

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: A-30/26

Roll No.: 7-7-012

Owner:	Dan On The Moon Ltd		
Address:	1039 Fogo Street		
Description:	Lot 7, Concession D, Lot 24, Plan M-63, (Medora)		
Zoning:	Waterfront Residential – Waterfront No Constraints (WR1-7) Moon River (Category 2 River/Lake)		Schedule: 41
Hearing Date: Monday September 14 th , 2026 at 9:00 a.m.			



Take further notice that this public hearing will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The hearing will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

This application proposes reconfiguring the existing lot coverage by removing the sleeping cabin in order to construct a dwelling addition and new dock. Currently, the subject property has a lot coverage of 9% on the entire lot and within 200 feet of the high water mark with the existing sleeping cabin. Relief is required to allow the enlarged cottage with its 9% lot coverage as planned. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Existing	Variance	Proposal
A	4.1.3 & 4.1.3.6	Maximum Permitted Lot Coverage on the Entire Lot	8% (1,568.5 sq. ft.)	9% (1,764 sq. ft.)	9% (1,758 sq. ft.)	1% (195.5 sq. ft.)	Reconfigure Existing Lot Coverage to Permit the Construction of a Dwelling Addition
B	4.1.3 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 Feet of the High Water Mark	8% (1,568.5 sq. ft.)	9% (1,764 sq. ft.)	9% (1,758 sq. ft.)	1% (195.5 sq. ft.)	

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.



For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

How to Participate:

Submit Comments in Writing



If you wish to provide a response to this application, please submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. For correspondence to be included on the agenda, please submit your comments by: **September 9, 2026**

Please note that comments can still be submitted after the agenda has been published. Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit www.muskokalakes.ca/speaking-at-a-meeting

Watch the Hearing Online



You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on www.muskokalakes.ca

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.

DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a “specified person” (as defined by the Planning Act 1(1)), and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make a written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

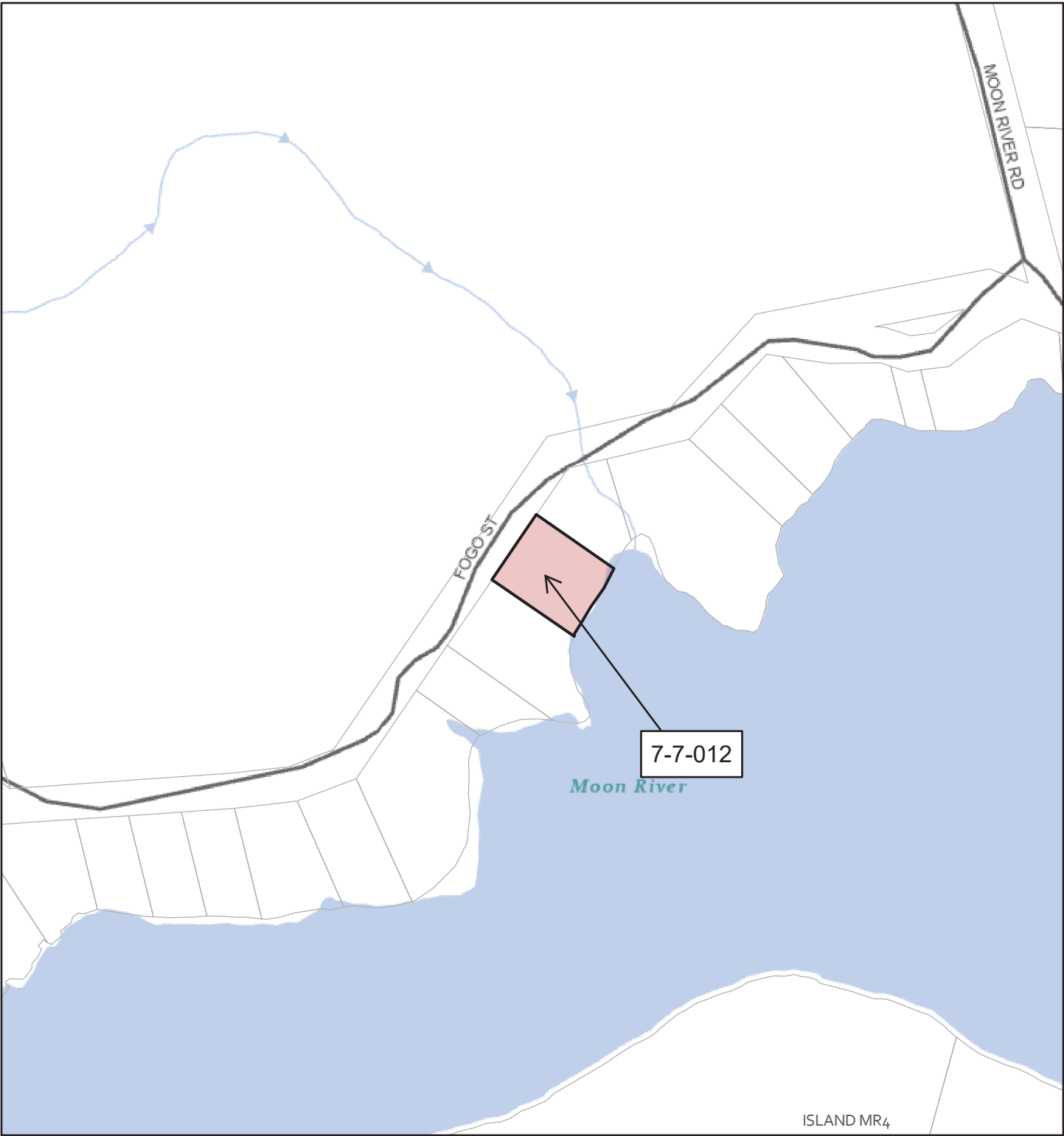
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 26th day of August, 2026.

Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



KEY MAP (A-30/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



1039 FOGO STREET LOT 24 PLAN M-63
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES

ZONE REQUIREMENTS	
Zoning Description	W1-7
Lot Area	19404 SF
Lot Area (Within 60m)	19404 SF
Lot Frontage	109 ft
Maximum Lot Coverage % (Total Lot)	9% 1764.45
Maximum Lot Coverage % (Within 60m)	9% 1764.45

YARD SETBACKS (PROPOSED BUILDING)	
FEET	METERS
Front Yard Setback (Min):	66 20.1
Interior Side Setback (Min):	15 4.6
Exterior Side Setback (Min):	30 9.1
Rear Yard Setback (Min):	15 4.6
BUILDING HEIGHT (PROPOSED BUILDING)	
Height (Max):	35 10.7

AREAS OF EXISTING STRUCTURES	
SQFT.	SQM.
EXISTING DWELLING	1282 119.1
EXISTING BUNKIE (DEMOLISHED)	303 28.14
EXISTING GAZEBO	173 16
TOTAL AREA OF EXISTING STRUCTURES	1758 163.3

AREA OF PROPOSED STRUCTURES	
SQFT.	SQM.
PROPOSED ADDITION	309 28.7

LOT COVERAGE CALCULATIONS	
	%
EXISTING	8.96
PROPOSED	8.99

SITE PLAN CONTROL & CONSERVATION

DEFINITIONS

1. HEIGHT
Shall mean, when used in reference to a building or structure the vertical distance between the lowest finished ground surface at the exterior of the building and the highest point of the roof, or, in the case of a greenhouse or sun shelter, the vertical distance between the top of the dock and the highest point of the roof, or in the case of a sundock, the vertical distance between the lowest finished ground surface adjacent to the perimeter of the sundock. In the case where a sundock is joined to a building or other structure, the height of the sundock and the height of the building or structure shall be measured separately, and each shall comply with the provisions of this By-law.

2. LOT COVERAGE
Shall mean that percentage of area covered by buildings and structures including accessory buildings and structures on the lot inclusive of any such area covered on lands adjacent to the lot in a WOS zone and excluding non-roofed structures and docks. Lot coverage shall be calculated using the exterior faces of the exterior walls. If there are no walls, lot coverage shall be calculated using the exterior faces of the supporting posts. Where roof overhangs exceed 1.2 m (4 ft) the portions exceeding 1.2 m (4 ft) will be included in lot coverage.

SITE PLAN NOTES

- All construction activities are restricted from the shoreline buffer. All native tree, shrub and grass species shall be maintained. All new plantings shall be maintained and preserved or replanted in the event of damage or deterioration.
- All dimensions on site plan are listed in ft in imperial unless otherwise noted.
- The owner agrees to preserve all natural vegetation and healthy trees and any natural water courses. All vegetation between the dwelling and the high water mark shall remain in its natural state.
- All tree removal and grading/filling must comply with the tree preservation and site alteration by-laws.
- All site drainage shall be slope away from proposed construction by a minimum of 2%.
- All construction activities are restricted from the shoreline buffer.
- Install silt fencing during the construction and development period.
- Silt fencing shall be constructed of heavy material to prevent sediment runoff and to protect and prevent the land from soil erosion and the creation of sedimentation into nearby waterbodies.
- The fence shall be properly trenched in to the ground. Fence must be maintained in good working order, inspected regularly and repaired as needed.
- All external lighting shall be dark sky by-law compliant.

LEGEND OF SITE COMPONENTS

	= Hydro Pole		= Ex. Structure
	= OH = Over Head Wires		= Prop. Structure
	= EX. = Existing		= Prop. Structure
	= TBD = To Be Demolished		= Road/Driveway
	= Existing Tree		= Pr. Planting Bed
	= Proposed Tree		= Ex. Demolished Structure
	= Property Line		= Setback Line
	= Waters Edge Line		= Frontage Line
	= Utility Line		= Generic Fence Line
	= Wood Fence Line		

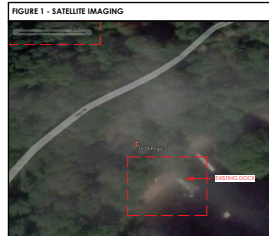
SILT FENCE INSTALLATION

- Install silt fencing during the construction and development period to prevent runoff and to protect the land from soil erosion.
- All silt fencing shall be constructed of heavy material and be put in place prior to any site alteration or construction.
- The fence shall be properly trenched in to the ground.
- Fence must be maintained in good working order, inspected regularly and repaired as needed.
- The fencing should not be removed until all works have been completed.
- Mark out the path for the silt fence, ensure path encloses the area of construction, while providing adequate construction allowance for materials and site workers.
- At the proposed silt fence location, excavate a v-shaped trench, a minimum of 8" below grade. Install silt fencing within the excavation. Stakes to be secured into the trench of aspect, 8 o.c. Backfill the trench and tamp the soil to ensure silt fence stability.
- Inspect and maintain the silt fence to ensure soil erosion is being controlled.

NOTES

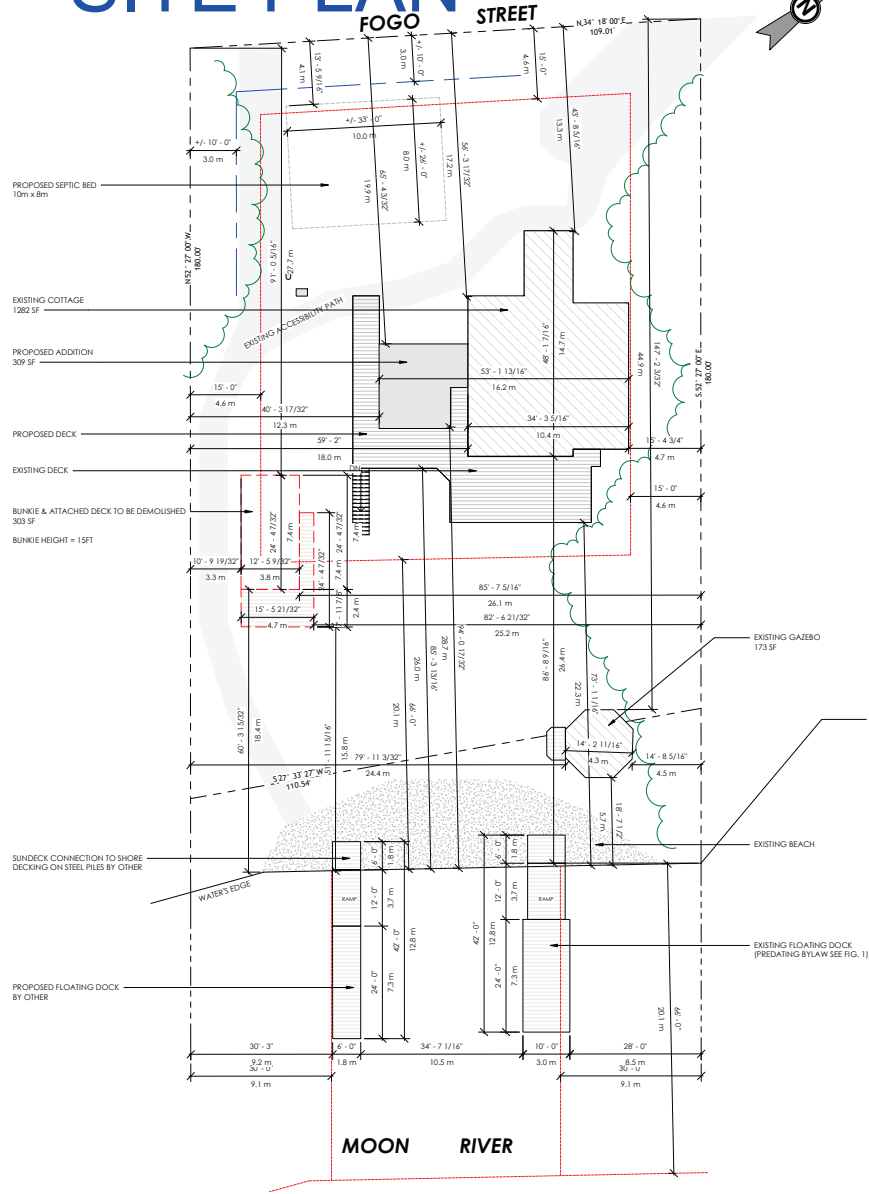
- Existing driveway to be used as Construction Access. Following construction, driveway to be reinstated for use. Any disturbed areas as a result of construction are to be revegetated.
- Any pathways constructed within the shoreline buffer, shall be max. 6' wide.
- The path shall meander and be constructed of permeable substances.
- No trees or riparian vegetation shall be removed.
- Hardscape made of flagstone must be Dry Laid, placed on a bed of gravel and sand, any gaps between flagstone shall consist of permeable material such as pebbles, sand, mulch, or ground cover plantings.
- All native trees, shrubs and grass species shall be maintained within 50 feet of the shoreline. Tree removal and site alteration shall comply with the Township's Tree Conservation and Site Alteration By-laws.
- All proposed plantings shall be native species.
- Coniferous trees shall be a min. 4 ft. in height.
- Deciduous trees shall have a min. 1.5" caliper at chest height.

LANDSCAPING COMPONENTS



NOT TO SCALE

SITE PLAN



1. Site Plan
1:150

Spencer Douglas
PLANNING ■ DESIGN

No.	Description	Date
5	Revision 5	Date 5

SHEET LIST

A-000	Cover Page
A-001.1	Site Plan (Post Demo) & Lot Statistics
A-002	Notes & Legends
A-003	Existing Floor Plans
A-004	Existing Floor Plans
A-005	Demolition Sketch
A-101	Basement Plan
A-102	Main Floor Plan
A-103	Second Floor Plan
A-104	Roof Plan
A-200	Elevations
A-201	Elevations
A-300	Building Sections
A-400	Architectural Details

S-100	Foundation Plan
S-101	Basement Plan
S-102	Main Floor Plan
S-103	Second Floor Plan
S-104	Roof Plan
S-300	Sections & Details

Design Criteria:	
Ground Snow Load (Sg):	3.1 kPa
Associated Rain Load (Sr):	0.4 kPa
Specified Snow Load:	2.105 kPa
Base Wind Pressure (q/150):	0.4 kPa

Client Name
Dan & Marie MacDonald

Address
1039 FOGO STREET
MUSKOKA LAKES, ON

Engineer Seal

Designer

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 design professional.

Required unless design is exempt under 2.17.5.1 of the building code.

QUALIFICATIONS INFORMATION

Required unless design is exempt under 2.17.5.1 of the building code.

Signature
Kiana Contardo

NAME
Kiana Contardo

SIGNATURE
Kiana Contardo

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

Source: Spencer Douglas Ltd. 117413

FIRM NAME
Spencer Douglas Ltd.

FIRM BCIN
117413

Sheet Name
Site Plan & Lot Statistics

Project Number
SD25-1005

Date
5/15/2026 10:28:42 AM

Drawn By
KC

Checked By
SM

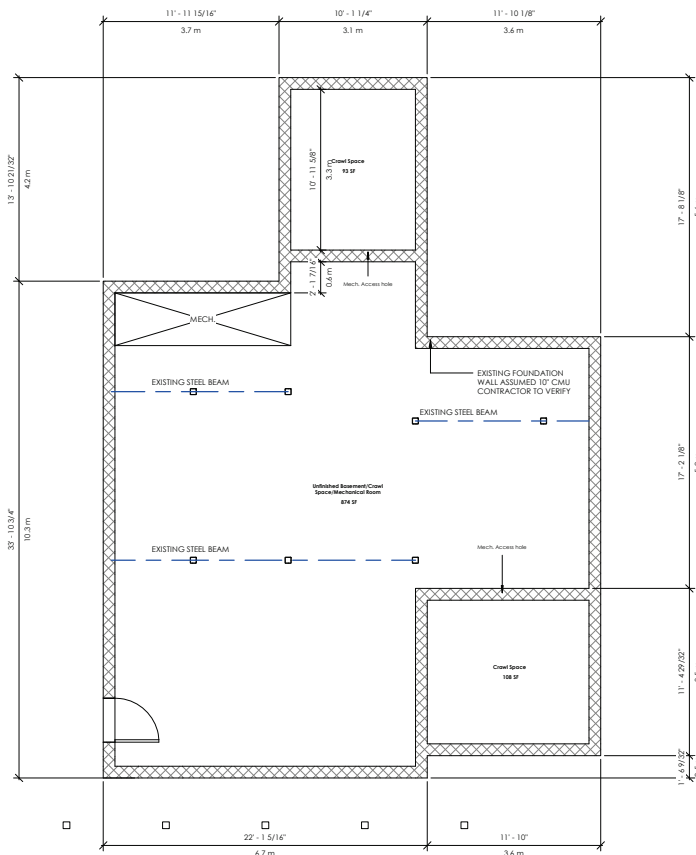
Scale
As indicated

1 E. Basement
1/4" = 1'-0"

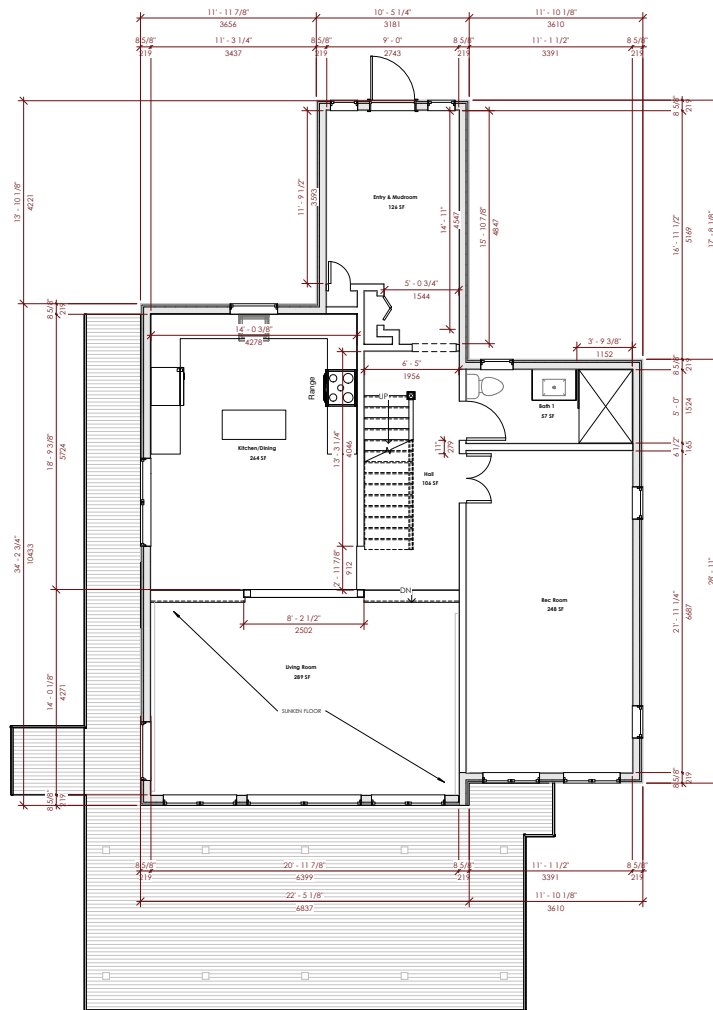
FLOOR PLANS (EXISTING)

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



2 E. Main Level Plan
1/4" = 1'-0"



EXISTING CONDITION GENERAL NOTES:

- BUILDER TO CONFIRM EXISTING STRUCTURE AND FEATURES. PLANS PREPARED BASED ON SITE INSPECTION AND MEASUREMENTS BY THE DESIGN FIRM.
- EXISTING PLANS, DIMENSIONS AND DETAILS ARE FOR AS-BUILT REPRESENTATION ONLY. ALL MEASUREMENTS TO BE CONFIRMED BY ALL PARTIES PRIOR TO CONSTRUCTION.
- DISCREPANCIES, ISSUES OR CHANGE IN EXISTING CONDITIONS THAT ARE FOUND BEFORE OR DURING DEMOLITION OR CONSTRUCTION MUST BE REPORTED TO THE DESIGNER FOR REVIEW, EVALUATION OR RE-DESIGN IMMEDIATELY. IF NOT REPORTED, DESIGNER SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR ISSUES AS A RESULT.
- ROOF SLOPES & STRUCTURAL SPECIFICATION FOR THE EXISTING BUILDING AND/OR EXISTING FRAMING MAY NOT HAVE BEEN ABLE TO BE CONFIRMED DUE TO INABILITY TO ACCESS OR MEASURE DIRECTLY. THEREFORE ALL ITEMS AND ASPECTS TO BE VERIFIED BY BUILDER OR THIRD PARTY SUPPLIER / MANUFACTURER BEFORE FABRICATION OF COMPONENTS

Spencer Douglas

PLANNING ■ DESIGN

No.	Description	Date

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A-000	Cover Page
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Design Criteria:

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Specified Snow Load:	2.105 kPa
Base Wind Pressure (q/150):	0.4 kPa

Client Name
Dan & Marie MacDonald

Address
1039 FOGO STREET
MUSKOKA LAKES, ON

Engineer Seal

Designer
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.
Required unless design is exempt under 2.17.5.1 of the building code.

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

Kiana Contardo
NAME SIGNATURE 113580 BCIN

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

Spencer Douglas LTD 117413
FIRM NAME FIRM BCIN

Sheet Name
Existing Floor Plans

Project Number SD25-1005

Date 5/15/2026 10:28:42 AM

Drawn By KC

Checked By SM

A-003

Scale 1/4" = 1'-0"

No.	Description	Date

SHEET LIST

A-000	Cover Page
A-001.1	Site Plan (Post Demo) & Lot Statistics
A-002	Notes & Legends
A-003	Existing Floor Plans
A-004	Existing Floor Plans
A-005	Demolition Sketch
A-101	Basement Plan
A-102	Main Floor Plan
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S-300	Sections & Details

Design Criteria:

Ground Snow Load (S _g):	3.1 kPa
Associated Rain Load (S _r):	0.4 kPa
Specified Snow Load:	2.105 kPa
Base Wind Pressure (q/150):	0.4 kPa

Client Name	Dan & Marie MacDonald
Address	1039 FOGO STREET MUSKOKA LAKES, ON
Engineer Seal	

Designer
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.
QUALIFICATIONS INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code.

Kiana Contardo		113580
NAME	SIGNATURE	BCIN

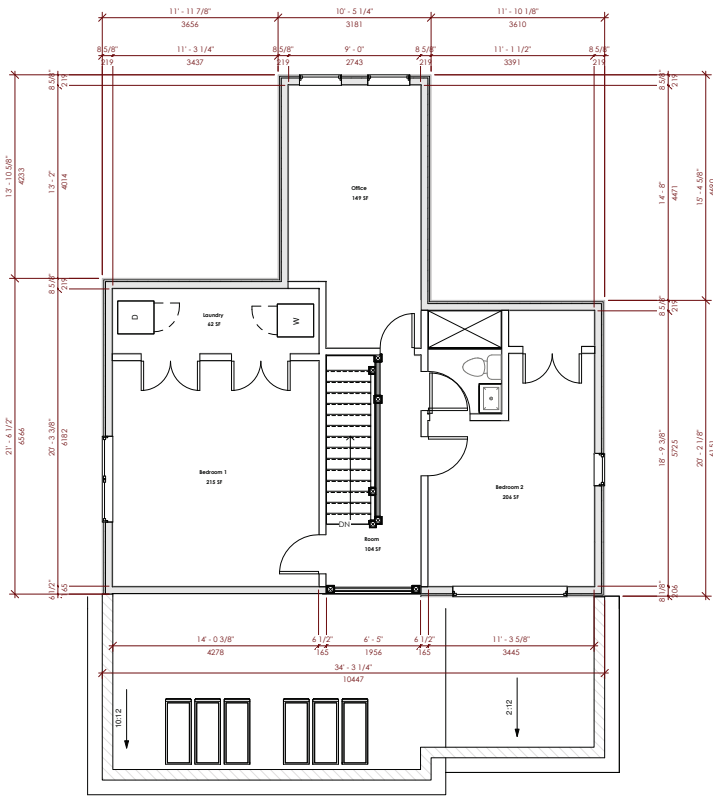
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code.
Spencer Douglas LTD 117413
FIRM NAME FIRM BCIN

Sheet Name
Existing Floor Plans

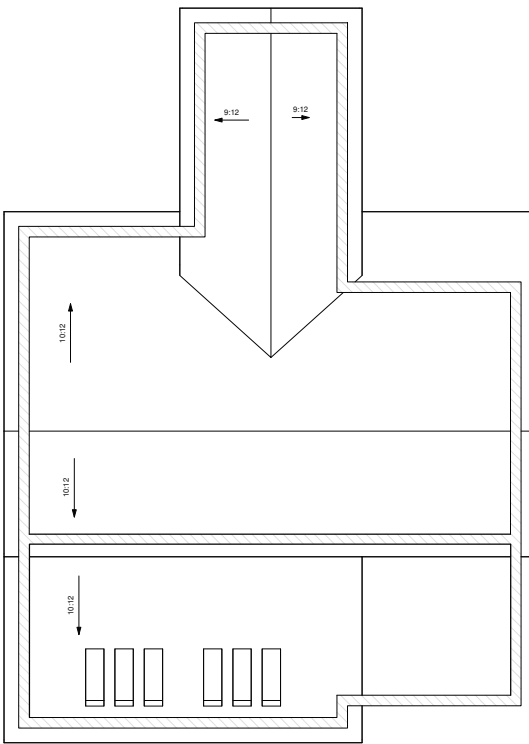
Project Number	SD25-1005
Date	5/15/2026 10:28:43 AM
Drawn By	KC
Checked By	SM

A-004

Scale	1/4" = 1'-0"
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① E. Second Level Plan
1/4" = 1'-0"



② E. Roof Plan
1/4" = 1'-0"

FLOOR PLANS (EXISTING)

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

- EXISTING CONDITION GENERAL NOTES:
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ALL DIMENSIONS IN ARCHITECTURAL DRAWINGS ARE SHOWN TO THE FINISHES.
PLEASE REFER TO STRUCTURAL DRAWINGS FOR FRAMING DIMENSIONS

Door Schedule				
Contractor to refer to window/door shop drawings for detailed sizing and rough stud openings.				
Mark	Level	Description	Width	Height
D101	Top of Bedrock	Multislide Door	120"	80"
D102	Top of Bedrock	Single Swing Interior Door	36"	80"
D103	Top of Bedrock	Single Swing Interior Door	36"	80"
D201	1/O Main Level	Multislide Door	120"	80"
D202	1/O Main Level	Uniformed Opening	72"	80"
D203	1/O Main Level	Single Swing Interior Door	36"	80"
D204	1/O Main Level	Multislide Door	84"	80"
D301	1/O Second Level	Single Swing Interior Door	30"	80"
D302	1/O Second Level	8-10/4, 4 Panel Interior Door	60"	80"
D303	1/O Second Level	Single Swing Interior Door	30"	80"
D304	1/O Second Level	Single Swing Interior Door	30"	80"

Floor Schedule				
Contractor to refer to structural drawings for joist depth and spacing.				
Type Mark	Type	Assembly Components	Area	
F3	Exterior - F.T. Deck	Moisture resistant deck boards Pressure treated floor joist as per structural plans	834 SF	
F1	Interior - Concrete Slab	5" 32Mpa Concrete slab-on-grade c/w 5-8% Air Entrainment. Reinforce Slab with 4" wire mesh on 4" mt. Poly Vapour Barrier on 2" Rigid dowm sm (psd) insulation on 12" Compacted free draining granular fill.	245 SF	
F2	Interior - Main Fl.	Floor Finish (By Owner) Or framing as per Structural Plans (Insulate floor and install vapour barrier on warm side of the assembly as indicated on floor plans) Ceiling Finish (By Owner)	2755 SF	
F4	Interior - Prop. Main Fl.	Floor Finish (By Owner) Or framing as per Structural Plans (Insulate floor and install vapour barrier on warm side of the assembly as indicated on floor plans) Ceiling Finish (By Owner)	267 SF	

Wall Schedule		
All walls outlined below include general assembly components. Contractor to refer to structural drawings for any concrete or steel frame reinforcements. Note: All ICF walls to utilize taper top of the top of the wall. Contractor to utilize ICF optimizer to achieve wall height as demonstrated in plans.		
Type Mark	Assembly Components	Width
Exterior		
E1	1/2" Gypsum Wall Board. 4 mil polyethylene vapour retarder/air barrier. 2x6 SPS No. 1/2 studs @ 16" o.c. with double top plate. Fiberglass insulation (R1 cavity). 5/8" Exterior grade plywood sheathing. Sheathing membrane. Wood Siding (Installed per manufacturer's Specifications)	7'7/8"
E2	1/2" Gypsum Wall Board. 4 mil polyethylene vapour retarder/air barrier. 2x6 SPS No. 1/2 studs @ 16" o.c. with double top plate. Fiberglass insulation (R1 cavity). 5/8" Exterior grade plywood sheathing. Sheathing membrane. Walls to be double strapped to maintain drainage layer. Vertical Wood Siding (Installed per manufacturer's Specifications)	8'5/8"
F1	1/2" Gypsum Wall Board. 2x4 stud @ 16" oc. m/w damp-proof poly below plate	4"
F1	1/2" Gypsum wall board. 2x6 SPS No. 1/2 studs @ 16" o.c. with double top plate. 1/2" Gypsum wall board.	6'1/2"
F2	1/2" Gypsum wall board. 2x6 SPS No. 1/2 studs @ 16" o.c. with double top plate. R1 cavity with acoustic insulation. Assembly to be gipsocored 1/2" Gypsum wall board	6'1/2"
F2	1/2" Gypsum wall board. 2x4 SPS No. 1/2 studs @ 16" o.c. with double top plate. 1/2" Gypsum wall board	4'1/2"

Roof Schedule		
Contractor to field verify exterior wall and truss dimensions prior to truss installation as required.		
Mark	Assembly Components	Area
R1	Asphalt shingles on ice and water shield (entire roof) on 5" plywood sheathing c/w 1" ic-dp on 2x2 cross purlins @ 16" O.C. on conventional roof rafters (see plans) c/w R31 open cell spray foam insulation on interior finish (by owner)	470 SF
R2	Asphalt Shingle Roof on ice and water shield (entire roof) on plywood sheathing as per structural plans c/w clips on Roof frame as per structural Supply and install minimum R60 in flat ceiling, and minimum R31 in the vaulted ceilings Supply and install vapour barrier on the warm side of the assembly interior finish (by owner)	726 SF

Window Schedule					
Contractor to refer to window/door shop drawings for detailed sizing and rough stud openings. Contractor to refer to elevations for window type and operation.					
Mark	Location	Width	Height	Slat Height	Head Height
W101	Top of Bedrock	36"	30"	4'-2"	6'-8"
W201	1/O Main Level	30"	60"	1'-6"	6'-8"
W202	1/O Main Level	30"	60"	1'-6"	6'-8"
W203	1/O Main Level	30"	24"	4'-8"	6'-8"
W204	1/O Main Level	30"	60"	1'-8"	6'-8"
W205	1/O Main Level	30"	60"	1'-8"	6'-8"
W206	1/O Main Level	120"	42"	2'-8"	11'-2"
W301	1/O Second Level	72"	62"	1'-6"	6'-8"
W302	1/O Second Level	24"	44"	3'-0"	6'-8"
W303	1/O Second Level	48"	44"	3'-0"	6'-8"
W304	1/O Second Level	60"	62"	1'-6"	6'-8"
W305	1/O Second Level	60"	62"	1'-6"	6'-8"
W306	1/O Second Level	60"	62"	1'-6"	6'-8"
WE201	1/O Main Level	60"	60"	1'-8"	6'-8"
WE202	1/O Main Level	93'7/16"	60"	1'-8"	6'-8"
WE203	1/O Main Level	60"	60"	1'-8"	6'-8"

EXISTING CONDITION GENERAL NOTES:

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GENERAL NOTES:

- ENSURE SITE GRADING IS SLOPED AWAY FROM BUILDING TO AVOID WATER ACCUMULATION AT OR NEAR THE BUILDING AS PER OBC 9.14.6.1
- FOUNDATION WALL TO BE PROTECTED FROM BACKFILL WITH MATERIAL THAT SERVES AS A SLIP PLANE
- ASSUMED STABLE SOIL WITH ALLOWABLE BEARING PRESSURE MINIMUM OF 75KPa- UNLESS OTHERWISE NOTED IN STRUCTURAL DRAWINGS
- WHERE BECAUSE OF WET SITE CONDITIONS SOIL BECOMES MIXED WITH THE GRANULAR DRAINAGE MATERIAL, SUFFICIENT ADDITIONAL GRANULAR MATERIAL SHALL BE PROVIDED SO THAT THE TOP 125 MM IS KEPT FREE OF SOIL.
- SANITARY DRAINAGE AND WATER SUPPLY PIPING INSTALLED IN A LOCATION THAT IS SUSCEPTIBLE TO FREEZING SHALL BE PROTECTED BY A HEAT TRACING SYSTEM AND COMPLETELY INSULATED. THIS INCLUDES ALL PIPING INSTALLED EXPOSED TO THE OUTDOORS AND BURIED WITHIN THE FROST DEPTH. DIRECT BURIED OR UNDERGROUND PIPING SHALL BE INSULATED WITH 2" OWEN PITSBURG CORNING FOAMGLASS CELLULAR GLASS INSULATION, BANNED IN PLACE WITH STAINLESS STEEL BANDS AT 12" ON CENTRE. WRAP INSULATION FINISH WITH PITTWRAP 125 MIL-HEAT SEALABLE MULTILY LAMINATE

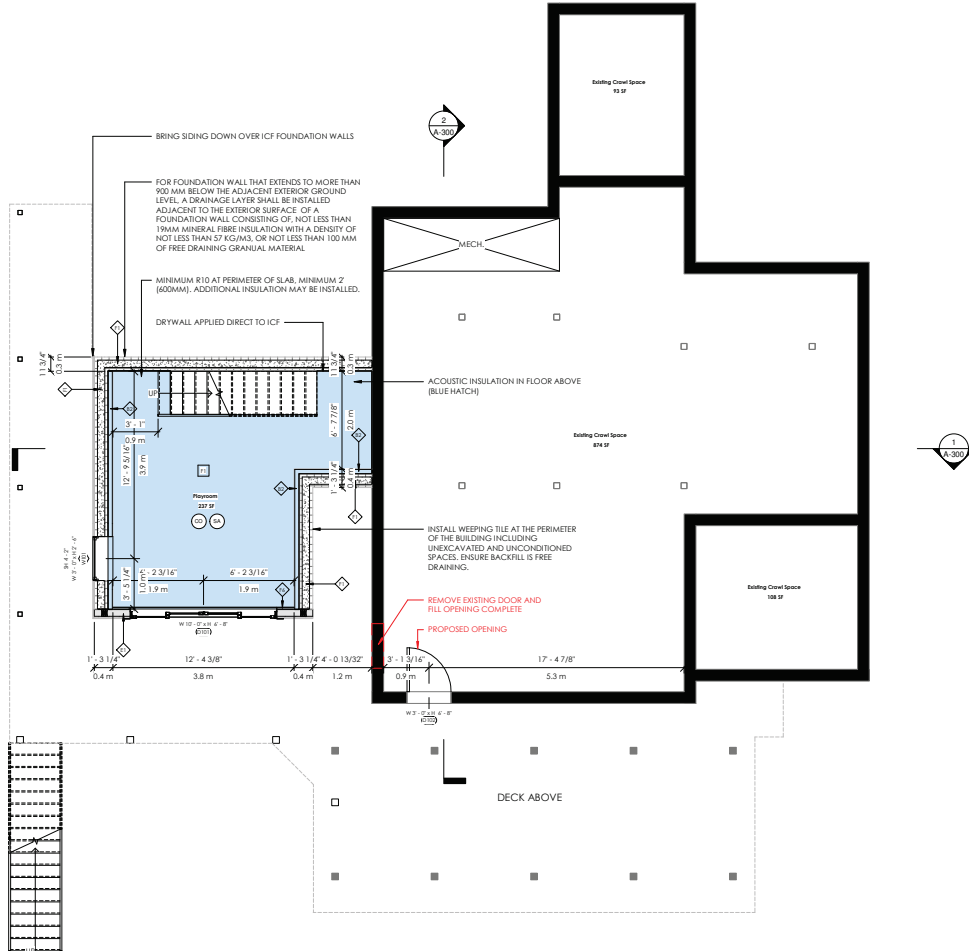
TYPICAL FOR ALL BATHROOMS:

WATERPROOF FINISH SHALL BE PROVIDED TO A HEIGHT OF NOT LESS THAN,

- 1800mm ABOVE THE FLOOR IN SHOWER STALLS
- 1200mm ABOVE THE RIMS OF BATHTUBS EQUIPPED WITH SHOWERS AND,
- 400mm ABOVE THE RIMS OF BATH TUBS NOT EQUIPPED WITH SHOWERS. TYPICAL FOR ALL SHOWERS

INSTALL MECHANICAL VENT IN ALL BATHROOMS, AND/OR WATER CLOSETS CONTAINING TOILETS. INSTALL NICHES FOR ALL SHOWERS/TUB. NICHE SIZE, HEIGHT AND CONFIGURATION S.O.

FLOOR PLANS



No.	Description	Date

SHEET LIST

A-000	Cover Page
A-001.1	Site Plan (Post Demo) & Lot Statistics
A-002	Notes & Legends
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A-201	Elevations
A-300	Building Sections
A-400	Architectural Details

S-100	Foundation Plan
S-101	Basement Plan
S-102	Main Floor Plan
S-103	Second Floor Plan
S-104	Roof Plan
S-300	Sections & Details

Design Criteria:

Ground Snow Load (Sg):	3.1kPa
Associated Rain Load (Sr):	0.4 kPa
Specified Snow Load:	2.105 kPa
Base Wind Pressure (q/150):	0.4kPa

Client Name
Dan & Marie MacDonald

Address
1039 FOGO STREET
MUSKOKA LAKES, ON

Engineer Seal

Designer

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.
Required unless design is exempt under 2.17.4.1 of the building code.

QUALIFICATIONS INFORMATION

Required unless design is exempt under 2.17.4.1 of the building code.

Kiana Contardo
NAME SIGNATURE BCIN 113580

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

Spencer Douglas LTD 117413

FIRM NAME FIRM BCIN

Sheet Name

Basement Plan

Project Number SD25-1005

Date 5/15/2026 10:28:43 AM

Drawn by KM

Checked by SC

A-101

Scale 1/4\" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

1 A. Basement Floor Plan
1/4\" = 1'-0"

ALL DIMENSIONS IN ARCHITECTURAL DRAWINGS ARE SHOWN TO THE FINISHES.
PLEASE REFER TO STRUCTURAL DRAWINGS FOR FRAMING DIMENSIONS

Door Schedule				
Contractor to refer to window/door shop drawings for detailed sizing and rough stud openings.				
Mark	Level	Description	Width	Height
D101	Top of Bedrock	Multiblide Door	120"	80"
D102	Top of Bedrock	Single Swing Interior Door	36"	80"
D103	Top of Bedrock	Single Swing Interior Door	36"	80"
D201	1/O Main Level	Multiblide Door	120"	80"
D202	1/O Main Level	Uniformed Opening	72"	80"
D203	1/O Main Level	Single Swing Interior Door	36"	80"
D204	1/O Main Level	Multiblide Door	84"	80"
D301	1/O Second Level	Single Swing Interior Door	30"	80"
D302	1/O Second Level	8-10/4, 4 Panel Interior Door	40"	80"
D303	1/O Second Level	Single Swing Interior Door	30"	80"
D304	1/O Second Level	Single Swing Interior Door	30"	80"

Floor Schedule				
Contractor to refer to structural drawings for joint depth and spacing.				
Type Mark	Type	Assembly Components	Area	
F3	Exterior - F.T. Deck	Moisture resistant deck boards Pressure treated floor joists as per structural plans	834 SF	
F1	Interior - Concrete Slab	5" 32Mpa Concrete slab-on-grade c/w 5-8% Air Entrainment. Reinforce Slab with 4" wire mesh on 4" int. Poly Vapour Barrier on 2" Rigid dowr sm (psd) insulation on 12" Compacted free draining granular fill.	245 SF	
F2	Interior - Main Fl.	Floor finish (By Owner) On framing as per Structural Plans (Insulate floor and install vapour barrier on warm side of the assembly as indicated on floor plans) Ceiling finish (By Owner)	2755 SF	
F4	Interior - Prop. Main Fl.	Floor finish (By Owner) On framing as per Structural Plans (Insulate floor and install vapour barrier on warm side of the assembly as indicated on floor plans) Ceiling finish (By Owner)	267 SF	

Wall Schedule		
All walls outlined below include general assembly components. Contractor to refer to structural drawings for any concrete or wood frame reinforcements. Note: All ICF walls to utilize taper top of the top of the wall. Contractor to utilize ICF optimizer to achieve wall height as demonstrated in plans.		
Type Mark	Assembly Components	Width
W1	Exterior	
E1	1/2" Gypsum Wall Board. 4 mil polyethylene vapour retarder/barrier. 2x6 SPF No. 1/2 studs @ 16" o.c. with double top plate. Fiberglass insulation (R1 cavity). 5/8" Exterior grade plywood sheathing. Sheathing membrane. Wood Siding (Installed per manufacturer's Specifications)	7' 7/8"
E2	1/2" Gypsum Wall Board. 4 mil polyethylene vapour retarder/barrier. 2x6 SPF No. 1/2 studs @ 16" o.c. with double top plate. Fiberglass insulation (R1 cavity). 5/8" Exterior grade plywood sheathing. Sheathing membrane. Walls to be double strapped to maintain drainage layer. Vertical Wood Siding (Installed per manufacturer's Specifications)	8' 5/8"
F1	1/2" Gypsum wall board. 2x4 stud @ 16" oc Mw damproof poly below plate	4"
F2	1/2" Gypsum wall board. 2x6 SPF No. 1/2 studs @ 16" o.c. with double top plate. 1/2" Gypsum wall board.	6 1/2"
F3	1/2" Gypsum wall board. 2x6 SPF No. 1/2 studs @ 16" o.c. with double top plate. R1 cavity with acoustic insulation. Assembly to be gipsocroled 1/2" Gypsum wall board	6 1/2"
F4	1/2" Gypsum wall board. 2x4 stud @ 16" oc Mw damproof poly below plate	4 1/2"

Roof Schedule		
Contractor to field verify exterior wall and truss dimensions prior to truss installation as required.		
Mark	Assembly Components	Area
R1	Asphalt shingles on ice and water shield (entire roof) on 1" plywood sheathing c/w 1" ic-draft on 2x4 cross rafters @ 16" O.C. on conventional roof rafters (see plans) c/w R31 open cell spray foam insulation on truss finish (by owner)	470 SF
R2	Asphalt Shingle Roof on ice and water shield (entire roof) on plywood sheathing as per structural plans c/w ic-draft on Roof frame as per structural Supply and install minimum R60 in flat ceiling, and minimum R31 in the vaulted ceilings Supply and install vapour barrier on the warm side of the assembly (interior finish by owner)	726 SF

Window Schedule					
Contractor to refer to window/door shop drawings for detailed sizing and rough stud openings. Contractor to refer to elevations for window type and operation.					
Mark	Level	Width	Height	SB Height	Head Height
W101	Top of Bedrock	36"	30"	4'-2"	6'-8"
W201	1/O Main Level	30"	60"	1'-6"	6'-6"
W202	1/O Main Level	40"	60"	4'-8"	6'-8"
W203	1/O Main Level	30"	24"	4'-8"	6'-8"
W204	1/O Main Level	30"	60"	1'-8"	6'-8"
W205	1/O Main Level	30"	60"	1'-8"	6'-8"
W206	1/O Main Level	120"	42"	7'-8"	11'-2"
W301	1/O Second Level	72"	62"	1'-6"	6'-8"
W302	1/O Second Level	24"	44"	3'-0"	6'-8"
W303	1/O Second Level	48"	44"	3'-0"	6'-8"
W304	1/O Second Level	60"	62"	1'-6"	6'-8"
W305	1/O Second Level	40"	62"	1'-6"	6'-8"
W306	1/O Second Level	60"	62"	1'-6"	6'-8"
WE201	1/O Main Level	60"	60"	1'-8"	6'-8"
WE202	1/O Main Level	93' 7/16"	40"	1'-8"	6'-8"
WE203	1/O Main Level	60"	60"	1'-8"	6'-8"

EXISTING CONDITION GENERAL NOTES:

- BUILDER TO CONFIRM EXISTING STRUCTURE AND FEATURES. PLANS PREPARED BASED ON SITE INSPECTION AND MEASUREMENTS BY THE DESIGN FIRM.
- EXISTING PLANS, DIMENSIONS AND DETAILS ARE FOR AS-BUILT REPRESENTATION ONLY. ALL MEASUREMENTS TO BE CONFIRMED BY ALL PARTIES PRIOR TO CONSTRUCTION.
- DISCREPANCIES, ISSUES OR CHANGE IN EXISTING CONDITIONS THAT ARE FOUND BEFORE OR DURING DEMOLITION OR CONSTRUCTION MUST BE REPORTED TO THE DESIGNER FOR REVIEW, EVALUATION OR RE-DESIGN IMMEDIATELY. IF NOT REPORTED, DESIGNER SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR ISSUES AS A RESULT.
- ROOF SLOPES & STRUCTURAL SPECIFICATION FOR THE EXISTING BUILDING AND/OR EXISTING FRAMING MAY NOT HAVE BEEN ABLE TO BE CONFIRMED DUE TO INABILITY TO ACCESS OR MEASURE DIRECTLY. THEREFORE ALL ITEMS AND ASPECTS TO BE VERIFIED BY BUILDER OR THIRD PARTY SUPPLIER / MANUFACTURER BEFORE FABRICATION OF COMPONENTS

GENERAL NOTES:

- ENSURE SITE GRADING IS SLOPED AWAY FROM BUILDING TO AVOID WATER ACCUMULATION AT OR NEAR THE BUILDING AS PER OBC 9.14.6.1
- FOUNDATION WALL TO BE PROTECTED FROM BACKFILL WITH MATERIAL THAT SERVES AS A SLIP PLANE
- ASSUMED STABLE SOIL WITH ALLOWABLE BEARING PRESSURE MINIMUM OF 75kPa. UNLESS OTHERWISE NOTED IN STRUCTURAL DRAWINGS
- WHERE BECAUSE OF WET SITE CONDITIONS SOIL BECOMES MIXED WITH THE GRANULAR DRAINAGE MATERIAL, SUFFICIENT ADDITIONAL GRANULAR MATERIAL SHALL BE PROVIDED SO THAT THE TOP 125 MM IS KEPT FREE OF SOIL.
- SANITARY DRAINAGE AND WATER SUPPLY PIPING INSTALLED IN A LOCATION THAT IS SUSCEPTIBLE TO FREEZING SHALL BE PROTECTED BY A HEAT TRACING SYSTEM AND COMPLETELY INSULATED. THIS INCLUDES ALL PIPING INSTALLED EXPOSED TO THE OUTDOORS AND BURIED WITHIN THE FROST DEPTH. DIRECT BURIED OR UNDERGROUND PIPING SHALL BE INSULATED WITH 2" OWEN PITTSBURG CORNING FOAMGLAS CELLULAR GLASS INSULATION, BANDED IN PLACE WITH STAINLESS STEEL BANDS AT 12" ON CENTRE. WRAP INSULATION FINISH WITH PITTWRAP 125 MIL-HEAT SEALABLE MULTILY LAMINATE

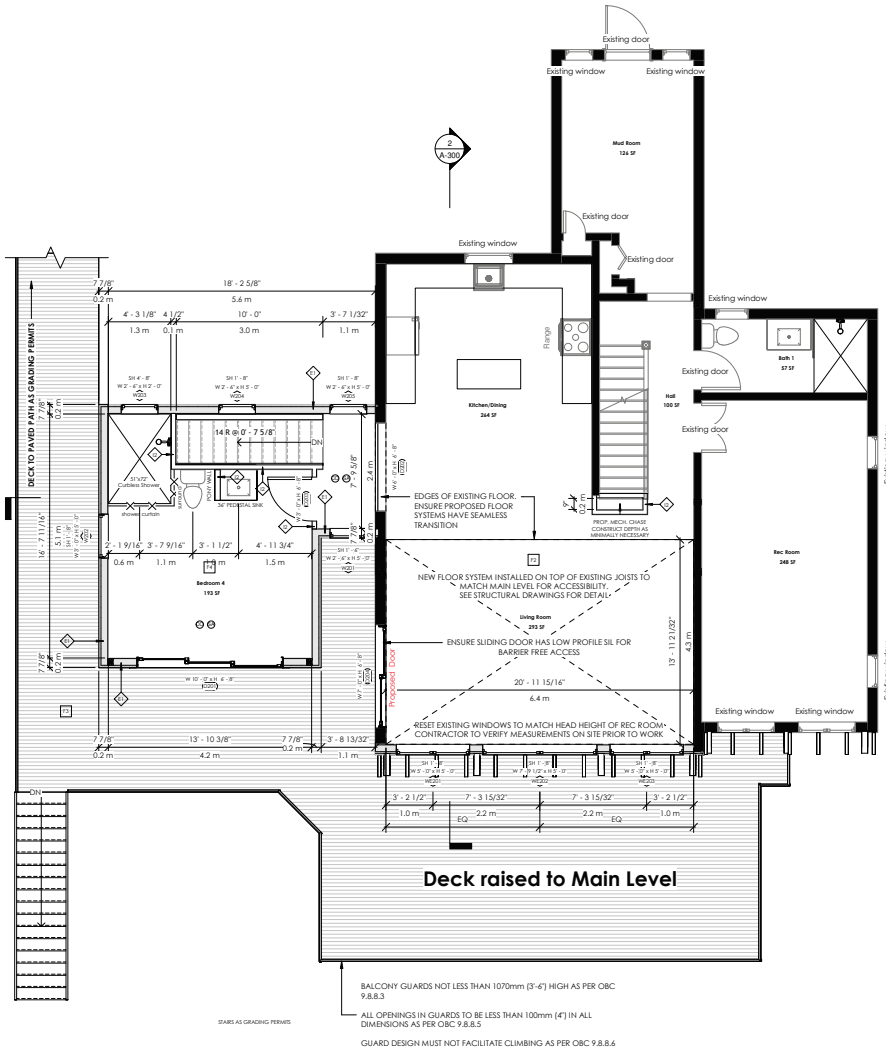
TYPICAL FOR ALL BATHROOMS:

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- 1200mm ABOVE THE RIMS OF BATHTUBS EQUIPPED WITH SHOWERS AND,
- 400mm ABOVE THE RIMS OF BATH TUBS NOT EQUIPPED WITH SHOWERS. TYPICAL FOR ALL SHOWERS

INSTALL MECHANICAL VENT IN ALL BATHROOMS, AND/OR WATER CLOSETS CONTAINING TOILETS. INSTALL NICHES FOR ALL SHOWERS/TUB. NICHE SIZE, HEIGHT AND CONFIGURATION B.O.

FLOOR PLANS



① A-100 Main Level Plan
1/4" = 1'-0"

Spencer
Douglas
PLANNING ■ DESIGN

No.	Description	Date

SHEET LIST

A-000	Cover Page
A-001.1	Site Plan (Post Demo) & Lot Statistics
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S-104	Roof Plan
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Design Criteria:

Ground Snow Load (S _g):	3.1 kPa
Associated Rain Load (S _r):	0.4 kPa
Specified Snow Load:	2.105 kPa
Base Wind Pressure (q/150):	0.4 kPa

Client Name
Dan & Marie MacDonald

Address
1039 FOGO STREET
MUSKOKA LAKES, ON

Engineer Seal

Designer
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.
QUALIFICATIONS INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code.

Kiana Contardo 113580

NAME SIGNATURE BCIN

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

Spencer Douglas LTD 117413

FIRM NAME FIRM BCIN

Sheet Name
Main Floor Plan

Project Number SD25-1005

Date 5/15/2026 10:28:43 AM

Drawn By KM

Checked By SC

A-102

Scale 1/4" = 1'-0"

ALL DIMENSIONS IN ARCHITECTURAL DRAWINGS ARE SHOWN TO THE FINISHES.
PLEASE REFER TO STRUCTURAL DRAWINGS FOR FRAMING DIMENSIONS

Door Schedule				
Contractor to refer to window/door shop drawings for detailed sizing and rough stud openings.				
Mark	Level	Description	Width	Height
D101	Top of Bedrock	Multislide Door	120"	80"
D102	Top of Bedrock	Single Swing Interior Door	36"	80"
D103	Top of Bedrock	Single Swing Interior Door	36"	80"
D201	1/O Main Level	Multislide Door	120"	80"
D202	1/O Main Level	Uniformed Opening	72"	80"
D203	1/O Main Level	Single Swing Interior Door	36"	80"
D204	1/O Main Level	Multislide Door	84"	80"
D301	1/O Second Level	Single Swing Interior Door	30"	80"
D302	1/O Second Level	8-10/4, 4 Panel Interior Door	60"	80"
D303	1/O Second Level	Single Swing Interior Door	30"	80"
D304	1/O Second Level	Single Swing Interior Door	30"	80"

Floor Schedule				
Contractor to refer to structural drawings for joist depth and spacing.				
Type Mark	Type	Assembly Components	Area	
F3	Exterior - P.T. Deck	Moisture resistant deck boards Pressure treated floor joists as per structural plans	834 SF	
F1	Interior - Concrete Slab	5" 32Mpa Concrete slab-on-grade c/w 5-8% Air Entrainment. Reinforce Slab with 4" wire mesh on 4" min. Poly Vapour Barrier on 2" Rigid dowr sm (psd) insulation on 12" Compacted free draining granular fill.	245 SF	
F2	Interior - Main Fl.	Floor Finish (By Owner) On framing as per Structural Plans (Insulate floor and install vapour barrier on warm side of the assembly as indicated on floor plans) Ceiling Finish (By Owner)	2755 SF	
F4	Interior - Prop. Main Fl.	Floor Finish (By Owner) On framing as per Structural Plans (Insulate floor and install vapour barrier on warm side of the assembly as indicated on floor plans) Ceiling Finish (By Owner)	267 SF	

Wall Schedule		
All walls outlined below include general assembly components. Contractor to refer to structural drawings for any concrete or wood frame reinforcements. Note: All ICF walls to utilize taper top of the top of the wall. Contractor to utilize ICF optimizer to achieve wall height as demonstrated in plans.		
Type Mark	Assembly Components	Width
E1	1/2" Gypsum Wall Board. 4 mil polyethylene vapour retarder/air barrier. 2x4 SPF No. 1/2 studs @ 16" o.c. with double top plate. Fiberglas insulation (R11 cavity). 5/8" Exterior grade plywood sheathing. Sheathing membrane. Wood Siding (Installed per manufacturer's Specifications)	7'7 1/8"
E2	1/2" Gypsum Wall Board. 4 mil polyethylene vapour retarder/air barrier. 2x4 SPF No. 1/2 studs @ 16" o.c. with double top plate. Fiberglas insulation (R11 cavity). 5/8" Exterior grade plywood sheathing. Sheathing membrane. Walls to be double strapped to maintain drainage layer. Vertical Wood Siding (Installed per manufacturer's Specifications)	8'5/8"
F1	Insulating 4" (152mm) core with minimum R20 insulation, c/w taper top course.	11'1 1/4"
F4	8" Foamed Concrete @ 25Mpa compressive strength.	8"
F7	8" Concrete Masonry Units, with horizontal ladder reinforcement at alternating courses (R14 vertically)	9'5/8"
I1	1/2" Gypsum wall board 2x4 stud @ 16" oc Mw damproof poly below plate	4'
I11	1/2" Gypsum wall board. 2x4 SPF No. 1/2 studs @ 16" o.c. with double top plate. 1/2" Gypsum wall board	6'1/2"
I12	1/2" Gypsum wall board. 2x4 SPF No. 1/2 studs @ 16" o.c. with double top plate. R11 cavity with acoustic insulation. Assembly to be gipsocroled 1/2" Gypsum wall board	6'1/2"
I2	1/2" Gypsum wall board. 2x4 SPF No. 1/2 studs @ 16" o.c. with double top plate. 1/2" Gypsum wall board	4'1/2"

Roof Schedule		
Contractor to field verify exterior wall and truss dimensions prior to truss installation as required.		
Mark	Assembly Components	Area
R1	Asphalt shingles on ice and water shield (entire roof) on 1" plywood sheathing c/w 1" ic-drip on 2x2 cross rafters @ 16" O.C. on conventional roof rafters (see plans) c/w R31 open cell spray foam insulation on truss finish (by owner)	470 SF
R2	Asphalt Shingle Roof on ice and water shield (entire roof) on plywood sheathing as per structural plans c/w ic-drip on Roof frame as per structural Supply and install minimum R60 in flat ceiling, and minimum R31 in the vaulted ceilings Supply and install vapour barrier on the warm side of the assembly interior finish (by owner)	726 SF

Window Schedule				
Contractor to refer to window/door shop drawings for detailed sizing and rough stud openings. Contractor to refer to elevations for window type and operation.				
Mark	Level	Width	Height	Head Height
W101	Top of Bedrock	30"	30"	4'-2"
W201	1/O Main Level	30"	60"	1'-6"
W202	1/O Main Level	36"	60"	1'-6"
W203	1/O Main Level	30"	24"	1'-6"
W204	1/O Main Level	30"	60"	1'-6"
W205	1/O Main Level	30"	60"	1'-6"
W206	1/O Main Level	120"	42"	1'-8"
W301	1/O Second Level	72"	62"	1'-6"
W302	1/O Second Level	24"	44"	3'-0"
W303	1/O Second Level	48"	44"	3'-0"
W304	1/O Second Level	60"	62"	1'-6"
W305	1/O Second Level	40"	62"	1'-6"
W306	1/O Second Level	60"	62"	1'-6"
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EXISTING CONDITION GENERAL NOTES:

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GENERAL NOTES:

- ENSURE SITE GRADING IS SLOPED AWAY FROM BUILDING TO AVOID WATER ACCUMULATION AT OR NEAR THE BUILDING AS PER OBC 9.14.6.1
- FOUNDATION WALL TO BE PROTECTED FROM BACKFILL WITH MATERIAL THAT SERVES AS A SLIP PLANE
- ASSUMED STABLE SOIL WITH ALLOWABLE BEARING PRESSURE MINIMUM OF 75KPa- UNLESS OTHERWISE NOTED IN STRUCTURAL DRAWINGS
- WHERE BECAUSE OF WET SITE CONDITIONS SOIL BECOMES MIXED WITH THE GRANULAR DRAINAGE MATERIAL, SUFFICIENT ADDITIONAL GRANULAR MATERIAL SHALL BE PROVIDED SO THAT THE TOP 125 MM IS KEPT FREE OF SOIL.
- SANITARY DRAINAGE AND WATER SUPPLY PIPING INSTALLED IN A LOCATION THAT IS SUSCEPTIBLE TO FREEZING SHALL BE PROTECTED BY A HEAT TRACING SYSTEM AND COMPLETELY INSULATED. THIS INCLUDES ALL PIPING INSTALLED EXPOSED TO THE OUTDOORS AND BURIED WITHIN THE FROST DEPTH. DIRECT BURIED OR UNDERGROUND PIPING SHALL BE INSULATED WITH 2" OWEN PITTSBURG CORNING FOAMGLAS CELLULAR GLASS INSULATION, BANDED IN PLACE WITH STAINLESS STEEL BANDS AT 12" ON CENTRE. WRAP INSULATION FINISH WITH PITTWRAP 125 MIL-HEAT SEALABLE MULTILY LAMINATE

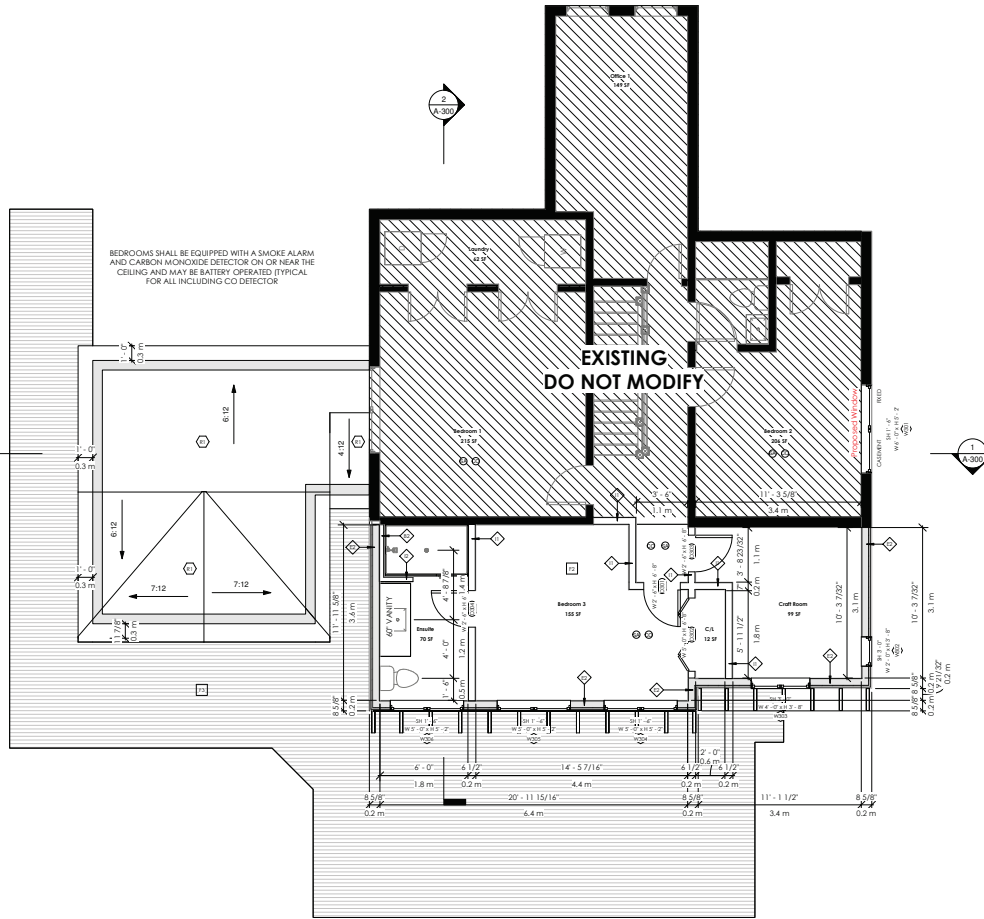
TYPICAL FOR ALL BATHROOMS:

WATERPROOF FINISH SHALL BE PROVIDED TO A HEIGHT OF NOT LESS THAN,

- 1800mm ABOVE THE FLOOR IN SHOWER STALLS
- 1200mm ABOVE THE RIMS OF BATHTUBS EQUIPPED WITH SHOWERS AND,
- 400mm ABOVE THE RIMS OF BATH TUBS NOT EQUIPPED WITH SHOWERS. TYPICAL FOR ALL SHOWERS

INSTALL MECHANICAL VENT IN ALL BATHROOMS, AND/OR WATER CLOSETS CONTAINING TOILETS. INSTALL NICHES FOR ALL SHOWERS/TUB. NICHE SIZE, HEIGHT AND CONFIGURATION B.O.

FLOOR PLANS



Spencer Douglas
PLANNING ■ DESIGN

No.	Description	Date

SHEET LIST

A-000	Cover Page
A-001.1	Site Plan (Post Demo) & Lot Statistics
A-002	Notes & Legends
A-003	Existing Floor Plans
A-004	Existing Floor Plans
A-005	Demolition Sketch
A-101	Main Floor Plan
A-102	Second Floor Plan
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A-400	Architectural Details

S-100	Foundation Plan
S-101	Basement Plan
S-102	Main Floor Plan
S-103	Second Floor Plan
S-104	Roof Plan
S-300	Sections & Details

Design Criteria:

Ground Snow Load (Sg):	3.1kPa
Associated Rain Load (Sr):	0.4kPa
Specified Snow Load:	2.105 kPa
Base Wind Pressure (q/150):	0.4kPa

Client Name
Dan & Marie MacDonald

Address
1039 FOGO STREET
MUSKOKA LAKES, ON

Engineer Seal

Designer

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.

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

Kiana Contardo
NAME SIGNATURE BCIN 113580

Registration Information
Required unless design is exempt under 2.17.4.1 of the building code.

Spencer Douglas LTD 117413
FIRM NAME FIRM BCIN

Sheet Name
Second Floor Plan

Project Number SD25-1005
Date 5/15/2026 10:28:43 AM
Drawn By KM
Checked By SC

A-103

Scale 1/4" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

① A-Second Level Plan
1/4" = 1'-0"

SHEET LIST

No.	Description	Date
A-000	Cover Page	
A-001.1	Site Plan (Post Demo) & Lot Statistics	
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Design Criteria:

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Client Name

Dan & Marie MacDonald

Address

1039 FOGO STREET
MUSKOGEE LAKES, ON

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Designer

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QUALIFICATIONS INFORMATION

Required unless design is exempt under 2.17.4.1 of the building code.

Kiana Cortado

NAME

SIGNATURE

BCIN

113580

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.4.1 of the building code.

Spencer Douglas LTD

FIRM NAME

117413

FIRM BCIN

Sheet Name

Elevations

Project Number

SD25-1005

Date

5/15/2026 10:28:45 AM

Drawn By

KC

Checked By

SC

Scale

1/4" = 1'-0"

ALL DIMENSIONS IN ARCHITECTURAL DRAWINGS ARE SHOWN TO THE FINISHES.
PLEASE REFER TO STRUCTURAL DRAWINGS FOR FRAMING DIMENSIONS

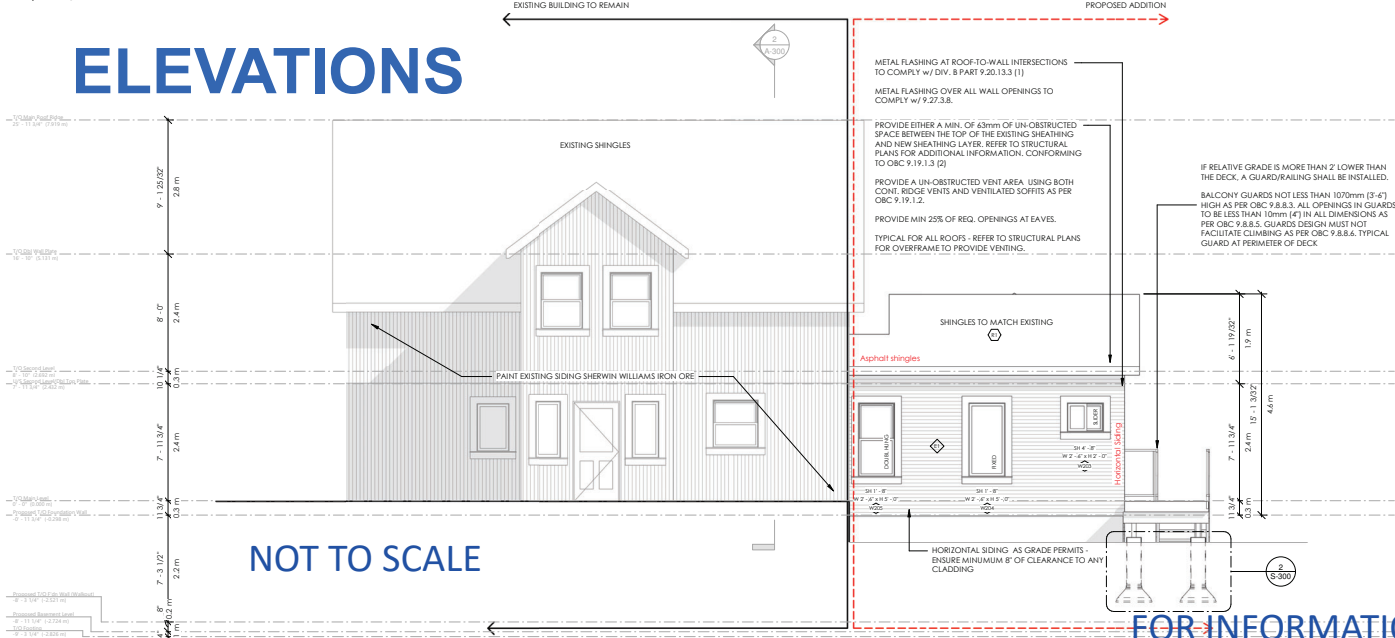
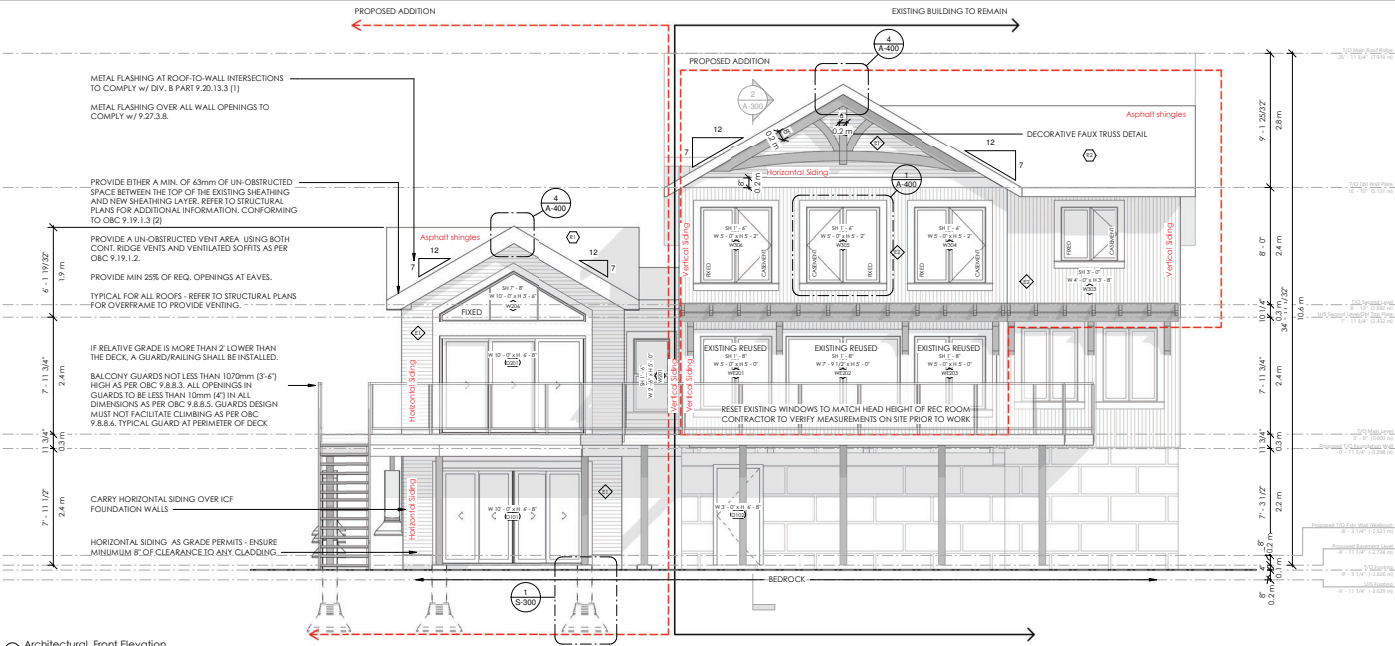
Door Schedule				
Contractor to refer to window/door shop drawings for detailed sizing and rough stud openings				
Mark	Level	Description	Width	Height
D101	Top of Bedrock	Multislide Door	120"	80"
D102	Top of Bedrock	Single Swing Interior Door	36"	80"
D103	Top of Bedrock	Single Swing Interior Door	36"	80"
D001	T/O Main Level	Multislide Door	120"	80"
D002	T/O Main Level	Uniformed Opening	72"	80"
D003	T/O Main Level	Single Swing Interior Door	36"	80"
D004	T/O Main Level	Multislide Door	84"	80"
D001	T/O Second Level	Single Swing Interior Door	30"	80"
D002	T/O Second Level	Bi-fold & Panel Interior Door	60"	80"
D003	T/O Second Level	Single Swing Interior Door	30"	80"
D004	T/O Second Level	Single Swing Interior Door	30"	80"

Window Schedule					
Contractor to refer to window/door shop drawings for detailed sizing and rough stud openings.					
Contractor to refer to elevations for window type and operation.					
Mark	Level	Description	Width	Height	Head Height
W101	Top of Bedrock	36"	30"	4'-2"	6'-8"
W201	T/O Main Level	30"	60"	1'-6"	6'-8"
W202	T/O Main Level	36"	60"	1'-8"	6'-8"
W203	T/O Main Level	30"	24"	4'-8"	6'-8"
W204	T/O Main Level	30"	60"	1'-8"	6'-8"
W205	T/O Main Level	30"	60"	1'-8"	6'-8"
W206	T/O Main Level	120"	42"	7'-8"	11'-2"
W301	T/O Second Level	24"	44"	3'-0"	6'-8"
W302	T/O Second Level	48"	44"	3'-0"	6'-8"
W303	T/O Second Level	48"	44"	3'-0"	6'-8"
W304	T/O Second Level	48"	44"	3'-0"	6'-8"
W305	T/O Second Level	60"	62"	1'-6"	6'-8"
W306	T/O Second Level	60"	62"	1'-6"	6'-8"
W201	T/O Main Level	60"	60"	1'-8"	6'-8"
W202	T/O Main Level	93 7/16"	60"	1'-8"	6'-8"
W203	T/O Main Level	60"	60"	1'-8"	6'-8"

Wall Schedule		
All walls outlined below include general assembly components. Contractor to refer to structural drawings for any concrete or wood frame reinforcements. Note: All ICF walls to utilize taper top of the top of the wall. Contractor to utilize ICF optimizer to achieve wall height as demonstrated in plans.		
Type	Assembly Components	Width
Exterior		
E1	1/2" Gypsum Wall Board, 4 mil polyethylene vapour retarder/air barrier, 2x4 SPF No. 1/2 studs @ 16" o.c. with double top plate, R fiberglass insulation (R1 cavity), 5/8" exterior grade plywood sheathing, breathing membrane, Wood Siding (installed per manufacturer's Specifications)	7'7 1/8"
E2	1/2" Gypsum Wall Board, 4 mil polyethylene vapour retarder/air barrier, 2x4 SPF No. 1/2 studs @ 16" o.c. with double top plate, R fiberglass insulation (R1 cavity), 5/8" exterior grade plywood sheathing, breathing membrane, Walls to be double strapped to maintain drainage layer Vertical Wood Siding (installed per manufacturer's Specifications)	6'5 1/8"
F1	Nudus 6" (152mm) core with minimum R20 insulation, c/w taper top course	11'1 1/4"
F6	8" Poured Concrete @ 25MPa compressive strength	8"
F7	8" Concrete Masonry Units, with horizontal ladder reinforcement at alternating courses (8'14" vertically)	7'9 1/8"
Interior		
I1	1/2" gypsum board, 2x4 stud @ 16" o.c. w/ dry dampproof pay below plate	4"
I2	1/2" Gypsum wall board, 2x4 SPF No. 1/2 studs @ 16" o.c. with double top plate, 1/2" Gypsum wall board	6'1 1/2"
I3	1/2" Gypsum wall board, 2x4 SPF No. 1/2 studs @ 16" o.c. with double top plate, 1/2" Gypsum wall board	6'1 1/2"
I4	1/2" Gypsum wall board, 2x4 SPF No. 1/2 studs @ 16" o.c. with double top plate, 1/2" Gypsum wall board	4'1 1/2"

Roof Schedule		
Contractor to field verify exterior wall and truss dimensions prior to truss installation as required.		
Mark	Assembly Components	Area
R1	Asphalt shingles on ice and water shield (entire roof) on 1/2" plywood sheathing c/w 1x12 on 2x2 cross purlins @ 16" O.C. on conventional roof rafters (see plans) c/w 1x12 open cell spray foam insulation on interior finish (by owner)	435.37
R2	Asphalt Shingle Roof on ice and water shield (entire roof) on plywood sheathing as per structural plans c/w H-clips on Roof frame as per structural Supply and install minimum R40 in flat ceiling, and minimum R31 in the vaulted ceilings Supply and install vapour barrier on the warm side of the assembly interior finish (by owner)	726.58

ALL ARCHITECTURAL & STRUCTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH INTERIOR DESIGN PACKAGE



Architectural Rear Elevation
1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

① Architectural Left Elevation
1/4" = 1'-0"

② Architectural Right Elevation
1/4" = 1'-0"

sheet name	
Elevations	
Project Number	SD25-1005
Date	5/15/2026 10:28:47 AM
Drawn By	KC
Checked By	SM
A-201	
Scale	1/4" = 1'-0"

PROPOSED LOCATION OF ADDITION



FOR INFORMATIONAL PURPOSES ONLY