

AREA CALCULATIONS		
	ELEV. A	ELEV. B
GROUND FLOOR AREA	1086 SF	1086 SF
SECOND FLOOR AREA	1331 SF	1321 SF
SUBTOTAL	2417 SF	2407 SF
DEDUCT ALL OPENINGS	0 SF	0 SF
<b>TOTAL NET AREA</b>	<b>2417 SF</b>	<b>2407 SF</b>
	224.54 m2	223.62 m2
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1408 SF	1408 SF
	130.81 m2	130.81 m2
<b>COVERAGE W/ PORCH</b>	<b>1493 SF</b>	<b>1493 SF</b>
	138.70 m2	138.70 m2

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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

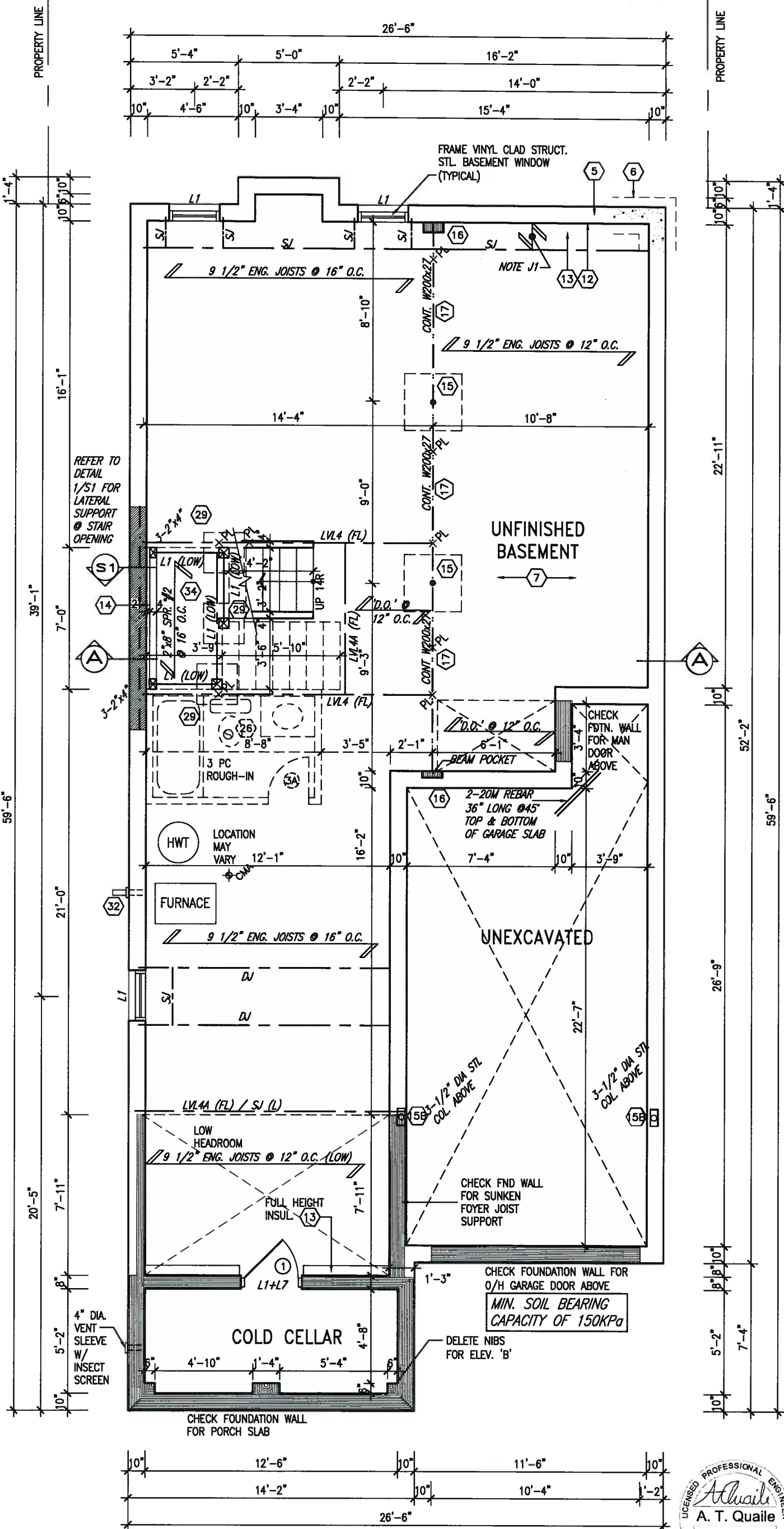
John G. Williams Limited, Architect

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.)



BASEMENT FLOOR PLAN 'A'/'B'  
12'0" GARAGE



9.					
8.					
7.					
6.					
5.	REVISED FDN WALLS TO 10"	DEC 14-16	SB		
4.	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC		
3.	REVISED INSULATION AT STAIRS	SEPT 20/16	SB		
2.	ADD WOD AND REAR UPGRADE	JUL 22-16	SB		
1.	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB		
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	BCIN	
name			
registration information			
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.			



BAYVIEW WELLINGTON		S32-4-12G PELICAN 4-12	
project name ALCONA		municipality INNISFIL, ONTARIO	
date JUNE. 2016		project no. 13049	
drawn by SB		drawing no. 1	
checked by		scale 3/16" = 1'-0"	
BASEMENT PLAN 'A' & 'B'		file name 13049-S32-4-12	
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REFER TO  
STAIR HEADER  
DETAIL 2/S1

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

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.

## GROUND FLOOR PLAN 'A' 12'0" GARAGE

INDICATES REDUCED SIDE YARD

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	REVISED FDN WALLS TO 10"	DEC 14-16	SB	registration information
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	VA3 Design Inc. 42658
3	REVISED INSULATION AT STAIRS	SEPT 20/16	SB	
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1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB	
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**

date  
JUNE. 2016

drawn by  
SB

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

**S32-4-12G**  
PELICAN 4-12

project no.  
13049

municipality  
INNISFIL, ONTARIO

drawing no.  
2

file name  
13049-S32-4-12

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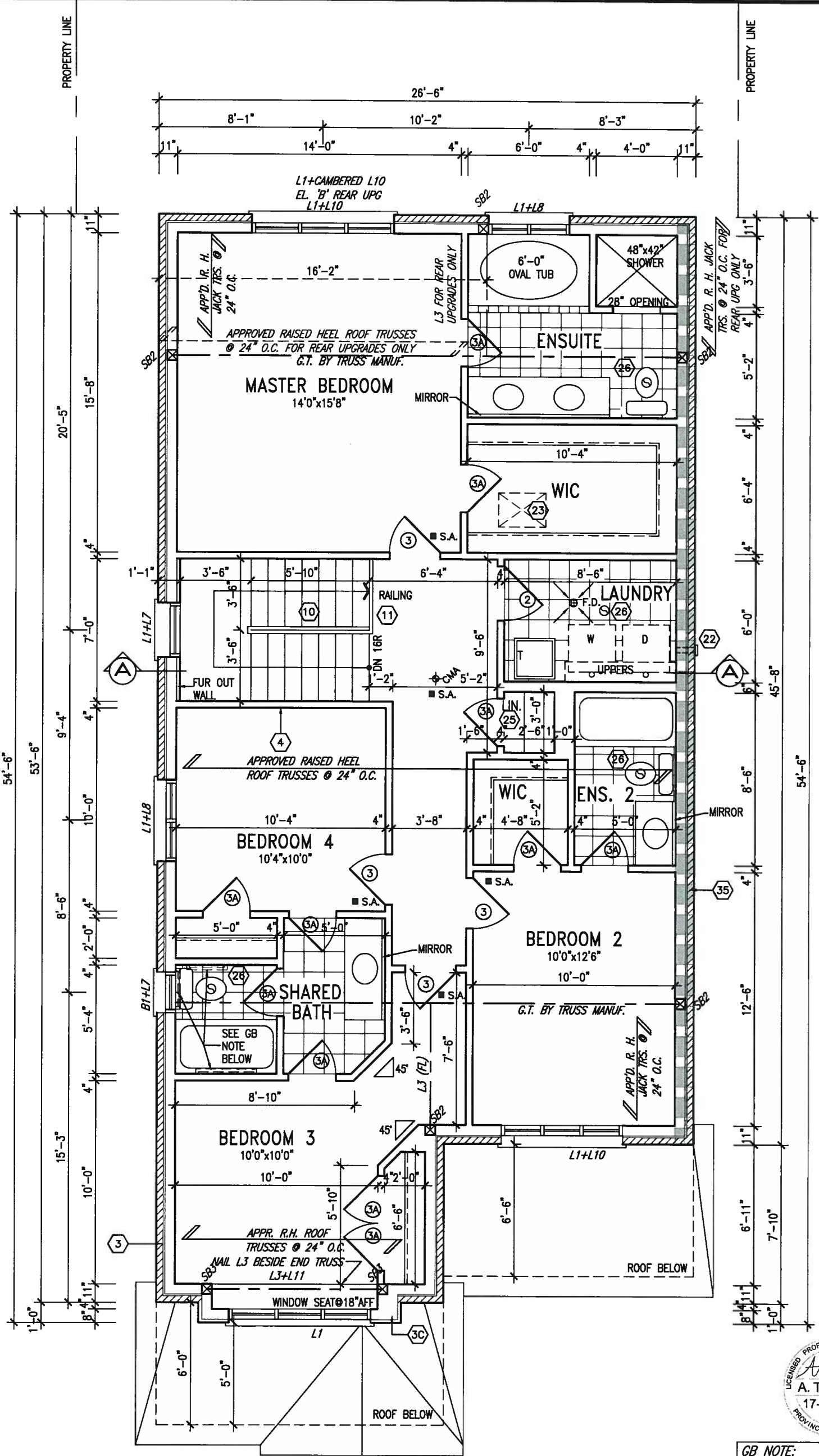
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SECOND FLOOR PLAN 'A' 12'0" GARAGE

INDICATES REDUCED SIDE YARD

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			
6			
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name registration information BCN  
VA3 Design Inc. 42658  
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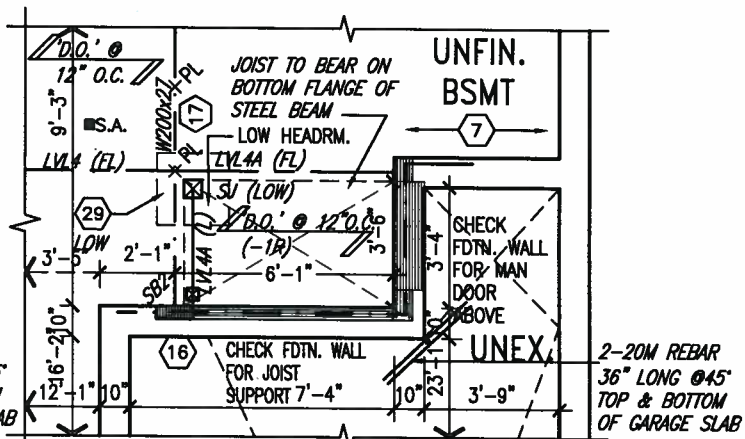
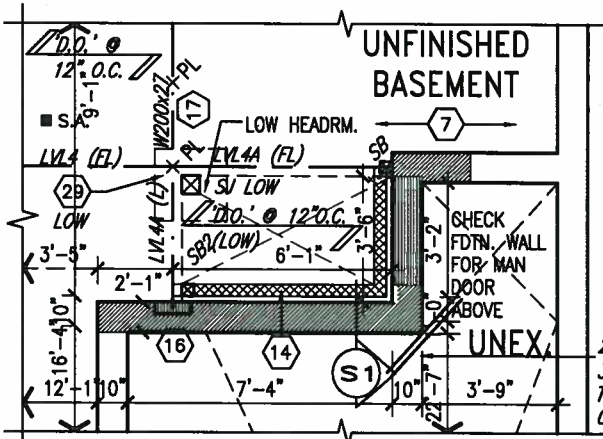
S32-4-12G  
PELICAN 4-12

project name	ALCONA	municipality	INNISFIL, ONTARIO	project no.	13049
date	JUNE, 2016	drawn by	SB	checked by	scale
					3/16" = 1'-0"
					13049-S32-4-12
					3

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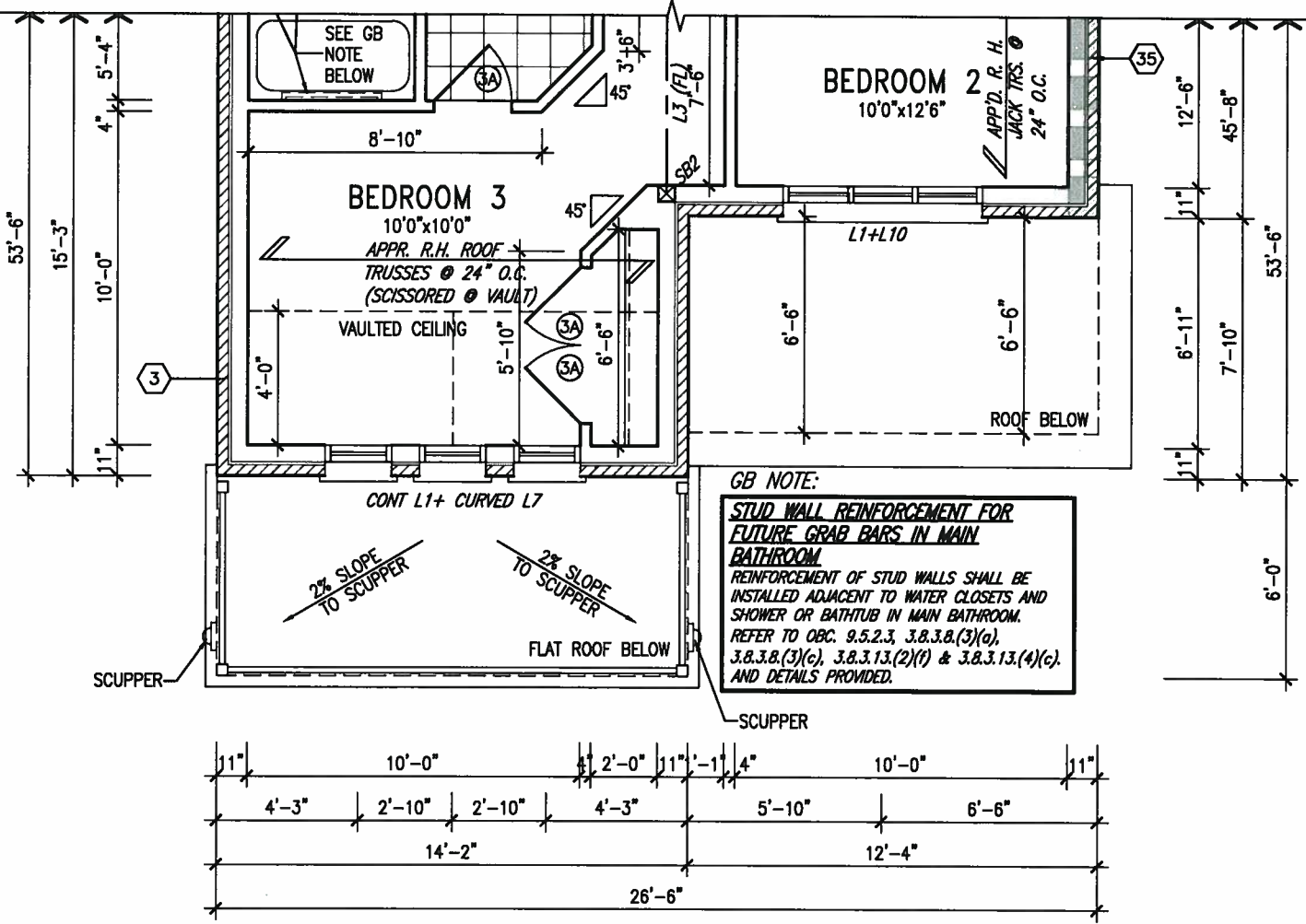
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AUG 09 2017  
John G. Williams Limited, Architect

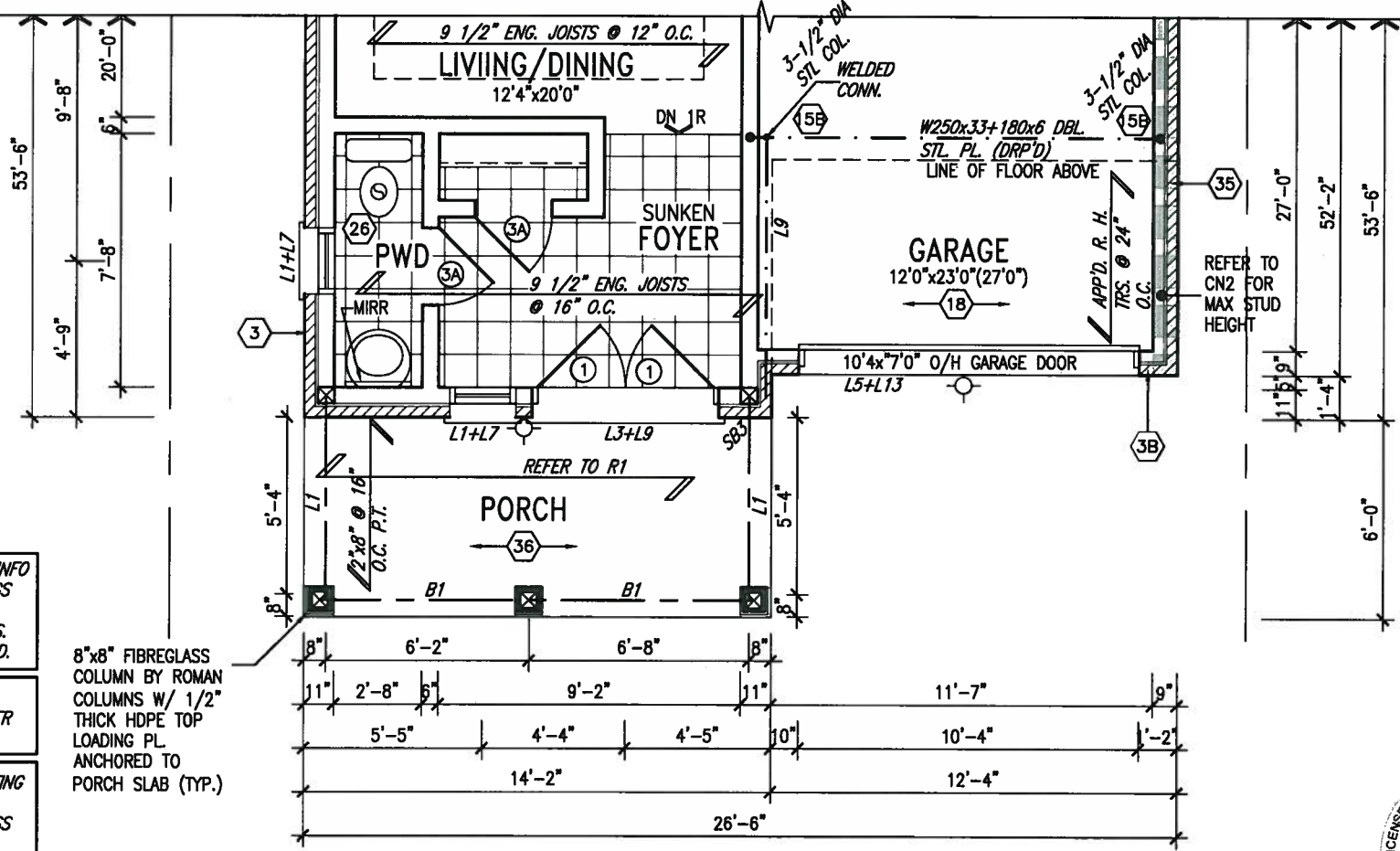


PART. BSMT PLAN  
MUD ROOM SUNKEN >1R

PART. BSMT PLAN  
MUD ROOM SUNKEN 1R



PARTIAL SECOND FLOOR PLAN 'B'



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

NOTE: SPACE ALL FLOOR JOISTS @ 12\"/>

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

PROFESSIONAL ENGINEER  
A. T. Quaille  
17-08-01  
PROVINCE OF ONTARIO

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.		VA3 DESIGN		BAYVIEW WELLINGTON		S32-4-12G	
8. qualification information		25591		ALCONA		PELICAN 4-12	
7. name registration information		42658		INNISFIL, ONTARIO		project no. 13049	
6. VA3 Design Inc.		signature		date JUNE. 2016		drawing no. 4	
5. REVISED FDN WALLS TO 10"		DEC 14-16 SB		checked by		PARTIAL PLANS 'B'	
4. REVISED AS PER ENG TRUSS LAYOUT		SEP 26-16 RC		scale 3/16" = 1'-0"		file name 13049-S32-4-12	
3. REVISED INSULATION AT STAIRS		SEPT 20/16 SB		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\S32\13049-S32-4-12.dwg - Tue - Aug 1 2017 - 12:33 PM			
2. ADD WOD AND REAR UPGRADE		JUL 22-16 SB					
1. ISSUED FOR CLIENT REVIEW		JUL 04-16 SB					
no. description		date by					

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INDICATES REDUCED SIDE YARD



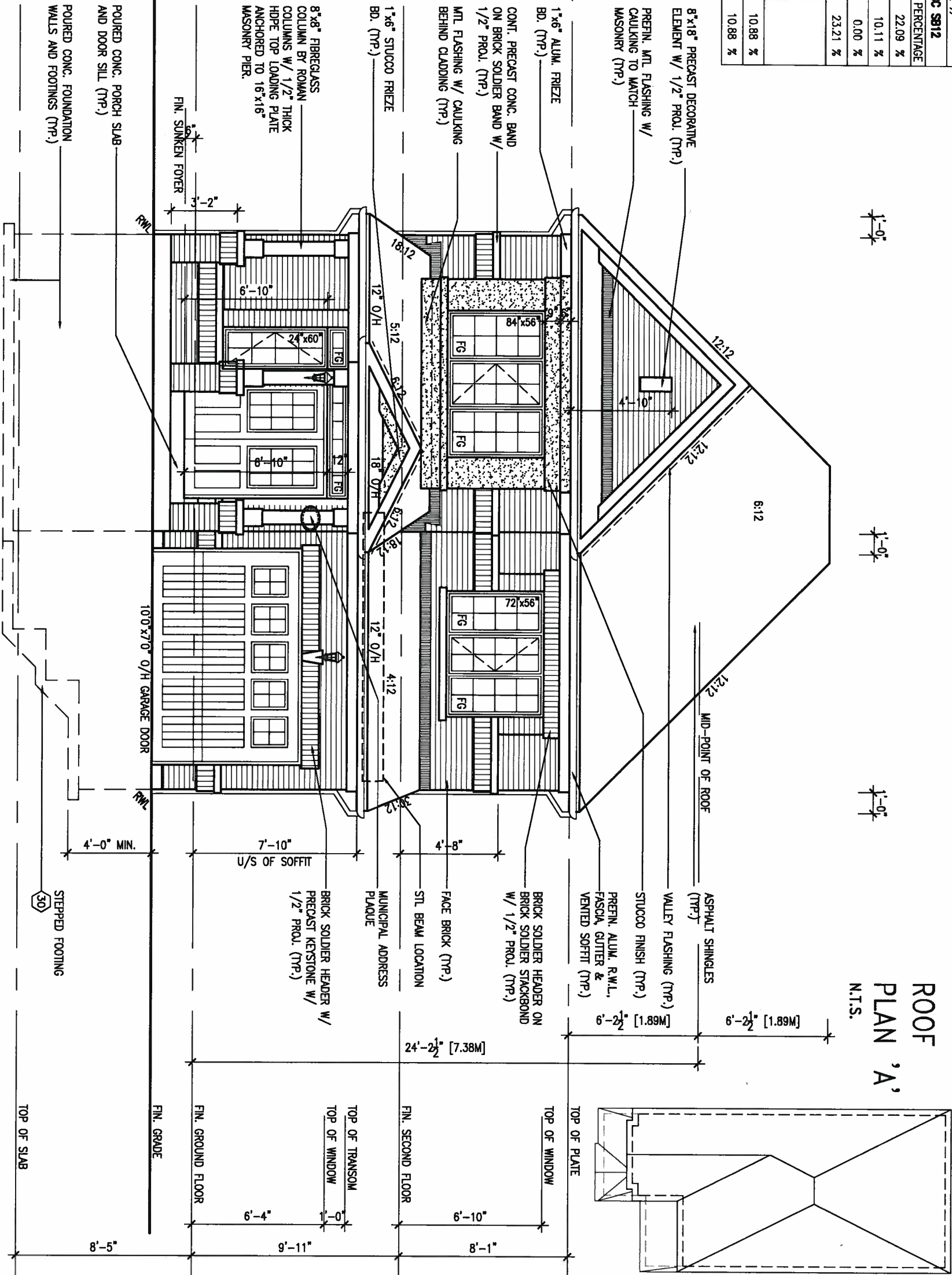
UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
32-4-12 ELEVATION A	ENERGY EFFICIENCY - OBC S912		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	530 S.F.	117.056 S.F.	22.09 %
LEFT SIDE	1070 S.F.	108.22 S.F.	10.11 %
RIGHT SIDE	1070 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	123 S.F.	23.21 %
* OPENINGS OMITTED AS PER SB-12 3.1.1(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3200.00 S.F.	348.28 S.F.	10.88 %
TOTAL SQ. M.	297.29 S.M.	32.36 S.M.	10.88 %

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FRONT ELEVATION 'A'



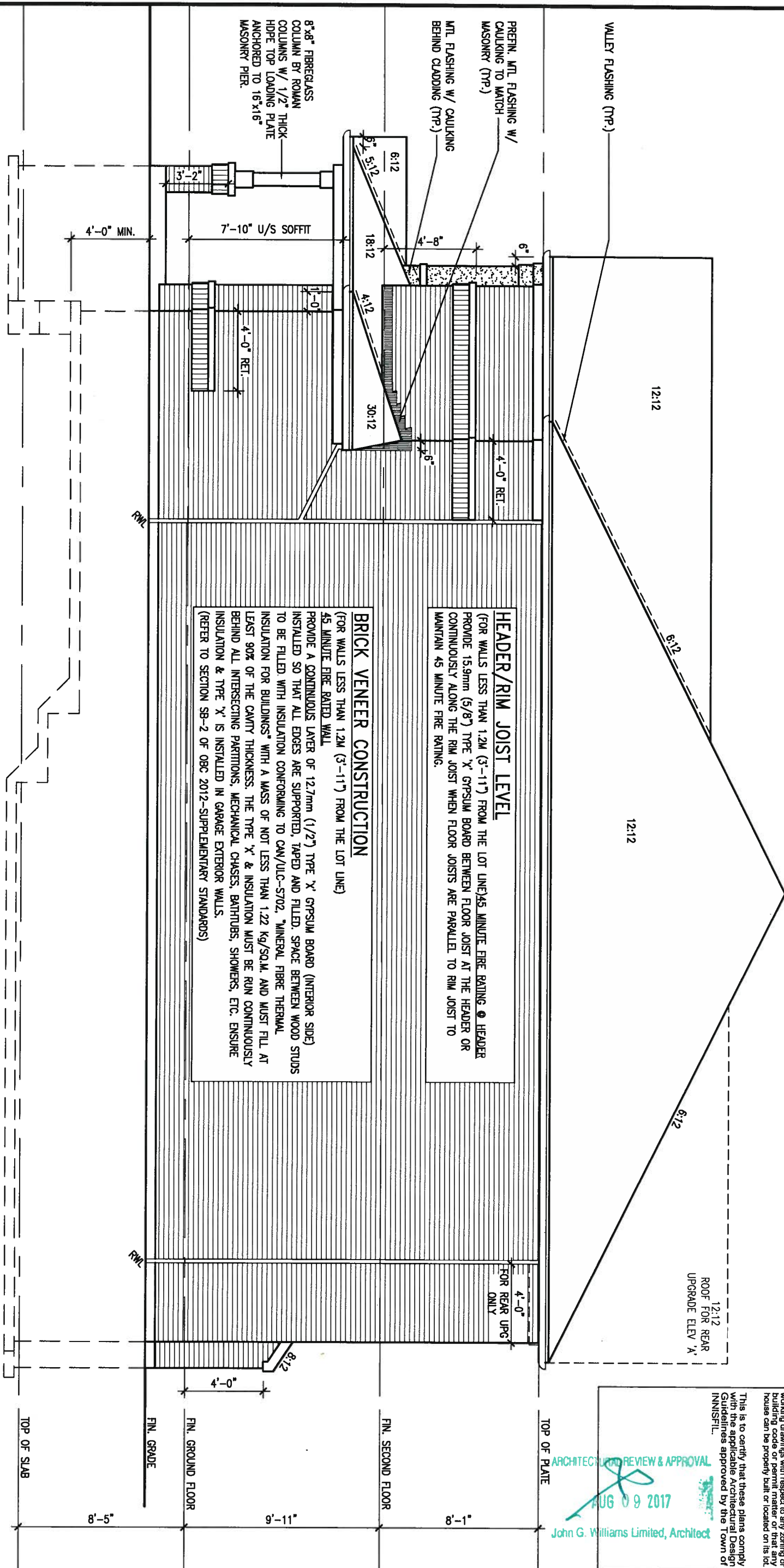
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN 42658
5	REVISED FDN WALLS TO 10"	DEC 14-16	SB	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	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	
3	REVISED INSULATION AT STAIRS	SEPT 20-16	SB	
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB	
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

<b>BAYVIEW WELLINGTON</b>		<b>S32-4-12G</b> PELICAN 4-12	
project name <b>ALCONA</b>	municipality <b>INNISFIL, ONTARIO</b>	project no. <b>13049</b>	
date <b>JUNE, 2016</b>	checked by <b>SB</b>	scale <b>3/16" = 1'-0"</b>	drawing no. <b>5</b>
drawn by <b>SB</b>		file name <b>13049-S32-4-12</b>	
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ARCHITECTURAL REVIEW & APPROVAL  
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John G. Williams Limited, Architect

drawing no.  
**7**

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qualification information

Wellington Jno-Baptiste	25591
name	signature
registration information	BCR
VAS Design Inc.	42658

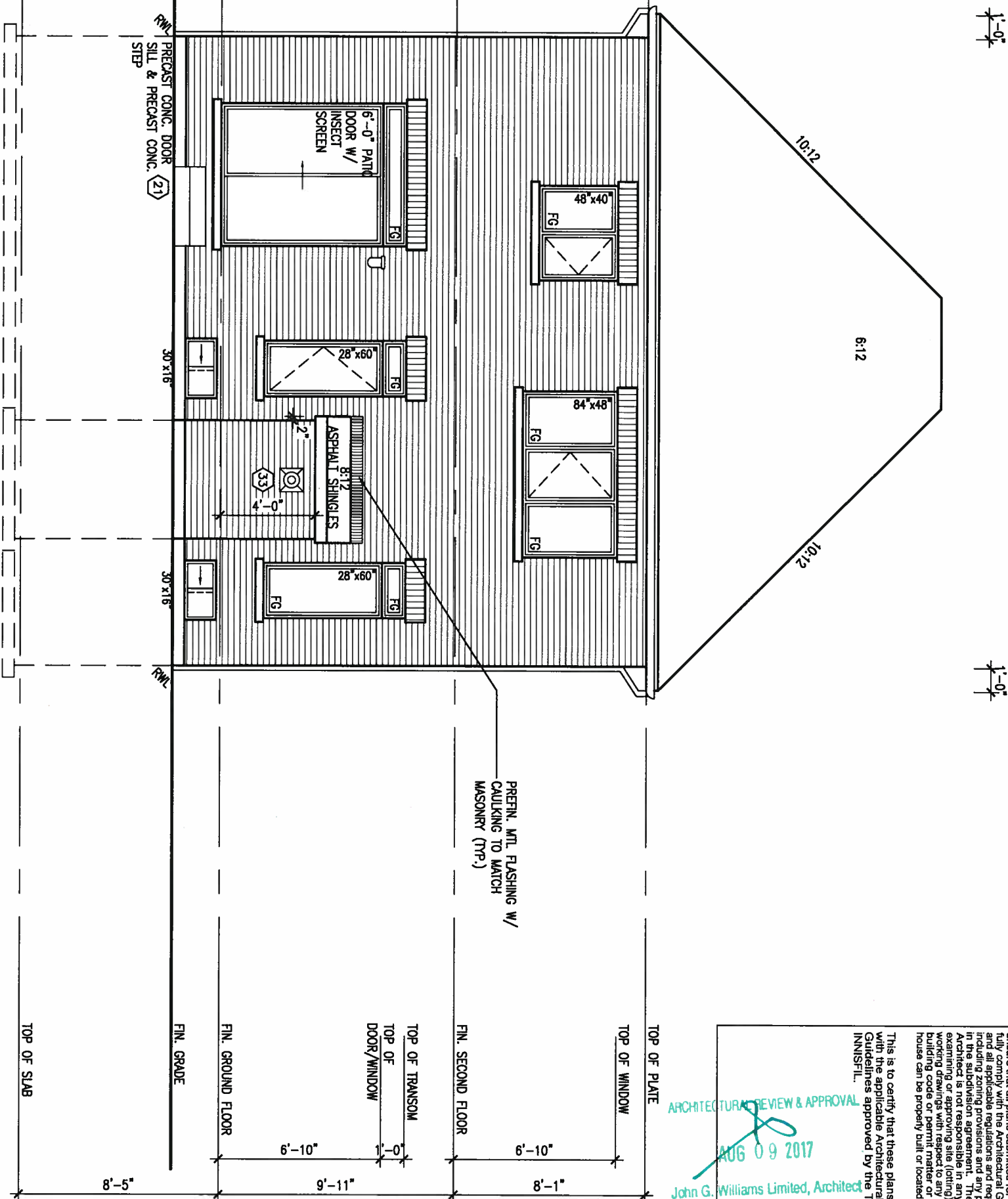
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9	.	.	.
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4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-10	RC
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2	ADD WOD AND REAR UPGRADE	JUL 22-16	SE
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SE
no.	description	date	by



REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

REAR ELEVATION 'A' & 'B'



REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

ARCHITECTURAL REVIEW & APPROVAL  
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REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

9	.	.	.
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Wellington Jno-Baptiste 25591  
name registration information BCN  
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ONTARIO  
date JUNE, 2016 checked by scale 3/16" = 1'-0"  
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S32-4-12G  
PELICAN 4-12

project no. 13049  
drawing no. 8

REAR ELEVATION 'A' & 'B'

13049-S32-4-12



UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))

ELEVATION	32-4-12	ELEVATION B	ENERGY EFFICIENCY - OBC SB12
WALL AREA S.F.	549 S.F.	120,968 S.F.	PERCENTAGE
FRONT	1070 S.F.	108.22 S.F.	22.03 %
LEFT SIDE	1070 S.F.	0 S.F.	10.11 %
RIGHT SIDE	530 S.F.	123 S.F.	0.00 %
REAR	3219.00 S.F.	352.19 S.F.	23.21 %
TOTAL SQ. FT.			0 S.F.
TOTAL SQ. M.			10.94 %

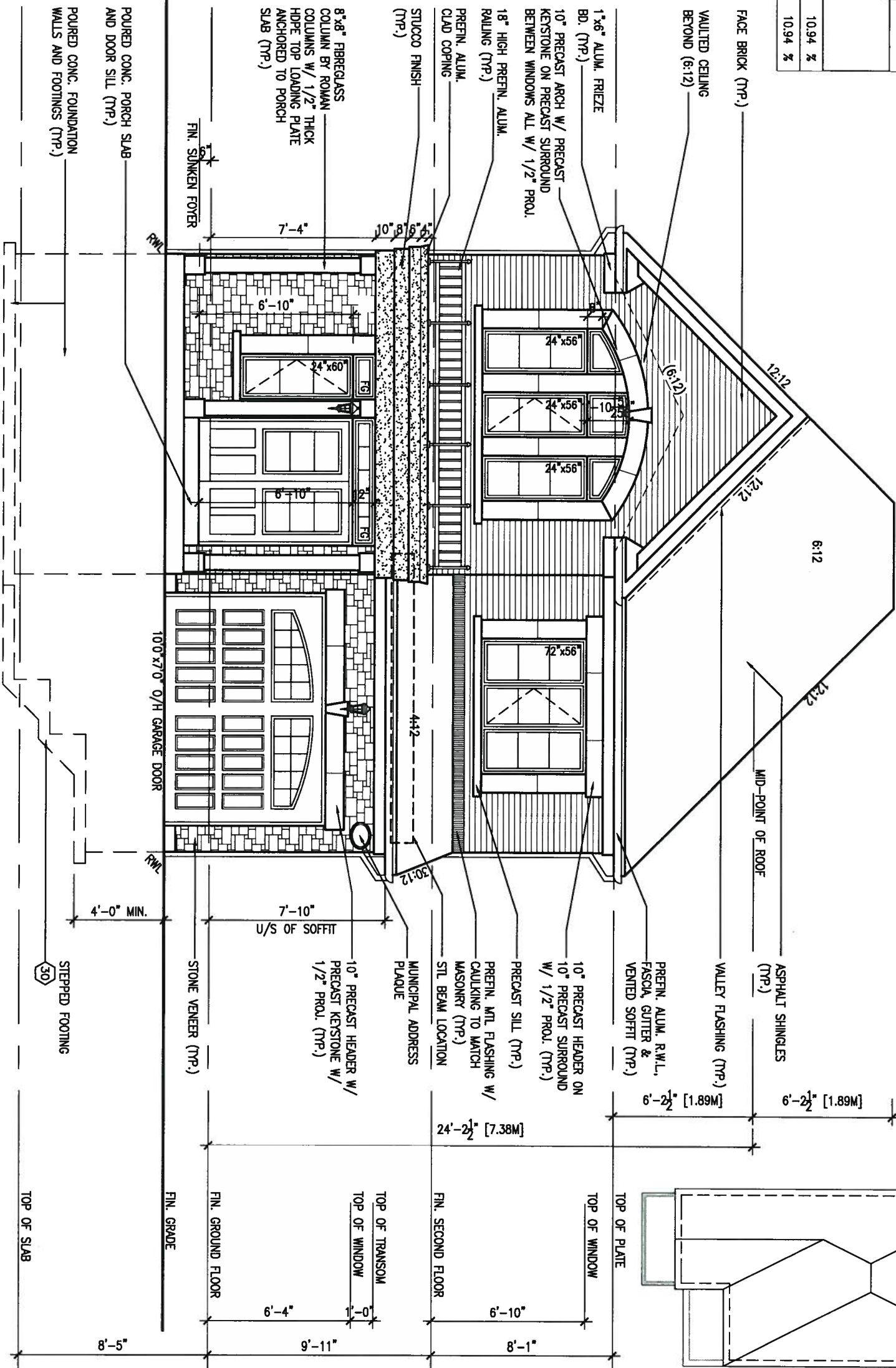
\* OPENINGS OMITTED AS PER SB-12 3.1.1(9) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION

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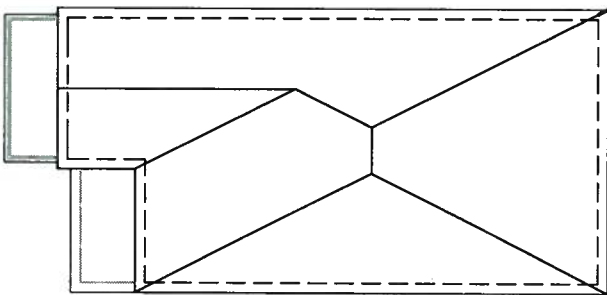
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FRONT ELEVATION 'B'



ROOF  
PLAN 'B'  
N.T.S.



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BAYVIEW WELLINGTON

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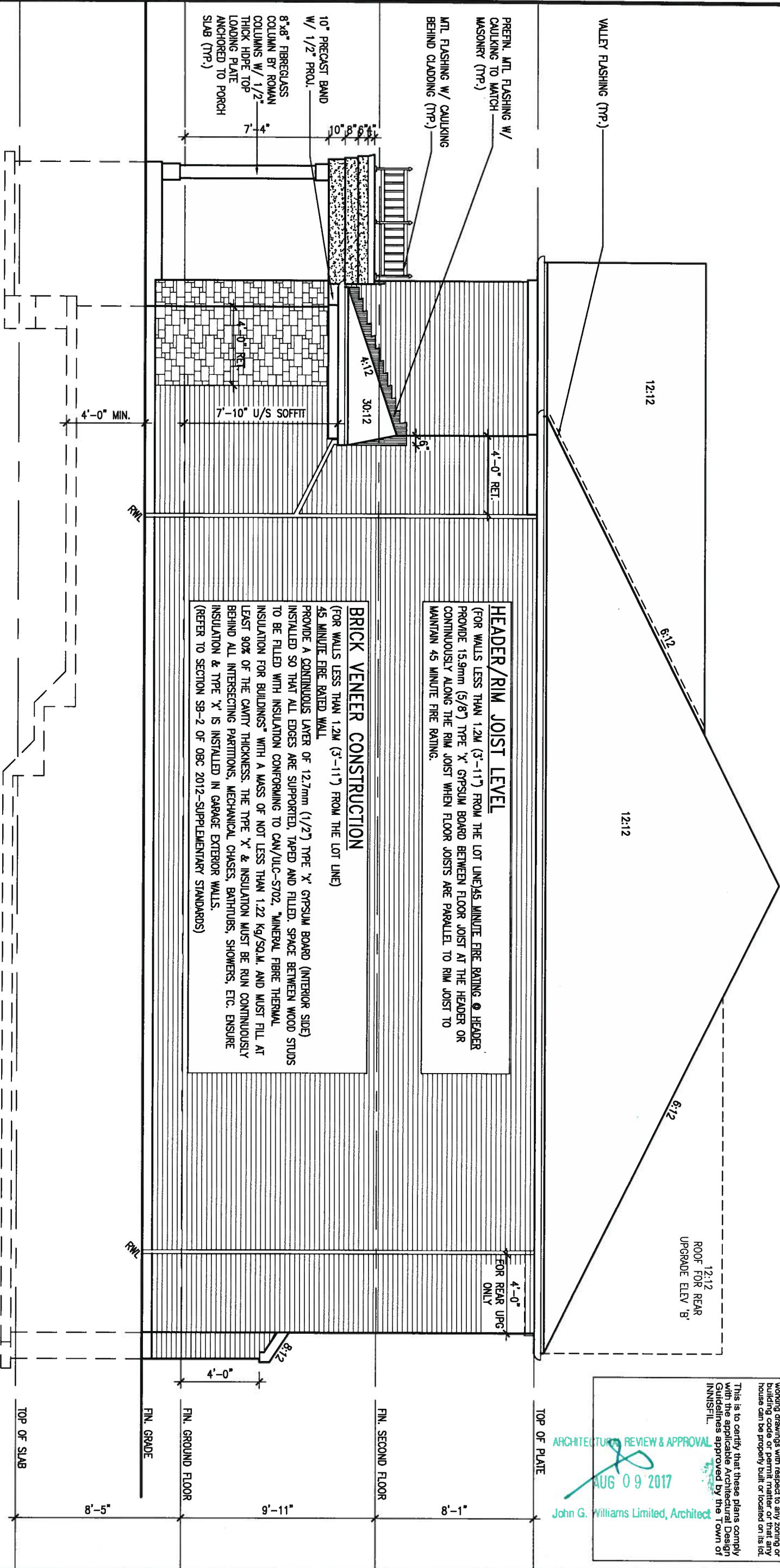
S32-4-12G  
PELICAN 4-12

project no.	13049
drawing no.	9





RIGHT SIDE ELEVATION 'B'



REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

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S32-4-12G  
PELICAN 4-12

project no. 13049  
drawing no. 11

RIGHT SIDE ELEVATION 'B'  
file name 13049-S32-4-12





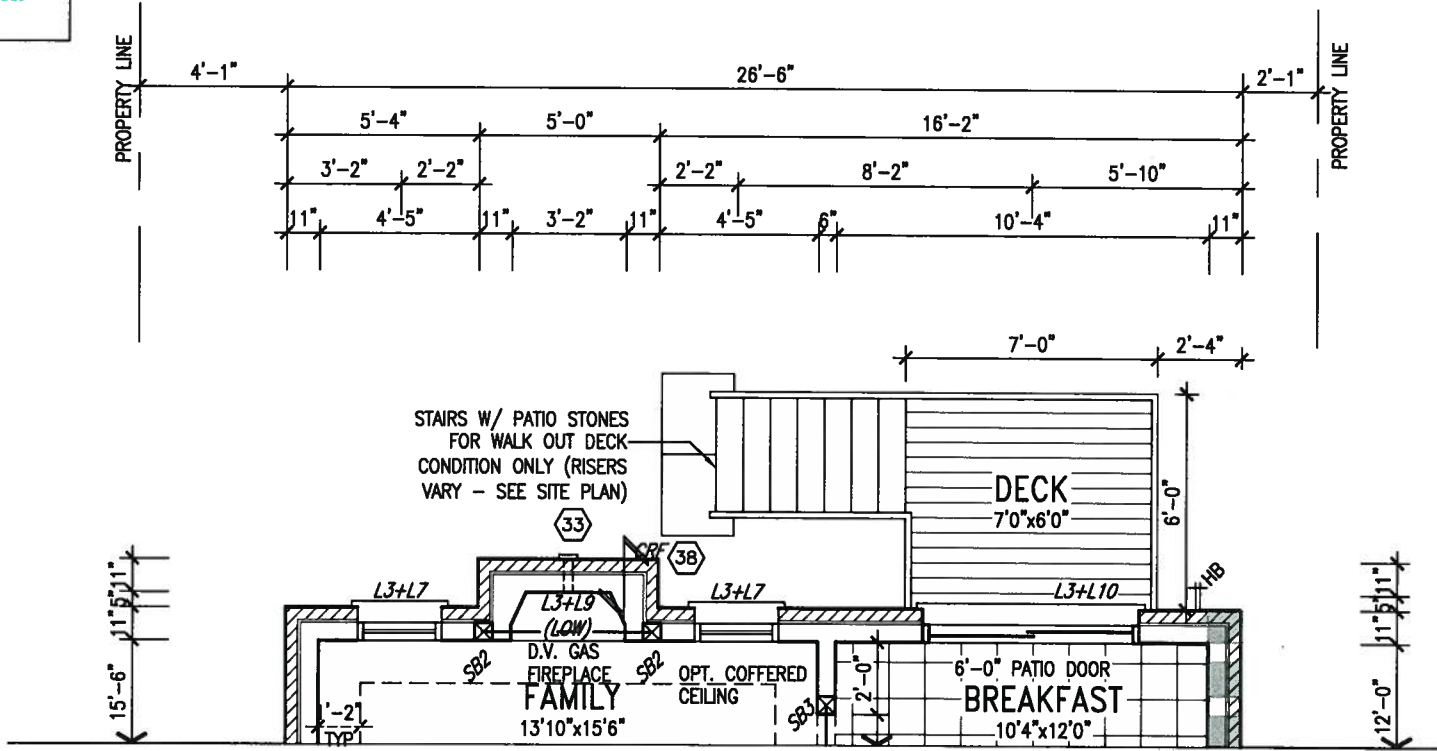
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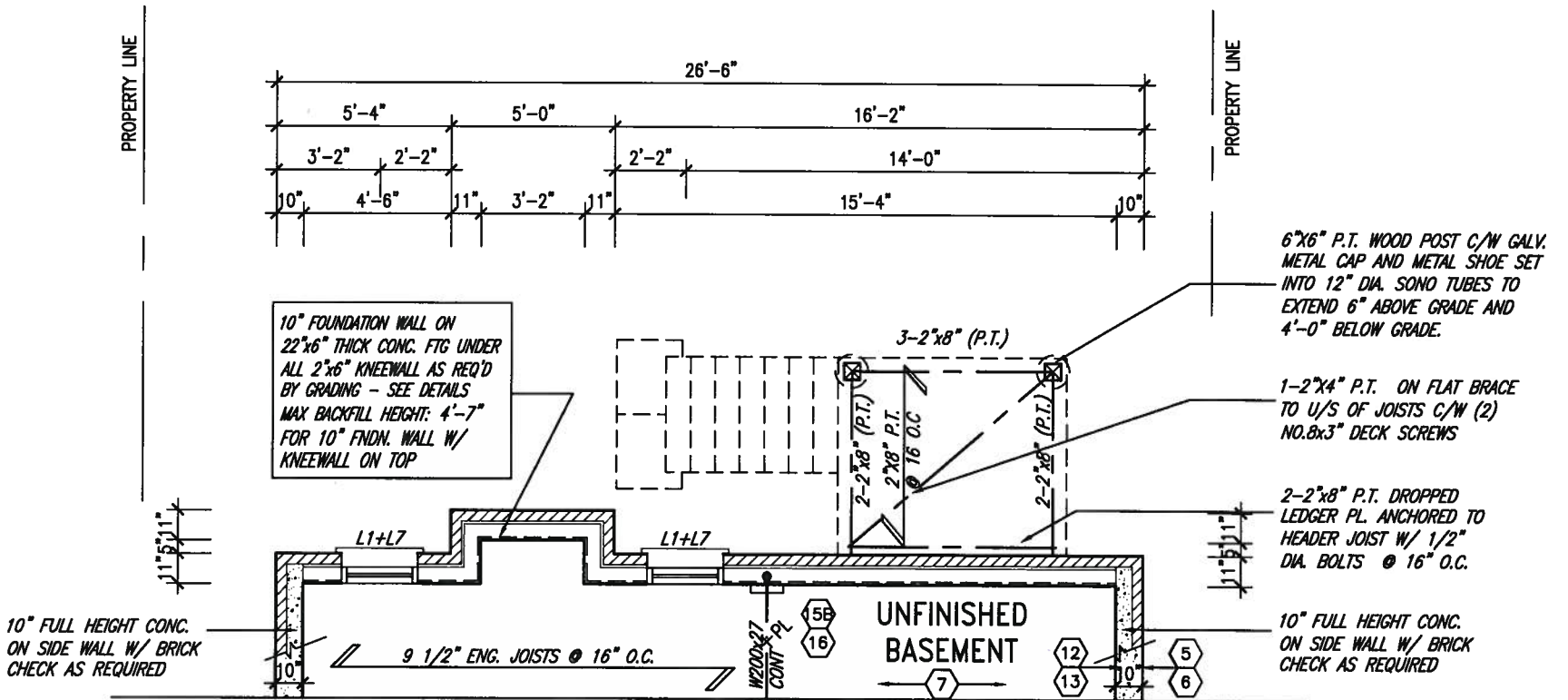
ARCHITECTURAL REVIEW & APPROVAL

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.

MIN. SOIL BEARING  
CAPACITY OF 150KPa

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

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.



INDICATES REDUCED SIDE YARD

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.	<b>VA3 DESIGN</b> 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>	project name <b>ALCONA</b>	municipality <b>INNISFIL, ONTARIO</b>	project no. <b>13049</b>	drawing no. <b>13</b>
8	.	.	qualification information						
7	.	.	Wellington Jno-Baptiste 25591						
6	.	.	name registration information VA3 Design Inc. 42658						
5	REVISED FDN WALLS TO 10"	DEC 14-16	SB	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.	date <b>JULY, 2016</b>	drawn by <b>SB</b>	checked by <b>scale</b> <b>3/16" = 1'-0"</b>	file name <b>13049-S32-4-12</b>	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-4-12.dwg - Tue - Aug 1 2017 - 12:03 PM
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC						
3	REVISED INSULATION AT STAIRS	SEPT 20/16	SB						
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB						
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	BM						
no.	description	date	by						

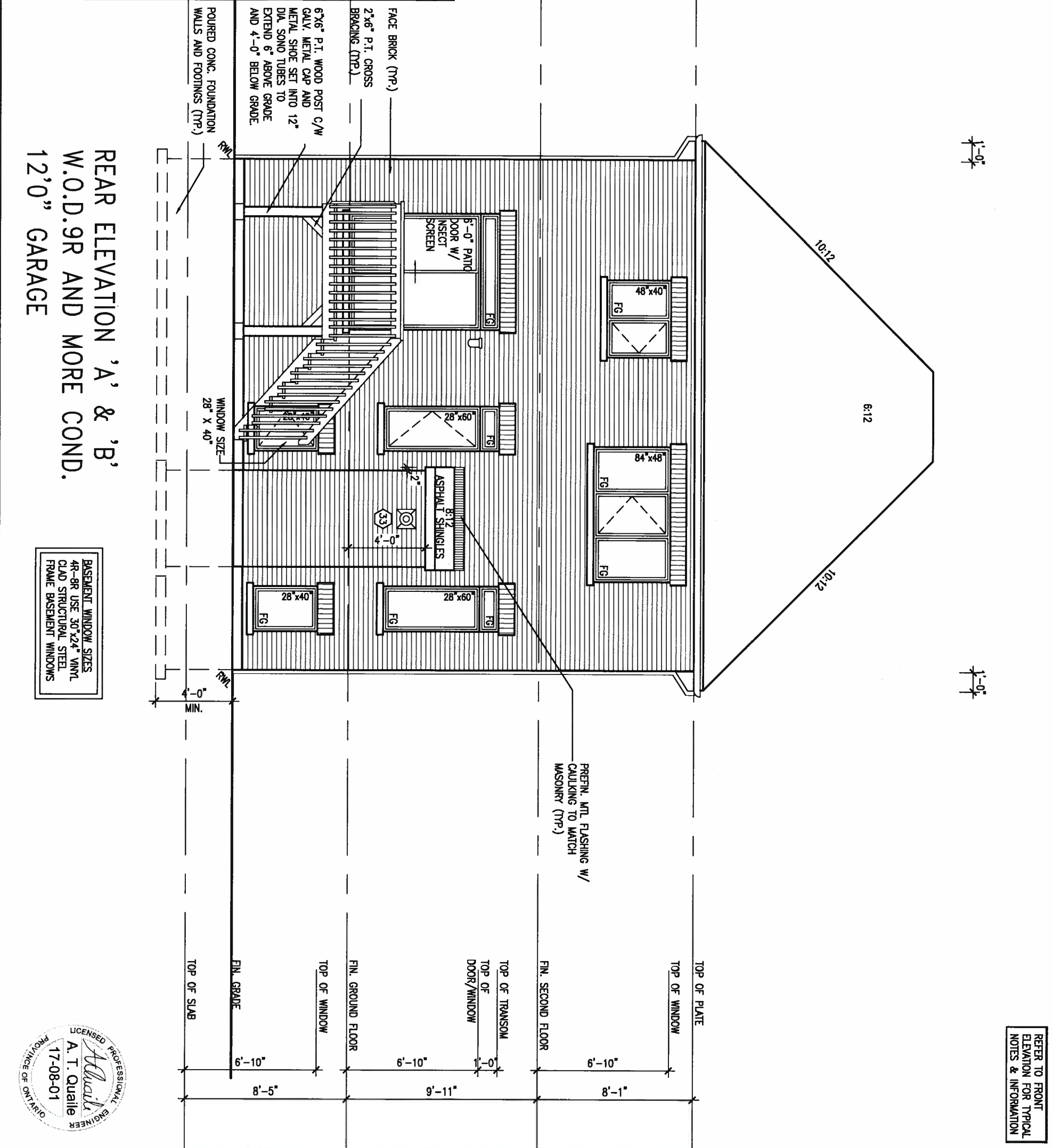
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ARCHITECTURAL REVIEW & APPROVAL  
AUG 09 2017  
John G. Williams Limited, Architect

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))			
32-4-12 ELEVATION A 9R WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	530 S.F.	117.056 S.F.	22.09 %
LEFT SIDE	1070 S.F.	108.22 S.F.	10.11 %
RIGHT SIDE	1070 S.F.	0 S.F.	0.00 %
REAR	636 S.F.	131.889 S.F.	20.74 %
* OPENINGS OMITTED AS PER SB-12 3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3306.00 S.F.	357.17 S.F.	10.80 %
TOTAL SQ. M.	307.13 S.M.	33.18 S.M.	10.80 %
UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))			
32-4-12 ELEVATION B 9R WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	549 S.F.	120.968 S.F.	22.03 %
LEFT SIDE	1070 S.F.	108.22 S.F.	10.11 %
RIGHT SIDE	1070 S.F.	0 S.F.	0.00 %
REAR	636 S.F.	131.889 S.F.	20.74 %
* OPENINGS OMITTED AS PER SB-12 3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3325.00 S.F.	361.08 S.F.	10.86 %
TOTAL SQ. M.	308.90 S.M.	33.54 S.M.	10.86 %



REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

PRETN. MTL FLASHING W/  
CAULKING TO MATCH  
MASONRY (TYP.)

TOP OF PLATE  
TOP OF WINDOW  
TOP OF TRANSOM  
TOP OF DOOR/WINDOW  
FIN. SECOND FLOOR  
FIN. GROUND FLOOR  
TOP OF WINDOW  
FIN. GRADE  
TOP OF SLAB  
MIN.

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		BAYVIEW WELLINGTON		S32-4-12G	
8		4		255 Consumer Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		ALCONA		PELICAN 4-12	
7		3		25591 BCI		INNISFIL, ONTARIO		project no. 13049	
6		2		42658		date NOV. 2015		W.O.D. REAR ELEVATION 'A' & 'B'	
5		1		ISSUED FOR CLIENT REVIEW		checked by		scale 3/16" = 1'-0"	
4		1		ISSUED FOR CLIENT REVIEW		drawn by		file name 13049-S32-4-12	
3		1		ISSUED FOR CLIENT REVIEW		no. description		drawing no. 14	
2		1		ISSUED FOR CLIENT REVIEW		no. description		drawing no. 14	
1		1		ISSUED FOR CLIENT REVIEW		no. description		drawing no. 14	







ROOF PLAN A  
W/ REAR UGRD

N.T.S.

9'-1"

9'-1"

9'-1"

9'-1"

9'-1"

9'-1"

9'-1"

9'-1"

9'-1"

ASPHALT SHINGLES (TYP.)

8"x18" PRECAST DECORATIVE  
ELEMENT W/ 1/2" PROL. (TYP.)

PREFN. MTL FLASHING W/  
CAULKING TO MATCH MASONRY  
(TYP.)

VINYL PANEL

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

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

BRICK SOLDIER HEADER ON  
BRICK SOLDIER STACKBOND W/  
1/2" PROL. (TYP.)

10" PRECAST ARCH W/ PRECAST  
KESTONE ON PRECAST  
SURROUND BETWEEN WINDOWS  
ALL W/ 1/2" PROL.

PRECAST SILL (TYP.)

PREFN. MTL FLASHING W/  
CAULKING TO MATCH MASONRY  
(TYP.)

FACE BRICK (TYP.)

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

10" PRECAST HEADER W/ PREC.  
CONC. KESTONE 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 4'-0" BELOW GRADE.

ROOF PLAN B  
W/ REAR UGRD

N.T.S.

9'-1"

9'-1"

9'-1"

9'-1"

9'-1"

ASPHALT SHINGLES (TYP.)

8"x18" PRECAST DECORATIVE  
ELEMENT W/ 1/2" PROL. (TYP.)

PREFN. MTL FLASHING W/  
CAULKING TO MATCH MASONRY  
(TYP.)

VINYL PANEL

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

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

BRICK SOLDIER HEADER ON  
BRICK SOLDIER STACKBOND W/  
1/2" PROL. (TYP.)

10" PRECAST ARCH W/ PRECAST  
KESTONE ON PRECAST  
SURROUND BETWEEN WINDOWS  
ALL W/ 1/2" PROL.

PRECAST SILL (TYP.)

PREFN. MTL FLASHING W/  
CAULKING TO MATCH MASONRY  
(TYP.)

FACE BRICK (TYP.)

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

10" PRECAST HEADER W/ PREC.  
CONC. KESTONE 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 4'-0" BELOW GRADE.

REAR ELEVATION 'A' UPGRADE  
W.O.D. 9R AND MORE COND.  
12'0" GARAGE

REAR ELEVATION 'B' UPGRADE  
W.O.D. 9R AND MORE COND.  
12'0" GARAGE



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

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

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8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptista	25591
6	.	.	.	name	BCIN
5	REVISED FDN WALLS TO 10"	DEC 14-16	SB	registration information	42658
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2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB		
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB		
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, ONTARIO**

date  
**JUNE, 2016**

checked by  
**REAR UPGRADE ELEVATION 'A' & 'B' 9R OR MORE WOD**

scale  
**3/16" = 1'-0"**

file name  
**13049-S32-4-12**

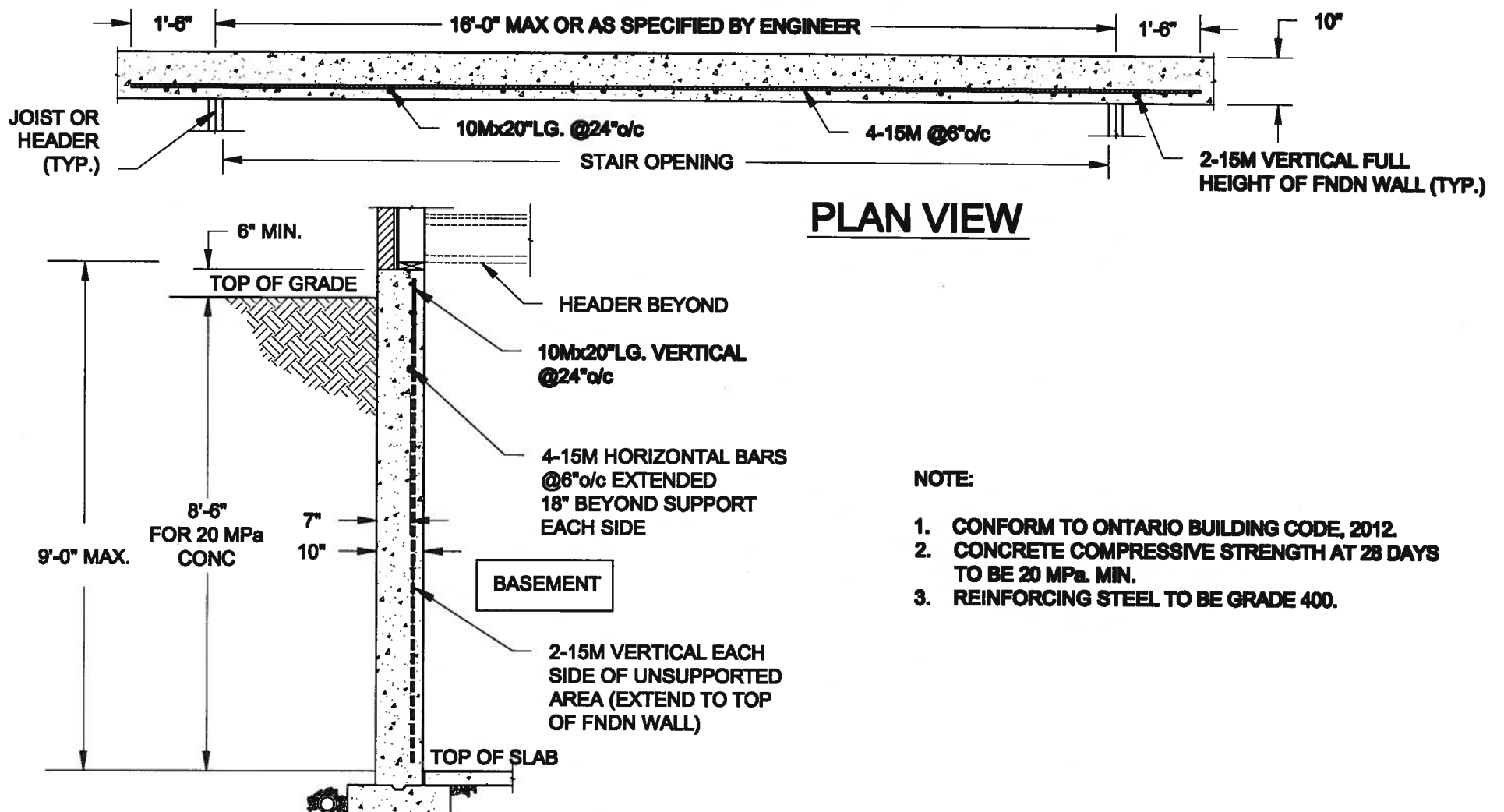
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**S32-4-12G**  
PELICAN 4-12

project no.  
**13049**

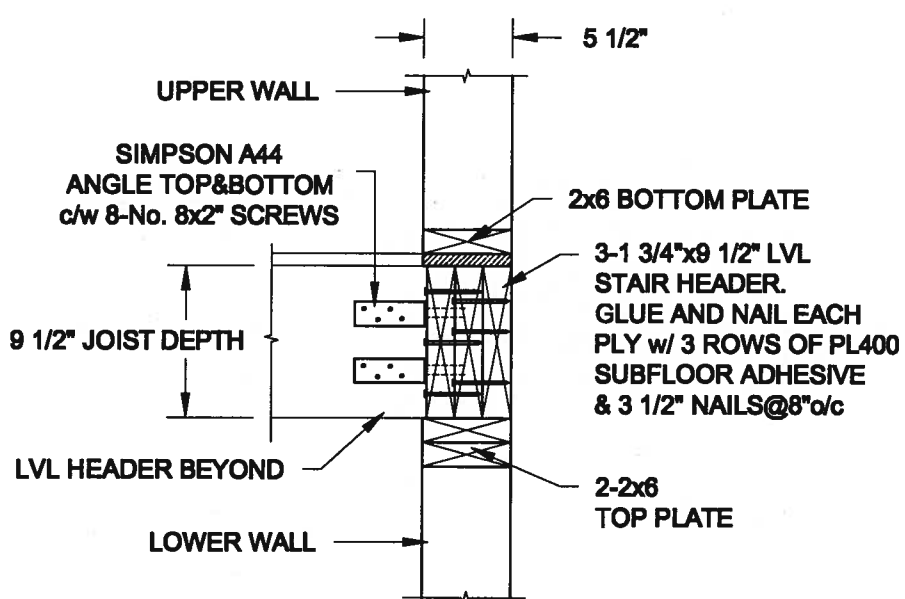
drawing no.  
**16**



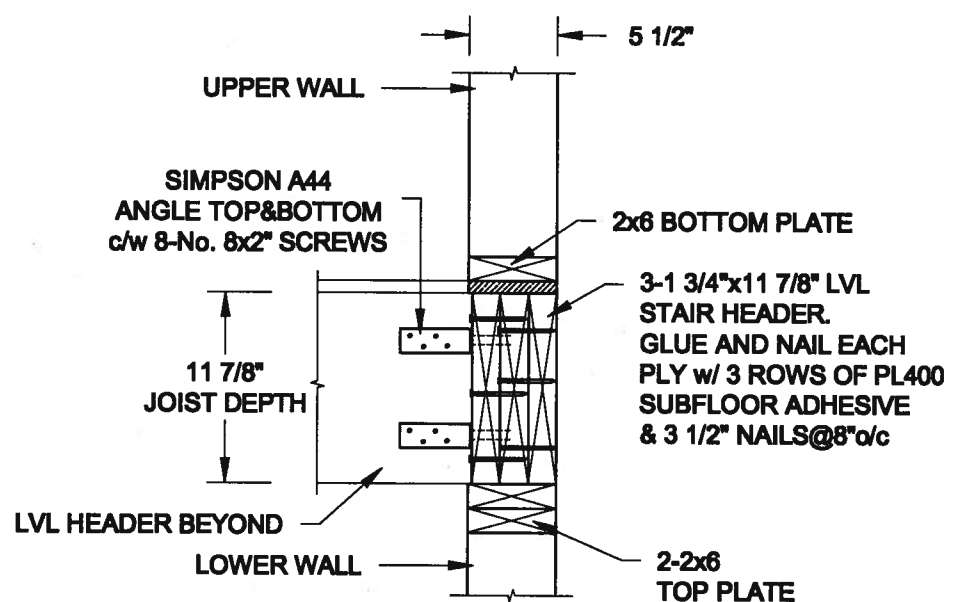


**1**  
**S1** **LATERALLY UNSUPPORTED WALL**  
SCALE: 3/8" = 1'-0"

FOR 9 1/2" JOIST DEPTH




FOR 11 7/8" JOIST DEPTH



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



Scale: AS NOTED	<b>QUAILE ENGINEERING LTD.</b>  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			Project No.: 16-083	Drawing No.: S1
Checked: SJB				

**4"**

**SIMPSON LUS28 HANGERS**  
2x8 P.T.  
U.N.O. ON PLAN  
2x8 P.T. LEDGER  
C/W 1/2"Ø BOLTS  
@ 16" O/C TO RIM

**U.N.O. ON PLAN**  
2-2x8 P.T. LEDGER  
c/w 1/2"Ø BOLTS  
@ 16" o/c

**SOLID RIM BOARD**  
**9 1/2" JOIST DEPTH**

**2x8 P.T.**

**2-2x6 BLOCKING BETWEEN STUDS C/W 2-3 1/2" END NAILS PER PLY**

**BOARD**  
**1 1/2"**  
**T DEPTH**

**4"**

**SIMPSON LUS28 HANGERS**

**2x8 P.T. DECK JOISTS U.N.O. ON PLAN**

**2x8 P.T. LEDGER C/W 1/2"Ø BOLTS @ 16" O/C TO RIM U.N.O. ON PLAN**

**2-2x8 P.T. LEDGER c/w 1/2"ØX12" LONG HILTI ADHESIVE ANCHORS @ 16" o/c**

**SOLID RIM BOARD**

**9 1/2"**  
**JOIST DEPTH**

**6" THICK CONC. SHELF ON 10" FNDN WALL**

**NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 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.**

4"

SIMPSON  
LUS28  
HANGERS  
2x8 P.T.  
DECK JOISTS

U.N.O. ON PLAN  
2x8 P.T. LEDGER  
C/W 1/2"Ø BOLTS  
@ 16" O/C TO RIM

2-PLY  
SOLID RIM BOARD

2"

11 7/8" JOIST  
DEPTH

2x8

4"

SIMPSON LUS28 HANGERS

P.T. DECK JOISTS

U.N.O. ON PLAN  
2x8 P.T. LEDGER  
C/W 1/2" Ø BOLTS  
@ 16" O/C TO RIM

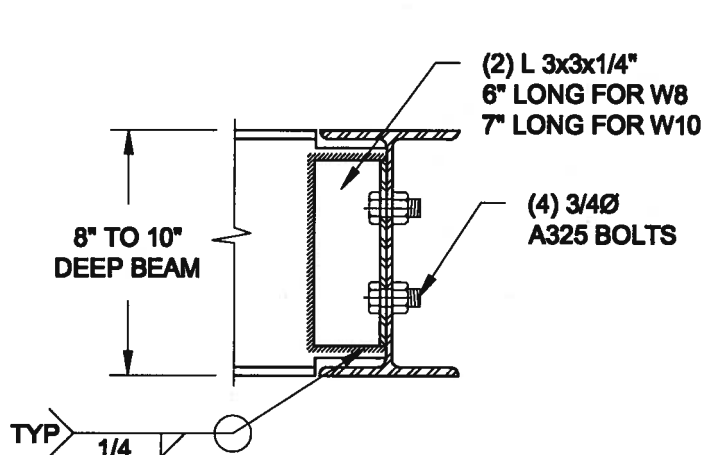
2-PLY SOLID RIM BOARD

2"

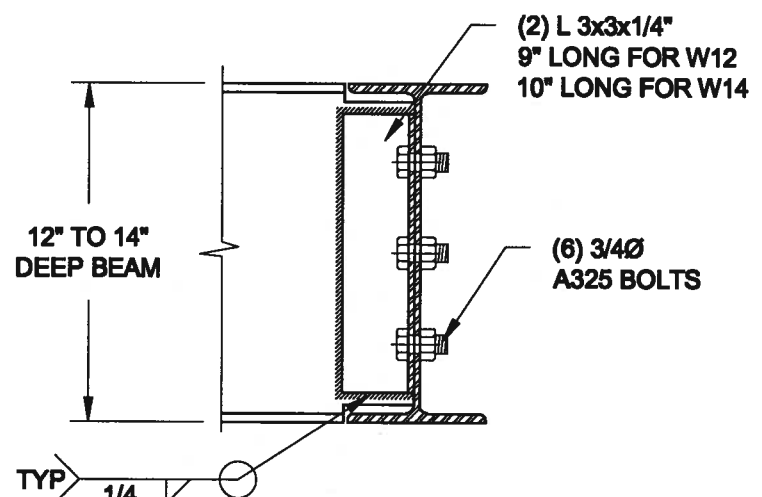
11 7/8" JOIST DEPTH

6" THICK CONC. SHELF ON 10" THICK FNDN WALL

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**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.**

A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The seal features the text "LICENSED PROFESSIONAL ENGINEER" around the top arc and "PROVINCE OF ONTARIO" around the bottom arc. In the center, the name "A. T. Quaile" is written in a stylized script, with "A. T. Quaile" printed below it in a bold, sans-serif font. The license number "17-08-01" is printed at the bottom of the central text area.

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/m<sup>2</sup>) 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") 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. 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"x6") (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., 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 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. 200mm (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"x2"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"x2"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"x6") (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. 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 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 15MPa (2200psi) 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 RIGID CONC. FTG. 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")  
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 DAMPPROOFING 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) R10.56 (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 = 195 (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. RSI3.52ci (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.

14. BEARING STUD PARTITION 38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPPROOFING MATERIAL. 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C.. 100mm (4") 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 (0.18) SINGLE WALL TUBE 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/CGSB-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 150mm HOOK ANCHORS (2-1'x2'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 CEILING/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), CEILING (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-9.23.8.(7) & 9.2.4.11.) 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 9.21. 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  
28. BEARING WOOD POST (BASEMENT) (OBC 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.

30. STEPPED FOOTINGS OBC 9.15.3.9. 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") I & 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.) 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 (7/8") 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) UNTEL 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. 0.35m<sup>2</sup> UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS -OBC 9.8.8.1.(8) 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. & 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 AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.  
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.  
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)(f). 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 -2950F 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 "SCL" 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 mil. POLYETHYLENE FILM, NO. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING 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 9.8-23.4.3.  
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  
DUPLX OUTLET (12" ABOVE SURFACE)  
WEATHERPROOF DUPLX OUTLET  
POT LIGHT  
LIGHT FIXTURE (PULL CHAIN)  
SWITCH  
FLOOR DRAIN  
EXHAUST FAN TO EXTERIOR  
DUPLX OUTLET (HEIGHT A.F.F.)  
GFI DUPLX OUTLET (HEIGHT A.F.F.)  
HEAVY DUTY OUTLET (220 volt)  
LIGHT FIXTURE (CEILING MOUNTED)  
LIGHT FIXTURE (WALL MOUNTED)  
HOSE BIB (NON-FREEZE)

SJ SINGLE JOIST  
TJ TRIPLE JOIST  
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 (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 SOIL GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VAS3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VAS3 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'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.

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.

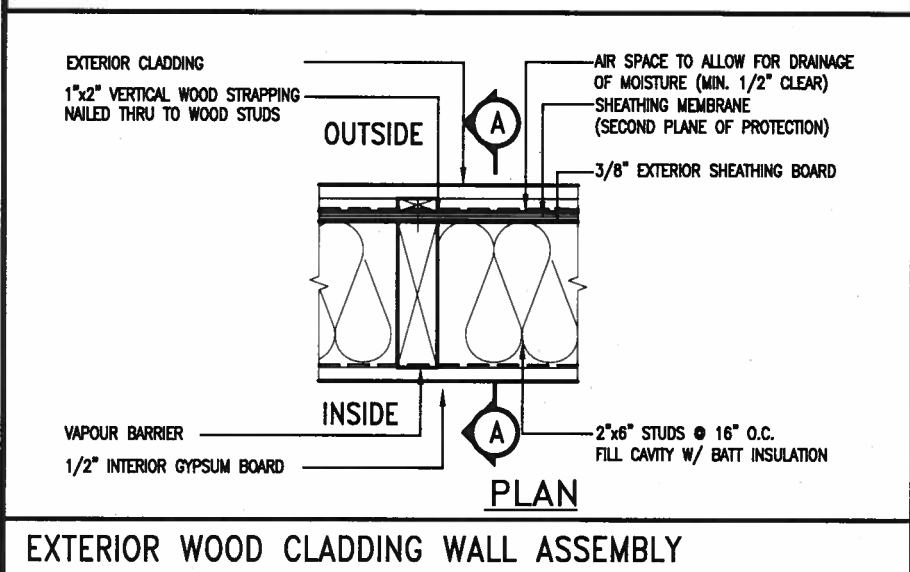
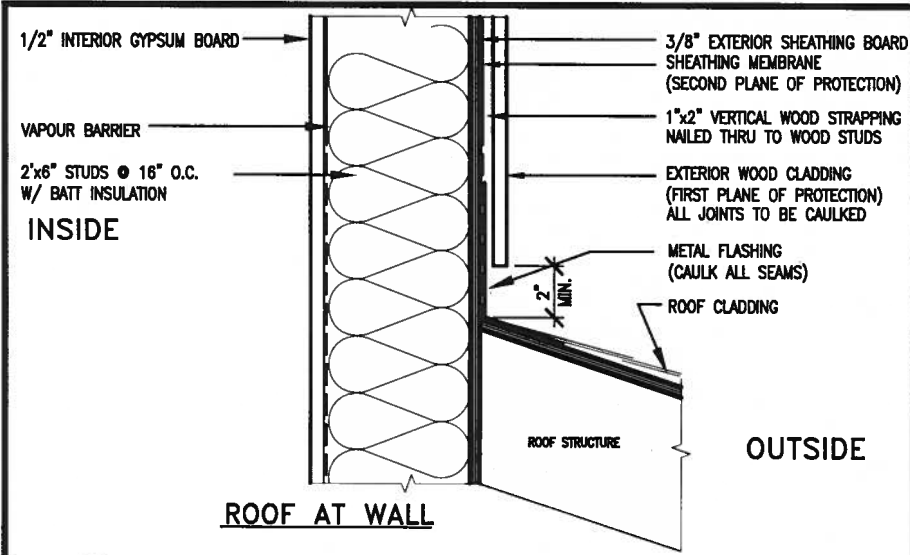
42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2'x6") STUDS @ 400mm (16") o.c.. QR 38x89 (2'x4") STUDS @ 300mm (12") o.c..

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 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  
Amendment O. Reg. 388/13  
MR-18-5-26 JAN. 25, 2017

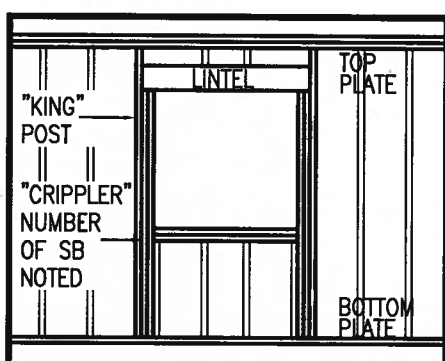
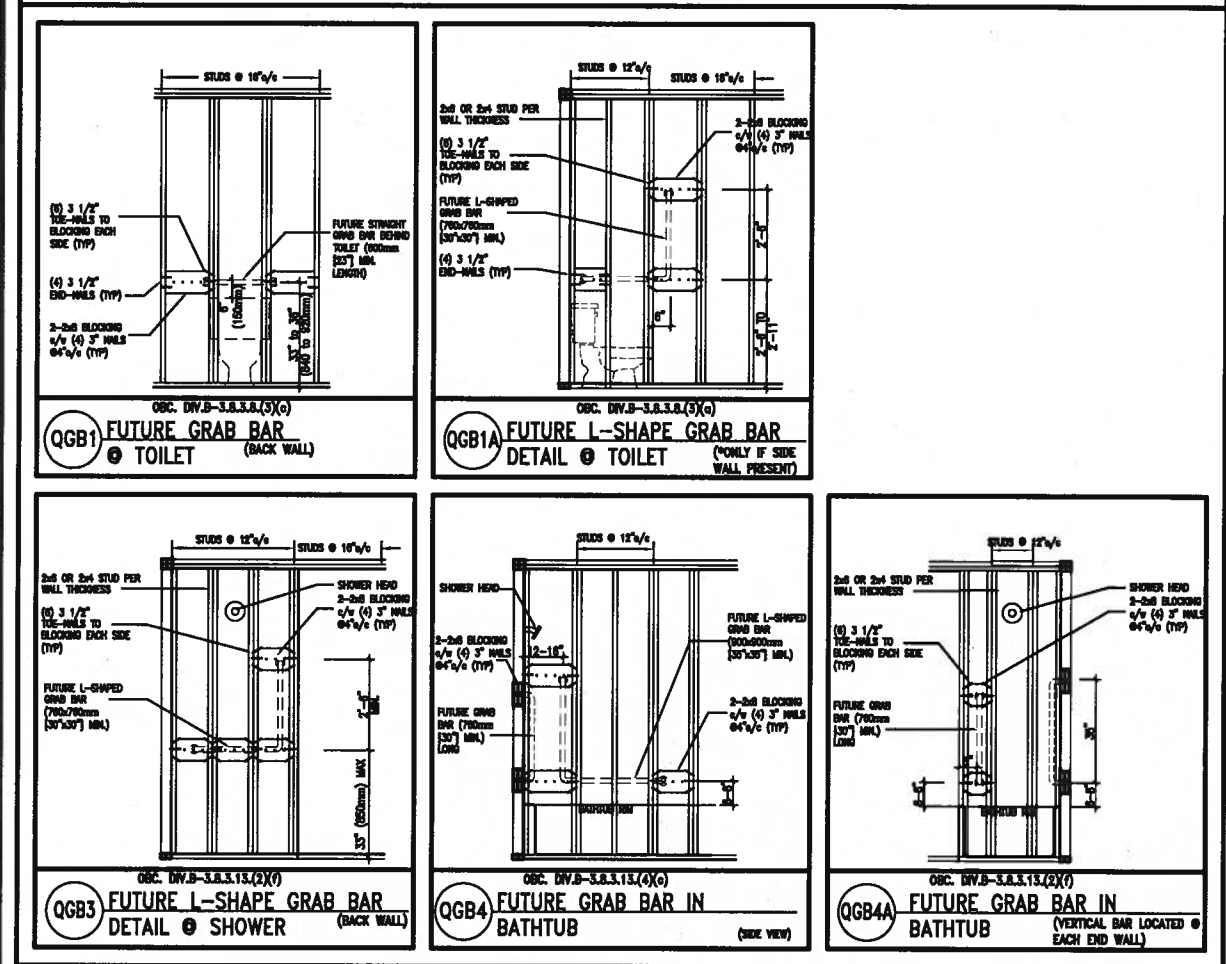
WOOD LINTELS AND BUILT-UP WOOD BEAMS

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
<hr/>			
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
<hr/>			
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



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:**  
2"x4" @ 16" O.C. - 9'-10"  
2"x4" @ 12" O.C. - 10'-9"  
3"-2"x4" @ 16" O.C. - 11'-2"  
3"-2"x4" @ 12" O.C. - 12'-4"

**NOTES:**  
1. 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.  
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.  
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.

**\*\* MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:**  
2"x6" @ 16" O.C. - 12'-6"  
2"x6" @ 12" O.C. - 13'-10"  
2"-2"x6" @ 16" O.C. - 15'-0"  
2"-2"x6" @ 12" O.C. - 17'-4"

**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" O.C. - 22'-4"

**NOTES:**  
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa  
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.  
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
4. 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.  
5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)  
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa  
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.  
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

**\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30**

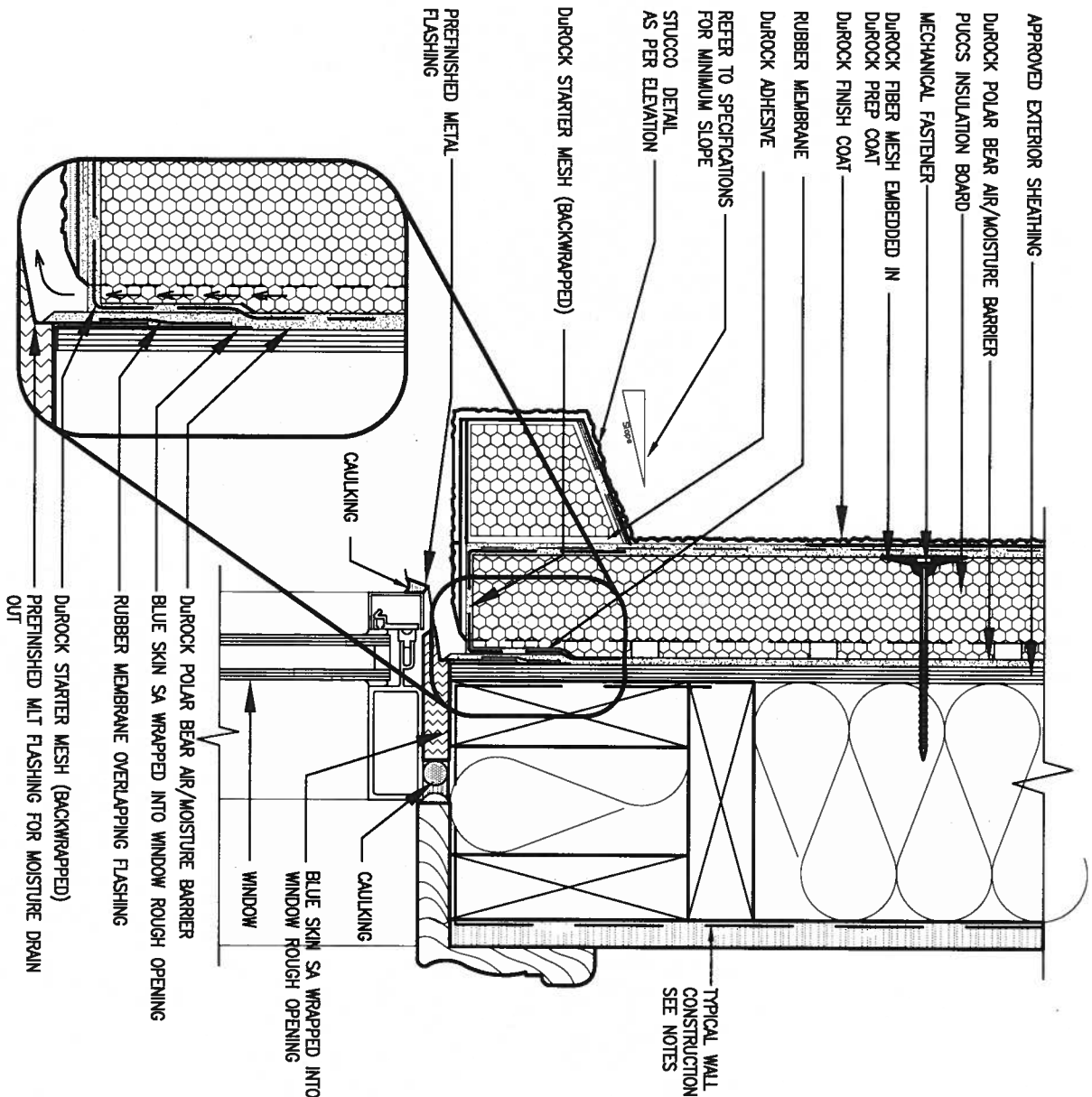
9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information
4.				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.				
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no.	description	date	by	

**VA3 DESIGN**  
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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name	ALCONA	municipality	INNISFIL, ON.
date	MAY 2016	checked by	scale
drawn by	RC	3/16" = 1'-0"	
CONSTRUCTION NOTES		file name	CN2
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM		project no.	13049
		drawing no.	CN2



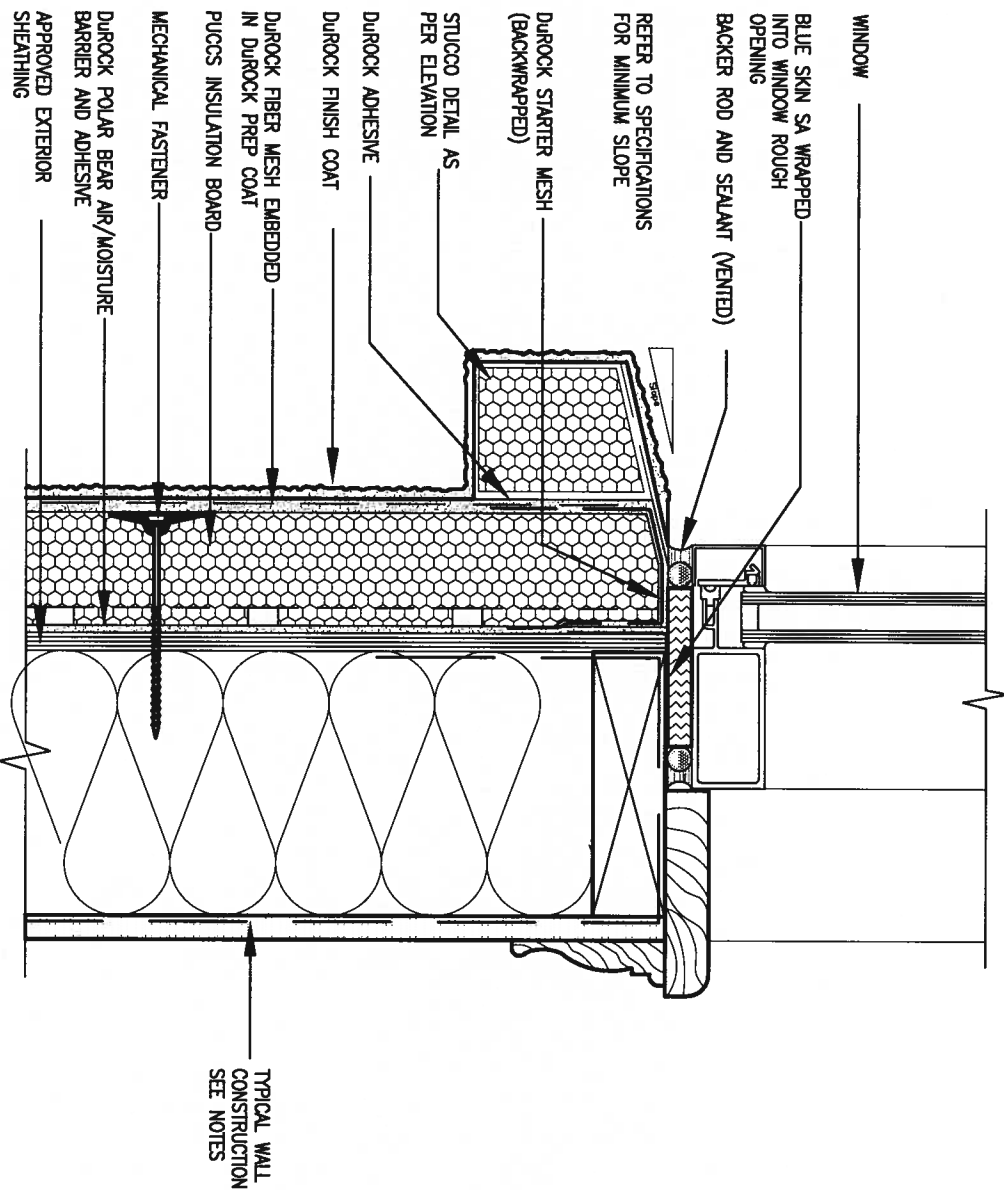




## 1 WINDOW HEADER

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"

PROFESSIONAL ENGINEER  
A. T. Quaile  
17-08-04  
PROVINCE OF ONTARIO  
STRUCTURAL

9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.					
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no.	description	date	by		

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qualification information	
Wellington Jno-Baptiste	25591
name	BCN
registration information	
VAS Design Inc.	42658
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**VAS3 DESIGN**

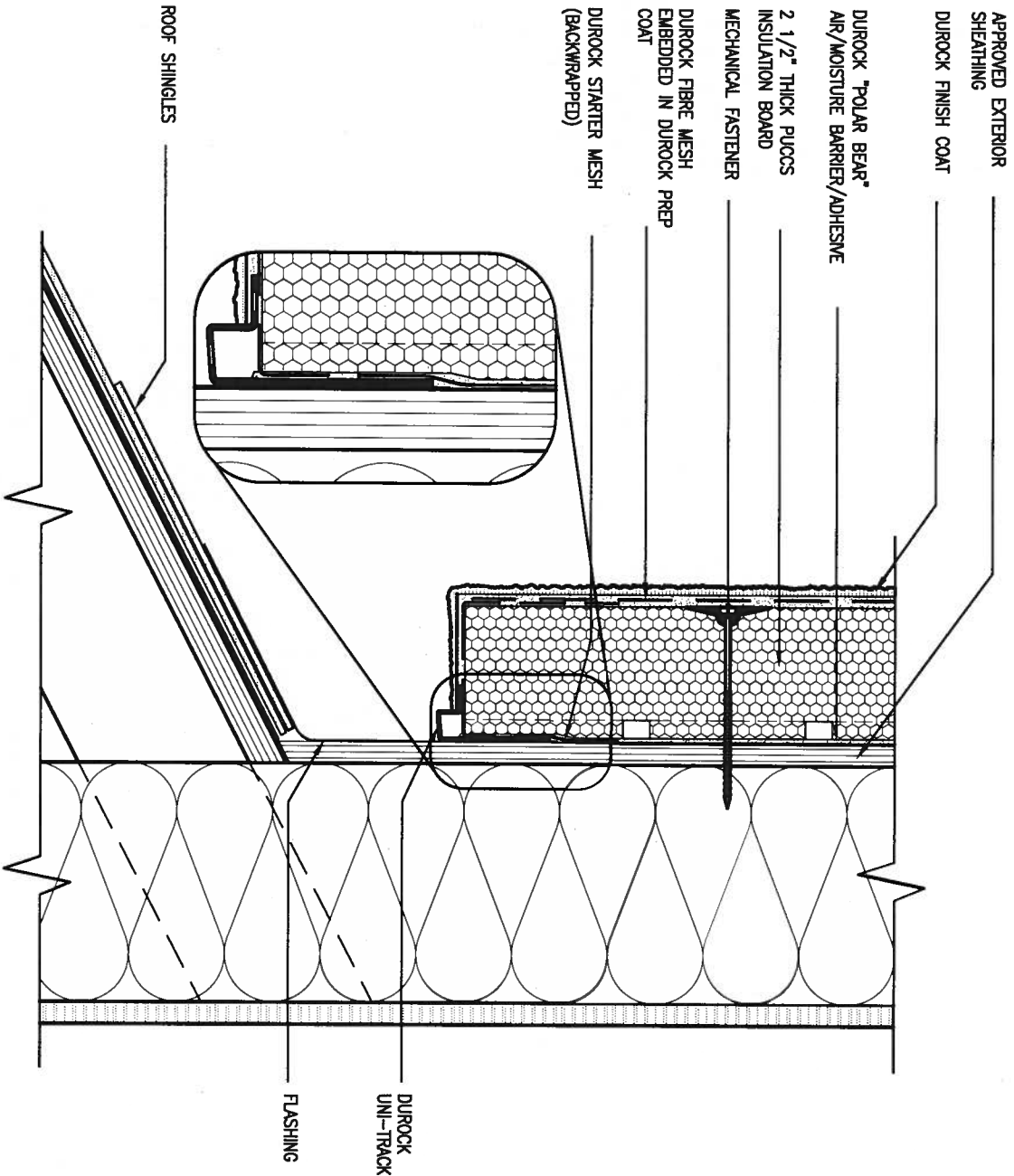
255 Consumers Rd Suite 120  
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t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

**CONST NOTE**

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by		scale	3/16" = 1'-0"
drawn by	RC	file name	13049-CN-A1	drawing no.	CN3
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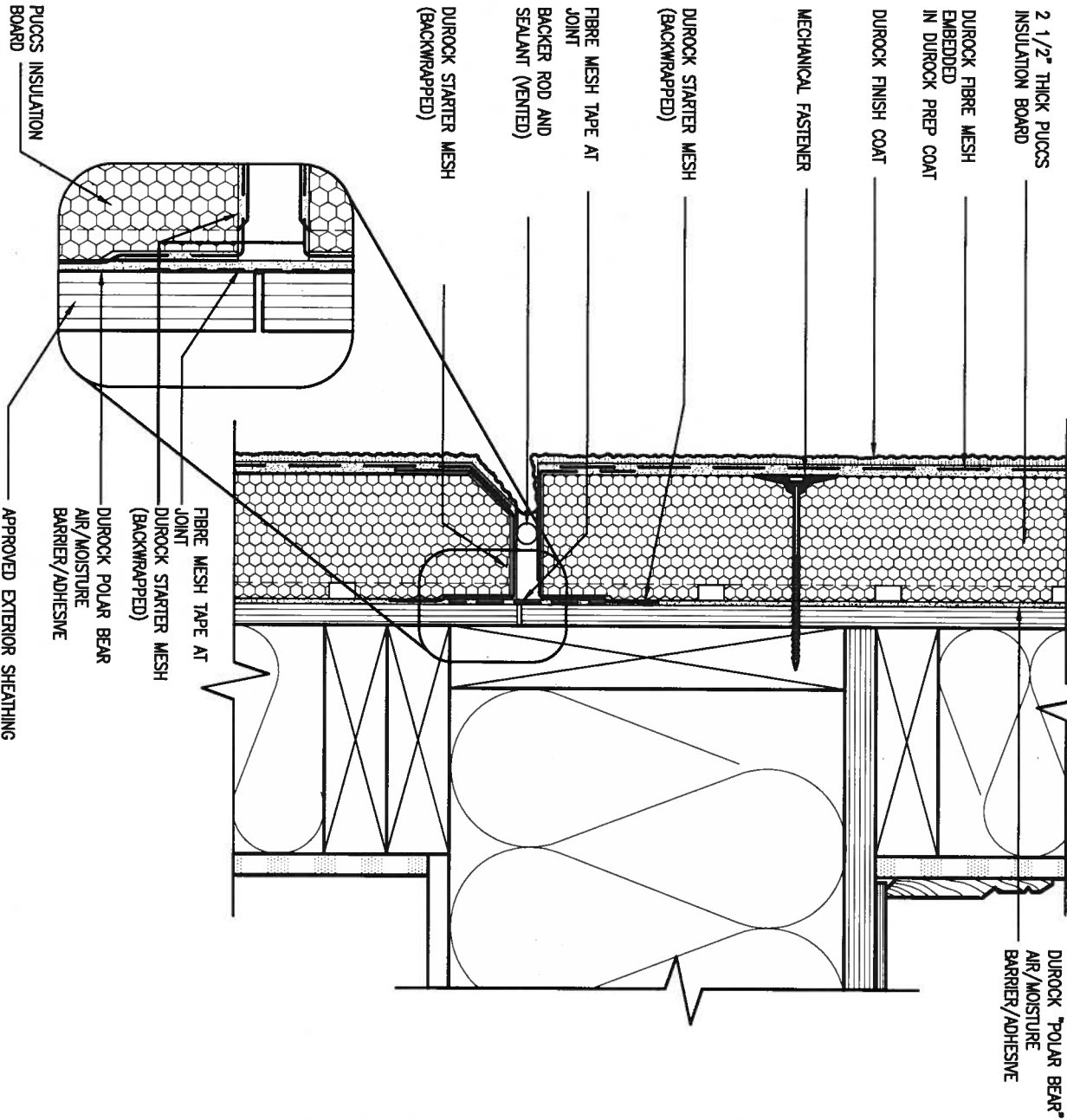
### 3 STUCCO TERMINATION @ ROOF

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



STRUCTURAL

no.	description	date	by
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2			
3			
4			
5			
6			
7			
8			
9			

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qualification information	
Wellington Jno-Baptiste	25591
name	BCN
registration information	42658
VA3 Design Inc.	
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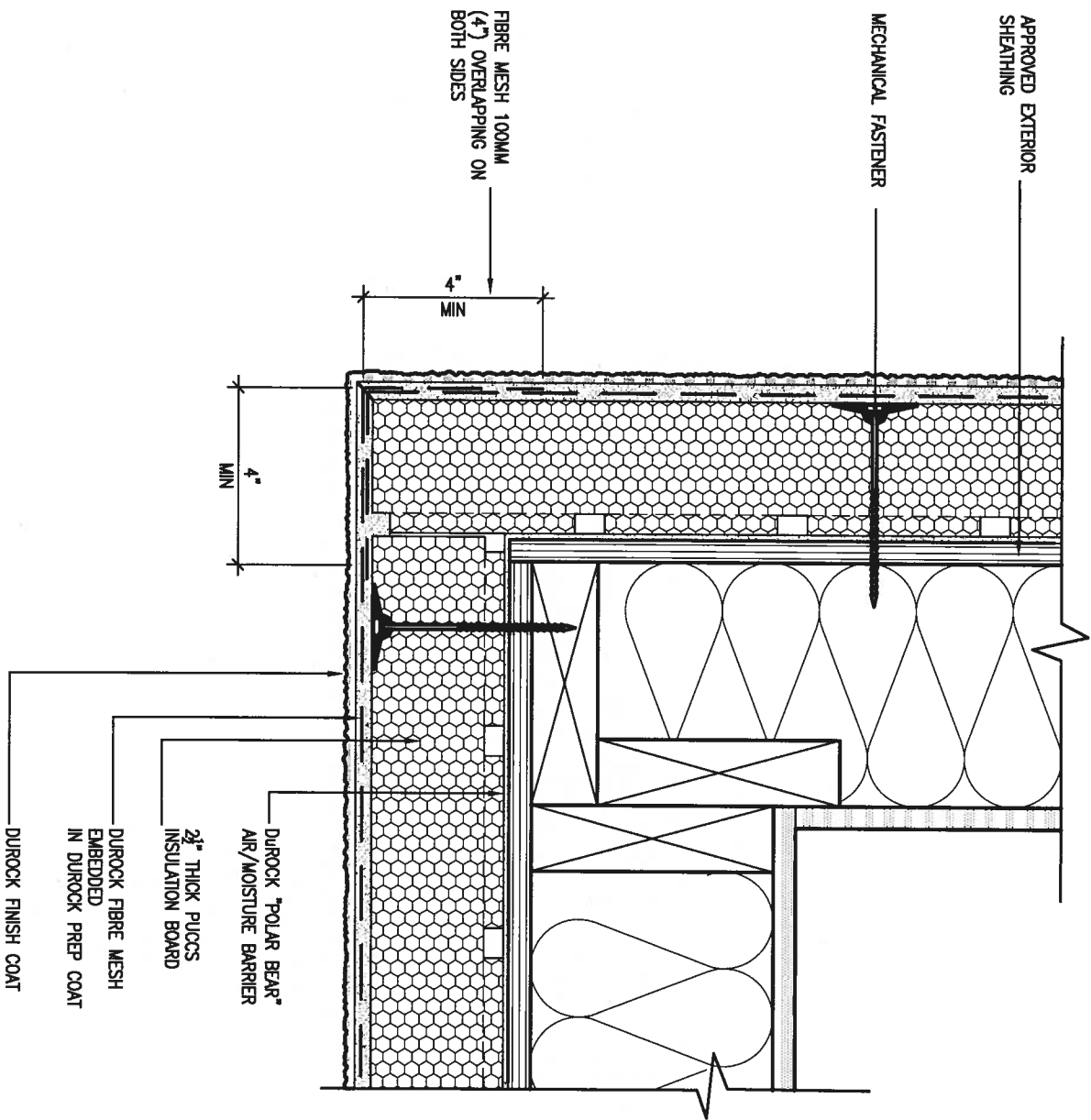
**BAYVIEW WELLINGTON**

**CONST NOTE**

project name <b>ALCONA</b>	municipality <b>INNISFIL, ON.</b>	project no. <b>13049</b>
date <b>MAY 2016</b>	checked by <b>RC</b>	scale <b>3/16" = 1'-0"</b>
drawn by <b>RC</b>	file name <b>13049-CN-A1</b>	drawing no. <b>CN4</b>
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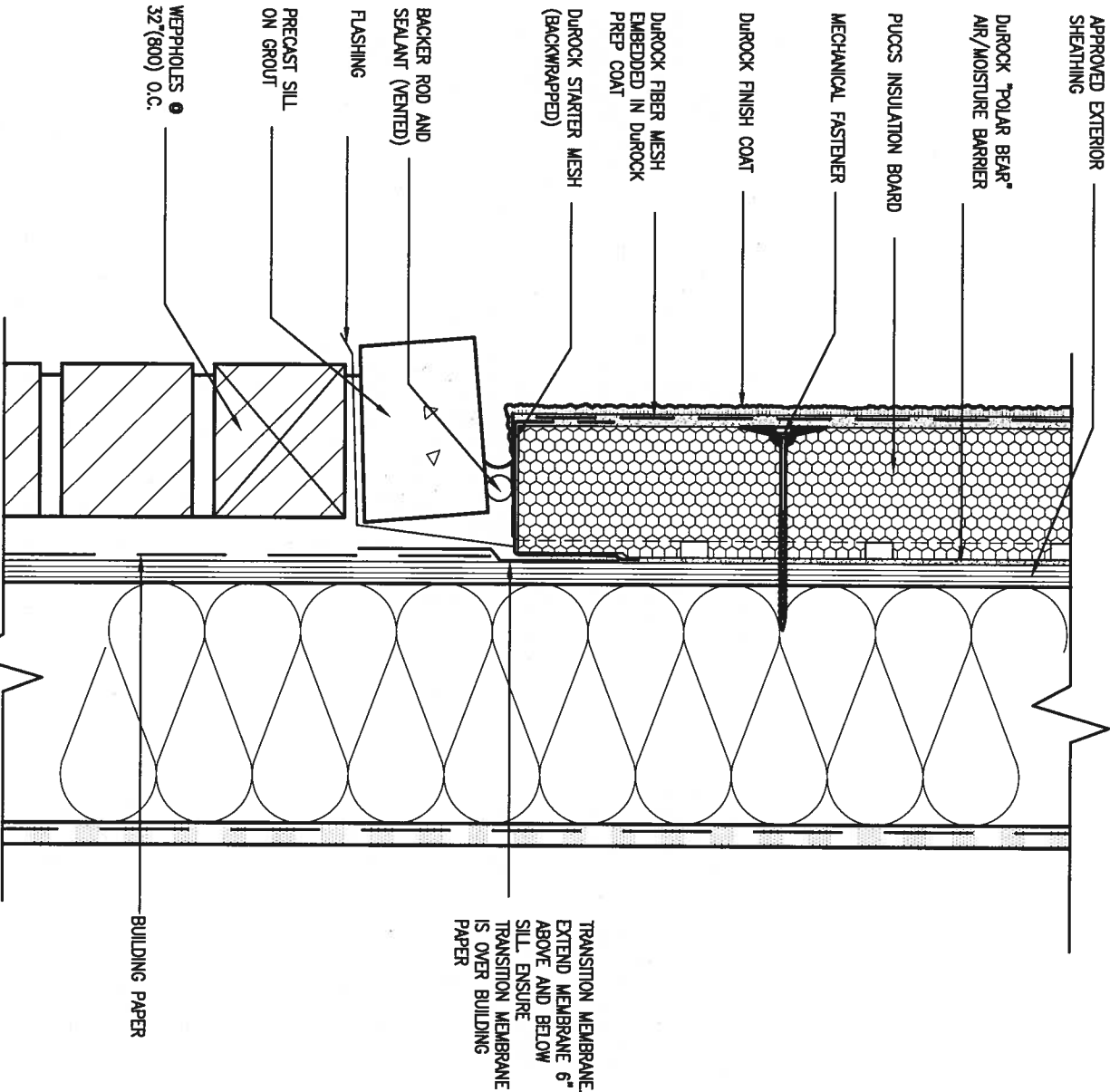


## 5 CORNER DETAIL

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"



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

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qualification information

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name registration information VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

CONST NOTE

project name ALCONA municipality INNISFIL, ON.

project no. 13049

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

CONSTRUCTION NOTES

file name 13049-CN-A1

drawing no.

CN5

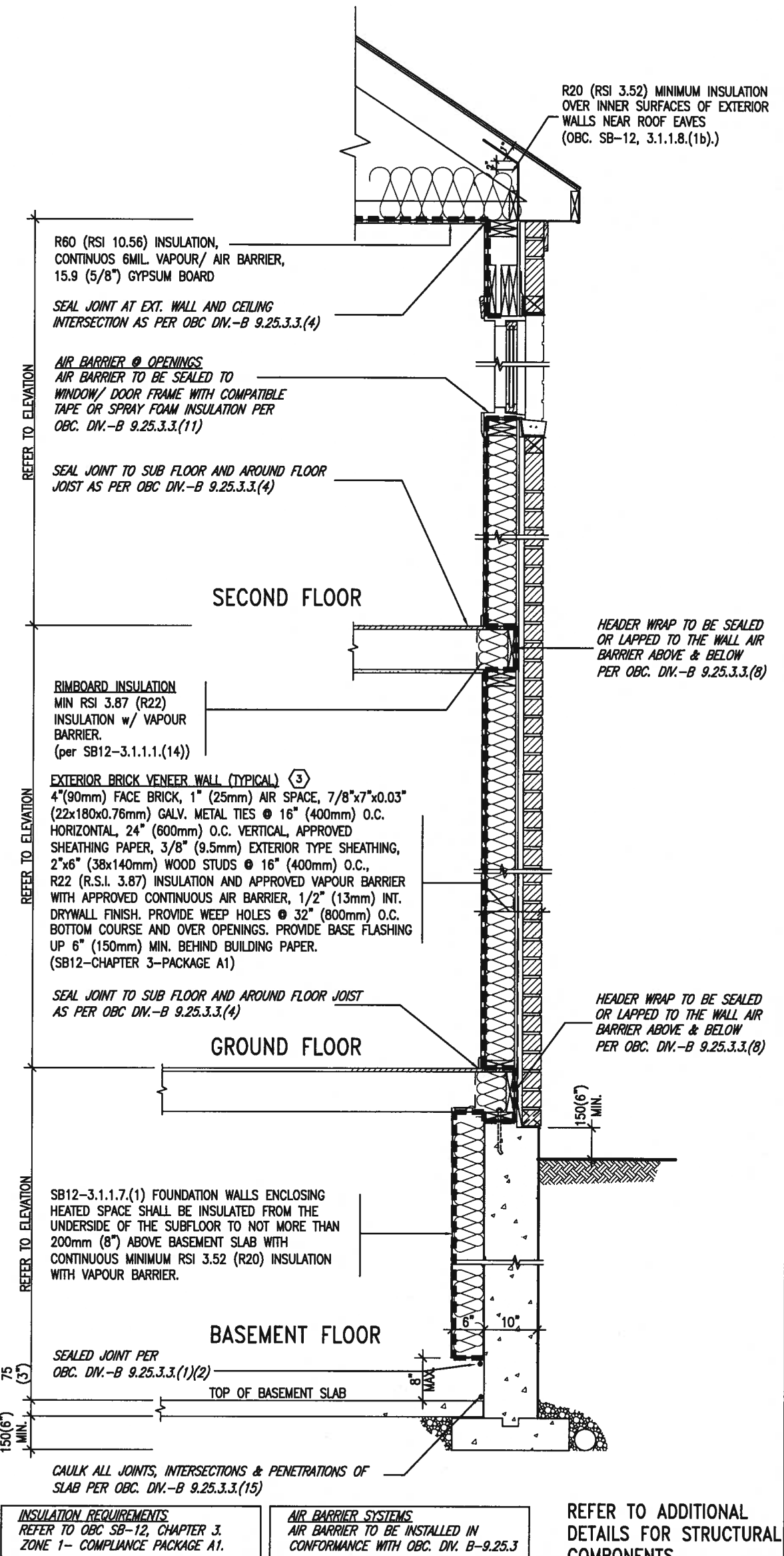
SB12-COMPLIANCE PACKAGE 'A1'

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.

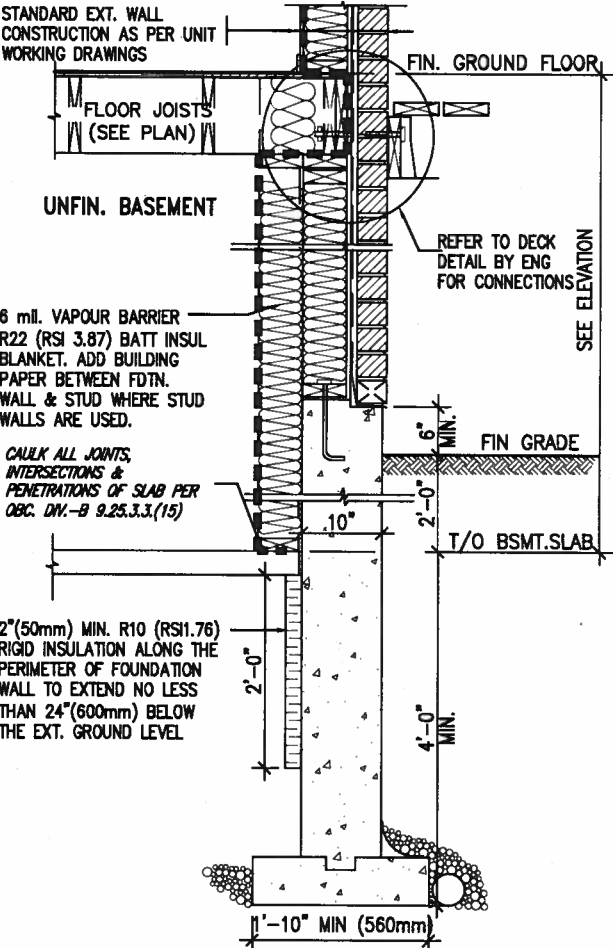
USE SB-12 COMPLIANCE PACKAGE (A1):

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



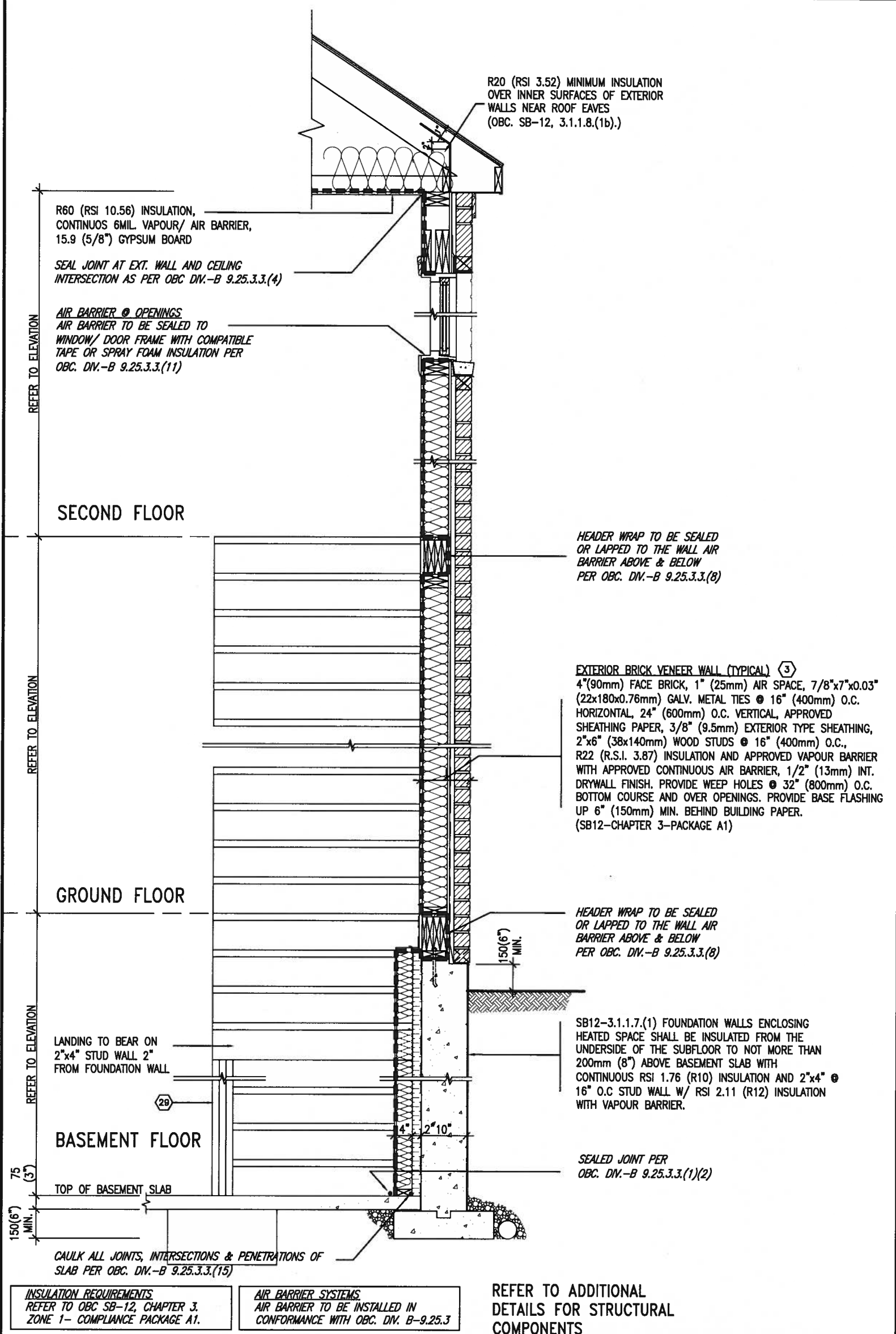
SECTION AT W.O.D/W.O.B.

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			
8				qualification information						
7				Wellington Jno-Baptiste 25591						
6				name registration information VA3 Design Inc. 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.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	project name ALCONA	municipality INNISFIL, ON.	project no. 13049		
4						date MAY 2016	checked by	scale 3/16" = 1'-0"	CONSTRUCTION NOTES	drawing no. CN6
3						drawn by RC			13049-CN-A1	
2										
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SB12-COMPLIANCE PACKAGE 'A1'

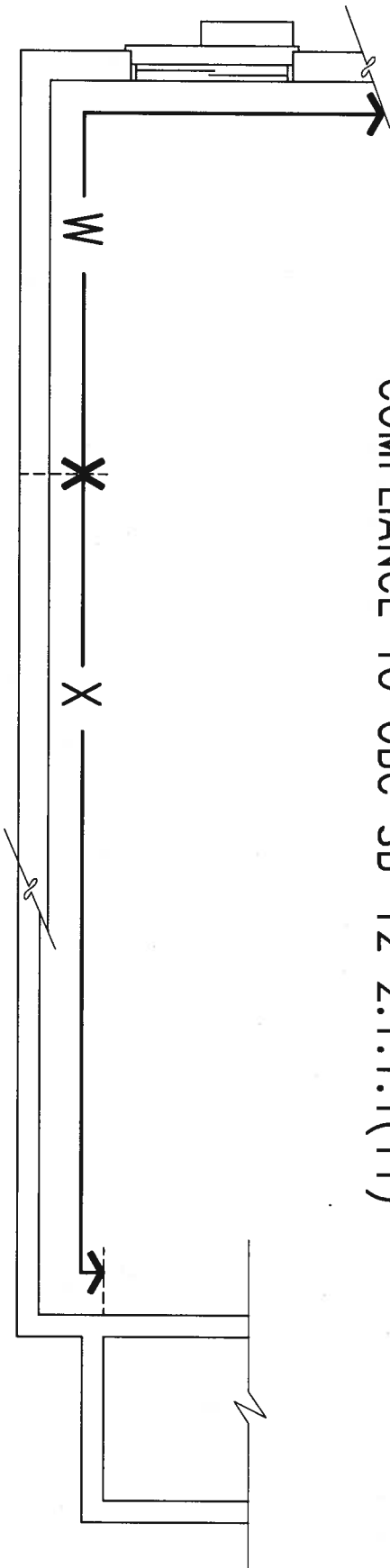


EW STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

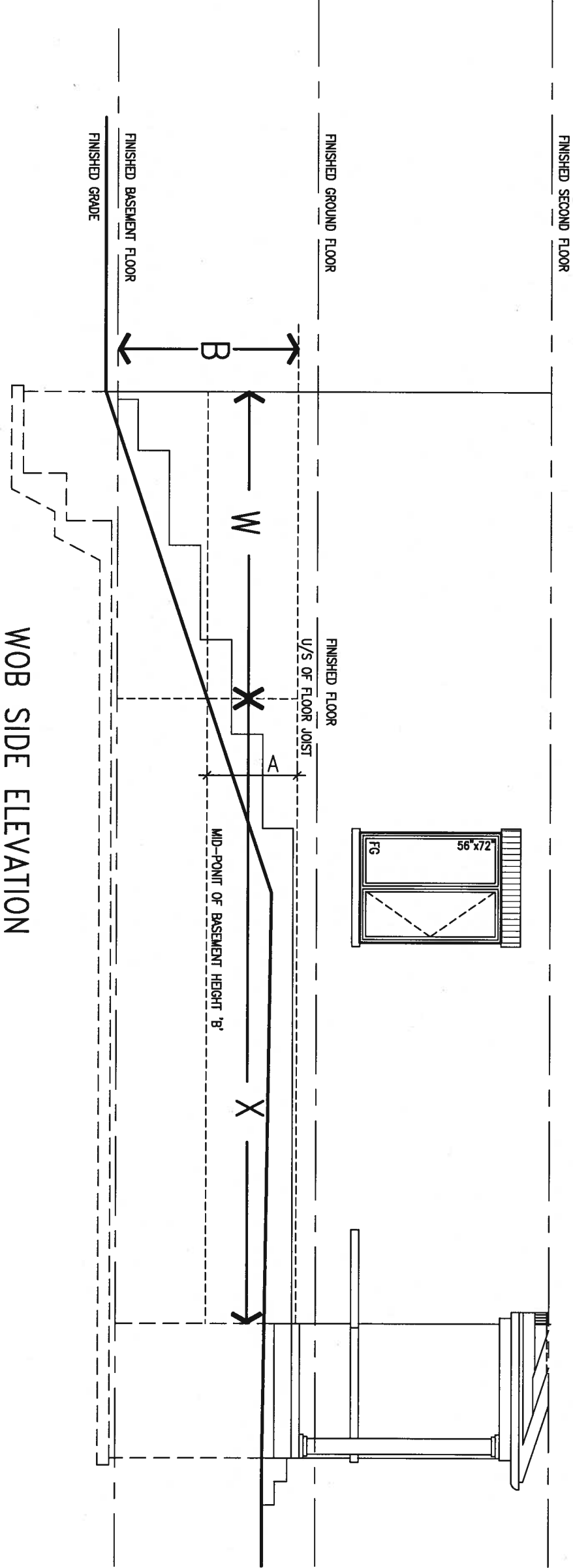


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8.				qualification information		project name		project no.	
7.				Wellington Jno-Baptiste		ALCONA		13049	
6.				signature		municipality		drawing no.	
5.				name registration information		INNISFIL, ON.		CN7	
4.				VA3 Design Inc.	date		CONSTRUCTION NOTES		
3.				42658	MAY 2016		file name		
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		13049-CN-A1		
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		checked by		scale		
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					255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BVA\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 9:15 AM		

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

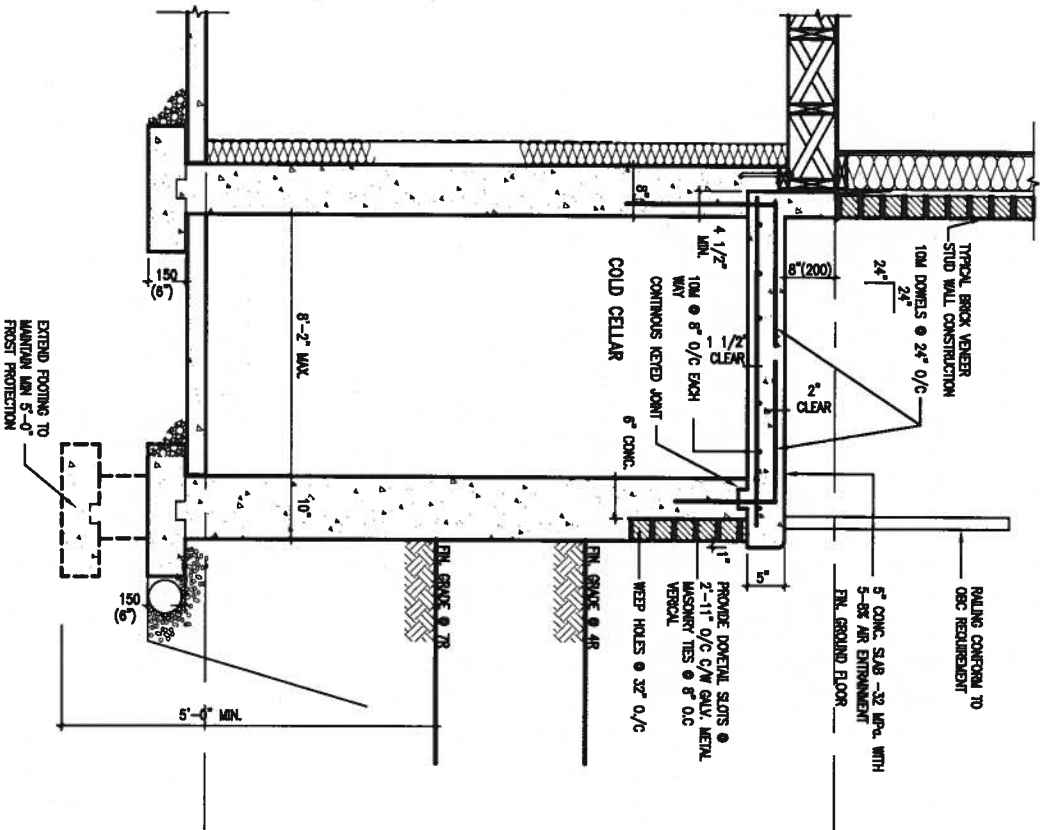
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

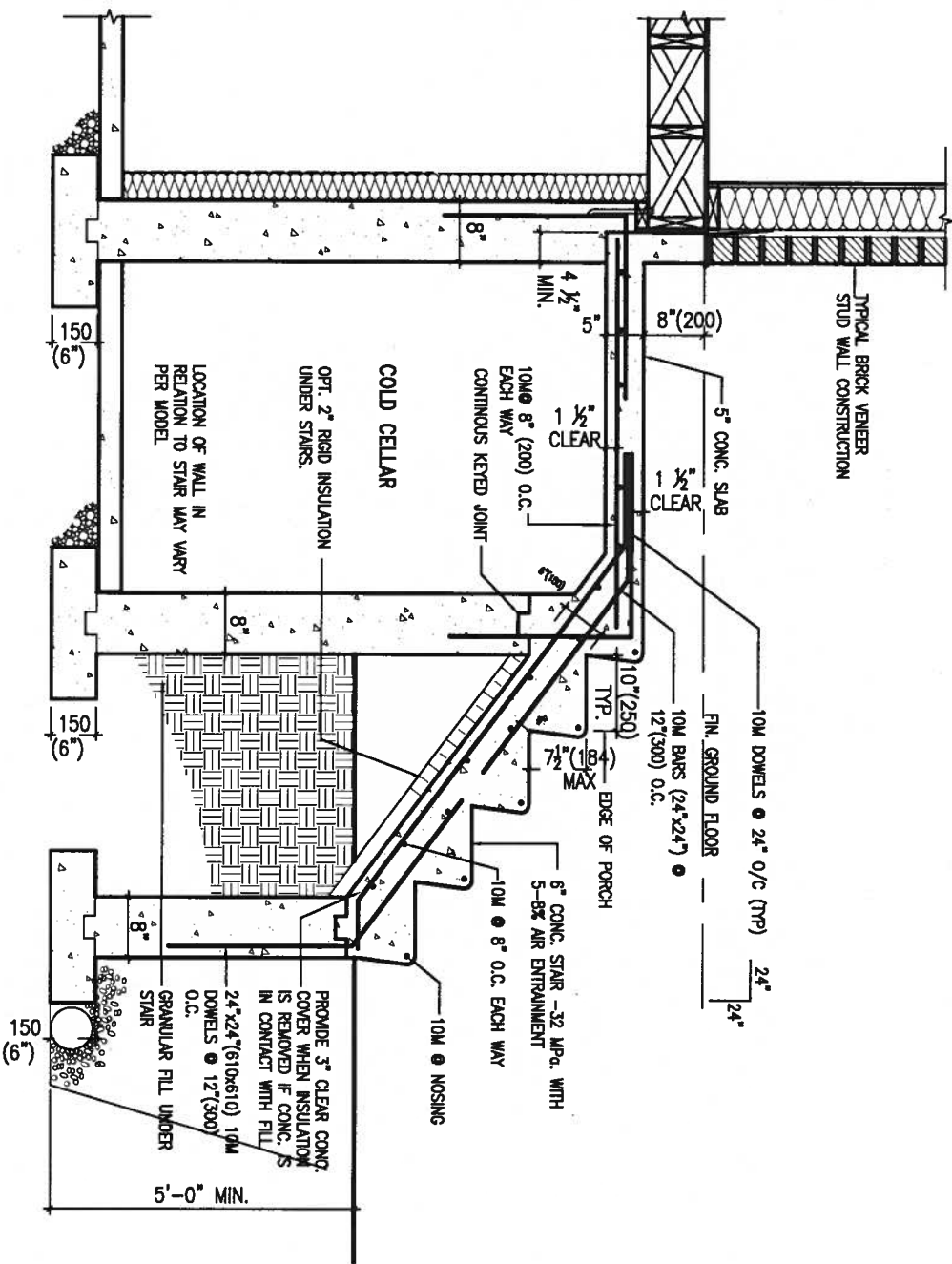


9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE			
8	.	.	qualification information		project name ALCONA	municipality INNISFIL, ON.	project no. 13049			
7	.	.	Wellington Jno-Baptiste		date MAY 2016	CONSTRUCTION NOTES		drawing no.		
6	.	.	signature		drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13049-CN-A1		
5	.	.	BCRN		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM					
4	.	.	registration information							
3	.	.	VAS Design Inc.							
2	.	.	42658							
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X1 SECTION AT PORCH FOR 4-7R CONDITION  
SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)  
SCALE: N.T.S.



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8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VAS 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.
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no.	description	date	by

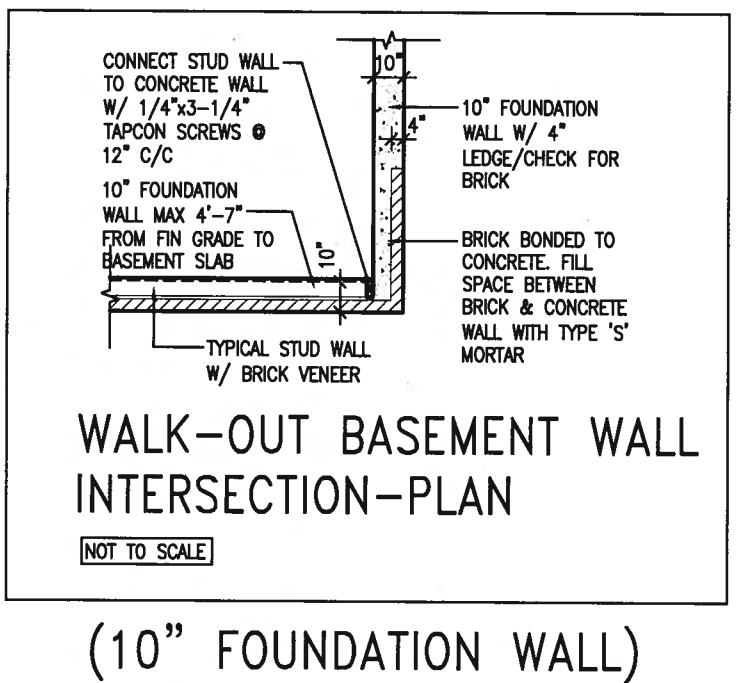
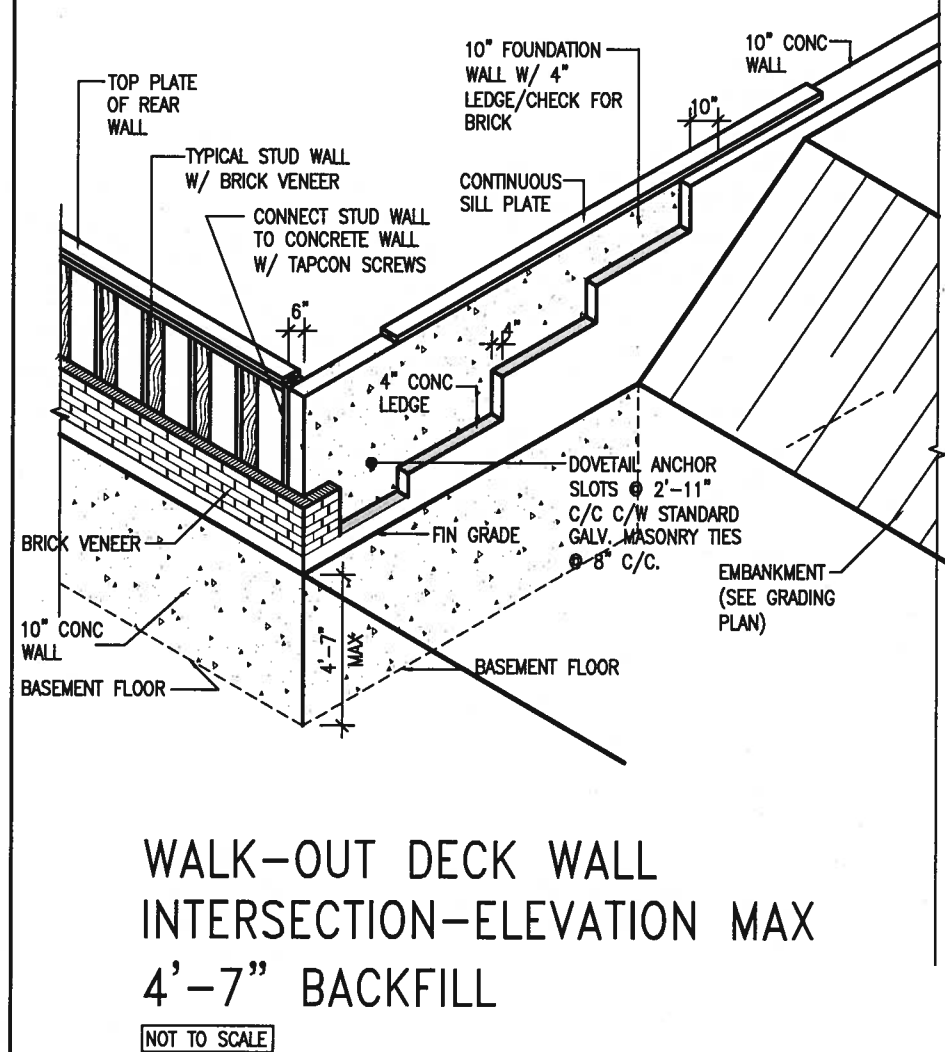
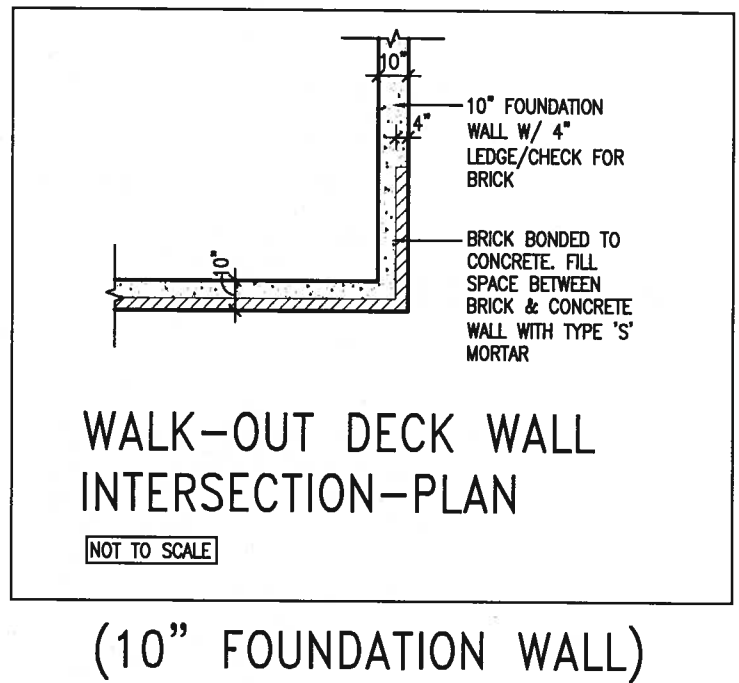
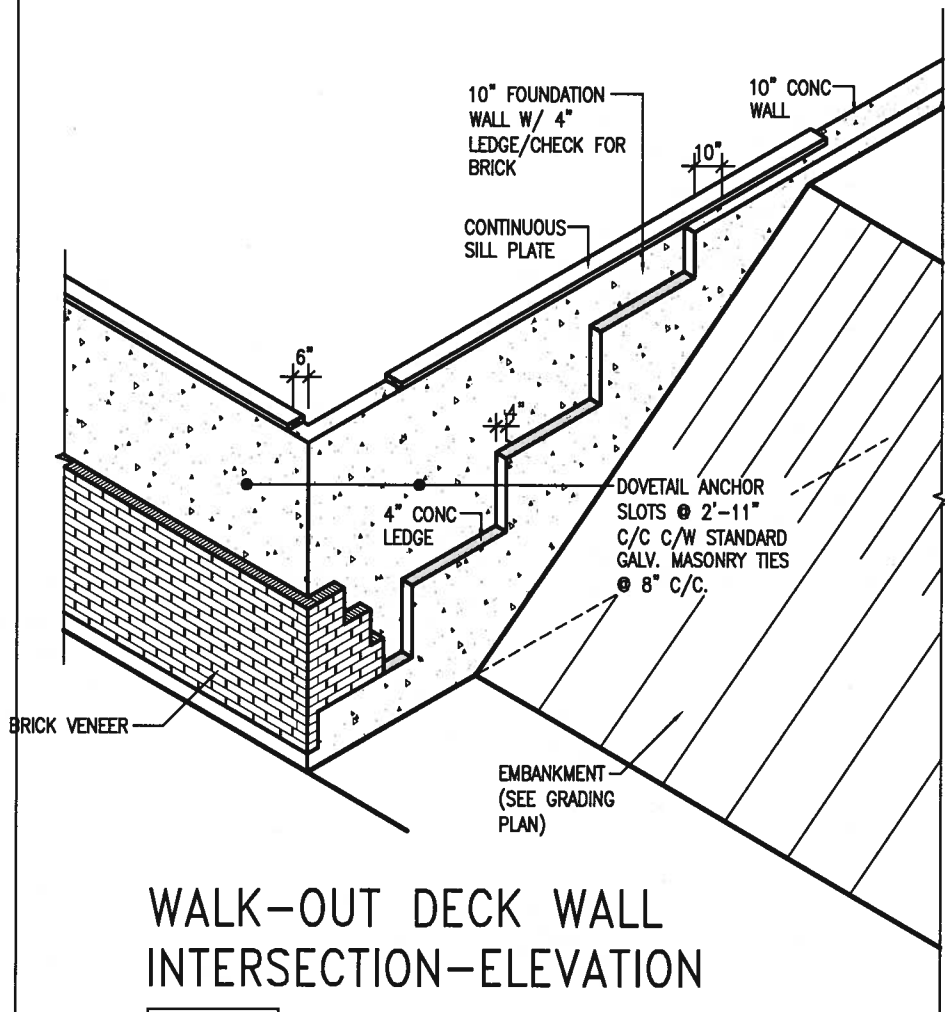


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CONST NOTE

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	13049-CN-A1	CN9
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8	.	.	qualification information		project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049			
7	.	.	Wellington Jno-Baptiste 25591		date	MAY 2016	CONSTRUCTION NOTES			drawing no.	CN10		
6	.	.	signature		drawn by	RC	checked by	-	scale	3/16" = 1'-0"		file name	13049-CN-A1
5	.	.	name registration information		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM								
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	.	.											
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no.	description	date	by										





# WALK-OUT BASEMENT WALL INTERSECTION-PLAN

(10" FOUNDATION WALL)



6 mil VAPOUR BARRIER  
R20ci (RSI 3.52ci) INSUL. BELOW GRADE  
& R22 (RSI 3.87) ABOVE GRADE  
DAMP-PROOF BETWEEN FDTN WALL &  
INSULATION W/ BUILDING PAPER

CONT. WATERPROOF DRAINAGE  
LAYER, BITUMEN DAMPPROOFING  
10"(250mm) POURED FDTN  
WALL (20MPa)

UNFIN. BASEMENT

6 mil VAPOUR BARRIER  
R20ci (RSI 3.52ci) INSUL. BELOW GRADE  
& R22ci (RSI 3.87ci) ABOVE GRADE  
DAMP-PROOF BETWEEN FDN WALL &  
INSULATION W/ BUILDING PAPER

10" (254mm)

4" (100mm)

1'-10" MIN (480mm)

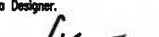

4" (100mm) WEEPING TILE IN 8" (150mm) CRUSHED STONE SURROUND

4" (120mm) MIN

T/O BSMT. SLAB

WALL SECTION FOR GRADE TO FIN.  
FLOOR MORE THAN 4'7" (1400mm)  
HEIGHT DIFFERENCE

WALL SECTION FOR GRADE TO BASEMENT  
SLAB 4'7"(1400mm)  
MAX. HEIGHT DIFFERENCE

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 BCIN</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> 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	<div>BAYVIEW WELLINGTON</div> <div>project name ALCONA</div> <div>date MAY 2016</div> <div>drawn by RIC</div>	<div>municipality INNISFIL, ON.</div> <div>checked by -</div> <div>scale 3/16" = 1'-0"</div>	<div>CONST NOTE</div> <div>project no. 13049</div> <div>drawing no. CN11</div>
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