



## KEY MAP (NOT TO SCALE)

GRADING PLAN OF  
86 RIVER DRIVE  
LOT 70, REGISTERED PLAN 352  
TOWN OF EAST GWILLIMBURY  
REGIONAL MUNICIPALITY OF YORK

4 m 0 4 8 12 16 20 meters  
SCALE 1 : 200

### LEGEND

HP	DENOTES HIGH POINT
SW	DENOTES SWALE
296.XX	DENOTES EXISTING ELEVATION
296.XX	DENOTES PROPOSED ELEVATION
R	DENOTES RISER
FFE	DENOTES FINISHED FLOOR ELEVATION
TFW	DENOTES TOP OF FOUNDATION WALL
TBS	DENOTES TOP OF BASEMENT SLAB
TOGW	DENOTES TOP OF GARAGE WALL
USF	DENOTES UNDERSIDE OF LOWER FOOTING
—	DENOTES SILTATION CONTROL FENCE
●	DENOTES RAIN WATER LEADER
→	DENOTES SWALE DIRECTION

### GENERAL NOTES (TOWN OF EAST GWILLIMBURY)

- ALL DOWNSPOUTS FROM THE EAVESTROUGH TO DISCHARGE ONTO CONCRETE SPLASH PADS WITH FLOWS DIRECTED AWAY FROM DWELLING AND TOWARDS THE ROADSIDE DITCH AND REAR YARD AREA.
- MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
- ALL SURPLUS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
- CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
- ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SODDING TO THE SATISFACTION OF THE TOWN OF EAST GWILLIMBURY.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE ROAD ALLOWANCE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
- BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
- OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK/STONE VENEER ELEVATION.
- PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED, TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND No. 1 NURSURY SOD.
- NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
- DRIVEWAY GRADES SHOULD BE NOT LESS THAN 1.5% AND NOT GREATER THAN 6.0%.
- LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 1.0% AND A MAXIMUM SLOPE OF 5.0%.
- WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1.
- SEDIMENT CONTROL FENCING AND TREE PROTECTIVE HOARDING TO BE INSTALLED AS PER THE TOWN OF EAST GWILLIMBURY STANDARDS.
- ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

### SURVEYOR'S CERTIFICATE

"I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF PROPOSED 1 STOREY DWELLING LOCATED AT 86 RIVER DRIVE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSED TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERS OR ADJACENT PROPERTIES."

DATE

JANSKY T C LAU  
ONTARIO LAND SURVEYOR

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Tel.905-841-8526

24205-1A

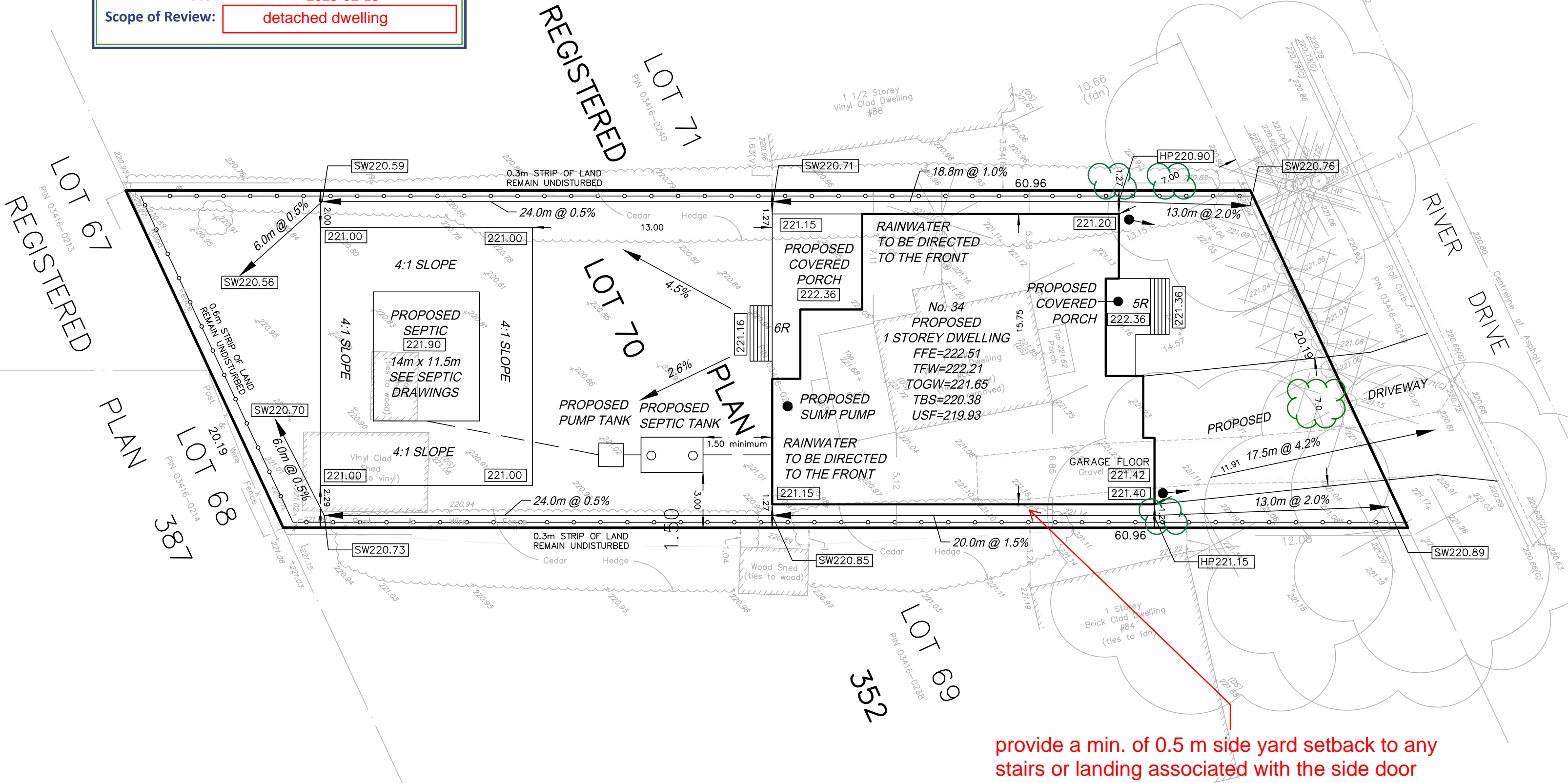
DRAWN : JL CHECKED : JL

ACAD FILE: 24205-1A.DWG DATE: March 19, 2024

EG Buildings Standards Branch  
Zoning Review

These plans have been reviewed for use with the corrections as noted.  
No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times

Reviewer: cfoster  
Date: 2025-02-18  
Scope of Review: detached dwelling



provide a min. of 0.5 m side yard setback to any stairs or landing associated with the side door

be safe  
HOW BIG,  
CALL OR  
CLICK  
BEFORE YOU  
DIG  
ONTARIO  
ONECALL  
1.800.400.2255  
OntarioOneCall.ca

Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical work? They must be a Licensed Electrical Contractor. It's the law. For more information go to [esasafe.com](http://esasafe.com) or call 1-877-372-7233

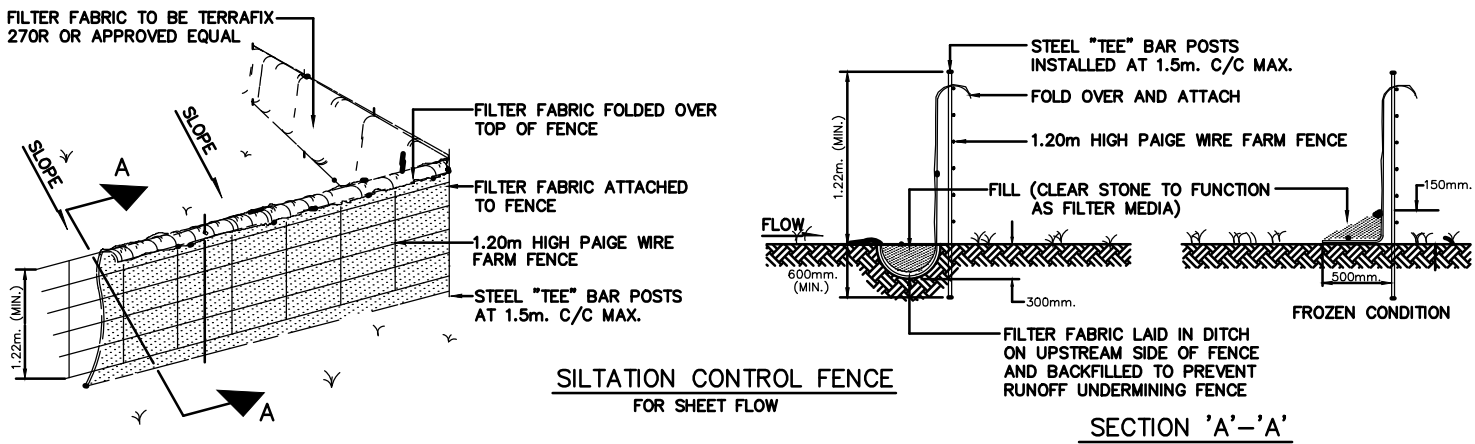
Discipline	Reviewer	BCIN	Date
OBC	MK	125229	5/13/2025

### NOTE

BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHY PREPARED BY LLOYD & PURCELL LTD., DATED JANUARY 3, 2017.

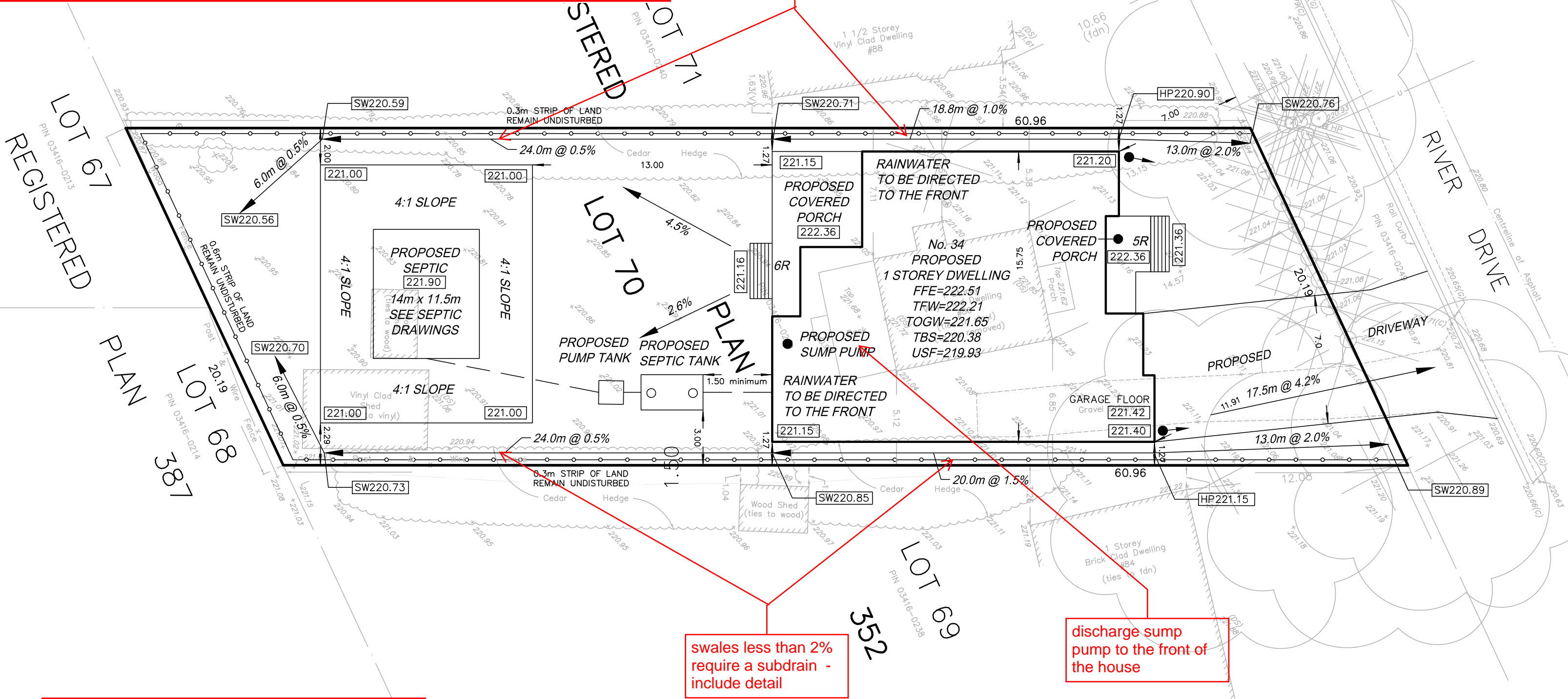
### BENCH MARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE GEODETIC SURVEY OF CANADA BENCHMARK N° 848149 HAVING A PUBLISHED ELEVATION OF 283.462 METRES.





- Contractor is responsible to inspect and maintain all ESC measures before and after all storm events (wind, rain, snow, etc.).
- Contractor is responsible to ensure all excavations on the property are properly shored and will not negatively affect neighboring properties.
- Any increased drainage runoff onto adjacent private properties requires sign off from the adjacent property owner.
- Existing drainage swales are not permitted to be blocked, diverted, and/or filled/removed without written permission from the Town.
- Existing drainage onto the subject property cannot be blocked or diverted.
- Bottom/center of swales along property lines are to be lower than existing grade at property line.
- Patios, walkways, interlocking, raised gardens, pool equipment, face of retaining walls and sheds are to be setback 0.5m from all property lines
- Property owner is responsible to mitigate damage to trees and their root systems. Any tree on a neighbouring property that may have their roots damaged, will require written permission from the owner of the tree.



KEY MAP (NOT TO SCALE)

GRADING PLAN OF  
**86 RIVER DRIVE**  
LOT 70, REGISTERED PLAN 352  
TOWN OF EAST GWILLIMBURY  
REGIONAL MUNICIPALITY OF YORK

4 m 0 4 8 12 16 20 meters

SCALE 1 : 200

- LEGEND**
- HP DENOTES HIGH POINT
  - SW DENOTES SWALE
  - 296.XX DENOTES EXISTING ELEVATION
  - 296.XX DENOTES PROPOSED ELEVATION
  - R DENOTES RISER
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  - TFW DENOTES TOP OF FOUNDATION WALL
  - TBS DENOTES TOP OF BASEMENT SLAB
  - TOGW DENOTES TOP OF GARAGE WALL
  - USF DENOTES UDSIDE OF LOWER FOOTING
  - DENOTES SILTATION CONTROL FENCE
  - DENOTES RAIN WATER LEADER
  - DENOTES SWALE DIRECTION

- GENERAL NOTES (TOWN OF EAST GWILLIMBURY)**
- ALL DOWNSPOUTS FROM THE EAVESTROUGH TO DISCHARGE ONTO CONCRETE SPLASH PADS WITH FLOWS DIRECTED AWAY FROM DWELLING AND TOWARDS THE ROADSIDE DITCH AND REAR YARD AREA.
  - MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
  - ALL SURPLUS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
  - CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
  - ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SODDING TO THE SATISFACTION OF THE TOWN OF EAST GWILLIMBURY.
  - THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE ROAD ALLOWANCE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
  - BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
  - OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK/STONE VENEER ELEVATION.
  - PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED, TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND No. 1 NURSURY SOD.
  - NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
  - DRIVEWAY GRADES SHOULD BE NOT LESS THAN 1.5% AND NOT GREATER THAN 6.0%.
  - LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 1.0% AND A MAXIMUM SLOPE OF 5.0%.
  - WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1.
  - SEDIMENT CONTROL FENCING AND TREE PROTECTIVE HOARDING TO BE INSTALLED AS PER THE TOWN OF EAST GWILLIMBURY STANDARDS.
  - ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

**SURVEYOR'S CERTIFICATE**

"I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF PROPOSED 1 STOREY DWELLING LOCATED AT 86 RIVER DRIVE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSED TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERS OR ADJACENT PROPERTIES."

DATE

JANSKY T C LAU  
ONTARIO LAND SURVEYOR

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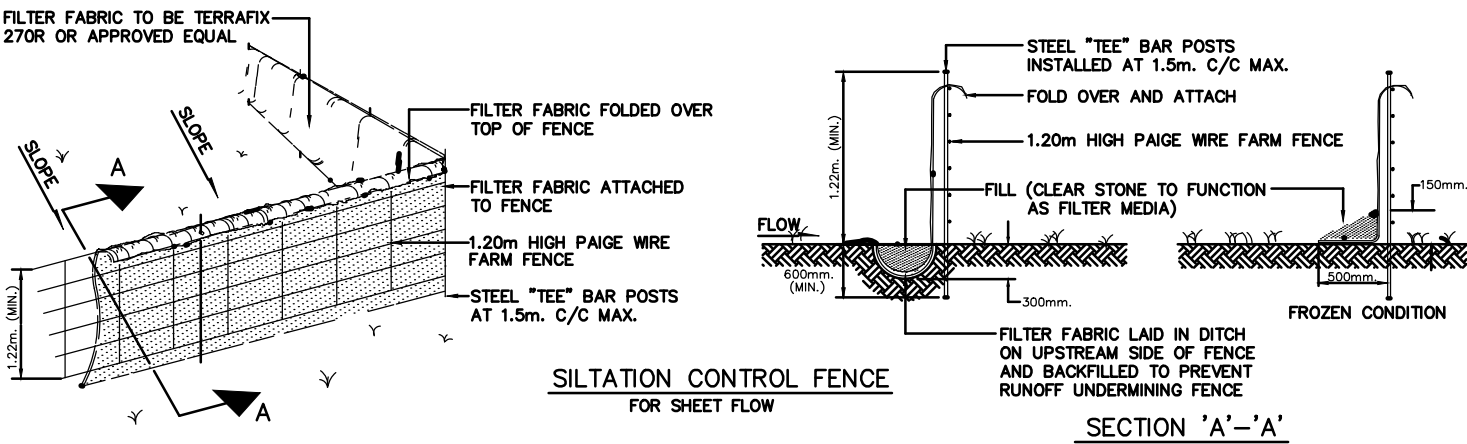
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24205-1A

DRAWN : JL

CHECKED : JL

ACAD FILE: 24205-1A.DWG DATE: March 19, 2024



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**BENCH MARK**

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE GEODETIC SURVEY OF CANADA BENCHMARK N° 848149 HAVING A PUBLISHED ELEVATION OF 283.462 METRES.



An aerial photograph of a residential neighborhood. A black rectangular box is drawn around a house in the center of the image. The house has a light-colored roof and is surrounded by trees and other houses. A road or driveway runs diagonally across the upper right portion of the image.

GRADING PLAN OF  
86 RIVER DRIVE  
LOT 70, REGISTERED PLAN 352  
TOWN OF EAST GWILLIMBURY  
REGIONAL MUNICIPALITY OF YORK



- |          |         |                            |
|----------|---------|----------------------------|
| HP       | DENOTES | HIGH POINT                 |
| SW       | DENOTES | SMALL                      |
| EXIST    | DENOTES | EXISTING ELEVATION         |
| PROPOSED | DENOTES | PROPOSED ELEVATION         |
| R        | DENOTES | RISE                       |
| FFE      | DENOTES | FINISHED FLOOR ELEVATION   |
| TFW      | DENOTES | TOP OF FOUNDATION WALL     |
| TBS      | DENOTES | TOP OF BASEMENT SLAB       |
| TGW      | DENOTES | TOP OF GARAGE WALL         |
| USF      | DENOTES | UNDERSIDE OF LOWER FOOTING |
| —        | DENOTES | SILTATION CONTROL FENCE    |
| —        | DENOTES | RAIN WATER LEADER          |
| —        | DENOTES | SWALE DIRECTION            |


3. ALL DOWNSPOUTS FROM THE EAVESTROUGH TO DISCHARGE ONTO CONCRETE SPLASH PANS WITH FLOWS DIRECTED AWAY FROM DWELLING AND TOWARDS THE STREET DITCH AND REAR YARD AREA.
4. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
5. ALL SURPLUS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
6. EXCAVATOR TO MATCH EXISTING GRADES ALONG PROPOSED LANE.
7. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOODING TO THE SATISFACTION OF THE TOWN OF EAST CHILLIMURRI.
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12. PRIOR TO ANY SOODING, THE BUILDER IS TO ENSURE, TO THE SOIL CONSULTANT AND TO THE ENGINEER THAT THE SOIL HAS BEEN GRADED, AND THE SOIL IS SOODDED COMPLETELY WITH A MINIMUM DEPTH OF 100mm of TOPSOIL AND No. 1 NURSURY SOO.
13. NO SOODING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
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17. SEDIMENT CONTROL FENCING AND TREE PROTECTIVE HOARDING TO BE INSTALLED AS PER THE TOWN OF EAST CHILLIMURRI STANDARDS.
18. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOO.

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DATE \_\_\_\_\_

JANSKY T C LAU  
ONTARIO LAND SURVEY

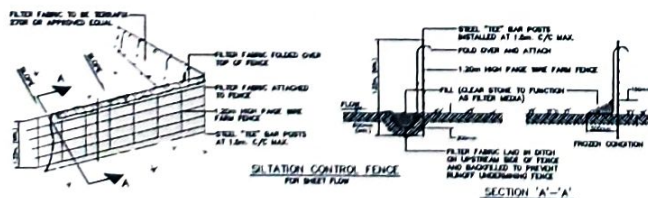
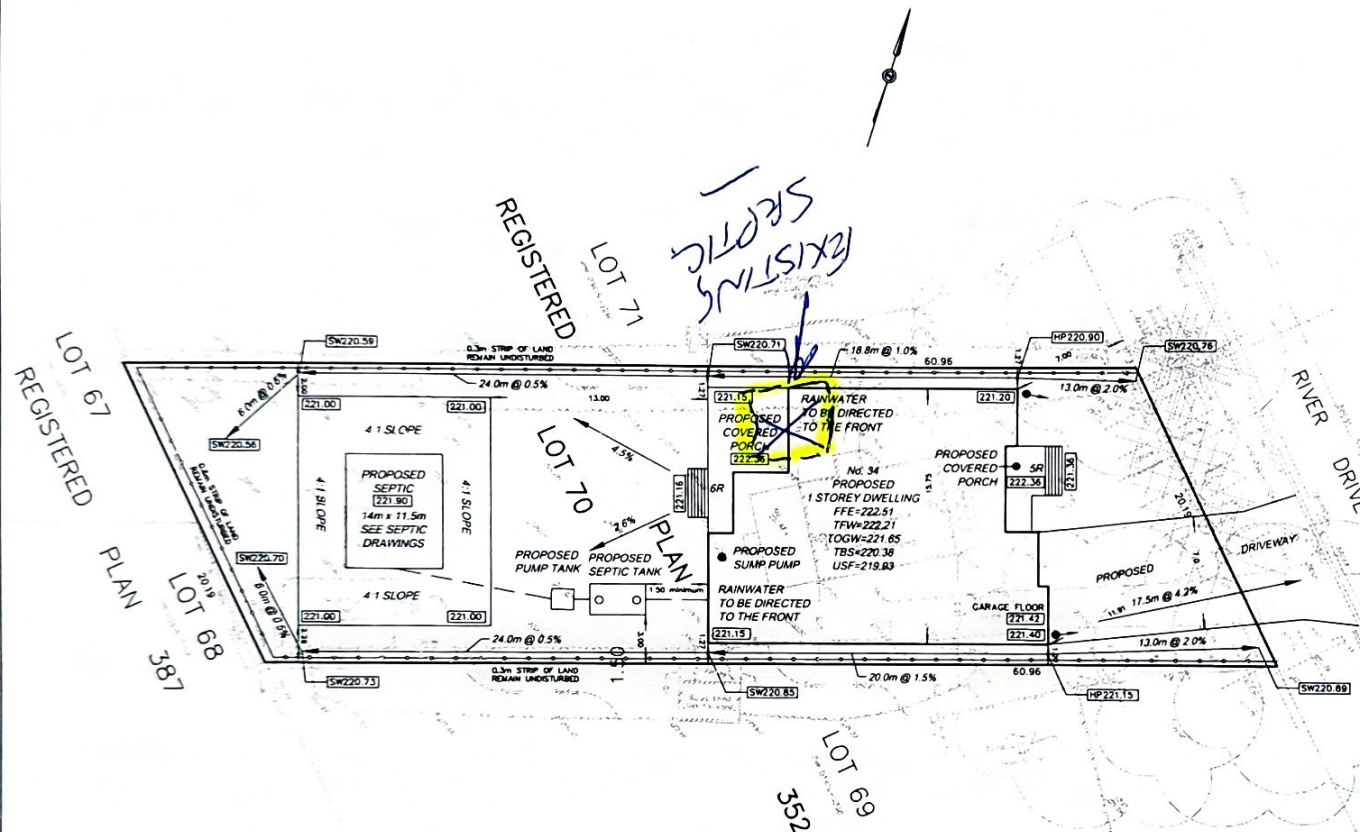
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24205-1A

PLANNED : A	CHANGED : A
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ACAD FILE: 24205-1A.DWG DATE: March 18, 2024



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Jansky







EG

East Gwillimbury

Buildings Standards Branch

Zoning Review

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Reviewer:

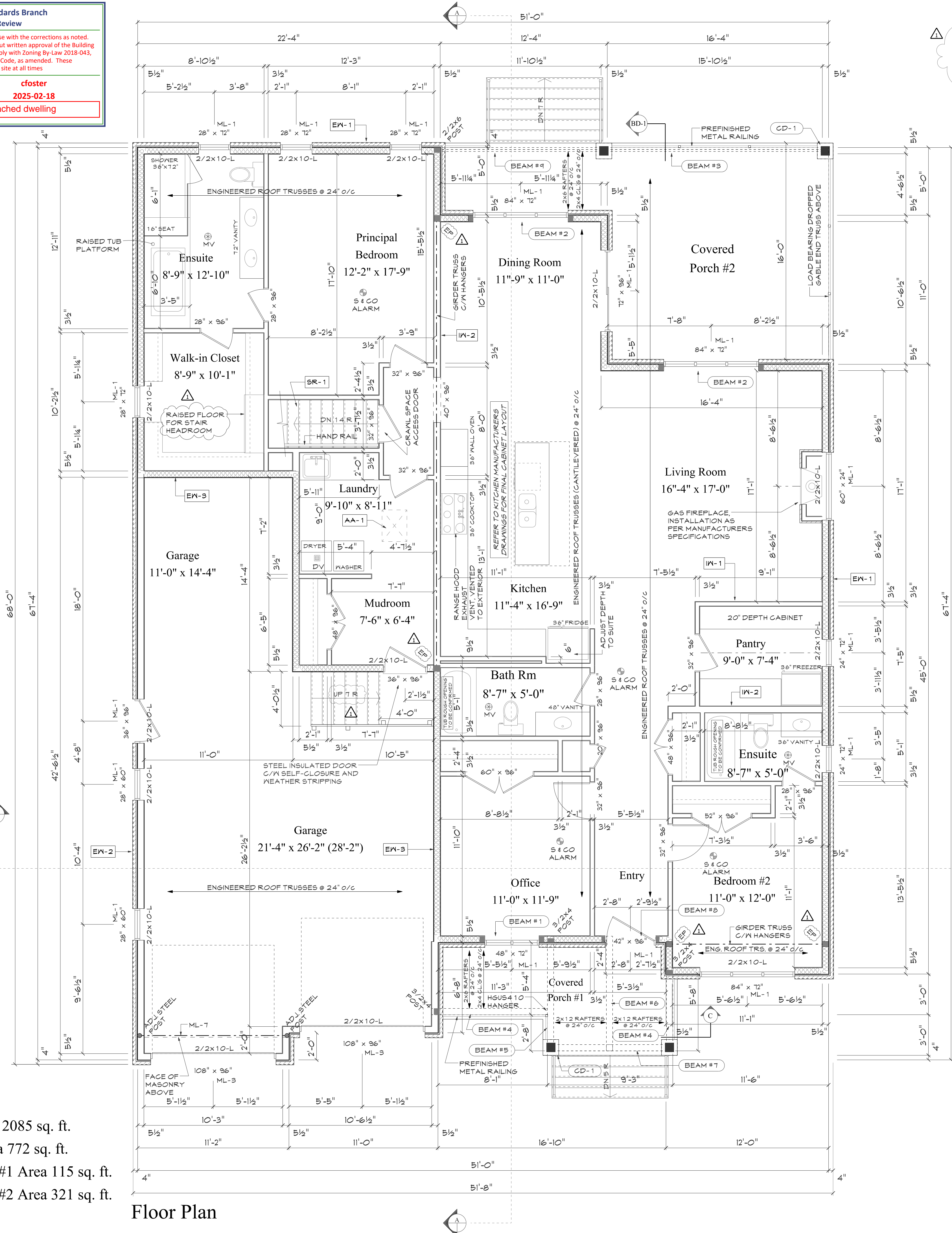
cfoster

Date:

2025-02-18

Scope of Review:

detached dwelling



REFER TO "APEKS" STRUCTURAL DRAWINGS DRAWING NO. 25-059



EXTERIOR AND INTERIOR WALL NOTES

- EW-1

**EXTERIOR WALL #1**  
REFER TO ELEVATIONS FOR FINISH  
BRICK/STONE VENEER, AS PER 4.20.6.4. O.B.C.  
C/N TIES, AS PER 4.20.9.5. O.B.C.  
CONTROL OF RAIN WATER PENETRATION  
AS PER 4.20.13. O.B.C.  
1" AIR SPACE  
HOUSEWRAP AIR BARRIER  
7/16" OSB WALL SHEATHING  
2x6 STUDS @ 16" O/C C/N DOUBLE TOP  
PLATE & SINGLE BOTTOM PLATE  
R-22 INSULATION  
6 MIL U/V PROTECTED POLY  
VAPOUR BARRIER  
1/2" GYPSUM BOARD
- EW-2

**EXTERIOR WALL #2**  
REFER TO ELEVATIONS FOR FINISH  
BRICK/STONE VENEER, AS PER 4.20.6.4. O.B.C.  
C/N TIES, AS PER 4.20.9.5. O.B.C.  
CONTROL OF RAIN WATER PENETRATION  
AS PER 4.20.13. O.B.C.  
1" AIR SPACE  
HOUSEWRAP AIR BARRIER  
7/16" OSB WALL SHEATHING  
2x6 STUDS @ 16" O/C C/N DOUBLE TOP  
PLATE & SINGLE BOTTOM PLATE  
R-22 INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD
- EW-3

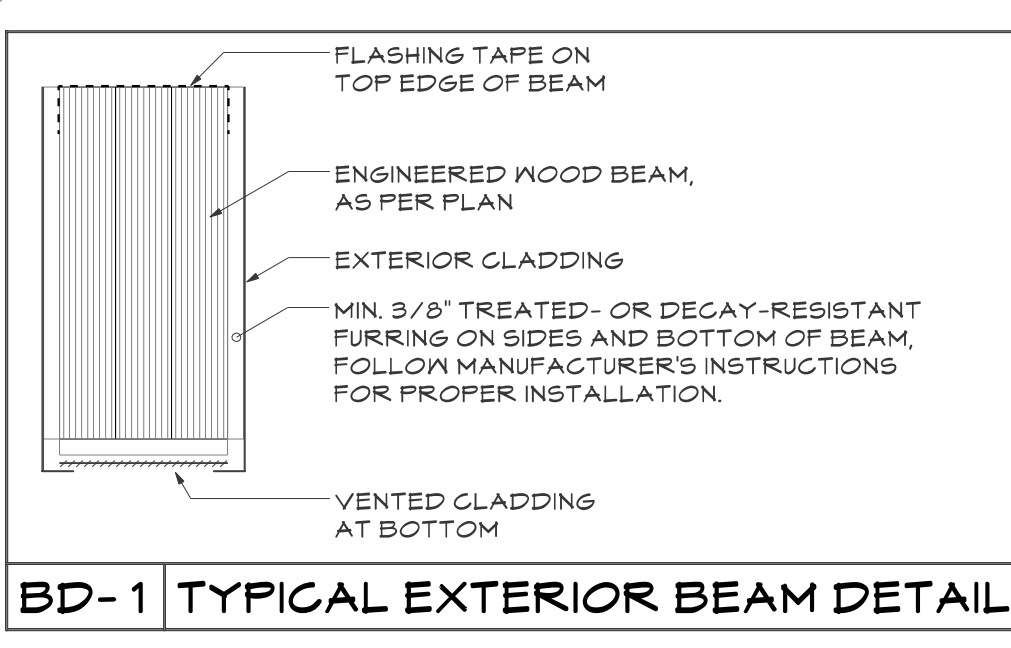
**EXTERIOR WALL #3**  
1/2" GYPSUM BOARD  
ALL JOINTS TAPED & SEALED  
CAULK WHERE REQUIRED TO  
PROVIDE AN AIR TIGHT SEAL  
2x6 STUDS @ 16" O/C  
R-22 INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD
- IN-1

**INTERIOR PARTITION #1**  
2x4 STUDS @ 16" O/C C/N DOUBLE TOP  
PLATE & SINGLE BOTTOM PLATE  
1/2" GYPSUM BOARD ON BOTH SIDES
- IN-2

**INTERIOR PARTITION #2**  
2x6 STUDS @ 16" O/C C/N DOUBLE TOP  
PLATE & SINGLE BOTTOM PLATE  
1/2" GYPSUM BOARD ON BOTH SIDES
- SR-1

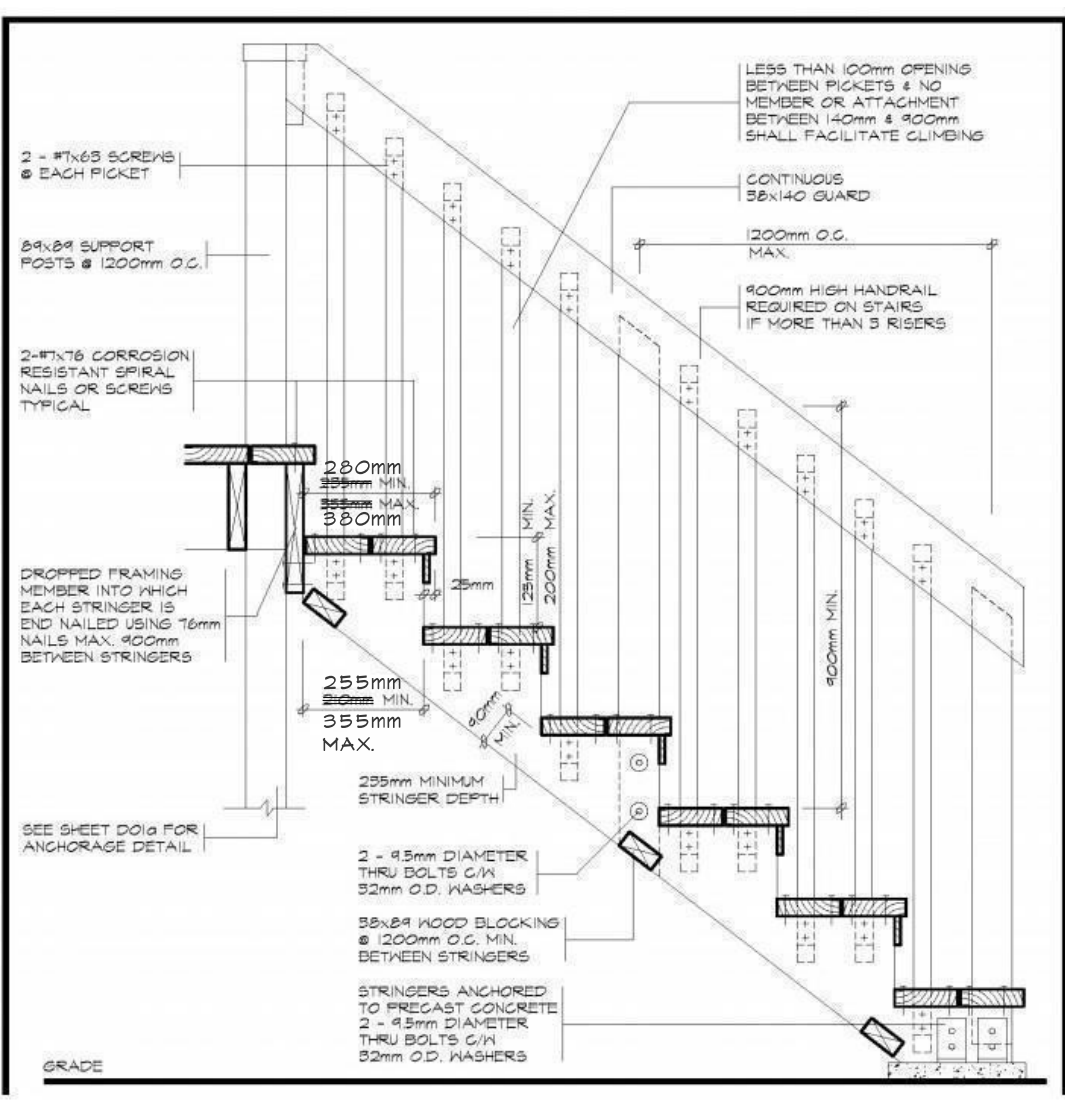
**STAIRS & RAILINGS**  
ALL STAIRS AND RAILINGS ARE  
MANUFACTURED AND SHALL  
CONFORM TO SECTION 4.8 OF O.B.C.  
STAIRS TO BE DETERMINED ON SITE.  
1" TREAD 1" NOSING AND  
PROVIDE MINIMUM 6"-1" HEADROOM.  
(NOT REQUIRED FOR CRAWL SPACE ACCESS)
- AA-1

**ATTIC ACCESS #1**  
MINIMUM 22" x 28" INSULATED (MIN. R-20)  
ATTIC ACCESS C/N WEATHER STRIPPING  
AND LATCH CLOSURE



MASONRY LINTELS			
DRAWING CODE	LINTEL DESCRIPTION	MAXIMUM LINTEL SPAN	
ML-1	3 1/2" x 3 1/2" x 1/4"	8'-1"	7'-6"
ML-2	4" x 3 1/2" x 1/4"	8'-8"	8'-1"
ML-3	5" x 3 1/2" x 5/16"	10'-10"	10'-1"
ML-4	5" x 3 1/2" x 7/16"	11'-5"	10'-7"
ML-5	5" x 3 1/2" x 1/2"	11'-9"	10'-11"

PROVIDE MINIMUM 6" END BEARING  
UNLESS NOTED OTHERWISE.  
WHERE NOTED ON DRAWINGS PRE-CAST CONCRETE OR  
STONE LINTELS ARE TO BE SPECIFIED BY MANUFACTURER  
C/N END BEARING REQUIREMENTS.  
WOOD AND MASONRY LINTEL SIZES ARE BASED ON OPENING  
SIZES REPRESENTED ON DRAWINGS. ALL ROUGH FRAME AND  
MASONRY OPENING SIZES ARE TO BE CONFIRMED PRIOR TO  
CONSTRUCTION COMMENCING.

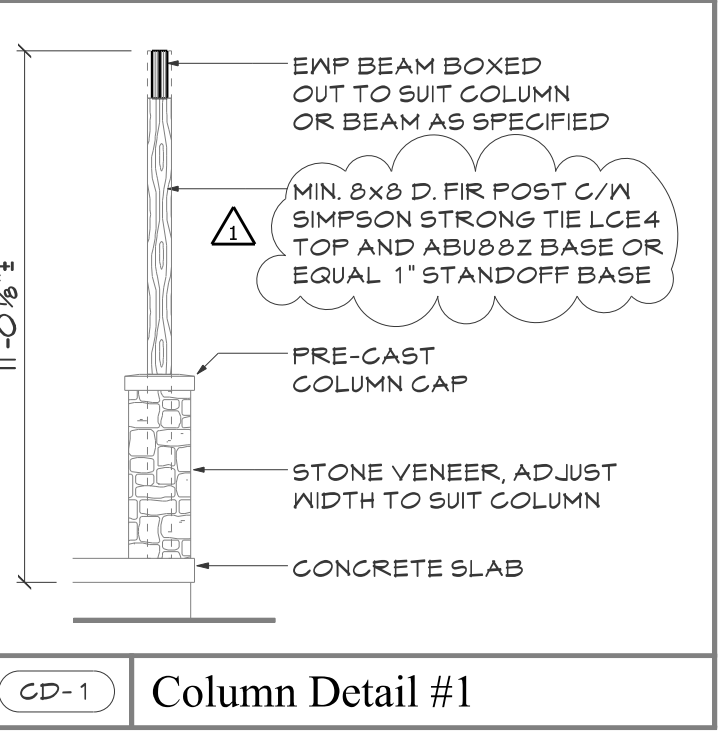


Beam Schedule, refer to suppliers layout		
BEAM NOTATION	BEAM DESCRIPTION SEE BEAM REPORTS FOR BEARING REQUIREMENTS	NOTES
BEAM #1	2 FLY 1 3/4" x 9 1/2" Nordic Lam 24F-1.9E	
BEAM #2	2 FLY 1 3/4" x 11 7/8" Nordic Lam 24F-1.9E	
BEAM #3	3 FLY 1 3/4" x 14" Nordic Lam 24F-1.9E	
BEAM #4	2 FLY 1 3/4" x 11 7/8" Nordic Lam 24F-1.9E	
BEAM #5	2 FLY 1 3/4" x 11 7/8" Nordic Lam 24F-1.9E	
BEAM #6	3 FLY 2x10 SPF #2 OR BETTER	9" END BEARING
BEAM #7	2 FLY 1 3/4" x 11 7/8" Nordic Lam 24F-1.9E	
BEAM #8	2 FLY 1 3/4" x 9 1/2" Nordic Lam 24F-1.9E	
BEAM #9	2 FLY 1 3/4" x 14" Nordic Lam 24F-1.9E	

ENERGY EFFICIENCY DESIGN SUMMARY

COMPLIANCE OPTION	SB-12 PRESCRIPTIVE [SB-12-3.1.1.2.]	TABLE: 3.1.1.2.A	PACKAGE: A1
PROJECT DESIGN CONDITIONS	CLIMATE ZONE  ZONE 1 (< 5000 DEGREE DAYS)	HEATING EQUIPMENT EFFICIENCY:  MINIMUM 96%	SPACE HEATING FUEL SOURCE:  GAS

BUILDING COMPONENT	RSI / R VALUES REQUIRED	BUILDING COMPONENT	EFFICIENCY RATINGS REQ'D
THERMAL INSULATION		WINDOWS & DOORS (1.)	
CEILING WITH ATTIC SPACE	R60	WINDOWS/SLIDING GLASS DOORS	U-Value 0.28
CEILING WITHOUT ATTIC SPACE	R31	SKYLIGHTS	U-Value 0.49
EXPOSED FLOOR	R31		
WALLS ABOVE GRADE	R22	MECHANICALS	
BASEMENT WALLS	10 CL R12	SPACE HEATING EQUIPMENT (2.)	96%
SLAB - greater than 600mm below grade	-	HRV EFFICIENCY (%)	75%
SLAB	R10	DHW HEATER (EF)	0.80
-edge only less than 600mm below grade			
SLAB	R10	NOTES (1) PROVIDE U-VALUE IN W/M2.K OR RATING	
-all less than 600mm below grade, or heated		(2) PROVIDE AFUE OR INDICATE IF CONDENSING TYPE COMBINED SYSTEM USED	



**Notes :**  
\* PROVIDE STUD POSTS & SOLID BLOCKING  
UNDER ALL GIRDER TRUSS POINT LOADS  
TO FOUNDATION OF ADEQUATE SUPPORTS.  
\* WINDOW & DOOR SIZES INDICATED ARE  
SUGGESTED ONLY, LINTEL SIZES SHOWN  
REFLECT OPENING SIZES INDICATED ONLY.

- EW-1

ENGINEERED WOOD PRODUCT  
AS SPECIFIED BY SUPPLIER
- S4 CO ALARM

SMOKE ALARMS AND CO DETECTORS  
ARE TO BE LOCATED ON EACH FLOOR  
INCLUDING BASEMENT AND WITHIN EACH  
SLEEPING UNIT AND INTERCONNECTED IN  
ACCORDANCE WITH 4.10.1.4. OF THE  
ONTARIO BUILDING CODE 2012
- MV

MECHANICAL VENT  
VENTED TO EXTERIOR
- DV

DRYER EXHAUST VENT  
VENTED TO EXTERIOR
- FD

FLOOR DRAIN
- X

POINT LOAD FROM ABOVE
- EP

ENGINEERED POSTS, REFER  
TO STRUCTURAL DRAWINGS

House Area 2085 sq. ft.  
Garage Area 772 sq. ft.  
Cov. Porch #1 Area 115 sq. ft.  
Cov. Porch #2 Area 321 sq. ft.

Floor Plan



Scott Dryla  
8 Doon Crescent  
Kewick, Ontario, L4P 3P8  
Phone: 905.232.8417  
email: masterplan@rogers.com

The undersigned has reviewed and takes  
responsibility for this Design, and has the  
qualifications and meets the requirements  
set out in the Ontario Building Code to be  
a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under  
2.17.5.1 of the building code

Scott Dryla 21141  
NAME BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under  
2.17.4.1 of the building code

Master-Plan 30578  
FIRM NAME BCIN

Builder:

Revisions:  
# Date: Description:

- 01/04/2024 - Structural adjustments  
see structural drawing  
- Adjust reinforcing of  
foundation wall  
- Foundation wall  
sections engineered  
- adjust for foundation  
to basement  
- adjust basement  
& garage stairs  
- Butress wall added  
- Post spacing adjusted  
- Dropped brick ledge  
added  
- Exterior posts to be  
min. 8x8 D. Fir  
- Posts for point loads  
engineered  
- Engineered wood beam  
exterior protection  
detail added

Note:  
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Project North:

Legend:  
DIMENSIONING NOTES:  
ALL DIMENSIONS FOR NEW  
CONSTRUCTION ARE FROM FACE  
OF STUD TO FACE OF STUD  
OR TO FRAMING MEMBERS.

Project Title:

Debartolo  
Residence  
86 River Drive

Sheet Title:

Floor  
Plan

Drawn by: Checked by:

Scale: Date: 07, 2023 Sheet: #

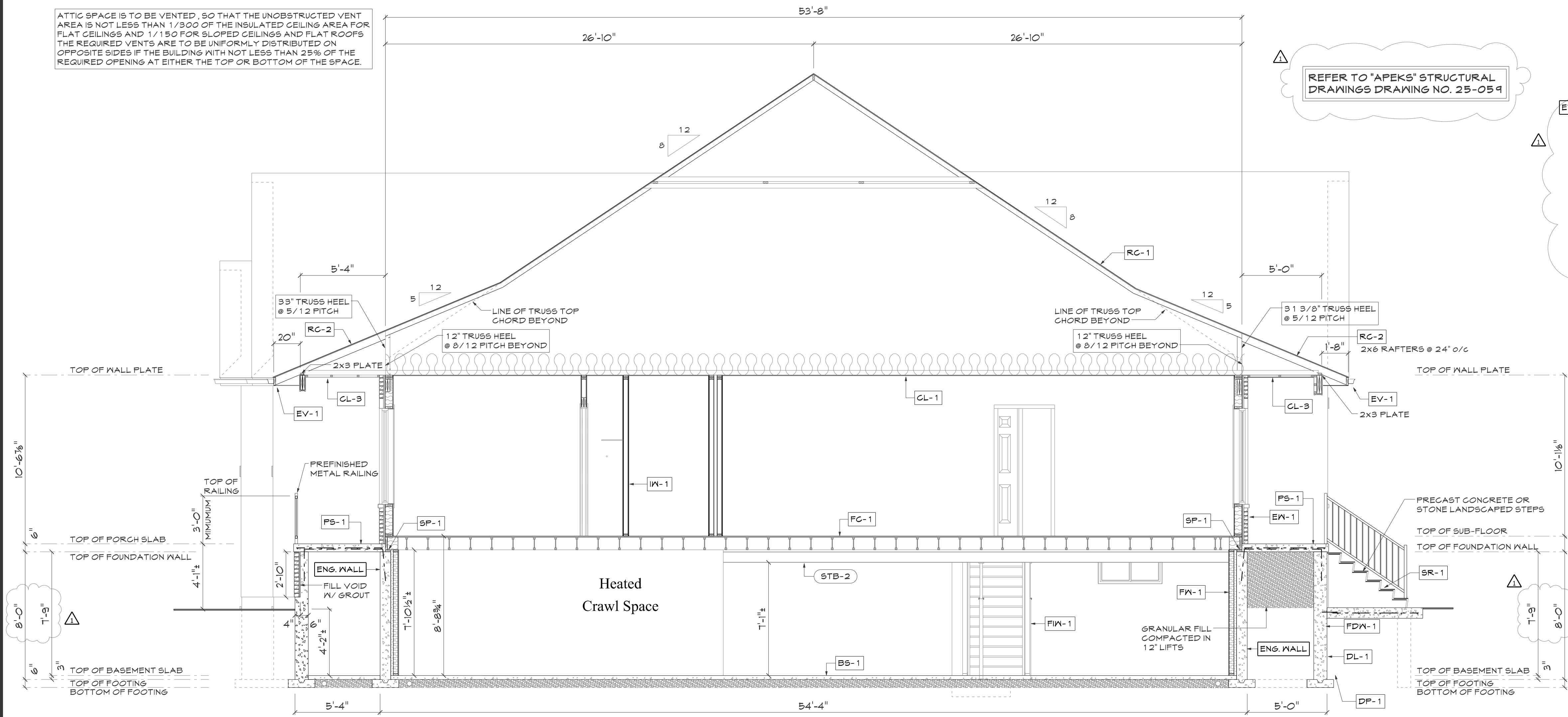
1/4" = 1'-0"

Project #

A2



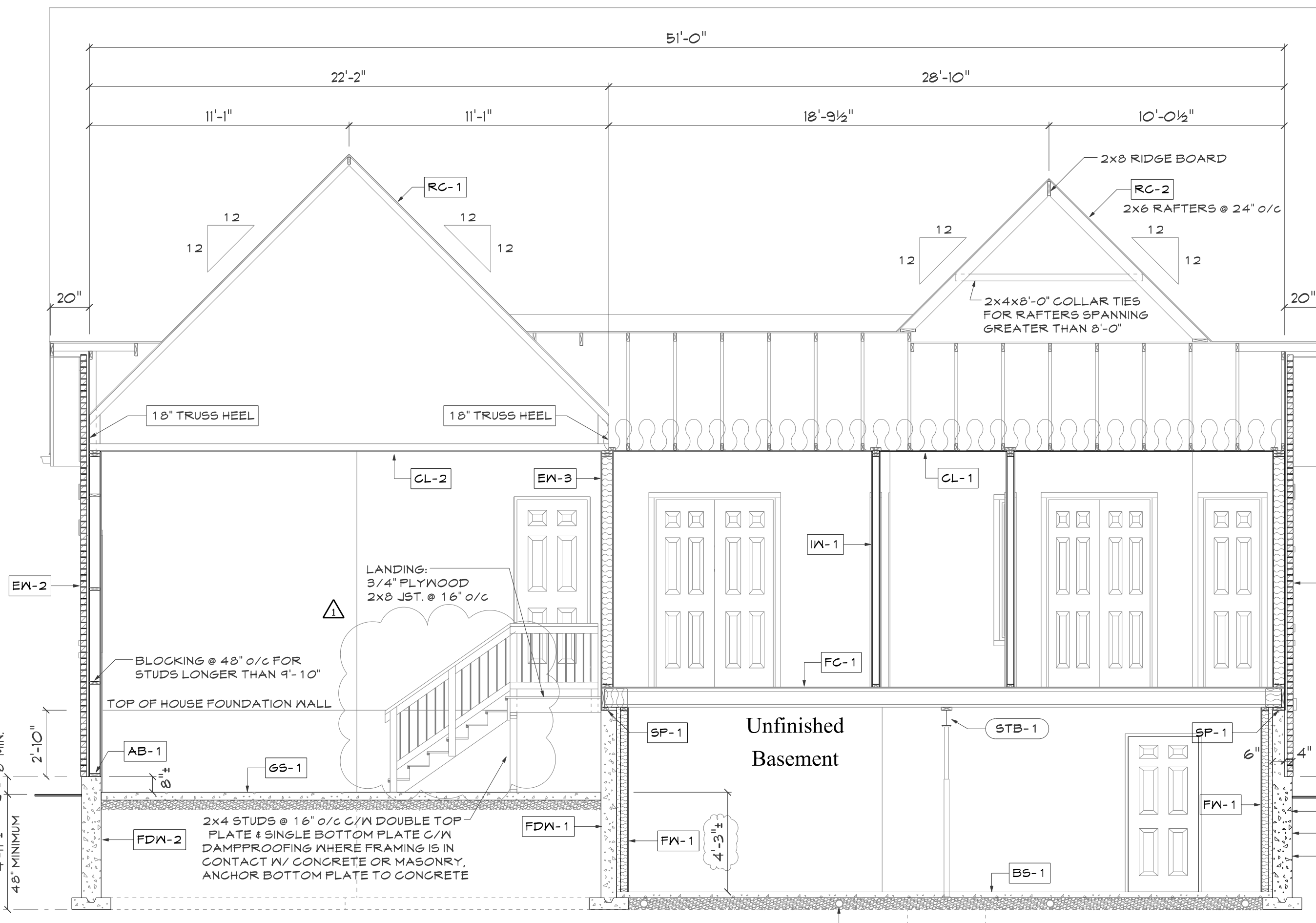
ATTIC SPACE IS TO BE VENTED, SO THAT THE UNOBSTRUCTED VENT AREA IS NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA FOR FLAT CEILINGS AND 1/150 FOR SLOPED CEILINGS AND FLAT ROOFS. THE REQUIRED VENTS ARE TO BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES IF THE BUILDING WITH NOT LESS THAN 25% OF THE REQUIRED OPENING AT EITHER THE TOP OR BOTTOM OF THE SPACE.



Cross Section A-A

REFER TO SOIL ENGINEERS REPORT

DESESTO GROUP INC.  
REFERENCE No.: 2402-C039  
DATE: FEBRUARY 28, 2024



Cross Section B-B

#### FOUNDATION AND FLOOR NOTES

- DL-1 DRAINAGE LAYER #1**  
DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF AN INSULATED FOUNDATION WALL.
- DP-1 DRAINAGE PIPE**  
4" PERFORATED DRAINAGE PIPE  
C/W FILTER FABRIC AND 6" CLEAN GRANULAR COVERAGE
- ENG. WALL**  
ENGINEERED FOUNDATION WALL  
REFER TO STRUCTURAL DRAWINGS
- FDW-1 FOUNDATION WALL #1**  
DAMP-PROOFING BELOW FINISHED GRADE, 6" POURED CONCRETE (15 MPa) FOUNDATION WALL C/W 15M VERTICAL @ 32" O/C AND 15M HORIZONTAL @ 24" O/C ON A 20" WIDE X 6" DEEP CONTINUOUS POURED CONCRETE STRIP FOOTING C/W 2-15M REBAR ON UNDISTURBED SOIL
- FDW-2 FOUNDATION WALL #2**  
DAMP-PROOFING BELOW FINISHED GRADE, 10" POURED CONCRETE (15 MPa) FOUNDATION WALL C/W 15M VERTICAL @ 32" O/C AND 15M HORIZONTAL @ 24" O/C ON A 22" WIDE X 6" DEEP CONTINUOUS POURED CONCRETE STRIP FOOTING C/W 2-15M REBAR ON UNDISTURBED SOIL
- SP-1 SILL PLATE**  
2x4 BOTTOM PLATE ON GASKET SEAL C/W 1/2" dia. x 8" LONG ANCHOR BOLTS @ 6'-0" O/C, EMBEDDED MIN. 4" INTO MASONRY OR CONCRETE
- AB-1 ANCHOR BOLT #1**  
2x6 WALL BOTTOM PLATE ON GASKET SEAL C/W 1/2" dia. x 8" LONG ANCHOR BOLTS @ 6'-0" O/C, EMBEDDED MIN. 4" INTO MASONRY OR CONCRETE
- BS-1 BASEMENT SLAB #1**  
9" (min.) POURED CONCRETE FLOOR SLAB OVER 6 mil. POLY VAPOUR BARRIER ON 6" (min.) WELL COMPACTED GRANULAR BASE SLOPED TO FLOOR DRAIN.
- GS-1 GARAGE SLAB #1**  
MINIMUM 4", 32 MPa CONCRETE SLAB ON 5" COURSE CLEAN GRANULAR FILL SLOPED TO GARAGE DOORS MIN. 2% SLOPE. TO HAVE 5-8% AIR ENTRAINMENT. CONCRETE SLAB TO BE REINFORCED WITH 6"x6"x6" WIRE GRID AT MID DEPTH OF SLAB.
- PS-1 PORCH SLAB #1**  
6" REINFORCED CONCRETE SLAB ABOVE, MINIMUM CONCRETE STRENGTH SHALL BE 32 MPa. 1/2" dia. x 8" LONG ANCHOR BOLTS @ 6'-0" O/C, EMBEDDED MIN. 4" INTO MASONRY OR CONCRETE
- FN-1 FURRING WALL #1**  
1/2" GYPSUM  
6 mil. POLY VAPOUR BARRIER  
2x4 STUDS @ 16" O/C C/W SINGLE TOP & BOTTOM PLATE. PROVIDE DAMP-PROOFING MEMBRANE UNDER BOTTOM PLATE  
R12 INSULATION  
R10 CONTINUOUS RIGID INSULATION (OR 6 mil. POLY VAPOUR BARRIER R20 CONTINUOUS INSULATION BLANKET (R22 IS REQUIRED WHERE MORE THAN 50% OF THE INSULATED WALL IS ABOVE FINISHED GRADE)  
#15 BUILDING PAPER BELOW FINISHED GRADE)
- FC-1 FLOOR CONSTRUCTION #1**  
3/4" T&G OSB OR PLYWOOD SUB-FLOOR NAILED & GLUED TO 9" DEEP ENGINEERED WOOD FLOOR JOIST. REFER TO SUPPLIERS LAYOUT
- FIN-1 FOUNDATION INTERIOR WALL #1**  
2x4 STUDS @ 16" O/C C/W DOUBLE TOP PLATE & SINGLE BOTTOM PLATE C/W DAMP-PROOFING WHERE FRAMING IS IN CONTACT W/ CONCRETE OR MASONRY. ANCHOR BOTTOM PLATE TO CONCRETE 1/2" GYPSUM BOARD ON STAIR SIDE
- SR-1 STAIRS & RAILINGS**  
ALL STAIRS AND RAILINGS ARE MANUFACTURED AND SHALL CONFORM TO SECTION 9.8 OF O.B.C. STAIRS TO BE DETERMINED ON SITE. 11" TREAD 1" NOSING AND PROVIDE MINIMUM 6'-7" HEADROOM. (NOT REQUIRED FOR CRAWL SPACE ACCESS)

#### EXTERIOR AND INTERIOR WALL NOTES

- EN-1 EXTERIOR WALL #1**  
REFER TO ELEVATIONS FOR FINISH BRICK/STONE VENEER, AS PER 9.20.6.4. O.B.C. C/W TIES, AS PER 9.20.9.5. O.B.C. CONTROL OF RAIN WATER PENETRATION AS PER 9.20.13. O.B.C. 1" AIR SPACE HOUSEWRAP AIR BARRIER 7/16" OSB WALL SHEATHING 2x6 STUDS @ 16" O/C C/W DOUBLE TOP PLATE & SINGLE BOTTOM PLATE R22 INSULATION 6 mil. U/V PROTECTED POLY VAPOUR BARRIER 1/2" GYPSUM BOARD
- EN-2 EXTERIOR WALL #2**  
REFER TO ELEVATIONS FOR FINISH BRICK/STONE VENEER, AS PER 9.20.6.4. O.B.C. C/W TIES, AS PER 9.20.9.5. O.B.C. CONTROL OF RAIN WATER PENETRATION AS PER 9.20.13. O.B.C. 1" AIR SPACE HOUSEWRAP AIR BARRIER 7/16" OSB WALL SHEATHING 2x6 STUDS @ 16" O/C C/W DOUBLE TOP PLATE & SINGLE BOTTOM PLATE BOTTOM PLATE C/W GASKET SEAL AND 1/2" dia. x 8" LONG ANCHOR BOLTS @ 6'-0" O/C, EMBEDDED MIN. 4" INTO MASONRY OR CONCRETE, SEE "AB-1"
- EN-3 EXTERIOR WALL #3**  
1/2" GYPSUM BOARD ALL JOINTS TAPED & SEALED CAULK WHERE REQUIRED TO PROVIDE AN AIR TIGHT SEAL 2x6 STUDS @ 16" O/C R22 INSULATION 6 mil. POLY VAPOUR BARRIER 1/2" GYPSUM BOARD
- IN-1 INTERIOR PARTITION #1**  
2x4 STUDS @ 16" O/C C/W DOUBLE TOP PLATE & SINGLE BOTTOM PLATE 1/2" GYPSUM BOARD ON BOTH SIDES
- IN-2 INTERIOR PARTITION #2**  
2x6 STUDS @ 16" O/C C/W DOUBLE TOP PLATE & SINGLE BOTTOM PLATE 1/2" GYPSUM BOARD ON BOTH SIDES

#### ROOF AND CEILING NOTES

- RC-1 ROOF CONSTRUCTION #1**  
25 YEAR SELF-SEALING ASPHALT SHINGLES ICE & WATER SHIELD EAVE PROTECTION 1/2" PLYWOOD ROOF SHEATHING C/W H CLIPS APPROVED ROOF TRUSSES @ 24" O/C
- RC-2 ROOF CONSTRUCTION #2**  
25 YEAR SELF-SEALING ASPHALT SHINGLES ICE & WATER SHIELD EAVE PROTECTION 1/2" PLYWOOD ROOF SHEATHING C/W H CLIPS RAFTER SPANS FOR SNOWLOAD OF 20 kPa 2x6 RAFTERS @ 24" O/C, MAX. SPAN 10'-1" 2x8 RAFTERS @ 24" O/C, MAX. SPAN 12'-8" 2x10 RAFTERS @ 24" O/C, MAX. SPAN 15'-6" RIDGE BOARD TO BE 2" DEEPER THAN RAFTER DEPTH USED
- EV-1 EAVE CONSTRUCTION #1**  
2x6 SUB-FASCIA PRE-FINISHED ALUMINUM EAVES TROUGH C/W DOWN SPOUTS AS REQUIRED, EAVE STARTER FASCIA & VENTED SOFFIT.
- CL-1 CEILING #1**  
1/2" GYPSUM CEILING BOARD (4.2, 4.5, 2.1)(J)  
6 mil. U/V PROTECTED POLY V/B R60 BATT INSULATION
- CL-2 CEILING #2**  
1/2" GYPSUM CEILING BOARD (4.2, 4.5, 2.1)(J)
- CL-3 CEILING #3**  
PRE-FINISHED ALUMINUM NON-VENTED SOFFIT PANELS W/ 2x2 NAILERS @ 24" O/C
- AA-1 ATTIC ACCESS #1**  
MINIMUM 22" x 28" INSULATED (MIN. R20) ATTIC ACCESS C/W WEATHER STRIPPING AND LATCH CLOSURE

#### Notes :

\* PROVIDE STUD POSTS & SOLID BLOCKING UNDER ALL GIRDER TRUSSES POINT LOADS TO FOUNDATION OF ADEQUATE SUPPORTS.

\* WINDOW & DOOR SIZES INDICATED ARE SUGGESTED ONLY. LINTEL SIZES SHOWN REFLECT OPENING SIZES INDICATED ONLY.

Legend:  
DIMENSIONING NOTES:  
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Project Title:

Project Title:

Project Title:

Project Title:

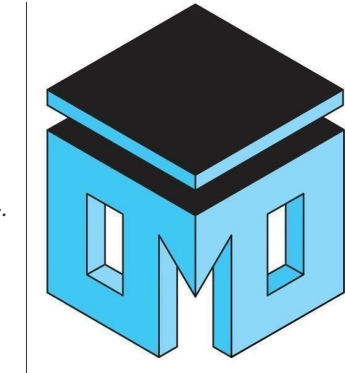
Project Title:

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Project Title:

Project Title:

Project Title:



Scott Dryla  
8 Doon Crescent  
Kewaskong, Ontario, L4P 3P8  
Phone: 905.252.8417  
Email: masterplan@rogers.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information  
Required unless design is exempt under 2.17.5.1 of the building code

Scott Dryla 21141 BCIN

NAME

Signature

REGISTRATION INFORMATION  
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Master-Plan 30578 BCIN

FIRM NAME

Builder:

Builder:

Builder:

Builder:

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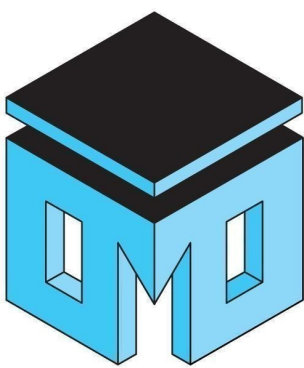
Builder:



EG Buildings Standards Branch  
Zoning Review

These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times.

Reviewer: cfooster  
Date: 2025-02-18  
Scope of Review: detached dwelling



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NAME BCIN

SIGNATURE

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Master-Plan 30578  
FIRM NAME BCIN

Builder:

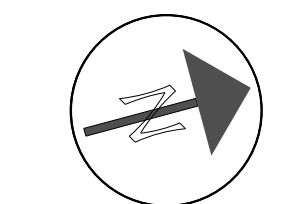
Revisions:  
# Date: Description:

- 1 01/04/2024 - Structural adjustments see structural drawing  
- Adjust reinforcing of foundation wall  
- Foundation wall sections engineered  
- adjust for foundation to basement  
- adjust basement & garage stairs  
- Butress wall added  
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Project North:



Legend:  
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Project Title:

Debartolo  
Residence  
86 River Drive

East & North  
Elevation

Drawn by: 50051 Dryla

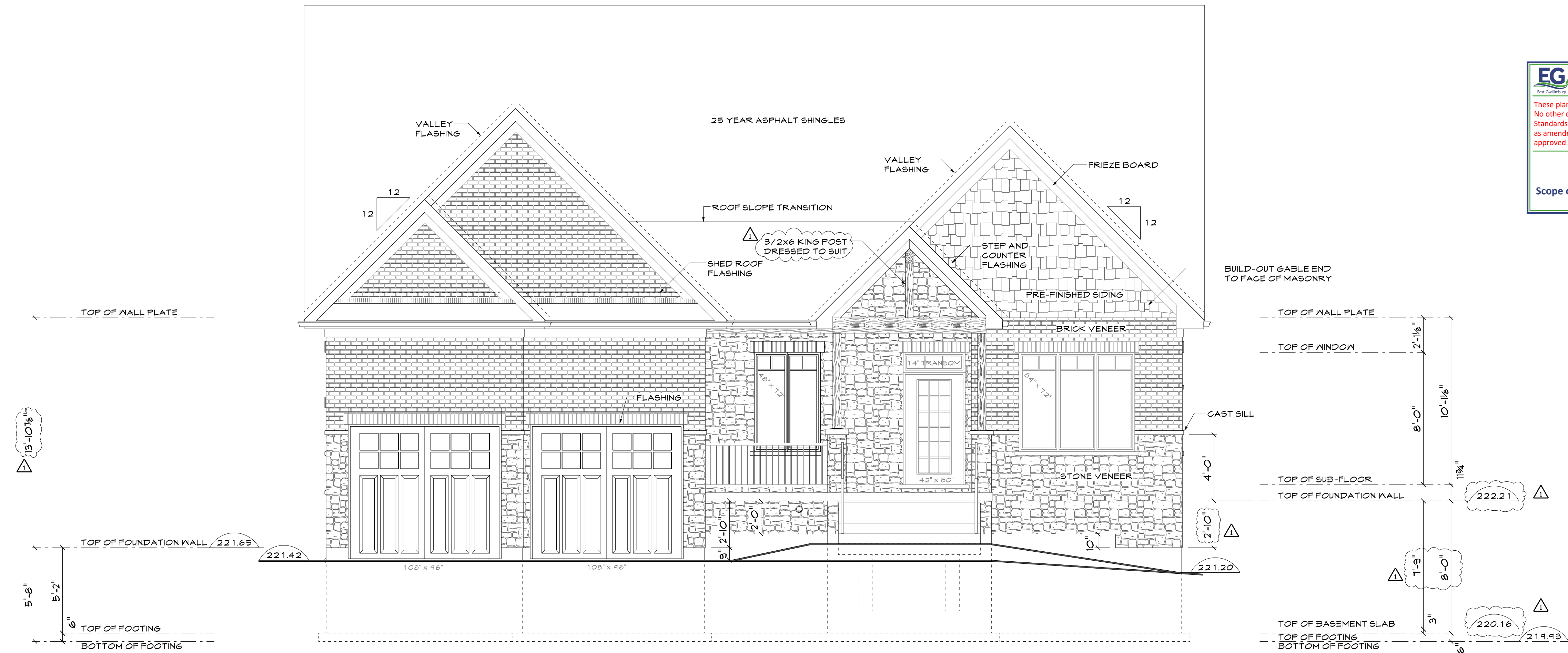
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Date: Dec 07, 2023

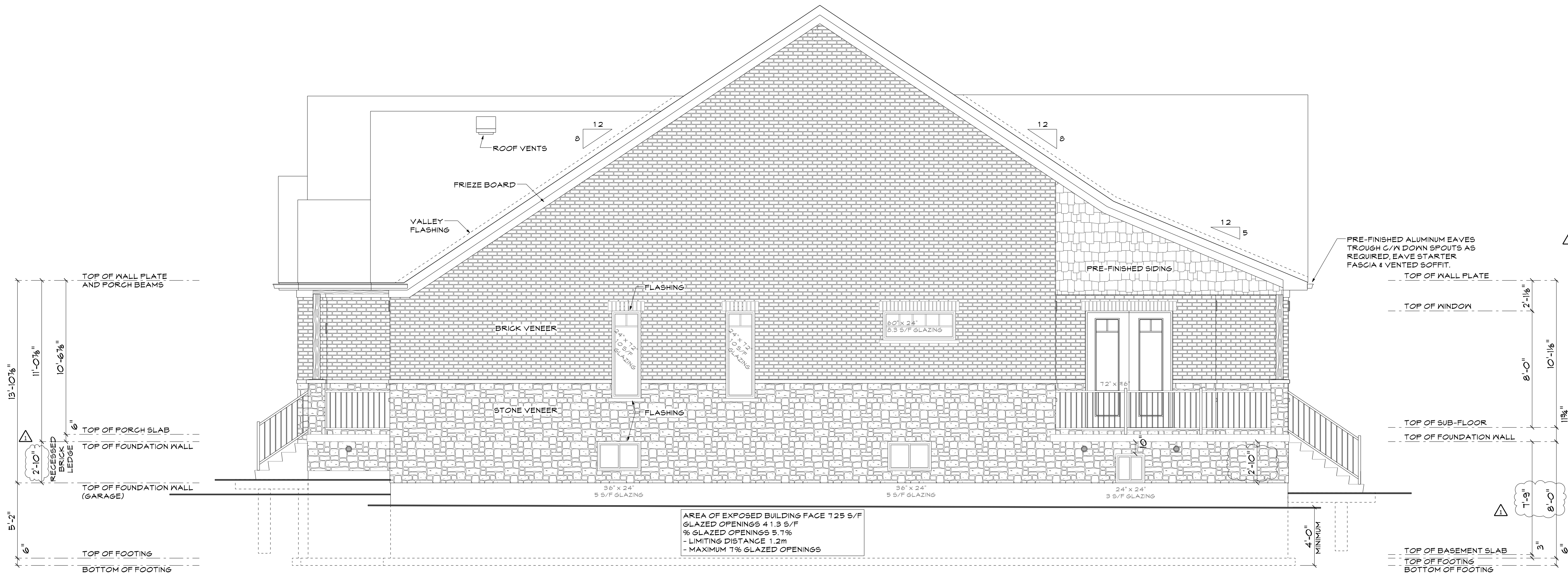
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Project #

A4



East Elevation

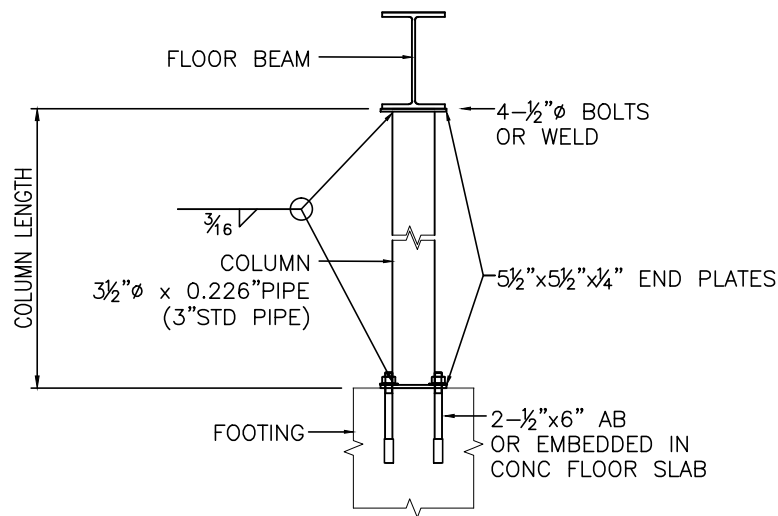


North Elevation










CONFIRM COLUMN LENGTH PRIOR  
TO COMMENCING WORK

COLUMN FACTORED LOAD CAPACITY	
LENGTH	CAPACITY
8'	191kN – 42,940LB
9'-2"	160kN – 35,970LB
10'-6"	135kN – 30,350LB



**NOTE:**

1. ALL WELDING TO BE FULL STRENGTH  $\frac{3}{16}$ " FILLET OR BUTT WELDS TO CSA W59-M1989.
2. ALL PLATE, HSS AND W SECTIONS TO CSA G40.21 350W OR ASTM A572 GRADE 50. PIPE TO ASTM A53.
3. MEMBER SIZES ARE MINIMUM THICKNESS, ACTUAL THICKNESS MAY BE GREATER

0	Certification	© 01 Apr 13	CE
REV.	DESCRIPTION	DATE	BY
	OBC STEEL COLUMN CERTIFICATION 9.17.3		
 <b>E7 Engineering</b> 64 YORK ST., UDORA, ONT., CANADA, L0C 1L0 tel & fax: (705)228-8412 ckevans@e7.ca			
<small>THE INFORMATION HEREIN IS THE PROPERTY OF E7 ENGINEERING AND FOR THE EXCLUSIVE USE OF THE CONTRACTED PARTY FOR THIS PROJECT ONLY AND SHALL NOT BE USED FOR OTHER PROJECTS, PUBLISHED, COPIED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT OF E7 ENGINEERING.</small>			
Contract	SCALE: NTS	DWG. NO. S-Detail	SHT. S1
			REV. 0