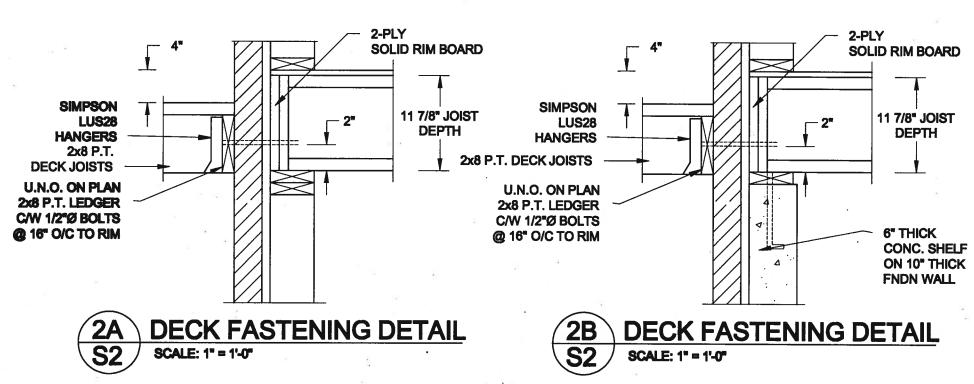


3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

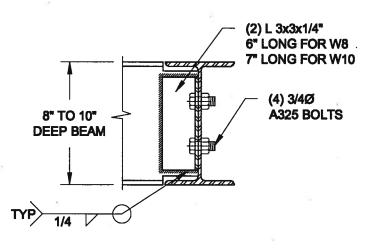
FOR 11 7/8" JOIST DEPTH



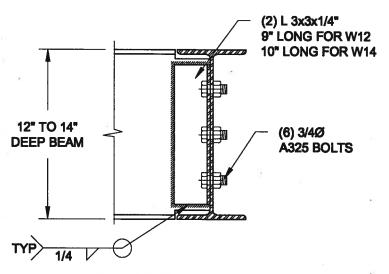
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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 (W380x72) BEAM MAX.



ICANAMAKANA MAYARAY WELLINGYON ALCOMA SANGLESIA GENZEE

STEEL BEAM CONNECTION DETAIL

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

Scale: AS NOTED Date:	QUAILE ENC	GINEERING LTD.	Engineer's Sect	Project: BAYVIEW WELLINGTON HONES - ALCONA PROJECT BONSFIL, ONTAYEO				
JUL-01-2017	To fi	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9	S. J. BOYD	TYPICAL STRUCTURAL DETAILS FOR SINGLES				
Drown: Checked: 8C 8JB		T: 905-853-8547 E: qualle.eng@rogers.com	AUG 10,2017	Project No.: 16-083	Drawing No.: 82			

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 "T' 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 REG'D FOR ROOF SLOPES 8:12 OR GREATER) 38:489 (2"x4") TRUSS BRACING @ 1830mm (5-0") O.C. AT BOTTOM CHORD, PREFIN, ALUM, EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT, PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING, ROOF SHEATHING TO BE FASTENED 150 (6") C/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.]. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN, SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING,
38x140 (2"x") STUDS & 400mm (14") C.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, EFFER TO, ORC SR-12 CHAPTER 3 EOP

ABOVE FINISH GRADE. REFER TO OBC \$8-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

(2A.) RESERVED

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.

2D) STUCCO WALL CONSTRUCTION (2"x4") —GARAGE WALLS
STUCCO CLADDING \$93TEM 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") ABOVÉ FINISH GRADE,

WALLS ADJACENT TO ATTIC SPACE — NO CLADDING 9.5mm [3/8"] EXT. TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (16") O.C., RS13.87 (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.

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A).
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/6"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, 38x 140 (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

BRICK VENEER CONSTRUCTION (2"x4")— GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8'x'x'x0.3") GALV. METAL IIES @ 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 WEER HOLES @ 300mm (20") O.C. ROTTOL COLLEGE AND PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN, 150mm (6")

BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) &
9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED 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 38x 140 (2"x6") STUDS @ 400mm (1/6") O.C., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH, REFER TO OBC S8-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

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.

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 ZOUTIN (8) POURED CONC. PUIN, WALL 13MPG (ZZUDSI) 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, FIG. BRACE FDTN. WALL PRIOR TO BACKFILING, ALL POOTINGS 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.

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

-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

-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

FOUNDATION DRAINAGE DBC. 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

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 3.1.1.2.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 -Smm (1/4") MAX BETWEEN ADJACENT -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

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

MIN. STAIR WIDTH = 860 (2'-10") FOR CURVED STAIRS = 150 (6") MIN. AVG. RUN = 200 (8")

HANDRAILS —ORC. 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

37) EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS -OBC. 9.8.8.-

INTERIOR GUARDS: 900mm (2-11") MIN, HIGH
EXTERIOR GUARDS — ORC. 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE — OBC. 9.23.7.
38x89 (2'x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7"-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED

BASEMENT INSULATION (SB-12-3.1.17). 9.25.2.3. 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE
INSULATED RROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE
THAN 200mm (8"] ABOVE THE FINISHED FLOOR & NO CLOSER THAN
50mm (2") OF THE BASEMENT SLAB. RS33.52c1 (R20ci) BLANKET

STEPLE TO THE BASEMENT SLAB. RS33.52c1 (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.

BEARING STUD PARTITION
38x89 (2'x4") SIUDS @ 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. CURE ON 350x155 (14"x6") CONC, FOOTING, ADD HORIZ, BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kh (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7"-7 1/2") CONFORMING TO CAN/CGSB-7.2-94, AND WITH 150x15x0-5 (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.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15,3,3) 89mm(3-1/27) DIA x 4.78mm(.188) RIXED STL COL. WITH 150x150x9.5 (6%%3/87) STL TOP & BOTTOM PLATE ON 1070x1070x440 (42x42x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg MIN. AND AS PER SOILS REPORT.

STEEL COLUMN 90mm(3-1/2") DIA x 4,78mm(,188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2'x12'x2') FIELD WELD COL, TO BASE PLATE.

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

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

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

GARAGE. CEILINGS/INTERIOR WALLS

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

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

PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.

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

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2'x24"] & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

FIREPLACE CHIMNEYS

OBC. 9.21.

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

(25.) LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11%11%5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11%11%1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE LEVEL WITH NON-SHRINK GROUT.

OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED
MEMBER, SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC

(28.) 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.

30. STEPPED FOOTINGS OBC 9
MIN. HORIZ. STEP = 600mm (24 MAX. VERT. STEP = 600mm (24")

SIAR 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 ps) 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 G. 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 UTILIZATION CODE.

SUBPLOOR. JOIST STRAPPING AND BRIDGING
16mm [5/8*] T. & GSUBPLOOR ON WOOD FLOOR JOISTS. FOR
CERAMICT INLE APPLICATION (* SEE ODE 9,30.6. *) 6mm (1/4*) PANEL
TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE

OBC 9.301.2.*)
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 PANIEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

EXPOSED BUILDING FACE OBC. 9.10.15. & S8-2-2.3.5.(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") 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.) OR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.). 125mm (5") 32MPo (4640)sij CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8°x23 5/8°) 10M DOWELS @ 600mm (23 5/8°) 0.C., ANCHORED IN PERIMETER FDIN, 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 (8") 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"
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 S TO HAVE MIN. 0.35/20 LINDSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm [1:37].

2) MINDOW 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') 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 DEV.-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. S8-12-3,1,1,9.

6) 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

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER
TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTI ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS

MANUFACTURER.

LYL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL.

WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm
(12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm fOR
1/4", 1/2", 1 1/3" DEPTHS AND STAGGERED IN 3 ROWS FOR
GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2")
DA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @
915mm (3") O.C. 915mm (3'-0") O.C.

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.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP YOOD MEMBERS.

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 (45/bs.), ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 1 SOmm [67] ABOVE THE GROUND. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21

STEEL 1) GRADE 300W, HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-9.23.4.3.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE ADDR.

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. STUCCO: 1)

LEGEND EXHAUST FAN CLASS 'B' VENT 0 TO EXTERIOR OUTLET OUTLET (HEIGHT A.F.F.) 0 DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET WEATHERPROOF DUPLEX OUTLET Ф^е • POT LIGHT HEAVY DUTY OUTLET (220 volt)

ф. Мe LIGHT FIXTURE (PULL CHAIN) LIGHT FIXTURE (CEILING MOUNTED) SWITCH LIGHT FIXTURE (WALL MOUNTED) FLOOR DRAIN HOSE BIB (NON-FREEZE)

DOUBLE JOIST

LAMINATED VENEER

SINGLE JOIST Ŋ TRIPLE JOIST TJ LVL

× POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED LUMBER GIRDER TRUSS BY ROOF TRUSS MANUF. G.T. EA. FLAT ARCH 1

C.A. III. 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 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 YOLUME SPACES
FOR A MAXIMUM 5490 mm [18"-0"] HEIGHT AND MAXIMUM
SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE
2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING, PROVIDE SOUD 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.

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

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

DRAIN WATER HEAT RECOVERY UNIT (DWHR) PER 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 OF FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BENEATH ANY OF THE SHOWERS. •

ONT. REG. 332/12-2012 OBC **♠** REVISED Amendment 0. Reg. 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 **B7** 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 L3 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 L5

B6 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 (5" x 3-1/2" x 5/16"L) 152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L) 152 x 102 x 11.0L (6"x 4" x 7/16"L) 178 x 102 x 11.0L (7"x 4" x 7/16"L) 178 x 102 x 11.0L (7"x 4" x 7/16"L)

LAMINATED VENEER LUMBER (LVL) BEAMS LM.1A 1-1 3/4"x7 1/4" (1-45x184)
LM.1 1-1 3/4"x7 1/4" (2-45x184)
LM.2 3-1 3/4"x7 1/4" (3-45x184)
LM.3 4-1 3/4"x7 1/4" (4-45x184)
LM.4A 1-1 3/4"x9 1/2" (1-45x240)
LM.4 2-1 3/4"x9 1/2" (3-45x240)
LM.5 3-1 3/4"x9 1/2" (3-45x240)
LM.5 3-1 3/4"x9 1/2" (3-45x240)

LVLSA 4-1 3/4 xs 1/2" (3-45x240) LVLSA 4-1 3/4"xs 1/2" (4-45x240) LVLSA 1-1 3/4"xs1 7/8" (1-45x300) LVLS 2-1 3/4"xs1 7/8" (2-45x300) LVL7 3-1 3/4"xs1 7/8" (3-45x300) LVLS 4-1 3/4"xs1 7/8" (4-45x300)

DOOR SCHEDULE

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

NSULATED MIN. RSI 0.7 (R4)

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

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

2D DOOR 815 x 2438 x 45
DOOR (2'-6" x 6'-0" x 1-3/4") 20
MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING
DEWICE.

3. INTERIOR 760 x 2030 x 35 DOOR (2'-8" x 6'-8" x 1-3/8") 3A INTERIOR 710 x 2030 x 35 DOOR (2'-4" x 6'-8" x 1-3/8")

3B INTERIOR 760 x 2438 x 35 DOOR (2'-6" x 8'-0" x 1-3/8") 3C INTERIOR 710 x 2438 x 35 DOOR (2'-4" x 8'-0" x 1-3/8") 4. INTERIOR 810 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8")

INTERIOR 680 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") (4A) INTERO INTERIOR 680 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8") (4C) DOOR

5. INTERIOR 460 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8") 6. DOOR 815 x 2030 x 45 (2'-8" x 5'-8" x 1-3/4") SOLID WOOD CORE MECHANICAL SYMBOLS

Alluzili A. T. Quaile 17-08-04 TOL MCE OF ONTERN STRUCTURAL

WARM AIR

return air duct

HEAT PIPE PLUMBING (TOILET) PLUMBING (BATH, SINK, SHOWER)

SMOKE ALARM (REFER TO OBC 9.10.18) 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 A 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 DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

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

CONST NOTE

13049

1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC of the Designer which must be returned at the completion of the Drawings are not to be scaled. 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 orderio Building Code to be a Designer. Bostiste Wellington Jno-Baptiste 25591 VA3 Design inc. 42658

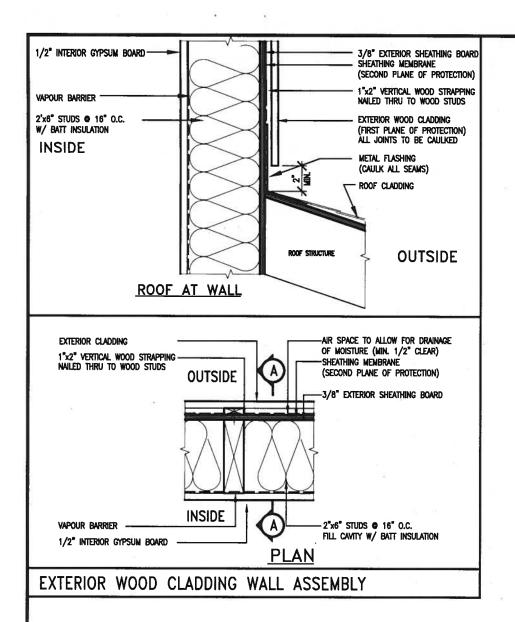
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the p

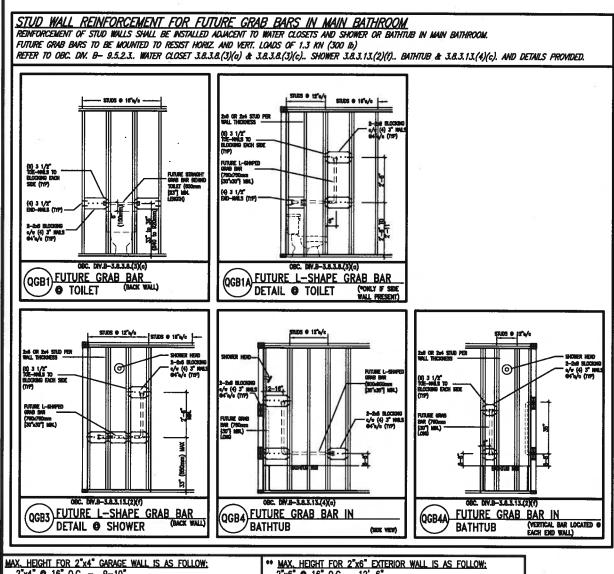
Consumers Rd Suite Toronto ON M2J 1R4 255 Consumers va3design.com

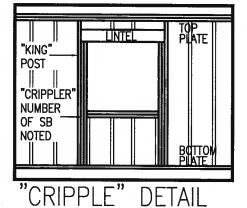
120 t 416.630.2255 f 416.630.4782 **BAYVIEW WELLINGTON**

ALCONA INNISFIL, ON. MAY 2016 CONSTRUCTION NOTES RC - 3/16" = 1'-0" 13049-CN-A1
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 9:11 AM $3/16^{\circ} = 1'-0^{\circ}$

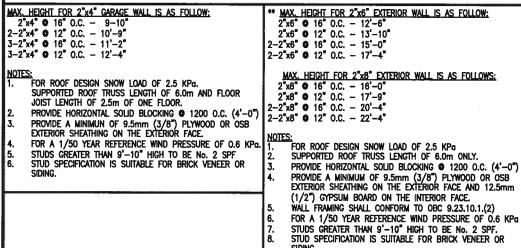
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STRUCTURAL

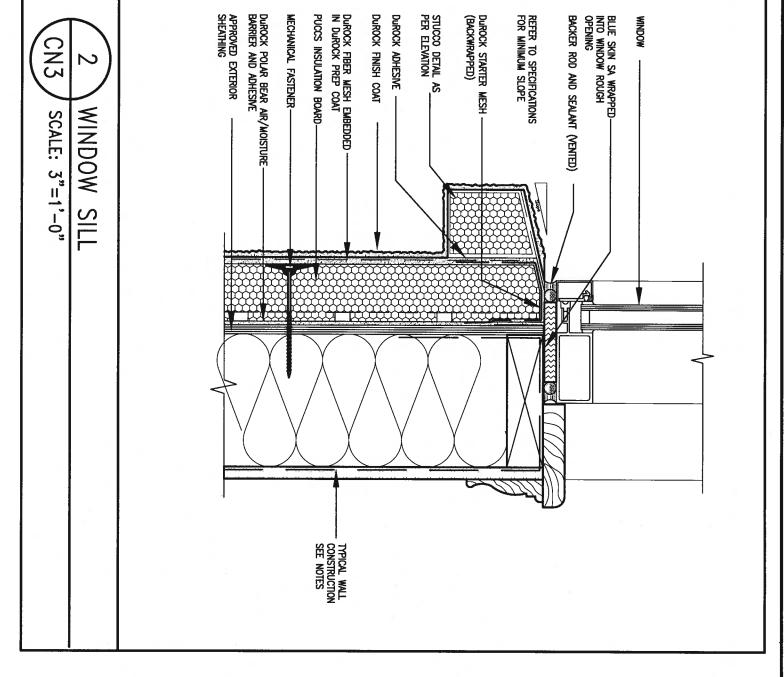
9 . 8 . 7 . 6 .	:		The undersigned has reviewed and tabes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste / Journal 25591	VAR	BA	AYVIEW	WELLINGTON	CONST	NOTE
5 . 4 .		1.	name egistration information VA3 Design Inc. 42658	DESIGN	project name ALCONA		municipality INNISFIL,ON.		project no. 13049
3 . 2 . 1 ISSUE FOR CLIENT REVIEW no. description	AUG 04-17 date	RC	Contractor must verify all dimensions on the job and report on 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		checked by	CONST 3/16" = 1'-0" 3049.BW\UNITS\CN Notea\13049-CN-A1.dwg - Fri	RUCTION NOTES file name 13049-CN-A1	CN2

** 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-PUCCS INSULATION BOARD DUROCK POLAR BEAR AIR/MOISTURE BARRIER DUROCK FIBER MESH EMBEDDED IN APPROVED EXTERIOR SHEATHING MECHANICAL FASTENER-WINDOW HEADER SCALE: 3"=1'-0" CAULKING -RUBBER MEMBRANE OVERLAPPING FLASHING PREFINISHED MLT FLASHING FOR MOISTURE DRAIN OUT DUROCK STARTER MESH (BACKWRAPPED) BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING DUROCK POLAR BEAR AIR/MOISTURE BARRIER WODN!W CAULKING BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING -TYPICAL WALL CONSTRUCTION SEE NOTES

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM





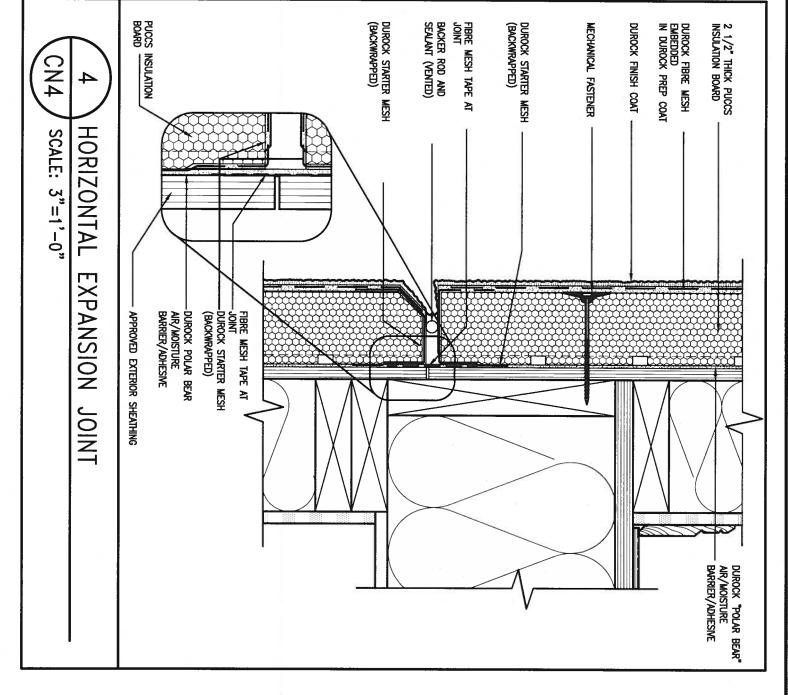
CONST NOTE BAYVIEW WELLINGTON 25591 project no. 13049 ALCONA municipality
INNISFIL,ON. 42658 CONSTRUCTION NOTES MAY 2016 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. by 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 RC 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW AUG 04-17 13049-CN-A1 va3design.com no. description date RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg 2017 - 8:48 AM design are the copyright property of VA3 DESICN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESICN's

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT — ROOF SHINGLES DUROCK "POLAR BEAR"
AIR/MOISTURE BARRIER/ADHESIVE APPROVED EXTERIOR SHEATHING DUROCK STARTER MESH (BACKWRAPPED) DUROCK FINISH COAT MECHANICAL FASTENER 2 1/2" THICK PUCCS INSULATION BOARD STUCCO TERMINATION @ ROOF DUROCK UNI-TRACK FLASHING

CN4

SCALE: 3"=1'-0"

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





CONST NOTE BAYVIEW WELLINGTON 25591 ALCONA INNISFIL, ON. registration informatio VA3 Design inc. 13049 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. CONSTRUCTION NOTES 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 drawn by RC acole 3/16" = 1'-0" AUG 04-17 RC 1 ISSUE FOR CLIENT REVIEW 13049-CN-A1 no. description date by va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN.

SECURIOR DETAIL

SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE C

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

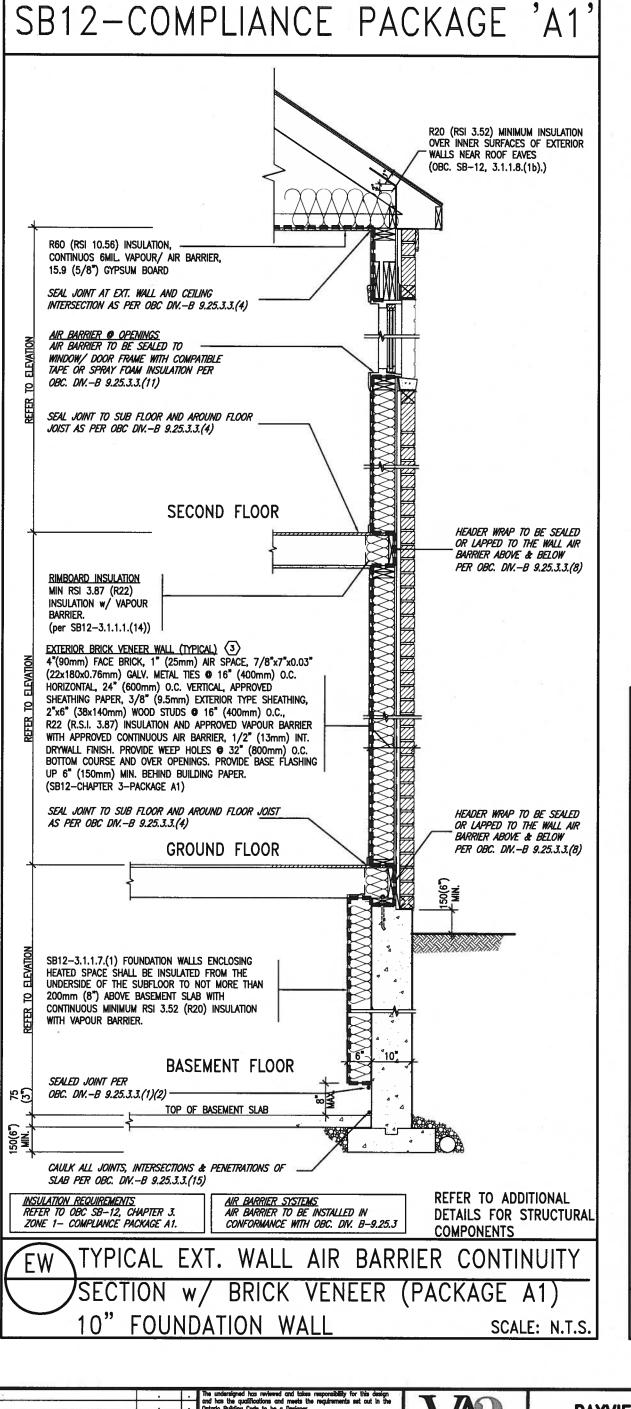
WEPPHOLES **⊕** 32*(800) 0.C. BACKER ROD AND SEALANT (VENTED) PRECAST SILL ON GROUT FLASHING Durock fiber Mesh Embedded in Durock Prep Coat Durock Starter Mesh (Backwrapped) Durock Finish Coat MECHANICAL FASTENER CN5 SCALE: 3"=1'-0" STUCC0 MASONRY PLINT \bigcirc ONNECTIO TRANSITION MEMBRANE 6"
EXTEND MEMBRANE 6"
ABOVE AND BELOW
SILL ENSURE
TRANSITION MEMBRANE
IS OVER BUILDING
PAPER BUILDING PAPER Z

PUCCS INSULATION BOARD

Durock "Polar Bear" Air/Moisture Barrier APPROVED EXTERIOR SHEATHING



The undersigned has reviewed and takes and has the qualifications and meets the Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** 25591 project no. 13049 BCD **ALCONA** INNISFIL,ON. 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 arrayings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. date MAY 2016 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com CONSTRUCTION NOTES drawn by RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC 3/16" = 1'-0" 13049-CN-A1 no. description date RICHARD -- H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permit



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

ci- Denotes Continuous Insulation without framing interruption.

Recovery Unit (DWHR)

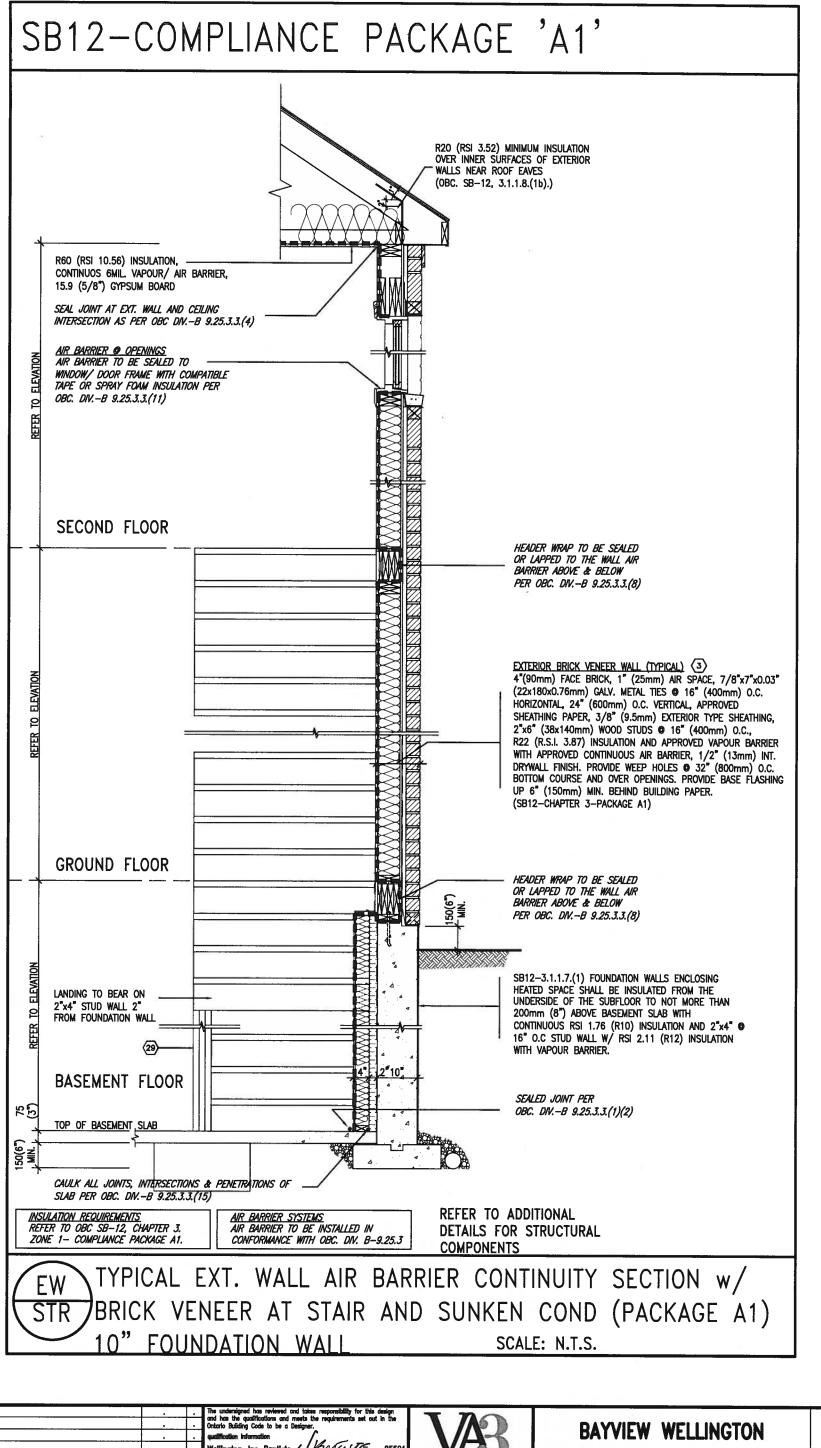
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Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information

STANDARD EXT. WALL CONSTRUCTION AS PER UNIT | WORKING DRAWINGS FIN. GROUND FLOOR M_{FLOOR} JOIST (SEE PLAN) UNFIN. BASEMENT REFER TO DECK OF THE DETAIL BY ENG FOR CONNECTIONS 6 mil. VAPOUR BARRIER R22 (RSI 3.87) BATT INSUL BLANKET. ADD BUILDING PAPER BETWEEN FOTN. WALL & STUD WHERE STUD WALLS ARE USED. FIN GRADE CAULK ALL JOINTS, INTERSECTIONS & PENETRATIONS OF SLAB PER OBC. DN.-B 9.25.3.3.(15) <u>.10"</u> T/O BSMT.SLAB 2"(50mm) MIN. R10 (RSI1.76) RIGID INSULATION ALONG THE PFRIMETER OF FOUNDATION WALL TO EXTEND NO LESS THAN 24"(600mm) BELOW THE EXT. GROUND LEVEL -10" MIN (560mm * REVISED-FEB 2017

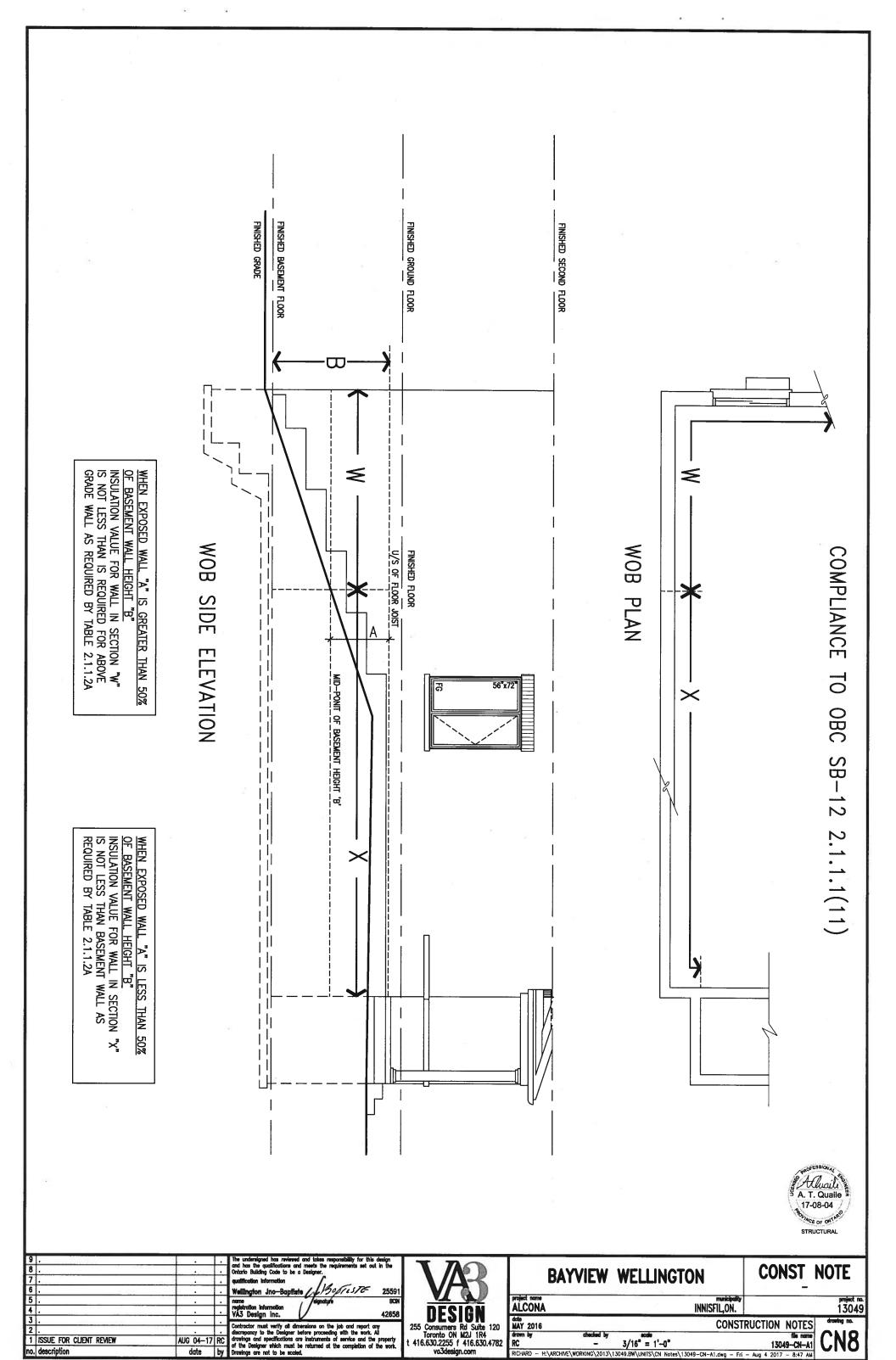
SECTION AT W.O.D/W.O.B.

7	<u>:</u>	: - -	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 / // 1575 25591	VAR		BAYVIEW	WELLINGT	ON	CONST	NOTE
5 . 1 .		Ė	name registration information VA3 Design inc. 42658	DESIGN	project name ALCONA			INNISFIL, ON.	- VA-	project n 1304
2 . I ISSUE FOR CLIENT REVIEW D. description	AUG 04-17	1110	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 t 416.630.2255 f 416.630.4782	-	checked by	3/16" = 1'-0" \13049.BW\UNITS\CN Notes\13		UCTION NOTES file name 13049-CN-A1	CN6

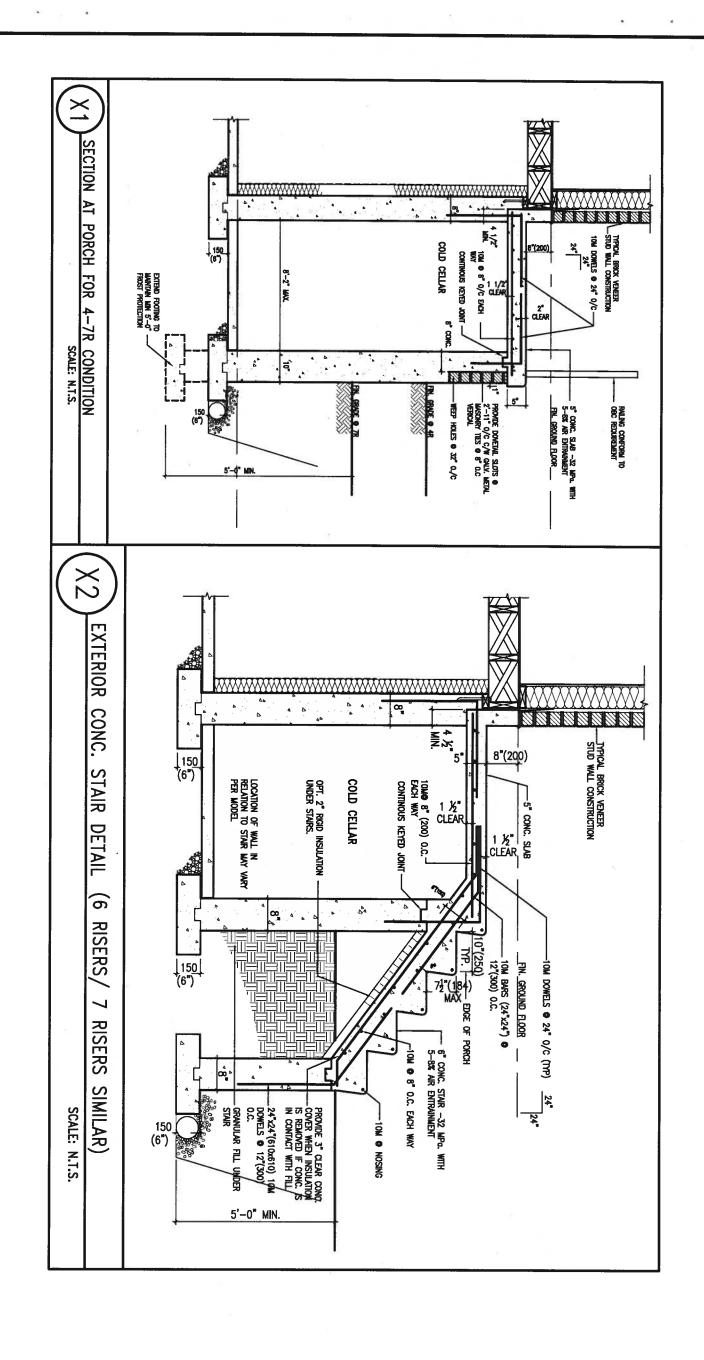




9 . 8 . 7 . 6 .		· - · ·	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste / 150/12576 2559	VAR	BAYVIEW	WELLINGTON	_	NOTE	
5 . 4 .		+	nome registration information VA3 Design Inc. /signature BCB	DECLON	project name ALCONA	inni:	municipality SFIL,ON.	project no. 13049	
3 . 2 .			Contractor must verify all dimensions on the job and report any	255 Consumers Rd Suite 120	dotte MAY 2016 drawn by checked by	accie .	CONSTRUCTION NOTES	drawing no.	
no. description	AUG 04-17 date	7.	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.	t 416.630.2255 f 416.630.4782	RC -	$3/16^{\circ} = 1'-0^{\circ}$	13049-CN-A1 -A1.dwg - Fri - Aug 4 2017 - 9:15 AM	CN/I	
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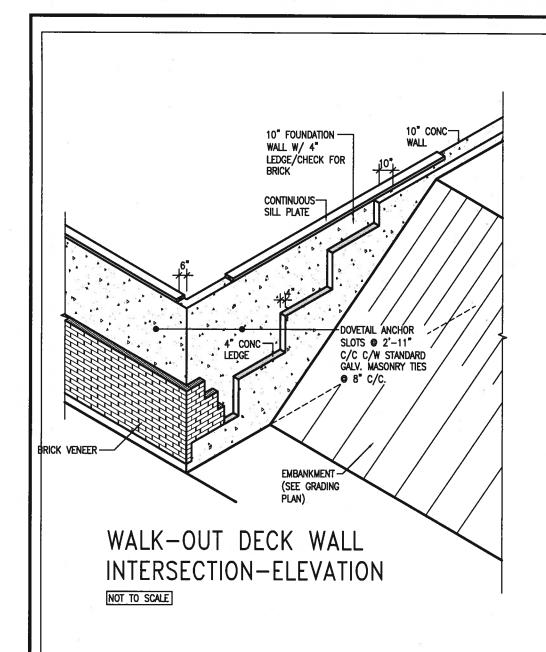


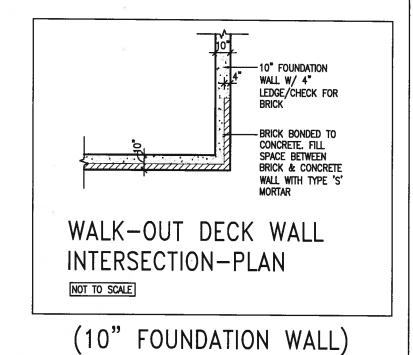
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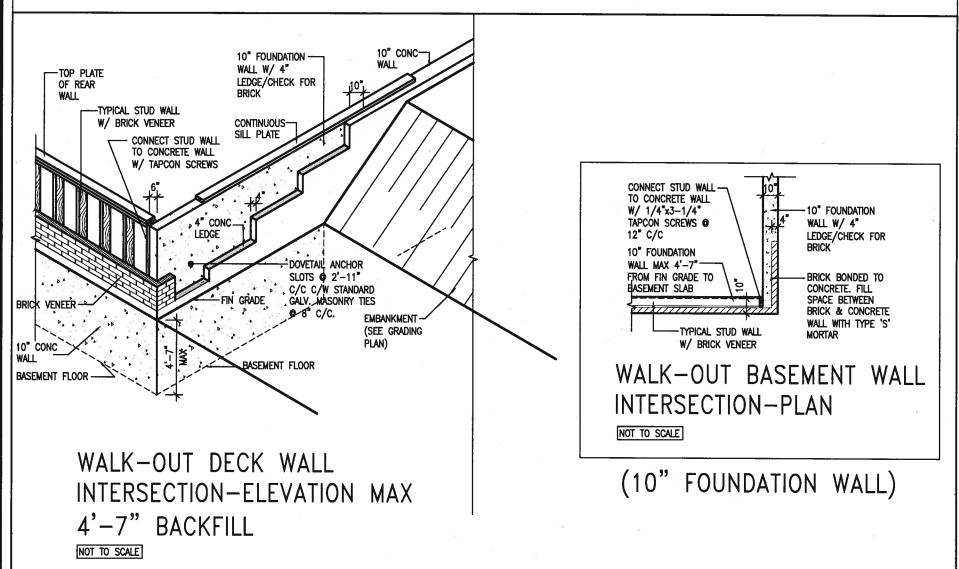




9 . 8 . 7 . 6 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste	VAR	BAYVIEW WELLINGT	-	NOTE
5 . 4 .		registration information VA3 Design Inc. diagnotyre 8CN 42658	DEGLON	project name ALCONA	municipality INNISFIL,ON.	project no. 13049
3 . 2 . 1 ISSUE FOR CLIENT REVIEW	 AUG 04–17 RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned to the completion of the work.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782	dota MAY 2016	CONSTRUCTION NOTES file name 13049-CN-A1	CNO
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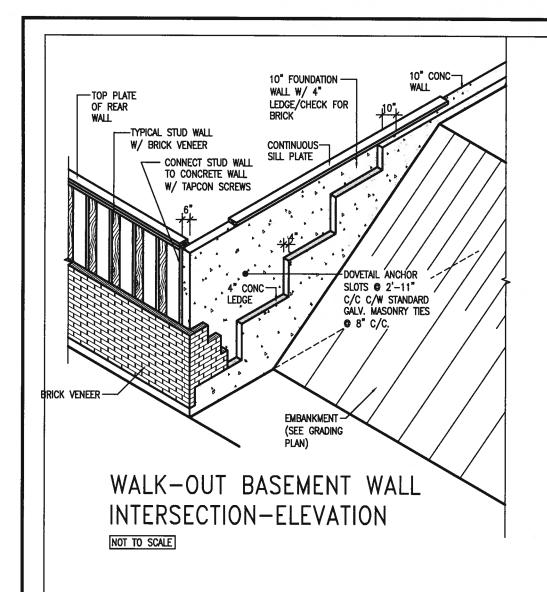


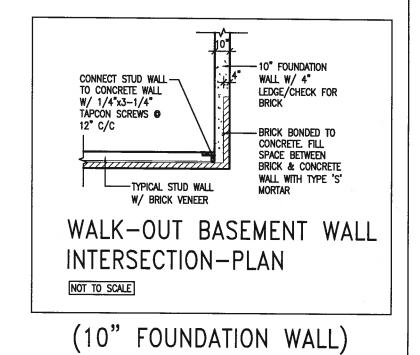


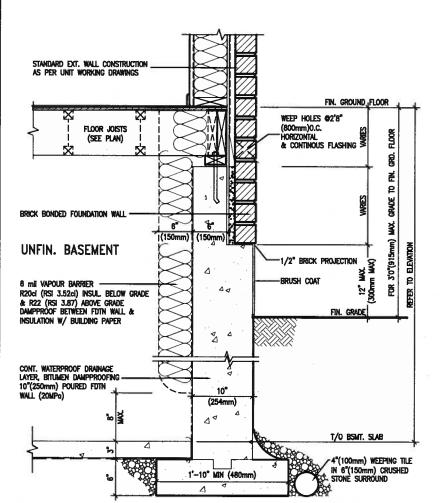




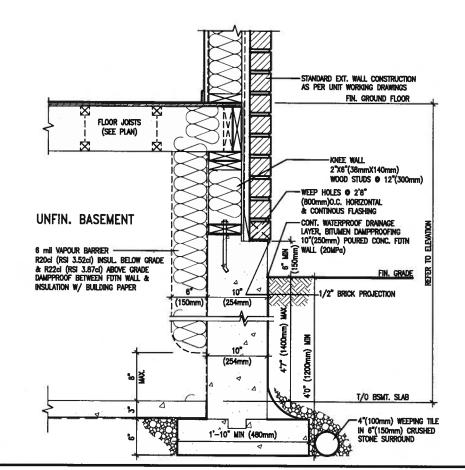
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WALL SECTION FOR GRADE TO FIN.
FLOOR MORE THAN 4'7" (1400mm)
HEIGHT DIFFERENCE
SCALE: N.T.S.



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



							STRUCTURAL
9 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the	T DO			
8 .		•	Ontario Building Code to be a Designer.		DAVVIEW	WELLINGTON	CONST NOTE I
7 .			qualification information	1/4	DAIVILW	WELLINGTON	CONOT NOTE
6].		•	Wellington Ino-Baptiste 1800 12576 25591				
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1 ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	drawings and specifications are instruments of service and the property	t 416.630,2255 f 416.630,4782		3/16" = 1'-0"	13049-CN-A1 CN 1 1
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