COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-038-2023

TAKE NOTICE that an application has been received by the Town of Innisfil from **Guiseppe Ingoglia, 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 property is described legally as **PLAN M16 LOT 32,** is known municipally as **988 Ferrier Avenue,** and is zoned as **"Residential 1 (R1).**

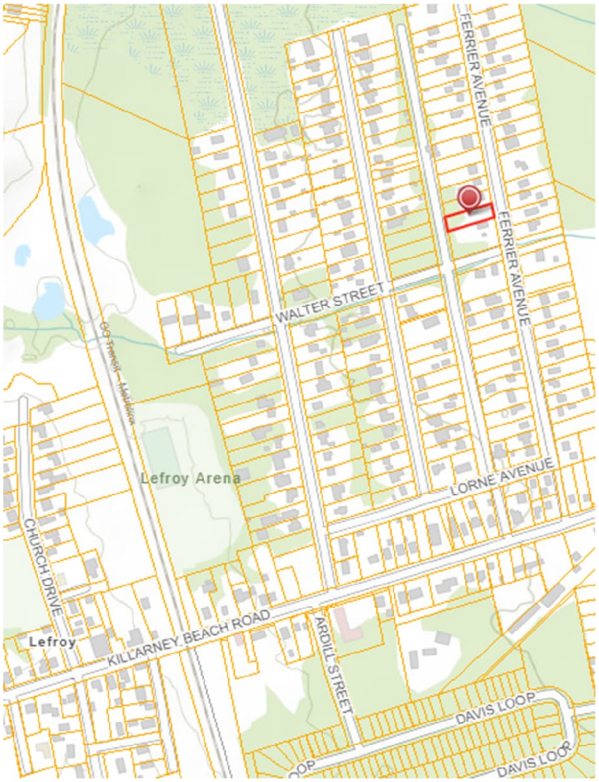
The applicant is proposing to construct a new home with a height of 9.9 m. The applicant is seeking relief from Section 4.2a (F) of the Zoning By-law which permits a maximum building height of 9 m in R1 zoned properties.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, July 20, 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.

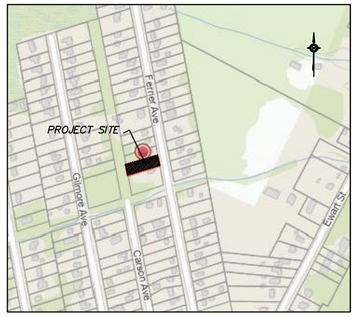
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **July 5, 2023**

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



KEY PLAN
(NOT TO SCALE)

GENERAL NOTES - GENERAL

1. GENERAL

A. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF INNISFIL STANDARD SPECIFICATIONS AND DRAWINGS (TOISD).

B. ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY TOISD, AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).

C. LOCATION OF EXISTING SERVICES ARE NOT GUARANTEED. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL LOCATES & NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.

D. A ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE OPERATIONS SERVICES/INSERVICES PRIOR TO WORKING WITHIN ANY EXISTING TOWN RIGHT-OF-WAY.

E. NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. GRANULAR MATERIAL USED FOR BACKFILL, SHALL BE APPROVED BY THE TOWN & PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPACTED TO 100% STANDARD PROCTOR DENSITY.

G. ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION.

H. ALL SILT CONTROL AND EROSION PROTECTION DEVICES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE GRASS IS ESTABLISHED, SUBJECT TO APPROVAL OF THE TOWN ENGINEER.

I. WHERE FROST WEDGE REQUIRED USE MINIMUM 4:1 SLOPE.

NO.	REVISION	APVD	DATE
3.	REVISED PER TOIS	YSI	APRIL 2023
2.	REVISED PER TOIS	YSI	APRIL 2023
1.	REVISED PER TOIS	YSI	APRIL 2023

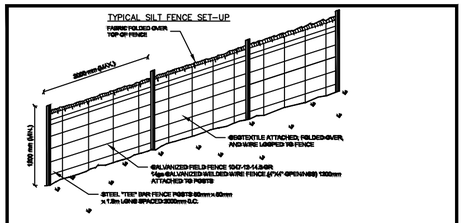
GENERAL NOTES

DRAWN: ASA | APVD:
SCALE: N.T.S. | DATE: JUNE 2011

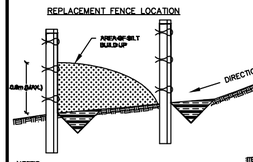
METRIC
ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED

TOISD 101

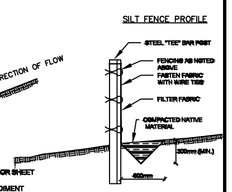
TYPICAL SILT FENCE SET-UP



REPLACEMENT FENCE LOCATION



SILT FENCE PROFILE



NOTES:
1. SILT CONTROL FENCE SHALL BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
2. SILT CONTROL FENCE SHALL BE USED IN AREAS OF LOW SEDIMENT YIELD ON SLOPE THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 "CHART 7-6-C" TOPOGRAPHIC FACTOR LS BASED ON SLOPE LENGTH AND GRADIENT.
3. SILT CONTROL FENCE SHALL BE INSTALLED WITH FILTER FABRIC EXTENDING TO A HEIGHT OF 1200mm AND TOED INTO THE SOIL A MINIMUM DEPTH OF 300mm BY EITHER STATIC BLOCK OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% IN-SITU SOIL STRENGTH.
4. STEEL "TEE" BAR POSTS ARE TO BE SPACED MAX. 2.0m ON CENTRE.
5. FILTER FABRIC SHALL BE BACKFILLED WITH COMPACTED 19mm CRUSHER RUN LIMESTONE IN FROZEN CONDITIONS.
6. GEOTEXTILE FABRIC SHALL BE TERRATEX SO NON-WOVEN OR APPROVED EQUIVALENT COMPOSED OF NON-WOVEN U.V. STABILIZED MATERIAL.
7. FILTER FABRIC SHALL BE FOLDED OVER THE TOP OF THE FENCE AND FASTENED AT 300mm INTERVALS.

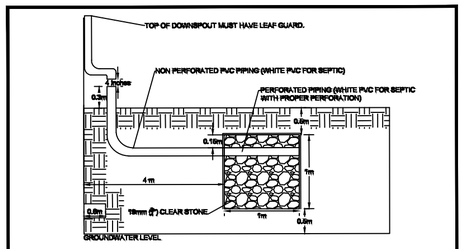
NO.	REVISION	APVD	DATE
1.	REVISED NOTES	YSI	MAY 2012

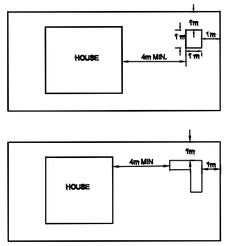
SILTATION CONTROL FENCING

DRAWN: ASA | APVD:
SCALE: N.T.S. | DATE: APRIL 2012

METRIC
ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED

TOISD 503





1. SOAKAWAY PITS ARE TO BE MIN 25Ø (2X1X1)
2. FILTER FABRIC IS TO ONLY BE LOCATED ON THE SIDES AND TOP OF THE PROPOSED PIT.
3. LARGE SOAKAWAY PITS MAY REQUIRE A PIPE HEADER AND MULTIPLE LEADERS IN THE PIT TO DISTRIBUTE RUNOFF
4. MINIMUM OFFSET FROM ANY PROPERTY LINE IS 1.0M. MINIMUM OFFSET FROM HOUSE IS 6.0M.

NO.	REVISION	APVD	DATE
2.	ADDED NOTE & FILTER FABRIC	YSI	MAY 2012
1.	REVISED PER PLOT GRID	YSI	APRIL 2012

SOAKAWAY PIT DETAIL

DRAWN: ASA | APVD:
SCALE: N.T.S. | DATE: APRIL 2012

METRIC
ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED

TOISD 506

SITE GRADING PLAN OF
LOT 32
REGISTERED PLAN M-16
TOWN OF INNISFIL
COUNTY OF SIMCOE

SCALE 1 : 300

2 0 10 20 metres

MERK ENGINEERING INC.

SURVEY NOTES:

1. THIS PLAN IS BASED UPON THE SURVEY BY ERTL SURVEYORS, OLS, AND DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS. CONSTRUCTION ACTIVITY, FROZEN GROUND, SNOW COVER, ETC. MAY HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE LOCATION OF UNDERGROUND SERVICES, IF SHOWN, WAS DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES. RUDY MAK SURVEYING CANNOT BE HELD RESPONSIBLE FOR THE LOCATION AND ACCURACY OF UNDERGROUND SERVICES. THE LOCATION OF ALL SERVICES MUST BE VERIFIED ON SITE. ONLY A SIGNED AND SEALED PAPER COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL" AND MAY HAVE BEEN ALTERED BY OTHERS.
2. DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
3. GEODETIC SPOT AND/OR CONTOUR ELEVATIONS SHOWN WERE PROVIDED ON THE SURVEY. MERK ENGINEERING INC. CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE GEODETIC ELEVATIONS.
4. SITE BENCHMARKS, IF SHOWN, WERE PROVIDED WITH THE SURVEY. SITE BENCHMARK TOWN OF INNISFIL BENCHMARK No. 463S ELEVATION 294.399 m.

SITE PLAN NOTES:

1. DIMENSIONS OF THE STRUCTURE WERE PROVIDED BY THE CLIENT OR THE CLIENT'S DESIGNER THE PHOENIX DESIGN GROUP DATED 06/15/2022. THE DIMENSIONS WERE USED FOR THE SITE GRADING PLAN (SGP). MERK ENGINEERING INC. CANNOT BE HELD RESPONSIBLE FOR CHANGES IN DIMENSIONS OR LAYOUT FROM THOSE PROVIDED. ALL STRUCTURE SETBACKS PROVIDED ON SGP MUST BE CONFIRMED IN THE FIELD PBY SURVEYOR PRIOR TO CONSTRUCTION.
2. A COPY OF THE "ACCEPTED FOR CONSTRUCTION" LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES
3. ALL DOWNSPOUTS, SUMP PUMPS OR OTHER DRAINAGE DISCHARGE MUST DISCHARGE TO A SPLASHPAD. OWNER MUST MAINTAIN SPLASHPADS. DRAINAGE DIRECTLY TO A MUNICIPAL DITCH IS NOT PERMITTED.
4. THIS LOT GRADING PLAN IS DESIGNED SUCH THAT SURFACE DRAINAGE (WATER) FROM THE LOT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
5. THE LOT GRADING HAS BEEN DESIGNED TO PREVENT DRAINAGE TOWARDS THE FOUNDATION AFTER SETTLING. THE OWNER IS RESPONSIBLE TO REPAIR ANY SETTLEMENTS TO ENSURE DRAINAGE AWAY FROM THE STRUCTURES.
6. MAXIMUM CONTINUOUS LANDSCAPED SIDE SLOPES NOT TO EXCEED 3:1.
7. ALL SWALES (DETAIL A) MUST BE TOPSOILED AND SODDED. ANY SWALE WITH LESS THAN 2% GRADE MUST INCLUDE WEEPING TILE WRAPPED IN FILTER SOCK. WHERE REQUIRED WEEPING WILL BE EXTENDED TO A SOAK AWAY PIT (DETAIL TOISD 506).
8. THE OWNER/BUILDER/APPLICANT IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
9. SANITARY TO BE FIELD LOCATED. IN THE EVENT THE LATERALS ARE DEEMED UNACCEPTABLE BY THE TOWNSHIP OF INNISFIL, THE APPLICANT IS REQUIRED TO CONTACT THE (PUBLIC WORKS OPERATION) TO ARRANGE INSTALLATION AT THE APPLICANTS EXPENSE.
10. FOOTING FOUNDING LEVELS TO BE CONFIRMED BY OTHERS. UNDERSIDE OF FOOTING ELEVATION MUST BE ADJUSTED AS REQUIRED FOR FOOTINGS EXTENDED TO SUITABLE SOIL BEARING.
11. THE OWNER/BUILDER/APPLICANT IS RESPONSIBLE TO ENSURE THAT THE UNDERSIDE OF FOOTING ELEVATIONS AT ALL LOCATIONS ARE A MINIMUM 1.22 M BELOW FINISHED EXTERIOR GRADE.
12. FOOTINGS WITHIN GROUNDWATER INFLUENCE SHALL BE FACTORED FROM STANDARD WIDTH AS PER O.B.C. 9.15.3.4.
13. THE PROPOSED WEEPING TILE INVERT ELEVATION , OF 222.46 m, TO BE CONFIRMED IN WRITING BY THE BUILDER TO THE BUILDING INSPECTOR PRIOR TO BACKFILL.
14. THE BUILDING ELEVATIONS HAVE BEEN SET TO MINIMIZE RISK OF HYDROSTATIC PRESSURE AFFECTING THE BUILDING.

SITE DEVELOPMENT
988 FERRIER AVENUE, INNISFIL

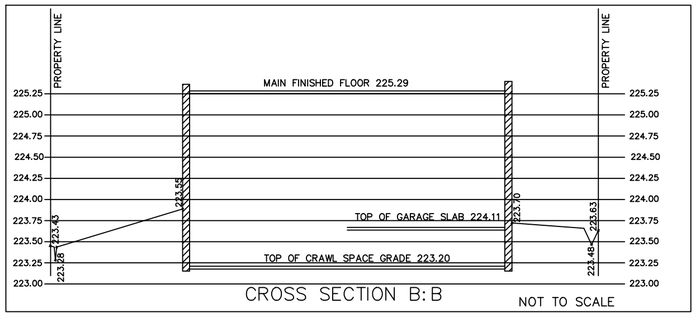
ZONING (BY-LAW 080-13)
R1 – RESIDENTIAL 1 (Section 4.0)

BUILDING USE
SINGLE DETACHED DWELLING

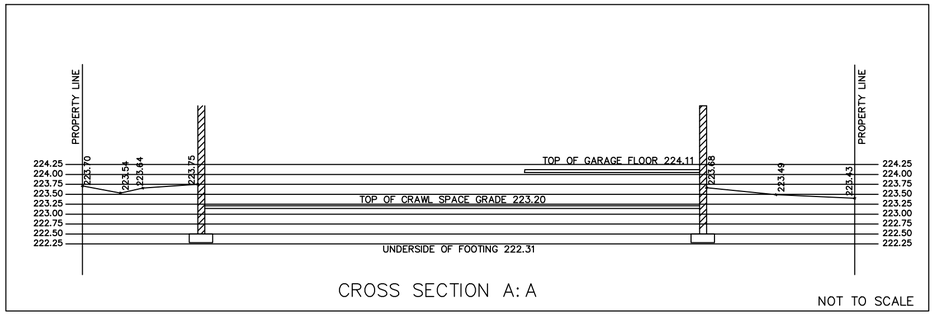
LOT REQUIREMENTS (TABLE 4.2a):

ASPECT	REQUIRED MIN.	PROPOSED
LOT AREA:	600 sq. m	1104.9 sq. m
LOT FRONTAGE:	15.0 m	18.2 m
FRONT YARD:	8.0 m	9.14 m
NORTH INT SIDE YARD:	1.2 m	2.35 m
SOUTH INT SIDE YARD:	1.2 m	2.35 m
REAR YARD:	6.0 m	26.05 m
COVERAGE AREA (MAX):	386.72 sq.m	333.67 sq. m
LANDSCAPED OPEN SPACE	30%	60%
LOT COVERAGE (MAXIMUM):	35%	30%
AVG. BUILDING HEIGHT (MAXIMUM):	9.0 m	9.9 m

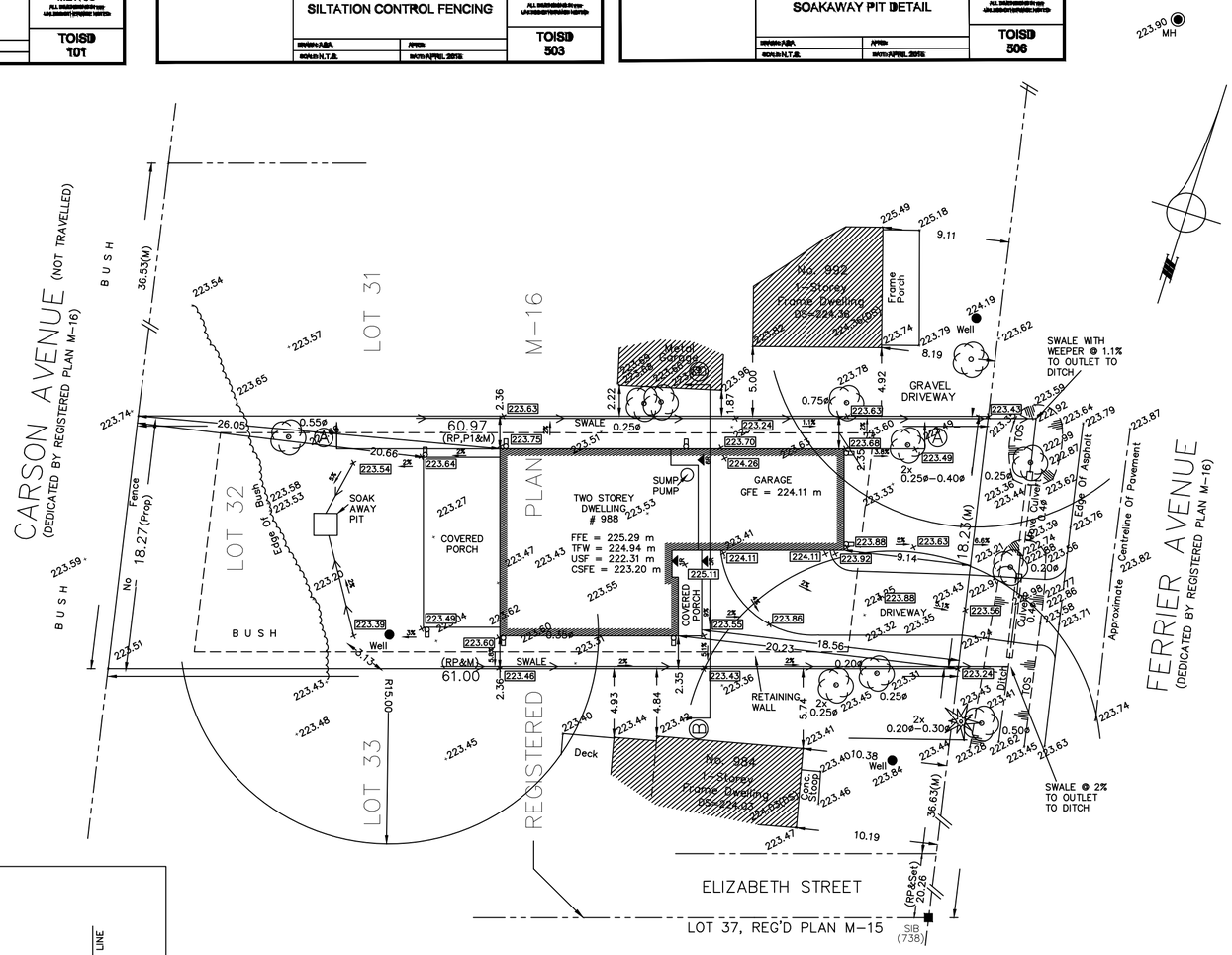
HOUSE ELEVATIONS (m)	
FINISHED MAIN FIRST FLOOR (FFE)	225.29
GARAGE FLOOR ELEVATION (GFE)	224.11
CRAWL SPACE FLOOR ELEVATION (CSFE)	223.20
TOP OF FOUNDATION WALL (TFW)	224.94
UNDERSIDE OF FOOTING (USF)	222.31



CROSS SECTION B:B
NOT TO SCALE

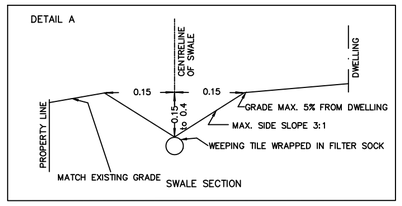


CROSS SECTION A:A
NOT TO SCALE



APPROVED
LAKE SIMCOE REGION
CONSERVATION AUTHORITY

SIGNATURE_____



LEGEND

	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
	DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
N/S/E/W	DENOTES NORTH/SOUTH/EAST/WEST
2%	DENOTES FLOW DIRECTION & SLOPE GRADE
+ 219.31	DENOTES EXISTING GRADE ELEVATION
× 220.80	DENOTES PROPOSED GRADE ELEVATION
	DENOTES DOWNSPOUT AND SPLASH PAD
	DENOTES NUMBER OF STAIRS

NOVEMBER 6, 2022
DATE

K.MALCOLM P.ENG.

REVISION	BY	DATE
1. ISSUED FOR PERMIT		7/11/2022
2. ALTERED TO MEET NVCA REQUIREMENTS	KM	27/04/2023
3. REMOVE R-WALL TO MEET NVCA REQUEST	KM	4/05/2023

MERK
ENGINEERING INC.
BARRIE, ONTARIO
T: +1 705 333 0080
Merkengineering.ca

DRAWN BY: KM | CHECK BY: KM | FILE No. 22156

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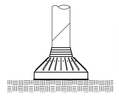
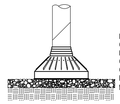
FOOTING INSTALLATION

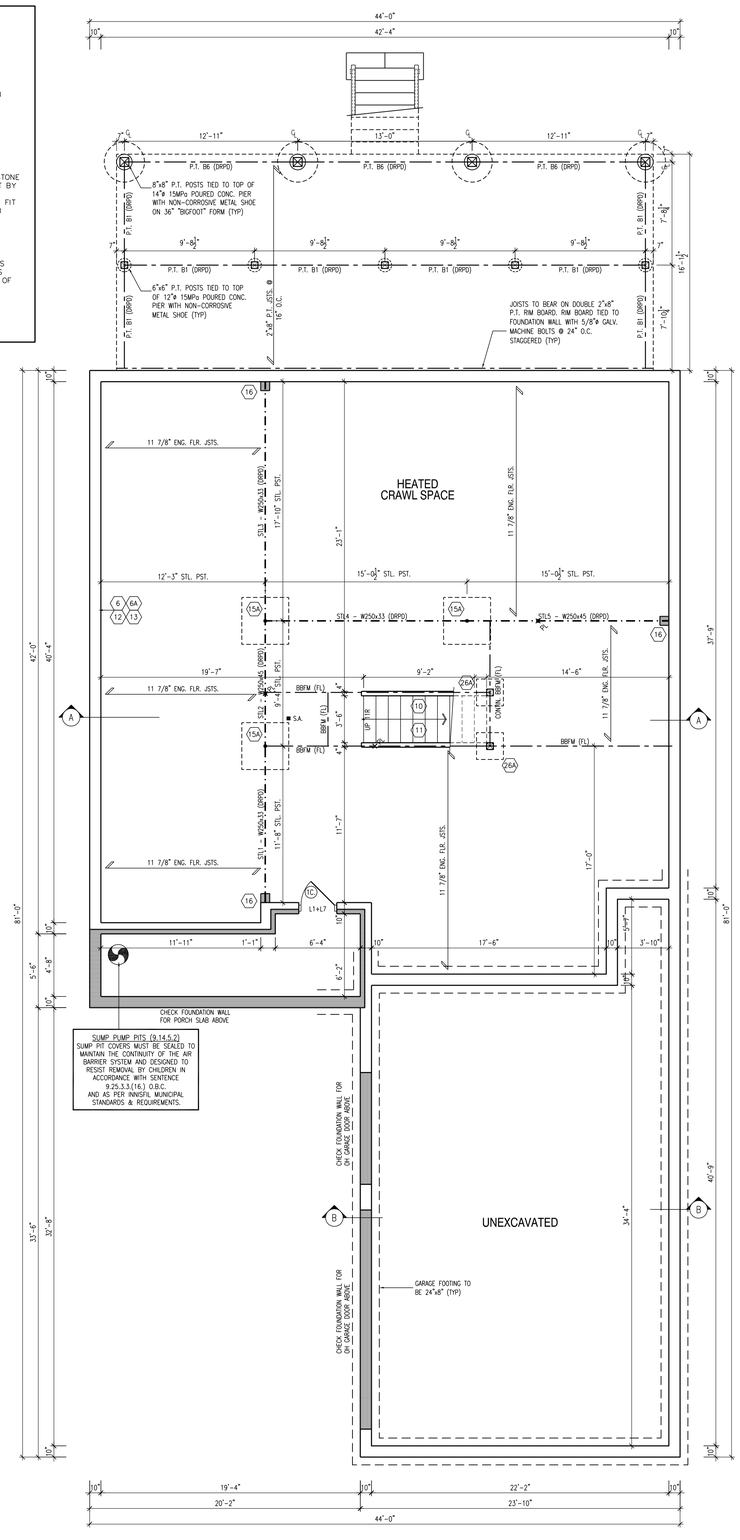


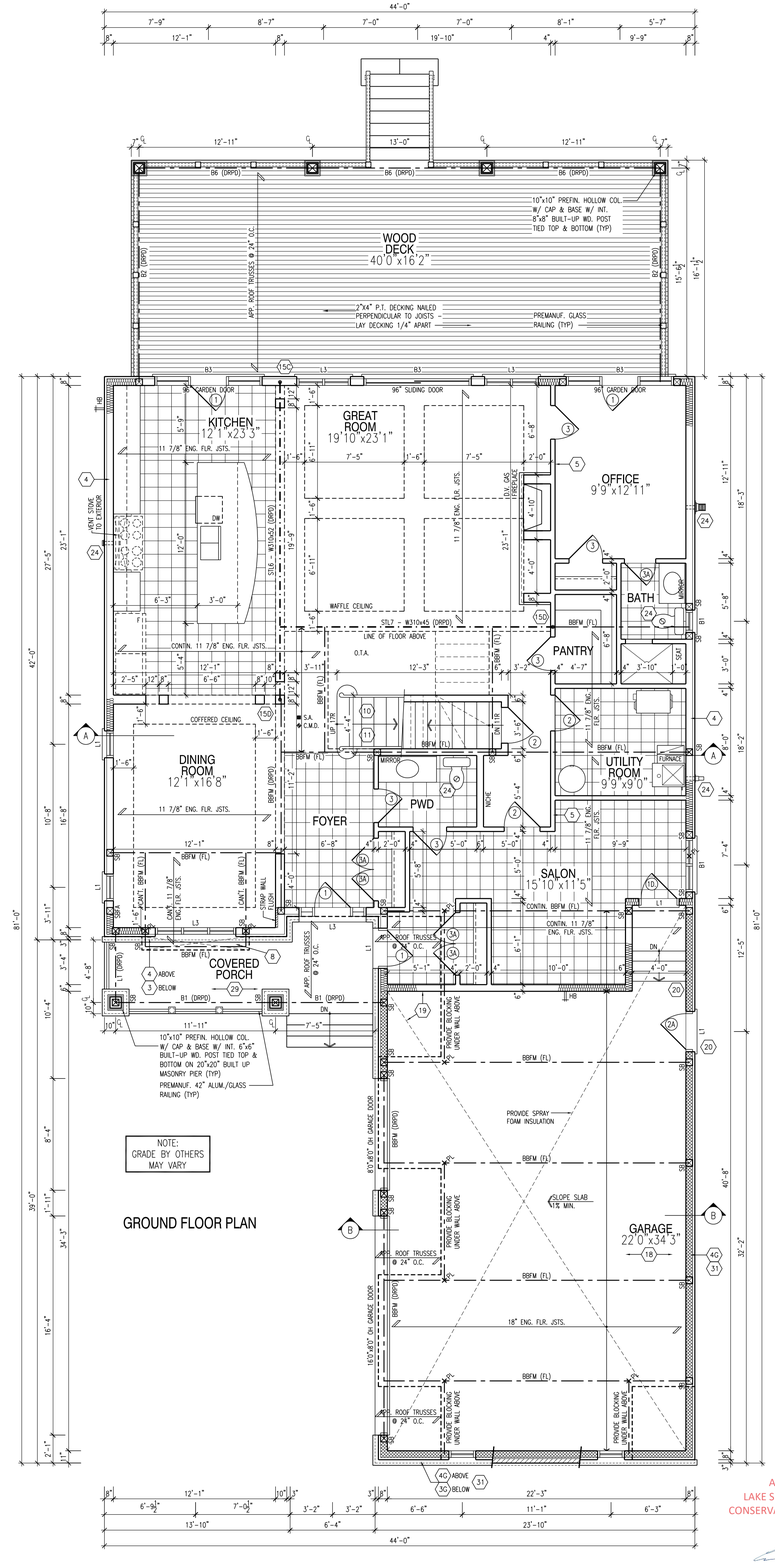
UNDISTURBED SOIL
LAY PLASTIC BASE DIRECTLY ON UNDISTURBED SOIL (ORGANICS REMOVED) LEVEL BASE FIT CONSTRUCTION TUBE AND PLUMB BRACE TUBE FILL AS PER MANUFACTURES' INSTRUCTIONS



DISTURBED / POOR SOIL
LAY 4-6" LAYER OF CRUSHED STONE OR GRAVEL LEVEL AND COMPACT BY HAND LAY PLASTIC BASE ON COMPACTED GRAVEL LEVEL BASE FIT CONSTRUCTION TUBE AND PLUMB BRACE TUBE FILL AS PER MANUFACTURES' INSTRUCTIONS

BIGFOOT SYSTEMS FOOTING FORM
IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS COMPLIES WITH THE INTENT OF THE CODE AND THE MATERIAL OFFERED IS AT LEAST THE EQUIVALENT IN DURABILITY AND EFFECTIVENESS OF THAT PRESCRIBED IN THE CODE. THE DIVISION OF CODE ENFORCEMENT AND ADMINISTRATIONS FINDS THIS PRODUCT ACCEPTABLE FOR USE IN ONTARIO BASED EXISTING USE OF PRODUCT AND SUBJECT TO THE CONDITIONS THEREIN.





GROUND FLOOR AREA	1900 sq. ft. (176.52 sq. m.)
SECOND FLOOR AREA	2618 sq. ft. (243.22 sq. m.)
SUBTOTAL	4518 sq. ft. (419.74 sq. m.)
DEDUCT ALL OPEN AREAS	56 sq. ft. (5.20 sq. m.)
TOTAL NET AREA	4462 sq. ft. (414.53 sq. m.)
FINISHED BASEMENT AREA	0 sq. ft. (0.00 sq. m.)
COVERAGE W/OUT PORCH	2744 sq. ft. (254.93 sq. m.)
COVERAGE W/ PORCH	3745 sq. ft. (347.92 sq. m.)

APPROVED
LAKE SIMCOE REGION
CONSERVATION AUTHORITY

SIGNATURE_____

Cost FLOOR PLANS
Scale 1/4"=1'-0"
Drawing # 1 of 4
Date NOVEMBER 2022
Job Number 2022-201 HOUSE-5

SECTION LETTER A B

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE BUILDING CODE TO BE A RESPONSIBLE DESIGNER UNLESS DESIGN IS EXEMPT UNDER DIV.C-3.2(5.) OF THE BUILDING CODE

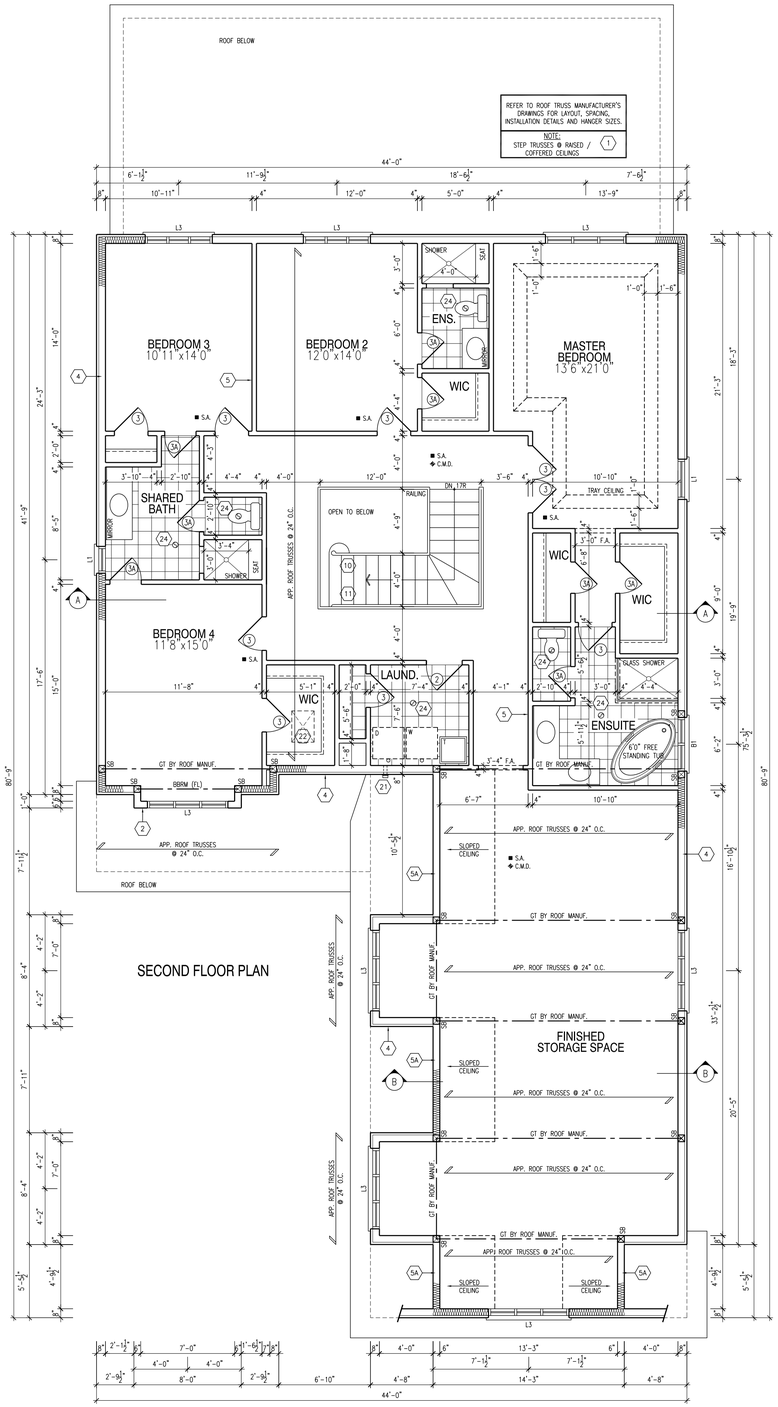
NAME YANCY AMBING
REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C-3.2(5.) OF THE BUILDING CODE
BCIN 11777
SIGNATURE
PROJECT # 30120
THE PHOENIX DESIGN GROUP INC. o/a THE PHOENIX DESIGN GROUP
BCIN 14055 54 ONTARIO INC.

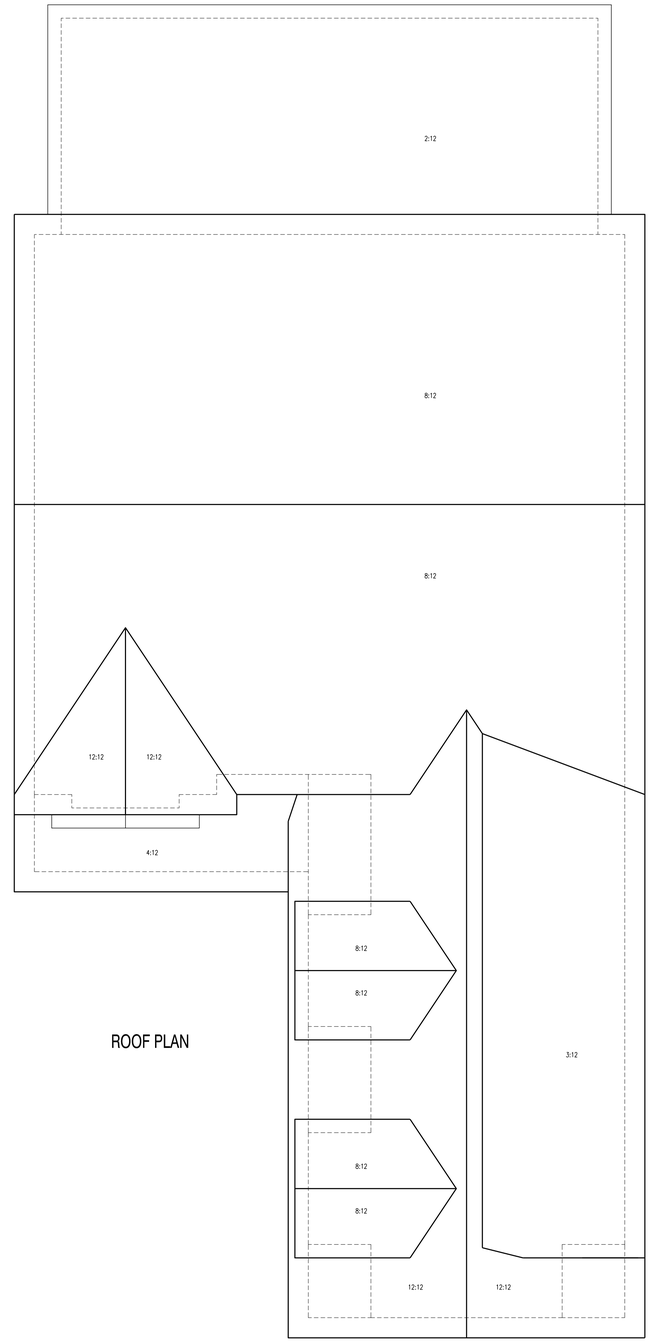
1. ALL DRAWINGS AND RELATED DOCUMENTS ARE COPYRIGHT PROPERTY. REPRODUCTION OF DRAWINGS AND 2. THE DRAWINGS AND SPECIFICATIONS (SPTY) ONLY TO THIS PROJECT AND SHALL NOT BE USED ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARTIST. CONFORMS TO BUILDING CODE, MUNICIPAL, PROVINCIAL AND ALL AUTHORITIES HAVING JURISDICTION. 3. THE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND REMAIN THE PROPERTY OF THE ARTIST. THEY ARE TO BE RETURNED UPON REQUEST. THEY ARE NOT TRANSFERABLE AND SHALL NOT FORM A PART OF ANY AGREEMENTS WITHOUT THE DESIGNER'S CONSENT IN WRITING. 4. THE DRAWINGS SHALL NOT BE SCALED. 5. THE DRAWINGS ARE BASED ON INFORMATION SUPPLIED BY THE CLIENT. 6. THE DESIGNER IS NOT RESPONSIBLE FOR ERRORS IN THE DRAWINGS BEFORE COMMENCING OF ANY WORK. 7. THE DESIGNER IS NOT RESPONSIBLE FOR ERRORS IN THE DRAWINGS AFTER CONSTRUCTION HAS BEGUN. 8. THE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN SIGNATURE OF THE DESIGNER. 9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATA AND NOTES ON SITE. 10. ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS SHALL BE REVIEWED AND STAMPED PRIOR BY CONTRACTOR, NOTIFY THE DESIGNER IMMEDIATELY IF DISCREPANCY EXISTS.

No.	Revision	Date	By
3	REVISED REAR PORCH TO WOOD	04/03/2023	PDG

Client PRIVATE RESIDENCE
Project 98 FERRIER AVE. LEFROY, ONTARIO

THE PHOENIX DESIGN GROUP
o/a 14055 54 ONTARIO INC.
Phone: 705-333-3532
E-Mail: phoenixdesigngroup@hotmail.com





APPROVED
LAKE SIMCOE REGION
CONSERVATION AUTHORITY

SIGNATURE_____

Sheet title
FLOOR PLANS & ROOF PLAN

Drawn by: BCN
Checked by: PDG
Scale: 1/4" = 1'-0"
Drawing #: 2 of 4
PROJECT #: 2022-201
DATE: NOVEMBER, 2022
Issue Purpose: FOR REVIEW
File Name: 2022-201 HOUSE-S

SECTION LETTER: A
PAGE NUMBER: 8

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE BUILDING CODE TO BE A DESIGNER UNDER OVC-3.2(3.1) OF THE BUILDING CODE DESIGN IS EXEMPT UNDER BVC-3.2(3.1)

YANCY AMERING
NAME
SIGNATURE
11777
REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C-3.2(3.1) OF THE BUILDING CODE
BCIN
1405554 ONTARIO INC. o/a THE PHOENIX DESIGN GROUP
NAME
PROJECT #
30120
BCIN

1.- ALL DRAWINGS AND RELATED DOCUMENTS ARE COPYRIGHT PROPERTY. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
2.- THE DRAWINGS AND SPECIFICATIONS APPLY ONLY TO THIS PROJECT AND SHALL NOT BE REUSED ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT UNLESS AGREED TO IN WRITING BY THE ARCHITECT.
3.- DRAWINGS OF THE LATEST CONSTRUCTION REVISION SHALL SUPERSEDE ALL PREVIOUS DRAWINGS.
4.- THE ARCHITECT HAS NO AUTHORITY TO SUPERVISE OR DIRECT THE WORK OF THE CONTRACTOR OR SUBTRADES.
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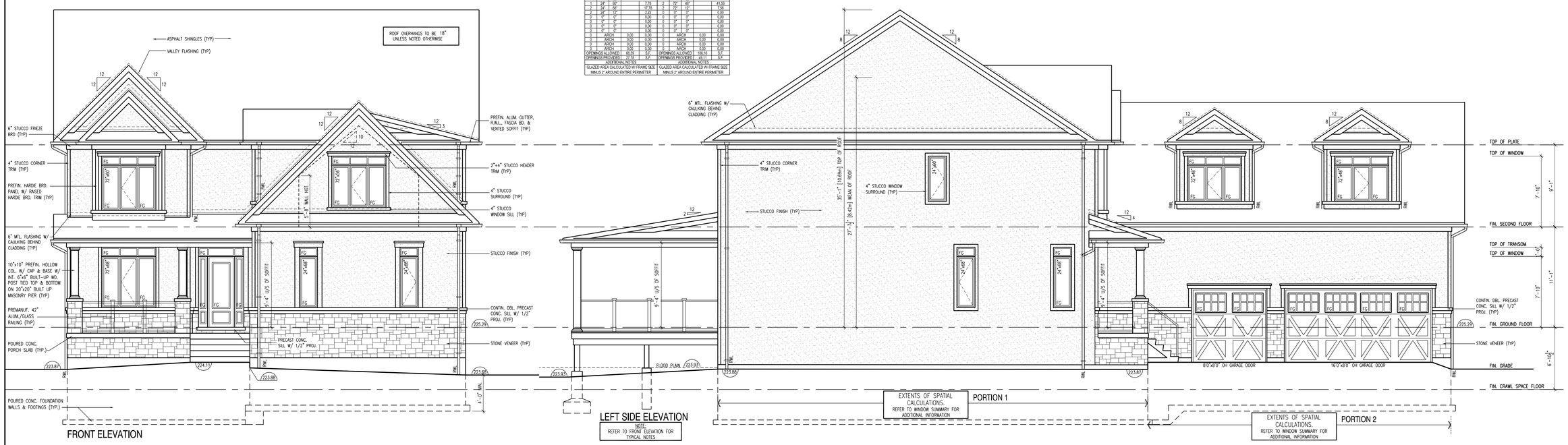
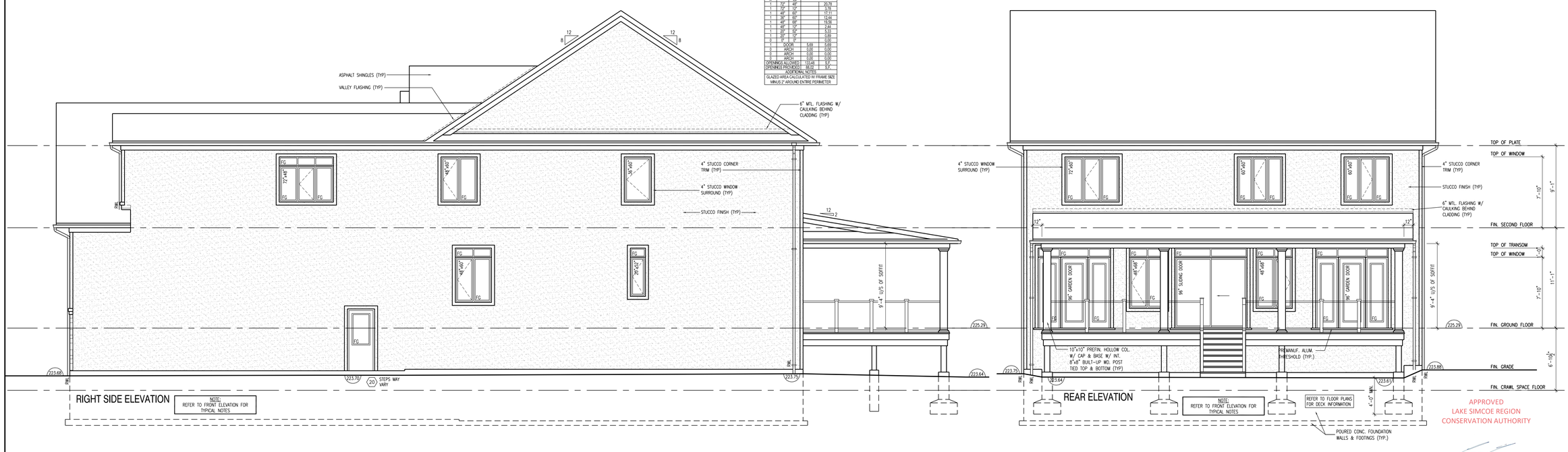
WINDOW / WALL AREA CALCULATIONS	
GROSS WALL AREA	5221.26 sq. ft. (485.07 sq. m.)
GROSS WINDOW AREA (INCL.GLASS DOORS & SKYLIGHTS)	726.07 sq. ft. (67.45 sq. m.)
TOTAL WINDOW %	13.91 %

SPATIAL CALCULATION					
PER O.B.C. TABLE 9.10.15.4					
LEFT SIDE ELEV. PORTION 1					
EXPOSING BUILDING FACE AREA	1906.80 S.F. 177.15 S.M.				
PORTION WALL AREA	979.80 S.F. 91.03 S.M.				
LIMITING DISTANCE	1.2 m				
MAX. % OPENINGS	7	1	%		
QUAN.	HEIGHT	WIDTH	WINDOW / DOOR FRAME SIZE (S.F.)		
1	24"	85"	7.78		
2	24"	68"	12.78		
2	24"	12"	2.22		
0	0"	0"	0.00		
0	0"	0"	0.00		
0	0"	0"	0.00		
0	0"	0"	0.00		
0	ARCH	0.00	0.00		
0	ARCH	0.00	0.00		
0	ARCH	0.00	0.00		
0	ARCH	0.00	0.00		
OPENINGS ALLOWED	68.14		S.F.		
OPENINGS PROVIDED	22.78		S.F.		
ADDITIONAL NOTES					
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER					

SPATIAL CALCULATION					
PER O.B.C. TABLE 9.10.15.4					
LEFT SIDE ELEV. PORTION 2					
EXPOSING BUILDING FACE AREA	1906.80 S.F. 177.15 S.M.				
PORTION WALL AREA	979.80 S.F. 91.03 S.M.				
LIMITING DISTANCE	7.3 m				
MAX. % OPENINGS	19		%		
QUAN.	HEIGHT	WIDTH	WINDOW / DOOR FRAME SIZE (S.F.)		
2	72"	48"	41.56		
2	72"	12"	7.56		
0	0"	0"	0.00		
0	0"	0"	0.00		
0	0"	0"	0.00		
0	0"	0"	0.00		
0	ARCH	0.00	0.00		
0	ARCH	0.00	0.00		
0	ARCH	0.00	0.00		
0	ARCH	0.00	0.00		
OPENINGS ALLOWED	186.16		S.F.		
OPENINGS PROVIDED	49.11		S.F.		
ADDITIONAL NOTES					
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER					



SPATIAL CALCULATION			
PER O.B.C. TABLE 9.10.15.4			
RIGHT SIDE ELEVATION			
EXPOSING BUILDING FACE AREA	1906.80 S.F. 177.15 S.M.		
PORTION WALL AREA	1906.80 S.F. 177.15 S.M.		
LIMITING DISTANCE	1.2 m		
MAX. % OPENINGS	7	1	%
QUAN.	HEIGHT	WIDTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	72"	48"	20.78
1	72"	12"	3.78
1	48"	60"	17.11
1	48"	60"	12.44
1	48"	60"	12.44
1	48"	12"	3.44
1	30"	60"	5.33
1	30"	12"	0.89
0	0"	0"	0.00
1	DOOR	5.69	5.69
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
OPENINGS ALLOWED	133.48		S.F.
OPENINGS PROVIDED	86.92		S.F.
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			



APPROVED
LAKE SIMCOE REGION
CONSERVATION AUTHORITY

SIGNATURE_____

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Date	By	Revision
04/01/2023	PDO	RLYSED REAR PORCH TO WOOD

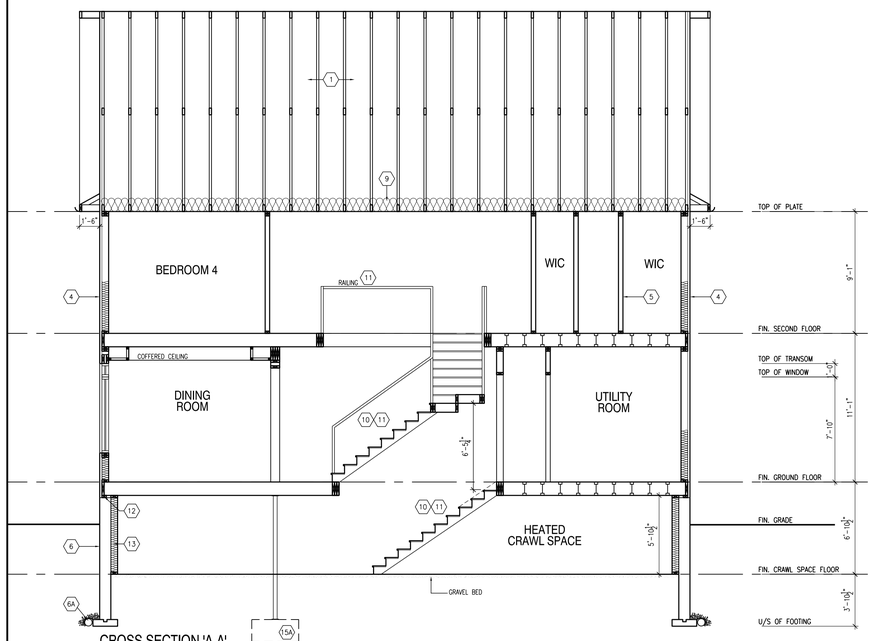
Client: PRIVATE RESIDENCE
Project: 58 FERRIER AVE. LEFROY, ONTARIO

THE PHOENIX DESIGN GROUP
c/o 1405554 ONTARIO INC.
Phone: 705-333-3532
E-Mail: phoenixdesigngroup@gmail.com

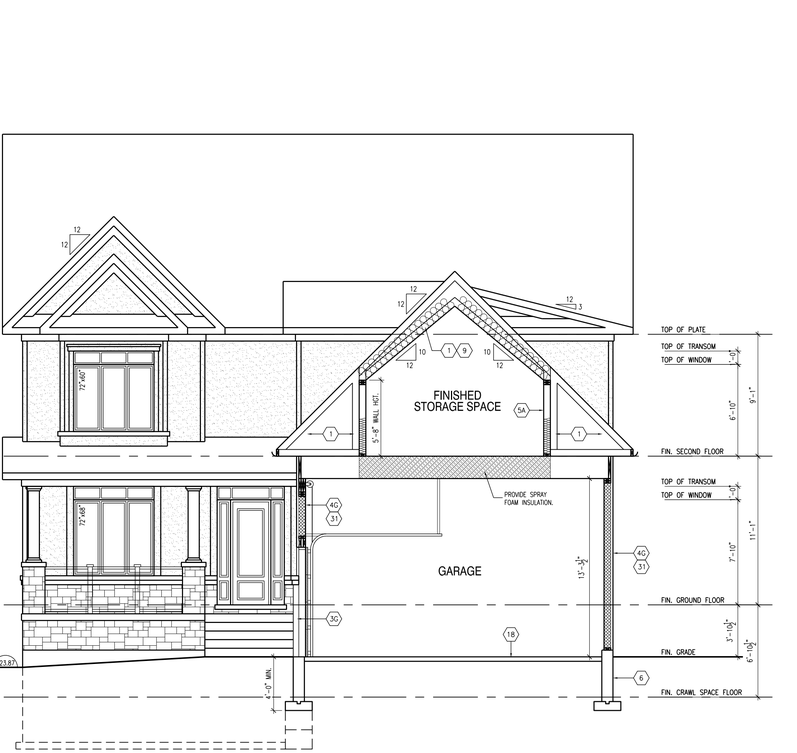
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS IN THE ONTARIO BUILDING CODE TO BE A RESPONSIBLE DESIGNER UNLESS OTHERWISE INDICATED.

NAME	SIGNATURE	REGISTRATION INFORMATION (REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C, 3.2.5. OF THE BUILDING CODE)
YANCY AMBING		BCIN 11777 PROJECT # 30120
1405554 ONTARIO INC. o/a THE PHOENIX DESIGN GROUP		BCIN

Drawing Title: ELEVATIONS
Drawn by: PDO
Checked by: PDO
Scale: 1/4"=1'-0"
Project No.: 2022-201
Date: NOVEMBER, 2022
Drawing #: 3 of 4
Date Plotted: 04/01/2023
File Name: 2022-201 HOUSE-5
SECTION LETTER: A
PAGE NUMBER: 8



CROSS SECTION 'A-A'



CROSS SECTION 'B-B'

NOTE:
REFER TO FRONT ELEVATION FOR TYPICAL NOTES

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG.332/12 – Jan. 1, 2014

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX BELOW FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2, 3.1.3. OF THE OBC.

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE COMPLIANCE SB-12 (SECTION 3.1.1)

PACKAGE A1

SPACE HEATING FUEL
- ■ GAS
- ☐ OIL
- ☐ ELECTRIC
- ☐ PROPANE
- ☐ EARTH
- ☐ SOLID FUEL

BUILDING COMPONENT	REQUIRED	PROPOSED
INSULATION RSI (R) VALUE		
CEILING W/ ATTIC SPACE	10.56 (R60)	10.56 (R60)
CEILING W/O ATTIC SPACE	5.46 (R31)	5.46 (R31)
EXPOSED FLOOR	5.46 (R31)	5.46 (R31)
WALLS ABOVE GRADE	3.87 (R22)	3.87 (R22)
BASEMENT WALLS * PROPOSED VALUES MAY BE SUBSTITUTED W/ 2.11+1.76ci (R12+R10ci)	3.52ci (R20ci) *	3.52ci (R20ci) *
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	–	–
EDGE OF BELOW GRADE SLAB < 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
HEATED SLAB < 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
CONC. SLAB < 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
WINDOWS & DOORS		
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE)	1.6	1.6
SKYLIGHTS (MAX. U-VALUE)	2.8	2.8
APPLIANCE EFFICIENCY		
SPACE HEATING EQUIP. (AFUE%)	96%	96%
HRV EFFICIENCY (%)	75%	75%
DHW HEATER (EF)	0.8	0.8

(1) ROOF CONSTRUCTION (9.19., 9.23.13., 9.23.15.)
NO. 210 (10.25 KG/MQ) ASPHALT SHINGLES, 3/8" PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 24" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL. 2"x4" TRUSS BRACING @ 6'-0" O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES. EAVESTROUGH TO BE 4" MIN. WITH RWL CONNECTED TO STORM SEWERS OR TO DISCHARGE ONTO CONCRETE SPLASH PADS AS PER MUNICIPAL REQUIREMENTS. PROVIDE ICE & WATER SHIELD AS REQUIRED AND IN THE AREAS INDICATED. THE ICE & WATER SHIELD SHALL BE SELF ADHERING AND SELF SEALING. SIDE LAPS MUST BE 3 1/2" MIN. AND END LAPS 6" MIN. AND WILL EXTEND UP SIDES OF DORMER WALLS 12" MIN.
– ROOF TRUSSES AT RAISED COFFER/TRAY CEILING SHALL BE PROFILED. ANY ANGLED CEILING SHALL BE SHEATHED W/ 3/8" PLYWOOD ON THE INSIDE FOR STRENGTH AND RIGIDITY.

(1A) CONVENTIONAL ROOF FRAMING (9.23.13., 9.23.15.)
2"x6" RAFTERS @ 16" O.C., 2"x8" RIDGE BOARD, 2"x4" (38x89) COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 2"x4" @ 16" O.C. FOR MAX. 9'-3" SPAN & 2"x6" @ 16" O.C. FOR MAX. SPAN 14'-1". RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES 24" OR CONVENTIONAL FRAMING TO BE 2"x4" @ 24" O.C. UNLESS OTHERWISE SPECIFIED.

(1B) SLOPED CEILING CONSTRUCTION (SB-12) 3.1.1.7., 9.23.4.2.)
2"x12" ROOF JOISTS @ 16" O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" PURLINS @ 16" O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. IF ROOF ASSY. W/ SPRAY FOAM). W/ INSULATION TO SPAN JOIST, 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RSI).
PROVIDE SPRAY FOAM INSULATION, AND CONTIN. AIR BARRIER, FIN. SOFFIT.

(1C) FLAT ROOF CONSTRUCTION

NON-TRAFFIC DECK OVER UNHEATED SPACE
THREE PLY BITUMINOUS (OR ONE PLY RUBBER) MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x2" PURLINS LAID PERP. TO JOISTS ON 2"x8" PT. SPR. FLR. JOISTS @ 16" O.C. W/ PANEL OR PREFIN. ALUM. SOFFIT ON U/S.

NON-TRAFFIC DECK OVER HEATED SPACE
THREE PLY BITUMINOUS (OR ONE PLY RUBBER) MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x2" PURLINS LAID PERP. TO JOISTS ON 2"x8" PT. SPR. FLR. JOISTS @ 16" O.C. W/ BATT OR SPRAY FOAM INSUL. ON INTERIOR & 1/2" GYPSUM SHTG & 6 MIL V.B. (AS REQUIRED) ON UNDERSIDE

TRAFFIC DECK OVER UNHEATED SPACE
2"x4" PT. DECKING W/ 1/4" CAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" PT. SLEEPERS @ 12" O.C. LAID FLAT PERP. TO JOISTS ON 2"x8" PT. SPR. FLR. JOISTS @ 16" O.C. W/ PANEL OR PREFIN. ALUM. SOFFIT ON U/S.

TRAFFIC DECK OVER HEATED SPACE
2"x4" PT. DECKING W/ 1/4" CAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" PT. SLEEPERS @ 12" O.C. LAID FLAT PERP. TO JOISTS ON A THREE PLY BITUMINOUS (OR ONE PLY RUBBER) MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x2" SPR. SLEEPERS @ 12" O.C. ON 2"x8" PT. SPR. FLR. JOISTS @ 16" O.C. W/ BATT OR SPRAY FOAM INSUL. ON INTERIOR & 1/2" GYPSUM SHTG & 6 MIL V.B. (AS REQUIRED) ON UNDERSIDE

(1D) BARREL VAULT CONSTRUCTION
CANTILEVERED 2"x4" SPACERS LAID ON 2"x10" SPR. @ ROOF JOIST NAILED TO BUILT-UP 3-3/4" PLYWOOD HEADER PROFILED FOR BARREL SHAPE FOAM INSULATION BETWEEN JOISTS WITH GYPSUM BOARD INTERIOR FINISH.

(2) SIDING WALL CONSTRUCTION (2"x6")
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 7/16" EXTERIOR GRADE SHEATHING ON 2"x6" STUDS @ 16" O.C., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.)

(2A) SIDING WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
SIDING AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 7/16" EXTERIOR GRADE SHEATHING ON 2"x6" STUDS @ 16" O.C., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.)

(2B) SIDING WALL CONSTRUCTION (2"x6" GARAGE)
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 7/16" EXTERIOR TYPE SHEATHING ON 2"x6" STUDS @ 16" O.C., 1/2" GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.)

(3) MASONRY VENEER CONSTRUCTION (2"x6")
3 1/2" FACE BRICK 1" AIR SPACE, 7/8"x7"x0.03" GALV. METAL TIES @ 16" O.C. HORIZ. 24" O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY (9.20.9). APPROVED WATERPROOF PAPER, 7/16" EXTERIOR TYPE SHEATHING, 2"x6" STUDS @ 16" O.C., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" O.C. BOTTOM COURSE AND OVER OPENINGS.
PROVIDE BASE FLASHING UP MIN. 6" BEHIND BUILDING PAPER. (9.20.13.6)

(3A) MASONRY VENEER CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
3 1/2" FACE BRICK 1" AIR SPACE, 7/8"x7"x0.03" GALV. METAL TIES @ 16" O.C. HORIZ. 24" O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY (9.20.9). APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 7/16" EXTERIOR TYPE SHEATHING, 2"x6" STUDS @ 16" O.C., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" OVER RIGID INSULATION. (9.20.13.6)

(3B) MASONRY VENEER CONSTRUCTION (2"x6" GARAGE)
3 1/2" FACE BRICK 6" 7/8"x7"x0.03" 22x100x470 GALV. METAL TIES @ 16" O.C. HORIZ. AND 24" O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY (9.20.9). 1" AIR SPACE, APPROVED AIR BARRIER ON 7/16" EXTERIOR TYPE SHEATHING ON 2"x6" STUDS @ 16" O.C., 1/2" GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" MINIMUM BEHIND BUILDING PAPER. (9.20.13.6)

(4) STUCCO CLADDING CONSTRUCTION (2"x6")
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" MINIMUM EXTERIOR RIGID INSULATION BOARD ON APPROVED DRAINAGE MAT ON 1/2" DENSGLASS GOLD GYPSUM BOARD ON 2"x6" STRUCE STUDS @ 16" O.C., INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH.

(4A) STUCCO CLADDING CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" MINIMUM EXTERIOR RIGID INSULATION BOARD ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 7/16" ON 2"x6" SPRUCE STUDS @ 16" O.C., INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH.

(4C) STUCCO CLADDING CONSTRUCTION (2"x6" GARAGE)
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" MINIMUM EXTERIOR RIGID INSULATION BOARD ON APPROVED DRAINAGE MAT ON 1/2" DENSGLASS GOLD GYPSUM BOARD ON 2"x6" STRUCE STUDS @ 16" O.C., 1/2" GYPSUM WALLBOARD INTERIOR FINISH.
*** FOR DWELLINGS USING CONTIN. INSULATION CONSTRUCTION,
PROVIDE APPROVED DRAINAGE MAT ON 7/16" (11) EXTERIOR TYPE SHEATHING OVER FURRING (AS REQ.) AND STUDS IN LIEU OF 1 1/2" (38) E.P.S (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD.

(5) INTERIOR STUD PARTITIONS (9.23.9.8., 9.23.10)
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" @ 16" O.C. FOR 2 STOREYS AND 12" O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 2"x4" @ 24" O.C. PROVIDE 2"x4" BOTTOM PLATE AND 2/2"x4" TOP PLATE, 1/2" INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x4" STUDS WHERE NOTED. PROVIDE 2"X4" @ 24" O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" WOOD BLOCKING ON FLAT @ 3'-11" O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO 9.5.23.(1) AND 3.8.3.8.(3)

(5A) EXTERIOR LOFT WALL CONSTRUCTION (2"x6" – NO CLADDING)
7/16" EXTERIOR TYPE SHEATHING, 2"x6" STUDS @ 16" O.C. INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" GYPSUM WALLBOARD INT. FINISH. (9.25.)

(5B) EXTERIOR LOFT WALL CONSTRUCTION (2"x6" – NO CLADDING) W/ CONTIN. INSUL.
APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 7/16" EXTERIOR TYPE SHEATHING, 2"x6" STUDS @ 16" O.C. INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" GYPSUM WALLBOARD INT. FINISH. (9.25.)

(6) FOUNDATION WALLS & FOOTINGS
–15MPa (2200 PSI) POURED CONC. FOUNDATION WALL ON CONTINUOUS KEYED CONCRETE FOOTING. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONCRETE FOOTING SHALL BE DAMPROOFED.
–CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-1" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4 (11.(2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 120kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.
–REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4.
–FOUNDATION WALLS SHALL NOT EXCEED 9'-10" IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1)

MINIMUM FOOTING SIZES FOR EXTERIOR WALLS (9.15.3.5.)		
NUMBER FLOORS SUPPORTED	FOUNDATION WALL THICKNESS	
	8"	10"	12"
1	16"W x 6"T	16"W x 6"T	18"W x 6"T
2	20"W x 6"T	22"W x 6"T	24"W x 6"T
3	26"W x 9"T	28"W x 9"T	30"W x 9"T

THICKNESS OF SOLID CONCRETE FOUNDATION WALLS (9.15.4.2.)				
SOIL CLASS	MAX. HEIGHT FROM SLAB TO GRADE			
	UNSUPPORTED	SUPPORTED AT TOP		
	AT TOP	≤2.5m	≥3.5m & ≤3.7m	≥3.75m & ≤3.9m
G	8'-1" (2.0m)	7'-0" (2.15m)	7'-0" (2.15m)	6'-10" (2.10m)
SD1	7'-4" (1.40m)	7'-4" (2.30m)	8'-4" (2.60m)	8'-2" (2.50m)
SD2	6'-11" (1.50m)	7'-4" (2.30m)	8'-4" (2.60m)	9'-3" (2.85m)
SD3	6'-8" (1.50m)	7'-4" (2.30m)	7'-4" (2.30m)	7'-2" (2.20m)
SD4	7'-4" (1.40m)	7'-4" (2.30m)	8'-4" (2.60m)	9'-3" (2.85m)
SD5	6'-11" (1.50m)	7'-4" (2.30m)	8'-4" (2.60m)	9'-3" (2.85m)

9" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION, TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.7.2., 9.23.8.1., & 9.23.9.1. OF THE O.B.C.

FOUNDATION WALL REDUCTION IN THICKNESS FOR MASONRY
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7 7/8" VERTICAL AND 2'-11" HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7(2)(3) & 9.20.9.4(3))

FOUNDATION WALL REDUCTION IN THICKNESS FOR FLOOR JOISTS
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13 3/4" HIGH AND NOT LESS THAN 3 1/2" THICK (9.15.4.7(1))

(6A) WEEPING TILE (9.14.3.)
4"Ø WEEPING TILE WITH FILTER CLOTH WRAP AND 6" CRUSHED STONE COVER

(7) BASEMENT SLAB OR SLAB ON GRADE (9.16.4.3.)
5" MIN. 25MPa (3600psi) CONC. SLAB ON 4" COARSE GRANULAR FILL OR 20MPa (2900psi) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. (9.13.) WHERE A BASEMENT SLAB IS WITHIN 24" OF FINISHED GRADE, PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" BELOW GRADE. FOR SOILS REQ. W/ SPRAY FOAM), W/ INSULATION TO SPAN JOIST, 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RSI).

(8) EXPOSED FLOOR TO EXTERIOR

(9) CEILING INSULATION

EXPOSED CEILING TO EXTERIOR W/ ATTIC SPACE
INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" GYPSUM BOARD INT. FIN. OR APPROVED EQ.

EXPOSED CEILING TO EXTERIOR W/O ATTIC SPACE
PROVIDE SPRAY FOAM INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 5/8" GYPSUM BOARD INT. FINISH OR APPROVED EQUAL. (CAN/UL-S705.2, 9.19.1)

(10) STAIRS – EXTERIOR & INTERIOR (9.8.1.2., 9.8.2., 9.8.4.)

MAX. RISE	7 7/8" (200)
MIN. RISE	5" (125)
MAX. RUN	14" (355)
MIN. RUN	11" (280)
MAX. NOSING	1" (25)
MIN. STAIR WIDTH	2'-11" (900)
MIN. HEADROOM	6'-5" (1950)

9.8.4.5A. SPIRAL STAIRS (SEE APPENDIX A)
(1) SPIRAL STAIRS SHALL HAVE:
(a) HANDRAILS ON BOTH SIDES, THE OUTER HANDRAIL BEING NOT LESS THAN 3'-6" (1070)
(b) A CLEAR WIDTH NOT LESS THAN 2'-2" (660) BETWEEN HANDRAILS
(c) RISERS THAT ARE NOT MORE THAN 9.5" (240)
(d) TREADS THAT;
(i) ARE A MIN. 7.5" (190) DEEP AT A POINT 1'-0" (300) FROM THE CENTRE LINE OF THE INSIDE HANDRAIL
(ii) HAVE A CONSISTENT ANGLE AND UNIFORM DIMENSION, AND
(iii) TURN IN THE SAME DIRECTION, AND
(e) A CLEAR HEIGHT NOT LESS THAN 6'-6" (1980)
(2) SPIRAL STAIRS CONFORMING TO SENTENCE (1) ARE PERMITTED TO BE USED AS THE ONLY MEANS OF EGRESS WHERE THEY SERVE ONE DWELLING UNIT NOT MORE THAN 3 PERSONS.
(3) EXCEPT AS PERMITTED BY SENTENCE (2), SPIRAL STAIRS SHALL NOT SERVE AS AN EXIT.

9.8.4.5 WINDERS (SEE APPENDIX A)
(1) STAIRS WITHIN DWELLING UNITS ARE PERMITTED TO CONTAIN WINDERS THAT CONVERGE TO A CENTRE POINT PROVIDED:
(a) THE WINDERS TURN THROUGH AN ANGLE OF NOT MORE THAN 90°
(b) INDIVIDUAL TREADS TURN THROUGH AN ANGLE OF NOT LESS THAN THAN 30° OR NOT MORE THAN 45°, AND
(c) ADJACENT WINDERS TURN THROUGH THE SAME ANGLE
(2) WHERE MORE THAN ONE SET OF WINDERS DESCRIBED IN SENTENCE (1) IS PROVIDED IN A SINGLE STAIRWAY BETWEEN ADJACENT FLOOR LEVELS, SUCH WINDERS SHALL BE DIMENSIONED IN PLAN BY 3'-11" (1200).

REQUIRED LANDING IN GARAGE – 9.8.6.2.(3.)
FOR AN EXTERIOR STAIR SERVING A GARAGE, W/ MORE THAN 3 RISERS, GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.

(11) GUARDS/RAILINGS (9.8.7., 9.8.8.)
GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.8.8.5. & 9.8.8.6. AND BE ABLE TO RESIST LOADS AS PER TABLE 9.8.8.2.

GUARD HEIGHTS (9.8.8.)
INTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 5'-11" (1800) TO GRADE)
3'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXIT STAIRS: 2'-6" (920) MIN.
GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES
FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH, AND GUARD MIN. 3'-6" (1070) HIGH.
REQUIRED GUARDS
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23 5/8" (600) OR ADJACENT SURFACE WITHIN 3'-11" (1200) & WALKING SURFACE W/ A SLOPE MORE THAN 1 IN 12 SHALL BE PROTECTED WITH GUARDS PER CONSTRUCTION HEX NOTE 11.
HANDRAIL HEIGHTS (9.8.7.)
MIN. HEIGHT AT STAIRS OR RAMP: 2'-10" (865)
MAX. HEIGHT AT STAIRS OR RAMP: 3'-7" (1100)
MAX. HEIGHT AT LANDING: 3'-6" (1070)
MIN. HEIGHT AT STAIRS OR RAMP WITH MIN. 7'-3" (2200) WIDE: 2'-9" (865)
– HANDRAILS ARE REQUIRED AS PER 9.8.7.1.(3)

(12) SILL PLATES
2"x4" SILL PLATE WITH 1/2"Ø ANCHOR BOLTS 8" LONG, EMBEDDED MIN. 4" INTO CONC. @ 7'-10" O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL.
USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.)

(13) BASEMENT INSULATION [SB-12] 3.1.1.7.)
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 8" ABOVE FINISHED BASEMENT FLOOR. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

(14) BEARING STUD WALL IN BASEMENT (9.15.3.6., 9.23.10.1)
2"x4" STUDS @ 16" O.C., 2"x4" SILL PLATE ON DAMPPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM, 1/2"Ø ANCHOR BOLTS 8", LONG, EMBEDDED 4" MIN. INTO CONC. @ 7'-10" O.C. 4" HIGH CONC. CURB ON 14"x8" CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

(15A) STEEL BASEMENT COLUMN
89mm(3-1/2") DIA x 3.8mm(0.150") WALL THICKNESS FIXED HSS COLUMN (CSA G40.21-M GRADE 350W)
150mm150mm6.5mm (6"x6"x1/4") STL. TOP PLATE WELDED TO BEAM. 150mm150mm6.50mm (6"x6"x5/8") BOTTOM PLATE ANCHORED TO FOUNDATION WALL WITH 2-12mm DIA. x 300mm LONG x 50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE. (MAXIMUM ALLOWABLE WORKING LOAD 26 kips=115.7 kN SPECIFIED)

(15B) STEEL BASEMENT COLUMN
89mm(3-1/2") DIA x 3.8mm(0.150") WALL THICKNESS ADJUSTABLE COLUMN. 150mm150mm6.5mm (6"x6"x1/4") STL. TOP PLATE WITH "H" STRAPS 254mm LONG x6.3mm THICK (10"x1/4") WRAPPED AROUND BASEMENT BEAM AND WELDED. 150mm150mm11mm (6"x6"x7/16") BOTTOM PLATE ON 1016mm1016mm305mm DEEP (40"x40"x12") SPREAD FOOTING W/ 4-15M BARS EACH WAY AT BOTTOM (PROVIDE 3" CLEAR COVER) ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MINIMUM AND AS PER SOILS REPORT. (MAXIMUM ALLOWABLE WORKING LOAD 17.2 kips=76.5 kN SPECIFIED @ A MAXIMUM EXTENSION OF 7'-7")

(15C) STEEL GROUND FLOOR COLUMN (BEARING ON FOUNDATION WALL)
89mm(3-1/2") DIA x 3.8mm(0.150") WALL THICKNESS FIXED HSS COLUMN (CSA G40.21-M GRADE 350W)
150mm225mm6.5mm (6"x9"x1/4") STL. TOP PLATE WELDED TO BEAM. 150mm225mm1.59mm (6"x9"x5/8") BOTTOM PLATE ANCHORED TO FOUNDATION WALL WITH 2-12mm DIA. x 300mm LONG x 50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE. (MAXIMUM ALLOWABLE WORKING LOAD 26 kips=115.7 kN SPECIFIED)

(15D) STEEL GROUND FLOOR COLUMN (BEARING ON STEEL BEAM)
89mm(3-1/2") DIA x 3.8mm(0.150") WALL THICKNESS FIXED HSS COLUMN (CSA G40.21-M GRADE 350W)
100mm225mm6.5mm (4"x9"x1/4") STL. TOP PLATE WELDED TO BEAM. 100mm225mm6.50mm (4"x9"x5/8") BOTTOM PLATE ANCHORED TO STEEL BEAM BELOW WITH 2-12mm DIA. x 300mm LONG x 50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE. (MAXIMUM ALLOWABLE WORKING LOAD 26 kips=115.7 kN SPECIFIED)

(16) END BEARING FOR STEEL BEAMS @ FOUNDATION WALLS (9.23.8.1.)
BEAM POCKET OR 8"x8" POURED CONCRETE NIB WALLS, MINIMUM BEARING 3 1/2"

(17) WOOD STRAPPING @ STEEL BEAMS (9.23.4.3.(3), 9.23.9.3.)
1"x3" CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BM.

(18) GARAGE SLAB (9.16., 9.35.)
4" 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

(19) GARAGE WALLS & CEILINGS TO HOUSE (9.10.9.16.)
– 1/2" GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION. TAPE AND SEAL ALL JOINTS GAS TIGHT.

GARAGE WALLS & CEILINGS TO HOUSE (9.10.9.16.) W/ CONTIN. INSUL.
– 1/2" GYPSUM BOARD ON CEILING AND WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 7/16" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION. TAPE AND SEAL ALL JOINTS GAS TIGHT.

GARAGE DOOR TO HOUSE (9.10.9.16., 9.10.13.10., 9.10.13.15.)
– DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.

(20) EXTERIOR STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7-7/8" (200