For Office Use Only: File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application	Application Fee Conservation Authority Fee Well & Septic Info Provided Planner Public Notice Sign					
Check the type of plans	ning application(s) you are submitting.					
☐ Surplus Farm Dwellin☑ Minor Variance	 □ Consent/Severance/Boundary Adjustment □ Surplus Farm Dwelling Severance and Zoning By-law Amendment 					
Property Assessment F	Roll Number: 331054305021300					
A. Applicant Information	on					
Name of Owner	DUSTIN HAW					
It is the responsibility of the ownership within 30 days	ne owner or applicant to notify the planner of any changes in sof such a change.					
Address	451 WEST RIVER AN ATR					
Town and Postal Code	AYR NOBIED					
Phone Number	416 930 1982					
Cell Number						
Email	DUSTINHAW & GMAIL. COM.					
Name of Applicant	JOHN HAW					
Address	RI ERIR BLUD					
Town and Postal Code	PORTROWAN NOR IMO					
Phone Number						
Cell Number	5198610085					
Email	JHAW 12 CEMAIL, COM.					



P	lame of Agent	Residence and the second secon			
A	Address				
T	own and Postal Code				
F	Phone Number				
C	Cell Number		÷		
E	mail	erre a			
a		otices in resp		nt. Unless otherwise directed, ion will be forwarded to the	ii.
	Owner	☐ Agent	N	Applicant	
	ames and addresses of ancumbrances on the sub		NA		
В	. Location, Legal Des	cription and	Property Informa	tion	
1.	Legal Description (inclu Block Number and Urb		•	cession Number, Lot Number,	(
	_ SWAL COI		LOT 14, 11	RREG, 2.12 AC FR	\mathcal{Q}
	Municipal Civic Addres			LANE - LONG POIN)
	Present Official Plan Do	esignation(s)	HAZARA	LAND	
	Present Zoning: <u>HAZ</u>	ARD LA	NA		_
2.	Is there a special provis	sion or site sp	ecific zone on the	subject lands?	
	☐ Yes 1 No If yes, p	lease specify	" :		
3.	Present use of the subject BEAT HOUSE		BOATSLIPS	DOCKS.	_
					-



2	whether they are to be retained, demolished or removed. If retaining the buildings of structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application: FXITAGE BOATHOUSES ON INDIVISUAL ON ITS
5	If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.
6.	Please describe all proposed buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application: BUKA BOATHOUSE OURL EXAMINE BOAT SCAP
	SER ATTACHED PRANTING.
7.	Are any existing buildings on the subject lands designated under the <i>Ontario Heritage Act</i> as being architecturally and/or historically significant? Yes \(\Delta \) No \(\Delta \) If yes, identify and provide details of the building:
8.	If known, the length of time the existing uses have continued on the subject lands: $\int A^{\circ} . 20, 1958$
9.	Existing use of abutting properties: RESORT RESIDENTIAL / PSW
10.	Are there any easements or restrictive covenants affecting the subject lands?
	☐ Yes 🐧 No If yes, describe the easement or restrictive covenant and its effect:



NOTE: REQUEST RELIEF TO BOILD A BOAT HOUSE IN HL ZONE.

C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area		и			
Lot coverage		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	N		
Front yard	Å.				
Rear yard	WALLES THE REAL PROPERTY OF THE PARTY OF THE			7	
Height	-				
Left Interior side yard					
Right Interior side yard	ATTER ALCOLUMN AND ALCOLUMN				
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					



2		why it is no	t possibl	e to comply with the	e provisi	on(s) of	the Zoning	
	By-law: NEW ROAT	HOUSE	NOT	PERMITICH	IN	HL	ZONE.	
	,——————————————————————————————————————							
3	. Consent/Seve	rance/Bour	ndary A	djustment: Descrip	otion of la	and inte	nded to be	
	severed in metr		•		/			
	Frontage:				-/-			
	Depth:							
	Width:							
	Lot Area:							
	Present Use:							
	Proposed Use:	***						
	Proposed final le	ot size (if bo	oundary	adjustment):				
		If a boundary adjustment, identify the assessment roll number and property owner of						
			1					
the lands to which the parcel will be added:								

		7						
	Description of la	nd intended	l to be re	tained in metric uni	ts:			
	Frontage:	***************************************		/				
	Depth:							
	Width:				n n			
	Lot Area:							
	Present Use:			/				
	Proposed Use:							
	Buildings on reta	ined land:						
	5		/				7	
А	Fasement/Right	of-Way:	ecrintic	on of proposed right	of wayl	oaromo	ant in motric	
•	units:	-OI-Way. D	cscriptic	in or proposed right	-OI-Way/	caseme	ant in metric	
	Frontage:						-	
	Depth:			<u>/</u> _				
			7					



Width:
Area:
Proposed Use:
 Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation
Owners Name:
Roll Number:
Total Acreage:
Workable Acreage:
Existing Farm Type: (for example: corn, orchard, livestock)
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built
Date of Land Purchase:
Owners Name:
Roll Number:
Total Acreage:
Workable Acreage:
Existing Farm Type: (for example: corn, orchard, livestock)
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built
Date of Land Purchase:
Owners Name:
Roll Number:
Total Acreage:
Workable Acreage:
Existing Farm Type: (for example: corn, orchard, livestock)
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built
Date of Land Purchase:



Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type: (for example: corn, orchard, livestock)	
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built	
Date of Land Purchase:	
Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type: (for example: corn, orchard, livestock)	
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built	
Date of Land Purchase:	
Note: If additional space is needed please attach a separate sheet.	
D. All Applications: Previous Use of the Property	
Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☑ No ☐ Unknown	
If yes, specify the uses (for example: gas station, or petroleum storage):	
2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?□ Yes ☑ No □ Unknown	٢
B. Provide the information you used to determine the answers to the above questions:	
ROM JUIS.	_



4	If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? Yes No
E	. All Applications: Provincial Policy
1.	Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act, R.S.O. 1990, c. P. 13</i> ? ☐ Yes ☐ No
	If no, please explain:
2.	It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ✓ Yes □ No
	If no, please explain:
	SEE ATTACHED MNR WORK PERMIT, SITE EVALUATION LPRCA APPROVAL.
3.	Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☑ No
	If no, please explain: NA ?
	Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.



4	All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.
	Livestock facility or stockyard (submit MDS Calculation with application)
	☐ On the subject lands or ☐ within 500 meters – distance
	Wooded area ☐ On the subject lands or ☐ within 500 meters – distance
	Municipal Landfill ☐ On the subject lands or ☐ within 500 meters – distance
	Sewage treatment plant or waste stabilization plant ☐ On the subject lands or ☐ within 500 meters – distance
	Provincially significant wetland (class 1, 2 or 3) or other environmental feature ☐ On the subject lands or ☑ within 500 meters – distance
	Floodplain ☑ On the subject lands or □ within 500 meters – distance
	Rehabilitated mine site ☐ On the subject lands or ☐ within 500 meters – distance
	Non-operating mine site within one kilometre ☐ On the subject lands or ☐ within 500 meters – distance
	Active mine site within one kilometre ☐ On the subject lands or ☐ within 500 meters – distance
	Industrial or commercial use (specify the use(s)) ☐ On the subject lands or ☐ within 500 meters – distance
	Active railway line □ On the subject lands or □ within 500 meters – distance
	Seasonal wetness of lands ☑ On the subject lands or □ within 500 meters – distance
	Erosion □ On the subject lands or □ within 500 meters – distance
	Abandoned gas wells □ On the subject lands or □ within 500 meters – distance



F. All Applications: Servicing and Access 1. Indicate what services are available or proposed: Water Supply ☐ Municipal piped water □ Communal wells □ Individual wells ☐ Other (describe below) NA Sewage Treatment ☐ Municipal sewers ☐ Communal system ☐ Septic tank and tile bed in good working order ☐ Other (describe below) Storm Drainage ☐ Storm sewers □ Open ditches ☐ Other (describe below) NA2. Existing or proposed access to subject lands: ☐ Municipal road ☐ Provincial highway ☐ Unopened road ☐ Other (describe below) Name of road/street: PRIVATE LANE. G. All Applications: Other Information Does the application involve a local business? ☐ Yes ☒ No If yes, how many people are employed on the subject lands? 2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page. HAVE APPROVAL FROM MNR /LPRCA/DFO TO CONSTRUCT ABOATHOUSE ON SESSECT LAND



SER ATTACHER APPROVALS.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the <i>Municipal Freedom of Information and Protection of Privacy Act</i> ,				
I authorize and consent to the use by or the disclosure to any person or public body any				
information that is collected under the author	rity of the <i>Planning Act, R.S.O. 1990, c. P.</i>			
13 for the purposes of processing this applica	ation.			
M	5/26/25			
Owner/Applicant/Agent Signature	Date			
J. Owner's Authorization				
f the applicant/agent is not the registered ow	ner of the lands that is the subject of this			
application, the owner must complete the aut	thorization set out below.			
We DUSTIN HAW	am/are the registered owner(s) of the			
ands that is the subject of this application.				
We authorize <u>JOHN HAW</u>	to make this application on			
my/our behalf and to provide any of my/our p	ersonal information necessary for the			
processing of this application. Moreover, this shall be your good and sufficient				
authorization for so doing.	, ,			
Dustin How	5/26/25			
Owner	Date			
Owner	Date			

*Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.



K. Declaration I, JOHN HAW of LONG POINT
solemnly declare that:
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of <i>The Canada Evidence Act</i> .
Declared before me at:
GIMCOE, OWT. Overar/Applicant/Agent Signature
In
This
A.D., 20 <u>35</u> Sherry Ann Mott, a
Commissioner, etc., Province of Ontario. for the Corporation of Norfolk County. Expires March 16, 2028. A Commissioner, etc.



Schedule 1: Designer Information Use one form for each individual who reviews and takes responsibility for design activities with respect to the project. A. Project Information Building number, street name Lot/con. Unit no. N17 Boathouse Lane (Private Lane) - Long Point Plan number/ other description Postal code Municipality Norfolk County B. Individual who reviews and takes responsibility for design activities Madana Vasantha, P.Eng. 2478153 Ontairo Inc. o/a Girard Engineering Street address Unit no. Lot/con. 212 Main Street West - P.O. Box 98 - Otterville Municipality Norwich Township Postal code Province E-mail N0J 1R0 info@girardengineering.ca Ontario Fax number Telephone number Cell number (519)879-6875 C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of **Division C1** ■ HVAC – House House **Building Structural** Small Buildings
Large Buildings ■ Building Services Plumbing - House ■ Detection, Lighting and Power Plumbing - All Buildings Large Buildings Complex Buildings ☐ Fire Protection On-site Sewage Systems Description of designer's work Part 9 and Strucutral Review of Proposed Boat House Plans as prepared by Charrette Design Solutions for **Dustin Haw** D. Declaration of Designer Madana Vasantha declare that (choose one as appropriate): (print name) ☐ I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4.of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: Firm BCIN: ☐ I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5.of Division C, of the Building Code. Individual BCIN: Basis for exemption from registration: The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: Professional Engineer

I certify that:

- The information contained in this schedule is true to the best of my knowledge. 1.
- 2. I have submitted this application with the knowledge and consent of the firm. August 22, 2024

Date Signature of Designer

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d).of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of authorization, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.



Long Point Region Conservation Authority

PERMIT No. LPRCA-195/24

PROHIBITED ACTIVITES, EXEMPTIONS AND PERMITS (CONSERVATION AUTHORITIES ACT - ONTARIO REGULATION 41/24)

4 Elm Street Tillsonburg, ON N4G 0C4 Phone (519) 842-4242 Fax (519) 842-7123 www.lprca.on.ca

Permission has been granted to:							
Applicant: Dustin Haw		Telephone:	519-861-0085				
Address:	81 Erie Blvd, Port Rowan,	Email:	jhaw12@gmail.com				
	N0E 1M0						
Agent:	George Summers	Telephone:	226-688-7901				
Address:	46533 Southdale Line (RR#2)	Email:	gsummers@oldcutmarina.ca				
	St Thomas, N5P 3S6						
Location/Address of wor	Location/Address of works: Unit N17 Boathouse Lane. 331054305021300						
Lot: 14 Concession: A Municipality: Norfolk County							
Description of Works:	to construct a 74m ² (796 ft ²) single-storey	boatnouse.					
Type of fill:	n/a						

This permit is valid on the above location only for the period of:

DATE: November 7, 2024 to November 7, 2026

This permit shall be subject to the following conditions:

The Applicant and owner, by acceptance of and in consideration of the issuance of this permit, agrees to the following conditions:

GENERAL CONDITIONS: (SEE REVERSE SIDE OF PERMIT)

SPECIFIC CONDITIONS:

1. Locations and dimensions of proposed works must be as indicated on the enclosed copy of the work permit application dated September 23, 2024 and the associated information.

GENERAL CONDITIONS:

- 1. This permit does not preclude any approvals required by any other laws or regulations.
- 2. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure. This step is considered necessary to prevent the undesirable migration of silt.
- 3. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
- 4. Authorized representatives of the Long Point Region Conservation Authority may at any time enter onto the lands which are described herein in order to make any surveys, examinations or inspections which are required for the purpose of insuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
- 5. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
- This permit is not assignable.
- 7. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
- 8. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
- 9. The applicant agrees to maintain all existing drainage patterns.
- 10. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
- 11. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.



Applicant Signature

Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON N4G 0C4 Tel: (519) 842-4242 Fax: (519) 842-7123 Email: planning@lprca.on.ca Website: www.lprca.on.ca

Permit Application – Schedule A

		N OF DEVELOPMENT, IN TO SHORELINES AND WA				Application # LPRCA -
Owner's Name:	Dustin Haw		,		,	Office Use Only
	•					
Mailing Address:	81 Erie Blvo Street Address	u ————————————————————————————————————	P.O. Box			Apartment/Unit#
	Port Rowan		1 .O. Box	Ontario		NOE 1M0
	City/Town			Provin	ice	Postal Code
Primary Phone:	519-861-0085	Alternate Phone:	519-861-0085	Email:	jhaw12@gr	mail.com
Applicant's Name	George Summers					Check if the same as above
Mailing Address:	46533 Southda	lle Line (RR#2)				
	Street Address		P.O. Box			Apartment/Unit#
	St. Thomas		Ontario			N5P 3S6
	City/Town			Provin	ice	Postal Code
Primary Phone:	226-688-7901	Alternate Phone:	226-688-7901	Email:	gsummers(@oldcutmarina.ca
		Location of	Proposed Wo	rk		
		Location of	Proposed wc	/I K		
Lot: Pt 14	Concession/Plan:		Municipali	ty: Norfo	lk	
Municipal Address:	Pt. Lot 14, Conc. A,	Walsingham Twp., Count	y of Norfolk, Boatho	use Lot N17,	0410-50-252	Boathouse Lane
	Street Address			•		
Tax Assessment Roll	Number: 3310543	050213000000				
· —	rk: (Check all app	propriate boxes)				
	lump, or remove fill		Quan	tity of fill:		
Site grad		oturo	Drono	and aguara	footogo:	74.4 ag m (900 ag ft)
=	ct a new building or struction renovate an existing buil		•	sed square t ng square fo	-	74.4 sq.m. (800 sq.ft.)
_	ct a septic system	ding of structure	LAISUI	ng square io	olage.	
_	ct erosion control or sho	reline protection				
_	ct new or replace existing	•				
_	please describe)	gg				
Description	of ProposedWorks:					
Construct a ne	ew elevated post & beam	boathouse on a crown le	ease water lot.			
PROPOSED ST	ART DATE:	October 1, 2024	PROP	OSED COMP	LETION DAT	October 1, 2025
staff of the Lor	hat the information conta ng Point Region Conserv application process.					
See Pg 2						
Applicant Signat	ture		Date			

Date

Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Ontario Regulation 178/06

PROPERTY OWNER AUTHORIZATION

Subject Property			
Property Location	Pt. Lot 14, Conc. A, Walsinghar	N17, 0410-50-252 Twp., County of Norfolk, Boathouse Lot N15, 0390-50-250-50 Boatho	use
	Municipal Address or Lot and Concession or Lot and	Plan	
Municipality	Walsingham	Community Long Point	
I/We Dustin Ha	w		
Hereby authorize	George Summers		_
Conservation Autrequired by the B	hority, and to appear on my behalf loard relevant to the application for	or consents, to submit the enclosed application to the Long Point Region at any hearing(s) of the application and to provide any information or mat the purposes of obtaining permission to develop, interfere with a wetland the requirements of Ontario Regulation 178/06 as amended.	
Signature of Own	ner:	Date: SCH - 23/2024	

APPLICATION FORM INSTRUCTIONS

Owner The legal owner(s) of the property where the proposed development or alteration will be carried out.

Applicant If the applicant is not the same as the property owner, written authorization is required from all property owners on whose property the proposed work will be carried out. The authorization(s) must be submitted with the application.

Agent If the applicant has assigned another party as an agent to act on the applicant's behalf for the project, written authorization from the applicant is required so stating.

Quantity of Fill Approximate quantity expressed in cubic metres, cubic yards, truck loads (12 yards) or tandem truck loads (18 yards)

Floor area For residential development, area of living space including full height basement and additional storeys, but not including attached garage, non-habitable crawl space, open breezeways, decks or porches.

APPLICATION CHECKLIST

<u>Submission:</u> LPRCA permit applications along with supporting information may be submitted in person to our office, or by fax, email or mail.

Office Use Only	Ī
Application # LPRCA-	ė,
List Issued:	

<u>Pre-consultation</u>: Please contact LPRCA staff regarding the requirements specific to your proposal. Also, please make sure your contractors and consultants contact LPRCA staff before completing detailed drawings or technical studies.

Complete application: A complete application package includes (check all applicable):

Applicable	Submitted				
V		A completed, signed and dated application form;			
~		Written authorization (if the applicant is not the owner of the property where the work is being done)			
*		Written authorization (if the property owner is assigning another party as an agent for the project);			
1		application fee (see fee schedule, fees subject to change without notice);			
1		A scaled and detailed site plan;			
1		A scaled cross-sectional drawing and floor plans;			
provided an	d readable o	all project drawings, reports, unless otherwise requested. Hardcopy drawings must be in sheets no larger than 11" x 17". Electronic submission of drawings and reports is preferred. lude (either as part of the illustration or as notes).			
V.		Legal description of the property (e.g. roll number, lot, concession, municipality);			
1		Scale, date, and directional arrow;			
1		Dimensions of the property (a copy of a legal survey may be required);			
4		Location, dimensions and geodetic elevations of all existing and proposed structures, grading, filling, excavating, and the distance to any waterbody(s) (e.g. wetlands, streams, lakes), valleys, steep slopes on or adjacent to the property;			
1	D	Location and type of sediment and erosion control measures (e.g. silt fence) and soil stabilization measures (e.g. seeding, sodding, planting)			
Technical re	eports: One o	r more of the following technical reports may be required (as advised by LPRCA staff).			
	.0	Design drawings and description of the design elements for flood-proofing measures, stamped and certified by a qualified professional engineer (for development in floodplains and flood hazard areas)			
		Slope stability study and erosion analysis, prepared by a qualified professional with expertise in geotechnical engineering, to determine the stable top-of-bank, the minimum development setbac to address the potential erosion hazards, and associated foundation, construction, grading and drainage recommendations, in accordance with the Provincial Technical Guidelines (for development in erosion hazard areas)			
		Coastal engineering assessment prepared by a qualified professional with expertise in coastal engineering in accordance with LPRCA's Shoreline Management Plan and the Provincial Technical Guidelines addressing hydrodynamic forces affecting the design and indicating how the aggravation of erosion on neighbouring properties is avoided (for shoreline afterations).			
		Environmental Impact Study (EIS) clearly indicating that there will be no negative impact to the form or function of the wetland to the satisfaction of LPRCA (for development near wetlands)			
	0	Hydraulic analysis by a qualified professional engineer addressing flood conveyance, storage- discharge, and changes in flood levels on-site and on adjacent properties (for development in floodplains, watercourse alterations).			
		Complex and large-scale proposals may require additional technical studies and plans.			
For Offi	ice Use Only				
Applicat	ion Submitted				
Comple	te Application:				
Applicat	ion Fee:	Paid:			
Board A	pproval Requ	red Date of Board Meeting:			

GENERAL CONDITIONS OF PERMIT

- 1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
- 2. The permittee agrees by acceptance of the permit:
 - a) to indemnify and save harmless, the Long Point Region Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
 - b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements, requirements and liabilities imposed by law.
 - c) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
- 3. Authorized representatives of the Long Point Region Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
- 4. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
- 5. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
- 6. The Long Point Region Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
 - a) the works are not in conformance with the intent of the permission granted;
 - b) the information presented to obtain a permit is false;
 - c) the works or method of construction has detrimental impacts on the environment.
- 7. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure.
- 8. The applicant agrees to maintain all existing drainage patterns except as expressly identified in this permit.
- 9. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
- 10. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
- 11. This permit shall not be assigned (non-transferable).
- 12. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
- 13. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
- 14. The Long Point Region Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

NOTICE OF COLLECTION

Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1980, c85, as amended. This information is used to assess applications for and, where approved, issue comment. The name of the applicant, location of the work and a description of the project may be published in LPRCA documents, including agendas, reports and meeting minutes which are posted on the LPRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Coordinator, Long Point Region Conservation Authority, 4 Elm Street, Tillsonburg, Ontario, N4G 0C4, (519) 842-4242.

Deer Leap Leap Forestry Services Forestry Services

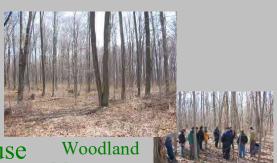


Research

Seawall/Boathouse **Application** for Old Cut Marina Ltd

George Summers

(Dustin Haw N17 Boathouse Lane)



Management Services



Management Planning Services



Wetland Evaluations





Wildlife

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Agent Authorization Form

TO WHOM IT MAY CONCERN:

JOHN HAW		IS AUTHORIZ	ED TO MAKE
APPLICATION ON OUR/MY BE	EHALK FOR A WORK PE	RMIT FROM TH	E MINISTRY OF
NATURAL RESOURCES, AND	APPLY FOR OTHER AGE	NCY APPROVAL	LS AS
NECESSARY.	//-A	$\overline{}$	1
Dustin Haw			Sept. 23/2024
Print Name	Signature		Date

Contact Information:

John Haw

Ph.#: 519-861-0085

Email: jhaw12@gmail.com



January 23, 2023

Dustin Haw 81 Erie Blvd Port Rowan, Ontario N0E 1M0

Dear: Mr. Haw

Subject: Seawall/Boathouse Restoration Application

Lot Pt. 14, Concession A,

Geographic Twp of Walsingham

County of Norfolk

On Diabick

As per the request of your contractor, please find attached our report on your property located on: Part of Lot Pt. of 14, Concession A, know as N17, Geographic Twp of Walsingham, County of Norfolk. A site visit was conducted on August 28, 2024 to verify/identify the extent of the Boathouse renovation project within your property. As the report indicates, the areas outlined in yellow on the attached maps indicate the extent of the work to occur on your property at N17, 50-252 - 0410, Boathouse Lane, Long Point. Application for permit/review of the work will be forwarded to the appropriate agencies, Ministry of Natural Resources and Forestry, Environment, Parks and Conservation, SAR branch, Department of Fisheries and Oceans and the Long Point Region Conservation Authority as well as the County of Norfolk.

39 Millridge Road London, Ontario N5Z 4P2 Ph: 519-671-3649

E-mail: ron.drabick@hotmail.com

Once we receive conformation of agency reviews and the issuance of appropriate permits works can proceed.

Yours truly,

Ron Drabick

Field Notes

Landowner:	Dustin Haw	Date:	August 28, 2024
------------	------------	-------	-----------------

Weather: Clear and sunny with cloudy periods

Site Survey Time Period: 10:00am

Site Description:

Existing boathouse on crown channel measuring:

Unit (Lot 17N) 0410-50-252: approx. 6.1m(20.0ft)X 12.2m(40.0ft)

- empty boat lot facing recently added new seawall
- boat wells clear of vegetation at the time of the site inspection

Construction Details:

Construction proposed start date: October 1, 2024 proposed end date: October 1, 2025

Equipment: Floating barge Hydrolic dredge unit with attached backhoe Excavator/backhoe

- Construct a new elevated post & beam boathouse on a crown lease water lot.
- Construction and placement of the nine (9) 6 5/8" O.D. steel post or helical piles will begin by:
 - jetting the posts into position with the floating barge hydrolic dredge unit or depending on the substrate if jetting is not an option the posts will be driven into the substrate to the point of resistance with the hydrolic vibratory pile driver.
- Steel support beams will be welded to installed pilings/posts prior to boathouse construction. (see attached plans)
- In-water construction activities will occur outside of the Provincial Fisheries Timing Windows of:
 - March 15 to July 15 of any year
- Turbidity curtians will be placed at the front, southern facing perimeter of the boathouse when any in-water work is occurring to prevent sediment plumes from entering the channel.

Soils:

• Soil Texture: Sand - Sandy Loam (vfs)

Species at Risk

Herps of Ontario - no reported Amphibians and Reptiles sightings at this location

Ebird - no reported bird sighting at this location

NHIC - see attached, Appendix 5

Best Management Practices for bulkhead/seawall construction as prescribed in MOEE "B-6 Guidelines for Evaluating Construction Activities Impacting on Water Resources" and DFO's "Best Management Practices for conducting maintenance dredging activities in Long Point Bay" will be followed as site and conditions dictate.

Shoreline stabilization structures include bulkheads, revetment walls, groynes and breakwaters.

Bulkheads

Bulkheads are vertical or near-vertical structural walls designed primarily to retain fill. They do provide some protection against waves, primarily through reflection of waves rather than dissipation of wave energy. As such their ability to withstand wave action over the long-term is poor.

Bulkheads can be constructed of a variety of materials such as timber, concrete, masonry, or steel sheet pile.

Since bulkheads effectively isolate the backfill material from the water, the quality of the material used need only meet the conditions for backfill as described in the MOEE document "Guidelines for Management of Soil, Rock and Like

Material" (in preparation). Materials used behind impermeable barriers on the shore are not subject to the Lakefill Quality Guidelines.

Recommendations for Bulkhead construction

- Construction should be carried out during the low water, calm period.
- The structure should be designed against failure, which could result in water quality effects where contaminated backfill has been used.
- The design should minimize off-site impacts, particularly downdrift erosion. The size of the area should be kept as small as possible. Construction equipment should operate only from the shore and should be kept out of the water.

SARA permitting requirements

SARA permits will not be required for maintenance activities associated with boatwells and/or boatslips if the following BMPs are followed.

BMPs for maintenance activities associated with boatwells/boatslips:

- There should be no increase in the footprint of the existing boatwells/boatslips.
- Due to the small size of most boatwells/boatslips, the dredged material (if uncontaminated) can be spread adjacent to the boatwells/boatslips but not in water or wetland habitat. Any dredged material that is disposed of on land should meet Conservation Authority requirements where they have jurisdiction.
- Dredged material should be suitably contained/stabilized to prevent the dredged material from reentering the water so that it does not create a new berm or impair water quality.
- Work should start from shore and move out to deeper water.
- Work should be conducted as slowly as possible at onset of the dredging to encourage fish to leave the area.
- Note that fish relocations will not be required for boatwells/boatslips maintenance; however, if small fish are observed a small mesh seine net should be dragged through the area from the shore to deeper water before work commences so that fish are excluded from the work zone.
- Timing windows: dredging should be completed as late in the year as possible to allow young-of-the-year fish to grow and improve their ability to move away from work sites. Work should occur between August 1 and March 15. In water works should be conducted between August 1st and March 15th to provide for the best protection of spawning and larval SARA fishes. Furthermore, works are encouraged to be completed prior to November 1st to avoid incidental harm to turtles and amphibians.
- Effective sediment, turbidity and erosion control measures should be in place.
- Operate machinery on land or on water (i.e., from a barge or vessel) in a manner that minimizes disturbance to the banks or bed of the water body.
- Machinery is to arrive on site in a clean condition and is to be maintained free of fluid leaks.
- Wash, refuel and service machinery and store fuel and other materials for the machinery away from the water to prevent any deleterious substance from entering the water.
- Keep an emergency spill kit on site in case of fluid leaks or spills from machinery.
- Restore banks to original condition if any disturbance occurs.
- Aquatic vegetation in the surrounding area should not be disturbed.

Ron Drabick

Ron Drabick

Forestry Technician\Wetland Evaluator

Low Drakick

Deer Leap Forestry Service

Site Photos:





Deer Leap Forestry Services

Seawall/Post/Boathouse Construction
Site
2023 Ortho Aerial Imagery

September 9, 2023

Dustin Haw

Published September 9, 2024 by Deer
Leap Forestry Services
This map is for illustrative purposes
only. Do not rely on it as being
a precise indicator of routes, locations
of features, nor as a guide to
navigation.

Scale: 1: 300

r	Lot	Pt 14
	Conc.	A
	Twp.	Walsingham
S	County	Norfolk
	Roll No.	3310543050213000000

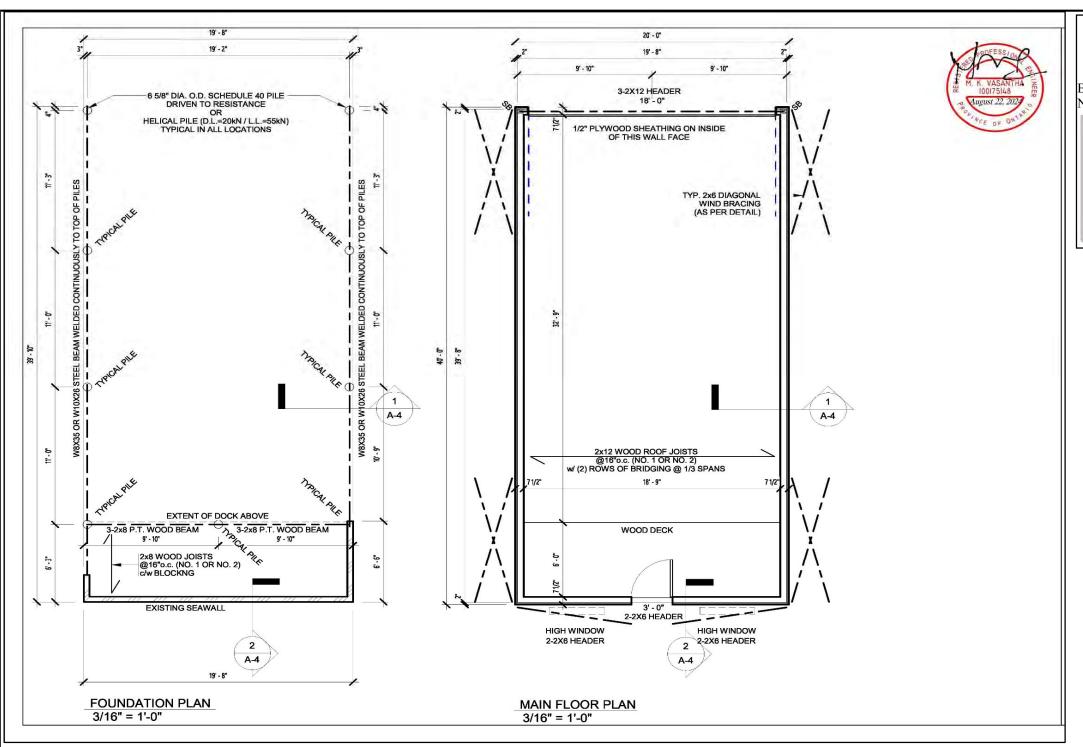
Appendix 1: Map1

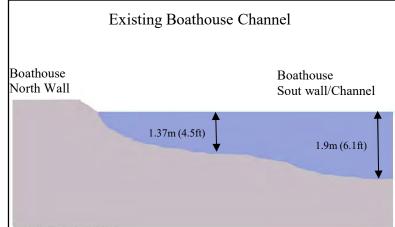




egend	Deer Leap Forestry Services	Published September 9, 2024 by Dee
•	Site Plan: Proposed Seawall, & Post/Piling Locations	Leap Forestry Services This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, location of features, nor as a guide to
	September 9, 2023 Dustin Haw	navigation.
		Scale: 1 : 300

Appendix 2 : Map 2

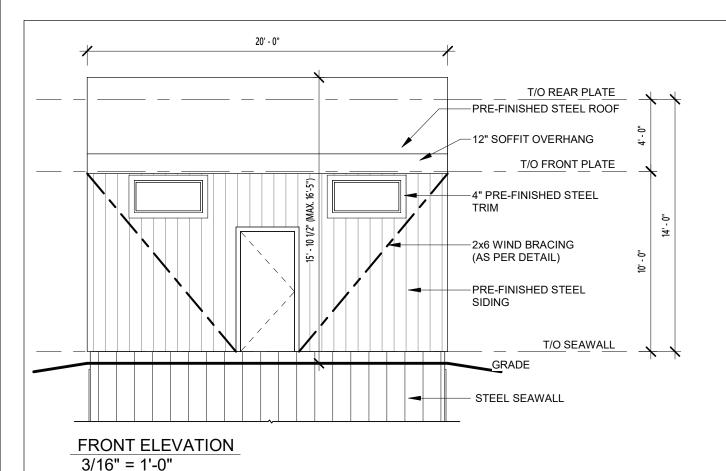


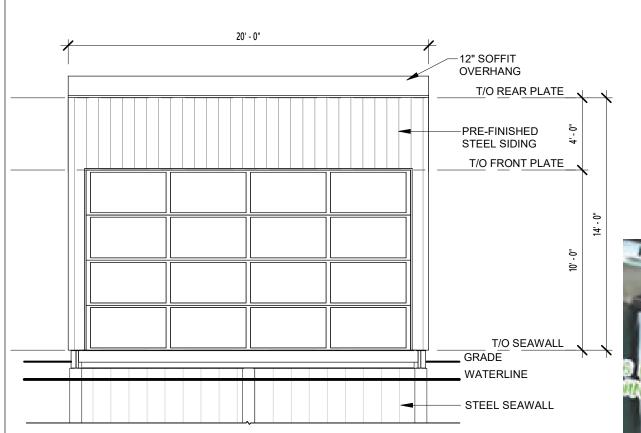


Published September 9, 2024 by Deer Legend **Deer Leap Forestry Services** Leap Forestry Services This map is for illustrative purposes **Boathouse Construction Plan** only. Do not rely on it as being **Charrette Design Solutions** a precise indicator of routes, locations June 5, 2022 See Attached Permit & of features, nor as a guide to **Construction Drawings** navigation. September 9, 2023 **Dustin Haw** Scale: 1:300

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Appendix 3: Map 3

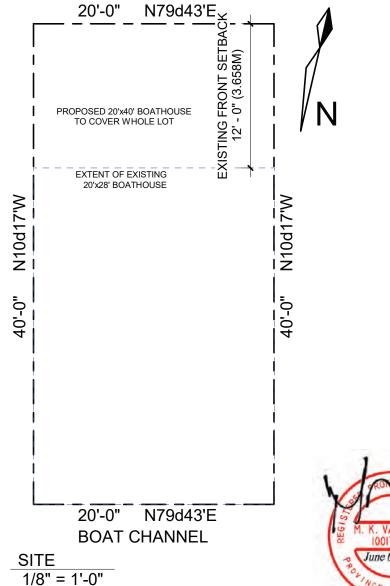




REAR ELEVATION

3/16" = 1'-0"

BOATHOUSE LANE (PRIVATE LANE)









848 Pavey St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN QUALIFICATION INFORMATION

TRACY ARCHER 119990

NAME BCIN

SIGNATURE

Description Date
I ISSUE FOR VARIANCE 21/09/10
2 ISSUE FOR PERMIT 22/06/05

GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE (PRIVATE LANE) LONG POINT

FRONT/REAR ELEVATION

Project # 006-0102

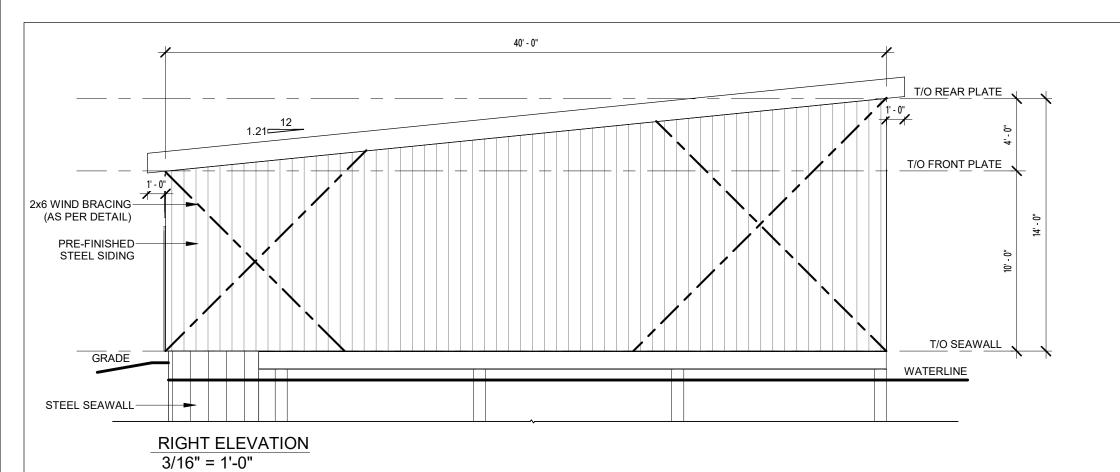
Date JUNE 5, 2022

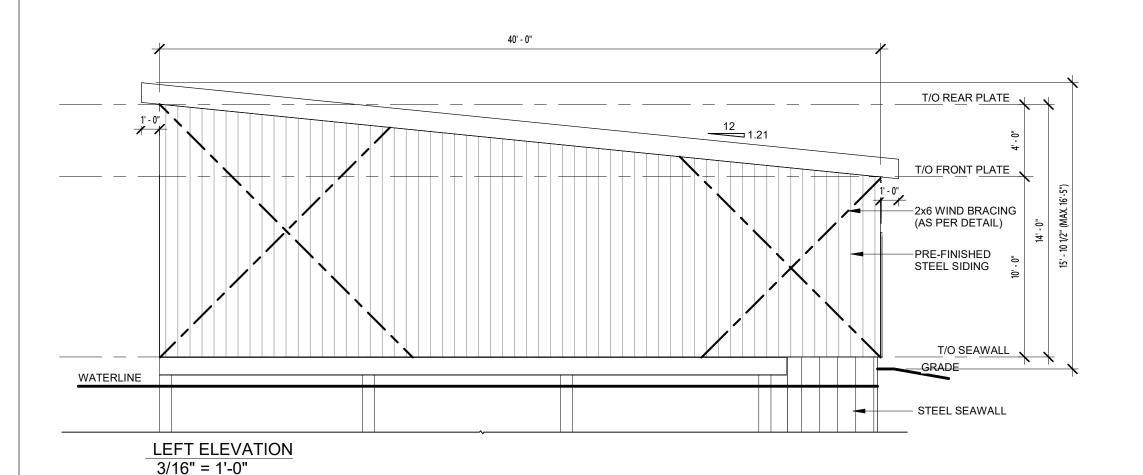
Drawn by TA

Checked by TA

A-1

Scale As indicated









848 Pavey St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN QUALIFICATION INFORMATION

TRACY ARCHER 119990

NAME BCIN

SIGNATURE

1 ISSUE FOR VARIANCE 21/09/10
2 ISSUE FOR PERMIT 22/06/05

Description

Date

GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE (PRIVATE LANE) LONG POINT

RIGHT/LEFT ELEVATION

 Project #
 006-0102

 Date
 JUNE 5, 2022

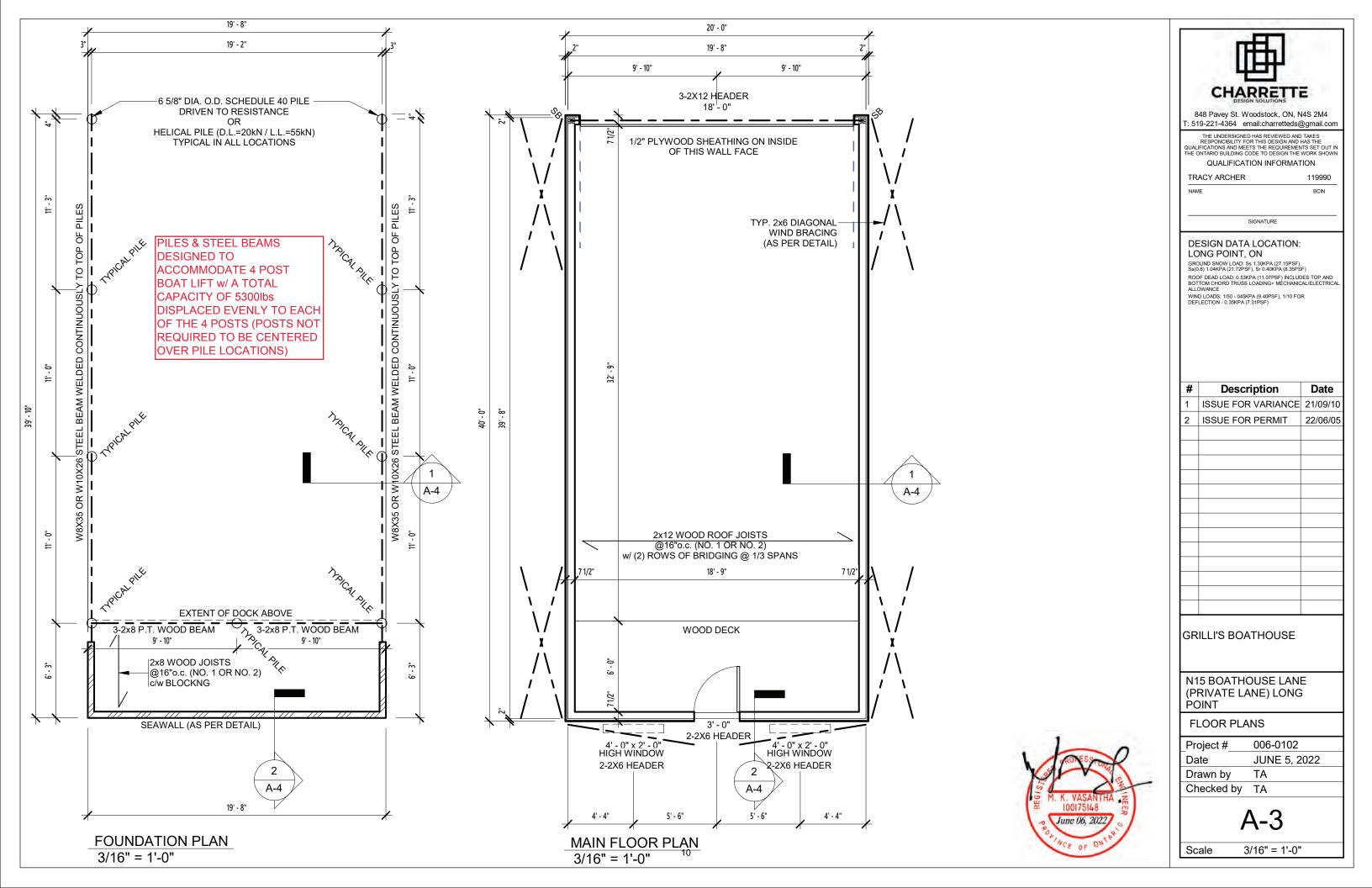
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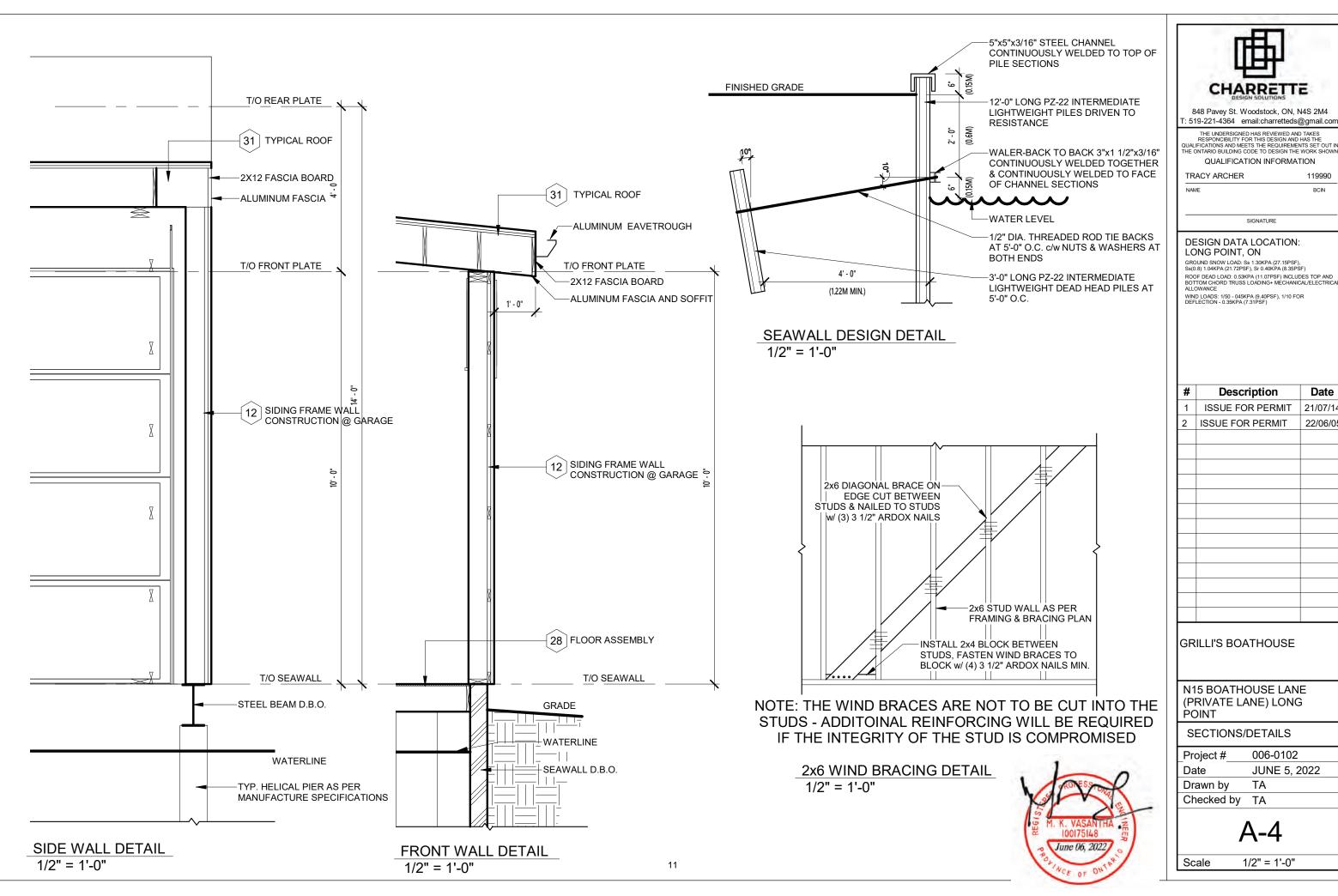
 Checked by
 TA

A-2

Scale 3/16" = 1'-0"

9







848 Pavey St. Woodstock, ON, N4S 2M4

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

119990

GROUND SNOW LOAD: Ss 1:30KPA (27.15PSF), Ss(0.8) 1.04KPA (21.72PSF), Sr 0.40KPA (8.35PSF) ROOF DEAD LOAD: 0.53KPA (11.07PSF) INCLUDES TOP AND BOTTOM CHORD TRUSS LOADING+ MECHANICAL/ELECTRICAL ALLOWANCE

#	Description	Date		
1	ISSUE FOR PERMIT	21/07/14		
2	ISSUE FOR PERMIT	22/06/05		
GRILLI'S BOATHOUSE				

N15 BOATHOUSE LANE (PRIVATE LANE) LONG

JUNE 5, 2022

GENERAL NOTES:

- 1, THESE GENERAL NOTES SHALL BE READ IN CONJUNCTION WITH THE LATEST REVISION OF DESIGN DRAWINGS AND SPECIFICATIONS PREPARED BY ALL ENGINEERING AND ARCHITECTURAL DISCIPLINES.
- 2. ALL WORK INCLUDING DESIGN, DETAILING, SHOP DRAWINGS, CONSTRUCTION, AND SHORING SHALL CONFORM TO THE LATEST EDITIONS OF THE ONTARIO BUILDING CODE, OCCUPATIONAL HEALTH AND SAFETY ACT, AND THE MINISTRY OF LABOUR REGULATIONS FOR CONSTRUCTION PROJECTS.
- 3, THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES ON THESE DRAWINGS TO THE ENGINEER AND/OR ARCHITECT PRIOR TO CONSTRUCTION.
- 4. ALL STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
- 5, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS.
- 6, OPERATIONS OF THE EXISTING FACILITY ARE NOT TO BE INTURRUPTED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS CAUSED BY CONSTRUCTION OPERATIONS.
- 7. ALL SHOP DRAWINGS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO).
- 8. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF EXISTING STRUCTURES PRIOR TO THE COMMENCEMENT OF WORK,

ENGINEERS GENERAL NOTES:

- 1. CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- 2. DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.
- 3. ALL CONSTRUCTION, MATERIALS, AND EQUIPMENT TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- 4. ALL STRUCTURAL ELEMENTS NOT OBTAINABLE THROUGH O.B.C. CHARTS TO BE ENGINEERED APPROVED (STRUCTURAL ENGINEER TO REVIEW, CALCULATE LOADS AND SIZES, STAMP, AND APPROVE).
- 5. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL. ALL EXTERIOR FOUNDATION WALL FOOTINGS TO EXTEND DOWN BELOW LOCAL FROST LEVELS (48" MINIMUM BELOW FINISHED GRADE).
- 6. REFER TO PLANS, CROSS SECTIONS, AND DETAILS FOR ALL TYPICAL CONSTRUCTION DETAILS AND NOTES.

ENGINEERING NOTES:

- 1, NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE FOR THE FOLLOWING INSPECTIONS:
- A. EXCAVATION PRIOR TO POURING FOOTINGS
- B. FLOOR DURING POUR TO VERIFY CONCRETE & THICKNESS
- C. ALL CONCRETE POURS IN WHICH REINFORCING STEEL IS SPECIFIED.
- D. ROUGH FRAMING PRIOR TO CLOSE-IN
- E. TRUSS FRAMING AND BRACING PRIOR TO CLOSE-IN.
- F. ERECTION OF STRUCTURAL STEEL & WELDING PRIOR TO CLOSE-IN.
- G. FINAL INSPECTION FOR CERTIFICATION TO BE COMPLETED WITH BOTH OWNER & CONTRACTOR PRESENT.
- 2. CONTRACTOR OR OWNER TO COMPLETE AND SUBMIT COPIES OF ALL CONCRETE TESTS
- AS PER C.S.A. A23.1. ONE TEST REQUIRED PER 100M' MINIMUM.
- 3. CONTRACTOR OR OWNER TO SUBMIT TRUSS DRAWINGS FOR REVIEW
- 4. CONTRACTOR OR OWNER TO SUBMIT SHOP DRAWINGS OF ALL PRECAST AND / OR PRE-ENGINEERED ELEMENTS FOR REVIEW.
- 5. CONTRACTOR OR OWNER TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- 6. THE DESIGN ON THESE DRAWINGS IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE USED OR COPIED WITHOUT CONSENT IN WRITING.
- CHANGES OR SUBSTITUTIONS ARE NOT TO BE MADE WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

INSTALL LATERAL TRUSS BRACING AS PER TRUSS DRAWINGS.

CROSS BRACE WEB LATERAL BRACING AS FOLLOWS:

SINGLE BRACE - EVERY 48'

TRIPLE BRACE - CONTINUOUS

TEMPORARY ERECTION BRACING TO BE DESIGNED, CERTIFIED, AND INSPECTED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF TEMPORARY BRACING DURING CONSTRUCTION.

SOIL & FOUNDATION NOTES:

- 1. ALLOWABLE SOIL BEARING CAPACTLY FOR THIS PROJECT HAS BEEN ASSUMED AT 2500 PSF (120 KPA).
- 2. THE CONTRACTOR SHALL REPORT ANY UNSTABLE SOIL CONDITIONS TO THE ENGINEER. FOOTINGS SHALL NOT BE POURED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY THE ENGINEER OR SOIL CONSULTANT.
- 3. THE DIRECTION OF THE SOIL CONSULTANT SHALL BE STRICTLY FOLLOWED.
- 4. ALL EXTERIOR FOOTINGS SHALL BE POURED ON UNDISTURBED NATIVE SOIL (OR APPROVED ENGINEERED FILL) AT A MINIMUM DEPTH OF 4'-0" (1.20m) BELOW FINISHED GRADE AND AT THE GRADES SHOWN ON THE DRAWINGS.
- 5. EXCAVATIONS SHALL CONFORM TO THE LATEST EDITIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF LABOUR REGULATIONS FOR CONSTRUCTION PROJECTS.
- 6. WALLS TO BE BACKFILLED ON BOTH SIDES SHALL BE BACKFILLED EVENLY UNLESS SHORED ON ONE SIDE TO THE SATISFACTION OF THE ENGINEER. PIT WALLS SHALL NOT BE BACKFILLED UNLESS BRACED AT THE TOP TO THE SATISFACTION OF THE ENGINEER. BACKFILL SHALL BE APPROVED MATERIAL COMPACTED TO 95% S.P.D. UNLESS OTHERWISE NOTED.
- 7. INSTALLATION DETAILS FOR WATERSTOPS AT WALL/FOOTING INTERFACE AND IN VERTICAL JOINTS SHALL BE PROVIDED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- 8. WALLS AND PIERS SHALL BE CENTRED ON FOOTINGS WITHIN THE MIDDLE THIRD OF THE FOOTING.

WOOD NOTES:

- 1. STRUCTURAL WOOD ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH CAN/CSA 086-01. "ENGINEERING DESIGN IN WOOD" AND THE WOOD DESIGN MANUAL (CANADIAN WOOD COUNCIL) LATEST EDITIONS.
- 2. WOOD TRUSSES SHALL BE DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO).
 THE CONTRACTOR SHALL SUBMIT TRUSS SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- 3. WOOD STUDS, JOISTS, NAILERS, BLOCKING, BUILT-UP BEAMS, AND COLUMNS SHALL BE S.P.F. NO. 2 (CONSTRUCTION GRADE) OR BETTER CONFORMING TO CAN/CSA-041-91 "SOFT WOOD LUMBER". GRADING SHALL CONFORM TO THE NATIONAL LUMBER GRADES AUTHORITY "STANDARD GRADING RULES FOR CANADIAN LUMBER". WOOD FRAME CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE 2006 SECTION 9.23.
- 4. PLYWOOD SHEATHING SHALL CONFORM TO CSA STANDARD 0121-M1978 DOUGLAS FIR PLYWOOD AND 0151-M1978 CANADIAN SOFT WOOD PLYWOOD.
- 5. WAFERBOARD AND O.S.B. SHALL CONFORM TO CSA STANDARD CAN3-0437.1-M85 WAFERBOARD AND STRANDBOARD.
- 6. FASTENING DEVICES (NAILS) SHALL CONFORM TO CSA STANDARD 8111-1974 WIRE NAILS, SPIKES, AND STAPLES".
- 7. TRUSS TIE DOWNS, JOIST HANGERS, ETC, SHALL CONFORM TO "ACCEPTANCE CRITERIA FOR JOIST HANGERS AND SIMILAR DEVICES" (THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS) AND SHALL BE A MINIMUM OF 20 GUAGE BALVANIZED STEEL

STRUCTURAL STEEL NOTES:

- 1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-S16-O1 "LIMIT STATES DESIGN OF STEEL STRUCTURES" AND SUPPLEMENT S16S1-O5.
- 2. STEEL BEAMS AND COLUMNS SHALL CONFORM TO CAN/CSA-G40.21-04 "QUALITY STRUCTURAL STEEL" WITH A YIELD STRENGTH OF 267 MPA (40000 PSI) FOR BEAMS AND WIDE FLANGE COLUMNS, AND 333 MPA (50000 PSI) FOR H.S.S. SECTIONS.
- 3. BOLTS FOR STURCTURAL STEEL CONNECTIONS SHALL CONFORM TO ASTM A325. BOLTS AND THREADED ROD FOR WOOD CONNECTIONS SHALL CONFORM TO ASTM A307.
- 4. WELDING SHALL BE PERFORMED BY PERSONS CERTIFIED BY THE CANADIAN WELDING BUREAU IN CONFORMANCE WITH THE LATEST CSA STANDARD FOR WELDING CLAUSE 24.3 OF \$16-01.
- 5. SHOP DRAWINGS FOR ALL FABRICATED STEEL MEMBERS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO) AND SUBMITTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

WALLS:

- WOOD FRAME CONSTRUCTION TO COMPLY WITH O.B.C. 2012 9.23.
- WOOD FRAMING SPANS AND SIZES TO CONFORM TO TABLES A-1 A-16, INCLUDING ALL APPLICABLE
- 1 1/2" MINIMUM REQUIRED END BEARING OF JOISTS AND RAFTERS.
- HEAT TRANSFER, AIR LEAKAGE, AND CONDENSATION CONTROL TO COMPLY WITH 0.B.C. 2012 9.25.
- ALL SIDING TO COMPLY WITH D.B.C. 2012 9.27.
- EXTERIOR WALLS TO HAVE A MINIMUM OF R22 INSULATION.
- ALL VAPOUR BARRIER TO BE 6MM POLYETHYLENE (CGSB-51.34) AIR AND VAPOUR BARRIER SEALED AS PER O.B.C. 2012 9.25.
- DOORS AND WINDOWS TO COMPLY WITH FORCED ENTRY REQUIREMENTS AS PER 0.8.C. 2012 9.6.8.
- FLOOR LEVELS CONTAINING BEDROOMS ARE TO HAVE ONE OPENING WINDOW WITH AN UNDBSTRUCTED AREA OF 3.80 sq.Ft. MINIMUM WITH NO DIMENSION LESS THAN 15.
- ALL ATTACHED GARAGES ARE TO HAVE GAS-PROOF WALLS WITH A MINIMUM OF R-19 INSULATION.

ROOF:

- ROOF CONSTRUCTION AND FLASHING TO COMPLY WITH D.B.C. 2006 9.26.
- RODF SPACES TO COMPLY WITH O.B.C. 2012 9.19.
- UNDBSTRUCTED VENT AREA TO BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
- MINIMUM ATTIC ACCESS TO BE 20"x28" FITTED WITH A COVERCOMPLETE WITH WEATHERSTRIPPING AND RIGID INSULATION.

CONCRETE AND REINFORCED CONCRETE NOTES:

- 1. ALL CONCRETE SHALL CONFORM TO CAN/CSA-A23.1., "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION" WITH A MAXIMUM AGGREGATE SIZE OF 3/4" (19MM), TYPE 10 NORMAL PORTLAND CEMENT (UNLESS OTHERWISE NOTED), AND A COMPRESSIVE STRENGTH AT 28 DAYS.
- 2. SUPPLY AND PLACE CONCRETE AS FOLLOWS:
 FOOTINGS 25 MPA, MAX. W/C RATIO OF 0.50, AIR CONTENT 6% ± 1%
 FOUNDATION WALLS 25 MPA, MAX. W/C RATIO OF 0.50, AIR CONTENT 6% ± 1%
 PIERS 30 MPA, MAX. W/C RATIO OF 0.45, AIR CONTENT 6% ± 1%
 SLABS ON GRADE 25 MPA, MAX. W/C RATIO OF 0.50, NO AIR CONTENT REQUIRED
 PIT WALLS & FLOORS (SUBJECT TO ACID ATTACK) 32 MPA TYPE 50 CEMENT (OR EQUIVALENT),
 MAX. W/C RATIO OF 0.40, AIR CONTENT 6% ± 1%
- SIDEWALKS, EXPOSED CURBS, AND OTHER CONCRETE 32 MPA, MAX. W/C RATIO OF 0.45, AIR CONTENT 6% ± 1% 3. ALL REINFORCEMENT SHALL CONFORM TO CSA G30.3, G30.5 & G30.18 (LATEST EDITION) WITH A YIELD STRENGTH OF 400 MPA FOR DEFORMED BARS OR 360 MPA FOR WELDED WIRE MESH.
- 4. MINIMUM CORNER REINFORCING SHALL BE 24'x24' (600MMX600MM) L'BARS.
- 5. MINIMUM COVER ON REINFORCING FOR FORMED CONCRETE EXPOSED TO EARTH OR WEATHER SHALL BE 2¹ (50mm) FOR 20M OR LARGER BARS, 1 1/2¹ (38mm) FOR 15M OR SMALLER BARS, 3¹ (75mm) FOR REINFORCING IN FOOTINGS AND UNFORMED CONCRETE AGAINST EARTH, 1¹ (25mm) FOR SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER, 1 1/2¹ (38mm) FOR REINFORCING IN BEAMS, AND 2¹ (50mm) FOR MAIN PIER STEEL.
- CONDUITS OR PIPES IN SLABS SHALL NOT EXCEED 1/3 OF THE SLAB THICKNESS IN DIAMETER AND SHALL HAVE A MINIMUM COVER OF 1" (25mm).
- 7. CONTROL JOINTS SHALL BE INSTALLED AS SHOWN OR AS NOTED ON DRAWINGS WITH A MAXIMUM SPACING OF 30'-0" (9.00m) IN WALLS. MAXIMUM SLAB1920UR LENGTH OF 100'-0" (30.00m). ALL SAW CUTS SHALL BE A MINIMUM OF 1/3 OF THE SLAB DEPTH AND SHALL BE CUT WITHIN 24 HOURS OF THE POUR.



848 Pavey St. Woodstock, ON, N4S 2M4
T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES
RESPONCIBILITY FOR THIS DESIGN AND HAS THE
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN
THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION

TRACY ARCHER 119990

NAME BCIN

SIGNATURE



#	Description	Date
1	ISSUE FOR PERMIT	22/06/05

GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE (PRIVATE LANE) LONG POINT

ENGINEER CONST. NOTES

Project # 006-0102

Date JUNE 5, 2022

Drawn by TA

Checked by TA

N1

Scale

CONSTRUCTION NOTES:

-CONTRACTOR TO CHECK & VERIFY PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER, ENGINEER NOTES TO SUPERSEDE ALL OTHER NOTES

-DRAWINGS ARE NOT TO BE SCALED

-ALL CONSTRUCTION TO CONFORM TO THE LATEST ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. (THESE DOCUMENTS SUPERSEDE CONSTRUCTION NOTES)

-ALL CONSTRUCTION NOTES SHOULD BE UNDERSTOOD PRIOR TO CONSTRICTION -THERMAL RESISTANCE VALUES BASED ON ZONE 1 -ASSUMED SOIL BEARING CAPACITY OF 1566 psf

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING: O.B.C. 9.15.3.

-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH

-MIN. 15MPa CONCRETE AFTER 28 DAYS

-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 75kPa BEARING CAPACITY

-FTG_TO HAVE CONTINUOUS KEY

-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

TYPICAL STRIP FOOTING: (EXTERIOR WALLS) O.B.C. 9.15.3.5.

-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE BRICK VENEER-1 STOREY - 13" X 4" (330mm X 100mm)

-2 STOREY - 19" X 6" (485mm X 155mm) -3 STOREY - 26" X 9" (660mm X 230mm)

SIDING-1 STOREY - 10" X 4" (255mm X 100mm) -2 STOREY - 14" X 4" (360mm X 100mm

-3 STOREY - 18" X 5" (460mm X 130mm)

TYPICAL STRIP FOOTING: (INT. BEARING WALLS) O.B.C. 9.15.3.6.

-1 STOREY MASONRY -1 STOREY STUD -2 STOREY MASONRY

- 16" X 4" (410mm X 100mm) - 12" X 4" (305mm X 100mm) - 26" X 9" (650mmX 230mm)

-2 STOREY STUD -3 STOREY MASONRY

- 18" X 5" (450mm X 130mm) - 36" X 14" (900mm X 360mm)

-3 STOREY STUD - 24" X 8" (600mm X 200mm)

DRAINAGE TILE OR PIPE: O.B.C. 9.14.3.

-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLOOR SLAB. -COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.

BASEMENT SLAB: O.B.C. 9.13. & 9.16.

-3" (75mm) CONCRETE SLAB

-15MPa AFTER 28 DAYS - O.B.C. 9.16.4.5.

-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS

-4" (100mm) OF COURSE GRANULAR MATERIA

-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.

-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C.

-FLOOR DRAIN PER O.B.C.9.31.4.4.

-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5)) - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD

GARAGE SLAB / EXTERIOR SLAB: -4"(100mm) CONCRETE SLAB

-32MPa COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.

-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB -4" (100mm) OF COURSE GRANULAR MATERIAL

-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL. SHALL BE COMPACTED.

PILASTERS: O.B.C. 9.15.5.3.

PILASTER

-CONCRETE NIB - 4" X 12" (100mm X 300mm) -BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.

BEAM POCKET

-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.

-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)

STRUCTURAL COLUMNS

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

 $\frac{\text{WOOD COLUMN:}}{\text{COLUMN:}} \text{ OBC 9.17.4.1 , 9.17.4.2, & 9.17.4.3.} \\ -5 \frac{1}{2} \times 5 \frac{1}{2} \text{ (140mm x 140mm) SOLID WOOD COLUMN - OR} \\$ -3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.

-WRAP COLUMN BASE W/ 6 MIL POLY -COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)

STEEL PIPE COLUMN: O.B.C. 9.15.3.4. & 9.17.3. 9

-FIXED COLUMN

-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS -FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL

-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM -ADJUSTABLE COLUMNS TO CONFORM TO CANI/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)

WALL ASSEMBLIES:

FOUNDATION WALL: O.B.C. 9.15.4.2. -SOLID 15MPa CONCRETE

-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR -LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS. -FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO 0.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER 0.B.C.- PART 4 $\,$ -WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE -BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS: O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2"

-TIE TÓ FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.

-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR

-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

<u>DAMPPROOFING & WATERPROOFING:</u>
-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2. -WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C.

-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.6.(2)(b) -WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS

PER O.B.C. 9.13.3.

-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING

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<u>SIDING/STUCCO FRAME WALL CONSTRUCTION</u>: O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)

-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. -1" (258mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)

-WIND BRACING AS PER MANUFACTURER SPECIFICATIONS

-2" X 6" (38mmX 138mm) WOOD STUDS @ 16" (400mm) O.C.

-R20 (RSI 3.52) INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD.

SIDING/STUCCO FRAME WALL CONSTRUCTION @ GARAGE: O.B.C. 9.23. -STEEL SIDING AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)

-1X4 HORIZONÁL STRAPPING

-2" X 6" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

BRICK VENEER CONSTRUCTION: O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING -PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C.

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-1" (25mm) AIR SPACE

-WÀLL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

-1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.) -WIND BRACING AS PER MANUFACTURER SPECIFICATIONS

-2" X 6" (38mmX 138mm) WOOD STUDS @ 16" (400mm) O.C.

-R20 (RSI 3.52) INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD

BRICK VENEER CONSTRUCTION @ GARAGE: O.B.C. 9.23.

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING -PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C.

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-1" (25mm) AIR SPACE -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

-7/16" (12mm) OSB (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16 ***-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

-1/2" (12.7mm) GYPSUM BOARD

<u>INTERIOR STUD WALLS:</u> O.B.C. T.9.23.10.1.
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ - DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES

BEARING STUD WALL (BASEMENT):

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/

-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

-DBL. 2" X 4" OR 2" X 6" TOP PLATE. -2" X 4" OR 2" X 6" BOTTOM PLATE WRAP BASE W/ 6 MIL POLY -1/2" (12.7mm) GYPSUM BOARD BOTH SIDES. OR BLOCKING AS MID-HEIGHT -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.

FIREWALL: O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR) - ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, OBC T32247

-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4) -1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS

-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF

-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2 -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING -EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1) -WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER

THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C.

PARTY WALL - FOUNDATION: O.B.C. 9.15.4.2. -7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 15MPa COMPRESSIVE STRENGTH AFTER 28 DAYS

-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2 PARTY WALL - WOOD STUD: O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)

-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK

-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4"
(38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP

-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF

-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED. -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1) NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

GARAGE WALL & CEILING: O.B.C. 9.10.9.16.(3) -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE -TAPE AND SEAL ALL JOINTS GAS TIGHT

***-R20 (RSI 3.52) INSULATION IN WALLS w/ 1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.) ***-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4.. FOR FLOOR ABOVE. -INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).

-1/2" (12 7mm) GYPSUM BOARD

-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm)

-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

WALLS ADJACENT TO ATTIC SPACE:

-1/2" (12 7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. ***-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.

***-R20 (RSI 3.52) INSULATION -1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE. ***-1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

EXPOSED FLOOR:

-FLOOR AS PER NOTE # 28

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. -R31 (RSI 5.46) INSULATION -VENTED ALUMINUM SOFFIT

SUNKEN FINISHED AREAS:
-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS. (WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS) -FLOOR STRUCTURE AS PER NOTE # 28

<u>CORBEL MASONRY VENEER:</u>
-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)



848 Pavey St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION

119990

BCIN

TRACY ARCHER NAME

SIGNATURE



# Description Date 1 ISSUE FOR PERMIT 22/06/0						
1 ISSUE FOR PERMIT 22/06/0	#	Description	Date			
	1	ISSUE FOR PERMIT	22/06/05			

GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE (PRIVATE LANE) LONG **POINT**

CONSTRUCTION NOTES

Project # 006-0102 Date JUNE 5, 2022 TΑ Drawn by

Checked by TA

Scale

13

FLOOR ASSEMBLIES:

<u>SILL PLATE:</u> O.B.C. 9.23.7. -2" X 4" (38mm X 89mm) PLATE (OR 2"X6")

-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL

-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1"
(25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED

BRIDGING & STRAPPING: O.B.C. 9.23.9.4.

-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C. -FASTENED TO SILL OR HEADER @ ENDS

B- BRIDGING -1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.

C- BRIDGING & STRAPPING

A & B USED TOGETHER OR

-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING FURRING OR PANEL TYPE CEILING

-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

-1 1/4" (31.75mm) X 6" P.T. WOOD DECK BOARDS -FLOOR JOISTS AS PER FLOOR PLANS

PORCH SLAB: O.B.C. 9.39.1.4.

-4 7/8" (125mm) 32 MPa CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT -REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY

-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB

-3" (75mm) END BEARING ON FOUNDATION WALL

-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C. -IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

ROOF ASSEMBLIES:

EXTERIOR FLAT ROOF ASSEMBLY: 30

-2 PLY MODIFIED BITUMINOUS MEMBRANE ON 1/8" ROOF BOARD (2 LAYERS ASPHALT-SATURATED GLASS MAT WITH MINERAL-FORTIFIED ASPHALTIC CORE) PER MANUF

-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON ON 2"X4" OR 2"X6" PURLINS (CUT TAPERED) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) SLOPED MIN 2% TO ROOF SCUPPER

REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)

**-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4 -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

TYPICAL ROOF: O.B.C. 9.26.

-LOW SLOPE CORRUGATED STEEL ROOFING -1x3 STRAPPING PERPENDICULAR TO TRUSSES

-ROOF JOISTS AS PER FLOOR PLANS

-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM) -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

[32]

-R60 (RSI 8 80) INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

VAULTED OR CATHEDRAL CEILING: O.B.C. 9.26. & TABLE A4

FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

EAVES PROTECTION LAID BENEATH STARTER STRIP.

-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.

-STARTER STRIP AS PER O B C 9 26 7 2

-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)

-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

-2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR

-2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)

**-R31 (RSI 5 46) INSULATION

-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD

CONVENTIONAL FRAMING: O.B.C. TABLE A6 OR A7

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm) -2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS

-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE

-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

ATTIC ACCESS HATCH: OBC 9.19.2.1. & SB-12 3.1.1.8.(1)

-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

GENERAL:

PRIVATE STAIRS: O.B.C. 9.8.4.

(200mm) = 8-1/4" -MIN RUN (210mm) -MIN TREAD = 9-1/4" (235mm) -MAX NOSING (25mm) -MIN. HEADROOM = 6'-5" (1950mm) -MIN. WIDTH = 2'-10"

(860mm) (BETWEEN WALL FACES) -MIN. WIDTH (900mm) (EXIT STAIRS, BETWEEN GUARDS)

ANGLED TREADS: -MIN RUN = 5 7/8"

(150mm) = 7 7/8" -MIN AVG RUN

(200mm) -FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2

-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE HANDRAILS: O.B.C. 9.8.7

ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)

-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-'7" (1100mm)

-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING

HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HANDRAIL HEIGHT: O.B.C. 9.8.7.4

- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. - 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS

-MEASURED VÉRTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

HANDRAIL PROJECTIONS: O.B.C. 9.8.7.6 -HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

PUBLIC STAIRS: O.B.C. 9.8.4. 〔37〕

-MAX. RISE = 7-3/32" (180mm) -MIN. RUN = 11" (280mm) -MIN. TREAD = 11" (280mm) -MAX NOSING (25mm) -MIN HEADROOM = 6'-9" (2050mm)

= 2'-11" (900mm) (EXIT STAIRS, BETWEEN GUARDS) -FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 -FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS: O.B.C. 9.8.7 ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) -TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1100mm) -TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN DIRECTION HANDRAIL HEIGHT: O.B.C. 9.8.7.4

- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. -3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS) -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

HANDRAIL PROJECTIONS: O.B.C. 9.8.7.6

-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

HANDRAIL TERMINATION: O.B.C. 9.8.7.3

-ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

FINISH: O.B.C. 9.8.9.6

-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9896 (4)

-STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

INTERIOR GUARDS: O.B.C. SB-7 & 9.8.8.3.

-GUARDS TO BE 3'-6" (1070mm) HIGH -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH -INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS

-PICKETS TO HAVE 4" (100mm) MAX. SPACING

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

39 **EXTERIOR GUARDS:** O.B.C. SB-7 & 9.8.8.3.

-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm)

-GUARDS TO BE 3'-6" (1070mm)

-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH -FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.

-PICKETS TO HAVE 4" (100mm) MAX. SPACING

-PROVIDE MID-SPAN POSTS AS PER SB-7 -GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH WOOD FRAMING MEMBERS: SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

PRECAST CONC. STEP:

-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

SMOKE ALARM: O.B.C.- 9.10.19.

-INSTALLED AT OR NEAR CEILING

-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS

-PROVIDE 1 IN EACH BEDROOM

-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT -ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

CARBON MONOXIDE ALARM (CMA): O.B.C.- 9.33.4.

-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.

-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

GARAGE MAN DOORS:

TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15. -R4 (RSI 0.70)

45

EXTERIOR COLUMN W/ MASONRY PIER:
-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE. -TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS -MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT

-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.

-3/4" AIR SPACE AROUND POST.

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE -MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.

NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

[46] **EXTERIOR COLUMN:** -MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/

NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

COLD CELLARS:

47 FOR COLD CELLARS PROVIDE THE FOLLOWING:
--VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
--COVER VENT W/ BUG SCREEN

-WALL MOUNTED LIGHT FIXTURE

-L1+L7 FOR DOOR OPENING

-2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7) ***-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ R20 (RSI 3.52) CONTINUOUS INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)

STUD WALL REINFORCEMENT: O.B.C. 9.5.2.3.
-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(g) & 3.8.3.13.(4)(e) -GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

WINDOW GUARDS:

@STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8)

WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS

WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.

WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(b)

FRAME CONSTRUCTION:

LARGER

-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE. -ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN

-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING -BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING

-DOUBLE STUDS @ OPENINGS

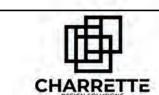
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)

-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm) -DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL

-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL

-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE

THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm) -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR



848 Pavev St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

119990

BCIN

QUALIFICATION INFORMATION

TRACY ARCHER NAME

SIGNATURE



#	Description	Date		
1	ISSUE FOR PERMIT	22/06/05		
	·	-		

GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE (PRIVATE LANE) LONG **POINT**

CONSTRUCTION NOTES

006-0102 Project # JUNE 5, 2022 Date Drawn by

Scale

Author

Checked by Checker

Ontario		916	Statement / Releve	levé			
Customer # 916365	Customer # / N° du client 916365	HST Registration	HST Registration No. / No d'inscription aux fins de la TVH 124668666	x fins de la TVH			Statement Date Date du relevé February 28, 2019
Payment In TO / DEST	Payment Information / Renseig TO / DESTINATAIRE	Payment Information / Renseignements sur la facture TO / DESTINATAIRE					Billing Enquiry Renseignements
DUSTIN HA 81 ERIE BLI PORT ROW	DUSTIN HAW 81 ERIE BLVD PORT ROWNA ON NOE 1M0						racturation 1-877-535-0554
							Finance Charge Frais financiers .329167 %
Invoice Invoice Date No Date de la facture facture	Due Date Date d'échéance	Wir	Ministère / Programme		Type	Finance Charge Frais financers	Amount
2084038 21-FEB-19	23-MAR-19	MNR-LANDS-TENANT TAX-NS-IMP	TAX-NS-IMP		N		240.11
Current	1-30 Days 1-30 jours	31-60 Days 31-60 jours	61-90 Days 61-90 jours	Over 90 Days	Jour	0.00	240.11
240.11	0.00	0.00	0.00	0.00	0	Amount Due / Montant dû CAD\$	Montant dû 240.11

		Species List:					
Element Type	Common Name	Scientific Name	SRank	SARO Statu	S COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
SPECIES	Bald Eagle	Haliaeetus leucocephalus		SC		17NH4714	
SPECIES	Barn Swallow	Hirundo rustica		THR	THR	17NH4614	
SPECIES	Barn Swallow	Hirundo rustica		THR	THR	17NH4514	
NATURAL AREA	Big Creek National Wildlife Area					17NH4514	
SPECIES	Black Tern	Chlidonias niger		SC	NAR	17NH4514	
SPECIES	Blanding's Turtle	Emydoidea blandingii		THR	END	17NH4614	No onsite Records
SPECIES	Blanding's Turtle	Emydoidea blandingii		THR	END	17NH4714	
SPECIES	Blanding's Turtle	Emydoidea blandingii		THR		17NH4514	
WILDLIFE CONCENTRATION AREA	Colonial Waterbird Nesting Area	, ,	SNR			17NH4614	
WILDLIFE CONCENTRATION AREA	Colonial Waterbird Nesting Area		SNR			17NH4714	
WILDLIFE CONCENTRATION AREA	Colonial Waterbird Nesting Area		SNR			17NH4514	
SPECIES	Crowned Beggarticks	Bidens trichosperma				17NH4614	
SPECIES	Crowned Beggarticks	Bidens trichosperma				17NH4514	
SPECIES	Eastern Meadowlark	Sturnella magna		THR	THR	17NH4614	
SPECIES	Eastern Meadowlark	Sturnella magna		THR	THR	17NH4714	
SPECIES	Eastern Meadowlark	Sturnella magna	+	THR		17NH4514	
SPECIES	Eastern Prickly-pear Cactus	Opuntia cespitosa	+	END	END	17NH4614	
SPECIES	Eastern Prickly-pear Cactus	Opuntia cespitosa	_	END	END	17NH4714	
DFO Critical Habitat for federal Aquatic Species at Risk	Eastern Sand Darter	Ammocrypta pellucida	S2	END		17NH4614	No onsite Records
DFO Critical Habitat for federal Aquatic Species at Risk	Eastern Sand Darter	Ammocrypta pellucida	S2	END	THR	17NH4714	140 offsite Records
DFO Critical Habitat for federal Aquatic Species at Risk	Eastern Sand Darter	Ammocrypta pellucida	S2	END		17NH4514	
SPECIES	Engelmann's Spikerush	Eleocharis engelmannii	52	LND		17NH4614	
SPECIES	Engelmann's Spikerush	Eleocharis engelmannii	_			17NH4514	
SPECIES	Fowler's Toad	Anaxyrus fowleri		END		17NH4614	
SPECIES	Fowler's Toad	Anaxyrus fowleri		END	END	17NH4714	
SPECIES	Fowler's Toad	Anaxyrus fowleri		END	END	17NH4714 17NH4514	
SPECIES	Grass Pickerel	Esox americanus		SC		17NH4514 17NH4614	No onsite Records
SPECIES	Grass Pickerel	Esox americanus Esox americanus		SC	SC	17NH4014 17NH4714	No offsite Records
SPECIES	Grass Pickerel Grass Pickerel			SC		17NH4514	
SPECIES		Esox americanus		SC		17NH4514	
	Hooker's Bugseed	Corispermum hookeri		END			
SPECIES	Jefferson Salamander	Ambystoma jeffersonianum		END	END	17NH4614	
SPECIES	Jefferson Salamander	Ambystoma jeffersonianum		END		17NH4514	
SPECIES	King Rail	Rallus elegans	G2	END	END	17NH4714	N '4 D 1
DFO Critical Habitat for federal Aquatic Species at Risk	Lake Chubsucker	Erimyzon sucetta	S2	THR	END		No onsite Records
SPECIES	Lake Chubsucker	Erimyzon sucetta	G2	THR		17NH4614	
DFO Critical Habitat for federal Aquatic Species at Risk	Lake Chubsucker	Erimyzon sucetta	S2	THR		17NH4714	
SPECIES SPECIE	Lake Chubsucker	Erimyzon sucetta	G2	THR		17NH4714	
DFO Critical Habitat for federal Aquatic Species at Risk	Lake Chubsucker	Erimyzon sucetta	S2	THR	END	17NH4514	
SPECIES	Lake Chubsucker	Erimyzon sucetta		THR	END	17NH4514	
SPECIES	Least Bittern	Ixobrychus exilis		THR	THR	17NH4614	
SPECIES	Least Bittern	Ixobrychus exilis		THR		17NH4714	
SPECIES	Least Bittern	Ixobrychus exilis		THR	THR	17NH4514	
NATURAL AREA	Long Point					17NH4614	
NATURAL AREA	Long Point					17NH4614	
NATURAL AREA	Long Point					17NH4714	
NATURAL AREA	Long Point					17NH4714	
NATURAL AREA	Long Point			ļ		17NH4514	
NATURAL AREA	Long Point			1		17NH4514	
NATURAL AREA	Long Point Peninsula and Marshes					17NH4614	
NATURAL AREA	Long Point Peninsula and Marshes					17NH4714	
NATURAL AREA	Long Point Peninsula and Marshes					17NH4514	
NATURAL AREA	Long Point Wetland Complex (LP 1)					17NH4614	
NATURAL AREA	Long Point Wetland Complex (LP 1)	10				17NH4714	
NATURAL AREA	Long Point Wetland Complex (LP 1)	10				17NH4514	

NATURAL AREA	Long Point World Biosphere Reserve			Τ	1	17NH4614	1
NATURAL AREA	Long Point World Biosphere Reserve					17NH4714	
NATURAL AREA	LONGPOINT			1		17NH4614	
NATURAL AREA	LONGPOINT			1		17NH4714	
NATURAL AREA	LONGPOINT					17NH4514	
SPECIES	Midland Painted Turtle	Chrysemys picta marginata			SC	17NH4614	No onsite Records
SPECIES	Midland Painted Turtle	Chrysemys picta marginata		 	SC	17NH4714	The district records
SPECIES	Midland Painted Turtle	Chrysemys picta marginata		 	SC	17NH4514	
SPECIES	Northern Map Turtle	Graptemys geographica		SC	SC	17NH4614	No onsite Records
SPECIES	Northern Map Turtle	Graptemys geographica		SC	SC	17NH4714	The district Records
SPECIES	Northern Map Turtle	Graptemys geographica		SC	SC	17NH4514	
SPECIES	Piping Plover	Charadrius melodus		END	END	17NH4614	
SPECIES	Piping Plover	Charadrius melodus		END	END	17NH4714	
DFO Critical Habitat for federal Aquatic Species at Risk	Pugnose Shiner	Notropis anogenus	S2	END	THR	17NH4614	No onsite Records
SPECIES	Pugnose Shiner	Notropis anogenus	52	THR	THR	17NH4614	TVO Offsite Records
SPECIES	Pugnose Shiner	Notropis anogenus		THR	THR	17NH4714	
DFO Critical Habitat for federal Aquatic Species at Risk	Pugnose Shiner	Notropis anogenus	S2	END	THR	17NH4514	
SPECIES	Pugnose Shiner	Notropis anogenus	52	THR	THR	17NH4514	
SPECIES SPECIES	Purple Martin	Progne subis		THE	IIIK	17NH4514	
RESTRICTED SPECIES	Restricted Species	Restricted Species				17NH4614	
RESTRICTED SPECIES RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4614	
				END			
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		THR	THR	17NH4614	-
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4614	
RESTRICTED SPECIES	Restricted Species	Restricted Species		ENID	ENID	17NH4714	
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4714	
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4714	
RESTRICTED SPECIES	Restricted Species	Restricted Species				17NH4514	
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4514	
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4514	
SPECIES PLANTE CONTRIBUTY	Rigid Sedge	Carex tetanica	Gaga			17NH4714	-
PLANT COMMUNITY PLANT COMMUNITY	Sea Rocket Sand Beach Type		S2S3 S2S3			17NH4614 17NH4714	
SPECIES	Sea Rocket Sand Beach Type Seaside Grasshopper	Trimerotropis maritima	5253			17NH4714 17NH4714	
SPECIES	Silver Lamprey (Great Lakes - Upper St. Lawrence populations)	Ichthyomyzon unicuspis pop. 1		SC	SC	17NH4614	
SPECIES		Ichthyomyzon unicuspis pop. 1		SC		17NH4714	
SPECIES	Silver Lamprey (Great Lakes - Upper St. Lawrence populations)	Ichthyomyzon unicuspis pop. 1		SC	SC	17NH4514	
SPECIES	Snapping Turtle	Chelydra serpentina		SC	SC	17NH4614	No onsite Records
SPECIES	Snapping Turtle	Chelydra serpentina		SC	SC	17NH4714	TVO Offsite Records
SPECIES	Snapping Turtle	Chelydra serpentina		SC	SC	17NH4514	<u> </u>
SPECIES	Spiny Softshell	Apalone spinifera		END	END	17NH4514	
SPECIES	Spotted Gar	Lepisosteus oculatus		END	END	17NH4614	No onsite Records
SPECIES	Spotted Gar	Lepisosteus oculatus		END	END	17NH4714	The shalle freestab
DFO Critical Habitat for federal Aquatic Species at Risk	Spotted Gar	Lepisosteus oculatus	S1	THR	THR	17NH4514	
SPECIES	Spotted Gar	Lepisosteus oculatus		END	END	17NH4514	
SPECIES	Swamp Rose-mallow	Hibiscus moscheutos		SC	SC	17NH4514	
SPECIES	Texas Stiff Yellow Flax	Linum medium var. texanum				17NH4614	
SPECIES	Texas Stiff Yellow Flax	Linum medium var. texanum				17NH4714	
SPECIES	Walter's Barnyard Grass	Echinochloa walteri			_	17NH4614	
SPECIES	Walter's Barnyard Grass	Echinochloa walteri				17NH4514	
SPECIES	Warmouth	Lepomis gulosus		END	END	17NH4614	No onsite Records
SPECIES	Warmouth	Lepomis gulosus		END	END	17NH4714	
SPECIES		Abagrotis orbis				17NH4614	
SPECIES		Abagrotis orbis				17NH4514	

References:

- i. Natural Heritage Information Centre Ontario Ministry of Natural Resources Mike Oldham
- ii. B-6 Guidelines for Evaluating Construction Activities Impacting on Water Resources MOEE's update: *Evaluating Construction Activities Impacting on Water Resources* published in 1976 and updated in 1984.
- iii. Best Management Practices for conducting maintenance dredging activities in Long Point Bay Prepared by Fisheries and Oceans Canada, June 25, 2013
- iv. Ontario Public Lands Act RSO 1990 Chapter P.43
- v. Ontario Regulation 161/17 Occupation of Public Lands Under Section 21.1 of This Act.
- vi. Ontario Regulation 239/13 Activities on Public Lands and Shore Lands Work Permits and Exemptions



John Haw <jhaw12@gmail.com>

RE: 24-HCAA-02378 - Boathouse Construction 17N Boathouse Lane Long Point

1 message

OP Habitat (DFO/MPO) < DFO.OPHabitat.MPO@dfo-mpo.gc.ca>

Fri, Nov 22, 2024 at 10:26 AM

To: John Haw <jhaw12@gmail.com>

Program

L7S 1A1

Cc: "Old Cut Marina Ltd." <georgesummers68@live.com>, Ron Drabick <ron.drabick@hotmail.com>

Fisheries and Oceans Canada Pêches et Océans Canada

Ontario and Prairie Region Région de l'Ontario et des Prairies

Fish and Fish Habitat Protection Programme de protection du poisson et de son

habitat

867 Lakeshore Rd. 867 chemin Lakeshore

Burlington, ON Burlington, ON

L7S 1A1



Dear Dustin Haw:

Subject: Boathouse Installation, Long Point Bay, Lake Erie, Walsingham (24-HCAA-02378) – Implementation of Measures to Avoid and Mitigate the Potential for Prohibited Effects to Fish and Fish Habitat

The Fish and Fish Habitat Protection Program (the Program) of Fisheries and Oceans Canada (DFO) received your proposal on September 26, 2024. We understand that you propose to:

- Install an elevated post and beam boathouse, resulting in a footprint of approximately 1.35m² below the ordinary highwater mark:
- Exclude fish from the work area using a seine net dragged outward from shore, anchor in place on outer edge of work zone;
 and,
- Complete all works from either dry stable land or from a barge.

We understand the following aquatic species listed under the Species at Risk Act may use the area in the vicinity of where your proposal is to be located:

- Spotted Gar listed as Endangered
- · Lake Chubsucker listed as Endangered
- Pugnose Shiner listed as Threatened
- Eastern Sand Darter listed as Threatened
- Grass Pickerel listed as Special Concern
- Warmouth listed as Special Concern

Our review considered the following information:

- Request for Review form and associated documents
- Email correspondence with Ron Drabick on November 22, 2024

Your proposal has been reviewed to determine whether it is likely to result in:

- the death of fish by means other than fishing and the harmful alteration, disruption or destruction of fish habitat which are prohibited under subsections 34.4(1) and 35(1) of the *Fisheries Act*;
- effects to listed aquatic species at risk, any part of their critical habitat or the residences of their individuals in a manner which is prohibited under sections 32, 33 and subsection 58(1) of the *Species at Risk Act*.

The aforementioned impacts are prohibited unless authorized under their respective legislation and regulations.

Provided that you incorporate these measures into your plans, the Program is of the view that your proposal is not likely to result in the contravention of the above mentioned prohibitions and requirements. Additional information on measures to protect fish and fish habitat can be found in the attached document.

Should your plans change or if you have omitted some information in your proposal, further review by the Program may be required. Consult our website (Projects near water (dfo-mpo.gc.ca)) or consult with a qualified environmental consultant to determine if further review may be necessary. It remains your responsibility to remain in compliance with the *Fisheries Act*, the *Species at Risk Act*.

It is also your *Duty to Notify* DFO if you have caused, or are about to cause, the death of fish by means other than fishing and/or the harmful alteration, disruption or destruction of fish habitat. Such notifications should be directed to DFO.OPHabitat.MPO@dfo-mpo.gc.ca or 1-855-852-8320.

Please notify this office at least 10 days before starting any in-water works. Send your notification to the assessor (contact information below) and the DFO 10 notification mailbox: DFO.OP.10DayNotification-Notification10Jours.OP.MPO@dfo-mpo.gc.ca. We recommend that a copy of this letter be kept on site while the work is in progress. It remains your responsibility to meet all other federal, territorial, provincial and municipal requirements that apply to your proposal.

If you have any questions with the content of this letter, please contact Jenica Pires at Jenica. Pires@dfo-mpo.gc.ca. Please refer to the file number referenced above when corresponding with the Program.

Yours sincerely,

Jenica Fires

Jenica Pires

Biologist, Triage and Planning

Fish and Fish Habitat Protection Program

From: Ron Drabick < ron.drabick@hotmail.com > Sent: Thursday, September 26, 2024 4:10 PM

To: OP Habitat (DFO/MPO) < DFO.OPHabitat.MPO@dfo-mpo.gc.ca>

Cc: John Haw <jhaw12@gmail.com>; Old Cut Marina Ltd. <georgesummers68@live.com>; Doherty, Andrea (DFO/MPO)

<Andrea.Doherty@dfo-mpo.gc.ca>

Subject: 24-HCAA-02378 - Boathouse Construction 17N Boathouse Lane Long Point

Attention Fish and Fish Habitat Staff

Find attached for permit/review the proposed seawall/boathouse construction projects for properties located at Lot N15-0390-50-250-50 & N17-0410-50-252, Boathouse Lane, Long Point, Ontario.

As part of the review process under the Ministry of Natural Resources and Forestry Public Lands Act we are required to contact those agencies that may have permit/review obligations on works carried out on/adjacent to crown lands and waters to ensure that the above proposal complies with those agencies by-laws and planning requirements.

If you have any questions/comments regarding the proposed application please forward those to ron.drabick@hotmail.com or contact me at 519-671-3649

Thank you Ron Drabick Ron Drabick, Associate R.P.F.

Forestry Technician\Wetland Evaluator

Deer Leap Forestry Service

deerleapforestry@outlook.com

519-671-3649

2 attachments



Docks and Boathouse Mitigation Summary.pdf 587K

Decree Leap Leap Forestry Services Forestry Services

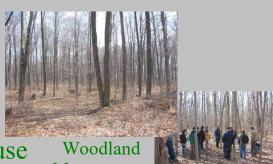


Research

Seawall/Boathouse
Application
for
Old Cut Marina Ltd

George Summers

(Dustin Haw N17 Boathouse Lane)



Woodland Management Services



Wetland Evaluations



Management Planning Services







January 23, 2023

Dustin Haw 81 Erie Blvd Port Rowan, Ontario N0E 1M0

Dear: Mr. Haw

Subject: Seawall/Boathouse Restoration Application

Lot Pt. 14, Concession A,

Geographic Twp of Walsingham

County of Norfolk

On Diabick

As per the request of your contractor, please find attached our report on your property located on: Part of Lot Pt. of 14, Concession A, know as N15, Geographic Twp of Walsingham, County of Norfolk. A site visit was conducted on August 28, 2024 to verify/identify the extent of the Boathouse renovation project within your property. As the report indicates, the areas outlined in yellow on the attached maps indicate the extent of the work to occur on your property at N17, 50-252 - 0410, Boathouse Lane, Long Point. Application for permit/review of the work will be forwarded to the appropriate agencies, Ministry of Natural Resources and Forestry, Environment, Parks and Conservation, SAR branch, Department of Fisheries and Oceans and the Long Point Region Conservation Authority as well as the County of Norfolk.

39 Millridge Road London, Ontario N5Z 4P2 Ph: 519-671-3649

E-mail: ron.drabick@hotmail.com

Once we receive conformation of agency reviews and the issuance of appropriate permits works can proceed.

Yours truly,

Ron Drabick

Field Notes

Landowner: Dustin Haw Date: August 28, 20
--

Weather: Clear and sunny with cloudy periods

Site Survey Time Period: 10:00am

Site Description:

Existing boathouse on crown channel measuring:

Unit (Lot 17) 0390-50-250-50: approx. 6.1m(20.0ft)X 12.2m(40.0ft)

- empty boat lot facing recently added new seawall
- boat wells clear of vegetation at the time of the site inspection

Construction Details:

Construction proposed start date: October 1, 2024 proposed end date: October 1, 2025

Equipment: Floating barge Hydrolic dredge unit with attached backhoe Excavator/backhoe

- Construct a new elevated post & beam boathouse on a crown lease water lot.
- Construction and placement of the nine (9) 6 5/8" O.D. steel post or helical piles will begin by:
 - jetting the posts into position with the floating barge hydrolic dredge unit or depending on the substrate if jetting is not an option the posts will be driven into the substrate to the point of resistance with the hydrolic vibratory pile driver.
- Steel support beams will be welded to installed pilings/posts prior to boathouse construction. (see attached plans)
- In-water construction activities will occur outside of the Provincial Fisheries Timing Windows of:
 - March 15 to July 15 of any year
- Turbidity curtians will be placed at the front, southern facing perimeter of the boathouse when any in-water work is occurring to prevent sediment plumes from entering the channel.

Soils:

• Soil Texture: Sand - Sandy Loam (vfs)

Species at Risk

Herps of Ontario - no reported Amphibians and Reptiles sightings at this location

Ebird - no reported bird sighting at this location

NHIC - see attached, Appendix 5

Best Management Practices for bulkhead/seawall construction as prescribed in MOEE "B-6 Guidelines for Evaluating Construction Activities Impacting on Water Resources" and DFO's "Best Management Practices for conducting maintenance dredging activities in Long Point Bay" will be followed as site and conditions dictate.

Shoreline stabilization structures include bulkheads, revetment walls, groynes and breakwaters.

Bulkheads

Bulkheads are vertical or near-vertical structural walls designed primarily to retain fill. They do provide some protection against waves, primarily through reflection of waves rather than dissipation of wave energy. As such their ability to withstand wave action over the long-term is poor.

Bulkheads can be constructed of a variety of materials such as timber, concrete, masonry, or steel sheet pile.

Since bulkheads effectively isolate the backfill material from the water, the quality of the material used need only meet the conditions for backfill as described in the MOEE document "Guidelines for Management of Soil, Rock and Like

Material" (in preparation). Materials used behind impermeable barriers on the shore are not subject to the Lakefill Quality Guidelines.

Recommendations for Bulkhead construction

- Construction should be carried out during the low water, calm period.
- The structure should be designed against failure, which could result in water quality effects where contaminated backfill has been used.
- The design should minimize off-site impacts, particularly downdrift erosion. The size of the area should be kept as small as possible. Construction equipment should operate only from the shore and should be kept out of the water.

SARA permitting requirements

SARA permits will not be required for maintenance activities associated with boatwells and/or boatslips if the following BMPs are followed.

BMPs for maintenance activities associated with boatwells/boatslips:

- There should be no increase in the footprint of the existing boatwells/boatslips.
- Due to the small size of most boatwells/boatslips, the dredged material (if uncontaminated) can be spread adjacent to the boatwells/boatslips but not in water or wetland habitat. Any dredged material that is disposed of on land should meet Conservation Authority requirements where they have jurisdiction.
- Dredged material should be suitably contained/stabilized to prevent the dredged material from reentering the water so that it does not create a new berm or impair water quality.
- Work should start from shore and move out to deeper water.
- Work should be conducted as slowly as possible at onset of the dredging to encourage fish to leave the area.
- Note that fish relocations will not be required for boatwells/boatslips maintenance; however, if small fish are observed a small mesh seine net should be dragged through the area from the shore to deeper water before work commences so that fish are excluded from the work zone.
- Timing windows: dredging should be completed as late in the year as possible to allow young-of-the-year fish to grow and improve their ability to move away from work sites. Work should occur between August 1 and March 15. In water works should be conducted between August 1st and March 15th to provide for the best protection of spawning and larval SARA fishes. Furthermore, works are encouraged to be completed prior to November 1st to avoid incidental harm to turtles and amphibians.
- Effective sediment, turbidity and erosion control measures should be in place.
- Operate machinery on land or on water (i.e., from a barge or vessel) in a manner that minimizes disturbance to the banks or bed of the water body.
- Machinery is to arrive on site in a clean condition and is to be maintained free of fluid leaks.
- Wash, refuel and service machinery and store fuel and other materials for the machinery away from the water to prevent any deleterious substance from entering the water.
- Keep an emergency spill kit on site in case of fluid leaks or spills from machinery.
- Restore banks to original condition if any disturbance occurs.
- Aquatic vegetation in the surrounding area should not be disturbed.

Ron Drabick

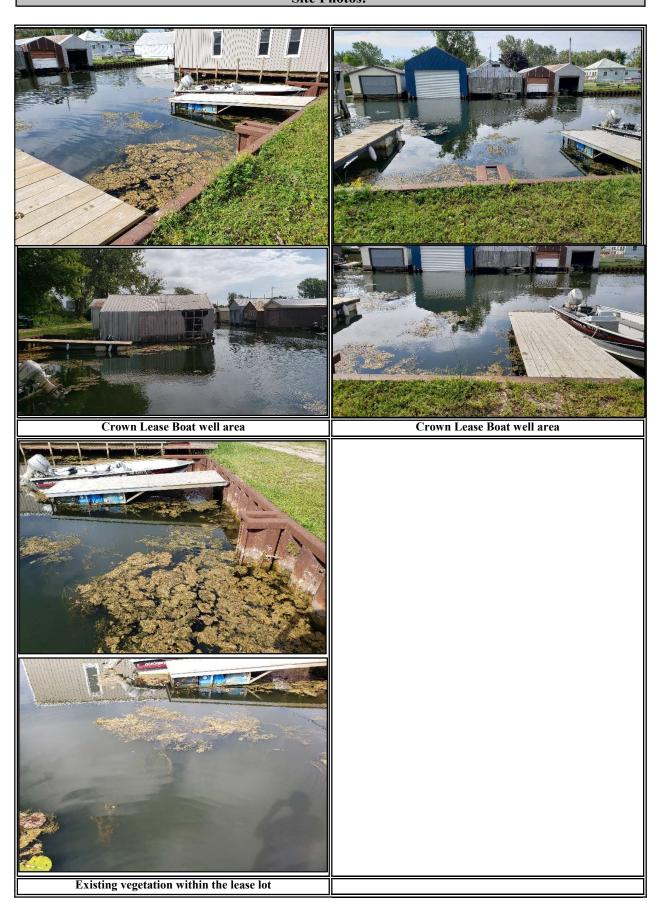
Ron Drabick

Forestry Technician\Wetland Evaluator

Low Drakick

Deer Leap Forestry Service

Site Photos:





Seawall/Post/Boathouse Construction Site 2023 Ortho Aerial Imagery

September 9, 2023

Dustin Haw

Published September 9, 2024 by Deer
Leap Forestry Services
This map is for illustrative purposes
only. Do not rely on it as being
a precise indicator of routes, locations
of features, nor as a guide to
navigation.

r	Lot	Pt 14
	Conc.	A
	Twp.	Walsingham
s	County	Norfolk
	Roll No.	3310543050213000000
		-

Appendix 1: Map1

Scale: 1: 300

 $\stackrel{\circ}{\blacklozenge}$



Legend

Deer Leap Forestry Services

Site Plan : Proposed Seawall, & Post/Piling Locations

September 9, 2023

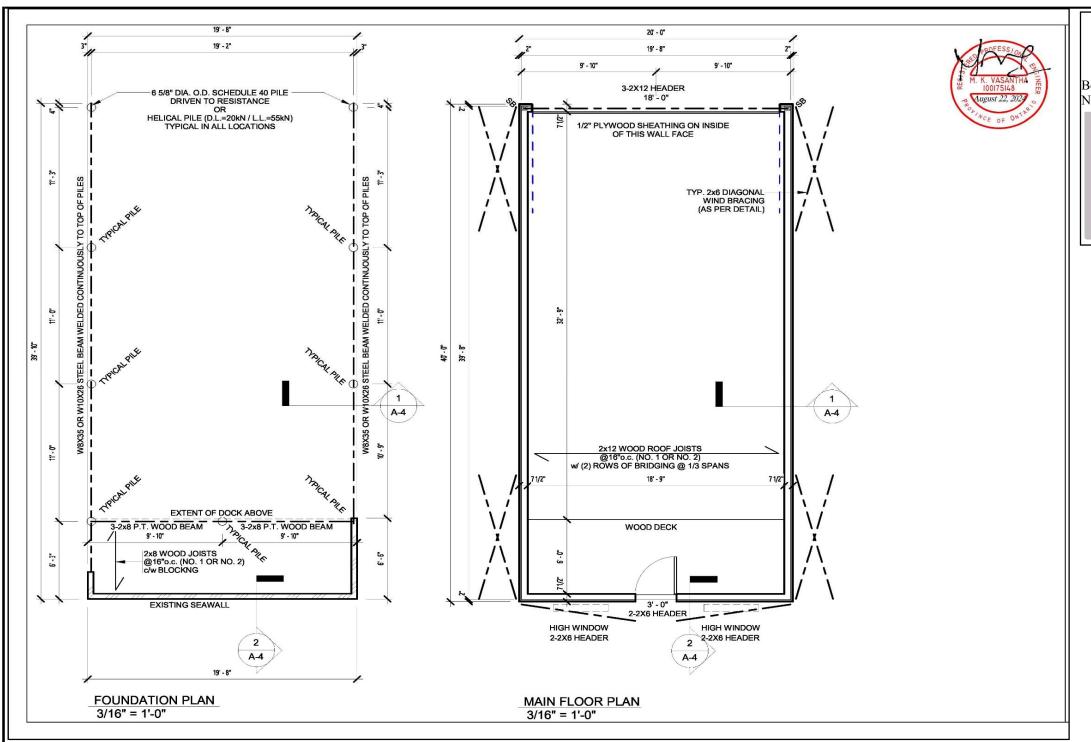
Dustin Haw

Published September 9, 2024 by Deer
Leap Forestry Services
This map is for illustrative purposes
only. Do not rely on it as being
a precise indicator of routes, locations
of features, nor as a guide to
navigation.

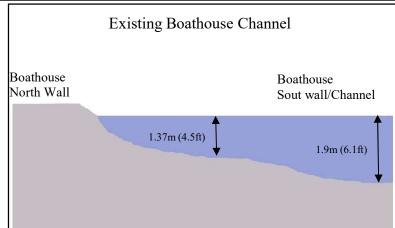
Scale: 1:300



Appendix 2 : Map 2



Appendix 3: Map 3



Published September 9, 2024 by Deer Legend **Deer Leap Forestry Services** Leap Forestry Services This map is for illustrative purposes **Boathouse Construction Plan** only. Do not rely on it as being **Charrette Design Solutions** a precise indicator of routes, locations June 5, 2022 See Attached Permit & of features, nor as a guide to **Construction Drawings** navigation. September 9, 2023 **Dustin Haw** Scale: 1:300

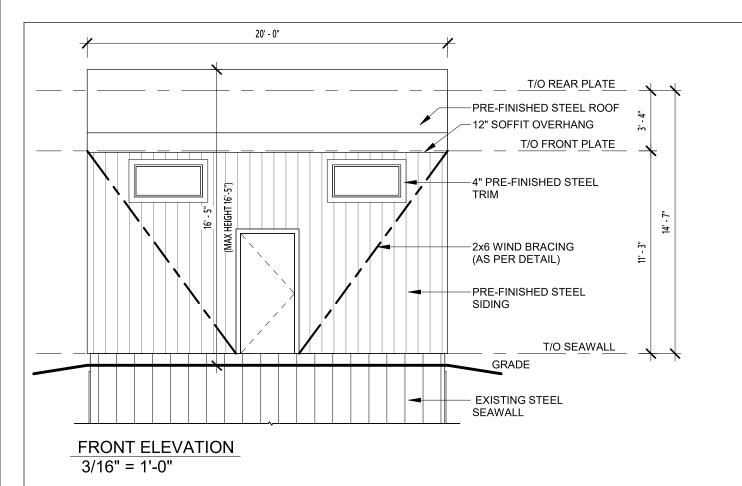
Ontario	<u>o</u>	310		eve			
Custome 916365	Customer # / N° du client 916365	HST Registration	HST Registration No. / No d'inscription aux fins de la TVH 124668666	x fins de la TVH			Statement Date Date du relevé February 28, 2019
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DUSTIN HAW 81 ERIE BLVD PORT ROWN	DUSTIN HAW 81 ERIE BLVD PORT ROWNA ON NOE 1M0						facturation 1-877-535-0554
							Finance Charge Frais financiers .329167 %
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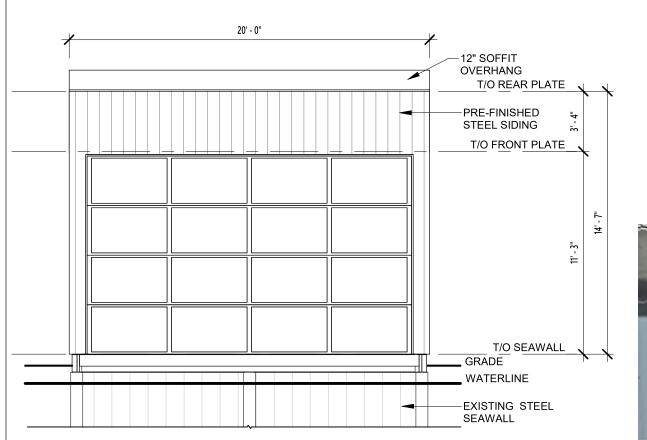
		Species List:					
Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
SPECIES	Bald Eagle	Haliaeetus leucocephalus		SC	NAR	17NH4714	
SPECIES	Barn Swallow	Hirundo rustica		THR	THR	17NH4614	
SPECIES	Barn Swallow	Hirundo rustica		THR	THR	17NH4514	
NATURAL AREA	Big Creek National Wildlife Area					17NH4514	
SPECIES	Black Tern	Chlidonias niger		SC	NAR	17NH4514	
SPECIES	Blanding's Turtle	Emydoidea blandingii		THR	END	17NH4614	No onsite Records
SPECIES	Blanding's Turtle	Emydoidea blandingii		THR	END	17NH4714	The district records
SPECIES	Blanding's Turtle	Emydoidea blandingii		THR		17NH4514	
WILDLIFE CONCENTRATION AREA	Colonial Waterbird Nesting Area	Emydoidea oidiidiigii	SNR	THE	LIVD	17NH4614	
WILDLIFE CONCENTRATION AREA	Colonial Waterbird Nesting Area		SNR			17NH4714	
WILDLIFE CONCENTRATION AREA	Colonial Waterbird Nesting Area		SNR			17NH4514	
SPECIES	Crowned Beggarticks	Bidens trichosperma	SINK			17NH4614	
SPECIES	Crowned Beggarticks	Bidens trichosperma				17NH4514	
	Eastern Meadowlark			THR	THR	17NH4514 17NH4614	
SPECIES		Sturnella magna					
SPECIES	Eastern Meadowlark	Sturnella magna		THR	THR	17NH4714	
SPECIES	Eastern Meadowlark	Sturnella magna		THR	THR	17NH4514	
SPECIES	Eastern Prickly-pear Cactus	Opuntia cespitosa		END	END	17NH4614	
SPECIES	Eastern Prickly-pear Cactus	Opuntia cespitosa		END	END	17NH4714	
DFO Critical Habitat for federal Aquatic Species at Risk	Eastern Sand Darter	Ammocrypta pellucida		END	THR	17NH4614	No onsite Records
DFO Critical Habitat for federal Aquatic Species at Risk	Eastern Sand Darter	Ammocrypta pellucida		END	THR	17NH4714	
DFO Critical Habitat for federal Aquatic Species at Risk	Eastern Sand Darter	Ammocrypta pellucida	S2	END	THR	17NH4514	
SPECIES	Engelmann's Spikerush	Eleocharis engelmannii				17NH4614	
SPECIES	Engelmann's Spikerush	Eleocharis engelmannii				17NH4514	
SPECIES	Fowler's Toad	Anaxyrus fowleri		END	END	17NH4614	
SPECIES	Fowler's Toad	Anaxyrus fowleri		END	END	17NH4714	
SPECIES	Fowler's Toad	Anaxyrus fowleri		END	END	17NH4514	
SPECIES	Grass Pickerel	Esox americanus		SC	SC	17NH4614	No onsite Records
SPECIES	Grass Pickerel	Esox americanus		SC	SC	17NH4714	
SPECIES	Grass Pickerel	Esox americanus		SC	SC	17NH4514	
SPECIES	Hooker's Bugseed	Corispermum hookeri				17NH4514	
SPECIES	Jefferson Salamander	Ambystoma jeffersonianum		END	END	17NH4614	
SPECIES	Jefferson Salamander	Ambystoma jeffersonianum				17NH4514	
SPECIES	King Rail	Rallus elegans		END	END	17NH4714	
DFO Critical Habitat for federal Aquatic Species at Risk	Lake Chubsucker	Erimyzon sucetta	S2	THR	END	17NH4614	No onsite Records
SPECIES	Lake Chubsucker	Erimyzon sucetta		THR	END	17NH4614	Tro onsite records
DFO Critical Habitat for federal Aquatic Species at Risk	Lake Chubsucker	Erimyzon sucetta		THR	END	17NH4714	
SPECIES	Lake Chubsucker	Erimyzon sucetta		THR	END	17NH4714	
DFO Critical Habitat for federal Aquatic Species at Risk	Lake Chubsucker	Erimyzon sucetta		THR	END	17NH4514	
SPECIES	Lake Chubsucker			THR	END	17NH4514	
SPECIES SPECIES	Least Bittern	Erimyzon sucetta Ixobrychus exilis		THR	THR	17NH4514 17NH4614	
		<u> </u>					
SPECIES	Least Bittern	Ixobrychus exilis		THR	THR	17NH4714	
SPECIES	Least Bittern	Ixobrychus exilis		THR	THR	17NH4514	
NATURAL AREA	Long Point					17NH4614	
NATURAL AREA	Long Point					17NH4614	
NATURAL AREA	Long Point					17NH4714	
NATURAL AREA	Long Point					17NH4714	
NATURAL AREA	Long Point					17NH4514	
NATURAL AREA	Long Point					17NH4514	
NATURAL AREA	Long Point Peninsula and Marshes					17NH4614	
NATURAL AREA	Long Point Peninsula and Marshes					17NH4714	
NATURAL AREA	Long Point Peninsula and Marshes					17NH4514	
NATURAL AREA	Long Point Wetland Complex (LP 1)					17NH4614	
NATURAL AREA	Long Point Wetland Complex (LP 1)					17NH4714	
NATURAL AREA	Long Point Wetland Complex (LP 1)				i	17NH4514	

NATURAL AREA	Long Point World Biosphere Reserve	I		Ī	Τ	17NH4614	
NATURAL AREA	Long Point World Biosphere Reserve					17NH4714	
NATURAL AREA	LONGPOINT					17NH4614	
NATURAL AREA	LONGPOINT					17NH4714	
NATURAL AREA	LONGPOINT					17NH4514	
SPECIES	Midland Painted Turtle	Chrysemys picta marginata			SC	17NH4614	No onsite Records
SPECIES	Midland Painted Turtle	Chrysemys picta marginata			SC	17NH4714	Tto onsite records
SPECIES	Midland Painted Turtle	Chrysemys picta marginata			SC	17NH4514	
SPECIES	Northern Map Turtle	Graptemys geographica		SC	SC	17NH4614	No onsite Records
SPECIES	Northern Map Turtle	Graptemys geographica		SC	SC	17NH4714	TVO Offsite Records
SPECIES SPECIES	Northern Map Turtle	Graptemys geographica		SC	SC	17NH4514	+
SPECIES	Piping Plover	Charadrius melodus		END	END	17NH4614	
SPECIES	Piping Plover	Charadrius melodus		END	END	17NH4014 17NH4714	
			S2	END	THR	17NH4614	No onsite Records
DFO Critical Habitat for federal Aquatic Species at Risk	Pugnose Shiner	Notropis anogenus	52	THR	THR		No onsite Records
SPECIES	Pugnose Shiner	Notropis anogenus				17NH4614	
SPECIES	Pugnose Shiner	Notropis anogenus	G2	THR	THR	17NH4714	
DFO Critical Habitat for federal Aquatic Species at Risk	Pugnose Shiner	Notropis anogenus	S2	END	THR	17NH4514	
SPECIES	Pugnose Shiner	Notropis anogenus		THR	THR	17NH4514	
SPECIES	Purple Martin	Progne subis				17NH4514	
RESTRICTED SPECIES	Restricted Species	Restricted Species				17NH4614	
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4614	
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		THR	THR	17NH4614	
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4614	
RESTRICTED SPECIES	Restricted Species	Restricted Species				17NH4714	
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4714	
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4714	
RESTRICTED SPECIES	Restricted Species	Restricted Species				17NH4514	
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4514	
RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		END	END	17NH4514	
SPECIES	Rigid Sedge	Carex tetanica				17NH4714	
PLANT COMMUNITY	Sea Rocket Sand Beach Type		S2S3			17NH4614	
PLANT COMMUNITY	Sea Rocket Sand Beach Type		S2S3			17NH4714	
SPECIES	Seaside Grasshopper	Trimerotropis maritima				17NH4714	
SPECIES	Silver Lamprey (Great Lakes - Upper St. Lawrence populations)	Ichthyomyzon unicuspis pop. 1		SC	SC	17NH4614	
SPECIES	Silver Lamprey (Great Lakes - Upper St. Lawrence populations)	Ichthyomyzon unicuspis pop. 1		SC		17NH4714	
SPECIES	Silver Lamprey (Great Lakes - Upper St. Lawrence populations)	Ichthyomyzon unicuspis pop. 1		SC	SC	17NH4514	
SPECIES	Snapping Turtle	Chelydra serpentina		SC	SC	17NH4614	No onsite Records
SPECIES	Snapping Turtle	Chelydra serpentina		SC	SC	17NH4714	
SPECIES	Snapping Turtle	Chelydra serpentina		SC	SC	17NH4514	
SPECIES	Spiny Softshell	Apalone spinifera		END	END	17NH4514	
SPECIES	Spotted Gar	Lepisosteus oculatus		END	END	17NH4614	No onsite Records
SPECIES	Spotted Gar	Lepisosteus oculatus		END	END	17NH4714	
DFO Critical Habitat for federal Aquatic Species at Risk	Spotted Gar	Lepisosteus oculatus	S1	THR	THR	17NH4514	
SPECIES	Spotted Gar	Lepisosteus oculatus		END	END	17NH4514	
SPECIES	Swamp Rose-mallow	Hibiscus moscheutos		SC	SC	17NH4514	
SPECIES	Texas Stiff Yellow Flax	Linum medium var. texanum				17NH4614	
SPECIES	Texas Stiff Yellow Flax	Linum medium var. texanum				17NH4714	
SPECIES	Walter's Barnyard Grass	Echinochloa walteri				17NH4614	
SPECIES	Walter's Barnyard Grass	Echinochloa walteri		<u> </u>		17NH4514	
SPECIES	Warmouth	Lepomis gulosus		END	END	17NH4614	No onsite Records
SPECIES	Warmouth	Lepomis gulosus		END	END	17NH4714	1
SPECIES		Abagrotis orbis				17NH4614	-
SPECIES		Abagrotis orbis				17NH4514	

References:

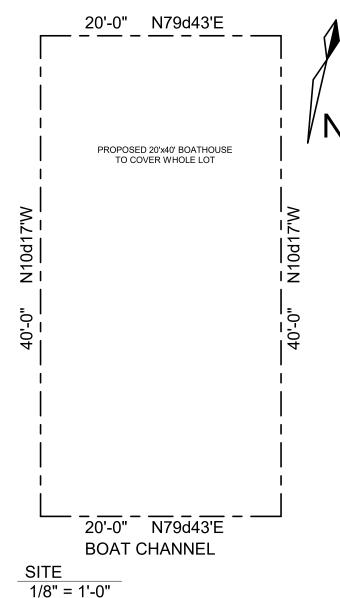
- i. Natural Heritage Information Centre Ontario Ministry of Natural Resources Mike Oldham
- ii. B-6 Guidelines for Evaluating Construction Activities Impacting on Water Resources MOEE's update: *Evaluating Construction Activities Impacting on Water Resources* published in 1976 and updated in 1984.
- iii. Best Management Practices for conducting maintenance dredging activities in Long Point Bay Prepared by Fisheries and Oceans Canada, June 25, 2013
- iv. Ontario Public Lands Act RSO 1990 Chapter P.43
- v. Ontario Regulation 161/17 Occupation of Public Lands Under Section 21.1 of This Act.
- vi. Ontario Regulation 239/13 Activities on Public Lands and Shore Lands Work Permits and Exemptions





REAR ELEVATION
3/16" = 1'-0"

BOATHOUSE LANE (PRIVATE LANE)









848 Pavey St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONDIBILITY FOR THIS DESIGN AND HAS THE ALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN CONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN QUALIFICATION INFORMATION

TRACY ARCHER

NAME

- Junt Seller

119990

SIGNATURE

Description	Date
ISSUE FOR PERMIT	24/08/28

DUSTIN HAW'S BOAT HOUSE

N17 BOATHOUSE LANE (PRIVATE LANE) LONG POINT

FRONT/REAR ELEVATION

 Project #
 025-001-01

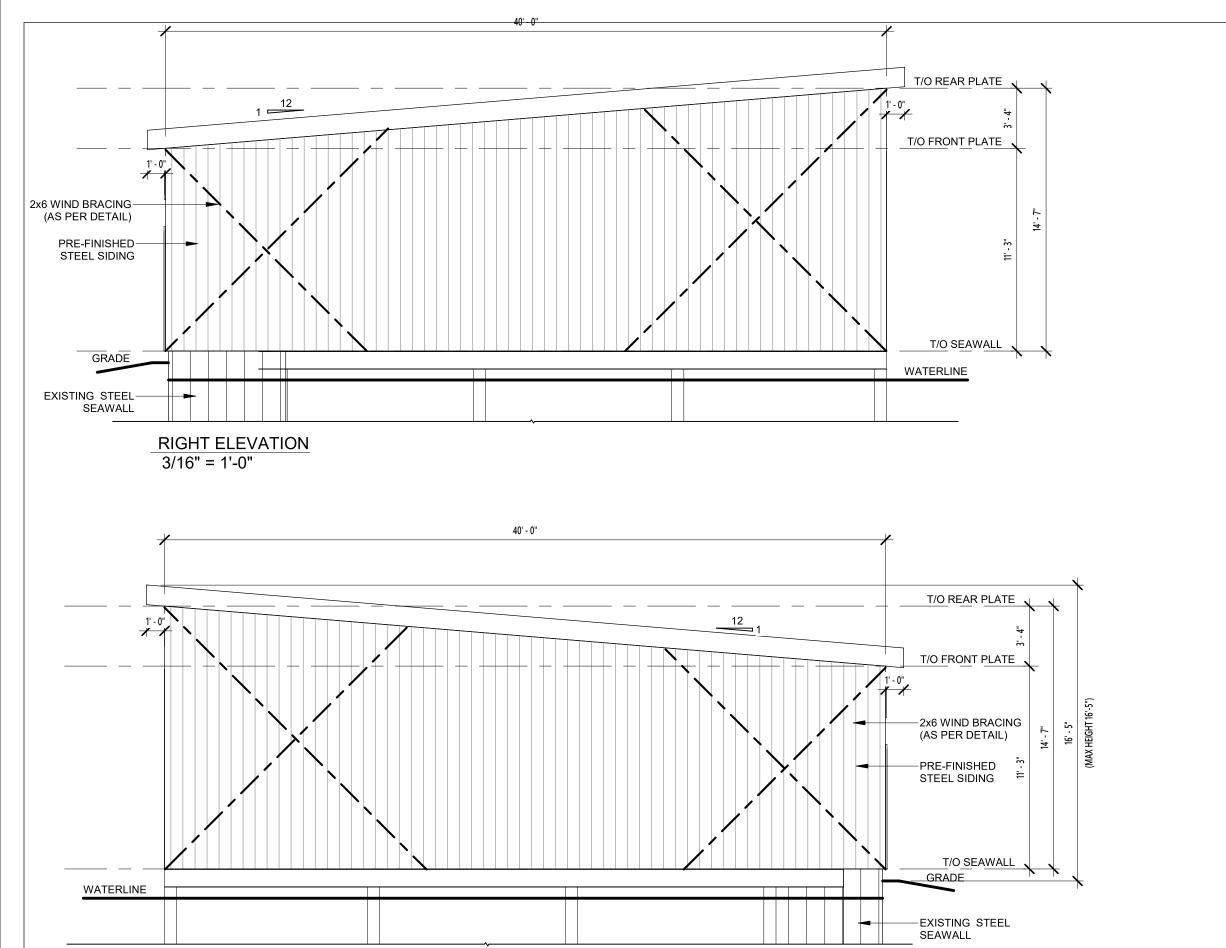
 Date
 AUG 20, 2024

 Drawn by
 TA

 Checked by
 TA

A-1

Scale As indicated



LEFT ELEVATION

3/16" = 1'-0"





848 Pavey St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION

NAME

TRACY ARCHER

A

119990

SIGNATURE

#	Description	Date
1	ISSUE FOR PERMIT	24/08/28

DUSTIN HAW'S BOAT HOUSE

N17 BOATHOUSE LANE (PRIVATE LANE) LONG POINT

RIGHT/LEFT ELEVATION

 Project #
 025-001-01

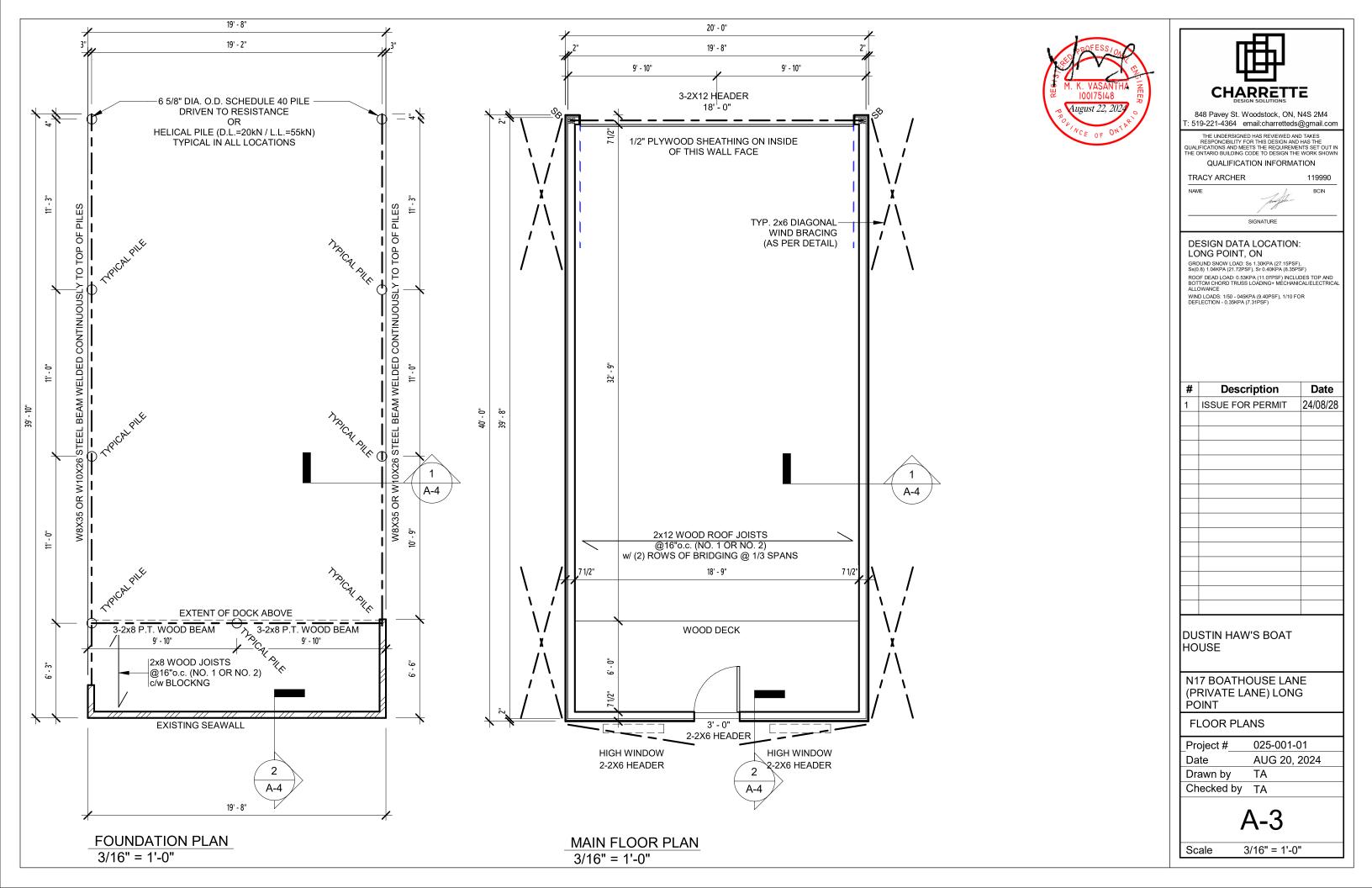
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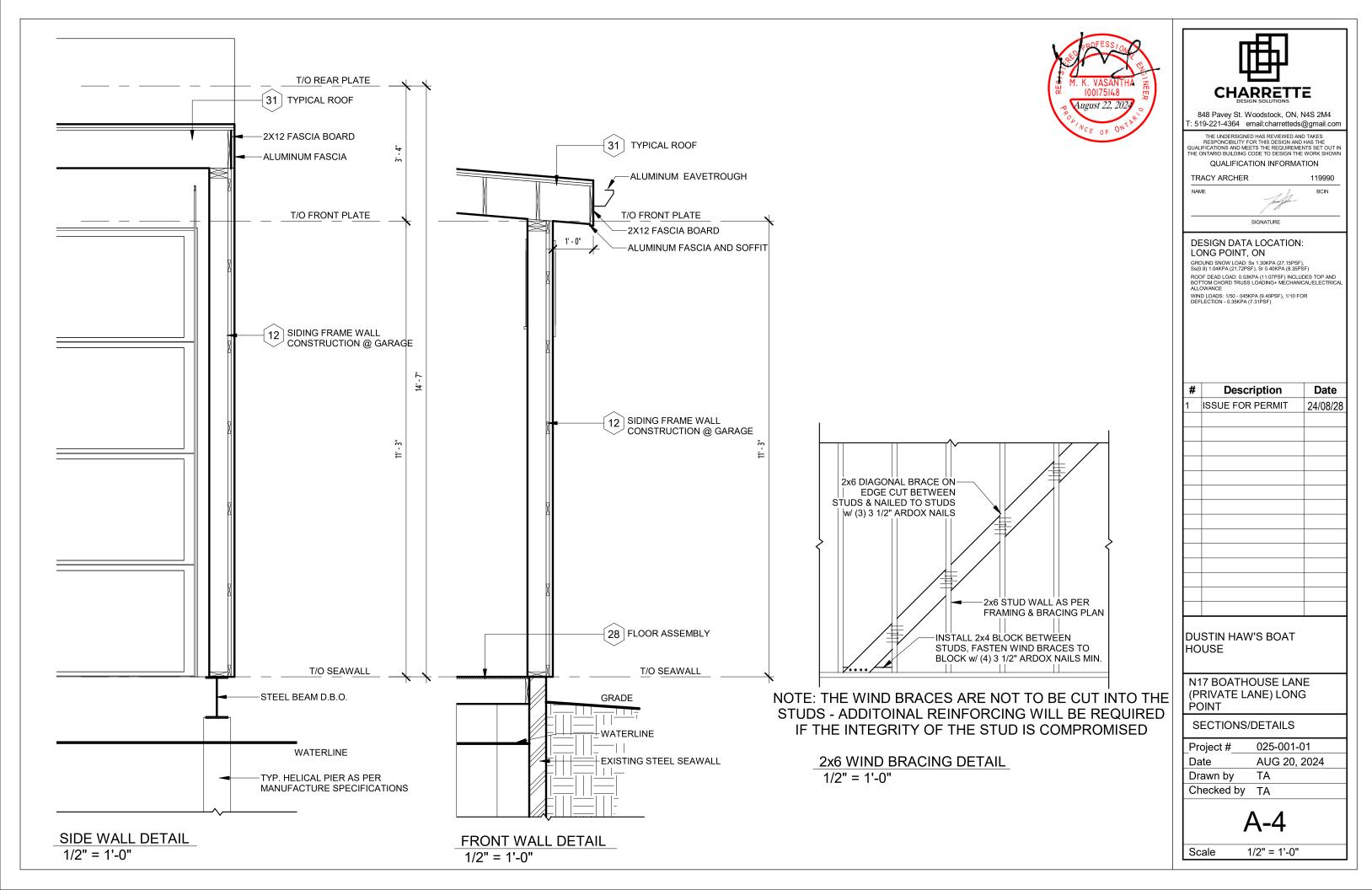
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A-2

Scale 3/16" = 1'-0"





GENERAL NOTES:

- 1. THESE GENERAL NOTES SHALL BE READ IN CONJUNCTION WITH THE LATEST REVISION OF DESIGN DRAWINGS AND SPECIFICATIONS PREPARED BY ALL ENGINEERING AND ARCHITECTURAL DISCIPLINES.
- 2. ALL WORK INCLUDING DESIGN, DETAILING, SHOP DRAWINGS, CONSTRUCTION, AND SHORING SHALL CONFORM TO THE LATEST EDITIONS OF THE ONTARIO BUILDING CODE, OCCUPATIONAL HEALTH AND SAFETY ACT, AND THE MINISTRY OF LABOUR REGULATIONS FOR CONSTRUCTION PROJECTS.
- 3. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES ON THESE DRAWINGS TO THE ENGINEER AND/OR ARCHITECT PRIOR TO CONSTRUCTION.
- 4. ALL STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
- 5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS.
- 6. OPERATIONS OF THE EXISTING FACILITY ARE NOT TO BE INTURRUPTED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS CAUSED BY CONSTRUCTION OPERATIONS.
- 7. ALL SHOP DRAWINGS SHALL BE STAMPED BY A LIGENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO).
- 8. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF EXISTING STRUCTURES PRIOR TO THE COMMENCEMENT OF WORK.

ENGINEERS GENERAL NOTES:

- 1. CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- 2. DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.
- 3. ALL CONSTRUCTION, MATERIALS, AND EQUIPMENT TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- 4. ALL STRUCTURAL ELEMENTS NOT OBTAINABLE THROUGH O.B.C. CHARTS TO BE ENGINEERED APPROVED (STRUCTURAL ENGINEER TO REVIEW, CALCULATE LOADS AND SIZES, STAMP, AND APPROVE).
- 5. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL. ALL EXTERIOR FOUNDATION WALL FOOTINGS TO EXTEND DOWN BELOW LOCAL FROST LEVELS (48" MINIMUM BELOW FINISHED GRADE).
- 6. REFER TO PLANS, CROSS SECTIONS, AND DETAILS FOR ALL TYPICAL CONSTRUCTION DETAILS AND NOTES.

ENGINEERING NOTES:

- 1. NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE FOR THE FOLLOWING INSPECTIONS:
- A. EXCAVATION PRIOR TO POURING FOOTINGS
- B. FLOOR DURING POUR TO VERIFY CONCRETE & THICKNESS
- C. ALL CONCRETE POURS IN WHICH REINFORCING STEEL IS SPECIFIED.
- D. ROUGH FRAMING PRIOR TO CLOSE-IN
- E. TRUSS FRAMING AND BRACING PRIOR TO CLOSE-IN.
- F. ERECTION OF STRUCTURAL STEEL & WELDING PRIOR TO CLOSE-IN.
- G. FINAL INSPECTION FOR CERTIFICATION TO BE COMPLETED WITH BOTH OWNER & CONTRACTOR PRESENT.
- 2. CONTRACTOR OR OWNER TO COMPLETE AND SUBMIT COPIES OF ALL CONCRETE TESTS AS PER C.S.A. A23.1. ONE TEST REQUIRED PER 100M' MINIMUM.
- 3. CONTRACTOR OR OWNER TO SUBMIT TRUSS DRAWINGS FOR REVIEW
- 4. CONTRACTOR OR OWNER TO SUBMIT SHOP DRAWINGS OF ALL PRECAST AND / OR PRE-ENGINEERED ELEMENTS FOR REVIEW.
- 5. CONTRACTOR OR OWNER TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- 6. THE DESIGN ON THESE DRAWINGS IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE USED OR COPIED WITHOUT CONSENT IN WRITING.
- 7. CHANGES OR SUBSTITUTIONS ARE NOT TO BE MADE WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

INSTALL LATERAL TRUSS BRACING AS PER TRUSS DRAWINGS.

CROSS BRACE WEB LATERAL BRACING AS FOLLOWS:

SINGLE BRACE - EVERY 48'

TRIPLE BRACE - CONTINUOUS

TEMPORARY ERECTION BRACING TO BE DESIGNED, CERTIFIED, AND INSPECTED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF TEMPORARY BRACING DURING CONSTRUCTION.

SOIL & FOUNDATION NOTES:

- 1. ALLOWABLE SOIL BEARING CAPACTIY FOR THIS PROJECT HAS BEEN ASSUMED AT 2500 PSF (120 KPA).
- 2. THE CONTRACTOR SHALL REPORT ANY UNSTABLE SOIL CONDITIONS TO THE ENGINEER, FOOTINGS SHALL NOT BE POURED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY THE ENGINEER OR SOIL CONSULTANT.
- 3. THE DIRECTION OF THE SOIL CONSULTANT SHALL BE STRICTLY FOLLOWED.
- 4. ALL EXTERIOR FOOTINGS SHALL BE POURED ON UNDISTURBED NATIVE SOIL (OR APPROVED ENGINEERED FILL) AT A MINIMUM DEPTH OF 4'-0" (1.20M) BELOW FINISHED GRADE AND AT THE GRADES SHOWN ON THE DRAWINGS.
- 5. EXCAVATIONS SHALL CONFORM TO THE LATEST EDITIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF LABOUR REGULATIONS FOR CONSTRUCTION PROJECTS.
- 6. WALLS TO BE BACKFILLED ON BOTH SIDES SHALL BE BACKFILLED EVENLY UNLESS SHORED ON ONE SIDE TO THE SATISFACTION OF THE ENGINEER. PIT WALLS SHALL NOT BE BACKFILLED UNLESS BRACED AT THE TOP TO THE SATISFACTION OF THE ENGINEER. BACKFILL SHALL BE APPROVED MATERIAL COMPACTED TO 95% S.P.D. UNLESS OTHERWISE NOTED.
- 7. INSTALLATION DETAILS FOR WATERSTOPS AT WALL/FOOTING INTERFACE AND IN VERTICAL JOINTS SHALL BE PROVIDED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- B. WALLS AND PIERS SHALL BE CENTRED ON FOOTINGS WITHIN THE MIDDLE THIRD OF THE FOOTING.

WOOD NOTES:

- 1. STRUCTURAL WOOD ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH CAN/CSA 086-01 "ENGINEERING DESIGN IN WOOD" AND THE WOOD DESIGN MANUAL (CANADIAN WOOD COUNCIL) LATEST EDITIONS.
- 2. WOOD TRUSSES SHALL BE DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO).
 THE CONTRACTOR SHALL SUBMIT TRUSS SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- 3. WOOD STUDS, JOISTS, NAILERS, BLOCKING, BUILT-UP BEAMS, AND COLUMNS SHALL BE S.P.F. No. 2 (CONSTRUCTION GRADE) OR BETTER CONFORMING TO CAN/CSA-041-91 "SOFT WOOD LUMBER". GRADING SHALL CONFORM TO THE NATIONAL LUMBER GRADES AUTHORITY "STANDARD GRADING RULES FOR CANADIAN LUMBER". WOOD FRAME CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE 2006 SECTION 9.23.
- 4. PLYWOOD SHEATHING SHALL CONFORM TO CSA STANDARD 0121-M1978 "DOUGLAS FIR PLYWOOD" AND 0151-M1978 "CANADIAN SOFT WOOD PLYWOOD".
- 5. WAFERBOARD AND O.S.B. SHALL CONFORM TO CSA STANDARD CAN3-0437.1-M85 "WAFERBOARD AND STRANDROARD"
- 6. FASTENING DEVICES (NAILS) SHALL CONFORM TO CSA STANDARD B111-1974 WIRE NAILS, SPIKES, AND STAPLES'.
- 7. TRUSS TIE DOWNS, JOIST HANGERS, ETC, SHALL CONFORM TO "ACCEPTANCE CRITERIA FOR JOIST HANGERS AND SIMILAR DEVICES" (THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS) AND SHALL BE A MINIMUM OF 20 GUAGE GALVANIZED STEFI

STRUCTURAL STEEL NOTES:

- 1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-S16-O1 "LIMIT STATES DESIGN OF STEEL STRUCTURES" AND SUPPLEMENT S16S1-O5.
- 2. STEEL BEAMS AND COLUMNS SHALL CONFORM TO CAN/CSA-G40.21-04 "QUALITY STRUCTURAL STEEL" WITH A YIELD STRENGTH OF 267 MPA (40000 PSI) FOR BEAMS AND WIDE FLANGE COLUMNS, AND 333 MPA (50000 PSI) FOR H.S.S. SECTIONS.
- 3. BOLTS FOR STURCTURAL STEEL CONNECTIONS SHALL CONFORM TO ASTM A325. BOLTS AND THREADED ROD FOR WOOD CONNECTIONS SHALL CONFORM TO ASTM A307.
- 4. WELDING SHALL BE PERFORMED BY PERSONS CERTIFIED BY THE CANADIAN WELDING BUREAU IN CONFORMANCE WITH THE LATEST CSA STANDARD FOR WELDING CLAUSE 24.3 OF \$16-01.
- 5. SHOP DRAWINGS FOR ALL FABRICATED STEEL MEMBERS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO) AND SUBMITTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

WALLS:

- WOOD FRAME CONSTRUCTION TO COMPLY WITH O.B.C. 2012 9.23.
- WOOD FRAMING SPANS AND SIZES TO CONFORM TO TABLES A-1 A-16, INCLUDING ALL APPLICABLE
- 1 1/2" MINIMUM REQUIRED END BEARING OF JOISTS AND RAFTERS.
- HEAT TRANSFER, AIR LEAKAGE, AND CONDENSATION CONTROL TO COMPLY WITH O.B.C. 2012 9.25.
- ALL SIDING TO COMPLY WITH O.B.C. 2012 9.27.
- EXTERIOR WALLS TO HAVE A MINIMUM OF R22 INSULATION.
- ALL VAPOUR BARRIER TO BE 6MM POLYETHYLENE (CGSB-51.34) AIR AND VAPOUR BARRIER SEALED AS PER O.B.C. 2012 9.25.
- DOORS AND WINDOWS TO COMPLY WITH FORCED ENTRY REQUIREMENTS AS PER O.B.C. 2012 9.6.8.
- FLOOR LEVELS CONTAINING BEDROOMS ARE TO HAVE ONE OPENING WINDOW WITH AN UNOBSTRUCTED
- AREA OF 3.80 sq.ft. MINIMUM WITH NO DIMENSION LESS THAN 15
- ALL ATTACHED GARAGES ARE TO HAVE GAS-PROOF WALLS WITH A MINIMUM OF R-19 INSULATION.

ROOF:

- ROOF CONSTRUCTION AND FLASHING TO COMPLY WITH O.B.C. 2006 9.26.
- ROOF SPACES TO COMPLY WITH O.B.C. 2012 9.19.
- UNDBSTRUCTED VENT AREA TO BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
- MINIMUM ATTIC ACCESS TO BE 20"x28" FITTED WITH A COVERCOMPLETE WITH WEATHERSTRIPPING AND RIGID INSULATION.

CONCRETE AND REINFORCED CONCRETE NOTES:

- 1. ALL CONCRETE SHALL CONFORM TO CAN/CSA-A23.1., "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION" WITH A MAXIMUM AGGREGATE SIZE OF 3/4" (19MM), TYPE 10 NORMAL PORTLAND CEMENT (UNLESS OTHERWISE NOTED), AND A COMPRESSIVE STRENGTH AT 28 DAYS.
- 2. SUPPLY AND PLACE CONCRETE AS FOLLOWS: FOOTINGS 25 MPA, MAX. W/C RATIO OF 0.50, AIR CONTENT 6% \pm 1% FOUNDATION WALLS 25 MPA, MAX. W/C RATIO OF 0.50, AIR CONTENT 6% \pm 1%

PIERS - 30 MPA, MAX. W/C RATIO OF 0.45, AIR CONTENT $6\% \pm 1\%$ SLABS ON GRADE - 25 MPA, MAX. W/C RATIO OF 0.50, NO AIR CONTENT REQUIRED PIT WALLS & FLOORS (SUBJECT TO ACID ATTACK) - 32 MPA TYPE 50 CEMENT (OR EQUIVALENT),

MAX. W/C RATIO OF 0.40, AIR CONTENT 6% \pm 1% SIDEWALKS, EXPOSED CURBS, AND OTHER CONCRETE - 32 MPA, MAX. W/C RATIO OF 0.45, AIR CONTENT 6% \pm 1%

- 3. ALL REINFORCEMENT SHALL CONFORM TO CSA G30.3, G30.5 & G30.18 (LATEST EDITION) WITH A YIELD STRENGTH OF 400 MPA FOR DEFORMED BARS OR 360 MPA FOR WELDED WIRE MESH.
- 4. MINIMUM CORNER REINFORCING SHALL BE 24"x24" (600mmx600mm) 'L'-BARS.
- 5. MINIMUM COVER ON REINFORCING FOR FORMED CONCRETE EXPOSED TO EARTH OR WEATHER SHALL BE 2¹ (50mm) FOR 20M OR LARGER BARS, 1 1/2¹ (38mm) FOR 15M OR SMALLER BARS, 3¹ (75mm) FOR REINFORCING IN FOOTINGS AND UNFORMED CONCRETE AGAINST EARTH, 1¹ (25mm) FOR SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER, 1 1/2¹ (38mm) FOR REINFORCING IN BEAMS, AND 2¹ (50mm) FOR MAIN PIER STEEL.
- 6. CONDUITS OR PIPES IN SLABS SHALL NOT EXCEED 1/3 OF THE SLAB THICKNESS IN DIAMETER AND SHALL HAVE A MINIMUM COVER OF 1" (25mm).
- 7. CONTROL JOINTS SHALL BE INSTALLED AS SHOWN OR AS NOTED ON DRAWINGS WITH A MAXIMUM SPACING OF 30'-0" (9.00M) IN WALLS. MAXIMUM SLAB POUR LENGTH OF 100'-0" (30.00M). ALL SAW CUTS SHALL BE A MINIMUM OF 1/3 OF THE SLAB DEPTH AND SHALL BE CUT WITHIN 24 HOURS OF THE POUR.





848 Pavey St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

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QUALIFICATION INFORMATION

TRACY ARCHER		119990
NAME	Jungther	BCIN
	VONATURE.	

Description Date

1 ISSUE FOR PERMIT 24/08/28

DUSTIN HAW'S BOAT HOUSE

N17 BOATHOUSE LANE (PRIVATE LANE) LONG POINT

ENGINEER CONST. NOTES

 Project #
 025-001-01

 Date
 AUG 20, 2024

 Drawn by
 TA

 Checked by
 TA

N1

Scale

CONSTRUCTION NOTES:

-CONTRACTOR TO CHECK & VERIFY PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER, ENGINEER NOTES TO SUPERSEDE ALL OTHER NOTES

-DRAWINGS ARE NOT TO BE SCALED

-ALL CONSTRUCTION TO CONFORM TO THE LATEST ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. (THESE DOCUMENTS SUPERSEDE CONSTRUCTION NOTES)

-ALL CONSTRUCTION NOTES SHOULD BE UNDERSTOOD PRIOR TO CONSTRICTION -THERMAL RESISTANCE VALUES BASED ON ZONE 1 -ASSUMED SOIL BEARING CAPACITY OF 1566 psf

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING: O.B.C. 9.15.3.
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH

-MIN. 15MPa CONCRETE AFTER 28 DAYS

-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 75kPa BEARING CAPACITY

-FTG. TO HAVE CONTINUOUS KEY

-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

TYPICAL STRIP FOOTING: (EXTERIOR WALLS) O.B.C. 9.15.3.5.

-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE BRICK VENEER-1 STOREY - 13" X 4" (330mm X 100mm)

-2 STOREY - 19" X 6" (485mm X 155mm) -3 STOREY - 26" X 9" (660mm X 230mm)

SIDING-1 STOREY - 10" X 4" (255mm X 100mm)

-2 STOREY - 14" X 4" (360mm X 100mm) -3 STOREY - 18" X 5" (460mm X 130mm)

TYPICAL STRIP FOOTING: (INT. BEARING WALLS) O.B.C. 9.15.3.6.

- 16" X 4" (410mm X 100mm)

-1 STORFY STUD - 12" X 4" (305mm X 100mm)

-2 STOREY MASONRY

- 26" X 9" (650mmX 230mm) - 18" X 5" (450mm X 130mm)

-2 STORFY STUD -3 STOREY MASONRY

- 36" X 14" (900mm X 360mm)

-3 STOREY STUD

- 24" X 8" (600mm X 200mm)

DRAINAGE TILE OR PIPE: O.B.C. 9.14.3.

-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLOOR SLAB. -COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR

OTHER COURSE CLEAN GRANULAR MATERIAL.

BASEMENT SLAB: O.B.C. 9.13. & 9.16.

-3" (75mm) CONCRETE SLAB

-15MPa AFTER 28 DAYS - O.B.C. 9.16.4.5.

-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa)

COMPRESSIVE STRENGTH AFTER 28 DAYS

-4" (100mm) OF COURSE GRANULAR MATERIAI -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.

-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C.

-FLOOR DRAIN PER O.B.C.9.31.4.4.

-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5)) - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD

GARAGE SLAB / EXTERIOR SLAB:

-32MPa COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.

-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB -4" (100mm) OF COURSE GRANULAR MATERIAL

-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

PILASTERS: O.B.C. 9.15.5.3.

-CONCRETE NIB - 4" X 12" (100mm X 300mm) -BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.

BEAM POCKET

-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE

-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)

STRUCTURAL COLUMNS

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.

-WRAP ĆOLUMN BASE W/ 6 MIL POLÝ

-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)

STEEL PIPE COLUMN: O.B.C. 9.15.3.4. & 9.17.3. 9

-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS -FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL

-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM.

PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM -ADJUSTABLE COLUMNS TO CONFORM TO CANI/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)

WALL ASSEMBLIES:

FOUNDATION WALL: O.B.C. 9.15.4.2. -SOLID 15MPa CONCRETE

-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS -FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4 -WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE -BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS: O.B.C. 9.15.4.7.

WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2"

-TIE TÓ FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.

-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR

-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

<u>DAMPPROOFING & WATERPROOFING:</u>
-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2. -WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C.

-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.6.(2)(b) -WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS

-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING

SIDING/STUCCO FRAME WALL CONSTRUCTION: O.B.C. 9.23.

-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)

-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

-1" (258mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)

-WIND BRACING AS PER MANUFACTURER SPECIFICATIONS -2" X 6" (38mmX 138mm) WOOD STUDS @ 16" (400mm) O.C.

-R20 (RSI 3.52) INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD.

SIDING/STUCCO FRAME WALL CONSTRUCTION @ GARAGE: O.B.C. 9.23.
-STEEL SIDING AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C.

9.28.1.4. & 9.27.) -1X4 HORIZONÁL STRAPPING

-2" X 6" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

BRICK VENEER CONSTRUCTION: O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING -PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C.

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-1" (25mm) AIR SPACE

-WÀLL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

-1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.) -WIND BRACING AS PER MANUFACTURER SPECIFICATIONS

-2" X 6" (38mmX 138mm) WOOD STUDS @ 16" (400mm) O.C.

-R20 (RSI 3.52) INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD

BRICK VENEER CONSTRUCTION @ GARAGE: O.B.C. 9.23.

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING -PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C.

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-1" (25mm) AIR SPACE

-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. -7/16" (12mm) OSB (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16 ***-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

-1/2" (12.7mm) GYPSUM BOARD

<u>INTERIOR STUD WALLS:</u> O.B.C. T.9.23.10.1.
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ - DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES

BEARING STUD WALL (BASEMENT):

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/

-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

-DBL. 2" X 4" OR 2" X 6" TOP PLATE. -2" X 4" OR 2" X 6" BOTTOM PLATE WRAP BASE W/ 6 MIL POLY -1/2" (12.7mm) GYPSUM BOARD BOTH SIDES. OR BLOCKING AS MID-HEIGHT -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.

FIREWALL: O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR) ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA,

-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)

-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS

-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF

-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2 -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING -EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)

-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C.

PARTY WALL - FOUNDATION: O.B.C. 9.15.4.2.

-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 15MPa COMPRESSIVE STRENGTH AFTER 28 DAYS

-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

PARTY WALL - WOOD STUD: O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR) -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK

-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4"
(38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP -SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF

-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1) NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

-TAPE AND SEAL ALL JOINTS GAS TIGHT

GARAGE WALL & CEILING: O.B.C. 9.10.9.16.(3) -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE

***-R20 (RSI 3.52) INSULATION IN WALLS w/ 1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)

***-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-

9.25.3. & 9.25.4.. FOR FLOOR ABOVE.

-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).

-1/2" (12.7mm) GYPSUM BOARD -ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm)

-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

WALLS ADJACENT TO ATTIC SPACE:

-1/2" (12 7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. ***-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.

***-R20 (RSI 3.52) INSULATION -1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE. ***-1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

EXPOSED FLOOR:

-FLOOR AS PER NOTE # 28

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. -R31 (RSI 5.46) INSULATION -VENTED ALUMINUM SOFFIT

SUNKEN FINISHED AREAS:
-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS. (WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS)

CORBEL MASONRY VENEER:
-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

-FLOOR STRUCTURE AS PER NOTE # 28



848 Pavey St. Woodstock, ON, N4S 2M4 F: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION

119990

BCIN

TRACY ARCHER

SIGNATURE



#	Description	Date
1	ISSUE FOR PERMIT	24/08/28

DUSTIN HAW'S BOAT HOUSE

N17 BOATHOUSE LANE (PRIVATE LANE) LONG **POINT**

CONSTRUCTION NOTES

Project # 025-001-01 Date AUG 20, 2024 TΑ Drawn by Checked by TA

Scale

FLOOR ASSEMBLIES:

SILL PLATE: O.B.C. 9.23.7.

-2" X 4" (38mm X 89mm) PLATE (OR 2"X6") -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO

-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1"
(25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED

BRIDGING & STRAPPING: O.B.C. 9.23.9.4.

-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C. -FASTENED TO SILL OR HEADER @ ENDS

B- BRIDGING

-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.

C- BRIDGING & STRAPPING

A & B USED TOGETHER OR

-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING FURRING OR PANEL TYPE CEILING

-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

-1 1/4" (31.75mm) X 6" P.T. WOOD DECK BOARDS -FLOOR JOISTS AS PER FLOOR PLANS

PORCH SLAB: O.B.C. 9.39.1.4.

-4 7/8" (125mm) 32 MPa CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT

-REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY -1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB

-3" (75mm) END BEARING ON FOUNDATION WALL

-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C. -IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

ROOF ASSEMBLIES:

EXTERIOR FLAT ROOF ASSEMBLY: 30

-2 PLY MODIFIED BITUMINOUS MEMBRANE ON 1/8" ROOF BOARD (2 LAYERS ASPHALT-SATURATED GLASS MAT WITH MINERAL-FORTIFIED ASPHALTIC CORE) PER MANUF

-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON ON 2"X4" OR 2"X6" PURLINS (CUT TAPERED) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) SLOPED MIN 2% TO ROOF SCUPPER

REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA) ***-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS

-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4 -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

TYPICAL ROOF: O.B.C. 9.26.

-LOW SLOPE CORRUGATED STEEL ROOFING -1x3 STRAPPING PERPENDICULAR TO TRUSSES

-ROOF JOISTS AS PER FLOOR PLANS

-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM) -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

CEILING: [32]

-R60 (RSI 8 80) INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

VAULTED OR CATHEDRAL CEILING: O.B.C. 9.26. & TABLE A4

-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

EAVES PROTECTION LAID BENEATH STARTER STRIP

-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.

-STARTER STRIP AS PER O.B.C. 9.26.7.2.

-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)

-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

-2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR

-2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)

**-R31 (RSI 5 46) INSULATION

-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD

CONVENTIONAL FRAMING: O.B.C. TABLE A6 OR A7 ³⁴

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm) -2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS

-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE

-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

ATTIC ACCESS HATCH: OBC 9.19.2.1. & SB-12 3.1.1.8.(1)

-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

GENERAL:

PRIVATE STAIRS: O.B.C. 9.8.4.

(200mm) -MIN RUN = 8 - 1/4" (210mm) -MIN TREAD = 9-1/4" (235mm) -MAX NOSING (25mm) -MIN. HEADROOM = 6'-5" (1950mm) -MIN. WIDTH = 2'-10"

(860mm) (BETWEEN WALL FACES) -MIN. WIDTH (900mm) (EXIT STAIRS, BETWEEN GUARDS)

ANGLED TREADS: -MIN. RUN = 5 7/8"

(150mm) = 7 7/8"

-MIN AVG RUN (200mm)

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS -EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 -FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS: O.B.C. 9.8.7 -ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1100mm)

-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING

-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HANDRAIL HEIGHT: O.B.C. 9.8.7.4

- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX

- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS

-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

HANDRAIL PROJECTIONS: O.B.C. 9.8.7.6 -HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

PUBLIC STAIRS: [^]37

O.B.C. 9.8.4. -MAX. RISE = 7-3/32" (180mm) -MIN. RUN = 11" (280mm) -MIN TREAD = 11" (280mm) -MAX NOSING (25mm) -MIN_HEADROOM = 6'-9" (2050mm)

= 2'-11" (900mm) (EXIT STAIRS, BETWEEN GUARDS) -MIN. WIDTH FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 -FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS: O.B.C. 9.8.7 ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) -TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1100mm)

-TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN DIRECTION HANDRAIL HEIGHT: O.B.C. 9.8.7.4

- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. -3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS) -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

HANDRAIL PROJECTIONS: O.B.C. 9.8.7.6 -HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP

STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

HANDRAIL TERMINATION: O.B.C. 9.8.7.3

-ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

FINISH: O.B.C. 9.8.9.6

TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9.8.9.6.(4) -STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE

VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

INTERIOR GUARDS: O.B.C. SB-7 & 9.8.8.3.

-GUARDS TO BE 3'-6" (1070mm) HIGH -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH

-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS -PICKETS TO HAVE 4" (100mm) MAX. SPACING

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

39 **EXTERIOR GUARDS:** O.B.C. SB-7 & 9.8.8.3.

-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm)

-GUARDS TO BE 3'-6" (1070mm)

-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH -FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HÌGH WHÉRE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.

-PICKETS TO HAVE 4" (100mm) MAX. SPACING

-PROVIDE MID-SPAN POSTS AS PER SB-7 -GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH WOOD FRAMING MEMBERS: SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

PRECAST CONC. STEP:

-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

SMOKE ALARM: O.B.C.- 9.10.19.

-INSTALLED AT OR NEAR CEILING

-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS

-PROVIDE 1 IN EACH BEDROOM

-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT -ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

CARBON MONOXIDE ALARM (CMA): O.B.C.- 9.33.4.

-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.

-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

GARAGE MAN DOORS:

TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15. -R4 (RSI 0.70)

45

EXTERIOR COLUMN W/ MASONRY PIER:
-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE. -TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS -MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT

-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9 20 9 4

-3/4" AIR SPACE AROUND POST.

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE. -MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. REFER TO

ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT. NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

[46] **EXTERIOR COLUMN:**

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4

COLD CELLARS:

47 FOR COLD CELLARS PROVIDE THE FOLLOWING:
-VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA

-COVER VENT W/ BUG SCREEN -WALL MOUNTED LIGHT FIXTURE

-L1+L7 FOR DOOR OPENING -2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)

***-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ R20 (RSI 3.52) CONTINUOUS INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)

STUD WALL REINFORCEMENT: O.B.C. 9.5.2.3.
-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(g) & 3.8.3.13.(4)(e) -GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

WINDOW GUARDS:

@STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8) WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS

WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.

WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(b)

FRAME CONSTRUCTION:

LARGER

-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE. -ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN

-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING -BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING

-DOUBLE STUDS @ OPENINGS

-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)

-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm) -DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL

-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL

-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE

THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm) -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR



848 Pavev St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION

TRACY ARCHER 119990 BCIN

SIGNATURE



#	Description	Date				
1	ISSUE FOR PERMIT	24/08/28				

DUSTIN HAW'S BOAT HOUSE

N17 BOATHOUSE LANE (PRIVATE LANE) LONG **POINT**

CONSTRUCTION NOTES

Project # 025-001-01 Date AUG 20, 2024 Drawn by TΑ Checked by TA

Scale



Friday, December 20, 2024

AYGU-2024-PLA-06233-WP-001

Dustin Haw 81 Erie Blvd Port Rowan, ON, N0E 1M0 CA

Dear Permittee.

RE: Work Permit AYGU-2024-PLA-06233-WP-001

Enclosed is the subject work permit which authorizes you to install an erosion control structure at the location specified on the permit. Please familiarize yourself with the conditions of the work permit prior to undertaking the work. The contractor and the equipment operator must be provided with a copy of this work permit and be familiar with the conditions prior to proceeding with any work. A copy of the work permit must be available on site while the work is being conducted.

No in-water work is permitted between March 15 and July 15. This authorization does not release you of the responsibility for obtaining any other permits that may be required under federal, provincial or municipal legislation. This includes any requirements under the *Endangered Species Act* which is now administered by the Ministry of Environment, Conservation, and Parks.

The *Ontario Heritage Act* regulates archaeological resources in Ontario. During the course of your project work, should you accidentally discover archaeological artefacts, please stop all work, secure the site and contact the Ministry of Heritage, Sport, Tourism and Culture Industries, by email at Archaeology@ontario.ca, or by phone at 416-212-8886. Also, please notify the Ministry of Natural Resources and Forestry (MNRF) cultural Heritage Specialist Renée Bellini by email at Renee.Bellini@ontario.ca.

In accordance with the *Cemeteries Act*, R.S.O. 1990 c. C.4, should you accidentally discover human remains during the course of your project work, you are required to stop all work, secure the site and notify the Ontario Provincial Police along with the MNRF.

You may contact Mark Villemaire, Integrated Resource Management Technical Specialist, by phone at 226-962-7791 or by email to lands.aylmer@ontario.ca, if you have any further questions regarding this matter.

Sincerely,

Mark Villemaire
Integrated Resource Management Technical Specialist

Ministry of Natural Resources and Forestry - /encl



Work Permit / Permis de travail

Permit No./Permis No. AYGU-2024-PLA-06233-WP-001

This permit is issued under the authority and provisions of the following indicated Provincial Acts and their regulations, and is subject to the limitations and provisions thereof and is also subject to the terms and conditions herein.

Ce permis est émis conformément aux dispositions des lois provinciales ci-après et des règlements y afférents et est sujet aux restrictions et dispositions de ce lois et règlements ainsi qu'aux conditions ci-énoncées.

[X] Section 2(1), Regulation 975, as amended, Public Lands Act/Loi sur les terres publiques, Règlement 975 tel que modifié, article 2(1)

Note: The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, etc. approval as may be required nor does it relieve the permittee from the requirements of any other legislation. Remarque: La délivrance d'un permis n'exonère pas le demandeur de l'obligation d'obtenir l'autorisation de tout autre organisme, commission, gouvernement, etc. qui pourrait être exigée, non plus qu'elle exempte le détenteur des dispositions des lois.

The Permit is issued to: Ce Permis est délivré à:

Name of Permittee/Nom du detenteur: Dustin Haw

Post Office Address/Adresse postale: 81 Erie Blv, Port Rowan ON, N0E 1M0, CA

To conduct an operation from December 21, 2024 to and including the October 1, 2025

Pour effectuer des travaux du December 21, 2024 jusqu'au October 1, 2025

at location/à l'emplacement: Shorelands of Lake Erie, Walsingham Twp., Norfolk, Cty, Boathouse lane, Lot 17

As per your application dated/conformément à la / Demande de permis en date du:

2024-11-25

For the purpose of / Aux fins de: Installation of an erosion control structure

Subject to the following conditions:/Et sous les conditions suivantes:

- 1. The Permittee shall keep this permit or a true copy thereof on the work permit area./ Le détenteur conservera ce permis ou une copie conforme sur les lieux des travaux.
- 2. The person in charge of the operation conducted under this permit shall produce and show this permit or the true copy kept on the work permit area to any officer whenever requested by the officer. /

Le responsable des travaux couverts par ce permis doit produire le permis ou sa copie conforme si un agent lui demande.

3. Other conditions as listed on the reverse side of this permit as well as those contained in Schedule(s) D attached. Autres conditions énoncées au verso de ce permis ainsi que celles apparaissant aux annexes suivantes .

Place of Issue/Emis à: Vineland, Ontario

Date/Date de déliverance:

December 20, 2024

Signature of Issuing Officer/Signature du délivreur:

Personal Information on this form is collected under the authority of Section 18 of the Public Lands Act, R.S.O. 1990, the Lakes and Rivers Improvement Act, R.S.O. 1990, and Regulation 975 as amended, and the information will be used for the purposes of the Act and Regulations. Questions about this information should be directed to the local NDMNRF office.

Les renseignements personnels exigés dans les présentes sont recueilles en vertu de la Loi sur l'aménagement des lacs et des rivières et du règlement 975 de l'Ontario tel que modifié. Ils seront utilisés selon les termes de la Loi et des règlements. Veuillez adresser toute question à ce sujet au bureau du DNMRNF. Une liste des bureaux du DNMRNF avec adresses et numéros de téléphone en français est disponible.

Conditions Conditions

It is agreed by the parties hereto that:

- 1) This Work Permit gives the permittee only the right to carry out work on the described site for the purpose specified in this permit and does not convey any right, title or interest in the land.
- 2) The permittee covenants to indemnify and forever save and keep harmless the Crown, its officers, servants and agents from and against any and all claims, demands, suits, actions, damages, loss, cost or expenses arising out of any injury to persons, including death, or loss or damage to property of others which may be or be alleged to be caused by or suffered as a result of or in any manner associated with the exercise of any right or privilege granted to the permittee by this Work Permit.
- 3) a) A permittee is an occupier under the Trespass to Property Act and the Occupier's Liability Act and shall take such care as in all circumstances of the case is reasonable to see that persons entering on the premises, and the property brought on the premises by these persons, are reasonably safe while on the premises. b) Any posting of signs or notices pursuant to the Trespass to Property Act and the Occupier's Liability Act, on the work permit area, shall be subject to prior approval of the issuing officer. The location and format of all signs and notices must be approved by an officer. c) The permittee agrees to remove all signs or notices on termination of the permit, or at the direction of the issuing officer. d) The permittee agrees to post any signs or notices as required or directed by an officer.
- 4) This Work Permit shall not be assigned or transferred.
- 5) The permittee may, with the approval of the District Manager, or will, at the District Manager's request, remove the improvements, property or other assets from the public lands and leave the site in a clean and safe condition, restored as much as possible to its original state except where the requirement to restore is waived in writing by the District Manager.
- 6) a) Upon termination of this permit, the permittee has no right to, or reasonable expectation of, the issuance of a new permit based on prior work on the land. b) The successive issuance of any permit or permits for work on the land described herein will not create any future rights or interests whatsoever in the land.
- 7) Violations of any of the conditions constitutes an offence.

Les parties conviennent que:

- 1) Ce permis de travail autorise le détenteur à effectuer les travaux sur le terrain décrit aux fins énoncées dans ce permis. Il ne confère aucun droit, titre ou intérêt sur le terrain.
- 2) Le détenteur indemnisera et protègera la Couronne, ses agents, fonctionnaires et représentants de toute poursuite, demande, procès, dommages, perte ou coûts découlant de blessures, décès ou dommages matériels â autrui qui pourrait être causés ou infligés, ou présumer être causés ou infligés de quelque façon que ce soit, par l'exercice des droits ou privilèges accordés par ce permis à son détenteur.
- 3) a) Le détenteur est considéré comme un occupant aux termes de la Loi sur l'entrée sans autorisation et de la Loi sur la responsabilité des occupants et il doit prendre toute mesure qui, dans la situation, est considérée raisonnable afin que les personnes entrant sur les lieux, et les biens apportés par ces personnes, soient raisonnablement sécuritaires lorsqu'ils sont sur les lieux. b) Les avis ou panneaux exigés par la Loi sur l'entrée sans autorisation et la Loi sur la responsabilité des occupants et installés sur les lieux de travail couverts par le permis doivent être préalablement approuvés par le délivreur. L'emplacement et le format des affiches ou des avis doivent être approuvés par le délivreur. c) Le détenteur convient d'enlever ces avis ou panneaux conformément à la Loi sur l'entrée sans autorisation à l'expiration du permis ou sur l'ordre du délivreur, d) Le détenteur accepte de poser des affiches ou des avis à la demande du délivreur.
- 4) Ce permis ne peut être ni cédé ni transféré.5) Le détenteur peut, sous réserve de l'approbation du
- chef de district, ou doit à sa demande, enlever les aménagements, les biens ou autres avoirs des terres publiques et laisser le site propre et sûr, restauré dans toute la mesure du possible à sa condition originale sauf s'il en est dispensé par écrite par le chef de district.

 6) a) À l'expiration de ce permis, il sera décidé de délivrer un nouveau permis conformément aux règlements afférents à la Loi sur les terres publiques et le détenteur n'a aucun droit, ni ne peut raisonnablement s'attendre, à ce qu'un nouveau permis lui soit accordé uniquement parce que des travaux ont été effectués sur le site. b) La délivrance successive de permis d'effectuer des travaux sur le terrain décrit ici ne confère aucun droit ou intérêt futur sur ce terrain.
- 7) Les infractions à ces conditions sont punies par la Loi.



Schedule "D" Work Permit Conditions Report

Submission ID: AYGU-2024-PLA-06233

Approval Number: AYGU-2024-PLA-06233-WP-002

Proponent: Deer Leap Forestry Services

- The extent of the project must front lands owned by the permit holder and in no way encroach upon neighbouring properties
- All work shall be carried out within the approved Work Permit Area (WPA) only.
 Any work outside the approved WPA will require separate approval or an amendment to this Work Permit.
- Wheeled or tracked machinery or equipment used in connection with the activity must be operated from dry land, on ice surface or operated from a barge or vessel, and must be stored on dry land or stored on a barge or vessel.
- The Permit Holder shall not undertake any work in the water between the following dates March 15 - July 15
- Sediment controls containing the work area must be installed before the work begins, must be maintained for the duration of the work, and must not be removed until after the area has stabilized.
- Any material that results from the activity, including sediment, debris and aquatic vegetation, must be immediately disposed of on dry land and in a manner that prevents it from entering or re-entering the water body.
- The Permit Holder shall maintain effective sediment and erosion control measures until re-vegetation of disturbed areas is achieved.
- The Permit Holder shall ensure that no machinery is used in the water. All inwater work must be completed manually.
- The Permit Holder shall ensure machinery arrives on the work permit area site in a clean condition and is to be maintained throughout all work activities free of fluid leaks.
- The Permit Holder shall wash, refuel and service machinery and store fuel and other materials for the machinery away from the water to prevent entry into the water.
- The Permit Holder shall keep an emergency spill kit on site in case of fluid leaks or spills from machinery.
- The Permit Holder shall restore banks to original condition if any disturbance occurs.
- The permit holder shall submit photos to the district on the completion of work.
- The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, etc. approval as may be required. Applicants are responsible for ensuring compliance with any other applicable legislation, including requirements under the Fisheries Act (Canada).

Ministry of Natural Resources Ministère des ressources naturelles



- The attached application is provided for your convenience; works are to be completed as set out in this application, unless contrary to any terms or conditions of this permit. In the event of conflict between the application and any terms or conditions of this permit, the terms and conditions set out in this permit shall prevail.
- If archaeological remains or human burials or other Cultural Heritage
 Resources are discovered on site at any time stop work immediately, secure
 the site from further alternation and public access and contact the Ministry of
 Heritage, Sport, Tourism and Cultural Industries (MHSPI). In the event that
 human remains are encountered during project implementation contact your
 local enforcement services and MHSPI staff.



Application for Work Permit Part 1

4 Annii ant Information								
1. Applicant Information		- \ (0	4 15					
Applicant (e. g., landowner, licencee, permittee, etc.) (Cannot be a su			not be a subco					
Last Name Haw				First Name Dustin		livilo	ldle Initial	
Duein ee Telenhau Muuden				Posidonos Tolonh	ana Numbar			
Business Telephone Number <u>519-681-0085</u> 519 861 - 0085 ext.				Residence Telephone Number 519 681-0085				
	1 - 008) EXI.		<u> </u>	317 001 0000 3	17 (2)	7		
Mailing Address	lotus at Niversham	l C++ N	James -				In o new	
Unit Number	Street Number 81	Street N Erie Bl					P.O.Box	
City/Town Port Rowa		Erie bi	ivu	Province Onta	wio.		Postal Code	
City/Town Fort Rowa	П			Flovince Onta	110		NOE 1M0	
2. Site Contractor or Perso	on in Charge						1102 11110	
Last Name Summers				First Name George			ldle Initial	
				8				
Business Telephone Number	er			Residence Telephone Number Rad			io Contact Available	
226-688-7901	ext.					☐ Yes	s 🗹 No	
Mailing Address				•				
Unit Number	Street Number	Street N	Name				P.O.Box	
	46533	Southd	lale Line (RR#	#2)				
City/Town St. Thomas				Province Onta	rio		Postal Code	
							N5P 3S6	
Indicate and complete the a	ppropriate additional pa	art(s)						
✓ Building Construction	✓ Work on Shorelar	nds	✓ Work within	a Waterbody	Roads	or Trails o	or Water Crossing	
4. Location of Work Per								
Township, Municipality, Base								
Pt. Lot 14, Conc. A, Walsingh		orfolk, Bo	oathouse Lot N	15, 0390-50-250-50 I	Boathouse Lane N1	7,0410-50-2	.52	
Other (i.e. Waterbody) description								
Channel off of Long Point	Bay							
Camp Location	Camp Location Number of Workers on Site							
5. Private Land								
Private Lands of - Applicant								
Yes No		r (snecify	/) Crown Land	4				
		1 (Specify	() Clowit Land				_	
6. Effective Date (s)								
Start Date (yyyy/mm/dd) October 1, 2024			Finish Date (yyyy/mm/dd) October 1, 2025					
7. Equipment Information	'n					•		
Equipment to be used (sp								
Excavator, Floating barge	• /	t with at	tached backb	00				
8. Signature	Tryurone ureuge unit	t With at	tueneu buenn	00				
	m is collected under the a	authority o	of Section 13 of t	he Public I ands Act	R S O 1990 and On	tario Regula	tion 453/96	
Personal Information on this form is collected under the authority of Section 13 of the <i>Public Lands Act</i> , R.S.O. 1990 and Ontario Regulation 453/96 as amended and Ontario Regulation 975 as amended, and the information will be used for the purposes of the Act and Regulations. Questions								
about this information should be directed to the local MNRF office. MNRF office addresses and phone numbers are listed on the reverse of this form.								
I/We hereby agree to rely solely upon the terms and conditions of the written work permit issued pursuant to this application. Any changes,								
amendments to the written work				po	п то ино арриоаноти	,	-,	
I certify the information given in		~	9 - 7					
Signature of Applicant	7	ΙP	Position			Date (yyy	v/mm/dd)	
	-(ľ	DWNC	•		2024	109/23	
Signature of Contractor (if a	pplicable)	F	Position				yy/mm/dd)	
J ====================================	. ,	ľ				(,)	/	
Date Application Received in	n office (yyyy/mm/dd)					•		
• •	,							
Note: The issuance of this p	ermit does not relieve	the appli	cant from the r	esponsibility of acc	uiring any other ag	gency, boar	d, government, or	

If an applicant requires a copy of this application, the applicant should retain copy prior to submitting.

other approvals as may be required.

Disponible en français



Ministry of Natural Resources and Forestry

Application for Work Permit Part 3

Instructions

- 1. Complete applicable sections.
- 2. Include proof of ownership (e.g. copy of deed and, if available, a copy of survey plan) or indicate property lines.
- 3. Include sketches/drawings/survey plans as indicated on the reverse of this form.

Note: Application will not be processed unless the sketches have been completed and attached to the application.

- 4. Applications may be required to include evidence that notice of the work has been provided to at least the two immediately adjacent neighbours and that they have been provided reasonable opportunity to comment on the proposed work.
- 5. Include municipality's comments of the project, where applicable, (i.e. for dredging or constructing improvements).

1. Filling	,	7,	3 3	3 1	,	
a. Purpose						
Construct Erosion Control structure, steel seawall fo	r shoreline	protection/ 9 boathou	ıse pilings			
b. Dimensions of Area to be Filled	Length	9.7m (32.0ft)	Width 12.7cm (5	5.0in)	Depth of Water	1.9m (6.1ft)
c. Type of Material to be Used			!			
Sand Earth Gravel Arn	nour Stone	Rock Rubble	Other (specify)	On-site materi	ial	
d. Manner of Preventing Erosion or Silting						
Sediment (burlap) fencing will be placed between the v				ediment		
from entering the water. , turbidity curtians will be pla	aced in-bety	veen the boathouse ar	nd channel.			
2. Dredging						
a. Purpose						
b. Area to be Dredged	Length		Width		Depth of Water	
c. Type of Material (select check box and indicate approxin	nate %)					
Sand% Marsh%]Silt	% Grave	l%	Clay9	% Rock	%
d. Indicate Disposal Location of Dredged Material						
e. Proposed Method of Siltation/Erosion Protection (i.e. str	aw bales, sil	lt curtain, etc.)				
3. Boat Launch/Ramp						
a. Dimensions	ensions b. Materials to be Used					
4. Construction of Dock, Boathouse, Breaky	vall					
a. Purpose						
Demolish/Construct New Boathouse	I		I	1.		
b. Dimensions	Length	9.98m (32.75ft)	Width 6.02n	n (19.75ft)	Height 4.26	m (14.0ft)
c. Materials Used in Construction (if material has a preserv	ative, also i	ndicate what type)				
Wood frame with pre-finished steel siding of	n beams a	nd support pilings ((9)			
d. Construction Details (i.e. type of support - concrete, woo	oden crib)					
See attached construction drawings						
5. Other Works						
Other Works (specify)						
(

Site Photos:





Deer Leap Forestry Services Seawall/Post/Boathouse Construction Site 2023 Ortho Aerial Imagery September 9, 2023

Dustin Haw

Published September 9, 2024 by Deer Leap Forestry Services This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.

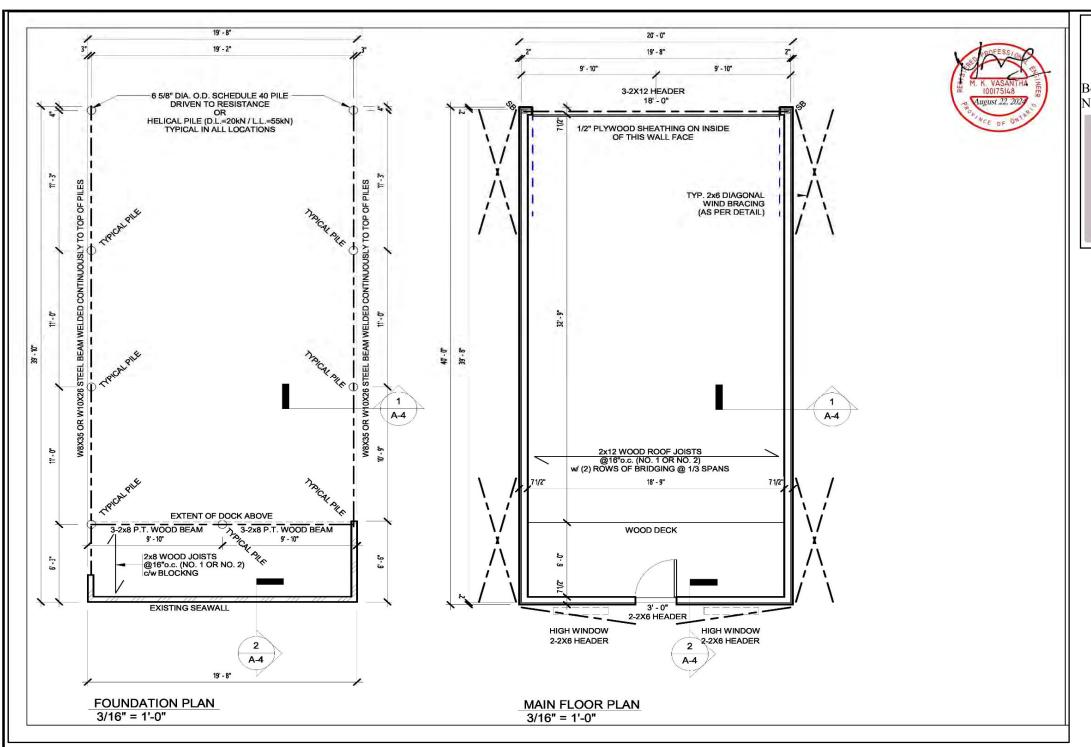
Scale: 1: 300

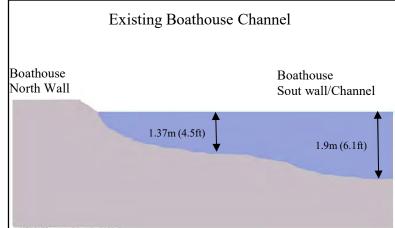
er	Lot	Pt 14
	Conc.	A
S	Twp.	Walsingham
ns	County	Norfolk
	Roll No.	3310543050213000000



egend	Deer Leap Forestry Services	Published September 9, 2024 by Dee
•	Site Plan : Proposed Seawall, & Post/Piling Locations	Leap Forestry Services This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, location of features, nor as a guide to
	September 9, 2023 Dustin Haw	navigation.
		Scale: 1:300

Appendix 2 : Map 2

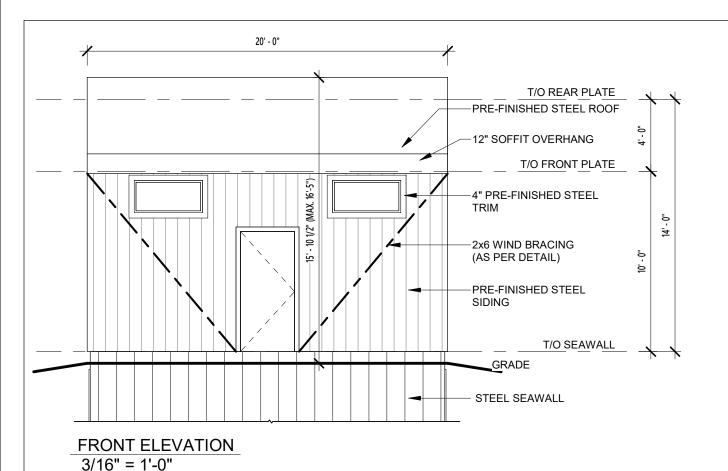


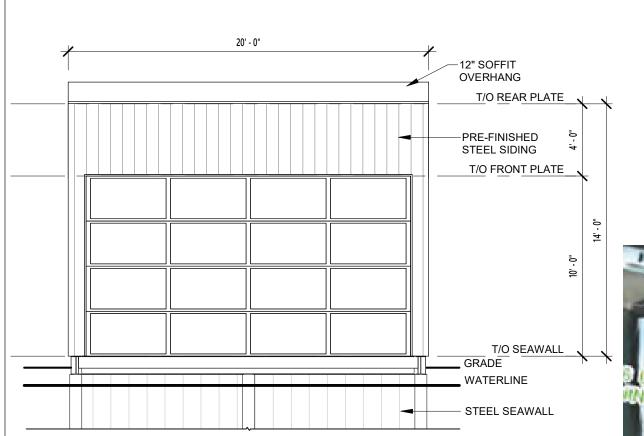


Published September 9, 2024 by Deer Legend **Deer Leap Forestry Services** Leap Forestry Services This map is for illustrative purposes **Boathouse Construction Plan** only. Do not rely on it as being **Charrette Design Solutions** a precise indicator of routes, locations June 5, 2022 See Attached Permit & of features, nor as a guide to **Construction Drawings** navigation. September 9, 2023 **Dustin Haw** Scale: 1:300

↑

Appendix 3: Map 3

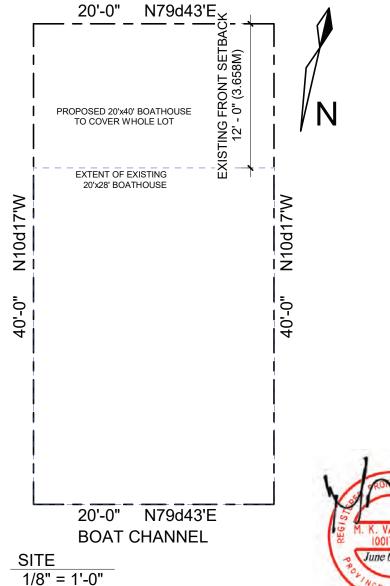




REAR ELEVATION

3/16" = 1'-0"

BOATHOUSE LANE (PRIVATE LANE)









848 Pavey St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN QUALIFICATION INFORMATION

TRACY ARCHER 119990

NAME BCIN

SIGNATURE

Description Date
I ISSUE FOR VARIANCE 21/09/10
P ISSUE FOR PERMIT 22/06/05

GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE (PRIVATE LANE) LONG POINT

FRONT/REAR ELEVATION

 Project #
 006-0102

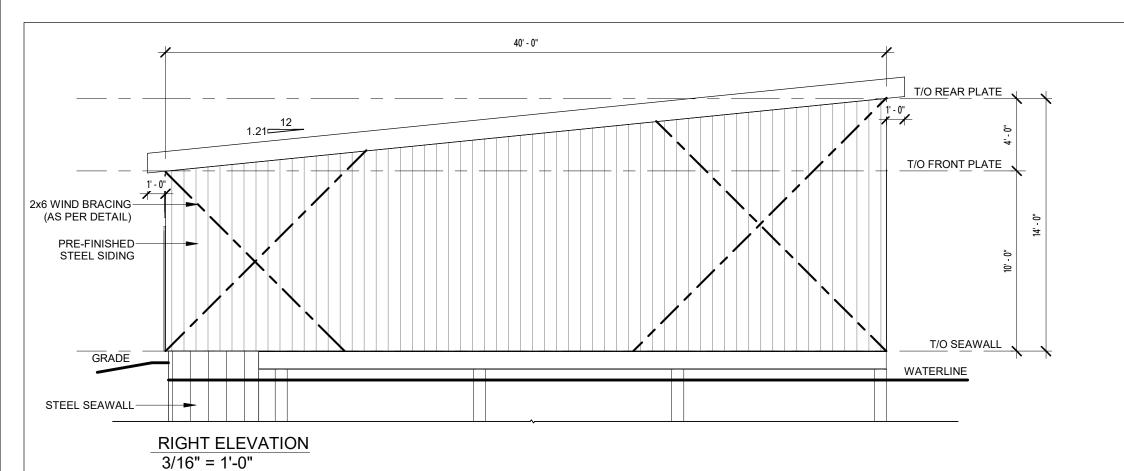
 Date
 JUNE 5, 2022

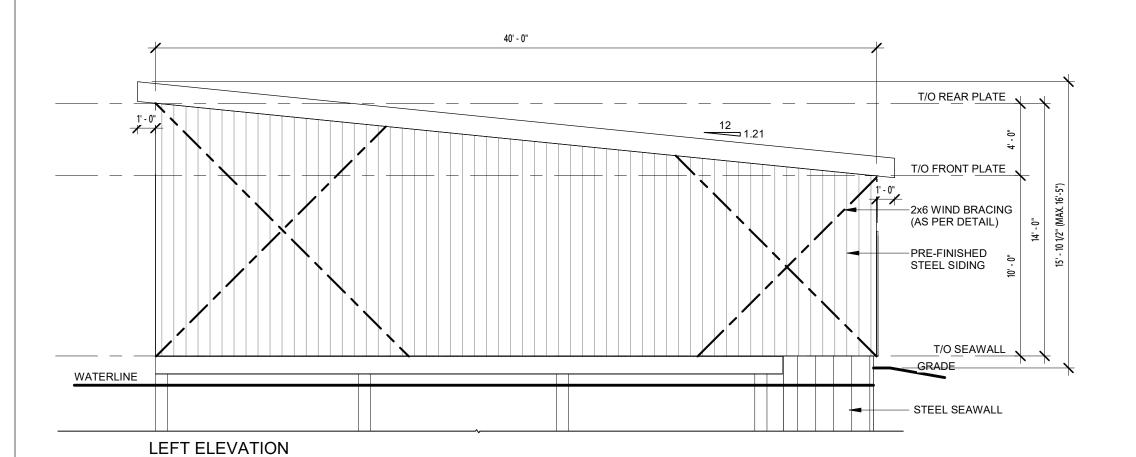
 Drawn by
 TA

 Checked by
 TA

A-1

Scale As indicated





3/16" = 1'-0"





848 Pavey St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN QUALIFICATION INFORMATION

TRACY ARCHER 119990

NAME BCIN

SIGNATURE

1 ISSUE FOR VARIANCE 21/09/10
2 ISSUE FOR PERMIT 22/06/05

Description

Date

GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE (PRIVATE LANE) LONG POINT

RIGHT/LEFT ELEVATION

Project # 006-0102

Date JUNE 5, 2022

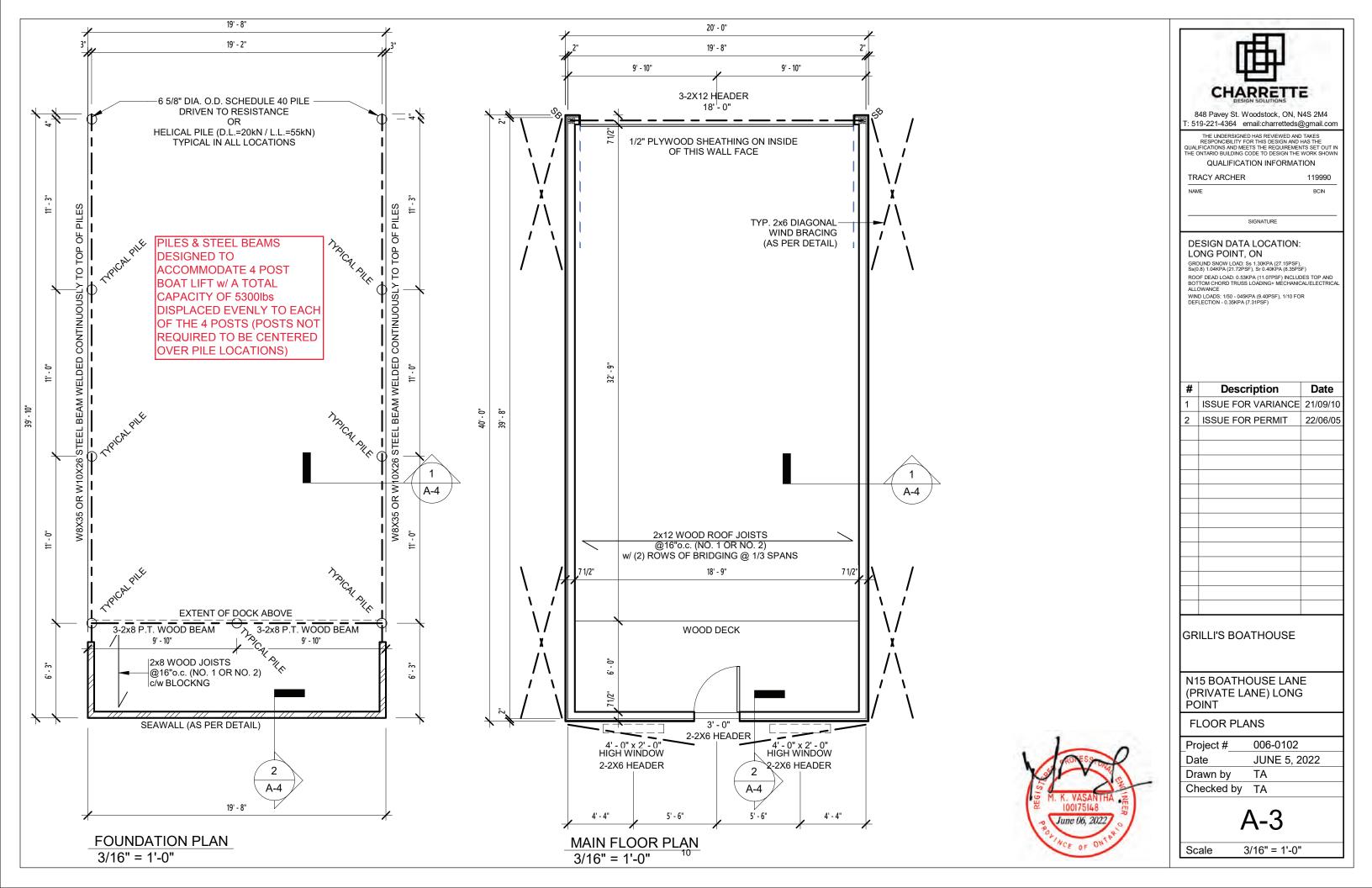
Drawn by TA

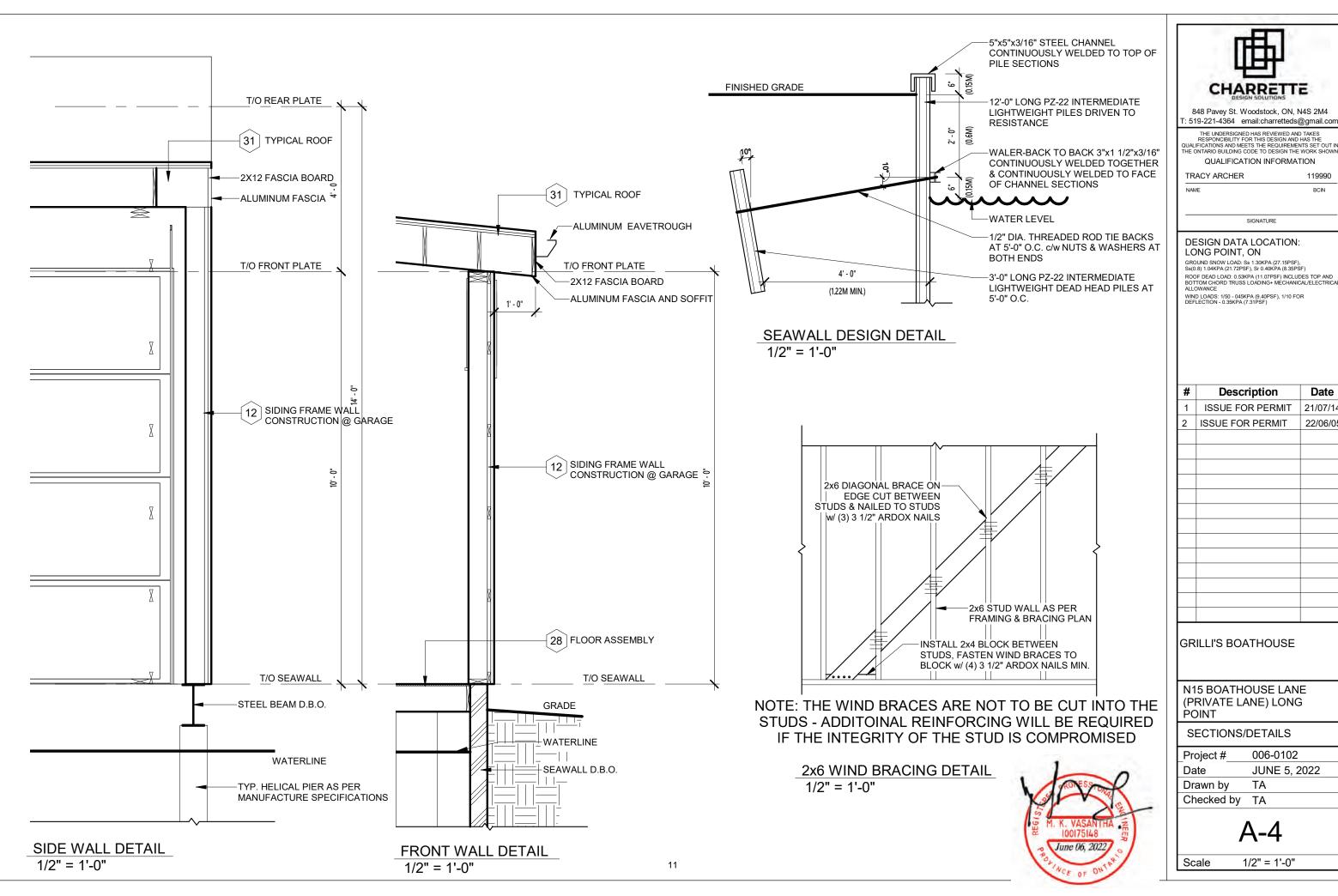
Checked by TA

A-2

Scale 3/16" = 1'-0"

9







848 Pavey St. Woodstock, ON, N4S 2M4

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

119990

GROUND SNOW LOAD: Ss 1:30KPA (27.15PSF), Ss(0.8) 1.04KPA (21.72PSF), Sr 0.40KPA (8.35PSF) ROOF DEAD LOAD: 0.53KPA (11.07PSF) INCLUDES TOP AND BOTTOM CHORD TRUSS LOADING+ MECHANICAL/ELECTRICAL ALLOWANCE

#	Description	Date			
1	ISSUE FOR PERMIT	21/07/14			
2	ISSUE FOR PERMIT	22/06/05			
GR	GRILLI'S BOATHOUSE				

N15 BOATHOUSE LANE (PRIVATE LANE) LONG

JUNE 5, 2022

GENERAL NOTES:

- 1, THESE GENERAL NOTES SHALL BE READ IN CONJUNCTION WITH THE LATEST REVISION OF DESIGN DRAWINGS AND SPECIFICATIONS PREPARED BY ALL ENGINEERING AND ARCHITECTURAL DISCIPLINES.
- 2. ALL WORK INCLUDING DESIGN, DETAILING, SHOP DRAWINGS, CONSTRUCTION, AND SHORING SHALL CONFORM TO THE LATEST EDITIONS OF THE ONTARIO BUILDING CODE, OCCUPATIONAL HEALTH AND SAFETY ACT, AND THE MINISTRY OF LABOUR REGULATIONS FOR CONSTRUCTION PROJECTS.
- 3, THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES ON THESE DRAWINGS TO THE ENGINEER AND/OR ARCHITECT PRIOR TO CONSTRUCTION.
- 4. ALL STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
- 5, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS.
- 6, OPERATIONS OF THE EXISTING FACILITY ARE NOT TO BE INTURRUPTED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS CAUSED BY CONSTRUCTION OPERATIONS.
- 7. ALL SHOP DRAWINGS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO).
- 8. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF EXISTING STRUCTURES PRIOR TO THE COMMENCEMENT OF WORK,

ENGINEERS GENERAL NOTES:

- 1. CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- 2. DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.
- 3. ALL CONSTRUCTION, MATERIALS, AND EQUIPMENT TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- 4. ALL STRUCTURAL ELEMENTS NOT OBTAINABLE THROUGH O.B.C. CHARTS TO BE ENGINEERED APPROVED (STRUCTURAL ENGINEER TO REVIEW, CALCULATE LOADS AND SIZES, STAMP, AND APPROVE).
- 5. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL. ALL EXTERIOR FOUNDATION WALL FOOTINGS TO EXTEND DOWN BELOW LOCAL FROST LEVELS (48" MINIMUM BELOW FINISHED GRADE).
- 6. REFER TO PLANS, CROSS SECTIONS, AND DETAILS FOR ALL TYPICAL CONSTRUCTION DETAILS AND NOTES.

ENGINEERING NOTES:

- 1, NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE FOR THE FOLLOWING INSPECTIONS:
- A. EXCAVATION PRIOR TO POURING FOOTINGS
- B. FLOOR DURING POUR TO VERIFY CONCRETE & THICKNESS
- C. ALL CONCRETE POURS IN WHICH REINFORCING STEEL IS SPECIFIED.
- D. ROUGH FRAMING PRIOR TO CLOSE-IN.
- E. TRUSS FRAMING AND BRACING PRIOR TO CLOSE-IN.
- F. ERECTION OF STRUCTURAL STEEL & WELDING PRIOR TO CLOSE-IN.
- G. FINAL INSPECTION FOR CERTIFICATION TO BE COMPLETED WITH BOTH OWNER & CONTRACTOR PRESENT.
- 2. CONTRACTOR OR OWNER TO COMPLETE AND SUBMIT COPIES OF ALL CONCRETE TESTS
- AS PER C.S.A. A23.1. ONE TEST REQUIRED PER 100M' MINIMUM.
- 3. CONTRACTOR OR OWNER TO SUBMIT TRUSS DRAWINGS FOR REVIEW
- 4. CONTRACTOR OR OWNER TO SUBMIT SHOP DRAWINGS OF ALL PRECAST AND / OR PRE-ENGINEERED ELEMENTS FOR REVIEW.
- 5. CONTRACTOR OR OWNER TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- 6. THE DESIGN ON THESE DRAWINGS IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE USED OR COPIED WITHOUT CONSENT IN WRITING.
- CHANGES OR SUBSTITUTIONS ARE NOT TO BE MADE WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

INSTALL LATERAL TRUSS BRACING AS PER TRUSS DRAWINGS.

CROSS BRACE WEB LATERAL BRACING AS FOLLOWS:

SINGLE BRACE - EVERY 48'

TRIPLE BRACE - CONTINUOUS

TEMPORARY ERECTION BRACING TO BE DESIGNED, CERTIFIED, AND INSPECTED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF TEMPORARY BRACING DURING CONSTRUCTION.

SOIL & FOUNDATION NOTES:

- 1. ALLOWABLE SOIL BEARING CAPACTLY FOR THIS PROJECT HAS BEEN ASSUMED AT 2500 PSF (120 KPA).
- 2. THE CONTRACTOR SHALL REPORT ANY UNSTABLE SOIL CONDITIONS TO THE ENGINEER. FOOTINGS SHALL NOT BE POURED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY THE ENGINEER OR SOIL CONSULTANT.
- 3. THE DIRECTION OF THE SOIL CONSULTANT SHALL BE STRICTLY FOLLOWED.
- 4. ALL EXTERIOR FOOTINGS SHALL BE POURED ON UNDISTURBED NATIVE SOIL (OR APPROVED ENGINEERED FILL) AT A MINIMUM DEPTH OF 4'-0" (1.20m) BELOW FINISHED GRADE AND AT THE GRADES SHOWN ON THE DRAWINGS.
- 5. EXCAVATIONS SHALL CONFORM TO THE LATEST EDITIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF LABOUR REGULATIONS FOR CONSTRUCTION PROJECTS.
- 6. WALLS TO BE BACKFILLED ON BOTH SIDES SHALL BE BACKFILLED EVENLY UNLESS SHORED ON ONE SIDE TO THE SATISFACTION OF THE ENGINEER. PIT WALLS SHALL NOT BE BACKFILLED UNLESS BRACED AT THE TOP TO THE SATISFACTION OF THE ENGINEER. BACKFILL SHALL BE APPROVED MATERIAL COMPACTED TO 95% S.P.D. UNLESS OTHERWISE NOTED.
- 7. INSTALLATION DETAILS FOR WATERSTOPS AT WALL/FOOTING INTERFACE AND IN VERTICAL JOINTS SHALL BE PROVIDED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- B. WALLS AND PIERS SHALL BE CENTRED ON FOOTINGS WITHIN THE MIDDLE THIRD OF THE FOOTING.

WOOD NOTES:

- 1. STRUCTURAL WOOD ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH CAN/CSA 086-01 "ENGINEERING DESIGN IN WOOD" AND THE WOOD DESIGN MANUAL (CANADIAN WOOD COUNCIL) LATEST EDITIONS.
- 2. WOOD TRUSSES SHALL BE DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO).
 THE CONTRACTOR SHALL SUBMIT TRUSS SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- 3. WOOD STUDS, JOISTS, NAILERS, BLOCKING, BUILT-UP BEAMS, AND COLUMNS SHALL BE S.P.F. NO. 2 (CONSTRUCTION GRADE) OR BETTER CONFORMING TO CAN/CSA-041-91 "SOFT WOOD LUMBER". GRADING SHALL CONFORM TO THE NATIONAL LUMBER GRADES AUTHORITY "STANDARD GRADING RULES FOR CANADIAN LUMBER". WOOD FRAME CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE 2006 SECTION 9.23.
- 4. PLYWOOD SHEATHING SHALL CONFORM TO CSA STANDARD 0121-M1978 DOUGLAS FIR PLYWOOD AND 0151-M1978 CANADIAN SOFT WOOD PLYWOOD.
- 5. WAFERBOARD AND O.S.B. SHALL CONFORM TO CSA STANDARD CAN3-0437.1-M85 WAFERBOARD AND STRANDBOARD.
- 6. FASTENING DEVICES (NAILS) SHALL CONFORM TO CSA STANDARD B111-1974 WIRE NAILS, SPIKES, AND STAPLES'.
- 7. TRUSS TIE DOWNS, JOIST HANGERS, ETC, SHALL CONFORM TO "ACCEPTANCE CRITERIA FOR JOIST HANGERS AND SIMILAR DEVICES" (THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS) AND SHALL BE A MINIMUM OF 20 GUAGE BALVANIZED STEEL

STRUCTURAL STEEL NOTES:

- 1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-S16-O1 "LIMIT STATES DESIGN OF STEEL STRUCTURES" AND SUPPLEMENT S16S1-O5.
- STEEL BEAMS AND COLUMNS SHALL CONFORM TO CAN/CSA-G40.21-04 "QUALITY STRUCTURAL STEEL" WITH A YIELD STRENGTH OF 267 MPA (40000 PSI) FOR BEAMS AND WIDE FLANGE COLUMNS, AND 333 MPA (50000 PSI) FOR H.S.S. SECTIONS.
- 3. BOLTS FOR STURCTURAL STEEL CONNECTIONS SHALL CONFORM TO ASTM A325. BOLTS AND THREADED ROD FOR WOOD CONNECTIONS SHALL CONFORM TO ASTM A307.
- 4. WELDING SHALL BE PERFORMED BY PERSONS CERTIFIED BY THE CANADIAN WELDING BUREAU IN CONFORMANCE WITH THE LATEST CSA STANDARD FOR WELDING CLAUSE 24.3 OF \$16-01.
- 5. SHOP DRAWINGS FOR ALL FABRICATED STEEL MEMBERS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO) AND SUBMITTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

WALLS:

- WOOD FRAME CONSTRUCTION TO COMPLY WITH O.B.C. 2012 9.23.
- WOOD FRAMING SPANS AND SIZES TO CONFORM TO TABLES A-1 A-16, INCLUDING ALL APPLICABLE
- 1 1/2" MINIMUM REQUIRED END BEARING OF JOISTS AND RAFTERS.
- HEAT TRANSFER, AIR LEAKAGE, AND CONDENSATION CONTROL TO COMPLY WITH 0.B.C. 2012 9.25.
- ALL SIDING TO COMPLY WITH D.B.C. 2012 9.27.
- EXTERIOR WALLS TO HAVE A MINIMUM OF R22 INSULATION.
- ALL VAPOUR BARRIER TO BE 6MM POLYETHYLENE (CGSB-51.34) AIR AND VAPOUR BARRIER SEALED AS PER D.B.C. 2012 9.25.
- DOORS AND WINDOWS TO COMPLY WITH FORCED ENTRY REQUIREMENTS AS PER 0.8.C. 2012 9.6.8.
- FLOOR LEVELS CONTAINING BEDROOMS ARE TO HAVE ONE OPENING WINDOW WITH AN UNDBSTRUCTED AREA OF 3.80 sq.Ft. MINIMUM WITH NO DIMENSION LESS THAN 15'.
- ALL ATTACHED GARAGES ARE TO HAVE GAS-PROOF WALLS WITH A MINIMUM OF R-19 INSULATION.

ROOF:

- ROOF CONSTRUCTION AND FLASHING TO COMPLY WITH D.B.C. 2006 9.26.
- RODF SPACES TO COMPLY WITH O.B.C. 2012 9.19.
- UNDBSTRUCTED VENT AREA TO BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
- MINIMUM ATTIC ACCESS TO BE 20"x28" FITTED WITH A COVERCOMPLETE WITH WEATHERSTRIPPING AND RIGID INSULATION.

CONCRETE AND REINFORCED CONCRETE NOTES:

- 1. ALL CONCRETE SHALL CONFORM TO CAN/CSA-A23.1., "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION" WITH A MAXIMUM AGGREGATE SIZE OF 3/4" (19MM), TYPE 10 NORMAL PORTLAND CEMENT (UNLESS OTHERWISE NOTED), AND A COMPRESSIVE STRENGTH AT 28 DAYS.
- 2. SUPPLY AND PLACE CONCRETE AS FOLLOWS:
 FOOTINGS 25 MPA, MAX. W/C RATIO OF 0.50, AIR CONTENT 6% ± 1%
 FOUNDATION WALLS 25 MPA, MAX. W/C RATIO OF 0.50, AIR CONTENT 6% ± 1%
 PIERS 30 MPA, MAX. W/C RATIO OF 0.45, AIR CONTENT 6% ± 1%
 SLABS ON GRADE 25 MPA, MAX. W/C RATIO D F 0.50, NO AIR CONTENT REQUIRED
 PIT WALLS & FLOORS (SUBJECT TO ACID ATTACK) 32 MPA TYPE 50 CEMENT (OR EQUIVALENT),
 MAX. W/C RATIO OF 0.40, AIR CONTENT 6% ± 1%
- SIDEWALKS, EXPOSED CURBS, AND OTHER CONCRETE 32 MPA, MAX. W/C RATIO OF 0.45, AIR CONTENT 6% ± 1% 3. ALL REINFORCEMENT SHALL CONFORM TO CSA G30.3, G30.5 & G30.18 (LATEST EDITION) WITH A YIELD STRENGTH OF 400 MPA FOR DEFORMED BARS OR 360 MPA FOR WELDED WIRE MESH.
- 4. MINIMUM CORNER REINFORCING SHALL BE 24"x24" (600MMx600MM) "L'-BARS.
- 5. MINIMUM COVER ON REINFORCING FOR FORMED CONCRETE EXPOSED TO EARTH OR WEATHER SHALL BE 2¹ (50mm) FOR 20M OR LARGER BARS, 1 1/2¹ (38mm) FOR 15M OR SMALLER BARS, 3¹ (75mm) FOR REINFORCING IN FOOTINGS AND UNFORMED CONCRETE AGAINST EARTH, 1¹ (25mm) FOR SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER, 1 1/2¹ (38mm) FOR REINFORCING IN BEAMS, AND 2¹ (50mm) FOR MAIN PIER STEEL.
- 6. CONDUITS OR PIPES IN SLABS SHALL NOT EXCEED 1/3 OF THE SLAB THICKNESS IN DIAMETER AND SHALL HAVE A MINIMUM COVER OF 1" (25mm).
- 7. CONTROL JOINTS SHALL BE INSTALLED AS SHOWN OR AS NOTED ON DRAWINGS WITH A MAXIMUM SPACING OF 30'-0" (9.00m) IN WALLS. MAXIMUM SLAB1920UR LENGTH OF 100'-0" (30.00m). ALL SAW CUTS SHALL BE A MINIMUM OF 1/3 OF THE SLAB DEPTH AND SHALL BE CUT WITHIN 24 HOURS OF THE POUR.



848 Pavey St. Woodstock, ON, N4S 2M4
T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES
RESPONCIBILITY FOR THIS DESIGN AND HAS THE
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN
THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION

TRACY ARCHER 119990

NAME BCIN

SIGNATURE



#	Description	Date
1	ISSUE FOR PERMIT	22/06/05

GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE (PRIVATE LANE) LONG POINT

ENGINEER CONST. NOTES

Project # 006-0102

Date JUNE 5, 2022

Drawn by TA

Checked by TA

N1

Scale

CONSTRUCTION NOTES:

-CONTRACTOR TO CHECK & VERIFY PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER, ENGINEER NOTES TO SUPERSEDE ALL OTHER NOTES

-DRAWINGS ARE NOT TO BE SCALED

-ALL CONSTRUCTION TO CONFORM TO THE LATEST ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. (THESE DOCUMENTS SUPERSEDE CONSTRUCTION NOTES)

-ALL CONSTRUCTION NOTES SHOULD BE UNDERSTOOD PRIOR TO CONSTRICTION -THERMAL RESISTANCE VALUES BASED ON ZONE 1 -ASSUMED SOIL BEARING CAPACITY OF 1566 psf

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING: O.B.C. 9.15.3.

-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH

-MIN. 15MPa CONCRETE AFTER 28 DAYS

-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 75kPa BEARING CAPACITY

-FTG. TO HAVE CONTINUOUS KEY

-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

TYPICAL STRIP FOOTING: (EXTERIOR WALLS) O.B.C. 9.15.3.5.

-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE BRICK VENEER-1 STOREY - 13" X 4" (330mm X 100mm)

-2 STOREY - 19" X 6" (485mm X 155mm) -3 STOREY - 26" X 9" (660mm X 230mm)

SIDING-1 STOREY - 10" X 4" (255mm X 100mm)

-2 STOREY - 14" X 4" (360mm X 100mm -3 STOREY - 18" X 5" (460mm X 130mm)

TYPICAL STRIP FOOTING: (INT. BEARING WALLS) O.B.C. 9.15.3.6.

-1 STOREY MASONRY -1 STOREY STUD

- 16" X 4" (410mm X 100mm) - 12" X 4" (305mm X 100mm)

-2 STOREY MASONRY

- 26" X 9" (650mmX 230mm)

-2 STOREY STUD

- 18" X 5" (450mm X 130mm) - 36" X 14" (900mm X 360mm)

-3 STOREY MASONRY -3 STOREY STUD

- 24" X 8" (600mm X 200mm)

DRAINAGE TILE OR PIPE: O.B.C. 9.14.3.

-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLOOR SLAB.

-COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.

BASEMENT SLAB: O.B.C. 9.13. & 9.16.

-3" (75mm) CONCRETE SLAB

-15MPa AFTER 28 DAYS - O.B.C. 9.16.4.5.

-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa)

COMPRESSIVE STRENGTH AFTER 28 DAYS

-4" (100mm) OF COURSE GRANULAR MATERIA

-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.

-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C.

-FLOOR DRAIN PER O.B.C.9.31.4.4.

-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5)) - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD

GARAGE SLAB / EXTERIOR SLAB: -4"(100mm) CONCRETE SLAB

-32MPa COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.

-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB -4" (100mm) OF COURSE GRANULAR MATERIAL

-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR

MATERIAL. SHALL BE COMPACTED.

PILASTERS: O.B.C. 9.15.5.3.

PILASTER

-CONCRETE NIB - 4" X 12" (100mm X 300mm) -BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.

BEAM POCKET

-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.

-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)

STRUCTURAL COLUMNS

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

 $\frac{\text{WOOD COLUMN:}}{\text{COLUMN:}} \text{ OBC 9.17.4.1 , 9.17.4.2, & 9.17.4.3.} \\ -5 \frac{1}{2} \times 5 \frac{1}{2} \text{ (140mm x 140mm) SOLID WOOD COLUMN - OR} \\$ -3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.

-WRAP COLUMN BASE W/ 6 MIL POLY

-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)

STEEL PIPE COLUMN: O.B.C. 9.15.3.4. & 9.17.3. 9

-FIXED COLUMN

-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS -FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL

-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM.

PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM -ADJUSTABLE COLUMNS TO CONFORM TO CANI/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)

WALL ASSEMBLIES:

FOUNDATION WALL: O.B.C. 9.15.4.2. -SOLID 15MPa CONCRETE

-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR -LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS. -FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4 -WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE -BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS: O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2"

-TIE TÓ FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.

-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR

-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

<u>DAMPPROOFING & WATERPROOFING:</u>
-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2. -WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C.

TO GRADE LEVEL & SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.6.(2)(b)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS

PER O.B.C. 9.13.3.

-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING

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<u>SIDING/STUCCO FRAME WALL CONSTRUCTION</u>: O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)

-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

-1" (258mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)

-WIND BRACING AS PER MANUFACTURER SPECIFICATIONS -2" X 6" (38mmX 138mm) WOOD STUDS @ 16" (400mm) O.C.

-R20 (RSI 3.52) INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD.

SIDING/STUCCO FRAME WALL CONSTRUCTION @ GARAGE: O.B.C. 9.23. -STEEL SIDING AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)

-1X4 HORIZONÁL STRAPPING

-2" X 6" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

BRICK VENEER CONSTRUCTION: O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING -PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C.

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-1" (25mm) AIR SPACE

-WÀLL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

-1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.) -WIND BRACING AS PER MANUFACTURER SPECIFICATIONS

-2" X 6" (38mmX 138mm) WOOD STUDS @ 16" (400mm) O.C.

-R20 (RSI 3.52) INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD

BRICK VENEER CONSTRUCTION @ GARAGE: O.B.C. 9.23.

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING -PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C.

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-1" (25mm) AIR SPACE

-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. -7/16" (12mm) OSB (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16 ***-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

-1/2" (12.7mm) GYPSUM BOARD

<u>INTERIOR STUD WALLS:</u> O.B.C. T.9.23.10.1.
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ - DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES

BEARING STUD WALL (BASEMENT):

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/

-DBL. 2" X 4" OR 2" X 6" TOP PLATE. -2" X 4" OR 2" X 6" BOTTOM PLATE WRAP BASE W/ 6 MIL POLY

-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES. OR BLOCKING AS MID-HEIGHT -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. -FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

FIREWALL: O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR) ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, OBC T32247

-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4) -1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF

-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C.

9.10.9.9.(1) & TABLE 2.1.1 SB-2 -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING -EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)

-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C.

PARTY WALL - FOUNDATION: O.B.C. 9.15.4.2.

-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 15MPa COMPRESSIVE STRENGTH AFTER 28 DAYS -FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

PARTY WALL - WOOD STUD: O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR) -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK

-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4"
(38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP

-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF

-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED. -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1) NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

GARAGE WALL & CEILING: O.B.C. 9.10.9.16.(3) -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING

BETWEEN HOUSE AND GARAGE -TAPE AND SEAL ALL JOINTS GAS TIGHT

***-R20 (RSI 3.52) INSULATION IN WALLS w/ 1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.) ***-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4.. FOR FLOOR ABOVE. -INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).

-1/2" (12 7mm) GYPSUM BOARD

-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm)

-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

WALLS ADJACENT TO ATTIC SPACE:

-1/2" (12 7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. ***-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.

***-R20 (RSI 3.52) INSULATION -1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE. ***-1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

EXPOSED FLOOR:

-FLOOR AS PER NOTE # 28

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. -R31 (RSI 5.46) INSULATION -VENTED ALUMINUM SOFFIT

SUNKEN FINISHED AREAS:
-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS. (WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS)

<u>CORBEL MASONRY VENEER:</u>
-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

-FLOOR STRUCTURE AS PER NOTE # 28



848 Pavey St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION

119990

BCIN

NAME

TRACY ARCHER

SIGNATURE



Description ISSUE FOR PERMIT	Date 22/06/05
ISSUE FOR PERMIT	22/06/05

GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE (PRIVATE LANE) LONG **POINT**

CONSTRUCTION NOTES

Project # 006-0102 Date JUNE 5, 2022 TΑ Drawn by

Checked by TA

Scale

13

FLOOR ASSEMBLIES:

<u>SILL PLATE:</u> O.B.C. 9.23.7. -2" X 4" (38mm X 89mm) PLATE (OR 2"X6")

-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO **FOUNDATION WALL**

-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1"
(25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED

BRIDGING & STRAPPING: O.B.C. 9.23.9.4.

-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C. -FASTENED TO SILL OR HEADER @ ENDS B- BRIDGING

-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.

C- BRIDGING & STRAPPING

A & B USED TOGETHER OR

-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING FURRING OR PANEL TYPE CELLING

-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

-1 1/4" (31.75mm) X 6" P.T. WOOD DECK BOARDS

-FLOOR JOISTS AS PER FLOOR PLANS

PORCH SLAB: O.B.C. 9.39.1.4.

-4 7/8" (125mm) 32 MPa CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT

-REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY

-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB

-3" (75mm) END BEARING ON FOUNDATION WALL

-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.
-IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS

NOT TO EXCEED 8'-2"

ROOF ASSEMBLIES:

EXTERIOR FLAT ROOF ASSEMBLY: 30

-2 PLY MODIFIED BITUMINOUS MEMBRANE ON 1/8" ROOF BOARD (2 LAYERS ASPHALT-SATURATED GLASS MAT WITH MINERAL-FORTIFIED ASPHALTIC CORE) PER MANUF

-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON ON 2"X4" OR 2"X6" PURLINS (CUT TAPERED) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) SLOPED MIN 2% TO ROOF SCUPPER

REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)

**-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4 -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

TYPICAL ROOF: O.B.C. 9.26.

-LOW SLOPE CORRUGATED STEEL ROOFING -1x3 STRAPPING PERPENDICULAR TO TRUSSES

-ROOF JOISTS AS PER FLOOR PLANS -EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM) -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

CEILING: [32]

-R60 (RSI 8 80) INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

VAULTED OR CATHEDRAL CEILING: O.B.C. 9.26. & TABLE A4

FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

EAVES PROTECTION LAID BENEATH STARTER STRIP.

-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.

-STARTER STRIP AS PER O B C 9 26 7 2

-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)

-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

-2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR

-2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)

**-R31 (RSI 5 46) INSULATION

-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD

CONVENTIONAL FRAMING: O.B.C. TABLE A6 OR A7

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm) -2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS

-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE

-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK

ATTIC ACCESS HATCH: OBC 9.19.2.1. & SB-12 3.1.1.8.(1)

-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

GENERAL:

PRIVATE STAIRS: O.B.C. 9.8.4.

(200mm) = 8-1/4" -MIN RUN (210mm) -MIN TREAD = 9-1/4" (235mm) -MAX NOSING (25mm) -MIN. HEADROOM = 6'-5" (1950mm) -MIN. WIDTH = 2'-10"

(860mm) (BETWEEN WALL FACES) -MIN. WIDTH (900mm) (EXIT STAIRS, BETWEEN GUARDS)

ANGLED TREADS: -MIN RUN = 5 7/8"

(150mm) = 7 7/8" -MIN AVG RUN

(200mm)

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS -EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2

-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE HANDRAILS: O.B.C. 9.8.7

ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)

-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-'7" (1100mm) -ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING

HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS,

LANDINGS OR POSTS AT CHANGES IN DIRECTION HANDRAIL HEIGHT: O.B.C. 9.8.7.4

- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. - 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS

-MEASURED VÉRTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

HANDRAIL PROJECTIONS: O.B.C. 9.8.7.6

-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

PUBLIC STAIRS: O.B.C. 9.8.4. 〔37〕

-MAX. RISE = 7-3/32" (180mm) -MIN. RUN = 11" (280mm) -MIN. TREAD = 11" (280mm) -MAX NOSING (25mm) -MIN HEADROOM = 6'-9" (2050mm)

= 2'-11" (900mm) (EXIT STAIRS, BETWEEN GUARDS) -FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 -FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS: O.B.C. 9.8.7

ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) -TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1100mm) -TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN DIRECTION HANDRAIL HEIGHT: O.B.C. 9.8.7.4

- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. -3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS)

-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

HANDRAIL PROJECTIONS: O.B.C. 9.8.7.6

-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

HANDRAIL TERMINATION: O.B.C. 9.8.7.3

-ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

FINISH: O.B.C. 9.8.9.6

-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9896 (4)

-STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

INTERIOR GUARDS: O.B.C. SB-7 & 9.8.8.3.

-GUARDS TO BE 3'-6" (1070mm) HIGH -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH

-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS

-PICKETS TO HAVE 4" (100mm) MAX. SPACING

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

39 **EXTERIOR GUARDS:** O.B.C. SB-7 & 9.8.8.3.

-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm)

-GUARDS TO BE 3'-6" (1070mm)

-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH -FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.

-PICKETS TO HAVE 4" (100mm) MAX, SPACING

-PROVIDE MID-SPAN POSTS AS PER SB-7

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

WOOD FRAMING MEMBERS: SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

PRECAST CONC. STEP:

-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

SMOKE ALARM: O.B.C.- 9.10.19.

-INSTALLED AT OR NEAR CEILING

-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS -PROVIDE 1 IN EACH BEDROOM

-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT -ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

CARBON MONOXIDE ALARM (CMA): O.B.C.- 9.33.4.

-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.

-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

GARAGE MAN DOORS:

TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15. -R4 (RSI 0.70)

45

EXTERIOR COLUMN W/ MASONRY PIER:
-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE. -TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS -MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT

-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.

-3/4" AIR SPACE AROUND POST.

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE -MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. REFER TO

ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT. NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

[46] **EXTERIOR COLUMN:** -MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION

DRAWINGS) ANCHORED TO PORCH SLAB W/ NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

COLD CELLARS:

47 FOR COLD CELLARS PROVIDE THE FOLLOWING:
--VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
--COVER VENT W/ BUG SCREEN

-WALL MOUNTED LIGHT FIXTURE

-L1+L7 FOR DOOR OPENING

-2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7) ***-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ R20 (RSI 3.52) CONTINUOUS INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)

STUD WALL REINFORCEMENT: O.B.C. 9.5.2.3.
-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(g) & 3.8.3.13.(4)(e) -GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

WINDOW GUARDS:

@STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8) WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS

WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.

WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(b)

FRAME CONSTRUCTION:

-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE. -ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN

-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING -BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING

-DOUBLE STUDS @ OPENINGS

-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm) -DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7"

(800mm) AND 6'-7" (2000mm) -DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL

-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL

-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE

184mm) -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER

THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X



848 Pavev St. Woodstock, ON, N4S 2M4 T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONCIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

119990

BCIN

QUALIFICATION INFORMATION

TRACY ARCHER NAME

SIGNATURE



#	Description	Date	
1	ISSUE FOR PERMIT	22/06/05	

GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE (PRIVATE LANE) LONG **POINT**

CONSTRUCTION NOTES

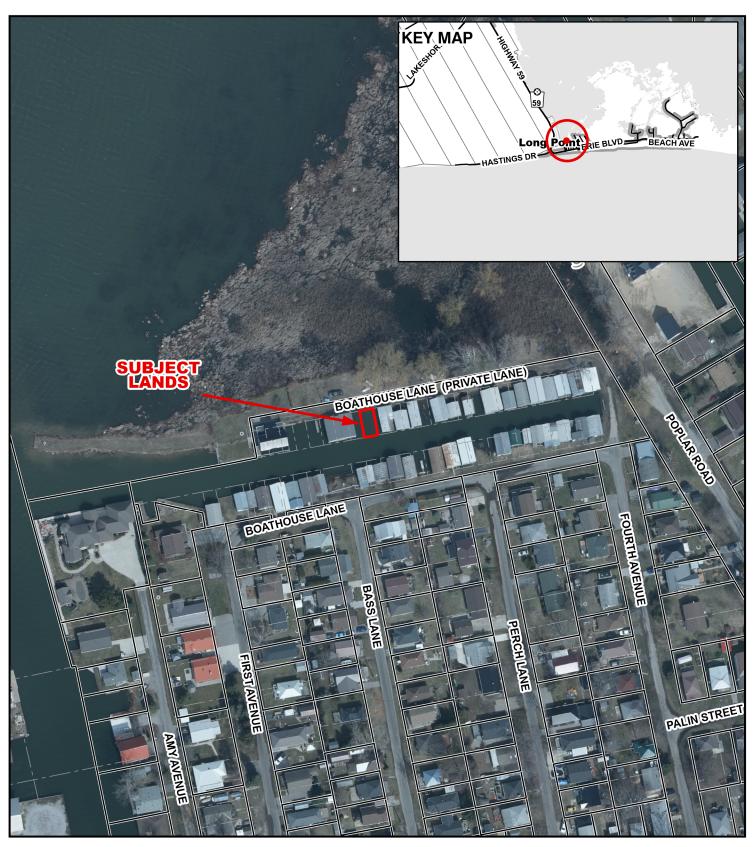
006-0102 Project # JUNE 5, 2022 Date Drawn by Author

Scale

Checked by Checker

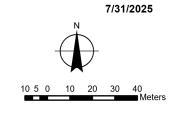
CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM



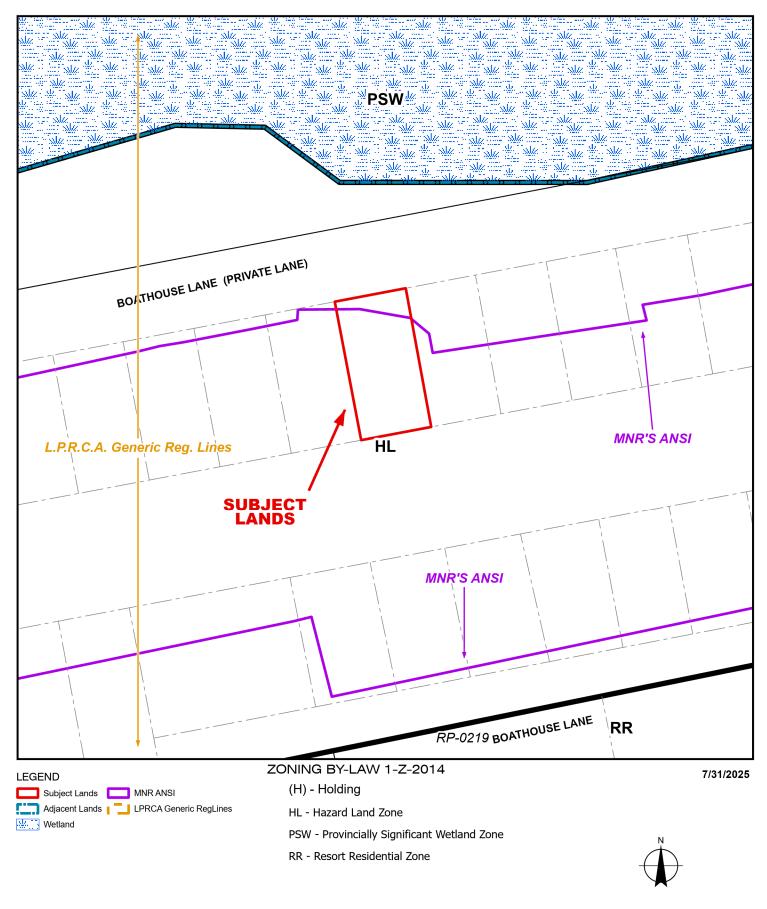
Legend





MAP B ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM



CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM

