





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 300mm IN EXCAVATED AREAS  
UNDER A BUILDING, AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NO LESS THAN 450mm  
\*BACKFILL WITHIN 600mm OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 250mm IN DIAMETER

DAMP PROOFING AND DRAINAGE

\*IN NORMAL SOIL CONDITIONS , THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENTS AND CRAWL SPACES SHALL BE DAMP PROOFED.  
WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED  
\*MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 6mm OF MORTAR COVERED OVER THE FOOTING PRIOR TO DAMP PROOFING  
\*100mm DIA. FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWL SPACE FLOOR, AND SHALL BE COVERED WITH 150mm OF CRUSHED STONE. FOUNDATION DRAINS SHALL DRAIN TO A DRAINAGE DITCH, DRY WELL OR SUMP  
\*WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR TO A DITCH OR SUMP PUMP  
\*DOWNSPOUTS 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

FOOTINGS

\*MINIMUM 15MPA POURED CONCRETE  
\*MINIMUM 1200mm BELOW FINISHED GRADE  
\*FOOTINGS SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 75KPA, 100KPA FOR ICF

FOOTING SIZE

FLOORS SUPPORTING	SUPPORTING COLUMN		
SUPPORTED	EXT. WALL	INT. WALL	AREA
1	250mm	200mm	0.40m2
2	350mm	350mm	0.75m2
3	450mm	500mm	1.00m2

\*INCREASE EXTERIOR FOOTING WIDTH BY 65mm FOR EACH STOREY OF BRICK VENEER SUPPORTED BY 130mm FOR EACH STOREY OF MASONRY AND BY 150mm FOR ICF  
\*INCREASE INTERIOR FOOTING WIDTH BY 100mm FOR EACH STOREY OF MASONRY ABOVE FOOTING AND BY 100mm FOR EACH 2700mm OF WALL HEIGHT ABOVE 5500mm  
\*THE PROJECTION OF AN UNREINFORCED FOOTING BEYOND THE WALL SUPPORTED SHALL NOT BE GREATER THAN ITS THICKNESS

STEP FOOTINGS

STEP FOOTINGS: HORIZONTAL STEP = 600mm (23 5/8") MIN. VERTICAL STEP = 600mm (23 5/8") MAX, FOR FIRM SOILS, 400mm FOR SAND & GRAVEL.  
CONCRETE STRENGTH AT 28 DAYS MIN 25MPA ALLOW FULL 48HRS FOR CONCRETE TO CURE PRIOR TO GROUTING AND PROCEEDING TO THE ALTERNATING NEXT STAGE  
SHORE AND BRACE WHERE NECESSARY TO ENSURE THE SAFETY AND STABILITY OF BOTH EXISTING STRUCTURES DURING UNDERPINNING

FOUNDATION WALLS

\*TO BE POURED CONCRETE, UNIT MASONRY, ICF OR PRESERVED WOOD (SEE DRAWINGS FOR TYPE AND THICKNESS)  
\*DAMP PROOFING SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL  
\*FOUNDATION WALL TO EXTEND MINIMUM 150mm ABOVE FINISHED GRADE  
\*A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 900mm BELOW EXTERIOR GRADE. A DRAINAGE LAYER SHALL CONSIST OF  
-MIN. 19mm MINERAL FIBRE INSULATION WITH MIN. DENSITY OF 57KG/m3  
-MIN. 100mm 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

CONCRETE FLOOR SLABS

\*GARAGE, CARPORT AND EXTERIOR SLABS AND EXTERIOR STEPS SHALL BE 32MPA CONCRETE WITH 5-8% AIR ENTRAINMENT  
\*BASEMENT SLAB 25MPA CONCRETE, MINIMUM 75mm THICK, PLACED ON A MINIMUM 100mm OF COARSE, CLEAN, GRANULAR MATERIAL  
\*ALL FILL OTHER THAN COARSE, CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT

MASONRY WALLS

\*WHERE CONSTRUCTED OF 90mm BRICK, WALL SHALL BE BONDED WITH A HEADER COURSE EVERY 600mm O/C VERTICALLY AND HORIZONTALLY AND 900mm O/C FOR BLOCK OR TILE  
\*PROVIDE 50mm SOLID MASONRY, CONCRETE FILLED TOP COURSE OR CONTINUOUS 38X89 WOOD PLATE UNDER ALL ROOF AND FLOOR FRAMING MEMBERS  
\*PROVIDE 190mm SOLID MASONRY UNDER BEAMS AND COLUMNS

\*MASONRY WALL TO BE TIED TO EACH TIER OF JOISTS WITH 40mm X 4.76mm CORROSION RESISTANT STEEL STRAPS, KEYED MINIMUM 100mm INTO MASONRY. WHEN JOISTS ARE PARALLEL TO WALL, TIES ARE TO EXTEND ACROSS AT LEAST 3 JOISTS @ 2000mm O.C.  
\*INSIDE 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 90mm BRICK TO MINIMUM 90mm BACKUP BLOCK WITH CORROSION RESISTANT TIES AT LEAST 17.8m2 IN CROSS SECTIONAL AREA, SPACED 200mm VERTICALLY AND 900mm 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 150mm END BEARING.

MASONRY VENEER

\*MINIMUM 70mm THICK IF JOINTS ARE NOT RAKED AND 90mm THICK IF JOINTS ARE RAKED  
\*MINIMUM 25mm AIR SPACE TO SHEATHING  
\*PROVIDE WEEP HOLES @ 800mm O.C. AT THE BOTTOM OF THE CAVITY AND OVER THE DOORS AND WINDOWS  
\*DIRECT DRAINAGE THROUGH WEEP HOLES WITH 0.5mm POLY FLASHING EXTENDING MINIMUM 150mm UP BEHIND THE SHEATHING PAPER  
\*VENEER TIES MINIMUM 0.76mm THICK X 22mm WIDE CORROSION RESISTANT STRAPS SPACED @ 500mm VERTICALLY AND 600mmHORIZONTALLY  
\*FASTEN TIES WITH CORROSION RESISTANT 3.18mm DIAMETER SCREWS OR SPIRAL NAILS WHICH PENETRATE AT LEAST 30mm INTO STUDS

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 0.05mm POLYETHYLENE OR TYPE 'S' ROLL ROOFING WALLS

\*EXTERIOR WALLS SHALL CONSIST OF :

- CLADDING
- AIR BARRIER SYSTEM LAPPED 100mm AT JOINTS
- LUMBER, PLYWOOD, OSB OR GYPSUM SHEATHING
- 38X140 STUDS @ 400mm O.C.
- RSI PER TABLE PROVIDED
- 38X140 BOTTOM PLATE
- 38X140 DOUBLE TOP PLATE

\*INTERIOR LOAD BEARING WALLS SHALL CONSIST OF :

- 38X89 STUDS @ 400mm O.C.
- 38X89 BOTTOM PLATE AND DOUBLE 38X89 TOP PLATE
- 38X89 MID-GIRTHS IF NOT SHEATHED
- 12.7mm GYPSUM BOARD SHEATHING

FLOORS

\*SEE STRUCTURAL ENGINEERING DRAWINGS FOR FLOOR JOIST SIZE AND SPACING REQUIREMENTS  
\*JOISTS TO HAVE MINIMUM 38mm OF END BEARING  
\*JOISTS SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION WITH 12.7mm ANCHOR BOLTS @ 2400mm O.C  
\*HEADER JOISTS BETWEEN 1200mm AND 3200mm IN LENGTH SHALL BE SIZED BY CALCULATIONS  
\*TRIMMER JOISTS SHALL BE DOUBLED WHEN SUPPORTED HEADER IS BETWEEN 800mm AND 2000mm. TRIMMER JOISTS SHALL BE SIZED BY CALCULATIONS WHEN SUPPORTED HEADER EXCEEDS 2000mm.  
\*38X38 CROSS BRIDGING REQUIRED NOT MORE THAN 2100MM FROM EACH SUPPORT AND FROM OTHER ROWS OF BRIDGING  
\*JOISTS SHALL BE SUPPORTED ON JOISTS HANGERS AT ALL FLUSH BEAMS, TRIMMERS, AND HEADERS  
\*NON-LOAD BEARING PARTITIONS SHALL BE SUPPORTED ON A JOISTS OR ON BLOCKING BETWEEN JOISTS  
\*SEE STRUCTURAL ENGINEERING DRAWINGS FOR SUBFLOORING REQUIREMENTS

ROOF AND CEILINGS

\*SEE STRUCTURAL ENGINEERING DRAWINGS FOR ROOF CONSTRUCTION SIZING AND SPACING REQUIREMENTS  
\*HIP AND VALLEY RAFTER SHALL BE 38mm DEEPER THAN COMMON RAFTERS  
\*38X89 COLLAR TIES @ RAFTER SPACING WITH 19X89 CONTINUOUS BRACE AT MID SPAN IF COLLAR TIE EXCEEDS 2400mm IN LENGTH  
\*SEE STRUCTURAL DRAWINGS FOR ROOF SHEATHING REQUIREMENTS

NOTCHING & DRILLING OF TRUSSES, JOISTS, RAFTERS

\*HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE NOT LARGER THAN 1/4 THE ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 50mm FROM EDGES  
\*NOTCHES IF FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER WITHIN 1/2 THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 1/3 THE JOIST DEPTH  
\*WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 2/3 THE DEPTH OF THE STUD REMAINS, IF LOAD BEARING AND 40mm IF NON - LOAD BEARING  
\*ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN  
\*Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing and 40mm if non - load bearing  
\*Roof truss members shall not be notched, drilled or weakened unless accommodated in the design



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Required unless the design is exempt under 2.17.5.1. of the Building Code		
Justin Simpson	Justin Simpson "Justin Simpson Architecture"	123605
NAME	SIGNATURE	BCIN
Required unless the design is exempt under 2.17.5.1. of the Building Code		
Justin Simpson O/A Simpson Architecture		203362
FIRM NAME		BCIN

No.	Description	Date

The Jackson's

27 Brock St.  
Penetanguishene, ON L9M 1R9

General Notes

Project Number	25-009
Issued For Permit Date	25-07-03
Drawn By	Justin Simpson
BCIN #	123605

A01

Scale



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General Notes

Project Number	25-009
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Drawn By	Justin Simpson
BCIN #	123605

A01.2

Scale



The site plan for 27 Brock Street illustrates the layout of existing and proposed buildings and landscaping. The property is bounded by neighboring properties on the north, east, and west, and by Brock Street to the south. The existing structures include a 154 sqft shed, a 667 sqft garage, and a two-storey dwelling with an accessory apartment. The proposed additions consist of a basement apartment entrance, a main floor apartment entrance, and three additional ADUs (912.04 sqft in basement, 731.07 sqft main floor, and 930.84 sqft primary residence upstairs). Landscaping areas are designated with specific square footages: 3442.57 sqft on the north side, 136.58 sqft on the east side, and 892.76 sqft on the south side. The plan also shows an existing gravel driveway and various setbacks and dimensions for the structures and landscaping.

**NEIGHBORING PROPERTY**

**NEIGHBORING PROPERTY**

**NEIGHBORING PROPERTY**

**BROCK STREET**

**EXISTING 154 SQFT SHED**  
HEIGHT: 8' TO MIDPOINT OF ROOF PEAK

**EXISTING 667 SQFT GARAGE**  
HEIGHT: 12' TO MIDPOINT OF ROOF PEAK

**EXISTING TWO STOREY DWELLING W/ EXISTING ACCESSORY APARTMENT AT 27 BROCK ST.**

**PROPOSED 912.04 SQFT ADU IN BASEMENT**

**PROPOSED 731.07 SQFT MAIN FLOOR ADU**

**PROPOSED 930.84 SQFT PRIMARY RESIDENCE UPSTAIRS**

**AREA OF LANDSCAPING 3442.57 SQFT**

**AREA OF LANDSCAPING 136.58 SQFT**

**AREA OF LANDSCAPING 892.76 SQFT**

**EXISTING GRAVEL DRIVEWAY**

**EXISTING BASEMENT / APARTMENT ENTRANCE**

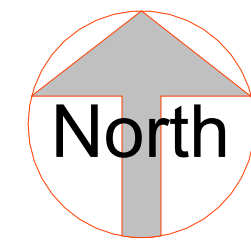
**EXISTING MAIN FLOOR APARTMENT ENTRANCE**

**EXISTING SECOND FLOOR APARTMENT ENTRANCE**

**PARKING SPACE SIZE**

**North**

Dimensions: 50' - 10", 25' - 0", 8' - 6", 11' - 0", 14' - 0", 24' - 1", 4' - 0", 3' - 8", 27' - 12", 21' - 9", 4' - 0", 5' - 6", 11' - 82", 22' - 2", 49' - 9", 16' - 1", 18' - 0", 9' - 0"



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<p align="center"><b>QUALIFICATION INFORMATION</b></p> <p align="center">Required unless the design is exempt under 2.17.5.1. of the Building Code</p>			
Justin Simpson	Justin Simpson	Originally signed by Justin Simpson Date: 2020.11.20 14:20:00 -0500	123605
NAME	SIGNATURE		BCIN

REGISTRATION INFORMATION	
Required unless the design is exempt under 2.17.5.1. of the Building Code	
Justin Simpson O/A Simpson Architecture	203362
FIRM NAME	BCIN

[illegible]

## The Jackson's

27 Brock St.  
Penetanguishene, ON L9M  
1R9

## Site Plan

Project Number	25-009
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Issued For Permit Date	25-07-03
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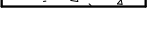
Drawn By	Justin Simpson
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BCIN #	123605
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# A02

Scale	1/8" = 1'-0"
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IMAGE	WALL CODE	DESCRIPTION
	W2	INTERIOR PARTITION WALL: 2" X 4" SPF#2 WALL STUDS @ 16" O.C. W/ 1/2" GYPSUM BOTH SIDES
	W3	INTERIOR FRF WALLS MIN. 30 MIN. PART 11 C.A. C161 1/2" GYPSUM BOARD ON BOTH SIDES. 16MM ROXUL INSUL. RESILIENT CHANNEL ON ONE SIDE SPACED 400 OR 600MM
	W5	EXT. WALL W/ BRICK; 2" X 4" SPF#2 WALL STUDS @ 16" O.C. TWOX BARRIER, BATT INSULATION, 1" AIRSPACE AND 1/2" GYPSUM VENEER, 1/2" GYPSUM ON INSIDE
	W6	EXT. FOUNDATION WALL: 10" POURED CONCRETE FOUND. WALL W/ 2" X 4" SPF#2 STUD WALL W/ INSULATION AND CONTINUOUS POLY VAPOR BARRIER
	W7	INTERIOR LOAD BEARING WALL: 2" X 6" SPF#2 WALL STUDS @ 16" O.C. W/ 1/2" GYPSUM BOTH SIDES

Type Mark	Clear Opening		Sill Height	Phase Created	Comments
	Width	Height			

62	2' - 10"	3' - 0"	3' - 0"	Existing	
64	4' - 0"	5' - 0"	3' - 0"	Existing	
64	4' - 0"	5' - 0"	3' - 0"	Existing	
64	4' - 0"	5' - 0"	3' - 0"	Existing	
66	2' - 6"	3' - 0"	4' - 0"	Existing	
67	3' - 0"	3' - 9"	4' - 0"	Existing	
71	5' - 2"	5' - 8"	1' - 5"	Existing	
72	5' - 8"	5' - 8"	1' - 5"	Existing	
72	5' - 8"	5' - 8"	1' - 5"	Existing	
73	2' - 6"	3' - 0"	4' - 6"	Existing	
73	2' - 6"	3' - 0"	3' - 0"	New Construction	2-2" x 8" SPF#2
74	3' - 4"	3' - 0"	3' - 8 1/2"	Existing	
75	5' - 10"	2' - 5"	4' - 7"	Existing	
75	5' - 10"	2' - 5"	4' - 7"	Existing	
76	3' - 1"	2' - 4"	4' - 7"	Existing	
77	3' - 2"	2' - 4"	4' - 7"	Existing	
79	5' - 7 25/32"	2' - 11 31/32"	2' - 7 1/2"	Existing	
79	5' - 7 25/32"	2' - 11 31/32"	2' - 7 1/2"	Existing	

Door Number	Door Type	Width	Height	Sill Height	Phase Created	Header Size
-------------	-----------	-------	--------	-------------	---------------	-------------

5	37	2'- 6"	7'- 0"	0'- 0"	Existing	
7	37	2'- 6"	7'- 0"	0'- 0"	Existing	
8	62	2'- 8"	6'- 8"	0'- 0"	Existing	
9	37	2'- 6"	7'- 0"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
10	37	2'- 6"	7'- 0"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
11	37	2'- 6"	7'- 0"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
14	54	4'- 0"	6'- 8"	0'- 0"	New Construction	2-2" X 12" SPF#2 L.B. ONLY
15	52	5'- 0"	7'- 0"	0'- 0"	New Construction	2-2" X 12" SPF#2 L.B. ONLY
16	57	2'- 2"	6'- 8"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
17	38	2'- 6"	6'- 8"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
18	38	2'- 6"	6'- 8"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
20	38	2'- 6"	6'- 8"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
21	58	1'- 6"	6'- 8"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
22	57	2'- 2"	6'- 8"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
23	37	2'- 6"	7'- 0"	0'- 0"	Existing	
24	62	2'- 8"	6'- 8"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
25	37	2'- 6"	7'- 0"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
26	37	2'- 6"	7'- 0"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
28	37	2'- 6"	7'- 0"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
29	37	2'- 6"	7'- 0"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
30	57	2'- 2"	6'- 8"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
31	38	2'- 6"	6'- 8"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
32	57	2'- 2"	6'- 8"	0'- 0"	Existing	
33	57	2'- 2"	6'- 8"	0'- 0"	Existing	
34	38	2'- 6"	6'- 8"	0'- 0"	Existing	
36	36	2'- 8"	7'- 0"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
37	57	2'- 2"	6'- 8"	0'- 0"	Existing	
38	57	2'- 2"	6'- 8"	0'- 0"	Existing	
40	34	3'- 0"	7'- 0"	0'- 0"	Existing	
41	34	3'- 0"	7'- 0"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
43	57	2'- 2"	6'- 8"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
45	37	2'- 6"	7'- 0"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY
46	55	5'- 0"	6'- 8"	0'- 0"	New Construction	2-2" X 12" SPF#2 L.B. ONLY
47	37	2'- 6"	7'- 0"	0'- 0"	Existing	
49	37	2'- 6"	7'- 0"	0'- 0"	New Construction	2-2" x 6" SPF#2 L.B. ONLY

 SMOKE DETECTOR

CO CARBON MONOXIDE DETECTOR

CARBON MONOXIDE DETECTOR conforming with CAN/CGA-6.19, or UL2034 shall be installed on or near the ceiling in each room in which there is installed a solid fuel-burning appliance. Carbon monoxide detector(s) shall be wired so that its activation will activate the smoke alarms or be equipped with an alarm that is audible within bedrooms when the intervening doors are closed.

1) ALL MECHANICAL EXHAUST FANS TO PROVIDE ATLEAST ONE AIR CHANGE PER HOUR.  
PROVIDE DUCT SCREEN AS PER OBC 9.32.3.12

2) PROVIDE 1 SMOKE ALARM PER FLOOR OF DWELLING UNIT TO BE INTERCONNECTED TO AN ELECTRICAL PANEL AND HAVE A VISUAL COMPONENT.

3) HEADROOM IN BASEMENT TO BE ATLEAST 6'-5" UNDER BEAMS AND DUCTS

4) IN-DUCT SMOKE DETECTOR TO SHUT OFF ALL CIRCULATING AIR THROUGHOUT THE HOUSE

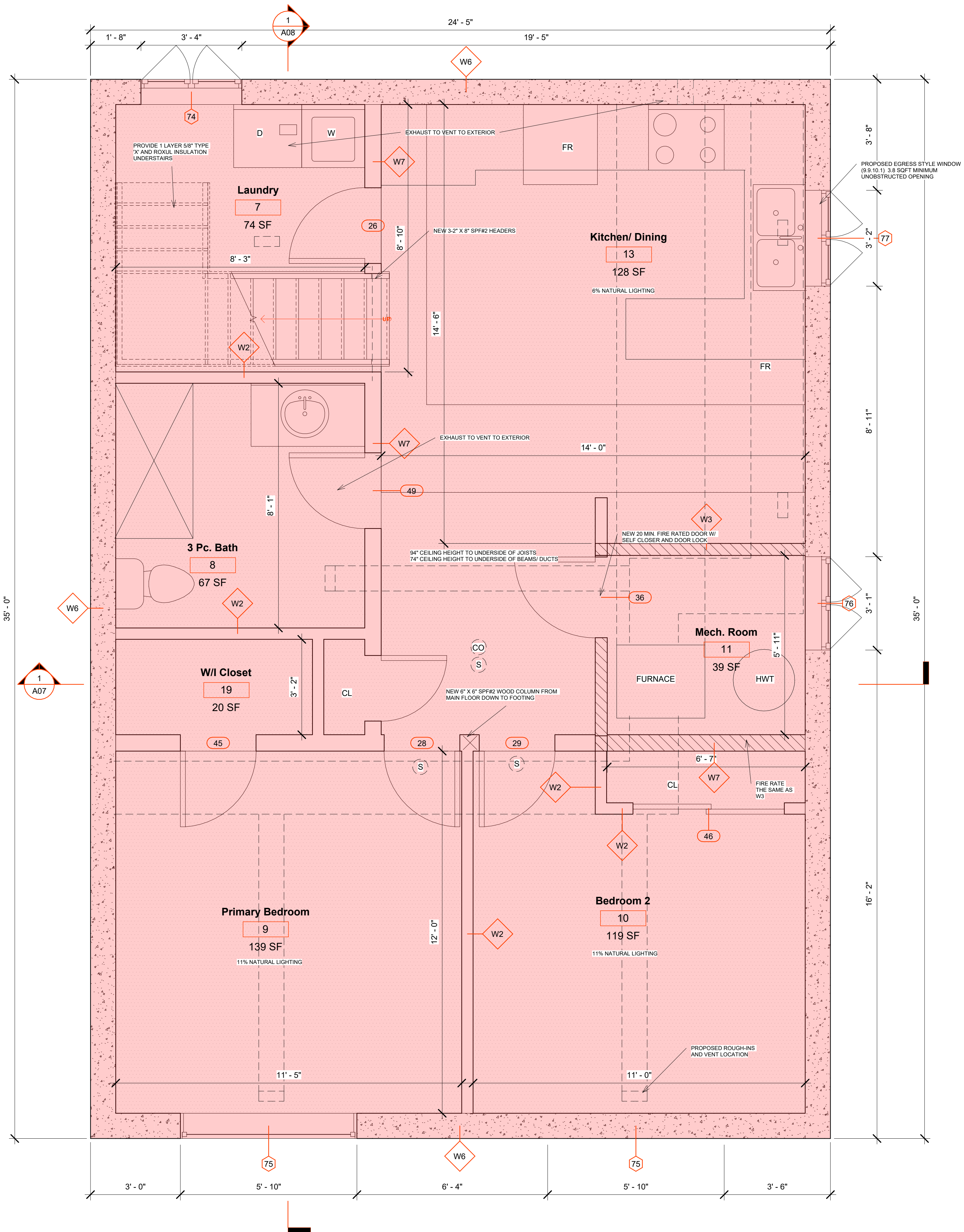
5) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUSE

6) ALL LOAD-BEARING COMPONENTS TO BE FIRE RATED THE SAME AS THE CEILING

7) ALL EXISTING STRUCTURAL TO REMAIN UNLESS OTHERWISE NOTED

8) CEILING SEPARATION: 30 MIN. MINIMUM ROXUL INSULATION, RESILIENT CHANNEL SPACED @ 16" OR 24" O.C. (OPTIONAL, AND 5/8" TYPE 'X')

9) FINISHED FLOOR AREA: 759 SQFT



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Justin Simpson	Justin Simpson <small>Digitally signed by Justin Simpson            Date: 2024.11.29 14:02:39 -0500</small>
NAME	SIGNATURE

**REGISTRATION INFORMATION**

Required unless the design is exempt under 2.17.5.1. of the Building Code

Justin Simpson O/A Simpson Architecture	203362
FIRM NAME	BCIN

[illegible]

## The Jackson's

27 Brock St.  
Penetanguishene, ON L9M  
1R9

## Proposed Basement Plan

Project Number	25-009
Issued For Permit Date	25-07-03
Drawn By	Justin Simpson
BCIN #	123605

# A03

Scale	As indicated
-------	--------------



Window Schedule					
Type Mark	Clear Opening		Sill Height	Phase Created	Comments
	Width	Height			
62	2' - 10"	3' - 0"	3' - 0"	Existing	
64	4' - 0"	5' - 0"	3' - 0"	Existing	
64	4' - 0"	5' - 0"	3' - 0"	Existing	
64	4' - 0"	5' - 0"	3' - 0"	Existing	
66	2' - 6"	3' - 0"	4' - 0"	Existing	
67	3' - 0"	3' - 9"	4' - 0"	Existing	
71	5' - 2"	5' - 8"	1' - 5"	Existing	
72	5' - 8"	5' - 8"	1' - 5"	Existing	
72	5' - 8"	5' - 8"	1' - 5"	Existing	
73	2' - 6"	3' - 0"	4' - 6"	Existing	
73	2' - 6"	3' - 0"	3' - 0"	New Construction	2-2" x 8" SPF#2
74	3' - 4"	3' - 0"	3' - 8 1/2"	Existing	
75	5' - 10"	2' - 5"	4' - 7"	Existing	
75	5' - 10"	2' - 5"	4' - 7"	Existing	
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[illegible]

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Justin Simpson O/A Simpson Architecture	203362							
FIRM NAME	BCIN							

Scale As indicated





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NAME	SIGNATURE	BCIN

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Justin Simpson O/A Simpson Architecture	203362
FIRM NAME	BCIN

[illegible]

## The Jackson's

27 Brock St.  
Penetanguishene, ON L9M  
1R9

## As-Built Second Floor Plan

Project Number	25-009
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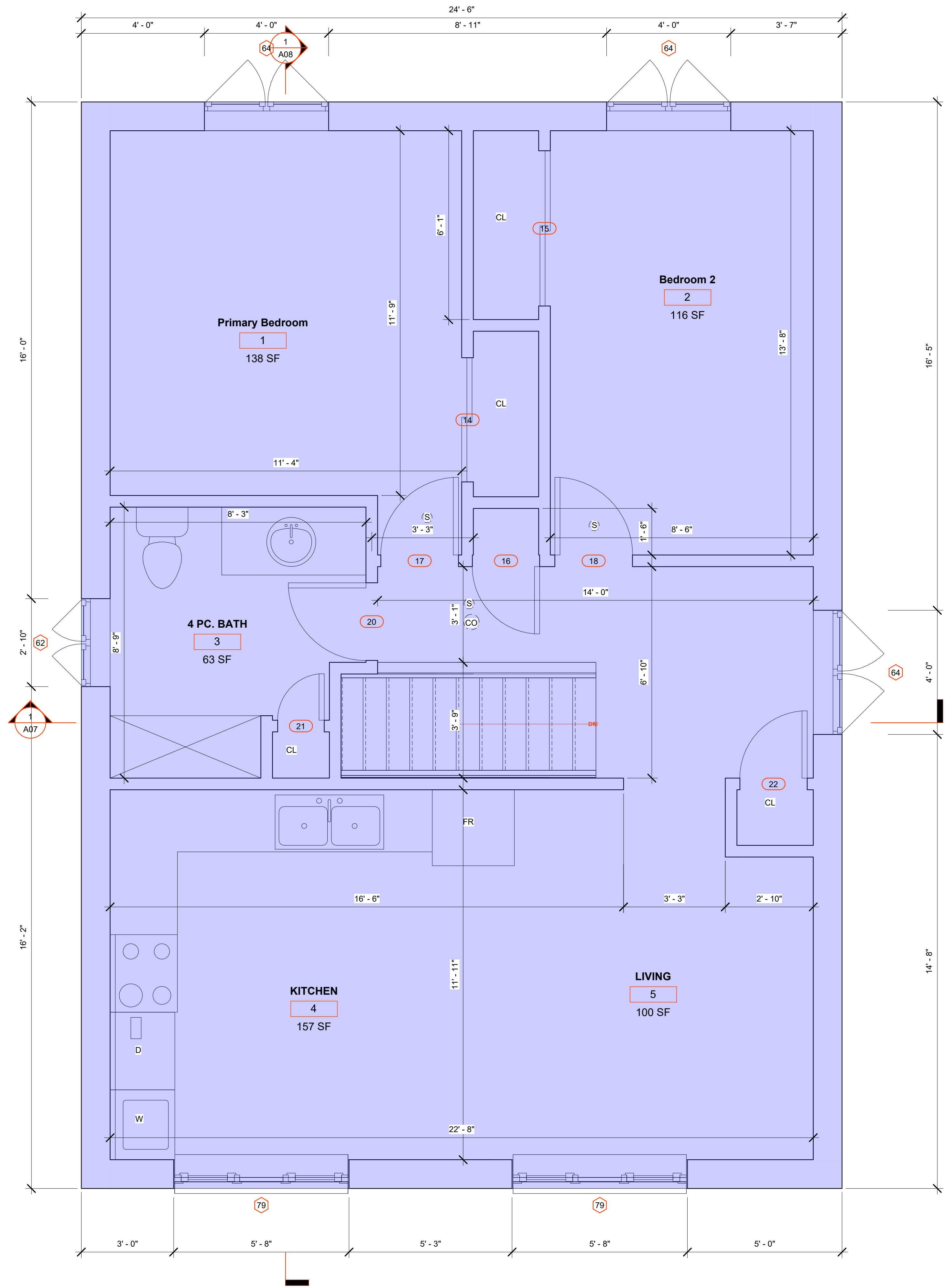
Issued For Permit Date 25-07-03

Drawn By Justin Simpson

BCIN #	123605
--------	--------

# A05

Scale As indicated



Window Schedule					
Type Mark	Clear Opening		Sill Height	Phase Created	Comments
	Width	Height			
62	2' - 10"	3' - 0"	3' - 0"	Existing	
64	4' - 0"	5' - 0"	3' - 0"	Existing	
64	4' - 0"	5' - 0"	3' - 0"	Existing	
64	4' - 0"	5' - 0"	3' - 0"	Existing	
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Door Schedule						
Door Number	Door Type	Width	Height	Sill Height	Phase Created	Header Size
5	37	2' - 6"	7' - 0"	0' - 0"	Existing	
7	37	2' - 6"	7' - 0"	0' - 0"	Existing	
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**NOTE: ALL SMOKE ALARMS AND CARBON MONOXIDE DETECTORS TO BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT**


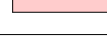



SMOKE DETECTOR



CARBON MONOXIDE DETECTOR

CARBON MONOXIDE DETECTOR conforming with CAN/CGA-6.19, or UL2034 shall be installed on or near the ceiling in each room in which there is installed a solid fuel-burning appliance. Carbon monoxide detector(s) shall be wired so that its activation will activate the smoke alarms or be equipped with an alarm that is audible within bedrooms when the intervening doors are closed.

AREA LEGEND		
IMAGE	DESCRIPTION	AREA
	BASEMENT AREA LOCATION	912.04 SQFT
	UPSTAIRS AREA LOCATION	930.84 SQFT
	MAIN FLOOR AREA LOCATION	731.07 SQFT

IMPORTANT NOTE: NO CHANGES TO EXISTING FLOOR LAYOUT OF UPSTAIRS UNIT





2. ONLY VERIFIED FINAL DRAWINGS BEARING THE STAMP "FOR CONSTRUCTION PURPOSE" SHALL BE USED ON THE JOB SITE. DRAWINGS WITHOUT THE STAMP ARE CONSIDERED PRELIMINARY DRAWINGS ONLY.

4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS & DIMENSIONS, ANY DISCREPANCIES ARE TO BE REPORTED TO SIMPSON ARCHITECTURE BEFORE COMMENCING THE WORK.

6. DIMENSIONS ON DRAWINGS SHALL GOVERN OVER SCALE.

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

**REGISTRATION INFORMATION**  
Required unless the design is exempt under 2.17.5.1. of the Building Code

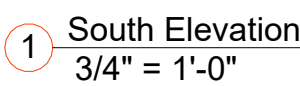
Justin Simpson O/A Simpson Architecture	203362
FIRM NAME	BCIN

[illegible]

27 Brock St.  
Penetanguishene, ON L9M  
1R9

Project Number	25-009
Issued For Permit Date	25-07-03
Drawn By	Justin Simpson
BCIN #	123605

Scale  $3/4" = 1'-0"$







7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE ORIGINAL DRAWINGS, IF NOT AUTHORIZED WITH A WRITTEN CHANGE ORDER BY SIMPSON ARCHITECTURE

Justin Simpson O/A Simpson Architecture	2033
FIRM NAME	BCIN

Scale	$3/4" = 1'-0"$
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7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE ORIGINAL DRAWINGS, IF NOT AUTHORIZED WITH A WRITTEN CHANGE ORDER BY SIMPSON ARCHITECTURE

Justin Simpson O/A Simpson Architecture	20336
FIRM NAME	BCIN

Scale  $3/4" = 1'-0"$

