

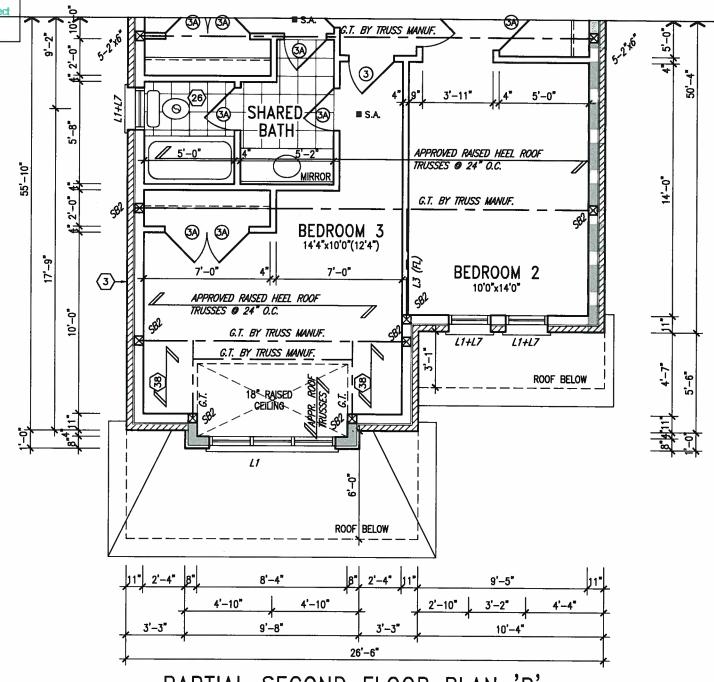
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

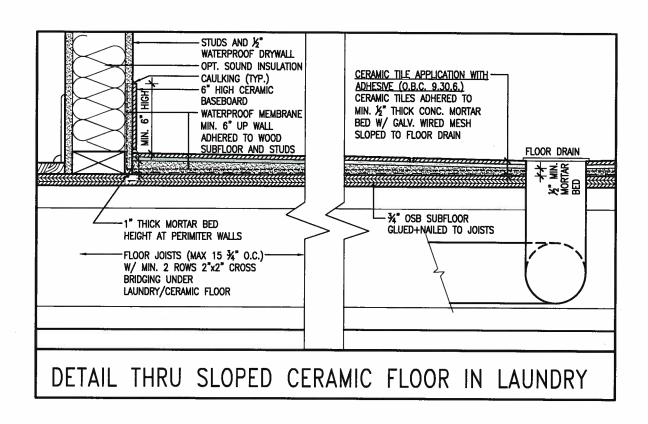
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHRUB IN MAIN BATHROOM AS PER 0.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

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

ARCHITECTURAL REVIEW & APPROVAL 0 9 2017 John G. Williams Limited, Architect



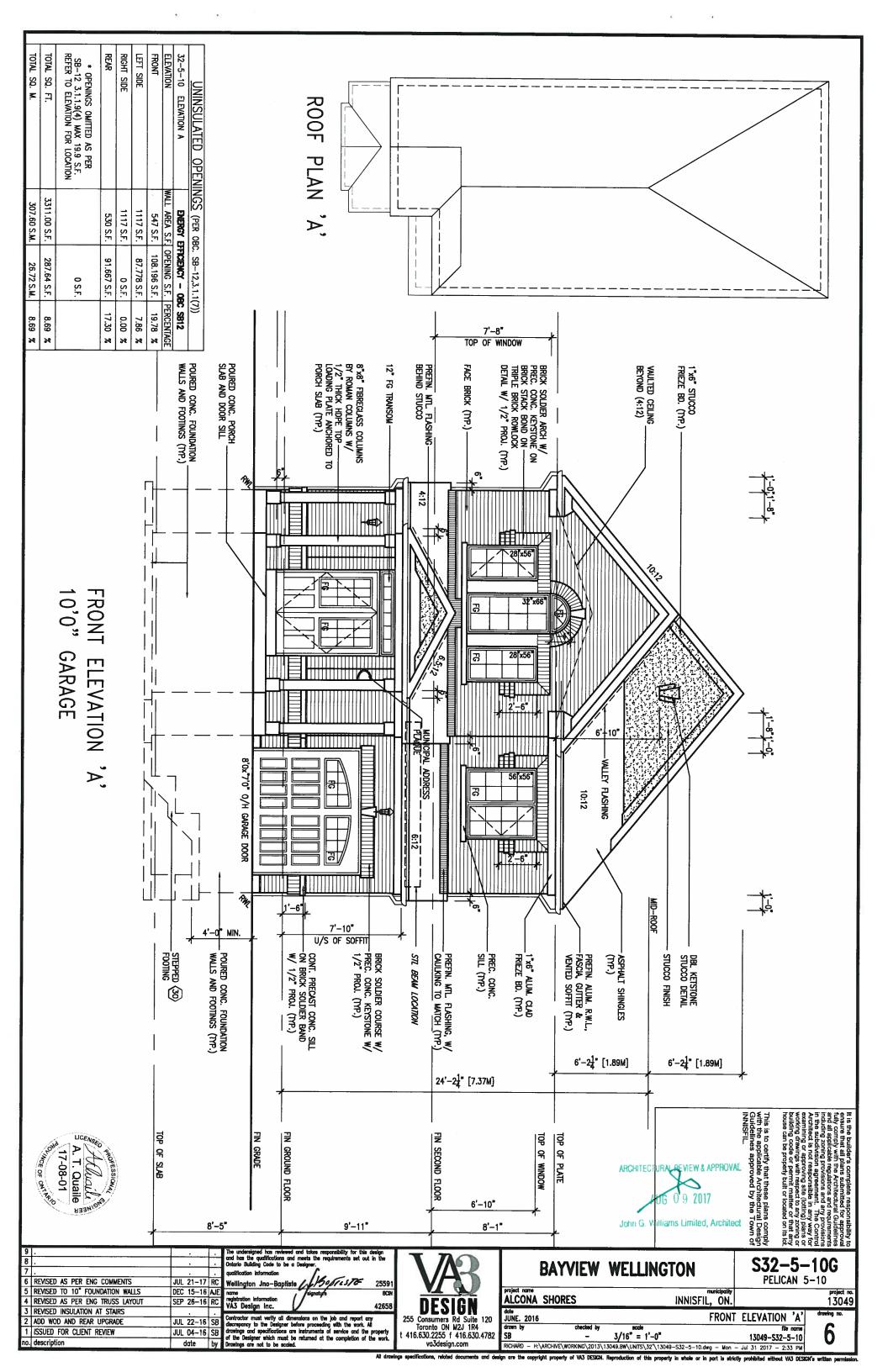
PARTIAL SECOND FLOOR PLAN 'B' 10'0" GARAGE

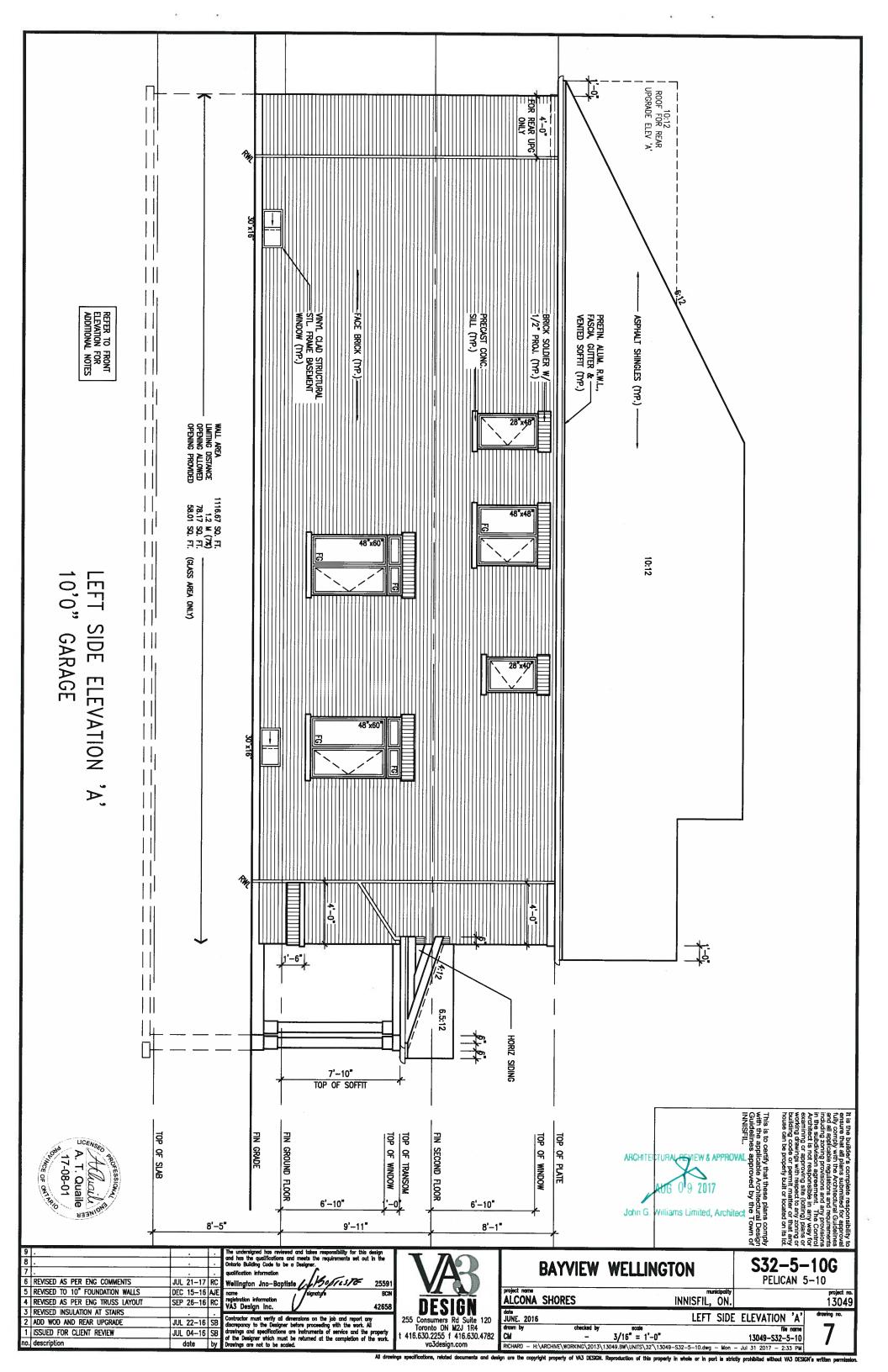


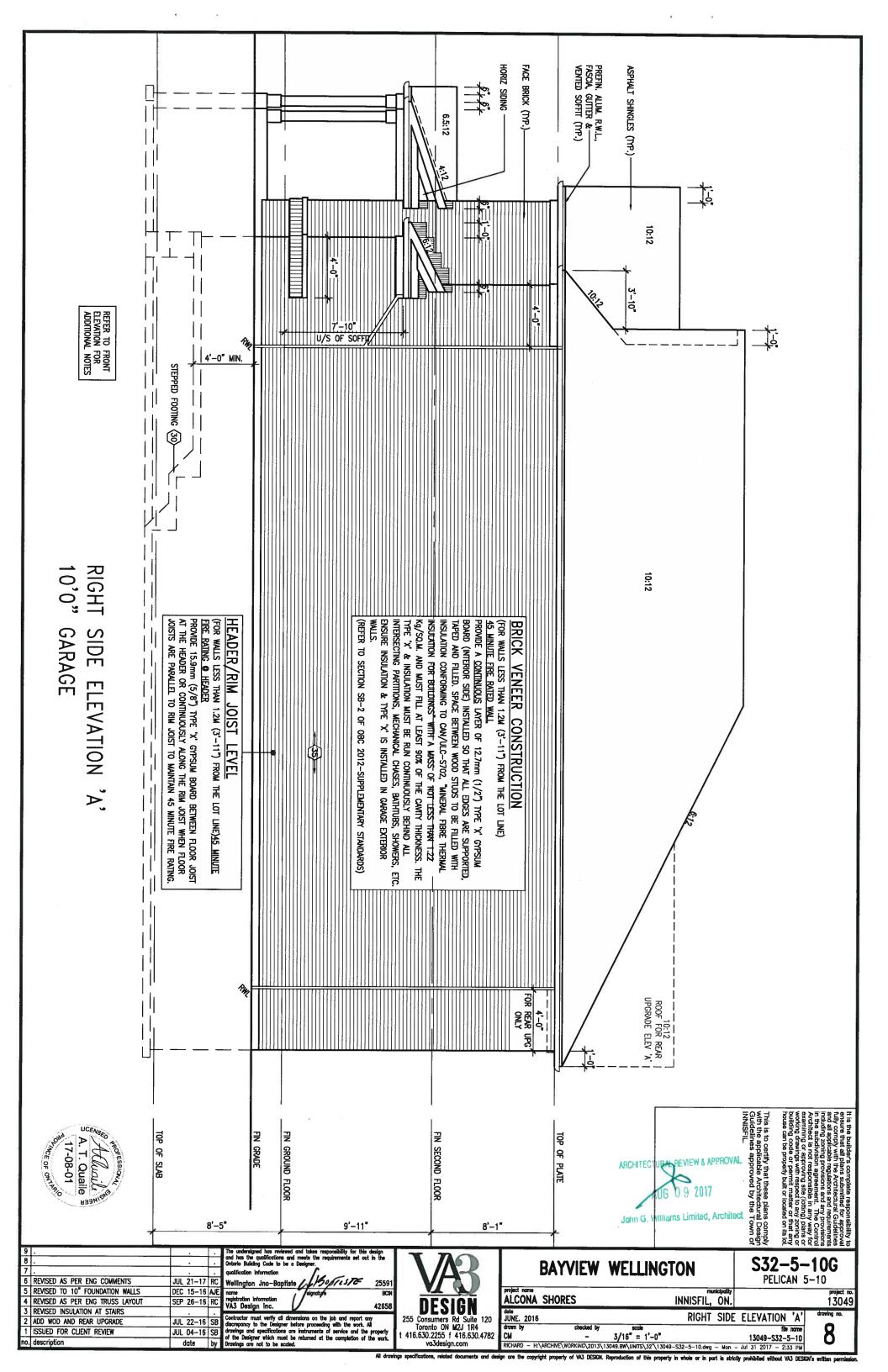


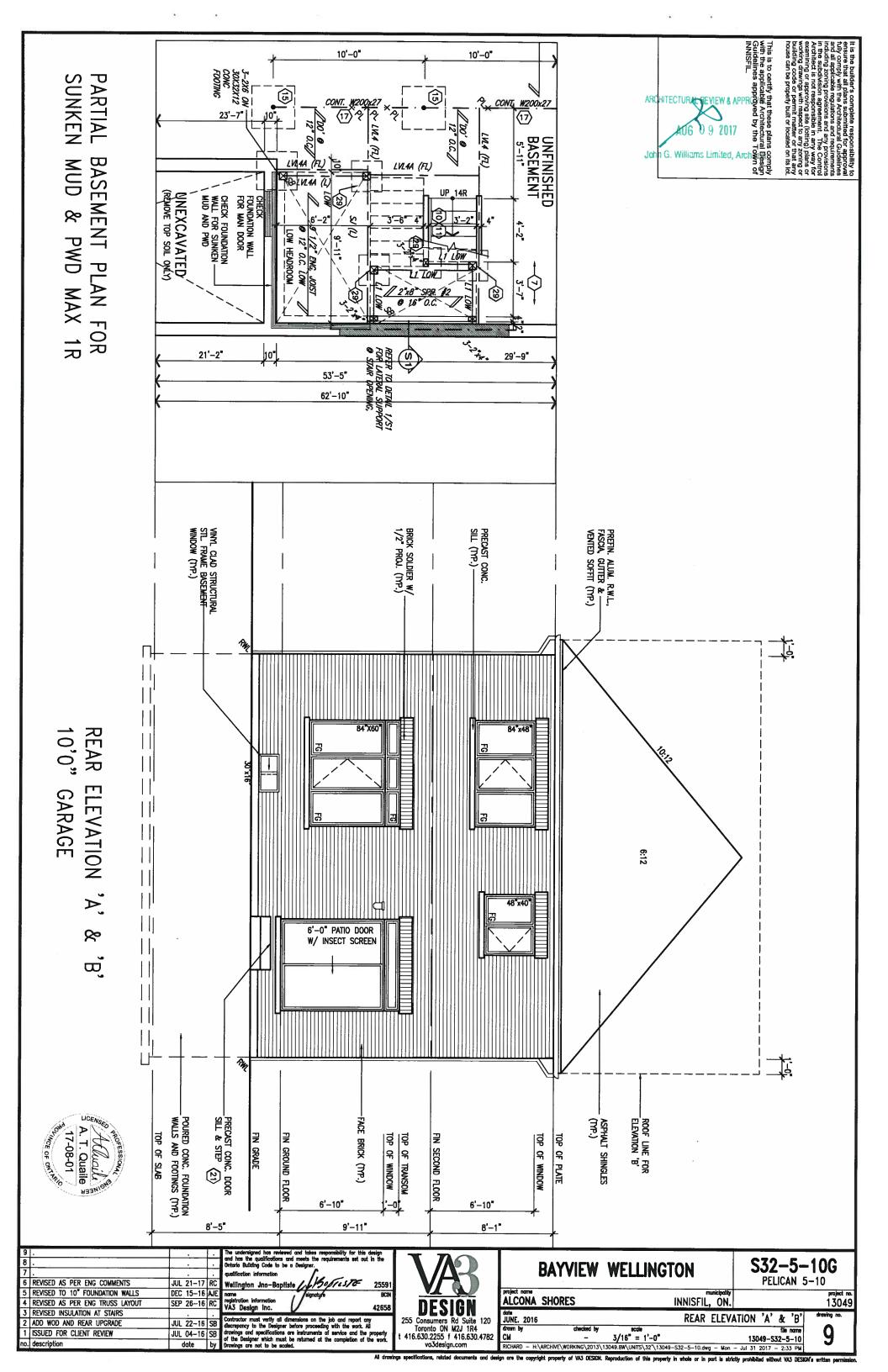
| 9 . 8 . 7 . 6 REVISED AS PER ENG COMMENTS | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Oritanio Building Code to be a Designer. JUL 21-17 RC Wellington Jno-Baptiste | VAR | BAYVIEW WELLINGTON | \$32-5-10G PELICAN 5-10 |
|---|---|--|----------------------------|--|
| 5 REVISED TO 10" FOUNDATION WALLS 4 REVISED AS PER ENG TRUSS LAYOUT | DEC 15-16 AJE name registration information / signature BC SEP 26-16 RC VA3 Design Inc. 426: | DEGLON | ALCONA SHORES INNISFIL, ON | , 1 |
| 3 REVISED INSULATION AT STAIRS 2 ADD WOD AND REAR UPGRADE | JUL 22-16 SB Controctor 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 | JUNE. 2016 PARTIAL PLAN | S ELEVATION 'B' drawing no. |
| 1 ISSUED FOR CLIENT REVIEW no. description | JUL 04-16 SB of usings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the world provings are not to be scaled. | Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com | drawn by | 13049-S32-5-10 2 - u 31 2017 - 233 PM |

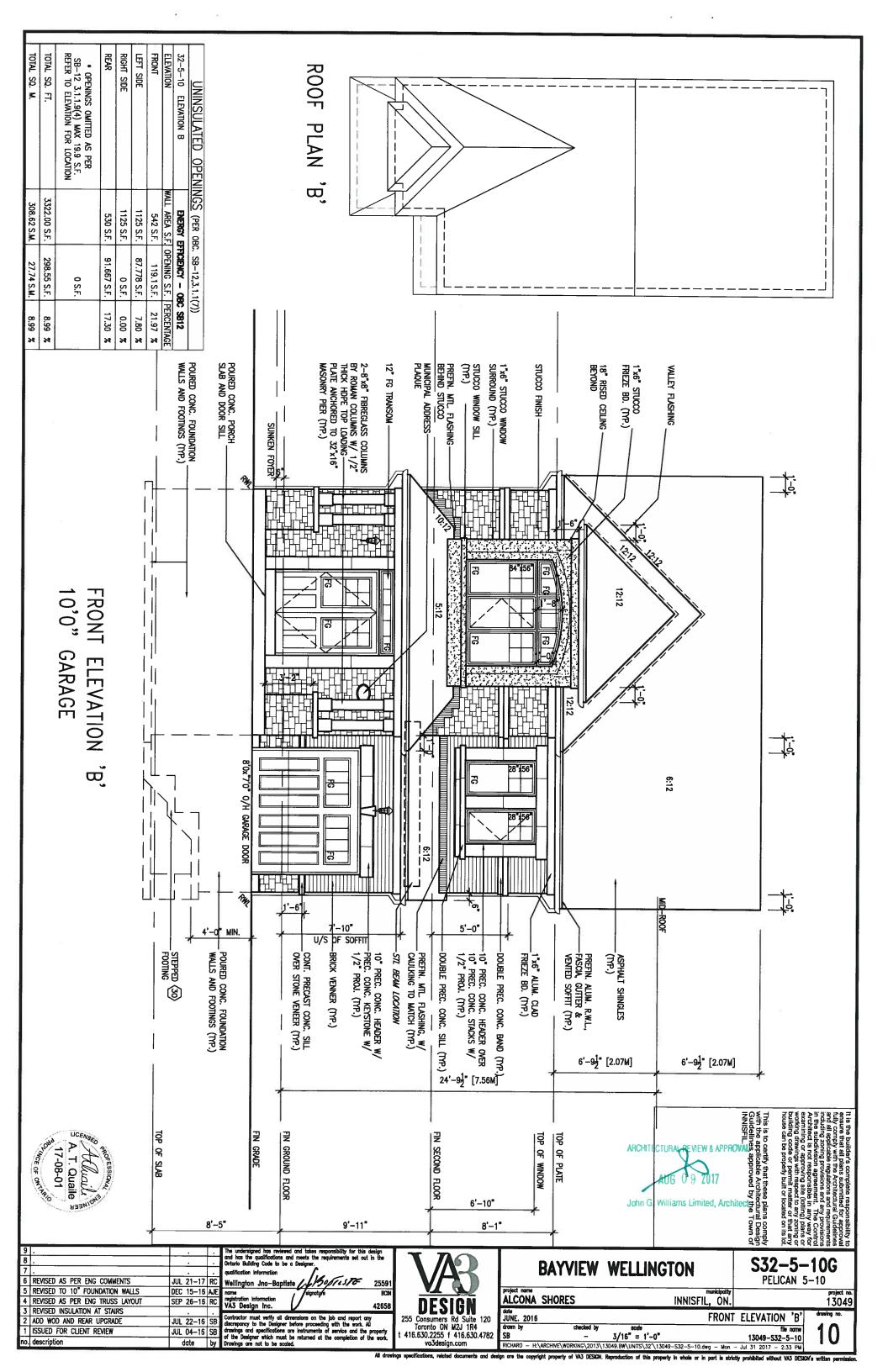
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permit

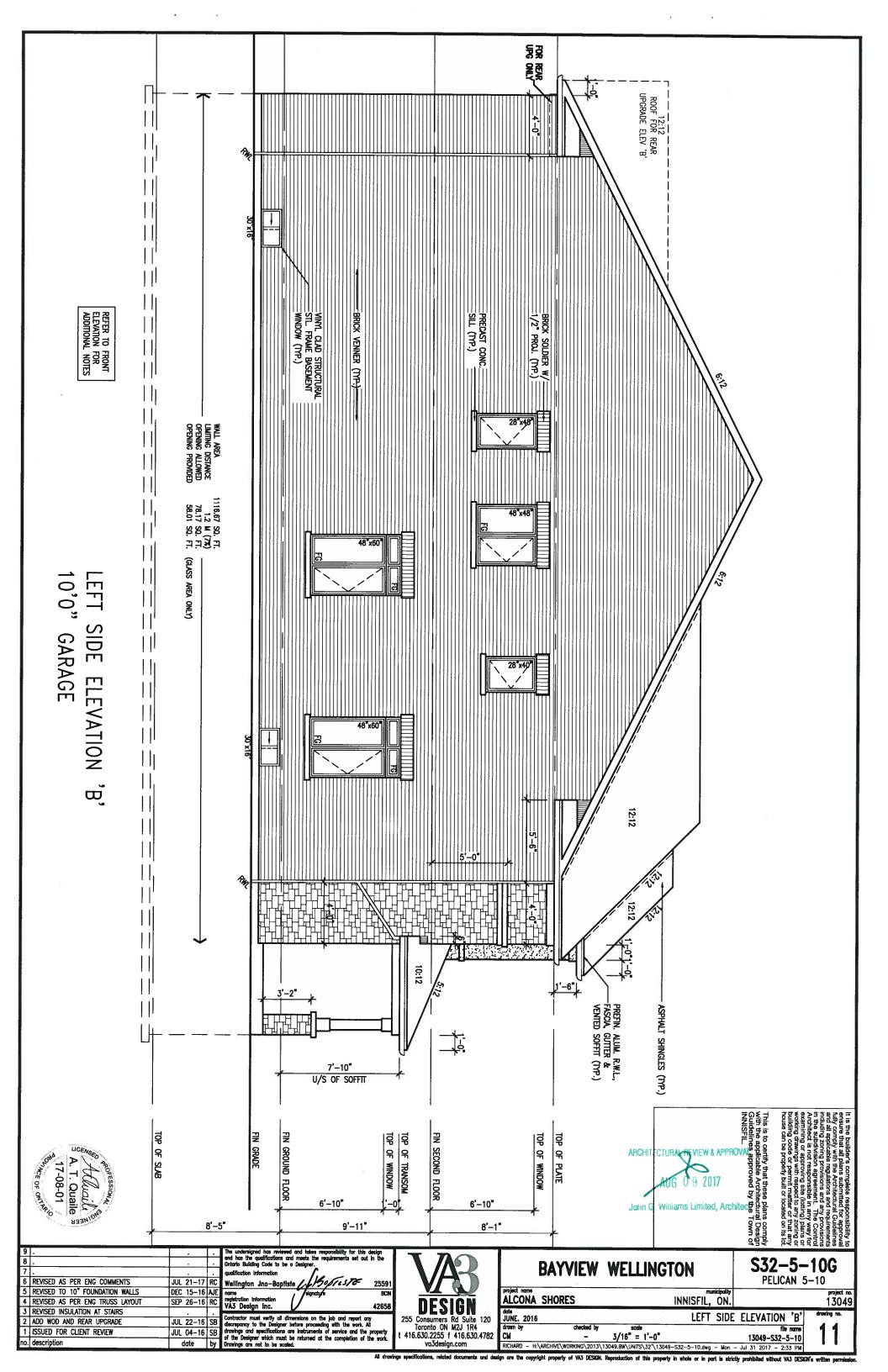


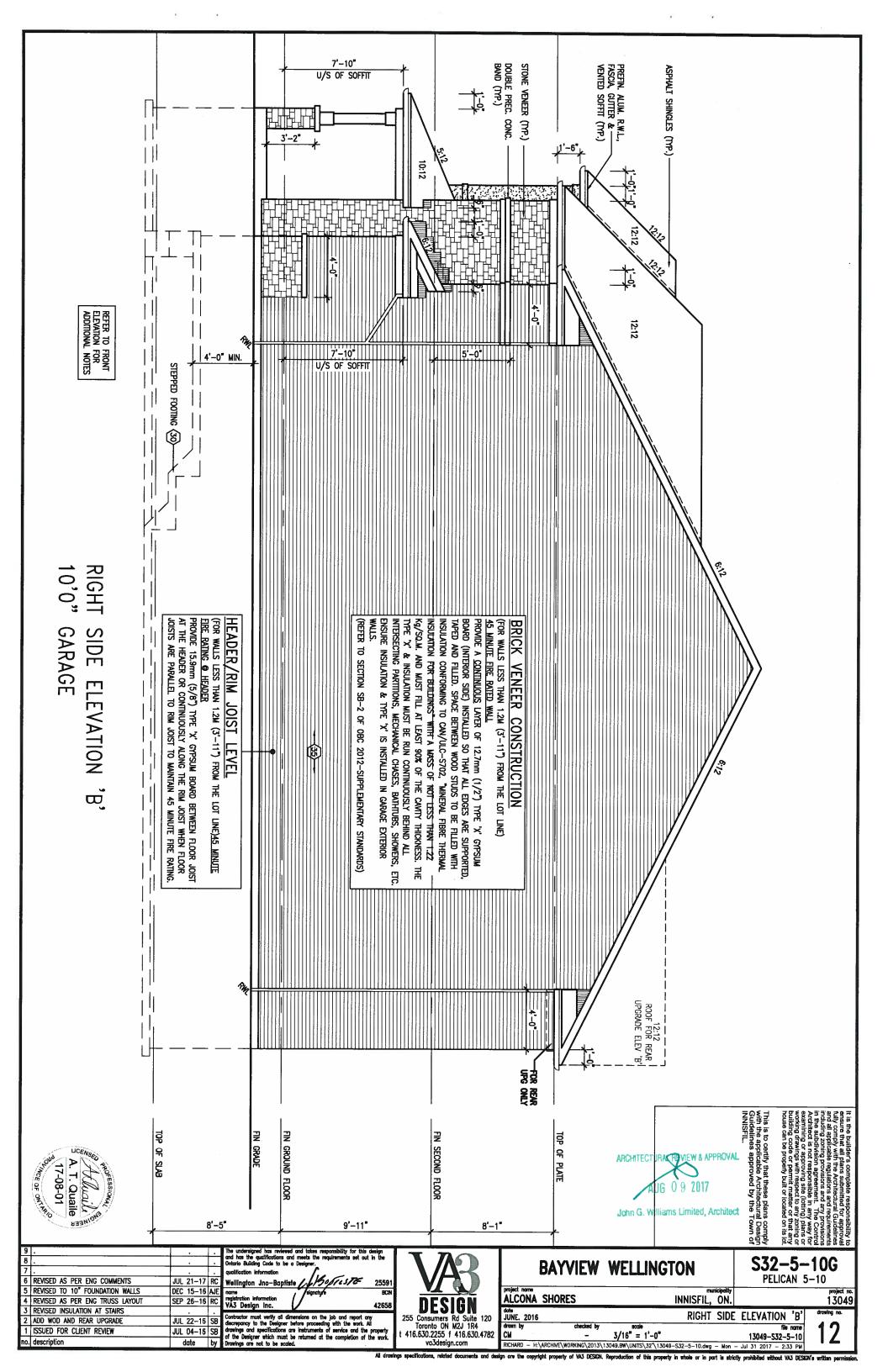


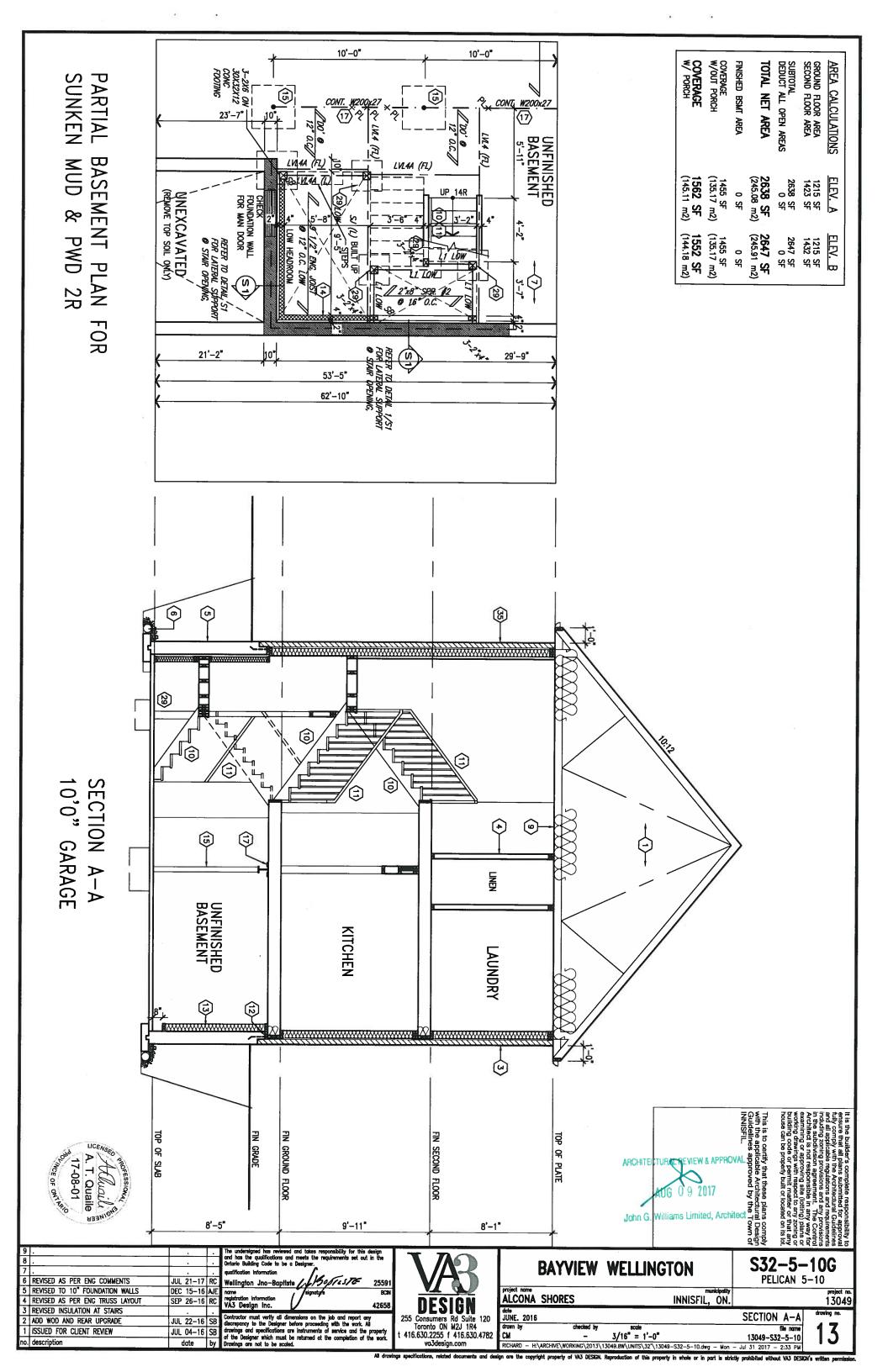










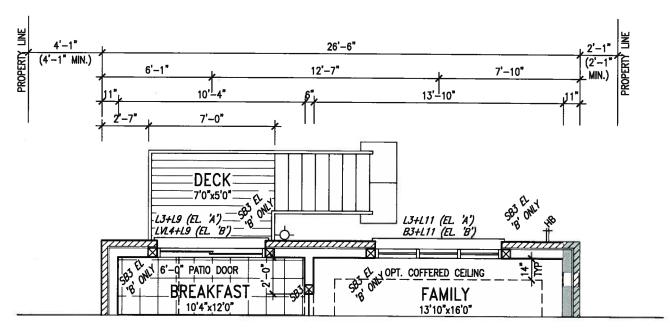


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

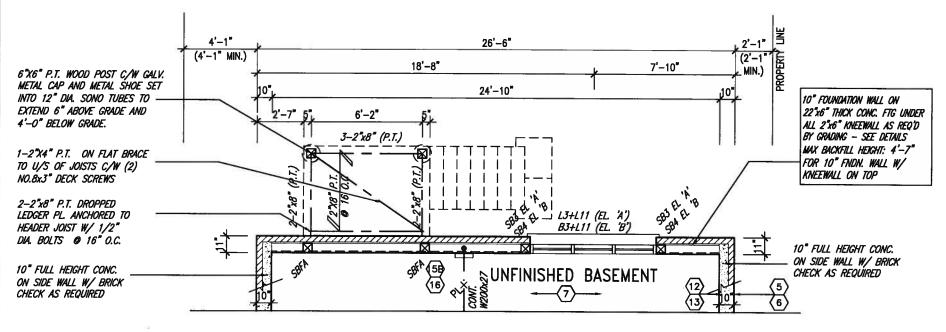
This is to certify that these plans comply with the applicable Architectural Design Guldelines approved by the Town of INNISFIL.



John G. Williams Limited, Architect

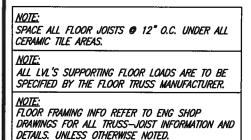


PARTIAL GROUND FLOOR PLAN 'A' & W.O.D. 9R AND MORE COND.



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

MIN. SOIL BEARING CAPACITY OF 150KPa





| _ | | | | | | |
|--------|---------------------------------|---------------|-----|-----|--|---------|
| 9 8 | | | - 3 | · | 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. | 7 |
| 7 | 1000 | | | | qualification information | |
| 6 | REVISED AS PER ENG COMMENTS | JUL 21 | -17 | RC | Wellington Ino-Baptiste 180516576 25591 | |
| 5 | REVISED TO 10" FOUNDATION WALLS | DEC 15 | -16 | AJE | nome Primary PCIN | 8 |
| 4 | REVISED AS PER ENG TRUSS LAYOUT | SEP 26 | -16 | RC | VA3 Design Inc. 42658 | |
| 3 | REVISED INSULATION AT STAIRS | | | | The state of the s | |
| 2 | ADD WOD AND REAR UPGRADE | JUL 22 | -16 | SB | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All | 255 0 |
| 1 | ISSUED FOR CLIENT REVIEW | JUL 04 | -16 | SB | drawings and specifications are instruments of service and the property | t 416.6 |
| no. | description | date | 3 | by | of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. | '''' |
| | | | | | | |

| BAYVIEW | WELLINGTON |
|----------------|------------|
| | |

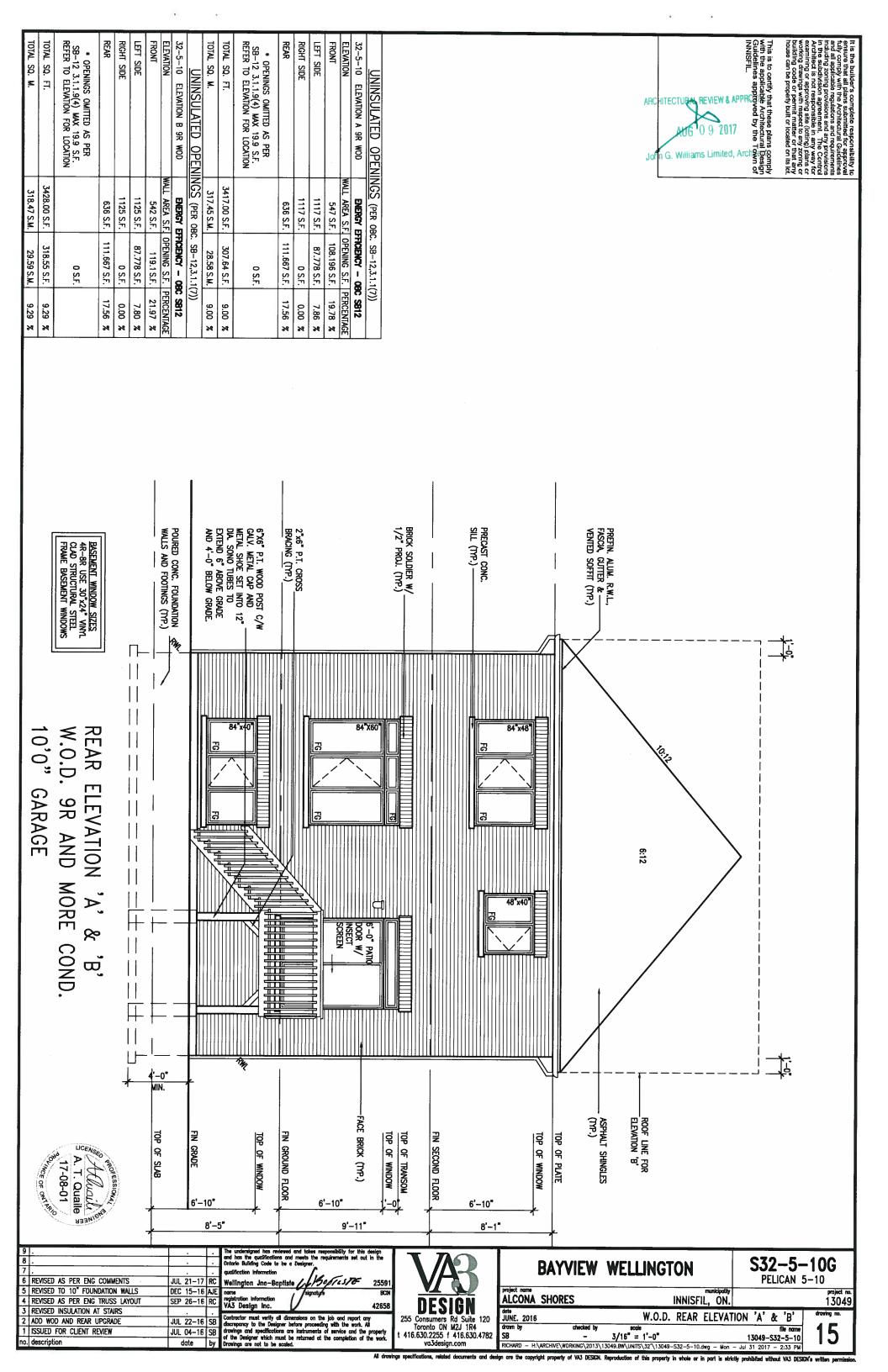
S32-5-10G PELICAN 5-10

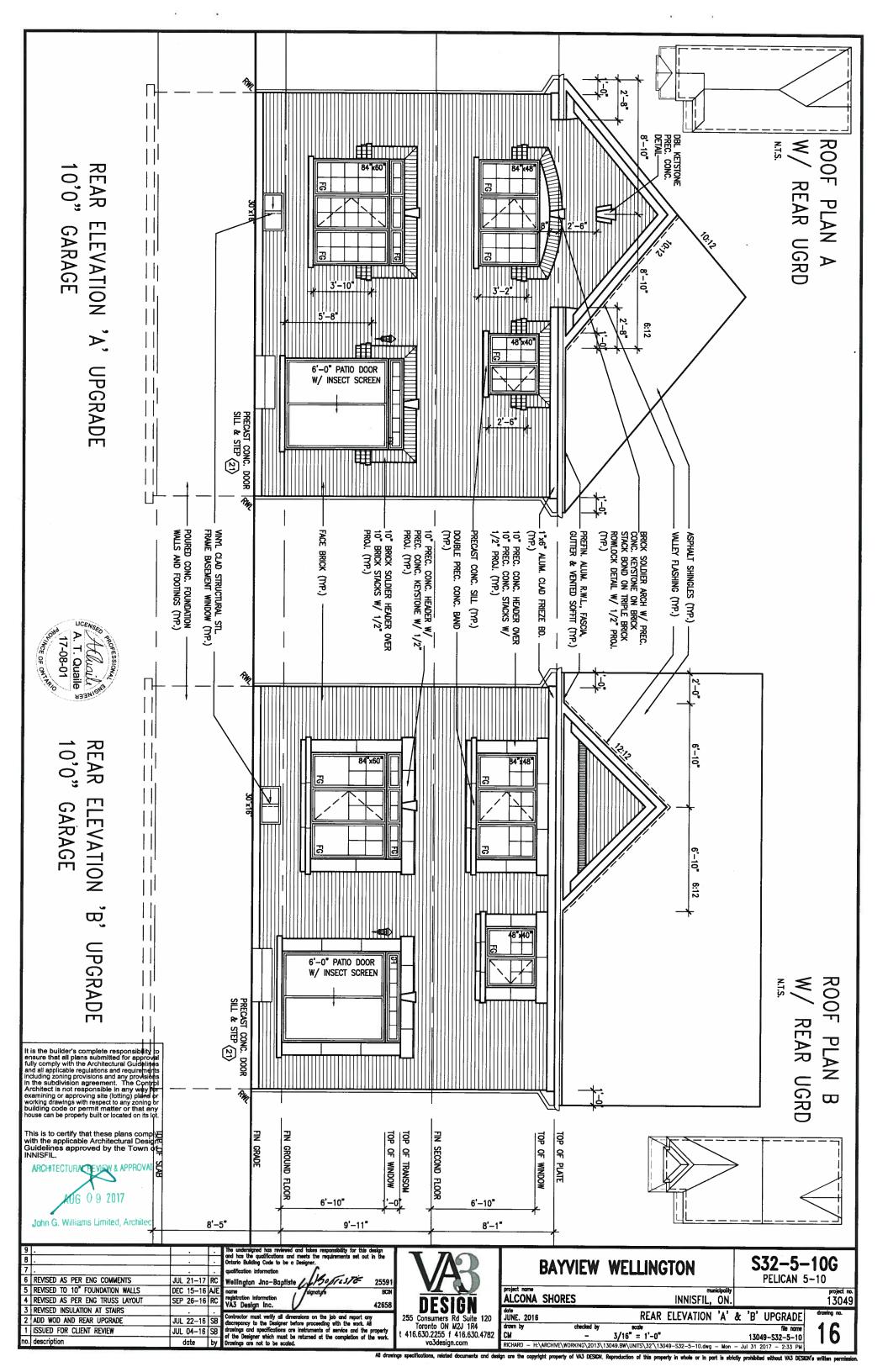
13049

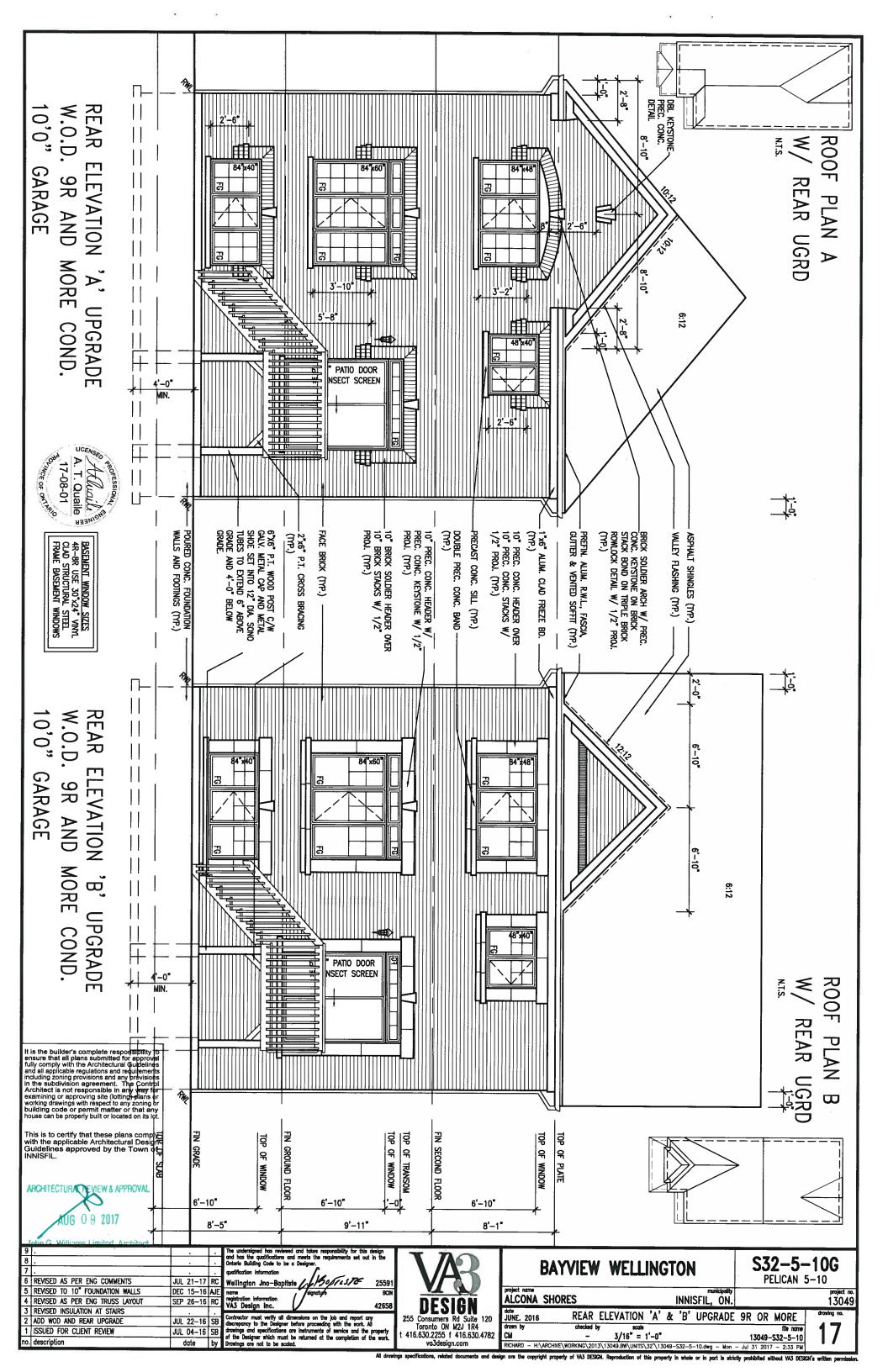
ALCONA SHORES INNISFIL, ON. date JULY. 2016 PARTIAL W.O.D. BASEMENT / GROUND FLOOR PLANS file name SB

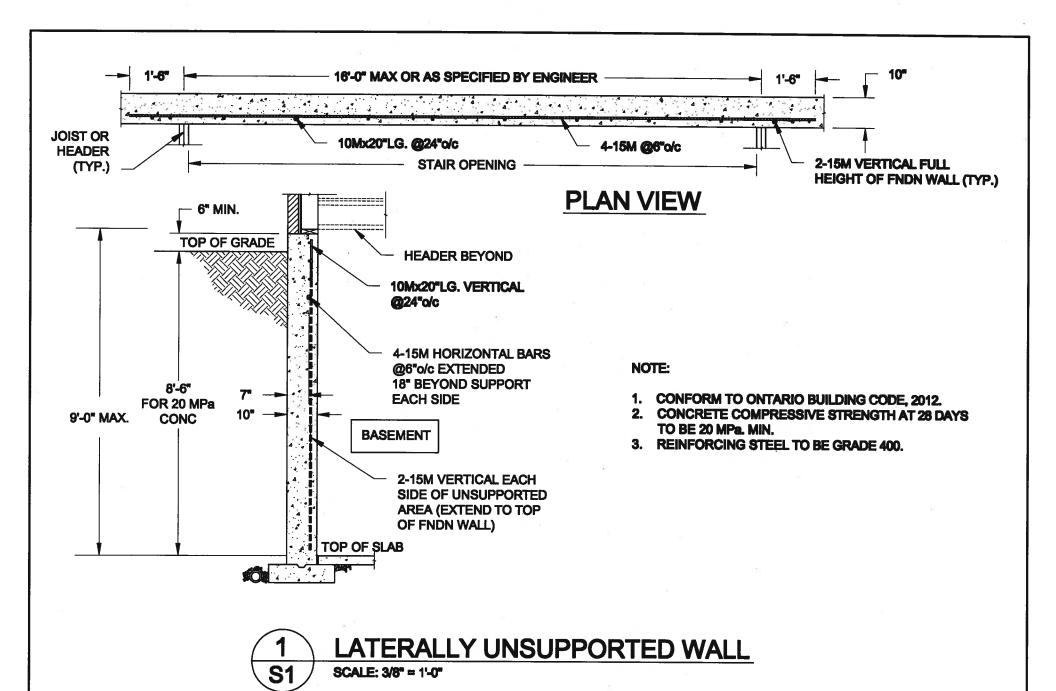
3/16" = 1'-0" 13049-532-5-10

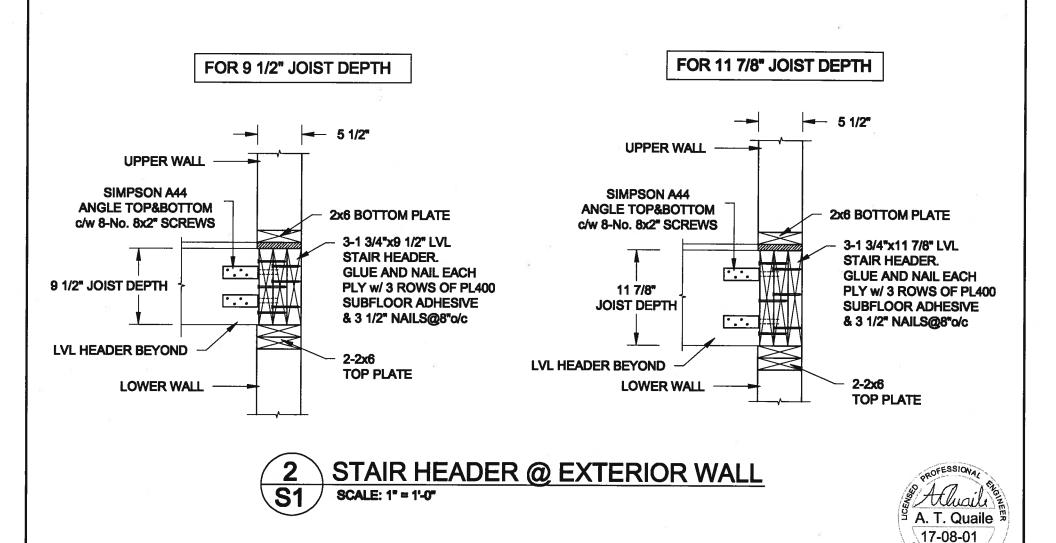
t 416.630.2255 f 416.630.4782 va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13049.8W\UNITS\32"\13049-S32-5-10.dwg and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written pen







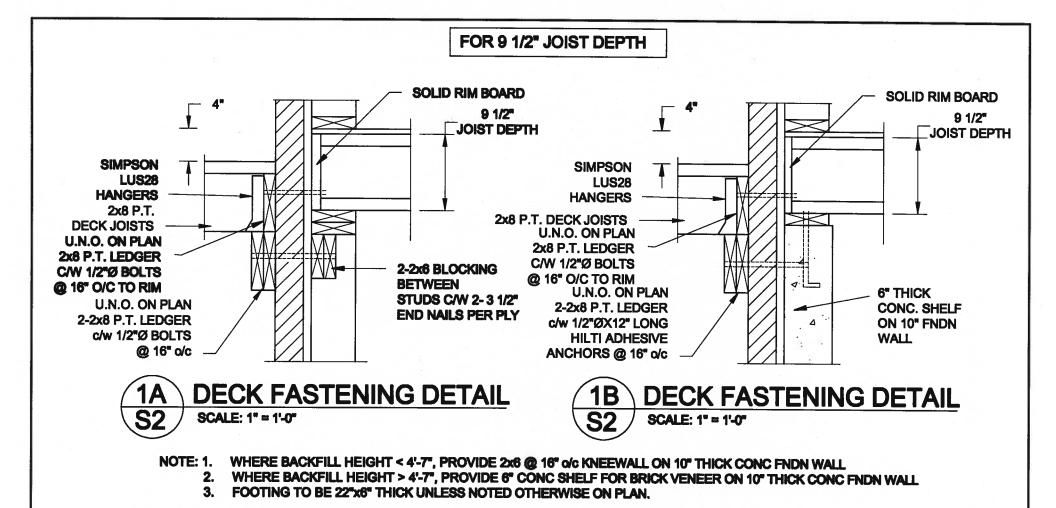




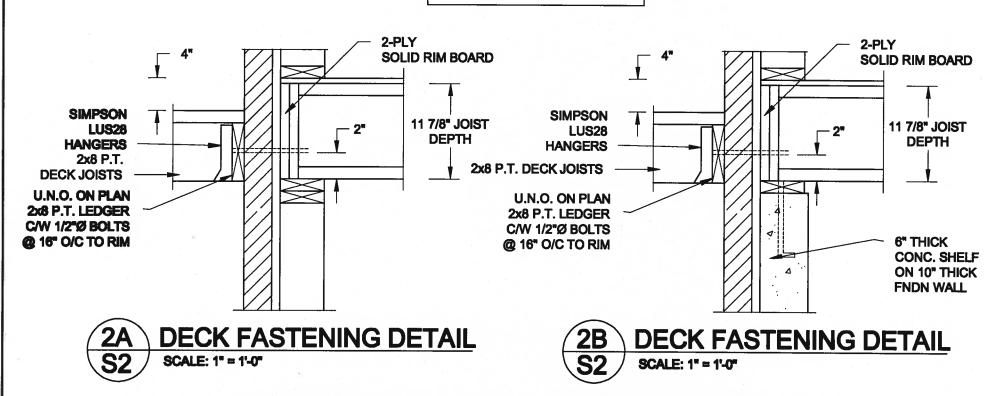
Project: QUAILE ENGINEERING LTD. **AS NOTED BAYVIEW WELLINGTON HOMES - ALCONA PROJECT** INNISFIL, ONTARIO Date: Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES JUL-31-2017 L3Y 8J9 Checked: T: 905-853-8547 Drawn: Project No.: Drawing No.: E: qualle.eng@rogers.com SC SJB 16-083 **S1** F:\SamC-06\2016\16-083 BAYVIEW WELLINGTON ALCONA SINGLES\16-083.dwg

Engineer's Seal:

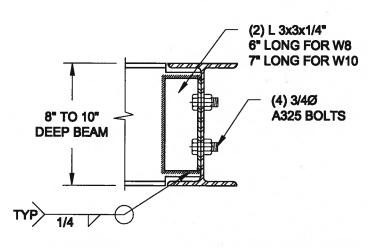
Scale:



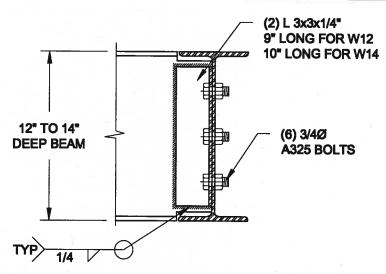
FOR 11 7/8" JOIST DEPTH



- NOTE: 1. 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.

A. T. Quaile

17-08-01



STEEL BEAM CONNECTION DETAIL

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

ROLINCE OF ONTHE Scale: Engineer's Sect Project: QUAILE ENGINEERING LTD. **AS NOTED** BAYVIEW WELLINGTON HOMES - ALCONA PROJECT NIBFIL ONTATIO Dales Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES JUL-91-2017 L3Y 8J9 T: 905-853-8547 Project No.: Drawing No.: E: qualle.eng@rogers.com

Drawn: 16-083 82 SAYYEN WELLINGTON ALCONA ENGLES (SEE AS)

CONSTRUCTION NOTES (Unless otherwise noted) ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC 1. ROOF CONSTRUCTION NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "I" 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) 38:x89 (2"x4") TRUSS BRACING @ 1830mm (6"0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENEDS 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.). 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") STIDS @ 400mm (16") O.C., RS1 3.87 (R22) INSULATION AND APPR, VAPOUR BARRIER AND APPR, CONTIN, AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. SIDING TO 8E MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

2B 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 (1/6") 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 0.8.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 $\langle 2D \rangle$ 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.

WALLS ADJACENT TO ATTIC SPACE — NO CLADDING 9.5mm (3/6") 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 APPUED. REFER TO OBC \$8-12, CHAPTER 3 FOR ADDITIONAL THERMAL (2E) INSULATION REQUIREMENTS.

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22X180X0.76mm
(7/8"X7X0.3") GALV. METAL ITES @ 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") INTEGIOR 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 BEQUIREMENTS. 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 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.

STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1, (2) &
9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED 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., RS1 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR HINISH, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE ABOVE FINISH GRADE.

ABOVE HINISH GRADE.

MITERIOR 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")

BOTTOM PLATE AND 2/38x89 (2(2"x4") TOP PLATE. 13mm (1/2") N.T. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2'x6") STUDS/PLATES

FOUNDATION WALL/FOOTINGS: (9.15.3. 9.15.4. 9.13.2. 9.14.2.1.(2))
200mm (8") POURED CONC. FOTN. WALL 15MPG (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 FOTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20'x6") CONTINUOUS KEYED 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 150kPg OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE

-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 2.4kPa. (SOpsf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS 2 STOREY WITH WALK-OUT BASEMENT 545x175 (22'x7")

FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.

100mm (4") DIA. FOUNDATION DRAINAGE TILE I 50mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES. (8.)

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, LINDER SLAB INSULATION PER SR-12 ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER **(**8.) AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (SB-12-3.1.1.6)
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED
VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL INISH OR APPROVED
EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

7

no. description

1 ISSUE FOR CLIENT REVIEW

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.11NIE-ODA PICE -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") = 235 (9-1/4") MAX, RISE MIN. RUN MIN. TREAD MAX. NOSING MIN. HEADROOM = 25 (1") = 1950 (6'-5") RAIL @ LANDING RAIL @ STAIR

= 900 (2'-11" = 865 (2'-10") to 965 (3'-2") MIN. STAIR WIDTH = 860 (2'-10") FOR CURVED STAIRS = 150 (6")

MIN. AVG. RUN HANDRAILS —OBC. 9.8.7.—
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURF
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 — ORC. 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 — 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 FOTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (58–12–3.1.1,7), 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 (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52cl (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

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") HIGH CONC. CURB ON 350x155

(14'x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF

WALL IS LINEINISHED. WALL IS UNFINISHED.

(ci) IS NOT TO BE INTERRUPTED BY FRAMING.

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 71.2kN (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") ST. PLATE TOP & BOTTOM, 870x870x410 (34'x34'x4') C'ONC, FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg. MINIMUM AND AS PER SOILS REPORT

STIFEL 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
ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpd. 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.

16.) BEAM POCKET OR 300x150 (12'x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

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

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.

GARAGE CEILINGS/INTERIOR WALLS
13mm (1/27) 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.

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.

DRYER EXHAUST (OBC-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 (OBC-9.19.2.1. & 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.

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.

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 280X280X18 (11 X1 X3/5) STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORES WITHIN SOLID BLOCK COURSE, LEVEL WITH NON-SHRINK GROUT.

SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TOR 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) (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

STEPPED FOOTINGS OBC 9.15.3.9.

MIN. HORIZ. STEP = 600mm (24").

MAX. VERT. STEP = 600mm (24")

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 YENTING GAS FURNACE/ H.W.T YENT 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 LITILIZATION 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

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. *)

25591

42658

Bosiste

Wellington Jno-Baptiste

VA3 Design Inc.

AUG 04-17 RC

by

date

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.

COLD CELLAR PORCH SIAB (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 FDTN, 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 FOTN. 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 MORTA

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD) SAN 140 (27%) RAFIERS @ 400mm (16") C.J. FOR MAX 11"-7"
SPAN, 38x184 (27x8") RIDGE BOARD, 38x89 (27x4") @ 400mm (16")
AT MIDSPANS, CEILING JOISTS TO BE 38x89 (27x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2'x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFIERS 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. 8.9.10.1.—
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNDSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1:-37).

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"]

 S) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.3. & \$B12-3.1.1.9 GENERAL: 1)

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

ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.[3] AND MUNICIPAL STANDARDS. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN RENFORCEMENT OF STUD WALLS SHALL BE INSTALLED

WATER CLOSETS AND SHOWER OR BATH

RON-O'REMOND O'RION MALE SENSIALE BEINSTAILE BEINSTAIL B

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

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

OTHERWISE.
STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED
OTHERWISE.
LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE
PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

UNLESS UNCEDED OF SECOND OF VIOLENCE OF VI

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 2.0E - 2950Fb MIN., NAIL EACH PLY OF VL WITH 89mm [3 1/27] LONG COMMON WIRE NAILS @ 300mm [127] O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm [7 1/4-9 1/27, 11 7/87] 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.

PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"
 MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL
 FOR ALL L'VL BEAM TO BEAM CONNECTIONS UNIES
 OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

OTHERWISE NOTED, REPERT 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 BY AT LEAST 2 mil. POLYETHYLENE FILM, NO. 50
(45lbs.) ROLL ROOPING OR OTHER DAMPPROOPING MATERIAL,
EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (67)
ABOVE THE GROUND.

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. 8-9.23.4.3. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R. STEEL: 1)

GRADE AUDIC.

ALL STUCCO WALLS TO HAVE A MINIMUM IDMM 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 STUCCO: 1)

LEGEND EXHAUST FAN TO EXTERIOR 0 9 CLASS 'B' VENT OUTLET (HEIGHT A.F.F) 0-DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET (HEIGHT AF.F) WEATHERPROOF DUPLEX OUTLET �*

POT LIGHT • HEAVY DUTY OUTLET (220 volt) LIGHT FIXTURE (CEILING MOUNTED) Д% ф SWITCH ф-FLOOR DRAIN

HOSE BIB (NON-FREEZE) SINGLE JOIST SJ DOUBLE JOIST TJ TRIPLE JOIST LVL LAMINATED VENEER LUMBER ×₄~ POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED GIRDER TRUSS BY ROOF TRUSS MANUF. G.T.

EA. FLAT ARCH 1 Ç.A. ı CURVED ARCH

8

M.C. MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL $\overline{x} \overline{x} \overline{x} \overline{x} \overline{x} \overline{x}$ 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.) GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK, ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 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. TWO STOREY YOLUME 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") 2-38x140 (2-2x6) 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 © 1220 mm (4-07) O.C. VERIICALLY. F-OR WALLS WITH HORIZ, DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38:140 (2745") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6")TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

TYPICAL 1 HOUR RATED PARTY WALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

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 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm

DRAIN WATER HEAT RECOVERY UNIT (DWHR) PER S912-3.1.1.12, A DRAIN WATER HEAT RECOVERY (DWHR)
UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE
DRAIN WATER FROM ALL SHOWERS OF 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. 388/13 MR-16-S-26 JAN, 25, 2017 WOOD LINTELS AND BUILT-UP WOOD BEAMS

2/38 x 184 (2/2" x 8") SPR.#2 3/38 x 184 (3/2" x 8") SPR.#2 4/38 x 184 (4/2" x 8") SPR.#2 5/38 x 184 (5/2" x 8") SPR.#2 **B7** 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 L3 **B4**

2/38 x 286 (2/2" x 12") SPR.#2 3/38 x 286 (3/2" x 12") SPR.#2 4/38 x 286 (4/2" x 12") SPR.#2 LOOSE STEEL LINTELS **B6**

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 (6" 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 102 x 11.0L (6"x 4" x 7/16"L) 178 x 102 x 11.0L (7"x 4" x 7/16"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) LVI.1 2-1 3/4"x7 1/4" (2-45x184)
LVI.2 3-1 3/4"x7 1/4" (3-45x184)
LVI.3 4-1 3/4"x7 1/4" (4-45x184)
LVI.4 1-1 3/4"x9 1/2" (2-45x240)
LVI.4 2-1 3/4"x9 1/2" (2-45x240)
LVI.5 3-1 3/4"x9 1/2" (3-45x240)
LVI.5 4-1 3/4"x9 1/2" (4-45x240)
LVI.5 4-1 3/4"x11 7/8" (4-45x240)
LVI.6 1-1 3/4"x11 7/8" (2-45x300)
LVI.6 2-1 3/4"x11 7/8" (3-45x300)
LVI.7 3-1 3/4"x11 7/8" (3-45x300)
LVI.8 4-1 3/4"x11 7/8" (4-45x300)

DOOR SCHEDULE

EXTERIOR 815 x 2030 x 45
DOOR (2'-8" x 6'-8" x 1-3/4")

EXTERIOR 885 x 2030 x 45
DOOR (2'-10" x 6'-8" x 1-3/4")

(2-10 x 0-5 x 1-3/4)

(B) EXTERIOR 915 x 2030 x 45 DOOR (3'-0" x 8'-8" x 1-3/4")

(C) EXTERIOR 915 x 2438 x 45 DOOR (3'-0" x 8'-0" x 1-3/4")

(D) EXTERIOR 915 x 2438 x 45 DOOR (3'-0" x 8'-0" x 1-3/4")

(EXTERIOR 880 x 2438 x 45 DOOR (2'-10" x 8'-0" x 1-3/4")

(EXTERIOR 80.5 x 2030 x 35 DOOR (2'-8" x 8'-8" x 1-3/8")

(C) DOOR (2'-8" x 8'-8" x 1-3/8")

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

2D EXTERIOR 815 x 2438 x 45 DOOR (2'-8" x 8"-0" x 1-3/4") 20 MIN. RATED DOOR AND FRANC, WITH APPROVED SELF CLOSING 3. INTERIOR 760 x 2030 x 35 DOOR (2'-6" x 6'-6" x 1-3/6")

3A INTERIOR 710 x 2030 x 35 DOOR (2'-4" x 6'-8" x 1-3/8") 3B INTERIOR 780 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 660 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") (4C) INTERIOR 860 x 2438 x 35 DOOR (2'-2" x 6'-0" x 1-3/8")

HEAT PIPE

⇒¢ PLUMBING (BATH,

SINK, SHOWER)

-10.

Alluaili A. T. Qualle 17-08-04 5. INTERIOR 460 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/6") POLINCE O ONTARIO 6. EXTERIOR 815 x 2030 x 45 DOOR (2"-6" x 5"-6" x 1-3/4") SOLID WOOD CORE

STRUCTURAL MECHANICAL SYMBOLS WARM AIR RETURN AIR DUCT PLUMBING (TOILET)

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 REQUIRED, SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)

CARBON MONOXIDE ALARMS (OBC 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 SLEPPING 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 BEERE TO MAN BE 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
VAS REFERENCE NUMBER

ALCONA RC

255 Consumers Rd Suite 120 Toronto ON M2.1 1R4 416.630.2255 f 416.630.4782 **BAYVIEW WELLINGTON**

CONST NOTE

INNISFIL,ON. CONSTRUCTION NOTES MAY 2016

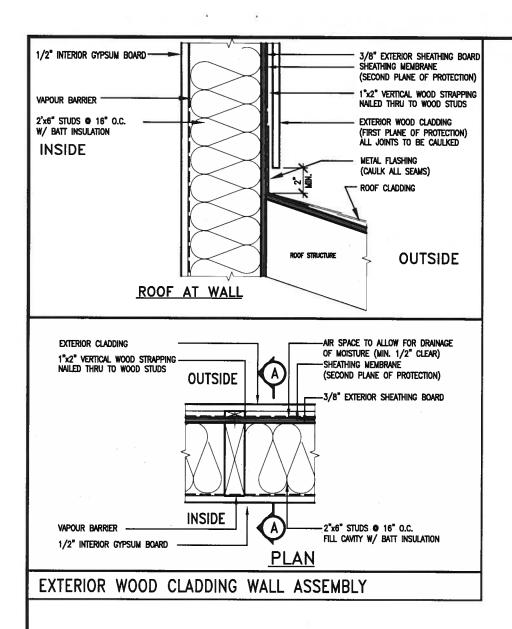
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 9-11 AM

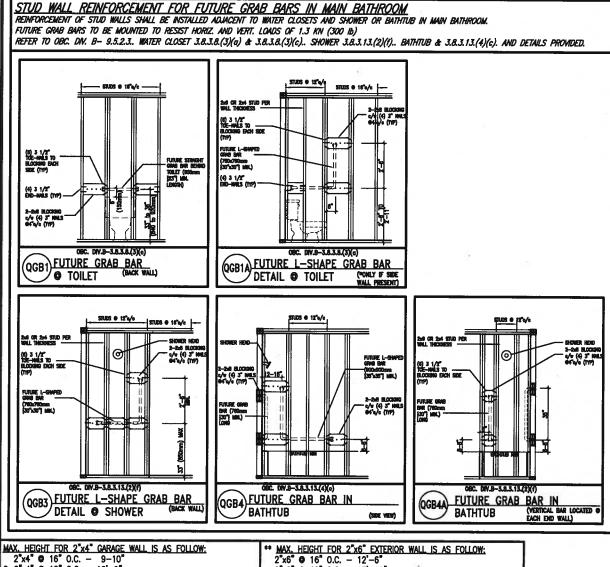
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permit

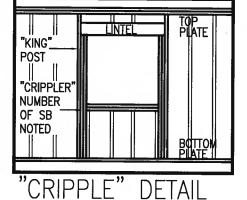
3/16" = 1'-0"

13049-CN-A1

13049







MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" ● 16" O.C. - 9-10"
2-2"x4" ● 12" O.C. - 10'-9"
3-2"x4" ● 16" O.C. - 11'-2"
3-2"x4" ● 12" O.C. - 12'-4"

NOTES: FOR ROOF DESIGN SNOW LOAD OF 2.5 KPg.
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.

2"x6" • 16" 0.C. - 12'-6" 2"x6" • 12" 0.C. - 13'-10" -2"x6" • 16" 0.C. - 15'-0" 2-2"x6" • 12" O.C. - 17'-4"

NOTES:

- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
 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.
- WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF D.6 KPa
 STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR | 7. | 8.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



| 9 | | | · | The undersigned has reviewed and takes responsibility for this design |
|-----|-------------------------|-----------|----|--|
| 8 | | | Γ. | and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. |
| 7 | • | | | qualification information / |
| 6 | | | | Wellington Jno-Baptiste 1 1/30 51 576 25591 |
| 5 | | | | name , /signature BCN |
| 4 | | | | registration information VA3 Design Inc. 42658 |
| 3 | | 144 | | The state of the s |
| 2 | | | | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All |
| 1 | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC | develop and modification on below-up of surfaces to the same to |
| no. | description | date | by | of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |

| DESIGN |
|--|
| 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 |
| t 416.630.2255 f 416.630.4782 vo3design.com |

| BAYVIEW | WELLINGTON |
|----------------|------------|
| | |

CONST NOTE

13049

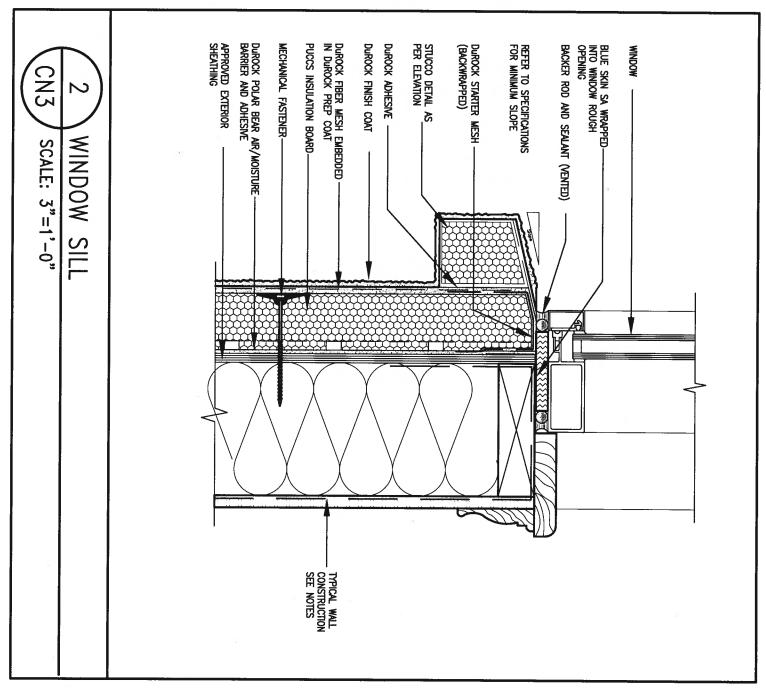
ALCONA INNISFIL,ON. CONSTRUCTION NOTES MAY 2016 RC - 3/16" = 1'-0" | 13049-CN-A1 | RICHARD - H:\ARCHIVE\WORKING\2013\13049-BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - B:47 AM

ts and design are the copyright property of VAS DESICAL Reproduction of this property in whole or in part is strictly prohibited without VAS DESICAL's written

Prefinished Metal Flashing DUROCK STARTER MESH (BACKWRAPPED) REFER TO SPECIFICATIONS FOR MINIMUM SLOPE Durock adhesive RUBBER MEMBRANE Durock Finish Coat-DUROCK FIBER MESH EMBEDDED IN DUROCK PREP COAT PUCCS INSULATION BOARD-DUROCK POLAR BEAR AIR/MOISTURE BARRIER APPROVED EXTERIOR SHEATHING MECHANICAL FASTENER-WINDOW HEADER SCALE: 3"=1'-0" CAULKING - Durock Polar bear air/moisture barrier - Blue skin sa wrapped into window rough opening PREFINISHED MLT FLASHING FOR MOISTURE DRAIN OUT RUBBER MEMBRANE OVERLAPPING FLASHING DUROCK STARTER MESH (BACKWRAPPED) WOUNIN 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



nts and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's

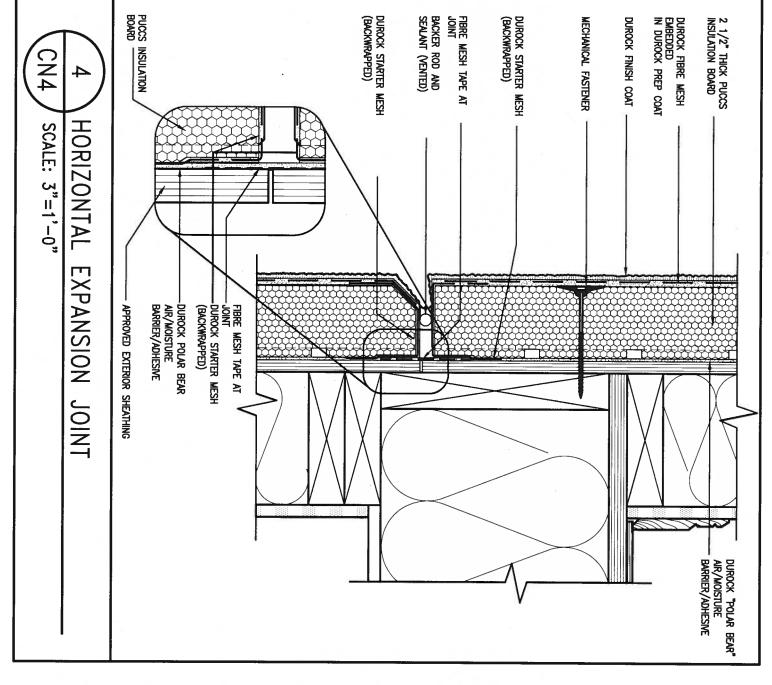


CONST NOTE 8 **BAYVIEW WELLINGTON** 6 25591 13049 **ALCONA** INNISFIL,ON. 42658 date MAY 2016 drawn by RC 3 CONSTRUCTION NOTES Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the pro of the Designer which must be returned at the completion of the Drawings are not to be scaled. 255 Consumers Rd Suite Toronto ON M2J 1R4 120 file name 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC t 416.630.2255 f 416.630.4782 va3design.com 3/16" = 1'-0" 13049-CN-A1 no. description date by RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM

APPRINTED
SECTION OF THUS GAN*
ARADASINE BANA*

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





CONST NOTE BAYVIEW WELLINGTON 25591 BCD **ALCONA** INNISFIL,ON. 13049 VA3 Design Inc. 42658 date MAY 2016 drawn by RC CONSTRUCTION NOTES 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 prof the Designer which must be returned at the completion of the 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 file name 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC 3/16" = 1'-0" 13049-CN-A1 no. description date by RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's

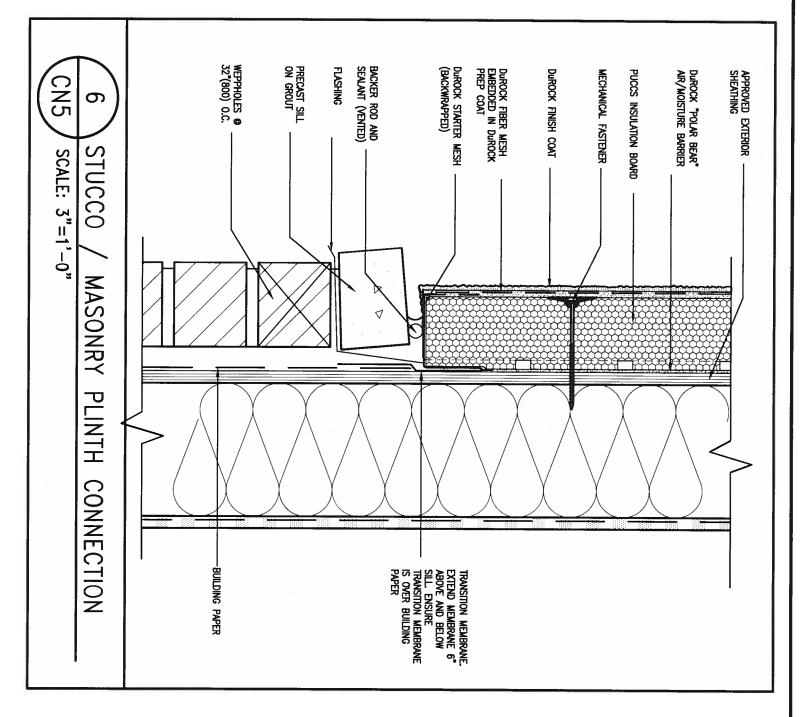
APPROADE DETENDER

MEDIANOL PASTENER

LEDIANOL PAST

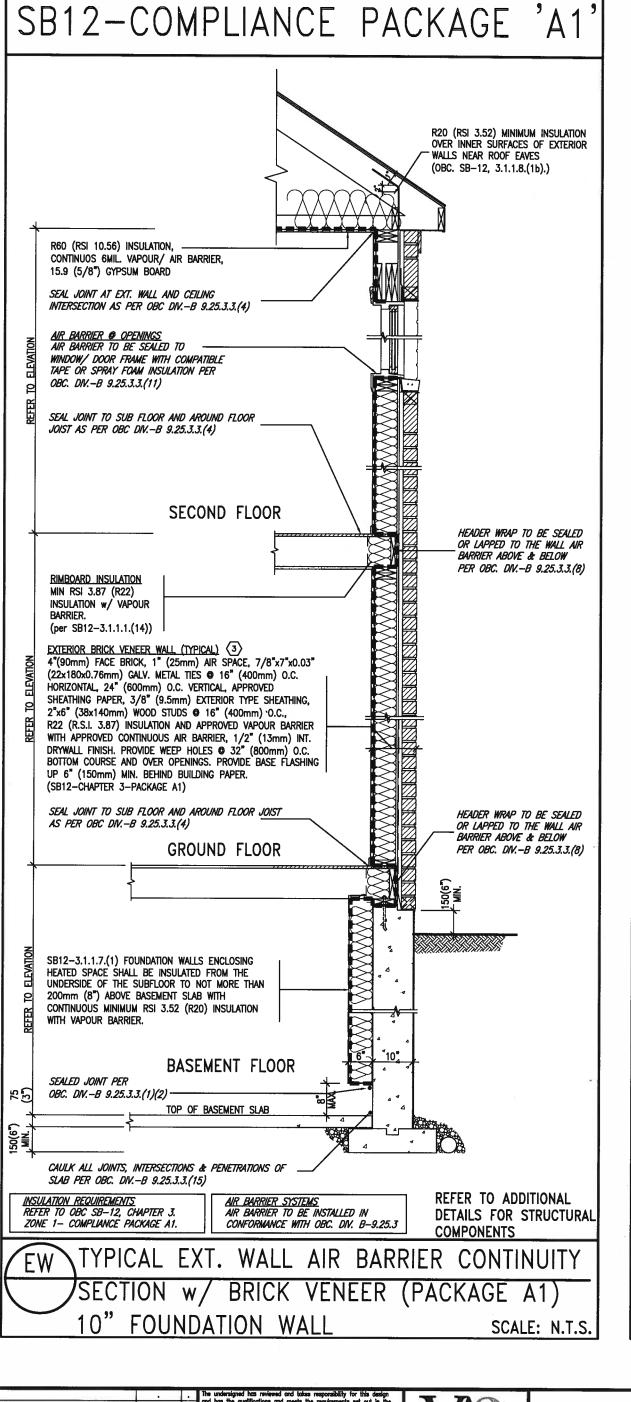
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM





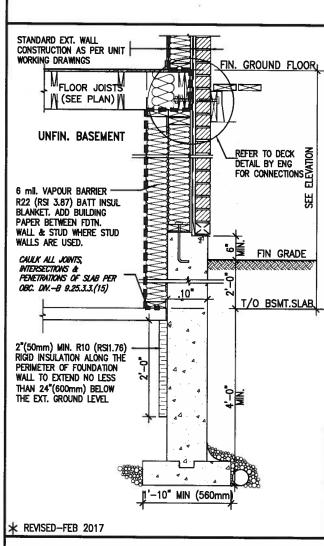
CONST NOTE BAYVIEW WELLINGTON Bostiste 25591 BCIN municipali INNISFIL,ON. project no. 13049 registration information VA3 Design Inc. ALCONA 4 42658 data MAY 2016 drawn by RC Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the vork. 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 3/16" = 1'-0" file name 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC 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 All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



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.

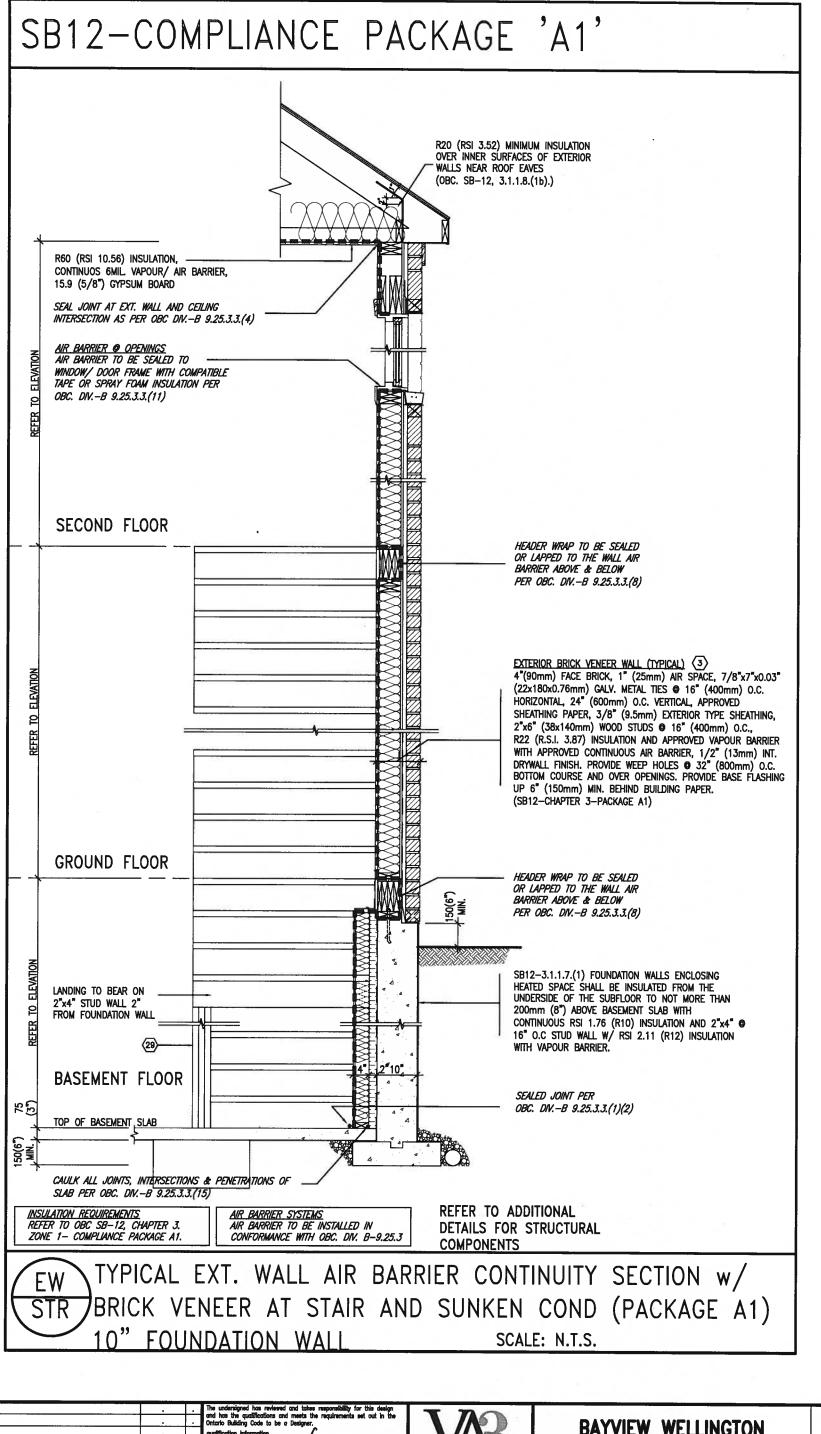
| USE SB-12 COM | PLIANCE | PACKAGE (A1): |
|---|-------------------|---|
| COMPONENT | A1 | Notes: |
| Ceiling with Attic Space Minimum RSI (R) value | 10.56 (R60) | R20 at inner face of exterior walls |
| Ceiling without Attic Space Minimum RSI (R) value | 5.46 (R31) | BATT or SPRAY |
| Exposed FLoor 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. number of showers installed. 3.1.1.12 for information |
| ci- Denotes Continuous Insu | lation withou | framing interruption. |

A. T. Quaile 17-08-04



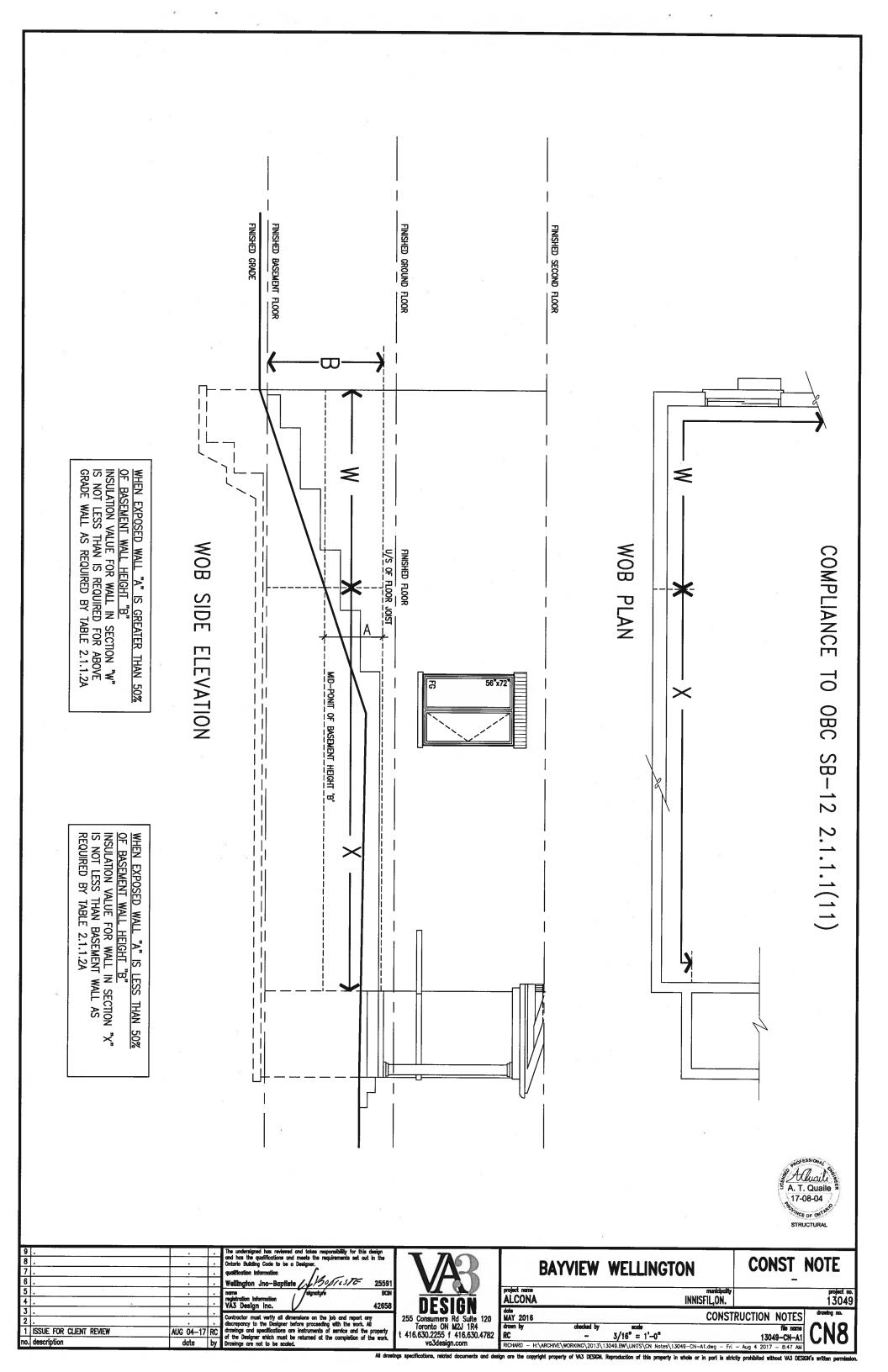
SECTION AT W.O.D/W.O.B.

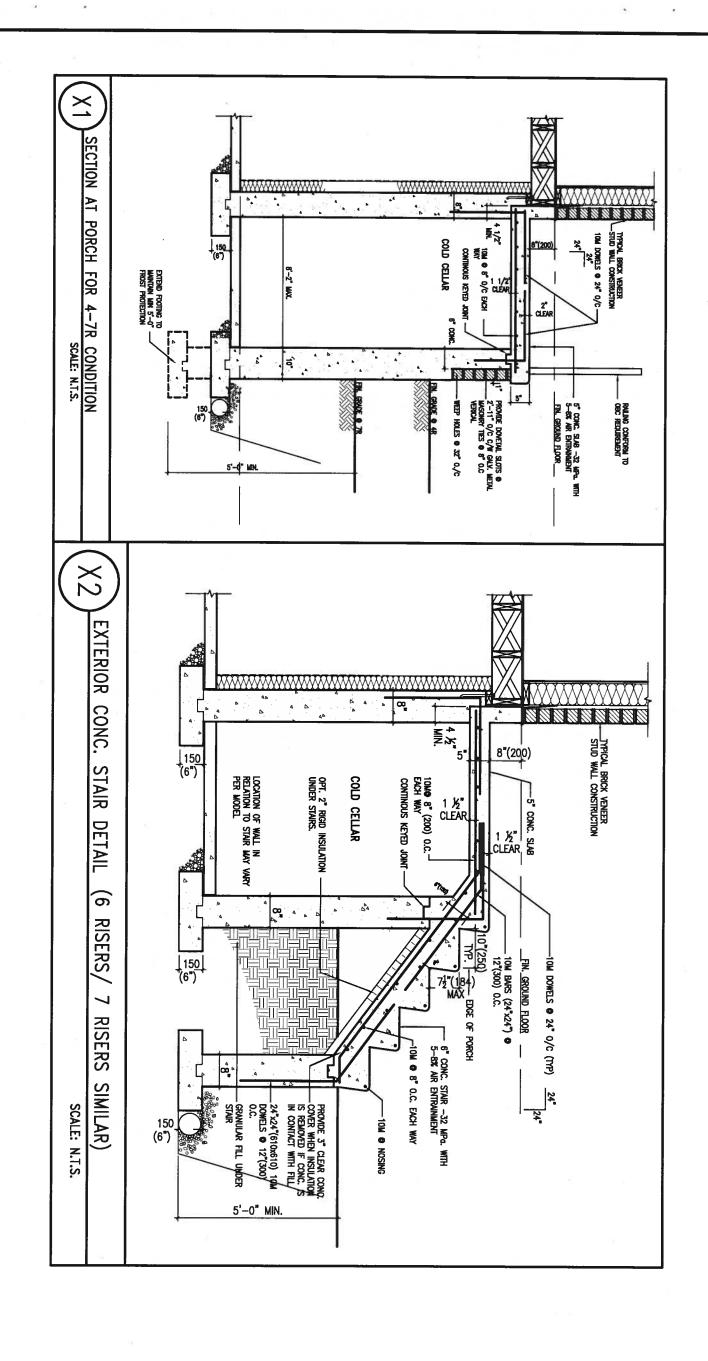






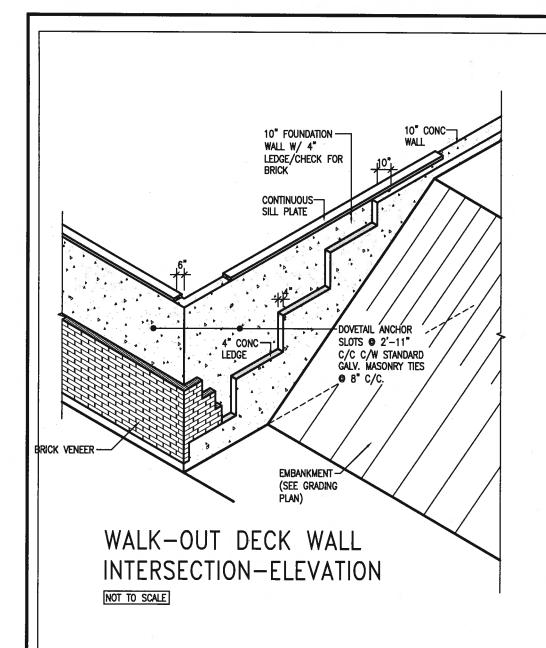
| 9 . 8 . 7 . 6 . | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Bullding Code to be a Designer. qualification information Wellington Jno-Baptiste Wellington Jno-Baptiste 25591 | VAR | BAYVIEW | WEEEMOTON | CONST_NOTE |
|---|--|--|-----------------------------------|--|-------------------------|
| 5 . | name registration information / signature BCN / A3 Design Inc. 42658 | DEGLON | project name ALCONA | municipality INNISFIL,ON. | project no. 13049 |
| 3 . 2 . 1 ISSUE FOR CLIENT REVIEW | 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 | 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 | data MAY 2016 drawn by checked by | eccle | RUCTION NOTES file name |
| no. description | of the besigner which must be returned at the completion of the work. Drowings are not to be scaled. | va3design.com | RICHARD - H:\ARCHIVE\WORKING\2013 | 3/16" = 1'-0" \13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri 4. Reproduction of this property in whole or in part is str | |

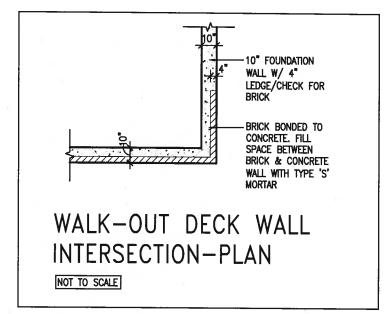




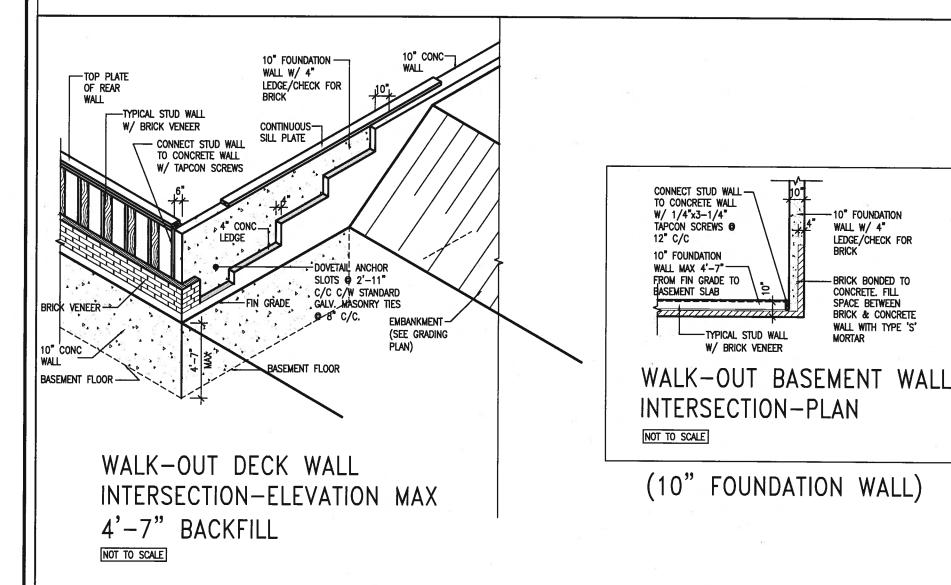


| 9 . 8 . 7 . 6 . | | | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste | VAR | | WELLINGTON | CONST_NO |)TE |
|----------------------------------|-----------|----|--|---|------------------------------------|--|------------------------|----------------------|
| 5 . 4 . | | • | name registration information VA3 Design Inc. 42658 | DESIGN | project name ALCONA | municipality INNISFIL,ON. | | project no. 13049 |
| 2 . 1 ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. | 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630,4782 | MAY 2016 drawn by checked by RC - | 3/16" = 1'-0" | KUCIIUN NUIES | N9 |
| no. description | date | by | Drawings are not to be scaled. | va3design.com | RICHARD - H:\ARCHIVE\WORKING\2013\ | 13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri Reproduction of this property in whole or in port is stri | - Aug 4 2017 - 9:52 AM | |





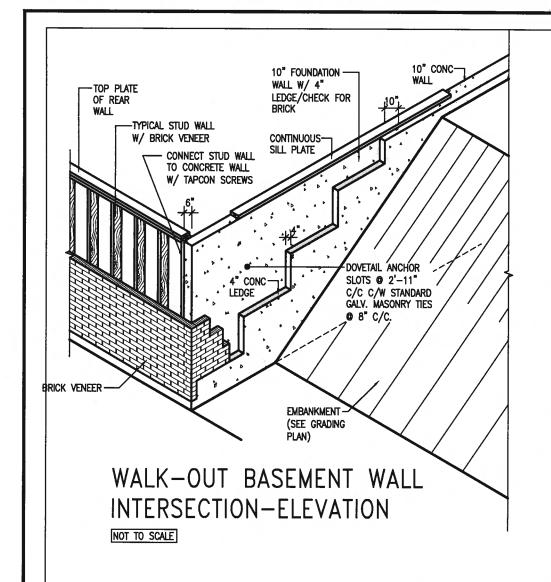
(10" FOUNDATION WALL)

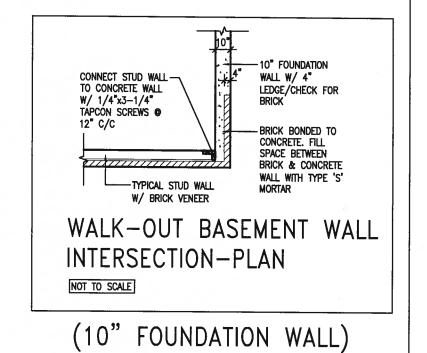


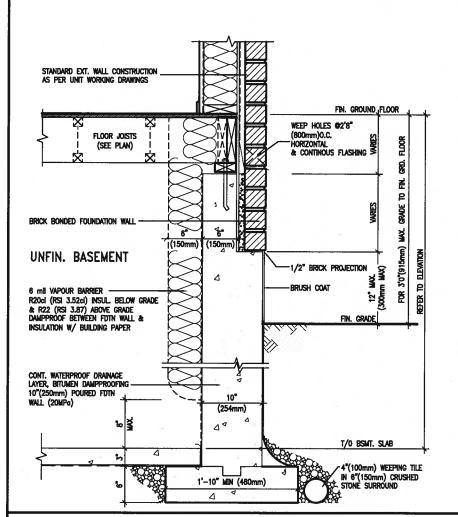


| 9 . | | | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the | TOO | | | | |
|---------------------------|-----------|----|--|---|--------------|-----------------------|---------------|---------------------------|
| 8 . | | | Ontario Building Code to be a Designer. | A /AS B | | DAVVIEW | WELLINGTON | CONST NOTE |
| 7. | | | qualification information | | | DAIVILW | WELLINGTON | OOMST NOTE |
| 6 . |] . [| | Wellington Jno-Baptiste / SOFICS 76- 25591 | VA | | | | 14 · |
| 5 . | | | name , /eignature BCRI | V.A. | project name | | municipality | project no. |
| 4 . | | • | registration information VA3 Design Inc. 42658 | DESIGN | ALCONA | | INNISFIL,ON. | 13049 |
| 3. | | | | DESIGN | date | | CONC | RUCTION NOTES drowing no. |
| 2 . | | | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work, All | | MAY 2016 | | CONS | RUCTION NOTES |
| 1 ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC | drawings and specifications are instruments of service and the property | Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 | drawn by | checked by | 7/469 _ 41 69 | file name CN10 |
| no. description | date | by | of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. | va3design.com | | ARCHIVE\WORKING\2013\ | 3/16" = 1'-0" | 13049-CN-A1 CN U |

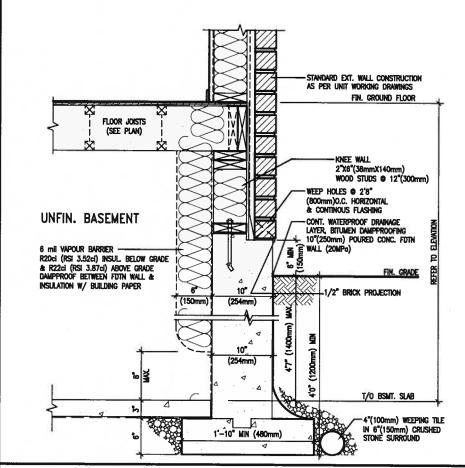
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission







WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) EW3.06x HEIGHT DIFFERENCE PKG A1 SCALE: N.T.S.



WALL SECTION FOR GRADE TO BASEMENT <u>EW3.07x</u> SLAB 4'7"(1400mm) MAX. HEIGHT DIFFERENCE SCALE: N.T.S.

PKG A1



| 8 . 7 . 6 . | | • | and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jnc-Baptiste | VAR | | WELLINGT | ON | CONST | HOTE |
|----------------------------------|------|----|--|---|--|---------------|-------------|-------------|-------------------------|
| 5 . 4 . 3 | | | registration information VA3 Design inc. signature BCIN 42658 | DESIGN | ALCONA | | NNISFIL,ON. | | proj 13 drawing r |
| 2 . 1 ISSUE FOR CLIENT REVIEW | | RC | Contractor must writy 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 | | 3/16" = 1'-0" | | 13049-CN-A1 | CN1 |
| | dato | -7 | | ngs specifications, related documents and des | RICHARD — H:\ARCHIVE\WORKING\201: sign are the copyright property of VA3 DESK | | | | i's written pe |

CONSTRUCTION NOTES

13049