

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality of St. Andrews

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-738-2264.

Tuesday
2026-09-08
5:30 p.m.

Council Chambers
500 Railway Avenue, Clandeboye, MB
Rural Municipality of St. Andrews

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

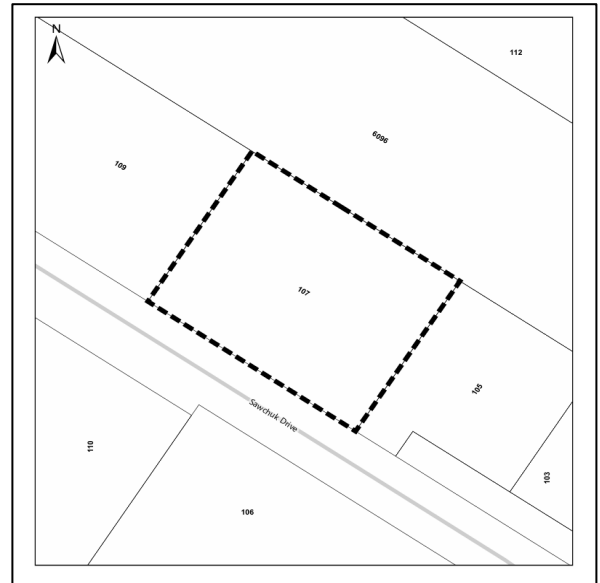
Application File: VO-2026-100

Applicant: James Korosil

Property Location: 107 SAWCHUK DR
Roll # : 319725.0
Legal: Lot 1, Plan 68371

Application Purpose:

The applicant proposes to increase the maximum height of a proposed accessory building from 15 ft (max) to 18 ft.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum building height (accessory structure)	15 ft (max)	18 ft

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

VARIANCE APPLICATION REPORT

Date	2026-08-24
Application File	VO-2026-100
Applicant	James Korosil

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	107 SAWCHUK DR, Rural Municipality of St. Andrews 319725.0 Lot 1, Plan 68371
Zoning	"RR" Rural Residential R.M. of St. Andrews - Zoning By-Law No. 4066
Development Plan Designation	General Development RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Existing Residential, Lockport St. Andrews
Property Size	1.2 ac 262 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
The applicant proposes to increase the maximum height of a proposed accessory building from 15 ft (max) to 18 ft.	Building Height - 15 ft (max)	Accessory building height - 18 ft.

Application Purpose

The applicant proposes to increase the maximum height of a proposed accessory building (garage) from 15 ft (max) to 18 ft.

OPTIONS FOR COUNCIL'S CONSIDERATION

Under section 97(1) of *The Planning Act*, on completion of the public hearing, Council may:

- (a) reject the requested variance; or
- (b) vary the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance:
 - (i) will be compatible with the general nature of the surrounding area;

(ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;

(iii) is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.
- 3.



SUPPORTIVE MAPPING

Variance Order VO-2026-100
107 Sawchuk Drive, RM of St. Andrews

Designation: "GD" General Development
Zoning: "RR" Rural Residential

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality. Map content is not to scale.

To Whom it may concern:

I James Korosi of 107 Sawchuk Dr. in the RM of St. Andrews. am requesting a height variance for my 30x30 garage. The garage has a 10 ft. ceiling & I am requesting ~~an~~ a variance for an additional 8 ft Storage Area. for a total of 18 ft. I need the additional Storage area. that is draww into the building Plans. The space is to store personal items.

⑤-Septic
w-cell



24 ft
ditch way

107 Sauchuk Dr.
St. Andrews



NOTE:

BEFORE STARTING, PROJECT CONTRACTORS TO VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON SITE AND ARE HELD RESPONSIBLE TO REPORT ANY DISCREPANCIES TO THE DRAFTSPERSON FOR ADJUSTMENT.

DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ALL-FAB BUILDING COMPONENTS. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF ALL-FAB BUILDING COMPONENTS, AND WHEN MADE, MUST BEAR THEIR NAME. DO NOT SCALE DRAWINGS.

PREPARED BY



**ALL-FAB
BUILDING
COMPONENTS**

FOR

**James Korosil
107 Sawchuk Drive,
RM of St Andrews, Mb
30x30x10 Residential
Garage w/ Attic Storage**

DRAWING INDEX

- A-00 COVER PAGE & NOTES
- A-01 ELEVATIONS
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- A-06 BUILDING SECTION
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- A-08 REAR GABLE WALL FRAMING
- S-01 FOUNDATION PLAN
- S-02 FOUNDATION DETAILS
- N-01 NOTES & SPECIFICATIONS

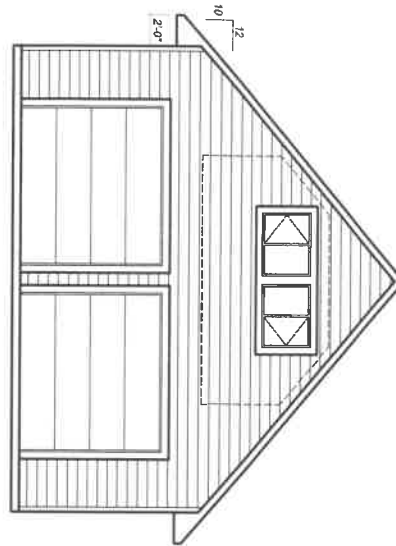
TITLE PAGE		CUSTOMER & LOCATION James Korosil Garage w/ Attic Storage 107 Sawchuk Drive RM of St Andrews, Mb		REVISIONS		ALL-FAB BUILDING COMPONENTS 1755 Dugald Road, Winnipeg, Manitoba Phone : 204.681.8880 www.all-fab.com			
SCALE		U.N.O.		# DATE DESCRIPTION		DRAFTSPERSON		EMAIL	
SQUARE FOOTAGE		DRAWING STATUS		1 07/15/26 Completed Drawings		Brian Harrison		brian.harrison@all-fab.com	
900 sq. ft.		CONSTRUCTION DRAWINGS		2					
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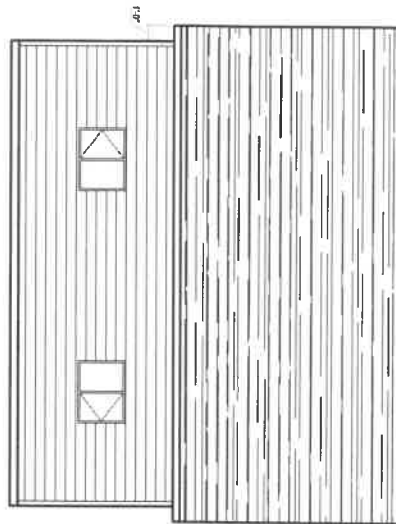
P1552

SHEET

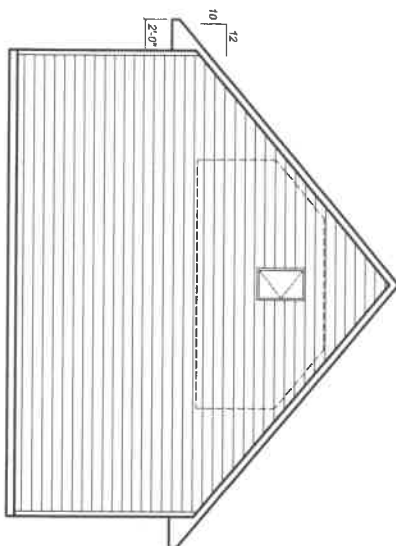
FRONT ELEVATION



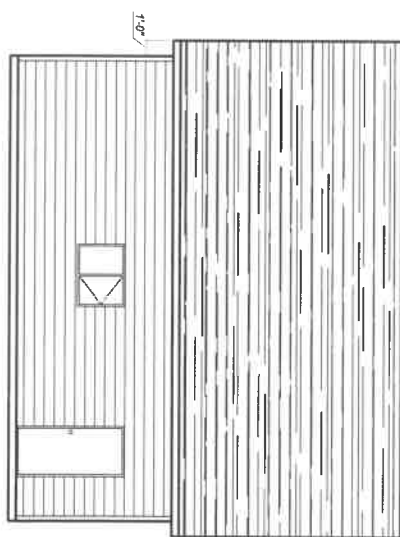
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



A-01	SHEET	TITLE	CUSTOMER & LOCATION	REVISIONS	ALL-FAB BUILDING COMPONENTS 1755 Dugald Road, Winnipeg, Manitoba Phone : 204.861.8888 www.all-fab.com	
		ELEVATIONS SCALE 1/8" = 1'-0" SQUARE FOOTAGE 900 sq. ft.	James Korosil Garage w/ Attic Storage 107 Sawchuk Drive RM of St Andrews, Mb	# DATE DESCRIPTION 1 07/15/28 Completed Drawings 2 3 4 5 6 7		
		JOB NUMBER P1552	DRAWING STATUS CONSTRUCTION DRAWINGS	DRAFTSPERSON Brien Harrison	EMAIL brien.harrison@all-fab.com	

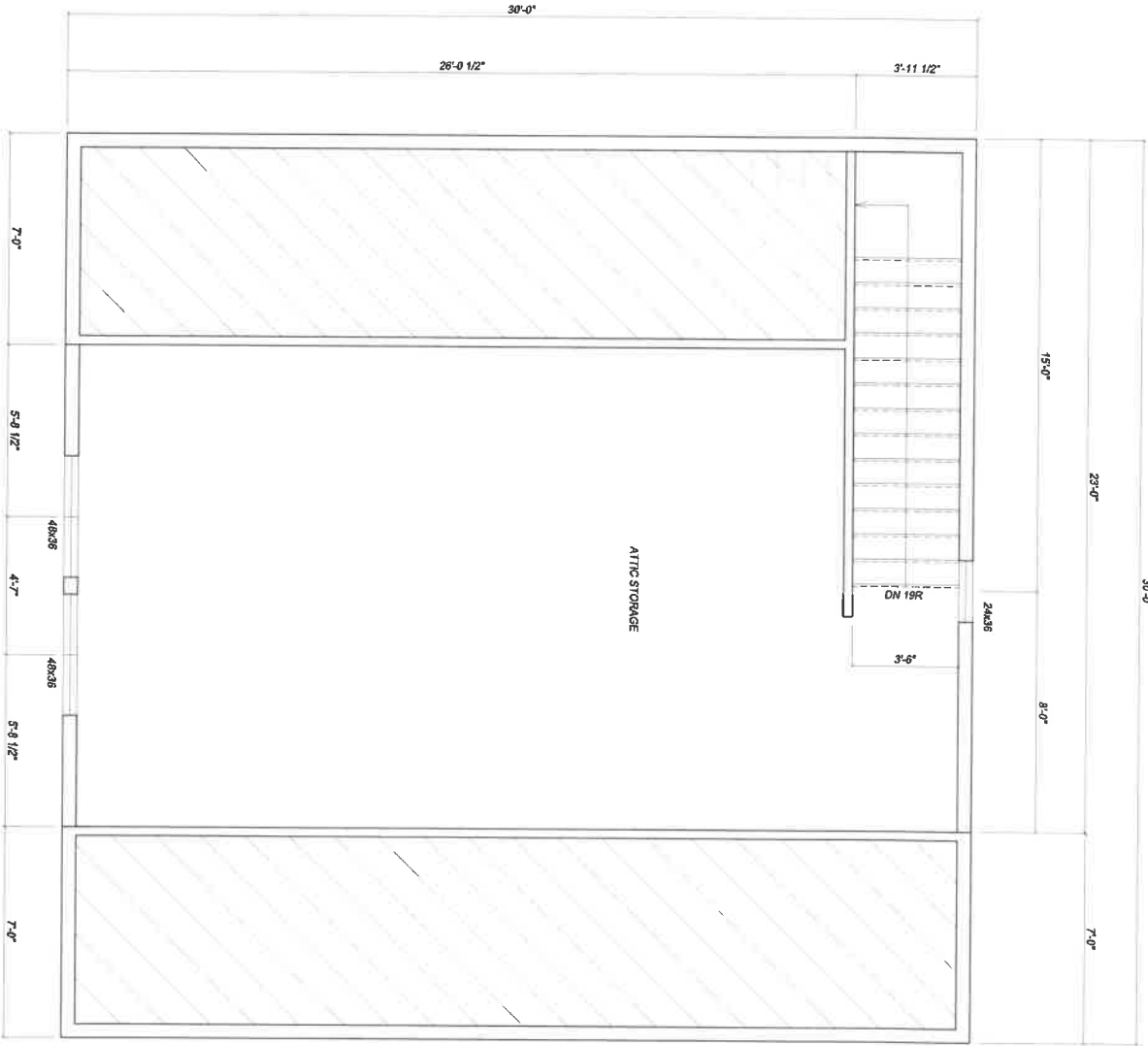
Architectural floor plan of a building with various rooms and structural details. The plan includes the following elements:

- Rooms and Areas:**
 - Two rooms labeled "10' x 8' INSULATED O.H. CMW 3PLY 2x10 LINTEL" (one on the left, one on the right).
 - A central area labeled "LINE OF ATTIC ABOVE" (two locations).
 - A staircase labeled "UP 139C" in the upper right.
 - A large rectangular area in the lower right.
- Dimensions:**
 - Overall width: 30'-0"
 - Overall height: 30'-0"
 - Top horizontal segments: 4'-7 1/2", 11'-4 1/2", 14'-0"
 - Bottom horizontal segments: 7'-8", 15'-0", 7'-8"
 - Left vertical segments: 9'-0", 12'-0", 9'-0"
 - Right vertical segment: 3'-11 1/2"
 - Internal vertical dimensions: 3'-0 6/8", 4'-8 3/8", 4'-8 3/8", 4'-8 3/8"
- Structural Notes:**
 - "BUILT UP COLUMNS TO SUIT GIRDER TRUSSES ABOVE" (top right)
 - "BUILT UP COLUMNS BELOW TO SUIT GIRDER TRUSSES" (bottom right)
- Other Details:**
 - Various dashed lines indicating boundaries or structural elements.
 - Small rectangular features along the left wall.



SHEET	JOB NUMBER P1552	TITLE MAIN FLOOR PLAN SCALE 1/4" = 1'-0" U.N.O. SQUARE FOOTAGE 900 sq. ft.	CUSTOMER & LOCATION James Korosil Garage w/ Attic Storage 107 Sawchuk Drive RM of St Andrews, Mb	REVISIONS <table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/15/28</td> <td>Completed Drawings</td> </tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> </tbody> </table>	#	DATE	DESCRIPTION	1	07/15/28	Completed Drawings	2			3			4			5			6			7			ALL-FAB BUILDING COMPONENTS 1755 Dugald Road, Winnipeg, Manitoba Phone : 204.661.8880 www.all-fab.com	
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DRAWING STATUS CONSTRUCTION DRAWINGS	DRAFTSPERSON Briden Harrison	EMAIL briden.harrison@all-fab.com																												

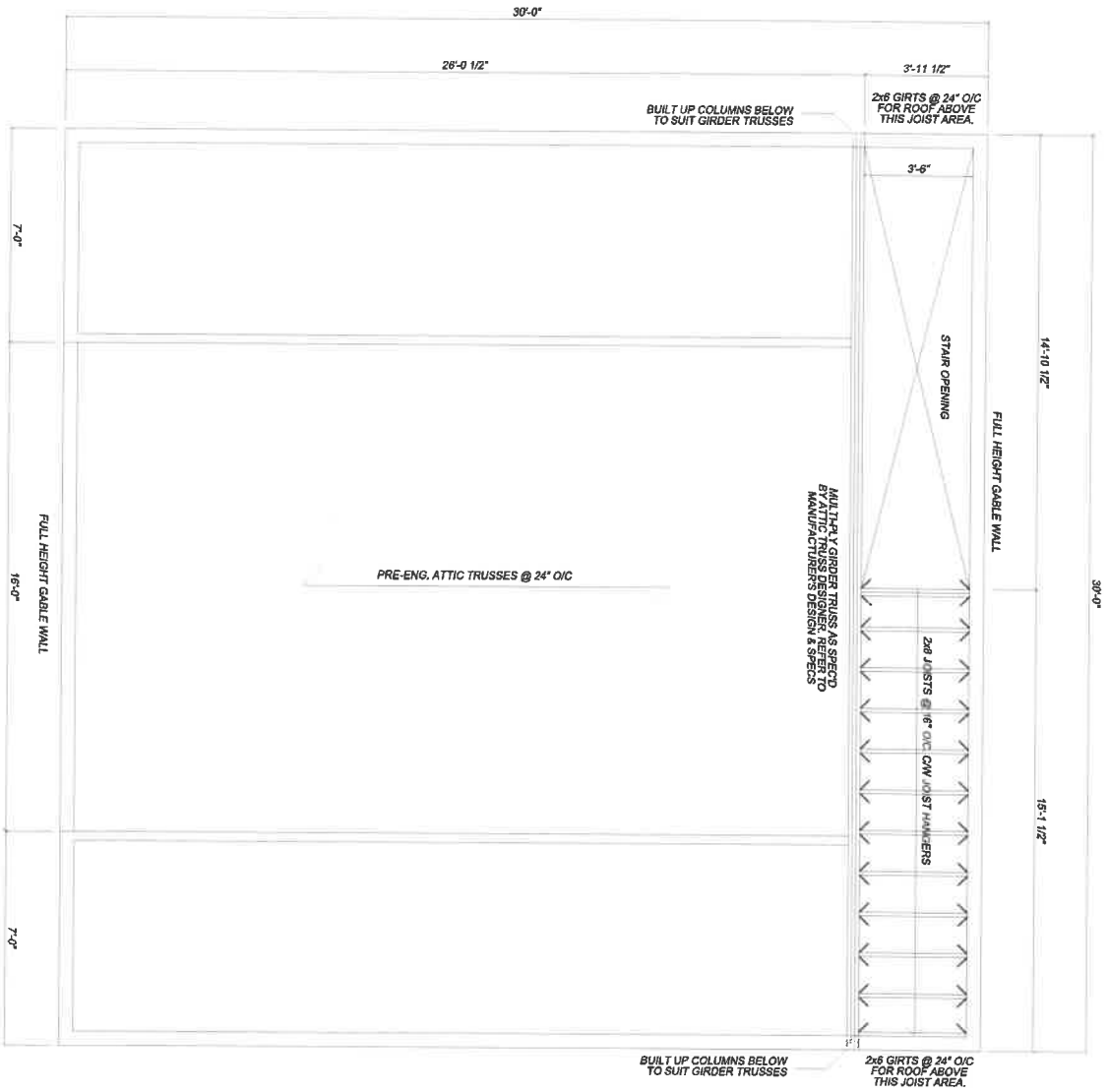
NOTE: WINDOW/DOOR SIZES SHOWN ARE NOT R/O'S. SEE MANUFACTURERS WINDOW/DOOR SCHEDULE



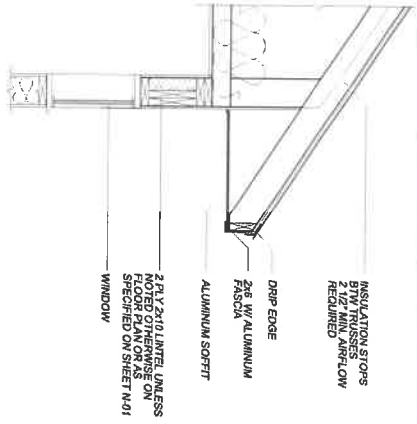
STRUCTURAL REVIEW
& APPROVAL
ONLY

SHEET A-03	JOB NUMBER P1552	TITLE ATTIC STORAGE PLAN		CUSTOMER & LOCATION James Korosil Garage w/ Attic Storage 107 Sawchuk Drive RM of St Andrews, Mb		REVISIONS		ALL-FAB BUILDING COMPONENTS 1755 Dugald Road, Winnipeg, Manitoba Phone : 204.661.8880 www.all-fab.com		
		SCALE 1/4" = 1'-0" U.N.C.	DRAWING STATUS CONSTRUCTION DRAWINGS		DRAFTSPERSON Brian Harrison		EMAIL brian.harrison@all-fab.com			
SQUARE FOOTAGE 900 sq. ft.										

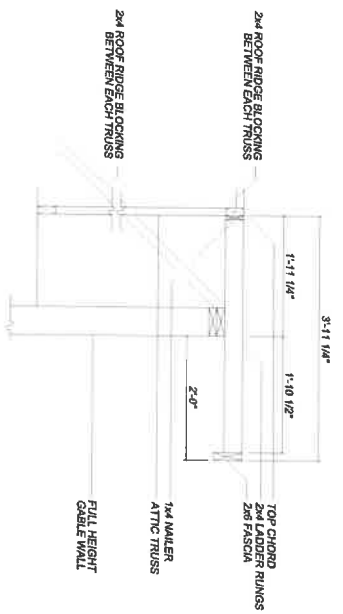
NOTE: ATTIC TRUSS DESIGN BY OTHERS. REFER TO MANUFACTURER'S DESIGN & SPECS



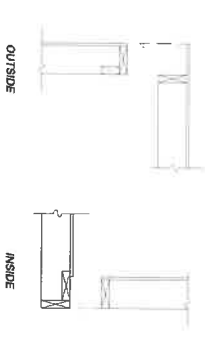
A-04	TITLE ATTIC JOISTS	CUSTOMER & LOCATION James Korosil Garage w/ Attic Storage 107 Sawchuk Drive RM of St Andrews, Mb	REVISIONS # DATE DESCRIPTION 1 07/15/26 Completed Drawings 2 3 4 5 6 7	ALL-FAB BUILDING COMPONENTS 1755 Dugald Road, Winnipeg, Manitoba Phone : 204.661.8880 www.all-fab.com	
	SCALE 1/4" = 1'-0" U.N.O.	DRAWING STATUS CONSTRUCTION DRAWINGS	DRAFTSPERSON Brian Harrison		
JOB NUMBER P1552	SQUARE FOOTAGE 900 sq. ft.				



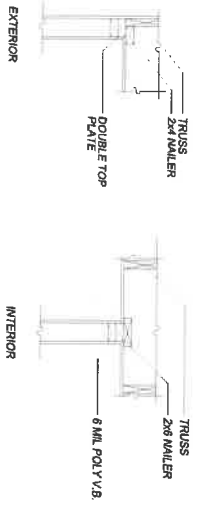
A SECTION @ WINDOW LINTEL



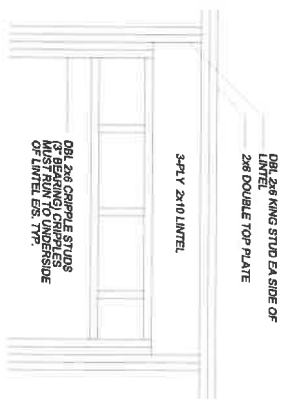
B SECTION @ TRUSS LADDER



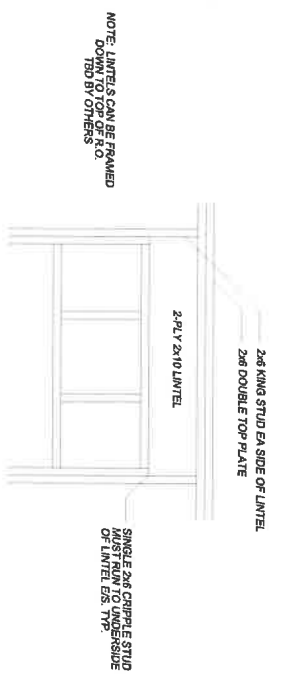
C TYPICAL CORNER DETAILS



D TYP. TOP PLATE MAILER DETAILS



E ENDWALL O.H. DOOR LINTEL DETAIL



F MANDOOR & WINDOW LINTEL DETAIL

**ENGINEERS
GEO-SCIENTISTS
MANITOBA**
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Laurel Ridge Consulting Inc.
No. 4461



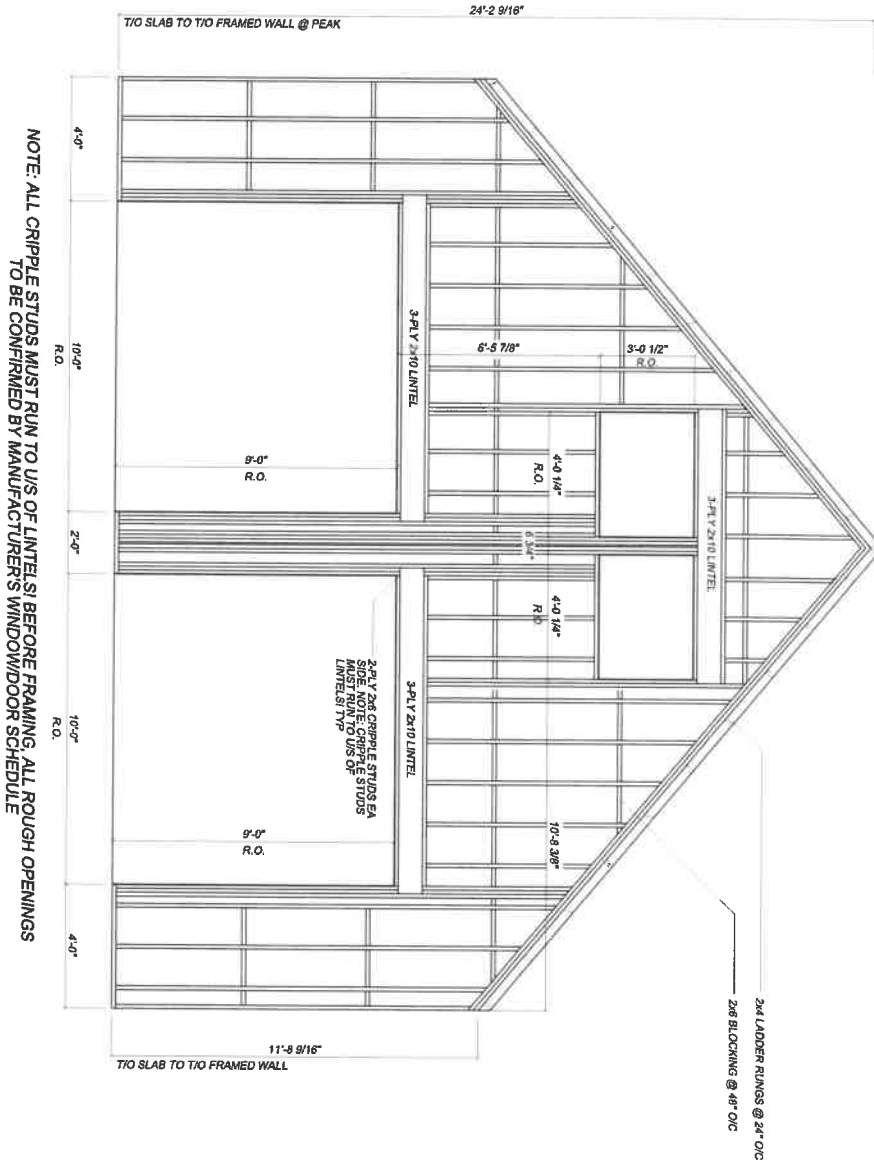
A-05	JOB NUMBER P1552	TITLE DETAILS		CUSTOMER & LOCATION James Korosil Garage w/ Attic Storage 107 Sawchuk Drive RM of St Andrews, Mb		REVISIONS		ALL-FAB BUILDING COMPONENTS 1755 Dugald Road, Winnipeg, Manitoba Phone : 204.661.8880 www.all-fab.com		
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		SQUARE FOOTAGE 900 sq. ft.	DRAWING STATUS CONSTRUCTION DRAWINGS					DRAFTSPERSON Brian Hamison	EMAIL brian.hamison@all-fab.com	



SHEET A-06	JOB NUMBER P1552	TITLE BUILDING SECTION	CUSTOMER & LOCATION James Korosil Garage w/ Attic Storage 107 Sawchuk Drive RM of St Andrews.Mb	REVISIONS			ALL-FAB BUILDING COMPONENTS 1755 Douglas Road, Winnipeg, Manitoba Phone : 204.661.8880 www.all-fab.com		
		SCALE 1/4" = 1'-0"	U.N.O.	DRAWING STATUS CONSTRUCTION DRAWINGS	#	DATE			DESCRIPTION
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		SQUARE FOOTAGE 900 sq. ft.					DRAFTSPERSON ..Brian Harrison	EMAIL ..bharrison@all-fab.com	

NOTE: ALL TRUSSES MUST BE PROPERLY BRACED AS PER WMTA. SLAB ON GRADE FOUNDATIONS ARE SUBJECT TO SEASONAL MOVEMENT

NOTE: 2x6 LSL STUDS REQUIRED FOR STUDS OVER 14' 0" IN LENGTH



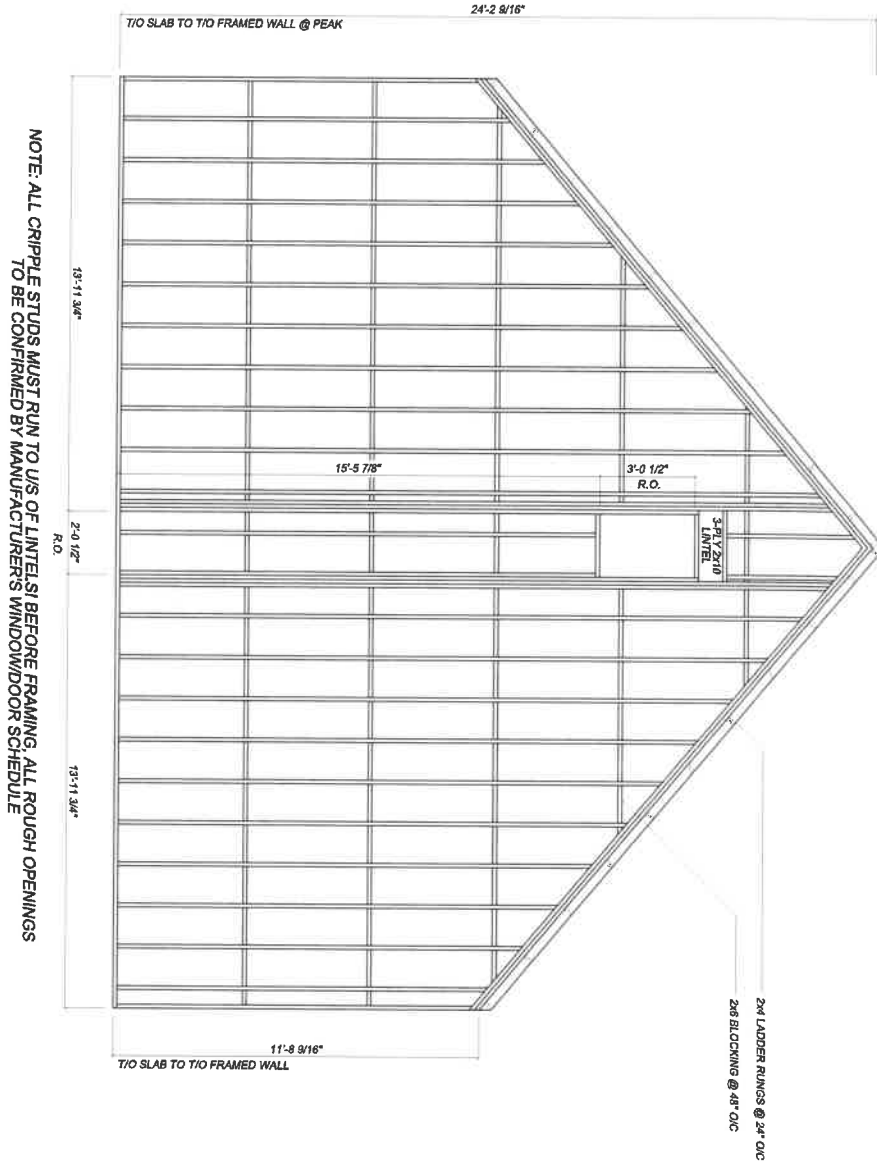
NOTE: ALL CRIPPLE STUDS MUST RUN TO US OF LINTELS BEFORE FRAMING. ALL ROUGH OPENINGS TO BE CONFIRMED BY MANUFACTURER'S WINDOW/DOOR SCHEDULE



SHEET A-07	TITLE FRONT GABLE WALL FRAMING	CUSTOMER & LOCATION James Korosil Garage w/ Attic Storage 107 Sawchuk Drive RM of St Andrews, Mb	REVISIONS	ALL-FAB BUILDING COMPONENTS 1755 Dugald Road, Winnipeg, Manitoba Phone : 204.661.8880 www.all-fab.com	DRAFTSPERSON Brian Harrison	EMAIL brian.harrison@all-fab.com																				
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NOTE: 2x6 LSL STUDS REQUIRED FOR STUDS OVER 14' 0" IN LENGTH



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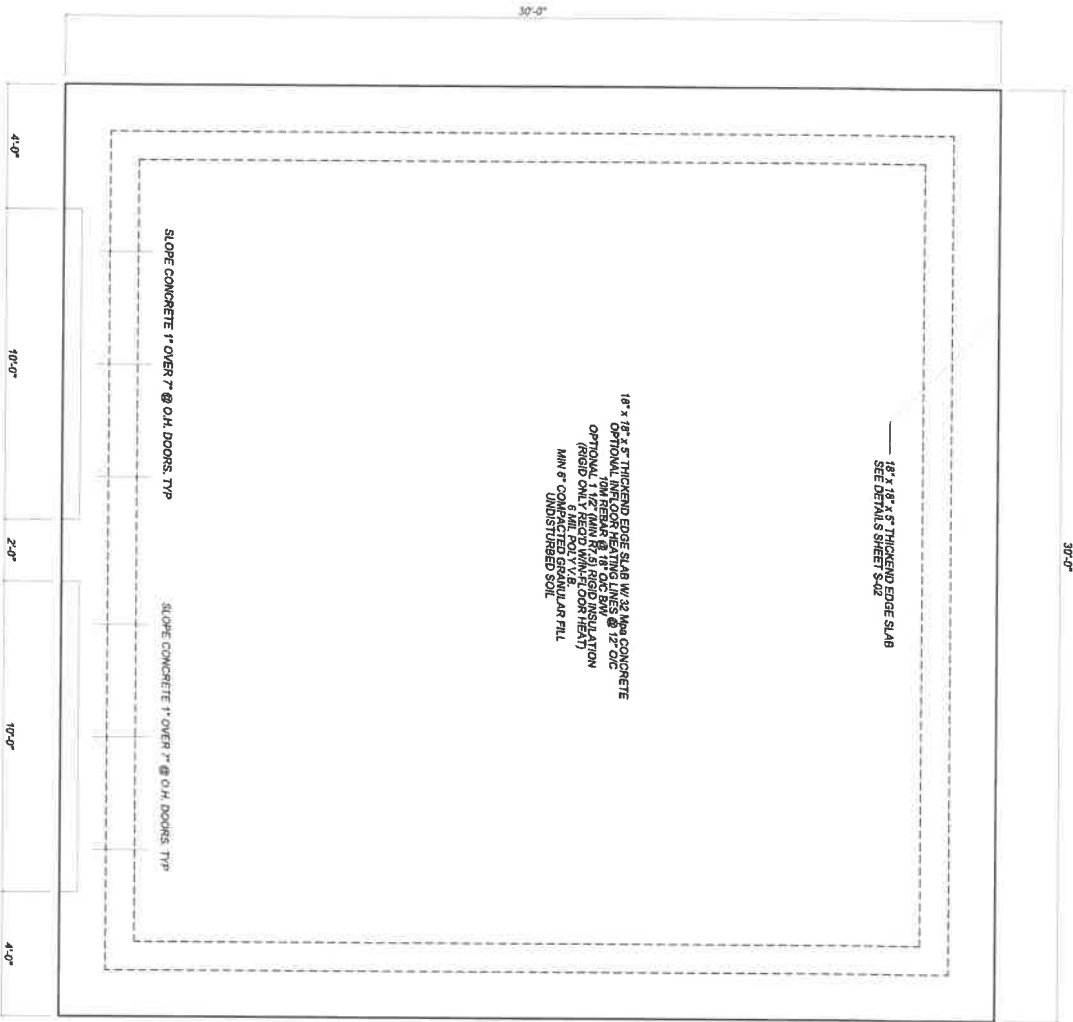


STRUCTURAL REVIEW
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SHEET A-08	TITLE REAR GABLE WALL FRAMING	CUSTOMER & LOCATION James Korosil Garage w/ Attic Storage 107 Sawchuk Drive RM of St Andrews, Mb	REVISIONS		ALL-FAB BUILDING COMPONENTS 1755 Dugald Road, Winnipeg, Manitoba Phone : 204.661.8880 www.all-fab.com	DRAFTSPERSON Brian Harrison	EMAIL brian.harrison@all-fab.com
			#	DATE			
JOB NUMBER P1552	SCALE 1/4" = 1'-0" U.N.O.	DRAWING STATUS CONSTRUCTION DRAWINGS	1	07/15/28	Completed Drawings		
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	SQUARE FOOTAGE 900 sq. ft.		3				
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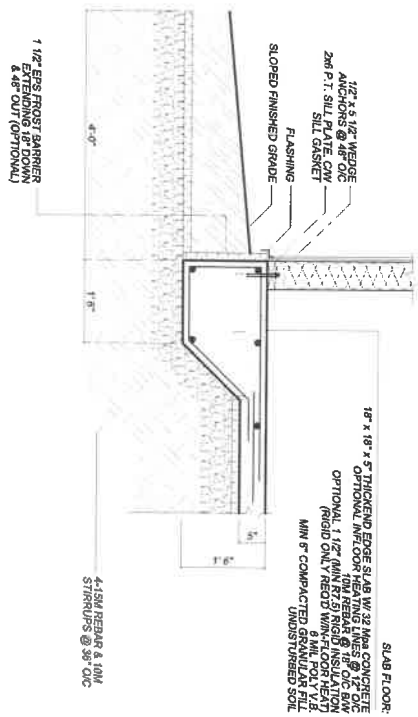
NOTE: SLAB ON GRADE FOUNDATIONS ARE SUBJECT TO SEASONAL MOVEMENT



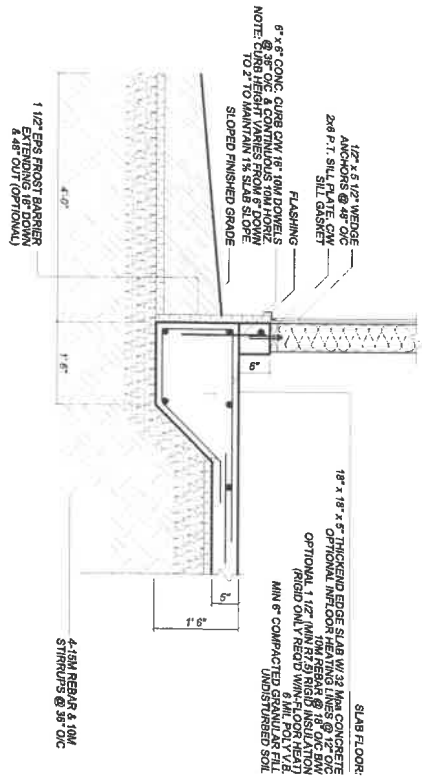
ENGINEERS
GEOSCIENTISTS
MANITOBA
Certificate of Authorization
Laurel Ridge Consulting Inc.
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SHEET S-01	TITLE FOUNDATION PLAN	CUSTOMER & LOCATION James Korosil Garage w/ Attic Storage 107 Sawchuk Drive RM of St Andrews, Mb	REVISIONS # DATE DESCRIPTION 1 07/15/26 Completed Drawings 2 3 4 5 6 7	ALL-FAB BUILDING COMPONENTS 1755 Dugald Road, Winnipeg, Manitoba Phone : 204.661.8880 www.all-fab.com DRAFTSPERSON Brian Harrison EMAIL brian.harrison@all-fab.com	
	SCALE 1/4" = 1'-0" U.N.O.	DRAWING STATUS CONSTRUCTION DRAWINGS	SQUARE FOOTAGE 900 sq. ft.		



1 SECTION @ 18" x 18" THICKENED EDGE



2 OPTIONAL CURB SECTION @ THICKENED EDGE



STRUCTURAL REVIEW
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ONLY

SHEET S-02	TITLE FOUNDATION DETAILS	CUSTOMER & LOCATION James Korosil Garage w/ Attic Storage 107 Sawchuk Drive RM of St Andrews, Mb	REVISIONS <table><tr><th>#</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>07/15/28</td><td>Completed Drawings</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr></table>	#	DATE	DESCRIPTION	1	07/15/28	Completed Drawings	2			3			4			5			6			ALL-FAB BUILDING COMPONENTS 1755 Dugald Road, Winnipeg, Manitoba Phone : 204.661.8880 www.all-fab.com	
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JOB NUMBER P1552																										



1. GENERAL

- 1.1. PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDERS MUST VERIFY ALL INFORMATION & DIMENSIONS OF THIS PLAN. THESE DIMENSIONS ARE NOT TO BE SCALED.
- 1.2. ALL-FAB BUILDING COMPONENTS REFERRED TO AS ALL-FAB, DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN, UNLESS ADVISED OF SUCH ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 1.3. THIS PLAN IS COPYRIGHTED, & ALL RIGHTS ARE RESERVED INCLUDING THE RIGHT OF REPRODUCTION IN WHOLE OR IN PART, EXCEPT BY ALL-FAB'S WRITTEN CONSENT. THIS PLAN IS NOT TO BE REPRODUCED BY ANYONE, BY ANY METHOD, INCLUDING PRINTING, PHOTOCOPYING, PHOTODUPLICATION, TRACING, RE-DRAWING, OR ANY OTHER MEANS. THIS PLAN IS THE PROPERTY OF ALL-FAB, & IT IS TO BE KEPT WITHIN THE WRITTEN CONSENT OF ALL-FAB. THIS PLAN MAY NOT BE FURNISHED TO OTHERS FOR SUCH PURPOSES.
- 1.4. THE USE OF THIS PLAN IS LIMITED TO A SPECIFIC PROJECT & IN PARTICULAR:
 - 1.4.1. THE RIGHT OF BUILDING ONLY ONE STRUCTURE FROM THE PLAN YOU HAVE PURCHASED IS GRANTED EXCLUSIVELY TO THE OWNER/BUILDER. UNLAWFUL REPRODUCTION OF THIS PLAN ABSOLVES ALL-FAB FROM RESPONSIBILITY AS TO THE ACCURACY OF THE DRAWINGS.
- 1.5. ALL-FAB SHALL NOT BE RESPONSIBLE FOR CHANGES OR DEVIATIONS FROM THESE DRAWINGS & SPECIFICATIONS BY OWNER/BUILDER OR ANY OTHERS AT ANY TIME DURING CONSTRUCTION.
- 1.6. OWNER/BUILDER SHALL BE RESPONSIBLE FOR THE APPROPRIATE SITE OF THE BUILDING UPON THE PROPERTY, & TO COMPLY WITH ALL REGULATIONS GOVERNING THE SITING OF THE STRUCTURE UPON THE SITE.
- 1.7. OWNER/BUILDER SHALL SUPPLY ALL MISSING SITE DIMENSIONS, LOT ELEVATIONS, LEGAL DESCRIPTION, NORTH ARROW, MAIN STREETS, & ANY NECESSARY ELEMENTS WHICH BEAR UPON THE SITE.
- 1.8. ALL CONSTRUCTION & BUILDING PROCEDURES SHALL CONFORM TO THE CURRENT NATIONAL BUILDING CODE OF CANADA, (N.B.C.), CANADA WOOD-FRAME HOUSE CONSTRUCTION GUIDELINES (C.M.A.C.), APPLICABLE LOCAL CODES, PROVINCIAL CODES & OTHER NATIONAL CODES HAVING JURISDICTION.

2. CONCRETE

- 2.1. UNLESS A SOIL INVESTIGATION PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER IS PROVIDED, THE FOUNDATION DESIGN HAS BEEN BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF FOR FOOTINGS ON AN ASSUMED SUBSTRATE OF 3000 PSF. FOR PILES, 8" P IS DESIGNATED AS NON-BEARING UNLESS OTHERWISE NOTED. THE ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF IS BASED ON THE ASSUMED SOIL CONDITIONS AND BEARING CAPACITY. ANY VARIATION IN SOIL CONDITIONS FROM THOSE ASSUMED MAY REQUIRE REVIEW AND MODIFICATION OF THE FOUNDATION DESIGN.
- 2.2. ALL FOOTINGS MUST BEAR ON FIRM, UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS TO A LEVEL BELOW ROOT PENETRATION.
- 2.3. GRADES (IF SHOWN) ON DRAWINGS ARE ESTIMATED. PLEASE ADJUST TO SURF AS DICTATED BY SITE CONDITIONS.
- 2.4. ALL-FAB SHALL NOT BE RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, SUBSURFACE CONDITIONS, OR ANY OTHERS.
- 2.5. FORMING, MIXING, & PLACING OF CONCRETE TO BE IN ACCORDANCE WITH THE N.B.C. & C.S.A. SPECIFICATIONS, CURRENT EDITIONS.
- 2.6. WHERE SULLFATES ARE PRESENT IN THE SOIL, USE SULFATE RESISTANT CONCRETE.
- 2.7. ALL CONCRETE SHALL CONFORM TO CSA 23.1-06 & A23.1-04.
- 2.7.1. STRENGTH: 28 MPa @ 28 DAYS FOR PILES & STRIP FOOTINGS, 20 MPa FOR WALLS
- 2.7.2. FOOTINGS & PILES, TYPE 30
- 2.7.3. ALL OTHER NORMAL PORTLAND, TYPE 10.
- 2.7.4. AGGREGATE: MAXIMUM SIZE 1 1/2".
- 2.7.5. AIR ENTRAINMENT: 5% - 7%.
- 2.7.6. SLUMP: 4" MAXIMUM
- 2.8. DETAILING FABRICATOR & PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT A.C.I. MANUAL, N.B.C. & C.S.A. CODES.
- 2.9. USE METRIC GRADE 400 NEW DEFORMED BARS & NEW BILLET STEEL.
- 2.10. PROVIDE 8 MIL POLYETHYLENE BARRIER BETWEEN WOOD FRAME & CONCRETE.

3. SITE WORK

- 3.1. REMOVE ALL ORGANIC MATTER & UNCOMPACTED BACKFILL BELOW FOUNDATION & CONCRETE SLABS ON GRADE.
- 3.2. BACKFILL MATERIAL SHALL BE PLACED UNIFORMLY AROUND THE PERIMETER OF THE FOUNDATION IN 8" LIFTS, EACH COMPACTED TO 98% PROCTOR DENSITY.
- 3.3. BACKFILL MATERIAL SHALL BE FREE OF LARGE PIECES OF EARTH, ROCK OR FROZEN MATERIAL.

4. FRAMING

- 4.1. ALL WOOD CONSTRUCTION SHALL CONFORM TO CSA 084-01
- 4.1.1. ALL STRUCTURAL FRAMING LUMBER SHALL BE NO. 1 OR NO. 2 GRADE, PINE, FIR, OR SPANS ARE IN ACCORDANCE WITH THE N.B.C. & C.S.A. 1.1.1. SHALL BE 10' E OR GREATER, ALL TORS (OR EQUIV.) TO BE PRE-CUT BY WOOD FABRICATOR.
- 4.2. NON-STRUCTURAL LUMBER CAN BE NO. 3 GRADE SPRUCE, PINE, FIR.
- 4.3. FASTENERS SHALL CONFORM TO THE CURRENT N.B.C. & C.M.A.C. STANDARDS
- 4.4. ALL PWF SHALL CONFORM WITH CSA S08-02 AND:
- 4.4.1. ALL FIELD CUTS ARE TO BE DOUBLE BRUSH COATED WITH NONLEACHABLE PRESERVATIVE.
- 4.4.2. ALL JOINTS IN P.W.F. SHEATHING TO BE SEALED WITH MASTIC JOINT FILLER, THEN SECURE ONE LAYER 6 MIL POLY-ETHYLENE BARRIER & ATTACH A (MIN) 12" X 1/2" P.W.F. PROTECTION BOARD AT FINISH GRADE PRIOR TO BACKFILLING.
- 4.5. PLATES TO BE ANCHORED INTO CONCRETE WITH MAIN 3" GALVANIZED CONCRETE NAILS @ 32" O.C.
- 4.6. FOR DIMENSIONAL JOISTS, INSTALL BRIDGING/BLOCKING EVERY 7'-0" OR MAXIMUM, FOR ENGINEERED JOISTS, INSTALL BLOCKING AS PER MANUFACTURER'S SPECIFICATIONS.
- 4.7. NON-LOADBEARING PARTITIONS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY BLOCKING @ 24" O.C. BETWEEN THE PARALLEL JOISTS, OR BY DOUBLING THE JOIST.
- 4.8. HOLES DRILLED IN ENGINEERED FRAMING MEMBERS MUST CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
- 4.9. WHERE BEAMS ARE CONTINUOUS OVER MORE THAN ONE SPAN, THE JOISTS MAY BE LOCATED AT OR WITHIN 6" OF THE END QUARTER POINTS OF THE BEAMS CLEAR SPAN.
- 4.10. ALL LIMITS TO BE 2" PLY 2x10 UNLESS NOTED OTHERWISE ON FLOOR PLAN. 3" PLY 2x10 LIMITS REQUIRED AT OPENINGS EXCEEDING 7'-2" MIN. 3" BEARING IS REQUIRED.
- 4.11. TRUSSES SHALL BE DESIGNED UNDER THE GUIDANCE OF A REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHOWING ALL DETAILS OF CONSTRUCTION, INCLUDING BRACING, TRUSS DESIGN SHALL BE SUBMITTED & APPROVED BY THE OWNER/BUILDER PRIOR TO CONSTRUCTION.
- 4.12. TRUSSES SHALL BE FACTORY FABRICATED.
- 4.13. ROOF & WALL SHEATHING SHALL CONFORM TO THE CURRENT NBC CODE

5. THERMAL & MOISTURE PROTECTION

- 5.1. ICE DAM PROTECTION SHALL BE PROVIDED EXTENDING FROM THE FASCIA TO A MINIMUM FACE OF THE EXTERIOR WALL.
- 5.2. EVERY VAPOR BARRIER JOINT SHALL LAP NOT LESS THAN 1" WHEN LOCATED OVER SUPPORTED MEMBERS, OR SHALL BE COVERED WITH A STRIP OF VAPOR BARRIER EXTENDING NOT LESS THAN 4" ON BOTH SIDES OF THE JOINT WHERE NOT LOCATED OVER SUPPORTING MEMBERS.
- 5.3. INSTALL BATT OR RIGID INSULATION IN ACCORDANCE WITH C.M.A.C. STANDARDS & AS NOTED ON THE DRAWINGS.
- 5.4. CALK AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CALKING COMPOUND. NET TOTAL AREA OF ROOF VENTING SHALL BE NOT LESS THAN 1200 THE AREA OF EACH INSULATED ROOF SPACE OR ATTIC, DISTRIBUTED EQUALLY BETWEEN EAVE & RIDGE, & INSTALLED IN ACCORDANCE WITH THE N.B.C. WHEN ROOF VENTING IS SHOWN ON DRAWINGS, IT IS INTENDED AS A GUIDE ONLY.
- 5.5. BITUMINOUS DAMPROOFING TO CSA A 123.4.

6. METALS

- 6.1. REINFORCING STEEL TO CSA G30.18, 400 GRADE.
- 6.2. ALL REQUIRED FLASHINGS TO BE 28 GA GALVANIZED METAL UNLESS OTHERWISE SPECIFIED.
- 6.3. FLASH ALL CHANGES IN EXTERIOR FINISHES & ALL EXTERIOR OPENINGS.
- 6.4. FLASHING TO BE INSTALLED MINIMUM 2" UPWARDS BEHIND SHEATHING PAPER & FORMED AS A Drip ON THE OUTSIDE EDGE.
- 6.5. FLASHING SHALL BE APPLIED OVER EXTERIOR WALL OPENINGS WHERE THE VERTICAL DISTANCE FROM THE BOTTOM OF THE EAVE TO THE TOP OF THE TRIM IS MORE THAN 1/4 OF THE HORIZONTAL OVERHANG OF THE EAVE.
- 6.6. STEEL BEAMS TO CONFORM WITH CSA S136-07. SPLICES ARE ONLY PERMITTED AT 1/3 POINTS. SPLICE SHALL BE DETAILED BY STEEL SUPPLIER.
- 6.7. TELEPOSTS, MAXIMUM ALLOWABLE LOAD FOR STANDARD TELEPOSTS IS 750 LBS. USE WESIDE WELD (OR EQUIV.) FOR HEAVIER LOADS.

7. WINDOWS & DOORS

- 7.1. SIZES SHOWN ARE APPROXIMATE ADJUSTMENTS TO SUIT STOCK SIZES TO BE CONFIRMED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.
- 7.2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 7.3. ALL BEDROOM WINDOWS MUST MEET EGRESS REQUIREMENTS.
- 7.4. ALL WINDOWS AND DOORS TO MEET THE NBC / NBC ENERGY CODE 9-38.

8. FINISHES:

- 8.1. FINISH MATERIALS SUPPLIED & INSTALLED BY OWNER/BUILDER UNLESS NOTED.
- 8.2. DO NOT INSTALL WOOD SIDING WITHIN 8" OF FINISHED GRADE.
- 8.3. SAND & PRIME ALL SURFACES TO RECEIVE FINISHES AS RECOMMENDED BY FINISH MANUFACTURER.
- 8.4. FINISH PAINTS, WALL, FLOOR & WINDOW COVERINGS TO BE SUPPLIED & INSTALLED BY OTHERS.

9. STAIRS, HANDRAILS, GUARDS

- 9.1. HANDRAILS OF STAIRWAYS TO BE LOCATED 34" TO 38" MEASURED VERTICALLY FROM THE OUTSIDE EDGE TO THE NOSING.
- 9.2. INSTALL ONE HANDRAIL FOR STAIRS LESS THAN 44" WIDE UNLESS NOTED. INSTALL TWO HANDRAILS FOR STAIRS WIDER THAN 44".
- 9.3. ALL GUARDRAILS MINIMUM 36" HIGH, CONFORM STYLE WITH OWNER/BUILDER PRIOR TO FABRICATION. CLEAR SPACE BETWEEN BALUSTERS 4" MAXIMUM.

10. PLUMBING

- 10.1. DESIGN, WHEN SHOWN, IS INTENDED AS A GUIDE ONLY. FINAL DESIGN BY OTHERS.

11. HEATING

- 11.1. DESIGN, WHEN SHOWN, IS INTENDED AS A GUIDE ONLY. FINAL DESIGN BY OTHERS.

12. ELECTRICAL

- 12.1. DESIGN, WHEN SHOWN, IS INTENDED AS A GUIDE ONLY. FINAL DESIGN BY OTHERS.

13. MASONRY

- 13.1. DESIGN, WHEN SHOWN, IS INTENDED AS A GUIDE ONLY. FINAL DESIGN BY OTHERS.



NOTES & SPECIFICATIONS		CUSTOMER & LOCATION		REVISIONS		ALL-FAB BUILDING COMPONENTS	
TITLE: James Korosil		Garage w/ Attic Storage		#		1755 Dugald Road, Winnipeg, Manitoba	
SCALE: U.N.O.		107 Sawchuk Drive		DATE: 07/15/28		Phone: 204.661.8880 www.all-fab.com	
SQUARE FOOTAGE: 900 sq. ft.		Rm of St Andrews, Mb		DESCRIPTION: Completed Drawings		DRAFTSPERSON: Brian Harrison	
JOB NUMBER: P1552		DRAWING STATUS: CONSTRUCTION DRAWINGS				EMAIL: brian.harrison@all-fab.com	
SHEET: N-01							