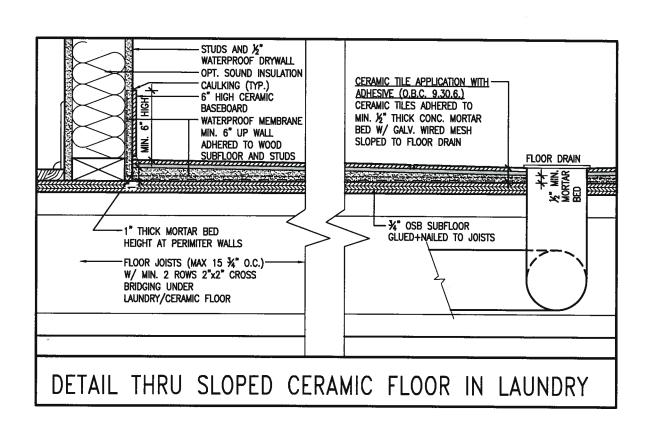
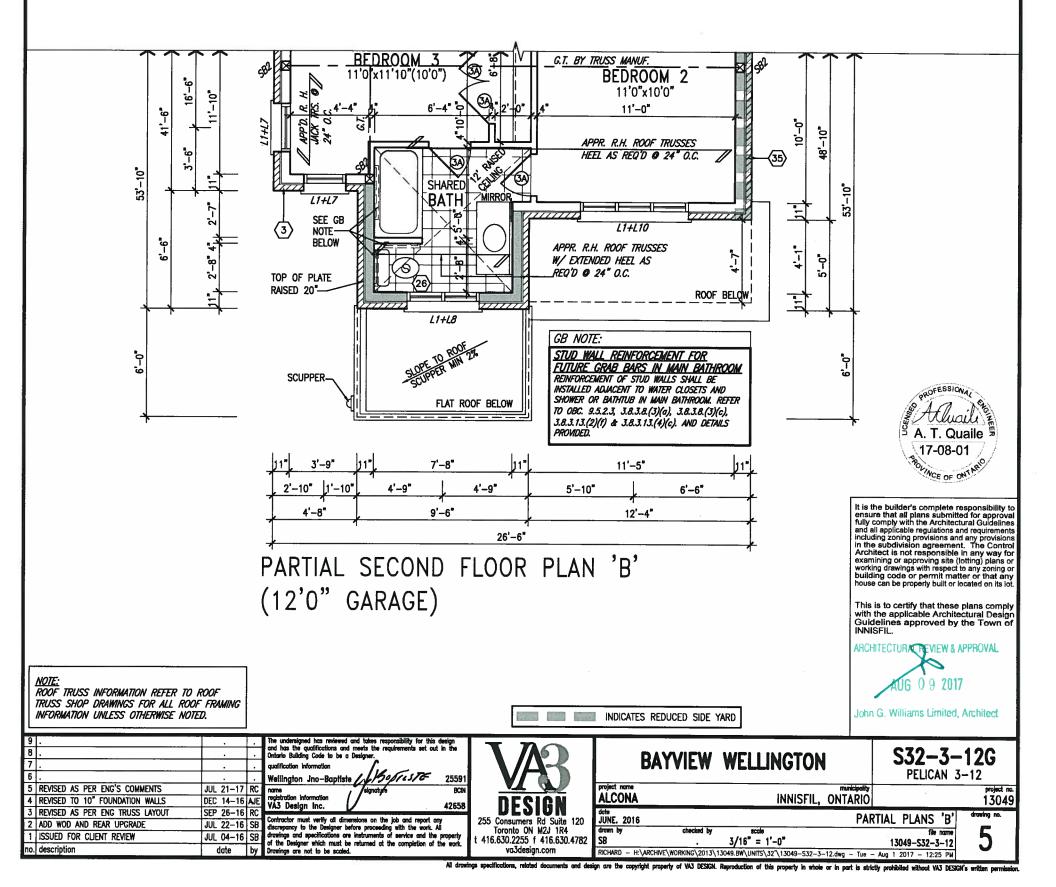
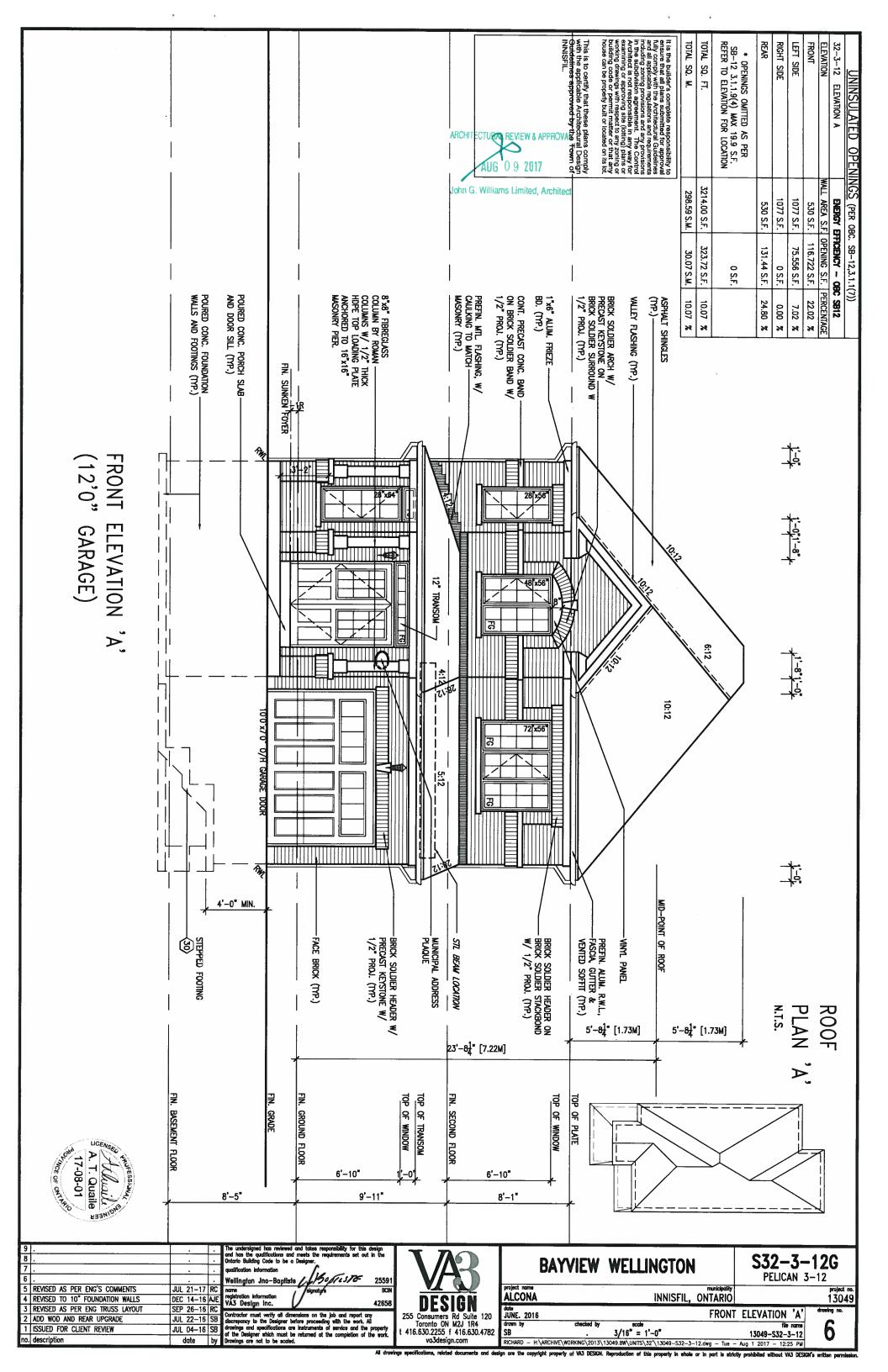
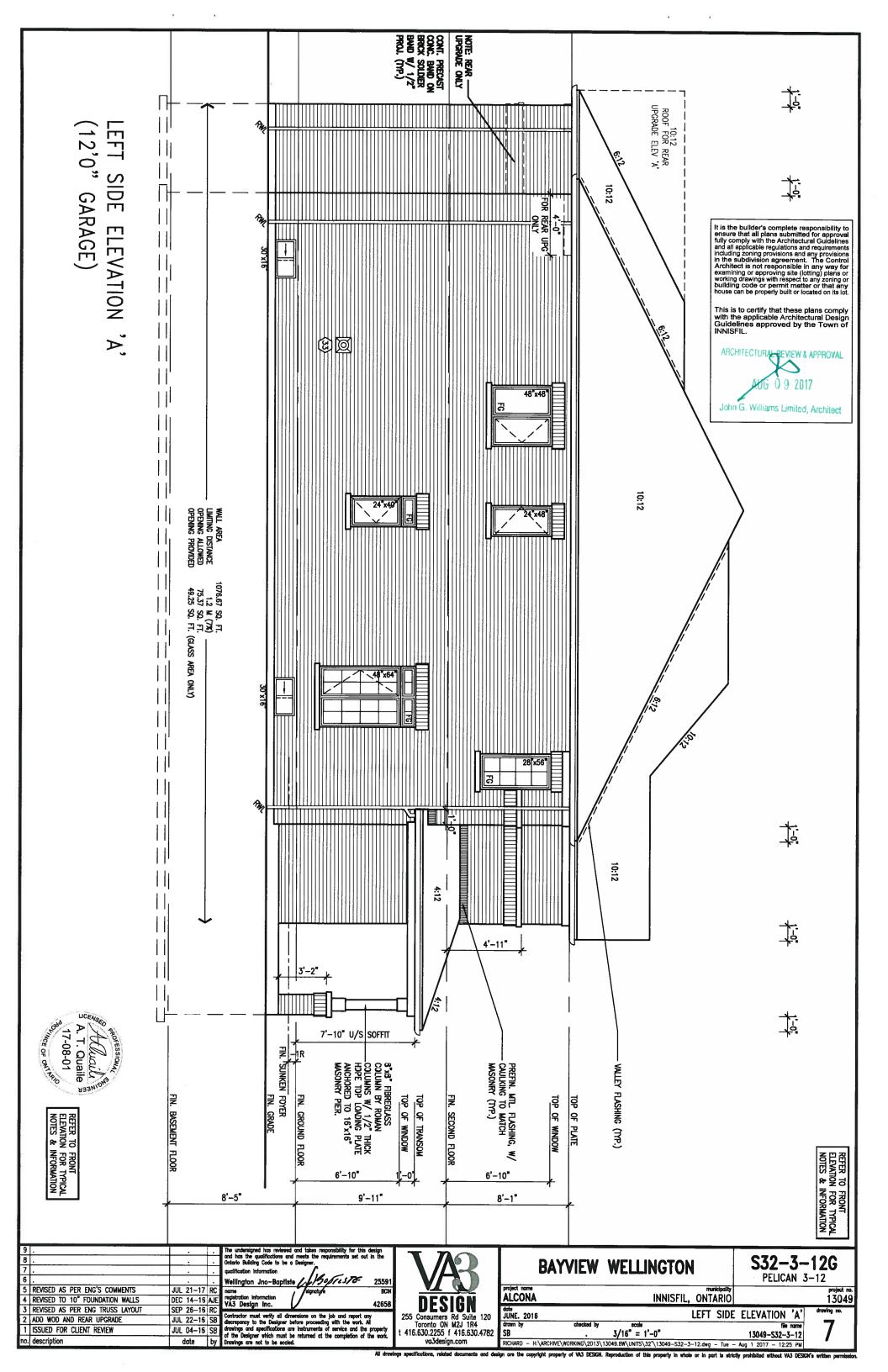


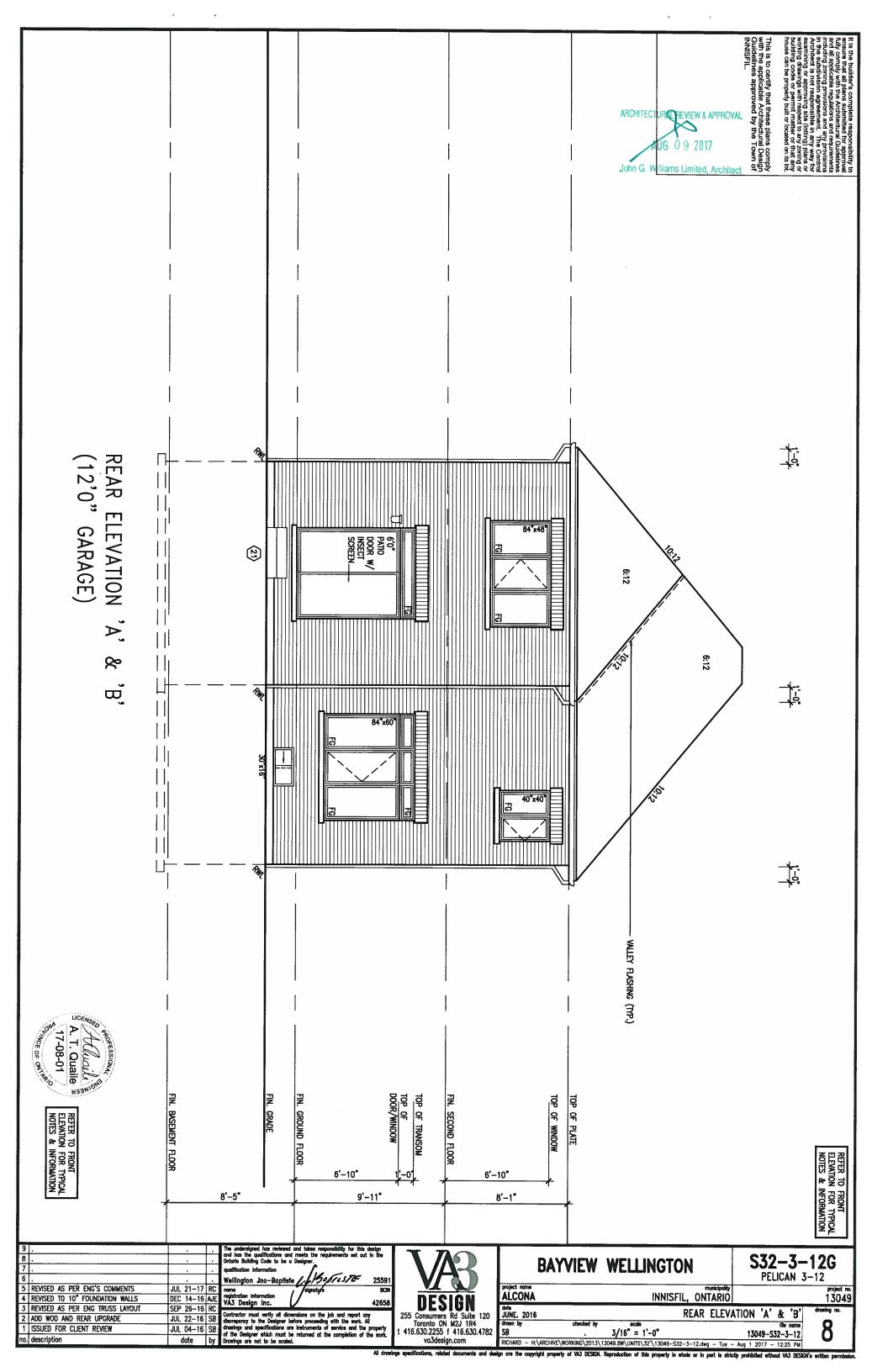
<u>NOTE:</u> REFER TO STANDARD FLOOR PLANS FOR ADDITONAL INFORMATION.

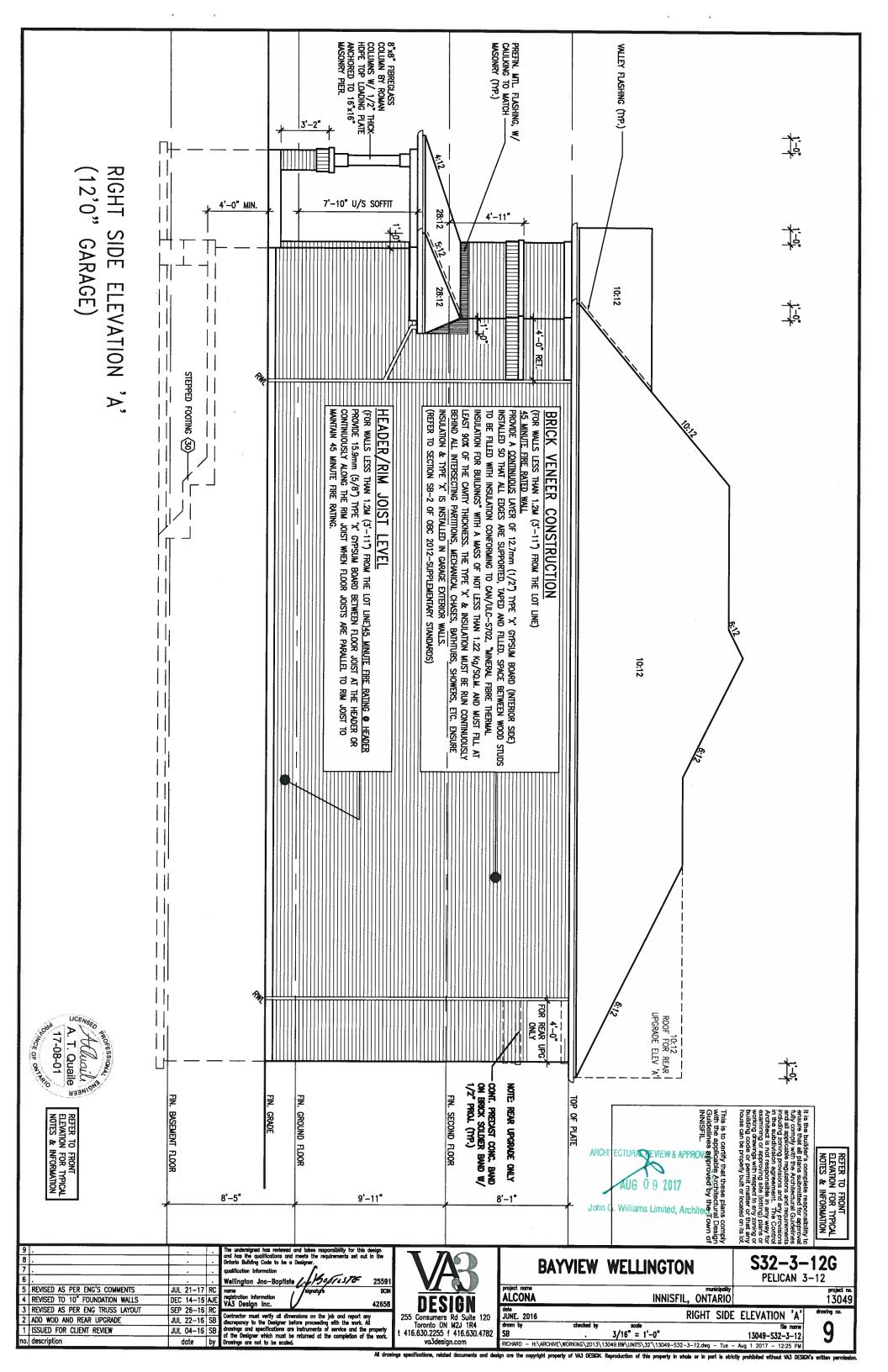


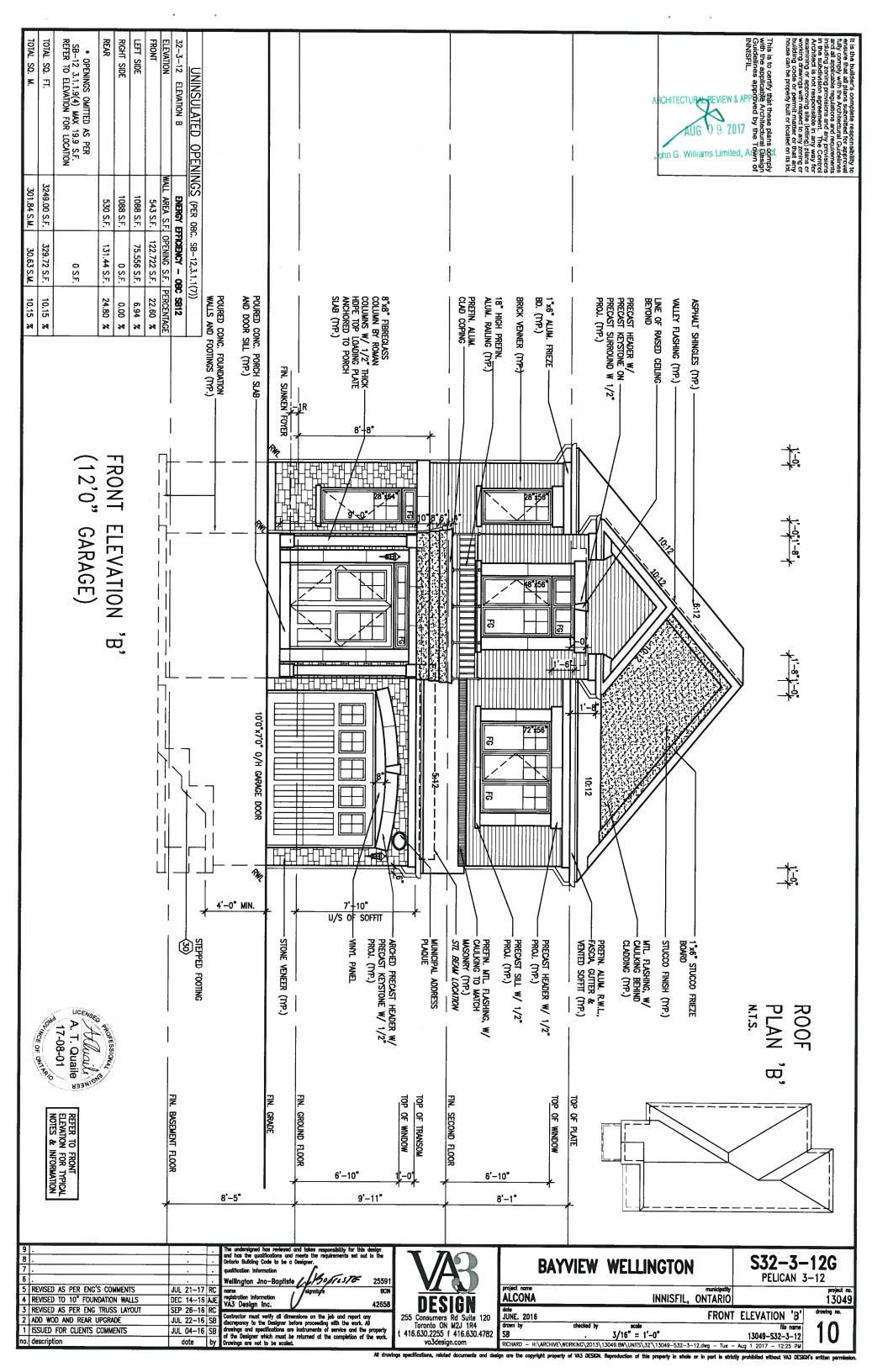


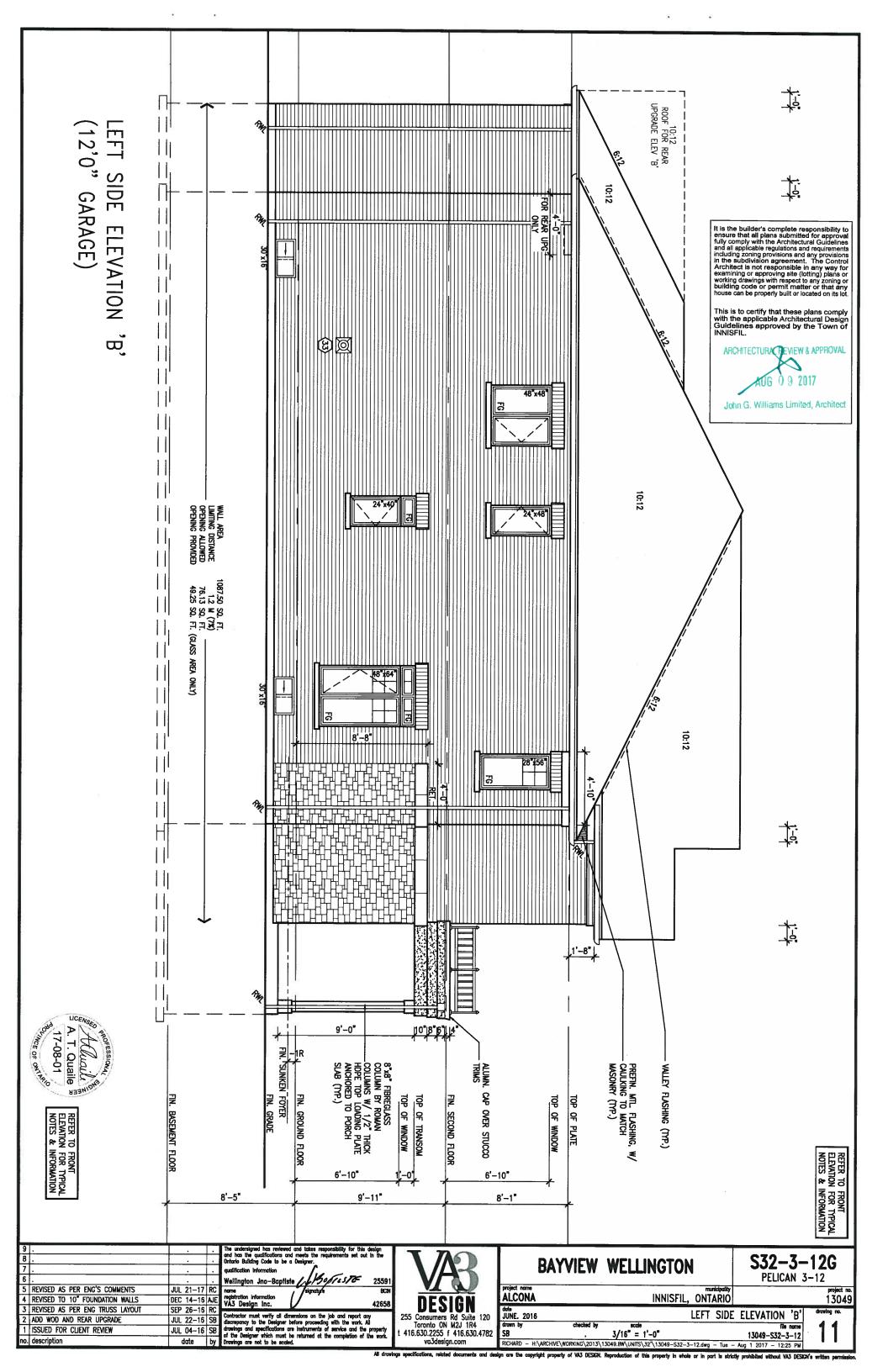


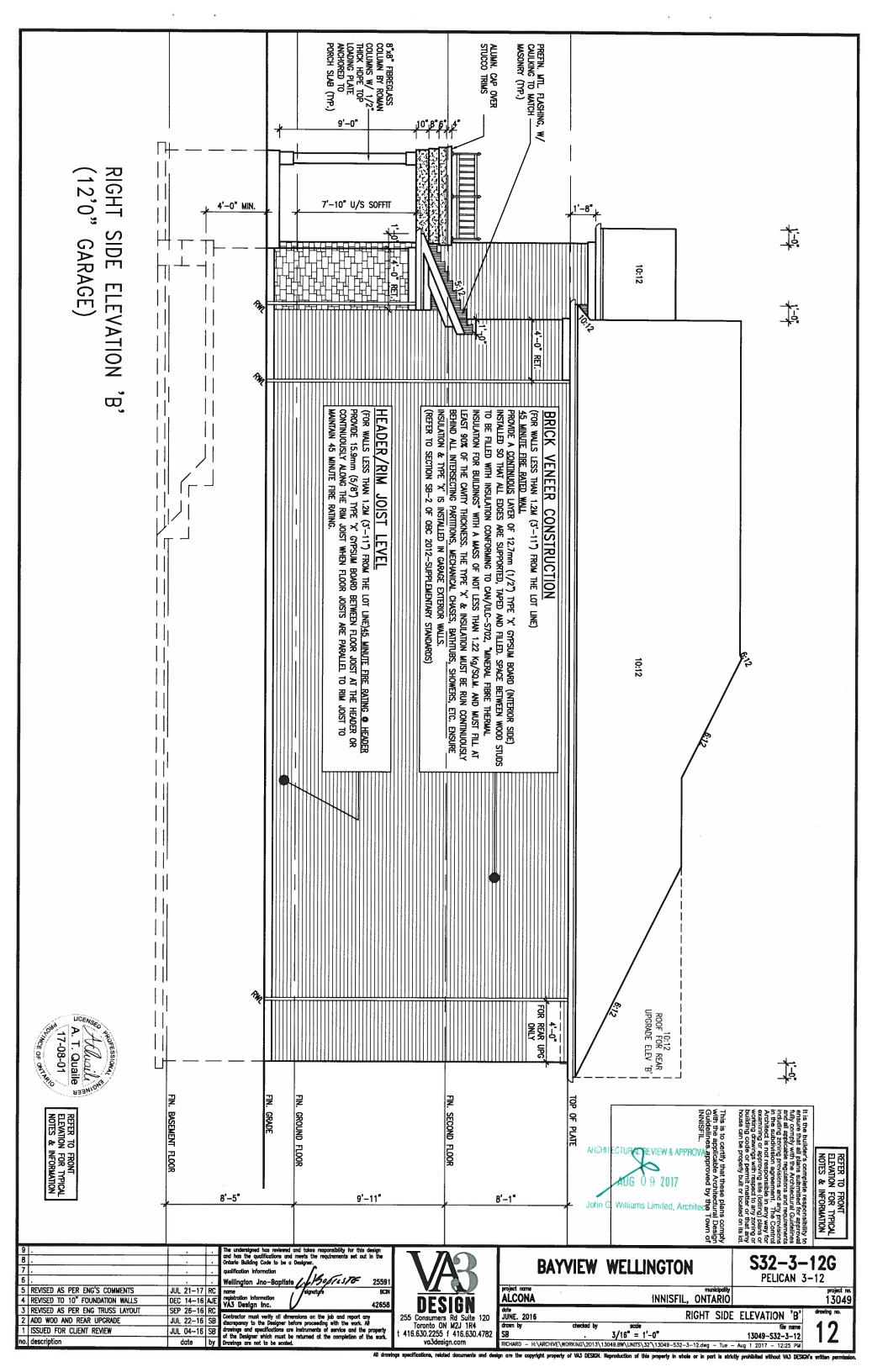


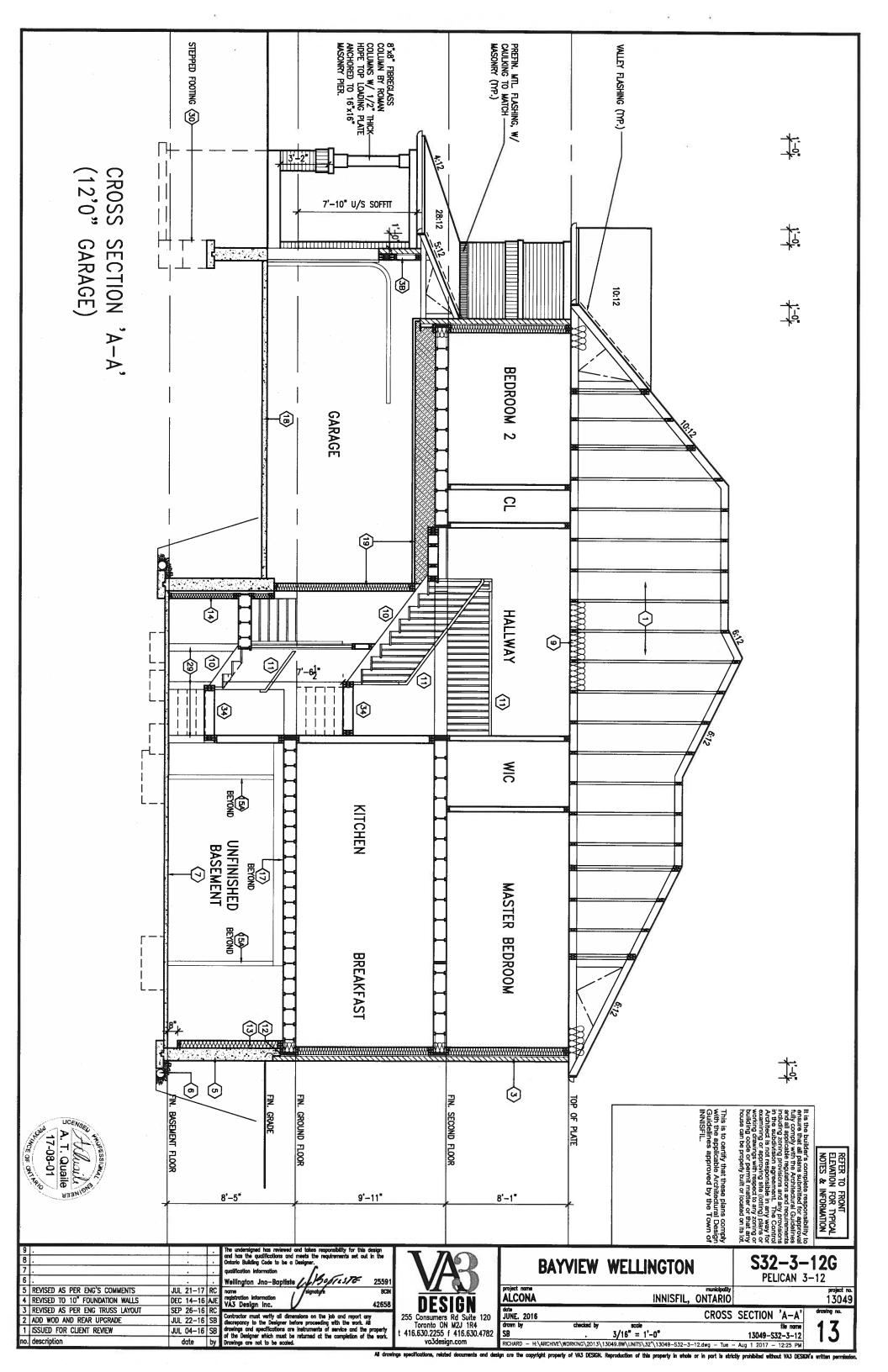


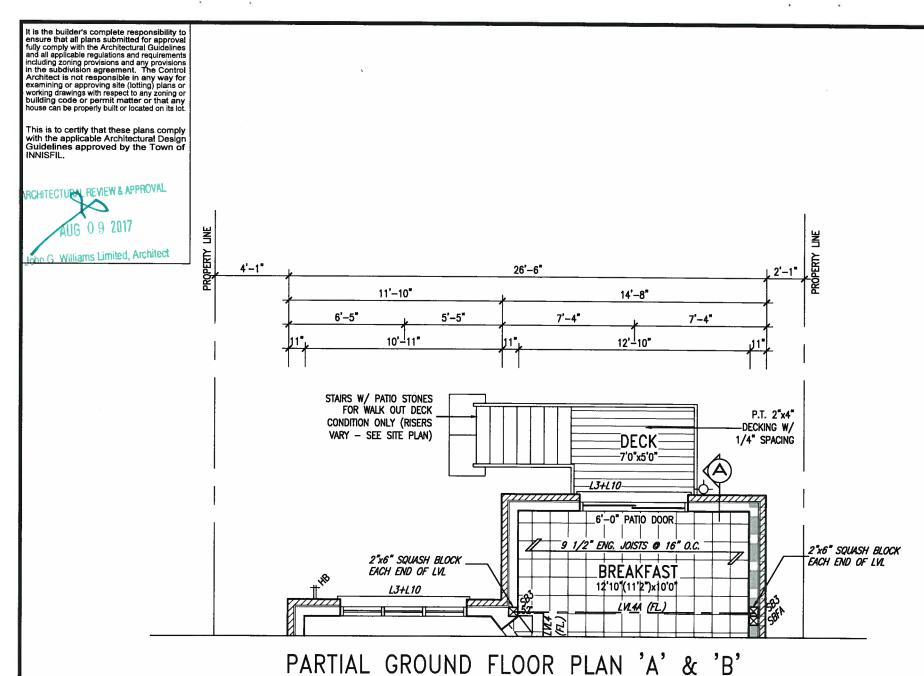


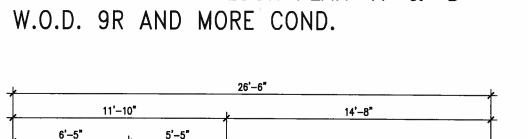


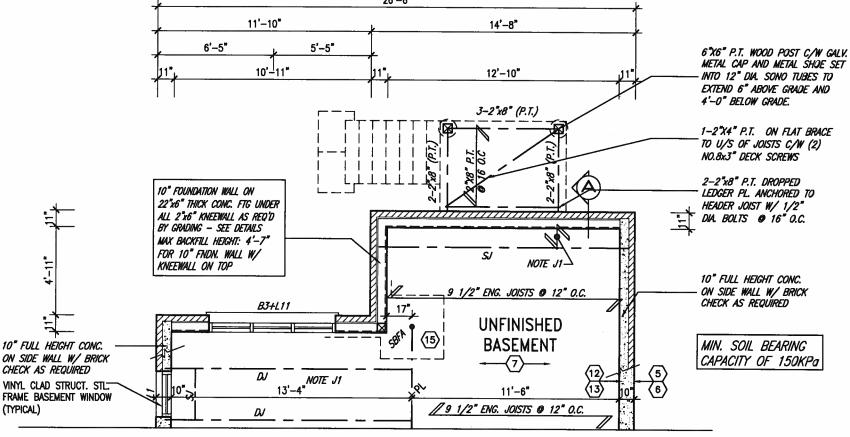












PARTIAL BASEMENT FLOOR PLAN 'A' & 'B' W.O.D. 9R AND MORE COND.

<u>NOTE:</u> SPACE ALL FLOOR JOISTS **©** 12" O.C. UNDER ALL CERAMIC TILE AREAS.

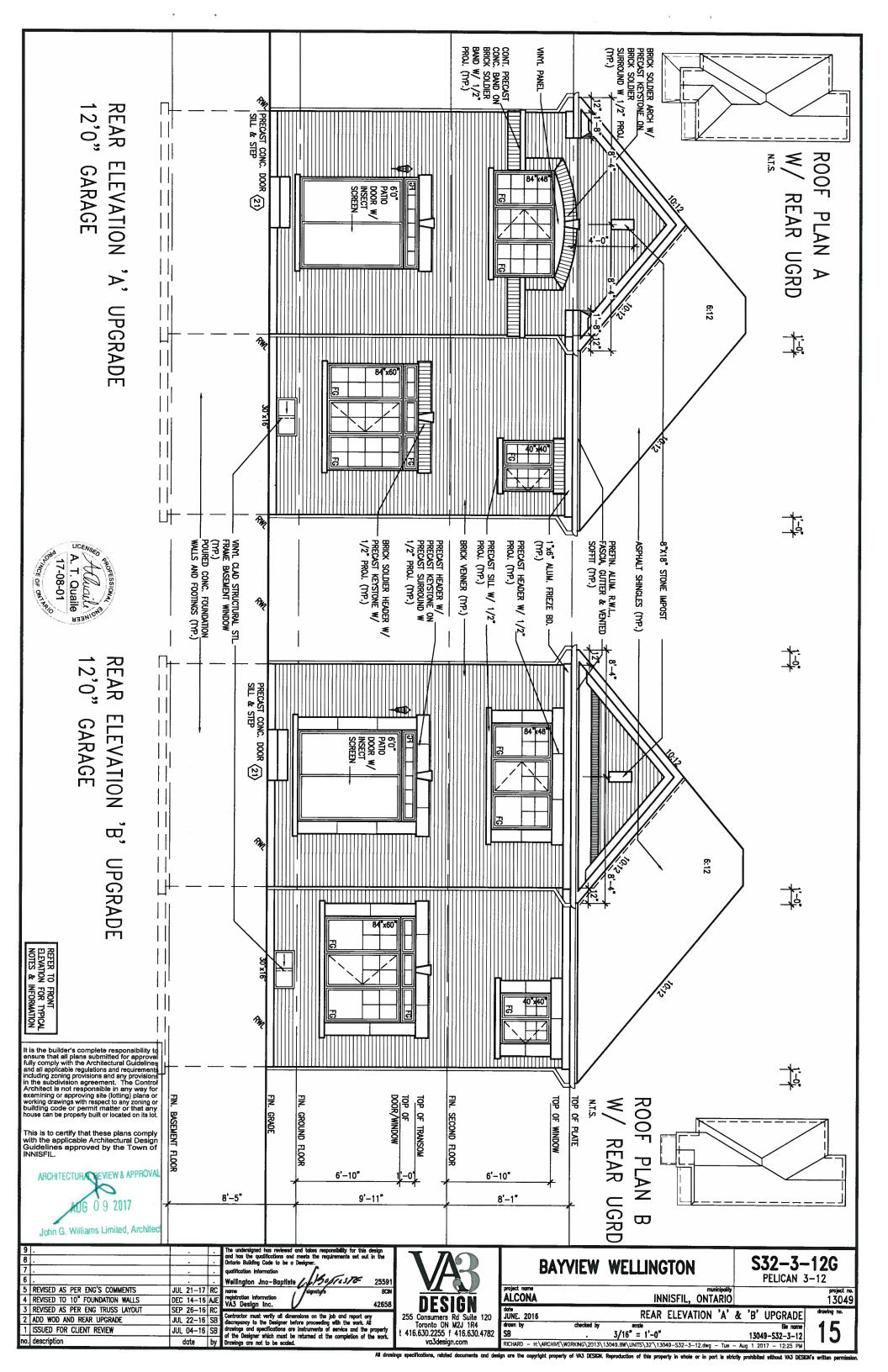
NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

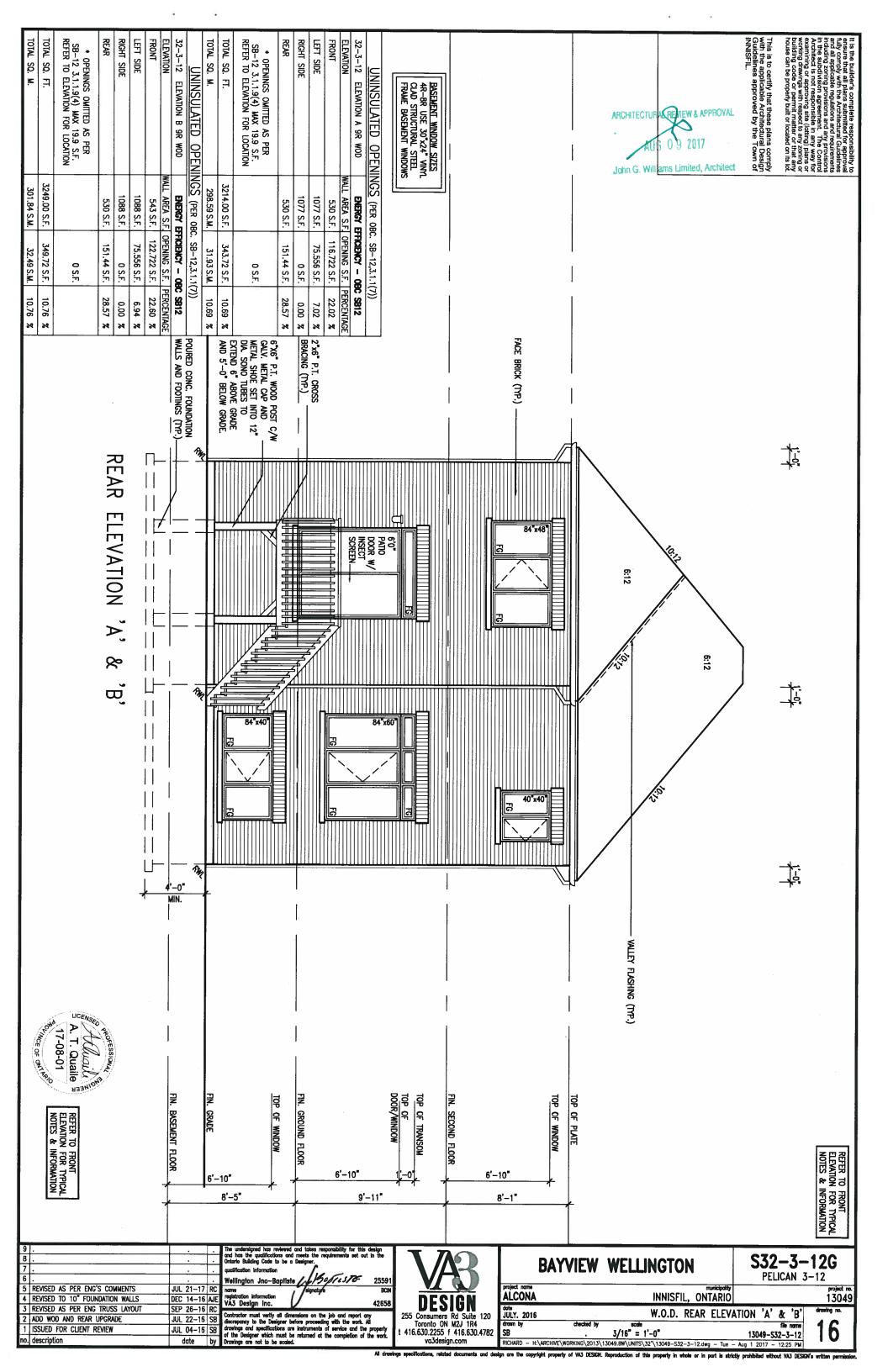
NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS—JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

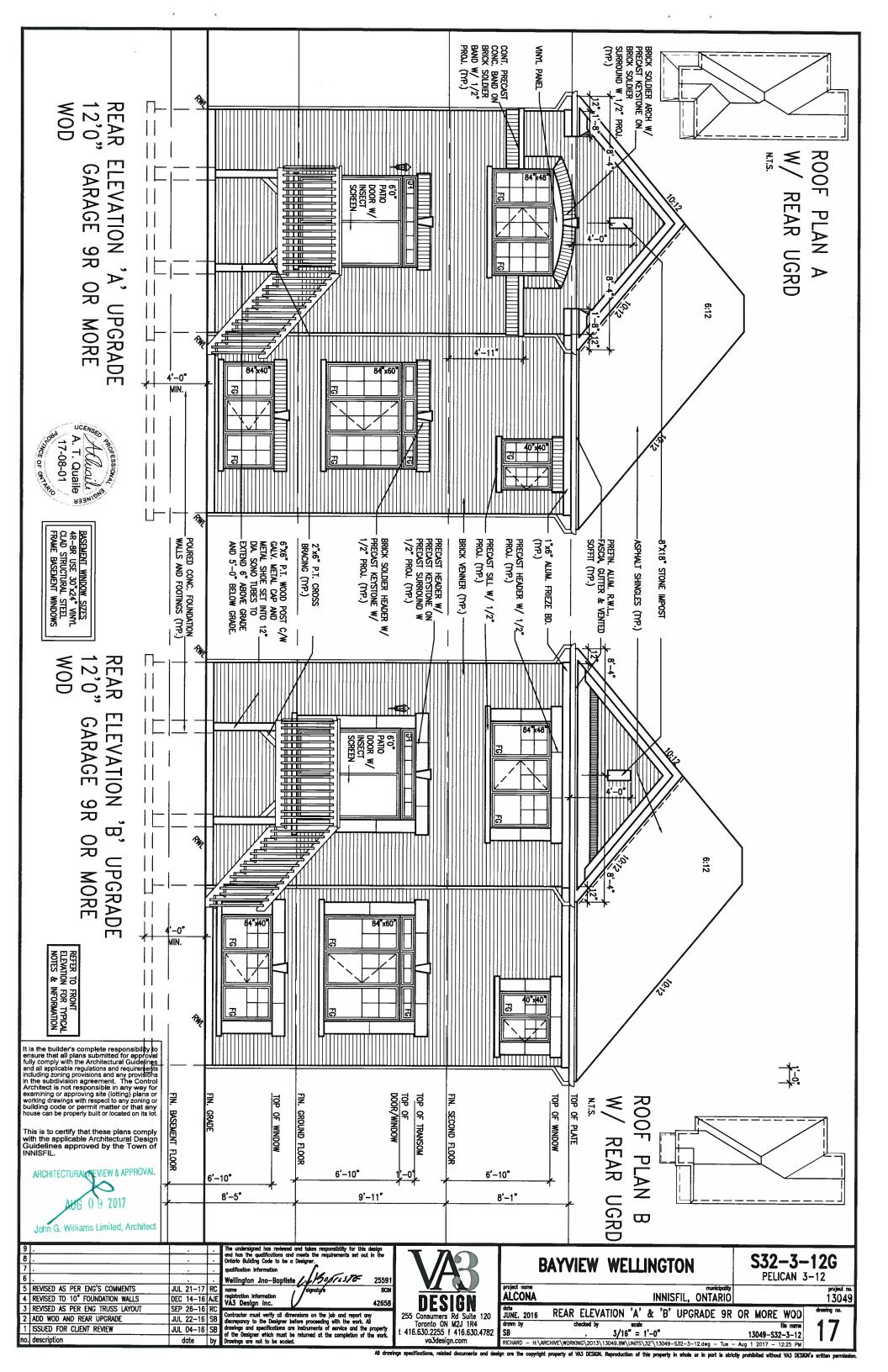
NOTE J1: PROVIDE SOLID BLOCKING © 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

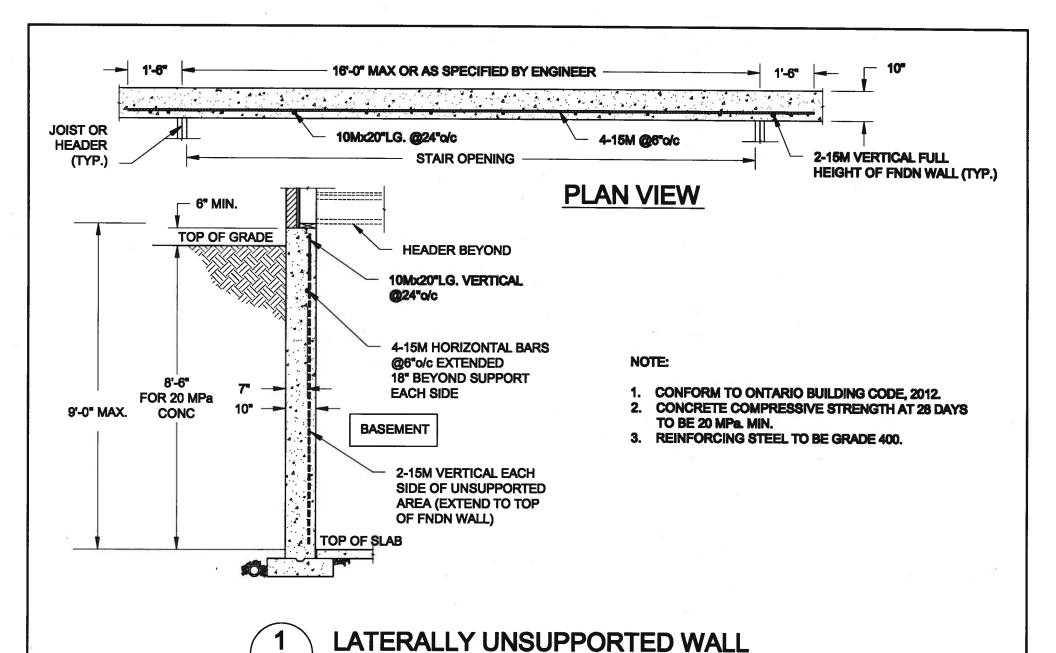


9 . 8 . 7 . 6 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste	VAR	BAYVIEW WELLINGTON	S32-3-12G PELICAN 3-12		
5 REVISED AS PER ENG'S COMMENTS 4 REVISED TO 10" FOUNDATION WALLS 3 REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16 RC	registration information VA3 Design Inc. 42658	DESIGN	ALCONA INNISFIL, ONTARIO dota PARTIAL W.O.D. BASEMENT / GROUND			
2 ADD WOD AND REAR UPGRADE 1 ISSUED FOR CLIENT REVIEW no. description	JUL 04-16 SB	Controctor 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 sead or the property.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	drown by checked by scale	FLAN A & B file name 13049-S32-3-12 14		
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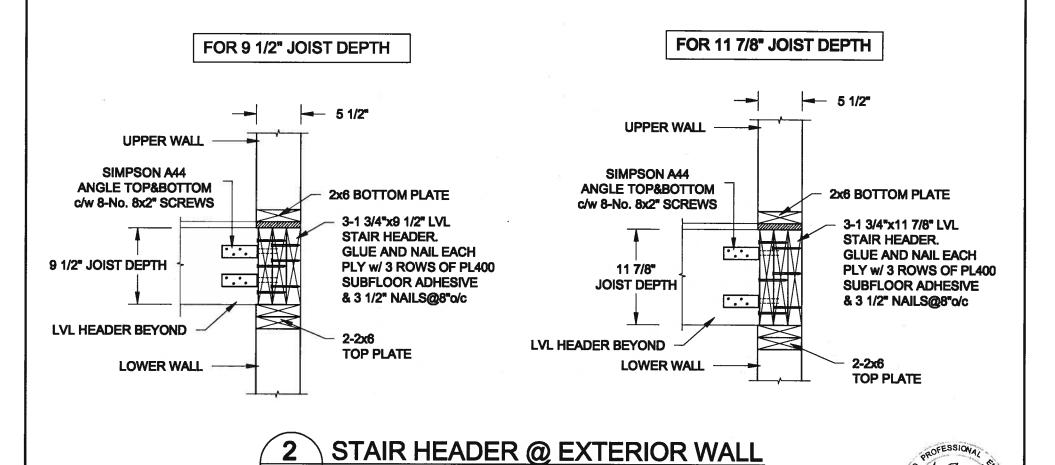


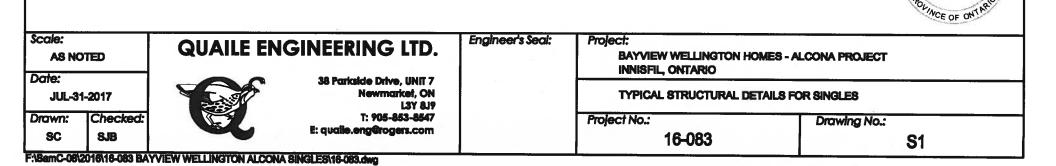




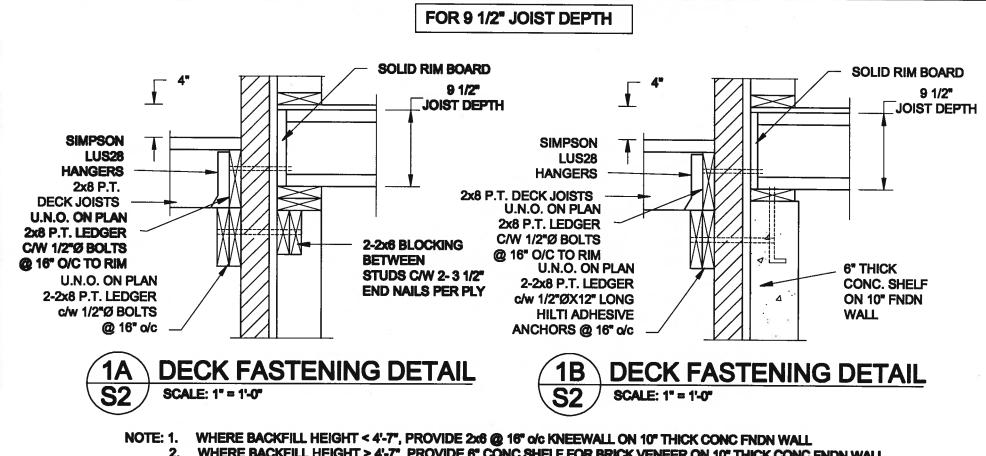
SCALE: 3/8" = 1'-0"

SCALE: 1" = 1'-0"





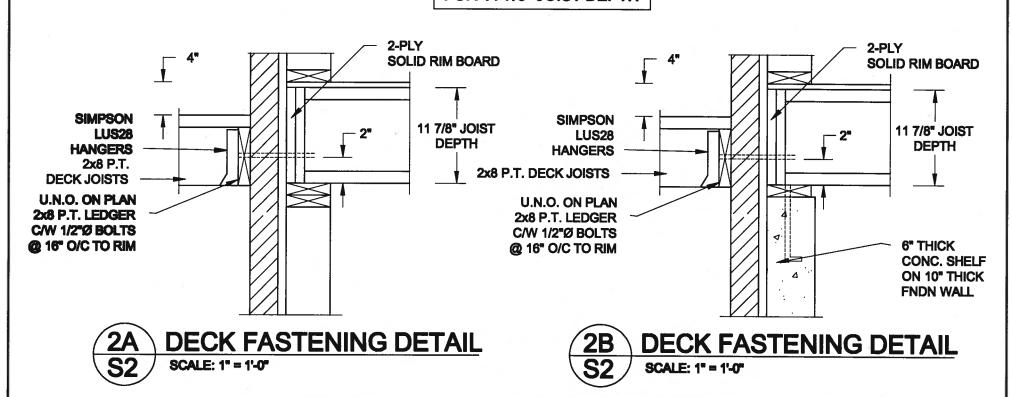
17-08-01



WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL 2.

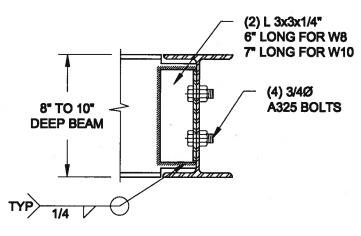
FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH

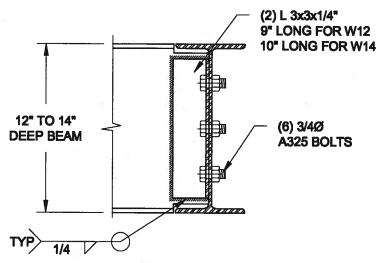


- WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
 - WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

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.



STEEL BEAM CONNECTION DETAIL

SCALE: 1-1/2" = 1'-0"



Scale: AS NOTED	QUAILE EN	GINEERING LTD.	Engineer's Sect	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT BRIEFIL, ONTARIO		
Dale: JUL-01-2017	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9			TYPICAL STRUCTURAL DETAILS FOR SMOLES		
Brown: Checked: 80 8JB		T: 905-853-8547 E: qualle.eng@rogers.com		Project No.: 16-083	Drawing No.: 82	

IN AND THE TRANSPORT WITH A SECOND STREET AND SECOND SECON

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 (3/6") 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") BEYOND 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, ALIJM.
EAVESTROUGH, FASCIA, RWL & VENTED SOFFT, 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.).

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
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.. RSI 3.87 (R22) INSULATION
AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE, REFER TO OBC \$8-12, 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. 200mm (8") ABOVE FINISH GRADE,

(2C) RESERVED

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. (2D) 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.

WALLS ADJACENT TO ATTIC SPACE — NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (1/6") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALD FINISH. MID-HEIGHT BLOCKING REQ"D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. (2E)

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/6"x7x0.03") 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 O.C., KSI 3.37 (KZZ) INSULATION & APPK. VAPOUR BAKRIEK 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

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 BRACKING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

BRICK VENEER CONSTRUCTION (4") AROVE FINISH CRADE BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x6") (SB—12—TABLE 3.1.1.2A)
STUCCO CLADDING SYSTEM CONFORMING TO 0.B.C. 9.27.1.1.(2) &
9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BERHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED
PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. (3C) EXTRUDED 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 HERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

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. FROVIDE 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

FOUNDATION WALL/FOOTINGS; (8.15.3, 8.15.4, 9.13.2, 8.14.2.1,(2))
200mm (8") POURED CONC. FDTN. WALL 15MPO (2200ps)) WITH
BITUMENOUS DAMPPROOFING 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 KEYEO 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 150kPg 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 | 20" WIDE 26" WIDE x 9" DEEP 20" WIDE x 6" DEEP

SEE OBC 9.15.3 -MAXIMUM FLOOR LIVE LOAD OF 2.4kPg. (50psf.) PER FLOOR, AND MAX, LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1") -REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2 4kPg. (50psf.) PER FLOOP, AND MAY LENGTH OF PORTED FLOOR JOISTS IS 4.9m (16'-1"), THE STRIP FOOTING SIZE IS AS FOLLOWS: 2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

BASEMENT SLAB 08C. 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

DAMPPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12, ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED. 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, ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8) RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED 9.

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

= 200 (7-7/8") = 210 (8-1/4") MIN. RUN MIN. TREAD = 235 (9-1/4") MAX. NOSING MIN. HEADROOM RAIL @ LANDING RAIL @ STAIR = 25 (1") = 1950 (6'-5")

= 900 (2'-11") = 865 (2'-10") to 965 (3'-2") MIN. STAIR WIDTH FOR CURVED STAIRS = 860 (2'-10")

= 150 (6" MIN. AVG. RUN = 200 (8")

MIN. AVG. KUN - AVG. HANDRAILS -OBC. 9.8.7.
HANDRAILS -OBC. 9.8.7.
FINISHED RALING ON PICKETS SPACED MAXIMUM 100mm (4")

BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE

TO BE ED 12"I MIN. HANDRAILS TO BE CONTINUOUS

37) 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 (71"), 1070mm (42") HIGH GUARD IS
REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE — ORC. 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 FOTN, WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF 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.

BEARING STUD PARTITION

38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPPROOPING MATERIAL. 3mm (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

(15) STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2
ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2km (16,000lbs.) AT
A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO
CAN/CGSB-7.2-94, AND WITH 150x150x9-5 (6"x6"x3/6") STL. PLATE
TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON
UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A
PERSSURE OF 150 Knop. MINIMILM AND AS PERS SOILS REPORT PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

STEFL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 4.78mm(.188) 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 IGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN 90mm(3-1/2") DIA x 4.78mm(.188) 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'x12'x2") FIELD WELD COL, TO BASE PLATE.

 $\begin{tabular}{ll} \textbf{BEAM POCKET OR 300x150 (} 12^{\prime}\text{X}6^{\prime\prime}\end{tabular} \begin{tabular}{ll} \textbf{POURED CONC. NIB WALLS.} \\ \textbf{MIN. BEARING 90mm (} 3-1/2^{\prime\prime}\end{tabular} \end{tabular}$

19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

GARAGE SLAB

100mm (4") 32MPa (4640psl) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH
COMPACTED SUB-BASE OR COMPACTED NATIVE FILL.
SLOBE TO EROUT. SLOPE TO FRONT.

GARAGE CEILINGS/INTERIOR WALLS
13mm (1/Z*) 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.

DOOR AND FRAME GASPROOFED, DOOR EQUIPPED WITH SELF

CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9,10,13,15. 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. DRYER EXHAUST (08C-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.

(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE) INSULATED ATTIC ACCESS (08C-9.19.2.1, & S812-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (;
1/2/x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH
WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

FIREPLACE CHIMNETS OBC. 9.21.

TOP OF FIREPLACE CHIMNET 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.

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

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

20mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE.

LEVEL WITH NON-SHRINK GROUT.

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). RESERVED

BEARING WOOD POST (BASEMENT) (ORC 9.17.4.)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.

STEPPED FOOTINGS OBC 9.1 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 MPG (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.

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.

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.

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

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. *)

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 LUMTING 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.

COLD CELLAR PORCH SLAB (OBC 9.39.)
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 FOTH, WALLS, SLOPE SLAB MIN. 1.0% FROM HOUSE WALL, SLAB TO HAVE MIN. 75mm (3" BEARING ON FDTN. WALLS, PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

CONVENTIONAL ROOF FRAMING (2.0Kpg, 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: HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

 WINDOW GLARDS —OBC. 9.8.8.1.(6).
 A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1:77) 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.-B 9.7.3. & SB12-3.1.1.9 GENERAL: 1)

MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.(3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

STIDD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED.
RADIACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.11](d) & 3.8.3.13.11](f), SEE DETAIL.
ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. 38-12-3.1.1.9. 5)

ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.

ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED LUMBER: 1)

> STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NO 2)

OTHERWISE, LIMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE, ALL LAMINATED VENEER LUMBER (L.V.I..) BEAMS, GROER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

LVI. BEAMS SHALL BE 2.0E - 2950Fb MIN., NAIL EACH PLY OF LVI. WITH 89mm | 3 1/27 | LONG COMMON WIRE NAILS @ 300mm | 71/27 | O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm | 71/27 | O.C. STAGGERED IN 3 ROWS FOR REALER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm | 1/27 | DIA. GALVANIZED BOLIS BOLISD AT MID-DEPTH OF BEAM @ 915mm | 3-07 | O.C. |
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVI. BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED, REFER TO ENG. FLOOR LAYOUTS, JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE SY AT LEAST 2 mIL POLYTETHURSHE HILM, NO. 5 (45)bs.) ROLL ROOPING OR OTHER DAMPPROOFING MATERIAL, ABOVE THE GROUND. LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVI

ABOVE THE GROUND. 1)

ABOVE THE GROUND.

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21

GRADE 300V. HOLLOW STRUCTURAL SECTIONS SHALL

CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL

QUALITY STEEL". OBC. 6-9.23.4.3.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M

GRADE 400R.

GRADE 400K.

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 GYPSIUM
BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS
SECFIEVE AT DISCOVERY. STUCCO: 1)

LEGEND EXHAUST FAN TO EXTERIOR 9 CLASS 'B' VENT DUPLEX OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET WEATHERPROOF DUPLEX OUTLET

\$* POT LIGHT • HEAVY DUTY OUTLET (220 voit) LIGHT FIXTURE (CEILING MOUNTED) Z4 ф. SWITCH LIGHT FIXTURE (WALL MOUNTED) φ-FLOOR DRAIN

HOSE BIB (NON-FREEZE) SJ SINGLE JOIST DJ DOUBLE JOIST TRIPLE JOIST TJ LVL LAMINATED VENEER LUMBER POINT LOAD FROM ABOVE

×4~ PRESSURE TREATED LUMBER P.T. GIRDER TRUSS BY ROOF TRUSS MANUF. G.T.

I FLAT ARCH Ç,A.

0

____ CURVED ARCH

M.C. MEDICINE CABINET (RECESSED) CONC. BLOCK WALL

TXXXXX DOUBLE VOLUME WALL

GAS INTO THE BUILDING IF REQUIRED

SEE NOTE (39.) 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 SOI

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 BRILDING PERMIT HAS DEED INSULED. AFTER BUILDING PERMIT HAS BEEN ISSUED.

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'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

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.

EXTERIOR WALLS FOR WALK-OUT CONDITIONS

THE EXTERIOR BASEMENT STUD WALL TO BE 38x1 40 (2°x6")

STUDS @ 400mm (16") o.c. OR 38x89 (2°x4") STUDS @ 300mm

DRAIN WATER HEAT RECOVERY UNIT (DWHR) PER SB12—3.1.112., A DRAIN WATER HEAT RECOVERY (DWHR)
UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE
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 ♠ REVISED Amendment 0. Reg. 368/13 MR-16-S-26 JAN. 25, 2017 WOOD LINTELS AND BUILT-UP WOOD BEAMS

2/38 × 184 (2/2" × 8") SPR.#2 3/38 × 184 (3/2" × 8") SPR.#2 4/38 × 184 (4/2" × 8") SPR.#2 5/38 × 184 (5/2" × 8") SPR.#2 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2

2/38 × 286 (2/2" × 12") SPR.#2 3/38 × 286 (3/2" × 12") SPR.#2 4/38 × 286 (4/2" × 12") SPR.#2

B7

LOOSE STEEL LINTELS 89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L) 89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L) 102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L) 127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L) 152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L) 152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L) 178 x 102 x 11.0L (7" x 4" x 7/18"L)

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) LVL5A 4-1 3/4*x9 1/2" (4-45x240)
LVL5A 4-1 3/4*x9 1/2" (2-45x240)
LVL5 3-1 3/4*x9 1/2" (3-45x240)
LVL5A 4-1 3/4*x9 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

EXTERIOR 815 × 2030 × 45

DOOR (2'-8" × 6'-6" × 1-3/4")

INSULATED MIN. RSI 0.7 (R4)

EXTERIOR 885 × 2030 × 45

DOOR (2'-10" × 6'-8" × 1-3/4") (1.)

| EXTERIOR | 915 x 2030 x 45 |
| DOOR | (3"-0" x 6"-6" x 1-3/4") |
| SULATED MIN. RSI 0.7 (R4) |
EXTERIOR	915 x 2438 x 46
ODOR	(3"-0" x 6"-0" x 1-3/4")
EXTERIOR	850 x 2438 x 45
DOOR	(2"-10" x 6"-0" x 1-3/4")
MITERIOR	815 x 2030 x 35
EXTERIOR	815 x 2030 x 35
EXTERIOR	815 x 2030 x 35
EXTERIOR	815 x 2030 x 35
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EXTERIOR	815 x 2030 x 35
EXTERIOR	815 x 2030 x 35
EXTERIOR	815

2A DOOR (2'-8" x 6'-8" x 1-3/4") 20
MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING

EXTERIOR 815 x 2438 x 45

DOOR (2'-8" x 8'-0" x 1-3/4") 20

MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING DEWCE. INTERIOR 760 x 2030 x 35 DOOR (2'-6" x 6'-6" x 1-3/8") 3A INTERIOR 710 x 2030 x 35 DOOR (2'-4" x 6'-8" x 1-3/8")

3B INTERIOR 760 x 2438 x 35 DOOR (2'-6" x 8'-0" x 1-3/8") 3C INTERIOR 710 x 2438 x 35 DOOR (2'-4" x 8'-0" x 1-3/8")

(4.) INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4A) INTERIOR 680 x 2030 x 35 DOOR (2'-2" x 6'-6" x 1-3/8")

(4C) INTERIOR 880 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8") 5. INTERIOR 480 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8") 6. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-6" x 1-3/4") SOLID WOOD CORE

Acluaile # 17-08-04 TO LINCE OF ONT ME STRUCTURAL

MECHANICAL SYMBOLS * HEAT PIPE WARM AIR PLUMBING (TOILET) PLUMBING (BATH, SINK, SHOWER)

SMOKE ALARM (REFER TO OBC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS BATTERY BACK-UP PEOUIPED SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3))

CARBON MONOXIDE ALARMS (ORC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A
CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE A1 TO BE USED FOR THIS MODEL. The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

2017 NUMBER

13049

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

a Code to be Bopreste 25591 Wellington Jno-Baptiste / BCB VA3 Design Inc. 42658



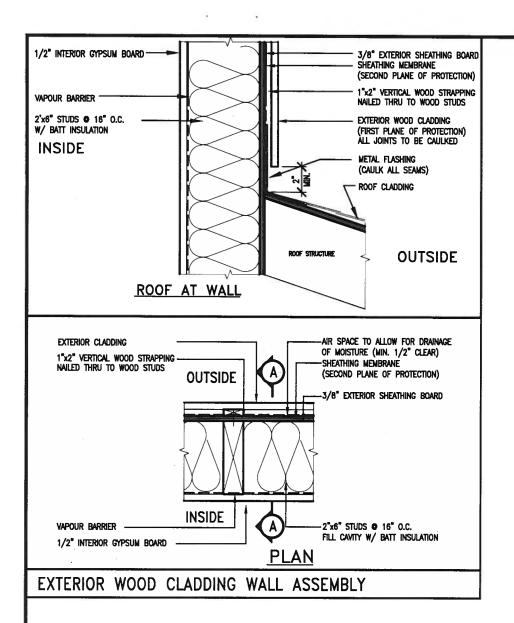
va3design.com

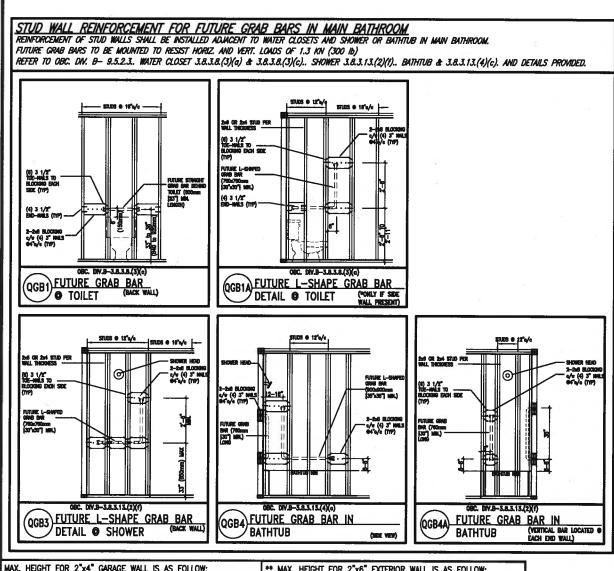
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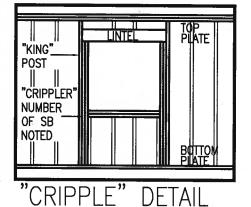
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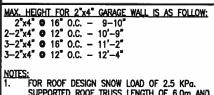
INNISFIL,ON. **ALCONA** CONSTRUCTION NOTES MAY 2016 3/16" = 1'-0" 13049-CN-A1 RICHARD

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FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR
JOIST LENGTH OF 2.5m OF ONE FLOOR.

PROVIDE HORIZONTAL SOLID BLOCKING © 1200 O.C. (4'-0")
PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE.
FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF
STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
SIDING

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS: 2"x8" ● 16" O.C. - 16'-0" 2"x8" ● 12" O.C. - 17'-9" 2-2"x8" ● 16" O.C. - 20'-4"

2-2"x8" • 12" 0.C. - 22'-4"

FOR ROOF DESIGN SNOW LOAD OF 2.5 KPg
SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
PROVIDE HORIZONTAL SOLID BLOCKING 1200 O.C. (4'-0")
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.

(172) GTPSUM BUARD ON THE INTERIOR FACE.

WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa

STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.

STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



CONST NOTE

13049

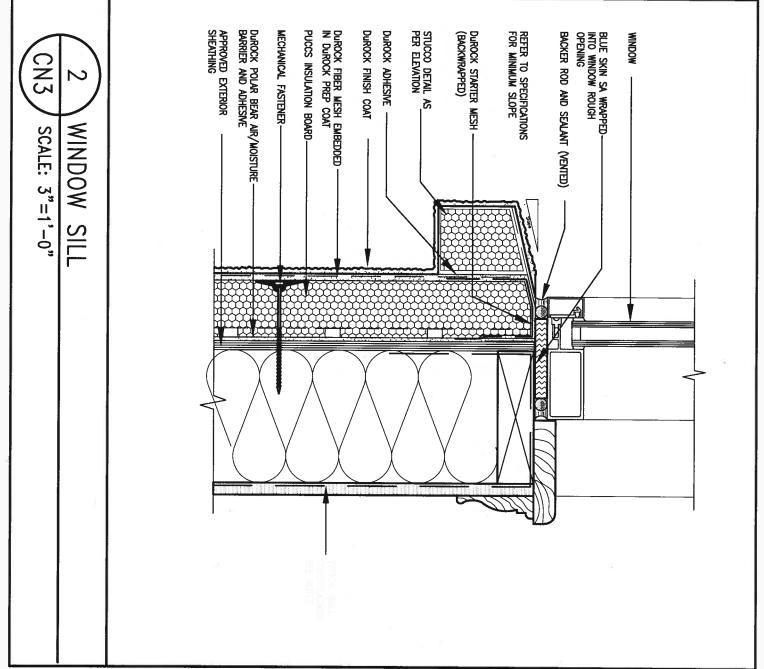
9 . 8 . 7 . 6 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste / JBoff 1572 25591	VAR	BAYVIEW	WELLINGTON	CONST_N
5.	-	ŀ	nome signature BCN registration information VA3 Design Inc. 42658	DESIGN	project name ALCONA	municipality INNISFIL,ON.	
3 . 2 .		÷	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	MAY 2016	CONST	RUCTION NOTES
1 ISSUE FOR CLIENT REVIEW no. description		1.	drowings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drowings are not to be scaled.	t 416.630.2255 f 416.630.4782 va3design.com	RC -	3/16" = 1'-0" \13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri	13049-CN-A1

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PREFINISHED METAL: FLASHING DUROCK STARTER MESH (BACKWRAPPED) REFER TO SPECIFICATIONS FOR MINIMUM SLOPE Durock adhesive RUBBER MEMBRANE DUROCK FIBER MESH EMBEDDED IN DUROCK PREP COAT DUROCK POLAR BEAR AIR/MOISTURE BARRIER Durock Finish Coat-PUCCS INSULATION BOARD-APPROVED EXTERIOR SHEATHING MECHANICAL FASTENER-CN3 WINDOW HEADER SCALE: 3"=1'-0" CAULKING DUROCK STARTER MESH (BACKWRAPPED)
PREFINISHED MLT FLASHING FOR MOISTURE DRAIN
OUT - Durock Polar Bear Air/Moisture Barrier - Blue skin sa wrapped into Window Rough Opening RUBBER MEMBRANE OVERLAPPING FLASHING - WINDOW BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING CAULKING - TYPICAL WALL CONSTRUCTION SEE NOTES

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





by

BAYVIEW WELLINGTON

Project name
ALCONA

INNISFIL,ON.

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Project name
ALCONA

INNISFIL,ON.

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data
MAY 2016

CONSTRUCTION NOTES
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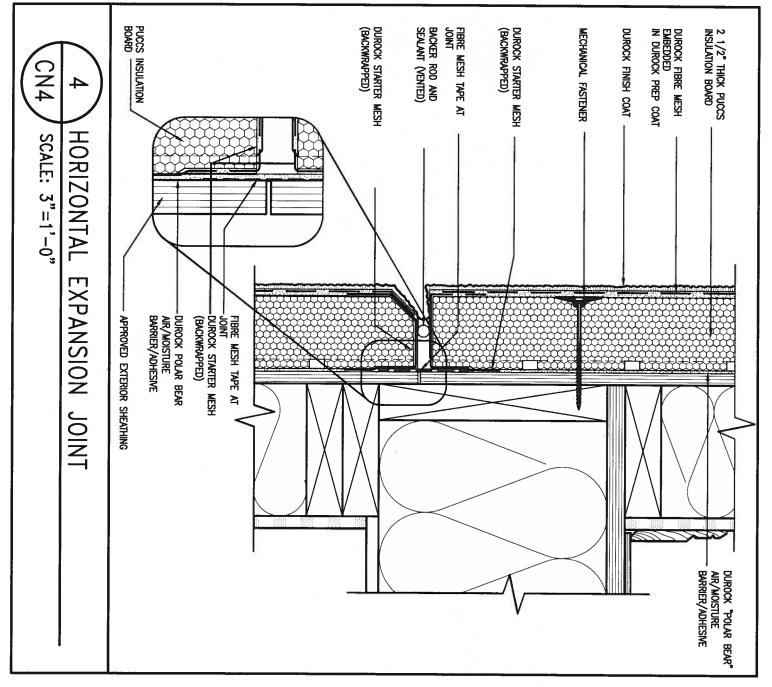
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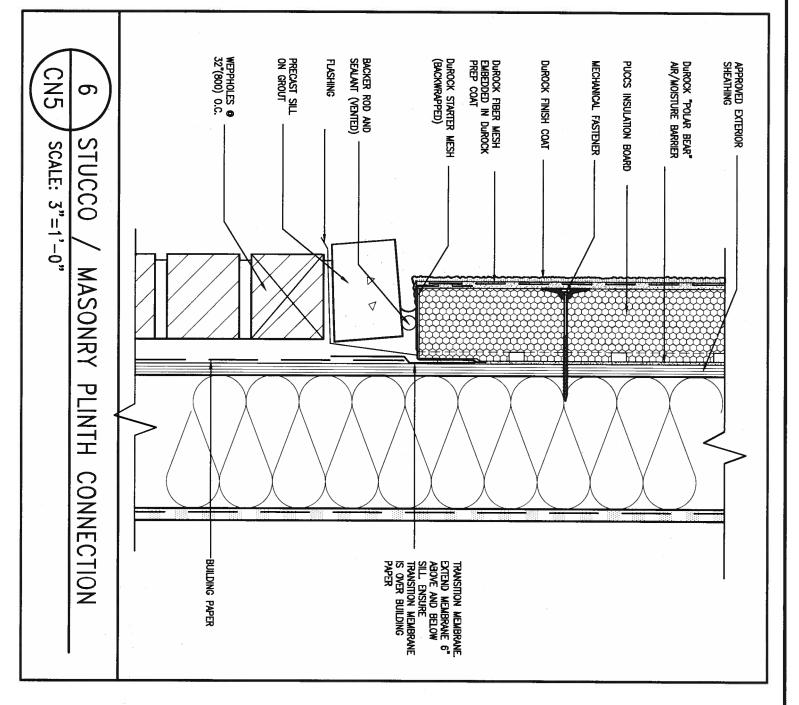


CONST NOTE BAYVIEW WELLINGTON 25591 BCIN INNISFIL,ON. ALCONA 13049 VA3 Design Inc. 42658 CONSTRUCTION NOTES MAY 2016 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 discrepancy to the Designer befi drawings and specifications are of the Designer which must be Drawings are not to be scaled. drawn by RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC 3/16" = 1'-0" 13049-CN-A1 no. description date by va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg 4 2017 - 8:48 AM

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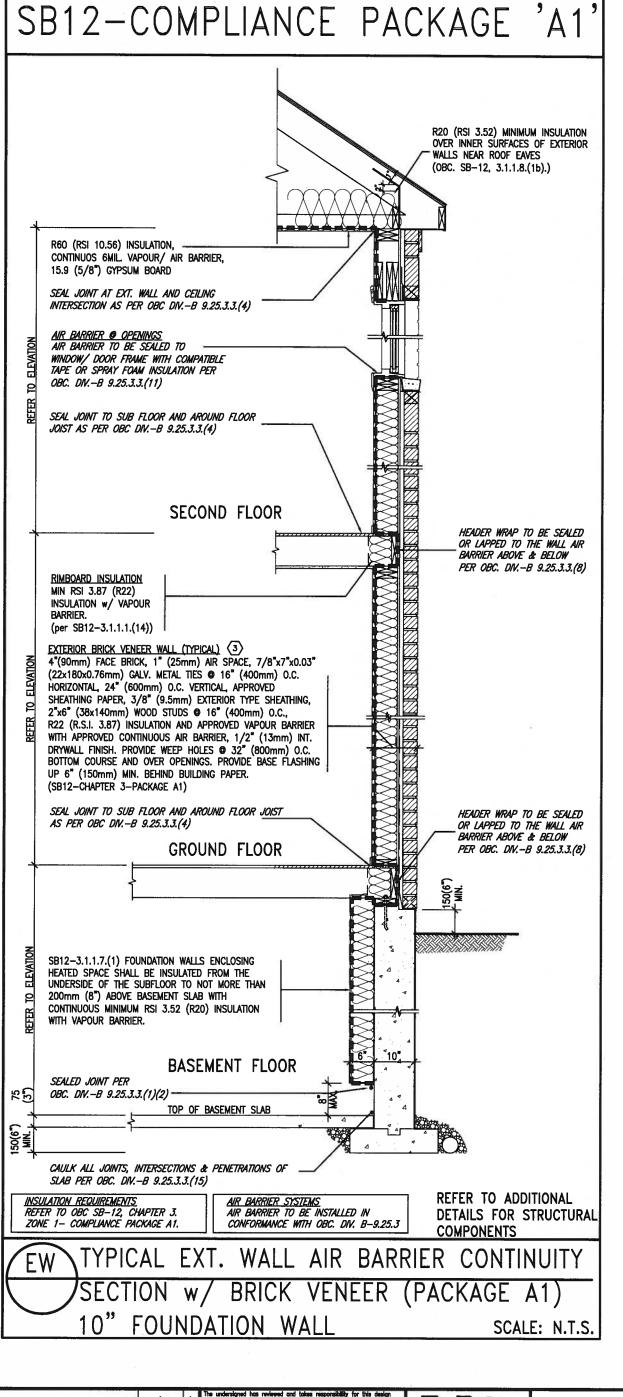


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CONST NOTE BAYVIEW WELLINGTON 25591 project no. 13049 BCB ALCONA municipalit INNISFIL,ON. VÅ3 Design Inc. 42658 3 MAY 2016 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. 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. CONSTRUCTION NOTES 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 drown by RC file name 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC 3/16'' = 1'-0''13049-CN-A1 no. description date by va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri Aug 4 2017 - 8:48 AM

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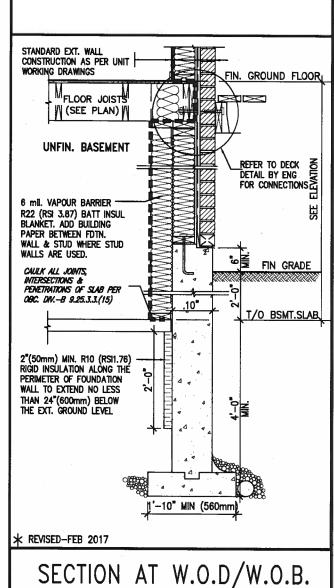


THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COM	PLIANCE	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)	Dependent on n	Maximum 2 Required. umber of showers installed. 3.1.1.12 for information

ci- Denotes Continuous Insulation without framing interruption.





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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	drawings and specifications are instruments of service and the property				
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4				registration information VA3 Design Inc. 42658				
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6	•			Wellington Ino-Baptiste (180516576 25591				
7				qualification information				
8	•		·	Ontario Building Code to be a Designer.				
9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the				

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

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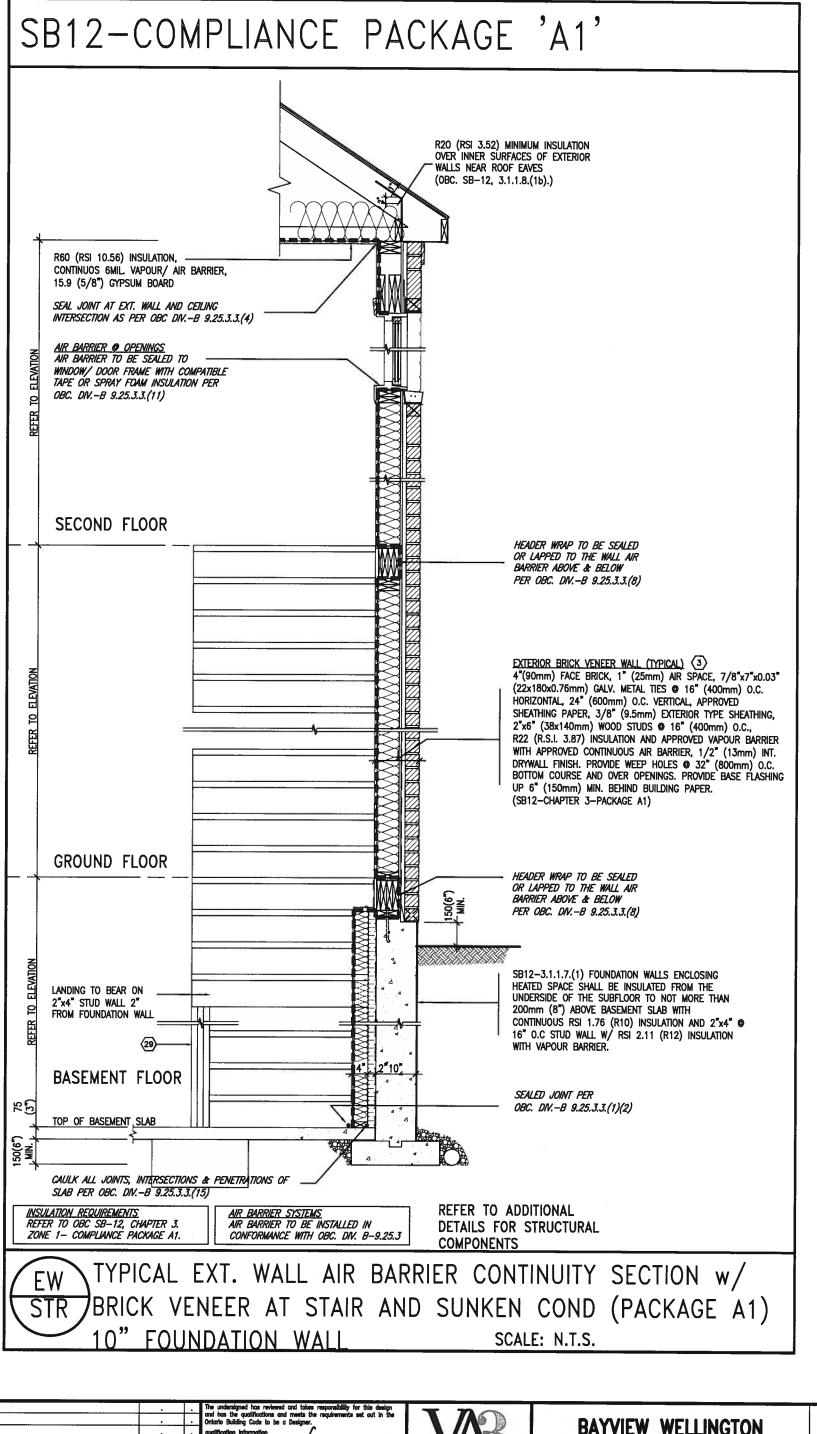
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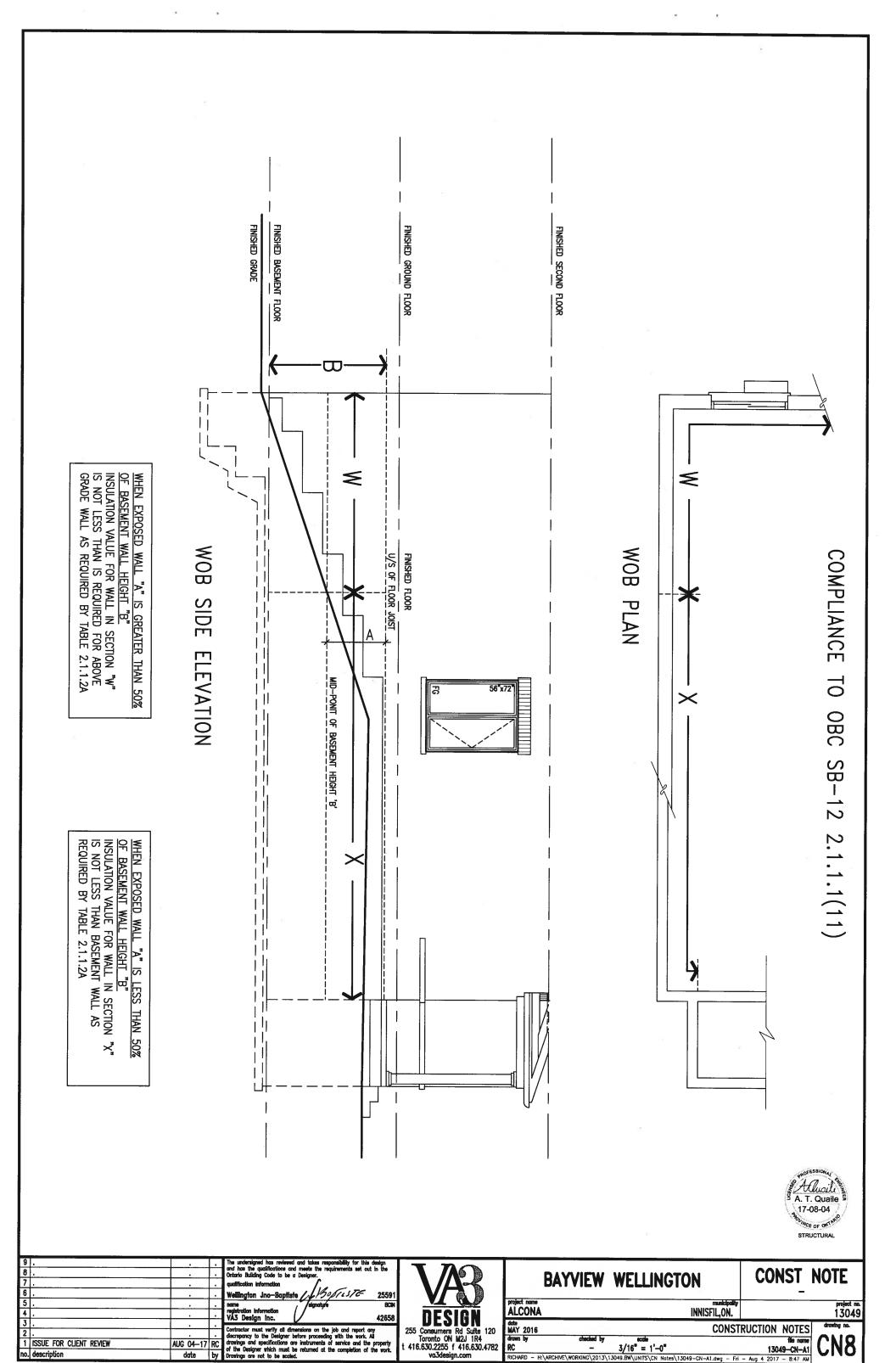
ALCONA INNISFIL,ON. 13049 MAY 2016 CONSTRUCTION NOTES drawn by RC

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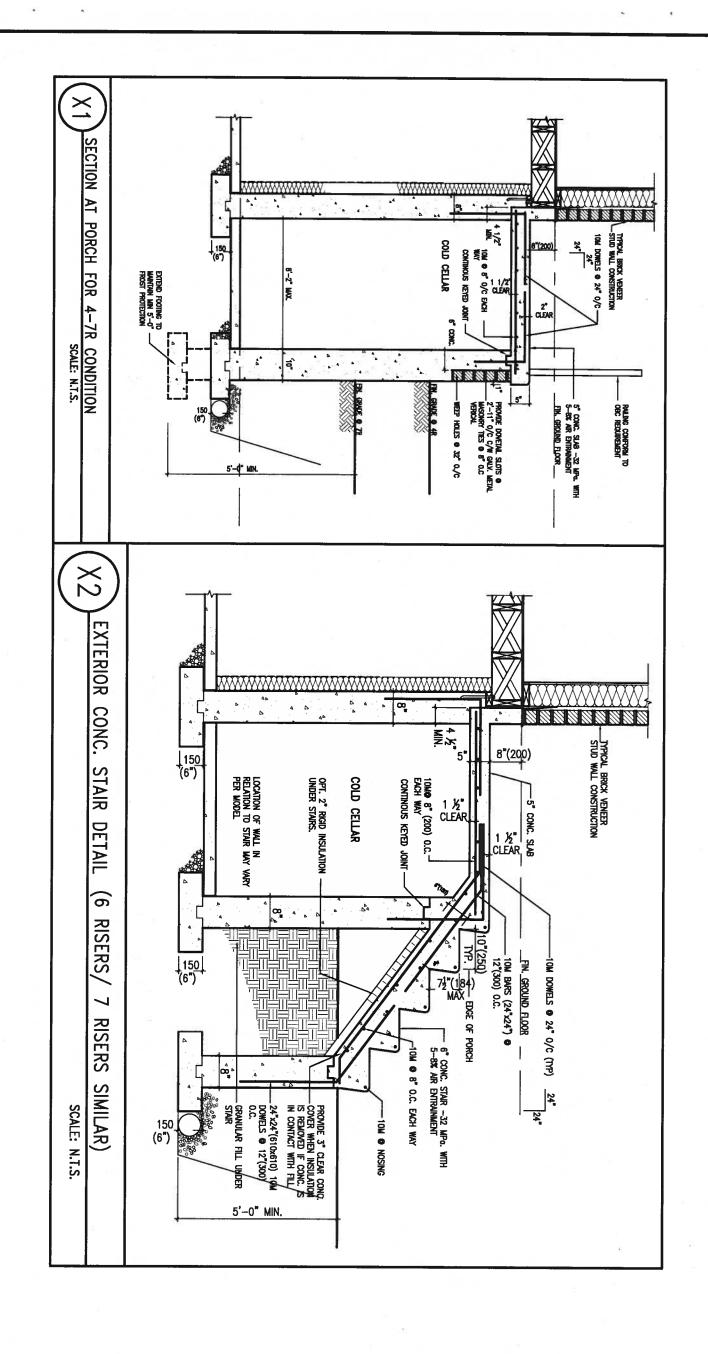




5	9	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Busiliang Code to be a Designer. - qualification Information - Wellington Jno-Baptiste	VAR		WEEE/101011	CONST_NOTE
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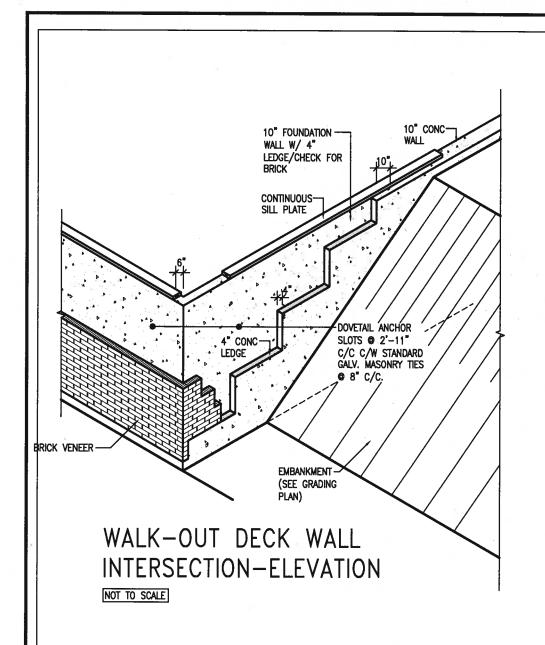


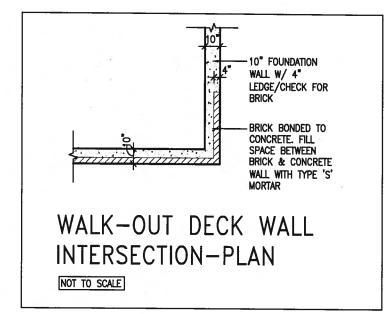
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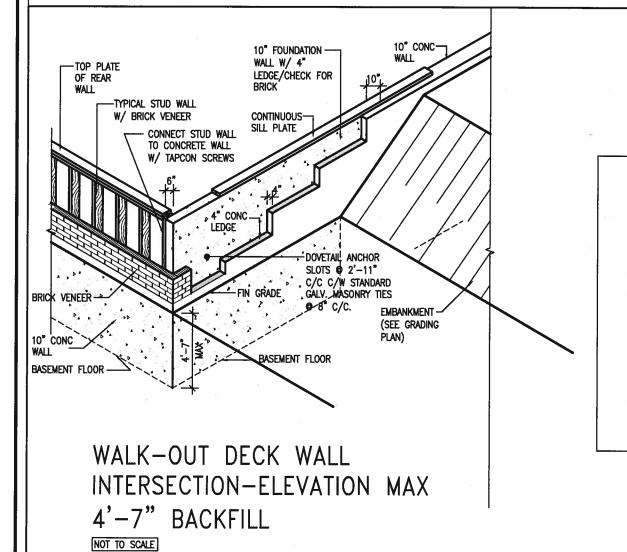


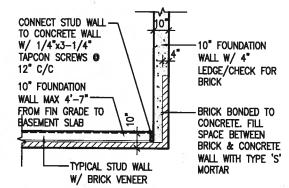
9 . 8 . 7 . 6 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Bulding Code to be a Designer. qualification information Wellington Jno-Bapfiste ### 2559*	VAR		WELLINGTON	CONST_ NOTE		
5 .		name registration information VA3 Design Inc. /eignature BCB 42658	DEGLAN	project name ALCONA data	municipality INNISFIL,ON.	project no. 13049		
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(10" FOUNDATION WALL)





WALK-OUT BASEMENT WALL INTERSECTION-PLAN

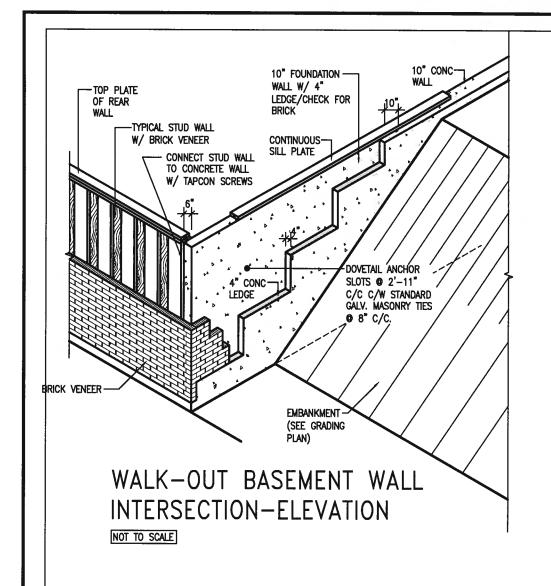
NOT TO SCALE

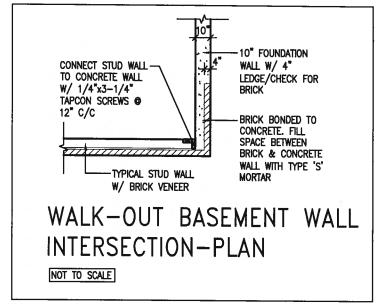
(10" FOUNDATION WALL)

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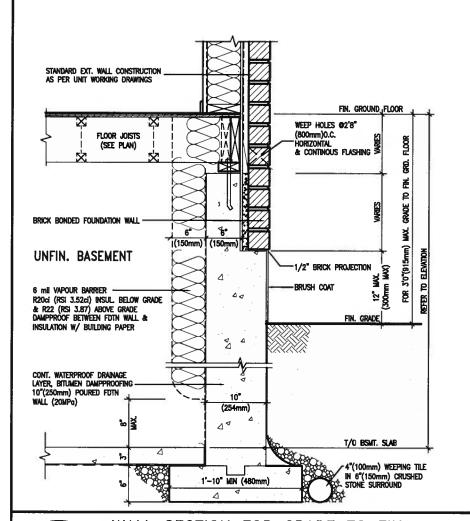


9 . 8 . 7 . 6 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 1809/12576 25591	VAR	BAYVIEW WELLINGTON	CONST_NOTE
5 . 4 .		name registration information VA3 Design inc. disgnotyre BCN 42658	DESIGN	ALCONA INNISFIL, ON.	project no. 1 3049
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(10" FOUNDATION WALL)



-STANDARD EXT. WALL CONSTRUCTION AS PER UNIT WORKING DRAWINGS FIN. GROUND FLOOR FLOOR JOISTS -KNEE WALL 2"X6"(38mmX140mm) WOOD STUDS **0** 12"(300mm) WEEP HOLES @ 2'8" (800mm)O.C. HORIZONTAL & CONTINOUS FLASHING UNFIN. BASEMENT -CONT. WATERPROOF DRAINAGE LAYER, BITUMEN DAMPPROOFING 10"(250mm) POURED CONC. FDTN WALL (20MPa) 6 mil VAPOUR BARRIER & R20ci (RSI 3.52ci) INSUL BELOW GRADE & R22ci (RSI 3.87ci) ABOVE GRADE DAMPPROOF BETWEEN FDTN WALL & INSULATION W/ BUILDING PAPER -1/2" BRICK PROJECTION (254mm) T/O BSMT. SLAB 'n (100mm) WEEPING TILE IN 6"(150mm) CRUSHED STONE SURROUND 1°-10" MIN (480mm)

WALL SECTION FOR GRADE TO FIN.
FLOOR MORE THAN 4'7" (1400mm)
HEIGHT DIFFERENCE
SCALE: N.T.S.

WALL SECTION FOR GRADE
SLAB 4'7"(1400mm)
MAX. HEIGHT DIFFERENCE
SCALE: N.T.S.

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4.			registration information VA3 Design Inc. 42658	DESIGN	ALCONA	innisfil,on.	13049
3 .					date MAY 2016	CONST	RUCTION NOTES drawing no.
2 .			Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	drawn by checked by		
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