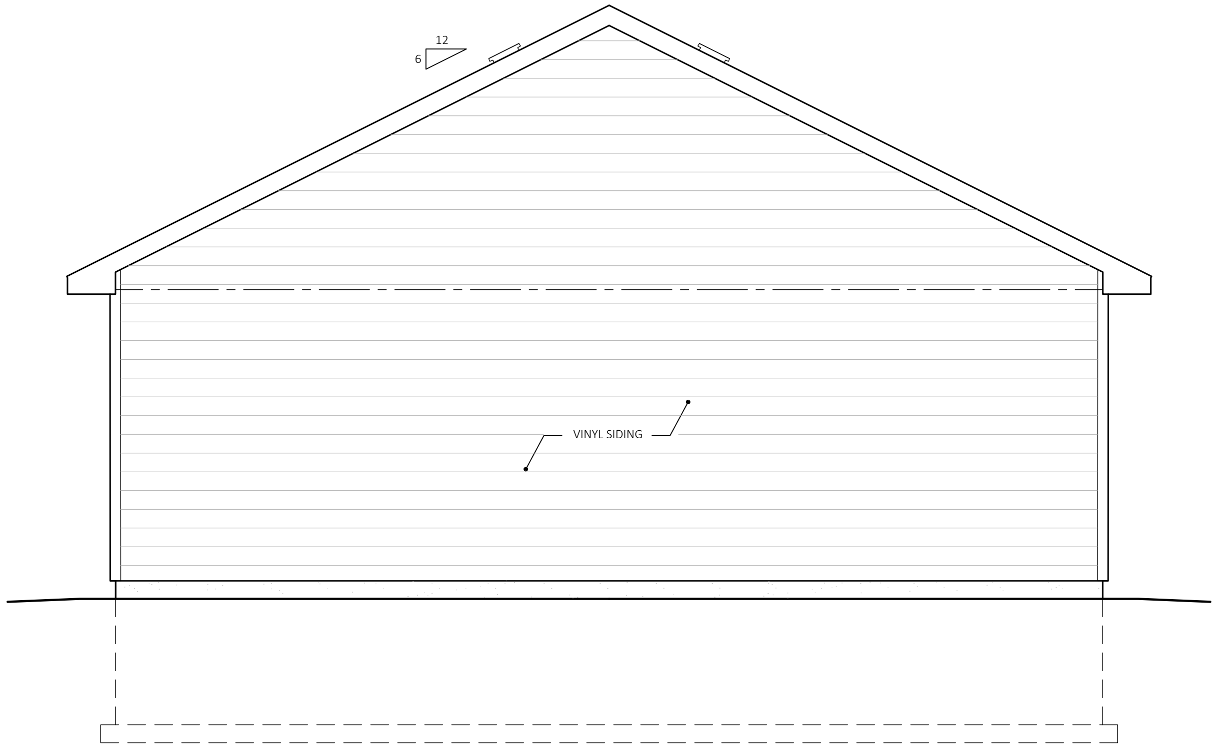
TCC - Szarota
Proposed Garage

530 Crescent Road
Town of Innisfil, ON

Desc. Elevations
Date August 2024
Scale 3/16" = 1'-0"
Sheet A 1.1

Left Side Elevation
Scale: 3/16" = 1'-0"



Rear Elevation
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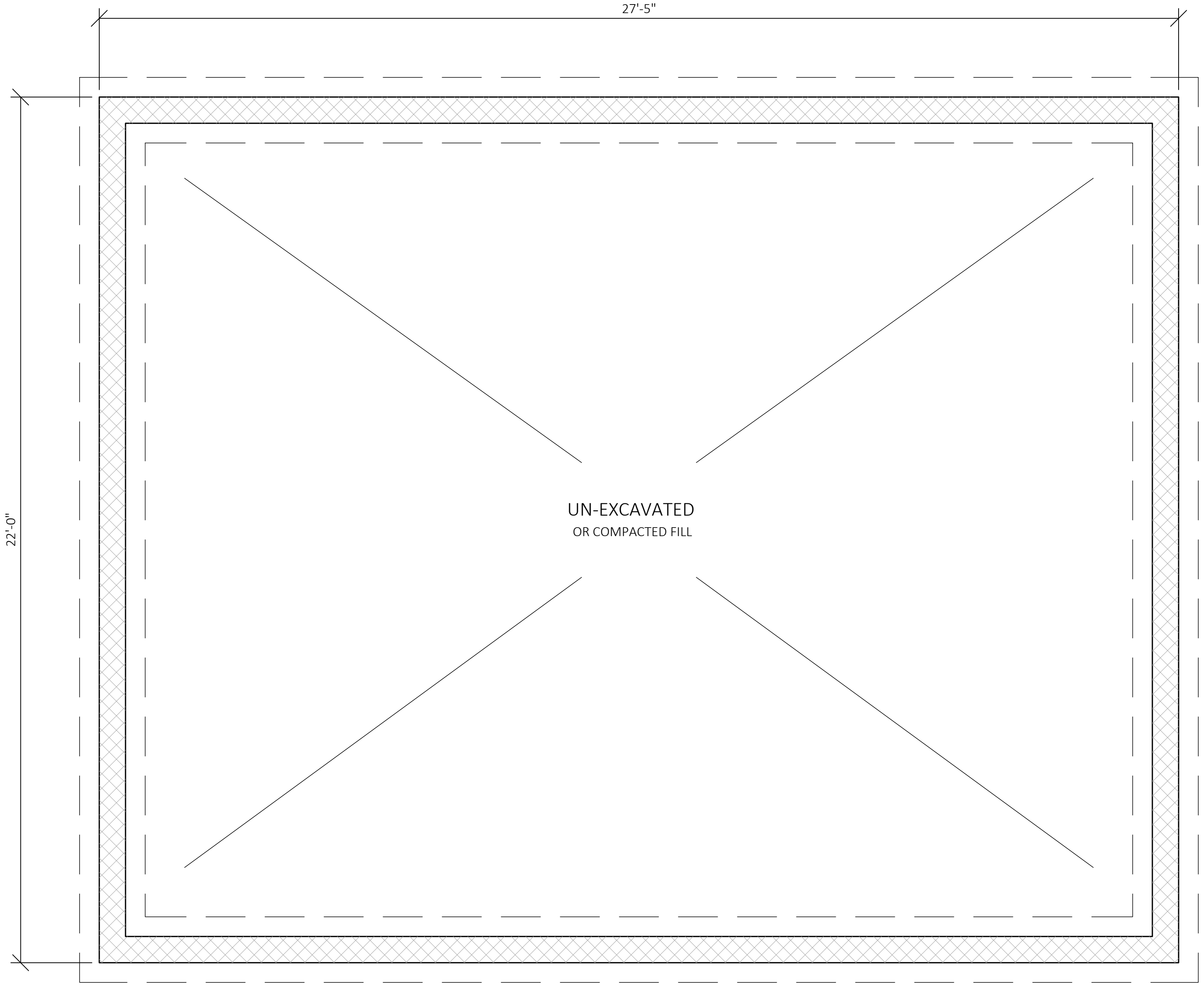
Scale 3/16" = 1'-0"
Sheet A 1.2



EXISTING FOUNDATION:
8" THK. CONC. BLOCK WALL
SELF-ADHESIVE WATERPROOF MEMBRANE
(BLUESKIN OR EQUIV.)
ASSUMED 20" x 6" CONT. POURED
15 MPa CONC. FOOTING
c/w 2 ROWS 15M REBAR (OPTIONAL)
FOOTING MIN. 4'-0" BELOW GRADE

NOTE:
SOIL BEARING PRESSURE MUST CONFORM TO O.B.C. 9.4.4.1. TYPE OF SOIL TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION. THIS DESIGN PRESUMES A SOIL BEARING CAPACITY OF 75kPa.

NOTE: TYPICAL SILL ASSEMBLY
1/2" Ø x 8" ANCHOR BOLTS EMBEDDED
MIN. 4" INTO CONCRETE @ MAX. 7'-10" O.C.
2 x 6 PT. SILL PLATE
SILL GASKET

CONC. SLAB TO SLOPE MAX 1% SLOPE TOWARDS DRAIN OR TOWARDS DOORS WITHIN A GARAGE

NOTE:
MIN. 6" B/W GRADE AND WOOD FRAMING

Foundation Plan
Scale: 1/4" = 1'-0"

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Date August 2024
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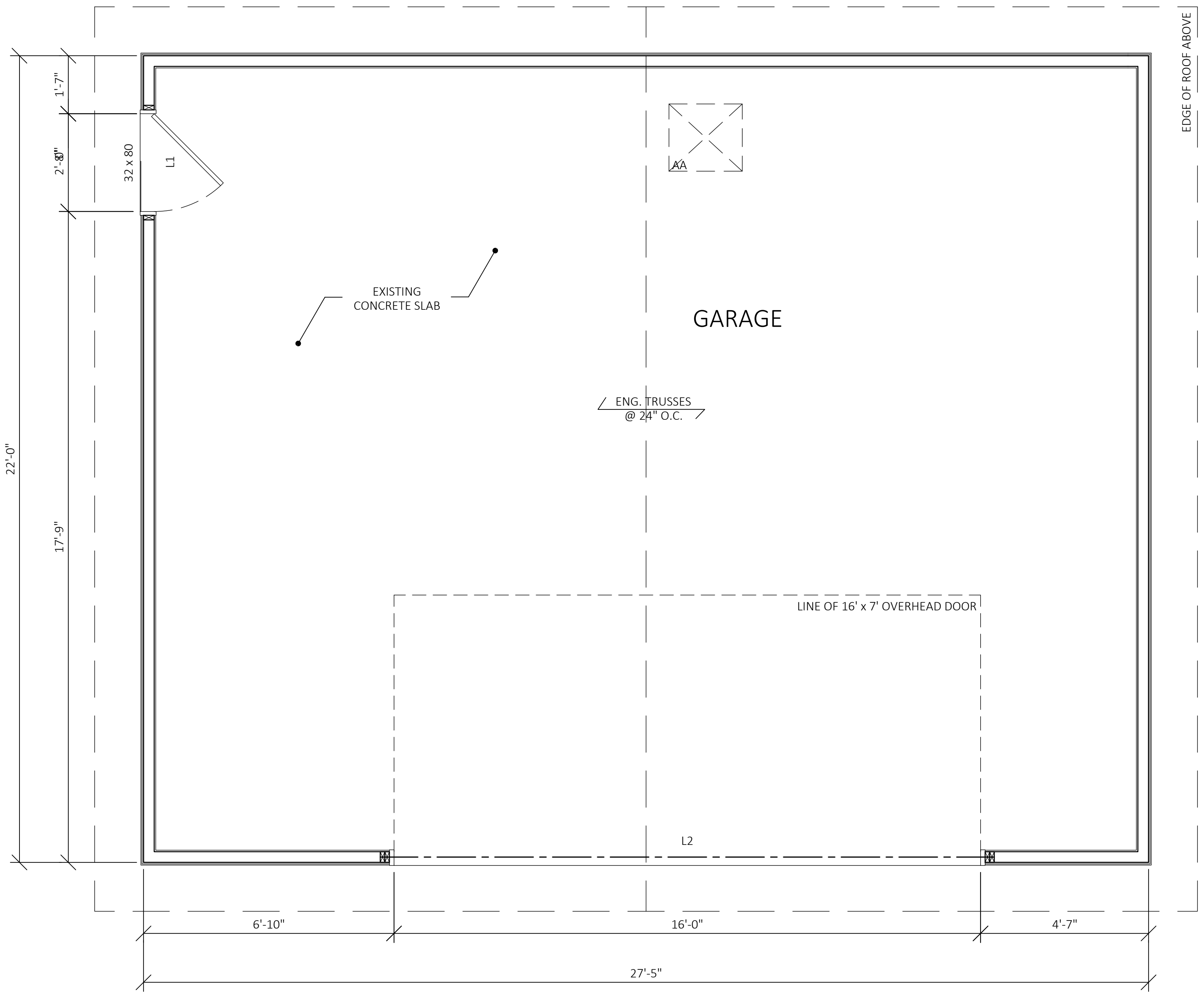
Sheet A 2.1



LINTEL SCHEDULE:

NO.	DESCRIPTION
L1	2-2x4 SPF #1/2
L2	2-2x10 SPF #1/2

TYPICAL EXTERIOR WALL:

VINYL SIDING
TYPAR AIR BARRIER (OR EQUIV.)
7/16" O.S.B. SHEATHING
2 x 4 STUDS @ 16" O.C.
INTERIOR FINISH BY OWNER

TYPICAL TRUSSED ROOF:

30 YR. FIBERGLASS SHINGLES
APPROVED ROOF UNDERLAYMENT
2 ROWS ICE & WATER SHIELD @ PERIM.
1/2" PLYWOOD SHEATHING w/ H-CLIPS
ENGINEERED TRUSSES @ 24" O.C.
1 x 3 STRAPPING @ 16" O.C.
1/2" GYPSUM BOARD

NOTE:
ATTIC ACCESS MIN: 21-5/8" x 24" AS PER OBC. 9.19.2.1. EXACT LOCATION TO BE DETERMINED ON SITE

NOTE:
VENTILATE ROOF 1:150 OF THE INSULATED CEILING AREA FOR SLOPING CEILINGS AND 1:300 FOR FLAT CEILINGS

NOTE:
MAINTAIN CLEAR VENTILATION AREA FROM VENTED SOFFIT INTO ATTIC SPACE

NOTE:
TRUSS MAN'F. SHALL PROVIDE ALL REQ'D PERMIT PAPERWORK RELATING TO THE ENGINEERED FLOOR AND ROOF SYSTEMS (LAYOUTS, ENGINEERED BEAMS & CONNECTIONS)

NOTE:
CONTRACTOR TO CHECK & VERIFY ALL MEASUREMENTS AND ENSURE ALL ENGINEERED COMPONENTS SUIT THE PROPOSED BUILD PRIOR TO THEIR FABRICATION.

NOTE:
VERIFY TRUSS CONDITIONS (HEEL DEPTH, ROOF PITCH) PRIOR TO TRUSS FABRICATION.

NOTE:
2 x 4 SOFFIT JOISTS @ 24" O.C.
2 x 6 SUB-FASCIA w/ ALUM. FASCIA & CONTINUOUS ALUM. VENTED SOFFIT (TYP.)

Ground Floor Plan
Scale: 1/4" = 1'-0"

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Desc. Ground Plan
Date August 2024
Scale 1/4" = 1'-0"
Sheet A 2.2

NOTE:
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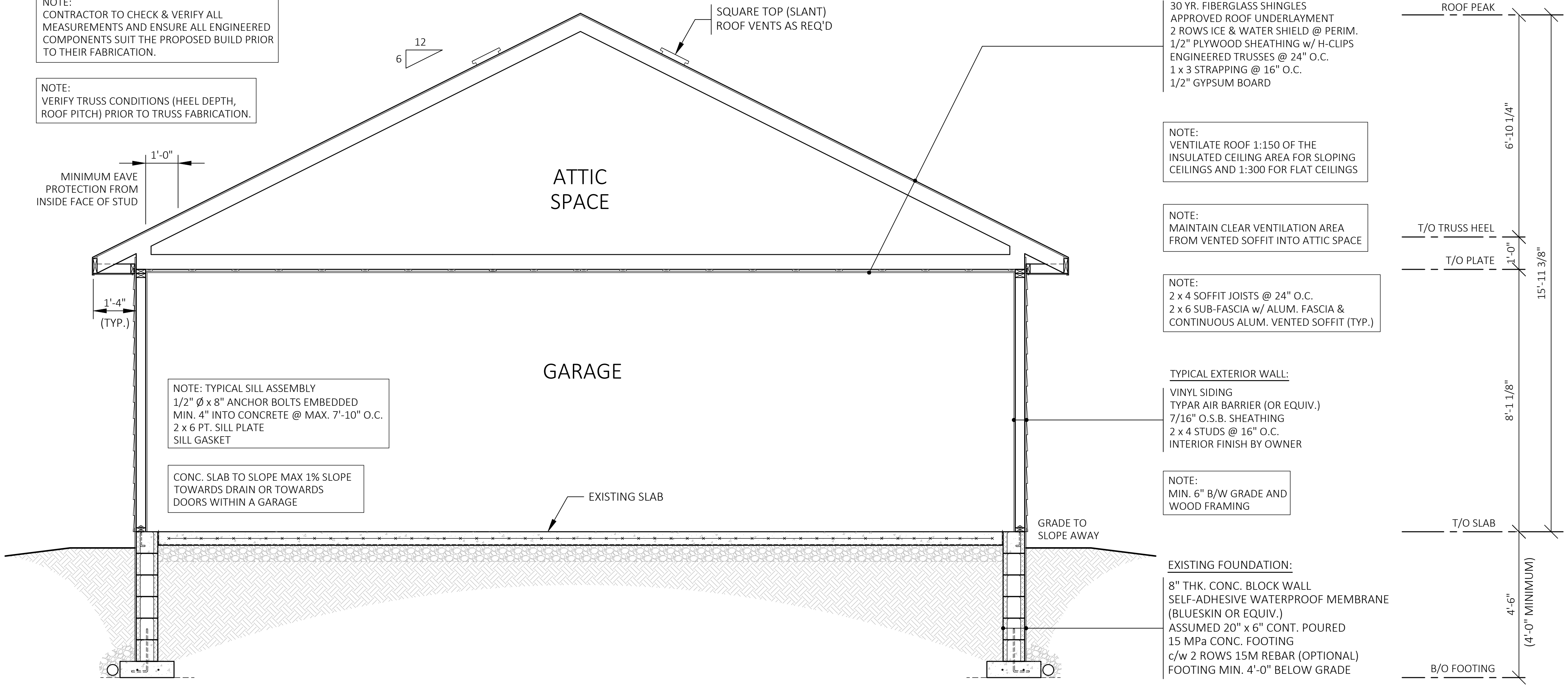

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NOTE:
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NOTE:
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2 x 6 PT. SILL PLATE
SILL GASKET

CONC. SLAB TO SLOPE MAX 1% SLOPE TOWARDS DRAIN OR TOWARDS DOORS WITHIN A GARAGE

TYPICAL EXTERIOR WALL:
VINYL SIDING
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2 x 4 STUDS @ 16" O.C.
INTERIOR FINISH BY OWNER

NOTE:
MIN. 6" B/W GRADE AND WOOD FRAMING

EXISTING FOUNDATION:
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SELF-ADHESIVE WATERPROOF MEMBRANE (BLUESKIN OR EQUIV.)
ASSUMED 20" x 6" CONT. POURED 15 MPa CONC. FOOTING
c/w 2 ROWS 15M REBAR (OPTIONAL)
FOOTING MIN. 4'-0" BELOW GRADE

NOTE:
SOIL BEARING PRESSURE MUST CONFORM TO O.B.C. 9.4.4.1.
TYPE OF SOIL TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION.
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Cross Section A - A
Scale: 1/4" = 1'-0"

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12. ENG. ROOF & FLOOR LAYOUTS, DESIGNS, & POINT-LOAD LOCATIONS SHALL BE VERIFIED BY THE ROOF TRUSS MANUFACTURER OR SUPPLIER PRIOR TO MANUFACTURING.
13. ALL KITCHEN CABINETS TO BE APPROVED PRIOR TO MANUFACTURING BY WAY OF SHOP DRAWINGS BY THE SUPPLIER.
14. MECHANICAL, PLUMBING, & ELECTRICAL DESIGNS BY OTHERS.

2	For Permit	09.03.24
1	Client Review	08.30.24
No.	Revision / Issue	Date

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

MARK BROERE		36256
NAME	SIGNATURE	BCIN
BROERE DESIGN & DRAFTING		40741
FIRM NAME		BCIN

BROERE DESIGN & DRAFTING
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TCC - Szarota
Proposed Garage

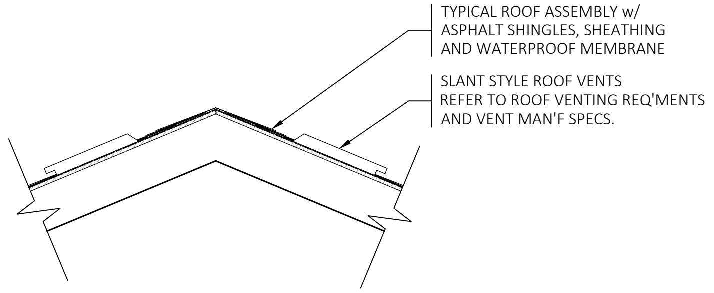
530 Crescent Road
Town of Innisfil, ON

Desc.	Sections	Sheet A 3.1
Date	August 2024	
Scale	1/4" = 1'-0"	

RRES: ROOF RIDGE DETAIL

½" = 1'-0"

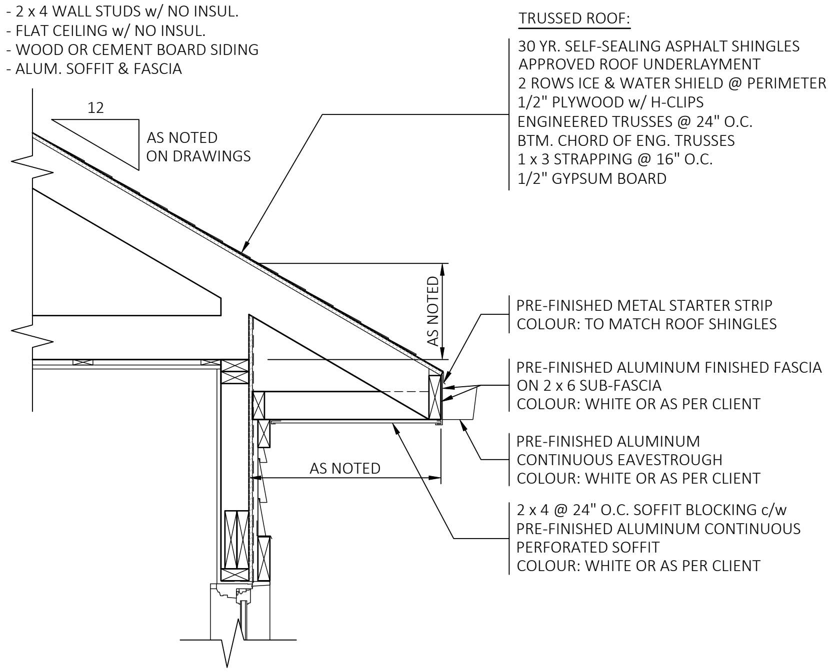
- ENG. TRUSSES w/ ASPHALT SHINGLES
- SLANT VENTS



REEFS4NW: ROOF EAVE DETAIL

½" = 1'-0"

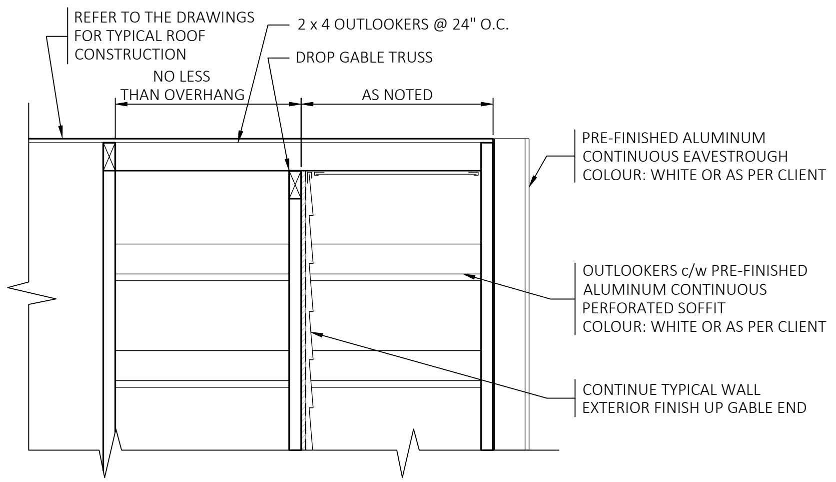
- ENG. TRUSSES w/ ASPHALT SHINGLES
- 2 x 4 WALL STUDS w/ NO INSUL.
- FLAT CEILING w/ NO INSUL.
- WOOD OR CEMENT BOARD SIDING
- ALUM. SOFFIT & FASCIA



RGETNV: ROOF GABLE DETAIL

½" = 1'-0"

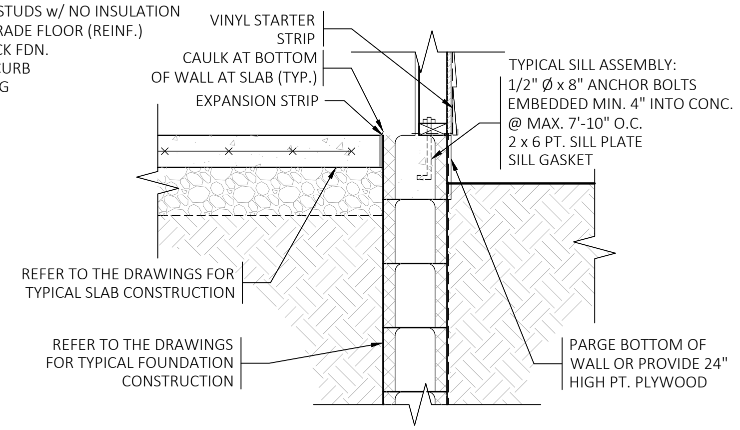
- ENG. TRUSSES
- DROP GABLE TRUSS
- VINYL SIDING



SB480NV: SLAB TO FOUNDATION DETAIL

½" = 1'-0"

- 2 x 4 WALL STUDS w/ NO INSULATION
- SLAB-ON-GRADE FLOOR (REINF.)
- CONC. BLOCK FDN.
- NO CONC. CURB
- VINYL SIDING



General Notes

1. THESE DRAWINGS REMAIN PROPERTY OF BROERE DESIGN & DRAFTING. LICENSE IS GRANTED FOR THE CONSTRUCTION OF ONE ONLY OF THE PROJECTS REPRESENTED HEREIN.
2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO START OR CONSTRUCTION. ANY DISCREPANCIES AND/OR OMISSIONS MUST BE REPORTED TO THE DESIGNER FOR REVISION AND RESUBMISSION TO THE BUILDING DEPARTMENT.
3. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE DESIGNER AND BE RESUBMITTED TO THE BUILDING DEPARTMENT
4. ALL CONSTRUCTION MUST COMPLY WITH THE LATEST EDITION OF THE O.B.C.
5. ALL DIMENSIONS ARE IN FEET & INCHES UNLESS OTHERWISE NOTED.
6. DO NOT SCALE DRAWINGS.
7. ALL POINT LOADS TO BE CONTINUOUS TO THE FOUNDATION.
8. PROVIDE FLASHING ABOVE ALL WINDOWS & DOORS.
9. ALL HEADERS SHALL BE 2-2x10 SPF #2 OR BETTER UNLESS OTHERWISE NOTED.
10. ALL FLOOR DRAIN LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR.
11. ALL WINDOW & DOOR ROUGH OPENINGS TO BE CONFIRMED BY THE SUPPLIER.
12. ENG. ROOF & FLOOR LAYOUTS, DESIGNS, & POINT-LOAD LOCATIONS SHALL BE VERIFIED BY THE ROOF TRUSS MANUFACTURER OR SUPPLIER PRIOR TO MANUFACTURING.
13. ALL KITCHEN CABINETS TO BE APPROVED PRIOR TO MANUFACTURING BY WAY OF SHOP DRAWINGS BY THE SUPPLIER.
14. MECHANICAL, PLUMBING, & ELECTRICAL DESIGNS BY OTHERS.

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TCC - Szarota
Proposed Garage

530 Crescent Road
Town of Innisfil, ON

Desc. Details
Date August 2024
Scale As Noted
Sheet A 4.1

GENERAL NOTES

DIVISION 1: GENERAL REQUIREMENTS

ALL CONSTRUCTION TO MEET OR EXCEED THE REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE, CSA-086, AND SUPPLEMENTARY STANDARDS.

AVOID SCALING DIRECTING FROM THE DRAWINGS. IF THERE IS AMBIGUITY OR LACK OF INFORMATION, INFORM THE CONSULTANT.
ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION.

VERIFY THAT ALL WORK, AS IT PROCEEDS, IS EXECUTED IN ACCORDANCE WITH DIMENSIONS WHICH MAINTAIN POSITION, LEVELS, AND CLEARANCES TO ADJACENT WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK INSTALLED IN ERROR IS RECTIFIED BEFORE CONSTRUCTION CONTINUES.

DIVISION 2: SITE WORK

REMOVE ALL TOPSOIL AND VEGETABLE MATTER TO A MINIMUM OF 1'-0" DEEP AND 2'-0" BEYOND THE BUILDING'S PERIMETER.

EXCAVATE FOR FOUNDATIONS AND BUILDING SERVICES TO DEPTHS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF THE WORK. ALL FOOTINGS TO EXTEND TO A MINIMUM 4'-0" BELOW FINISHED GRADES (OR AS NOTED ON THE PLANS) AND TO REST ON UNDISTURBED SOIL OR ROCK. EXCAVATIONS TO BE KEPT FREE FROM STANDING WATER.

THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE OUTSIDE EDGE OF THE FOOTING. THE TOP AND SIDES OF THE DRAINAGE TILE TO BE COVERED WITH A CONTINUOUS 12" THICK LAYER OF CRUSHED STONE. FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL BY GRAVITY DRAINAGE OR BY PUMPING.

AFTER THE CONSTRUCTION OF FOOTINGS, PITS, WALLS OR PIERS, BACKFILL ALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS TO WITHIN 5" OF UNDERSIDE OF CONCRETE SLAB AND WITHIN 6" OF UNDERSIDE OF NEW EXTERIOR FINISHED GRADES.

SLOPE ALL FINISHED GRADES AWAY FROM BUILDING, WATER SUPPLY WELL OR SEPTIC TANK DISPOSAL BED AND ENSURE PROPER POSITIVE SURFACE DRAINAGE.

DIVISION 3: CONCRETE

CONCRETE FOR UNREINFORCED FOOTINGS AND FOUNDATION WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AFTER 28 DAYS WITH A MAXIMUM 4" SLUMP. STEPPED FOOTINGS TO HAVE A MINIMUM 2'-0" HORIZONTAL DISTANCE BETWEEN STEPS. VERTICAL STEPS TO BE 2'-0" MAXIMUM. REFER TO OBC. 9.15.3.8. OTHER FOOTINGS SHALL BE MINIMUM 6" THICK AND PROJECT MINIMUM 6" BEYOND FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED ON THE DRAWINGS. FOOTINGS TO ADEQUATELY SUPPORT ALL SUPERIMPOSED LOADS WITH A MINIMUM BEARING CAPACITY OF 1500 PSF. FOUNDATION WALLS TO EXTEND A MINIMUM 6" ABOVE FINISHED GRADE. REDUCED FOUNDATION WALLS TO ALLOW BRICK FACING AND MAINTAIN LATERAL SUPPORT. TIE MASONRY TO MINIMUM 4" WIDE x MAXIMUM 8" HIGH CONCRETE UPSTAND WITH DOVE TAIL MASONRY ANCHORS AT 8" O.C. VERTICALLY AND 3'-0" O.C. HORIZONTALLY. FILL COLLAR JOINT SOLID WITH MORTAR. PROVIDE 4" x 4"BRICK KEY AT TOP OF FOUNDATION WALL. PROVIDE BEAM POCKETS (DENOTED ON PLANS) WHEREVER STEEL BEAMS BEAR ON THE CONCRETE FOUNDATION WALL.

CONCRETE FOR GARAGE SLABS, EXTERIOR STEPS AND EXTERIOR PORCHES TO BE 32 MPa AT 28 DAYS WITH 5% - 7% AIR ENTRAINMENT. OTHER SLABS TO BE MINIMUM 20 MPa AT 28 DAYS. CONCRETE SLABS ON GRADE TO BE MINIMUM 5" THICK AND REINFORCED WITH 10M REBAR AT 24" O.C. LOCATED NEAR MID-DEPTH OF THE SLAB.

HABITABLE ROOMS ON CONCRETE SLAB TO BE DAMP-PROOFED WITH 6 mil. POLY. BASEMENT OPENINGS (WINDOWS) GREATER THAN 3'-11" IN LENGTH OR CONTAINING OPENINGS IN MORE THAN 25% OF ITS LENGTH TO BE REINFORCED AS PER ENG. SPECS. (2 - #3 RODS EXTENDING 12" ON EACH SIDE [4'-0" WINDOW]).

DIVISION 4: MASONRY

BRICK & STONE VENEER CONSTRUCTION TO BE TIED BACK TO SOLID FRAMING MEMBERS WITH 1" x 7" x 22 GAUGE, CORRUGATED, CORROSION RESISTANT STRAPS AT 16" O.C. HORIZONTAL AND 24" O.C. VERTICAL.

PROVIDE WEEP HOLES SPACED AT 2'-0" O.C. AT THE BOTTOM COURSE OF BRICK OR STONE AND OVER ALL OPENINGS. PROVIDE 6 mil. BLACK REINFORCED POLY. DAMPCOURSE FLASHING EXTENDED UP 6" VERTICAL AT THESE LOCATIONS AND INSERT BEHIND SHEATHING PAPER.

MASONRY CORBELLING TO CONSIST OF SOLID UNITS WITH MAXIMUM 1" PROJECTION PER COURSE AND TOTAL PROJECTION NOT TO EXCEED ⅓" OF WALL THICKNESS.

DIVISION 5: METALS

STEEL PIPE COLUMNS TO BE A MINIMUM OUTSIDE DIAMETER OF 2 ⅞" AND A MINIMUM WALL THICKNESS OF 3/16" FITTED WITH A 4" x 4" x 3/16" STEEL PLATE AT EACH END. WHERE AREA OF SUPPORTED FLOOR EXCEEDS 220 SQ. FT. OR IS FOR TWO FLOORS OR MORE, THE STEEL PIPE COLUMN TO BE A MINIMUM OUTSIDE DIAMETER OF 3 ½" AND A MINIMUM WALL THICKNESS OF 0.188" WITH 4" x 8" x ⅜" PLATES. TOP STEEL PLATE MAT BE OMITTED WHERE COLUMN SUPPORTS A STEEL BEAM BY WELDING, BOLTING OR OTHER APPROVED METHOD. BASE PLATES TO BE SECURED TO CONCRETE FOOTINGS WITH MINIMUM 2 - ½" Ø BOLTS PLACED MINIMUM 4" DEEP INTO FOOTING OR TO BE POURED IN PLACE WITH THE FLOOR SLAB.

ALL STEEL BEAMS REQUIRE MINIMUM 3 ½" BEARING AND STEEL ANGLE LINTELS REQUIRE MINIMUM 6" BEARING. .

ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE SHOP PRIMED WITH ONE COAT OF RUST-INHIBITIVE PAINT.

REFER TO LINTEL SCHEDULES.

DIVISION 6: WOOD AND PLASTICS

ALL FLOOR JOISTS AND FRAMING LUMBER TO BE NO. 2 GRADE SPRUCE OR BETTER. ALL WOOD LINTELS OVER OPENINGS TO BE 2 - 2 x 10 UNDER DOUBLE TOP PLATE UNLESS OTHERWISE NOTED. ALL LOAD-BEARING WOOD STUD PARTITIONS TO HAVE A DOUBLE TOP PLATE. STUD WALLS WITHOUT SHEATHING ON BOTH SIDES TO HAVE MID-GIRTS. PROVIDE DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS OF LOAD-BEARING STUD PARTITIONS.

SILL PLATES TO BE 2 x 6 ON SILL PLATE FOAM GASKET AND FASTENED TO TOP OF FOUNDATION WITH ½" Ø ANCHOR BOLTS AT MAXIMUM 7'-10" O.C. AND EMBEDDED MINIMUM 4" INTO CONCRETE.

LOAD-BEARING STUD WALLS PARALLEL TO FLOOR JOISTS TO BE SUPPORTED BY WALLS OR BEAMS OF SUFFICIENT STRENGTH TO SAFELY TRANSFER THE DESIGNED LOADS TO VERTICAL SUPPORTS. WALLS AT RIGHT ANGLES TO FLOOR JOISTS TO BE LOCATED AT MAXIMUM 2'-0" FROM THE JOIST SUPPORT IF SUPPORTING ONE OR MORE FLOORS UNLESS THE JOIST SIZE IS DESIGNED TO ACCOMMODATE SUCH LOADS.

INTERIOR WOOD BEARING WALLS IN BASEMENT TO BE MIN. 2 x 4 @ 16" O.C. ON FOAM SILL GASKET AND ANCHORED SECURELY THROUGH ASHLAR COURSE TO CONCRETE FOOTING WITH ½" Ø BOLTS @ MAXIMUM 7'-10" O.C. INTERIOR STUD WALLS TO BE MIN. 2 x 6 @ 16" O.C. AND EXTERIOR STUDS TO BE 2 x 6 @ 16" O.C. INTERIOR WOOD STUD WALLS AT BASEMENT PERIMETER (FROST WALL) TO BE 2 x 4 @ 16" O.C.

ALL NON-LOADBEARING WOOD STUD WALLS TO BE 2 x 4 @ 16" O.C. PROVIDE MINIMUM 1 x 4 RIBBON BOARDS EACH SIDE OF STEEL BEAM FOR LATERAL SUPPORT IF APPLICABLE.

JOISTS TO HAVE A MINIMUM 1 ½" END BEARING WHEREAS WOOD BEAMS TO HAVE A MINIMUM OF 3 ½" END BEARING. JOISTS FRAMED INTO THE SIDE OF WOOD BEAMS TO BE SUPPORTED TO STEEL JOIST HANGERS. JOIST HANGERS ARE ALSO REQUIRED WHERE HEADERS, TRIMMERS, AND DOUBLE JOISTS FRAME INTO THE SIDE OF OTHER MEMBERS. HEADER JOISTS TO BE DOUBLED WHERE THEY EXCEED 3'-11 ¼" IN LENGTH. HEADER JOISTS EXCEEDING 10'-6" IN LENGTH TO BE DETERMINED BY CALCULATION. TRIMMER JOISTS TO BE DOUBLED WHEN LENGTH OF HEADER JOISTS EXCEED 2'-7 ½". WHEN HEADER JOIST LENGTH EXCEEDS 6'-6 ¼", THE SIZE OF THE TRIMMER JOISTS TO BE DETERMINED BY CALCULATION. PROVIDE FRAMING OR SOLID BLOCKING AS REQUIRED FOR PROPER LOAD TRANSFER OF POINT LOADS FROM ABOVE.

PROVIDE DOUBLE JOISTS UNDER ALL NON-LOADBEARING PARTITIONS OVER 6'-0" IN LENGTH PARALLEL TO FLOOR JOISTS. WHEN SUCH PARTITIONS CONTAIN NO FULL HEIGHT OPENINGS THE JOISTS DO NOT NEED TO BE DOUBLED. DOUBLE JOISTS CAN BE SEPARATED BY MAXIMUM 8" APART BY USING 2 x 4 SOLID WOOD BLOCKING AT 4'-0" O.C. CANTILEVERED FLOOR JOISTS SUPPORTING ROOF LOADS HAVE TO EXTEND INWARD AWAY FROM THE CANTILEVERED SUPPORT FOR A DISTANCE EQUAL TO AT LEAST 6 TIMES THE LENGTH OF THE CANTILEVER. JOISTS AND BEAMS TO BE STAGGERED MINIMUM 4" AT PARTY WALL.

ALL BRIDGING TO BE 2 x 2 WOOD CROSS BRACING OR SOLID WOOD BLOCKING AT 6'-10" O.C. WHERE CLEAR SPAN OF FLOOR JOIST IS WITHIN 18" OF MAXIMUM SPAN PERMITTED PROVIDE BRIDGING AT 4'-0" O.C.

TYPICAL FLOOR CONSTRUCTION TO CONSIST OF FINISHED FLOORING ON ⅝" T&G SHEATHING ON WOOD FLOOR JOISTS AS INDICATED ON THE DRAWINGS. PROVIDE MORTAR SCRATCH COAT ON SHEATHING AT LOCATIONS WHERE CERMAIC TILE IS USED ON FLOORS..

TYPICAL ROOF CONSTRUCTION TO CONSIST OF 215 LB ASPHALT SHINGLES ON ½" PLYWOOD SHEATHING WITH H-CLIP SUPPORTS ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. BOTTOM CHORD OF TRUSSES TO BE DESIGNED TO SUPPORT CEILING LOADS. TRUSS MANUFACTURER TO CHECK AND VERIFY THAT ALL LOADING AND STRESSES COMPLY WITH AND ARE IN ACCORDANCE WITH THE LOCAL CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANTS OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINTELS AS INDICATED. PROVIDE 2 x 4 TRUSS BRACING AT 7'-0" O.C. AT BOTTOM CHORD OR AS PER MANUFACTURER'S DESIGN.

INTERIOR STAIRS TO HAVE A MAXIMUM RISE OF 7 ⅞", A MINIMUM RUN OF 10", AND A MINIMUM TREAD DEPTH OF 11". BASEMENT STAIR TO BE 3'-6" WIDE ROUGH STUD OPENING. STAIR FROM FIRST FLOOR TO SECOND FLOOR TO BE 3'-6" FROM ROUGH STUD FACE TO EXPOSED FACE OF STRINGER. INTERIOR STAIR HEADROOM TO BE MINIMUM 6'-5" AND EXTERIOR STAIR HEADROOM OR SERVING MULTI-FAMILY DWELLING UNITS TO BE MINIMUM 6'-9". ONLY ONE SET OF WINDERS ARE ALLOWED BETWEEN FLOORS WITH AN INDIVIDUAL WINDER TREAD OF 30° AND MAXIMUM TURN OF 90°. LANDING TO BE AS LONG AS THE STAIR WIDTH.

HANDRAILS WITHIN THE DWELLING UNIT TO BE 2'-8" HIGH ABOVE THE NOSING. GUARDRAILS WITHIN THE DWELLING UNIT TO BE 3'-0" HIGH ABOVE THE NOSING. EXTERIOR BALCONY GUARDRAILS TO BE 3'-6" HIGH ABOVE FINISHED BALCONY LEVEL IF GREATER THAN 5'-11" ABOVE FINISHED GRADE. PROVIDE MAXIMUM 4" SPACE BETWEEN VERTICAL PICKETS AND NO HORIZONTAL MEMBERS BETWEEN 4" OR 3'-0" ABOVE NOSING OR BALCONY LEVEL.

PROVIDE ONE ¾" THICK x 12" WIDE WOOD SHELF COMPLETE WITH COAT ROD AND BRACKETS AS REQUIRED AT EACH CLOTHES CLOSET LOCATION. PROVIDE FIVE ¾" THICK x 18" WIDE WOOD SHELVES AT ALL LINEN CLOSET LOCATIONS.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

CONCRETE FOUNDATION WALLS TO HAVE ALL EXTERIOR TIE HOLES AND RECESSES SEALED WITH MORTAR OR WATERPROOFING MATERIALS. CONCRETE FOUNDATION WALLS TO BE DAMP-PROOFED TO BE COVERED WITH A LIBERAL COAT OF BITUMINOUS MATERIAL. COVE DAMP-PROOFING OVER ALL FOOTINGS AND OBSTRUCTIONS TO PROVIDE WATERPROOF JUNCTION.

PROVIDE SUITABLE FIRE STOPS FOR ALL CONCEALED AREAS AT EACH FLOOR, CEILING, AND ROOF LEVEL AND AT STAIRS. CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE ADJOINING CONSTRUCTION WHICH ALLOW AIR LEAKAGE AND HEAT LOSS FROM WITHIN THE BUILDING INTO THE ADJACENT ROOF SPACE TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.

PROVIDE THE MINIMUM THERMAL RESISTANCE VALUES THROUGHOUT THE BUILDING CONSTRUCTION AS NOTED ON THE DRAWINGS.

PERIMETER INSULATION FOR FOUNDATION WALLS ENCLOSING HEATED AREAS SHALL BE AS NOTES IN 2 x 4 STUDS COMPLETE WITH INTEGRAL 6 mil. POLY. VAPOUR BARRIER.

WALL AND CEILING INSULATION TO BE PROTECTED BY 6 mil. TYPE 1 VAPOUR RETARDANT INSTALLED IN SUCH A MANNER THAT ALL JOINTS OCCUR OVER WOOD FRAMING MEMBERS AND ARE LAPPED MINIMUM 4". ALL PERFORATIONS THROUGH THE VAPOUR RETARDANT CAUSED BY THE INSTALLATION OF ELECTRICAL OR MECHANICAL ITEMS TO BE TIGHTLY SEALED USING CAULKING, TAPE OR OTHER APPROVED METHOD OF SEALING IN ORDER TO MAINTAIN THE INTEGRITY AND CONTINUITY OF THE VAPOUR RETARDANT IN THE BUILDING ENVELOPE.

EXPOSED FLASHING TO BE 0.013" GALVANIZED STEEL, 0.018" ZINC OR 0.019" ALUMINUM. CONCEALED FLASHING TO BE BLUESKIN OR TYPE 'S' ROLL ROOFING. FLASHING TO BE INSTALLED AT THE FOLLOWING LOCATIONS:

- AT EVERY HORIZONTAL JUNCTION BETWEEN DIFFERENT EXTERIOR FINISHES EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH.
- OPENINGS IN EXTERIOR WALLS WHEN VERTICAL DISTANCE BETWEEN TOP OF OPENING AND BOTTOM OF EAVES EXCEEDS ¼ OF HORIZONTAL EAVE OVERHANG.
- BENEATH SANDSTONE AND JOINTED MASONRY WINDOW SILLS.
- OPEN VALLEYS TO BE FLASHED WITH NOT LESS THAN ONE LAYER OF SHEET METAL MINIMUM 2'-0" WIDE WITH A LAYER OF #15 ROOFING PAPER OR FELT UNDERLAY; OR TWO LAYERS OF ROLL ROOFING, BOTTOM LAYER 55 LB. WITH MINIMUM WIDTH NOT LESS THAN 18" WIDE AND TOP LAYER 90 LB. WITH MINIMUM WIDTH 36" WIDE.
- INTERSECTIONS OF ASPHALT SHINGLE ROOF AND MASONRY WALLS OR CHIMNEYS TO BE PROTECTED BY COUNTER FLASHING EMBEDDED A MINIMUM OF 1" INTO THE MASONRY AND EXTENDED NOT LESS THAN 6" DOWN THE MASONRY AND LAP LOWER FLASHING MINIMUM 4" ALONG THE SLOPE OF THE ROOF TO BE STEPPED SO THAT THERE IS A MINIMUM OF 3" HEAD LAP IN BOTH LOWER AND COUNTER FLASHING. FLASHING AT THE INTERSECTION OF SHINGLE ROOFS AND CLADDING OTHER THAN MASONRY TO EXTEND UP THE WALL MINIMUM 3" BEHIND SHEATHING PAPER AND MINIMUM 3" HORIZONTALLY.
- THE INTERSECTION OF SINGLE PLY MEMBRANE ROOFS AND ADJACENT WALL SURFACES TO HAVE A CANT STRIP WITH THE MEMBRANE EXTENDED MINIMUM 6" UP THE WALL AND COUNTER FLASHED OR SET BEHIND THE SHEATHING PAPER.
- CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 2'-6".

ROOF EAVE TO BE FINISHED WITH PRE-FINISHED ALUMINUM EAVES TROUGH, FASCIA AND VENTED SOFFIT. PROVIDE ONE PRE-FINISHED ALUMINUM DOWNSPOUT FOR EACH 30° RUN OF EAVES TROUGH OR PART THEREOF AROUND THE PERIMETER OF THE BUILDING. CONNECTION DOWNSPOUTS TO THE STORM SEWER SYSTEM OR ONTO GRADE WITH PRECAST CONCRETE SPLASH PADS TO PREVENT EROSION.

ROOF SPACE VENTILATION TO BE 1/300 OF INSULATED AREA FOR ROOF SLOPES GREATER THAN 2/12 AND 1/150 OF INSULATED AREA FOR ROOF SLOPES LESS THAN 2/12 OR ANY ROOF WHERE AN INTERIOR FINISH IS APPLIED TO THE UNDERSIDE OF THE ROOF JOISTS. NOT MORE THAN HALF OF THE REQUIRED VENTILATION AREA IS TO BE PROVIDED NEAR THE RIDGE EXCEPT FOR CATHEDRAL CEILINGS AND ROOFS WHERE CONTINUOUS RIDGE AND EAVE VENTILATION IS REQUIRED. ALL VENTILATION OPENINGS TO BE PROTECTED FROM WEATHER AND INSECTS. VENTS TO BE CONSTRUCTED OF RUST-PROOF MATERIAL.

PROVIDE MINIMUM TYPE 'S' ROLL ROOFING OR DOUBLE LAYER OF #15 ASPHALT SATURATED FELT AS EAVE PROTECTION AT ALL ROOF EDGES AND EXTEND TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL.

ALL PENETRATIONS AND JOINTS BETWEEN HEATED AND UNHEATED SPACES SHALL BE ADEQUATELY SEALED WITH CAULKING OR APPROVED EQUAL (INCL. BUT NOT LIMITED TO: WHERE THE WALL PLATES MEET THE FLOORS OR TRUSSES, AT THE SILL PLATES, WHERE THE SLAB METS THE FOUNDATION WALL, AT WINDOWS & DOORS, ATTIC ACCESSES, VENTS, PLUMBING STACKS, ELECTRICAL SERVICES, TELEPOSTS, ETC.) (REFER TO OBC. 9.25).

DIVISION 8: DOORS AND WINDOWS

WINDOW SIZES AND TYPES TO BE AS DENOTED ON PLANS. ALL WINDOWS TO BE DOUBLE GLAZED OR TO INCLUDE REMOVABLE STORM WINDOWS IN ORDER TO MINIMIZE HEAT LOSS AND AIR INFILTRATION. MINIMUM SIZE OF TRANSPARENT OPENINGS FOR HABITABLE ROOMS TO BE 10% OF APPLICABLE FLOOR AREA AND FOR BEDROOMS TO BE 5% OF APPLICABLE FLOOR AREA. AT LEAST ONE WINDOW PER BEDROOM TO HAVE AN INDIVIDUAL UNOBSTRUCTED OPENING NOT LESS THAN 3.7 SQ. FT. WITH NO WINDOW DIMENSION LESS THAN 15".

DOOR SIZES AND TYPES TO BE DENOTED ON PLANS. MAIN ENTRANCE DOOR TO HAVE A THUMB TURN LOCK SET WHICH ALLOWS OPENING THE DOOR FROM THE INSIDE WITHOUT A KEY. ALL GLASS IN SIDE LIGHTS GREATER THAN 20", IN SLIDING PATIO DOORS AND IN STORM DOORS TO BE LAMINATED OR TEMPERED SAFETY GLASS. THE DOOR BETWEEN THE GARAGE AND HABITABLE AREAS TO BE A SOLID CORE EXTERIOR TYPE WITH A SELF-CLOSING DEVICE AND TIGHT FITTING WEATHER STRIPPING TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES. PROVIDE A 6" MIN. HIGH STEP AT THIS DOOR.

PROVIDE ACCESS HATCHES TO CRAWL SPACES OR ATTICS WITH ROOF SPACES MORE THAN 2'-0" HIGH. ACCESS HATCH OPENING TO BE A MINIMUM 20" x 28" AND FITTED WITH DOORS OR COVERS THAT ARE INSULATED AND WEATHER STRIPPED.

ALL WINDOWS AND DOORS SHOWN ON THE DRAWINGS TO BE AS PER MANUFACTURER'S SPECIFICATIONS.

TYPE: ALUMINUM CLAD CASEMENT OR AS NOTED.

DIVISION 9: FINISHES

SOUND TRANSMISSION CLASSIFICATION RATINGS BETWEEN DWELLING UNITS TO BE MINIMUM 45 DECIBELS. FLAME SPREAD RATING OR INTERIOR FINISHES TO BE 150 MAXIMUM OR 200 MAXIMUM WHEN P.O.C. DETECTORS ARE INSTALLED.

FINISHED FLOORING IN BATHROOMS, LAUNDRY ROOMS, ENTRANCES, GENERAL STORAGE AREAS AND KITCHENS TO BE RESILENT TYPE PROVIDING WATER RESISTANCE. REFER TO CONTRACTOR'S SCHEDULE.

CERAMIC TILES SHALL BE SET IN A MORTAR BED OR APPLIED TO A SOUND SMOOTH BASE WITH A SUITABLE ADHESIVE. PROVIDE 5/8" UNDERLAYMENT OVER SUBFLOOR. PANEL-TYPE SUBFLOOR TO WHICH CERAMIC TILE IS TO BE APPLIED w/ ADHESIVE SHALL HAVE ITS EDGES SUPPORTED.

ALL EXTERIOR MOLDINGS, TRIMS, PEDIMENTS, PILASTERS, ETC. TO BE AS SUPPLIED.

DIVISION 10: SPECIALTIES

CHIMNEYS TO EXTEND THROUGH UNIT IN FURRED SPACES AND UP THROUGH ROOF CONSTRUCTION A MINIMUM OF 3'-0" ABOVE POINT OF CONTACT WITH ROOF BUT NOT LESS THAN 2'-0" ABOVE ROOF SURFACE WITHIN A HORIZONTAL DISTANCE OF 10'-0".

FIREPLACE, FIREPLACE INSERT, WOODSTOVE, AND/OR CHIMNEY TO BE ULC LABELED AND INSTALLED AS PER MAN'F SPECS.

DIVISION 11: EQUIPMENT

STOVES, RANGES AND SPACE HEATERS USING SOLID FUELS TO CONFORM TO UNDERWRITERS' LABORATORIES OF CANADA TEST S627-M1983 "STANDARDS FOR SPACE HEATERS FOR USE WITH SOLID FUELS".

DIVISION 15: MECHANICAL

LOCATION OF WATER METER AND GAS METER TO BE IN ACCORDANCE WITH THOSE AUTHORITIES HAVING APPROPRIATE JURISDICTION.

DUCTWORK IN ATTIC OR ROOF SPACES TO HAVE ALL JOINTS TAPED AND SEALED TO ENSURE THAT DUCTS ARE AIRTIGHT THROUGHOUT THEIR LENGTH.

PROVIDE MINIMUM OF 1 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA FOR EVERY 500 SQ. FT. OF FLOOR AREA IN CRAWL SPACES AND BASEMENTS. PROVIDE MINIMUM 3 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA IN FINISHED OR HABITABLE AREAS. PROVIDE MINIMUM 1 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA IN BATHROOMS. WHEN MECHANICAL VENTILATION IS REQUIRED PROVIDE MINIMUM ONE AIR CHANGE PER HOUR. DISCHARGE EXHAUST DIRECTLY TO OUTDOORS AND PROVIDE BACK FLOW DAMPERS AT DUCT END OR FAN.

METAL CHIMNEYS AND VENTS TO BE ULC LABELED, CLASS B FOR GAS-FIRED FURNACES. A METAL CHIMNEY NOT SUPPORTED ON A FOUNDATION TO BE SUPPORTED BY NON-COMBUSTIBLE MATERIAL AND THE SUPPORT TO BE INDEPENDENT OF THE APPLIANCE IT SERVES.

DIVISION 16: ELECTRICAL

LOCATION OF HYDRO METER AND ELECTRICAL PANEL TO BE IN ACCORDANCE WITH THOSE AUTHORITIES HAVING APPROPRIATE JURISDICTION.

PROVIDE 3 WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAYS EXCEPT AT UNFINISHED BASEMENTS. PROVIDE A SEPARATE THREE WIRE CIRCUIT WITH NO OTHER OUTLET CONNECTIONS TO EACH DRYER RECEPTACLE, STOVE RECEPTACLE AND AT LEAST THREE SPLIT RECEPTACLES IN EACH KITCHEN. TWO OF THE KITCHEN RECEPTACLES MUST BE INSTALLED ABOVE THE COUNTER LEVEL.

ELECTRICAL SWITCHES, RECEPTACLES, ETC. ON OPPOSITE SIDES OF DEMISING WALL TO BE STAGGERED. ALL WALL MOUNTED EQUIPMENT (I.E. ELECTRICAL SERVICE PANELS) TO BE INSTALLED IN SUCH A MANNER AS TO MAINTAIN THE INTEGRITY OF THE DEMISING WALL FIRE SEPARATION.

PRODUCTS OF COMBUSTION DETECTORS TO BE A SINGLE STATION ALARM TYPE SUCH AS AN IONIZATION P.O.C. DETECTOR OR A SPOT TYPE PHOTO ELECTRICAL SMOKE DETECTOR WHICH IS U.L.C. LABELED AND LISTED. DETECTORS TO BE EQUIPPED WITH A VISUAL INDICATOR WHICH DEMONSTRATES THAT THE UNIT IS OPERATIONAL. DETECTORS TO BE PERMANENTLY MOUNTED TO A JUNCTION BOX OR STANDARD ELECTRICAL OUTLET ON THE CEILING AND WIRED TO THE MAIN ELECTRICAL PANEL ON A SEPARATE CIRCUIT. THE DETECTOR IS LOCATED AT THE CEILING LEVEL BETWEEN THE BEDROOMS OR SLEEPING AREAS AND THE REMAINDER OF THE DWELLING UNIT, AS WELL AS WITHIN EACH BEDROOM, SUCH AS INDICATED ON THE DRAWINGS.

ABBREVIATIONS

ALUM. = ALUMINUM
B.B.O. = BEAM BY OTHERS
b/w = BETWEEN
BLKG = BLOCKING
BM. = BEAM
BSMNT = BASEMENT
BTM. = BOTTOM
BUP. = BUILT-UP POST
CANT. = CANTILEVERED
CATH. CLG. = CATHEDRAL CEILING
CL. = CENTRELINE
COL. / CLMN. = COLUMN
c/w = COMPLETE WITH
CONC. = CONCRETE
CONT. = CONTINUOUS
COV. = COVERED
CLG. HT. = CEILING HEIGHT
CLG. TRANS. = CEILING TRANSITION
DKG. = DECKING
DIA. = DIAMETER
D.O. = DO OTHER
DBL. PLT. = DOUBLE PLATE
D.J. / DBL. JST. = DOUBLE JOIST
DN. = DOWN
E/S = EACH SIDE
ESA. = ELECTRICAL SAFETY AUTHORITY
E.F. / EXH FAN = EXHAUST FAN
EXT'G = EXISTING
ESA. = EXTERIOR
FDN. = FOUNDATION
FIN. FLR. = FINISHED FLOOR
FL. = FLUSH
FTG. = FOOTING
HGR. = HANGER
HSS = HOLLOW STRUCTURAL STEEL
HORIZ. = HORIZONTAL
H.W.T. = HOT WATER TANK
H.R.V. = HEAT RECOVERY VENTILATOR
INSUL. = INSULATION OR INSULATED
I.S.A. = INTERCONNECTED SMOKE ALARM
I.S.C.A. = INTERCONNECTED SMOKE & CO. ALARM
INT. = INTERIOR
JSTS. = JOISTS
Kpa = KILOPASCALS
L.V.L. = LAMINATED VENEER LUMBER
MAX. = MAXIMUM
MTL. = METAL
MIN. = MINIMUM
N.T.S. = NOT TO SCALE
O.C. = ON CENTRE
OBC. = ONTARIO BUILDING CODE
OH. = OVERHEAD
PERIM. = PERIMETER
PL. = POINT LOAD
PLA. = POINT LOAD ABOVE
POLY. = POLYETHYLENE
PSF. = POUNDS PER SQUARE FOOT
PSI. = POUNDS PER SQUARE INCH
PRE. FIN = PRE-FINISHED
P.T. = PRESSURE TREATED (ACQ.)
PROP. = PROPOSED
PROV'D = PROVIDE OR PROVIDED
REINF. = REINFORCED
REQ'D = REQUIRED
RFTR. = RAFTER
RLG. = RAILING
SST. = SIMPSON STRONG TIE
SPECS. = SPECIFICATIONS
S.C.C. = STRUCTURAL COMPOSITE LUMBER
STL. BM. = STEEL BEAM
SOG. = SLAB ON GRADE
SQ. FT. = SQUARE FOOTAGE OR SQUARE FOOT
TYP. = TYPICAL
T.J. / TRIP. JST. = TRIPLE JOIST
UNEX. = UNEXCAVATED
UNFIN. = UNFINISHED
UNO. = UNLESS OTHERWISE NOTED
V.B. = VAPOUR BARRIER
VERT. = VERTICAL
W.W.A. = WELDED WIRE MESH
w/ = WITH

NAILING FOR FRAMING

OBC. TABLE 9.23.3.4

CONSTRUCTION DETAIL	MIN. LENGTH OF NAILS (in)	MIN. # OR MAX. SPACING OF NAILS
FLOOR JOISTS TO PLATE – TOE NAIL	3 ¼"	2
WOOD OR METAL STRAPPING TO UNDERSIDE OF FLOOR JOISTS	2 ¼"	2
CROSS BRIDGING TO JOISTS	2 ¼"	2 AT EACH END
DOUBLE HEADER OR TRIMMER JOISTS	3"	11¾" O.C.
FLOOR JOIST TO STUD (BALLOON CONSTRUCTION)	3"	2
LEDGER STRIP TO WOOD BEAM	3¼"	2 PER JOIST
JOIST TO JOIST SPLICE (SEE ALSO 9.23.13.8)	3"	2 AT EACH END
HEADER JOIST END NAILED TO JOISTS ALONG PERIMETER	4"	3
TAIL JOIST TO HEADER JOIST (END NAILED) AROUND OPENINGS	3¼" 4"	5 3
EACH HEADER JOIST TO ADJACENT TRIMMER JOIST (END NAILED) AROUND OPENINGS	3¼" 4"	5 3
STUD TO WALL PLATE (EACH END) TOE NAIL OR END NAIL	2½" 3¼"	4 2
DOUBLED STUDS AT OPENINGS, OR STUDS AT WALLS OR WALL INTERSECTIONS AND CORNERS	3"	30" O.C.
DOUBLED TOP WALL PLATES	3"	23⅝" O.C.
BOTTOM WALL PLATE OR SOLE PLATE TO JOISTS OR BLOCKING (EXTERIOR WALLS)	3¼"	15⅝" O.C.
INTERIOR WALLS TO FRAMING OR SUBFLOORING	3¼"	23⅝" O.C.
HORIZONTAL MEMBER OVER OPENINGS IN NON-LOADBEARING WALLS – EACH END	3¼"	2
LINTELS TO STUDS	3¼"	2 AT EACH END
CEILING JOIST TO PLATE – TOE NAIL EACH END	3¼"	2
ROOF RAFTER, ROOF TRUSS OR ROOF JOIST TO PLATE – TOE NAIL	3¼"	3
RAFTER PLATE TO EACH CEILING JOIST	4"	2
RAFTER TO JOIST (WITH RIDGE SUPPORTED)	3"	3
RAFTER TO JOIST (WITH RIDGE UNSUPPORTED)	3"	SEE OBC. TABLE 9.23.13.8
GUSSET PLATE TO EACH RAFTER AT PEAK	2¼"	4
RAFTER AT RIDGE BOARD – TOE NAIL – END NAIL	3¼"	3
COLLAR TIE TO RAFTER – EACH END	3"	3
COLLAR TIE LATERAL SUPPORT TO EACH COLLAR TIE	2¼"	2
JACK RAFTER TO HIP OR VALLEY RAFTER	3¼"	2
ROOF STRUT TO RAFTER	3"	3
ROOF STRUT TO LOADBEARING WALL – TOE NAIL	3¼"	2
1 1/2” x 5 1/2” OR LESS PLANK DECKING TO SUPPORT	3¼"	2
PLANK DECKING WIDER THAN 1 1/2” x 5 1/2” TO SUPPORT	3¼"	3
1 1/2” EDGE LAID PLANK DECKING TO SUPPORT (TOE NAIL)	3"	1
1 1/2” EDGE LAID PLANK TO EACH OTHER	3"	17¾" O.C.

FASTENERS FOR SHEATHING AND SUBFLOORING

OBC. TABLE 9.23.3.5

ELEMENT	MIN. LENGTH FOR FASTENERS (in)				MIN. # OR MAX. SPACING OF FASTENERS
	COMMON OR SPIRAL NAILS	RING THREAD NAILS OR SCREWS	ROOFING NAILS	STAPLES	
BOARD LUMBER 7¼" OR LESS WIDE	2"	1 ¾"	N/A	2"	2 PER SUPPORT
BOARD LUMBER MORE THAN 7 ¼" WIDE	2"	1 ¾"	N/A	2"	2 PER SUPPORT
FIBREBOARD SHEATHING UP TO ½" THICK	N/A	N/A	1 ¾"	1 ⅛"	5 ⅞" O.C. ALONG EDGES AND 11 ¾" O.C. ALONG INTERMEDIATE SUPPORTS
GYPSUM SHEATHING UP TO ½" THICK	N/A	N/A	1 ¾"	N/A	
PLYWOOD, OSB OR WAFERBOARD UP TO ⅜" THICK	2"	1 ¾"	N/A	1 ½"	
PLYWOOD, OSB OR WAFERBOARD FROM ⅜" TO 13/16" THICK	2"	1 ¾"	N/A	2"	
PLYWOOD, OSB OR WAFERBOARD OVER 13/16" THICK	2 ¼"	2"	N/A	N/A	

THICKNESS OF ROOF SHEATHING

OBC. 9.23.15.7.A

ELEMENT	MIN. SHEATHING THICKNESS (in)		
	12" SUPPORT SPACING	16" SUPPORT SPACING	24" SUPPORT SPACING
PLYWOOD & OSB (0-2 GRADE) - EDGES SUPPORTED	7.5 (9/32")	7.5 (9/32")	9.5 (⅜")
PLYWOOD & OSB (0-2 GRADE) - EDGES UNSUPPORTED	7.5 (9/32")	9.5 (⅜")	12.5 (31/64")
OSB (0-1 GRADE) & WAFERBOARD (R-1 GRADE) - EDGES SUPPORTED	9.5 (⅜")	9.5 (⅜")	11.1 (7/16")
OSB (0-1 GRADE) & WAFERBOARD (R-1 GRADE) - EDGES UNSUPPORTED	9.5 (⅜")	11.1 (7/16")	12.7 (½")
BOARD LUMBER	17 (21/32")	17 (21/32")	19.0 (¾")

General Notes

1. THESE DRAWINGS REMAIN PROPERTY OF BROERE DESIGN & DRAFTING. LICENSE IS GRANTED FOR THE CONSTRUCTION OF ONE ONLY OF THE PROJECTS REPRESENTED HEREIN.
2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO START OR CONSTRUCTION. ANY DISCREPANCIES AND/OR OMISSIONS MUST BE REPORTED TO THE DESIGNER FOR REVISION AND RESUBMISSION TO THE BUILDING DEPARTMENT.
3. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE DESIGNER AND BE RESUBMITTED TO THE BUILDING DEPARTMENT
4. ALL CONSTRUCTION MUST COMPLY WITH THE LATEST EDITION OF THE O.B.C.
5. ALL DIMENSIONS ARE IN FEET & INCHES UNLESS OTHERWISE NOTED.
6. DO NOT SCALE DRAWINGS.
7. ALL POINT LOADS TO BE CONTINUOUS TO THE FOUNDATION.
8. PROVIDE FLASHING ABOVE ALL WINDOWS & DOORS.
9. ALL HEADERS SHALL BE 2-2x10 SPF #2 OR BETTER UNLESS OTHERWISE NOTED.
10. ALL FLOOR DRAIN LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR.
11. ALL WINDOW & DOOR ROUGH OPENINGS TO BE CONFIRMED BY THE SUPPLIER.
12. ENG. ROOF & FLOOR LAYOUTS, DESIGNS, & POINT-LOAD LOCATIONS SHALL BE VERIFIED BY THE ROOF TRUSS MANUFACTURER OR SUPPLIER PRIOR TO MANUFACTURING.
13. ALL KITCHEN CABINETS TO BE APPROVED PRIOR TO MANUFACTURING BY WAY OF SHOP DRAWINGS BY THE SUPPLIER.
14. MECHANICAL, PLUMBING, & ELECTRICAL DESIGNS BY OTHERS.

No.	Revision / Issue	Date
2	For Permit	09.03.24
1	Client Review	08.30.24

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

NAME	SIGNATURE	BCIN
MARK BROERE		36256

FIRM NAME	BCIN
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TCC - Szarota
Proposed Garage

530 Crescent Road
Town of Innisfil, ON

Desc. Notes
Date August 2024
Scale N/A
Sheet A 5.1