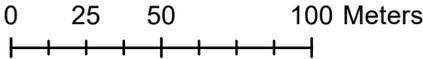




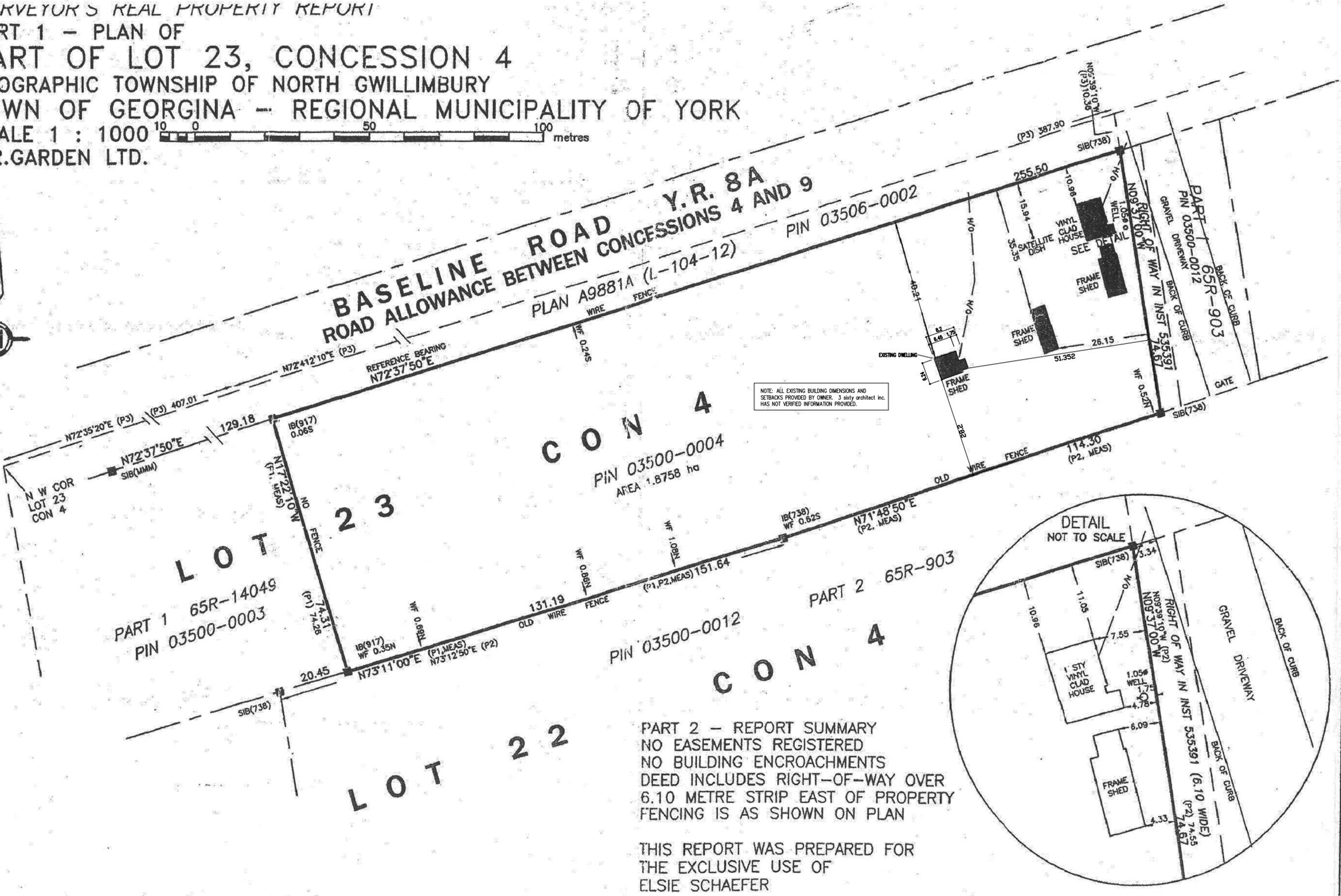
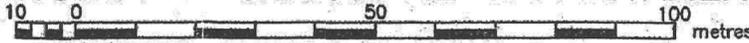
LOCATION MAP



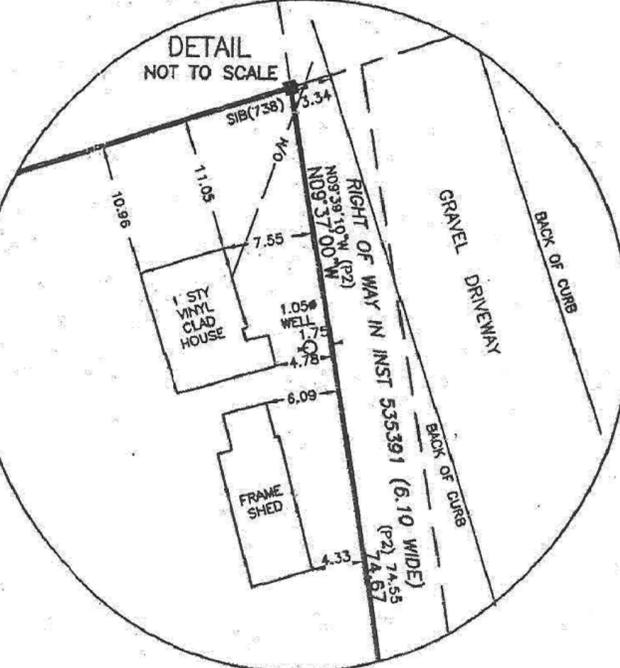
SUBJECT LAND



SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN OF
 PART OF LOT 23, CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY
 TOWN OF GEORGINA - REGIONAL MUNICIPALITY OF YORK
 SCALE 1 : 1000



NOTE: ALL EXISTING BUILDING DIMENSIONS AND SETBACKS PROVIDED BY OWNER. 3 city architect inc. HAS NOT VERIFIED INFORMATION PROVIDED.



PART 2 - REPORT SUMMARY
 NO EASEMENTS REGISTERED
 NO BUILDING ENCROACHMENTS
 DEED INCLUDES RIGHT-OF-WAY OVER
 6.10 METRE STRIP EAST OF PROPERTY
 FENCING IS AS SHOWN ON PLAN

THIS REPORT WAS PREPARED FOR
 THE EXCLUSIVE USE OF
 ELSIE SCHAEFER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1896896

LEGEND

(P1) PLAN 65R-14049
 (P2) PLAN 65R-903

FOUND
 PLANTED
 ROUND
 IRON BAR
 STANDARD IRON BAR
 SHORT STANDARD IRON BAR
 OLD NOTE

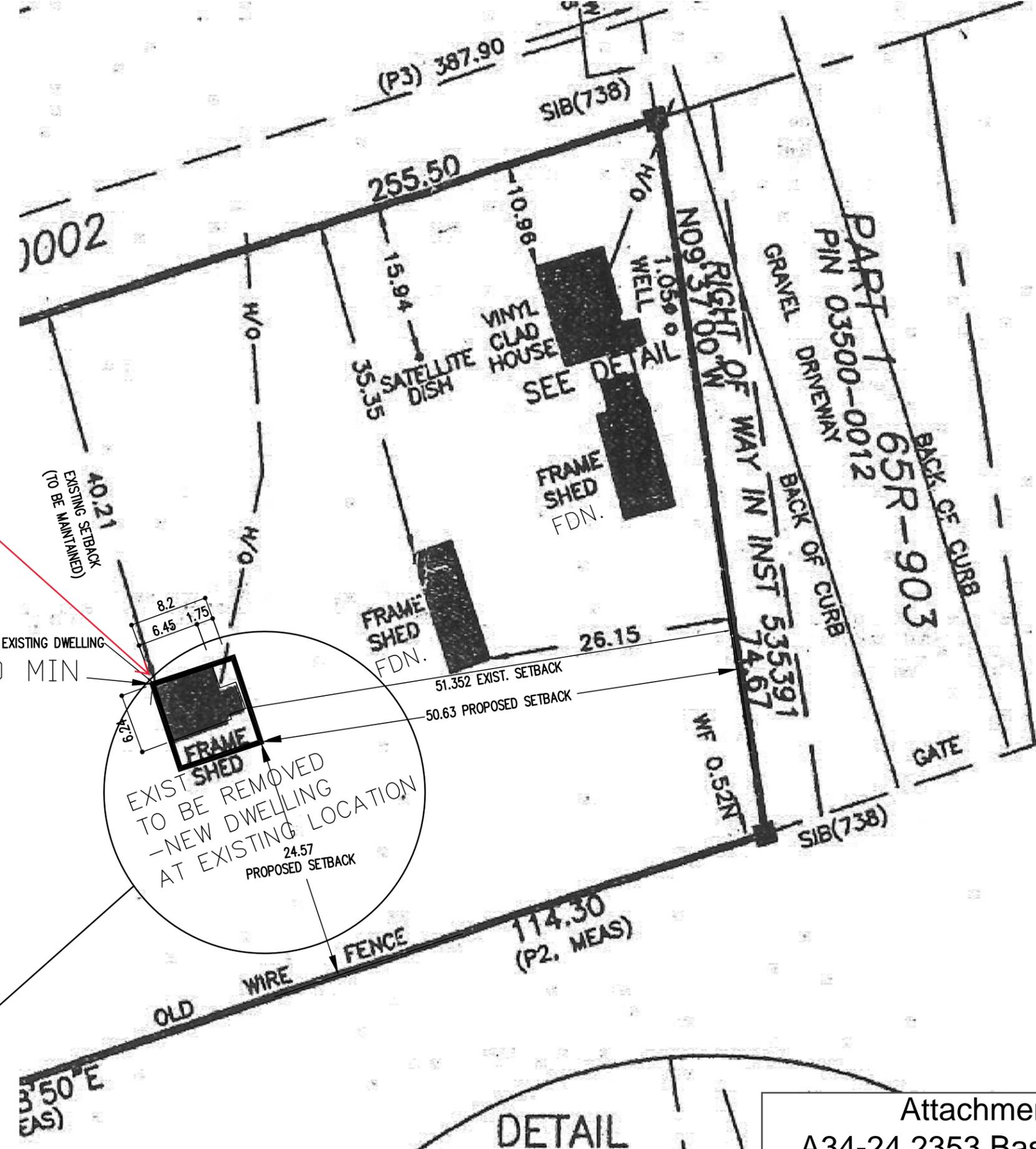
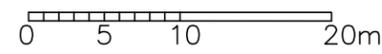
METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART OF LOT 23
 CONCESSION 4
 TOWN OF GEORGINA

Expand Legal Non-Conforming Use: To permit the replacement Legal Non-Conforming second/additional dwelling to expand past the extent of the previous second/additional dwelling, as per the power granted to the Committee of Adjustment as per Section 45.2(a)(i) of the Planning Act.

FOR SEPTIC DESIGN SYSTEM CALCS, MODIFICATIONS AND DESIGN REFER TO DRAWING PREPARED BY OTHERS (SEPARATE PERMIT SUBMISSION)

SUBJECT LOT FOR PERMIT APPLICATION



DRAWINGS MUST NOT BE SCALED.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF 3 SIXTY ARCHITECT INC.

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF 3 SIXTY ARCHITECT INC. AND MUST BE RETURNED UPON REQUEST.

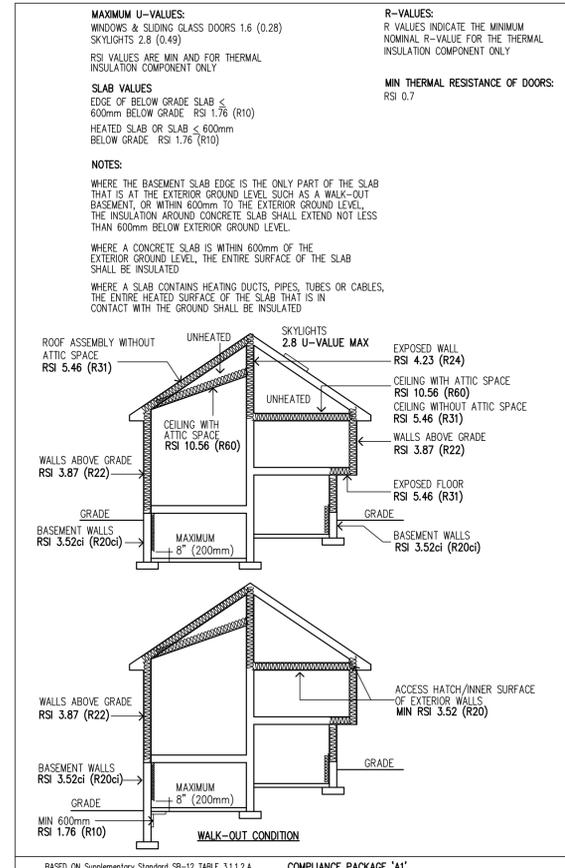
No.	DATE	REVISION
1	Nov 16/2023	ISSUED TO OWNER
2	Apr 9/2024	ISSUED TO OWNER FOR PERMIT SUBMISSION
3	July 24/2024	Revised & Reissued For Permit Submission

3 SIXTY architect inc.
 Certificate of Practice Number: 4197
 175 STAVE CRESCENT, Richmond Hill, ON L4C 0S8
 TEL: 416-284-1073 FAX: 416-284-1908
 E-MAIL: 3sixty@3sixtyarchitect.ca
 NAME OF PROJECT: 2353 Baseline Road
 LOCATION: 2353 Baseline Road
 Part of Lot 23
 Concession 4
 Town of Georgina, Ontario

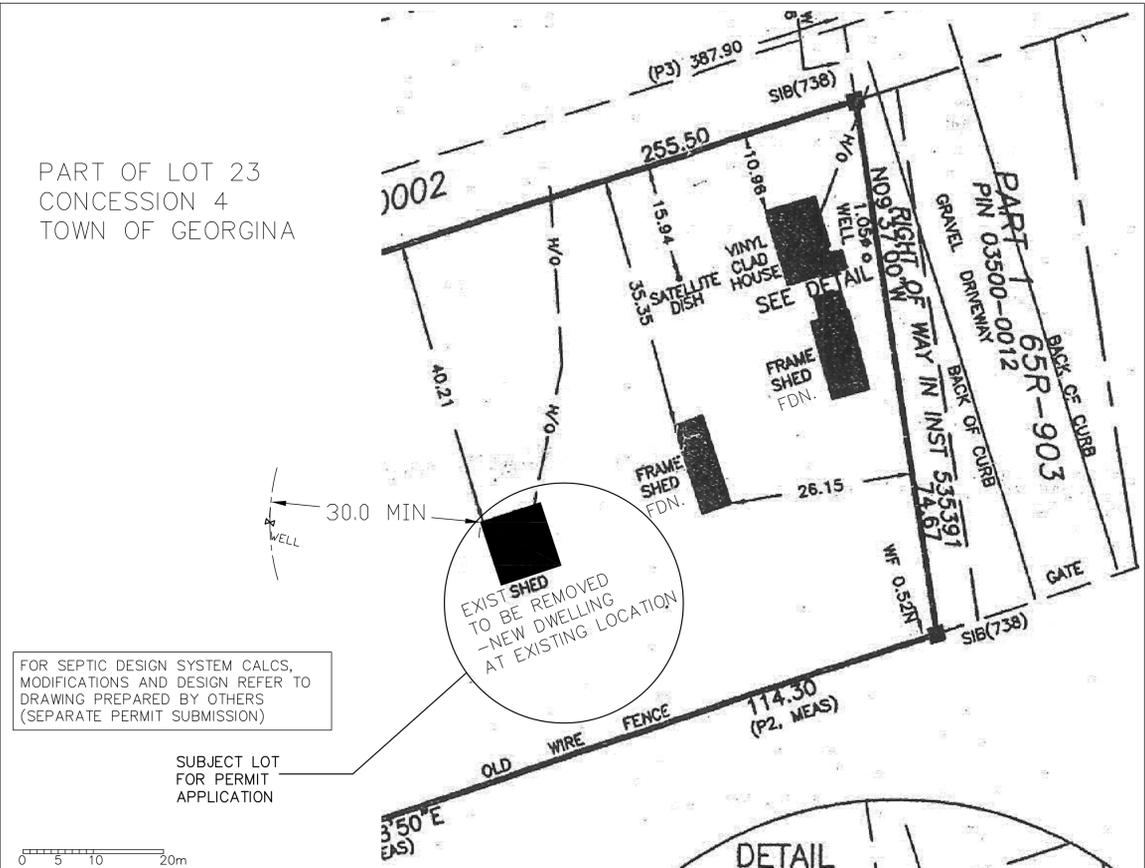
Ontario 2006 Building Code Data Matrix Parts 3 or 9		OBC Reference	
PROJECT DESCRIPTION	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> PART 11 11.1 to 11.4	<input type="checkbox"/> PART 3 1.1.2(A) <input checked="" type="checkbox"/> PART 9 1.1.2(A) & 9.10.1.3
1			
2	MAJOR OCCUPANCY(S) Residential Occupancy		3.1.2.1(1) 9.10.2.
3	BUILDING AREA: EXISTING: NEW: TOTAL: 95.70 m ² 95.70 m ² 95.70 m ²		1.4.1.2(A) 1.4.1.2(A)
4	GROSS AREA: EXISTING: NEW: TOTAL: 95.70 m ² 95.70 m ² 95.70 m ²		1.4.1.2(A) 1.4.1.2(A)
5	NO. OF STOREYS: ABOVE GRADE: 1 BELOW GRADE: 1		3.2.1.1 & 1.4.1.2(A) 9.10.4 & 1.4.1.2(A)
6	Number of Streets/ Fire Fighter Access: 1		3.2.2.10 & 3.2.5 9.10.20
7	Building Classification GROUP C Residential Occupancy		3.2.2.20-83 9.10.2
8	Sprinkler System Proposed <input type="checkbox"/> entire building (EXISTING) <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> not required		3.2.2.20-83 3.2.1.5 3.2.2.17 INDEX 9.10.8.2 INDEX
9	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.9 N/A
10	Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.4 9.10.18.
11	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.7 N/A
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6 N/A
13	Construction Restrictions <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both permitted		3.2.2.20-83 9.10.6.
14	Mezzanine(s) Area m ² : NA		3.2.1.1(3)-(8) 9.10.4.1
15	Occupant load based on Basement Occupancy: C Load: 2 persons 1 st Flr (Grnd) Occupancy: C Load: 2 persons 2 nd Floor Occupancy: - Load: - persons 3 rd Floor Occupancy: - Load: - persons 4 th Floor Occupancy: - Load: - persons 5 th Floor Occupancy: - Load: - persons 6 th Floor Occupancy: - Load: - persons 7 th Floor Occupancy: - Load: - persons 8 th Floor Occupancy: - Load: - persons		3.1.1.7 9.9.1.3
16	Barrier-free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) NR 9.5.2.1(2)		3.8 9.5.2
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.3.1.2 & 3.3.1.19 9.10.1.3(4)
18	Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours): NA Roof NA Hours Mezzanine NA Hours FRR of supporting members: NA Floors NA Hours Roof NA Hours Mezzanine NA Hours	Listed Design No. or Description (SB-2)	3.2.1.5 3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9
19	Spatial Separation - Construction of Exterior Walls Wall Area of EBF (m ²): L.D. (m): L/H or H/L: Permitted Max. % of Openings: Proposed Max. % of Openings: FRR (Hours): Listed Design or Description: Comb. Const. Comb. Constr. Non-comb. Constr.		3.2.3 9.10.14
20	Other - Describe:		

2012 Building Code Data Matrix, Part 3 or 9

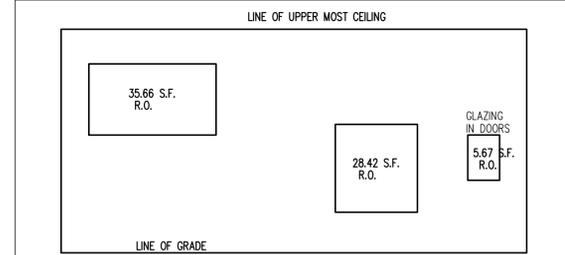
Energy Efficiency Design Summary Part 9 Residential		OBC Reference Supp. Standard SB-12
1	COMPLIANCE OPTION <input checked="" type="checkbox"/> SB-12 Prescriptive <input type="checkbox"/> Energy Star <input type="checkbox"/> SB-12 Performance <input type="checkbox"/> EnerGuide 80	3.1.1.
2	LOCATION <input checked="" type="checkbox"/> Zone 1 Less than 5000 heating degree days <input type="checkbox"/> Zone 2 5000 or more heating degree days	3.1.1.1.
3	WINDOWS/SKYLIGHTS/ SKYLIGHTS/GLAZING IN DOORS/SLIDING GLASS DOORS Gross Wall Area = 166.75 m ² Gross Wind Area(s) = 32.20 m ² % Window + 19.31 %	3.1.1.1.(7)(8)
4	AREA OF OPENINGS <input checked="" type="checkbox"/> not more than 17% <input type="checkbox"/> more than 17% but not more than 22%	3.1.1.1.(7)(8)
5	OTHER BUILDING CONDITIONS <input type="checkbox"/> ICF Basement <input type="checkbox"/> Slab on Ground <input type="checkbox"/> ICF Above Grade <input type="checkbox"/> Log/Post & Beam <input checked="" type="checkbox"/> Walkout Basement	Table 3.1.1.2.A
6	COMPLIANCE PACKAGE Zone 1 <input checked="" type="checkbox"/> Table 3.1.1.2.A <input type="checkbox"/> Table 3.1.1.3.A Zone 2 <input checked="" type="checkbox"/> Table 3.1.1.2.B <input type="checkbox"/> Table 3.1.1.3.B <input checked="" type="checkbox"/> Table 3.1.1.2.C <input type="checkbox"/> Table 3.1.1.3.C	3.1.1.1.(7)(8) C1
7	THERMAL INSULATION <input checked="" type="checkbox"/> Batt Insulation <input type="checkbox"/> Blow-in / Spray Applied Foam Insulat'n <input type="checkbox"/> Package <input type="checkbox"/> A1 To AA6 <input type="checkbox"/> BLOWN/SPRAY FOAM INSUL.	3.1.1.2.
8	COMPLIANCE PACKAGE EXCEPTIONS (NONE SELECTED) RSI = Windows and sliding glass doors min U-value = Batt therm insulat'n min (where CP 'J' used) =	- - -
9	BUILDING SPECIFICATIONS Ceiling with Attic Space: 10.56+HH (R60+HH) Ceiling without Attic Space: 5.46 (R31) Exposed Floor: 5.46 (R31) Walls Above Grade: R12 + R10 if permitted Basement Walls: 3.34+1.76ci (R19+10ci) Below Grade Slab (Entire Surface > 600mm below grade): 3.52+1.40ci (R20+R8ci) Edge of Below Grade Slab (< 600mm below grade): 1.76 (R10) Heated Slab or Slab (< 600mm below grade, or heated): 1.76 (R10) Windows & Sliding Glass Doors: - (-) Skylights: - (-)	Table 3.1.1.2.C (S) 3.1.1.2.C (P)



3 A1 MIN THERMAL RESISTANCE VALUES - ZONE 1 < 5000 D.D. FOR SPACE HEATING EQUIPMENT WITH AFUE > 92% N.T.S.

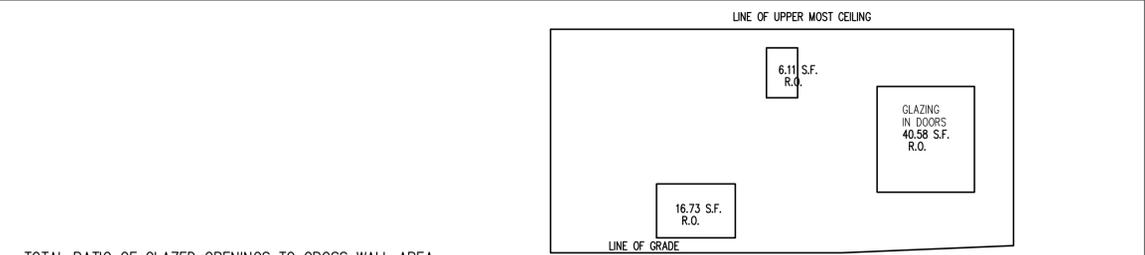


1 A1 PARTIAL SITE PLAN - DWELLING LOCATION N.T.S.



EAST (FRONT) ELEVATION

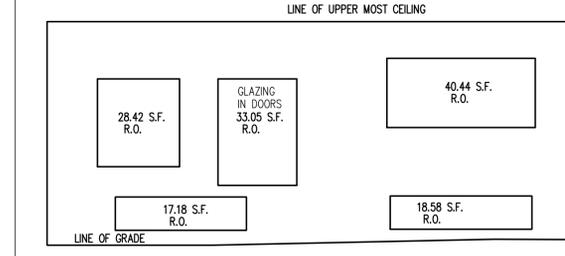
GROSS WALL AREA & OPENINGS
 AREA OF WINDOWS/GL. IN DOORS = 69.75 sq.ft.
 AREA OF WALL = 410.08 S.F.



WEST (REAR) ELEVATION

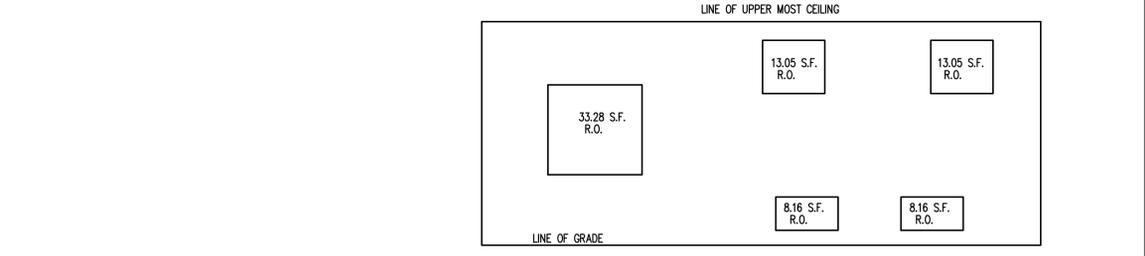
GROSS WALL AREA & OPENINGS
 AREA OF WINDOWS/GL. IN DOORS = 63.43 sq.ft.
 AREA OF WALL = 405.33 S.F.

TOTAL RATIO OF GLAZED OPENINGS TO GROSS WALL AREA
 O.B.C. 3.1.1.1. Energy Efficiency
 TOTAL AREA OF WINDOWS = 267.27 sq.ft. (24.83 m²)
 TOTAL AREA OF SIDELIGHTS = 0 sq.ft.
 TOTAL AREA OF GLASS IN DOORS = 79.30 sq.ft. (7.37 m²)
 TOTAL AREA OF SLIDING GLASS DOORS = 0 sq.ft.
 TOTAL AREA OF SKYLIGHTS = 0 sq.ft.
 TOTAL GROSS WALL AREA = 1794.93 sq.ft. (166.75 m²)
 TOTAL WND/SIDELT/SKYLIT/GLASS AREA = 346.57 sq.ft. (32.20 m²)
 RATIO = 19.31%



SOUTH (SIDE) ELEVATION

GROSS WALL AREA & OPENINGS
 AREA OF WINDOWS/GL. IN DOORS = 137.68 sq.ft.
 AREA OF WALL = 487.18 S.F.



NORTH (SIDE) ELEVATION

GROSS WALL AREA & OPENINGS
 AREA OF WINDOWS/GL. IN DOORS = 75.71 sq.ft.
 AREA OF WALL = 492.33 S.F.

2 A1 DIAGRAMATIC ELEVATION STUDY - GROSS WALL & GLAZED OPENING AREAS 3/16"=1'-0"

Attachment 2
 A34-24 2353 Baseline Road
 Page 4 of 11

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 3 Sixty architect inc.
 175 Stave Crescent
 Richmond Hill, Ontario L4C 0S8
 416-587-1073 647-698-3447
 3sixty@3sixtyarchitect.ca
 @3sixtyarchitect

ONTARIO ASSOCIATION OF ARCHITECTS
 JOHN CARPA
 LICENSE 6027
 JULY 24, 2024
 M.A. PERSECHINI
 100217568
 PROFESSIONAL ENGINEER
 PROVINCE OF ONTARIO

2353 BASELINE ROAD
 Proposed ADDITIONAL Dwelling Unit
 Town of Georgina, Ontario

CALCS/ DETAILS OBC MATRIX, PARTIAL STE PLAN COMM. NO. 0289

SCALE: AS NOTED DATE: Nov. 2023 DRAWING NO. A1

Fire Blocks

REQUIRED FIRE BLOCKS IN CONCEALED SPACES:

CONCEALED SPACES IN INTERIOR WALLS, CEILING FLOORS & CRAWL SPACES SHALL BE SEPARATED BY 'FIRE BLOCKS' FROM CONCEALED SPACES IN EXTERIOR WALLS AND ATTIC OR ROOF SPACES

'FIRE BLOCKS' SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN INTERIOR COVERED CEILINGS, DROP CEILINGS AND SOFFITS WHERE THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE CONCEALED SPACES HAVE A SURFACE Flame-Spread RATING GREATER THAN 25

FIRE STOPS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RUN OF STAIRS WHERE THEY PASS THROUGH A FLOOR CONTAINING CONCEALED SPACE IN WHICH THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE SPACE HAVE SURFACE Flame-Spread RATINGS GREATER THAN 25

IN UNSPRINKLERED BUILDINGS OF COMB. CONST. EVERY CONCEALED SPACE CREATED BY A CEILING, ROOF SPACE OR UNOCCUPIED ATTIC SPACE SHALL BE SEPARATED BY FIRE BLOCKS AT INTERVALS OF NOT MORE THAN 3230' (100m) AT POINTS WHERE SUCH CONCEALED SPACES EXTEND ACROSS THE ENDS OF REQ'D VERTICAL FIRE SEPARATIONS

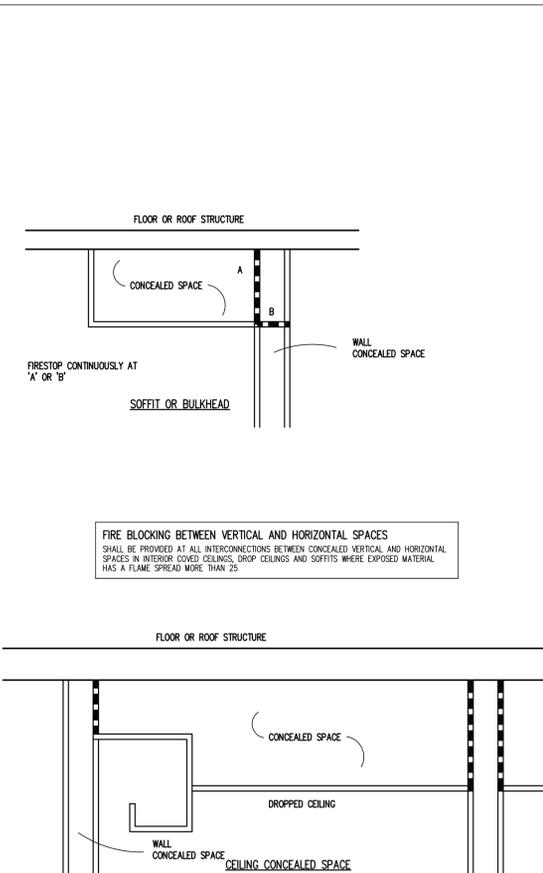
NO DIMENSION OF THE CONCEALED SPACE DESCRIBED ABOVE SHALL EXCEED 20m

CONCEALED SPACES IN MANSARD OR GAMBREL STYLE ROOFS, EXTERIOR CORNICES, BALCONIES AND CANOPIES OF COMBUSTIBLE CONSTRUCTION SHALL HAVE VERTICAL FIRE BLOCKS AT INTERVALS OF NOT MORE THAN 20m AND AT POINTS WHERE SUCH CONCEALED SPACES EXTEND ACROSS THE ENDS OF REQ'D VERTICAL FIRE SEPARATIONS

REQUIRED FIRE BLOCKS IN WALL ASSEMBLIES:

FIRE BLOCKS SHALL BE PROVIDED TO BLOCK OFF CONCEALED SPACES WITHIN WALL ASSEMBLIES, INCLUDING SPACES CREATED BY FURRING; AT EACH FLOOR LEVEL; AT EACH CEILING LEVEL, WHERE THE CEILING CONTRIBUTES TO PART OF THE REQUIRED Fire-Resistance Rating, AND AT OTHER LOCATIONS WITHIN THE WALL, SO THAT THE DISTANCE BETWEEN FIRE BLOCKS DOES NOT EXCEED 20m (67 ft 7in) HORIZONTALLY AND 3m (9ft 10in) VERTICALLY

FIRE BLOCKS NEED NOT BE PROVIDED IF, THE INSULATED WALL ASSEMBLY CONTAINS NOT MORE THAN ONE CONCEALED AIR SPACE AND THE HORIZONTAL THICKNESS OF THAT AIR SPACE IS NOT MORE THAN 25 mm; THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE SPACE ARE NONCOMBUSTIBLE, OR THE EXP. CONST. MATERIALS WITHIN THE SPACE, INCLUDING INSULATION, BUT NOT INCLUDING WRING, PIPING OR SIMILAR SERVICES, HAVE A Flame-Spread Rating of not more than 25



2
A2 FIRE BLOCKING BETWEEN VERTICAL AND HORIZONTAL SPACES
N.T.S.

GENERAL:

- All construction must comply with the 2012 Building Code Compendium – Ontario Regulation 332/12 and all amendments
Local by-laws in existence at the time of construction and shall be governed by local authorities having jurisdiction. Manufactured items, materials and construction must comply with all the requirements of Canada Mortgage and Housing Corporation (C.M.H.C.)
- Unreinforced and nominally reinforced concrete shall be designed and mixed, placed, cured and tested in accord. with requirements for 'R' class conc. stated in Clause 8.13 of CSA A23.1

EXCAVATION:

- Top soil and vegetable matter in all unexcavated areas under buildings shall be removed. Surface drainage shall be directed away from the building (or septic bed) Maximum slopes for pedestrian ramps to be 1 in 10
- All excavations and backfill must comply with 9.12 of OBC 2012 edition and all amendments
- The bottom of excavations shall be kept from freezing throughout the entire construction period

FOOTINGS AND FOUNDATION WALLS:

Note: Requirements below are minimum – refer to structural drawings by others for requirements above and beyond those listed below.

FOOTINGS:

- All concrete foundation walls below grade to have bituminous dampproofing applied to the exterior, and water drainage layer.
- All conc. blk. fnd't'n walls below grade to have 1/2" (min 6mm) cem. parging applied to exterior
- Parging to form cove at footing and wall intersection.
- A coat of bituminous dampproofing must be applied to the exterior of the cement parging, and provide water drainage layer (Section 9.13 of the O.B.C.)
- Drain tile to be 4" diameter covered with filter fabric. Top and sides of tile to be covered with minimum 6" crushed stone. Tiles to be connected to existing storm system. (See Section 9.14 of the O.B.C.)
- Concrete footings are to be of MIN 15 MPa strength at 28 days, resting on natural undisturbed soil & must be min of 4'-0" below finished grade
- Size of strip footings to conform to Section 9.15 of the O.B.C. or as per structural drawings Refer to 'Minimum Footing Sizes' detail for further information
- Undisturbed soil to have an ALLOWABLE BEARING PRESSURE of 75 KPa or greater for buildings of wood frame or masonry construction UNO on structural drawings
- Project conc. footings min. 4" each side of foundation walls & to be 6" deep–refer to detail
- Footings under 1 storey brick veneer 16-1/2" x 6" Min. OR AS PER FLOOR PLANS
- Footings under 2 storey brick veneer 19" x 6" Min. OR AS PER FLOOR PLANS
- Footings under chimneys and fireplaces to project 4" and to be 6" deep for 1 storey 10" deep for 2 storeys

STEEPED FOOTINGS:

- The vertical rise between horizontal portions shall not exceed 23 5/8" for firm soils 15 3/4" for sand or gravel. The horizontal distance between risers shall not be less than 23 5/8"

FOUNDATION WALLS: Refer to 'Foundation Wall Thickness' detail OR structural details for further notes

- Poured concrete foundation walls are to be of MIN 15 MPa strength at 28 days
- For basement windows over 4'-0" wide reinforce with two 10m reinforcing rods extending 12" each side for poured concrete
- For MAX. height of finished grade above basement slab, refer to 'Foundation Wall Thickness' Provide crack control joints every 49'-3" in foundation walls more than 82' in length
- Foundation walls shall extend min. 6" above fin. grade
- Ventilate cold cellar if windless

FOUNDATION WALL CONSTRUCTION:

Note: Refer to structural drawings by others for reinforcing requirements when height of wall exceeds 9'-10" (3.0 m) in height. Refer to "foundation Wall Thickness" detail for notes

- Exterior drainage layer required when basement insulation extends more than 900m (2'-11") below grade
- Damp proofing required – Bituminous or other dampproofing material
- Concrete block or reinforced concrete– refer to 'Foundation Wall Thickness' and 'Compressive Strength of Concrete Masonry Units' details
- No. 15 building paper between foundation wall and insulation when separate interior cladding will contact the interior face of an exterior wall below grade
- Batt blanket insulation to maximum 8" above basement slab – refer to Compliance Package selected for min insulation R value requirements
- 6 mil vapour barrier (Max 150 flume spread rating)

SLABS ON GRADE:

- Concrete slabs on grade shall be min. 3" thick on 4" course clean granular material
- Where dampproofing is not provided, compressive strength of slab on ground shall be not less than 25 Mpa.
- A bond breaking material shall be placed between the slab and footings
- Exterior conc. slabs on grade, steps and garage slabs shall be min. 4650 Psi (32mpa) at 28 days with 5-8% air entrainment
- Concrete slabs on grade shall be reinforced with 6" x 6" 6/6 welded wire mesh at centre of slab U.N.O.

TYPICAL FLOOR CONSTRUCTION:

FLOOR JOISTS:

- For uniformly distributed live load on floors serving residential areas not exceeding 30 psf for Bedrooms and 40 psf for other areas and stairs within dwelling units UNO on Structural Dwgs.
- Subfloor to be Min. 5/8" T&G Plywood or OSB, for Max spacing of supports up to 20" O.C.
 - Floor joists SPF #2 or approved engineered joists – refer to plans for spacing – 1/2" gypsum board ceiling on ground and second floors

ENGINEERED FLOOR JOISTS:

Refer to floor layout package for engineered floor systems by others that supercede requirements listed below

TYPICAL EXTERIOR WALL CONSTRUCTION: BRICK VENEER WALL: Applies to unreinforced masonry and masonry veneer where wall height above foundation wall does not exceed 36'-1"

- 1/2" gypsum board on continuous 6 mil poly Vapour barrier – note: where polyethylene is installed to serve as the vapour barrier, it shall conform to CAN/CGSB-51.34-M, 'Vapour Barrier, Polyethylene Sheet for Use in Building Construction' Vapour Barriers shall have a permeance not greater than 60 ng/(FosxM2) (0.78 PERM INS.), measured in accordance with ASTM E96
- 2"x6" wd studs @ 16" O.C. w/double top plate at top, sole plate at bottom & Min insulation as per selected Compliance Package – see OBC Matrix on sheet A0
- Sheathing membrane (Air Barrier) on 1/2" ext. grade sheathing. Sheath. memb. shall conform to the performance requirements of CAN/CGSB-51.32-M, 'Sheathing Membrane, Breather Type'. Sheet and panel type materials intended to provide the principal resistance to air leakage shall have an air leakage characteristic not greater than 0.02 L/(s m2) (0.004 cfm/ft2) measured at an air pressure differential of 75 Pa (0.011 psi).
- Secondary plane of protection shall consist of a Drainage Plane (Sheathing Membrane) w/ appropriate inner boundary and Flashing to dissipate rainwater to the exterior.
- Minimum 1" air space
- 0.03 thick x 7/8" wide metal ties 32" O.C. horiz. 16" O.C. vert.
- Min 3-1/2" face brick w/ 3/8" mortar joints (unraked joints for veneer less than 3-1/2") Refer to elevations for window sills, heads and jambs

NOTE: Provide weep holes not more than 2"-7" O.C. at base of all masonry veneer. Metal flashing (0.019 aluminum) to be installed beneath weep holes, beneath jointed masonry sills, over heads of window and door openings when vertical distance between top of wind/door and u/s eave 1/4 of horiz eave overhang. Extend metal flashing min. 5-7/8" up behind wall sheathing paper and min 3/16" beyond outer face of building element below flashing. Cavity walls shall be constructed so that mortar droppings are prevented from forming a bridge to allow the passage of rain water across the cavity – provide optional control device to suit air space 'The Mortar Net' by JV Building Supply

1
A2 GENERAL NOTES – PART 9 HOUSING
N.T.S.

EGRESS FROM BEDROOMS:

Except where a door on the same floor level as the bedroom provides direct access to the exterior, every floor level containing a bedroom in a suite shall be provided with at least one outside window that is operable from the inside without the use of tools and provides an individual, unobstructed open portion having a minimum area of 0.35 m2 with no dimension less than 380mm and has a maximum sill height of 1100mm above the floor

SMOKE ALARMS:

Smoke Alarms shall conform to CAN/ULC-S531

Within Dwelling Units smoke alarms shall be installed on each storey including the basement and on any storey containing a sleeping room, a smoke alarm shall be installed in EACH sleeping room and in a location between sleeping rooms and the remainder of the storey and in a Hallway if the sleeping rooms are served by a hallway

EIFS:

Exterior Insulation Finish System must be installed as a 'Drained' assembly

Exterior Insulation Finish System must be applied on approved substrate, and must be installed according to the manufacturers specifications, OBC reqmts and have OCMC evaluation report designation with ruling of MMAH and/or decision authorized by BCC.

TYPICAL APPLICATION:

Finish coat on primer coat on base coat on fiberglass mesh embedded in base coat; 2" rigid insulat'n on continuous vertical groove insulation adhesive, on cont secondary moisture barrier ('drainage plane'), on 1/2" approved glass mat coated sheathing

ROOF CONSTRUCTION:

- Access to roof attic and/or crawl space to be min. 1'-7 1/2" x 2'-4" (500mm x 700mm) or have an area no less than 0.32 m2 with no dimension less than 545mm
- Provide eave protection (Type M or S roll roofing or No. 15 asphalt-saturated felt) extending from edge of roof a min of 2'-11" up roof slope to a line not less than 11-3/4" inside the inner face of exterior wall – over all habitable areas
- Starter strip 85 lb. Type M mineral-surfaced roll roofing not less than 11-3/4" wide, or roof shingles of same weight and quality as those used as a roof covering and with tabs facing up the roof slope
- 3/8" Plywood or OSB for Max 24" spacing of supports

WOOD JOISTS AND STUD PARTITIONS

- Floor joists and beams to be No. 2 grade or equal unless noted otherwise
- Sill plates to be anchored at 7'-10" O.C. to fndn. walls w/ bolts min. 4" deep into top of wall
- Provide cont 1"x3" wood strapping (when specified), Max 6'-11" O.C. unless ceiling is finished
- Subfloor to be Min. 5/8" T&G Plywood or OSB, for Max spacing of supports up to 20" O.C. Refer to engineered floor layout for subfloor notes when floor joists are engineered
- Solid bridging required for pier foundations
- Min. 1/4" poplar underlay required under ceramic tile floor finish
- 12" O.C. under ceramic tile floor finish U.N.O. on engineered floor joist drawings by others
- Triple studs at corners, double at openings
- Reinforce wall studs to permit future installation of grab bars on walls adjacent to a water closets and a shower or bathtub – 9.5.2.3.

LATERAL SUPPORT: (wall supporting joists)

anchor sill plate with 1/2" dia. by 8" hooked anchor bolts embedded 8" into masonry at 4'-0" O.C. max. or anchor every 4th joist not resting on a plate with 3/16"x1 1/2" steel joist anchors, N.B. not required if foundation wall supports solid masonry

LATERAL SUPPORT: (wall parallel to joists)

Bend 3/16" x 1 1/2" steel strap 3" into masonry and fix to 3 parallel joists or fix to anchored sill plate
All joists to have 2" x 2" cross bridging min. 7'-0" O.C.
Solid bridging over interior bearing walls and beams
Min. 2" x 6" sill plate

Header joists at openings to be doubled if over 4'-0" and not over 10'-8"
Trimmer joists to be doubled if over 2'-8" and not over 6'-8"
Joists and rafters shall have end bearing of min. 1 1/2"
Beams shall have end bearing of min. 3 1/2"

BUILT UP WOOD BEAMS:

Where the individual members of a beam are butted together to form a joint, such a joint shall occur over a support or within 6" of the end quarter points of the clear span of the beam and shall not occur in adjacent members at the same quarter point

- Joists framed into the sides of wood beams shall rest on metal joist hangers
- Double joists under parallel partitions over 6'-0" in length
- Triple joists under all parallel bearing partitions
- All concealed spaces to be fire stopped between storeys at floors, ceiling, roofs, and at stairs
- Top and bottom plates in load bearing partitions and walls shall not be cut, notched drilled or otherwise weakened, to reduce the undamaged width to less than 2"
- Interior bearing stud partitions in basement to be 2" x 6" @ 16" O.C. (for 2 storeys) on Super 6 vapour barrier on 8" high concrete or concrete block curb on 16" w x 12" dp concrete footings (2 storey bldgs) with double top plate and single bottom plate anchored to concrete curb with 1/2" dia.-8" long, hooked anchor bolts at 4'-0" O.C.
- Exterior wood columns anchored to concrete slab or footings with anchor shoe min. 7" above grade and 1" x 4" x 12" wood nailing strip nailed to beam at top
- Provide 45# roll roofing or 2 mil poly dampproofing under all non-bearing partitions on basement slab
- Provide lateral support to steel beams 1" x 4" ribbon strips on both sides

FLASHING:

- Minimum 0.019" prefinished Aluminum
- Intersection of shingle roofs & masonry walls/chimneys shall be protected with flashing
- Counter flash'g req'd in sentence 1. shall be embedded min 1" in masonry and extend minimum 5-7/8" down the masonry and top lower flashing min 4"
- Flash over a chimney saddle when width of chimney exceeds 2'-6"
- Flashing required at intersections of roofs and wall, valley and over parapet walls
- Flashing between roof shingles and wall siding, 26 GA. galv. metal 3" up behind sheathing and extended 3" horizontally
- All galvanized metal to be pre-painted

STEEL COLUMNS/BEAMS

Note: BELOW ARE MINIMUM REQUIREMENTS ONLY

Refer to FLOOR PLANS and/or structural drawings under separate cover (by others) for requirements that may supercede those listed below

MOST RESTRICTIVE REQUIREMENTS APPLY

- Steel pipe column under 1 storey bldg. to be 2 7/8" dia. w/ 3/16" wall thickness on 4"x4"x1/4" steel plate (both ends) on conc. pad footing (SEE PLANS)
- Steel pipe column under 2 storey bldg. to be 3 1/2" dia. x 3/16" on 6" x 6" x 3/8" steel plate (both ends) on conc. pad footing (SEE PLANS)
- Steel column plates to be anchored to footing with min. two 1/2" dia. bolts min. 6" into footing
- Steel column top plates to be connected to beam with min. two 1/2" dia. bolts or weld plates to beam flanges
- All columns and beams to be shop primed with min. 1 coat rust inhibitive paint

Steel beams to be laterally supported and be fabricated from Grade 300W steel that conforms to CAN5-G40.21 'Structural Quality Steels'

SB-12 INSULATION-MIN THERMAL RESISTANCE AND ENERGY EFFICIENCY REQUIREMENTS FOR ZONE-1 BUILDINGS

(LESS THAN 5000 DEGREE DAYS)

Compliance Package 'C1' for Electric Space Heating

and where the ratio of gross area of windows, sidelights, skylights, glazing in doors and sliding glass doors to the gross area of peripheral walls measured from grade to the top of the upper most ceiling is more than 17% and not more than 22%

Note: Refer to OBC Matrix for alternate Compliance Packages and requirements other than those listed below

Min. RSI 10.56 (R60) for Ceiling with attic space

Min. RSI 3.52 (R20) at location directly above access hatches and inner surfaces of exterior walls-near eaves to the extent made necessary by roof slope and req'd ventilation clearances

Min. RSI 5.46 (R31) for Ceiling without attic space

Min. RSI 5.46 (R31) for Exposed floor

Min. RSI 3.87 (R22) for Walls above grade

Min. RSI 3.52 (R20c) for Basement walls (from underside of subfloor to not more than 200mm above finished floor)

Min. RSI 1.76 (R10) for Edge of below grade slab < 600mm below grade

Min. RSI 1.76 (R10) for Heated slab or Slab < 600mm below grade

Min. RSI 0.7 for Doors that separate heated from unheated space, where a storm door is not provided

Min. U-Value of 1.6 for Windows and Sliding glass doors

Min. U-Value of 2.8 for Skylights

Min. AFUE of 96% for Space Heating Equipment

Min. EF of 0.80 for Domestic Hot Water Heater

CHIMNEYS; MASONRY AND CONCRETE

- Prefabricated flues to be ULC approved, class –A– vents for oil heating
- For masonry fireplaces use 5/8" clay flue liner extending to a min. 2" above chimney cap
- Provide min. 3" masonry around flue liner and no mortar between liner and surrounding masonry
- The chimney flue shall extend a min. of 3' above roof at point of contact, but but min. 2' above highest roof surface within 10"
- Top of masonry chimney to have stone or concrete cap with wash and drip projecting min. 1" from face of masonry
- Min. clearance from combustible materials: 1/2" clearance for chimneys on exterior walls, 2" for interior chimneys
- Provide lateral support max. 8'-6" O.C. vertically
- Provide min. 4" fresh air venting to firebox

MECHANICAL VENTILATION:

- Every dwelling unit that is supplied with electrical power shall be provided with a mechanical ventilation system to comply with O.B.C. section 9.32.3
- Product of combustion detector shall be installed as shown on drawings and conform to section 9.10.18. of the O.B.C.

Note: Refer to Mechanical Drawings by others for minimum Energy Efficiency requirements for Space Heating Equipment, DHW Heater, HRV efficiency Space Heating Fuel Source

STAIRS/LANDINGS – GUARDS/LANDINGS: PRIVATE STAIRS

- Stairs to have a max. rise of 7 7/8", a min. run of 8 1/4" and min tread depth of 9 1/4"
- A min of 1" nosing shall be provided if the run is less than 9 7/8"
- Curved stairs to have a min. run of 5 7/8" and a min average run of 7 7/8"
- Min. stair width for interior is 2'-10" (860mm), for exterior is 3'-0"
- Min. headroom over stairs for interior is 6'-5", for exterior is 6'-9"
- Landings to be min. as wide and long as width of stair
- Height of handrails on stairs & ramps-min. 2'-10" (865mm) max 3'-2" (965mm) above a line drawn through edge of nosings
- All guards within Dwelling Units guards shall be minimum 2'-11" (900mm)
- Exterior guards for less than 5'-11" above ground to be 2'-11" high
- Exterior guards for more than 5'-11" (1800mm) above ground to be 3'-6" high
- Balcony guard max. 4" space between vertical pickets with no horizontal members between 4" and 36" above balcony floor
- Guards required on balcony and porch if over 2'-0" above fin. grade
- Stairs and ramps shall be designed to support specified loads of 1.9 KPA (40 psf)
- One handrail required for interior stairs within a dwelling unit (Table 9.8.7.1.)

DOORS AND WINDOWS:

Note: Refer to OBC Matrix for minimum required U-Value for windows, skylights and Sliding Glass doors

- Caulk between window or door frame and exterior masonry or siding
- Door between house and garage shall be exterior type, weatherstripped and tight fitting to provide a barrier against gas and exhaust fumes, and shall be fitted with a self closer
- Doors in dwellings shall be operable from inside without a key
- Min. one window per bedroom, operable from the inside, shall have an unobstructed opening of min. 3.8 sq.ft.(0.35 m2) & shall have no dimension less than 15" (380mm)
- All windows shall be double glazed or stormed and screened
- A basement window that incorporates a loadbearing structural frame shall be double glazed with a low-E coating

GASPROOFING OF GARAGES:

- See drawings for typical detail

NOTES:

–THESE NOTES ARE MINIMUM REQUIREMENTS ONLY
–SHOULD THERE BE ANY QUESTIONS BETWEEN THESE NOTES AND LOCAL BUILDING CODE OR BYLANS, THEN LOCAL CODES & BYLANS WILL APPLY
–CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SCOPE OF ALL CONSTRUCTION BEFORE PROCEEDING WITH WORK, AND MUST REPORT ANY DISCREPANCIES, CHANGES, AND ERRORS ON DRAWINGS PRIOR AND DURING ALL CONSTRUCTION

DRAWINGS MUST NOT BE SCALED.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK
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Attachment 2
A34-24 2353 Baseline Road
Page 5 of 11

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2353 BASELINE ROAD
Proposed ADDITIONAL
Dwelling Unit

Town of Georgina, Ontario

GENERAL NOTES DETAILS	COMM. NO. 0289
SCALENTS DRAWN: FM	DATE: Nov. 2023 DRAWING NO. A2
CHECKED: FM	

FOUNDATION PLAN NOTES:

- FOUND ALL NEW FOOTINGS ON UNDISTURBED NATURAL SOIL CAPABLE OF SAFELY SUSTAINING 2500 PSF.
- PROVIDE 4'-0" MINIMUM FROST PROTECTION TO ALL FOOTINGS EXPOSED TO FREEZING.
- CONFIRM SOIL CAPACITY AS NOTED AND PROVIDE CONSULTANT SOIL REPORT
- CONCRETE SLABS
 - [SOG1] - 4" MIN. 20 MPa SLAB-ON-GRADE REINF. W/M 6X6, -6/6 ON MIN. 4" GRAVEL ON WELL COMPACTED SUBGRADE SAWCUT @15'-0" o.c. MAX.
 - S1 - EXTERIOR 6" THK SLAB ON GRADE REINF - 10M@16" C/C BEW + DOWELS ALL ARND +10M NOSING BAR AT STAIR (CLASS C-2 CONC.)
- CONCRETE BLOCK WALLS -
 - CW1 - 24" CONCRETE BLOCK WALL (36" TALL X 96" LONG)
 - CW2 - POURED CONCRETE FOUNDATION

GROUND FLR FRAMING PLAN NOTES:

- DESIGN LOADING (unfactored)
 - LL = 40 PSF
 - DL = 12 PSF (20 PSF IN TILED AREAS)
- WOOD DECK -5/8" T&G PLYWOOD (SPF#2)
- WOOD COLUMNS TO BE 2X4 (SPF NO.2) AND MATCH BEAM PILES (TYPICAL UNO) ALL COLUMNS TO EXTEND TO TOP OF FOUNDATION WALL OR NEW BEAM.
- WALLS:
 - TYPICAL NEW WALL - 2X8@16" WOOD STUD WALL (SPF NO.2)
 - +1-2X6 BOTTOM PLATE + 2-2X6 TOP PLATE
 - + 2X6 SOLID BRIDGING AT 4'-0" O.C. (TYP. UNO)
- WOOD JOISTS:
 - J1 - 2-2"x6" SPR. @16"C.C
 - J2 - 11.875" NI 80 @16"C.C (BY ALPA OR APPROVED EQUAL)
 - J3 - 2"x6" SPR. @16"C.C
- BEAMS:
 - BM01 - W16 X 40 STEEL BEAM C/W 2-1/2" DIA. WEDGE ANCHOURS 6" EMBEDMENT PER CONCRETE FOUNDATION BLOCK
 - BM02 - 5.125"x11.875" GLULAM 24F-E BEAM
 - BM03 - 4-1.75"x9-1/2" LVL (2.0E) +1/2" THRU.BOLTS @12" STAGGERED
 - BM04 - 3-2X10 (SPF#2)
 - BM05 - 2-2X8 (SPF#2)
 - BM06 - 3X8 (SPF#2)
 - BM07 - 2-2X10 (SPF#2)

GENERAL NOTES :

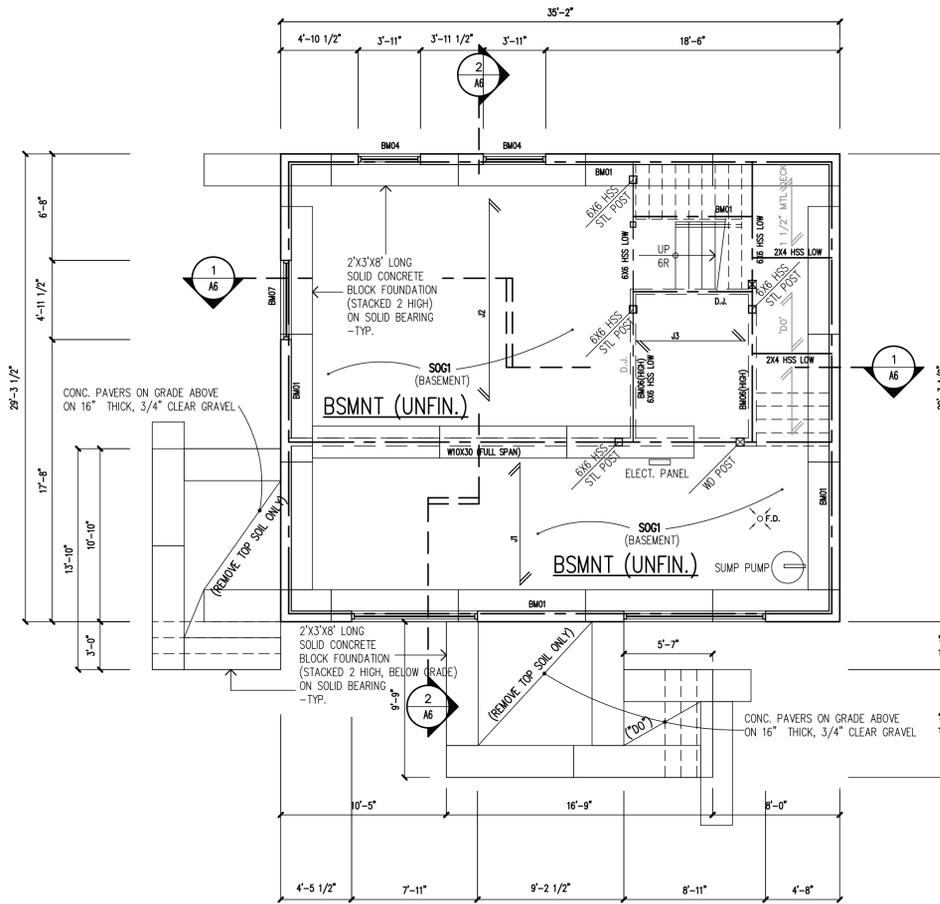
- ALL DESIGN BASED ON THE ONTARIO BUILDING CODE 2012
- MAKE ALL FIELD MEASUREMENTS REQUIRED FOR FABRICATION.
- CONTACT ENGINEER WITH ANY DISCREPANCIES.
- CONCRETE MATERIALS TO CONFORM WITH CSA A23.1 AND A23.2
- REINFORCEMENT REBAR TO BE GRADE 400 MPA AND CONFORM TO G30.12
- ALL CONCRETE ABOVE GRADE TO BE CLASS C-2 UNLESS NOTED OTHERWISE.

Stairs, Landings, Handrails & Guards

A LANDING SHALL BE PROVIDED AT TOP & BOT OF EACH FLIGHT OF INT & EXT STAIRS INCLUDING STAIRS IN GARAGES	MAX. RISE = 200 (7 7/8") MIN. RISE = 125 (4 7/8")
STAIRS LOCATED AT AN ENTRANCE FROM A GARAGE DO NOT REQUIRE A LANDING WHEN THE STAIR DOES NOT CONTAIN MORE THAN 3 RISERS	MAX. RUN = 355 (14") MAX. TREAD DEPTH = 210 (8 1/4") MIN. TREAD DEPTH = 235 (9 1/4")
CLEAR HEIGHT OVER LANDINGS SHALL BE NOT LESS THAN 1950mm (6'-5")	
MIN. CLEAR HEIGHT OVER STAIRS = 1950 (6'-5")	
MEASURED VERTICALLY FROM TOP OF HANDRAIL TO A LINE DRAWN THRU LEAD'G EDGE OF TREADS, HEIGHT OF HANDRAILS ON STAIRS SHALL BE NOT LESS THAN 865 (2'-10") AND NOT MORE THAN 965 (3'-2")	
HAND RAIL REQUIRED ON AT LEAST ONE SIDE OF STAIRS	
HANDRAIL SHALL BE CONTINUOUS THROUGHOUT THE LENGTH OF THE STAIR AND TERMINATE IN A MANNER THAT WILL NOT OBSTRUCT PEDESTRIAN TRAVEL	
HANDRAIL NOT REQ'D WHEN INTERIOR STAIRS HAVE NOT MORE THAN 2 RISERS & EXT STAIRS HAVE NOT MORE THAN 3 RISERS	
AT LEAST ONE STAIR BTWN EACH FLOOR LEVEL, SHALL HAVE A WIDTH OF NOT LESS THAN 2'-10"	
RISERS SHALL BE OF UNIFORM HEIGHT IN ANY ONE FLIGHT WITH A MAXIMUM TOLERANCE OF, 5mm BETWEEN ADJ TREADS OR LANDINGS, AND 10mm BETWEEN THE TALLEST AND SHORTEST RISERS IN THE FLIGHT	
TREADS SHALL HAVE A UNIFORM RUN WITH A MAXIMUM TOLERANCE OF, 5mm BETWEEN ADJACENT TREADS, AND 5mm BETWEEN ADJ TREADS OR LANDINGS, AND 10mm BETWEEN THE DEEPEST AND SHALLOWEST TREADS IN THE FLIGHT	
	MAX. RISE = 200 (7 7/8") MIN. RISE = 125 (4 7/8") MAX. RUN = 355 (14") MAX. TREAD DEPTH = 210 (8 1/4") MIN. TREAD DEPTH = 235 (9 1/4")
	CURVED STAIR MIN. RUN = 150 (5 7/8") MIN. AVE. RUN = 200 (7 7/8")
	WINDERS MAX. ANGLE = 90° MAX. TREAD ANGLE = 45° MIN. TREAD ANGLE = 30°
	DEPTH OF A RECTANGULAR TREAD SHALL BE NOT LESS THAN ITS RUN AND NOT MORE THAN ITS RUN PLUS 25mm (1")
	LEADING EDGE OF TREADS SHALL NOT REDUCE THE TREAD DEPTH BY MORE THAN 15mm AND NOT EXCEED 25mm HORIZONTALLY
	GUARDS REQUIRED WHEN THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600mm (1'-11 1/2") OR ADJ SURFACE WITHIN 1.2M HAS A SLOPE OF MORE THAN 1:2
	GUARDS (MIN HT) = 900 (2'-11") (stairs/landings and when guard is not more than 1800 (5'-11") above fin ground)
	MAX HANDRAIL HT WHEN GUARD REQ'D @ LANDINGS = 1070 (3'-6")

BASEMENT FLOOR PLAN FOUNDATION & GROUND FL. FRAMING PLAN

1. SEE NOTES



NOTE: ALL COLUMNS TO HAVE 8"x8"x1/2" BASEPLATE WELDED TO STEEL BEAM OR 2-1/2" DIA. WEDGE ANCHOURS TO CONC BLOCK WITH 6" MIN EMBEDMENT

Dimensions

NOTE: ALL EXTERIOR WALL DIMENSIONS INDICATED ARE TO FACE OF EXTERIOR FINISH FACING

Steel Column/Beam Note

NOTE: STEEL MANUFACTURER IS RESPONSIBLE TO SITE VERIFY ALL EXISTING DIMENSIONS BEFORE FABRICATION BEGINS STEEL MANUFACTURER TO VERIFY WITH AUTHORITIES HAVING JURISDICTION IF ENGINEERED SHOP DRAWINGS ARE REQUIRED AND IF SO PROVIDE THEM IN YOUR OVERALL FEE

Stud Posts Built into Walls

THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37 OF OBC PART 9 DIV B THE WIDTH OF THE STUD POST SHALL BE NOT LESS THAN THE WIDTH OF THE GIRDER OR BEAM THAT IT SUPPORTS

Air Barrier System

THE CONTINUITY OF THE AIR BARRIER SYSTEM SHALL EXTEND THROUGHOUT THE BASEMENT CAULK AT ALL JOINTS, INTERSECTIONS AND PENETRATIONS

SUMP PIT COVERS SHALL BE SEALED TO MAINTAIN CONTINUITY OF THE AIR BARRIER SYSTEM

Size and Spacing of Studs

REFER TO DETAIL 'SIZE AND SPACING OF STUDS' ON SHEET A10

Subfloor Note

SUBFLOOR TO BE MIN 3/4" PLYWOOD-TYP GLUED AND NAILED

FOOTING NOTE:

CONTRACTOR TO SITE VERIFY EXISTING SOIL BEARING CAPACITY AND REPORT FINDINGS TO THE ENGINEER.

MIN. SOIL BEARING CAPACITY AS PER NOTES

NOTE: ALL EXTERIOR CONCRETE TO BE TYPE C-2 CONC.

Typical Floor Plan Notes

IT IS THE RESPONSIBILITY OF THE BUILDER TO COORD. CHECK AND VERIFY ALL STRUCTURE (IE. FLOOR JOIST ENGINEERING, ROOF ENGINEERING AND OTHER STRUCTURAL ITEMS INDICATED). ANY REVISIONS TO DRAWINGS SUBMITTED AS PART OF A BUILDING PERMIT APPLICATION AND THAT FORMED THE BASIS FOR THE ISSUANCE OF THE PERMIT MUST BE REPORTED PRIOR TO COMMENCEMENT OF ANY WORK

EXCAVATION NOTES: Excavation for the proposed work should not undermine the foundations of adjoining buildings, or cause damage to utilities, roads and sidewalks. O.B.C.s 2.3.1.1.(5) and a. 9.12.1.4.

NOTE: PROVIDE SLEEVES AS REQUIRED FOR WEEPING TILE. RUN ALONG FOUNDATION WALL AND CONNECT TO SUMP AS REQUIRED

DRAWINGS MUST NOT BE SCALED.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK

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Lintel Schedule

NO.	DESCRIPTION
L1	2 - 2" x 8" SPR.
L2	3 - 2" x 8" SPR.
L3	2 - 2" x 10" SPR.
L4	3 - 2" x 10" SPR.
L5	2 - 2" x 12" SPR.
L6	3 - 2" x 12" SPR.

Exterior Loose Steel

NO.	Vert x Horiz x Thick	mm	BRICK (3 1/2 in)	Stone (4 in)
L7	3 1/2"x3 1/2"x1/4"	(89x76x6.4)	8'-1"	7'-9"
L8	4"x3 1/2"x1/4"	(102x89x6.4)	8'-9"	8'-2"
L9	5"x3 1/2"x5/16"	(127x89x7.9)	10'-0"	10'-1"
L10	5"x3 1/2"x7/16"	(127x89x11)	11'-5"	10'-8"
L11	5"x3 1/2"x1/2"	(127x89x13)	11'-9"	10'-11"
L12	6"x3 1/2"x7/16"	(152x89x11)	12'-7"	11'-8"
L13	6"x3 1/2"x1/2"	(152x89x13)	13'-5"	12'-5"
L14	6"x4"x1/2"	(152x102x13)	13'-6"	12'-7"
L15	8"x4"x7/16"	(178x102x11)	14'-1"	13'-1"

Copied from Table 9.20.5.2.B. Forming part of sentence 9.20.5.2.(3)

DOOR SCHEDULE

(MIN. SIZES U/N OTHERWISE) PER O.B.C. DIV B PART 9 SECT. 9.6

ENTRY DOORS	2" X 8" - SEE PLANS (INSULATED)
EXT. SLAB DR.	2'-8" x 6'-10" (INSULATED)
GARAGE SLAB DR.	2'-8" x 6'-10" (INSULATED)
COLD STGE. DR.	2'-8" x 6'-10" (INSULATED)
EXT. SLOPING DR.	2'-8" x 6'-10" (INSULATED)
CLOSET DR.	2'-2" x 0'-6" - 10" SEE PLANS
LINEN CLOSET	1'-6" x 6'-10"
BATH POWDER DR.	2'-6" x 6'-10"
LAUNDRY RM. DR.	2'-8" x 6'-10"
BEDROOM DR.	2'-8" x 6'-10"

NOTE: SIZES ABOVE ARE MIN OBC SIZES WITH ONLY - COORDINATE WITH OWNER AND DOOR MANUF. ACTUAL CUSTOM DOOR, MATERIALS AND COLOURS-HI INDICATED EXCEEDS MIN REQ'MS ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH O.B.C. 9.6.8 AND 9.7.6 (RESISTANCE TO FORCED ENTRY)

ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.07 WHERE A STORM DOOR IS NOT PROVIDED EXCEPT FOR DOORS IN ENCLOSED UNHEATED VESTIBLES AND COLD CELLARS, AND EXCEPT FOR GLAZED PORTIONS OF DOORS.

WINDOWS, SPOIGHTS AND SLOPPING GLASS DOORS SHALL MEET THE REQUIRED OVERALL COEFFICIENT OF HEAT TRANSFER INDICATED IN O.B.C. MATRIX

LEGEND:

CF.	= CONVENTIONAL ROOF FRAMING 2"x6" RAFTERS @ 16"C.C 2"x4" COLLAR TIES AT MIDSPANS COLLING JOISTS TO BE: 2"x4" @ 16"C.C FOR MAX. 9'-3" SPAN 2"x6" @ 16"C.C FOR MAX. 14'-0" SPAN RAFTERS OVER BRUSSES TO BE 2"x4" @ 16"C.C WITH A 2"x4" CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED AT 6'-0" VERTICALLY
G.T.	= GIRDER TRUSS-SEE ENGINEERED ROOF TRUSS DIMS
D.I.	= DOUBLE JOIST
T.I.	= TRIPLE JOIST
SBP	= SOLID WOOD BEARING - THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37 OF OBC PART 9 SEE STRUCT DIMS FOR PART 4 COMPLIANCE
LB	= LOAD BEARING
MA	= WALL ABOVE

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ONTARIO ASSOCIATION OF ARCHITECTS
 PROFESSIONAL ENGINEER
 JULY 24, 2024
 M.A. PERSECHINI
 100217565
 PROVINCE OF ONTARIO

2353 BASELINE ROAD
 Proposed ADDITIONAL Dwelling Unit
 Town of Georgina, Ontario

PROPOSED BASEMENT PLAN	COMM. NO.
	0289
SCALE: 3/16"=1'-0"	DATE: Nov. 2023
DRAWN: FM	CHECKED: FM
	DRAWING NO. A3

Attachment 2
 A34-24 2353 Baseline Road
 Page 6 of 11

ROOF FRAMING PLAN NOTES:

- DESIGN LOADING (unfactored)**
ROOF (NORTH YORK) : SNOW=23PSF, DEAD=12PSF
- WOOD DECK** -5/8" T&G PLYWOOD (SPF#2-EXTERIOR GRADE)
- WOOD COLUMNS** TO BE 2X4 (SPF NO.2) AND MATCH BEAM PILES (TYPICAL UNO) ALL COLUMNS TO EXTEND TO TOP OF FOUNDATION WALL OR NEW BEAM.
- WALLS:**
- TYPICAL NEW WALL - 2X6@16" WOOD STUD WALL (SPF NO.2)
+ 1-2X6 BOTTOM PLATE + 2-2X8 TOP PLATE
+ 2X6 SOLID BRIDGING AT 4'-0" O.C. (TYP.UNO)
- WOOD JOISTS:**
- J1 - 2"X10" SPR. @16"C.C
- J2 - 11.875" NI 80 @16"C.C (BY ALPA OR APPROVED EQUAL)
- BEAMS:**
- BM01 - W16 X 40 STEEL BEAM
- BM02 - 5.125"X11.875" GLULAM 24F-E BEAM
- BM03 - 4-1.75"X9-1/2" LVL (2.0E)
+ 1/2" THRU.BOLTS @12" STAGGERED
- BM04 - 3-2X10 (SPF#2)
- BM05 - 2-2X8 (SPF#2)
- BM06 - 2-2X10 (SPF#2)

Typical Floor Plan Notes

NOTE:
IT IS THE RESPONSIBILITY OF THE BUILDER TO COORD., CHECK AND VERIFY ALL STRUCTURE (IE. FLOOR JOIST ENGINEERING, ROOF ENGINEERING AND OTHER STRUCTURAL ITEMS INDICATED). ANY REVISIONS TO DRAWINGS SUBMITTED AS PART OF A BUILDING PERMIT APPLICATION AND THAT FORMED THE BASIS FOR THE ISSUANCE OF THE PERMIT MUST BE REPORTED PRIOR TO COMMENCEMENT OF ANY WORK

GENERAL NOTES :

- ALL DESIGN BASED ON THE ONTARIO BUILDING CODE 2012
- MAKE ALL FIELD MEASUREMENTS REQUIRED FOR FABRICATION.
- CONTACT ENGINEER WITH ANY DISCREPANCIES.
- CONCRETE MATERIALS TO CONFORM WITH CSA A23.1 AND A23.3
- REINFORCEMENT REBAR TO BE GRADE 400 MPA AND CONFORM TO G30.12
- ALL CONCRETE ABOVE GRADE TO BE CLASS C-2 UNLESS NOTED OTHERWISE.

STRUCTURAL INTEGRITY:

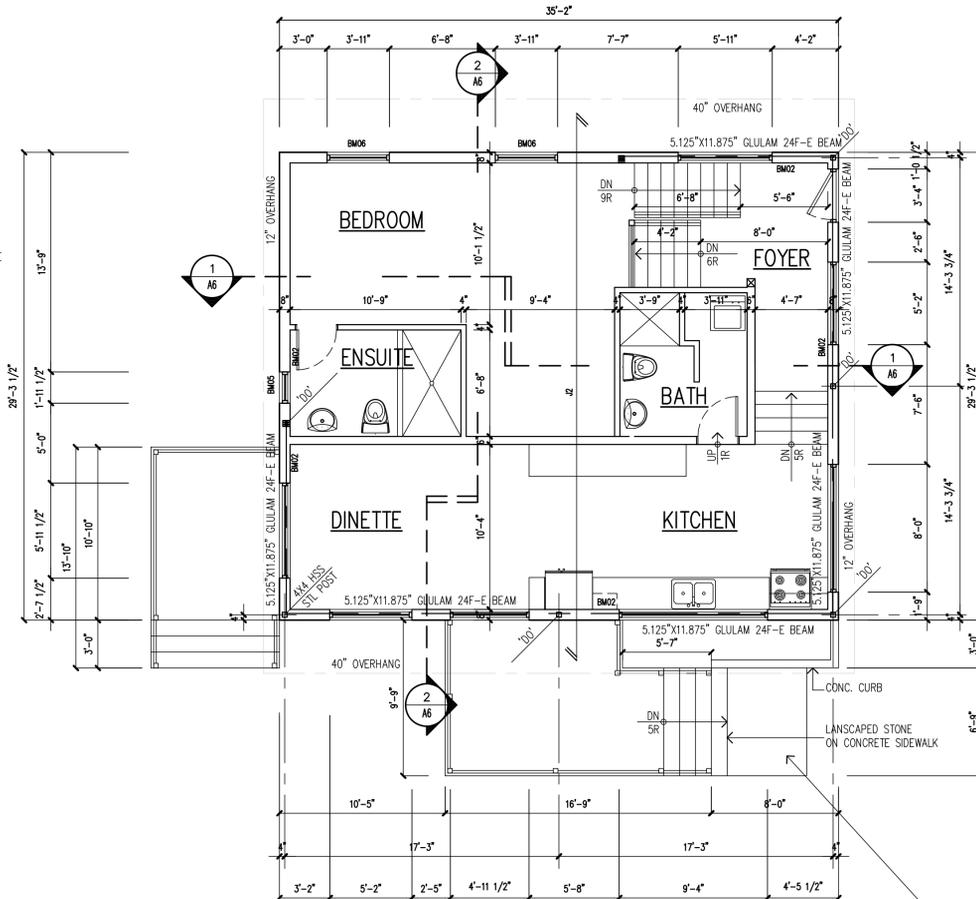
All members shall be so framed, fastened, tied, braced and anchored to provide the necessary strength, rigidity and stability. O.B.C. 9.23.2.1.

SUPPORT-POST

Provide posts under all beams/girders, trusses, etc. Posts are to run continuous to the foundation or equivalent support. O.B.C. 9.20.8.3., 9.23.8.1., and 9.23.10.7. (TYP.)

SUPPORT - LOADS

All loads must be supported and transferred to foundation or adequate support. O.B.C. 9.23.4.2., 9.17.9.15., 9.20.8.3., 9.23.8.1., 9.23.10.7. and 9.23.9.8.



GROUND FLOOR PLAN

ROOF FRAMING PLAN

1. SEE NOTES

Dimensions

NOTE: ALL EXTERIOR WALL DIMENSIONS INDICATED ARE TO FACE OF EXTERIOR FINISH FACING

Steel Column/Beam Note

NOTE: STEEL MANUFACTURER IS RESPONSIBLE TO SITE VERIFY ALL EXISTING DIMENSIONS BEFORE FABRICATION BEGINS

STEEL MANUFACTURER TO VERIFY WITH AUTHORITIES HAVING JURISDICTION IF ENGINEERED SHOP DRAWINGS ARE REQUIRED AND IF SO PROVIDE THEM IN YOUR OVERALL FEE

Stud Posts Built into Walls

THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37 OF OBC PART 9 DIV B. THE WIDTH OF THE STUD POST SHALL BE NOT LESS THAN THE WIDTH OF THE GIRDER OR BEAM THAT IT SUPPORTS

Air Barrier System

THE CONTINUITY OF THE AIR BARRIER SYSTEM SHALL EXTEND THROUGHOUT THE BASEMENT CAULK AT ALL JOINTS, INTERSECTIONS AND PENETRATIONS

SUMP PIT COVERS SHALL BE SEALED TO MAINTAIN CONTINUITY OF THE AIR BARRIER SYSTEM

Size and Spacing of Studs

REFER TO DETAIL 'SIZE AND SPACING OF STUDS' ON SHEET A10

Subfloor Note

SUBFLOOR TO BE MIN 3/4" PLYWOOD-TYP GLUED AND NAILED

Stud Wall Reinforcement

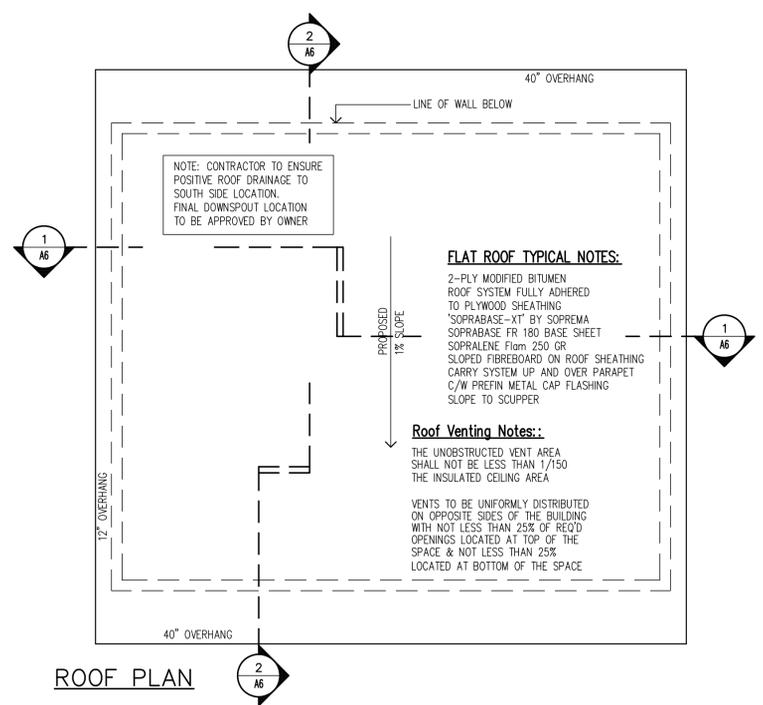
REFER TO DETAIL ON SHEET A1 FOR STUD WALL REINFORCEMENT FOR FUTURE GRAB BAR INSTALLATION

NOTE: ALL EXTERIOR CONCRETE TO BE TYPE C-2 CONC.

P. CONC. SIDEWALK SLAB (PROVIDE MIN. 5" SLAB ON 12" THICK CLEAR GRANULAR GRAVEL)

Bottom Wall Plates (as per 9.23.11.2.)

(1) A bottom wall plate shall be provided in all cases.(2) The bottom plate in exterior walls shall not project more than one-third the plate width over the support.



ROOF PLAN

Stairs, Landings, Handrails & Guards

A LANDING SHALL BE PROVIDED AT TOP & BOTT OF EACH FLIGHT OF INT & EXT STAIRS INCLUDING STAIRS IN GARAGES

STAIRS LOCATED AT AN ENTRANCE FROM A GARAGE DO NOT REQUIRE A LANDING WHEN THE STAIR DOES NOT CONTAIN MORE THAN 3 RISERS

CLEAR HEIGHT OVER LANDINGS SHALL BE NOT LESS THAN 1950mm (6'-5")

MIN. CLEAR HEIGHT OVER STAIRS = 1950 (6'-5") MEASURED VERTICALLY FROM TOP OF HANDRAIL TO A LINE DRAWN THRU LEAD'G EDGE OF TREADS. HEIGHT OF HANDRAILS ON STAIRS SHALL BE NOT LESS THAN 865 (2'-10") AND NOT MORE THAN 965 (3'-2")

HAND RAIL REQUIRED ON AT LEAST ONE SIDE OF STAIRS

HANDRAIL SHALL BE CONTINUOUS THROUGHOUT THE LENGTH OF THE STAIR AND TERMINATE IN A MANNER THAT WILL NOT OBSTRUCT PEDESTRIAN TRAVEL

HANDRAIL NOT REQ'D WHEN INTERIOR STAIRS HAVE NOT MORE THAN 2 RISERS & EXT STAIRS HAVE NOT MORE THAN 3 RISERS

AT LEAST ONE STAIR BTWN EACH FLOOR LEVEL, SHALL HAVE A WIDTH OF NOT LESS THAN 2'-10"

RISERS SHALL BE OF UNIFORM HEIGHT IN ANY ONE FLIGHT WITH A MAXIMUM TOLERANCE OF, 5mm BETWEEN ADJ TREADS OR LANDINGS, AND 10mm BETWEEN THE TALLEST AND SHORTEST RISERS IN THE FLIGHT

TREADS SHALL HAVE A UNIFORM RUN WITH A MAXIMUM TOLERANCE OF, 5mm BETWEEN ADJACENT TREADS, AND 5mm BETWEEN ADJ TREADS OR LANDINGS, AND 10mm BETWEEN THE DEEPEST AND SHALLOWEST TREADS IN THE FLIGHT

MAX. RISE = 200 (7 7/8")

MIN. RISE = 125 (4 7/8")

MAX. RUN = 355 (14")

MIN. RUN = 210 (8 1/4")

MAX. TREAD DEPTH = 355 (14")

MIN. TREAD DEPTH = 235 (9 1/4")

CURVED STAIR

MIN. CLEAR HEIGHT OVER STAIRS = 150 (5 7/8")

MIN. AVE. RUN = 200 (7 7/8")

WINDERS

MAX. ANGLE = 90°

MAX. TREAD ANGLE = 45°

MIN. TREAD ANGLE = 30°

DEPTH OF A RECTANGULAR TREAD SHALL BE NOT LESS THAN ITS RUN AND NOT MORE THAN ITS RUN PLUS 25mm (1")

LEADING EDGE OF TREADS SHALL NOT REDUCE THE TREAD DEPTH BY MORE THAN 15mm AND NOT EXCEED 25mm HORIZONTALLY

GUARDS

REQUIRED WHEN THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600mm (1'-11 1/2") OR ADJ SURFACE WITHIN 1.2M HAS A SLOPE OF MORE THAN 1:2

GUARDS (MIN HT) = 900 (2'-11") (stairs/landings and when guard is not more than 1800 (5'-11") above fin ground)

MAX HANDRAIL HT WHEN QUARD REQ'D @ LAND'GS = 1070 (3'-6")

DRAWINGS MUST NOT BE SCALED.

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3	July 24/2024	Revised & Reissued For Permit Submission

Lintel Schedule

NO.	DESCRIPTION
L1	2 -2" x 8" SPR.
L2	2 -2" x 8" SPR.
L3	2 -2" x 10" SPR.
L4	2 -2" x 10" SPR.
L5	2 -2" x 12" SPR.
L6	3 -2" x 12" SPR.

Exterior Loose Steel

NO.	Vert x Horiz x Thick	mm	BRICK (3 1/2 in)	Stone (4 in)
L7	3 1/2"x3 1/2"x1/4"	(89x76x6.4)	8'-1"	7'-9"
L8	4"x3 1/2"x1/4"	(102x89x6.4)	8'-9"	8'-2"
L9	5"x3 1/2"x5/16"	(127x89x7.9)	10'-0"	10'-1"
L10	5"x3 1/2"x7/16"	(127x89x11)	11'-5"	10'-8"
L11	5"x3 1/2"x1/2"	(127x89x13)	11'-9"	10'-11"
L12	6"x3 1/2"x7/16"	(152x89x11)	12'-7"	11'-8"
L13	6"x3 1/2"x1/2"	(152x89x13)	13'-5"	12'-5"
L14	6"x4"x1/2"	(152x102x13)	13'-6"	12'-7"
L15	8"x4"x1/2"	(178x102x11)	14'-1"	13'-1"

Copied from Table 9.20.5.2.B. Forming part of sentence 9.20.5.2.(3)

DOOR SCHEDULE

(MIN. SIZES U/N OTHERWISE) PER O.B.C. DIV B PART 9 SECT. 9.6

ENTRY DOORS	2'-8" x 6'-10" (INSULATED)
EXT. SLAB DR.	2'-8" x 6'-10" (INSULATED)
GARAGE SLAB DR.	2'-8" x 6'-10" (INSULATED)
COLD STGE DR.	2'-8" x 6'-10" (INSULATED)
EXT. SLOPING DR.	2'-8" x 6'-10" (INSULATED)
CLOSET DR.	2'-2"-0'x6'-10" SEE PLANS
LINEN CLOSET	1'-6" x 6'-10"
BATH POWDER DR.	2'-6" x 6'-10"
LAUNDRY RM. DR.	2'-8" x 6'-10"
BEDROOM DR.	2'-8" x 6'-10"

NOTE: SIZES ABOVE ARE MIN OBC SIZES WITH ONLY - COORDINATE WITH OWNER AND DOOR MANUF. ACTUAL CUSTOM DOOR, MATERIALS AND COLOURS-HI INDICATED EXCEEDS MIN REQ'TS ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH O.B.C. 9.6.8 AND 9.7.6 (RESISTANCE TO FORCED ENTRY)

ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.07 WHERE A STORM DOOR IS NOT PROVIDED EXCEPT FOR DOORS IN ENCLOSED UNHEATED VESTIBULES AND COLD CELLARS, AND EXCEPT FOR GLAZED PORTIONS OF DOORS

WINDOWS, SLOTTINGS AND GLASS SLIDING DOORS SHALL MEET THE REQUIRED OVERALL COEFFICIENT OF HEAT TRANSFER INDICATED IN O.B.C. MATRIX

LEGEND:

- CF. = CONVENTIONAL ROOF FRAMING
- 2"x4" RAFTERS @ 16" O.C
- 2"x4" COLLAR TIES AT MIDSPANS
- COLORADO JOIST TO BE
- 2"x4" @ 16" O.C. FOR MAX. 9'-3" SPAN
- 2"x4" @ 12" O.C. FOR MAX. 14'-3" SPAN
- RAFTERS OVER TRUSSES TO BE 2"x4" @ 16" O.C. WITH A 2"x4" CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED AT 6'-0" VERTICALLY
- G.T. = GIRDER TRUSS-SEE ENGINEERED ROOF TRUSS DWGS
- D.J. = DOUBLE JOIST
- T.J. = TRIPLE JOIST
- 100 = SOLID WOOD BEARING - THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37 OF OBC PART 9 SEE STRUCT DWGS FOR PART 4 COMPLIANCE
- NOTE: THE WIDTH OF STUD POST SHALL BE NOT LESS THAN THE WIDTH OF THE GIRDER OR BEAM THAT IT SUPPORTS
- 100 = LOAD BEARING
- 100 = WALL ABOVE

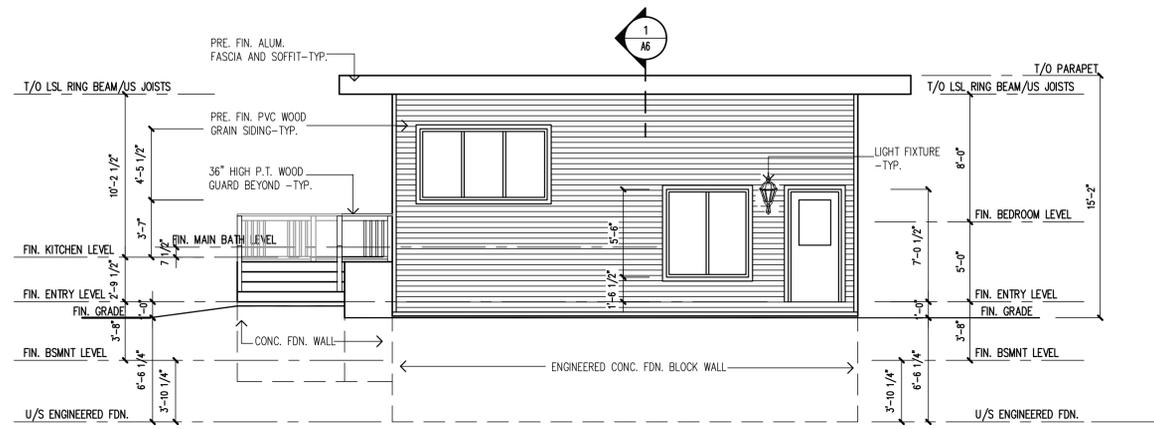
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 M.A. PERSECHINI
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 PROFESSIONAL ENGINEER
 JULY 24, 2024
 PROVINCE OF ONTARIO

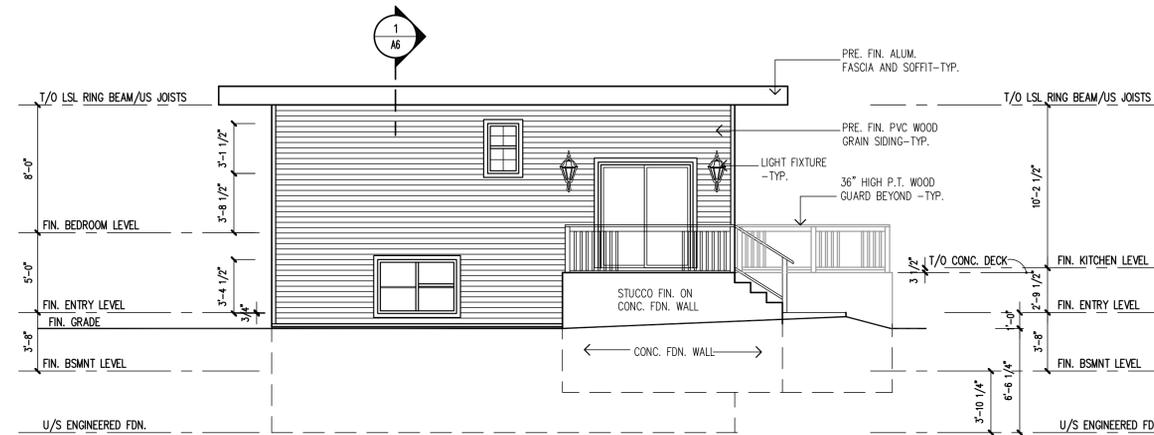
2353 BASELINE ROAD
 Proposed ADDITIONAL Dwelling Unit
 Town of Georgina, Ontario

PROPOSED GROUND FL PLAN	COMM. NO. 0289
SCALE: 3/16"=1'-0"	DATE: Nov. 2023
DRAWN: FM	CHECKED: FM
	DRAWING NO. A4

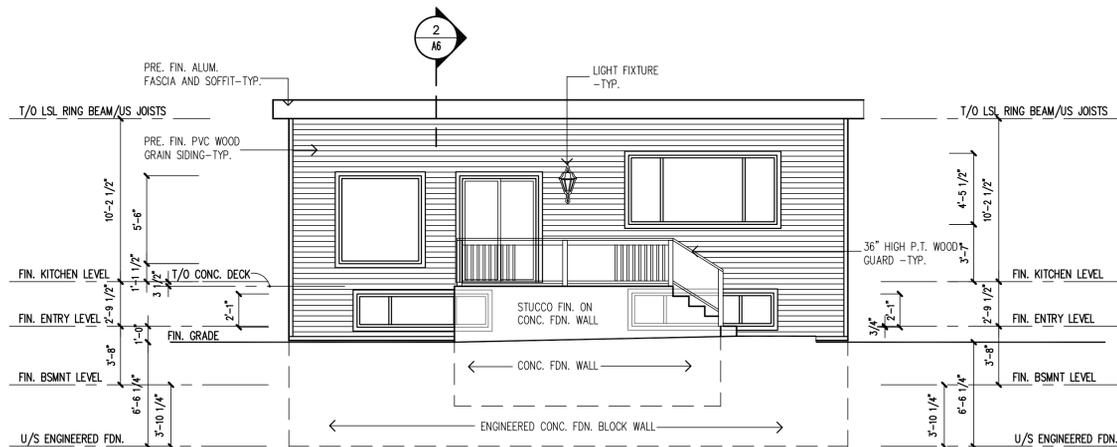
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 Page 7 of 11



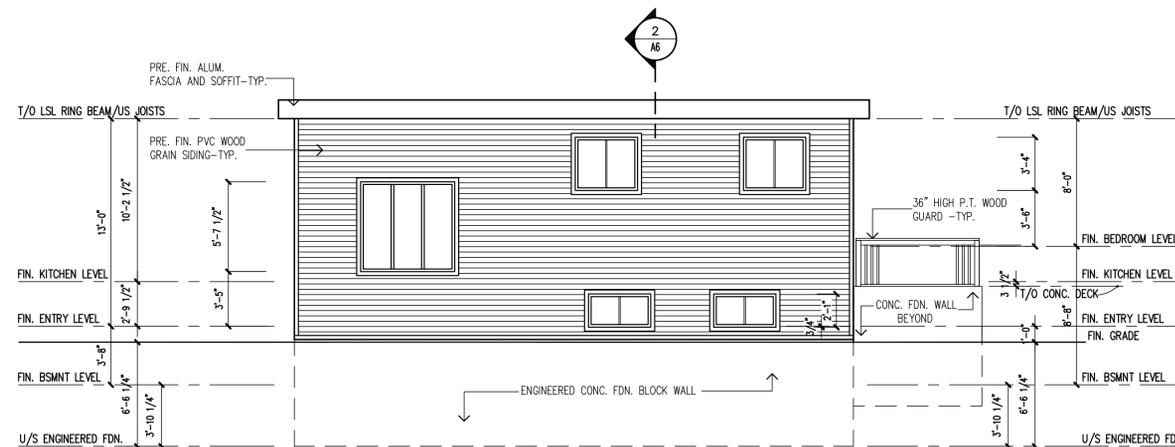
EAST (FRONT) ELEVATION



WEST (REAR) ELEVATION



SOUTH (SIDE) ELEVATION



NORTH (SIDE) ELEVATION

TYPICAL ELEVATION NOTES:

ALL GUTTERS, RAINWATER LEADERS SOFFITS AND FASCIAS TO BE PRE-FINISHED ALUM. AS SELECTED BY OWNER -U.N.O.

SHINGLES TO BE MIN. 210# ASPHALT STYLE BY OWNER

ALL WINDOW/DOOR SILLS, HEADS, JAMBS KEYSTONES, WHEN IN SIDING FIELD TO BE COMPOSITE PREFIN. MATERIAL (AZEK)

ALL WINDOW/DOOR SILLS, HEADS, JAMBS KEYSTONES, WHEN IN STUCCO FIELD TO BE EIFS (STUCCO)

ALL MOULDINGS, TRIMS AND PRECAST CONC PROFILES AS PER OWNER SELECTION

EXTERIOR SOFFIT MOULDING TO BE COMPOSITE PREFIN. MATERIAL (AZEK)

ALL COUNTERFLASHING TO BE PREFIN METAL-COLOUR BY OWNER

HORIZONTAL BAND AT WINDOW SILL HEIGHT TO BE PRECAST CONC. -PROFILE BY OWNER

ALL EXTERIOR AND INTERIOR CORNERS TO RECEIVE PREFIN. TRIM MATERIAL (AZEK)

NEW PREFIN. SIDING FINISH

NOTE:
LOCATION OF THROUGH WALL FLASHING TO CONFORM TO O.B.C. SECTION 9.20.13.3

EXTERIOR GUARD NOTES

GUARDS SHALL BE DESIGN TO RESIST MINIMUM SPECIFIED LOADS PRESCRIBED IN TABLE 9.8.8.2. OF THE O.B.C.

OPENINGS THROUGH GUARD SHALL NOT EXCEED 100mm

NO MEMBER, ATTACHMENT OR OPENING TO BE LOCATED BETWEEN 140mm AND 900mm ABOVE THE FLOOR OR WALKING SURFACE THAT WOULD FACILITATE CLIMBING

COORDINATE ON SITE WITH OWNERS/SURVEYORS TO ESTABLISH ACTUAL NUMBER OF STEPS AND FINISHED FLOOR ELEVATIONS -REPORT DISCREPANCIES TO 3 SIXTY ARCHITECT INC. PRIOR TO PROCEEDING

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Page 8 of 11

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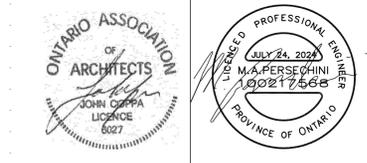
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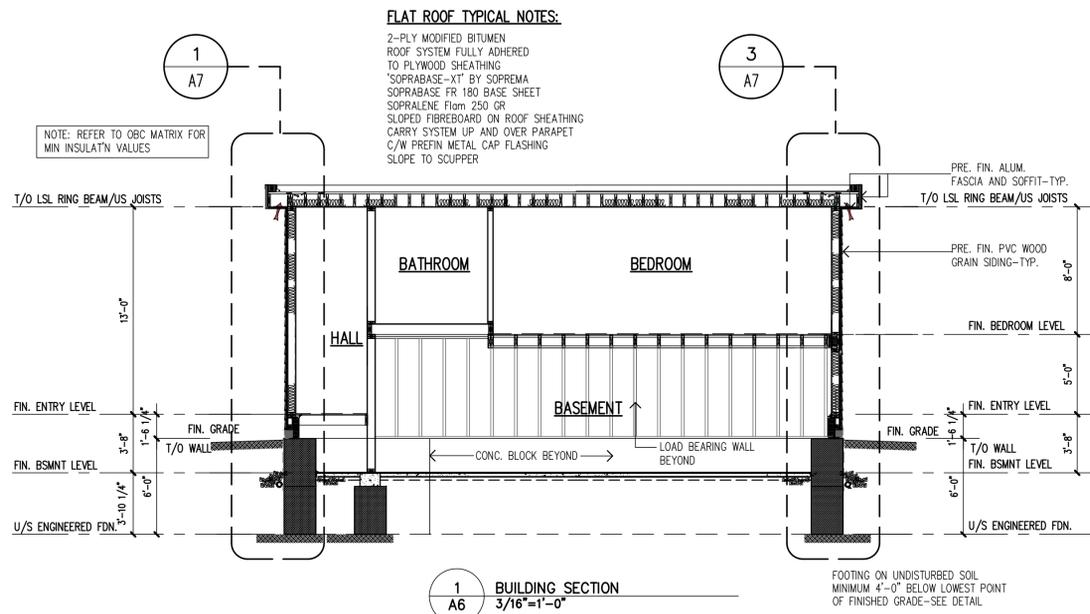
2353 BASELINE ROAD
Proposed ADDITIONAL Dwelling Unit
Town of Georgina, Ontario

PROPOSED ELEVATIONS		COMM. NO.
		0289
SCALE: 3/16"=1'-0"	DATE: Nov 2023	DRAWING NO.
DRAWN: FM	CHECKED: FM	A5

Size and Spacing of Studs Table 9.23.10.1 Forming Part of Sentence 9.23.10.1.(1)

TYPE OF WALL	SUPPORTED LOADS INCL DEAD LOADS	MIN. STUD SIZE, mm	MAX. STUD SPACING, mm	MAX. UNSUPPORTED HEIGHT, m
INTERIOR	NO LOAD	38x89 (2"x4")	406 (16")	3.6 (11'-10")
	ATTIC NOT ACCESSIBLE BY STAIRWAY	38x89 (2"x4")	610 (24")	3.6 (11'-10")
	ATTIC ACCESSIBLE BY STAIRWAY + ONE FLR ROOF LOAD PLUS ONE FLOOR	38x89 (2"x4") FLAT	406 (16")	2.4 (7'-10")
	ATTIC ACCESSIBLE BY STAIRWAY + ONE FLR ROOF LOAD PLUS ONE FLOOR	38x89 (2"x4")	406 (16")	3.6 (11'-10")
	ATTIC NOT ACCESSIBLE BY STAIRWAY + 2 FLRS	38x89 (2"x4")	305 (12")	3.6 (11'-10")
	ATTIC ACCESSIBLE BY STAIRWAY + 2 FLRS ROOF LOAD PLUS TWO FLOORS	38x140 (2"x6")	406 (16")	4.2 (13'-9")
EXTERIOR	ATTIC ACCESSIBLE BY STAIRWAY + 3 FLRS ROOF LOAD PLUS THREE FLOORS	38x140 (2"x6")	305 (12")	4.2 (13'-9")
	ROOF WITH OR WITHOUT ATTIC STORAGE:	38x89 (2"x4")	610 (24")	3.0 (9'-10")
	ROOF WITH OR WITHOUT ATTIC STORAGE PLUS ONE FLOOR:	38x89 (2"x4")	406 (16")	3.0 (9'-10")
		38x140 (2"x6")	610 (24")	3.0 (9'-10")
	ROOF WITH OR WITHOUT ATTIC STORAGE PLUS TWO FLOORS:	38x89 (2"x4")	305 (12")	3.0 (9'-10")
		38x140 (2"x6")	406 (16")	3.6 (11'-10")
	ROOF WITH OR WITHOUT ATTIC STORAGE PLUS THREE FLOORS:	38x140 (2"x6")	305 (12")	1.8 (5'-11")

NOTE: REFER TO STRUCTURAL DRAWINGS WHERE WALL HEIGHT EXCEEDS 11'-10"



TYPICAL ELEVATION NOTES:

ALL GUTTERS, RAINWATER LEADERS SOFFITS AND FASCIAS TO BE PRE-FINISHED ALUM. AS SELECTED BY OWNER -U.N.O.

SHINGLES TO BE MIN. 210# ASPHALT STYLE BY OWNER

ALL WINDOW/DOOR SILLS, HEADS, JAMBS KEYSTONES TO BE PRECAST CONC WHEN IN MASONRY/STONE FIELD

ALL WINDOW/DOOR SILLS, HEADS, JAMBS KEYSTONES, WHEN IN SIDING FIELD TO BE COMPOSITE PREFIN. MATERIAL (AZEK)

ALL WINDOW/DOOR SILLS, HEADS, JAMBS KEYSTONES, WHEN IN STUCCO FIELD TO BE EIFS (STUCCO)

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HORIZONTAL BAND AT WINDOW SILL HEIGHT TO BE PRECAST CONC. -PROFILE BY OWNER

ALL EXTERIOR AND INTERIOR CORNERS TO RECEIVE PREFIN. TRIM MATERIAL (AZEK)

NEW PREFIN. SIDING FINISH

DRAWINGS MUST NOT BE SCALED.

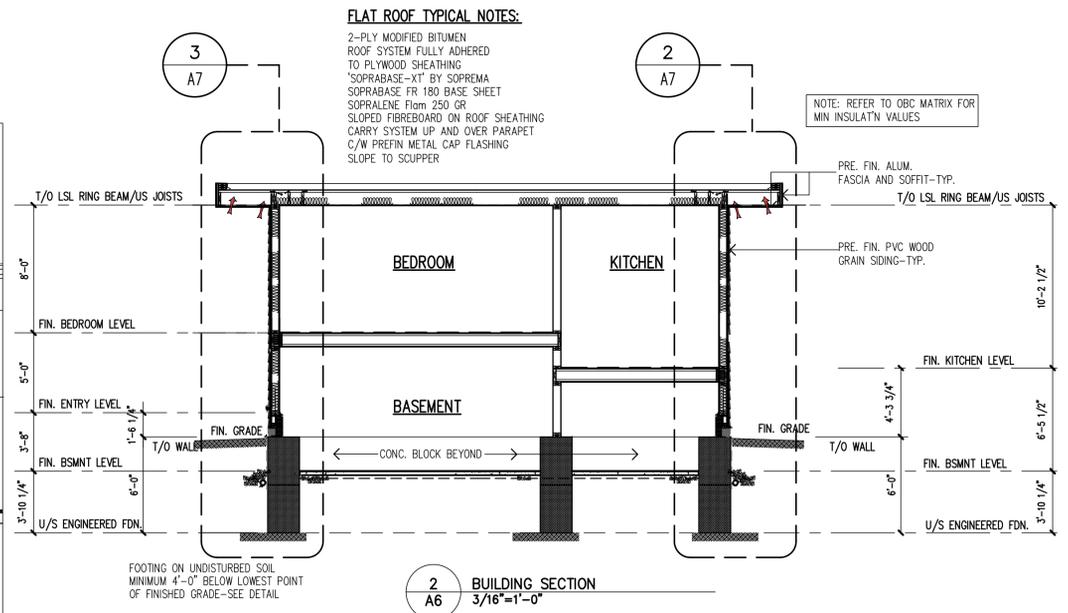
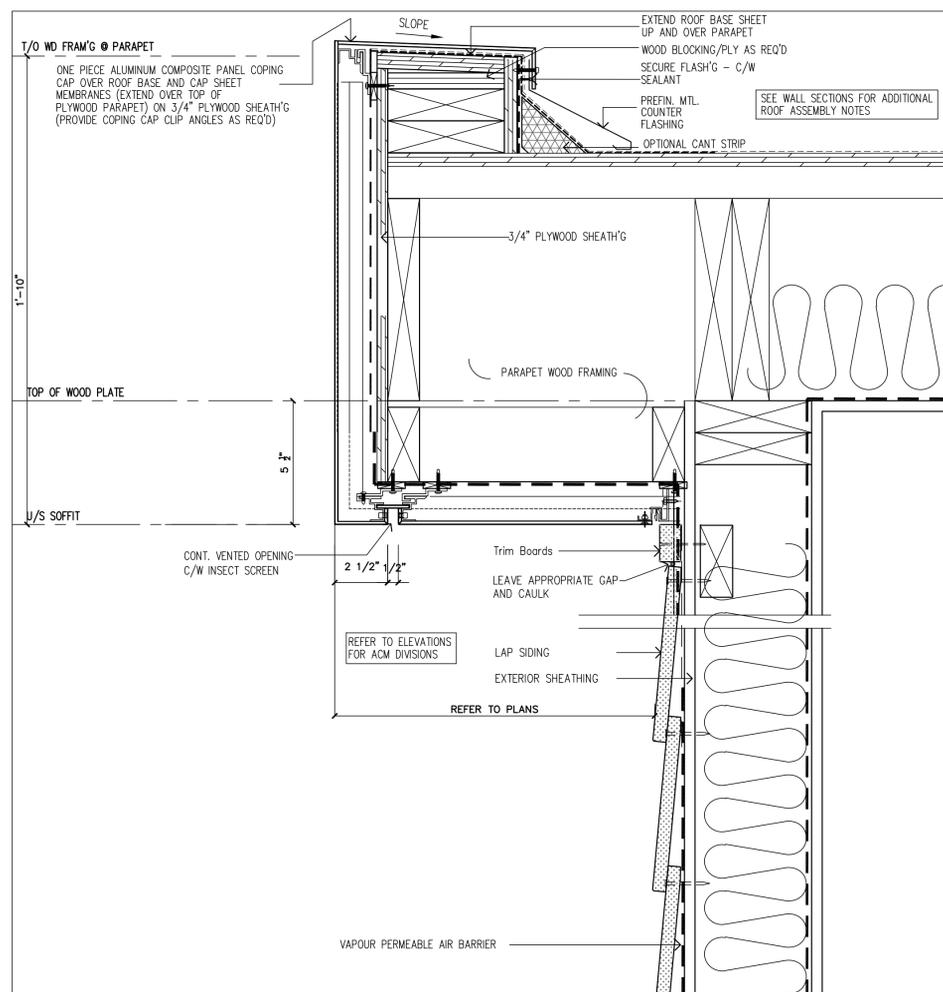
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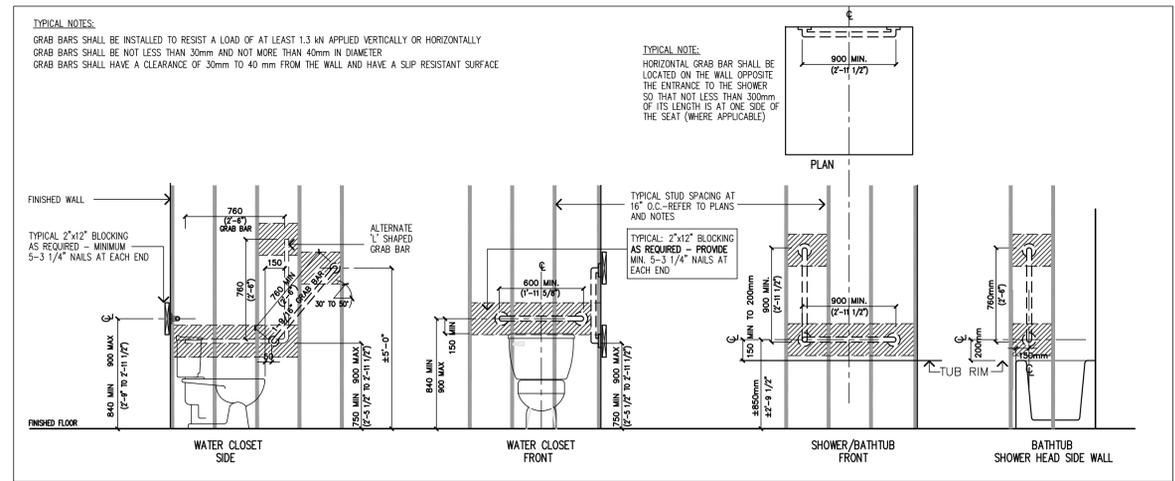
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NOTE: LOCATION OF THROUGH WALL FLASHING TO CONFORM TO O.B.C. SECTION 9.20.13.3

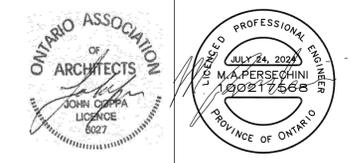
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 Page 9 of 11

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2353 BASELINE ROAD
 Proposed ADDITIONAL Dwelling Unit
 Town of Georgina, Ontario

CROSS SECTIONS SECTIONS & DETAILS	COMM. NO.
	0289
SCALE(S) NOTED DATE: Nov 2023 DRAWING NO. FM	DRAWING NO. A6

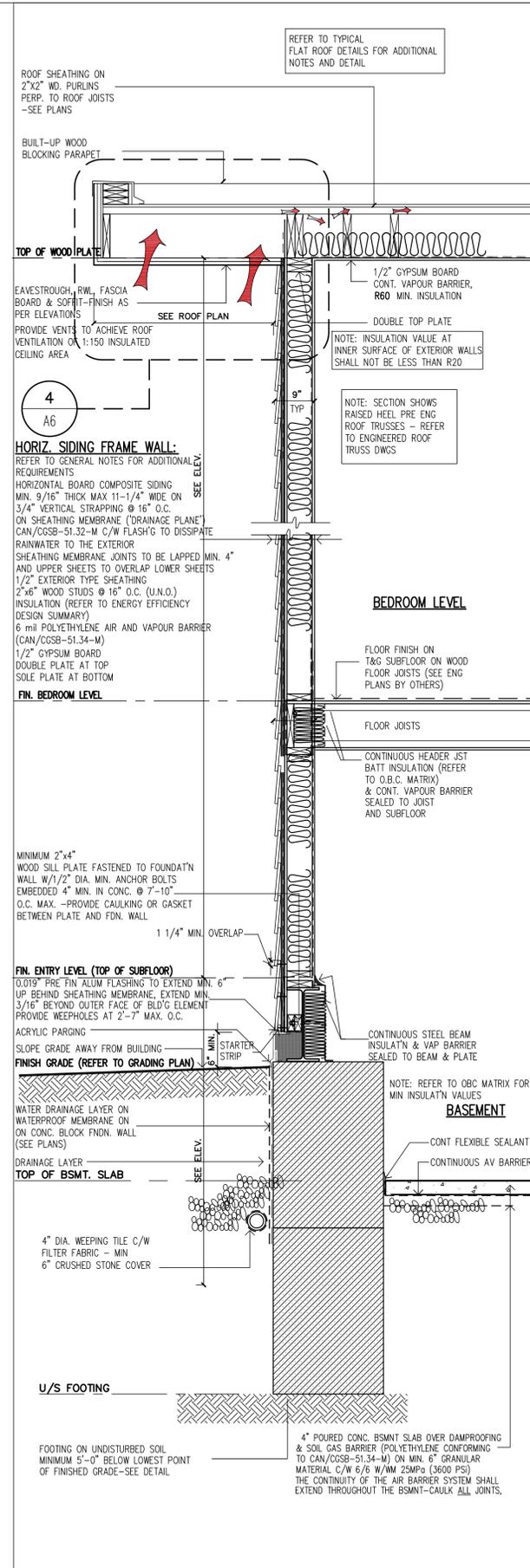
DRAWINGS MUST NOT BE SCALED.

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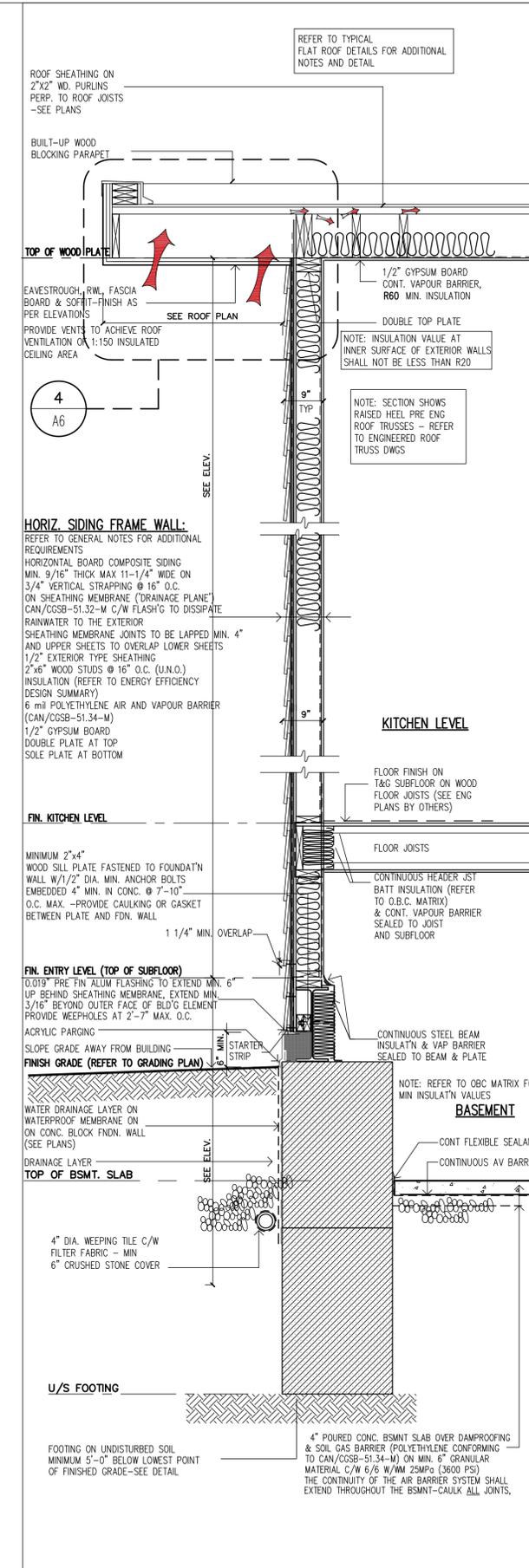
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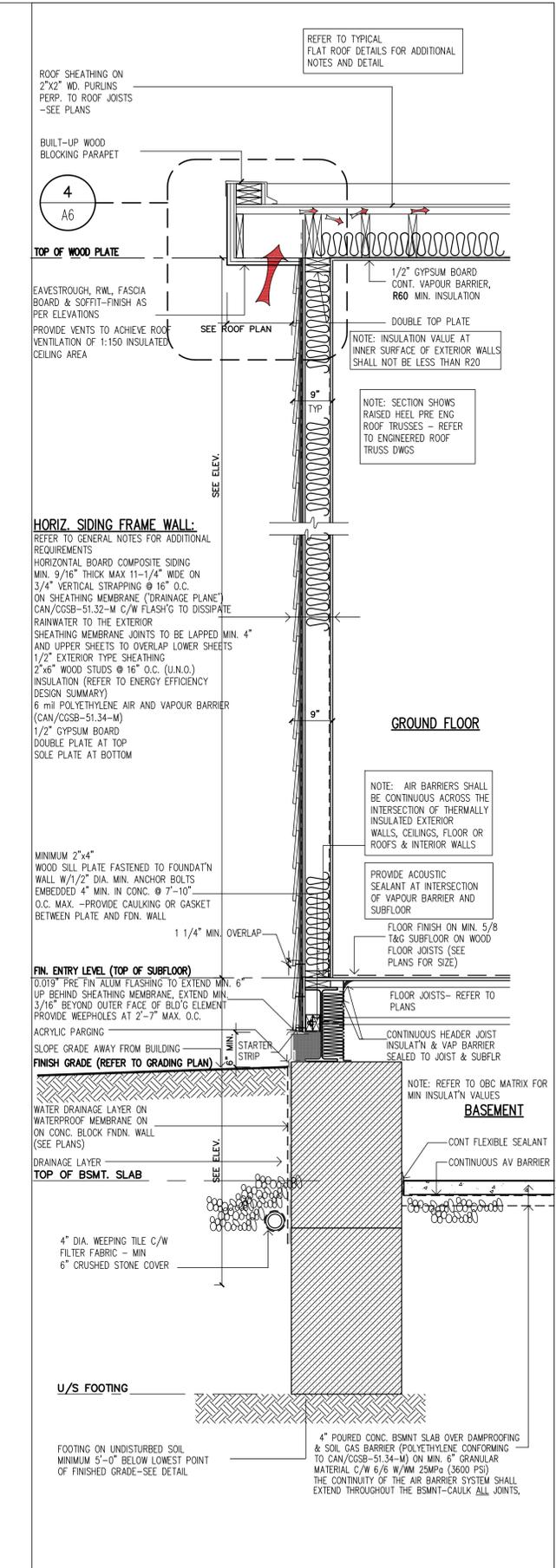
No.	DATE	REVISION
1	Nov 16/2023	ISSUED TO OWNER
2	Apr 9/2024	ISSUED TO OWNER FOR PERMIT SUBMISSION
3	July 24/2024	Revised & Reissued For Permit Submission



3
A7 TYP WALL SECT - ONE STOREY HORIZ. SIDING - W.O. BASEMENT
3/4"=1'-0"



3
A7 TYP WALL SECT - ONE STOREY HORIZ. SIDING - W.O. BASEMENT
3/4"=1'-0"



2
A7 TYP WALL SECT - ONE STOREY HORIZ. SIDING - FULL BASEMENT
3/4"=1'-0"

Attachment 2
A34-24 2353 Baseline Road
Page 10 of 11

360ty
architect inc.

3 sixty architect inc.
175 Slave Crescent
Richmond Hill, Ontario L4C 0S8

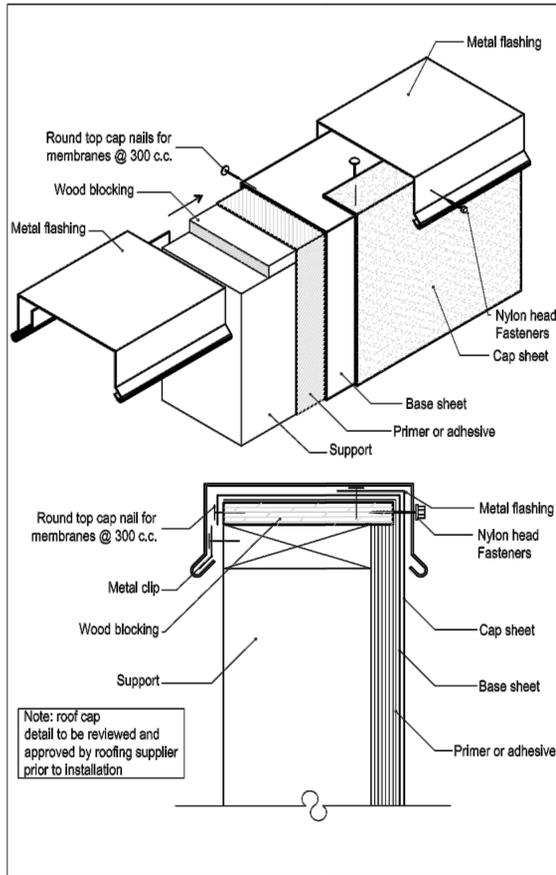
416-507-1073 647-898-3447

3sixty@3sixtyarchitect.ca
@3sixtyarchitect

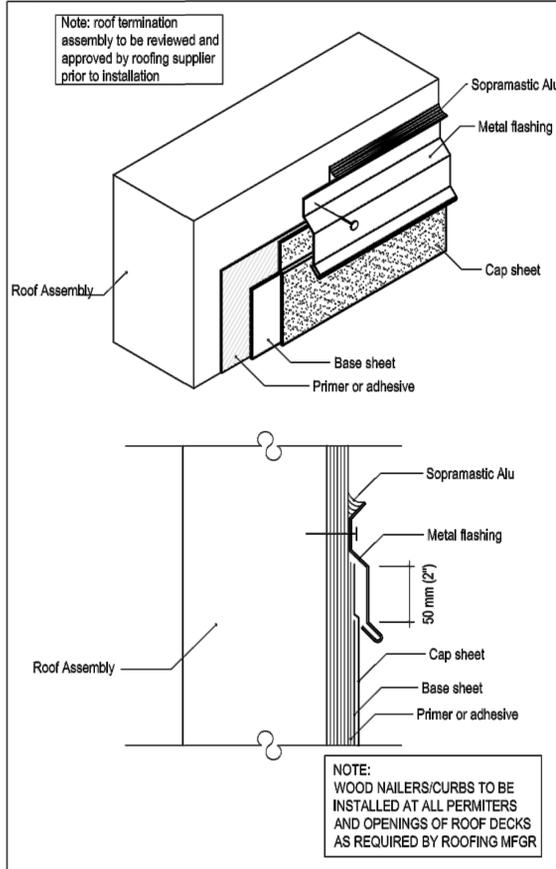


2353 BASELINE ROAD
Proposed ADDITIONAL
Dwelling Unit
Town of Georgina, Ontario

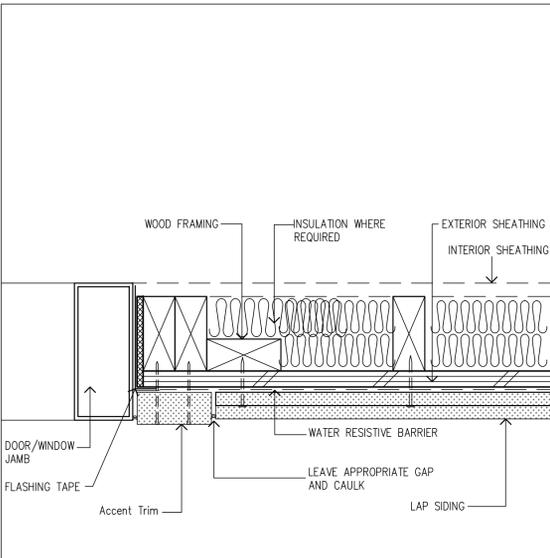
SECTIONS	COMM. NO.
SECTION DETAILS	0289
SCALE(S) NOTED	DATE: Nov. 2023
DRAWN: FM	CHECKED: FM
	DRAWING NO. A7



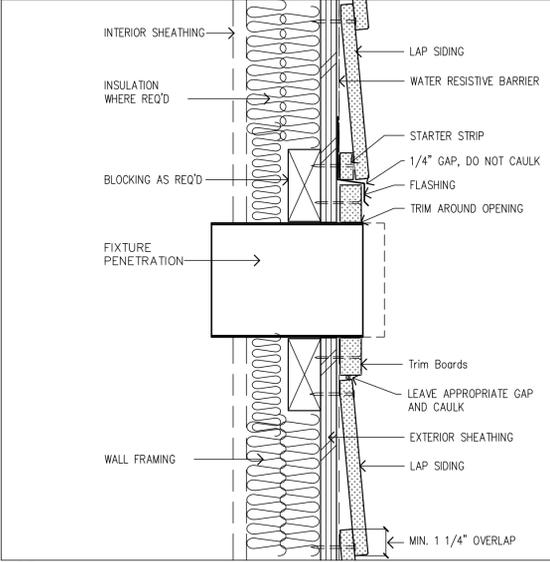
10 TYPICAL DETAIL – METAL CAP FLASHING/PARAPET TERMINATION
1 1/2" = 1'-0"



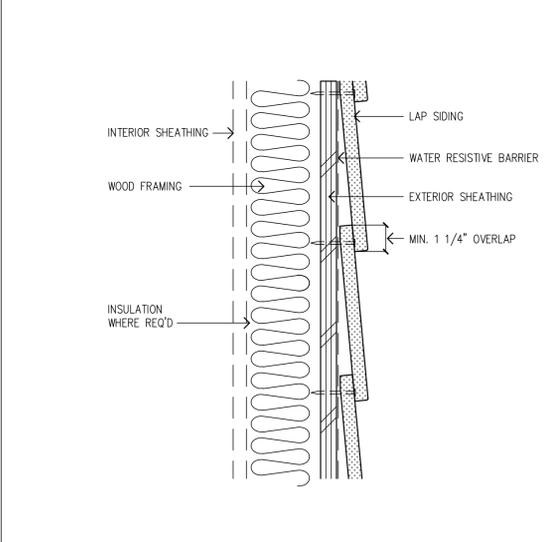
9 TYPICAL DETAIL – METAL COUNTERFLASHING TERMINATION
1 1/2" = 1'-0"



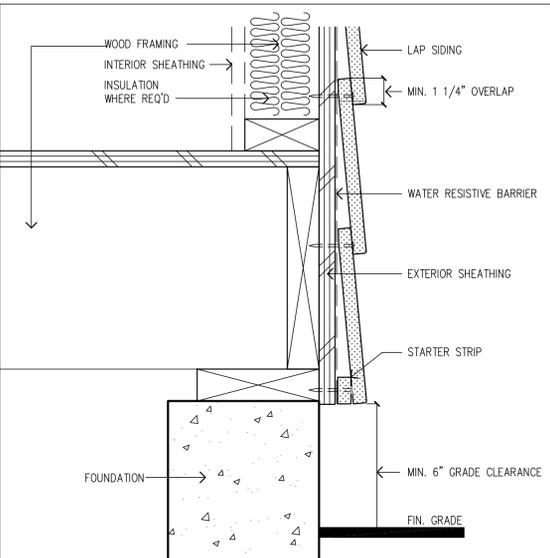
8 PLAN DETAIL – DOOR/WINDOW JAMB
3" = 1'-0"



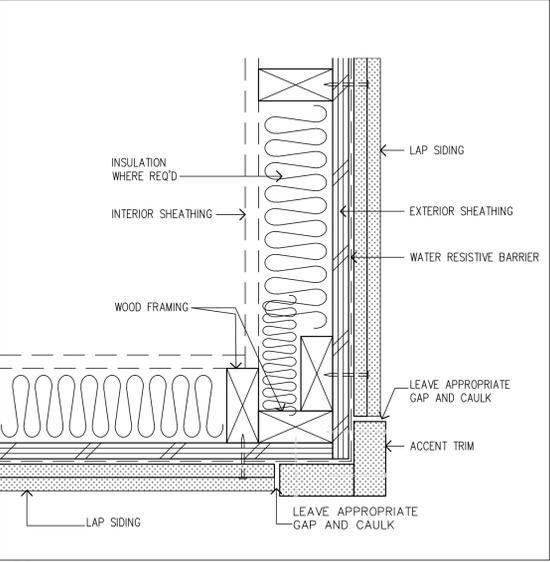
7 SECTION DETAIL – HORIZONTAL SIDING FIXTURE PENETRATION
3" = 1'-0"



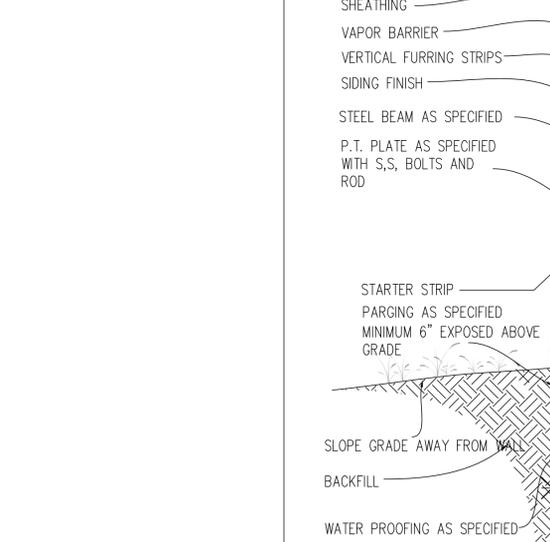
6 SECTION DETAIL – HORIZONTAL SIDING LAP VIEW
3" = 1'-0"



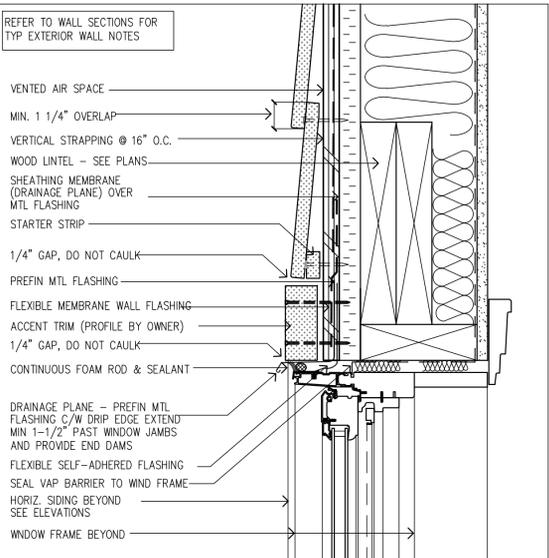
5 SECTION DETAIL – HORIZ. SIDING AT GRADE
3" = 1'-0"



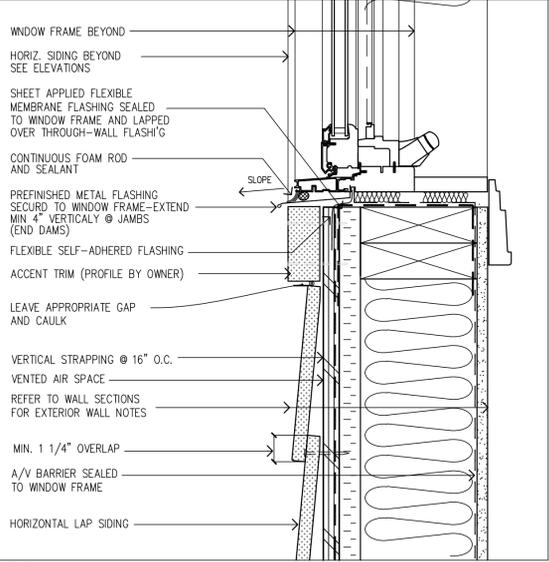
4 PLAN DETAIL – HORIZONTAL SIDING OUTSIDE CORNER
3" = 1'-0"



1 TYP. DETAIL – 'BIG BLOCK' FOUNDATION SILL
1 1/2" = 1'-0"



3 SECTION DETAIL – MASONRY WINDOW HEAD
3" = 1'-0"



2 SECTION DETAIL – HORIZ. SIDING AT WINDOW SILL
3" = 1'-0"

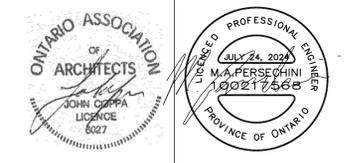
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Attachment 2
A34-24 2353 Baseline Road
Page 11 of 11

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Richmond Hill, Ontario L4C 0S8
416-887-1073 647-898-3447
3sixty@3sixtyarchitect.ca
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2353 BASELINE ROAD
Proposed ADDITIONAL
Dwelling Unit
Town of Georgina, Ontario

ROOF DETAILS HORIZ. LAP SIDING DETAILS		COMM. NO. 0289
SCALE(S) NOTED	DATE: Nov. 2023	DRAWING NO. A8
DRAWN: FM	CHECKED: FM	

Site Photos

2353 Baseline Road
Facing West



2353 Baseline Road
Facing North West



2353 Baseline Road
Facing South



2353 Baseline Road
Facing South - East



2353 Baseline Road
Facing North



2353 Baseline Road
Facing West



Consolidated Comments for A34-24 - 2353 Baseline Road

Department/Agency	Date Received	Response:
Building Division		
Building/Plumbing Inspector	January 27, 2025	Property is on septic. Septic needs to be assessed by an engineer since it has not been in use since around 2018 or before, prior to any building permits can be issued.
Clerks Division		
Community Services		
Development Engineering	January 28, 2025	See Attached
Economic Development	January 22, 2025	No Objections/Concerns
Georgina Fire Department	January 28, 2025	No Objections
Municipal Law		
Operations & Infrastructure		
Tax & Revenue	January 17, 2025	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)	January 28, 2025	See Attached
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation	January 21, 2025	Located outside MTO permit control, Mto has no further comments
Monavenir Catholic School Board		
MPAC		

Consolidated Comments for A34-24 - 2353 Baseline Road

Ontario Power Generation		
Rogers		
Southlake Regional Health Centre		
York Catholic Separate District School Board		
York Region - Community Planning & Development Services	January 24, 2025	No comment
York Region District School Board		
York Regional Police		



Sent via e-mail: braines@georgina.ca

January 28, 2025

Municipal File No.: A34-34
LSRCA File No.: VA-168769-012025

Brianna Raines
Secretary-Treasurer to the Committee of Adjustment
Planning Division, Development Services Department
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Ms. Raines,

Re: Application for Minor Variance
2353 Baseline Road
Town of Georgina
Owner: Antonio & Rosetta Comegna
Applicant: 3 Sixty Architect Inc.

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner is proposing to demolish and rebuild the existing second dwelling. The Applicant/Owner is seeking relief from the Town of Georgina Zoning By-law 500, as amended to permit the replacement Legal Non-Conforming second/additional dwelling to expand past the extent of the previous second/additional dwelling.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Agency Circulation (dated January 17, 2025)
- Architectural Drawings prepared by 3 Sixty Architect Inc.

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Georgina. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

Based on our review of the submitted information in support of the application, the proposal is consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of this application for Minor Variance. It is recommended that any approval of this application be subject to the following conditions:

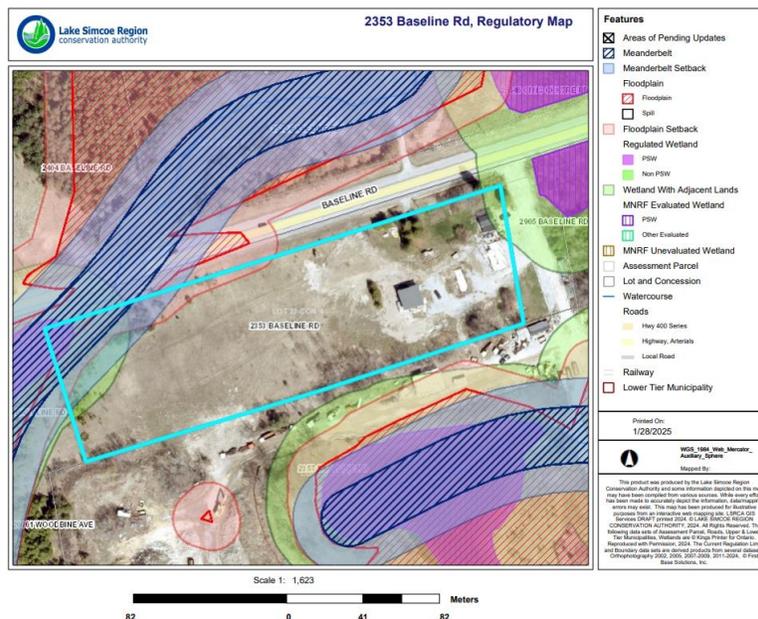
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.

Site Characteristics

The subject land is approximately 1.83 hectares (4.52 acres) in area and is located south of Baseline Road within the Town of Georgina. The subject land is currently zoned ‘Rural (RU)’ per the Town of Georgina Zoning By-law 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24. Please see a detailed regulatory map below. This is representative of:
 - The presence of a watercourse (Crescent Creek)
 - Flooding and erosion (meanderbelt) hazards associated with the watercourse
 - Provincially Significant Wetland (PSW) and the associated 30 metre adjacent lands
- The subject property contains identified woodland areas.
- The subject property is within a Significant Groundwater Recharge Area (SGRA).
- The subject property is within the Greenbelt Natural Heritage System and Protected Countryside designations per the Greenbelt Plan.



Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial

Planning Statement (PPS). There are identified natural hazards on the subject lands (floodplain, erosion hazard area). The proposal is located outside of the hazardous lands and therefore is consistent with 5.2 of the PPS.

2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Ontario Regulation 41/24 applies to a portion of the subject property. The proposal is located outside of the regulated area therefore a permit from the LSRCA is not required at this time.

Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Georgina in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

Summary

Based on our review of the submitted information in support of this application, we have no objection to the approval of this application for Minor Variance.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 5.2 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 applies to a portion of the subject site. In future, a permit from the LSRCA will be required for any development or site alteration within the regulated portion;
3. **That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.**

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned (j.lim@lsrca.on.ca).

Sincerely,



Jessica Lim
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)

To: Brianna Raines, 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: January 28th, 2025

Re: MINOR VARIANCE A34-24
2353 Baseline Road
CONCESSION 4, PART OF LOT 23
ROLL NO.: 109-810

The Development Engineering Division has no objection to Minor Variance Application No. A34-24, subject to the following condition(s) being fulfilled to the Engineering Development Division's satisfaction:

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.