

APPLICATION # A-2021-0149
WARD #3

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **ELLEN GRABOWSKI** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 172, Plan 625 municipally known as **50 STAVELEY CRESCENT**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a rear yard setback of 5.8m (19.03 ft.) to a proposed garage addition whereas the by-law requires a minimum rear yard setback of 8.38m (27.50 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision:	<u>NO</u>	File Number:	<u></u>
Application for Consent:	<u>NO</u>	File Number:	<u></u>

The Committee of Adjustment has appointed **TUESDAY, August 3, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

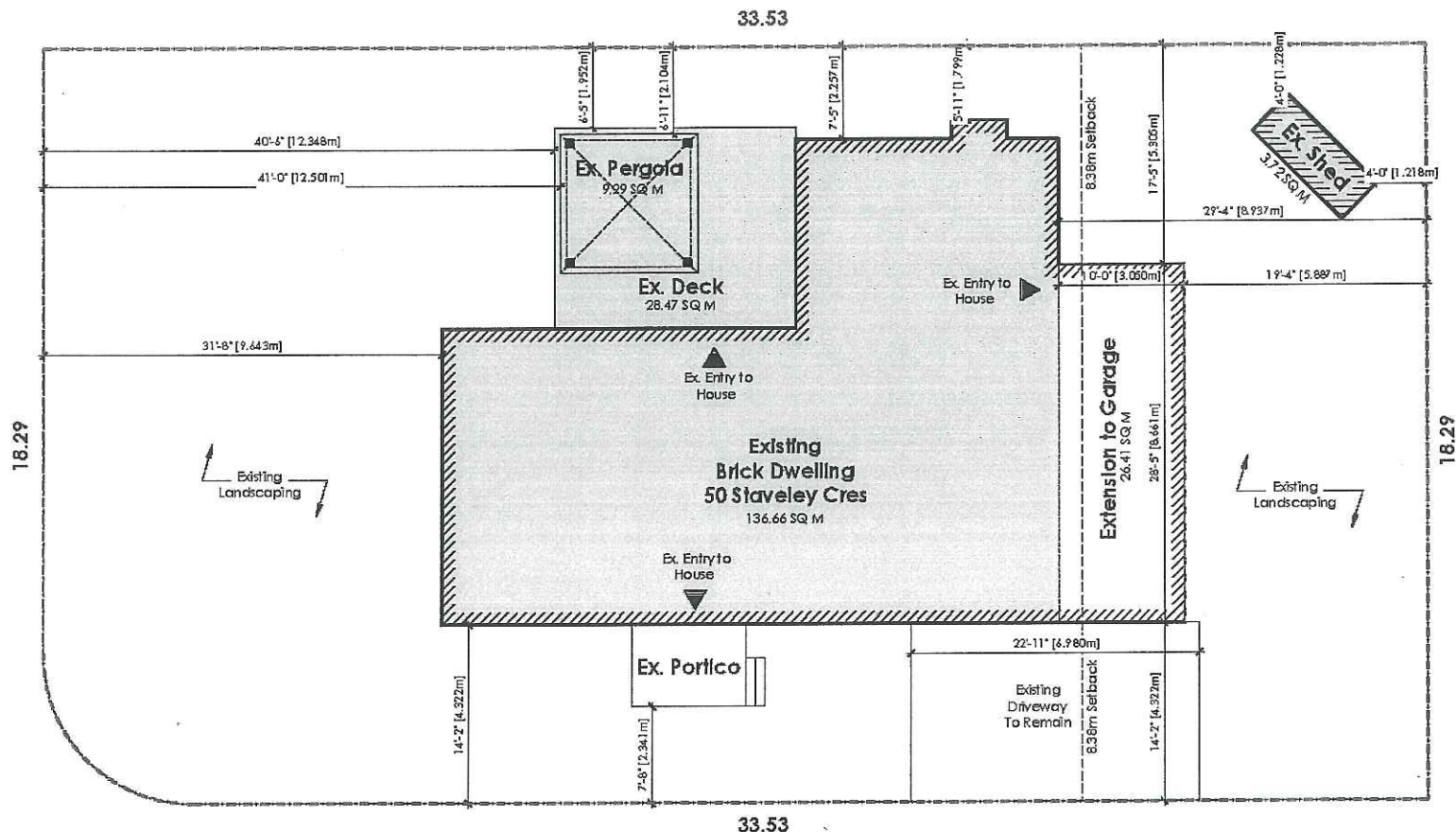
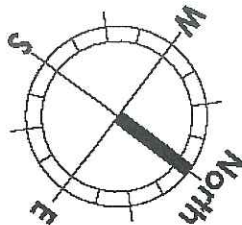
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this **22nd Day of July, 2021.**

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



This Site Plan was Prepared Based on
Plan of Survey Lots 170 to 175
Registered Plan No. 625 Town of
Brampton County of Peel Dated
August 21, 1961 by N.W. Mayes, O.L.S.

Grading Note
No Changes Are Being Proposed to
Existing Grades and Surface
Drainage Pattern

Existing Services Note
No Changes Are Being Proposed for
Existing Services

Attached Garage Extension

Site Plan

General notes

1. All dimensions to be checked and verified on site prior to commencement of work. Any discrepancies shall be brought to the attention of permitguys prior to continuation of work.
2. The contractor shall take all precautionary measures under the occupational health and safety act as required by the ministry of labour.
3. All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
4. All work in the municipal road allowance shall meet the minimum standards and specifications of the municipality's engineering department. The contractor is required to obtain & pay for permit to work in municipal r.o.w.
5. Prior to the commencing any work on the installation of services & grading, an approved set of plans and specifications must be available on the job site and shall remain there while work is being done.
6. The owners of the utilities must be informed at least two weeks prior to construction on any existing municipal road allowance. All existing underground utilities within the limits of construction shall be located and marked. Any utilities, damaged or disturbed during construction, shall be repaired or replaced to the satisfaction of the governing body at the contractor's expense.
7. Prior to commencing any construction, all sewer outlet information, benchmarks, elevations, dimensions and grades must be checked by the contractor and verified and any discrepancies reported to the engineer.
8. The contractor is responsible for ensuring that there is no interruption of any surface or subsurface drainage flow that would adversely affect neighboring properties.

Legal Information

PLAN OF SURVEY OF LOTS 170 to 175
REGISTERED PLAN NO. 625
TOWN OF BRAMPTON
COUNTY OF PEE

Climatic Data

Location: Brampton
Design Snow Load (9.4.22): 1.12 kpa
Wind Load (650) (sb-1.2): 0.44 kpa

Scope of Work

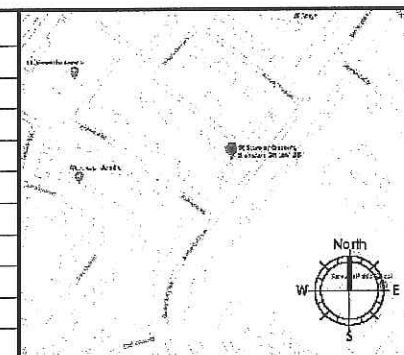
Attached Garage Extension

Existing Dwelling

- ☒ More than 5 year old
☐ Less than 5 year old

Site Statistics All Units in Metric - Zone RD

Lot A	
Lot Depth	33.53
Lot Area	610.29
Lot Coverage	
Ex. Dwelling Area	136.66
Ex. Portico	5.97
Extension of Garage	26.41
Total	169.04
Total Coverage	27.69%



permitguys

80 Clementine Dr. Unit 15
Brampton ON L6Y 5K5
Tel: 416 479 9556
Email: info@permitguys.ca

The undersigned hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief and that he is a duly qualified professional engineer or architect as required by the Ontario Building Code Act, 1992.

Qualification Information
Ammar Raza 113576
Name
Registration No. 110882

Site Plan

Project Name
50 Staveley Cres

Project No. 21-35
Drawn by HA
Checked by MJ
Date 2021-03-31
Scale 3/32"=1'0"

Location
Brampton, ON

File Name
50 STAVELEY CRES-COA-V2

Sheet No.
A1

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

Electronic Hearing Procedures How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, July 29, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 29, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, July 29, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Ellen Grabowski
Address 50 Staveley Crs
BRAMPTON, ONTARIO L6W 2R9
Phone # 905 872-2809 **Fax #** _____
Email grabus@rogers.com

2. **Name of Agent** Giancarlo Di Giambattista
Address 210 Inglewood Drive
Mississauga, Ont.
L5G 1Y1
Phone # 647-308-3131 **Fax #** _____
Email gian56@rogers.com

3. **Nature and extent of relief applied for (variances requested):**
1. Rear yard set back - proposed 5.89 m
2. Lot Coverage - proposed 32.36%

4. **Why is it not possible to comply with the provisions of the by-law?**
Lot is a corner lot - need a double garage.

5. **Legal Description of the subject land:**
Lot Number Lots 172
Plan Number/Concession Number PL 625
Municipal Address 50 Staveley Cres

6. **Dimension of subject land (in metric units)**
Frontage 18.29
Depth 33.53
Area 610.29

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **Water** ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Single detached 1 story bungalow with attached single car garage:

- Lot Coverage = 171.10
- Deck = 28.47
- GFA = 136.66
- Front Portico = 5.97

PROPOSED BUILDINGS/STRUCTURES on the subject land:

- Garage extension = 26.41

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	9.64
Rear yard setback	8.94
Side yard setback	2.26 interior
Side yard setback	4.32 exterior

PROPOSED

Front yard setback	no change
Rear yard setback	5.89
Side yard setback	no change
Side yard setback	no change

10. Date of Acquisition of subject land: 2010

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: approx 1970's

15. Length of time the existing uses of the subject property have been continued: since built

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 5th DAY OF July, 2021.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, GIANCARLO D'AMBATTISTA, OF THE City OF MISSISSAUGA
IN THE Region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton
IN THE Region OF Peel
THIS 5th DAY OF July, 2021.

[Signature]
A Commissioner etc.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

[Signature]
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1B, Mature Neighbourhood

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

J. Chau
Zoning Officer

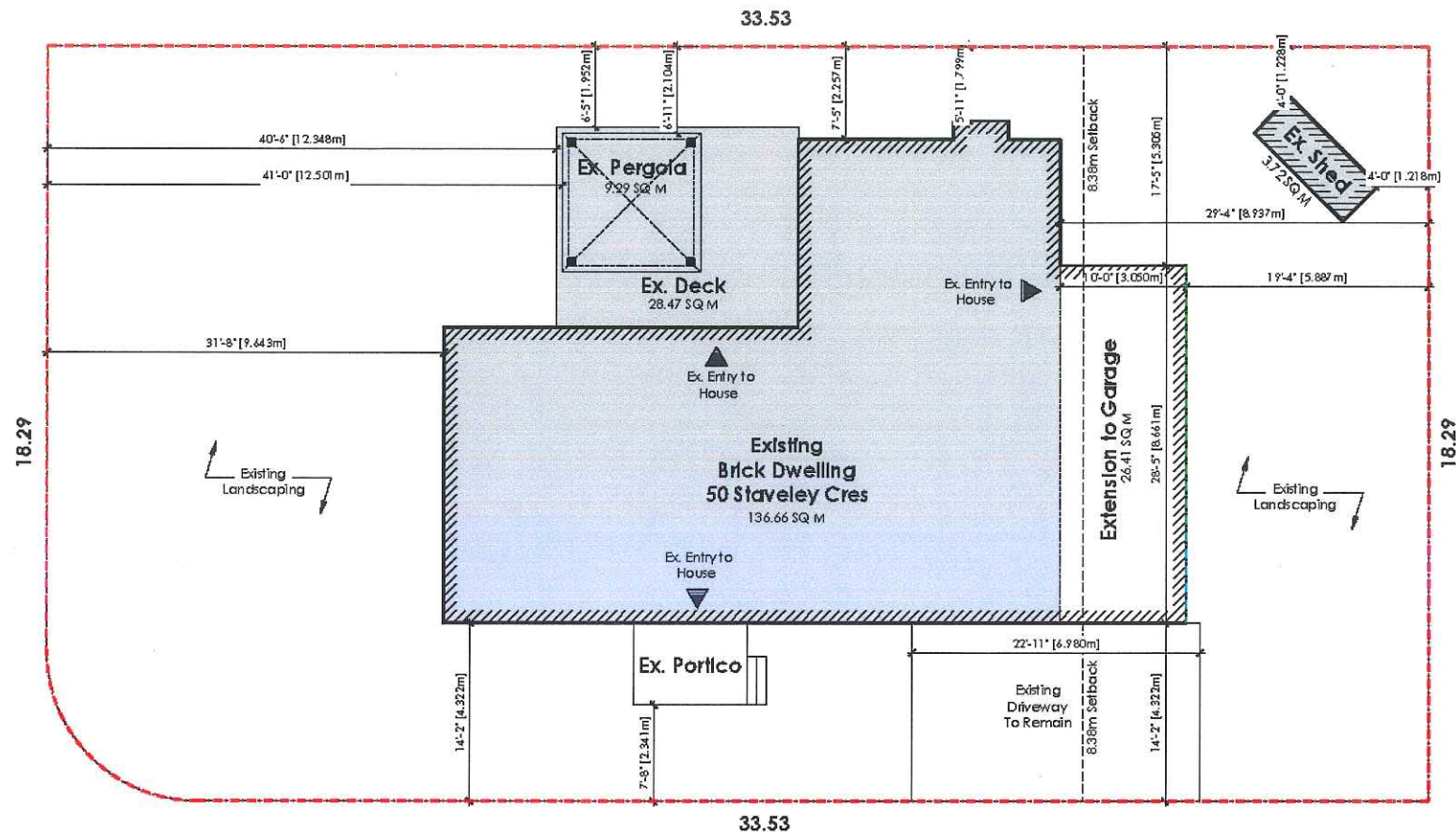
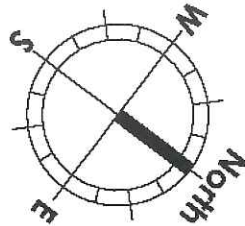
July 7, 2021

Date

DATE RECEIVED July 5, 2021

Date Application Deemed
Complete by the Municipality

July 7, 2021



This Site Plan was Prepared Based on
Plan of Survey Lots 170 to 175
Registered Plan No. 625 Town of
Brampton County of Peel Dated
August 21, 1961 By N.W. Mayes, O.L.S.

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REGISTERED PLAN NO. 625
TOWN OF BRAMPTON
COUNTY OF PEEL

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Scope of Work

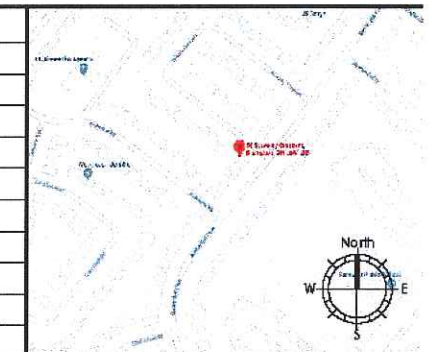
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Total	169.04
Total Coverage	27.69%



permitguys

80 Clementine Dr. Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 7556
Email: info@permitguys.ca

The undersigned is a duly licensed and takes responsibility for this design as well as having the professional seal and signature in accordance with the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Aamou Rella 113576
Name
Registration Info Permitguys, Inc. 110882

Site Plan

Project Name
50 Staveley Cres

Project No. 21-35 Drawn by HA Checked by MZ Date 2021-03-31 Scale 3/32"=1'-0"

Approved by
Brampton, ON

Filename
50 STAVELEY CRES-COA-V2

Sheet No.

A1

The floor plan shows a basement layout with the following areas and features:

- Deck Above:** Located at the top left of the plan.
- Unexcavated:** Two large rectangular areas, one at the top right and one at the bottom right, both marked with an 'X' indicating they are not to be excavated.
- Crawl Space:** Located on the left side of the plan.
- Mech. Room:** A mechanical room located in the center-left.
- Elec.:** An electrical room located adjacent to the mechanical room.
- Finished Basement:** The main living area, labeled with a height of 6'-11" (2.11m).
- Portico Above:** Located at the bottom left of the plan.
- Stairs:** A set of stairs labeled 'Up' is located between the crawl space and the finished basement.
- Foundation Wall:** A wall on the right side of the finished basement, labeled 'Unexcavated'.
- Foundation Wall Details:**
 - Check Foundation Wall As Required To Level New Garage Slab
 - Check Foundation Wall for Garage Door
 - Tie New Concrete to Existing w/ 1-10m Rod 200mm Long & Min. 100mm @ 12" o.c. Typ.
- Dimensions:**
 - Overall width: 26'-11" (8.20m) and 28'-5" (8.66m)
 - Overall height: 8' (0.20m) and 1'-0" (0.25m)
 - Room dimensions: 9'-4" (2.85m) and 10'-0" (3.05m)
- Other Labels:**
 - PL (Perimeter Line)
 - 2a, 2b, 2c, 2d (Foundation Wall sections)
 - 3a, 3b (Foundation Wall sections)
 - 3c (Foundation Wall section)
 - 3d (Foundation Wall section)
 - 3e (Foundation Wall section)
 - 3f (Foundation Wall section)
 - 3g (Foundation Wall section)
 - 3h (Foundation Wall section)
 - 3i (Foundation Wall section)
 - 3j (Foundation Wall section)
 - 3k (Foundation Wall section)
 - 3l (Foundation Wall section)
 - 3m (Foundation Wall section)
 - 3n (Foundation Wall section)
 - 3o (Foundation Wall section)
 - 3p (Foundation Wall section)
 - 3q (Foundation Wall section)
 - 3r (Foundation Wall section)
 - 3s (Foundation Wall section)
 - 3t (Foundation Wall section)
 - 3u (Foundation Wall section)
 - 3v (Foundation Wall section)
 - 3w (Foundation Wall section)
 - 3x (Foundation Wall section)
 - 3y (Foundation Wall section)
 - 3z (Foundation Wall section)

permitguys
80 Clementine Dr. Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

The undersigned has reviewed and takes responsibility for this design as well as having the qualifications and requirements mandated by the On-line Building Code (OBC) to be a Designer.







Qualification Information

Academy Rating	113576	
Name		Handwritten
Registration Info	Permit guys.c.c.rinc	110882

Title Proposed Basement Floor Plan				
Project Name 50 Staveley Cres				
Project No 21-35	Drawn by K.J.	Checked By MZ	Date 2021-03-31	

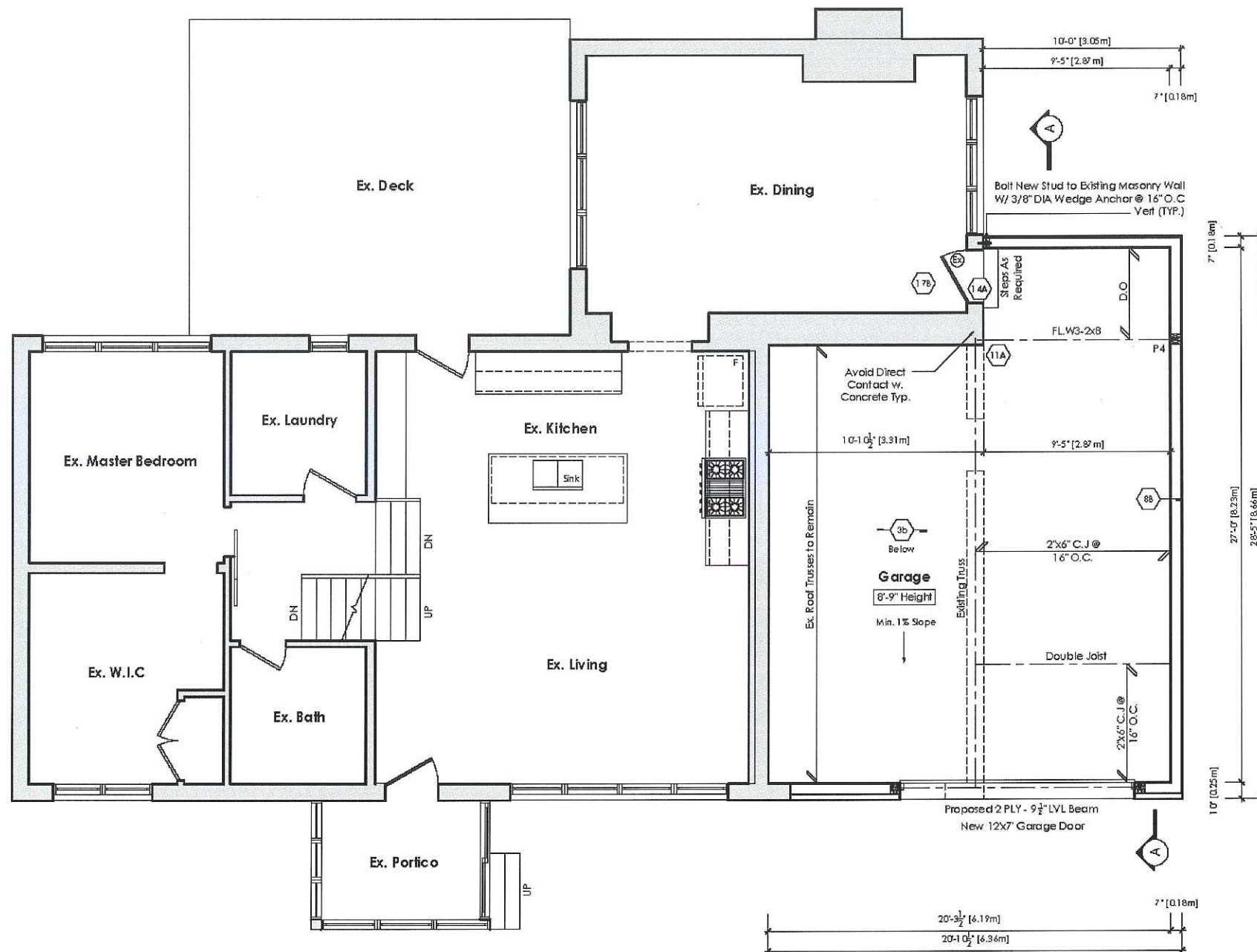
Brampton, ON
File name
50 STAVELEY CRES-COA

Sheet No.
A2

Wall Legend:	
	Walls to remain
	Foundation Wall
	Proposed walls
	Walls to be removed
	Load Bearing Wall
	Fill Wall to Match

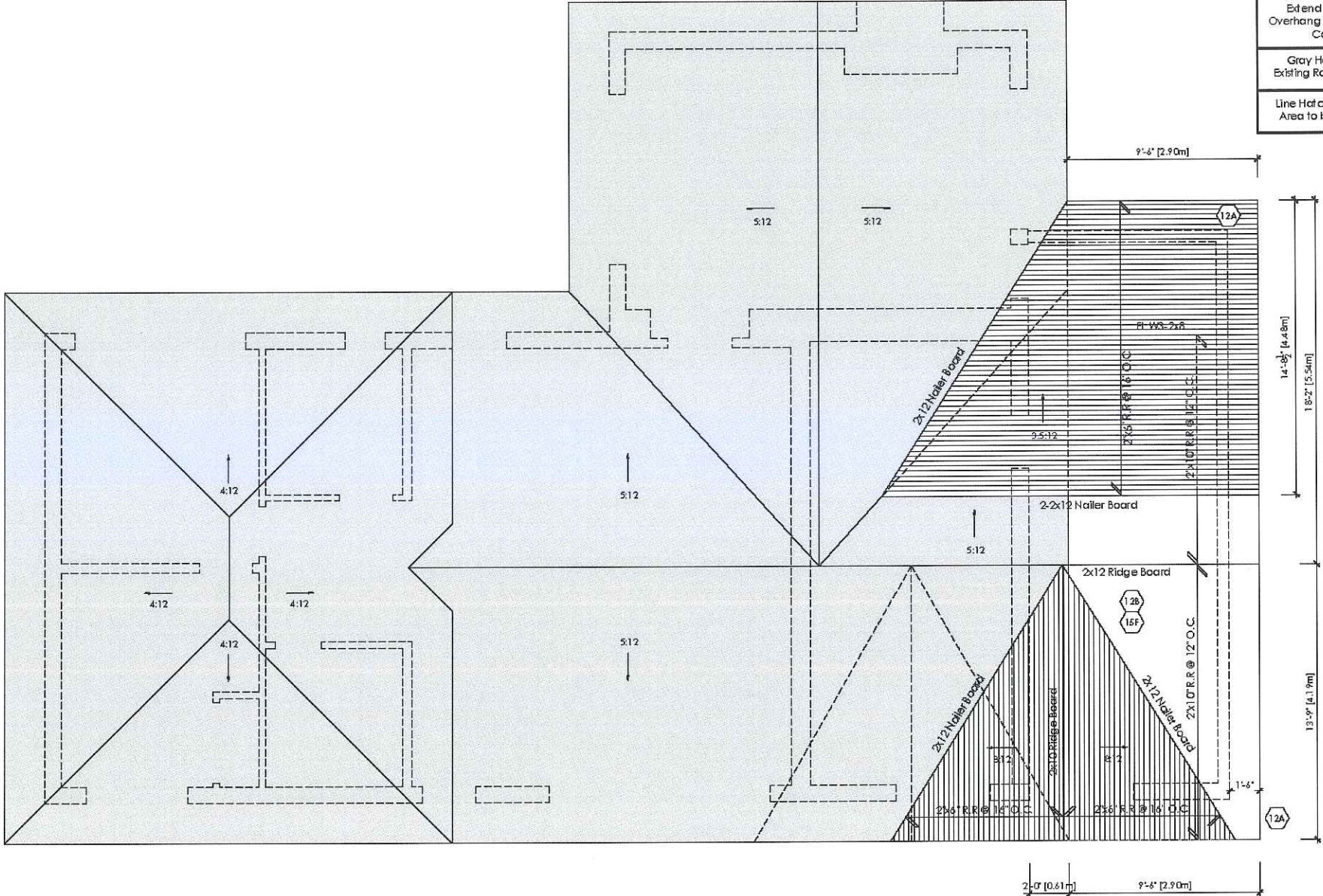
Construction Note
All existing structural specifications must be confirmed on site prior to construction start. If any discrepancies are discovered here within during construction, the designer shall be notified immediately.

Conventional Wood post Schedule	
P1 =	2"2"x4" Built-Up SPF Wood Post
P2 =	3"2"x4" Built-Up SPF Wood Post
P3 =	2"2"x6" Built-Up SPF Wood Post
P4 =	3"2"x6" Built-Up SPF Wood Post
P5 =	4"2"x6" Built-Up SPF Wood Post
P6 =	4"x4" SPF Wood Post
P7 =	6"x6" SPF Wood Post



Proposed Ground Floor Plan

Construction Note
All existing structural specifications must be confirmed on site prior to construction start. If any discrepancies are discovered here within during construction, the designer shall be notified immediately.



Proposed Roof Plan

permitguys
80 Clementine Dr. Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email info@permitguys.ca

The undersigned has views and takes responsibility for the design, as well as having the qualifications and experience mandated by the Ontario Building Code (OBC) in the design.

Qualification Information

Aamou Raliq	113576	
Name		Signature
Registration Info	Permit Guy's Car Inc.	110882

Proposed Ground Floor Plan

Project Name
50 Staveley Cres

Project No	Drawn By	Checked By	Date	Scale
21-35	KJ	MAZ	2021-03-31	3/1 6"=1'0"

Municipality
Brampton, ON
 Alias
 60 STAVELEY CRES-COA

Sheet No.
A4



Existing Right Side Elevation

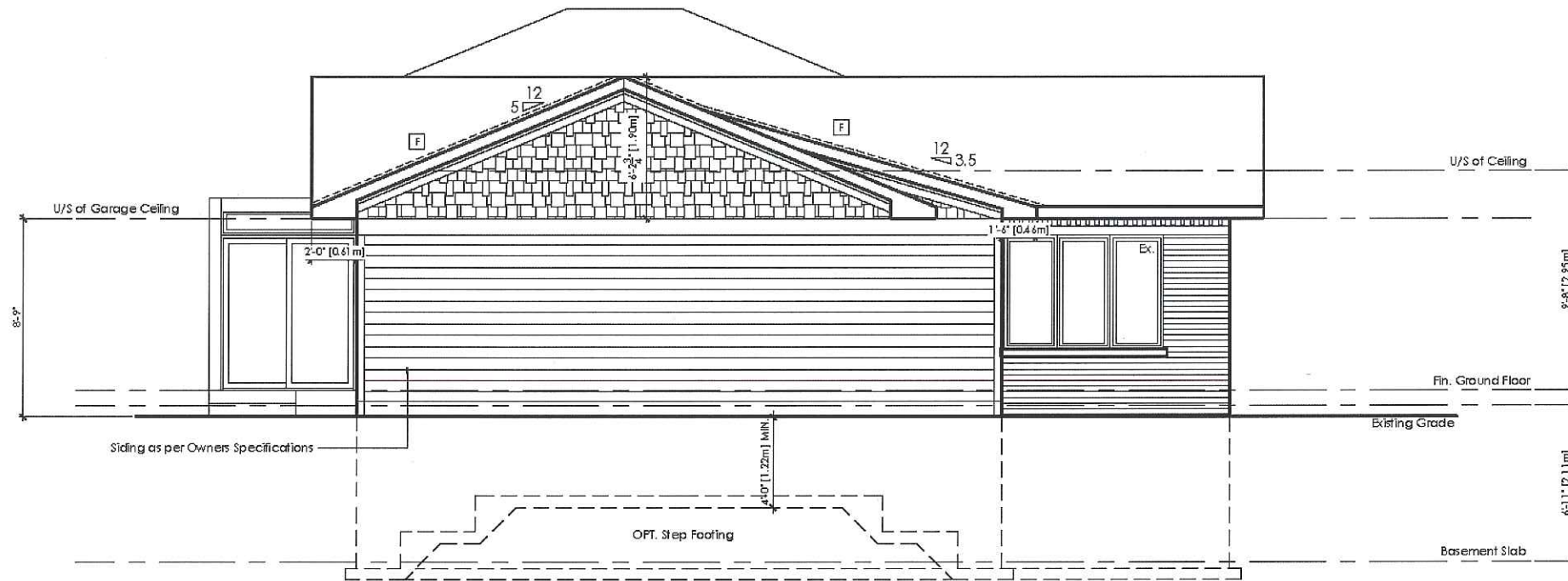
permitguys
80 Clementine Dr. Unit 15
Brampton, ON L6Y 5R5
Tel: 416 479 9256
Email: info@permitguys.ca

The undersigned hereby certifies that I am a duly qualified and licensed Professional Engineer in the Province of Ontario, and I am the author of the design and construction of the above structure.
Qualification Information
Name: Aamou Raliq 113576
Registration No.: 113576
Signature: [Signature]
Registration Info: Permitguys, Inc. 110882

Existing Right Side Elevation
Project Name: 50 Staveley Cres
Project No: 21-35
Drawn By: KJ
Checked By: MZ
Date: 2021-03-31
Scale: 3/16" = 1'-0"

Brampton, ON
Brampton, ON
50 STAVELEY CRES-COA

Sheet No. **A6**



Proposed Right Side Elevation

permitguys
80 Clementine Dr. Unit 15
Brampton, ON L6Y 5R5
Tel: 416 477 9556
Email: info@permitguys.ca

The undersigned is a duly licensed and takes responsibility for the design as well as having the drawings for and as required by the Ontario Building Code (O.B.C.) to be a Designer.
Qualification Information
Name: **Amou Ratiq** 113576
Registration Info: **Permitguys.ca Inc.** 110882

Title: **Proposed Right Side Elevation**
Project Name: **50 Slaveley Cres**
Project No: 21-35
Drawn by: KJ
Checked by: MZ
Date: 2021-08-31
Scale: 3/16"=1'-0"

Location: **Brampton, ON**
Reference: **50 SLAVELEY CRES-COA**

Sheet No.: **A8**

General Notes

General

1. All drawings are the property of the Designer. The Designer retains copyright in these documents which may not be used for any other project without the written permission of the Designer.
2. All work shall conform to the Ontario Building Code, Ontario Regulation 332/12 and all amending regulations, the Ontario Health and Safety Act, Regulations for construction projects and all authorities having jurisdiction over the site.
3. Any and all changes and/or deviations from these drawings are to be noted on a set of "As Built" drawings maintained by the General Contractor or Project Manager.
4. All dimensional information and grades shown on drawings must be verified on site and any discrepancies reported to the Designer prior to commencing work. Drawings must not be scaled.
5. No responsibility is hereby assumed for details and information not contained in these drawings.
6. All specifications and materials proposed by engineers shall be used in place of specifications and materials identified in Construction Notes.
7. All manufactured items to be installed in accordance with manufacturers printed instructions. Submit all installation instructions to owner upon completion of job.
8. Unless the drawings are accompanied with a letter by the structural engineer, the engineer will not have performed a site visit to inspect existing conditions and the review is solely based on information provided by the engineer by permitguys.ca. If site conditions do not match drawings, the structural engineer stamping the drawings is to be notified prior to construction.

Windows

1. Windows in dwelling units shall comply with 7.7.5.3. Resistance to Forced Entry for Windows
2. A guard or a window with a maximum restricted opening width of 4" (103 mm) is required where the top of the window sill is located less than 1'-7" (489) above fin, floor and the distance from the finished floor to the adjacent grade is greater than 5'-11" (1800). (7.8.8.1)
3. Windows in exit stairways that extend to less than 2'-11" (900) shall be protected by guards in accordance with MGN 7.1.3, or the window shall be non-operable and designed to withstand the specified loads for balcony guards as provided in 9.8.8.2

Doors

1. Minimum Thermal Resistance of Door (SB-12, 2.1.1.9): Except for door in enclosed unheated vestibules and cold cellar, and except for glazed portions of doors, all doors that separate heated space from unheated space shall have a thermal resistance of not less than RSI 0.7 where a storm door is not provided.
2. Entrance door to dwelling units shall comply with 7.7.5.2. Resistance to Forced Entry for Doors.

Guards

1. Guards are required where there is a difference in elevation of more than 400 mm between the walking surface and the adjacent surface.
2. Guards are not required for windows when the top surface of the window sill is located more than 480 mm above the finished floor on one side of the window, or the window is located in a room or space with the finished floor located less than 1800 mm above the floor or ground on the other side of the window.
3. In dwelling units, glazing installed over stairs, ramps and landings that extends to less than 900 mm above the surface of the treads, ramp or landing shall be protected by guards or non-openable and designed to withstand the specified lateral loads for guards as provided in Article 4.1.3.14.
4. Except as provided in Sentence (5), guards shall be designed to resist the specified loads prescribed in Table 9.8.8.2.
5. All guards within dwelling units shall be not less than 900 mm high. (9.8.8.3.(2))
6. Exterior guards serving not more than one dwelling unit shall be not less than 900 mm high where the walking surface served by the guard is not more than 1800 mm above the finished ground level.
7. The height of guards shall be not less than 900 mm for required exit stairs, and 1000 mm around landings. (9.8.8.3.(3))
8. Openings through any required guard shall be of a size that will prevent the passage of a spherical object having a diameter of 100 mm. (9.8.8.3)
9. Guards shall be designed so that no member, attachment or opening located between 140 mm and 900 mm above the floor or walking surface protected by the guard will facilitate climbing. (9.8.8.4)

Smoke Alarms (9.10.19)

1. Smoke alarms conforming to ULC-S531 shall be installed shall be installed in conformance with CAN/ULC-S531.
2. One smoke alarm shall be installed on each storey, including basements. Any storey of a dwelling unit containing sleeping rooms a smoke alarm shall be installed in each sleeping room and in a location between the sleeping rooms and the remainder of the storey. If the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
3. Smoke alarms shall be installed on or near the ceiling and shall have a visual signaling component conforming to 9.11.19.3.(3) and (4).
4. Smoke alarms shall be installed with permanent connections to an electrical circuit and have no disconnect switch between the overcurrent device and the smoke alarm. In case the regular power supply to the smoke alarm is interrupted it shall be provided with a battery as an alternative power source that can continue to provide power to the smoke alarm for a period of not less than 7 days in the normal condition, followed by 4 min of alarm. Smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound.

Carbon Monoxide Alarms (9.33.4)

1. A carbon monoxide alarm shall be installed adjacent to each sleeping area in a dwelling unit. Carbon monoxide alarms shall be permanently connected to an electrical circuit and shall have a disconnect switch between the overcurrent device and the carbon monoxide alarm. The alarm shall be wired so that its activation will activate all carbon monoxide alarms within the dwelling and be equipped with an alarm that is audible within bedrooms when the intervening doors are closed.

Excavation

1. Every excavation shall be undertaken in such a manner to prevent damage to adjacent property, existing structures, utilities, roads and adjacent all stages of construction. (9.12.1.4.(1))

2. The topsoil and vegetable matter in all unexcavated areas under a building shall be removed. (9.12.1.1.(1))
3. The bottom of every excavation shall be free of all organic material. (9.12.1.1.(3))
4. Material shall not be placed nor shall equipment be operated or placed in or adjacent to an excavation in a manner that may endanger the integrity of the excavation or its supports. (9.12.1.4.(2))
5. Backfill shall be graded to prevent drainage towards the foundation. (9.12.3.2.(1))
6. Backfill within 800 mm of the foundation shall be free of deleterious debris and boulders larger than 250 mm diameter. (9.12.3.3.(1))

Drainage

1. The building shall be located or the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties. (9.14.6.1.)
2. Every window well shall be drained to the footing level or other suitable location. (9.14.6.2)
3. Where downspouts are provided and are not connected to a sewer, extensions shall be provided to carry rainwater away from the building in a manner that will prevent soil erosion. (9.23.18.2)

Footings

1. Footings shall rest on rock, undisturbed soil with min. bearing capacity of 75 kPa, or compacted granular fill with min. bearing capacity of 150 kPa. (9.4.4.1)
2. Minimum footing width or area shall comply with Table 9.15.3.4.

Table 9.15.3.4. Minimum Footing Sizes			
Supported	Exterior Walls	Interior Walls	Footing Area for Columns
1	250mm	200mm	0.40m²
2	350mm	350mm	0.75m²
3	450mm	500mm	1.0m²

4. Increase exterior footing width by 45mm for each storey of brick veneer supported. (9.15.3.5.(1)(a))
5. Footing thickness shall be not less than the greater of 100mm or the width of the projection of the footing beyond the supported element. (9.15.3.8)

Foundation Walls

1. The thickness of foundation walls made of solid concrete and subject to lateral earth pressure shall conform to Table 9.15.4.2.A, for walls not exceeding 3.0m in unsupported height. (9.15.4.2.(1))

Table 9.15.4.2.A. Thickness of Solid Concrete Foundation Walls			
Type	Thickness	Unsupported at Top	Supported at Top
	> 2.75 m & ≤ 3.0 m	≤ 2.5 m	> 2.5 m & ≤ 2.75 m
15MPa	200mm	1.2m	2.15
15MPa	250mm	1.4m	2.3
15MPa	300mm	1.5m	2.4
20MPa	200mm	1.2m	2.2
20MPa	250mm	1.4m	2.3
20MPa	300mm	1.5m	2.4

2. Foundation Wall for Continuous Insulated Masonry Veneer Walls (9.225 mm) min. thick foundation wall is required for masonry veneer finished exterior walls with continuous insulation condition, to provide min. bearing for sill plates, beams and floor joist as per 9.23.7.2., 9.23.8.1., & 9.23.9.1. of the O.B.C.
3. Foundation Reduction in Thickness for Floor Joists
- Where the top of a foundation wall is reduced in thickness to permit the installation of floor joists, the reduced section shall be not more than 350 mm high and not less than 90 mm thick. (9.15.4.7.(1))
4. Foundation Reduction in Thickness for Masonry
- Where the top of a foundation wall is reduced in thickness to permit the installation of a masonry exterior facing, the reduced section shall be not less than 90 mm thick, and tied to the facing material with metal ties conforming to Sentence 9.20.8.4.(3) spaced not more than 200 mm o.c. vertically, and 900 mm o.c. horizontally, the space between wall and facing shall be filled with mortar. (9.15.4.7.(2)(3))

Masonry Veneer Walls

1. Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 150mm and bearing and shall bear on masonry, concrete or steel. (9.20.5.2)
2. Steel angle lintels supporting masonry veneer above openings shall conform to Table 9.20.5.2.B. (9.20.5.2.(3)). Refer to MCN 1.2.

- General Requirements of Wood Frame Construction
1. All lumber shall be spruce-pine-fir No. 1 & 2, and shall be identified by a grade stamp. (9.2.2)
2. Wood framing members that are supported on concrete in contact with the ground or fill shall be separated from the concrete by not less than 0.05 mm polyethylene film or type 5 not roofing. (9.23.2.3)

Fasteners (9.23.3)

1. Nailing of framing shall conform to Table 9.23.3.4.
2. Fastening of sheathing and subflooring shall conform to Table 9.23.3.5.

Notching and Drilling (9.23.5)

1. Holes in floor, roof and ceiling members to be not larger than 1/4 the actual depth of member and not less than 50mm from edges. (9.23.5.1)
2. Notches in floor, roof and ceiling framing members are to be located on the top of the member within half the joint depth from the edge of bearing and is not deeper than one-third the joint depth. (9.23.5.2)
3. Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remain, if load bearing, and 40mm if non-load bearing, unless the weakened studs are suitably reinforced. (9.23.5.3)
4. Roof truss members shall not be notched, drilled or weakened unless accommodated in the design. (9.23.5.4)

Columns, Beams & Wood Lintels

1. Beams shall have even and level bearing and shall have not less than 89 mm length of bearing at end supports, except as required in notes to Tables A-8 to A-11. (9.23.8.1)
2. Steel beams shall at least meet the requirements for Grade 350W steel and shall be shop primed with rust-inhibitive paint Grade 350W steel. (9.23.4.3.(2), 9.23.8.2.(1))
3. Built-up wood beams shall conform to 9.23.8.3.
4. Columns shall be centrally located on a footing (9.17.2.1)
5. Steel pipe columns shall have a minimum outside diameter of 73mm and a minimum wall thickness of 4.76mm (9.17.3.1.(1))

6. Wood columns shall be not less than 184 mm for round columns and 140mm by 140 mm for rectangular columns. (9.17.4.1.(2))
7. Provide solid blocking the full width of the supported member under all concentrated loads.
8. Span and size of wood lintels that conform to the span shown in Tables A-15, where the spans of supported joists do not exceed 4.9m and where the span of trusses do not exceed 9.8m (9.23.12.3).
9. All wood columns shall conform to 9.17, unless noted otherwise. Provide a built-up wood stud column equal to the width of the beam/girder truss under all beams/girder trusses, minimum unless noted otherwise. Continue all columns down to foundation or full bearing on beams. Black solid in joist spaces, typical.
10. All lintels shall have 1 jack stud plus 1 king stud at each end unless noted otherwise.
- 11B. Lateral Support of Steel Beams: 3/4"x2" (19 mm by 38 mm) wood strips in contact with the top flange and nailed on both sides of the beam to the bottom of the joist supported.

Floor Joists

1. Floor joists shall have not less than 38 mm length of end bearing (9.23.1.1(1))
2. Joists shall bear on a minimum 38mm by 89mm sill plate fixed to foundation with 12.7 mm anchor bolts @ 2400mm o.c (9.23.7., 9.23.4.1.(2))
3. Non-load bearing walls parallel to the floor joists shall be supported by joists beneath the wall or on blocking between the joists. (9.23.9.8.(1))
4. Load bearing interior walls parallel to floor joists shall be supported by beams or walls of sufficient strength to transfer safely the design loads to vertical supports. (9.23.9.8.(4))
5. Load bearing exterior walls at right angles to floor joists shall be located not more than 900 mm from the joist support when the wall does not support a floor, and not more than 400 mm from the joist support when the wall supports one or more floors. (9.23.9.8.(3))

Wall Studs (9.23.10)

1. Wall studs shall be continuous for the full storey height except at openings and shall not be spliced except by finger-jointing with a scarf joint. (9.23.10.5.(1))
2. Corners and intersections shall be designed to provide adequate support for the vertical edges of interior finishes, sheathing and cladding materials, and in no instance shall exterior corners be framed with less than the equivalent of two studs. (9.23.10.5.(1))
3. The number of studs in a wall directly below a girder/truss or roof beam shall conform to Tables A-34 to A-37.
4. The bottom plate in exterior walls shall not project more than one-third the plate width over the support. (9.23.11.2.(2))

Roof and Ceiling Framing (9.23.13)

1. Hip and valley rafters shall be not less than 50 mm greater in depth than the common rafters and not less than 38 mm thick actual dimension (9.23.13.4.(1))
2. 38x89 collar ties @ rafter spacing with 19x89 continuous brace at mid span if collar tie exceeds 2400mm in length (9.23.13.7.)

Heat Transfer, Air Leakage and Condensation Control

1. All walls, ceilings and floor separating conditioned space from unconditioned space, the exterior air or the ground shall be, provided with thermal insulation conforming to Subsection 9.25.2., an air barrier system conforming to Subsection 9.25.3., and a vapour barrier conforming to Subsection 9.25.4., and constructed in such a way that the properties and relative position of all materials conform to Subsection 9.25.5. (9.25.1.(2))
2. Insulation and sealing of heating and ventilating ducts shall conform to Sections 9.32. and 9.33. 9.25.1.1.(3)
3. All walls, ceilings and floor separating heated space from unheated space, the exterior air or the exterior soil shall be provided with thermal insulation in conformance with Section 12.2. to prevent moisture condensation on their room side during the winter and to ensure comfortable conditions for the occupants. (9.25.2.1)
4. Wall, ceiling and floor assemblies that separate conditioned spaces from unconditioned spaces or from the ground shall be constructed so as to include an air barrier system that will provide a continuous barrier to air leakage, from the interior of the building into wall, floor, attic or roof spaces sufficient to prevent excessive moisture condensation in such spaces during the heating season, and from the exterior inward sufficient to prevent moisture condensation on the room side during the heating season. The continuity of the air barrier system shall extend throughout the basement. (9.25.3.1)
5. Thermally insulated wall, ceiling and floor assemblies shall be constructed with a vapour barrier sufficient to prevent condensation in the wall spaces, floor spaces or attic or roof spaces. (9.25.4.1.(1))

Roofing

1. Fastener for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 12mm into roof sheathing.
2. Eave protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum of 900 mm up the roof slope to a line not less than 900 mm inside the interface of the exterior wall. (9.26.5.1.(1))
3. Eave protection is not required over unheated garages, carports, and porches, on roofs of asphalt shingles installed in accordance with Subsection 9.26.8.4 Asphalt Shingles on Slopes of Less than 1 in 3, or on roofs with slopes of 1 in 1.5 or greater (9.26.5.1.(2))
4. Asphalt Shingles on Slopes of Less than 1 in 3 (4:12) shall conform to Section 9.26.8.
5. Open valleys shall be finished with 2 layers of roll roofing, or 1 layer of steel metal min. 600mm wide. (9.26.4.3.(5))
6. The intersection of shingle roofs and masonry walls or chimneys shall be protected with flashing shall conform to Section 9.26.4.4.
7. The intersection of shingle roofs and walls clad with other than masonry shall be protected with flashing shall conform to Section 9.26.4.5.

Abbreviations

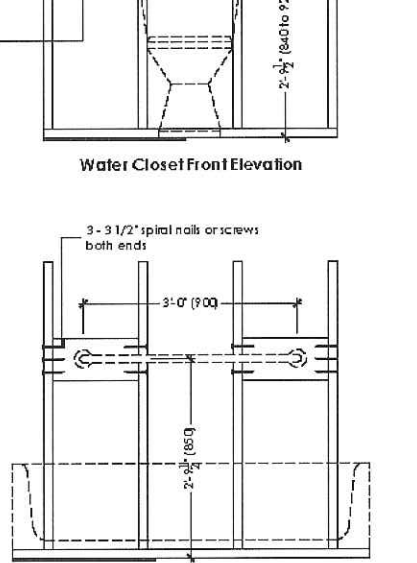
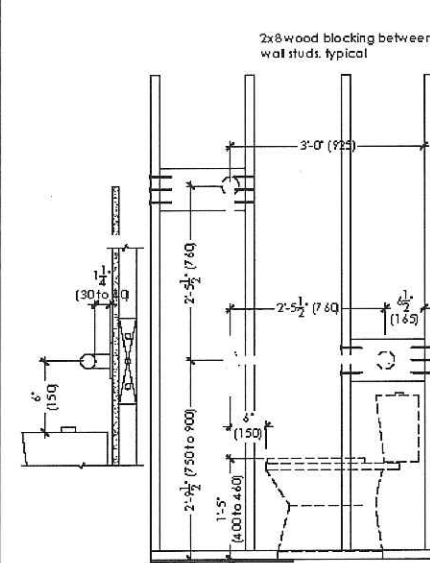
AF	Above finished floor	GLV	Galvanized
ALUM	Aluminum	GT	Girder/truss
BBFM	Beam by floor manufacturer	GWB	Gypsum Wall Board
BBRM	Beam by roof manufacturer	HB	Hose bib
BSE	Beam by structural engineer	INSUL	Insulated or insulation
BG	Fixed glass with black backing	INT	Interior
BM	Beam	ISI	Joist
CLG	Ceiling	LVL	Laminated veneer lumber
CRF	Conventional roof framing	LSL	Laminated strand lumber
CMU	Concrete masonry unit	MAX	Maximum
COL	Column	MIN	Minimum
CONC	Concrete	MIL	Metal
CONT	Continuous	OC	Ontario Building Code
CW	Complete with	OC	On center
DEM	Demolish	OSB	Oriented strand board
DIM	Dimension	OIA	Open to above
DO	Double joist	OIB	Open to below
DN	Down	P1	Pressure treated
DO	Do over	PID	Paint or Painted
DR	Door	REQD	Required
DROP	Dropped	RM	Room
DS	Downspout	RJ	Roof truss
DWG	Drawing	RWL	Rain waterleader
EA	Each	SB	Solid bearing
EIPS	Exterior Insulated Finish System	SBFA	Solid bearing from above
ELBV	Elevation	SI	Single joist
ENC	Enclosed	SPEC	Specified or Specification
ENG	Engineer or engineered	SF	Spruce, pine, fir
EQ	Equal	ST	Steel
EST	Estimated	T&G	Tongue and groove
EXT	Exterior	TJ	Triple joist
FA	Flat arch	T/O	Top of
FD	Floor Drain	TYP	Typical
FG	Fixed glass	UNO	Unless noted otherwise
FL	Flush	U/S	Underlie
FLR	Floor	W/C	Walk-in closet
GA	Gauge	WP	Weatherproof

Electric Symbols Legend

Receptacle	Receptacle GFI	Light Waterproof	Light Ceiling mounted	Light Wall mounted	Chandelier (noting mounted)
Receptacle Waterproof	Receptacle Duplex 42	Light Pull Light	Light Pull Chalk	Cable	Electric Panel
Receptacle Heavy Duty 220v	Switch	Telephone	Switch 3/4 Way	Ceiling Fan	Central Vacuum Outlet

Stud Wall Reinforcement (9.5.2.3)

- (1) If wood wall studs 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).



Construction Notes

- Notes
- Minimum Thermal Performance Values for Building Components
Construction Notes do not provide the required minimum thermal performance values of the building envelope component. The values can be found on the cover sheet of this construction drawing package listed in the Energy Efficiency Design Summary table.
 - General Notes
Additional information can be found on the general notes sheet.

1. Annotation Conventions

1A. Built-up Wood Beams and Lintels Annotation

Conventional 2x Lumber	W 2 - 2 x 8	Nominal width
		Nominal depth
		Number of piles
Engineered Lumber	LVL 2 - 12	Nominal depth

1B. Steel Lintels Annotation

Table 9.20.5.2.B. Max. Allowable Spans for Stl. Lintels Supporting Masonry Veneer			
Label	Angle size (Vert. x Horiz. x Thick)	90mm Brick	100mm Stone
L2	3/12"x 3/12"x 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-4" (2.30m)
L3	3/12"x 3/12"x 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	8'-1" (2.49m)
L4	4/8"x 3/12"x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)	10'-1" (3.09m)
L5	4/8"x 3/12"x 7/16" (127 x 89 x 11)	11'-5" (3.48m)	10'-8" (3.24m)
L6	4/8"x 3/12"x 1/2" (127 x 89 x 13)	11'-9" (3.59m)	10'-11" (3.33m)
L7	5/8"x 3/12"x 1/2" (152 x 89 x 11)	12'-4" (3.80m)	11'-2" (3.54m)
L8	5/8"x 3/12"x 1/2" (152 x 89 x 13)	13'-4" (4.07m)	12'-4" (3.77m)
L9	5/8"x 4"x 1/2" (152 x 102 x 13)	13'-8" (4.12m)	12'-6" (3.82m)
L10	7/8"x 4"x 1/2" (178 x 102 x 13)	14'-1" (4.30m)	13'-1" (3.97m)
L11	7/8"x 4"x 1/2" (178 x 102 x 13)	15'-1" (4.59m)	13'-1" (4.25m)

1C. Legend

	Door width reference (inches)	<input checked="" type="checkbox"/> V	Mechanical ventilation (see 15)
	Floor drain	<input checked="" type="checkbox"/> E	Exterior wall cladding and roofing flashing
	Smoke alarm	<input checked="" type="checkbox"/> C	Carbon monoxide alarm

1D. Patterns

	Exposed Building Face (Section 140)		2 HR. Fire Wall (Section 140)
	1 HR. Party Wall (Section 140 & 142)		Two Storey Volume Space (Section 48)
	Varying Plates, Built Out Floors, Bearing Walls		

2. Footings and Foundation walls

- 2A. Drainage Tile and Pipes:
4" (100) Ø weeping tile w/ filter cloth wrap & 6" (150) crushed stone cover (9.14.3)

- 2B. Poured Concrete Foundation Wall Construction
134Pa (220Q) poured conc. foundation wall w/ 15M rebar vert. + horiz. @ 16" o.c. on continuous concrete footing. The outside of the foundation shall be dampproofed from the top of the footing to finished grade and brush coated from the top to 2" below grade. Provide a drainage layer on the outside of the foundation wall. Seal the drainage layer at the top. The top of the conc. footing shall be dampproofed.

- 2C. Reinforcement for Laterally Unsupported Foundation Walls
Foundation walls exceeding the maximum allowable height for laterally unsupported foundation walls shall be reinforced per the following table:
Unsupported Length Required Bar
≤ 8'-0" 2-10A
> 8'-0" & 10'-0" 3-10A
> 10'-0" & 15'-0" 4-10A

Reinforcing bar described above shall be located on the inside face of the foundation wall, be stacked vertically @ 8 o.c., have minimum 2" concrete cover and extend min. 24" beyond the portion of the wall laterally unsupported.

- 2D. Poured Concrete Strip Footing
20" wide x 6" high 15MPa poured concrete strip footing (unless noted otherwise) with continuous shear key. Footings shall rest on rock, undisturbed soil with min. bearing capacity of 7.5kPa, or compacted granular fill with min. bearing capacity of 150 kPa. (9.4.4.1.)

- 2E. Reinforcement for Wide Openings in Foundation Walls
Required reinforcement at openings greater than 47" (1200mm) shall be 2-15M horiz. reinforcing on the inside and outside face of the foundation wall below the opening. Extend bar 24" (610) beyond the opening. 2-15M vertical reinforcing on the inside and outside face of the foundation wall on each side of the opening to the bottom of the foundation wall. Reinforcing bars shall have minimum 2" concrete cover. (see detail xx)

- 2G. Concrete Stepped Footings
Where step footings are used the vertical rise between horizontal portions shall not exceed 600 mm, and the horizontal distance between rises shall be not less than 600 mm. (9.1.5.3.9.)

3. Concrete Slabs

- 3A. Concrete Slab in Basement
3" (80 mm, 25MPa (3600psi), conc. slab on 4" (100 coarse granular fill, or 20MPa (2900psi) conc. with dampproofing below slab. Provide 1/2" (12.7) impervious board for bond break at edge. (9.1.3) Where a basement slab is within 24" (610) of the exterior grade provide rigid insul. around the perimeter extending min. 24" (610) below grade. For slab on grade condition rigid insulation shall be applied to the underside of the entire slab. (S8-2.3.1.7.5) & (8)

- 3B. Exterior Concrete Slab in Garage
4" (100) 32MPa conc. slab with 5-8% air entrainment on opt. 4" (100 coarse granular fill with compacted sub-base or compacted native fill. Slope to front at 1% min.

- 3C. Exterior Concrete Slab with Cold Room Below
For max. 8'-2" (250Q) porch depth. 5" (127) 32 MPa (4640psi) conc. slab w/ 5-8% air entrainment. Reinf. with 13M bar @ 7/8" (200) o.c. each direction, w/ 1/4" (32) clear cover from bottom of slab to first layer of bar & second layer of bar laid directly on top of lower layer in opposite direction. 2x24" (610x100) 10M dowels @ 23 5/8" (600) o.c., anchored in perimeter ind. walls. Slope slab 1.0% from door.

- 3D. Exterior Concrete Slab on Porch without Cold Cellar Room
Min. 4" (100) 32 MPa (4640psi) concrete slab w/ 5-8% air entrainment on 4" (100 coarse granular fill and compacted sub-grade with reinforced 6x6xw2.9xw2.9 welded wire mesh placed near mid-depth of slab.

4. Columns

- 4A. Adjustable steel column
3 1/2" (90) diameter Q188" (4.78) steel column. Adjustable steel columns shall conform to CAN/CSB-7.2m and have a maximum imposed design load of 8093 lb (36KN/8kip). Steel posts shall have minimum 4"x4"x1/4" (100x100x.35) steel plates at top & bottom. Field weld basement column and steel beam connection. Steel beam shall bear on the center of the concrete pad footing or directly on the concrete foundation wall below.

- 4B. Non-adjustable steel column
3 1/2" (90) Ø x 31" (89) non-adjustable steel column with 4"x4"x1/4" (100x100x.35) steel top plate & 4"x4"x1/4" (100x100x.35) steel bottom plate. Field weld basement column and steel beam connection. Column shall bear on the center of the concrete pad footing or directly on the concrete foundation wall below. For columns in stud wall provide 3 steel straps (24" from ends and at center of the column) welded to column and nailed to adjacent studs for lateral support.

- 4C. Built-up wood column on concrete footing
2-2"x4" (5-38x140) (unless otherwise noted) built-up wood column located at center of pad footing below. Column shall be mechanically fastened to the footing or embedded into concrete slab. Wood in contact with concrete shall be protected by 2 mil poly. Column shall be laterally supported at the top with a metal post to beam cap or similar method. Post shall be supported on a 24"x24"x12" (610x610x305) 15 MPa concrete pad footing or as noted on plan.

5. Anchorage

- 5A. Sill Plates
2"x4" (38x89) sill plate with 1/2" (12.7) Ø anchor bolts 8" (200) long, embedded min. 4" (100) into 2"x4" (38x89) studs on studs between house and garage, plus required insulation in walls & spray foam for ceilings. Top and seal all joints gas tight. (9.10.9.1.6)

6. Wood studs and Interior Partitions

- 6A. Interior Stud Wall Construction
Beaming partitions shall be a minimum 2"x4" (38x89) @ 16" (400) o.c. for 2 storey and 12" (300) o.c. for 3 storey, non-bearing partitions; 2"x4" (38x89) @ 24" (610) o.c. Provide 2"x4" (38x89) bottom plate and 2"x2"x4" (2x38x89) top plate. 1/2" (12.7) int. drywall both sides of studs. Provide 2x6" (38x140) studs where noted. Provide 2"x4" (38x89) @ 24" (610) o.c. ladderframing where walls intersect perpendicular to one another.

- 6B. Walls Adjacent to Unheated Spaces
Approved air/water barrier as per O.B.C. 9.27.3, on exterior-type rigid insulation (joints un taped) mechanically fastened as per manufacturer's specifications, on 1/2" exterior-type sheathing. 2"x4" (38x140) studs @ 16" (400) o.c. insulation and 6 mil polyethylene vapour barrier with approved cont. air barrier. 1/2" (12.7) gypsum wallboard int. finish. (9.23)

- 6C. Bearing Stud Wall in Basement
2"x4" (38x89) studs @ 16" (400) o.c. 2"x4" (38x89) or 2"x6" (38x140) sill plate on 6 mil poly. 1/2" (12.7) Ø x 8" (200) long anchor bolts embedded 4" (100) min. into conc. @ 7'-10" (2390) o.c. 4" (100) high conc. curb on conc. strip footing. For size of strip footing refer to MGN unless noted on plan. Add chord blocking at mid-height if walls are unfinished.

- 6D. Walls Adjacent to Storage Garages
1/2" (12.7) Gypsum board on ceiling and on walls installed over exterior-type rigid insulation (joints un taped) mechanically fastened as per manufacturer's specifications on 1/2" exterior-type sheathing on studs between house and garage, plus required insulation in walls & spray foam for ceilings. Top and seal all joints gas tight. (9.10.9.1.6)

- 6E. Stud Wall Reinforcement for Barrier Free Design
If wood stud wall is the main barrier in a dwelling unit, reinforcement shall be installed to permit the future installation of the following: 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)(a), for a shower, a grab bar described in Clause 3.8.3.1.(2)(f) and for a bathtub, a grab bar described in Clause 3.8.3.1.(4)(c).

- 6F. Two Storey Walls (Double Volume)
The size and spacing of exterior wall studs for two storey walls shall comply to the following table.

					Wind Loads
Cladding	Stud	≤ 0.5 kPa (450)			> 0.5 kPa (450)
Type	Size	Spacing	Max Height	Spacing	Max Height
Brick	2x6	12" o.c.	8'-4"	8" o.c.	16'-4"
Brick	2x8	12" o.c.	21'-0"	12" o.c.	21'-0"
Siding	2x6	16" o.c.	18'-4"	12" o.c.	18'-4"
Siding	2x8	16" o.c.	21'-0"	16" o.c.	21'-0"

Stud are to be continuous with 1/2" exterior-type sheathing and solid wood blocking @ 1200 mm o.c. vertically.

For two storey walls less than 7'-6" in length on plan a minimum 3-ply built-up rim-board can provide instead of the two storey studs described in the table above. The bottom plates and end plates of the studs shall be in direct contact with the beam shall be glued and nailed to the built-up rim board. This design is subject to engineering approval.

7. Exterior Masonry Veneer Walls

- 7A. Masonry Veneer Wall Construction at House
3 1/2" (90) brick veneer 1/2" (25) air space, 7/8"x7"x0.03" (22x18x0.07) galv. metal ties @ 16" (400) o.c. horiz. 24" (600) o.c. vert. bonding and fastening ties to conform with 9.20.9, on approved air/water barrier as per o.b.c. 9.27.3, on exterior-type rigid insulation (joints un taped) mechanically fastened as per manufacturer's specifications, on 1/2" exterior-type sheathing. 2"x4" (38x140) studs @ 16" (400) o.c. insulation and 6 mil polyethylene vapour barrier with approved cont. air barrier. 1/2" (12.7) gypsum sheathing interior finish. Provide weep holes @ 32" (800) o.c. at bottom course and over openings. Provide base flashing up min. 6" (150) over rigid insulation (9.20.1.3.4)

- 7B. Masonry Veneer Wall Construction at Garage
3 1/2" (90) brick veneer, min 1" (25) air space, 7/8"x7"x0.03" (22x18x0.07) galv. metal ties @ 16" (400) o.c. horiz. 24" (600) o.c. vert. bonding and fastening ties to conform with 9.20.9 on approved sheathing paper. 1/2" exterior-type sheathing overweep holes and sheathing on studs conforming to 9.23.0.1.1. 1/2" (12.7) gypsum sheathing interior finish. Provide weep holes @ 32" (800) o.c. at bottom course and over openings. provide base flashing up 6" (150) min. behind building paper (9.20.1.3.4)

8. Exterior Siding Walls

- 8A. Siding Wall Construction at House
Siding material as per elevation attached to framing members on approved air/water barrier as per o.b.c. 9.27.3, on exterior-type rigid insulation (joints un taped) mechanically fastened as per manufacturer's specifications, on 1/2" exterior-type sheathing on 2"x4" (38x140) studs @ 16" (400) o.c. insulation, approved 6 mil polyethylene vapour barrier, on 1/2" (12.7) interior gypsum sheathing fin. (gypsum sheathing, rigid insulation, and fiberboard shall not be used for the attachment of siding (9.23.16.3.(1.))

- 8B. Siding Wall Construction at Garage
Siding material as per elevation attached to framing members, framing members or blocking between the framing members on approved sheathing paper on 1/2" exterior-type sheathing

on studs conforming to 9.23.0.1.1. 1/2" (12.7) gypsum wallboard interior finish. (gypsum sheathing, rigid insulation and fiberboard shall not be used for the attachment of siding per 9.23.16.3.(1))

9. Exterior Stucco Walls

- 9A. Stucco Wall Construction at House
Stucco finish conforming to section 9.28, and applied per manufacturer's specifications over 1/2" (38) exterior rigid insulation board on approved drainage mat on approved air/water barrier as per o.b.c. 9.27.3, on exterior-type rigid insulation (joints un taped) mechanically fastened as per manufacturer's specifications, on 1/2" exterior-type sheathing on 2"x4" (38x140) spruce studs @ 16" (400) o.c. insulation, approved 6 mil polyethylene vapour barrier. 1/2" (12.7) gypsum wallboard interior finish.

- 9B. Stucco Wall Construction at Garage
Stucco finish conforming to o.b.c. section 9.28 and applied per manufacturer's specifications over approved drainage mat on 1/2" exterior-type sheathing overfurring (as req.) and studs conforming to 9.23.0.1.1. 1/2" (12.7) gypsum wallboard int. finish.

10. Floors and Ceilings

- 10A. Conventional Floor Joists
1&G subfloor on wood floor joists. Joists to be bridged with 2"x2" (38x38) cross bracing or solid blocking @ 6'-11" (2100) o.c. max. All joists to be strapped with 1"x3" (1x44) @ 6'-11" (2100) o.c. unless a panel-type ceiling finish is applied.

- 10B. Engineered Floor Joists
Engineered floor joists will be installed per manufacturer's approved details and specification.

- 10C. Header Construction at Foundation
Provide continuous approved air barrier (headerwrap) under the sill plate, around the rim board and under the bottom plate. The header wrap shall extend 6" (152) below the top of foundation wall and be sealed to the concrete foundation with the exterior header tape. (152) up the interior side of the stud wall and overlap with the vapour barrier and seal the joint. All edges/joints must be mechanically clamped.

- 10D. Header Construction Between Storeys
Provide continuous approved air barrier (headerwrap) between the double top plate, around the rim board and under the bottom plate. The header wrap shall extend 6" (152) above and below the wall plates overlap with the vapour barrier and seal the joint. All edges/joints must be mechanically clamped.

- 10E. Exposed Ceiling to Exterior (Batt or Loose-Fill Insulation)
Provide batt or loose-fill insulation, 6 mil polyethylene vapour barrier. 1/2" (12.7) gypsum sheathing interior finish or approved eq.

- 10F. Exposed Ceiling to Exterior (Spray Foam Insulation)
Provide spray foam insulation, 6 mil polyethylene vapour barrier. 5/8" (15.9) gypsum sheathing interior finish or approved eq.

- 10G. Exposed Floor to Exterior
Provide spray foam insulation between joists and install fin. soffit or cladding as per elevation to u/s of exposed joist.

- 10H. Exposed Floor to Garage
Provide spray foam insulation between joists. Seal joint space from air and cover completely all pipes.

11. Beams and Lintels

- 11A. Steel Beam Bearing on Foundation Wall
Beam pocket or 8x8" (200x200) poured conc. nib walls, min. bearing 3 1/2" (90).

- 11B. Beams bearing on Concrete Block Party Walls
12x12x5/8" (305x305x15.3) steel plate for steel beams and 12x12x1/2" (305x305x12.7) steel plate for wood beams bearing (min. 3'-2" (89)) on conc. block party wall, anchored with 2-3/4" (2-19) x 8" (200) long grab. anchor within solid block course. Level w/ non-shink grout.

12. Roof and Attic Construction

- 12A. General Roof and Overhang Construction
Minimum 2" (50) (1025 kg/m²) asphalt or fiberglass shingles on 3/8" plywood sheathing with "h" clips on approved wood trusses @ 24" (600) o.c. or conventional roof framing. Approved eaves protection to extend 36" (900) from edge of roof and min. 12" (300) beyond inner face of exterior wall. 2"x4" (38x89) rafter bracing @ 6'-0" (1830) o.c. at bottom chord. Prefin. alum. eavestrough, fascia, RWL & vented soffit, attic ventilation 1:300 of insulated ceiling area with 50% of eaves. Eavestrough to be 4" min. with RWL connected to storm sewer or to discharge onto concrete splash pad as per municipal requirements. townhouses to have 5" (127) min. eavestrough with elec. traced heater cable along eavestrough and down RWL.

- 12B. Conventional Roof Framing
2x6" (38x140) rafters @ 16" (400) o.c. 2"x8" (38x140) ridge board. 2"x4" (38x89) collar ties at mid-span. Ceiling joists to be 2"x4" (38x89) @ 16" (400) o.c. formax. 9'-0" (2800) span & 2"x6" (38x140) @ 16" (400) o.c. formax. span 14'-7" (4450). Rafter for built up roof over pre-engineered rooftrusses and on conventional framing to be 2"x4" (38x89) @ 24" (610) o.c. unless otherwise specified.

- 12C. Low Slope Shingle Application
RESERVED

- 12D. Ice and Water Shield
Provide ice and water shield in the areas indicated. The ice and water shield shall be a self adhering and self sealing membrane. Side laps must be a minimum 3 1/2" (90) and end laps a minimum 6" (150) and extend up dormer walls a minimum 12" (300).

- 12E. Flat Roof Construction - Non Traffic
Waterproofing membrane fully adhered to 5/8" (15.9) 1&g exterior grade plywood sheathing on 2"x2" (38x38) purlins laid perpendicular to joists. Purlins sloped minimum 1:50 to scupper drain or gutter. 2"x8" (38x140) floor joists @ 16" (400) o.c. (unless otherwise noted). Minimum 3/4" (19) wide built up wood curb 4" (100) min. above finished balcony roof surface. Continuous 1" trim drip edge to be provided on outside face of curb. Scupper drains to be located 24" (610) min. away from house. Prefinished aluminum or approved sheathing for soffit. Remove curb where required on plans.

- 12F. Flat Roof Construction - Traffic (Deck/Balcony)
Per note 12e include 2"x4" (38x89) PT decking w/ 1/4" (6.4) gaps laid flat parallel to joists on 2"x4" (38x89) PT sleepers @ 12" (300) o.c. laid flat perpendicular to joists

- 12G. Raised Ceiling Construction
Rooftrusses shall be rafted and/or stepped at raised coffee/tray ceilings. Angled tray ceilings will be sheathed w/ 3/8" (9.5) plywood.

- 12H. Sloped Ceiling Construction
2x12" (38x284) roof joists @ 12" (400) o.c. max. (unless otherwise noted) w/ 2"x2" (38x38) purlins @ 16" (400) o.c. perpendicular to roof joists w/ insulation between joists on 6 mil poly. vapour barrier on 1/2" (12.7) interior gypsum sheathing.

12I. Barrel Vault Construction

- Provide plywood header as per plan over the opening cut on the radius as per architectural plans. Fasten all plys together using Building P4400 construction adhesive and screws as noted on plan. Provide minimum 2x6 roof joists at 16" OC to form the outer radius and minimum 2x4 ceiling joists at 16" OC to form the inner radius (unless noted otherwise on plan). Hang roof and ceiling joists off the curved header on one side and framing as shown on plan on the other side. Provide thermal insulation and 6 mil poly. vapour barrier as required. Provide 2 layer of 1/4" flexible gypsum sheathing interior finish.

- 12J. Attic Access
1 1/2" x 28 1/2" attic access hatch with weather stripping. Attic access hatch shall have a min. area of 0.32 m² and no dim. less than 21 1/2" (545). Halfway to the attic or roof space will be fitted with doors or covers and will be insulated with min. R20 (R51.3.52) (S8-12.3.1.8.(1))

13. Insulation

- 13A. Basement Wall Insulation
Provide continuous blanket insulation w/ built in 6 mil polyethylene vapour barrier. Insulation to extend no more than 8" (200) above finished basement floor. Dampproofed with building paper between the foundation wall and insulation up to grade level. (S8-12.3.1.7.)

14. Stairs, Ramps, Handrails and Guards

- 14A. Exterior and Garage Steps
Precast conc. step or wood step where not exposed to weather. Max rise 7/8" (200). min. tread 9/16" (235). For the required number of steps refer to sifting and grading drawings. Exterior concrete stairs with more than 2 rises and 2 treads shall be provided with foundation as required by article 9.8.9.2, or shall be cantilevered as per subsection 9.8.10.

- 14B. Stairs, Ramps, Handrails and Landing (refer to MGN)
a. The clear height over stairs shall be measured vertically, over the clearwidth of the stair, from a straight line tangent to the tread and landing nosing to the lowest point above.
b. The height of handrails on stairs and ramps shall be not less than 865 mm, and not more than 965 mm. (8.7.4.(2))

Table 9.8.4.1. Rise, Run and Tread Depth for Rectangular Treads

Stair	All Steps Rise	Rectangular Treads Run	Tread Depth
Type	Max.	Min.	Max.
Private	200	125	355
Public	180	125	280

- c. Angled treads in other than required exit stairs shall have an average run, which is measured as the horizontal nosing-to-nosing distance, of not less than 200 mm and a minimum run of 150 mm. (9.8.4.3)
d. The height of handrails on stairs and ramps shall be not less than 865 mm, and not more than 965 mm. (8.7.4.(2))

- 14C. Guards
See General Note, Guards Section.

15. Ventilation

- 15A. Dryer Exhaust
Capped dryer exhaust vented to ext. conforming to part 6, abc 9.32.
15B. Exhaust Fan
Mechanical exhaust fan vented to exterior, to provide at least one air change per hour, (refer to General Note)

- 15C. Furnace Venting
Direct vent furnace terminal min. 3'-0" (915) from a gas regulator, min. 12" (300) above fin. grade, all openings, exhaust vents and intake vents. HRV intake to be a min. of 6'-0" (1830) from all exhaust vents. Refer to Gas Utilization Code.

- 15D. Cooking Appliance Exhaust Fan
Ductwork for cooking appliance exhaust fans shall be of noncombustible, corrosion-resistant material and lead directly to the outdoors without connection to other exhaust fans or ducts. Ductwork for cooking appliance exhaust fans shall be equipped with a grease filter at the intake.

- 15E. Gas Fireplace Venting
Direct vent gas fireplace vent to be a min. 12" (300) from any opening and above fin. grade. Refer to Gas Utilization Code.

- 15F. Roof Vents (Static Roof Vent)
Provide a static roof vent. The unobstructed vent area shall be not less than 1/300 of the insulated ceiling area. (9.19.1.2.)

16. Other

- 16A. Window Wells
Where a window opens into a window well, a clearance of not less than 21 5/8" (550) shall be provided in front of the window. Every window well shall be drained to the footing level or other suitable location with a 4" (100) weeping tile c/w a filter cloth wrap and filled with crushed stone.

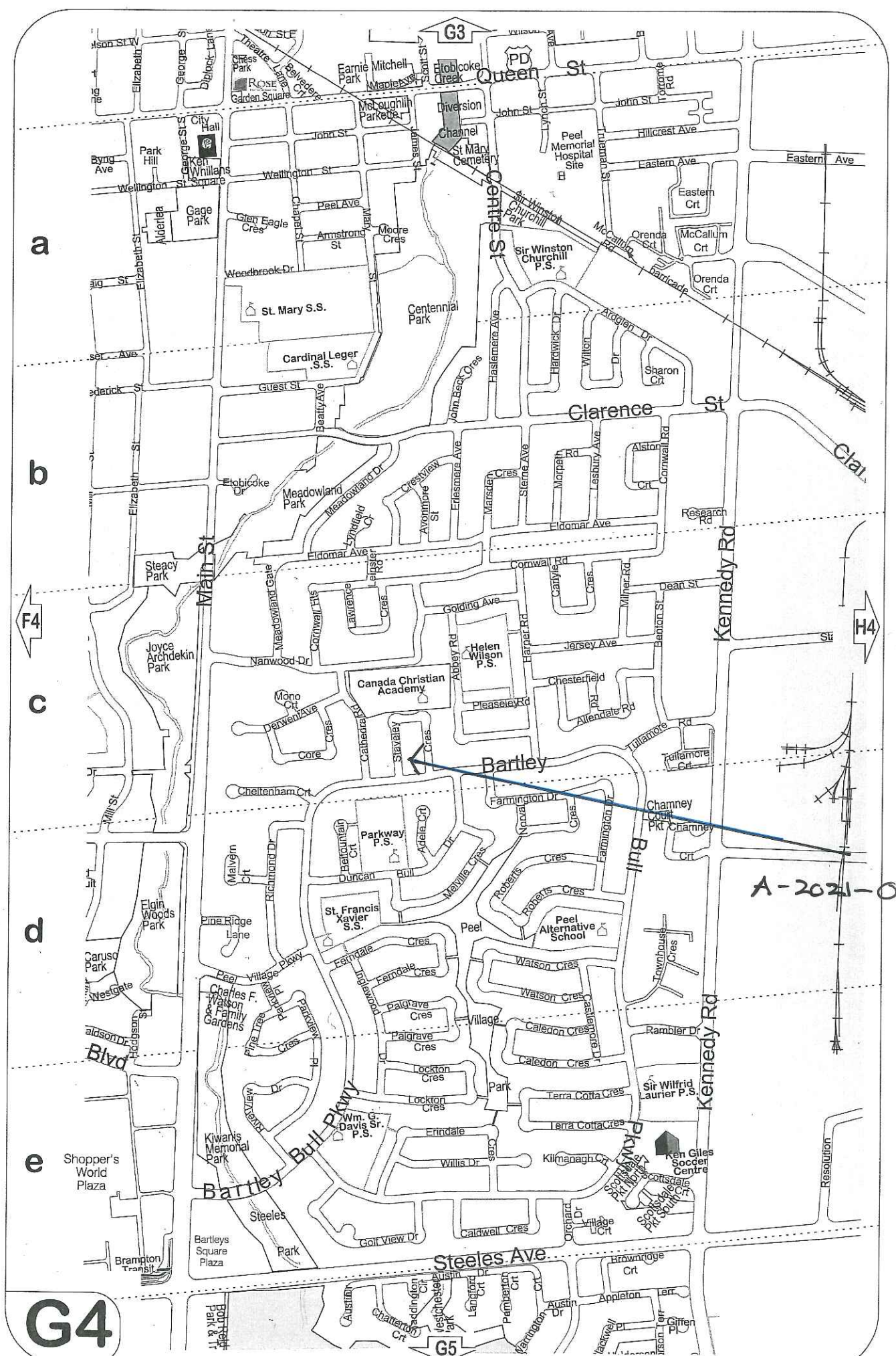
- 16B. Garage Door to House
Gas-Proof door and frame. Door equipped with self closing device and weather stripping. (9.10.9.1.6, 9.10.13.10, 9.10.13.15)

permitguys
80 Clementine Dr. Unit 15
Brampton, ON L6Y 5K5
Tel: 416-479-9556
Email: info@permitguys.ca

The undersigned has reviewed and takes responsibility for this design as well as having the application and requirements submitted by the Client. I am a Licensed Professional Engineer in the Province of Ontario.
Qualification Information
Aamou Ratia 113576
Name
Registration No. Permitguys Inc. 110882

Construction Notes
Project Name
50 Staveley Cres
Project No. 21-35
Drawn by KJ
Checked by MZ
Date 2021-08-31
Scale

Stamp
Brampton, ON
50 STAVELEY CRES-COA
A11



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