

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

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

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

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

BASEMENT FLOOR PLAN 'A'

AREA CHART ON PAGE 5

9.					
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4.	REVISED AS PER ENG COMMENTS	AUG 08-17	RC		
3.	REVISED TO 10" FOUNDATION WALLS	DEC 20-16	AJE		
2.	REVISED INSULATION AT STAIRS	SEPT 19/16	SB		
1.	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC		
no.	description	date	by		

VA3 DESIGN

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

BAYVIEW WELLINGTON

project name: **ALCONA**
date: **NOV. 2015**
drawn by: **RC**
checked by: **3/16" = 1'-0"**
scale: **3/16" = 1'-0"**

project no. **13049**
drawing no. **1**

S45-3 HUMMINGBIRD 3

project no. **13049**
drawing no. **1**

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STRUCTURAL REVIEW & APPROVAL
AUG 17 2017
Williams Limited, Architect

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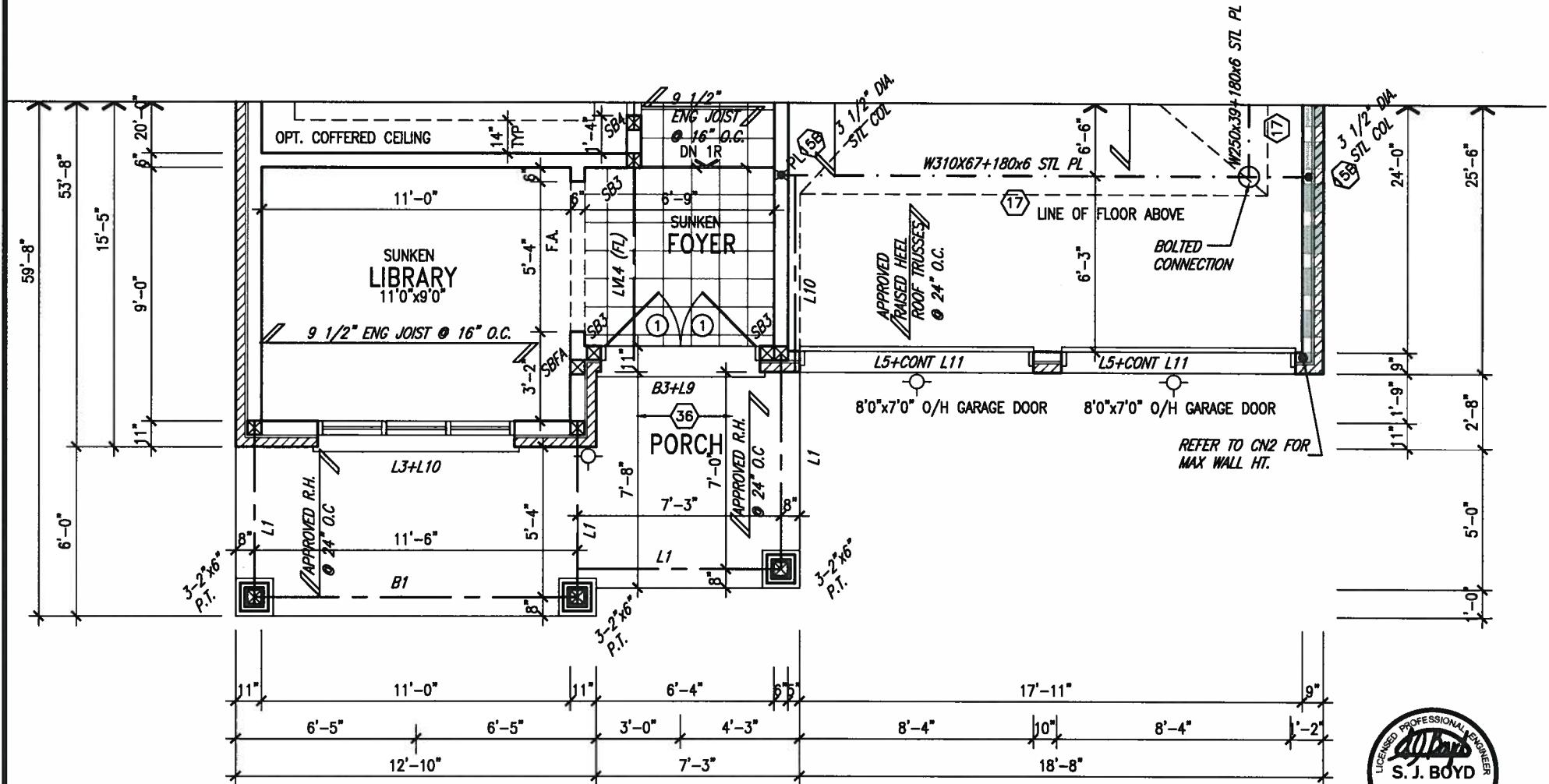
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ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017

John Williams Limited, Architect

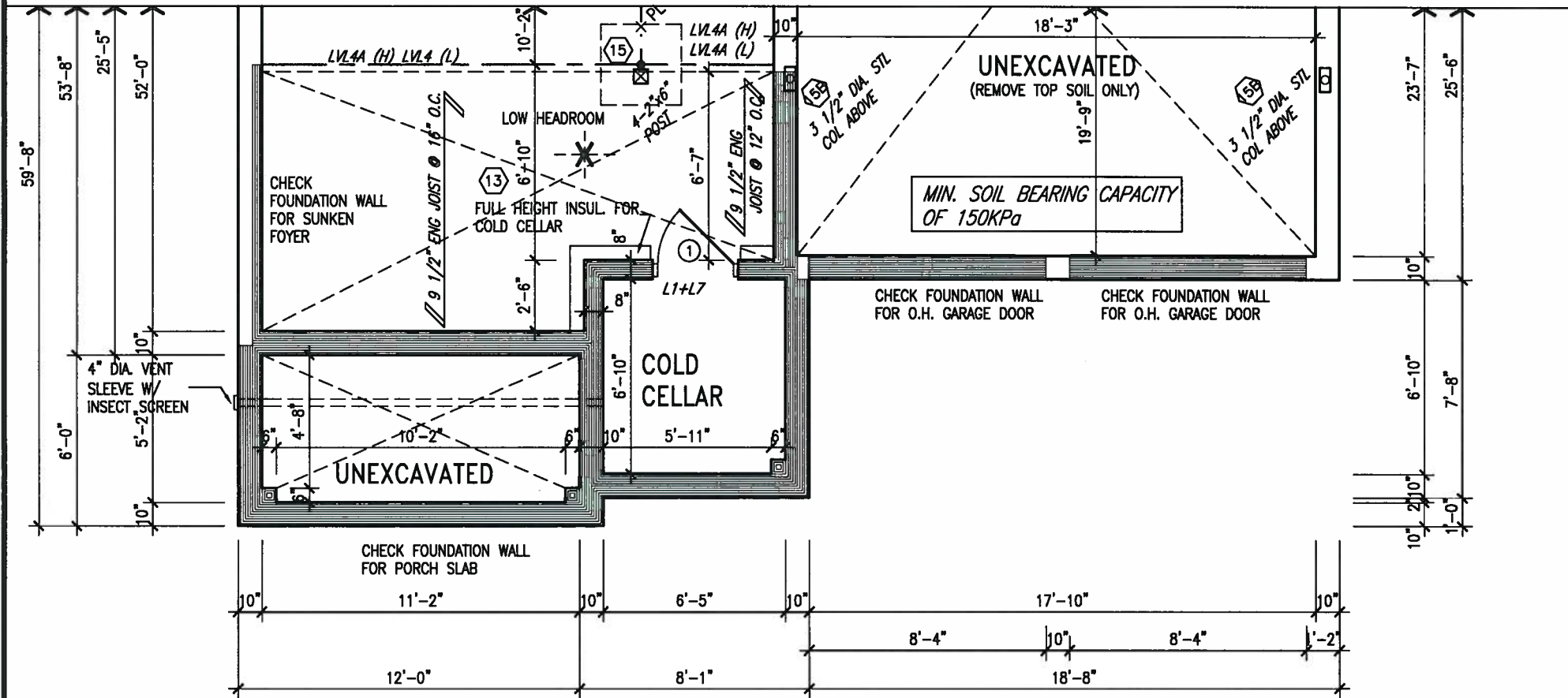
AREAS	ELEV 'A'	ELEV 'B'
Ground floor area	1495 SF	1495 SF
Second floor area	1788 SF	1777 SF
Subtotal	3283 SF	3272 SF
Deduct all open area	10 SF	10 SF
Total net area	3273 SF	3262 SF
Finished basement area	0000 SF	0000 SF
Coverage without porch	1940 SF	1940 SF
Coverage with porch	180.23 SM	180.23 SM
	1988 SF	2073 SF
	184.69 SM	192.59 SM



PARTIAL GROUND FLOOR PLAN 'B'



AUG 16, 2017



PARTIAL BASEMENT FLOOR PLAN 'B'

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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.

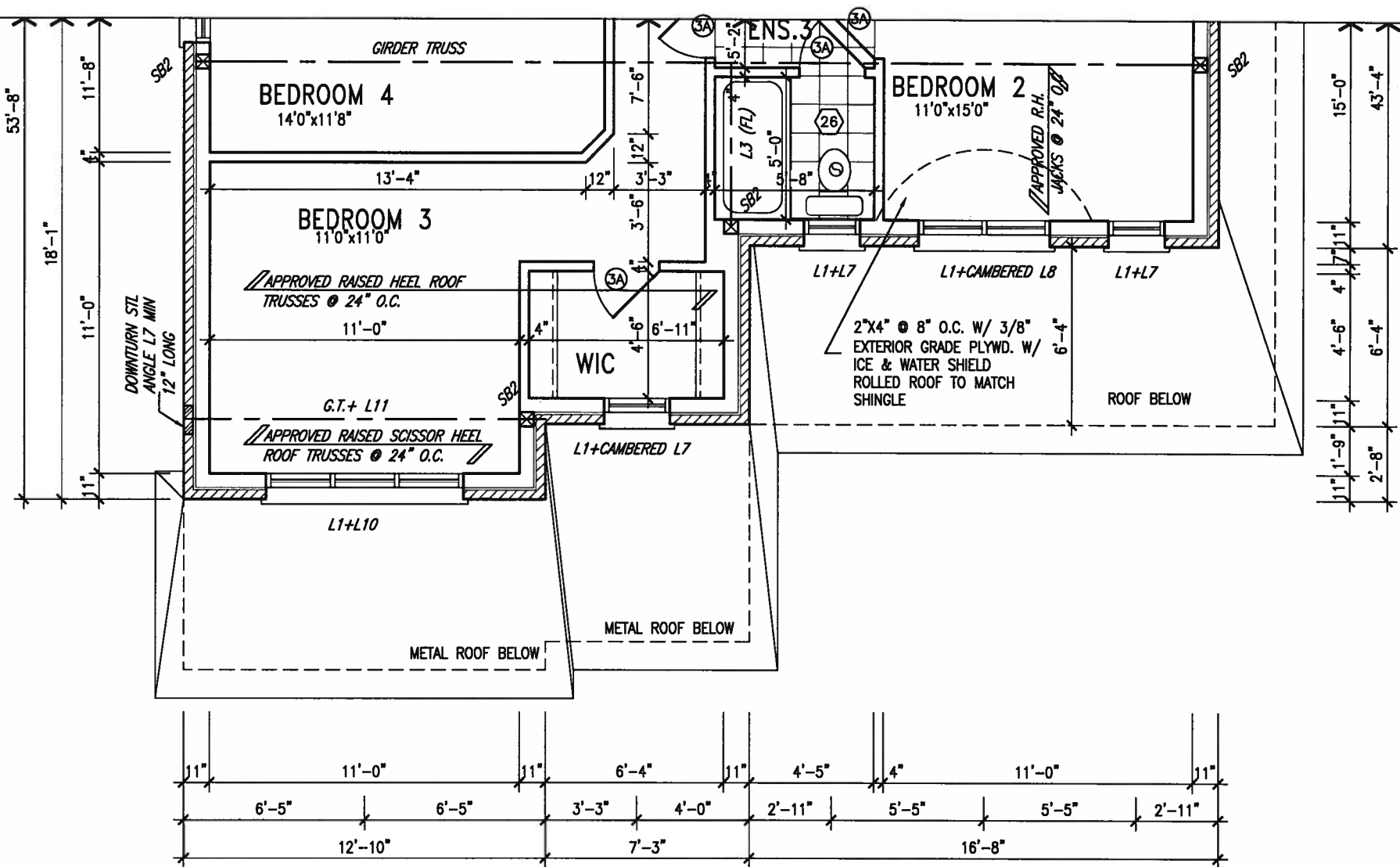
qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON
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ALCONA
municipality
INNISFIL, ONTARIO
date
NOV. 2015
drawn by
RC
checked by
scale
3/16" = 1'-0"

S45-3
HUMMINGBIRD 3
project no.
13049
drawing no.
4
PARTIAL PLAN 'B'
file name
13049-S45-3



PARTIAL SECOND FLOOR PLAN 'B'



AUG 16, 2017

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7.				Wellington Jno-Baptiste 25591
6.				name
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scale
3/16" = 1'-0"

PARTIAL PLAN 'B'

file name
13049-S45-3

drawing no.
5

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\13049-S45-3.dwg - Mon - Aug 14 2017 - 3:49 PM

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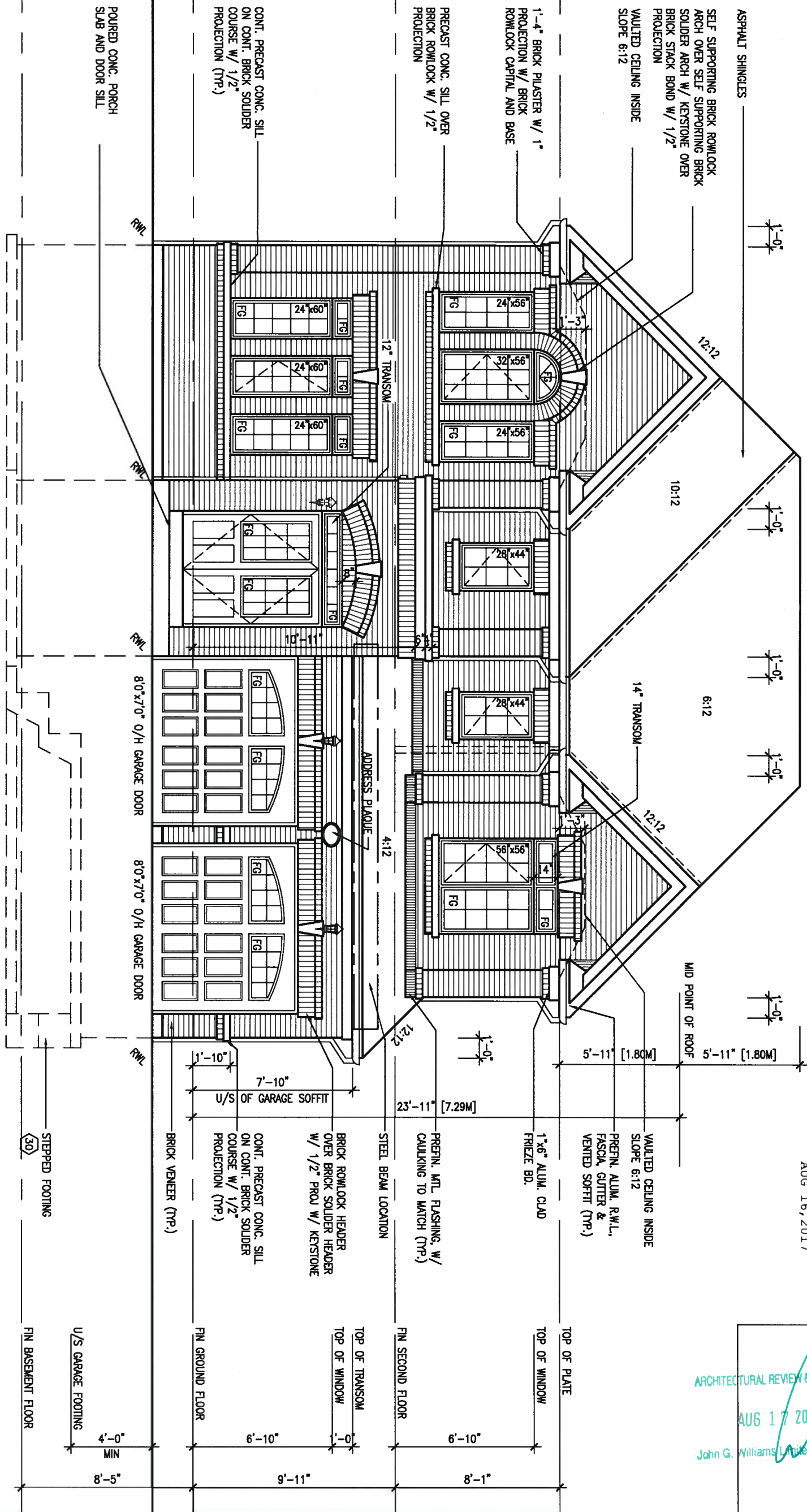
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ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017

John G. Williams Limited, Architect

FRONT ELEVATION 'A'



ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017

John G. Williams Limited, Architect

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S45-3
HUMMINGBIRD 3

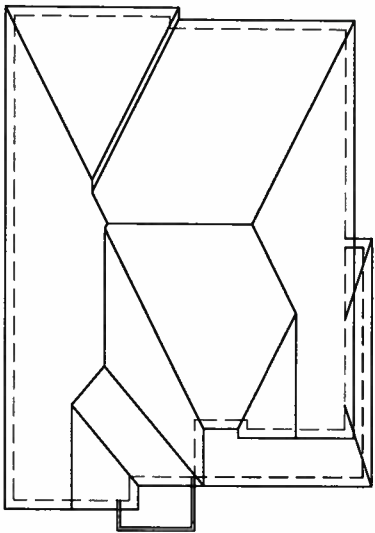
project no.
13049

drawing no.
6

file name
13049-S45-3

FRONT ELEVATION A

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ROOF PLAN 'A'



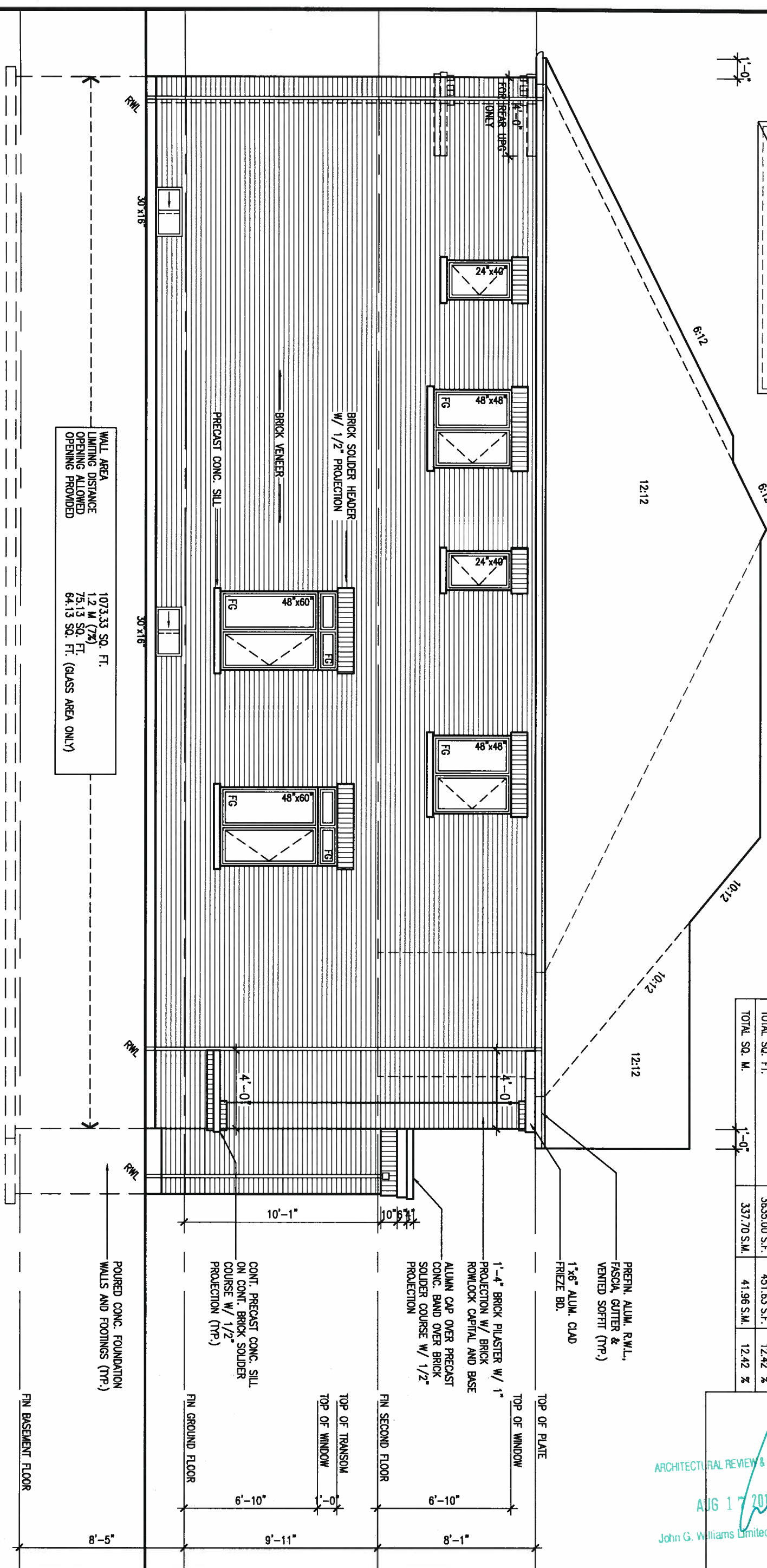
AUG 16, 2017

UNINSULATED OPENINGS (PER OBC: SB-12.3.1.(7))			
S45-3 ELEVATION A	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	754 S.F.	158,626 S.F.	21.04 %
LEFT SIDE	1073 S.F.	100 S.F.	9.32 %
RIGHT SIDE	1073 S.F.	7,778 S.F.	0.72 %
REAR	735 S.F.	185,222 S.F.	25.20 %
* 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.	3635.00 S.F.	451.63 S.F.	12.42 %
TOTAL SQ. M.	337.70 S.M.	41.96 S.M.	12.42 %

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ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John G. Williams Limited, Architect

LEFT SIDE ELEVATION 'A'



WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
64.13 SQ. FT. (GLASS AREA ONLY)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

CONT. PRECAST CONC. SILL
ON CONT. BRICK SOLDIER
COURSE W/ 1/2"
PROJECTION (TYP.)

ALUM. CAP OVER PRECAST
CONC. BAND OVER BRICK
SOLDIER COURSE W/ 1/2"
PROJECTION

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

1"x6" ALUM. CLAD
FRIEZE BD.

1'-4" BRICK PLASTER W/ 1"
PROJECTION W/ BRICK
ROWLOCK CAPITAL AND BASE

TOP OF TRANSOM
TOP OF WINDOW

FIN SECOND FLOOR

TOP OF PLATE
TOP OF WINDOW

FIN BASEMENT FLOOR

9					
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signature
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NOV. 2015
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RC
checked by
scale
3/16" = 1'-0"
municipality
INNISFIL, ONTARIO

S45-3
HUMMINGBIRD 3
project no.
13049
drawing no.
7
LEFT SIDE ELEVATION A
file name
13049-S45-3
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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 INSULATION CONFORMING TO CAN/ULC-S702. "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" 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, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017

John G. Williams Limited, Architect

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S45-3
HUMMINGBIRD 3

project no.
13049

drawing no.
8

BAYVIEW WELLINGTON

project name
ALCONA

municipality
INNISFIL, ONTARIO

date
NOV. 2015

drawn by
RC

checked by

scale
3/16" = 1'-0"

RIGHT SIDE ELEVATION A

file name
13049-S45-3

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VA3
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Wellington Jno-Baptiste 25591
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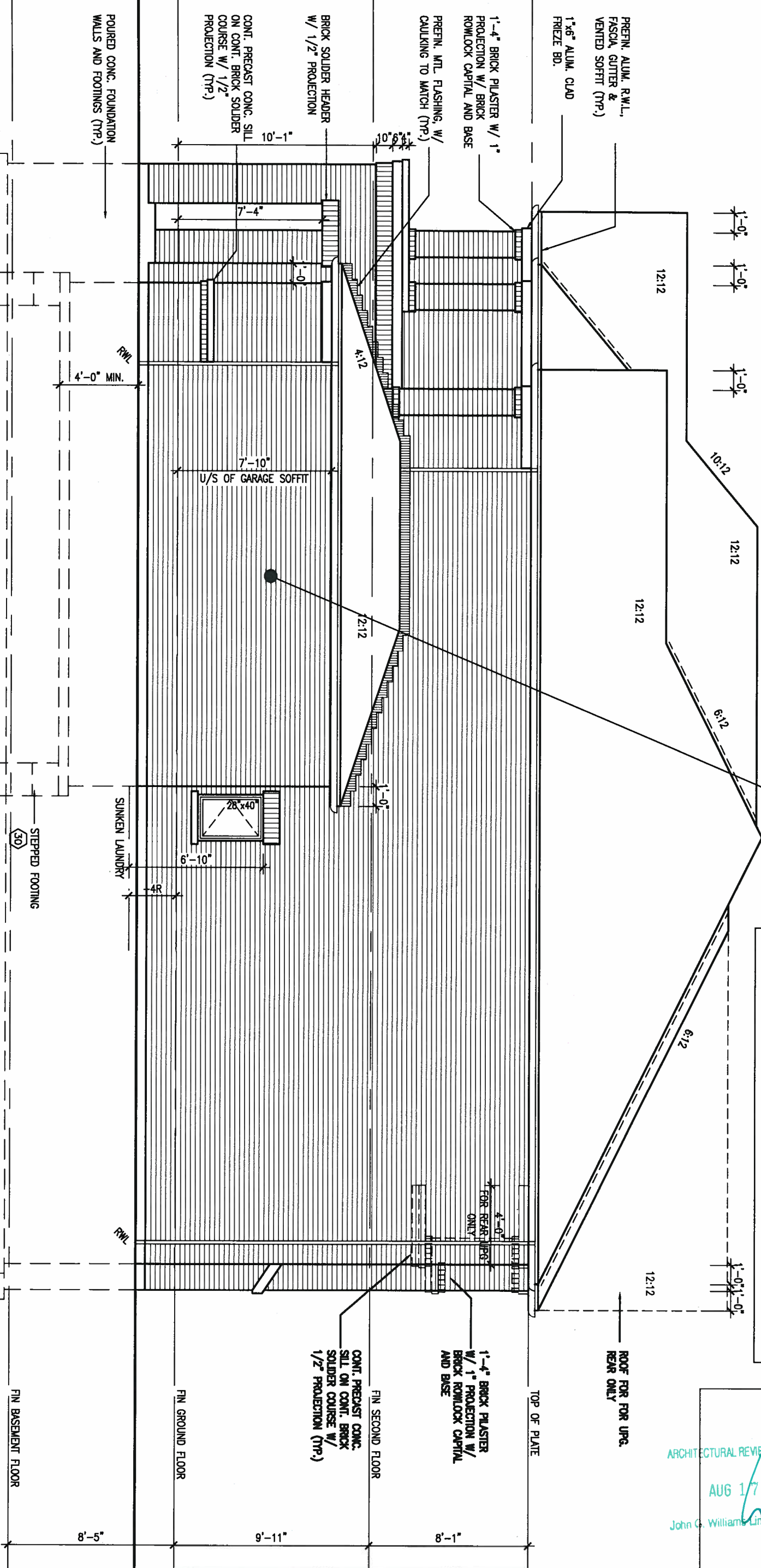
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RIGHT SIDE ELEVATION 'A'

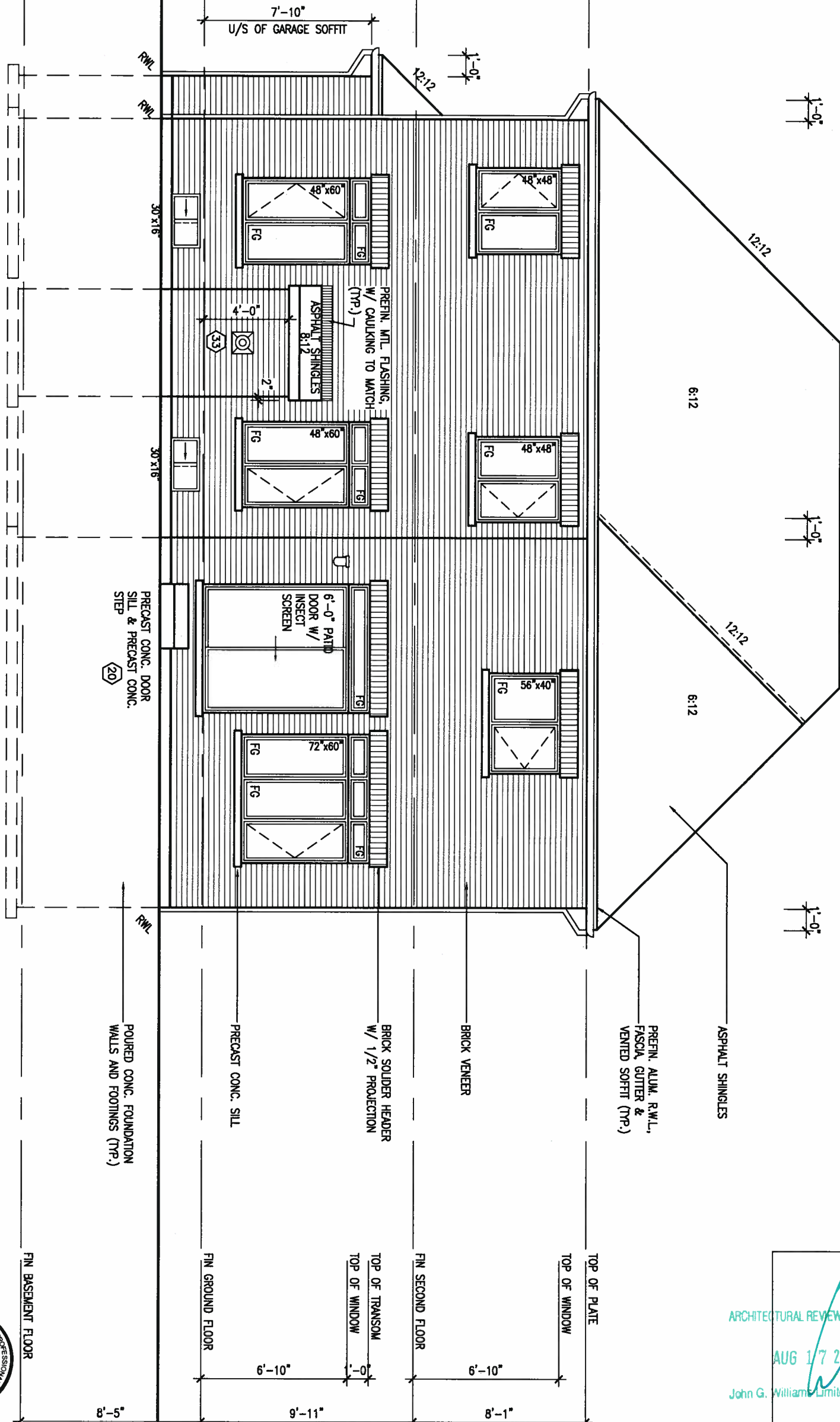
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



AUG 16, 2017



REAR ELEVATION 'A/B'



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AUG 17 2017
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registration information BCIN
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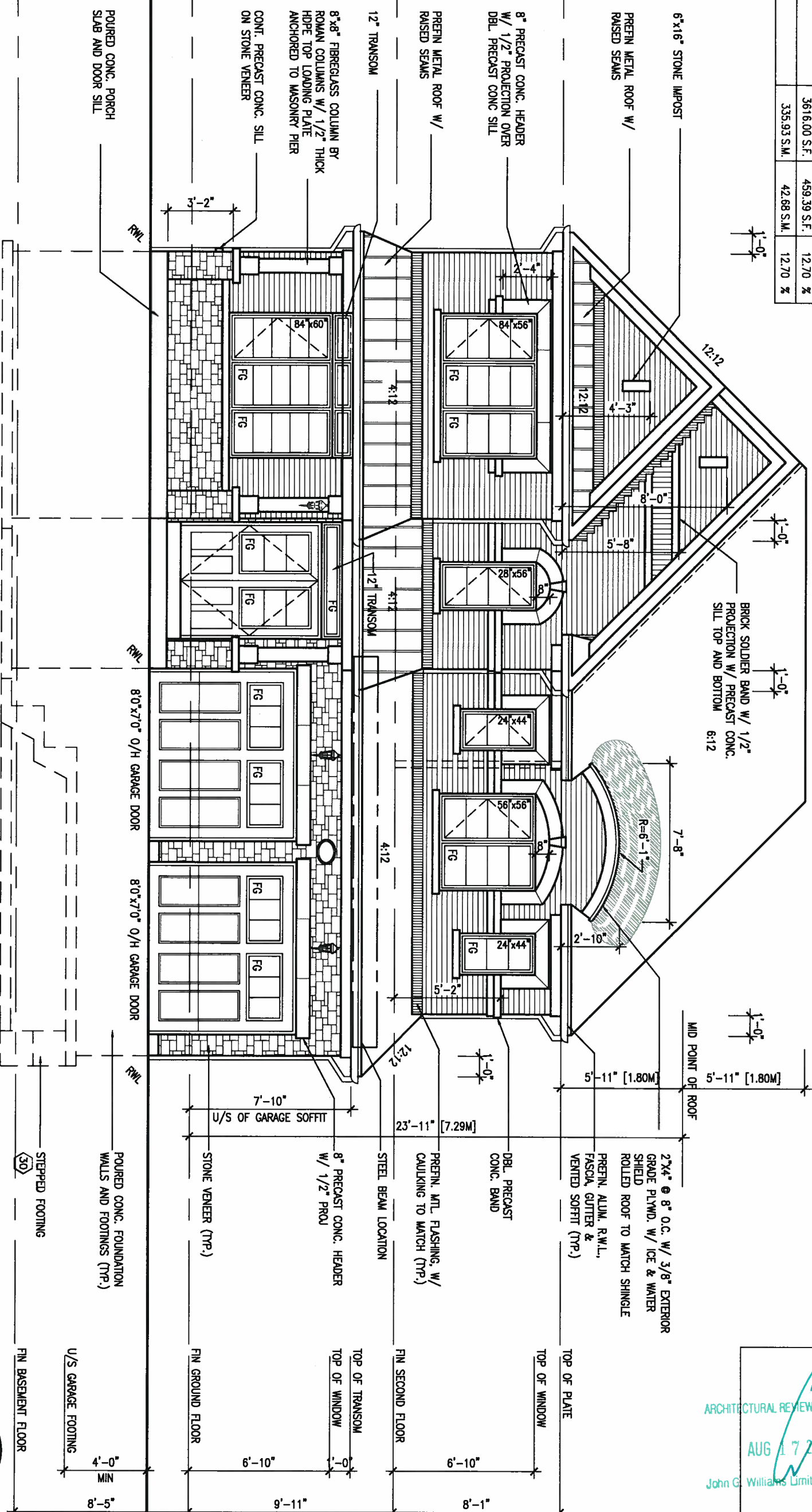
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S45-3
HUMMINGBIRD 3
project no.
13049
drawing no.
9
file name
13049-S45-3
REAR ELEVATION A/B

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))		ENERGY EFFICIENCY - OBC SB12	
545-3 ELEVATION B			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	735 S.F.	166,389 S.F.	22.64 %
LEFT SIDE	1073 S.F.	100 S.F.	9.32 %
RIGHT SIDE	1073 S.F.	7,778 S.F.	0.72 %
REAR	735 S.F.	185,222 S.F.	25.20 %
* 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.	3616.00 S.F.	459.39 S.F.	12.70 %
TOTAL SQ. M.	335.93 S.M.	42.68 S.M.	12.70 %



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AUG 17 2017
John G. Williams Limited, Architect

BAYVIEW WELLINGTON

S45-3
HUMMINGBIRD 3

project name	municipality
ALCONA	INNISFIL, ONTARIO

date
NOV. 2015

FRONT ELEVATION B

drawing no.
10

drawn by	checked by	scale	file name
RC	.	3/16" = 1'-0"	13049-S45-3
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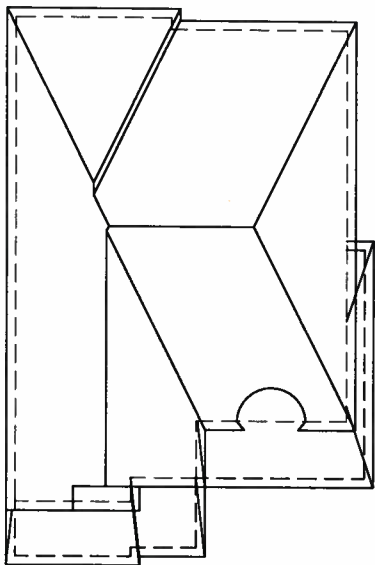
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ROOF PLAN 'B'



1'-0"

6:12

6:12

12:12

1'-0"

1'-0"

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

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

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

FIN GROUND FLOOR

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

FIN BASEMENT FLOOR

WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
OPENING PROVIDED

1073.33 SQ. FT.
12 M (7%)
75.13 SQ. FT.
64.13 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



AUG 16, 2017

ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017

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LEFT SIDE ELEVATION B

file name
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drawing no.
11

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(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 INSULATION CONFORMING TO CAN/ULC-S702. "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" 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 SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John C. Williams Limited, Architect

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BAYVIEW WELLINGTON

S45-3
HUMMINGBIRD 3

project name
ALCONA

municipality
INNISFIL, ONTARIO

project no.
13049

date
NOV. 2015

RIGHT SIDE ELEVATION B

drawing no.
12

drawn by
RC

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

file name
13049-S45-3

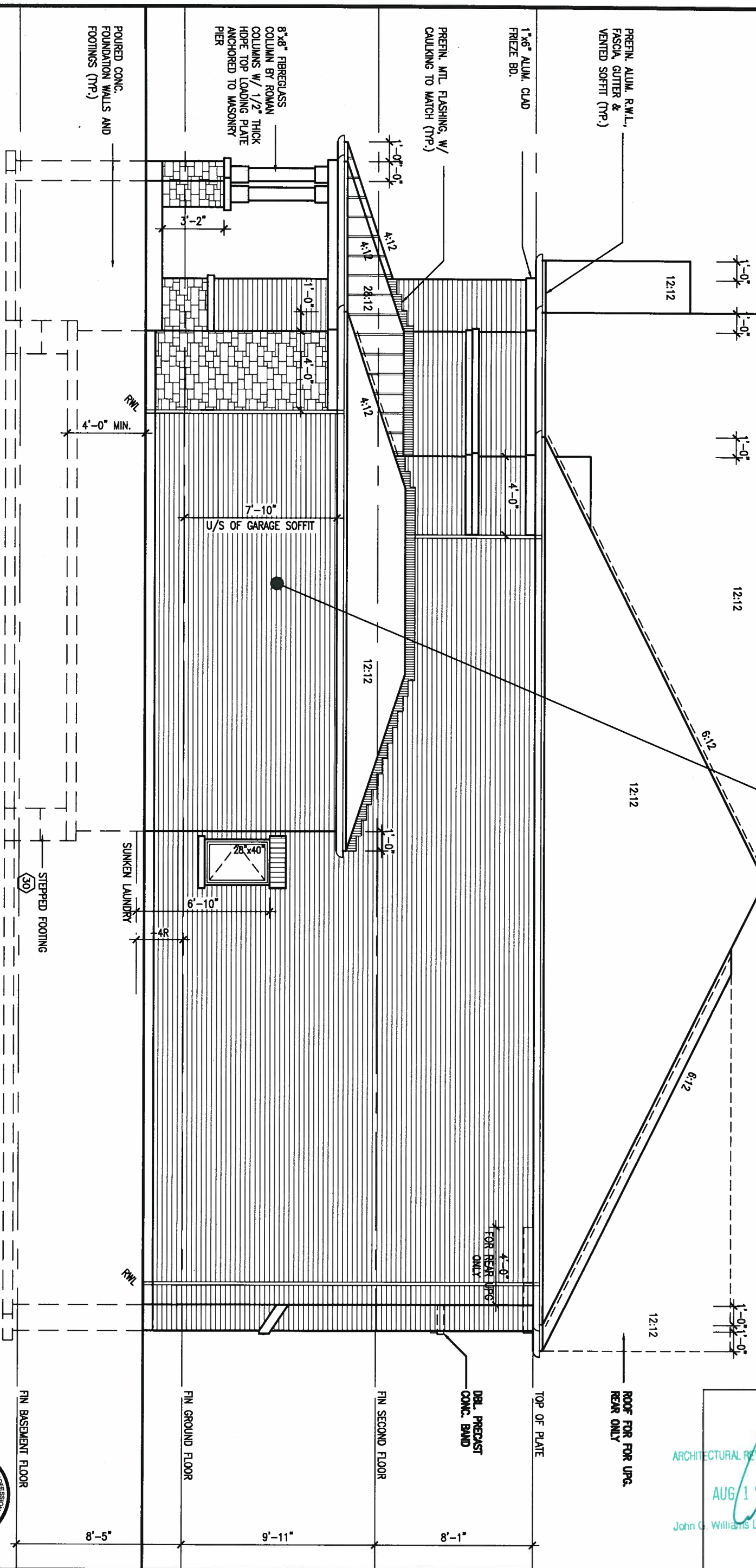
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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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.

RIGHT SIDE ELEVATION 'B'



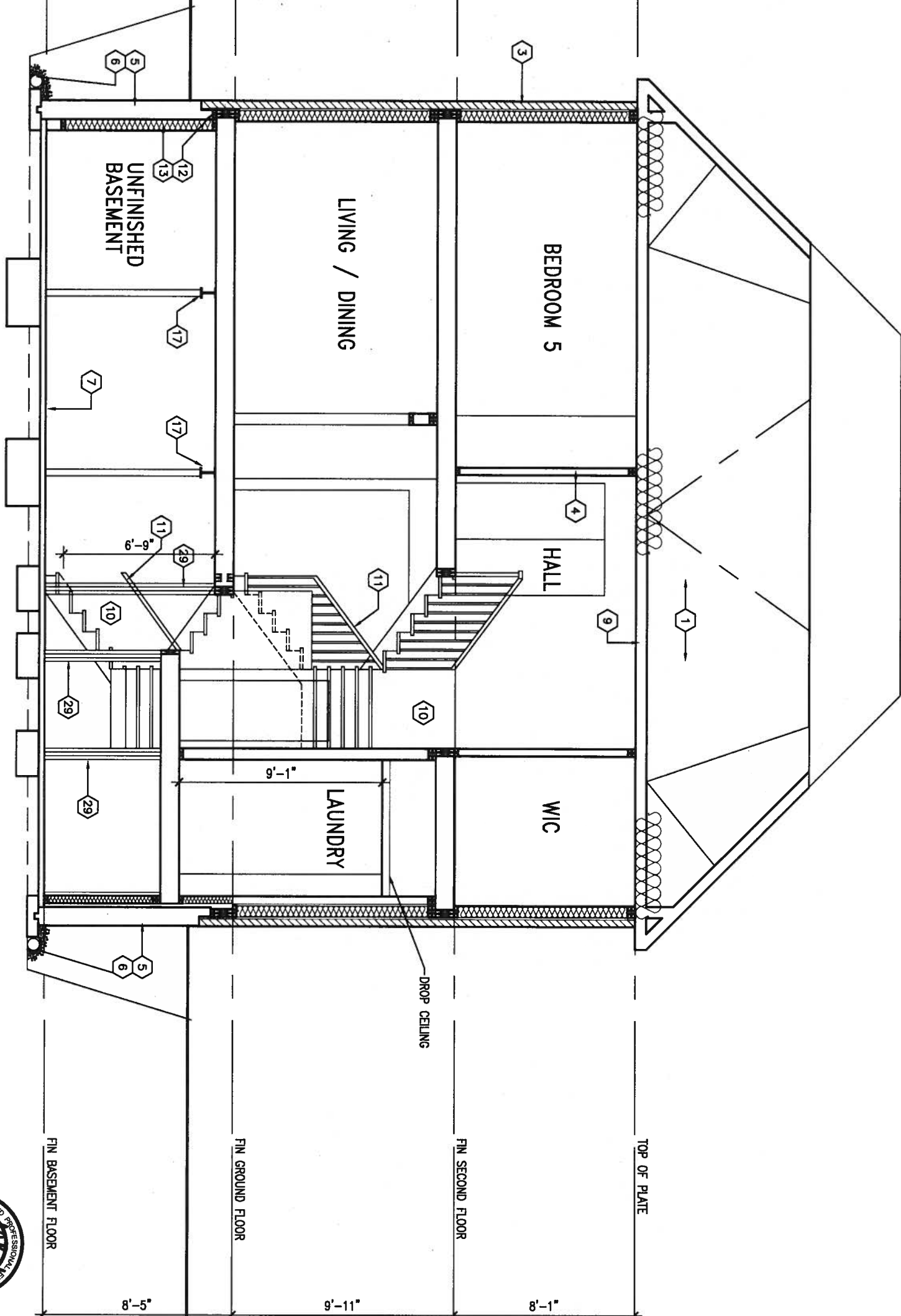
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



AUG 16, 2017

9
8
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4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC	.	.
3	REVISED TO 10" FOUNDATION WALLS	DEC 20-16	AJE	.	.
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	.	.
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC	.	.
no.	description	date	by	.	.

SECTION 'A-A'



AUG 16, 2017



no.	description	date	by
9			
8			
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6			
5			
4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC
3	REVISED TO 10" FOUNDATION WALLS	DEC 20-16	AJE
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC

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

project name	ALCONA	municipality	INNISFIL, ONTARIO
date	NOV. 2015	checked by	scale
drawn by	RC		3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\13049-S45-3.dwg - Mon - Aug 14 2017 - 3:49 PM			

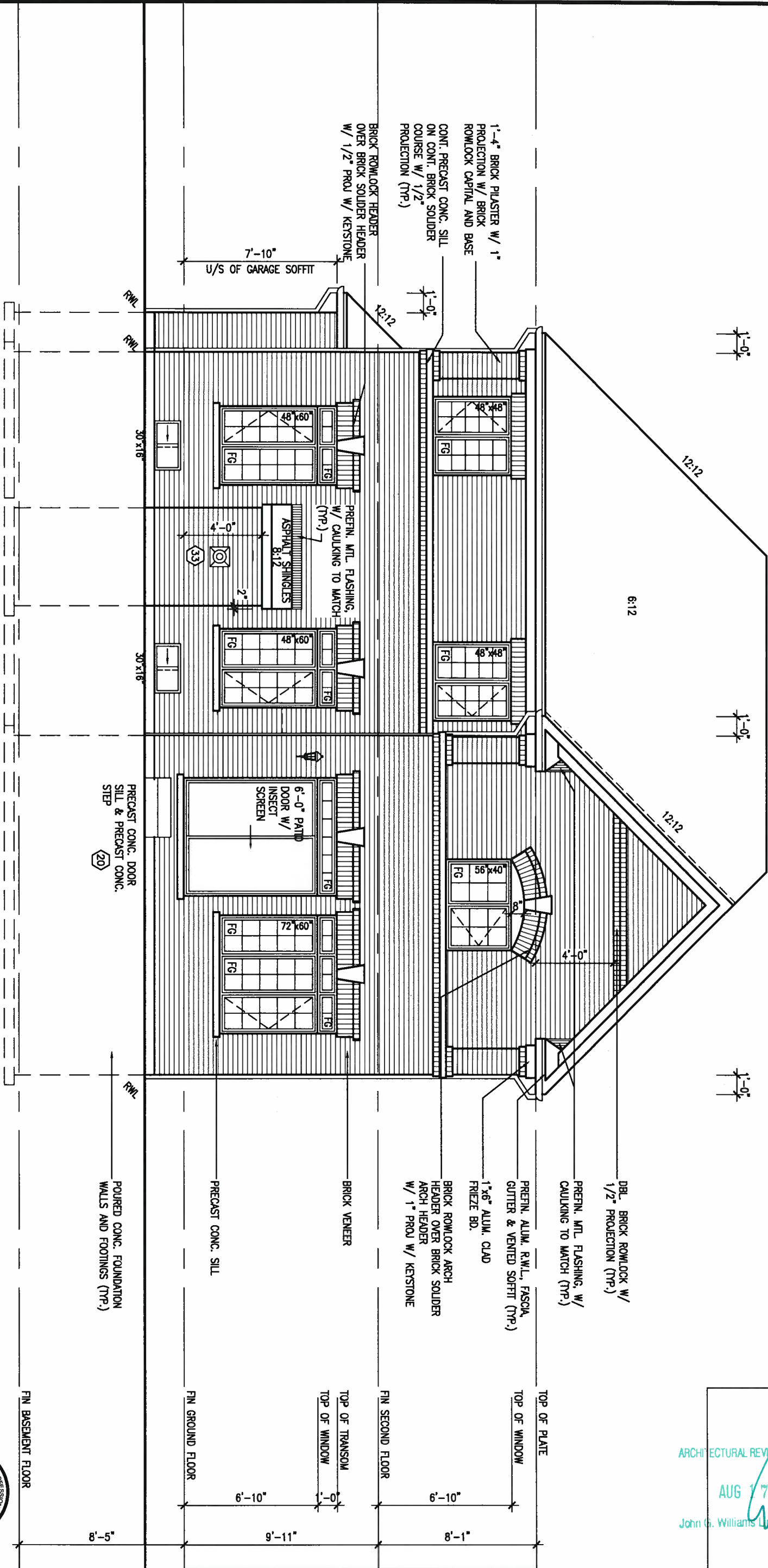
S45-3
HUMMINGBIRD 3

SECTION 'A-A'

file name
13049-S45-3

drawing no.
13

REAR ELEVATION 'A' UPGRADE



ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John G. Williams Limited, Architect

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9.					
8.					
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4.	REVISED AS PER ENG COMMENTS	AUG 08-17	RC		
3.	REVISED TO 10" FOUNDATION WALLS	DEC 20-16	AJE		
2.	REVISED INSULATION AT STAIRS	SEPT 19/16	SB		
1.	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC		
no.	description	date	by		

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

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va3design.com

BAYVIEW WELLINGTON		S45-3 HUMMINGBIRD 3	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	drawing no. 14
REAR ELEVATION 'A' UPGRADE			
date NOV. 2015	checked by RC	scale 3/16" = 1'-0"	file name 13049-S45-3
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\13049-S45-3.dwg - Mon - Aug 14 2017 - 3:49 PM			

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



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4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC
3	REVISED TO 10" FOUNDATION WALLS	DEC 20-16	AJE
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC
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	BCBN
registration information	
VAS Design Inc.	42658

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BAYVIEW WELLINGTON		S45-3 HUMMINGBIRD 3	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	
date NOV. 2015		drawing no. 15	
drawn by RC		checked by 3/16" = 1'-0"	
scale 3/16" = 1'-0"		file name 13049-S45-3	
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\13049-S45-3.dwg - Mon - Jun 14 2017 - 3:49 PM			

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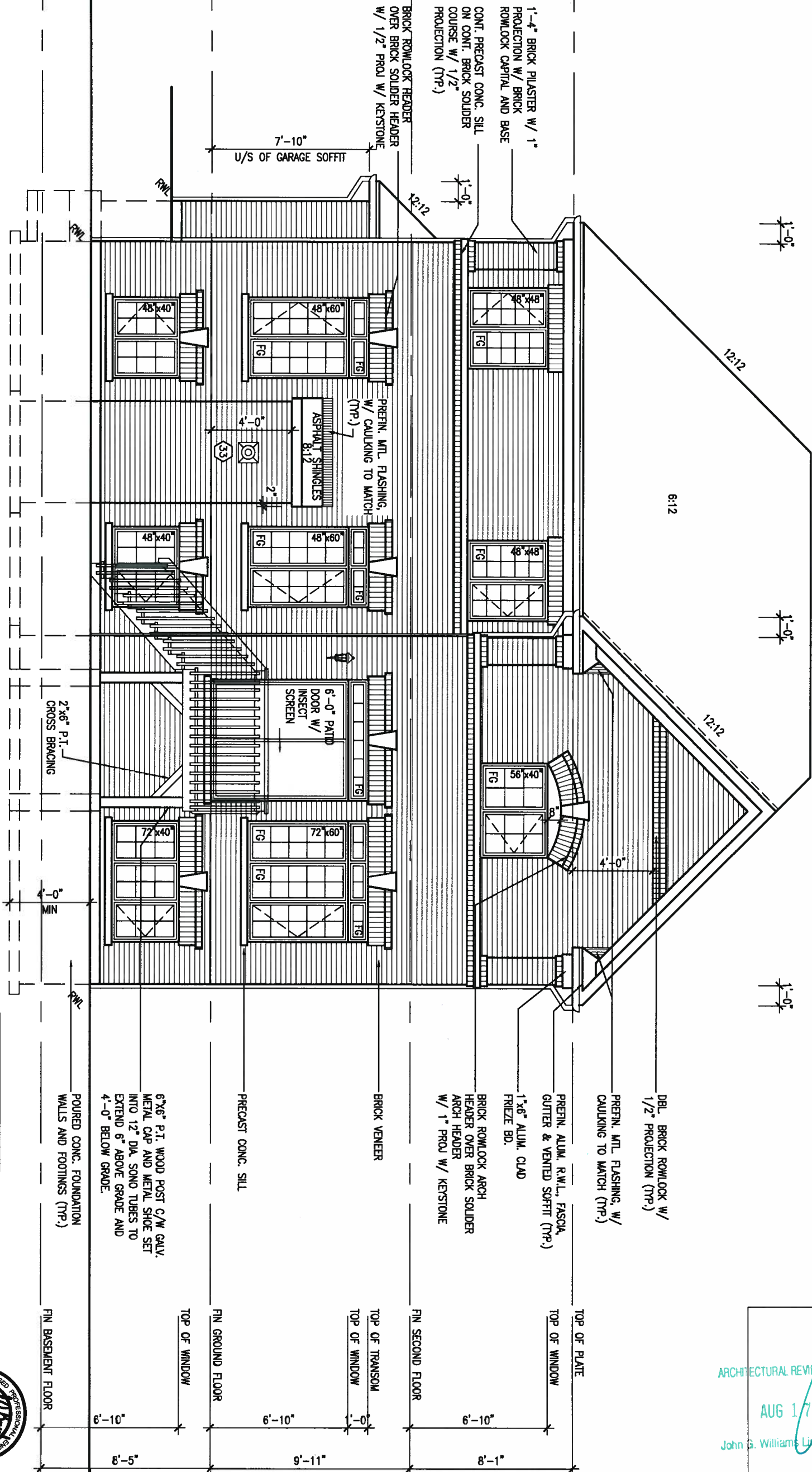


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va3design.com

BAYVIEW WELLINGTON		S45-3 HUMMINGBIRD 3	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	
date NOV. 2015		drawing no. 17	
drawn by RC		rear elevation A/B WOD	
checked by RC	scale 3/16" = 1'-0"	file name 13049-S45-3	
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\13049-S45-3.dwg - Mon - Aug 14 2017 - 3:49 PM			

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REAR ELEVATION 'A' UPGRADE 9R OR MORE WOD



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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



AUG 16, 2017

ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017

John G. Williams Limited, Architect

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9.			
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4.	REVISED AS PER ENG COMMENTS	AUG 08-17 RC	
3.	REVISED TO 10" FOUNDATION WALLS	DEC 20-15/AJE	
2.	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
1.	ISSUED FOR CLIENT REVIEW	MAY 16-15 RC	
no.	description	date	by

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

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
ALCONA

date
NOV. 2015

drawn by
RC

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

municipality
INNISFIL, ONTARIO

project no.
13049

drawing no.
18

file name
13049-S45-3

REAR ELEVATION 'A' UPGRADE 9R WOD

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S45-3
HUMMINGBIRD 3

AUG 16, 2017



project no
13049

ing no.

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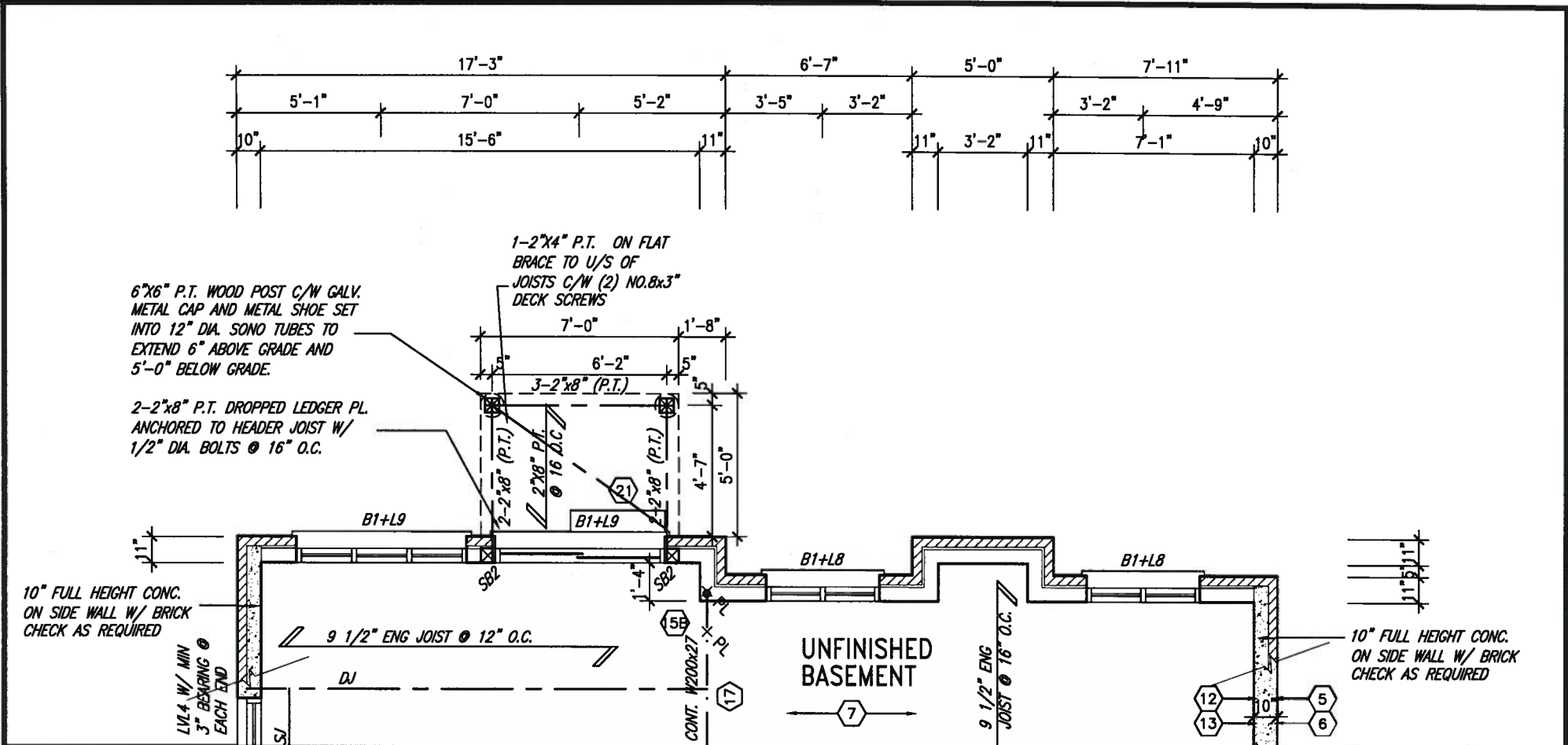
date
NOV. 2015

scale
3" = 1'-0"

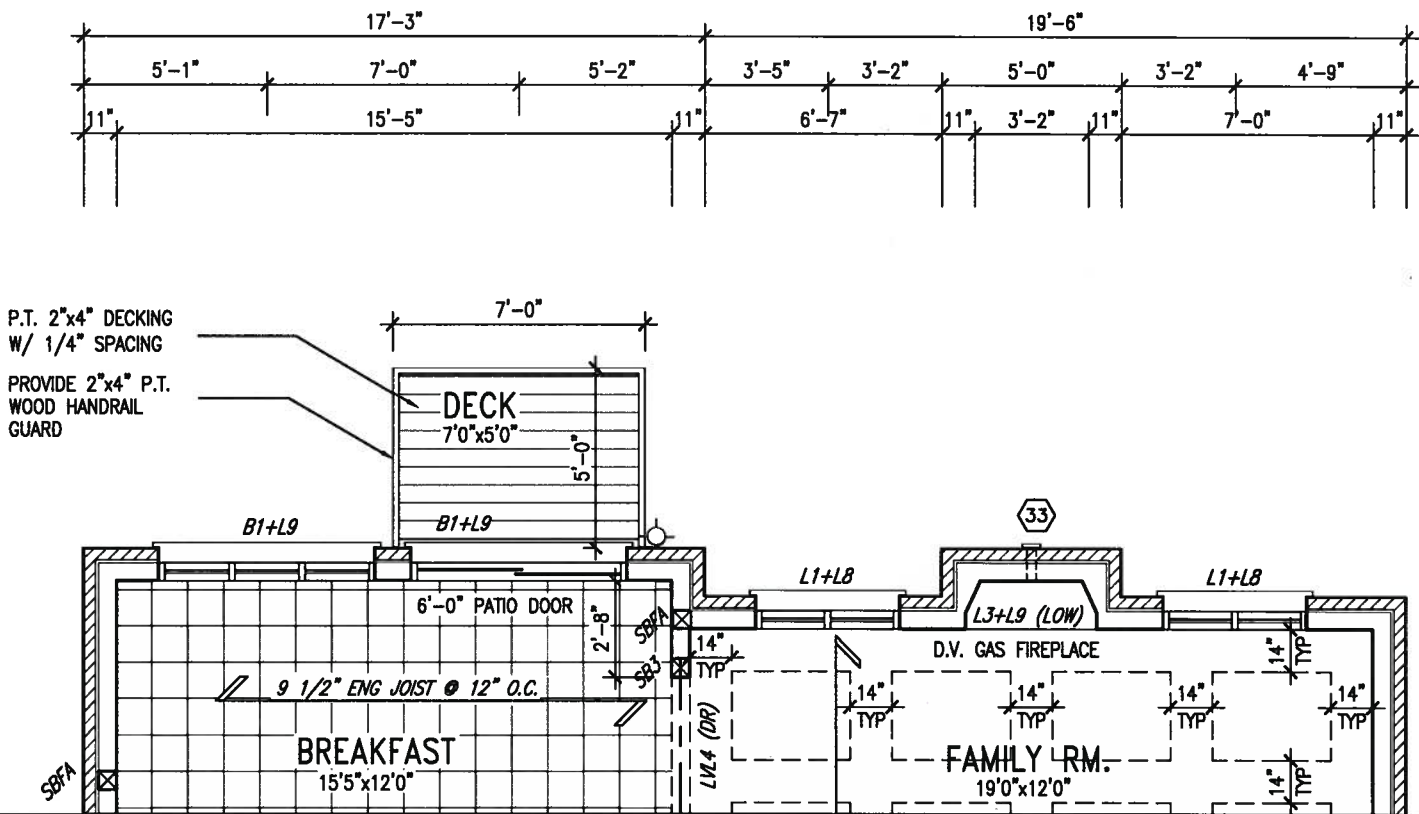
file name
13049-545-3

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PARTIAL BASEMENT FLOOR PLAN W.O.B.



PARTIAL GROUND FLOOR PLAN W.O.B.



AUG 16, 2017

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S45-3 ELEVATION A WOB	ENERGY EFFICIENCY - OBC SB12			S45-3 ELEVATION B WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	754 S.F.	158.626 S.F.	21.04 %	FRONT	735 S.F.	166.389 S.F.	22.64 %
LEFT SIDE	1073 S.F.	100 S.F.	9.32 %	LEFT SIDE	1073 S.F.	100 S.F.	9.32 %
RIGHT SIDE	1073 S.F.	7.778 S.F.	0.72 %	RIGHT SIDE	1073 S.F.	7.778 S.F.	0.72 %
REAR	989 S.F.	289.556 S.F.	29.28 %	REAR	989 S.F.	289.556 S.F.	29.28 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3889.00 S.F.	555.96 S.F.	14.30 %	TOTAL SQ. FT.	3870.00 S.F.	563.72 S.F.	14.57 %
TOTAL SQ. M.	361.30 S.M.	51.65 S.M.	14.30 %	TOTAL SQ. M.	359.53 S.M.	52.37 S.M.	14.57 %

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ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
Williams Limited, Architect

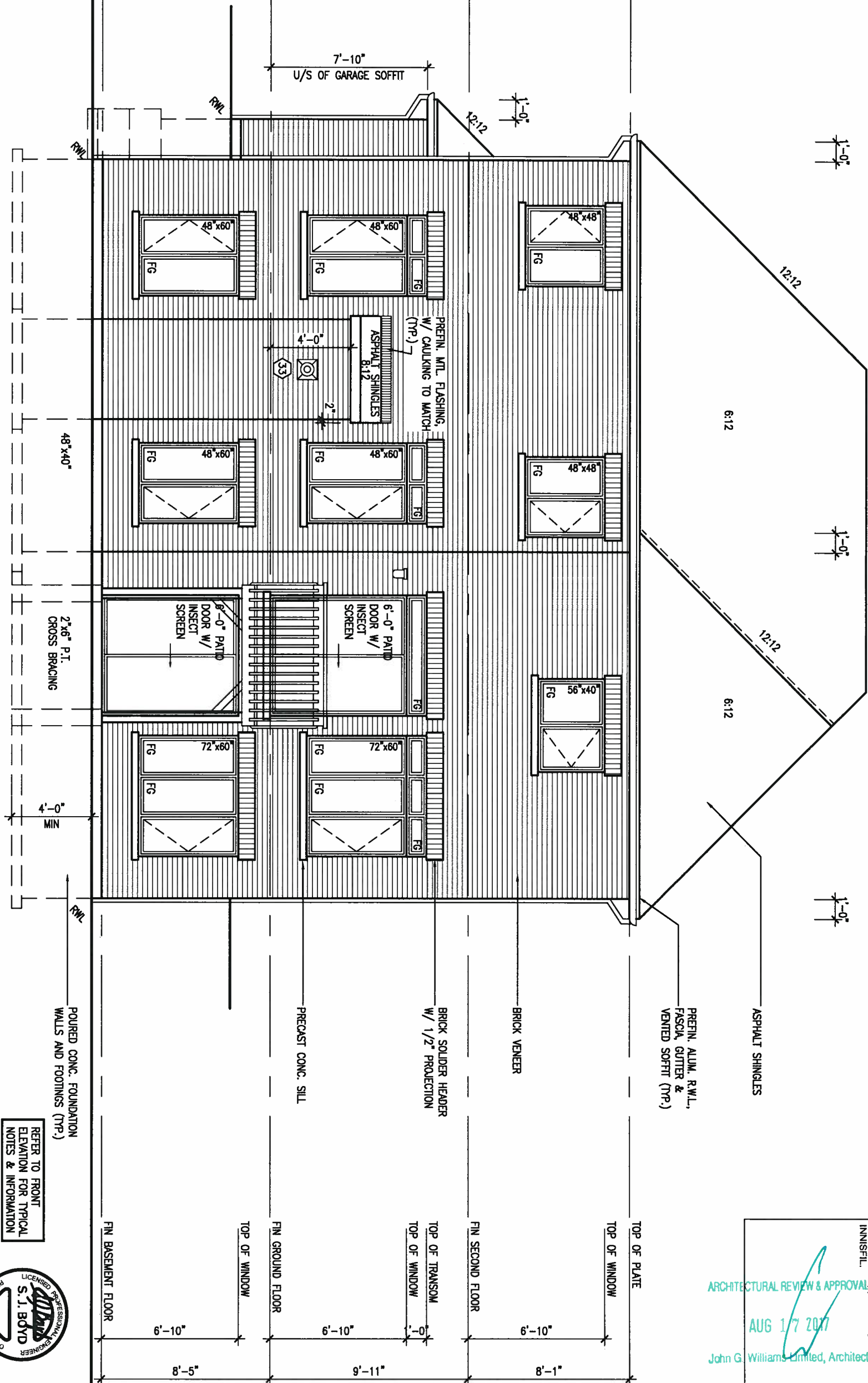
9.			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.			qualification information
7.			Wellington Jno-Baptiste 25591
6.			signature
5.			BCIN
4.	REVISED AS PER ENG COMMENTS	AUG 08-17 RC	name registration information
3.	REVISED TO 10" FOUNDATION WALLS	DEC 20-16 AJE	VA3 Design Inc. 42658
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 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.
1.	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	
no.	description	date	by

VA3 DESIGN

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va3design.com

BAYVIEW WELLINGTON		S45-3 HUMMINGBIRD 3	
project name	ALCONA	municipality	INNISFIL, ONTARIO
date	NOV. 2015	project no.	13049
drawn by	RC	checked by	scale
			3/16" = 1'-0"
PARTIAL FLOOR PLAN WOB		file name	13049-S45-3
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REAR ELEVATION 'A/B' WOB



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



AUG 16, 2017

ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John G. Williams Limited, Architect

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1.	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC		
no.	description	date	by		

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name
registration information
VA3 Design Inc. 42658

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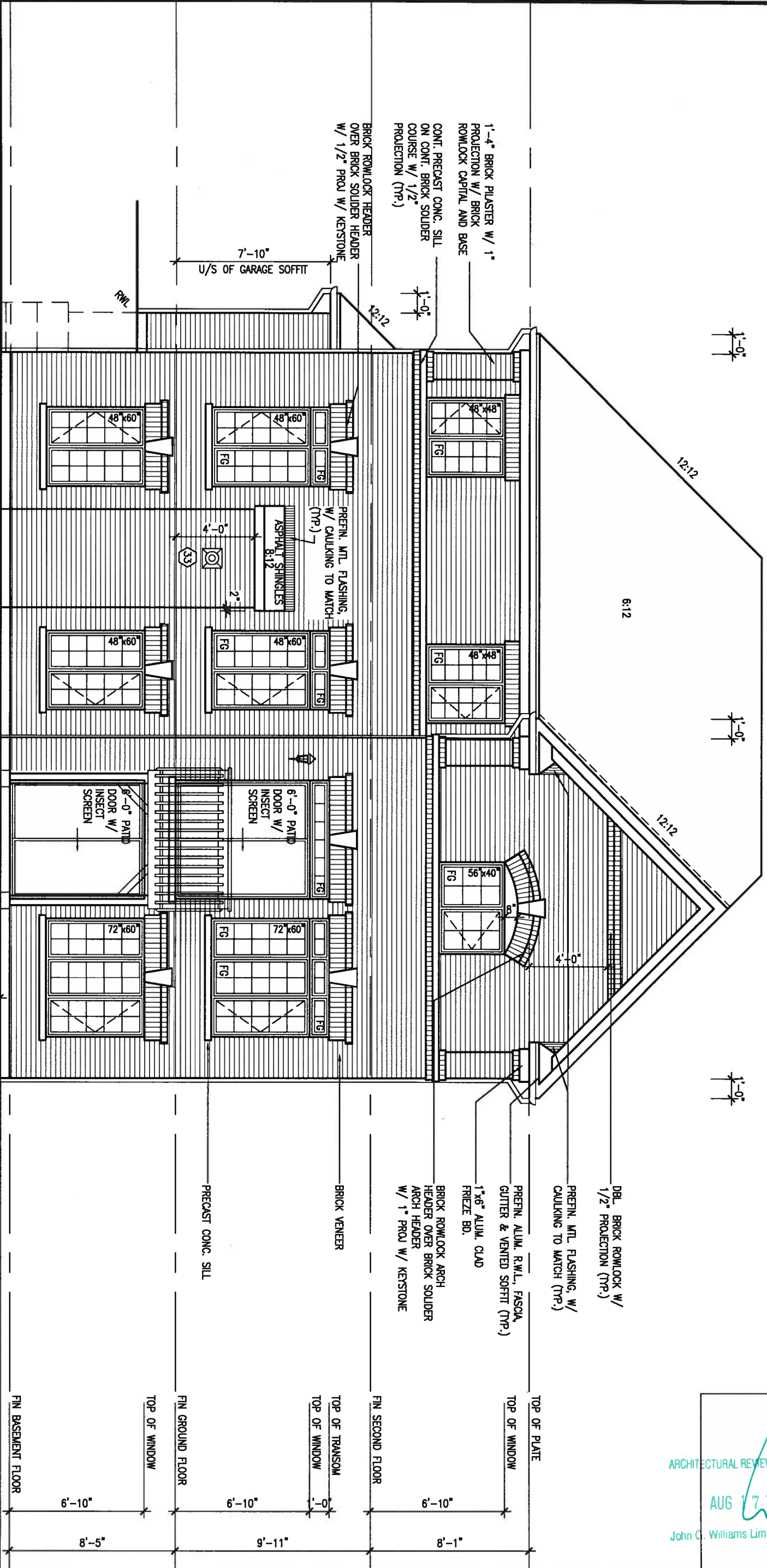
BAYVIEW WELLINGTON		S45-3 HUMMINGBIRD 3	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	drawing no. 21
date NOV. 2015	checked by RC	scale 3/16" = 1'-0"	file name 13049-S45-3
REAR ELEVATION A/B WOB			
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REAR ELEVATION 'A' UPGRADE WOB

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



AUG 16, 2017



ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John C. Williams Limited, Architect

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9			
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2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
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no.	description	date	by

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name registration information BCN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON



project name ALCONA	municipality INNISFIL, ONTARIO
date NOV. 2015	checked by RC
drawn by RC	scale 3/16" = 1'-0"

REAR ELEVATION 'A' UPGRADE WOB

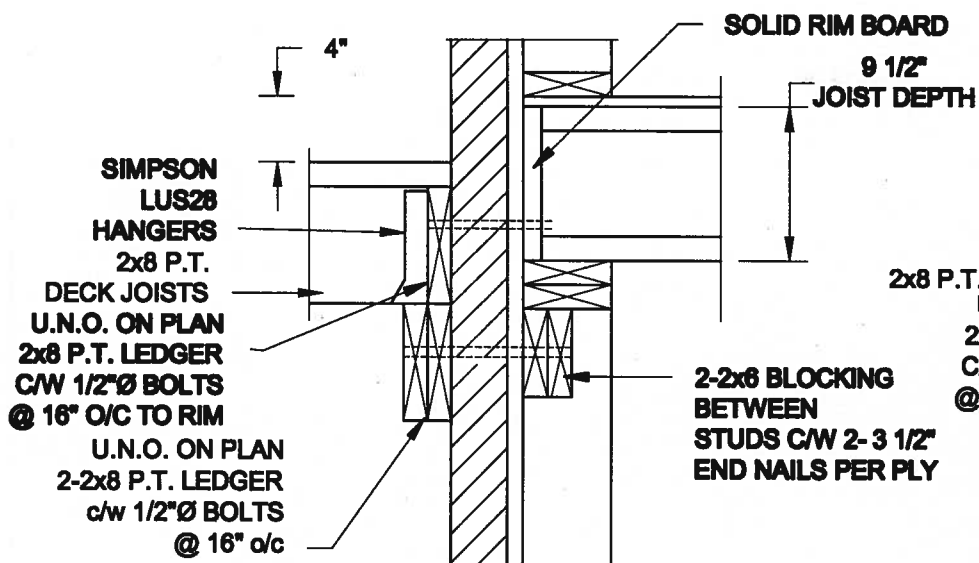
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S45-3 HUMMINGBIRD 3	project no. 13049
drawing no. 22	

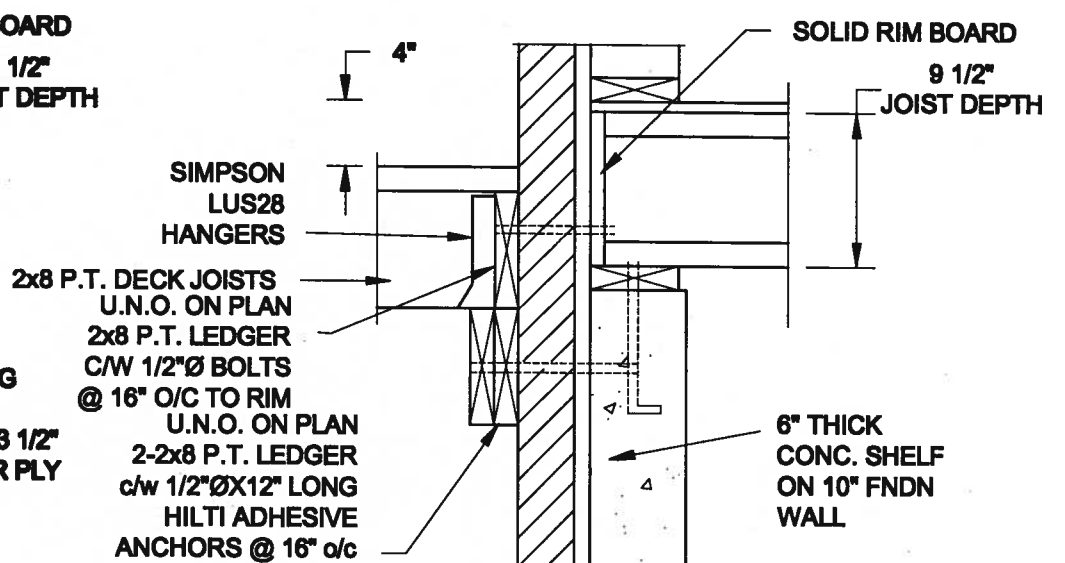


Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  AUG 10, 2017	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNISFIL, ONTARIO	
Date: JUL-31-2017				TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB			Project No.: 16-083	Drawing No.: S1

FOR 9 1/2" JOIST DEPTH



1A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

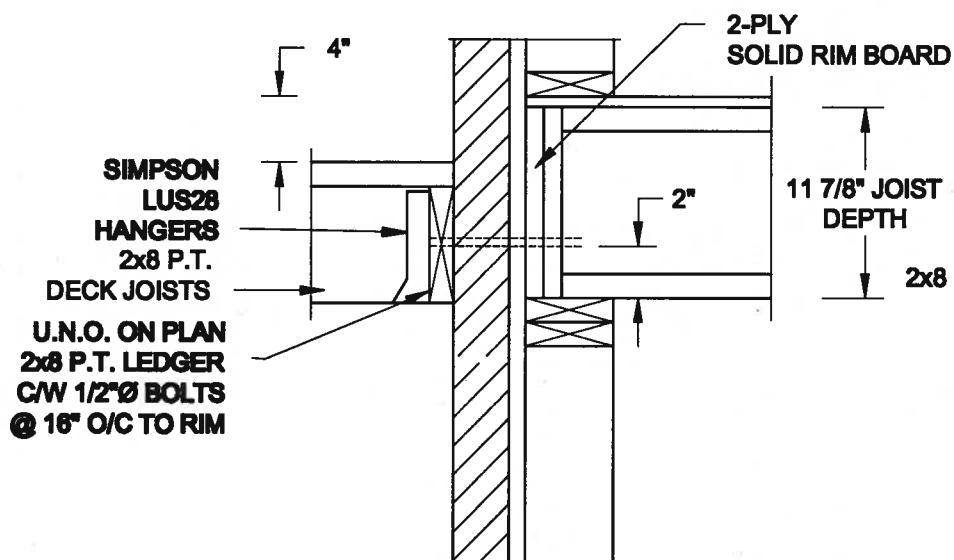


1B DECK FASTENING DETAIL

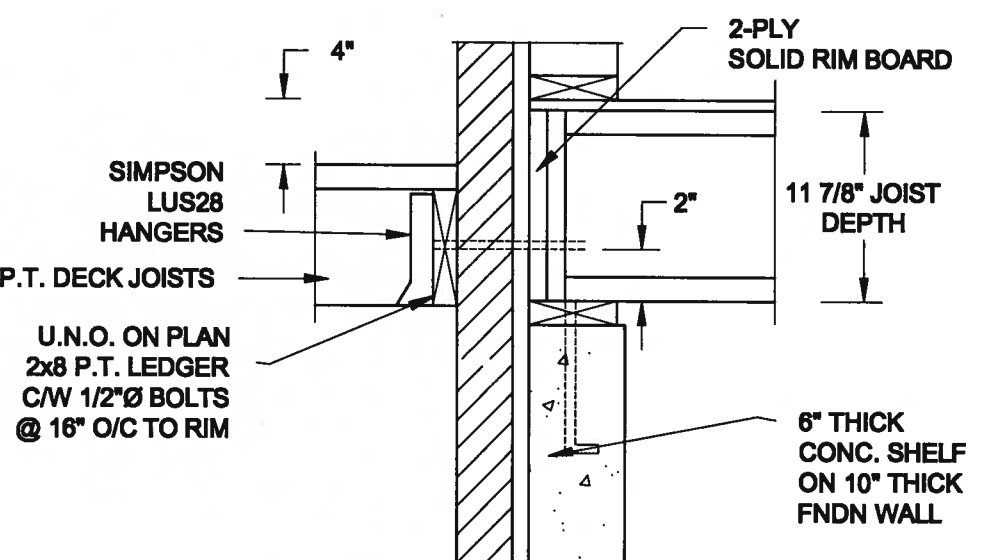
S2 SCALE: 1" = 1'-0"

- 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.

FOR 11 7/8" JOIST DEPTH



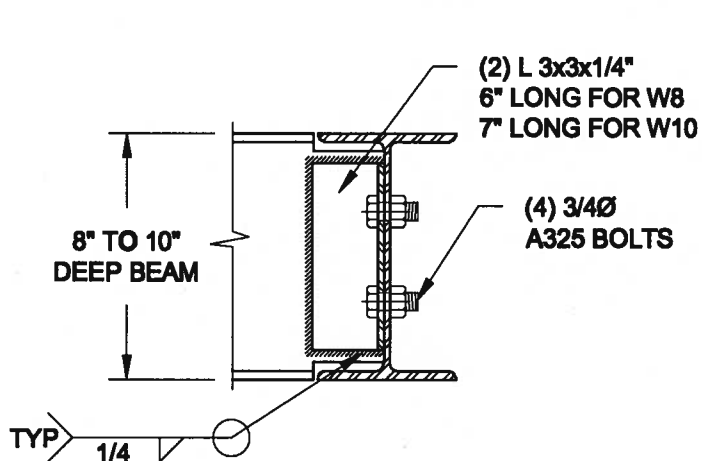
2A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**



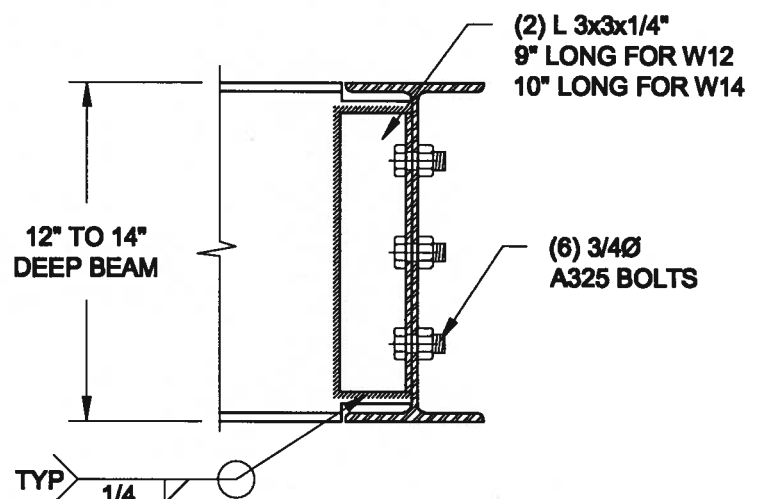
2B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

- 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.**

3
S2

STEEL BEAM CONNECTION DETAIL

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

Scale:
AS NOTED

Date:
JUL-31-2017

Drawn: BC	Checked: SJS
---------------------	------------------------

QUAILE ENGINEERING LTD.



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

Engineer's Seat



AUG 10, 2017

Project:
BAYVIEW WELLINGTON HOMES - ALOONA PROJECT
INNSFAL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 16-083

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"x6") (SB-12-TABLE 3.1.1.2A)**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"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, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2'x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3C. **STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)**
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.
4. **INTERIOR STUD PARTITIONS**
FOR BEARING PARTITIONS 38x89 (2'x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2'x4") @ 600mm (24") O.C. PROVIDE 38x89 (2'x4") BOTTOM PLATE AND 2/38x89 (2'2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2'x6") STUDS/PLATES WHERE NOTED.
5. **FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))**
200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS 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 150KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.
STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP

-SEE OBC 9.15.3.
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.
STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP
6. **FOUNDATION DRAINAGE OBC 9.14.2. & 9.14.3.**
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.
7. **BASEMENT SLAB OBC 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)**
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.
EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (SB-12-3.1.1.8)
NO.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	= 200 (7'-7/8")
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT	= 210 (8'-1/4")
	= 235 (9'-1/4")

MAX. RISE

MIN. RUN	= 25 (1')
MIN. TREAD	= 1950 (6'-5")
MAX. NOSING	= 900 (2'-11")
MIN. HEADROOM	= 865 (2'-10") to 965 (3'-2")
RAIL @ LANDING	= 860 (2'-10")
RAIL @ STAIR	

MIN. STAIR WIDTH
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 (7'1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'1").
12. **SILL PLATE - OBC. 9.23.7.**
38x89 (2'x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
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. R53.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FILL 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.
13. **BEARING STUD PARTITION**
38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
14. **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-2.9-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.
- 15A. **STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)**
89mm (3-1/2") DIA x 4.78mm (.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.
- 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.
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.
18. **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 (R13). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.
20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.
21. **EXTERIOR STEP**
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7'-7/8") MIN. TREAD 250mm (9'-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.
22. **DRYER EXHAUST (OBC-6.2.3.8.(7) & 8.2.4.11.)**
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)
23. **INSULATED ATTIC ACCESS (OBC-8.19.2.1. & 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.
24. **FIREPLACE CHIMNEYS - OBC. 9.2.1.**
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
28. **SOLID WOOD BEARING FOR WOOD STUD WALLS**
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).
28. RESERVED
28. **BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)**
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.
30. **STEPPED FOOTINGS OBC 9.15.3.9.**
MIN. HORIZ. STEP = 600mm (24")
MAX. VERT. STEP = 600mm (24")
31. **SLAB ON GRADE**
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.
32. **DIRECT VENTING GAS FURNACE/ H.W.T VENT**
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
33. **DIRECT VENTING GAS FIREPLACE VENT**
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
34. **SUBFLOOR, JOIST STRAPPING AND BRIDGING**
16mm (5/8") 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. 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, 60x600 (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) UNTEL 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.
37. **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.

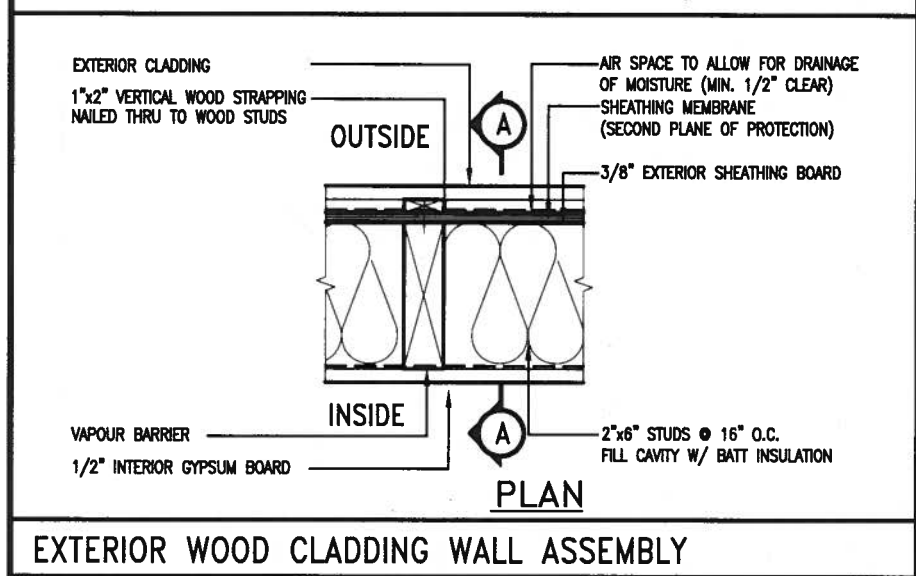
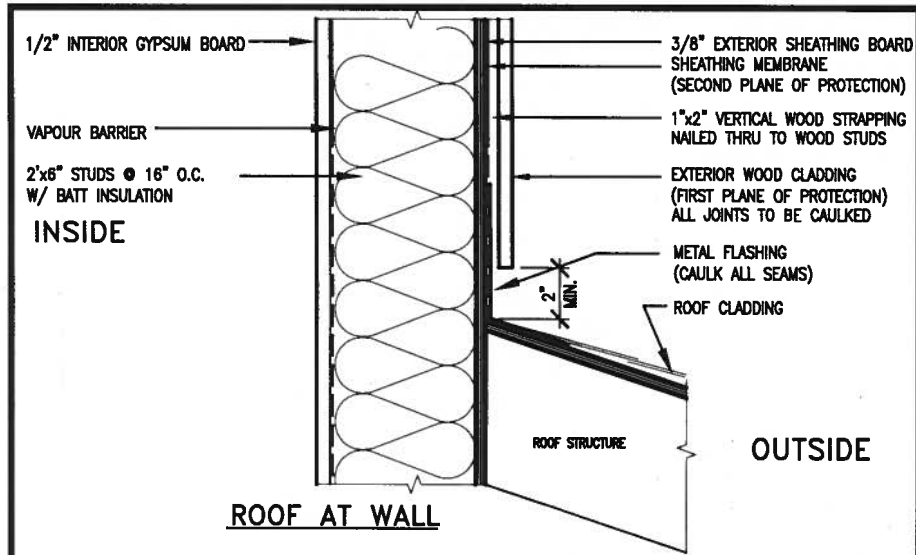
- ## GENERAL NOTES
- WINDOWS: 1) **MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-**
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
- 2) **WINDOW GUARDS -OBC. 9.8.8.1.(8).**
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
- 3) **EXTERIOR WINDOWS**
SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-3.1.1.9
- GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 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.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL.
- 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12.3.1.1.9.
- 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.2.5.3.
- 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, GIRDERS, TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 5) LVL BEAMS SHALL BE 2.0E-2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG 30mm (1 1/8") GALVANIZED 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 mL POLYETHYLENE FILM, No. 40 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.
- STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 8-9.23.4.3.
- 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.

- ## LEGEND
- | | |
|--|----------------------------------|
| CLASS "B" VENT | EXHAUST FAN TO EXTERIOR |
| DUPLEX OUTLET (12" ABOVE SURFACE) | DUPLEX OUTLET (HEIGHT A.F.F) |
| WEATHERPROOF DUPLEX OUTLET | GFI DUPLEX OUTLET (HEIGHT A.F.F) |
| POT LIGHT | HEAVY DUTY OUTLET (220 volt) |
| LIGHT FIXTURE (PULL CHAIN) | LIGHT FIXTURE (CEILING MOUNTED) |
| SWITCH | LIGHT FIXTURE (WALL MOUNTED) |
| FLOOR DRAIN | HOSE BIB (NON-FREEZE) |
| SJ SINGLE JOIST | DJ DOUBLE JOIST |
| TJ TRIPLE JOIST | LVL LAMINATED VENEER LUMBER |
| POINT LOAD FROM ABOVE | |
| P.T. PRESSURE TREATED LUMBER | |
| G.T. GIRDER TRUSS BY ROOF TRUSS MANUF. | |
| FLAT ARCH | |
| CURVED ARCH | |
| M.C. MEDICINE CABINET (RECESSED) | |
| CONC. BLOCK WALL | |
| DOUBLE VOLUME WALL | |
| SEE NOTE (39.) | |
| SOLID WOOD BEARING (SPRUCE No. 2) | |
| SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. | |
| SOLID BEARING TO BE MINIMUM 2 PIECES. | |
| SOLID WOOD BEARING TO MATCH FROM ABOVE | |
| SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.) | |
| PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. | |

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO V&3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF V&3 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'-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.
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.

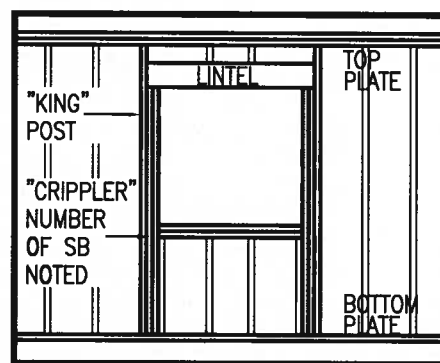
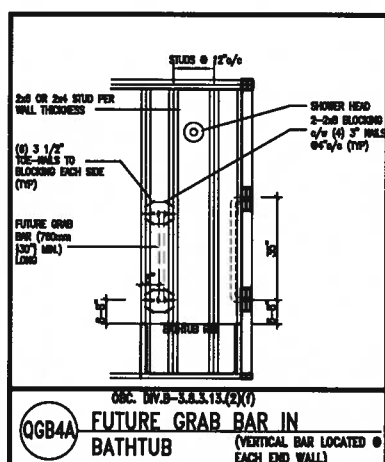
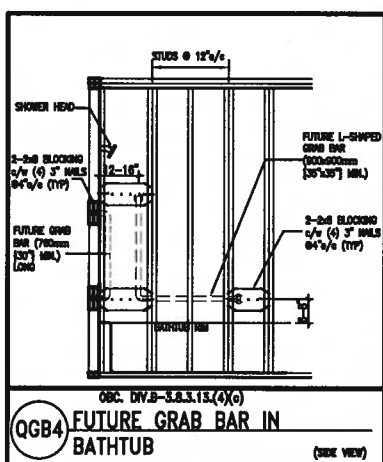
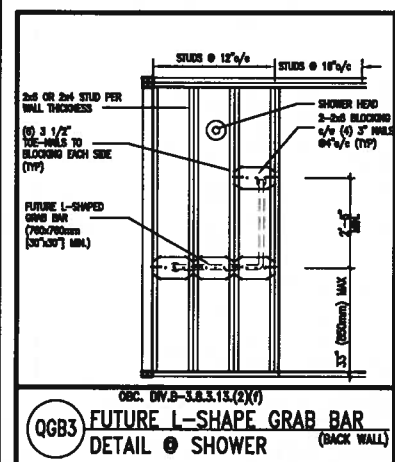
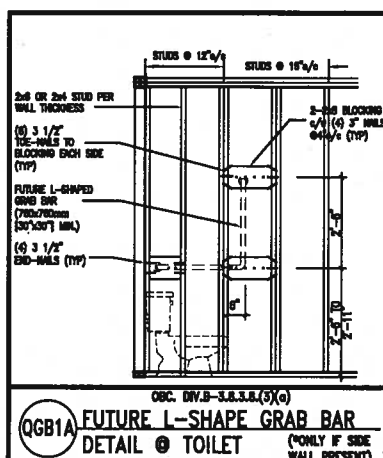
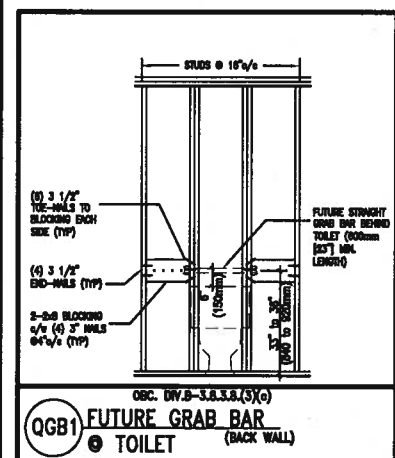
ONT. REG. 332/12-2012 OBC Amendment O. Reg. 388/13 MR-16-S-28 JAN. 25, 2017	
WOOD LINTELS AND BUILT-UP WOOD BEAMS	
L1	2/38 x 184 (2/2" x 8") SPR.#2
B1	3/38 x 184 (3/2" x 8") SPR.#2
B2	4/38 x 184 (4/2" x 8") SPR.#2
B7	5/38 x 184 (5/2" x 8") SPR.#2
L3	2/38 x 235 (2/2" x 10") SPR.#2
B3	3/38 x 235 (3/2" x 10") SPR.#2
B4	4/38 x 235 (4/2" x 10") SPR.#2
L5	2/38 x 286 (2/2" x 12") SPR.#2
B5	3/38 x 286 (3/2" x 12") SPR.#2
B6	4/38 x 286 (4/2" x 12") SPR.#2
LOOSE STEEL LINTELS	
L7	89 x 89 x 8.4L (3-1/2" x 3-1/2" x 1/4")
L8	89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16")
L9	102 x 89 x 7.9L (4" x 3-1/2" x 5/16")
L10	127 x 89 x 7.9L (5" x 3-1/2" x 5/16")
L11	152 x 89 x 10.0L (6" x 3-1/2" x 3/8")
L12	152 x 102 x 11.0L (6"x 4" x 7/16")
L13	178 x 102 x 11.0L (7"x 4" x 7/16")
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" (2-45x3



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb). REFER TO OBC. DIV. B- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:

2"x4" @ 16" O.C. - 9'-10"

2"x4" @ 12" O.C. - 10'-9"

3"-2"x4" @ 16" O.C. - 11'-2"

3"-2"x4" @ 12" O.C. - 12'-4"

- NOTES:**
- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

**** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:**

2"x6" @ 16" O.C. - 12'-6"

2"x6" @ 12" O.C. - 13'-10"

2"-2"x6" @ 16" O.C. - 15'-0"

2"-2"x6" @ 12" O.C. - 17'-4"

- MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:**
- 2"x8" @ 16" O.C. - 16'-0"
- 2"x8" @ 12" O.C. - 17'-9"
- 2"-2"x8" @ 16" O.C. - 20'-4"
- 2"-2"x8" @ 12" O.C. - 22'-4"
- NOTES:**
- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



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

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

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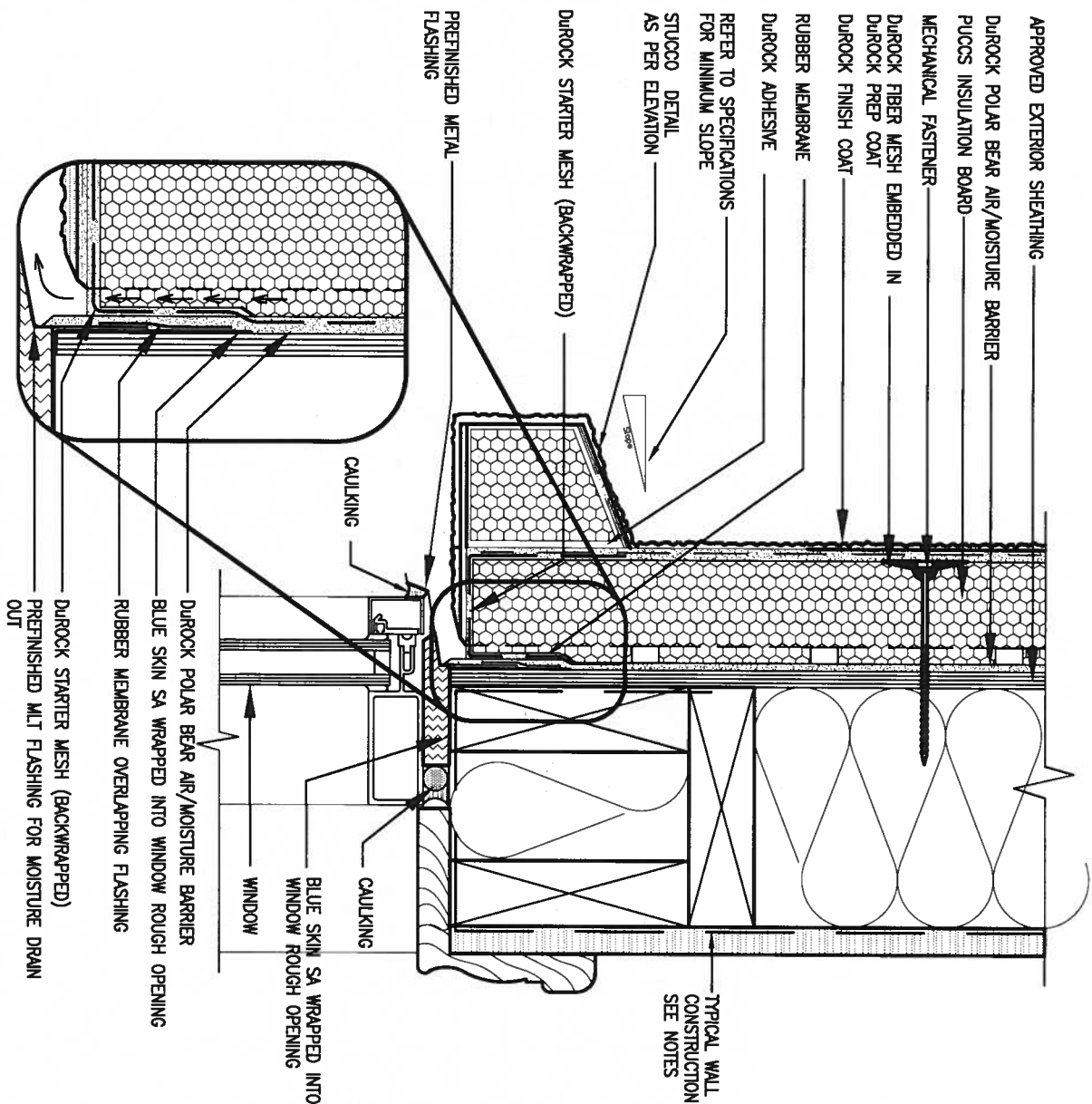


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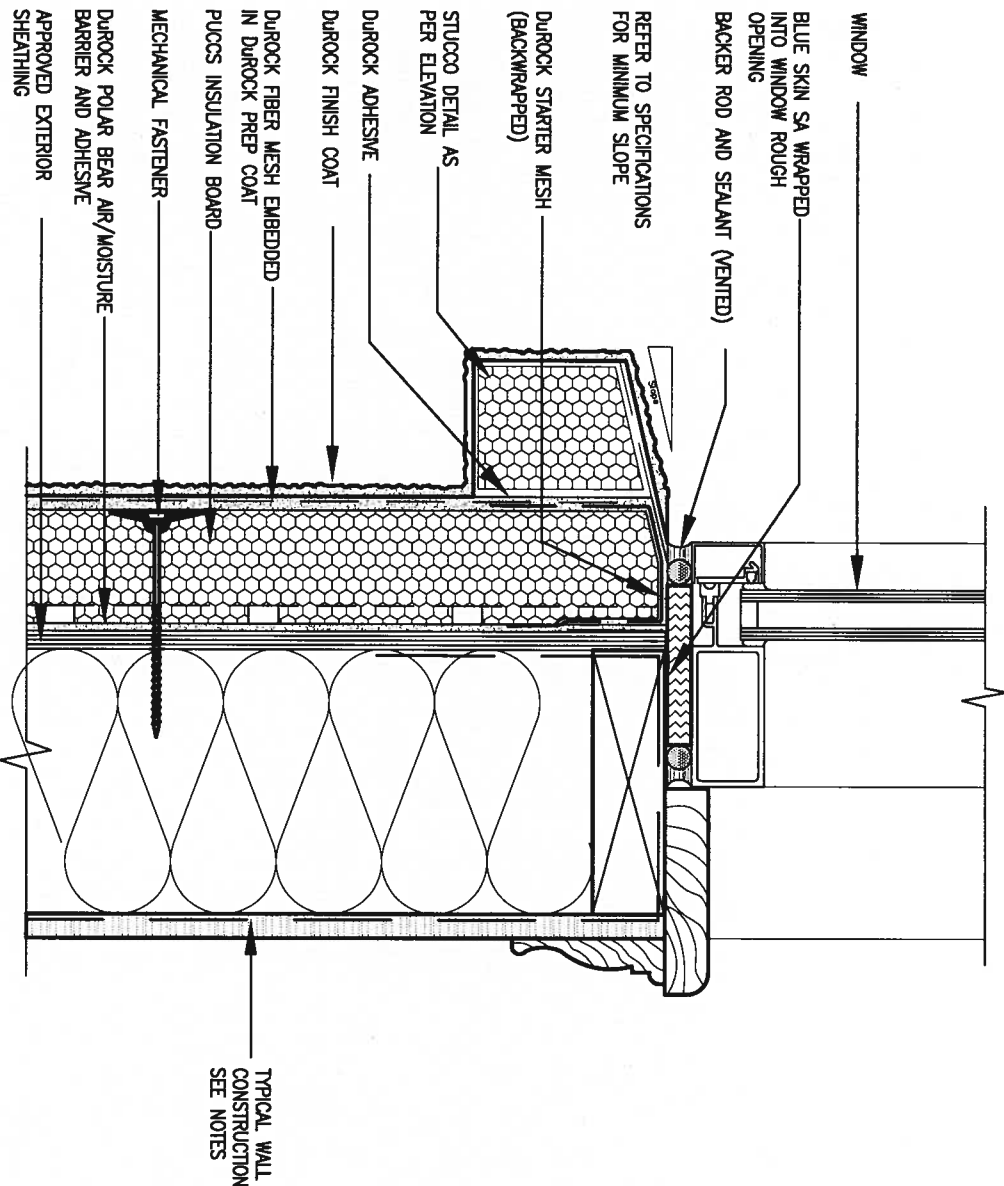
project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	file name	CN2
				13049-CN-A1	



1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL

CN3 SCALE: 3"=1'-0"



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qualification information	Wellington Jno-Baptiste 25591
name	signature
registration information	BCIN 42658
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project name
ALCONA
date
MAY 2016
drawn by
RC

municipality
INNISFIL, ON.

CONSTRUCTION NOTES

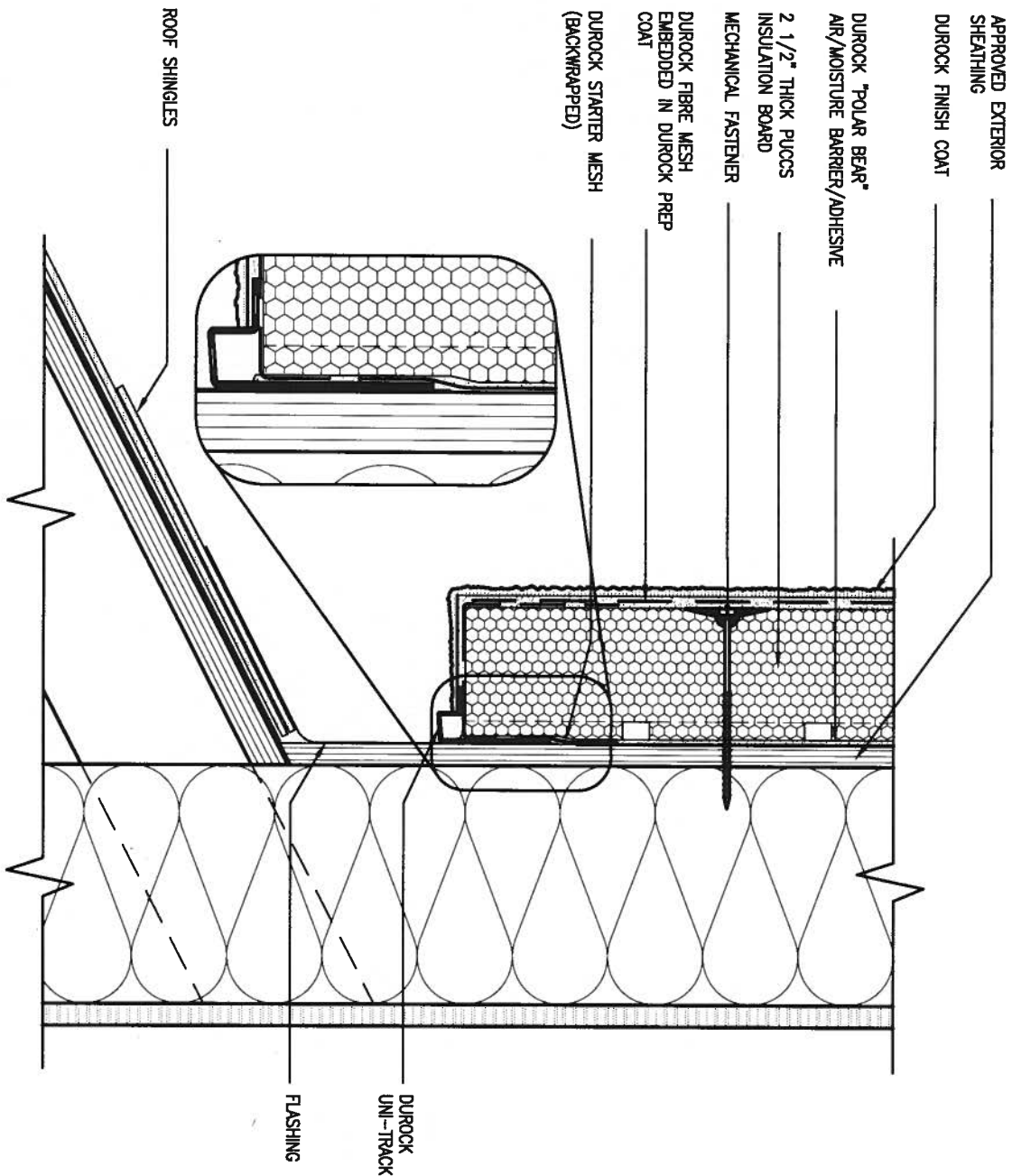
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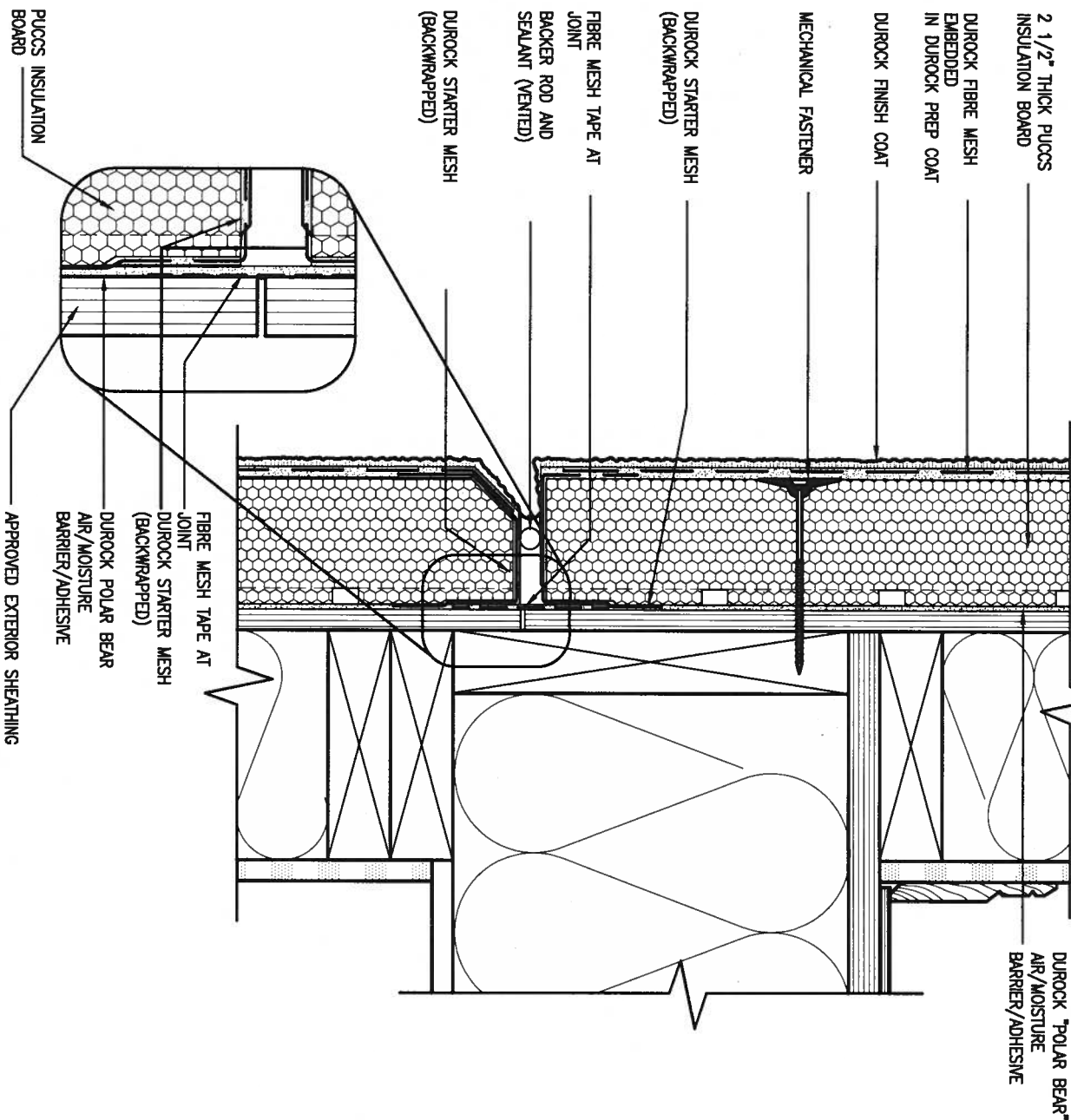


3 STUCCO TERMINATION @ ROOF

SCALE: 3"=1'-0"

CN4

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



4 HORIZONTAL EXPANSION JOINT

SCALE: 3"=1'-0"

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

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Wellington Jno-Baptiste	25591
name	BCIN
registration information	42658
VA3 Design Inc.	
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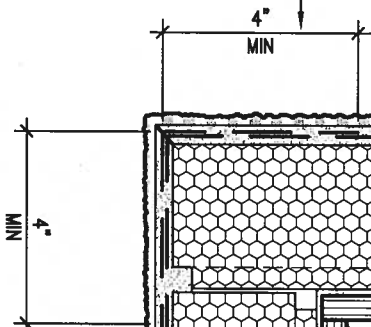
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date	MAY 2016	checked by	scale	CONSTRUCTION NOTES	file name
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SCALE: 3"=1'-0"

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SCALE: 3"=1'-0"



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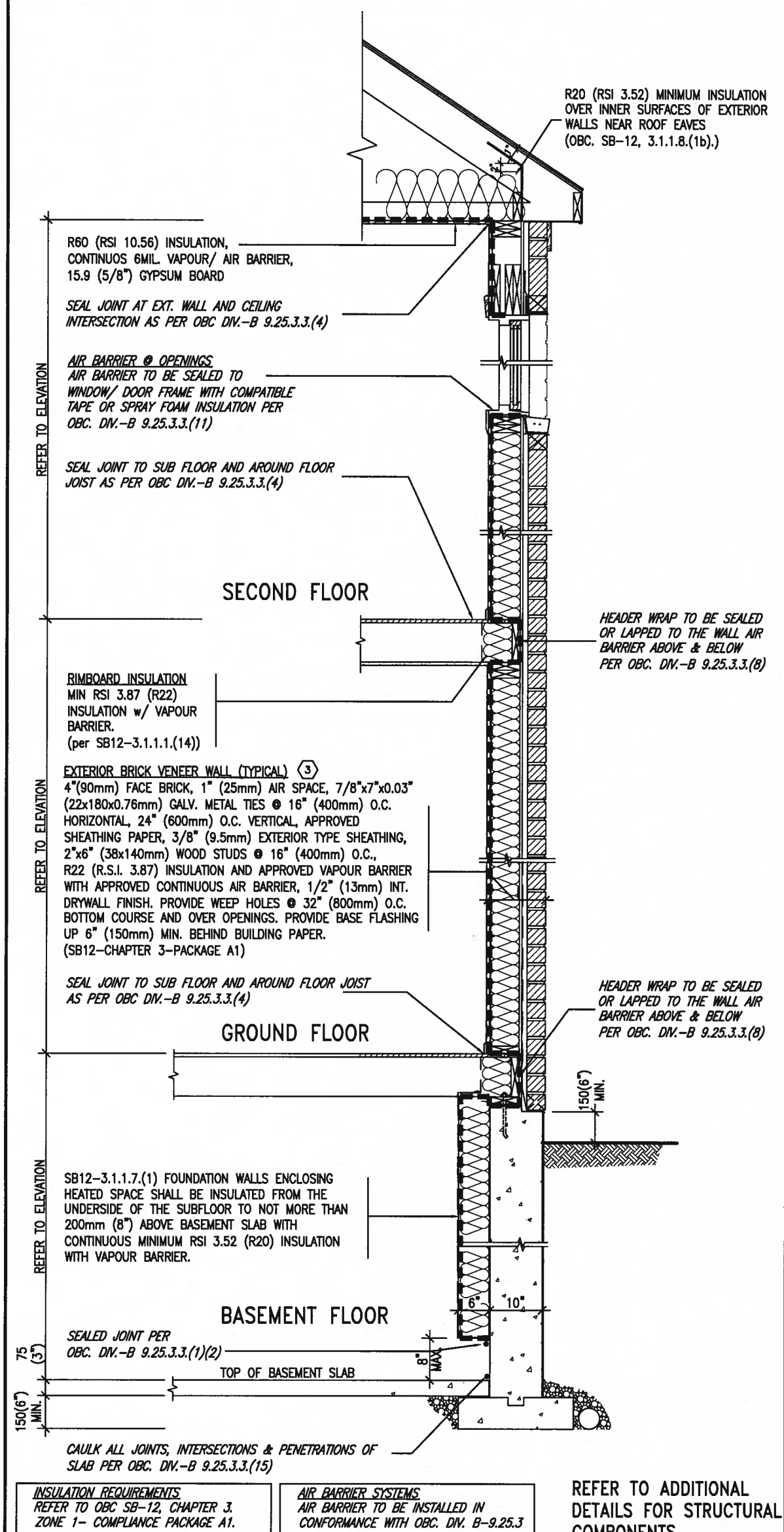
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SB12-COMPLIANCE PACKAGE 'A1'



REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

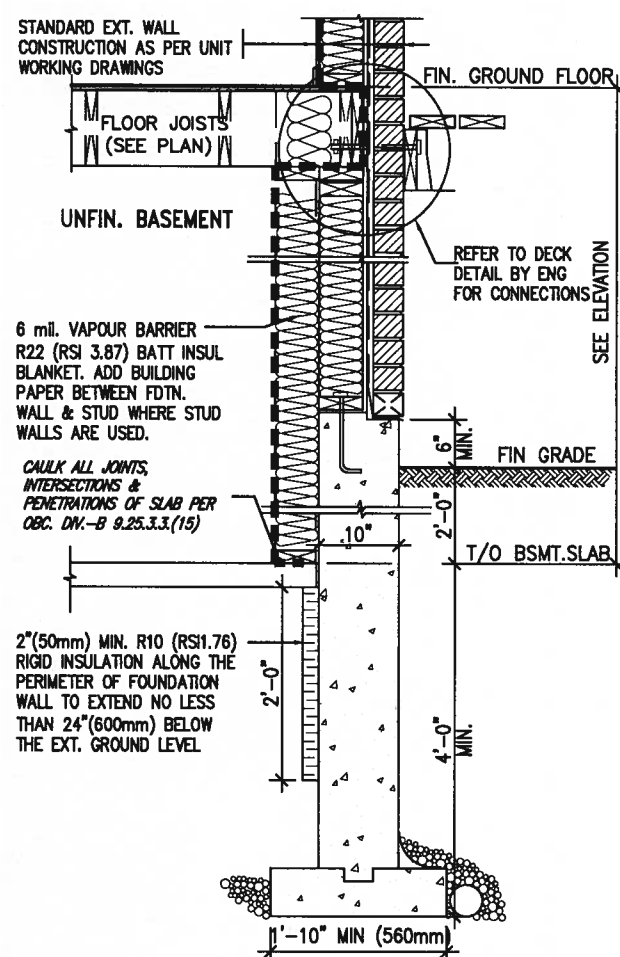
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 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)	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	.	.	.	signature
5	.	.	.	name BCN
4	.	.	.	registration information
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project no.
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date
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drawing no.

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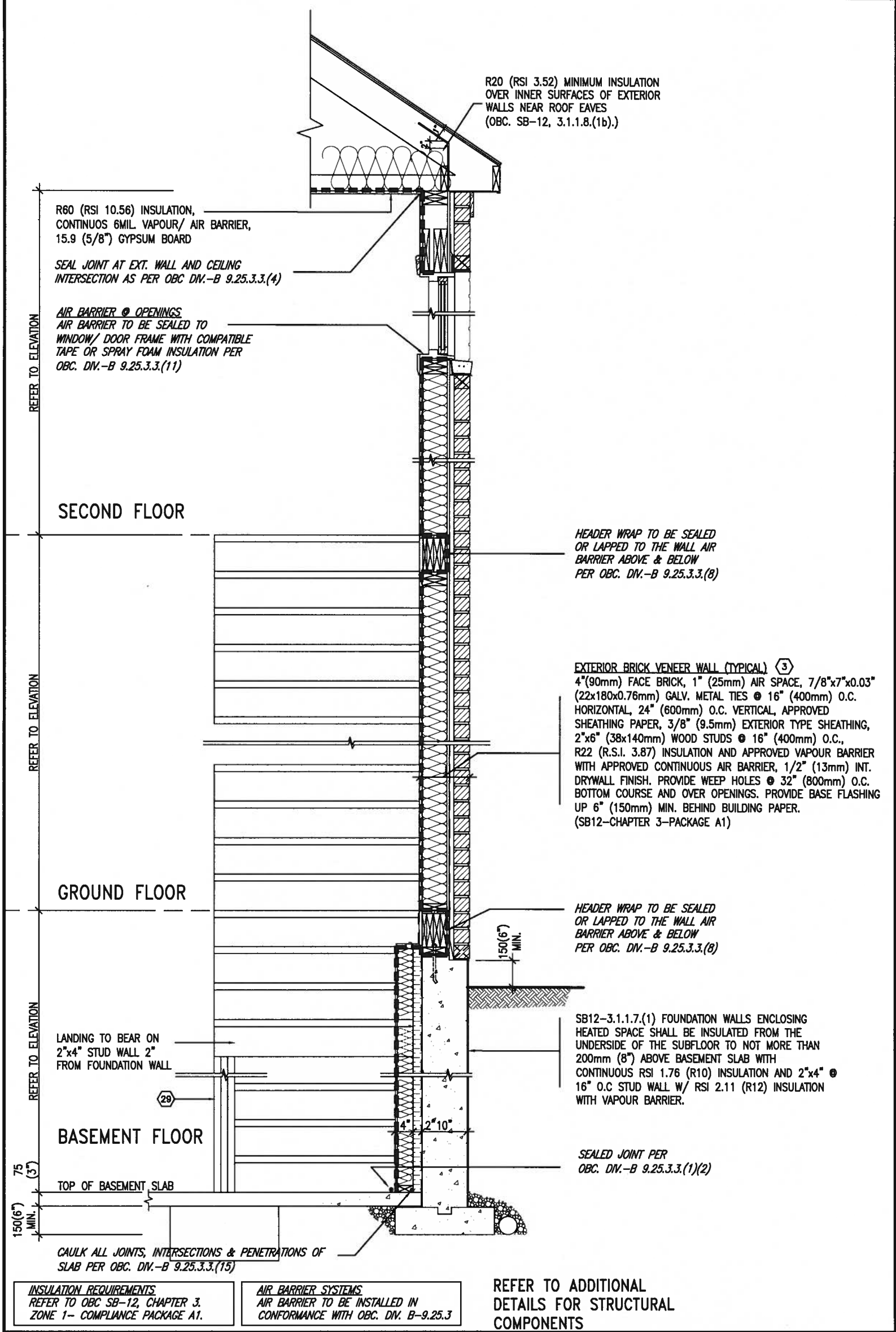
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SB12-COMPLIANCE PACKAGE 'A1'



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

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qualification information
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name
registration information
VA3 Design Inc. 42858

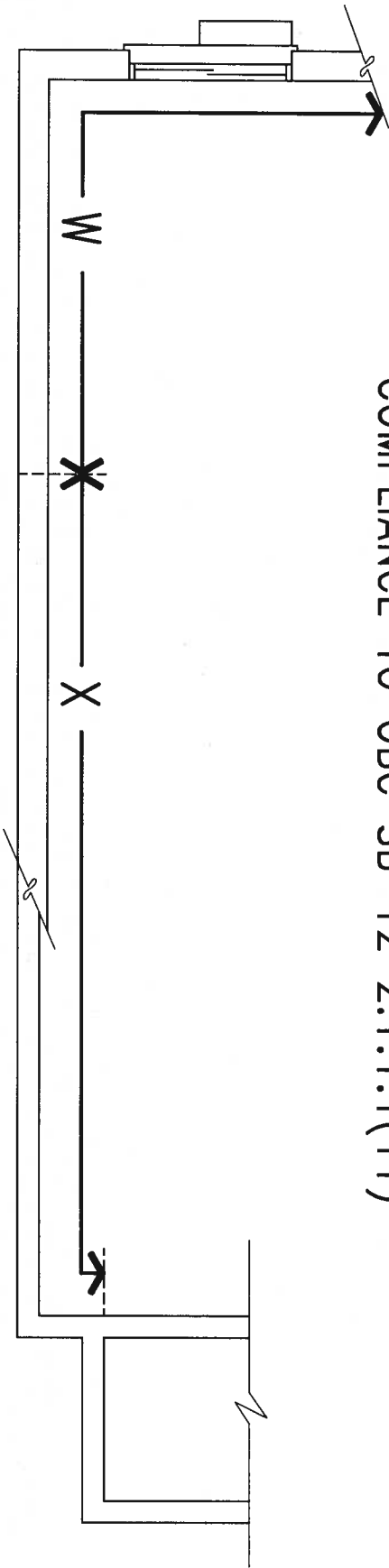
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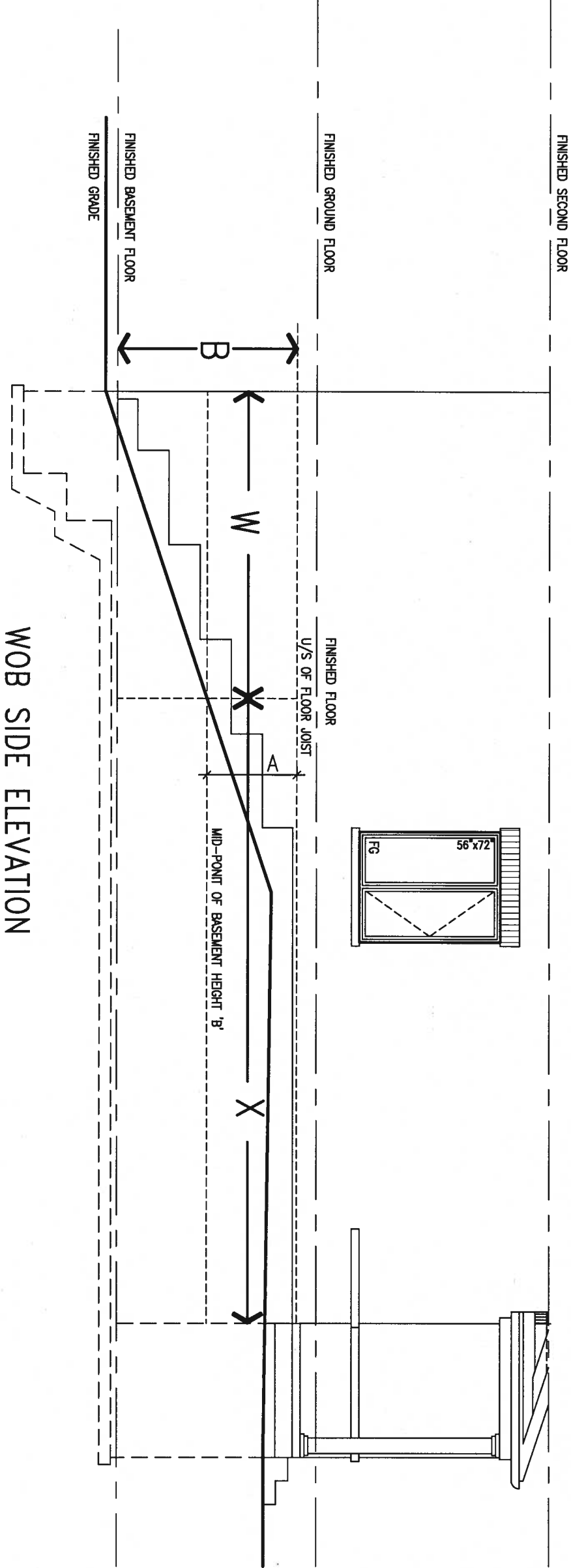
BAYVIEW WELLINGTON	
project name ALCONA	municipality INNISFIL, ON.
date MAY 2016	checked by RC
drawn by RC	scale 3/16" = 1'-0"
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CONST NOTE	
-	
project no. 13049	drawing no. CN7
CONSTRUCTION NOTES	
file name 13049-CN-A1	

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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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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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.		
qualification information		
Wellington Jno-Baptiste	25591	BCN
name	registration information	42658
VA3 Design Inc.		
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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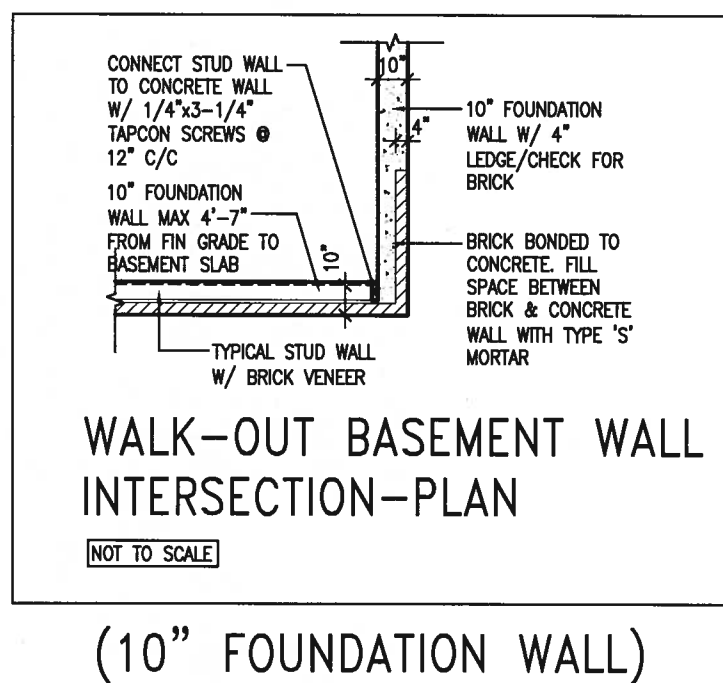
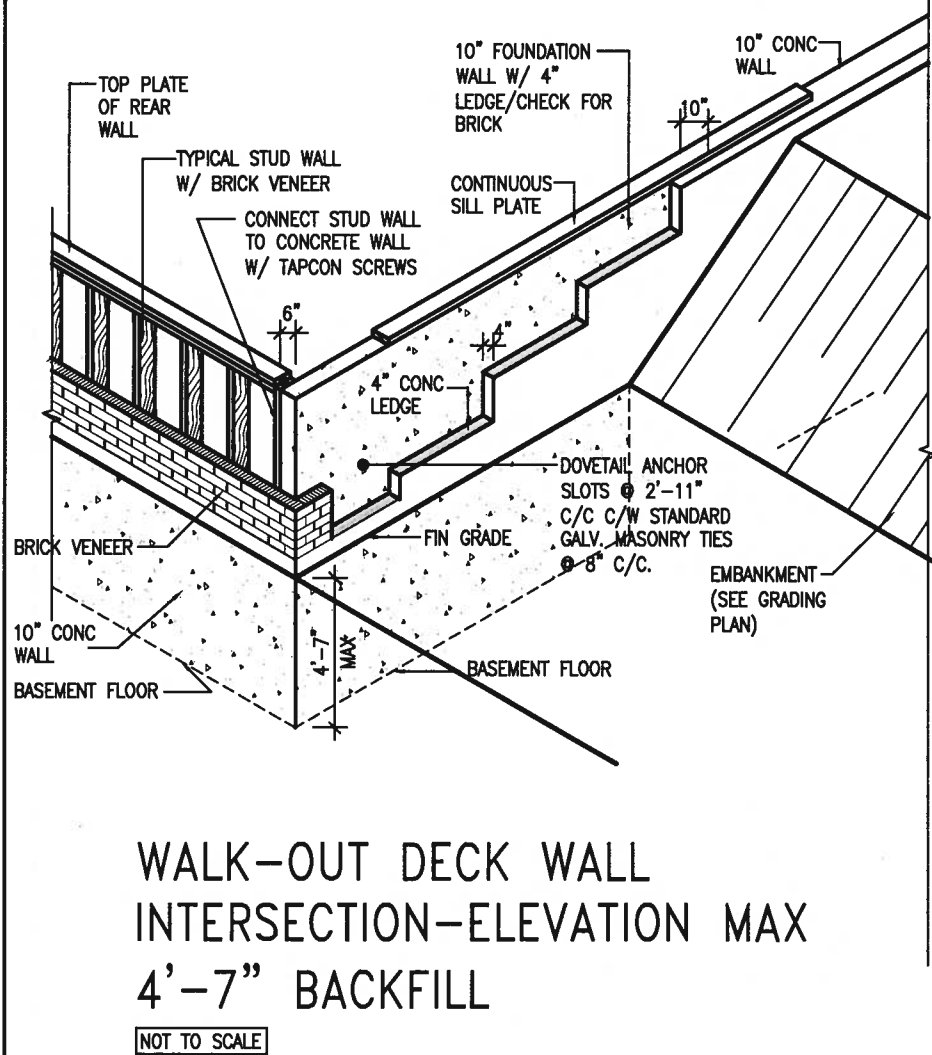
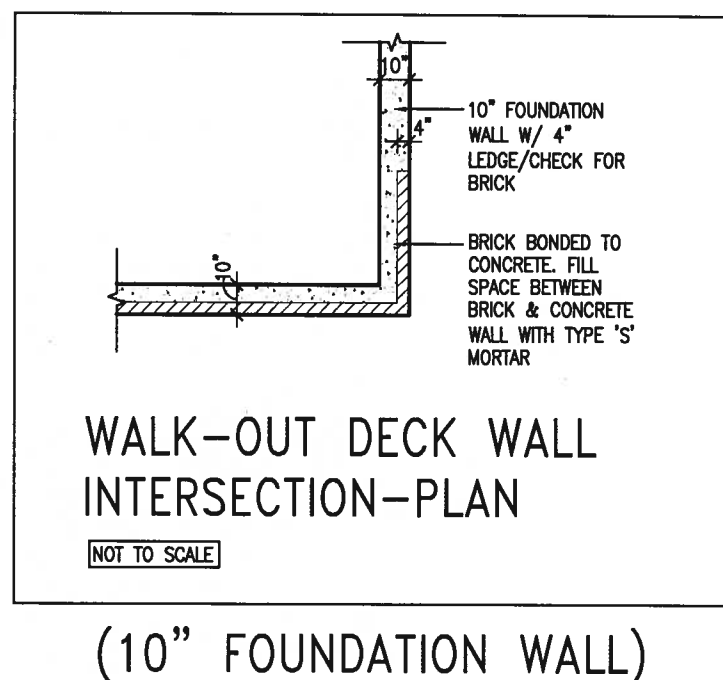
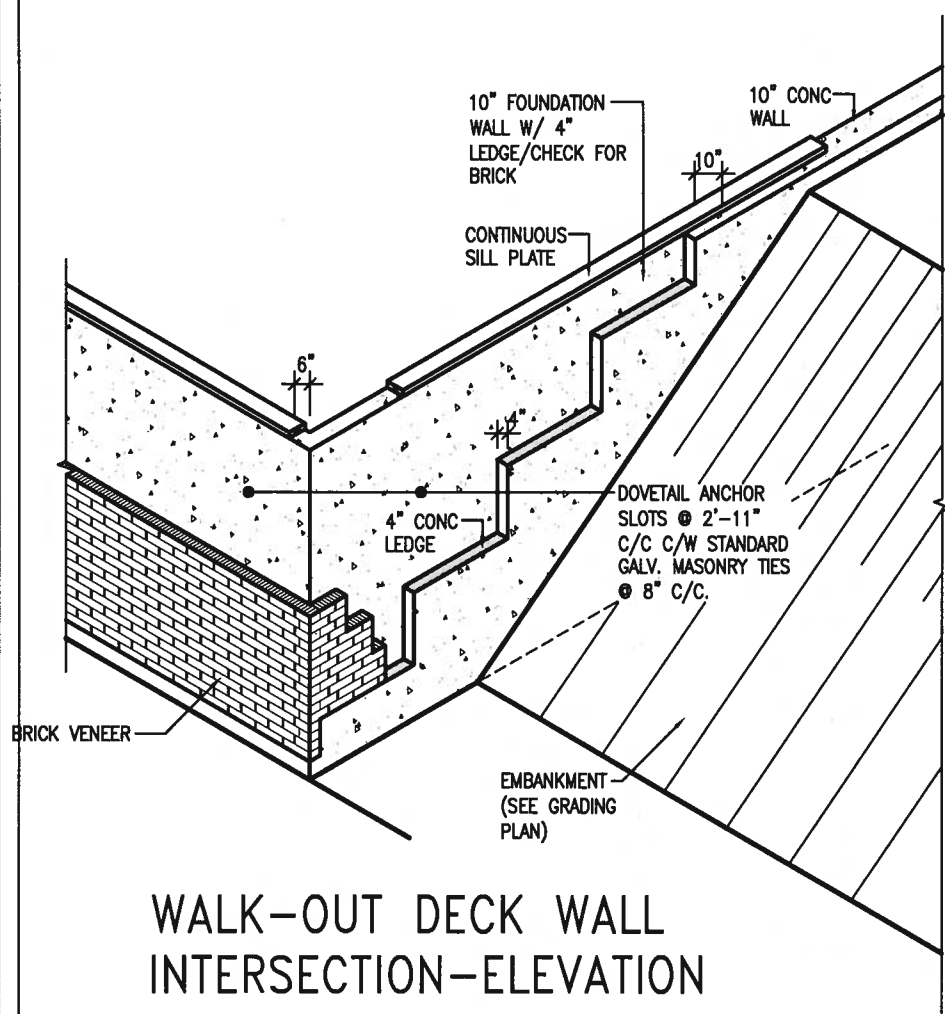
255 Consumers Rd Suite 120
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project name		municipality	
ALCONA		INNISFIL, ON.	
date		checked by	
MAY 2016		scale	
drawn by		3/16" = 1'-0"	
RC		file name	
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CONST NOTE		drawing no.	
-		CN8	
project no.		13049	



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8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name BCIN
5.	.	.	signature
4.	.	.	registration information
3.	.	.	VA3 Design Inc. 42658
2.	.	.	
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BAYVIEW WELLINGTON

CONST NOTE

project name
ALCONA

INNISFIL, ON.

project no.
13049

date
MAY 2016

CONSTRUCTION NOTES

drawing no.

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file name
13049-CN-A1

CN10

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