



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING APPLICATION NO. A-034-2024

TAKE NOTICE that an application has been received by the Town of Innisfil from Lyndsey Tkaczuk, agent, on behalf of Lindsay and Colin Hutterer, 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 32 PT LOT 6 RP 51R17303 PART 1, known municipally as 1 George Street (Unit B) and is zoned "Residential 3 Exception 1 (R3-1)".

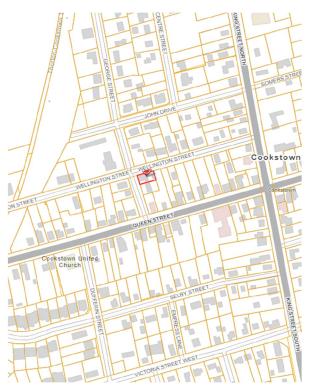
The applicant is proposing to construct a two-storey addition. The applicant is seeking relief from Section 3.27(a) of the Zoning By-law for the expansion of a legally existing, non-conforming use.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday**, **September 19**, **2024**, **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 Ontario Lands 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: September 3, 2024

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



BAILEY

DESIGNS

architecture + design

HUTTERER ADDITION

GEORGE ST. COOKSTOWN ON

LIST OF DRAWINGS:

A 1.0 FOUNDATION & MAIN FLOOR PLAN

A1.1 SECOND FLOOR & ROOF PLAN

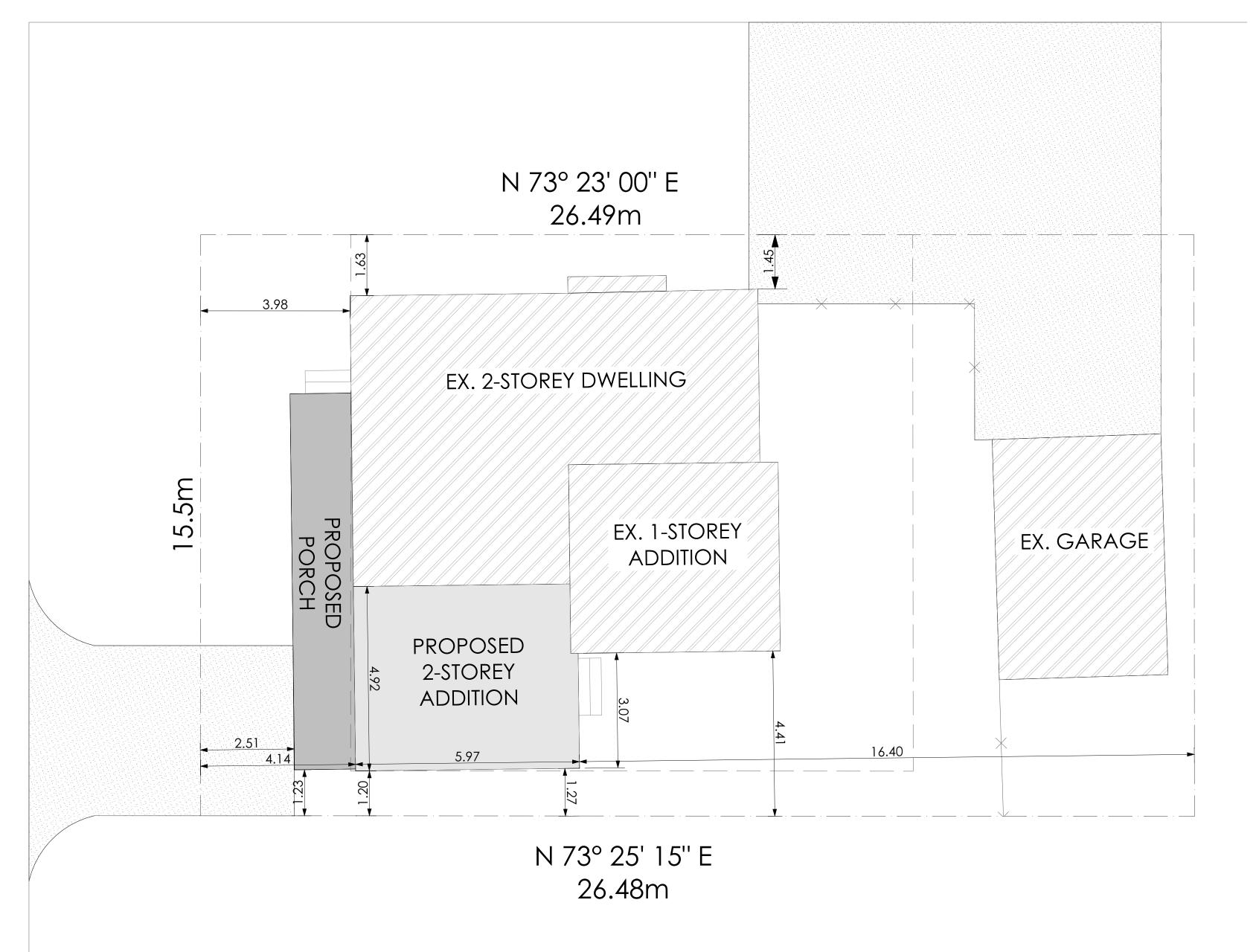
A2.0 ELEVATIONS

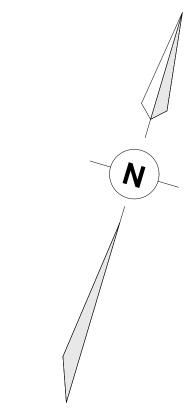
A3.0 CROSS SECTION & DETAILS

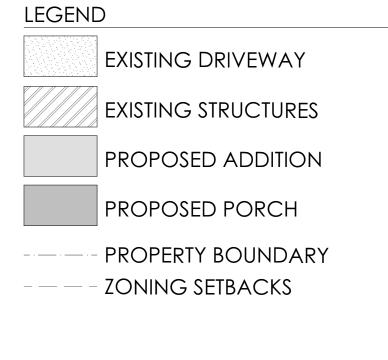
A4.0 CONSTRUCTION NOTES

172 Dunlop St. W Suite A Barrie ON L4N 1B3

WELLINGTON ST.







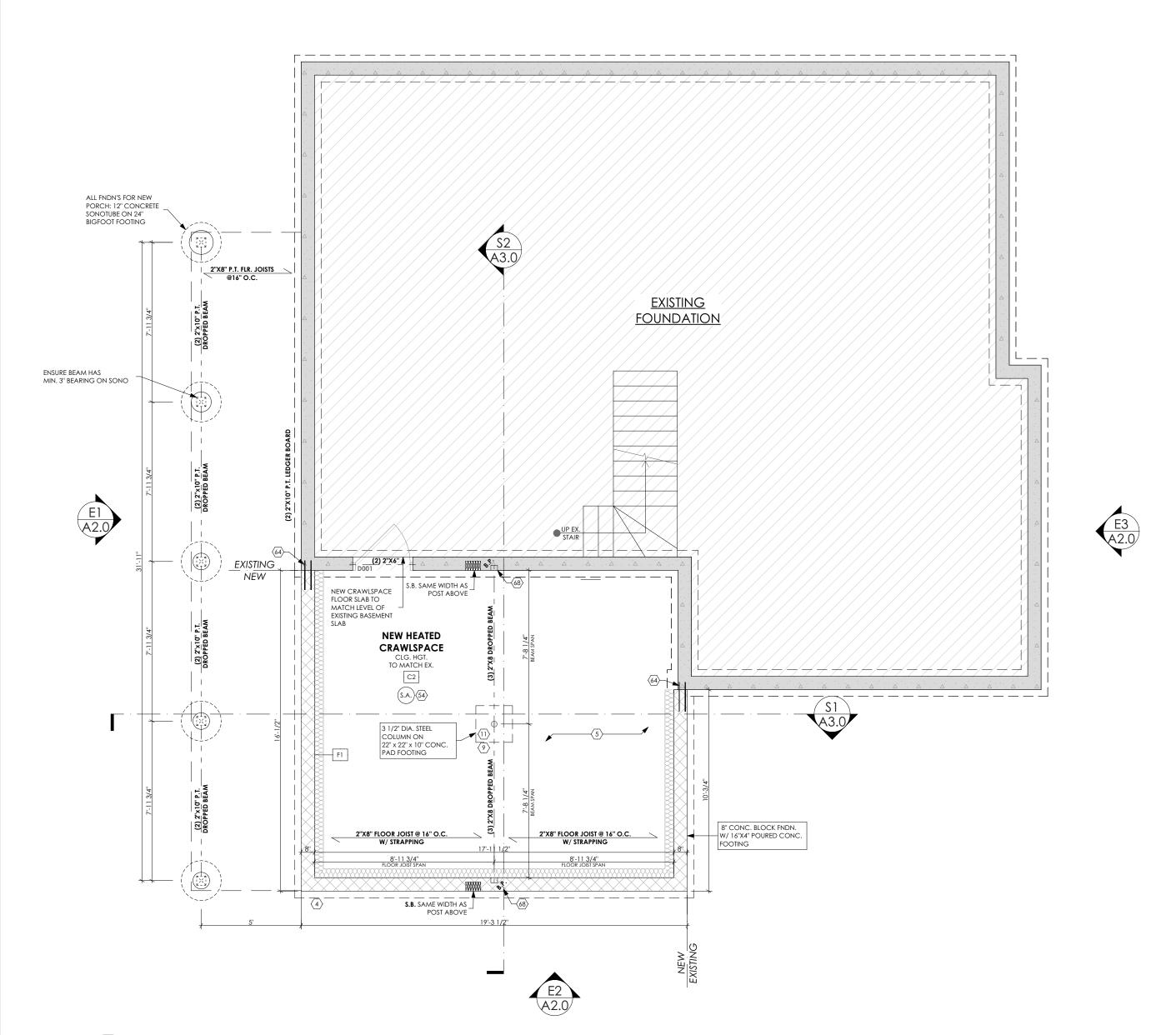
LOT COVERAGE ANALYSI	S
EXISTING STRUCTURES	m²
TWO-STOREY DWELLING	97.8m²
DETACHED GARAGE [FOOTPRINT]	28.9m²
TOTAL EX. STRUCTURES	126.7m ²
PROPOSED STRUCTURES	m²
ADDITION	29.0m ²
FRONT PORCH	16.4m²
TOTAL PROP. STRUCTURES	45.4m²
LOT COVERAGE CALC.	m²
LOT AREA	411.0m ²
TOTAL LOT COVERAGE [ALL STRUCTURES]	172.1m²
LOT COVERAGE %	42.0%

ZONING PROVISIONS - (ZO	DNING R3-1)	
PROVISION	REQUIRED	PROPOSED
FRONT YARD - ADDITION	4.0m	4.14m
FRONT YARD - PORCH	1.0m	2.5m
[ENCROACHMENT]		
INT. SIDE YARD - ADDITION	1.2m	1.2m
EXT. SIDE YARD	Nil	N/A
REAR YARD	0.6m	16.4m
MAX. HEIGHT	10.0m	7.23m
MAX. LOT COVERAGE	48%	42%

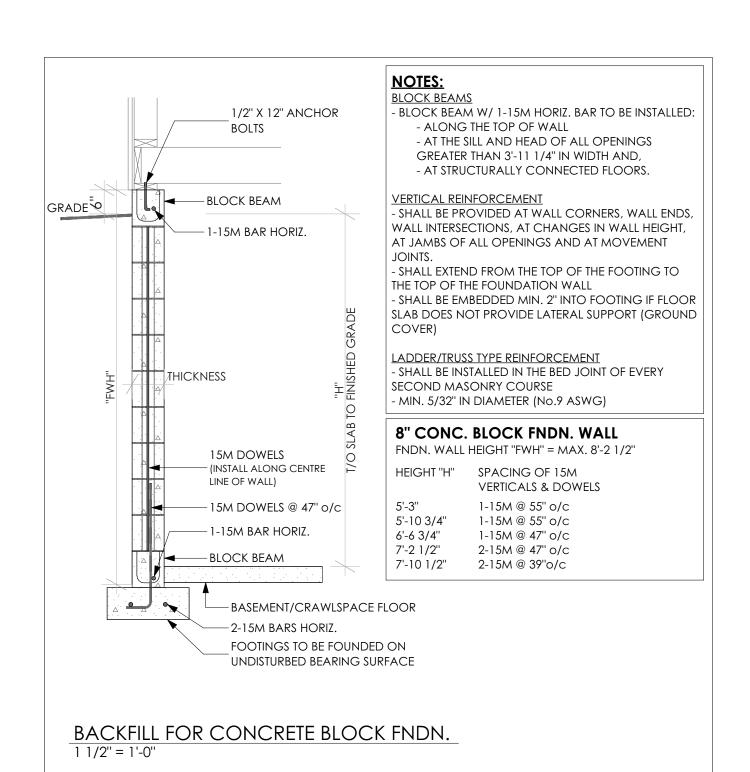


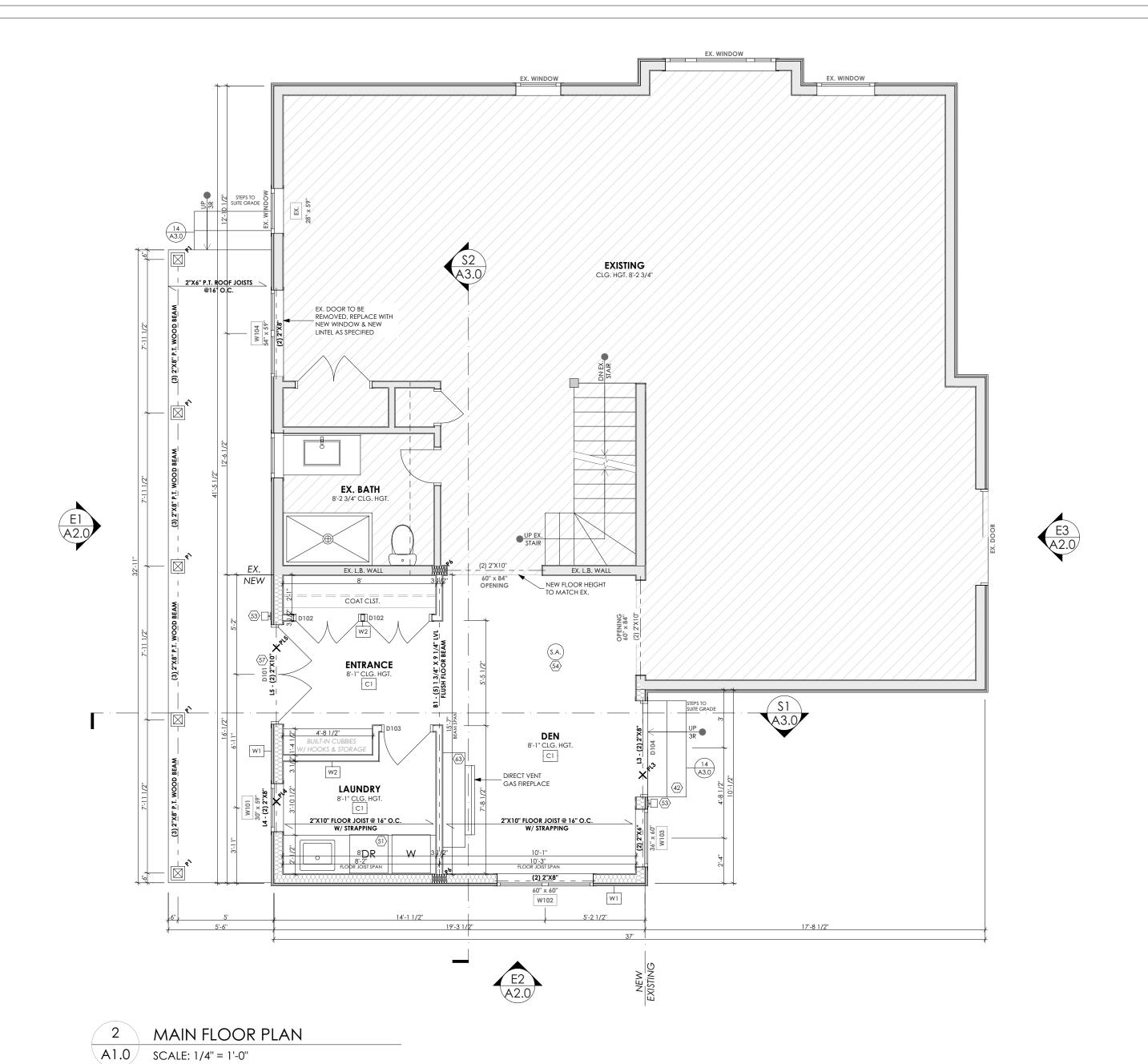
ST. GEORGE

1 SITE PLAN A0 SCALE: 1:75



FOUNDATION PLAN A1.0 | SCALE: 1/4" = 1'-0"





DOOR SCHEDULE DOOR TAG WIDTH X HEIGHT DESCRIPTION QUANTITY D001 36"×60" INT. HOLLOW CORE D101 62"×80" DBL. EXT. DOOR W/ WEATHER STRIPPING D102 42"×80" DBL. INT. HOLLOW CORE CLST. DOORS D103 32"×80" INT. HOLLOW CORE D104 60"×80" EXT. SLIDING PATIO DOOR W/ WEATHER STRIPPING D201 32"×80" INT. HOLLOW CORE D202 32"×80" INT. HOLLOW CORE D203 60"×80" DBL. INT. HOLLOW CORE CLST. DOORS D204 48"×80" DBL. INT. HOLLOW CORE CLST. DOORS D205 30"×80" 1 INT. HOLLOW CORE

WINDOW SCHEDULE			
WINDOW TAG	WIDTH X HEIGHT	DESCRIPTION	QUANTITY
W101	30"×59"	CASEMENT	1
W102	60"×60"	SLIDER	1
W103	36"×60"	FIXED	1
W104	54"×59"	SLIDER	1
W201	96"×48"	LEFT CASEMENT, MIDDLE FIXED, RIGHT CASEMENT	1
W202	48"×42"	SLIDER	1
W/203	40"~40"	CLIDED	1

WALL LEGEND:			
W1		NEW EXTERIOR WALL W/ SIDING	
		EX. EXTERIOR WALL W/ SIDING	
W2		NEW INTERIOR STUD WALL	
		EX. INTERIOR STUD WALL	
F1		NEW 8" CONC. BLOCK WALL FOUNDATION	
	Δ · · · Δ · · · Δ ·	EX. FOUNDATION WALL	

РО	ST SCHEDULE:	
۹`	SOLID 6"X6" WOOD POST - PRESSURE TREATED 6"X6" WOOD POST - CLAD W/ EXT. GRADE COLUMN WRAP AS PER OWNER'S SELECTION	(14)
66	6-PLY BUILT-UP STUD POST	

0	INT LOAD CALCS:
\$	DEAD: 1060Lbs LIVE: 0 SNOW: 2661Lbs
2	DEAD: 1060Lbs LIVE: 0 SNOW: 2661Lbs
Ç	DEAD: 403Lbs LIVE: 0 SNOW: 999Lbs
Ņ	DEAD: 640Lbs LIVE: 0 SNOW: 1553Lbs
Ş	DEAD: 640Lbs LIVE: 0 SNOW: 1553Lbs



(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

IN ACCORDANCE WITH ARTICLE 2.17.5.1. OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE OBC



BAILEY DESIGNS

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

ROOF + 1FLOOR **LINTEL SPANS** TAKEN FROM: SPAN SIZE O.B.C. 2012 2'-9" 2-2"X4" 3'-10" 2-2"X6" TABLE A-15 S.P.F. NO.1 OR NO.2 GRADE 4'-8" 2-2"X8" 5'-8" 2-2"X10" NON-STRUCTURAL SHEATHING 6'-5" 2-2"X12" SPECIFIED SNOW LOADS OF 2.5kPa (TRIBUTARY WIDTH OF 4.9m MAX.)

EXTER	EXTERIOR WALLS		ROOF + 2 FLOORS	
ROOI	FONLY	SPAN	SIZE	
SPAN	SIZE	2'-7''	2-2"X4"	
		3'-8"	2-2"X6"	
3'-0''	2-2"X4"	4'-4''	2-2"X8"	
4'-5"	2-2"X6"	5'-3"	2-2"X10"	
5'-4"	2-2"X8"	5'-11"	2-2"X12"	
6'-7''	2-2"X10"			
7'-7''	2-2"X12"			

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE

REVISIONS:

· ·	

SQUARE FOOTAGE SUMMARY:

PROPOSED ADDITION 306.7ft² [28.50m²] CRAWLSPACE: [TO EXT. OF FNDN.] MAIN FLOOR: 306.7ft² [28.50m²] [TO EXT. OF STUD] SECOND FLOOR: 306.9ft² [28.80m²] [TO EXT. OF STUD] COVERED PORCH: 186.2ft² [17.30m²]

[TO EDGE OF DECK]





172 DUNLOP STREET WEST, SUITE A BARRIE, ONTARIO, L4N 1B3 705-725-0229 INFO@BAILEYDESIGNS.CA

PROJECT NAME:

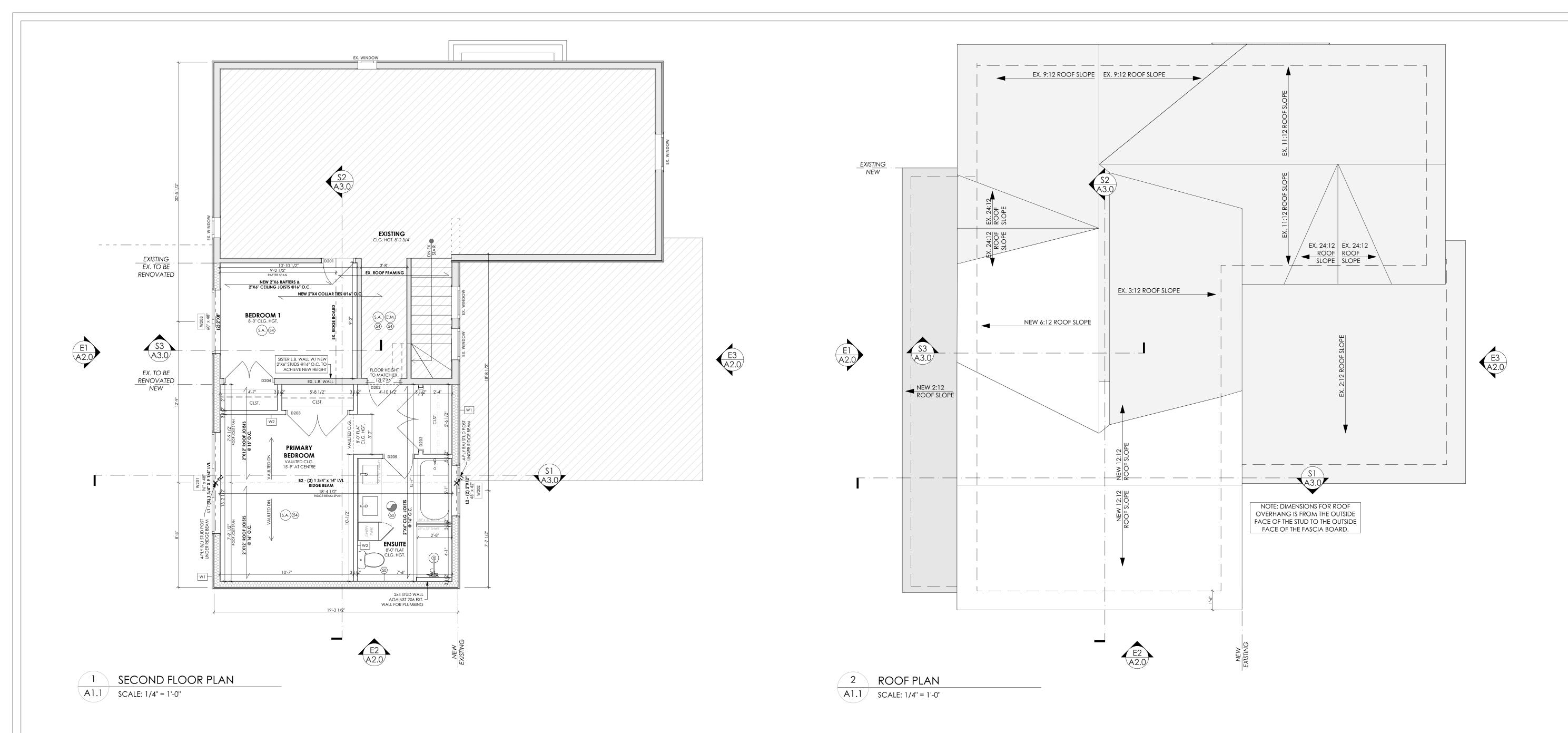
HUTTERER ADDITION 1 GEORGE ST. COOKSTOWN, ON

DRAWING TITLE:

CHECKED BY: **LKDT** BCIN # 23127

FOUNDATION & MAIN FLOOR

DLAN		
	PROJECT NUMBER:	
DATE: July 2, 2024		
DRAWN BY: S. GOUR	DRAWING NUMBER:	
CHECKED BY: LKDT BCIN # 23127	A1.0	



DOOR TAG	WIDTH X HEIGHT	DESCRIPTION	QUANTITY
D001	36"×60"	INT. HOLLOW CORE	1
D101	62"×80"	DBL. EXT. DOOR W/ WEATHER STRIPPING	1
D102	42"×80"	DBL. INT. HOLLOW CORE CLST. DOORS	2
D103	32"×80"	INT. HOLLOW CORE	1
D104	60"×80"	EXT. SLIDING PATIO DOOR W/ WEATHER STRIPPING	1
D201	32"×80"	INT. HOLLOW CORE	1
D202	32"×80"	INT. HOLLOW CORE	1
D203	60"×80"	DBL. INT. HOLLOW CORE CLST. DOORS	2
D204	48"×80"	DBL. INT. HOLLOW CORE CLST. DOORS	1
D205	30"×80"	INT. HOLLOW CORE	1

WINDOW SCHEDULE			
WINDOW TAG	WIDTH X HEIGHT	DESCRIPTION	QUANTITY
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WALL	WALL LEGEND:		
W1		NEW EXTERIOR WALL W/ SIDING	
		EX. EXTERIOR WALL W/ SIDING	
W2		NEW INTERIOR STUD WALL	
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F1		NEW 8" CONC. BLOCK WALL FOUNDATION	
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66	6-PLY BUILT-UP STUD POST	

DEAD: 1060Lbs LIVE: 0 SNOW: 2661Lbs DEAD: 1060Lbs LIVE: 0 SNOW: 2661Lbs DEAD: 403Lbs LIVE: 0 SNOW: 999Lbs DEAD: 640Lbs LIVE: 0 SNOW: 1553Lbs DEAD: 640Lbs LIVE: 0 SNOW: 1553Lbs		
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LIVE: 0 SNOW: 1553Lbs	1 23	LIVE: 0
LIVE: 0	NA	LIVE: 0
	1/5	LIVE: 0



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LINTEL SPANS	ROOF + 1FLOOR	
TAKEN FROM:	SPAN SIZE	
O.B.C. 2012	2'-9" 2-2"X4"	
TABLE A-15	3'-10" 2-2"X6"	
S.P.F. NO.1 OR NO.2 GRADE	4'-8" 2-2"X8"	
NON-STRUCTURAL SHEATHING	5'-8" 2-2"X10"	
SPECIFIED SNOW LOADS OF 2.5kPa	6'-5" 2-2"X12"	
(TRIBUTARY WIDTH OF 4.9m MAX.)		
EVTERIOR WALLS	ROOF + 2 FLOORS	
EXTERIOR WALLS	KCCI · ZILOCK	_

ROOF	ONLY	SPAN	SIZE
	<u>-</u>	2'-7"	2-2"X4"
SPAN	SIZE	3'-8"	2-2"X6"
3'-0''	2-2"X4"	4'-4"	2-2"X8"
4'-5"	2-2"X6"	5'-3"	2-2"X10"
5'-4"	2-2"X8"	5'-11"	2-2"X12"
6'-7''	2-2"X10"	0 11	LLXIL
7'-7''	2-2"X12"		

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE

REVISIONS	S:		

SQUARE FOOTAGE SUMMARY:

 PROPOSED ADDITION
 306.7ft² [28.50m²]

 CRAWLSPACE:
 306.7ft² [28.50m²]

 [TO EXT. OF FNDN.]
 306.7ft² [28.50m²]

 MAIN FLOOR:
 306.7ft² [28.50m²]

 [TO EXT. OF STUD]
 306.9ft² [28.80m²]

 [TO EXT. OF STUD]
 186.2ft² [17.30m²]

[TO EDGE OF DECK]



172 DUNLOP STREET WEST, SUITE A BARRIE, ONTARIO, L4N 1B3 705-725-0229 INFO@BAILEYDESIGNS.CA

PROJECT NAME:

HUTTERER ADDITION

1 GEORGE ST.

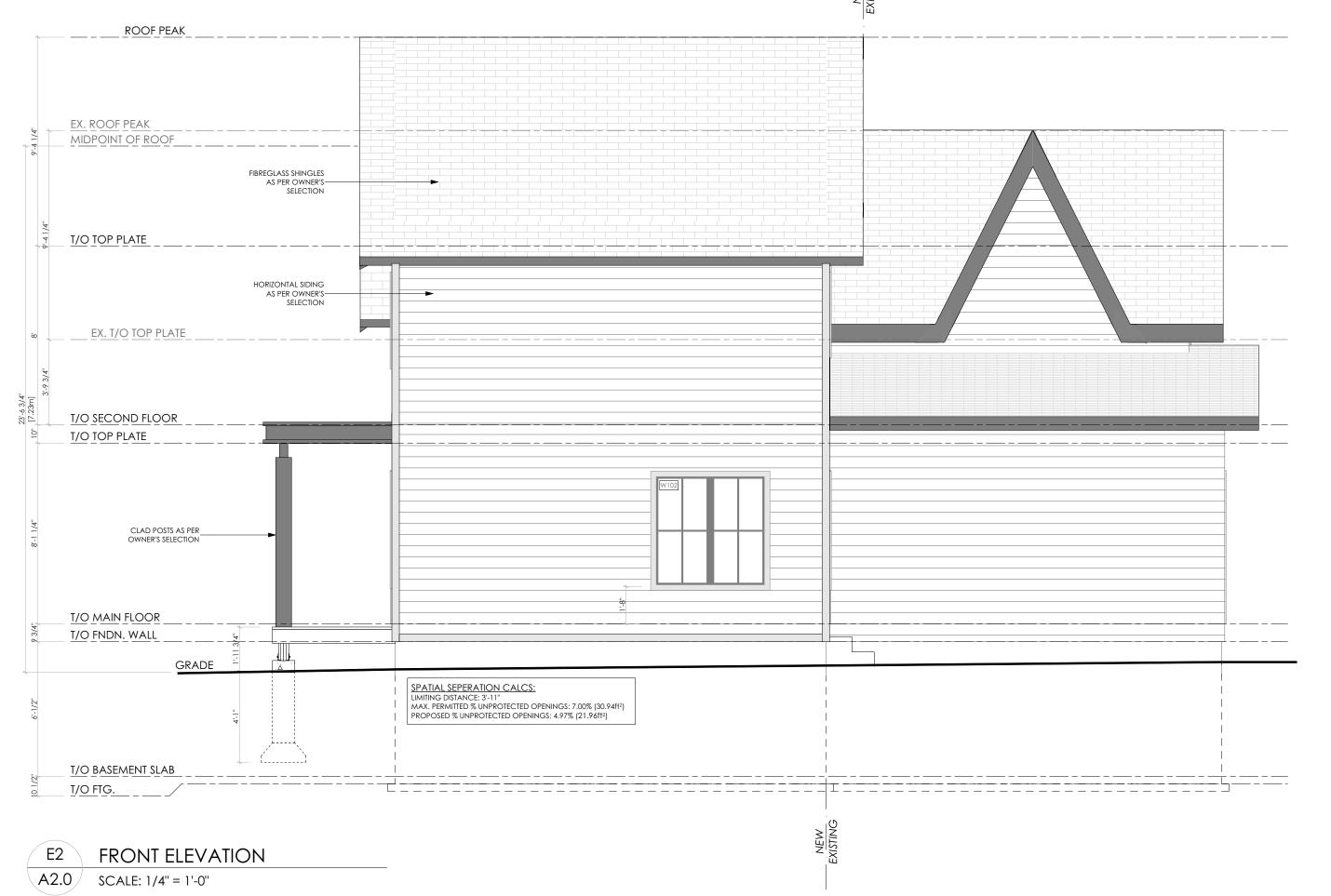
COOKSTOWN, ON

DRAWING TITLE:

SECOND FLOOR & ROOF PLAN

	PROJECT NUMBER:
DATE: July 2, 2024	
DRAWN BY: S. GOUR	DRAWING NUMBER:
CHECKED BY: LKDT BCIN # 23127	AI.I







E3 FRONT ELEVATION A2.0 | SCALE: 1/4" = 1'-0"

D Lyndsey Tkaczuk MAA1

(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

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LYNDSEY TKACZUK

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LINTEL SPANS ROOF + 1FLOOR TAKEN FROM: SPAN SIZE 2'-9" 2-2"X4" O.B.C. 2012 3'-10" 2-2"X6" TABLE A-15 S.P.F. NO.1 OR NO.2 GRADE 4'-8" 2-2"X8" 5'-8" 2-2"X10" NON-STRUCTURAL SHEATHING SPECIFIED SNOW LOADS OF 2.5kPa 6'-5" 2-2"X12" (TRIBUTARY WIDTH OF 4.9m MAX.)

XTERIOR WALLS			ROOF + 2 FLO			
	ONLY		SPAN	SIZE		
	ONLI		2'-7"	2-2"X4"		
PAN	SIZE		3'-8"	2-2"X6"		
'-0''	2-2"X4"		4'-4''	2-2"X8"		
'-5''	2-2"X6"		5'-3"	2-2"X10"		

5'-3" 2-2"X10"

5'-11" 2-2"X12"

6'-7" 2-2"X10" 7'-7" 2-2"X12" *WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE

5'-4" 2-2"X8"

REVISIONS:

SQUARE FOOTAGE SUMMARY: PROPOSED ADDITION

CRAWLSPACE: [TO EXT. OF FNDN.] 306.7ft² [28.50m²] MAIN FLOOR: 306.7ft² [28.50m²] [TO EXT. OF STUD] SECOND FLOOR: 306.9ft² [28.80m²] [TO EXT. OF STUD] 186.2ft² [17.30m²] COVERED PORCH: [TO EDGE OF DECK]



172 DUNLOP STREET WEST, SUITE A BARRIE, ONTARIO, L4N 1B3 705-725-0229 INFO@BAILEYDESIGNS.CA

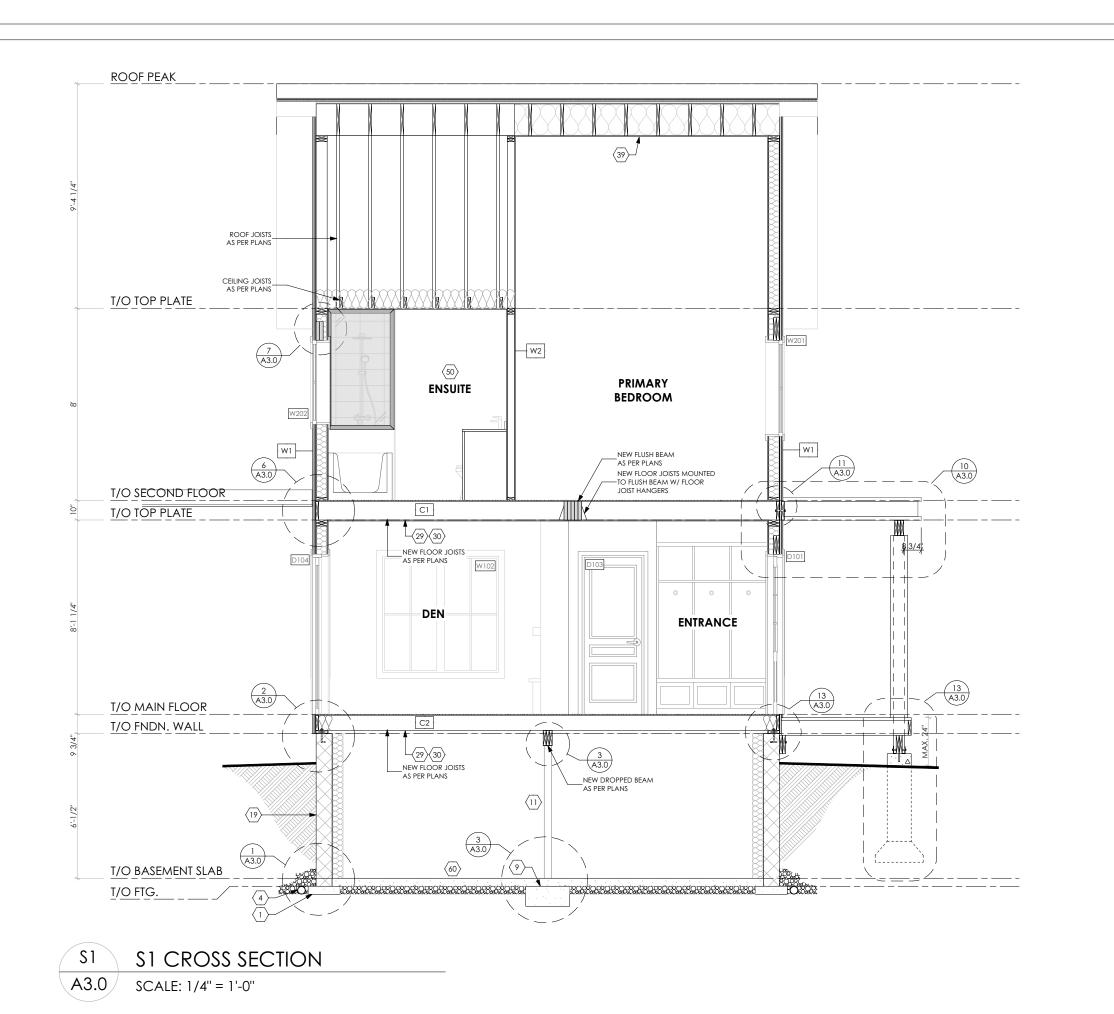
PROJECT NAME:

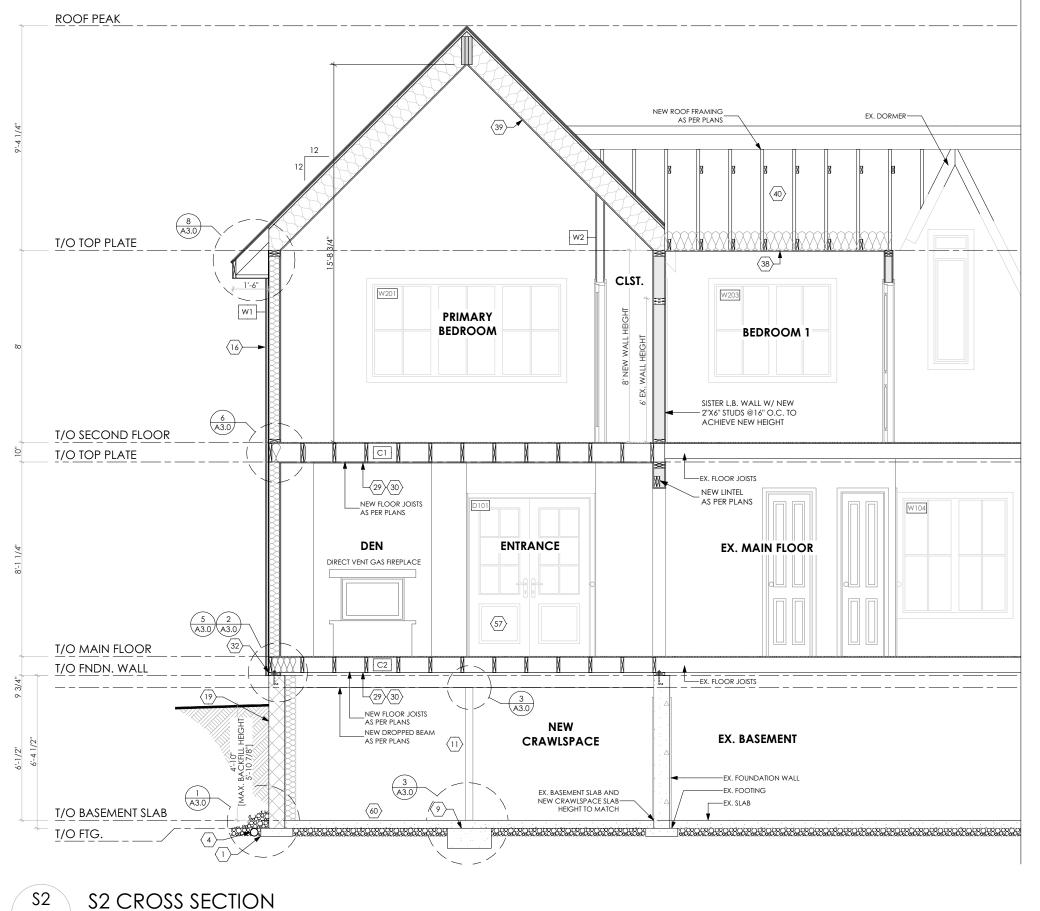
HUTTERER ADDITION 1 GEORGE ST. COOKSTOWN, ON

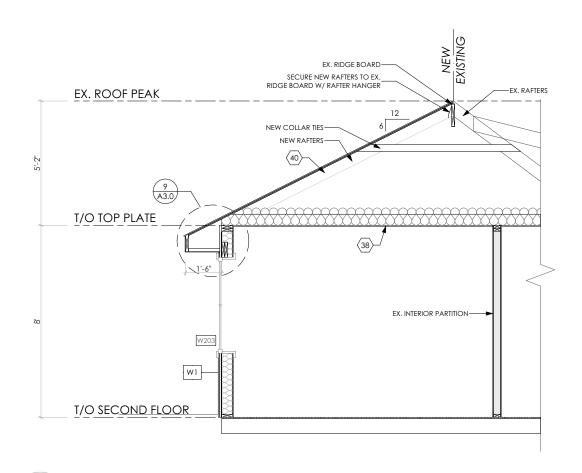
DRAWING TITLE:

ELEVATIONS

	PROJECT NUMBER:
DATE: July 2, 2024	
DRAWN BY: S. GOUR	DRAWING NUMBER:
CHECKED BY: LKDT BCIN # 23127	A2.0

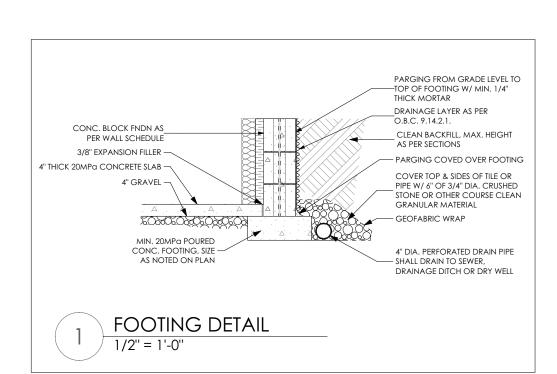


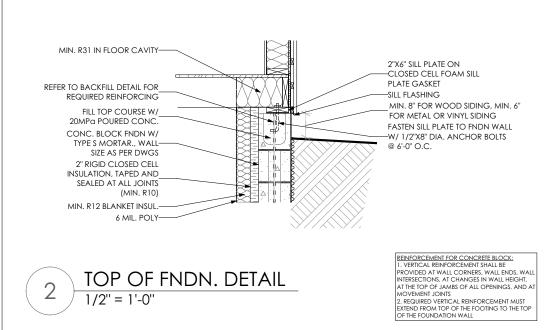


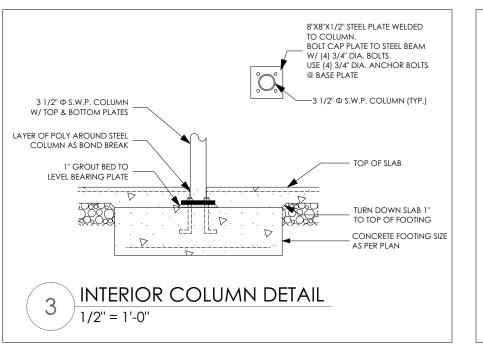


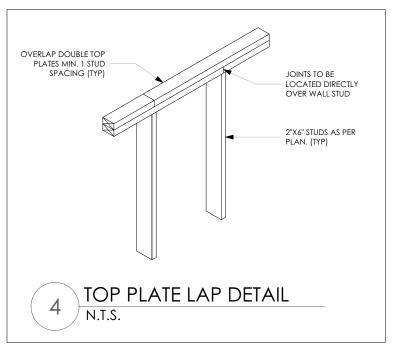
S3 CROSS SECTION

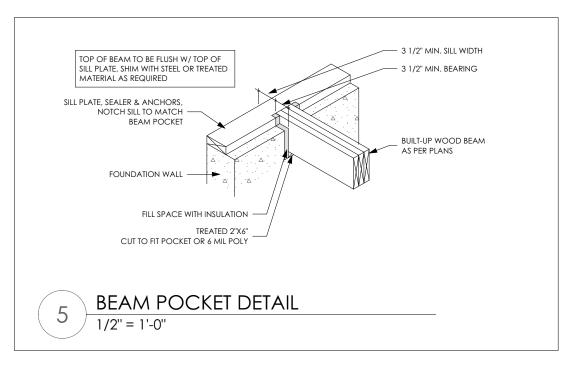
A3.0 | SCALE: 1/4" = 1'-0"

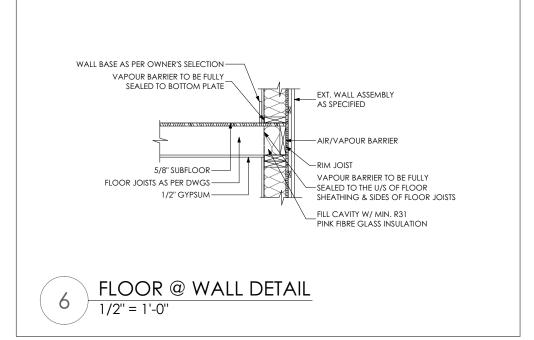












NO LEAD ANCHORS

1/2" DIAMETER LAG 2" MIN. BOLTS STAGGERED INTO FROM EDGE

SOLID MASONRY OR

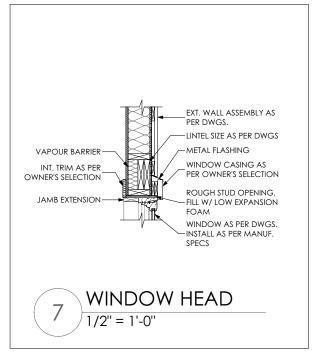
SIZE OF LEDGER BOARD

5.5" MIN. FOR 2"X8"

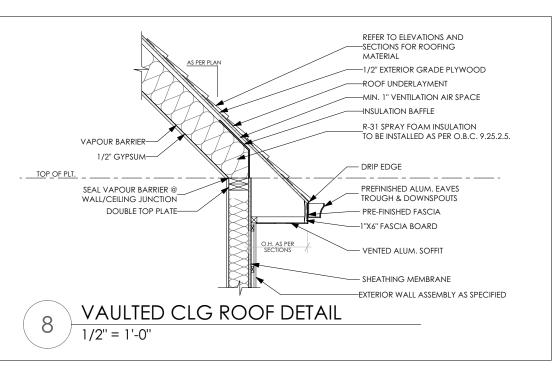
6.5" MIN. FOR 2"X10" 7.5" MIN. FOR 2"X12"

AS PER PLANS

LEDGER BOARD DETAIL

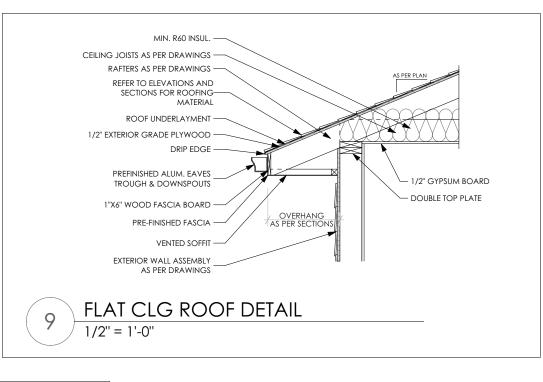


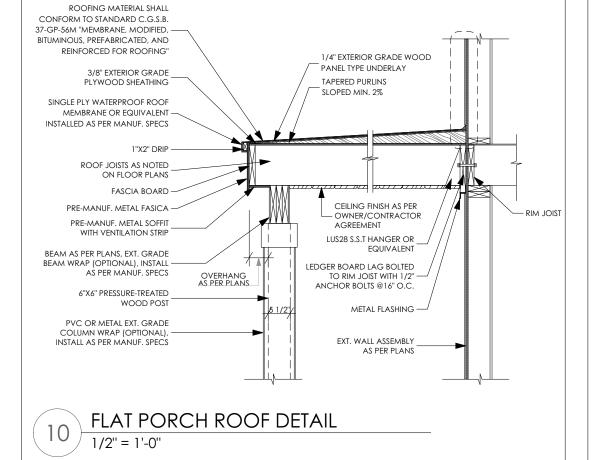
FLASHING AND CAULKING -

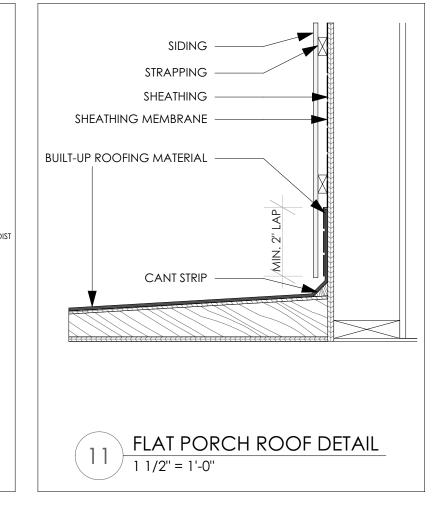


A3.0

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(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

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BAILEY DESIGNS 31232 BCIN

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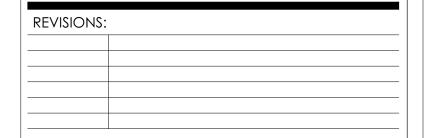
LINTEL SPANS	ROOF	+ 1FLOOR
TAKEN FROM:	SPAN	SIZE
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TABLE A-15	3'-10"	2-2"X6"
S.P.F. NO.1 OR NO.2 GRADE	4'-8"	2-2"X8"
NON-STRUCTURAL SHEATHING	5'-8"	2-2"X10"
SPECIFIED SNOW LOADS OF 2.5kPa	6'-5"	2-2"X12"
(TRIBUTARY WIDTH OF 4.9m MAX.)		

ROOI	ONLY	SPAN	SIZE
<u>KOOI</u>	OILL	2'-7''	2-2"X4"
SPAN	SIZE	3'-8"	2-2"X6"
3'-0''	2-2"X4"	4'-4''	2-2"X8"
4'-5''	2-2"X6"	5'-3"	2-2"X10"
5'-4"	2-2"X8"	5'-11"	2-2"X12"
6'-7''	2-2"X10"	5	22712
7'-7''	2-2"X12"		

EXTERIOR WALLS

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE

ROOF + 2 FLOORS



SQUARE FOOTAGE SUMMARY: PROPOSED ADDITION CRAWLSPACE:

306.7ft² [28.50m²] [TO EXT. OF FNDN.] 306.7ft² [28.50m²] MAIN FLOOR: [TO EXT. OF STUD] SECOND FLOOR: 306.9ft² [28.80m²] ITO EXT. OF STUDI 186.2ft² [17.30m²] COVERED PORCH: [TO EDGE OF DECK]



172 DUNLOP STREET WEST, SUITE A BARRIE, ONTARIO, L4N 1B3 705-725-0229 INFO@BAILEYDESIGNS.CA

PROJECT NAME:

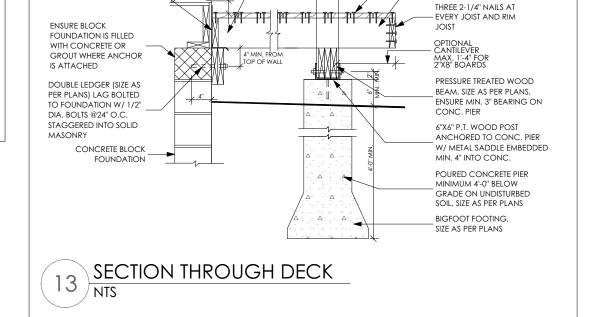
HUTTERER ADDITION 1 GEORGE ST. COOKSTOWN, ON

DRAWING TITLE:

CROSS-SECTIONS

	PROJECT NUMBER:
DATE: July 2, 2024	
DRAWN BY: S. GOUR	DRAWING NUMBER:

A3.0 CHECKED BY: **LKDT** BCIN # 23127



JOISTS TO SIT ON DOUBLE

LEDGER W/ BLOCKING

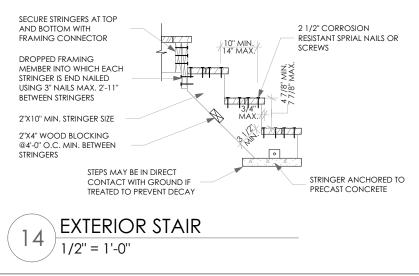
LATERAL RESISTANCE

BETWEEN JOISTS TO PROVIDE

2 - 2 1/2" CORROSION RESISTANT

EACH DECK BOARD AND EVERY

- JOIST SIZE AS PER PLANS



CENERAL MOTES.	CONCEDUCTION MOTES.	- TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER	TALL WALLS:	- 2" X 4" (38mm X 89mm) COLLAR TIES AT MIDSPANS.		CVAADOL LECEND.		
GENERAL NOTES: - ALL CONSTRUCTION TO CONFORM TO THE MOST RECENT EDITION OF THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL	CONSTRUCTION NOTES: COMPLIANCE PACKAGE A1 (UNLESS OTHERWISE NOTED)	ELEVATION DRAWINGS. - 14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONC. CAP. - REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.	[O.B.C. 9.23.10.1.] - STUD SIZING AND SPACING AS PER DRAWINGS CLAD WITH MIN. 3/8" THICK PLYWOOD, OSC OR WAFERBOARD	- CEILING JOISTS TO BE 2" X 6" (38mm X 140mm) @ 16" (406mm) O.C. UNLESS OTHERWISE NOTED. - HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN	CRAWL SPACE CRAWL SPACE ACCESS:	SYMBOL LEGEND:		
AUTHORITIES HAVING JURISDICTION THERMAL RESISTANCE VALUES BASED ON ZONE 1.	FOOTINGS, SLABS AND FOUNDATION	- SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.	SHEATHING ON EXTERIOR. - CLAD WITH MIN. 1/2" GYPSUM BOARD ON INTERIOR. - PROVIDE SOLID BRIDGING AT MAX. 3'-11 1/4" O.C.	COMMON RAFTERS & MIN. 1 1/2" (38mm) THÍCK. ATTIC ACCESS HATCH:	[O.B.C. 9.18.4.1.] -WHERE EQUIPMENT REQUIRING SERVICING IS LOCATED IN A CRAWL SPACE, A 24" X 24" (600mm X 600mm) ACCESS WAY WILL BE	SMOKE ALARM	BEAM OR LINTEL	WITECTURAL TECHNO
GENERAL: - CONTRACTOR TO CONFIRM ALL SITE CONDITIONS PRIOR TO BEGINNING	TYPICAL STRIP FOOTING: (EXTERIOR WALLS) [O.B.C. 9.15.3.5.] - FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE	- 3/4" AIR SPACE AROUND POST. <u>OR</u> - MIN. 6" X 6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP	- FASTEN STUDS TO TOP AND BOTTOM PLATES WITH MIN. THREE 3 1/4" TOE NAILS.	O.B.C. 9.19.2.1 21 1/2" X 23" (500mm X 70mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R40 (RSI 7.0) INSUL.	PROVIDED ALONG WITH 2'-11 5/8" (900mm) ON EITHER SIDE OF THE EQUIPMENT.	CARBON MONOXIDE DETECTOR	JOIST DIRECTION	(\$ JIM) 6
ANY CONSTRUCTION. EXCAVATION & BACKFILL:	BRICK VENEER - 1 STOREY - 13" X 4" (330mm X 100mm) - 2 STOREY - 19" X 6" (485mm X 155mm) - 3 STOREY - 26" X 9" (680mm X 230mm)	W/ METAL SADDLE REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.	- DOUBLE TOP PLATES ARE FASTENED TOGETHER W/ MIN. 3" NAILS @ 7 7/8" O.C ROOF FRAMING SPACED @24" OR LESS ARE FASTENED TO THE TOP	STAIRS, GUARDS & RAILINGS	GROUND COVER IN CRAWL SPACE: [O.B.C. 9.18.6.1] -WHERE A CRAWL SPACE IS UNHEATED, A GROUND COVER SHALL BE	C.IVI.)	000.220	O Lyndsey Tkaczuk M A A T O
- THE BOTTOM OF ALL EXCAVATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL KEEP EXCAVATIONS FREE OF STANDING WATER.	SIDING	NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6' POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.	PLATES WITH MIN. FOUR 3 1/4" TOE NAILS - BOTTOM PLATE IS FASTENED TO FLOOR JOISTS, BLOCKING, OR RIM JOIST WITH MIN. 3 1/4" NAILS @ 7 7/8" O.C.	42 STAIRS: [O.B.C. 9.8.4.]	PROVIDED CONSISTING OF NOT LESS THAN, (a) 2" (50mm) OF ASPHALT PAVING MATERIAL (b) 4" (100mm) OF 15MPa PORTLAND CEMENT CONC (c) TYPE S	EXHAUST FAN	W-### NEW WINDOW TAG	
- THE BOTTOM OF EXCAVATIONS SHALL BE KEPT FROM FREEZING THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD ALL EXCAVATIONS SHALL BE UNDERTAKEN IN SUCH A MANNER TO	- 3 STOREY - 18" X 5" (460mm X 130mm)	VALLS	FLOORS	- MAX. RISE = 7 7/8" (200mm) - MIN. RISE = 5" (125mm) - MAX. RUN = 14" (355mm)	ROLL ROOFING, OR (d) 4mil (0.10mm) POLYETHYLENE. JOINTS IN SHEET-TYPE GROUND COVER SHALL BE LAPPED NOT LESS	A.		OHIMAIN TOO
PREVENT DAMAGE TO ADJACENT PROPERTY, EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.	- ALL FOOTINGS MUST PROJECT MIN. 4" PAST FOUNDATION WALL AND THE THICKNESS SHALL BE NO LESS THAN THE PROJECTION.	EXTERIOR WALL CONSTRUCTION: SIDING OR STUCCO - SIDING AND/OR STUCCO SHALL BE MIN. 7 7/8" FROM FINISHED GRADE AS PER O.B.C. 9.28.1.4. & 9.27.	FLOOR ASSEMBLY: - 5/8" (15.500) WAFERBOARD (R-1 GRAD) OR EQUIVALENT AS PER	- MIN. RUN = 10" (255mm) - MIN. TREAD (MIN. RUN + NOSING) = 11" (280mm) - MAX. NOSING = 1" (25mm)	THAN 4" (100mm) AND WEIGHTED DOWN.	POINT LOAD	EX. EXISTING WINDOW TAG	07.00
TERMITE AND DECAY PROTECTION: - IN AREAS WHERE TERMITE INFESTATION IS KNOWN TO BE A PROBLEM, ALL	2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS) [O.B.C. 9.15.3.6.] 1 STOREY MASONRY - 16" X 4" (410mm X 100mm)	- AIR BARRIER / MOISTURE BARRIER - MIN. SHEATHING TO BE 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR	O.B.C. 9.23.14.5. - FLOOR JOISTS AS PER FLOOR PLANS. - FLOOR JOISTS 12" (300mm) O.C. WHEN CERAMIC TILE USED.	- MIN HEADROOM = 6'-5" (1950mm) - MIN. WIDTH = 2'-10" (860mm) (BETWEEN WALL FACES)	VENTILATION IN UNHEATED CRAWL SPACE: [O.B.C. 9.18.3.1] - UNHEATED CRAWLSPACES SHALL BE VENTED BY MECHANICAL OR			(INVALID DRAWING IF STAMP IS NOT IN COLOUR)
STUMPS, ROOTS AND OTHER WOOD DEBRIS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12" (300mm) - IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE	1 STOREY STUD - 12" X 4" (305mm X 100mm) 2 STOREY MASONRY - 26" X 9" (650mm X 230mm) 2 STOREY STUD - 18" X 5" (450mm X 130mm)	EQUIVALENT AS PER O.B.C. 9.23.16. - WHEN RIGID FOAM BOARD IS USED AS SHEATHING, MIN. 3/4" (19mm) R4 (RSI 0.70) RIGID INSUL. MUST BE USED W/ TAPED	- PANEL TYPE UNDERLAYMENT IS REQUIRED FOR RESILIENT FLOORING, OVER WAFERBOARD, STRANDBOARD, AND UNDER CERAMIC TILE APPLIED W/ ADHESIVE.	- MIN. RUN = 5 7/8" (150mm) (EXIT STAIRS, BETWEEN GUARDS) ANGLED TREADS:	NATURAL MEANS. - NATURAL VENTILATION TO OUTSIDE AIR SHALL CONSIST OF MIN. 1.1ft² (0.1m²) OF UNOBSTRUCTED VENT AREA FOR EVERY 538.2ft²	SOLID BLOCKING	D-### NEW DOOR TAG	IN ACCORDANCE WITH ARTICLE 2.17.5.1. OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES
BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 17-3/4" (450mm) AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION.	3 STOREY MASONRY - 36" X 14" (900mm X 360mm) 3 STOREY STUD - 24" X 8" (600mm X 200mm)	JOINTS - O.B.C. 9.27.3.4 SPACING OF EXTERIOR 2"X6" STUD WALLS AS PER O.B.C. 9.23.10.1.: UP TO 2 FLOORS SUPPORTED: @16" O.C.	- PANEL-TYPE UNDERLAYMENTS SHALL CONFORM TO O.B.C. 9.30.2.2. & 9.30.2.3. & 9.30.2.4 - CERAMIC TILES SET IN A MORTAR BED SHALL CONFORM TO O.B.C	- MIN. RUN = 5 7/8" (150mm) - MIN. AVG. RUN = 7 7/8" (200mm)	(50m²) OF FLOOR AREA. - VENTS SHALL BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THI BUILDING AND DESIGNED TO PREVENT THE ENTRY OF SNOW, RAIN OF	NEAL ADDOCKET	SECTION CALL OUT	RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE
FOOTINGS: - BASED ON 16'-1" (4.9m) MAX, SUPPORTED JOIST LENGTH.	3 STEP FOOTING: [O.B.C. 9.15.3.9.] - 23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN.	3 FLOORS SUPPORTED: @12" O.C CONT. AIR/VAPOUR BARRIERS TO COMPLY WITH O.B.C. 9.25.3. & 9.25.4.	9.30.6.2 CERAMIC TILES APPLIED TO MORTAR BED W/ ADHESIVE SHALL	PRECAST CONC. STEPS - 2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND. - EXTERIOR CONC. STEPS TO HAVE MIN. 10" (255mm) TREAD & MAX 7	INSECTS	4 .	SECTION CALL OUT	TO BE A DESIGNER.
- MIN. 2200psi (15MPa) ĆONC. AFTER 28 DAYS. - SHALL REST ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF MIN.	HORIZONTAL RUN. DRAINAGE TILE OR PIPE:	BRICK/STONE VENEER CONSTRUCTION: [O.B.C. 9.23.]	CONFORM TO O.B.C. 9.30.6.1 EXPOSED FLOOR:	7/8" (200mm) RISE. - FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2.	ADDITIONAL NOTES COOKTOP CLEARANCES:	FLOOR DRAIN	ELEVATION CALL OUT	QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE OBC
1570 psf, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY FTG. TO HAVE CONT. KEY.	4 [O.B.C. 9.14.3.] - 4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BTM. OF FLR. SLAB.	- BRICK OR STONE VENEER TO HAVE A MAX. HEIGHT OF 36'-1" (11m) MASONRY TIES TO BE CORRSION RESISTANT	- FLOOR AS PER NOTE #22. - CONT. AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.	- FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE. INTERIOR GUARDS: [O.B.C. SB-7 & 9.8.8.3.]	[O.B.C. 9.10.22.] - APPLIES TO GAS, PROPANE, AND ELECTRIC RANGES.			
- FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT).	- COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.	- PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING	- R31 (RSI 5.46) INSUL - VENTED ALUMINUM SOFFIT.	-GUARDS W/IN DWELLING UNITS TO BE 2'-11"(900mm)HIGH - INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS.	- ALL FRAMING, FINISHES AND CABINETRY SHALL BE LOCATED A MIN. OF 30" (750mm) ABOVE RANGE UNLESS USING NONCOMBUSTIBLE MATERIALS OR INSTALLING A METAL HOOD THAT EXTENDS 5" (125mm		DETAIL CALL OUT	LYNDSEY TKACZUK 23127
LUMBER & FRAMING: - ALL FRAMING LUMBER SHALL BE SPRUCE NO.2 GRADE UNLESS NOTED OTHERWISE.	- TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL. BASEMENT SLAB:	MEMBRANE (O.B.C. 9.20.13.6.(2).) - BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER. - EXTERIOR SHEATHING AS PER O.B.C. 9.23.16.	SUNKEN FINISHED AREAS: - USE SOLID BUILT-UP WOOD BEARNG POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FTG.S TO SUPPORT POSTS.	- PICKETS TO HAVE 4" (100mm) MAX. SPACING. A5 EXTERIOR GUARDS:	BEYOND FRAMING, FINISHES AND CABINETS, IN WHICH CASE THE MIN CLEARANCE IS 24" (600mm). - ALL FRAMING, FINISHES AND CABINETRY WITHIN 18" (450mm) OF TH	ABBREVIATIONS:		NAME SIGNATURE BCIN
- LUMBER EXPOSED TO THE EXTERIOR TO BE PRESSURE TREATED SPRUCE NO.2 GRADE OR CEDAR, UNLESS NOTED OTHERWISE.	[O.B.C. 9.13. & 9.16.] - 4" (100mm) CONC. SLAB - 2901psi (20MPa) AFTER 28 DAYS [O.B.C. 9.16.4.5.]	- 2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) - CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.	- WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS FLOOR STRUCTURE AS PER NOTE #28	- GUARDS ARE REQUIRE WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).	COOKTOP SHALL BE PROTECTED. - BACKSPLASHES THAT PROJECT ABOVE COOKTOP NEED NOT BE PROTECTED.	A.F.F. ABOVE FINISHED FLOOR	FIN. FINISHED	BAILEY DESIGNS 31232 FIRM NAME BCIN
- ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER.	- DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS DAMPPROOFING MAY BE OMITTED IF CONC. HAS MIN. 3600psi	REDUCTION OF THICKNESS: [O.B.C. 9.15.4.7.]	32 SILL PLATE: [O.B.C. 9.23.7.]	- GUARD HEIGHT WILL BE A MIN. OF 2'-11" (900mm) HIGH OR - GUARDS TO BE 3'6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GROUND	DIRECT VENT GAS FIREPLACES: - DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF	ALUM. ALUMINUM A.B. ANCHOR BOLT	FLR. FLOOR FURN. FURNACE	DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING.	(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS. - 4" (100mm) OF COURSE GRANULAR MATERIAL. - PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.	- WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3 1/2" (90mm) THICK.	- 2" X 4" (38mm X 89mm) PLATE - 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7"-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED	- PICKETS TO HAVE 4" (100mm) MAX. SPACING. - PROVIDE MID-SPAN POSTS AS PER SB-7.	1'-0" (300mm) ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE.	B.B.O. BEAM BY OTHERS BLKG BLOCKING	HGT. HEIGHT H.W.T. HOT WATER TANK	VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.
- DOUBLE STUDS @ OPENINGS - DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS.	- WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.	- TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.	NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL. - SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR	EXTERIOR GUARDS @ JULIET BALCONY: - FOR RALING SPANNING MAXIMUM OF 6'-0" PROVIDE PREFIN. METAL RAILING / 76mm VERTICAL OPENING TO	- FIREPLACE TO COMPLY WITH CAN/ULC-S610-M FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURER'S	B/U BUILI-UP B/W BETWEEN C/W COMPLETE WITH	INSUL. INSULATION MANUF. MANUFACTURER MAX. MAXIMUM	TO THE DESIGNER BEFORE I ROCLEDING WITH ANT OF THE WORK.
- WOOD FRAMING MEMBERS SUPPORTED ON CONC. IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONC. W/ 6 mil (0.15mm) POLYETHYLENE.	- FLOOR DRAIN AS PER O.B.C. 9.31.4.4. - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD [O.B.C. SB-9].	- FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13 3/4" (350mm) HIGH & MIN. 3 1/2" (90mm) THICK.	PLACED ON FULL BED OF MORTAR. BRIDGING & STRAPPING:	CONFORM WITH O.B.C. APPENDIX A 9.8.8.5. - TOP OF HORIZONTAL GUARD HEIGHT TO BE 2'-11" (900mm) WHERE LANDING LESS THAN 5'-11" (1800mm) ABOVE ADJACENT GROUND	SPECIFICATIONS. CONSTRUCTION JOINT: - PROVIDE ONE ROW OF 10M DOWELS SPACED 16" O.C.	CLG. CEILING COL. COLUMN	MECH. MECHANICAL MIN. MINIMUM	DRAWINGS ARE NOT TO REPLACE ANY REQUIRED
STAIR OPENINGS:	SUPPLEMENTARY STANDARD [O.B.C. SB-9]. 6 SLAB ON GROUND: [O.B.C. 9.13, & 9.16.]	DAMPPROOFING & WATERPROOFING: [O.B.C. 9.13.2. & 9.13.3.]	[O.B.C. 9.23.9.4.] STRAPPING - 1" X 3" (19mm X 64mm) NAILED TO U/S OF JOISTS	OR GREATER AS PER O.B.C. 9.8.8.3. OR - TOP OF HORIZONTAL GUARD HEIGHT TO BE 3'-6" WHERE FLOOR TO ADJACENT GROUND DIFFERENCE IS 5'-11" (1800mm) OR GREATER A	VERTICALLY SET DOWELS 8" IN 5/8" DRILLED HOLES FILLED WITH EPOXY RESIN IN EXG FOUNDATION WALL. ALLOW	CONC. CONCRETE CONT. CONTINUOUS	N/A NOT APPLICABLE N/R NOT REQUIRED	ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm) DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN	- 4" (100mm) CONC. SLAB [O.B.C. 9.16.4.3.] - 2901 psi (20MPa) AFTER 28 DAYS [O.B.C. 9.16.4.5.]	- DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2 WHERE INSUL. EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW	@ MAX. 6'-11" (2100mm) O.C. - FASTED TO SILL OR HEADER ENDS	PER O.B.C. 9.8.8.3 VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS	WATERPROOF AND SEAL JOINT ON EXTERIOR FACE OF CONC. FOUNDATION WALL.	D.O. DITTO DBL. DOUBLE	N.T.S. NOT TO SCALE REQ'D REQUIRED	
2'-7" (800mm) AND 6'-7" (2000mm). BEAMS :	- DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS DAMPPROOFING MAY BE OMITTED IF CONC. HAS MIN. 3600psi	GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4) FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING	BRIDGING - 1" X 3" (19mm X 64mm) OR 2" X 2" (38mm X 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.	USING 3 ROWS OF 3/8" Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS. - PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE	- NEW FOUNDATION CONNECTED TO EXG. FOUNDATION WITH 15mX24" LONG DOWELS @12" O.C. DRILLED MIN. 3" INTO EXG. FTG.S	DWGS. DRAWINGS D.W.H.R. DRAIN WATER HEAT RECOVER	R.S.O. ROUGH STUD OPENING SINGLE	LINTEL SPANS TAKEN FROM: ROOF + 1FLOOR SPAN SIZE
- BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN	(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS R10 (RSI 1.76) WHERE SLAB DOES NOT CONTAIN HEATING PIPES, TUBES, DUCTS OR CABLES - O.B.C. 12.3.2.1.	EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.6 - WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE	BRIDGING & STRAPPING - BRIDGING & STRAPPING USED TOGETHER OR - 1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED	MECHANICAL & ELECTRICAL	COLD CELLARS: - VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.	ELEC. ELECTRICAL ENG. ENGINEERING	S.P. SUMP PUMP TYP. TYPICAL	O.B.C. 2012 2'-9" 2-2"X4" TABLE A-15 3'-10" 2-2"X6"
WALLS ARE PERPENDICULAR TO FLOOR JOISTS. - BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING. - WHEN WOOD BEAM SUPPORTED ON CONC. IN CONTACT WITH GROUND	- INSUL. SHALL EXTEND TO NOT LESS THAN 23 1/2" (800mm) BELOW EXTERIOR GROUND LEVEL 4" (100mm) OF COURSE GRANULAR MATERIAL.	WATERPROOFED AS PER O.B.C 9.13.3 WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING	W/ STRAPPING FURRING OR PANEL TYPE CEILING - STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE	DRAIN WATER HEAT RECOVERY [O.B.C. 3.1.1.11.]	- COVER VENT W/ BUG SCREEN - WALL MOUNTED LIGHT FIXTURE STEEL LINTEL AS PER PLANS FOR DOOR OPENING.	EX. EXISTING F.D. FLOOR DRAIN	W/ WITH W.S. WATER SOFTENER	S.P.F. NO.1 OR NO.2 GRADE 4'-8" 2-2"X8" NON-STRUCTURAL SHEATHING 5'-8" 2-2"X10"
OR FILL SHALL BE PRESSURE TREATED OR SEPERATED FROM CONC. W/ 6 mil POLYETHYLENE.	- PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.	FOUNDATION WALLS @ UNSUPPORTED OPENINGS: UP TO 8'-0" OPENING	CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS. FLOOR JOISTS SUPPORTING ROOF LOADS:	-DRAIN WATER HEAT RECOVERY UNIT SHALL RECIEVE DRAIN WATER FROM ALL OR AT LEAST TWO SHOWERS WHERE THERE IS TWO OR MORE IN A DWEILLING UNIT. INSTALLED IN AN UPRIGHT POSITION THA	- EXTERIOR TYPE DOOR, SIZE AS PER PLANS (MIN. R-4, RSI 0.7) INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11).	WALL SCHEDULE:	- I	SPECIFIED SNOW LOADS OF 2.5kPa 6'-5" 2-2"X12" (TRIBUTARY WIDTH OF 4.9m MAX.)
STRUCTURAL COLUMNS: - SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM	- FLOOR DRAIN PER O.B.C. 9.31.4.4. - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT	- 2 - 20M BARS IN TOP PORTION OF WALL 8'-0" TO 10'-0" OPENING - 3 - 20M BARS IN TOP PORTION OF WALL	MAX. CANTILEVER OF FLOOR JOISTS BEYOND SUPPORTS: 2" X 8" (38mm X 184mm) = MAX. 15 3/4" (400mm) 2" X 10" (38mm X 235mm) OR MORE = MAX. 23 5/8" (600mm)	IS NOT MORE THEN 5 DEGREES FROM THE VERTICAL. POSITIONS SUCH THAT THE COLD WATER INLET CONNECTION IS AT THE BTM. OF THE	BLOCK PARTY WALL BEAM END BEARING: (WOOD BEAM/GIRDER TRUSSES)		SIDING VENEER WOOD CONSTRUCTION	EXTERIOR WALLS ROOF + 2 FLOORS
NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1' (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50 psf (2.4kPa).	CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD - O.B.C. SB-9. GARAGE SLAB/EXTERIOR SLAB:	10'-0" TO 15'-0" OPENING - 4 - 20M BARS IN TOP PORTION OF WALL - BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL.	35 EXTERIOR BALCONY ASSEMBLY: -1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING.	UNIT, DOWNSTREAM OF A WATER SOFTENER WHERE A WATER SOFTENER IS INSTALLED AND IN A CONDITIONED SPACE OR ON THE WARM SIDE OF THE DEWPOINT OF THE WALL ASSEMBLY.	- 2" X 8" X 12" LEDGER BOARD FASTENED W/ 2/ 1/2" ANCHOR BOLTS @ 4" O.C WHERE WOOD BEAM BEAR ON FIREWALLS USE GENERAL NOTE 11	EXT.	W/ RIGID FOAM BOARD - WOOD OR COMPOSITE SIDING VENEER - 1" X 3" WOOD STRAPPING @16" O.C.	ROOF ONLY SPAN SIZE 2'-7" 2-2"X4"
ROOF CONSTRUCTION: - ROOF LOADING IS BASED ON 2.5kPa SPECIFIED COMPOSITE SNOW AND	- 4" (100mm) CONC. SLAB. - 4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT	- BARS TO HAVE MIN. 2" (50mm) CONC. COVER BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.	- 2" X 4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD	HEAT RECOVERY VENTILATION [O.B.C. 9.32.3.11.]	WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS.	W1 F NIT.	- AIR BARRIER / MOISTURE BARRIER - 2"X6" STUD WALL @16" O.C MIN. R22 BATT INSULATION	SPAN SIZE 3'-8" 2-2"X6" 3'-0" 2-2"X4" 4'-4" 2-2"X8"
RAIN LOADS. TRUSSES:	- 6" X 6" (W2.9 X W2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB.	GARAGE WALL & CEILING: [O.B.C. 9.10.9.16.(3)]	SHEATHINGON 2" X 4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2" X 8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON	-MIN. 75% HEAT RECOVERY EFFICIENCY -WHEN CONNCETED TO A FORCED AIR HEATING SYSTEM, THE SUPPLY SIDE OF THE VENTILATOR SHALL BE DIRECTLY CONNECTED TO THE	BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM) - 12" X 11" X 5.8" STL. PLATE ON TOP OF SOLID CONC. BLOCK WITH 2-		- 6 MIL POLY CONTINUOUS AIR/VAPOUR BARRIER - 1/2" GYPSUM BOARD	4'-5" 2-2"X6" 5'-3" 2-2"X10" 5'-4" 2-2"X12"
- ROOF DESIGN AS PER TRUSS DESIGNER FOR RENOVATION PROJECTS WHERE PROPOSED ROOF TRUSSES ARE INTENDED TO ALIGN WITH EXISTING ROOF, OWNER & CONTRACTOR TO	- 4" (100mm) OF COURSE GRANULAR MATERIAL ANY FILL PLACED UNDER SLAB, OTHER THAN COARSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.	- 1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE TAPE AND SEAL ALL JOINTS GAS TIGHT.	- EXTERIOR GUARD AS PER #36a SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER.	RETURN AIR SIDE OF THE FORCED AIR HEATING SYSTEM. -TWO OR MORE HRV'S SHALL NOT BE CONNECTED IN PARALLEL AIR FLOW TO A COMMON DOWNSTREAM EXHAUST DUCT AND AIR	1/2" Ø X 8" ANCHOR BOLTS. BEAM POCKETS	INT.	INTERIOR STUD PARTITION - 1/2" GYPSUM BOARD - 2"X4" OR 2"X6" WOOD STUDS @16" O.C.	6'-7" 2-2"X10" 7'-7" 2-2"X12"
CONFIRM ALL DIMENSIONS WITH REGARDS TO TRUSS DESIGN. - ROOF PLAN IS FOR REFERENCE ONLY.	8 PORCH SLABS ABOVE COLD CELLAR: [O.B.C. 9.39.1.4.]	- R22 (RSI 3.87) INSUL. IN WALLS R31 (RSI 5.41) INSUL. IN CEILINGS W/FLOOR ABOVE CONT. AIR/VAPOUR BARRIER IN CONFORMANCE W/O.B.C 9.25.3.	REQUIRED FOR OVER HEATED SPACES: - ADD 2" X 2" (38mm X 38mm) CROSS PURLINS @ 16" (400mm) O.C. FR VENTILATION OVER JOISTS.	SUPPLY DUCT UNLESS SPECIFIED BY MANUFACTURERSHALL BE INSTALLED TO MANUFACTURES SPECIFICATIONS TO PREVENT CONDENSATION FORMING ON FANS AND MOTOR WHEN	- PROVIDE BEAM POCKET OR 8"-10" (200mm-250mm) POURED CONCRETE NIB WALL. MIN. BEARING TO BE 3-1/2" (90mm) BEAM SHALL HAVE EVEN AND LEVEL BEARING	W2	- 1/2" GYPSUM BOARD **DOUBLE TOP PLATES & SINGLE BOTTOM PLATE.	*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.
WINDOWS: - ALL WINDOW SIZES ON DRAWINGS REFER TO FINISHED DIMENSIONS.	- REINFORCED CONC. SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 8'-2" - 5" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR	& 9.25.4. FOR FLOOR ABOVE. - INSUL. AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).	- ADD R28 (RSI 4.93) INSUL. BETWEEN JOISTS - ADD CONT. AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.	INSTALLED IN AN UNHEATED SPACEFREE FLOW OF CONDENSATE SHALL CONFORM TO 9.23.3.11.	- WHEN WOOD BEAM IS SUPPORTED ON CONCRETE THAT IS IN CONTACT WITH GROUND SHALL BE PRESSURE TREATED OR SEPERATED FROM CONCRETE W/ 6 mil POLYETHYLENE.		WIDTH OF PLATES TO MATCH WIDTH OF WALL.	
PLEASE REFER TO WINDOW MANUFACTURER'S SPECIFICATIONS FOR ALL REQUIRED ROUGH OPENINGS SIZES. - WHEN THE WALL TO WINDOW RATIO IS MORE THAN 17% BUT NOT MORE	ENTRAINMENT. - REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY. - 1 1/4" (30mm) CLEAR COVER FROM THE BTM. OF THE SLAB	WALLS ADJACENT TO ATTIC SPACE: - 1/2" (12.7mm) GYPSUM BOARD.	- ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR - ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.	\$\frac{49}{[O.B.C. 9.14.5.2]}\$ -WHERE GRAVITY DRAINAGE IS NOT PRACTICLE, A COVERED SUMP	DECK CONSTRUCTION	INT.		REVISIONS:
THAN 22% THE COEFFICIENT OF HEAT TRANSFER OF THE GLAZING SHALL COMPLY TO SB12 - 3.1.1.1(8): (g) 1.6 Where Selected Compliance Package requires 1.8.	- MIN. 3" (75mm) END BEARING ON FOUNDATION WALL. - ANCHOR TO FNDN WALLS W/ 23 5/8" (600mm) X 23 5/8" (600mm) 10M BENT DOWELS @ 23 5/8" (600mm) O.C.	- CONT. AIR/VAPOUR BARRIER IN CONFORMANCE W/O.B.C. 9.25.3. & 9.25.4.	ROOF ASSEMBLIES	WITH AN AUTOMATIC PUMP SHALL BE INSTALLED TO DISCHARGE THE WATER INTO A SEWER, DRAINAGE DITCH, OR DRY WELL. -COVERS FOR SUMP PIT SHALL BE, DESIGNED TO RESIST REMOVAL BY	LEDGER BOARD ATTACHEMENT: - DECKS ATTACHED TO THE HOUSE ARE NOTE PERMITTED TO BE SUPPORTED	F1 F1	8" BLOCK FOUNDATION - 8" CONC. BLOCK, MIN. 20MPa - MIN. R20 BLANKET INSUL.	
(b) 1.4 WHERE SELECTED COMPLIANCE PACKAGE REQUIRES 1.6 (c) 1.2 WHERE SELECTED COMPLIANCE PACKAGE REQUIRES 1.4 (d) 1.0 WHERE SELECTED COMPLIANCE PACKAGE REQUIRES 1.2	- EXPOSED SLAB SHALL BE SLOPED TO EFFECTIVELY SHED WATER AWAY FROM THE EXTERIOR WALL.	- 2" x 6"(38mm x 140mm) WOOD STUDS @16"(400mm)O.C. - R22 (RSI 3.87) INSUL - 1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD	36 TYPICAL ROOF: [O.B.C. 9.26.]	CHILDREN AND SEALED IN ACCORDANCE WITH 9.25.3.3. (16) WASHROOM VENTILATION	ON BRICK VENEER; THEY SHALL BE ATTACHED TO THE HOUSE FRAMING STRUCTURE.			
- IN THE CASE OF BASEMENT WALL ASSEMBLIES, WHERE R20ci IS REQUIRED, R12 + 10ci IS PERMITTED TO BE USED OR VICE VERSA; OR WHERE R12 + 5ci IS REQUIRED, R15ci IS PERMITTED TO BE USED OR VICE VERSA	9 COLUMN SPACING - PAD FOOTING SIZE: 1 STOREY MAX. 9'-10"(2997mm)	SHEATHING ON ATTIC SIDE ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.	- FIBREGLASS SHINGLES AS PER OWNER'S SELECTION -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm)	[O.B.C. 9.32.1.3.(3).] - WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.	FASTENERS: - ALL FASTENERS SHALL BE RESISTANT TO CORROSION.		ALLI F.	
INSULATION: - INSUL. SHALL BE PROTECTED WITH GYPSUM BOARD OR APPROVED EQUAL	- 25" X 25" X 12" (640mm X 640mm X 300mm) MAX.16'-0"(4880mm) - 32" X 32" X 16" (813mm X 813mm X 400mm)	REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)	FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL. - EAVES PROTECTION LAID BENEATH STARTER STRIP	51 CAPPED DRYER VENT [O.B.C. 6.2.3.8. & 9.32.1.4.]	LUMBER: - ALL LUMBER SHALL BE DECAY RESISTANT/PRESSURE TREATED No.2 (SPRUCE, PINE, FIR) OR BETTER AND ALL CUT ENDS OF PRESSURE TREATED LUMBER SHALL	FLOOR/CEILING SCHEE	TYP. FLOOR ASSEMBLY	SQUARE FOOTAGE SUMMARY:
INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENT WHERE 6MIL POLY VAPOUR BARRIER SHALL BE SUFFICIENT.	2 STOREY MAX. 9'-10"(2997mm)	FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: - ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EUIVALENT AS PER	- EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES - STARTER STRIP AS PER O.B.C. 9.26.7.2 STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)	- DIRECTLY VENTED TO OUTSIDE AIR - MUST BE INDEPENDENT OF OTHER EXHAUAST DUCTS, ACCESSIBLE FOR CLEANING & CONSTRUCTED OF A SMOOTH CORROSION-	BE TREATED TO PREVENT DECAY WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH		- FINISH AS PER OWNER'S SELECTION - 5/8" SUBFLOOR - FLOOR JOISTS AS PER PLANS	PROPOSED ADDITION CRAWLSPACE: 306.7ft² [28.50m²] [TO EXT. OF FNDN.]
 DUCTS PASSING THROUGH UNHEATED SPACE SHALL BE MADE AIR TIGHT, TAPED, SEALED AND INSULATED WHERE REQUIRED. VAPOUR BARRIER SHALL BE CONT. OVER INSIDE OF EXTERIOR WALL STUDS, 	- 34" X 34" X 16" (860mm X 860mm X 400mm) MAX.16'-0"(4880mm) - 44" X 44" X 21" (1120mm X 1120mm X 530mm)	O.B.C. 9.23.16. BETWEEN RIGID INSUL. AND WOOD STUD REPLACE R15 (RSI 2.64) INSUL. WITH R15 (RSI2.64) ABSORPTIVE	- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS - APPROVED WOOD TRUSSES @ 24" (600mm) O.C.	RESISTANT MATERIAL. RANGE HOOD VENT	GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.25 WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE	CLG.	- 1/2" GYPSUM BOARD - MIN. R31 INSUL. IN EXPOSED AREAS @ WALL	MAIN FLOOR: 306.7ft² [28.50m²] [TO EXT. OF STUD] SECOND FLOOR: 306.9ft² [28.80m²]
UNDER SILL PLATES, OVER TOP PLATES, OVER FACE OF JOIST HEADERS FOR FULL HEIGHT OF EXTERIOR WALLS, AND ACROSS UNDERSIDE OF ROOF TIES AND JOISTS.	3 STOREY MAX. 9'-10"(2997mm) - 40" X 40" X 19"(1010mm X 1010mm X 480mm)	INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.	(REFER TO MANUFACTURER'S LAYOUT) - TRUSS BRACING AS PER TRUSS MANUFACTURER - EAVESTROUGH ON PREFINISHED FASCIA AND VENTED	RANGE HOOD TO BE VENTED DIRECTLY TO EXTERIOR AS PER O.B.C. 9.32.3.12.	PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE PIERS:	ELR.	TYP. FLOOR ASSEMBLY (UNFINISHED) - FINISH AS PER OWNER'S SELECTION - 5/8" SUBFLOOR	[TO EXT. OF STUD] COVERED PORCH: 186.2ft² [17.30m²]
- ALL PENETRATIONS THROUGH EXTERIOR WALLS SHALL BE FOAMED. TRIM EXCESS FOAM INSUL., AND SEAL WHERE REQUIRED WITH FLEXSHIELD OR APPROVED EQUAL SELF-ADHESIVE FLASHING. FLASH AS PER	MAX.16'-0" (4880mm) - 51" X 51" X 24"(1295mm X 1295mm X 610mm)	REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): - REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE	SOFFIT (VINYL OR ALUMINUM) - ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT	LIGHTING OF ENTRANCES [O.B.C. 9.34.2.1. (1)] -AN EXTERIOR LIGHTING FIXTURE CONTROLLED BY A WALL SWITCH	- SONOTUBES SHALL EXTEND NO LESS THAN 6" ABOVE GRADE. FOOTINGS MUST BEAR ON UNDISTURBED SOIL MIN. 48" BELOW GRADE, BELL OUT BOTTOM.	CLG.	- 5/6 SUBFLOOK - FLOOR JOISTS AS PER PLANS - MIN. R31 INSUL. IN EXPOSED AREAS @ WALL	[TO EDGE OF DECK]
ARCHITECTURAL DRAWINGS RSI 5.46 (R31) INSUL. ABOVE VENTED SOFFIT	- PAD FOOTING SIZES ON PLANS HAVE BEEN ADJUSTED IN PROPORTION TO THE DISTANCE BETWEEN COLUMNS AS PER O.B.C. 9.15.3.7.	AND ADD/REPLACE THE FOLLOWING: - NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER	SOFFIT SOFFIT EXTERIOR FLAT ROOF ASSEMBLY: - SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT	LOCATED INSIDE THE BUILDING WILL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY	- WIDEN (BELL) BOTTOM OF PIER(S). IN COURSR GRAINED SOIL (SANDS & GRAVELS) IT MAY BE NECESSARY TO USE A 10" OR 12" AUGER, POUR A CONCRETE BASE THEN PLACE THE SONTUBE ON TOP.			
THERMAL & MOISTURE PROTECTION: - PROVIDE A CONT. EXTERIOR AIR BARRIER SEAL GYPSUM WALL BOARD AT ALL PENETRATIONS. JUNCTIONS WITH	-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2/ 5/8" (16mm) ANCHOR BOLTS.	TO MANUF. SPECIFICATIONS), OR - VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR	INSTALLED AS PER MANUFACTURERS SPECIFICATIONS 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED	54 SMOKE ALARMS [O.B.C. 9.10.19.] - REQUIRED IN EACH BEDROOM AND ON EACH FLOOR INCLUDING	WOOD BEAMS: - BEAM SPLICES TO OCCUR OVER SUPPORT ONLY.			BAILEY
PLYWOOD SUBFLOOR AND AT DOOR & WINDOW FRAME JUNCTIONS. PROVIDE CONT. CLOSED CELL FROM AIR SEAL BETWEEN SILL PLATES AND	COLUMNS & PILASTERS	SHEATHING ON EXTERIOR SIDE OF RIGID INSUL. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):	PURLINS SLOPED MIN. 2% TO ROOF SCUPPER. - 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON - 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)	THE BASEMENT - ALARMS SHALL BE PERMANENTLY CONNECTED TO THE ELECTRICAL CIRCUIT AND HAVE BATTERY BACK-UP	DECK JOISTS: - 2"X8" DECK JOISTS MAX. CANTILEVER = 16"			TO DESIGNS
PLYWOOD SUBFLOOR. MILLWORK:	10 PILASTERS: [O.B.C. 9.15.5.3.]	O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR	- 2"x2" (38mmx38mm) CROSS PURLINS @ 16" O.C. FOR VENTILATION OVER JOISTS - R31 (RSI 5.46) INSUL. BETWEEN JOISTS	- ALARMS SHALL BE INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.	- 2"X8" DECK JOISIS MAX. CANTILEVER = 16" - 2"X10" OR GREATER DECK JOISTS MAX. CANTILEVER = 24" - PROVIDE BLOCKING MID-SPAN WHERE JOISTS SPAN OVER 6'-11".			architecture + design
- FINAL MILLWORK DESIGNS AS PER SUPPLIER ALL MILLWORK FINISHES TO BE CONFIRMED AND APPROVED BY HOMEOWNER.	- CONC. NIB - 4" X 12" (100mm X 300mm) - BLOCK NIB - 4"X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID OR BEAM POCKET	ADD THE FOLLOWING MATERIALS: - REPLACE R22 (RSI3.87) INSUL. WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8kg/sq.m.	- CONT. AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. - 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR	-VISUAL SIGNALLING COMPONENT SHALL CONFORM TO 9.10.19.1. CARBON MONOXIDE ALARM (CMA): [O.B.C. 9.33.4.3]	POSTS: - PROVIDE LATERAL SUPPORT (DIAGONAL BRACING) TO DECK POSTS WHEN			
INTERIOR & EXTERIOR FINISHES: - EXTERIOR FINISHES & COLOUR/STYLE TO BE CONFIRMED AND APPROVED	4" (100mm) INTO FDN. WALL W WIDTH TO MATCH BEAM SIZE 1/2" (13mm) SPACE AROUND WOOD BEAMS - O.B.C. 9.23.2.2.	- REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. - 2" X 4" (38mm X 89mm) WOOD STUDS @ 18" (400mm) O.C. OR @	- 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING [O.B.C. T.9.29.5.3.]	- WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA. - CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN	POSTS ARE MORE THAN 23 5/8" IN LENGTH MEASURED FROM GROUND TO TH UNDERSIDE OF THE DECK FRAMING DECK POSTS SHALL BE CENTRALLY LOCATED ON SONOTUBE.			172 DUNLOP STREET WEST, SUITE A
BY HOMEOWNER AND CONTRACTOR AGREEMENT. - ANY CHANGES IN EXTERIOR MATERIALS OTHER THAN THAT SHOWN ON ELEVATIONS SHALL BE REPORTED TO THE DESIGNER TO ENSURE STRUCTURAL	11 STEEL PIPE COLUMN: [O.B.C. 9.15.3.4. & 9.17.3.] - FIXED COLUMN	12" (300mm) O.C. ON BTM. FLR. WHEN 3 STOREYS. - BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL. OR	CEILING: -R60 (RSI 10.6) INSULCONT. AIR/VAPOUR BARRIER IN CONFORMANCE W. O.B.C. 9.25.3. &	ACTIVATED.	EXTERIOR GUARDS: - HEIGHT OF GUARD WHERE DECK IS 24" - 5'-11" ABOVE GRADE = 2'-11"			BARRIE, ONTARIO, L4N 1B3 705-725-0229
CHANGES ARE ACCOUNTED FOR. ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE A1	- MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS. - FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE.	- CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROX. 45° FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.	9.25.41/2" (12.7mm) GYPSUM BOARD W. PAINTED CEILING OR -5/8" (15.9mm) GYPSUM BOARD W. TEXTURED CEILING (O.B.C.	WINDOWS & DOORS /54 EGRESS WINDOWS:	- HEIGHT OF GUARD WHERE DECK IS 5'-11" OR MORE ABOVE GRADE = 3'-6" - MAX. OPENINGS BETWEEN PICKETS = 4" - NO MEMBER OR ATTACHMENT BETWEEN THE HEIGHT OF 4" - 2'-11" ON THE			INFO@BAILEYDESIGNS.CA
- THE MINIMUM R (RSI) VALUE FOR THERMAL INSUL. IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R22 (RSI 3.87), PROVIDED	- FOR WOOD BEAMS, MIN. 4" X 4" X 1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM.	- R14 (RSI 2.46) INSUL CONT. AIR/VAPOUR BARRIER IN CONFORMANCE W/O.B.C. 9.25.3. & 9.25.4.	T.9.29.5.3.) VAULTED OR CATHEDRAL CEILING:	[O.B.C. 9.9.10.1.] EXCEPT FOR WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY	GUARD SHALL FACILITATE CLIMBING. - GUARDS SHALL MEET REQUIREMENTS SET OUT IN DIV. B SUBSECTION 9.8.8. AND OR SB-7 OF THE SUPPLEMENTAL STANDARDS OF THE 2012 O.B.C.			PROJECT NAME:
THAT THE WINDOWS AND SLIDING GLASS DOORS HAVE A MAXIMUM U- VALUE OF 1.6 OR THE THERMAL INSUL. VALUE IN BASEMENT WALLS HAS A MINIMUM R20 (RSI 3.52) CONTINOUS INSUL. OR	- ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36KN	- 1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE [O.B.C. T.9.23.10.1.]	[O.B.C. 9.26. & TABLE A4] - NO. 210 (30.5 KG/m2) ASPHAT SHINGLES - FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES	FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT, - IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, &	STAIRS:			HUTTERER ADDITION 1 GEORGE ST.
- Where Blown-in Insul. Or Spray-applied foam Insul. Is used, the minimum R (RSI) Value for thermal Insul. In exposed above grade walls is permitted to be no less than R20 (RSI 3.52) provided that:	\$OLID WOOD COLUMN: [O.B.C. 9.17.4.1.] - 5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN.	- FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. - FOR 3 FLOORS SUPPORTED ABOVE, 2' X 6" (38mm X 140mm) STUDS	PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIO WALL.	- PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 3.7ft2 (0.35m²) WITH NO DIMENSION LESS THAN	SPACE BETWEEN STRINGERS, SHALL BE NOT MORE THAN 2'-11".			COOKSTOWN, ON
a) THE THERMAL INSUL. VALUE IN A CEILING WITH AN ATTIC SPACE IS NOT LESS THAN R60 (RSI 10.55). b) THE MINIMUM EFFICIENCY OF THE HRV IS INCREASED BY NOT LESS THAN	- WIDTH OF WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER.	ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. CORBEL MASONRY VENEER:	- EAVES PROTECTION LAID BENEATH STARTER STRIP EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR	15" (380mm) EXCEPT FOR BASEMENT AREAS, THE WINDOW SILL HEIGH SHALL BE A MAXIMUM OF 3'-3 1/2" (1000mm) ABOVE THE FLOOR AND 22'-11 1/2" (7m) ABOVE ADJACENT GROUND LEVEL.	- MIN. RISE = 4 7/8" VERTICALLY - MAX. RISE = 7 7/8" VERTICALLY			DRAWING TITLE:
8 PERCENTAGE POINTS. c) THE MINIMUM AFUE OF THE SPACE HEATING EQUIPEMENT IS INCREASED BY NOT LESS THAN 2 PERCENTAGE POINTS.	- METAL SHOE ANCHORED TO FTG. 13 BUILT-UP WOOD COLUMN: [O.B.C. 9.17.4.1. & 9.17.4.2.]	[O.B.C. 9.20.12.3.(1).] - MAX. PROJECTION OF MASONRY VENEER BEYOND BEARING SUPPORT TO BE 1" (25mm) WHERE VENEER IS AT LEAST 3 1/2" (90mm)	WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1 STARTER STRIP AS PER O.B.C. 9.26.7.2 STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3).	MAIN DOOR: - MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY.	- MIN. TREAD = 10" HORIZONTALLY - MAX. TREAD. = 14" HORIZONTALLY - MAX. NOSING = 1"			CONSTRUCTION NOTES
d) THE MINIMUM EF OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY NOT LESS THAN 4 PERCENTAGE POINTS.	- MIN. 1 1/2" (38mm) THICK FULL LENGTH MEMBERS - BOLT MEMBERS TOGETHER W/ 9.52mm DIA. BOLTS SPACED 17	THICK AND 1/2" (12mm) WHERE VENEER IS LESS THAN 3 1/2" (90mm) THICK.	- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WTH 'H' CLIPS. - 2" X 8" (38mm X 184mm) @ 16" O.C. W/ 2" X 2" (38mm X 38mm)	- PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.	- MAX. NOSING = 1 - MIN HEADROOM = 6'-5" - MIN. WIDTH (BETWEEN WALL FACES) = 2'-10" - MIN. RUN (EXIT STAIRS, BETWEEN GUARDS) = 5 7/8"			
	1/2" (450mm) OR NAIL TOGETHER W/ 3" (76mm) NAILS SPACED @ 12" (300mm) O.C. EXTERIOR COLUMN:	INTERIOR LOAD BEARING WALLS: - BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS.	CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR - 2" X 10" (38mm X 235mm) @ 16" O.C. W/ 2" X 2" (38mm X 38mm) CROSS	- R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED. 58 GARAGE MAN DOOR:	ANGLED TREADS: - MIN. RUN = 5 7/8"			PROJECT NUMBER:
	- MIN. 6" X 6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH	- BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS.	PURLINS @ 24" O.C. MAX. SPAN 17'03" (5180mm) R31 (RSI 5.46) INSUL MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSUL	- GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15R4 (RSI 0.70)	- MIN. AVG. RUN = 7 7/8"			DATE:
	SLAB W/ METAL SADDLE. NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THEY CONFORM TO O.B.C. 9.17.4.	STUD WALL REINFORCEMENT: [O.B.C. 9.5.2.3. & 9.31.2.3.] - WALL STUDS ADJACENT TO WATER CLOSETS, SHOWERS & BATH TUBS	- CONT. AIR/VAPOUR BARRIER IN CONFORMANC WITH O.B.C. 9.25.3. & 9.25.4.					July 2, 2024 DRAWN BY: DRAWING NUMBER:
	EXTERIOR COLUMN W/ MASONRY PIER: - MIN. 6" X 6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH	IN MAIN BATHROOM ARE TO BE REINFORCED WITH WOOD BLOCKING TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).	- 1/2" (12.7mm) GYPSUM BOARD. CONVENTIONAL FRAMING: O.B.C. TABLE A6 OR A7	-				S. GOUR CHECKED BY: A4.0
	SLAB W/ METAL SADDLE.	- GRAB BARS SHALL BE CAPABLE OF RESISTING A LOAD OF NOT LESS THAN 1.3 KN APPLIED VERTICALLY OR HORIZONTALLY	- 2" X 6" (38mm X 140mm) RAFTERS @ 16" (406mm) O.C. MAX. SPAN 10'-9" (3280mm).					LKDT BCIN # 23127
	CONTINUED ON NEXT COLUMN.		CONTINUED ON NEXT COLUMN.					