



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING APPLICATION NO. A-011-2025

TAKE NOTICE that an application has been received by the Town of Innisfil from **Michael Vetere**, **applicant** on behalf of **Nicola Spadafora**, **Owner**, 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 **PLAN 1153 LOT 18** known municipally as **8 Evelyn St** and is zoned "**Residential (R1)**".

The applicant is seeking relief from Section 3.3b) of the Zoning By-Law which permits a maximum gross floor area of an accessory structure of 50m2. The applicant is proposing to construct a detached garage with a gross floor area of approximately 75m2.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on Thursday, May 15, 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-anddevelopment/committee-ofadjustment-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.

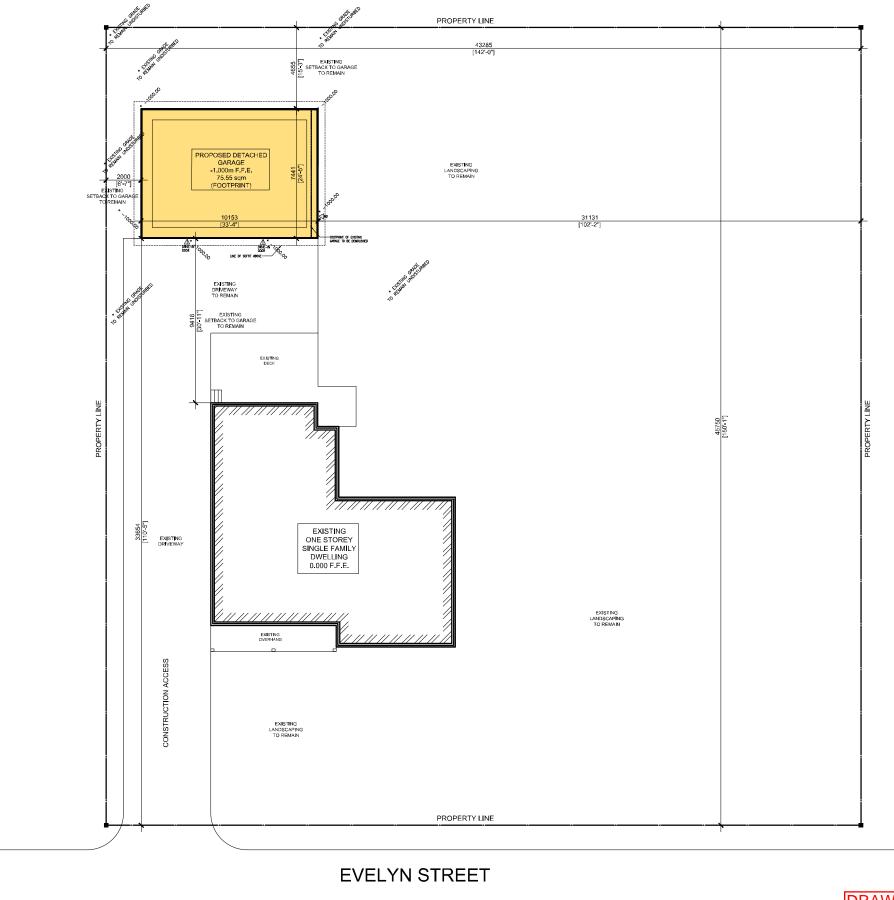


If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: April 24, 2025

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





1991.56

ACRES	SQM	SQ FEET
0.489	1,980.28	21,316
	M2	SQ.FT
	75.55	813
	54.80	590
IT)	75.55	813
	130.35	1,403
RINT	149.58	1610
AGE + DWELLING)	225.13	11.36%
ARAGE SET BACK	s	-/\
4.655 m	_	
33.654 m	44.000	<u> </u>
31.131 m	-111.309	%
	0.489 NT) RINT PAGE + DWELLING) ARAGE SET BACK 4.655 m 33.654 m	0.489 1,980.28 M2 75.55 54.80 NT) 75.55 130.35 RINT 149.58 PAGE + DWELLING) 225.13 ARAGE SET BACKS 4.655 m 33.654 m 11.306

2.000 m

EXISTING WEST

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012



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2 PER COMMENTS 1/31/25 1 ISSUED FOR PERMIT 1/10/2025 No. DESCRIPTION

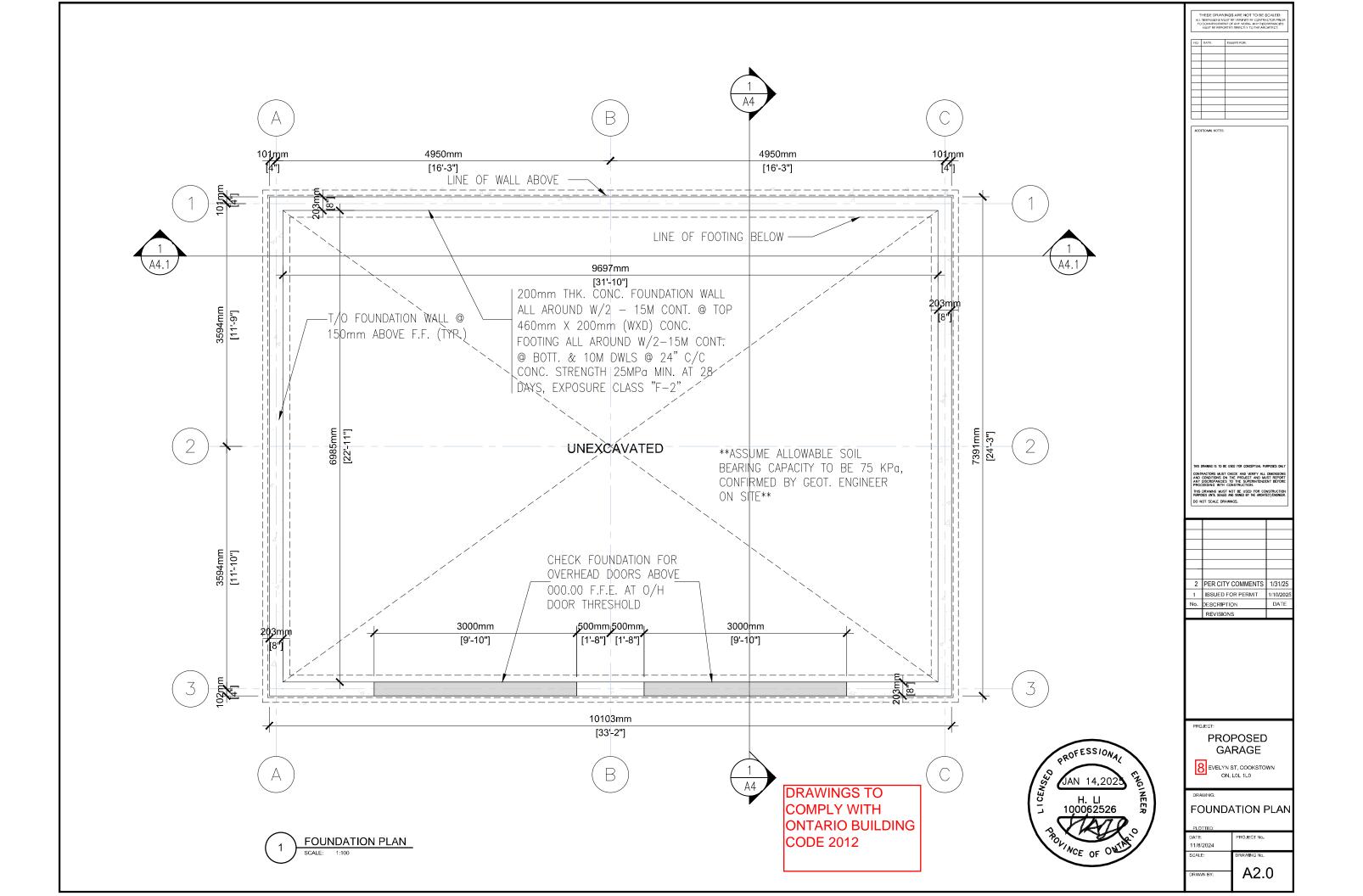
PROPOSED GARAGE

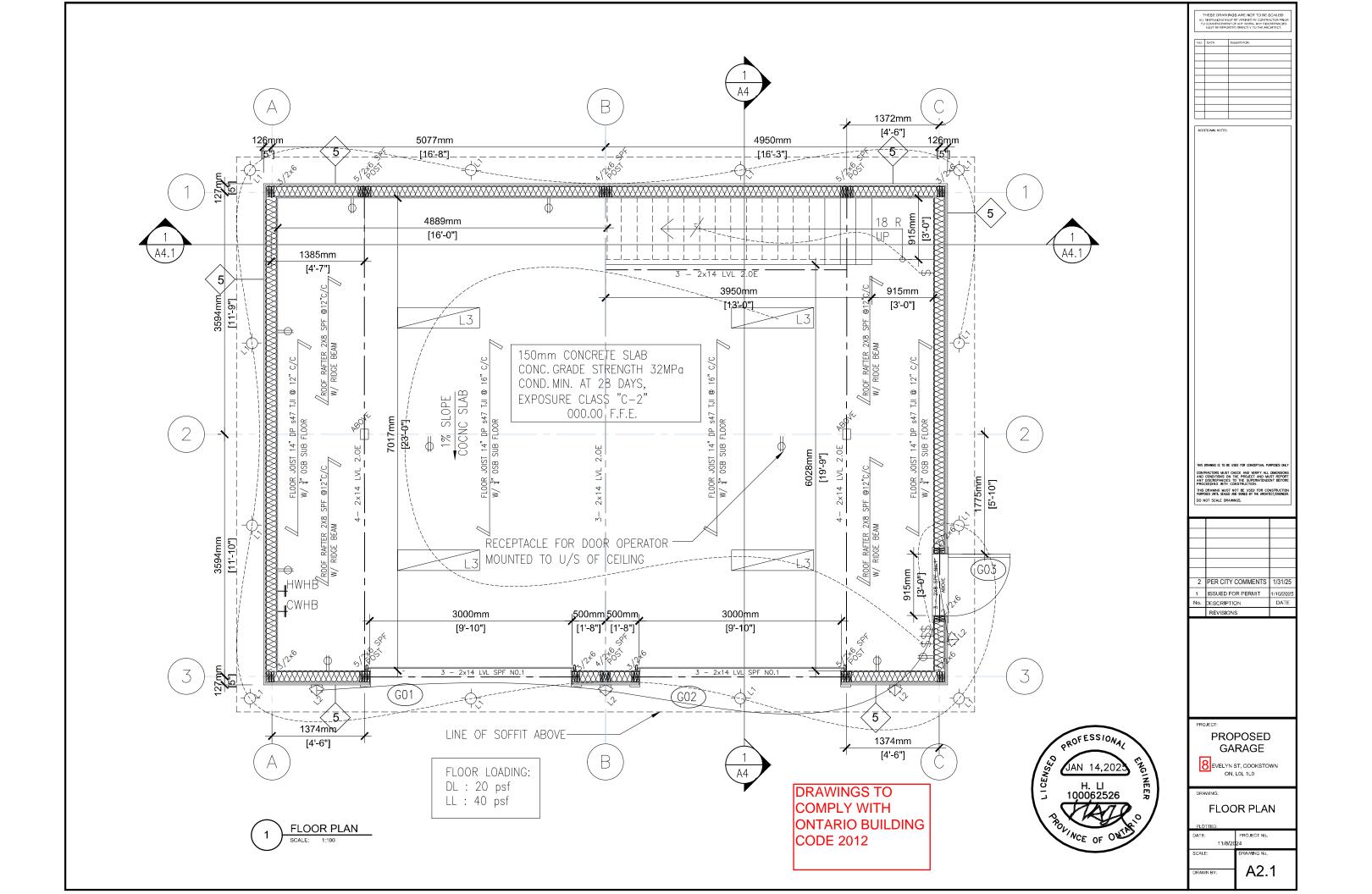
8 EVELYN ST, COOKSTOWN ON, LOL 1L0

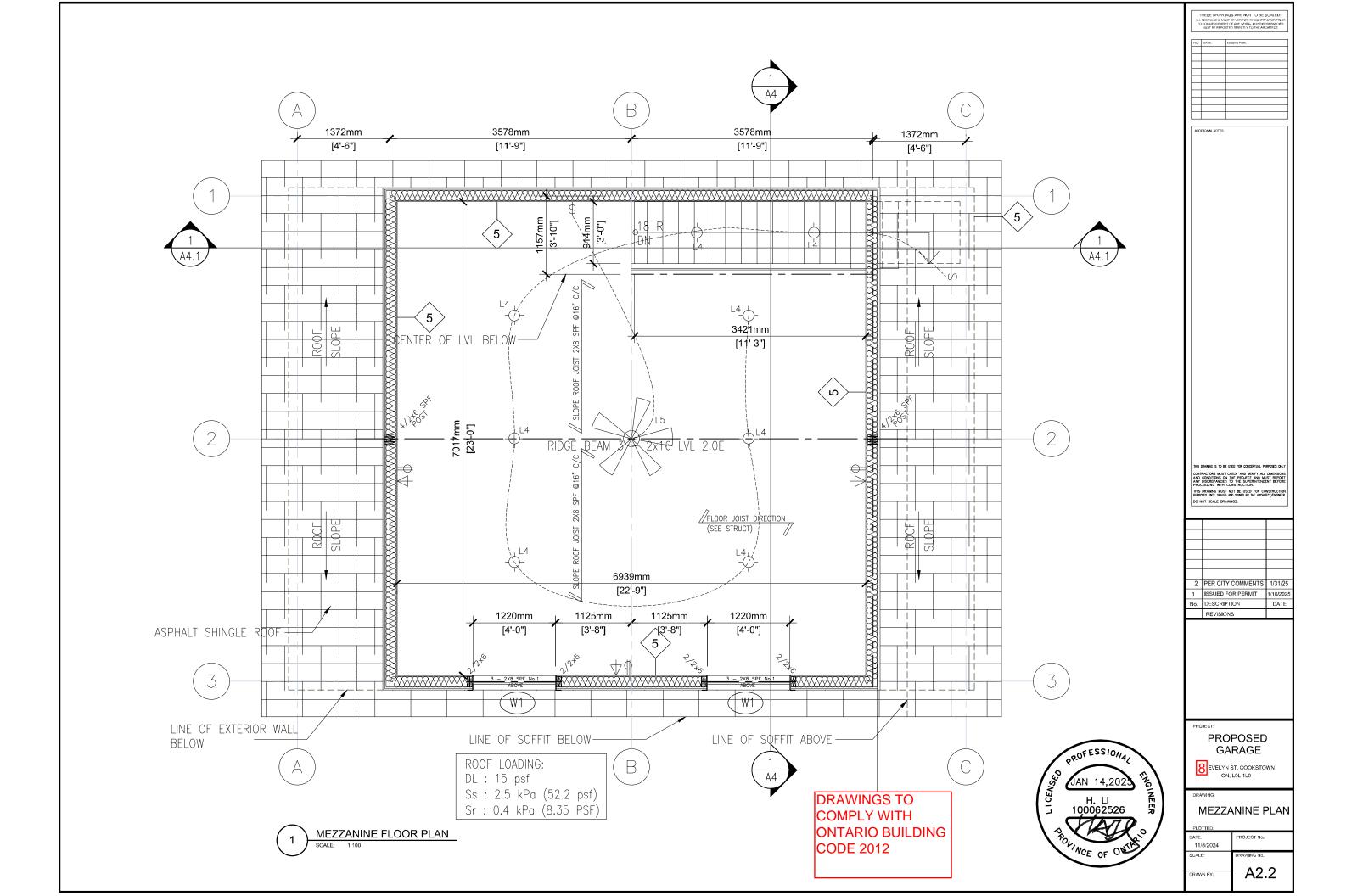
SITE PLAN

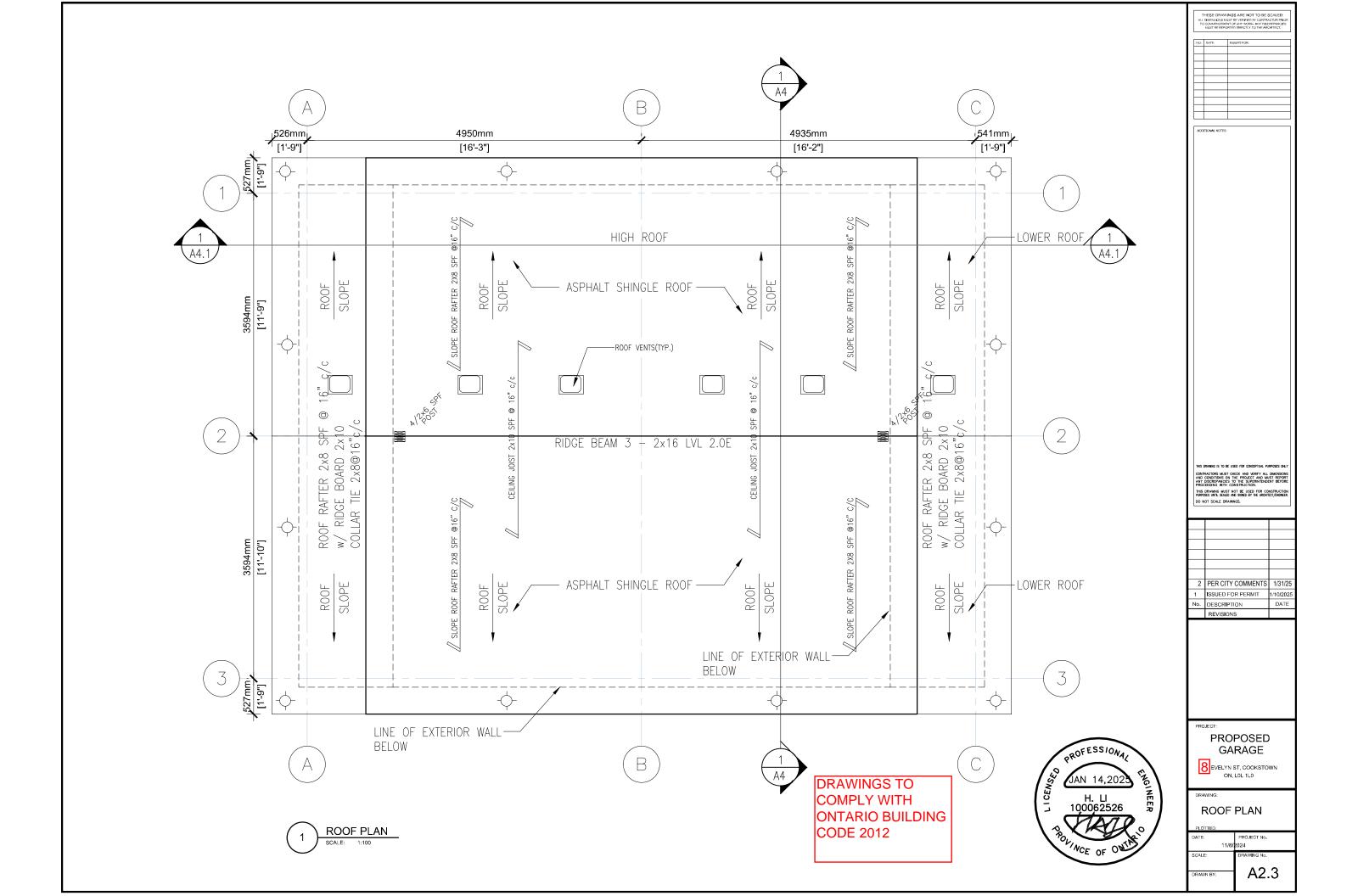
DATE: 11/8/2024 Α1

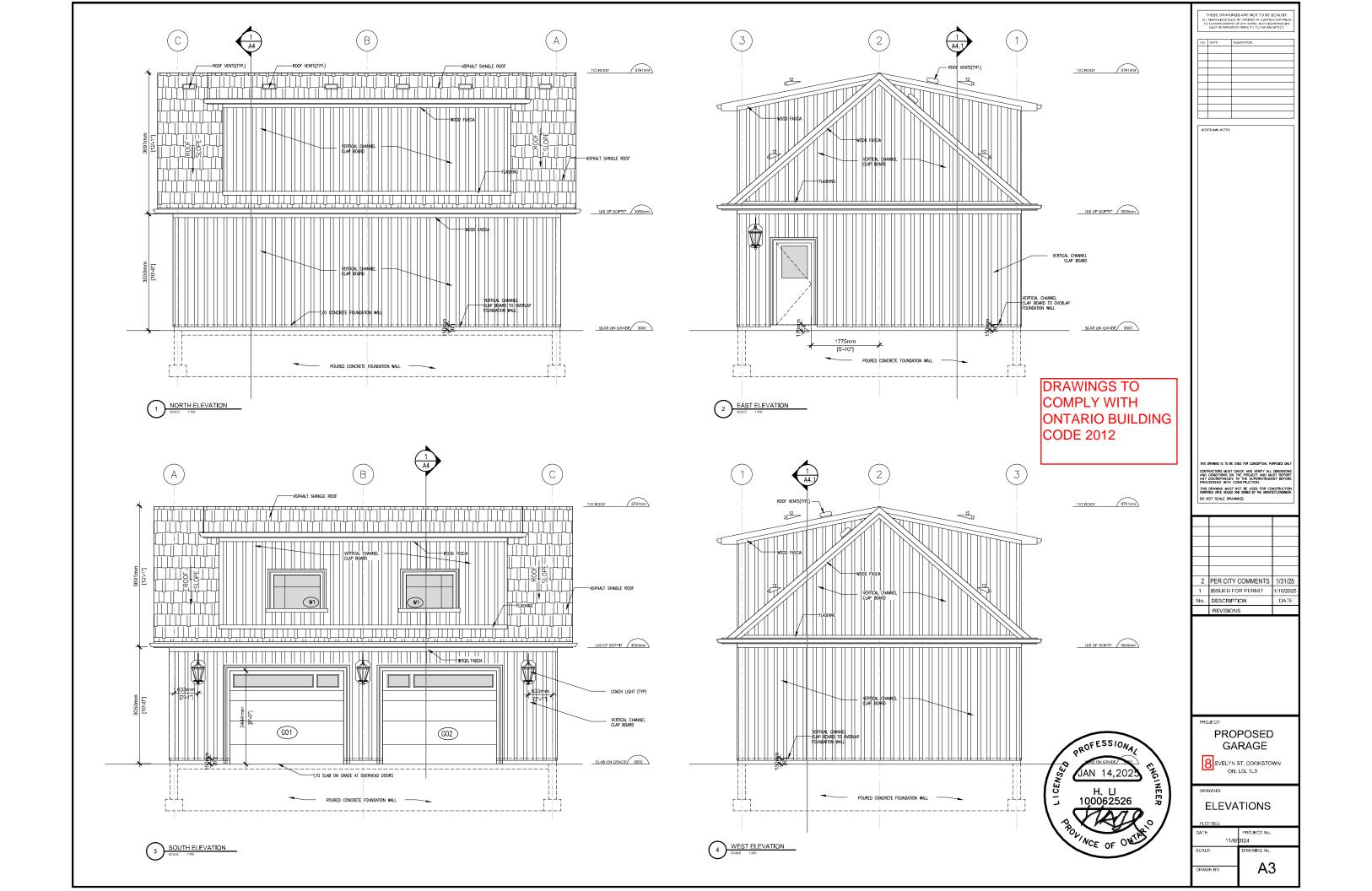


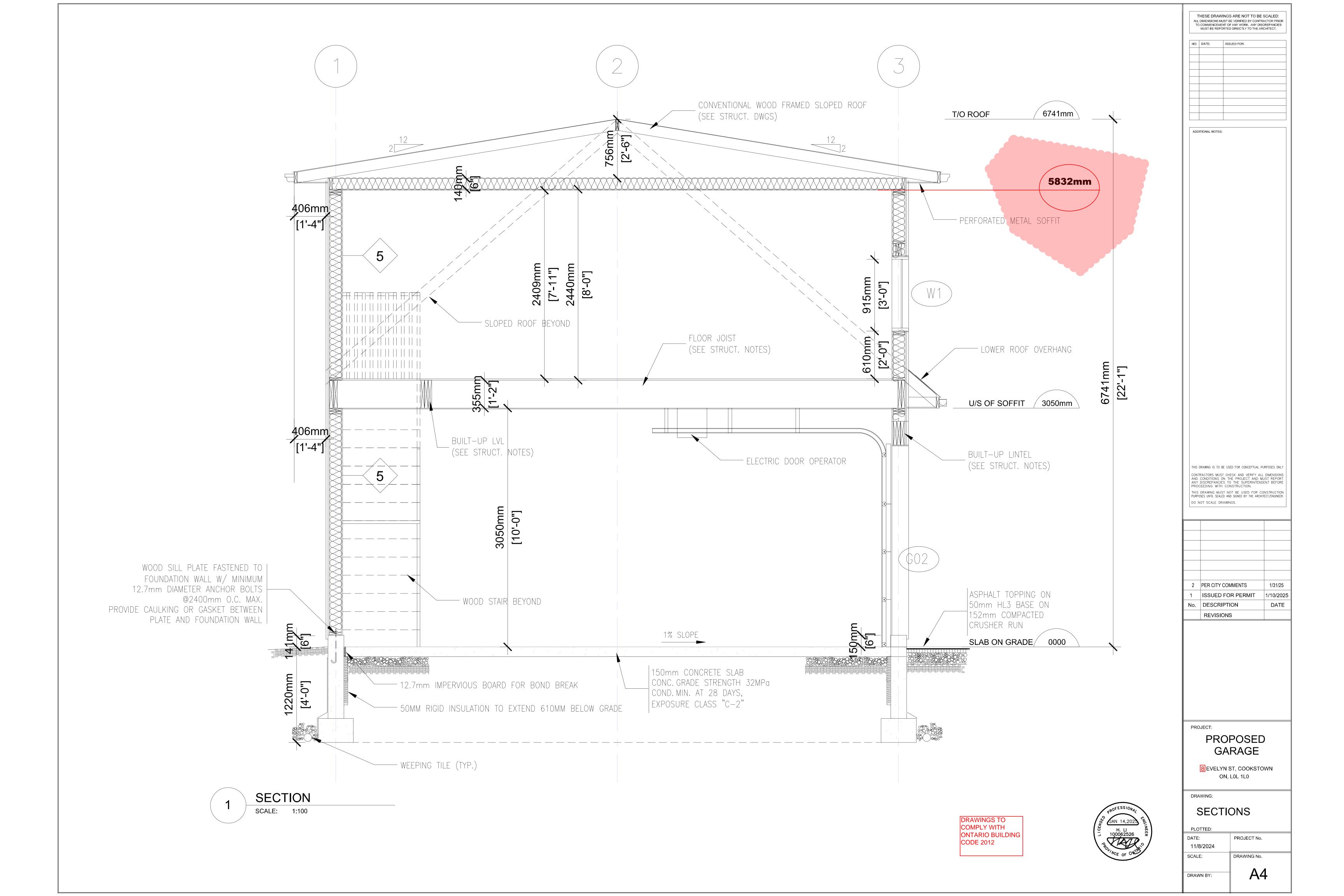


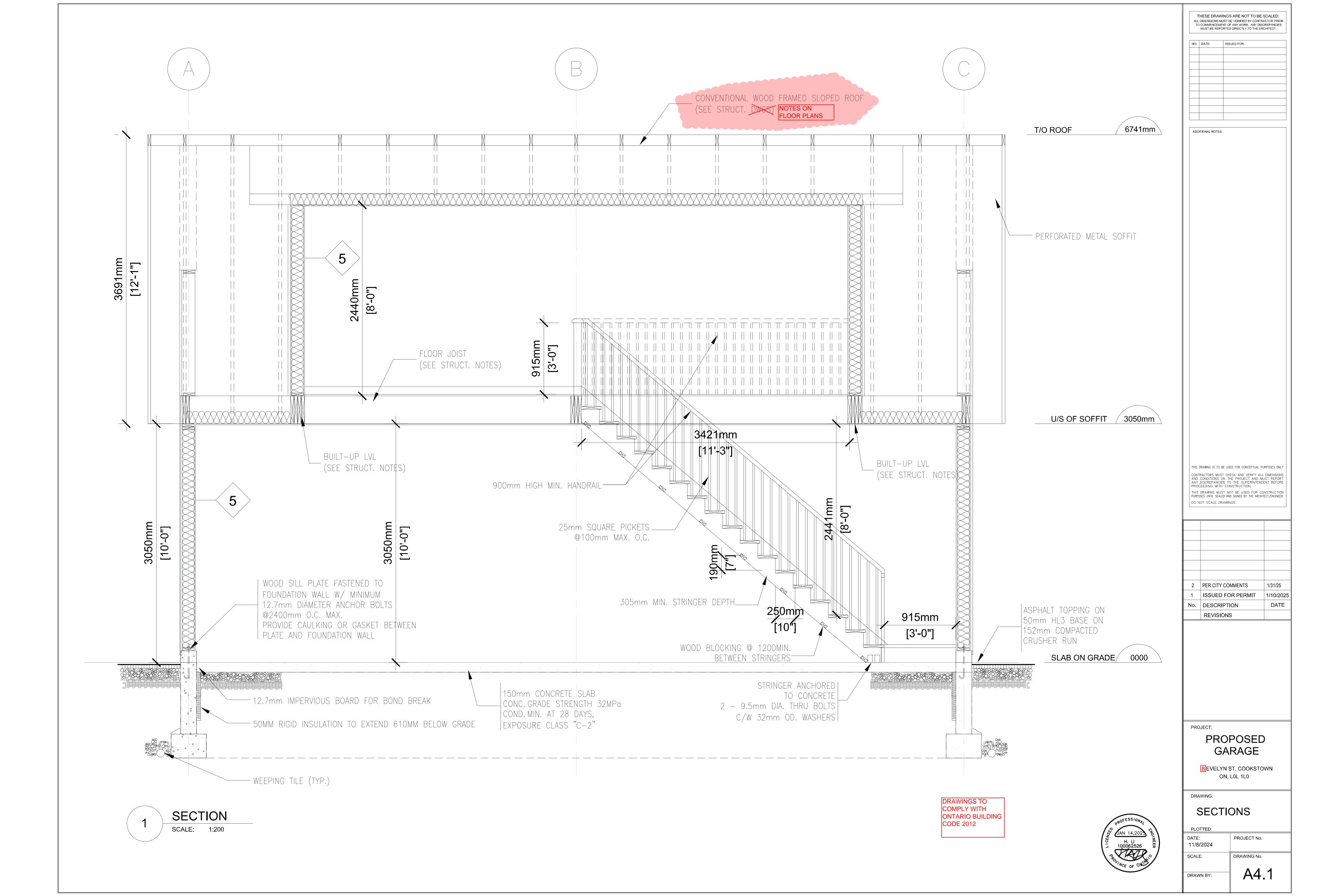












TYPICAL STRIP FOOTING (EXTERIOR WALLS): - FTG. TO EXTEND MIN. 1200mm (4"-0") BELOW GRADE - TWO STOREY BRICK- 485mm X 155mm (19" X 6") - THREE STOREY BRICK- 680mm X 230mm (26" X 9") TYPICAL STRIP FOOTING (INTERIOR BEARING WALLS): - SIZES AS PER NOTES 1 & 2 - 600mm (2'-0") MAX, VERTICAL RISE FOR FIRM SOIL - 400mm (1'-4") FOR SAND AND GRAVEL - 600mm (2'-0") MIN. HORIZONTAL RUN DRAINAGE TILE OR PIPE: - MATERIALS SHALL CONFORM TO OBC- 8.14.3.1 - MORTING SHALL CONFORM TO OBC- 8.14.3.1 - MORTING SHALL CONFORM TO OBC- 8.14.3.1 - TOP OF THE OR PIPE TO BE BELOW BTM. OF FLR. SLAB - COVER TOP 4 SIDES OF THE COURSE CLEAN GRANALAR MATERIAL - THE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL. BASEMENT SLAB: PAGENTS SUGS - 75mm (37) CONORETE SLAB - 2200ps (16MPc) AFTER 28 DATS - 2200ps (16MPc) AFTER 28 DATS - DAMP PROOF BELOW SLAB W/ MIN. 0.15mm (0.008") POLYETHYLENE OR TYPE S ROLL ROOFING W/ 300mm (127) LAPPED JOHN'S CONTITUD IF CONORED HAS IND - DAMP PROOFING MAY PRESENTED IF CONTITUD IF CONORED HAS IND - PROVIDE DATA SIZE OF CONTITUD IF CONORED IN AFTER 28 DATS - PROVIDE BOAD BREAKING MATERIAL BETWEEN SLAB & FTG. - PROMISET OF SLAB AND ANY PERETATIONS OF THE SLAB SHALL BE SCALED AGAINST SOLI DELINANCE WITH FLEMBLE SEALAHT CONFORMING TO GGG. 8.10.13.7 - CONFORM TO GGG. 9.13.8 TO BE WATERPROOFED IT SHALL - TO GGG. 9.13.8 TO BE WATERPROOFED IT SHALL - TO GGG. 9.13.8 TO BE WATERPROOFED IT SHALL - TO GGG. 9.13.8 TO BE WATERPROOFED - 100mm (4") CONCRETE SLAB - 4850pal (SZMPa) COMPRESSUY STRENGTH AFTER 28 DAYS FOR UNRENFORCED CONC. & W/ 5-8% AIR ENTRANMENT - WZ.D.X WZ.P. (6" X 6") WIRE MESH LOCATED HEAR MID-DEPTH OF SLAB CF SLAB - 100mm (4") OF COURSE GRANULAR MATERIAL - ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED OR BEAM POCKET - 100mm (4") INTO FND. WALL - WIDTH TO MATCH BEAM SIZE -13mm (2") SPACE AROUND WOOD BEAMS STEEL PIPE COLUMN: FIXED COLUMN - MIN. 73mm (2-8") DIA. W/ 4.76mm (8") WALL THICKNESS, - FOR STEEL BEAMS, CLIPS @ TOP & MIN. 152mm X 100mm X 6.35mm (6" X 4" X 1") STEEL BTM. PLATE STEEL PIPE COLUMN (CONT.): - FOR WOOD BEAMS MIN 100mm X 100mm X 6 35mm (4" X 4" X ‡") STEEL TOP & BTM, PLATES, OR TOP PLATE TO EXTEND MIN, WIDTH OF BEAM ANCHOR BTM. PLATE W/TWO 16mm (*) DIA. BOLTS 200mm (8") LONG. 50mm (2") BENT INTO CONCRETE ; JUSTABLE COLUMNS TO CONFORM TO CAN/ CGSB-7.2-N COLUMN SPACING -TWO STOREY -MAX 2897mm (9*-10") -MAX 4880mm (16*-0") -THREE STOREY (4" X 44" X 26") -IMAX_2897mm (8"-10") -1010mm X 1010mm X 480mm (40" X 40" X 18") -IMAY_48867mm (18"-2") -1280mm X 1280mm X 580mm (9" X 50" X 1280 Mm X 1280mm X 580mm (9" X 50" X 128") MAL USE 100mm X 200mm X 16mm (4" X 8" X 1") STEEL PLATE W1 16mm (2" ANCHOR BOLITS WALL SCHEDULE FOOTING 4501/200 WITH 2/10M BMS

- 140mm X 140mm (6" X8") SOLD No.1 SPF - METAL S-NOE ANCHORED TO FTG. - 840mm X 300mm (25" X 25" X 12") CONC., PAD (1 FLOOR SUPPORTED W/ 9"-10" COL. SPACNO) - 850 X 850 X 850 (34" X 34" X 14") CONC. PAD (2 FLOORS SUPPORTED W/ 9"-10" COL. SPACNO)

WALL ASSEMBLIES FT FOUNDATION WALL:

| FOUNDATION WALL:
FOR WALLS NOT EXCEEDING 2500mm (8'-2') IN
LAIERALLY SUPPORT PERMET
LAIERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE
LAIERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE
LAIERAL SUPPORTED MEDIT OF 1200mm (5'-11') &
MAX. SUPPORTED MEDIT OF 1200mm (5'-10') MESURED
FROM GRADE TO FINISHED BASEMET FLOOR
FOR CONTROLLED SUPPORTED BY MONITOR TO SUPPORT
MAIL SHALL DETERM A NUMBER OF SUPPORTED
INSULATE MY RO (18') 1.41') TO 800mm (5'-) ABOY GRADE
INSULATE MY RO (18') 1.41') TO 800mm (5'-) DELOW GRADE
SHACE THE MY NON-FRONT SUSCEPTIBLE SOL.

REDUCTION OF THICKNESS

- WHERE THE FND. WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL.

MASONEY FACHIO, THE MIN. REDUCED THIONESS SHALL NOT BE LESS THAN 90mm (3-7) THICK.

- THE TO FACHIO MATERIAL WITH METAL TIES SPACED MAX. 920mm (8-7) VERTICALLY CO. & 900mm (2-11) HORIZONE WHITE MALL AND FACHIO SOLID MY MORTAN WHITE MALL IS REDUCED FOR JOSTS, HE REDUCED THO MOSTS, THE TOTAL THIONESS SHALL BE MAX. 350mm (13-27) HIGH & MIN. 90mm (3-27) THICK

SORM (C-F) THICK

DAMP PROOF THE EXTENDO FACE OF WALL BELOW GRADE

AS PER GOG SL33.1 & 91.3.2 MORE THAN SOMME (Z-11")

BELOW GOG SL33.1 & 91.3.2 MORE THAN SOMME (Z-11")

BELOW GADLE, A FORM WALL DRAMAGE LIVER SHALL BE

BELOW GADLE, A FORM WALL DRAMAGE LIVER SHALL BE

EXTENDIBLY BASINGTHES SHALL HAVE INTERIOR DAMP PROOFING

EXTENDIBLY FROM SLAS TO GRADE LEVEL DAMP PROOFING

CONFORM TO GOG SL33.3.(3)

WHERE HYDROSTATIC PRESSURE OCCURS, FORM WALLS SHALL

EW WITE PROOFING IN SHAPE OF GOG SL35.

DAMP PROOFING

TO FORM TO GOG SL35.

THE WAS THE PROOFING SHAPE OF THE SHAPE OF T ■ PARTY WALL—BLOOK

— MIN. 1 HR FIRE—RESISTANCE PATING CONTINUOUS FROM TOP
OF FOOTINGS TO THE U/S OF ROOF DECK
— SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE
TRATTER FLALE DAY MARETHLE WOLD, OR NON-COMBINETING
— 13mm (2) SYPSAM BOAND W/T APED JOHNS BOTH SIDES
— 35mm (2) SYPSAM BOAND W/T APED JOHNS BOTH SIDES
— 35mm (3) SYPSAM BOAND W/T APED JOHNS BOTH SIDES
— 105mm (6") FOOLOW BLOOK (NORMAL WEIGHT AGGREGATE)
— 1105mm (6") FOOLOW BLOOK (NORMAL WEIGHT AGGREGATE)

2-20M BAR IN TOP PORTION OF WALL
 BARS TO HAVE MIN. 50mm (2") CONCRETE COVER
 BARS TO EXTEND 600mm (2"-0") BEYOND BOTH SIDES
OF OPENING

FRAME WALL CONSTRUCTION:

2 PRATY WALL CONSTRUCTION:

- SINNO OR STILCCO AS PER ELEVATIONS, MIN. 200mm (6")

- WALL SPEATHING WIMENAME AS PER ORG 2.23.17

- STORY OF CORE 2.33.16

- 39mm X 16mm (2" X 6") WOOD STUDS ● 400mm (18")

- MIN. RT (KSI 3.00) INSULATION (2004 I. OSC 9.23.2)

- OSC 2.33.6 & A.2.00 INSULATION (2004 I. OSC 9.23.2)

- OSC 2.33.6 & A.2.00 INSULATION (2004 I. OSC 9.23.2)

- 13mm (7") OFFSUN BOARD OR ONO NORMANCE IN CORE 2.33.6 & A.2.00 INSULATION (2004 I. OSC 9.23.2)

- 13mm (7") OFFSUN BOARD OR OF CONTONIANCE INSULATION (7") AND SPACE ENTERN RONG OF STUDS. CONT.

- ISSIM (7") TOP SIN BOARD OR OF LIMITING DISTANCES

LESS THAN 1200mm (4"-0"). PROVIDED IT CONFORMS TO OSC

- WHALL SHOW PRIMITING WHO LIMITING DISTANCE IS LESS

THAN 400mm (2") TOP SIN BOARD OR OF LIMITING DISTANCES

- SUBJO SINCE 2.33.6 A.2.00 INSULATION (2004 II. OSC 9.33.00 III. OSC 9.3

■ ALTERNATE FRAME WALL CONSTRUCTION:

— SIGNE OR STUCCO AS PER ELEVATIONS, MIN. 200mm (8*)

FROM FRANSID CRADE

— 22mm (1*) RS (88 0.88) RIGO INSULATION W/ TAPED JOINTS

— 22mm (1*) RS (88 0.88) RIGO INSULATION W/ TAPED JOINTS

— 22mm (1*) RS (88 0.88) RIGO INSULATION W/ TAPED JOINTS

— 24mm (2*) RS (2*) RIGO INSULATION OF WALL OR

COUTT. 38mm X 89mm (2* X 4*) SOLD WOOD BLOCKING &

APPROXIMATELY 140 DEC. APROM TOP FLATE TO SIM. FLATE

FOR FULL LENGTH OF WALL

— 38mm X 89mm (2* X 4*) WOOD STUDS & 400mm (16*) O.C.

— 1812 (RS 2.11) INSULATION

— 1812 (RS 2.11) INSULATION

— 1813 (T) (7*) SYSULATION BARBEER IN CONFORMANCE W/

OBC 3.23.3 & 9.25.4

— 13mm (2*) TOPE X* GYPSUM BOARD FOR LIMITING DISTANCES

LISS THAN 1200mm (2* C*). PROVIDED IT CONFORUS TO OBC

— 18.9mm (2*) TOPE X* GYPSUM DISTANCE IS LESS

— 14MM 600mm (2* C*). PROVIDED IT CONFORUS TO OBC

— 39.016.14(1)* STATE CREATE CONFORUS TO OBC

— 19.016.14(1)* STATE CREATE CR

- 90mm (3-4") FACE BRICK OR 100mm (4") STONE @ 11m (36"-1") MAX, HEIGHT

- 90mm (3-1)* PACE BRICK OR 100mm (4*) STONE ©
11m (36*-1)* MAX, HEGHT
- MIN, 0.78mm (0.03*) THICK, 22mm (1-1)* DORRDSION
RESISTINT STAMPS © MAX, 400mm (16*) O.C. HORZONTAL
& 600mm (24*) O.C. HETTICAL, SYADING
COURSE, TO COME DEPANNOS
- BASE FLASHING UP TO 150mm (6*) BEHIND WALL SHEATHING
MEMBRANE
- BRICK OR STOME SILLS UNDER OPENINOS, FLASHING UNDER
- 25mm (7*) AIN SPACE
- 25mm (7*) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT
- 5 PER 68C 123.16
- 35mm X 140mm (2*) X 6*) WOOD STUDS © 400mm (16*) O.C.
- MIN, RTJ (76 S. 300) INSULATION (2001; 10 SC 123.52)
- CONTINUOUS ARY (VAPOUR BARRIER IN CONFORMANCE W/
- 08C 32.23 § 9.23.4
- WIESE FOTON WALL THICOMESS HAS BEEN REDUCED FOR
ATTACHMENT OF BRICK VERERS, THE APPLICATION
SHALL CONFORM TO OBC 9.15.4.4

E4 DOUBLE VOLUME WALL:

- 13mm (#) INTERIOR GYPSUM BOARD BOTH SIDES
BEARING STUD WALL (BASEMENT);

PARTY WALL- WOOD STUD:

EXTREW WALL:

ONE FRE WALL IS REQUIRED FOR EVERY 600 SO, M
6460 SF. OF BUILDING AREA, DBC 910.11, 3.1.10

1.3mm (f) GPSAM 600.06 W/ TAPED JOINTS ON
SIGN OF STREAM FOR STREAM F

- 13mm (3) O'PSAN BOARD ON BOTH SDES OF WALL & U/S OF CELING BETWEEN HOUSE AND GARAGE - TAPE AND SEAL ALL JOINTS GAS TIGHT - RIT? (RS 3.00) INSULATION IN WALLS, - RZS (RS 4.4) NISULATION IN GELINGS W/ FLOOR ABOVE - CONTINUOUS AIR/ VAPOUR BARRIER IN CONFIDMANCE W/ OSC 0.25.3 & 0.25.4 FOR FLOOR ABOVE

- 15mm (‡) CIPSUM BOARD
- CONTINUOUS ANY, VAPOUR BARRIER IN CONFORMANCE
W/ OBC 9.23.3 & 9.25.4
- 38mm X 140mm (2" X 6") WOOD STUDS @ 400mm (16") O.C.
- R17 (RS 1.300) NSSULATION
- 13mm (‡) CIPSUM BOARD OR ‡" PLYWOOD SHEATHING
ON ATTIC SOR

- FLOOR AS PER NOTE FLOOR ASSEMBLY (28)
- CONTINUOUS ARY WAPOUR BARRIER IN CONFORMANCE W/ 080 - 26.53 & 0.25.
- R25 (RSI 4.4) INSULATION
- VENTED ALUMINIUM SOFFIT

E3 WALLS ADJACENT TO ATTIC SPACE:

- TO BE ENGINEERED

- 38mm X 88mm (2" X 4") PLATE
- 13mm (7) DIA. ANCHOR BUTS © 2.4m (7"-10") G.C.
PASTRED TO PLATE by MUTS AND MASHERS & SHALL
BE DIAGDED NOT LESS THAN 100mm (4") INTO PIN WALL
- SHERAL BOOL OF FOM DIAGNET NOT LESS THAN 65mm
(1") THANG REPORT COMPRESSING, OR PLACED ON FULL
BED OF MORTAR - 90mm (3-4") FACE BRICK OR 100mm (4") STONE ● 11m (36"-1") MAX. HEIGHT - BOMM (3-#) FACE BRICK OR 100mm (4") STONE ©
11m (36-") MAX. HIGHT
- MIN. C78mm (0.03") THICK, 22mm (1-#) CORROSION
- RESISTANT STRAYS © MAX. 400mm (19") O.C. HORIZONTAL
- & COLOMO (10") CO.C. HORIZONTAL
- BASE FLASHING UP TO 150mm (2") BEHND WALL SHEATHING
- BRICK OR STONE SILLS WINDO (10") MIN. SHEATHING
- BRICK OR STONE SILLS WINDO (10") CONTINUE (10")
- BRICK OR STONE SILLS WINDO (10") CONTINUE (10")
- BRICK OR STONE SILLS WINDOOD SILLO SHOOM (10") CO.C.
- 300mm (12") CO.C. ON GROUND FLAT WHEN THREE STOREYS
- BRICK WINDOOD (10") COLOMO SILLO SHOOM (10") CO.C.
- 300mm (12") CO.C. ON GROUND FLAT WHEN THREE STOREYS
- BRICK WINDOOD (10") CO.C. HORIZON (10") CO.C.
- CONTINUE AS DEAL FLAT COLOMO SILLO COLOMO E
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- COLOMO SILLO
- COL

FLOOR ASSEMBLIES:

(a) STRAPPING

- 19mm X 64mm (1" X 3") NAILED TO U/S OF JOISTS
MAX. 2.1m (6"-11") O.C.

- FASTED TO SILL OR HEADER
ENDS

— FASTELL 1G SELL ON PERSON B 2007.

(S) BRUDGHO (S) Schem (1" × 3") OR. Sämm X 38mm (2" × 2")

(C) COSS BRUDGHO ® MAX. 2.Im (6"−11") O.C.

(C) BRUDGHO & STRAPPHING

— (a) & (b) USED TORETHER OR

— 38mm (1"—5) SOLD BLOCKHO ® MAX. 2.Im (6"−11")

28 FLOOR ASSEMBLY:

ZETUDIA ASSEMBLI.

18mm. (T) WAFER BOARD (R-1 GRADE OR EQUIVALIBIT AS FER ORD 9.23.14.6)

AS FER ORD 9.23.14.70 FLANS FL - 38mm X 98mm (2" X 4") WOOD STUDS @ 400mm (16") O.C. - 38mm X 140mm (2" X 8") WOOD STUDS @ 400mm (16") O.C. W/ DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND - SINGLE 9DTTOM PLATE

EZPORON SLASS ABOVE COLD CELLING
- TOR PROCESSE LESS THAN U.G." DEEP
- 130mm (9') 465pd (1020Pg) DONC. SLAB W/
- 5-83 AR TOTRANADIT
- RENFORCE W; 10m BARS © 300mm (12') Q.C.
EACH WAYPLACED IN SIN. THIRD OF SLAB
- 600mm X 600mm (24' X 24') 15m DOWLS © 400mm
(16') Q.C. ARCHORDED IN FERMETER OF FON. WALLS
- SLOPE SLAB MIN. 1.55 TO EXTENDE
- PROVINCE I. I. I'L INTELS OR BACK TO BACK L'S'
ROSE ASSESSED.

TYPICAL ROOF:

IN THE ADDRESS OF THE STREET O

W/ "F CLPS
— APPROVED WOOD TRUSSES ® 000mm (2/F) O.C.
— TRUSS BRAUNIC AS PER TRUSS MANIFACTURER
— METAL ALARE TROUGH ON PIEP PROSPED ALLMINUM
FASIDA AND ALLMINUM VENTED SOFTI
— ATTO VENTILATION 1: 200 OF INSULATED CELLING
AREA W/ SOA TS SOFTI

31 CEILING:

- R31 (RSI 5.4) INSULATION
- CONTINUOUS AIR/ VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4
- 13mm (‡) GYPSUM BOARD

■ WALTED OR CATHERMAL CRUING

- No. 210 COS. MCG/ADV. ASPINAT. SHINGLES

- FOR ROOFS BETWEEN 4:12 & 8 12 PITCH
PROVINGE EAVES PROTECTION TO EXTEND UP THE
ROOF SLOTE MINL SOOTH (2"-11") FROM EDIGE
TOUS HELD THE STEPH AS PER THE STATE STRIP

- EAVES PROTECTION LAUD SDEWATH STATTER STRIP

- STATES TIMP AS PER GOG \$2.87.

- IS USED FOR EAVES PROTECTION

- 10mm (3") PLYMOOD SHATHING OR GOS (0-2 GROUE)

W/ "H" CLPS

- 35mm (2" X 10") NOTO-ED OR

- 35mm (2" X 2") W/ 35mm (2") CROSS PURLIMS

- R20 (FS) 3.02) HISULATION

- MI. 3" CLEARANGE FROM U/S OF ROOF SHEATHING
TO HISLALTION MY VEPOUR BARRIER IN CONFORMANCE W/

- CONTINUO TOTSUM BOOK

CO.

- CONTINUO TOTSUM BOOK

- CONTINU

— 38mm X 140mm (2° X 6°) RAFTERS ● 400mm (16°) O.C.

(18°) O.C.

- 38mm X 89mm (2° X 4°) COLLAR TIES AT MID SPANS

- CELING JOSTS TO BE 38mm X 140mm (2° X 6°) ●

400mm (16°) O.C. UNLESS OTHERMES INC.

- HIP & VALLEY RAFTERS TO BE MIN. 50mm (2°) LARGER
THAN COMMON RAFTERS & MIN. 38mm (1−3°) THICK

- ATTIC ACCESS HATCH:

- 500mm X 700mm (20" X 28") ATTIC HATCH W/ WEATHER-STRIPPING & BACKED W/ R31 (RSI 31) INSULATION

STAIRS:

53 GENERAL:

FOR CURVED STAIRS - FIR. RALING ON WOOD PICKETS MAX. 4*

BETWEEN PICKETS
- EXTENDED COME. STEPS TO HAVE 224mm (10°)

RUN & 200mm (8°) RISS
- FIG. FOR FON. WALL TO BE MIN. 1.22mm (4°-0°)

BE GURACO W GRADE

SEGUROUS GRADE

- FIG. FOR FON. WALL TO BE MIN. 1.22mm (4°-0°)

- GUARD TO BE 1070mm (3'-6") HIGH FOR FLOOR TO FLOOR/ ORADE HEIGHTS OREATER THAN 1.6m (3'-11") - GUARDS TO BE 900mm (2'-11") FOR HEIGHTS LESS THAN 1.8m (3'-11") - PICKETS TO HAVE 100mm (4") MAX. SPACING

TUNEN CLOSET: - LINEN CLOSET 4 SHELVES MIN. 350mm (1'-2") DEEF

- WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HR

(1" X 2") BOTH SIDES OF STEEL

WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE
IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE
TREATED OR SEPARATED FROM CONCRETE W/ 6 MIL
POLYETHYLENE OR No. 15 ROLL ROOFING

₩2 - PRECAST CONC. STEP - 2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

S) – STAGGER JOISTS TO PROVIDE A MIN. 100mm (4") 100% SOULD MASONRY BETWEEN JOISTS ON OPPOSTE SIDES OF PARTY WALL, WHERE STAGGERMOIS NOT POSSIBLE (I.e. AT WALLS, STAIR TRIMMERS, ETC.) PROVIDE JOIST/ BEAM HANGERS FOR MASONEY.

E3 - SMOKE ALARM, GEO G.10.18 - PROVIDED I PER FLOOR NEAR THE STAIRS (MAX. Sm. (16"-5") - PROVIDED I PER FLOOR NEARLY THE FLOOR LEVELS - ALARMS TO BE CONNECTED IN CRICIT AND EXPLORED TO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS

E3 - CARBON MONOXIDE DETECTOR (CMD), OBC 3.32.3.8

WHERE THERE IS A SOLID FUEL BURNING APPLIANCE
A CMD SHALL BE PROVIDED
- CMD TO BE WIRED SO WHEN ACTIVATED SMOKE
ALARM WILL SOUND

MARKET WILL SOUND

MAN DOOR TO BE OPERABLE FROM INSIDE W/O KEY

PROVIDE A VEWER WITH A VIEWING ANGLE OF NOT LESS
THAN 160 DGE, UNLESS GAZING IS PROVIDED IN DOOR
OR A SIDELIGHT IS PRESENT

GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF
CLOSER, WEATHER-STRIPPING, THRESHOLD & DEAD BOLT

TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT;

1) WHERE THAT FLOOR HAS ACCESS TO A BALCONY

OR
2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING
AN UNURSTRUCTED OPENING OF NOT LESS THAN AN UNUSSINCEED OFERING OF NOT LESS ITAM

1.0m (3"-3") IN HEIGHT AND 550mm (21 || ") IN MIDTH
SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL E

NOT MORE THAN 1.0m (3"-3") ABOVE FLOOR AND 7.0n

(23"-0") ABOVE ADJACENT GROUND LEVEL

FRAME CONSTRUCTION

FRAME CONSTRUCTION

ALL FRAMING LIMBER TO BE No. 1 AND No. 2 SPF UNLESS NOTED OTHERWISE

JOISTS TO HAVE MIN. 38mm (1'-1') END BEARING

JOISTS TO HAVE MIN. 38mm (1'-1') END BEARING

DOUBLE STOKE OPENING: (3-1') END BEARING

DOUBLE STOKE OF PERMISS (3-1') END BEARING

DOUBLE HOUSE OF STOKE OF THE STOKE OF

PROFESSIONAL

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POLINCE OF ONE

DRAWINGS TO

(3'-0" x 6'-8" x 1-2") (2'-4" x 6'-8" x 1-2") (2'-4" x 6'-8" x 1-2") B 865mm x 2030mm x 45mm 610mm x 2030mm x 35mm (2°-10° x 6°-8° x 1-2°) (2°-0° x 6′-8° x 1-2°) 5) 815mm x 2030mm x 35m⊛ 460mm x 2030mm x 35m (2'-8" x 6'-8" x 1-}") (1'-6" x 6'-8" x 1-}")

	LEGEND/I	PLANS_	
UGHT FIXTURE UGHT FIXTURE (PULL CHAIN) UGHT FIXTURE (WALL MOUNTED) SWITCH 3 WAY SWITCH	DUPLEX OUTLET DUPLEX OUTLET (HEIGHT AS NOTED) MATERPROOF DUPLEX OUTLET MEANY DUTY OUTLET CENTRAL VACUUM A TELEPHONE OUTLET HEAT RUN	C. VENTS AND INTAKES DEMANUST FAN HOSE BIB FLOOR DRAIN HEAT DUCT OR RAIN WATER LEADER (TO SEMER) LEADER (TO PAD) PLUMBING LINE	DOUBLE JOST 1.4 RRPLE JOST 1.7 PRESSUE MIBER 1.5 GROER RUSS 2. SOLD BEARING 2. GROER RUSS 2. SOLD BEARING 2. TO BE THE SAME WE AS SUPPORTED MEMB 2. POINT LOS. 2. POINT LOS. 2. WALLEY VOLUME WALL
COLD CELLAR VENT FURNACE VENT STOVE VENT	HWT VENT FURNACE INTAKE	UGHT FIXTURE (WALL MOUNTED) (HYDRO METER (GAS METER	UNDER SIDE FG FIXED GLAZING GII GLASS BLOCK BPB BLACK PAPER BEHIND

ROOF RAFTERS (WHERE NO CELLING IS INSTALLED)

		N	XIMUM CLEAR SP	AN .			
	ROOF SNOW	LOAD 21 PSF		ROOF SNOW	ROOF SNOW LOAD 31 PSF		
RAFTER SIZE	RAFTER SPA	CING		RAFTER SP.	RAFTER SPACING		
	12° O.C.	16° O.C.	24" O.C.	12" O.C.	16" O.C.	24° O.C.	
2X4	10'-2"	9'-3"	8'-1"	8-11	8'-1"	7-1*	
2X6	16"-0"	14"-7"	12-9	14'-0"	12'-9"	11'-1"	
2X8	21'-1"	19-2"	16'-9"	18-5	16-9*	14'-5"	

RUUF JUISTS	(WHE	RECEILING IS INSTA	ALLED)			
		MAXI	MUM CLEAR SPAN			
	ROOF SNOW LO	DAD 21 PSF	ROOF SNOW L	OAD 31 PSF		
SIZE	JOIST JOIST SPACING			JOIST SPACIN		
	12° O.C.	16" O.C.	24" O.C.	12" O.C.	16" O.C.	24" O.C.
2X4	8-1"	7'-4"	6'-5"	7'-1"	6'-5"	5'-7"
2X6	12'-9"	111-6"	10'-1"	11'-1"	10'-1"	8'.9"
	401.00	471.04	477.04	4 41 78	474.04	441.79

FLOOR JOISTS

JOIST	1"X3" STRAPPING OR DRYWALL CLG.			2"X2" CROSS BRIDGING			BOTH STRAPPING & BRIDGING			1 1/2"-2" CONCRETE TOPPING		
SIZE	JOIST	SPACING		JOIST SPACING			JOIST SPACING			JOIST SPACING		
	12° o.c.	16" o.c.	24" o.c.	12° o.c.	16° o.c.	24" o.c.	12" o.c.	16" o.c.	24" o.c.	12" o.c.	16" o.c.	24" o.c.
2x4	6-1	5.7	5'-2"	6'-6"	5-11"	5-2"	6.6	5.11	5'-2"	6'-6"	5'-11"	5.2
2x6	9.6	8'-10"	8'-2"	10'-3"	9.4"	8-2"	10'-3"	9'4"	8'-2"	10.3	9-4	8.2
2x8	11'-7"	11'-0"	10-6"	12-6"	11'-9"	10-8"	13'-1"	12.2	10-8"	13.6	12'-3"	10-8"
2x10	13'-8"	12'-11'	12.4"	14'-6"	13'-8"	12'-10"	15'-1"	14.0	13-1	17-3	15'-8"	13'-6"
2x12	15'-7"	14'-9"	14'-1'	16'-5"	15'-5"	14'-6"	16'-11"	15.9	14-8"	20.5	19'-0"	15'-8"

CEILING JOISTS SUBFLOORING

JOIST		SPACING		FLOOR JOIST	SUBFLOOR	NG	
SIZE	12" o.c.	16" o.c.	24" a.c.	UPTO	WAFER BD.	PLYWOOD	LUMBER
2x4	10'-2"	9-3"	8-1"	16" O.C.	5/8"	5.8"	11/16"
2x6	16'-0"	14'-7"	12-9	201.0.0	5/8"	5.8"	34"
2x8	21'-1"	19'-2"	16.9	20" O.C.			
2x10	26'-11"	24' 6"	21.4	24" O.C.	3/4"	3/4*	3/4"
OOF S	НΕΔΤΗ	ING					

ROOF FRAMING	ROOF SHEATHING UNSUPPORTED EDGES	ROOF SHEATHING TONGUE & GROOVE, 'H'-CLIPS OR OTHER EDGE SUPPORT
2" O.C.	3.8" PLYWOOD, WAFER BD. OR 11/16" LUMBER	5/16" PLYWOOD, 3/8"WAFER BD. OR 11/16" LUMBER
6" O.C.	3.8" PLYWOOD, 7/16" WAFER BD. OR 11/16" LUMBER	5/16" PLYWOOD, 3/8"WAFER BD. OR 11/16" LUMBER
4" O.C.	1/2" PLYWOOD OR 3/4" LUMBER	3/8" PLYWOOD, 7/16"WAFER BD. OR 3/4" LUMBER
ENEDALI	NOTES	

STRAPPING & CROSS BRIDGING MAXIMUM 6-11" FROM END SUPPORT & OTHER ROWS OF STRAPPING & BRIDGING.

CEILING JOIST TABLE MAY BE APPLIED ONLY WHERE ATTIC IS NOT ACCESSIBLE BY A STAIRWAY.

WHERE FINISHED FLOORING CONSISTS OF 3/4" WOOD STRIPS, SUBFLOOR MAY BE REDUICED TO 102"

	LINTEL SCHEDULE								
TYPE	TIMBER	REMARKS							
ITIPE	IIIIOEK	BRICK	STONE	NO PORTO					
5	2-36 X 140	L-90 X 90 X 6	L- 125 X 90 X 8	1200 SPAN OR LESS					
7	2- 38 X 184	L- 90 X 90 X 6	L- 125 X 90 X 8	1600 SPAN OR LESS					
IJ	2- 38 X 235	L- 100 X 90 X 8	L- 125 X 125 X 8	2100 SPAN OR LESS					
14	3- 38 X 235	L- 125 X 90 X 8	L- 125 X 125 X 8	2400 SPAN OR LESS					
15	3- 38 X 266	L- 125 X 90 X 10	L- 125 X 125 X 10	2700 SPAN OR LESS					
5	4- 38 X 286	L- 150 X 100 X 10	L- 125 X 125 X 13	3000 SPAN OR LESS					

NOTE: LINTELS ARE GROUPED BY SIZES FOR REFERENCE ONLY. REFER TO FLOOR PLANS STEEL LINTELS TO HAVE MINIMUM 150 (6") BEARING ON EACH SIDE ALL MASONRY OR PRECAST ARCHES ARE TO BE SELF SUPPORTING

CONTRACTORS MUST CHECK AND VERFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT SEPONE PROCESSION WITH CONSTRUCTION THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UITE SEALED AND SIGNED BY THE ARCHITECT/ENGINEER

PER CITY COMMENT DESCRIPTION

PROPOSED GARAGE

8 EVELYN ST, COOKSTOWN

GEN. NOTES **SCHEDULES**

11/8/2024 **A5**

FOUNDATION WALL:
10" POUNED CONC WALL
W/ COME & BASE
224 WO STUDS & 16" C.C.
FILED W/ RIGID RISULATION
BRITE RISUL FOUNDATION WALL:

8" POWED CONC WALL

W/ CONE @ BINSE

244 WTO STUDE @ 0 16" O.C.

FILLED W/ RECO DESULATION

GRID W/ RECO DESULATION

GRID W/ RECO DESULATION

GRID W/ RECO DESULATION

SECULATION

SECULATION

MAIL: DOT. WALL:
FIELD STOKE BY TES @ 16" O.C.
VEX. 95" O.C. HORD.
1" FIR SPICE.
BLUGGE PLYTTED SHEARING
5-6 HORSEL BLUGGE PLYTTED SHEARING
2-6 HORSEL BLUGGE PLYTTED SHEARING
2-6 HORSEL BLUGGE PLYTTED SHEARING
5-6 HORSEL BLUGGE PLYTTED
DOUBLE PLYTE @ BOTTOM
BLUGGE PLYTTE BLUGGE PLYTTE BBUILD
BLUGGE PLYTTE BB PLT. WALL:

WICK VEIGER W/ TES @ 16° O.C.

VEIT. SF O.C. HORZ.

1° AS SPACE

SPACE THE SHARE SOME

SAS DET GROVE PLYSION SECRISIS

24° DOLLER FLET OF BOTTOM

DOLLE FLET OF BOTTOM

MARKET SAS SAS ANY MARKET SASS

MARKET SAS ANY MARKET SASS DEXT. WALL:
1" WOOD SOME
WHOUR BARRER
5/8 ERT TYPE X GYP BOND ON
5-6 HOOD STUDS 9 16" 5/6
POLYETH COMM WAP BARRER
5/8 COMM POLYETH
5/8 COMM PO MIL POLY WHOLE BESTEDN

MIL POLY WHOLE SAME

5/6 CP, SOMD TAPED & SAMED

FRESHER MIN. RSI 3.25 (RI9) BATT INSUL.
6 ML POLY WPOUR BARRER
5/8 GPP. BOND TAPED & SANDED
TRANSPER. INT. WALL:
244 NOMINAL WOOD STUDS @
16° OVE GRITHED AT
160 OVER GRITHED AT
170 SINGLE PLATE AT BOTTOM
150 SINGLE PLATE AT BOTTOM B EXT. COLUMN 10°V WOOD COL. AROUNDSTEEL COLUMN HSS 102x102x4.78 STEEL COLUMN

COMPLY WITH **ONTARIO BUILDING** CODE 2012