

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.

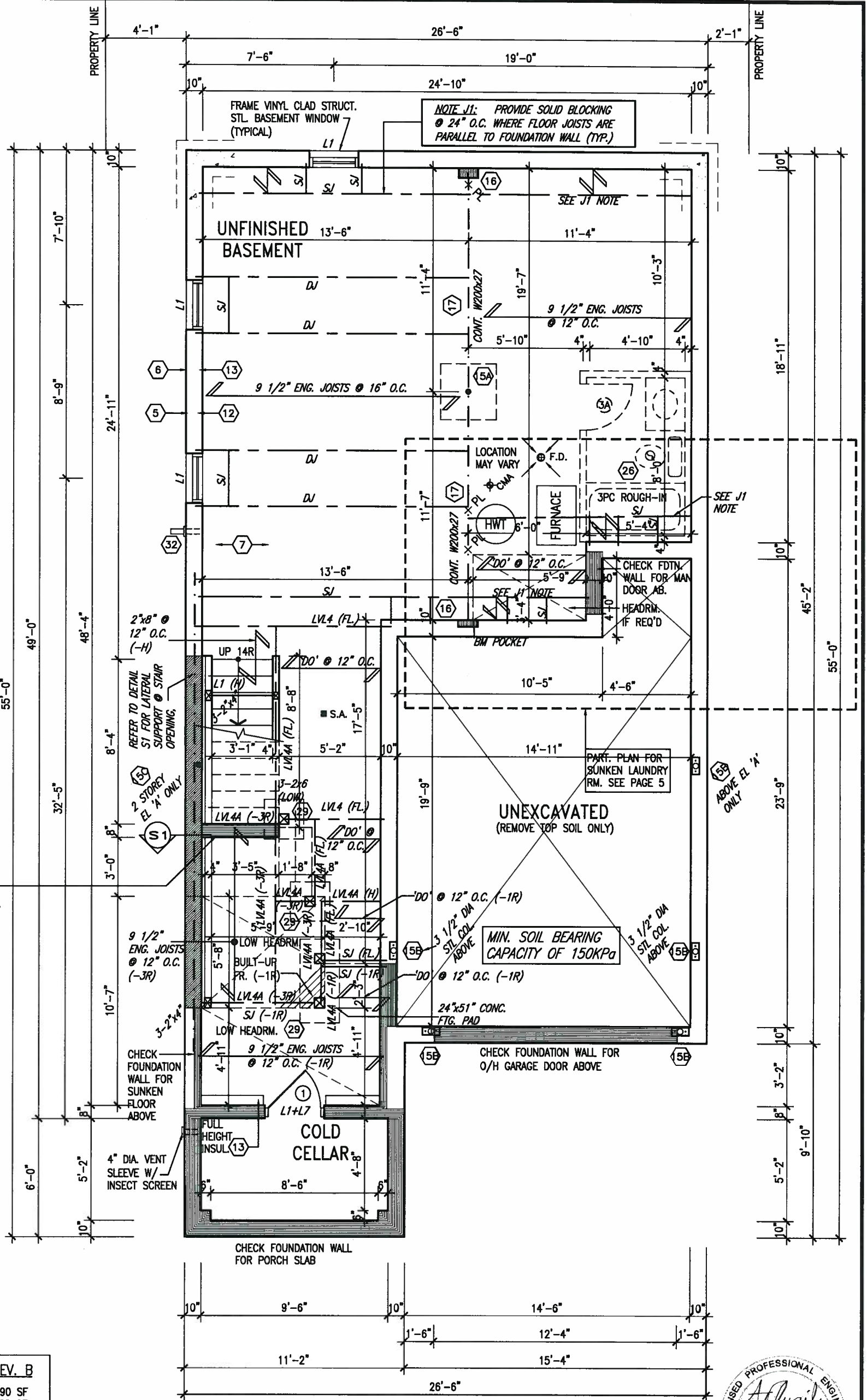
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect

8" THICK FOUNDATION WALL UNDER LANDING ON 20"x6" CONC. FTG.



AREA CALCULATIONS	ELEV. A	ELEV. B
GROUND FLOOR AREA	890 SF	890 SF
SECOND FLOOR AREA	1174 SF	1188 SF
SUBTOTAL	2064 SF	2078 SF
DEDUCT ALL OPEN AREAS	17 SF	17 SF
TOTAL NET AREA	2047 SF (190.17 m2)	2061 SF (191.47 m2)
FINISHED BSMT AREA	- SF	- SF
COVERAGE W/OUT PORCH	1240 SF (115.20 m2)	1240 SF (115.20 m2)
COVERAGE W/ PORCH	1307 SF (121.42 m2)	1307 SF (121.42 m2)

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

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

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

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

no.	description	date	by
9			
8			
7			
6	REVISED AS PER ENG COMMENTS	JUL 27-17	RC
5	REVISED FDN WALLS TO BE 10"	DEC 16-16	SB
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	NC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Wellington Jno-Baptiste	25591
name	
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.	

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	NOV. 2015
drawn by	NC
checked by	RC
scale	3/16" = 1'-0"
file name	13049-S32-7-15

S32-7-15G	
PELICAN 7-15	
project no.	13049
municipality	INNISFIL, ONTARIO
BASEMENT PLAN 'A'	
drawing no.	1

LICENSED PROFESSIONAL ENGINEER
A. T. Quaille
17-08-03
PROVINCE OF ONTARIO
STRUCTURAL

S32-7-15G

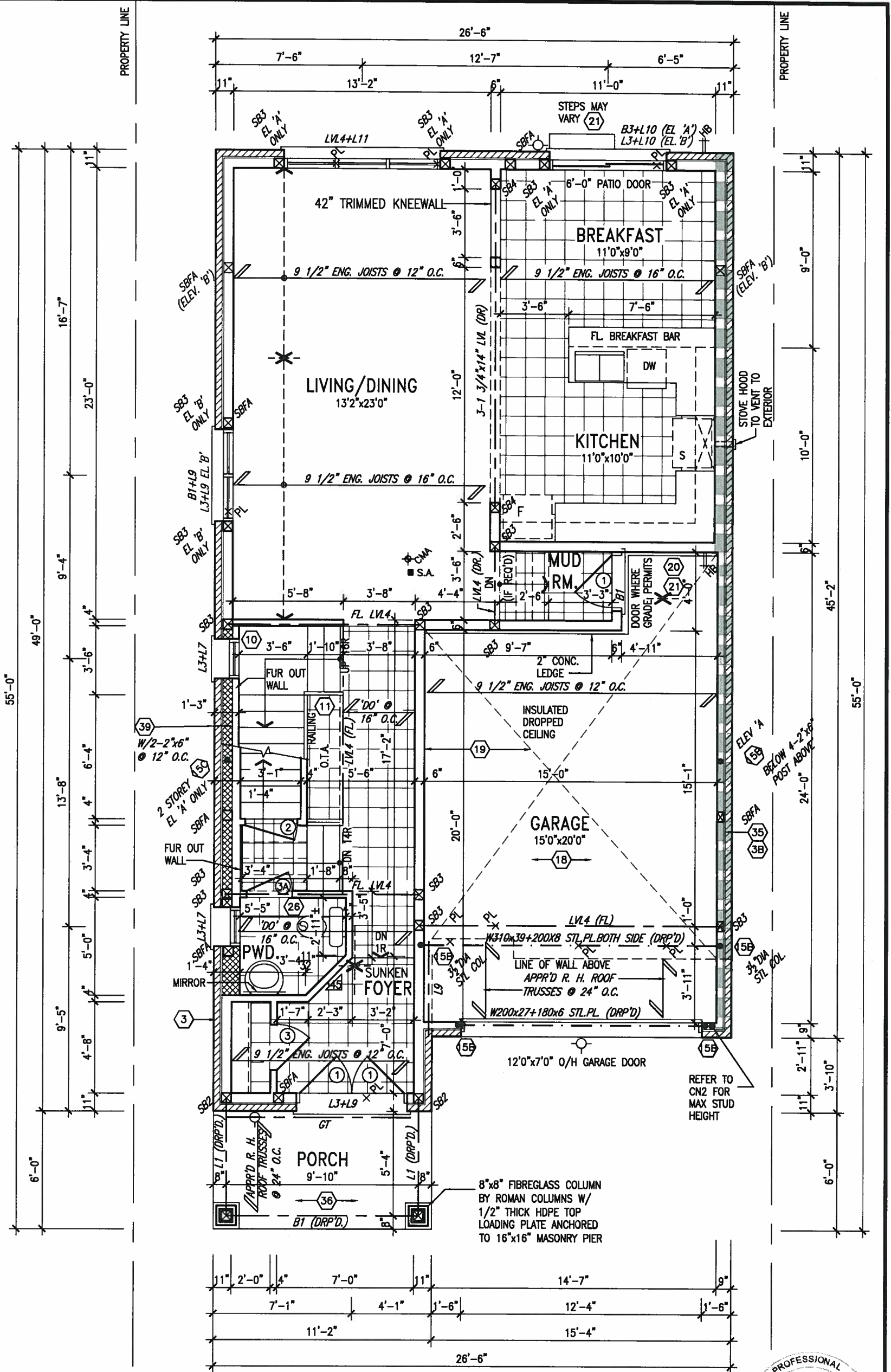
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AUG 09 2017

John G. Williams Limited, Architect



GROUND FLOOR PLAN 'A'
SEE PAGE 13. FOR AREA CHART

STRUCTURAL
PROFESSIONAL ENGINEER
A. T. Quaile
17-08-03
PROVINCE OF ONTARIO

S32-7-15G

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 LV.'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

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8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.	REVISED AS PER ENG COMMENTS	JUL 27-17	RC	name
5.	REVISED FOR WALLS TO BE 10"	DEC 16-16	SB	registration information
4.	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	VA3 Design Inc. 42658
3.	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	
2.	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	
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BAYVIEW WELLINGTON

S32-7-15G
PELICAN 7-15

project name
ALCONA

municipality
INNISFIL, ONTARIO

project no.
13049

GROUND FLOOR PLAN 'A'

drawing no.

2

date
NOV. 2015

drawn by
NC

checked by
RC

scale
3/16" = 1'-0"

file name
13049-S32-7-15

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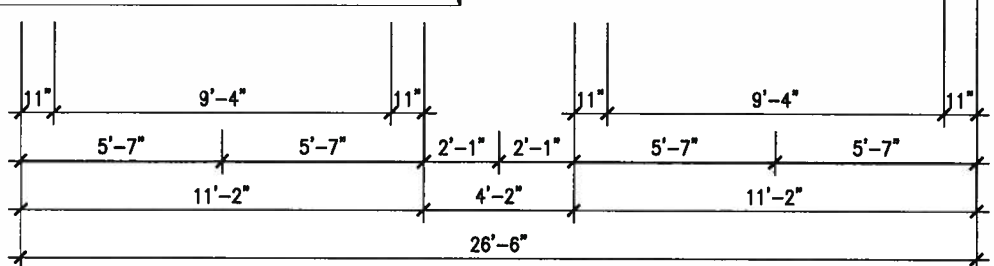
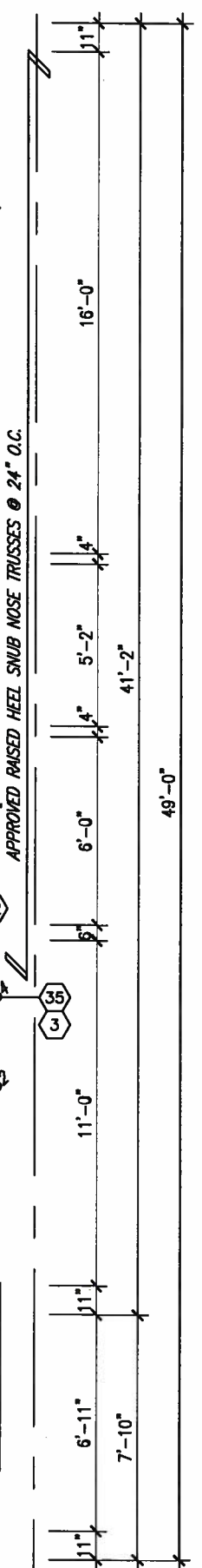
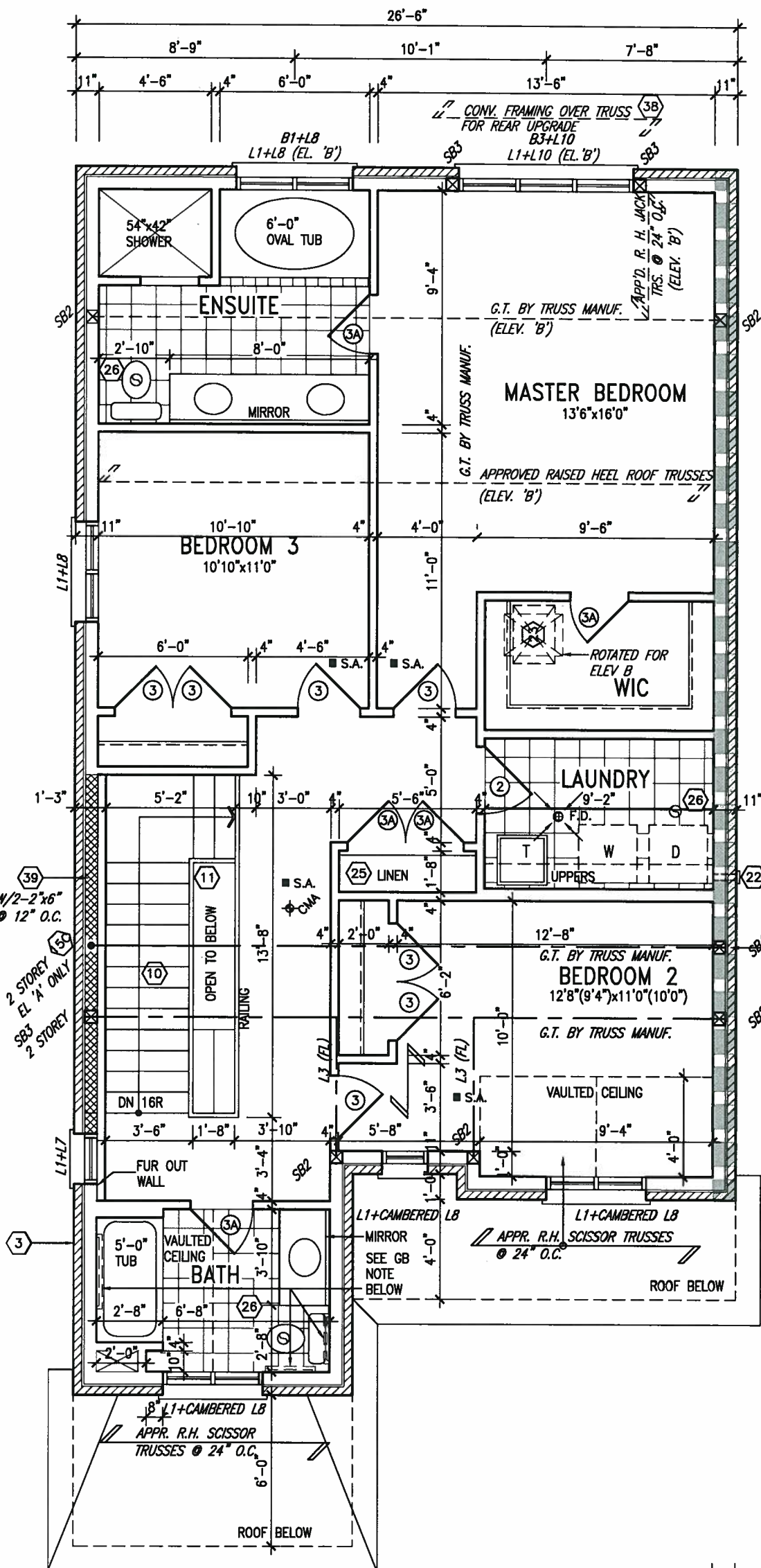
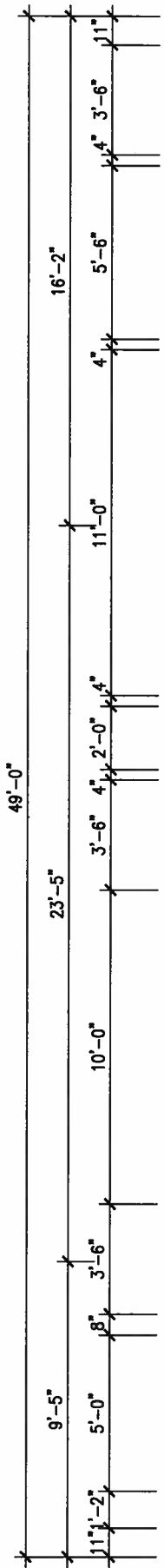
ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect

PROPERTY LINE

PROPERTY LINE



SECOND FLOOR PLAN 'A'



STRUCTURAL

S32-7-15G

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.

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

9			
8			
7			
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qualification information			
Wellington Jno-Baptiste	signature	25591	BCIN
name registration information			
VA3 Design Inc.		42658	
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BAYVIEW WELLINGTON			
project name	ALCONA	municipality	INNISFIL, ONTARIO
date	NOV. 2015	drawn by	NC
checked by	RC	scale	3/16" = 1'-0"
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S32-7-15G PELICAN 7-15	
project no.	13049
SECOND FLOOR PLAN 'A'	
file name	13049-S32-7-15
drawing no.	3

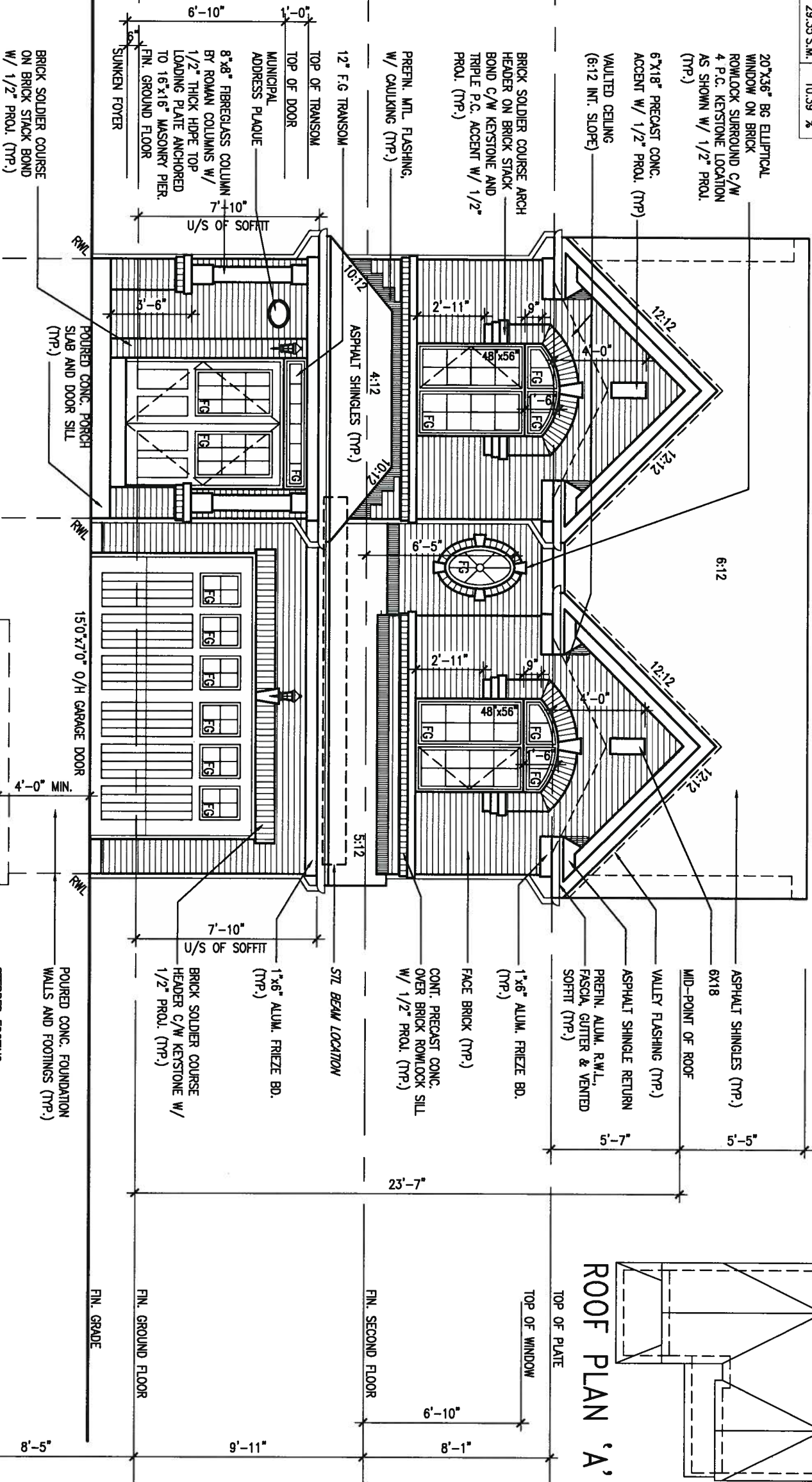
UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))

32-7-15 ELEVATION A	ENERGY EFFICIENCY - OBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	552 S.F. 97.363 S.F. 17.64 %
LEFT SIDE	980 S.F. 76.667 S.F. 7.82 %
RIGHT SIDE	980 S.F. 0 S.F. 0.00 %
REAR	530 S.F. 141.889 S.F. 26.77 %
* OPENINGS OMITTED AS PER SB-12 3.1.1(9(4)) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION	
TOTAL SQ. FT.	3042.00 S.F. 10.39 %
TOTAL SQ. M.	282.61 S.M. 10.39 %

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



FRONT ELEVATION 'A'

ROOF PLAN 'A'

S32-7-15G

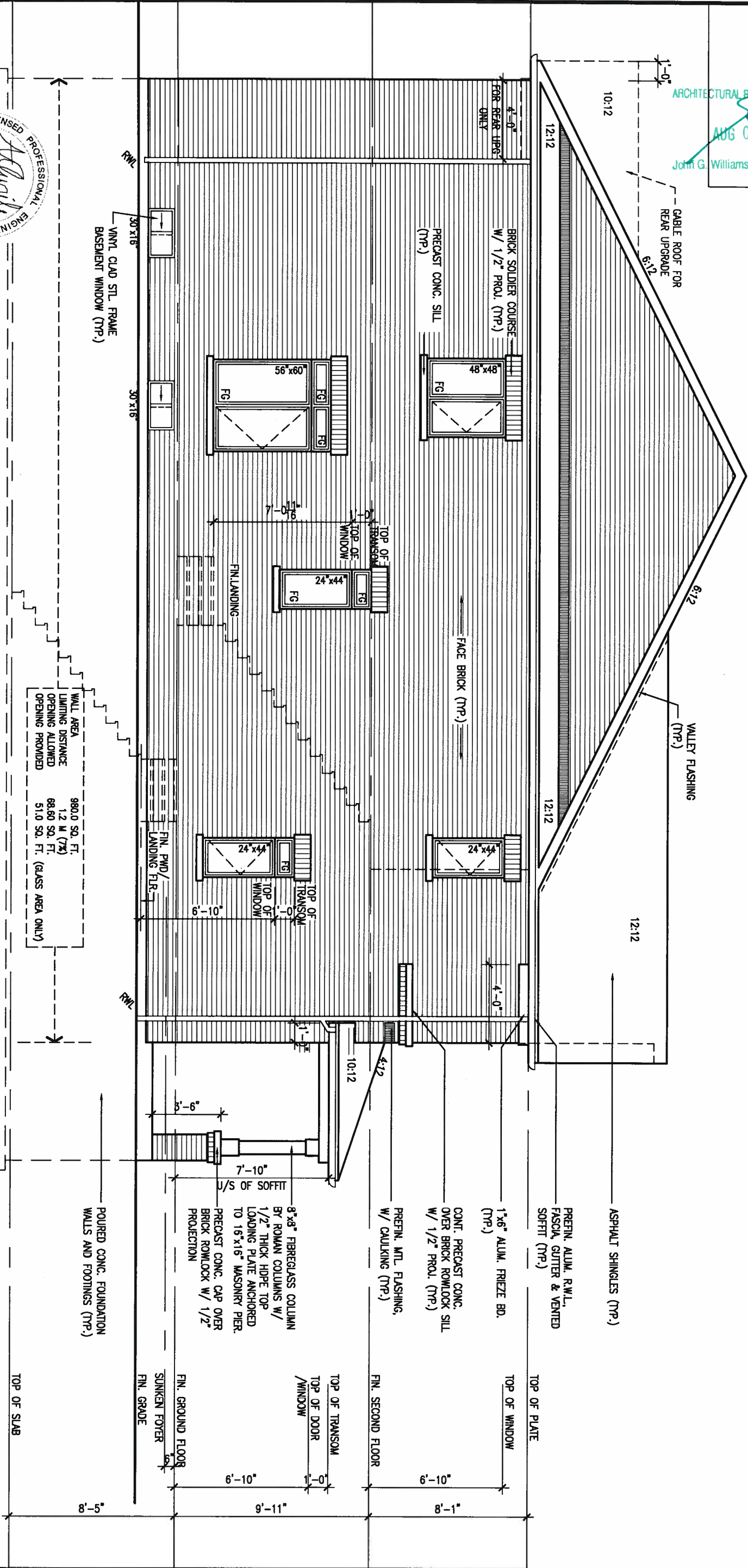
9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		S32-7-15G	
8 .		qualification information		project name		PELICAN 7-15	
7 .		Wellington Jno-Baptiste 25591		ALCONA		13049	
6 REVISED AS PER ENG COMMENTS		JUL 27-17 RC		municipality		INNISFIL, ON.	
5 REVISED FDN WALLS TO BE 10"		DEC 16-16 SB		date		NOV. 2015	
4 REVISED AS PER ENG TRUSS LAYOUT		SEP 26-16 RC		drawn by		NC	
3 REVISED INSULATION AT STAIRS		SEPT 19/16 SB		checked by		RC	
2 ADD WOD AND REAR UPGRADE		JUL 22-16 SB		scale		3/16" = 1'-0"	
1 ISSUED FOR CLIENT REVIEW		JUL 04-16 NC		file name		13049-S32-7-15	
no. description		date by		drawing no.		6	

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



LEFT SIDE ELEVATION 'A'

S32-7-15G

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		S32-7-15G PELICAN 7-15		project no. 13049	
8	.	.	qualification information								
7	.	.	Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591								
6	REVISED AS PER ENG COMMENTS	JUL 27-17	RC								
5	REVISED FDN WALLS TO BE 10"	DEC 16-16	SB	registration information VA3 Design Inc. 42658	LEFT SIDE ELEV. 'A'		drawing no. 7				
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.							
3	REVISED INSULATION AT STAIRS	SEPT 19/16	SB								
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB								
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	NC		date drawn by checked by scale file name NOV. 2015 NC RC 3/16" = 1'-0" 13049-S32-7-15		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-7-15.dwg - Tue - Aug 1 2017 - 3:44 PM				
no.	description	date	by								

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ARCHITECTURAL REVIEW & APPROVAL
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1'-0"

1'-0" 1'-0"

1'-0"

1'-0"

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

8"x8" FIBREGLASS COLUMN
BY ROMAN COLUMNS W/
1/2" THICK HDPE TOP
LOADING PLATE ANCHORED
TO 16"x16" MASONRY PIER.

PREFN. MTL. FLASHING,
W/ CAULKING (TYP.)

CONT. PRECAST CONC.
OVER BRICK ROWLOCK SILL
W/ 1/2" PROL. (TYP.)

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

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

ASPHALT SHINGLES (TYP.)

STEPPED FOOTING

HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE
FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST
AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR
JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

BRICK VENEER CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM
BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED,
TAPED AND FILED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH
PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN
1.22 kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS.
THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL
INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC.
ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR
WALLS.
(REFER TO SECTION 2.3 OF SUPPLEMENTARY GUIDELINES)

FACE BRICK (TYP.)

4'-0"
FOR REAR DECK
ONLY

CABLE ROOF FOR
REAR UPGRADE

PREFN. MTL. FLASHING,
W/ CAULKING (TYP.)

ASPHALT SHINGLE RETURN

TOP OF PLATE

FIN. SECOND FLOOR

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

RIGHT SIDE ELEVATION 'A'

S32-7-15G

9.	.	.	.
8.	.	.	.
7.	.	.	.
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qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name	ALCONA	municipality	INNISFIL, ON.
date	NOV. 2015	drawn by	NC
checked by	RC	scale	3/16" = 1'-0"
file name	13049-S32-7-15		
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S32-7-15G
PELICAN 7-15

project no. 13049

drawing no. 8

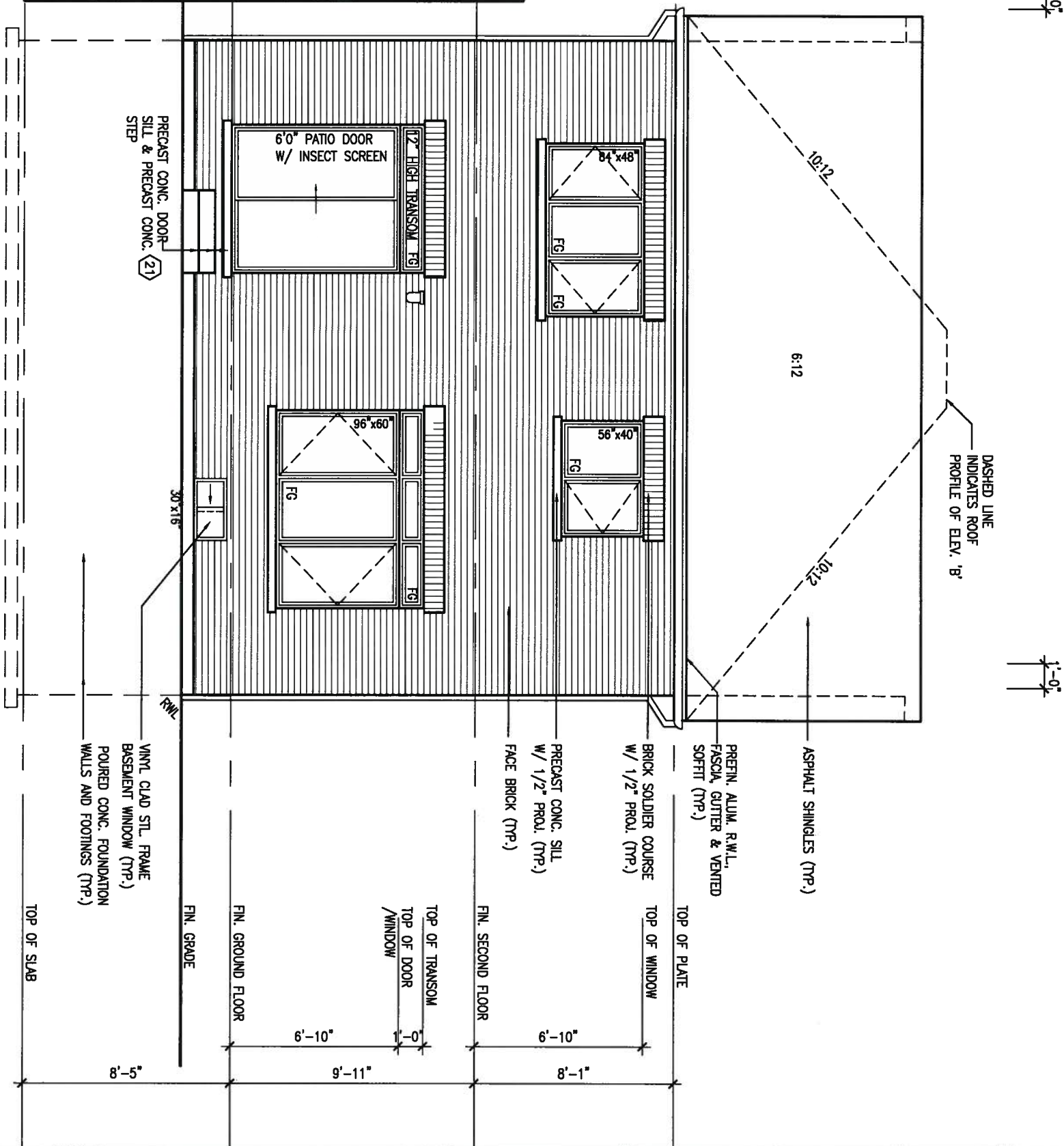
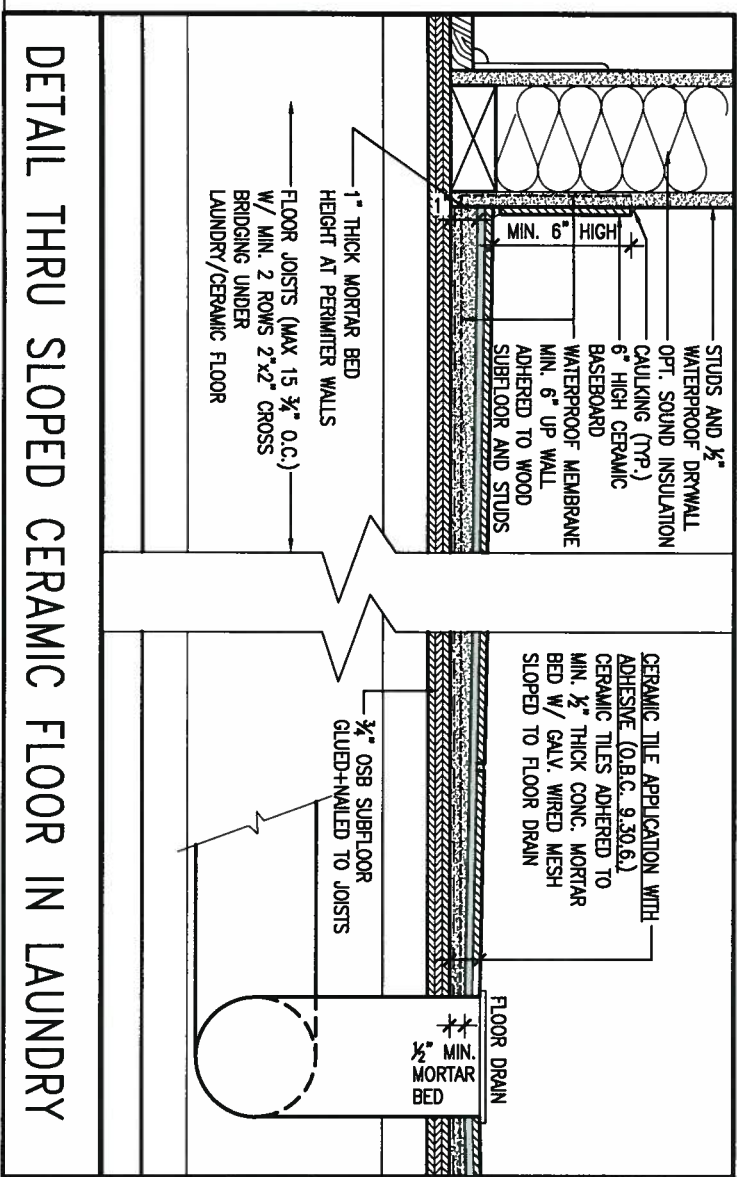
RIGHT SIDE ELEV. 'B'

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

A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The seal features the name "A. T. Quaille" in a stylized script, the license number "17-08-03" in bold, and the text "LICENSED PROFESSIONAL ENGINEER" and "PROVINCE OF ONTARIO" around the perimeter.

STRUCTURAL



REAR ELEVATION 'A' & 'B'

S32-7-15G

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8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	REVISED AS PER ENG COMMENTS	JUL 27-17	RC	name	BCN
5	REVISED FDN WALLS TO BE 10"	DEC 16-16	SB	registration information	
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	VAS Design Inc.	42658
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BAYVIEW WELLINGTON				S32-7-15G PELICAN 7-15	
project name ALCONA		municipality INNISFIL, ON.		project no. 13049	
REAR ELEV. 'A' & 'B'					
date NOV. 2015	drawn by NC	checked by RC	scale 3/16" = 1'-0"	file name 13049-S32-7-15	
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					drawing no. 9

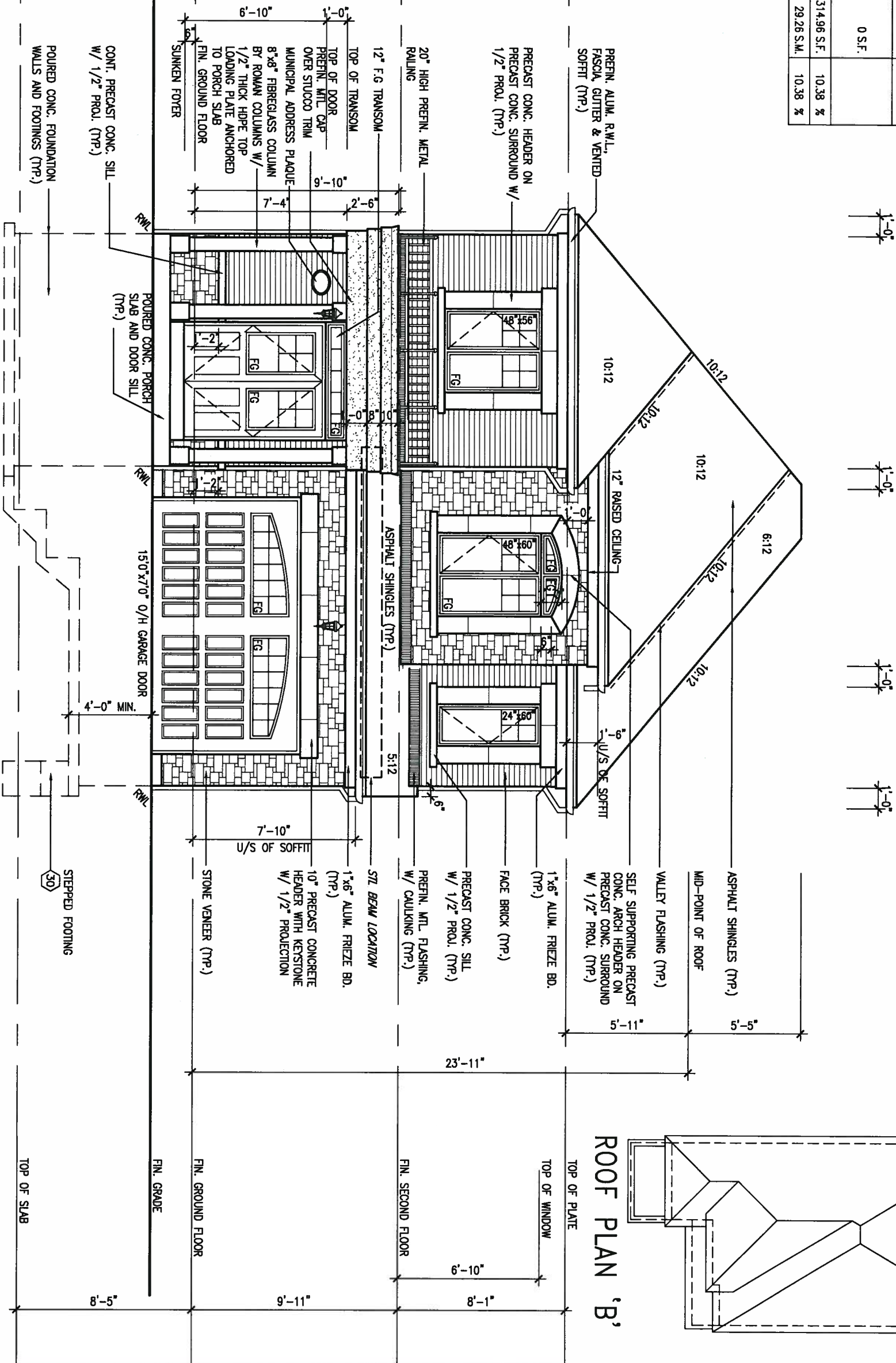
UNINSULATED OPENINGS (PER OBC: SB-12.3.1(7))			
32-7-15 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	544 S.F.	96.405 S.F.	17.72 %
LEFT SIDE	980 S.F.	76.667 S.F.	7.82 %
RIGHT SIDE	981 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	141.889 S.F.	26.77 %
* OPENINGS OMITTED AS PER SB-12 3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3035.00 S.F.	314.96 S.F.	10.38 %
TOTAL SQ. M.	281.96 S.M.	29.26 S.M.	10.38 %

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STRUCTURAL



FRONT ELEVATION 'B'

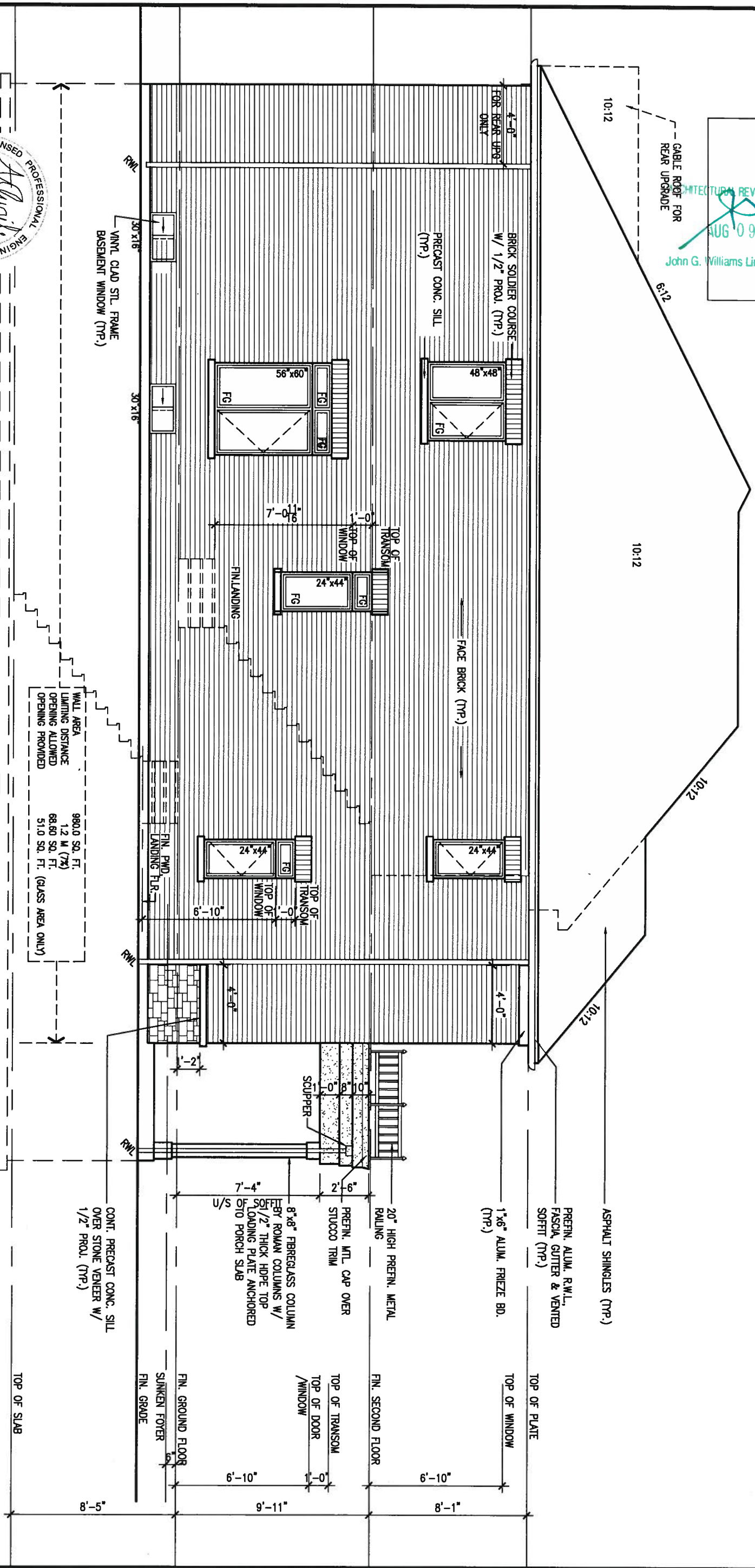
ROOF PLAN 'B'

S32-7-15G

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8		Wellington Jno-Baptiste		ALCONA		PELICAN 7-15	
7		signature		municipality		project no.	
6		25591		INNISFIL, ON.		13049	
5		RCM		date		drawn by	
4		42658		NOV. 2015		NC	
3		VA3 Design Inc.		checked by		RC	
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7		REVISED AS PER ENG TRUSS LAYOUT		SEP 26-16		RC	
6		REVISED INSULATION AT STAIRS		SEPT 19/16		SB	
5		ADD WOD AND REAR UPGRADE		JUL 22-16		SB	
4		ISSUED FOR CLIENT REVIEW		JUL 04-16		NC	

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 approved Official Plan. The 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.

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



LICENSED PROFESSIONAL ENGINEER
A. T. Quaille
17-08-03
PROVINCE OF ONTARIO
STRUCTURAL

LEFT SIDE ELEVATION 'B'

S32-7-15G

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			S32-7-15G		
8 .			7 .			project name			PELICAN 7-15		
6 REVISED AS PER ENG COMMENTS			JUL 27-17 RC			ALCONA			13049		
5 REVISED FDN WALLS TO BE 10"			DEC 16-16 SB			INNISFIL, ON.			project no.		
4 REVISED AS PER ENG TRUSS LAYOUT			SEP 26-16 RC			LEFT SIDE ELEV. 'B'			drawing no.		
3 REVISED INSULATION AT STAIRS			SEPT 19-16 SB			date			11		
2 ADD WOD AND REAR UPGRADE			JUL 22-16 SB			drawn by			13049-S32-7-15		
1 ISSUED FOR CLIENT REVIEW			JUL 04-16 NC			checked by			file name		
no. description			date by			NOV. 2015 NC RC 3/16" = 1'-0"			RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-7-15.dwg - Tue - Aug 1 2017 - 3:44 PM		

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

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

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 Authority shall not be responsible for the accuracy or completeness of the information 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.

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



POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

8"x8" FIBREGLASS COLUMN
BY ROMAN COLUMNS W/
1/2" THICK HDPE TOP
LOADING PLATE ANCHORED
TO PORCH SLAB

PREFIN. MTL. CAP OVER
STUCCO FINISH

PREFIN. MTL. FLASHING,
W/ CAULKING (TYP.)

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

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

ASPHALT SHINGLES (TYP.)

BRICK VENEER CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 2.3 OF SUPPLEMENTARY GUIDELINES)

HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE/45 MINUTE FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

RIGHT SIDE ELEVATION 'B'

S32-7-15G

9			
8			
7			
6	REVISED AS PER ENG COMMENTS	JUL 27-17	RC
5	REVISED FDN WALLS TO BE 10"	DEC 16-16	SB
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	NC
no.	description	date	by

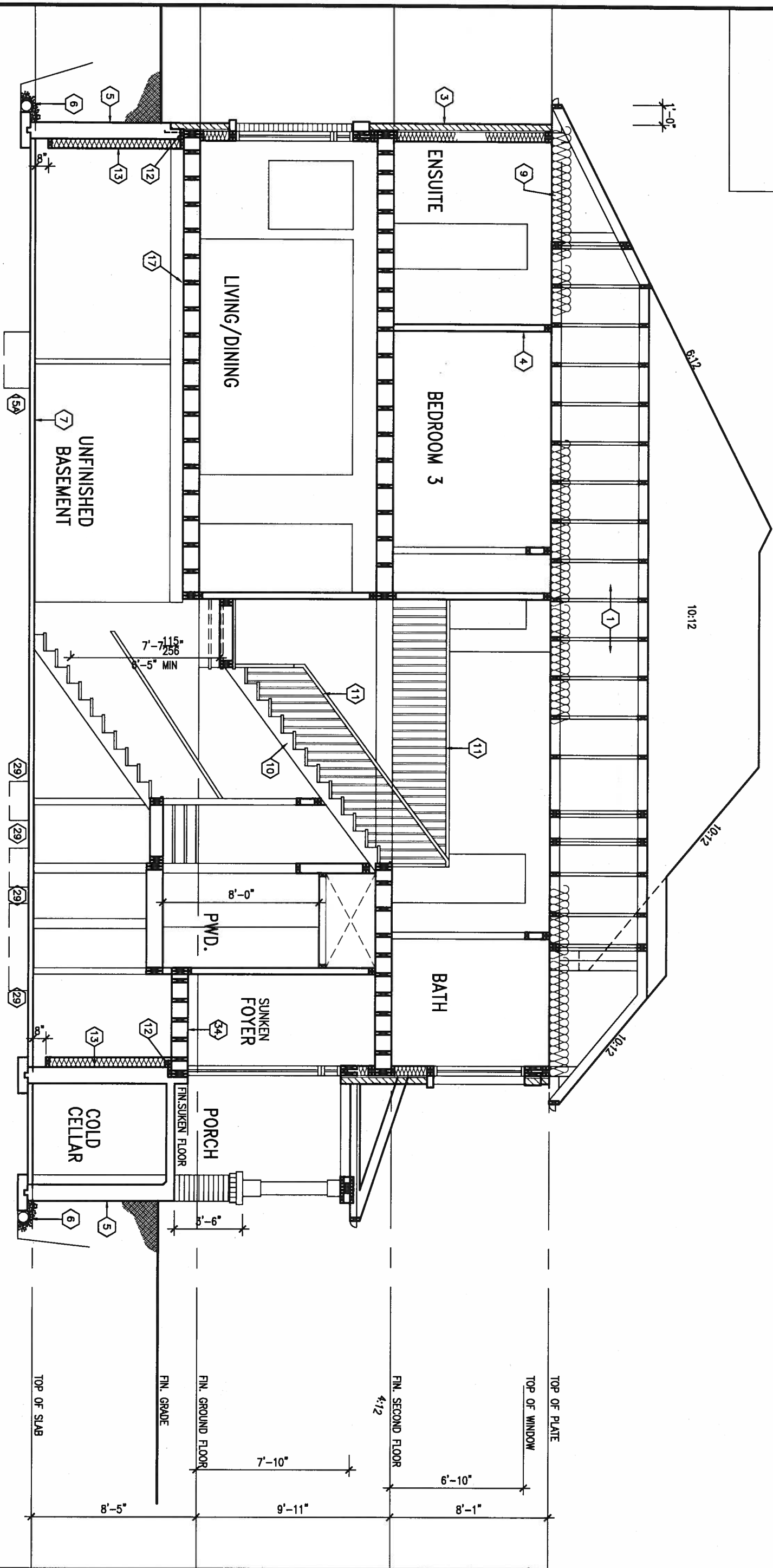
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name registration information 8CN
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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255 Consumers Rd Suite 120
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BAYVIEW WELLINGTON
project name ALCONA municipality INNISFIL, ON.
date NOV. 2015 drawn by NC checked by RC scale 3/16" = 1'-0"
RIGHT SIDE ELEV. 'B'
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S32-7-15G
PELICAN 7-15
project no. 13049
drawing no. 12
file name 13049-S32-7-15

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 the design or construction of the building or for any building code or permit matter or that any house can be properly built or located on its lot.



SECTION A-A

S32-7-15G

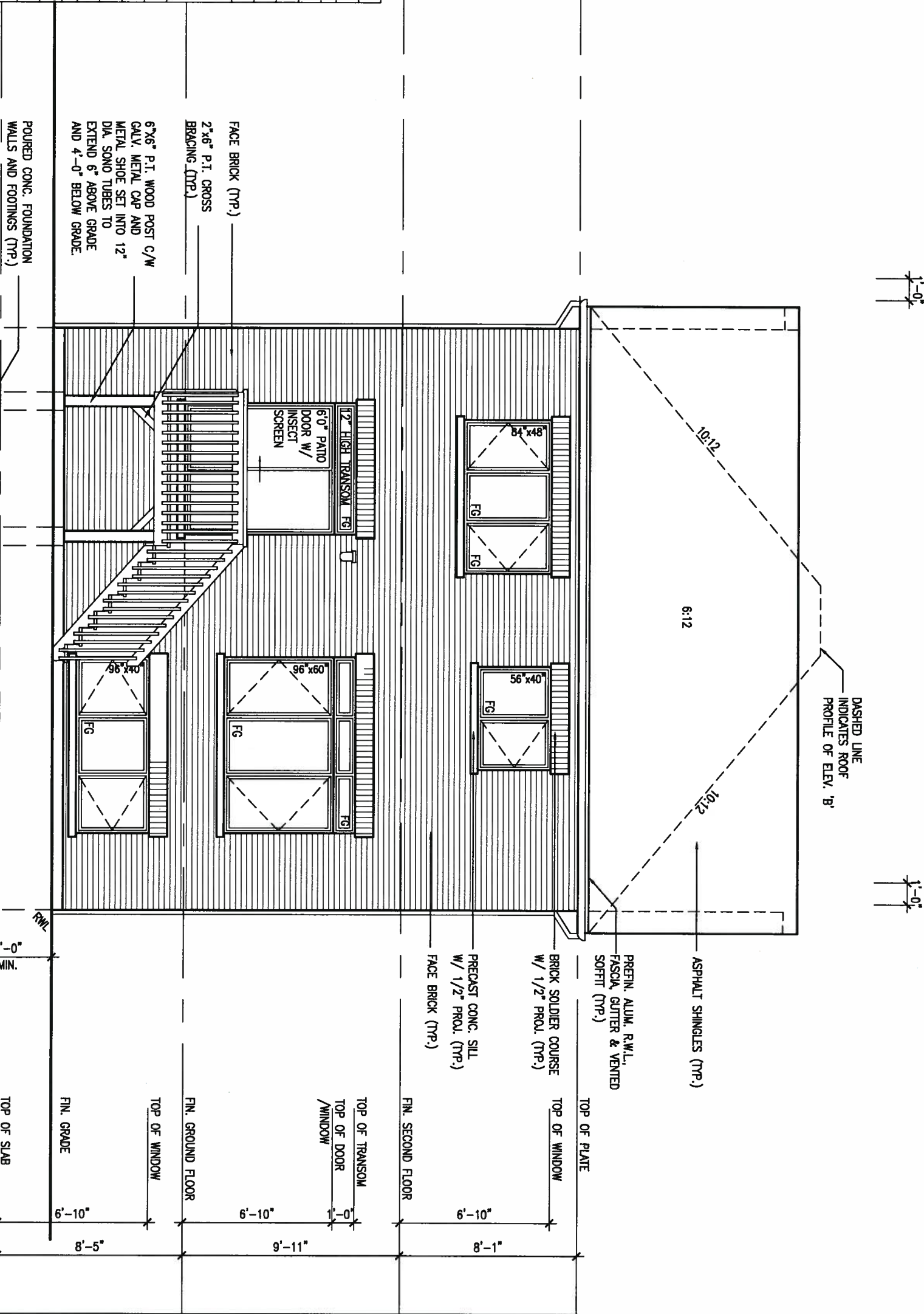
9 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			BAYVIEW WELLINGTON			S32-7-15G		
8 .			qualification information			project name			PELICAN 7-15		
7 .			Wellington Jno-Baptiste			ALCONA			project no.		
6 REVISED AS PER ENG COMMENTS			JUL 27-17 RC			municipality			13049		
5 REVISED FDN WALLS TO BE 10"			DEC 16-16 SB			INNISFIL, ON.			drawing no.		
4 REVISED AS PER ENG TRUSS LAYOUT			SEP 26-16 RC			date			13		
3 REVISED INSULATION AT STAIRS			SEPT 19/16 SB			drawn by			SECTION A-A		
2 ADD WOD AND REAR UPGRADE			JUL 22-16 SB			checked by			file name		
1 ISSUED FOR CLIENT REVIEW			JUL 04-16 NC			scale			13049-S32-7-15		
no. description			date by			NOV. 2015 NC RC			3/16" = 1'-0"		
						RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-7-15.dwg - Tue - Aug 1 2017 - 3:44 PM					

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

A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The seal features the name "A. T. Quaille" in a stylized script, the license number "17-08-03" in bold, and the text "LICENSED PROFESSIONAL ENGINEER" and "PROVINCE OF ONTARIO" around the perimeter.

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

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.(7))				
32-7-15 ELEVATION A 9R WOD	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	552 S.F.	97.363 S.F.	17.64 %	
LEFT SIDE	980 S.F.	76.667 S.F.	7.82 %	
RIGHT SIDE	980 S.F.	0 S.F.	0.00 %	
REAR	636 S.F.	165.222 S.F.	25.98 %	
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				
0 S.F.				
TOTAL SQ. FT.	3148.00 S.F.	339.25 S.F.	10.78 %	
TOTAL SQ. M.	292.46 S.M.	31.52 S.M.	10.78 %	
UNINSULATED OPENINGS (PER OBC. SB-12.3.1.(7))				
32-7-15 ELEVATION B 9R WOD	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	544 S.F.	96.405 S.F.	17.72 %	
LEFT SIDE	980 S.F.	76.667 S.F.	7.82 %	
RIGHT SIDE	981 S.F.	0 S.F.	0.00 %	
REAR	636 S.F.	165.222 S.F.	25.98 %	
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				
0 S.F.				
TOTAL SQ. FT.	3141.00 S.F.	338.29 S.F.	10.77 %	
TOTAL SQ. M.	291.81 S.M.	31.43 S.M.	10.77 %	

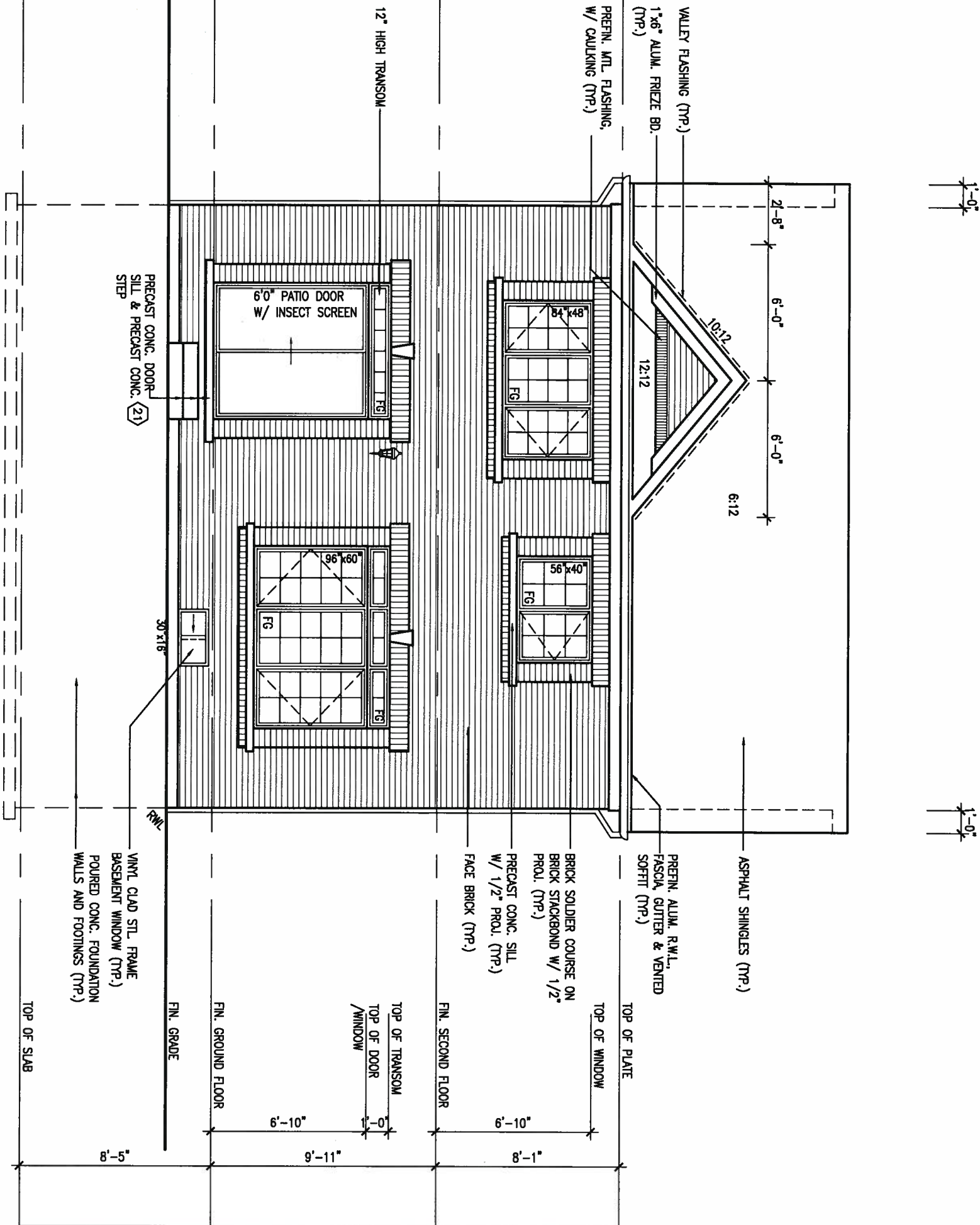


9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com</div></div>	BAYVIEW WELLINGTON		S32-7-15G PELICAN 7-15	
8				qualification information		project name	municipality	project no.	
7				Wellington Jno-Baptiste		ALCONA	INNISFIL, ON.	13049	
6	REVISED AS PER ENG COMMENTS	JUL 27-17	RC	25591		W.O.D. REAR ELEVATION 'A' & 'B'			
5	REVISED FDN WALLS TO BE 10"	DEC 16-16	SB	name registration information	date drawn by checked by scale				
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	VA3 Design Inc.	NOV. 2015 NC RC 3/16" = 1'-0"				
3	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	42658	file name				
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 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.	13049-S32-7-15				
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	NC		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-7-15.dwg - Tue - Aug 1 2017 - 3:44 PM				
no.	description		date	by	drawing no.				
					15				

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



REAR ELEVATION 'A' UPGRADE

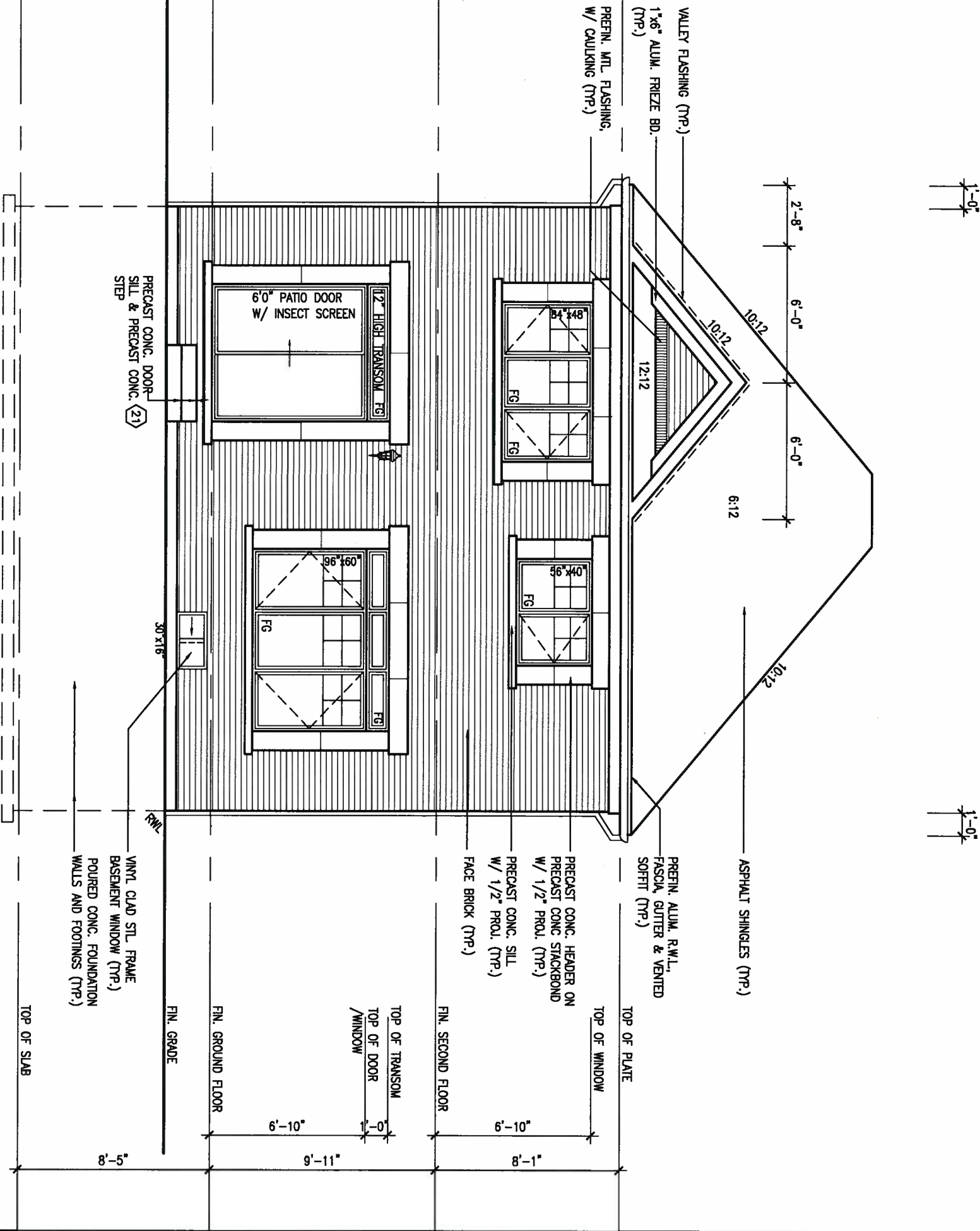
S32-7-15G

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8		Wellington Jno-Baptiste		ALCONA		PELICAN 7-15	
7		25591		municipality		project no.	
6		42658		INNISFIL, ON.		13049	
5		name		project name		drawing no.	
4		VA3 Design Inc.		REAR ELEV. 'A' UPGRADE		16	
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.		date		file name	
2		255 Consumers Rd Suite 120		NOV. 2015		13049-S32-7-15	
1		Toronto ON M2J 1R4		checked by		3/16" = 1'-0"	
		t 416.630.2255 f 416.630.4782		RC		Richard - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-7-15.dwg - Tue - Aug 1 2017 - 3:44 PM	
		va3design.com					

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



REAR ELEVATION 'B' UPGRADE

S32-7-15G

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8				qualification information		project name		PELICAN 7-15	
7				Wellington Jno-Baptiste		ALCONA		municipality	
6	REVISED AS PER ENG COMMENTS	JUL 27-17	RC	signature		INNISFIL, ON.		project no.	
5	REVISED FDN WALLS TO BE 10"	DEC 16-16	SB	BCIN				13049	
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	VA3 Design Inc.					
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1	ISSUED FOR CLIENT REVIEW	JUL 04-16	NC			date		file name	
no.	description	date	by			NOV. 2015		13049-S32-7-15	
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						checked by		RC	
						scale		3/16" = 1'-0"	
						date		NOV. 2015	

AUG 09 2017
 John G. Williams Limited, Architect

A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The seal features the name "A. T. Quaille" in a stylized script, the license number "17-08-03" in bold, and the text "LICENSED PROFESSIONAL ENGINEER" and "PROVINCE OF ONTARIO" around the perimeter.



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 <i>J. Baptiste</i> 25591
6	REVISED AS PER ENG COMMENTS	JUL 27-17	RC
5	REVISED FDN WALLS TO BE 10"	DEC 16-16	SB
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	NC
no.	description	date	by

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

VA3
DESIGN

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va3design.com

BAYVIEW WELLINGTON

project name
ALCONA

municipality
INNISFIL, ON.

S32-7-15G
PELICAN 7-15

project no.
13049

REAR ELEV. 'A' UPGRADE 9R OR MORE WOD

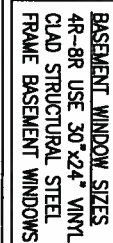
date NOV. 2015	drawn by NC	checked by RC	scale 3/16" = 1'-0"	file name 13049-S32-7-15
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18

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



S32-7-15G

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	.	.	
7	.	.	qualification information
6	REVISED AS PER ENG COMMENTS	JUL 27-17	RC Wellington Jno-Baptiste <i>J. Baptiste</i> 25591
5	REVISED FDN WALLS TO BE 10"	DEC 16-16	SB name signature BCIN
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC registration information VA3 Design Inc. 42658
3	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	NC
no.	description	date	by

VA3 DESIGN

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va3design.com

BAYVIEW WELLINGTON

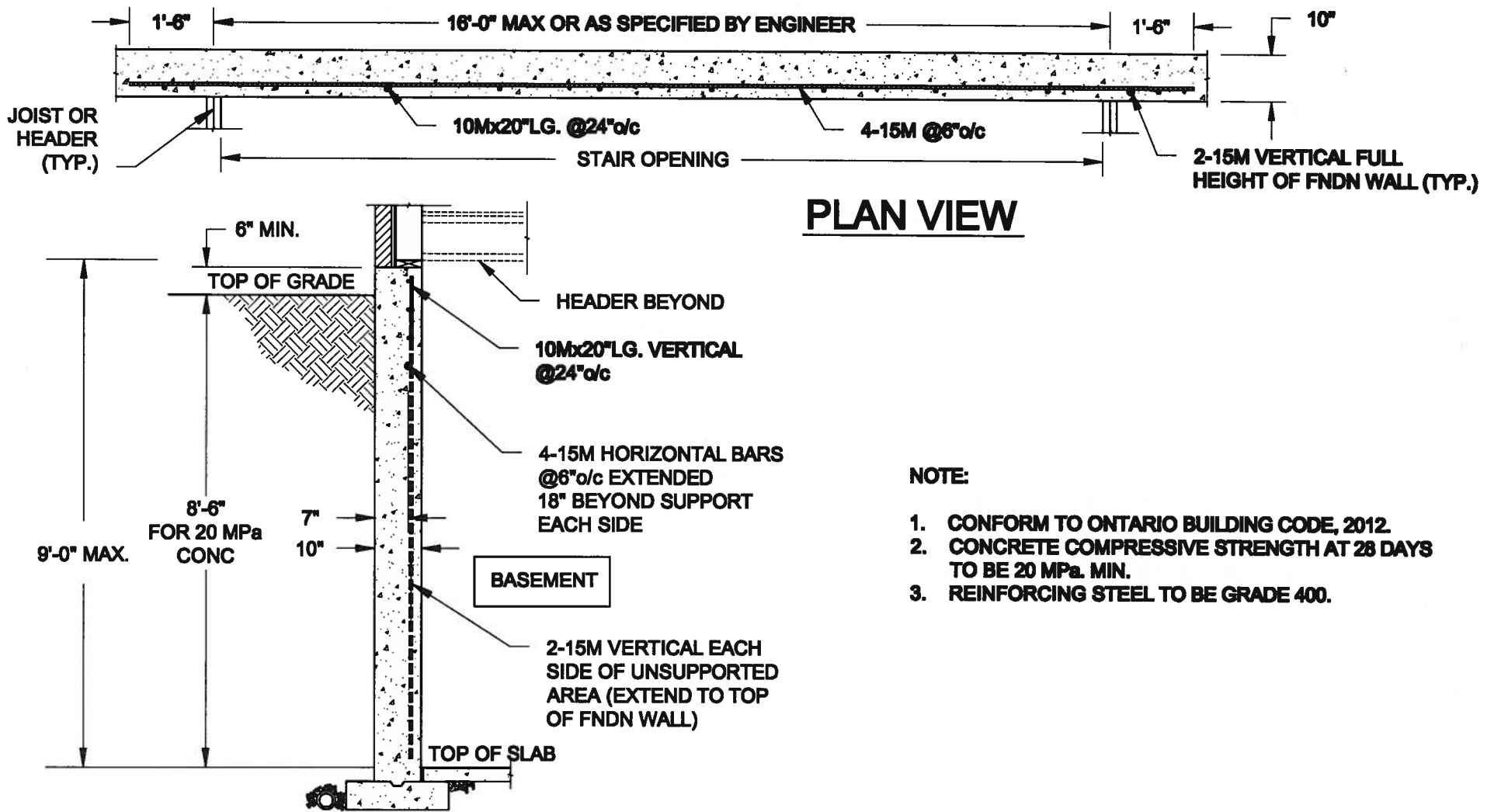
S32-7-15G
PELICAN 7-15

project name ALCONA	municipality INNISFIL, ON.	project no. 13049
REAR ELEV. 'B' UPGRADE 9R OR MORE WOD		
date NOV. 2015	drawn by NC	checked by RC
scale 3/16" = 1'-0"		file name 13049-S32-7-15
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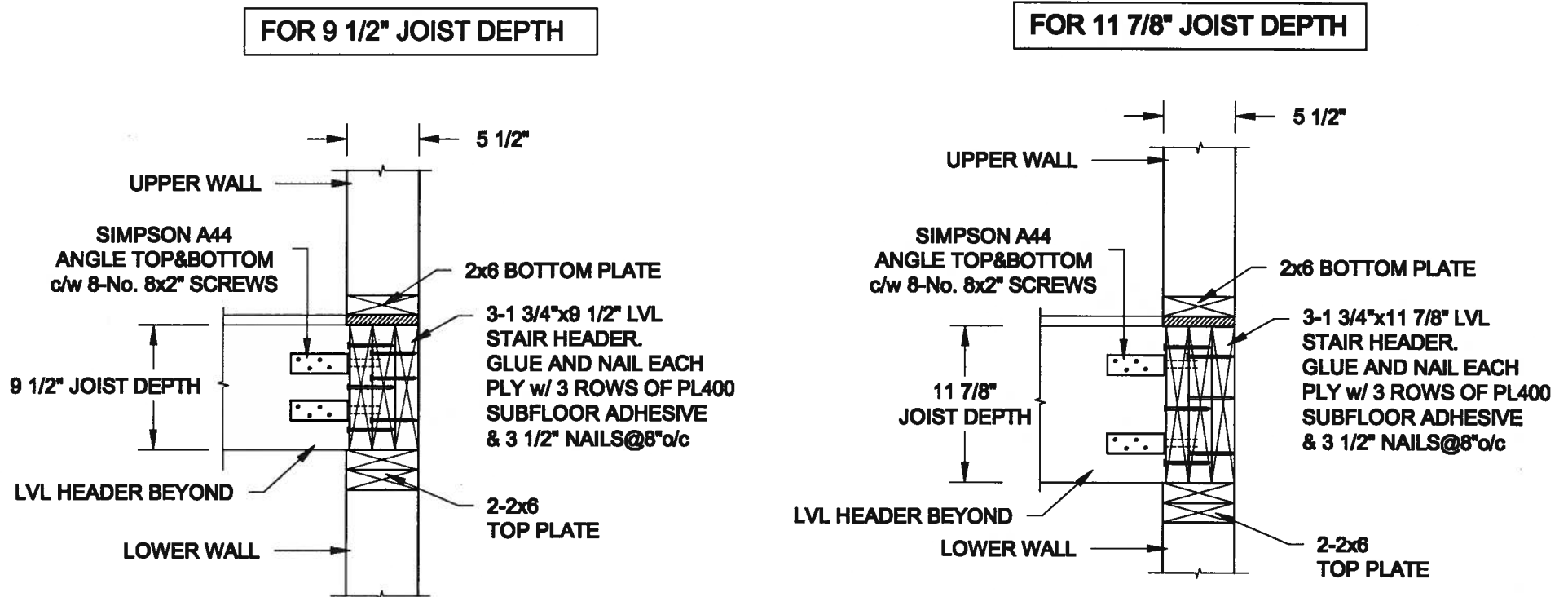
drawing no.

19

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



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



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

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"Ø BOLTS
@ 16" o/c

9 1/2" JOIST DEPTH

SOLID RIM BOARD

2x8 P.T.

2-2x8 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.

**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**

2x8

**11 7/8" JOIST
DEPTH**

4"

2"

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

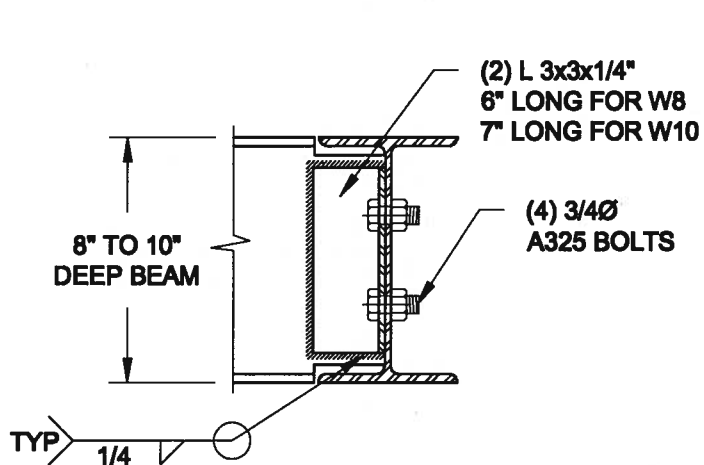
2-PLY SOLID RIM BOARD

2"

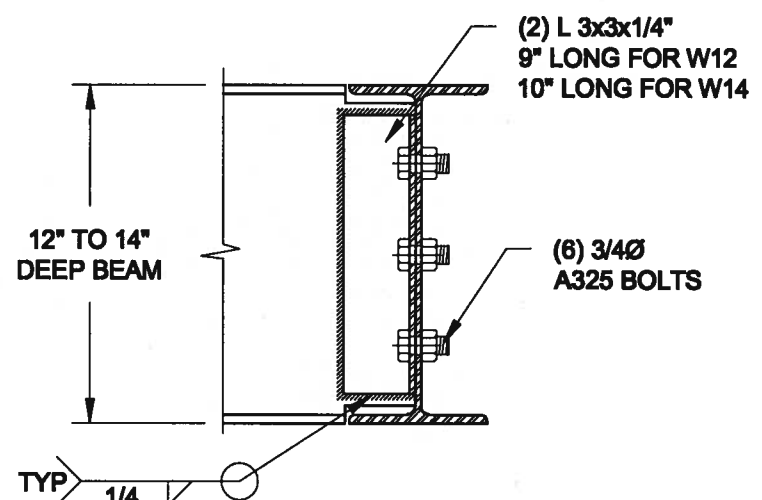
11 7/8" JOIST DEPTH

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

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.



**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 area.

Project:
BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
DNDSP, ONTARIO

**38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: qualle.eng@rogers.com**

Drawing No.: **S2**

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") 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, RVL & 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'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(2))
200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (3'-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 KEYS CONC. FIG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
1	20" WIDE x 6" DEEP	20" 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")
FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

8. BASEMENT SLAB OBC 9.13.6(1)(b), 9.16.4.5(1), 9.25.3.3(15)
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (SB-12-3.1.1.8)
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC 9.8.-
UNIFORM RISE
-5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-1/4")
MIN. TREAD = 235 (9'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")

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 (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 FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.2.3, 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. R50.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

BEARING STUD PARTITION
38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

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-2.29.4, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x10 (34"x34"x1/4") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

STEEL 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 Kpa. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN
90mm (3-1/2") DIA x 4.78mm (.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

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

19. GARAGE CEILINGS/INTERIOR WALLS
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2A. FOR REQUIRED THERMAL INSULATION.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

20. 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-9.2.3.8(7) & 9.24.1.1)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC-9.18.2.1 & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS OBC 9.21.
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
29. 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 (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE, WHERE REQUIRED. REFER TO OBC SB-12, TABLE 3.1.1.2A. 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") 1 & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2. *)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

35. EXPOSED BUILDING FACE OBC 9.10.15 & SB-2-2.3.5(2)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.39.1)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) UNITE OVER CELLAR DOOR WITH 100mm (4") END BEARING.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)
38x140 (2'x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11'-7" SPAN, 38x184 (2'x8") RIDGE BOARD. 38x89 (2'x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2'x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2'x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2'x4") @ 600mm (24") O.C. WITH A 38x89 (2'x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS:1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.-
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS -OBC 9.8.8.1(6).
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

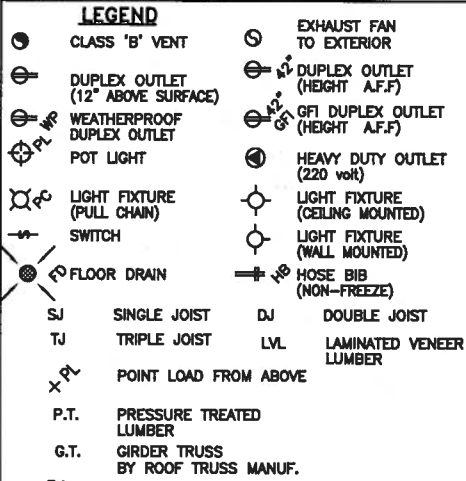
GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B. 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.[3] AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL 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. 9.5.2.3.3.8.3.8.3.11[d] & 3.8.3.13.11[i)]. SEE DETAIL.
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.2.3.3.

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 -2990S 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 (45psi) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W 'STRUCTURAL QUALITY STEEL'. OBC. B-9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

STUCCO: 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.



SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VAS DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VAS DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

39. TWO STOREY VOLUME SPACES
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m. PROVIDE 2-38x140 (2-2'x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-4"). PROVIDE 38x140 (2'x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2'x6") TOP PLATES + 1-38x140 (1-2'x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2'x8") CONT. HEADER AT GRND. CEILING LEVEL. TIE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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

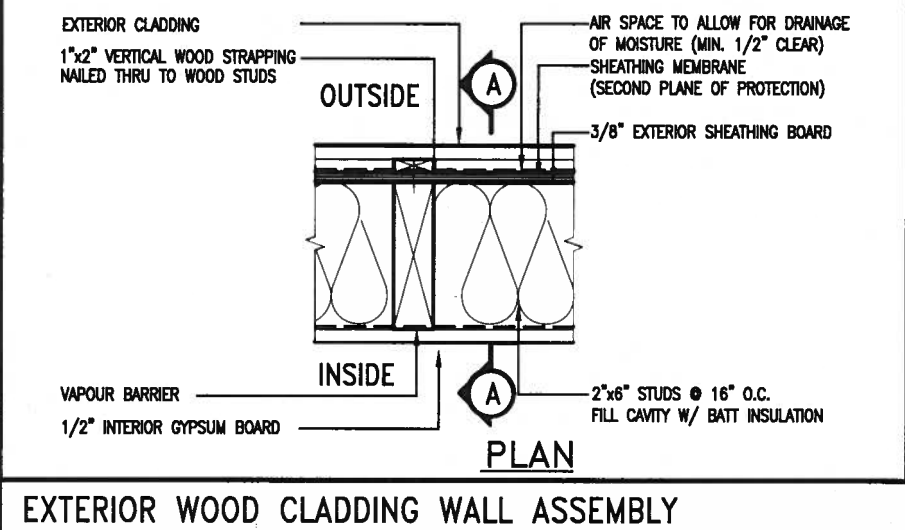
41. FOUNDATION WALL (W.O.D./W.O.B.)
- WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.

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

DRAIN WATER HEAT RECOVERY UNIT (DWHR)
PER SB12-3.1.1.12, A DRAIN WATER HEAT RECOVERY (DWHR) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO 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.

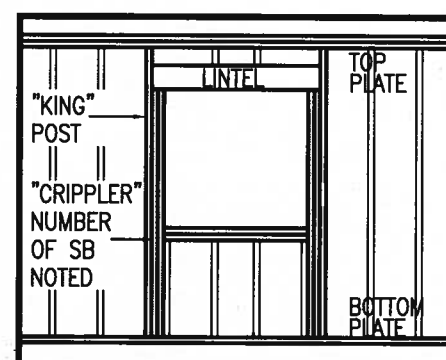
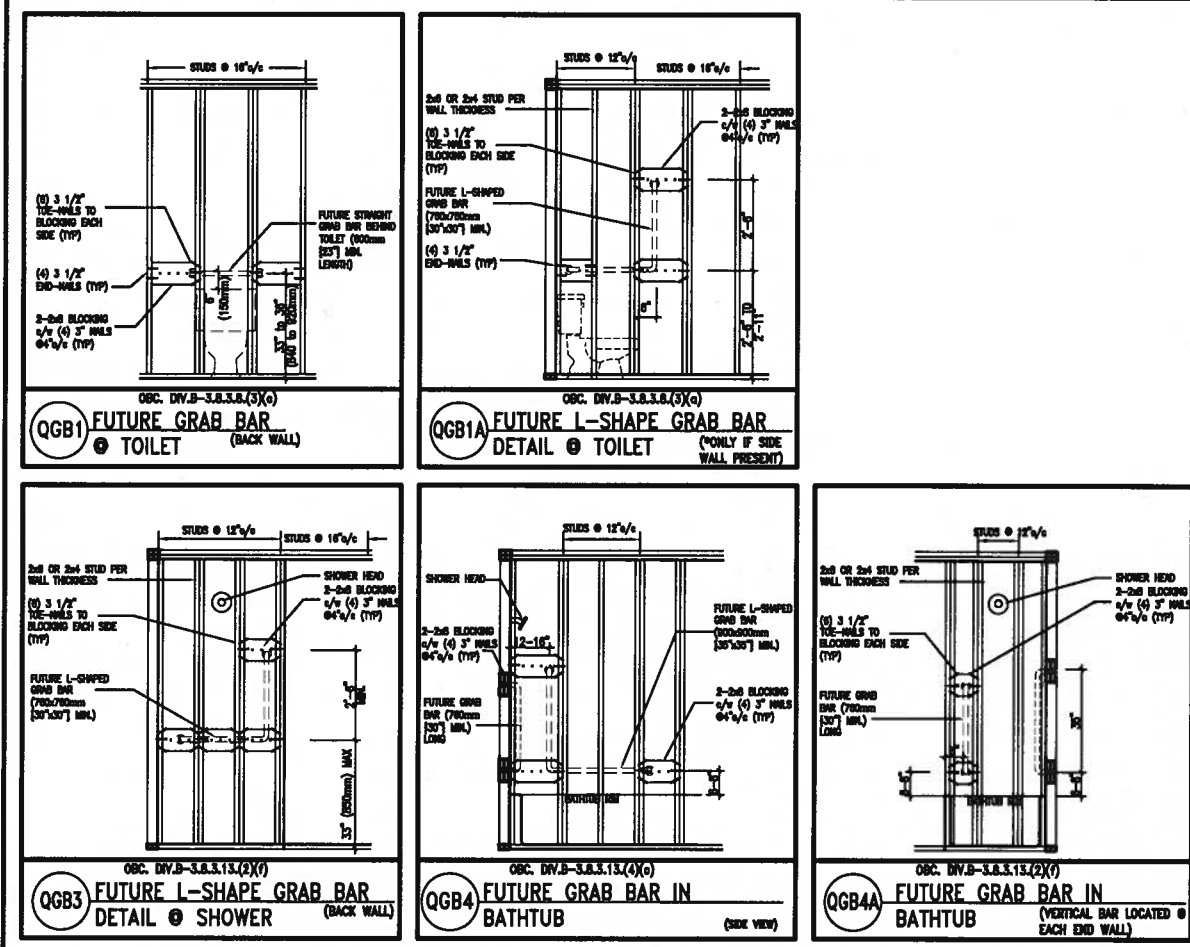
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Amendment O. Reg. 386/13
MR-16-S-28 JAN. 25, 2017

WOOD LITELS AND BUILT-UP WOOD BEAMS			
L1	2/38 x 184	(2/2" x 8")	SPR.#2
B1	3/38 x 184	(3/2" x 8")	SPR.#2
B2	4/38 x 184	(4/2" x 8")	SPR.#2
B7	5/38 x 184	(5/2" x 8")	SPR.#2
L3	2/38 x 235	(2/2" x 10")	SPR.#



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 X 4 GARAGE	
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"

MAX. HEIGHT	FOR 2 X6	FAIR
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"

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"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	.	.	.	<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste 25591</p> <p>name <i>W. J. Baptiste</i> BCR</p> <p>registration information <i>signature</i></p> <p>YAS Design Inc. 42658</p> <p>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.</p> <p><i>Drawings are not to be scaled.</i></p>
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BAYVIEW WELLINGTON

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Project no.
3049

date
MAY 2016

CONSTRUCTION NOTES

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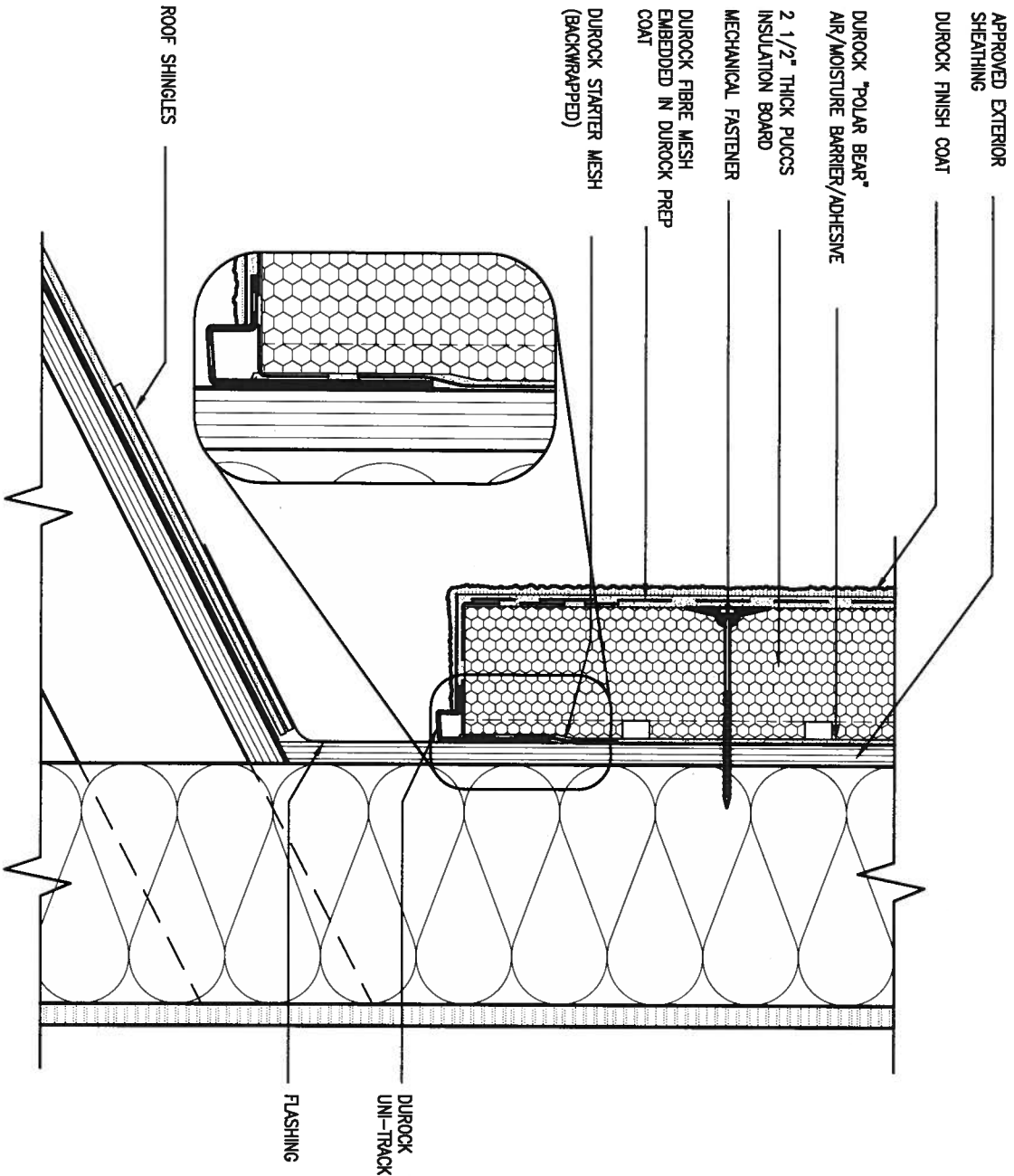
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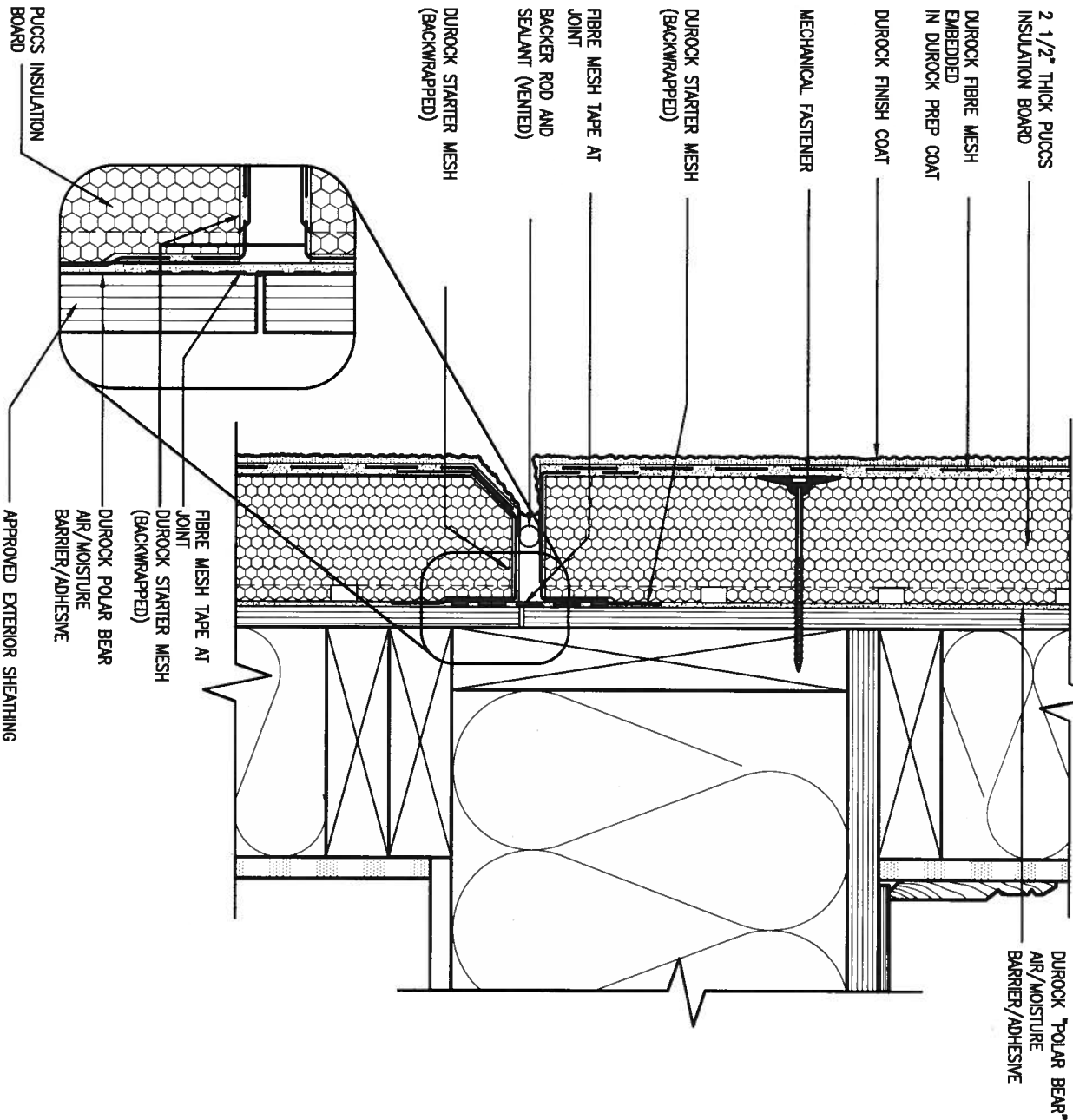
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3 STUCCO TERMINATION @ ROOF

CN4 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



4 HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"

A. T. Quail

 17-08-04

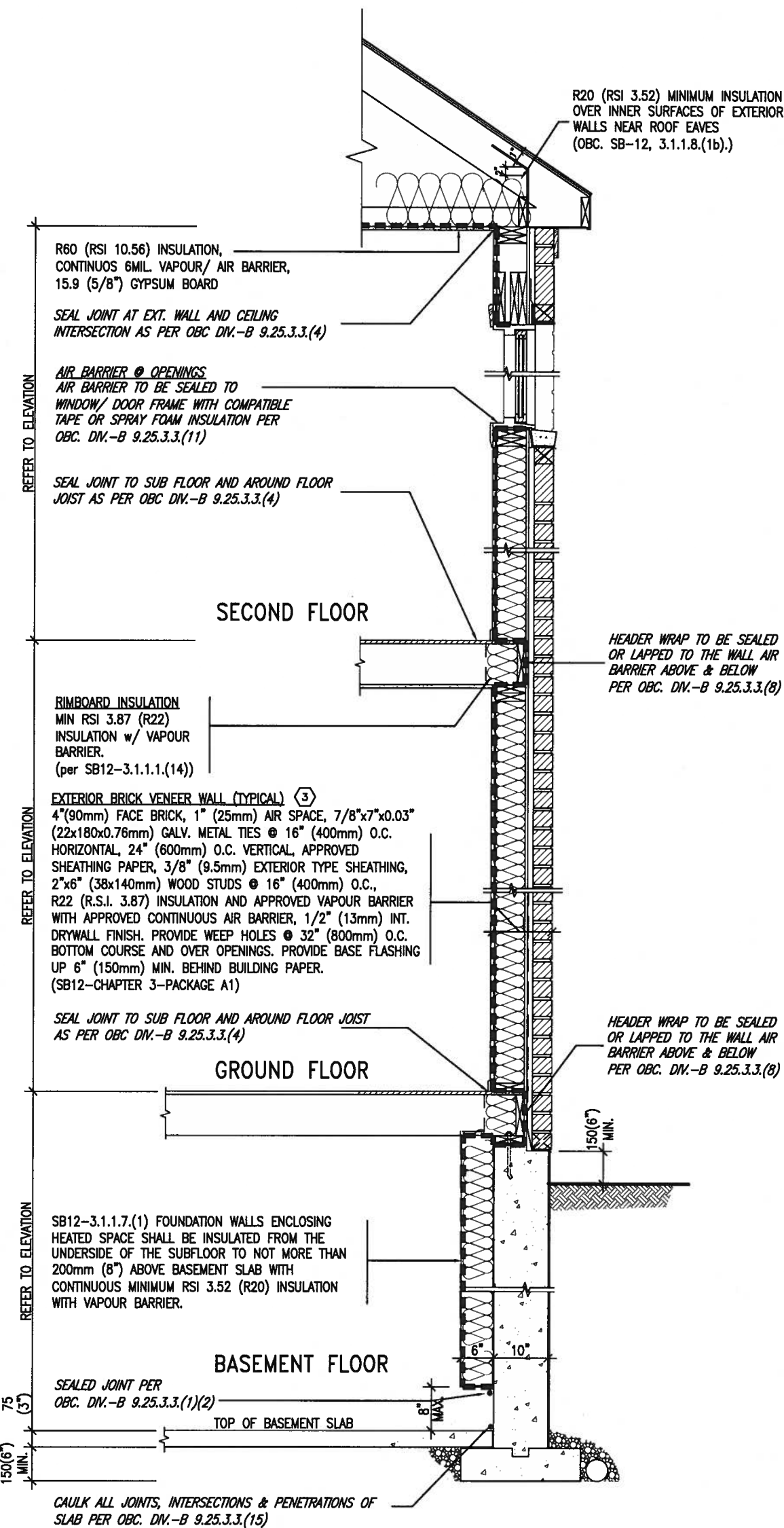
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9	.	.	.	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591	BCN	42658	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	project name ALCONA		municipality INNISFIL, ON.	project no. 13049	drawing no. CN4		
8	.	.	.	qualification information	Wellington Jno-Baptiste	signature			date MAY 2016		checked by RC			scale 3/16" = 1'-0"	file name 13049-CN-A1
7	.	.	.	name	Wellington Jno-Baptiste	signature			CONSTRUCTION NOTES						
6	.	.	.	registration information	VAS Design Inc.				RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM						
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.											
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SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3.
ZONE 1- COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN
CONFORMANCE WITH OBC, DIV. B-9.25.3

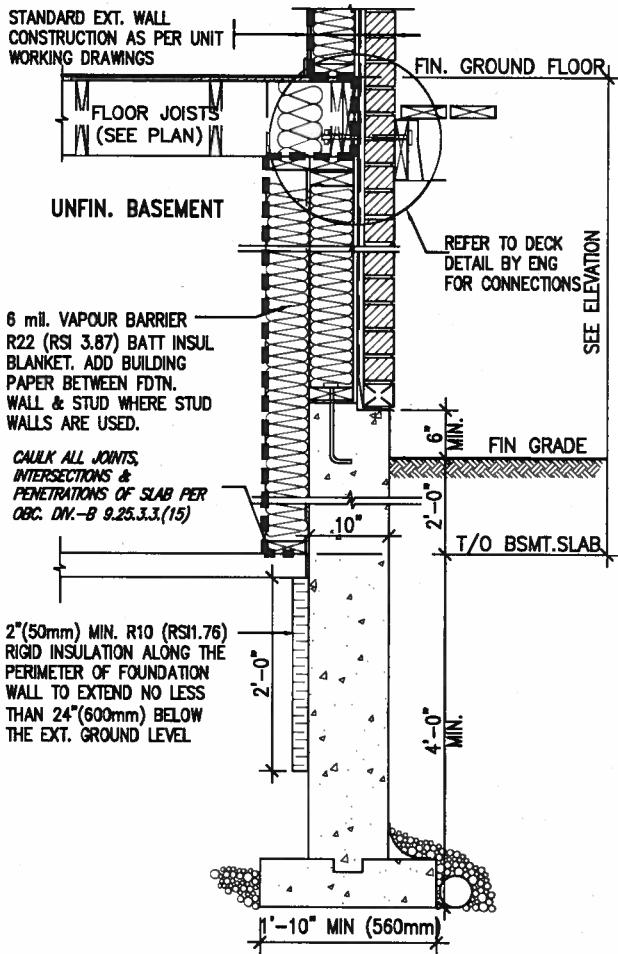
REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10\"/>

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 (R60)	R20 at inner face of exterior walls
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6\"/>
Minimum RSI (R) value		
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Minimum RSI (R) value		
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
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.



* REVISED-FEB 2017
SECTION AT W.O.D/W.O.B.

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

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

BAYVIEW WELLINGTON

project name
ALCONA

date
MAY 2016

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONST NOTE

project no.
13049

municipality
INNISFILON.

drawing no.
CN6

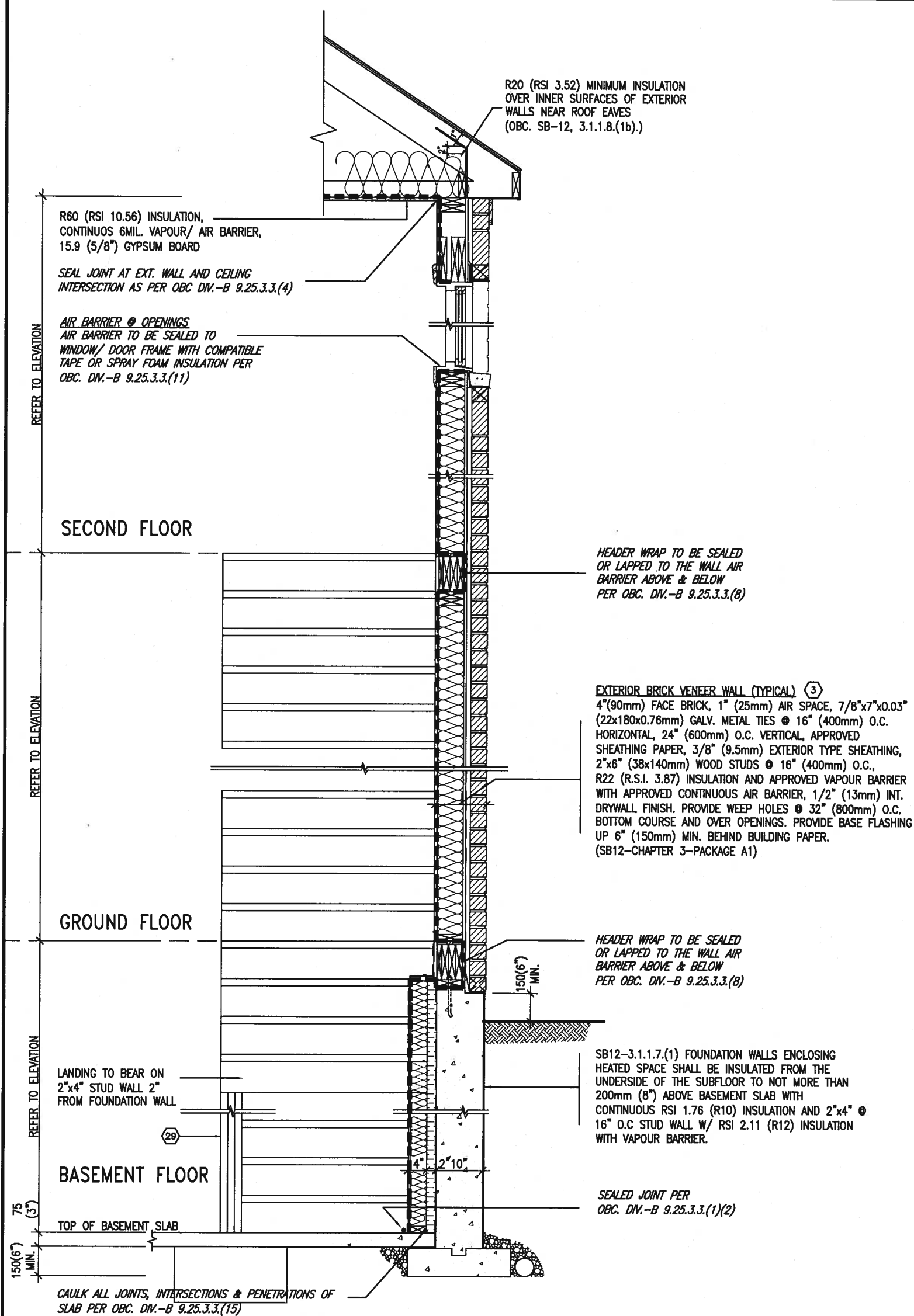
CONSTRUCTION NOTES

file name
13049-CN-A1

Richard - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:49 AM

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SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3.
ZONE 1- COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN
CONFORMANCE WITH OBC. DIV. B-9.25.3

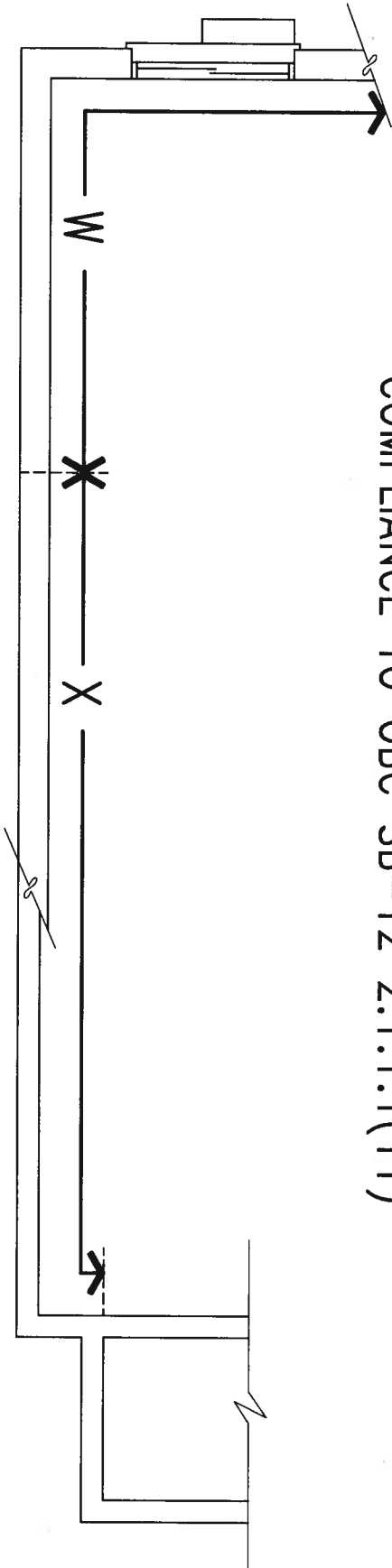
REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

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

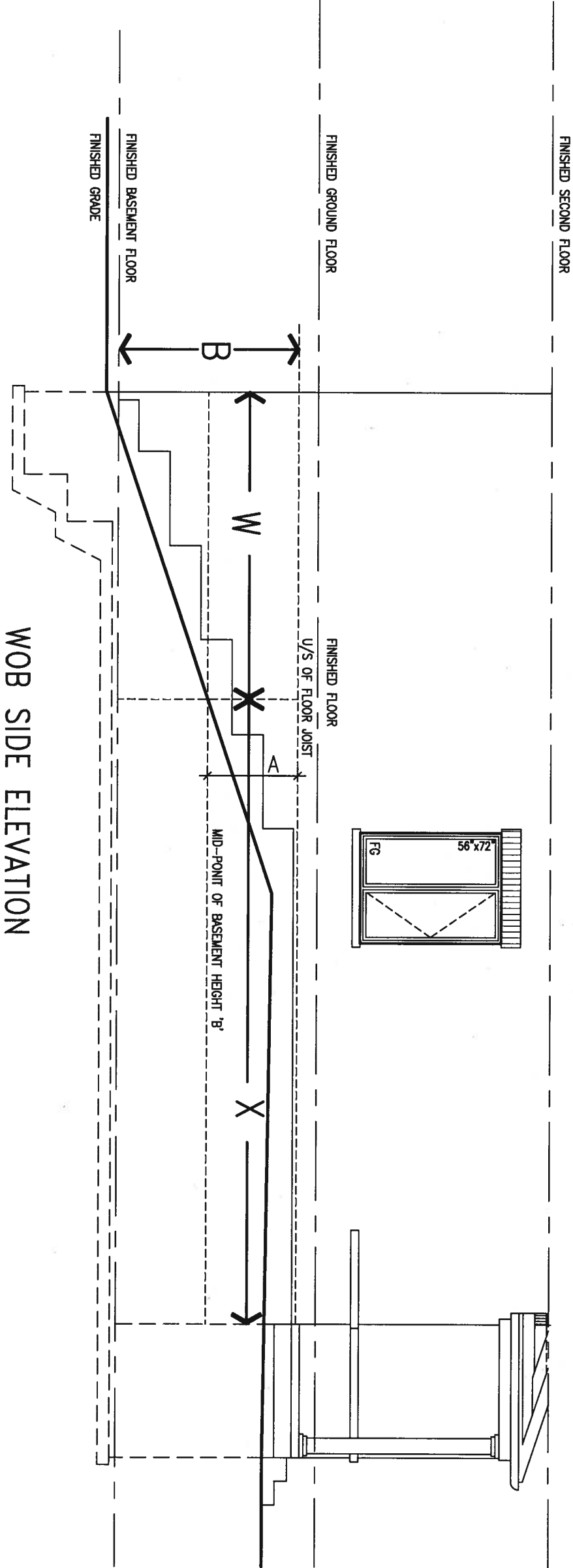


9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE		
8.	.	.	qualification information					
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.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	CONSTRUCTION NOTES	drawing no. CN7		
2.	.	.						
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					
no. description	date	by			project name ALCONA	municipality INNISFIL, ON.	project no. 13049	
					date MAY 2016			
					drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13049-CN-A1
RICHARD - H:\ARCHIVE\WORKING\2013\13049 BAY\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



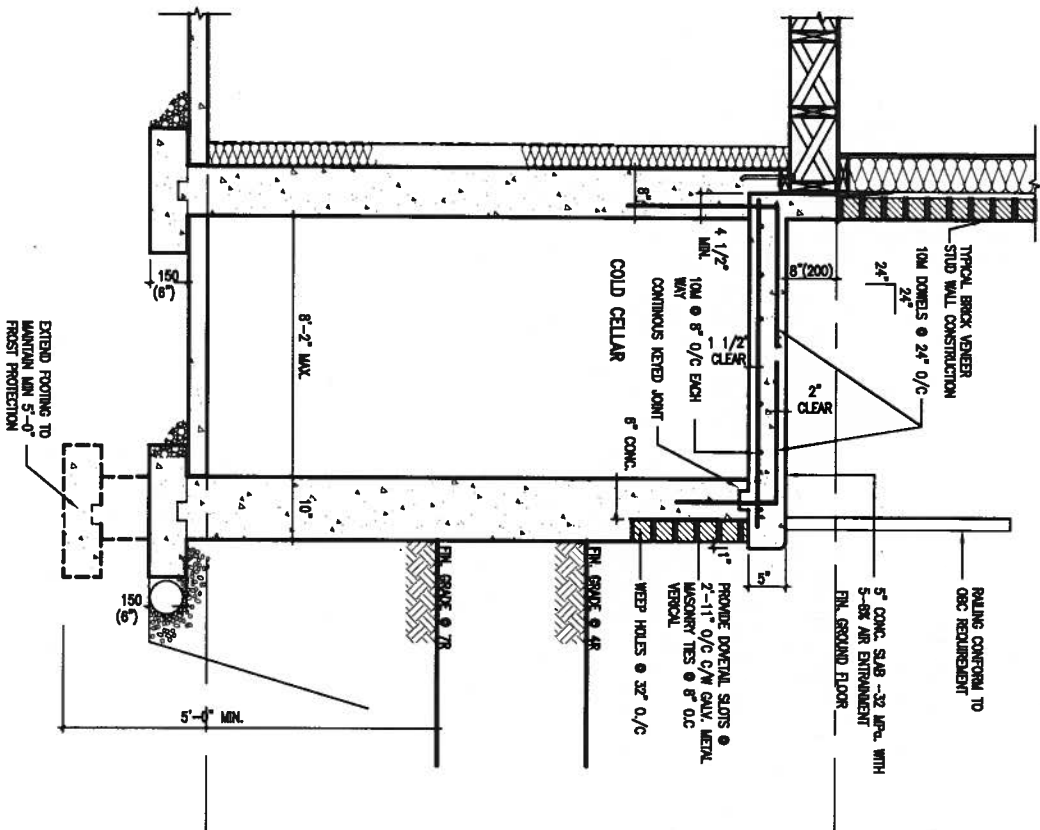
WOB SIDE ELEVATION

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

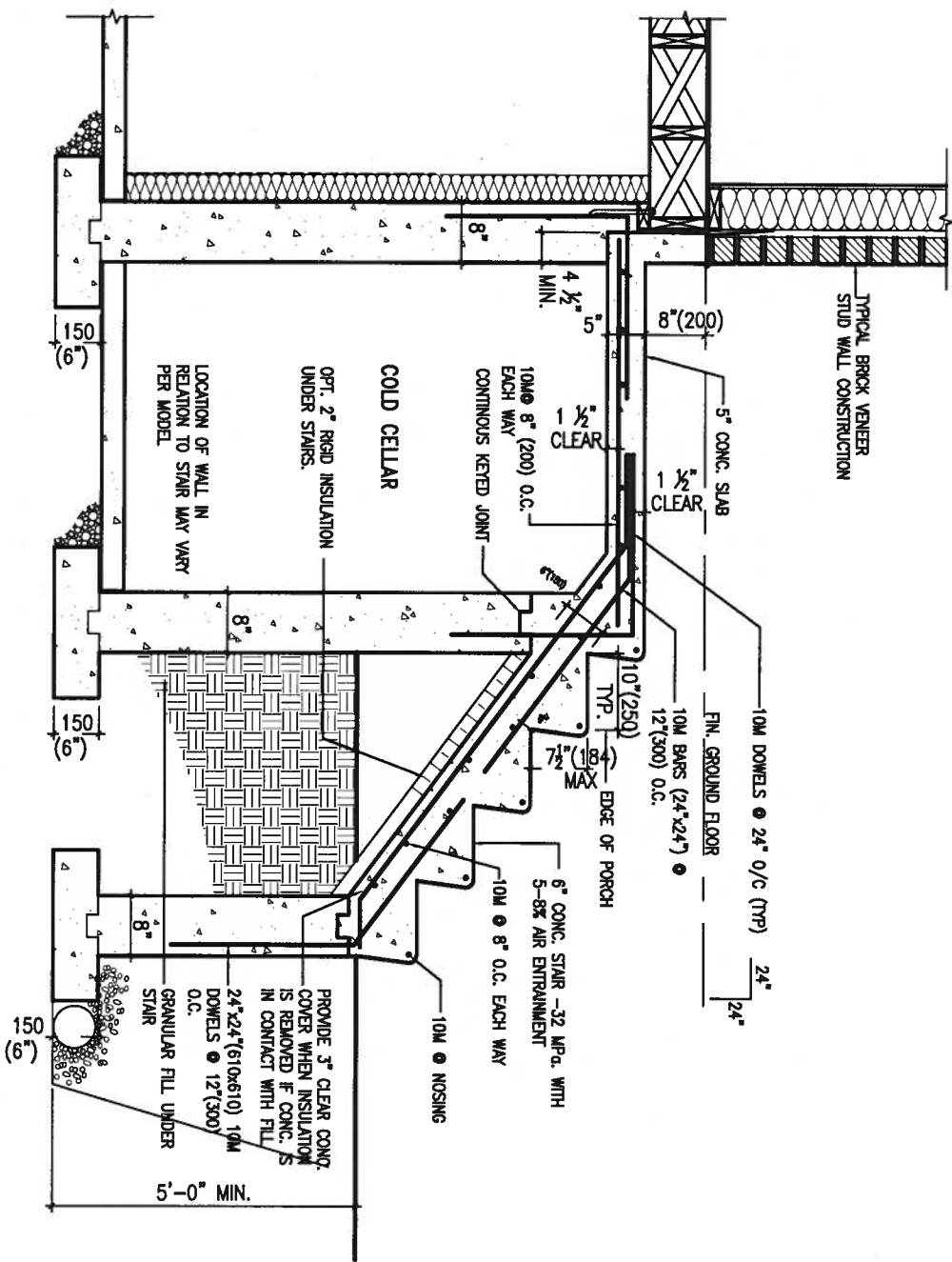
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A



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8.	.	.	qualification information		project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
7.	.	.	Wellington Jno-Baptiste		signature	BCIN				
6.	.	.	name		42658					
5.	.	.	registration information							
4.	.	.	VA3 Design Inc.							
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.		date		MAY 2016		CONSTRUCTION NOTES	
2.	.	.			drawn by	checked by	scale	drawing no.		
1.	.	.			RC	-	3/16" = 1'-0"	file name		
no. description			date	by	13049-CN-A1					
1 ISSUE FOR CLIENT REVIEW			AUG 04-17	RC	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM					
					CN8					



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.



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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Wellington Jno-Baptiste	25591
name registration information	BCN
VAS Design Inc.	42658
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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name **ALCONA** municipality **INNISFIL, ON.**

project no. **13049**

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

CONSTRUCTION NOTES

file name **13049-CN-A1**

drawing no.

CN9

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NOT TO SCALE



NOT TO SCALE

(10" FOUNDATION WALL)



NOT TO SCALE



NOT TO SCALE

(10" FOUNDATION WALL)



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8	.	.	qualification information			
7	.	.	Wellington Jno-Baptiste 25591			
6	.	.	name signature BCIN			
5	.	.	registration information 42658			
4	.	.	VA3 Design Inc.			
3	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
2	.	.				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			
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