



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-052-2024**

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 an approximate lot coverage of 45%. The applicant is seeking relief from Table 4.2(a) of the Zoning By-law which permits a maximum lot coverage of 35%.

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 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: **November 5, 2024**

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

CUSTOM NEW BUILD

1123 STONEY POINT ROAD, INNISFIL



AJD DESIGN GROUP


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

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

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
NOTE
- CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ECT. ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/ OR DESIGNER.
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- 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

DESIGNER: BCIN 42072
FIRM: BCIN 114997 

CUSTOM NEW BUILD
1123 STONEY POINT RD

Cover Page

Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

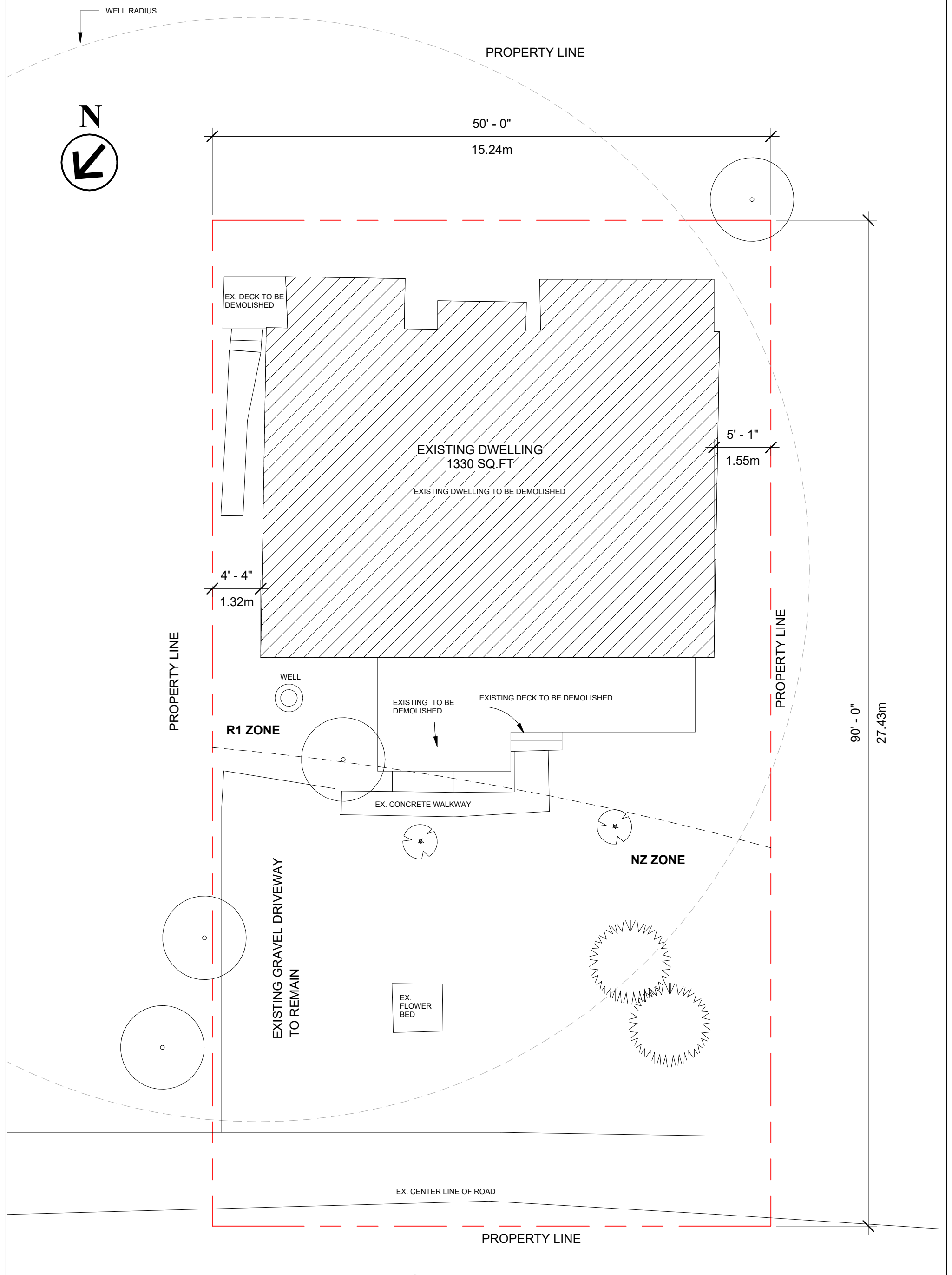
A100

Sheet List

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A102	Proposed Site Plan
A103	Foundation Plan
A104	Main Floor Plan
A105	Roof Plan
A106	North Elevation
A107	South Elevation

Sheet List

Sheet Number	Sheet Name
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A109	West Elevation
A110	Section 1
A111	Section 2
A112	Details
A113	General Notes

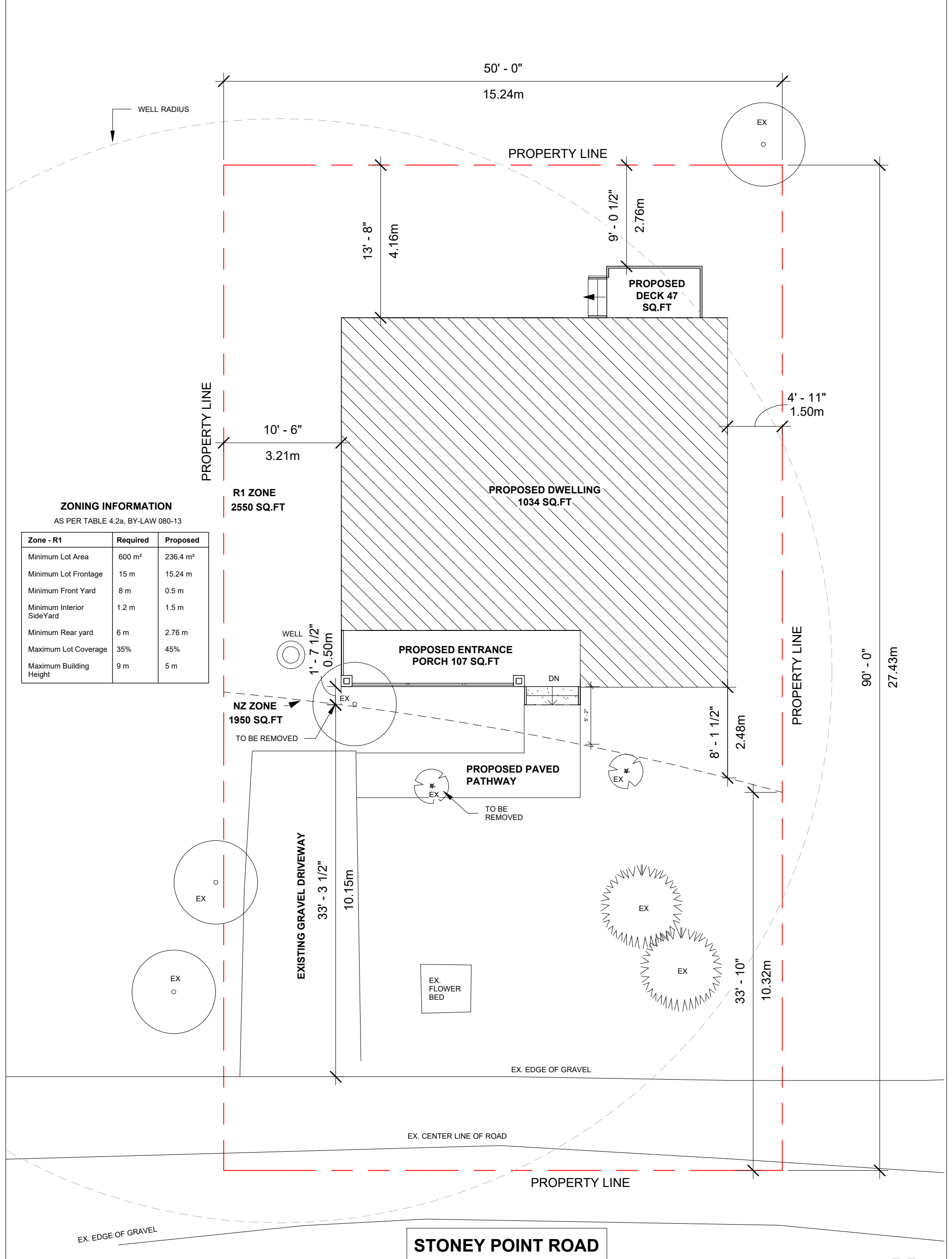


Existing Site Plan

1/8" = 1'-0"

STONEY POINT ROAD

<p>AJD DESIGN GROUP 353 SAUNDERS RD, UNIT 1 BARRIE, ON. CANADA, L4N 9A3.</p>	<p>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</p> <p>DESIGNER: BCIN 42072 FIRM: BCIN 114997</p>	<p><u>GENERAL NOTES:</u></p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS NOTE CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ECT.ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/ OR DESIGNER. 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. ALL WORK TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. 	<p>CUSTOM NEW BUILD 1123 STONEY POINT RD Existing Site Plan</p>	Date	Oct 17th 2024
				Drawn by	JM & MM
				Checked by	ALBERT DONADIO
				Scale	AS STATED ON DRAWING
				A101	



ZONING INFORMATION

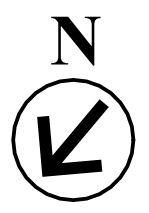
AS PER TABLE 4.2a, BY-LAW 080-13

Zone - R1	Required	Proposed
Minimum Lot Area	600 m ²	236.4 m ²
Minimum Lot Frontage	15 m	15.24 m
Minimum Front Yard	8 m	0.5 m
Minimum Interior Side Yard	1.2 m	1.5 m
Minimum Rear yard	6 m	2.76 m
Maximum Lot Coverage	35%	45%
Maximum Building Height	9 m	5 m

NZ ZONE
1950 SQ.FT
TO BE REMOVED

STONEY POINT ROAD

Proposed Site Plan
1/8" = 1'-0"



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	DESIGNER: BCIN 42072 FIRM: BCIN 114997			Drawn by	JM & MM
				Checked by	ALBERT DONADIO
				Scale	AS STATED ON DRAWING
					A102

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CUSTOM NEW BUILD
1123 STONEY POINT RD

Foundation Plan

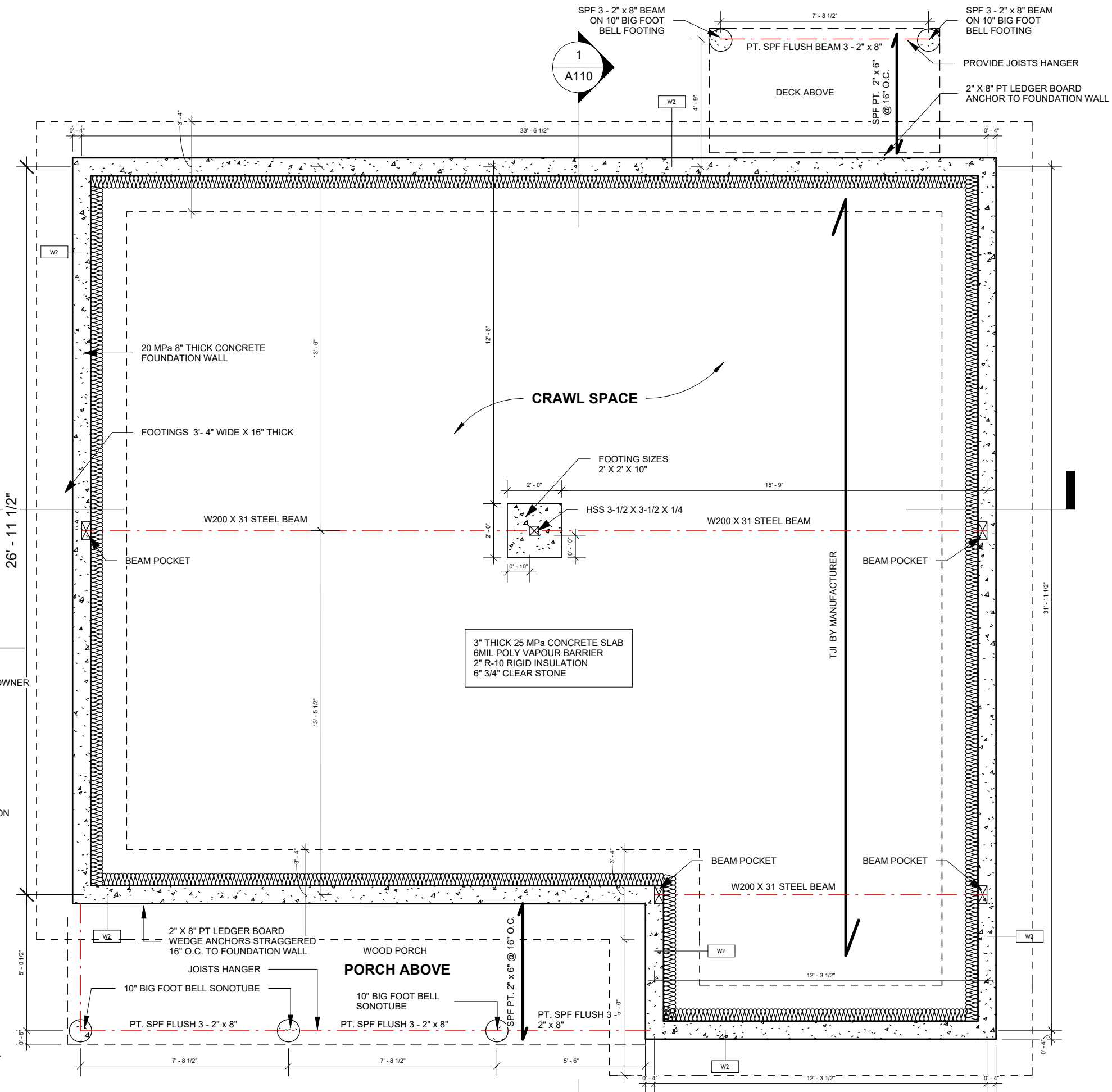
Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

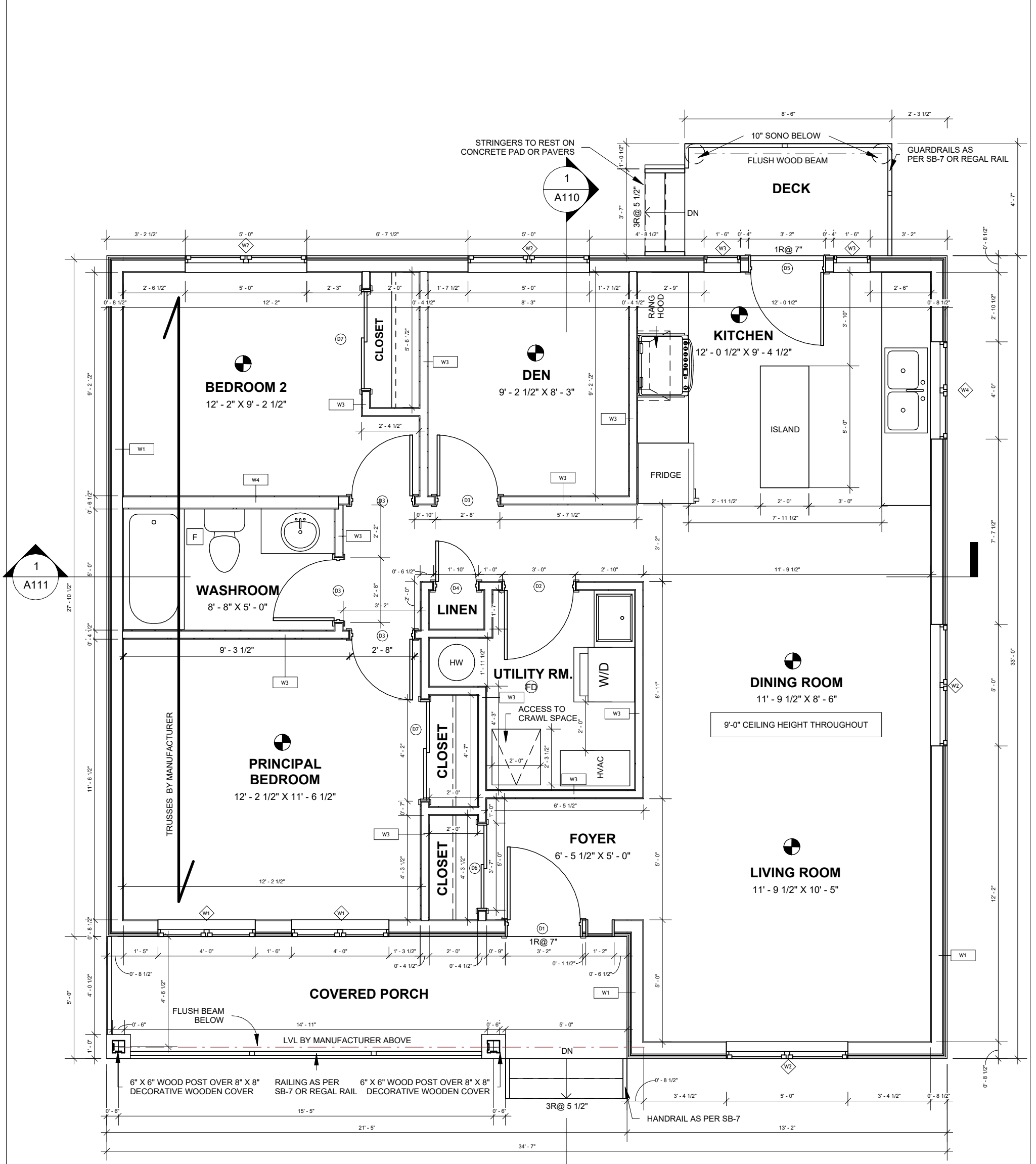
A103



WALL LEGEND

	W1. EXTERIOR WALL 3/4" SIDING AS PER SELECTION BY OWNER 1/4" RAIN SCREEN 1" R-5 RIGID INSULATION HOUSE WRAP "TYVEK OR EQUAL" 1/2" SPRUCE PLYWOOD SHEATHING 2X6 STUDS @16" O.C. R-20 BATT INSULATION 6MIL VAPOUR BARRIER 1/2" DRYWALL
	W2. FOUNDATION WALL 8" THICK CONCRETE WALL HOUSE WRAP R-20 BLANKET WRAPPED INSULATION WITH 6 MIL POLY
	W3. INTERIOR WALL 1/2" DRYWALL 2" X 4" STUDS 1/2" DRYWALL
	W4. PLUMBING WALL 1/2" DRYWALL 2" X 6" STUDS 1/2" DRYWALL

1 Foundation Plan
1/4" = 1'-0"



Main Floor Plan

1/4" = 1'-0"

Window Schedule				
Type Mark	Width	Height	Sill Height	Description
W1	4'-0"	4'-0"	3'-0"	SPF 2-2" X 8"
W2	5'-0"	4'-0"	3'-0"	SPF 2-2" X 8"
W3	1'-6"	5'-6"	1'-2 1/2"	SPF 2-2" X 8"
W4	4'-0"	3'-0"	4'-0"	SPF 2-2" X 8"

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
	FLOOR DRAIN
	HOT WATER

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CUSTOM NEW BUILD
 1123 STONEY POINT RD
 Main Floor Plan

Date	Sep 18th 2024
Drawn by	JM & MM
Checked by	ALBERT DONADIO
Scale	AS STATED ON DRAWING
A104	

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DESIGNER: BCIN 42072
 FIRM: BCIN 114997 *[Signature]*

CUSTOM NEW BUILD
 1123 STONEY POINT RD

Roof Plan

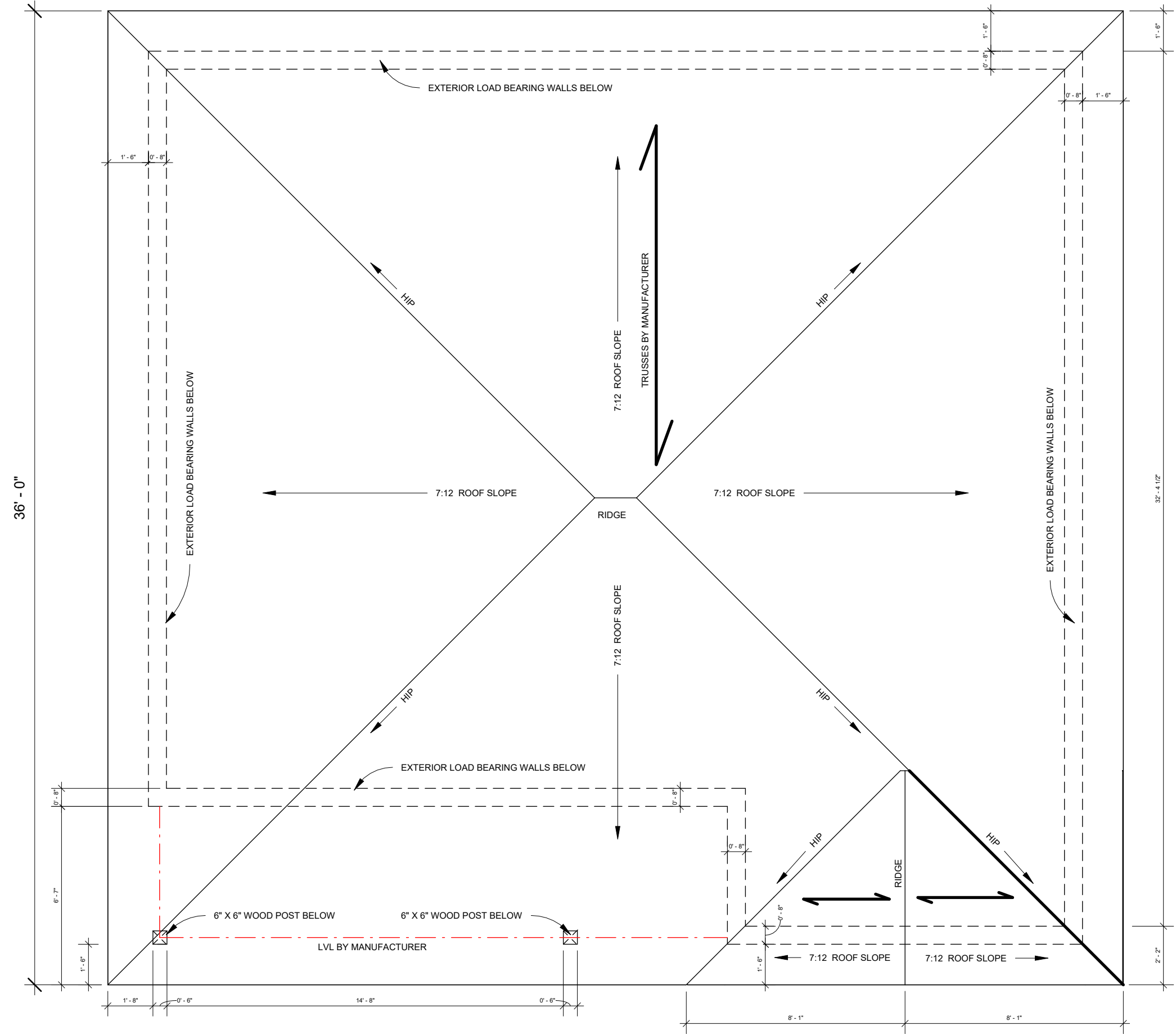
Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

A105



1 Roof
 1/4" = 1'-0"

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CUSTOM NEW BUILD
 1123 STONEY POINT RD

North Elevation

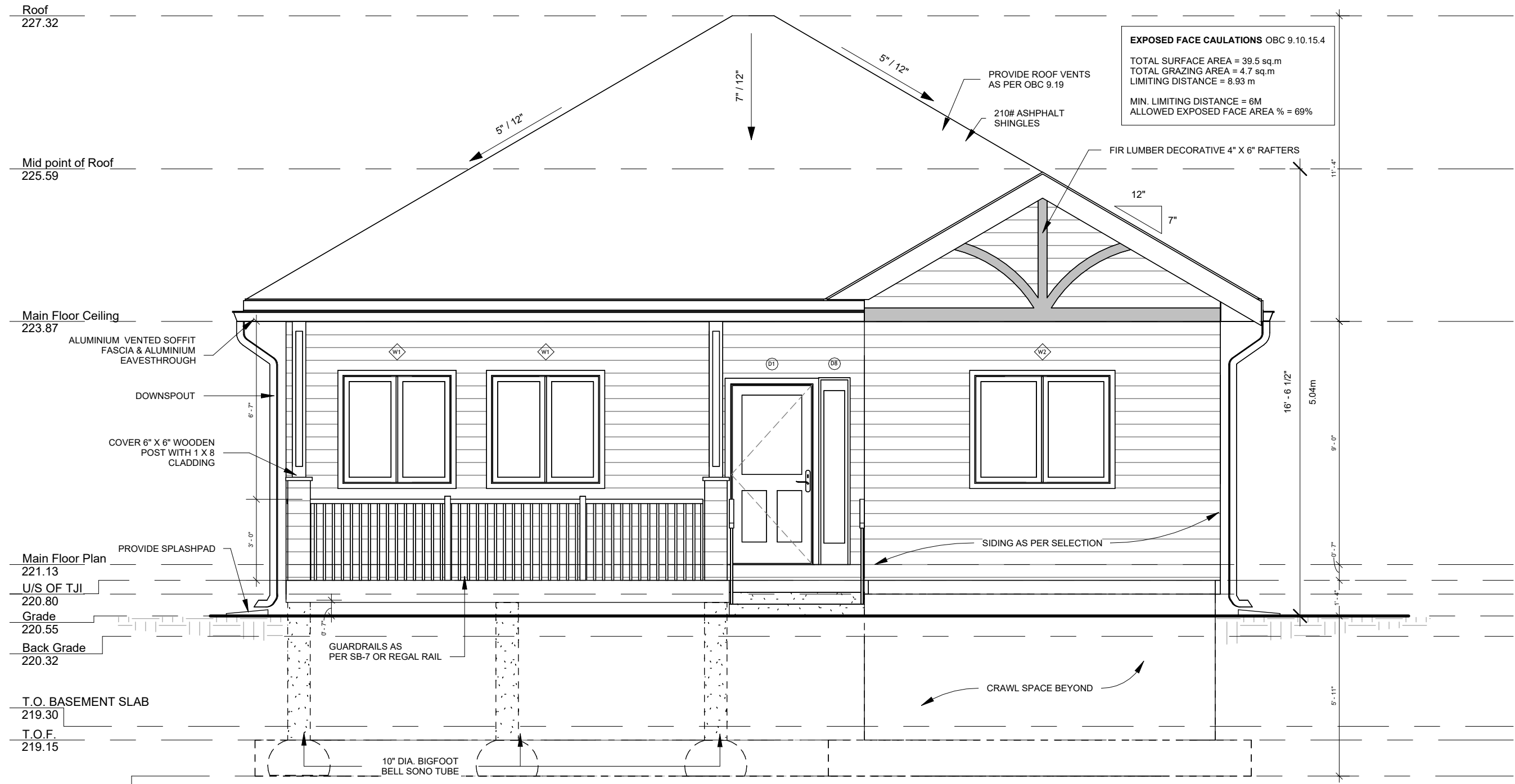
Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

A106



EXPOSED FACE CAULATIONS OBC 9.10.15.4
 TOTAL SURFACE AREA = 39.5 sq.m
 TOTAL GRAZING AREA = 4.7 sq.m
 LIMITING DISTANCE = 8.93 m
 MIN. LIMITING DISTANCE = 6M
 ALLOWED EXPOSED FACE AREA % = 69%

NOTE:

- THE FOUNDATION DESIGN AND CONSTRUCTION ADHERE TO THE RECOMMENDATIONS OUTLINED IN THE SOIL TEST REPORT PROVIDED BY SOIL ENGINEERS LTD., DATED SEPTEMBER 13
- THE FOUNDATION SHOULD HAVE ATLEAST 1.4m OF EARTH COVER FOR PROTECTION AGAINST FROST ACTION AS PER SOIL TEST REPORT

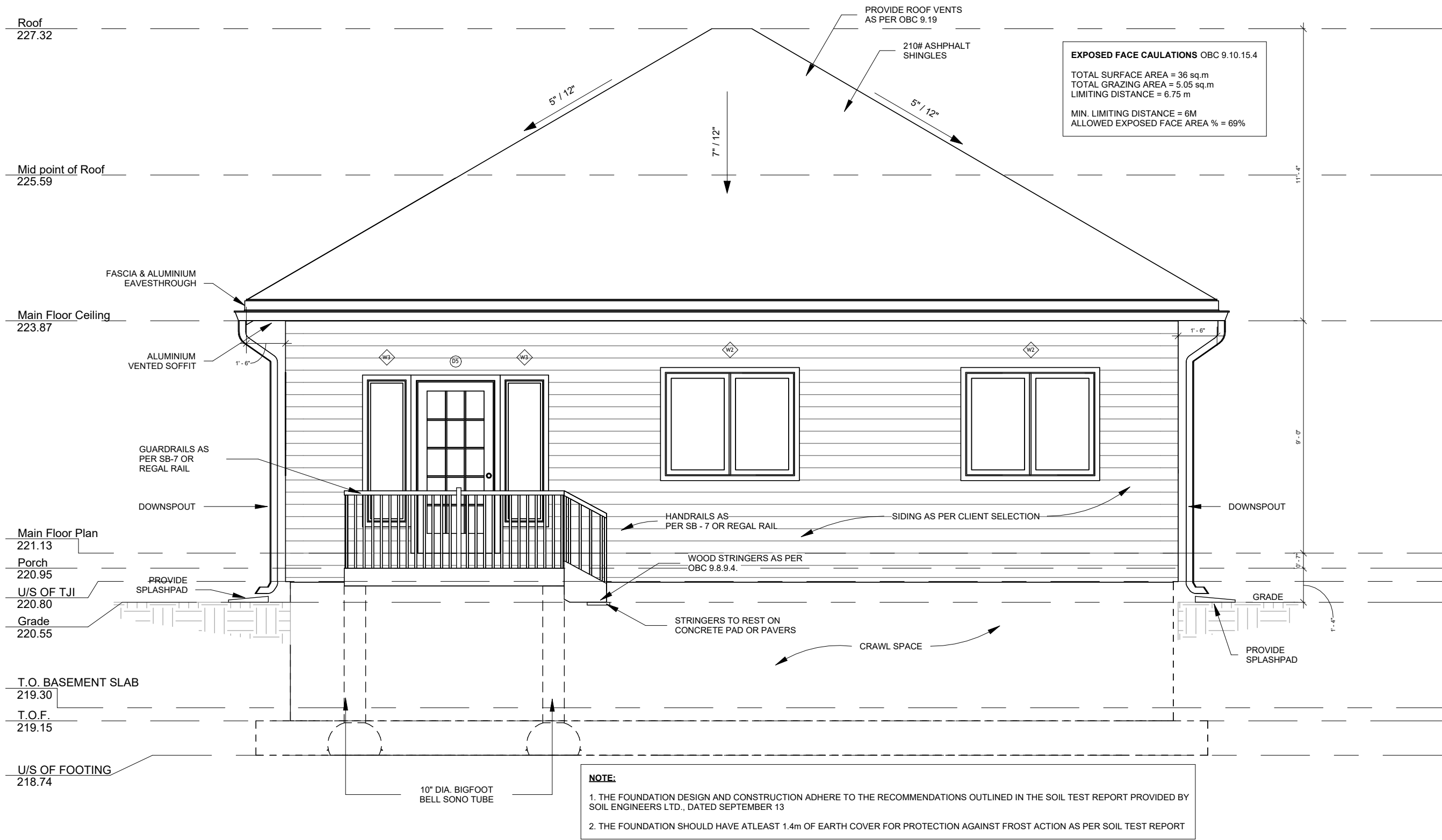
1 NORTH ELEVATION
 1/4" = 1'-0"

Roof 227.32
 Mid point of Roof 225.59
 Main Floor Ceiling 223.87
 Main Floor Plan 221.13
 U/S OF TJI 220.80
 Grade 220.55
 Back Grade 220.32
 T.O. BASEMENT SLAB 219.30
 T.O.F. 219.15
 U/S OF FOOTING 218.74

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EXPOSED FACE CAULATIONS OBC 9.10.15.4
 TOTAL SURFACE AREA = 36 sq.m
 TOTAL GRAZING AREA = 5.05 sq.m
 LIMITING DISTANCE = 6.75 m
 MIN. LIMITING DISTANCE = 6M
 ALLOWED EXPOSED FACE AREA % = 69%

NOTE:

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1 SOUTH ELEVATION
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 FIRM: BCIN 114997

CUSTOM NEW BUILD
 1123 STONEY POINT RD

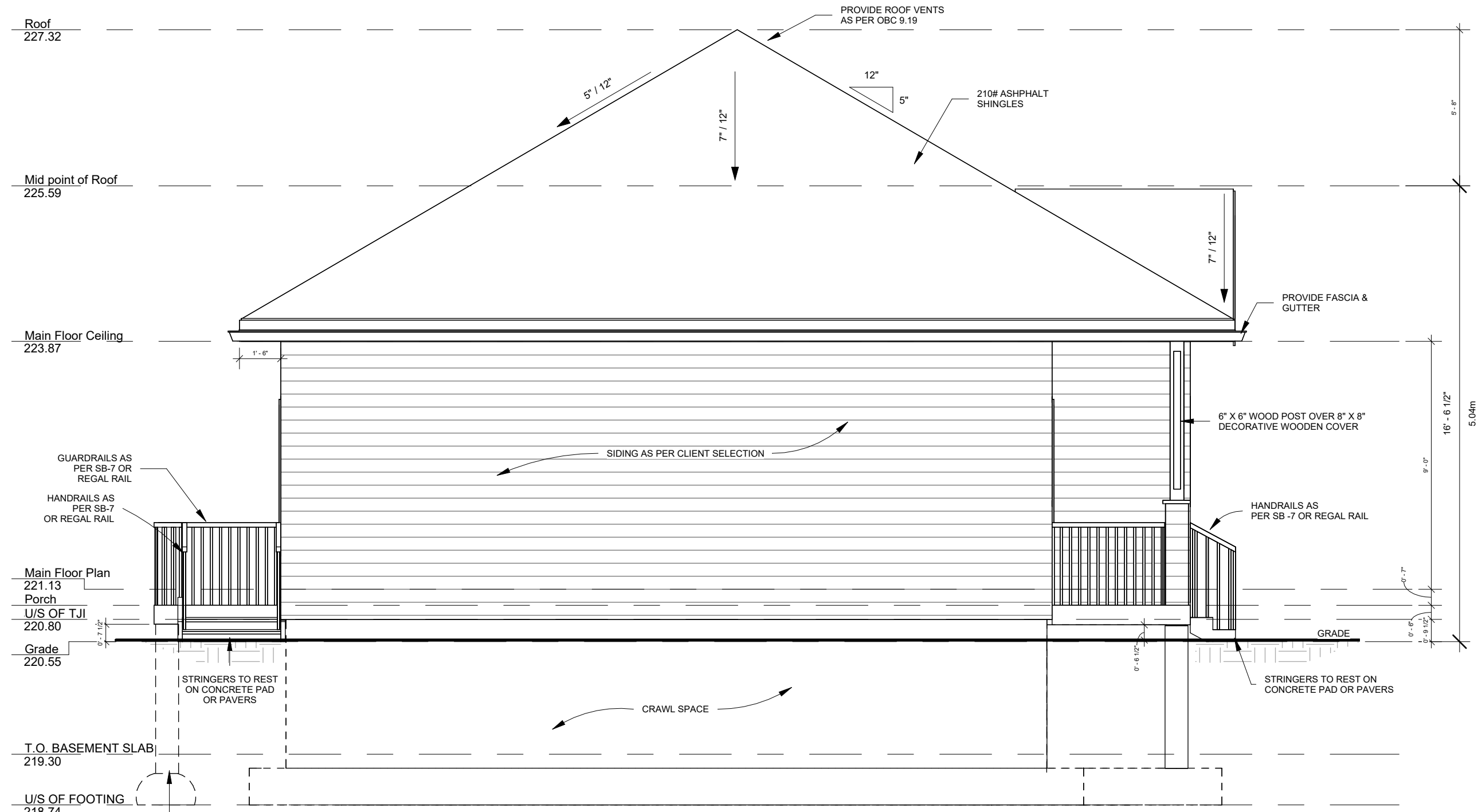
South Elevation

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

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

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CUSTOM NEW BUILD
 1123 STONEY POINT RD

East Elevation

Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

A108

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CUSTOM NEW BUILD
 1123 STONEY POINT RD

West Elevation

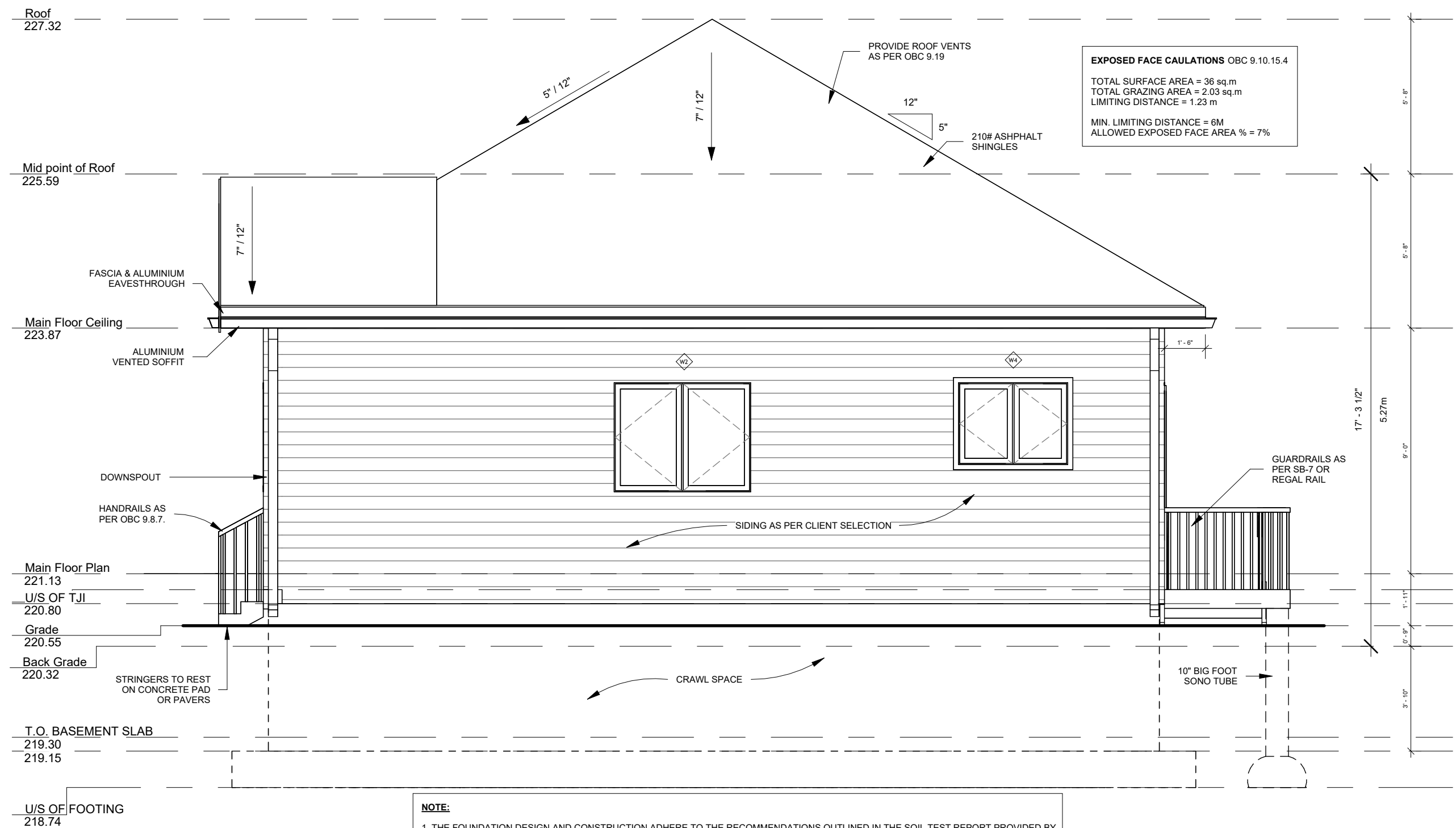
Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

A109



EXPOSED FACE CAULATIONS OBC 9.10.15.4
 TOTAL SURFACE AREA = 36 sq.m
 TOTAL GRAZING AREA = 2.03 sq.m
 LIMITING DISTANCE = 1.23 m
 MIN. LIMITING DISTANCE = 6M
 ALLOWED EXPOSED FACE AREA % = 7%

NOTE:

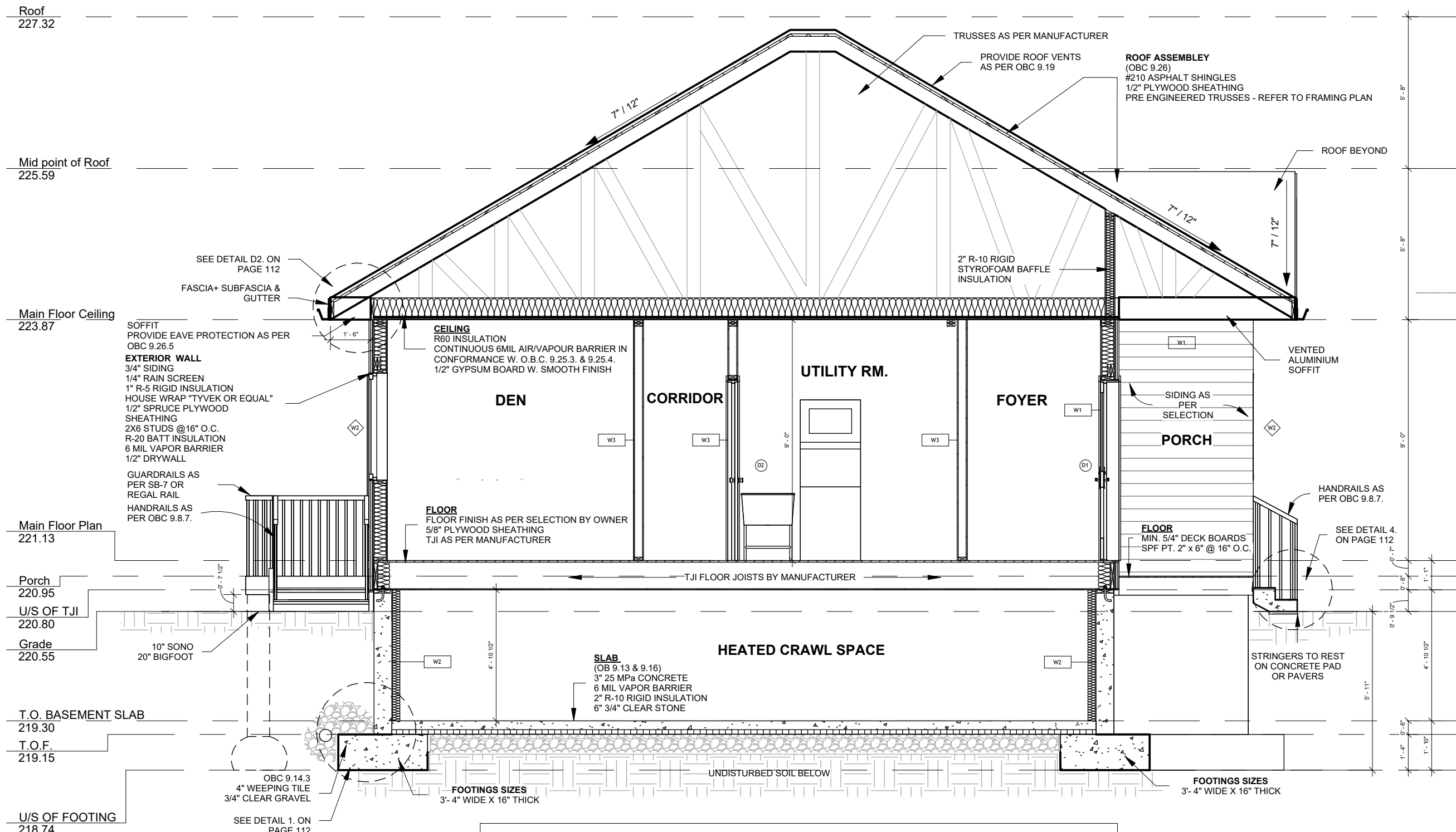
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1 WEST ELEVATION
 1/4" = 1'-0"

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CUSTOM NEW BUILD
 1123 STONEY POINT RD

Section 1

Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

A110

NOTE:

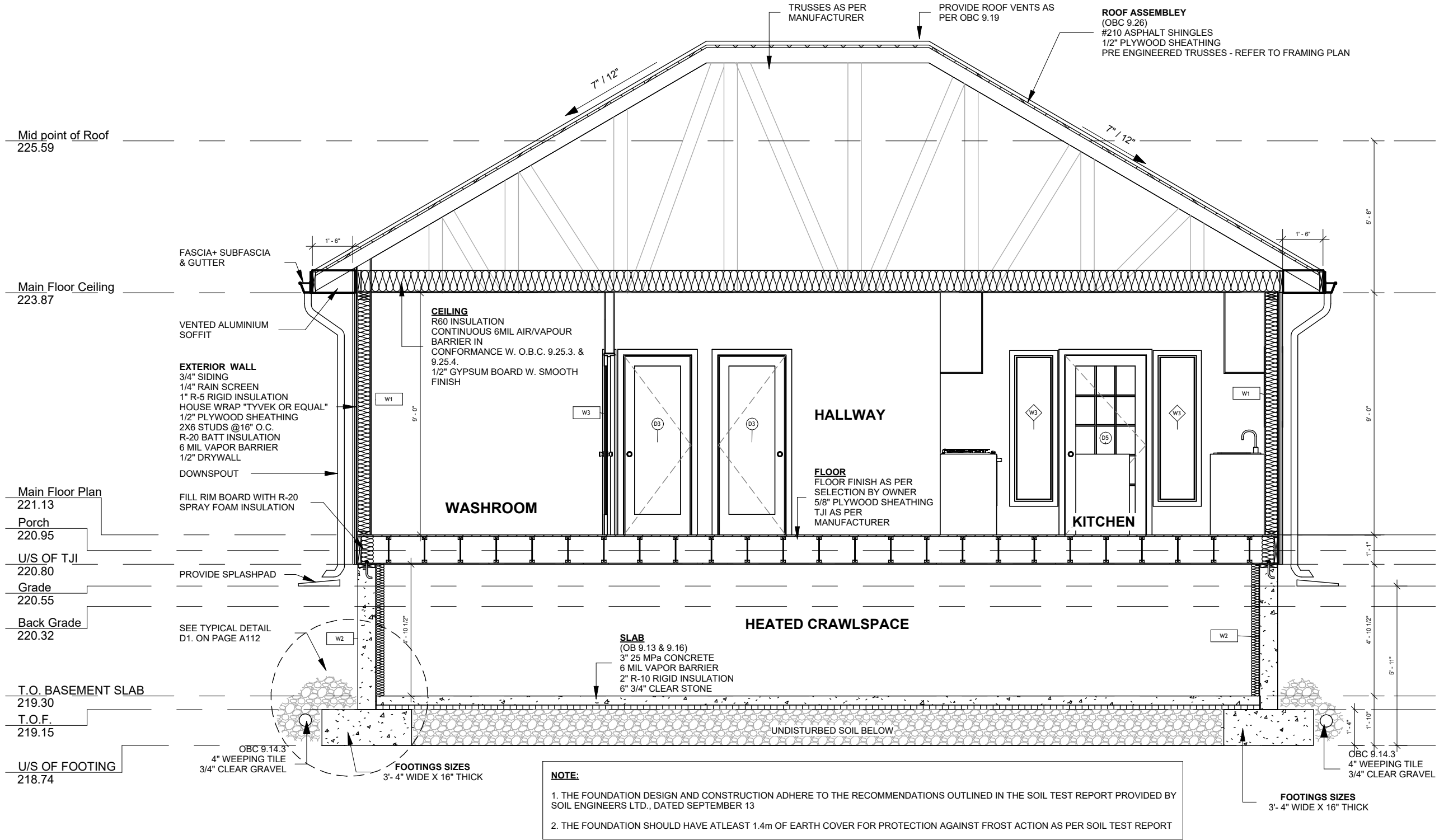
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1 Section 1
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CUSTOM NEW BUILD
 1123 STONEY POINT RD

Section 2

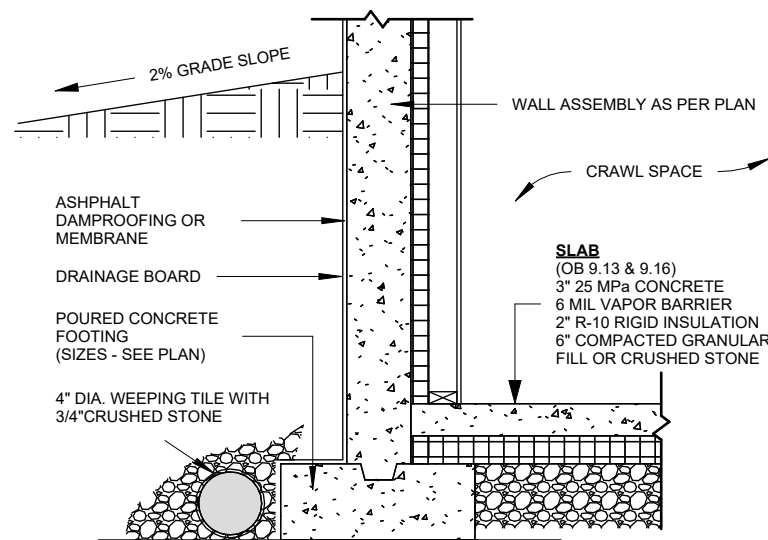
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A111

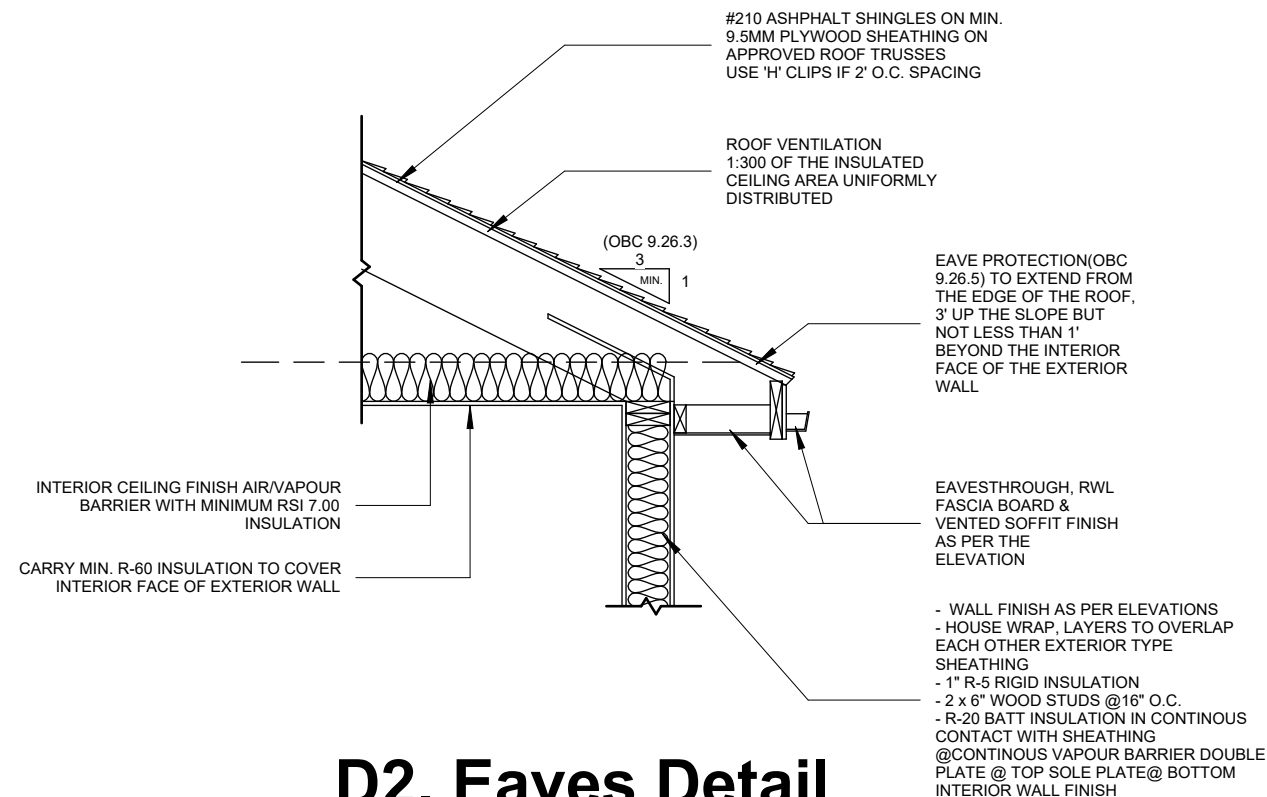
1 Section 2
 1/4" = 1'-0"

No.	Description	Date
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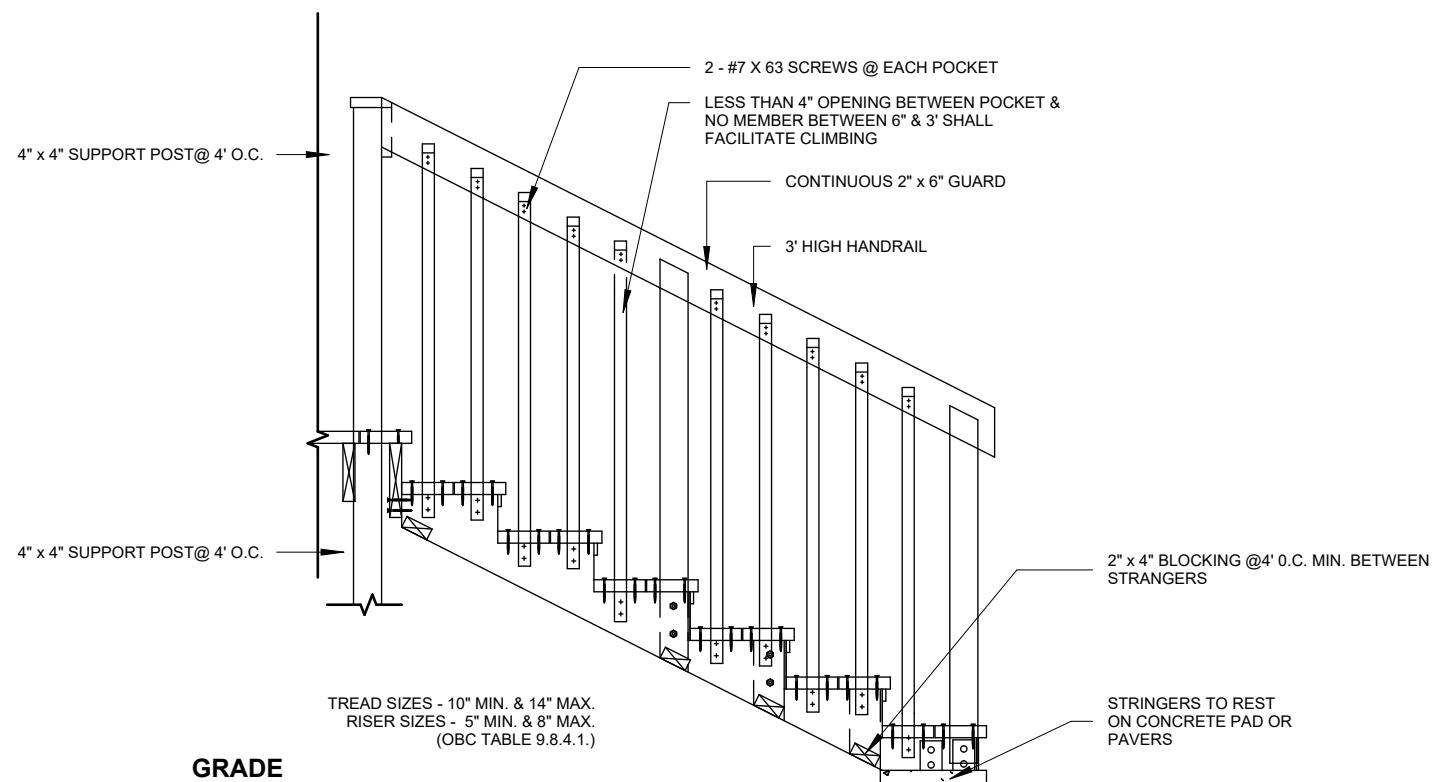
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 - ALL WORK TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.



D1. Frost Wall Detail
1/2" = 1'-0"



D2. Eaves Detail
1/2" = 1'-0"



NOTE:
AS PER SB-7 OR REGAL RAIL
ACCORDING TO TYPICAL DETAIL

D4. Stairs Detail
1/2" = 1'-0"

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

DESIGNER: BCIN 42072
FIRM: BCIN 114997

CUSTOM NEW BUILD
1123 STONEY POINT RD

Details

Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

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

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS NOTE

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.

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**DESIGNER: BCIN 42072
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**CUSTOM NEW BUILD
1123 STONEY POINT RD**

General Notes

Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

A113

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 termies are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 ¼" in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 17 ¾".
·Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter.

2. Dampproofing and Drainage

·In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required.
·Masonry foundation walls shall be parged with ¼ 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. Wall Supporting Int. Wall Column Area
1 9 7/8" width 7 7/8" width 4.3 ft2
2 13 ¼" width 13 ¼" width 8.1 ft2
3 17 ¾" width 19 ¼" 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.
·The projection of an unreinforced footing beyond the wall supported shall be greater or equal than its thickness.

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 extends 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 shall 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 2x6" 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 ½" plate under all roof and floor framing members.
·Provide 7 ½" solid masonry under beams and columns.
·Masonry wall to be tied to each tier of joists with 1 9/16X3/16" 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 minimum 3 ½" brick to minimum 3 ½" back-up block with corrosion resistant ties at least 0.028 in2 in 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 @ 3" 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 ¾" horizontally.
·Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least 1 13/16" into studs.

11. Exterior Garage Wall - Masonry Veneer

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

12. Exterior Walls - EIFS

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 allowed.
Install only Durock's Exterior Insulation and Finish System with CCMC approval and Ministels Ruling
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 for full height of exterior walls, and across underside of roof tie joists. ½ 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 specifications 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 plate.
- 2"x4" mid-girts if not sheathed
- ½" 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 Reinforcement
If 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 bridging.
·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 staggered 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 studs may be notched or drilled provided that no less than 2/3 the depth of the stud 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 ½" 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 roll 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, Beams & 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 beam.
·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 ½X3 ½": in all other cases either 5 ½"x5 ½" or 7 ¼" 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 ½"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 the 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 vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects.
·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
Other rooms 3.0 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 1 window having an unobstructed open area of 3.8 ft2 and no dimension less than 15, which is operable without tools.
·Exterior house doors and windows within 6-7" from grade shall be constructed to resist forced entry. Doors shall have a deadbolt 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 framing/forming openings.
(All Construction practices to be in accordance with OBC 2012 and authorities having jurisdiction.)

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.

24. Access to Attics

·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 interconnected to all other smoke alarms (9.10.19.5)
·At least one ULC rated combination smoke/CO detector/alarm shall be installed on or near the ceiling on each floor and basement level 2'11" or more above an adjacent level.
·Within dwelling units, at least one smoke alarm must be installed on each storey including basements. Additionally, a smoke alarm equipped 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 alarm shall be located in the hallway.
·A carbon monoxide detector shall be installed on or near the ceiling in every room containing a solid fuel burning fireplace or stove.

26. Stairs

·Maximum rise 7 7/8" · Minimum width 2'-10"
· 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 risers.
·Exterior concrete stairs with more than 2 risers require foundations

27. Handrails & Guards

·A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers.
·Guards are required around every accessible surface, which is more than 23 5/8" above the adjacent level.
·Interior and exterior guards min. 2'-11" high. Exterior guards shall be 3'-6" high where height above adjacent surface exceeds 5'-11"
·Guards shall have no openings greater than 4 and no member between 4" and 2'-11" that will facilitate climbing.

Decorative Trim

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.

28. Wood Blocking

·Wood blocking shall be provided within wall framing at stair locations for handrails in 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.

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 sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drainage system, ditch or dry well.

30. Electrical

·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 room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms, 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.
·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.
·Basements require a light for each 323 ft2, controlled by a switch at the head of the stairs.

31. Mechanical Ventilation

·A mechanical ventilation system is required with a total capacity of at least equal to the sum of:
10 cfm each for basement and master bedroom
5 cfm for each other room
·A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such.
·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 total required capacity.
·All exhaust fans shall be directly vented to the outdoors.
·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 installed.

·Supply air intakes shall be located so as to avoid contamination from exhaust outlets.
Gas Fireplaces
·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-combustible duct with operable damper and insect screen, min. 2" clearance to combustibles.

32. Exterior Lights at Entrances

·An exterior lighting outlet with fixture controlled by a wall switch located within the building shall be provided at every entrance to buildings of residential occupancy.