

## LOCATION MAP



**SUBJECT LAND**

0 10 20 40 Meters





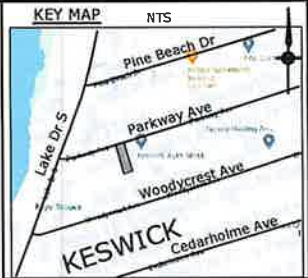
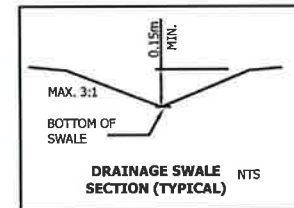
# GENERAL NOTES:

1. ALL SETBACKS AND ELEVATIONS TO BE CONFIRMED BY O.L.S. PRIOR TO PLACING ANY CONCRETE;
2. CONTRACTOR SHALL VERIFY BUILDING ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE FOUNDATION WORKS;
3. ALL GRADING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE APPROVED PLAN. THE TOWN WILL BE CONSULTED PRIOR TO ANY CHANGES BEING MADE TO THE SITE GRADING. A REVISED PLAN OR AS-BUILT DRAWING MAY BE REQUIRED AT THE DISCRETION OF THE TOWN;
4. ALL DISTURBED AREAS SHALL BE RESTORED WITH 150MM TOPSOIL AND STABILIZED WITH SEED OR SOD;
5. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE PRIOR TO CONSTRUCTION, AND MAINTAINED FOR THE DURATION OF THE PROJECT;
6. DRAINAGE SWALES SHALL HAVE A MINIMUM DEPTH OF 0.15M AND ALL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 3:1;
7. SURFACE AND ROOF RUNOFF SHALL BE DIRECTED AS DETAILED;
8. THE CONSULTANT'S FINAL LOT GRADING CERTIFICATE IS REQUIRED TO BE PROVIDED PRIOR TO THE TOWN'S FINAL INSPECTION AND DEPOSIT RELEASE.

LOT AREA: 589.9 sq.m  
EX. BLDG: 142.7 sq.m  
EX. SHED: 12.0 sq.m  
TOTAL: 154.7 sq.m

LOT COVERAGE: 26.2%

## SITE GRADING DRAINAGE PLAN - BUILDING ADDITION ON EXISTING FOOTPRINT



- LEGEND**
- x 98.99 EXISTING ELEVATIONS
  - x (98.88) SWALE ELEVATIONS
  - 98.82 PROPOSED ELEVATIONS
  - ⬇ ROOF DOWNSPOUTS
  - SWALE DIRECTIONS
  - ↘ SURFACE DRAINAGE DIRECTIONS
  - HP HYDRO POLE



**PIROCCHI RESIDENCE**  
LOT 230, R PLAN 231  
#281 PARKWAY AVENUE  
TOWN OF GEORGINA

## SITE GRADING DRAINAGE PLAN

**BJH Engineering Ltd.**  
#25944 WOODBINE AVENUE,  
KESWICK, ONT L4P 0L1  
phone: 1.888.530.0699  
email: bjhongconsulting@gmail.com  
www.bjhengineering.ca

PROJECT NO.: **24-2115**

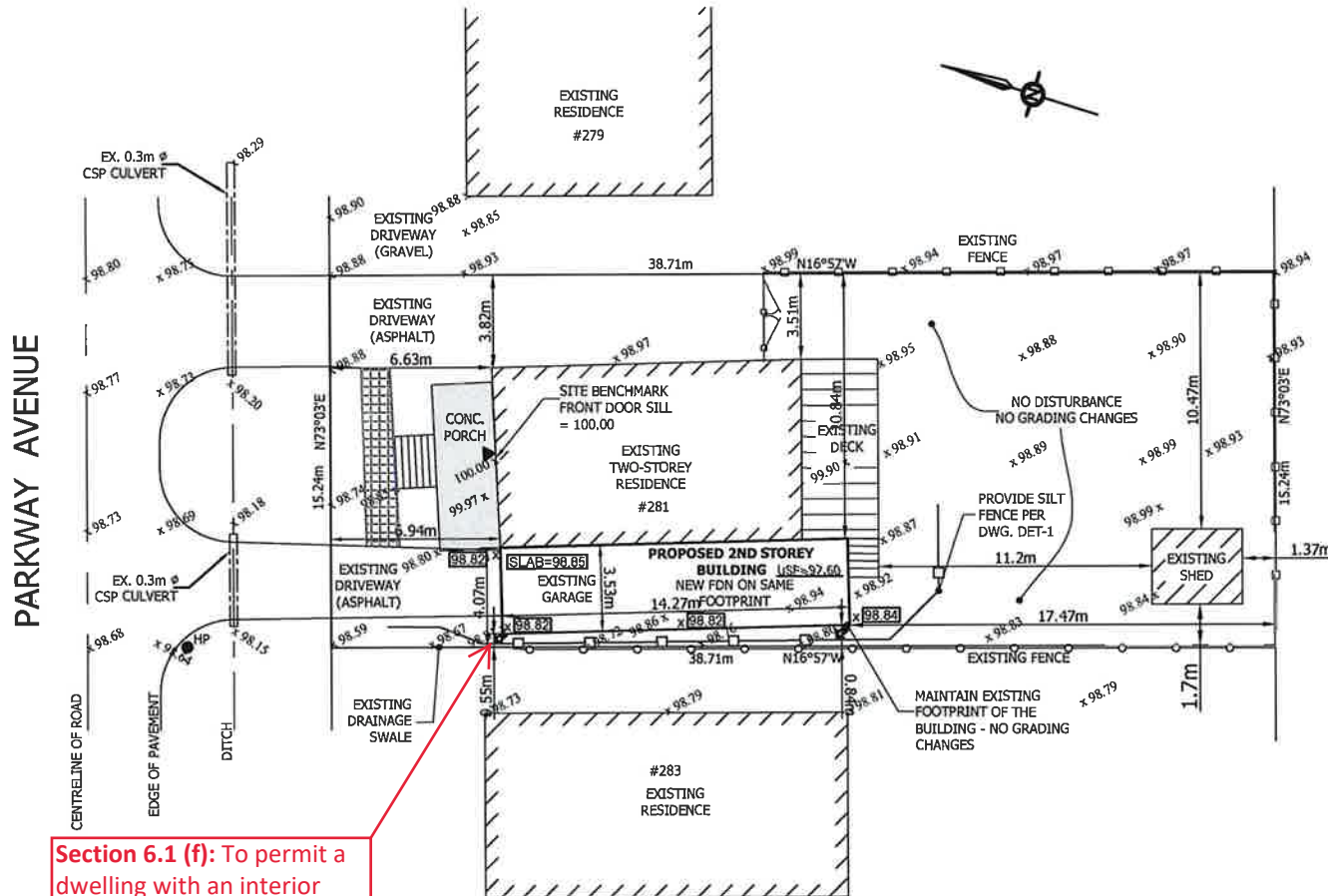
DRAWING NO.: **GP-1**

Date: MAY 2024

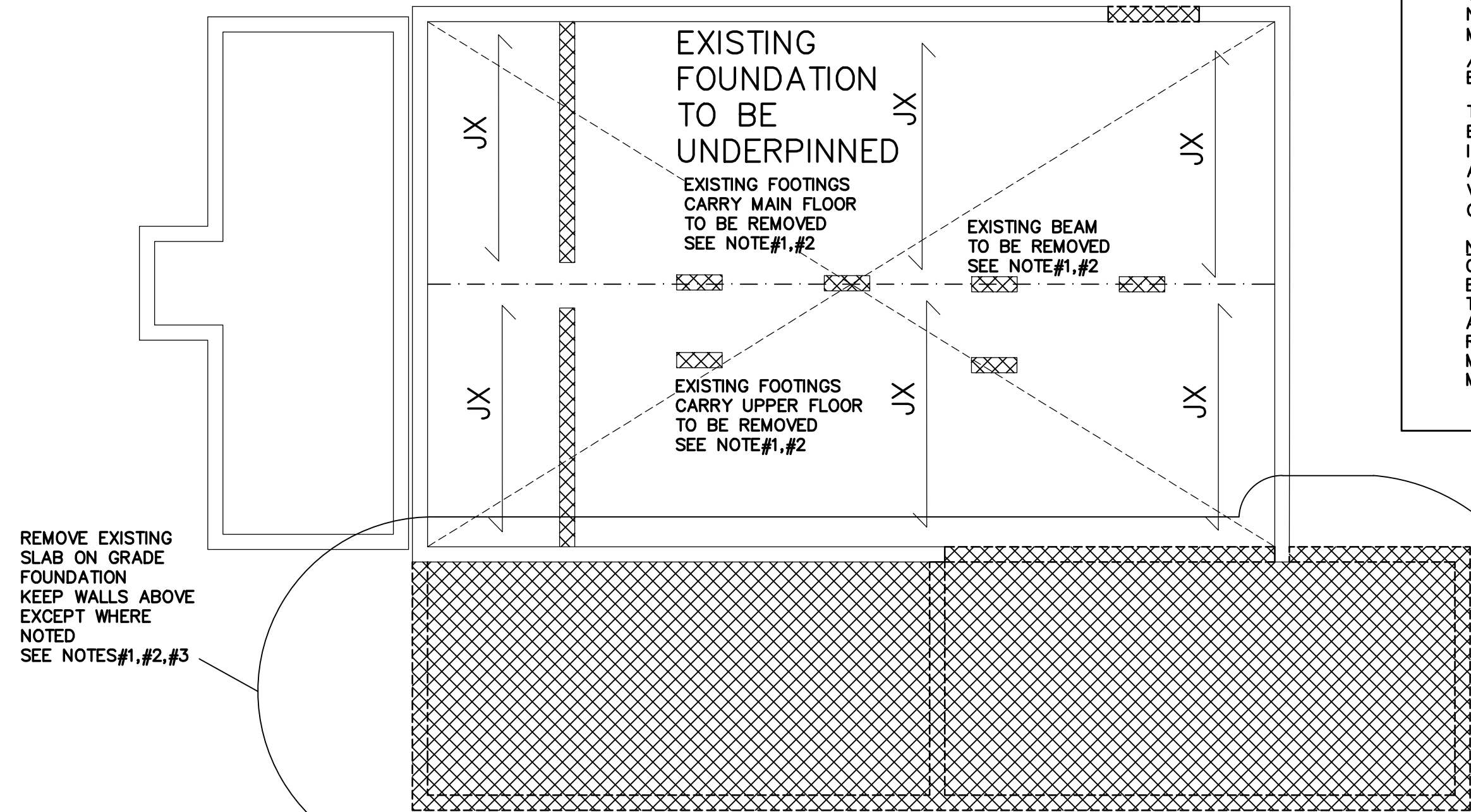
Designed By: BH

Scale: 1 : 200

Drawn By: BH



**Section 6.1 (f):** To permit a dwelling with an interior side yard setback of 0.55 m, whereas a minimum interior side yard setback of 1.2 metres is required.



**NOTE#1**  
 CONTRACTOR TO INSPECT & SITE VERIFY THAT THE EXISTING STRUCTURE IS CONSTRUCTED AS ASSUMED IN THIS DRAWING

IF UPON SITE INSPECTION THERE ARE DIFFERENT OR ADDITIONAL SUPPORTING MEMBERS THAT ARE NOT IDENTIFIED ON THE DRAWING THE DESIGNER MUST BE NOTIFIED PRIOR TO DEMOLITION /CONSTRUCTION SO ADEQUATE MODIFICATIONS CAN BE PROVIDED

THE DESIGNER IS NOT RESPONSIBLE FOR ANY EXPENSE OR INJURY CAUSED BY IMPROPER OR INADEQUATE INSPECTION. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SITE VERIFYING THE EXACT STRUCTURAL COMPOSITION OF THE EXISTING STRUCTURE

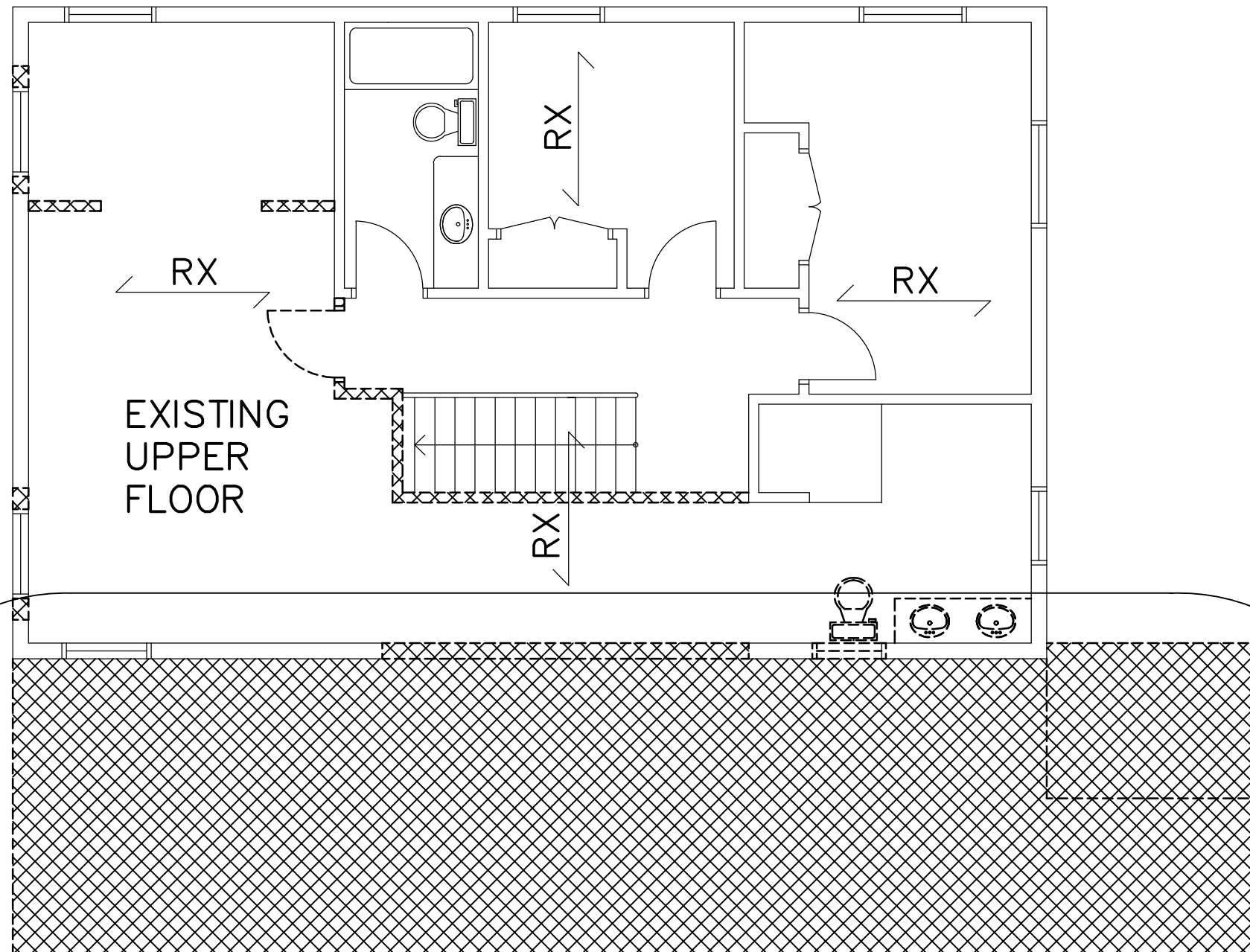
**NOTE#2**  
 CONTRACTOR TO ADEQUATELY SUPPORT THE EXISTING STRUCTURE DURING CONSTRUCTION THE EXISTING STRUCTURE MUST BE ADEQUATELY BRACED AS REQUIRED DURING REMOVAL OF ANY EXISTING STRUCTURAL MEMBERS UNTIL THE NEW STRUCTURAL MEMBERS AS SPECIFIED ARE ADDED

**NOTE#3**  
 CONTRACTOR TO SITE INSPECT EXISTING WOOD BEAMS, FLOORS JOISTS, ROOF RAFTERS & WALLS TO CONFIRM THEY ARE FREE FROM ROT & DECAY AND ARE STRUCTURALLY SOUND



**EXISTING WALLS FOUNDATION WALLS SLAB**  
 SEE NOTE#1,#2

**FLOOR JOIST SCHEDULE**  
 JX – EXISTING FLOOR JOIST SEE NOTES#1&#3  
 2x8@24"OC 5/8" SUBFLOOR  
 MAXIMUM SPAN 10'-9"  
 MUST BE SITE CONFIRMED



**NOTE#1**  
CONTRACTOR TO INSPECT & SITE VERIFY THAT THE EXISTING STRUCTURE IS CONSTRUCTED AS ASSUMED IN THIS DRAWING

IF UPON SITE INSPECTION THERE ARE DIFFERENT OR ADDITIONAL SUPPORTING MEMBERS THAT ARE NOT IDENTIFIED ON THE DRAWING THE DESIGNER MUST BE NOTIFIED PRIOR TO DEMOLITION /CONSTRUCTION SO ADEQUATE MODIFICATIONS CAN BE PROVIDED

THE DESIGNER IS NOT RESPONSIBLE FOR ANY EXPENSE OR INJURY CAUSED BY IMPROPER OR INADEQUATE INSPECTION. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SITE VERIFYING THE EXACT STRUCTURAL COMPOSITION OF THE EXISTING STRUCTURE

**NOTE#2**  
CONTRACTOR TO ADEQUATELY SUPPORT THE EXISTING STRUCTURE DURING CONSTRUCTION THE EXISTING STRUCTURE MUST BE ADEQUATELY BRACED AS REQUIRED DURING REMOVAL OF ANY EXISTING STRUCTURAL MEMBERS UNTIL THE NEW STRUCTURAL MEMBERS AS SPECIFIED ARE ADDED

**NOTE#3**  
CONTRACTOR TO SITE INSPECT EXISTING WOOD BEAMS, FLOORS JOISTS, ROOF RAFTERS & WALLS TO CONFIRM THEY ARE FREE FROM ROT & DECAY AND ARE STRUCTURALLY SOUND



**EXISTING ROOF TO BE REMOVED**  
SEE NOTE#1,#2

**RAFTER SCHEDULE**  
RX – EXISTING ROOF RAFTERS  
SEE NOTES#1&#3

REMOVE EXISTING ROOF KEEP WALLS  
EXCEPT WHERE NOTED BELOW  
SEE NOTES#1,#2,#3

Attachment 3  
A08-24 (281 Parkway Ave)  
Page 2 of 18

<b>AWDE BUILDING DESIGNS INC.</b> 33 Alice St Mount Albert Ontario LOG 1M0 (905) 836-3828 Individual BCIN# 24839 Company BCIN# 127705		Date <b>April 5,2024</b>		Revision No
Project <b>PERMIT DRAWINGS</b>		Drawn <b>Duncan Awde</b>		Title <b>UPPER FLOOR PLAN TAKE DOWN PLAN</b>
Location <b>281 PARKWAY AVE, KESWICK, ONTARIO</b>		Scale <b>3/16" = 1'-0"</b>		Drawing No <b>A-0a</b>
		Approved <b>Duncan Awde</b>		





**FX — EXISTING FOUNDATION WALL**  
EXISTING FOUNDATION WALL SEE  
NOTE#4A  
WILL BE UNDERPINNED  
(SEE NOTE#10)  
SEE ATTACHED DETAIL  
ADD R20 BLANKET WRAP  
CONTINUOUS INSULATION

**FX1 — EXISTING PORCH FOUNDATION WALL**  
EXISTING PORCH FOUNDATION WALL  
SEE NOTE#4A

**F1 — NEW FOUNDATION WALL**  
**MATCH HEIGHT EXISTING FOUNDATION WALL**  
**MINIMUM 6" ABOVE GRADE**  
AIR/GAP DRAINAGE MEMBRANE  
8" 20MPa POURED CONCRETE  
(SEE NOTE#10)  
ASPHALT DAMP PROOF COATING  
R20 BLANKET WRAP C.I.  
6 MIL V.B.(IF NOT IN BLANKET WRAP)  
USE 16"x6" POURED  
CONCRETE STRIP FOOTING  
SEE NOTES #5 &#13

**F2 — NEW FOUNDATION WALL**  
**UNEXCAVATED GARAGE**  
**MATCH HEIGHT EXISTING FOUNDATION WALL**  
**MINIMUM 6" ABOVE GRADE**  
8" 20MPa POURED CONCRETE  
(SEE NOTE#10)  
USE 16"x6" POURED  
CONCRETE STRIP FOOTING  
SEE NOTES #5 &#13

**FLOOR JOIST SCHEDULE**

JX — EXISTING FLOOR JOIST  
SEE NOTES#1&#3  
2x8@24"OC 5/8" SUBFLOOR  
MAXIMUM SPAN 10'-9"  
MUST BE SITE CONFIRMED

J1 — 2x8@16"OC WITH 5/8" PLYWOOD  
DECKING, W/STRAPPING,BRIDGING &  
GLUED

**FS1 GARAGE FLOOR SLAB**  
4" POURED CONCRETE 32MPa  
8" COMPACTED GRANULAR FILL  
6-8% AIR ENTRAINMENT  
MUST SLOPE MINIMUM 2%  
TOWARDS THE OUTSIDE

**NEW PIER FOUNDATION SCHEDULE**

P1 — 42"x42"x21"D POURED CONCRETE  
CARRY MAIN FLOOR SEE NOTES#1&#2A

P2 — 46"x46"x23"D POURED CONCRETE  
CARRY UPPER FLOOR SEE NOTES#1&#2A

P3 — 46"x46"x23"D POURED CONCRETE  
CARRY ROOF LOAD SEE NOTES#1&#2A

P3 — BF20 (BIG FOOT FOUNDATION SYSTEM)  
W/10" SONO TUBE  
SEE NOTE#9  
SEE NOTE#13

**COLUMN SCHEDULE**

C1 — HSS 3 1/2" x.188" STEEL COLUMN WITH  
6x6x1/4" STEEL TOP & BOTTOM PLATES  
SEE NOTE#2A

BP— BEAM POCKET IN EXISITING FOUNDATION  
WALL SEE NOTE#4A  
MINIMUM 3 1/2" BEARING SURFACE  
ALL CORE OF CONCRETE BLOCK FILLED  
W/CEMENT

**BEAM SCHEDULE**

BBX— 2-2X6 WOOD BEAM MINIMUM  
CARRY 2 FLOORS & ROOF LOAD  
MAX SPAN 3'-0"

BB1 — W200x31 STEEL BEAM  
CARRY EXISTING MAIN FLOOR LOAD  
MAX SPAN 15'-9"

BB2 — 4-2x12 WOOD BEAM  
CARRY MAIN FLOOR LOAD  
MAX SPAN 9'-6"

BB3 — 2-2X8 WOOD BEAM  
CARRY 2 FLOORS & ROOF LOAD  
MAX SPAN 4'-0"

**FS — FLOOR SLAB**

4" POURED CONCRETE FLOOR  
6 MIL POLY  
5" LOOSE GRANULAR FILL  
MINIMUM STRENGTH 32 MPA

**NOTE#1**

CONTRACTOR TO INSPECT & SITE VERIFY THAT  
THE EXISTING STRUCTURE IS CONSTRUCTED AS  
ASSUMED IN THIS DRAWING

IF UPON SITE INSPECTION THERE ARE DIFFERENT  
OR ADDITIONAL SUPPORTING MEMBERS THAT ARE  
NOT IDENTIFIED ON THE DRAWING THE DESIGNER  
MUST BE NOTIFIED PRIOR TO DEMOLITION  
/CONSTRUCTION SO ADEQUATE MODIFICATIONS CAN  
BE PROVIDED

THE DESIGNER IS NOT RESPONSIBLE FOR ANY  
EXPENSE OR INJURY CAUSED BY IMPROPER OR  
INADEQUATE INSPECTION. THE CONTRACTOR  
ASSUMES FULL RESPONSIBILITY FOR SITE  
VERIFYING THE EXACT STRUCTURAL  
COMPOSITION OF THE EXISTING STRUCTURE

**NOTE#2**

CONTRACTOR TO ADEQUATELY SUPPORT THE  
EXISTING STRUCTURE DURING CONSTRUCTION  
THE EXISTING STRUCTURE MUST BE  
ADEQUATELY BRACED AS REQUIRED DURING  
REMOVAL OF ANY EXISTING STRUCTURAL  
MEMBERS UNTIL THE NEW STRUCTURAL  
MEMBERS AS SPECIFIED ARE ADDED

**NOTE#2A**

ALL NEW COLUMNS & NEW PIER FOOTINGS  
FINAL LOCATION WILL BE SITE DETERMINED AS  
THEY MUST BE LOCATED UNDERNEATH EXISTING  
STRUCTURAL LOAD BEARING ELEMENTS  
ALL COLUMNS RESTING ON CONCRETE SLAB  
MUST BE ANCHORED TO CONCRETE  
LAB/FOUNDATION WALL AS PER COLUMN  
MANUFACTURER SPECIFICATION

**NOTE#3**

CONTRACTOR TO SITE INSPECT EXISTING  
WOOD BEAMS, FLOORS JOISTS, ROOF  
RAFTERS & WALLS TO CONFIRM THEY ARE  
FREE FROM ROT & DECAY AND ARE  
STRUCTURALLY SOUND

**NOTE#4A**

EXISTING FOUNDATION WALL MUST BE  
SITE INSPECTED BY CONTRACTOR TO  
DETERMINE IF IT IS STRUCTURALLY  
SOUND AND FREE FROM CRACKS OR  
ANY OTHER DEFECTS THAT EFFECT  
ITS STRUCTURAL INTEGRITY

**NOTE #5**

ANCHOR BOLTS MUST BE IN THE  
FOUNDATION WALLS MINIMUM  
1/2"x10 LONG MAXIMUM  
SPACING @7'-10" AND 2'-0"  
FROM EVERY CORNER WITH 1/4"  
POLY FOAM GASKET  
SEE SPECIFICATION FOR MORE  
DETAILS

**NOTE#7**

NEW FOUNDATION WALL TO BE ANCHORED TO  
EXISTING FOUNDATION WALL WITH 10m  
DOWELS@16"OC

**NOTE#9**

WOOD COLUMNS MUST HAVE MUST HAVE METAL COLUMN  
BRACKET USE SIMPSON STRONG TIE CB88 SADDLE  
BRACKET INSTALLATION AS PER MANUFACTURER

**NOTE#10**

NEW UNDERPINNED FOUNDATION WALLS & BOTH HOUSE  
& GARAGE FOUNDATION WALLS MUST BE AT THE SAME  
DEPTH MINIMUM 48" BELOW GRADE

**NOTE#11**

INTERIOR STAIRCASE RAILING MINIMUM HEIGHT 2'-7"  
MAXIMUM HEIGHT 2'-11" GUARD HEIGHT MINIMUM 2'-11"  
HIEGHT  
GUARD & RAILING MUST NOT BE CLIMBABLE AND NOT  
HAVE ANY OPENING GREATER THAN 4" MUST MEET  
LATERAL LOAD REQUIREMENTS AS SET OUT IN OBC  
TABLE 9.8.8.2 SEE SPECIFICATION FOR DETAILS

**NOTE#13**

NEW STRIP/PIER FOOTINGS MUST REST ON UNDISTURBED  
SOIL & BE MINIMUM 4'-0" BELOW GRADE

**NOTE#14**


NEW PORCH WOOD COLUMNS MUST HAVE MUST HAVE  
METAL COLUMN BRACKET ANCHORED TO EXISITNG  
FOUNDATION WALL (SEE NOTE#4A) USE SIMPSON STRONG  
TIE CB88 SADDLE BRACKET OR EQUIVELANT  
INSTALLATION AS PER MANUFACTURER

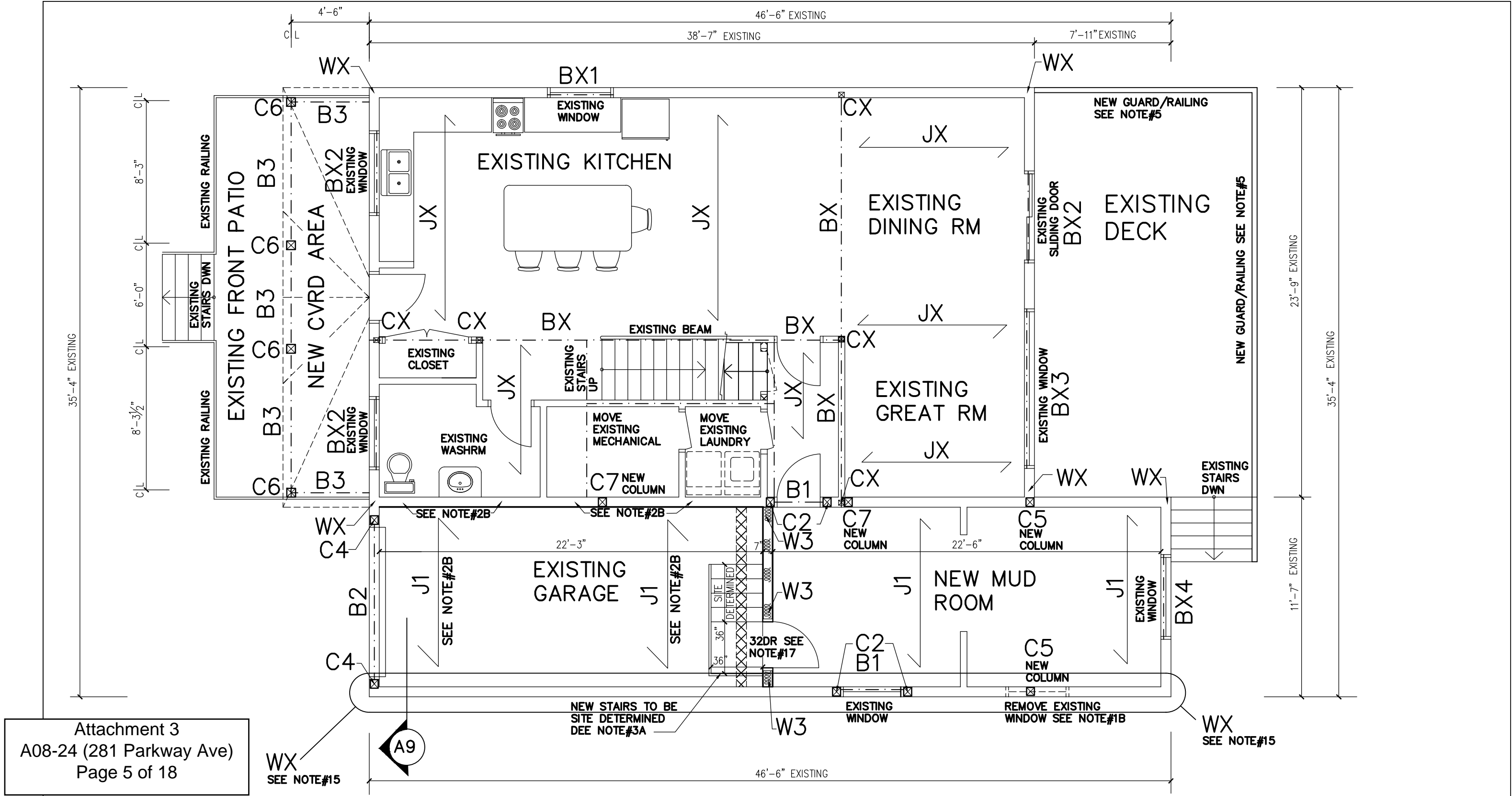
**NOTE#18**

NEW STAIRCASE 18 RISERS@7.8" 14 RUNNERS  
@10" +1" NOSE  
FINAL DIMENSIONS AND LOCATION TO BE SITE  
CONFIRMED MUST FOLLOW OBC REQUIREMENTS  
MINIMUM HEADROOM ABOVE EXISTING STAIRS  
MUST BE MINIMUM 6'-5" IT IS THE  
CONTRACTORS RESPONSIBILTY TO MAKE SURE  
THIS IS ADHERED TO

**NOTE#21**

A SUMP PUMP WILL BE REQUIRED IN THE NEW UNFINISHED  
BASEMENT  
ALL SPECIFICATION AND DETAILS WILL BE PROVIDED BY  
OTHERS

<div>AWDE BUILDING DESIGNS INC.</div> <div>33 Alice St    Mount Albert    Ontario</div> <div>LOG 1M0    (905) 836-3828</div> <div>Individual BCIN# 24839</div> <div>Company BCIN# 127705</div>	Date <b>April 5,2024</b>	Revision No 
	Drawn <b>Duncan Awde</b>	Title FOUNDATION PLAN NOTES
	Scale <b>3/16" = 1'-0"</b>	Do not scale drawings. Drawing No  <b>A-1a</b>
	Approved <b>Duncan Awde</b>	
Project <b>PERMIT DRAWINGS</b>	Project No <b>0524</b>	
Location <b>281 PARKWAY AVE, KESWICK, ONTARIO</b>		







**EXISTING WALLS WINDOWS & DOORS TO BE REMOVED**  
SEE NOTE#1,#2&#3

**FLOOR JOIST SCHEDULE**  
JX – EXISTING FLOOR JOIST  
SEE NOTES#1&#3  
2x8@24"OC  
5/8" SUBFLOOR  
MAXIMUM SPAN  
10'-9"  
MUST BE SITE  
CONFIRMED

J1 – 2x8@16"OC WITH  
5/8" PLYWOOD DECKING,  
W/STRAPPING,BRIDGING &  
GLUED

**WX – EXISTING EXTERIOR WALL**  
EXISTING EXTERIOR WALL  
MINIMUM 2x4@16"OC  
SINGLE BOTTOM PLATE  
DOUBLE TOP PLATE  
MAXIMUM STUD LENGTH  
9'-10"  
INSULATION AS EXISTING  
SEE NOTES#1 & #3

**W3-INTERIOR/EXTERIOR HOUSE/GARAGE WALL**  
1/2" DRYWALL  
6 MIL V.B.  
5 1/2" WOOD STUD @16"OC  
R24 BATT INSULATION  
1/2" SHEATHING,1/2" DRYWALL  
SEE NOTE#2B

**ALL INTERIOR WALLS NON-LOAD BEARING WALL UNLESS OTHERWISE NOTED**  
1/2" DRYWALL  
3 1/2" WOOD STUD @16"OC  
1/2" DRYWALL

**COLUMN SCHEDULE**  
CX- EXISTING WOOD COLUMNS  
SEE NOTE#1 & #3

- C2 – 2-2x6 WOOD COLUMN  
C4 – 4-2x6 WOOD COLUMN  
C5 – 5-2x6 WOOD COLUMN  
C6 – 6x6 PRESSURE TREATED WOOD COLUMN  
SEE NOTE#9  
SEE NOTE#21  
C7 – 3 1/2"x5 1/4" PSL 1.8 PARALLAM COLUMN

**BEAM SCHEDULE**  
BX – INTERNAL FLOOR BEAMS  
NO NEW LOADING  
ALL APPROVED UNDER OTHER  
PERMIT

BX1 – EXISTING BEAM  
NO NEW LOADING  
ALL APPROVED UNDER OTHER  
PERMIT

BX2 – EXISTING BEAM  
NO NEW LOADING  
ALL APPROVED UNDER OTHER  
PERMIT

BX3 – EXISTING BEAM  
NO NEW LOADING  
ALL APPROVED UNDER OTHER  
PERMIT

BX4 – EXISTING BEAM MINIMUM 2-2x6  
NEW FLOOR ABOVE BUT NO  
NEW LOADING

B1 – 2-2x6 WOOD BEAM  
CARRY NEW  
& EXISTING FLOOR LOAD  
& EXISITNG ROOF LOAD  
MAX SPAN 3'-8"

B2 – 4-2X12 WOOD BEAM  
CARRY NEW ROOF LOAD  
MAX SPAN 9'-4"

B3 – 6x6 WOOD BEAM  
CARRY NEW ROOF LOAD  
MAX SPAN 7'-9"

**NOTE#1**  
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THE EXISTING STRUCTURE IS CONSTRUCTED AS  
ASSUMED IN THIS DRAWING  
  
IF UPON SITE INSPECTION THERE ARE DIFFERENT  
OR ADDITIONAL SUPPORTING MEMBERS THAT ARE  
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COMPOSITION OF THE EXISTING STRUCTURE

**NOTE#1B**  
REMOVE EXISTING WINDOW/DOOR  
DO NOT ALTER EXISTING STRUCTURE  
FILL EXISTING WINDOW/DOOR OPENING  
WITH NEW WALL ASSEMBLE TO MATCH  
EXISTING  
MINIMUM 2x4/6@16", 1/2" SHEATHING  
6 MIL V. B.  
INSULATION TO MATCH EXISTING  
NEW SIDING TO MATCH EXISTING

**NOTE#2**  
CONTRACTOR TO ADEQUATELY SUPPORT THE  
EXISTING STRUCTURE DURING CONSTRUCTION  
THE EXISTING STRUCTURE MUST BE  
ADEQUATELY BRACED AS REQUIRED DURING  
REMOVAL OF ANY EXISTING STRUCTURAL  
MEMBERS UNTIL THE NEW STRUCTURAL  
MEMBERS AS SPECIFIED ARE ADDED

**NOTE#2B**  
COMMON WALL/CEILING BETWEEN GARAGE & LIVING  
SPACE MUST BE DRY WALLED, TAPED, MUDDED AND  
CONTAIN VAPOR BARRIER AND MUST BE FINISHED TO  
PREVENT THE PASSAGE OF FUMES FROM GARAGE TO  
LIVING SPACE

**NOTE#3**  
CONTRACTOR TO SITE INSPECT EXISTING  
WOOD BEAMS, FLOORS JOISTS, ROOF  
RAFTERS & WALLS TO CONFIRM THEY ARE  
FREE FROM ROT & DECAY AND ARE  
STRUCTURALLY SOUND

**NOTE#3A**  
PORCH/EXTERIOR STEPS RISE & RUN TO SUIT  
FINAL GRADE HEIGHT MUST BE SITE  
DETERMINED MUST COMPLY WITH OBC TABLE  
9.8.3.1.(1) IF MORE THAN 3 RISER ARE  
REQUIRED THEN A HANDRAIL& GUARD MUST BE  
ADDED THAT MEETS OBC REQUIREMENT AS  
OUTLINED IN 9.8.7 SEE SPECIFICATION FOR  
MORE DETAILS

**NOTE#5**  
IF DECK/PORCH TO FINAL GRADE HEIGHT EXCEEDS 23" BUT IS  
UNDER 5'-11" THEN A RAILING & GUARD MINIMUM 2'-11"  
HEIGHT MUST BE INSTALLED

IF DECK/PORCH TO FINAL GRADE HEIGHT EXCEEDS  
5'-11" THEN A RAILING & GUARD MINIMUM 3'-6" HEIGHT  
MUST BE INSTALLED

ALL GUARDS& RAILING MUST BE MANUFACTURED BY A  
SUPPLIER  
THAT MEETS OBC REGULATIONS NOT CLIMBABLE AND NOT  
HAVE ANY OPENING GREATER THAN 4" MUST MEET LATERAL  
LOAD REQUIREMENTS AS SET OUT IN OBC TABLE 9.8.8.2  
STRUCTURAL DIRECTION/RESPONSIBILITY/ VERIFICATION BY  
OTHERS SEE SPECIFICATION

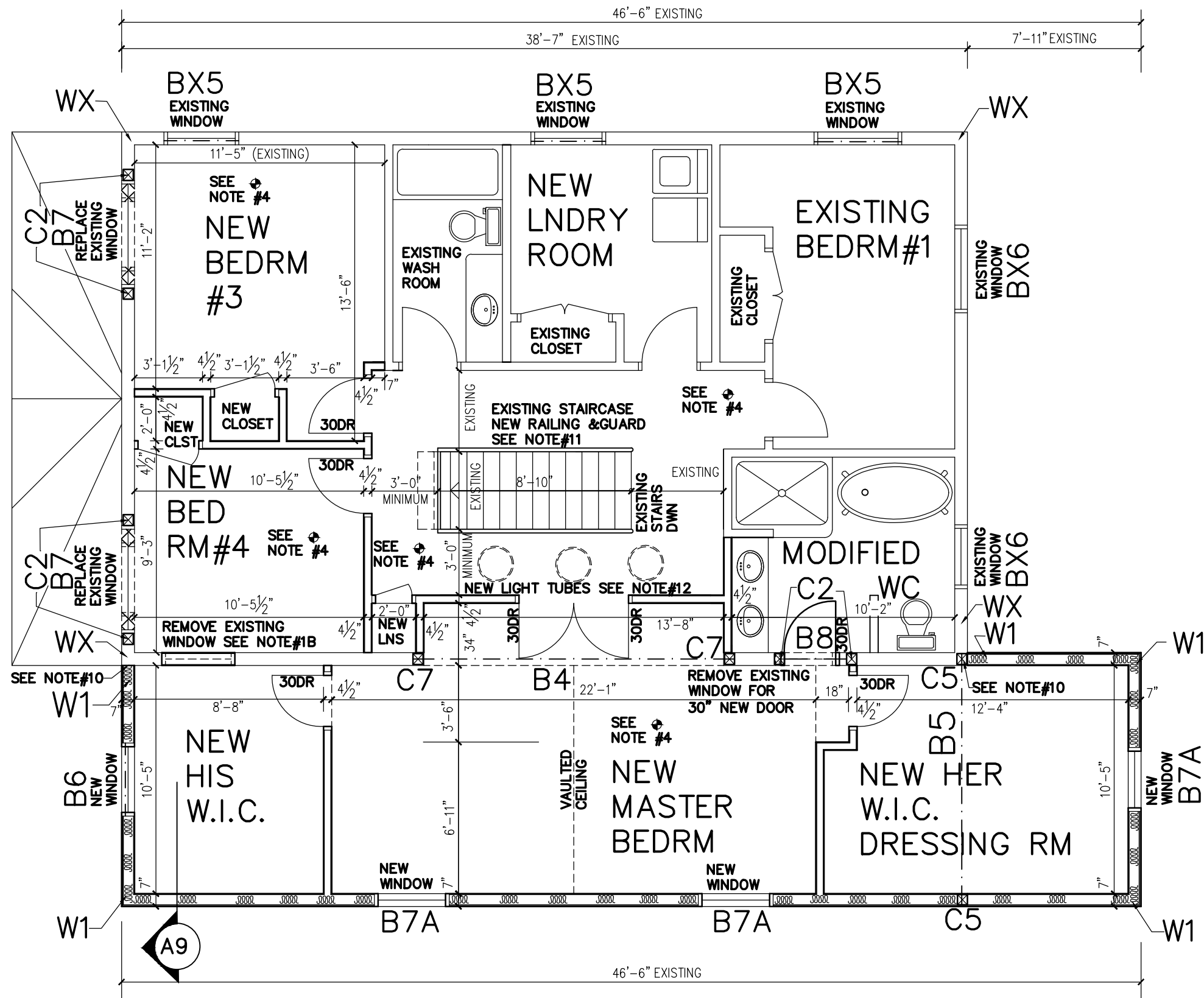
**NOTE#9**  
WOOD COLUMNS MUST HAVE MUST HAVE METAL COLUMN  
BRACKET USE SIMPSON STRONG TIE CB88 SADDLE  
BRACKET INSTALLATION AS PER MANUFACTURER

**NOTE#15**  
EXISTING WALL MUST BE CUT DOWN OR  
RAISED IN HIEGHT SO NEW UPPER FLOOR  
LEVEL IS THE SAME AS THE EXISTING  
IF EXISTING WALL NEED TO BE LOWERED CUT  
DOWN EXISTING WOOD STUDS & ADD NEW  
DOUBLE TOP PLATE  
IF WALL NEEDS TO BE RAISED SISTER NEW  
WALL STUDS BESIDE EXISITNG WALL STUD  
MAXIMUM WALL STUD HIEGHT FOR  
-2x4@16"OC 9'-10"  
-2x6@16"OC 11'-10"

**NOTE#17**  
DOOR MUST MEET THE CRITERIA OF BEING AN EXTERIOR MAN  
DOOR THAT IS INSULATED & WEATHER STRIPPED AND EQUIPPED  
WITH A SELF CLOSER TO PREVENT THE PASSAGE OF FUMES FROM  
GARAGE TO NEW MUDROOM

**NOTE#21**  
ALL EXTERIOR COLUMNS MUST BE ANCHORED TO ALL EXTERIOR  
BEAMS WITH METAL BRACKETS USE SIMPSON STRONG TIE BC80 OR  
EQUIVALENT INSTALLATION AS PER MANUFACTURER

<b>AWDE BUILDING DESIGNS INC.</b> 33 Alice St Mount Albert Ontario LOG 1M0 (905) 836-3828 Individual BCIN# 24839 Company BCIN# 127705	Date <b>April 5,2024</b>	Revision No 
	Drawn <b>Duncan Awde</b>	Title MAIN FLOOR PLAN NOTES
	Scale <b>3/16" = 1'-0"</b>	Drawing No <b>A-2a</b>
	Approved <b>Duncan Awde</b>	
Project <b>PERMIT DRAWINGS</b>	Project No <b>0524</b>	
Location <b>281 PARKWAY AVE, KESWICK, ONTARIO</b>	Do not scale drawings	



35'-4" EXISTING

23'-9" EXISTING

35'-4" EXISTING

11'-7" EXISTING

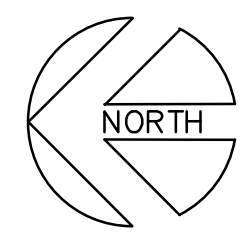
Attachment 3  
A08-24 (281 Parkway Ave)  
Page 7 of 18

SEE DRAWING A3a  
FOR ALL NOTES  
FOR THIS DRAWING

SEE DRAWING A4 FOR  
ALL ROOF FRAMING

AWDE BUILDING DESIGNS INC.		
33 Alice St	Mount Albert	Ontario
LOG 1M0		(905) 836-3828
Individual BCIN# 24839		
Company BCIN# 127705		
Project	PERMIT DRAWINGS	
Location	281 PARKWAY AVE, KESWICK, ONTARIO	

Date	April 5, 2024
Drawn	Duncan Awde
Scale	3/16" = 1'-0"
Approved	Duncan Awde
Project No	0524



Do not scale drawings.

Revision No	
Title	UPPER FLOOR PLAN
Drawing No	A-3

WX – EXISTING EXTERIOR WALL  
EXISTING EXTERIOR WALL  
MINIMUM 2x4@16”OC  
SINGLE BOTTOM PLATE  
DOUBLE TOP PLATE  
MAXIMUM STUD LENGTH  
9’–10”  
INSULATION AS EXISTING  
SEE NOTES#1 & #3

W1 – EXTERIOR WALL SIDING HOUSE  
½” DRYWALL  
6 MIL V.B.  
5½” WOOD STUD @16”OC  
R24 BATT INSULATION  
OR AS PER HVAC DESIGNER  
½” SHEATHING  
AIR BARRIER  
WOOD TYPE SIDING

ALL INTERIOR WALLS  
NON–LOAD BEARING WALL  
UNLESS OTHERWISE NOTED  
½” DRYWALL  
3½” WOOD STUD @16”OC  
½” DRYWALL

- BEAM SCHEDULE
- BX5 – EXISTING BEAM MINIMUM 2–2x6  
CARRY NEW/EXISTING ROOF LOAD
- BX6 – EXISTING BEAM MINIMUM 2–2x6  
CARRY EXISTING ROOF LOAD
- B4 – 5¼”x117⁄8” LVL  
WEST FRASER 3100Fb 2.0E  
BEAM CARRY NEW/EXISTING ROOF LOAD  
MAX SPAN 14’–0”
- B5 – 5–2X12 WOOD BEAM  
CARRY NEW ROOF LOAD  
MAX SPAN 10’–5”
- B6 – 2–2x12 WOOD BEAM  
CARRY NEW ROOF LOAD  
MAX SPAN 4’–0”
- B7 – 2–2x8 WOOD BEAM  
CARRY EXISTING ROOF LOAD  
MAX SPAN 4’–11”
- B7A – 2–2x6 WOOD BEAM  
NO DIRECT LOAD  
MAX SPAN 4’–0”
- B8 – 2–2x6 WOOD BEAM  
CARRY NEW/EXISTING ROOF LOAD  
MAX SPAN 3’–8”

- COLUMN SCHEDULE
- C2 – 2–2x6 WOOD COLUMN
- C5 – 5–2x6 WOOD COLUMN
- C7 – 3½”x5¼” PSL 1.8  
PARALLAM COLUMN

NOTE#1  
CONTRACTOR TO INSPECT & SITE VERIFY THAT  
THE EXISTING STRUCTURE IS CONSTRUCTED AS  
ASSUMED IN THIS DRAWING

IF UPON SITE INSPECTION THERE ARE DIFFERENT  
OR ADDITIONAL SUPPORTING MEMBERS THAT ARE  
NOT IDENTIFIED ON THE DRAWING THE DESIGNER  
MUST BE NOTIFIED PRIOR TO DEMOLITION  
/CONSTRUCTION SO ADEQUATE MODIFICATIONS CAN  
BE PROVIDED

THE DESIGNER IS NOT RESPONSIBLE FOR ANY  
EXPENSE OR INJURY CAUSED BY IMPROPER OR  
INADEQUATE INSPECTION. THE CONTRACTOR  
ASSUMES FULL RESPONSIBILITY FOR SITE  
VERIFYING THE EXACT STRUCTURAL  
COMPOSITION OF THE EXISTING STRUCTURE

NOTE#1B  
REMOVE EXISTING WINDOW/DOOR  
DO NOT ALTER EXISTING STRUCTURE  
FILL EXISTING WINDOW/DOOR OPENING  
WITH NEW WALL ASSEMBLY TO MATCH  
EXISTING  
MINIMUM 2x4/6@16”, ½” SHEATHING  
6 MIL V. B.  
INSULATION TO MATCH EXISTING  
NEW SIDING TO MATCH EXISTING

NOTE#3  
CONTRACTOR TO SITE INSPECT EXISTING  
WOOD BEAMS, FLOORS JOISTS, ROOF  
RAFTERS & WALLS TO CONFIRM THEY ARE  
FREE FROM ROT & DECAY AND ARE  
STRUCTURALLY SOUND

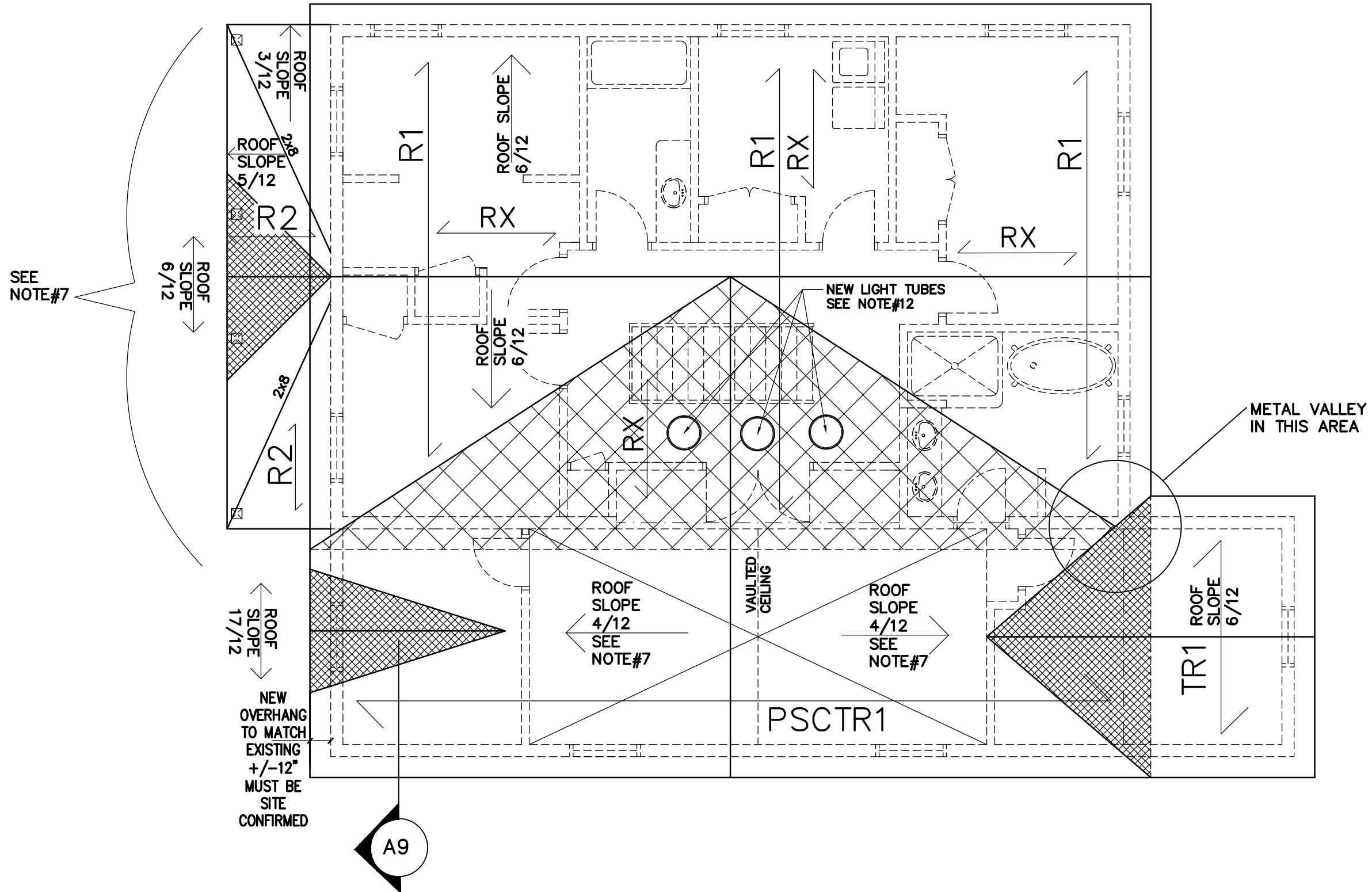
NOTE#4  
INTER–CONNECTED SMOKE ALARMS MUST BE  
INSTALLED NEED TO CONFORM TO OBC SUBSECTION  
B–9.10.19 CARBON MONOXIDE ALARMS TO CONFORM  
TO INSTALLED OUTSIDE OF SERVICE ROOM AND  
BEDROOM AND CONFORM TO OBC SUBSECTION B–  
9.33.4

NOTE#10  
ATTACH NEW WALLS TO EXISTING STRUCTURE  
WITH ½” LAG BOLTS 24” OC

NOTE#11  
INTERIOR STAIRCASE RAILING MINIMUM HEIGHT  
2’–7” MAXIMUM HEIGHT 2’–11” GUARD  
HEIGHT MINIMUM 2’–11” HIEGHT  
GUARD & RAILING MUST NOT BE CLIMBABLE  
AND NOT HAVE ANY OPENING GREATER THAN  
4” MUST MEET LATERAL LOAD REQUIREMENTS  
AS SET OUT IN OBC TABLE 9.8.8.2 SEE  
SPECIFICATION FOR DETAILS

<div>AWDE BUILDING DESIGNS INC.</div> <div>33 Alice St Mount Albert Ontario LOG 1M0 (905) 836–3828</div> <div>Individual BCIN# 24839 Company BCIN# 127705</div>	Date April 5,2024		Revision No ▽
	Drawn Duncan Awde		Title UPPER FLOOR PLAN NOTES
	Scale 3/16" = 1'–0"		Drawing No  A-3a
	Approved Duncan Awde		
	Project PERMIT DRAWINGS	Project No 0524	Do not scale drawings.
Location 281 PARKWAY AVE, KESWICK, ONTARIO			





SEE DRAWING A4a  
FOR ALL NOTES  
FOR THIS DRAWING

Attachment 3  
A08-24 (281 Parkway Ave)  
Page 9 of 18

# **AWDE BUILDING DESIGNS INC.**

33 Alice St Mount Albert Ontario  
LOG 1M0 (905) 836-3828

Individual BCIN# 24839  
Company BCIN# 127705

Project **PERMIT DRAWINGS**

Location **281 PARKWAY AVE, KESWICK, ONTARIO**

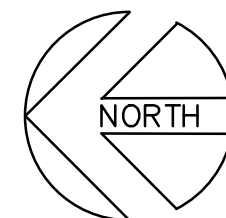
Date **April 5,2024**

Drawn **Duncan Awde**

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

Approved **Duncan Awde**

Project No **0524**



Do not scale drawings.

Revision No

Title **ROOF PLAN**

Drawing No

**A-4**

RAFTER SCHEDULE

R1 – 2”X10”@16”OC BUILT  
OVER TOP OF EXISTING ROOF  
SEE NOTE#20

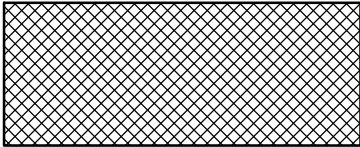
RX – EXISTING ROOF RAFTERS  
SEE NOTES#1&#3

ROOF TRUSS SCHEDULE  
SEE NOTES#1A&#2

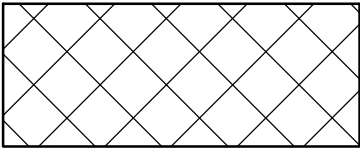
TR1 – REGULAR ROOF TRUSSES

PSCTR1 –PARTIAL SCISSOR TRUSS  
MASTER BEDROOM ONLY  
INTERIOR SLOPE 3/12

INFILL FRAMING  
BUILT ON TOP OF  
NEW/EXISTING ROOF  
FRAMING  
2x6@16”OC  
W/ ½” SHEATHING  
SEE NOTE#20



INFILL FRAMING  
BUILT ON TOP OF NEW/EXISTING  
ROOF FRAMING  
2x12@12”OC W/ ½” SHEATHING  
SEE NOTE#20



NOTE#1A  
ALL ROOF TRUSSES TO BE  
MANUFACTURED BY AN APPROVED  
ROOF TRUSS MANUFACTURER

NOTE#2  
ALL TRUSSES/RAFTERS MUST BE ANCHORED TO  
BEAM/WALLS WITH HURRICANE TIES TO RESIST UPLIFT  
USE SIMPSON STRONG TIE H1 OR EQUIVALENT AT  
EVERY TRUSS IN THE THE ENTIRE ROOF

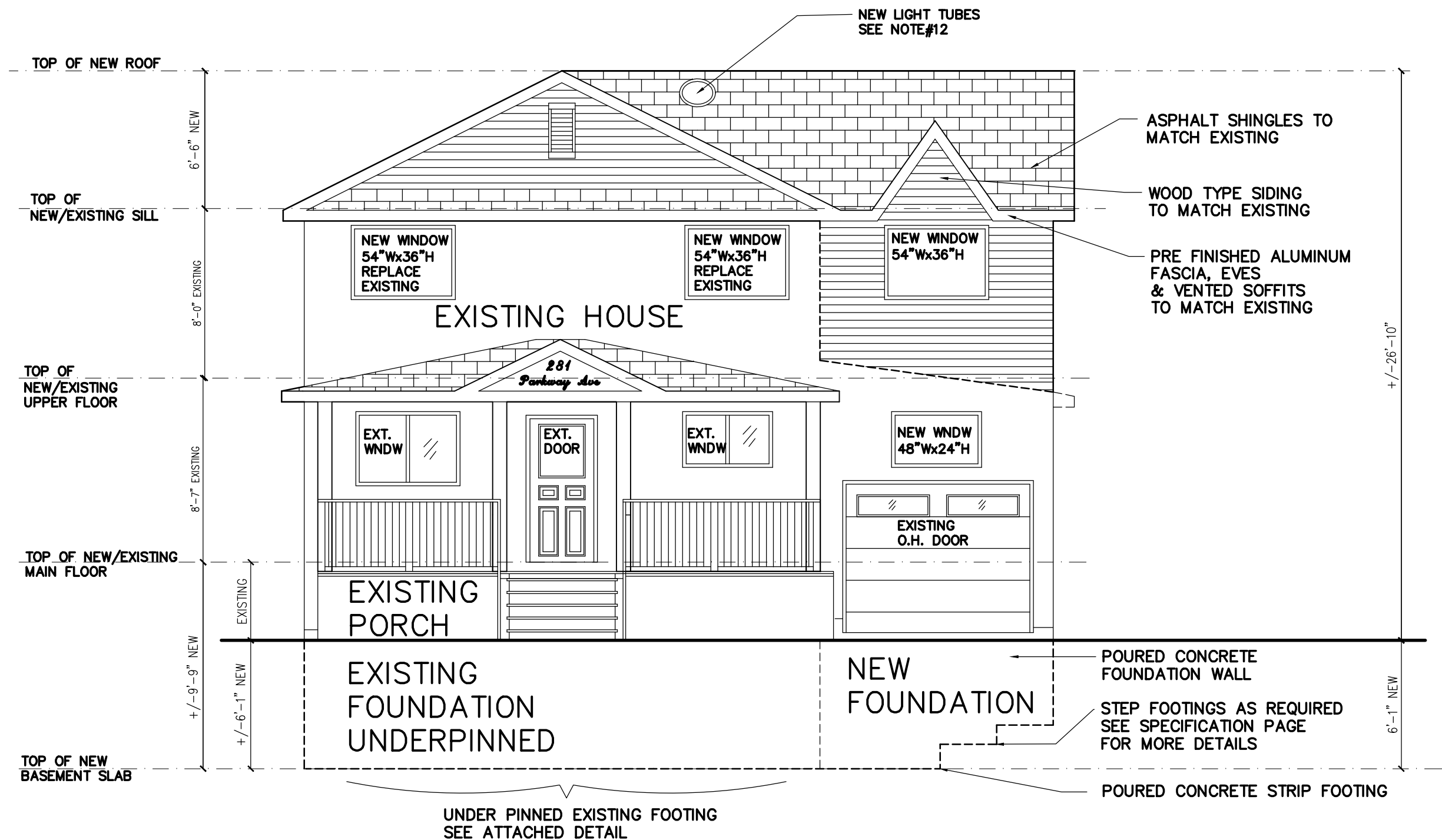
NOTE#3  
CONTRACTOR TO SITE INSPECT EXISTING  
WOOD BEAMS, FLOORS JOISTS, ROOF  
RAFTERS & WALLS TO CONFIRM THEY ARE  
FREE FROM ROT & DECAY AND ARE  
STRUCTURALLY SOUND

NOTE#7  
ALL ROOF SLOPES LESS THAN 4/12 MUST USE LOW  
SLOPE APPLICATION FOR ASHPHALT SHINGLES

NOTE#12  
NEW LIGHT TUBES INSTALLATION AS PER  
MANUFACTURER, NO STRUCTURAL CHANGES

NOTE#20  
ALL NEW INFILL FRAMING OVER EXISTING/NEW ROOF SURFACES MUST  
HAVE SINGLE BOTTOM PLATE WIDE ENOUGH TO HOLD RAFTER AND NEW  
BOTTOM PLATE MUST BE ATTACHED TO EACH STRUCTURAL RAFTERS  
BELOW , USE SPIRAL NAILS PENETRATING MINIMUM 3” IN THE  
STRUCTURAL RAFTERS /TRUSSES BELOW  
THE NEW RAFTERS OVER THE ROOF BELOW WILL BE ATTACHED TO THIS  
PLATE

AWDE BUILDING DESIGNS INC. 33 Alice St Mount Albert Ontario LOG 1M0 (905) 836–3828 Individual BCIN# 24839 Company BCIN# 127705	Date March 5, 2024		Revision No ▽
	Drawn Duncan Awde		Title ROOF PLAN NOTES
	Scale 3/16" = 1'-0"		Drawing No  A-4a
	Approved Duncan Awde		
	Project PERMIT DRAWINGS	Project No 0524	Do not scale drawings.
Location 281 PARKWAY AVE, KESWICK, ONTARIO			



**NOTE#12**  
NEW LIGHT TUBES INSTALLATION AS PER  
MANUFACTURER, NO STRUCTURAL CHANGES

Attachment 3  
A08-24 (281 Parkway Ave)  
Page 11 of 18

# **AWDE BUILDING DESIGNS INC.**

33 Alice St Mount Albert Ontario  
LOG 1M0 (905) 836-3828

Individual BCIN# 24839  
Company BCIN# 127705

Project **PERMIT DRAWINGS**

Location **281 PARKWAY AVE, KESWICK, ONTARIO**

Date  
**April 5,2024**

Drawn  
**Duncan Awde**

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

Approved  
**Duncan Awde**

Project No  
**0524**

Do not scale drawings.

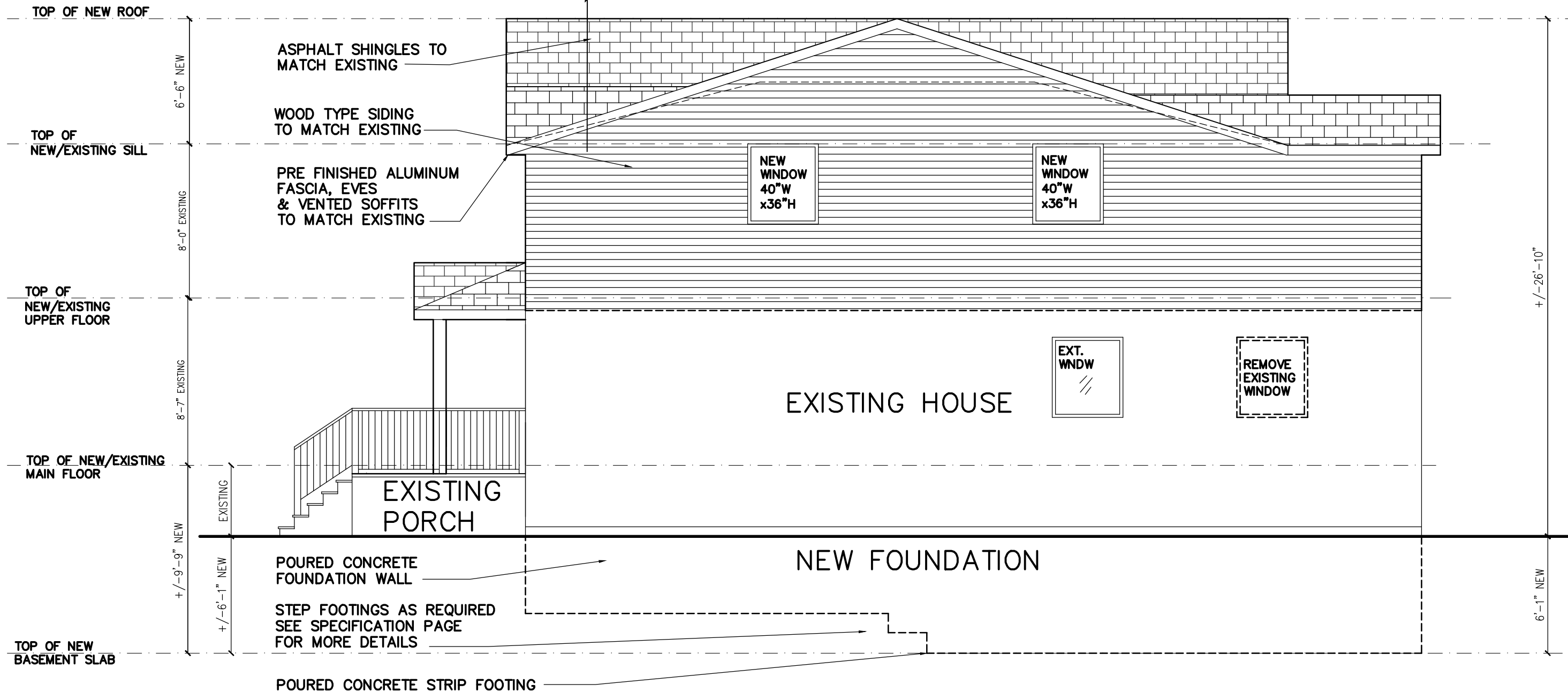
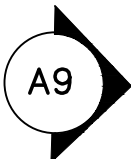
Revision No

Title  
**FRONT  
ELEVATION**

Drawing No

**A-5**





**SPATIAL SEPARATION CALCULATIONS**  
LIMITING DISTANCE 4'-0"/1.2m MINIMUM  
(MUST BE SITE DETERMINED)  
WALL AREA 1052sf/97.7m<sup>2</sup>  
ALLOWED U.P.O.'S 7%/73.6sf  
NEW MUDROOM EXISTING WINDOW 13sf  
NEW MASTER BEDROOM WINDOW 10sf  
NEW MASTER BEDROOM WINDOW 10sf  
TOTAL PROPOSED U.P.O.'S 3.1%/33sf

Attachment 3  
A08-24 (281 Parkway Ave)  
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**AWDE BUILDING DESIGNS INC.**

33 Alice St Mount Albert Ontario  
LOG 1M0 (905) 836-3828  
Individual BCIN# 24839  
Company BCIN# 127705

Project **PERMIT DRAWINGS**  
Location **281 PARKWAY AVE, KESWICK, ONTARIO**

Date **April 5, 2024**

Drawn **Duncan Awde**

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

Approved **Duncan Awde**

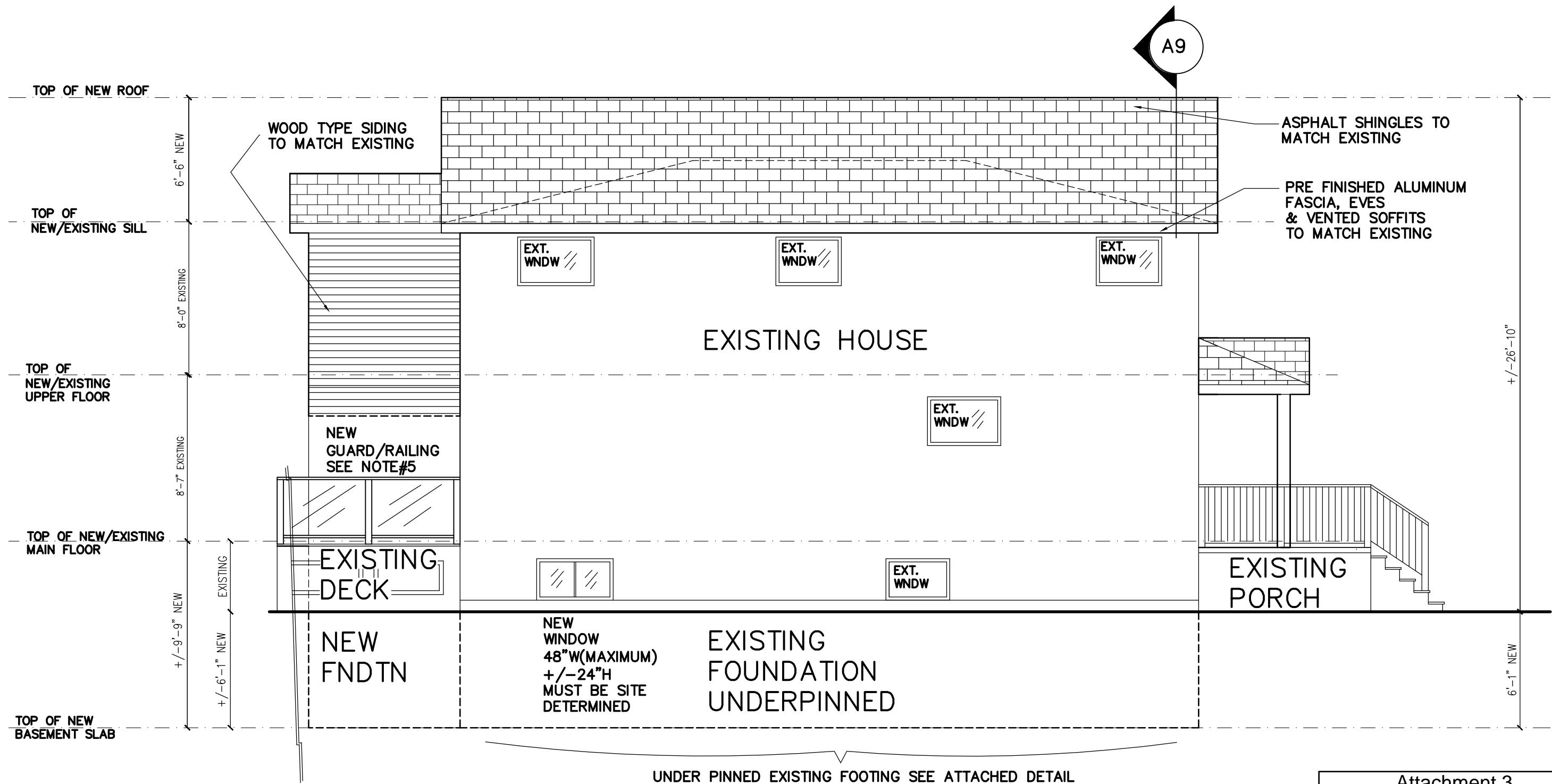
Project No **0524**

Do not scale drawings.

Revision No

Title **GARAGE SIDE ELEVATION**

Drawing No **A-6**

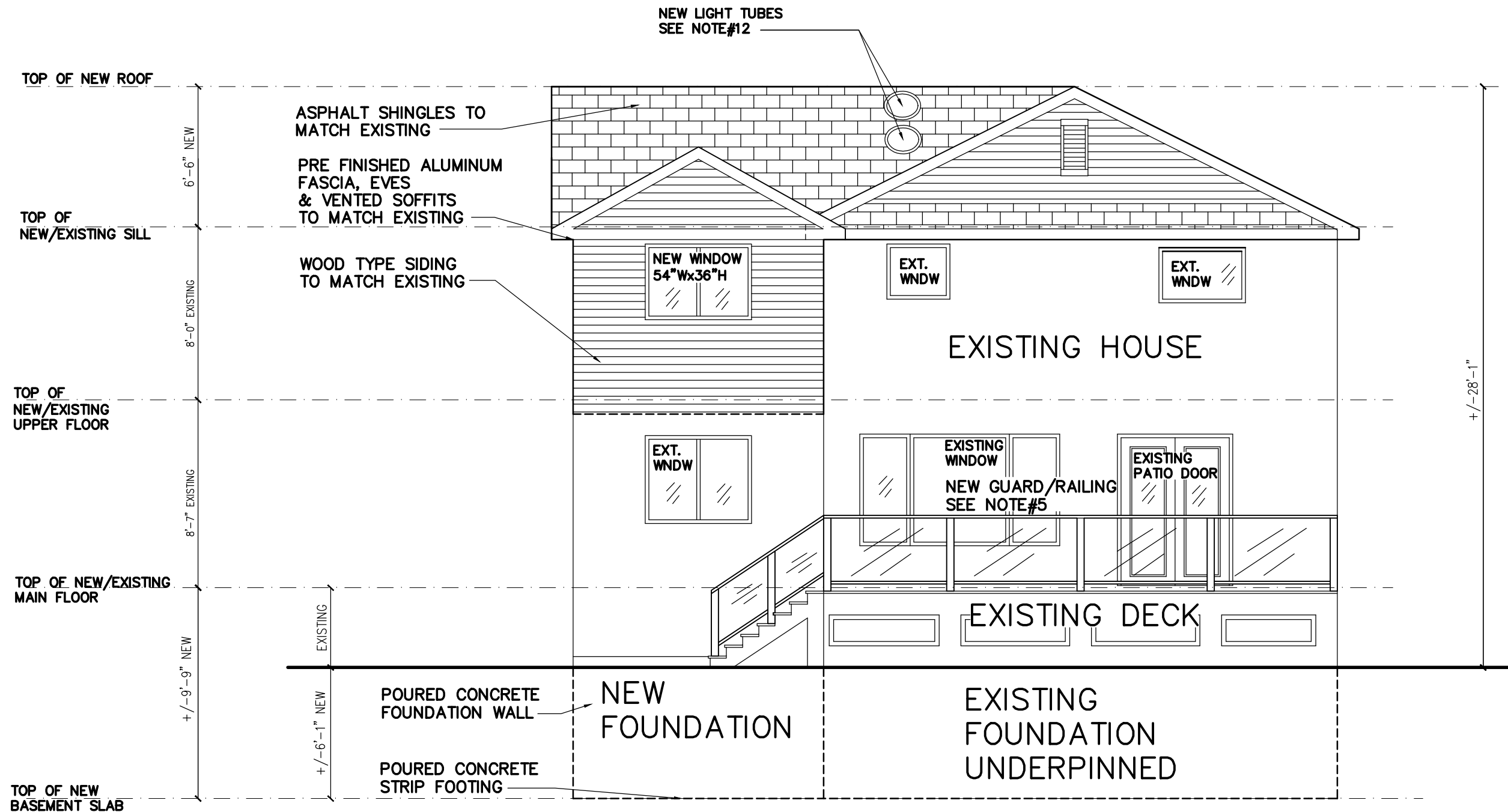


**SPATIAL SEPARATION CALCULATIONS**  
 LIMITING DISTANCE 8'-1"/2.5m MINIMUM  
 (MUST BE SITE DETERMINED)  
 WALL AREA 763sf/70.8m<sup>2</sup>  
 ALLOWED U.P.O.'S 12%/91.5sf  
 EXISTING BEDROOM #1 WINDOW 8.5sf  
 NEW LAUNDRY ROOM WINDOW 7sf  
 NEW BEDROOM #3 WINDOW 8.5sf  
 NEW KITCHEN WINDOW 7.5sf  
 EXISTING BASEMENT WINDOW 6sf  
 NEW BASEMENT WINDOW 8sf  
 TOTAL PROPOSED U.P.O.'S 5.9%/45.5sf

**NOTE #5**  
 IF DECK/PORCH TO FINAL GRADE HEIGHT EXCEEDS 23" BUT IS UNDER 5'-11" THEN A RAILING & GUARD MINIMUM 2'-11" HEIGHT MUST BE INSTALLED  
 IF DECK/PORCH TO FINAL GRADE HEIGHT EXCEEDS 5'-11" THEN A RAILING & GUARD MINIMUM 3'-6" HEIGHT MUST BE INSTALLED  
 ALL GUARDS & RAILING MUST BE MANUFACTURED BY A SUPPLIER  
 THAT MEETS OBC REGULATIONS NOT CLIMBABLE AND NOT HAVE ANY OPENING GREATER THAN 4" MUST MEET LATERAL LOAD REQUIREMENTS AS SET OUT IN OBC TABLE 9.8.8.2  
 STRUCTURAL DIRECTION/RESPONSIBILITY/ VERIFICATION BY OTHERS SEE SPECIFICATION

Attachment 3  
 A08-24 (281 Parkway Ave)  
 Page 13 of 18

<b>AWDE BUILDING DESIGNS INC.</b> 33 Alice St Mount Albert Ontario LOG 1M0 (905) 836-3828 Individual BCIN# 24839 Company BCIN# 127705	Date <b>April 5, 2024</b>	Revision No A
	Drawn <b>Duncan Awde</b>	Title <b>SIDE ELEVATION</b>
	Scale <b>3/16" = 1'-0"</b>	Drawing No <b>A-7</b>
	Approved <b>Duncan Awde</b>	
	Project <b>PERMIT DRAWINGS</b>	
Location <b>281 PARKWAY AVE, KESWICK, ONTARIO</b>	Project No <b>0524</b>	Do not scale drawings.



**NOTE#5**

IF DECK/PORCH TO FINAL GRADE HEIGHT EXCEEDS 23" BUT IS UNDER 5'-11" THEN A RAILING & GUARD MINIMUM 2'-11" HEIGHT MUST BE INSTALLED

IF DECK/PORCH TO FINAL GRADE HEIGHT EXCEEDS 5'-11" THEN A RAILING & GUARD MINIMUM 3'-6" HEIGHT MUST BE INSTALLED

ALL GUARDS& RAILING MUST BE MANUFACTURED BY A SUPPLIER

THAT MEETS OBC REGULATIONS NOT CLIMBABLE AND NOT HAVE ANY OPENING GREATER THAN 4" MUST MEET LATERAL LOAD REQUIREMENTS AS SET OUT IN OBC TABLE 9.8.8.2

STRUCTURAL DIRECTION/RESPONSIBILITY/ VERIFICATION BY OTHERS SEE SPECIFICATION

**NOTE#12**

NEW LIGHT TUBES INSTALLATION AS PER MANUFACTURER, NO STRUCTURAL CHANGES

Attachment 3  
A08-24 (281 Parkway Ave)  
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UNDER PINNED EXISTING FOOTING  
SEE ATTACHED DETAIL

**AWDE BUILDING DESIGNS INC.**

33 Alice St Mount Albert Ontario  
LOG 1MO (905) 836-3828

Individual BCIN# 24839  
Company BCIN# 127705

Project **PERMIT DRAWINGS**

Location **281 PARKWAY AVE, KESWICK, ONTARIO**

Date  
**April 5,2024**

Drawn  
**Duncan Awde**

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

Approved  
**Duncan Awde**

Project No  
**0524**

Do not scale drawings.

Revision No

Title  
**REAR ELEVATION**

Drawing No  
**A-8**





FX – EXISTING FOUNDATION WALL  
EXISTING FOUNDATION WALL SEE  
NOTE#4A  
WILL BE UNDERPINNED  
(SEE NOTE#10)  
SEE ATTACHED DETAIL  
ADD R20 BLANKET WRAP  
CONTINUOUS INSULATION

F2 – NEW FOUNDATION WALL  
UNEXCAVATED GARAGE  
MATCH HEIGHT EXISTING  
FOUNDATION WALL  
MINIMUM 6” ABOVE GRADE  
8” 20MPa POURED CONCRETE  
(SEE NOTE#10)  
USE 16”x6” POURED  
CONCRETE STRIP FOOTING  
SEE NOTES #5 & #13

WX – EXISTING EXTERIOR  
WALL  
EXISTING EXTERIOR WALL  
MINIMUM 2x4@16”OC  
SINGLE BOTTOM PLATE  
DOUBLE TOP PLATE  
MAXIMUM STUD LENGTH  
9’–10”  
INSULATION AS EXISTING  
SEE NOTES#1 & #3

W1 – EXTERIOR WALL SIDING  
HOUSE  
½” DRYWALL  
6 MIL V.B.  
5½” WOOD STUD @16”OC  
R24 BATT INSULATION  
OR AS PER HVAC DESIGNER  
½” SHEATHING  
AIR BARRIER  
WOOD TYPE SIDING

ALL INTERIOR WALLS  
NON-LOAD BEARING WALL  
UNLESS OTHERWISE NOTED  
½” DRYWALL  
3½” WOOD STUD @16”OC  
½” DRYWALL

FS1 GARAGE FLOOR SLAB  
4” POURED CONCRETE 32MPa  
8” COMPACTED GRANULAR FILL  
6–8% AIR ENTRAINMENT  
MUST SLOPE MINIMUM 2%  
TOWARDS THE OUTSIDE

FS – FLOOR SLAB  
4” POURED CONCRETE FLOOR  
6 MIL POLY  
5” LOOSE GRANULAR FILL  
MINIMUM STRENGTH 32 MPA

ROOF SCHEDULE

R1 – 2”x10”@16”OC BUILT  
OVER TOP OF EXISTING ROOF  
SEE NOTE#20

RX – REMOVE EXISITNG ROOF  
RAFTERS  
SEE NOTES#2

RX1 – EXISITNG ROOF  
RAFTERS/TRUSSES  
TO REMAIN  
SEE NOTES#3

PSCTR1 –PARTIAL SCISSOR TRUSS  
INTERIOR SLOPE ¾/2  
SEE NOTES#1A&#2C

NEW PIER FOUNDATION SCHEDULE

P1 – 42”x42”x21”D POURED CONCRETE  
CARRY MAIN FLOOR SEE NOTES#1&#2A

P2 – 46”x46”x23”D POURED CONCRETE  
CARRY UPPER FLOOR SEE NOTES#1&#2A

COLUMN SCHEDULE

C1 – HSS 3½” x.188” STEEL COLUMN WITH  
6x6x¼” STEEL TOP & BOTTOM PLATES  
SEE NOTE#2A

FLOOR JOIST SCHEDULE

JX – EXISTING FLOOR JOIST  
SEE NOTES#1&#3  
2x8@24”OC ⅝” SUBFLOOR  
MAXIMUM SPAN 10’–9”  
MUST BE SITE CONFIRMED

J1 – 2x8@16”OC WITH ⅝” PLYWOOD  
DECKING, W/STRAPPING,BRIDGING &  
GLUED

BEAM SCHEDULE

BX – INTERNAL FLOOR BEAMS  
NO NEW LOADING ALL APPROVED  
UNDER OTHER PERMIT

COLUMN SCHEDULE

CX– EXISITNG WOOD COLUMNS  
SEE NOTE#1 & #3

NOTE#1

CONTRACTOR TO INSPECT & SITE VERIFY THAT  
THE EXISTING STRUCTURE IS CONSTRUCTED AS  
ASSUMED IN THIS DRAWING

IF UPON SITE INSPECTION THERE ARE DIFFERENT  
OR ADDITIONAL SUPPORTING MEMBERS THAT ARE  
NOT IDENTIFIED ON THE DRAWING THE DESIGNER  
MUST BE NOTIFIED PRIOR TO DEMOLITION  
/CONSTRUCTION SO ADEQUATE MODIFICATIONS CAN  
BE PROVIDED

THE DESIGNER IS NOT RESPONSIBLE FOR ANY  
EXPENSE OR INJURY CAUSED BY IMPROPER OR  
INADEQUATE INSPECTION. THE CONTRACTOR  
ASSUMES FULL RESPONSIBILITY FOR SITE  
VERIFYING THE EXACT STRUCTURAL  
COMPOSITION OF THE EXISTING STRUCTURE

NOTE#1A

ALL ROOF TRUSSES TO BE MANUFACTURED BY  
AN APPROVED ROOF TRUSS MANUFACTURER

NOTE#2A

ALL NEW COLUMNS & NEW PIER FOOTINGS  
FINAL LOCATION WILL BE SITE DETERMINED AS  
THEY MUST BE LOCATED UNDERNEATH EXISTING  
STRUCTURAL LOAD BEARING ELEMENTS  
ALL COLUMNS RESTING ON CONCRETE SLAB  
MUST BE ANCHORED TO CONCRETE  
LAB/FOUNDATION WALL AS PER COLUMN  
MANUFACTURER SPECIFICATION

NOTE#2B

COMMON WALL/CEILING BETWEEN GARAGE & LIVING  
SPACE MUST BE DRY WALLED, TAPED, MUDDED AND  
CONTAIN VAPOR BARRIER AND MUST BE FINISHED TO  
PREVENT THE PASSAGE OF FUMES FROM GARAGE TO  
LIVING SPACE

NOTE#2C

ALL TRUSSES/RAFTERS MUST BE ANCHORED TO  
BEAM/WALLS WITH HURRICANE TIES TO RESIST UPLIFT  
USE SIMPSON STRONG TIE H1 OR EQUIVALENT AT  
EVERY TRUSS IN THE THE ENTIRE ROOF

NOTE#3

CONTRACTOR TO SITE INSPECT EXISTING WOOD BEAMS,  
FLOORS JOISTS, ROOF RAFTERS & WALLS TO CONFIRM  
THEY ARE FREE FROM ROT & DECAY AND ARE  
STRUCTURALLY SOUND

NOTE#4A

EXISTING FOUNDATION WALL MUST BE SITE  
INSPECTED BY CONTRACTOR TO DETERMINE IF  
IT IS STRUCTURALLY SOUND AND FREE FROM  
CRACKS OR ANY OTHER DEFECTS THAT  
EFFECT ITS STRUCTURAL INTEGRITY

NOTE #5

ANCHOR BOLTS MUST BE IN THE FOUNDATION  
WALLS MINIMUM 1/2”x10 LONG MAXIMUM  
SPACING @7’–10” AND 2’–0” FROM EVERY  
CORNER WITH 1/4” POLY FOAM GASKET  
SEE SPECIFICATION FOR MORE DETAILS

NOTE#10

NEW UNDERPINNED FOUNDATION WALLS & BOTH HOUSE  
& GARAGE FOUNDATION WALLS MUST BE AT THE SAME  
DEPTH MINIMUM 48” BELOW GRADE

NOTE#11

INTERIOR STAIRCASE RAILING MINIMUM HEIGHT 2’–7” MAXIMUM  
HEIGHT 2’–11” GUARD HEIGHT MINIMUM 2’–11” HIEGHT  
GUARD & RAILING MUST NOT BE CLIMBABLE AND NOT HAVE ANY  
OPENING GREATER THAN 4” MUST MEET LATERAL LOAD  
REQUIREMENTS AS SET OUT IN OBC TABLE 9.8.8.2 SEE  
SPECIFICATION FOR DETAILS

NOTE#13

NEW STRIP/PIER FOOTINGS MUST REST ON UNDISTURBED  
SOIL & BE MINIMUM 4’–0” BELOW GRADE

NOTE#14

NEW PORCH WOOD COLUMNS MUST HAVE MUST HAVE METAL  
COLUMN BRACKET ANCHORED TO EXISITNG FOUNDATION WALL (SEE  
NOTE#4A) USE SIMPSON STRONG TIE CB88 SADDLE BRACKET OR  
EQUIVELANT INSTALLATION AS PER MANUFACTURER

NOTE#15

EXISTING WALL MUST BE CUT DOWN OR RAISED IN HIEGHT SO  
NEW FLOOR LEVEL IS THE SAME AS THE EXISTING IF EXISTING  
WALL NEED TO BE LOWERED CUT DOWN EXISTING WOOD STUDS  
& ADD NEW DOUBLE TOP PLATE IF WALL NEEDS TO BE RAISED  
SISTER NEW WALL STUDS BESIDE EXISTING WALL STUD  
MAXIMUM WALL STUD HIEGHT FOR  
–2x4@16”OC 9’–10” / 2x6@16”OC 11’–10”

NOTE#18

NEW STAIRCASE 18 RISERS@7.8” 14 RUNNERS @10” +1” NOSE  
FINAL DIMENSIONS AND LOCATION TO BE SITE CONFIRMED  
MUST FOLLOW OBC REQUIREMENTS  
MINIMUM HEADROOM ABOVE EXISTING STAIRS  
MUST BE MINIMUM 6’–5” IT IS THE CONTRACTORS  
RESPONSIBILTY TO MAKE SURE THIS IS ADHERED TO

NOTE#20


ALL NEW INFILL FRAMING OVER EXISTING/NEW ROOF SURFACES  
MUST HAVE SINGLE BOTTOM PLATE WIDE ENOUGH TO HOLD  
RAFTER AND NEW BOTTOM PLATE MUST BE ATTACHED TO EACH  
STRUCTURAL RAFTERS BELOW , USE SPIRAL NAILS PENETRATING  
MINIMUM 3” IN THE STRUCTURAL RAFTERS /TRUSSES BELOW  
THE NEW RAFTERS OVER THE ROOF BELOW WILL BE ATTACHED  
TO THIS PLATE

NOTE#21

A SUMP PUMP WILL BE REQUIRED IN THE NEW UNFINISHED  
BASEMENT ALL SPECIFICATION AND DETAILS WILL BE  
PROVIDED BY OTHERS

NOTE#22

EXISTING FLOOR SPAN APPROVED UNDER UNDER PERMIT

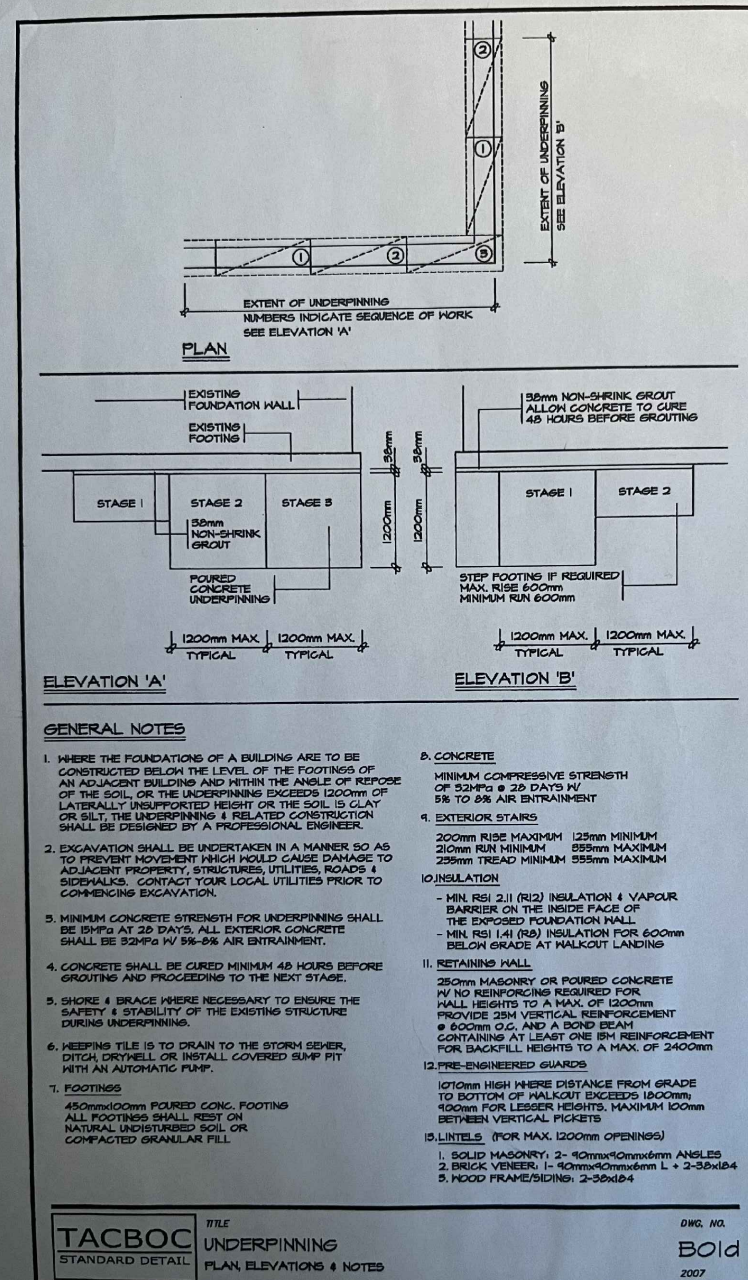
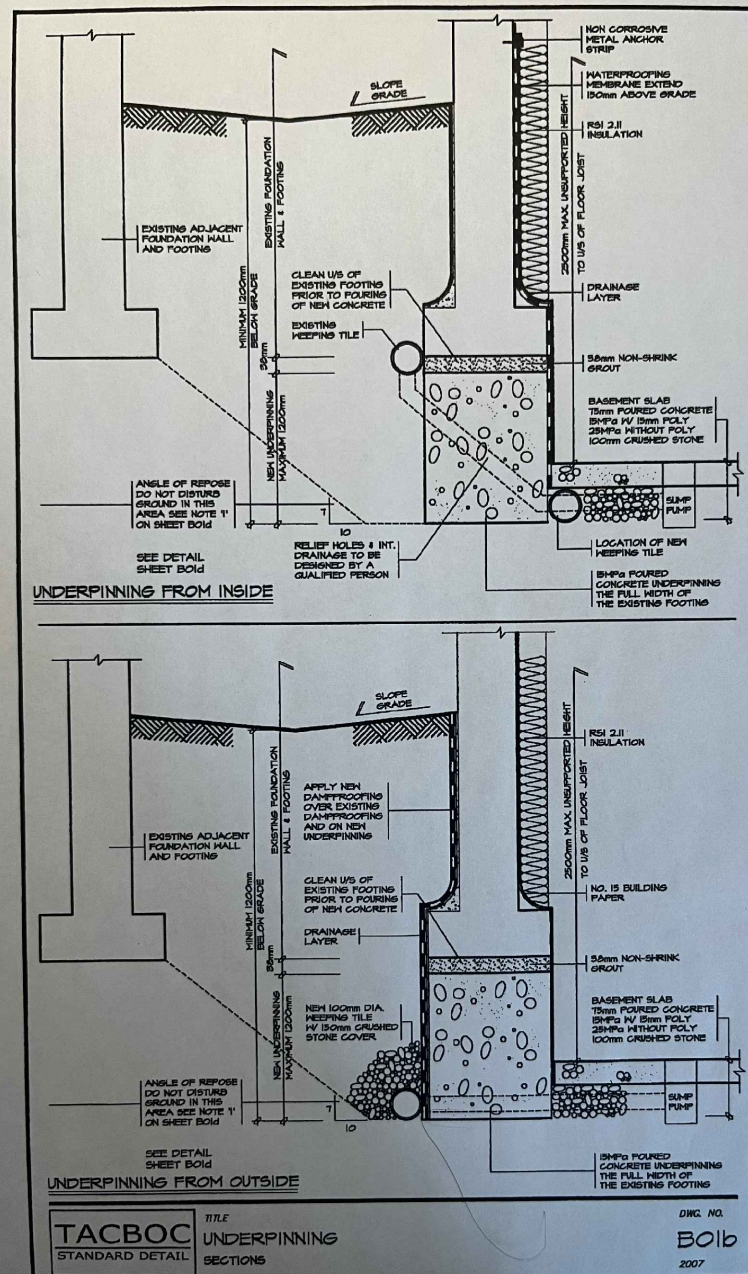
<div>AWDE BUILDING DESIGNS INC.</div> <div>33 Alice St      Mount Albert      Ontario</div> <div>LOG 1M0      (905) 836–3828</div> <div>Individual BCIN# 24839</div> <div>Company BCIN# 127705</div>	Date <b>April 5,2024</b>	Revision No 
	Drawn <b>Duncan Awde</b>	Title <b>SECTION NOTES</b>
	Scale <b>3/16” = 1’–0”</b>	Do not scale drawings.
	Approved <b>Duncan Awde</b>	Drawing No <b>A-9a</b>
Project <b>PERMIT DRAWINGS</b>	Project No <b>0524</b>	
Location <b>281 PARKWAY AVE, KESWICK, ONTARIO</b>		

Attachment 3

A08-24 (281 Parkway Ave)

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




## AWDE BUILDING DESIGNS INC.

33 Alice St Mount Albert Ontario  
LOG 1M0 (905) 836-3828

Individual BCIN# 24839  
Company BCIN# 127705

Project	PERMIT DRAWINGS	
Location	281 PARKWAY AVE, KESWICK, ONTARIO	
Date	April 5, 2024	Revision No. 
Drawn	Duncan Awde	Title
Scale	3/16" = 1'-0"	EXISTING FOUNDATION UNDERPINNING DETAILS
Approved	Duncan Awde	Do not scale drawings.
Project No	0524	Drawing No A-9b



GENERAL

- It is the contractor’s responsibility to :
- do not scale drawings –verify and check all dimensions prior to construction
  - verify and check all dimension of roof trusses before ordering (if applicable)
  - determine location of all service before starting construction
  - all construction shall conform to obc & local authorities having jurisdiction
  - any deviation from the plan must be communicated to the designer and must be approved by the local building department

FOOTINGS

- concrete footings to rest on undisturbed soil
- concrete footings to project 4” & be 6” minimum deep
- footings to be 4’–0” minimum below grade
- stepped footings to have 24” minimum horizontal with vertical maximum 24”
  - step 2/3 of horizontal step (16” maximum)
- all footing to have a 1½” x 3 ½” key in it
- Compressive strength of concrete minimum 15mpa (2200psi)

FOUNDATION WALL CONSTRUCTION

- Exterior**
  - 8” POURED FOUNDATION WALL
  - 2” x 4” sill plate on 15 lb felt damp course with 1/2” dia bolts @ 7’–10” OC embedded into foundation wall a minimum of 6”
  - anchor bolt must within 2’–0” of every corner
- 1/2” parging (block wall only) at exterior with asphalt dampproofing to grade line
  - Interior**
    - Unfinished Basement –2”x6” stud, r20 insulation 6mil V.B, hardboard surface OR 2”x6” stud ,mineral fibre insulation, 15 mil.polyethylene V.B.
    - caulk at junction of framing with concrete block

Foundation Wall

- all new foundation walls that are adjacent to existing foundation walls must be anchored to the existing foundation wall with 10m dowels 16” oc
  - maximum width of opening for any basement window 3’–11”
  - minimum distance between window openings 3’–11”
  - openings in wall can not exceed 25% of its length

SOIL BEARING PRESSURE

- all soil for footing must be undisturbed and have a minimum allowable bearing pressure of 10.9 psi or 75Kpa

GRADING

- all finished grades must slope away from foundation wall 6’–0”
- finished grade must be a min. of 6” below any wooden building component
- contractor responsible to determine on site if this criteria can not be meant and inform designer prior to undertaking any construction or excavation
- owner/contractor responsible to determine if soil on the job site meets this criteria
- all finished grades must slope away 2% minimum from foundation wall 6’–0” and into a proper drainage to keep water away from the building
- the designer accepts no responsibility for grade or soil related building issues.It is up to the owner & contractor to determine if a grading plan or soil analysis is required.This must be determined on site & the designer must be notified

FOUNDATION WALL DRAINAGE

- drain foundation wall with 4” socked weeping tile away from foundation and tie into sewer system or equivalent
- The designer accepts no responsibility for drainage issues .It is up to the owner & contractor to determine on site if there are any water drainage issues and if a sump pump is required

SLAB ON GRADE

- Interior
  - 4” poured concrete 32MPa on 5” compacted granular fill
- Garage Floor
  - 4” poured concrete 32MPa on 5” compacted granular fill
- 6–8% Air entrainment and floor to be pitched a minimum of 2% toward outside

EXTERIOR WALL CONSTRUCTION

- seal all cracks at windows and other wall openings with Polycel
- One by W.R. Grace & Company or equal
- caulk at all exterior doors, windows, grilles, etc.

FLOOR CONSTRUCTION

- All floor joist made of dimensional lumber to have a minimum bearing surface of 1½” and be installed as outlined in section 9 of the OBC
- 3/4” or 5/8”(see plan) T & G plywood on wood joists as indicated @
- see plans for details – floor finishes by Owner
- Stone Wall – Living space**
  - 4” stone facing with 1” air space, provide galvanized metal ties @ 16” OC horizontally & 24” OC vertically
  - provide dampproofing course under first course of masonry weepholes @ 24” OC with sash cord inserts
  - 2” x 6” studs @ 16” OC with single base plate, double top plate above block & weepholes @ 24” OC with sash cord inserts with 1/2” sheathing with air barrier
- 6 mil polyethylene vapor barrier & 1/2” drywall 6” batt insulation (R–24)

Interior/Exterior Garage Wall

- all walls between garage and interior living space must be drywall taped and finished as to prevent the passage of exhaust fumes into the living space
- ½”drywall, 6mil vapor barrier, 5½”wood stud, R24 batt insulation ½”sheathing, air barrier, ½”drywall

INTERIOR PARTITIONS

- 2” x 4” studs @ 16” OC with 1/2” drywall both sides
- provide 15 lb building paper dampproofing under wood at concrete floor
- install double floor joist under all parallel partitions
- walls in bathroom to use greenboard or equivalent
- walls around shower or bathtub to use cement board or equivalent

ROOF CONSTRUCTION

- 210 lb self–seal asphalt shingles (colour to Owner’s selection) with 6 mil polyethylene eave protection to 3 feet above eaves
- 1/2” exterior plywood roof sheathing with metal H clips or engineered wood trusses @ 24” OC installed according to manufactures specifications
- 2” x 6” framing at infill & rear projection where applicable
- 2 layers 6” batt insulation (R–50)
- 6 mil polyethylene vapor barrier & 1/2” drywall
- attic ventilation (1 SF for every 300 SF insulated attic area with 50% near ridge)
- provide 20” x 28” minimum insulated access panel to attic
- provide prefinished metal fascias, soffits, rainwater leaders and eavetroughs
- all trusses & rafters to be installed with hurricane ties & straps to resist up lift at every rafter or truss
- use Simpson Strong tie Hurricane tie H1 or equivalent
- if roof trusses are used the contractor must review the truss drawing provided by the truss company
- the contractor is responsible to verify they will work structurally & dimensionally before the truss company starts Production
- any discrepancies between truss drawing & the architectural drawing must be communicated to the designer before truss manufacturing & construction starts

WINDOWS

- all windows to be prefinished vinyl windows with operating sections, screens ,double glazing ,low E glass and argon gas filled
- unless otherwise specified by owner
- all skylight must be installed with the correct flashing kit for that model as specified by the manufacture
- any floor level with out a door access to the exterior must have atleast one operating Window as per OBC
- this operating window must have a maximum sill height of 3’–3”

- all other opening windows that are more than 5’–11” above finished grade must be located a minimum 1’–7” above the finished floor level and have no opening greater than 4” (except horizontal at the top )

- any basement window wells whose depth exceeds 600ml must be equipped with protective enclosures to be site determined

DOOR SCHEDULE

- provide good quality residential hollow core doors at interior and insulated metal door and frame system at exterior to sizes indicated in the floor plans.
- provide/install good grade residential hardware as required
- unless otherwise specified by owner
- all doors between a garage & and a dwelling unit must be insulated and sealed with weather stripping to prevent passage of exhaust fumes and be equipped with a self closing device as per OBC

MATERIALS

- all lumber to be No. 1 or 2 construction grade spruce unless noted otherwise
- exterior lumber to be pressure–treated

STRUCTURAL

- Structural engineer requirements see drawings – minimum joist bearing 1 1/2”
- all beams & lintels to have a minimum bearing surface of 3 ½” and be installed as outlined in section 9 OBC
- double joists under parallel non–bearing walls
- double joist at floor and roof openings
- all engineered beams to be installed as outlined by the manufacturer
- all lvl beams & tji joists to be assembled and installed per manufacturers current published specifications
- all wood posts with bearing on concrete walls or footings to be provided with steel shoes with ½”anchor bolts
- all hangers to be designed and provided by supplier of member to be supported
- all roof truss tie downs to be designed and provided by roof truss supplier.

INSULATION

- refer to energy design summary to confirm minimal thermal resistance with the type of heating system

ENERGY EFFICIENCY

- the design for these plans are for residential occupancy intended for use on a continuous basis during the winter months
- all windows and sliding doors that separate heated space from unheated space shall not have an overall coefficient of heat transfer of not more than 2.0 w/square meters C (0.352BTU/H SQ.FT. F)
- all doors that separate heated space from unheated space have a thermal resistance of not less RSI 0.7 (R4)
- air barrier to be continuous
- refer to air 3.2 barrier system

HANDRAILS

- all handrails to be constructed to the guidelines outlined in OBC

GUARDS

- all guards to be constructed to the guidelines outlined in OBC
- all guards & handrails must meet all of the dimensional & structural requirements in the sections of the building code listed above.
- it is the responsibility of the contractor & the building inspector to ensure the asbuilt railing & guard meet the necessary requirements
- the designer accepts no responsibility if the proper standard are not met

LINTEL SCHEDULE – As noted on drawings

- All lintels to be framed with 2–2X6 unless otherwise noted on the drawing

EXTERIOR STAIRS

- all exterior steps rise & run to suit grade must comply with OBC Table 9.8.4.1.(1)
- VAPOR BARRIER**
  - air & vapor barriers to conform to OBC
  - air barriers must be installed as outlined by the manufacturer. no exceptions

SMOKE ALARMS

- smoke alarms to be installed and hardwired with battery back up in locations and placement as outlined in the obc where more than smoke alarm is required they all must be interconnected

MECHANICAL VENTILATION


- All mechanical ventilation to conform to OBC

WOOD BURNING FIREPLACES

- All wood burning fireplaces to be installed by a certified W.E.T.T technician

GAS FIREPLACES

- All gas fireplaces to be installed by a certified technician

AWDE BUILDING DESIGN INC.  33 Alice St Mount Albert Ontario LOG 1M0 (905) 836–3828  Individual BCIN# 24839 Company BCIN# 127705_____	Date <b>April 5,2024</b>	Revision No 
	Drawn <b>Duncan Awde</b>	Title <b>SPECIFICATION &amp; NOTES</b>
	Scale	
	Approved <b>Duncan A</b>	
Project <b>WORKING DRAWINGS</b>	Project No	
Location <b>281 PARKWAY AVE, KESWICK, ONTARIO</b>		



# Site Photos

281 Parkway Ave  
Facing South



281 Parkway Ave  
Facing South - East





281 Parkway Ave  
Facing South - East



281 Parkway Ave  
Facing North





281 Parkway Ave  
Facing North



281 Parkway Ave  
Facing North





## Consolidated Comments for A08-24 - 281 Parkway Ave.

Department/Agency	Date Received	Response:	
Building Division	July 10, 2024	OBC Compliance will be required for limiting distance (setback to property line) at 0.55m non-combustible construction will be required, also no unprotected window openings will be permitted Our records indicate existing was a carport, and therefore all walls will need to be reviewed for current OBC compliance	
Building/Plumbing Inspector			
Clerks Division			
Community Services			
Development Engineering	July 4, 2024	See Attached	
Economic Development	June 24, 2024	No concerns	
Georgina Fire Department			
Municipal Law	June 24, 2024	No comments	
Operations & Infrastructure	July 4, 2024	No comments	
Policy Planning	June 25, 2024	No comments	
Tax & Revenue	June 26, 2024	No tax concerns	
Bell Canada			
Bell Canada			
Canada Post Corporation (CPC)			
Chippewas of Georgina			
C.N. Business Development & Real Estate			
Enbridge Gas			
Hydro One			
Lake Simcoe Region Conservation Authority (LSRCA)			
Ministry of the Environment			
Ministry of Health and Long-term Care			
Ministry of Municipal Affairs & Housing			
Ministry of Transportation			
Monavenir Catholic School Board			
MPAC			
Ontario Power Generation		Attachment 5 A08-24 281 Parkway Ave Page 1 of 3	
Rogers			

## Consolidated Comments for A08-24 - 281 Parkway Ave.

Southlake Regional Health Centre		
York Catholic Separate District School Board		
York Region - Community Planning & Development Services	July 4, 2024	No comment
York Region District School Board		
York Regional Police		

**To:** Matthew Ka, Secretary Treasurer - Committee of Adjustments

**From:** Michelle Gunn, Development Engineering Clerk

**cc:** Mike Iampietro, 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 4<sup>th</sup>, 2024

**Re:** MINOR VARIANCE A08-24  
281 parkway Ave  
Plan 231 Lot 230  
ROLL NO.: 143-679

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The Development Engineering Division has the following **conditions** for Consent Application No. A08-24:

1. The applicant/owner shall provide a detailed lot grading and drainage plan 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.