



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-033-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Agostino DiMarsico and Doris Tucci , Owners**, 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 property is described legally as **PLAN 767 LOT 55**, is known municipally as **1041 Fern Road**, and is zoned as **"Residential 1 (R1)"**.

The applicant is proposing to construct an Accessory Dwelling Unit (ADU) with a gross floor area of 116 m². The applicant is seeking relief from Section 3.5 (j) of the Zoning By-law which permits a maximum footprint coverage of 50 m² for accessory dwelling units located in the rear yard.

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 15, 2023, 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 minor variance, 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 Local Planning Appeal Tribunal.

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 30, 2023**

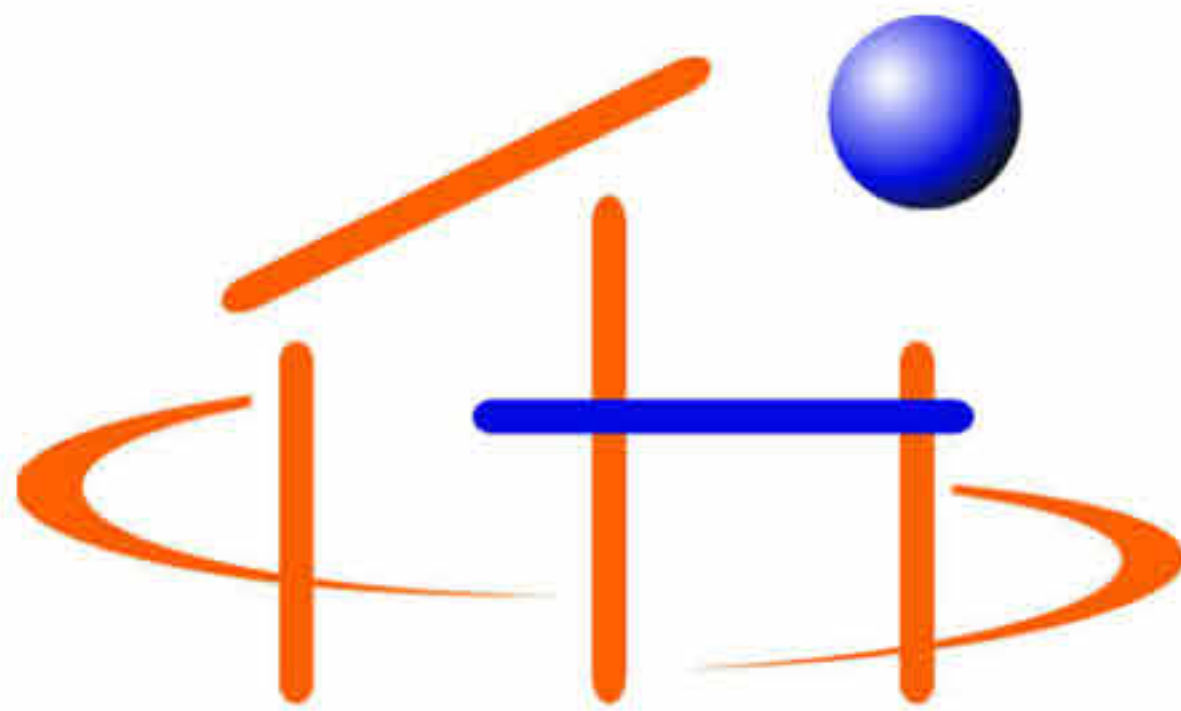
Toomaj Haghshenas,
Secretary-Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316



RESIDENCE - EAST ELEVATION



RESIDENCE - NORTH ELEVATION



Springwater Engineering Limited

GUS DIMARSICO AND DORIS TUCCI

1041 FERN ROAD
INNISFIL, ONTARIO

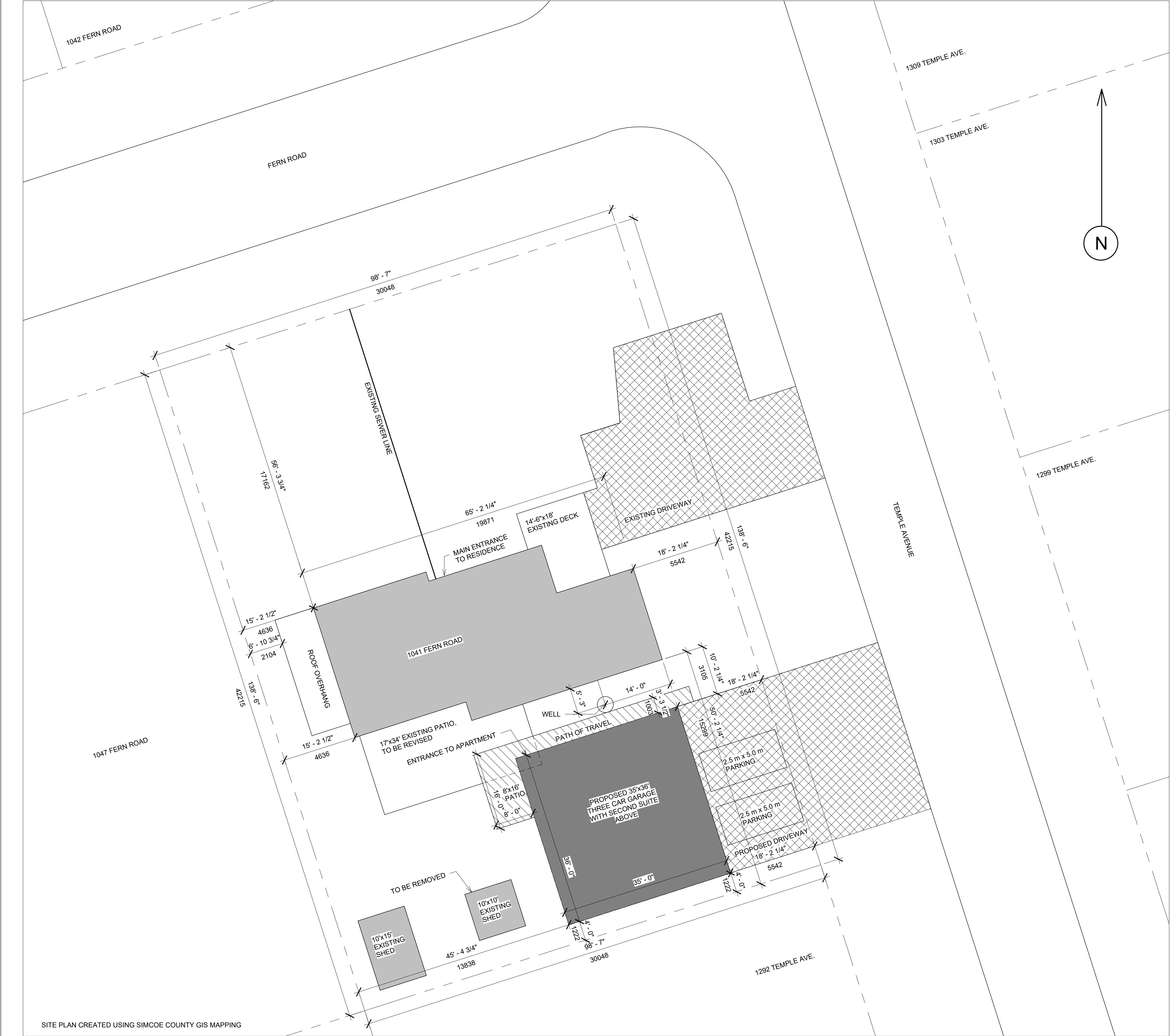
PROJECT 2084
THREE CAR GARAGE WITH SECOND SUITE ABOVE
PLANS FOR MINOR VARIANCE - MAY 3, 2023

CONTACT: WIL EISSES
705-721-7228 Ext. 104
wilfredae.sel@gmail.com

LIST OF DRAWINGS

- A100 - SITE PLAN AND ZONING MATRIX
- A101 - FOUNDATION AND FIRST FLOOR PLANS
- A102 - SECOND FLOOR AND ROOF PLANS
- A103 - SECTIONS THROUGH FLOOR BEAM AND RIDGE BEAM
- A104 - SECTIONS THROUGH SHED AND GABLE DORMERS
- A105 - SECTIONS THROUGH ENTRY STAIRS
- A106 - ELEVATIONS
- A107 - RENDERINGS

SCOPE OF WORK:
THE OWNERS REQUEST PLANS FOR A THREE CAR GARAGE WITH
A SECOND SUITE ABOVE.



ZONING - ACCESSORY DWELLING UNITS (RESIDENTIAL ZONES)	
ACCESSORY DWELLING UNIT MAXIMUM NUMBER	AS AN ACCESSORY TO A SINGLE-DETACHED DWELLING (2) TWO ACCESSORY DWELLING UNITS PERMITTED PER LOT THAT HAS A MIN. LOT AREA OF 1000 m ² , ON A LOT LESS THAN 1000 m ² A MAXIMUM OF ONE (1) DETACHED ACCESSORY UNIT SHALL BE PERMITTED
GROSS FLOOR AREA	SHALL NOT BE GREATER THAN 50% OF THE GROSS FLOOR AREA OF THE PRINCIPAL DWELLING ON THE LOT, UP TO A MAX. GROSS FLOOR AREA OF 100 SQUARE METRES
NUMBER OF BEDROOMS SEVERANCE	MAXIMUM OF THREE (3) SHALL NOT BE SEVERED FROM THE LOT THAT CONTAINS THE PRINCIPAL DWELLING
PARKING	A MINIMUM OF 2 OFF-STREET PARKING SPACES MUST BE PROVIDED WHEN A LOT HAS ONE (1) ACCESSORY DWELLING UNIT, TANDEM PARKING IS PERMITTED, EXTERIOR PARKING SPACES SHAL BE A MINIMUM OF 2.5 m x 5 m (8.2 ft x 16.4 ft)
HEIGHT	THE MAX. HEIGHT SHALL NOT EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING OR 6 m (19.69 ft) WHICHEVER IS LESS
BALCONY	SHALL NOT BE PERMITTED ON A DETACHED ACCESSORY DWELLING UNIT
LOCATION	ANY DETACHED ACCESSORY DWELLING UNIT SHALL NOT BE LOCATED WITHIN THE FRONT YARD, AND NOT MORE THAN 60 m (196.85 ft) FROM THE PRINCIPAL DWELLING. ANY DWELLING UNIT LOCATED IN A REAR YARD SHALL BE A COMBINED MAX. OF 50% OF THE REAR YARD, UP TO A MAX. OF 50 m ² IN FOOTPRINT COVERAGE, WITH A MIN. OF 25% OF THE REAR YARD MAINTAINED AS LANDSCAPED OPEN SPACE
ENTRANCE	ANY UNIT LOCATED IN A REAR YARD SHALL BE ACCESSED BY A CONTINUOUS, UNOBSTRUCTED PATH OF TRAVEL OF AT LEAST 1 m (3.28 ft) WIDE BETWEEN THE MAIN WALL OF THE BUILDING AND THE SIDE LOT LINE
REGISTRATION	THE PROPERTY OWNER MUST REGISTER EACH ACCESSORY DWELLING UNIT WITH THE TOWN AND SHALL BE IN COMPLIANCE WITH ANY APPLICABLE ACCESSORY DWELLING UNITS REGISTRATION BYLAW
GARAGE / HUMAN HABITATION NUMBER OF DRIVEWAYS	NOT UNLESS SPECIFIC PLANNING PERMISSIONS HAVE BEEN GRANTED ONLY ONE (1) DRIVEWAY SHALL BE PERMITTED PER RESIDENTIALLY ZONED LOT IN A SETTLEMENT AREA

ZONING MATRIX - R1 WITH MUNICIPAL SEWER AND PRIVATE WELL			
	REQUIRED	EXISTING	PROPOSED
ZONE	R1	R1	R1
MINIMUM LOT AREA, EXTERIOR LOT	600m ²	1269 m ² , 13653.79 ft ²	NO CHANGE
MINIMUM LOT FRONTAGE	15 m	30.05 m, 98'-7"	NO CHANGE
MIN. FRONT YARD SETBACK	8 m	17.16 m, 56'-3 3/4"	NO CHANGE
MIN. INTERIOR SIDE YARD, WEST	1.2 m	4.64 m, 15'-2 1/2"	NO CHANGE
MIN. EXTERIOR SIDE YARD, EAST	6 m	5.54 m, 18'-2 1/4"	NO CHANGE
MIN. REAR YARD	6 m	15.30 m, 50'-2 1/4"	NO CHANGE
MAX. LOT COVERAGE (ALL STRUCTURES)	35%	20%	23%
MIN. LANDSCAPED OPEN SPACE	30%	75%	62%
MAX. BUILDING HEIGHT	9 m	9 m	-
DETACHED ACCESSORY DWELLING UNIT			
MIN. SETBACK, FRONT	6 m, 19'-8"	-	N/A
MIN. SETBACK, INTERIOR SIDE	1.2 m, 47.2"	-	13.8 m, 45'-4 3/4"
MIN. SETBACK, EXTERIOR SIDE	3 m, 9'-10"	-	5.54 m, 18'-2 1/4"
MIN. SETBACK, REAR	1.2 m, 47.2"	-	1.2 m, 4'-0"
MAX. HEIGHT (MID POINT) OR PRINCIPAL BUILDING, LEAST	6 m, 19'-8"	-	6.34 m, 20'-9 3/4" MAIN ROOF
MAX. HEIGHT (MID POINT) OR PRINCIPAL BUILDING, LEAST	6 m, 19'-8"	-	7.01 m, 23'-0" DORMER ROOF
LOT COVERAGE	10%	-	9.2%
GROSS FLOOR AREA	50 m ² , 538.2 ft ²	-	116 m ² , 1250 ft ²
MAX. DISTANCE FROM PRINCIPAL	60 m, 196'-10"	-	3.1 m, 10'-2 1/4"

1

Site Plan

3/32" = 1'-0"

Springwater

Engineering Limited

24 Parkside Drive

Barrie, ON L4N 1W6

Tel (705) 721-7228

No:	DATE:	REVISION:
1	Apr 25 2023	Proposed Plans for Review
2	May 3 2023	Plans for Minor Variance
3		

SEAL:

ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK.
REPORT ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF WORK

DRAWING WILL PLOT TO SCALE ON "D" (24"x36") PAPER SIZE

CLIENT:

Gus DiMarsico & Doris Tucci

PROJECT:

Three Car Garage with Second Residence Above

LOCATION:

1041 Fern Road
Innisfil, Ontario

DRAWING:

Site Plan and Zoning Matrix

DWG No:

A100

Drawn by:

WJE

Date:

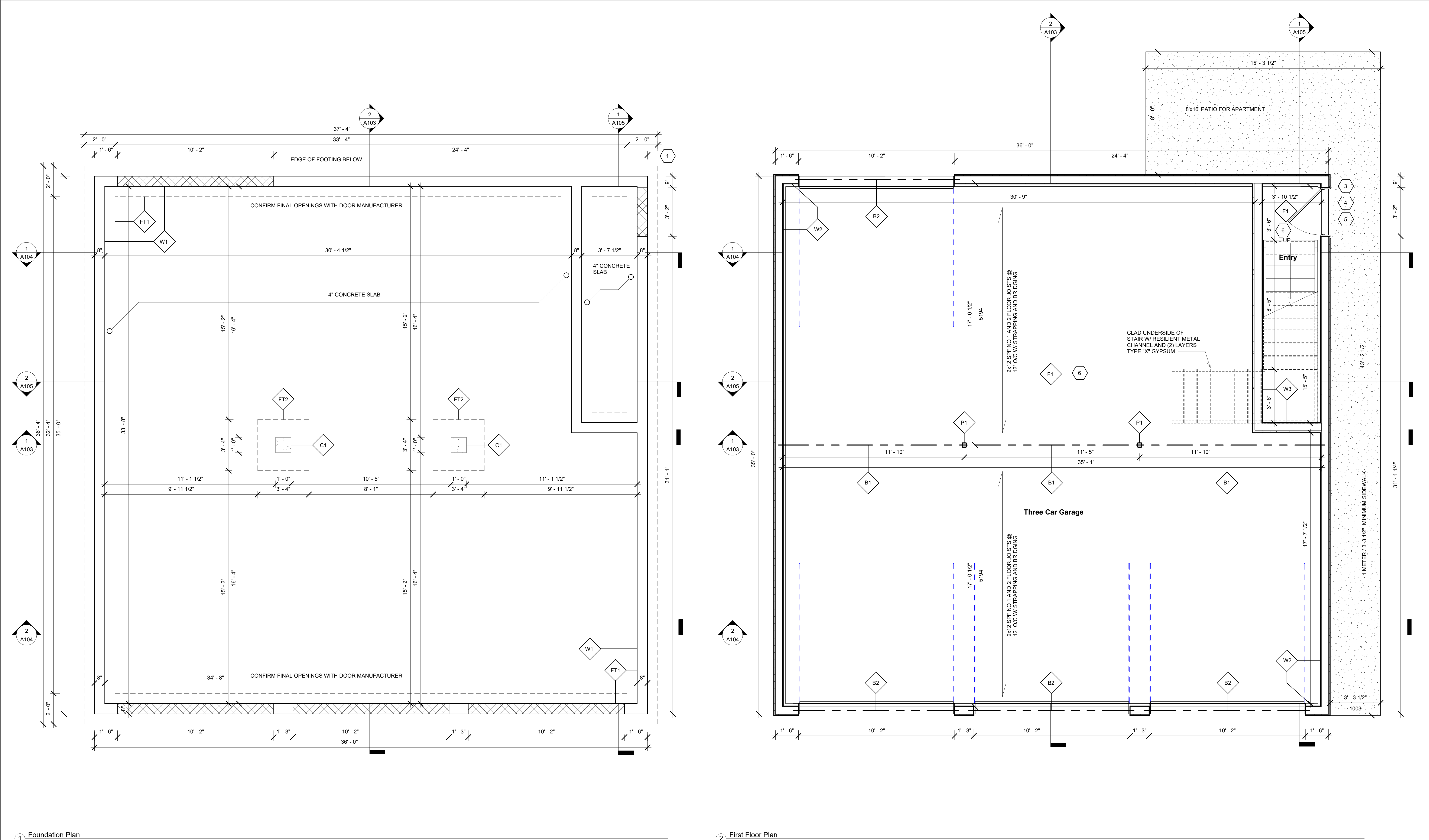
March 1, 2023

Scale:

As indicated

Job#:

2084



1


Foundation Plan

3/8" = 1'-0"

2

First Floor Plan

3/8" = 1'-0"



24 Parkside Drive
Barrie, ON L4N 1W6
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LOCATION:
1041 Fern Road
Innisfil, Ontario

DRAWING:
Foundation and First Floor Plan

DWG No:

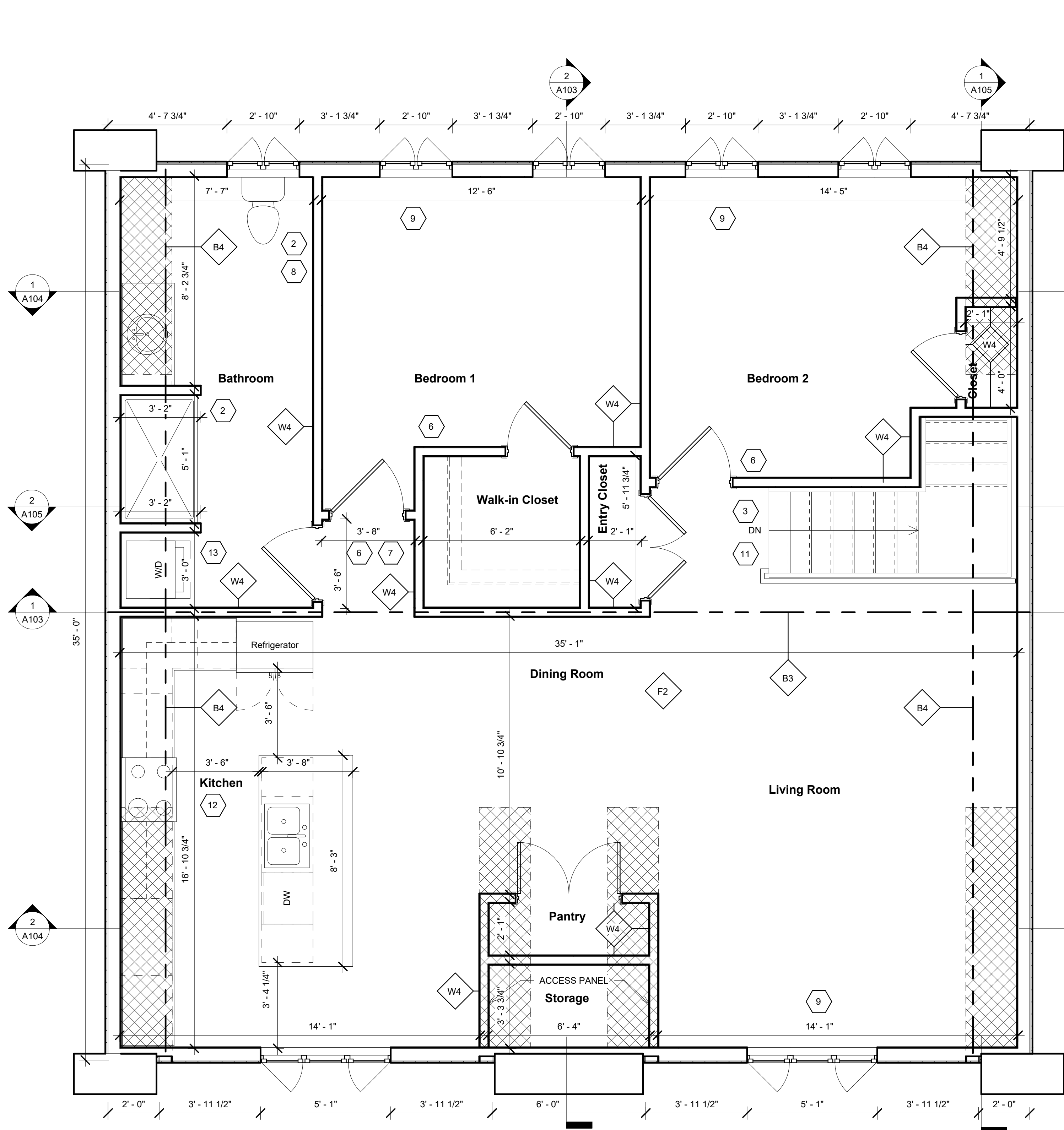
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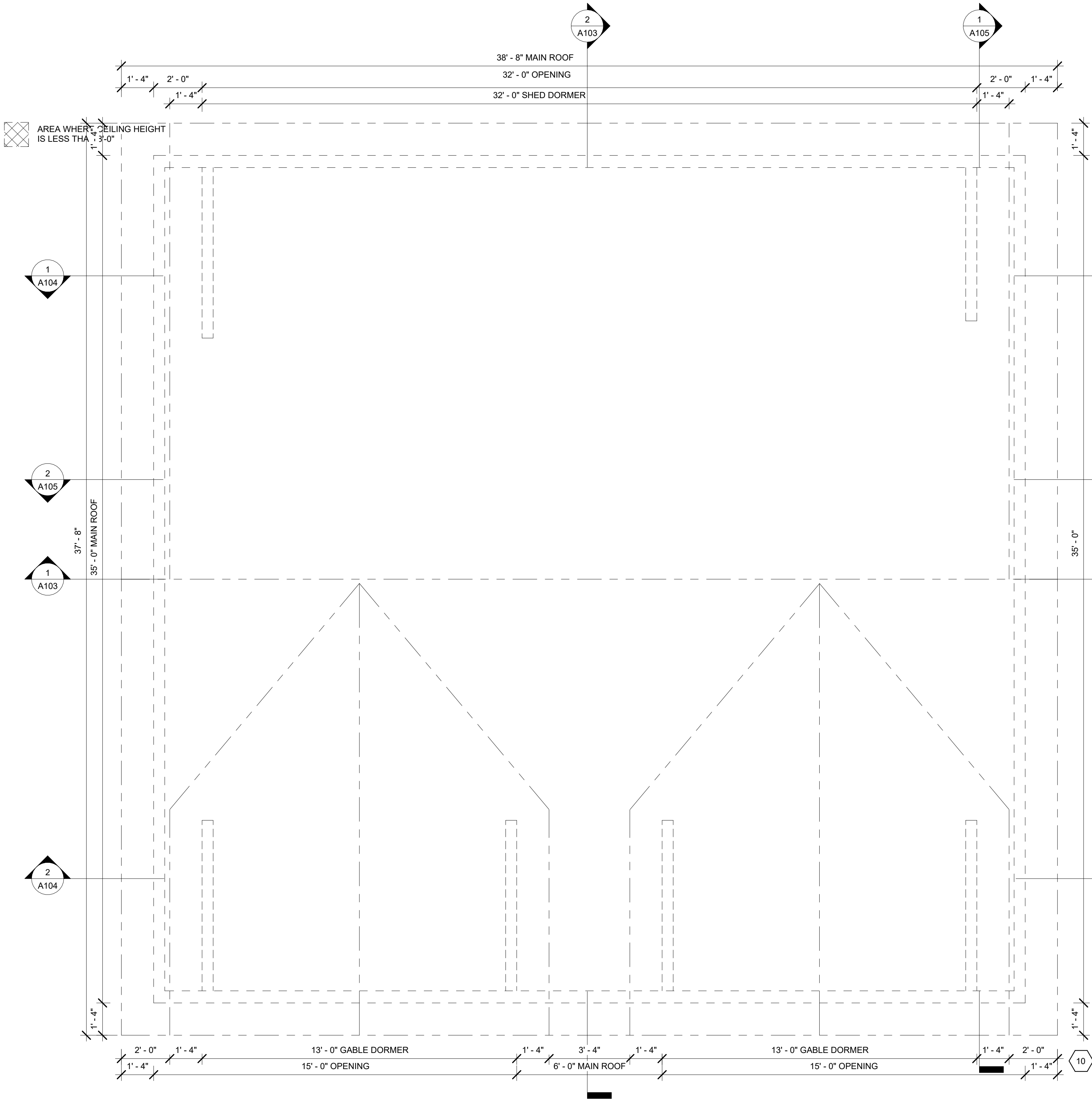
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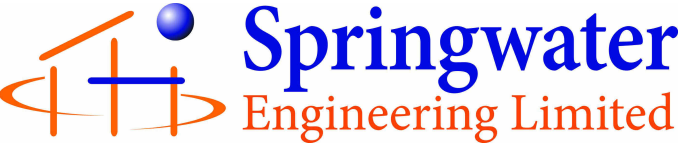
Job#: 2084



1 Second Floor Plan
3/8" = 1'-0"



2 Roof Plan
3/8" = 1'-0"



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Barrie, ON L4N 1W6
Tel (705) 721-7228

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LOCATION:

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Innisfil, Ontario**

DRAWING:

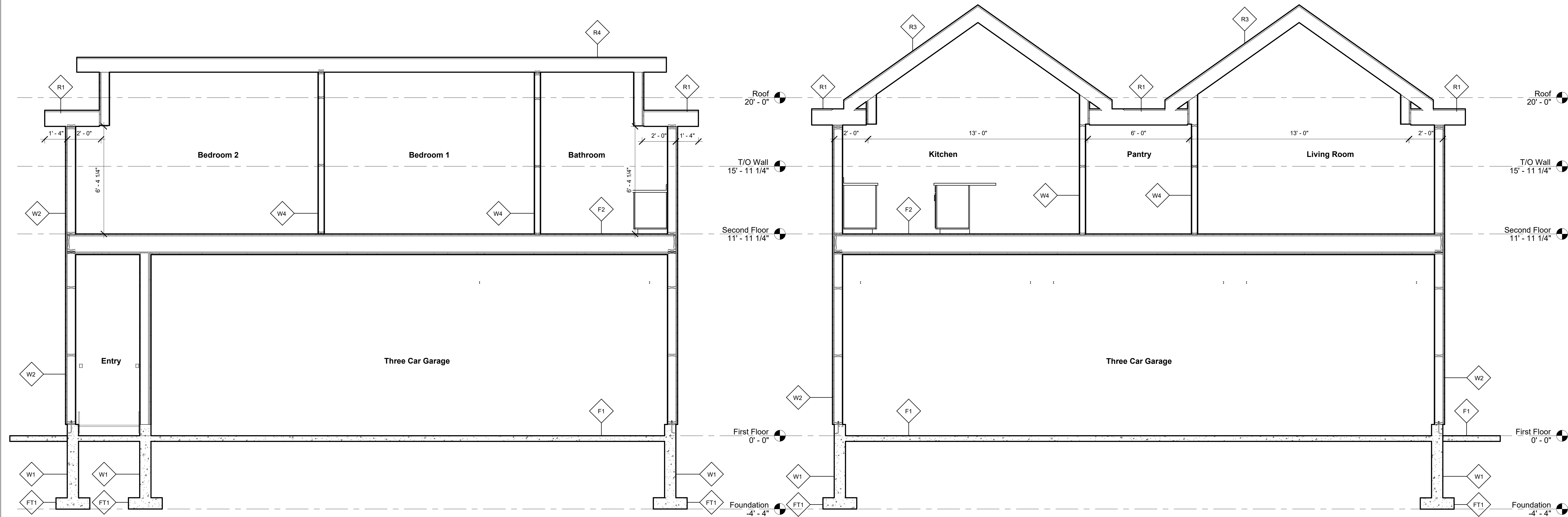
Second Floor and Roof Plan

DWG No:

A102

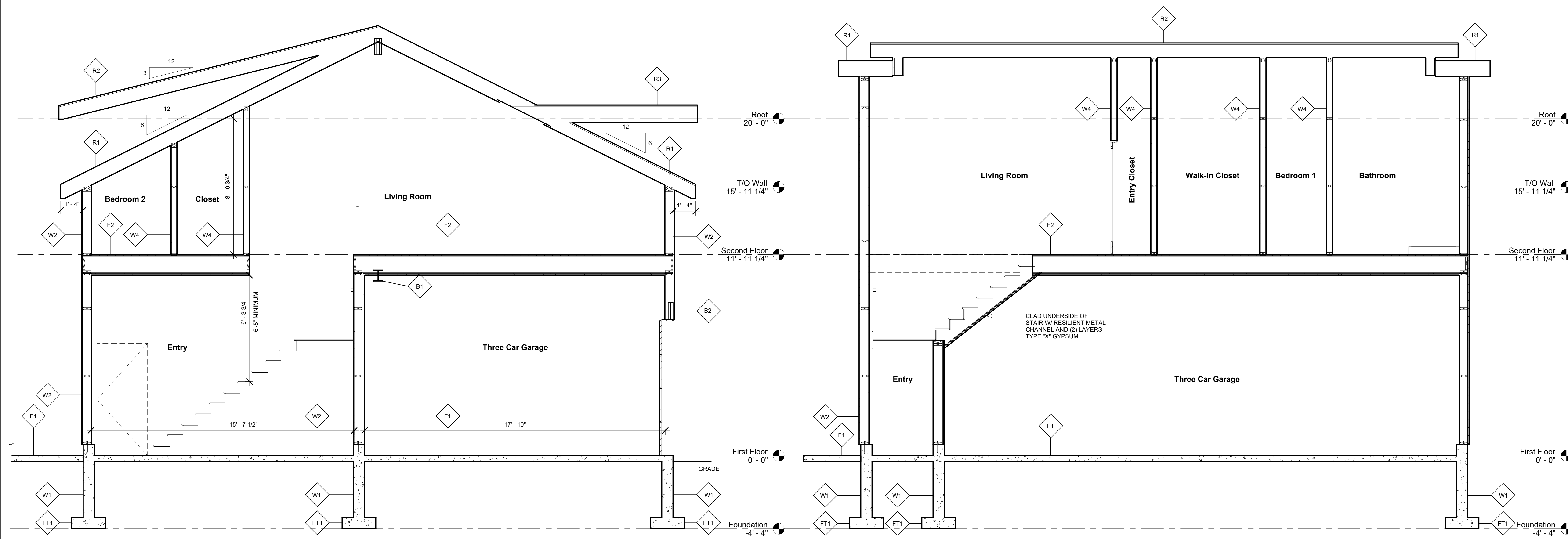
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Date: March 1, 2023
Scale: 3/8" = 1'-0"
Job#: 2084





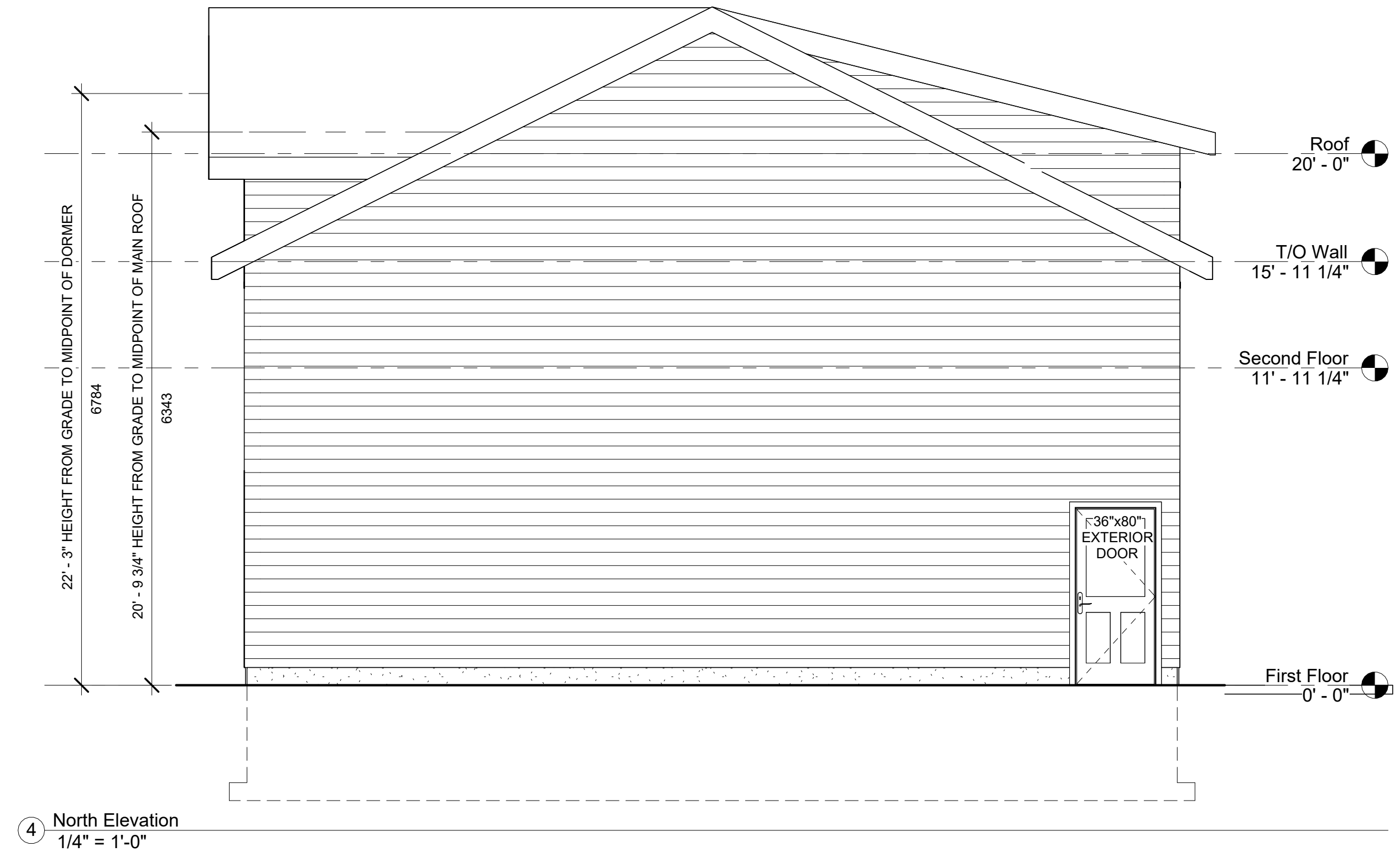
1 Section through Shed Dormer
3/8" = 1'-0"

2 Section through Gable Dormers
3/8" = 1'-0"



1 Section through Entry Stair
3/8" = 1'-0"

2 Section through Entry Stair 2
3/8" = 1'-0"



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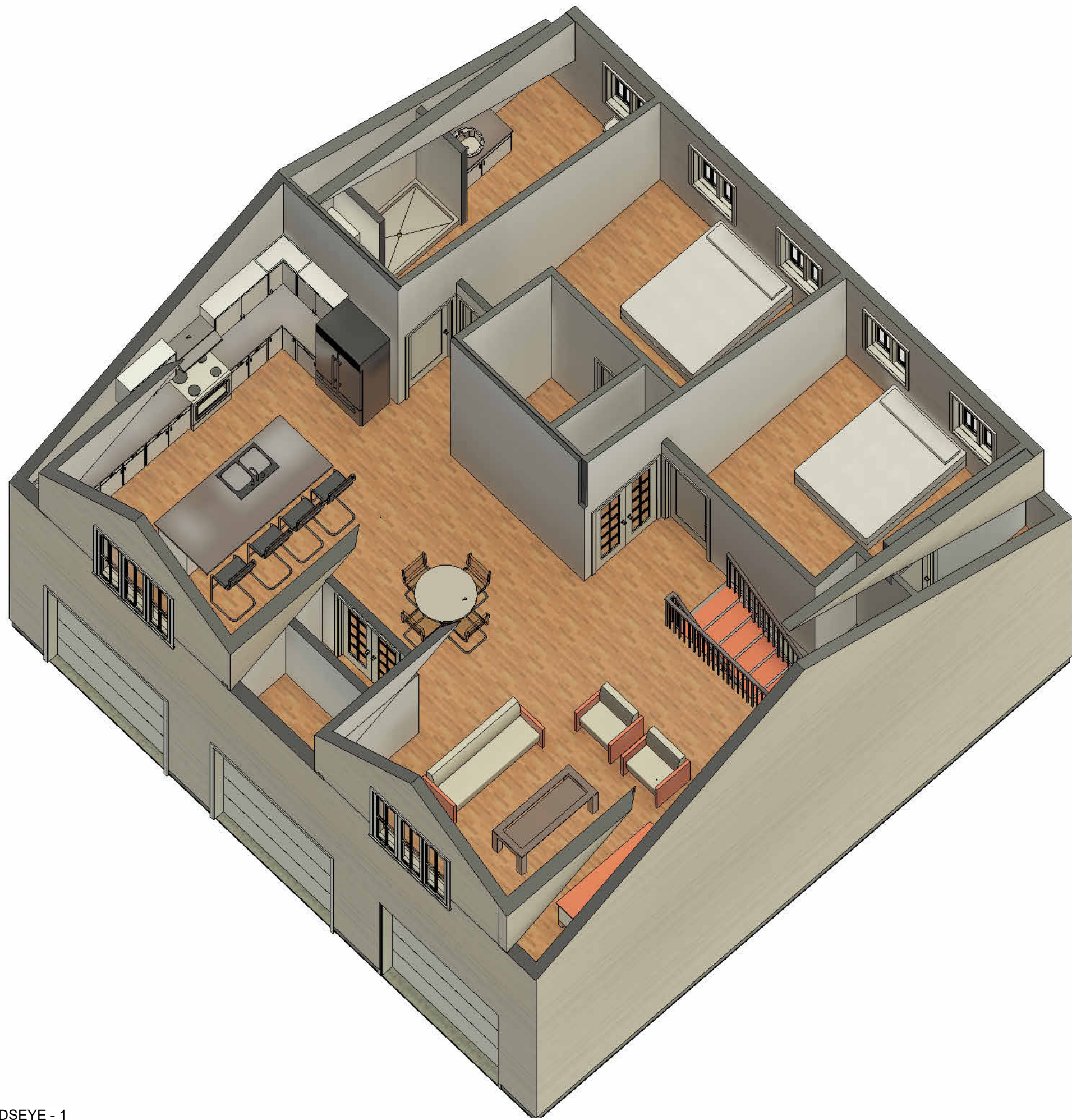
LOCATION:
**1041 Fern Road
Innisfil, Ontario**

DRAWING:
Elevations

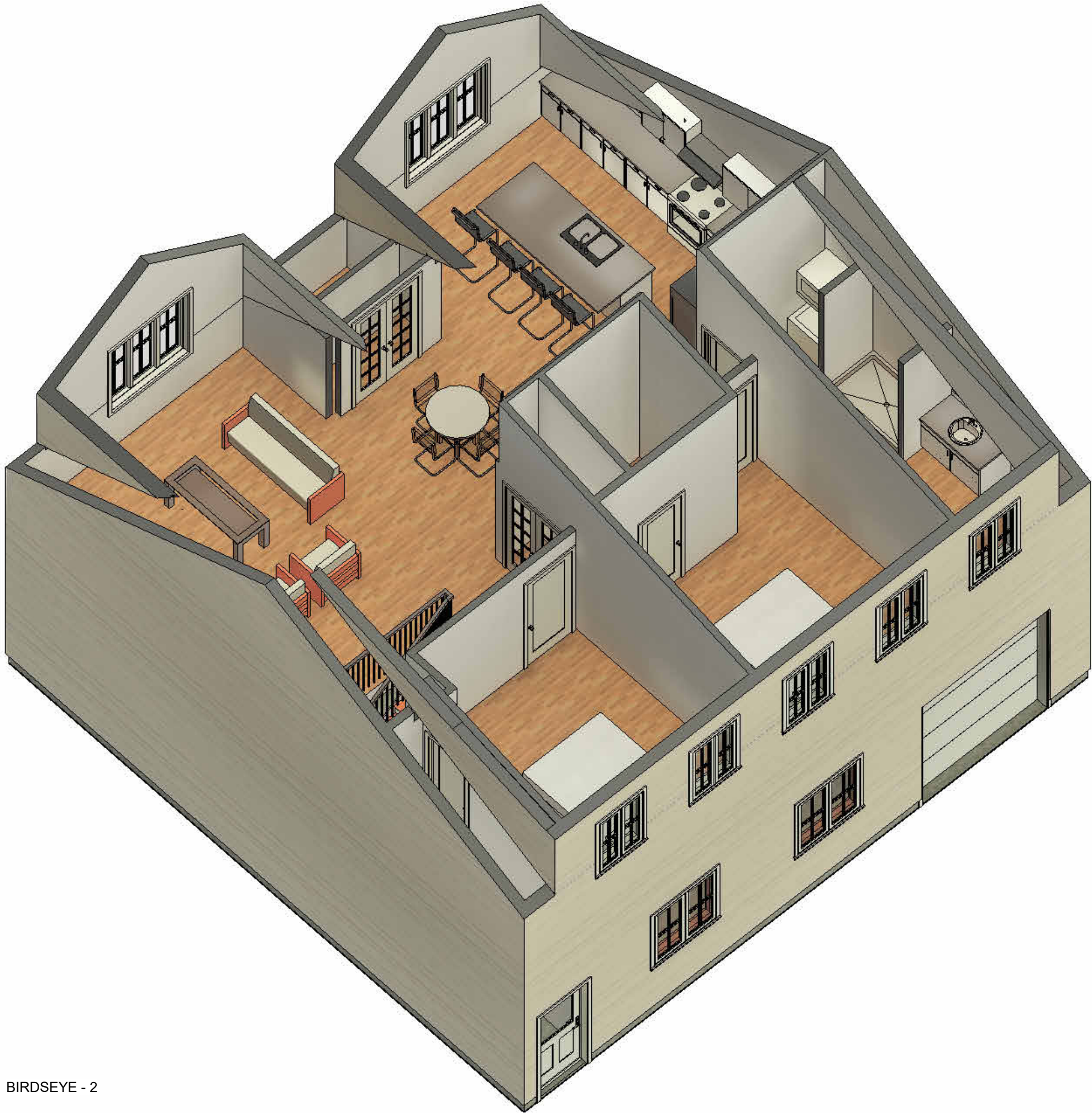
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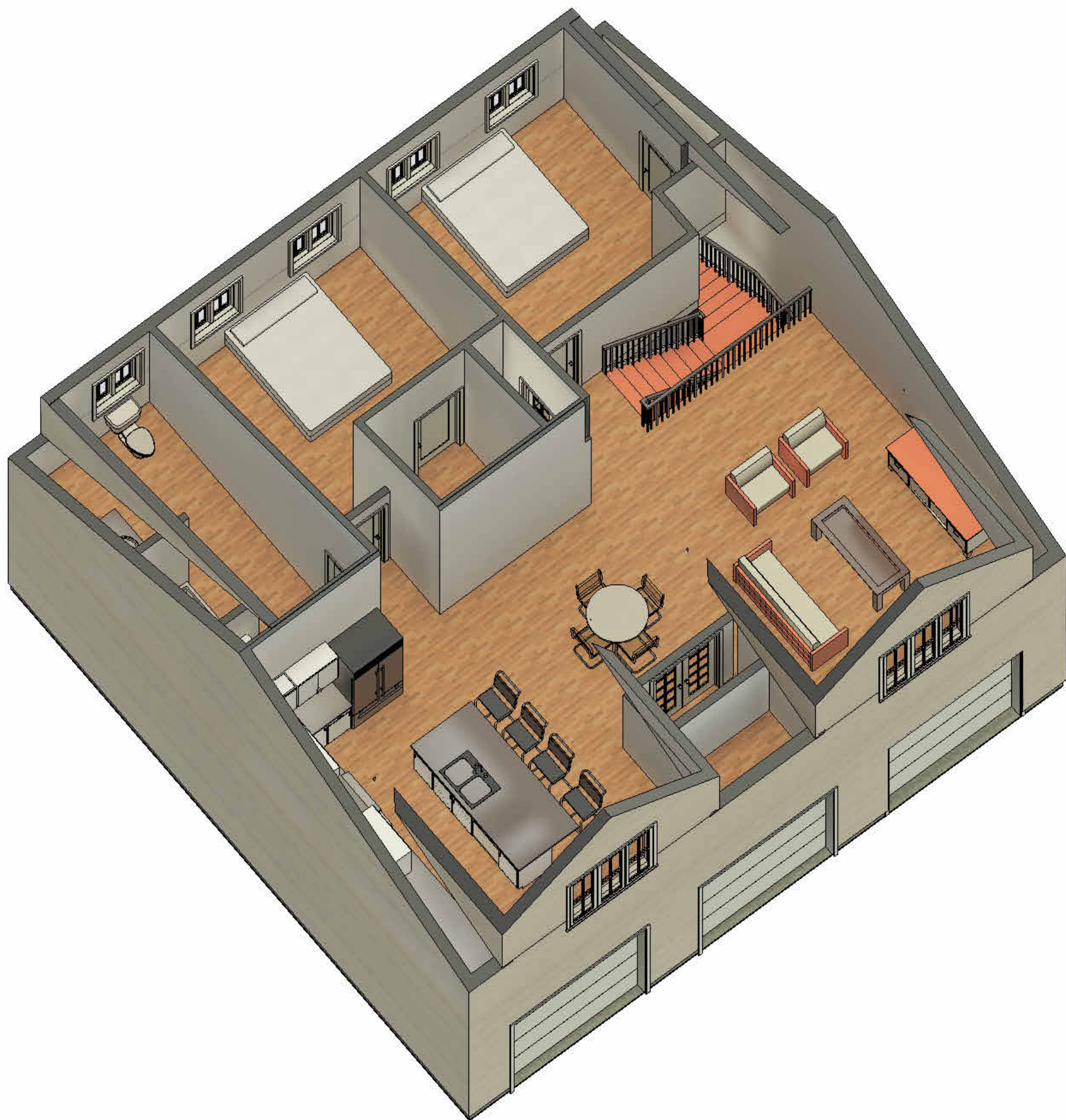
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Date: March 1, 2023
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Job#: 2084



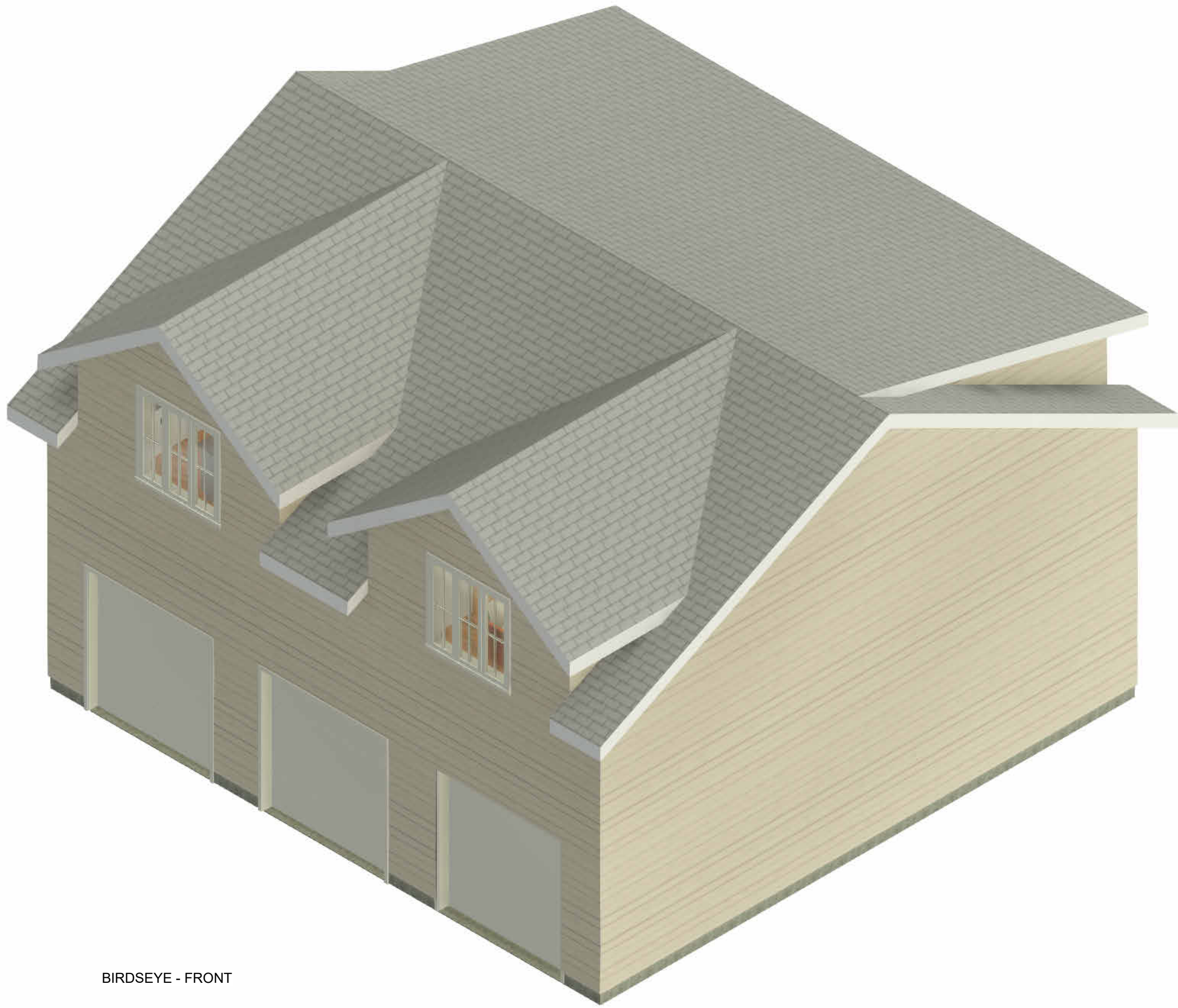
BIRDSEYE - 1



BIRDSEYE - 2



BIRDSEYE - 3



BIRDSEYE - FRONT



BIRDSEYE - REAR

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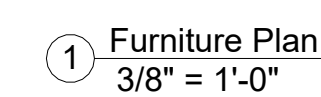
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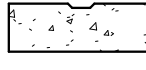

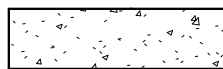
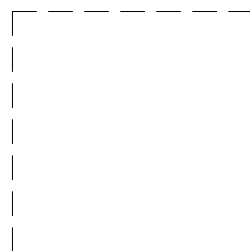
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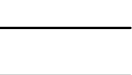


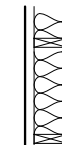

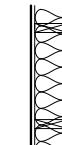


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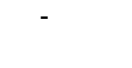
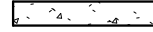

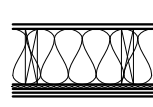
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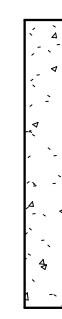
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




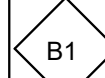


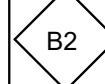




FOOTING LEGEND				
SYMBOL	TAG	SECTION	DESCRIPTION	REMARKS
	FT1		CONTINUOUS FOOTING. 24"x8" FOOTING, MIN. 220 PSI (20MPa) CONCRETE. AFTER 28 DAYS, FOOTING TO REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MIN. 10.9 psi (75 kPa) BEARING CAPACITY, FOOTING TO HAVE CONTINUOUS KEY	
	FT2		PAD FOOTING. 40"x40"x12" FOOTING W/ 5-15M BOTTOM REBAR WITH 3" COVER (BOTH WAYS) , MIN. 220 PSI (20MPa) CONCRETE. AFTER 28 DAYS, FOOTING TO REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MIN. 10.9 psi (75 kPa) BEARING CAPACITY	

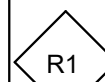
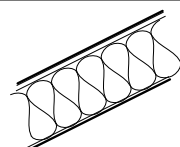
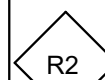
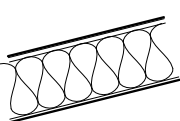
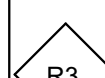
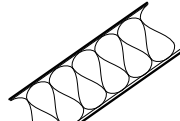
WALL LEGEND				
SYMBOL	TAG	SECTION	DESCRIPTION	REMARKS
	W1		FOUNDATION WALL 8" POURED CONCRETE WALL	BACKFILL WITH NON FROST SUSCEPTIBLE SOIL. SURFACES OF THE FOUNDATION WALL BELOW GRADE SHALL BE DAMPPROOFED AS PER OBC 9.13
	W2		EXTERIOR WALL SIDING AS PER OWNER WALL SHEATHING MEMBRANE 7/16" EXTERIOR GRADE SHEATHING 2"x6" STUDS @ 16" O.C. R22+5G INSULATION 6 MIL. POLY VAPOUR BARRIER 1/2" GYPSUM WALL BOARD	
	W3		LOAD BEARING FIRE SEPARATION WALL 5/8" "TYPE X" GYPSUM WALL BOARD 2"x6" STUDS @ 16" O.C. 3 1/2" THICK ABSORPTIVE MATERIAL R22+5G INSULATION RESILIENT METAL CHANNEL @ 24" O/C 2 LAYERS 5/8" "TYPE X" GYPSUM WALL BOARD	SB-3 WALL TYPE W4a 1 HOUR FIRE SEPARATION 51 SOUND TRANSMISSION
	W4		PARTITION WALL 1/2" GYPSUM WALL BOARD 2"x4" STUDS @ 16" O.C. 1/2" GYPSUM WALL BOARD	

FLOOR LEGEND				
SYMBOL	TAG	SECTION	DESCRIPTION	REMARKS
	F1		CONCRETE SLAB 4" CONCRETE SLAB 8" COARSE CLEAN GRANULAR MATERIAL	CONCRETE 25 MPA COMPRESSION STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONCRETEPOURED CONCRETE W/ 5-8% AIR ENTRAINMENT AS PER OBC 9.3.1.6. FILL ANY FILL PLACED UNDER SLAB, OTHER THAN COARSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED TO 98% SPMDD. SLOPE TO GRADE. COARSE CLEAN GRANULAR MATERIAL CONTAINING NOT MORE THAN 10% OF MATERIAL THAT WILL PASS A 1/8" SIEVE SHALL BE PLACED BELOW SLAB. MATERIALS UNDER SLAB AS PER 9.16.2. DAMPPROOFING DAMPPROOFING INSTALLED AS PER 9.13.2.6. DAMPPROOFING REQUIRED UNDER BASEMENT SLAB W/ MINIMUM 0.05mm THICK POLY OR TYPE "S" ROOFING MATERIAL W/ JOINTS LAPPED MINIMUM 100mm (3.9")
	F2		FIRE SEPARATION WOOD FLOOR 3/4" T&G SUB FLOOR 2"x10" FLOOR JOISTS @ 16" O.C. 9 1/4" THICK ABSORPTIVE MATERIAL R31 INSULATION RESILIENT METAL CHANNEL @ 16" O/C 2 LAYERS 5/8" "TYPE X" GYPSUM WALL BOARD	WHERE FLOOR JOISTS RUN PARALLEL TO EXTERIOR WALLS, PROVIDE SOLID BLOCKING @ 24" O.C. BETWEEN THE FIRST JOIST AND RIM JOIST SB-3 FLOOR TYPE F9c 1 HOUR FIRE SEPARATION 52 SOUND TRANSMISSION

COLUMN LEGEND				
SYMBOL	TAG	SECTION	DESCRIPTION	REMARKS
	C1		12" x12" PIER 4'-0" MIN. BELOW GRADE	

POST LEGEND				
SYMBOL	TAG	SECTION	DESCRIPTION	REMARKS
	P1		HSS POST 3 1/2"x3 1/2"x1/4" DIAM. HSS STEEL POST 6 1/2"x8"x3/4" TOP PLATE 8"x8"x1/2" BOTTOM PLATE	

BEAM LEGEND				
SYMBOL	TAG	SECTION	DESCRIPTION	REMARKS
			FLOOR BEAM W8x21 STEEL BEAM	
			LVL GARAGE DOOR LINTEL 2 PLY 1 3/4" x 11 7/8" LVL 2900Fb-2.0E BUILT UP W/ 2 ROWS OF 10dX3 1/2" NAILS @ 8" C/C, 3 JACK AND 2 KING STUDS EACH END	
			RIDGE BEAM ?	
			DORMER SUPPORT RAFTERS (3)2x10	

ROOF LEGEND				
SYMBOL	TAG	SECTION	DESCRIPTION	REMARKS
-			MAIN ROOF 2x10 ROOF RAFTERS @ 16" O/C 6:12 SLOPE, 16" OVERHANG	
-			SHED DORMER ROOF 2x10 ROOF RAFTERS @ 16" O/C 3:12 SLOPE, 16" OVERHANG	
-			GABLE DORMER ROOF 2x10 ROOF RAFTERS @ 16" O/C 8 1/2:12 SLOPE 16" OVERHANG	

- 1 **WEEPING TILE**
4" DIAM. PERFORATED PVC WEEPING TILE WRAPPED WITH FILTER CLOTH SET ON MIN. 6" GRAVEL BED, CONNECT TO STORM DRAINAGE SYSTEM.
LOCATION & EXTENT CONDITIONS

2 **INTERIOR WALL NOTES**
WALL STUDS ADJACENT TO WATER CLOSETS AND SHOWER/BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS. OBC 9.5.2.3. THE LOCATION OF THE BLOCKING TO BE INSTALLED FOR THE WATER CLOSET TO MEET OBC 3.8.3.8. (1) (d) THE LOCATION OF THE BLOCKING TO BE INSTALLED FOR THE SHOWER/BATH TUBS TO MEET OBC 3.8.3.13 (1)(f)
WET WALL PROTECTION
CERAMIC TILES ON WALLS AROUND BATHTUBS AND SHOWERS SHALL BE APPLIED OVER WATERPROOF BACKER BOARD. JOINTS BETWEEN WALL TILES AND BATHTUBS SHALL BE CAULKED WITH MATERIAL CONFORMING TO CGSB 19-GP-22M "SEALING COMPOUND MILDEW RESISTANT FOR TUBS AND TILE"
WATERPROOF WALL FINISH
LOCATIONS OF WATERPROOF WALL FINISHES AND MATERIALS FOR SAME SHALL CONFORM WITH OBC SUB-SECTION 9.29.2

3 **LIGHTING**
3-WAY SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL BE PROVIDED TO CONTROL AT LEAST ONE LIGHTING OUTLET FOR STAIRWAYS WITH 4 OR MORE RISERS IN DWELLING UNITS OBC 9.34.2.3.(2)

4 **EXTERIOR LIGHTING**
AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY OBC 9.34.2.1.(1)

5 **MAIN DOOR**
TO BE OPERABLE FROM INSIDE W/O KEY - PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEGREES UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT OBC 9.7.2.1. EXTERIOR DOORS TO BE INSTALLED TO RESIST FORCED ENTRY AS PER OBC 9.7.5.2.

6 **SMOKE ALARMS**
OBC 9.10.18. REQUIRES AUDIBLE AND VISUAL SIGNAL WITHIN BEDROOMS.
OBC 9.10.19.3. (b) ONE SMOKE ALARM ON EACH STOREY, INCLUDING BASEMENTS
OBC 9.10.19.5. SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS TO SOUND

7 **CARBON MONOXIDE DETECTOR (CMD)**
OBC 9.33.4 WHERE THERE IS A SOLID FUEL BURNING APPLIANCE A CMD SHALL BE PROVIDED, CMD TO BE WIRED SO WHEN ACTIVATED THE SMOKE ALARM WILL SOUND

8 **EXHAUST**
PROVIDE FORCED EXHAUST TO EXTERIOR FOR BATHROOMS 9.32.3.4. WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

9 **WINDOW REQUIREMENTS**
LIVING ROOM & DINING ROOM REQUIRES 10% OF AREA OF NATURAL LIGHT. BEDROOM REQUIRES 5% OF NATURAL LIGHT

10 **ROOF VENTILATION**
OBC 9.19.1.1. & OBC 9.19.1.4. TYPICAL ROOF 1/300 OF INSULATION CEILING AREA WITH MIN. 25% AT SOFFIT, CATHEDRAL ROOF 1/500 OF INSULATION CEILING AREA WITH MIN. 25% AT SOFFIT

11 **INTERIOR / EXTERIOR STAIRS**
MAIN STAIRS (MIN. REQUIREMENTS) DIMENSIONS SHOWN ON SECTIONS TO RULE
MIN. RISE 125mm (4 7/8"), MAX. RISE 200mm (7 7/8")
MIN. RUN 255mm (10"), MAX. RUN 355mm (14")
MIN. NOSING 25mm (1")
MIN. HEADROOM 1.95m (6'-5")
RAIL HEIGHT AT LANDING 1070mm (42.12")
RAIL HEIGHT AT STAIRS MIN. 865mm (34"), MAX. 965mm (38")
MIN. STAIR WIDTH BETWEEN GUARDS 900mm (36")
INTERIOR / EXTERIOR HANDRAIL
OBC 9.8.7.
FINISHED NATURAL WOOD HANDRAIL ON WOOD OR METAL PICKETS (UNLESS OTHERWISE SHOWN) MAX. 100mm (4") O.C. IF HANDRAIL IS USED AGAINST AN INTERIOR WALL THE HANDRAIL SHALL BE FIRMLY SECURED TO WALL STUD AS PER OBC 9.8.8. HANDRAIL MIN. HEIGHT 865mm (34") MAX. HEIGHT 965mm (38") HANDRAIL HEIGHT MEASURED VERTICALLY FROM OUTSIDE EDGE OF STAIR NOSING. PROVIDE GUARDS AT LANDINGS, GUARDS REQUIRED IN ANY OTHER INTERIOR AREAS SHALL BE MIN. 900mm (36")
EXTERIOR HANDRAIL / GUARDS ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS AND SHALL BE MIN. 900mm (36") UNLESS WHERE HEIGHT ABOVE ADJACENT SURFACES EXCEEDS 5'-11". EXTERIOR GUARDS SHALL BE 1070mm (42.12") IN HEIGHT
NO MEMBER FORMING PART OF GUARD BETWEEN 140mm (5 1/2") and 900mm (36") ABOVE FLOOR SURFACE SHALL FACILITATE CLIMBING GUARDS.
ALL GUARDS TO COMPLY WITH OBC SUB-SECTION 9.8.8. INCLUDING SENTENCES 9.8.8.3.(2) HEIGHT OF GUARDS, 9.8.8.5 (1) OPENING IN GUARDS AND 9.8.8.6.(2) DESIGNED TO PREVENT CLIMBING
DAMP-PROOFING STAIRS
WOOD FRAMING NOT TREATED WITH A PRESERVATIVE IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE WITH A MIN. OF 105mm POLYETHYLENE FILM, TYPE (E) 45# ROLL ROOFING OR OTHER DAMP-PROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND

12 **KITCHEN EXHAUST**
CAPPED RANGE/COOKTOP VENT DIRECTLY TO EXTERIOR AS PER 9.10.22

13 **DRYER EXHAUST**
CAPPED DRYER VENT AS PER 9.32. 6.2.3.8. CLOTHES DRYER TO BE CAPPED TO PREVENT BACK DRAFT. TO BE DISCHARGED DIRECTLY TO THE OUTSIDE THROUGH EXTERIOR WALL WITH DUCT INDEPENDENT OF OTHER EXHAUST DUCTS. INSTALLED SUCH THAT THE ENTIRE DUCT CAN BE CLEANED AND COMPRISED OF SMOOTH CORROSION RESISTANT MATERIAL

GENERAL NOTES:

1. THIS DRAWING SET IS THE PROPERTY OF SPRINGWATER ENGINEERING LIMITED (SEL) AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SPRINGWATER ENGINEERING.
2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES AND SPECIFICATIONS.
3. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. CONTRACTOR TO VERIFY ALL LEVELS AND DIMENSIONS PROVIDED AND REQUIRED TO PERFORM THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO SPRINGWATER ENGINEERING IMMEDIATELY TO OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK.
4. DESIGN LOADS ARE NOTED. THEY SHALL NOT BE EXCEEDED DURING CONSTRUCTION. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR ALL STRUCTURE OCCURRING DURING CONSTRUCTION.
5. NO SUBSTITUTIONS. CONTRACTOR AGREES TO USE ALL SPECIFIED MATERIALS WITHOUT SUBSTITUTION. NON SPECIFIED MATERIALS MUST BE APPROVED SPRINGWATER ENGINEERING PRIOR TO USE. NON SPECIFIED OR APPROVED MATERIALS WILL BE REMOVED AND REPLACED WITH SPECIFIED MATERIALS AT CONTRACTOR'S COST.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR CO-ORDINATING THE WORK WITH ALL OTHERS ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADDITION OF ANY MATERIALS OR QUALITY OF THE CONTRACTOR'S WORK.
7. TYPICAL STRUCTURAL DETAILS ARE SHOWN ON DRAWINGS. IF DETAILS DIFFER ON OTHER DRAWINGS, THE MOST STRINGENT SHALL GOVERN. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012 (OBC 2012) AND THE OCCUPATIONAL HEALTH AND SAFETY ACT.
8. PROVIDE ALL ACCESSORY ITEMS OR MATERIALS, SUCH AS BRACKETS, CLEATS, UNDERLAYS, OVERLAYS, CONNECTORS, FASTENERS, COVER PLATES, SEALANTS, LUBRICANTS, CLEANERS, BONDING AGENTS, AND SIMILAR ITEMS, WHETHER SPECIFIED OR NOT, SO THAT THE WORK IS COMPLETE AND WILL PERFORM AS REQUIRED.
9. SPRINGWATER ENGINEERING LIMITED'S SCOPE IS LIMITED TO STRUCTURAL DESIGN AND DETAILS OF THE PROPOSED NEW WALLS, SLAB ON GRADE, FLOOR SYSTEM, ROOF SYSTEM, LINTELS ONLY.

LOCATION: INNISEIL, ONTARIO

DEAD LOAD: 0.72 kPa (15 psf)

LIVE LOAD: 2.4 kPa (50 psf)

$$S_s = 2.5 \text{ kPa} / S_r = 0.4 \text{ kPa}$$
$$S = (0.55 \cdot 2.5) + 0.4 = 1.775 \text{ kPa}$$
 $S = 1.775 \text{ kPa}$

CAST-IN-PLACE CONCRETE AND REINFORCEMENT

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO CSA A23.1, CSA A23.2 AND CSA A23.3.
 2. CONCRETE QUALITY IS TO BE TESTED BY THE OWNERS' AGENCY ACCORDING TO CSA A23.2 INCLUDING STRENGTH, AIR CONTENT AND SLUMP TESTS FOR EACH CONCRETE POUR, WITH REPORTS SUBMITTED TO THE ENGINEER.
 3. THE CONTRACTOR SHALL NOT PROCEED WITH PLACING CONCRETE THAT FAILS TO MEET THE SPECIFIED SLUMP OR AIR CONTENT REQUIREMENTS OR EXCEEDS 2 HOURS AFTER BATCHING.
- PRODUCTS
1. PORTLAND CEMENT, WATER AND AGGREGATES SHALL CONFORM TO CSA A23.1 AND SHALL HAVE THE FOLLOWING PROPERTIES:
 2. NOMINAL MAXIMUM COARSE AGGREGATE SIZE - 1/2".
 3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO CSA G30.18 - GRADE 400 MPA UNLESS NOTED OTHERWISE.
 4. WELDED WIRE FABRIC TO CONFORM TO CSA G30.5.
 5. REINFORCING STEEL SHALL BE DETAILED, BENT, PLACED AND SUPPORTED IN CONFORMANCE WITH CSA A23.3, ACI STANDARD 315 AND THE REINFORCING STEEL - MANUAL OF STANDARD PRACTICE PUBLISHED BY THE REINFORCING STEEL INSTITUTE OF CANADA.
 6. CONCRETE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:
- A. EXTERIOR SLABS ON GRADE, FLATWORK: 32 MPA WITH 5-8% AIR ENTRAINMENT
- EXECUTION
1. UNLESS NOTED OTHERWISE CONCRETE COVER FOR REINFORCEMENT SHALL MEET THE FOLLOWING REQUIREMENTS: A. WHEN CAST AGAINST EARTH 75MM (3")
 2. PROVIDE CORNER BARS AND HOOKED DOWELS (26"x26") AT CORNERS.
 3. ADD FLOOR HARDENERS, WATERPROOFING AGENTS IF REQUIRED PER OWNER'S PREFERENCE.

FOUNDATIONS / BACKFILLING AND COMPACTION


1. ALL FOOTINGS TO BEAR ON COMPACTED GRANULAR ON UNDISTURBED SOIL WITH MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 150KPA.
- EXECUTION:
1. REMOVE TOPSOIL AND OTHER ORGANIC MATERIAL FROM THE BUILDING AREA.
2. PROTECT EXCAVATED SURFACE FROM WATER OR FROST DAMAGE, WHERE APPLICABLE.
3. KEEP EXCAVATIONS CONTINUOUSLY DRY BEFORE CONCRETE IS PLACED.
4. UNLESS OTHERWISE NOTED, PROVIDE IMMEDIATE 1% UNDER-SLAB DRAINAGE A MINIMUM OF 150MM (6") OF COMPACTED GRANULAR MATERIAL.
5. PROVIDE POSITIVE DRAINAGE FOR ALL EXTERIOR SURFACES, AND INTERIOR SURFACES PROVIDED WITH DRAINS, WITH CONSTANT SLOPES TO DRAINS OR DRAINAGE COURSES, AND AWAY FROM CONSTRUCTION.
6. PROVIDE PERIMETER DRAINING TILE WHERE SURROUNDING SOIL IS NOT FREE DRAINING.
7. DENSELY COMPACTED GRANULAR BASE OVER BEDROCK

WOOD FRAMING NOTES:

1. WOOD CONSTRUCTION SHALL CONFORM TO ONTARIO BUILDING CODE 2012, PART 9 UNLESS NOTED OTHERWISE.
2. LUMBER - UNLESS OTHERWISE NOTED TO BE SPRUCE-PINE-FIR (SPF), GRADE NO. 1/NO. 2, CONFORMING TO CSA STANDARD 0141 WITH A MAXIMUM MOISTURE CONTENT OF 19 % AT THE TIME OF INSTALLATION, ALL LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
3. UNLESS NOTED OTHERWISE, ALL TIMBER MEMBERS TO BE DOUGLAS FIR #1 GRADE.
4. COMPLY WITH THE REQUIREMENTS OF ONTARIO BUILDING CODE FOR SUB-FLOORING IN TABLE 9.23.14.A, ROOF SHEATHING IN TABLE 9.23.15.A, AND WALL SHEATHING IN TABLE 9.23.16.A.
5. NAILS, SPIKES, AND STAPLES - TO CSA STANDARD B111, GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER, PLAIN ELSEWHERE. NAILING FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABS 9.23.3.A, B, AND 9.23.13.A IN THE ONTARIO BUILDING CODE.
6. ROUGH HORIZONTAL WASHES, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED IF EXPOSED TO EXTERIOR USE.
7. WOOD PRESERVATIVES (PRESSURE TREATED) - WHERE REQUIRED TO CONFORM TO CSA STANDARD 080-M, ALL WOOD PRODUCTS BEARING ON CONCRETE OR MASONRY AT OR BELOW GRADE TO BE PRESSURE TREATED OR BE PROTECTED WITH A MINIMUM 0.05 POLYETHYLENE VAPOUR BARRIER, ROLL ROOFING, OR APPROVED EQUIVALENT.
8. ALL WOOD PRODUCT EXPOSED DIRECTLY TO SOIL SHALL BE PRESSURE TREATED.
9. BRACING AND SHORING - FRAMING ANCHORS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY SIMPSON OR AN APPROVED EQUAL, AND SIZED APPROPRIATELY FOR THE CONNECTING MEMBERS. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS UTILIZING NAILS OR SCREWS WHERE REQUIRED.
10. SPLICES, NOTCHING, AND DRILLING THROUGH MEMBERS IS NOT PERMITTED EXCEPT AS SPECIFIED BY THESE PLANS AND/OR AS APPROVED BY THE ENGINEER.
11. MANUFACTURED LUMBER OR TIMBER PRODUCTS NOT SPECIFIED HEREIN ARE TO BE APPROVED BY THE ENGINEER PRIOR TO USE. MANUFACTURED WOOD PRODUCT TO BE USED SHALL BE MANUFACTURED TO THE SPECIFICATIONS OF THE MANUFACTURER.
12. NUMBER, SIZE, AND LOCATION OF BRACING, BLOCKING, AND BRIDGING BETWEEN LUMBER OR TIMBER STRUCTURAL ELEMENTS TO CONFORM TO THE REQUIREMENTS IN THE ONTARIO BUILDING CODE PART 9
13. MINIMUM BEARING OF WOOD JOISTS TO BE MINIMUM 1.5" (38mm).
14. MINIMUM BEARING OF WOOD BEAMS TO BE MINIMUM 3" (76mm).
15. MINIMUM BEARING OF WOOD ELEMENTS NOT SPECIFIED TO BE MINIMUM 3" (76mm).
16. ALL MULTIPLE WOOD MEMBERS SHALL BE BUILT-UP IN ACCORDANCE WITH OBC 2012, PART 9 OR PER MANUFACTURER'S SPECIFICATIONS AND GUIDELINES.
17. PROVIDE ALL WOOD AND BRICK LINTELS PER OBC 2012, PART 9.

STEEL NOTES

2. ALL STRUCTURAL STEEL SHALL BE NEW STOCK.
3. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED TO THE REQUIREMENTS OF CAN/CSA-S16.1.
4. ALL STRUCTURAL STEEL (UNLESS NOTED OTHERWISE) SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-C40.2/G40.21, GRADE 350W. ALL STEEL PLATES AND ANGLES SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-C40.2/G40.21, GRADE 300W.
5. ALL BEARING PLATES ARE TO BE CENTERED UNDER BEAMS, UNLESS OTHERWISE DETAILED ON THE STRUCTURAL DRAWINGS.
6. ALL STRUCTURAL STEEL SHALL BE CLEANED, REPAIRED AND RECEIVE ONE SHOP COAT AND FIELD TOUCH UP OF APPROVED PRIMER PAINT, IN ACCORDANCE WITH THE REQUIREMENTS OF CAN/CSA-S16.1.
7. ALL WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH CAN/CSA W59 BY A FABRICATOR FULLY APPROVED UNDER CAN/CSA W47.1 DIVISION No. 1 OR No.2.
8. UNLESS NOTED OTHERWISE, ALL WELDS TO BE 1/4" ALL AROUND FILLET WELDS.
9. ALL BOLTS, NUTS AND WASHERS FOR STRUCTURAL CONNECTIONS SHALL CONFORM TO ASTM A325M.
10. ALL ANCHOR BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A308 OR ASTM A307.
11. ALL BASE PLATE SHALL BE GROUTED SOLID WITH 38mm NON-SHRINK GROUT.
12. NO HOLES SHALL BE CUT IN STRUCTURAL STEEL WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
13. INSPECTION AND TESTING OF STRUCTURAL STEEL FRAMEWORK (SUCH AS, BUT NOT LIMITED TO, BOLT TORQUE, WELD QUALITY, ALIGNMENT) SHALL BE IN ACCORDANCE WITH CAN/CSA-S16.1 AND CSA W59 BY A QUALIFIED INSPECTION COMPANY.
14. SPLICES IN STEEL MEMBERS OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL NOT BE PERMITTED.
15. STEEL MEMBERS IN ARCHITECTURAL EXPOSED AREAS SHALL BE GROUND AND SMOOTHED AND SHALL HAVE ALL WELD SPLATTER REMOVED.
16. TOUCH UP SHOP PRIMER TO BOLTS, WELDS AND FURLED AND SCRATCHED SURFACES AT COMPLETION OF ERECTION.
17. WE RECOMMEND THAT ALL EXTERIOR STRUCTURAL STEEL TO BE GALVANIZED, PRIMED AND PAINTED WITH TWO COATS OF RUST-INHIBITIVE PAINT FOR BETTER DURABILITY. FINAL DECISION OF THE STRUCTURAL FINISH SHALL BE MADE BY THE OWNER.

 <div>24 Parkside Drive Barrie, ON L4N 1W6 Tel (705) 721-7228</div>	No:	DATE:	REVISION:	SEAL:	ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF WORK DRAWING WILL PLOT TO SCALE ON "D" (24"x36") PAPER SIZE	CLIENT:	LOCATION:	DRAWING:	DWG No:	A109	Drawn by:	WJE
	1	Apr 25 2023	Proposed Plans for Review			Date:					March 1, 2023	
	2	May 3 2023	Plans for Minor Variance			Scale:					As indicated	
	3					Job#:					2084	
						PROJECT:						
						Three Car Garage with Second Residence Above						