



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-064-2021**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Adam Wright**, 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 1016 LOT 17**, is known municipally as **3538 Crescent Harbour Road** and is zoned as “**Residential 1 Zone (R1)**” and “**Environmental Protection Zone (EP)**”.

**The applicant is proposing to construct an attached garage that projects 15.3 metres beyond the main front wall of the principal building. The applicant is seeking relief from Section 3.18.e) of the Zoning By-law which requires a detached or attached garage on lots with a lot frontage of less than 20.0 metres, to not project more than 1.0 metre beyond the main front wall of the principal building.**

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, December 9, 2021, 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/current-previous-applications/>.

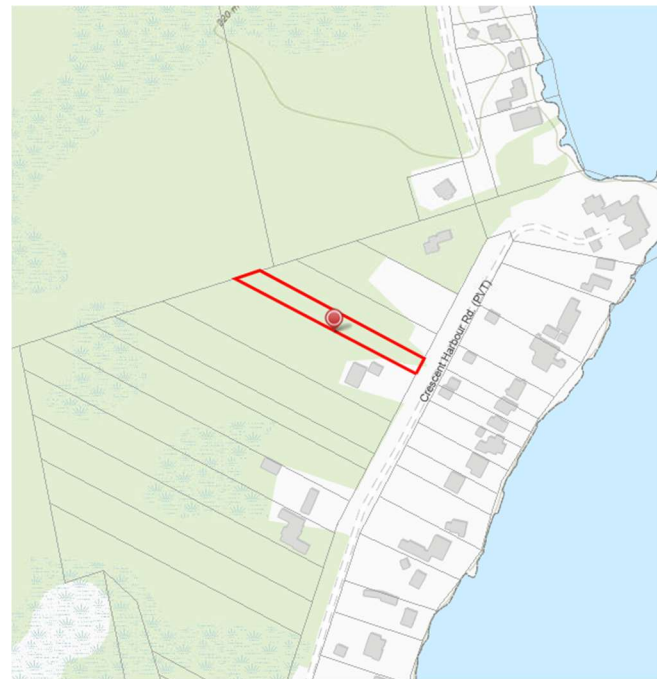
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to [planning@innisfil.ca](mailto:planning@innisfil.ca).

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

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

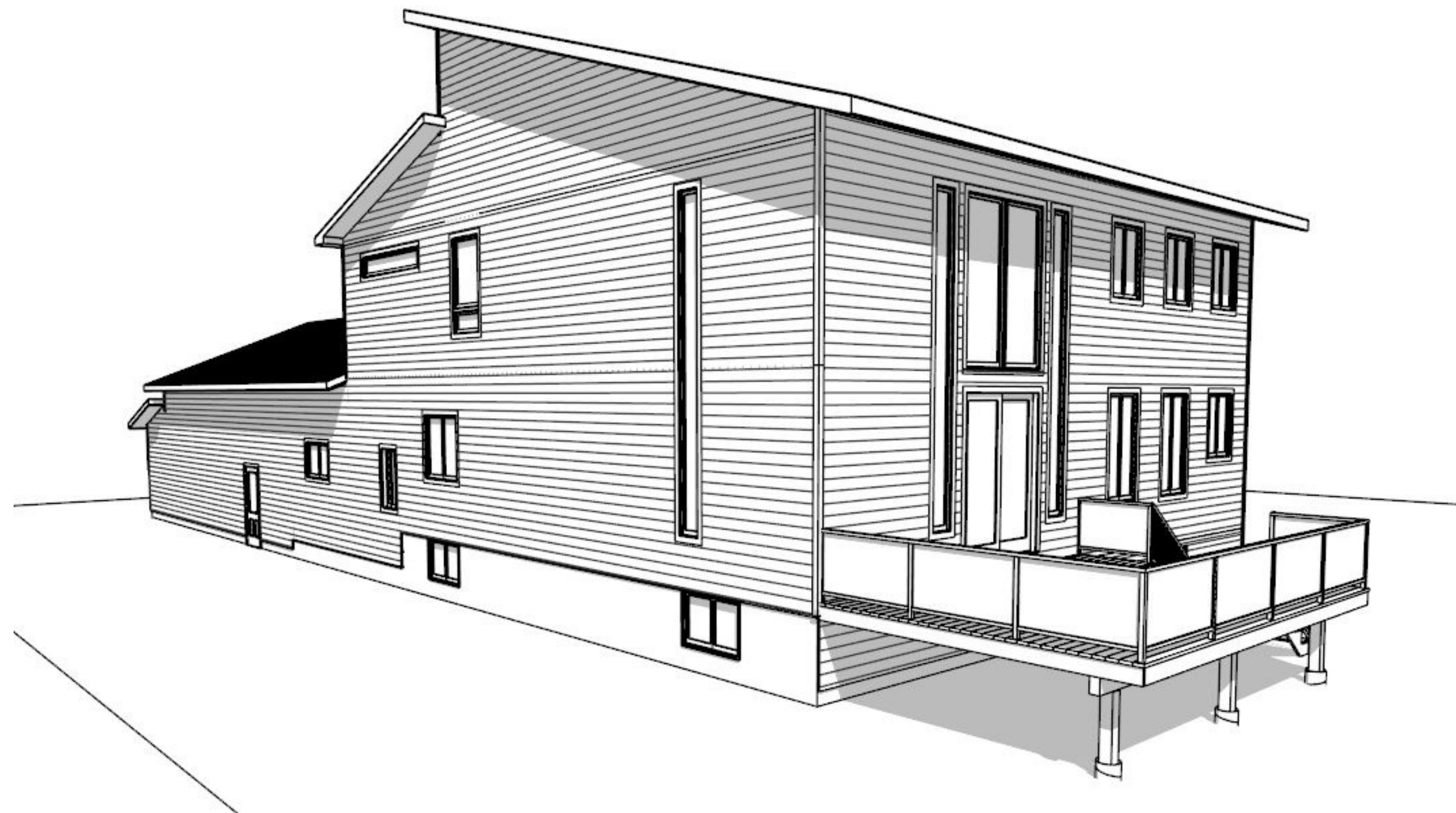
Dated: **November 18, 2021**

Toomaj Haghshenas,  
Acting Secretary-Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316





FRONT ISOMETRIC



REAR ISOMETRIC

**GENERAL NOTES:**

These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.

**Issue Record:**

No.	Description	Date
1	PRELIMINARY W.G. DWG.	SEPT. 5, 2021
2	ISSUED FOR PERMIT	SEPT. 12, 2021
3		
4		
5		

No.	Revisions	Date
1		
2		
3		

**AREA CALCULATIONS**

Main Floor Fin. Area	1893 sqft
Second Floor Fin. Area	1261 sqft
Total Finished Area	3154 sqft
Lot Coverage	3164 sqft

LAYOUT PAGE TABLE	
LABEL	TITLE
A-1	TITLE PAGE
A-2	FOUNDATION & MAIN FLOOR PLANS
A-3	SECOND FLOOR PLAN & ROOF PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	BUILDING SECTIONS
A-7	TALL WALLS
A-8	DETAILS
A-9	AIR BARRIER OPTIONS
A-10	CONSTRUCTION NOTES

**SB-12 COMPLIANCE ENERGY EFFICIENCY DESIGN SUMMARY**

ENERGUIDE 80	SB-12 3.1.1 PRESCRIPTIVE OPTION	SB-12 3.1.2 PERFORMANCE OPTION
<b>ALLOWABLE HEATED WALL AREA to WINDOW RATIO</b>		
BOUNDARY WALL AREA (SQ. FT)	4900	WINDOW AREA (SQ. FT) 611
		WINDOW to WALL RATIO 12.5%
< 17%	STANDARD TABLES	
Btwn 17% & 22 %	N/A	
> 22%	N/A	
ZONE?	1	ELECTRIC HEAT NO TRADE-OFFS <b>NQ</b>

**TABLE 3.1.1.2.A COMPLIANCE PACKAGE "A1"**

CEILING WITH ATTIC SPACE ( Min. Nominal R)	R60
CEILING WITHOUT ATTIC SPACE ( Min. Nominal R)	R31
EXPOSED FLOOR ( Min. Nominal R)	R31
WALLS ABOVE GRADE ( Min. Nominal R)	R22
BASEMENT WALLS ( Min. Nominal R)	R20ci
BELOW GRADE SLAB > 2' BELOW GRADE ( Min. Nominal R)	-
EDGE OF BELOW GRADE SLAB < 2' BELOW GRADE ( Min. Nominal R)	R10
HEATED SLAB or SLAB < 2' BELOW GRADE ( Min. Nominal R)	R10
WINDOWS and SLIDING GLASS DOORS (Max. U)	0.28
SKYLIGHTS (Max. U)	0.49
SPACE HEATING EQUIPMENT (MIN. AFUE)	96%
HRV (MIN. EFFICIENCY)	75%
DOMESTIC HOT WATER HEATER (MIN. EF)	0.8

**CLIMATIC & DESIGN LOAD DATA**

LOCATION: Barrie, Ontario

ROOF LOADING:	KPa (psf)
GROUND SNOW LOAD Ss:	2.50 (52.21 psf)
RAIN LOAD Sr:	0.40 (8.35 psf)
SNOW LOAD FACTOR Cs:	0.55
ROOF DESIGN SNOW LOAD:	1.78 (37.07 psf)
ROOF & CEILING DESIGN DEAD LOAD:	0.57 (12.00 psf)

FLOOR LOADING:	
GROUND & SECOND FLOOR:	1.92 (40.00psf)
FLOOR/CEILING DESIGN DEAD LOAD:	0.72 (15.00 psf)

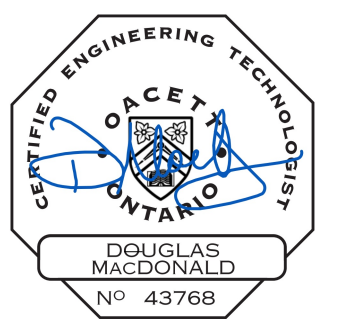
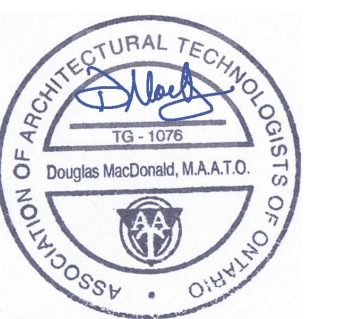
WIND LOADING:	
1/50 WIND PRESSURE:	0.36 (7.52 psf)
1/10 WIND PRESSURE:	0.28 (5.85 psf)

TEMPERATURE:	
DEGREE DAYS BELOW 18°C:	4380

SOIL:	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1,566 psf)

ROCK:	
	500 (10,443 psf)

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



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

DOUG MACDONALD  
NAME: Doug MacDonald  
SIGNATURE: [Signature]  
REGISTRATION INFORMATION: 35128  
MACDONALD DESIGN & MANAGEMENT 31807  
FIRM NAME: BCF



UPPER MILL HOMES INC.  
BUILDING DESIGN SERVICES  
Tel: (705) 794-2299 Fax: (705) 734-0418

WRIGHT RESIDENCE  
Lot 17 Crescent Harbour Rd, Innisfil

Scale: N/A

TITLE PAGE

Plot Format Size: 24" x 36" Drawing No: A-1

**GENERAL NOTES:**

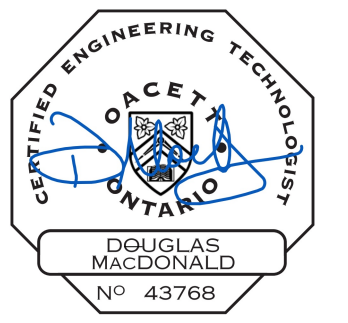
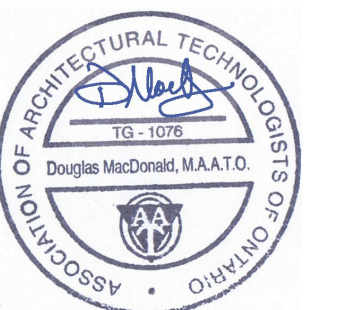
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Second Floor Fin. Area	1281 sqft
Total Finished Area	3174 sqft
Lot Coverage	3164 sqft



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO A DESIGNER.

NAME: DOUG MACDONALD  
SIGNATURE: [Signature]  
REGISTRATION INFORMATION: 31897  
FIRM NAME: MACDONALD DESIGN & MANAGEMENT



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BUILDING DESIGN SERVICES  
Tel: (705) 794-2299 Fax: (705) 734-0418

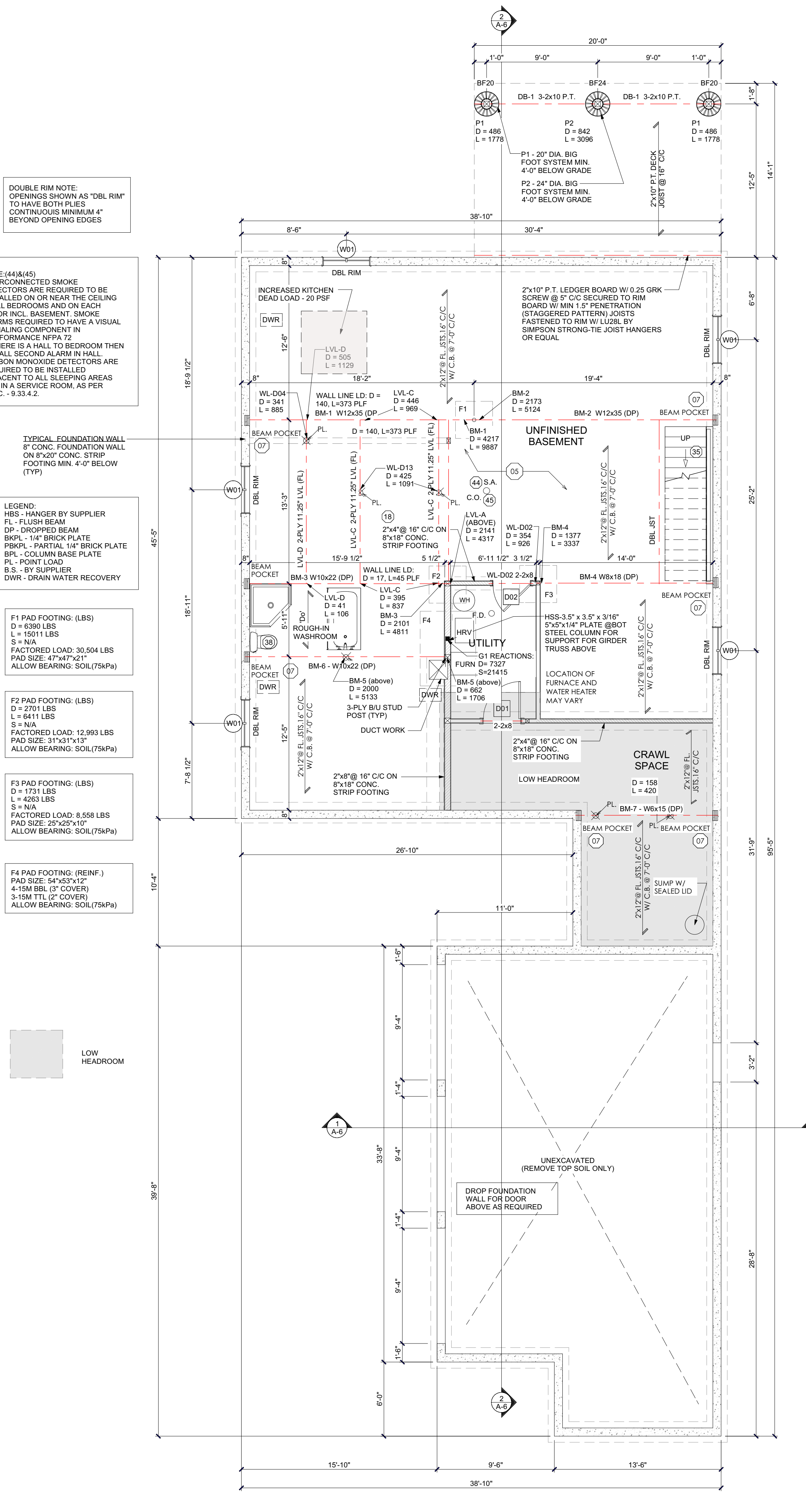
**WRIGHT RESIDENCE**

Lot 17 Crescent Harbour Rd, Innisfil

Scale: 3/16" = 1'-0"

**FOUNDATION & MAIN FLOOR PLANS**

Plot Format Size: 24" x 36" Drawing No: A-2



**DOUBLE RIM NOTE:**  
OPENINGS SHOWN AS "DBL RIM" TO HAVE BOTH PLIES CONTINUOUS MINIMUM 4" BEYOND OPENING EDGES

**NOTE (44)&(45):**  
INTERCONNECTED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED ON OR NEAR THE CEILING IN ALL BEDROOMS AND ON EACH FLOOR INCL. BASEMENT. SMOKE ALARMS REQUIRED TO HAVE A VISUAL SIGNALING COMPONENT IN CONFORMANCE NFPA 72. IF THERE IS A HALL TO BEDROOM THEN INSTALL SECOND ALARM IN HALL. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED ADJACENT TO ALL SLEEPING AREAS AND IN A SERVICE ROOM, AS PER O.B.C. - 9.53.4.2.

**TYPICAL FOUNDATION WALL:**  
8" CONC. FOUNDATION WALL ON 8"x20" CONC. STRIP FOOTING MIN. 4'-0" BELOW (TYP)

**LEGEND:**  
HBS - HANGER BY SUPPLIER  
FL - FLUSH BEAM  
DP - DROPPED BEAM  
BKPL - 1/4" BRICK PLATE  
PBKPL - PARTIAL 1/4" BRICK PLATE  
BPL - COLUMN BASE PLATE  
PL - POINT LOAD  
B.S. - BY SUPPLIER  
DWR - DRAIN WATER RECOVERY

**F1 PAD FOOTING (LBS):**  
D = 6390 LBS  
L = 15011 LBS  
S = N/A  
FACTORED LOAD: 30,504 LBS  
PAD SIZE: 47"x47"x21"  
ALLOW BEARING: SOIL(75KPa)

**F2 PAD FOOTING (LBS):**  
D = 2701 LBS  
L = 8411 LBS  
S = N/A  
FACTORED LOAD: 12,993 LBS  
PAD SIZE: 31"x31"x11"  
ALLOW BEARING: SOIL(75KPa)

**F3 PAD FOOTING (LBS):**  
D = 1731 LBS  
L = 4283 LBS  
S = N/A  
FACTORED LOAD: 8,558 LBS  
PAD SIZE: 25"x25"x10"  
ALLOW BEARING: SOIL(75KPa)

**F4 PAD FOOTING (REIN.):**  
PAD SIZE: 54"x53"x12"  
4-15M BBL (2" COVER)  
3-15M TTL (2" COVER)  
ALLOW BEARING: SOIL(75KPa)

LOW HEADROOM

**DOOR SCHEDULE**

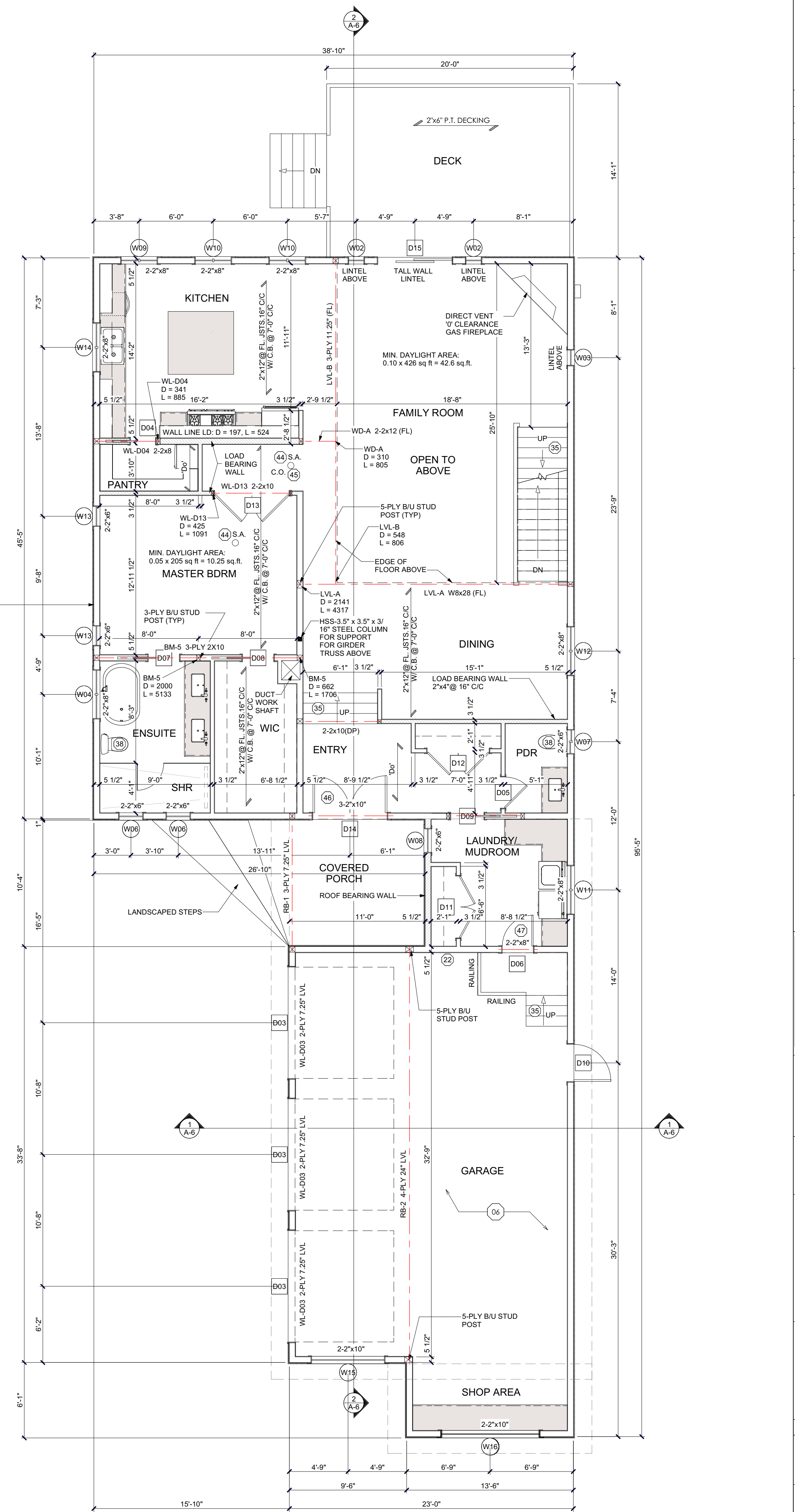
NUMBER	FLOOR	QTY	WIDTH	HEIGHT	TYPE	ROOM NAME
D01	0	1	36"	80"	HINGED	CRAWL SPACE/UTILITY
D02	0	1	36"	80"	HINGED	UTILITY/UNFINISHED BASEMENT
D03	1	3	108"	96"	GARAGE	GARAGE
D04	1	1	24"	80"	POCKET	KITCHEN/PANTRY
D05	1	1	30"	80"	HINGED	ENTRY/PDR
D06	1	1	30"	80"	HINGED	LAUNDRY/MUDROOM/GARAGE
D07	1	1	30"	80"	POCKET	MASTER BDRM/SUITE
D08	1	1	30"	80"	POCKET	MASTER BDRM/WIC
D09	1	1	32"	80"	POCKET	LAUNDRY/MUDROOM/ENTRY
D10	1	1	36"	80"	HINGED	GARAGE
D11	1	1	60"	80"	DOUBLE HINGED	LAUNDRY/MUDROOM/CLOSET
D12	1	1	60"	80"	DOUBLE HINGED	CLOSET/ENTRY
D13	1	1	72"	80"	DOUBLE HINGED	MASTER BDRM/HALL
D14	1	1	72"	80"	DOUBLE HINGED	ENTRY
D15	1	1	72"	96"	SLIDER	FAMILY ROOM/DECK
D16	2	1	28"	80"	POCKET	W/C BATHROOM
D17	2	1	28"	80"	POCKET	BEDROOM 2/BATH
D18	2	1	38"	80"	POCKET	BEDROOM 3/WIC
D19	2	1	30"	80"	HINGED	BEDROOM 3/JACK & JILL BATHROOM
D20	2	1	30"	80"	HINGED	BEDROOM 4/JACK & JILL BATHROOM
D21	2	1	30"	80"	HINGED	JACK & JILL BATHROOM/BEDROOM 2
D22	2	1	30"	80"	HINGED	W/C BEDROOM 3
D23	2	1	30"	80"	HINGED	W/C BEDROOM 4
D24	2	1	30"	80"	POCKET	BATHROOM/BEDROOM 3
D25	2	1	30"	80"	POCKET	BATHROOM/BEDROOM 4

**WINDOW SCHEDULE**

NUMBER	FLOOR	QTY	WIDTH	HEIGHT	TYPE	ROOM NAME
W01	0	5	48"	30"	DOUBLE CASEMENT	UNFINISHED BASEMENT
W02	1	2	16"	186"	FIXED GLASS	FAMILY ROOM/DECK
W03	1	1	16"	188 7/8"	FIXED GLASS	FAMILY ROOM
W04	1	1	48"	48"	DOUBLE CASEMENT	ENSUITE
W06	1	2	24"	42"	FIXED GLASS	ENSUITE
W07	1	1	24"	48"	LEFT SLIDING	PDR
W08	1	1	24"	79 1/4"	SINGLE CASEMENT	LAUNDRY/MUDROOM
W09	1	1	36"	48"	DOUBLE CASEMENT	KITCHEN
W10	1	2	36"	72"	DOUBLE CASEMENT	KITCHEN
W11	1	1	48"	92"	DOUBLE CASEMENT	LAUNDRY/MUDROOM
W12	1	1	48"	48"	DOUBLE CASEMENT	DINING
W13	1	2	20"	48"	SINGLE CASEMENT	MASTER BDRM
W14	1	1	48"	54"	DOUBLE CASEMENT	KITCHEN
W15	1	1	72"	18"	FIXED GLASS	GARAGE
W16	1	2	96"	18"	FIXED GLASS	GARAGE
W17	2	1	36"	48"	DOUBLE CASEMENT	BATHROOM
W18	2	1	36"	48"	DOUBLE CASEMENT	BATH
W19	2	2	36"	48"	DOUBLE CASEMENT	BEDROOM 2
W20	2	1	36"	48"	DOUBLE CASEMENT	BEDROOM 3
W21	2	2	36"	67 9/16"	MULLED UNIT	JACK & JILL BATHROOM
W22	2	1	72"	48"	TRIPLE CASEMENT	BEDROOM 4
W23	2	1	74"	96"	MULLED UNIT	OPEN BELOW
W24	2	1	96"	16"	SINGLE HOPPER	BEDROOM 3
W25	2	1	96"	16"	SINGLE HOPPER	BEDROOM 4
W26	2	4	96"	24"	FIXED GLASS	BEDROOM 4
W27	3	4	96"	24"	FIXED GLASS	BEDROOM 4

**GENERAL LVL MATERIAL NOTE:**  
ALL BEAMS MARKED "LVL" TO BE 1.75" PER PLY, MIN. 2.0E MODULUS OF ELASTICITY GRADE WITH A MIN. ALLOWABLE BENDING STRESS (Fb) OF 3,500 PSI, UNLESS NOTED OTHERWISE ON THE PLAN.

**LEGEND:**  
HBS - HANGER BY SUPPLIER  
FL - FLUSH BEAM  
DP - DROPPED BEAM  
BKPL - 1/4" BRICK PLATE  
PBKPL - PARTIAL 1/4" BRICK PLATE  
BPL - COLUMN BASE PLATE  
PL - POINT LOAD  
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DWR - DRAIN WATER RECOVERY



**TYPICAL EXTERIOR WALL:**  
HORIZ. SIDING  
AIR BARRIER  
1/2" WALL SHEATHING  
2"x6" STUDS @ 16" C/C  
INSULATION AS PER SB-12 COMPLIANCE  
5 MIL POLY  
1/2" GYP. BOARD

**LEGEND:**  
HBS - HANGER BY SUPPLIER  
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DP - DROPPED BEAM  
BKPL - 1/4" BRICK PLATE  
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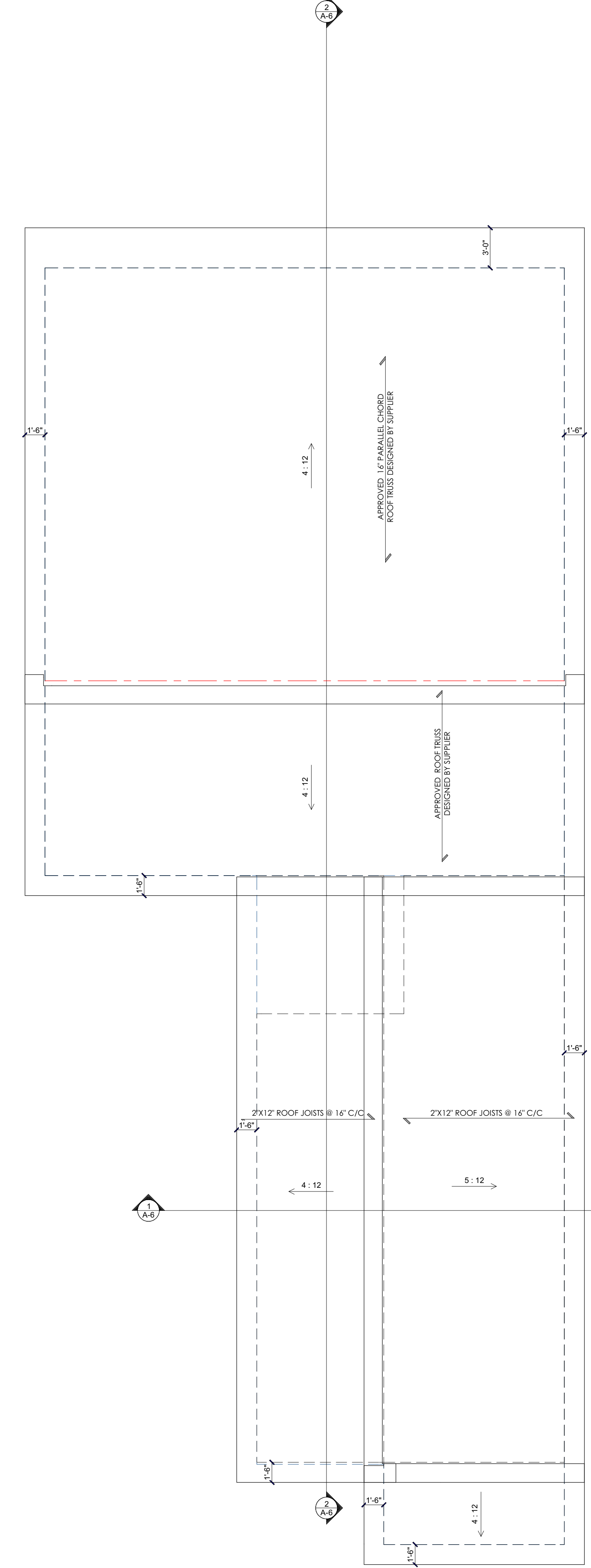
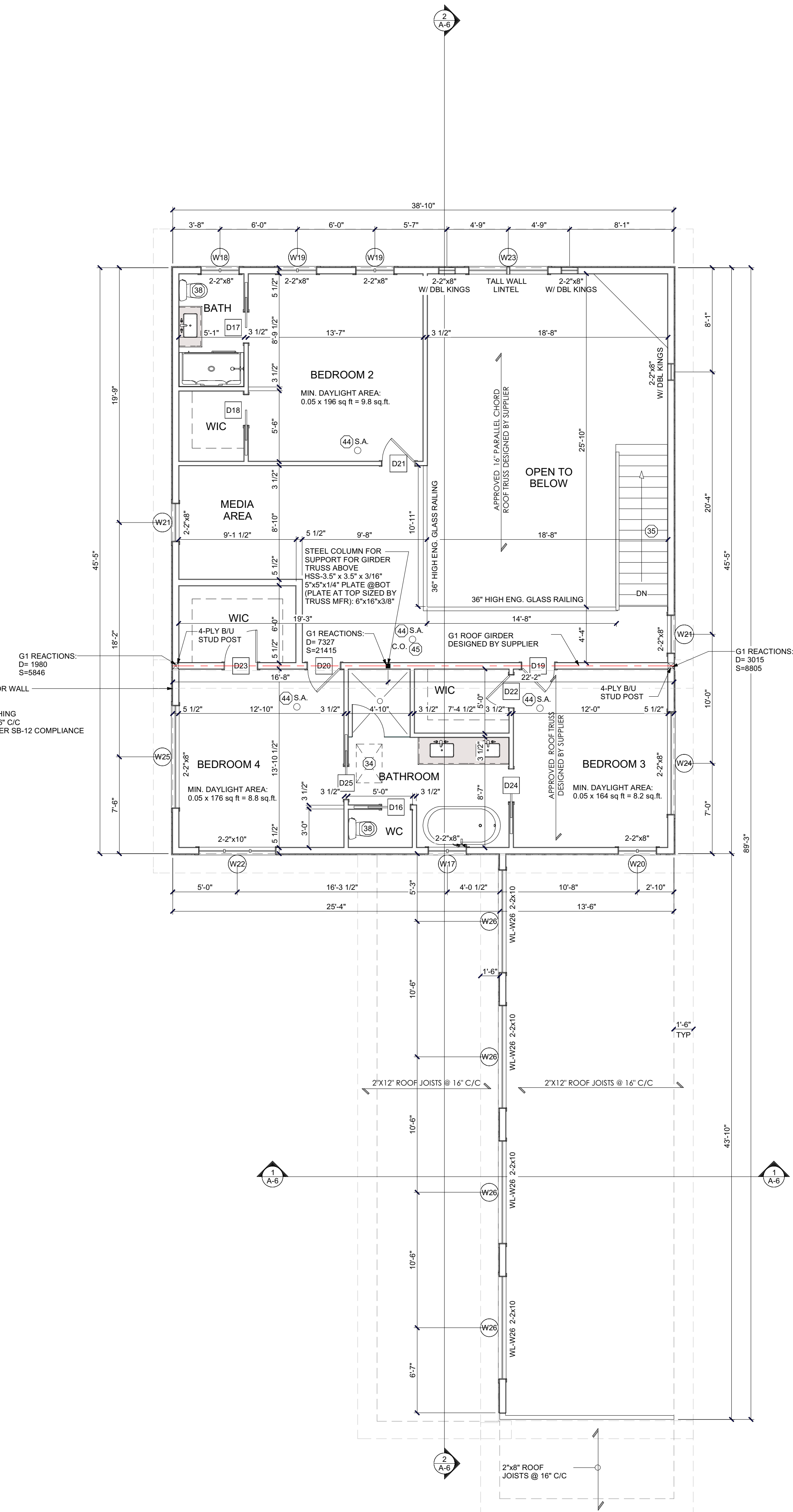
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**AREA CALCULATIONS**

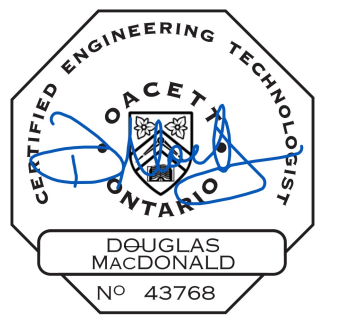
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Lot Coverage	3164 sqft



SECURE TRUSS TO FRAMING BELOW W/ APPROVED SIMPSON STRONG TIE CONNECTORS. ANCHORS ARE TO RESIST THE NET FACTORED WIND UPLIFT FORCES AS PROVIDED BY THE TRUSS DESIGNER (TYP.)

NOTE: TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT AND COMPONENT DETAILS TO THE DESIGNER PRIOR TO FABRICATION. CONTRACTOR MUST VERIFY WITH THE DESIGNER THAT THE STRUCTURE AND TRUSS LAYOUT HAS BEEN COORDINATED AND REVIEWED BY THE DESIGNER PRIOR TO COMMENCEMENT OF THE WOOD FRAMING. THE DESIGNER HAS ENGINEERED THE DESIGN OF THE SUPERSTRUCTURE BELOW ALL ENGINEERED WOOD JOISTS. ALL GRAVITY LOADING TRANSFERRED BY THE ROOF TRUSS SYSTEM HAS BEEN CONSIDERED AS REQUIRED IN OBC 9.4. IT IS THE RESPONSIBILITY OF THE TRUSS DESIGNER TO PROVIDE THE ENGINEERING FOR ALL PROPRIETARY TRUSS COMPONENTS I.E. CHORDS, WEBS, BRACING AND ANY RELATED LATERAL RESTRAINTS NEEDED THAT COULD BE TRANSFERRED BY THE TRUSS MEMBERS.

INSTALL ROOF AND SOFFIT VENTILATION TO PROVIDE A MINIMUM OF 1:300 OF FREE OPEN VENT AREA TO INSULATED CEILING AREA NOT LESS THAN 25% OF THE REQUIRED AREA MUST BE ALLOTTED TO EITHER THE ROOF OR THE SOFFIT. (SEE OBC SECTION 9.19.1.2.)



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
 QUALIFICATION INFORMATION:  
 NAME: DOUG MACDONALD  
 SIGNATURE: [Signature]  
 REGISTRATION INFORMATION:  
 REGISTRATION NO.: 31087  
 FIRM NAME: MACDONALD DESIGN & MANAGEMENT



**UPPER MILL HOMES INC.**  
 BUILDING DESIGN SERVICES  
 Tel: (705) 794-2299 Fax: (705) 734-0418

**WRIGHT RESIDENCE**  
 Lot 17 Crescent Harbour Rd, Innisfil

Scale: 3/16" = 1'-0"

**SECOND FLOOR PLAN & ROOF PLAN**

Plot Format Size: 24" x 36" Drawing No: A-3

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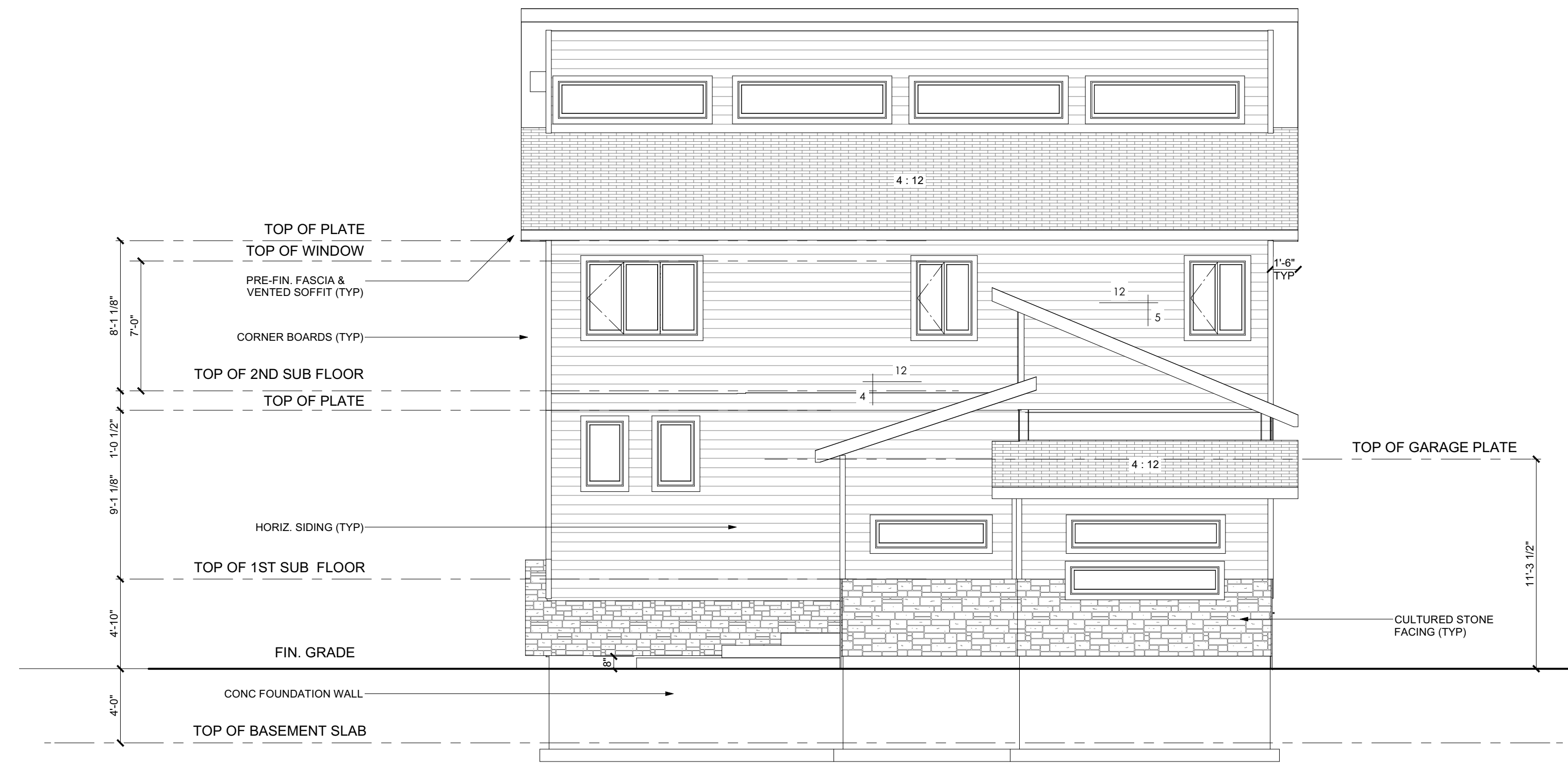
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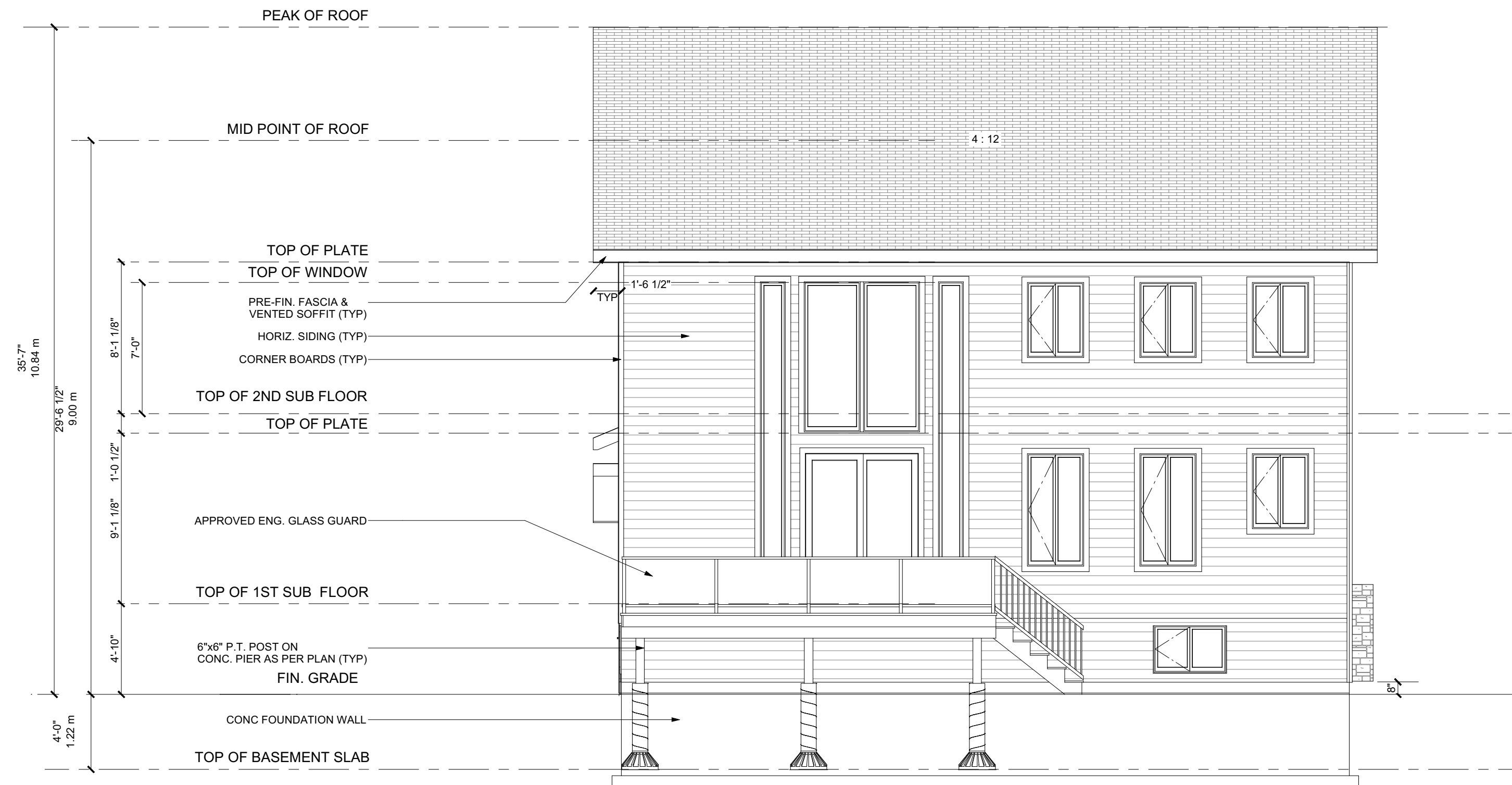
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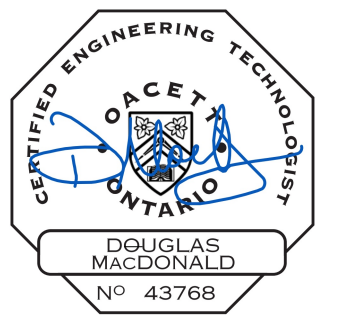
1 FRONT ELEVATION  
SCALE 3/16"=1'-0"



2 REAR ELEVATION  
SCALE 3/16"=1'-0"

SPATIAL SEPARATION (Interpolated Results)		
Based on OBC Table 9.10.15.4. - Exterior Walls For Houses		
<b>Wall Location: REAR ELEVATION</b>		
Area Building Face	895 sq. ft.	83.15 m <sup>2</sup>
Limiting Distance - Minimum Calculated	14.5 Ft	4.42 m
Proposed Unprotected Opening Area	230 sq. ft.	
Max Unprotected Opening Area Permitted	230.10 sq. ft.	21.38 m <sup>2</sup>
Actual % of Unprotected Opening Area	25.70%	
Max Permitted % Unprotected Openings	25.71%	

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



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 QUALIFICATION INFORMATION  
 DOUG MACDONALD *Doug MacDonald* 35128  
 NAME SIGNATURE BCN  
 REGISTRATION INFORMATION  
 MACDONALD DESIGN & MANAGEMENT 31087  
 FIRM NAME BCN



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WRIGHT RESIDENCE  
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Scale: 3/16" = 1'-0"

ELEVATIONS

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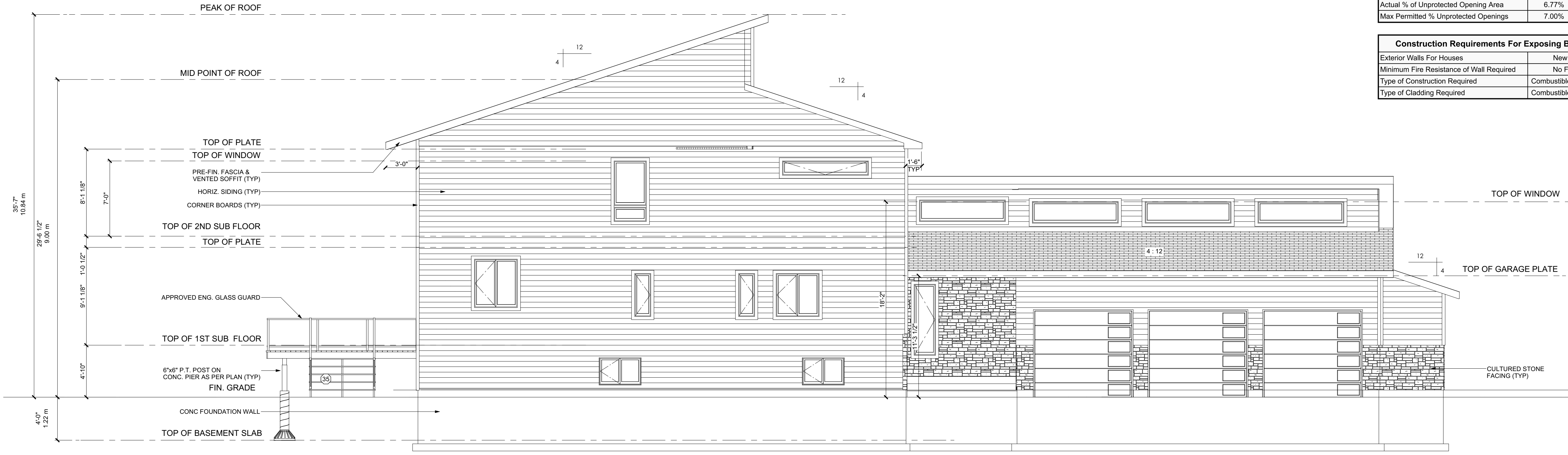
**SPATIAL SEPARATION (Interpolated Results)**

Based on OBC Table 9.10.15.4. - Exterior Walls For Houses

Wall Location: LEFT ELEVATION		
Area Building Face	1330 sq.ft.	123.56 m <sup>2</sup>
Limiting Distance - Minimum Calculated	3.94 Ft	1.2 m
Proposed Unprotected Opening Area	90 sq.ft.	
Max Unprotected Opening Area Permitted	93.10 sq.ft.	8.65 m <sup>2</sup>
Actual % of Unprotected Opening Area	6.77%	
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



1 LEFT ELEVATION  
SCALE 3/16"=1'-0"

**SPATIAL SEPARATION (Interpolated Results)**

Based on OBC Table 9.10.15.4. - Exterior Walls For Houses

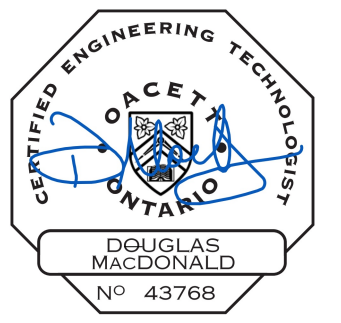
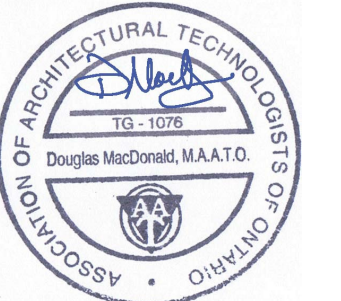
Wall Location: RIGHT ELEVATION		
Area Building Face	1895 sq.ft.	176.05 m <sup>2</sup>
Limiting Distance - Minimum Calculated	3.94 Ft	1.2 m
Proposed Unprotected Opening Area	125 sq.ft.	
Max Unprotected Opening Area Permitted	132.65 sq.ft.	12.32 m <sup>2</sup>
Actual % of Unprotected Opening Area	6.60%	
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



2 RIGHT ELEVATION  
SCALE 3/16"=1'-0"



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
 QUALIFICATION INFORMATION  
 NAME: DOUG MACDONALD  
 SIGNATURE: [Signature]  
 REGISTRATION INFORMATION  
 MACDONALD DESIGN & MANAGEMENT 31887  
 FIRM NAME: [Blank] BCN



UPPER MILL HOMES INC.  
 BUILDING DESIGN SERVICES  
 Tel: (705) 794-2299 Fax: (705) 734-0418

WRIGHT RESIDENCE  
 Lot 17 Crescent Harbour Rd, Innisfil

Scale: 3/16" = 1'-0"

**ELEVATIONS**

Plot Format Size: 24" x 36"  
 Drawing No: A-5

**GENERAL NOTES:**

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**Issue Record:**

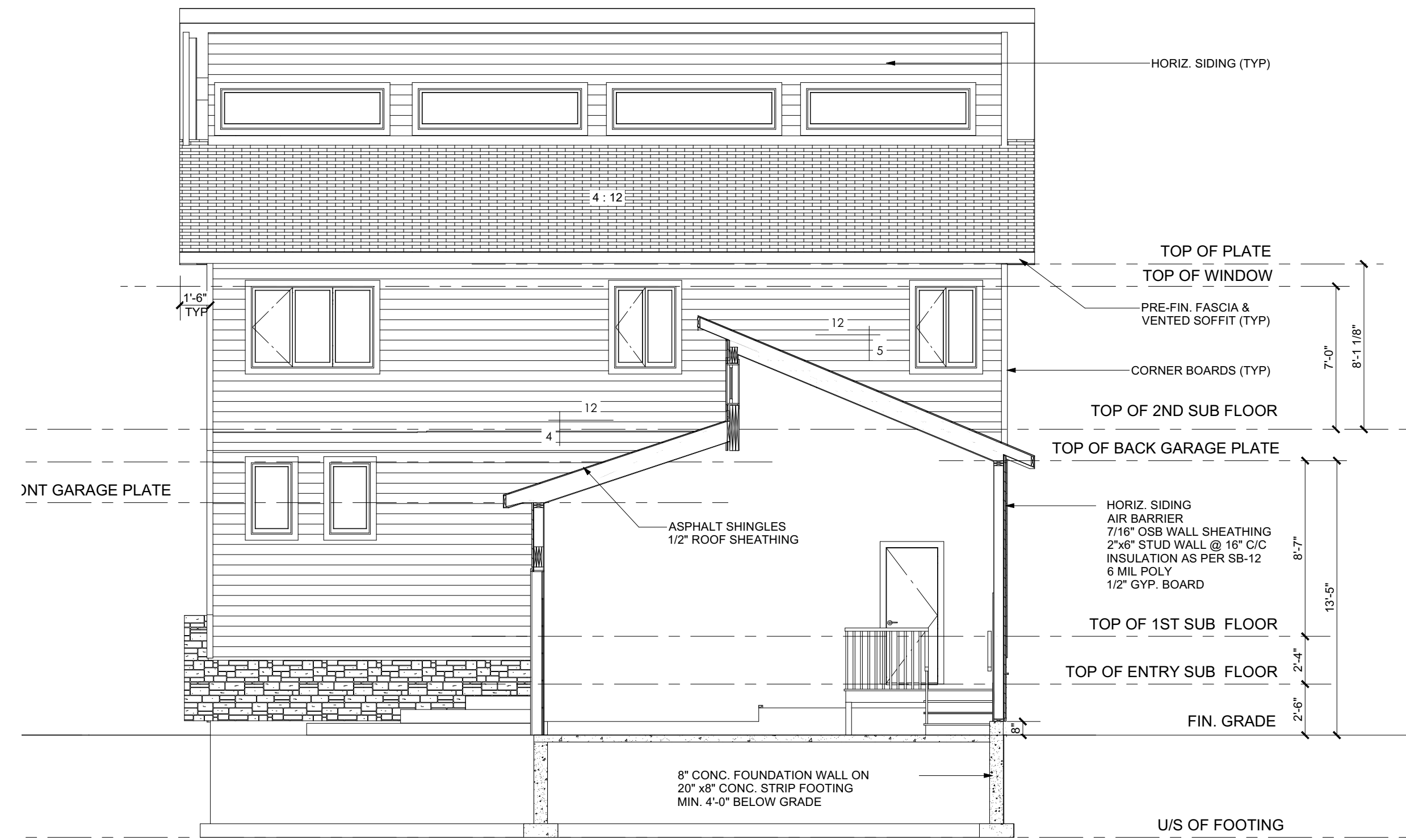
No.	Description	Date
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2	ISSUED FOR PERMIT	SEPT. 12, 2021
3		
4		
5		

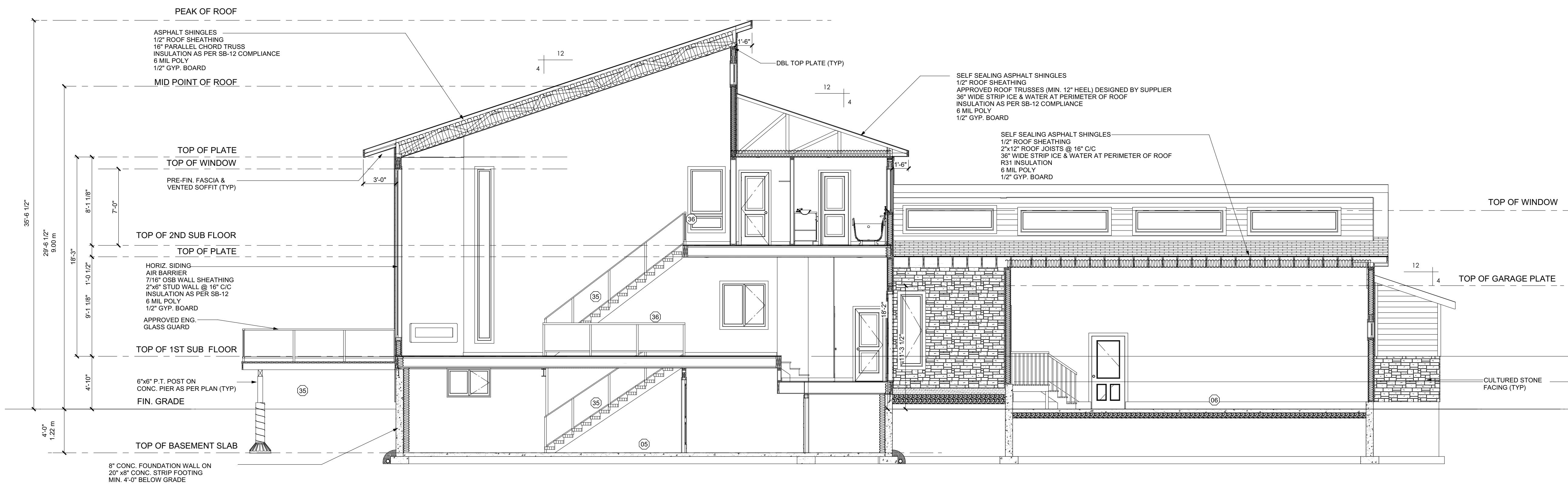
No.	Revisions	Date
1		
2		
3		

**AREA CALCULATIONS**

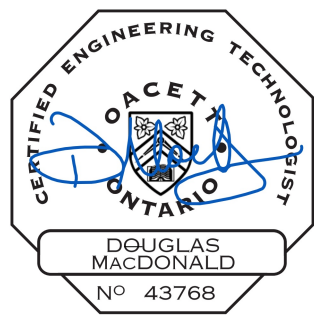
Main Floor Fin. Area	1893 sqft
Second Floor Fin. Area	1261 sqft
Total Finished Area	3154 sqft
Lot Coverage	3164 sqft



1 BUILDING SECTION  
SCALE 3/16"=1'-0"



2 BUILDING SECTION  
SCALE 3/16"=1'-0"



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 QUALIFICATION INFORMATION  
 DOUG MACDONALD [Signature] 35123  
 NAME SIGNATURE BCN  
 REGISTRATION INFORMATION  
 MACDONALD DESIGN & MANAGEMENT 31087  
 FIRM NAME BCN



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**WRIGHT RESIDENCE**  
 Lot 17 Crescent Harbour Rd, Innisfil

Scale: 3/16" = 1'-0"

BUILDING SECTIONS

Plot Format Size: 24" x 36" Drawing No: A-6

**GENERAL NOTES:**

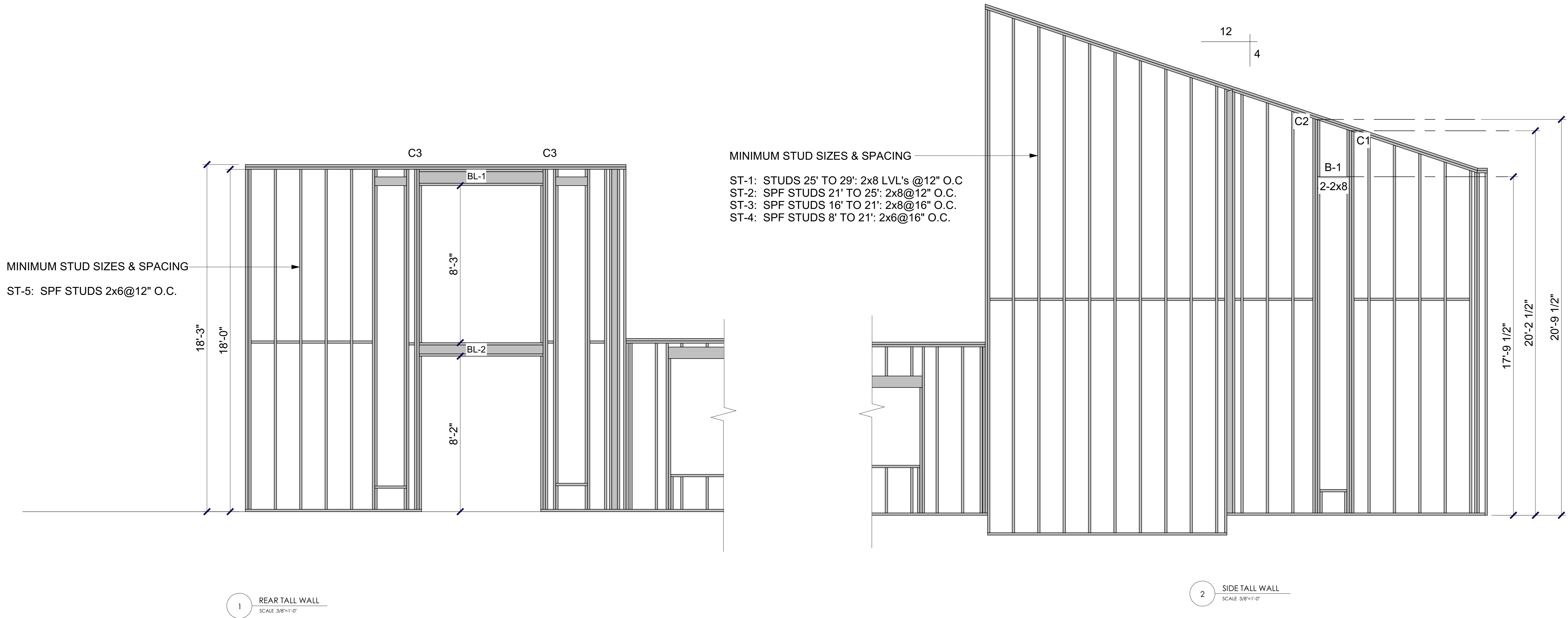
These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.

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2	ISSUED FOR PERMIT	SEPT. 12, 2021
3		
4		
5		
No.	Revisions	Date
1		
2		
3		

**AREA CALCULATIONS**

Main Floor Fin. Area	1893 sqft
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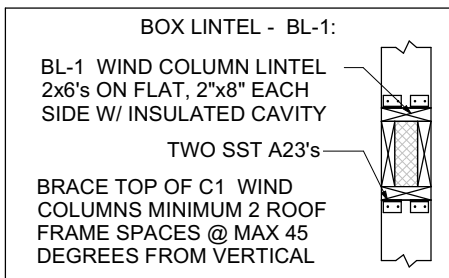
**MINIMUM STUD SIZES & SPACING**

- ST-1: STUDS 25' TO 29': 2x8 LVL's @12" O.C
- ST-2: SPF STUDS 21' TO 25': 2x8@12" O.C.
- ST-3: SPF STUDS 16' TO 21': 2x8@16" O.C.
- ST-4: SPF STUDS 8' TO 21': 2x6@16" O.C.

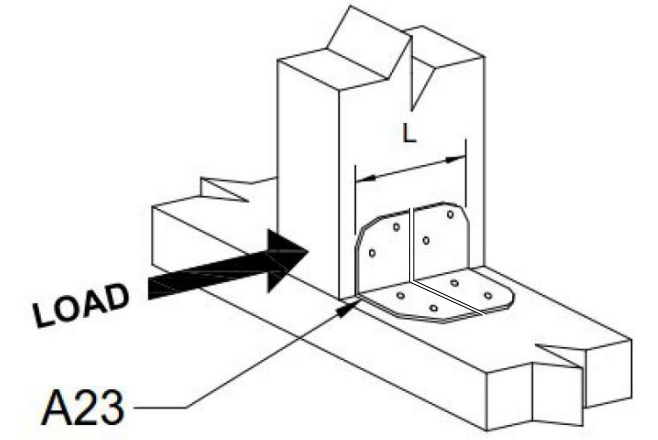
MINIMUM STUD SIZES & SPACING  
ST-5: SPF STUDS 2x6@12" O.C.

1 REAR TALL WALL  
SCALE: 3/8"=1'-0"

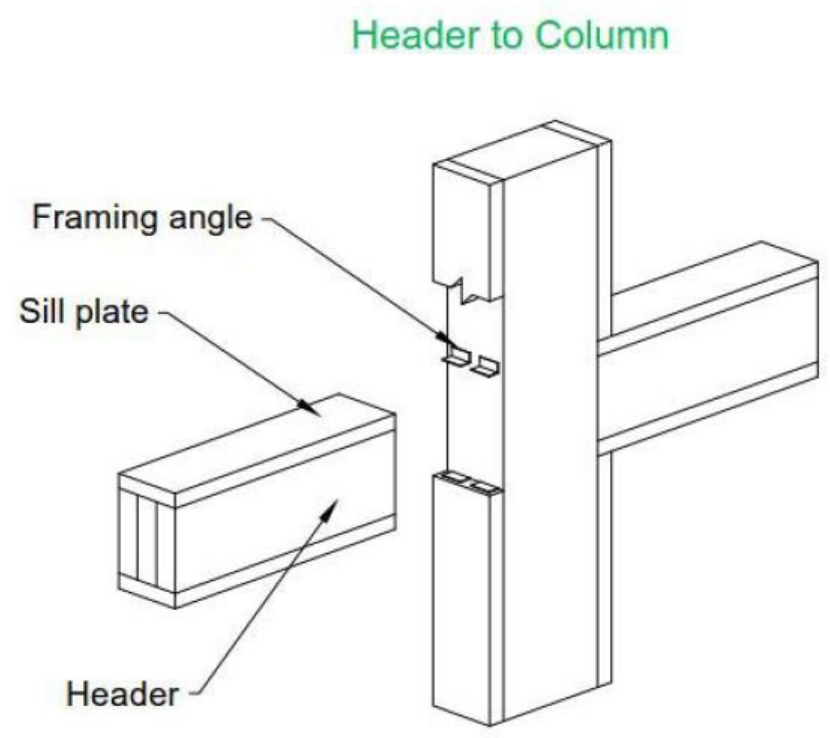
2 SIDE TALL WALL  
SCALE: 3/8"=1'-0"



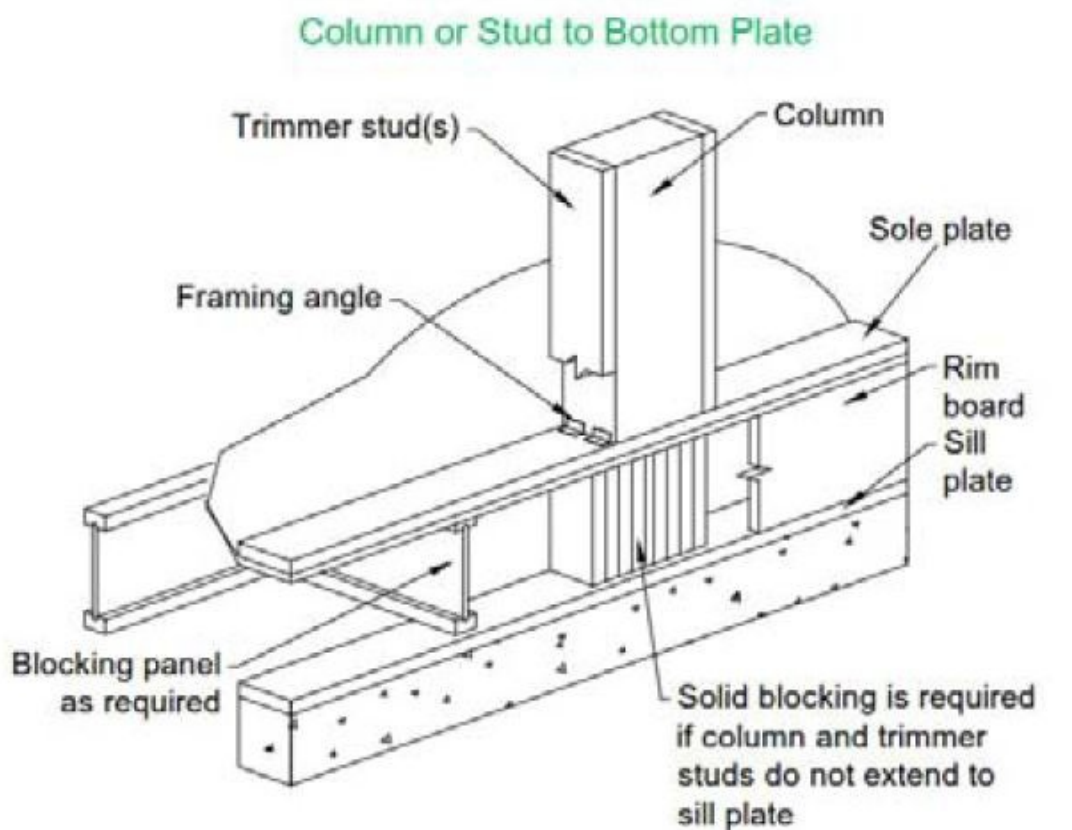
LOADING AND MEMBER SIZES			
DESIGN WIND LOAD: EAVE: 14.89 PSF, GABLE: 11.17 PSF			
FACTORED WIND LOAD: EAVE: 20.85 PSF, GABLE: 15.64 PSF			
MARK	DESCRIPTION	HEIGHT (KL)	REACTION (PwF)
C1	2-PLY 2"x6", BU SPF POST	20'-3 1/2"	252 LBS
C2	2-PLY 2"x6", BU SPF POST	20'-9 1/2"	258 LBS
C3	4-PLY 2"x6", BU SPF POST	18'-0"	802 LBS
BL-1	3-PLY 2"x6" + 2"x6" PLATES (T&B)	--	309 LBS
BL-2	2-PLY 2"x6" + 2"x6" PLATES (T&B)	--	600 LBS
A23	SIMPSON STRONG-TIE ANGLE	568 LBS FACT'D LAT. RESISTANCE	



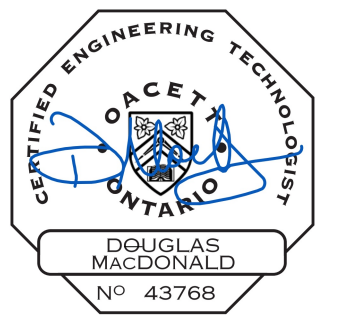
3 SIMPSON STRONG TIE A2 CLIP ANGLE  
SCALE: NTS



4 HEADER TO COLUMN  
SCALE: NTS



5 COLUMN TO BOTTOM PLATE  
SCALE: NTS



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
NAME: DOUG MACDONALD  
SIGNATURE: [Signature]  
REGISTRATION INFORMATION: NO. 43766  
FIRM NAME: MACDONALD DESIGN & MANAGEMENT



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WRIGHT RESIDENCE  
Lot 17 Crescent Harbour Rd, Innisfil

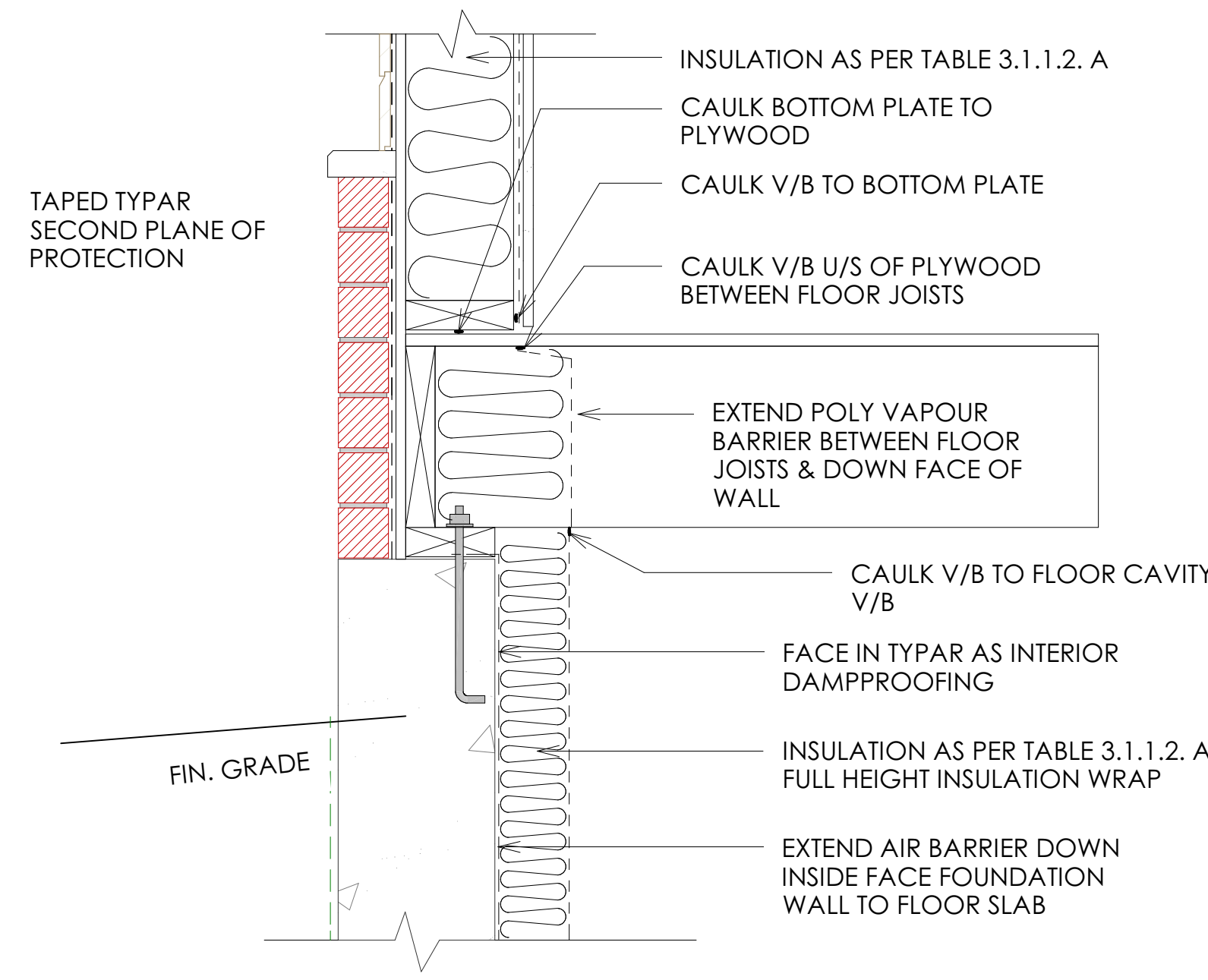
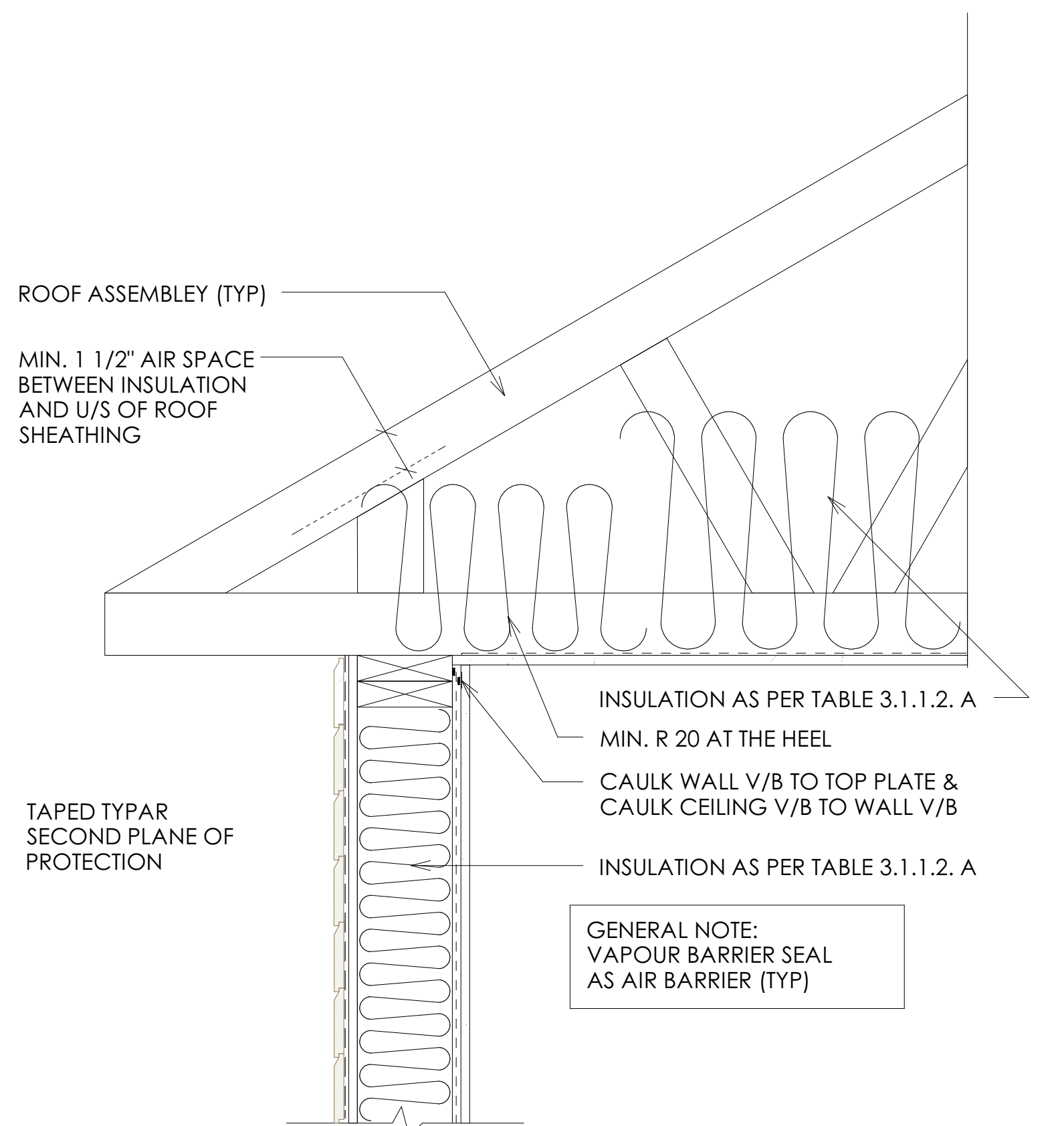
Scale: 3/16" = 1'-0"

TALL WALLS

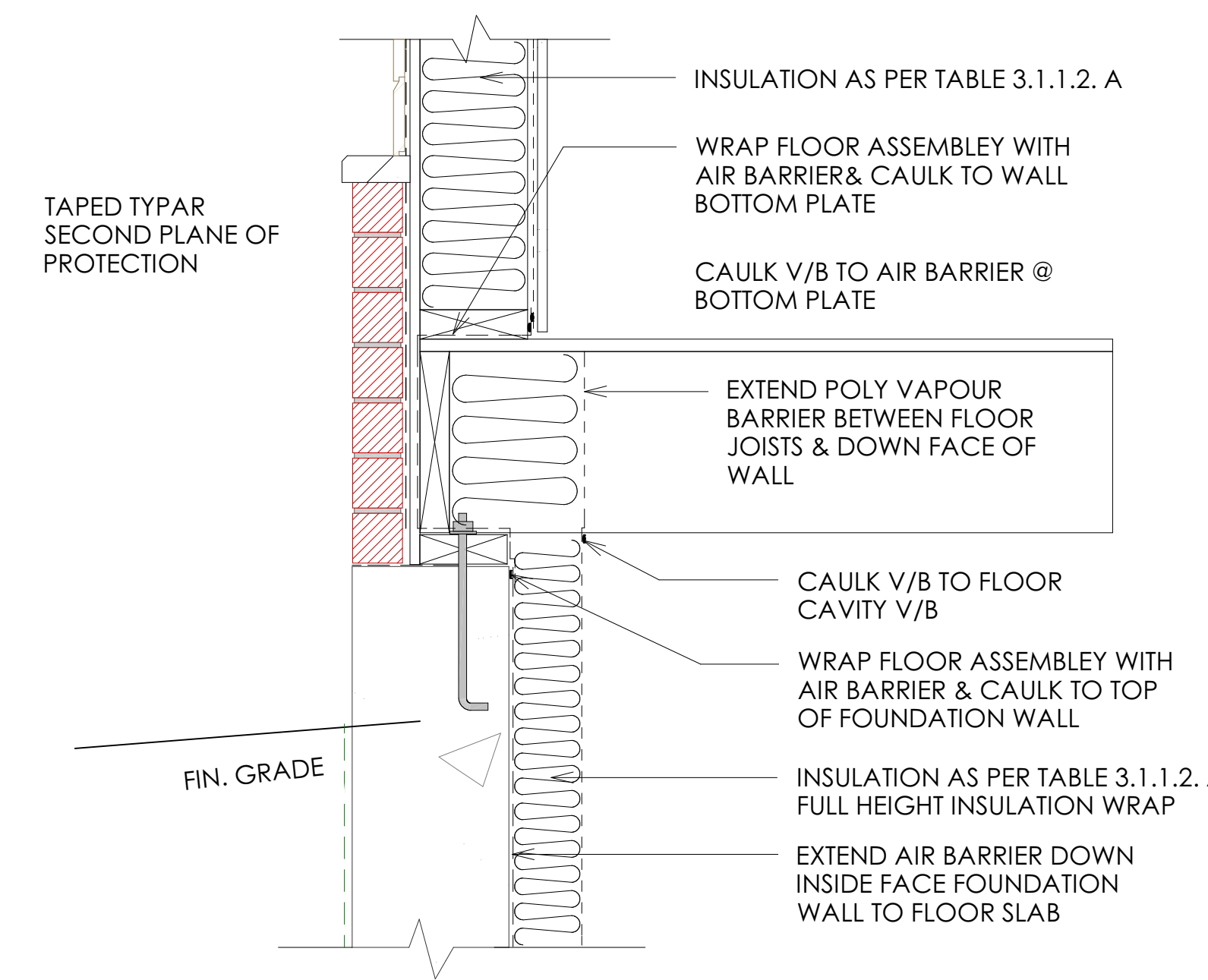
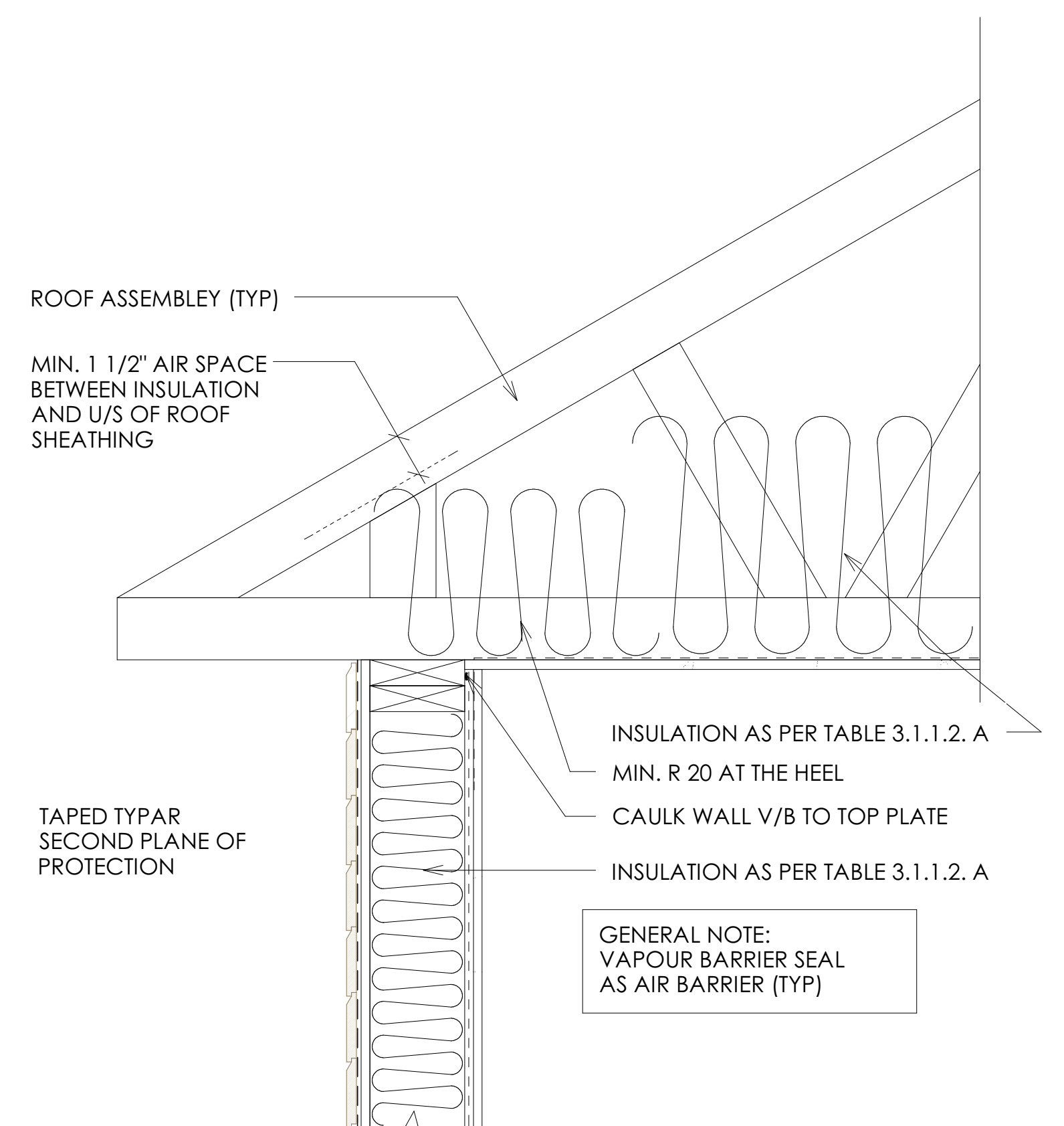
Plot Format Size: 24" x 36" Drawing No: A-7



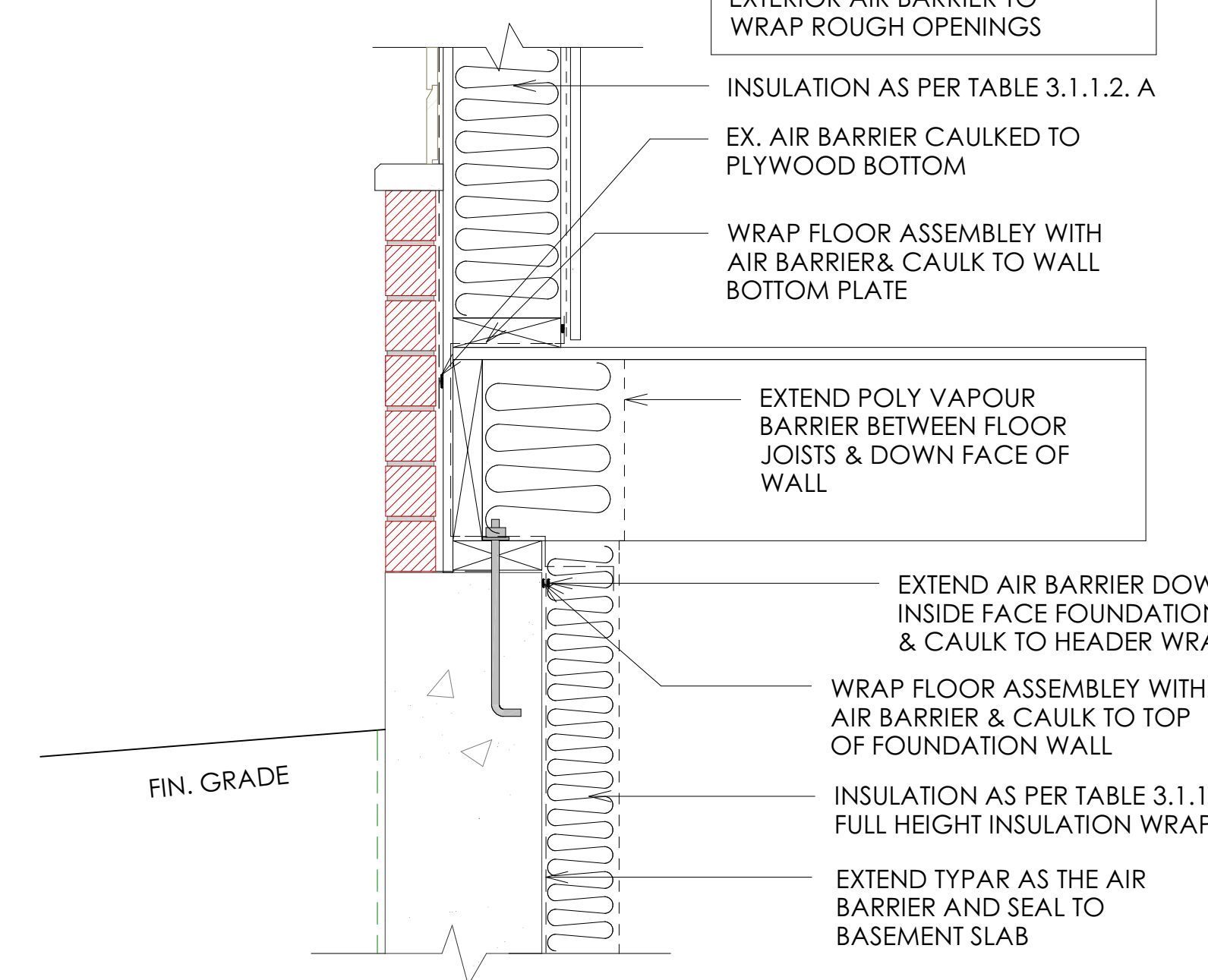
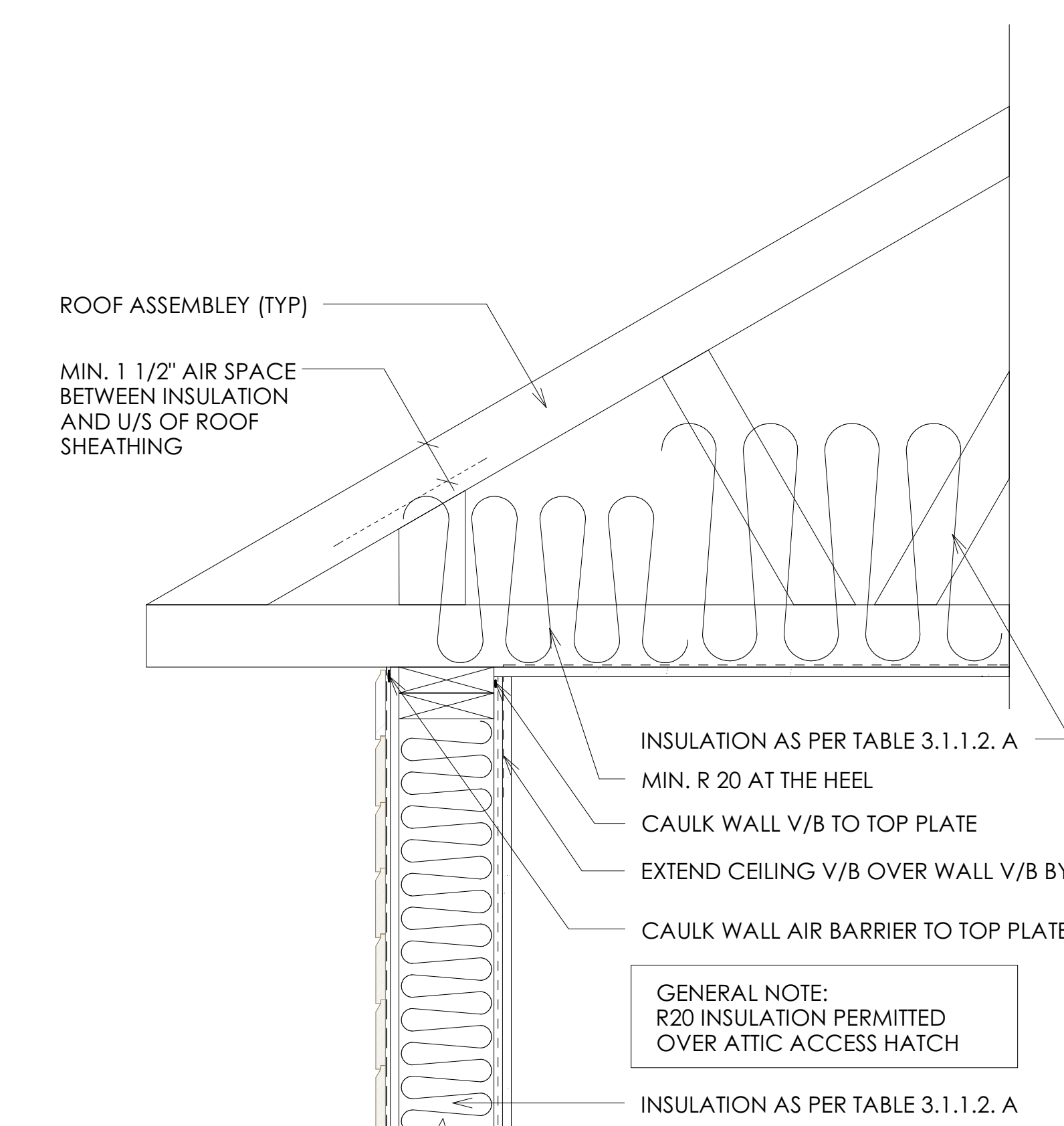




INTERIOR AIR BARRIER



COMBINATION INT/EXT AIR BARRIER



EXTERIOR AIR BARRIER

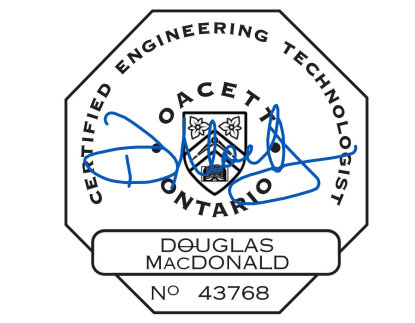
**GENERAL NOTES:**  
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**AREA CALCULATIONS**

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QUALIFICATION INFORMATION

DOUG MACDONALD *Doug MacDonald* 38128  
NAME SIGNATURE BCN  
REGISTRATION INFORMATION  
MACDONALD DESIGN & MANAGEMENT 31887  
FIRM NAME BCN



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**WRIGHT RESIDENCE**  
Lot 17 Crescent Harbour Rd, Innisfil

Scale: NTS

AIR BARRIER OPTIONS

Plot Format Size: 24" x 36" Drawing No: A-9

CONSTRUCTION NOTES

- ALL CONSTRUCTION TO CONFORM TO THE 2012 ONTARIO BUILDING CODE COMPENDIUM (OBC) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION (UNLESS OTHERWISE NOTED)
- ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC
- DO NOT SCALE DRAWINGS

FOOTINGS / SLABS

TYPICAL STRIP FOOTING: 9.15.1

- BASED ON 16'-1" (4.9m) MAX. SUPPORTED JOIST LENGTH
- MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS (9.15.2.2)
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR (9.15.3.2)
- FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
- FIG. TO HAVE CONTINUOUS KEY
- FIG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

TYPICAL STRIP FOOTING - (EXTERIOR WALLS) 9.15.3.4

- FIG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
- 1&2 STOREY - 19" X 6" (485mm X 155mm)
- 3 STOREY - 26" X 9" (660mm X 230mm)

PINNING FOOTINGS TO ROCK

- ROCK TO BE CLEAN & FREE OF DEBRIS
- FOOTING TO BE PINNED TO ROCK W/ 10m DOWELS @ 24" C/C
- IF OVERALL SLOPE IS GREATER THEN 20% THAN ENGINEERING REQUIRED

TYPICAL STRIP FOOTING - (INTERIOR BEARING WALLS) 9.15.3.6

- SUPPORTING FOOTING SIZE
- 1&2 STOREY MASONRY - 26" X 9" (650mm X 230mm)
- 1&2 STOREY STUD - 18" X 6" (450mm X 150mm)
- 3 STOREY MASONRY - 36" X 14" (900mm X 360mm)
- 3 STOREY STUD - 24" X 8" (600mm X 200mm)

STEP FOOTING OBC 9.15.3.9

- SIZES AS PER NOTES 1 & 2
- 23 5/8" (600mm) MAX. VERTICAL RISE
- 23 5/8" (600mm) MIN. HORIZONTAL RUN

DRAINAGE TILE OR PIPE 9.14.3

- MATERIALS SHALL CONFORM TO OBC- 9.14.3.1
- 4" (100mm) MIN. DIA.
- LAID ON UNDISTURBED OR WELL COMPACTED SOIL
- TOP OF TILE OR PIPE TO BE 1/2" BELOW FIN. OF FLR. SLAB
- COVER TOP & SIDES OF TILE OR PIPE W/ 6" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL
- TILE SHALL DRAIN TO SUMP
- DRAIN TILE OR PIPE WITH BUTT JOINTS SHALL BE LAID WITH 1/4" (6mm) TO 3/8" (10mm) OPEN JOINTS.
- TOP HALF OF JOINTS TO BE COVERED WITH SHEATHING & POLY. AS PER OBC 9.14.3.1

BASEMENT SLAB

- 3" (75mm) CONCRETE SLAB
- 2200psi (15MPa) AFTER 28 DAYS (DAMP PROOFING PROVIDED)
- DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/ 12" (300mm) LAPPED JOINTS
- DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSION STRENGTH AFTER 28 DAYS
- 4" (100mm) OF COURSE GRANULAR MATERIAL
- PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FIG.
- WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC- 9.13.3
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A HAZARD THE SLAB CONSTRUCTION SHALL CONFORM TO OBC- 9.13.4.2. - PROVIDE MINIMUM 6 MIL (0.15mm) POLYETHYLENE BELOW SLAB AND INSTALL SLAB AS PER OBC- A.9.13.4.2.(1) & (2). PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO OBC- 9.13.4.1. (SUPPLEMENTARY STANDARD 5B-9)

GARAGE / EXTERIOR SLABS:

- 4" (100mm) CONCRETE SLAB
- (32MPa) COMPRESSION STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 7-8% AIR ENTRAINMENT
- 6" X 6" (W2.9 X W2.9) WIRE MESH LOCATED NEAT MID-DEPTH OF SLAB
- 4" (100mm) OF COURSE GRANULAR MATERIAL
- ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED

PILASTERS

PILASTER 9.15.5.3

- MIN 31/2" x 113/8" (90mm X 290mm)
- BONDED & TIED TO WALL AS PER OBC- 9.15.5.3- TOP 8" (200mm) SOLID OR BEAM POCKET 9.15.5.2
- 4" (100mm) INTO FDN. WALL
- WIDTH TO MATCH BEAM SIZE
- 1/2" (13mm) SPACE AROUND WOOD BEAMS
- BLOCK TO BE FILLED MIN. 7/8" SOLID MIN. UNDER BEAM

STRUCTURAL COLUMNS

- SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-5" (5.0) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa) AS PER OBC - 9.17.1.1.

STEEL PIPE COLUMN FIXED COLUMN

- MIN. 3 1/2" (73mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS AS PER OBC - 9.17.3.1.
- FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE
- FOR WOOD BEAMS, MIN. 4" X 4" X 1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
- ANCHOR BTM. PLATE W/ TWO 5/8" (16mm) DIA. BOLTS 8" (200mm) LONG, 2" (50mm) BENT INTO CONCRETE FIG.
- ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB- 7.2-M. AND OBC 9.17.3.4

COLUMN SPACING

- 1&2 STOREY MAX. 9'-10" (2997mm)
34" X 34" X 15" (860mm X 860mm X 380mm)
MAX. 16'-0" (4880mm) 44" X 44" X 20" (1120mm X 1120mm X 510mm)

3 STOREY

- MAX. 9'-10" (2997mm) 40" X 40" X 18" (1010mm X 1010mm X 460mm)
MAX. 16'-0" (4880mm) 50" X 50" X 23" (1280mm X 1280mm X 590mm)

WHERE COLUMN SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

- EXTERIOR OF STEEL COLUMNS SUSCEPTIBLE TO CORROSION SHALL BE TREATED WITH A RUST INHIBITIVE PAINT.

WOOD COLUMN

- 5 1/2" X 5 1/2" (140mm X 140mm) SOLID No. 1 or 2 SPF 7/14" (184mm) DIA. UNLESS CALCULATIONS PROVE A LESSER SIZE IS ADEQUATE, AS PER OBC - 9.17.4.1. (2)
- METAL SHOE ANCHORED TO FIG.
- 36" X 36" X 1/4" CONC. PAD
- WIDTH OF COLUMN SHALL BE NO LESS THAN THE WIDTH OF SUPPORTING MEMBERS.

BIGFOOT PIERS

- 24" Ø BASE MAXIMUM SPACING BETWEEN PIERS TO BE 9'-6"

WALL ASSEMBLIES

- ENSURE TOP BLOCK FILLED SOLID
- 1/4" PARGING REQUIRED ON BLOCKS
- 8" UNREINFORCED BLOCK WALL NOT LATERALLY SUPPORT AT TOP
- MAX. UNSUPPORTED HEIGHT 2'-11"

- 8" REINFORCED BLOCK WALL NOT LATERALLY SUPPORT AT TOP
- 1-25M BAR 3'-0" C/C TO 4'-7" UNSUPPORTED HEIGHT
- 1-25M BAR 2'-7" C/C TO 5'-3" UNSUPPORTED HEIGHT
- 1-25M BAR 23 5/8" C/C TO 5'-11" UNSUPPORTED HEIGHT
- 1-25M BAR 16" C/C TO 6'-7" UNSUPPORTED HEIGHT

FOUNDATION WALL 9.15.4

- FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT
- LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE 8" (200mm) SOLID (15MPa) CONCRETE W/ MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2.15m) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR
- 8" (200mm) SOLID (20MPa) CONCRETE W/ MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-6" (2.3m) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR
- FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO OBC- 9.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER OBC- PART 4
- WALL SHALL EXTEND A MIN. 6" (150mm) ABOVE GRADE (MASONRY/VINYLL)
- WALL SHALL EXTEND A MIN. 8" (150mm) ABOVE GRADE (WOOD)
- INSULATE IN ACCORDANCE WITH ENERGY EFFICIENCY SPECIFICATIONS
- BACKFILL W/ NON-FROST SUSCEPTIBLE SOIL

8" CONCRETE FOUNDATIONS AS FOLLOWS:

- 15 MPA - FOUNDATION WALL LATERALLY SUPPORTED AT THE TOP
- UP TO 9'-0 1/4" WALL HEIGHT - MAXIMUM BACKFILL IS 7'-0 3/4"
- UP TO 9'-10" WALL HEIGHT - MAXIMUM BACKFILL IS 10 3/4"
- 20 MPA - FOUNDATION WALL LATERALLY SUPPORTED AT THE TOP
- UP TO 9'-0 1/4" WALL HEIGHT - MAXIMUM BACKFILL IS 7'-6"
- UP TO 9'-10" WALL HEIGHT - MAXIMUM BACKFILL IS 7'-2"

10" CONCRETE FOUNDATIONS AS FOLLOWS:

- 15 MPA - FOUNDATION WALL LATERALLY SUPPORTED AT THE TOP
- UP TO 9'-0 1/4" WALL HEIGHT - MAXIMUM BACKFILL IS 8'-6 1/4"
- UP TO 9'-10" WALL HEIGHT - MAXIMUM BACKFILL IS 8'-2 1/2"

20 MPA FOUNDATION WALL LATERALLY SUPPORTED AT THE TOP

- UP TO 9'-0 1/4" WALL HEIGHT - MAXIMUM BACKFILL IS 8'-6 1/4"
- UP TO 9'-10" WALL HEIGHT - MAXIMUM BACKFILL IS 8'-2 1/2"

REDUCTION OF THICKNESS 9.15.4.7

- WHERE THE FDN. WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3 1/2" (90mm) THICK
- TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY
- FILL SPACED BETWEEN WALL AND FACING SOLID W. MORTAR
- WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

DAMP PROOFING & WATERPROOFING 9.13.2

- DAMPPROOF THE EXTERIOR FACE OF THE WALL BELOW GRADE AS PER CODE 9.13.3.1 & 9.13.3.2
- INSULATION REQUIRED FULL HEIGHT IN FULL BASEMENT (WITHIN 200mm OF BASEMENT FLOOR)
- WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO OBC 9.14.2.1(2)(3)(4)
- FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO OBC 9.13.
- A 1" INSULATION BOARD OR DIMPLEWARE PRODUCT REQUIRED TO BE INSTALLED OVER THE DAMPPROOFING
- WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING

FRAME WALL CONSTRUCTION:

- SIDING OR STUCCO AS PER ELEVATIONS, MIN. 8" (200mm) FROM FINISHED GRADE
- WALL SHEATHING MEMBRANE AS PER CODE 9.23.16
- 7/16 OSB SHEATHING OR EQUIVALENT AS PER CODE 9.23.16
- 2X6 (38mmX140mm) WOOD STUDS @ 16" (400mm) O.B.C. 9.23.10.1
- INSULATION (ZONE 1, OBC TABLE 2.1.1.2.A) AS PER COMPLIANCE PACKAGES (SEE 5B-12 COMPLIANCE PAGE A-1.0)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC- 9.25.3 & 9.25.4
- 1/2" (13mm) GYPSUM BD
- EXTERIOR SIDING TO COMPLY WITH LIMITING DISTANCE REQUIREMENTS AS LISTED IN OBC 9.10.14.

BRICK VENEER CONSTRUCTION

- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36"-1" (11m) MAX. HEIGHT
- MIN. 0.03" (0.76mm) THICK, 1 7/8" (22mm) CORROSION RESISTANT STRAPS @ MAX. 16" (400mm) O.C.
- HORIZONTAL & 24" (600mm) O.C. VERTICAL SPACING
- PROVIDE WEEP HOLES @ 2'-6" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
- BASE FLASHING UP TO 6" (150mm) BEHIND WALL SHEETING MEMBRANE
- BRICK UNTELS AS NOTED ON PLANS
- BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
- 1" (25mm) AIR SPACE
- 7/16 OSB SHEATHING OR EQUIVALENT AS PER CODE 9.23.16
- 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
- INSULATION (ZONE 1, OBC TABLE 2.1.1.2.A) AS PER COMPLIANCE PACKAGES (SEE 5B-12 COMPLIANCE PAGE A-1.0)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC- 9.25.3 & 9.25.4
- 1/2" (13mm) GYPSUM BOARD

INTERIOR STUD WALLS: 9.23.10

- 2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
- 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AS PER OBC TABLE 9.23.10.1.
- SINGLE BOTTOM PLATE
- 1/2" (13mm) INTERIOR GYPSUM BOARD BOTH SIDES

BEARING STUD WALL (BASEMENT)

- 2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
- 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
- DOUBLE 2" X 4" OR 2" X 6" TOP PLATE
- 2" X 4" OR 2" X 6" SILL PLATE ON DAMPPROOFING MATERIAL
- 1/2" (13mm) DIA. ANCHOR BOLTS @ 8'-0" (2.4m) O.C.
- FIG. AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

ICF FOUNDATION WALL

- AMVIC ICF FOUNDATION WALL OR EQUAL
- DAMPPROOF EXTERIOR SURFACE
- 1/2" GYPSUM BOARD INTERIOR SIDE OF EXTERIOR WALLS
- ROOF FRAMING FIXED TO TOP PLATES WHICH ARE ANCHORED TO WALL WITH ANCHOR BOLTS 1/2" Ø MIN. @ 3'-1" (1200mm) O.C. EMBED NOT LESS THEN 4" (100mm)
- ANCHOR LEDGER BOARDS W/ 1/2" Ø ANCHOR BOLTS STAGGERED
- 12" O.C OR W/ ICF HANGERS AS PER MANUF.

ICF FOUNDATION WALL OPENING REINFORCEMENT

- UNTELS SHALL BE PROVIDED FOR OPENINGS OVER 2'-8" (1900mm) IN WIDTH
- 10M STIRRUPS TO BE USED ON OPENINGS WIDER THAN 3'-11" (1200mm) WITH A MAX. SPACING OF HALF THE DISTANCE FROM THE BOTTOM REINF. BAR TO THE TOP OF THE UNTEL
- HORIZONTAL OPENING BAR REINFORCEMENT AS PER OBC TABLE A-17, A-18, A-19

ICF FOUNDATION WALL REINFORCEMENT

- HORIZONTAL REINFORCEMENT
- 10M BARS SPACED NOT MORE THEN 23 5/8" O.C.(600mm) ON THE INSIDE HALF OF THE WALL SECTION.
- WITH MIN. COVER OF 1 1/4" (30mm) FROM THE INSIDE FACE OF THE CONCRETE.
- ONE 10M BAR PLACED NOT MORE THEN 11 3/4" (300mm) FROM THE TOP OF THE WALL

VERTICAL REINFORCEMENT

- 10M @ 10" O.C (250mm) ON THE INSIDE HALF OF THE WALL SECTION, WITH MIN. COVER OF 1 1/4" (30mm) FROM THE INSIDE FACE OF THE CONCRETE.
- WHERE INTERRUPTED BY WALL OPENING BE PLACED NOT MORE THAN 23 5/8" (600mm) FROM EA. SIDE OF THE OPENING.

GARAGE WALL & CEILING 9.25.3

- 1/2" (13mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
- TAPE AND SEAL ALL JOINTS GAS TIGHT
- ALL JOINTS SHALL BE SEALED AND STRUCTURALLY SUPPORTED
- INSULATION (ZONE 1, OBC TABLE 2.1.1.2.A) AS PER COMPLIANCE PACKAGES
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC- 9.25.3 & 9.25.4 FOR FLOOR ABOVE

WALLS ADJACENT TO ATTIC SPACE

- 1/2" (13mm) GYPSUM BOARD
- 6 MIL POLY
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC- 9.25.3 & 9.25.4
- 2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
- INSULATION VALUES DETERMINED BY ENERGY EFFICIENCY SPECIFICATIONS
- AIR BARRIER
- 1/2" OSB SHEATHING ON ATTIC SIDE

CRAWL SPACES 9.18

- SINGLE DWELLING UNIT- 19 3/4" (900mm) X 2'-4" (700mm)
- OTHER CRAWL SPACES 21 5/8" (550mm) X 2'-11" (900mm) VENTILATION

UNHEATED SPACE

- VENTILATED BY NATURAL OR MECHANICAL MEANS
- BY NATURAL MEANS PROVIDE UNOBSTRUCTED VENT AREA OF 1.1H^2 (0.1m^2)
- FOR EVERY 538 sqft(50m^2) OF FLOOR AREA
- HEATED CRAWL SPACES
- HEATED CRAWL SPACES AS PER SECTION 9.33.
- GROUND COVER TO BE 4" THK. PORTLAND CEMENT CONC. (2")
- FLOOR ASSEMBLY
- FLOOR JOISTS AS PER PLAN
- INSULATION VALUES DETERMINED BY ENERGY EFFICIENCY SPECIFICATIONS
- 6 MIL POLY GLUED TO FLOOR JOISTS
- 5/8" T&G PLYWOOD GLUED & SCREWED

GARAGE FRAME WALL CONSTRUCTION:

- SIDING OR STUCCO AS PER ELEVATIONS, MIN. 8" (200mm) FROM FINISHED GRADE
- BASE FLASHING UP TO 6" (150mm) BEHIND WALL SHEETING MEMBRANE
- BRICK UNTELS AS NOTED ON PLANS
- BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
- 1" (25mm) AIR SPACE
- 7/16 OSB SHEATHING OR EQUIVALENT AS PER CODE 9.23.16
- 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
- INSULATION (ZONE 1, OBC TABLE 2.1.1.2.A) AS PER COMPLIANCE PACKAGES (SEE 5B-12 COMPLIANCE PAGE A-1.0)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC- 9.25.3 & 9.25.4
- 1/2" (13mm) GYPSUM BOARD

FLOOR ASSEMBLIES

- 2" X 6" (38mmX 140mm) PLATE
- 1/2" (13mm) DIA. ANCHOR BOLTS @ 7'-10" (2.4m) O.C. FASTENED
- TO THE PLATE W/ NUTS & WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FDN WALL
- ANCHORAGE AS PER OBC 9.23.6.1
- SILL PLATE TO BE CAULKED OR PLACED ON A LAYER OF MINERAL WOOL
- OR FOAM GASKET NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING.
- OR PLACES ON FULL BED OF MORTAR, AS PER OBC - 9.23.7.

BRIDGING

- G1STRAPPING
- 1" X 3" (19mmX 64mm) NAILED TO U/S OF JOINTS @ MAX. 6'-11" (2.1m) O.C.
- FASTENED TO SILL OR HEADER @ ENDS
- BRIDGING
- 1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS @ MAX. 6'-11" (2.1m) O.C.
- BRIDGING AND STRAPPING
- TO BE USED TOGETHER OR
- 1-1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2.1m) O.C. USED WITH STRAPPING (a). AS PER 9.23.9.4.

FLOOR ASSEMBLY

- 5/8" (16mm) WAFFERBOARD (R-1 GRADE) OR EQUIVALENT AS PER OBC- 9.23.14.5
- FLOOR JOISTS AS PER FLOOR PLANS
- FLOOR JOISTS 12" (300mm) O.C. WHEN CERAMIC TILE USED
- PANEL-TYPE UNDERLAMENT IS REQUIRED FOR RESILIENT FLOORING.
- OVER WAFFERBOARD, STRANDBOARD, AND UNDER CERAMIC TILE APPLIED W/ ADHESIVE
- PANEL-TYPE UNDERLAMENT SHALL CONFORM TO OBC- 9.30.2
- CERAMIC TILES SET IN MORTAR BED SHALL CONFORM TO OBC- 9.30.2.2
- CERAMIC TILES APPLIED TO MORTAR BED W/ ADHESIVE SHALL CONFORM TO OBC 9.30.6.3. & 9.30.6.4

PORCH SLABS ABOVE COLD CELLAR

- FOR PORCHES LESS THAN 9'0" DEEP. (UNLESS OTHERWISE NOTED)
- 5" (130mm) 4650psi (32 MPa) CONC. SLAB W/ 5-8% AIR ENTRAINMENT
- REINFORCE W/ 10M BARS @ 8" (200mm) O.C. EACH WAY PLACED 1 1/2" COVER
- 24" X 24" (600X600mm) DOWELS @ 24" (600mm) O.C. ANCHORED IN PERIMETER OF FDN. WALLS
- SLOPE SLAB MIN. 1.5% TO EXTERIOR
- DROP WALL TO THICKNESS OF SLAB

INSULATED FLOOR ABOVE PIERS

- 5/8" T&G PLYWOOD SCREWED AND GLUED
- 6 MIL POLY GLUED
- FLOOR JOISTS AS PER PLAN
- R-25 INSULATION OBC 12.3.2.1
- 7/16 OSB SHEATHING

ROOF ASSEMBLIES

- EXTERIOR BALCONY ASSEMBLY
- 1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
- 2X4 WOOD PURLINS (CUT DIAGONALLY) @ 12" O/C LAYING UNFASTENED ON SINGLE PLY WATERPROOF MEMBRANE ON 5/8" EXTERIOR GRADE PLYWOOD
- SHEATHING DIRECTLY ON REQUIRED ROOF JOISTS.
- SPRAY FOAM INSULATION AT UNDERSIDE OF ROOF JOISTS.
- EXTERIOR GUARD AS PER #360
- SLOPE ASSEMBLY MINIMUM 2%
- BUILT IN ACCORDANCE WITH 3.2.2.20 TO 3.2.2.83

EXTERIOR FLAT ROOF ASSEMBLY

- EPDM ROOF MEMBRANE (INSTALLED PER MANUF.)
- 5/8" EXTERIOR GRADE PLYWOOD
- TAPERED PURLINS SLOPED MIN. 2%
- ROOF JOISTS AS PER PLAN
- INSULATION VALUES DETERMINED BY ENERGY EFFICIENCY SPECIFICATIONS
- 6 MIL POLY
- 1/2" GYP. BOARD

EXTERIOR

- RAILING TO BE 3'-0" HIGH WHERE ADJACENT GRADE IS NOT MORE THAN 5'-11" ABOVE GRADE
- RAILING TO BE 3'-6" HIGH WHERE ADJACENT GRADE IS MORE THAN 5'-11" ABOVE GRADE
- GUARDS SHALL BE DESIGNED TO RESIST LOADS AS SPECIFIED IN TABLE 9.8.8.2 OBC
- ALL GUARDS WITHIN DWELLING UNITS SHALL BE NOT LESS THAN 2'-11" (900mm) HIGH
- PICKETS TO HAVE 4" (100mm) CENTER LINE MAX. SPACING

A RAMP SERVING A SINGLE DWELLING UNIT SHALL HAVE A WIDTH OF

- NOT LESS THAN 2'-9 7/8" (860mm). RAMP'S LESS THAN 3'-7" REQUIRED
- HANDRAIL GREATER THAN 3'-7" REQUIRE 2 HANDRAILS
- EXIT RAMPS AND PUBLIC RAMPS SERVING BUILDINGS OF RESIDENTIAL OCCUPANCY SHALL HAVE A CLEAR WIDTH OF NOT LESS THAN 4'-0" (1200mm)

TYPICAL ROOF

- NO. 210 (30.5KG/m2) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE ICE & WATER SHIELD TO BE INSTALLED ON PERIMETER OF ROOF. INSTALL AS PER MANUFACTURERS INSTRUCTIONS
- ICE & WATER SHIELD TO BE LAID BENEATH STARTER STRIP
- STARTER STRIP AS PER OBC- 9.26.7.2
- STARTER STRIP NOT REQUIRED IF TYPE M ROLL ROOFING IS USED FOR EAVES PROTECTION
- 1/2" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
- APPROVED WOOD TRUSSES DESIGNED BY SUPPLIER TRUSS BRACING AS PER TRUSS MANUFACTURER
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF INDIVIDUAL TRUSS MEMBERS AND THEIR ISOLATED COMPONENTS INCLUDING CHORDS, WEBS AND ALL ASSOCIATED BRACING. THE DESIGNER HAS DESIGNED THE STRUCTURE FOR ALL GRAVITY LOADING TRANSFERRED FROM THE ROOF TRUSSES BASED ON THE APPLICABLE OBC SECTION 9.4.

- PREFINISHED ALUMINIUM FASCIA AND ALUMINIUM VENTED SOFFIT
- ROOF VENTILATION: 1 SQUARE FOOT PER 300 SQ.FT. OF CEILING AREA. (50% AT EAVES) 6.2.2.7

- LOW SLOPE ROOF APPLICATION
- NO. 210 (30.5KG/m2) ASPHALT SHINGLES
- EXCEPT FOR FIRST 2 COURSES COVERAGE SHALL NOT BE LESS THAN 3 THICKNESSES OF SHINGLES COVER ENTIRE ROOF
- ICE & WATER SHIELD OVER ENTIRE ROOF SURFACE
- STARTER STRIP TO BE LAID IN CONTIN. BAND OF CEMENT NOT LESS THEN 7/8" WIDE
- SECURE TABS W/ COLD APPLICATION CEMENT APPLIED AT A RATE OF NOT LESS THEN 1 gal/100 FT2 OF CEMENTED AREA OR HOT APPLICATION ASPHALT AT A RATE OF 0.2 LB/H2 OF CEMENTED AREA
- SHINGLES ON HIPS AND RIDGES SHALL NOT BE LESS THEN 11 3/4" WIDE

- FLAT CEILING OR CEILING WITH ATTIC SPACE
- INSULATION AS PER 5B-12 COMPLIANCE
- CONTINUOUS AIR/VAPOUR IN CONFORMANCE W/ OBC- 9.25.3 & 9.25.4
- 1/2" (13mm) GYPSUM BOARD OR FINISH AS DESIRED.

VAULTED OR CATHEDRAL CEILING

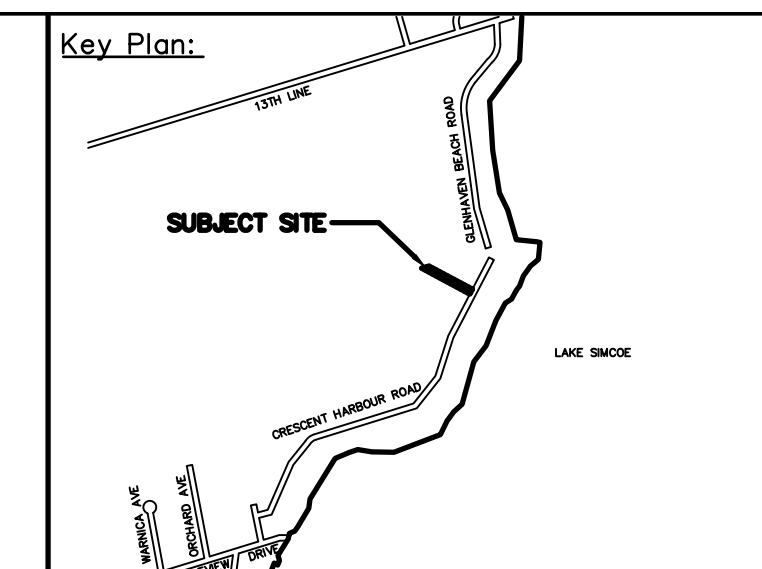
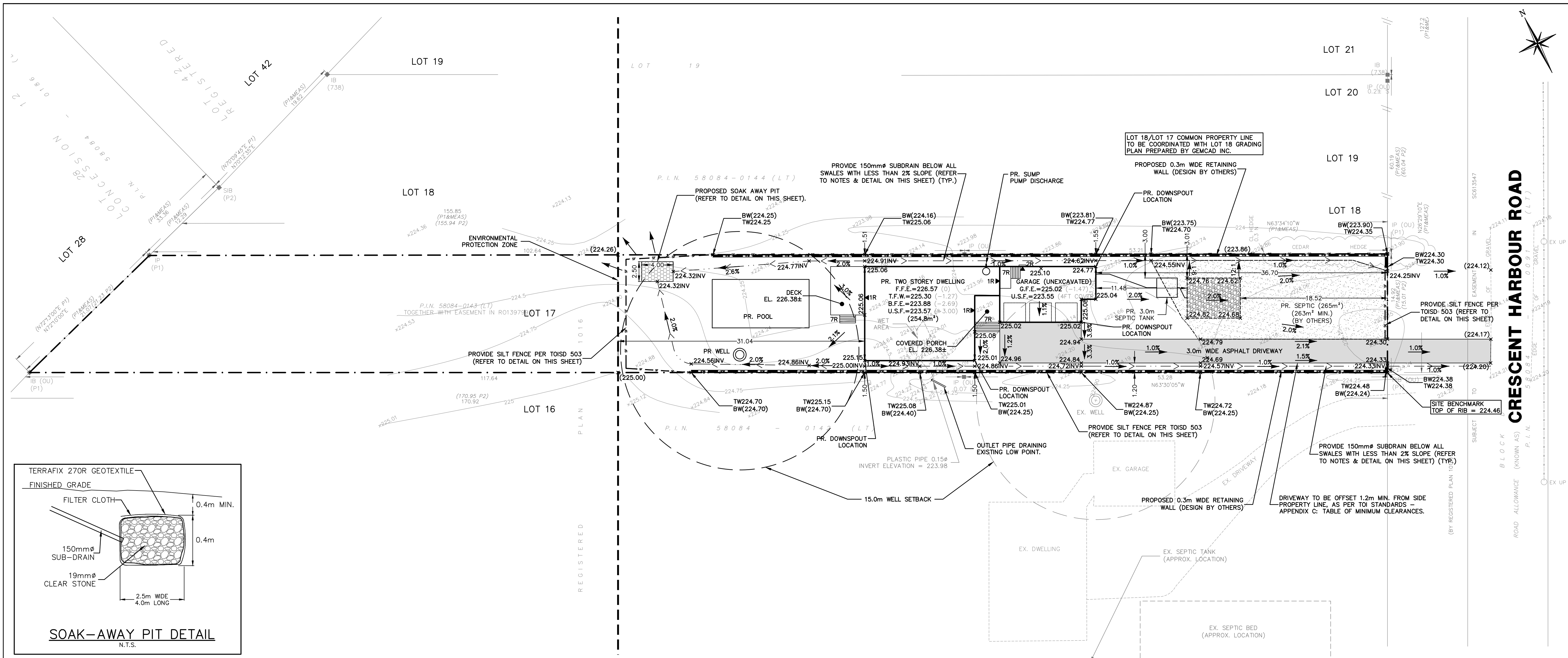
- 2" X 12" (38mmX 286mm) BIRDS MOUTH
- INSULATION AS PER 5B-12 COMPLIANCE
- MIN. 2'-2" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION 9.19.1.3
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC- 9.25.3 & 9.25.4
- 1/2" (13mm) GYPSUM BOARD OR DESIRED FINISH

CONVENTIONAL FRAMING

- 2" X 6" (38mmX 140mm) RAFTERS @ 16" (400mm) O.C.
- 2" X 4" (38mmX 89mm) COLLAR TIES AT MIDSPANS
- CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED
- HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1-1/2" (38mm) THICK

ATTIC ACCESS HATCH OBC 9.19.2.1

- 21-5/8" (550mm) X 2'-11" (900mm) ATTACH HATCH WITH WEATHER STRIPPING & BACKED W/ R40 (R31 4.7) INSULATION
- STAIRS & GUARDS 9.8
- MAX. RISE = 7-7/8" (200mm)
- MIN. RUN = 8-1/4" (210mm)
- MIN. TREAD = 9-1/4" (235mm)
- MAX. NOSING = 1" (25mm)
- MIN. HEADROOM = 6'-5" (1950mm) DWELLING UNIT
- RAIL @ LANDING = 2'-7" (800mm)
- RAIL @



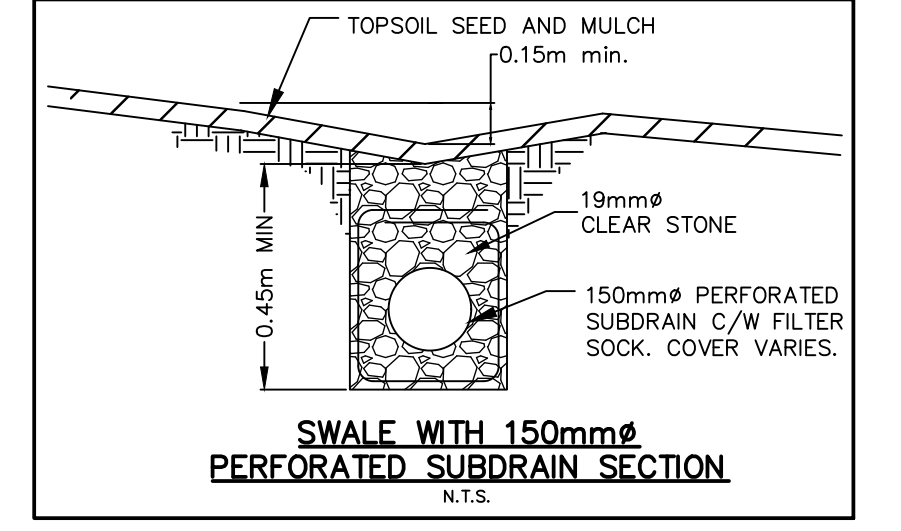
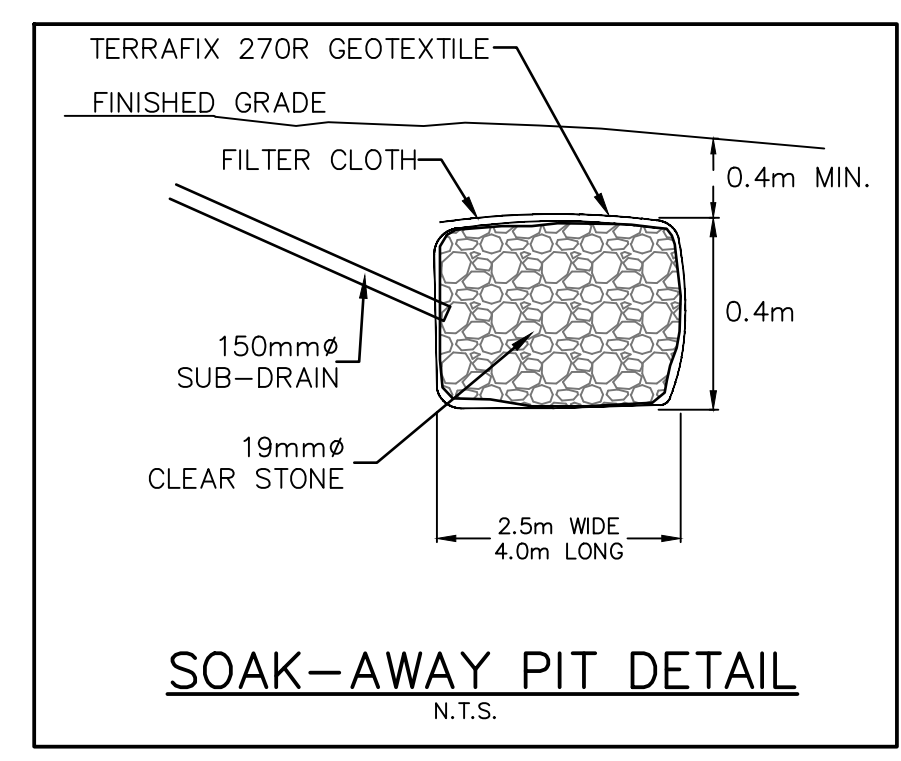
**Legend:**

**EXISTING FEATURES (EX)**

- EX STD IRON BAR @ EX WS EX WATER SERVICE
- EX IB EX IRON BAR EX HYD EX FIRE HYD.
- EX UP EX UTILITY POLE NS EX ST NAME SIGN
- EX BELL PED SS EX SAN SEWER & MH
- EX HYDRO TRANSFORMER 123.45 EX ELEVATION
- EX FENCE EX U/G GASMAIN EX U/G BELL EX U/G HYDRO EX WATERMAIN & VALVE EX 0.00mm<sup>2</sup> SAN @ 0.0% EX 0.00mm<sup>2</sup> STM @ 0.0% EX STM SEWER & MH

**PROPOSED FEATURES (PR)**

- NS PR STREET NAME SIGN
- SS PR STOP SIGN
- SF PR SILT FENCE
- SL PR STREET LIGHT
- HT PR HYDRO TRANSFORMER
- WS PR WATER SERVICE
- SS PR SANITARY SERVICE
- ST PR STORM SERVICE
- 0.00mm<sup>2</sup> W/M PR WATERMAIN PR FIRE HYDRANT PR WATER VALVE
- 0.00mm<sup>2</sup> SAN @ 0.0% PR SANITARY SEWER PR SANITARY MANHOLE
- 0.00mm<sup>2</sup> STM @ 0.0% PR STORM SEWER PR CATCHBASIN MANHOLE PR MANHOLE PR CATCHBASIN
- 0.000.00 PR ELEVATION
- x(000.00) PR MATCH EXISTING ELEVATION (INTERPOLATED)
- 0.0% PR SWALE
- #R PR BUILDING ENTRANCE / NUMBER OF RISERS
- PR SEPTIC BED
- F.F.E. FINISHED FLOOR ELEVATION
- T.F.W. TOP OF FOUNDATION WALL
- B.F.E. BASEMENT FLOOR ELEVATION
- U.S.F. UNDERSIDE OF FOOTING
- G.F.E. GARAGE FLOOR ELEVATION



**SUBDRAIN NOTES:**

- 150mm<sup>2</sup> SUBDRAIN REQUIRED BENEATH NORTH & SOUTH SIDE YARD SWALES, WHERE SLOPE IS BELOW 2.0%, AS PER SWALE DETAIL ON THIS SHEET.
- LIMITS OF SUBDRAIN ARE INDICATED ON PLAN.
- SUBDRAIN TO BE C/W A POSITIVE OUTLET.

**GENERAL NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF INNISFIL STANDARD AND THE ONTARIO PROVINCIAL STANDARDS AND UNLESS NOTED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS PREPARED FOR THIS SITE.
- MAXIMUM CONTINUOUS LANDSCAPED SIDE SLOPES SHALL BE 3:1.
- ALL DISTURBED AREAS TO BE STABILIZED WITH SOD OR SEEDED OVER 100mm OF TOPSOIL.
- ALL RAIN LEADERS AND DOWNSPOUTS TO DRAIN TO PROPOSED SWALES.
- CONTRACTOR TO ENSURE POSITIVE GRADE IS PROVIDED AWAY FROM THE BUILDING, 0.15m (MIN.) FREEBOARD IS PROVIDED BETWEEN ADJACENT GROUND GRADE AND TOP OF FOUNDATION WALL AND 1.2m (MIN.) OF COVER IS PROVIDED ABOVE THE U/S OF FOOTING.
- PROVIDE TREE PROTECTION WHERE POSSIBLE.
- SIDE YARD AND REAR YARD SWALES 150mm DEEP (MIN.) TO BE CONSTRUCTED WITHIN THE SUBJECT PROPERTY.
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MAINTAINED UNTIL SITE STABILIZATION HAS OCCURRED.

**Notes:**

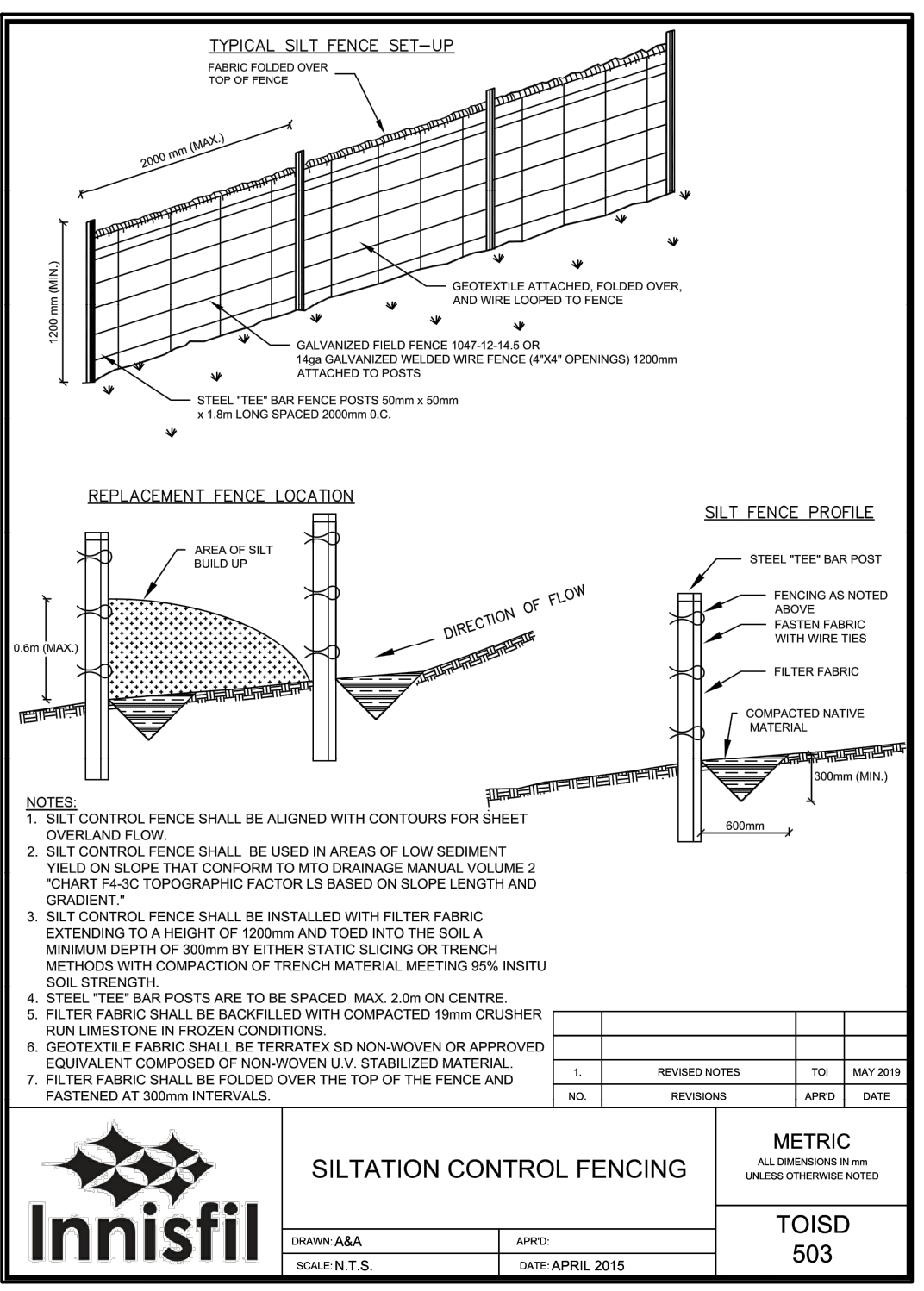
- Unless noted otherwise, the measurements and distances shown on this drawing are shown in meters.
- Do not scale drawings.
- It is the contractor's responsibility to verify all dimensions, levels and datums on site and report any discrepancies or omissions to WMI & Associates Ltd. prior to construction.
- This drawing is to be read and understood in conjunction with all other relevant documents applicable to this project.
- This drawing is the exclusive property of WMI & Associates Ltd. and the reproduction of any part of this document without prior written consent is strictly prohibited.

**GENERAL NOTES - GENERAL**

- GENERAL
  - ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF INNISFIL STANDARD SPECIFICATIONS AND DRAWINGS (TOSD).
  - ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY TOSD, AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OSD).
  - LOCATION OF EXISTING SERVICES ARE NOT GUARANTEED. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL LOCATES & NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
  - A ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE OPERATIONS SERVICES DIVISION PRIOR TO WORKING WITHIN ANY EXISTING TOWN RIGHT-OF-WAY.
  - NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 90% STANDARD PROCTOR DENSITY.
  - GRAVELLY MATERIAL USED FOR BACKFILL, SHALL BE APPROVED BY THE TOWN & PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPACTED TO 100% STANDARD PROCTOR DENSITY.
  - ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION.
  - ALL SILT CONTROL AND EROSION PROTECTION DEVICES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE GRASS IS ESTABLISHED, SUBJECT TO APPROVAL OF THE TOWN ENGINEER.
  - WHERE FROST WEDGE REQUIRED USE MINIMUM 4:1 SLOPE.

NO.	REVISIONS	APPRO.	DATE
1	REVISED TOWN LOG	TOI	APRIL 2015
2	NOTE D. TEXT CHANGE	TOI	APRIL 2015
3	REVISED NOTES	TOI	APRIL 2015

**Innisfil** GENERAL NOTES  
SCALE: N.T.S. DATE: JUNE 2011  
METRIC TOISD 101



**SITE DEVELOPMENT**

LOT 17 CRESCENT HARBOUR ROAD

**ZONING**

RESIDENTIAL ONE (R1) ZONE  
WITHOUT MUNICIPAL WATER & SEWER SERVICES

**BUILDING USE**

SINGLE DETACHED DWELLING

**CALCULATIONS:**

SETBACKS:	REQUIRED MIN.	PROPOSED
FRONT YARD:	8.00m	36.70m
INT. SIDE YARD:	1.50m	1.50m
EXT. SIDE YARD:	6.00m	N/A
REAR YARD:	6.00m	31.04m

**AREA CALCULATIONS:**

LOT AREA:	2421.5m <sup>2</sup>
PROPOSED DWELLING:	254.8m <sup>2</sup>
LOT COVERAGE:	10.5% (MAX. 35%)

- DRAWING REFERENCES:**
1. TOPOGRAPHIC AND LEGAL INFORMATION PREPARED BY RUDY MAK LAND SURVEYING LTD (DATED APR. 28, 2021).
  2. BUILDING PLANS PREPARED BY UPPER MILL HOMES INC (DATED JULY 13, 2021).
  3. SEPTIC DESIGN PREPARED BY \_\_\_\_\_ (DATED \_\_\_\_\_)

**CAUTION**

CONTRACTOR TO DETERMINE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

No.	Issue / Revision	Date
1	LOT LAYOUT SKETCH	JULY 5, 2021
2	1ST SUBMISSION	AUG. 5, 2021

CRESCENT HARBOUR ROAD - LOT 17

**LOT GRADING PLAN**

**Client:**

Adam Wright  
315 Hamilton Street  
Newmarket, Ontario  
L3Y 3R5

Drawn By	Checked By	Drawing No.
JB	SM	LGR
Scale	Project No.	
1:250	21-649	

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