

Scott Dryla  
8 Doon Crescent  
Kewick, Ontario, L4P 3P8  
Phone: 905.232.8417  
email: masterplan@rogers.com

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  
Required unless design is exempt under 2.17.5.1 of the building code

Scott Dryla 21141  
NAME BCIN

SIGNATURE

REGISTRATION INFORMATION  
Required unless design is exempt under 2.17.4.1 of the building code

Master-Plan 30578  
FIRM NAME BCIN

Builder:

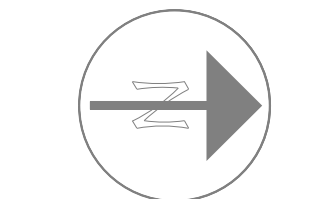
Revisions:

# Date: Description:  
20/06/2024 - adjust foundation wall to black  
- adjust foundation wall height  
- engineered wood product note added  
- adjust window width  
- adjust crawl space opening size

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Project North:



Legend:  
DIMENSIONING NOTES:  
ALL DIMENSIONS FOR NEW CONSTRUCTION ARE FROM FACE OF STUD TO FACE OF STUD OR TO FRAMING MEMBERS.

Project Title:

Comparelli  
Residence  
22847 Highway 48  
Sutton West, Ontario

Sheet Title:

First Floor  
Plan

Drawn by:

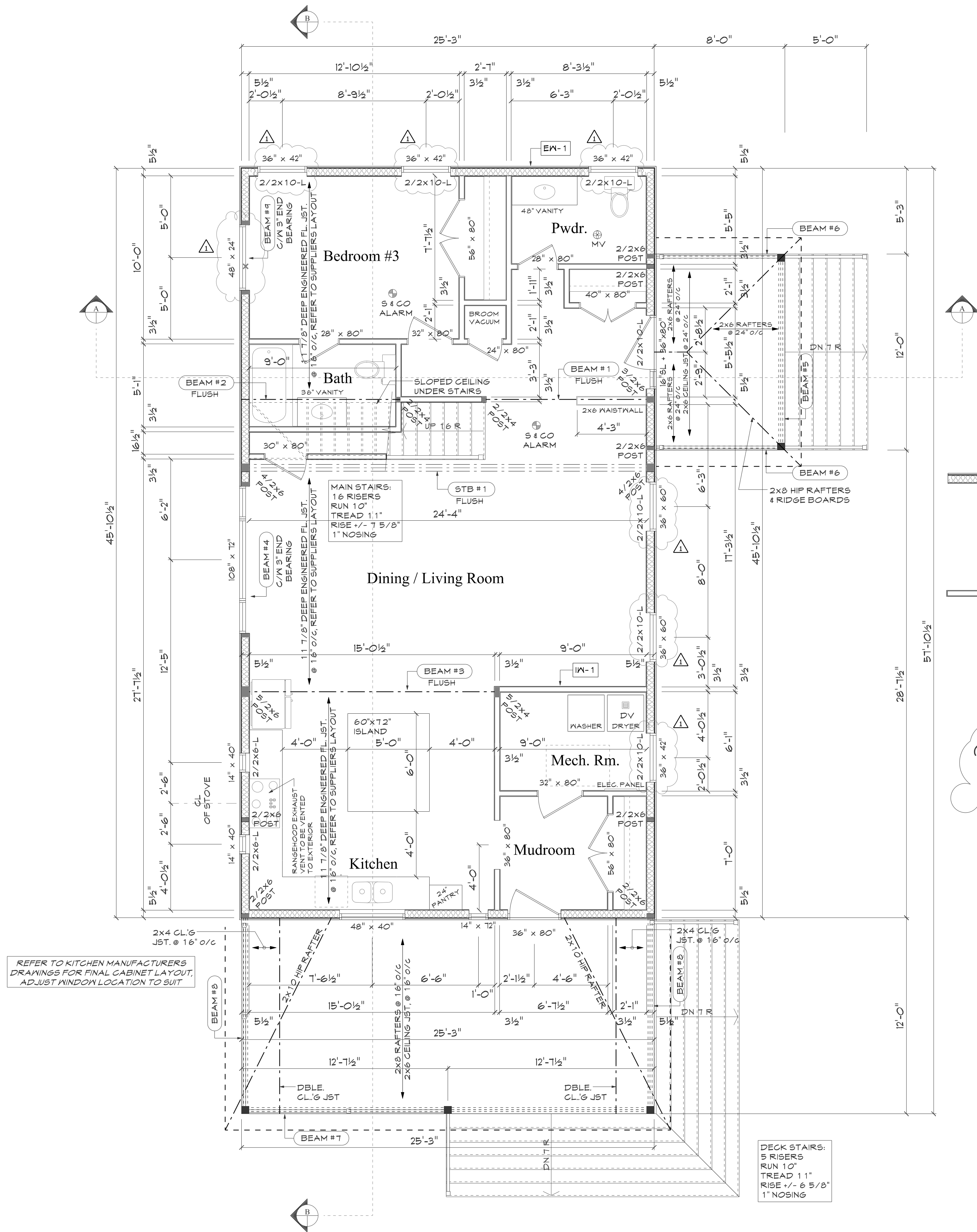
Checked by:

Date: Jan. 31, 2024 Sheet: #

Scale: 1/4" = 1'-0"

Project #

A2



First Floor Plan

EXTERIOR AND INTERIOR WALL NOTES

- EW-1 EXTERIOR WALL #1  
PREFINISHED SIDING  
HOUSEWRAP AIR BARRIER  
7/16" OSB WALL SHEATHING  
2x6 STUDS @ 16" O/C C/M DOUBLE TOP  
PLATE & SINGLE BOTTOM PLATE  
R22 INSULATION  
6 mil U/V PROTECTED POLY  
VAPOUR BARRIER  
1/2" GYPSUM BOARD
- IW-1 INTERIOR PARTITION #1  
2x4 STUDS @ 16" O/C C/M DOUBLE TOP  
PLATE & SINGLE BOTTOM PLATE  
1/2" GYPSUM BOARD ON BOTH SIDES

ALL ENGINEERED WOOD PRODUCTS (EWP OR LVL) SPECIFIED ON DRAWINGS TO BE ENGINEERED BY SUPPLIER, SUPPLIERS PRODUCT TO SUPERSEDE ARCHITECTURAL DRAWINGS

BEAM SCHEDULE	
CODE	DEFINITION
STB#1	N 250 x 93, GRADE 350 M STEEL
BEAM #1	2 PLY 1 3/4" x 11 7/8" 2.0E LVL
BEAM #2	2 PLY 1 3/4" x 11 7/8" 2.0E LVL
BEAM #3	4 PLY 1 3/4" x 11 7/8" 2.0E LVL
BEAM #4	2 PLY 1 3/4" x 9 1/2" 2.0E LVL
BEAM #5	3 PLY 2 x 12 SPF No. 1/No.2
BEAM #6	2 PLY 2 x 12 SPF No. 1/No.2
BEAM #7	3 PLY 2 x 12 SPF No. 1/No.2
BEAM #8	3 PLY 2 x 12 SPF No. 1/No.2
BEAM #9	2 PLY 1 3/4" x 9 1/2" 2.0E LVL
BEAM #10	4 PLY 2 x 12 SPF No. 1/No.2
BEAM #11	4 PLY 2 x 10 SPF No. 1/No.2
BEAM #12	4 PLY 2 x 10 SPF No. 1/No.2
BEAM #13	3 PLY 2 x 8 P.T. SPF No. 1/No.2
BEAM #14	3 PLY 2 x 8 P.T. SPF No. 1/No.2

Area

First Floor 1158 sq. ft.  
Second Floor 1111 sq. ft.  
Total Floor Area 2269 sq. ft.

Covered Porch 96 sq. ft.  
Covered Porch 303 sq. ft.  
Total Covered Porch 399 sq. ft.

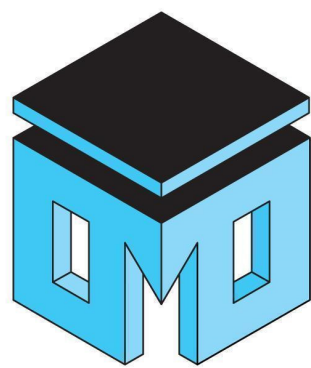
Notes :

\* PROVIDE STUD POSTS & SOLID BLOCKING UNDER ALL GIRDER TRUSS POINT LOADS TO FOUNDATION OF ADEQUATE SUPPORTS.

\* WINDOW & DOOR SIZES INDICATED ARE SUGGESTED ONLY. LINTEL SIZES SHOWN REFLECT OPENING SIZES INDICATED ONLY.

- EWP ENGINEERED WOOD PRODUCT AS SPECIFIED BY SUPPLIER
- S & CO ALARM SMOKE ALARMS AND CO DETECTORS ARE TO BE LOCATED ON EACH FLOOR INCLUDING BASEMENT AND WITHIN EACH SLEEPING UNIT AND INTERCONNECTED IN ACCORDANCE WITH 4.10.1.9. OF THE ONTARIO BUILDING CODE 2012
- MV MECHANICAL VENT VENTED TO EXTERIOR
- DV DRYER EXHAUST VENT VENTED TO EXTERIOR
- FD FLOOR DRAIN
- X POINT LOAD FROM ABOVE
- SP-1 PLYS OF STUD POST TO EQUAL WIDTH OF SUPPORTED MEMBER





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Comparelli  
Residence

22847 Highway 48  
Sutton West, Ontario

Sheet Title:

Second Floor  
& Roof Plan

Drawn by: Scott Dryla Checked by:

Date: Jan 31, 2024 Sheet #

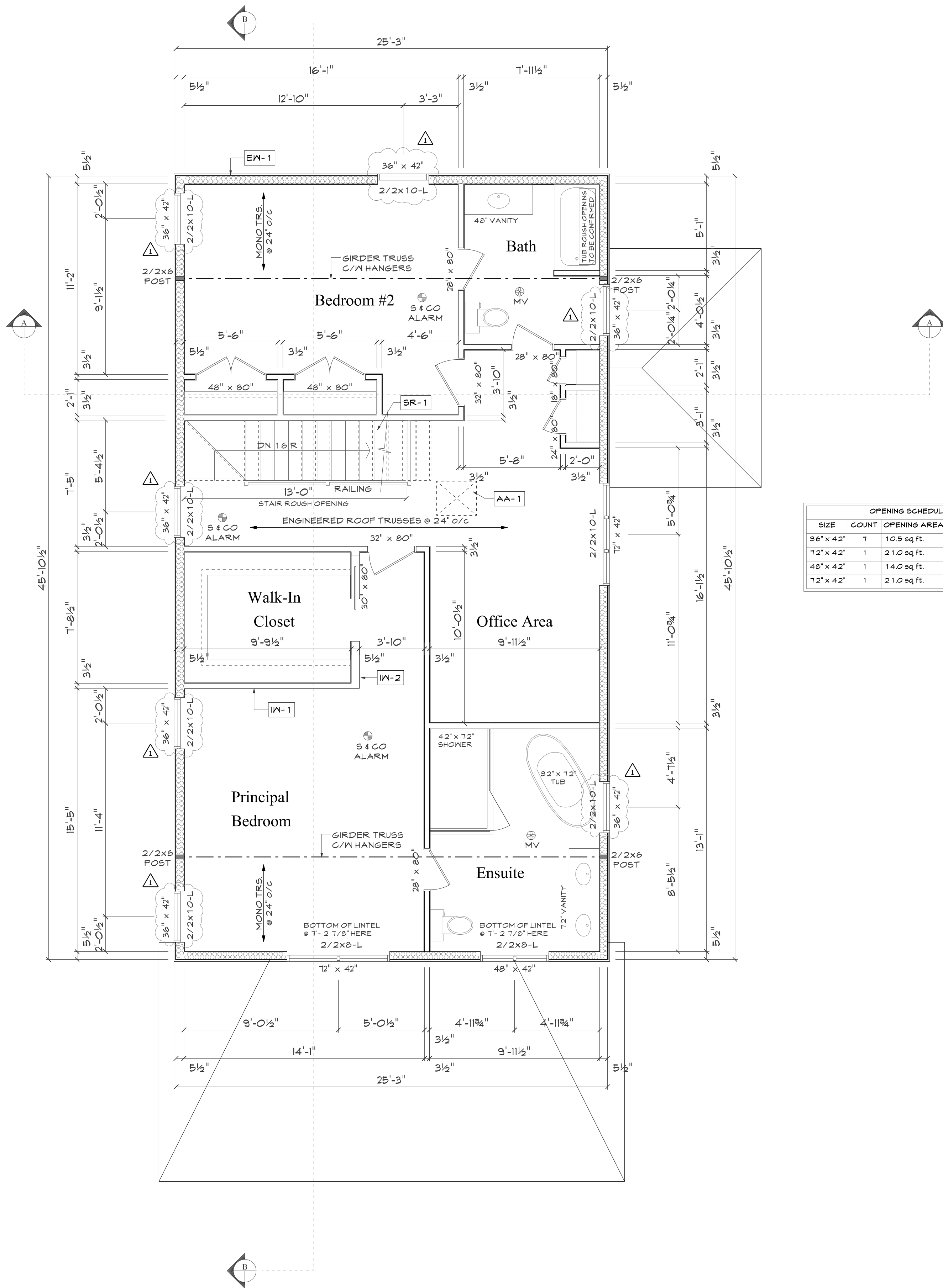
Scale: as noted

Project #

A3

## EXTERIOR AND INTERIOR WALL NOTES

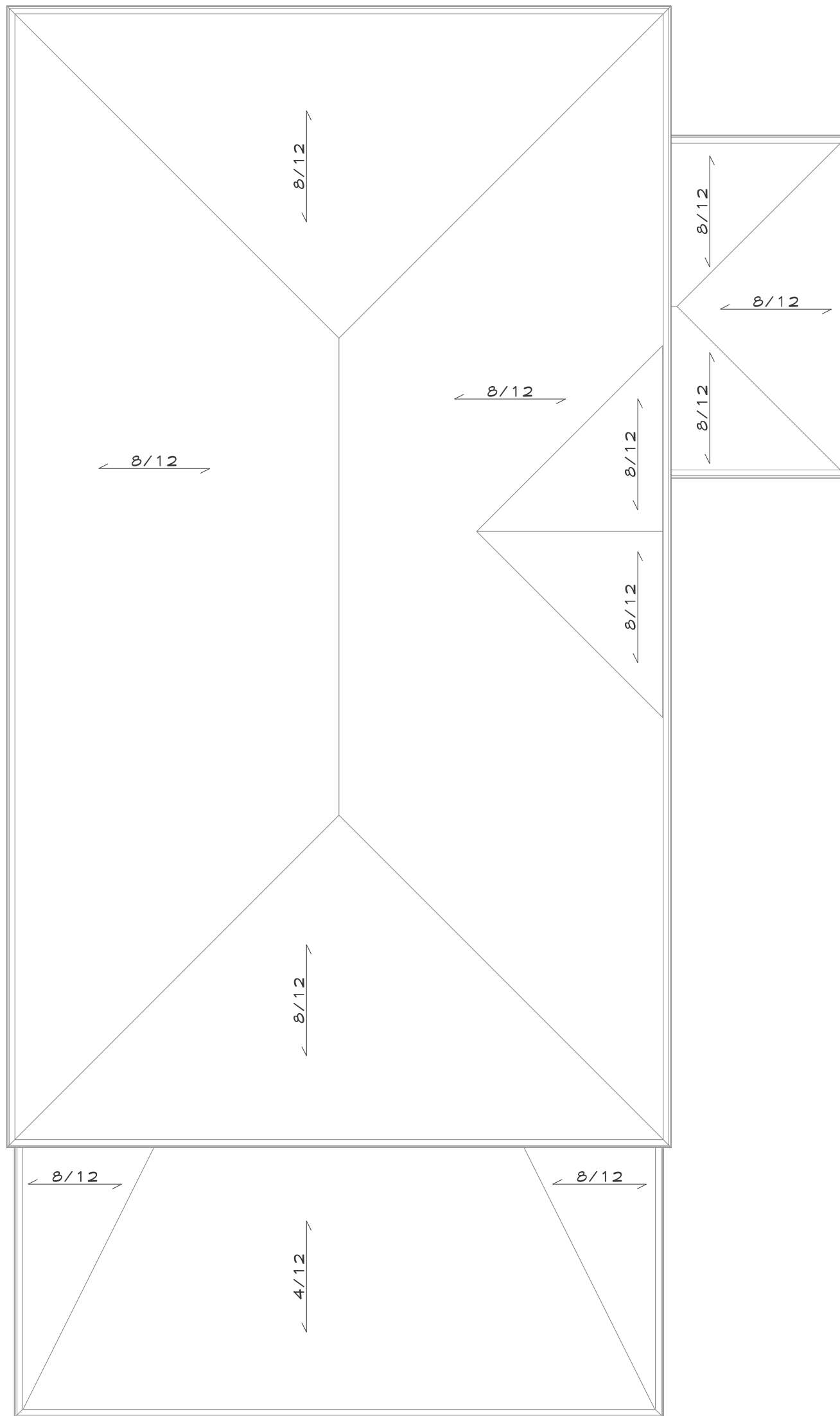
- EX-1** EXTERIOR WALL #1  
PREFINISHED SIDING  
HOUSEWRAP AIR BARRIER  
7/16" OSB WALL SHEATHING  
2x6 STUDS @ 16" O/C C/W DOUBLE TOP PLATE & SINGLE BOTTOM PLATE  
R22 INSULATION  
6 MIL U/V PROTECTED POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD
- IX-1** INTERIOR PARTITION #1  
2x4 STUDS @ 16" O/C C/W DOUBLE TOP PLATE & SINGLE BOTTOM PLATE  
1/2" GYPSUM BOARD ON BOTH SIDES
- IX-2** INTERIOR PARTITION #2  
2x6 STUDS @ 16" O/C C/W DOUBLE TOP PLATE & SINGLE BOTTOM PLATE  
1/2" GYPSUM BOARD ON BOTH SIDES
- AA-1** ATTIC ACCESS #1  
MINIMUM 22" x 28" INSULATED (MIN. R20) ATTIC ACCESS C/W WEATHER STRIPPING AND LATCH CLOSURE
- SR-1** STAIRS & RAILINGS  
ALL STAIRS AND RAILINGS ARE MANUFACTURED AND SHALL CONFORM TO SECTION 4.8 OF O.B.C. STAIRS TO BE DETERMINED ON SITE. 7 1/8" MAXIMUM RISE, 10" RUN, 1 1/4" TREAD, 1" NOSING AND PROVIDE MINIMUM 6'-0" HEADROOM.



Second Floor Plan

Scale:  
1/4" = 1'-0"

OPENING SCHEDULE				
SIZE	COUNT	OPENING AREA	GLAZING AREA	
36" x 42"	7	10.5 sq. ft.	7.7 sq. ft.	
72" x 42"	1	21.0 sq. ft.	14.0 sq. ft.	
48" x 42"	1	14.0 sq. ft.	9.0 sq. ft.	
72" x 42"	1	21.0 sq. ft.	15.0 sq. ft.	



Roof Plan

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

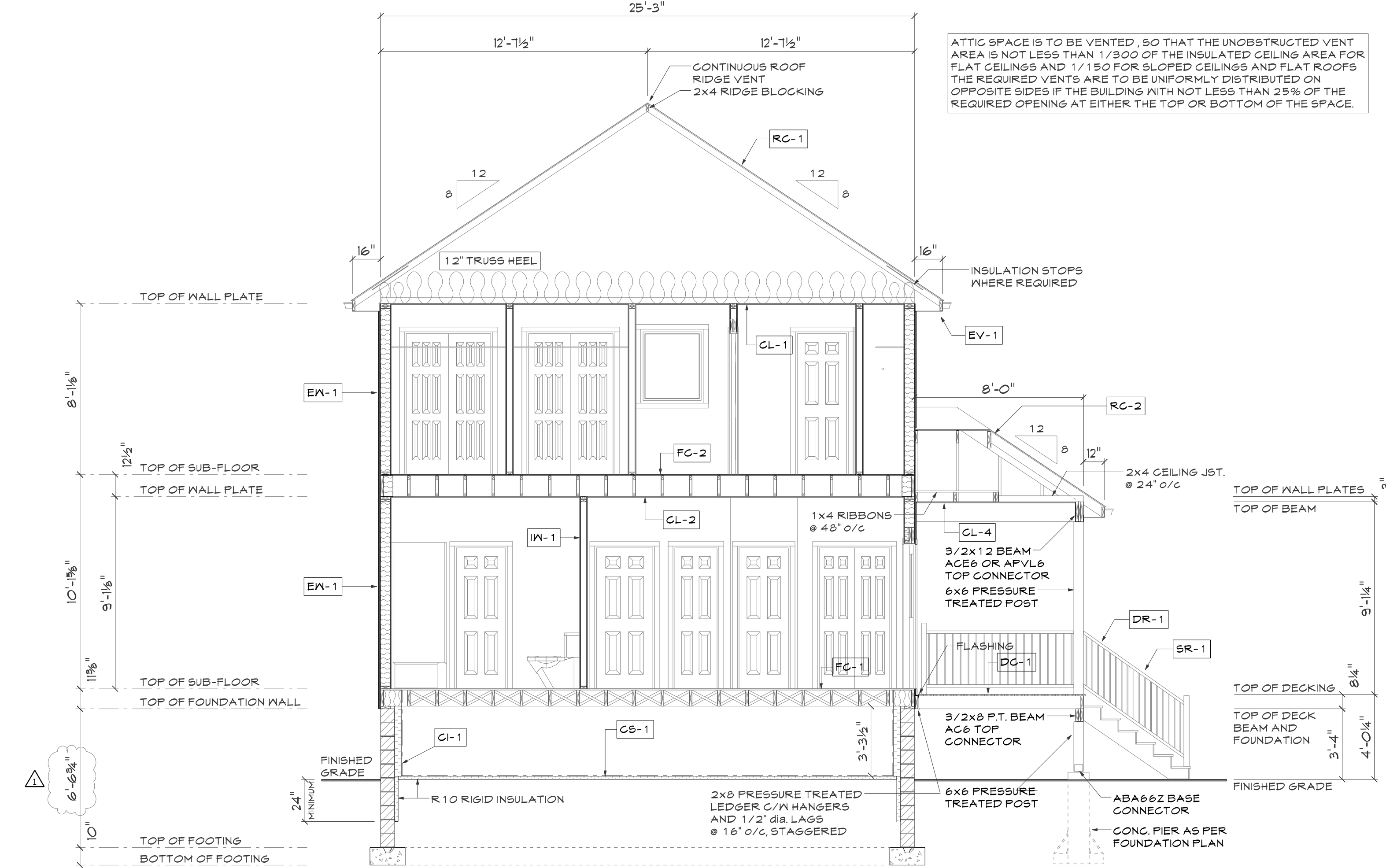
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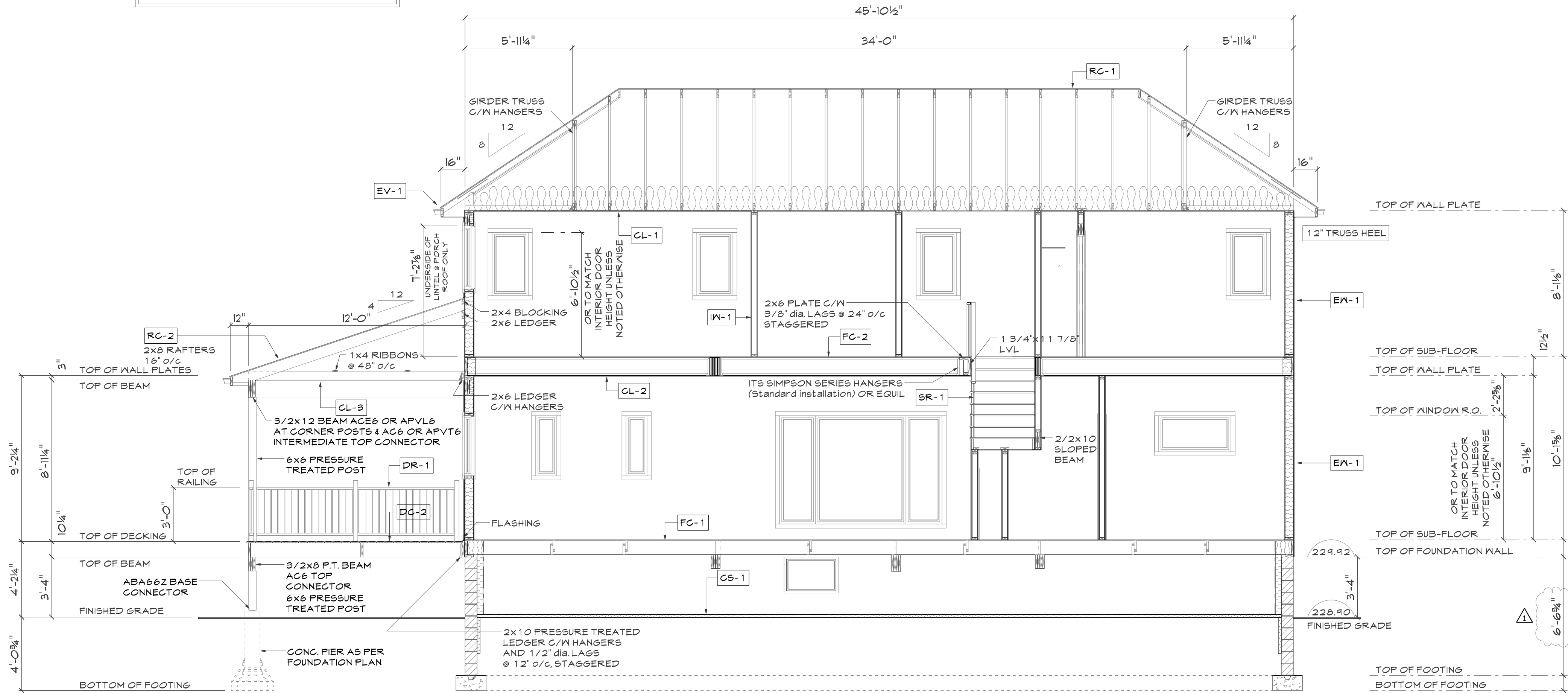
- ENP** ENGINEERED WOOD PRODUCT AS SPECIFIED BY SUPPLIER
- S & CO ALARM** SMOKE ALARMS AND CO DETECTORS ARE TO BE LOCATED ON EACH FLOOR INCLUDING BASEMENT AND WITHIN EACH SLEEPING UNIT AND INTERCONNECTED IN ACCORDANCE WITH 9.10.1.9. OF THE ONTARIO BUILDING CODE 2012
- MV** MECHANICAL VENT VENTED TO EXTERIOR
- DV** DRYER EXHAUST VENT VENTED TO EXTERIOR
- FD** FLOOR DRAIN
- X** POINT LOAD FROM ABOVE
- SP-1** PLYS OF STUD POST TO EQUAL WIDTH OF SUPPORTED MEMBER





REFER TO ENGINEERS  
FOUNDATION WALL DESIGN

Cross Section A-A



ALL FOOTINGS & PIERS TO BE  
RESTING ON UNDISTURBED GROUND

Cross Section B-B

FOUNDATION AND FLOOR NOTES

- DL-1 DRAINAGE LAYER #1**  
DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF AN INSULATED FOUNDATION WALL
- DP-1 DRAINAGE PIPE #1**  
4" PERFORATED DRAINAGE PIPE C/W FILTER FABRIC AND 6" CLEAN GRANULAR COVERAGE
- FDW-1 FOUNDATION WALL #1**  
DAMP-PROOFING BELOW FINISHED GRADE, 8" BLOCK FOUNDATION WALL ON A 20" WIDE X 10" DEEP CONTINUOUS FOURED CONCRETE STRIP FOOTING ON UNDISTURBED SOIL. REFER TO ENGINEER'S DESIGN
- SP-1 SILL PLATE #1**  
PROVIDE 1/2" DIA. ANCHOR BOLTS X 12" LONG, @ 48" O/C C/N 2" X 6" P.T. PLATE & SILL GASKET AT TOP OF FOUNDATION WALL. REFER TO ENGINEER'S DESIGN
- CS-1 CRANK SPACE #1**  
6 mil. POLY VAPOUR BARRIER SEALED AT SEAMS AND EDGES AND HEIGHTED DOWN
- CI-1 CONTINUOUS INSULATION #1**  
R20 CONTINUOUS INSULATION
- FG-1 FLOOR CONSTRUCTION #1**  
3/4" T&G OSB OR PLYWOOD SUB-FLOOR NAILED & GLUED TO 2x10 FLOOR JOIST @ 16" O/C, BRIDGING AS PER PLAN
- FG-2 FLOOR CONSTRUCTION #2**  
3/4" T&G OSB OR PLYWOOD SUB-FLOOR NAILED & GLUED TO 4.5" DEEP ENGINEERED WOOD FLOOR JOIST, REFER TO SUPPLIER'S LAYOUT
- SR-1 STAIRS & RAILINGS**  
ALL STAIRS AND RAILINGS ARE MANUFACTURED AND SHALL CONFORM TO SECTION 9.8 OF O.B.C. STAIRS TO BE DETERMINED ON SITE. 1" TREAD, 1" NOSING AND PROVIDE MINIMUM 6'-7" HEADROOM.
- DG-1 DECK CONSTRUCTION #1**  
5/4x6 P.T. DECKING SCREWED TO 2x8 PRESSURE TREATED JOIST, REFER TO PLANS FOR SPACING & BRIDGING
- DG-2 DECK CONSTRUCTION #2**  
5/4x6 P.T. DECKING SCREWED TO 2x10 PRESSURE TREATED JOIST, REFER TO PLANS FOR SPACING & BRIDGING
- DR-1 DECK RAILING #1**  
PRE-FINISHED MANUFACTURED DECK RAILINGS AS SPECIFIED BY OTHERS

EXTERIOR AND INTERIOR WALL NOTES

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PRE-FINISHED SIDING  
HOUSEWRAP AIR BARRIER  
7/16" OSB WALL SHEATHING  
2x6 STUDS @ 16" O/C C/N DOUBLE TOP PLATE & SINGLE BOTTOM PLATE  
R22 INSULATION  
6 mil. U/V PROTECTED POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD
- IW-1 INTERIOR PARTITION #1**  
2x4 STUDS @ 16" O/C C/N DOUBLE TOP PLATE & SINGLE BOTTOM PLATE  
1/2" GYPSUM BOARD ON BOTH SIDES
- IW-2 INTERIOR PARTITION #2**  
2x6 STUDS @ 16" O/C C/N DOUBLE TOP PLATE & SINGLE BOTTOM PLATE  
1/2" GYPSUM BOARD ON BOTH SIDES

ROOF AND CEILING NOTES

- RC-1 ROOF CONSTRUCTION #1**  
25 YEAR SELF-SEALING ASPHALT SHINGLES  
ICE & WATER SHIELD EAVE PROTECTION  
1/2" PLYWOOD ROOF SHEATHING C/N H CLIPS  
APPROVED ROOF TRUSSES @ 24" O/C
- RC-2 ROOF CONSTRUCTION #2**  
25 YEAR SELF-SEALING ASPHALT SHINGLES  
ICE & WATER SHIELD EAVE PROTECTION  
1/2" PLYWOOD ROOF SHEATHING C/N H CLIPS  
2x6 RAFTERS @ 16" O/C, MAX. SPAN 11'-6"  
2x6 RAFTERS @ 24" O/C, MAX. SPAN 10'-1"  
2x8 RAFTERS @ 16" O/C, MAX. SPAN 15'-2"  
2x8 RAFTERS @ 24" O/C, MAX. SPAN 12'-8"  
2x10 RAFTERS @ 16" O/C, MAX. SPAN 19'-1"  
2x10 RAFTERS @ 24" O/C, MAX. SPAN 15'-6"  
RIDGE BOARD TO BE 2" DEEPER THAN RAFTER DEPTH USED
- EV-1 EAVE CONSTRUCTION #1**  
2x6 SUB-FASCIA  
PRE-FINISHED ALUMINUM EAVES TROUGH C/N DOWN SPOUTS AS REQUIRED, EAVE STARTER FASCIA & VENTED SOFFIT.
- CL-1 CEILING #1**  
1/2" GYPSUM CEILING BOARD (4.2.9.5.2(1)(j))
- CL-2 CEILING #2**  
1/2" GYPSUM CEILING BOARD
- CL-3 CEILING #3**  
PRE-FINISHED ALUMINUM NON-VENTED SOFFIT PANELS  
2x6 CEILING JOIST @ 16" O/C
- CL-4 CEILING #4**  
PRE-FINISHED ALUMINUM NON-VENTED SOFFIT PANELS  
2x6 CEILING JOIST @ 24" O/C
- AA-1 ATTIC ACCESS #1**  
MINIMUM 22" X 28" INSULATED (MIN. R20) ATTIC ACCESS C/N WEATHER STRIPPING AND LATCH CLOSURE

ENERGY EFFICIENCY DESIGN SUMMARY

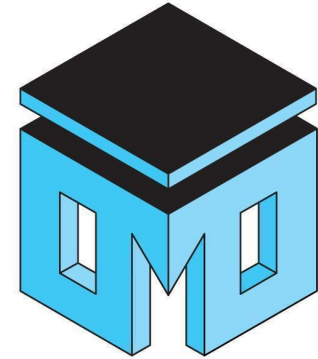
COMPLIANCE OPTION	SB-12 PRESCRIPTIVE	TABLE:	PACKAGE:
	[SB-12-3.1.1.2.]	3.1.1.2.A	A1
PROJECT DESIGN CONDITIONS	CLIMATE ZONE	HEATING EQUIPMENT EFFICIENCY:	SPACE HEATING FUEL SOURCE:
	ZONE 1 (< 5000 DEGREE DAYS)	MINIMUM 96%	GAS

BUILDING COMPONENT	RSI / R VALUES REQUIRED	BUILDING COMPONENT	EFFICIENCY RATINGS REQ'D
THERMAL INSULATION		WINDOWS & DOORS (1.)	
CEILING WITH ATTIC SPACE	R60	WINDOWS/SLIDING GLASS DOORS	U-Value 0.28
CEILING WITHOUT ATTIC SPACE	R31	SKYLIGHTS	U-Value 0.49
EXPOSED FLOOR	R31		
WALLS ABOVE GRADE	R22	MECHANICALS	
BASEMENT WALLS	R20 CONTINUOUS	SPACE HEATING EQUIPMENT (2.)	96%
SLAB		HRV EFFICIENCY (%)	75%
- greater than 600mm below grade		DHW HEATER (EF)	0.80
SLAB	R10	NOTES	
- edge only less than 600mm below grade		(1.) PROVIDE U-VALUE IN W/M2.K OR ER RATING	
SLAB	R10	(2.) PROVIDE AFUE OR INDICATE IF CONDENSING TYPE COMBINED SYSTEM USED	
- all less than 600mm below grade, or heated			

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MASTER  
PLAN

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Sutton West, Ontario

Sheet Title:

Cross Sections  
A-A & B-B

Drawn by: Scott Dryla

Checked by:

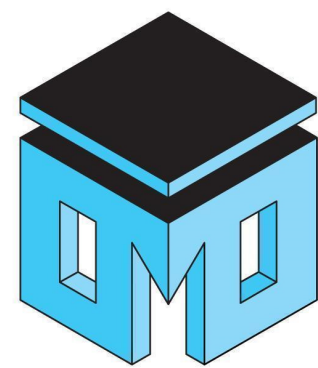
Date: Jan 31, 2024

Scale: 1/4" = 1'-0"

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A4





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Residence

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Sheet Title:

Elevations

Drawn by: Scott Dryla

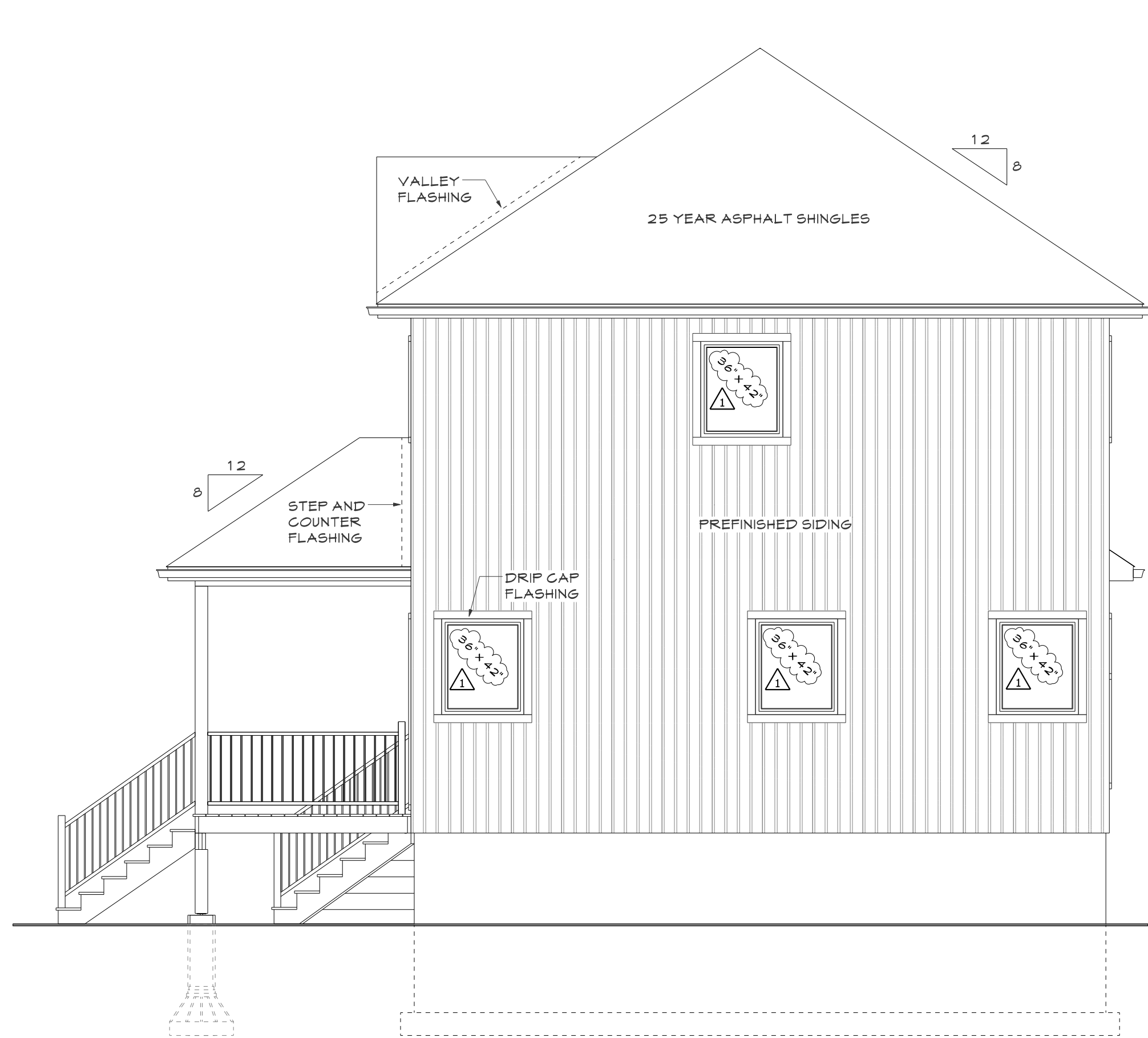
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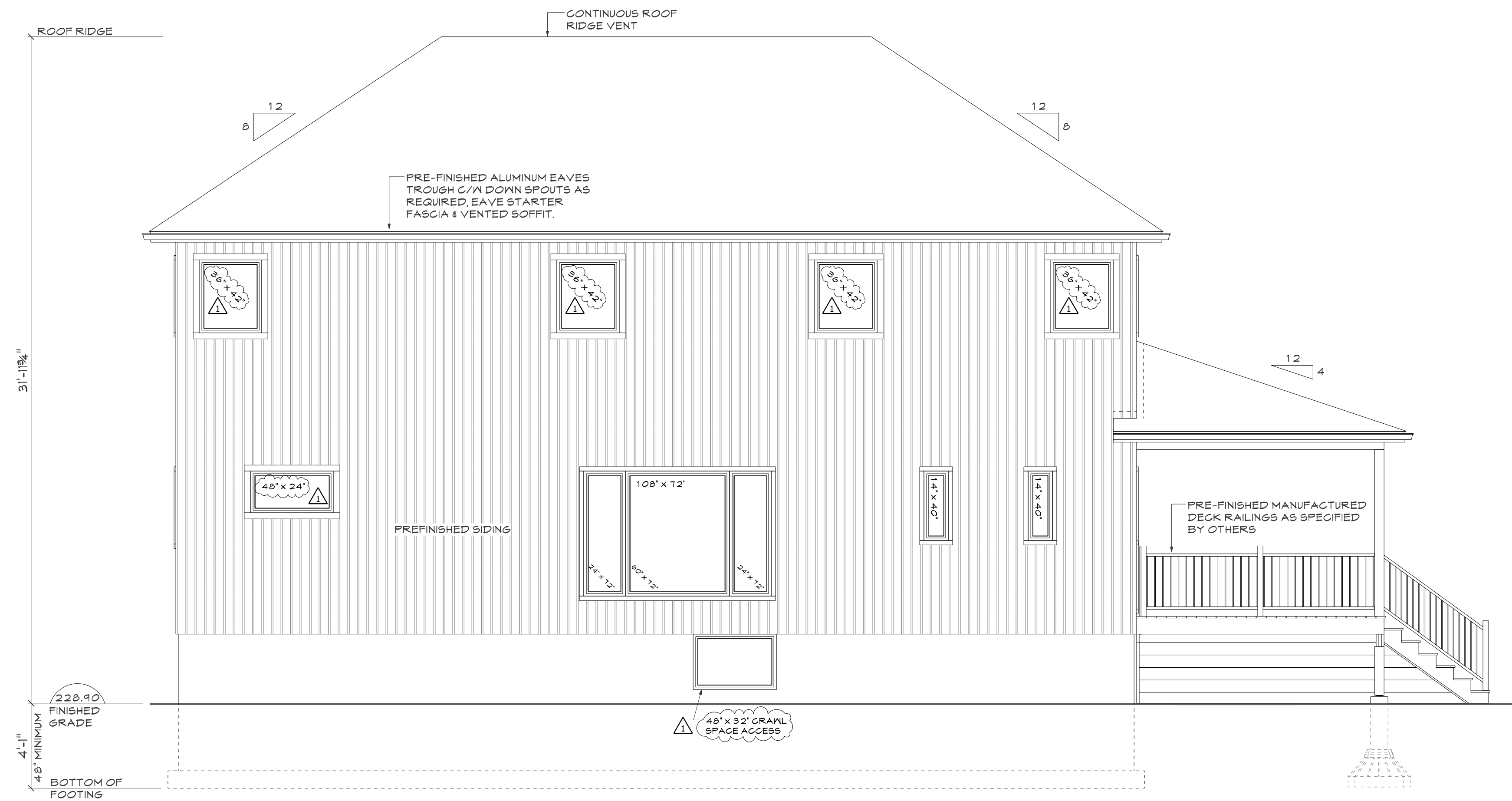
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Project #

A5



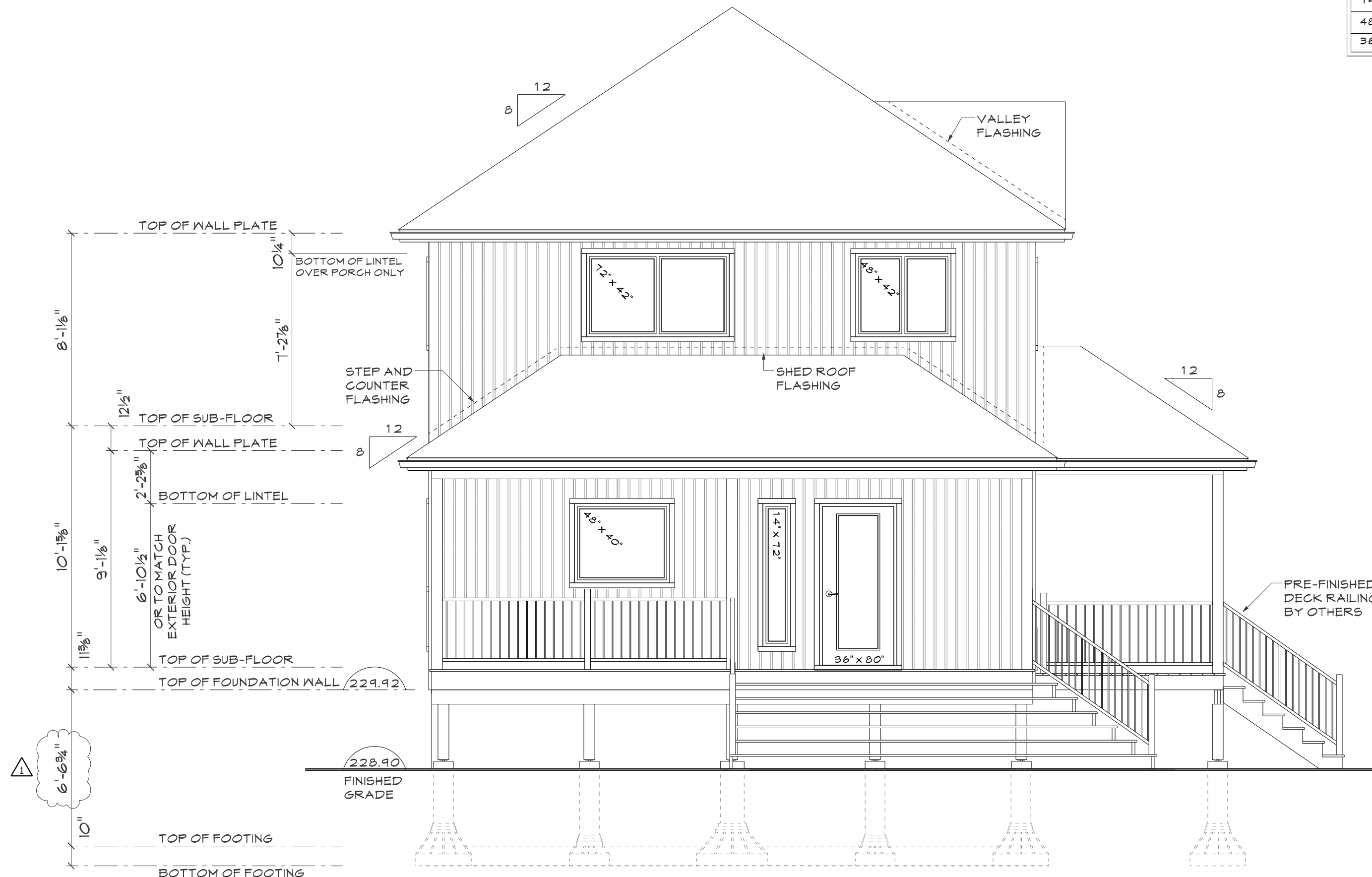
West Elevation



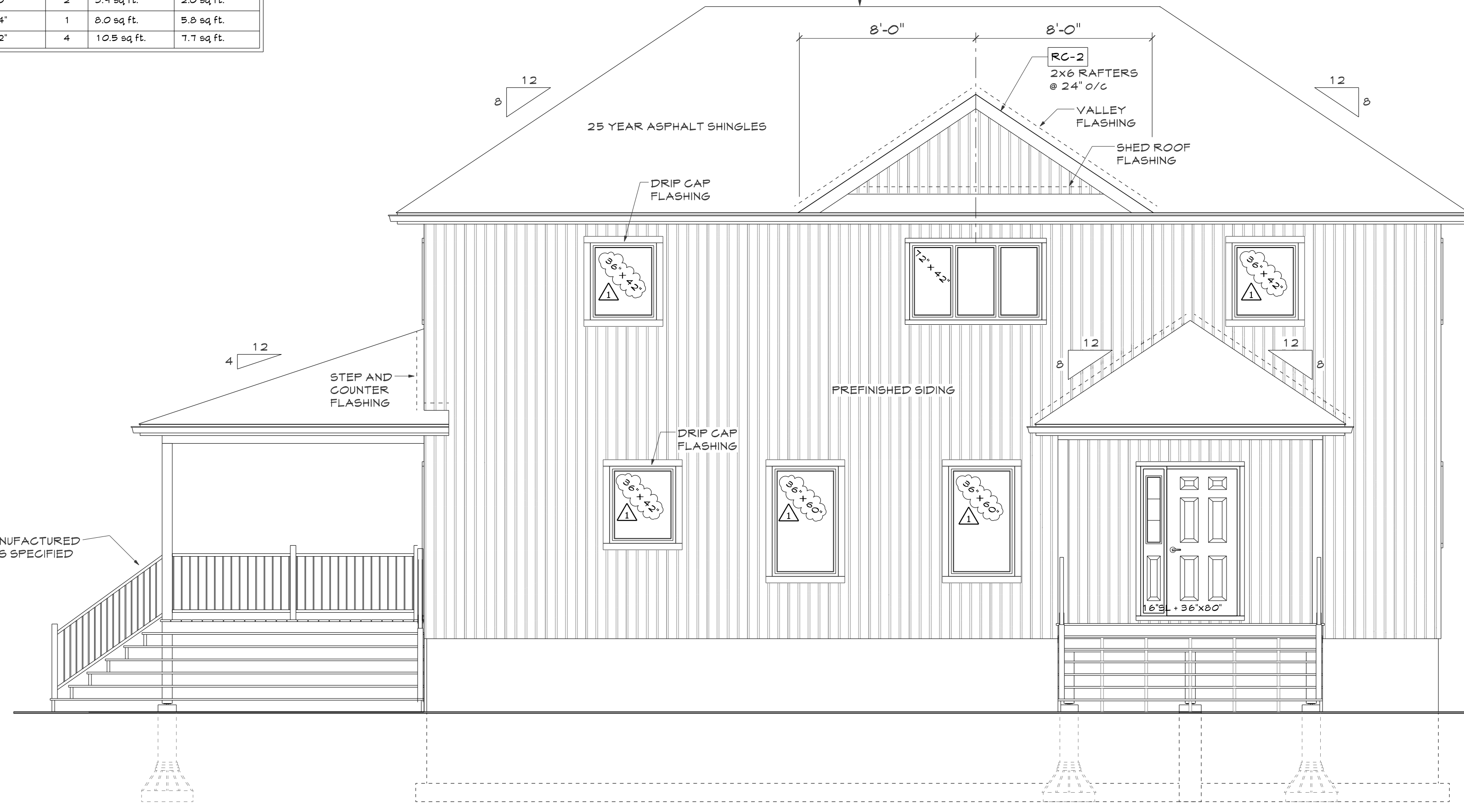
South Elevation

SOUTH ELEVATION OPENINGS				
SIZE	COUNT	OPENING AREA	GLAZING AREA	
108" x 12"	1	94.0 sq. ft.	42.9 sq. ft.	
2 pc. 24" x 12"				
1 pc. 60" x 12"				
14" x 40"	2	9.9 sq. ft.	2.0 sq. ft.	
48" x 24"	1	8.0 sq. ft.	9.8 sq. ft.	
36" x 42"	4	10.5 sq. ft.	7.7 sq. ft.	

AREA OF EXPOSED BUILDING FACE 1092 S/F  
GLAZED OPENINGS 82.9 S/F  
% GLAZED OPENINGS 8.0%  
- LIMITING DISTANCE 2.0m  
- MAXIMUM 9.0% GLAZED OPENINGS



East Elevation



North Elevation

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STANDARD NOTES FOR FOUNDATION DESIGN

1. ALL CONSTRUCTION SHALL BE IIN ACCORDANCE WITH PART 4 AND 9 OF ONTARIO REGULATION 403 / 2012, AS AMENDED BY ONTARIO BUILDING CODE, SOIL BEARING CAPACITY: 75 KPA MINIMUM. CONTRACTOR TO NOTIFY DESIGNER IF SOFT OR PEAT SOIL CONDITIONS ARE FOUND DURING EXCAVATION.
2. DESIGN CRITERIA: ONE STOREY DWELLING UNIT:  
ROOF SNOW LOAD 2.3 KPA  
DEAD LOAD 1.5 KPA  
FLOOR LIVE LOADS 2.4 KPA  
DEAD LOADS: 0.9 KPA
- SOIL BEARING CAPACITY: 75KPA MINIMUM. CONTRACTOR TO NOTIFY DESIGNER IF SOFT OR PEAT SOIL CONDITIONS ARE FOUND DURING EXCAVATION.
3. CONCRETE STRENGTH SHALL BE 32MPA AT 28 DAYS WITH A MAXIMUM SLUMP OF 75MM AND SHALL BE AIR ENTRAINED 6%.
4. CONCRETE SHALL BE FORMED AND PLACED IN ACCORDANCE WITH CAN / CSA - A23.1-94 / A23.2.94 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION / METHODS OF TEST FOR CONCRETE".
5. REINFORCING STEEL SHALL BE DEFORMED BARS GRADE 400, IN ACCORDANCE WITH CAN / CSA - G30.18-M92 "BILLET STEEL BARS FOR CONCRETE REINFORCEMENT".  
FOR 15M BARS - SPLICES SHALL LAP 20"
6. WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH G30.5 - M1983 (R1991) "WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT".
7. CONTRACTOR SHALL PROVIDE NOTICE TO TOWN OF GEORGINA BUILDING DEPARTMENT FOR ALL INSPECTIONS AS REQUIRED BY THE BUILDING PERMIT.
8. CONTRACTOR TO ADVISE BJH ENGINEERING OR TOWN BUILDING DEPARTMENT FOR INSPECTION OF SUB-GRADE PRIOR TO STONE PLACEMENT, AND FOLLOWING RE-BAR INSTALLATION, BUT PRIOR TO CONCRETE PLACEMENT.
9. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

FOUNDATION DESIGN ONLY

BUILDING DRAWINGS: REFER TO  
ARCHITECTURAL DRAWINGS BY  
MASTER PLAN

NOTE:  
BJH ENGINEERING LTD. CERTIFIES THAT THE PROPOSED  
FOUNDATION (REFERENCE DWGS. #FDN-1 & FDN-2) IS ABLE  
TO WITHSTAND THE HYDROSTATIC AND LATERAL PRESSURES  
ASSOCIATED WITH THE FLOOD ELEVATION OF 228.99 MASL.

REINFORCING STEEL BAR NOTES:

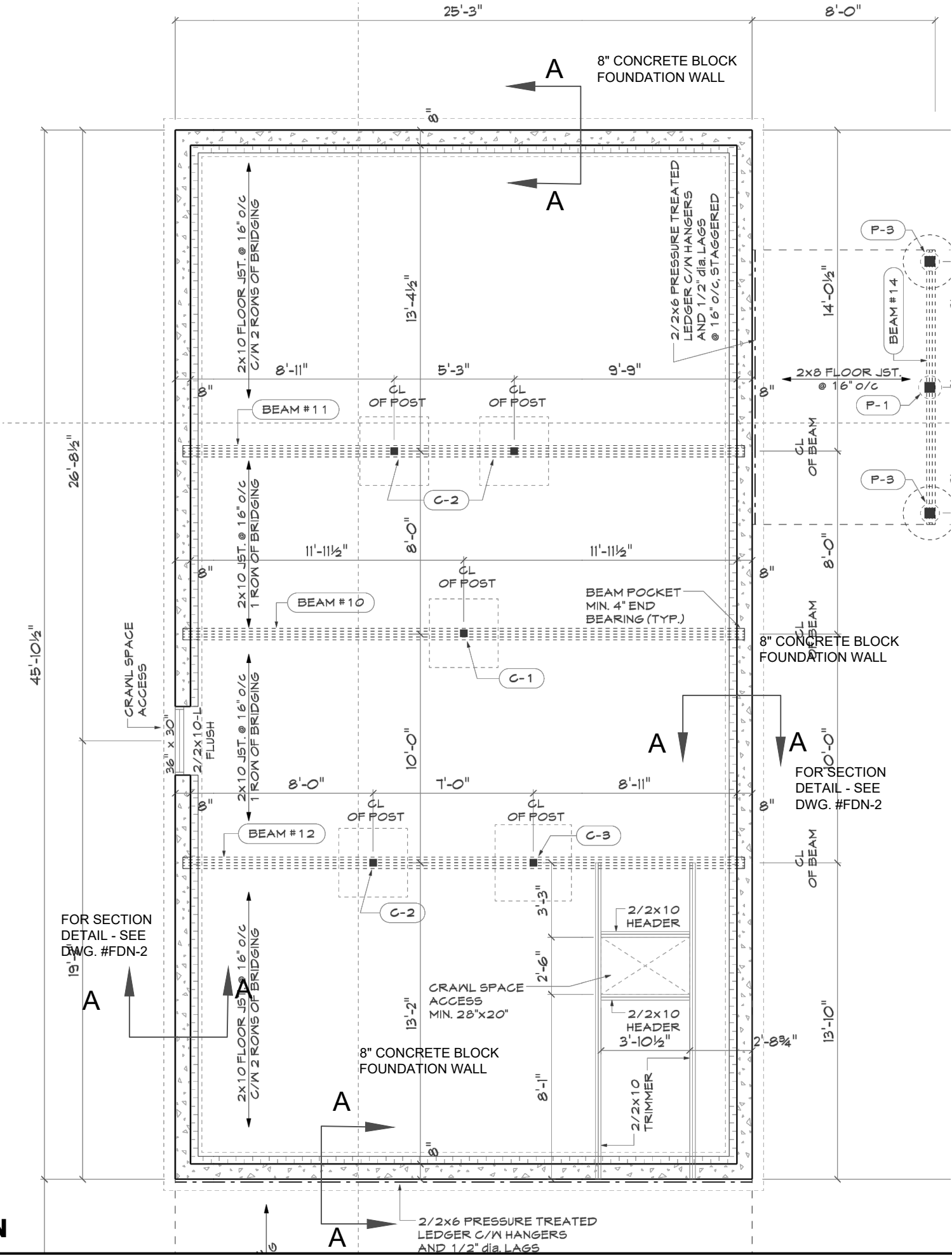
1. ALL REBAR FOR EDGE SLAB THICKENING, TO BE PROVIDED WITH 16" BENT ENDS (16" X 16" X 90° - 10M) WHERE APPLICABLE.
2. PROVIDE CHAIR SUPPORTS, AND / OR TIES TO ENSURE REBAR AND CONCRETE COVER IS MAINTAINED DURING CONCRETE PLACEMENT.
3. DESIGNER OR TOWN INSPECTOR TO INSPECT REBAR PLACEMENT PRIOR TO PLACEMENT OF CONCRETE.
4. FOR ALL INTERSECTING REBAR, AND SPLICED REBAR, USE TIE WIRE.

NOTES:

- CONCRETE COMPRESSIVE STRENGTH SHALL BE 25MPa.
- UNDISTURBED NATIVE SOIL MIN. 75KPa BEARING CAPACITY
- REMOVE TOPSOIL AND NATIVE SOIL MATERIAL LESS THAN 75KPa BEARING CAPACITY, AND BACKFILL GRANULAR MATERIAL AND COMPACT TO 95% OF PROCTOR COMPACTION.

CONTROL CUTS (1" DEEP X 1/8" WIDE, FILLED WITH MASTIC SEALANT) ARE INTENDED TO LIMIT DIAGONAL CRACKING AS A RESULT OF CONCRETE SHRINKAGE. THE CONTROL CUTS ARE OPTIONAL.

FOUNDATION PLAN



REV.1-JULY 2024: CONC. BLOCK FDN WALL

COMPARELLI  
RESIDENCE

22847 HWY 48  
TOWN OF GEORGINA

FOUNDATION PLAN



BJH Engineering Ltd.

#25944 WOODBINE AVENUE,  
KESWICK, ONT L4P 0L1

phone: 1.888.530.0699  
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www. bjhengineering.ca

PROJECT NO.: 24-2061

DRAWING NO.: FDN-1

DATE: JAN 2024

Scale: 1/8" = 1'-0"

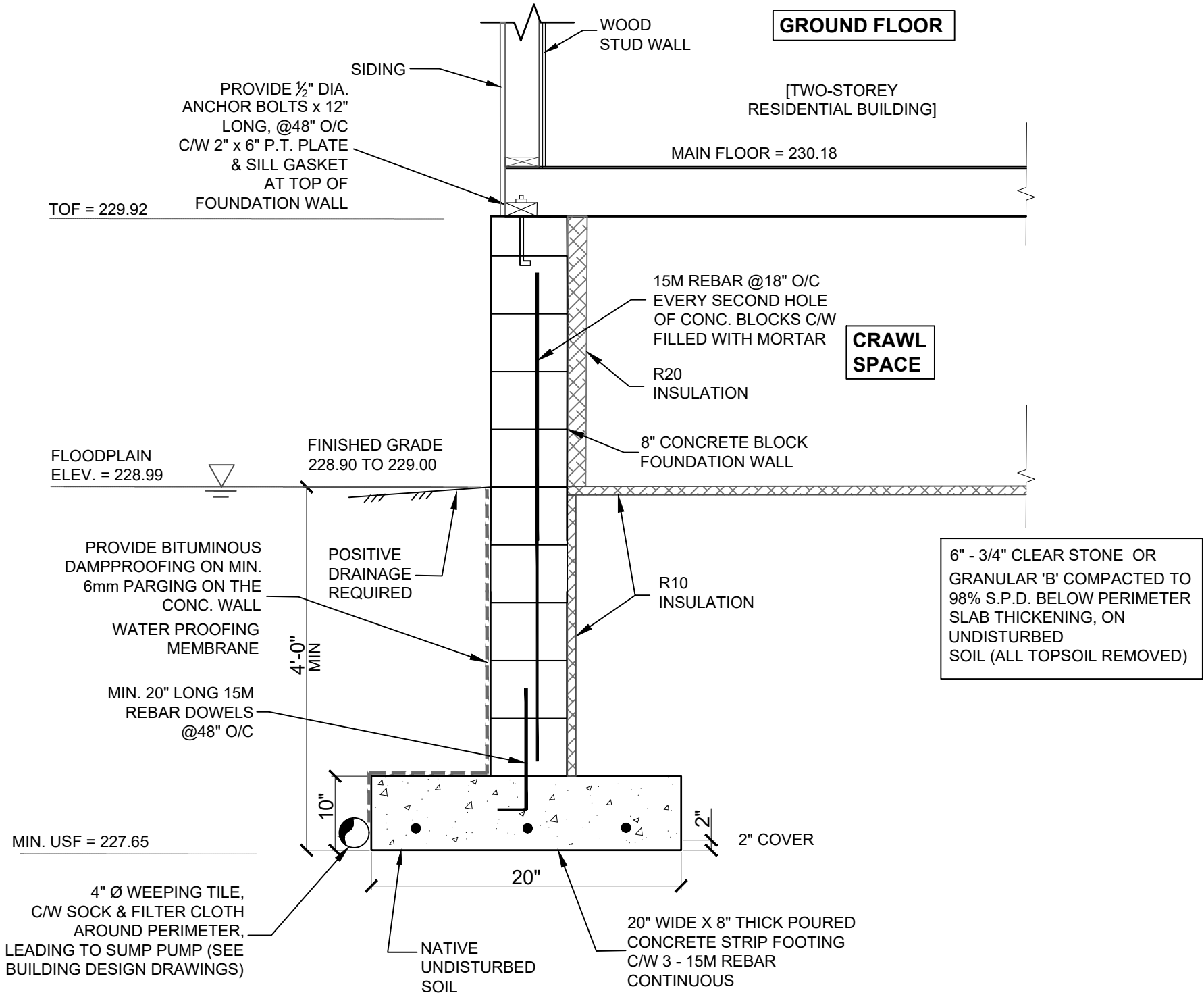
Designed By: BH

Drawn By: BH

FOUNDATION DESIGN ONLY

BUILDING DRAWINGS: REFER TO  
ARCHITECTURAL DRAWINGS BY  
MASTER PLAN

ALL DOOR & WINDOW OPENINGS,  
MECHANICAL, ELECTRICAL COMPONENTS  
SHALL BE ABOVE 229.29 MASL.



FOUNDATION SECTION A- A

NTS



REV.1-JULY 2024: CONC. BLOCK FDN WALL

COMPARELLI  
RESIDENCE

22847 HWY 48  
TOWN OF GEORGINA

SECTION 'A-A'



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PROJECT NO.: 24-2061

DRAWING NO.: FDN-2

DATE: JAN 2024  
Scale: NTS

Designed By: BH  
Drawn By: BH