COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-059-2024

TAKE NOTICE that an application has been received by the Town of Innisfil from **Bruce Robson, Owner,** for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **PLAN 934 LOT 101** and is known municipally as **862 Blackwoods Ave** and is zoned as **"Residential 1 (R1)".**

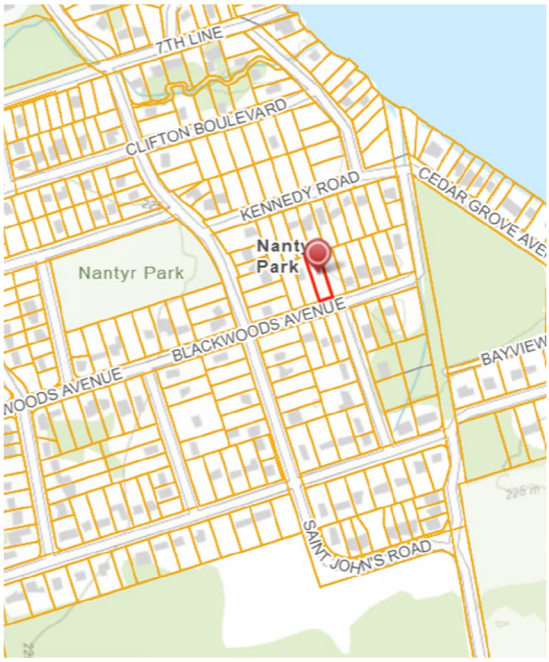
The applicant is proposing to construct a dwelling with an attached garage having an approximate width of 8.4 m. The applicant is seeking relief from Section 3.18.3(d) of the Zoning By-law which states that the maximum width of a garage shall not be greater than 50% of the width of the main wall of the principal building (15.88m).

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, January 23, 2025, 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.

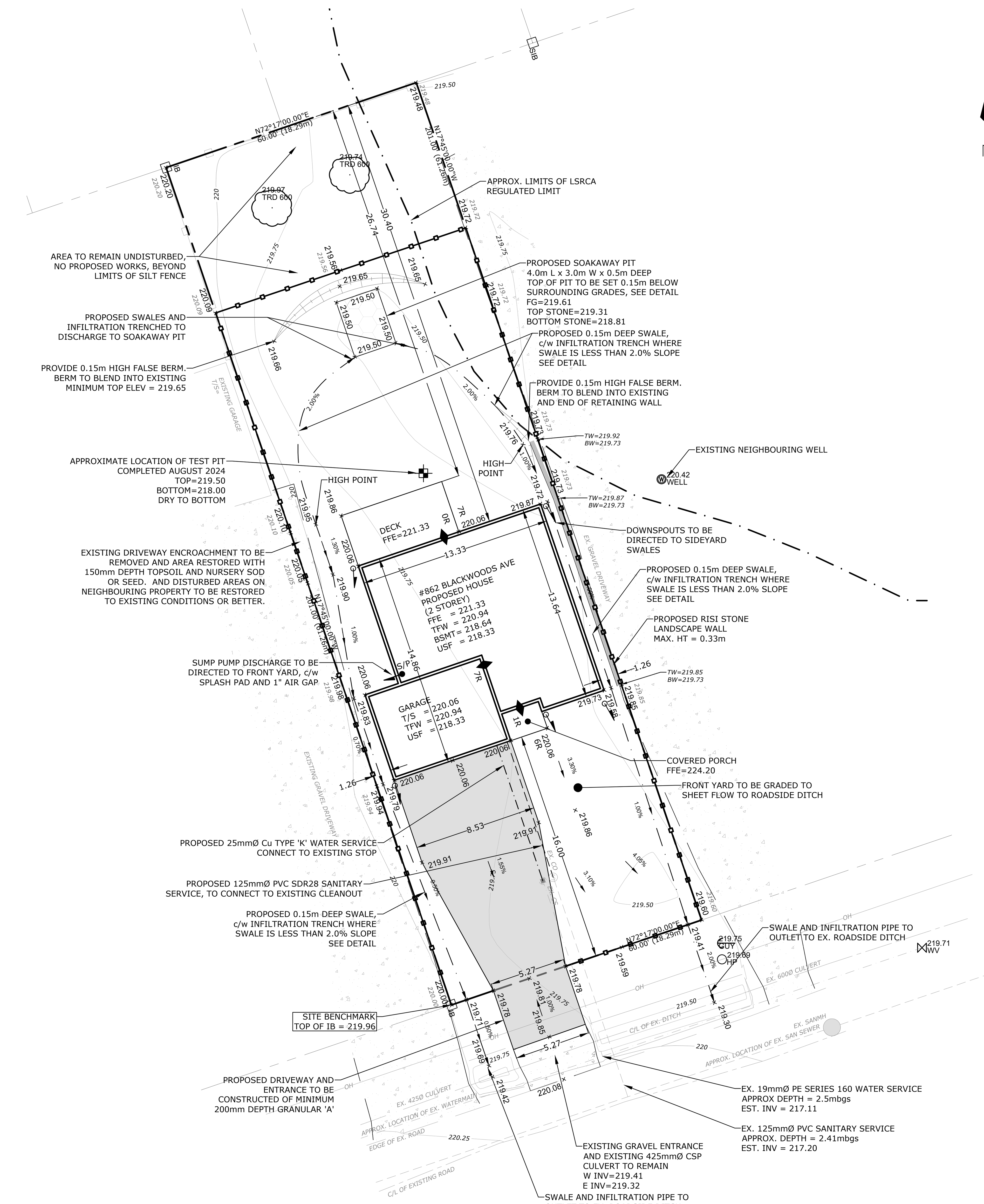
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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

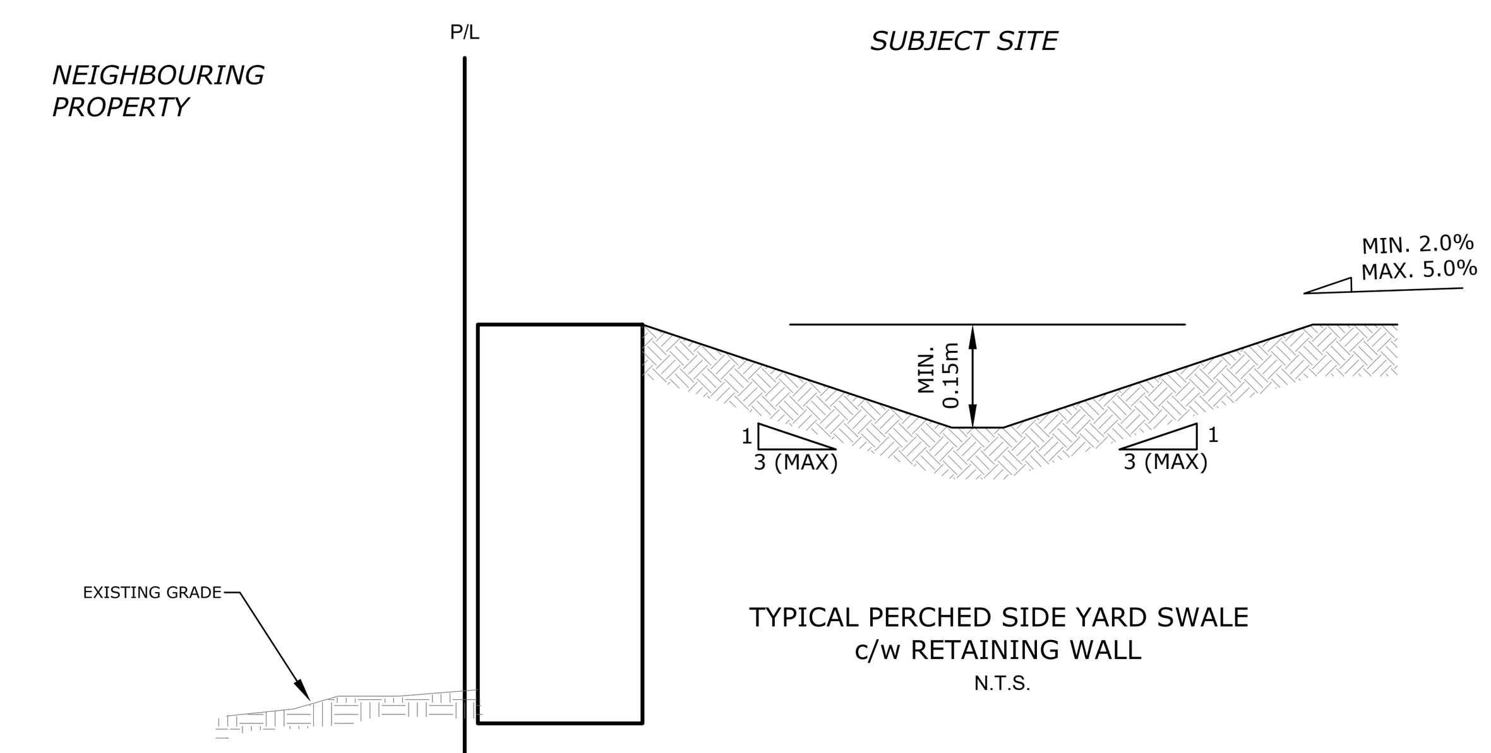


Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

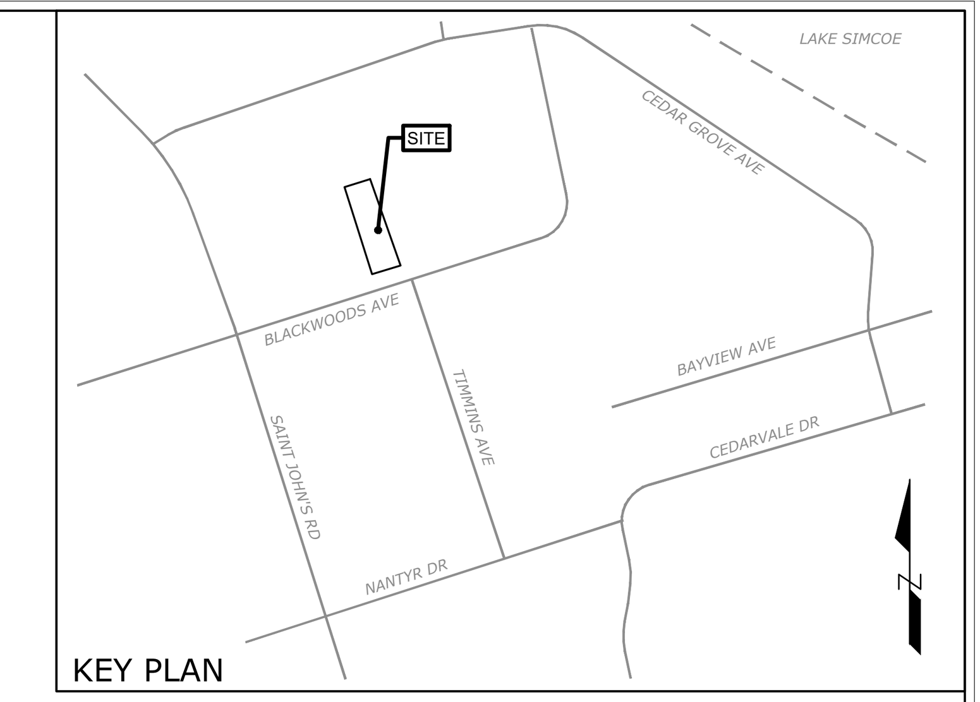
Dated: **January 7, 2025**

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





TYPICAL PERCHED SIDE YARD SWALE
c/w RETAINING WALL
N.T.S.



KEY PLAN

ZONING INFORMATION		
ZONE DESIGNATION R1	PERMITTED	PROVIDED
LOT AREA (sq.m)	600	1120 (EX)
LOT FRONTAGE (m)	15.0	18.29 (EX)
FRONT YARD SETBACK (m)	8.0	16.00
INTERIOR SIDE YARD SETBACK (m)	1.2	1.26 (W) 1.26 (E)
EXTERIOR SIDE YARD SETBACK (m)	6.0	N/A
REAR YARD SETBACK (m)	6.0	26.74
GROSS FLOOR AREA (sq.m)	N/A	N/A
LOT COVERAGE (%)	35	21.0
MINIMUM LANDSCAPES OPEN SPACE (TOTAL, sq.m)	30	885.2
MINIMUM LANDSCAPED OPEN SPACE (FRONT)	N/A	N/A
BUILDING HEIGHT (m)	9.0	9.0

GROUNDWATER INFORMATION

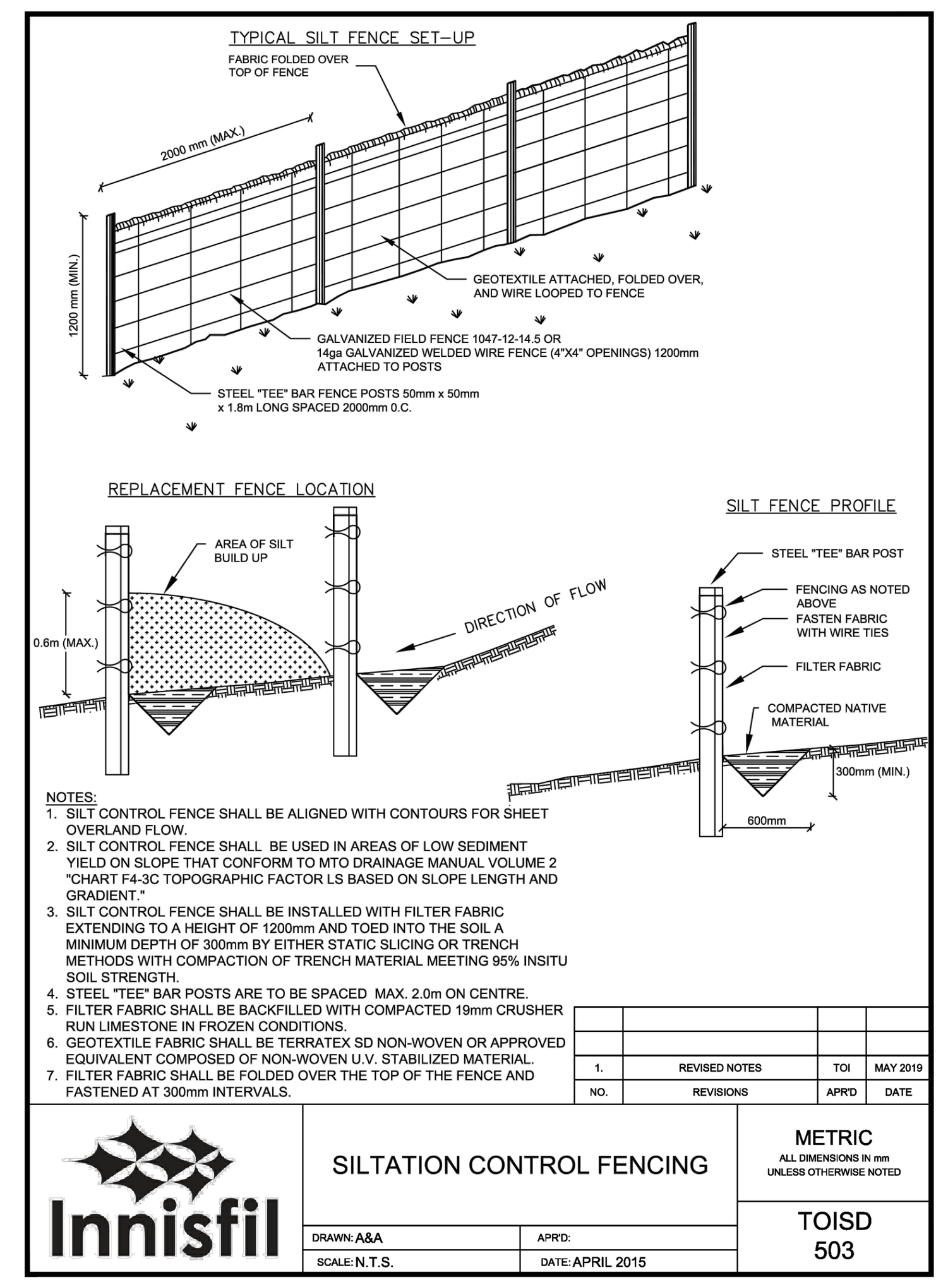
TEST PIT COMPLETED AUGUST 2024.
OWNER TO CONFIRM GROUNDWATER DEPTH PRIOR TO CONSTRUCTION AND TO INFORM CAPES ENGINEERING LTD. SHOULD ADJUSTMENTS BE REQUIRED TO THE BUILDING ELEVATIONS. PER SECTION 4.5.13 OF THE TOWN OF INNISFIL ENGINEERING STANDARDS, A MINIMUM OF 0.5m SHALL BE PROVIDED BETWEEN THE UNDERSIDE OF THE BASEMENT FLOOR SLAB AND THE MEASURED SEASONALLY HIGH GROUNDWATER TABLE.

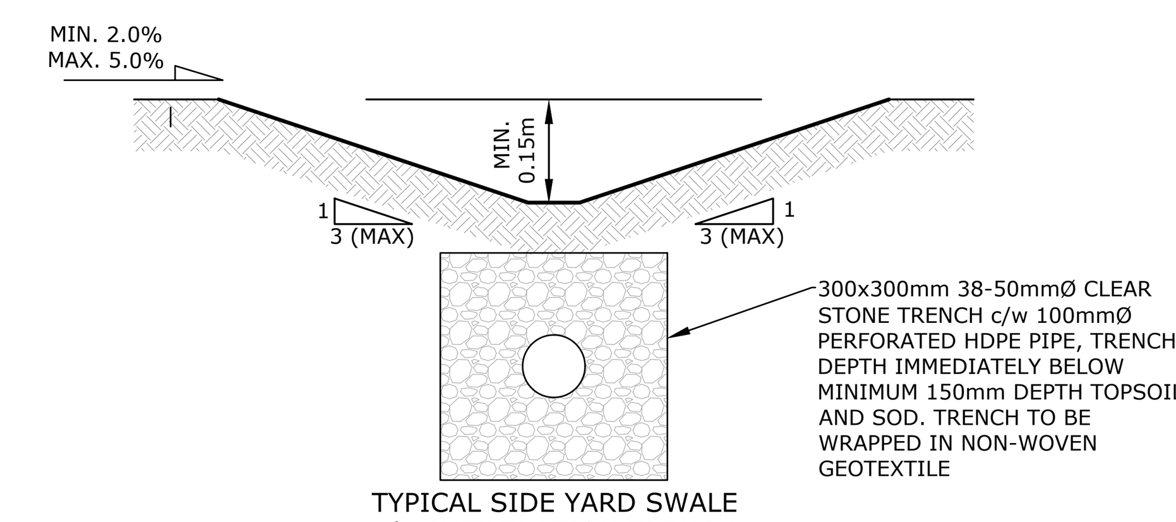
SERVICING CHECK BOX			
SERVICES	YES/NO	DEPTH @ P/L	INVERT @ P/L
WATER	YES	1.70m	±218.05
SANITARY	YES	1.80m	±217.95
STORM	NO	N/A	N/A

LEGEND

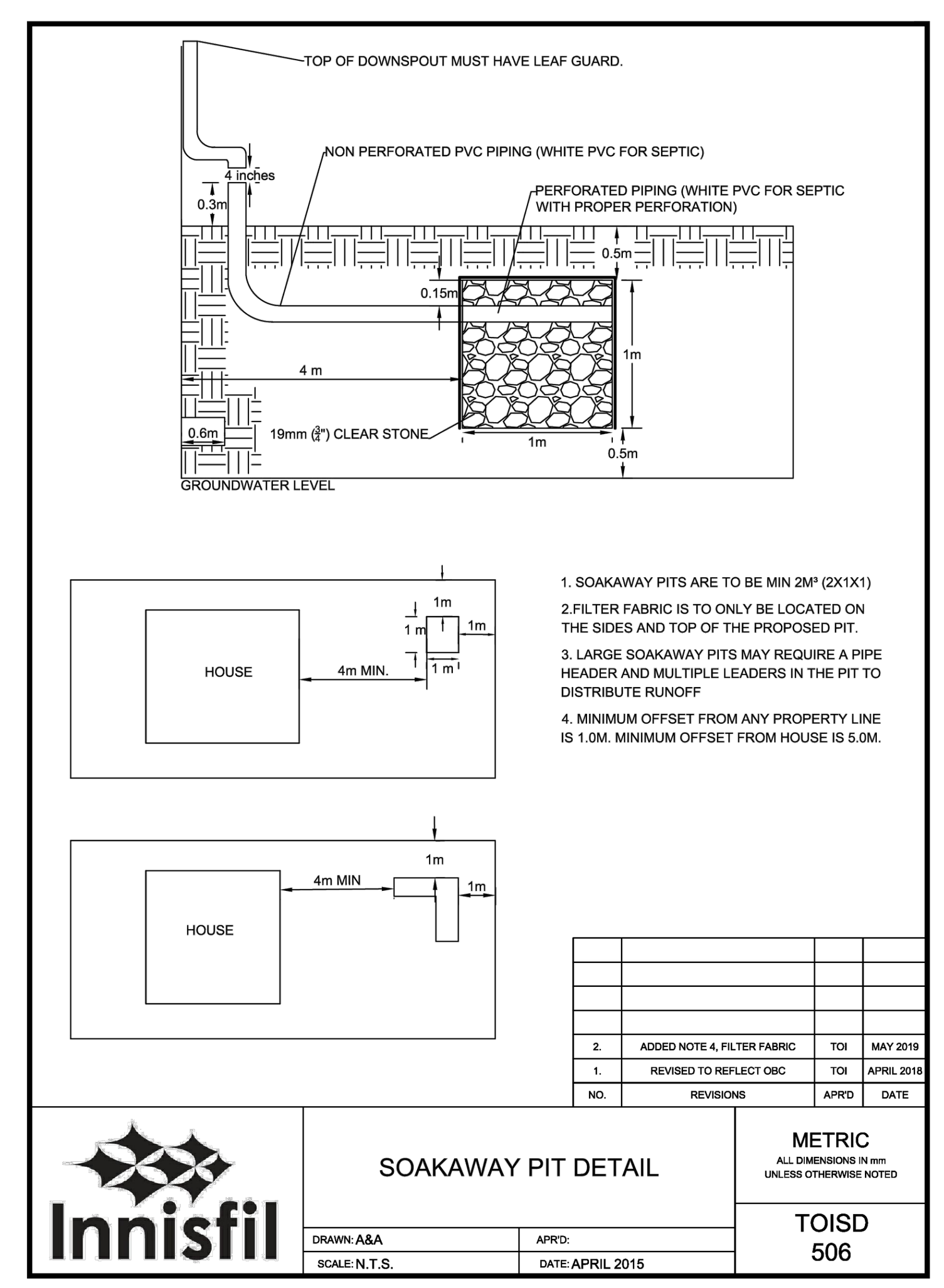
- EXISTING SANITARY SERVCE
- SANITARY SERVCE
- ROOF LEADER DISCHARGE LOCATION
- S/P SUMP PUMP DISCHARGE LOCATION TO SPLASH PAD, c/w AIR GAP
- TEST PIT LOCATIONS
- 3:1 SLOPING (MAXIMUM)
- × 184.90 PROPOSED GRADE
- × 184.90 EXISTING GRADE
- EX. CS EXISTING CURB STOP
- EX. CO EXISTING SANITARY CLEANOUT
- 1.5% PROPOSED SWALE AND FLOW DIRECTION AND SLOPE GRADE
- 2.5% PROPOSED SHEET FLOW DIRECTION AND GENERAL SLOPE

BUILDING ELEV./DETAILS	
F.F.E.	221.33
T.F.W.	220.94
B.T.F	218.64
U.S.F.	218.33
U.S.F. (OTHER)	N/A
GARAGE SLAB	220.06
T.F.W. GARAGE	220.94
U.S.F. GARAGE	218.33





TYPICAL SIDE YARD SWALE
c/w INFILTRATION TRENCH
NTS



NOTES

1. THE OWNER/BUILDER/APPLICANT MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
2. A COPY OF THE "ACCEPTED FOR CONSTRUCTION" LOT GRADING AND DRAINAGE PLAN IS ALWAYS TO BE ON SITE FOR REFERENCE DURING CONSTRUCTION.
3. THE OWNER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS BEING UNDERTAKEN.
4. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM.
5. ALL DOWNSPOUTS, SUMP PUMP AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ONTO A SPLASH PAD OR APPROVED EQUIVALENT.
6. ALL DISTURBED AREAS ARE TO BE SODDED OVER A MINIMUM OF 100mm OF TOPSOIL OR APPROVED ALTERNATIVE GROUND COVER.
7. ALL WORK WITHIN THE TOWNSHIP RIGHT-OF-WAY MUST BE RESTORED TO EQUAL OR BETTER CONDITION.
8. RETAINING WALLS ARE TO BE CONSTRUCTED OF ACCEPTABLE ARCHITECTURAL BLOCK OR APPROVED EQUIVALENT. FILTER CLOTH SHALL BE PLACED BEHIND ALL RETAINING WALLS TO PREVENT THE MIGRATION OF FINES. RETAINING WALLS ARE NOT TO ENCROACH INTO THE MUNICIPAL ROAD ALLOWANCE.
9. THE OWNER/BUILDER/APPLICANT MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
10. INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A POSITIVE OUTLET.
11. HEADWALLS SHALL BE CONSTRUCTED OF RISI-STONE (PISA 2) ARCHITECTURAL BLOCK. COMPLETE WITH FILTER CLOTH TO PREVENT THE MIGRATION OF FINES.
12. ALL SWALES SHALL HAVE A MINIMUM DEPTH OF 150mm; 150mm DIAMETER SUBDRAINS SHALL BE PROVIDED UNDER ALL SWALES WITH GRADIENTS LESS THAN 1.0%, SUBDRAINS SHALL BE PERFORATED, CORRUGATED PIPE WITH GEOTEXTILE AND BE BEDDED IN A 300mmX300mm CLEAR STONE TRENCH WRAPPED WITH FILTER CLOTH.
13. EXISTING VEGETATION ON SITE TO BE REMOVED AND DISPOSED OF OFF SITE BEFORE LOT GRADING WORK AS SPECIFIED.
14. FOOTING WIDTH SHALL BE PER O.B.C. SECTION 9.15.3.4 WITH WIDTH ADJUSTMENTS IF FOOTINGS ARE LOCATED NEAR SEASONALLY HIGH GROUNDWATER AS PER O.B.C SECTION 9.15.3.4.3.
15. AS PER SECTION 4.2.2.1 OF O. REG 332/12 BUILDING CODE A SUBSURFACE INVESTIGATION INCLUDING GROUNDWATER CONDITIONS IS REQUIRED PRIOR TO PLACING THE FOUNDATION. THE UNDERSIDE OF FLOOR SLAB AND ASSOCIATED DRAINS SHALL BE ENTIRELY LOCATED A MINIMUM SEPARATION OF 0.5m ABOVE THE SEASONAL HIGH GROUNDWATER LEVEL, OR AS REQUIRED PER HYDROSTATIC PRESSURES, BASED ON THE SUBSURFACE INVESTIGATION.
16. SUBSURFACE INVESTIGATION INFORMATION WAS NOT PROVIDED BY THE OWNER PRIOR TO THE COMPLETION OF THIS LOT GRADING PLAN. FURTHER SUBSURFACE INVESTIGATION IS REQUIRED. IF THE SUBSURFACE INVESTIGATION DEMONSTRATES A NEED TO ALTER THE BUILDING ELEVATIONS, THE OWNER/CONTRACTOR IS TO INFORM CAPES ENGINEERING LTD.
17. IT IS THE OWNER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL GROUNDWATER SEPARATIONS ARE ADHERED TO PRIOR TO CONSTRUCTION.

No	Revision	Date
1	FOR APPROVAL	2024-10-31
2	FOR SECOND SUBMISSION	2024-11-20

NOTES:

TOPOGRAPHIC SURVEY INFORMATION PREPARED BY JoeTOPO SURVEYING INC, COMPLETED OCTOBER 2024

SITE BENCHMARK:
TOP OF IRON BAR SOUTHWEST CORNER OF SITE, ELEV: 219.96

ELEVATIONS SHOWN HEREON ARE GEODETIC DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS USING THE 'CAN-NET' VRS NETWORK.
DATUM: GGVD 2028:78.
COORDINATES ARE IN NAD83 - UTM 17N (CANADA)

BOUNDARY INFORMATION:
LOT 101, EXTRAPOLATED FROM PLAN 934, PLAN OF NANTYR PARK EXTENSION, BEING A SUBDIVISION OF PART OF LOT 25, CONCESSION 6, IN THE TOWNSHIP OF INNISFIL, COUNTY OF SIMCOE.

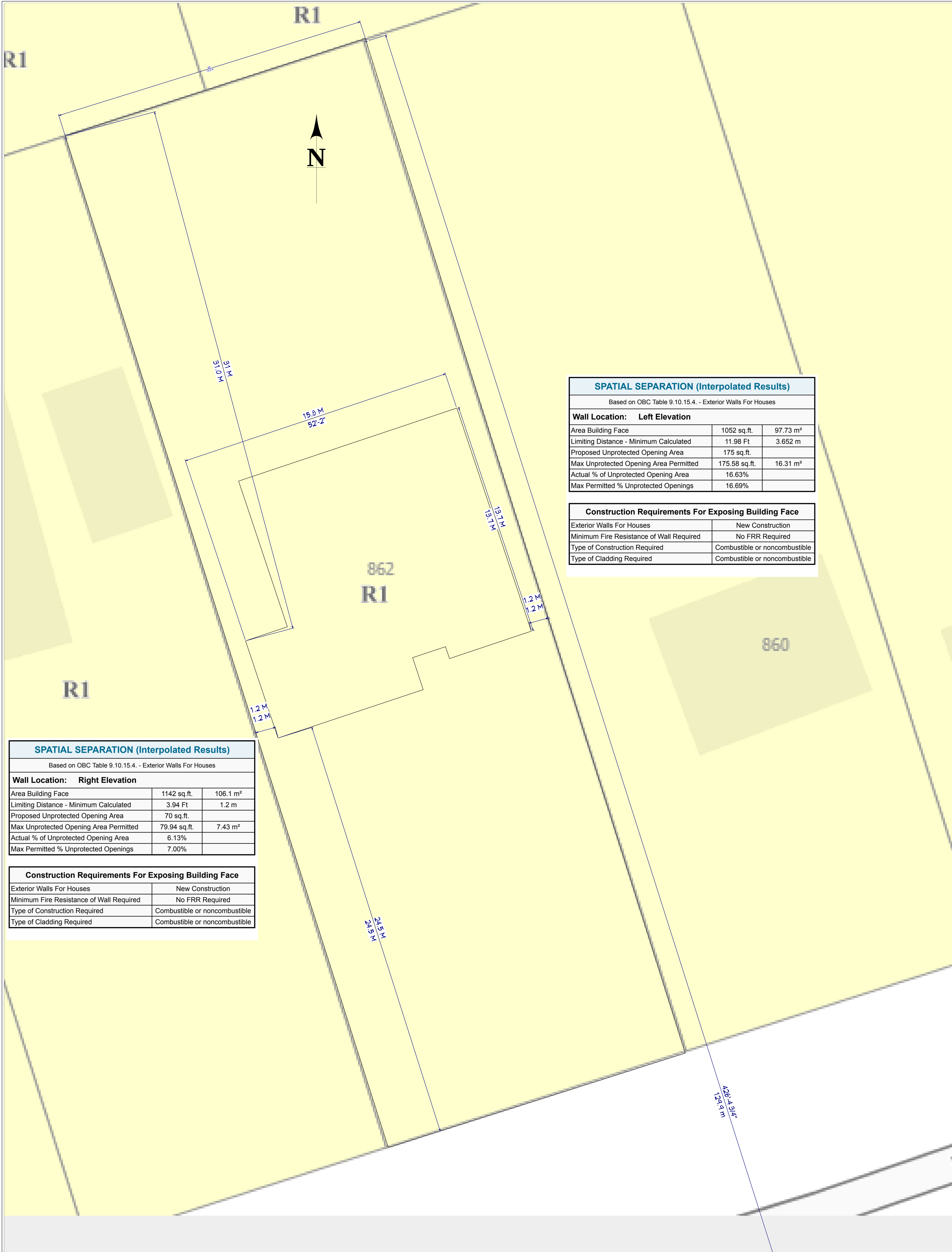
LICENSED PROFESSIONAL ENGINEER
C/CAPES
100056104
NOV. 20, 2024
PROVINCE OF ONTARIO

Client
BRUCE ROBSON

CAPES ENGINEERING
WWW.CAPESENGINEERING.COM

#862 BLACKWOODS AVE,
TOWN OF INNISFIL
LOT GRADING AND DRAINAGE PLAN

Designed	Checked	Date	Drawing No.
B. HUFFMAN	K. GRIFFIN	24/10/25	C1
Project No. 2024-140		Rev No. 1	
Scale 1:200	0 4.0 8.0 12.0m		



SITE PLAN
1 in = 125 in

SPATIAL SEPARATION (Interpolated Results)

Based on OBC Table 9.10.15.4. - Exterior Walls For Houses

Wall Location: Left Elevation

Area Building Face	1052 sq.ft.	97.73 m²
Limiting Distance - Minimum Calculated	11.98 Ft	3.652 m
Proposed Unprotected Opening Area	175 sq.ft.	
Max Unprotected Opening Area Permitted	175.58 sq.ft.	16.31 m²
Actual % of Unprotected Opening Area	16.63%	
Max Permitted % Unprotected Openings	16.69%	

Construction Requirements For Exposing Building Face

Exterior Walls For Houses	New Construction
Minimum Fire Resistance of Wall Required	No FRR Required
Type of Construction Required	Combustible or noncombustible
Type of Cladding Required	Combustible or noncombustible

SPATIAL SEPARATION (Interpolated Results)

Based on OBC Table 9.10.15.4. - Exterior Walls For Houses

Wall Location: Right Elevation

Area Building Face	1142 sq.ft.	106.1 m²
Limiting Distance - Minimum Calculated	3.94 Ft	1.2 m
Proposed Unprotected Opening Area	70 sq.ft.	
Max Unprotected Opening Area Permitted	79.94 sq.ft.	7.43 m²
Actual % of Unprotected Opening Area	6.13%	
Max Permitted % Unprotected Openings	7.00%	

Construction Requirements For Exposing Building Face

Exterior Walls For Houses	New Construction
Minimum Fire Resistance of Wall Required	No FRR Required
Type of Construction Required	Combustible or noncombustible
Type of Cladding Required	Combustible or noncombustible

Zoning Requirements	R1
Front yard offset	8m
Interior side yard offset	1.2m
Exterior Side Yard	6m
Rear yard offset	6m
Max. Building Height	9m
Maximum Lot Coverage	35%
Lot Area Min	600 m2
Road Frontage	15m

Table 3.1.1.2.A (IP)
ZONE 1 - Compliance Packages for Space Heating Equipment with AFUE ≥ 92%
Forming Part of Sentence 3.1.1.2.(1)

Component	Thermal Values[8]	Compliance Package					
		A1	A2	A3	A4	A5	A6
Ceiling with Attic Space	Min. Nominal R[1]	60	60	50	60	50	60
	Max. U[2]	0.017	0.017	0.020	0.017	0.020	0.017
	Min. Effective R[2]	59.22	59.22	49.23	59.22	49.23	59.22
Ceiling Without Attic Space	Min. Nominal R[1]	31	31	31	31	31	31
	Max. U[2]	0.036	0.036	0.036	0.036	0.036	0.036
	Min. Effective R[2]	27.65	27.65	27.65	27.65	27.65	27.65
Exposed Floor	Min. Nominal R[1]	31	31	35	31	35	31
	Max. U[3]	0.034	0.034	0.031	0.034	0.031	0.034
	Min. Effective R[3]	29.80	29.80	32.02	29.80	32.02	29.80
Walls Above Grade	Min. Nominal R[1]	22	19 + 5 ci	14 + 7.5 ci	22 + 5 ci	19 + 5 ci	22 + 5 ci
	Max. U[3]	0.059	0.049	0.054	0.047	0.049	0.047
	Min. Effective R[3]	17.03	20.32	18.62	21.40	20.32	21.40
Basement Walls[6]	Min. Nominal R[1]	20 ci	12 +10 ci	20 ci	20 ci	12 + 5 ci	20 ci
	Max. U[4]	0.047	0.048	0.047	0.047	0.063	0.047
	Min. Effective R[4]	21.12	20.84	21.12	21.12	15.96	21.12
Below Grade Slab Entire Surface > 600 mm Below Grade	Min. Nominal R[1]	—	—	—	—	—	—
	Max. U[4]	—	—	—	—	—	—
	Min. Effective R[4]	—	—	—	—	—	—
Heated Slab or Slab ≤ 600 mm Below Grade	Min. Nominal R[1]	10	10	10	10	10	10
	Max. U[4]	0.090	0.090	0.090	0.090	0.090	0.090
	Min. Effective R[4]	11.13	11.13	11.13	11.13	11.13	11.13
Edge of Below Grade Slab ≤ 600 mm Below Grade	Min. Nominal R[1]	10	10	10	10	10	10
Windows and Sliding Glass Doors	Max. U[5]	0.28	0.28	0.25	0.28	0.28	0.28
	Energy Rating	25	25	29	25	25	25
Skylights	Max. U[5]	0.49	0.49	0.49	0.49	0.49	0.49
Space Heating Equipment	Min. AFUE	96%	96%	94%	96%	94%	92%
HRV	Min. SRE	75%	75%	81%	75%	70%	65%
Domestic Water Heater[7]	Min. EF	0.80	0.70	0.67	0.67	0.80	0.80
Column 1	2	3	4	5	6	7	8

Page Numbering Legend

L = Landscape	100 series: plans
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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:

BRHDG
BrambleRidge HOME DESIGN GROUP

11 James Street, Seguin, Ontario, P2A 0B6
705-704-9393
Email: les@brhdg.com

BrambleRidge HD Group BCIN 112388
LW Hess BCIN 109946

Drawn by: Les Hess
Reviewed by: Les Hess
BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:

NEW RESIDENCE

PROJECT ADDRESS:

862 Blackwoods Ave
Innisfil Ontario

SHEET TITLE:

Site Plan

NOTES:

1. The copyright for this drawing is held by BrambleRidge Home Design Group

2. The builder is responsible to verify dimensions and notify BrambleRidge Home Design Group of any discrepancies.

3. All work is to be completed in accordance with the Ontario Building Code and all applicable local bylaws.

4. These drawings are for use only for the purpose of obtaining a building permit and are not valid if not reviewed by the Municipal Authority Having Jurisdiction.

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Do not scale the drawings.

LAYOUT PAGE TABLE

NUMBER	TITLE	DESCRIPTION	COMMENTS
1	GRADING PLAN		
2	SITE PLAN		
3	FOUNDATION		
4	FLOOR PLAN		
5	FLOOR PLAN		
6	ROOF PLAN		
7	ELEVATIONS		
8	SECTIONS		
9	DETAILS		
10	ELECTRICAL		
11	PLUMBING		
12	STRUCTURAL		
13	GUARD DETAILS		

CLIMATIC & DESIGN LOAD DATA

Barrie, Ontario

ROOF LOADING	**KPA (psf)**
GROUND SNOW LOAD Ss	2.5 (52.21 psf)
RAIN LOAD Sr	0.4 (8.35 psf)
SNOW LOAD FACTOR Cb	0.55
ROOF DESIGN SNOW LOAD	1.77 (37.07 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
GROUND & SECOND FLOOR	1.92 (40.00 psf)
FLOOR/CEILING DESIGN DEAD LOAD	0.72 (15.00 psf)
WIND LOADING	
1/50 WIND PRESSURE	0.36 (7.52 psf)
1/10 WIND PRESSURE	0.28 (5.85 psf)
TEMPERATURE	
DEGREE DAYS BELOW 18°C	4380
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1556 psf)
ROCK	500 (10,443 psf)
FREEZING INDEX	1989
ELEVATION	245

THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD-BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.

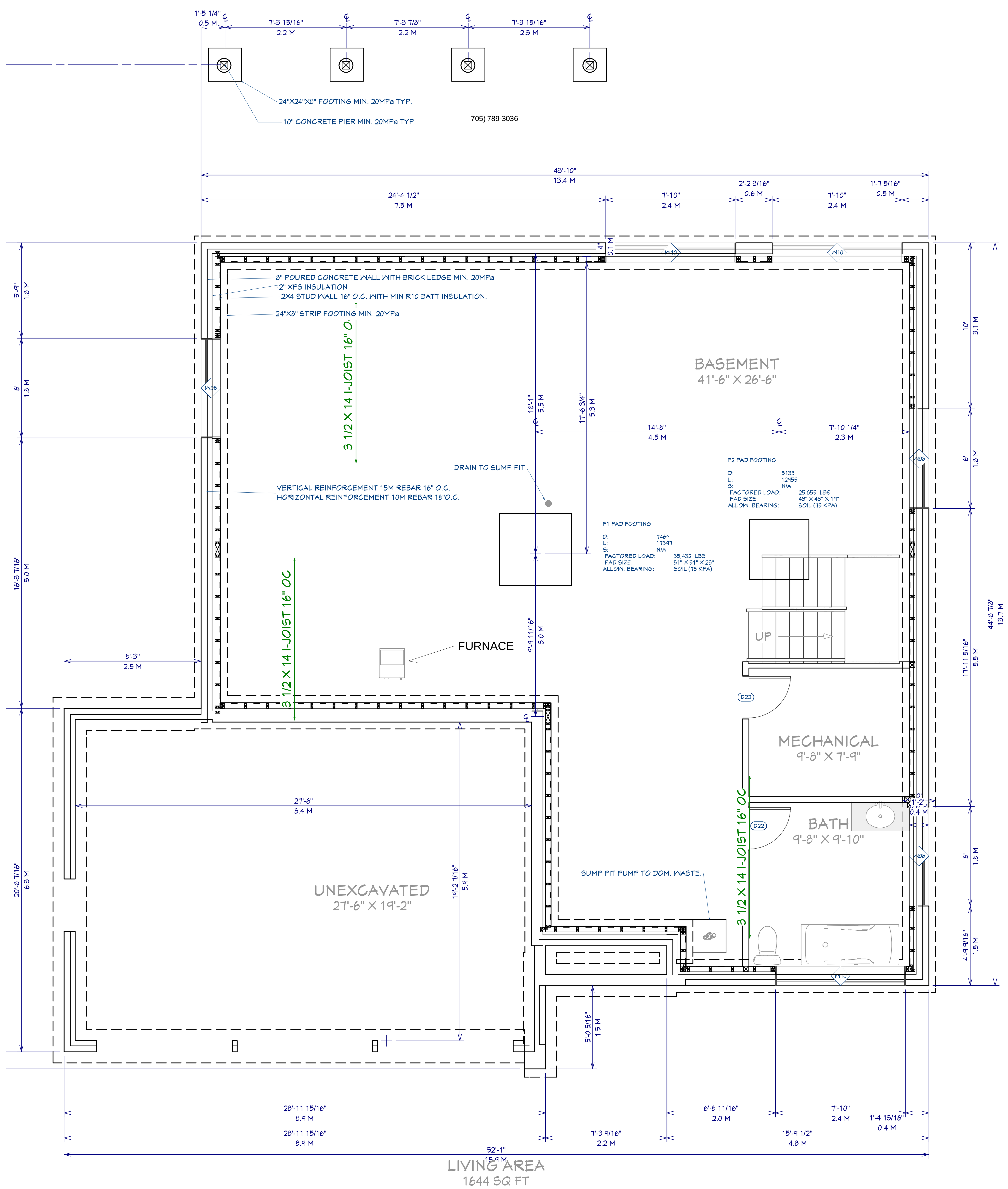
IBD INTERACTIVE BUILDING DESIGN

DATE: Friday, December 6, 2024

SCALE: DO NOT SCALE

Drawing Sheet Size: ARCH D (24" x 36")

A102



Foundation
1/4 in = 1 ft

FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

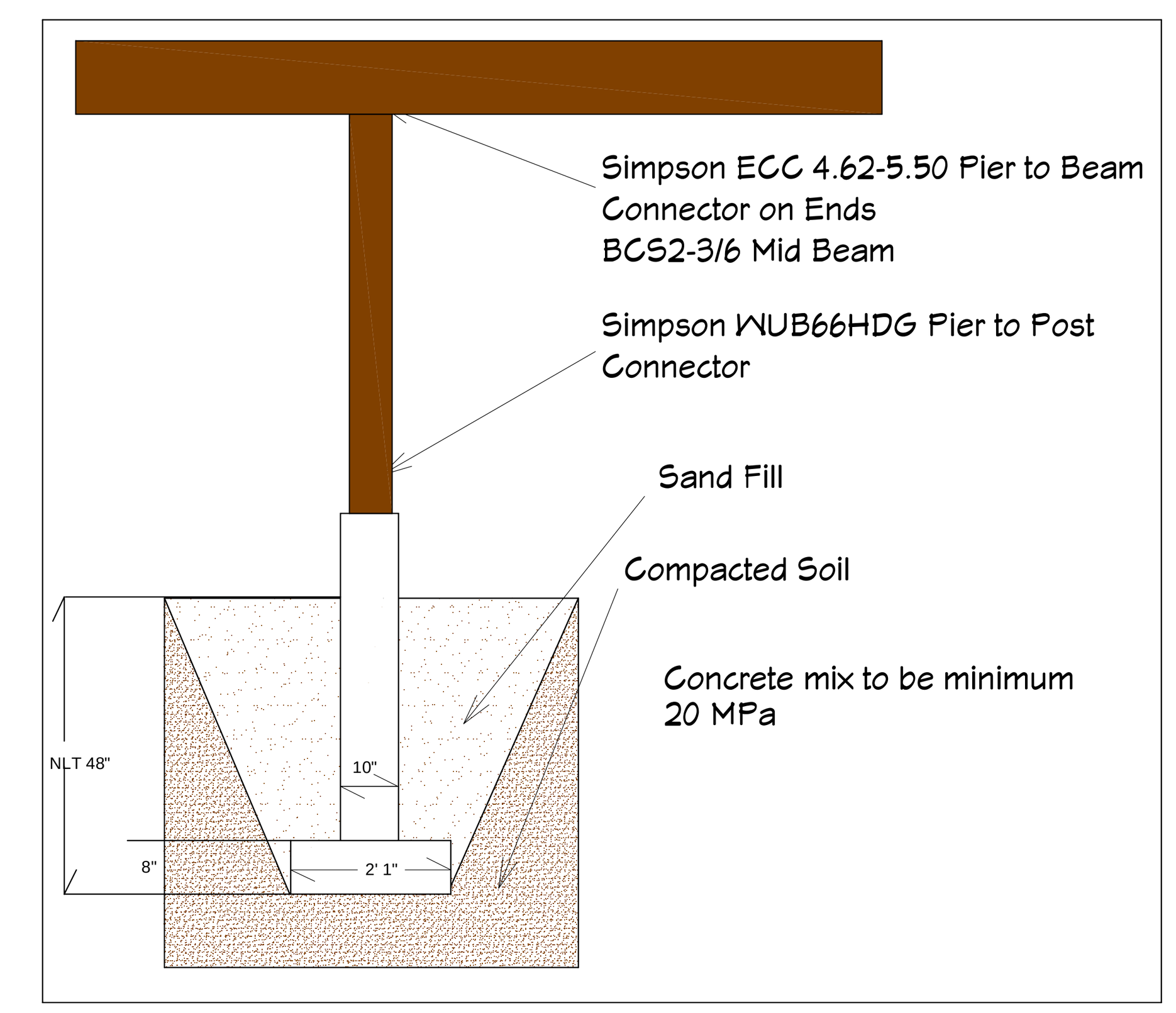
CONCRETE STRENGTH,
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

* JOINTS AROUND WINDOW AND DOOR FRAMES
* JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
* JOINTS BETWEEN WALL AND FOUNDATION
* JOINTS BETWEEN WALL AND ROOF
* JOINTS BETWEEN WALL PANELS
* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS



BRHDG
BrambleRidge HOME DESIGN GROUP
BCIN Individual: # 109946
BCIN (Firm): # 112388

FOOTINGS - PART 9 PRESCRIPTIVE

DESIGN CODES/STANDARDS: OBC 2012

BRHDG Project No.:	BRHDG-24.019	Print Date:	18-Jun-24
Project Name:	New Home		
Project Address:	1012 Ferrier Ave		
Project Municipality:	Innisfil Ontario		
Climatic Locality:	Barrie		

9.15.3.4.(2).: Where the proposed joist span exceeds 16'-0" (4.9 m) in buildings with light wood frame walls, floors and roofs, footing widths shall be determined according to,
(a) Section 4.2., or
(b) The following formula:

$$W = w * [\Sigma sjs / (storeys * 4.9)]$$

Where,
W = minimum footing width
w = minimum width of footings supporting joists not exceeding 16'-0" as defined by Table 9.15.3.4.
Σ sjs = the sum of the supported joist spans on each storey, whose load is tranfered to the footing
storeys: number of storeys supported by the footing

Exterior Walls:		Wall Ht (Ft)	Added Width (in):	
Number of Floors Supported:	2			
Wall Type-1st Floor:	Masonry Veneer		2.50"	
Wall Type-2nd Floor:	Masonry Veneer		2.50"	
Wall Type-3rd Floor:	N/A			
			5.00"	
Joist Span-1st Floor (Ft):	22.00 Ft			
Joist Span-2nd Floor (Ft):	22.00 Ft			
Joist Span-3rd Floor (Ft):		44.00 Ft	18.95"	9.15.3.4.2.

TOTAL (MIN) EXTERIOR WALL FOOTING WIDTH (W):	24.00"
Foundation Wall Width:	8.00"
Minimum Footing Thickness:	8.00"

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SHEET TITLE:
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Barrie, Ontario

ROOF LOADING	**KPA (psf)**
GROUND SNOW LOAD Ss	2.5 (52.21 psf)
RAIN LOAD Sr	0.4 (8.35 psf)
SNOW LOAD FACTOR Cb	0.55
ROOF DESIGN SNOW LOAD	1.77 (37.07 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
GROUND & SECOND FLOOR	1.92 (40.00 psf)
FLOOR/CEILING DESIGN DEAD LOAD	0.72 (15.00 psf)
WIND LOADING	
1/50 WIND PRESSURE	0.36 (7.52 psf)
1/10 WIND PRESSURE	0.28 (5.85 psf)
TEMPERATURE	
DEGREE DAYS BELOW 18°C	4380
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1556 psf)
ROCK	500 (10,443 psf)
FREEZING INDEX	1989
ELEVATION	245

THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD-BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.

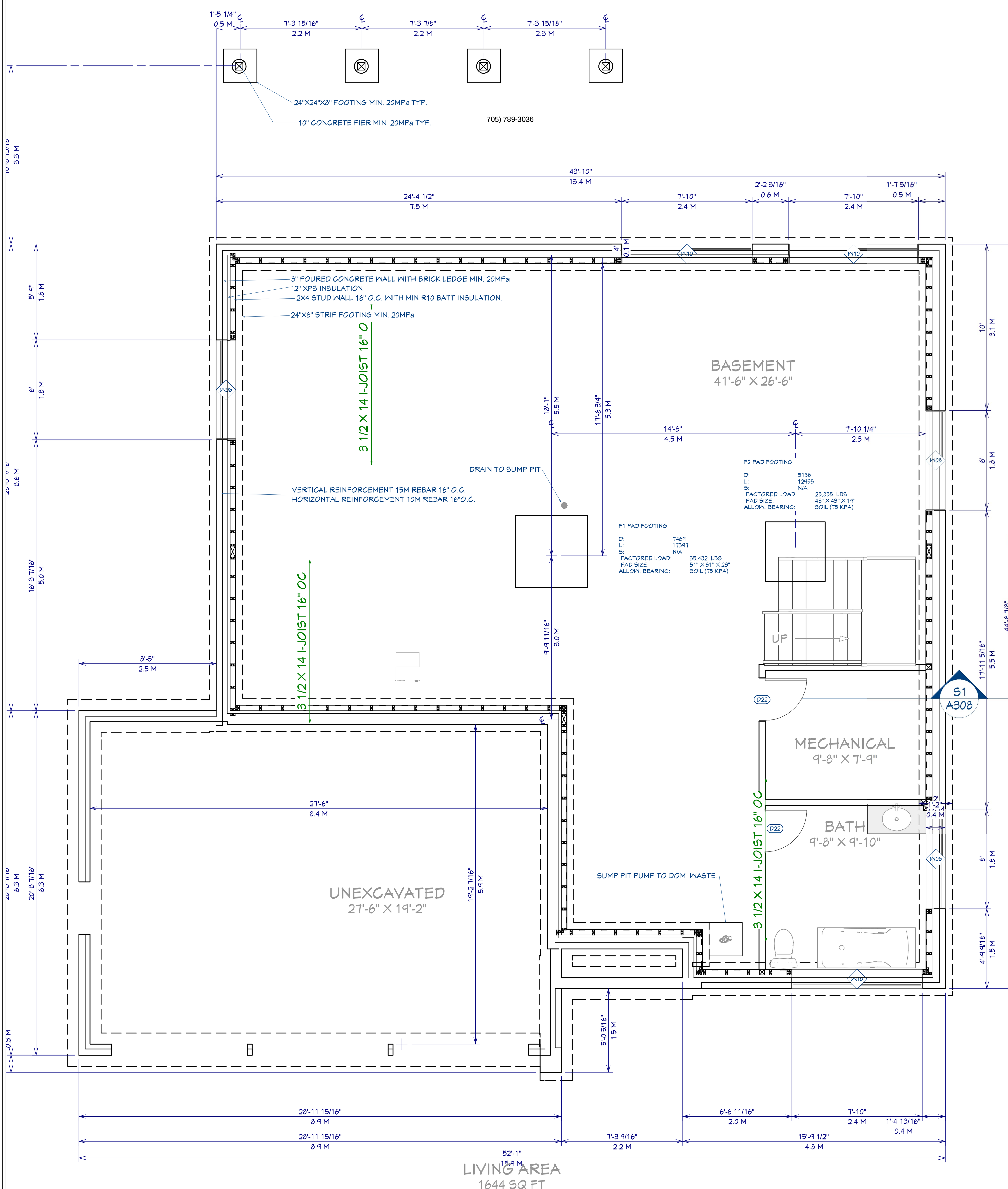
IBD INTERACTIVE BUILDING DESIGN

DATE: Friday, December 6, 2024

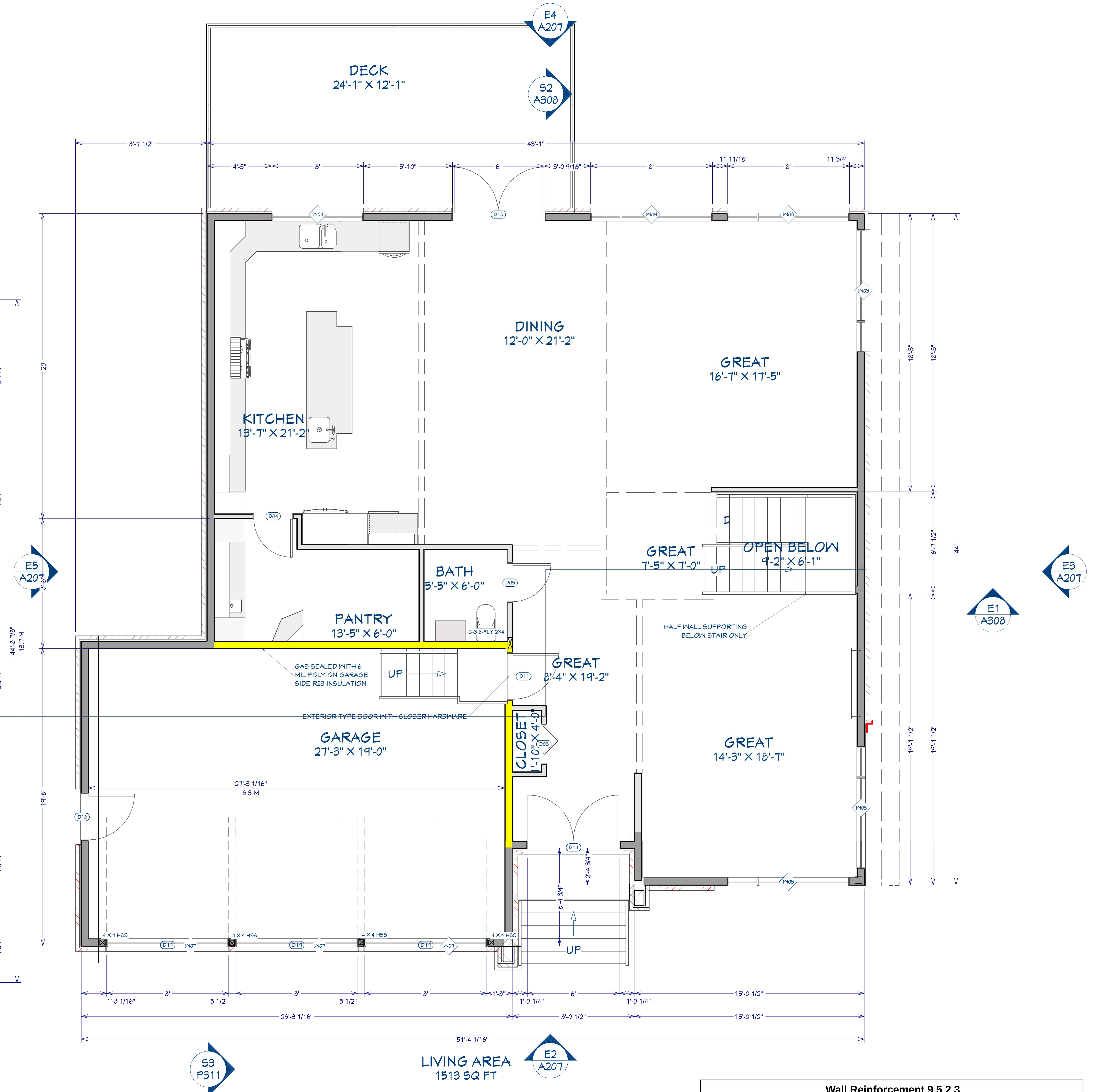
SCALE: DO NOT SCALE

Drawing Sheet Size: ARCH D (24" x 36")

A103



BASEMENT
1/4 in = 1 ft



1ST FLOOR
1/4 in = 1 ft

Wall Reinforcement 9.5.2.3

(1) If wood walls or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following:
(a) for a water closet, a grab bar described in clauses 3.8.3.8.(3)(a) and a grab bar described in clause 3.8.3.8.(3)(c)
(b) for a shower, a grab bar described in clause 3.8.3.13.(2)(f), and
(c) for a bathtub, a grab bar described in clause 3.8.3.13.(4)(c).

BEAM LEGEND

B-5 8X14 DFIR #1 CONT's (DP,2-SP)

- B-5 -BEAM NUMBER
- BEAM SIZE
- BEAM MATERIAL
- MATERIAL GRADE
- CONTINUOUS
- NUMBER OF BEAM SPANS
- DP=DROPPED
- FL=FLUSH

Page Numbering Legend

L = Landscape	100 series: plans
A = Architectural	200 series: elevations
S = Structural	300 series: sections
M = Mechanical	400 series: large scale plans
P = Plumbing	500 series: details
E = Electrical	600 series: schedules

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:
BRHDG
BrambleRidge HOME DESIGN GROUP
11 James Street, Seguin, Ontario, P2A 0B6
705-704-9393
Email: les@brhdg.com
Drawn by: Les Hess
Reviewed by: Les Hess
BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:
NEW RESIDENCE

PROJECT ADDRESS:
862 Blackwoods Ave
Innisfil Ontario

SHEET TITLE:
Floor Plan

NOTES:

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LAYOUT PAGE TABLE

NUMBER	TITLE	DESCRIPTION	COMMENTS
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9	DETAILS		
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12	STRUCTURAL		
13	GUARD DETAILS		

CLIMATIC & DESIGN LOAD DATA
Barrie, Ontario

ROOF LOADING	KPA (psf)
GROUND SNOW LOAD Ss	2.5 (52.21 psf)
RAIN LOAD Sr	0.4 (8.35 psf)
SNOW LOAD FACTOR Cb	0.55
ROOF DESIGN SNOW LOAD	1.77 (37.07 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
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WIND LOADING	
1/50 WIND PRESSURE	0.36 (7.52 psf)
1/10 WIND PRESSURE	0.28 (5.85 psf)
TEMPERATURE	
DEGREE DAYS BELOW 18°C	4380
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1556 psf)
ROCK	500 (10,443 psf)
FREEZING INDEX	1989
ELEVATION	245

THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD-BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.

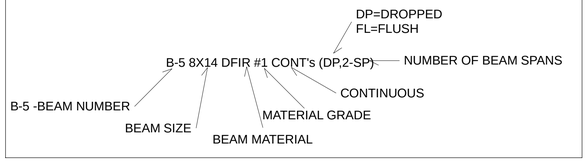
DATE: Friday, December 6, 2024

SCALE: DO NOT SCALE

Drawing Sheet Size: ARCH D (24" x 36")

A104

BEAM LEGEND



Wall Reinforcement 9.5.2.3

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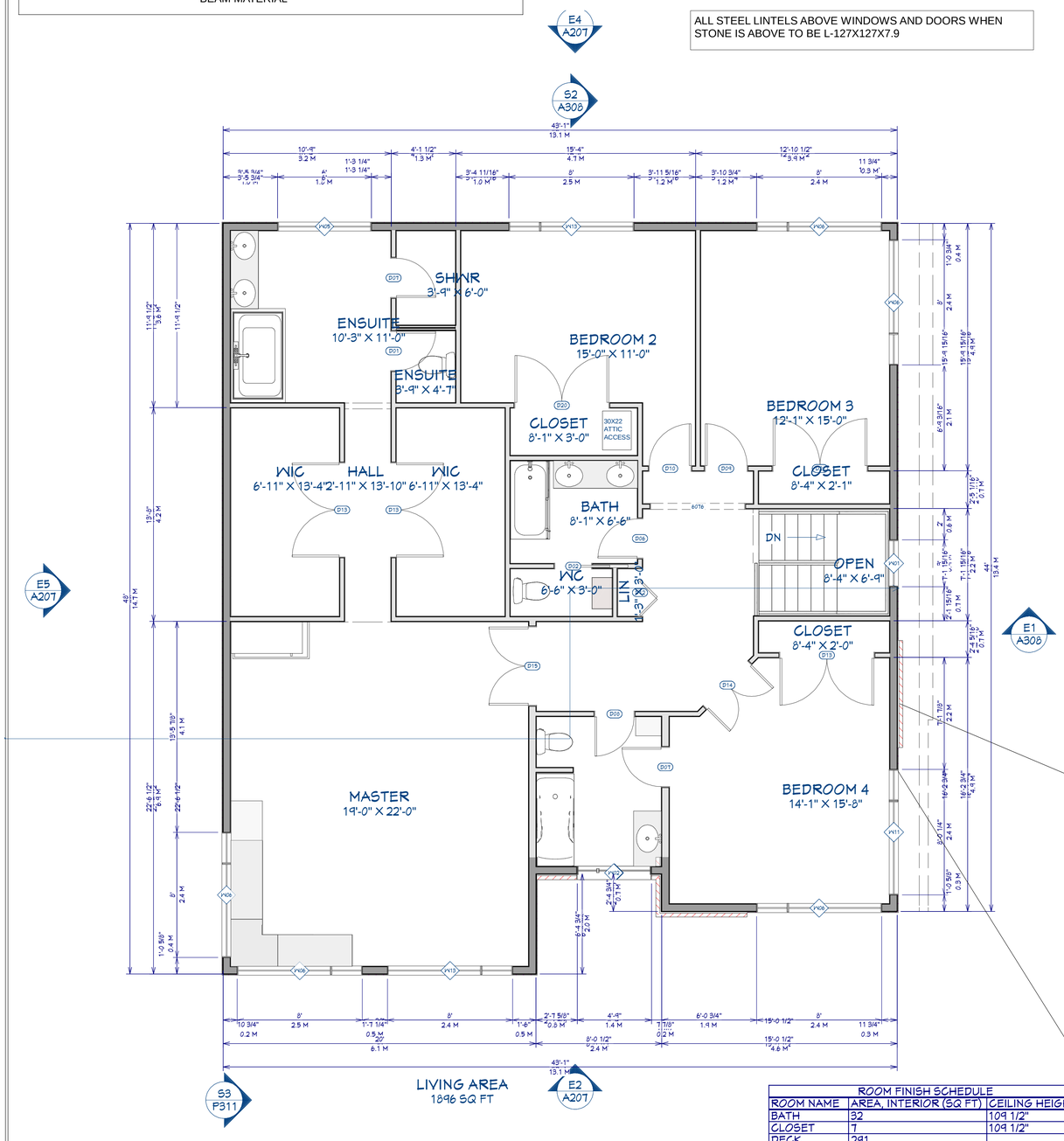
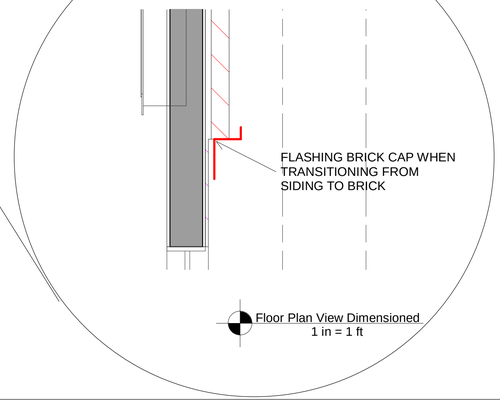
(c) for a bathtub, a grab bar described in clause 3.8.3.13.(4)(c).

ALL STEEL LINTELS ABOVE WINDOWS AND DOORS WHEN STONE IS ABOVE TO BE L-127X127X7.9



2ND FLOOR
1/4 in = 1 ft

ROOM FINISH SCHEDULE		
ROOM NAME	AREA, INTERIOR (SQ FT)	CEILING HEIGHT
BATH	32	109 1/2"
CLOSET	7	109 1/2"
DECK	291	
DINING	255	109 1/2"
GARAGE	517	161 5/8"
GREAT	140	109 1/2"
GREAT	262	109 1/2", 124 1/8"
GREAT	290	109 1/2"
GREAT	52	109 1/2"
KITCHEN	275	109 1/2"
PANTRY	90	109 1/2"
OPEN BELOW	56	220 1/8", 234 3/4"
TOTALS:	2267	



Floor Plan View Dimensioned
1 in = 1 ft

WINDOW SCHEDULE											
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	RO	EGRESS	DESCRIPTION	HEADER	HEADER TYPE	COMMENTS
	W01	3050FA	1	2	3050FA	37"X61"		DOUBLE AWNING-TIB	2"X8"X40" (2)	LUMBER	
	W02	4914DG	2	2	4914DG	50"X17"		DOUBLE CASEMENT-LHU/RHL	2"X8"X61" (2)	LUMBER	
	W03	5050MU	4	1	5050	61"X61"		MULLED UNIT	1 3/4"XR 1/4"X103" (2)	LVL	
	W04	6036FA	1	1	6036FA	73"X45"		DOUBLE AWNING-TIB	2"X10"X76" (2)	LUMBER	
	W05	6050FA	1	2	6050FA	73"X61"		DOUBLE AWNING-TIB	2"X10"X76" (2)	LUMBER	
	W06	5050MU	5	2	5050	61"X61"		MULLED UNIT	1 3/4"XR 1/4"X103" (2)	LVL	
	W07	5016AW	3	1	5016AW	62"X17"		SINGLE AWNING			
	W08	6018LS	3	0	6018LS	73"X21"		LEFT SLIDING			2 FL\
	W09	5050MU	1	1	5050	61"X61"		MULLED UNIT	1 3/4"XR 1/4"X100" (2)	LVL	
	W10	7101BLS	3	0	7101BLS	85"X21"		LEFT SLIDING			2 FL\
	W11	5050MU	1	2	5050	47 5/16"X61"		MULLED UNIT	1 3/4"XR 1/4"X105 5/16" (2)	LVL	
	W13	5050MU	2	2	5050	97"X61"		MULLED UNIT	1 3/4"XR 1/4"X100" (2)	LVL	

DOOR SCHEDULE											
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	RO	DESCRIPTION	HEADER	HEADER TYPE	COMMENTS
	D01	2678	1	2	2678 L IN	32"X92 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	LUMBER	
	D02	2478	1	2	2478 R	51 1/4"X92 1/2"	POCKET-DOOR P04			
	D03	2678	1	1	2678 L	32"X92 1/2"	2 DR. BIFOLD-LOUVERED			
	D04	2678	1	1	2678 L IN	32"X92 1/2"	HINGED-GLASS PANEL			
	D05	2678	1	1	2678 L IN	32"X92 1/2"	HINGED-PANEL			
	D06	2678	1	2	2678 L IN	32"X92 1/2"	HINGED-DOOR P04			
	D07	2678	2	2	2678 R IN	32"X92 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	LUMBER	
	D08	2678	1	2	2678 R IN	32"X92 1/2"	HINGED-DOOR P04			
	D09	2678	1	2	2678 L IN	34"X92 1/2"	HINGED-DOOR P04			
	D10	2678	1	2	2678 R IN	34"X92 1/2"	HINGED-DOOR P04			
	D11	3078	1	1	3078 L EX	35"X93"	EXT. HINGED-DOOR E10			EXTERIOR TYPE WITH CLOSER HARDWARE
	D12	3078	1	2	3078 R	35"X92 1/2"	2 DR. BIFOLD-LOUVERED			
	D13	6078	3	2	6078 L/R IN	74"X92 1/2"	DOUBLE HINGED-GLASS PANEL			
	D14	4078	1	2	4078 L/R IN	50"X92 1/2"	DOUBLE HINGED-DOOR P04			
	D15	5078	1	2	5078 L/R IN	62"X92 1/2"	DOUBLE HINGED-DOOR P04			
	D16	3080	1	1	3080 L EX	35"X99"	EXT. HINGED-DOOR E21	2"X8"X41" (2)	LUMBER	
	D17	6080	1	1	6080 L/R EX	74"X99"	EXT. DOUBLE HINGED-DOOR E10	2"X12"X77" (2)	LUMBER	
	D18	6080	1	1	6080 L/R EX	74"X99"	EXT. DOUBLE HINGED-GLASS PANEL	2"X12"X77" (2)	LUMBER	
	D19	8080	3	1	8080	93"X99"	GARAGE-MODERN STEEL - FLUSH, WINDOW			
	D20	6078	1	2	6078 L/R IN	74"X92 1/2"	DOUBLE HINGED-GLASS PANEL	1 3/4"XR 1/4"X77" (2)	LVL	
	D21	6078	1	2	6078 L/R IN	74"X92 1/2"	DOUBLE HINGED-GLASS PANEL	2"X12"X77" (2)	LUMBER	
	D22	2678	2	0	2678 L IN	32"X92 1/2"	HINGED-DOOR P04			

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REVISION TABLE		
NUMBER	DATE	REVISED BY / DESCRIPTION

DRAWINGS PROVIDED BY:

BRHDG
BrambleRidge HOME DESIGN GROUP

11 James Street, Seguin, Ontario, P2A 0B6
705-704-9393
Email: les@brhdg.com

Drawn by: Les Hess
Reviewed by: Les Hess
BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:

NEW RESIDENCE

PROJECT ADDRESS:

862 Blackwoods Ave
Innisfil Ontario

SHEET TITLE:

FLOOR PLAN

NOTES:

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CLIMATIC & DESIGN LOAD DATA
Barrie, Ontario

ROOF LOADING	**KPA (psf)**
GROUND SNOW LOAD Ss	2.5 (52.21 psf)
RAIN LOAD Sr	0.4 (8.35 psf)
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TEMPERATURE	
DEGREE DAYS BELOW 18°C	4380
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1556 psf)
ROCK	500 (10,443 psf)
FREEZING INDEX	1589
ELEVATION	245

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IBD INTERACTIVE BUILDING DESIGN

DATE: Friday, December 6, 2024

SCALE: DO NOT SCALE

Drawing Sheet Size: ARCH D (24" x 36")

A105

ROOF NOTES:

ATTIC SPACES TO HAVE 1 AREA UNIT OF OPENING FOR EVERY 300 AREA UNITS OF ATTIC (1/150 WHERE THE SLOPE IS LESS THAN 2 IN 12)
NLT 25% OF OPENINGS TO BE AT THE LOWER PORTION OF THE ROOF AND NLT 25% OF OPENINGS TO BE AT THE UPPER PORTION OF THE ROOF.

2 1/2" CLEARANCE FROM THE TOP OF THE ATTIC INSULATION TO THE UNDERSIDE OF THE ROOF SHEATHING IS TO BE MAINTAINED USING MOORE VENTS WHERE NECESSARY.

ATTIC HATCHES ARE TO BE TIGHT FITTING DOORS OR COVERS.

ATTIC VENTILATION:
AREA / 300

PROVIDE 2 1/2" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.

TRUSS NOTES:

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.

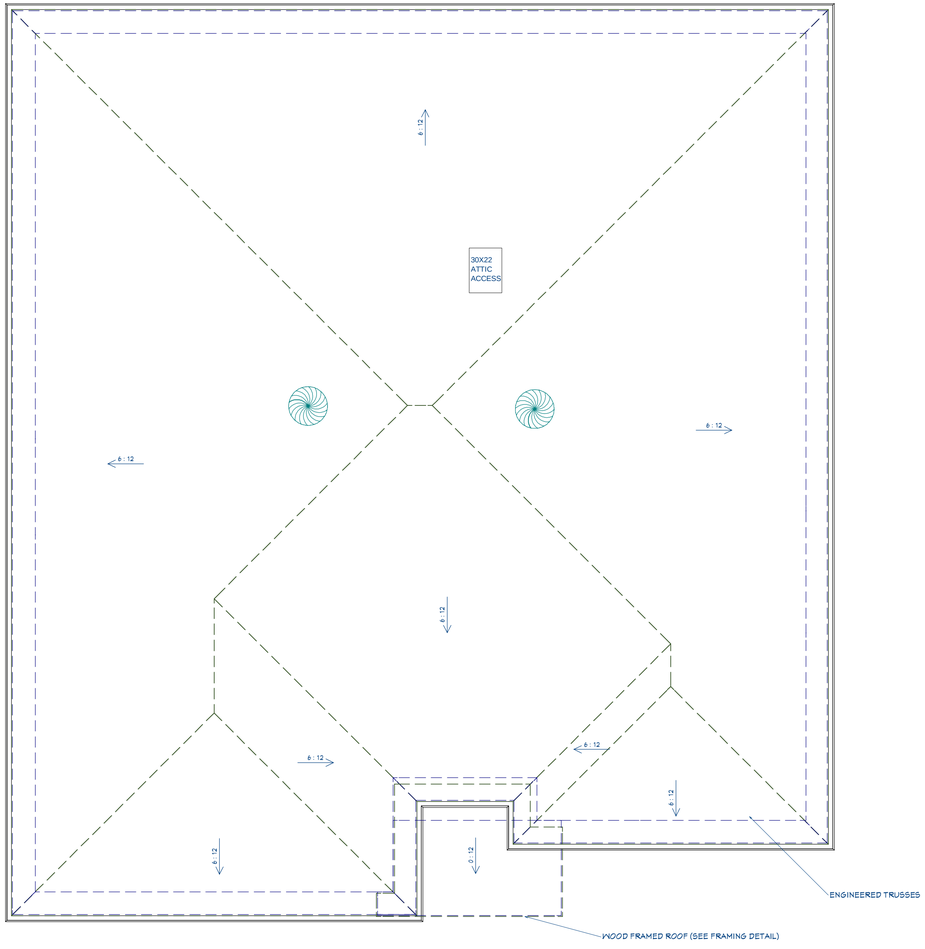
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.

7. MANUFACTURERS DESIGN WILL SUPERCEDE WHERE IT CONFLICTS WITH THIS DRAWING DESIGN.



Roof Plan View
1/4 in = 1 ft

CLIMATIC & DESIGN LOAD DATA

Barrie, Ontario

ROOF LOADING	**KPA (psf)**
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WIND LOADING	
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TEMPERATURE	
DEGREE DAYS BELOW 18°C	4380
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1556 psf)
ROCK	500 (10,443 psf)
FREEZING INDEX	1980
ELEVATION	245

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INTERACTIVE BUILDING DESIGN

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Drawn by: Les Hess
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BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:

NEW RESIDENCE

PROJECT ADDRESS:

862 Blackwoods Ave
Innisfil Ontario

SHEET TITLE:

ROOF PLAN

NOTES:

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12	STRUCTURAL		
13	GUARD DETAILS		

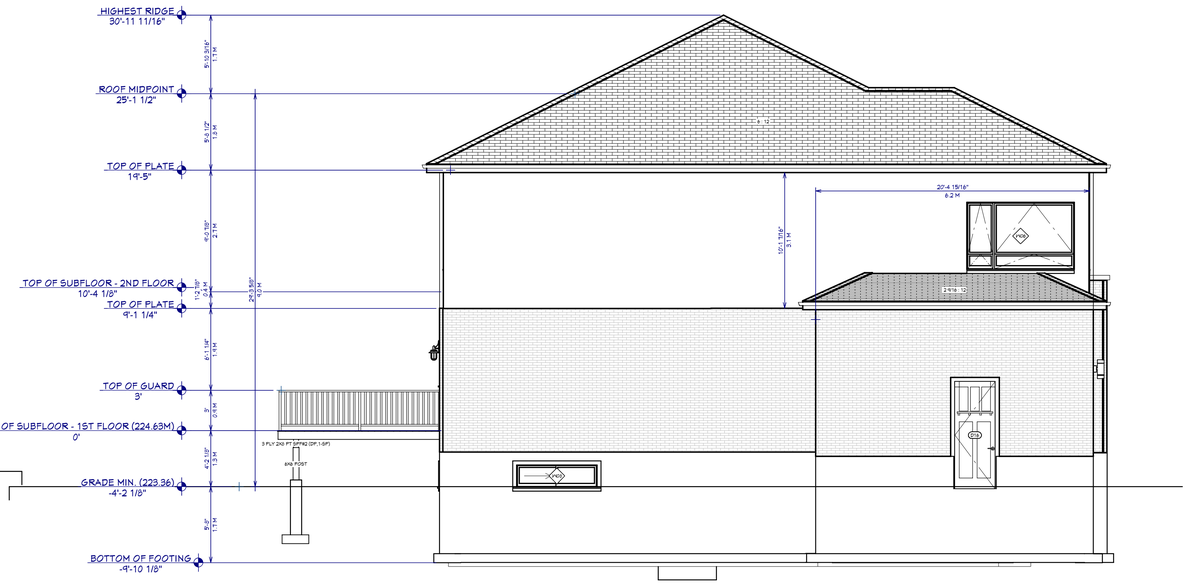
DATE: Friday, December 6, 2024

SCALE: DO NOT SCALE

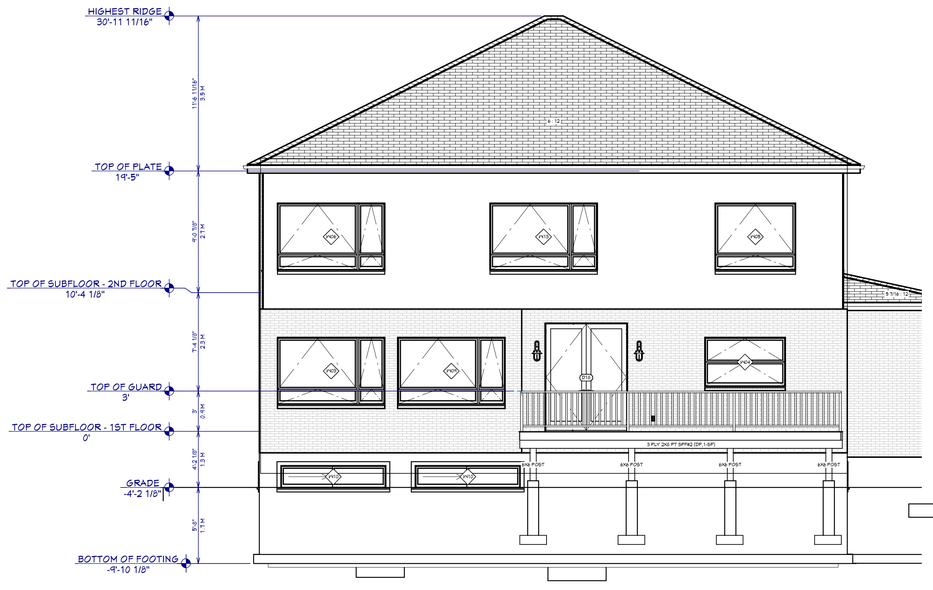
Drawing Sheet Size: ARCH D (24" x 36")

A106

Exterior Elevation Front
3/16 in = 1 ft



Exterior Elevation Right
3/16 in = 1 ft



Exterior Elevation Back
3/16 in = 1 ft

Exterior Elevation Left
3/16 in = 1 ft

Page Numbering Legend

L = Landscape	100 series: plans
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BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:

NEW RESIDENCE

PROJECT ADDRESS:

862 Blackwoods Ave
Innisfil Ontario

SHEET TITLE:

Elevations

NOTES:

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CLIMATIC & DESIGN LOAD DATA

Barrie, Ontario

	KPA (psf)
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WIND LOADING	
1/50 WIND PRESSURE	0.36 (7.52 psf)
1/10 WIND PRESSURE	0.28 (5.85 psf)
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ROCK	500 (10,443 psf)
FREEZING INDEX	1969
ELEVATION	245

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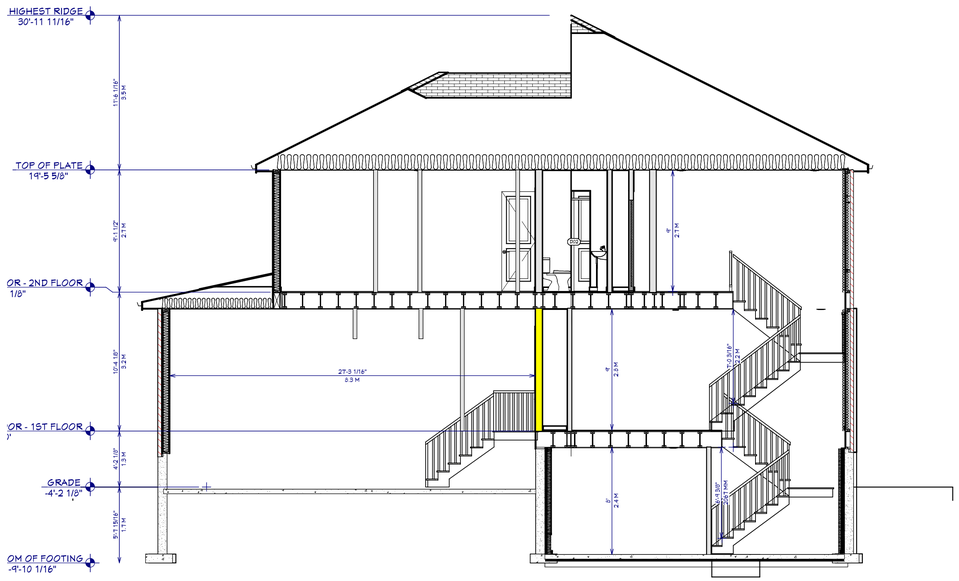
INTERACTIVE BUILDING DESIGN

DATE: Friday, December 6, 2024

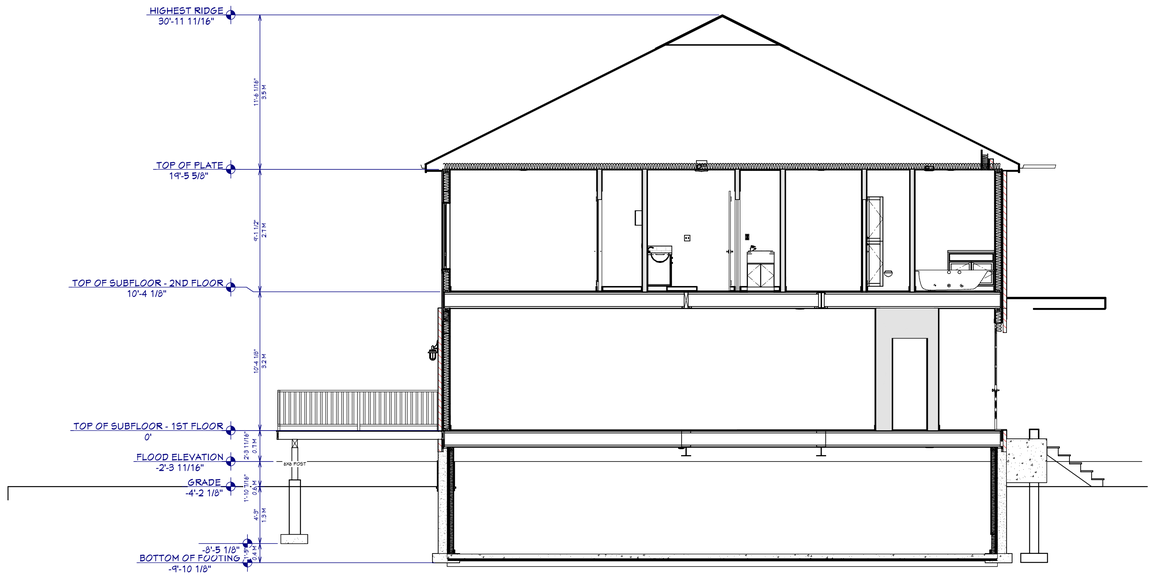
SCALE: DO NOT SCALE

Drawing Sheet Size: ARCH D (24" x 36")

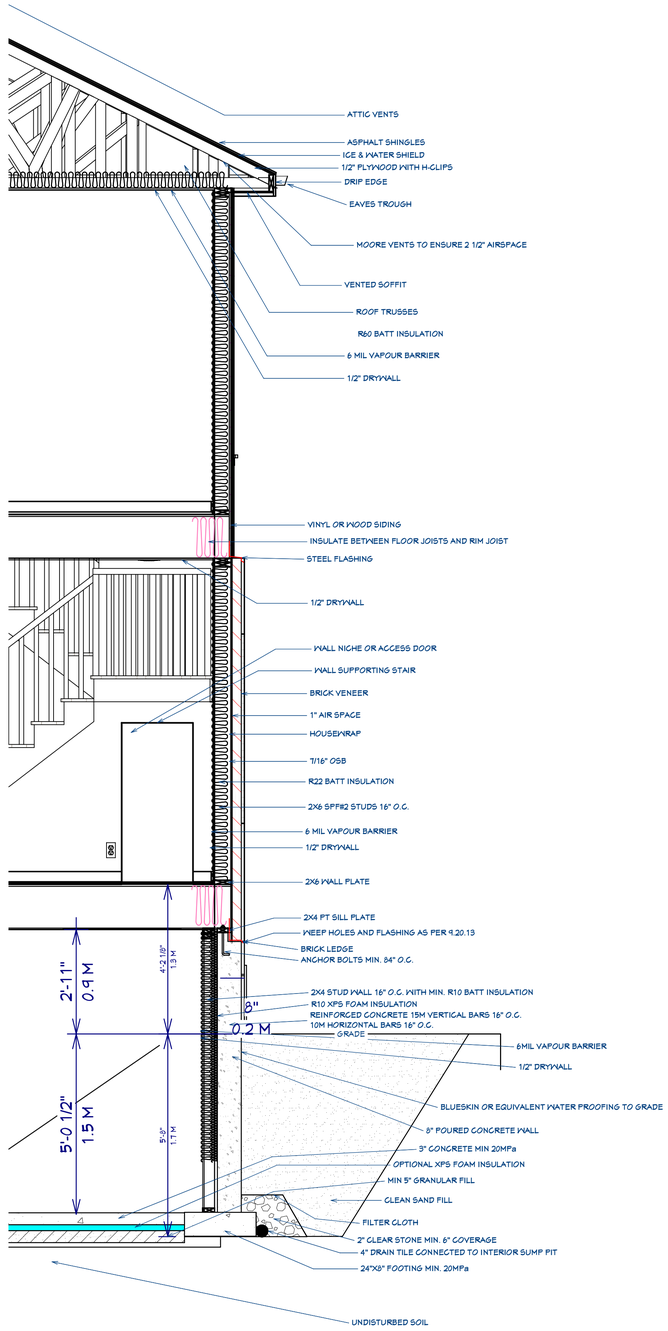
A207



Cross Section 1
3/16 in = 1 ft



Cross Section 2
3/16 in = 1 ft



Elevation 1
1/2 in = 1 ft

Page Numbering Legend

L = Landscape	100 series: plans
A = Architectural	200 series: elevations
S = Structural	300 series: sections
M = Mechanical	400 series: large scale plans
P = Plumbing	500 series: details
E = Electrical	600 series: schedules

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:

BRHDG
BrambleRidge HOME DESIGN GROUP

11 James Street, Seguin, Ontario, P2A 0B6
705-704-9393
Email: les@brhdg.com

Drawn by: Les Hess
Reviewed by: Les Hess
BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:

NEW RESIDENCE

PROJECT ADDRESS:

862 Blackwoods Ave
Innisfil Ontario

SHEET TITLE:

Sections

NOTES:

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LAYOUT PAGE TABLE

NUMBER	TITLE	DESCRIPTION	COMMENTS
1	GRADING PLAN		
2	SITE PLAN		
3	FOUNDATION		
4	FLOOR PLAN		
5	ROOF PLAN		
6	ELEVATIONS		
7	SECTIONS		
8	DETAILS		
10	ELECTRICAL		
11	PLUMBING		
12	STRUCTURAL		
13	GUARD DETAILS		

CLIMATIC & DESIGN LOAD DATA

Barrie, Ontario

ROOF LOADING	**KPA (psf)**
GROUND SNOW LOAD Ss	2.5 (52.21 psf)
RAIN LOAD Sr	0.4 (8.35 psf)
SNOW LOAD FACTOR Cb	0.55
ROOF DESIGN SNOW LOAD	1.77 (37.07 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
GROUND & SECOND FLOOR	1.92 (40.00 psf)
FLOOR/CEILING DESIGN DEAD LOAD	0.72 (15.00 psf)
WIND LOADING	
1/50 WIND PRESSURE	0.36 (7.52 psf)
1/10 WIND PRESSURE	0.28 (5.85 psf)
TEMPERATURE	
DEGREE DAYS BELOW 18°C	4380
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	76 (1556 psf)
ROCK	500 (10,443 psf)
FREEZING INDEX	1989
ELEVATION	249

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IRD INTERACTIVE RESIDENTIAL DESIGN

DATE: Friday, December 6, 2024

SCALE: DO NOT SCALE

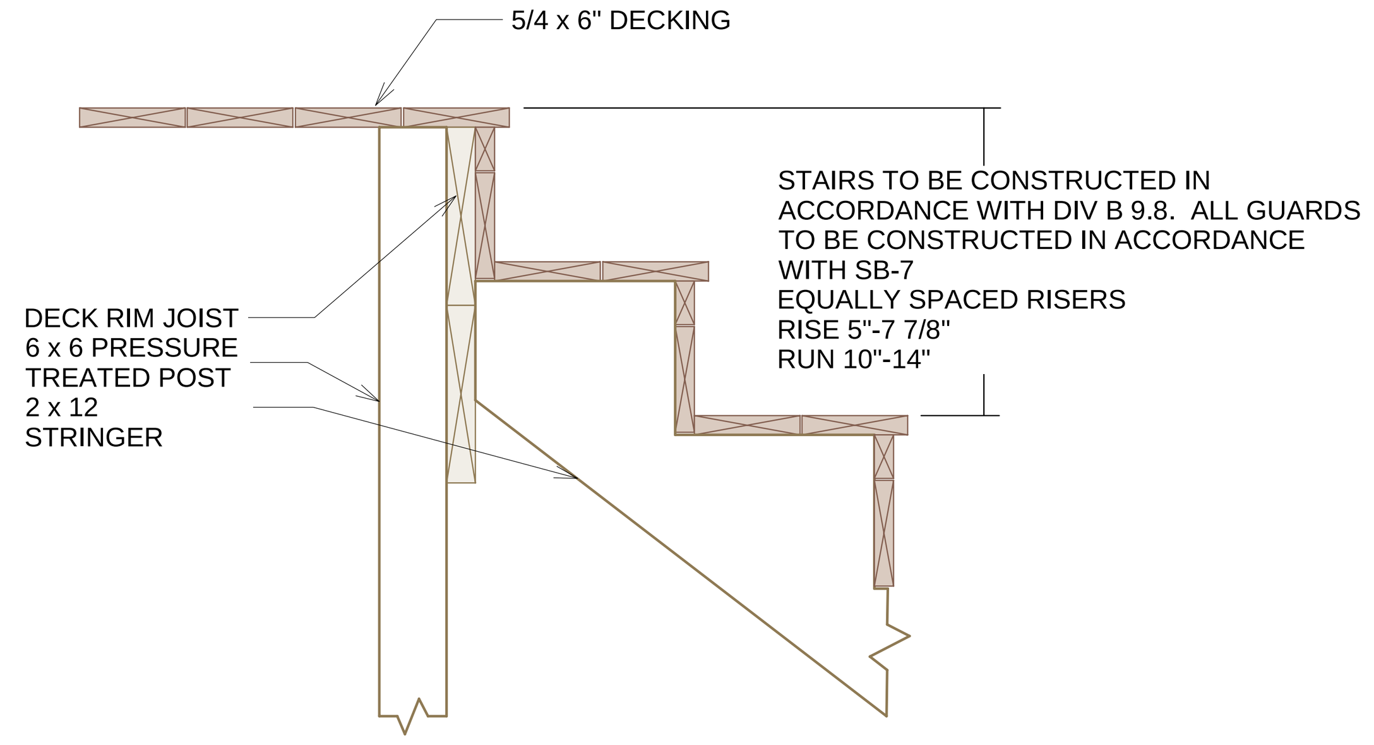
Drawing Sheet Size: ARCH D (24" x 36")

A308

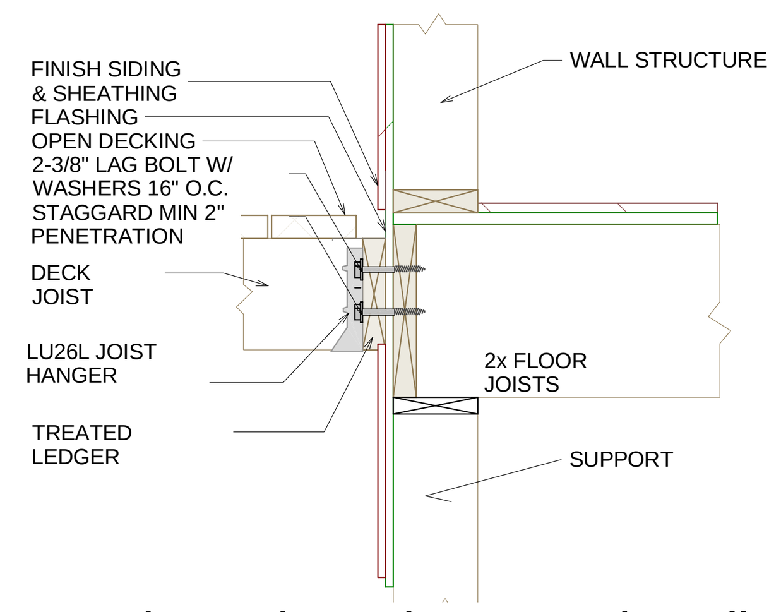
Table 9.23.3.4.
Nailing for Framing
Forming Part of Sentence 9.23.3.4.(1)

Construction Detail	Minimum Length of Nails, mm	Minimum Number or Maximum Spacing of Nails
Floor joist to plate – toe nail	82	2
Wood or metal strapping to underside of floor joists	57	2
Cross bridging to joists	57	2 at each end
Double header or trimmer joists	76	300 mm (o.c.)
Floor joist to stud (balloon construction)	76	2
Ledger strip to wood beam	82	2 per joist
Joist to joist splice (See also Table 9.23.13.8.)	76	2 at each end
Header joist end nailed to joists along perimeter	101	3
Tail joist to adjacent header joist	82	5
(end nailed) around openings	101	3
Each header joist to adjacent trimmer joist	82	5
(end nailed) around openings	101	3
Stud to wall plate (each end) toe nail	62	4
or end nail	82	2
Doubled studs at openings, or studs at walls or wall intersections and corners	76	750 mm (o.c.)
Doubled top wall plates	76	600 mm (o.c.)
Bottom wall plate or sole plate to joists or blocking (exterior walls)(1)	82	400 mm (o.c.)
Interior walls to framing or subflooring	82	600 mm (o.c.)
Horizontal member over openings in non-*loadbearing* walls – each end	82	2
Lintels to studs	82	2 at each end
Ceiling joist to plate – toe nail each end	82	2
Roof rafter, roof truss or roof joist to plate – toe nail	82	3
Rafter plate to each ceiling joist	101	2
Rafter to joist (with ridge supported)	76	3
Rafter to joist (with ridge unsupported)	76	See Table 9.23.13.8.
Gusset plate to each rafter at peak	57	4
Rafter to ridge board – toe nail – end nail	82	3
Collar tie to rafter – each end	76	3
Collar tie lateral support to each collar tie	57	2
Jack rafter to hip or valley rafter	82	2
Roof strut to rafter	76	3
Roof strut to *loadbearing* wall – toe nail	82	2
38 mm × 140 mm or less plank decking to support	82	2
Plank decking wider than 38 mm × 140 mm to support	82	3
38 mm edge laid plank decking to support (toe nail)	76	1
38 mm edge laid plank to each other	76	450 mm (o.c.)
Column 1	2	3

Notes to Table 9.23.3.4.:
(1) See Sentence 9.23.3.4.(2).



Exterior Wood Stair



Deck Anchored to Wood Wall

Connection Notes

All connections columns or piers to post and Post to Beams shall be secured using an approved Simpsons Strong Tie or equivalent.

Diameter of Nails for Framing

Item	Column 1 Minimum Length of Nails, mm	Column 2 Minimum Diameter of Nails, mm
1.	57	2.87
2.	62	3.25
3.	76	3.66
4.	82	3.66
5.	101	4.88

DOOR AND WINDOW NOTES:

EVERY WINDOW WITH SHALL HAVE FINISHED SILL HEIGHT NOT LESS THAN 19" ABOVE THE FINISH FLOOR HEIGHT WHERE THE FINISHED FLOOR TO GRADE HEIGHT EXCEEDS 24"

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE TIGHT FITTING DOORS NOT OPENING INTO A BEDROOM AREA AND BE EQUIPED WITH A SELF CLOSING DEVICE.

EXTERIOR EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

ALL DOORS AND WINDOWS TO HAVE FLASHING INSTALLED ON THE TOP EDGE. SIDES OF DOORS AND WINDOWS ARE TO BE ADEQUATELY CAULKED.

DOOR AND WINDOW ORDER SIZES TO BE CONFIRMED BY THE BUILDER POST FRAMING.

Table 9.23.3.5.
Fasteners for Sheathing and Subflooring
Forming Part of Sentence 9.23.3.5.(1)

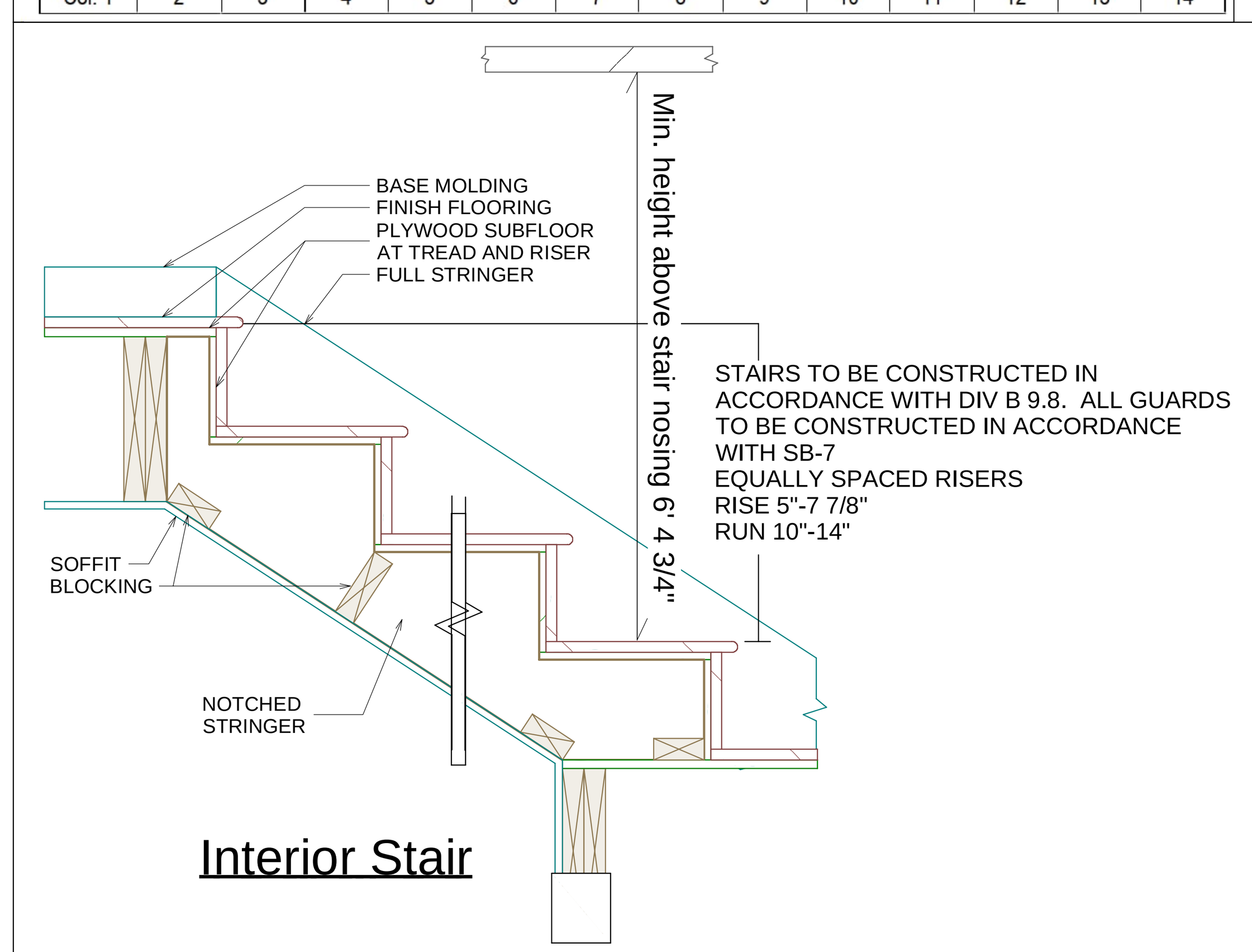
Element	Minimum Length of Fasteners, mm: Common or Spiral Nails	Ring Thread Nails or Screws	Roofing Nails	Staples	Minimum Number or Maximum Spacing of Fasteners
Board lumber 184 mm or less wide	51	45	N/A	51	2 per support
Board lumber more than 184 mm wide	51	45	N/A	51	3 per support
Fibreboard sheathing up to 13 mm thick	N/A	N/A	44	28	150 mm (o.c.) along edges and 300 mm (o.c.) along intermediate supports
Gypsum sheathing up to 13 mm thick	N/A	N/A	44	N/A	
Plywood, OSB or waferboard up to 10 mm thick	51	45	N/A	38	
Plywood, OSB or waferboard over 10 mm and up to 20 mm thick	51	45	N/A	51	
Plywood, OSB or waferboard over 20 mm and up to 25 mm thick	57	51	N/A	N/A	
Column 1	2	3	4	5	6

LVL MATERIAL SPECIFICATION:

LVL MATERIAL SHOWN FOR BEAMS AND LINTELS TO BE 1.75" PLY THICKNESS WITH MINIMUM ELASTICITY OF 2.0E. THE MINIMUM BENDING STRESS (fb) = 5,729 PSI

Table 9.23.13.8.
Rafter-to-Joist Nailing (Unsupported Ridge)
Forming Part of Sentences 9.23.13.8.(5) and (6)

Roof Slope	Rafter Spacing, mm	Minimum Number of Nails not less than 75 mm Long											
		Rafter Tied to every Joist						Rafter Tied to Joist every 1.2 m					
		Building Width up to 8.0 m			*Building* Width up to 9.8 m			*Building* Width up to 8.0 m			*Building* Width up to 9.8 m		
		Roof Snow Load, kPa			Roof Snow Load, kPa			Roof Snow Load, kPa			Roof Snow Load, kPa		
		1.0 or less	1.5	2.0 or more	1.0 or less	1.5	2.0 or more	1.0 or less	1.5	2.0 or more	1.0 or less	1.5	2.0 or more
1 in 3	406	4	5	6	5	7	8	11	—	—	—	—	—
	610	6	8	9	8	—	—	11	—	—	—	—	—
1 in 2.4	406	4	4	5	5	6	7	7	10	—	9	—	—
	610	5	7	8	7	9	11	7	10	—	—	—	—
1 in 2	406	4	4	4	4	4	5	6	8	9	8	—	—
	610	4	5	6	5	7	8	6	8	9	8	—	—
1 in 1.71	406	4	4	4	4	4	4	5	7	8	7	9	11
	610	4	4	5	5	6	7	5	7	8	7	9	11
1 in 1.33	406	4	4	4	4	4	4	4	5	6	5	6	7
	610	4	4	4	4	4	5	4	5	6	5	6	7
1 in 1	406	4	4	4	4	4	4	4	4	4	4	4	5
	610	4	4	4	4	4	4	4	4	4	4	4	5
Col. 1	2	3	4	5	6	7	8	9	10	11	12	13	14



Interior Stair

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P = Plumbing	500 series: details
E = Electrical	600 series: schedules

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:
BRHDG
BrambleRidge HOME DESIGN GROUP
11 James Street, Seguin, Ontario, P2A 0B6
705-704-9393
Email: les@brhdg.com
BrambleRidge HD Group BCIN 112388
Les Hess BCIN 109946
Drawn by: Les Hess
Reviewed by: Les Hess
BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:
NEW RESIDENCE

PROJECT ADDRESS:
862 Blackwoods Ave
Innisfil Ontario

SHEET TITLE:
Details

NOTES:

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LAYOUT PAGE TABLE

CLIMATIC & DESIGN LOAD DATA
Barrie, Ontario

ROOF LOADING	**KPA (psf)**
GROUND SNOW LOAD Ss	2.5 (52.21 psf)
RAIN LOAD Sr	0.4 (8.35 psf)
SNOW LOAD FACTOR Cb	0.55
ROOF DESIGN SNOW LOAD	1.77 (37.07 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
GROUND & SECOND FLOOR	1.92 (40.00 psf)
FLOOR/CEILING DESIGN DEAD LOAD	0.72 (15.00 psf)
WIND LOADING	
1/50 WIND PRESSURE	0.36 (7.52 psf)
1/10 WIND PRESSURE	0.28 (5.85 psf)
TEMPERATURE	
DEGREE DAYS BELOW 18°C	4380
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1556 psf)
ROCK	500 (10,443 psf)
FREEZING INDEX	1989
ELEVATION	245

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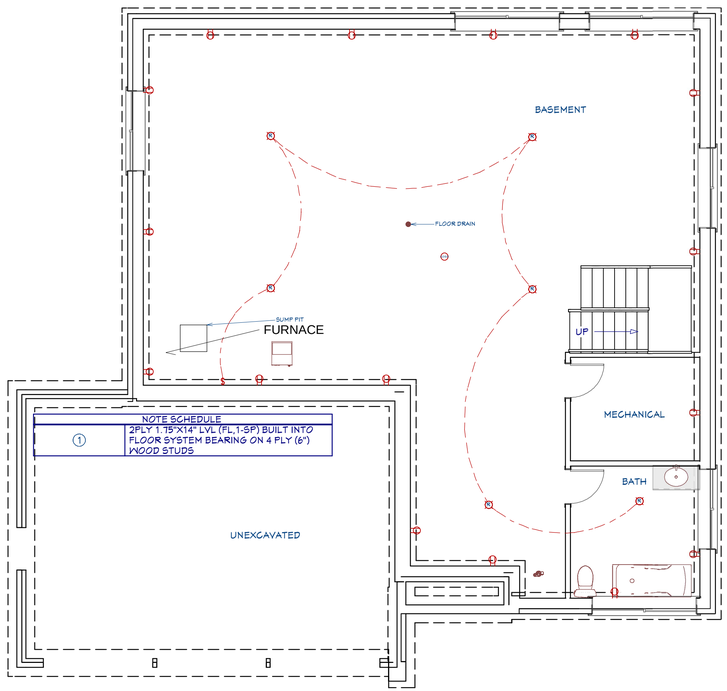
IBD INTERACTIVE BUILDING DESIGN

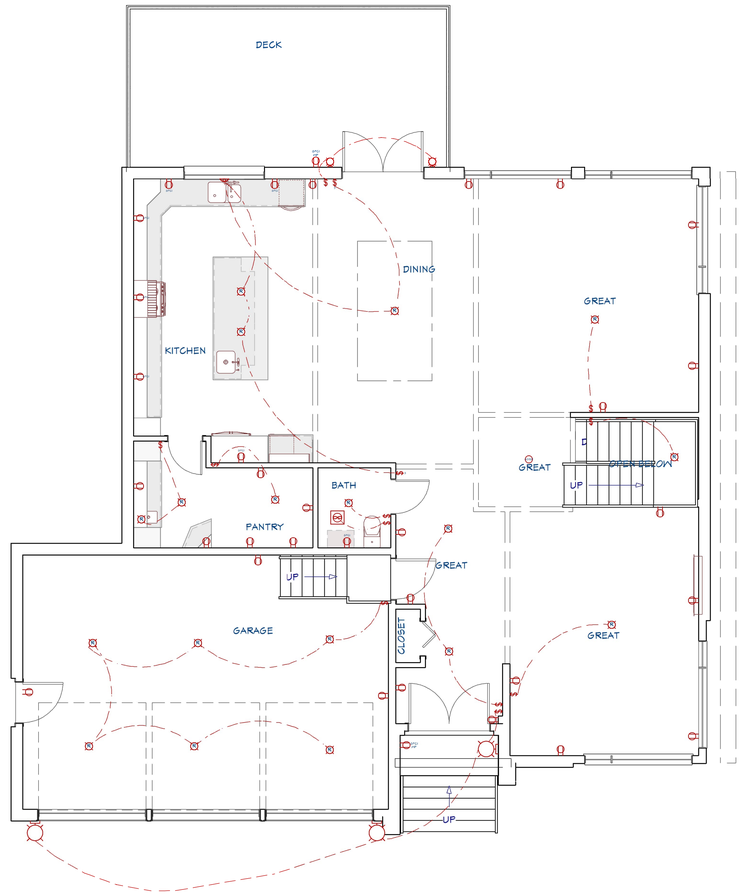
DATE: Friday, December 6, 2024

SCALE: DO NOT SCALE

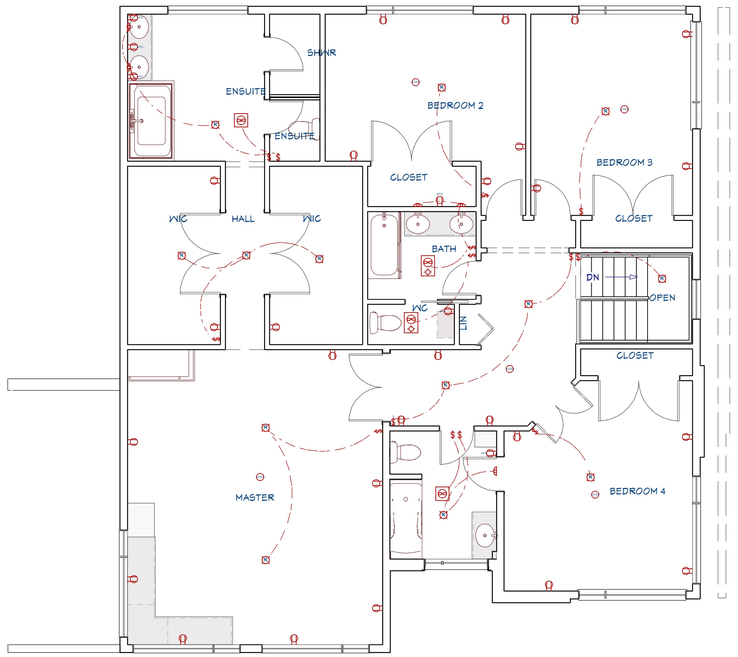
Drawing Sheet Size: ARCH D (24" x 36")



BASEMENT
3/16 in = 1 ft



FIRST FLOOR
3/16 in = 1 ft



2ND FLOOR
3/16 in = 1 ft

All smoke alarms must be combination type Smoke/CO and Strobe.
All smoke alarms must be interconnected within each suite Powered by AC with battery backup power.

All Electrical work to be performed by a Licensed Electrical Contractor and in accordance with the Ontario Electrical Code and inspected by the Electrical Safety Authority

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BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:
NEW RESIDENCE

PROJECT ADDRESS:
862 Blackwoods Ave
Innisfil Ontario

SHEET TITLE:
Electrical

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Barrie, Ontario

	KPA (psf)
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GROUND & SECOND FLOOR	1.92 (40.00 psf)
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WIND LOADING	
1/50 WIND PRESSURE	0.36 (7.52 psf)
1/10 WIND PRESSURE	0.28 (5.85 psf)
TEMPERATURE	
DEGREE DAYS BELOW 18°C	4380
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	76 (1556 psf)
ROCK	500 (10,443 psf)
FREEZING INDEX	1989
ELEVATION	249

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IRD INTERACTIVE BUILDING DESIGNS

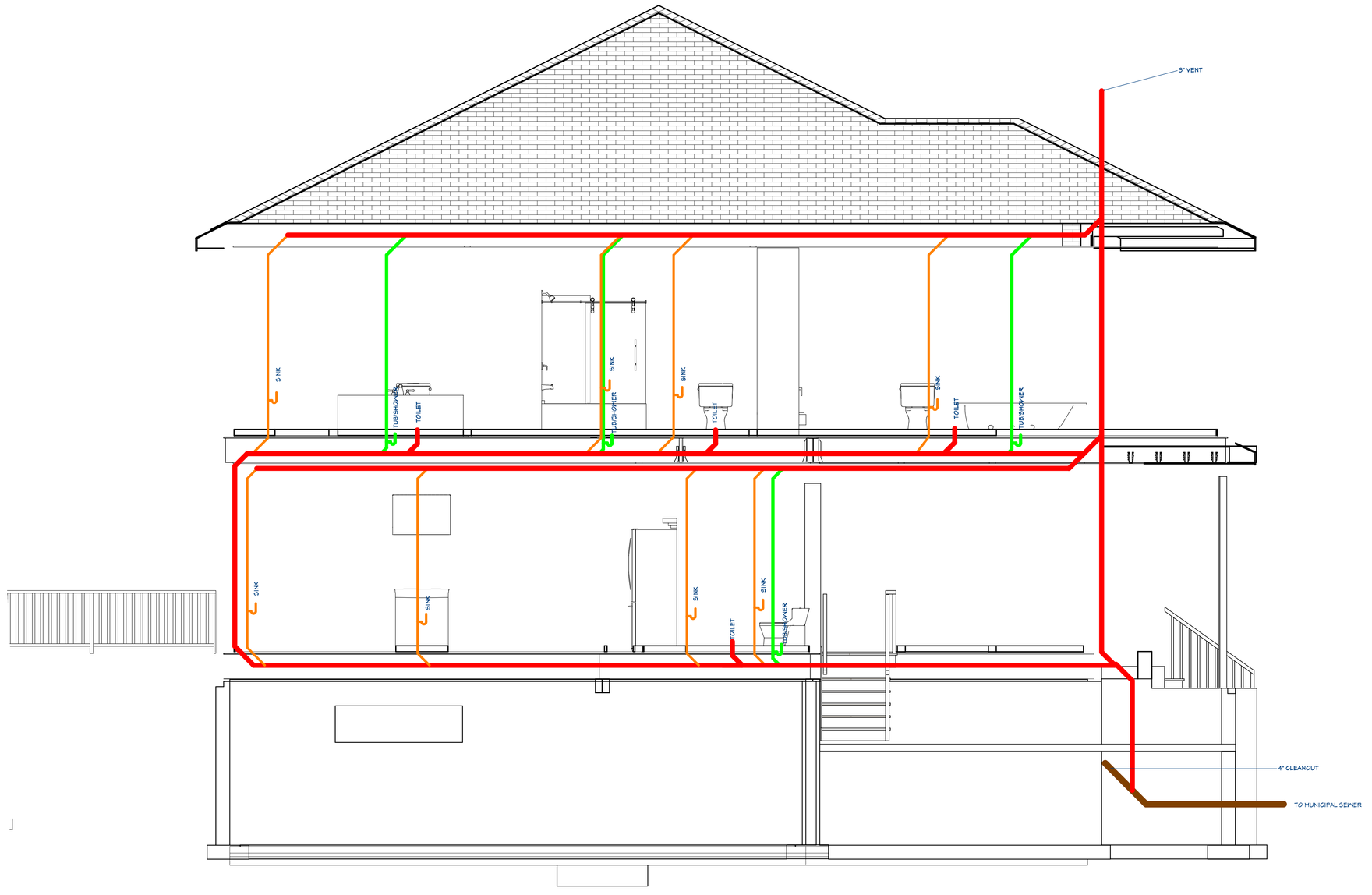
DATE: Friday, December 6, 2024
SCALE: DO NOT SCALE
Drawing Sheet Size: ARCH D (24" x 36")

E110

Description	# of units per fixture	# of Fixtures	Fixture Units
Bathroom Group	6	4	24
Toilet	4		
Wash Basin (Lavatory)	1	3	3
Bathtub or Shower	1.5		
Bidet	1		
Kitchen Sink	1.5	1	1.5
Bar Sink	1.5		
Washing Machine	1.5	1	1.5
Dishwasher	1.5	1	1.5
Total Fixtures			31.5

4" ABS
3" ABS
2" ABS
1.5" ABS

ALL WORK TO BE PERFORMED BY A LICENSED PLUMBER.



Cross Section 3
3/8 in = 1 ft

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BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:

NEW RESIDENCE

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862 Blackwoods Ave
Innisfil Ontario

SHEET TITLE:

PLUMBING

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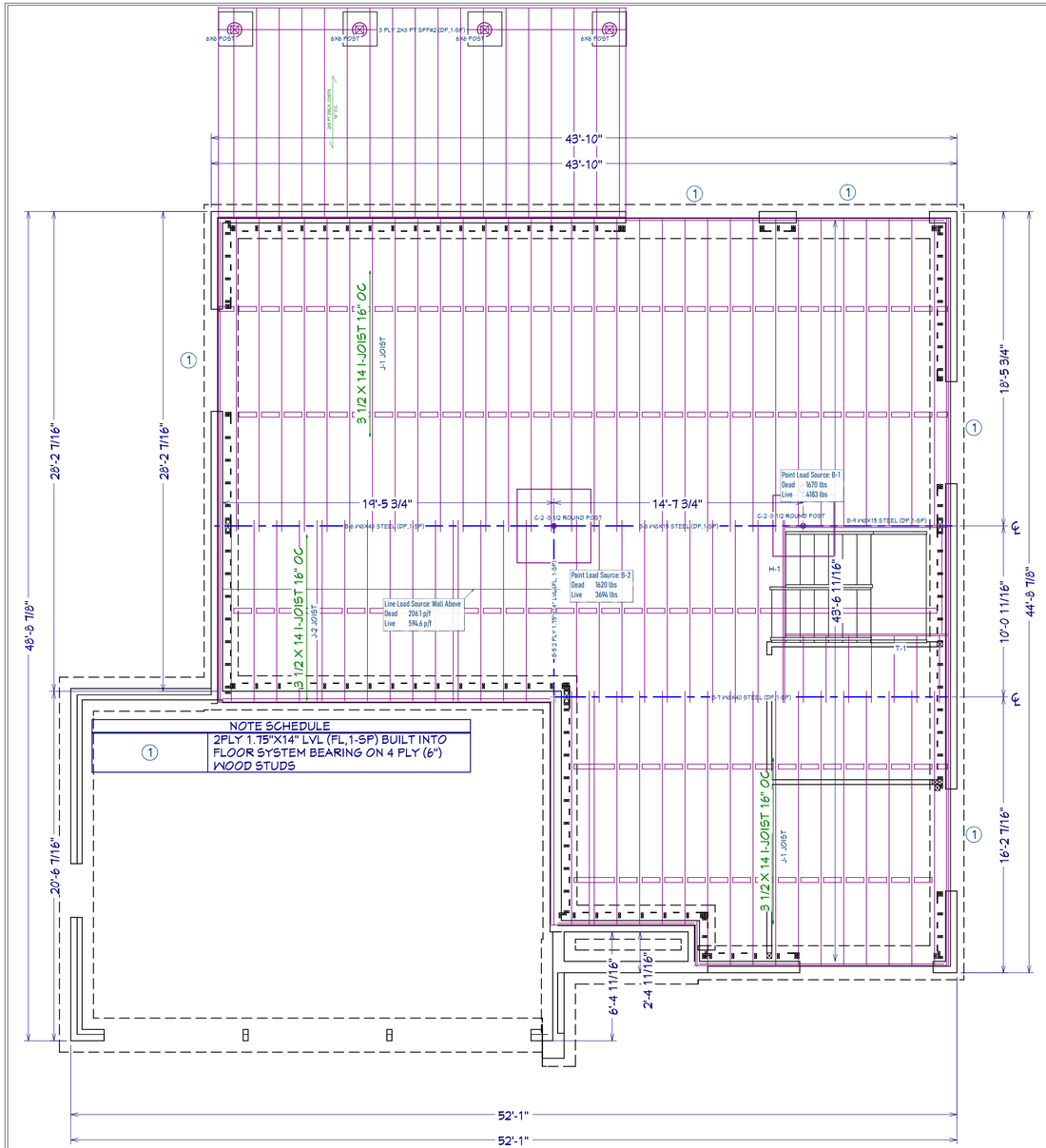
IBD INTERACTIVE BUILDING DESIGN

DATE: Friday, December 6, 2024

SCALE: DO NOT SCALE

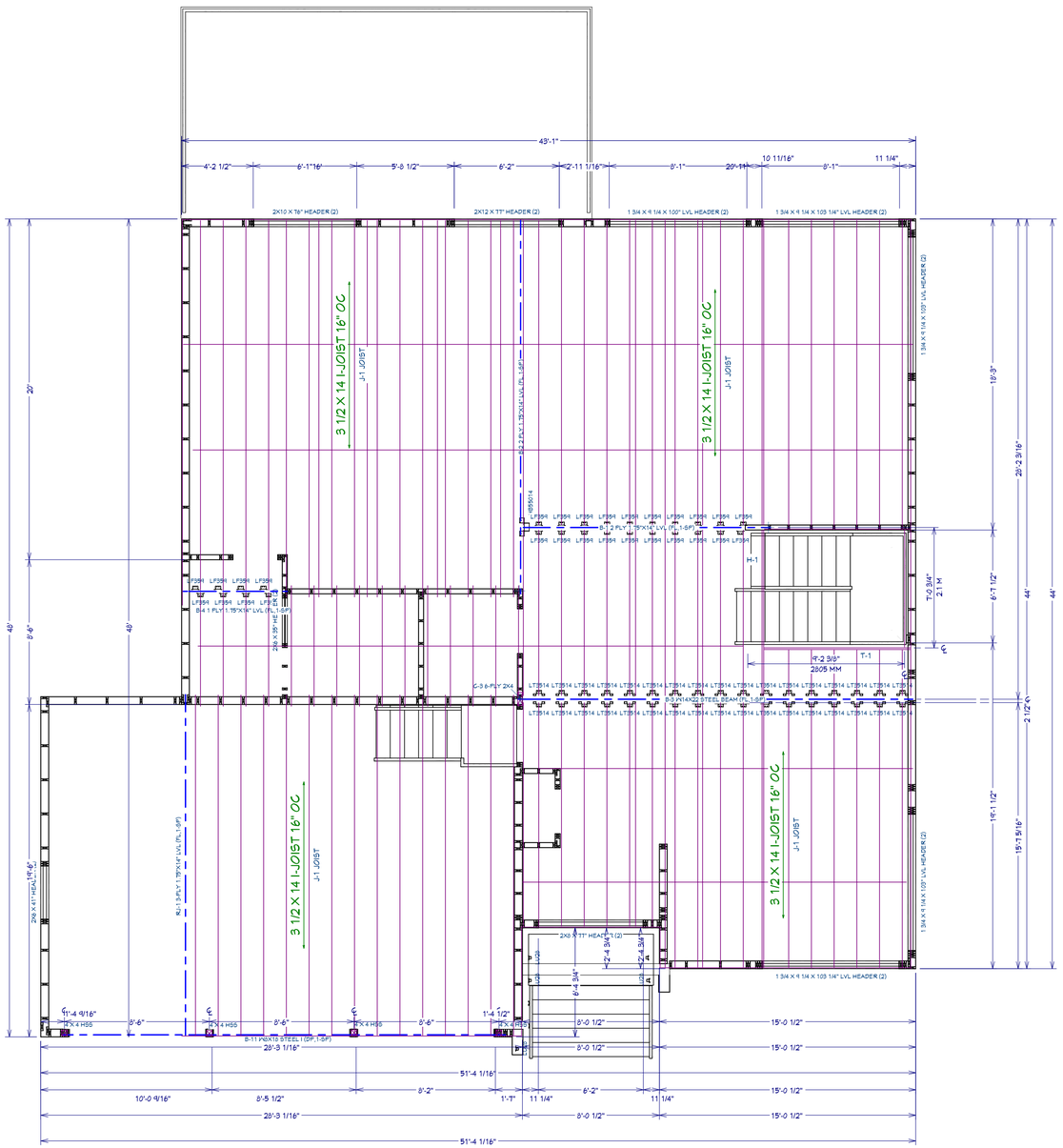
Drawing Sheet Size: ARCH D (24" x 36")

P311



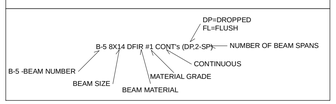
NOTE SCHEDULE	
1	2PLY 1.75"X14" LVL (FL,1-SP) BUILT INTO FLOOR SYSTEM BEARING ON 4 PLY (6") WOOD STUDS

1ST FLOOR FRAMING
1/4 in = 1 ft



2ND FLOOR FRAMING
1/4 in = 1 ft

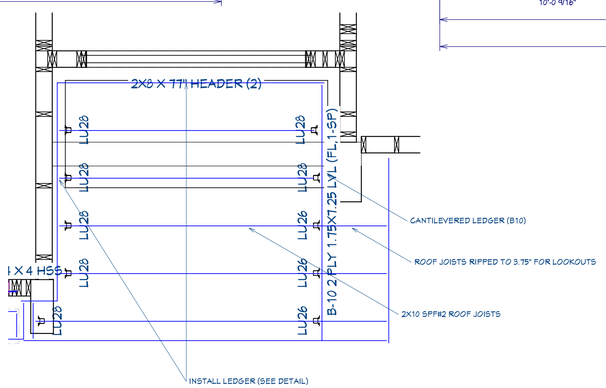
BEAM LEGEND



Header and Trimmer Joists around Openings

9.23.9.5. Header joists
(1) Header joists around floor openings shall be doubled when they exceed 1.2 m in length.
(2) The size of header joists exceeding 3.2 m in length shall be determined by calculations.

9.23.9.6. Trimmer joists
(1) Trimmer joists around floor openings shall be doubled when the length of the header joist exceeds 800 mm.
(2) When the header joist exceeds 2 m in length, the size of the trimmer joists shall be determined by calculations.



Framing, Roof Plan View
1/2 in = 1 ft

Page Numbering Legend

L = Landscape		100 series: plans	
A = Architectural		200 series: elevations	
S = Structural		300 series: sections	
M = Mechanical		400 series: large scale plans	
P = Plumbing		500 series: details	
E = Electrical		600 series: schedules	

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:

BRHDG
BrambleRidge HOME DESIGN GROUP
11 James Street, Seguin, Ontario, P2A 0B6
705-704-9393
Email: les@brhdg.com

Drawn by: Les Hess
Reviewed by: Les Hess
BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:

NEW RESIDENCE

PROJECT ADDRESS:

862 Blackwoods Ave
Innisfil Ontario

SHEET TITLE:

Structural

NOTES:

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LAYOUT PAGE TABLE

NUMBER	TITLE	DESCRIPTION	COMMENTS
1	GRADING PLAN		
2	SITE PLAN		
3	FOUNDATION		
4	FLOOR PLAN		
5	ROOF PLAN		
6	ELEVATIONS		
8	SECTIONS		
9	DETAILS		
10	ELECTRICAL		
11	PLUMBING		
12	STRUCTURAL		
13	GUARD DETAILS		

CLIMATIC & DESIGN LOAD DATA

Barrie, Ontario

ROOF LOADING	**KPA (psf)**
GROUND SNOW LOAD Ss	2.5 (52.21 psf)
RAIN LOAD Sr	0.4 (8.35 psf)
SNOW LOAD FACTOR Cb	0.55
ROOF DESIGN SNOW LOAD	1.77 (37.07 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
GROUND & SECOND FLOOR	1.92 (40.00 psf)
FLOOR/CEILING DESIGN DEAD LOAD	0.72 (15.00 psf)
WIND LOADING	
1/50 WIND PRESSURE	0.36 (7.52 psf)
1/10 WIND PRESSURE	0.28 (5.85 psf)
TEMPERATURE	
DEGREE DAYS BELOW 18°C	4380
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1556 psf)
ROCK	500 (10,443 psf)
FREEZING INDEX	1989
ELEVATION	245

THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE USED, IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONSTRUCTION OF ANY LOAD BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.

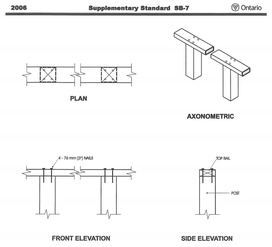
IBD INTERACTIVE BUILDING DESIGN

DATE: Friday, December 6, 2024

SCALE: DO NOT SCALE

Drawing Sheet Size: ARCH D (24" x 36")

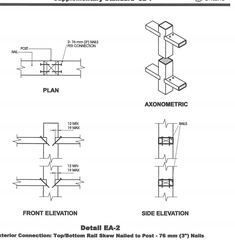
S112



Detail EA-1
Exterior Connection: Top Rail Nailed to Post

Notes:
1. The top rail must be continuous. Use Detail EA-5 at the end spans, where continuity ends.

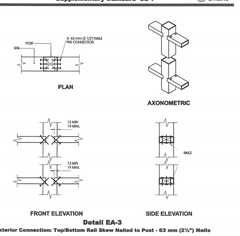
MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.52 (5'-0")
Northern Species	1.52 (5'-0")
Column 1	2



Detail EA-2
Exterior Connection: Top/Bottom Rail Skew Nailed to Post - 76 mm (3") Nails

Notes:
1. The maximum span is more often governed by post spacing.
2. Provide support to bottom rail at intervals not more than 2.0 m (6'-7").
3. The bottom rail may be bevelled as detailed in Figure 2.1.2.
4. Dimensions shown are in mm unless otherwise specified.

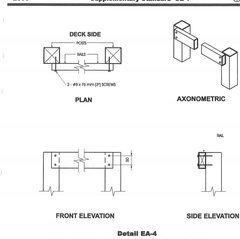
MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	2.72 (8'-11")
Northern Species	2.16 (7'-2")
Column 1	2



Detail EA-3
Exterior Connection: Top/Bottom Rail Skew Nailed to Post - 63 mm (2½") Nails

Notes:
1. Provide support to bottom rail at intervals not more than 2.0 m (6'-7").
2. The bottom rail may be bevelled as detailed in Figure 2.1.2.
3. Dimensions shown are in mm unless otherwise specified.

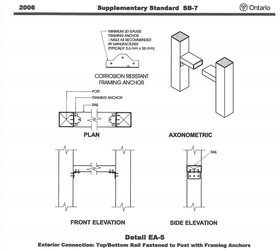
MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	2.72 (8'-11")
Northern Species	2.16 (7'-2")
Column 1	2



Detail EA-4
Exterior Connection: Top/Bottom Rail Face Nailed or Screwed to Post

Notes:
1. If the rails are located on the deck side of the posts, 76 mm [3"] nails may be used in place of the screws.
2. Where the top rail is continuous, the top rail may be fastened to each post with 3 - #8 x 76 mm [3"] screws.
3. Dimensions shown are in mm unless otherwise specified.

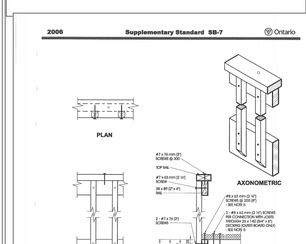
MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.77 (5'-10")
Northern Species	1.41 (4'-8")
Column 1	2



Detail EA-5
Exterior Connection: Top/Bottom Rail Fastened to Post with Framing Anchors

Notes:
1. Provide support to bottom rail at intervals not more than 2.0 m (6'-7").
2. The bottom rail may be bevelled as detailed in Figure 2.1.2.
3. Dimensions shown are in mm unless otherwise specified.

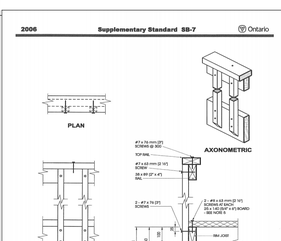
MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	2.72 (8'-11")
Northern Species	2.16 (7'-2")
Column 1	2



Detail EB-1
Exterior Connection: Post Nailed to Rim Joist

Notes:
1. Decking is omitted from the plan view and the axonometric view for clarity.
2. Fasten 25 mm x 140 mm ["x" 6" nominal] outer deck board to rim joist with 63 mm [2½"] nails at 300 mm [12"].
3. Fasten 25 mm x 140 mm ["x" 6" nominal] outer deck board to floor joist with 1 - 63 mm [2½"] nail at each joist.
4. The joist may be positioned anywhere between the posts.
5. Dimensions shown are in mm unless otherwise specified.

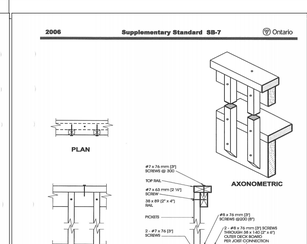
MAXIMUM SPACING BETWEEN POSTS	
Species	Maximum Spacing, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.22 (4'-0")
Northern Species	1.20 (3'-11")
Column 1	2



Detail EB-2
Exterior Connection: Post Screwed to Rim Joist

Notes:
1. Decking is omitted from the plan view and the axonometric view for clarity.
2. Fasten 25 mm x 140 mm ["x" 6" nominal] outer deck board to rim joist with 63 mm [2½"] nails at 300 mm [12"].
3. Fasten 25 mm x 140 mm ["x" 6" nominal] outer deck board to floor joist with 1 - 63 mm [2½"] nail at each joist.
4. The joist may be positioned anywhere between the posts.
5. #8 screws may be replaced by #9 screws if the maximum spacing between posts is not more than 1.20 m (3'-11").
6. Dimensions shown are in mm unless otherwise specified.

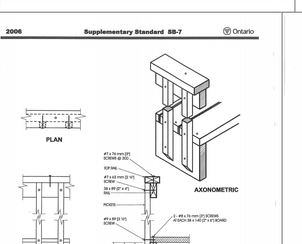
MAXIMUM SPACING BETWEEN POSTS	
Species	Maximum Spacing, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.56 (5'-1")
Northern Species	1.20 (3'-11")
Column 1	2



Detail EB-3
Exterior Connection: Post Bolted to Floor Joist - 8 mm (5/16") Bolts

Notes:
1. Decking is omitted from the plan view and the axonometric view for clarity.
2. 38 mm [1½"] post projection is not required where the maximum spacing between posts does not exceed 1.20 m [3'-11"].
3. Joists may be spaced at 610 mm [24"] o.c. or 406 mm [16"] o.c.
4. Where floor joists are spaced at 610 mm [24"] o.c., decking shall have a minimum thickness of 38 mm [1½"] and shall be fastened to the floor with 2 - 76 mm [3"] nails.
5. Dimensions shown are in mm unless otherwise specified.

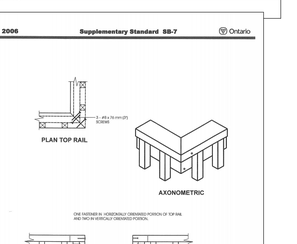
MAXIMUM SPACING BETWEEN POSTS	
Species	Maximum Spacing, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.20 (4'-3")
Northern Species	1.20 (3'-11")
Column 1	2



Detail EB-4
Exterior Connection: Post Bolted to Floor Joist - 9.5 mm (3/8") Bolts

Notes:
1. Decking is omitted from the plan view and the axonometric view for clarity.
2. 38 mm [1½"] post projection is not required where the maximum spacing between posts does not exceed 1.20 m [3'-11"].
3. Joists may be spaced at 610 mm [24"] o.c. or 406 mm [16"] o.c.
4. Where floor joists are spaced at 610 mm [24"] o.c., decking shall have a minimum thickness of 38 mm [1½"] and shall be fastened to the four with 2 - 76 mm [3"] nails.
5. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPACING BETWEEN POSTS	
Species	Maximum Spacing, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.40 (4'-7")
Northern Species	1.20 (3'-11")
Column 1	2



Detail EB-5
Exterior Connection: Post Bolted to 2 Floor Joists

Notes:
1. Decking is omitted from the plan view and the axonometric view for clarity.
2. 38 mm [1½"] post projection is not required where the maximum spacing between posts does not exceed 1.20 m [3'-11"].
3. Joists may be spaced at 610 mm [24"] o.c. or 406 mm [16"] o.c.
4. Where floor joists are spaced at 610 mm [24"] o.c., decking shall have a minimum thickness of 38 mm [1½"] and shall be fastened to the four with 2 - 76 mm [3"] nails.
5. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPACING BETWEEN POSTS	
Species	Maximum Spacing, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	2.14 (7'-0")
Northern Species	1.20 (3'-11")
Column 1	2

Detail EB-6
Exterior Connection: Post Fastened to Floor, Guard Parallel to Floor Joists

Notes:
1. Use any of the connection details shown on Details EB-1 to EB-5 at location "A". Connection Detail EB-4 is shown in this detail, as an example.
2. Maximum spacing between posts is determined from connection detail used at location 'A'.
3. Decking is omitted from the plan view and the axonometric view for clarity.
4. Blocking shall be not less than 38 mm x 184 mm (2" x 8" nominal).

5. Dimensions shown are in mm unless otherwise specified.

Detail EC-1
Exterior Connection: Infill Picket Nailed to Endcap - Endcap Screwed to Rail

Notes:
1. Fasten each end of each picket to endcaps with 2 - 50 mm [2"] nails.
2. Fasten endcaps to rails with #7 x 50 mm [2"] screws at 300 mm [12"] o.c.
3. See Table 2.1.2. for minimum sizes of pickets.

Detail EC-2
Exterior Connection: Infill Picket Nailed to Rail

Notes:
1. See Table 2.1.2. for minimum sizes of pickets.
2. Dimensions shown are in mm unless otherwise specified.

Detail EC-3
Exterior Connection: Infill Picket Screwed to Rail

Detail EC-4
Exterior Connection: Infill Picket Screwed to Top Rail and Rim Joist

Note:
1. Dimensions shown are in mm unless otherwise specified.

Detail ED-1
Exterior Connection: Cantilevered Picket Screwed to Rim Joist

Notes:
1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Douglas Fir-Larch, Spruce-Pine-Fir, or Hem-Fir Species.
3. Fasten rim joist to each floor joist with 3 - 82 mm [3¼"] nails.
4. Dimensions shown are in mm unless otherwise specified.
5. The rotor deck board shall not be less than 140 mm [6" nominal] wide. Where 38 mm [2" nominal] thick boards are used, the length of the wood screws shall be not less than 76 mm [3"].

Detail ED-2
Exterior Connection: Cantilevered Picket Screwed to Rim Joist, Guard Parallel to Floor Joists

Notes:
1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Douglas Fir-Larch, Spruce-Pine-Fir, or Hem-Fir Species.
3. Fasten rim joist to blocking with 3 - 82 mm [3¼"] nails.
4. Dimensions shown are in mm unless otherwise specified.
5. Where 38 mm [2" nominal] thick boards are used, the length of the wood screws shall be not less than 76 mm [3"].

Detail ED-3
Exterior Connection: Cantilevered Picket Screwed to Rim Joist and Deck

Notes:
1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Northern Species.
3. Fasten rim joist to each floor joist with 2 - 82 mm [3¼"] nails.
4. Dimensions shown are in mm unless otherwise specified.

Detail ED-4
Exterior Connection: Cantilevered Picket Screwed to Rim Joist and Deck, Guard Parallel to Floor Joists

Notes:
1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Northern Species.
3. Fasten rim joist to blocking with 3 - 82 mm [3¼"] nails.
4. Dimensions shown are in mm unless otherwise specified.

Detail ED-5
Exterior Connection: Corner Joint

Notes:
1. Screws fastening pickets are omitted for clarity.
2. Provide a minimum of 70 pickets beyond the return if end restraint of the guard is provided by this return detail only.

Table 2.2.2.
Exterior Cantilevered Picket System Connection Details

Connection Detail	Detail Number	Description
Cantilevered Picket (Douglas Fir-Larch, Spruce-Pine-Fir, Hem-Fir Species)	ED-1	Picket screwed to rim joist
	ED-2	Picket screwed to rim joist, where guard is parallel to floor joists
Cantilevered Picket (Northern Species)	ED-3	Picket screwed to rim joist and deck
	ED-4	Picket screwed to rim joist and deck, where guard is parallel to floor joists
Cantilevered Picket (Douglas Fir-Larch, Spruce-Pine-Fir, Hem-Fir Species, Northern Species)	ED-5	Corner
Column 1	2	3

Table 2.2.1.
Exterior Post and Rail System Connection Details

Connection Detail	Detail Number	Description
Top Rail to Post and/or Bottom Rail to Post	EA-1	Top rail nailed to post
	EA-2	Top/bottom rail skew nailed to post with 76 mm [3"] nails
	EA-3	Top/bottom rail skew nailed to post with 63 mm [2½"] nails
	EA-4	Top/bottom rail face nailed or screwed to post
	EA-5	Top/bottom rail fastened to post with framing anchors
Post to Floor	EB-1	Post nailed to rim joist
	EB-2	Post screwed to rim joist
	EB-3	Post bolted to floor joist with 8 mm (5/16") machine bolts
	EB-4	Post bolted to floor joist with 9.5 mm (⅜") machine bolts
	EB-5	Post bolted to 2 floor joists
	EB-6	Post fastened to floor, where guard is parallel to floor joists
Infill Picket	EC-1	Picket nailed to endcap; endcap screwed to rail
	EC-2	Picket nailed to rail
	EC-3	Picket screwed to rail
	EC-4	Picket screwed to top rail and rim joist
Column 1	2	3

Table 2.1.3.
Minimum Size of Floor Elements

Floor Element	Minimum size, mm (in)
Dimension Lumber Decking	25 x 140 (1"x" x 6" nominal), when each is plank fastened with 2 - 63 mm (2½") nails
	38 x 89 (2" x 4" nominal), when each plank is fastened with 2 - 76 mm (3") nails
Dimension Lumber Joists	38 x 184 (2" x 8" nominal)
Column 1	2

Table 2.1.2.
Minimum Size of Loadbearing Elements

Guard Element	Minimum Size, mm (in)
Post	89 x 89 (4" x 4" nominal)
Top Rail	38 x 89 (2" x 4" nominal)
Bottom Rail	38 x 89 (2" x 4" nominal)
Picket / Baluster	32 x 32 ($1^{1}/_{4}$"x" x $1^{1}/_{4}$")
Column 1	2

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11 James Street, Seguin, Ontario, P2A 0B6
705-704-9393
Email: les@brhdg.com

Drawn by: Les Hess
Reviewed by: Les Hess
BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:
NEW RESIDENCE

PROJECT ADDRESS:
862 Blackwoods Ave
Innisfil Ontario

SHEET TITLE:
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Barrie, Ontario

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ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
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FLOOR/CEILING DESIGN DEAD LOAD	0.72 (15.00 psf)
WIND LOADING	
1/50 WIND PRESSURE	0.36 (7.52 psf)
1/10 WIND PRESSURE	0.28 (5.85 psf)
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IBD INTERACTIVE BUILDING DESIGN

DATE: Friday, December 6, 2024

SCALE: DO NOT SCALE

Drawing Sheet Size: ARCH D (24" x 36")

A513