

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
2026-11-10
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

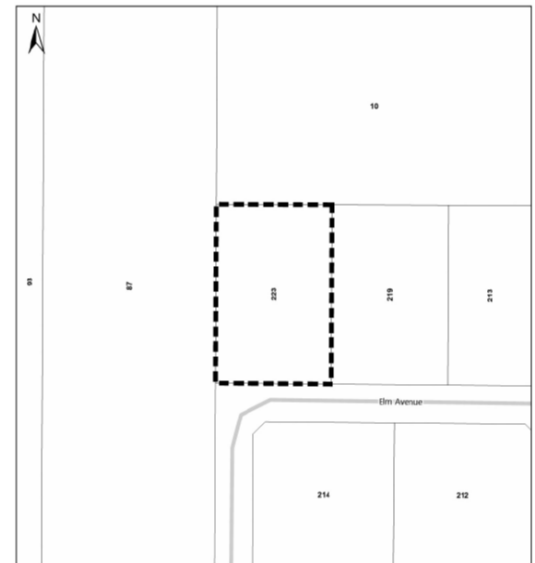
Application File: VO-2026-119

Applicant: Lorelei Wojcik

Property Location: 223 ELM AVE
Roll # : 626410.0
Legal: 6-1-14840

Application Purpose:

The applicant proposes to increase the height requirements, combined floor area and the number of allowed accessory structures on property in "SR" - Seasonal Residential zone



Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. The height of the accessory structure (sec. 6.3 Table 14) 2. Maximum combined floor area for accessory structures(sec. 6.3 Table 14***) 3. Number of accessory structures(sec. 6.3 Table 14***)	1. The height of the accessory structure(mean height) - 15 ft 2. Maximum combined floor area for accessory structures - 1200 sq.ft. 3. Number of accessory structures - 2	1. The height of the accessory structure (mean height) - 16.02 ft 2. Combined floor area for accessory structures - 1587.07 sq.ft 3. Number of accessory structures - 6

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	2026-10-19
Application File	VO-2026-119
Applicant	Lorelei Wojcik

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	223 ELM AVE, Rural Municipality of St. Andrews 626410.0 6-1-14840
Zoning	SR R.M. of St. Andrews - Zoning By-Law No. 4066
Development Plan Designation	SC - Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	1.39 ac 200 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
To increase accessory structure height, maximum combined floor area and the number of accessory structures (sec. 6.3 Table 14).	1. The height of accessory structure(mean height) - 15 ft 2. Maximum combined floor area for accessory structures - 1200 sq.ft. 3. Number of accessory structures - 2	1. The height of the accessory structure(mean height) - 16.02 ft 2. Maximum combined floor area for accessory structures - 1587.07 sq.ft. 3. Number of accessory structures - 6

Application Purpose

The applicant proposes to increase the accessory structure height requirements, combined floor area and the number of allowed accessory structures in order to construct new garage on the subject property land.

OPTIONS FOR COUNCIL'S CONSIDERATION

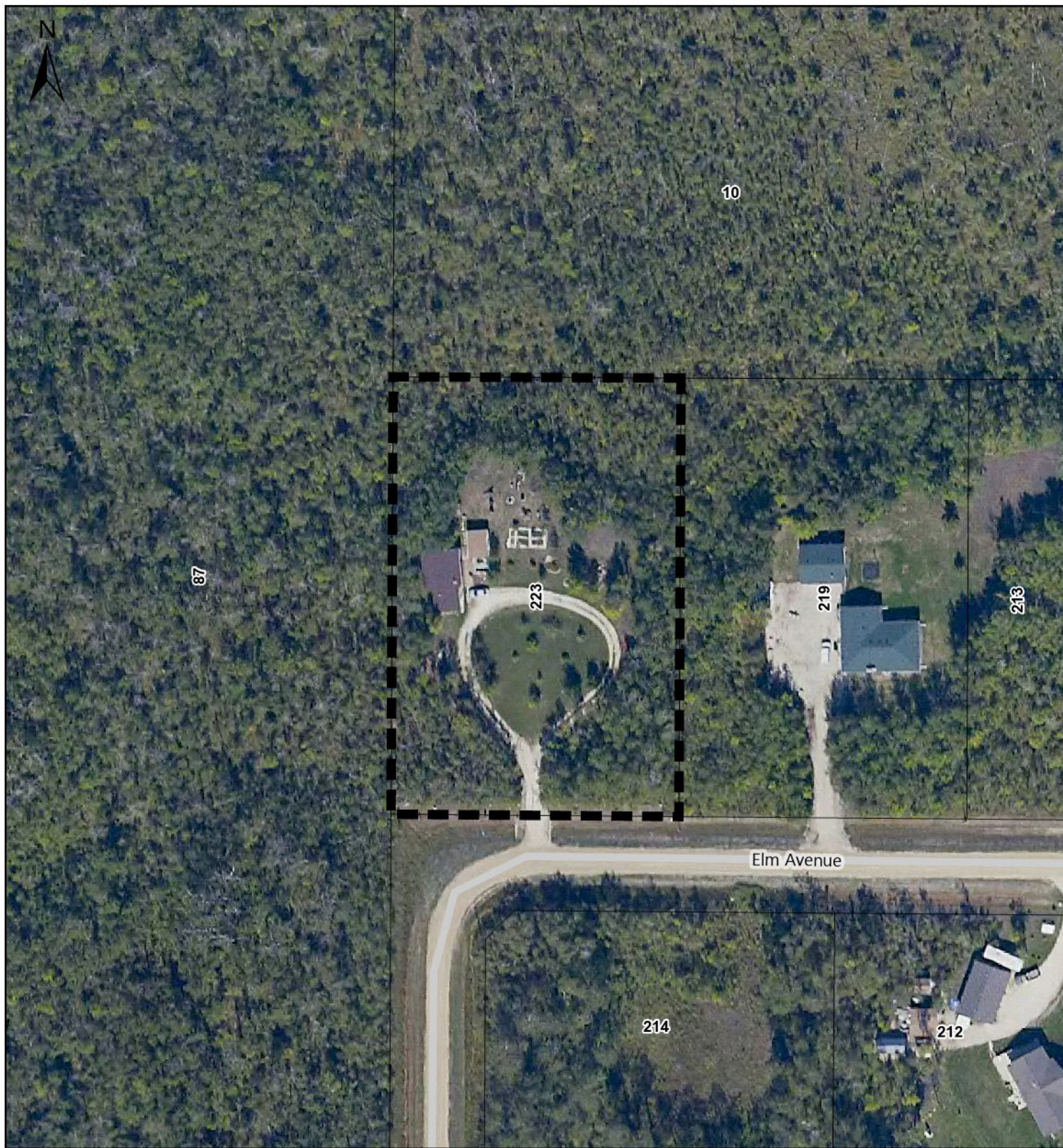
Under section 97(1) of *The Planning Act*, on completion of the public hearing, Council may:

- (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.



SUPPORTIVE MAPPING

Variance Order VO 119, 2026
Enter Address, RM of St. Andrews

Designation: "SC"- Settlement Centre

Zoning: "SR" - Seasonal 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.



Subject Property



Roads

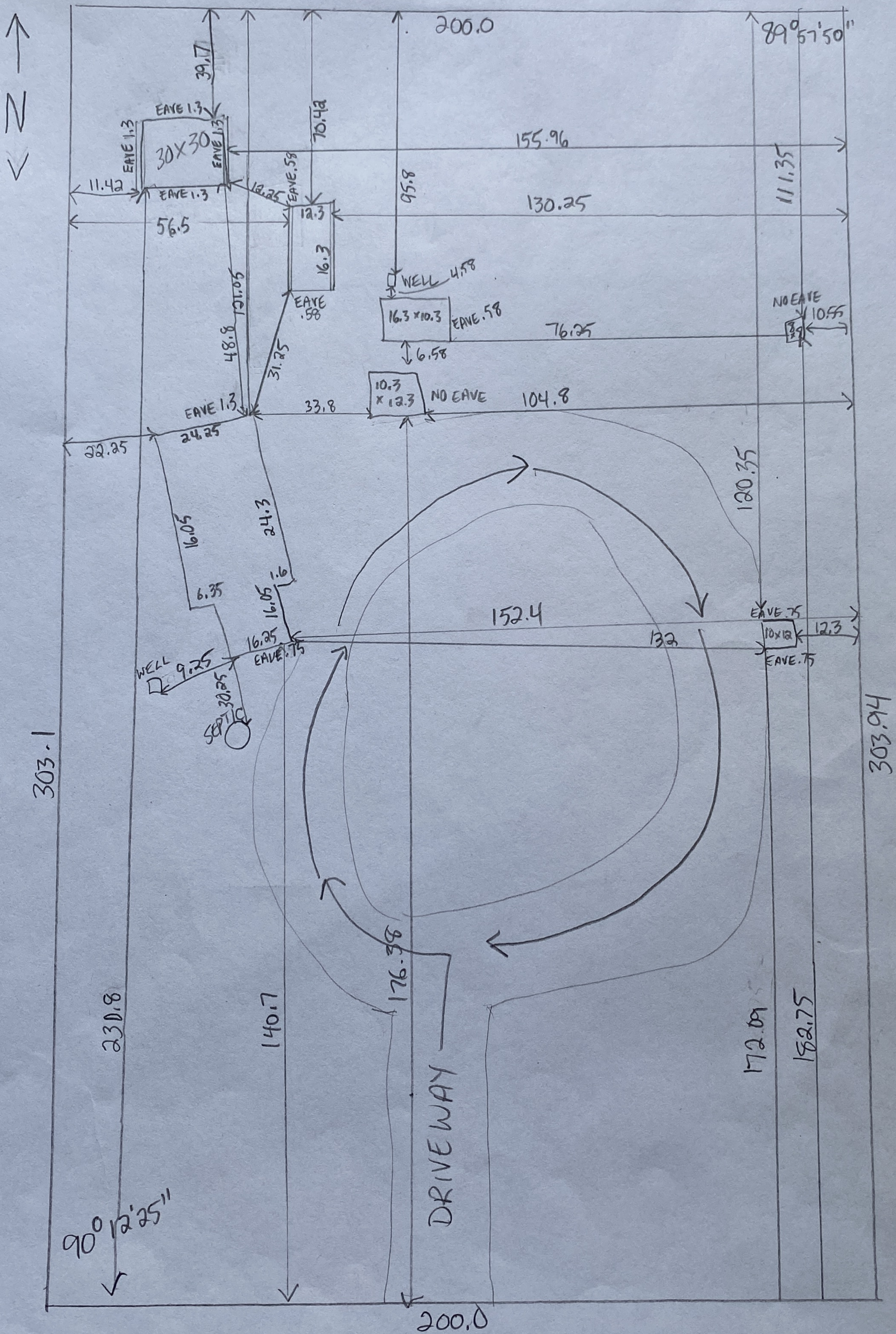


Parcel Outline



RED RIVER
PLANNING DISTRICT

TREES REAR OF PROPERTY



ELM AVENUE

Lorelei Linda Wojcik and Richard Mark Wojcik

223 Elm Avenue Matlock, Manitoba R0C 2B0

We are planning to build a garage and would like to make our property compliant with RRPD regulations. A variance is needed to adjust the height requirements for the garage which would require an adjustment to total square footage allowed on property and adjust the total of structures allowed on the property.

Thank you.



ARCHITECTURAL RENDERING

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CLIMATIC & DESIGN LOAD DATA	
Beausejour, Manitoba	
ROOF LOADING	KPA (psf)
GROUND SNOW LOAD Ss	2.0 (41.77 psf)
RAIN LOAD Sr	0.2 (4.18 psf)
SNOW LOAD FACTOR Cb	0.55
ROOF DESIGN SNOW LOAD	1.30 (27.15 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
GROUND & SECOND FLOOR	1.92 (40.00 psf)
FLOOR/CEILING DESIGN DEAD LOAD	0.72 (15.00 psf)
WIND LOADING	
1/50 WIND PRESSURE	0.41 (8.56 psf)
1/10 WIND PRESSURE	0.32 (6.68 psf)
SEISMIC LOADING	
SA 02	Not Applicable
TEMPERATURE	
DEGREE DAYS BELOW 18°C	5680
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1570 psf) Firm Clay
FREEZING INDEX (°F) - 100 YR RETURN PERIOD)	3635
ELEVATION (METERS)	245
THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD-BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.	

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.

5239-0 Winnipeg Beach Home Building Centre
(204) 671 0482

Phone: (647) 648-3969

IBD remains in possession of the original drawing as purchased. It is a criminal offence to electronically alter our pertinent design information in any way. If you require an unlocked PDF, open the PDF in Adobe Reader or a PDF writer and print a PDF. This flattens all of our information so it cannot be changed and removes the security password.

RECENT CHANGES IN THE NEW BUILDING CODE ADDRESSING LATERAL LOADS DUE TO WIND AND EARTH QUAKE HAVE BEEN CONSIDERED IN THE WALL DESIGN FOR THE SUBJECT BUILDING.

Mark Wojcik
223 Elm
Matlock, Manitoba

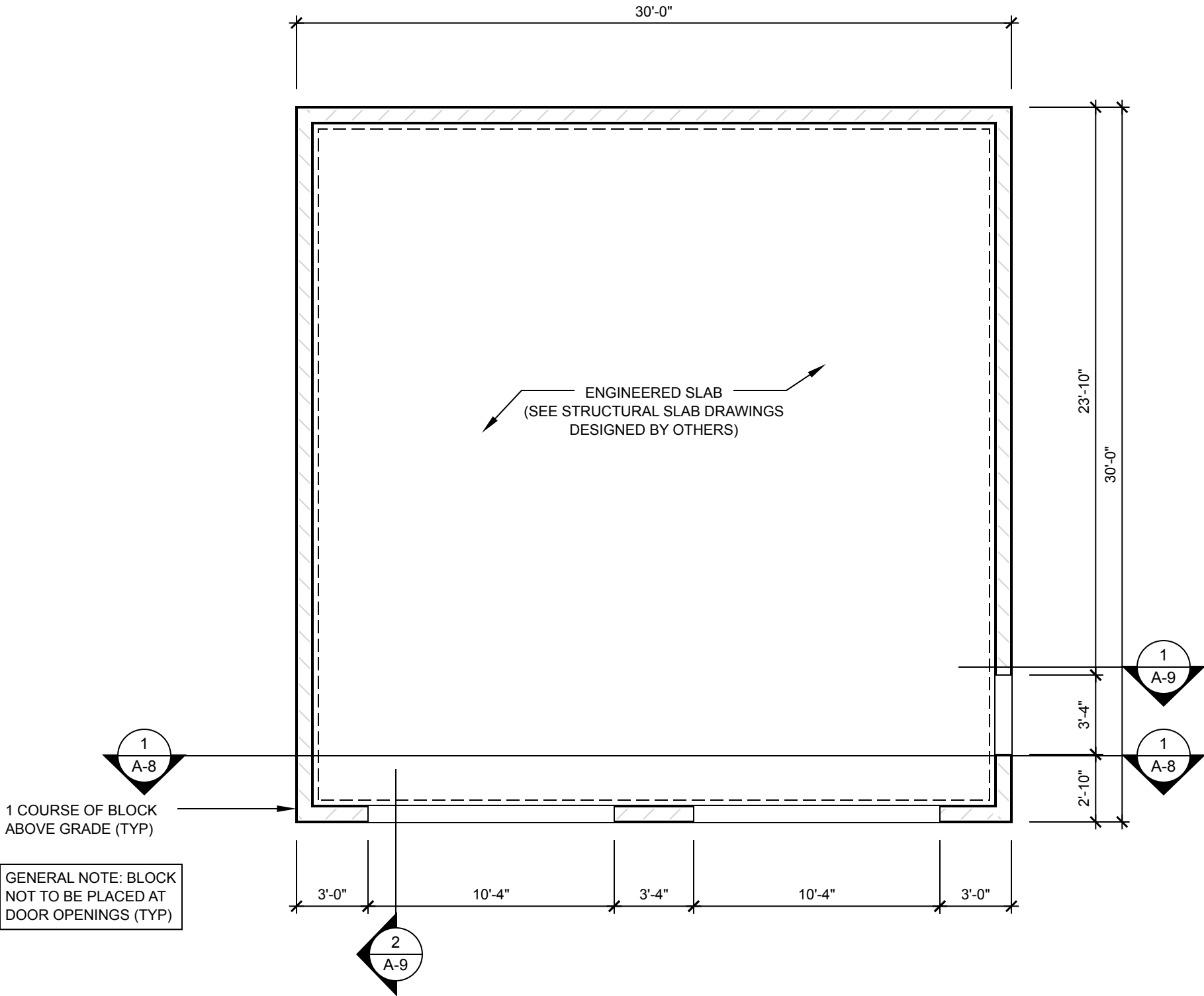
Issue Date: Sep. 14, 2026

Scale: N/A

TITLE PAGE

Report No:
GP-26-90880

Drawing No:
A-1



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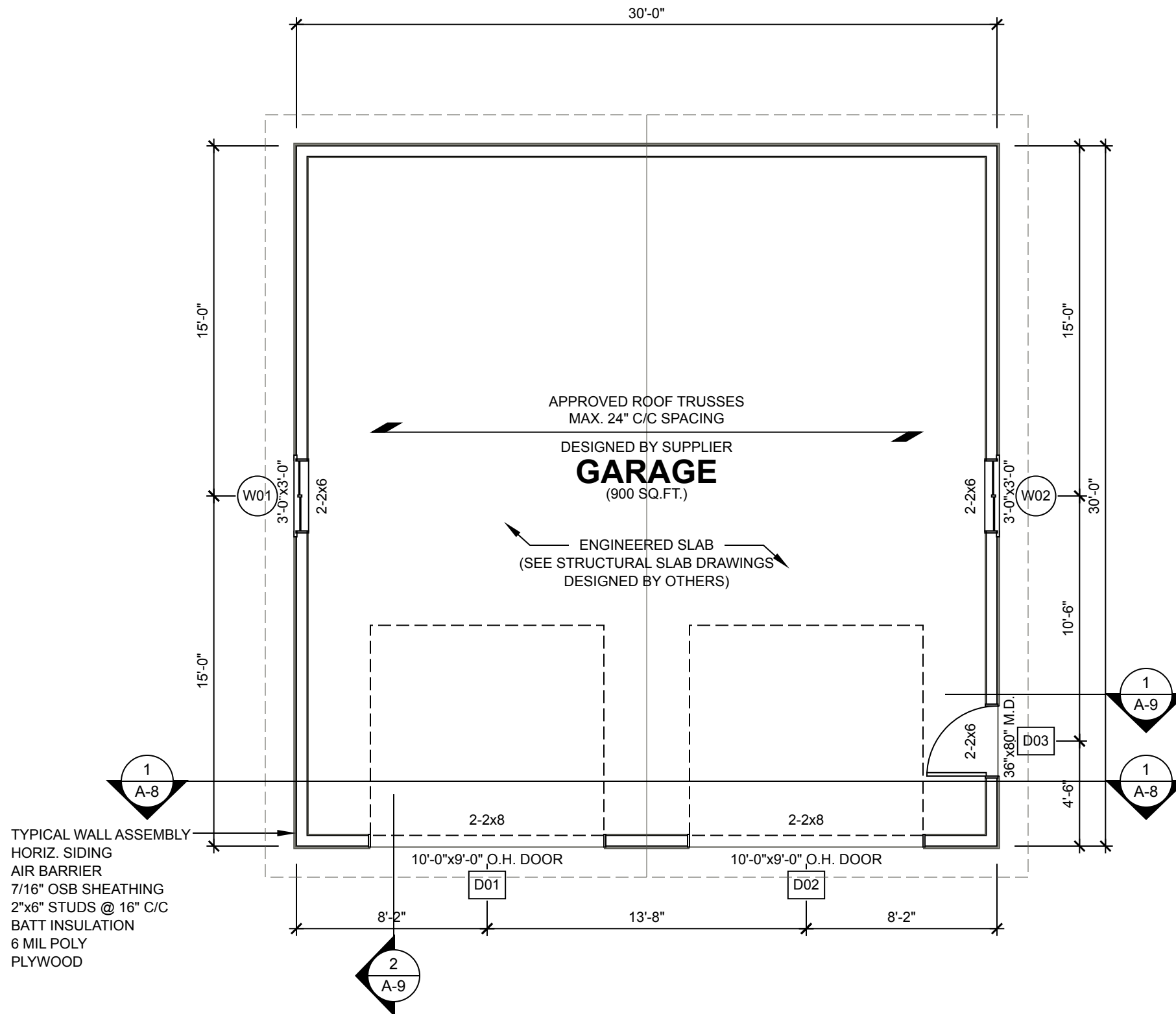
Issue Date: Sep. 14, 2026

Scale: 3/16" = 1'-0"

FOUNDATION PLAN

Report No:
GP-26-90880

Drawing No:
A-2



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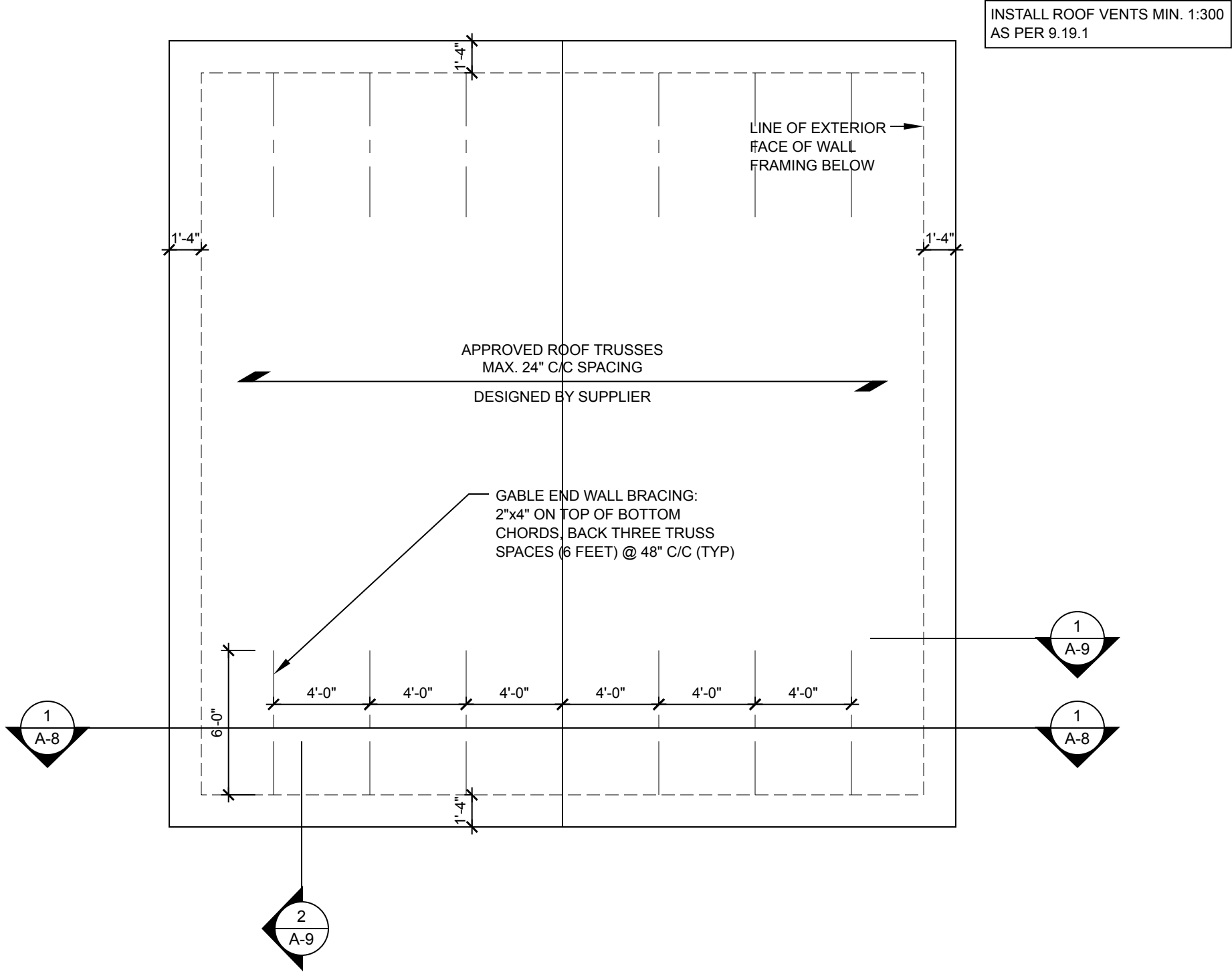
Issue Date: Sep. 14, 2026

Scale: 3/16" = 1'-0"

MAIN FLOOR PLAN
900 SQ.FT.

Report No:
GP-26-90880

Drawing No:
A-3



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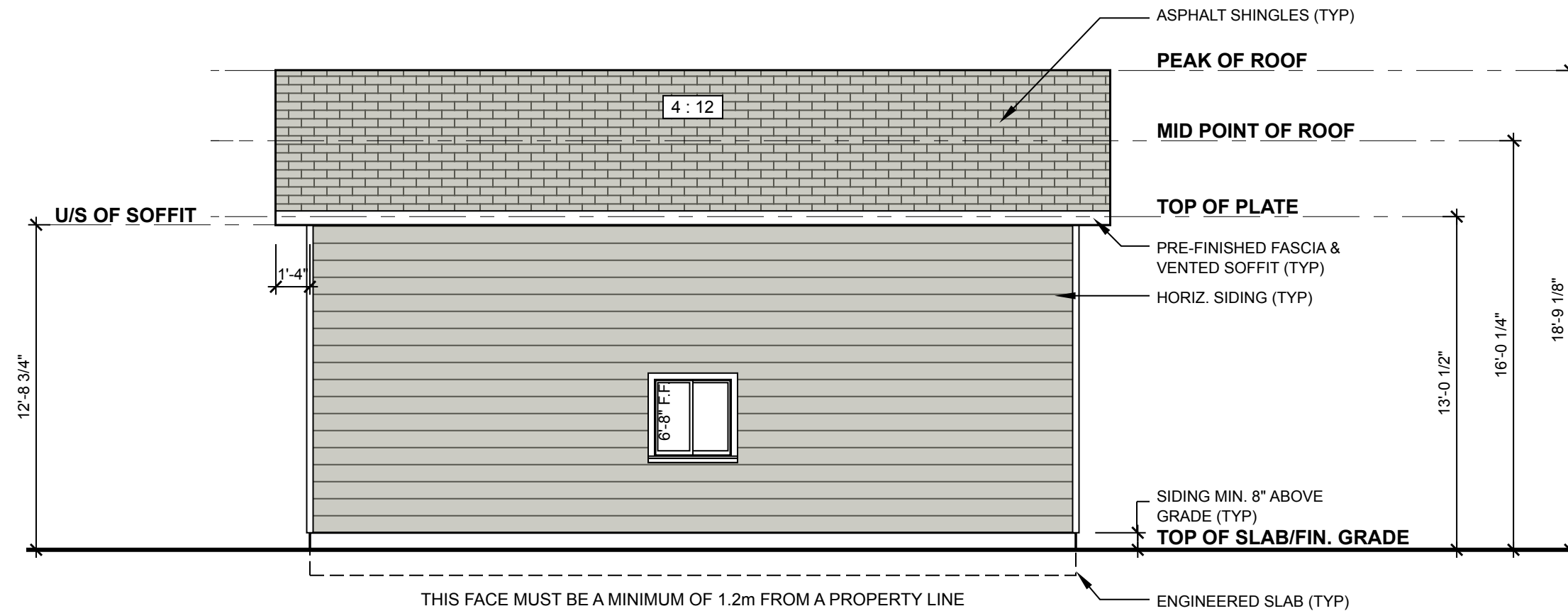
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Scale: 3/16" = 1'-0"

ROOF PLAN

Report No:
GP-26-90880

Drawing No:
A-4



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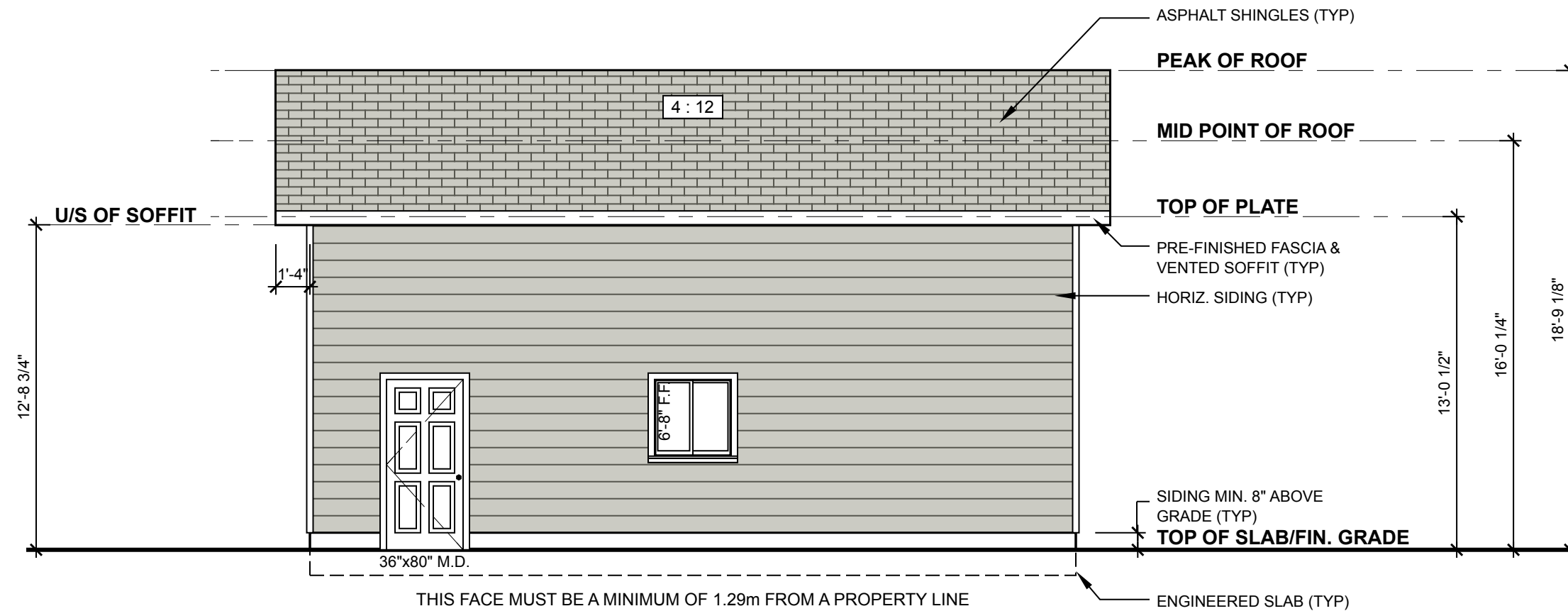
Issue Date: Sep. 14, 2026

Scale: 3/16" = 1'-0"

LEFT ELEVATION

Report No:
GP-26-90880

Drawing No:
A-6



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Issue Date: Sep. 14, 2026

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RIGHT ELEVATION

Report No:
GP-26-90880

Drawing No:
A-7

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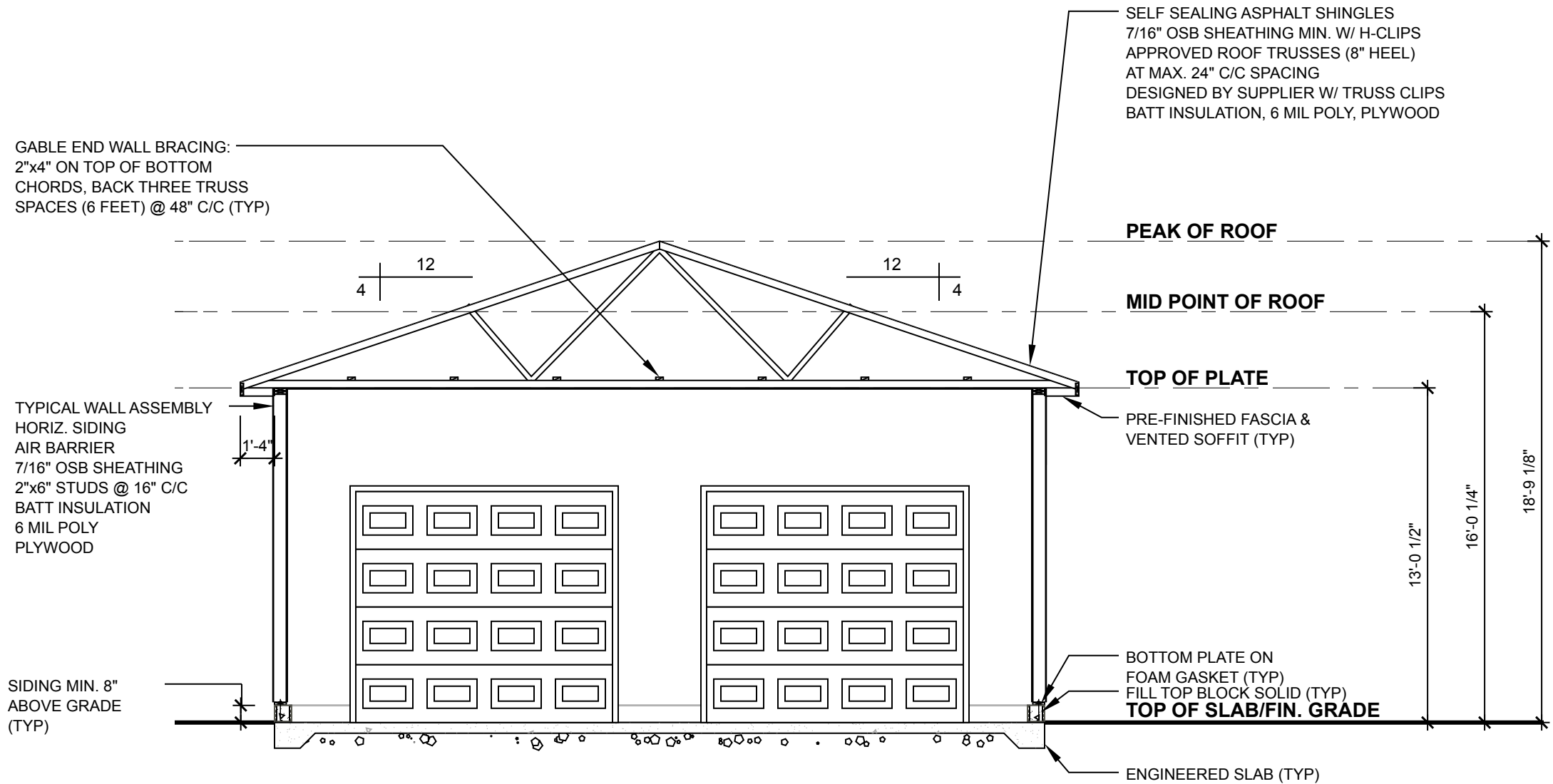
Issue Date: Sep. 14, 2026

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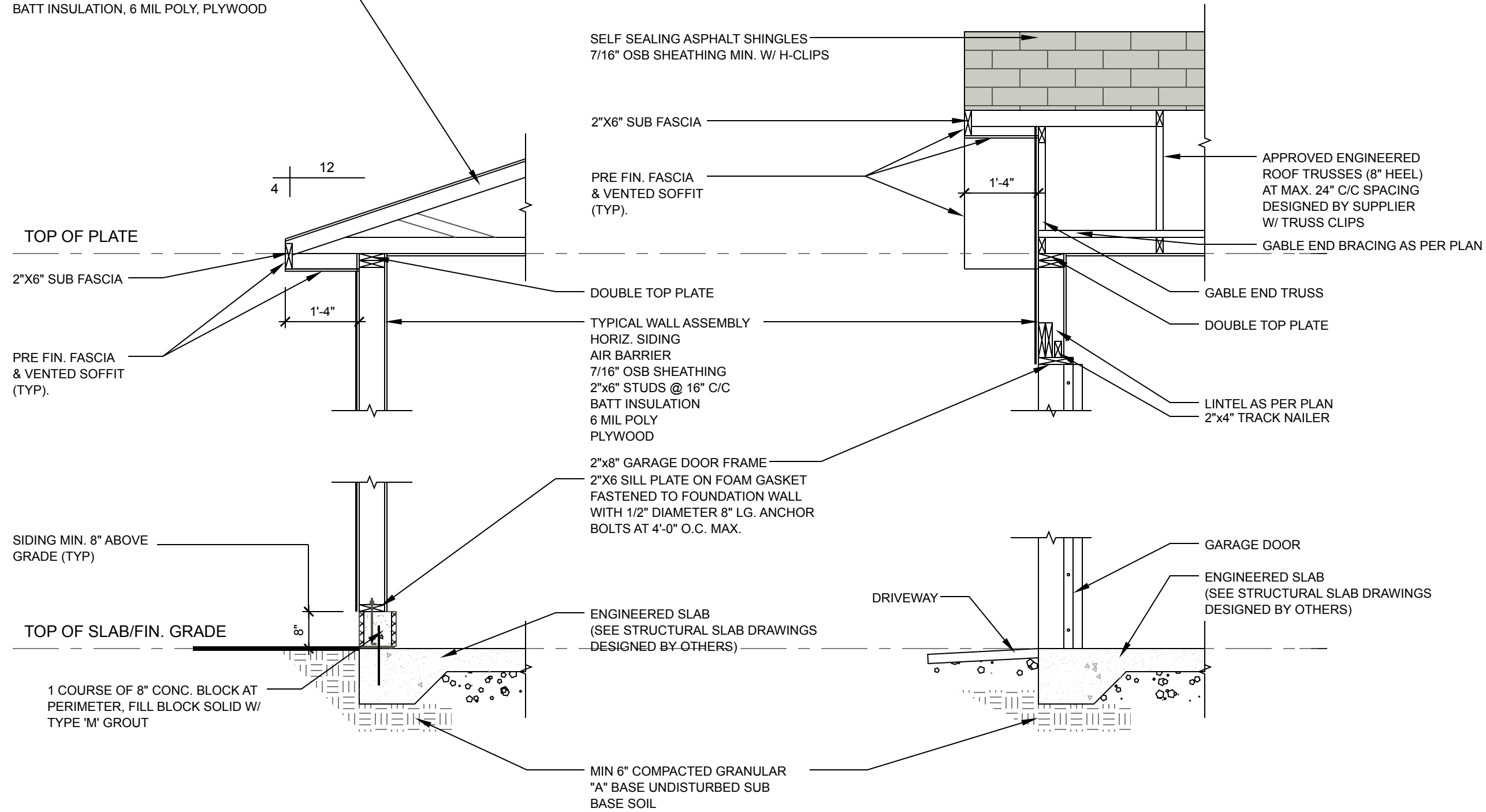
BUILDING SECTION

Report No:
GP-26-90880

Drawing No:
A-8



SELF SEALING ASPHALT SHINGLES
7/16" OSB SHEATHING MIN. W/ H-CLIPS
APPROVED ROOF TRUSSES (8" HEEL)
AT MAX. 24" C/C SPACING
DESIGNED BY SUPPLIER W/ TRUSS CLIPS
BATT INSULATION, 6 MIL POLY, PLYWOOD



1

TYPICAL WALL SECTION AT EAVE

SCALE 1/2" = 1'-0"

2

TYPICAL WALL SECTION AT O/H DOOR & GABLE

SCALE 1/2" = 1'-0"

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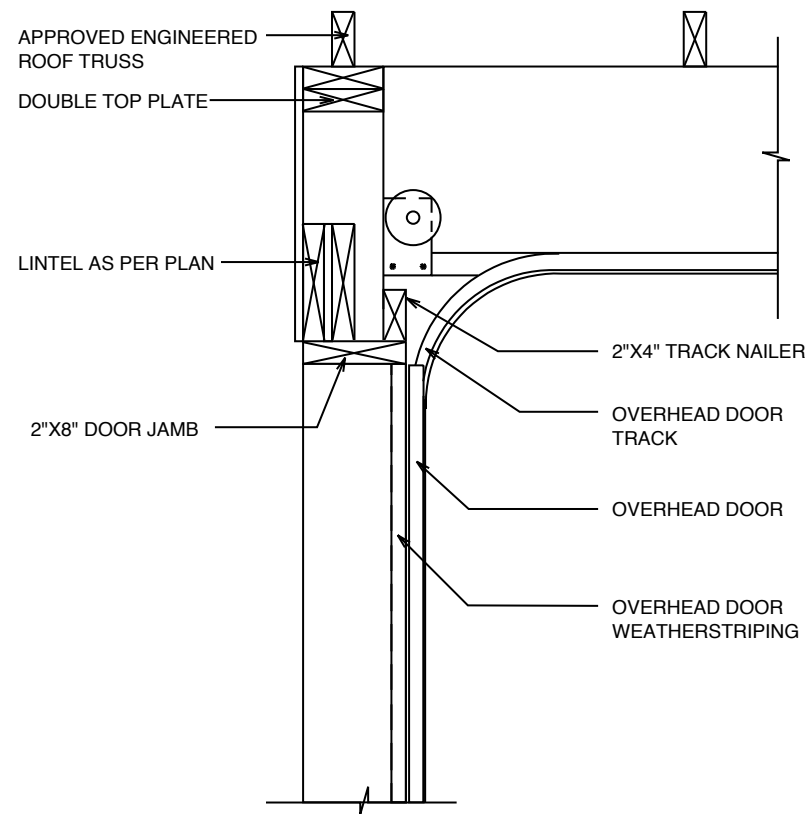
Issue Date: Sep. 14, 2026

Scale: AS NOTED

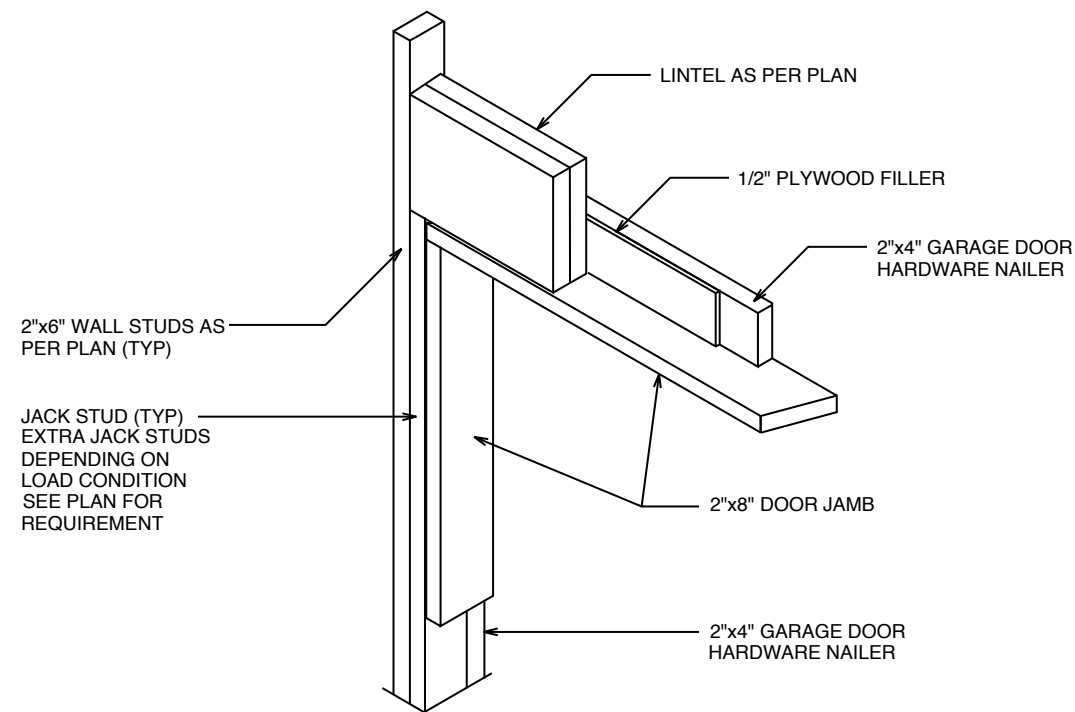
WALL SECTIONS

Report No:
GP-26-90880

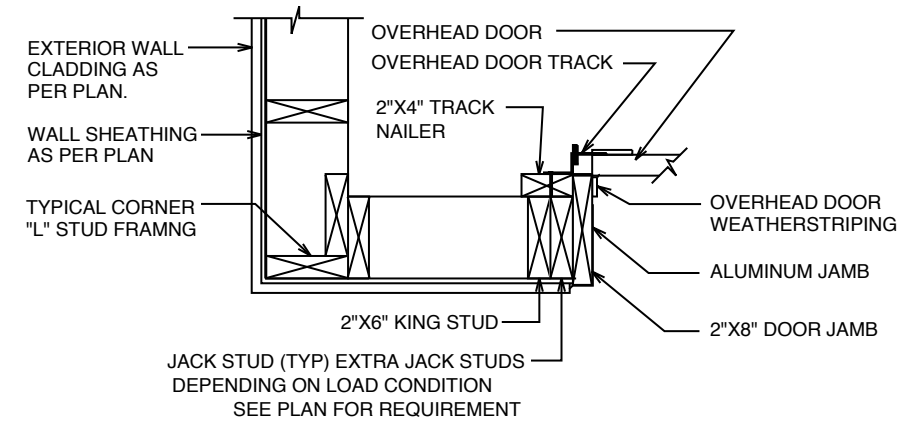
Drawing No:
A-9



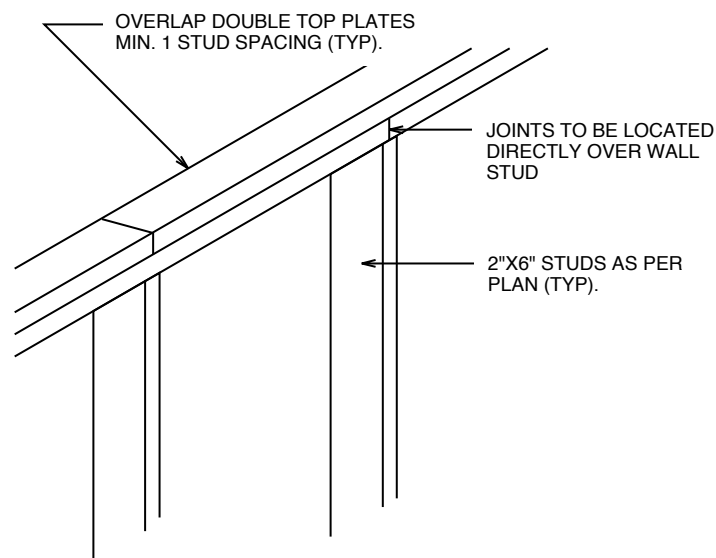
1 GARAGE DOOR JAMB DETAIL
SCALE: N.T.S



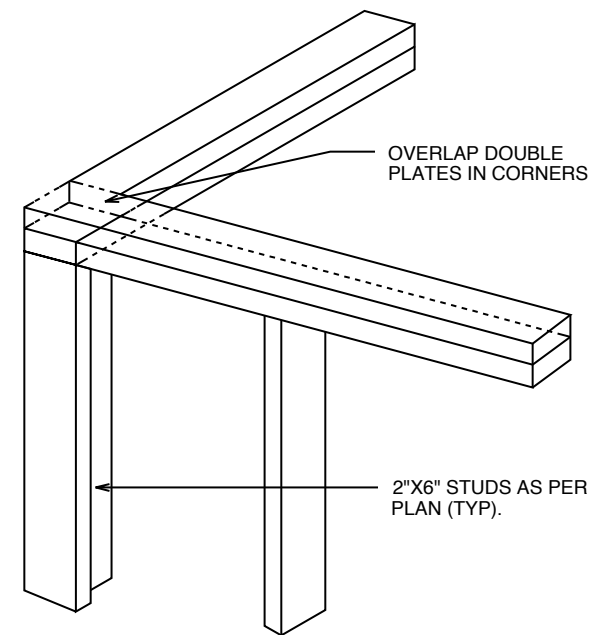
2 LINTEL DETAIL
SCALE: N.T.S



3 GARAGE O.H. DOOR JAMB DETAIL
SCALE: N.T.S



4 TOP PLATE LAP DETAIL
SCALE: N.T.S



5 DOUBLE TOP PLATE CORNER LAP
SCALE: N.T.S

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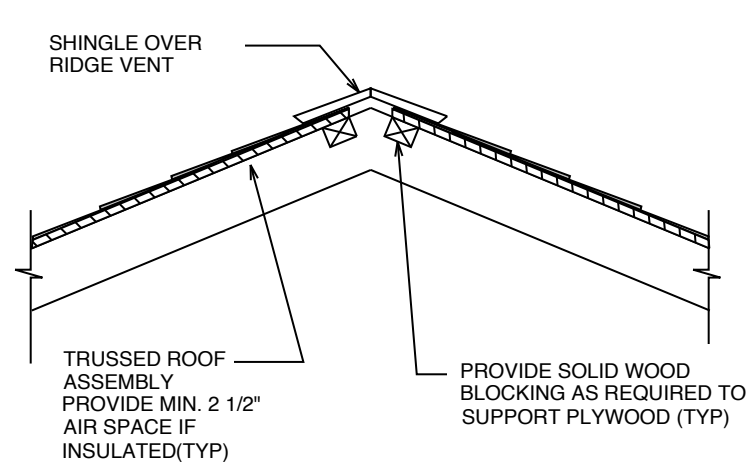
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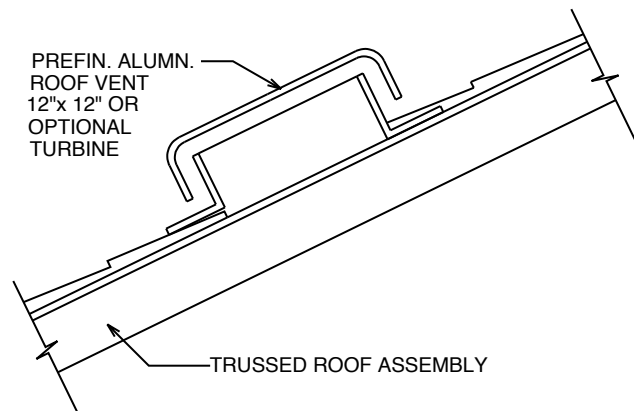
TYPICAL DETAILS

Report No:
GP-26-90880

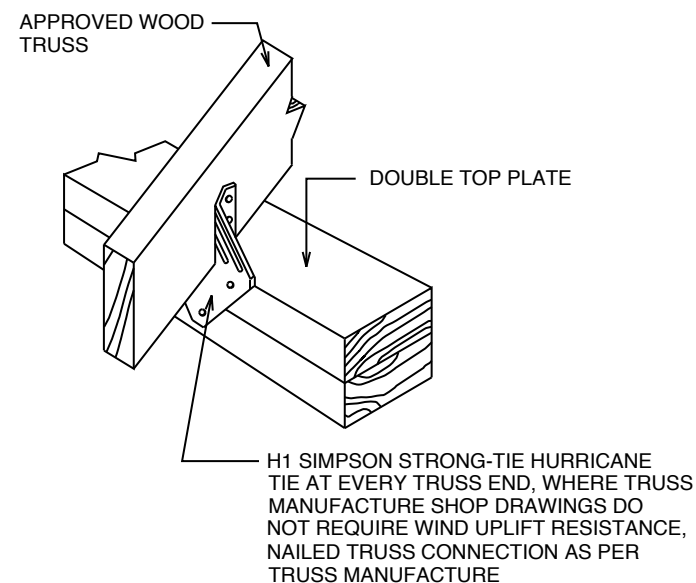
Drawing No:
A-10



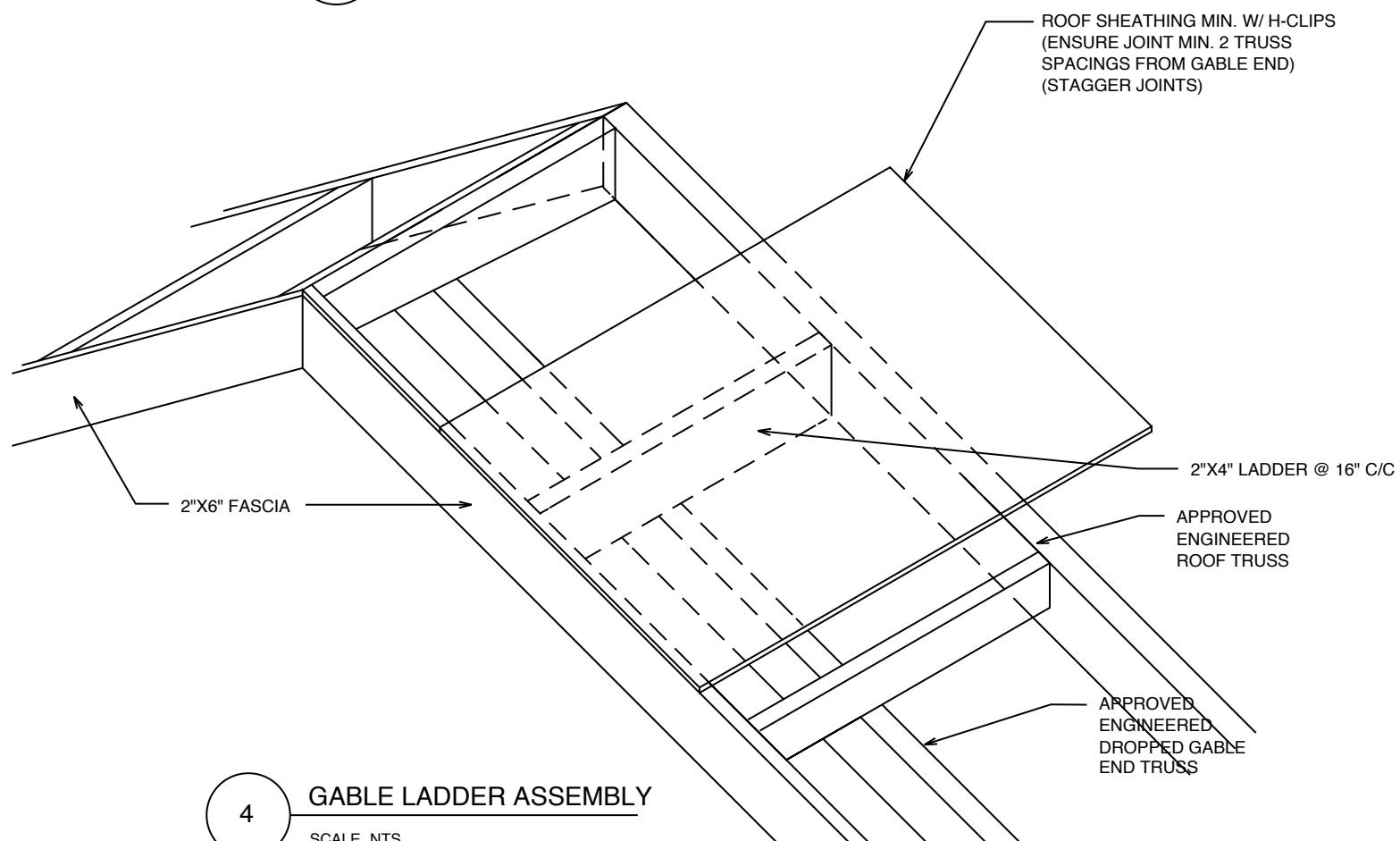
1 ROOF RIDGE VENT DETAIL
SCALE NTS



2 ROOF VENT DETAIL
SCALE NTS



3 TRUSS CLIP DETAIL
SCALE NTS



4 GABLE LADDER ASSEMBLY
SCALE NTS

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Scale: AS NOTED

TYPICAL DETAILS

Report No:
GP-26-90880

Drawing No:
A-11

CONSTRUCTION NOTES

- ALL CONSTRUCTION IS TO CONFORM TO THE LATEST NATIONAL BUILDING CODE OF CANADA (NBCC) AND TO ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION (UNLESS OTHERWISE NOTED).
- ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
- WHERE THERE IS A DISCREPANCY BETWEEN THESE NOTES AND THE PLAN, THE PLAN SHALL GOVERN.
- DO NOT SCALE DRAWINGS.

FOUNDATION SUBGRADE

- FOOTINGS TO BE ON NATIVE NON-ORGANIC UNDISTURBED STABLE SOIL WITH A MINIMUM BEARING CAPACITY OF *75 kPa (SLS)
- ASSUMED WITH NO SOIL REPORT
- THE LOCAL BUILDING OFFICIAL MUST COMPLETE AN INSPECTION OF THE FOOTINGS PRIOR TO PLACING OF CONCRETE
- THE FOOTING BEARING ELEVATION MUST BE SET A MINIMUM OF 24" ABOVE THE WATER TABLE, SHOULD THERE BE ANY EVIDENCE TO SUGGEST THE WATER TABLE IS WITHIN 24" OF THE PROPOSED UNDERSIDE OF THE FOOTING A GEOTECHNICAL ENGINEER IS TO BE CONTACTED.
- IF A SOIL INVESTIGATION REPORT PROVIDED BY A GEOTECHNICAL ENGINEER CONFIRMS A BEARING CAPACITY GREATER THAN 75 kPa THEN A GREATER BEARING CAPACITY CAN BE USED.

FOOTINGS / SLABS

TYPICAL STRIP FOOTING: 9.15.1

- BASED ON 16'-1" (4.9m) MAX. SUPPORTED JOIST LENGTH.
- MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS (9.15.2.2).
- FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK, OR COMPACTED GRANULAR 4'-0" BELOW FINISHED GRADE UNLESS NOTED OTHERWISE ON THE PLANS (9.15.3.2).
- ENGINEERED FILL IS TO BE INSPECTED BY A CERTIFIED GEO-TECHNICAL SOILS ENGINEER.
- THE ASSUMED SOIL BEARING CAPACITY SHOWN ON SHEET A-1 MAY REQUIRE A REVIEW BY A CERTIFIED GEOTECHNICAL ENGINEER PRIOR TO POURING FOOTINGS

TYPICAL STRIP FOOTING - (EXTERIOR WALLS) 9.15.3.4

- FOOTING TO EXTEND 4'-0" BELOW GRADE BUT NOT LESS THAN THE DEPTH OF FROST PENETRATION UNLESS ADEQUATE INSULATION PROTECTION IS PROVIDED.
- 1 & 2 STOREY: 19" X 6" (485mm X 155mm).
- 3 STOREY: 26" X 9" (660mm X 230mm).

PINNING FOOTINGS TO BEDROCK

- FROST PROTECTION IS NOT REQUIRED.
- ROCK TO BE CLEAN AND FREE OF DEBRIS.
- FOOTING TO BE PINNED TO ROCK WITH 10M DOWELS AT 24" C/C.
- IF OVERALL SLOPE IS GREATER THAN 20%, ENGINEERING IS REQUIRED.

TYPICAL STRIP FOOTING - (INTERIOR BEARING WALLS) 9.15.3.6

STEP FOOTING NBCC 9.15.3.9

- SIZES AS PER NOTES 1 AND 2.
- 23 5/8" (600mm) MAX. VERTICAL RISE.
- 23 5/8" (600mm) MIN. HORIZONTAL RUN.

DRAINAGE TILE OR PIPE 9.14.3 - SOME ENGINEERED SLAB APPLICATIONS

- MATERIALS SHALL CONFORM TO NBCC 9.14.3.1.
- 4" (100mm) MIN. DIA.
- LAID ON UNDISTURBED OR WELL-COMPACTED SOIL.
- TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLOOR SLAB.
- COVER TOP AND SIDES OF TILE OR PIPE WITH 6" (150mm) OF CRUSHED STONE OR OTHER CLEAN GRANULAR MATERIAL.
- TILE SHALL DRAIN TO SUMP OR APPROVED FROST-FREE OUTLET.

GARAGE CONCRETE SLAB ON GROUND

- 4" (100mm) CONCRETE SLAB.
- CONCRETE TO BE DESIGNED TO A MINIMUM 28-DAY 32MPA COMPRESSIVE STRENGTH WITH 6-8% AIR ENTRAINMENT. THE SLAB CONSTRUCTION MUST CONFORM TO CAN/CSA A23.3-94 AND THE ONTARIO BUILDING CODE.
- PLACE SLAB ON MIN. 5" GRANULAR 'A' FILL (NBCC9.14.4.2) (COMPACTED TO 98% SPD) ON SOUND UNDISTURBED ORIGINAL SUB-GRADE. ALTERNATIVELY THE SLAB BASE MAY BE A MINIMUM OF 5" OF 3/4" CLEAR STONE WITHOUT COMPACTION.
- 6" X 6" (W2.9 X W2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB.
- WELDED WIRE FABRIC TO CONFORM TO CSA G30.5M.
- SAW CUT TO 25% OF SLAB THICKNESS TO CONTROL SHRINKAGE CRACKING. REINFORCING MUST NOT BE CUT WITH THIS OPERATION, AND CARE MUST BE TAKEN TO PLACE THE REINFORCING TO ALLOW ADEQUATE CONCRETE TOP COVER FOR SAW-CUTTING PURPOSES.

OPTIONAL ENGINEERED SLAB

- REINFORCING SHALL BE DETAILED, BENT, PLACED, AND SUPPORTED TO CONFORM TO ACI STANDARD 315 AND THE MANUAL OF STANDARD PRACTICE PUBLISHED BY THE REINFORCING STEEL INSTITUTE.
- SEE ATTACHED ENGINEERED SLAB PLANS FOR STEEL SIZING AND PLACEMENT.

STEEL COLUMNS

- WHERE COLUMN SITS ON FDN WALL, USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) BASE PLATE SECURED WITH (2)-5/8" DIA. (16 mm) X 8" LG. X 2" HOOK ANCHOR BOLTS.
- EXTERIOR OF STEEL COLUMNS SUSCEPTIBLE TO CORROSION SHALL BE TREATED WITH A RUST-INHIBITIVE PAINT OR GALVANIZED.

WOOD COLUMN

- 5 1/2" X 5 1/2" (140mm X 140mm) SOLID NO. 1 or 2 SPF.
- 7 1/4" DIA (184mm) UNLESS CALCULATIONS PROVE A LESSER SIZE IS ADEQUATE, AS PER NBCC 17.4.1. (2).
- APPROVED METAL SHOE ANCHORED TO FTG.
- CONCRETE PAD AS PER PLANS.
- WIDTH OF COLUMN SHALL BE NO LESS THAN THE WIDTH OF SUPPORTING MEMBERS OR AS PER ENGINEERED REPORT.

FOUNDATIONS

LOAD BEARING MASONRY NOTES:

THE FOLLOWING INDICATES ONLY THE MINIMUM REQUIREMENTS APPLICABLE TO STRUCTURAL LOAD-BEARING MASONRY, BASED ON EMPIRICAL RULES FOR PLAIN MASONRY.

REFER ALSO TO ARCHITECTURAL DRAWINGS &/OR THE SPECIFICATION FOR REQUIREMENTS OTHER THAN STRUCTURAL, AND FOR NON-LOAD-BEARING WALLS AND PARTITIONS.

MASONRY CONSTRUCTION TO CONFORM TO CS & CAN3-A371-M.A STANDARDS CAN3-S304-M.

CONCRETE BLOCKS & BRICKS:

- TO CONFORM TO ONE OR MORE OF CSA A165.1M, .2M, .3M, OR .4M.
- BLOCKS TO BE MODULAR UNITS AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS AND UNLESS OTHERWISE NOTED SHALL BE:
- FOR BELOW-GRADE & EXTERIOR EXPOSED WALLS, USE NORMAL WEIGHT UNITS:
 - STANDARD HOLLOW:..... TYPE H/15/A/M.
 - 75% SOLID: TYPE S/15/A/M.
 - 100% SOLID: TYPE S/15/A/M.
- CLAY BRICKS TO CONFORM TO ONE OR MORE OF CSA A82.1M, .3M, .4M, .5M, OR .8M. SEE ARCHITECTURAL DRAWINGS &/OR SPECIFICATIONS FOR TYPES & STYLES OF BRICKS REQUIRED. UNLESS OTHERWISE NOTED, THE MINIMUM COMPRESSIVE STRENGTH (BRICK FLATWISE) GROSS AREA SHALL BE 20 MPa.
- MASONRY DESIGN SHALL CONFORM TO S304 LATEST STANDARD.

MORTAR AND GROUT:

- MORTAR: CONFORM TO CSA A179M FOR LAYING CONCRETE BLOCKS.
 - USE TYPE "S" MORTAR UNLESS NOTED FOR LAYING CLAY BRICKS.
 - USE TYPE "S" MORTAR UNLESS NOTED FOR MASONRY GROUT.
 - TO CONFORM TO CSA A179-M WITH A SLUMP OF +200mm (+8") AND THE MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE 12.5 MPa.

MASONRY CONNECTORS:

- (ANCHORS, FASTENERS, & TIES) SHALL CONFORM TO CSA CAN3-A370-M AND BE INSTALLED TO COMPLY WITH CSA CAN3-A371M. SPACING, STRENGTH, AND GALVANIZING OF STRIP TIES, DOVETAIL ANCHORS, BAR ANCHORS, ROD ANCHORS, STRAP ANCHORS, WALL, AND PARTITION ANCHORS SHALL COMPLY WITH CSA CAN3-A370-M.

HORIZONTAL JOINT REINFORCEMENT FOR ALL MASONRY WALLS:

- THE FOLLOWING MINIMUM REQUIREMENTS:
1. CONFORM TO CSA CAN3-A370-M & CAN3-A371-M.
 2. REINFORCEMENT SHALL BE APPROVED AS A CONTINUOUS "LADDER" TYPE (BLOK-LOK) WITH 3/16" (4.76mm) DIAMETER LONGITUDINAL AND CROSS WIRES.
 3. SPACING: PROVIDE REINFORCING IN THE TOP COURSE IMMEDIATELY BELOW FLOOR AND ROOF BEARING LEVELS AND THE FIRST TWO COURSES ABOVE AND BELOW EVERY WALL OPENING. THE REINFORCING SHALL EXTEND 600mm (24") BEYOND SUCH OPENINGS. FOR THE REMAINDER OF WALLS, THE VERTICAL SPACING SHALL NOT EXCEED 400mm (16").
 4. OVERLAP SPLICES: SHALL BE A MINIMUM OF 150mm (6") FOR KNURLED WIRE AND 300mm (12") FOR PLAIN WIRE. LAPS SHALL BE STAGGERED A MINIMUM OF 750mm(30") FROM COURSE TO COURSE. REINFORCING SHALL NOT PASS THROUGH A VERTICAL CONTROL JOINT UNLESS OTHERWISE SHOWN.
 5. CORROSION RESISTANCE: JOINT REINFORCING FOR ALL WALLS IN CONTACT WITH SOIL, EXTERIOR WALLS, AND WALLS IN A MOIST ENVIRONMENT SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION TO ASTM A153-B2, 458 gm/sq.meter(1.5 oz./sq.foot).
 6. PROVIDE ALL PREFABRICATED CORNER AND TEE SECTIONS.

COMPOSITE WALLS:

- SHALL HAVE THE VERTICAL COLLAR JOINTS BETWEEN WYTHES COMPLETELY FILLED WITH MORTAR OR GROUT.

BOND BEAMS:

- MADE FROM LINTEL BLOCKS OR HALF-WEB BLOCKS WHERE SHOWN ON STRUCTURAL DRAWINGS SHALL CONFORM TO CSA A371-M.

GROUTING:

- BY FILLING VOIDS OF HOLLOW UNIT & REINFORCED HOLLOW UNITS SHALL CONFORM TO CSA 1-371-M (MORTAR IS NOT ACCEPTABLE).

EXPANSION & CONTROL JOINTS:

- SHALL BE PROVIDED WHERE THE LENGTH OF MASONRY WALL IS GREATER THAN 80'

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RECENT CHANGES IN THE NEW BUILDING CODE ADDRESSING LATERAL LOADS DUE TO WIND AND EARTH QUAKE HAVE BEEN CONSIDERED IN THE WALL DESIGN FOR THE SUBJECT BUILDING.

Mark Wojcik
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Matlock, Manitoba

Issue Date: Sep. 14, 2026

Scale: N/A

CONSTRUCTION NOTES

Report No:
GP-26-90880

Drawing No:
A-12

EXECUTION:

BEARING ON MASONRY:

- 1. MINIMUM BEARING ON MASONRY UNLESS OTHERWISE NOTED:
 - BEAMS (STEEL, CONC., WOOD): 200mm (8") NOMINAL.
 - LINTELS (STEEL, CONC., WOOD): 150mm (6") NOMINAL.
 - JOISTS (STEEL, WOOD): 100mm (4") NOMINAL.
 - SLABS (CAST-IN-PLACE, PRECAST): 100mm (4") NOMINAL.
 - STEEL DECKING(ON WELD PLATE): 100mm (4") NOMINAL.
- 2. MASONRY BEARINGS SHALL BE OF SOLID BLOCKS (OR GROUTED SOLID) OR BRICKS LAID IN MORTAR, ALL JOINTS ARE TO BE FULLY FILLED WITH TYPE 'S' MORTAR.
- 3. MIN. SIZE OF SOLID BEARINGS AT BEAMS AND LINTELS UNLESS NOTED SHALL BE EQUAL TO TWICE THE BEARING/WALL PLATE (WP) LENGTH AND FOR A DEPTH EQUAL TO THE BEARING/WALL PLATE (WP) LENGTH, AND IN NO CASE LESS THAN 400 mm LONG X 200 mm DEEP (16" X 8"), SYMMETRICAL UNDER BEARING POINT.
- 4. PROVIDE A MINIMUM OF ONE CONTINUOUS COURSE 200mm (8") OF SOLID OR GROUTED VOID BLOCKS OR BRICKS LAID IN MORTAR AT THE TOP COURSE IMMEDIATELY BELOW ALL FLOOR AND ROOF BEARING LEVELS.

COLD WEATHER CONSTRUCTION:

- REQUIREMENTS & PROTECTION SHALL CONFORM TO CSA CAN3 A371-M AND UNDER NO CIRCUMSTANCES SHALL MASONRY CONSTRUCTION BE PERMITTED WHEN THE AIR TEMPERATURE FALLS BELOW -12°C.

CAST-IN PLACE CONCRETE NOTES:

- CONCRETE FOUNDATION WALLS TO BE MINIMUM 8" (200mm) THICK AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 15 MPA (MIN 20 MPa IS RECOMMENDED).

GENERAL

- PROVIDE ALL LABOUR, MATERIALS, TOOLS, AND EQUIPMENT REQUIRED TO CARRY OUT THE WORK.
- REFER ALSO TO GENERAL NOTES, NOTES UNDER PLANS AND SCHEDULES, TYPICAL DETAILS, AND SPECIFICATION.

PRODUCTS

- PORTLAND CEMENT, WATER, AND AGGREGATES SHALL CONFORM TO CSA CAN3-A23.1M.
- PROVIDE AN APPROVED WATER-REDUCING ADDITIVE IN ALL CONCRETE.
- PROVIDE AN APPROVED AIR ENTRAINING ADDITIVE IN ALL CONCRETE WHICH WILL BE EXPOSED TO A FREEZE/THAW CYCLE AND/OR THE ACTION OF DE-ICING SALT.
- ADMIXTURES SHALL CONFORM TO CSA CAN3-A266M SERIES.
- FORMWORK SHALL CONFORM TO CSA CAN3-A23.1M AND FALSEWORK SHALL CONFORM TO CSA S269.1.
- REINFORCING STEEL UNLESS SPECIFICALLY NOTED, SHALL BE DEFORMED BARS CONFORMING TO CSA G30.18-M GRADE 400 (58000 PSI).
- WELDED WIRE FABRIC TO CONFORM TO CSA G30.5M.
- REINFORCING SHALL BE DETAILED, BENT, PLACED, AND SUPPORTED TO CONFORM TO ACI STANDARD 315 AND THE MANUAL OF STANDARD PRACTICE PUBLISHED BY THE REINFORCING STEEL INSTITUTE.
- CURING AND SEALING COMPOUNDS, WHERE APPROVED FOR USE, SHALL CONFORM TO ASTM STANDARD C309.
- GENERALLY, ALL CONCRETE SURFACES ARE TO BE SEALED UNLESS NOTED OTHERWISE. COMPOUNDS ARE TO BE COMPATIBLE WITH APPLIED FINISHES.

EXECUTION

- MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE @ 28 DAYS SHALL BE AS NOTED ON THE DRAWINGS OR GENERAL NOTES.
- SLUMP AT THE POINT OF DISCHARGE SHALL BE CONSISTENT AT 90mm + 20mm (3 1/2" + 3/4") UNLESS NOTED OTHERWISE. GREATER SLUMPS ARE NOT ACCEPTABLE.
- CONCRETE MIXING, TRANSPORTATION, HANDLING, AND PLACING SHALL CONFORM TO CSA CAN3-A23.1M.
- CONSTRUCTION JOINTS FOR SLABS AND BEAMS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL CONSULTANT BEFORE CONSTRUCTION. GENERALLY, JOINTS IN SLABS SHALL BE AT RIGHT ANGLES TO THE SPANS, AT MID-SPAN IF POSSIBLE, AND BE CLEAR OF SUPPORTS AND POINT LOADS.
- OPENINGS AND DRIVEN FASTENERS REQUIRED IN THE CONCRETE AFTER THE CONCRETE IS PLACED SHALL BE APPROVED BY A STRUCTURAL CONSULTANT BEFORE PROCEEDING.
- FINISHING, REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR REQUIRED FINISH TO EXPOSED CONCRETE. ALL HONEYCOMBING SHALL BE CUT OUT AND FILLED. FLOOR FINISHES SHALL BE AS REQUIRED BY THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SHALL CONFORM TO CSA STANDARD CAN3-A23.1-M (CLASS A FINISH UNLESS NOTED).
- TOLERANCES FOR PLACING STRUCTURAL CONCRETE, REINFORCING STEEL, CAST-IN HARDWARE, AND FOR FLOOR AND ROOF FINISHES SHALL BE AS SPECIFIED IN CSA STANDARD CAN3-A23.1M.

QUALITY CONTROL

- FOR INSPECTION AND TESTING, SEE GENERAL NOTES.

ICF FOUNDATION WALL NOTES:

- ICF FOUNDATION WALL
- DAMPPROOF EXTERIOR SURFACE
- INSULATED CONCRETE FORM FOUNDATIONS MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S SPECIFICATIONS.
- ROOF FRAMING FIXED TO TOP PLATES.

ICF FOUNDATION MINIMUM WALL REINFORCEMENT (PART 9 PRESCRIPTIVE)

HORIZONTAL REINFORCEMENT:

- 10M BARS SPACED NOT MORE THAN 23 5/8" (600mm) O.C. ON THE INSIDE HALF OF THE WALL SECTION, WITH A MINIMUM COVER OF 1 1/4" (30mm) FROM THE INSIDE FACE OF THE CONCRETE.
- ONE 10M BAR PLACED NOT MORE THAN 11 3/4" (300mm) FROM THE TOP OF THE WALL.

VERTICAL REINFORCEMENT:

- 10M BARS SPACED AT 10" (250mm) O.C. ON THE INSIDE HALF OF THE WALL SECTION, WITH A MINIMUM COVER OF 1 1/4" (30mm) FROM THE INSIDE FACE OF THE CONCRETE.
- WHERE INTERRUPTED BY WALL OPENING, BARS SHALL BE PLACED NOT MORE THAN 23 5/8" (600mm) FROM EACH SIDE OF THE OPENING.

MAIN FLOOR LEVEL ICF WALLS:

- COVER INSIDE FOAM WITH DRYWALL OR APPROVED WOOD SHEATHING. INSTALL IN ACCORDANCE WITH 9.29 OF THE NATIONAL BUILDING CODE OF CANADA .

ENGINEERED WOOD ACCEPTABLE TYPES:

- LP SOLIDSTART BY LOUISIANA PACIFIC.
- GANGLAM BY GANG-NAIL CANADA LTD.
- MICROLAM BY TRUS JOIST CORPORATION.
- PARALLAM BY MACMILLAN BLOEDEL LTD.
- LAMINATED VENEER LUMBER (LVL): WOOD VENEERS AND ADHESIVES SHALL BE IN ACCORDANCE WITH APPROVED MANUFACTURER'S STANDARDS AND APPLICABLE CSA STANDARDS.
- ALL MEMBERS SHALL BEAR IDENTIFICATION MARKS OF THE MANUFACTURER.
- NAILING AND/OR BOLTING OF MULTI-PLYS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND IN NO CASE LESS THAN 2 ROWS OF 16d (3 1/2") NAILS AT 300mm (12") CENTRES, EACH ROW.
- NAILS INTO EDGES OF LVL SHALL BE SPACED AT A MINIMUM OF 75mm (3") FOR 8d (2 1/2") NAILS AND 100mm (4") FOR 10d (3") NAILS.
- LVL MIN. END BEARING TO BE AS PER BEAM REPORT.

FRAME WALL CONSTRUCTION

LUMBER:

- UNLESS OTHERWISE NOTED, TO BE SPRUCE-PINE-FIR (SPF), GRADE NO. 2, CONFORMING TO CSA STANDARD WITH 0141 WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION. LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
- NAILS, SPIKES, AND STAPLES: TO CSA STANDARD B111; GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER; PLAIN ELSEWHERE. NAILING OF FRAMING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.23.3 A, B, AND 9.23.13 A IN THE NATIONAL BUILDING CODE OF CANADA .
- ROUGH HARDWARE: BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED.
- WOOD PRESERVATIVES (PRESSURE TREATED): WHERE REQUIRED, TO CONFORM TO CSA STANDARD 080-M.
- FRAMING ANCHORS: FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS, AND ANGLES, UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY TIMBER ENGINEERING COMPANY (TECO) OR AN APPROVED EQUAL, SIZED TO THE JOB AT HAND. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UTILIZING "SPECIAL" NAILS WHERE REQUIRED.

STUD WALLS:

- PROVIDE FULL-WIDTH SILL PLATES, MATCHING WIDTH OF STUD WALL, ANCHORED TO FOUNDATION WITH 12mm (1/2") DIAMETER BOLTS X 250mm (10") LONG AT 1200mm (4'-0") CENTRES. BOLTS TO BE GROUTED OR CONCRETED IN SOLID.
- PROVIDE MINIMUM TWO (2) TOP PLATES FOR LOAD-BEARING WALLS. PLATES TO BE LAPPED OR TIED AT CORNERS AND INTERSECTIONS.
- WOOD STUDS AS PER PLAN. 9.23.10.1.
- EXTERIOR SIDING TO COMPLY WITH LIMITING DISTANCE REQUIREMENTS AS LISTED IN THE NBCC 9.10.14, WHERE THE WALL IS CLOSER THAN 2'-0" TO THE PROPERTY LINE.
- SIDING OR STUCCO AS PER ELEVATIONS, MIN. 8" (200mm) FROM FINISHED GRADE.
- STONE OR BRICK AS PER ELEVATIONS, MIN. 6" (150mm) FROM FINISHED GRADE.
- WALL SHEATHING MEMBRANE TO BE MIN. 7/16" OSB SHEATHING OR EQUIVALENT AS PER CODE 9.23.16.
- WALL SHEATHING SHALL BE INSTALLED SO THAT ALL ENDS ARE SUPPORTED WITH END JOINTS STAGGERED. A GAP OF NOT LESS THAN 2mm (1/16") SHALL BE LEFT BETWEEN SHEETS OF PLYWOOD, WAFER BOARD, OR FIBRE BOARD. MAKE BUTT JOINTS ON SOLID MATERIAL.
- SECURE WALL SHEATHING TO FRAMING MEMBERS WITH 2 1/2" COMMON SPIRAL NAILS SPACED NOT GREATER THAN 6" ON THE EDGES & 12" IN THE FIELD OF THE BOARD.
- NOTCHING & DRILLING: ONLY ALLOWED WITHIN THE LIMITATIONS SET OUT IN THE NATIONAL BUILDING CODE OF CANADA.
- BEAMS, LINTELS, AND JOISTS SHALL BE GRADED BY AN APPROVED LUMBER GRADING AGENCY & SUPPLIED BY AN APPROVED MANUFACTURER.

GABLE WALL WITH LARGE OPENINGS:

ANALYSIS OF THE GARAGE FRONT WALL SHEAR RESISTANCE HAS NOT BEEN CONDUCTED DUE TO THE APPARENT PAST INSIGNIFICANCE OF SMALL ONE-STOREY WOOD FRAME UNINHABITED STRUCTURES. PAST PERFORMANCE OF SIMILAR BUILDINGS HAS PRESENTED LITTLE OR NO DATA THAT HAS PROVEN THIS ASPECT OF A GARAGE STRUCTURE TO FAIL UNDER LATERAL WIND LOAD FORCES. PART 9 OF THE NATIONAL BUILDING CODE OF CANADA IS SILENT ON THE ISSUE OF LATERAL STABILITY IN EXTERIOR SHEAR WALLS. IBD THEREFORE THROUGH ITS DESIGN EXPERIENCE DEEMS THE FRONT WALL AT THIS TIME UNWARRANTED FOR DETAILED SHEAR WALL ANALYSIS.

WINDOW AND MAN DOOR:

- THE WINDOW AND MAN DOOR ON THE SIDE CAN BE MOVED WITHIN THE WALL AS LONG AS A MINIMUM OF 16" IS MAINTAINED BETWEEN THE WINDOW AND THE DOOR, AS WELL AS BE A MINIMUM OF 16" FROM THE CORNERS.
- IF THE SIDE WINDOW OR MAN DOOR IS MOVED WITHIN THE WALL, THE OPENING MUST BE CLEAR OF ANY GIRDER TRUSS BEARING.

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Mark Wojcik
223 Elm
Matlock, Manitoba

Issue Date: Sep. 14, 2026

Scale: N/A

CONSTRUCTION NOTES

Report No:
GP-26-90880

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A-13

HIGH WALL CONSTRUCTION:

- 1. DOUBLE TOP PLATES ARE TO BE FASTENED TOGETHER WITH MIN. 3" NAILS @ 8" O.C. MAX.
- 2. BOTTOM PLATES MUST BE FASTENED WITH THE EQUIVALENT OF 3 1/4" NAILS @ 8" O.C. MAX. 1/2" DIA. ANCHOR BOLTS SPACED AT 4'-0" O.C. MEETS THE EQUIVALENCY.
- 3. PROVIDE 3-PLY CONTINUOUS KING STUDS EACH SIDE OF THE WINDOW OPENINGS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 4. 9.4.1.(1) ALLOWS FOR THE EXEMPTION OF THE MINIMUM STUD HEIGHT PRESCRIPTIVE REQUIREMENTS IN s. 9.23.10.1, WHERE THE DESIGN HAS BEEN COMPLETED IN CONFORMANCE WITH GOOD ENGINEERING PRACTICE AND PART 4 OF THE BUILDING CODE.
- 5. WALL BLOCKING IS NOT REQUIRED FOR DRAWINGS THAT HAVE BEEN SEALED BY ENGINEER.

SPATIAL SEPARATION:

- IF ELEVATION FACES ONE STREET, THEN PROPOSED UNPROTECTED OPENING AREA CAN BE 100%.
- IF ELEVATION FACES DWELLING ON SAME PROPERTY, THEN PROPOSED UNPROTECTED OPENING AREA CAN BE 100%.
- WHERE BUILDING REQUIRES PERIMETER INSULATION BUILDING CANNOT BE LESS THAN 4'-0" TO THE PROPERTY LINE.

TYPICAL ROOF CONSTRUCTION:

- NO. 210 (30.5KG/m2) ASPHALT SHINGLES.
- FOR ROOFS BETWEEN 4:12 AND 8:12 PITCH PROVIDE ICE AND WATER SHIELD INSTALLED ON PERIMETER OF ROOF, INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.
- ICE AND WATER SHIELD TO BE LAID BENEATH STARTER STRIP.
- STARTER STRIP AS PER NBCC 9.26.7.2.
- STARTER STRIP NOT REQUIRED IF TYPE M ROLL ROOFING IS USED FOR EAVES PROTECTION.
- 3/8" SHEATHING REQUIRES (0-1 GRADE) WITH METAL "H" CLIPS OR NOT LESS THAN 2"x2" BLOCKING SECURELY NAILED BETWEEN FRAMING MEMBERS MAX. FRAMING MEMBER SPACING MAX. 24" O.C.
- ROOF SHEATHING PROVIDE AT LEAST A 2mm (1/16") GAP BETWEEN SHEETS.
- EXTERIOR TYPE PLYWOOD USED AS ROOF AND/OR WALL SHEATHING SHALL BE LEGIBLY IDENTIFIED AS MATERIAL OF EXTERIOR TYPE.
- APPROVED WOOD TRUSSES DESIGNED BY SUPPLIER, TRUSS BRACING AS PER TRUSS MANUFACTURER.
- PREFINISHED ALUMINUM FASCIA AND ALUMINUM VENTED SOFFIT.
- ROOF VENTILATION: 1 SQUARE FOOT PER 300 SQ.FT. OF CEILING AREA (50% AT EAVES) 6.2.2.7.

GENERAL NOTES:

- 1" X 2" (19mm X 38mm) BOTH SIDES OF STEEL BEAM FLANGE OR WOOD CONTINUOUS WOOD PLATE SECURED TO TOP FLANGE.
- WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE WITH 6 MIL POLYETHYLENE OR NO. 15 ROLL ROOFING.
- "SB" PROVIDE EQUAL NUMBER OF PLIES IN POST AS ARE IN THE SUPPORTED BUILT-UP BEAM.

POINT LOAD:

- BUILT-UP POSTS SUPPORTING P.L. (FROM ABOVE) MUST BE AS WIDE AS THE MEMBER ABOVE. THE BLOCKING IN THE JOIST SPACE ABOVE THE BUILT-UP POST TO BE THE SAME NUMBER OF PLIES AS IN THE POST.

TRUSSES:

- IF ANOTHER TRUSS MANUFACTURER IS DESIRED, THEN ANY APPROVED ENGINEERED TRUSS DETAILS AND LAYOUTS MUST BE REPLACED WITH THE CHOSEN MANUFACTURER'S APPROVED ENGINEERED DETAILS AND LAYOUT.
- THE FINAL TRUSS DETAILS AND LAYOUT MUST BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION AND MUST BE KEPT ON SITE FOR CONSTRUCTION AND INSPECTION PURPOSES.

GIRDER TRUSS:

- ROOF TRUSS GIRDER LOADS HAVE BEEN CALCULATED FROM TRIBUTARY AREA.

LOW SLOPE ROOF APPLICATION (SLOPES LESS THAN 4:12) (AS PER 9.26.8):

- NO. 210 (30.5KG/m2) ASPHALT SHINGLES.
- EXCEPT FOR THE FIRST 2 COURSES, COVERAGE SHALL NOT BE LESS THAN 3 THICKNESSES OF SHINGLES OVER THE ENTIRE ROOF.
- ICE AND WATER SHIELD OVER ENTIRE ROOF SURFACE.
- STARTER STRIP TO BE LAID IN CONTINUOUS BAND OF CEMENT NOT LESS THAN 7 7/8" WIDE.
- SECURE TABS WITH COLD APPLICATION CEMENT APPLIED AT A RATE OF NOT LESS THAN 1 gal/100 ft² OF CEMENTED AREA OR HOT APPLICATION ASPHALT AT A RATE OF 0.2 LB/ft² OF CEMENTED AREA.
- SHINGLES ON HIPS AND RIDGES SHALL NOT BE LESS THAN 11 3/4" WIDE.
- ALL FLASHING TO WINDOWS, DOORS, AND CLADDING TO BE INSTALLED AS PER NBCC 9.27.3.8.

STAIR CONSTRUCTION

STAIRS & GUARDS as per NBCC 9.8 & SB-7

STAIRS: 9.8 - RESIDENTIAL

- MAX. RISE = 7-7/8" (200mm)
- MIN. RISE = 5" (125mm)
- MAX. RUN = 14" (355mm)
- MIN. RUN = 10" (255mm)
- MIN. TREAD = 11" (280mm)
- MAX. NOSING = 1" (25mm)
- MIN. HEADROOM = 6'-5" (1950mm) OVER CLEAR WIDTH OF STAIR
- RAIL @ STAIR & LANDING = MIN 2'-10" (865mm) MAX. 3'-2" (965mm)
- MIN. WIDTH = 2'-10" (860mm)
- MIN. LANDING = WIDTH OF STAIR (BETWEEN WALL FACES)
- MIN. WIDTH = 2'-11" (900m)
- MAX. HEIGHT = 12'-2" (3.7M) BETWEEN LANDINGS (EXIT STAIRS, BETWEEN GUARDS)
- AS PER NBCC 9.8, TOLERANCE BETWEEN TREADS: 3/16" BETWEEN ADJACENT TREADS OR LANDINGS, AND 3/8" BETWEEN THE TALLEST AND SHORTEST RISERS IN A FLIGHT.
- FIN. RAILING ON WOOD PICKETS MAX. 4" CENTERLINE BETWEEN PICKETS
- EXT. CONC. STEPS TO HAVE 10" (254mm) RUN & 8" (200mm) RISE
- FDN. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
- FTG. FOR FDN. WALL TO BE MIN. 4'-0" (1.22mm) BELOW GRADE
- HANDRAIL TO BE CONTINUOUS THROUGH FLIGHT OF STAIRS EXCEPT AT LANDINGS
- SLOPE OF LANDING SHALL NOT EXCEED 1 IN 50
- HANDRAIL TO BE CONTINUOUS THROUGH WINDERS
- EXTERIOR CONCRETE STEPS = MAX. RISER 7-7/8" (200mm)
- LOFT SPACE HAS NOT BEEN DESIGNED AS A DWELLING UNIT. WHERE LOFT DEEMED TO BE A DWELLING UNIT, WINDOWS SHALL BE A MINIMUM OF 19" (480mm) ABOVE FINISHED FLOOR
- ANY OPENING BETWEEN STRINGER AND STAIR GUARD SHALL BE OF A SIZE THAT PREVENTS THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 6" (150mm).

STAIR LANDING:

- 5/8" T&G PLYWOOD ON 2"x6" @ 16" C/C SECURE LANDING TO EACH STUD W/ 2- 3 1/4" COMMON SPIRAL NAILS, SUPPORT OUTSIDE CORNER W/ 4"x4" WOOD POST TO SLAB BELOW, SECURE

GUARDS: 9.8.8. GUARDS REQUIRED IF:

- THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE, OR
- THE ADJACENT SURFACE WITHIN 3'-11 1/4" (1200mm) FROM THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2.
- THE HEIGHT OF GUARDS FOR EXTERIOR STAIRS AND LANDINGS IS MORE THAN 10M ABOVE ADJACENT GROUND LEVEL SHALL BE NOT LESS THAN 4'-11 1/16" (1500mm).
- GUARDS SHALL BE DESIGNED TO RESIST LOADS AS SPECIFIED IN TABLE 9.8.8.2 OF THE NBCC

OPENINGS IN GUARDS:

1 - EXCEPT AS PERMITTED IN SENTENCES (2) AND (3), OPENINGS THROUGH GUARDS SHALL BE OF A SIZE THAT PREVENTS THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 100mm (4").

2 - EXCEPT WHERE THEY SERVE STORAGE GARAGES, GUARDS IN INDUSTRIAL OCCUPANCIES ARE PERMITTED TO CONSIST OF: (A) A TOP RAILING, AND (B) ONE OR MORE HORIZONTAL INTERMEDIATE RAILS SPACED SUCH THAT THE SIZE OF THE OPENINGS THROUGH THE GUARD PREVENTS THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 535mm (21").

3 - OPENINGS THROUGH ANY GUARD THAT IS NOT REQUIRED BY ARTICLE 9.8.8.1. NATIONAL BUILDING CODE OF CANADA AND THAT SERVES AN OCCUPANCY OTHER THAN AN INDUSTRIAL OCCUPANCY, SHALL BE OF A SIZE THAT:

(a) PREVENTS THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 100mm, OR

(b) PERMITS THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 200mm.

HANDRAILS: 9.8.7.

- WHERE A STAIR OR RAMP IS REQUIRED TO BE AT LEAST 2200mm WIDE (86.6"), A HANDRAIL SHALL BE INSTALLED SUCH THAT NO POSITION ON THE STAIR OR RAMP IS MORE THAN 825mm (32.5") FROM A HANDRAIL.
- THE CLEARANCE BETWEEN A HANDRAIL AND ANY SURFACE BEHIND IT SHALL NOT BE LESS THAN (a) 60mm IF THE SURFACE BEHIND THE HANDRAIL IS ROUGH OR ABRASIVE OR (b) 50(mm) IN ALL OTHER CASES
- ALL HANDRAILS SHALL BE CONSTRUCTED SO AS TO BE CONTINUALLY GRASPABLE ALONG THEIR ENTIRE LENGTH WITH NO OBSTRUCTION ON OR ABOVE THEM TO BREAK A HANDHOLD. 9.8.7.5 ERGONOMIC DESIGN
- A HANDRAIL IS NOT REQUIRED FOR STAIRS AND RAMPS SERVING A HOUSE OR AN INDIVIDUAL DWELLING UNIT, WHERE:
 - 1. INTERIOR STAIRS HAVE NOT MORE THAN TWO RISERS,
 - 2. EXTERIOR STAIRS HAVE NOT MORE THAN THREE RISERS, OR
 - 3. RAMPS RISE NOT MORE THAN 400mm (16").
- ONLY ONE HANDRAIL IS REQUIRED ON EXTERIOR STAIRS HAVING MORE THAN THREE RISERS, PROVIDED SUCH STAIRS SERVE A HOUSE OR AN INDIVIDUAL DWELLING UNIT.
- EXCEPT FOR STAIRS SERVING A HOUSE OR INDIVIDUAL DWELLING UNIT, AT LEAST ONE HANDRAIL AT THE SIDES OF A STAIR OR RAMP SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" (300mm) BEYOND THE TOP AND BOTTOM OF EACH FLIGHT OR RAMP.
- THE HEIGHT OF HANDRAILS ON STAIRS AND RAMPS SHALL BE MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO:
 - 1. A STRAIGHT LINE DRAWN TANGENT TO THE TREAD NOSINGS OF THE STAIR SERVED BY THE HANDRAIL, OR
 - 2. THE SURFACE OF THE RAMP, FLOOR, OR LANDING SERVED BY THE HANDRAIL.
- HANDRAILS SHALL BE 865mm (34") TO 1070mm (42") HIGH.
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS, INCLUDING HANDRAIL SUPPORTS AND STAIR STRINGERS, SHALL NOT PROJECT MORE THAN 4" (100mm) INTO THE REQUIRED WIDTH OF A STAIR OR RAMP.
- HANDRAILS AND THEIR SUPPORTS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND THE FOLLOWING LOADS, WHICH NEED NOT BE CONSIDERED TO ACT SIMULTANEOUSLY:
 - 1. A CONCENTRATED LOAD OF NOT LESS THAN 0.9 kN APPLIED AT ANY POINT AND IN ANY DIRECTION FOR ALL HANDRAILS, AND
 - 2. FOR HANDRAILS OTHER THAN THOSE SERVING A HOUSE OR INDIVIDUAL DWELLING UNIT, A UNIFORM LOAD OF NOT LESS THAN 0.7 kN/m.

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.



5239-0 Winnipeg Beach Home Building Centre
(204) 671 0482

Phone: (647) 648-3969



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RECENT CHANGES IN THE NEW BUILDING CODE ADDRESSING LATERAL LOADS DUE TO WIND AND EARTH QUAKE HAVE BEEN CONSIDERED IN THE WALL DESIGN FOR THE SUBJECT BUILDING.

Mark Wojcik
223 Elm
Matlock, Manitoba

Issue Date: Sep. 14, 2026

Scale: N/A

CONSTRUCTION NOTES

Report No:
GP-26-90880

Drawing No:
A-14

Load Determination

Lintel Supporting Roof		
Location	Construction	PSF
Roof/Clg Dead Load:	Wd. Frame & Asphalt Shingles	12
Roof Design Snow Load:	Beausejour	27.15

Calculation Results

Factored Load at Left Beam Support	776 Lbs
Factored Load at Right Beam Support	776 Lbs
% Stress Allowed in Bending	45 % OK
% Stress Allowed in Shear	19% OK
% Allowed Live Load Deflection	38% OK
% Allowed Total Load Deflection	28% OK
% Allowed Permanent Deflection	19% OK
Minimum Length of Bearing for Beam (Left)	0.42
Minimum Length of Bearing for Beam (Right)	0.42
Min. Length of Bearing for Support Member (Lft)	0.19
Min. Length of Bearing for Support Member (Rt)	0.19

Wood - Lumber Built-up

Generic Material				
Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1/No. 2	2	8	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	167	Dead:	167
Live:	0	Live:	0
Snow:	378	Snow:	378
Factored:	776	Factored:	776

Max Moment Location: 5.12' From Left Support

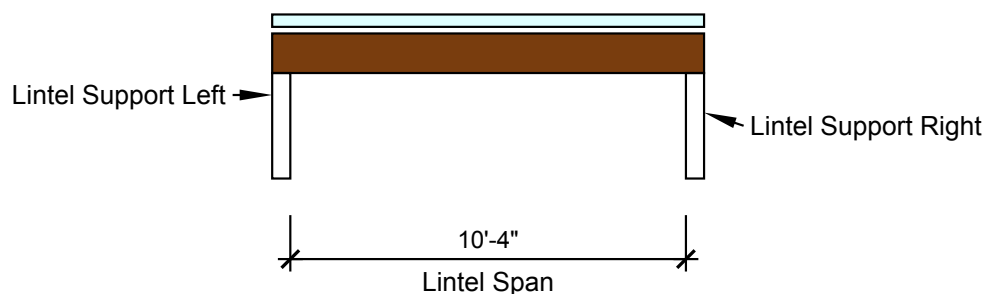
Design Summary

Description:	2-2x8
Minimum Left Bearing Length:	0.42 in B/U Stud
Minimum Right Bearing Length:	0.42 in B/U Stud
Beam Weight Based on Span	45 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

Any of the supporting members for the beam are not included in this design. The support must be the same width as the beam.



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Drawing Title:

LINTEL SUPPORTING ROOF CALCULATIONS

Date: Sep. 14, 2026

Scale: N/A

Lintel Name:

LINTEL D01

Project Title:

Mark Wojcik

Project Address:

223 Elm
Matlock, Manitoba

Drawing No.: 1

File No.:

Sheet Size: 8.5x11

Load Determination

Lintel Supporting Roof		
Location	Construction	PSF
Roof/Clg Dead Load:	Wd. Frame & Asphalt Shingles	12
Roof Design Snow Load:	Beausejour	27.15

Calculation Results

Factored Load at Left Beam Support	776 Lbs
Factored Load at Right Beam Support	776 Lbs
% Stress Allowed in Bending	45 % OK
% Stress Allowed in Shear	19% OK
% Allowed Live Load Deflection	38% OK
% Allowed Total Load Deflection	28% OK
% Allowed Permanent Deflection	19% OK
Minimum Length of Bearing for Beam (Left)	0.42
Minimum Length of Bearing for Beam (Right)	0.42
Min. Length of Bearing for Support Member (Lft)	0.19
Min. Length of Bearing for Support Member (Rt)	0.19

Wood - Lumber Built-up

Generic Material				
Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1/No. 2	2	8	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	167	Dead:	167
Live:	0	Live:	0
Snow:	378	Snow:	378
Factored:	776	Factored:	776

Max Moment Location: 5.12' From Left Support

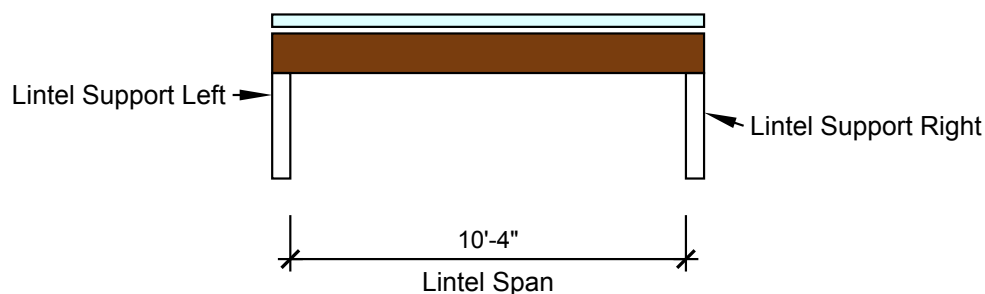
Design Summary

Description:	2-2x8
Minimum Left Bearing Length:	0.42 in B/U Stud
Minimum Right Bearing Length:	0.42 in B/U Stud
Beam Weight Based on Span	45 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

Any of the supporting members for the beam are not included in this design. The support must be the same width as the beam.



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Drawing Title:

LINTEL SUPPORTING ROOF CALCULATIONS

Date: Sep. 14, 2026

Scale: N/A

Lintel Name:

LINTEL D02

Project Title:

Mark Wojcik

Project Address:

223 Elm
Matlock, Manitoba

Drawing No.: 2

File No.:

Load Determination

Lintel Supporting Roof		
Location	Construction	PSF
Roof/Clg Dead Load:	Wd. Frame & Asphalt Shingles	12
Roof Design Snow Load:	Beausejour	27.15

Calculation Results

Factored Load at Left Beam Support	1673 Lbs
Factored Load at Right Beam Support	1673 Lbs
% Stress Allowed in Bending	46 % OK
% Stress Allowed in Shear	37% OK
% Allowed Live Load Deflection	20% OK
% Allowed Total Load Deflection	15% OK
% Allowed Permanent Deflection	9% OK
Minimum Length of Bearing for Beam (Left)	0.91
Minimum Length of Bearing for Beam (Right)	0.91
Min. Length of Bearing for Support Member (Lft)	0.42
Min. Length of Bearing for Support Member (Rt)	0.42

Wood - Lumber Built-up

Generic Material				
Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1/No. 2	2	6	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	328	Dead:	328
Live:	0	Live:	0
Snow:	842	Snow:	842
Factored:	1673	Factored:	1673

Max Moment Location: 1.65' From Left Support

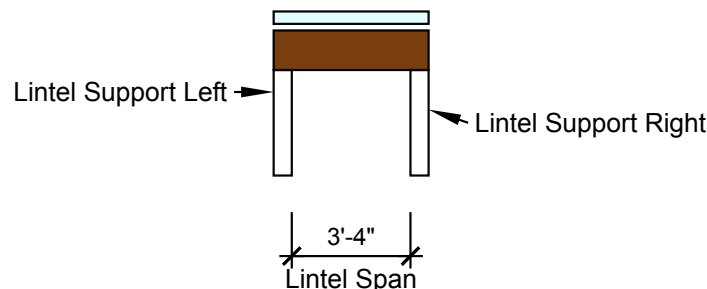
Design Summary

Description:	2-2x6
Minimum Left Bearing Length:	0.91 in B/U Stud
Minimum Right Bearing Length:	0.91 in B/U Stud
Beam Weight Based on Span	11 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

Any of the supporting members for the beam are not included in this design. The support must be the same width as the beam.



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Drawing Title:

LINTEL SUPPORTING ROOF CALCULATIONS

Date: Sep. 14, 2026

Scale: N/A

Lintel Name:

LINTEL W01

Project Title:

Mark Wojcik

Project Address:

223 Elm
Matlock, Manitoba

Drawing No.: 3

File No.:

Load Determination

Lintel Supporting Roof		
Location	Construction	PSF
Roof/Clg Dead Load:	Wd. Frame & Asphalt Shingles	12
Roof Design Snow Load:	Beausejour	27.15

Calculation Results

Factored Load at Left Beam Support	1673 Lbs
Factored Load at Right Beam Support	1673 Lbs
% Stress Allowed in Bending	46 % OK
% Stress Allowed in Shear	37% OK
% Allowed Live Load Deflection	20% OK
% Allowed Total Load Deflection	15% OK
% Allowed Permanent Deflection	9% OK
Minimum Length of Bearing for Beam (Left)	0.91
Minimum Length of Bearing for Beam (Right)	0.91
Min. Length of Bearing for Support Member (Lft)	0.42
Min. Length of Bearing for Support Member (Rt)	0.42

Wood - Lumber Built-up

Generic Material				
Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1/No. 2	2	6	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	328	Dead:	328
Live:	0	Live:	0
Snow:	842	Snow:	842
Factored:	1673	Factored:	1673

Max Moment Location: 1.65' From Left Support

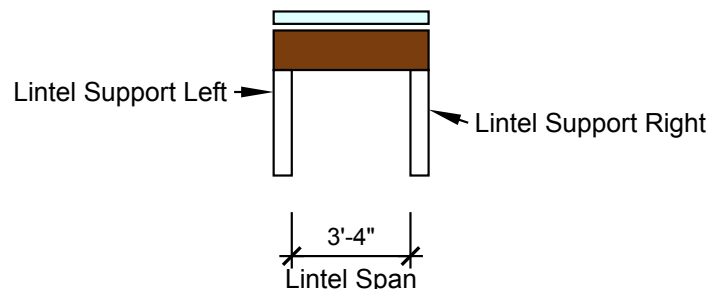
Design Summary

Description:	2-2x6
Minimum Left Bearing Length:	0.91 in B/U Stud
Minimum Right Bearing Length:	0.91 in B/U Stud
Beam Weight Based on Span	11 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

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Drawing Title:

LINTEL SUPPORTING ROOF CALCULATIONS

Date: Sep. 14, 2026

Scale: N/A

Lintel Name:

LINTEL D03

Project Title:

Mark Wojcik

Project Address:

223 Elm
Matlock, Manitoba

Drawing No.: 4

File No.:

Load Determination

Lintel Supporting Roof		
Location	Construction	PSF
Roof/Clg Dead Load:	Wd. Frame & Asphalt Shingles	12
Roof Design Snow Load:	Beausejour	27.15

Calculation Results

Factored Load at Left Beam Support	1673 Lbs
Factored Load at Right Beam Support	1673 Lbs
% Stress Allowed in Bending	46 % OK
% Stress Allowed in Shear	37% OK
% Allowed Live Load Deflection	20% OK
% Allowed Total Load Deflection	15% OK
% Allowed Permanent Deflection	9% OK
Minimum Length of Bearing for Beam (Left)	0.91
Minimum Length of Bearing for Beam (Right)	0.91
Min. Length of Bearing for Support Member (Lft)	0.42
Min. Length of Bearing for Support Member (Rt)	0.42

Wood - Lumber Built-up

Generic Material				
Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1/No. 2	2	6	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	328	Dead:	328
Live:	0	Live:	0
Snow:	842	Snow:	842
Factored:	1673	Factored:	1673

Max Moment Location: 1.65' From Left Support

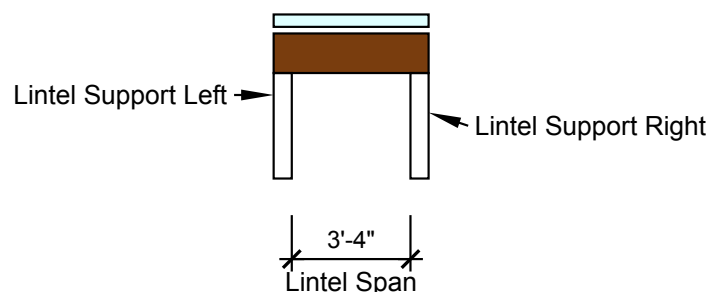
Design Summary

Description:	2-2x6
Minimum Left Bearing Length:	0.91 in B/U Stud
Minimum Right Bearing Length:	0.91 in B/U Stud
Beam Weight Based on Span	11 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

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Drawing Title:

LINTEL SUPPORTING ROOF CALCULATIONS

Date: Sep. 14, 2026

Scale: N/A

Lintel Name:

LINTEL W02

Project Title:

Mark Wojcik

Project Address:

223 Elm
Matlock, Manitoba

Drawing No.: 5

File No.: