Planning Department
The Municipality of Hastings Highlands
County of Hastings
33011 Hwy 62N
P.O. Box 130
Maynooth, ON, K0L 2S0

January 16th, 2026
DPS File: 22205

DESIGN PLAN SERVICES
TOWN PLANNING CONSULTANTS

RE: 752 Peterson Road, Maynooth, Hastings Highlands
Planning Justification Report Addendum
2nd Submission

Background

A Zoning By-law Amendment application (the "ZBA application") was submitted to the Municipality in October 2024, following prior initial discussions and a pre-consultation meeting with Municipal Staff regarding the Proposal for a new tourist establishment with 17 cabins, including one lookout tower/cabin, a management/office building, parking facilities, as well as other accessory elements associated with the principal tourist establishment use (the "Proposal"), at the Subject Property municipally known as 752 Peterson Road (the "Subject Property"). Following the 1st submission of the ZBA application in October 2024, comments were subsequently received from the Municipality and relevant comments agencies/departments. Comments received following the 1st submission of the ZBA application were taken into consideration, and the plans and submission materials were then revised/updated to address all comments received to the extent possible. Further discussions with Municipal Staff were also held in order to get clarification and to come to a resolution on certain matters pertaining to the comments received. The revised plans and submission materials comprising the 2nd submission package, which were prepared in response to the 1st submission comments, were then submitted to the Municipality in July 2025. Upon submission of the 2nd submission package, additional comments from Municipal Staff and relevant commenting agencies/departments were received, specifically in relation to the Functional Servicing and Stormwater Management Report as well as the Hydrogeological Investigation Report. As such, a revised Functional Servicing and Stormwater Management Report, as well as a revised Hydrogeological Investigation Report, were prepared and submitted to the Municipality in December 2025, in

response to the comments received. At this time, it is our understanding that all comments received have been addressed to the extent possible and that Municipal Staff, as well as relevant commenting agencies/departments, do not have any further concerns with the Proposal.

Original and Updated Proposal

Most comments received based on the 1st submission from Municipal Staff and relevant commenting agencies/departments were more technical in nature and mostly related to engineering items. As such, the revised Proposal provided as part of the 2nd submission package is largely the same as what was provided in the 1st submission. However, one comment was provided by Municipal Planning Staff, raising concerns with the proposed lookout tower/cabin. Particularly, Municipal Planning Staff noted concerns that the lookout tower/cabin will not be of a low structural profile relative to other structures in the area and relative to the tree canopy. As a result of this comment received, the lookout tower/cabin has been revised and has been significantly reduced in height. Specifically, in the 1st submission, the lookout tower/cabin was proposed to have a height of 21.03m from the top of the concrete pad that it is proposed to be built on, to the roof of the lookout tower/cabin. With the 2nd submission, the lookout tower/cabin has been reduced in height to 12.19m from the concrete pad to the roof of the lookout tower/cabin. Much of the existing trees and vegetation is proposed to be maintained and it is intended that the existing trees/vegetation will screen the proposed lookout tower/cabin from other properties in the surrounding area. A rendering of the proposed lookout tower/cabin on the Subject Property has been provided with the 2nd submission package, which demonstrates that the proposed lookout tower/cabin will have a low structural profile relative to the surrounding tree canopy. As such, we are of the opinion that the proposed lookout tower/cabin, as now proposed, does conform to the relevant and applicable Official Plan policies, that the proposed lookout tower/cabin respects the rural character of the area, and that the proposed lookout tower/cabin will blend in with its rural surroundings. The revised site plan, cabin floor plans and elevations, lookout tower/cabin floor plans and elevations, as well as a revised Draft Zoning By-law Amendment have been attached as Schedule “A”, “B”, and “C” to this addendum, respectively.

Policy Review

Given that the Proposal remains largely unchanged from the 1st submission, save and except for the revisions to the lookout tower/cabin as noted in the previous section above, as well as more technical revisions related to engineering and other technical

matters, all justification provided within the Planning Justification Report provided with the 1st submission, dated October 4th, 2024, remains applicable and unchanged.

Conclusion

In conclusion, the Proposal conforms to all and implements a number of applicable Provincial and County policies, and will have little to no impact on the surrounding land uses and area further than what is already contemplated by the County Official Plan. It is my professional opinion that the proposed new tourist establishment represents an appropriate and desirable use of the Subject Property in an area that is appropriate for this type of development and represents good planning. We look forward to continuing to work together on this application.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

David Igelman, BURPI, MCIP, RPP

Associate

DESIGN PLAN SERVICES INC.

Encl.

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SCHEDULE A – ARCHITECTURAL SITE PLAN, PREPARED BY NOAR ARCHITECTS, DATED JULY 21ST, 2025

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PROJECT
752 PETERSON RD.,
MAYNOOTH, ONTARIO,
K0L 2S0

TITLE
SITE PLAN

DATE STARTED 23/05/01

SCALE 1 : 500

DWG NO.
A0.3

NO.	ISSUED	DATE
1	ZBA	24/09/19
2	ZBA-2ND SUBMISSION	25/07/21

FILENAME: /Users/shahramrashvand/Documents/752 PETERSON ROAD/CAD/250414-752 PETERSON Rd-PLAN.dwg
PLOTDATE: Jul 21, 2025 - 9:15pm

SCHEDULE B – ARCHITECTURAL FLOOR PLANS AND ELEVATIONS OF CABINS AND LOOKOUT TOWER/CABIN, PREPARED BY NOAR ARCHITECTS, DATED JUNE 30TH, 2025

PROJECT: 752 PETERSON ROAD
MAYNOOTH, ON

ISSUED FOR 2ND SUBMISSION

2025-06-30

LIST OF DRAWINGS:

A0.1	COVER
A0.2	ARCHITECTURAL NOTES
A0.2A	STRUCTURAL NOTES
A0.3	SITE PLAN
A1.2	1ST FLOOR
A1.3	2ND FLOOR
A1.4	ROOF
A2.1	SOUTH ELEVATION
A2.2	EAST ELEVATION
A2.3	NORTH ELEVATION
A2.4	WEST ELEVATION
A4.1	CROSS SECTION
A5.1	DETAILS & WALL TYPES
A5.2	DETAILS

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GENERAL NOTES:

1-EXCAVATION AND BACKFILL
- EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES
- THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL
- IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MINIMUM DEPTH OF 11 ¾" IN EXCAVATED AREAS UNDER A BUILDING, AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NO LESS THAN 17¾"
- BACKFILL WITHIN 23 ⅛" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 9 ⅞" IN DIAMETER

2-DAMPPROOFING AND DRAINAGE
- IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENT AND CRAWL SPACES SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED
- MASONRY FOUNDATION WALLS SHALL BE PARGED WITH ¼" OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMPPROOFING
- 4" FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTING AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWL SPACE FLOOR, AND SHALL BE COVERED WITH 6" OF CRUSHED STONE. FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP
- WINDOW WELLS SHALL BE DRAINED TO THE FOOTING
- DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM THE BUILDING, AND PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION
- CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAIN TO THE EXTERIOR
- THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES

3-FOOTING
- MINIMUM 2200 PSI POURED CONCRETE UNLESS NOTED OTHERWISE ON DRAWING
- MINIMUM 48" BELOW FINISHED GRADE
- FOOTING SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 1570 PSF

4-FOOTING SIZE

FLOOR SUPPORTED	1	2	3
SUPPORTING EXT. WALL	9 ⅛"	13 ¾"	17 ¾"
SUPPORTING INT. WALL	9 ⅞"	13 ¾"	19 ¾"
COLUMN AREA	4.3SQF	8.1SQF	10.9SQF

- INCREASE FOOTING WIDTH BY 2⅝" FOR EACH STOREY OF BRICK VENEER SUPPORTED, AND BY 5¼" FOR EACH STOREY OF MASONRY
- THE PROJECTION OF AN UNREINFORCED FOOTING BEYOND THE WALL SUPPORTED SHALL NOT BE GREATER THAN ITS THICKNESS

5-STEP FOOTING
- VERTICAL RISE
  23⅝" MAX. FOR FIRM SOILS
  15¾" MAX. FOR SAND OR GRAVEL
- HORIZONTAL RUN 23⅝"

6-FOUNDATION WALLS
- TO BE POURED CONCRETE, UNIT MASONRY OR PRESERVED WOOD (SEE DRAWINGS FOR TYPE AND THICKNESS)
- DAMPPROOFING SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL
- FOUNDATION WALL TO EXTEND MINIMUM 5 ¼" ABOVE FINISHED GRADE
- A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2-11" BELOW EXTERIOR GRADE.
  A DRAINAGE LAYER SHALL CONSIST OF
  - MIN. ¾" MINERAL FIBRE INSULATION WITH MIN. DENSITY OF 3.6 LB/FT2
  - MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL, OR
  - AN APPROVED SYSTEM WHICH PROVIDES EQUIVALENT PERFORMANCE
- FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING

7-CONCRETE FLOOR SLABS
- GARAGE, CARPORT AND EXTERIOR SLABS AND EXTERIOR STEPS SHALL BE 4650PSI CONCRETE WITH 5-8% AIR ENTRAINMENT
- OTHER SLABS 3600PSI CONCRETE
- MINIMUM 4" THICK, PLACED ON A MINIMUM 4" OF COARSE, CLEAN, GRANULAR MATERIAL
- ALL FILL OTHER THAN COARSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT

8-MASONRY WALLS
- WHERE CONSTRUCTED OF 3 ½" BRICK, WALL SHALL BE BONDED WITH HEADER COURSE EVERY 6TH
- PROVIDE 2" SOLID MASONRY OR CONTINUOUS 1½" PLATE UNDER ALL ROOF AND FLOOR FRAMING MEMBERS
- PROVIDE 7 ½" SOLID MASONRY UNDER BEAMS AND COLUMNS
- MASONRY WALL TO BE TIED TO EACH TIER OF JOISTS WITH 1 $^{9}/_{16}$"X $^{3}/_{16}$" CORROSION RESISTANT STEEL STRAPS, KEYED MINIMUM 4" INTO MASONRY. WHEN JOISTS ARE PARALLEL TO WALL, TIES ARE TO EXTEND ACROSS AT LEAST 3 JOISTS #6'-7"O.C.
- INSIDE BACK OF WALL TO BE PARGED AND COVERED WITH NO. 15 BREATHER-TYPE ASPHALT PAPER
- FOR REDUCED FOUNDATION WALLS TO ALLOW A BRICK FACING WHILE MAINTAINING LATERAL SUPPORT, TIE MINIMUM 3 ½" BRICK TO MINIMUM 3 ½" BACK-UP BLOCK WITH CORROSION RESISTANT TIES AT LEAST 0.028IN2 CROSS SECTIONAL AREA, SPACED 7 ¾" VERTICALLY AND 2'-11" HORIZONTALLY, WITH JOINTS COMPLETELY FILLED WITH MORTAR
- MASONRY OVER OPENINGS SHALL BE SUPPORTED ON CORROSION RESISTANT OR PRIME PAINTED STEEL LINTELS WITH A MINIMUM OF 5⅛" END BEARING

9-MASONRY VENEER
- MINIMUM 2 ¾" THICK IF JOINTS ARE NOT RAKED AND 3 ½" THICK IF JOINTS ARE RAKED
- MINIMUM 1" AIR SPACE TO SHEATHING
- PROVIDE WEEP HOLES @31O.C. AT THE BOTTOM OF THE CAVITY AND OVER DOORS AND WINDOWS
- DIRECT DRAINAGE THROUGH WEEP HOLES WITH 20MIL POLY FLASHING EXTENDING MINIMUM 5 ⅞" UP BEHIND THE SHEATHING PAPER
- VENEER TIES MINIMUM 0.030" THICK X ½" WIDE CORROSION RESISTANT STRAPS SPACED @23 ¾" VERTICALLY AND 15 ¾" HORIZONTALLY
- FASTEN TIES WITH CORROSION RESISTANT 0.125" DIAMETER SCREWS OR SPIRAL NAILS WHICH PENETRATE AT LEAST 1-$^{13}/_{16}$" INTO STUDS

10-WOOD FRAME CONSTRUCTION
- ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO. 1&2, AND SHALL BE IDENTIFIED BY A GRADE STAMP
- MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION
- WOOD FRAMING MEMBERS WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETE WITH 6MIL POLYETHYLENE

11-WALLS
- EXTERIOR WALLS SHALL CONSIST OF:
  - CLADDING
  - SHEATHING PAPER LAPPED 4" AT JOINTS
  - ⅜" FIBRE BOARD OR GYPSUM BOARD OR ¼" PLYWOOD SHEATHING
  - 2X6 STUDS @16"O.C.,
  - 2X6 BOTTOM PLATE AND DOUBLE 2X6 TOP PLATE
  - 2X4 STUDS @16"O.C. CAN BE UTILIZED PROVIDED THE COMBINED R VALUE OF THE BATT INSULATION AND EXTERIOR RIGID INSULATION ACHIEVES R-17

- INTERIOR LOAD BEARING WALLS SHALL CONSIST OF:
  - 2X4 STUDS @16"O.C.
  - 2X4 BOTTOM PLATE AND DOUBLE 2X4 TOP PLATE
  - 2X4 MID-GIRTS IF NOT SHEATHED
  - ½" GYPSUM BOARD SHEATHING

12-FLOORS
- JOISTS TO HAVE MINIMUM 1 ½" OF END BEARING
- JOISTS SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION WITH ½" ANCHOR BOLTS @ 7'-10"O.C.
- HEADER JOISTS BETWEEN 3'-11" AND 10'-6" IN LENGTH SHALL BE DOUBLED. HEADER JOISTS EXCEEDING 10'-6" SHALL BE SIZED BY CALCULATIONS
- TRIMMER JOISTS SHALL BE DOUBLED WHEN SUPPORTED HEADER IS BETWEEN 2'-7" AND 6'-7". TRIMMER JOISTS SHALL BE SIZED BY CALCULATIONS WHEN SUPPORTED HEADER EXCEEDS 6'-7"
- 2X2 CROSS BRIDGING REQUIRED NOT MORE THAN 6'-11" FROM EACH SUPPORT AND FROM OTHER ROWS OF BRIDGING
- JOISTS SHALL BE SUPPORTED ON JOISTS HANGERS AT ALL FLUSH BEAMS, TRIMMERS, AND HEADERS.
- JOISTS LOCATED UNDER PARALLEL NON-LOADBEARING PARTITIONS SHALL BE DOUBLED

13-ROOF & CEILINGS
- HIP AND VALLEY RAFTER SHALL BE 2" DEEPER THAN COMMON RAFTERS
- 2X4 COLLAR TIES @RAFTER SPACING WITH 1X4 CONTINUOUS BRACE AT MID SPAN IF COLLAR TIE EXCEEDS 7'-10" IN LENGTH
- NO.210 (30.5KG/M2) ASPHALT SHINGLES

14-NOTCHING & DRILLING OF TRUSSES, JOISTS, RAFTERS
- HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE MAXIMUM ¼ X ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES
- NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER WITHIN ⅓ THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 1/3 JOIST DEPTH
- WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN ⅔ THE DEPTH OF THE STUD REMAINS, IF LOAD BEARING, AND 1 $^{9}/_{16}$" IF NON-LOAD BEARING
- ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN

15-ROOFING
- FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT. ROOFING NAILS SHALL PENETRATE THROUGH OR AT LEAST ½" INTO ROOF SHEATHING
- EVERY ASPHALT SHINGLE SHALL BE FASTENED WITH AT LEAST 4 NAILS
- EAVE PROTECTION SHALL EXTEND UP THE ROOF SLOPE FROM THE EDGE, AND AT LEAST 11 ¾" FROM THE INSIDE FACE OF THE EXTERIOR WALL, AND SHALL CONSIST OF TYPE M OR TYPE S ROLL ROOFING LAID WITH MINIMUM 4" HEAD AND END LAPS CEMENTED TOGETHER, OR GLASS FIBRE OR POLYESTER FIBRE COATED BASE SHEETS, OR MEMBRANES CONSISTING OF MODIFIED BITUMINOUS COATED MATERIAL. EAVE PROTECTION IS NOT REQUIRED FOR UNHEATED BUILDINGS, FOR ROOFS EXCEEDING A SLOPE OF 1 IN 1.5, OR WHERE A LOW SLOPE ASPHALT SHINGLE APPLICATION IS PROVIDED
- OPEN VALLEYS SHALL BE FLASHED WITH 2 LAYERS OF ROLL ROOFING, OR 1 LAYER OF SHEET METAL MIN. 23 ⅝" WIDE
- FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF SHINGLE ROOFS WITH EXTERIOR WALLS AND CHIMNEYS
- SHEET METAL FLASHING SHALL CONSIST OF NOT LESS THAN $^{1}/_{16}$" SHEET LEAD, 0.013" GALVANIZED STEEL, O.018" COPPER, 0.018" ZINC, OR 0.019" ALUMINUM

16-COLUMNS, BEAMS & LINTELS
- STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED.
- MINIMUM 3 ½" END BEARING FOR WOOD AND STEEL BEAMS, WITH 7 ⅝" SOLID MASONRY BENEATH THE BEAM
- STEEL COLUMNS TO HAVE MINIMUM OUTSIDE DIAMETER OF 2 ⅞" AND MINIMUM WALL THICKNESS OF 3/16
- WOOD COLUMNS FOR CARPORTS AND GARAGES SHALL BE MINIMUM 3 ½"X 3 ½"; IN ALL OTHER CASES EITHER 5 ½"X5 1/2" OR 7 ¼" ROUND, UNLESS CALCULATIONS BASED ON ACTUAL LOADS SHOW LESSER SIZES ARE ADEQUATE. ALL COLUMNS SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER
- MASONRY COLUMNS SHALL BE A MINIMUM OF 11 ⅜"X11 ⅜" OR 9 ½"X15"
- PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS

17-INSULATION & WEATHERPROOFING
- CEILING WITH ATTIC R60
- CEILING WITHOUT ATTIC R31
- EXPOSED FLOOR R31
- WALLS ABOVE GRADE R22
- BASEMENT WALLS R20ci
- SLAB (ALL>600MM BELOW GRADE) R10
- SLAB (EDGE ONLY=<600MM BELOW GRADE) R10
- SLAB (ALL=<600MM BELOW GRADE, OR HEATED)R 10
- SUPPLY DUCTS IN UNHEATED SPACE R20

- INSULATION SHALL BE PROTECTED WITH GYPSUM BOARD OR AND EQUIVALENT INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENT WHERE 6MIL POLY IS SUFFICIENT FOR FIBERGLASS TYPE INSULATIONS
- DUCTS PASSING THROUGH UNHEATED SPACE SHALL BE MADE AIRTIGHT WITH TAPE OR SEALANT
- CAULKING SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS BETWEEN THE FRAME AND THE EXTERIOR CLADDING
- WEATHER STRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE EXTERIOR
- EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOUR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM THE EXTERIOR

18-NATURAL VENTILATION
- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1 / 300 OF INSULATED AREA (50% AT EAVES)
- INSULATED ROOF SPACE NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1 / 150 OF INSULATED AREA
- ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED AND DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS
- UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 1.1 SQ.FT OF VENTILATION FOR EACH 538 SQ.FT
- MINIMUM NATURAL VENTILATION AREA, WHERE MECHANICAL VENTILATION IS NOT PROVIDED, ARE:

BATHROOMS	0.97 SQ.FT
OTHER ROOMS	3 SQ.FT
UNFINISHED BASEMENT	0.2% OF FLOOR AREA

19-DOORS AND WINDOWS
- EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST 1 WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 3.8 FT.2 AND NO DIMENSION LESS THAN 15" WHICH IS OPERABLE FROM THE INSIDE WITHOUT TOOLS
- EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 6'-7" FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADBOLT LOCK
- THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT

20-EXTERIOR WALLS
- NO WINDOWS OR OTHER UNPROTECTED OPENINGS ARE PERMITTED IN EXTERIOR WALLS LESS THAN 3'-11" FROM PROPERTY LINE
- ⅝" FIRE RATED DRYWALL SHALL BE INSTALLED ON THE INSIDE FACE OF ATTACHED GARAGE EXTERIOR WALLS AND GABLE ENDS OF ROOFS WHICH ARE LESS THAN 3'-11" FROM PROPERTY LINES
- NON COMBUSTIBLE CLADDING SHALL BE INSTALLED ON ALL EXTERIOR WALLS LESS THAN 23 ⅝" FROM PROPERTY LINES

21-CERAMIC TILE
- WHEN CERAMIC TILE APPLIED TO A MORTAR BED WITH ADHESIVE, THE BED SHALL BE A MINIMUM OF ½" THICK & REINFORCED WITH GALVANIZED DIAMOND MESH LATH, APPLIED OVER POLYETHYLENE ON SUBFLOORING ON JOISTS AT NO MORE THAN 16"O.C. WITH AT LEAST 2 ROWS CROSS BRIDGING

22-ACCESS TO ATTICS AND CRAWL SPACES
- ACCESS HATCH MINIMUM 21 ½"X 23" TO BE PROVIDED TO EVERY CRAWL SPACE AND EVERY ROOF SPACE WHICH IS 108FT2 OR MORE IN AREA AND MORE THAN 23 ⅝" IN HEIGHT

23-STUCCO
- (DUREX STUCCO WALL SYSTEM OR APPROVED EQUIVALENT)
  DUREX ARCHITECTURAL COATING
  1 COAT DUREX BRUSH COAT
  2 COATS DUREX DRYPLAST CONCENTRATE EXPANDED GALVANIZED METAL LATH
  BUILDING PAPER

24-ALARMS AND DETECTORS
- AT LEAST ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR AND BASEMENT LEVEL 2'-11" OR MORE ABOVE AN ADJACENT LEVEL
- SMOKE ALARMS SHALL BE INTERCONNECTED AND LOCATED SUCH THAT ONE IS WITHIN 16'-5" OF EVERY BEDROOM DOOM AND NO MORE THAN 49'-3" TRAVEL DISTANCE FROM ANY POINT ON A FLOOR
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON OR NEAR THE CEILING IN EVERY ROOM CONTAINING A SOLID FUEL BURNING FIREPLACE OR STOVE

25-STAIRS
- MAXIMUM RISE 7 ¾"
- MINIMUM RUN 8 ¼"
- MINIMUM TREAD 9 ¼"
- MINIMUM HEAD ROOM 6'-5"
- MINIMUM WIDTH 2'-10"
- CURVED STAIRS SHALL HAVE A MINIMUM RUN OF 5 ⅞" AT ANY POINT AND A MINIMUM AVERAGE RUN OF 7 ¾"
- WINDERS WHICH CONVERGE TO A POINT IN STAIRS MUST TURN THROUGH AN ANGLE OF NO MORE THAN 90°, WITH NO LESS THAN 30° OR MORE THAN 45° PER TREAD. SETS OF WINDERS MUST BE SEPARATED BY 3'-11" ALONG THE RUN OF THE STAIR
- A LANDING MINIMUM 2'-11" IN LENGTH IS REQUIRED AT THE TOP OF ANY STAIR LEADING TO THE PRINCIPAL ENTRANCE TO A DWELLING, AND OTHER ENTRANCES WITH MORE THAN 3 RISERS
- EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS REQUIRE FOUNDATIONS

26-HANDRAILS AND GUARDS
- A HANDRAIL IS REQUIRED FOR:
  INTERIOR STAIRS CONTAINING MORE THAN 2 RISERS AND
  EXTERIOR STAIRS CONTAINING MORE THAN 3 RISERS
- GUARDS ARE REQUIRED AROUND EVERY ACCESSIBLE SURFACE WHICH IS MORE THAN 23 ⅝" ABOVE THE ADJACENT LEVEL
- INTERIOR AND EXTERIOR GUARDS MIN. 2'-11" HIGH
  EXTERIOR GUARDS SHALL BE 3'-6" HIGH WHERE HEIGHT ABOVE ADJACENT SURFACE EXCEEDS 5'-11"
- GUARDS SHALL HAVE NO OPENING GREATER THAN 4" AND 2'-11" THAT WILL FACILITATE CLIMBING

27-PLUMBING
- EVERY DWELLING REQUIRES A KITCHEN SINK, LAVATORY, WATER CLOSET, BATHTUB OR SHOWER STALL AND THE INSTALLATION OR AVAILABILITY OF LAUNDRY FACILITIES
- A FLOOR DRAIN SHALL BE INSTALLED IN THE BASEMENT, AND CONNECTED TO THE SANITARY SEWER WHERE GRAVITY DRAINAGE IS POSSIBLE. IN OTHER CASES, IT SHALL BE CONNECTED TO A STORM DRAINAGE SYSTEM, DITCH OR DRY WELL

28-ELECTRICAL
- AN EXTERNAL LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE
- A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCHED RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND LIVING ROOMS
- STAIRS SHALL BE LIGHTED, AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A 3 WAY SWITCH AT THE HEAD AND FOOT OF THE STAIRS
- BASEMENTS REQUIRE A LIGHT FOR EACH 323FT2, CONTROLLED BY A SWITCH AT THE HEAD OF THE STAIRS

29-MECHANICAL VENTILATION
- A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL CAPACITY AT LEAST EQUAL TO THE SUM OF:
  10CFM EACH FOR BASEMENT AND MASTER BEDROOM
  5CFM FOR EACH OTHER ROOM
- A PRINCIPAL DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH
- SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED CAPACITY
- A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY SOLID FUEL APPLIANCES ARE INSTALLED
- SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMINATION FROM EXHAUST OUTLETS

30-GASPROOF DOORS
- GASPROOF DOOR AND FRAME ASSEMBLY WITH O/H CLOSER AND WEATHER STRIPPING

31-GASPROOFED WALLS & CEILING
- GARAGE WALLS AND CEILING SHALL BE GASPROOFED WITH ½" GB AND TAPED JOISTS

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PROJECT

752 PETERSON ROAD

MAYNOOTH, ON

START DATE 2022-09-22

No.	Description	Date
2	ZBA APPLICATION	2024-09-19
3	2ND SUBMISSION	2025-06-30

TITLE

ARCHITECTURAL NOTES

SHEET NO.

A0.2

PLOT DATE 2025-06-30 11:03:45 AM

STR GENERAL NOTES:

1. ATTACHED STRUCTURAL PLANS ARE DRAWN BASED ON ARCHITECTURAL DRAWINGS PREPARED BY OTHERS AND PROVIDED BY OWNER. ALL DIMENSIONS SHALL BE TAKEN FROM ARCHITECTURAL DRAWINGS AND ALL EXISTING DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

2. LATEST APPROVED DRAWINGS SUPERSEDES ALL PREVIOUSLY SUBMITTED AND STAMPED DRAWINGS.

3. PERMIT DRAWINGS ONLY COVER GENERAL SCOPE OF WORK AND DESIGN ENGINEER'S SITE SUPERVISION IS REQUIRED TO ADDRESS ALL STRUCTURAL ISSUES AS APPLICABLE TO THE PROJECT.SITE INSTRUCTION BY DESIGN ENGINEER SUPERSEDES DESIGN DRAWINGS.

4. ANY STRUCTURAL DEFICIENCY IN PLANS TO BE REPORTED TO THE DESIGNER BEFORE CONSTRUCTION.

5. CONSTRUCTOR SHALL REVIEW ALL PLANS AND NOTIFY THE ENGINEER IF THERE IS DISCREPANCY BETWEEN STRUCTURAL PLANS AND ARCHITECTURAL DESIGN.

6. STRUCTURAL PLANS ARE GENERAL AND ONLY SHOW ADEQUATE MEMBER SIZES. CONSTRUCTION DETAILS INCLUDING BUT NOT LIMITED TO LOCATION OF BEAMS/COLUMNS TO AVOID CONFLICT WITH OTHER MEMBERS OR HOW TO SUPPORT LVL BEAM ON STEEL POSTS ARE RESPONSIBILITY OF BUILDER.

7. OPTIMUM STRUCTURAL CORP (OSC) DOES NOT ASSUME ANY LIABILITIES FOR ANY CHANGES MADE TO THE APPROVED BUILDING DEPARTMENT PERMIT DRAWINGS.

8. CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING AND SUPPORTING EXISTING STRUCTURE THAT WILL REMAIN PRIOR,DURING AND UNTIL COMPLETION OF THE WORK. CONTRACTOR IS ALSO FULLY RESPONSIBLE TO SHORE ANY EXCAVATION AND THE NEIGHBORING PROPERTIES.

9. CONTRCTOR(S) AND OWNER ARE RESPONSIBLE FOR ARRANGING REQUIRED SITE VISITS BY THE APPROPRIATE GOVERNMENT AUTHORITIES.

10. AFTER DEMOLITION/REMOVALS CONSULT WITH OSC FOR POSSIBLE CHANGES TO THE STRUCTURAL DESIGN.

11. CONTRACTOR TO VERIFY SITE CONDITIONS AND MAKE ANY NECESSARY ADJUSTMENTS TO THE FOUNDATION HEIGHT, STEPPING AND VENEERING TO SUIT THE GRADE.

12. ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS REQUIRED WRITTEN APPROVAL FROM OSC PRIOR TO CONSTRUCTION.

13. LOADS DURING CONSTRUCTION SHALL NOT EXCEED DESIGN LOADS AS SPECIFIED.

14. SIZE OF STRUCTURAL MEMBERS ARE SPECIFIED IN GENERAL AND ALL CONNECTIONS AND CSA REQUIREMENTS SHALL BE DETAILED AND FOLLOWED BY CONSTRUCTOR.

15. FLOOR JOISTS , STUDS AND ALL OTHER STRUCTURAL MEMBERS OTHER THAN SPECIFIED, SHALL COMPLY WITH MANUFACTURER'S SPEC

TIMBER:

1. TIMBER DESIGN SHALL COMPLY WITH CSA CAN3-086-M80

2. ALL JOISTS, RAFTERS AND STUDS SHALL BE NO. 2 EASTERN SPRUCE UNLESS NOTED OTHERWISE.

3. FLOOR JOISTS , STUDS AND ALL OTHER STRUCTURAL MEMBERS OTHER THAN SPECIFIED, SHALL COMPLY WITH MANUFACTURER'S SPEC.

4. ALL LVL BEAMS ARE LP LVL 2.0E TYPE OR SIMILAR.

5. TRUSSES TO COMPLY WITH TRUSS DESIGNER'S PLAN STAMPED BY P.ENG

6. CONNECTIONS FOR STUDS, RAFTERS AND JOISTS SHALL COMPLY WITH REQUIREMENTS IN PART 9 OBC, UNLESS NOTED OTHERWISE.

7. ALL FLUSH JOISTS SHALL BE SUPPORTED WITH STEEL JOIST HANGERS MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUAL.

8. SHALL BE NAILED TOGETHER WITH 91 MM (3.5") COMMON NAILS AT 12" C/C TOP AND BOTTOM, UNLESS MORE AS SPECIFIED ON PLAN.

9. UNLESS NOTED OTHERWISE, PLYWOOD SHEATHING SHALL BE USED IT SHALL BE SPRUCE, ½" THICK FOR WALLS, ¾" THICK FOR FLOORS AND ½" THICK FOR ROOF SHEATHING.

10. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED (2" SCREWS).

11. NO HOLES ARE TO BE CUT OR DRILLED IN JOISTS EXCEPT AS PERMITTED IN THE BUILDING CODE, OR BY THE WOOD I MANUFACTURER.

12. NO CHORDS IN WOOD I'S OR ANY PART OF WEB WITHIN 2" OF THE TOP OR BOTTOM MAY BE CUT OR DRILLED.

13. ALL EXTERIOR / EXPOSED WOOD SHALL BE PRESSURE TREATED PINE.

14. FASTENERS SHALL BE HOT DIPPED GALVANIZED

15. 20. USE 2-2X6@12" O.C. FOR STUD WALLS MORE THAN 10' HEIGHT UNLESS SPECIFIED OTHERWISE. ALSO ADD SOLID BLOCKING AT NOT MORE THAN 3'-11" O/C.

16. 21. ALL PARTITION WALLS PARALLEL TO FLOOR JOISTS SHALL HAVE DOUBLE FLOOR JOISTS BENEATH THEM.

17. ALL JOISTS ENDING AT A HEADER OR BEAM (FLUSH) MUST HAVE JOIST HANGER SUPPORTS.

18. 23. AT THE END SUPPORTS OF THE FLOOR JOISTS, BLOCKING SHALL BE INSTALLED BETWEEN EVERY TWO JOISTS AND SHALL BE PROPERLY NAILED.

19. 24. THE FIRST TWO JOISTS AT EACH SIDE OF THE FLOORS PARALLEL TO THE EXTERIOR WALLS SHALL BE CONNECTED TO EACH OTHER AND TO THE RIM BOARD/JOISTS WITH BLOCKING NOT LESS THAN 2"X4" SPACED NOT MORE THAN 3'-11" APART

STRUCTURAL STEEL:

1. STRUCTURAL WIDE FLANGE SHAPES (W) TO CONFORM TO CAN/CSA G40.20/G40.21 GRADE 350W OR ASTM A992/A992M GRADE 50 (345 MPa)

2. ANGLES , PLATES AND CHANNELS (L,C) TO CONFORM TO CAN/CSA G40.20/G40.21 GRADE 350W

3. HOLLOW STRUCTURAL STEEL (HSS) TO CONFORM TO ASTM A 500 GRADE C.

4. STEEL FIELD FABRICATION AND ERECTION TO CONFORM TO CSA-S 16-09, SECTION 28 AND 239.

5. ANCHOR RODS TO CONFORM TO ASTM F 1554 OR 300W THREADED ROD CONFORM TO CSA G40.21-M, UNLESS OTHERWISE NOTED.

6. STRUCTURAL BOLTS,NUTS AND WASHER CONFORM TO ASTM A 325M.

7. CENTER BEARING PLATES UNDER BEAMS UNLESS OTHERWISE NOTED OR SHOWN.

8. ALL CANTILEVERED STEEL BEAMS SHALL BE CONNECTED BY MOMENT CONNECTION TO BEARING POINT.

9. NO STRUCTURAL STEEL SHALL BE CUT IN THE FIELD UNLESS REVIEWED AND APPROVED BY A PROFESSIONAL ENGINEER.

10. ALL STEEL COLUMNS SHALL BE SECURED IN BOTH DIRECTIONS TO THE FLOOR ASSEMBLIES. MAXIMUM UNSUPPORTED HEIGHT SHALL NOT EXCEED FLOOR HEIGHT.

11. ALL STEEL BEAMS TO BE WELDED TOGETHER AND TO THE STEEL POSTS AT SITE

12. HSS POSTS SHALL HAVE TOP & BOTTOM PLATES WELDED AT SHOP.

13. ALL STEEL POST SUPPORTED ON CONCRETE WALL SHALL BE ANCHORED TO THE WALL BY NOT LESS THAN 2-$^{9}/_{16}$" BOLTS.

14. STEEL BEAM NOTE: PROVIDE WEB STIFFENERS UNDER ALL POINT LOADS AND OVER BEARING POINTS.

15. WELDED SHEAR STUDS SHALL BE MADE FROM ASTM A- 108 COLD ROLLED, DEFORMED WIRE MEETING MECHANICAL PROPERTIES OF ASTM A- 496 AND SHALL BE WELDED PER MANUFACTURER'S RECOMMENDATION. STUDS SHALL BE ¾" IN DIAMETER AND SHALL HAVE A LENGTH OF 3" WHEN 1.5" DECK SPECIFIED AND 4.5" WHEN 3" DECK IS SPECIFIED.

16. STEEL BEAM NOTE: PROVIDE WEB STIFFENERS UNDER ALL POINT LOADS AND OVER BEARING POINTS. WELD 1"X 36"X ¼" TIES@48" O.C. AND SECURE TO FLOOR FRAMING WITH SCREWS.

17. PROVIDE MINIMUM 150 mm BEARING FOR STEEL LINTELS AND BEAMS,

CONCRETE, REINFORCEMENT, AND CONCRETE BLOCK:

1. CONCRETE SHALL BE DESIGNED, MIXED, PLACED, CURED, AND TESTED IN ACCORDANCE WITH CAN 3-A438.

2. CEMENT SHALL MEET THE REQUIREMENTS OF CAN/CSA-A 5 "PORTLAND CEMENT"

3. AGGREGATES SHALL CONFORM TO CAN/CSA-A 23.1-M "CONCRETE MATERIAL AND METHODS OF CONCRETE CONSTRUCTION". AGGREGATES SHALL BE CLEAN, WELL GRADED, AND FREE OF INJURIOUS AMOUNTS OF ORGANIC AND OTHER DELETERIOUS MATERIAL.

4. UN-REINFORCED CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3500 PSI AFTER 28 DAYS.

5. ALL DOWELS SHALL HAVE MINIMUM EMBEDMENT OF 600 mm INTO WALLS AND SLABS UNLESS OTHERWISE NOTES OR SHOWN.

6. PROVIDE DOWELS ITO WALLS SIMILAR IN NUMBER , SIZE, AND SPACING TO THE VERTICAL STEEL IN THE WALL.

7. CONSTRUCTION JOINTS ARE NOT ALLOWED IN BEAMS.

8. MINIMUM CONCERT COVER TO REINFORCEMENT IN NON-CROSIVE ENVIRONMENT IS 2".

9. NON-SHRINK GROUT SHALL HAVE MINIMUM 35 MPa COMPRESSION STRENGTH AFTER 28 DAYS.

10. EXPOSED CONCRETE SLABS SHALL BE 4650 PSi CONC. W/58-% AIR ENTRAINMENT UNLESS SPECIFIED OTHERWISE.

11. CONCRETE BLOCK MASONRY SHALL CONFORM TO CAN- 3A165.1.

12. PROVIDE TYPE "S" MORTAR IN ALL MASONRY WALLS AND VENEERS.

13. AMIN. 190MM DEPTH OF SOLID MASONRY OR CONCRETE BLOCK OR CONCRETE SHALL BE PROVIDED UNDER ALL BEAMS AND COLUMNS AS PER OBC 9.20.8.4.(2).

LIMITATION OF LIABILITY AND SCOPE OF WORK FOR STRUCTURAL ENGINEER:

OSC REFERS TO OPTIMUM STRUCTURAL CORP AND ITS AGENTS
SCOPE : STRUCTURAL DESIGN AND DRAWINGS, DETAIL AND NOTES FOR PERMIT APPLICATION
PACKAGE.

SOIL ENGINEERING, SHORING DESIGN , GLASS GUARDS AND RAILINGS AND CONTRACTIBILITY REVIEW IS EXCLUDED FROM SCOPE OF OUR WORK.

BY RETAINING OSC AND USING THESE DRAWINGS, CLIENT ACKNOWLEDGES THAT OSC AND ITS AGENTS RELIES ON DRAWINGS PROVIDED BY ARCHITECTURAL /DESIGNER'S FIRM AND ITS LIABILITY TO OWNER AND ALL THIRD-PARTIES IS LIMITED TO THE LOWEST OF AMOUNT OF HIS DEIGN FEE OR COST OF DAMAGE FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, EXPENSES, OR CLAIM EXPENSES (INCLUDING ATTORNEYS' FEES) ARISING OUT OF THIS AGREEMENT FROM ANY CAUSE OR CAUSES.

FOUNDATION:

1. FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL WITH MINIMUM SLS BEARING CAPACITY OF 100 KPa. IF THESE CONDITIONS DO NOT PREVAIL, CONTACT DESIGN ENGINEER BEFORE PROCEEDING WITH THE WORK.

2. BEFORE PLACING FOOTINGS ON SUBGRADE, A QUALIFIED GEOTECHNICAL SPECIALIST SHALL VERIFY THAT THE PROPOSED SUBGRADE ALLOWABLE BEARING CAPACITY HAS BEEN ATTAINED.

3. FOUND EXTERIOR FOOTINGS AND OTHER FOOTINGS SUSCEPTIBLE TO DAMAGE FROM FROST ACTION A MINIMUM OF 4 FEET BELOW FINISHED GRADE IF NOT NOTED TO BE FOUNDED LOWER.

4. PROVIDE TEMPORARY FROST PROTECTION DURING CONSTRUCTION FOR ALL FOOTINGS WHICH ARE NOT FOUNDED A MINIMUM OF 4 FEET BELOW FINISHED GRADE.

5. FOUND NEW FOOTINGS WHICH ARE LOCATED ADJACENT TO EXISTING FOOTINGS, AT THE SAME ELEVATION AS THE EXISTING FOOTINGS, UNLESS NOTED OTHERWISE.

6. THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10.

7. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS AND RETAINING WALLS UNTIL THE FLOOR CONSTRUCTION AT TOP AND BOTTOM OF WALLS HAVE BEEN CONSTRUCTED.

8. GROUND WATER LEVEL MUST BE INSPECTED DURING THE CONSTRUCTION. FOR FOOTINGS CLOSER THAN WIDTH OF THE FOOTING TO THE TOP OF THE GROUND WATER LEVEL, THE WIDTH AND THICKNESS MUST BE DOUBLED UNLESS OTHERWISE INSTRUCTED BY A GEOTECHNICAL ENGINEER.

9. ALL EXTERIOR FOOTINGS TO BE A MINIMUM OF 4'-0" BELOW GRADE AND TO BE RESTING ON ADEQUATE BEARING UNDISTURBED SOIL. IF OVER EXCAVATED, BUILD UP FOOTING THICKNESS AND/OR FOUNDATION WALL HEIGHT, STEP THE FOOTINGS WHERE REQUIRED AS PER OBC. 9.15.3.8.

10. ANY LOOSE AND MOIST SOIL MUST BE REMOVED PRIOR TO PLACING ANY CONCRETE. NO WATER SHALL EXIST ON THE GRADE PRIOR TO PLACING ANY CONCRETE. CONSILUT WITH DESIGN ENGINEER OR A PROFESSIONAL SOIL ENGINEER AS REQUIRED.

GENERAL REVIEW:

IF COMMITMENT FOR GENERAL REVIEW HAS BEEN SUBMITTED WITH THE PERMIT APPLICATION , MINIMUM 48 HRS NOTICE IS REQUIRED FOR ANY INSPECTION BY ENGINEER. FOR GREATER CLARITY, ENGINEER WILL NOT KNOW WHEN INSPECTION REQUIRED UNLESS NOTIFIED IN ADVANCED.
SCOPE OF THESE PLANS IS LIMITED TO STRUCTURAL DESIGN ONLY. COMPLIANCE WITH DESIGN AND PERMIT DRAWINGS IS RESPONSIBILITY OF THE CONSTRUCTOR. POWER OF ENFORCEMENT OF THE ACT STAYS WITH THE MUNICIPALITY THAT HAS JURISDICTION OVER THE WORK. TAHAMI ENGINEERING AND ITS STAFF DO NOT SUPERVISE THE WORK AND DO NOT ENFORCE COMPLIANCE WITH PERMIT DRAWINGS.

DESIGN LOADS

FLOOR LIVE LOADS : 40 PSF
FLOOR DEAD LOAD : 15 PSF (25 PSF FOR MARBLE FINISH)
SNOW AND WIND LOAD : SEE SITE LOCATION SPECIFIC LOADS IN LATEST OBC

SOIL BEARING CAPACITY OF 125KPA WAS ASSUMED AND TO BE VERIFIED AND CONFIRMED BY PROFESSIONAL SOIL ENGINEER PRIOR TO PLACING CONCRETE
REPORT TO DESIGN ENGINEER IF LOWER RESULT IS ACHIEVED

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PROJECT

752 PETERSON ROAD

MAYNOOTH, ON

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No.	Description	Date
2	ZBA APPLICATION	2024-09-19
3	2ND SUBMISSION	2025-06-30

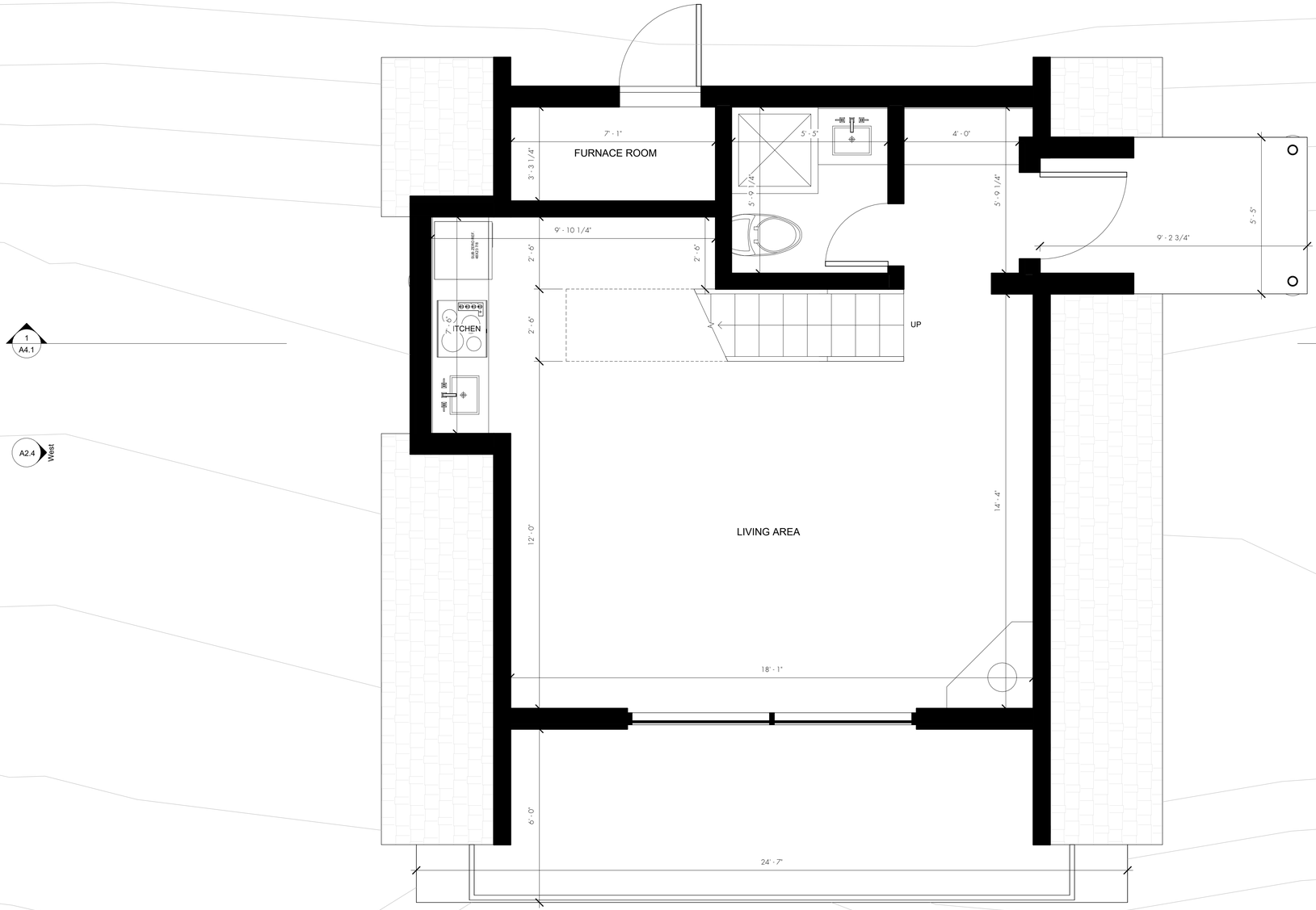
TITLE

STRUCTURAL NOTES

SHEET NO.

A0.2A

PLOT DATE 2025-06-30 11:03:46 AM



A2.3
North

1
A4.1

A2.4
West

East
A2.2

South
A2.1

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SCALE 1/2" = 1'-0"

TITLE

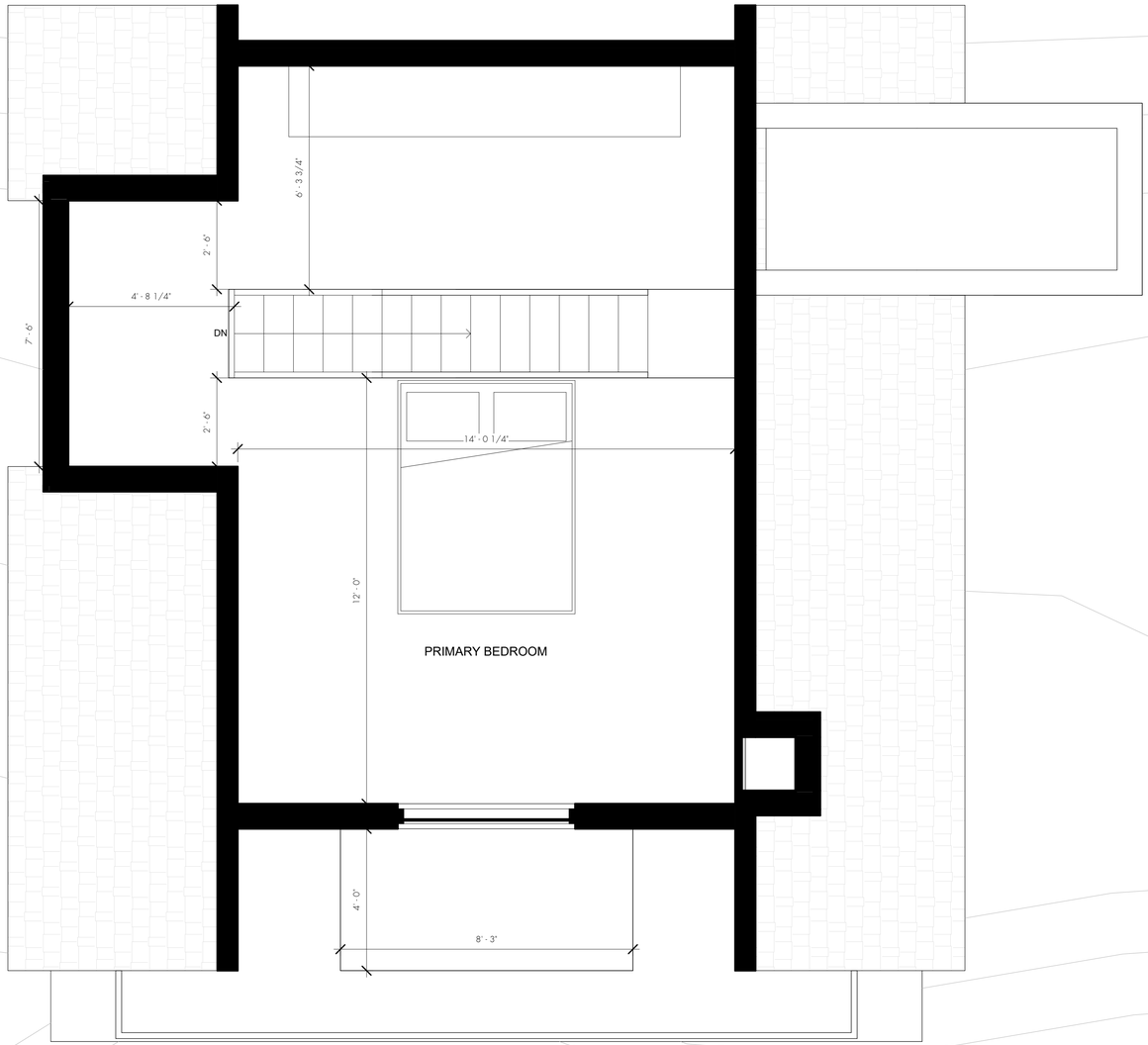
1ST FLOOR

SHEET NO.

A1.2

PLOT DATE 2025-06-30 11:03:46 AM

A2.3
North



1
A4.1

A2.4
West

East
A2.2

South
A2.1

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TITLE

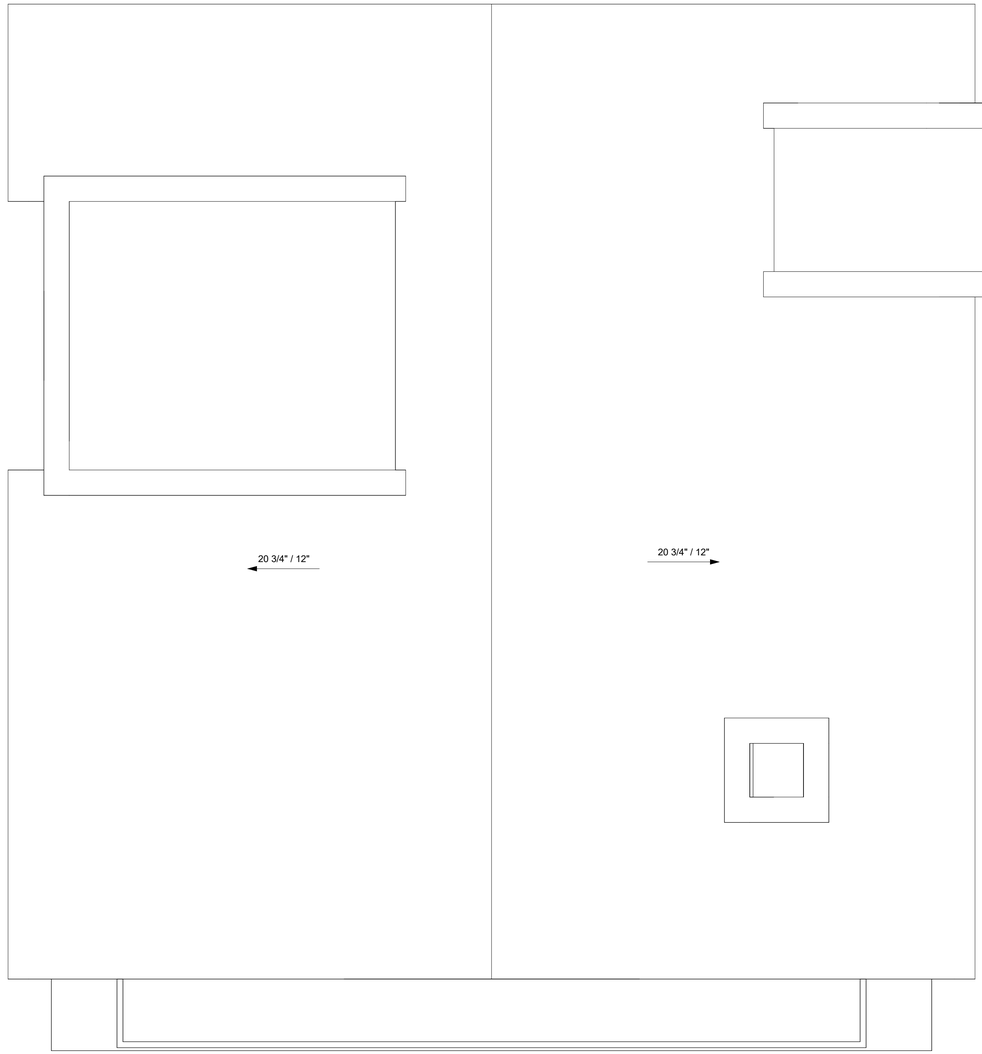
2ND FLOOR

SHEET NO.

A1.3

PLOT DATE 2025-06-30 11:03:47 AM

A2.3
North



1
A4.1

A2.4
West

East
A2.2

South
A2.1

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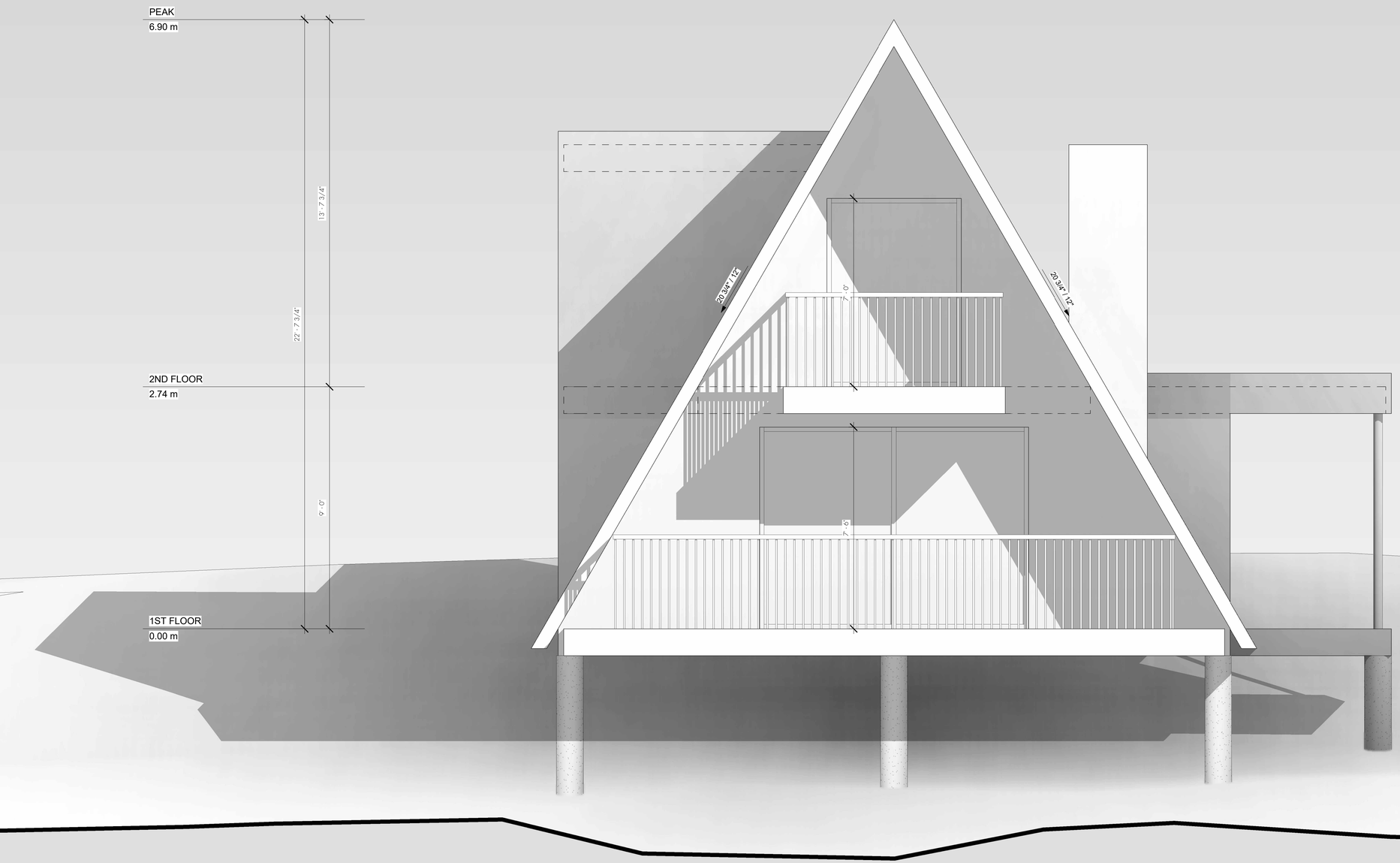
TITLE

ROOF

SHEET NO.

A1.4

PLOT DATE 2025-06-30 11:03:47 AM



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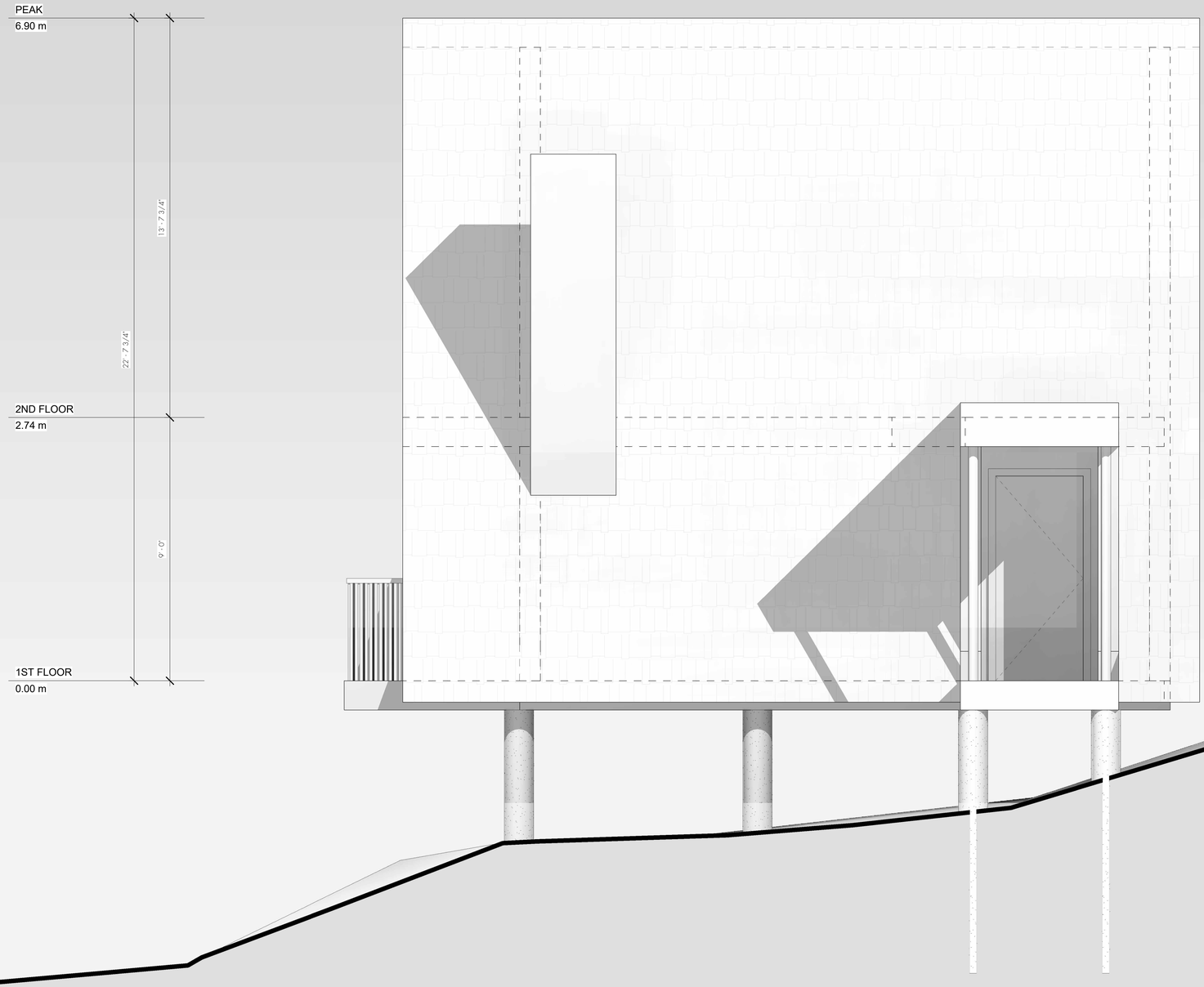
TITLE

SOUTH ELEVATION

SHEET NO.

A2.1

PLOT DATE 2025-06-30 11:03:53 AM



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SCALE 1/2" = 1'-0"

TITLE

EAST ELEVATION

SHEET NO.

A2.2

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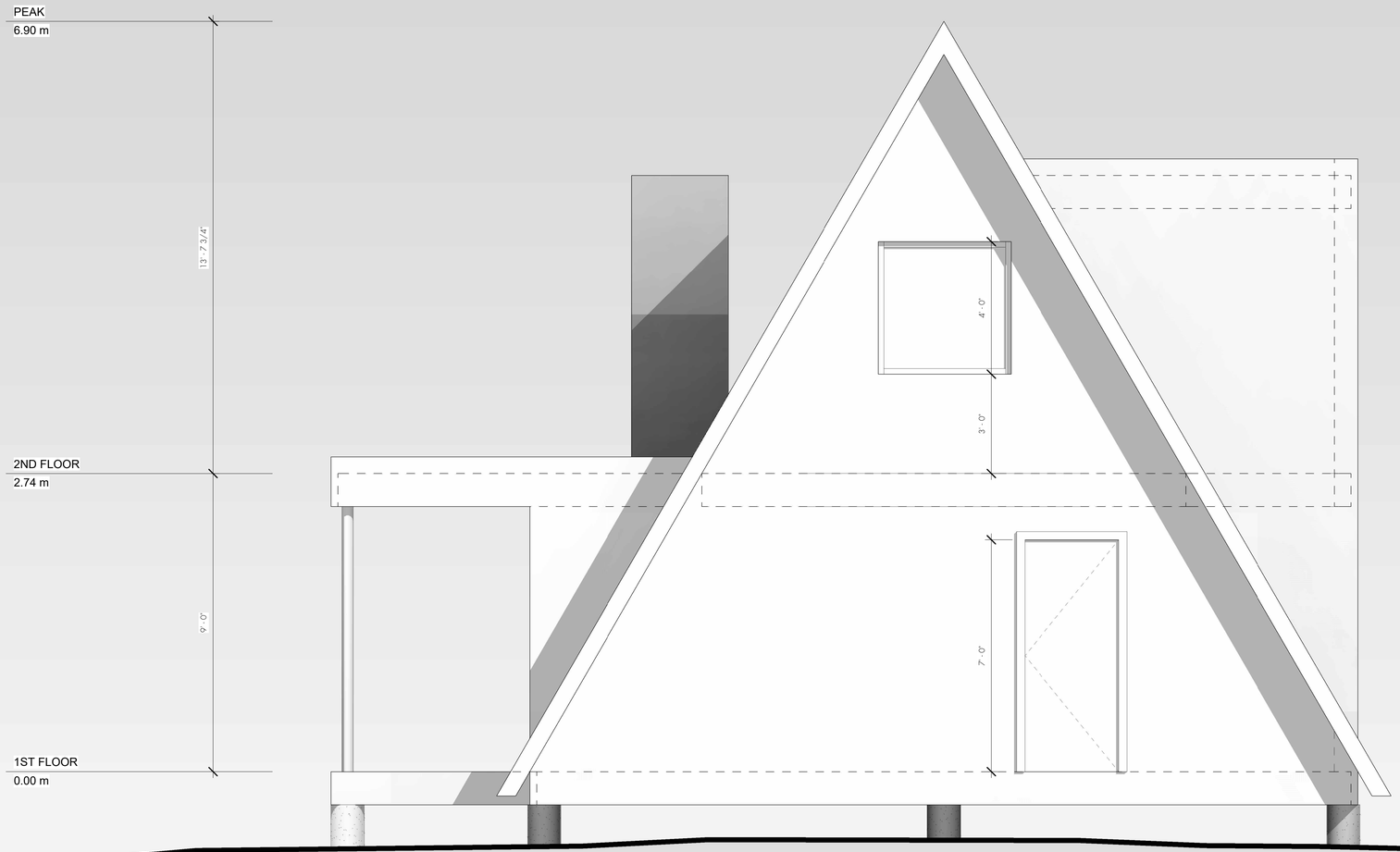

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TITLE

NORTH ELEVATION

SHEET NO.

A2.3

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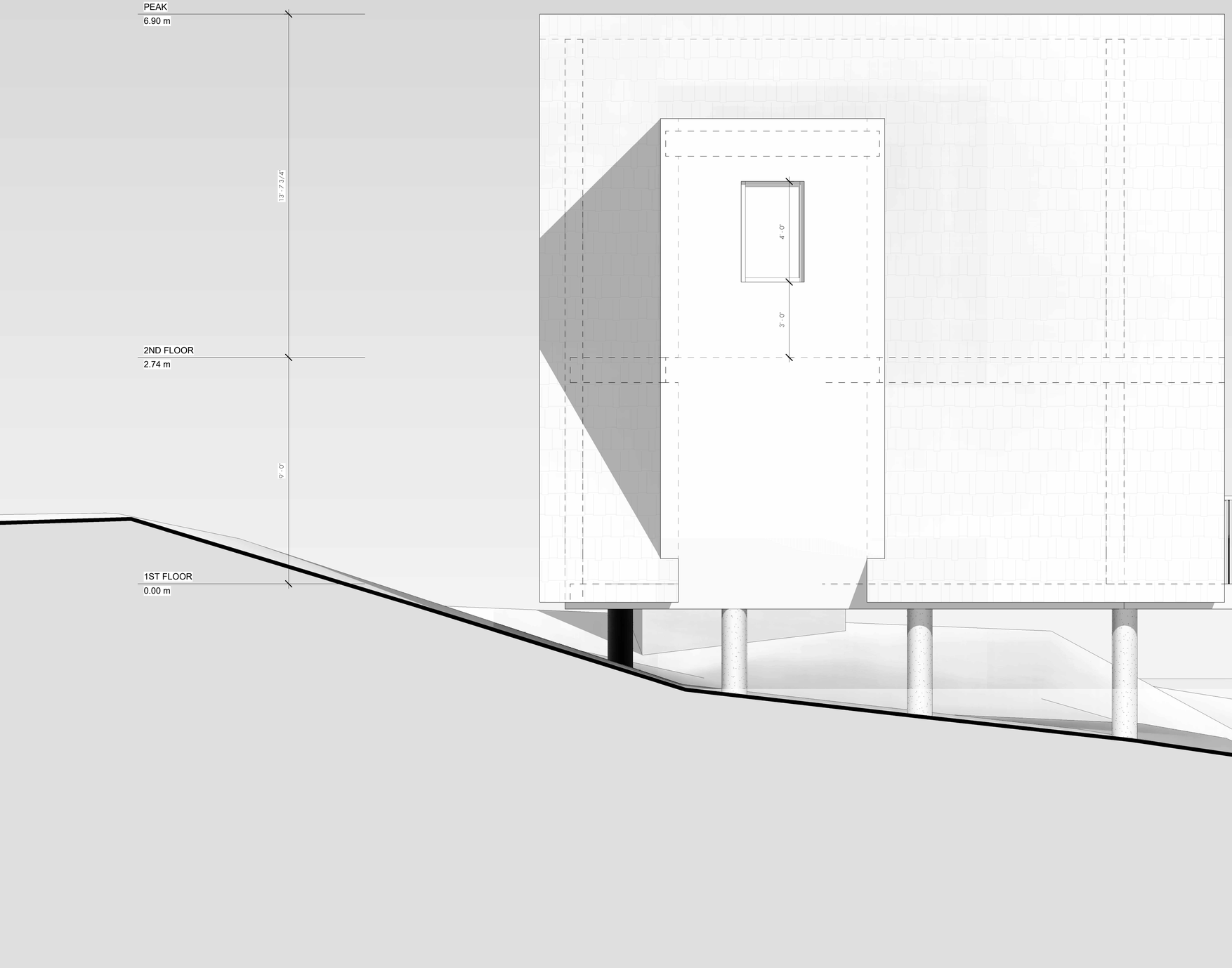

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WEST ELEVATION

SHEET NO.

A2.4

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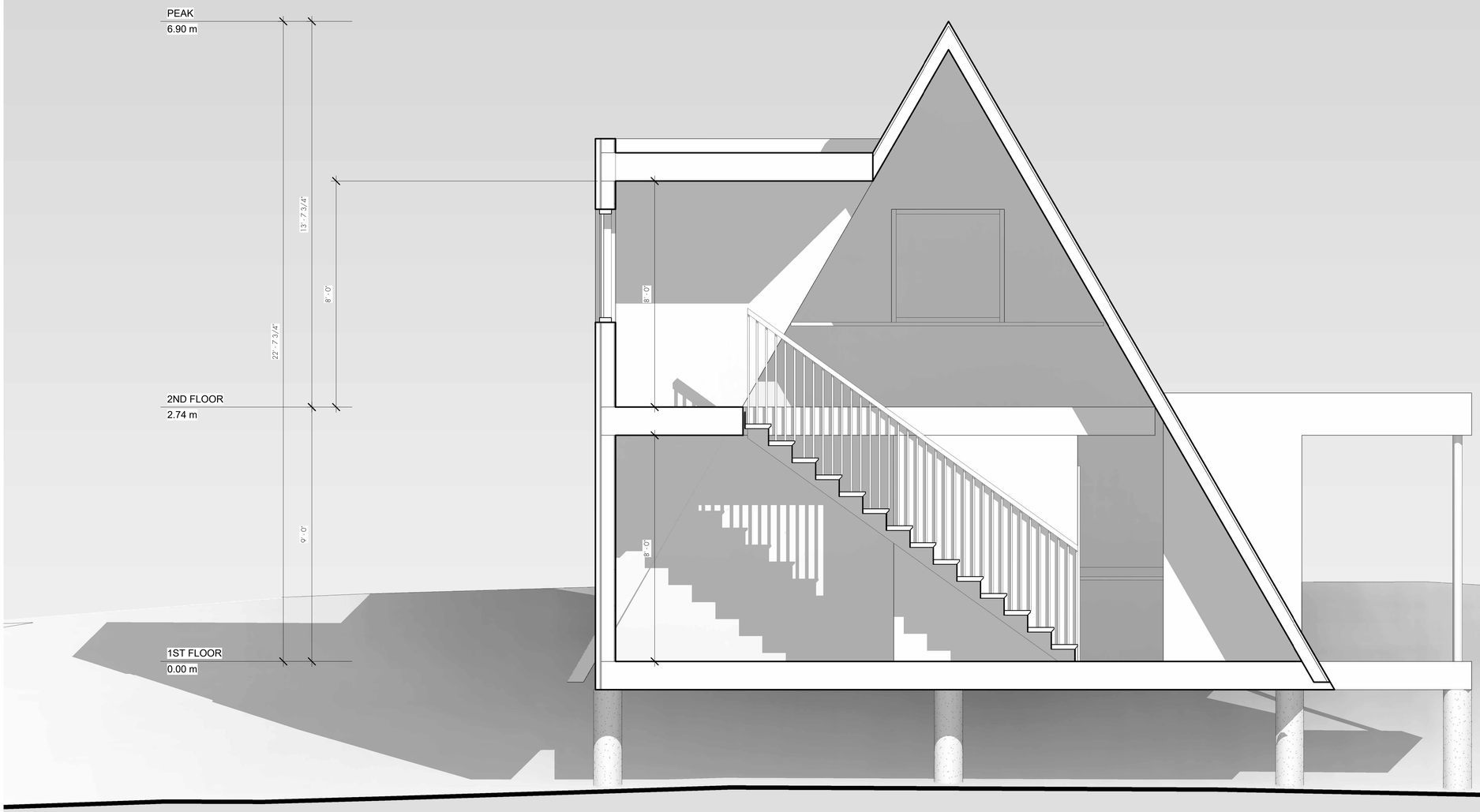

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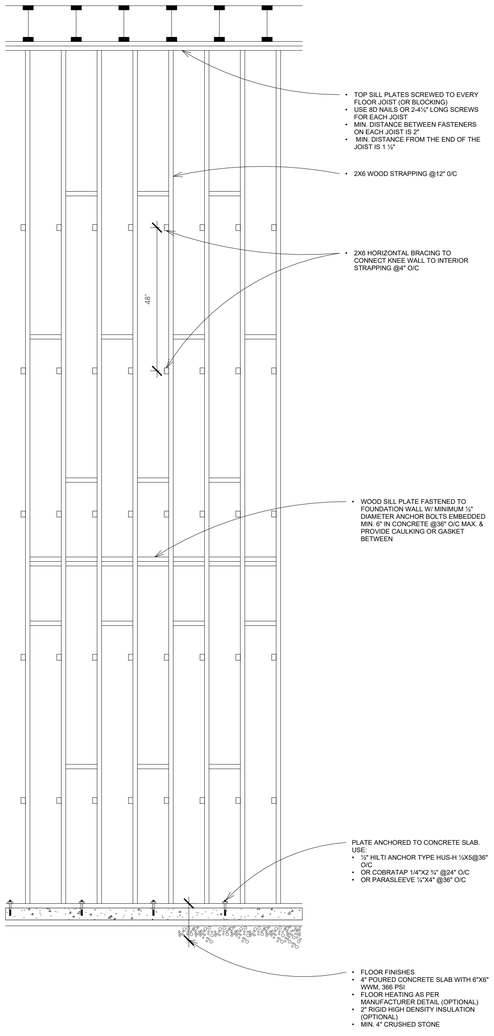
CROSS SECTION

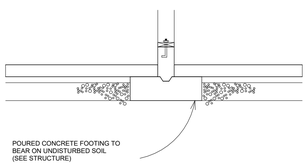
SHEET NO.

A4.1

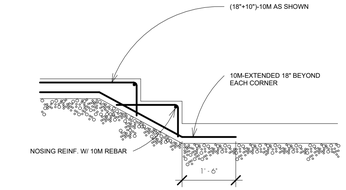
PLOT DATE 2025-06-30 11:04:14 AM



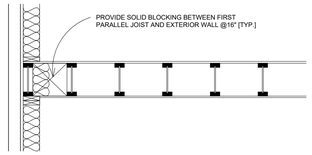
1 DTL-EXTERIOR WALLS



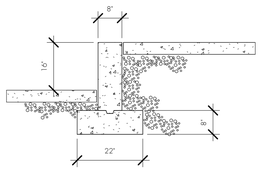
2 DTL-FOOTING UNDER INTERIOR LOAD BEARING STUD WALLS



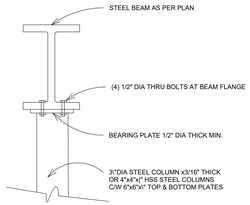
3 DTL-STEP ON GRADE



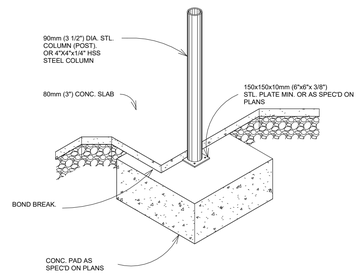
4 DTL-BLOCKING - JOISTS PARALLEL TO EXTERIOR WALL



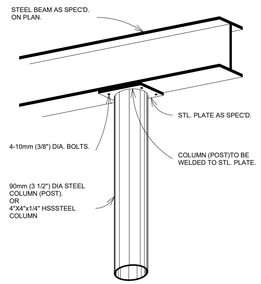
5 DTL-DROP ON SLAB



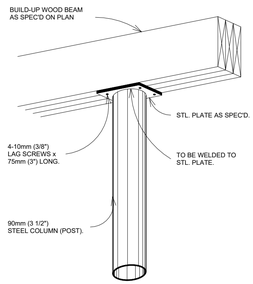
6 DTL-STEEL BEAM OVER COL. CONNECTION



7 DTL-STEEL COL. TO CONCRETE FOOTING DETAIL

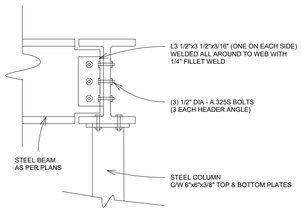


STEEL COLUMN (POST) SUPPORTING STEEL BEAM

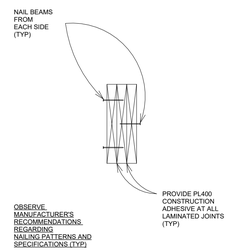


STEEL COLUMN (POST) SUPPORTING WOOD BEAM

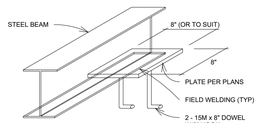
8 DTL-STANDARD DETAILS



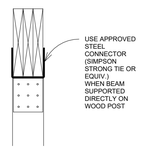
9 DTL-STEEL BEAM TO STEEL BEAM CONNECTION



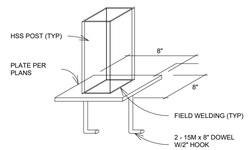
TYPICAL CONDITION AT ALL FIELD LAMINATED BEAMS



BEAM BEARING PLATE AT FOUNDATION WALL (TYP.)

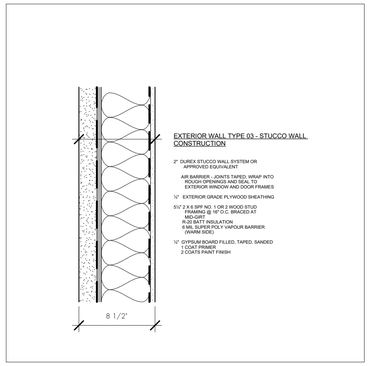


TYPICAL POST/BEAM CONDITION

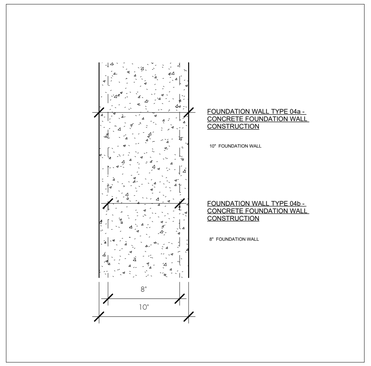


HSS COLUMN BEARING PLATE AT FOUNDATION

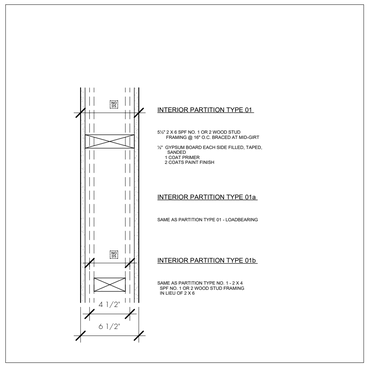
10 DTL-STANDARD DETAILS N.T.S.



11 WALL-EXT 03



12 WALL-FND 04a, 04b



13 WALL-INT 01, 01a, 01b

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PROJECT

752 PETERSON ROAD

MAYNOOTH, ON

START DATE 2022-09-22

No.	Description	Date
2	ZBA APPLICATION	2024-09-19
3	2ND SUBMISSION	2025-06-30

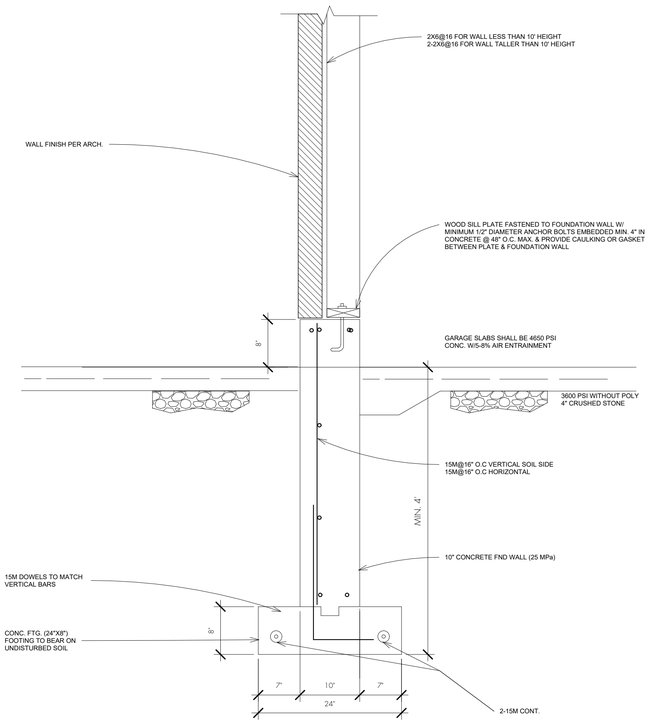
TITLE

DETAILS & WALL TYPES

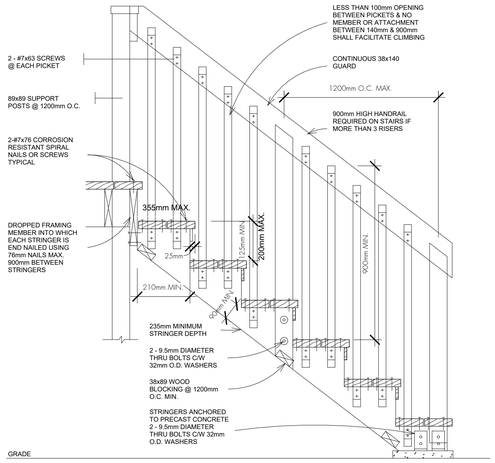
SHEET NO.

A5.1

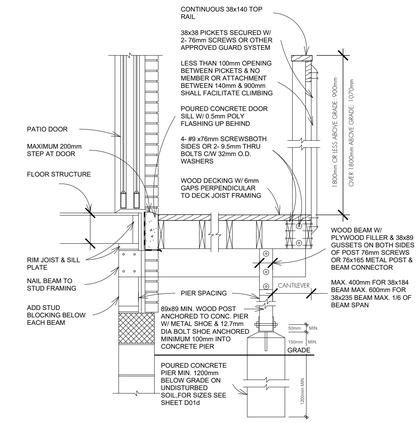
PLOT DATE 2025-06-30 11:04:14 AM



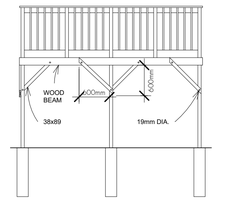
1 DTL-SHALLOW FOUNDATION WALL



DECK STAIRS (N.T.S.)

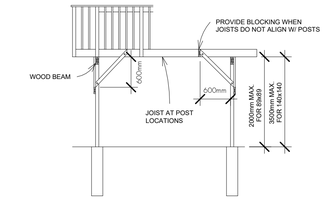


DECK SECTION (N.T.S.)



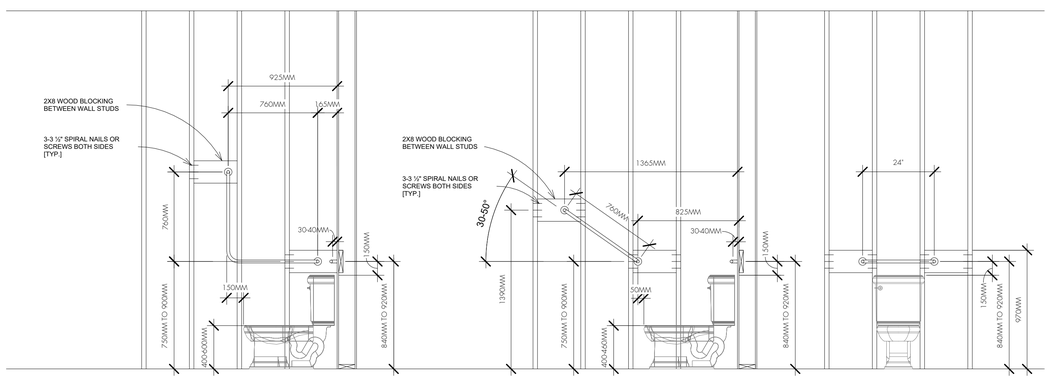
BRACING PARALLEL TO BEAM

FREE STANDING DECKS GREATER THAN 600mm ABOVE GRADE SHALL RESIST LATERAL LOADING & MOVEMENT. ALL POSTS MUST BE BRACED

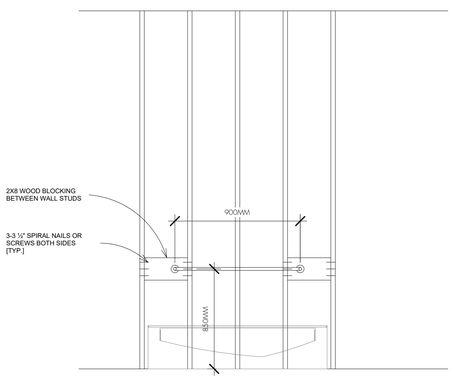


BRACING PERPENDICULAR TO BEAM

2 DTL-WOOD DECK



OPTION 1 OPTION 2 W.C. FRONT ELEVATION



SHOWER/TUB WALL ELEVATION

GRAB BAR REINFORCEMENT

REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN THE MAIN BATHROOM OF A DWELLING UNIT. IF GRAB BAR IS NOT INSTALLED AT TIME OF CONSTRUCTION, BLOCKING FOR BOTH CONFIGURATIONS AT SIDE OF WATER CLOSET IS REQUIRED

GRAB BAR INSTALLATION SPECIFICATION

1- BESIDE WATER CLOSET
OPTION 1
L-SHAPED GRAB BAR WITH 760MM LONG HORIZ. AND VERT. COMPONENTS MOUNTED W/ HORIZ. COMPONENT 750MM TO 900MM A.F.F. AND THE VERTICAL COMPONENT 150MM IN FRONT OF TOILET BOWL.
OPTION 2
MIN. 760MM LONG GRAB BAR MOUNTED AT A30 TO 50 DEGREE ANGLE SLOPING UPWARDS AWAY FROM WATER CLOSET W/ LOWER END OF BAR MOUNTED 750MM TO 900MM A.F.F. AND 50MM IN FRONT OF TOILET BOWL

2- BEHIND WATER CLOSET
MIN. 600MM LONG GRAB BAR NOUNTED HORIZONTALLY ON WALL 840MM TO 920MM ABOVE THE FLOOR AND 150MM ABOVE THE WATER TANK IF APPLICABLE

3- BEHIND BATHTUB OR SHOWER
MIN. 900MM LONG GRAB BAR MOUNTED HORIZONTALLY ON WALL APPROXIMATELY 850MM ABOVE FINISHED FLOOR
LOCATE OPPOSITE SHOWER ENTRANCE SO THAT NOT LESS THAN 300MM OF ITS LENGTH IS AT ONE SIDE OF THE SEAT

4- GRAB BAR ATTACHMENT
GRAB BAR MUST BE ATTACHED WITH SCREWS WHICH PENETRATE AT LEAST 32MM INTO THE SOLID BLOCKING

3 DTL-GRAB BAR REINFORCEMENT

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PROJECT

752 PETERSON ROAD

MAYNOOTH, ON

START DATE 2022-09-22

No.	Description	Date
2	ZBA APPLICATION	2024-09-19
3	2ND SUBMISSION	2025-06-30

TITLE

DETAILS

SHEET NO.

A5.2

PLOT DATE 2025-06-30 11:04:15 AM

PROJECT: 752 PETERSON ROAD (LOOKOUT UNIT)
Maynooth, ON

ISSUED FOR 2ND SUBMISSION

2025-06-30

LIST OF DRAWINGS:

A0.1	COVER
A0.2	ARCHITECTURAL NOTES
A0.2A	STRUCTURAL NOTES
A1.2	FLOOR PLANS
A2.1	ELEVATIONS

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GENERAL NOTES:

1-EXCAVATION AND BACKFILL
- EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES
- THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL
- IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MINIMUM DEPTH OF 11 ¾" IN EXCAVATED AREAS UNDER A BUILDING, AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NO LESS THAN 17¾"
- BACKFILL WITHIN 23 ⅝" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 9 ⅞" IN DIAMETER

2-DAMPPROOFING AND DRAINAGE
- IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENT AND CRAWL SPACES SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED
- MASONRY FOUNDATION WALLS SHALL BE PARGED WITH ¼" OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMPPROOFING
- 4" FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTING AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWL SPACE FLOOR, AND SHALL BE COVERED WITH 6" OF CRUSHED STONE. FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP
- WINDOW WELLS SHALL BE DRAINED TO THE FOOTING
- DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM THE BUILDING, AND PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION
- CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAIN TO THE EXTERIOR
- THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES

3-FOOTING
- MINIMUM 2200 PSI POURED CONCRETE UNLESS NOTED OTHERWISE ON DRAWING
- MINIMUM 48" BELOW FINISHED GRADE
- FOOTING SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 1570 PSF

4-FOOTING SIZE

FLOOR SUPPORTED	1	2	3
SUPPORTING EXT. WALL	9 ⅞"	13 ¾"	17 ¾"
SUPPORTING INT. WALL	9 ⅞"	13 ¾"	19 ¾"
COLUMN AREA	4.3SQF	8.1SQF	10.9SQF

- INCREASE FOOTING WIDTH BY 2⅝" FOR EACH STOREY OF BRICK VENEER SUPPORTED, AND BY 5¼" FOR EACH STOREY OF MASONRY
- THE PROJECTION OF AN UNREINFORCED FOOTING BEYOND THE WALL SUPPORTED SHALL NOT BE GREATER THAN ITS THICKNESS

5-STEP FOOTING
- VERTICAL RISE
  23⅝" MAX. FOR FIRM SOILS
  15¾" MAX. FOR SAND OR GRAVEL
- HORIZONTAL RUN 23⅝"

6-FOUNDATION WALLS
· TO BE POURED CONCRETE, UNIT MASONRY OR PRESERVED WOOD (SEE DRAWINGS FOR TYPE AND THICKNESS)
· DAMPPROOFING SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL
· FOUNDATION WALL TO EXTEND MINIMUM 5 ⅛" ABOVE FINISHED GRADE
· A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2-11" BELOW EXTERIOR GRADE.
  A DRAINAGE LAYER SHALL CONSIST OF
  - MIN. ¾" MINERAL FIBRE INSULATION WITH MIN. DENSITY OF 3.6 LB/FT2
  - MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL, OR
  - AN APPROVED SYSTEM WHICH PROVIDES EQUIVALENT PERFORMANCE
· FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING

7-CONCRETE FLOOR SLABS
- GARAGE, CARPORT AND EXTERIOR SLABS AND EXTERIOR STEPS SHALL BE 4650PSI CONCRETE WITH 5-8% AIR ENTRAINMENT
- OTHER SLABS 3600PSI CONCRETE
- MINIMUM 4" THICK, PLACED ON A MINIMUM 4" OF COARSE, CLEAN, GRANULAR MATERIAL
- ALL FILL OTHER THAN COARSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT

8-MASONRY WALLS
- WHERE CONSTRUCTED OF 3 ½" BRICK, WALL SHALL BE BONDED WITH HEADER COURSE EVERY 6TH
- PROVIDE 2" SOLID MASONRY OR CONTINUOUS 1½" PLATE UNDER ALL ROOF AND FLOOR FRAMING MEMBERS
- PROVIDE 7 ½" SOLID MASONRY UNDER BEAMS AND COLUMNS
- MASONRY WALL TO BE TIED TO EACH TIER OF JOISTS WITH 1 $^{9}/_{16}$"X $^{3}/_{16}$" CORROSION RESISTANT STEEL STRAPS, KEYED MINIMUM 4" INTO MASONRY. WHEN JOISTS ARE PARALLEL TO WALL, TIES ARE TO EXTEND ACROSS AT LEAST 3 JOISTS #6'-7"O.C.
- INSIDE BACK OF WALL TO BE PARGED AND COVERED WITH NO. 15 BREATHER-TYPE ASPHALT PAPER
- FOR REDUCED FOUNDATION WALLS TO ALLOW A BRICK FACING WHILE MAINTAINING LATERAL SUPPORT, TIE MINIMUM 3 ½" BRICK TO MINIMUM 3 ½" BACK-UP BLOCK WITH CORROSION RESISTANT TIES AT LEAST 0.028IN2 CROSS SECTIONAL AREA, SPACED 7 ⅛" VERTICALLY AND 2'-11" HORIZONTALLY, WITH JOINTS COMPLETELY FILLED WITH MORTAR
- MASONRY OVER OPENINGS SHALL BE SUPPORTED ON CORROSION RESISTANT OR PRIME PAINTED STEEL LINTELS WITH A MINIMUM OF 5⅛" END BEARING

9-MASONRY VENEER
- MINIMUM 2 ¾" THICK IF JOINTS ARE NOT RAKED AND 3 ½" THICK IF JOINTS ARE RAKED
- MINIMUM 1" AIR SPACE TO SHEATHING
- PROVIDE WEEP HOLES @31O.C. AT THE BOTTOM OF THE CAVITY AND OVER DOORS AND WINDOWS
- DIRECT DRAINAGE THROUGH WEEP HOLES WITH 20MIL POLY FLASHING EXTENDING MINIMUM 5 ⅛" UP BEHIND THE SHEATHING PAPER
- VENEER TIES MINIMUM 0.030" THICK X ½" WIDE CORROSION RESISTANT STRAPS SPACED @23 ¾" VERTICALLY AND 15 ⅞" HORIZONTALLY
- FASTEN TIES WITH CORROSION RESISTANT 0.125" DIAMETER SCREWS OR SPIRAL NAILS WHICH PENETRATE AT LEAST 1-$^{13}/_{16}$" INTO STUDS

10-WOOD FRAME CONSTRUCTION
- ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO. 1&2, AND SHALL BE IDENTIFIED BY A GRADE STAMP
- MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION
- WOOD FRAMING MEMBERS WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETE WITH 6MIL POLYETHYLENE

11-WALLS
- EXTERIOR WALLS SHALL CONSIST OF:
  - CLADDING
  - SHEATHING PAPER LAPPED 4" AT JOINTS
  - ⅜" FIBRE BOARD OR GYPSUM BOARD OR ¼" PLYWOOD SHEATHING
  - 2X6 STUDS @16"O.C.
  - 2X6 BOTTOM PLATE AND DOUBLE 2X6 TOP PLATE
  - 2X4 STUDS @16"O.C. CAN BE UTILIZED PROVIDED THE COMBINED R VALUE OF THE BATT INSULATION AND EXTERIOR RIGID INSULATION ACHIEVES R-17

- INTERIOR LOAD BEARING WALLS SHALL CONSIST OF:
  - 2X4 STUDS @16"O.C.
  - 2X4 BOTTOM PLATE AND DOUBLE 2X4 TOP PLATE
  - 2X4 MID-GIRTS IF NOT SHEATHED
  - ½" GYPSUM BOARD SHEATHING

12-FLOORS
- JOISTS TO HAVE MINIMUM 1 ½" OF END BEARING
- JOISTS SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION WITH ½" ANCHOR BOLTS @ 7'-10"O.C.
- HEADER JOISTS BETWEEN 3'-11" AND 10'-6" IN LENGTH SHALL BE DOUBLED. HEADER JOISTS EXCEEDING 10'-6" SHALL BE SIZED BY CALCULATIONS
- TRIMMER JOISTS SHALL BE DOUBLED WHEN SUPPORTED HEADER IS BETWEEN 2'-7" AND 6'-7". TRIMMER JOISTS SHALL BE SIZED BY CALCULATIONS WHEN SUPPORTED HEADER EXCEEDS 6'-7"
- 2X2 CROSS BRIDGING REQUIRED NOT MORE THAN 6'-11" FROM EACH SUPPORT AND FROM OTHER ROWS OF BRIDGING
- JOISTS SHALL BE SUPPORTED ON JOISTS HANGERS AT ALL FLUSH BEAMS, TRIMMERS, AND HEADERS.
- JOISTS LOCATED UNDER PARALLEL NON-LOADBEARING PARTITIONS SHALL BE DOUBLED

13-ROOF & CEILINGS
- HIP AND VALLEY RAFTER SHALL BE 2" DEEPER THAN COMMON RAFTERS
- 2X4 COLLAR TIES @RAFTER SPACING WITH 1X4 CONTINUOUS BRACE AT MID SPAN IF COLLAR TIE EXCEEDS 7'-10" IN LENGTH
- NO.210 (30.5KG/M2) ASPHALT SHINGLES

14-NOTCHING & DRILLING OF TRUSSES, JOISTS, RAFTERS
- HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE MAXIMUM ¼ X ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES
- NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER WITHIN ⅓ THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 1/3 JOIST DEPTH
- WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN ⅔ THE DEPTH OF THE STUD REMAINS, IF LOAD BEARING, AND 1 $^{9}/_{16}$" IF NON-LOAD BEARING
- ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN

15-ROOFING
- FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT. ROOFING NAILS SHALL PENETRATE THROUGH OR AT LEAST ½" INTO ROOF SHEATHING
- EVERY ASPHALT SHINGLE SHALL BE FASTENED WITH AT LEAST 4 NAILS
- EAVE PROTECTION SHALL EXTEND UP THE ROOF SLOPE FROM THE EDGE, AND AT LEAST 11 ¼" FROM THE INSIDE FACE OF THE EXTERIOR WALL, AND SHALL CONSIST OF TYPE M OR TYPE S ROLL ROOFING LAID WITH MINIMUM 4" HEAD AND END LAPS CEMENTED TOGETHER, OR GLASS FIBRE OR POLYESTER FIBRE COATED BASE SHEETS, OR MEMBRANES CONSISTING OF MODIFIED BITUMINOUS COATED MATERIAL. EAVE PROTECTION IS NOT REQUIRED FOR UNHEATED BUILDINGS, FOR ROOFS EXCEEDING A SLOPE OF 1 IN 1.5, OR WHERE A LOW SLOPE ASPHALT SHINGLE APPLICATION IS PROVIDED
- OPEN VALLEYS SHALL BE FLASHED WITH 2 LAYERS OF ROLL ROOFING, OR 1 LAYER OF SHEET METAL MIN. 23 ¾" WIDE
- FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF SHINGLE ROOFS WITH EXTERIOR WALLS AND CHIMNEYS
- SHEET METAL FLASHING SHALL CONSIST OF NOT LESS THAN $^{1}/_{16}$" SHEET LEAD, 0.013" GALVANIZED STEEL, O.018" COPPER, 0.018" ZINC, OR 0.019" ALUMINUM

16-COLUMNS, BEAMS & LINTELS
- STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED.
- MINIMUM 3 ½" END BEARING FOR WOOD AND STEEL BEAMS, WITH 7 ¼" SOLID MASONRY BENEATH THE BEAM
- STEEL COLUMNS TO HAVE MINIMUM OUTSIDE DIAMETER OF 2 ⅜" AND MINIMUM WALL THICKNESS OF 3/16
- WOOD COLUMNS FOR CARPORTS AND GARAGES SHALL BE MINIMUM 3 ½"X 3 ½". IN ALL OTHER CASES EITHER 5 ½"X5 1/2" OR 7 ¼" ROUND, UNLESS CALCULATIONS BASED ON ACTUAL LOADS SHOW LESSER SIZES ARE ADEQUATE. ALL COLUMNS SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER
- MASONRY COLUMNS SHALL BE A MINIMUM OF 11 ⅜"X11 ⅜" OR 9 ½"X15"
- PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS

17-INSULATION & WEATHERPROOFING

• CEILING WITH ATTIC	R60
• CEILING WITHOUT ATTIC	R31
• EXPOSED FLOOR	R31
• WALLS ABOVE GRADE	R22
• BASEMENT WALLS	R20ci
• SLAB (ALL>600MM BELOW GRADE)	R10
• SLAB (EDGE ONLY=<600MM BELOW GRADE)	R10
• SLAB (ALL=<600MM BELOW GRADE, OR HEATED)	R 10
· SUPPLY DUCTS IN UNHEATED SPACE	R20

- INSULATION SHALL BE PROTECTED WITH GYPSUM BOARD OR AND EQUIVALENT INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENT WHERE 6MIL POLY IS SUFFICIENT FOR FIBERGLASS TYPE INSULATIONS
- DUCTS PASSING THROUGH UNHEATED SPACE SHALL BE MADE AIRTIGHT WITH TAPE OR SEALANT
- CAULKING SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS BETWEEN THE FRAME AND THE EXTERIOR CLADDING
- WEATHER STRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE EXTERIOR
- EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOUR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM THE EXTERIOR

18-NATURAL VENTILATION
- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1 / 300 OF INSULATED AREA (50% AT EAVES)
- INSULATED ROOF SPACE NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1 / 150 OF INSULATED AREA
- ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED AND DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS
- UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 1.1 SQ.FT OF VENTILATION FOR EACH 538 SQ.FT
- MINIMUM NATURAL VENTILATION AREA, WHERE MECHANICAL VENTILATION IS NOT PROVIDED, ARE:

BATHROOMS	0.97 SQ.FT
OTHER ROOMS	3 SQ.FT
UNFINISHED BASEMENT	0.2% OF FLOOR AREA

19-DOORS AND WINDOWS
- EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST 1 WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 3.8 FT.2 AND NO DIMENSION LESS THAN 15" WHICH IS OPERABLE FROM THE INSIDE WITHOUT TOOLS
- EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 6'-7" FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADBOLT LOCK
- THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT

20-EXTERIOR WALLS
- NO WINDOWS OR OTHER UNPROTECTED OPENINGS ARE PERMITTED IN EXTERIOR WALLS LESS THAN 3'-11" FROM PROPERTY LINE
- ⅝" FIRE RATED DRYWALL SHALL BE INSTALLED ON THE INSIDE FACE OF ATTACHED GARAGE EXTERIOR WALLS AND GABLE ENDS OF ROOFS WHICH ARE LESS THAN 3'-11" FROM PROPERTY LINES
- NON COMBUSTIBLE CLADDING SHALL BE INSTALLED ON ALL EXTERIOR WALLS LESS THAN 23 ⅝" FROM PROPERTY LINES

21-CERAMIC TILE
- WHEN CERAMIC TILE APPLIED TO A MORTAR BED WITH ADHESIVE, THE BED SHALL BE A MINIMUM OF ½" THICK & REINFORCED WITH GALVANIZED DIAMOND MESH LATH, APPLIED OVER POLYETHYLENE ON SUBFLOORING ON JOISTS AT NO MORE THAN 16"O.C. WITH AT LEAST 2 ROWS CROSS BRIDGING

22-ACCESS TO ATTICS AND CRAWL SPACES
- ACCESS HATCH MINIMUM 21 ½"X 23" TO BE PROVIDED TO EVERY CRAWL SPACE AND EVERY ROOF SPACE WHICH IS 108FT2 OR MORE IN AREA AND MORE THAN 23 ⅝" IN HEIGHT

23-STUCCO
- (DUREX STUCCO WALL SYSTEM OR APPROVED EQUIVALENT)
  DUREX ARCHITECTURAL COATING
  1 COAT DUREX BRUSH COAT
  2 COATS DUREX DRYPLAST CONCENTRATE EXPANDED GALVANIZED METAL LATH
  BUILDING PAPER

24-ALARMS AND DETECTORS
- AT LEAST ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR AND BASEMENT LEVEL 2'-11" OR MORE ABOVE AN ADJACENT LEVEL
- SMOKE ALARMS SHALL BE INTERCONNECTED AND LOCATED SUCH THAT ONE IS WITHIN 16'-5" OF EVERY BEDROOM DOOM AND NO MORE THAN 49'-3" TRAVEL DISTANCE FROM ANY POINT ON A FLOOR
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON OR NEAR THE CEILING IN EVERY ROOM CONTAINING A SOLID FUEL BURNING FIREPLACE OR STOVE

25-STAIRS

• MAXIMUM RISE	7 ⅞"
• MINIMUM RUN	8 ¼"
• MINIMUM TREAD	9 ¼"
• MINIMUM HEAD ROOM	6'-5"
• MINIMUM WIDTH	2'-10"

- CURVED STAIRS SHALL HAVE A MINIMUM RUN OF 5 ⅞" AT ANY POINT AND A MINIMUM AVERAGE RUN OF 7 ⅛"
- WINDERS WHICH CONVERGE TO A POINT IN STAIRS MUST TURN THROUGH AN ANGLE OF NO MORE THAN 90°, WITH NO LESS THAN 30° OR MORE THAN 45° PER TREAD. SETS OF WINDERS MUST BE SEPARATED BY 3'-11" ALONG THE RUN OF THE STAIR
- A LANDING MINIMUM 2'-11" IN LENGTH IS REQUIRED AT THE TOP OF ANY STAIR LEADING TO THE PRINCIPAL ENTRANCE TO A DWELLING, AND OTHER ENTRANCES WITH MORE THAN 3 RISERS
- EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS REQUIRE FOUNDATIONS

26-HANDRAILS AND GUARDS
- A HANDRAIL IS REQUIRED FOR:
  INTERIOR STAIRS CONTAINING MORE THAN 2 RISERS AND
  EXTERIOR STAIRS CONTAINING MORE THAN 3 RISERS
- GUARDS ARE REQUIRED AROUND EVERY ACCESSIBLE SURFACE WHICH IS MORE THAN 23 ⅝" ABOVE THE ADJACENT LEVEL
- INTERIOR AND EXTERIOR GUARDS MIN. 2'-11" HIGH
  EXTERIOR GUARDS SHALL BE 3'-6" HIGH WHERE HEIGHT ABOVE ADJACENT SURFACE EXCEEDS 5'-11"
- GUARDS SHALL HAVE NO OPENING GREATER THAN 4" AND 2'-11" THAT WILL FACILITATE CLIMBING

27-PLUMBING
- EVERY DWELLING REQUIRES A KITCHEN SINK, LAVATORY, WATER CLOSET, BATHTUB OR SHOWER STALL AND THE INSTALLATION OR AVAILABILITY OF LAUNDRY FACILITIES
- A FLOOR DRAIN SHALL BE INSTALLED IN THE BASEMENT, AND CONNECTED TO THE SANITARY SEWER WHERE GRAVITY DRAINAGE IS POSSIBLE. IN OTHER CASES, IT SHALL BE CONNECTED TO A STORM DRAINAGE SYSTEM, DITCH OR DRY WELL

28-ELECTRICAL
- AN EXTERNAL LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE
- A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCHED RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND LIVING ROOMS
- STAIRS SHALL BE LIGHTED, AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A 3 WAY SWITCH AT THE HEAD AND FOOT OF THE STAIRS
- BASEMENTS REQUIRE A LIGHT FOR EACH 323FT2, CONTROLLED BY A SWITCH AT THE HEAD OF THE STAIRS

29-MECHANICAL VENTILATION
- A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL CAPACITY AT LEAST EQUAL TO THE SUM OF:
  10CFM EACH FOR BASEMENT AND MASTER BEDROOM
  5CFM FOR EACH OTHER ROOM
- A PRINCIPAL DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH
- SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED CAPACITY
- A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY SOLID FUEL APPLIANCES ARE INSTALLED
- SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMINATION FROM EXHAUST OUTLETS

30-GASPROOF DOORS
- GASPROOF DOOR AND FRAME ASSEMBLY WITH O/H CLOSER AND WEATHER STRIPPING

31-GASPROOFED WALLS & CEILING
- GARAGE WALLS AND CEILING SHALL BE GASPROOFED WITH ½" GB AND TAPED JOISTS

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PROJECT

752 PETERSON ROAD (LOOKOUT UNIT)

Maynooth, ON

START DATE 2024-01-18

No.	Description	Date
1	ZBA APPLICATION	2024-09-19
2	2ND SUBMISSION	2025-06-30

TITLE

ARCHITECTURAL NOTES

SHEET NO.

A0.2

PLOT DATE 2025-06-30 10:44:36 AM

STR GENERAL NOTES:

1. ATTACHED STRUCTURAL PLANS ARE DRAWN BASED ON ARCHITECTURAL DRAWINGS PREPARED BY OTHERS AND PROVIDED BY OWNER. ALL DIMENSIONS SHALL BE TAKEN FROM ARCHITECTURAL DRAWINGS AND ALL EXISTING DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

2. LATEST APPROVED DRAWINGS SUPERSEDES ALL PREVIOUSLY SUBMITTED AND STAMPED DRAWINGS.

3. PERMIT DRAWINGS ONLY COVER GENERAL SCOPE OF WORK AND DESIGN ENGINEER'S SITE SUPERVISION IS REQUIRED TO ADDRESS ALL STRUCTURAL ISSUES AS APPLICABLE TO THE PROJECT.SITE INSTRUCTION BY DESIGN ENGINEER SUPERSEDES DESIGN DRAWINGS.

4. ANY STRUCTURAL DEFICIENCY IN PLANS TO BE REPORTED TO THE DESIGNER BEFORE CONSTRUCTION.

5. CONSTRUCTOR SHALL REVIEW ALL PLANS AND NOTIFY THE ENGINEER IF THERE IS DISCREPANCY BETWEEN STRUCTURAL PLANS AND ARCHITECTURAL DESIGN.

6. STRUCTURAL PLANS ARE GENERAL AND ONLY SHOW ADEQUATE MEMBER SIZES. CONSTRUCTION DETAILS INCLUDING BUT NOT LIMITED TO LOCATION OF BEAMS/COLUMNS TO AVOID CONFLICT WITH OTHER MEMBERS OR HOW TO SUPPORT LVL BEAM ON STEEL POSTS ARE RESPONSIBILITY OF BUILDER.

7. OPTIMUM STRUCTURAL CORP (OSC) DOES NOT ASSUME ANY LIABILITIES FOR ANY CHANGES MADE TO THE APPROVED BUILDING DEPARTMENT PERMIT DRAWINGS.

8. CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING AND SUPPORTING EXISTING STRUCTURE THAT WILL REMAIN PRIOR,DURING AND UNTIL COMPLETION OF THE WORK. CONTRACTOR IS ALSO FULLY RESPONSIBLE TO SHORE ANY EXCAVATION AND THE NEIGHBORING PROPERTIES.

9. CONTRCTOR(S) AND OWNER ARE RESPONSIBLE FOR ARRANGING REQUIRED SITE VISITS BY THE APPROPRIATE GOVERNMENT AUTHORITIES.

10. AFTER DEMOLITION/REMOVALS CONSULT WITH OSC FOR POSSIBLE CHANGES TO THE STRUCTURAL DESIGN.

11. CONTRACTOR TO VERIFY SITE CONDITIONS AND MAKE ANY NECESSARY ADJUSTMENTS TO THE FOUNDATION HEIGHT, STEPPING AND VENEERING TO SUIT THE GRADE.

12. ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS REQUIRED WRITTEN APPROVAL FROM OSC PRIOR TO CONSTRUCTION.

13. LOADS DURING CONSTRUCTION SHALL NOT EXCEED DESIGN LOADS AS SPECIFIED.

14. SIZE OF STRUCTURAL MEMBERS ARE SPECIFIED IN GENERAL AND ALL CONNECTIONS AND CSA REQUIREMENTS SHALL BE DETAILED AND FOLLOWED BY CONSTRUCTOR.

15. FLOOR JOISTS , STUDS AND ALL OTHER STRUCTURAL MEMBERS OTHER THAN SPECIFIED, SHALL COMPLY WITH MANUFACTURER'S SPEC

TIMBER:

1. TIMBER DESIGN SHALL COMPLY WITH CSA CAN3-086-M80

2. ALL JOISTS, RAFTERS AND STUDS SHALL BE NO. 2 EASTERN SPRUCE UNLESS NOTED OTHERWISE.

3. FLOOR JOISTS , STUDS AND ALL OTHER STRUCTURAL MEMBERS OTHER THAN SPECIFIED, SHALL COMPLY WITH MANUFACTURER'S SPEC.

4. ALL LVL BEAMS ARE LP LVL 2.0E TYPE OR SIMILAR.

5. TRUSSES TO COMPLY WITH TRUSS DESIGNER'S PLAN STAMPED BY P.ENG

6. CONNECTIONS FOR STUDS, RAFTERS AND JOISTS SHALL COMPLY WITH REQUIREMENTS IN PART 9 OBC, UNLESS NOTED OTHERWISE.

7. ALL FLUSH JOISTS SHALL BE SUPPORTED WITH STEEL JOIST HANGERS MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUAL.

8. SHALL BE NAILED TOGETHER WITH 91 MM (3.5") COMMON NAILS AT 12" C/C TOP AND BOTTOM, UNLESS MORE AS SPECIFIED ON PLAN.

9. UNLESS NOTED OTHERWISE, PLYWOOD SHEATHING SHALL BE USED IT SHALL BE SPRUCE, ½" THICK FOR WALLS, ¾" THICK FOR FLOORS AND ½" THICK FOR ROOF SHEATHING.

10. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED (2" SCREWS).

11. NO HOLES ARE TO BE CUT OR DRILLED IN JOISTS EXCEPT AS PERMITTED IN THE BUILDING CODE, OR BY THE WOOD I MANUFACTURER.

12. NO CHORDS IN WOOD I'S OR ANY PART OF WEB WITHIN 2" OF THE TOP OR BOTTOM MAY BE CUT OR DRILLED.

13. ALL EXTERIOR / EXPOSED WOOD SHALL BE PRESSURE TREATED PINE.

14. FASTENERS SHALL BE HOT DIPPED GALVANIZED

15. 20. USE 2-2X6@12" O.C. FOR STUD WALLS MORE THAN 10' HEIGHT UNLESS SPECIFIED OTHERWISE. ALSO ADD SOLID BLOCKING AT NOT MORE THAN 3'-11" O/C.

16. 21. ALL PARTITION WALLS PARALLEL TO FLOOR JOISTS SHALL HAVE DOUBLE FLOOR JOISTS BENEATH THEM.

17. ALL JOISTS ENDING AT A HEADER OR BEAM (FLUSH) MUST HAVE JOIST HANGER SUPPORTS.

18. 23. AT THE END SUPPORTS OF THE FLOOR JOISTS, BLOCKING SHALL BE INSTALLED BETWEEN EVERY TWO JOISTS AND SHALL BE PROPERLY NAILED.

19. 24. THE FIRST TWO JOISTS AT EACH SIDE OF THE FLOORS PARALLEL TO THE EXTERIOR WALLS SHALL BE CONNECTED TO EACH OTHER AND TO THE RIM BOARD/JOISTS WITH BLOCKING NOT LESS THAN 2"X4" SPACED NOT MORE THAN 3'-11" APART

STRUCTURAL STEEL:

1. STRUCTURAL WIDE FLANGE SHAPES (W) TO CONFORM TO CAN/CSA G40.20/G40.21 GRADE 350W OR ASTM A992/A992M GRADE 50 (345 MPa)

2. ANGLES , PLATES AND CHANNELS (L,C) TO CONFORM TO CAN/CSA G40.20/G40.21 GRADE 350W

3. HOLLOW STRUCTURAL STEEL (HSS) TO CONFORM TO ASTM A 500 GRADE C.

4. STEEL FIELD FABRICATION AND ERECTION TO CONFORM TO CSA-S 16-09, SECTION 28 AND 239.

5. ANCHOR RODS TO CONFORM TO ASTM F 1554 OR 300W THREADED ROD CONFORM TO CSA G40.21-M, UNLESS OTHERWISE NOTED.

6. STRUCTURAL BOLTS,NUTS AND WASHER CONFORM TO ASTM A 325M.

7. CENTER BEARING PLATES UNDER BEAMS UNLESS OTHERWISE NOTED OR SHOWN.

8. ALL CANTILEVERED STEEL BEAMS SHALL BE CONNECTED BY MOMENT CONNECTION TO BEARING POINT.

9. NO STRUCTURAL STEEL SHALL BE CUT IN THE FIELD UNLESS REVIEWED AND APPROVED BY A PROFESSIONAL ENGINEER.

10. ALL STEEL COLUMNS SHALL BE SECURED IN BOTH DIRECTIONS TO THE FLOOR ASSEMBLIES. MAXIMUM UNSUPPORTED HEIGHT SHALL NOT EXCEED FLOOR HEIGHT.

11. ALL STEEL BEAMS TO BE WELDED TOGETHER AND TO THE STEEL POSTS AT SITE

12. HSS POSTS SHALL HAVE TOP & BOTTOM PLATES WELDED AT SHOP.

13. ALL STEEL POST SUPPORTED ON CONCRETE WALL SHALL BE ANCHORED TO THE WALL BY NOT LESS THAN 2-$^{5}/_{16}$" BOLTS.

14. STEEL BEAM NOTE: PROVIDE WEB STIFFENERS UNDER ALL POINT LOADS AND OVER BEARING POINTS.

15. WELDED SHEAR STUDS SHALL BE MADE FROM ASTM A- 108 COLD ROLLED, DEFORMED WIRE MEETING MECHANICAL PROPERTIES OF ASTM A- 496 AND SHALL BE WELDED PER MANUFACTURER'S RECOMMENDATION. STUDS SHALL BE ¾" IN DIAMETER AND SHALL HAVE A LENGTH OF 3" WHEN 1.5" DECK SPECIFIED AND 4.5" WHEN 3" DECK IS SPECIFIED.

16. STEEL BEAM NOTE: PROVIDE WEB STIFFENERS UNDER ALL POINT LOADS AND OVER BEARING POINTS. WELD 1"X 36"X ¼" TIES@48" O.C. AND SECURE TO FLOOR FRAMING WITH SCREWS.

17. PROVIDE MINIMUM 150 mm BEARING FOR STEEL LINTELS AND BEAMS,

CONCRETE, REINFORCEMENT, AND CONCRETE BLOCK:

1. CONCRETE SHALL BE DESIGNED, MIXED, PLACED, CURED, AND TESTED IN ACCORDANCE WITH CAN3-A438.

2. CEMENT SHALL MEET THE REQUIREMENTS OF CAN/CSA-A 5 "PORTLAND CEMENT"

3. AGGREGATES SHALL CONFORM TO CAN/CSA-A 23.1-M "CONCRETE MATERIAL AND METHODS OF CONCRETE CONSTRUCTION". AGGREGATES SHALL BE CLEAN, WELL GRADED, AND FREE OF INJURIOUS AMOUNTS OF ORGANIC AND OTHER DELETERIOUS MATERIAL.

4. UN-REINFORCED CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3500 PSI AFTER 28 DAYS.

5. ALL DOWELS SHALL HAVE MINIMUM EMBEDMENT OF 600 mm INTO WALLS AND SLABS UNLESS OTHERWISE NOTES OR SHOWN.

6. PROVIDE DOWELS ITO WALLS SIMILAR IN NUMBER , SIZE, AND SPACING TO THE VERTICAL STEEL IN THE WALL.

7. CONSTRUCTION JOINTS ARE NOT ALLOWED IN BEAMS.

8. MINIMUM CONCERT COVER TO REINFORCEMENT IN NON-CROSIVE ENVIRONMENT IS 2".

9. NON-SHRINK GROUT SHALL HAVE MINIMUM 35 MPa COMPRESSION STRENGTH AFTER 28 DAYS.

10. EXPOSED CONCRETE SLABS SHALL BE 4650 PSi CONC. W/58-% AIR ENTRAINMENT UNLESS SPECIFIED OTHERWISE.

11. CONCRETE BLOCK MASONRY SHALL CONFORM TO CAN- 3A165.1.

12. PROVIDE TYPE "S" MORTAR IN ALL MASONRY WALLS AND VENEERS.

13. AMIN. 190MM DEPTH OF SOLID MASONRY OR CONCRETE BLOCK OR CONCRETE SHALL BE PROVIDED UNDER ALL BEAMS AND COLUMNS AS PER OBC 9.20.8.4.(2).

LIMITATION OF LIABILITY AND SCOPE OF WORK FOR STRUCTURAL ENGINEER:

OSC REFERS TO OPTIMUM STRUCTURAL CORP AND ITS AGENTS
SCOPE : STRUCTURAL DESIGN AND DRAWINGS, DETAIL AND NOTES FOR PERMIT APPLICATION
PACKAGE.

SOIL ENGINEERING, SHORING DESIGN , GLASS GUARDS AND RAILINGS AND CONTRACTIBILITY REVIEW IS EXCLUDED FROM SCOPE OF OUR WORK.

BY RETAINING OSC AND USING THESE DRAWINGS, CLIENT ACKNOWLEDGES THAT OSC AND ITS AGENTS RELIES ON DRAWINGS PROVIDED BY ARCHITECTURAL /DESIGNER'S FIRM AND ITS LIABILITY TO OWNER AND ALL THIRD-PARTIES IS LIMITED TO THE LOWEST OF AMOUNT OF HIS DEIGN FEE OR COST OF DAMAGE FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, EXPENSES, OR CLAIM EXPENSES (INCLUDING ATTORNEYS' FEES) ARISING OUT OF THIS AGREEMENT FROM ANY CAUSE OR CAUSES.

FOUNDATION:

1. FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL WITH MINIMUM SLS BEARING CAPACITY OF 100 KPa. IF THESE CONDITIONS DO NOT PREVAIL, CONTACT DESIGN ENGINEER BEFORE PROCEEDING WITH THE WORK.

2. BEFORE PLACING FOOTINGS ON SUBGRADE, A QUALIFIED GEOTECHNICAL SPECIALIST SHALL VERIFY THAT THE PROPOSED SUBGRADE ALLOWABLE BEARING CAPACITY HAS BEEN ATTAINED.

3. FOUND EXTERIOR FOOTINGS AND OTHER FOOTINGS SUSCEPTIBLE TO DAMAGE FROM FROST ACTION A MINIMUM OF 4 FEET BELOW FINISHED GRADE IF NOT NOTED TO BE FOUNDED LOWER.

4. PROVIDE TEMPORARY FROST PROTECTION DURING CONSTRUCTION FOR ALL FOOTINGS WHICH ARE NOT FOUNDED A MINIMUM OF 4 FEET BELOW FINISHED GRADE.

5. FOUND NEW FOOTINGS WHICH ARE LOCATED ADJACENT TO EXISTING FOOTINGS, AT THE SAME ELEVATION AS THE EXISTING FOOTINGS, UNLESS NOTED OTHERWISE.

6. THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10.

7. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS AND RETAINING WALLS UNTIL THE FLOOR CONSTRUCTION AT TOP AND BOTTOM OF WALLS HAVE BEEN CONSTRUCTED.

8. GROUND WATER LEVEL MUST BE INSPECTED DURING THE CONSTRUCTION. FOR FOOTINGS CLOSER THAN WIDTH OF THE FOOTING TO THE TOP OF THE GROUND WATER LEVEL, THE WIDTH AND THICKNESS MUST BE DOUBLED UNLESS OTHERWISE INSTRUCTED BY A GEOTECHNICAL ENGINEER.

9. ALL EXTERIOR FOOTINGS TO BE A MINIMUM OF 4'-0" BELOW GRADE AND TO BE RESTING ON ADEQUATE BEARING UNDISTURBED SOIL. IF OVER EXCAVATED, BUILD UP FOOTING THICKNESS AND/OR FOUNDATION WALL HEIGHT, STEP THE FOOTINGS WHERE REQUIRED AS PER OBC. 9.15.3.8.

10. ANY LOOSE AND MOIST SOIL MUST BE REMOVED PRIOR TO PLACING ANY CONCRETE. NO WATER SHALL EXIST ON THE GRADE PRIOR TO PLACING ANY CONCRETE. CONSLUT WITH DESIGN ENGINEER OR A PROFESSIONAL SOIL ENGINEER AS REQUIRED.

GENERAL REVIEW:

IF COMMITMENT FOR GENERAL REVIEW HAS BEEN SUBMITTED WITH THE PERMIT APPLICATION , MINIMUM 48 HRS NOTICE IS REQUIRED FOR ANY INSPECTION BY ENGINEER. FOR GREATER CLARITY, ENGINEER WILL NOT KNOW WHEN INSPECTION REQUIRED UNLESS NOTIFIED IN ADVANCED.
SCOPE OF THESE PLANS IS LIMITED TO STRUCTURAL DESIGN ONLY.
COMPLIANCE WITH DESIGN AND PERMIT DRAWINGS IS RESPONSIBILITY OF THE CONSTRUCTOR. POWER OF ENFORCEMENT OF THE ACT STAYS WITH THE MUNICIPALITY THAT HAS JURISDICTION OVER THE WORK. TAHAMI ENGINEERING AND ITS STAFF DO NOT SUPERVISE THE WORK AND DO NOT ENFORCE COMPLIANCE WITH PERMIT DRAWINGS.

DESIGN LOADS

FLOOR LIVE LOADS : 40 PSF
FLOOR DEAD LOAD : 15 PSF (25 PSF FOR MARBLE FINISH)
SNOW AND WIND LOAD : SEE SITE LOCATION SPECIFIC LOADS IN LATEST OBC

SOIL BEARING CAPACITY OF 125KPA WAS ASSUMED AND TO BE VERIFIED AND CONFIRMED BY PROFESSIONAL SOIL ENGINEER PRIOR TO PLACING CONCRETE
REPORT TO DESIGN ENGINEER IF LOWER RESULT IS ACHIEVED

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PROJECT

752 PETERSON ROAD
(LOOKOUT UNIT)

Maynooth, ON

START DATE 2024-01-18

No.	Description	Date
1	ZBA APPLICATION	2024-09-19
2	2ND SUBMISSION	2025-06-30

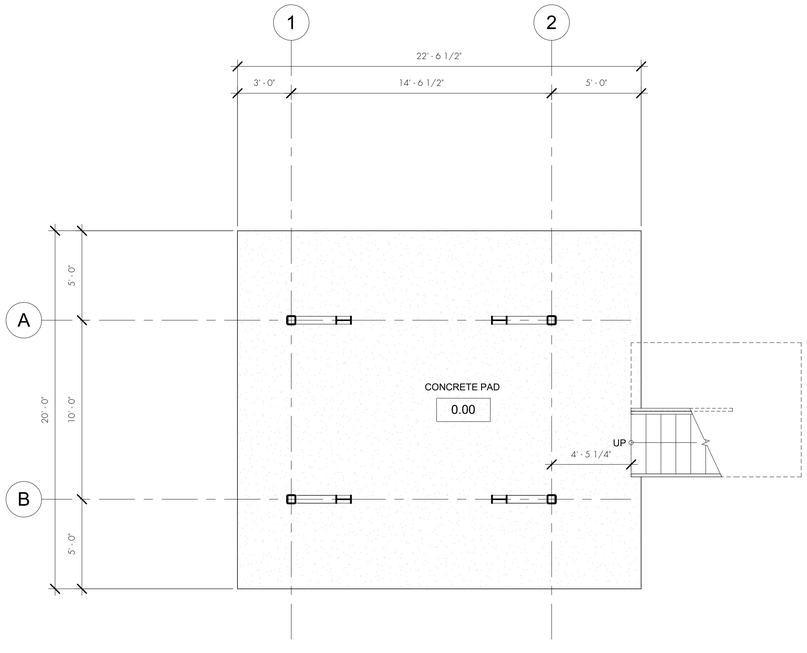
TITLE

STRUCTURAL NOTES

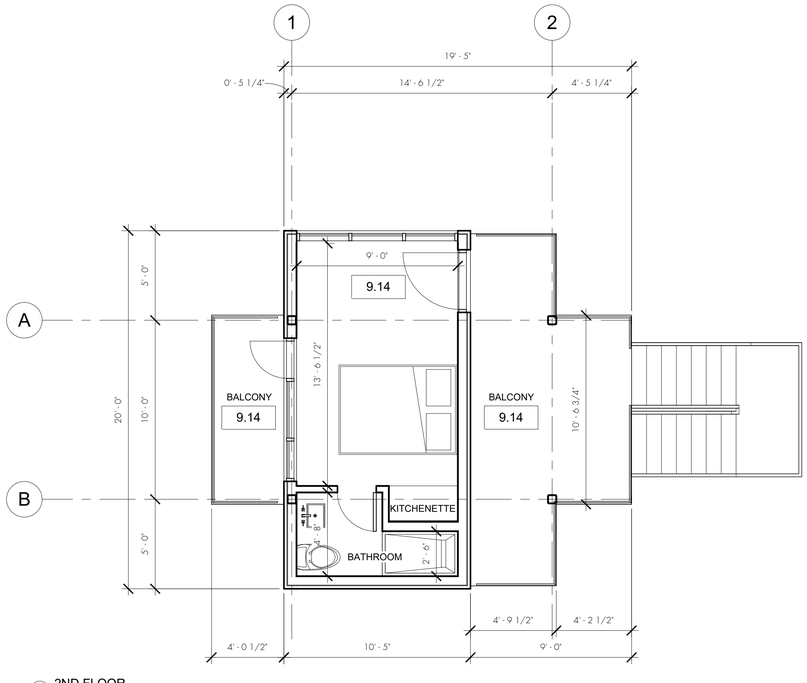
SHEET NO.

A0.2A

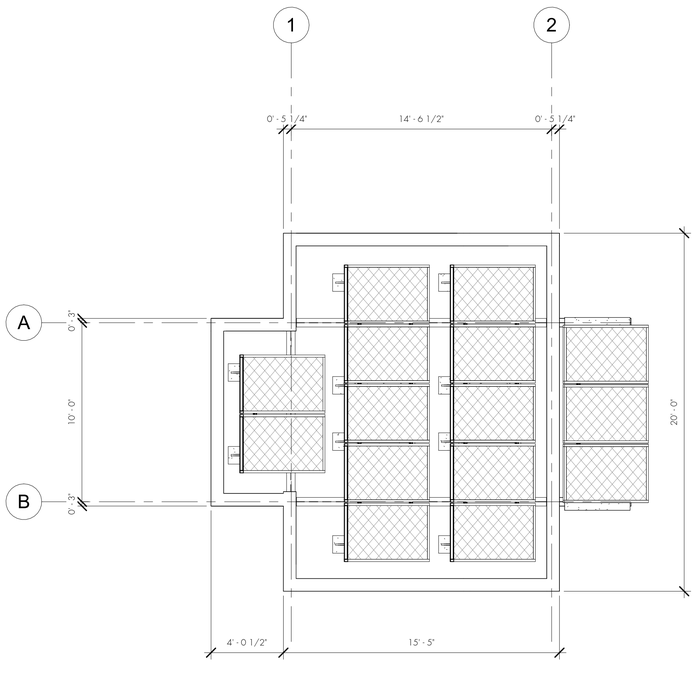
PLOT DATE 2025-06-30 10:44:37 AM



1 1ST FLOOR



2 2ND FLOOR



3 FLAT ROOF

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PROJECT

752 PETERSON ROAD (LOOKOUT UNIT)

Maynooth, ON

START DATE 2024-01-18

No.	Description	Date
1	ZBA APPLICATION	2024-09-19
2	2ND SUBMISSION	2025-06-30

SCALE 1/4" = 1'-0"

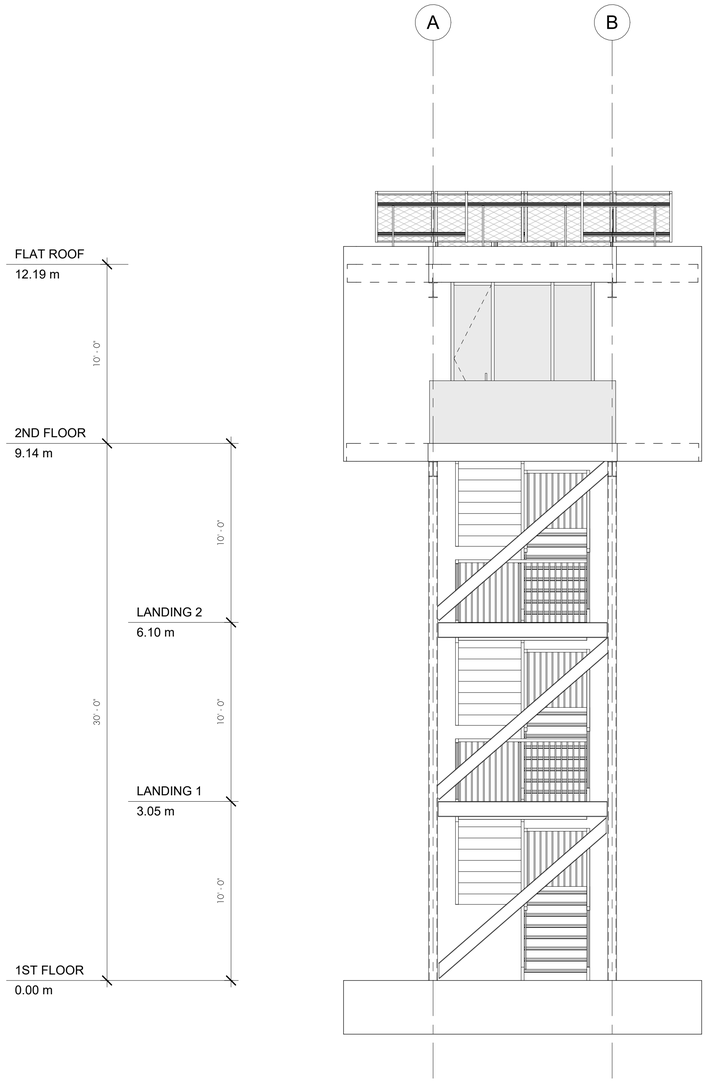
TITLE

FLOOR PLANS

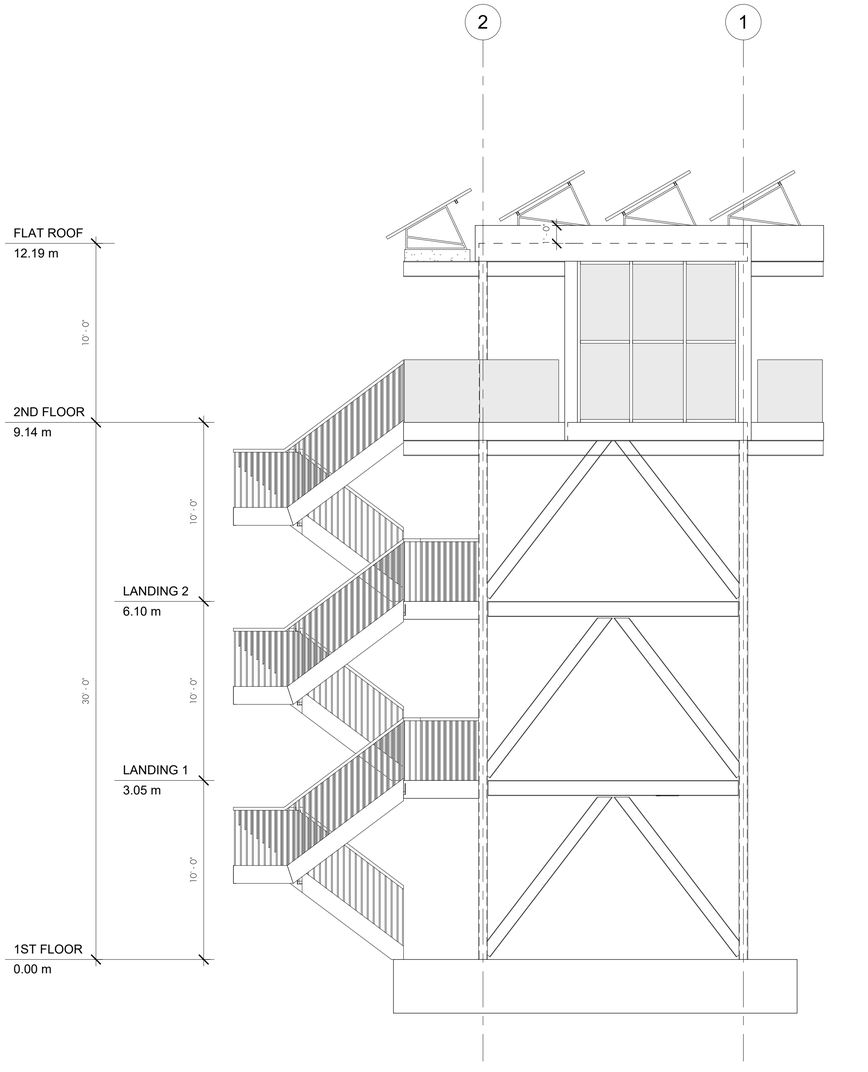
SHEET NO.

A1.2

PLOT DATE 2025-06-30 10:44:37 AM



1 West



2 North

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PROJECT

752 PETERSON ROAD
(LOOKOUT UNIT)

Maynooth, ON

START DATE 2024-01-18

No.	Description	Date
1	ZBA APPLICATION	2024-09-19
2	2ND SUBMISSION	2025-06-30

SCALE 1/4" = 1'-0"

TITLE

ELEVATIONS

SHEET NO.

A2.1

PLOT DATE 2025-06-30 10:44:38 AM

SCHEDULE C – PROPOSED DRAFT ZONING BY-LAW AMENDMENT, PREPARED BY DESIGN PLAN SERVICES INC

The Corporation of The Municipality of Hastings Highlands

Bylaw XXXX-XXX

A Bylaw To Amend Comprehensive Zoning Bylaw No. 2004-035, As Amended, of The Corporation of The Municipality of Hastings Highlands, Being Bylaws to Regulate The Use of Land and The Height, Bulk, Location, Spacing, Character and Use of Buildings

Whereas Bylaw No. 2004-035, as amended, is the Comprehensive Zoning Bylaw governing the lands located within the Corporation of the Municipality of Hastings Highlands;

And Whereas the Council of the Corporation of the Municipality of Hastings Highlands having received and reviewed an application to amend Bylaw No. 2004-035, as amended, for the Corporation of the Municipality of Hastings Highlands, agrees with the proposed changes;

And Whereas authority is granted under Section 34 of the *Planning Act, R. S. O. 1990,* c.P.13, as amended;

Now Therefore, The Council of The Corporation of The Municipality Of Hastings Highlands Enacts As Follows:

1. That Comprehensive Zoning Bylaw No. 2004-035, as amended, is hereby amended by adding subsection 27.XXX to add the Special Recreational Resort Commercial (RRC-XXX) Zone as follows:

   27.XXX RRC-XXX (Part of Lot 8, Concession 16, Geographic Township of Herschel, Municipality of Hastings Highlands, County of Hastings)

   Notwithstanding any provisions of this Bylaw to the contrary, on lands zoned RRC-XXX, the following special provisions shall apply:

   <u>Permitted Uses</u>

   i. A tourist establishment, consisting of seventeen (17) tourist cabins and one (1) management building.

   For the purposes of this subsection, a management building has full washroom and full kitchen facilities with shared common areas. Each tourist cabin may contain a washroom and a kitchenette.

   <u>Zone Provisions</u>

   i) Maximum Density: 17 units and one management building.
   ii) Building Height: 13 metres.

   All other provisions of this Bylaw shall apply.

2. That Schedule ‘A’ to Bylaw 2004-035, as amended, is hereby amended by changing the zone category of **Part of Lot 8, Concession 16, Geographic Township of Herschel, Municipality of Hastings Highlands, County of Hastings** thereon in accordance with Schedule ‘1’ attached hereto.

3. That Schedule ‘1’ attached hereto forms part of this Bylaw.

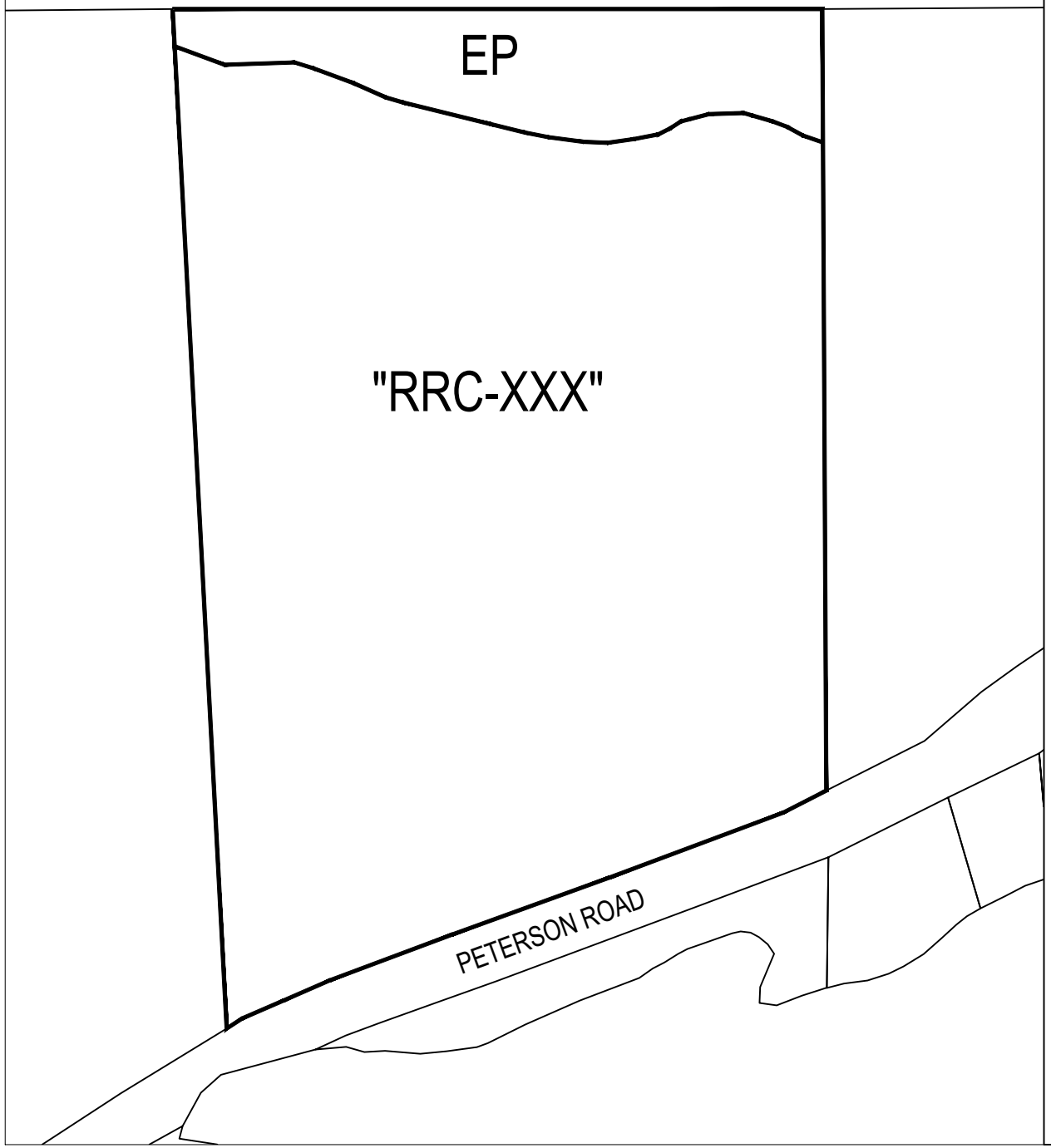
Coming Into Force

4. **That** this bylaw shall come into force and take effect pursuant to the provisions of and the regulations made under the *Planning Act, R. S. O., 1990,* c.P.13, as amended.

Enacted and **Passed** in Council this ___th day of _____, _____.

_____ _____

Tony Fitzgerald, Mayor Suzanne Huschilt, Municipal Clerk



SCHEDULE " 1 "

TO BY-LAW NO. 2004-035

This is Schedule "A" to the By-Law 2004-035 passed by the Council of the Municipality of Hastings Highlands on the _____ day of _____ 20XX.

_____ _____

Mayor City Clerk

AREA SUBJECT TO THIS BY-LAW

N