



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING APPLICATION NO. A-050-2024

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Geri Lamers, Applicant,** on behalf of **Helen Creighton, 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 CON 3 PLAN 616 LOT 10 and is known municipally as 1123 Stoney Point Road and is zoned as "Residential 1 (R1)".

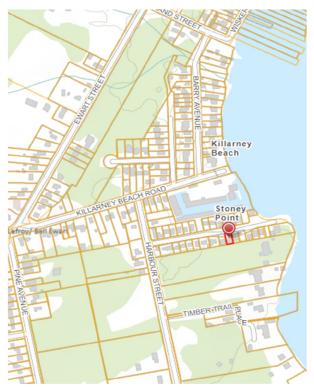
The applicant is proposing to construct a dwelling with a deficient front yard setback. The applicant is seeking relief from Table 4.2(a) of the Zoning By-law which requires a minimum front yard setback of 8m.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday**, **November 21**, **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 <a href="mailto:planning@innisfil.ca">planning@innisfil.ca</a>.

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 <a href="mailto:planning@innisfil.ca">planning@innisfil.ca</a>.

Dated: November 5, 2024

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

# **CUSTOM NEW BUILD**

# 1123 STONEY POINT ROAD, INNISFIL



Sheet List	
Sheet Number Sheet Name	
A101	Existing Site Plan
A102	Proposed Site Plan
A103	Foundation Plan
A104	Main Floor Plan
A105	Roof Plan
A106 North Elevatio	
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<u> </u>		

## AJD DESIGN GROUP

353 SAUNDERS RD, UNIT 1 BARRIE, ON. CANADA, L4N 9A3.

	No.	Description	Date
	3	Elevations	July 15 2024
	4	Preliminery	Aug 7th 2023
	5	Revision	Aug 14th 2024
	6	Issue Final drawings	Sep 18th 2024

### **GENERAL NOTES:**

1. DO NOT SCALE DRAWINGS

2. CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ECT.ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/ OR DESIGNER.

3. THESE PLANS ARE TO REMAIN THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. RETURNED UPON REQUEST.
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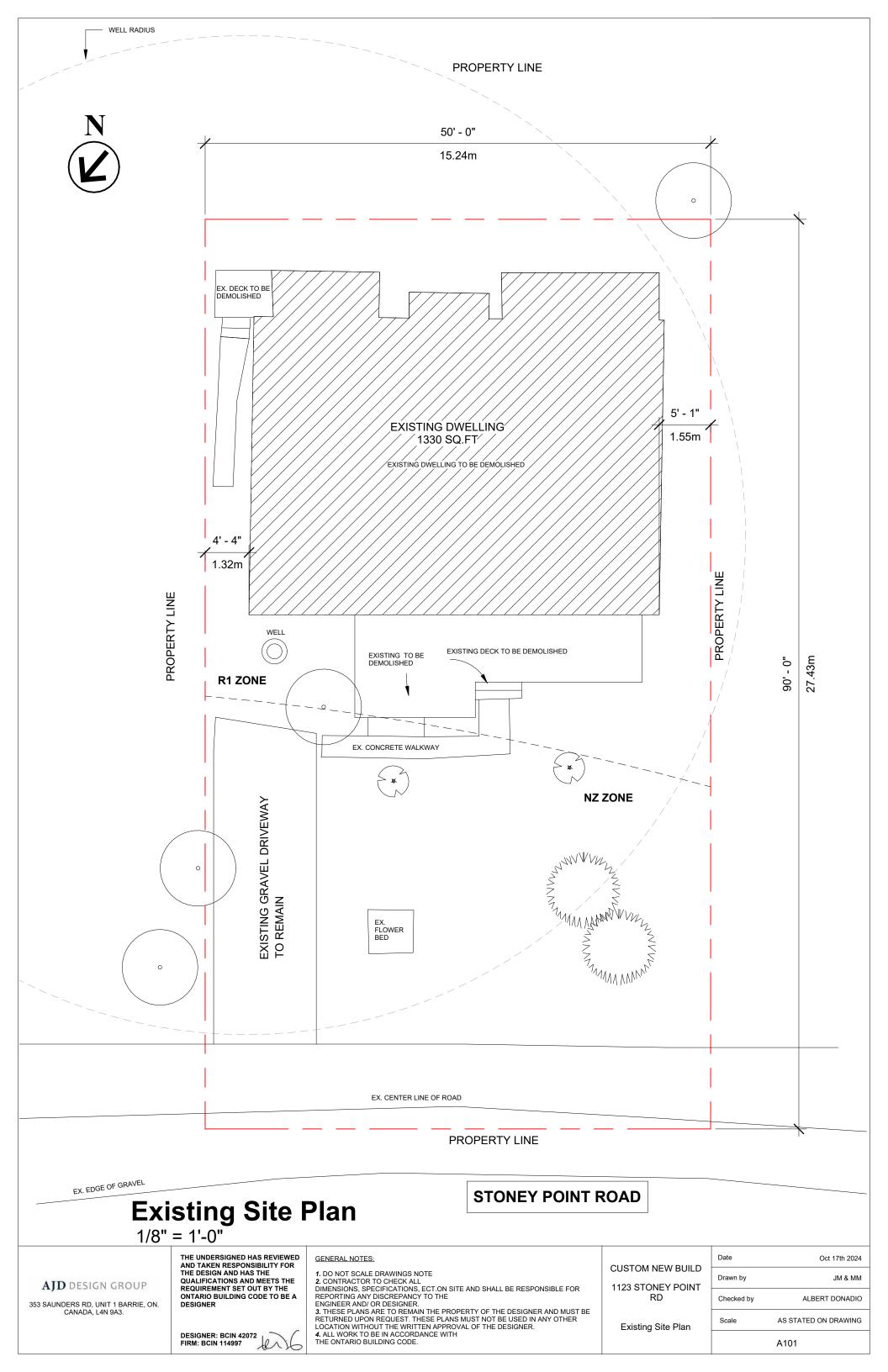
THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENT SET OUT BY THE ONTARIO BUILDING CODE TO BE A DESIGNER

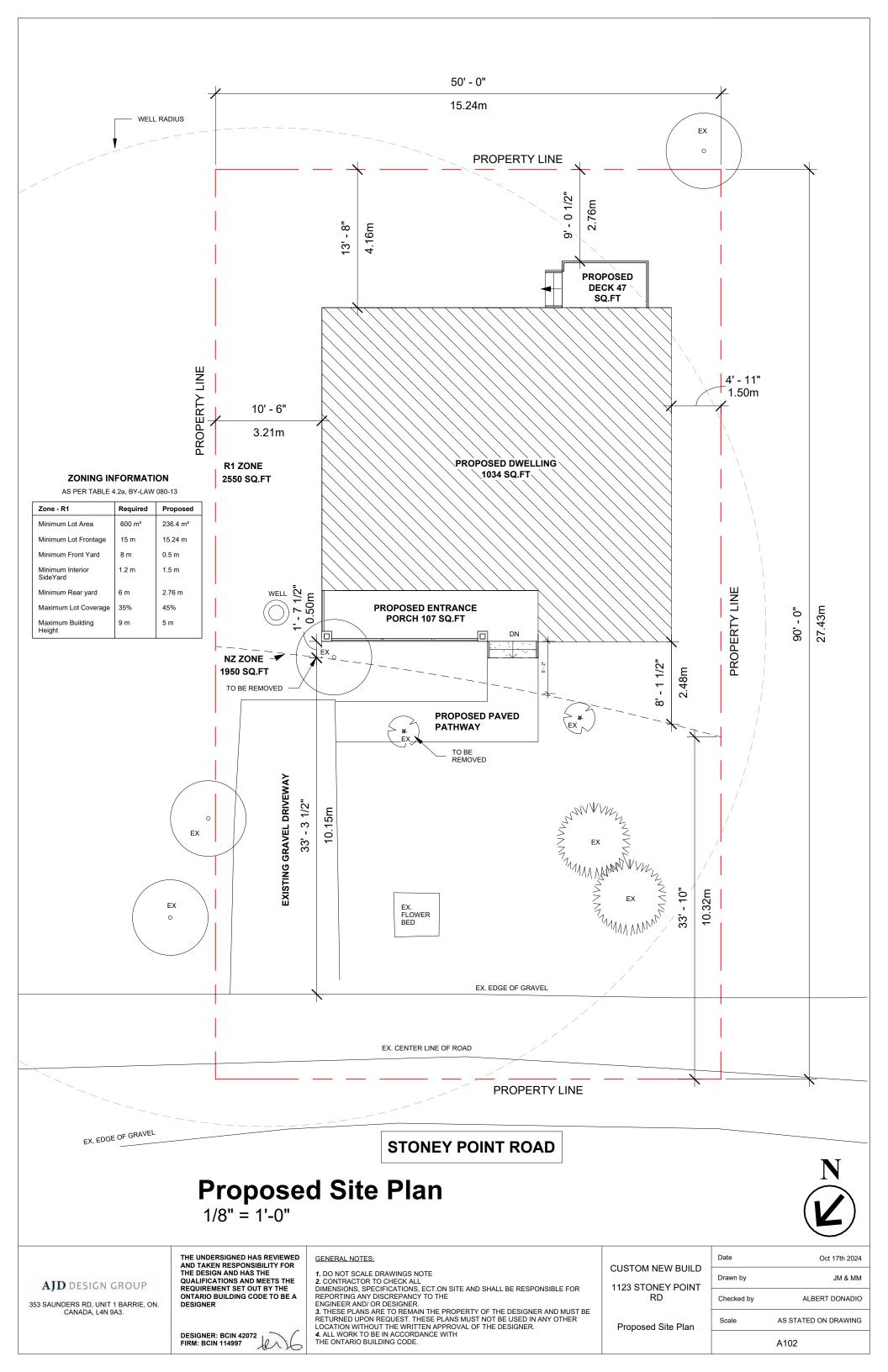


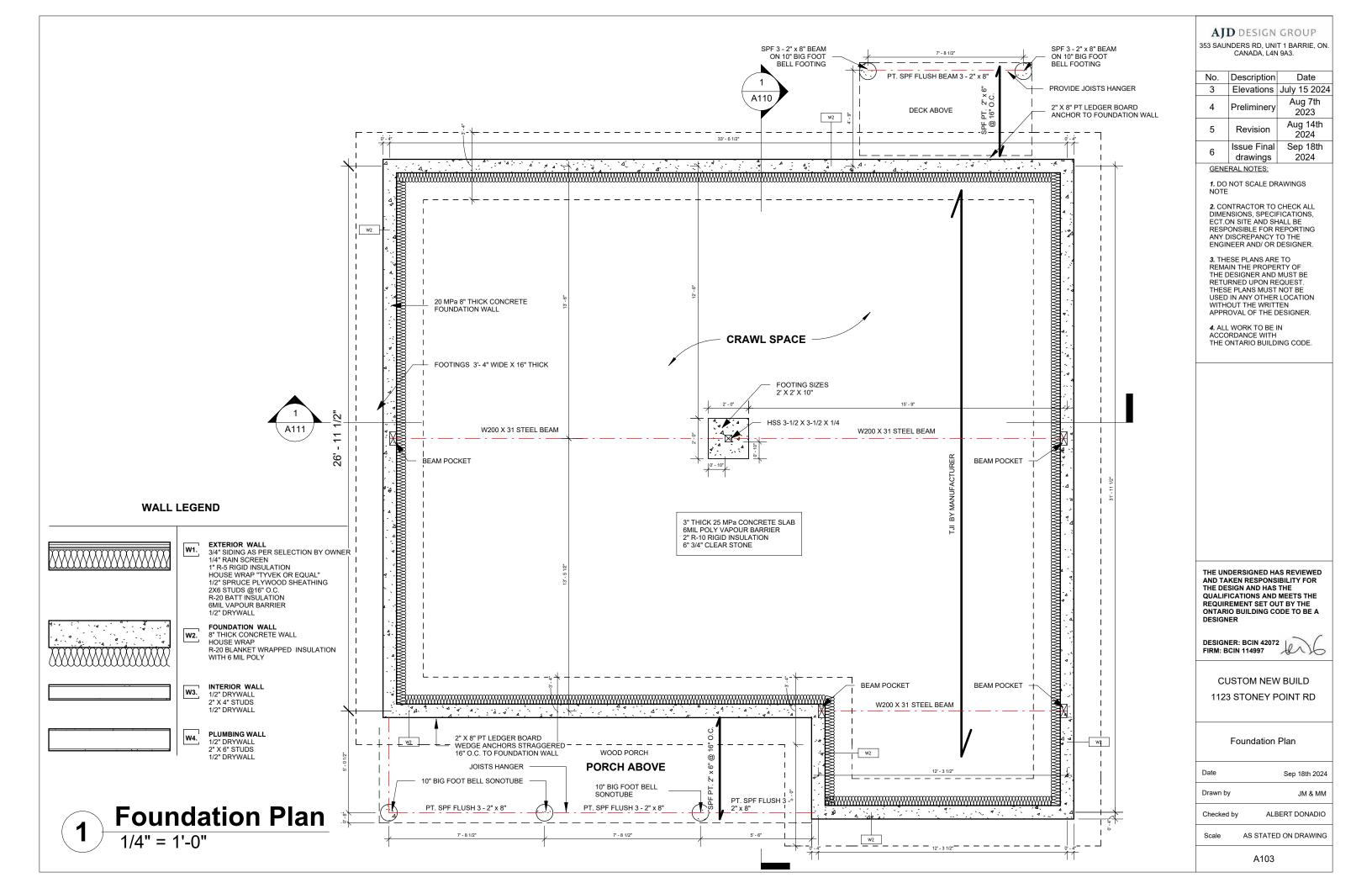
CUSTOM NEW BUILD 1123 STONEY POINT RD

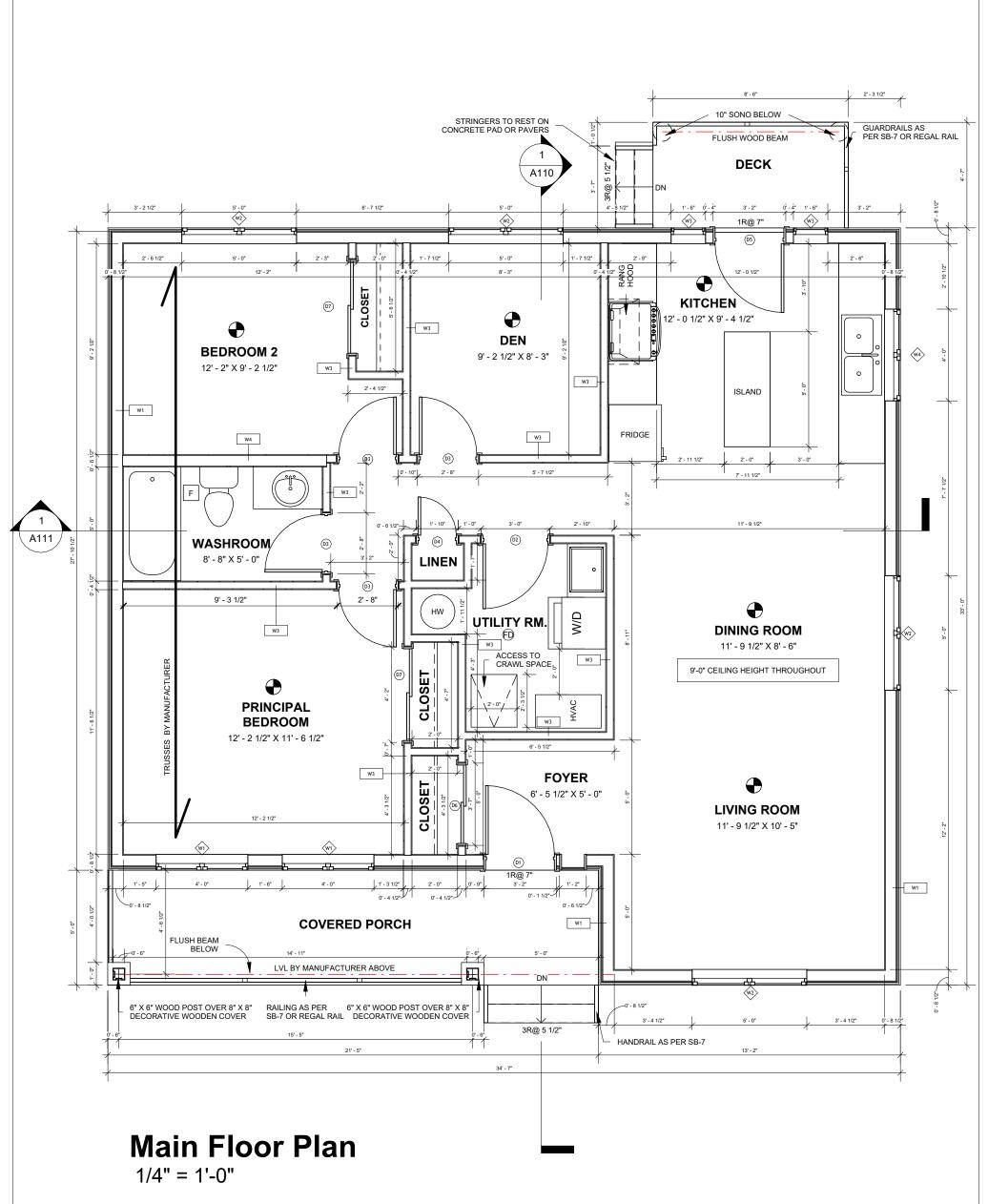
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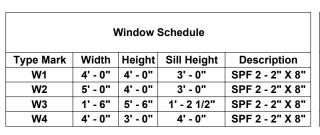
Date	Sep 18th 2024
Drawn by	JM & MM
Checked by	ALBERT DONADIO
Scale	AS STATED ON DRAWING
·	A100











Door Schedule				
Type Mark   Width   Height   Description				
D1	3' - 0"	6' - 8"	SPF 2- 2X8	
D2	2' - 10"	6' - 8"	-	
D3	2' - 6"	6' - 8"	-	
D4	1' - 8"	6' - 8"	-	

Door Schedule			
Type Mark	Width	Height	Description
D5	3' - 0"	6' - 8"	SPF 2- 2X8
D6	3' - 5"	6' - 8"	-
D7	4' - 0"	6' - 8"	-
D8	1' - 0"	6' - 10"	SPF 2- 2X8

SYMBOL	DESCRIPTION
	SMOKE ALARM & CO2
	EXHAUST FAN
FD	FLOOR DRAIN
HW	HOT WATER

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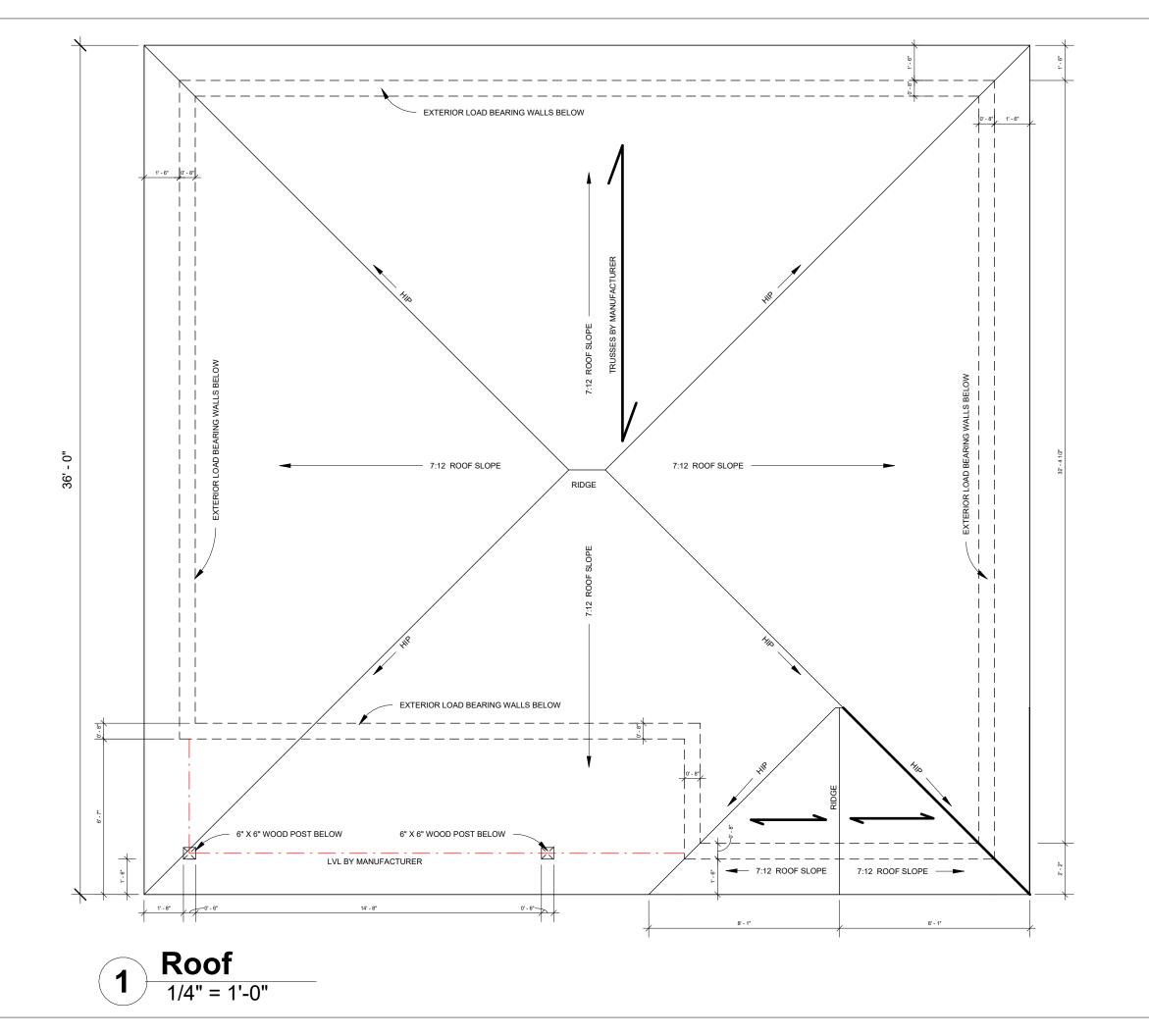
DESIGNER: BCIN 42072 FIRM: BCIN 114997

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1123 STONEY POINT RDMain Floor Plan

**CUSTOM NEW BUILD** 

Date	Sep 18th 2024
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CUSTOM NEW BUILD 1123 STONEY POINT RD

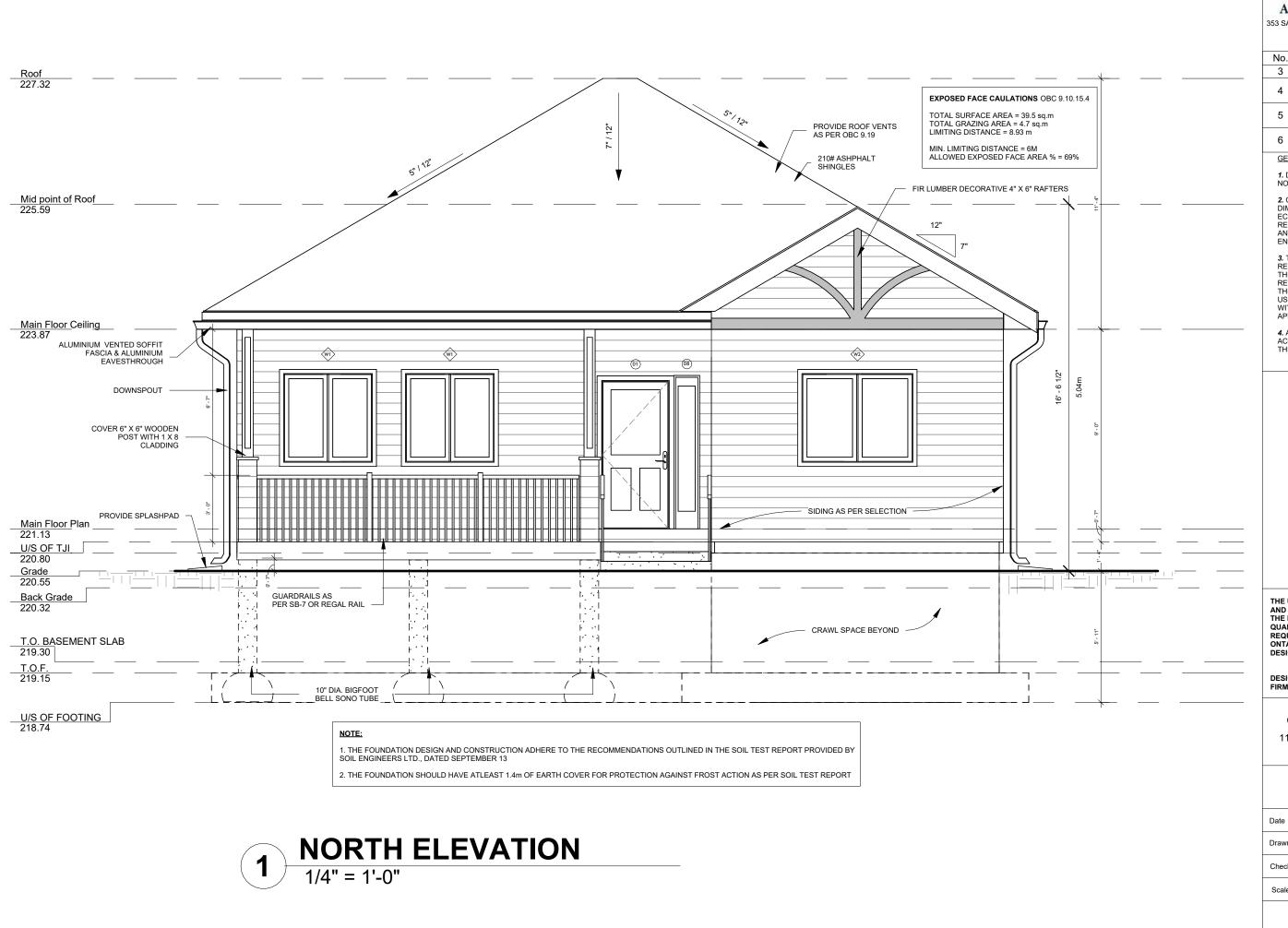
Roof Plan

Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING



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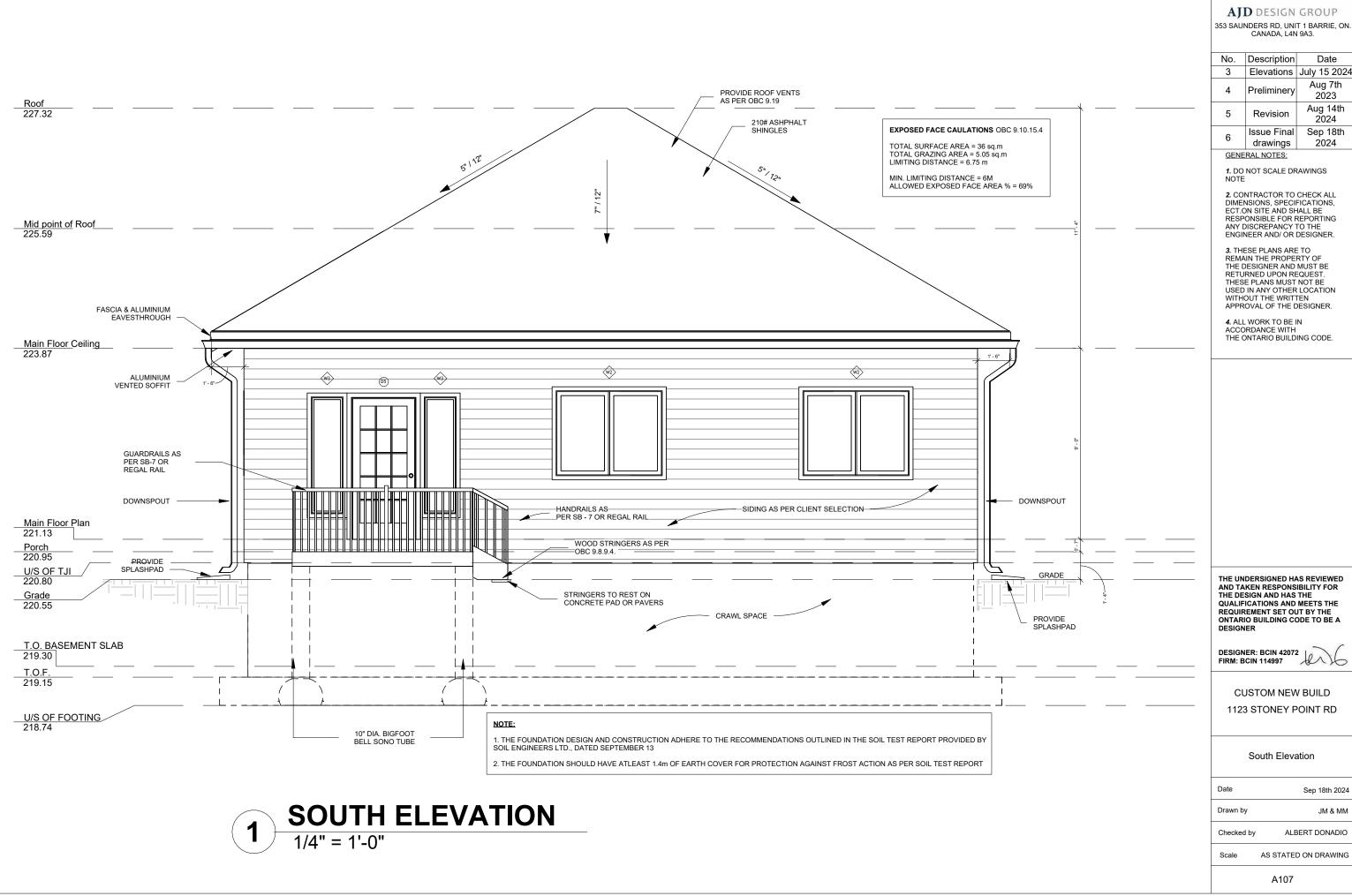
North Elevation

 Date
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 Drawn by
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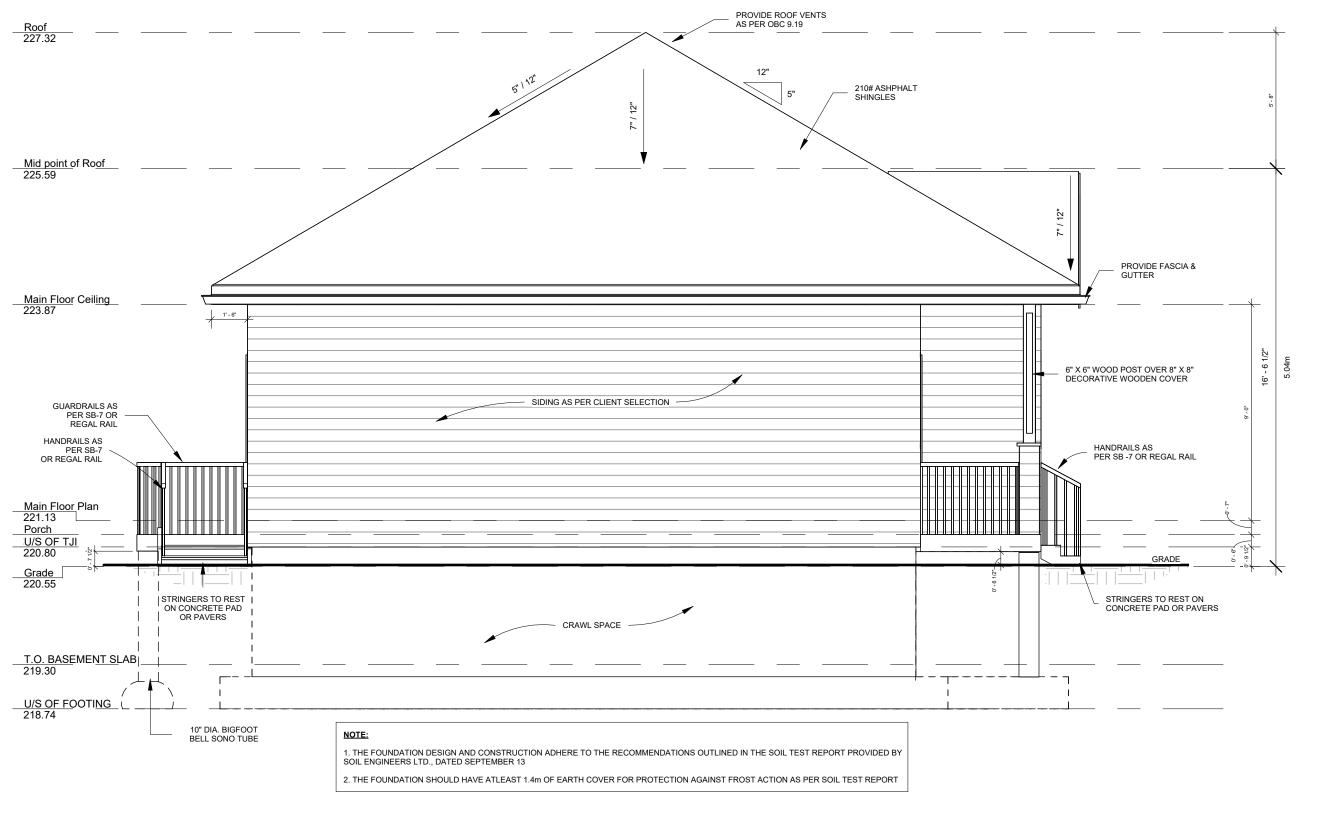
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Sep 18th 2024 JM & MM ALBERT DONADIO



# **EAST ELEVATION** 1/4" = 1'-0"

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DESIGNER: BCIN 42072

**CUSTOM NEW BUILD** 1123 STONEY POINT RD

East Elevation

Sep 18th 2024 Drawn by JM & MM ALBERT DONADIO Checked by

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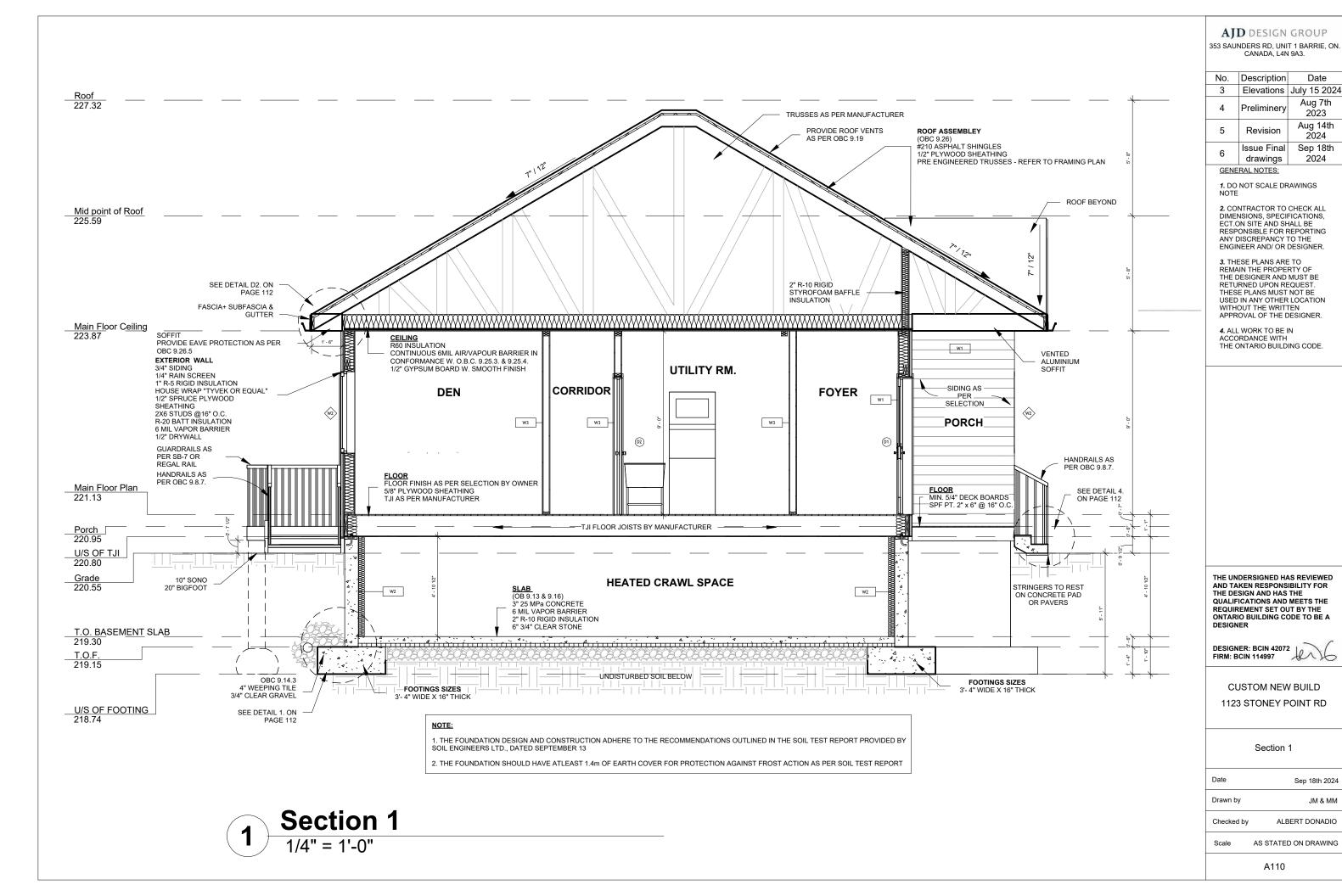
DESIGNER: BCIN 42072

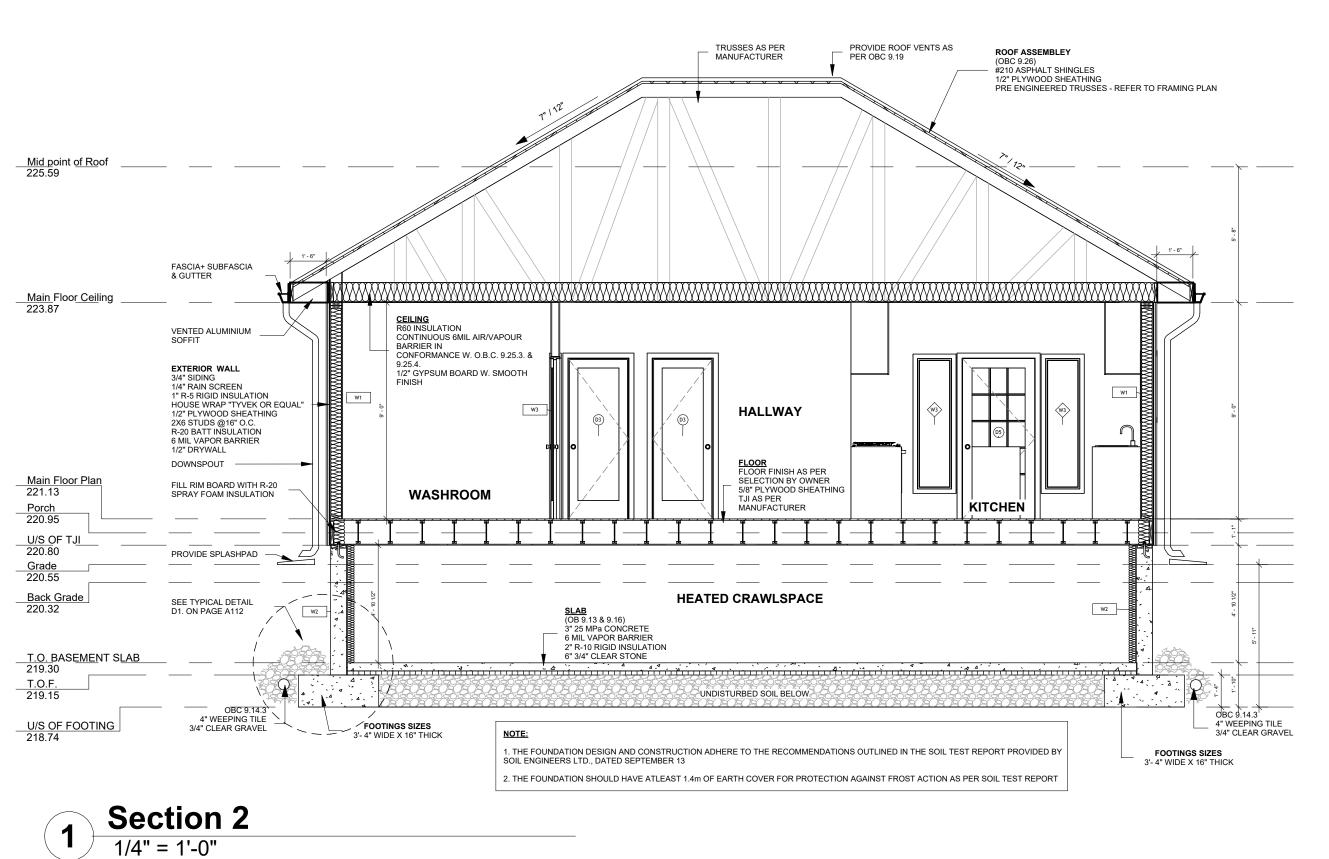


**CUSTOM NEW BUILD** 1123 STONEY POINT RD

West Elevation

Sep 18th 2024 Drawn by JM & MM ALBERT DONADIO Checked by AS STATED ON DRAWING





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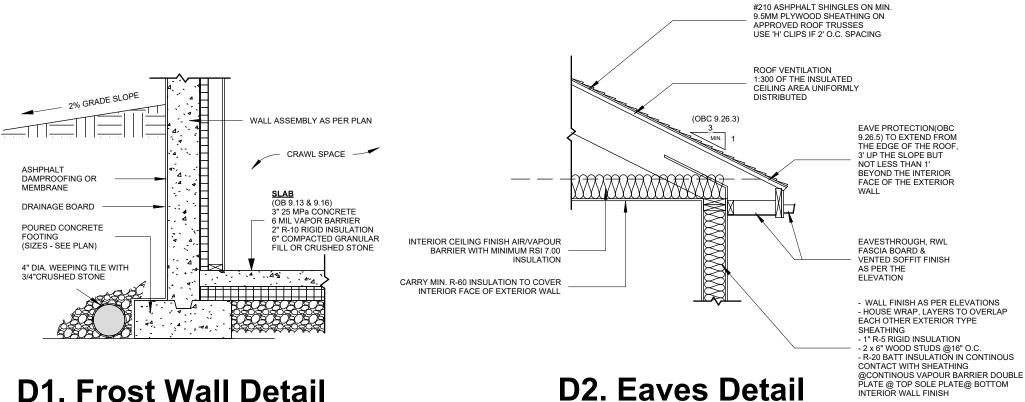
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**CUSTOM NEW BUILD** 

Section 2

1123 STONEY POINT RD

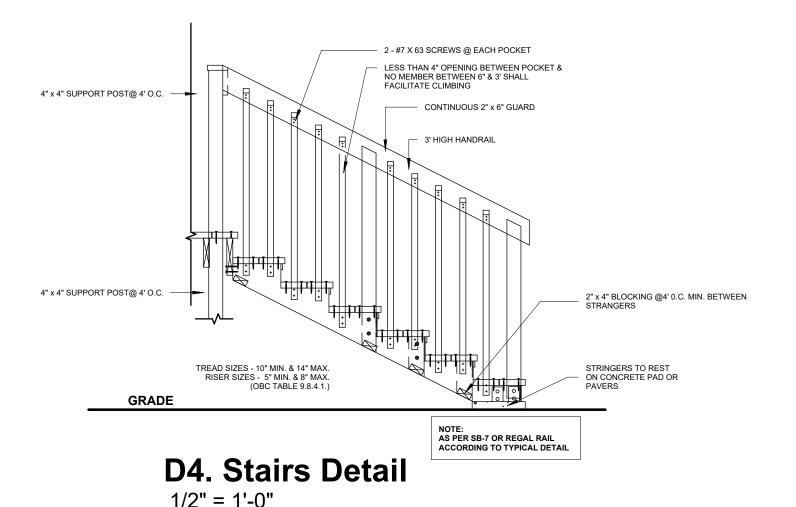
Date Sep 18th 2024 Drawn by JM & MM ALBERT DONADIO Checked by AS STATED ON DRAWING



1/2" = 1'-0"

D2. Eaves Detail

1/2" = 1'-0"



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**GENERAL NOTES:** 

DESIGNER: BCIN 42072

**CUSTOM NEW BUILD** 

Details

1123 STONEY POINT RD

Sep 18th 2024 Drawn by ALBERT DONADIO Checked by

> AS STATED ON DRAWING Scale

### **GENERAL SPECIFICATIONS:**

### (All Construction practices to be in accordance with OBC 2012 and authorities having jurisdiction.)

#### 1. Excavation and Backfill

Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities.

The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of organic material

If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 3/4" in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 17 3/4.

Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over

#### 2. Dampproofing and Drainage

spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is

·Masonry foundation walls shall be parged with 1/4 of mortar coved over the footing prior to dampproofing.

4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with 6 of crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump. ·Window wells shall be drained to footing.

Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building and provisions shall be made to prevent soil erosion.

Concrete slabs in attached garages shall be sloped to drain to exterior.

The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties.

3. Footings

·Minimum 20"x6" continuous keyed 2200 psi poured concrete footing, unless noted otherwise.

Minimum 4'-0" below finished grade in accordance with OBC Table 9.12.2.2. ·Footings shall be founded on natural undisturbed soil rock or compacted granular fill with minimum bearing capacity of 1570 psf.

Minimum Footing Size Floor Supported Supporting Ext. WallSupporting Int. Wall Column Area

1 9 7/8" width 7 7/8" width 4 3 ft2

2 13 3/4" width 13 3/4" width 8.1 ft2

3 17 3/4" width 19 3/4" width 10.9 ft2

Increase footing width by 2 5/8" for each storey of masonry veneer supported, and by 5 1/8 for each storey of masonry construction supported by the foundation wall

#### 4. Step Footings

·Vertical Rise-23 5/8" max for firm soils and 15 ¾" max for sand or gravel

Horizontal Run-23 5/8" min.

5. Foundation Walls

•To be poured concrete or unit masonry (refer to drawings for type and thickness)
•Dampproofing shall be a heavy coat of bituminous material. Foundation wall to extend minimum 5 7/8" above finished grade

A drainage layer is required on the outside of a foundation wall where the interior insulation

more than 2'-11" below exterior grade. A drainage layer shall consist of:

·Min. ¾" mineral fiber insulation with min. density of 3.6 lb/ft3 or

·Min. 4" of free drainage granular material or

An approved system which provides equivalent performance.

·Foundation walls shall be braced or have the floor joists installed before backfilling. Sill plates shall be provided where floors/walls directly bear on the foundation walls. Sill plates

be continuous 2x4" or 2x6" wood (refer to drawings) mounted on a continuous sill gasket c/w 1/2"

diameter anchor bolts, 12" long, embedded a minimum of 4" into the concrete @ 7'-10" o/c and be designed to prevent tightening without withdrawing them from the foundation.

Backfill height shall be site coordinated not to exceed limitations in accordance with OBC 9.15.4.

for all laterally supported and unsupported foundation walls.

#### 6. Concrete Floor Slabs

Garage, carport, exterior slabs and steps shall be 32Mpa, 4650 psi concrete (after 28 days) with 5-8% air entrainment unless noted otherwise

Basement Slabs to be 4" thick 20Mpa poured concrete with dampproofing (refer to sections) on 6" course clean granular material or 4" thick 25Mpa poured concrete on 6" course clean granular material. Garage Slabs to be 6" thick 32Mpa with 5-8% air entrainment, sloped min. 1% to exterior to drain, on 6" course clean granular material.

Reinforced Concrete Slabs (porches over cold rooms in basements) to be constructed in strict accordance with OBC section 9.39. The slab shall not span more than 8'-2" in the shortest direction, be not less than 4 7/8" thick, and be reinforced with 10M bars @ 7 7/8" on centre max in each direction with 1 1/4" clear concrete cover. The slab shall bear not less than 3" on the supporting foundation walls and be anchored to the walls with 24"x24" bent dowels spaced not more than 23 5/8" on centre.

·All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support.

### 7. Requirements for Soil Gas Control

Where methane or radon gases are known to be a problem, a soil gas barrier shall be installed at walls, floors and roofs in contact with the ground according to Supplementary Standard SB-9.

8. Exterior Walls - General Refer to drawings for Typical Assemblies

·Exterior walls shall consist of:

Cladding (refer to drawings)

·Exterior Sheathing cover suitable for the specific cladding system used, installed per manufacturer specifications.

·Sheathing type and thickness as recommended by the cladding systems manufacturer

·2"x6" studs @ 16" o.c. 2"x6" bottom plate and double 2'x6" top plate

·2"x4" studs @ 16" o.c. can be utilized provided the combined R-value of the batt insulation and exterior rigid insulation achieves min as required by SB-12 O.B.C.

- Insulation (refer to Minimum Insulation and Weatherproofing Notes)

- 6 Mil Poly Vapour Barrier or equal

- Interior Wall Finish to be 1/2" gypsum board sheathing unless noted otherwise

#### 9. Masonry Walls

·Where constructed of 3 ½" brick, wall shall be bonded with header course every 6th course. Provide 2" solid masonry or continuous 1 1/2" plate under all roof and floor framing members. Provide 7 1/2" solid masonry under beams and columns.

Masonry wall to be tied to each tier of joists with 1 9/16 X3/16" corrosion resistant steel straps, keyed minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 67" o.c.

Inside back of wall to be parged and covered with No. 15 breather-type asphalt paper.

For reduced foundation walls to allow a brick facing while maintainig lateral support, tie

3 ½" brick to minimum 3 ½" back-up block with corrosion resistant ties at least 0.028 in2 in In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl cross sectional area, spaced 7 7/8 vertically and 2-11" horizontally, with mortar. Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels

#### with a minimum of 5 7/8" end bearing. 10. Exterior Walls - Masonry Veneer

Minimum 2 3/4" thick of joints are raked and 3 1/2" thick if joints are not raked.

•Minimum 1" air space to exterior sheathing.
•Provide weep holes @ 31 o.c. max at bottom of the cavity and over doors and windows. Direct drainage through weep holes with 20 mil poly flashing extending minimum 5 7/8 up behind the sheathing paper.

Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced 23 5/8" vertically and 15 % horizontally. Fasten ties with corrosion resistant 0.125 diameter screws or spiral nails which penetrate at

least 1 13/16" into stude

#### 11. Exterior Garage Wall - Masonry Veneer

As noted above, less glass fibre insulation, vapour barrier, and interior gypsum board finish at

### 12. Exterior Walls - EIFS

exterior walls.

DuROCK - Exterior Insulation and Finish Systems as per CCMC Evaluation report 12969-R. See DuROCKS specifications for all application details. Manufacturer instructions and specification must be strictly adhered to. No substitutions

Install only Durock's Exterior Insulation and Finish System with CCMC approval and Ministels

1/2" dens-glass, 2"x6" studs @ 16" o.c. R22 glass fibre insulation, 6 mil poly VB/AB

continuously over inside of exterior wall studs, under sill plates, over top plates, over face or joist headers The projection of an unreinforced footing beyond the wall supported shall be greater or equal than, for full height of exterior walls, and across underside of roof tie joists. 1/2 gypsum wall board.

All penetrations (such as doors, windows, services) to be foamed. Trim excess foam insulation, seal windows and doors with flexsheild self adhesive flashing to manufacturers specifiacations and flash as per dwgs.

#### 13. Exterior Garage Wall - EIFS

As noted above, less glass fibre insulation, vapour barrier, and interior gypsum board finish at exterior walls

#### 14. Interior Walls (Bearing & Non-Loadbearing)

- Interior loadbearing walls shall consist of: - 2"x4" or 2"x6" studs @ 16" o.c. 2"x4" or 2"x6" bottom plate and double 2x4" or 2"x6" top

- 2"x4" mid-girts if not sheathed

- 1/2" gypsum board sheathing each side.

Interior Partitions shall consist of:

- 2"x4" or 2"x6" wood studs @ 16" o/c (double top plate and base plate to match stud width) 1/2" Gypsum Board each side (provide water resistant gypsum board in wet areas) Stud Wall Reinforcment

f wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be

installed in accordance with O.B.C. 9.5.2.3.(1)

Interior Insulated Garage Wall Partitions shall consist of:

- 1/2" Gypsum Board air barrier system or equal in accordance with OBC 9.10.9.16. and 9.25.3.

to provide an effective barrier to gas and exhaust fumes.

- 2"x6" wood studs @ 16" o/c (double top plate and base plate to match stud width)

R22 glass fibre insulation (or equal) in walls adjacent to heated spaces. 6 Mil Poly Vapour Barrier

1/2" Gypsum Board (interior side) unless noted otherwise All plumbing and other penetrations through the walls and ceiling shall be caulked.

Doors between the dwelling and attached garage may not open into a bedroom and shall be weather-stripped and have a self-closer.

### 15. Wood Frame Construction

All lumber shall be spruce-pine-fir No. 2 or better and shall be identified by a grade stamp Maximum moisture content 19% at time of installation.

·Wood framing members, which are supported on concrete in direct contact with soil, shall be separated from the concrete with 6-mil polyethylene.

#### 16. Floor Construction refer to drawings for Typical Assemblies.

See structural drawings for floor system design (where applicable).

Joists to have minimum 1 ½" end bearing
Joists shall bear on a sill plate fixed to foundation (refer to foundation wall notes)

Header joists between 3-11" and 10'-6" in length shall be doubled. Header joists exceeding

10'-6" shall be sized by calculations Trimmer joists shall be doubled when supported header is between 27" and 6'-7". Trimmer

joists shall be sized by calculations when supported header exceeds 67 2"x2" cross bridging required not more than 6-11" from each support and from other rows of

bridaina. Provide solid blocking @ 4-0" max. below walls running parallel to joists or as per engineered

floor manufacturers specifications. Joists shall be supported on joist hangers at all flush beams, trimmers, and headers.

Joists located under parallel non-loadbearing partitions shall be doubled - Subfloor sheathing (refer to drawings) to be glued, nailed and screwed, with staggared joints.

· Ceiling finish to be 1/2" gypsum board, unless noted otherwise

17. Floors over Garages/Unheated Spaces
The following assembly shall be provided below the Typical Floor Assembly (refer to drawings) 6 Mil Poly Vapour Barrier secured to the underside of floor structure above

Ceiling Joists (refer to drawings for size and spacing)

- R31 glass fibre insulation or equal, unless noted otherwise. (refer to drawings)
- 1/2" Gypsum Board air barrier system or equal in accordance with OBC 9.10.9.16, and

9.25.3. to provide an effective barrier to gas and exhaust fumes (Floor over Garage) or exterior soffit material per Owner's Selection (Floor over Unheated Space)

### 17. Roof and Ceilings

Refer to Drawings and Engineered Roof Truss Shop Drawings for roof sheathing, roof rafter, roof joist and ceiling joist size and spacing requirements. Hip and valley rafter shall be 2" deeper than common rafters

2"x4" collar ties @ rafter spacing with 1"x4" continuous brace at mid span if collar tie exceeds 7'-10" in length. Attic Access hatch

#### Insulated (R-60) 21 1/2"x23" access hatch C/W weather stripping

#### 18. Notching and Drilling of Trusses, Joists and Rafters

Holes in engineered floor, roof and ceiling members to be as per manufacturers specifications. Holes in dimensioned floor, roof and ceiling members to be maximum ¼ x actual depth of member and not less than 2' from edges.

Notches in floor, roof and ceiling members to be located on top of member within ½ the actual

depth from the edge of bearing and not greater than 1/3 joist depth. Wall study may be notched or drilled provided that no less than 2/3 the depth of the study

remains, if loadbearing, and 1 9/16" if non-loadbearing. -Roof truss members and engineered wood products shall not be notched, drilled or weakened unless accommodated in the design.

## 19. Roofing

Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through at least 1/2" into roof sheathing.

Every asphalt shingle shall be fastened with at least 4 nails

Eave protection shall extend 2-11" up the roof slope from the edge, and at least 11 ¾ from the inside face of the exterior wall, and shall consist of type M or type S Roll Roofing laid with minimum 4" head and end laps cemented together, or glass Fibre or Polyester Fibre coated base sheets, or self sealing composite membranes consisting of modified bituminous coated material. Eave protection is not required for unheated buildings, for roofs exceeding a slope of

1 in 1.5, or where a low slope asphalt shingle application is provided Sheet metal flashing shall consist of not less than 1/16" sheetlead, 0.013" galvanized steel, 0.018" copper, 0.018 zinc, or 0.019" aluminum in colors approved by the Designer prior to installation

Valley Flashing Valleys shall be closed. Closed valleys shall consist of one layer of type "s" smooth surface rolll roofing not less than 24" wide. Nails shall not penetrate the flashing within 3" of its edge or 5" of the bottom of the valley centerline Step Flashing

Provide counter flashing at intersection of shingle roof and exterior wall. Extend flashing min 6 up wall and terminate exterior cladding minimum 2 above finished roof Skylights Curb mounted double glazed skylight by Velux or approved equal install as per manufacturer

### instructions. Skylights must conform to CAN/CGS 6.3.14-M

20 Columns Reams & Lintels Steel beams and columns shall be shop primed.

·Minimum 3/12" end bearing for wood and steel beams, with 7 7/8 solid masonry beneath the

Steel columns to have minimum outside diameter of 2 7/8' and minimum wall thickness of 3/16"

Wood columns for carports and garages shall be minimum 3 1/2"X3 1/2": in all other cases either 5  $\frac{1}{2}$ "x5  $\frac{1}{2}$ " or 7  $\frac{1}{2}$ " round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall not be less than the width of the supported member. ·Masonry columns shall be a minimum of 11 3/8"x11 3/8" or 9 1/2"x15" Provide solid blocking the full width of the supported member under all concentrated loads.

21. Insulation & Weatherproofing Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mil poly is sufficient for fiberglass type insulations. Ducts passing through unheated space shall be made airtight with tape and sealant. Caulking shall be provided for all exterior doors and access hatches to the exterior, except

doors from a garage to the exterior Weather stripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior.

Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to he passage of water vapor from the interior and to the leakage of air from the exterior. 22. Natural Ventilation

·Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of insulated area Insulated roof spaces not incorporating an attic shall be ventilated with not less than 1/150 of

insulated area Roof yents shall be uniformly distributed and designed to prevent the entry of rain, snow or

·Unheated crawl spaces shall be provided with 1.1 ft2 of ventilation for each 538 ft2. ·Minimum natural ventilation areas, where mechanical ventilation is not provided, are:

Bathrooms 0.97 ft2

Unfinished basement 0.2% of floor area ·Every floor level containing a bedroom and not served by an exterior door shall contain at least window having an unobstructed open area of 3.8 ft2 and no dimension less than 15, which is openable without tools.

·Exterior house doors and windows within 6-7"from grade shall be constructed to resist forced entry Doors shall have a deadholt lock

The principal entry door shall have a door viewer, transparent glazing or a sidelight. Windows and Door sizes noted on the drawings and schedules are to represent design intent only. The General Contractor shall confirm rough opening sizes from the supplier prior to

## 23. Access to Crawl Spaces Access hatch minimum 19 ¾"x2"-4" to be provided to every crawl space. Heated crawl spaces

shall be fitted with a door or hatch except when the access opening into the crawl space is from the adjacent heated space. Access hatch minimum 21 5/8" x 2'-11" to be provided to every attic roof space which is 108

ft2 or more in area and more than 23 5/8" in height over that area.

#### 25. Alarms & Detectors

Smoke Alarms and a carbon monoxide detector are required to be nterconnected to all other smoke alarms (9.10.19.5)

At least one ULC rated combination smoke/CO detector/alarm shall be above an adjacent level

Within dwelling units, at least one smoke alarm must be installed on each storey including basements. Additionally, a smoke alarm equiped with a strobe light is required in each sleeping room. Smoke Alarms are also required in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarmshall be located in the

·A carbon monoxide detector shall be installed on or near the ceiling in every

#### 26 Stairs

· Minimum run 10" · Minimum headroom 6'-5" · Curved stairs shall have a min. run of 5 7/8" at any point and a minimum average run of 10" when measured at a point 300 mm from the centre line of the inside handrail.

Winders that converge to a point in stairs must turn through an angle of no more than 90° with no less than 30° or more than 45° per tread. Sets of winders must be separated by 3-11" along the run of the stair.

·A landing minimum 2'-11" in length is required at the top of any stair leading to the principal entrance to a dwelling, and other entrances with more than 3

27. Handrails & Guards

exterior stairs

Guards are required around every accessible surface, which is more than 23 5/8" above the adjacent level.

high where height above adjacent surface exceeds 511"
Guards shall have no openings greater than 4 and no member between 4" and 2'-11" that will facilitate climbing.

#### Decorative Trim

handrails in

Trim as per the drawings and Owner's final selection. Dimension and mounting heights to be coordinated with on-site dimensions and all work to be proportioned accordingly.

accordance with OBC 9.8.7.7. Wood blocking shall be provided within wall framing at the main bathroom to permit the future installation of a grab bar on a wall adjacent to a water closet, a shower, and a bathtub in accordance with OBC section 9.5.2.3.

sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drainage system, ditch or dry well. An exterior light controlled by an interior switch is required at every entrance ·A light controlled by a switch is required in every kitchen, bedroom, living

unfinished basement shall be controlled by a 3 way switch at the head and foot Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3-way switch at the head and foot of the stairs.

### of the stairs.

A mechanical ventilation system is required with a total capacity of at least

cfm for each other room A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such.

total required capacity.

A heat recovery ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are

·Supply air intakes shall be located so as to avoid contamination from exhaust

#### - Zero-clearance gas fireplaces to be installed in strict accordance with the manufacturers specifications (direct vent in accordance with OBC and authorities having jurisdiction). · Combustion air supply to fireplaces shall be 4" diameter insulated non-

### 32. Exterior Lights at Entrances

occupancy.

nstalled on or near theceiling on each floor and basement level 211" or more

hallway.

room containing a solid fuel burning fireplace or stove.

Maximum rise 7 7/8" · Minimum width 2'-10'

Exterior concrete stairs with more than 2 risers require foundations

·A handrail is required for interior stairs containing more than 2 risers and containing more than 3 risers.

Interior and exterior guards min. 2-11" high. Exterior guards shall be 3-6"

28. Wood Blocking - Wood blocking shall be provided within wall framing at stair locations for

29. Plumbing Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities.

A floor drain shall be installed in the basement, and connected to the sanitary

room, utility room, laundry room, dining room, bathroom, vestibule, hallway garage and carport. A switched receptacle may be provided instead of a light in drooms and living rooms, stairs shall be lighted, and except where serving an

·Basements require a light for each 323 ft2, controlled by a switch at the head

31 Machanical Vantilation

equal to the sum of: 10 cfm each for basement and master bedroom

·Supplemental exhaust shall be installed so that the total capacity of all kitchen bathroom and other exhausts, less the principal exhaust, is not less than the

· All exhaust fans shall be directly vented to the outdoors.

Gas Fireplaces

## combustible duct with operable damper and insect screen, min. 2" clearance to

An exterior lighting outlet with fixture controlled by a wall switch located within framing/forming openings.

An exterior lighting outlet with fixture controlled by a wall switch located v
(All Construction practices to be in accordance with OBC 2012 and authorities having jurisdiction.) the building shall be provided at every entrance to buildings of residential

AID DESIGN GROUP 353 SAUNDERS RD, UNIT 1 BARRIE, ON CANADA, L4N 9A3.

No.	Description	Date
3	Elevations	July 15 2024
4	Preliminery	Aug 7th 2023
5	Revision	Aug 14th 2024
6	Issue Final drawings	Sep 18th 2024

**GENERAL NOTES:** 

1. DO NOT SCALE DRAWINGS

2. CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ECT ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/ OR DESIGNER

3 THESE PLANS ARE TO REMAIN THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER

4 ALL WORK TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENT SET OUT BY THE ONTARIO BUILDING CODE TO BE A DESIGNER

**CUSTOM NEW BUILD** 1123 STONEY POINT RD

DESIGNER: BCIN 42072

General Notes

Date Sep 18th 2024 Drawn by JM & MM ALBERT DONADIO Checked by Scale AS STATED ON DRAWING