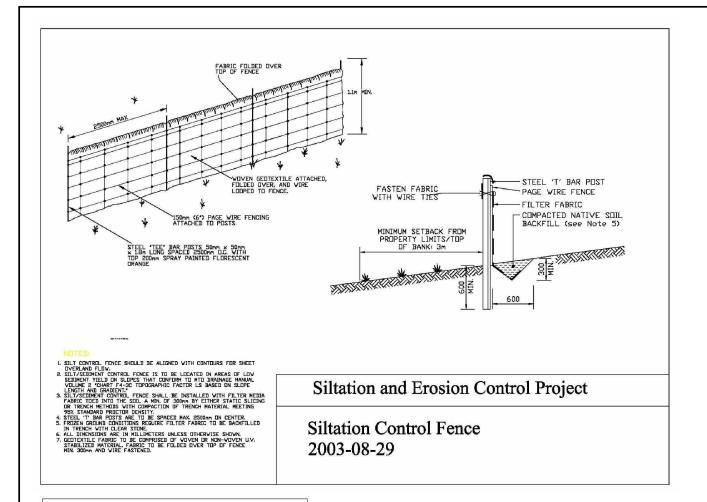
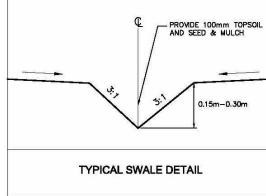




Attachment 1 A07-24 - 19 Mum's Ave Pg 1 of 1





MUMS AVENUE 2 Storey REGISTERED 427 LOT 106 LOT 105 LOT 104 of Well Final Grading to be designed by a qualified professional. 5.89 m

GENERAL SPECIFICATIONS—(All Construction practices to be in accordance with OBC 2012 and authorities having jurisdiction.)

Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities. ·The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of organic material. ·If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 ¾" in excavated areas under a building, and the clearance between untreated structural 9.25.3. to provide an effective barrier to gas and exhaust fumes (Floor over Garage) or exterior wood elements and the ground shall be no less than 17 3/4. ·Backfill within 23 5/8' of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter.

<u>Dampproofing and Drainage</u>
·In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl

near the building and will not adversely affect adjacent properties.

spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is ·Masonry foundation walls shall be parged with 1/4 of mortar coved over the footing prior to

·4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below

the top of the basement slab or crawl space floor, and shall be covered with 'cof crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump. Window wells shall be drained to footing. Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building and provisions shall be made to prevent soil erosion Concrete slabs in attached garages shall be sloped to drain to exterior.

The building site shall be graded so that surface, sump and roof drainage will not accumulate at or

Minimum 20"x6" continuous keyed 2200 psi poured concrete footing, unless noted otherwise. Minimum 4'-0" below finished grade in accordance with OBC Table 9.12.2.2. ·Footings shall be founded on natural undisturbed soil rock or compacted granular fill with minimum bearing capacity of 1570 psf.

7 7/8" width 13 ¾" width 13 ¾" width 8.1 ft2 10.9 ft2 19 ¾" width Increase footing width by 2 5/8 for each storey of masonry veneer supported, and by 5 1/8 for

each storey of masonry construction supported by the foundation wall. The projection of an unreinforced footing beyond the wall supported shall be greater or equal than

<u>Step Footings</u>
·Vertical Rise-23 5/8' max for firm soils and 15 ¾ max for sand or gravel Horizontal Run-23 5/8' min.

Floor Supported Supporting Ext. WallSupporting Int. Wall Column Area

o be poured concrete or unit masonry (refer to drawings for type and thickness)

·Min. ³/₄" mineral fiber insulation with min. density of 3.6 lb/ft3 or

Dampproofing shall be a heavy coat of bituminous material. Foundation wall to extend minimum 5 7/8 above finished grade. more than 2'-11" below exterior grade. A drainage layer shall consist of:

·Min. 4" of free drainage granular material or An approved system which provides equivalent performance Foundation walls shall be braced or have the floor joists installed before backfilling. ·Sill plates shall be provided where floors/walls directly bear on the foundation walls. Sill plates shall be continuous 2x4" or 2x6" wood (refer to drawings) mounted on a continuous sill gasket c/w 1/2" diameter anchor bolts, 12" long, embedded a minimum of 4" into the concrete @ 7'-10" o/c and be

all laterally supported and unsupported foundation walls. <u>Concrete Floor Slabs</u>
Garage, carport, exterior slabs and steps shall be 32Mpa, 4650 psi concrete (after 28 days) with 5-8% air entrainment unless noted otherwise. Basement Slabs to be 4" thick 20Mpa poured concrete with dampproofing (refer to sections) on 6" course clean granular materialor 4" thick 25Mpa poured concrete on 6" course clean granular

Garage Slabs to be 6" thick 32Mpa with 5-8% air entrainment, sloped min. 1% to exterior to drain, on 6" course clean granular material. Reinforced Concrete Slabs (porches over cold rooms in basements) to be constructed in strict cordance with OBC section 9.39. The slab shall not span more than 8'-2" in the shortest direction, be not less than 4 7/8" thick, and be reinforced with 10M bars @ 7 7/8" on centre max in each direction with 1 1/4" clear concrete cover. The slab shall bear not less than 3" on the supporting foundation walls and be anchored to the walls with 24"x24" bent dowels spaced not more than 23 All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support.

Where methane or radon gases are known to be a problem, a soil gas barrier shall be installed at walls, floors and roofs in contact with the ground according to Supplementary Standard SB-9.

Exterior Walls - General

Refer to drawings for Typical Assemblies. Exterior walls shall consist of:

Cladding (refer to drawings) Exterior Sheathing cover suitable for the specific cladding system used, installed per manufacturer Sheathing type and thickness as recommended by the cladding systems manufacturer. 2"x6" studs @ 16" o.c. 2"x6" bottom plate and double 2'x6" top plate · 2"x4" studs @ 16" o.c. can be utilized provided the combined R-value of the batt insulation and exterior rigid insulation achieves min as required by SB-12 O.B.C Insulation (refer to Minimum Insulation and Weatherproofing Notes)

- 6 Mil Poly Vapour Barrier or equal Interior Wall Finish to be 1/2" gypsum board sheathing unless noted otherwise.

Where constructed of 3 ½" brick, wall shall be bonded with header course every 6th course. Provide 2" solid masonry or continuous 1 $rac{1}{2}$ plate under all roof and floor framing members Provide 7 ½" solid masonry under beams and columns

Masonry wall to be tied to each tier of joists with 1 9/16X3/16" corrosion resistant steel straps, keved minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least Inside back of wall to be parged and covered with No. 15 breather-type asphalt paper. For reduced foundation walls to allow a brick facing while maintainig lateral support, tie minimum 3 ½" brick to minimum 3 ½" back-up block with corrosion resistant ties at least 0.028 in2 in cross sectional area, spaced 7 7/8 vertically and 2-11" horizontally, with mortar. Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 5 7/8' end bearing.

Exterior Walls - Masonry Veneer
·Minimum 2 3/4" thick of joints are raked and 3 1/2" thick if joints are not raked. Minimum 1" air space to exterior sheathing. Provide weep holes @ 31' o.c. max at bottom of the cavity and over doors and windows. Direct drainage through weep holes with 20 mil poly flashing extending minimum 5 7/8up ·Veneer ties minimum 0.030' thick x 7/8" wide corrosion resistant straps spaced 23 5/8 vertically and 15 3/4" horizontally. ·Fasten ties with corrosion resistant 0.125 diameter screws or spiral nails which penetrate at least

Exterior Garage Wall - Masonry Veneer As noted above, less glass fibre insulation, vapour barrier, and interior gypsum board finish at

Exterior Walls - EIFSDuROCK - Exterior Insulation and Finish Systems as per CCMC Evaluation report 12969-R.

See DuROCKS specifications for all application details. Manufacturer instructions and specification must be strictly adhered to. No substitutions allowed. Install only Durocks Exterior Insulation and Finish System with CCMC approval and Minister

1/2" dens-glass, 2'x6" studs @ 16" o.c. R22 glass fibre insulation, 6 mil poly VB/AB continuously over inside of exterior wall studs, under sill plates, over top plates, over face or joist headers for full height of exterior walls, and across underside of roof tie joists. %gypsum wall board. All penetrations (such as doors, windows, services) to be foamed. Trim excess foam insulation, seal windows and doors with flexsheild self adhesive flashing to manufacturers specifiacations and

Exterior Garage Wall - EIFS
As noted above, less glass fibre insulation, vapour barrier, and interior gypsum board finish at

Interior Walls (Bearing & Non-Loadbearing)

<u>- Interior loadbearing walls</u>shall consist of: - 2"x4" or 2"x6" studs @ 16" o.c. 2"x4" or 2"x6" bottom plate and double 2'x4" or 2"x6" top

2"x4" mid-girts if not sheathed - ½" gypsum board sheathing each side.

Interior Partitions shall consist of:
- 2"x4" or 2"x6" wood studs @ 16" o/c (double top plate and base plate to match stud width) 1/2" Gypsum Board each side (provide water resistant gypsum board in wet areas) Stud Wall Reinforcment If wood wall studs or sheet steel wall studs enclose

the main bathroom in a dwelling unit, reinforcement shall be installed in accordance with O.B.C. 9.5.2.3.(1) Interior Insulated Garage Wall Partitions hall consist of:

1/2" Gypsum Board air barrier system or equal in accordance with OBC 9.10.9.16. and 9.25.3. to provide an effective barrier to gas and exhaust fumes. 2"x6" wood studs @ 16" o/c (double top plate and base plate to match stud width) R22 glass fibre insulation (or equal) in walls adjacent to heated spaces. - 6 Mil Poly Vapour Barrier

1/2" Gypsum Board (interior side) unless noted otherwise ·All plumbing and other penetrations through the walls and ceiling shall be caulked. Doors between the dwelling and attached garage may not open into a bedroom and shall be weather-stripped and have a self-closer Wood Frame Construction

Il lumber shall be spruce-pine-fir No. 2 or better and shall be identified by a grade stamp. Maximum moisture content 19% at time of installation. Wood framing members, which are supported on concrete in direct contact with soil, shall be separated from the concrete with 6-mil polyethylene.

refer to drawings for Typical Assemblies

See structural drawings for floor system design (where applicable). Joists shall bear on a sill plate fixed to foundation (refer to foundation wall notes) ader joists between 3-11" and 10'-6" in length shall be doubled. Header joists exceeding 10'-6" shall be sized by calculations Trimmer joists shall be doubled when supported header is between 27" and 6'-7". Trimmer joists shall be sized by calculations when supported header exceeds 67".

2"x2" cross bridging required not more than 6-11" from each support and from other rows of bridging.
Provide solid blocking @ 4-0" max. below walls running parallel to joists or as per engineered

floor manufacturers specifications. Joists shall be supported on joist hangers at all flush beams, trimmers, and headers. Joists located under parallel non-loadbearing partitions shall be doubled Subfloor sheathing (refer to drawings) to be glued, nailed and screwed, with staggared joints. Ceiling finish to be 1/2" gypsum board, unless noted otherwise

The following assembly shall be provided below the Typical Floor Assembly (refer to drawings) 6 Mil Poly Vapour Barrier secured to the underside of floor structure above. - Ceiling Joists (refer to drawings for size and spacing) R31 glass fibre insulation or equal, unless noted otherwise. (refer to drawings) " Gypsum Board air barrier system or equal in accordance with OBC 9.10.9.16. and

soffit material per Owner's Selection (Floor over Unheated Space)

Roof and Ceilings
Refer to Drawings and Engineered Roof Truss Shop Drawings for roof sheathing, roof rafter, roof joist and ceiling joist size and spacing requirements.

Hip and valley rafter shall be 2" deeper than common rafters. ·2"x4" collar ties @ rafter spacing with 1"x4" continuous brace at mid span if collar tie exceeds 7'-10" in length.

Attic Access hatch nsulated (R-60) 21 1/2"x23" access hatch C/W weather stripping.

emains, if loadbearing, and 1 9/16 if non-loadbearing.

Notching and Drilling of Trusses, Joists and Rafters

·Holes in engineered floor, roof and ceiling members to be as per manufacturers specifications. ·Holes in dimensioned floor, roof and ceiling members to be maximum %x actual depth of member and not less than 2 from edges. Notches in floor, roof and ceiling members to be located on top of member within ½ the actual

depth from the edge of bearing and not greater than 1/3 joist depth.

Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud

·Roof truss members and engineered wood products shall not be notched, drilled or weakened unless accommodated in the design. Roofing
Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through at least 1/2" into roof sheathing.

Every asphalt shingle shall be fastened with at least 4 nails. Eave protection shall extend 2-11" up the roof slope from the edge, and at least 11 34 from the inside face of the exterior wall, and shall consist of type M or type S Roll Roofing laid with ninimum 4" head and end laps cemented together, or glass Fibre or Polyester Fibre coated base sheets, or self sealing composite membranes consisting of modified bituminous coated material. Eave protection is not required for unheated buildings, for roofs exceeding a slope of in 1.5, or where a low slope asphalt shingle application is provided. Sheet metal flashing shall consist of not less than 1/16sheetlead, 0.013' galvanized steel. 0.018" copper, 0.018 zinc, or 0.019" aluminum in colors approved by the Designer prior to

Valleys shall be closed. Closed valleys shall consist of one layer of type "s" smooth surface roll roofing not less than 24" wide. Nails shall not penetrate the flashing within 3" of its edge or 5" of the bottom of the valley centerline

Step Flashing rovide counter flashing at intersection of shingle roof and exterior wall. Extend flashing min 6 up wall and terminate exterior cladding minimum 2above finished roof. A drainage layer is required on the outside of a foundation wall where the interior insulation extends

Curb mounted double glazed skylight by "Velux" or approved equal install as per manufacturer

instructions. Skylights must conform to CAN/CGS 6.3.14-M

<u>Columns, Beams & Lintels</u>
Steel beams and columns shall be shop primed. ·Minimum 3/12" end bearing for wood and steel beams, with 7 7/8 solid masonry beneath the ·Steel columns to have minimum outside diameter of 2 7/8 and minimum wall thickness of

designed to prevent tightening without withdrawing them from the foundation.

Backfill height shall be site coordinated not to exceed limitations in accordance with OBC 9.15.4. for are adequate. All columns shall not be less than the width of the supported member. ·Masonry columns shall be a minimum of 11 3/8x11 3/8" or 9 ½"x15" Provide solid blocking the full width of the supported member under all concentrated loads. <u>Insulation & Weatherproofing</u>
·Insulation shall be protected with gypsum board or an equivalent interior finish, except for

unfinished basements where 6 mil poly is sufficient for fiberglass type insulations. Ducts passing through unheated space shall be made airtight with tape and sealant. ·Caulking shall be provided for all exterior doors and access hatches to the exterior, except doors from a garage to the exterior. ·Weather stripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior. Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to

the passage of water vapor from the interior and to the leakage of air from the exterior.

<u>Natural Ventilation</u>
·Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of insulated area Insulated roof spaces not incorporating an attic shall be ventilated with not less than 1/150 of ·Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or ·Unheated crawl spaces shall be provided with 1.1 ft2 of ventilation for each 538 ft2. Minimum natural ventilation areas, where mechanical ventilation is not provided, are:

Bathrooms Other rooms Unfinished basement 0.2% of floor area

framing/forming openings.

a solid fuel burning fireplace or stove.

bove adjacent surface exceeds 5-11"

accordance with OBC 9.8.7.7.

·Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 3.8 ft2 and no dimension less than 15 which is openable without tools. Exterior house doors and windows within 6-7"from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock. The principal entry door shall have a door viewer, transparent glazing or a sidelight. ·Windows and Door sizes noted on the drawings and schedules are to represent design intent only. The General Contractor shall confirm rough opening sizes from the supplier prior to

Access hatch minimum 19 3/2"x2'-4" to be provided to every crawl space. Heated crawl spaces shall be fitted with a door or hatch except when the access opening into the crawl space is from the adjacent heated space.

•Access hatch minimum 21 5/8" x 2'-11" to be provided to every attic roof space which is 108 ft2 or more in area and more than 23 5/8 in height over that area.

Alarms & Detectors
Smoke Alarms and a carbon monoxide detector are required to be interconnected to all other smoke alarms (9.10.19.5) ·At least one ULC rated combination smoke/CO detector/alarm shall be installed on or near the eiling on each floor and basement level 211" or more above an adjacent level. ·Within dwelling units, at least one smoke alarm must be installed on each storey including basements. Additionally, a smoke alarm equiped with a strobe light is required in each sleeping room. Smoke Alarms are also required in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm A carbon monoxide detector shall be installed on or near the ceiling in every room containing

7 7/8" · Minimum width Minimum run · Minimum headroom 6'-5" • Curved stairs shall have a min. run of 5 7/8at any point and a minimum average run of 10 when measured at a point 300 mm from the centre line of the inside handrail. ·Winders that converge to a point in stairs must turn through an angle of no more than 90°, with no less than 30° or more than 45° per tread. Sets of winders must be separated by '311" ·A landing minimum 2-11" in length is required at the top of any stair leading to the principal entrance to a dwelling, and other entrances with more than 3 risers. Exterior concrete stairs with more than 2 risers require foundations

<u>Handrails & Guards</u>
·A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers. ·Guards are required around every accessible surface, which is more than 23 5/8 above the adiacent level. Interior and exterior guards min. 2-11" high. Exterior guards shall be 3-6" high where height

 $\underline{\textit{Decorative Trim}}$ Trim as per the drawings and Owner's final selection. Dimension and mounting heights to be

Guards shall have no openings greater than 4 and no member between 4" and 2'-11" that will

coordinated with on-site dimensions and all work to be proportioned accordingly. - Wood blocking shall be provided within wall framing at stair locations for handrails in

- Wood blocking shall be provided within wall framing at the main bathroom to permit the future installation of a grab bar on a wall adjacent to a water closet, a shower, and a bathtub in accordance with OBC section 9.5.2.3.

Plumbing•Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities. A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drainage system,

An exterior light controlled by an interior switch is required at every entrance. A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms, stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3 way switch at the head and foot of the stairs. Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3-way switch at the head and foot of the stairs

Basements require a light for each 323 ft2, controlled by a switch at the head of the stairs.

Mechanical Ventilation·A mechanical ventilation system is required with a total capacity of at least equal to the sum of: 10 cfm each for basement and master bedroom

5 cfm for each other room A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch dentified as such. ·Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts, less the principal exhaust, is not less than the total required capacity. All exhaust fans shall be directly vented to the outdoors. A heat recovery ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are installed. Supply air intakes shall be located so as to avoid contamination from exhaust outlets.

- Zero-clearance gas fireplaces to be installed in strict accordance with the manufacturers specifications (direct vent in accordance with OBC and authorities having jurisdiction). Combustion air supply to fireplaces shall be 4" diameter insulated non-combustible duct with operable damper and insect screen, min. 2" clearance to combustibles.

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

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.

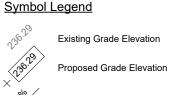
The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

Lot Coverage Summary

All drawings are not to be scaled.

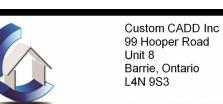
Lot Area = 1,400.36 m² Building Area of Existing Residence = 167.23 m² Building Area of Accessory Structure = 117.1 m² (8.36%) Total Lot Coverage = 20.3%



Proposed Swale (flow direction & slope grade)

Issued for Pricing & Consultant Review 21.06.2023 dd.mm.yyyy

HECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING DO NOT SCALE DRAWINGS.



Barrie, Ontario Tel: (705) 725-7724 (705) 725-1076

Bayridge Capital Investments Inc. **Accessory Structure** 19 Mums Ave Georgina, ON

Site Plan and General

SCALE:	PROJECT NUMBER:	
As indicated	00.00	
START DATE:	23-30	
March 2nd, 2023		
DRAWN BY:	DRAWING NUMBER:	
A.T.	40.4	
CHECKED BY:	A0.1	
P.L.		

Attachment 2 A07-24 (19 Mum's Ave) Pg 1 of 1

BUILDING SPECIFICATIONS

The manufacturer is not responsible for the concrete foundation design. The structure under this contract has been designed and detailed for the loads and conditions stipulated in the contract and shown on these drawings. Any alterations to the structural system or removal of any component parts, or the addition of other construction materials or loads must be done under the advice and direction of a registered architect, civil or structural engineer. The manufacturer will assume no responsibility for any loads not indicated.

This manufactured building is designed with the manufacturer's standard design practices which are based on pertinent procedures and recommendations of the following organizations and codes :

CSSBI - Standard for SBS 30M-06

- -CSA S16-14, Limit States Design Of Steel Structures
- -CSA Standard S136-14, Cold Formed
- —Metal Building Manufacturers Association "Specification for the design fabrication and erection of the structural system" most current edition.

Materail Specifications

ASTM A572 Grade 55 for Structural Plates galvanized G40/Z120

ASTM A653 Grade 55 for Cs and Zs Galvanized G40/Z120

ASTM A792 Grade 80 for roof and wall sheeting AZ 55/AZM 165 galvalume Steel Sheet

Erection: Building Erection shall be as per clause 29 of CSA S16-14. Erection of the building is not the responsibility of the building manufacturer.

CONTRACTOR RESPONSIBILITIES

The contractor must secure all required approvals and permits from the appropriate agency as required.

Approval of the manufacturer's drawings and calculations indicate that the manufacturer has correctly interpreted and applied the requirements of the contract drawings and specifications. (S16-14 (Appendix A)/CISC code of Standard Practice.)

Where discrepancies exist between the manufacturer's structural steel plans and the plans for other trades, the structural steel plans shall govern. (S16-14 (Appendix A)/CISC code of Standard Practice.)

Design considerations of any materials in the structure which are not furnished by the manufacturer, are the responsibility of the contractor and engineers other than the manufacturer's engineering, unless specifically indicated. The contractor is responsible for all erection of steel and associated work in compliance with the manufacturer's "For Construction" drawings.

Temporary supports, such as guys, braces, flashwork or other elements required for the erection will be determined and furnished and installed by the erector. (S16-14 (Appendix A)/CISC code of Standard Practice.)

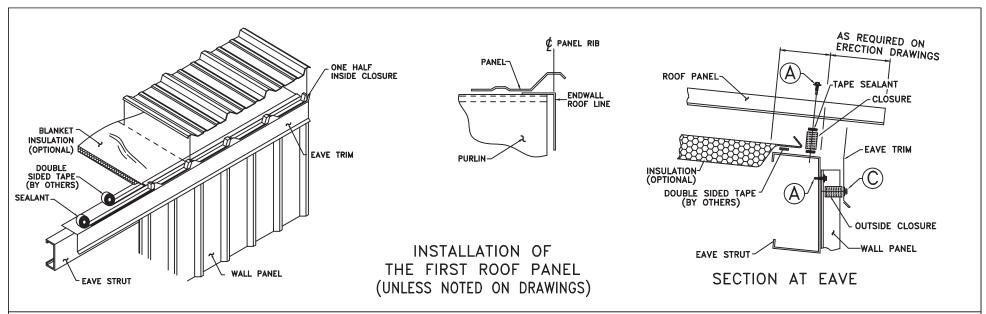
It is the contractors responsibility to apply or observe all pertinent safety rules and regulations, as per OSHA standards as applicable.

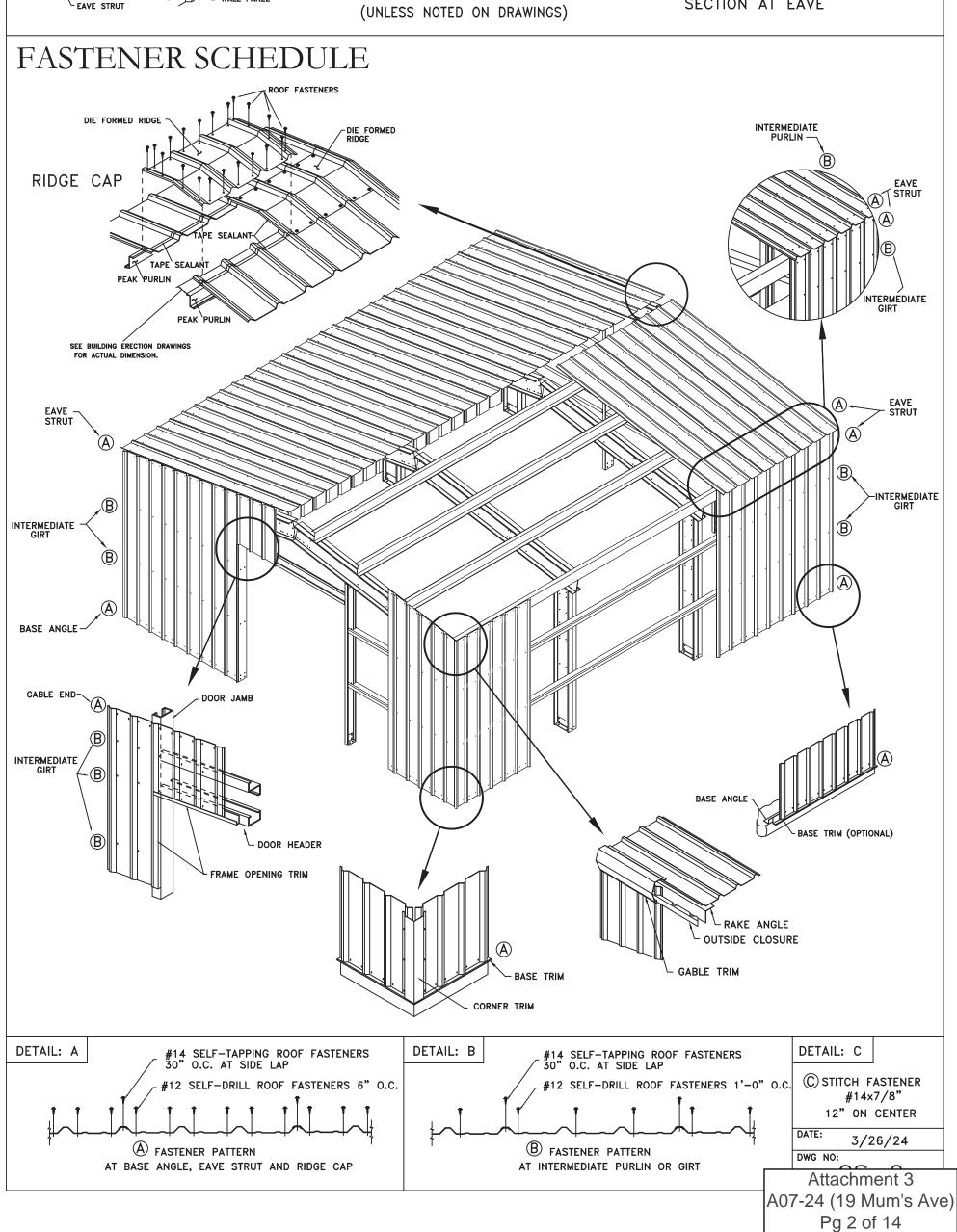
The Contractor is responsible for the verification of all shipments received. Any "external" damage or shortages must be noted on all copies of the bill of lading and one copy is to be retained for your records. Failure to do so will make it impossible for the factory to honor any claim. NO EXCEPTIONS!!!

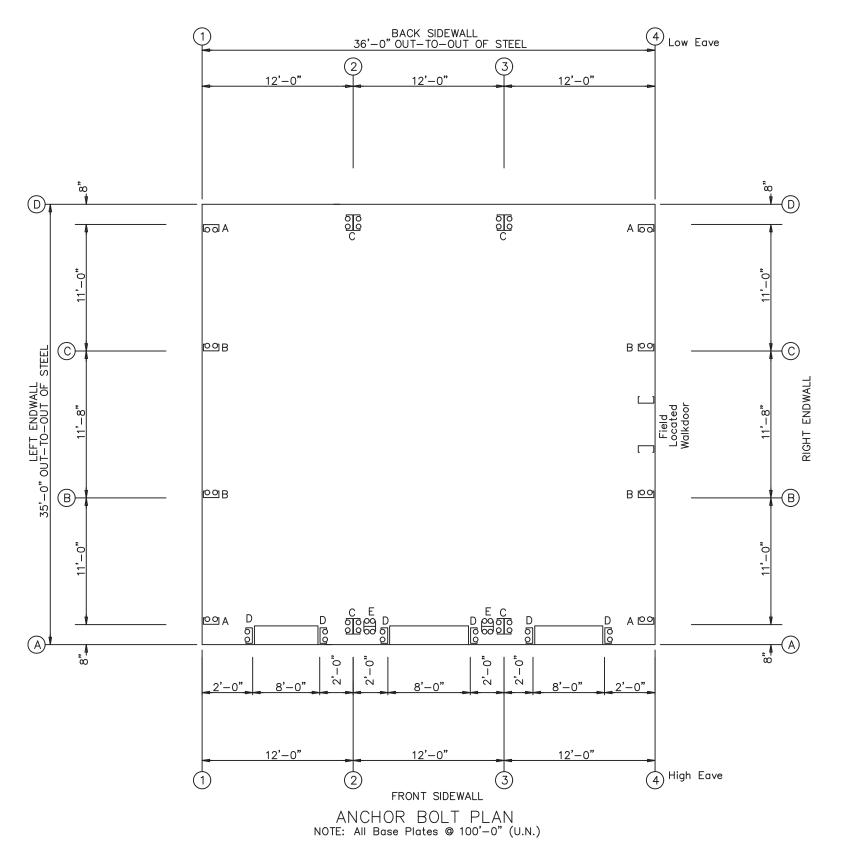
Olympia Steel Buildings Canada

DRAWING INDEX DESIGN LOADING This structure is designed utilizing the loads indicated and applied by the : CS-1 Drawings Cover Sheet CS-2 Fastener Schedule ONBC 2019 (NBC 15) E1 Anchor Bolt Plan It is the contractor's responsibility to confirm that these loads E2 Anchor Bolt Details & Reactions comply with the requirements of the local building department. Rigid Frame Elevation E3 Specific loads: (See structural calculations and foundation reactions.) E4 Sidewall Framing 21.00 PSF Live Load Endwall Framina E5 E6 Roof Framing Plan 46 PSF Ground Snow Load, Rain Load (Sr) 8.3600 PSF Sidewall Sheeting E7 PSF Wind Load 1/50 E8 Endwall Sheeting PSF Dead Load (Metal Bldg. Weight - Purlins, Panels, Etc.) 2.200 Detail Drawings E9 3 PSF Collateral Load E10 Detail Drawings II - Normal Use Category (I = 1.00) E11-E12 Trim Drawings These Drawings are for: SEISMIC DATA ■ Construction □ Approval * ☐ Permit ☐ Anchor Bolts & Reactions 1) Sa(0.2) = 0.12□ Other: Sa(0.5) = 0.082* Approval orders must be released for fabrication within thirty (30) calendar days after the submittal drawings are issued or they will be subject to any current price Sa(1.0) = 0.05increases. Special attention should be given in approving dimensions and/or details. Please verify requested 0.026 dimensions by indicating 'OK'. = 0.0690CAN/CSA A660 Certificate # RNMANO 6) Seismic Importance Factor: I= <u>1.00</u> T&Z Consulting Services, LLC DSN: MQZ DWN: SF REV: DRAWINGS COVER SHEET Ontario CofA No. 100521725 DET: SR CHK: PB **REVISIONS** CUSTOMER: NO. DATE PROFESSIONAL BAYRIDGE CAPITAL INVESTMENTS Engineering Seal 19 MUMS AVENUE, GEORGINA This certification covers ON CANADA LOE 1RO parts manufactured and M. ZHU delivered by the 100184641 manufacturer only, and Olympia Steel Buildings Canada excludes parts such as doors, windows, foundation 60 Renfrew Drive Suite 210 POVINCE OF ONTAR design and erection of the building. The buyer is responsible for Markham on L3R 0E1 ensuring all specified T & Z Consulting Services, LLC loads are in compliance SCALE: DATE: JOB NO: SHT. NO: 1428 N Shevlin Court with regulatory NOT TO SCALE 3/26/24 011466 CS-1 authorities. Sewicklev, PA 15143

Attachment 3 A07-24 (19 Mum's Ave) Pa 1 of 14





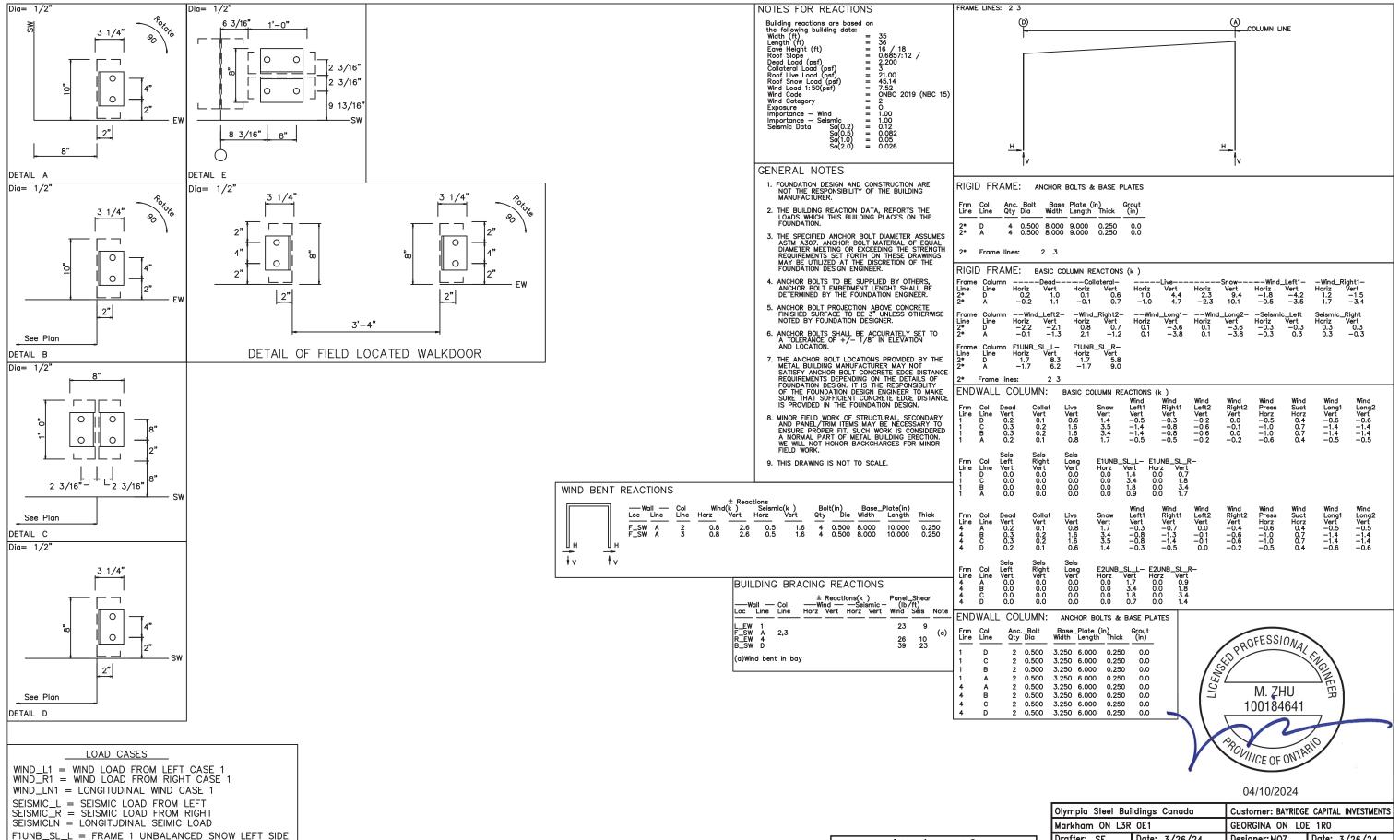




04/10/2024

Attachment 3 A07-24 (19 Mum's Ave) Pg 3 of 14

Olympia Steel Bui	ildings Canada	Customer: BAYRIDGE	CAPITAL INVESTMENTS
Markham ON L3R	0E1	GEORGINA ON LOE 1RO	
Orafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24
Detailer: SR	Date: 3/26/24	Sales ID:	Factory ID:
Checker: PB	Date: 3/26/24		011466
ANC	HOR BOLT PLAI	N	Sht E1 of 12



F1UNB_SL_R = FRAME 1 UNBALANCED SNOW RIGHT SIDE

F1CRANE 1 = FRAME 1 CRANE LOAD IN POSITION 1

DRIFT = SNOW DRIFT LOAD SLIDE = SLIDE SNOW LOAD Attachment 3 A07-24 (19 Mum's Ave) Pg 4 of 14

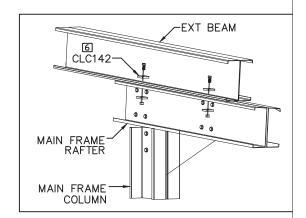
Olympia Steel Bui	ildings Canada	Customer: BAYRIDGE	CAPITAL INVESTMENTS
Markham ON L3R	0E1	GEORGINA ON LOE 1RO	
Drafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24
Detailer: SR	Date: 3/26/24	Sales ID:	Factory ID:
Checker: PB	Date: 3/26/24		011466
ANCHOR BO	OLT DETAILS &	REACTIONS	Sht E2 of 12

SPLICE BOLT TABLE						
Mark	Qty Top	Bot	Int	Туре	Dia	Length
CL1-1	9	9	0	A325	0.500	2.00
CL1-2	8	8	0	A325	0.500	2.00

FLANGE BRACES: Both Sides(U.N.)
FB21.5B(2): 21.5=length(in), (2)=Both side
B - L2X2X10G

MEMBER S	<u>IZE TABLE</u>	
MARK	MEMBER	LENGTH
RF1-1	12x75D10	14'-4 7/16"
RF1-2	12x75D10	35'-0"
RF1-3	12x75D10	16'-2 13/16"
EB-1	8x55D16	1'-2 1/2"

CON	NECTION	PLATES
	Mark/Pa	art
1	CL1-1	
2	CL1-2	
3	CLC103	
4	CLC102	
5	CLC001	
6	CLC142	





04/10/2024

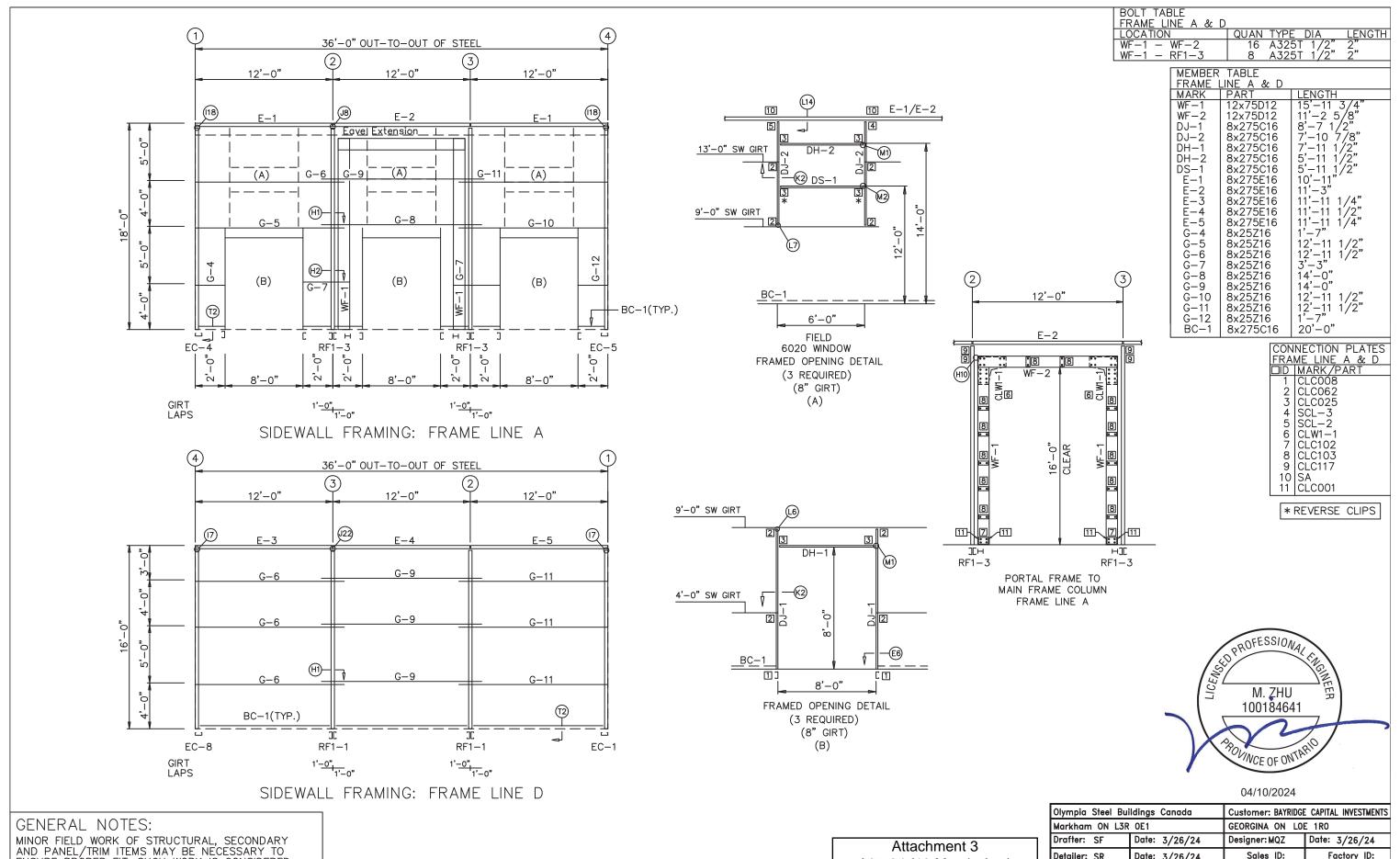
Olympia Steel Bu	ildings Canada	Customer: BAYRIDGE	E CAPITAL INVESTMENTS
Markham ON L3R	0E1	GEORGINA ON LO	E 1R0
Drafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24
Detailer: SR	Date: 3/26/24	Sales ID:	Factory ID:
Checker: PB	Date: 3/26/24		011466
RIGID	Sht E3 of 12		

				1 "	10	6'-9"	<u>-</u> ↓1"	
	4 1/2"	20'-3"		→ 5"			1'-0"	
_	26 Ga. PBR, Black		7 @ 4'-10	3/8"			1'-0"	
11/16"	FB21.5B(2)	FB21.5B(2)	FB21.5B(2)	FB21.5B(2)	FB21.5B(2)	FB21.5B(2) & & & & & & & & & & & & & & & & & & &	6 EB-1 6 6 6 3 6 6	0
3'-0" FB21.5B(2)] [3]	∭[3] RI	51-2		[2]	\	5,-0,,
16'-0" 4'-0" FB21.5B(2)						15'-11 5/8" CLEAR +/-	RF1-3	18'-0"
4'-0" 5'-0" FB21.5B(2)	1 1 1 1					10	FB21.5B(2)	4,-0"
8"	1'-0"		CLEA	'–8" R +/–			5 ° ° 5	4
			35'-0" OUT-T	D-OUT OF STEEL			1'-0"	
((D)	RIGID FI	RAME ELEVATI	ON: FRAME L	INE 2 3		(A)	

GENERAL NOTES:

MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

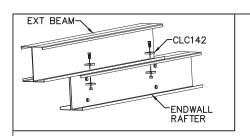
Attachment 3 A07-24 (19 Mum's Ave) Pg 5 of 14

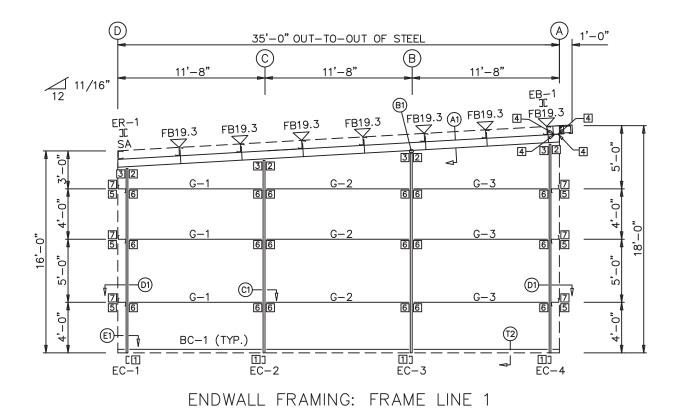


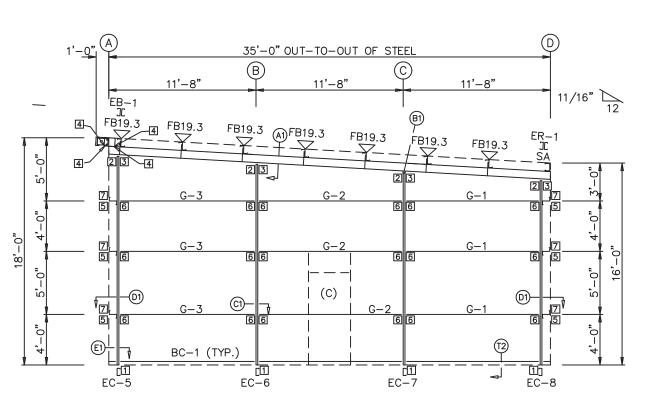
ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION.
WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

A07-24 (19 Mum's Ave) Pg 6 of 14

Olympia Steel Bui	ldings Canada	Customer: BAYRIDGE	CAPITAL INVESTMENTS	
Markham ON L3R	0E1	GEORGINA ON LOE 1RO		
Drafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24	
Detailer: SR	Date: 3/26/24	Sales ID:	Factory ID:	
Checker: PB Date: 3/26/24 01146				
SID	Sht E4 of 12			





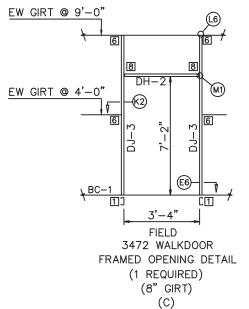


ENDWALL FRAMING: FRAME LINE 4

MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

Attachment 3 A07-24 (19 Mum's Ave) Pg 7 of 14

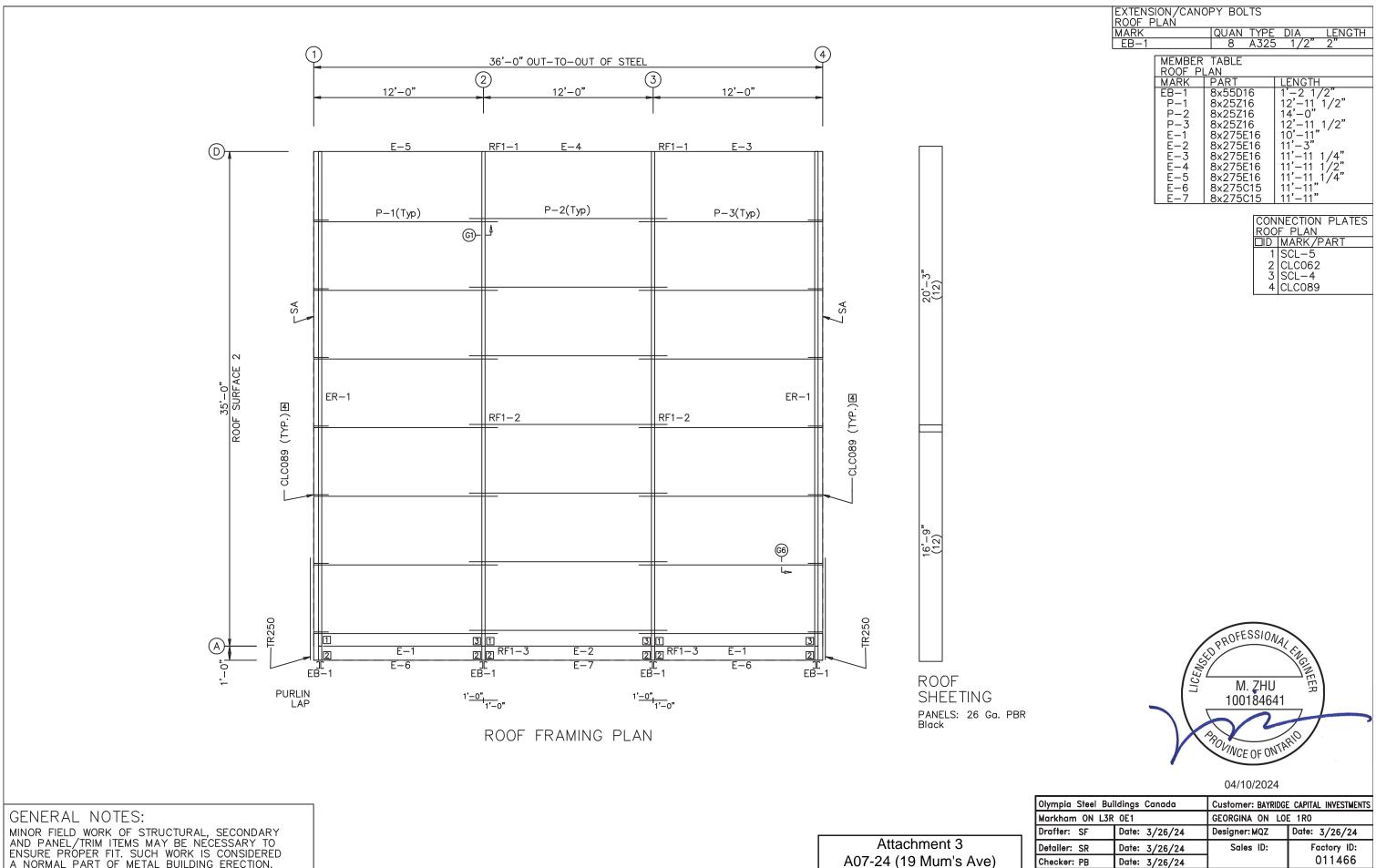
BOLT TAE		4		
LOCATION		QUAN TYPI	E DIA LEN	IGTH
Columns/	<u>'Raf</u>	8 A32	51 1/2 2	
	MEMBER FRAME	TABLE LINE 1 & 4		
	MARK	PART	LENGTH	
	EB-1	8x55D16	1'-2 1/2"	
	I EC-1	10x28C15	14,-7,7/16"	'
	EC-2	10x28C15	15'-3"	
	EC-3	10x28C15	15'-11"	
	EC-4	10x28C15 10x28C15	16'-6 1/2" 16'-6 1/2" 15'-11"	
	EC-5 EC-6	10x28C15	15'-11"	
	EC-7	10x28C15	l 15'-3"	
	EC-8	10x28C15	14'-7 7 <i>/</i> 16"	,
	ER-1	8x55D16	35'-0 1/4"	
	DJ-3	8x275C16	8,-7 1/2"	
	DH-3	8x275C16	3' - 3 1/2"	
	G-1	8x25Z16	10'-3" 11'-3"	
	G-2 G-3	8x25Z16 8x25Z16	10'-7"	
	BC-1	8x275C16	20'-0"	
		NGE BRACE 1 ME LINE 1 &	ABLE 4	
	∇ID]	QUAN MARK		
	1	14 FB19.	3 1'-7 1 <i>/</i>	4"
		CON	NECTION PLA	TES
		FR.A		4
			MARK/PART	
		1	CLC008	
(L6)		2 3	CLC081	
		3	CLC083	
6 /		4 5 6	CLC142 CLC054	
_		6	CLC054	
B		7	CLC053	
		l á	CLC025	
M1				





04/10/2024

Olympia Steel Bui	ldings Canada	Customer: BAYRIDGE	CAPITAL INVESTMENTS	
Markham ON L3R	0E1	GEORGINA ON LOE 1RO		
Drafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24	
Detailer: SR	Date: 3/26/24	Sales ID:	Factory ID:	
Checker: PB	Date: 3/26/24		011466	
ENI		Sht E5 of 12		

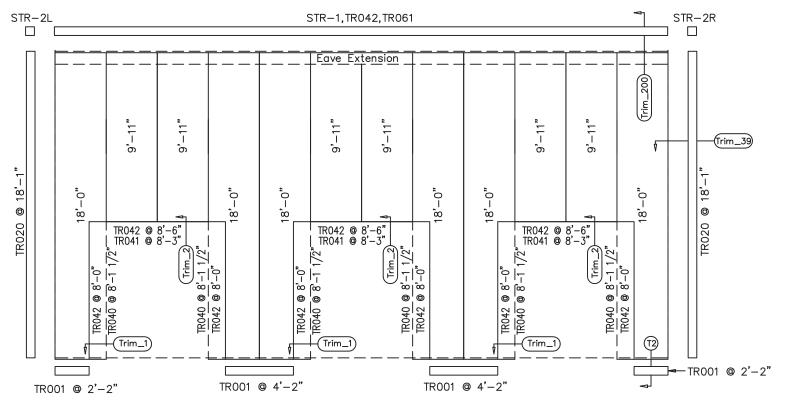


MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION.

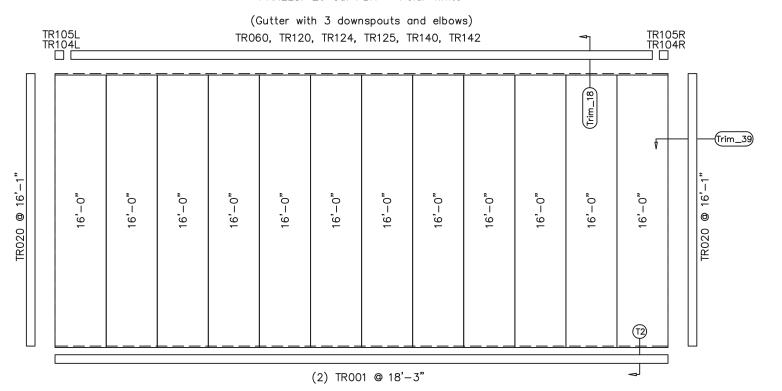
WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

Attachment 3 A07-24 (19 Mum's Ave) Pg 8 of 14

Olympia Steel Buildings Canada		Customer: BAYRIDGE CAPITAL INVESTMENTS	
larkham ON L3R 0E1		GEORGINA ON LOE 1RO	
rafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24
etailer: SR	Date: 3/26/24	Sales ID:	Factory ID:
hecker: PB	Date: 3/26/24		011466
ROOF FRAMING PLAN			Sht E6 of 12



SIDEWALL SHEETING & TRIM: FRAME LINE A PANELS: 26 Ga. PBR - Polar White



SIDEWALL SHEETING & TRIM: FRAME LINE D
PANELS: 26 Ga. PBR - Polar White

GENERAL NOTES:

MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

Attachment 3 A07-24 (19 Mum's Ave) Pg 9 of 14



04/10/2024

Olympia Steel Bui	ldings Canada	Customer: BAYRIDGE	CAPITAL INVESTMENTS
Markham ON L3R 0E1		GEORGINA ON LOE 1RO	
Drafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24
Detailer: SR	Date: 3/26/24	Sales ID:	Factory ID:
Checker: PB	Date: 3/26/24		011466
SIDEWALL SHEETING			Sht E7 of 12

TR042 @ 6'-6" TR041 @ 6'-3"

TR041 @ 6'-3"
TR042 @ 6'-6"

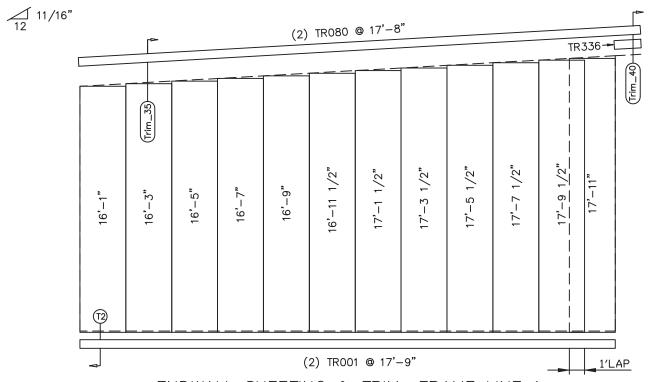
TRIM DETAIL LAYOUT
FOR 6'-0" x 2'-0" WINDOW
(3 REQD.)

@ 2'. © 2'.

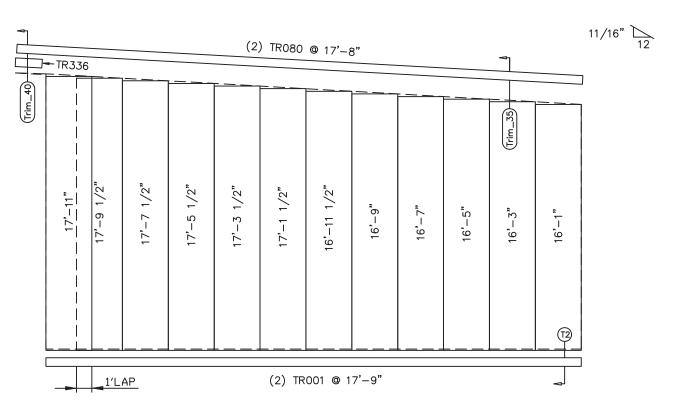
TR040 TR042

2'-0" 2'-0"

00



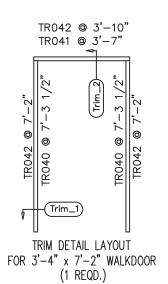
ENDWALL SHEETING & TRIM: FRAME LINE 1
PANELS: 26 Ga. PBR - Polar White



ENDWALL SHEETING & TRIM: FRAME LINE 4
PANELS: 26 Ga. PBR - Polar White

MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

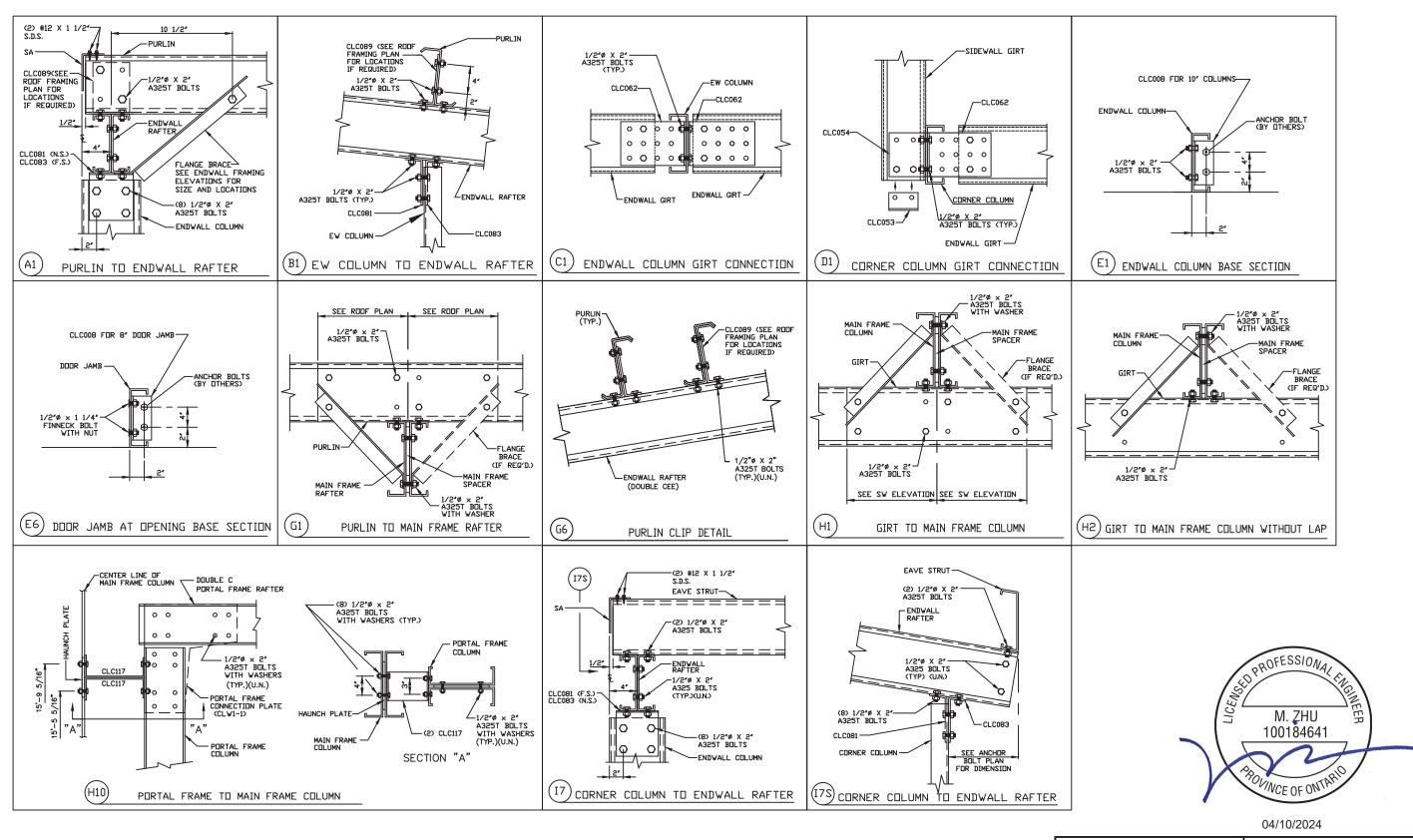
Attachment 3 A07-24 (19 Mum's Ave) Pg 10 of 14





04/10/2024

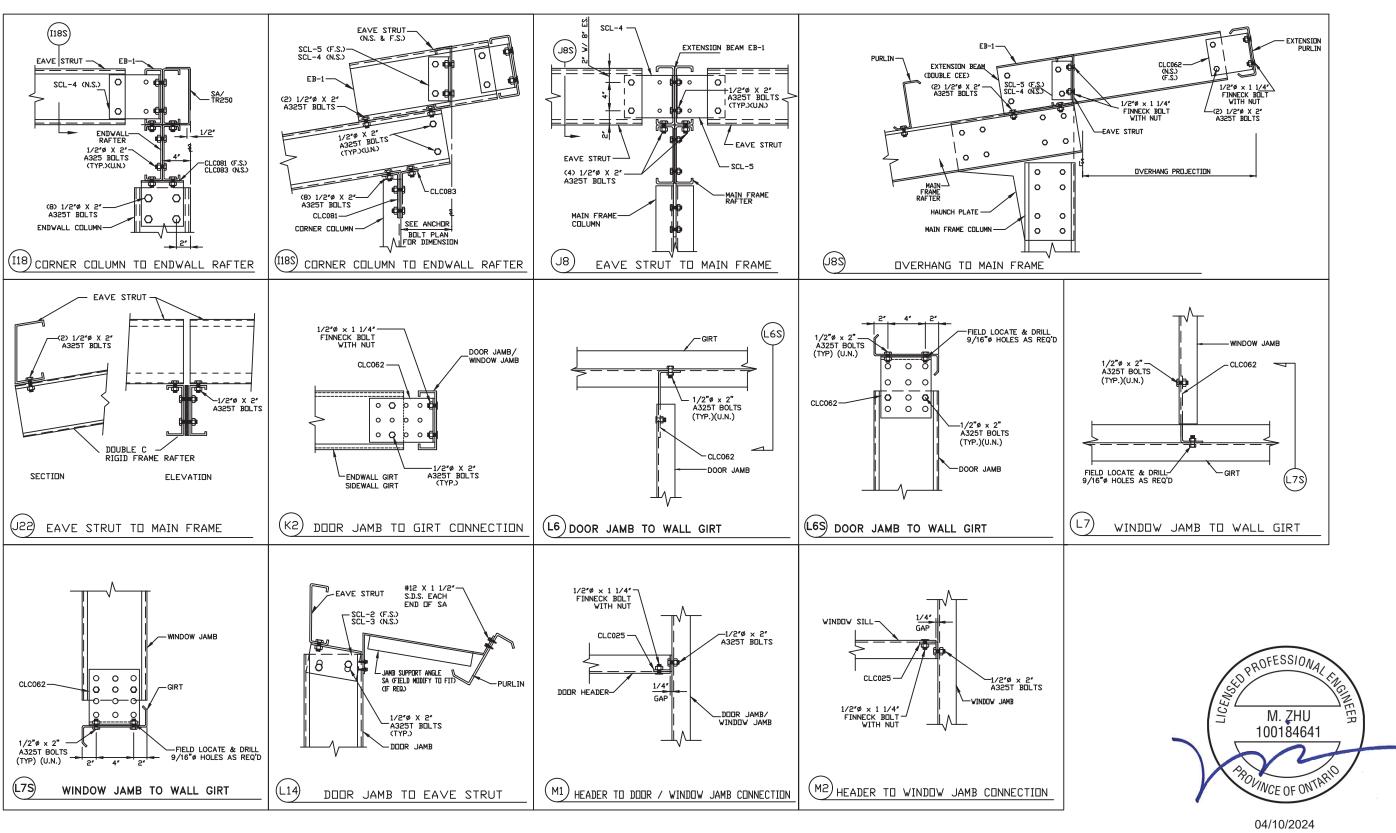
Olympia Steel Bui	ldings Canada	Customer: BAYRIDGE	CAPITAL INVESTMENTS
Markham ON L3R OE1		GEORGINA ON LOE 1RO	
Drafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24
Detailer: SR	Date: 3/26/24	Sales ID:	Factory ID:
Checker: PB	Date: 3/26/24		011466
ENDWALL SHEETING			Sht E8 of 12



MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

Attachment 3 A07-24 (19 Mum's Ave) Pg 11 of 14

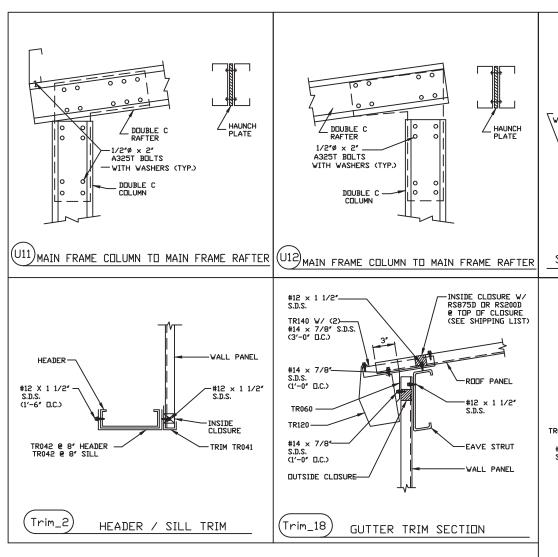
Olympia Steel Buildings Canada		Customer: BAYRIDGE CAPITAL INVESTMENTS	
Markham ON L3R 0E1		GEORGINA ON LOE 1RO	
Drafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24
Detailer: SR	Date: 3/26/24	Sales ID:	Factory ID:
Checker: PB	Date: 3/26/24		011466
DETAIL DRAWINGS			Sht E9 of 12

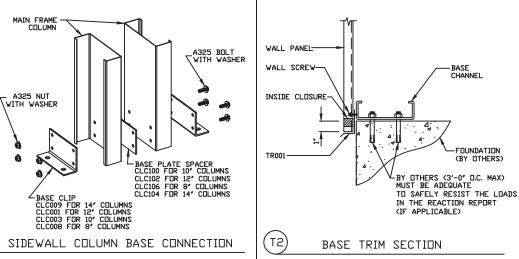


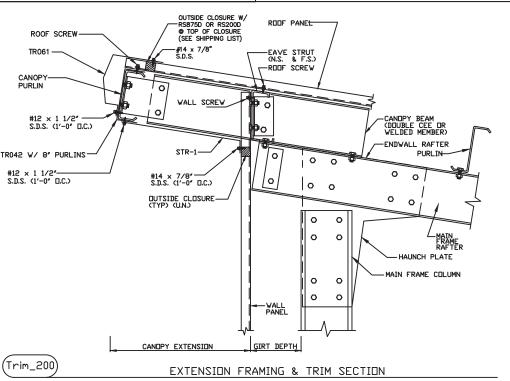
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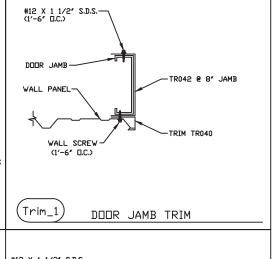
Attachment 3 A07-24 (19 Mum's Ave) Pg 12 of 14

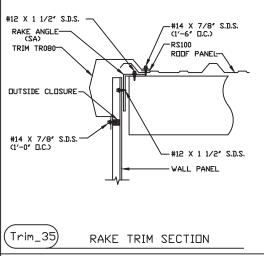
Olympia Steel Bui	ldings Canada	Customer: BAYRIDGE CAPITAL INVESTMENTS	
Markham ON L3R 0E1		GEORGINA ON LOE 1RO	
Drafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24
Detailer: SR	Date: 3/26/24	Sales ID:	Factory ID:
Checker: PB	Date: 3/26/24		011466
DETAIL DRAWINGS			Sht E10 of 12













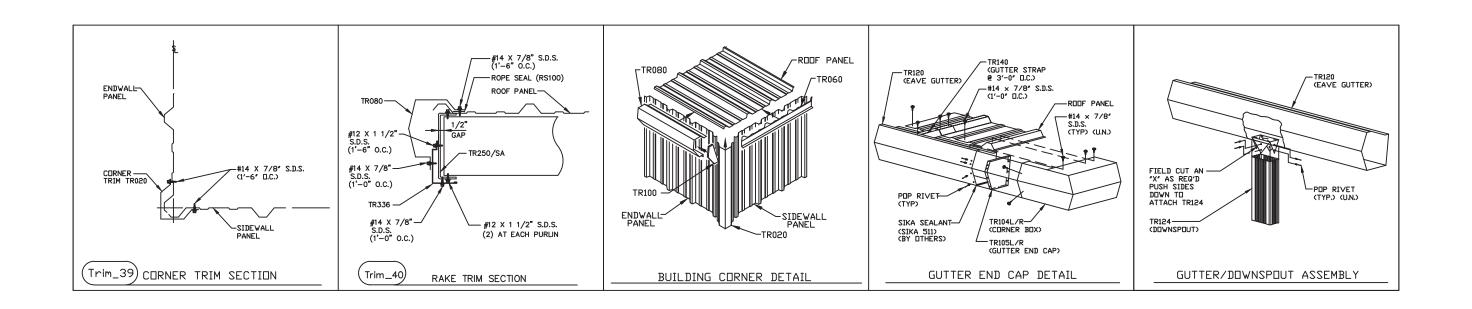
04/10/2024

Attachment 3 A07-24 (19 Mum's Ave) Pg 13 of 14

Olympia Steel Buildings Canada Customer: BAYRIDGE CAPITAL INVESTME			E CAPITAL INVESTMENTS
Markham ON L3R 0E1		GEORGINA ON LOE 1RO	
Drafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24
Detailer: SR	Date: 3/26/24	Sales ID:	Factory ID:
Checker: PB	Date: 3/26/24		011466
TRIM DRAWINGS			Sht E11 of 12

GENERAL NOTES:

MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.





04/10/2024

GENERAL NOTES:

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Attachment 3 A07-24 (19 Mum's Ave) Pg 14 of 14

		0 17 1 07 2 0 2 1	
Olympia Steel Buildings Canada		Customer: BAYRIDGE	CAPITAL INVESTMENTS
Markham ON L3R 0E1		GEORGINA ON LOE 1RO	
Drafter: SF	Date: 3/26/24	Designer: MQZ	Date: 3/26/24
Detailer: SR	Date: 3/26/24	Sales ID:	Factory ID:
Checker: PB	Date: 3/26/24		011466
TRIM DRAWINGS			Sht E12 of 12

Site Photos





Attachment 4 A07-24 19 Mum's Ave Page 1 of 3





Attachment 4 A07-24 19 Mum's Ave Page 2 of 3



Attachment 4 A07-24 19 Mum's Ave Page 3 of 3 **To:** Matthew Ka, Secretary Treasurer - Committee of Adjustments

From: Michelle Gunn, Development Engineering Clerk

cc: Mike lampietro, Manager, Development Engineering

Cory Repath, Sr. Development Inspector

Vikum Wegiriya, Jr. Development Technologist Matthew DeLuca, Jr. Development Inspector Laura Taylor, Operations Administrative Assistant

Date: July 4th, 202

Re: MINOR VARIANCE A07-24

19 Mum's Avenue Plan 427, Lot 105 ROLL NO.: 034-266

The Development Engineering Division has the following comments for Consent Application No. A07-24:

- 1. The applicant/owner is advised to provide a detailed lot grading and drainage plan at the time of building permit including existing and proposed entrance prepared by a Professional Engineer or Ontario Land Surveyor skilled and competent in such works and all in accordance with the requirements of Part 4 of By-law 2022-0038 (REG-1), as amended. The plan shall show existing conditions including grade elevations of the entire lot, to the satisfaction of the Town's Development Engineering Division.
 - A Professional Engineer is required to prepare drainage plans that contain any LID's (soakaway pit, infiltration gallery, French drain, etc.). Please contact the Development Engineering Division for any questions or concerns.