THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

COMMITTEE OF ADJUSTMENT

FILE # A-22/22
ROLL # 2-20-075

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O., 1990, c.P.13,45(5), R.R.O., 1980, Reg. 787

APPLICATION MADE BY:	Tyler Brayshaw, 936 Nantyr Drive, Innisfil, ON, L9S 1S7
LOCATION OF PROPERTY:	Lot 8, Concession 12, Part of Lot 22, Plan M-198, (Watt), Civic Address: 1104 Skeleton Lake Road 3, Zoning Schedule: 17

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Waterfront Residential (WR1) and is located on a Category 2 Lake (Skeleton Lake).

The applicant proposes to demolish an existing dwelling and sundeck and construct a new two storey dwelling and sundeck.

Relief is requested from Section 3.4.1.e of By-law 2014-14, as amended, being the minimum lot area requirement for an undersized lot of record. The minimum lot area requirement is 15,000 square feet for an existing lot of record. The subject property has 11,100 square feet of lot area. The variance, if granted, will permit the enlargement of a dwelling and the enlargement of a sundeck on an undersized lot. The lot will not be deemed a building lot.

Relief is also requested from Section 4.1.3 of By-law 2014-14, as amended, being the minimum interior side yard setback requirement of 15 feet. The proposed dwelling is to be 2.5 feet from the northerly side lot line and 13 feet from the southerly side lot line. The requested variances equate to 12.5 feet and 2 feet, respectively. The new enlarged portion of the proposed sundeck (addition) is to be 8.5 feet from the northerly side lot line and 4.5 feet from the southerly side lot line. The requested variances equate to 6.5 feet and 10.5 feet respectively.

NOTICE: **This notice has been sent to you for your information and does not require any response unless you wish to make one.** The above noted application will be heard by the Committee of Adjustment on the date and at the time shown below.

DATE: JULY 11, 2022 **TIME: 9:00 A.M.**

TAKE FURTHER NOTICE THAT with the current restrictions on public gatherings due to COVID-19 and as part of the Township's response to stop the spread of COVID-19, this public hearing will be held in a virtual forum with electronic participation.

Notice of Hearing
A-22/22, Brayshaw

The hearing will be held electronically from the Council Chambers, Municipal Office, Port Carling, Ontario via ZOOM and will commence at 9:00am. More information about viewing and/or participating in the ZOOM hearing is included in this Notice and can be found on our website at www.muskokalakes.ca.

PUBLIC HEARING: You or your representative are entitled to participate in this public hearing and make verbal representation by participating in the ZOOM hearing or make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed Minor Variance. If you wish to make written comments on this application they may be forwarded to the Secretary - Treasurer at the email address shown below.

Members of the public may also observe the proceedings by accessing the live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: https://muskokalakes.civicweb.net/Portal/

ADDITIONAL INFORMATION: There may be additional information relating to the proposed variance application available from staff of the Planning Department through the email address below on week days between 8:15 a.m. and 4 p.m. or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0. Telephone: (705)765-3156 or FAX (705)765-6755. Please email any submissions or requests to: planning@muskokalakes.ca Please quote the Committee's file number noted above.

FAILURE TO PARTICIPATE IN HEARING: If you do not participate in the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

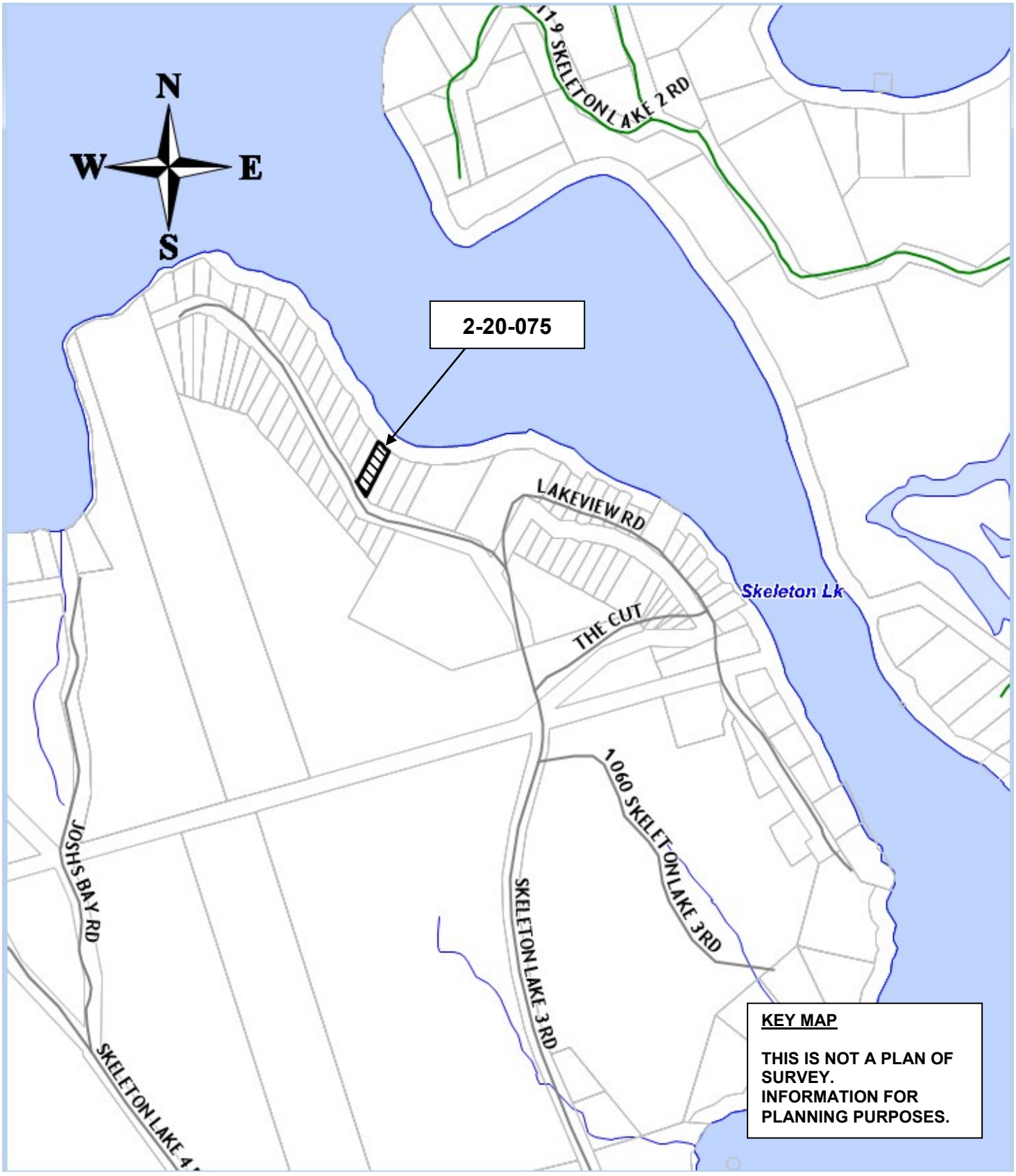
NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 30th day of June, 2022.

"Original Signed by C. Ward"
Chelsea Ward,
Secretary-Treasurer

KEY MAP


N
W
E
S
2-20-075
LAKEVIEW RD
Skeleton Lk
THE CUT
1060 SKELETON LAKE 3RD
SKELETON LAKE 3 RD
JOSHS BAY RD
KEY MAP
THIS IS NOT A PLAN OF SURVEY.
INFORMATION FOR PLANNING PURPOSES.

NOT TO SCALE

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF

PART OF LOT 22
REGISTERED PLAN M-198

GEOGRAPHIC TOWNSHIP OF WATT

TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 200

2 0 10 20 metres

RUDY MAK SURVEYING LTD.

BEARINGS AND DISTANCES TO LOCATE THE CURRENT EDGE OF WATER OF SKELETON LAKE

COURSE	BEARING	DISTANCE
A-1	N9°40'E	25.0
A-2	N11°48'E	19.4
A-3	N51°20'E	17.9
A-4	N78°17'E	27.9

BEARINGS AND DISTANCES TO LOCATE THE ORIGINAL EDGE OF WATER OF SKELETON LAKE AT CONTOUR 280.2 G.S.C.

COURSE	BEARING	DISTANCE
A-5	N15°48'E	31.8
A-6	N32°51'E	30.6
A-7	N35°09'E	30.6
A-8	N35°53'E	30.4
A-9	N45°05'E	28.2
A-10	N65°11'E	32.8
A-11	N70°27'E	33.3
A-12	N71°40'E	34.7

LEGEND

-■-	DENOTES FOUND SURVEY MONUMENT
-□-	DENOTES PLANTED SURVEY MONUMENT
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
(OU)	DENOTES ORIGIN UNKNOWN
(456)	DENOTES E. CAVELL, O.L.S.
(1730)	DENOTES R.M. MCDERMOTT, O.L.S.
(CH&J)	DENOTES COOTE, HILEY, JEMMETT LIMITED.
(P1)	DENOTES REGISTERED PLAN M-198
(P2)	DENOTES SRPR BY CH&J, DATED APRIL 24, 2012.
(P3)	DENOTES SRPR BY R.M. MCDERMOTT, O.L.S., DATED MARCH 24, 2021.
ᵀᴰ	DENOTES UTILITY POLE
— OH —	DENOTES OVERHEAD WIRES
(S.O.P.)	DENOTES SET ON PRODUCTION
(WIT)	DENOTES WITNESS
(PROP)	DENOTES PROPORTIONED
(D1)	DENOTES LT22236

METRIC:

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

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THE LIMIT OF SKELETON LAKE AS SHOWN ON THIS PLAN HAS BEEN RE-ESTABLISHED BY SURVEY AND BY IDENTIFYING THE CONTOUR OF ELEVATION 280.20 GSC AS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF WATT.

ELEVATION NOTE:

ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE LEICA SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD28:1978 (HTv2.0) DATUM.

SURVEYOR'S REAL PROPERTY REPORT (PART 2) REPORT SUMMARY

Description of Land

PART OF LOT 22, REGISTERED PLAN M-198, GEOGRAPHIC TOWNSHIP OF WATT, TOWNSHIP OF MUSKOKA LAKES, DISTRICT MUNICIPALITY OF MUSKOKA.

Registered easements and/or Right-of-Ways

PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 48133-0042(LT).

NOTE: EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS.

Boundary Issues

NONE.

Compliance with Municipal Zoning By-Laws

Not certified by this Report.

Additional Remarks

NOTE LOCATION OF FIRE WOOD SHELTERS, BUNKIE, GRAVEL DRIVEWAY, ASPHALT DRIVEWAY, DOCK, OVERHEAD WIRES AND UTILITY POLES.

THIS REPORT WAS PREPARED FOR TYLER BRAYSHAW AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 1°07'55" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2, AND P3.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 9TH DAY OF JULY, 2021.

JULY 20 , 2021
DATE

RUDY MAK
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2172769

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3).

RUDY MAK SURVEYING LTD.
ONTARIO LAND SURVEYORS
89 BIG BAY POINT ROAD
BARRIE, ONTARIO L4N 8M5 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: JAC | CHECK BY: RAP | FILE No. 14791

CLIMATIC DESIGN CRITERIA:

TOWN	UTTERSON, ON
ELEVATON AMSL	
GROUND SNOW LOAD	3.1 kPa
RAIN LOAD	0.4 kPa
WIND LOAD	0.35 kPa
SEISMIC ZONE	
FOOTING DEPTH	4'-6" (SEE LOCAL REGULATIONS)

GENERAL

HOME CONSULTANT:	HOLLY FARROW
TYPE OF CONSTRUCTION:	SINGLE FAMILY
LOT AREA:	936.7 SQ M/10082.6 SQ FT
LAND SURVEY:	YES
HEATING SOURCE:	PROPANE, FORCED AIR

STRUCTURE

MAIN FLOOR JOIST:	9.5" "I" JOIST
SECOND FLOOR JOIST:	9.5" "I" JOIST
DROPPED BEAM:	NO
CONCRETE FLOOR:	NO
FIREPLACE:	GAS
FLOOR OPENING FOR FIREPLACE:	N/A

FOUNDATION

TYPE OF FOUNDATION:	8" POURED CONCRETE
HEIGHT:	8'-6"
WALKOUT BASEMENT:	YES
WALL FINISH:	ROUGH CAST ON FDN WALL

CLEAR HEIGHT

BASEMENT:	8'-1 1/2"
MAIN FLOOR:	7'-10 3/4"
STAIRWELL LEADING TO BASEMENT:	14 R @ 7.69"
STAIRWELL LEADING TO SEC. FLOOR:	14 R @ 7.49"

DOORS & WINDOWS

SUPPLIER:	JELD-WEN
SERIES:	HYBRID
OPENING % :	16.1%
MAIN FLOOR WINDOWS TYPE:	SINGLE HUNG
BASEMENT WINDOWS TYPE:	SINGLE HUNG & SLIDER

COLOR SELECTION

BASE COAT:	SANDSTONE (TRUE GRAIN)
CUSTOMER SIGNATURE:	

ROOFING

ROOF INSULATION:	R-40 (BY OTHERS)
ROOF COVERING:	METAL (BY OTHERS)
CHIMNEY:	DIRECT VENT
CHIMNEY COVERING:	N/A

OTHERS

VERANDA:	NO
VERANDA WALLS:	N/A
GARAGE:	NO
GARAGE WALLS:	N/A
DECORATIVE BEAMS:	YES (BY OTHERS)
INTERIOR PARTITION COVERING	PINE COVERING

FLOOR LEVEL	HSF AREA	FLOOR LEVEL	AREA
BASEMENT FLOOR HEATED S.F.	681.95	LOFT FLOOR	455.23
MAIN FLOOR HEATED S.F.	752.25	MAIN FLOOR	797.50
LOFT FLOOR HEATED S.F.	371.37	TOTAL S.F.	1252.73
TOTAL HEATED S.F.	1805.57		

COMMENTS:

ICC EVALUATION SERVICE

PAGE INDEX

A000 INFO PAGE
A001 STRUCTURAL NOTES
A100 FOUNDATION PLAN
A101 BASEMENT PLAN
A102 MAIN FLOOR PLAN
A103 SECOND FLOOR PLAN
A104 TRUSS BEARING PLAN
A201 ELEVATION A & B
A203 ELEVATION C & D
A300 SCHEDULES, SECTIONS & DETAILS
A400 DETAILS
A401 DETAILS

NOT TO SCALE

FOR INFORMATION PURPOSES ONLY

LICENSED PROFESSIONAL ENGINEER
Z. J. M. PLIJGERS
100515879
Nov. 30, 2021
PROVINCE OF ONTARIO

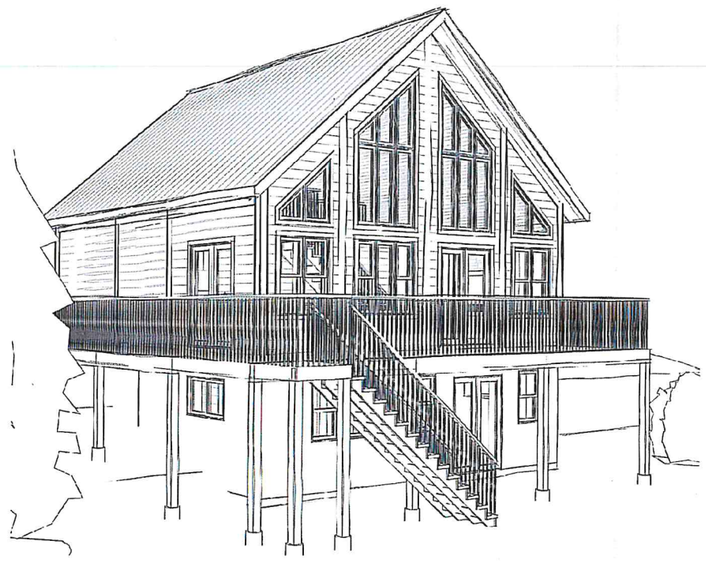
Structural Design Only

STRUCTURAL DESIGNED BY:
STEENHOF BUILDING SERVICES GROUP

TIMBERBLOCK
L'unique maison d'ingénierie supérieure

TYLER BRAYSHAW
MODIFIED KELOWNA

DRAWING PROCESS:	HOURS	DATE : 21/11/30	
STEP 1_COMPLETE PRELIMINARY PLANS	11	REV 01	●
STEP 2_FINAL QUOTE PLANS		REV 01	●
STEP 3_ENGINEERING PLANS			●
STEP 4_CONSTRUCTION PLANS			●



LOG PROFILE:

WALLS: ■ R30

PROFILES: EXT. ☐ FLAT ■ ROUND; INT. ■ FLAT ☐ ROUND

WALLS: ☐ R36

PROFILES: EXT. ☐ FLAT ☐ ROUND ☐ EDGE™; INT. ☐ FLAT ☐ ROUND

ADDED LOGS: 0 EXTRA LOG

CLIENT SIGNATURE:

DATE: ____/____/____

ABBREVIATIONS:

TYP.	TYPICAL
WASH./DRY.	WASHER AND DRYER
WASH.	WASHER
DRY.	DRYER
D.W.	DISHWASHER
CEL.	WINE CELLAR
LIN.	LINEN CLOSET
P.L.P	PIT WITH LIFTING PUMP (SEPTIC HOLDING)
A.E.	AIR EXCHANGER
H.W.T.	HOT WATER TANK
S.D.	SMOKE DETECTOR
C.O.D.	CARBON MONOXIDE DETECTOR
MANUF.	MANUFACTURER
A.T.	ACCESS TRAP
F.	FIXED
C.D.	CONNECTED DRAIN
P.T.	PRESSURE TREATED

MATERIAL LEGEND:

WOOD LOG PROFIL
WOOD COLUMN
WOOD BEAM
STONE
STEEL ROOF
ASPHALT SHINGLES
CEDAR SHINGLES
CONCRETE
MAT INSULATION
RIGID INSULATION
SPRAYED URETHANE
PLYWOOD
WOOD STUD
INSULATED WALL
CERAMIC TILE
ROUGH CAST
NET

SYMBOL LEGEND:

1/01 — ELEVATION REFERENCE NUMBER / REFERENCE PAGE NUMBER
1/01 — SECTION REFERENCE NUMBER / REFERENCE PAGE NUMBER
1/01 — DETAIL REFERENCE NUMBER / REFERENCE PAGE NUMBER
DETAIL (PLAN VIEW) REFERENCE NUMBER
1/01 — DETAIL (PLAN VIEW) / REFERENCE PAGE NUMBER
100'-0" MAIN FLOOR (OSB PANEL) — LEVEL REFERENCE (100'-0" IS THE MAIN FLOOR)
NO — REFERENCE FOR SPECIFIC NOTES
REFERENCE FOR STRUCTURE NOTES
WALL TYPE - SEE TYPICAL COMPOSITION
PANEL JUNCTION
STRUCTURAL COLUMN

GENERAL NOTES:

1. PLANS ARE PROVIDED BY TIMBER BLOCK AS A COURTESY, AND DO NOT ENTAIL ANY LIABILITY FOR TIMBER BLOCK.
2. THE GENERAL CONTRACTOR MUST ENSURE THAT THE CLIENTS PLANS ARE IN COMPLIANCE WITH ALL MUNICIPAL REGULATIONS APPLICABLE IN THE AREA WHERE THE WORK IS TO TAKE PLACE; THIS IS THE CLIENT'S RESPONSIBILITY AS REGULATIONS CAN VARY FROM ONE REGION TO THE NEXT AND AMENDMENTS MAY THEREFORE BE NECESSARY
3. THE GENERAL CONTRACTOR MUST DOUBLE-CHECK ALL DIMENSIONS BEFORE THE START OF WORK.
4. DIMENSIONS PROVIDED IN THE DRAWINGS WILL TAKE PRECEDENCE. DO NOT TAKE MEASUREMENTS FROM THE PLANS.
5. ALL CONSTRUCTION WORK MUST REFLECT HIGH STANDARDS OF EXECUTION AND ACCEPTED TRADE PRACTICE, AND COMPLY WITH ALL NATIONAL BUILDING CODE PROVISIONS APPLICABLE TO THE WORK SITE.
6. TIMBER BLOCK IS NOT RESPONSIBLE FOR ANY INCIDENTS ON THE WORK SITE. THE GENERAL CONTRACTOR AND/OR THE CLIENT ARE RESPONSIBLE FOR WORK SITE SECURITY, SCHEDULES AND GUIDANCE AND EXECUTION.
7. THE TIMBER BLOCK HOUSE MUST BE BUILT ACCORDING TO THE SPECIFICATIONS AND THE ASSEMBLY GUIDE PROVIDED TO THE CLIENT. OR COMPLY WITH THE REQUIREMENTS OF LOCAL AUTHORITIES SHOULD THE LATTER BE STRICTER.
8. PLANS ISSUED BY ALL PROFESSIONALS AND MANUFACTURERS HAVE PRECEDENCE ON PLANS PROVIDED BY TIMBER BLOCK.
9. ALL COMPONENTS AND MATERIALS SUPPLIED BY TIMBER BLOCK MUST BE INSTALLED PURSUANT TO THEIR RESPECTIVE MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. THE GENERAL CONTRACTOR AND THE CLIENT ARE RESPONSIBLE FOR REQUESTING THEM FROM TIMBER BLOCK BEFORE THE START OF ANY WORK.
10. PURSUANT TO THE NBC AND CSA STANDARD S832-14, THE GENERAL CONTRACTOR AND THE CLIENT ARE RESPONSIBLE FOR DESIGNING, COORDINATING, SUPPLYING AND INSTALLING ALL NECESSARY EARTHQUAKE-RESISTANT PROTECTION. THIS APPLIES FROM ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL STANDPOINTS.
11. A SOIL SURVEY REPORT SHOULD BE OBTAINED BEFORE THE START OF WORK IN ORDER TO DETERMINE THE SOIL'S BEARING CAPACITY.
12. THE GENERAL CONTRACTOR AND THE CLIENT ARE RESPONSIBLE FOR ENSURING THAT THEY HAVE OBTAINED FROM TIMBER BLOCK THE LATEST VERSIONS OF THE PLANS AND ALL OTHER DOCUMENTS TO BE USED ON THE WORK SITE BEFORE THE START OF WORK.
13. IF WOOD WALL STUDS OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO: A WATER CLOSET, A SHOWER OR A BATH TUB. (SEE THE LOCAL CODE IF APPLICABLE).

ARCHITECTURAL NOTES:

1. PLEASE NOTE THAT THE FLOOR LAYOUT SHOWN ON YOUR PLAN IS ONLY FOR INFORMATION PURPOSES TO ASSIST WITH YOUR PERMIT APPLICATION AND TO SERVE AS A REFERENCE FOR INTERIOR FURNING. MINOR CHANGES NOT AFFECTING THE EXTERIOR WALLS CAN BE IMPLEMENTED TO SPECIFICATION ON THE WORK SITE WITHOUT AFFECTING YOUR PERMIT APPLICATION. CONSEQUENTLY, THE PLANS MIGHT NOT SHOW SOME OF THE MINOR CHANGES REQUESTED.
2. ALL EXTERIOR ARCHITECTURAL EMBELLISHMENTS, RAILINGS, COLUMNS, BALCONIES AND STAIRS MUST BE DESIGNED, COORDINATED, SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR AND THE CLIENT. ANY SUCH COMPONENTS APPEARING ON THE PLANS ARE FOR ILLUSTRATION PURPOSES ONLY.
3. THE GENERAL CONTRACTOR WILL SUPPLY (AND INSTALL WHERE APPLICABLE) ALL ADHESIVES, CAULKING, SELF-ADHESIVE MEMBRANE, TAPE, HARDWARE, NAILS, CLIPS, BLOCKS, BRACKETS, CLAMPS, AND TEMPORARY PROTECTION. PLEASE REFER TO THE TIMBER BLOCK ASSEMBLY GUIDE OR CONSULT YOUR INSTALLATION TECHNICIAN FOR MORE INFORMATION.
4. TO ENSURE WATER TIGHTNESS, THE GENERAL CONTRACTOR MUST SEAL, INSULATE AND CUT THE THERMAL BRIDGES FOR ALL OPENINGS AND JUNCTIONS IN THE TIMBER BLOCK WALLS AND/OR THE CONVENTIONAL WOOD FRAME, THE ROOF AND THE FOUNDATION, AS WELL AS ALL JUNCTIONS BETWEEN DIFFERENT MATERIALS. THIS INCLUDES WITHOUT LIMITATION THE DOOR AND WINDOW FRAMES, THE JUNCTION OF TIMBER BLOCK PANELS, THE ELECTRICAL SOCKETS AND OUTLETS, AND THE MECHANICAL OPENINGS (WOOD, HOSE BIB, AIR VENTS, ETC.).
5. THE DIMENSIONS SHOWN ON THE FOUNDATION PLAN FOR THE DOORS AND WINDOWS REFER TO THE OUTER FRAME. AT THE BASEMENT LEVEL, THE CONTRACTOR MUST ALLOW FOR PROPER ADDITIONAL SPACE AROUND THEM WHEN CALCULATING THE ROUGH OPENINGS.
6. THE GENERAL CONTRACTOR WILL SUPPLY AND INSTALL ALL METAL AND ALUMINUM CAP FLASHINGS, COUNTER FLASHINGS, METAL SIDING AND OTHER METALLIC FLASHINGS NEEDED FOR THE DOORS AND WINDOWS, ROOF, CHIMNEY, GARAGE DOOR JAMB AND FRAME, DORMER EDGES, PARAPET WALLS, BALCONIES, AWNINGS, ETC.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING A CONTINUOUS AIR FLOW IN ORDER TO ALLOW FOR PROPER ROOF AND ATTIC VENTILATION IN COMPLIANCE WITH APPLICABLE BUILDING CODE PROVISIONS. THE LOCATION OF THE VENTILATION DOORS AND ROOF VENTILATOR AS SUGGESTED ON THE TIMBER BLOCK PLAN SHOULD BE DETERMINED AND CONFIRMED ON SITE BY THE CONTRACTOR AND THE CLIENT.
8. THE MAIN FLOOR LAYOUT IS DRAWN VOLUNTARILY SMALLER BY AN INCH LARGER THAN THE FOUNDATION. THE FLOOR MUST BE BUILT ACCORDING TO THE DIMENSIONS INDICATED ON THE FLOOR PLAN. THIS PLAN HAS PRIORITY OVER THE DIMENSIONS OF THE FOUNDATION TAKEN THE SITE.

STRUCTURAL NOTES:

1. NO ALTERATIONS OF ANY KIND CAN BE MADE TO THE ROOF TRUSSES OR THE TIMBER BLOCK WALLS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE MANUFACTURER.
2. SUGGESTED FOOTING DIMENSIONS WERE CALCULATED BASED ON A BEARING CAPACITY OF 1500 LB/SQ. FT. IT IS THE CLIENTS RESPONSIBILITY TO ENSURE COORDINATION AND MAKE ANY NECESSARY ADJUSTMENTS BASED ON THE LOCAL CONDITIONS AND A GEOTECHNICAL STUDY.
3. STRINGERS AND LOAD TRANSFERS (COLUMNS AND SOLASH BLOCKS) ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. EXTERIOR CONCRETE POSTS/SONOTUBES MUST BE DESIGNED, COORDINATED, SUPPLIED AND INSTALLED BY THE CLIENT.

MECHANICAL NOTES:

1. THE CLIENT WILL DETERMINE THE LOCATION OF THE WATER HEATER AND INLET AT THE WORK SITE.
2. THE CLIENT MUST ENSURE THE INSTALLATION OF THE CHECK VALVE, CLEAN OUT AND TRAP AT THE WORK SITE.

GENERAL NOTES

1. ALL STANDARDS, MANUALS AND CODES REFERENCED IN THIS SET OF DRAWINGS REFER TO THE MOST RECENTLY IMPLEMENTED VERSION/EDITION.
2. ALL MATERIALS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE (OBC).
3. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT OF ONTARIO.

FOUNDATIONS

1. FOOTINGS AND FOUNDATION DESIGN BASED ON ALLOWABLE BEARING CAPACITY OF 75kPa (1500 PSF) AS SETOUT IN OBC 9.4.4.1 (DIV B). GENERAL CONTRACTOR TO PROVIDE SEALED GEOTECHNICAL REPORT CONFIRMING THE BEARING CAPACITY MEETS OR EXCEEDS THIS VALUE.
2. FOUNDATION WALLS TO BE MINIMUM 8" THICK AND STRIP FOOTING TO BE MINIMUM 24" W x 8" D with 3-15M LONGITUDNAL REINFORCING BARS.
3. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR GRANULAR FILL COMPACTED TO 98% SPMDD AND BE ADEQUATELY PROTECTED FROM FROST INTRUSION.
4. UNLESS NOTED OTHERWISE FOUNDATION WALLS AND FOOTINGS TO BE CONSTRUCTED ACCORDANCE WITH OBC 9.15.3 AND 9.15.4 (DIV B) RESPECTIVELY. WHERE CONDITIONS EXIST OUTSIDE THESE PARAMETERS AND A DESIGN ALTERNATIVE HAS NOT BEEN PROVIDED, CONTACT THE ENGINEER OF RECORD.
5. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE AS FOLLOWS:

   32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK WITH 5% TO 8% AIR ENTRAINMENT
   20 MPa FOR INTERIOR BASEMENT SLABS WITH 6.5% AIR ENTRAINMENT
   25 MPa FOR ALL OTHER APPLICATIONS WITH 4% TO 7% AIR ENTRAINMENT

6. REINFORCING STEEL TO CONFORM TO CSA G30 SERIES AND HAVE A MINIMUM YEILD STRENGTH (Fy) EQUAL TO 400MPA. BAR LAP LENGTH TO BE MIN. 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.
7. WELDED WIRE FABRIC TO BE PROVIDED IN FLAT SHEATS ONLY AND BE 152X152-MW18.7 X MW18.7 AND PLACED 50mm FROM TOP OF SLAB-ON-GRADE UNLESS OTHERWISE NOTED OR SHOWN

STRUCTURAL STEEL

1. ALL NEW STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES AND STANDARDS:

   A. CSA G40.21 TYPE 350W FOR W SHAPES
   B. CSA G40.21 TYPE 300W FOR PLATES

2. FABRICATION, ERECTION AND WORKMANSHIP SHALL CONFORM TO CSA S16.
3. ALL WELDING SHALL CONFORM TO CSA S16 AND W59 AND SHALL BE PERFORMED BY A FABRICATOR FULLY APPROVED UNDER CSA W47.1.
4. ALL STEEL SHALL BE WELDED USING A MINIMUM OF 6 mm (1/4") CONTINUOUS FILLET OR GROOVE WELDS UNLESS NOTED OTHERWISE.
5. ALL BOLTS, NUTS AND WASHERS FOR STRUCTURAL STEEL CONNECTIONS SHALL CONFORM TO ASTM F3125.
6. ALL ANCHOR BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A36 OR ASTM A307.
7. ALL STEEL SHALL BE SHOP PRIMED.
8. NO HOLES SHALL BE CUT IN STRUCTURAL STEEL WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

WOOD FRAMING

1. ALL LUMBER SHALL BE SPF No.1/No.2 GRADE IN ACCORDANCE WITH CSA 086 UNLESS NOTED OTHERWISE.
2. SHEATHING SHALL CONFORM TO CSA 086. WHERE ORIENTED STRAND BOARD (OSB) SHEATHING IS USED, IT SHALL BE ADEQUATELY PROTECTED FROM THE ELEMENTS AT ALL TIMES UNTIL PERMANENT PROTECTION IS PROVIDED BY BUILDING ENEVELOPE.
3. TIMBER SPECIES GROUP D.FIR-L No.2 OR BETTER UNLESS NOTED OTHERWISE.
4. LUMBER SHALL BE GRADED TO NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER IN ACCORDANCE WITH CSA 0141.
5. ALL LUMBER NOTED AS PRESSURE TREATED SHALL BE PRESERVATIVE TREATED WITH ALKALINE COPPER QUATERNARY (ACQ) AND COPPER AZOLE (CA), IN ACCORDANCE WITH CSA 080.
6. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE DESIGNED FOR THIS APPLICATION.
7. ALL NAILS, SPIKES, STAPLES AND SCREWS SHALL BE IN ACCORDANCE WITH CAN/CSA 086.
8. ALL BOLTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM A307 OR SAE J429 GRADE 2.
9. UNLESS OTHERWISE NOTED, ALL WOOD FRAMING SHALL BE COMPLETED IN CONFORMANCE WITH O.B.C 9.23
10. SOLID BLOCKING SHALL BE INSTALLED BETWEEN STUDS AT A SPACING NOT EXCEEDING 1200MM (4'-0") AS PER O.B.C 9.23.10.1.(2)

LAMINATED VENEER LUMBER

1. ALL LVL MATERIAL SHALL BE SPECIES GRADE 2.0E 2900Fb UNLESS NOTED OTHERWISE.
2. ALL NAILS/BOLTS TO BE 50 mm (2") FROM EDGES AND 64 mm (2 ½") FROM ENDS. INTERMEDIATE ROWS OF NAILS/BOLTS TO BE SPACED EQUALLY BETWEEN OUTER ROWS.
3. BOLTED CONNECTIONS REQUIRE 50 mm (2") OUTSIDE DIAMETER FLAT WASHER UNDER BOLT HEAD AND NUT.
4. NAILING AND BOLTING PATTERNS:

   A. SIDE/TOP LOAD - 2-3 PLIES
   A.1. 184 mm-302 mm (71/4"-117/8") DEPTH: 2 ROWS OF 16d NAILS @ 152 mm (6") O/C
   A.2. 356 mm-457 mm (121/2"-18") DEPTH: 3 ROWS OF 16d NAILS @ 152 mm (6") O/C
   A.3. 476 mm-606 mm (183/4"-237/8") DEPTH: 4 ROWS OF 16d NAILS @ 152 mm (6") O/C

   B. TOP LOAD ONLY - 4+ PLIES
   B.1. 184 mm-302 mm (71/4"-117/8") DEPTH: 2 ROWS OF 1/2" Ø A307 BOLTS @ 610 mm (24") O/C
   B.2. 356 mm-457 mm (121/2"-18") DEPTH: 3 ROWS OF 1/2" Ø A307 BOLTS @ 610 mm (24") O/C
   B.3. 476 mm-606 mm (183/4"-237/8") DEPTH: 4 ROWS OF 1/2" Ø A307 BOLTS @ 610 mm (24") O/C

   C. SIDE LOAD - 4+ PLIES
   C.1. 184 mm-302 mm (71/4"-117/8") DEPTH: 2 ROWS OF 1/2" Ø A307 BOLTS @ 305 mm (12") O/C AND 2 ROWS OF 16d NAILS @ 305 mm (12") O/C OFFSET 152 mm (6") FROM BOLTS
   C.2. 356 mm-457 mm (121/2"-18") DEPTH: 3 ROWS OF 1/2" Ø A307 BOLTS @ 305 mm (12") O/C AND 3 ROWS OF 16d NAILS @ 305 mm (12") O/C OFFSET 152 mm (6") FROM BOLTS
   C.3. 476 mm-606 mm (183/4"-237/8") DEPTH: 4 ROWS OF 1/2" Ø A307 BOLTS @ 305 mm (12") O/C AND 4 ROWS OF 16d NAILS @ 305 mm (12") O/C OFFSET 152 mm (6") FROM BOLTS

****1/2" Ø BOLTS MAY BE SUBSTITUTED FOR (2) ROWS OF SDS25600 SCREWS AT EACH SIDE @ 12" O/C

5. ALL LVL BEAMS SHALL BE SUPPORTED WITH 2 SPF JACK STUDS PER END UNLESS NOTED OTHERWISE.
6. SPLICES IN LVL MATERIAL SHALL NOT BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.

NOTES TO CONTRACTOR

1. CONTRACTOR TO CHECK ALL RELEVANT DIMENSIONS SHOWN ON THE DRAWINGS AND ADJUST DIMENSIONS AS REQUIRED TO MATCH THE STRUCTURE, AS APPROVED BY THE ENGINEER.
2. DO NOT SCALE DRAWINGS.

LICENSED PROFESSIONAL ENGINEER
Z. J. M. PLIGERS
100515879
Nov. 30, 2021
PROVINCE OF ONTARIO

STRUCTURAL DESIGN BY:
STEENHOF BUILDING SERVICES GROUP

Structural Design Only

NOT TO SCALE

FOR INFORMATION PURPOSES ONLY

TIMBERBLOCK
Engineered Homes for Better Living

A TRADEMARK OF TIMBER STRUCTURE INC.
ALL RIGHTS RESERVED
THIS PLAN GIVES THE RIGHT TO BUILD A TIMBER BLOCK HOME ONLY. ANY OTHER USE WILL BE LIABLE TO PURSUIT.
NO RIGHT OF REPRODUCTION OR REPRODUCTION GRANTED.

ICC EVALUATION SERVICE

CLIENT SIGNATURE:

DATE: ____/____/____

NO.	PAR	DESCRIPTION	DATE
1	A.B.	ENGINEERING MIDWAY	21/11/16
2	A.B.	FOR CONSTRUCTION	21/11/30

CLIENTS:
TYLER BRAYSHAW

PROJECT ADRESS:
1104 SKELETON LAKE RD. #3
UTTERSON, ON
P0B 1M0

MODEL:
MODIFIED KELOWNA

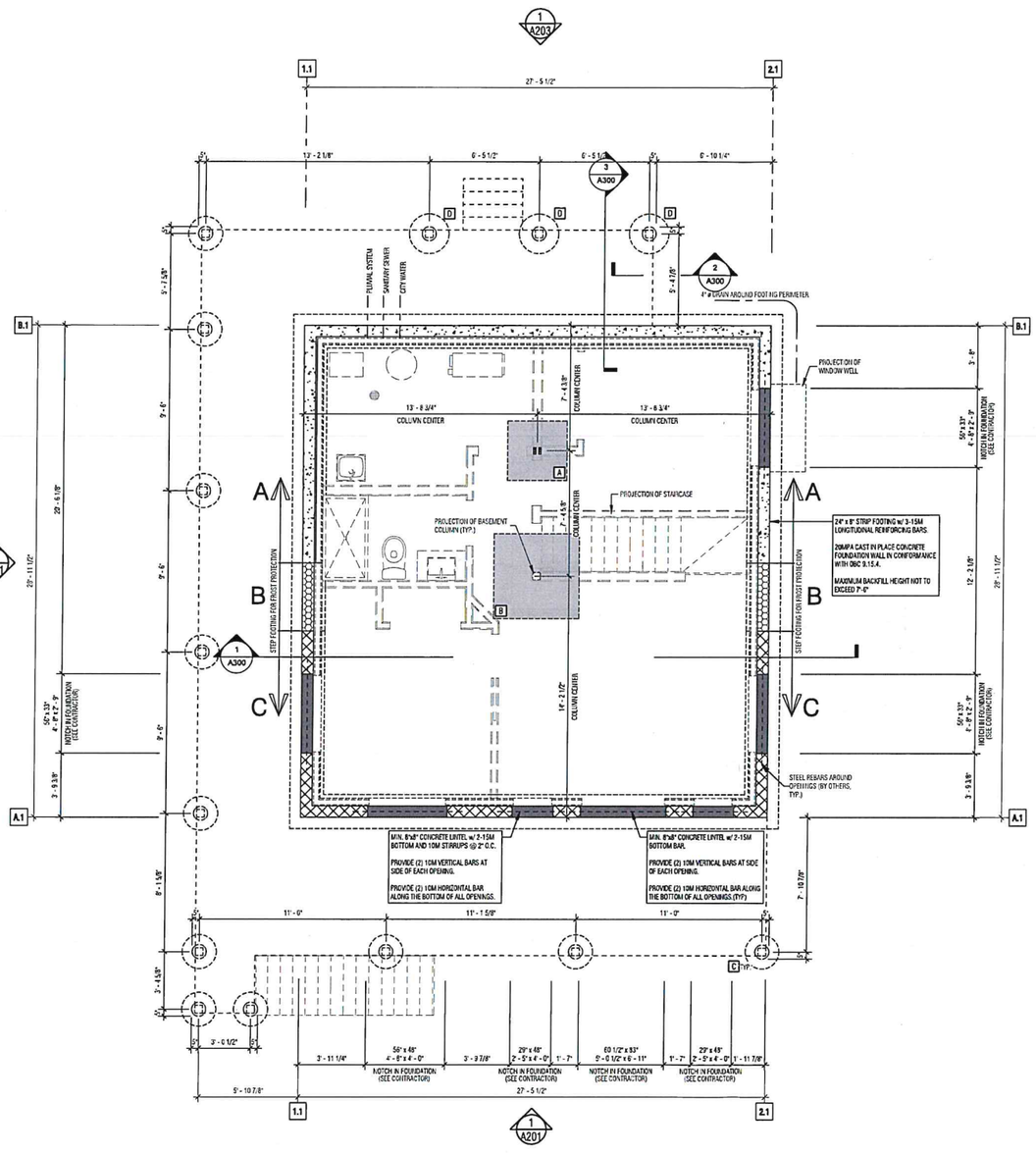
TITLE:
STRUCTURAL NOTES

BCIN STAMP:
I, MATTHEW TEETA, DECLARE THAT I TAKE RESPONSIBILITY FOR THE DESIGN WORK AS REQUIRED BY DIVISION C SECTION 3.2.5 OF THE ONTARIO BUILDING CODE 2012. I AM A QUALIFIED AND REGISTERED PROFESSIONAL ENGINEER.
REGISTRATION INFORMATION:
Name: MATTHEW TEETA
Date: 2021-12-08
MATTHEW TEETA
P.ENG. A.Sc.T.

SCALE:	DRAFTED BY: A.BEATON
DATE: 21/07/27	VERIFIED BY: M.DEMERS
# FOLDER:	# PROJECT: T-1050
PAGE: A001	# PAGE: 02 /12

NOT TO SCALE

FOR INFORMATION PURPOSES ONLY



Structural Design Only

STRUCTURAL DESIGN BY:

STEENHOF BUILDING SERVICES GROUP

TIMBERBLOCK Engineered Homes for Better Living

ICC EVALUATION SERVICE

NOTES:

THE MAIN FLOOR (A102) IS DRAWN AT 1/4" LARGER THAN THE FOUNDATION VOLUNTARILY. SEE DETAIL (400.01 PAGE A400). THE FLOOR MUST BE BUILT RESPECTING THE DIMENSIONS NOTED ON THIS PLAN. THIS PLAN HAS PRIORITY OVER THE DIMENSIONS OF THE FOUNDATION TAKEN ON SITE.
SIGNATURE: _____

TEMPORARY STRUT LINES, BRACING AND BLOCKING OR OTHER LATERAL SUPPORT FOR TRUSSES ARE SUPPLIED AND INSTALLED (BY OTHERS)

UNDER SLAB RADON PROTECTION AND EVACUATION TO BE INSTALLED TO ONTARIO BUILDING CODE REQUIREMENTS (SEE CONTRACTOR)

BUILDING SITE GRADE TO POSITIVELY SLOPE AWAY FROM THE BUILDING IN A WAY TO PREVENT THE ACCUMULATION OF WATER AT OR NEAR THE BUILDING.

LEGEND:

POURED CONCRETE 8'-0" HIGH

FROST PIT (SEE ELEVATION) 10'-5" HIGH

12'-4" HEIGHT (INCLUDING FROST PIT)

FOOTING DIMENSIONS

MARK	SIZE
A	42" X 42" X 12" 3-15M (E.W.)
B	60" X 60" X 12" 5-15M (E.W.)
C	24" Ø (SF 24) FOOTING BY BIGFOOT SYSTEMS INC.
D	28" Ø (SF 28) FOOTING BY BIGFOOT SYSTEMS INC.

P.T. : PRESSURE TREATED

STRUCTURAL NOTES:

* NO CONCRETE LOAD HAS BEEN CALCULATED ON TOP OF THE FIRST FLOOR
* ALL BUILT UP WOOD SPECIFIED ON THIS PLAN IS SPF #1 AND #2

THE NOTCHES IN THE FOUNDATION FOR THE OPENINGS OF THE DOORS AND WINDOWS ARE 1" BIGGER ON EACH SIDE OF THE OPENINGS FOR SPRAYED URETHANE AND TO BUILD A FRAME AROUND THE OPENINGS

CLIENT SIGNATURE:

DATE: ____/____/____

NO.	PAR	DESCRIPTION	DATE
1	A.B.	ENGINEERING MIDWAY	21/11/16
2	A.B.	FOR CONSTRUCTION	21/11/30

CLIENTS:
TYLER BRAYSHAW

PROJECT ADRESS:
1104 SKELETON LAKE RD. #3
UTTERSON, ON
P0B 1M0

MODEL:
MODIFIED KELOWNA

TITLE:
FOUNDATION PLAN

BCIN STAMP:

I, MATTHEW ZERTA, DECLARE THAT I HAVE RESPONSIBILITY FOR THE DESIGN WORK AS REQUIRED BY DIVISION C SECTION 3.2.5 OF THE ONTARIO BUILDING CODE 2012. I AM QUALIFIED IN THE APPROPRIATE CLASS(ES)/CATEGORY(IES).

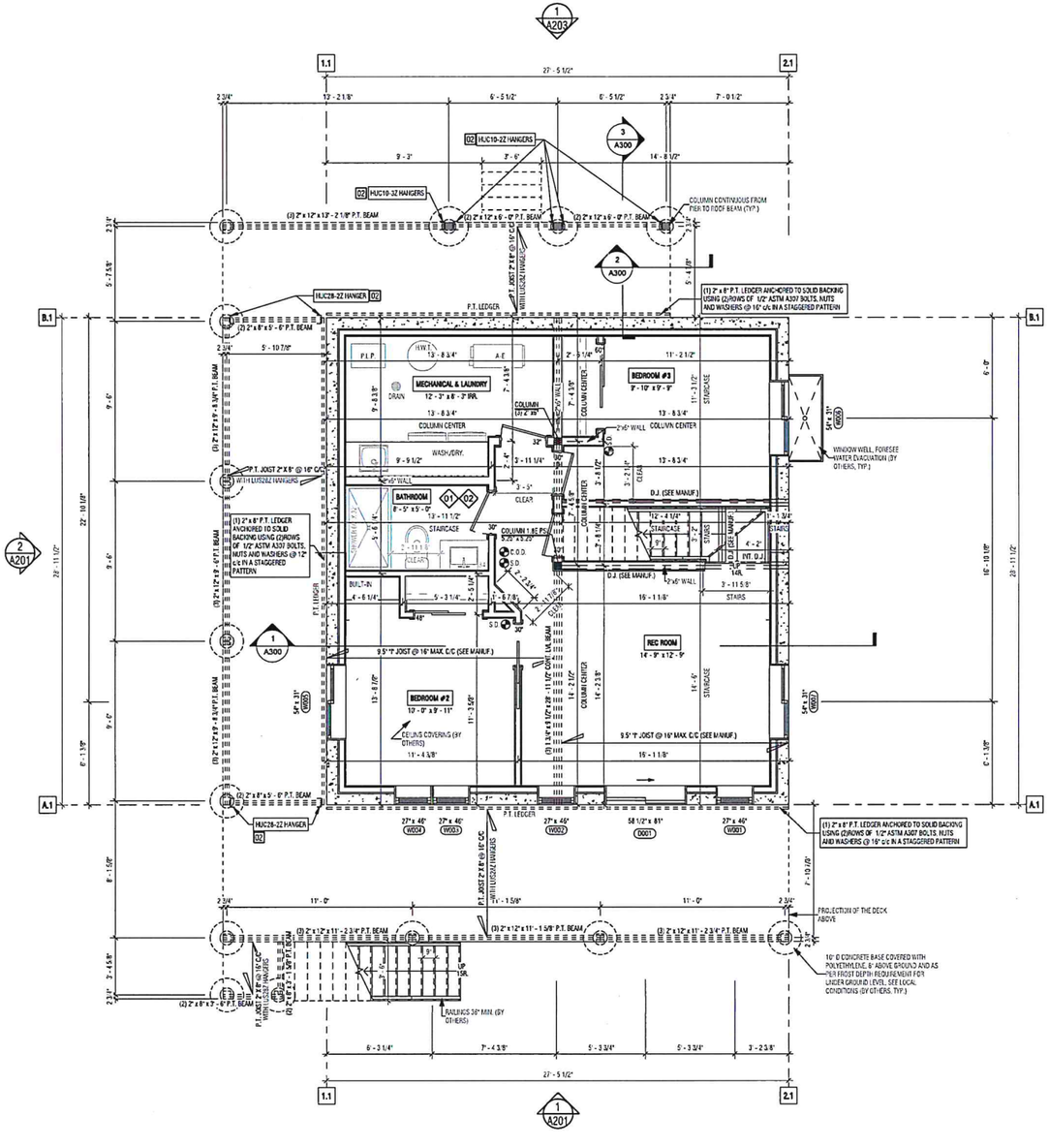
Individual BCIN: 45481
Firm BCIN: 113866 (HL)
Date: 2021-11-03

MATTHEW ZERTA
B.ENGG., A.Tech.

SCALE: 1/4" = 1'-0"	DRAFTED BY: A. BEATON
DATE: 21/07/27	VERIFIED BY: M. DEMERS
# FOLDER:	# PROJECT: T-1050
PAGE: A100	# PAGE: 03 /12

NOT TO SCALE

FOR INFORMATION PURPOSES ONLY



Z. J. M. PLUGERS
100515879
Nov. 30, 2021
PROVINCE OF ONTARIO

Structural Design Only

STRUCTURAL DESIGN BY:
STEENHOF BUILDING SERVICES GROUP

TIMBERBLOCK
Engineered Homes for Better Living

A TRADEMARK OF TIMBER STRUCTURE INC. REGISTERED IN CANADA

THIS PLAN GIVES THE RIGHT TO BUILD A TIMBER BLOCK HOME ONLY. ANY OTHER USE WILL BE LIABLE TO PURSUIT.

NO RIGHT OF REPRODUCTION OR REPRODUCTION GRANTED.

ICC EVALUATION SERVICE

NOTES:

THE MAIN FLOOR (A102) IS DRAWN AT 1/4" LARGER THAN THE FOUNDATION VOLUNTARILY. SEE DETAIL (400.01 PAGE A400). THE FLOOR MUST BE BUILT RESPECTING THE DIMENSIONS NOTED ON THIS PLAN. THIS PLAN HAS PRIORITY OVER THE DIMENSIONS OF THE FOUNDATION TAKEN ON SITE.
SIGNATURE: _____

TEMPORARY STRUT LINES, BRACING AND BLOCKING OR OTHER LATERAL SUPPORT FOR TRUSSES ARE SUPPLIED AND INSTALLED (BY OTHERS)

UNDER SLAB RADON PROTECTION AND EVACUATION TO BE INSTALLED TO ONTARIO BUILDING CODE REQUIREMENTS (SEE CONTRACTOR)

BUILDING SITE GRADE TO POSITIVELY SLOPE AWAY FROM THE BUILDING IN A WAY TO PREVENT THE ACCUMULATION OF WATER AT OR NEAR THE BUILDING.

STAIR RAILING & GUARDS. ALL DETAILS MUST CONFORM TO ONTARIO BUILDING CODE STANDARDS. 9B-7 (SEE SUBSECTION 9.8.8.) OR CLIENT MUST PROVIDE ENGINEERED MANUFACTURING DETAILS TO PROJECT ENGINEER.

STAIR RISE & RUN UNIFORMITY TO CONFORM TO ONTARIO BUILDING CODE STANDARDS (SEE SUBSECTION 9.8.4)

SMOKE AND CARBON MONOXIDE ALARMS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP. ALL SMOKE ALARMS TO HAVE A VISUAL SIGNALLING COMPONENT.

WINDOWS - SLIDING WINDOWS & DOUBLE HUNG WINDOWS ARE WHITE COLOR INSIDE. (ON ANY FLOOR LEVEL)

LEGEND:

POURED CONCRETE (SEE A100)

* ALL INTERIOR WALLS COVERING, WALL STRUCTURE AND DOORS ARE SUPPLIED AND INSTALLED BY OTHERS (UNLESS OTHERWISE SPECIFIED ON PLAN)

T.B. = TIMBER BLOCK
P.T. = PRESSURE TREATED WOOD
D.J. = DOUBLE JOIST (SEE MANUF.)

01 FORESEE MECHANICAL VENTILATION

02 REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALL OF A GRAB BAR ON A WALL ADJACENT TO A WATER CLOSET, BATHTUB OR SHOWER. (BY OTHERS)(SEE ARTICLE 9.5.2.3. IN THE 03C COMPENDIUM)

STRUCTURAL NOTES:

* NO CONCRETE LOAD HAS BEEN CALCULATED ON TOP OF THE FIRST FLOOR

* ALL BUILT UP WOOD SPECIFIED ON THIS PLAN IS SPF #1 AND #2

02 HANGER RATED FOR A FACTORED LOAD OF 2100 lbs

BASEMENT FLOOR HEATED S.F. 681.95

CLIENT SIGNATURE:

DATE: ____/____/____

NO.	PAR	DESCRIPTION	DATE
1	K.M.	COMPLETE PRELIMINARY	21/06/17
2	K.M.	COMPLETE PRELIMINARY REV 01	21/06/17
3	K.M.	FINAL QUOTE PLANS	21/06/20
4	K.M.	FINAL QUOTE PLANS REV 01	21/06/26
5	A.B.	ENGINEERING VIEW 07	21/11/15
6	A.B.	FOR CONSTRUCTION	21/11/30

CLIENTS:
TYLER BRAYSHAW

PROJECT ADRESS:
1104 SKELETON LAKE RD. #3
UTTERSON, ON
P0B 1M0

MODEL:
MODIFIED KELOWNA

TITLE:
BASEMENT PLAN

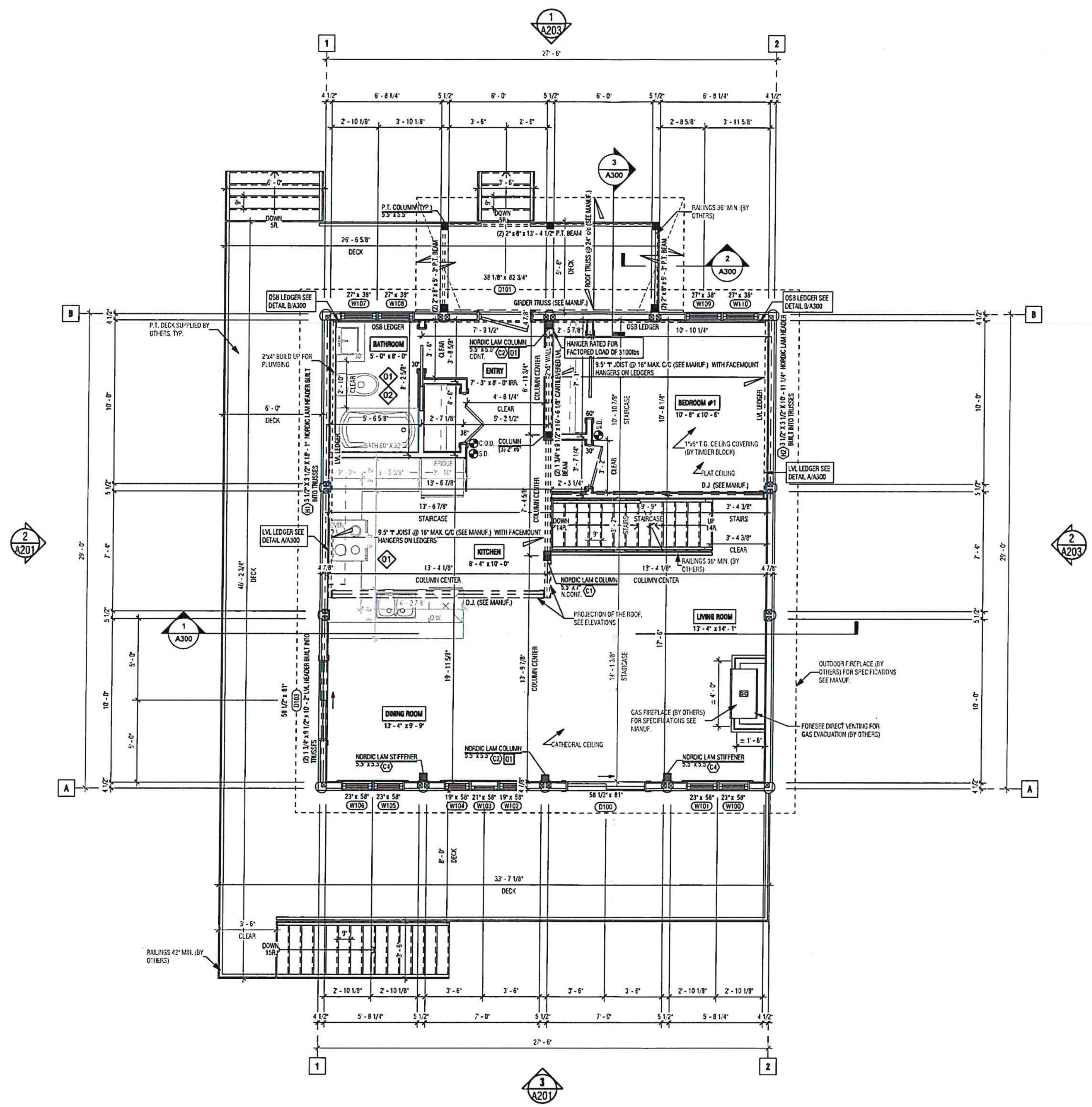
BCIN STAMP:

I, MATTHEW TEETS, ASSUME THAT I HAVE THE QUALIFICATIONS AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
Individual BCIN: 42491
Firm BCIN: 113888
Date: 2021-12-08
SIGNATURE OF REGISTRANT
Matthew Teets

SCALE:	DRAFTED BY:
1/4" = 1'-0"	A. BEATON
DATE:	VERIFIED BY:
21/07/27	M. DEMERS
# FOLDER:	# PROJECT:
	T-1050
PAGE:	# PAGE:
A101	04 /12

NOT TO SCALE

FOR INFORMATION PURPOSES ONLY



STRUCTURAL DESIGN BY: STEENHOF BUILDING SERVICES GROUP

Structural Design Only

TIMBERBLOCK — Engineered Homes for Better Living

ICC EVALUATION SERVICE

NOTES:

TEMPORARY STRUT LINES, BRACING AND BLOCKING OR OTHER LATERAL SUPPORT FOR TRUSSES ARE SUPPLIED AND INSTALLED (BY OTHERS)

BUILDING SITE GRADE TO POSITIVELY SLOPE AWAY FROM THE BUILDING IN A WAY TO PREVENT THE ACCUMULATION OF WATER AT OR NEAR THE BUILDING.

STAIR RAILING & GUARDS, ALL DETAILS MUST CONFORM TO ONTARIO BUILDING CODE STANDARDS, SB-7 (SEE SUBSECTION 9.8.8.) OR CLIENT MUST PROVIDE ENGINEERED MANUFACTURERS DETAILS TO PROJECT ENGINEER.

STAIR RISE & RUN UNIFORMITY TO CONFORM TO ONTARIO BUILDING CODE STANDARDS (SEE SUBSECTION 9.8.4)

SMOKE AND CARBON MONOXIDE ALARMS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BAKUP. ALL SMOKE ALARMS TO HAVE A VISUAL SIGNALLING COMPONENT.

MINIMUM CLEARANCE AROUND COOKTOPS TO CONFORM TO ONTARIO BUILDING CODE STANDARDS. SEE SUBSECTION 9.10.22.

WINDOWS - SLIDING WINDOWS & DOUBLE HUNG WINDOWS ARE WHITE COLOR INSIDE. (ON ANY FLOOR LEVEL)

* ALL INTERIOR WALLS COVERING AND DOORS ARE SUPPLIED AND INSTALLED BY OTHERS (UNLESS OTHERWISE SPECIFIED ON PLAN). WALL STRUCTURE BY TIMBER BLOCK

T.B. = TIMBER BLOCK
P.T. = PRESSURE TREATED WOOD
D.J. = DOUBLE JOIST (SEE MANUF.)

01 FORESEE MECHANICAL VENTILATION

02 REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALL OF A GRAB BAR ON A WALL ADJACENT TO A WATER CLOSET, BATHTUB OR SHOWER. (BY OTHERS) (SEE ARTICLE 9.5.2.3. IN THE OBC COMPENDIUM)

STRUCTURAL NOTES:

* NO CONCRETE LOAD HAS BEEN CALCULATED ON TOP OF THE SECOND FLOOR

* ALL BUILT UP WOOD SPECIFIED ON THIS PLAN IS SPF #1 AND #2

01 COLUMN CONTINUOUS FROM MAIN FLOOR TO RIDGE BEAM, ATTACHED TO TIMBER BLOCK COLUMN USING 3/8" LAGS @ 12" C/C IN A STAGGERED PATTERN

MAIN FLOOR	797.50
MAIN FLOOR HEATED S.F.	752.25

CLIENT SIGNATURE:

DATE: ___/___/___

NO.	PAR	DESCRIPTION	DATE
1	K.M.	COMPLETE PRELIMINARY	21/08/17
2	K.M.	COMPLETE PRELIMINARY REV 01	21/08/17
3	K.M.	FINAL QUOTE PLANS	21/08/20
4	K.M.	FINAL QUOTE PLANS REV 01	21/08/26
5	A.B.	ENGINEERING MIDWAY	21/11/16
6	A.B.	FOR CONSTRUCTION	21/11/30

CLIENTS: TYLER BRAYSHAW

PROJECT ADRESS: 1104 SKELETON LAKE RD. #3, UTTERSON, ON, P0B 1M0

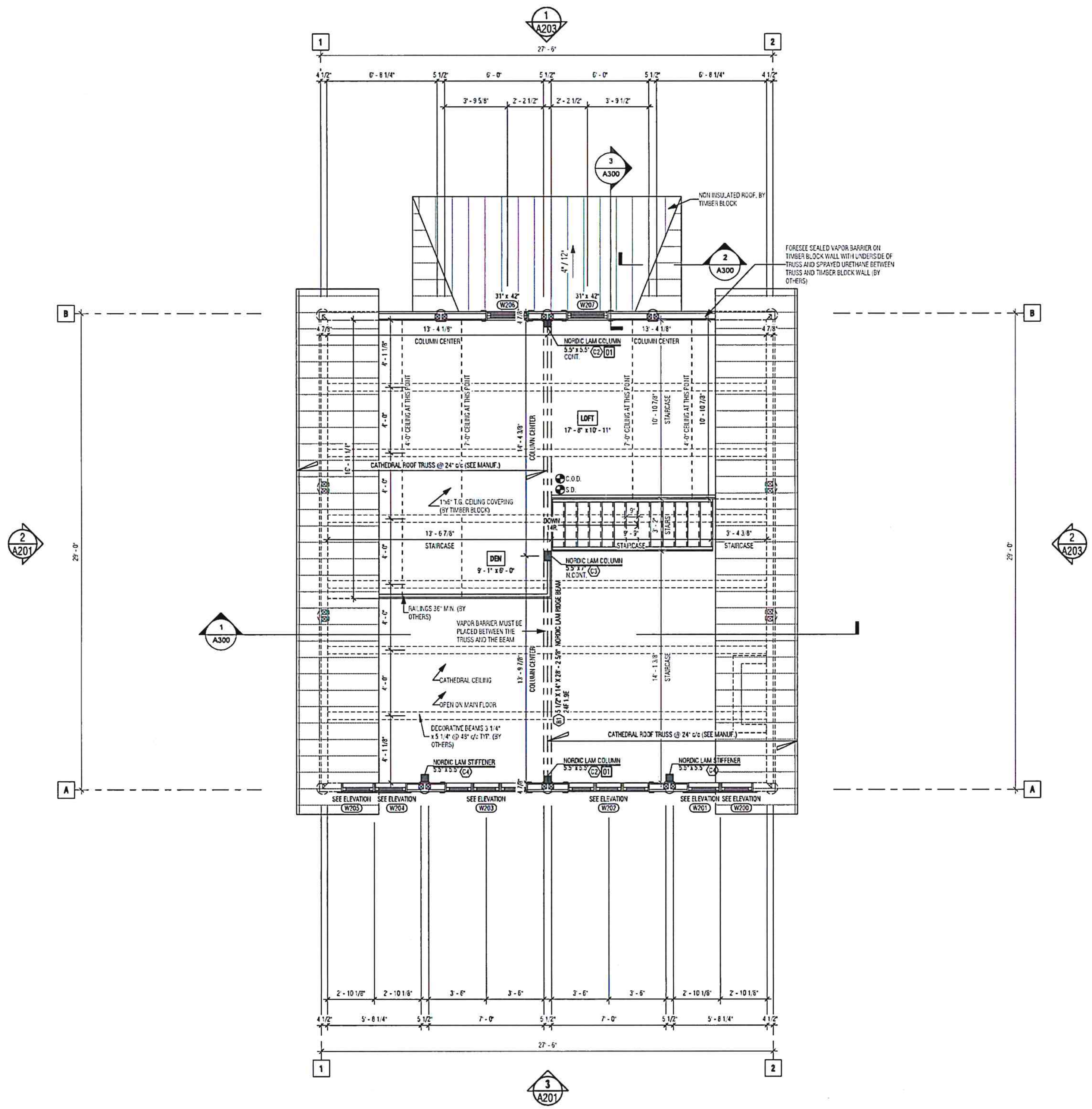
MODEL: MODIFIED KELOWNA

TITLE: MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"	DRAFTED BY: A. BEATON
DATE: 21/07/27	VERIFIED BY: M. DEMERS
# FOLDER:	# PROJECT: T-1050
PAGE: A102	# PAGE: 05 /12

NOT TO SCALE

FOR INFORMATION PURPOSES ONLY



LICENSED PROFESSIONAL ENGINEER
Z. J. M. PLUGERS
100515879
Nov. 30, 2021
PROVINCE OF ONTARIO

Structural Design Only

STRUCTURAL DESIGN BY:

STEENHOF BUILDING SERVICES GROUP

TIMBERBLOCK
Engineered Homes for Better Living

A TRADEMARK OF THERMO STRUCTURE INC.
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NO RIGHT OF REPRODUCTION OR REPRODUCTION GRANTED.

ES ICC EVALUATION SERVICE

NOTES:

TEMPORARY STRUT LINES, BRACING AND BLOCKING OR OTHER LATERAL SUPPORT FOR TRUSSES ARE SUPPLIED AND INSTALLED (BY OTHERS)

STAIR RAILING & GUARDS. ALL DETAILS MUST CONFORM TO ONTARIO BUILDING CODE STANDARDS, SB-7 (SEE SUBSECTION 9.8.8.) OR CLIENT MUST PROVIDE ENGINEERED MANUFACTURERS DETAILS TO PROJECT ENGINEER.

STAIR RISE & RUN UNIFORMITY TO CONFORM TO ONTARIO BUILDING CODE STANDARDS (SEE SUBSECTION 9.8.4)

SMOKE AND CARBON MONOXIDE ALARMS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BAKUP. ALL SMOKE ALARMS TO HAVE A VISUAL SIGNALLING COMPONENT.

* ALL INTERIOR WALLS COVERING AND DOORS ARE SUPPLIED AND INSTALLED BY OTHERS (UNLESS OTHERWISE SPECIFIED ON PLAN), WALL STRUCTURE BY TIMBER BLOCK

T.B. = TIMBER BLOCK

STRUCTURAL NOTES

* ALL BUILT UP WOOD SPECIFIED ON THIS PLAN IS SPF #1 AND #2

01 COLUMN CONTINUOUS FROM MAIN FLOOR TO RIDGE BEAM, ATTACHED TO TIMBER BLOCK COLUMN USING 3/8" LAGS @ 12" C/C IN A STAGGERED PATTERN

LOFT FLOOR	455.23
LOFT FLOOR HEATED S.F.	371.37

CLIENT SIGNATURE:

DATE: ____/____/____

NO.	PAR	DESCRIPTION	DATE
1	K.M.	COMPLETE PRELIMINARY	21/08/17
2	K.M.	COMPLETE PRELIMINARY REV 01	21/08/17
3	K.M.	FINAL QUOTE PLANS	21/08/20
4	K.M.	FINAL QUOTE PLANS REV 01	21/08/26
5	A.B.	ENGINEERING MIDWAY	21/11/16
6	A.B.	FOR CONSTRUCTION	21/11/30

CLIENTS:
TYLER BRAYSHAW

PROJECT ADRESS:
1104 SKELETON LAKE RD. #3
UTTERSON, ON
P0B 1M0

MODEL:
MODIFIED KELOWNA

TITLE:
SECOND FLOOR PLAN

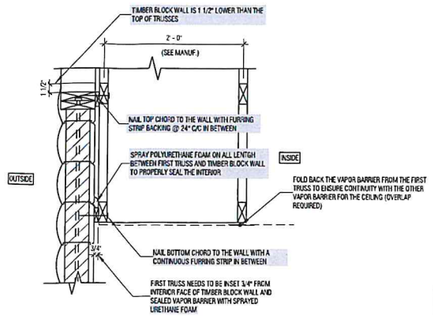
BCIN STAMP:

I, MATTHEW TESTA, DECLARE THAT I TAKE RESPONSIBILITY FOR THE DESIGN WORK AS REQUIRED BY DIVISION C SECTION 3.2.5 OF THE ONTARIO BUILDING CODE 2012. I AM QUALIFIED IN THE APPROPRIATE CLASSES/CATEGORIES.

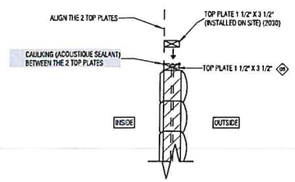
INDIVIDUAL BCIN: 42491
FIRM BCIN: 115666 (POL)
DATE: 2021-12-03

MATTHEW TESTA
CBCO, A.TECH.

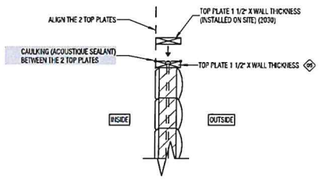
SCALE: 1/4" = 1'-0"	DRAFTED BY: A. BEATON
DATE: 21/07/27	VERIFIED BY: M. DEMERS
# FOLDER:	# PROJECT: T-1050
PAGE: A103	# PAGE: 06 /12



500.22 FIRST TRUSS INSIDE TIMBER BLOCK WALL-SPACING
1" = 1'-0"



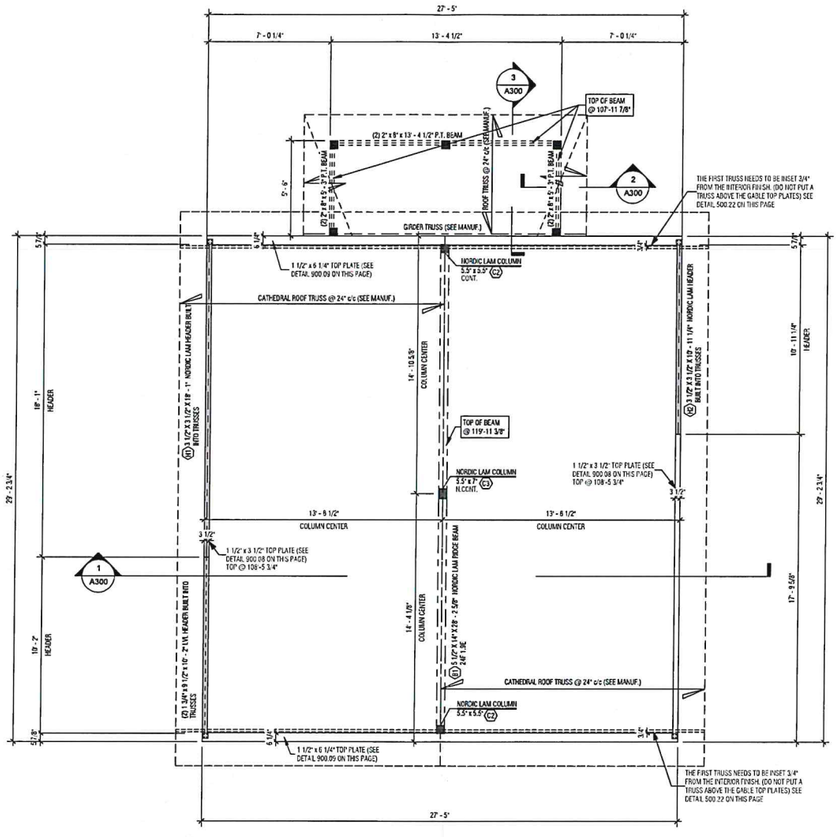
900.08 TOP PLATE INSTALLATION - REGULAR WALL
3/4" = 1'-0"



900.09 TOP PLATE INSTALLATION - ANGLED WALL
3/4" = 1'-0"

NOT TO SCALE

FOR INFORMATION PURPOSES ONLY



1 TRUSS BEARING PLAN
1/4" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
Z.J.M. PLUGERS
100515879
Nov. 30, 2021
PROVINCE OF ONTARIO

Structural Design Only

STRUCTURAL DESIGN BY:
STEENHOF BUILDING SERVICES GROUP

TIMBERBLOCK
Engineered Homes for Better Living

A TRADENAME OF TIMBERBLOCK STRUCTURE INC.
"ALL RIGHTS RESERVED"
THIS PLAN GIVES THE RIGHT TO BUILD A TIMBER BLOCK HOME ONLY. ANY OTHER USE WILL BE LIABLE TO PURSUIT.
NO RIGHT OF REPRODUCTION OR REPRODUCTION GRANTED.

ICC EVALUATION SERVICE

CLIENT SIGNATURE:

DATE: ___/___/____

NO.	PAR	DESCRIPTION	DATE
1	A.B.	ENGINEERING MDW'AF	21/11/18
2	A.B.	FOR CONSTRUCTION	21/11/30

CLIENTS:
TYLER BRAYSHAW

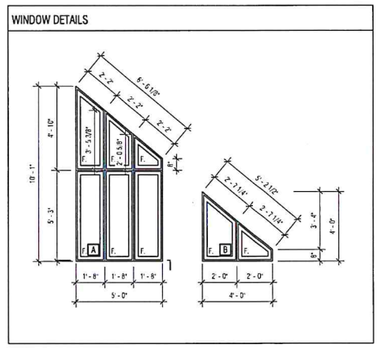
PROJECT ADRESS:
1104 SKELETON LAKE RD. #3
UTTERSON, ON
P0B 1M0

MODEL:
MODIFIED KELOWNA

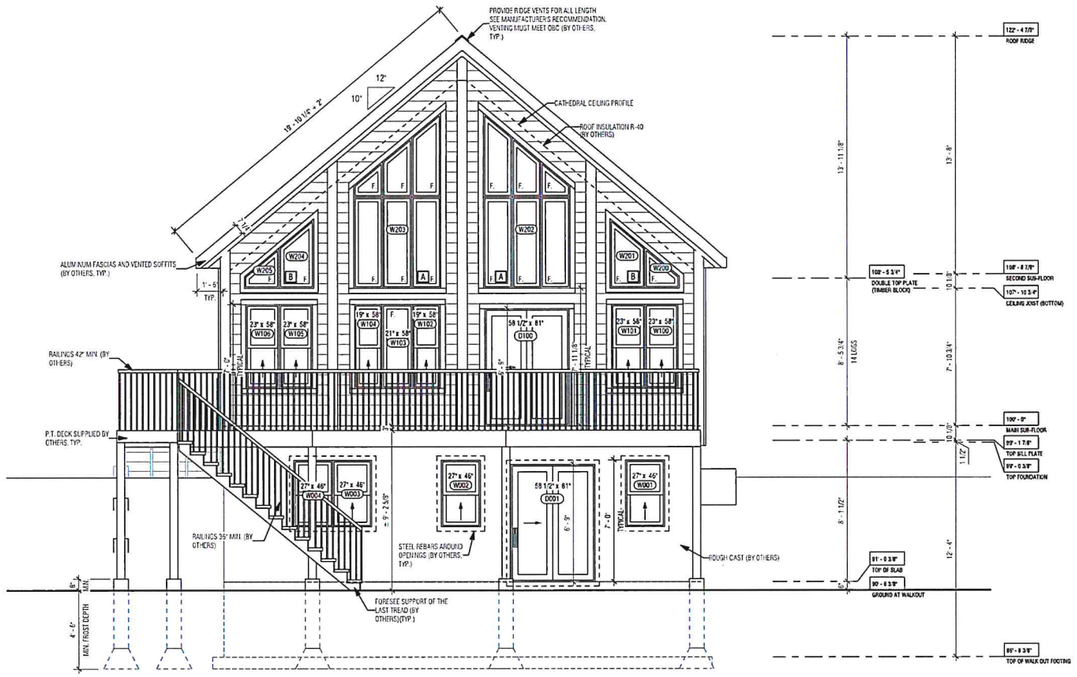
TITLE:
TRUSS BEARING PLAN

BCIN STAMP:
I, MATTHEW TEETA, DECLARE THAT I HAS RESPONSIBILITY FOR THE DESIGN WORK & I QUALIFIED IN THE APPROPRIATE CLASS/CATEGORY.
Individual BCIN: 45481
Firm BCIN: 113868 (MLH)
DATE: 2021-10-05
MATTHEW TEETA
BRDD, A.TECH.

SCALE:	DRAFTED BY:
As indicated	A. BEATON
DATE:	VERIFIED BY:
21/07/27	M. DEKKERS
# FOLDER:	# PROJECT:
	T-1050
PAGE:	# PAGE:
A104	07 /12

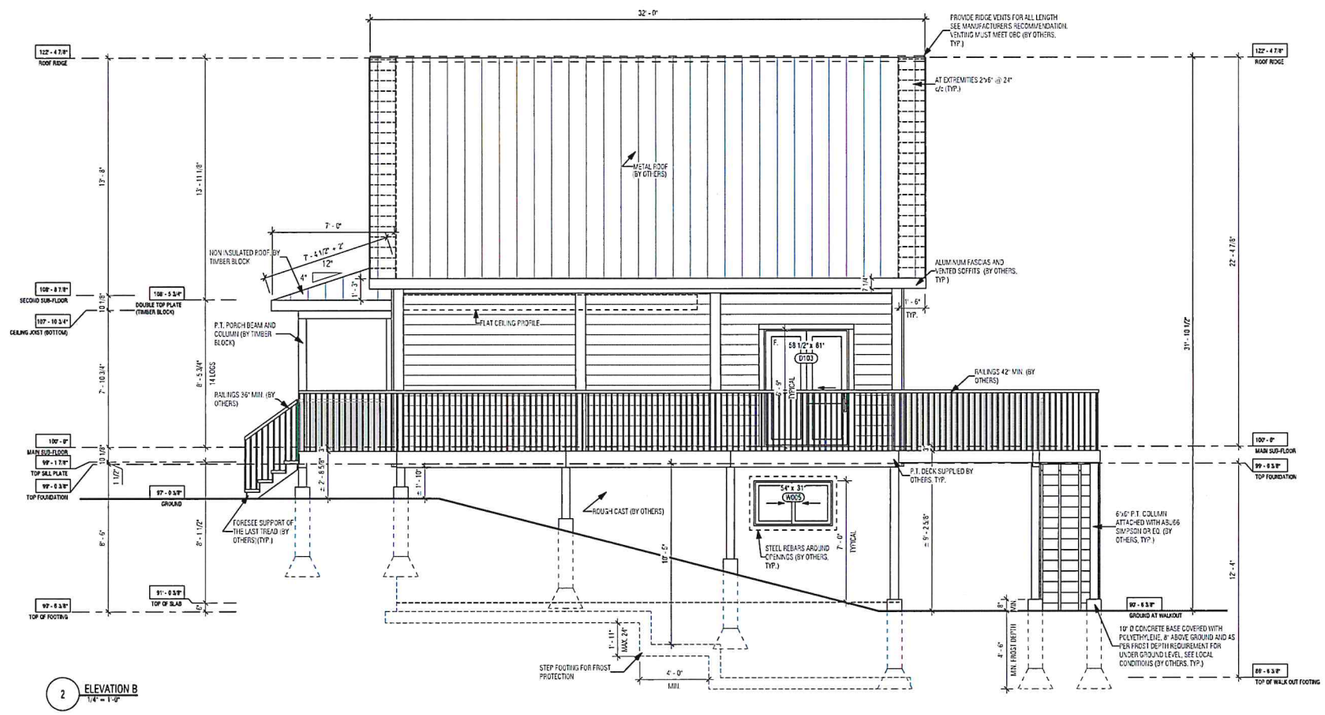


NOT TO SCALE



1 ELEVATION A
1/4" = 1'-0"

FOR INFORMATION PURPOSES ONLY



2 ELEVATION B
1/4" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
Z. U. M. PLUGERS
100515879
Nov. 30, 2021
PROVINCE OF ONTARIO

Structural Design Only

STRUCTURAL DESIGN BY:
STEENHOF BUILDING SERVICES GROUP

TIMBERBLOCK
Engineered Homes for Better Living

A TRADEMARK OF TIMBER STRUCTURE INC. ALL RIGHTS RESERVED

THIS PLAN GIVES THE RIGHT TO BUILD A TIMBER BLOCK HOME ONLY, ANY OTHER USE WILL BE LIABLE TO PURSUIT.

NO RIGHT OF REPRODUCTION OR REPRODUCTION GRANTED.

ICC EVALUATION SERVICE

BUILDING SITE GRADE TO POSITIVELY SLOPE AWAY FROM THE BUILDING IN A WAY TO PREVENT THE ACCUMULATION OF WATER AT OR NEAR THE BUILDING.

STAIR RAILING & GUARDS. ALL DETAILS MUST CONFORM TO ONTARIO BUILDING CODE STANDARDS, SB-7 SEE SUBSECTION 9.8.8.) OR CLIENT MUST PROVIDE ENGINEERED MANUFACTURERS DETAILS TO PROJECT ENGINEER.

STAIR RISE & RUN UNIFORMITY TO CONFORM TO ONTARIO BUILDING CODE STANDARDS (SEE SUBSECTION 9.8.4)

EXTERIOR LIGHT REQUIRED AT ALL MEANS OF ENTRY SEE SUBSECTION 9.34.2 OF THE ONTARIO BUILDING CODE

CLIENT SIGNATURE:

DATE: ____/____/____

NO.	PAR.	DESCRIPTION	DATE
1	K.M.	COMPLETE PRELIMINARY	21/06/17
2	K.M.	COMPLETE PRELIMINARY REV 01	21/06/17
3	K.M.	FINAL QUOTE PLANS	21/06/25
4	K.M.	FINAL QUOTE PLANS REV 01	21/06/25
5	A.B.	ENGINEERING MIDWAY	21/11/16
6	A.B.	FOR CONSTRUCTION	21/11/30

CLIENTS:
TYLER BRAYSHAW

PROJECT ADRESS:
1104 SKELETON LAKE RD. #3
UTTERSON, ON
P0B 1M0

MODEL:
MODIFIED KELOWNA

TITLE:
ELEVATION A & B

BCIN STAMP:

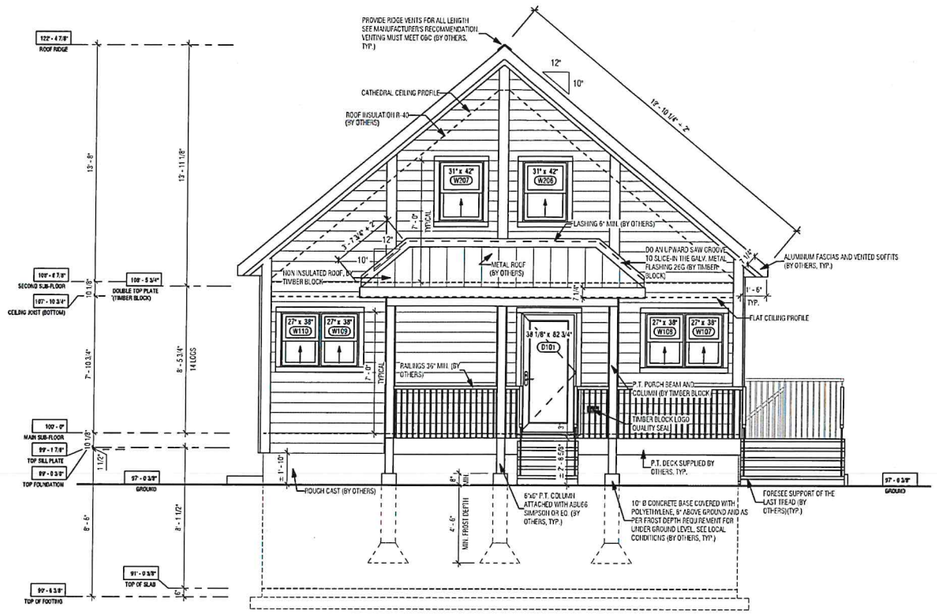
I, MATTHEW TOTA, DECLARE THAT I TAKE RESPONSIBILITY FOR THE DESIGN WORK IN ACCORDANCE WITH DIVISION C 3.2.5.1 OF THE ONTARIO BUILDING CODE 2012. I am QUALIFIED IN THE APPROPRIATE CLASS/CATEGORY.

Individual, BCIN: 42481
Firm BCIN: 113866 (R2)
Date: 2021-11-05

MATTHEW TOTA
BSOD, A Tech.

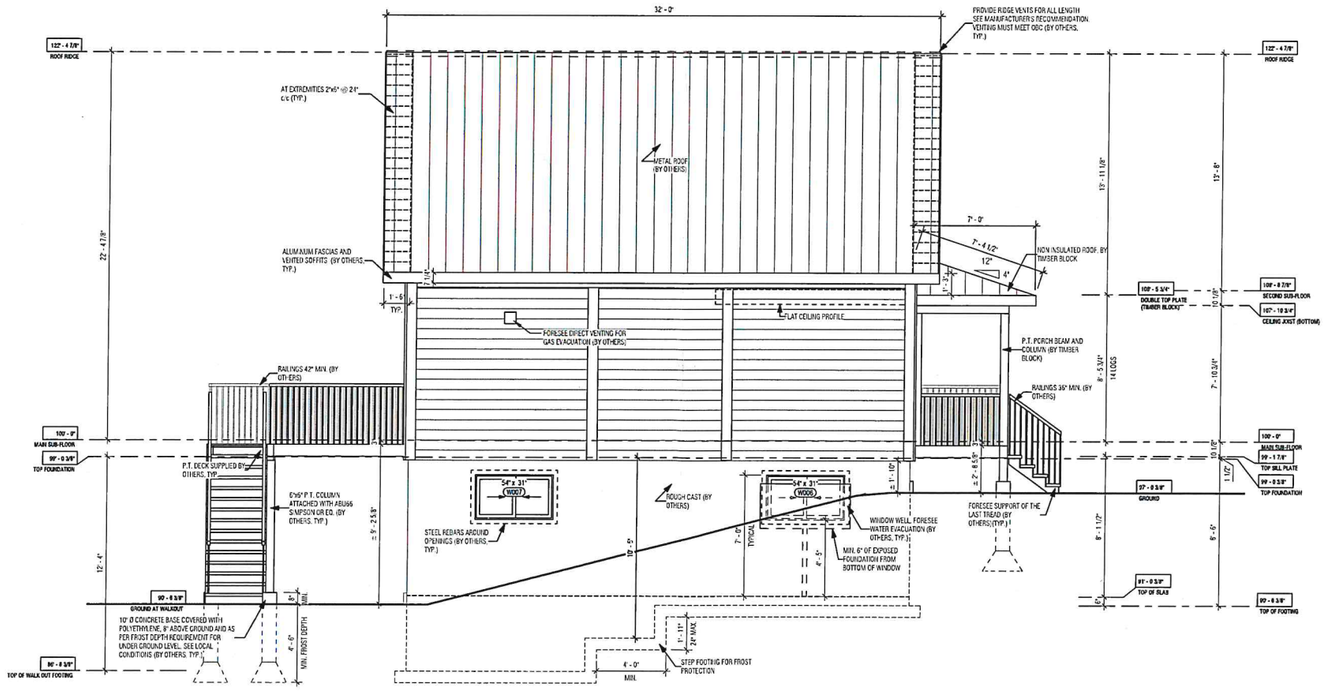
SCALE: 1/4" = 1'-0"	DRAFTED BY: A. BEATON
DATE: 21/07/27	VERIFIED BY: M. DEMERS
# FOLDER:	# PROJECT: T-1050
PAGE: A201	# PAGE: 08 /12

NOT TO SCALE



1 ELEVATION C
1/4" = 1'-0"

FOR INFORMATION PURPOSES ONLY



2 ELEVATION D
1/4" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
Z. J. M. PLUGERS
100516879
Nov. 30, 2021
PROVINCE OF ONTARIO

Structural Design Only

STRUCTURAL DESIGN BY:
STEENHOF BUILDING SERVICES GROUP

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Engineered Homes for Better Living

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ES ICC EVALUATION SERVICE

BUILDING SITE GRADE TO POSITIVELY SLOPE AWAY FROM THE BUILDING IN A WAY TO PREVENT THE ACCUMULATION OF WATER AT OR NEAR THE BUILDING.

STAIR RAILING & GUARDS, ALL DETAILS MUST CONFORM TO ONTARIO BUILDING CODE STANDARDS, SB-7 (SEE SUBSECTION 9.8.8.) OR CLIENT MUST PROVIDE ENGINEERED MANUFACTURERS DETAILS TO PROJECT ENGINEER.

STAIR RISE & RUN UNIFORMITY TO CONFORM TO ONTARIO BUILDING CODE STANDARDS (SEE SUBSECTION 9.8.4)

EXTERIOR LIGHT REQUIRED AT ALL MEANS OF ENTRY SEE SUBSECTION 9.34.2 OF THE ONTARIO BUILDING CODE

CLIENT SIGNATURE:

DATE: ____/____/____

NO.	PAR	DESCRIPTION	DATE
1	K.M.	COMPLETE PRELIMINARY	21/06/17
2	K.M.	COMPLETE PRELIMINARY REV 01	21/08/12
3	K.M.	FINAL QUOTE PLANS	21/09/20
4	K.M.	FINAL QUOTE PLANS REV 01	21/09/26
5	A.B.	ENGINEERING MIDWAY	21/11/15
6	A.B.	FOR CONSTRUCTION	21/11/30

CLIENTS:
TYLER BRAYSHAW

PROJECT ADRESS:
1104 SKELETON LAKE RD. #3
UTTERSON, ON
P0B 1M0

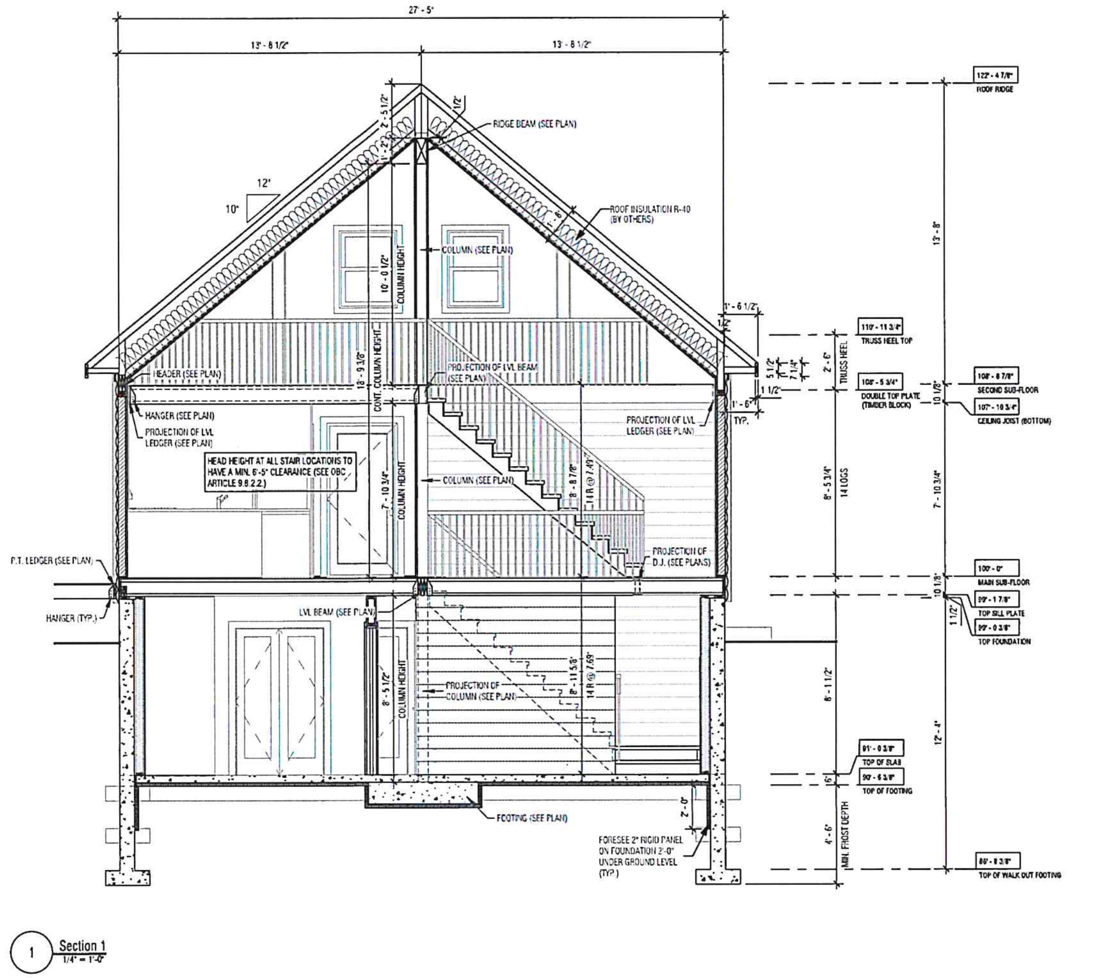
MODEL:
MODIFIED KELOWNA

TITLE:
ELEVATION C & D

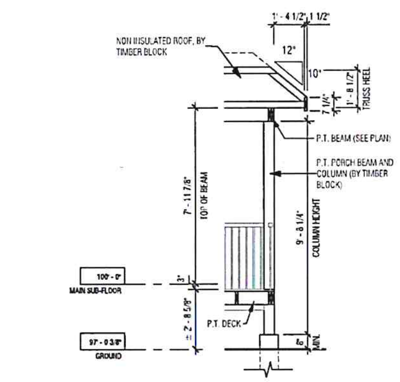
BCIN STAMP:
I, MATTHEW TEPLA, HEREBY THAT I TAKE RESPONSIBILITY FOR THE DESIGN WORK IN THIS DRAWING WITH RESPECT TO SECTION 3.2.5.1 OF THE ONTARIO BUILDING CODE. SUBMITTED IN THE APPROPRIATE CLASSIFICATION.
Individual BCIN: 46481
Firm BCIN: 113886 (HIL)
Date: 2021-12-08
MATTHEW TEPLA
REGD. ARCH.

SCALE:	DRAFTED BY:
1/4" = 1'-0"	A. BEATON
DATE:	VERIFIED BY:
21/07/27	M. DEMERS
# FOLDER:	# PROJECT:
	T-1050
PAGE: A203	# PAGE: 09 /12

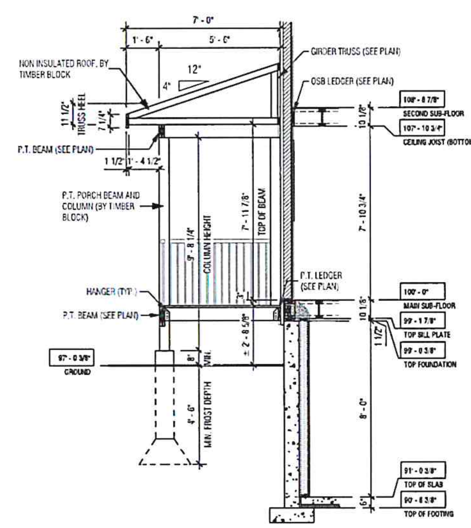
NOT TO SCALE



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"

DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	COMMENTS
D001	58 1/2"	81"	
D100	58 1/2"	81"	
D101	38 1/8"	82 3/4"	
D103	58 1/2"	81"	

WINDOW SCHEDULE			
MARK	WIDTH	HEIGHT	COMMENTS
001	27"	46"	
002	27"	46"	
003	27"	46"	ASSEMBLY 1
004	27"	46"	ASSEMBLY 1
005	54"	31"	
006	54"	31"	
007	54"	31"	
100	23"	58"	ASSEMBLY 2
101	23"	58"	ASSEMBLY 2
102	19"	58"	ASSEMBLY 3
103	21"	58"	ASSEMBLY 3
104	19"	58"	ASSEMBLY 3
105	23"	58"	ASSEMBLY 4
106	23"	58"	ASSEMBLY 4
107	27"	38"	ASSEMBLY 5
108	27"	38"	ASSEMBLY 5
109	27"	38"	ASSEMBLY 6
110	27"	38"	ASSEMBLY 6
200	24"	28"	
201	24"	48"	
202	60"	121"	
203	60"	121"	
204	24"	48"	
205	24"	28"	
206	31"	42"	
207	31"	42"	

NORDIC LAM COLUMN LIST						
QUANTITY	NO.	ITEM	WIDTH	DEPTH	LENGTH	COMMENT
1	C1	NORDIC LAM COLUMN	0' - 5 1/2"	0' - 7"	7' - 10 3/4"	
2	C2	NORDIC LAM COLUMN	0' - 5 1/2"	0' - 5 1/2"	18' - 9 1/2"	
1	C3	NORDIC LAM COLUMN	0' - 5 1/2"	0' - 7"	10' - 0 1/2"	
2	C4	NORDIC LAM STIFFENER	0' - 5 1/2"	0' - 5 1/2"	14' - 2"	

NORDIC LAM BEAM LIST						
QUANTITY	NO.	ITEM	WIDTH	DEPTH	LENGTH	COMMENT
1	B1	NORDIC LAM RIDGE BEAM 24F 1.9E	0' - 5 1/2"	1' - 2"	28' - 2 5/8"	
1	H1	NORDIC LAM HEADER BUILT INTO TRUSSES	0' - 3 1/2"	0' - 3 1/2"	18' - 1"	
1	H2	NORDIC LAM HEADER BUILT INTO TRUSSES	0' - 3 1/2"	0' - 3 1/2"	10' - 11 1/4"	

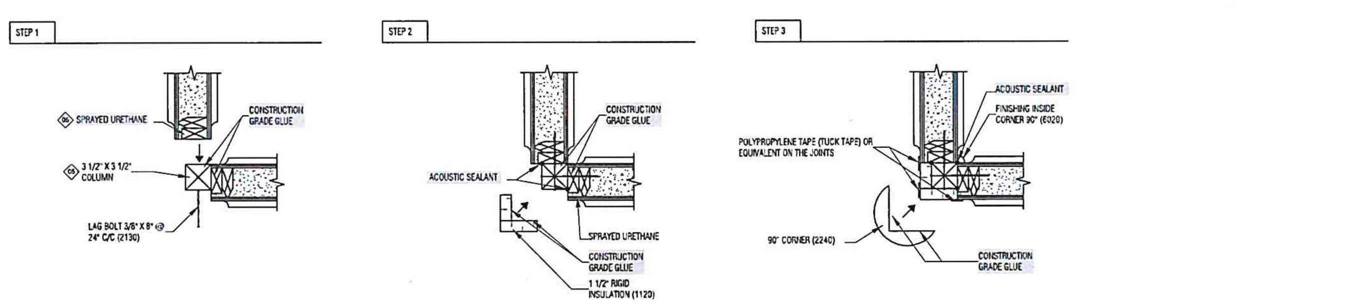
SPECIAL HARDWARE				
QUANTITY	ITEM	COMPANY	HARDWARE DESCRIPTION	SPECIAL ORDER
26	3/8" x 2 1/2" LAG BOLTS		FOR RIDGE BEAM STEEL PLATE	
6	5"x 7" x 3/16" STEEL PLATE		JUNCTION PLATE RIDGE BEAM, BEAM/COLUMN	
24	ASSY SK 1/4 " X 3 1/2" SCREW	MYTICON	FASTENING LVL LEDGERS OF THE LOFT	
53	ASSY VG CYL 1/4 " X 5 1/2" SCREW	MYTICON	FASTENING LVL LEDGERS OF THE LOFT	

LICENSED PROFESSIONAL ENGINEER Z. J. M. PLUGERS 100515879 Nov. 30, 2021 PROVINCE OF ONTARIO

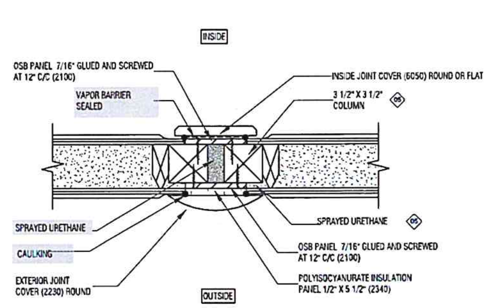
Structural Design Only

STRUCTURAL DESIGN BY: STEENHOF BUILDING SERVICES GROUP

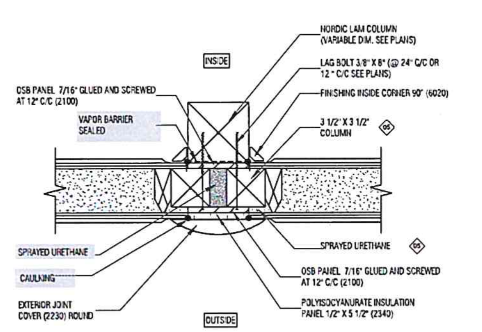
FOR INFORMATION PURPOSES ONLY



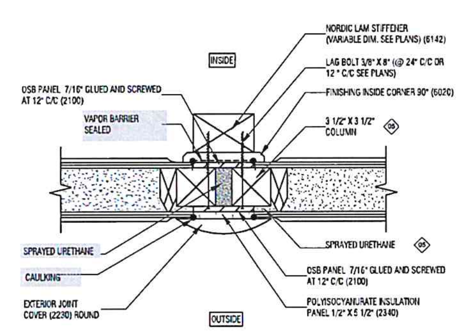
500.01 90deg ANGLE PANEL JUNCTION
1" = 1'-0"



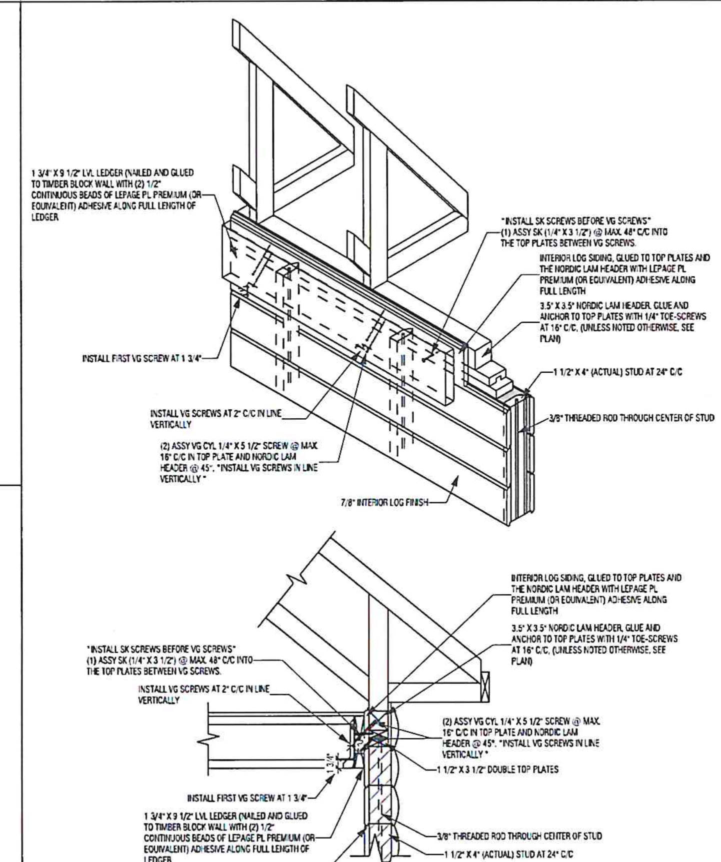
500.04 PANEL JUNCTION STRAIGHT
1 1/2" = 1'-0"



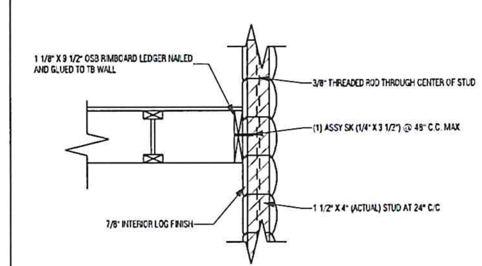
500.05 PANEL JUNCTION AT COLUMN
1 1/2" = 1'-0"



500.07 PANEL JUNCTION STIFFENER
1 1/2" = 1'-0"



A LEDGER FASTENING DETAIL (LVL INTO TOP PLATE) 9 1/2"
3/4" = 1'-0"



B LEDGER FASTENING DETAIL (OSB INTO STUDS) 9 1/2
3/4" = 1'-0"

TIMBERBLOCK Engineered Homes for Better Living

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LEGEND:
SHADED TEXT: PROVIDED AND INSTALLED BY OTHERS
STANDARD TEXT: PROVIDED BY TIMBER BLOCK AND INSTALLED BY OTHERS
(XXXX) : DELIVERY SLIP REFERENCE NUMBER

NOTES
* TRUSSES BRACING: PROVIDED AND INSTALLED BY OTHERS.
* HARDWARE, CAULK AND ADHESIVE: PROVIDED AND INSTALLED BY OTHERS.
* LOG PROFILE ILLUSTRATED FOR INFORMATIVE PURPOSES ONLY. REFER TO COVER PAGE.

01 PROVIDED BY TIMBER BLOCK VIA LOCAL SUPPLIER.
02 APPLICABLE FOR QUEBEC ONLY.
03 UNTREATED MATERIAL: DYED ON SITE BY OTHERS.
04 TO COORDINATE ON SITE WITH PLANS FROM THE MANUFACTURER.
05 MADE IN FACTORY.
06 THE GROUND FLOOR PLAN IS VOLONTARILY DRAWN 1/4" BIGGER (PERIMETER) THAN THE FOUNDATION PLAN. THE FLOOR MUST BE BUILT RESPECTING THE DIMENSIONS INDICATED ON THE FLOOR PLAN. THE FLOOR PLAN HAS PRIORITY ON THE DIMENSIONS OF THE FOUNDATION TAKEN ON SITE.
07 FLOOR COMPOSITION CAN BE MODIFIED ACCORDING TO THE MANUFACTURER AND THE CHOSEN FLOOR FINISH. PLEASE CONSULT A PROFESSIONAL FOR THE THERMOSTAT CONNECTIONS.
08 TO BE CUT ON SITE.
09 ELEMENT TO BE VERIFIED BY LOCAL STRUCTURAL ENGINEER.
10 VENTILATION ELEMENTS ARE INDICATIVE ONLY. FOR PROPER ROOFING VENTILATION, IT IS RECOMMENDED TO VERIFY CONFORMITY ACCORDING TO LOCAL REQUIREMENTS.

CLIENT SIGNATURE:

DATE: ___/___/___

NO.	PAR	DESCRIPTION	DATE
1	A.B.	ENGINEERING MIDWAY	21/11/16
2	A.B.	FOR CONSTRUCTION	21/11/30

BCIN STAMP:
MATTHEW TESTA

CLIENTS: TYLER BRAYSHAW

PROJECT ADRESS: 1104 SKELETON LAKE RD. #3 UTTERSON, ON P0B 1M0

MODEL: MODIFIED KELOWNA

TITLE: SCHEDULES, SECTIONS & DETAILS

SCALE: As indicated	DRAFTED BY: A. BEATON
DATE: 21/07/27	VERIFIED BY: M. DEMERS
# FOLDER:	# PROJECT: T-1050
PAGE: A300	# PAGE: 10 /12

NOT TO SCALE

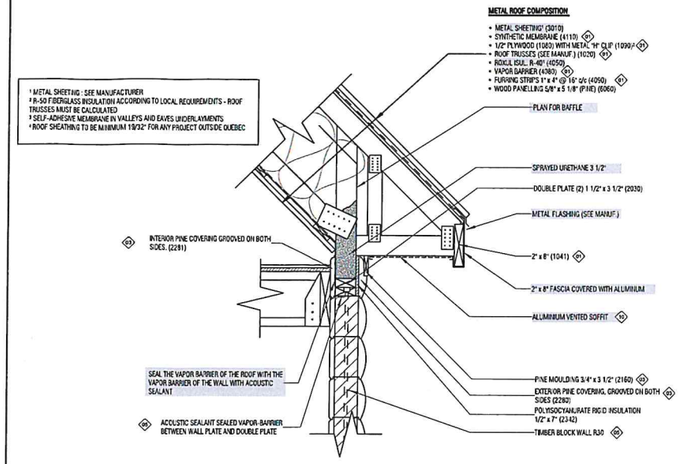
FOR INFORMATION PURPOSES ONLY

STRUCTURAL DESIGN BY:

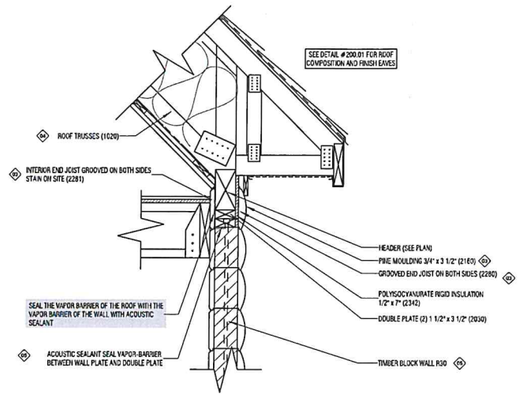
LICENSED PROFESSIONAL ENGINEER
Z.J.M. PUGERS
100515879
Nov. 30, 2021
PROVINCE OF ONTARIO

STEENHOF BUILDING SERVICES GROUP

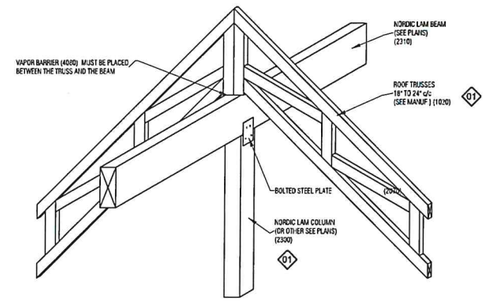
Structural Design Only



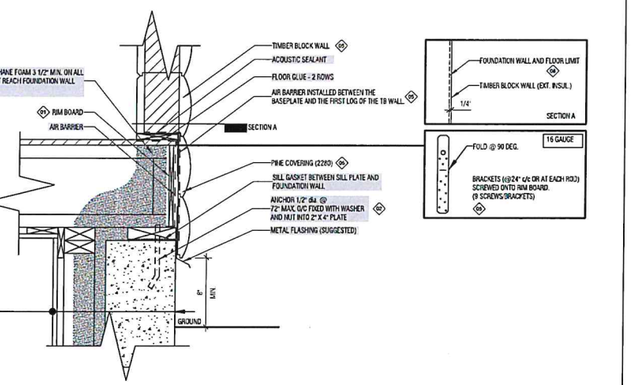
200.01 METAL ROOF
1" = 1'-0"



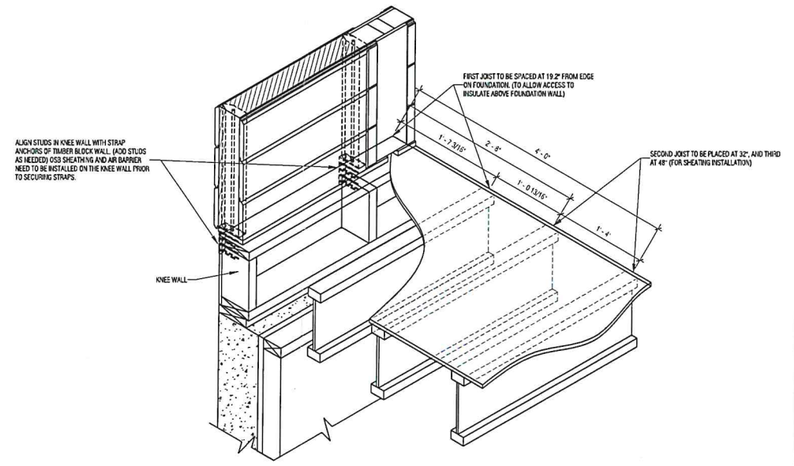
200.06 HEADER INTO ROOF TRUSSES
1" = 1'-0"



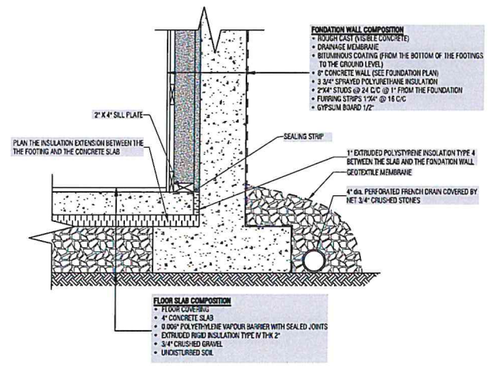
200.12 ROOF TRUSSES SUPPORT ON BEAM
1/2" = 1'-0"



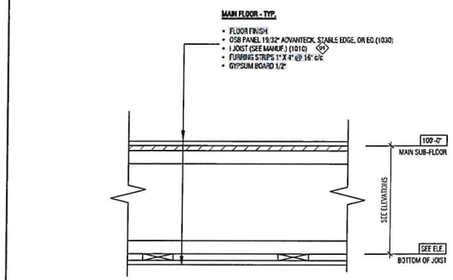
400.01 JUNCTION TB WALL - FLOOR - FOUNDATION
1 1/2" = 1'-0"



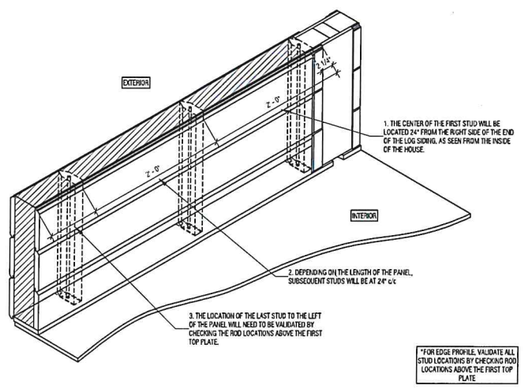
400.11 JOIST SPACING PARALLEL TO FOUNDATION - POURED CONC.
1" = 1'-0"



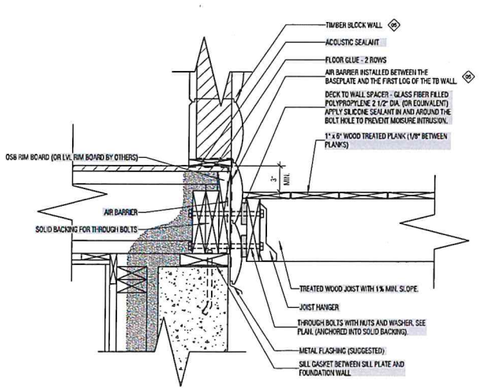
600.01 CONCRETE SLAB / FOUNDATION AND FOOTING JUNCTION
1" = 1'-0"



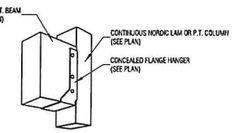
300.04 MAIN FLOOR COMPOSITION TYP.
1 1/2" = 1'-0"



500.19 STUD SPACING IN TIMBER BLOCK WALL
1" = 1'-0"



900.01 DECK JUNCTION - TIMBER BLOCK WALL
1 1/2" = 1'-0"



900.14 BEAM TO COLUMN JUNCTION
3/4" = 1'-0"

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Engineered Homes for Better Living

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ES ICC EVALUATION SERVICE

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LEGEND:
SHADED TEXT: PROVIDED AND INSTALLED BY OTHERS
STANDARD TEXT: PROVIDED BY TIMBER BLOCK AND INSTALLED BY OTHERS
(XXXX) : DELIVERY SLIP REFERENCE NUMBER

NOTES:
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* HARDWARE, CAULK AND ADHESIVE: PROVIDED AND INSTALLED BY OTHERS.
* LOG PROFILE ILLUSTRATED FOR INFORMATIVE PURPOSES ONLY. REFER TO COVER PAGE.

◈ PROVIDED BY TIMBER BLOCK VIA LOCAL SUPPLIER.
◈ APPLICABLE FOR QUEBEC ONLY.
◈ UNTREATED MATERIAL: DYED ON SITE BY OTHERS.
◈ TO COORDINATE ON SITE WITH PLANS FROM THE MANUFACTURER.
◈ MADE IN FACTORY.
◈ THE GROUND FLOOR PLAN IS VOLONTARILY DRAWN 1/4" BIGGER (PERIMETER) THAN THE FOUNDATION PLAN. THE FLOOR MUST BE BUILT RESPECTING THE DIMENSIONS INDICATED ON THE FLOOR PLAN. THE FLOOR PLAN HAS PRIORITY ON THE DIMENSIONS OF THE FOUNDATION TAKEN ON SITE.
◈ FLOOR COMPOSITION CAN BE MODIFIED ACCORDING TO THE MANUFACTURER AND THE CHOSEN FLOOR FINISH. PLEASE CONSULT A PROFESSIONAL FOR THE THERMOSTAT CONNECTIONS.
◈ TO BE CUT ON SITE.
◈ ELEMENT TO BE VERIFIED BY LOCAL STRUCTURAL ENGINEER.
◈ VENTILATION ELEMENTS ARE INDICATIVE ONLY. FOR PROPER ROOFING VENTILATION, IT IS RECOMMENDED TO VERIFY CONFORMITY ACCORDING TO LOCAL REQUIREMENTS.

CLIENT SIGNATURE:

DATE: ___/___/___

NO.	PAR	DESCRIPTION	DATE
1	A.B.	ENGINEERING MIDWAY	21/11/16
2	A.B.	FOR CONSTRUCTION	21/11/30

CLIENTS:
TYLER BRAYSHAW

PROJECT ADRESS:
1104 SKELETON LAKE RD. #3
UTTERSON, ON
P0B 1M0

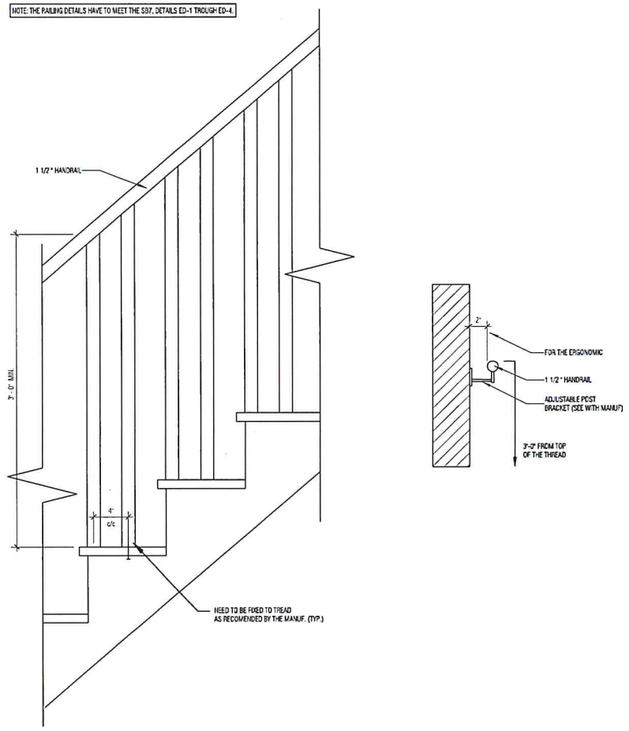
MODEL:
MODIFIED KELOWNA

TITLE:
DETAILS

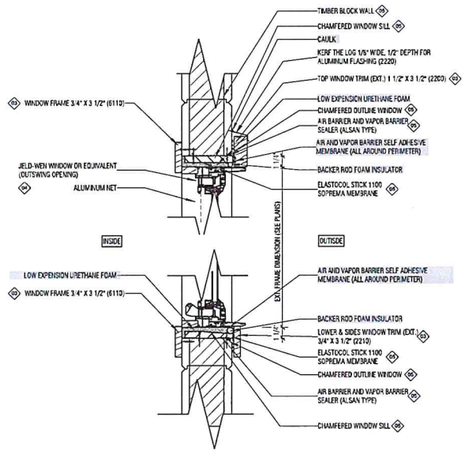
BCIN STAMP:
I, MATTHEW TEETA, DECLARE THAT I TAKE RESPONSIBILITY FOR THE DESIGN WORK AS DESCRIBED IN SECTION 3.2.5.1 OF 3.2.5.2 OF THE ONTARIO BUILDING CODE 2012 / I am QUALIFIED IN THE APPROPRIATE CLASSIFICATIONS.
Individual BCIN: 45481
Firm BCIN: 113868 (MLE)
Date: 2021-12-03
MATTHEW TEETA
B.ENGG, A.Sc.T.

SCALE:	DRAFTED BY:
As indicated	A. BEATON
DATE:	VERIFIED BY:
21/07/27	M. DEMERS
# FOLDER:	# PROJECT:
	T-1050
PAGE: A400	# PAGE: 11 /12

NOTE: THE RAILING DETAILS HAVE TO MEET THE SB7, DETAILS ED-1 TROUGH ED-4.



100.01 RAILING DETAILS
1 1/2" = 1'-0"



700.01 WINDOW / TIMBER BLOCK WALL JUNCTION
1 1/2" = 1'-0"

NOT TO SCALE

FOR INFORMATION PURPOSES ONLY

LICENSED PROFESSIONAL ENGINEER
Z. J. M. PLIGERS
100515879
Nov. 30, 2021
PROVINCE OF ONTARIO

Structural Design Only

STRUCTURAL DESIGN BY:
STEENHOF BUILDING SERVICES GROUP

TIMBERBLOCK
Engineered Homes for Better Living

A TRADEMARK OF TIMBER STRUCTURE INC.
ALL RIGHTS RESERVED
THIS PLAN GIVES THE RIGHT TO BUILD A TIMBER BLOCK HOME ONLY. ANY OTHER USE OF THIS PLAN IS STRICTLY PROHIBITED.
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ES ICC EVALUATION SERVICE

DETAILS ARE REPRESENTATIVE ONLY. FOR EVERY CHOSEN OR CREDITED MATERIAL OPTION, PLEASE REFER TO OFFICIAL DOCUMENTS SUCH AS SIGNED SPECIFICATION SHEET, SIGNED PLANS AND SIGNED QUOTE.

LEGEND
SHADED TEXT: PROVIDED AND INSTALLED BY OTHERS
STANDARD TEXT: PROVIDED BY TIMBER BLOCK AND INSTALLED BY OTHERS
[0000] : DELIVERY SLIP REFERENCE NUMBER

NOTES
* TRUSSES BRACING: PROVIDED AND INSTALLED BY OTHERS.
* HARDWARE, CAULK AND ADHESIVE: PROVIDED AND INSTALLED BY OTHERS.
* LOG PROFILE ILLUSTRATED FOR INFORMATIVE PURPOSES ONLY. REFER TO COVER PAGE.

1. PROVIDED BY TIMBER BLOCK VIA LOCAL SUPPLIER.
2. APPLICABLE FOR QUEBEC ONLY.
3. UNTREATED MATERIAL: CHED ON SITE BY OTHERS.
4. TO COORDINATE ON SITE WITH PLANS FROM THE MANUFACTURER.
5. MADE IN FACTORY.
6. THE GROUND FLOOR PLAN IS VOLONTARILY DRAWN 1/4" BIGGER (PERIMETER) THAN THE FOUNDATION PLAN. THE FLOOR MUST BE BUILT RESPECTING THE DIMENSIONS INDICATED ON THE FLOOR PLAN. THE FLOOR PLAN HAS PRIORITY ON THE DIMENSIONS OF THE FOUNDATION TAKEN ON SITE.
7. FLOOR COMPOSITION CAN BE MODIFIED ACCORDING TO THE MANUFACTURER AND THE CHOSEN FLOOR FINISH. PLEASE CONSULT A PROFESSIONAL FOR THE THERMOSTAT CONNECTIONS.
8. TO BE CUT ON SITE.
9. ELEMENT TO BE VERIFIED BY LOCAL STRUCTURAL ENGINEER.
10. VENTILATION ELEMENTS ARE INDICATIVE ONLY. FOR PROPER ROOFING VENTILATION, IT IS RECOMMENDED TO VERIFY CONFORMITY ACCORDING TO LOCAL REQUIREMENTS.

CLIENT SIGNATURE:

DATE: ____/____/____

NO.	PAR	DESCRIPTION	DATE
1	A.B.	ENGINEERING REVIEW	21/11/12
2	A.B.	FOR CONSTRUCTION	21/11/30

CLIENTS:
TYLER BRAYSHAW

PROJECT ADRESS:
1104 SKELETON LAKE RD. #3
UTTERSON, ON
P0B 1M0

MODEL:
MODIFIED KELOWNA

TITLE:
DETAILS

BCIN STAMP:
I, MATTHEW TEETH, DECLARE THAT I TAKE RESPONSIBILITY FOR THE DESIGN WORK AS DESCRIBED BY DIVISION C SECTION 3.2.5.2 OF THE ONTARIO BUILDING CODE 2012 - I AM QUALIFIED IN THE APPROPRIATE CLASSIFICATIONS.
INDIVIDUAL BCIN: 42481
FIRM BCIN: 113888 (MLI)
DATE: 2021-11-29
SIGNATURE TO BCIN
ENGR. A TEAM

SCALE:	DRAFTED BY:
As indicated	A. BEATON
DATE:	VERIFIED BY:
21/07/27	M. DEMERS
# FOLDER:	# PROJECT:
	T-1050
PAGE: A401	# PAGE: 12 /12