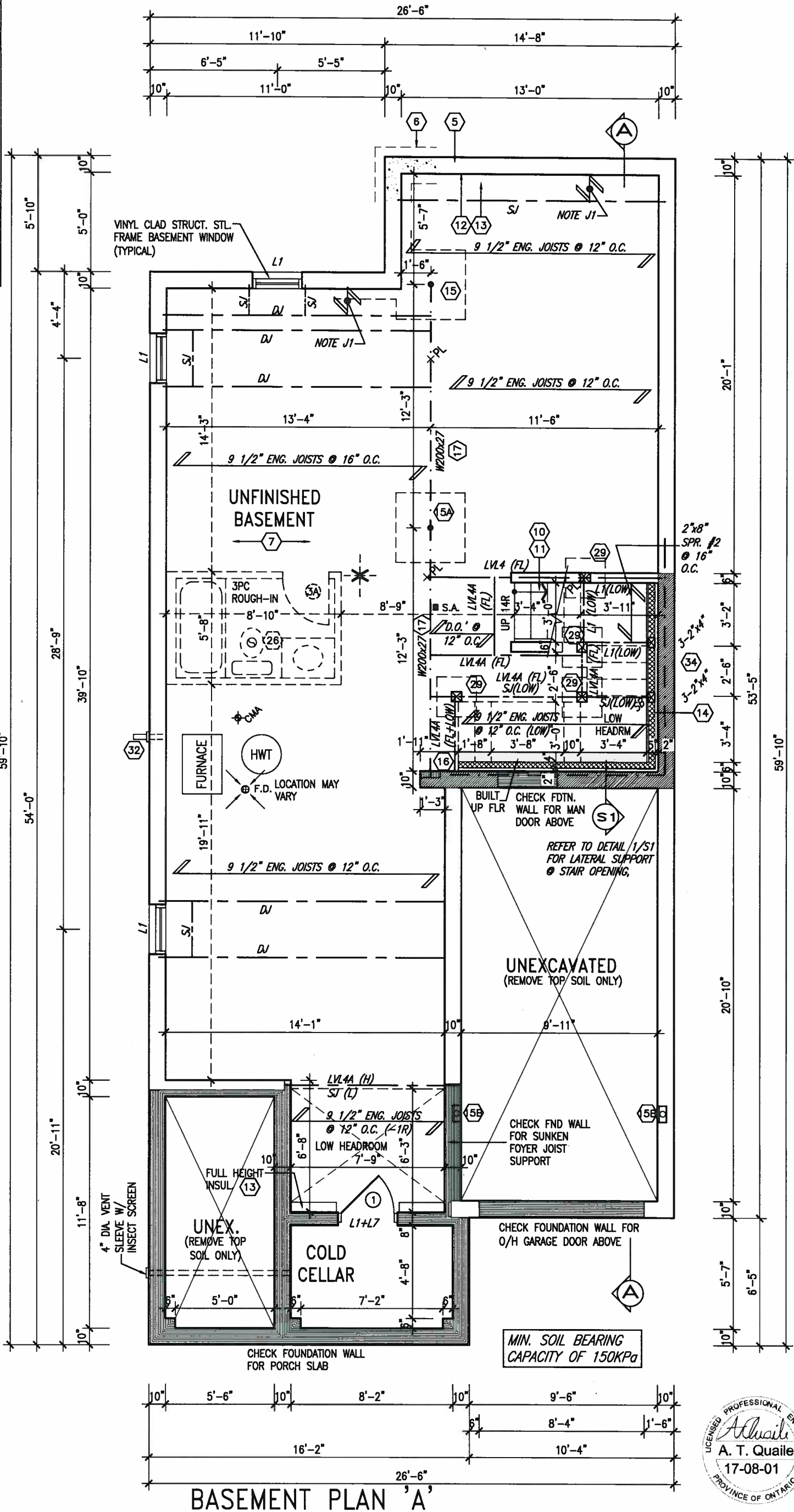


AREA CALCULATIONS		
	ELEV. A	ELEV. B
GROUND FLOOR AREA	1076 SF	1076 SF
SECOND FLOOR AREA	1265 SF	1265 SF
SUBTOTAL	2341 SF	2341 SF
DEDUCT ALL OPENINGS	15 SF	15 SF
TOTAL NET AREA	2326 SF	2326 SF
	216.09 m2	216.09 m2
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1312 SF	1312 SF
	121.89 m2	121.89 m2
COVERAGE W/ PORCH	1450 SF	1371 SF
	134.71 m2	127.37 m2

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

ARCHITECTURAL REVIEW & APPROVAL
 AUG 09 2017
 John G. Williams Limited, Architect



NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS, UNLESS OTHERWISE NOTED.

NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

no.	description	date	by
9			
8			
7	REVISED TO 10" FOUNDATION WALLS	DEC 13-16	AJE
6	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
5	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
4	ADD WOD AND REAR UPGARDE	JUL 22-16	SB
3	REVISED AS PER ENG COMMENTS	MAY 27-16	RC
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM

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.	
qualification information	Wellington Jno-Baptiste 25591
name	signature
registration information	BCN 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	

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 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON
 project name
 ALCONA
 municipality
 INNISFIL, ONTARIO
 date
 NOV. 2015
 drawn by
 BD.BIM
 checked by
 scale
 3/16" = 1'-0"
 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-3-10.dwg - Tue - Aug 1 2017 - 12:23 PM

S32-3-10G
 PELICAN 3-10
 project no.
 13049
 drawing no.
 1
 file name
 13049-S32-3-10



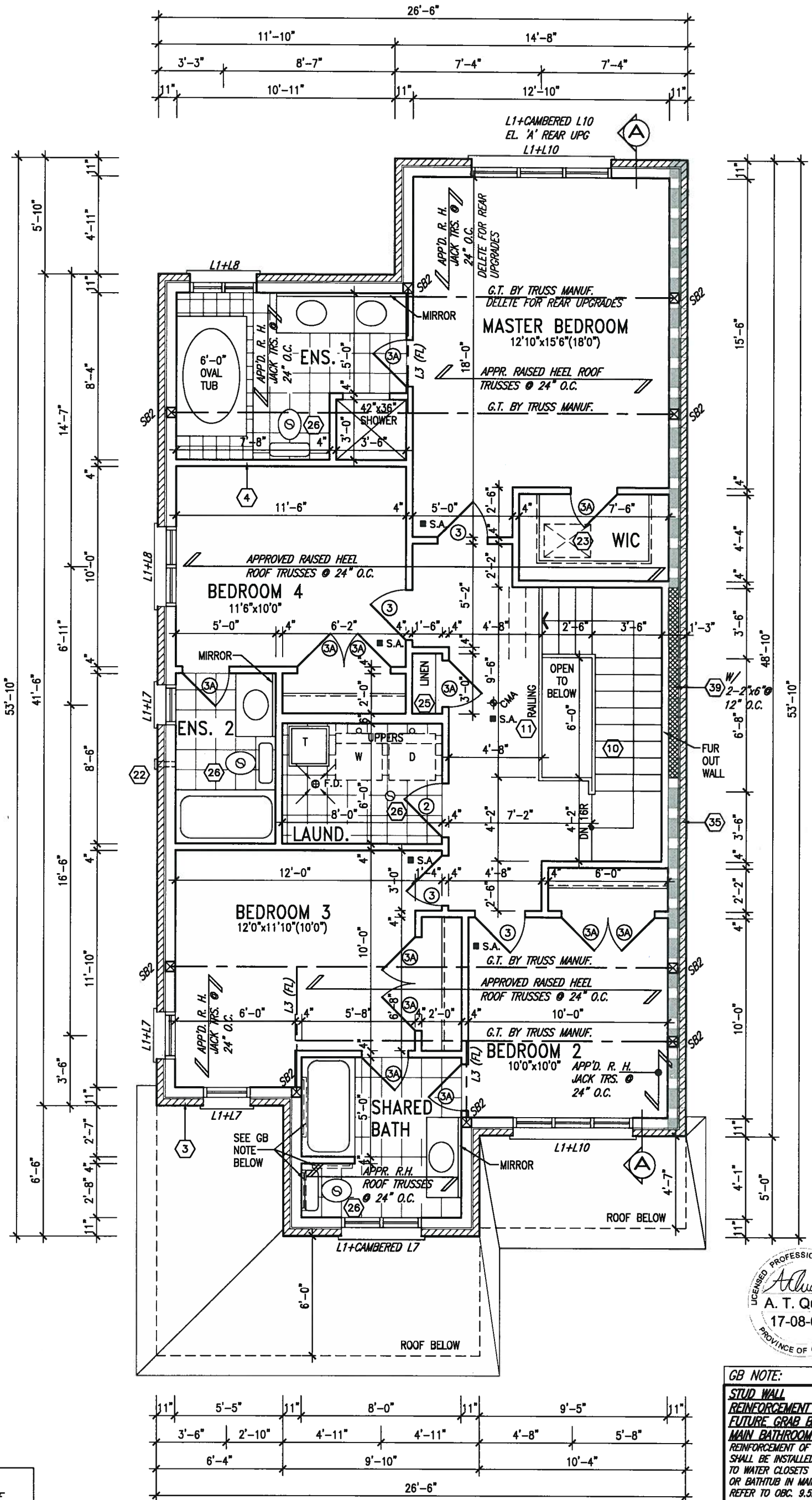
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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect



SECOND FLOOR PLAN 'A'

NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

GB NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM. REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

9					
8					
7	REVISED TO 10" FOUNDATION WALLS	DEC 13-16	AJE		
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qualification information		
Wellington Jno-Baptiste	signature	25591
name		BCN
registration information		42658
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va3design.com

BAYVIEW WELLINGTON

project name

ALCONA

date

NOV. 2015

drawn by

BD.BIM

checked by

scale

3/16" = 1'-0"

municipality

INNISFIL, ONTARIO

SECOND FLOOR PLAN 'A'

file name

13049-S32-3-10

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S32-3-10G
PELICAN 3-10

project no.

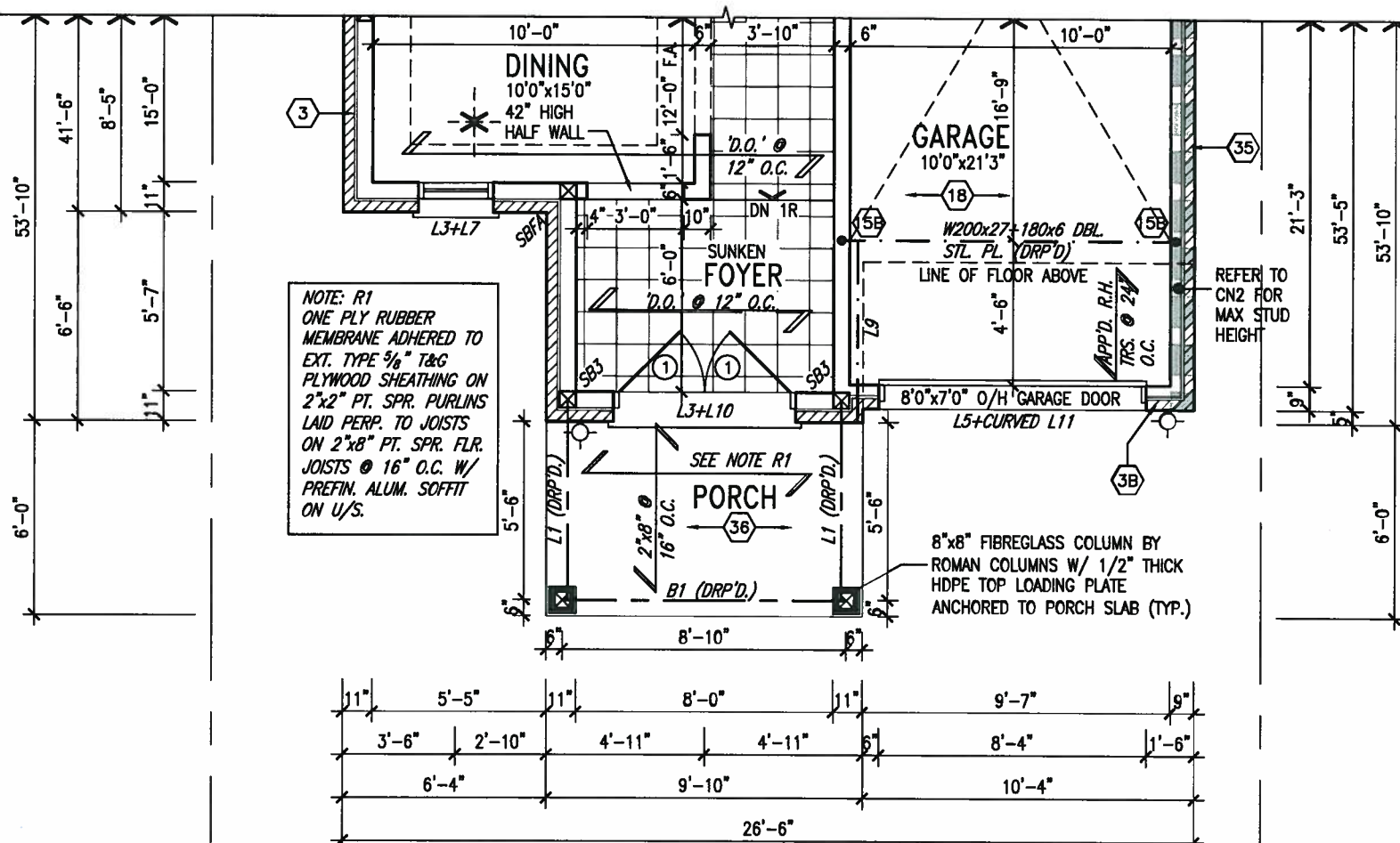
13049

drawing no.

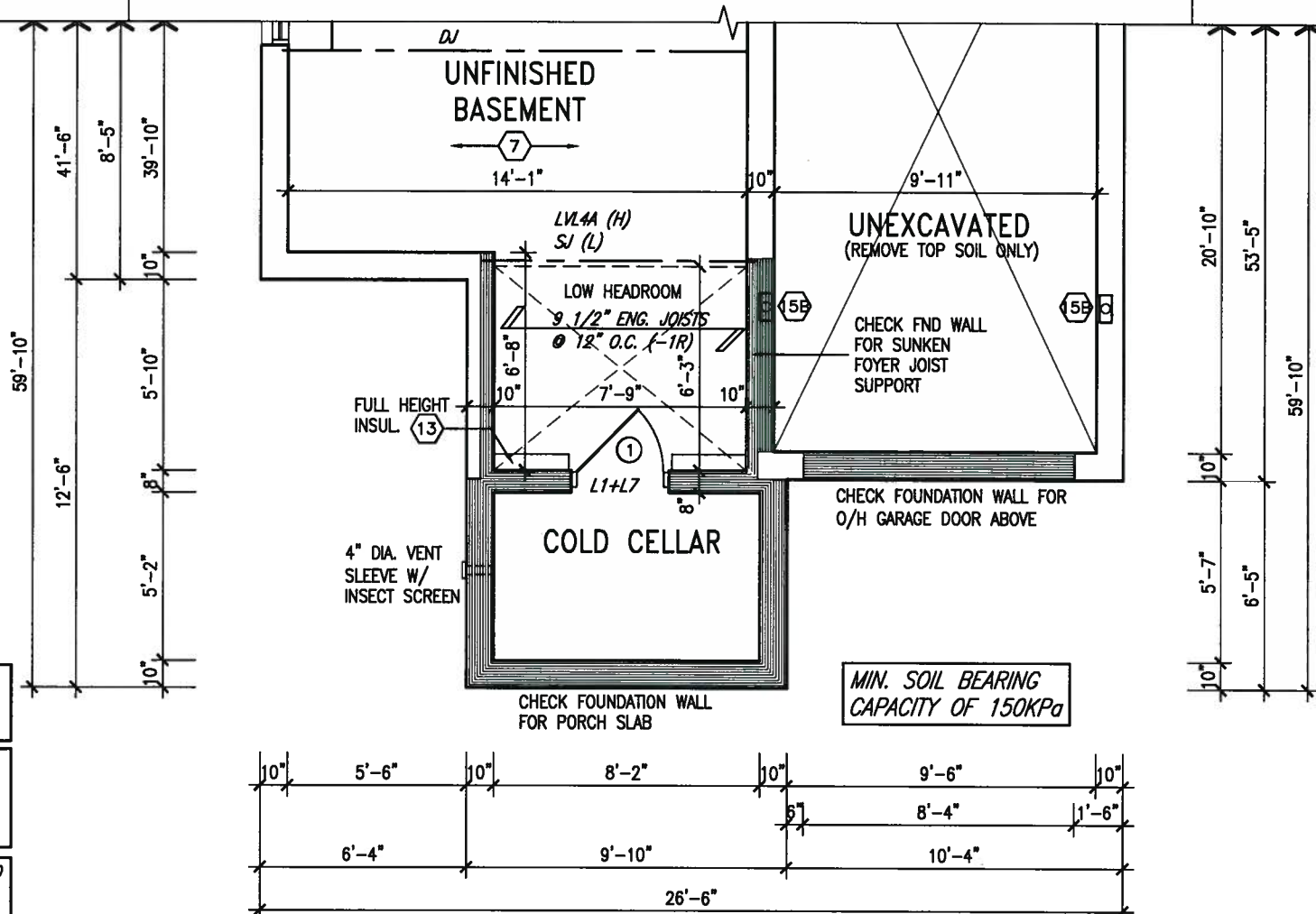
3

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.



PART. GROUND FLOOR
PLAN 'B'



PART. BASEMENT PLAN 'B'

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

NOTE: FLOOR FRAMING INFO
REFER TO SHOP DRAWINGS
FOR ALL TRUSS-JOIST
INFORMATION AND DETAILS.
UNLESS OTHERWISE NOTED,

NOTE J1: PROVIDE SOLID BLOCKING
@ 24" O.C. WHERE FLOOR JOISTS ARE
PARALLEL TO FOUNDATION WALL (TYP.)

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qualification information

Wellington Jno-Baptiste	25591
name	BCIN
registration information	
VA3 Deslan Inc.	42658

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NOV. 2015

drawn by
BD BIM

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municipality
INNISEIL, ONTARIO

PARTIAL PLANS 'B'

file name
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- Tue - Aug 1 2017 - 12:23 PM

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PELICAN 3-10

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AL PLANS 'B' | drawing n

file name

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STUDS AND $\frac{1}{2}$ " WATERPROOF DRYWALL
OPT. SOUND INSULATION
CAULKING (TYP.)
6" HIGH CERAMIC BASEBOARD
WATERPROOF MEMBRANE MIN. 6" UP WALL ADHERED TO WOOD SUBFLOOR AND STUDS

MIN. 6" HIGH

1" THICK MORTAR BED HEIGHT AT PERIMETER WALLS

FLOOR JOISTS (MAX 15 $\frac{3}{4}$ " O.C.) W/ MIN. 2 ROWS 2"x2" CROSS BRIDGING UNDER LAUNDRY/CERAMIC FLOOR

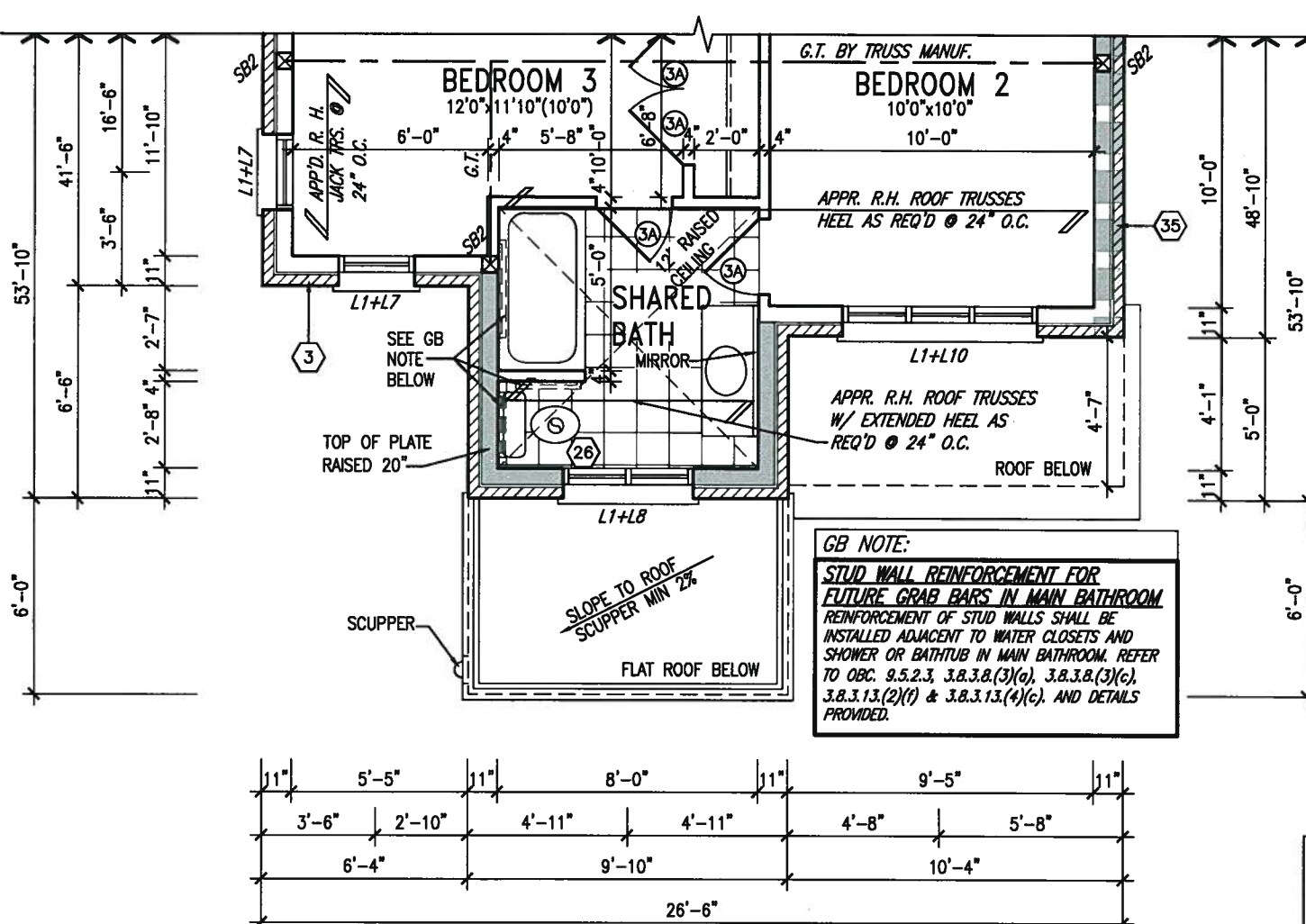
CERAMIC TILE APPLICATION WITH ADHESIVE (O.B.C. 9.30.6.)
CERAMIC TILES ADHERED TO MIN. $\frac{1}{2}$ " THICK CONC. MORTAR BED W/ GALV. WIRED MESH
SLOPED TO FLOOR DRAIN

FLOOR DRAIN

$\frac{1}{2}$ " MIN. MORTAR BED

$\frac{3}{4}$ " OSB SUBFLOOR GLUED+NAILED TO JOISTS

DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



PART. SECOND FLOOR
PLAN 'B'

NOTE:
ROOF TRUSS INFORMATION REFER TO ROOF
TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING
INFORMATION UNLESS OTHERWISE NOTED.

INDICATES REDUCED SIDE YARD

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8	.	.	.		
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6	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	Wellington Jno-Baptiste	25591
5	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	name	BCN
4	ADD WOOD AND REAR UPGARDE	JUL 22-16	SB	signature	
3	REVISED AS PER ENG COMMENTS	MAY 27-16	RC	VA3 Design Inc.	42658
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM	Drawings are not to be scaled	
no.	description	date	by		



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BAYVIEW WELLINGTON

project name
ALCONA

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BD-BIM

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municipality
INNISEIL, ONTARIO

PARTIAL PLANS 'B'

file name
13049-S32-3-10

13049-SSZ-3-10

S32-3-10G
PELICAN 3-10

Municipality	proj
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PARTIAL PLANS 'B'	drawing n

PARTIAL PLANS 'B'

13049-S32-3-10

drawing no.

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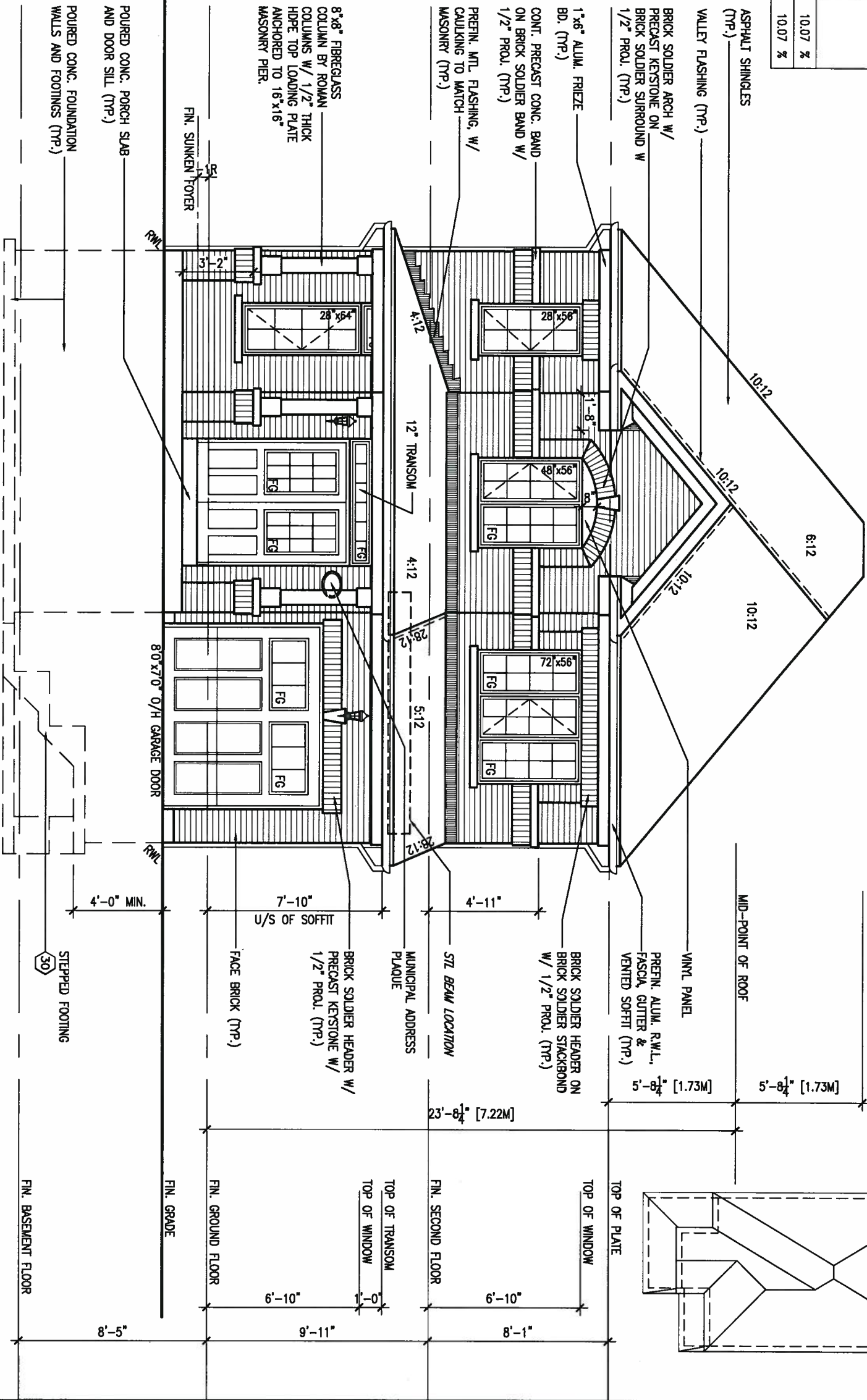
UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))			
32-3-10 ELEVATION A	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	530 S.F.	116.722 S.F.	22.02 %
LEFT SIDE	1077 S.F.	75.556 S.F.	7.02 %
RIGHT SIDE	1077 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	131.44 S.F.	24.80 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3214.00 S.F.	323.72 S.F.	10.07 %
TOTAL SQ. M.	298.59 S.M.	30.07 S.M.	10.07 %

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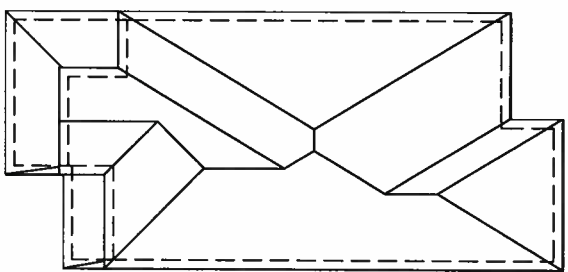
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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

FRONT ELEVATION 'A'



ROOF PLAN 'A'



9 .			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.			VA3			BAYVIEW WELLINGTON			S32-3-10G		
8 .			qualification information			25591			ALCONA			PELICAN 3-10		
7 REVISED TO 10" FOUNDATION WALLS			DEC 13-16	AJE	Wellington Jno-Baptiste			municipality			project no.			
6 REVISED AS PER ENG TRUSS LAYOUT			SEP 26-16	RC	name			INNISFIL, ONTARIO			13049			
5 REVISED INSULATION AT STAIRS			SEPT 19/16	SB	registration information			FRONT ELEVATION 'A'			drawing no.			
4 ADD WOD AND REAR UPGARDE			JUL 22-16	SB	VA3 Design Inc.									
3 REVISED AS PER ENG COMMENTS			MAY 27-16	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			NOV. 2015			6			
2 REVISED AS PER TRUSS LAYOUTS			APR 27-16	RC	255 Consumers Rd Suite 120			checked by			13049-S32-3-10			
1 ISSUED FOR CLIENT REVIEW			NOV 15-15	BM	Toronto ON M2J 1R4			scale			file name			
no. description			date	by	t 416.630.2255 f 416.630.4782			3/16" = 1'-0"			RICHARD - H:\ARCHIVE\WORKING\2013\13049.BM\UNITS\32\13049-S32-3-10.dwg - Tue - Aug 1 2017 - 12:23 PM			

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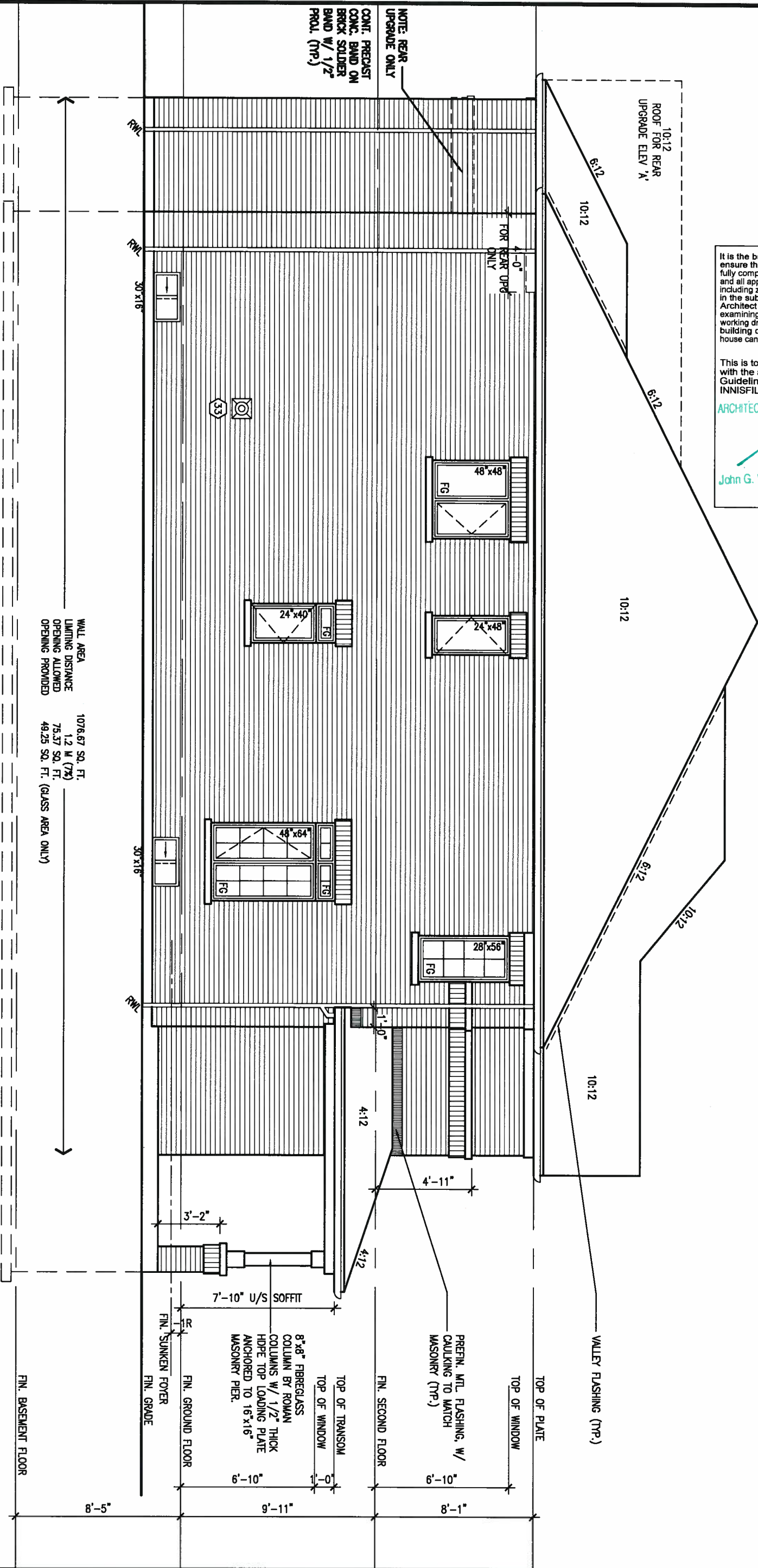
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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect

LEFT SIDE ELEVATION 'A'



WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
OPENING PROVIDED

1076.67 SQ. FT.
1.2 M (7%)
75.57 SQ. FT.
49.25 SQ. FT. (GLASS AREA ONLY)



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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8	.	.	.	qualification information
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6	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	name
5	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	registration information
4	ADD WOD AND REAR UPGARDE	JUL 22-16	SB	VA3 Design Inc. 42658
3	REVISED AS PER ENG COMMENTS	MAY 27-16	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
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1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM	
no.	description	date	by	



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BAYVIEW WELLINGTON

project name
ALCONA

date
NOV. 2015

drawn by
BD.BIM

checked by

scale

3/16" = 1'-0"

LEFT SIDE ELEVATION 'A'

S32-3-10G
PELICAN 3-10

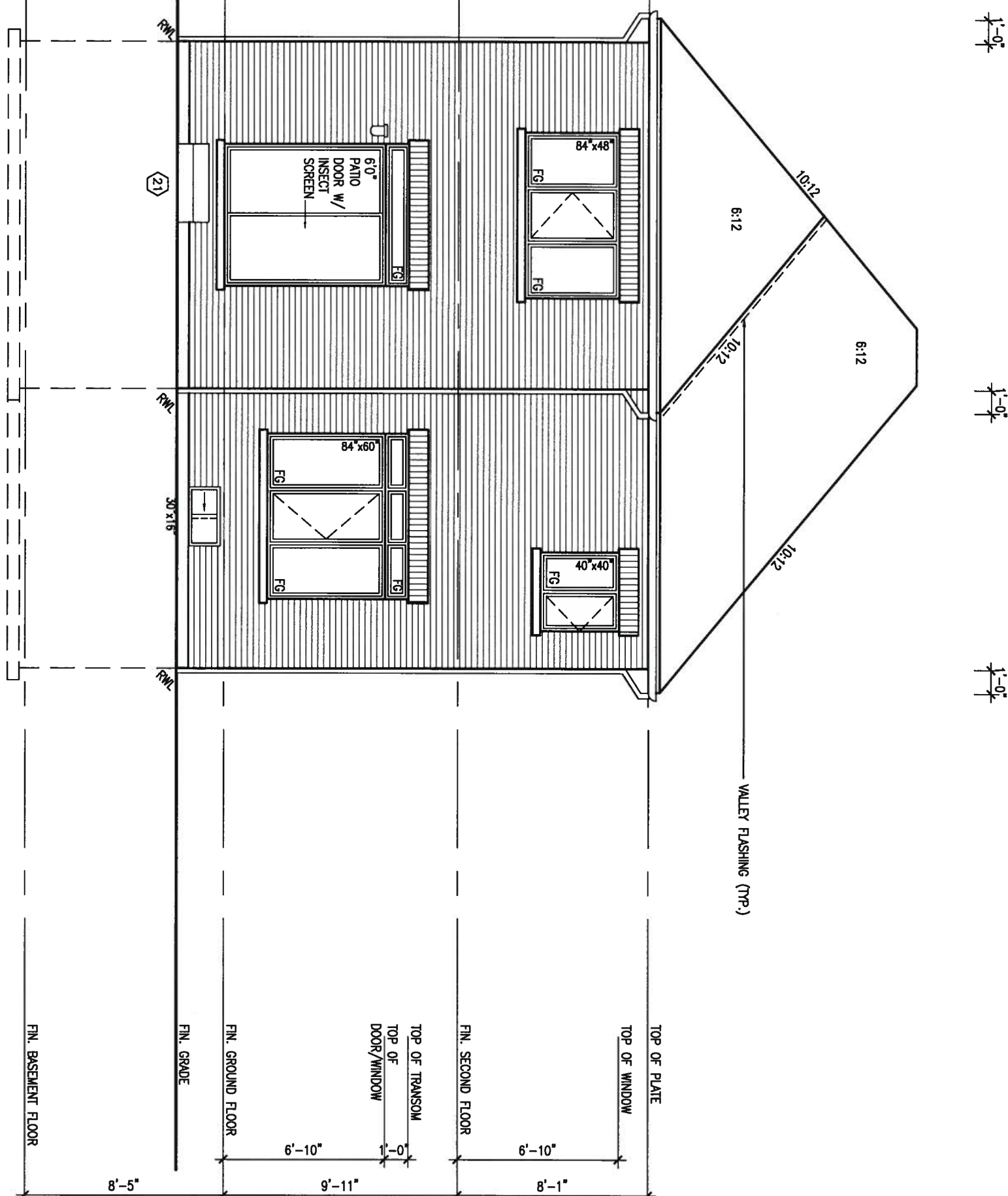
municipality
INNISFIL, ONTARIO

project no.
13049

file name
13049-S32-3-10

drawing no.
7

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REFER TO FRONT
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8				qualification information
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6	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	name signature BCIN
5	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	VA3 Design Inc. 42658
4	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	registration information
3	REVISED AS PER ENG COMMENTS	MAY 27-16	RC	
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC	
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no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



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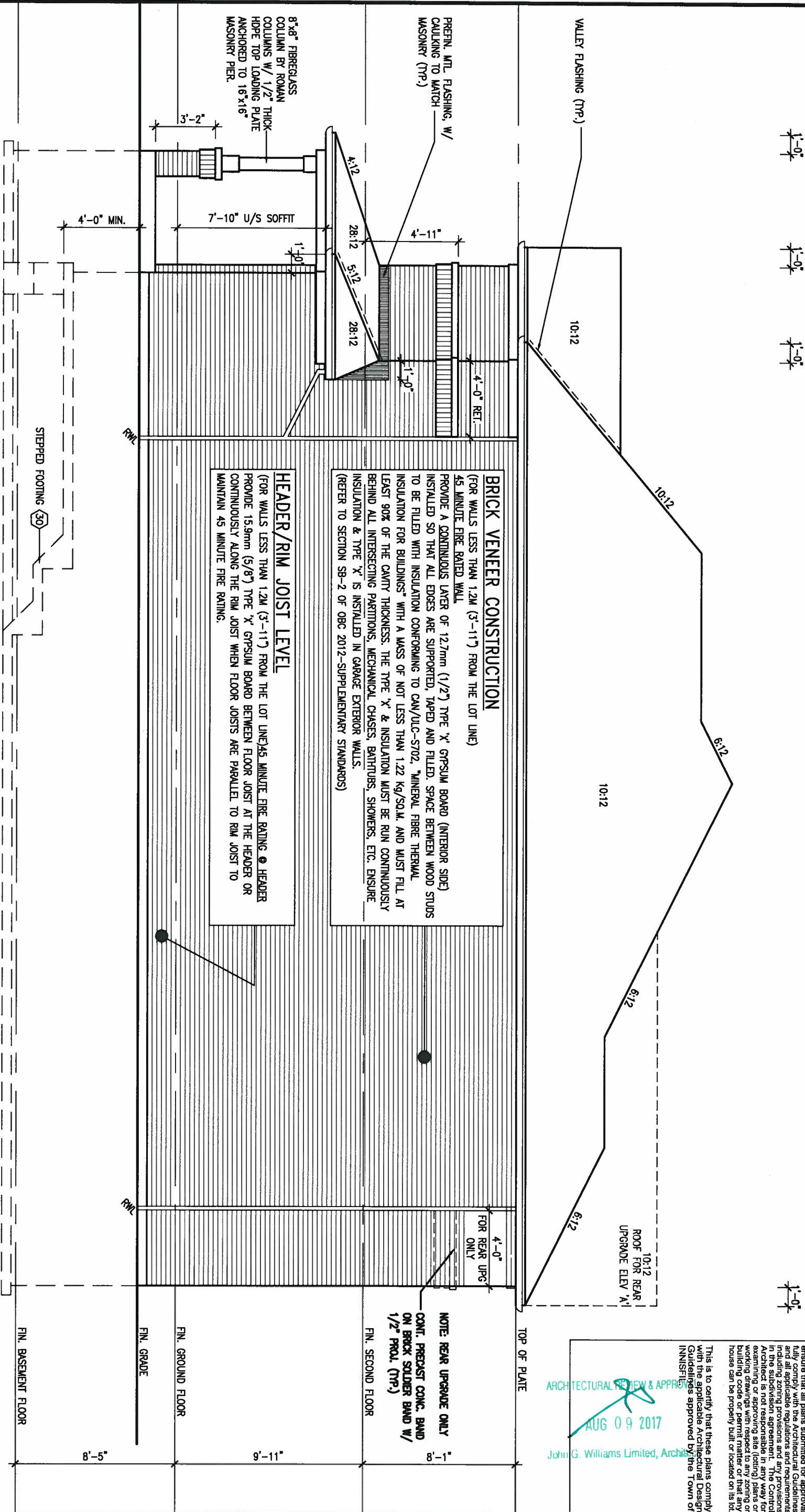
BAYVIEW WELLINGTON

S32-3-10G
PELICAN 3-10

project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049
date NOV. 2015	drawing no. 8	
<div> <div> <div>drawn by BD.BIM</div> <div>checked by</div> <div>scale 3/16" = 1'-0"</div> </div> <div> <div>file name 13049-S32-3-10</div> <div> RICHARD - H:\ARCHIVE\WORKING\2013\13049_BW\UNITS\32\13049-S32-3-10.dwg - Tue Aug 11 2017 - 12:23 PM </div> </div> </div>		

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RIGHT SIDE ELEVATION 'A'



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REFER TO FRONT
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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

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no.	description	date	by		

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qualification information
Wellington Jno-Baptista 25591
name
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name
ALCONA
date
NOV. 2015
drawn by
BD.BIM
checked by
scale
3/16" = 1'-0"
municipality
INNISFIL, ONTARIO

S32-3-10G
PELICAN 3-10

project no.
13049

RIGHT SIDE ELEVATION 'A'

file name
13049-S32-3-10

drawing no.

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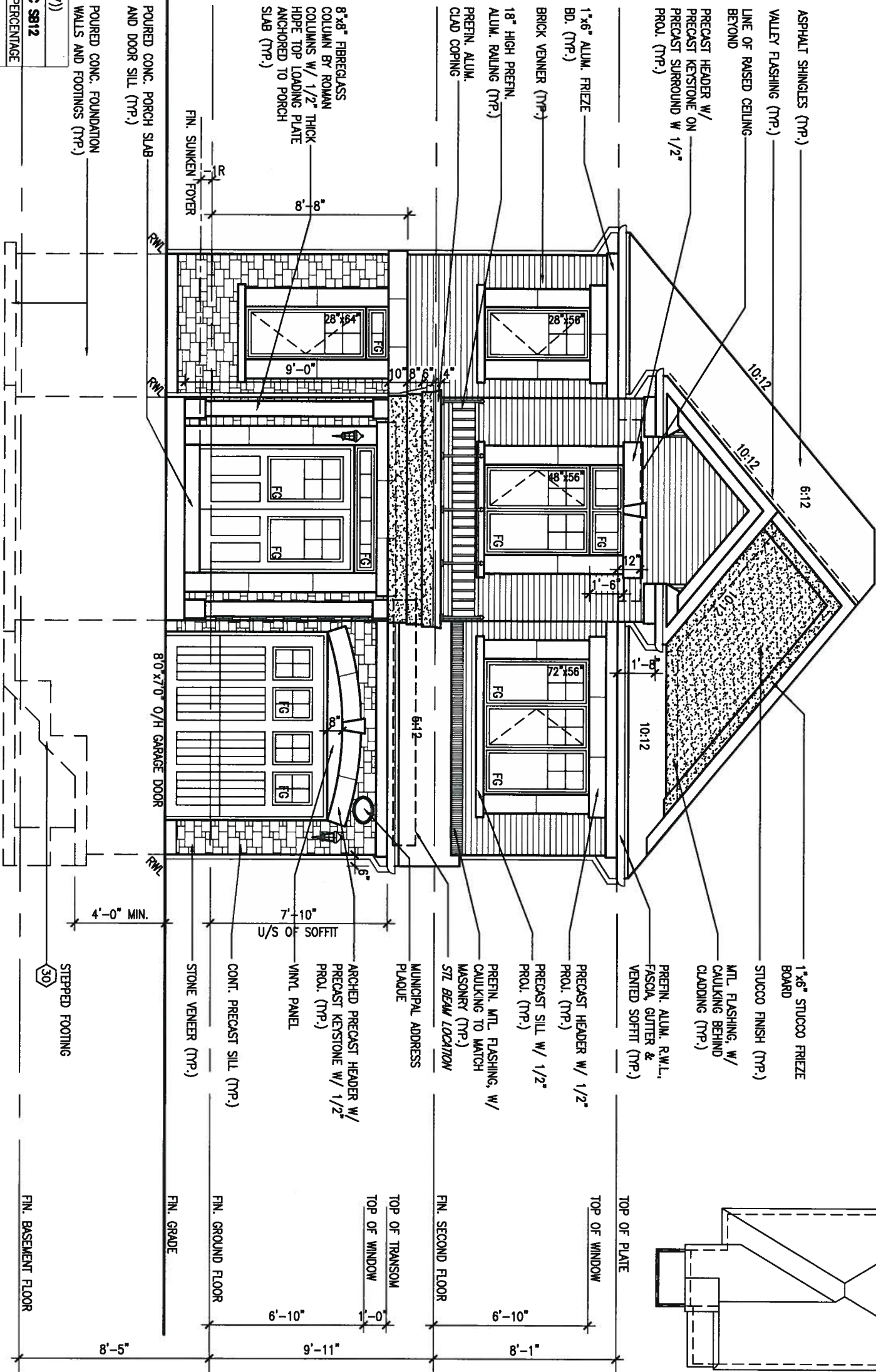
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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.(7))			
32-3-10 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	543 S.F.	122.722 S.F.	22.60 %
LEFT SIDE	1088 S.F.	75.556 S.F.	6.94 %
RIGHT SIDE	1088 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	131.44 S.F.	24.80 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3249.00 S.F.	329.72 S.F.	10.15 %
TOTAL SQ. M.	301.84 S.M.	30.63 S.M.	10.15 %

FRONT ELEVATION 'B'



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

no.	description	date	by
9			
8			
7	REVISED TO 10" FOUNDATION WALLS	DEC 13-16	AJE
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1	ISSUED FOR CLIENTS COMMENTS	NOV 15-15	BM

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qualification information
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name
registration information
VA3 Design Inc. 42658

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va3design.com

BAYVIEW WELLINGTON

project name
ALCONA
date
NOV. 2015
drawn by
BD.BIM
checked by
scale
3/16" = 1'-0"
municipality
INNISFIL, ONTARIO

S32-3-10G
PELICAN 3-10

project no.
13049

FRONT ELEVATION 'B'

file name
13049-S32-3-10

drawing no.

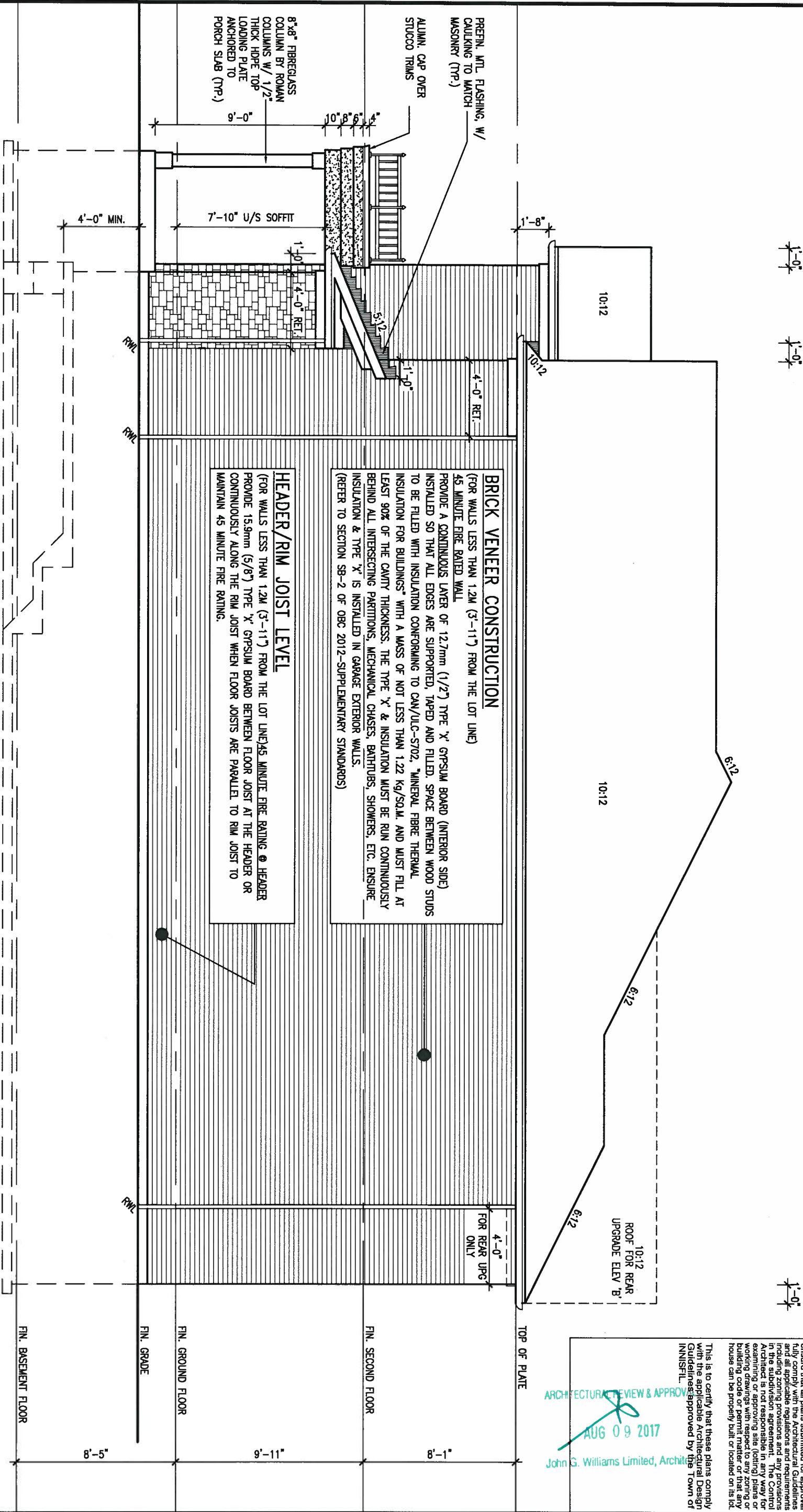
10



Professional Engineer Seal for Alwaileh

<p>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.</p>			<p>VA3</p> <p>DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>		<p>BAYVIEW WELLINGTON</p> <p>project name ALCONA municipality INNISFIL, ONTARIO</p>		<p>S32-3-10G PELICAN 3-10</p> <p>project no. 13049</p>	
<p>7 REVISD TO 10" FOUNDATION WALLS DEC 13-16 A/E</p> <p>6 REVISED AS PER ENG TRUSS LAYOUT SEP 26-16 RC</p> <p>5 REVISED INSULATION AT STAIRS SEPT 19/16 SB</p> <p>4 ADD WOD AND REAR UPGARDE JUL 22-16 SB</p> <p>3 REVISED AS PER ENG COMMENTS MAY 27-16 RC</p> <p>2 REVISED AS PER TRUSS LAYOUTS APR 27-16 RC</p> <p>1 ISSUED FOR CLIENT REVIEW NOV 15-15 BM</p>			<p>Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591</p> <p>name registration information BCIN</p> <p>VA3 Design Inc. 42658</p>		<p>date NOV. 2015 scale LEFT SIDE ELEVATION 'B' drawing no. 11</p> <p>drawn by BD.BIM checked by 3/16" = 1'-0" file name 13049-S32-3-10</p> <p>RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-3-10.dwg - Tue - Aug 1 2017 - 12:23 PM</p>			
<p>no. description date by</p>			<p>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</p>					

RIGHT SIDE ELEVATION 'B'



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

9	.	.	.	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	REVISED TO 10" FOUNDATION WALLS	DEC 13-16	AJE	Wellington Jno-Baptista 25591
6	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	name
5	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	registration information
4	ADD WOD AND REAR UPGARDE	JUL 22-16	SB	VAS Design Inc. 42658
3	REVISED AS PER ENG COMMENTS	MAY 27-16	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC	
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM	
no.	description	date	by	



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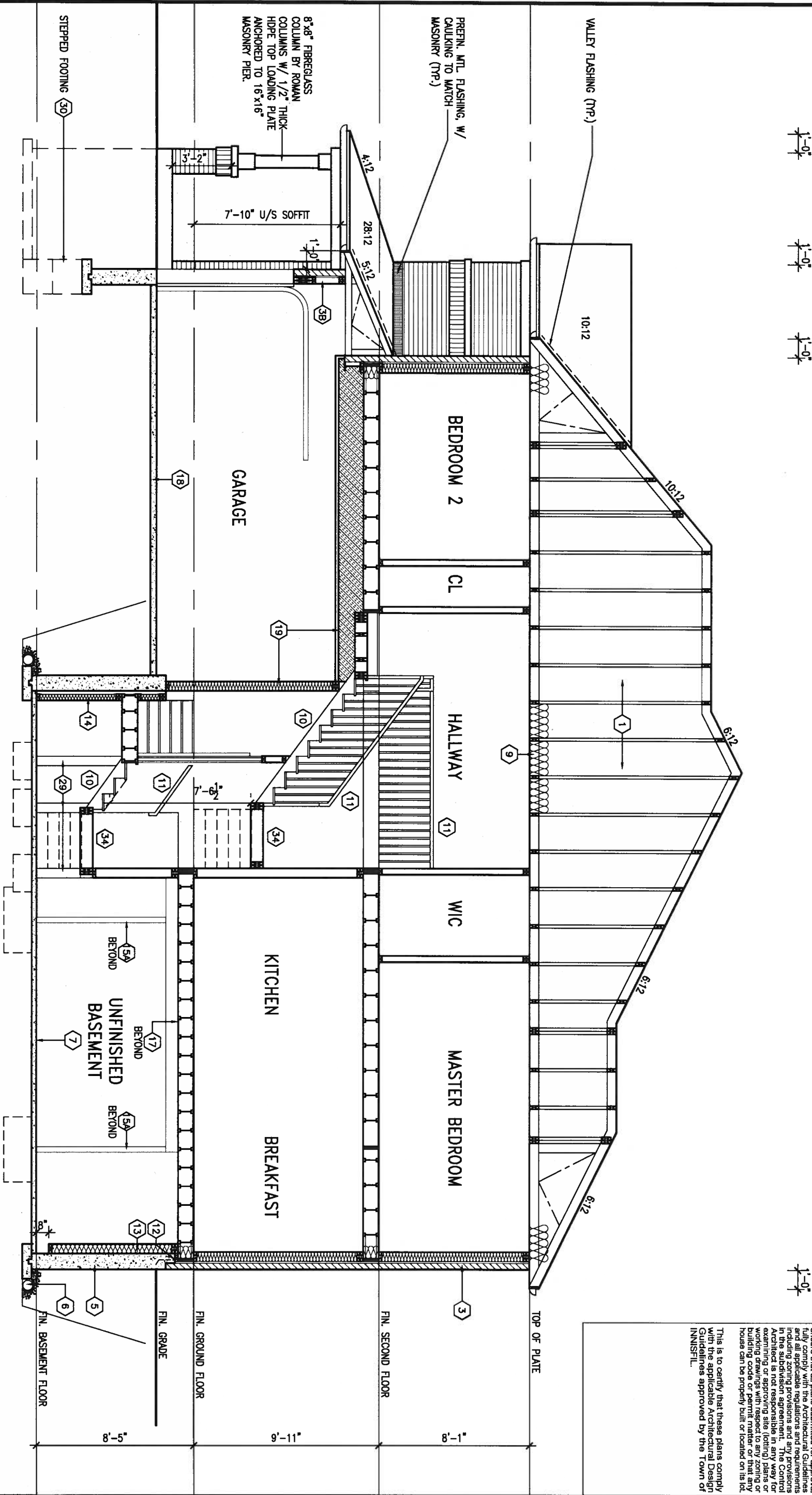
BAYVIEW WELLINGTON

project name
ALCONA
date
NOV. 2015
drawn by
BD.BIM
checked by
scale
3/16" = 1'-0"
municipality
INNISFIL, ONTARIO

S32-3-10G
PELICAN 3-10

12

CROSS SECTION 'A-A'



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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no.	description	date	by
9			
8			
7	REVISED TO 10" FOUNDATION WALLS	DEC 13-16	AJE
6	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
5	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
4	ADD WOD AND REAR UPGARDE	JUL 22-16	SB
3	REVISED AS PER ENG COMMENTS	MAY 27-16	RC
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM

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qualification information
Wellington Jno-Baptiste 25591
name registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		S32-3-10G PELICAN 3-10	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	
date NOV. 2015	CROSS SECTION 'A-A'		drawing no.
drawn by BD.BIM	checked by	scale 3/16" = 1'-0"	file name 13049-S32-3-10
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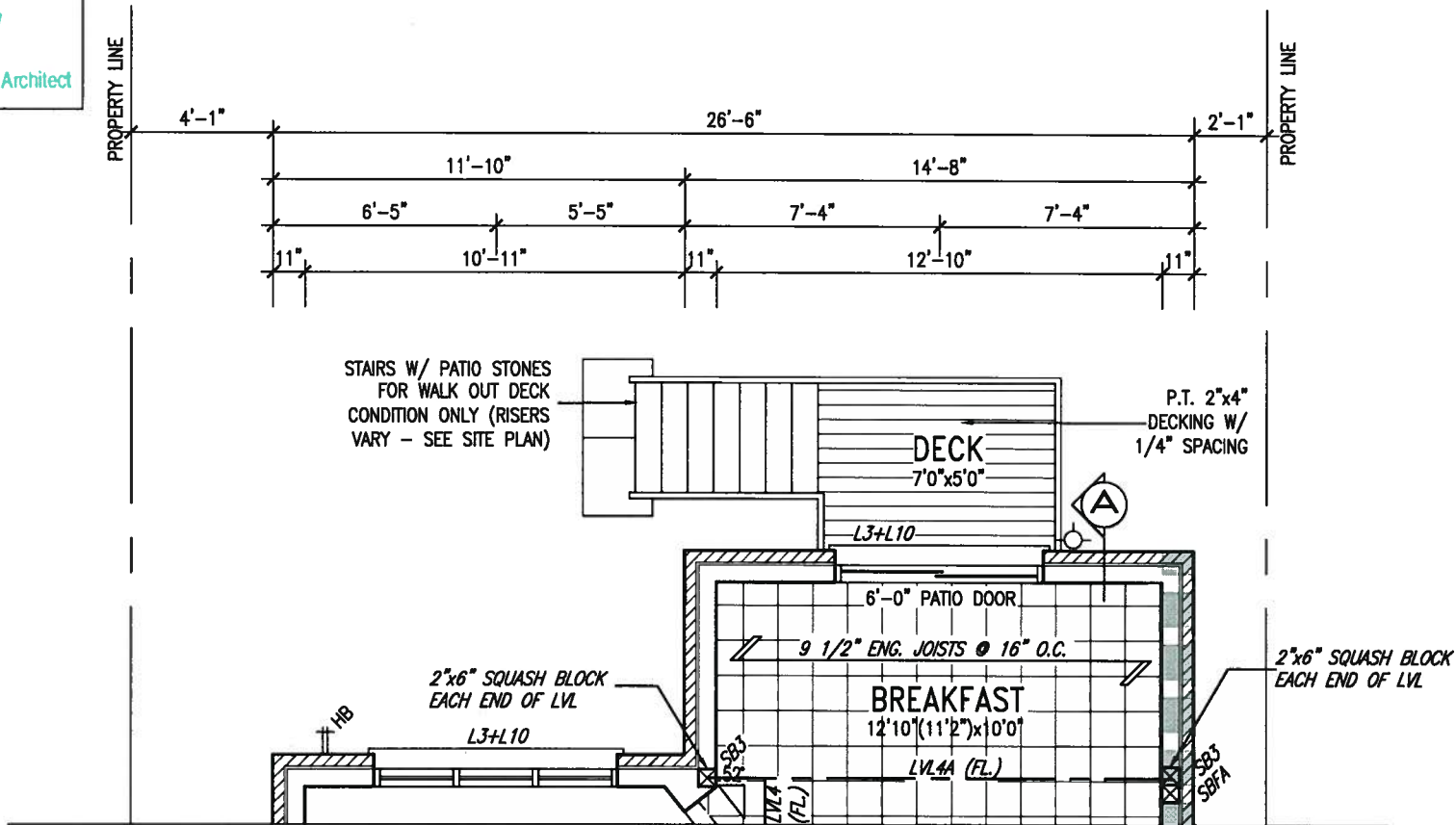
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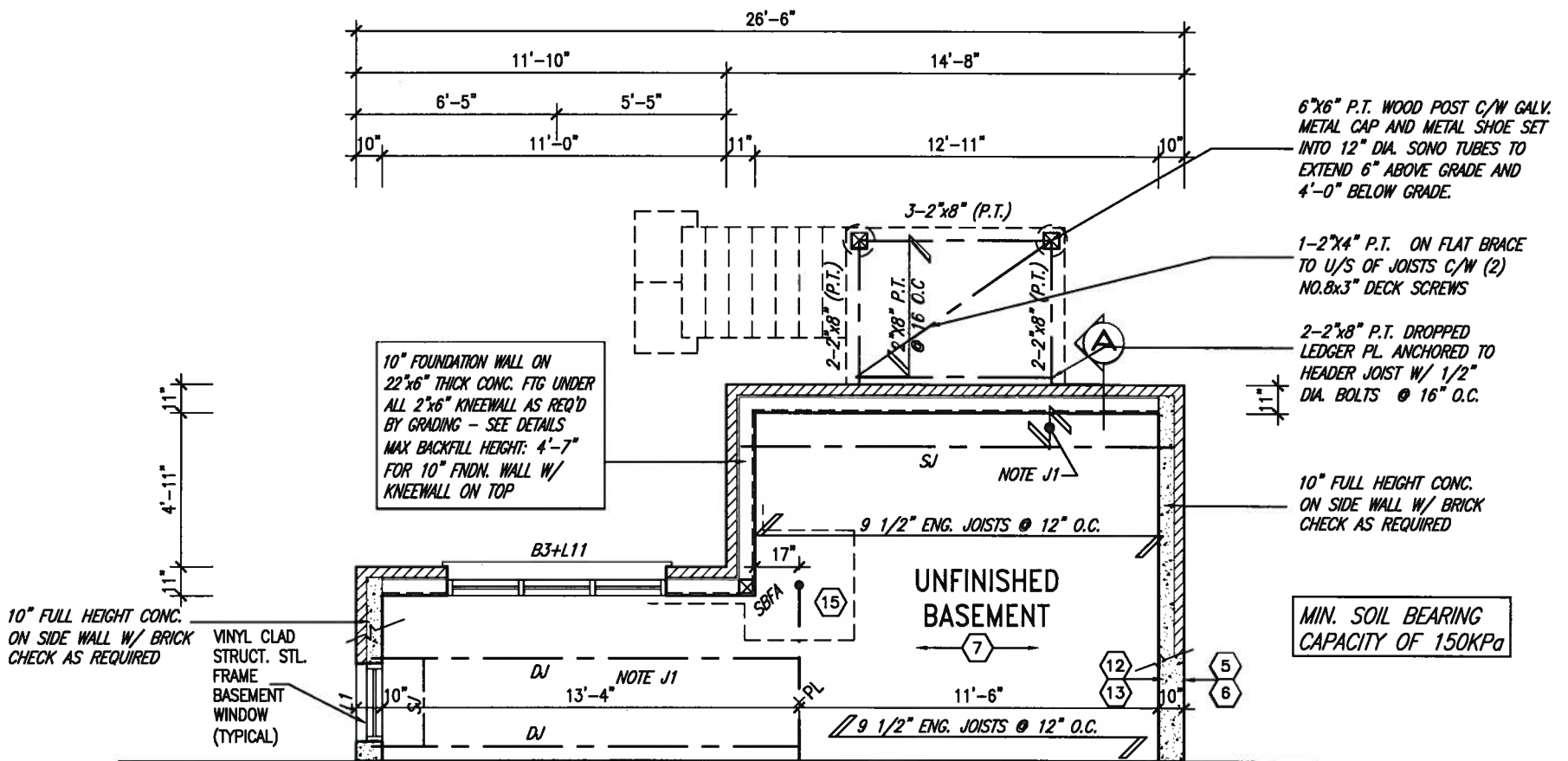
ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN 'A' & 'B'
W.O.D. 9R AND MORE COND.



PARTIAL BASEMENT FLOOR PLAN 'A' & 'B'
W.O.D. 9R AND MORE COND.

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)



no.	description	date	by
9			
8			
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5	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
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2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM

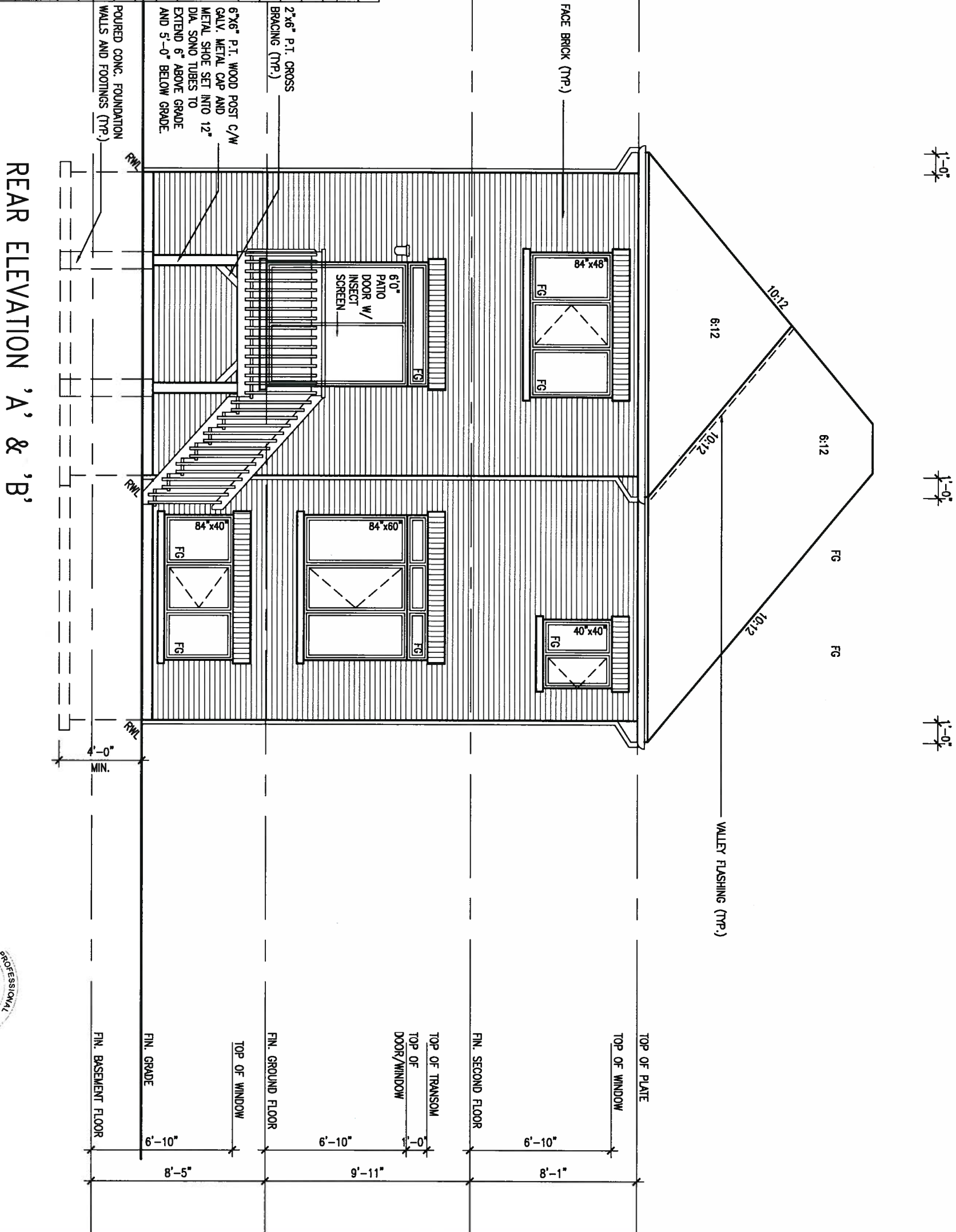
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BAYVIEW WELLINGTON		S32-3-10G PELICAN 3-10	
project name	ALCONA	municipality	INNISFIL, ONTARIO
date	JULY 2016	project no.	13049
drawn by	SB	drawing no.	14
checked by	scale	file name	13049-S32-3-10
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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
32-3-10 ELEVATION A 9R WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F./ OPENING S.F.	PERCENTAGE	
FRONT	530 S.F.	116.722 S.F.	22.02 %
LEFT SIDE	1077 S.F.	75.556 S.F.	7.02 %
RIGHT SIDE	1077 S.F.	0 S.F.	0.00 %
REAR	636 S.F.	151.444 S.F.	23.81 %
* OPENINGS OMITTED AS PER SB-12.3.1.1(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
		0 S.F.	
TOTAL SQ. FT.	3320.00 S.F.	343.72 S.F.	10.35 %
TOTAL SQ. M.	308.44 S.M.	31.93 S.M.	10.35 %
UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
32-3-10 ELEVATION B 9R WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F./ OPENING S.F.	PERCENTAGE	
FRONT	543 S.F.	122.722 S.F.	22.60 %
LEFT SIDE	1088 S.F.	75.556 S.F.	6.94 %
RIGHT SIDE	1088 S.F.	0 S.F.	0.00 %
REAR	636 S.F.	151.444 S.F.	23.81 %
* OPENINGS OMITTED AS PER SB-12.3.1.1(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
		0 S.F.	
TOTAL SQ. FT.	3355.00 S.F.	349.72 S.F.	10.42 %
TOTAL SQ. M.	311.69 S.M.	32.49 S.M.	10.42 %

BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL
CLAD STRUCTURAL STEEL
FRAME BASEMENT WINDOWS



**REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION**

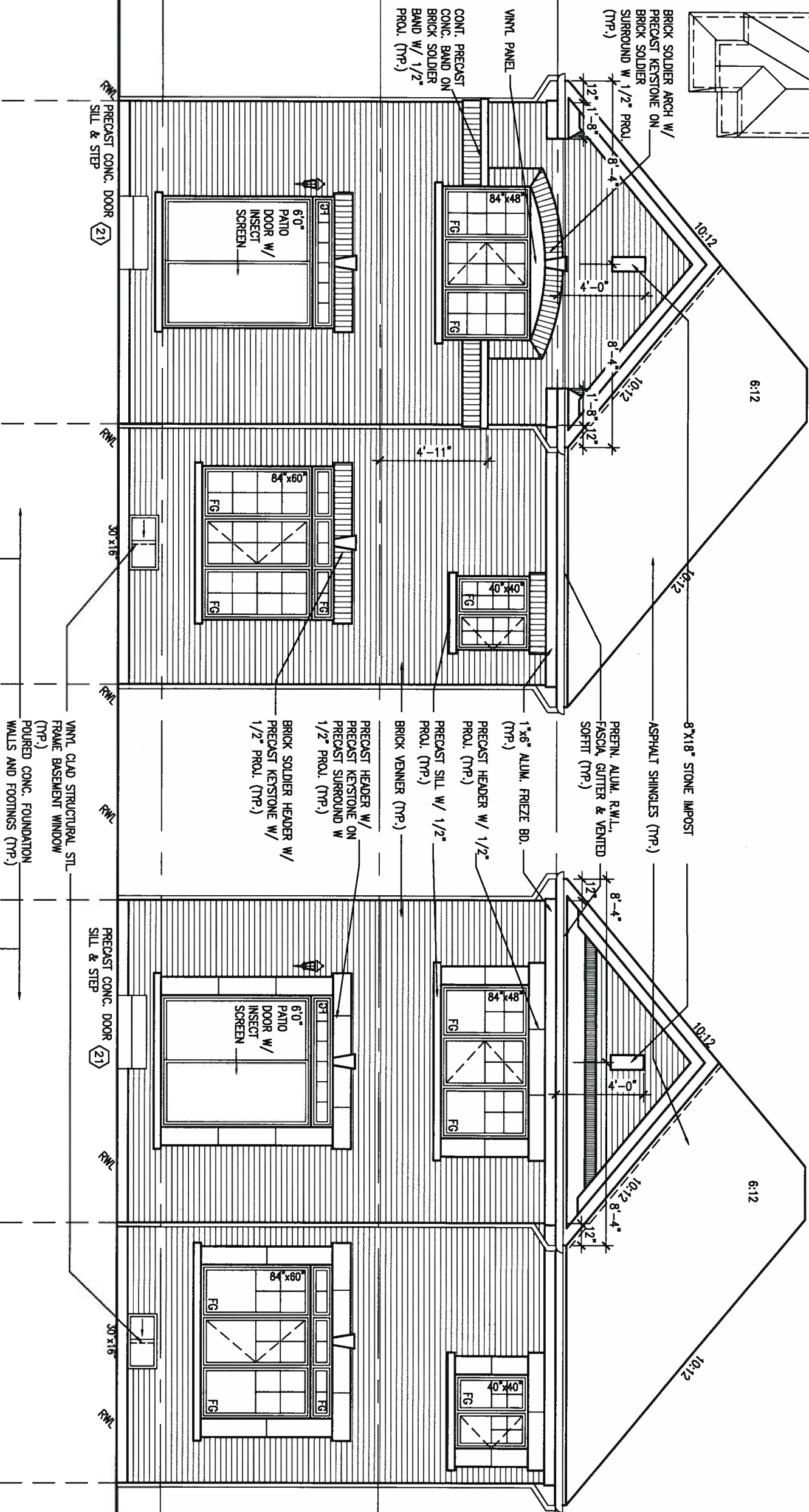
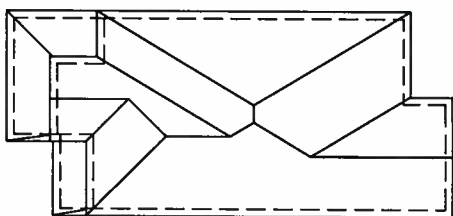
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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8.		-	-	qualification information	
7	REVISED TO 10" FOUNDATION WALLS	DEC 13-16	A/E		
6	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	Wellington Jno-Baptiste	25591
5	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	name	BCIN
4	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	registration information	
3	REVISED AS PER ENG COMMENTS	MAY 27-16	RC	VAS Design Inc.	42658
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC		
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM		
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	

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BAYVIEW WELLINGTON		S32-3-10G PELICAN 3-10	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	
date JULY, 2016		drawing no. 15	
W.O.D. REAR ELEVATION 'A' & 'B'			
drawn by SB	checked by 3/16" = 1'-0"	scale 13049-S32-3-10	file name 15
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-3-10.dwg - Tue - Aug 1 2017 - 12:23 PM			

ROOF PLAN A
W/ REAR UGRD
N.T.S.



REAR ELEVATION 'A' UPGRADE
10'0" GARAGE

REAR ELEVATION 'B' UPGRADE
10'0" GARAGE



REFER TO FRONT
ELEVATION FOR TYPICAL
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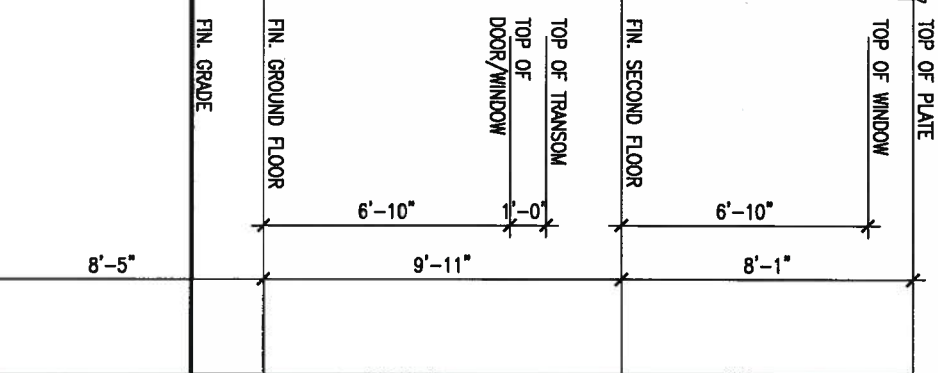
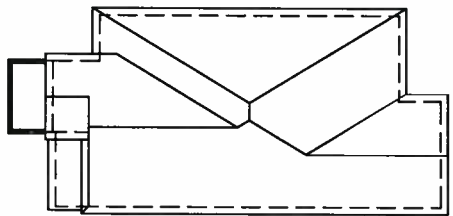
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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect

ROOF PLAN B
W/ REAR UGRD
N.T.S.



9.					
8.					
7.	REVISED TO 10" FOUNDATION WALLS	DEC 13-15	AJE		
6.	REVISED AS PER ENG TRUSS LAYOUT	SEP 28-15	RC		
5.	REVISED INSULATION AT STAIRS	SEPT 19/15	SB		
4.	ADD WOD AND REAR UPGRADE	JUL 22-15	SB		
3.	REVISED AS PER ENG COMMENTS	MAY 27-15	RC		
2.	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC		
1.	ISSUED FOR CLIENT REVIEW	NOV 15-15	EM		
no.	description	date	by		

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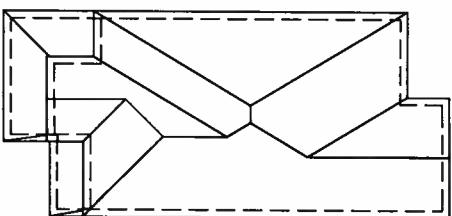
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		S32-3-10G PELICAN 3-10	
project name ALCONA	municipality INNISFIL, ONTARIO		project no. 13049
date NOV. 2015	REAR ELEVATION 'A' & 'B' UPGRADE		drawing no. 16
drawn by BD.BIM	checked by 3/16" = 1'-0"	scale 13049-S32-3-10	file name
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ROOF PLAN A
W/ REAR UGRD
N.T.S.



BRICK SOLDIER ARCH W/
PRECAST KEYSTONE ON
BRICK SOLDIER
SURROUND W/ 1/2" PROL.
(TYP.)

CONT. PRECAST
CONC. BAND ON
BRICK SOLDIER
BAND W/ 1/2"
PROL. (TYP.)

VINYL PANEL

84"x48"

FG

FG

6:12

10:12

8"x18" STONE IMPOST
ASPHALT SHINGLES (TYP.)

PRETN. ALUM. R.W.L.,
FASCIA, GUTTER & VENTED
SOFFIT (TYP.)

1"x6" ALUM. FRIZE BD.
(TYP.)

PRECAST HEADER W/ 1/2"
PROL. (TYP.)

PRECAST SILL W/ 1/2"
PROL. (TYP.)

BRICK VENNEN (TYP.)

PRECAST HEADER W/
PRECAST KEYSTONE ON
PRECAST SURROUND W/
1/2" PROL. (TYP.)

BRICK SOLDIER HEADER W/
PRECAST KEYSTONE W/
1/2" PROL. (TYP.)

2"x6" P.T. CROSS
BRACING (TYP.)

6"x6" P.T. WOOD POST C/W
GALV. METAL CAP AND
METAL SHOE SET INTO 12"
DIA. SONO TUBES TO
EXTEND 6" ABOVE GRADE
AND 5'-0" BELOW GRADE.

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

6:12

10:12

8"x18" STONE IMPOST
ASPHALT SHINGLES (TYP.)

1"x6" ALUM. FRIZE BD.
(TYP.)

PRECAST HEADER W/ 1/2"
PROL. (TYP.)

PRECAST SILL W/ 1/2"
PROL. (TYP.)

BRICK VENNEN (TYP.)

PRECAST HEADER W/
PRECAST KEYSTONE ON
PRECAST SURROUND W/
1/2" PROL. (TYP.)

BRICK SOLDIER HEADER W/
PRECAST KEYSTONE W/
1/2" PROL. (TYP.)

2"x6" P.T. CROSS
BRACING (TYP.)

6"x6" P.T. WOOD POST C/W
GALV. METAL CAP AND
METAL SHOE SET INTO 12"
DIA. SONO TUBES TO
EXTEND 6" ABOVE GRADE
AND 5'-0" BELOW GRADE.

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

6:12

10:12

8"x18" STONE IMPOST
ASPHALT SHINGLES (TYP.)

1"x6" ALUM. FRIZE BD.
(TYP.)

PRECAST HEADER W/ 1/2"
PROL. (TYP.)

PRECAST SILL W/ 1/2"
PROL. (TYP.)

BRICK VENNEN (TYP.)

PRECAST HEADER W/
PRECAST KEYSTONE ON
PRECAST SURROUND W/
1/2" PROL. (TYP.)

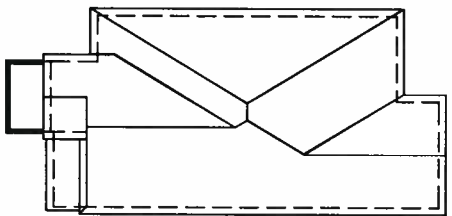
BRICK SOLDIER HEADER W/
PRECAST KEYSTONE W/
1/2" PROL. (TYP.)

2"x6" P.T. CROSS
BRACING (TYP.)

6"x6" P.T. WOOD POST C/W
GALV. METAL CAP AND
METAL SHOE SET INTO 12"
DIA. SONO TUBES TO
EXTEND 6" ABOVE GRADE
AND 5'-0" BELOW GRADE.

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

ROOF PLAN B
W/ REAR UGRD
N.T.S.



TOP OF WINDOW

TOP OF PLATE

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR/WINDOW

FIN. GROUND FLOOR

TOP OF WINDOW

FIN. GRADE

FIN. BASEMENT FLOOR

6'-10"

8'-1"

6'-10"

8'-5"

9'-11"

1'-0"

6'-10"

8'-1"

6'-10"

8'-5"

9'-11"

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6'-10"

8'-5"

9'-11"

1'-0"

6'-10"

8'-1"

6'-10"

8'-5"

9'-11"

1'-0"

6'-10"

8'-1"

6'-10"

8'-5"

9'-11"

1'-0"

6'-10"

8'-1"

6'-10"

8'-5"

9'-11"

1'-0"

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6'-10"

8'-5"

9'-11"

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6'-10"

8'-1"

6'-10"

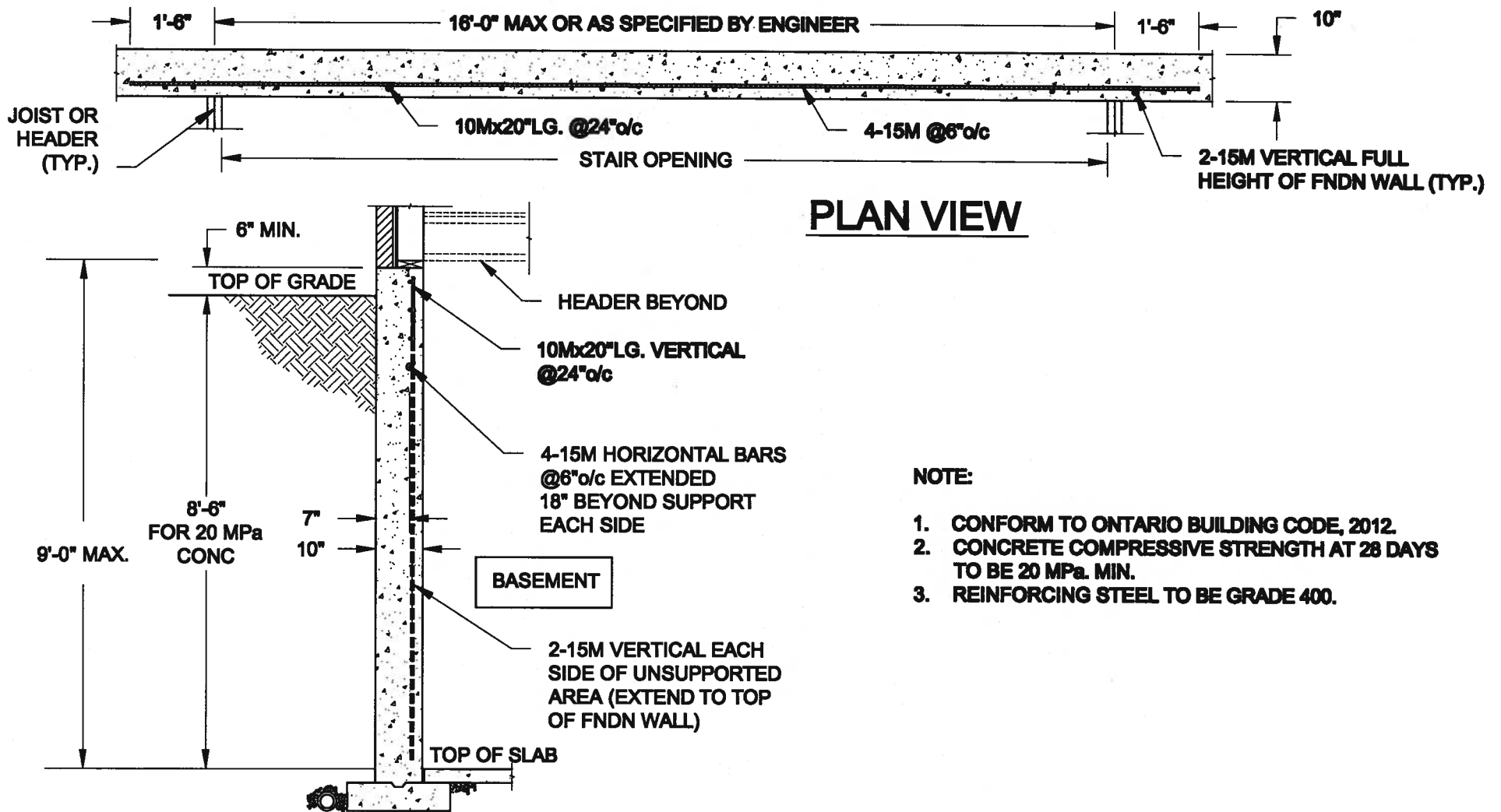
8'-5"

9'-11"

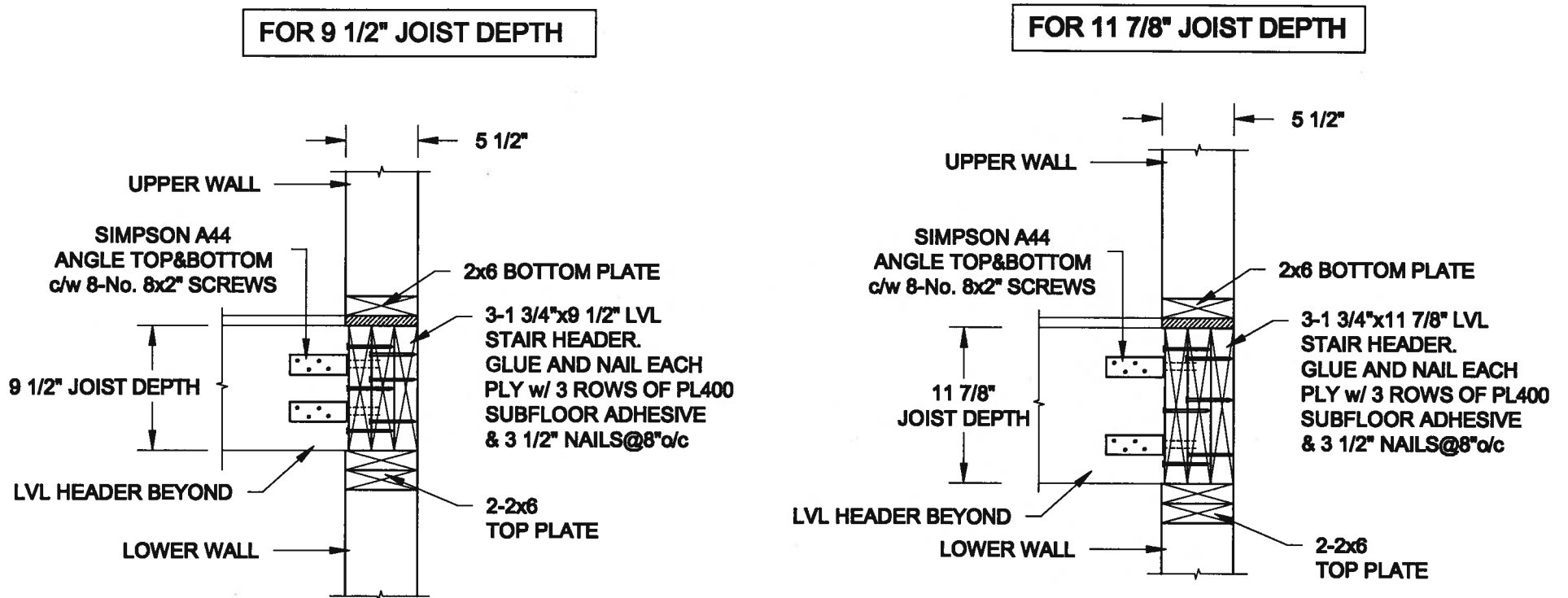
1'-0"

6'-10"

8'-1"




1
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

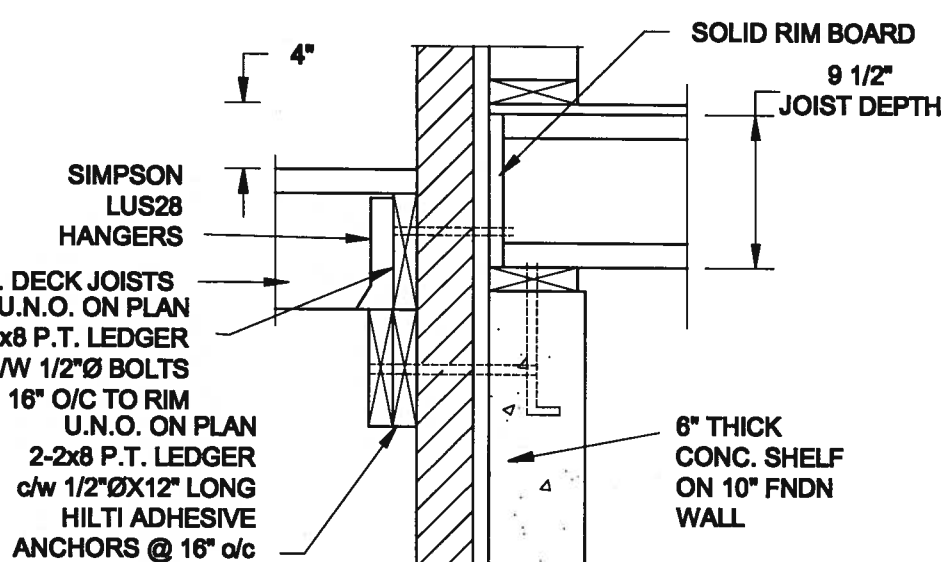
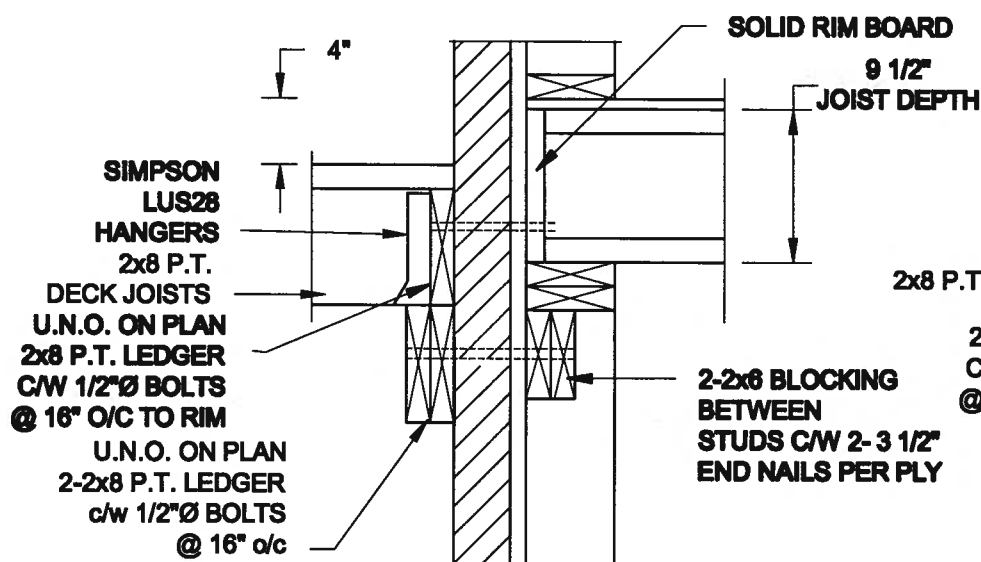


2
S1 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"



Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNISFIL, ONTARIO	
Date: JUL-31-2017			TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC		Checked: SJB	Project No.: 16-083	Drawing No.: S1

FOR 9 1/2" JOIST DEPTH

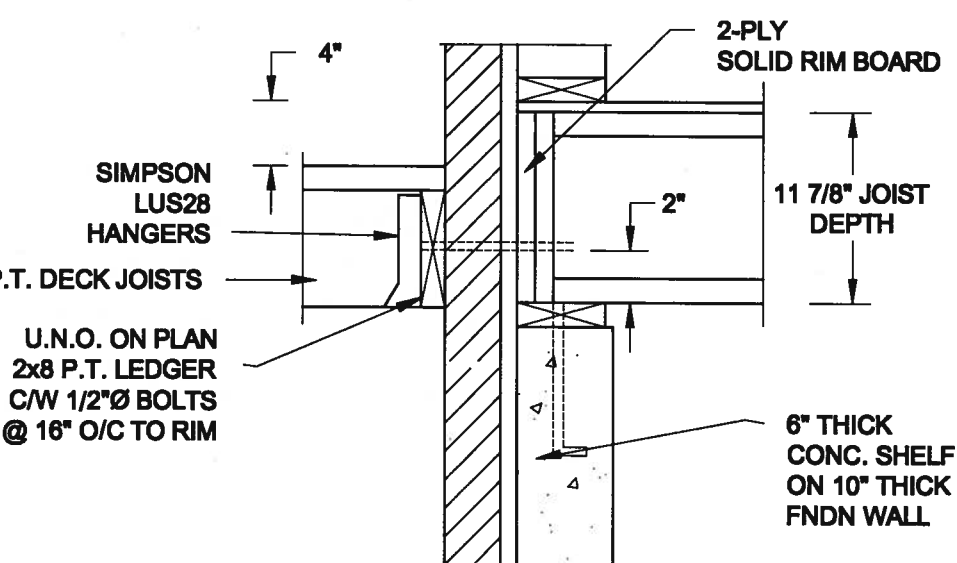
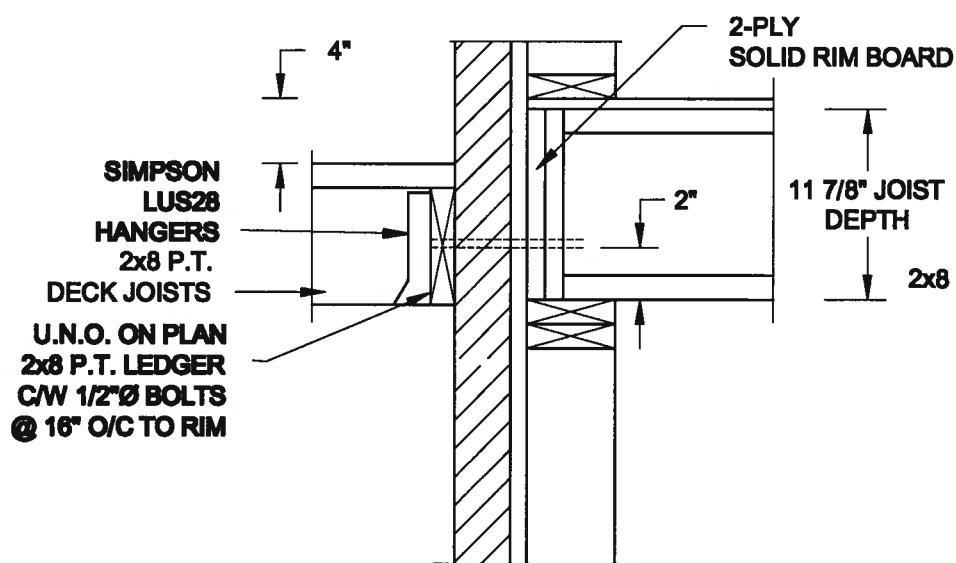


1A
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

1B
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

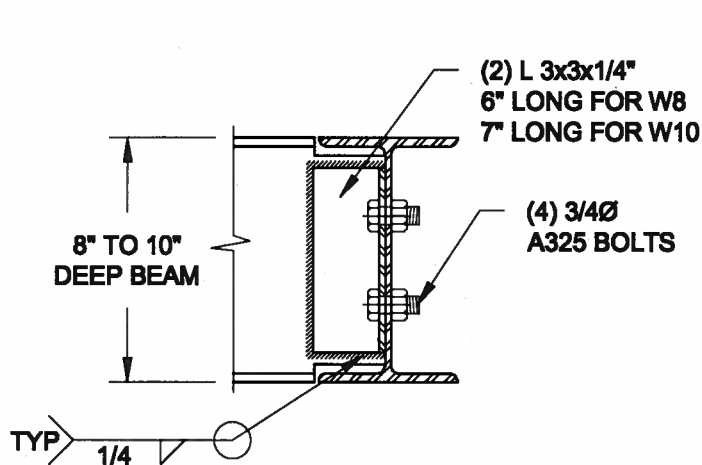
FOR 11 7/8" JOIST DEPTH



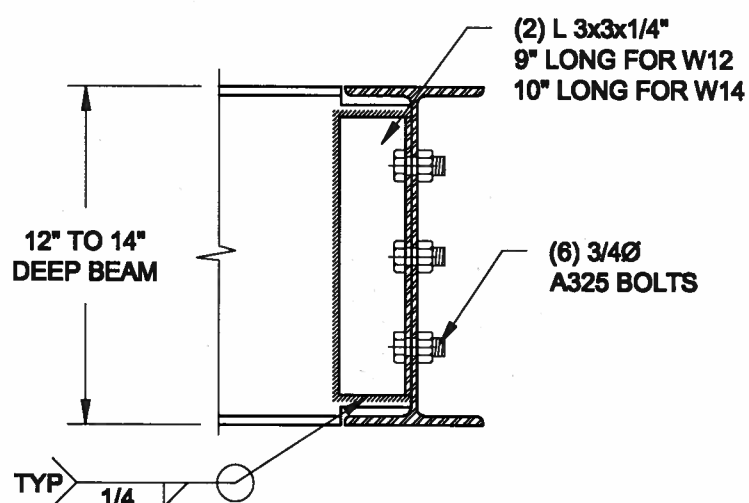
2A
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

2B
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.




NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

3
S2 STEEL BEAM CONNECTION DETAIL
SCALE: 1-1/2" = 1'-0"



Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT MISSISSAUGA, ONTARIO	
Date: JUL-01-2017			TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC		Checked: SJB	Project No.: 16-083	Drawing No.: S2

CONSTRUCTION NOTES (Unless otherwise noted)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. **ONT. REG. 332/12-2012 OBC**

- 1. ROOF CONSTRUCTION**
NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") TRUSS INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).
- 2. FRAME WALL CONSTRUCTION (2"x8") (SB-12-TABLE 3.1.1.2A)**
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
- 2A. RESERVED**
- 2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS**
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 100mm (8") ABOVE FINISH GRADE.
- 2C. RESERVED**
- 2D. STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS**
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.
- 2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING**
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C.. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
- 3. BRICK VENEER CONSTRUCTION (2"x8") (SB-12-TABLE 3.1.1.2A)**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C.. RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3A. RESERVED**
- 3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3C. STUCCO WALL CONSTRUCTION (2"x8") (SB-12-TABLE 3.1.1.2A)**
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C.. RSI 3.87 (R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.
- 4. INTERIOR STUD PARTITIONS**
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.
- 5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1(2))**
200mm (8") POURED CONC. FDTN. WALL 150Pa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FIG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.
STOREYS SUPPORTED | W/ MASONRY VENEER | W/ SIDING ONLY
1 16" WIDE x 6" DEEP 16" WIDE x 6" DEEP
2 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP
3 26" WIDE x 9" DEEP 20" WIDE x 6" DEEP
- SEE OBC 9.15.3.
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.
- STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)**
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")
- 6. FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3.**
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.
- 7. BASEMENT SLAB OBC 9.3.1.6(1)(b), 9.16.4.5(1), 9.25.3.3(15)**
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.
- 8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2A)**
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
- 9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (SB-12-3.1.1.8)**
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

- 10. ALL STAIRS/EXTERIOR STAIRS - OBC 9.8.-**
UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-1/4")
MIN. TREAD = 235 (9'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") to 965 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")
- 11. HANDRAILS - OBC 9.8.7.-**
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.
INTERIOR GUARDS - OBC 9.8.8.-
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'1").
- 12. SILL PLATE - OBC 9.23.7.**
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
- 13. BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.2.3, 9.13.2.6)**
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52c1 (R20c1) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER, RECOMMEND DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.
- 14. BEARING STUD PARTITION**
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
- 15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)**
89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kn (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CSSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.
- 15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)**
89mm (3-1/2") DIA x 4.78mm (1/88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.
- 15B. STEEL COLUMN**
90mm (3-1/2") DIA x 4.78mm (1/88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x1"x2") FIELD WELD COL. TO BASE PLATE.
- 16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS.**
MIN. BEARING 90mm (3-1/2")
- 17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.**
- 18. GARAGE SLAB**
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.
- 19. GARAGE CEILINGS/INTERIOR WALLS**
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. WALLS (R22). CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.
- 20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.**
- 21. EXTERIOR STEP**
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7'-7/8") MIN. TREAD 250mm (9'-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.
- 22. DRYER EXHAUST (OBC-6.2.3.8(7) & 6.2.4.1.1)**
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)
- 23. INSULATED ATTIC ACCESS (OBC-9.18.2.1 & SB12-3.1.1.8)**
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.
- 24. FIREPLACE CHIMNEYS OBC 9.2.1.**
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.
- 25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.**
- 26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.**
- 27. STEEL BEARING PLATE FOR MASONRY WALLS**
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
- OR**
- SOLID WOOD BEARING FOR WOOD STUD WALLS**
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).
- 28. RESERVED**
- 29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.1)**
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 610x610x300 (24"x24"x12") CONC. FOOTING.
- 30. STEPPED FOOTINGS OBC 9.15.3.8.**
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24").
- 31. SLAB ON GRADE**
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9XW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.
- 32. DIRECT VENTING GAS FURNACE/ H.W.T VENT**
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
- 33. DIRECT VENTING GAS FIREPLACE VENT**
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
- 34. SUBFLOOR, JOIST STRAPPING AND BRIDGING**
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2. *)
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4. *)

- 35. EXPOSED BUILDING FACE OBC 9.10.15 & SB-2-2.3.5(2)**
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.
- 36. COLD CELLAR PORCH SLAB (OBC 9.39.1)**
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C. ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (17) LITEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.
- 37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.**
- 38. CONVENTIONAL ROOF FRAMING (2.0kPa. SNOW LOAD)**
38x140 (2"x6") RAFTERS @ 400mm (16" O.C.) FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

- WINDOWS: 1) MINIMUM BEDROOM WINDOW - OBC 9.9.10.1.-**
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBTSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
- 2) WINDOW GUARDS - OBC 9.9.8.1.(d).**
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
- 3) EXTERIOR WINDOWS**
SHALL COMPLY WITH OBC DIV.-8 9.7.3.3. & SB12-3.1.1.9
- GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.**
- 2) ALL DOWNSPOUTS TO DRAIN AHEAD FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.3(1) AND MUNICIPAL STANDARDS.**
- 3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.**
- 4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(i). SEE DETAIL.
- 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.**
- 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.**
- LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.**
- 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.**
- 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.**
- 4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.**
- 5) LVL BEAMS SHALL BE 2.0E-2950FS MIN. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.**
- 6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SC1" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.**
- 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.**
- 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mL POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL. EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.**
- STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 9.9.23.4.3.**
- 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.**
- STUCCO: 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.**
- LEGEND**
- | | |
|---|----------------------------------|
| CLASS 'B' VENT | EXHAUST FAN TO EXTERIOR |
| DUPLEX OUTLET (12" ABOVE SURFACE) | DUPLEX OUTLET (HEIGHT A.F.F) |
| WEATHERPROOF DUPLEX OUTLET | GFI DUPLEX OUTLET (HEIGHT A.F.F) |
| POT LIGHT | HEAVY DUTY OUTLET (220 volt) |
| LIGHT FIXTURE (PULL CHAIN) | LIGHT FIXTURE (CEILING MOUNTED) |
| SWITCH | LIGHT FIXTURE (WALL MOUNTED) |
| FLOOR DRAIN | HOSE BIB (NON-FREEZE) |
| SJ SINGLE JOIST | DJ DOUBLE JOIST |
| TJ TRIPLE JOIST | LVL LAMINATED VENEER LUMBER |
| POINT LOAD FROM ABOVE | |
| P.T. PRESSURE TREATED LUMBER | |
| G.T. GIRDER TRUSS BY ROOF TRUSS MANUF. | |
| FLAT ARCH | |
| CURVED ARCH | |
| MEDICINE CABINET (RECESSED) | |
| CONC. BLOCK WALL | |
| DOUBLE VOLUME WALL | |
| SEE NOTE (38) | |
| SOLID WOOD BEARING (SPRUCE No. 2), SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES. | |
| SOLID WOOD BEARING TO MATCH FROM ABOVE | |
| SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.) | |
| PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. | |
- CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VAS DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VAS DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.**

- 39. TWO STOREY VOLUME SPACES**
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.
- 40. TYPICAL 1 HOUR RATED PARTY WALL.**
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
- 41. FOUNDATION WALL (W.O.D./W.O.B.)**
-WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.
- 42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS**
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

DRAIN WATER HEAT RECOVERY UNIT (DWHR)
PER SB12-3.1.1.12., A DRAIN WATER HEAT RECOVERY (DWHR) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECYCLE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BENEATH ANY OF THE SHOWERS.

ONT. REG. 332/12-2012 OBC
Amendment 0, Reg. 388/13
MR-16-S-26 JAN. 25, 2017
REVISED

WOOD LITEALS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184	(2/2" x 8")	SPR.#2
B1	3/38 x 184	(3/2" x 8")	SPR.#2
B2	4/38 x 184	(4/2" x 8")	SPR.#2
B7	5/38 x 184	(5/2" x 8")	SPR.#2
L3	2/38 x 235	(2/2" x 10")	SPR.#2
B3	3/38 x 235	(3/2" x 10")	SPR.#2
B4	4/38 x 235	(4/2" x 10")	SPR.#2
L5	2/38 x 286	(2/2" x 12")	SPR.#2
B5	3/38 x 286	(3/2" x 12")	SPR.#2
B6	4/38 x 286	(4/2" x 12")	SPR.#2

LOOSE STEEL LITEALS

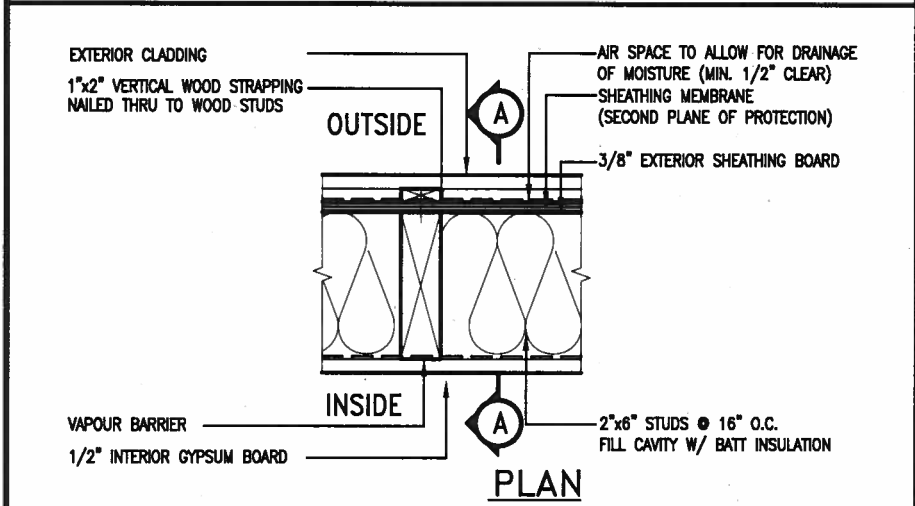
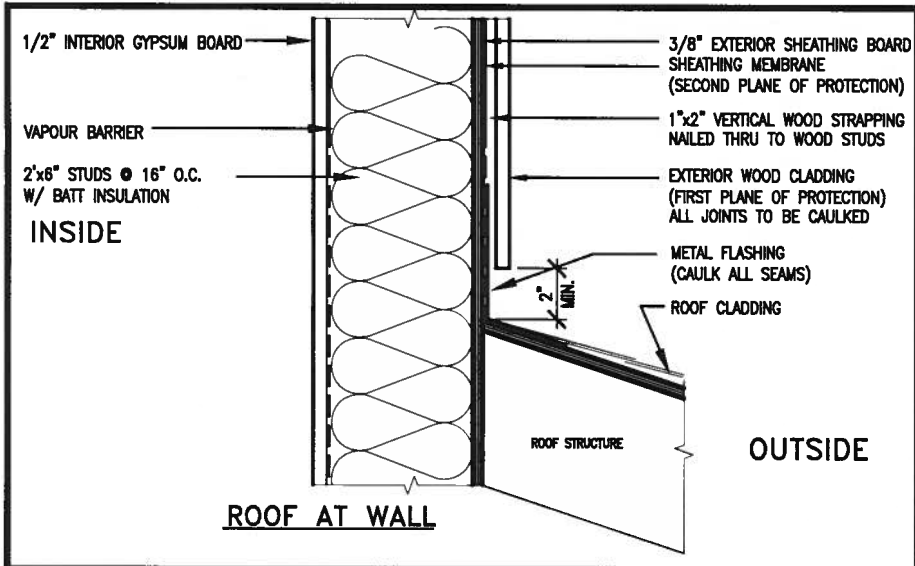
L7	89 x 89 x 6.4L	(3-1/2" x 3-1/2" x 1/4")
L8	89 x 89 x 7.9L	(3-1/2" x 3-1/2" x 5/16")
L9	102 x 89 x 7.9L	(4" x 3-1/2" x 5/16")
L10	127 x 89 x 7.9L	(5" x 3-1/2" x 5/16")
L11	152 x 89 x 10.0L	(6" x 3-1/2" x 3/8")
L12	152 x 102 x 11.0L	(6" x 4" x 7/16")
L13	178 x 102 x 11.0L	(7" x 4" x 7/16")

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A	1-1	3/4"x7 1/4"	(1-45x184)
LVL1	2-1	3/4"x7 1/4"	(2-45x184)
LVL2	3-1	3/4"x7 1/4"	(3-45x184)
LVL3	4-1	3/4"x7 1/4"	(4-45x184)
LVL4A	1-1	3/4"x8 1/2"	(1-45x240)
LVL4	2-1	3/4"x8 1/2"	(2-45x240)
LVL5	3-1	3/4"x8 1/2"	(3-45x240)
LVL5A	4-1	3/4"x8 1/2"	(4-45x240)
LVL6A	1-1	3/4"x11 7/8"	(1-45x300)
LVL6	2-1	3/4"x11 7/8"	(2-45x300)
LVL7	3-1	3/4"x11 7/8"	(3-45x300)
LVL8	4-1	3/4"x11 7/8"	(4-45x300)

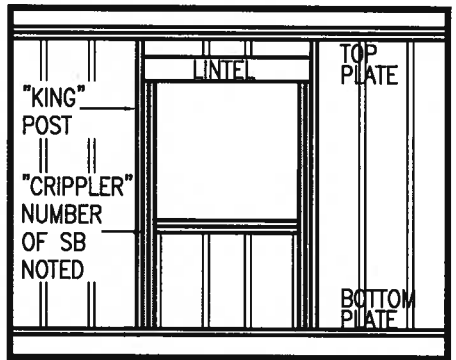
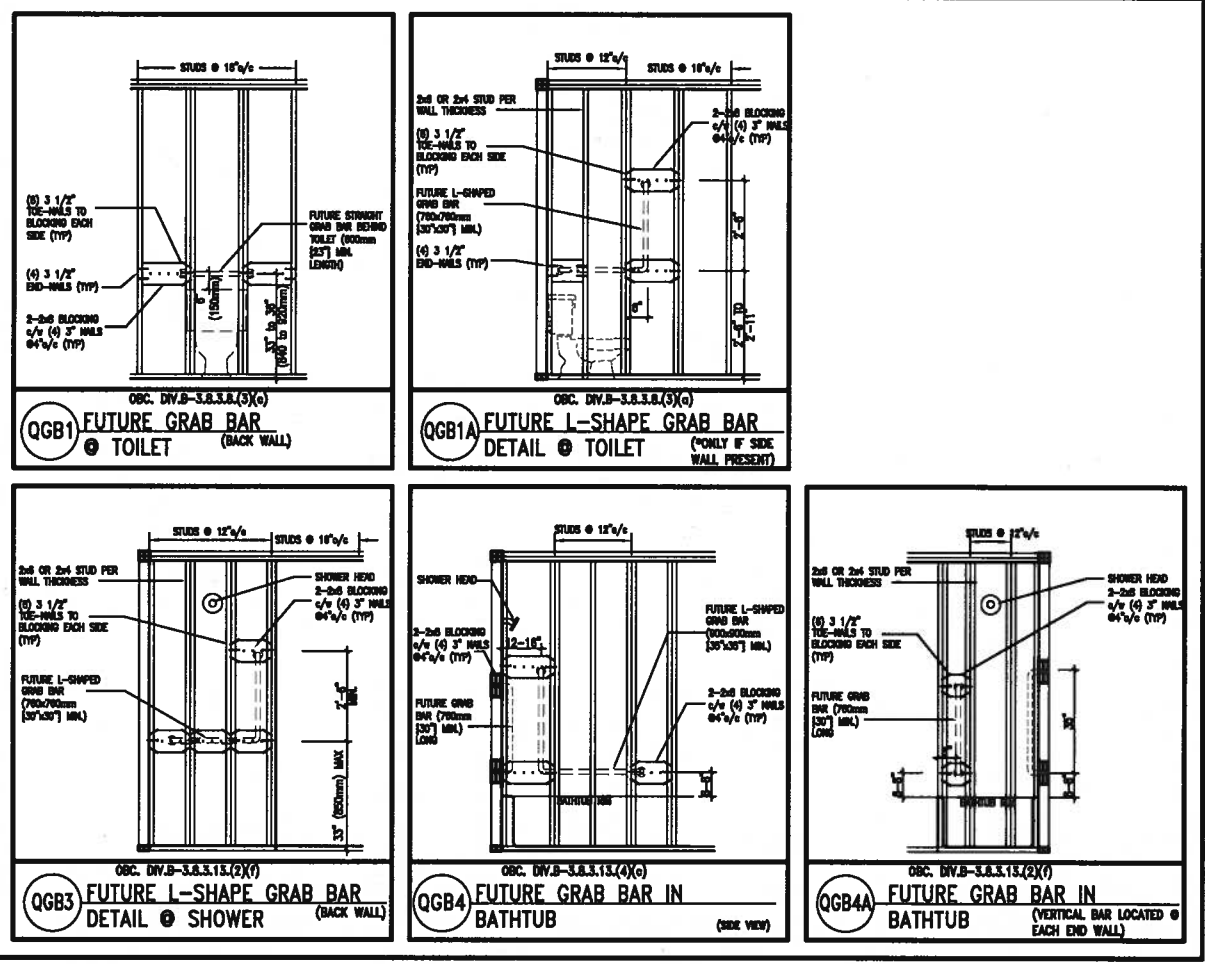
DOOR SCHEDULE

- 1. EXTERIOR DOOR**
815 x 2030 x 45
(2'-8" x 6'-8" x 1-3/4")
INSULATED MIN. RSI 0.7 (



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC, DIV. B - 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

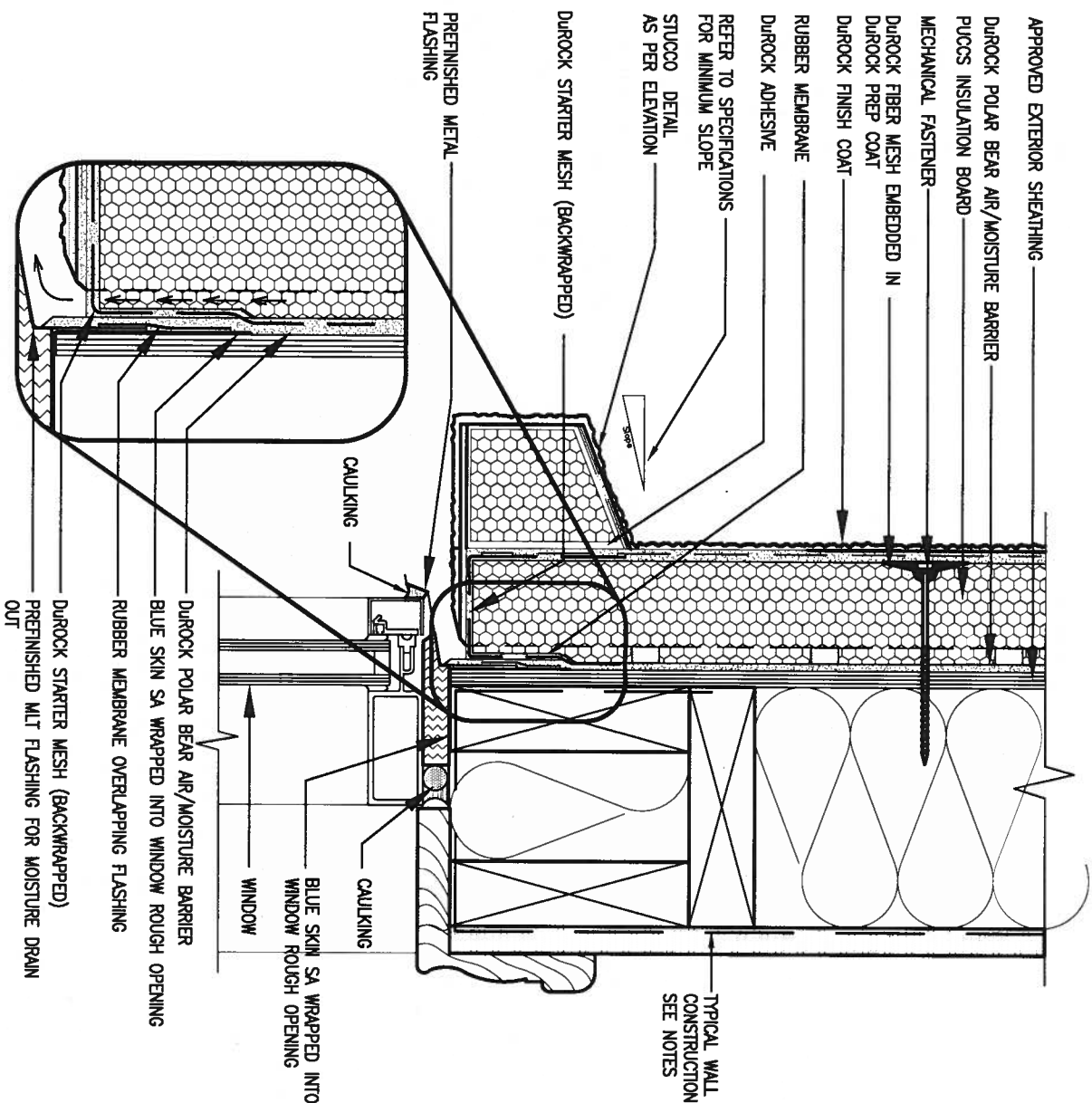


"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:		** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:	
2"x4" @ 16" O.C. - 9'-10"		2"x6" @ 16" O.C. - 12'-6"	
2-2"x4" @ 12" O.C. - 10'-9"		2"x6" @ 12" O.C. - 13'-10"	
3-2"x4" @ 16" O.C. - 11'-2"		2-2"x6" @ 16" O.C. - 15'-0"	
3-2"x4" @ 12" O.C. - 12'-4"		2-2"x6" @ 12" O.C. - 17'-4"	
NOTES:		MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:	
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.		2"x8" @ 16" O.C. - 16'-0"	
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR		2"x8" @ 12" O.C. - 17'-9"	
JOIST LENGTH OF 2.5m OF ONE FLOOR.		2-2"x8" @ 16" O.C. - 20'-4"	
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")		2-2"x8" @ 12" O.C. - 22'-4"	
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB			
EXTERIOR SHEATHING ON THE EXTERIOR FACE.			
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.			
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF			
6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR			
SIDING.			
		NOTES:	
		1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa	
		SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.	
		2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")	
		3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB	
		EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm	
		(1/2") GYPSUM BOARD ON THE INTERIOR FACE.	
		4. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)	
		5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa	
		6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.	
		7. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR	
		SIDING.	
		** STUD INFORMATION TAKEN FROM OBC TABLE A-30	

9. 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.		VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE		
8. qualification information	Wellington Jno-Baptiste 25591					
7. name	signature					
6. registration information	BCIN 42658					
5. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.						
4. 1 ISSUE FOR CLIENT REVIEW	AUG 04-17 RC					
3. no. description	date by					
		ALCONA	project name INNISFIL, ON.	project no. 13049		
		date MAY 2016	checked by RC	scale 3/16" = 1'-0"		
		CONSTRUCTION NOTES		drawing no. CN2		
		file name 13049-CN-A1				
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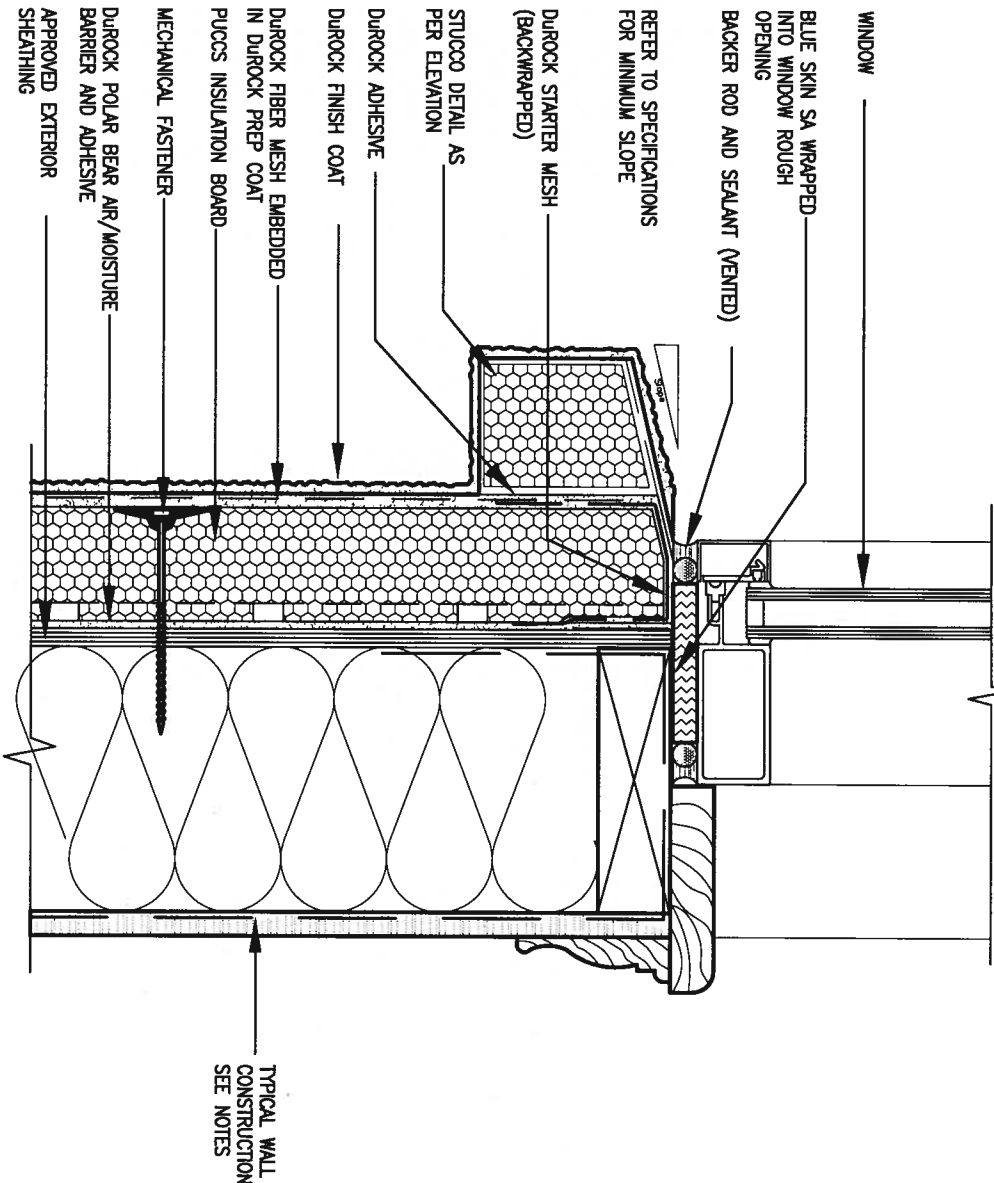




1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



2 WINDOW SILL

CN3 SCALE: 3"=1'-0"

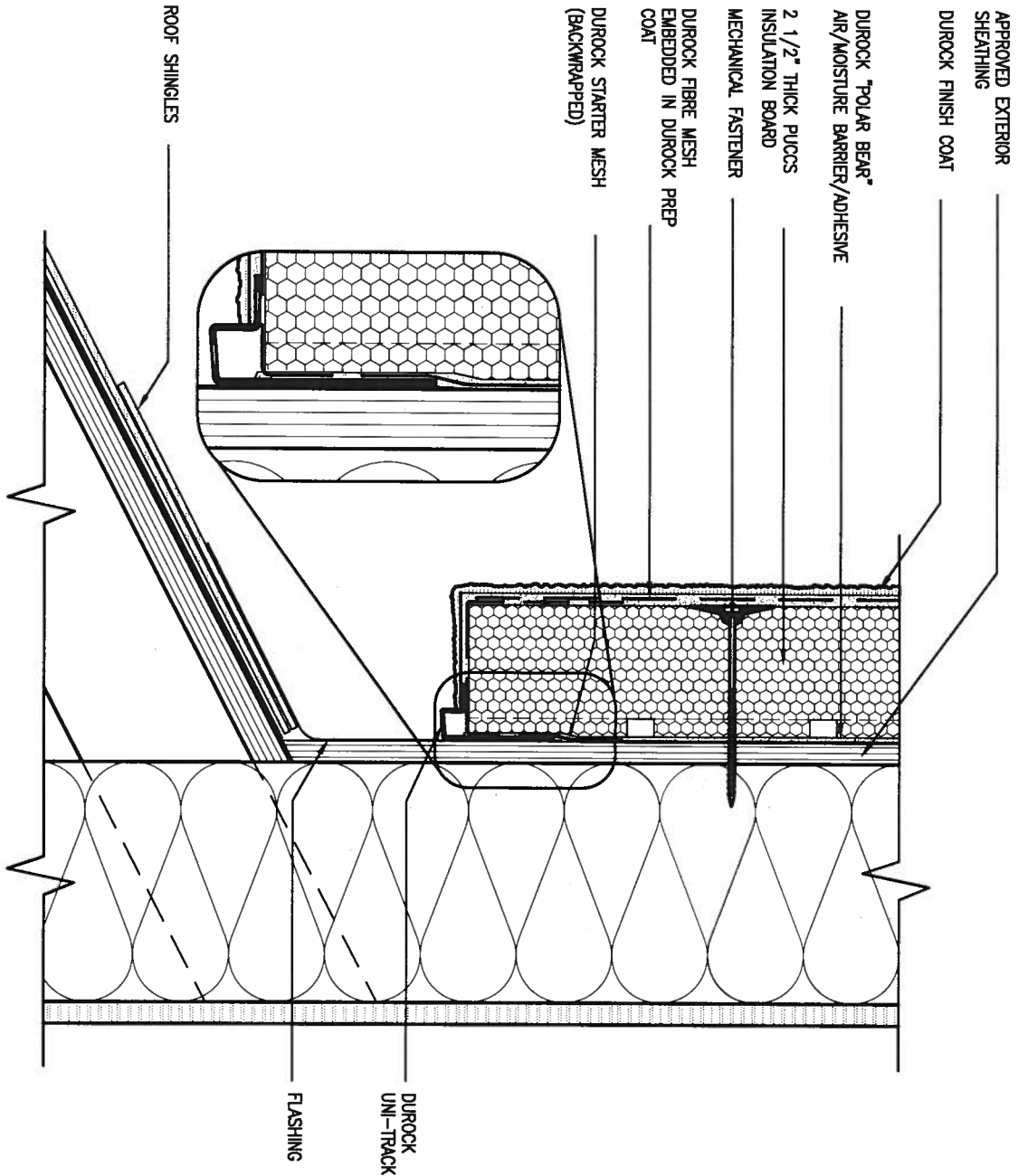


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2	.	.	.	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
project name
ALCONA
municipality
INNISFIL, ON.
date
MAY 2016
drawn by
RC
checked by
-
scale
3/16" = 1'-0"

CONST NOTE
project no.
13049
CONSTRUCTION NOTES
file name
13049-CN-A1
CN3
drawing no.
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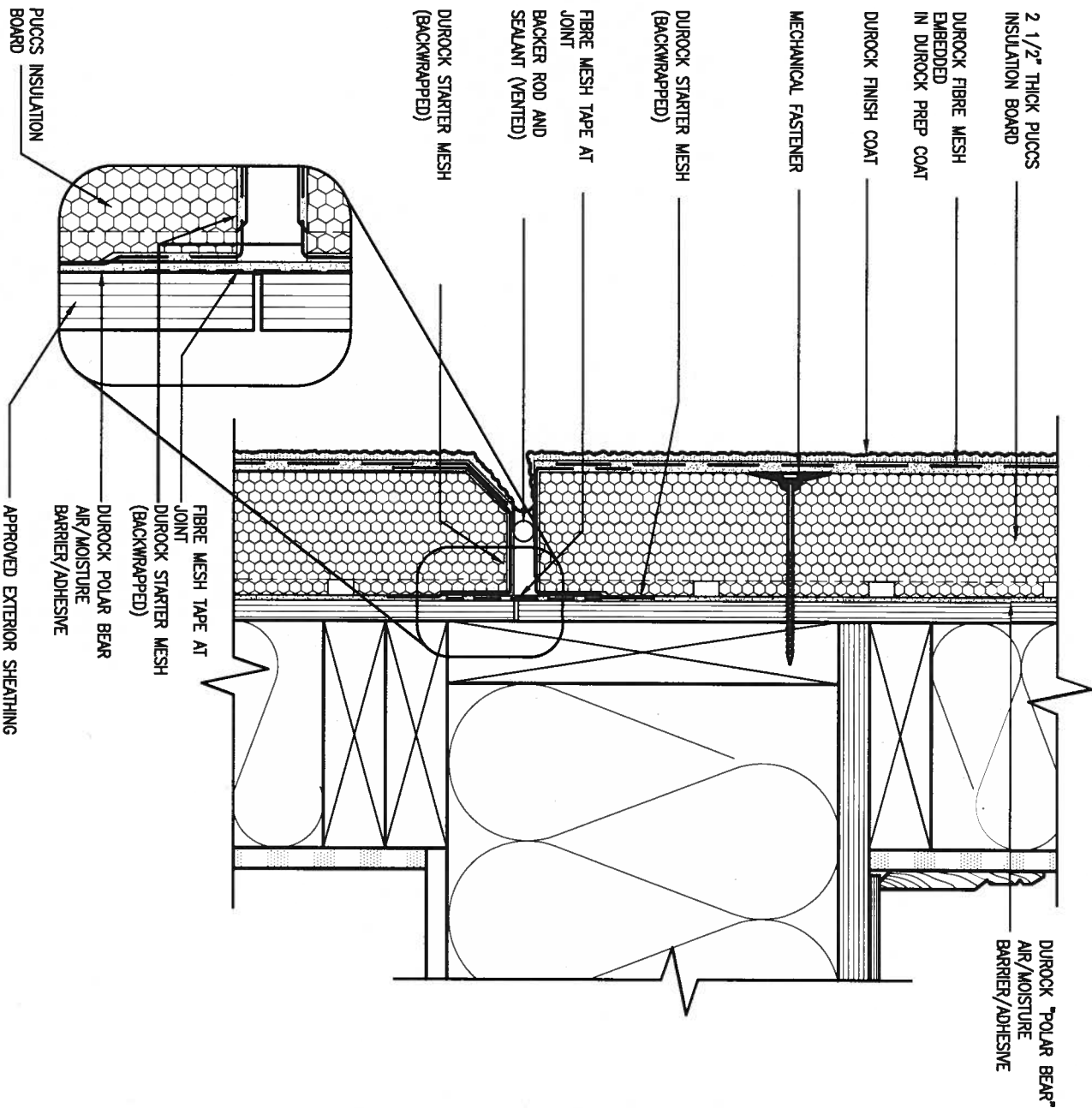


3 STUCCO TERMINATION @ ROOF

SCALE: 3"=1'-0"

CN4

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



4 HORIZONTAL EXPANSION JOINT

SCALE: 3"=1'-0"

CN4



9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.					
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		

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.

qualification information
Wellington Jno-Baptiste 25591
name BCIN
registration information 42658
VA3 Design Inc.

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
ALCONA

date
MAY 2016

drawn by
RC

checked by

scale

3/16" = 1'-0"

CONSTRUCTION NOTES

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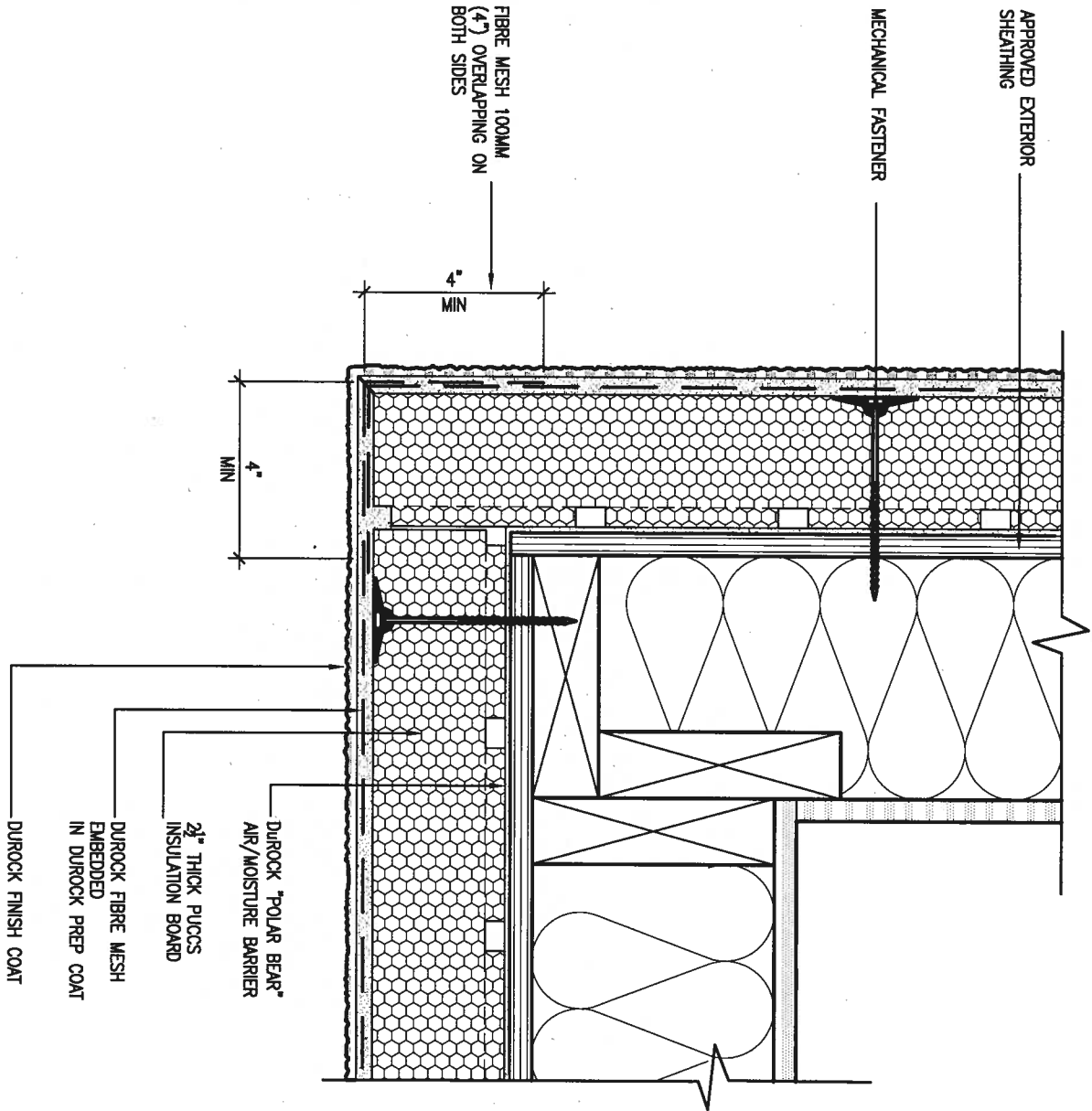
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project no.
13049

drawing no.

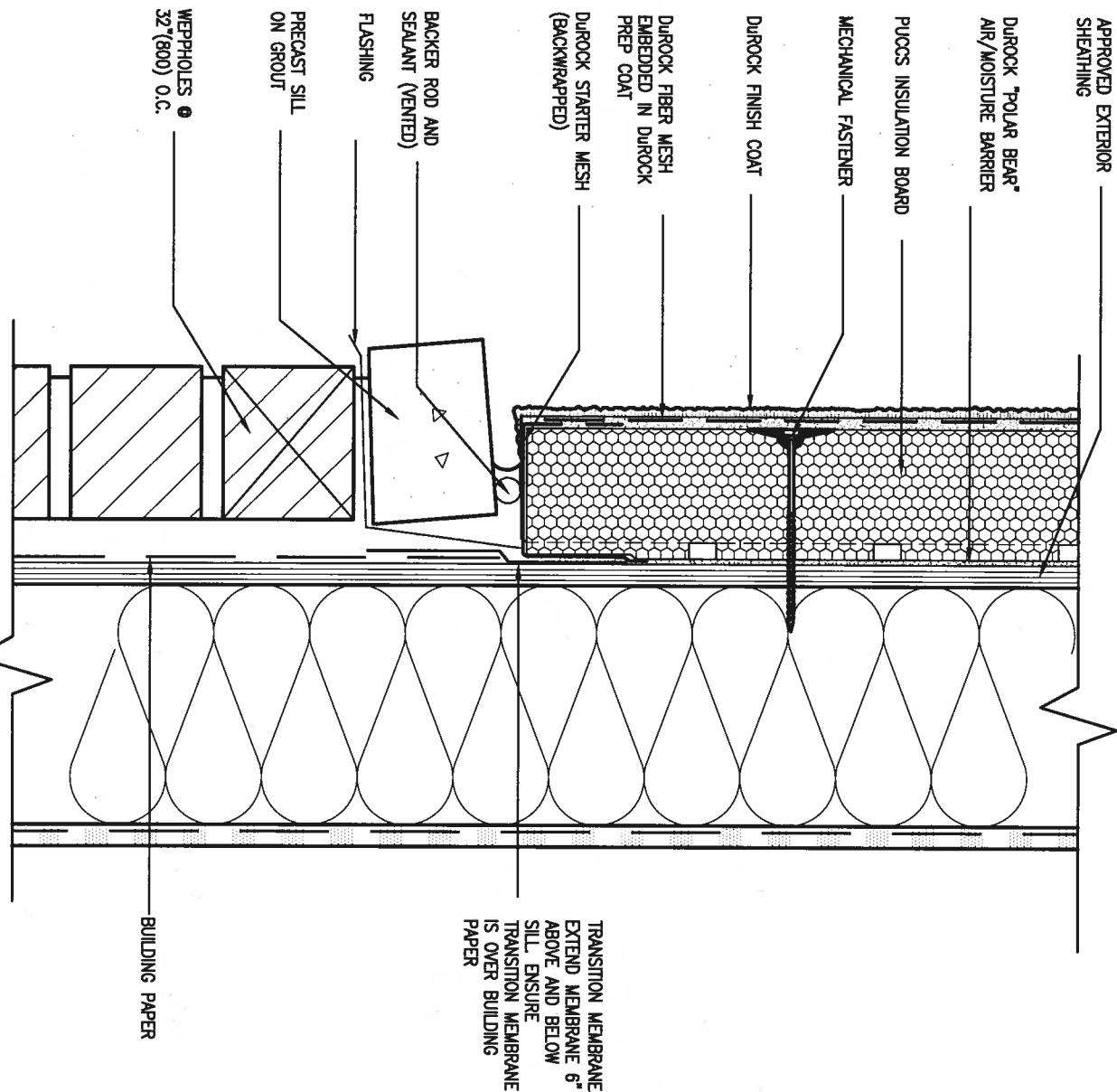
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5 CORNER DETAIL
CNS SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION
CNS SCALE: 3"=1'-0"



<div>9</div> <div>8</div> <div>7</div> <div>6</div> <div>5</div> <div>4</div> <div>3</div> <div>2</div>	<div>.</div> <div>.</div> <div>.</div> <div>.</div> <div>.</div> <div>.</div> <div>.</div> <div>.</div>	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste 25591</div> <div>name</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div> <div>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</div>	<div>VA3 DESIGN</div> <div>255 Consumers Rd Suite 120</div> <div>Toronto ON M2J 1R4</div> <div>t 416.630.2255 f 416.630.4782</div> <div>va3design.com</div>	<div>BAYVIEW WELLINGTON</div> <div>project name</div> <div>ALCONA</div> <div>drawn by</div> <div>RC</div> <div>date</div> <div>MAY 2016</div> <div>checked by</div> <div>-</div> <div>scale</div> <div>3/16" = 1'-0"</div> <div>file name</div> <div>13049-CN-A1</div> <div>project no.</div> <div>13049</div> <div>drawing no.</div> <div>CN5</div>	<div>CONST NOTE</div> <div>CONSTRUCTION NOTES</div> <div>RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM</div>
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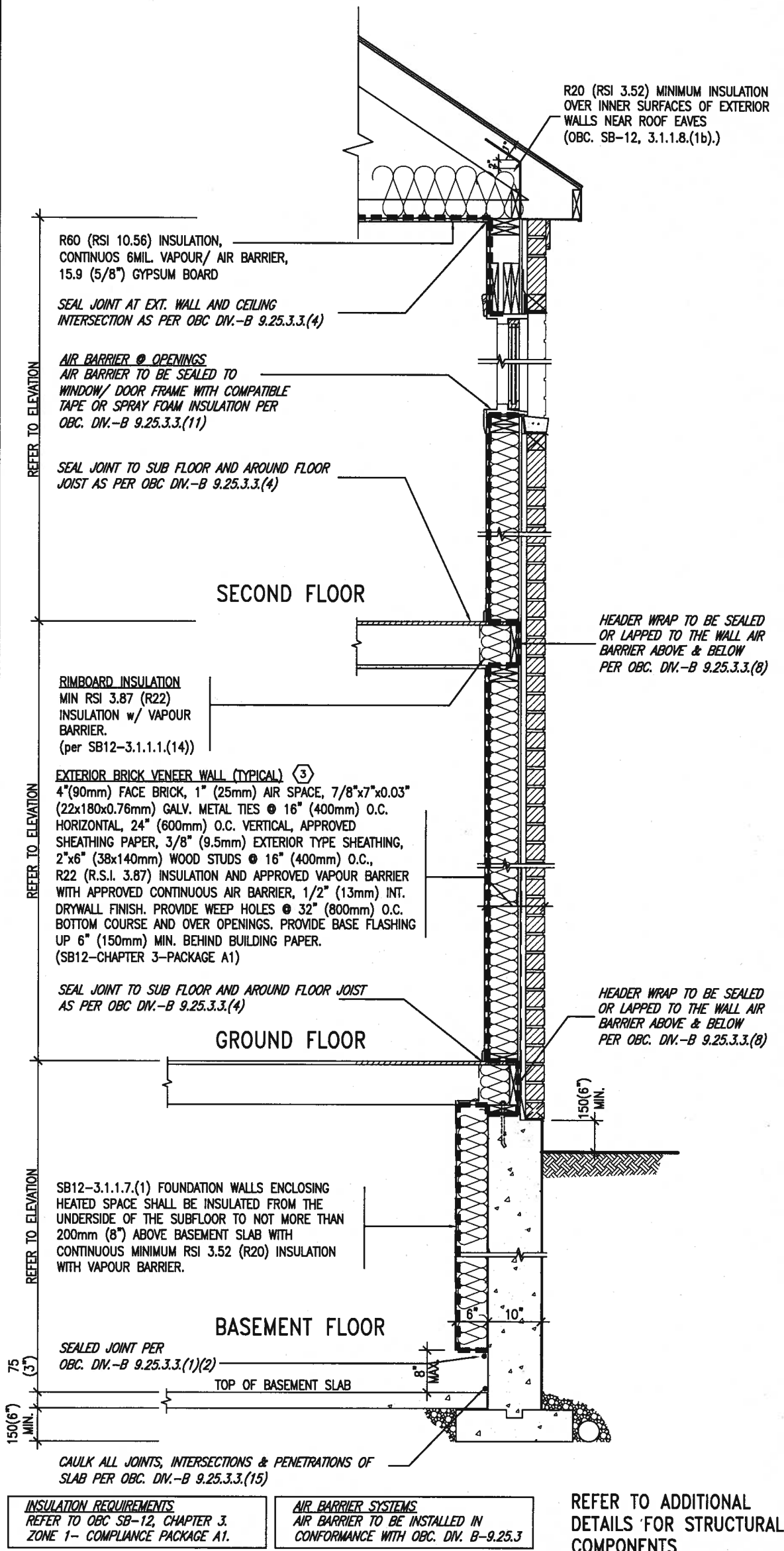
SB12-COMPLIANCE PACKAGE 'A1'

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

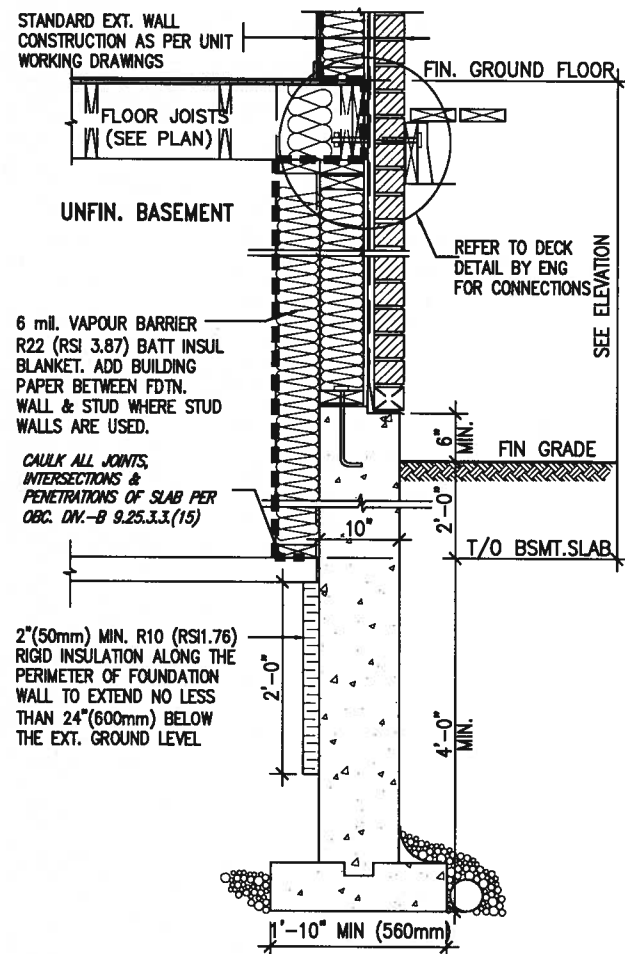
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	-
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.



* REVISED-FEB 2017

SECTION AT W.O.D/W.O.B.

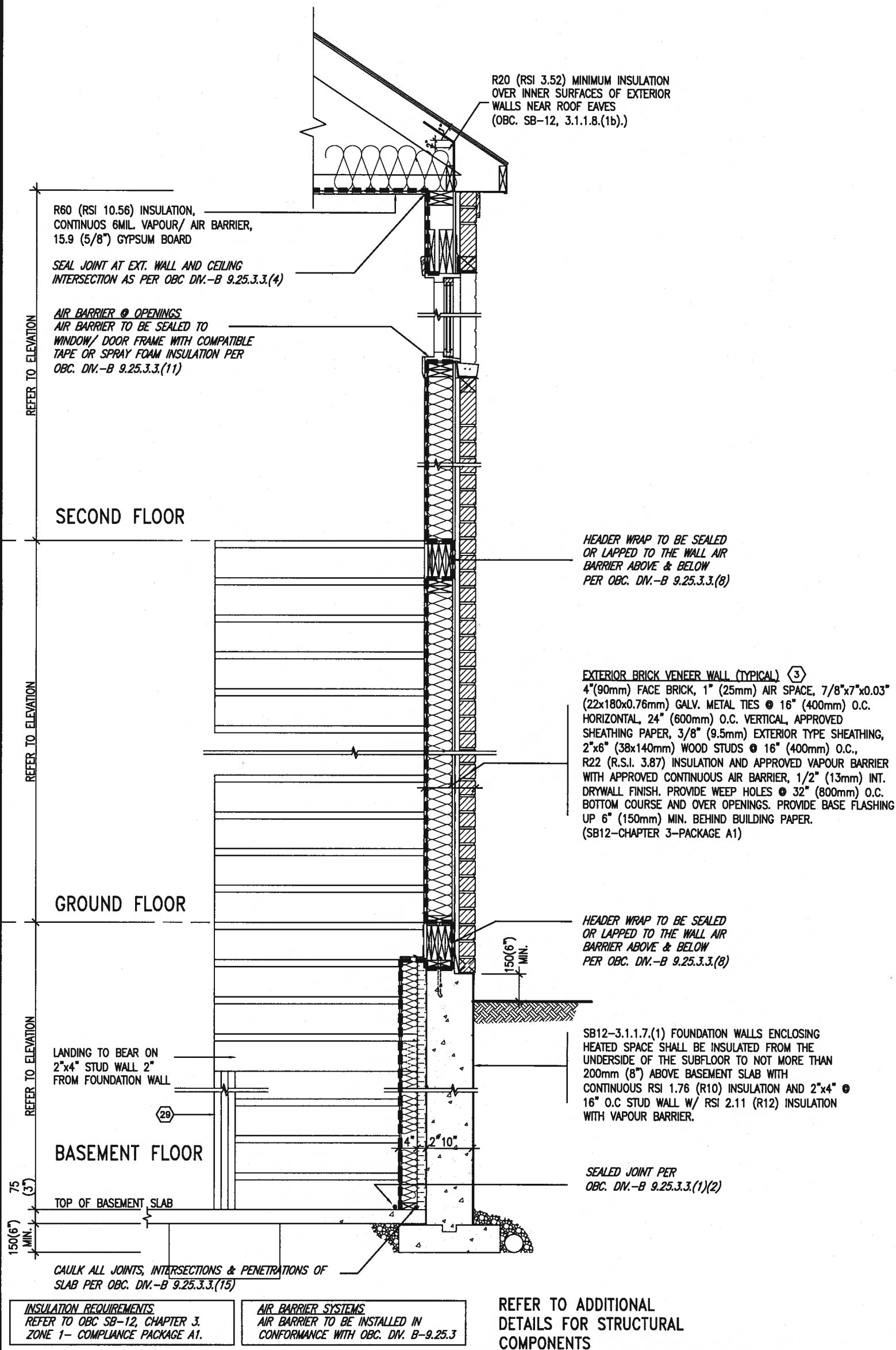
9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			BAYVIEW WELLINGTON		CONST NOTE	
7. qualification information			project name		project no.	
6. Wellington Jno-Bopfiste			ALCONA		13049	
5. name			municipality		INNSFILON.	
4. registration information		date		CONSTRUCTION NOTES		
3. VA3 Design Inc.		MAY 2016		drawing no.		
2. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		drawn by		CN6		
1. ISSUE FOR CLIENT REVIEW		checked by		13049-CN-A1		
no. description		scale		file name		
date		3/16" = 1'-0"		13049-CN-A1		
by		RC		Aug 4 2017 - 8:49 AM		

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SB12-COMPLIANCE PACKAGE 'A1'



TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL
SCALE: N.T.S.



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1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC
no.	description	date by

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.		
qualification information		
Wellington Jno-Baptiste	signature	25591
name	registration information	BCN
VA3 Design Inc.		42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		

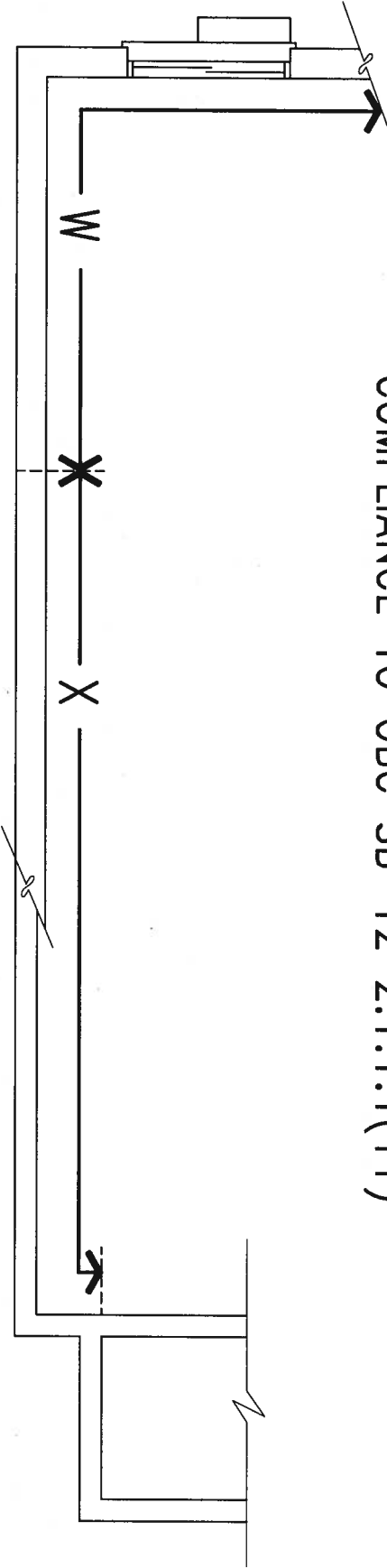
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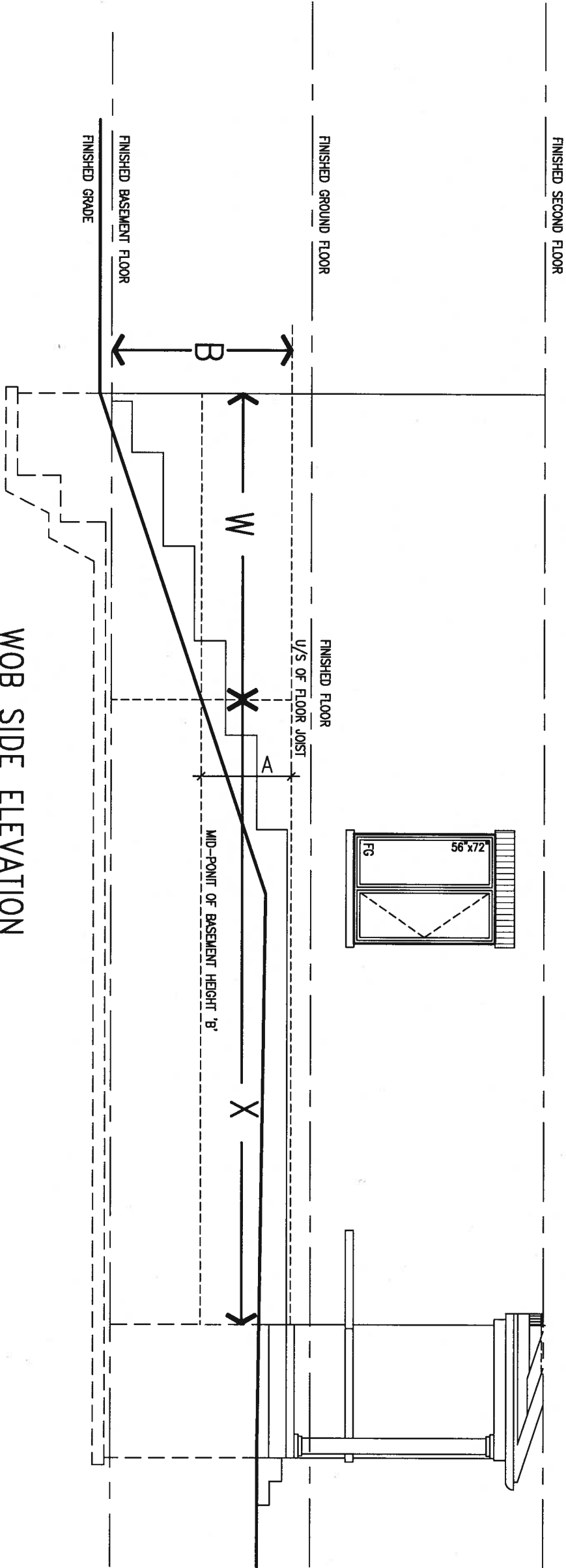
BAYVIEW WELLINGTON	
project name	ALCONA
drawn by	RC
checked by	-
scale	3/16" = 1'-0"
date	MAY 2016
project no.	13049
municipality	INNISFIL, ON.

CONST NOTE	
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CONSTRUCTION NOTES	
file name	13049-CN-A1
drawing no.	CN7
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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qualification information
Wellington Jno-Baptiste 25591
signature
name registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON.

date MAY 2016
drawn by RC checked by - scale 3/16" = 1'-0"

CONSTRUCTION NOTES

file name 13049-CN-A1

drawing no.

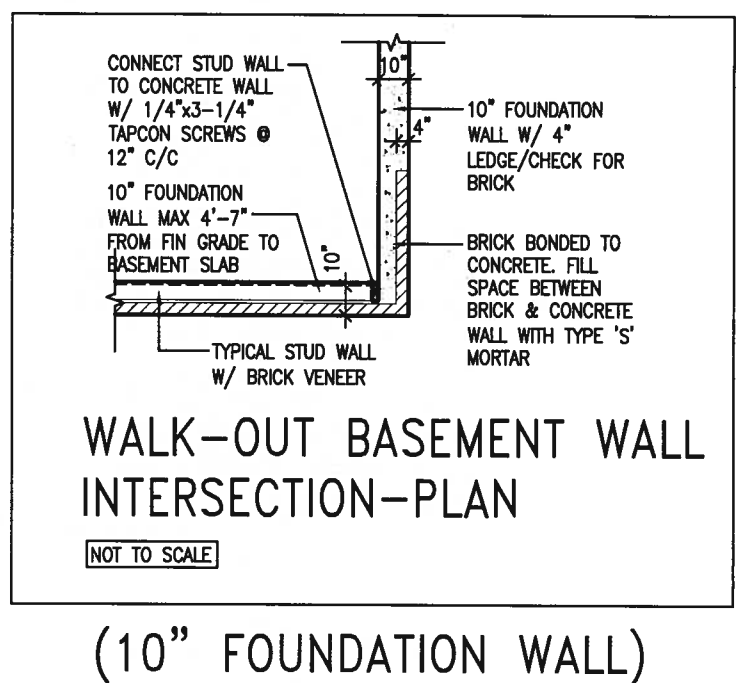
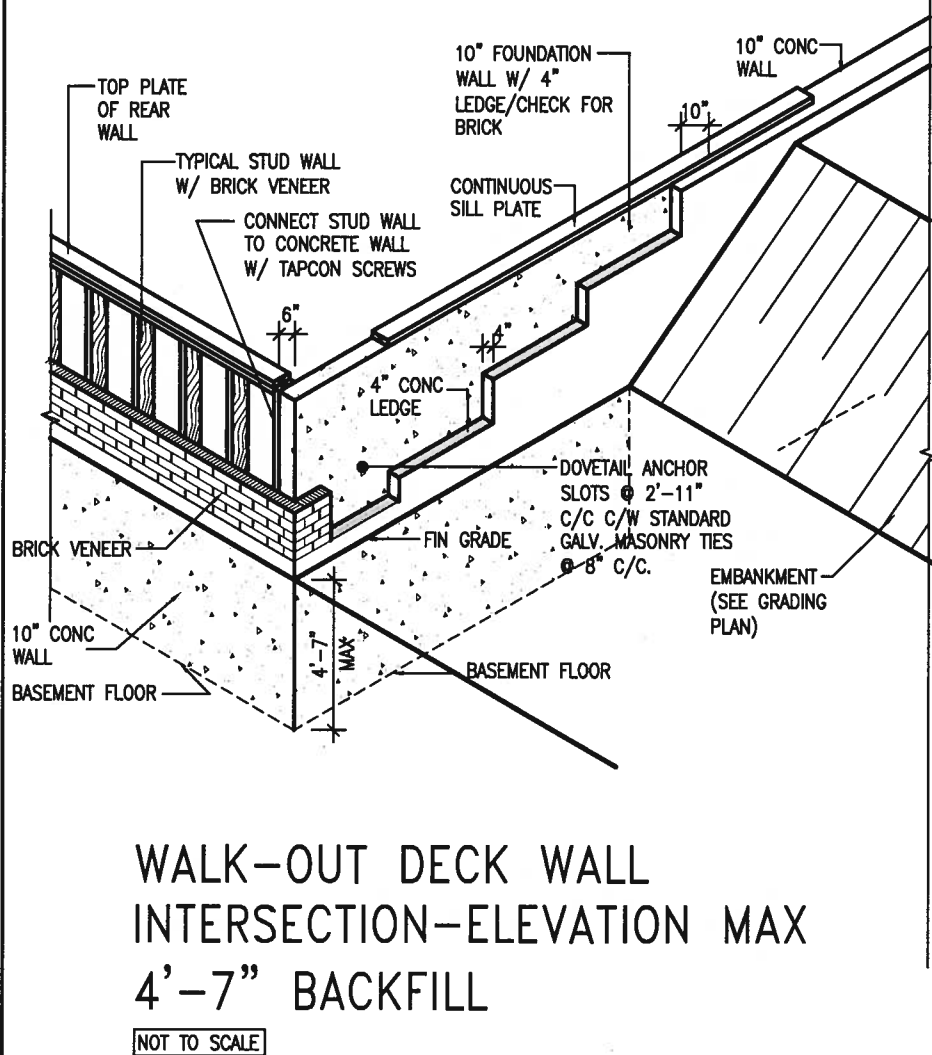
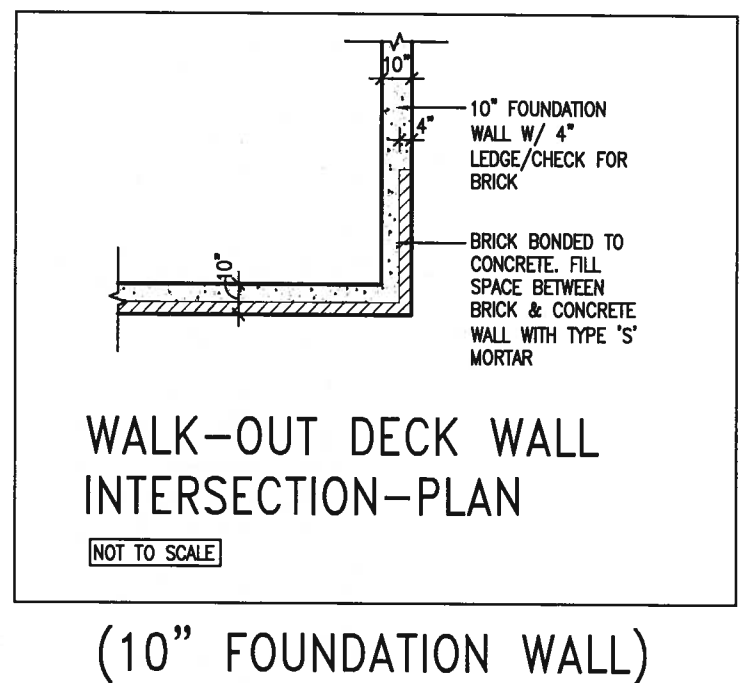
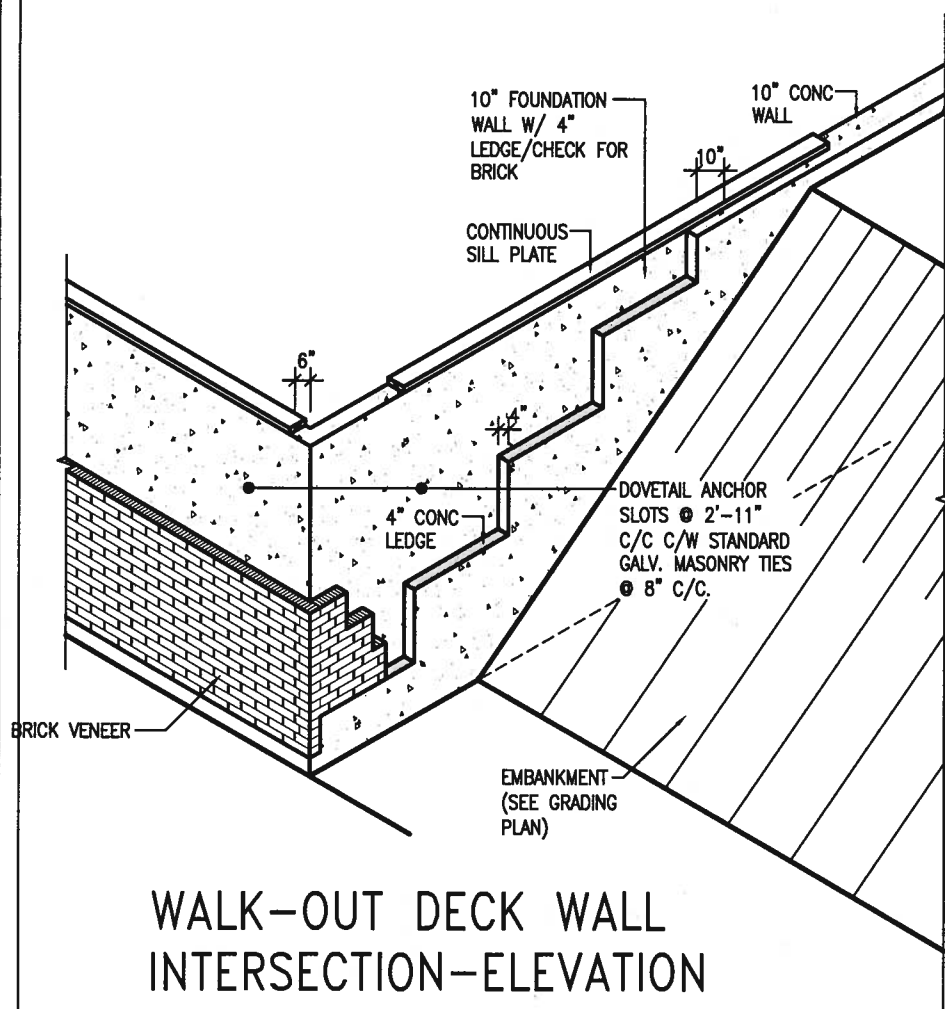
CN8

CONST NOTE



STRUCTURAL

9	.	.	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste  25591</div> <div>name</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div> <div>BCN</div> <div>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</div>	<div></div> <div>255 Consumers Rd Suite 120</div> <div>Toronto ON M2J 1R4</div> <div>† 416.630.2255 f 416.630.4782</div> <div>va3design.com</div>	BAYVIEW WELLINGTON		CONST NOTE		
8	.	.			project name	municipality		project no.	
7	.	.			ALCONA	INNISFIL, ON.		13049	
6	.	.			date	CONSTRUCTION NOTES		drawing no.	
5	.	.			MAY 2016	file name		CN9	
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
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9	.	.	.	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>WJB</i> 25591</div> <div>name <i>signature</i> BCIN</div> <div>registration information</div> <div>VAB Design Inc. 42658</div> <div>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.</div> <div>omnitors.org.org to be ascert.</div>
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no.	description		date by	



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BAYVIEW WELLINGTON

CONST NOTE

project name
ALCONA

INNISFIL ON.

project no.
3049

date
MAY 2016

drawn by
RC

checked by _____ scale
- 3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13049-CN-A1

drawing no.
CN10

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