



AUG 16,2017

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

ARCHITECTURAL REVIEW & APPROVAL

AUG 1 7 2017

in G. Williams Limited, Architect

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.

1 ISSUED FOR CLIENT REVIEW

no. description

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

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

Bostiste Wellington Jno-Baptiste name registration information VA3 Design Inc. 3 REVISED TO 10" FOUNDATION WALLS DEC 20/16 AJE Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. 2 REVISED INSULATION AT STAIRS SEPT 19/16 SB

42658 255 Cons 120 Consumers Rd Suite Toronto ON M2J 1R4

t 416.630.2255 f 416.630.4782

drown by RC

25591

BAYVIEW WELLINGTON

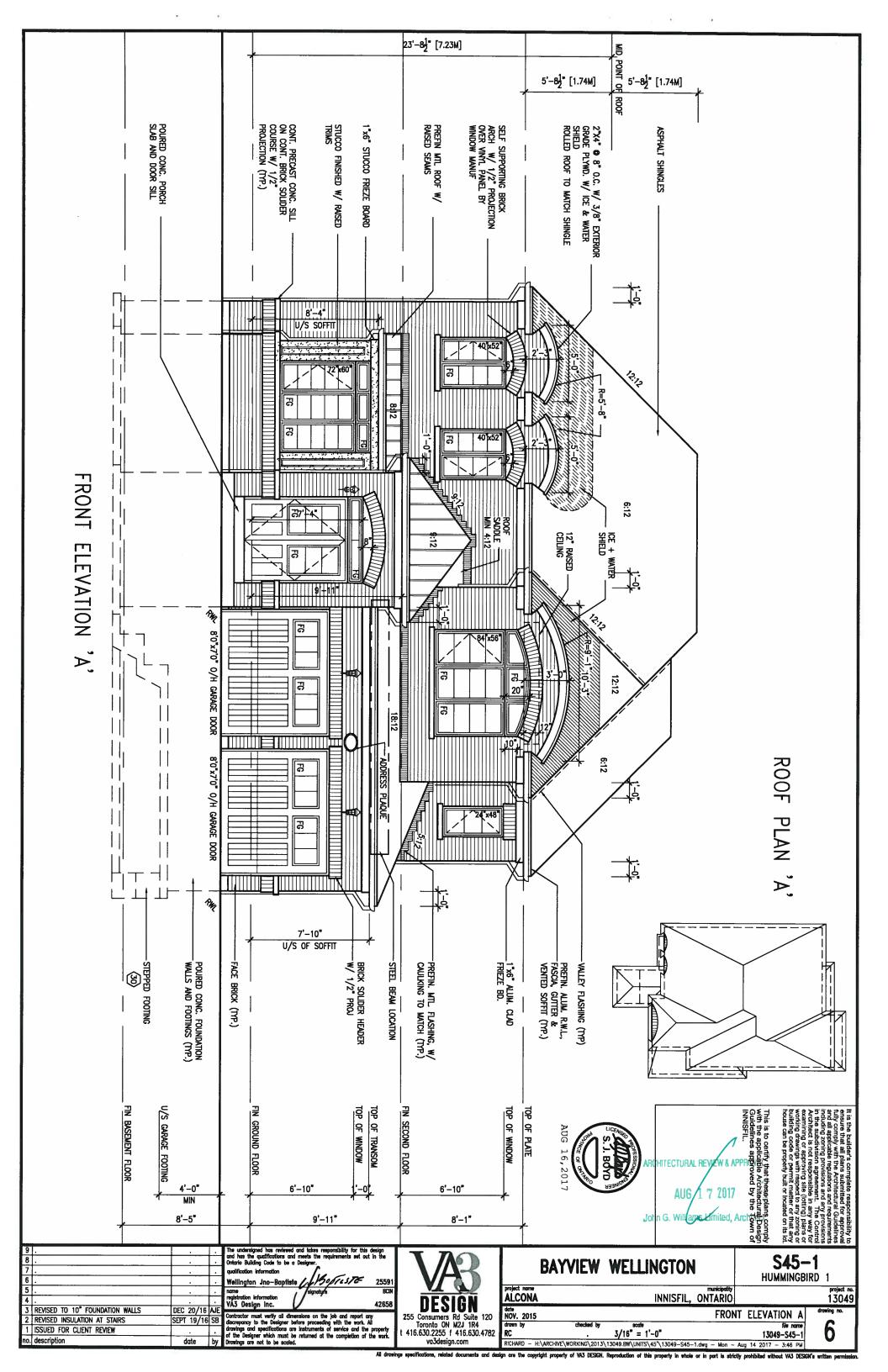
S45-1 **HUMMINGBIRD 1**

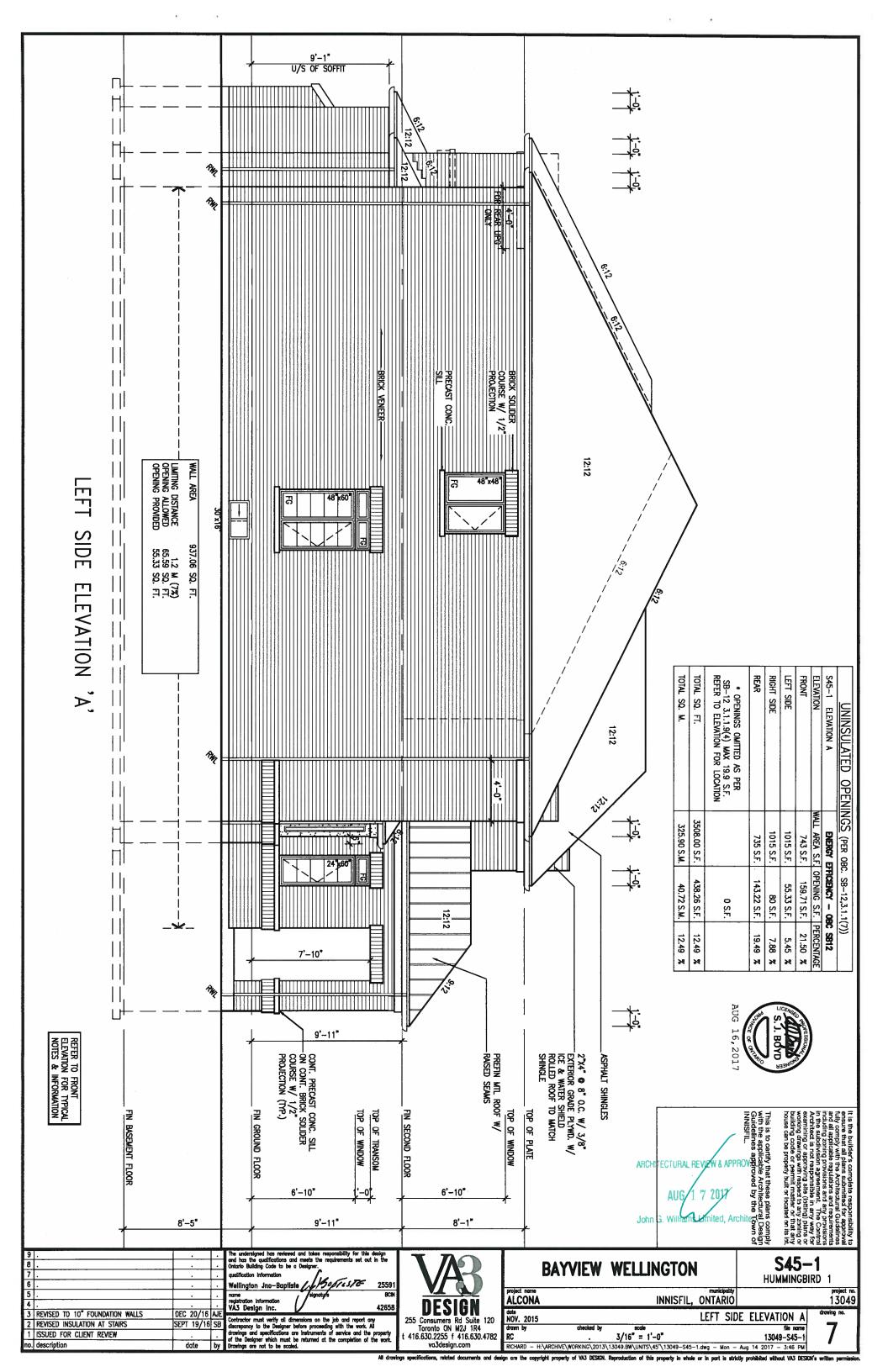
project name ALCONA INNISFIL, ONTARIO NOV. 2015

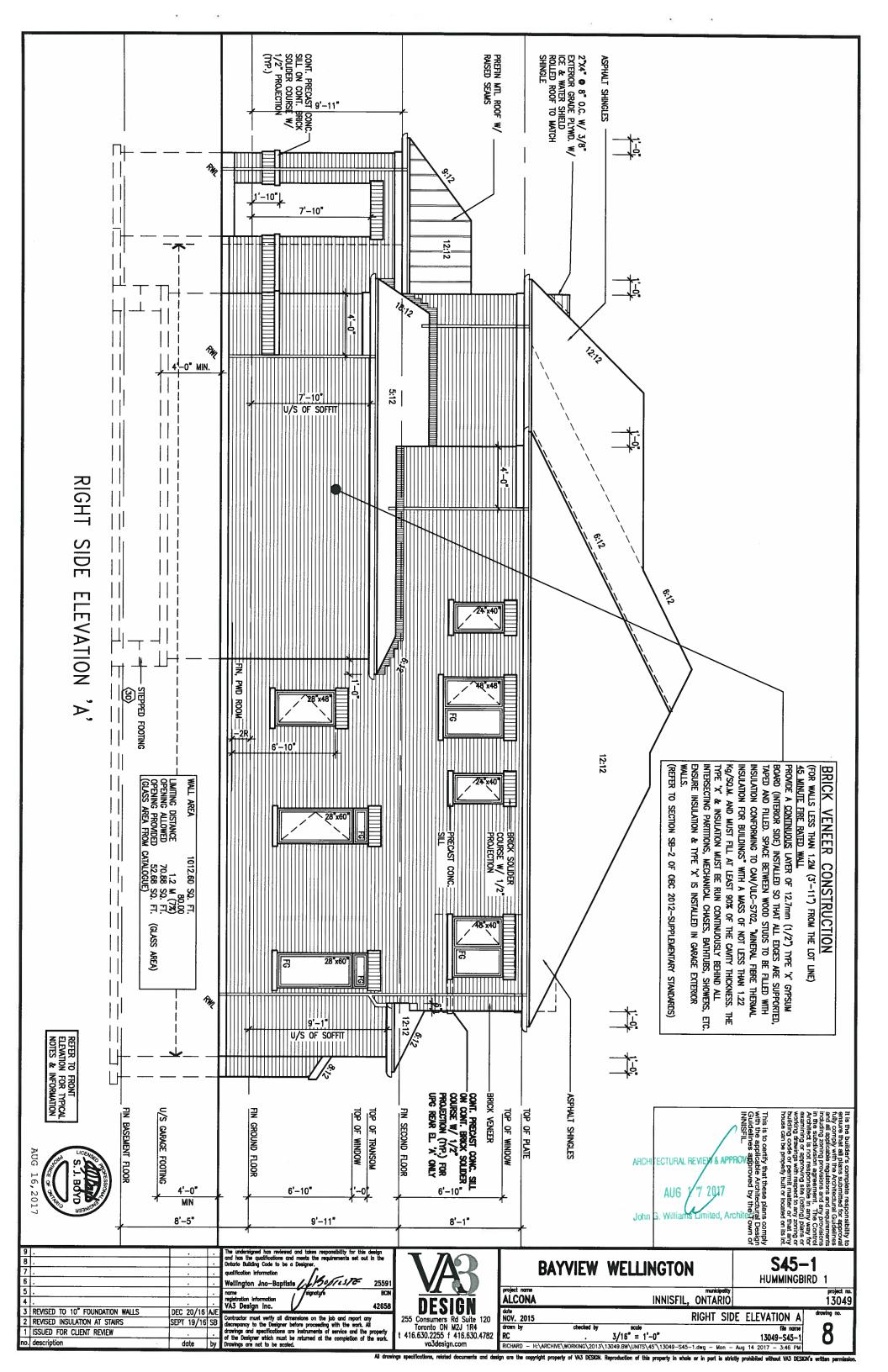
3/16" = 1'-0"

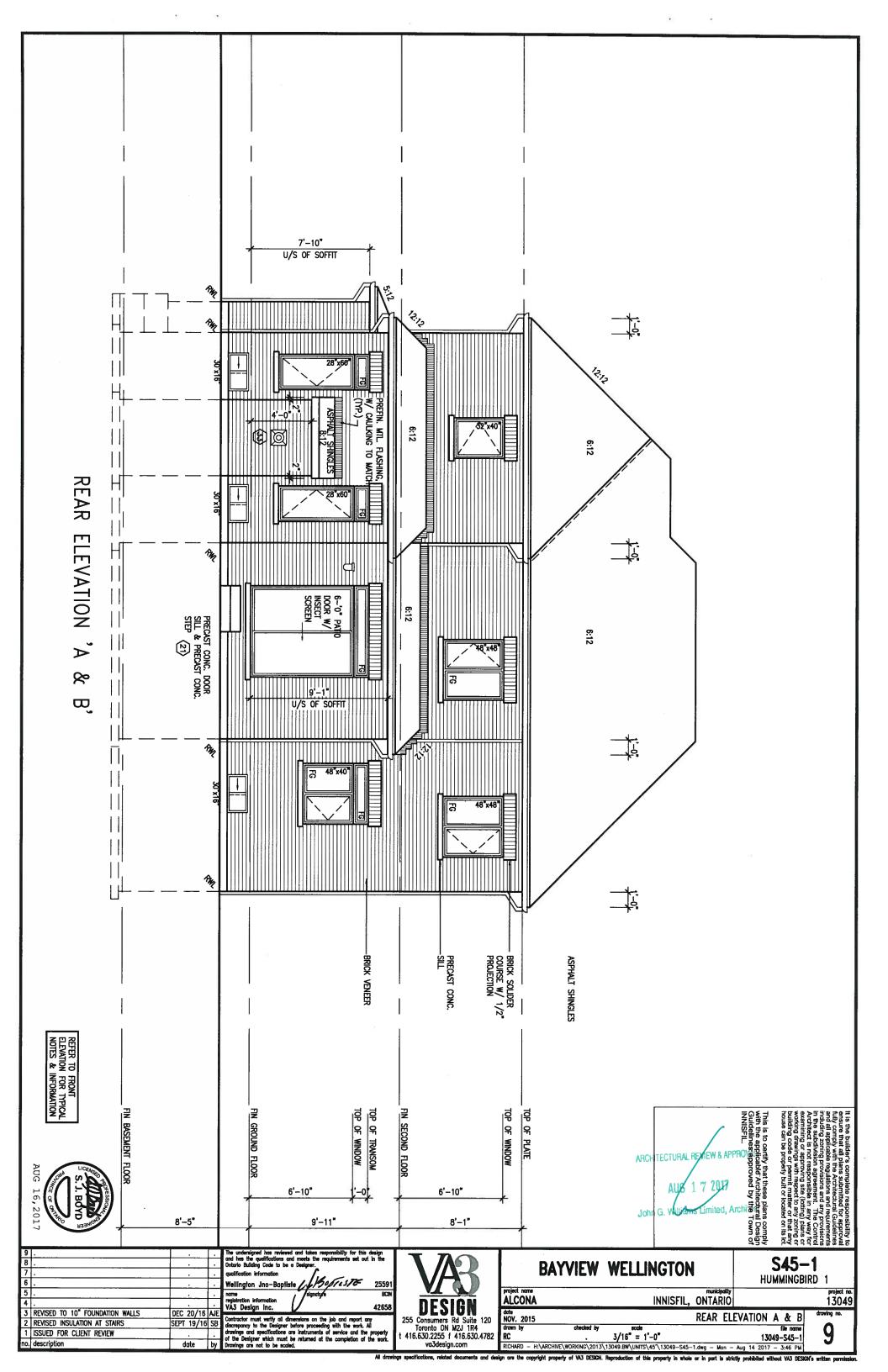
13049 PARTIAL PLAN 'B' 13049-\$45-1

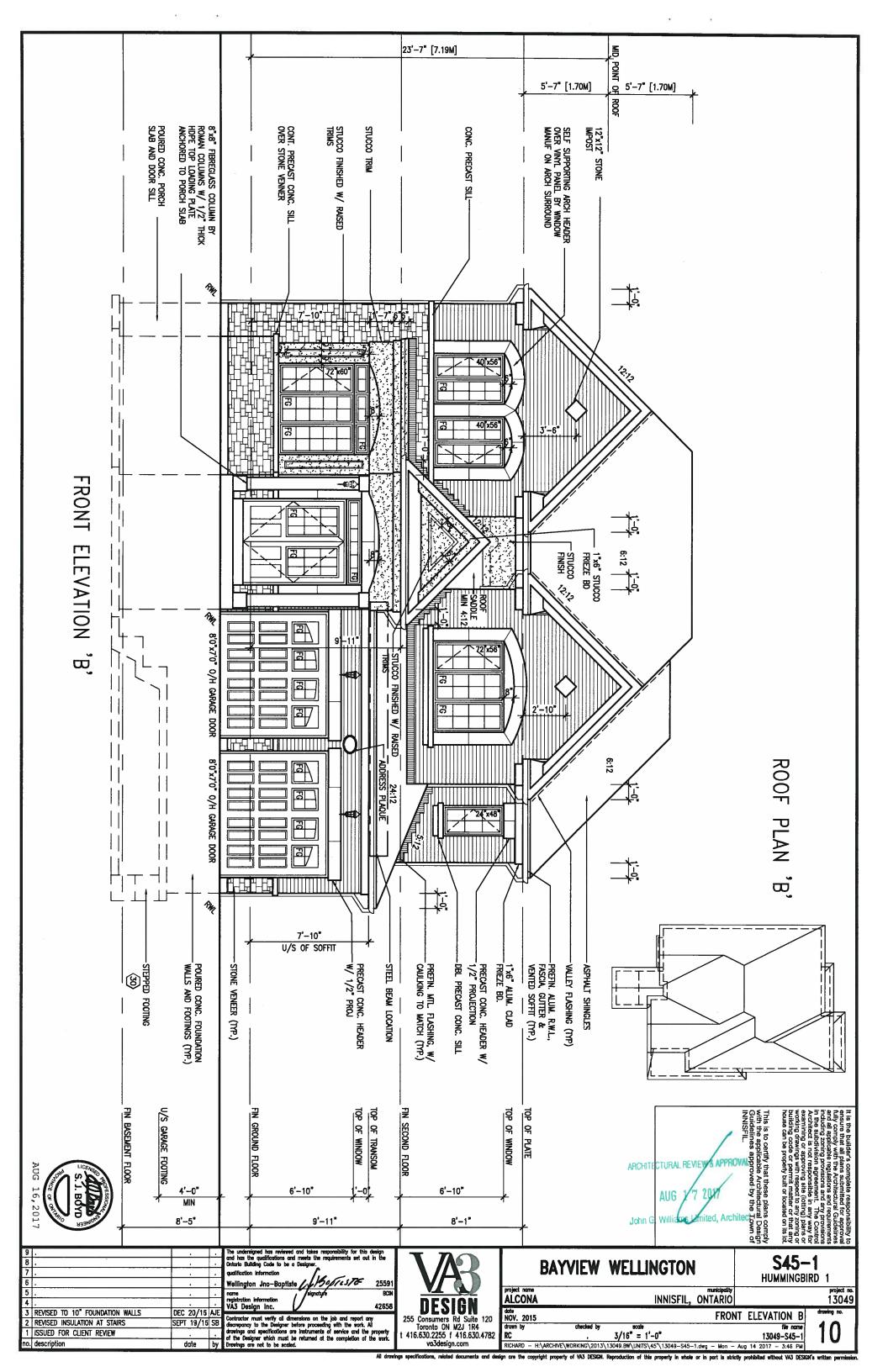
va3design.com $RICHARD - H: \ARCHIVE \setminus WORKING \setminus 2013 \setminus 13049.BW \setminus UNITS \setminus 45^{1}3049 - S45 - 1.dwg - Mon - Aug 14 2017 - 3:46 PM + 1.00 - 1.$ and design are the copyright property of VAJ DESICN. Reproduction of this property in whole or in part is strictly prohibited without VAJ DESICN's written permi

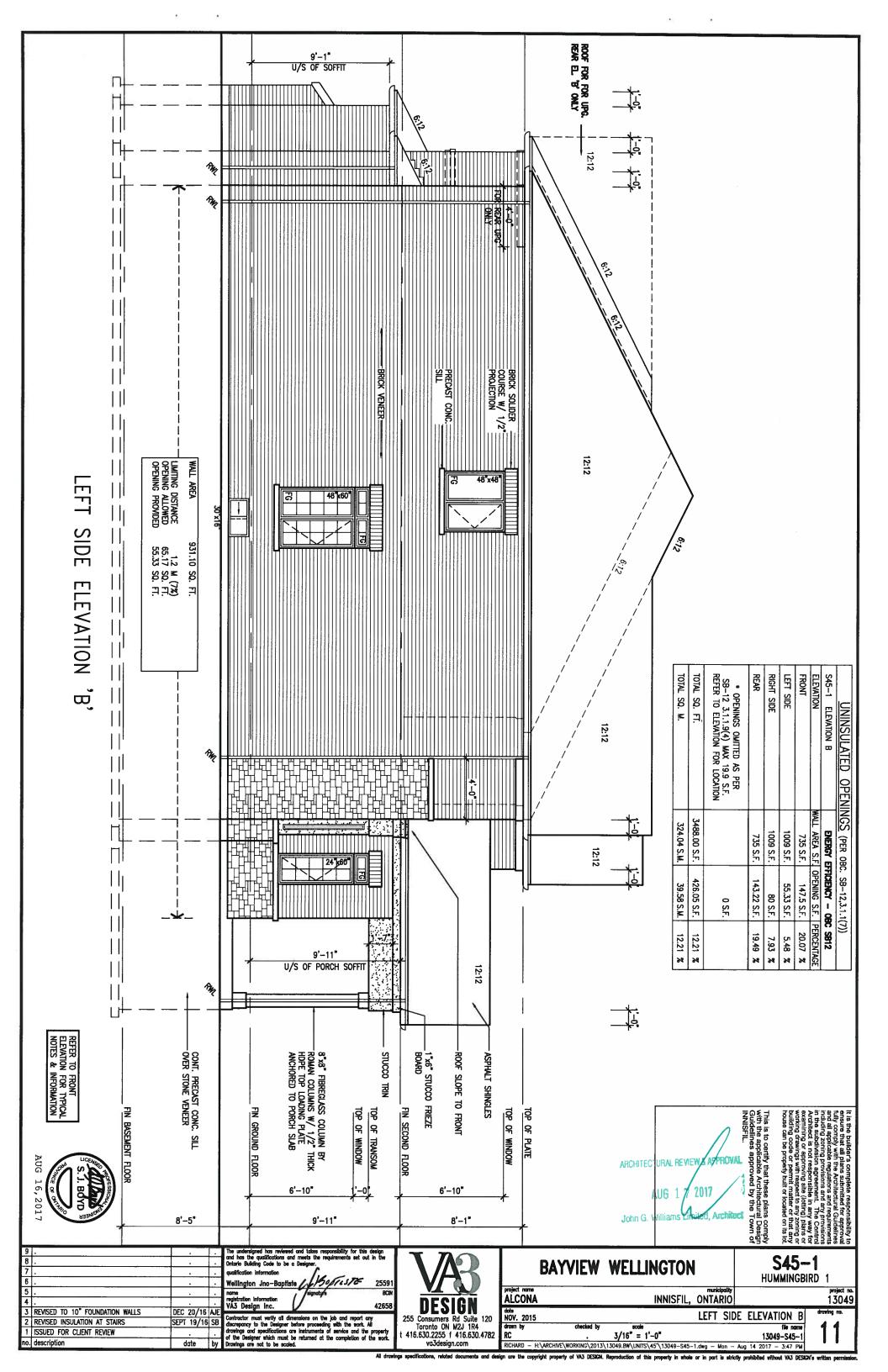


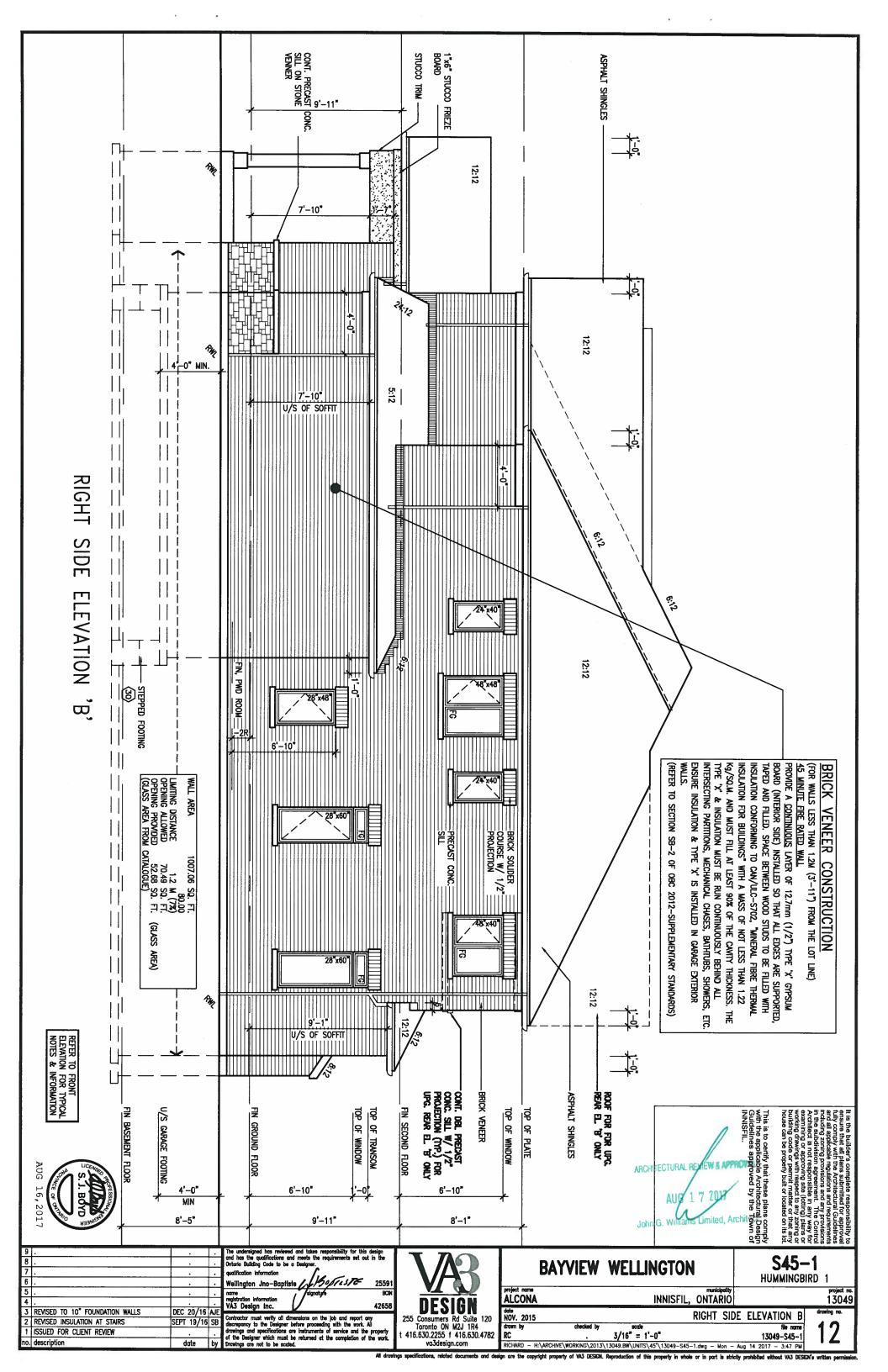


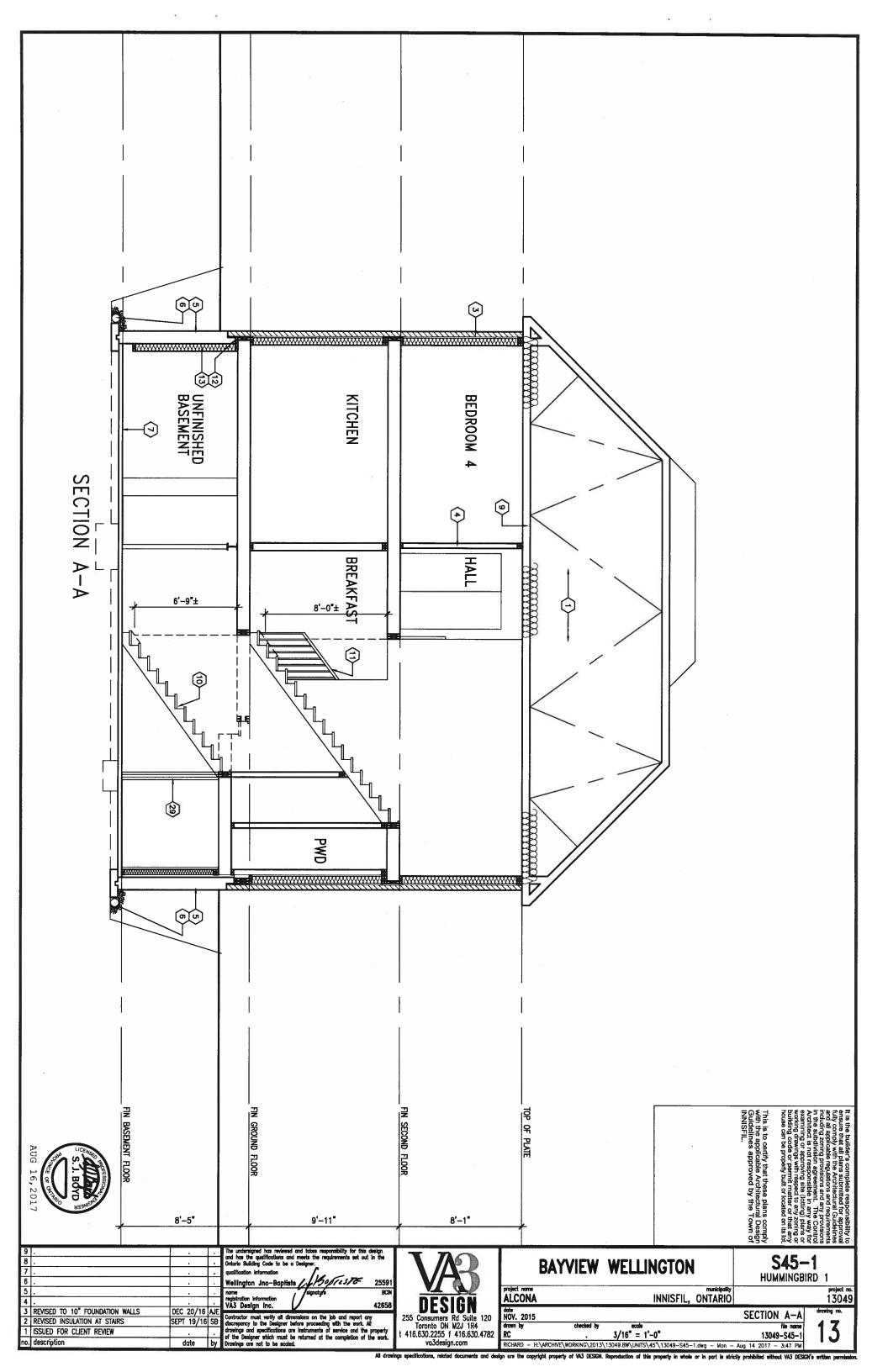


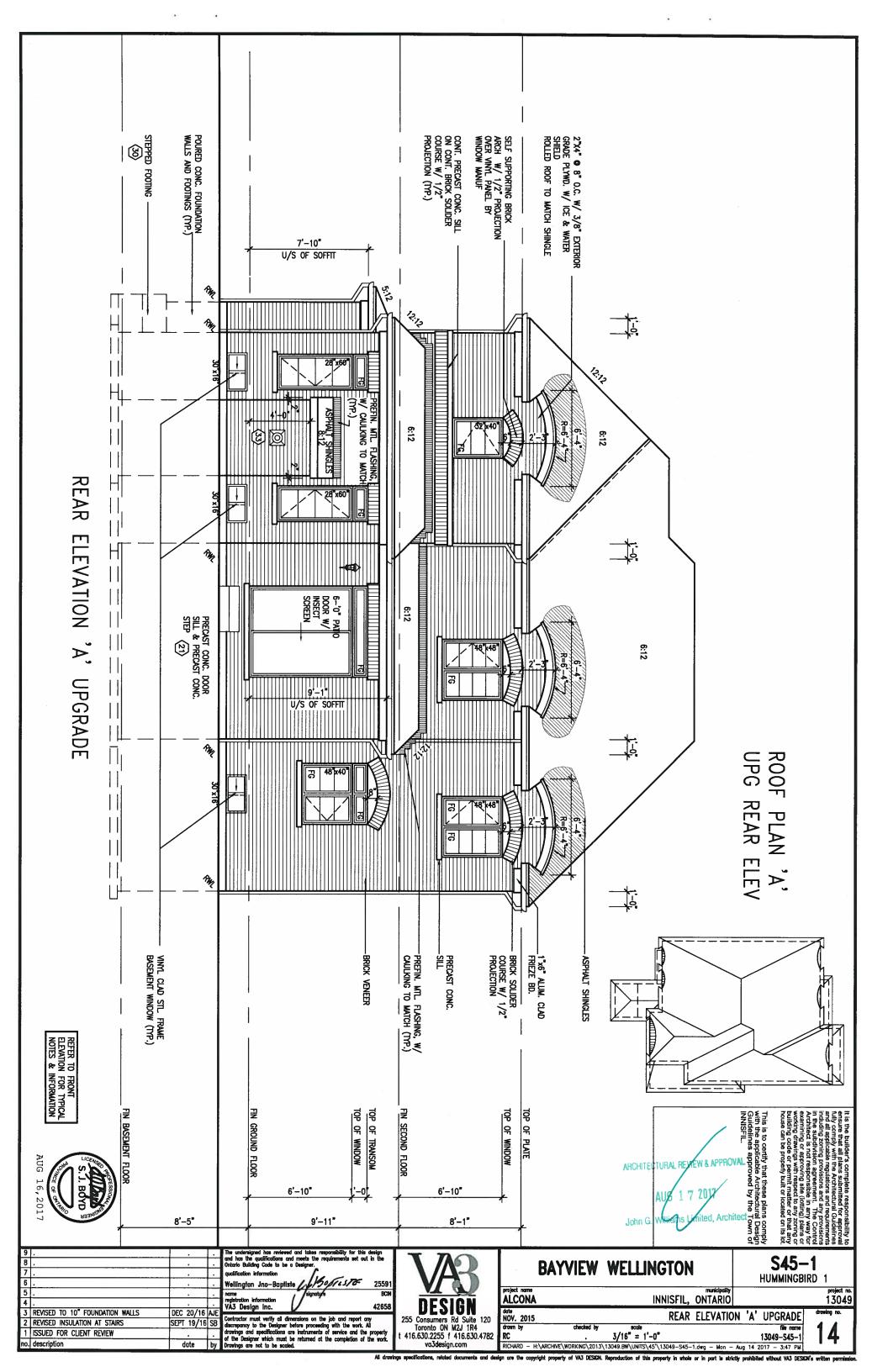


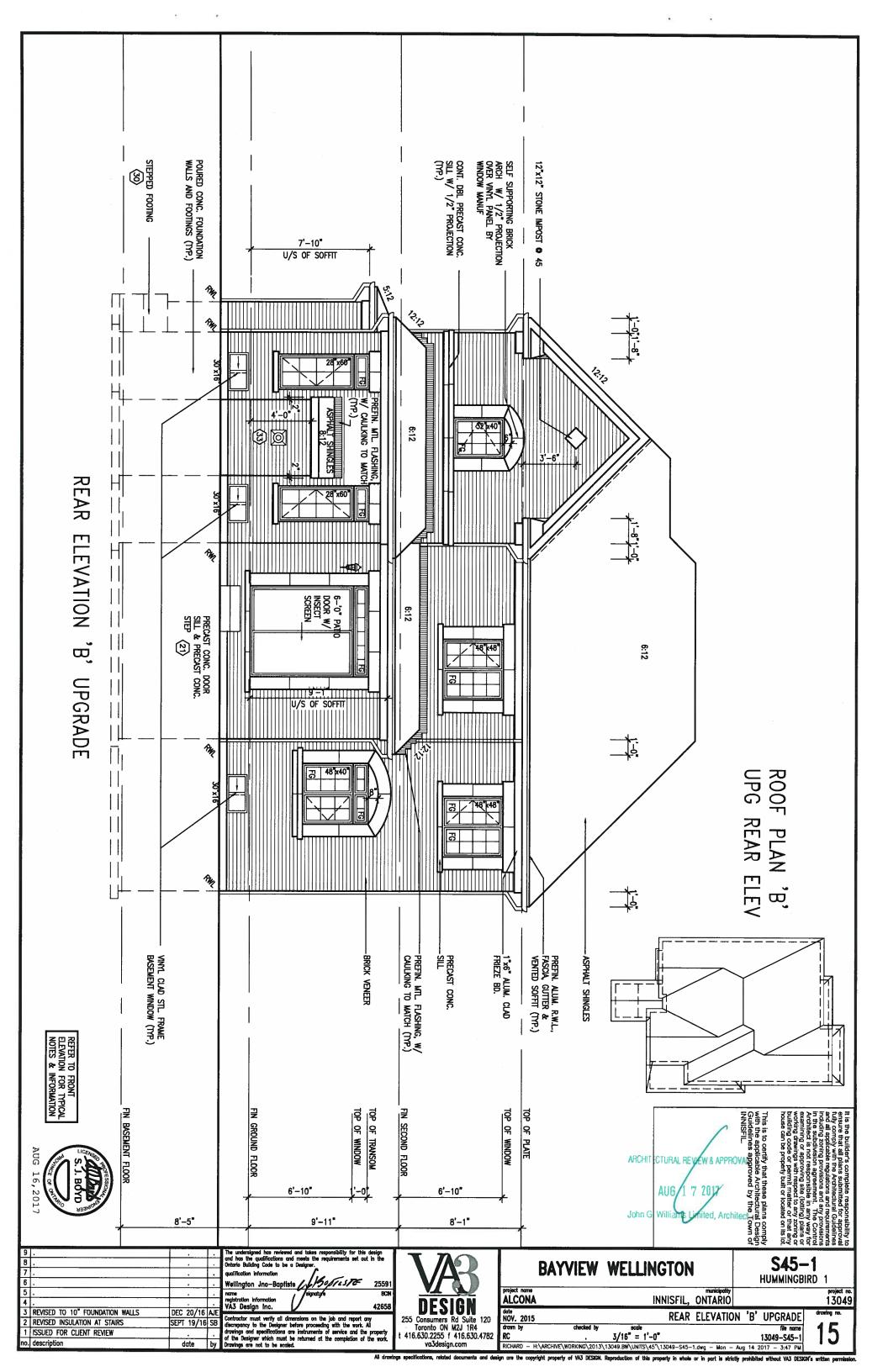


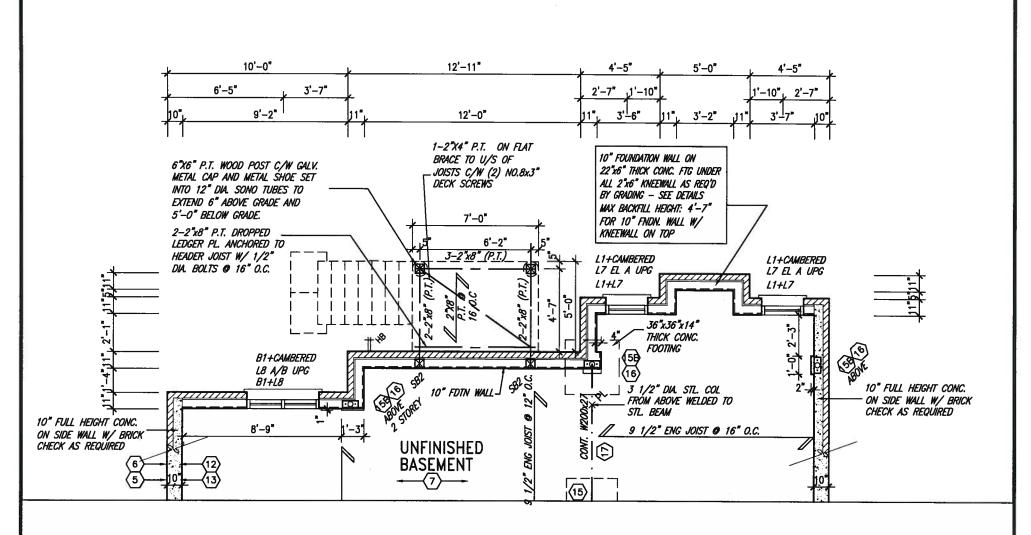




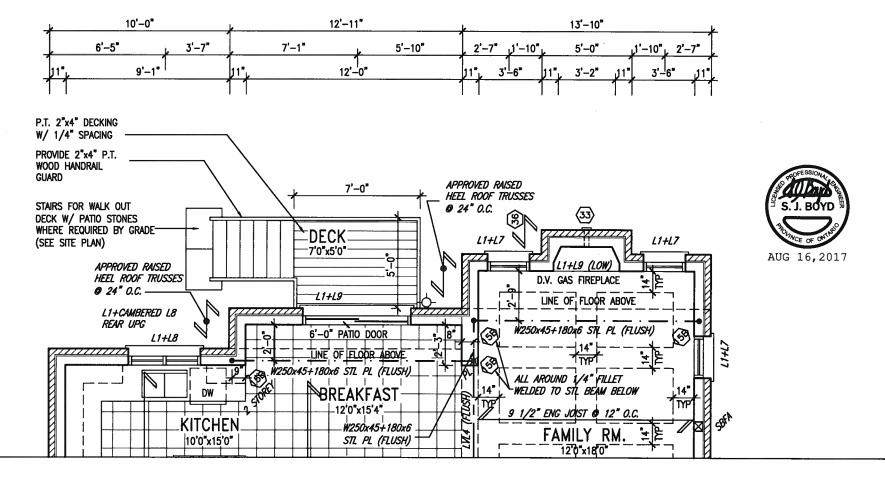








PARTIAL BASEMENT FLOOR PLAN W.O.D. 9R AND MORE COND.



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

| UNINSULATED OPEN | INGS (PER OB | C. SB-12,3.1.1 | UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7)) | | | | | |
|--|----------------|----------------|--|----|--|----------------|----------------|-----------|
| S45-1 ELEVATION A-9R WOD | ENERGY E | FFICIENCY - OF | 3C SB12 | | S45-1 ELEVATION B-9R WOD | ENERGY E | FFICIENCY - OF | 3C SB12 |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTA | GE | ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAG |
| FRONT | 743 S.F. | 159.71 S.F. | 21.50 | % | FRONT | 735 S.F. | 147.5 S.F. | 20.07 |
| LEFT SIDE | 1015 S.F. | 55.33 S.F. | 5.45 | % | LEFT SIDE | 1009 S.F. | 55.33 S.F. | 5.48 |
| RIGHT SIDE | 1015 S.F. | 80 S.F. | 7.88 | % | RIGHT SIDE | 1009 S.F. | 80 S.F. | 7.93 |
| REAR | 882 S.F. | 162.11 S.F. | 18.38 | % | REAR | 882 S.F. | 162.11 S.F. | 18.38 |
| * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION | | 0 S.F. | | | * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION | | 0 S.F. | |
| TOTAL SQ. FT. | 3655.00 S.F. | 457.15 S.F. | 12.51 | % | TOTAL SQ. FT. | 3635.00 S.F. | 444.94 S.F. | 12.24 |
| TOTAL SQ. M. | 339.56 S.M. | 42.47 S.M. | 12.51 | % | TOTAL SQ. M. | 337.70 S.M. | 41.34 S.M. | 12.24 |

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.

REVIEW & APPROVAL **ARCHITECTUR** AUG John G. Williams Limited, Architect

| L | | | | |
|-----|---------------------------------|------------|----|---|
| 9 | | | | The undersigned has reviewed and takes responsibility for this design |
| 8 | | | , | 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 Chilofics 75 25591 |
| 5 | | | | nome , /signature BUN |
| 4 | [, | | | registration information VA3 Design Inc. 42658 |
| 3 | REVISED TO 10" FOUNDATION WALLS | DEC 20/16 | | |
| 2 | REVISED INSULATION AT STAIRS | SEPT 19/16 | SB | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All |
| 1 | ISSUED FOR CLIENT REVIEW | | | drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. |
| no. | description | date | by | or the besigner which must be returned at the completion of the work. Drawings are not to be scaled. |

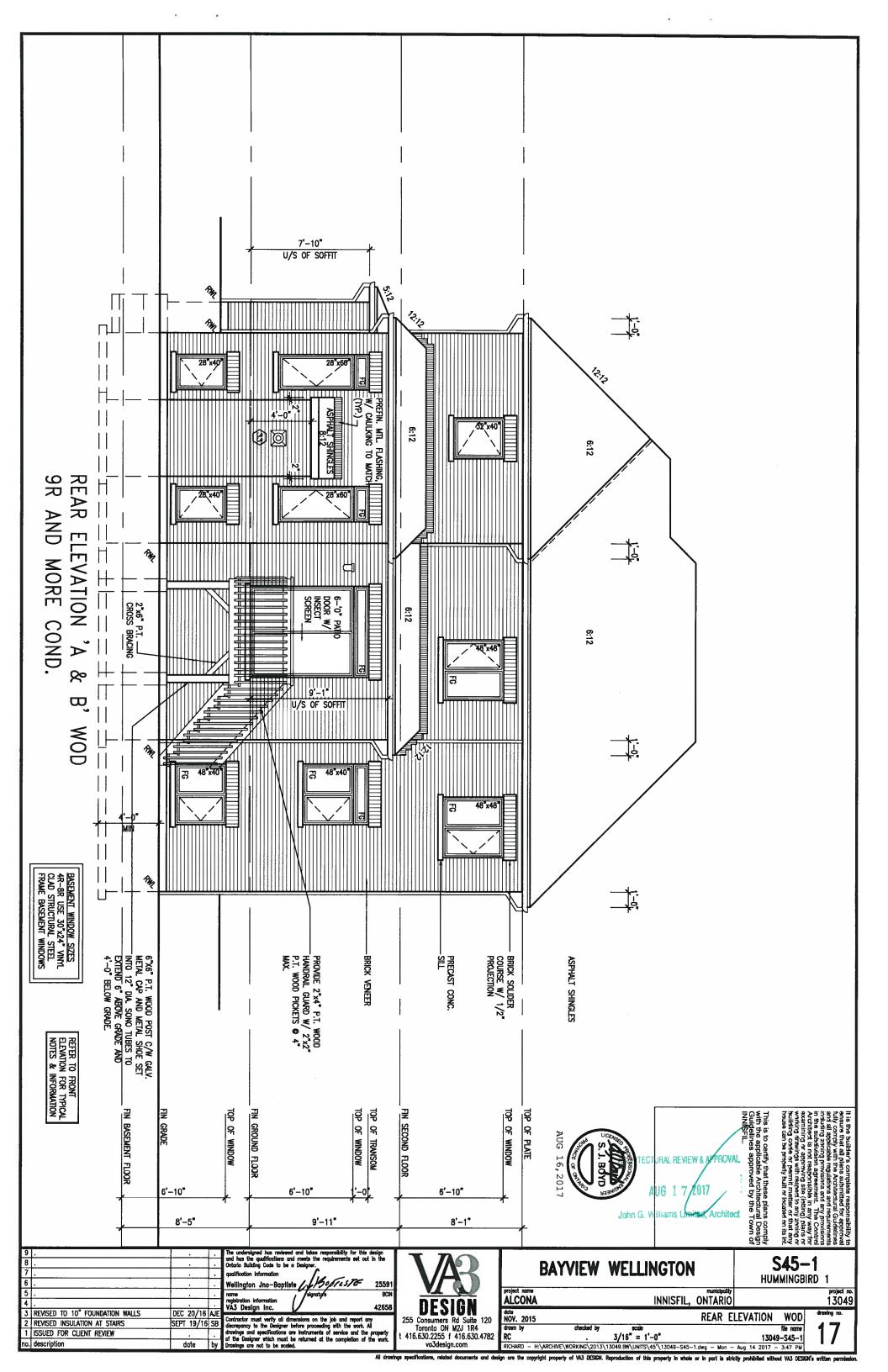
| | DECION | proje |
|---|--------------------------------------|-------------|
| } | DESIGN 255 Consumers Rd Suite 120 | date NOV |
| ı | Toronto ON M2J 1R4 | drawn |
| 1 | t 416.630.2255 f 416.630.4782 | RC |

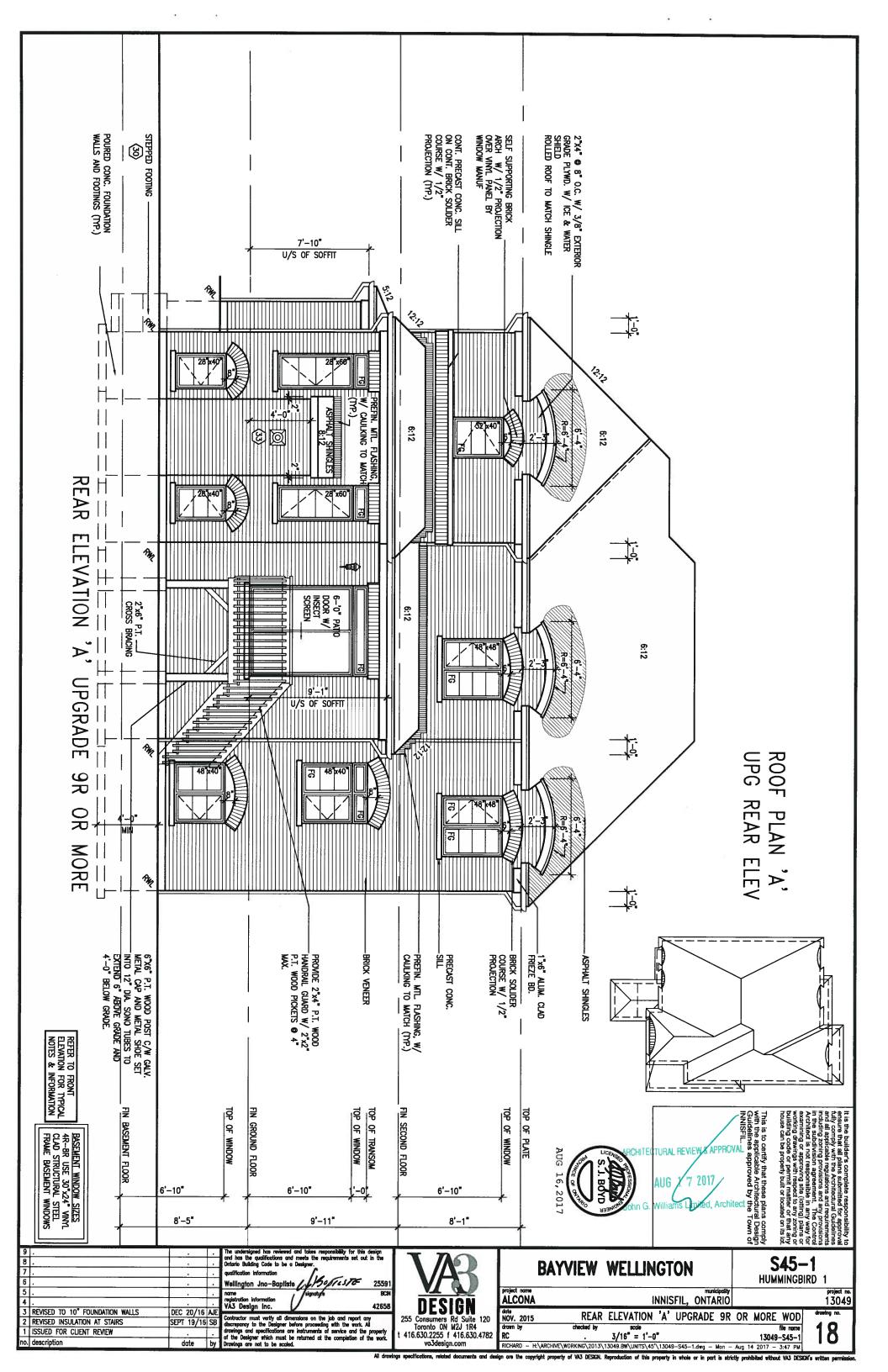
| BAYVIEW WELLINGTON |
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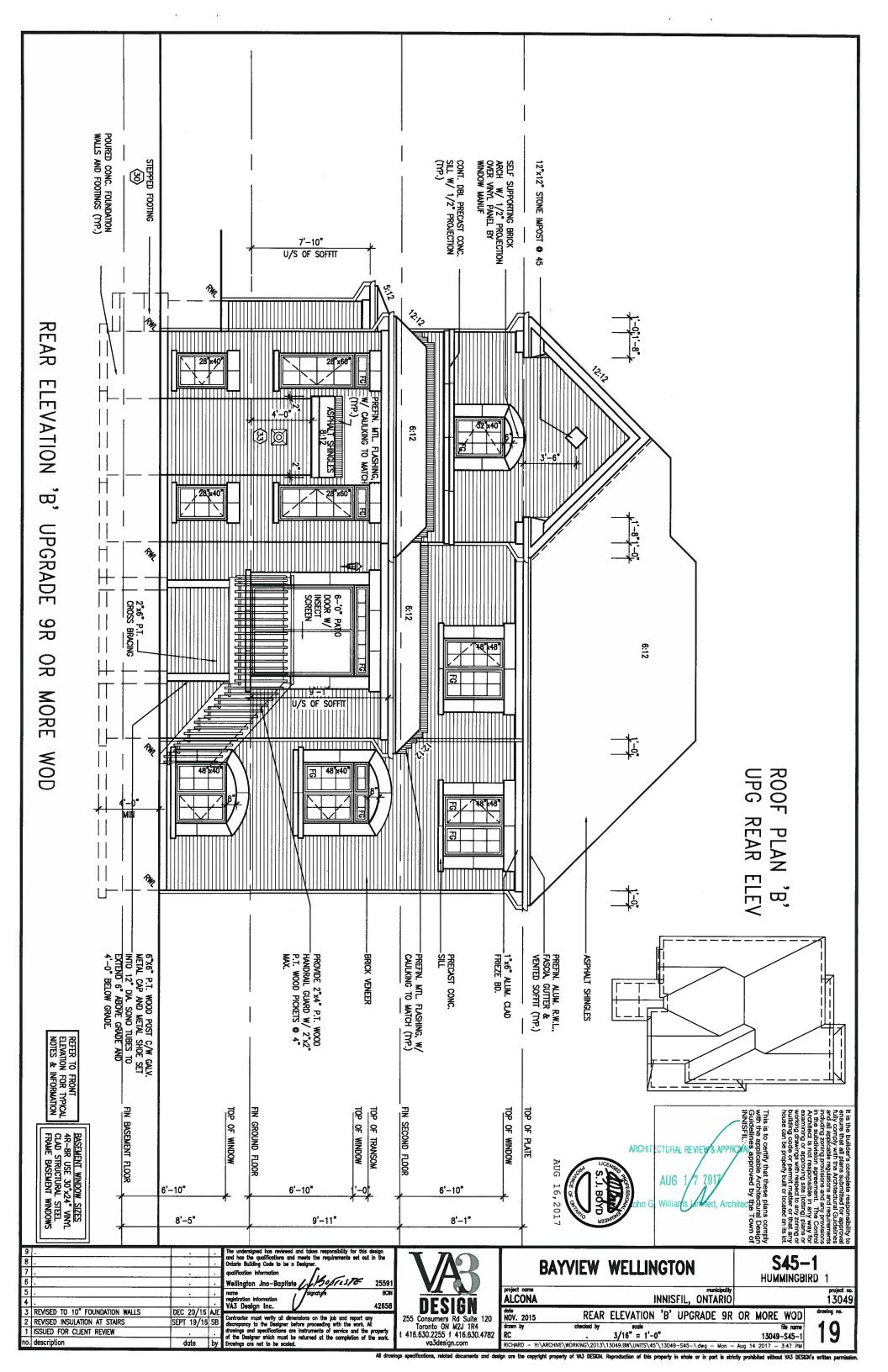
S45-1 **HUMMINGBIRD 1** project in.

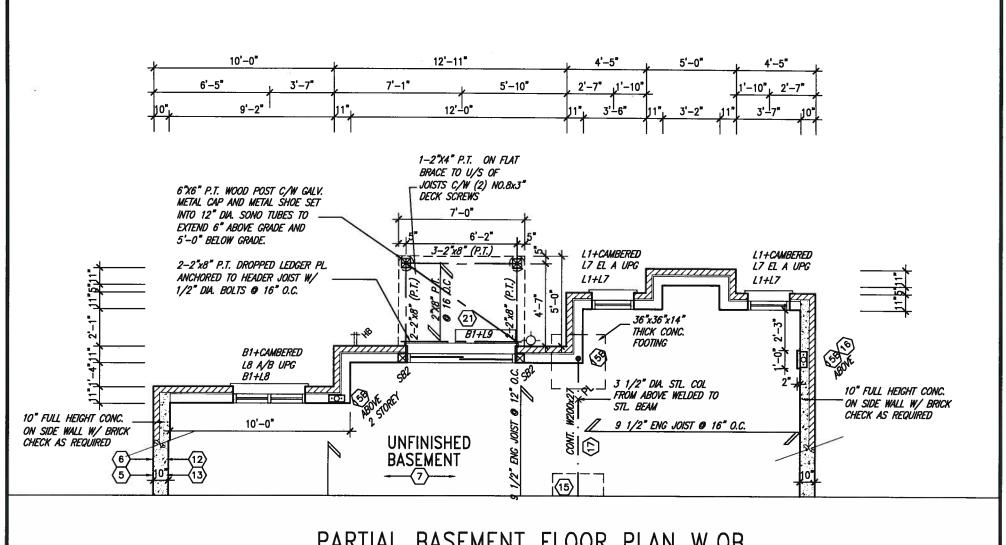
ALCONA INNISFIL, ONTARIÓ PARTIAL FLOOR PLAN WOD NOV. 2015 file name 3/16" = 1'-0" 13049-545-1

6 va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45"\13049-S45~1.dwg - Aug 14 2017 - 3:47 PM erty of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written

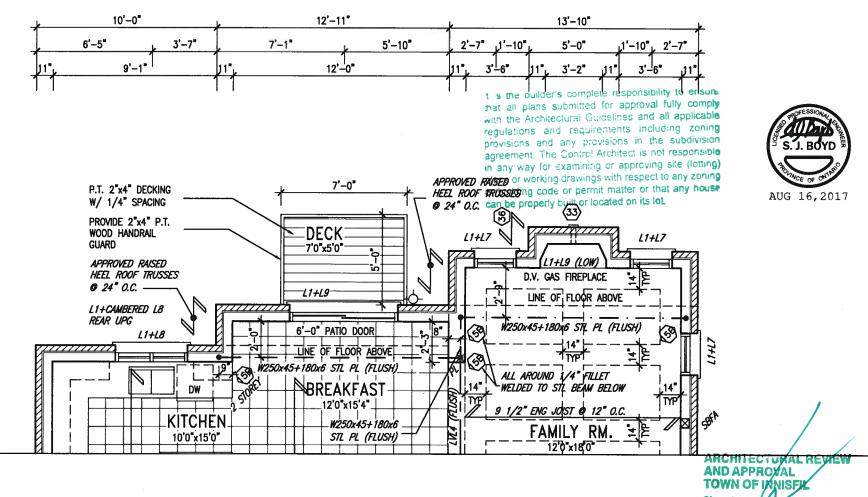








PARTIAL BASEMENT FLOOR PLAN W.OB.

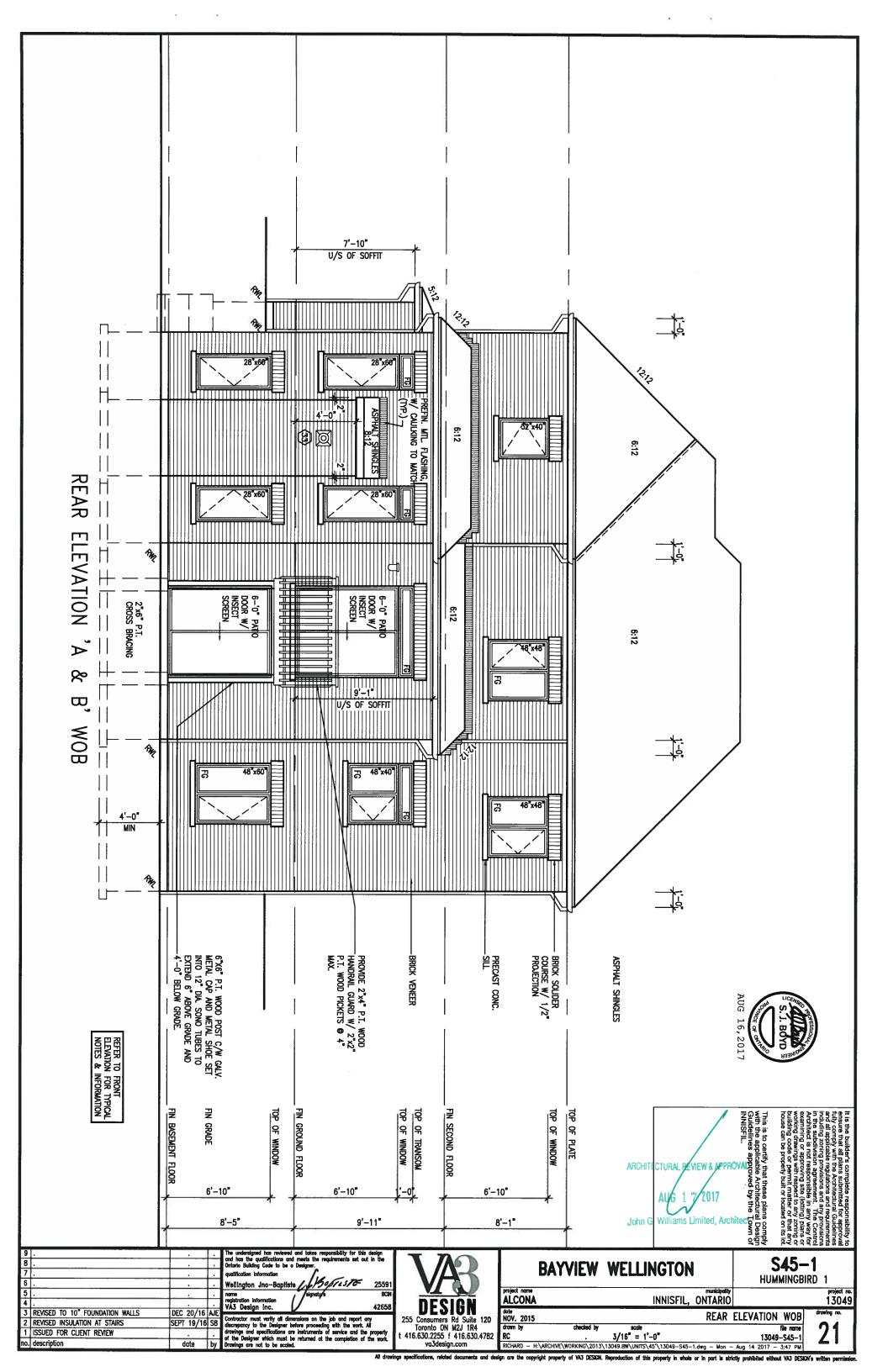


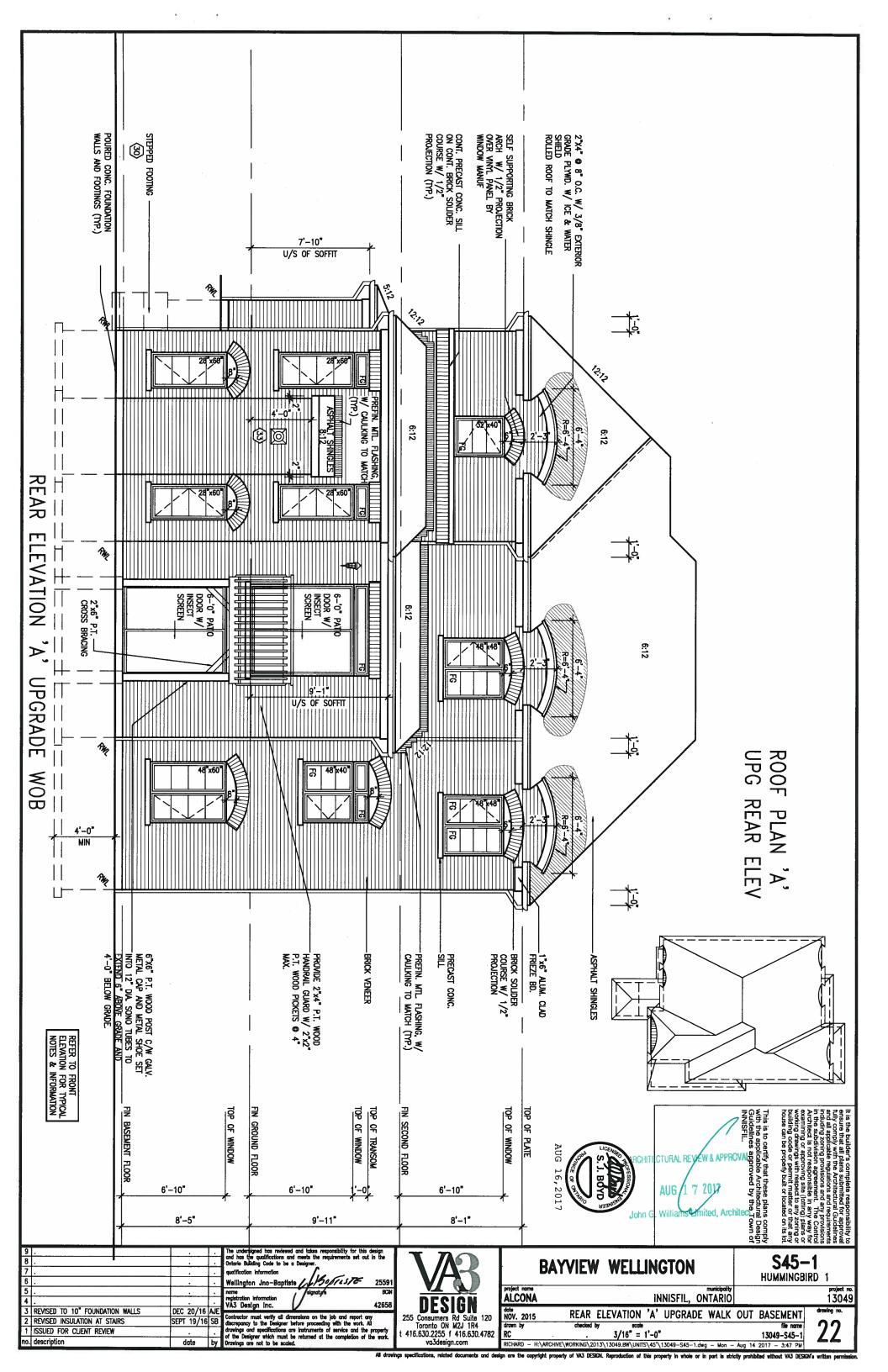
PARTIAL GROUND FLOOR PLAN W.O.B.

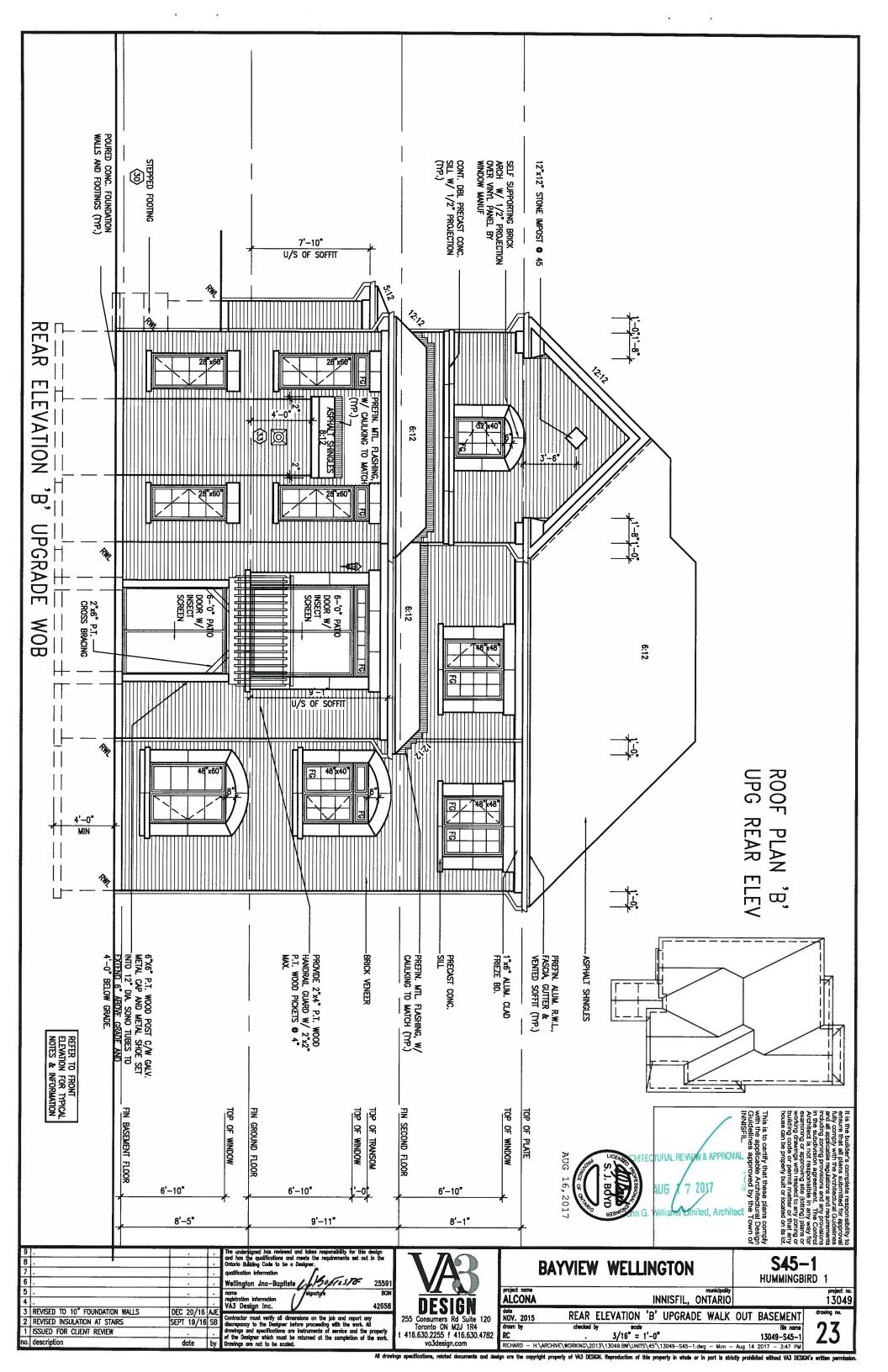
AUG 1 John G. Williams Limited, Archite

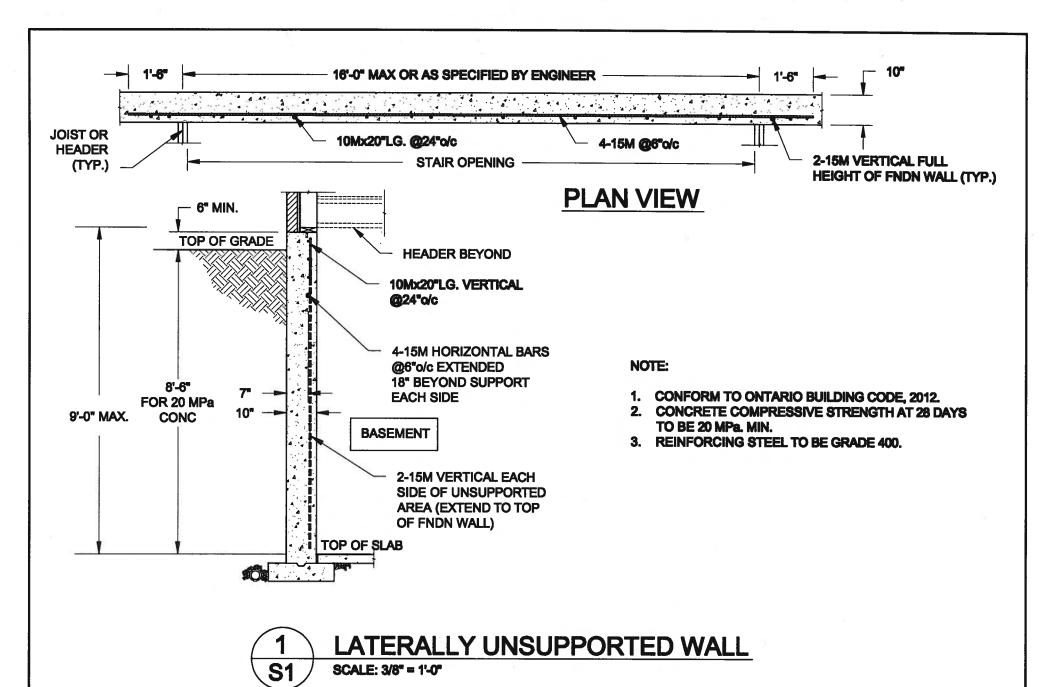
| UNINSULATED OPEN | INGS (PER OB | C. SB-12,3.1.1 | UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7)) | | | | | |
|--|----------------|----------------|--|--|----------------|--------------|------------|--|
| S45-1 ELEVATION A-WOB | ENERGY E | FFICIENCY - OI | S45-1 ELEVATION B-WOB | ENERGY E | FFICIENCY - OF | 3C SB12 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE | ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE | |
| FRONT | 743 S.F. | 159.71 S.F. | 21.50 % | FRONT | 735 S.F. | 147.5 S.F. | 20.07 % | |
| LEFT SIDE | 1015 S.F. | 55.33 S.F. | 5.45 % | LEFT SIDE | 1009 S.F. | 55.33 S.F. | 5.48 % | |
| RIGHT SIDE | 1015 S.F. | 80 S.F. | 7.88 % | RIGHT SIDE | 1009 S.F. | 80 S.F. | 7.93 % | |
| REAR | 989 S.F. | 217.556 S.F. | 22.00 % | REAR | 989 S.F. | 217.556 S.F. | 22.00 % | |
| * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION | | 0 S.F. | | * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION | | 0 S.F. | | |
| TOTAL SQ. FT. | 3762.00 S.F. | 512.60 S.F. | 13.63 % | TOTAL SQ. FT. | 3742.00 S.F. | 500.39 S.F. | 13.37 % | |
| TOTAL SQ. M. | 349.50 S.M. | 47.62 S.M. | 13.63 % | TOTAL SQ. M. | 347.64 S.M. | 46.49 S.M. | 13.37 % | |

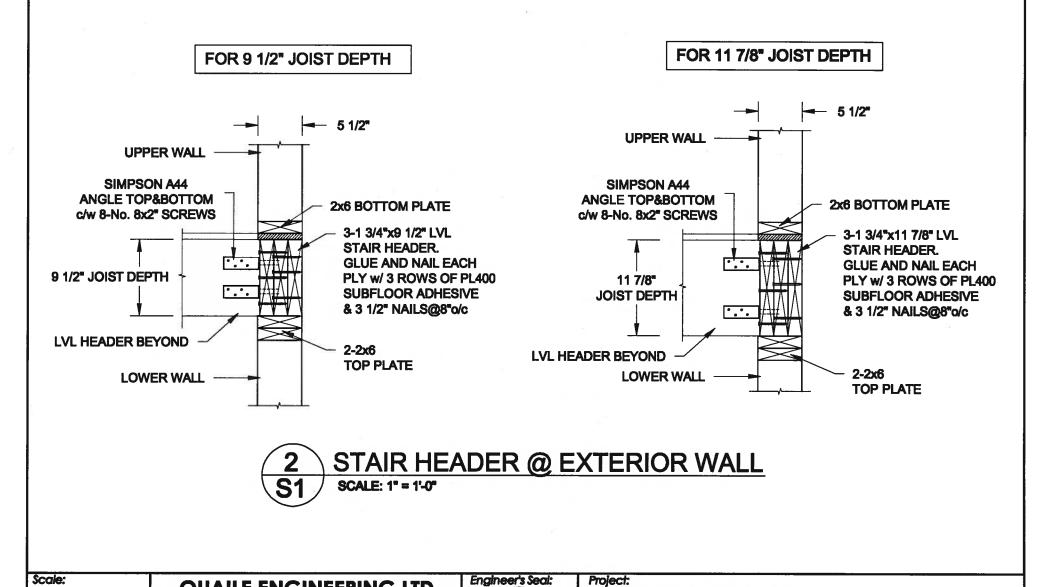
| 9 . 8 . 7 . 6 . | | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Budding Code to be a Designer. qualification information Wellington Jno-Baptiste | VAR | | WELLINGTON | S45-1 HUMMINGBIRD 1 |
|--|-----------------------------|---|--|----------------------------------|--|------------------------|
| 5 . 4 . | | name signature BCN registration information VA3 Design Inc. 42658 | DEGLON | project name ALCONA | INNISFIL, ONTARIO | |
| 3 REVISED TO 10" FOUNDATION WALLS 2 REVISED INSULATION AT STAIRS | DEC 20/16 A SEPT 19/16 S | B Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All | 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 | NOV. 2015 drawn by checked by | PARTIAL FL | OOR PLAN WOB |
| 1 ISSUED FOR CLIENT REVIEW | ļ | drowings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drowings are not to be scaled. | t 416.630.2255 f 416.630.4782 va3design.com | RC . | 3/16" = 1'-0" \13049.BW\UNITS\45'\13049-S45-1.dwg - Mon - | 13049-S45-1 |











Allbark

S. J. BOYD

AUG 10,2017

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT

Drawing No.:

S1

TYPICAL STRUCTURAL DETAILS FOR SINGLES

INNISFIL, ONTARIO

16-083

Project No.:

QUAILE ENGINEERING LTD.

Newmarket, ON

E: qualle.eng@rogers.com

L3Y 8J9 T: 905-853-8547

AS NOTED

JUL-31-2017

Checked:

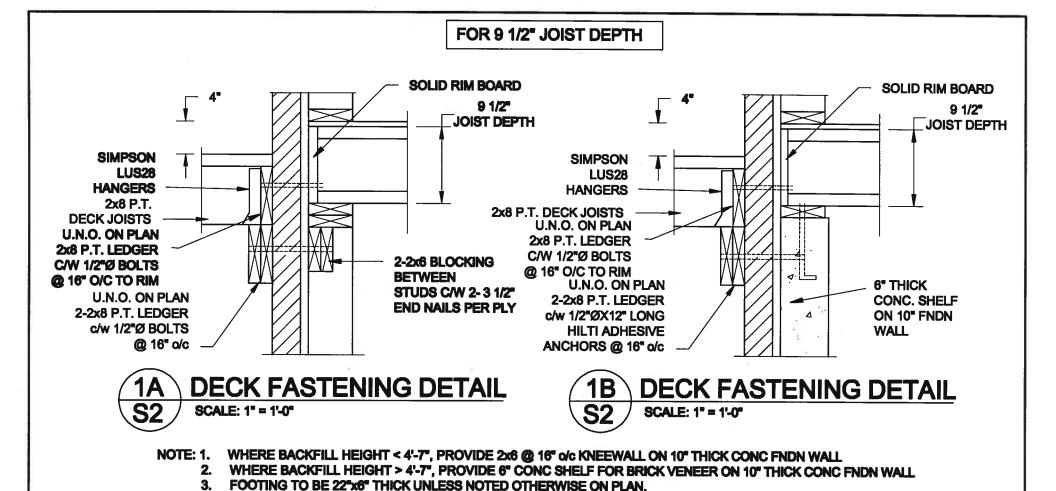
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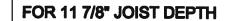
SJB

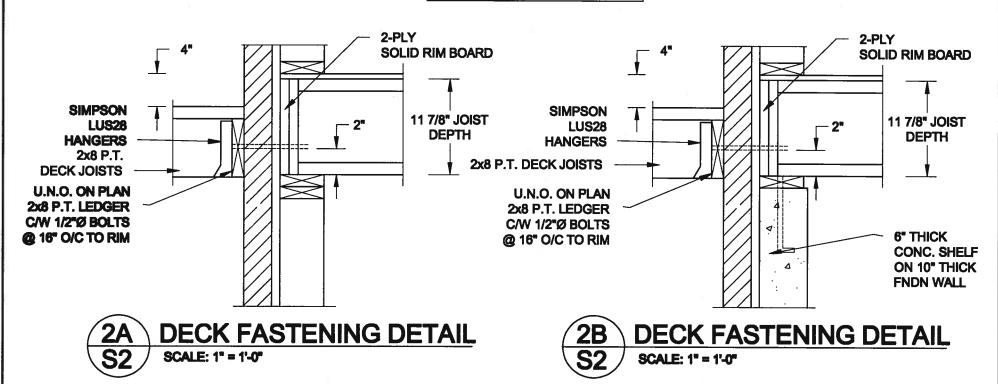
Date:

Drawn:

SC



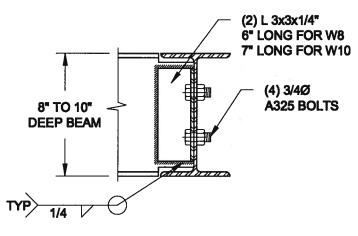




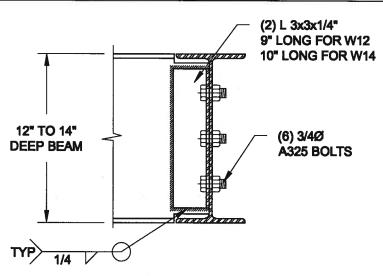
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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 (W310x88) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



Scale: Engineer's Seat QUAILE ENGINEERING LTD. BAYVIEW WELLINGTON HOMES - ALCOMA PROJECT AS NOTED INNIEFIL, ONTARIO allers Dale: 38 Parkside Drive, UNIT 7 S. J. BOYD **TYPICAL STRUCTURAL DETAILS FOR SINGLES** Newmarket, ON JUL-81-2017 **L3Y 8J9** Drawit Checked T: 905-853-8547 Project No.: Drawing No.: E: qualle.eng@rogers.com 80 16-063 82 AUG 10,2017

PROMING ADMINISTRATION BRAYNEW WILLIAM FOR ALCOHA EMBLESHIP ARALING

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 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, RWL & VENTED SOFFIT, PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE

THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.). FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING.
CONTINI. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING,
38x1 40 (2"x6") STUDS @ 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 BE MIN, 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

DAMMING, ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG

EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER

2A RESERVED

(2B) FRAME WALL CONSTRUCTION (2"x4")— GARAGE WALLS SIDING AS PER ELEV., 19x38 [1"x2"] VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX, HEIGHT 3000mm (9"-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

(2C) RESERVED

STUCCO WALL CONSTRUCTION (2"x4") — GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) &
9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPUED
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

(1/6") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER
AND APPR. CONTIN. AIR BARRIER, 13mm [1/2"] INTERIOR DEYWALL
FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED.

REFER TO OBC \$8-12, CHAPTER 3 FOR ADDITIONAL THERMAL

INSULATION PEOLIPPEARETS (2E.) INSULATION REQUIREMENTS.

BRICK YENEER CONSTRUCTION (2"x6") (S8-12-TABLE 3.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8"x7"x0.3") GALV, METAL IES & 400mm (16") O.C. HORIZONTAL
600mm (24") O.C. YERTICAL APPROVED SHEATHING PAPER, 9.5mm
(3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS & 400mm (16") (3/6) EXT. 11TE SHEALHING, 38X140 (2 X6) 510US & 40UMM (167)
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 WIN. 150mm (6")
BEHIND BUILDING PAPER, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A RESERVED

BRICK YENEER CONSTRUCTION (2"x4")— GARAGE WALLS 90mm (4") FACE BRICK. 25mm (1") AIR SPACE, 22x1 80x0.76mm (7/8"x"X0.03") GALV. METAL TIES @ 400mm (1") (1") 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"x8") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO 0.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
PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. (3C) EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38k140 (2"x") STUDS & 400nm (16") O.C., RSI 3AS/(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.

ABOVE FINISH CARADE.

INTERIOR STUD. PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2

**STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING

PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4")

BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2'x6") STUDS/PLATES

FOUNDATION WALL/FOOTINGS: (9.15.3. 9.15.4. 9.13.2. 9.14.2.1.(2))
200mm (8") POURED CONC. FDTN. WALL 15MPa (2200ps) WITH
BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN 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 REQUIRED.

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

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPg. (50psf.) PER FLOOR, AND MAX, LENGTH OF RTED 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. **(**6.)

BASEMENT SLAB 09C. 9.3.1.6.(1)(b). 9.16.4.5.(1). 9.25.3.3.(15) 80mm (3")MIN. 25MPa (3600psl) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psl) CONC. WITH DAMPPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

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

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

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

= 200 (7-7/8") MAX. RISE MIN. RUN MIN. TREAD = 210 (8-1/4") = 235 [9-1/4"] = 25 (1") = 1950 (6'-5") = 900 (2'-11") = 865 (2'-10") to 965 (3'-2") MAX. NOSING MIN, HEADROOM RAIL @ LANDING RAIL @ STAIR

= 860 (2'-10") FOR CURVED STAIRS

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

MIN. AVG. KUN

HANDRAILS —OBC. 9.8.7.—
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE

TO BE 50 (0") MIN. HANDRAILS TO BE CONTINUOUS

37) (11,) 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 (2X4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS
200mm (6") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @
2400mm (7-10") C.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 SOmm (2") OF THE BASEMENT SLAS. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL, NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (CI) IS NOT TO BE INTERRUPTED BY FRAMING.

(a) 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

(5F. 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') STL PLATE TOP & BOTTOM. 870x870x410 (34'x34'x16') CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg. MINIMUM AND AS PER SOILS REPORT.

STEFL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5
(6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42°x42°x18°). CONC. FOOTING ON UNDSTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg MIN. AND AS PER SOILS REPORT.

15B 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.

(18) BEAM POCKET OR 300x1.50 (12°x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (18.) GARAGE SLAB

100mm (4") 32MPa (4640ps)) 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

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 (0BC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (08C-9.19.2.1. & 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.

STEFL 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 STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC

9.17.4.2(2). RESERVED

BEARING WOOD POST (BASEMENT) (ORC 9.17.4.)
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 610x610x300 (24"x24"x12") CONC. FOOTING.

STEPPED FOOTINGS OBC 9.15.
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 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE, WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE / H.W.T VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS, REFER TO GAS UTILIZATION CODE.

DIRECT VENTING GAS FIREPLACE VENT DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS

LITILIZATION CODE SUBFLOOR. JOIST STRAPPING AND BRIDGING
16mm [5/8"] T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR
CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm [1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE

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. UNIESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE 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 SLAB (OBC 9.39.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.),
125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
ENIRAINMENT. REINF. WITH 10M BARS @ 200mm (7 778") 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 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 (6") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11"-7" \$PAN, 38x184 (2"x6") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CELING 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 GYEN FLOOR B TO
HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE
AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3').

2) WINDOW GLARDS —OBC. 9.8.8.1.(6).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1-7) A80VE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-3.1.1.9

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B. 6.2.2. SEE MECHANICAL DRAWINGS.

 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 MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN
MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8,[1][d] &
3.8.3.13,(1)[f], SEE DETAIL.
ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE
AS STATED IN O.B.C. 58-12-3,1.1.9. **5**)

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

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTE

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

ALL AMINATED VENEER LUMBER (L.V.L.) BEAMS, GROER 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 LVL WITH 897mm [3 1/27] LONG COMMON WIRE NAILS © 300mm [7] [1/2] O.C. STAGGERED IN 2 ROWS FOR IB 4.240 & 300mm [7] 1/47.9 1/27.11 7/87 DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS AND JOHN [1/27] 10 JOHN [1/27 LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL

WOOD MEMBERS, WOOD MEMBERS, WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, NO. 50 (481bs.) ROLL ROOPING OR OTHER DAMPPROOPING MATERIAL EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 1 SOmm [6") ASPACE THE GODTHING. 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 STEET." OBC. B-9.23.4.3. 1) 2)

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

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

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

SPECIFICATIONS.

�* POT LIGHT **①** HEAVY DUTY OUTLET (220 voit) ф. **D**& SWITCH φ. LIGHT FIXTURE (WALL MOUNTED) STLOOR DRAIN

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

POINT LOAD FROM ABOVE

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

FLAT ARCH I CURVED ARCH

M.C. MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL ZXXXXX 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 (ORC 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 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.

RC

TWO STOREY VOLUME SPACES

-FOR A MAXIMUM 5490 mm (18-0") HEIGHT AND MAXIMUM
SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE
2-38x1 40 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12")
O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK
WALLS CAND A GREET BURNETS DANNESS TO DE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT, PLYWOOD SHEATHING PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS

© 1220 mm (4'-0"] O.C. VERTICALLY. -FOR WALLS WITH
HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2'x6') STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2'2'x6") TOP PLATES 1-38x140 (1-2'x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2'x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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

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

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

DRAIN WATER HEAT RECOVERY UNIT (DWHR) DRAIL WALES, THEAL READERS MILE AND AND WATER HEAT RECOVERY (DWHR)
UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BENEATH ANY OF THE SHOWERS.

ONT. REG. 332/12-2012 OBC ♠ REVISED Amendment 0. Reg. 368/13 MR-16-S-26 JAN. 25, 2017 WOOD LINTELS AND BUILT-UP WOOD BEAMS

2/38 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 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 2/38 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

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 89 x 10.0L (6" x 3 -1/2" x 3/8"L)
158 x 102 x 11.0L (6"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) LVL2 3-1 3/4"x7 1/4" (3-45x184) LVL3 4-1 3/4"x7 1/4" (4-45x184) LVL4A 1-1 3/4*x9 1/2" (1-45x240) LVL4 2-1 3/4*x9 1/2" (2-45x240) LVL5 3-1 3/4*x9 1/2" (3-45x240) LVL5A 4-1 3/4*x9 1/2" (4-45x240) LVL6A 1-1 3/4*x11 7/8* (1-45x300) LVL6 2-1 3/4*x11 7/8* (2-45x300) LVL7 3-1 3/4*x11 7/8* (3-45x300) LVL8 4-1 3/4*x11 7/8* (4-45x300)

DOOR SCHEDULE

EXTERIOR 815 x 2030 x 45

DOOR (2'-8" x 6'-6" x 1-3/4")

EXTERIOR 865 x 2030 x 45

DOOR (2'-10" x 6'-8" x 1-3/4") (1.)

2A EXTERIOR 815 x 2030 x 45 1-3/4") 20 (2'-8" x 6'-8" x 1-3/4") 20 (4'-8" x 10-3/4") 20 (4'-8" x 10-3/4") 20 (5'-8" x 10-3/4") 20 (5'-8

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

INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4.) INTERIOR 660 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8")

4C INTERIOR 680 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/6") 5. INTERIOR 460 x 2030 x 35 DOOR (1'-8" x 6'-8" x 1-3/8") EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE

Alluaili A. T. Quaile 17-08-04 BLINCE OF ONT MILO STRUCTURAL

MECHANICAL SYMBOLS -40. HEAT PIPE WARM AIR PLUMBING (TOILET) RETURN AIR DUCT PLUMBING (BATH, SINK.SHOWER)

SMOKE ALARM (REFER TO OBC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS, BATTERY BACK-UP 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 SLEEPING AREA. CARBON MONOXIDE DETECTORS) SHALL BE PERMANENTY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, REFER TO MANUFACTURER FOR

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE AT 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

ADDDITIONAL REQUIREMENTS.

13049

druwing no.

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

Code to be a Desi Wellington Ino-Baptiste 119051257E 2559 BCE 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.

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

va3design.com

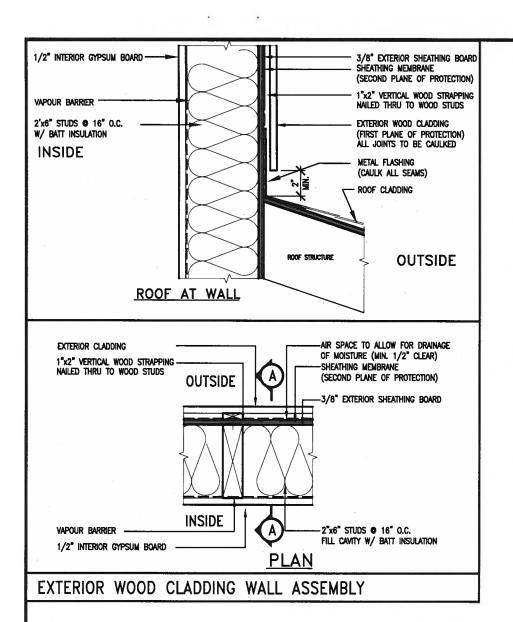
BAYVIEW WELLINGTON

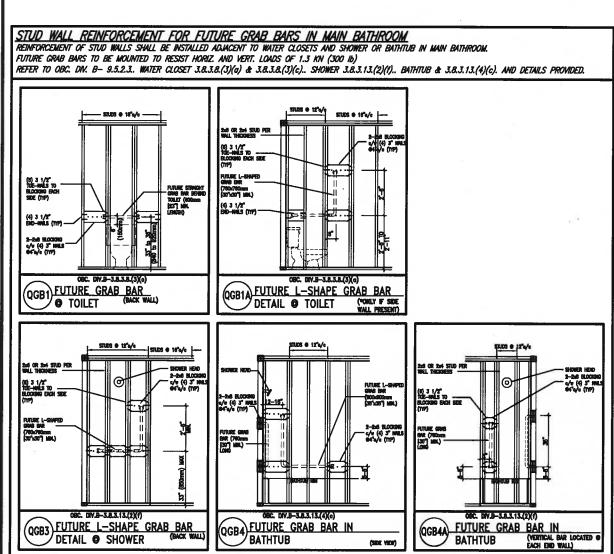
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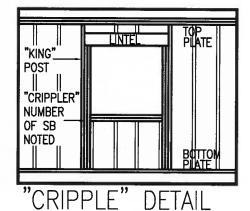
CONST NOTE

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

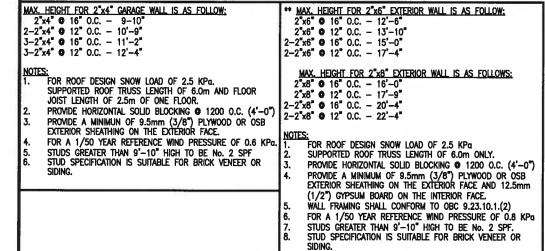
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A. T. Quaile 7
17-08-04
STRUCTURAL

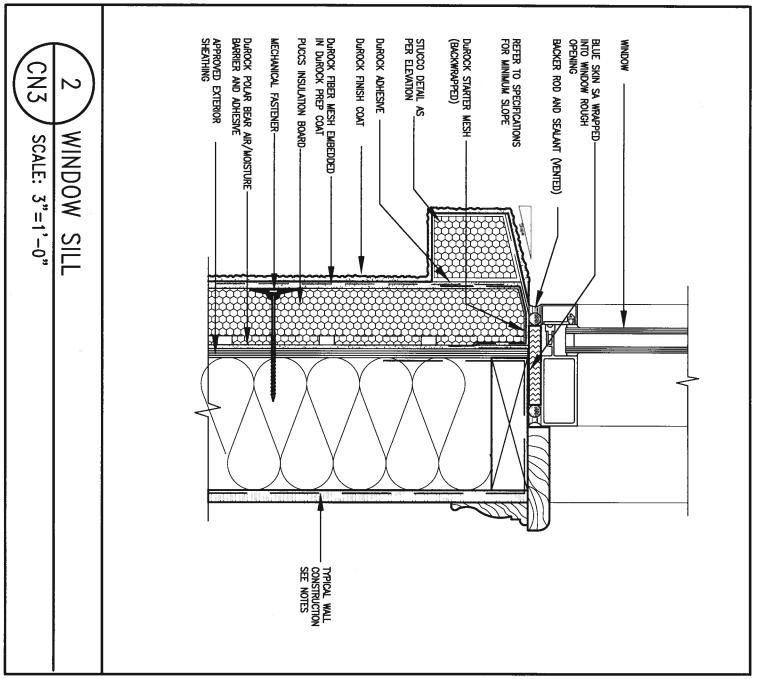
| 9 . 8 . 7 . 6 . | | | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Bullian Code to be a Designer. qualification Information Wellington Jno-Baptiste Association 2552 2559 | VAR | BAYVIEW | / WELLINGTON | CONST_NOTE |
|---|-----------|---|---|---|---------|------------------------------|---|
| 5 . | | Ė | nome registration information VA3 Design Inc. 4265i | DEGLAN | ALCONA | municipality INNISFIL,ON. | project no. 13049 |
| 3 . 2 . 1 ISSUE FOR CLIENT REVIEW no. description | AUG 04-17 | - | 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 sacied. | 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 | | | RUCTION NOTES file name 13049-CN-A1 Aug 4 2017 - 847 AM |

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

PREFINISHED METAL FLASHING DUROCK STARTER MESH (BACKWRAPPED) STUCCO DETAIL
AS PER ELEVATION -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-CN3 SCALE: 3"=1'-0' WINDOW HEADER CAULKING -BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING Durock Starter Mesh (Backwrapped)
Prefinished MLT Flashing for Moisture Drain Out DUROCK POLAR BEAR AIR/MOISTURE BARRIER RUBBER MEMBRANE OVERLAPPING FLASHING WINDOW BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING CAULKING

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



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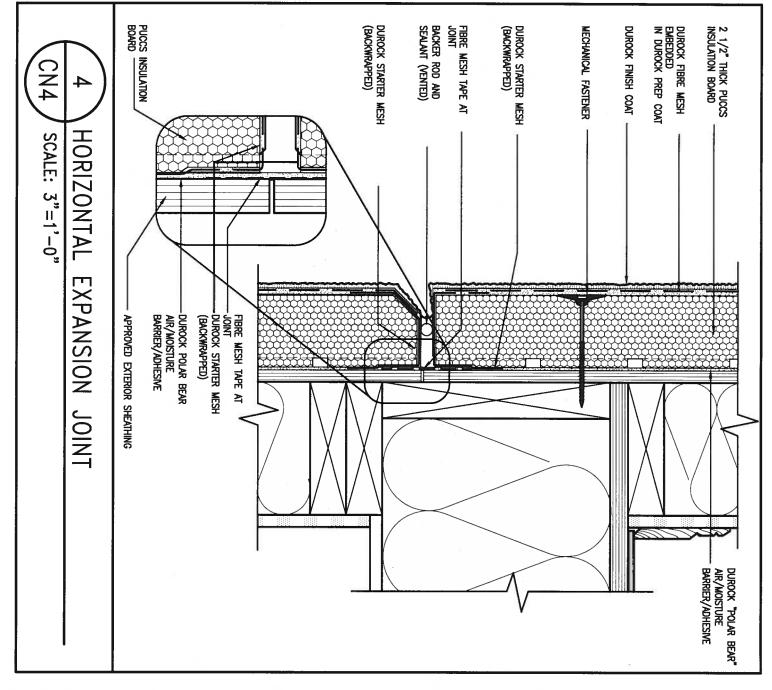


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** BOSISTE 25591 13049 ALCONA INNISFIL, ON. VA3 Design Inc. 42658 MAY 2016 CONSTRUCTION NOTES 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 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 DN M2J 1R4 3/16" = 1'-0" file na 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC t 416.630.2255 f 416.630.4782 RC 13049-CN-A1 no. description va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM

APPROVED CHISTON
SECTIONS
DURCOX "POLAR ESALE"
APPROVED TO CHISTON

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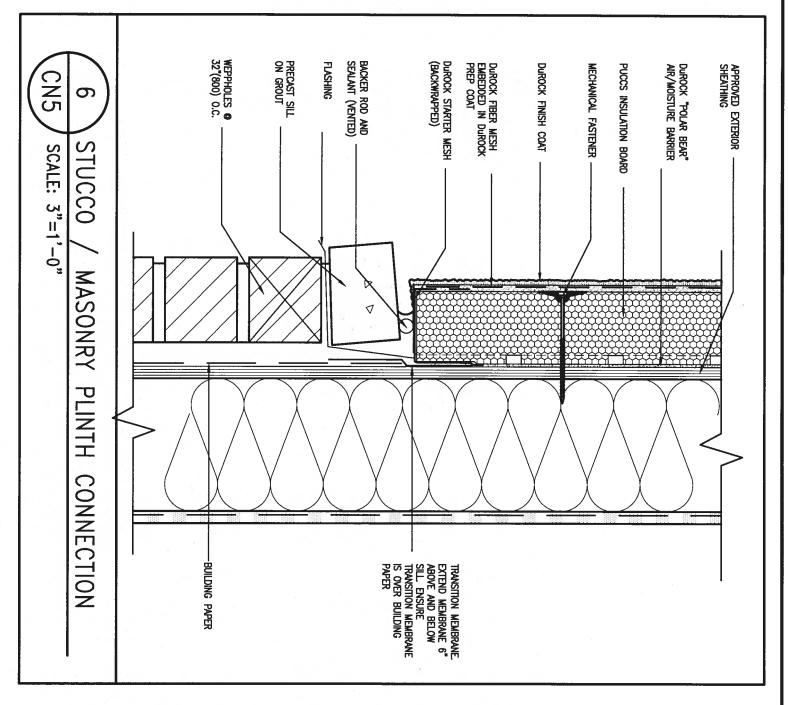
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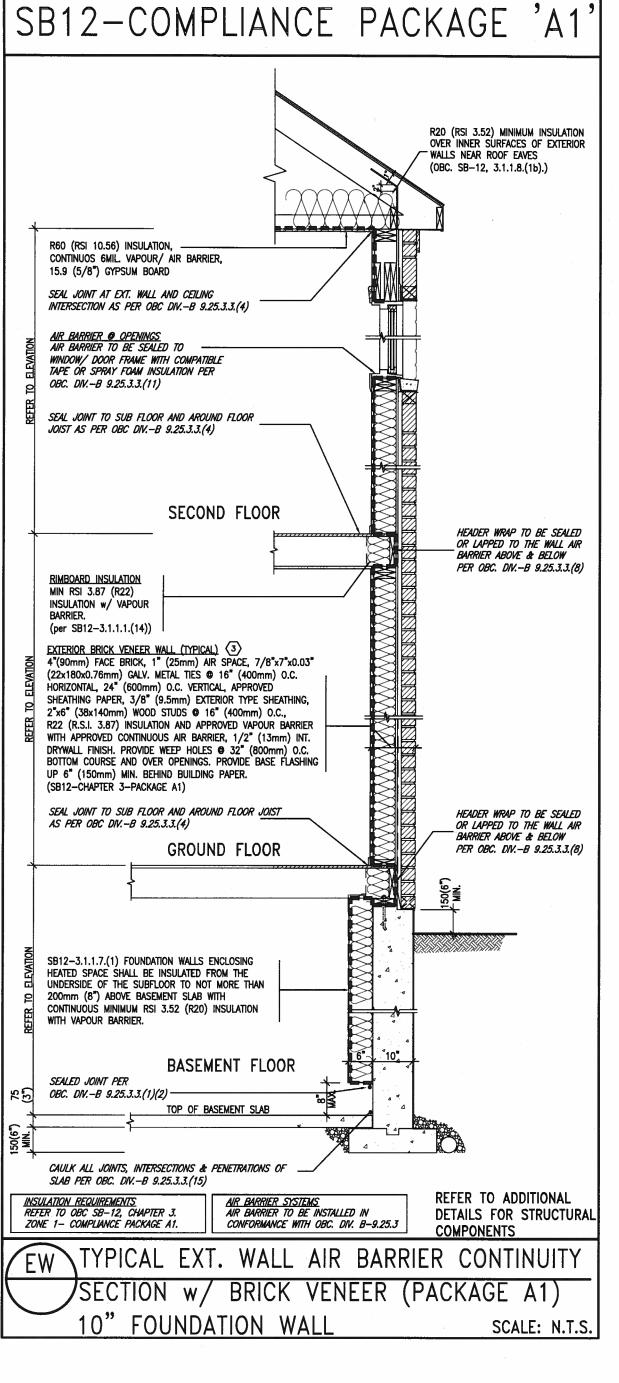
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CONST NOTE BAYVIEW WELLINGTON BOSILSTE 6 25591 5 name registration information VÅ3 Design Inc. INNISFIL,ON. ALCONA 13049 42658 3 MAY 2016 CONSTRUCTION NOTES Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the 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 drawn by 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC 13049-CN-A1 no. description date va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM



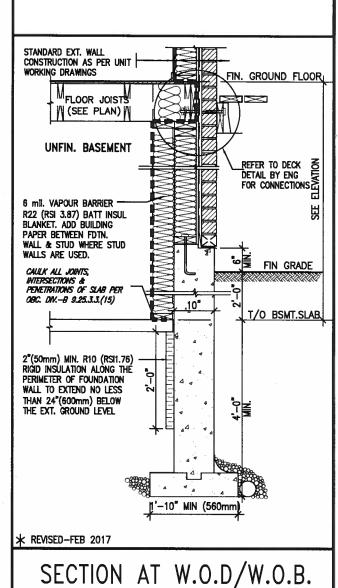
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

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

ci- Denotes Continuous Insulation without framing interruption.

A. T. Quaile 17-08-04



BAYVIEW WELLINGTON 25591 ALCONA INNISFIL,ON. VÅ3 Design Inc. 42658 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. 255 Consumers Rd Suite Toronto ON M2J 1R4 Rd Suite 120

1 ISSUE FOR CLIENT REVIEW

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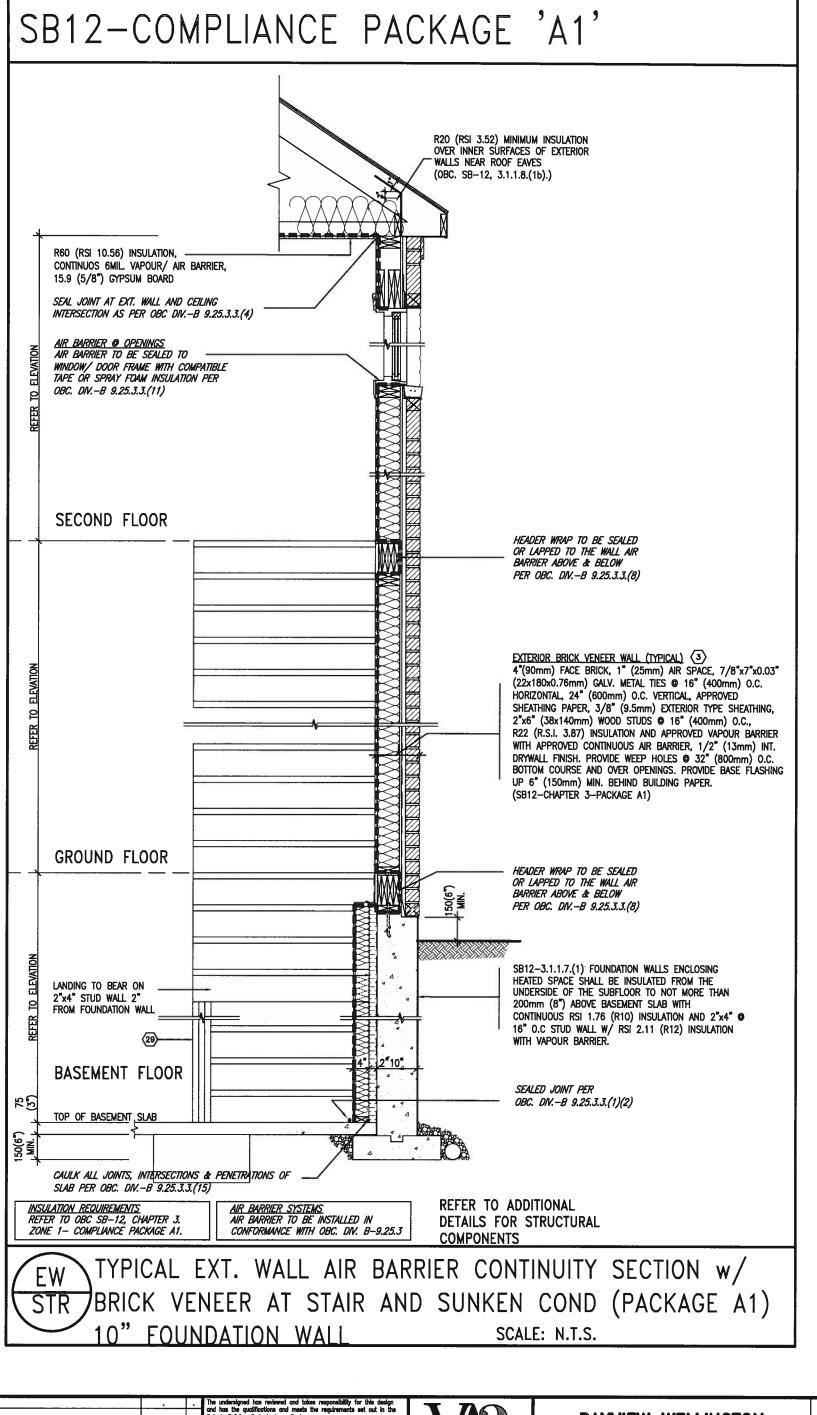
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CONSTRUCTION NOTES

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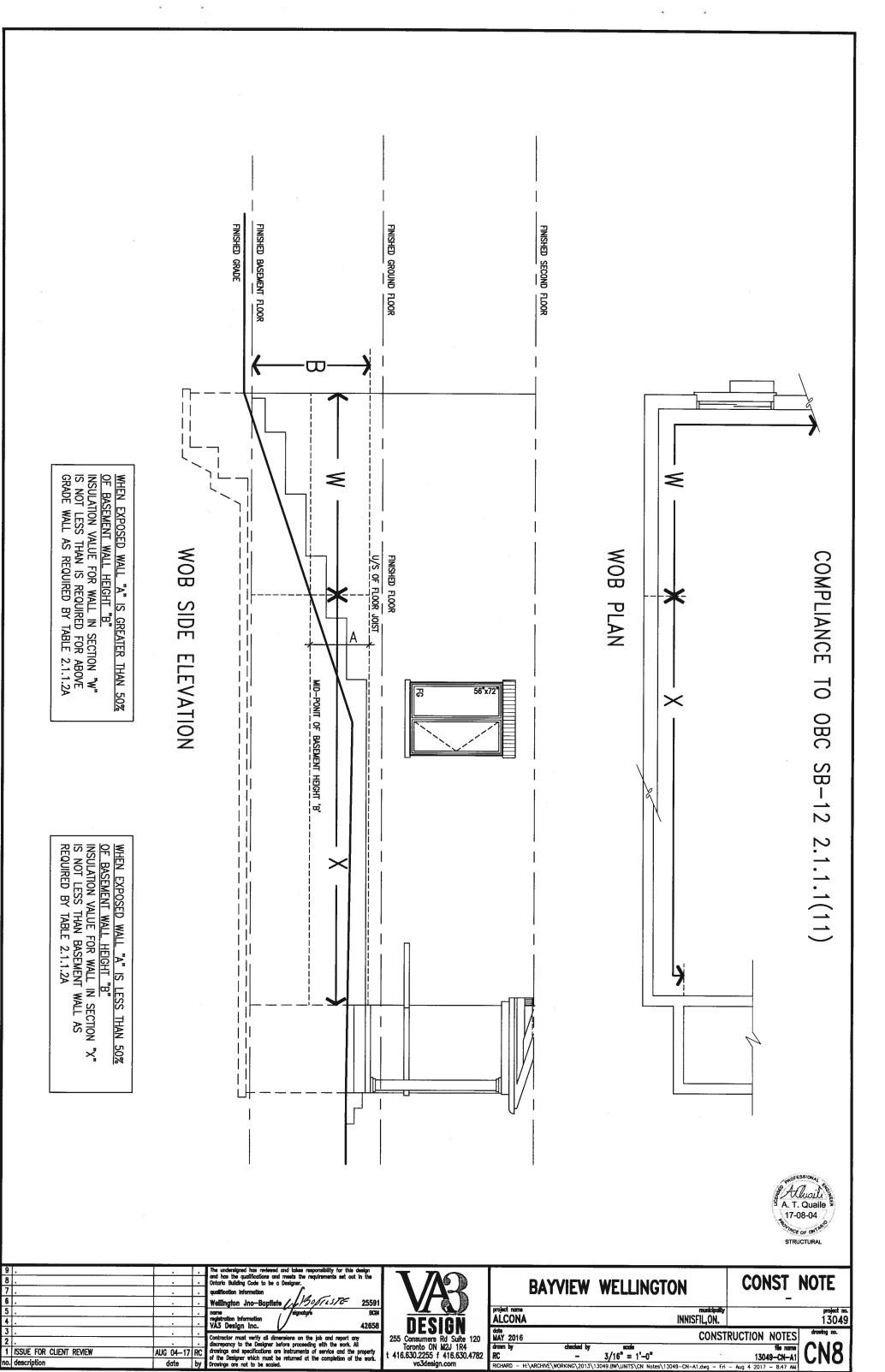
3/16" = 1'-0" RC t 416.630.2255 f 416.630.4782 13049-CN-A1 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg ations, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's



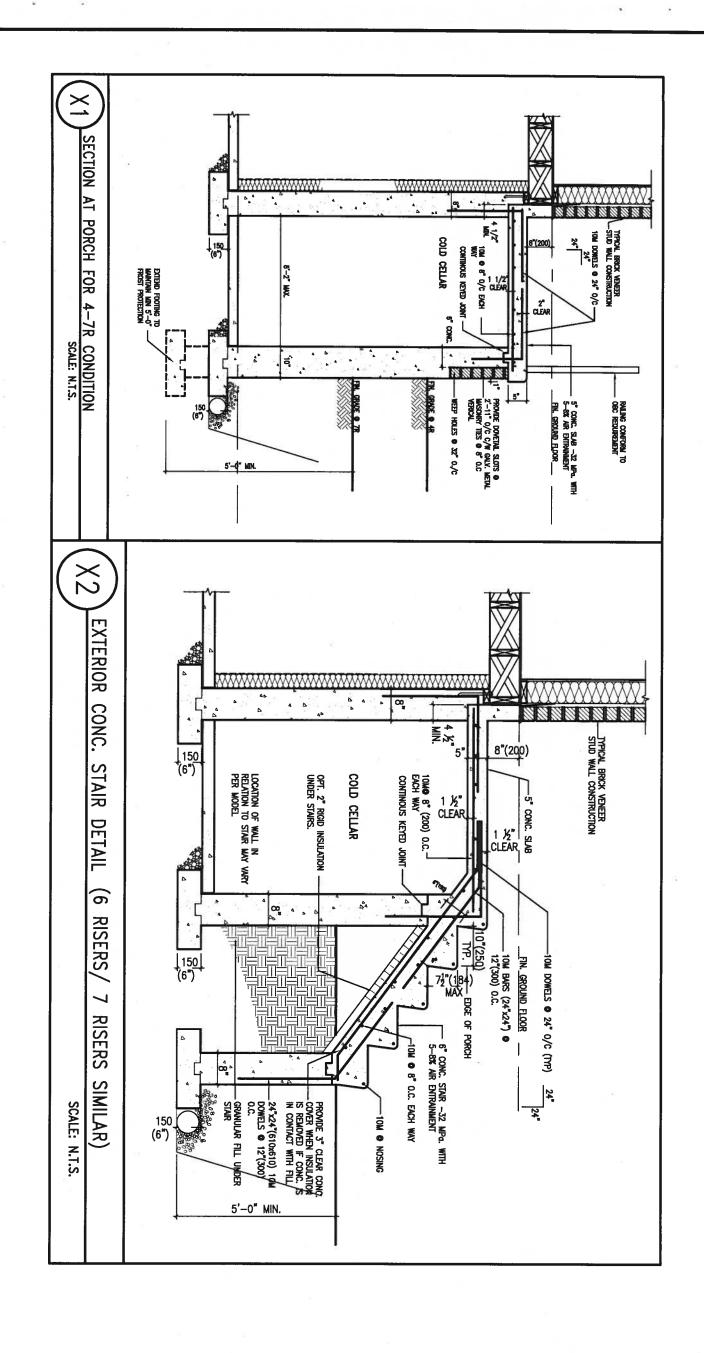


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|---|--------------|---|---|-----------------------------------|--|---------------------------|
| 5 . 4 | | name eigneture 8CN registration information VA3 Design inc. 42658 | | project name ALCONA | municipality INNISFIL, ON. | project no. 13049 |
| 2 . 1 ISSUE FOR CLIENT REVIEW no. description | 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. Drawings are not to be socied. | 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" 13049-BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri | file name 13049-CN-AI CN7 |

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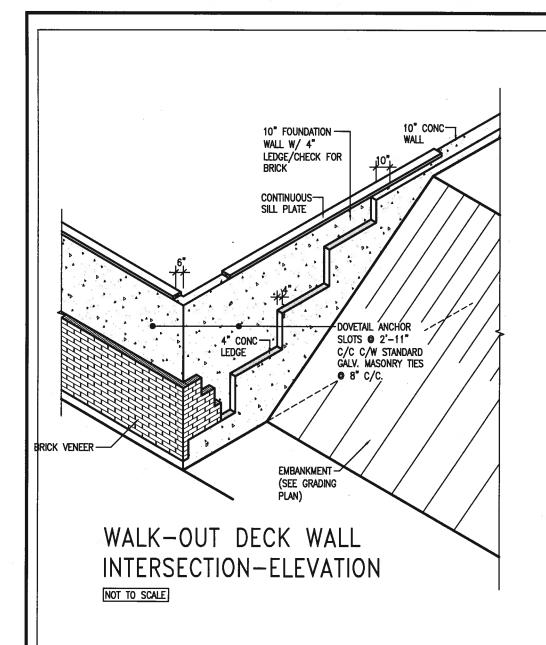
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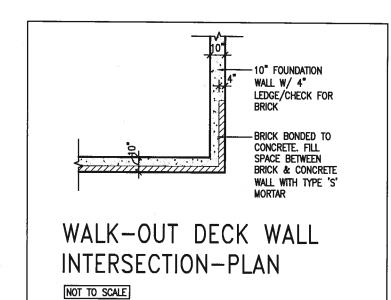




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|---|----------------|---|--|------------------------|------------|---|--|---------------|----------------------|
| 5 . | | name registration information VA3 Design Inc. /signature BCIN 42658 | DEGLOS | Project name ALCONA | | | innistration in municipality i | (2) | project no. 13049 |
| 3 . | ┵ | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All | 255 Consumers Rd Suite 120 | MAY 2016 | | | CONST | RUCTION NOTES | CALO |
| 1 ISSUE FOR CLIENT REVIEW no. description | ₹ C | 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. | Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com | | checked by | 3/16" = 1'-0" 13049.BW\UNITS\CN_Notes\13 | \$049-CN-41 dwg - Fri | 13049-CN-A1 | CN9 I |

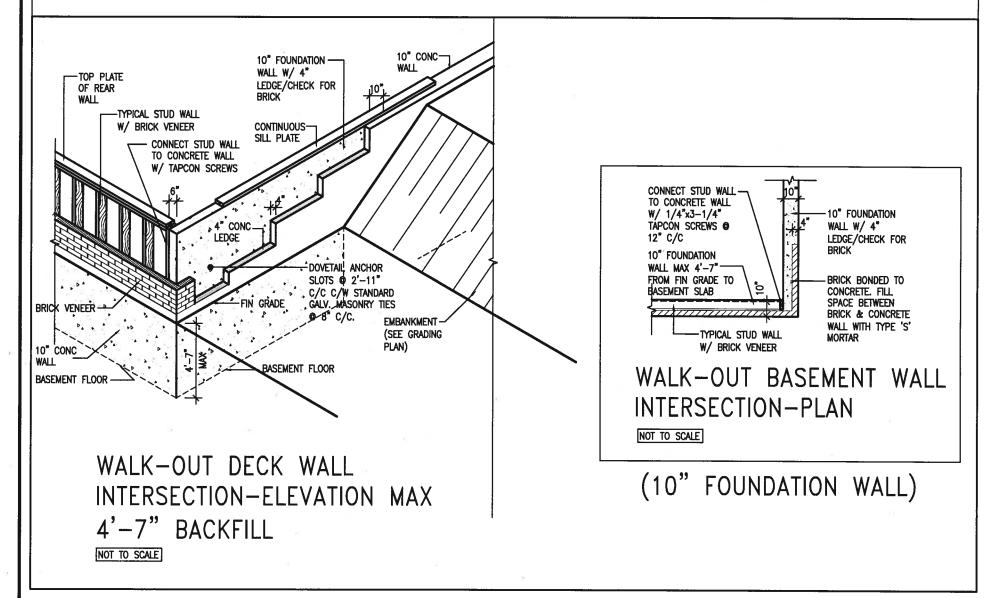
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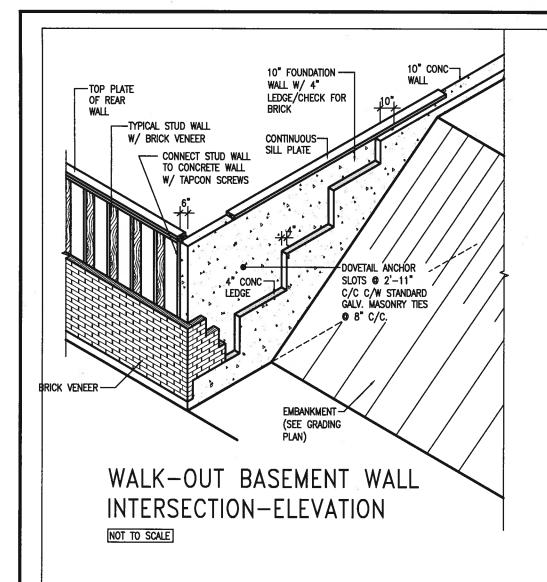
(10" FOUNDATION WALL)

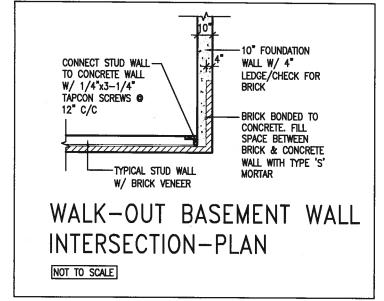
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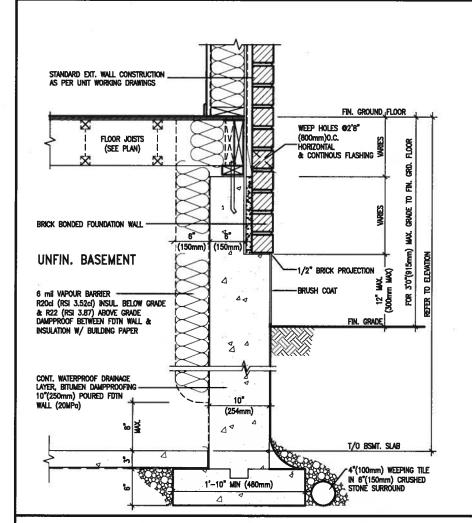


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| 5. | | ÷ | name signature BCN registration information VA3 Design Inc. 42658 | DESIGN | project name ALCONA | municipality INNISFIL,ON. | projec 130 |
| | AUG 04-17 | RC | Contractor must verify all dimensions on the job and report any discrepancy 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 refurned at the completion of the work. | 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630,4782 | date MAY 2016 drawn by checked by RC - | 3/16" = 1'-0" | RUCTION NOTES file name 13049CN-A1 |
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(10" FOUNDATION WALL)



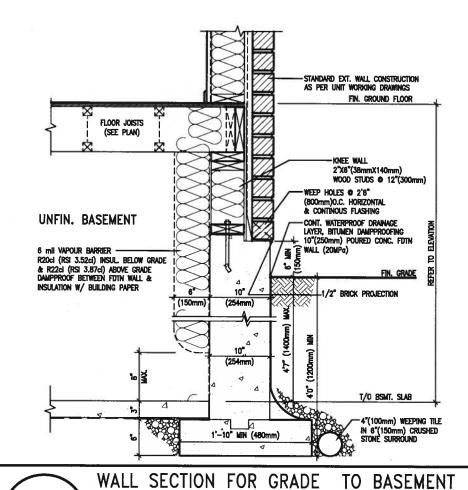
WALL SECTION FOR GRADE TO FIN.

EW3.06x

FLOOR MORE THAN 4'7" (1400mm)

HEIGHT DIFFERENCE

SCALE: N.T.S.



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



13049

| 8 | • | | · | and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | |
|-----|-------------------------|-----------|----|--|----|
| 7 | | | | qualification Information | 1 |
| 6 | | | | Wellington Jno-Baptiste 6 130 11576 25591 | |
| 5 | | | L. | name , /elgnatyre BCIN | 1 |
| 4 | | | | registration information VA3 Design Inc. 42658 | i |
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| Description |

RC - 3/16" = 1'-0" 13049-CN-A1

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