



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-022-2025**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Mike Rekker, applicant** on behalf of **Zhuomei Li, 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 **WEST GWILLIMBURY CON 13 N PT LOT 11 RP 51R9768 PT PART 2** known municipally as **2815 14th Line** and is zoned “**AG-Agricultural**” and “**EP-Environmental Protection**”.

The applicant is seeking relief from Section 3.27a) of the Zoning By-Law. The applicant is proposing to construct an addition that includes an attached garage and foyer to the existing dwelling which is deemed legal non-conforming.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, June 19, 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.

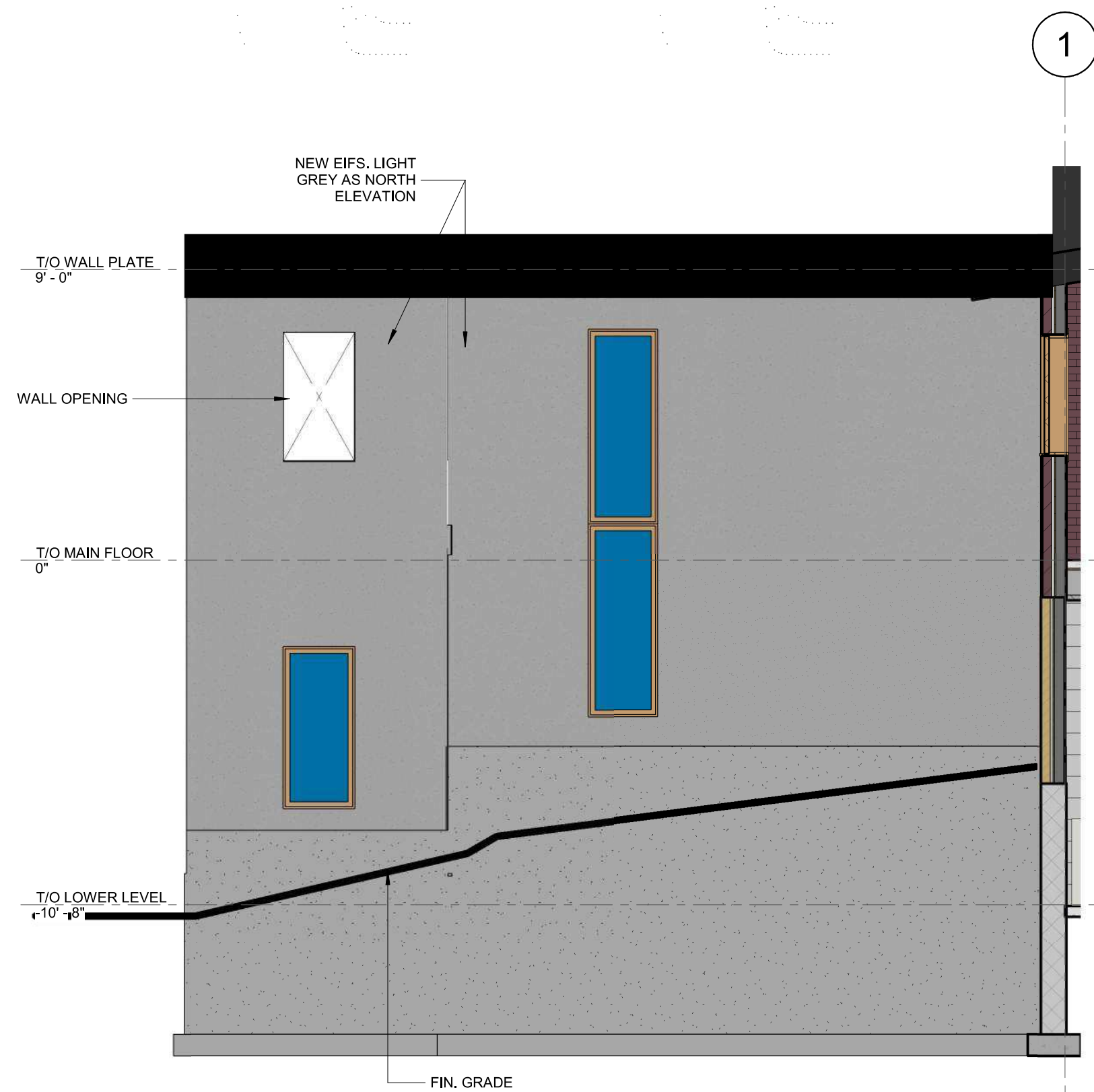
Dated: **May 29, 2025**

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

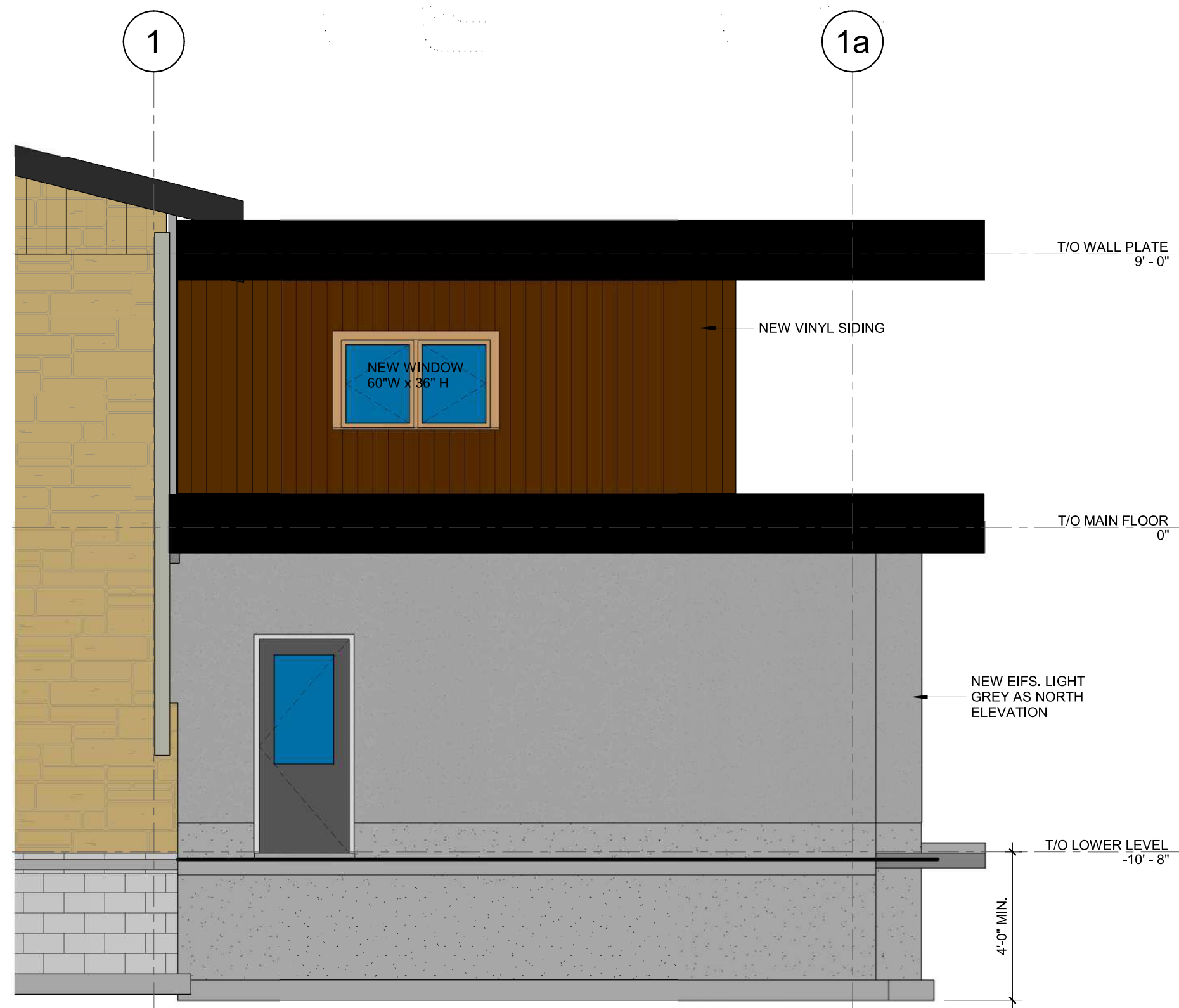
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570 Bryne Drive, Unit 1
Barrie, Ontario L4N 9P6
Tel: 705.735.1875 Fax: 705.735.4801
www.tacomaengineers.com

SP1



2 ENTRY WEST ELEVATION
S100 SCALE: 1/4" = 1'-0"



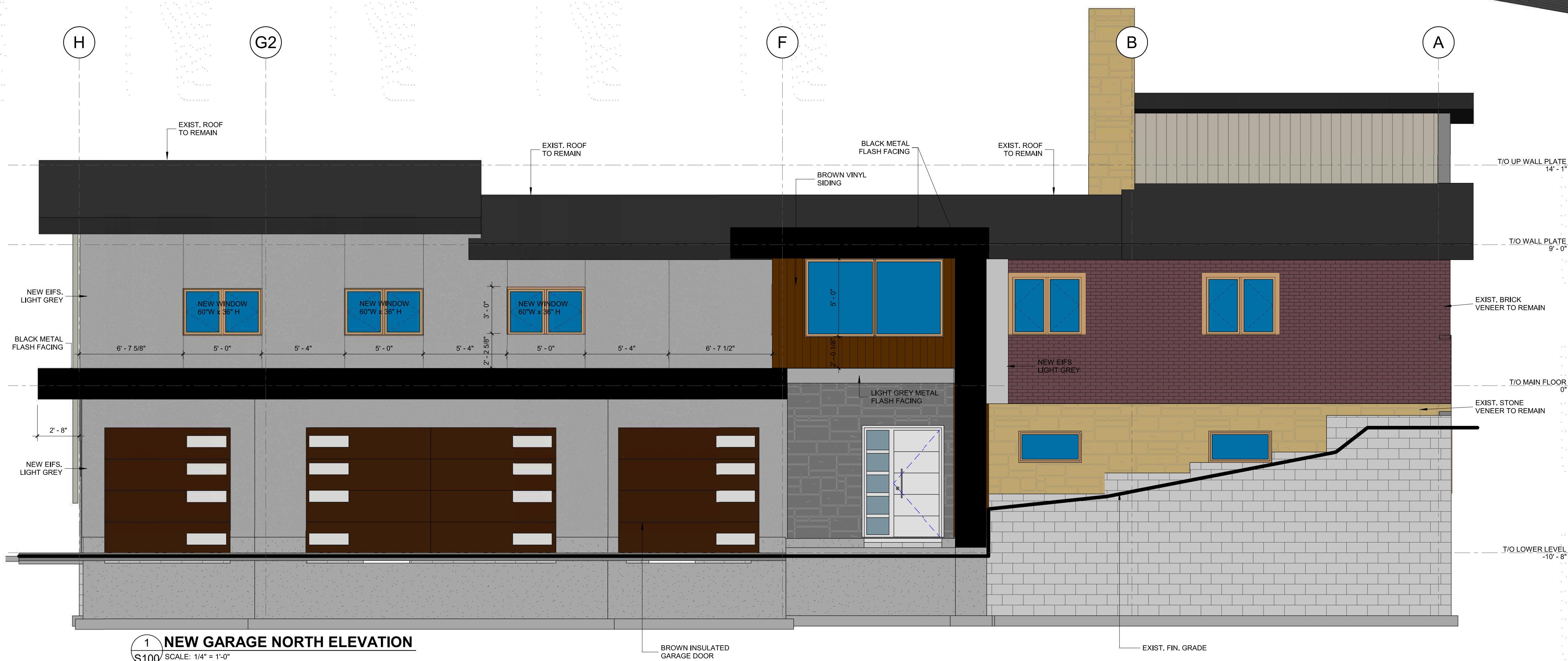
3 NEW GARAGE EAST ELEVATION
S100 SCALE: 1/4" = 1'-0"



5 3D - NORTH/WEST VIEW
S100 SCALE:



4 3D - NORTH/EAST VIEW
S100 SCALE:



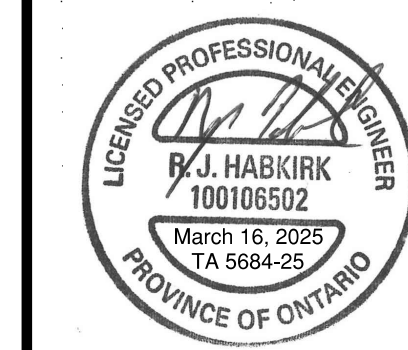
1 NEW GARAGE NORTH ELEVATION
S100 SCALE: 1/4" = 1'-0"

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No. Date Revision Issued for
1 MAR. 29 2025 ISSUED FOR PERMIT

TACOMA
ENGINEERS
Firm BCIN: 29604
The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div. C-3.2.4, the designer is qualified and the firm is registered in the categories checked below.
☐ Building Structural
☐ Complex Building
☐ Large Building
☒ Small Building
Signature:
Designer: Mike Rekker
Designer BCIN: 28513
Date: March 29, 2025

TACOMA
ENGINEERS
570 Bryne Drive, Unit L
Barrie, Ontario L4N 9P6
Tel: 705.735.1875
www.tacomaengineers.com



LIAO RESIDENCE

**2815 GARAGE
ADDITION**
2815 14TH LINE, GILFORD, ON.

**PROPOSED
ELEVATIONS &
3D VIEWS**

Project No. Drawn By:
TA- M.L.

S100

GENERAL NOTES:

- Unless noted otherwise on the drawings, the following notes shall govern.
- All work on this project shall conform to the current version of the 2012 Ontario Building Code (OBC 2012), any local regulations and bylaws, and the current Occupational Health and Safety Act (OHSA) and current regulations for construction projects. All codes and standards shall be those referenced in OBC 2012.
- All standards are to be the year, editions, document numbers, etc as per OBC 2012 Division B, T.1.3.1.2. Where discrepancies exist between our drawings and T.1.3.1.2, the table shall govern unless noted otherwise.
- This set of drawings supercedes and replaces all previous drawings.
- Read these drawings in conjunction with all related contract documents and architectural, mechanical, electrical and civil drawings.
- The contractor shall verify all conditions and measurements at the site and verify all dimensions given on the structural drawings with the architectural drawings. Report to the engineer any discrepancies or unsatisfactory conditions which may adversely affect the proper completion of the project before proceeding with the work.
- If any structural discrepancies on the drawings exist, the most stringent shall apply.
- Drawings are not to be scaled.
- Construction and shop drawing review must be completed as per code.
- Submit shop drawings as per Table 1. Shop drawings shall be certified by a professional engineer where required and reviewed by the contractor for dimensional correlation with the drawings and field conditions prior to submitting to the Designer. Fabrication of elements on shop drawings may not proceed until shop drawings have been reviewed and approved by the Designer. Review shall not be construed as relieving the contractor of responsibility for making the work accurate and in conformity with the project documents. Where there is a discrepancy between the shop drawings and the project documents, the project documents shall govern.
- Construction loadings shall not exceed the specified design loads indicated on the drawings. The contractor shall make adequate provision for construction loads and temporary bracing to keep structure plumb and in true alignment at all phases of construction. Any bracing members shown on the drawings are required for the finished structure and may not be sufficient for erection purposes.
- Contact the local building department for the require permit application process.
- Contact the Designer for construction reviews if required by the local building department.

STRUCTURAL DESIGN LOADS:

- Structural design is to OBC 2012 Part 9.
- Design loads are unfactored unless noted otherwise.

A. Climatic design data (Innisfil):	
Snow Load	S_s = 2.5 kPa
Wind Pressure	S_w = 0.4 kPa
Seismic Data	$\frac{q_{us}(z)}{S_d(0.2)}$ = 0.133

E. Roof		
Roof Dead Load	DL	= 0.72 kPa (15 psf)
Does not include a solar allowance		

Roof Snow Load	S	= $S_s \times C_s \times S_f$
	S	= 2.5 x 0.55 x 0.4
	S	= 1.78 kPa (37.2 psf) Basic Case

F. Floor Loads		
Occupancy (Live)		= 1.9 kPa (40 psf)
Dead Load (DL)		= 0.72 kPa (15 psf)

- Foundations to bear directly on material suitable for 75 kPa (1500 psf) bearing pressure, unless noted otherwise.
- All guards shall conform to OBC 9.8.8 and Supplementary Standard SB-7.
- Future construction: *This structure has not been designed for future additions / stores.*

FOUNDATIONS:

- All footings shall be founded in accordance with recommendations of the geotechnical report:
THIS SITE, THE STRUCTURAL DESIGN HAS ASSUMED AN ALLOWABLE BEARING PRESSURE FOR THE PROJECT OF 75 kPa (1500psf).
- Design bearing pressures on undisturbed native soil, or approved engineered fill are as follows:

SL, kPa (psf)	ULS, kPa (psf)	Locations
75 (1500)		All Footings
- Soft areas uncovered during excavation shall be sub-excavated to sound material and filled with clean, free draining granular soil compacted to 100% Standard Proctor Dry Density (SPDD), placed under the direction and supervision of a geotechnical engineer.
- Soil bearing capacity, site class, and soil coefficients shown on the drawings (K_u , K_v , density, etc.) specified must be verified by a geotechnical engineer prior to the placing of foundations. Any non-conformance with the specified minimum capacities must be immediately reported to the structural engineer.
- Locate all footings and piers centrally under columns and walls unless noted otherwise.
- Place footings which are exposed to freezing weather a minimum of 1200mm (48") below finished grade unless specified otherwise.
- Do not exceed a rise of 7" and a run of 10" in the line of slope between adjacent footing excavations or along stepped footings. Use steps not exceeding 600mm (24") in height and not less than 1200mm (48") in length.
- Maintain unsupported sides of excavation only if safe inclination of the sides of the excavation is provided in accordance with the geotechnical engineers recommendations. If required, erect, maintain and remove a supporting shoring system along the sides of the excavation, designed by a professional engineer, in accordance with the geotechnical report and OHS&A.
- Protect soil from freezing adjacent to and below all footings.
- Backfill against foundation wall in such a manner that the level of backfilling on one side of the wall is never more than 450mm (18") higher than the level on the lower side of the wall, except where temporary support for the wall is provided or walls are designed for such uneven pressures.
- Should underground water be encountered, provide dewatering facilities to keep water level below footings. Refer to geotechnical engineers recommendations for remedial measures.
- Lateral earth pressure factors:
Density = 20.4 kN/m³
 $q = 2.4$ kPa or 4.8 kPa or 12.0 kPa (varies by location, refer to plans)
 $K_u = 0.50$ (Foundation walls)
 $K_v = 0.35$ (Retaining walls and curbs not supported at the top)
Friction Coefficient = 0.35
- Do not backfill foundation walls with below-grade space until the upper / ground floor framing is in place, and if precast, grouted for 3 days.

CONCRETE:

- All reinforced concrete elements are designed in accordance with CAN/CSA-A23.3.
- Concrete work shall conform to CAN/CSA-A23.1,2,3 for materials and workmanship.
- Classes of concrete shall be placed in the locations noted:

Class of Concrete	Location
F-2	Exterior walls, columns and piers
N-1	Interior floor slab, interior piers and foundation walls not exposed to freezing
N-2	Footings
- Classes of concrete shall have the following mix requirements:

Class of Concrete	Strength	W/C Ratio	Air Entrainment	Chloride Ion
F-2	25 MPa	0.55	4% to 7%	
N-1	25 MPa	0.55		
N-2	20 MPa			

Adjust air entrainment percentage for aggregate size based on A23.1 Table 4.
- Concrete design is based on the above mix requirements. Physical properties (slump, aggregate size, etc.) to suit installation is by others and shall not affect requirements specified.
- Use high frequency vibration to place all concrete.
- All concrete shall be kept moist during the first 3 days of curing.
- Take adequate measures to protect the concrete from exposure to freezing temperatures at least 7 days after concrete placement. Cold weather protection is required for all concrete placed where it is forecasted that the ambient temperature will drop below 5°C within 24 hours of placement. Protection provided, including insulated tarps, polyethylene covered straw, supplemental heat and/or chemical admixtures, is to be sufficient to maintain a minimum curing temperature of 10°C for 3 days.
- Install V-notch control joints at a maximum spacing of 24 times the wall thickness, in both sides of all walls. Cut 50% of the horizontal reinforcement at control joint locations.
- Finish exposed concrete work as per architectural drawings.
- Do not add water to concrete on site.
- For unreinforced walls, provide 2-15M bars around all windows and door openings extending 600mm (24") beyond the corners of the openings.
- Calcium chloride or any admixture formulation containing chloride shall not be used in concrete containing reinforcement, or in concrete classifications S-1, S-2, or C-1, C-2, or for parking structures, floors receiving dry-shake metallic hardeners, or concrete containing embedded aluminum. Use only in dosages less than 2% by weight of cement.
- Rebar chairs (bar supports) are to be of precast concrete, plastic or steel. Wood, clay brick and concrete block are not acceptable. Steel chairs may not be used in corrosive environments, including parking garages.
- Do not hard towel or machine trowel air entrained concrete slabs because it can lead to delamination and/or blistering.

REINFORCING STEEL:

- All rebar shall be deformed bars conforming to CSA G30.18 with a minimum yield strength of 400 MPa.
- Reinforcing steel shall be fabricated by a supplier experienced in bar bending. All bend diameters shall conform to CAN/CSA-A23.1.
- All rebar shall be detailed, fabricated and placed in accordance with the Reinforcing Steel Manual of Standard Practice (RISC).
- Maintain the following clear concrete cover to reinforcement, unless noted otherwise:
 - 40mm (1.5") for concrete placed in formwork for 15M or smaller bars
 - 65mm (2.5") for slab on grade, top of slab to top layer of steel
 - 75mm (3") for concrete placed against the earth (bottom of footings)Chairs shall be used to maintain the specified concrete cover.
- Minimum rebar tension lap length (25 MPa, normal density, uncoated bars) shall be Class B splices as listed below. Multiply by 1.3 for horizontal rebar with more than 300mm (12") of concrete below the lap, except in walls.
 - 450mm (18") for 10M bars
 - 600mm (24") for 15M bars
- Lap all horizontal bars at corners with bent dowels meeting the minimum lap requirements in both directions.

CONCRETE SLABS ON GRADE:

- Place slab on 150mm (6") granular fill compacted to 98% SPDD founded on native soils or approved engineered fill, unless noted otherwise (refer to geotechnical engineers report for recommendations).
- See architectural drawings for recesses and depressions in slab on grade and maintain slab thickness indicated on structural drawings in all cases.
- Concrete floors shall be covered with plastic and kept moist for the first 3 days of curing.
- Install sawcuts to a minimum of 1/4 the slab depth in the floor slab within 24 hours of pour. The maximum center/center spacing for sawcuts shall be 24 times the depth unless noted otherwise.
- Fill sawcuts and construction joints with semi-rigid, flexible epoxy joint filler, to the manufacturer's specifications. Acceptable fillers (interior joints): W.R. Meadows Rezi-Weld Flex, Sika Loadflex, or approved alternate. Acceptable fillers (exterior joints): Formex Cansel Clear NS, or approved alternate.
- All slabs on grade shall be reinforced with welded wire fabric (WWF) 152x152xMM18,7MMW18.7 (6"x6"x#8).
- Floating slabs are to be reinforced as noted on the plan and have no sawcuts.
- Slabs on grade to bear on materials suitable for 25 kPa (500 psf) SL5 allowable bearing pressures.
- Specified soil bearing capacity for slabs on grade must be verified by the local building department or a geotechnical engineer prior to placing the slabs. Any non-conformance with the specified minimum capacities must be immediately reported to the Designer.
- Where slab on grade is used to tie the top of a wall retaining earth, that wall shall be adequately shored until the slab has been placed and attained 75% of its design strength.

MASONRY VENEER (BRICK, STONE & CONCRETE BLOCK):

- Masonry shall conform to CSA S304 "Design of Masonry Structures" and CSA A371 "Masonry Construction for Buildings".
- Protect all work from frost damage in accordance with recommended practices as published by the International Masonry All-Weather Council.
- Masonry units used as an exterior veneer shall be non-load bearing and installed with a full bed of type "N" mortar, with a minimum 28 day compressive strength of 3.5 MPa.
- Minimum brick strength shall be 55 MPa (conv) 20 MPa (concrete).
- Vertical control joints shall be installed in all walls at 600mm (25'-0") o.c. maximum, unless noted otherwise. Locate joints at corners of walls, edges of large openings and other places where movement is required and cracking is likely to occur.
- Install suitable damp course flashing with weepholes at 800mm (32") o.c. repair any and all damage to flashing.
- Masonry ties shall conform to CSA A370 "Connectors for Masonry". Stainless steel ties are required for masonry more than 13m (42'-6") above grade. Hot dip galvanized ties are required for masonry less than 13m (42'-6") above grade. Other corrosion protection requirements also apply for stone.
- Masonry ties shall be spaced no more than 600mm (24") o.c. vertically and at the lesser of 800mm (32") o.c. horizontally (block or concrete) or at every stud (wood and steel studs). Masonry ties shall allow independent vertical movement of veneer and supporting structure and shall be approved by Tacoma Engineers. Reduce spacing around openings and at top and bottom of walls as per CSA A370.
- Masonry ties connecting to steel studs shall be side mounting. Face mounting ties are not acceptable.
- Masonry ties connecting to wood studs may be face or side mounting.

WOOD CONSTRUCTION:

- Wood framing design and construction shall conform to CSA O86 "Engineering Design in Wood".
- Wood trusses and manufactured framing members are to be designed and certified by a professional engineer for the loads and conditions indicated on the drawings.
- Provide adequate bearing surface and area as indicated on the truss shop drawings.
- Framed walls are to be wind braced at all corners in both directions.
- Lumber shall be SPF No.1/No.2 or better unless noted otherwise. Moisture content shall be 19% or less.
- Lumber shall not be notched or drilled in the field without permission of Tacoma Engineers.
- Engineered lumber (TJI, LVL) may be drilled in accordance with the manufacturer's specifications and details.
- Roof sheathing shall be 12.5mm (0.5") plywood conforming to CSA O151 "Canadian Softwood Plywood", unless noted otherwise.
- Wall sheathing shall be 9.5mm (0.375") plywood to CSA O151 "Canadian Softwood Plywood" or 11mm (0.4375") OSB to CSA O325 "Construction Sheathing" or CSA Q437.0 "OSB and waterboard", unless noted otherwise.
- Floor sheathing shall be 15.5mm (0.585") T&G plywood to CSA O151 "Canadian Softwood Plywood". Subfloor is to be glued and nailed / screwed securely to every supporting member.
- Bolted connections shall be made using grade A307 bolts, unless noted otherwise.
- Wood is not permitted to bear directly on masonry or concrete without protection. Provide either pressure treated lumber, suitable wood preservative, or 6 mil (0.152mm) polyethylene sheet.
- Solid horizontal bridging shall be provided at 1200mm (48") o.c. in the first two joist spaces adjacent to the exterior walls. Bridging shall be attached to the exterior wall to provide lateral stability.
- Provide 38mm x 38mm (2x2) diagonal cross bridging or solid blocking at maximum 2100mm (82") o.c. for all sawn joist locations.
- Provide solid wood horizontal blocking at maximum 3000mm (10'-0") o.c. for all framed walls. Install more frequently when so noted on the architectural or structural wall drawings (eg. for blocking of shear walls, or for lateral stud support).
- All nails used shall conform to steel wire nails and spikes as defined in "CSA B11-1 - Wire Nails, Spikes and Staples", unless noted otherwise.
- Laterally support all steel beams by pre-drilling flanges for 13mm (0.5") bolted attachments of wood nailers with 15mm (0.56") holes staggered at 600mm (24") o.c. When top mounted hangers are used, wood nailers are to match the width of the steel beam top flange and not overhang by more than 6mm (0.25").
- Use joist hangers where framing members connect into the sides of supporting members.
- All pre-engineered steel connectors (uplift clips, brackets, joist hangers etc.) shall be Simpson Strong-Tie or approved alternate connectors, unless noted otherwise, and are to have the correct number and size of fasteners as per the manufacturer's product manufacturer's catalog.
- All nails and fasteners in contact with pressure treated wood are to be hot dip galvanized (to CSA G164) or ACO approved.
- For solid and built up members (trusses, beams, I-lites) provide a built up post with an equal or greater thickness unless noted otherwise. All built up posts to be continuous (including transfer blocking at floors) down to the foundations.
- Build up beams are to be fastened together with two 75mm (3") spiral nails at 300mm (12") o.c. for every ply, unless noted otherwise. Built up posts are to be fastened together with two 75mm (3") spiral nails at 220mm (8.625") o.c. for every ply or rotation.
- Provide solid blocking or mechanical connections at the top and bottoms of beams at bearing points to prevent movement or rotation.
- Provide solid blocking around all edges of floor and roof openings and below all RTU edges.
- Design and installation of temporary restraint / bracing is the contractor's responsibility and is outside of the Designers scope of work or responsibility. Refer to the latest edition of BCSI (Building Component Safety Information) for construction with pre-engineered roof trusses, including but not limited to BCSI-B2: Truss Installation & Temporary Restraint / Bracing.

STRUCTURAL COMPOSITE LUMBER BEAMS - LSL, LVL AND PSL:

- LSL = Weyerhaeuser 1.55E Timberstrand LSL, with minimum values:
 $E = 1.55 \times 10^6$, $F_v = 4,296$ psi, $F_y = 575$ psi, $G = 96,875$ psi
Approved equivalents: none
- LVL = Weyerhaeuser 2.0E MicroLam LVL, with minimum values:
 $E = 2.0 \times 10^6$, $F_v = 4,805$ psi, $F_y = 530$ psi, $G = 125,000$ psi, $F_{t,perp} = 1365$ psi
Approved equivalents: West Fraser LVL 3100 $F_v = 2.0E$; L Solid Start LVL 2900 $F_v = 2.0E$; International Beams LVL 2.0E; Boise Cascade Versa-LAM 3100 2.0E; Boise Cascade GP LVL 2.0E (formerly PG LAM LVL 2.0E)
- PSL = Weyerhaeuser 2.0E Parallel PSL, with minimum values:
 $E = 2.0 \times 10^6$, $F_v = 5,360$ psi, $F_y = 540$ psi, $G = 125,000$ psi
Approved equivalents: West Fraser LVL 3100 $F_v = 2.0E$; International Beams LVL 2.0E; Boise Cascade Versa-LAM 3100 2.0E; Boise Cascade GP LVL 2.0E (formerly GP LAM LVL 2.0E)
- Do not drill holes through LSL, LVL or PSL beams without the approval of Tacoma Engineers.
- Follow the manufacturer's guide for all installations.
- Use only in dry service conditions only. Where used outdoors, provide suitable cladding to protect from the elements and allow for drying.

EIFS (EXTERIOR INSULATION FINISH SYSTEM):

- The exterior insulation finish system shown shall include an air barrier application, complete with trowelled-on membrane and sealing/flashings tapes, equal to "Dryvit" "Dual Barrier Outslusion System", or approved equal.
- Conform in all respects to the manufacturer's specifications and instructions.
- Trade responsible for E.I.F.S ("Dryvit", "Sto" or equal) assembly, supply and installation shall review all work, materials, application and the like with the consultant on-site prior to starting the work.
- Submit to consultant a certificate from the supplier that the installer(s) are approved and permitted to install suppliers materials.
- Submit to the Designer, prior to commencing the work, the supplier's and the manufacturer's long form written installation instructions, recommended procedures, and all joint details, reinforcing, accessories and all other details required for this specific project.
- Confirm with Designer on-site, the location of all control joints and "grooves" prior to starting the work.
- Prepare the existing substrate in strict accordance with the manufacturer's specifications, remove existing paint as required.
- E.I.F.S. finish texture shall be <Sandpebble><Sandpebble Fine><Sandblast><Freestyle><"Quarapute">.
- Where selected finish colours are prone to fading over time due to use of organic pigments, the finish coat is to include Dryvit Stratstone high performance colorants, or approved equal.

WALL TYPE LEGENDS:

W1		INTERIOR WALL: ONE PLY 1/2" GYPSUM BOARD 2x6 WOOD STUDS @ 16" O.C. ONE PLY 1/2" GYPSUM BOARD
W2		EXTERIOR WALL: EIFS EXTERIOR FINISH TROWELLED ON AIR BARRIER MIN. 3/8" DRAINAGE PLANE 2" RIGID INSULATION 1/2" DENS GLASS GOLD SHEATHING 2x6 WOOD STUDS @ 16" O.C. R-22 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" TYPE 'X' GYPSUM BOARD
W3		EXTERIOR WALL: SIDING AS PER ELEVATIONS STRAPPING AS PER SIDING MANUF. AIR BARRIER 1/2" EXTERIOR SHEATHING 2x6 WOOD STUDS @ 16" O.C. R-24 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM BOARD
W3a		EXTERIOR WALL: ADHERED STONE VENEER c/w DRAINAGE CHANNEL INSTALLED AS PER MANUF. SPECIFICATIONS AIR BARRIER 1/2" EXTERIOR SHEATHING 2x6 WOOD STUDS @ 16" O.C. R-24 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM BOARD
W4		EXTERIOR WALL: SIDING AS PER ELEVATIONS STRAPPING AS PER SIDING MANUF. AIR BARRIER 1/2" EXTERIOR SHEATHING 2x6 WOOD STUDS @ 16" O.C. R-24 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM BOARD
W4a		EXTERIOR WALL: SAME AS W3a AIR BARRIER 1/2" EXTERIOR SHEATHING 2x6 WOOD STUDS @ 16" O.C. R-24 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM BOARD
W5		EXTERIOR WALL: PRE-FINISHED ALUM. HIDDEN FASTENER SIDING (KAYCAN URBANX OR SIM.) STRAPPING AS PER SIDING MANUF. AIR BARRIER 1/2" EXTERIOR SHEATHING 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD
W5a		EXTERIOR WALL: SAME AS W5a AIR BARRIER 1/2" EXTERIOR SHEATHING 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD
W5b		EXTERIOR WALL: EIFS EXTERIOR FINISH TROWELLED ON AIR BARRIER MIN. 3/8" DRAINAGE PLANE 2" RIGID INSULATION 1/2" DENS GLASS GOLD SHEATHING 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD
W6		GARAGE/HALL INTERIOR WALL: AIR BARRIER 2x4 WOOD STUDS @ 16" O.C. R-24 BUTT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM BOARD
W7		INTERIOR WALL: AIR BARRIER 2x4 WOOD STUDS @ 16" O.C. R-24 BUTT INSULATION 6 MIL POLY VAPOUR BARRIER TWO PLY 1/2" GYPSUM BOARD ON GARAGE SIDE

ROOF TYPE LEGENDS:

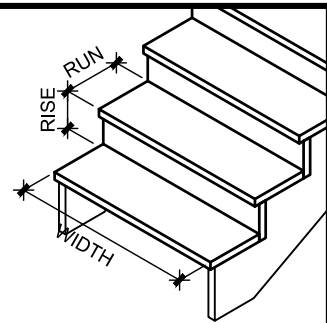
R1		GARAGE ROOF: 2 PLY BITUMINOUS WATERPROOFING MEMBRANE 1/4" COVERBORAD TAPERED INSULATION FOR ROOF SLOPING 1/2" EXTERIOR SHEATHING 16" PRE-ENG I-JOISTS @ 16" O.C. MIN. R-31 BATT INSULATION (FILL CAVITY) 6 MIL POLY VAPOUR BARRIER OVERLAPPED AND SEALED 1 1/2" FURRING 1/2" GYPSOM BOARD
R2		ENTRY CANOPY ROOF: SAME AS R1 TAPERED INSULATION FOR ROOF SLOPING 5/8" PLYWOOD SHEATHING 14" PRE-ENG I-JOISTS @ 16" O.C. MIN. R-31 BATT INSULATION (FILL CAVITY) 2x8 JOISTS @ 16" O.C. 1 1/2" FURRING PRE-FIN. VENTED ALUMINUM SOFFIT TO MATCH ALUM. SIDING
R3		ENTRY HIGH ROOF: SAME AS R1 TAPERED INSULATION FOR ROOF SLOPING 5/8" PLYWOOD SHEATHING 14" PRE-ENG I-JOISTS @ 16" O.C. MIN. R-31 BATT INSULATION (FILL CAVITY) 6 MIL POLY VAPOUR BARRIER 1 1/2" FURRING PRE-FIN. VENTED ALUMINUM SOFFIT TO MATCH ALUM. SIDING (INTERIOR & EXTERIOR)

FLOOR TYPE LEGENDS:

		STAIR LANDING FLOOR: WOOD FLOOR FINISHING 5/8" PLYWOOD SHEATHING 2x8 JOISTS @ 16" O.C. x 6'-0" LONG
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STAIR DIMENSIONS

COMPONENT	MINIMUM	MAXIMUM
RISE	125mm (4 7/8")	200mm (7 7/8")
RUN (TREAD DEPTH)	255mm (10")	355mm (14")
NOSING	0mm (0")	25mm (1")
STAIR WIDTH	900mm (2'-11 1/2")	N/A
HANDRAIL HEIGHT	685mm (2'-10")	965mm (3'-2")
(NOT GAUDDRAIL)		



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No.	Date	Issued for / Revision
1.	MAR. 29, 2025	ISSUED FOR PERMIT

TACOMA
ENGINEERS
Firm BCIN: 29604
The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div.C-12.4, the designer is qualified and the firm is registered in the categories checked below.
☐ Building Structural
☐ Complex Building
☐ Large Building
☐ Small Building
Signature:
Designer: Mike Bekker
Designer BCIN: 28513
Date: March 29, 2025

TACOMA
ENGINEERS
570 Bryne Drive, Unit L
Barrie, Ontario L4N 9P6
Tel: 705.735.1875 Fax: 705.735.4801
www.tacomaengineers.com



LIAO RESIDENCE

2815 14TH LINE, GILFORD ON.

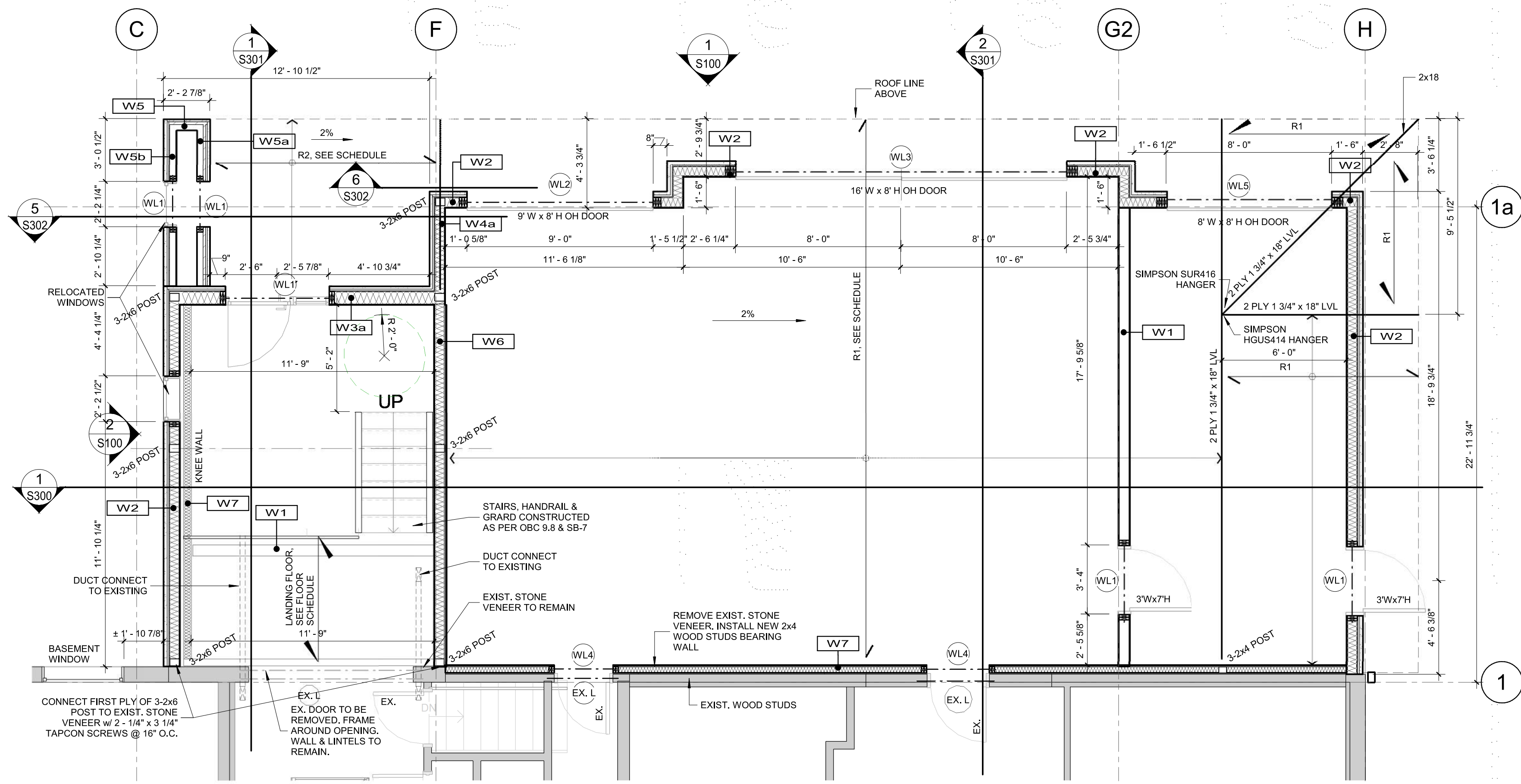
2815 GARAGE ADDITION

2815 14TH LINE, GILFORD ON.

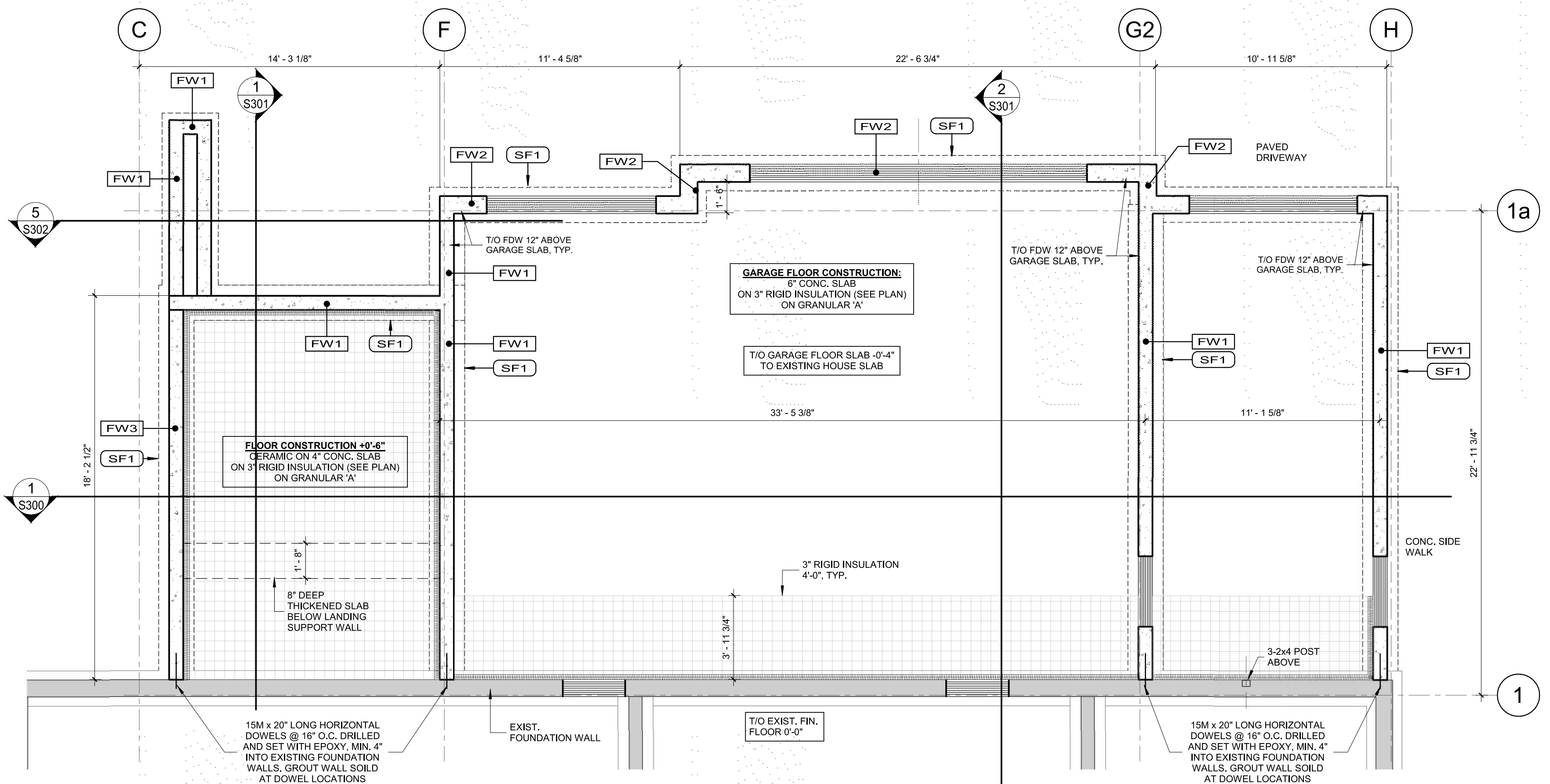
GENERAL NOTES & LEGENDS

Project No.	Drawn By:
TA-5684-25	M.L.

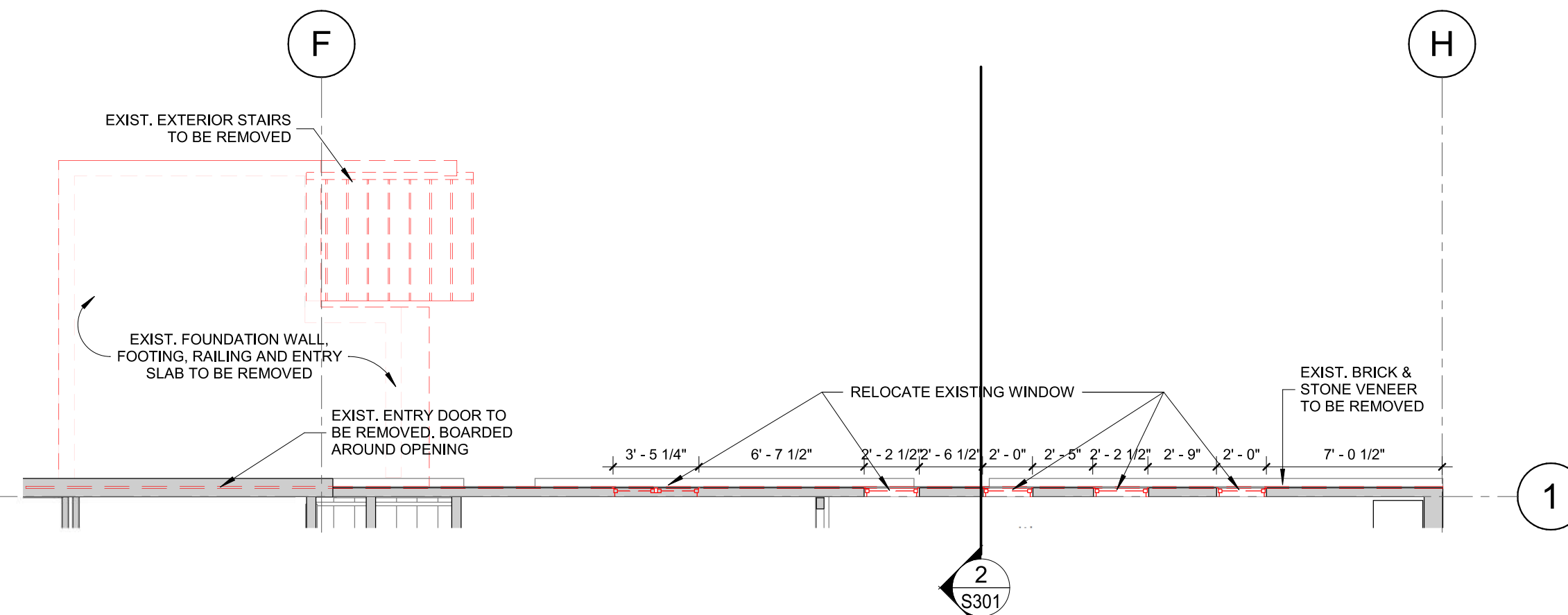
S101



1 PROPOSED ENTRY & GARAGE PLAN
S200 SCALE: 1/4" = 1'-0"



2 PROPOSED FOUNDATION PLAN
S200 SCALE: 1/4" = 1'-0"



3 EXIST. ENTRY DEMO. PLAN
S200 SCALE: 3/16" = 1'-0"

EXIST. WOOD LINTEL SCHEDULE

MARK	SIZE	POST
EXL1	2-2x10 MIN.	2 PLY POST EACH END MIN.

WOOD LINTEL SCHEDULE

MARK	SIZE	POST
WL1	2-2x8	2 PLY POST EACH END
WL2	2-1 3/4"x9 1/2" LVL	3-2x6 POSTS EACH END (1 JACK, 2 KING STUDS)
WL3	3-1 3/4"x14" LVL	4-2x6 POST EACH END (2 JACK, 2 KING STUDS)
WL4	2-2x10	2 PLY POST EACH END
WL5	3-1 3/4"x9 1/2" LVL	4-2x6 POST EACH END (2 JACK, 2 KING STUDS)

FOUNDATION WALL SCHEDULE

MARK	WALL TYPE	REINFORCING
FW1	8" CONC.	UNREINFORCED
FW2	10" CONC.	UNREINFORCED
FW3	8" CONC.	15M @ 24" O.C. CENTREED IN WALL 15M DOWELS 24"V x 8"H @ 24" O.C.

NOTES
1. TIE ALL STRIP FOOTINGS TO WALL W/ 15M x 24"V LONG DOWELS @ 48" O.C., U.N.O.

STRIP FOOTING SCHEDULE

MARK	SIZE	REINFORCING
SF1	20" WIDE x 8" DEEP CONC.	UNREINFORCED
SF2	32" WIDE x 8" DEEP CONC.	3-15M CONT.

NOTES
1. PROVIDE 3" CONCRETE COVER TO U/S OF REINFORCING STEEL PLACED AGAINST SOIL, U.N.O.
2. FOOTINGS TO BE FOUND ON SOILS WITH A MIN. 150 KPa BEARING CAPACITY. TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

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Designer: Mike Rekker
Designer BCIN: 28513
Date: March 29, 2025

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LIAO RESIDENCE

2815 GARAGE ADDITION
2815 14TH LINE, GILFORD, ON.

DEMO. PLAN & PROPOSED PLANS

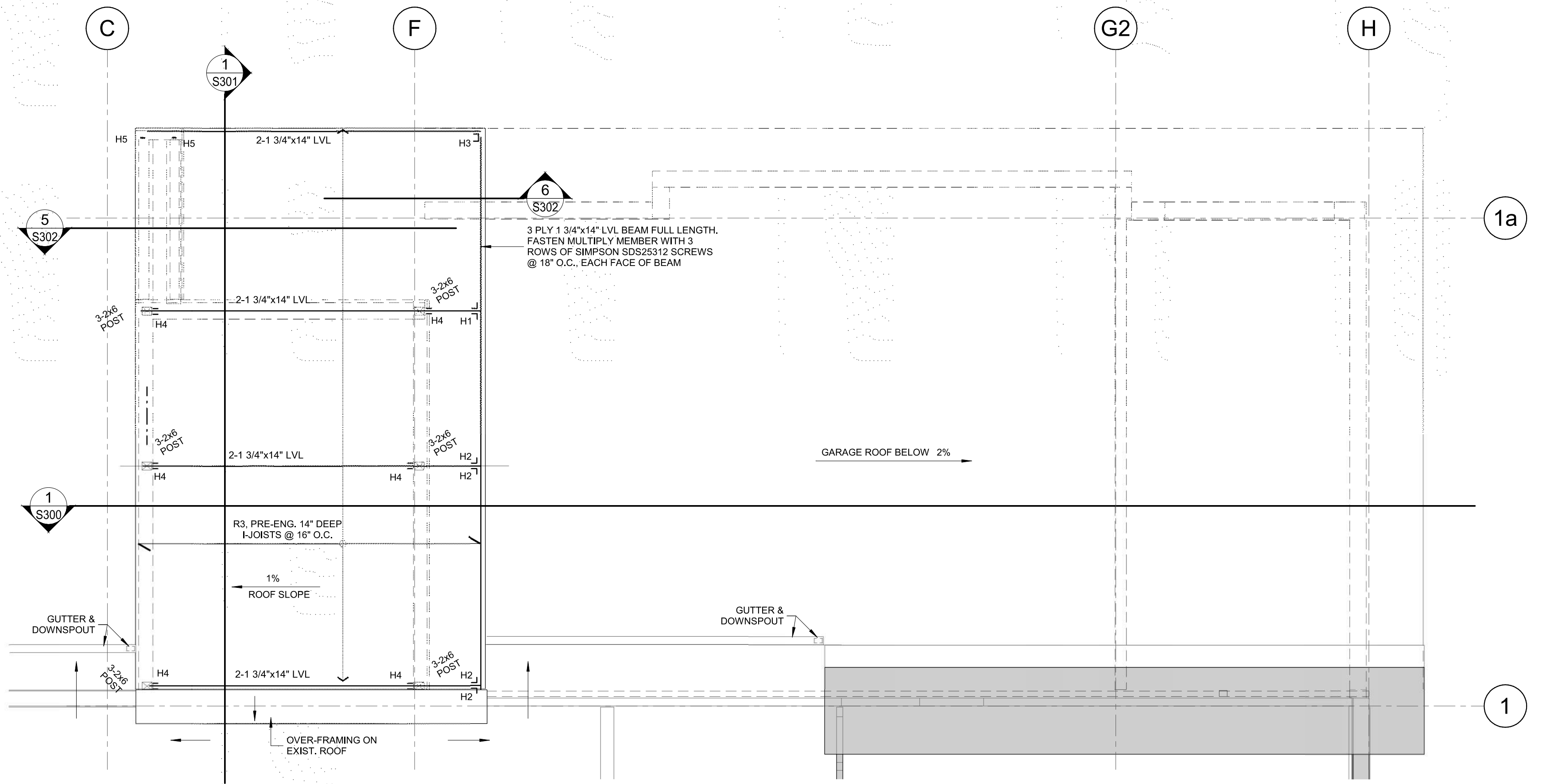
Project No. _____ Drawn By: M.L.
T.A. _____

S200

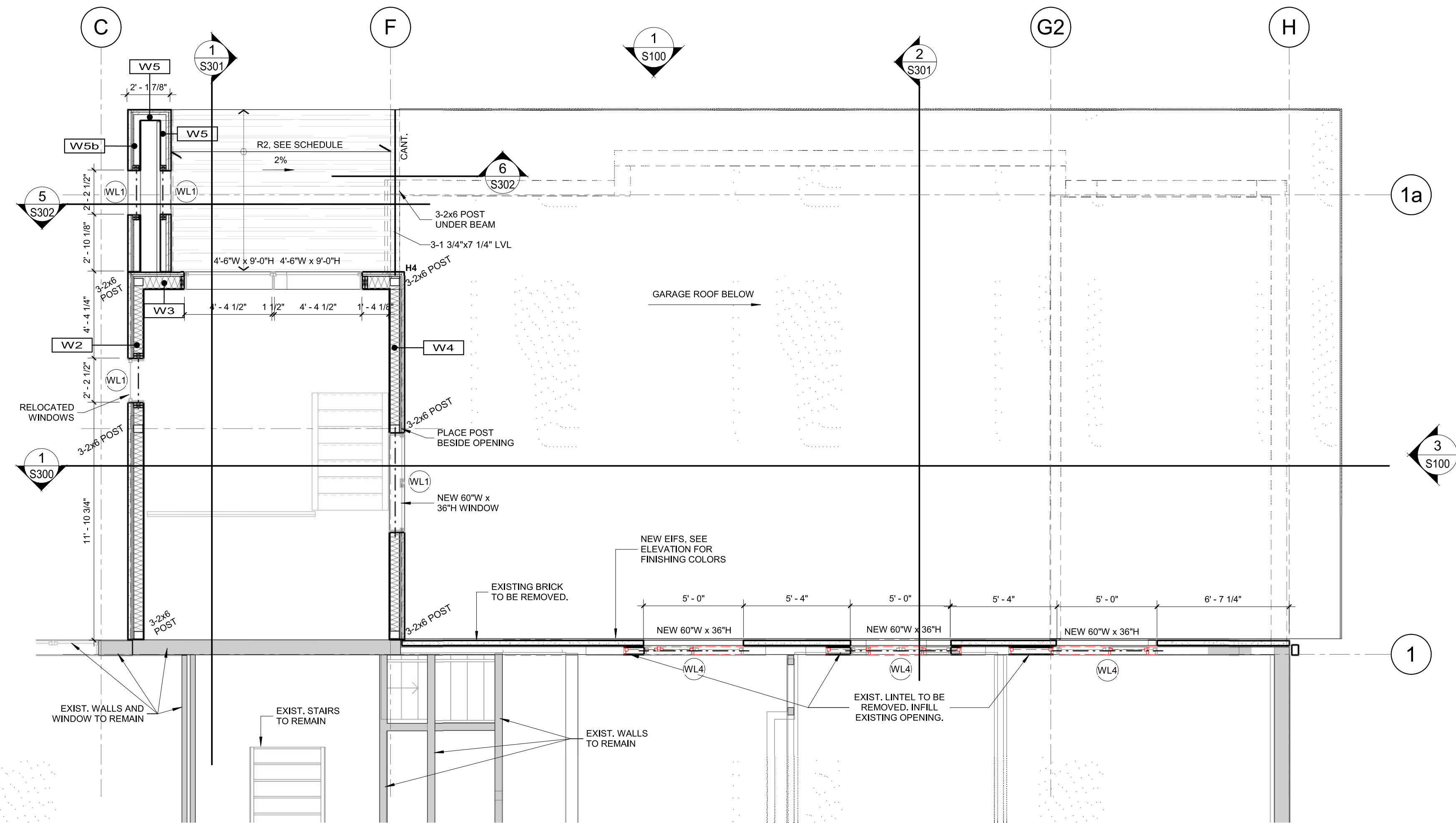


HANGER VIEWS
N.T.S.

HANGERS / FASTENERS SCHEDULE	
MARK	SIZE
H1	SIMPSON MGU3.63-SDS HANGER WITH 14" DEPTH. INSTALL HANGER UP-SIDE-DOWN (INVERTED) WITH 2 1/2" SDS SCREWS
H2	SIMPSON ANGLE HSL0312-SDS2.5 EACH SIDE OF 2 PLY LVL TO 3 PLY LVL
H3	SIMPSON HUC416 HANGER
H4	S-SIMPSON HTSQ16SS - SDS TWIST STRAP FROM SIDE OF BEAM TO WALL STUD BELOW. USE 1/4" SDS SCREWS. 1-STRAP EACH SIDE OF BEAM.
H5	SIMPSON L50 ANGLE FROM SIDE OF BEAM TO WALL TOP PLATE



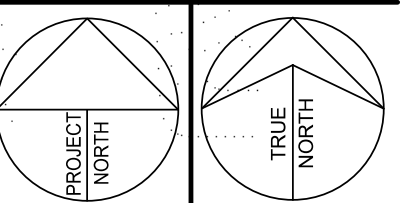
2 HIGH ROOF FRAMING PLAN
S201 SCALE: 1/4" = 1'-0"



1 ENTRY FRAMING PLAN
S201 SCALE: 1/4" = 1'-0"

WOOD LINTEL SCHEDULE		
MARK	SIZE	POST
WL1	2 - 2x6	2 PLY POST EACH END
WL2	2 - 1 3/4"x9 1/2" LVL	3 - 2x6 POSTS EACH END (1 JACK, 2 KING STUDS)
WL3	3 - 1 3/4" x 14" LVL	4 - 2x6 POST EACH END (2 JACK, 2 KING STUDS)
WL4	2 - 2x10	2 PLY POST EACH END
WL5	3 - 1 3/4" x 9 1/2" LVL	4 - 2x6 POST EACH END (2 JACK, 2 KING STUDS)

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No. Date Revision Issued for
1 MAR. 29 2025 ISSUED FOR PERMIT

TACOMA ENGINEERS
Firm BCIN: 29604
The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC, Div. C-12.4, the designer is qualified and the firm is registered in the categories checked below.

☐ Building Structural
☐ Complex Building
☐ Large Building
☒ Small Building

Signature:
Designer: Mike Bekker
Designer BCIN: 28513
Date: March 29, 2025

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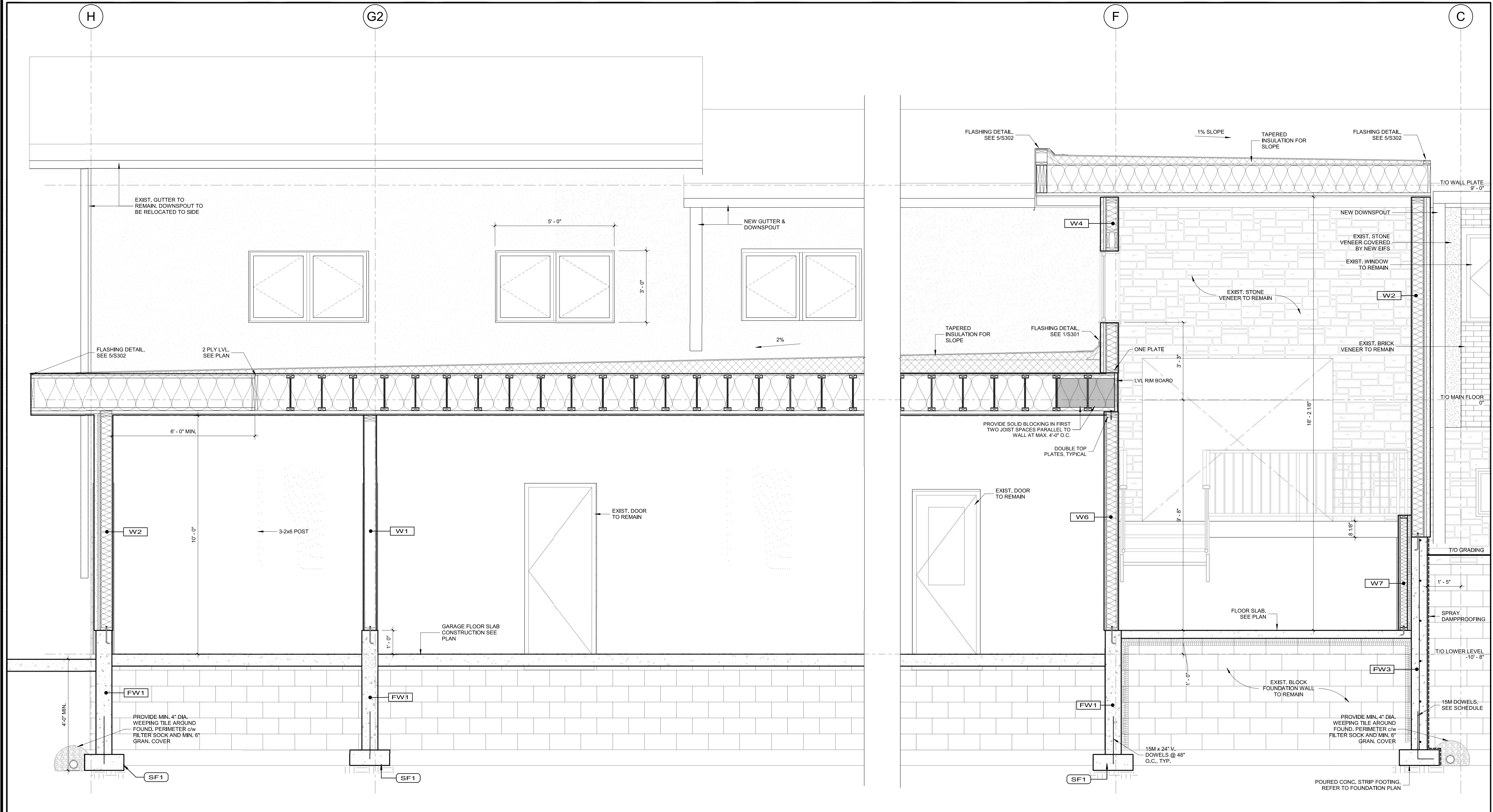
LIAO RESIDENCE

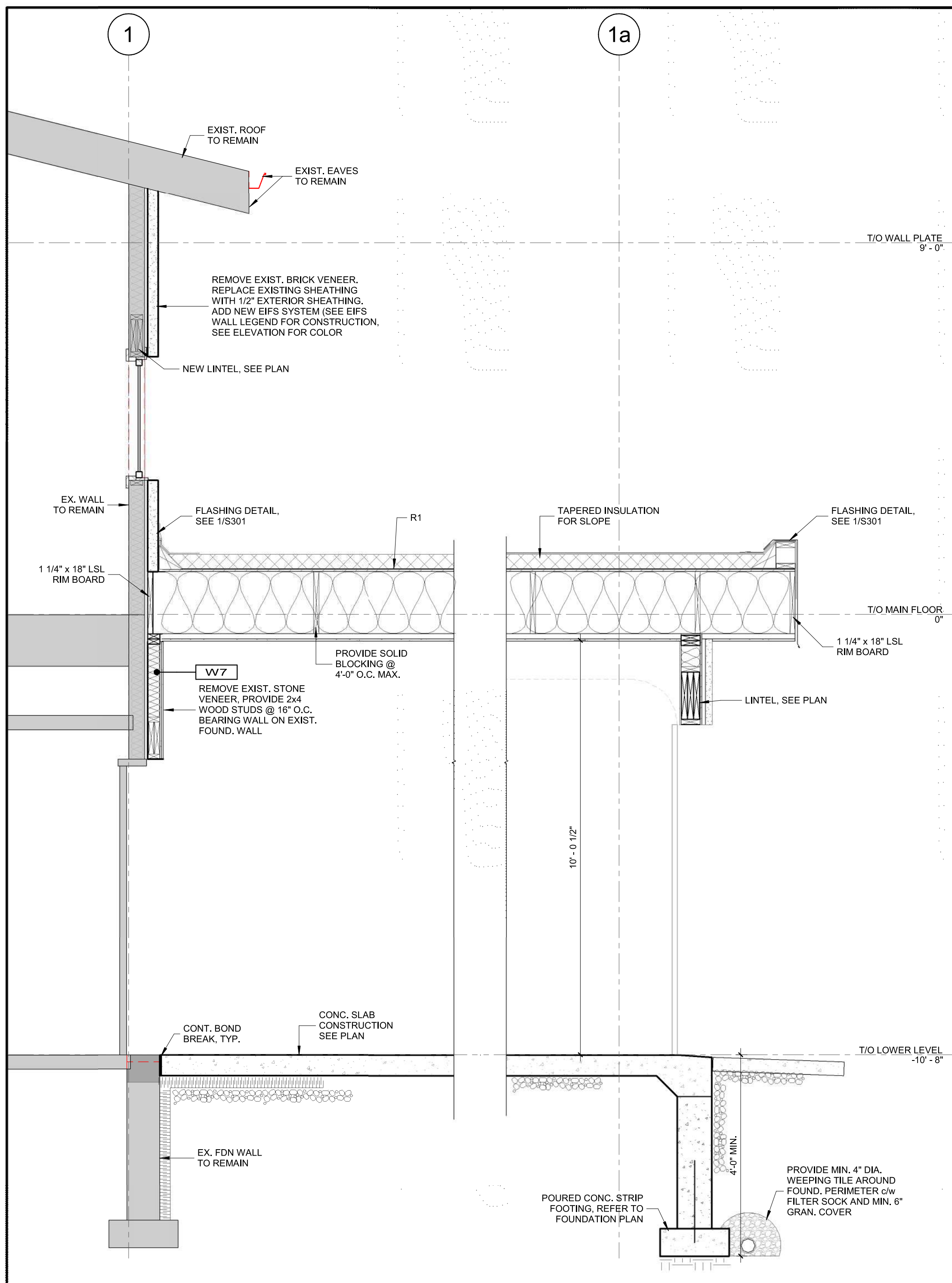
2815 GARAGE ADDITION
2815 14TH LINE, GILFORD, ON.

FRAMING PLANS

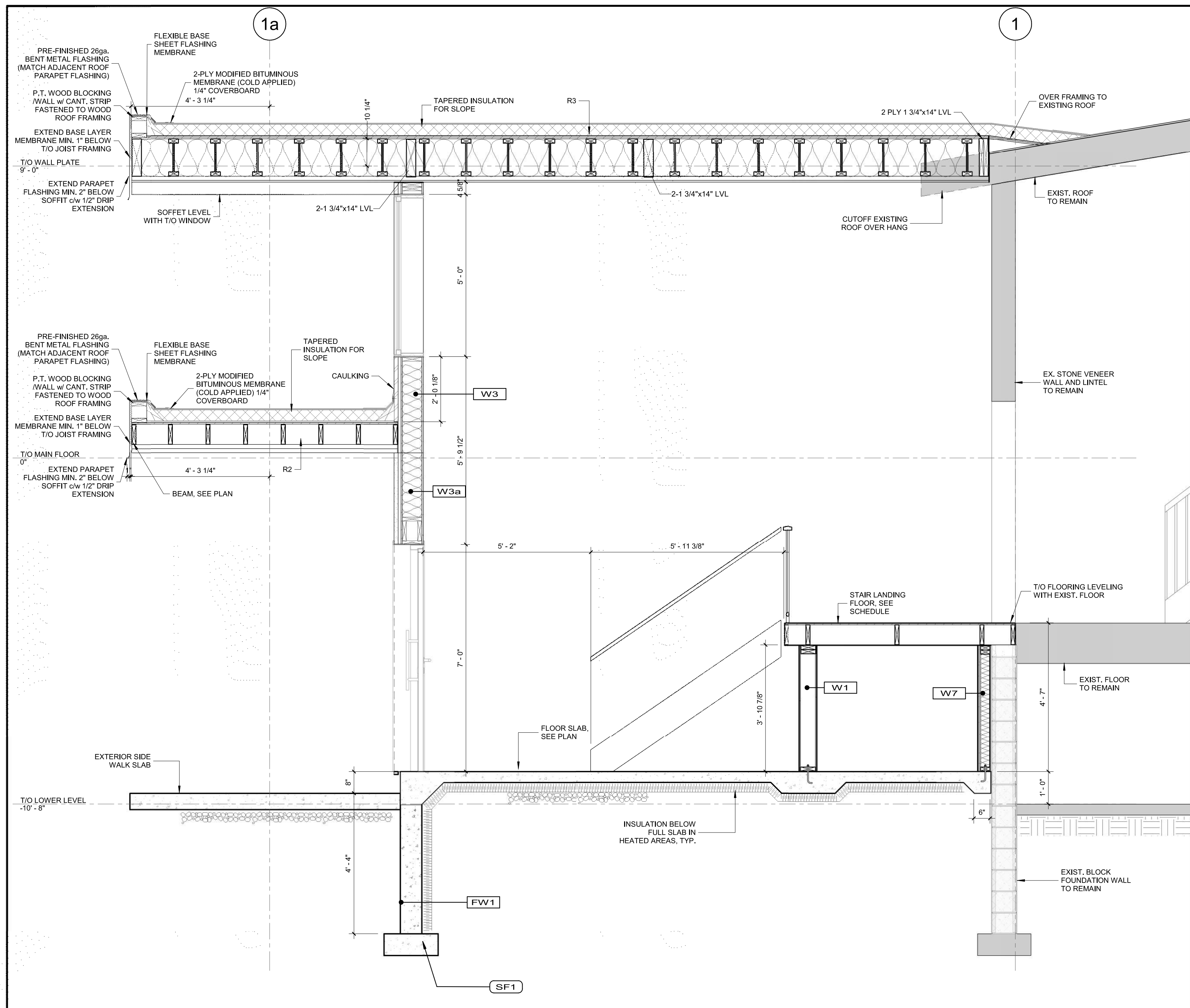
Project No. Drawn By:
TA: M.L.

S201





2 GARAGE CROSS SECTION
S301 SCALE: 1/2" = 1'-0"



1 ENTRY SECTION
S301 SCALE: 1/2" = 1'-0"

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No. 1 Date: MAR. 29, 2025 Revision Issued for: ISSUED FOR PERMIT

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Signature: *Mike Rekker*

Designer: Mike Rekker

Designer BCIN: 28513

Date: March 29, 2025

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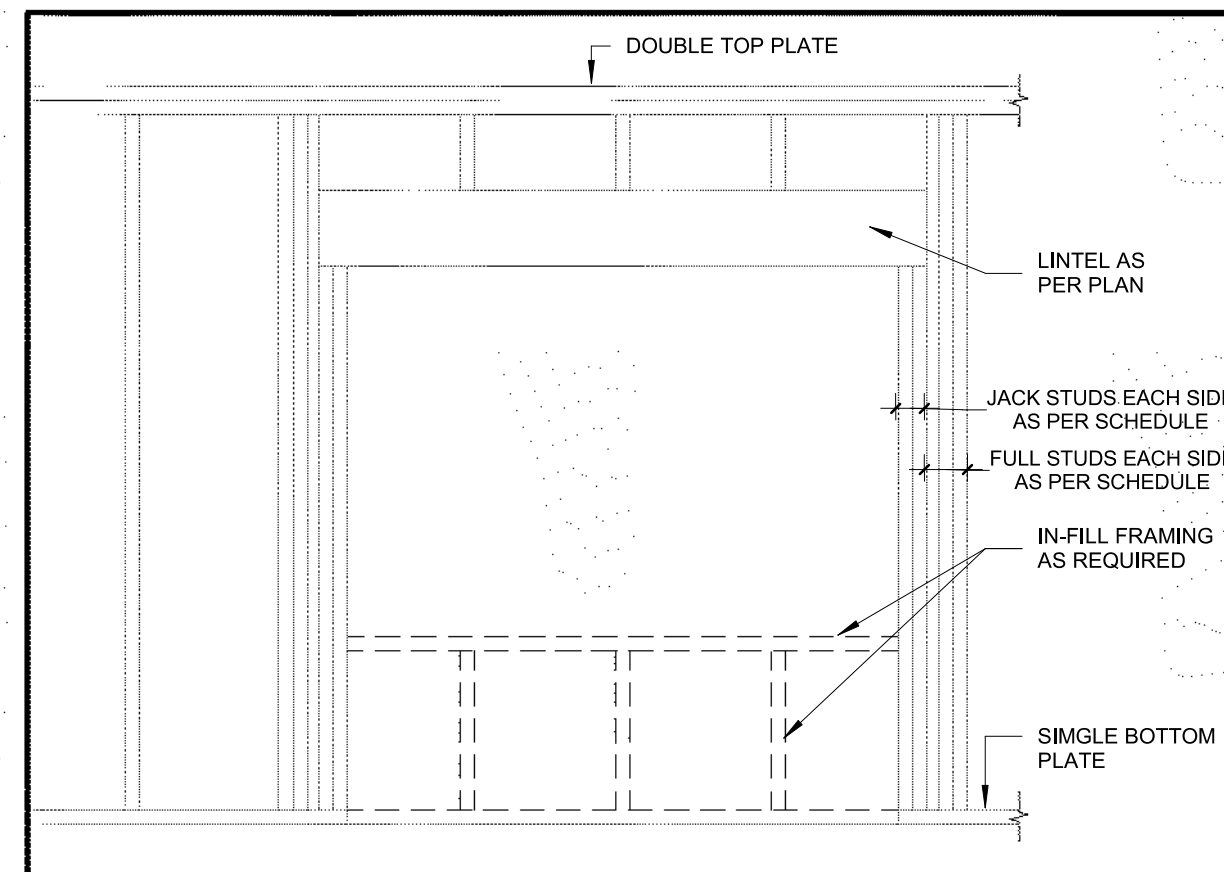
LIAO RESIDENCE

2815 GARAGE ADDITION
2815 14TH LINE, GILFORD, ON.

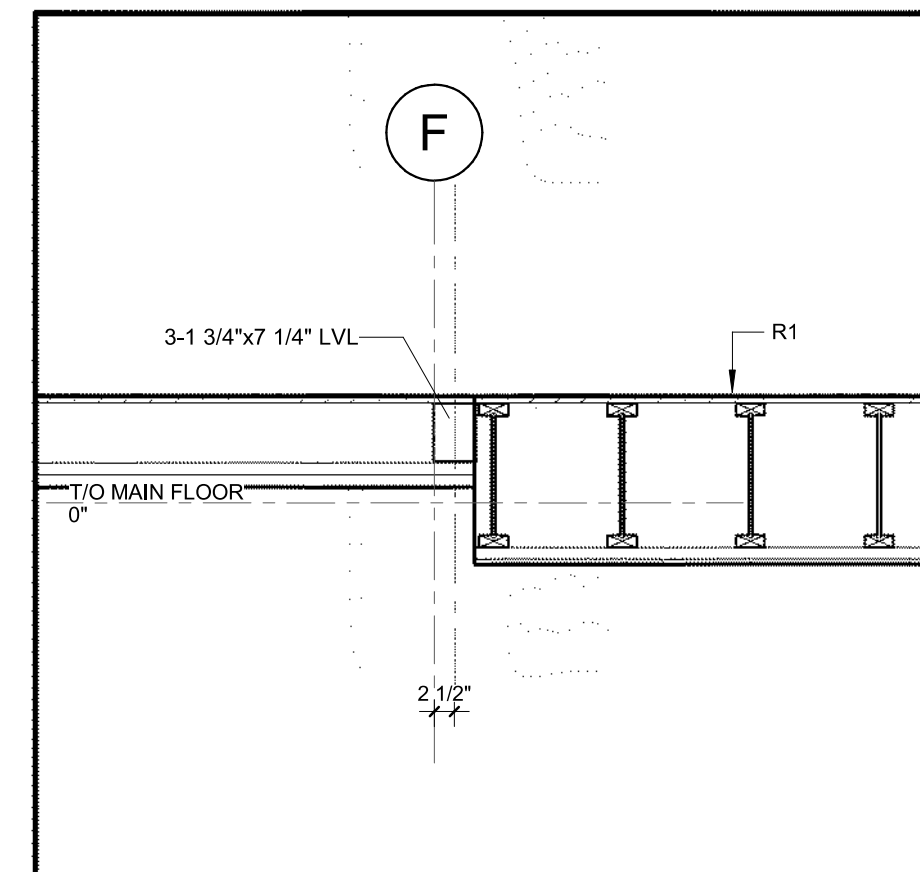
WALL SECTIONS

Project No. TAC-25-001 Drawn By: M.L.

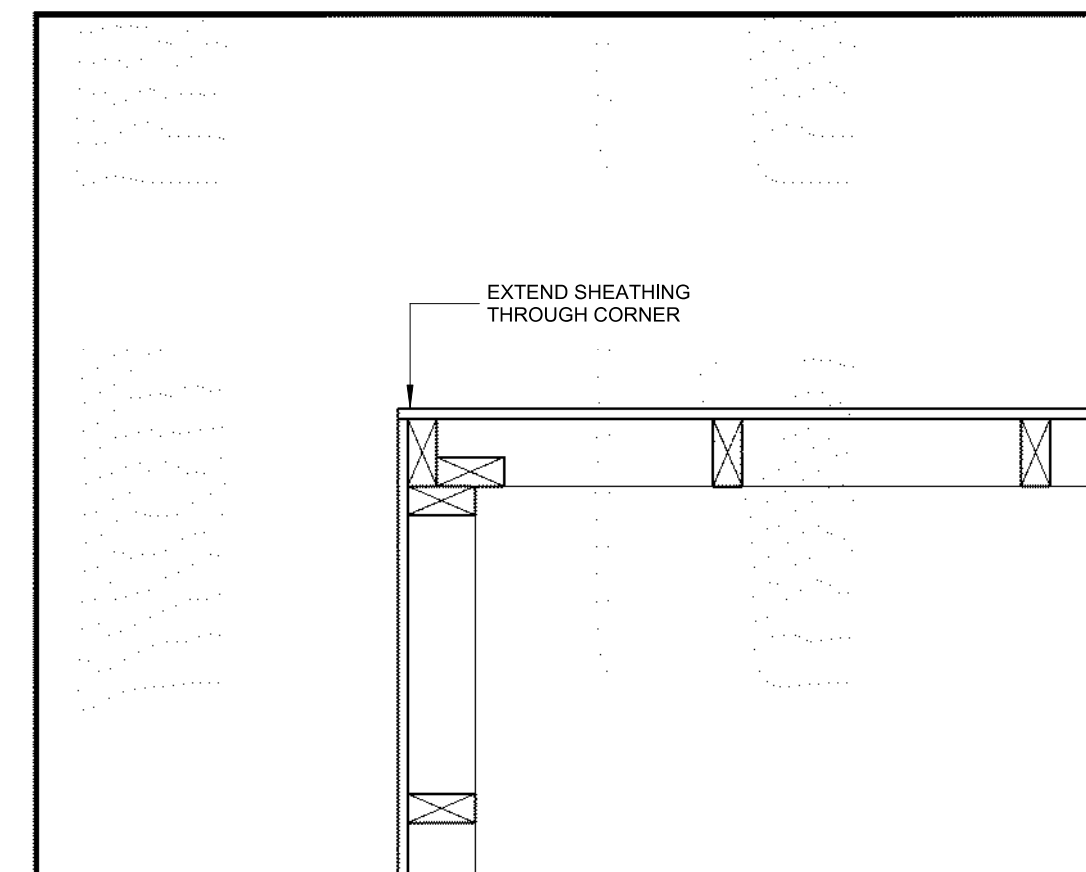
S301



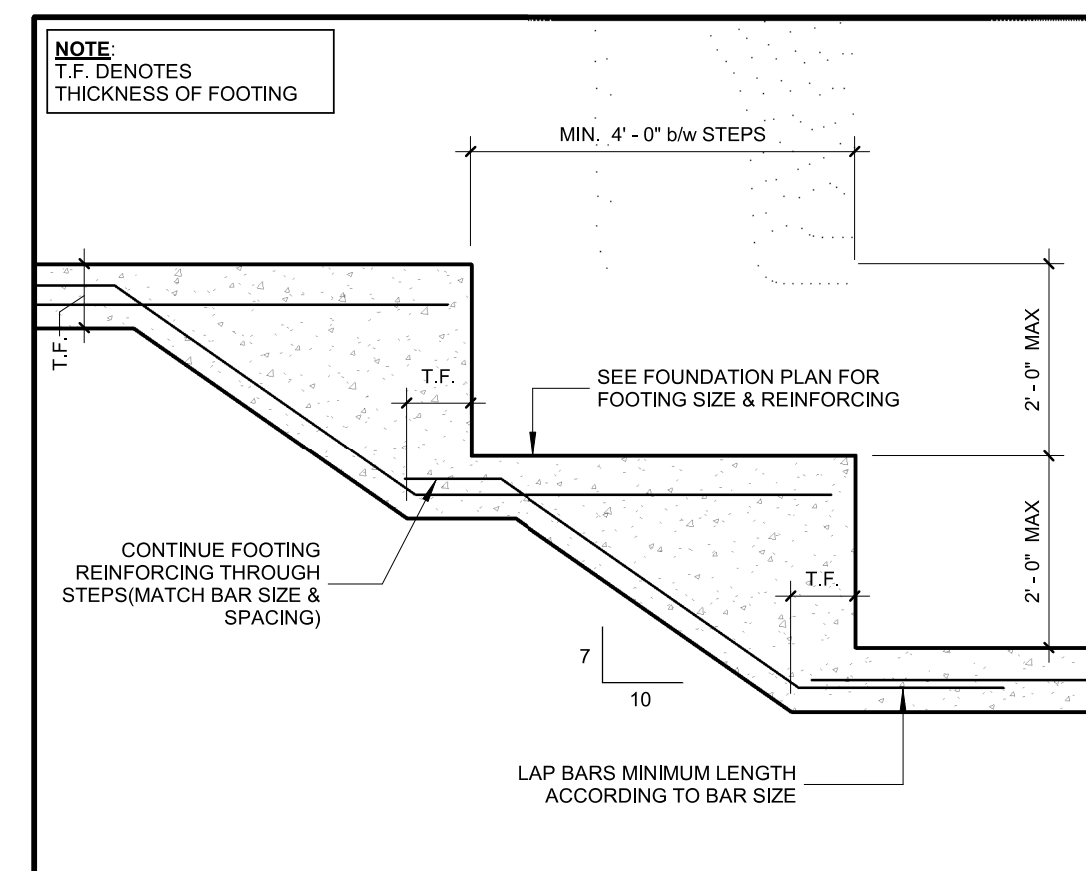
7 TYPICAL WOOD LINTEL FRAMING
S302 N.T.S.



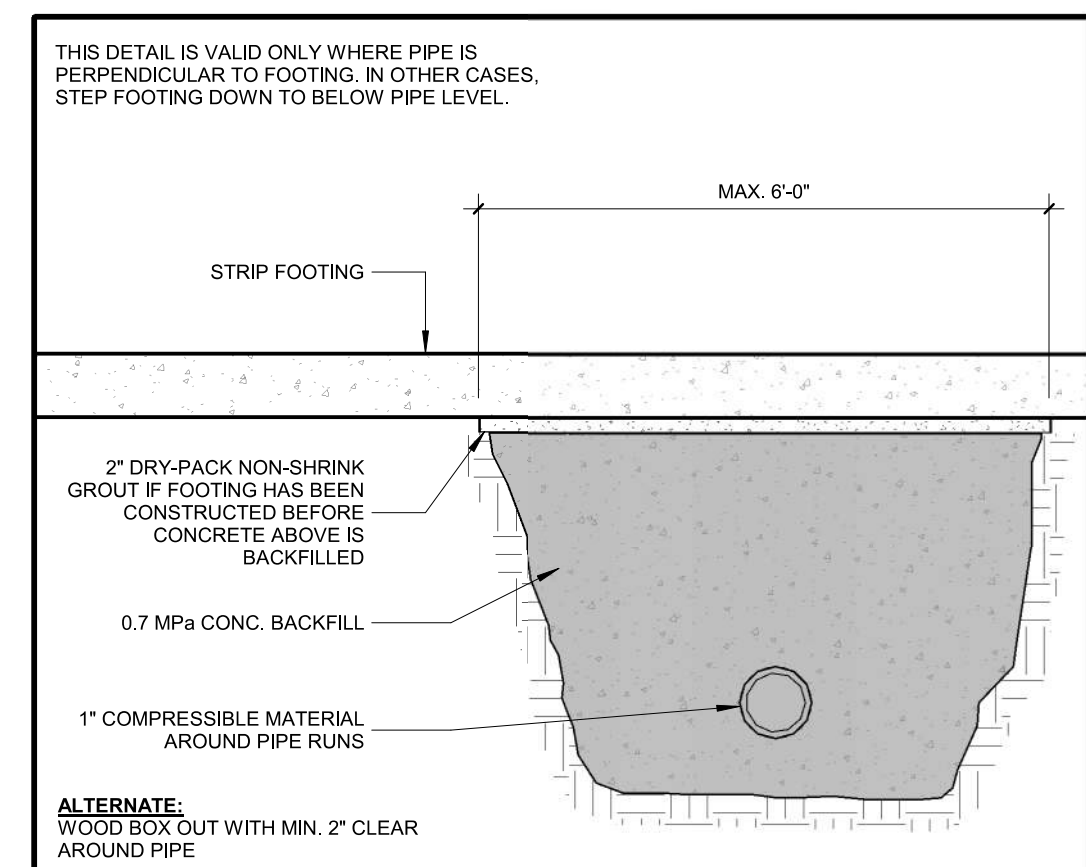
6 CANOPY ROOF TO GARAGE ROOF
S302 SCALE: 1/2" = 1'-0"



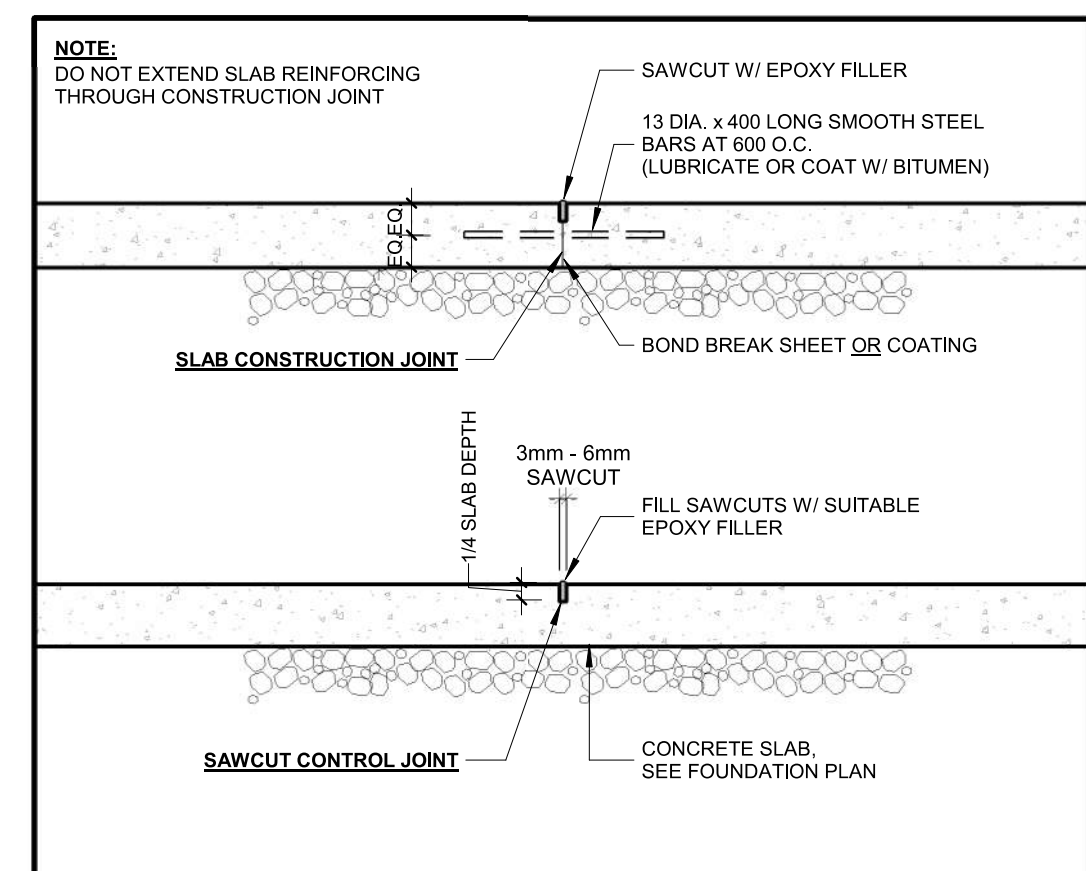
4 PLAN DETAIL - EXTERIOR CORNER
S302 N.T.S.



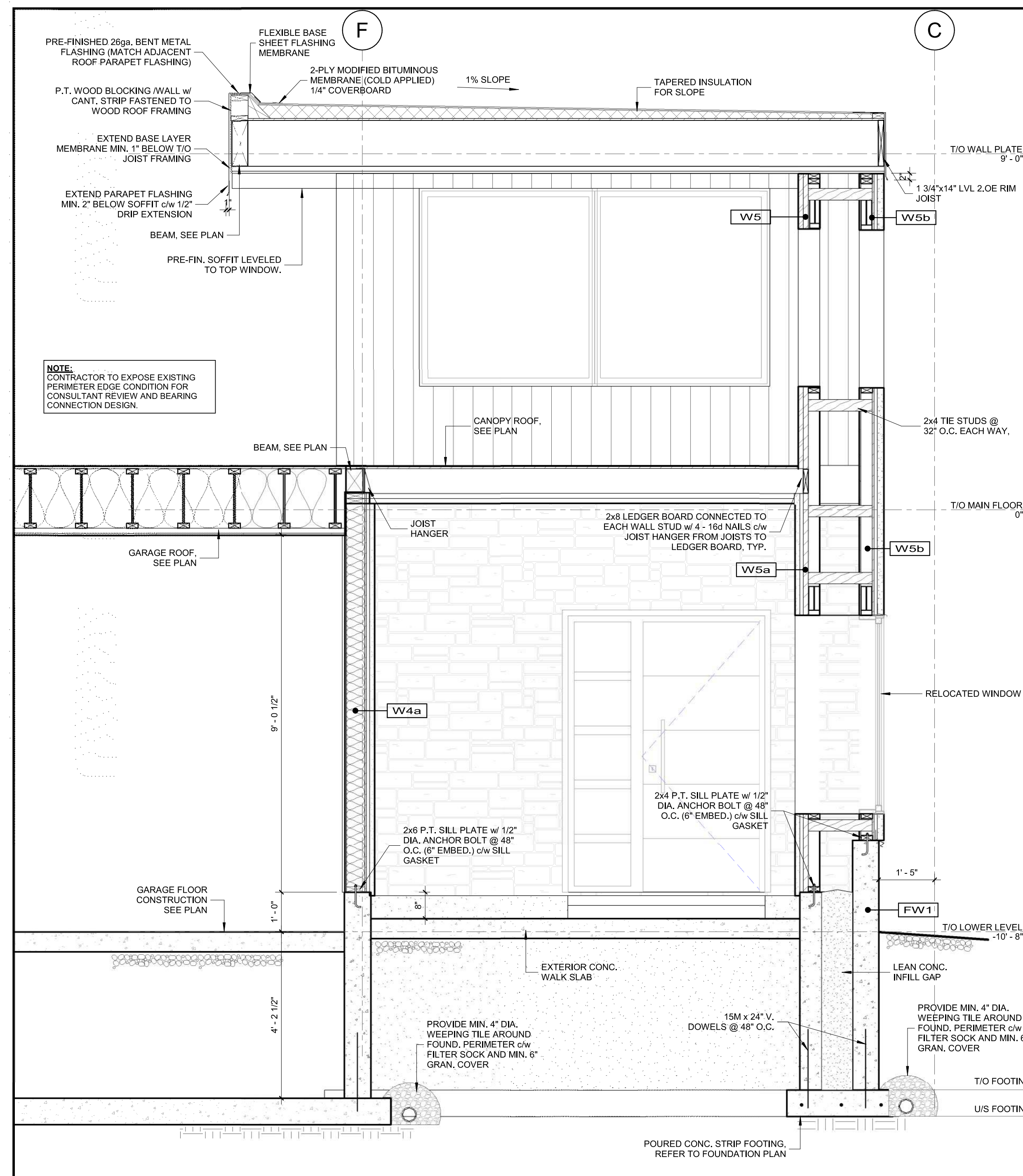
3 **DETAIL - STEPPED FOOTING**
S302 N.T.S.



2 DETAIL - BACKFILL UNDER FOOTING



1 **DETAIL - SLAB-ON-GRADE JOINTS**
S302 N.T.S.



5 ENTRY CANOPY SECTION
S302 SCALE: 1/2" = 1'-0"

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Firm BCIN: 29604

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- ☐ Building Structural
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☐ Large Building
☒ Small Building

Signature: _____

Designer: Mike Bekker

Doc. No. 28513

Designer B.C.N: 28513



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LIAO RESIDENCE

2815 GARAGE ADDITION

SECTIONS & DETAILS

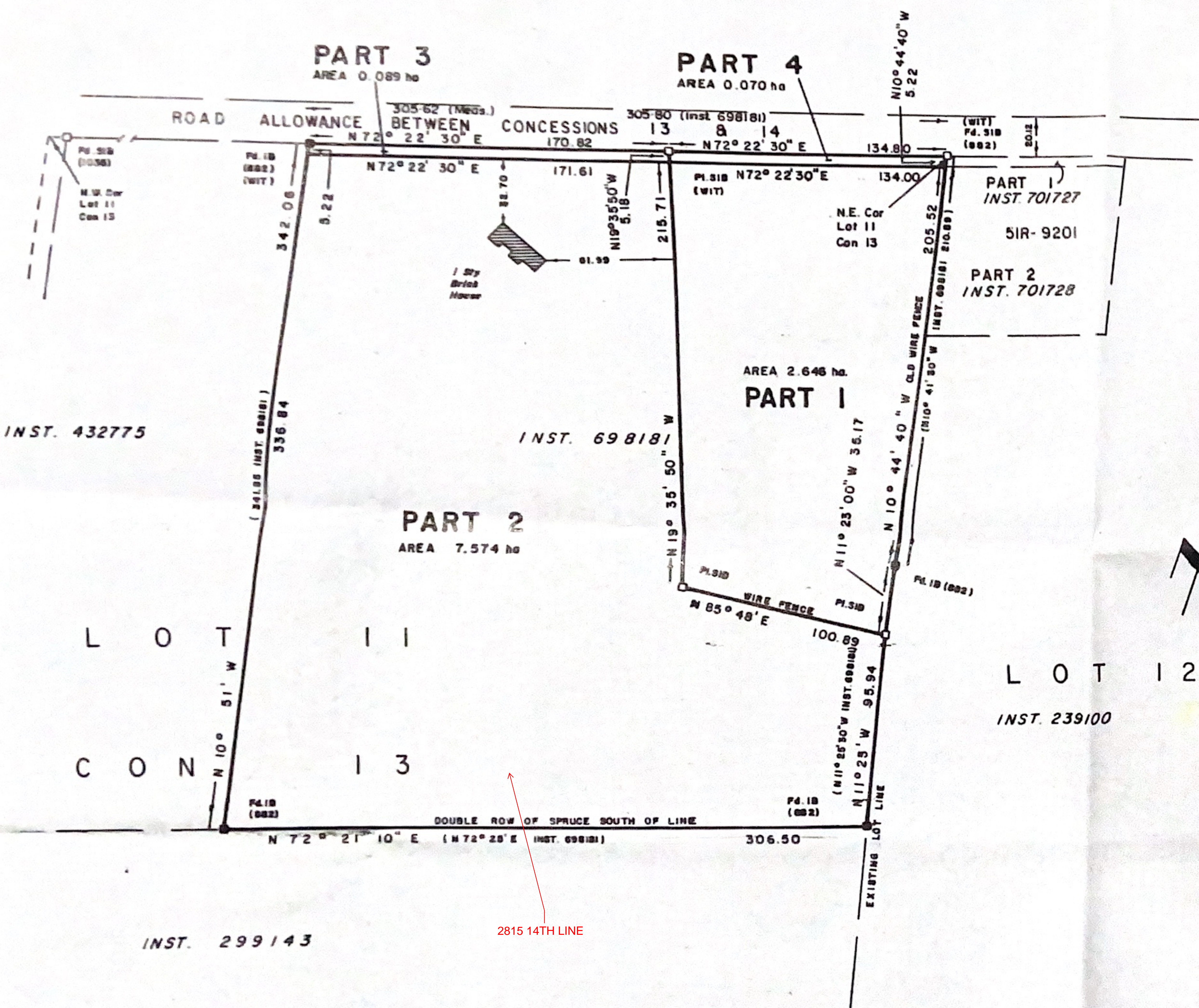
Project No. _____

 TA_{e}

Drawn By:

Me...

S302



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE 16/20 R.A. Garden R.A. GARDEN O.L.S.

CAUTION This plan is not a plan of subdivision within the meaning of The Planning Act.

METRIC Distances shown on this plan are in metres and may be converted to feet by dividing by 0.3048

PLAN 51R-9768

RECEIVED AND DEPOSITED

17th DAY OF SEPT 1980

D.E. Newman
Dep. LAND REGISTRAR
FOR THE REGISTRY DIVISION OF
SIMCOE (N^o 51)

PARTS 1, 2, 3, 4 - Part Lot 11, Con 13, Inst 698181

PLAN OF SURVEY OF PART OF
LOT 11, CONCESSION 13
TOWNSHIP OF WEST GWILLIMBURY
COUNTY OF SIMCOE
SCALE 1:2000
R.A. GARDEN O.L.S.
1980

BEARING REFERENCE		SURVEYORS CERTIFICATE	
Bearings are astronomic and referred to Plan attached to Inst 299749, giving Road Allowance Between Concessions 13 & 14 a bearing of N 72° 22' 30" E		I CERTIFY THAT	
LEGEND Fd Found Pl Planted R Round IB Iron Bar SIB Standard Iron Bar SSIB Short Standard Iron Bar		1. This survey and plan are correct and in accordance with The Surveys Act and The Registry Act and the regulations made thereunder.	
		2. The survey was completed on the 12 th day of SEPTEMBER 19 80.	
FIELD P.B. Mott		DRAWN D.G. Giles CST	CHECKED R.A. Garden OLS
R.A. GARDEN LIMITED ONTARIO LAND SURVEYORS BOX 399 SUTTON WEST LOE IRO		TELEPHONE SUTTON 722-5557 NEWMARKET 895-5600	file no. 80-4645

9768

PROPERTY OF LRO 51