COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-012-2025

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 3.3f) of the Zoning By-Law which does not permit the height of an accessory structure to exceed the height of the principal building on the lot or 5m, whichever is the lesser. The applicant is proposing to construct a detached garage with a height of approximately 6.7m measured to the peak of the roof.

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-and-development/committee-of-adjustment-hearings.aspx

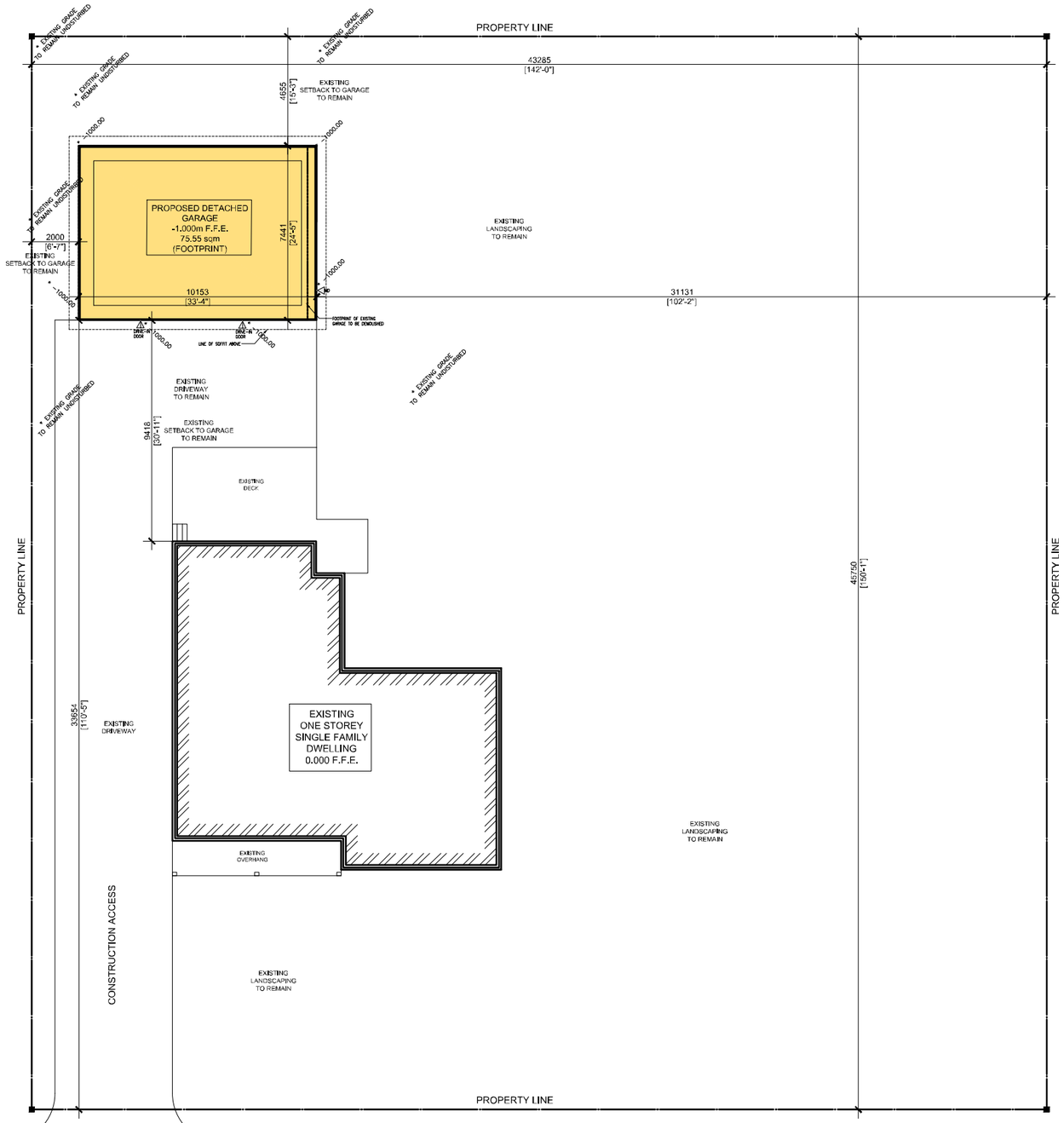
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

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.

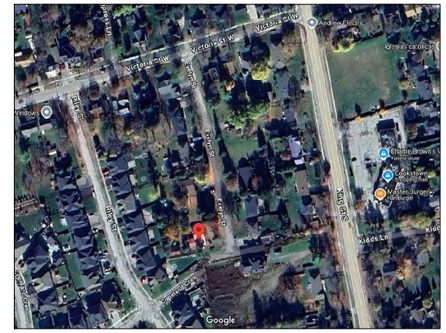
Dated: **April 24, 2025**

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



EVELYN STREET

1 SITE PLAN
SCALE: 1:100



1991.56

SITE ANALYSIS	ACRES	SQ M	SQ FEET
TOTAL LOT AREA	0.489	1,980.28	21,316
NEW BUILDING AREA		**M2**	**SQ.FT**
GROUND FLOOR		75.55	813
MEZZANINE		54.80	590
TOTAL AREA(FOOTPRINT)		75.55	813
TOTAL GFA		130.35	1,403
EXISTING DWELLING FOOTPRINT		149.58	1610
TOTAL LOT AREA COVERAGE (GARAGE + DWELLING)		225.13	11.36%

PROPOSED AND EXISTING GARAGE SET BACKS	
EXISTING NORTH	4.655 m
EXISTING SOUTH	33.654 m
EAST	31.131 m
EXISTING WEST	2.000 m

11.30%

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012

PROFESSIONAL ENGINEER
LICENSED
JAN 14,2025
H. LI
100062526
PROVINCE OF ONTARIO

THESE DRAWINGS ARE NOT TO BE SCALED
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE ARCHITECT.

NO:	DATE:	ISSUED FOR:

ADDITIONAL NOTES:

THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DO NOT SCALE DRAWINGS.

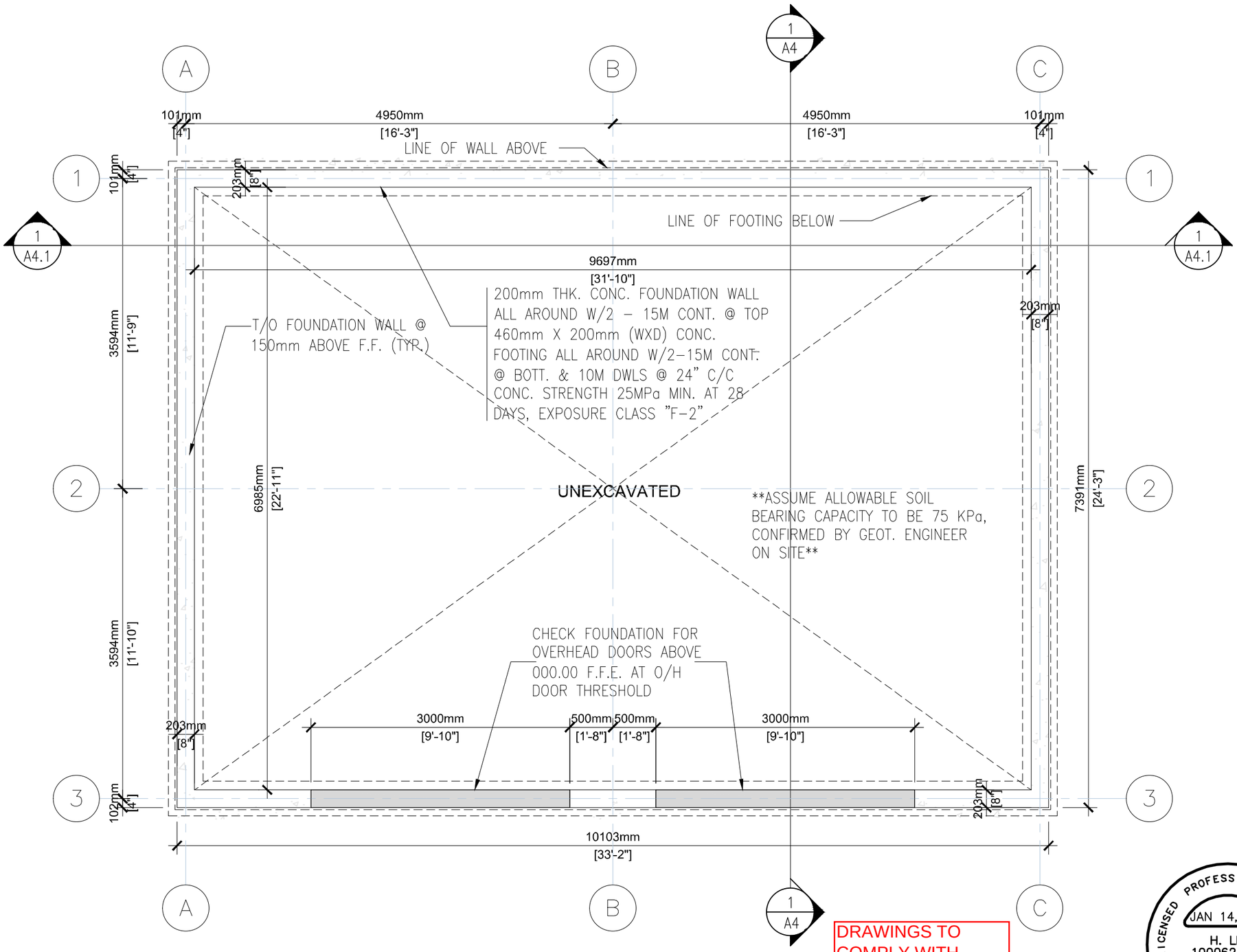
No.	DESCRIPTION	DATE
	REVISIONS	
1	ISSUED FOR PERMIT	1/10/2025
2	PER COMMENTS	1/31/25

PROJECT:
PROPOSED GARAGE
8 EVELYN ST, COOKSTOWN ON, L0L 1L0

DRAWING:
SITE PLAN

PLOTTED:

DATE:	PROJECT No.
11/8/2024	
SCALE:	DRAWING No.
	A1
DRAWN BY:	



1 FOUNDATION PLAN
SCALE: 1:100

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012

LICENSED PROFESSIONAL ENGINEER
JAN 14,2025
H. LI
100062526
PROVINCE OF ONTARIO

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE ARCHITECT.

NO:	DATE:	ISSUED FOR:

ADDITIONAL NOTES:

THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DO NOT SCALE DRAWINGS.

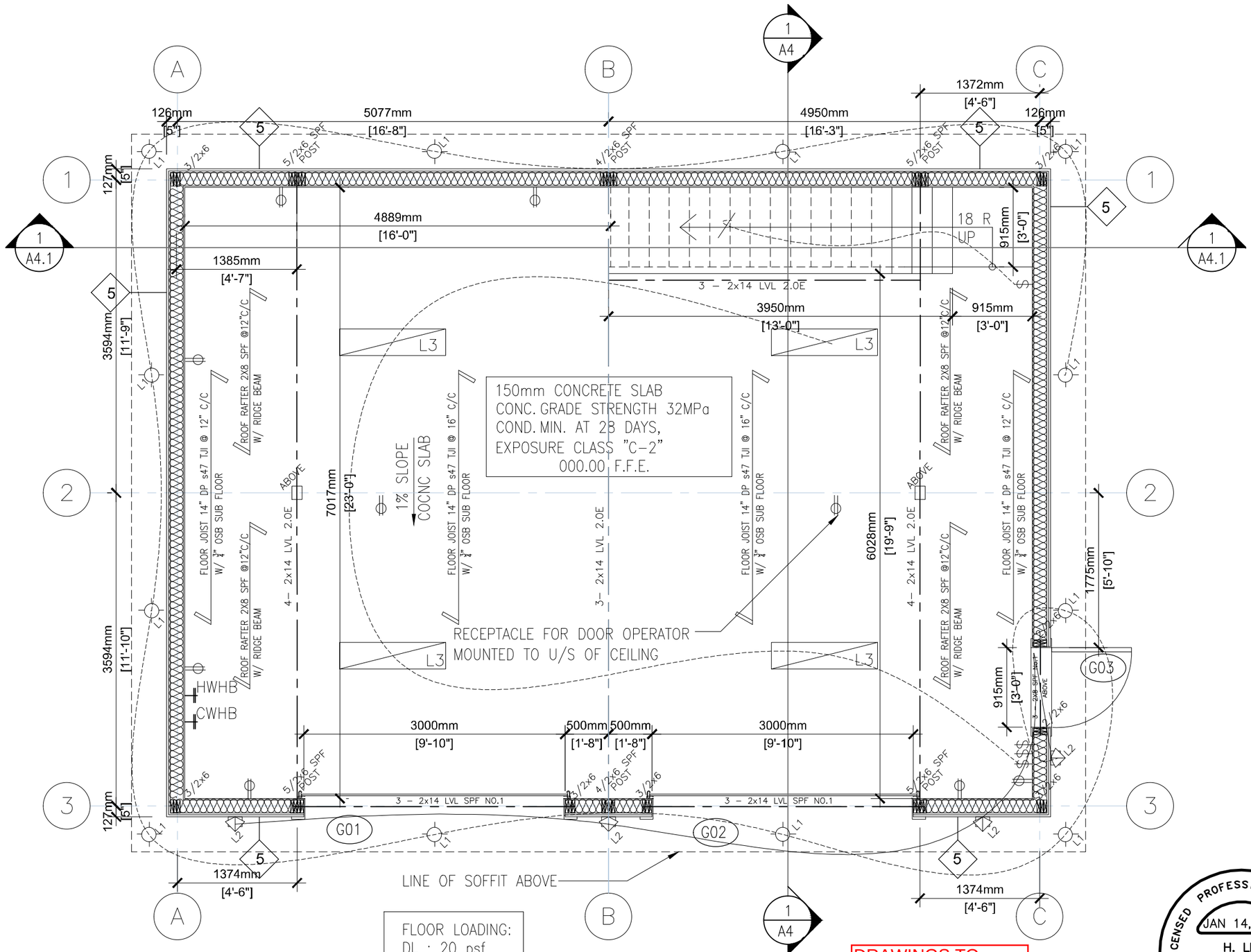
No.	DESCRIPTION	DATE
2	PER CITY COMMENTS	1/31/25
1	ISSUED FOR PERMIT	1/10/2025
	REVISIONS	

PROJECT:
PROPOSED GARAGE
8 EVELYN ST, COOKSTOWN ON, L0L 1L0

DRAWING:
FOUNDATION PLAN

PLOTTED:

DATE: 11/8/2024
PROJECT No.
SCALE:
DRAWING No. A2.0
DRAWN BY:



1 FLOOR PLAN
SCALE: 1:100

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012

LICENSED PROFESSIONAL ENGINEER
JAN 14,2025
H. LI
100062526
PROVINCE OF ONTARIO

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE ARCHITECT.

NO:	DATE:	ISSUED FOR:

ADDITIONAL NOTES:

THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DO NOT SCALE DRAWINGS.

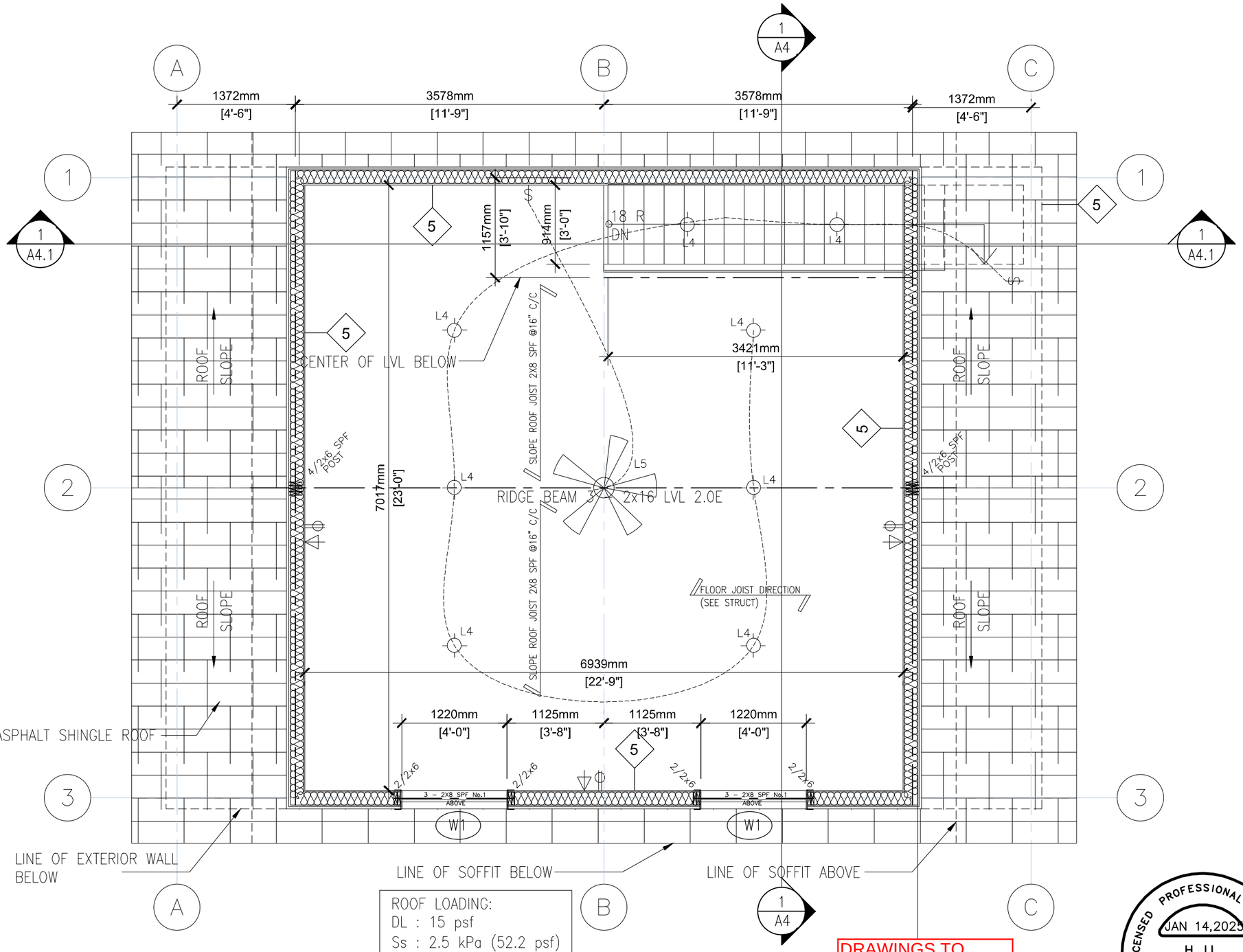
No.	DESCRIPTION:	DATE
	REVISIONS	
2	PER CITY COMMENTS	1/31/25
1	ISSUED FOR PERMIT	1/10/2025

PROJECT:
PROPOSED GARAGE
8 EVELYN ST, COOKSTOWN
ON, L0L 1L0

DRAWING:
FLOOR PLAN

PLOTTED:

DATE:	PROJECT No.
11/8/2024	
SCALE:	DRAWING No.
DRAWN BY:	A2.1



ROOF LOADING:
DL : 15 psf
Ss : 2.5 kPa (52.2 psf)
Sr : 0.4 kPa (8.35 PSF)

1 MEZZANINE FLOOR PLAN
SCALE: 1:100

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012

LICENSED PROFESSIONAL ENGINEER
JAN 14,2025
H. LI
100062526
PROVINCE OF ONTARIO

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE ARCHITECT.

NO:	DATE:	ISSUED FOR:

ADDITIONAL NOTES:

THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DO NOT SCALE DRAWINGS.

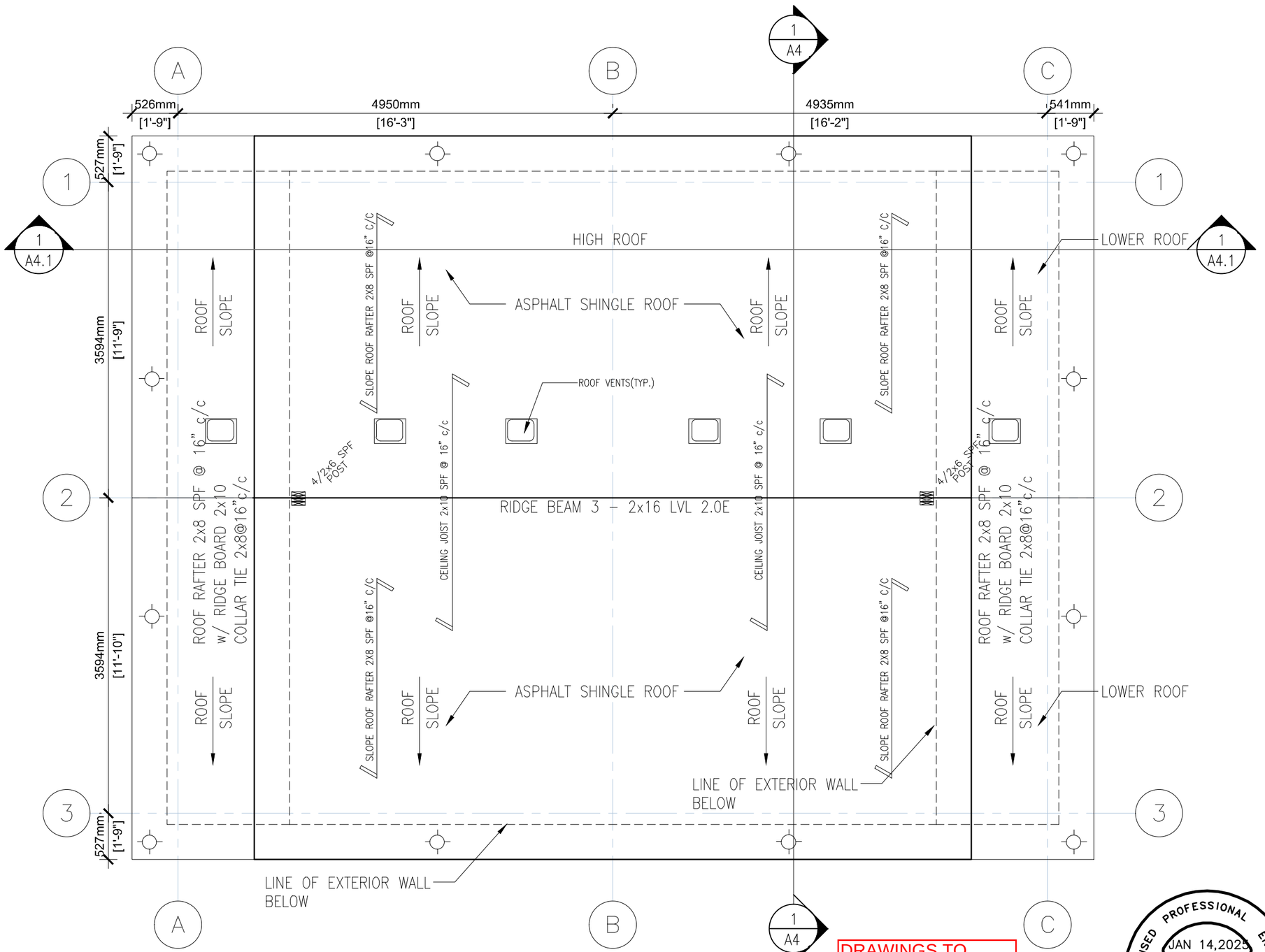
No.	DESCRIPTION	DATE
	REVISIONS	
2	PER CITY COMMENTS	1/31/25
1	ISSUED FOR PERMIT	1/10/2025

PROJECT:
PROPOSED GARAGE
8 EVELYN ST, COOKSTOWN
ON, L0L 1L0

DRAWING:
MEZZANINE PLAN

PLOTTED:

DATE:	PROJECT No.
11/8/2024	
SCALE:	DRAWING No.
DRAWN BY:	A2.2



1 ROOF PLAN
SCALE: 1:100

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012

LICENSED PROFESSIONAL ENGINEER
JAN 14,2025
H. LI
100062526
PROVINCE OF ONTARIO

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE ARCHITECT.

NO:	DATE:	ISSUED FOR:

ADDITIONAL NOTES:

THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DO NOT SCALE DRAWINGS.

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

PROJECT:
PROPOSED GARAGE
8 EVELYN ST, COOKSTOWN ON, L0L 1L0

DRAWING:
ROOF PLAN

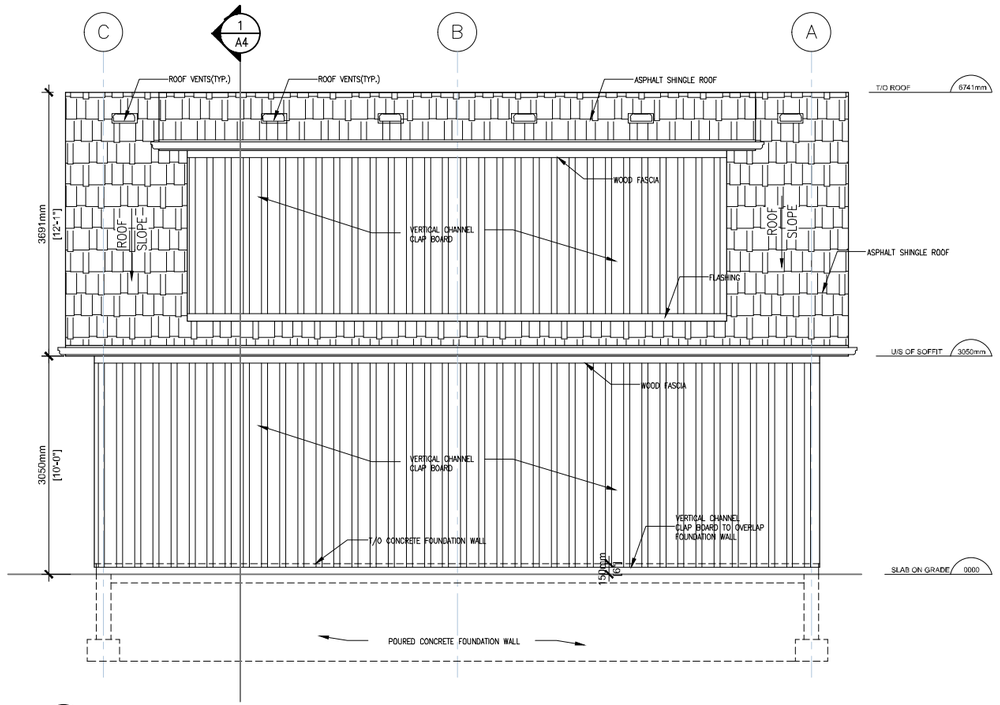
PLOTTED:

DATE: 11/8/2024
PROJECT No.

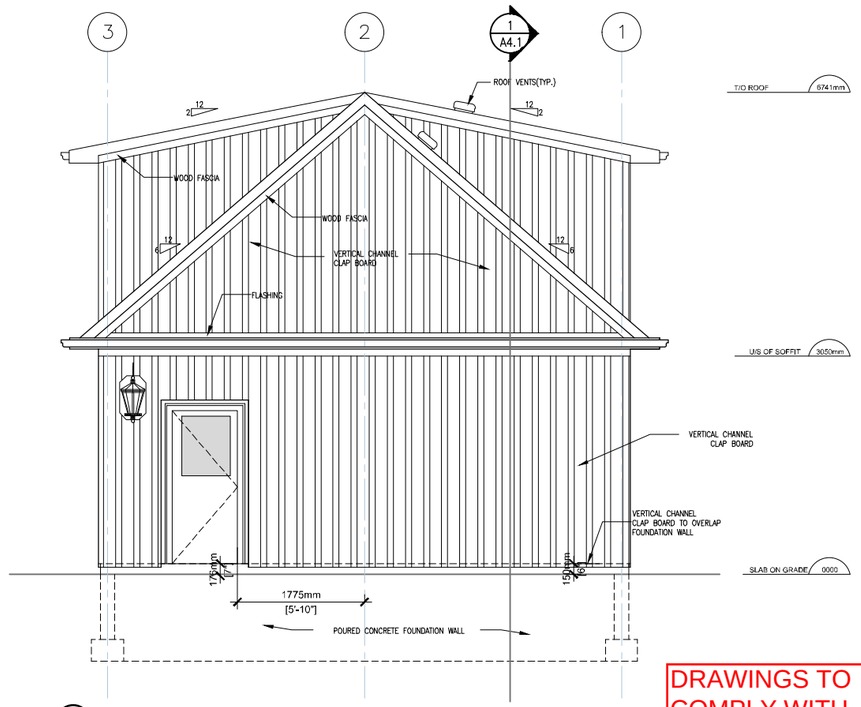
SCALE:

DRAWN BY:

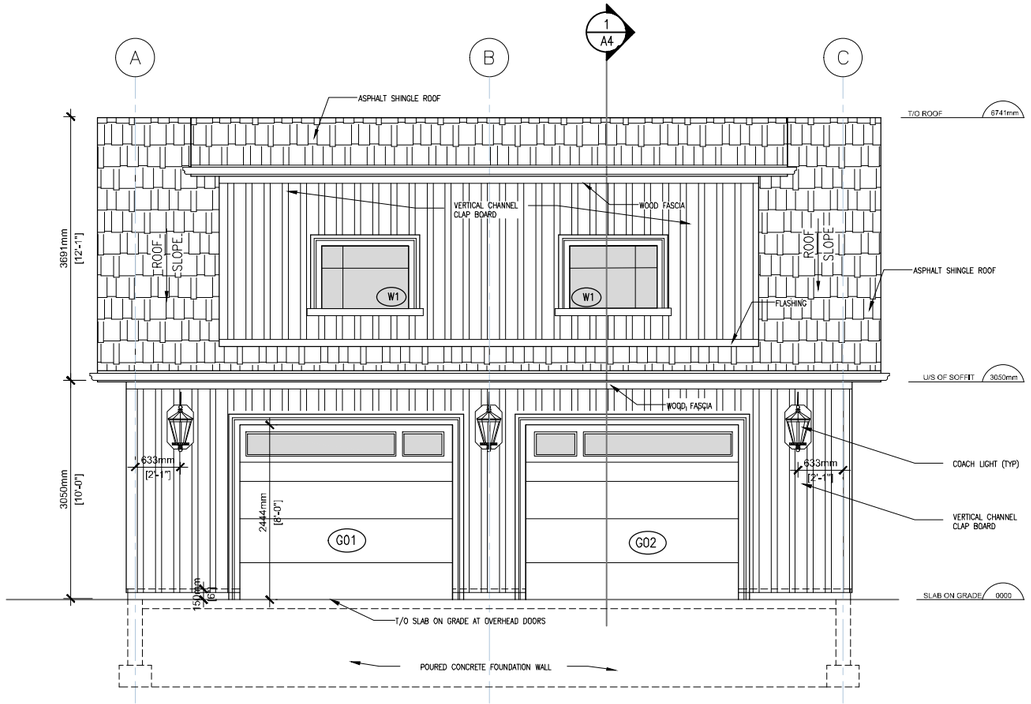
DRAWING No.
A2.3



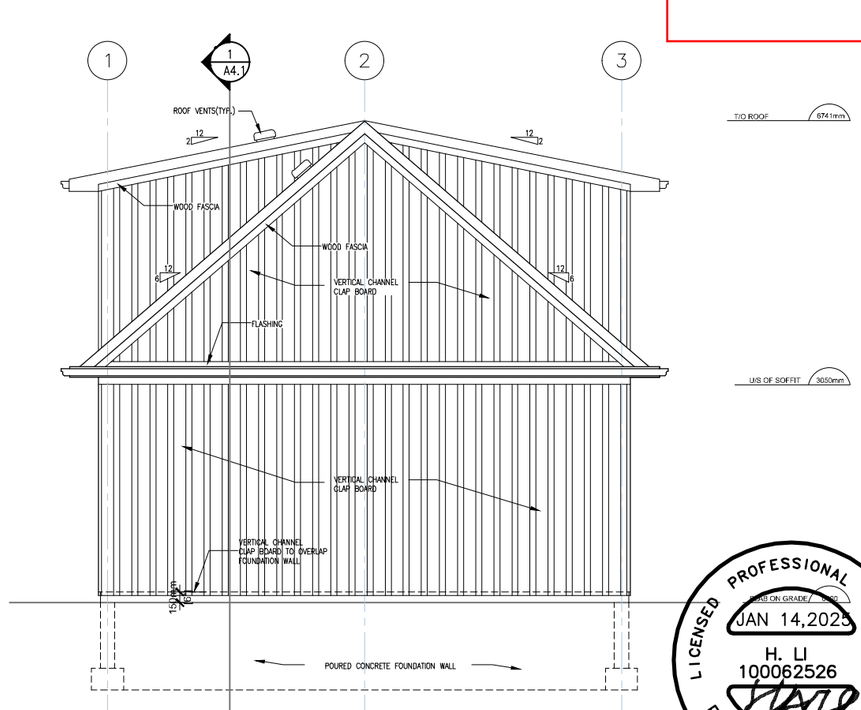
1 NORTH ELEVATION
SCALE: 1:100



2 EAST ELEVATION
SCALE: 1:100



3 SOUTH ELEVATION
SCALE: 1:100



4 WEST ELEVATION
SCALE: 1:100

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE ARCHITECT.

NO:	DATE:	ISSUED FOR:

ADDITIONAL NOTES:

THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND SEALED BY THE ARCHITECT/ENGINEER.

DO NOT SCALE DRAWINGS.

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

PROJECT:
PROPOSED GARAGE
8 EVELYN ST, COOKSTOWN ON, L0L 1L0

DRAWING:
ELEVATIONS

PLOTTED:

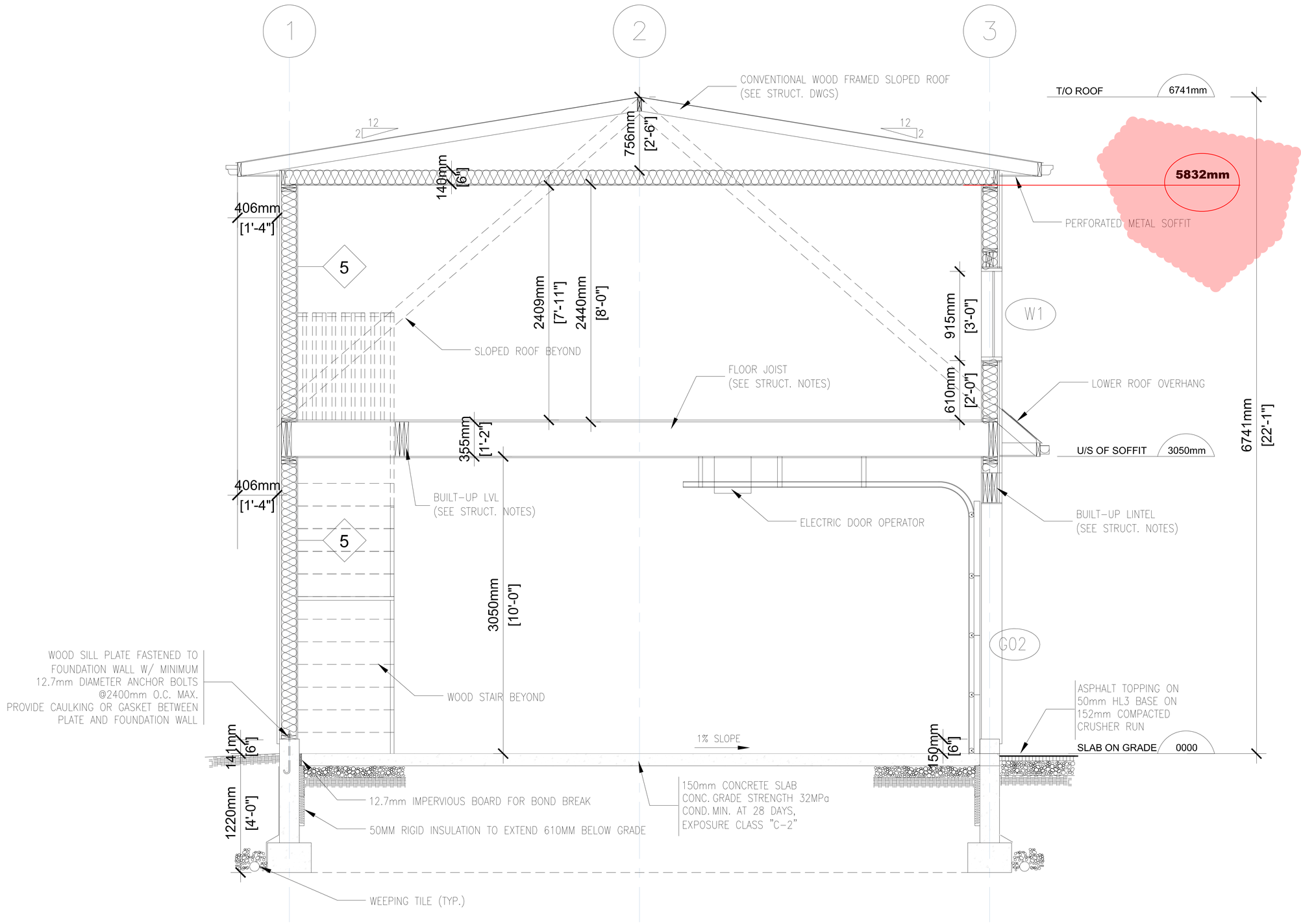
DATE: 11/8/2024

PROJECT No.

SCALE:

DRAWN BY:

DRAWING No.
A3



1 SECTION

SCALE: 1:100

DRAWINGS TO COMPLY WITH ONTARIO BUILDING CODE 2012

LICENSED PROFESSIONAL ENGINEER
JAN 14,2025
H. LI
100062526
PROVINCE OF ONTARIO

THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE ARCHITECT.

NO:	DATE:	ISSUED FOR:

ADDITIONAL NOTES:

THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DO NOT SCALE DRAWINGS.

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

PROJECT:

PROPOSED GARAGE

8 EVELYN ST, COOKSTOWN
ON, L0L 1L0

DRAWING:

SECTIONS

PLOTTED:

DATE:	PROJECT No.
11/8/2024	
SCALE:	DRAWING No.
	A4
DRAWN BY:	

A

B

C

CONVENTIONAL WOOD FRAMED SLOPED ROOF
(SEE STRUCT. DWGS) NOTES ON FLOOR PLANS

T/O ROOF 6741mm

PERFORATED METAL SOFFIT

3691mm [12'-1"]

5

2440mm [8'-0"]

FLOOR JOIST
(SEE STRUCT. NOTES)

915mm [3'-0"]

3421mm [11'-3"]

BUILT-UP LVL
(SEE STRUCT. NOTES)

U/S OF SOFFIT 3050mm

900mm HIGH MIN. HANDRAIL

25mm SQUARE PICKETS
@100mm MAX. O.C.

2441mm [8'-0"]

190mm [7"]

305mm MIN. STRINGER DEPTH

250mm [10"]

915mm [3'-0"]

WOOD BLOCKING @ 1200MIN.
BETWEEN STRINGERS

ASPHALT TOPPING ON
50mm HL3 BASE ON
152mm COMPACTED
CRUSHER RUN

SLAB ON GRADE 0000

5

3050mm [10'-0"]

3050mm [10'-0"]

WOOD SILL PLATE FASTENED TO
FOUNDATION WALL W/ MINIMUM
12.7mm DIAMETER ANCHOR BOLTS
@2400mm O.C. MAX.
PROVIDE CAULKING OR GASKET BETWEEN
PLATE AND FOUNDATION WALL

12.7mm IMPERVIOUS BOARD FOR BOND BREAK

50MM RIGID INSULATION TO EXTEND 610MM BELOW GRADE

150mm CONCRETE SLAB
CONC. GRADE STRENGTH 32MPa
COND. MIN. AT 28 DAYS,
EXPOSURE CLASS "C-2"

STRINGER ANCHORED
TO CONCRETE
2 - 9.5mm DIA. THRU BOLTS
C/W 32mm OD. WASHERS

WEEPING TILE (TYP.)

1 SECTION
SCALE: 1:200

DRAWINGS TO
COMPLY WITH
ONTARIO BUILDING
CODE 2012

LICENSED PROFESSIONAL ENGINEER
JAN 14,2025
H. LI
100062526
PROVINCE OF ONTARIO

THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE ARCHITECT.

NO:	DATE:	ISSUED FOR:

ADDITIONAL NOTES:

THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DO NOT SCALE DRAWINGS.

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

PROJECT:
PROPOSED GARAGE
8 EVELYN ST, COOKSTOWN
ON, L0L 1L0

DRAWING:
SECTIONS

PLOTTED:

DATE: 11/8/2024

PROJECT No.

SCALE:

DRAWING No.
A4.1

DRAWN BY:

CONSTRUCTION NOTES:

- ALL CONSTRUCTION TO TO CONFORM TO THE ONTARIO BUILDING CODE (OBC) AND ALL OTHER REQUIRED CODES
- ALL DIMENSIONS GIVEN IN IMPERIAL SHALL BE FOLLOWED IN METRIC

FOOTINGS / SLABS

TYPICAL STRIP FOOTING:
- BASED ON 4.9m (16'-1") MAX. SUPPORTED JOIST LENGTH
- MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
- FTG. TO HAVE CONTINUOUS KEY
- FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY

[1] 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- 660mm X 230mm (26" X 9")

[2] TYPICAL STRIP FOOTING (INTERIOR BEARING WALLS):

SUPPORTING	FOOTING SIZE
TWO STOREY MASONRY	650mm X 230mm (26" X 9")
TWO STOREY STUD	460mm X 130mm (18" X 5")
THREE STOREY MASONRY	900mm X 360mm (36" X 14")
THREE STOREY STUD	600mm X 230mm (24" X 8")

[3] STEP FOOTING:

- 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

[4] DRAINAGE TILE OR PIPE:

- MATERIALS SHALL CONFORM TO OBC- 9.14.3.1
- 100mm (4") MIN. DIA.
- LAY ON UNDISTURBED OR WELL COMPACTED SOIL
- TOP OF TILE OR PIPE TO BE BELOW BTM. OF FLR. SLAB
- COVER TOP & SIDES OF TILE OR PIPE W/ 150mm (6") OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL
- TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL

[5] BASEMENT SLAB:

- 75mm (3") CONCRETE SLAB
- 2200psi (15MPa) AFTER 28 DAYS
- DAMP PROOF BELOW SLAB W/ MIN. 0.15mm (0.006") POLYETHYLENE OR TYPE S ROLL ROOFING W/ 300mm (12") LAPPED JOINTS
- DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
- 100mm (4") OF COURSE GRANULAR MATERIAL
- PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
- PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO OBC 9.10.13.7
- WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC. 9.13.6

[6] GARAGE SLAB/ EXTERIOR SLABS:

- 100mm (4") CONCRETE SLAB
- 4600psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT
- W2.9 X W2.9 (6" X 6") WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
- 100mm (4") OF COURSE GRANULAR MATERIAL
- ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED

[7] PILASTERS:

- CONCRETE NIB- 100mm X 300mm (4" X 12")
- BLOCK NIB- 100mm X 300mm (4" X 12") BONDED & TIED TO WALL AS PER OBC 9.20.11.12 TOP 200mm (8") SOLID

OR BEAM POCKET
- 100mm (4") INTO FND. WALL
- WIDTH TO MATCH BEAM SIZE
- 13mm (½") SPACE AROUND WOOD BEAMS

STRUCTURAL COLUMNS

- SIZE BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN TWO WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 5.0m (16'-5") AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa)

[8] STEEL PIPE COLUMN:

- FIXED COLUMN
- MIN. 73mm (2-⅞") DIA. W/ 4.75mm (3/16") WALL THICKNESS.
- FOR STEEL BEAMS, CLIPS @ TOP & MIN. 152mm X 100mm X 6.35mm (6" X 4" X ¼") STEEL BTM. PLATE

[9] STEEL PIPE COLUMN (CONT.):

- FOR WOOD BEAMS, MIN. 100mm X 100mm X 6.35mm (4" X 4" X ¼") STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
- ANCHOR BTM. PLATE W/ TWO 16mm (⅝") DIA. BOLTS 200mm (8") LONG, 50mm (2") BENT INTO CONCRETE FTG.
- ADJUSTABLE COLUMNS TO CONFORM TO CAN/ CGSB-7.2-M

COLUMN SPACING	PTD. SIZE
TWO STOREY	
MAX. 2997mm (9'-10")	86mm X 860mm X 38mm (34" X 34" X 15")
MAX. 4880mm (16'-0")	1120mm X 1120mm X 51mm (44" X 44" X 20")
THREE STOREY	
MAX. 2997mm (9'-10")	1010mm X 1010mm X 460mm (40" X 40" X 18")
MAX. 4880mm (16'-0")	1280mm X 1280mm X 590mm (50" X 50" X 23")

- WHERE COL. SITS ON FDN. WALL USE 190mm X 200mm X 16mm (4" X 8" X ⅝") STEEL PLATE W/ 16mm (⅝") ANCHOR BOLTS

WALL ASSEMBLIES

[A] WOOD STUD WALL:

- 140mm X 140mm (6" X6") SOLID No.1 SPF
- METAL SHOE ANCHORED TO FTG.
- 840mm X 840mm X 300mm (28" X 25" X 12") CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)
- 860 X 860 X 360 (34" X 34" X 14") CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)

[B] FOUNDATION WALL:

- FOR WALLS NOT EXCEEDING 2500mm (8'-2") IN LATERALLY SUPPORT HEIGHT
- LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE
- 200mm (8") SOLID 2200psi (15MPa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 1200mm (3'-11") & MAX. SUPPORTED HEIGHT OF 2150mm (6'-11") MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR FOR CONDITIONS EXCEEDING THESE MAXIMUM AS ALTERNATIVE IN CONFORMANCE TO OBC- 9.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER OBC- PART 4
- WALL SHALL EXTEND A MIN. 150mm (6") ABOVE GRADE
- INSULATE W/ R8 (RSI 1.41) TO 600mm (2'-0") BELOW GRADE
- BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS
- WHERE THE FND. WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 90mm (3½")
- TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 200mm (8") VERTICALLY O.C. & 900mm (2'-11") HORIZONTAL
- FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
- WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 300mm (13-⅞") HIGH & MIN. 90mm (3-½") THICK

DAMP PROOFING & WATERPROOFING
- DAMP PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER OBC 9.13.3.1 & 9.13.3.2
- WHERE INSULATION EXTENDS TO MORE THAN 600mm (2'-11") BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO OBC 9.14.2.1(2) (3) (4)
- FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP PROOFING EXTENDING FROM SLAB TO FINISHED GRADE LEVEL & SHALL CONFORM TO OBC 9.13.3.3(3)
- WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER OBC 9.13.5
- WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP PROOFING

[C] FOUNDATION WALLS @ STAIR OPENINGS:

- 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

[D] FRAME WALL CONSTRUCTION:

- SIDING OR STUCCO AS PER ELEVATIONS, MIN. 200mm (8") FROM FINISHED GRADE
- WALL SHEATHING MEMBRANE AS PER OBC 9.23.17
- 6mm (¼") PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.15
- 38mm X 140mm (2" X 6") WOOD STUDS @ 400mm (16") O.C. OR 38mm X 89mm (2" X 4") WOOD STUDS @ 300mm (12") O.C. @ 300mm (12") O.C. ON GROUND FLR. WHEN THREE STOREYS
- MIN. R17 (RSI 3.00) INSULATION (ZONE 1. OBC 9.25.2) CONTINUOUS AIR/ VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4
- 13mm (½") GYPSUM BOARD OR
- 15.9mm (⅝") TYPE 'X' GYPSUM BOARD FOR LIMITING DISTANCES LESS THAN 1200mm (4'-0")
- VINYL SIDING PERMITTING WHEN LIMITING DISTANCE IS LESS THAN 600mm (2'-0"), PROVIDED IT CONFORMS TO OBC 9.10.14.12(3)

[E] ALTERNATE FRAME WALL CONSTRUCTION:

- SIDING OR STUCCO AS PER ELEVATIONS, MIN. 200mm (8") FROM FINISHED GRADE
- 25mm (1") RS (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS
- BRACE W/ CONT. 16 GAUGE STEEL "T" BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 38mm X 89mm (2" X 4") SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
- 38mm X 89mm (2" X 4") WOOD STUDS @ 400mm (16") O.C. @ 300mm (12") O.C. ON GROUND FLR. WHEN THREE STOREYS
- R12 (RSI 2.11) INSULATION
- CONTINUOUS AIR/ VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4
- 13mm (½") GYPSUM BOARD OR
- 15.9mm (⅝") TYPE 'X' GYPSUM BOARD FOR LIMITING DISTANCES LESS THAN 1200mm (4'-0")
- VINYL SIDING PERMITTING WHEN LIMITING DISTANCE IS LESS THAN 600mm (2'-0"), PROVIDED IT CONFORMS TO OBC 9.10.14.12(3)

[F] BRICK VENEER CONSTRUCTION:

- 90mm (3-½") FACE BRICK OR 100mm (4") STONE @ 11m (36'-1") MAX. HEIGHT
- MIN. 0.76mm (0.03") THICK, 22mm (1-⅜") CORROSION RESISTANT STRAPS @ MAX. 400mm (16") O.C. HORIZONTAL & 600mm (24") O.C. VERTICAL SPACING
- PROVIDE WEEP HOLES @ 800mm (2'-8") O.C. @ BTM. COURSE & OVER OPENINGS
- BASE FLASHING UP TO 150mm (6") BEHIND WALL SHEATHING MEMBRANE
- BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER 25mm (1") AIR SPACE
- WALL SHEATHING MEMBRANE AS PER OBC 9.23.17
- 6mm (¼") PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.15
- 38mm X 140mm (2" X 6") WOOD STUDS @ 400mm (16") O.C.
- MIN. R17 (RSI 3.00) INSULATION (ZONE 1. OBC 9.25.2)
- CONTINUOUS AIR/ VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4
- 13mm (½") GYPSUM BOARD
- WHERE FDTN WALL THICKNESS HAS BEEN REDUCED FOR ATTACHMENT OF BRICK VENEER, THE APPLICATION SHALL CONFORM TO OBC 9.15.4.4

FLOOR ASSEMBLIES:

[G] SILL PLATE:

- 38mm X 89mm (2" X 4") PLATE
- 13mm (½") DIA. ANCHOR BOLTS @ 2.4m (7'-10") O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 100mm (4") INTO FDN WALL
- SILL PLATE TO BE CAULKED OR PLACED ON A LAYER OF MINERAL WOOL OR FOAM GASKET NOT LESS THAN 25mm (1") THICK BEFORE COMPRESSING, OR PLACED ON FULL BED OF MORTAR

[H] BRIDGING:

(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

(b) BRIDGING
- 19mm X 64mm (1" X 3") OR 38mm X 38mm (2" X 2") CROSS BRIDGING @ MAX. 2.1m (6'-11") O.C.

(c) BREDGING & STRAPPING
- (a) & (b) USED TOGETHER OR
- 38mm (1-½") SOLID BLOCKING @ MAX. 2.1m (6'-11") O.C. USED WITH STRAPPING (a)

[I] FLOOR ASSEMBLY:

- 16mm (⅝") WAFER BOARD (R-1 GRADE OR EQUIVALENT AS PER OBC 9.23.14.5
- FLOOR JOISTS AS PER FLOOR PLANS
- FLOOR JOISTS 300mm (12") O.C. WHEN CERAMIC TILE USED
- PANEL- TYPE UNDERLAYMENT IS REQUIRED FOR RESILIENT FLOORING, OVER WAFER BOARD, STRAND BOARD, AND UNDER CERAMIC TILE APPLIED W/ ADHESIVE
- PANEL- TYPE UNDERLAYMENTS SHALL CONFORM TO OBC 9.30.2.3, 9.30.2.3, & 9.30.2.4
- CERAMIC TILES SET IN A MORTAR BED SHALL CONFORM TO OBC 9.30.6.3
- CERAMIC TILES APPLIED TO MORTAR BED W/ ADHESIVE SHALL CONFORM TO OBC 9.30.6.3 & 9.30.6.4

[J] PORCH SLABS ABOVE COLD CELLAR:

- FOR PORCHES LESS THAN 9'-0" DEEP
- 130mm (5") 46Spsf (32MPa) CONC. SLAB W/ 5-8% AIR ENTRAINMENT
- REINFORCE W/ 10m BARS @ 300mm (12") O.C. EACH WAYPLACED IN BTM. THIRD OF SLAB
- 600mm X 600mm (24" X 24") 15m DOWELS @ 400mm (16") O.C. ANCHORED IN PERIMETER OF FDN. WALLS
- SLOPE SLAB MIN. 1.5% TO EXTERIOR
- PROVIDE 1.8 x 1.9 LINTELS OR BACK TO BACK L7"S OVER COLD CELLAR DOORS

ROOF ASSEMBLIES:

[K] TYPICAL ROOF:

- No. 210 (30. 9KG/M2) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 900mm (2'-11") FROM EDGE TO A LINE NOT LESS THAN 300mm (12") PAST THE INSIDE FACE OF EXTERIOR WALL
- EAVES PROTECTION LAID BENEATH STARTER STRIP
- STARTER STRIP AS PER OBC 9.26.7
- STARTER STRIP NOT REQUIRED IF TYPE M ROLL ROOFING IS USED FOR EAVES PROTECTION
- 10mm (⅜") PLYWOOD SHEATHING OR OSB (0-2 GRADE) W/ ⅞" CLIPS
- APPROVED WOOD TRUSSES @ 600mm (24") O.C.
- TRUSS BRACING AS PER TRUSS MANUFACTURER
- METAL EAVES TROUGH ON FRF FINISHED ALUMINUM FASCIA AND ALUMINUM VENTED SOFFIT
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA W/ 50% AT SOFFIT

[L] CEILING:

- R31 (RSI 5.4) INSULATION
- CONTINUOUS AIR/ VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4
- 13mm (½") GYPSUM BOARD

[M] VAULTED OR CATHEDRAL CEILING:

- No. 210 (30. 9KG/M2) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 900mm (2'-11") FROM EDGE TO A LINE NOT LESS THAN 300mm (12") PAST THE INSIDE FACE OF EXTERIOR WALL
- STARTER STRIP AS PER OBC 9.26.7
- STARTER STRIP NOT REQUIRED IF TYPE M ROLL ROOFING IS USED FOR EAVES PROTECTION
- EVERY FIRE WALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
- PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORRALLING
- EXTEND 150mm (6") ABOVE ROOF SURFACES & HAVE ALUMINUM CAP & THROUGH WALL FLASHING
- WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 3m (9'-10"), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE

[N] GARAGE WALL & CEILING:

- 13mm (½") GYPSUM BOARD ON BOTH SIDES OF WALL @ U/S OF CEILING BETWEEN HOUSE AND GARAGE
- TAPE AND SEAL ALL JOINTS GAS TIGHT
- R17 (RSI 3.00) INSULATION IN WALLS.
- R28 (RSI 4.4) INSULATION IN CEILINGS W/ FLOOR ABOVE
- CONTINUOUS AIR/ VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4 FOR FLOOR ABOVE

[O] WALLS ADJACENT TO ATTIC SPACE:

- 13mm (½") GYPSUM BOARD
- CONTINUOUS AIR/ VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4
- 38mm X 140mm (2" X 6") WOOD STUDS @ 400mm (16") O.C.
- R17 (RSI 3.00) INSULATION
- 13mm (½") GYPSUM BOARD OR ½" PLYWOOD SHEATHING ON ATTIC SIDE

[P] DOUBLE VOLUME WALL:

- TO BE ENGINEERED

[Q] EXPOSED FLOOR:

- FLOOR AS PER NOTE FLOOR ASSEMBLY (2B)
- CONTINUOUS AIR/ VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4
- R28 (RSI 4.4) INSULATION
- VENTED ALUMINUM SOFFIT

[R] GENERAL:

STAIRS:
- MAX. RISE = 200mm (7-¾")
- MIN. RUN = 210mm (8-¼")
- MIN. TREAD = 235mm (9-¼")
- MAX. NOSING = 25mm (1")
- MIN. HEADROOM = 1950mm (6'-5")
- RAIL @ LANDING = 800mm (2'-7")
- RAIL @ STAIR = 800mm (2'-7")
- MIN. WIDTH = 860mm (2'-10")

(BETWEEN WALL FACES)
- MIN. WIDTH = 900mm (2'-11")

(EXIT STAIRS, BETWEEN GUARDS)

FOR CURVED STAIRS
- MIN. RUN = 150mm (5-⅞")
- MIN. AVG. RUN = 200mm (7-⅞")
- FIN. RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
- EXTERIOR CONC. STEPS TO HAVE 254mm (10") RUN & 200mm (8") RISE
- FDN. WALL REQUIRED WHEN NUMBER OF RISERS EXCEED 2
- FTG. FOR FDN. WALL TO BE MIN. 1.22mm (4'-0") BELOW GRADE

[S] GUARDS:

- GUARD TO BE 1070mm (3'-6") HIGH FOR FLOOR TO FLOOR/ GRADE HEIGHTS GREATER THAN 1.8m (5'-11")
- GUARDS TO BE 900mm (2'-11") FOR HEIGHTS LESS THAN 1.8m (5'-11")
- PICKETS TO HAVE 100mm (4") MAX. SPACING

[T] LINEN CLOSET:

- LINEN CLOSET 4 SHELVES MIN. 350mm (1'-2") DEEP

[U] WASHROOMS:

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

[V] DRYER VENT:

- CAPPED DRYER VENT OBC 9.32.1.3(3)

[W] 19mm X 38mm (1" X 2") BOTH SIDES OF STEEL.

[X] - 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

[Y] - PRECAST CONC. STEP
- 2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

[Z] - STAGGER JOISTS TO PROVIDE A MIN. 100mm (4") 100% SOLID MASONRY BETWEEN JOISTS ON OPPOSITE SIDES OF PARTY WALL WHERE STAGGERING IS NOT POSSIBLE (i.e. AT WALLS, STAIR TRIMMERS, ETC.) PROVIDE JOIST/ BEAM HANGERS FOR MASONRY

[AA] - SMOKE ALARM, OBC 9.10.18
- PROVIDE 1 PER FLOOR NEAR THE STAIRS (MAX. 5m (16'-5") FROM BEDROOMS) CONNECTING THE FLOOR LEVELS
- ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED TO ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS

[BB] - CARBON MONOXIDE DETECTOR (CMD), OBC 9.33.4.8
- WHERE THERE IS A SOLID FUEL BURNING APPLIANCE A CMD SHALL BE PROVIDED
- CMD TO BE WIRED SO WHEN ACTIVATED SMOKE ALARM WILL SOUND

[CC] - MAIN DOOR TO BE OPERABLE FROM INSIDE W/O KEY
- PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT

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

[EE] - 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 UNOBSTRUCTED OPENING OF NOT LESS THAN 1.0m (3'-3") IN HEIGHT AND 550mm (21 ⅝") IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 1.0m (3'-3") ABOVE FLOOR AND 7.0m (23'-0") ABOVE ADJACENT GROUND LEVEL

FRAME CONSTRUCTION

- ALL FRAMING LUMBER TO BE No. 1 AND No. 2 SPF UNLESS NOTED OTHERWISE
- JOISTS TO HAVE MIN. 38mm (1") END BEARING
- BEAMS TO HAVE MIN. 89mm (3-½") END BEARING
- DOUBLE STUDS @ OPENINGS
- DOUBLE RIM JOISTS WHICH SUPPORT LINTELS IN EXT. WALLS
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 1.2m (3'-11") AND 3.2m (10'-6")
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 800mm (2'-7") AND 2.0m (6'-7")
- DOUBLE JOISTS UNDER PARALLEL PARTITIONS
- BEAM TO BE PLACED UNDER LOAD BEARING WALL WHEN WALL IS PARALLEL TO FLOOR JOISTS
- BEAM MAY BE A MAX. 600mm (24") FROM A LOAD BEARING WALL WHEN THAT WALL IS PERPENDICULAR TO FLOOR JOISTS
- METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 400mm (16") BEYOND SUPPORTS FOR 38mm X 184mm (2" X 8")
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 600mm (23") BEYOND SUPPORTS FOR 38mm X 235mm (2" X 10") OR LARGER
- ALL STEEL BEAMS TO BE GRADE 350W
- LAMINATED VENEER LUMBER (LVL) TO BE GRADE 1.9E OR BETTER (MODULES OF ELASTICITY, E=1.9 X 10 psi)

DOOR SCHEDULE:

A	914mm X 2032mm X 45mm (3'-0" X 6'-8" X 1-¾")	710mm X 2032mm X 35mm (2'-4" X 6'-8" X 1-⅜")
B	865mm X 2032mm X 45mm (2'-10" X 6'-8" X 1-¾")	610mm X 2032mm X 35mm (2'-0" X 6'-8" X 1-⅜")
C	815mm X 2032mm X 35mm (2'-8" X 6'-8" X 1-⅜")	460mm X 2032mm X 35mm (1'-6" X 6'-8" X 1-⅜")
D	760mm X 2032mm X 35mm (2'-6" X 6'-8" X 1-⅜")	

LINTEL & BEAMS

W1=	2/ 2" X 8" SPF #2	L1=	3-½" X 3-½" X ¼" L
W2=	3/ 2" X 8" SPF #2	L2=	3-½" X 3-½" X ½" L
W3=	3/ 2" X 10" SPF #2	L3=	4" X 3-½" X ¼" L
W4=	3/ 2" X 10" SPF #2	L4=	4" X 3-½" X ½" L
W5=	3/ 2" X 12" SPF #2	L5=	5" X 3-½" X ¼" L
W6=	3/ 2" X 12" SPF #2	L6=	5" X 3-½" X ½" L
W7=	2/ 1-¾" X 9-¼" LVL		

LEGEND / PLANS

- POT LIGHT
- LIGHT FIXTURE
- LIGHT FIXTURE (PULL CHAIN)
- LIGHT FIXTURE (WALL MOUNTED)
- SWITCH
- 3 WAY SWITCH
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- DUPLEX OUTLET
- DUPLEX OUTLET (HEIGHT AS NOTED)
- WATERPROOF DUPLEX OUTLET
- HEAVY DUTY OUTLET
- T.V. OUTLET
- CENTRAL VACUUM
- TELEPHONE OUTLET
- HEAT RUN
- PLUMBING LINE
- VENTS AND INTAKES
- EXHAUST FAN
- HOSE BIB
- FLOOR DRAIN
- HEAT DUCT
- RAIN WATER LEADER (TO SEWER)
- RAIN WATER LEADER (TO PAD)
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- P.T. PRESSURE TREATED LUMBER
- G.T. GIRDER TRUSS
- S.B. SOLID BEARING (TO BE THE SAME WIDTH AS SUPPORTED MEMBER)
- P.L. POINT LOAD
- F.A. FLAT ARCH
- DOUBLE VOLUME WALL

LEGEND / ELEVATIONS

- COLD CELLAR VENT
- FURNACE VENT
- STOVE VENT
- FIRE PLACE VENT
- DRYER VENT
- HWT VENT
- FURNACE INTAKE
- HWT INTAKE
- LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER
- GAS METER
- U/S UNDER SIDE
- F.G. FIXED GLAZING
- GB GLASS BLOCK
- BPB BLACK PAPER BEHIND

ROOF RAFTERS

(WHERE NO CEILING IS INSTALLED)

MAXIMUM CLEAR SPAN

RAFTER SIZE	ROOF SNOW LOAD 21 PSF — RAFTER SPACING			ROOF SNOW LOAD 31 PSF — 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'-8"	18'-5"	16'-8"	14'-6"

ROOF JOISTS

(WHERE CEILING IS INSTALLED)

MAXIMUM CLEAR SPAN

JOIST SIZE	ROOF SNOW LOAD 21 PSF — JOIST SPACING			ROOF SNOW LOAD 31 PSF — JOIST SPACING		
	12" O.C.	16" O.C.	24" O.C.	12" O.C.	16" O.C.	24" O.C.
2X4	8'-1"	7'-4"	6'-0"	7'-1"	6'-5"	5'-3"
2X6	12'-9"	11'-6"	10'-1"	11'-1"	10'-1"	8'-9"
2X8	16'-9"	15'-2"	13'-3"	14'-7"	13'-2"	11'-7"

FLOOR JOISTS

JOIST SIZE	1"X3" STRAPPING OR DRYWALL CLG. — JOIST SPACING			2"X2" CROSS BRIDGING — JOIST SPACING			BOTH STRAPPING & BRIDGING — JOIST SPACING			1 1/2"-2" CONCRETE TOPPING — 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'-5"	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'-4"	12'-5"	11'-9"	10'-8"	13'-1"	12'-2"	10'-8"	13'-6"	12'-3"	10'-8"
2x10	13'-8"	13'-0"	12'-4"	14'-8"	13'-8"	12'-10"	15'-1"	14'-2"	13'-1"	17'-3"	15'-8"	13'-6"
2x12	15'-7"	14'-9"	14'-1"	16'-5"	15'-8"	14'-8"	16'-11"	15'-9"	14'-5"	20'-8"	19'-0"	15'-8"

CEILING JOISTS

JOIST SIZE	JOIST SPACING		
	12" o.c.	16" o.c.	24" o.c.
2x4	10'-2"	9'-3"	8'-1"
2x6	16'-0"	14'-7"	12'-9"
2x8	21'-1"	19'-2"	16'-8"
2x10	26'-1"	24'-6"	21'-4"

SUBFLOORING

FLOOR JOIST UP TO	SUBFLOORING — WAFER BD.	PLYWOOD	LUMBER
16" O.C.	5/8"	5/8"	11/16"
20" O.C.	5/8"	5/8"	3/4"
24" O.C.	3/4"	3/4"	3/4"

ROOF SHEATHING

ROOF FRAMING	ROOF SHEATHING UNSUPPORTED EDGES	ROOF SHEATHING TONGUE & GROOVE "H" CLIPS OR OTHER EDGE SUPPORT
12" O.C.	5/8" PLYWOOD WAFER BD. OR 11/16" LUMBER	5/8" PLYWOOD 3/8" WAFER BD. OR 11/16" LUMBER
16" O.C.	5/8" PLYWOOD 7/16" WAFER BD. OR 11/16" LUMBER	5/8" PLYWOOD 3/8" WAFER BD. OR 11/16" LUMBER
24" O.C.	1/2" PLYWOOD OR 3/4" LUMBER	5/8" PLYWOOD 7/16" WAFER BD. OR 3/4" LUMBER

GENERAL NOTES

1. ALL LUMBER TO BE NO. 1&2 SPF OR BETTER
2. STRAPPING & CROSS BRIDGING MAXIMUM 6'-11" FROM END SUPPORT & OTHER ROWS OF STRAPPING & BRIDGING.
3. CEILING JOIST TABLE MAY BE APPLIED ONLY WHERE ATTIC IS NOT ACCESSIBLE BY A STAIRWAY.
4. WHERE FINISHED FLOORING CONSISTS OF 3/4" WOOD STRIPS, SUBFLOOR MAY BE REDUCED TO 1/2".

LINTEL SCHEDULE

TYPE	TIMBER	STEEL SIZE — BRICK	STEEL SIZE — STONE	REMARKS
L1	2-38 X 140	L- 90 X 90 X 6	L- 125 X 90 X 8	1200 SPAN OR LESS
L2	2- 38 X 184	L- 90 X 90 X 6	L- 125 X 90 X 8	1800 SPAN OR LESS
L3	2- 38 X 235	L- 100 X 90 X 8	L- 125 X 125 X 8	2100 SPAN OR LESS
L4	3- 38 X 235	L- 125 X 90 X 8	L- 125 X 125 X 8	2400 SPAN OR LESS
L5	3- 38 X 286	L- 125 X 90 X 10	L- 125 X 125 X 10	2700 SPAN OR LESS
L6	4- 38 X 286	L- 150 X 100 X 10	L- 125 X 125 X 13	3000 SPAN OR LESS

WP1 – 200 X 200 X 16 W/ 2-19mm DIA. X 300 LONG ANCHOR
WP2 – 200 X 200 X 13 W/ 2-19mm DIA X 300 LONG ANCHOR

NOTE: LINTELS