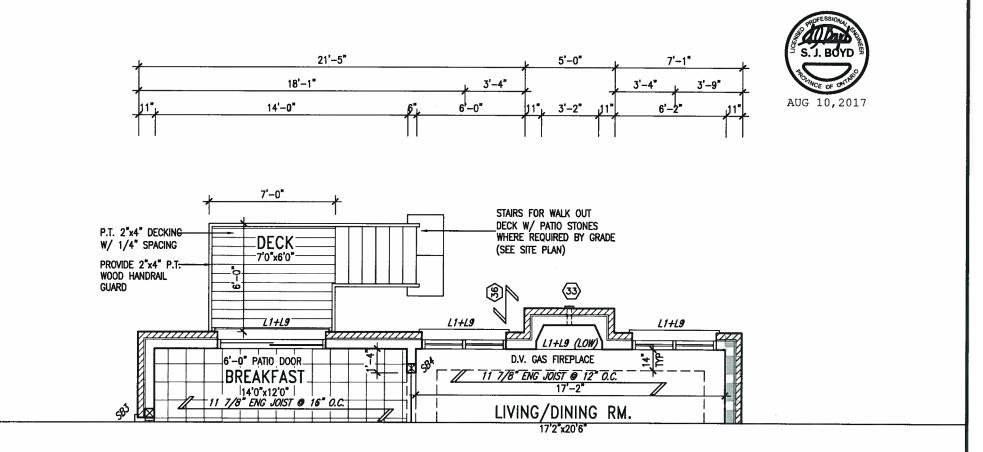


PARTIAL BASEMENT FLOOR PLAN W.O.D. 9R AND MORE COND.



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

UNINSULATED OPEN	INGS (PER OB	C. SB-12,3.1.1	UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))					
S39-1 ELEVATION A 9R WOD ENERGY EFFICIENCY - OBC SB12				S39-1 ELEVATION B 9R WOD ENERGY EFFICIENCY - OB			BC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	682 S.F.	124.500 S.F.	18.26 %	FRONT	670 S.F.	117.500 S.F.	17.54 %	
LEFT SIDE	1027 S.F.	87.33 S.F.	8.50 %	LEFT SIDE	897 S.F.	87.33 S.F.	9.74 %	
RIGHT SIDE	1027 S.F.	0 S.F.	0.00 %	RIGHT SIDE	1027 S.F.	0 S.F.	0.00 %	
REAR	804 S.F.	183.889 S.F.	22.87 %	REAR	804 S.F.	183.889 S.F.	22.87 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3540.00 S.F.	395.72 S.F.	11.18 %	TOTAL SQ. FT.	3398.00 S.F.	388.72 S.F.	11.44 %	
TOTAL SQ. M.	328.87 S.M.	36.76 S.M.	11.18 %	TOTAL SQ. M.	315.68 S.M.	36.11S.M.	11.44 %	

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

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

AF CHITECTURAL REVIEWA APPROVAL

AUG 1/4 2017

Wijvarns Limited, Architect

9				The undersigned has reviewed and takes responsibility for this design	-
8				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
7			•	qualification Information	
6				Wellington Jno-Baptiste Chipofics 75 25591	
5				name , /signature BCIN	
4			•	registration information VA3 Design Inc. 42658	
3	REVISED AS PER ENG COMMENTS	AUG 01-17	RC		
2	REVISED TO 10" FOUNDATION WALLS	DEC 13-16	AJE	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC.	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	t 41
no	description	data	Ъ.,	Or the pesigner which must be returned at the completion of the work.	1

WB	1
DESIGN	
255 Consumers Rd Suite 120	I

S39-1 STARLING 1

project name
ALCONA INNISFIL, ONTARIO

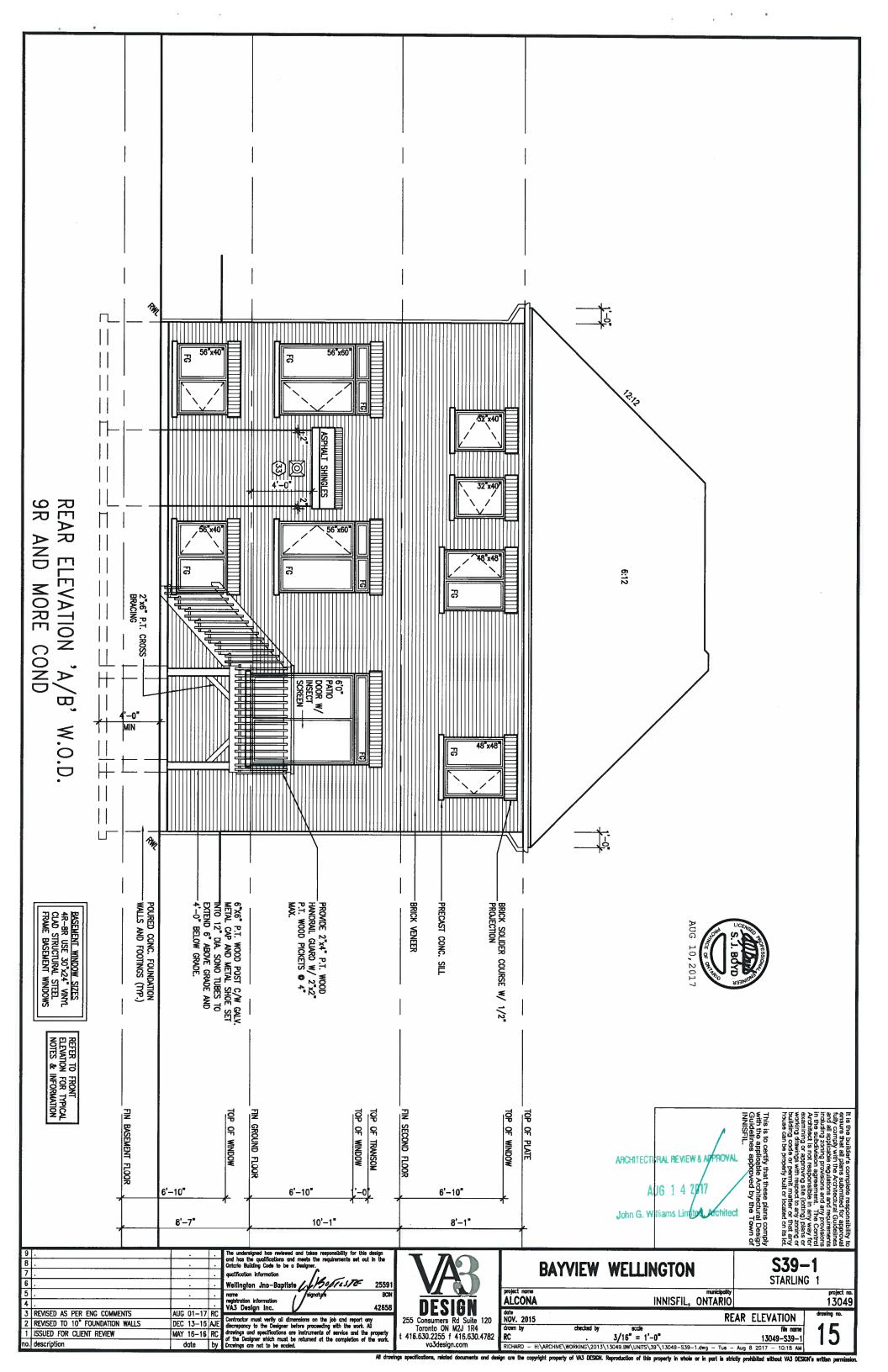
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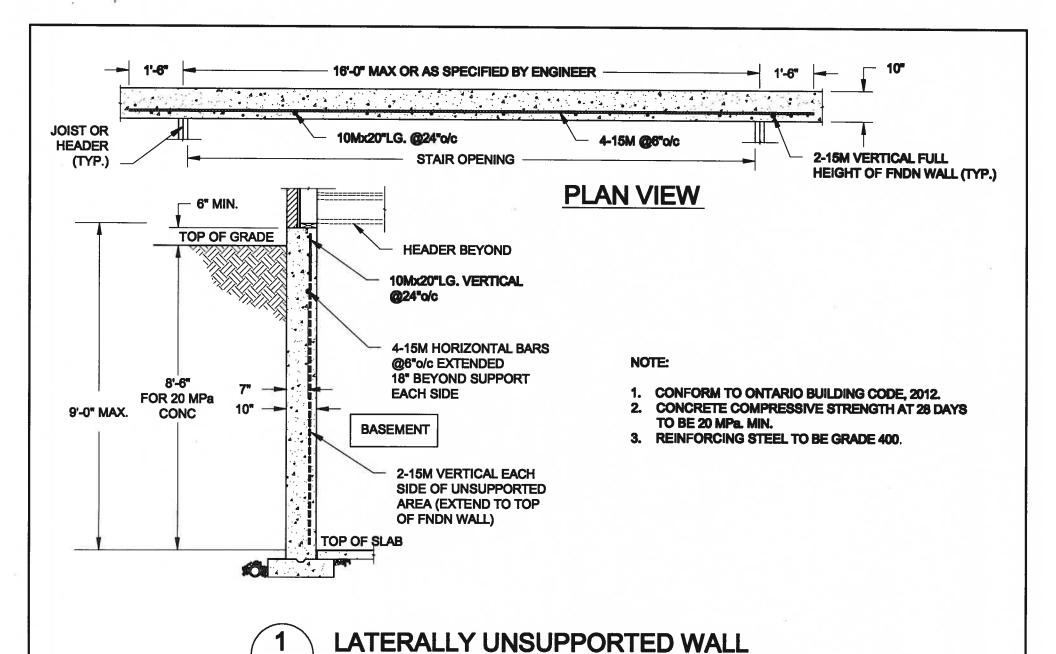
PARTIAL FLOOR PLAN WOD

drawn by checked by scale

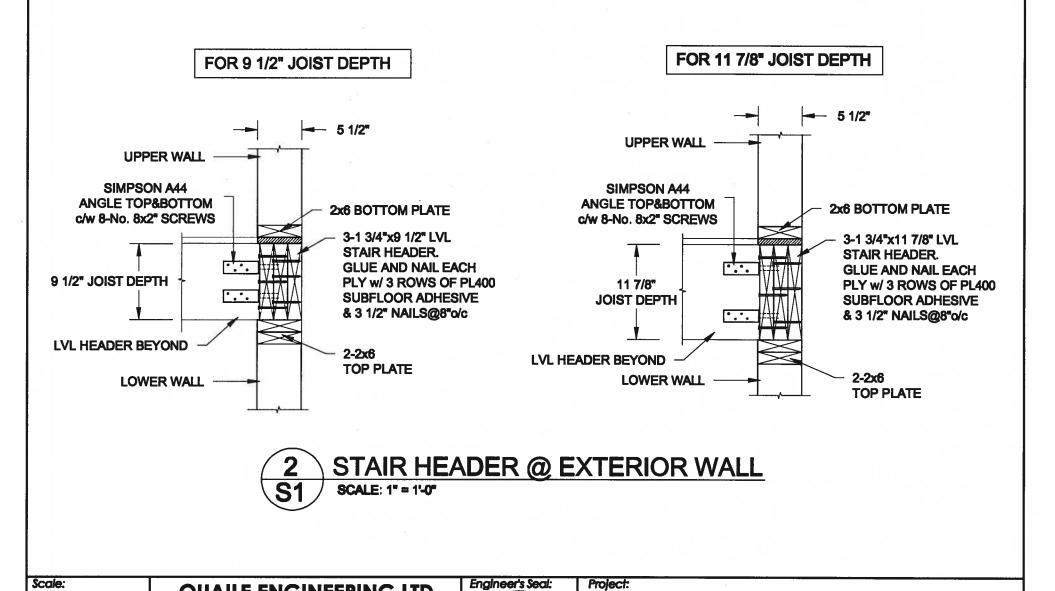
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SCALE: 3/8" = 1'-0"

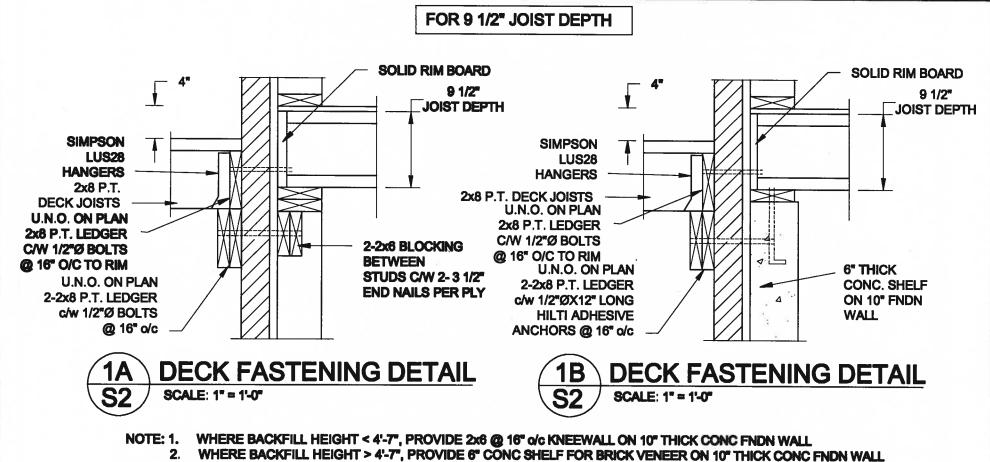


INNISFIL ONTARIO Date: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES JUL-31-2017 **L3Y 8J9** T: 905-853-8547 Drawn: Checked: Project No.: Drawing No.: E: qualle.eng@rogers.com AUG 10,2017 16-083 **S1** F:\SamC-06\2016\16-063 BAYVIEW WELLINGTON ALCONA SINGLES\16-083.dwg

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT

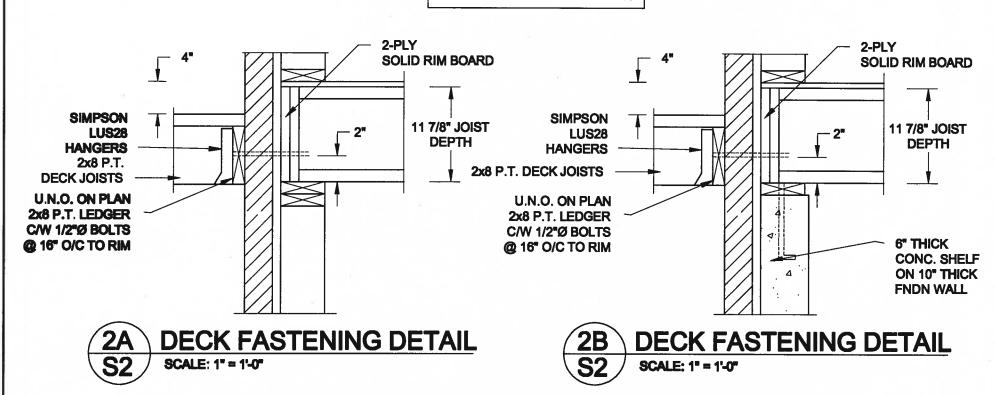
QUAILE ENGINEERING LTD.

AS NOTED



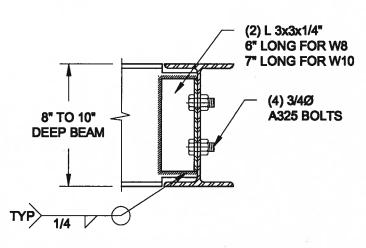
FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH

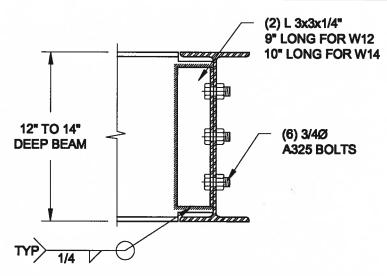


- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
 - WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

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



NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



STEEL BEAM CONNECTION DETAIL

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

Scole: AS NOTED	QUAILE EN	GINEERING LTD.	Proposes Sections	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT BOUGFIL, ONTARIO		
Date: JUL-91-2017	THE STATE OF THE S	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9	S. J. BOYD	TYPICAL STRUCTURAL DET	ALS FOR CHISLES	
BC 8.8		T: 905-853-8547 E: qualle.eng@rogers.com	AUG 10,2017	Project No.: 16-063	Drawing No.:	

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 M(N(MUM 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 REQD FOR ROOF SLOPES B:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6-07) 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 (67) CA ALONG

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") (S8-12-TARLE 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 (2x") STUDS @ 400mm (16") 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. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER

2A RESERVED

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

(2C) RESERVED

STUCCO WALL CONSTRUCTION (2°x4") —GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2(& 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAIMAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRIDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C., STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

WALLS ADJACENT TO ATTIC SPACE — NO CLADDING 9.5mm (3/8") 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 (1/27) 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 YENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL
600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm
(3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16")
O.C., RSI 3.B7 (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 OPENINCS PROVIDE BASE FI ASHING! UP MIN 1.50mm (4") 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*x7*x0.3") GALV. METAL ITES @ 400mm (16") O.C. HORIZONTAL
600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2'x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9-10") WITH APPR. DIAGONAL WALL BRACING, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2°x6") (SB-12-TABLE 3.1.1.2.A) STUCCO CLADDING SYSTEM CONFORMING TO 0.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM IORM AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN PER MANUFACIURERS SPECIACIONS OVER ZSIMI (17 MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38X140 (2"x6") STUDIS @ 400mm (1/2") 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 ABOVE FINISH GRADE.

MOVER FINISH STADE.

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") @ 400mm (24"(O.C. PROVIDE 38x89 (2'x4")

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

FOUNDATION WALL/FOOTINGS; (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (B") POURED CONC. FDTN. WALL ISMPG (2200ps) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7-10") ON 500x155 (20%) 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 ISORPO OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING

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

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

RASEMENT SLAB OBC. 9.3.1.6.(1)(b). 9.16.4.5.(1). 9.25.3.3.(15)
80mm (3")MIN. 25MPO (3600ps)(CONC. SLAB ON (100mm (4")
COARSE GRANULAR FILL, OR 20MPa. (3000ps)) 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 (8.) 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") INI. DRYWALL HINSH OR APPROVED
EQUAL. RSI 3.52 (R20) (MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

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

MAX. RISE = 200 (7-7/8") = 210 (8-1/4") MIN. RUN MIN. TREAD = 235 (9-1/4") MAX. NOSING MIN. HEADROOM = 25 (1") = 1950 (6'-5') RAIL @ LANDING RAIL @ STAIR

= 900 (2'-11") = B65 (2'-10") ta 965 (3'-2") = B60 (2'-10")

MIN. STAIR WIDTH FOR CURVED STAIRS = 150 (6")MIN. AVG. RUN

MIN. AVG. NON

HANDRAILS — OBC. 9.8.7.—
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")

BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE

37. 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.-

= 200 (8")

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

SILL PLATE — OBC. 9.23.7.
38x89 (2'x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS
200mm (B") LONG, EMBEDDED MIN. 100mm (4"(INTO CONC. @

2400mm (7-10") O.C., CAULKING OR 25 (1") MIN, MINERAL WOOL BETWEEN PLATE AND TOP OF FOTN, WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED,

BASEMENT INSULATION (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. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (CI) IS NOT TO BE INTERRUPTED BY FRAMING.

BEARING STUD PARTITION

38xB9 (27x4") STUDS @ 400mm (16") O.C. 38xB9 (27x4") SILL PLATE ON DAMPPROOFING MATERIAL. 13mm (1/2") DIA. ANCHOR BOLTS
200mm (B") (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 INSPIRISHED

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
B9mm(3-1/2") DIA x 3.0mm(0.118) SINGILE WALL TUBE TYPE 2
ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kM (16.000lbs.) AT
A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94, AND WITH 150x150x9.5, (6'x6'x3/8") STL. PLATE TOP & BOTTOM. B70x870x410 (34'x34'x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg. MINIMUM AND AS PER SOILS REPORT.

STEFL BASEMENT COLIMN (SEE O.B.C. 9.15.3.3)

B9mm(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 UDISTURBED SOIL OR

ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpd. MIN. AND AS PER SOILS REPORT.

90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x9.5 (6'x'x'y)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. GARAGE SLAB

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

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

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

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

DRYER EXHAUST (08C-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 (ORC-9.19.21. & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF \$45x610mm (2 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 ORC. 9.21,
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ.
DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

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

STEFL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND
280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING
ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x
200mm (8" (LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE.
LEVEL WITH NON-SHRINK GROUT.

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

9.17.4.2(2). RESERVED

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

STEPPED FOOTINGS OBC 9.1
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24")

SLAB_ON_GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4")

COARSE GRANULAR FILL, REINFORCED WITH 6x6-W2.9xW2.9 MESH
PLACED NEAR MID-DEPIH OF SLAB. CONC. STRENGTH 32 MPO (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

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

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

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

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

COLD CELLAR PORCH SLAB (OBC 9.39.)
FOR MAX. 2500mm (B'-2") PORCH DEPTH (SHORTEST DIM.),
125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN, WALLS, SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3")
BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR
DOOR WITH 100mm (4") END BEARING.

THE 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 38xB9 (2"x4") @ 600mm (24")
O.C. WITH A 38xB9 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

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

2) WINDOW GLARDS —OBC. 9.8.8.1.(6).

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN ABOTHM (1-7) ABOVE FIN. HLOGR AND THIS DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

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

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

ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2(3) AND MUNICIPAL STANDARDS, ALL WINDOW WELLS TO DRAIN TO FOOTHING 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. SB-12-3.1.1.9.

5)

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

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

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED 2)

OTHERWISE.

3 LUMBER EXPOSED TO THE EXTENOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTEO OTHERWISE.

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

LVL BEAMS SHALL BE 2.0E -2950FD MIN., NAIL EACH PLY OF LVL WITH 897mm (3 1/27) LONG COMMON WIRE NAILS @ 300mm (7 1/27) O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/47.9 1/27, 11 7/87) DEPIHS AND STAGGERED IN 3 ROWS FOR REALTER DEPIHS AND FOR 4 PLY MEMBERS ADD 13 mm (1/27) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3-97) O.C.
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL VIA. 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 WOOD MEMBERS.
WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 1 SIM, POLYETH/LENE FLIM, NO. 5 (4/5)bs.) ROLL ROOFING OR OTHER DAMPPROORING MATERIAL. LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-9.23.4.3. 2)

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R. GRADE 44AM.

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 STUCCO: 1) SPECIFICATIONS.

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

9

Ф[«] POT LIGHT • HEAVY DUTY OUTLET (220 volt) LIGHT FIXTURE (CEILING MOUNTED) Z۴ ф SWITCH ф-LIGHT FIXTURE (WALL MOUNTED)

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

POINT LOAD FROM ABOVE PRESSURE TREATED LUMBER P.T. GIRDER TRUSS BY ROOF TRUSS MANUF. G.T.

FLA FLAT ARCH 1 Ç.A. 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 DE THE WORK,
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY
AFTER BILLING DEBUT HAS BEEN INSTITUTE. AFTER BUILDING PERMIT HAS BEEN ISSUED

RC

TWO STOREY VOLUME SPACES

-FOR A MAXIMUM 5490 mm (18"-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x1 40 (12"-2"x6") SPR. #2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS OF A STOREY OF A ST WALLS) C/W 9.6 (3/8") THICK EXT, PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS © 1220 mm (4"0") (O.C. VERTICALLY. + FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9"-6"). PROVIDE 38x140 (2'x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2'2'x6") TOP PLATES + 1-38x140 (1'-2'x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3'2'x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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

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

EXTERIOR WALLS FOR WALK-OUT CONDITIONS
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2'x6')
STUDS @ 400mm (16") o.c. OR 38x89 (2'x4") STUDS @ 300mm (12")a.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 ♠ 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
4/38 x 235 (3/2" x 10") SPR.#2
4/38 x 235 (4/2" x 10") SPR.#2
2/38 x 286 (2/2" x 12") SPR.#2
3/38 x 286 (3/2" x 12") SPR.#2
4/38 x 286 (4/2" x 12") SPR.#2 L3 84 L5 **B**5 **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 (6" x 3-1/2" x 5/16"L) 152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L) 152 x 89 x 10.0L (6" x 3 7/16"L) 178 x 102 x 11.0L (7" x 4" x 7/16"L)

LAMINATED VENEER LUMBER (LVL) BEAMS LVL1A 1-1 3/4"x7 1/4" (1-45x184) LVL1 2-1 3/4"x7 1/4" (2-45x184) 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*x1 7/8" (1-45x300) LVL6 2-1 3/4*x11 7/8" (2-45x300) LVL7 3-1 3/4*x11 7/8" (3-45x300) LVL8 4-1 3/4*x11 7/8" (4-45x300)

1. DOOR SCHEDULE EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") INSULATED MON. RSI 0.7 (R4) (1A) EXTERIOR 885 x 2030 x 45 DOOR (2'-10" x 6'-6" x 1-3/4")

ZA EXTERIOR 815 x 2030 x 45
DOOR (2'-8" x 6'-8" x 1-3/4") 20
NOR. RATED DOOR AND FRANCE,
WITH APPROVED SELF CLOSING

| WINT APPOINTS SED CLISSING
| EXTERIOR | 815 x 2030 x 45 |
| DOOR | (2'-6" x 6'-6" x 1-3/4") |
| WEATHER STREPPING INSTALLED) |
| INTERIOR | 815 x 2438 x 45 |
| CD | DOOR | (2'-6" x 6'-0" x 1-3/4") |

| DXTERIOR 815 x 2438 x 45 | DOOR (2"-8" x 6"-0" x 1-3/4") 20 | DOOR (2"-8" x 6"-0" x 1-3/4") 20 | DOOR (2"-8" x 6"-8" x 1-3/8") | 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")

4A DOOR (2'-2" x 6'-8" x 1-3/8") AC DOOR (2'-2" x 6'-0" x 1-3/8")

Advail A A. T. Quaile 17-08-04 5. INTERIOR 480 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8") BUINCE OF ONT ART 6. DOOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE STRUCTURAL

MECHANICAL SYMBOLS *80° 4/2 HEAT PIPE PLUMBING (TOILET) PLUMBING (BATH. SINK.SHOWER) SMOKE ALARM (REFER TO OBC 9.10.19)

RETURN AIR DUCT

WARM AIR

ROFESSIONAL

PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO I IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF I 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 ADDITIONAL PEOLIBER 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

13049

7 ISSUE FOR CLIENT REVIEW AUG 04-17 RC or the Designer which must be returned at the completion of the work.

Drawings are not to be scaled. no. description date by

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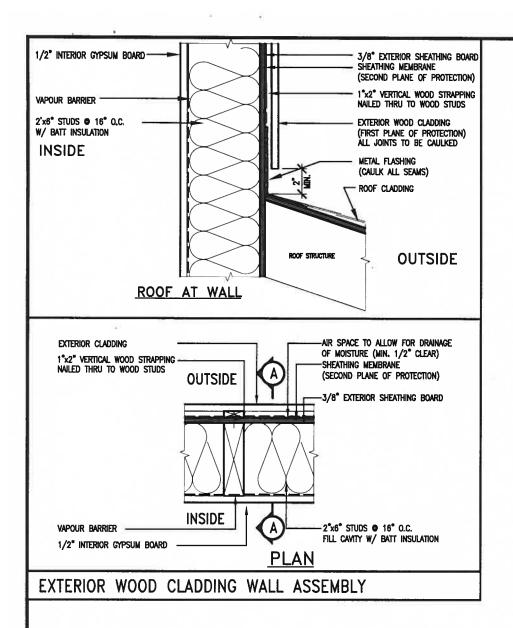
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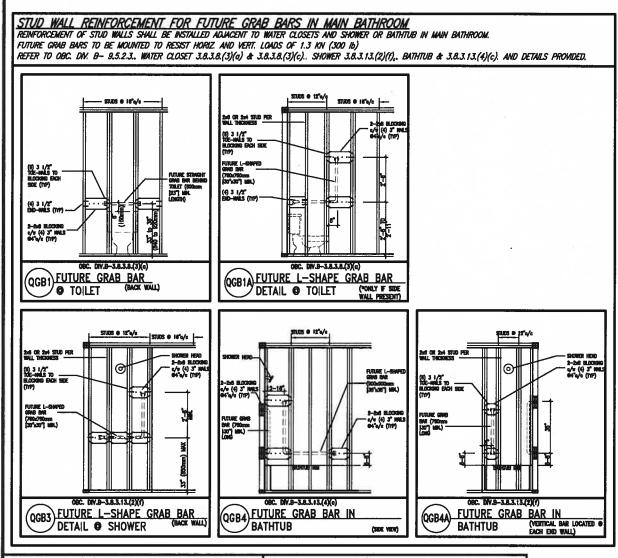
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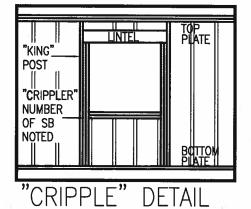
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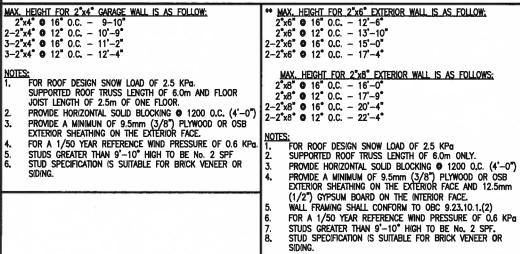
INNISFIL,ON. **ALCONA** MAY 2016 **CONSTRUCTION NOTES** 3/16" = 1'-0" 13049-CN-A1

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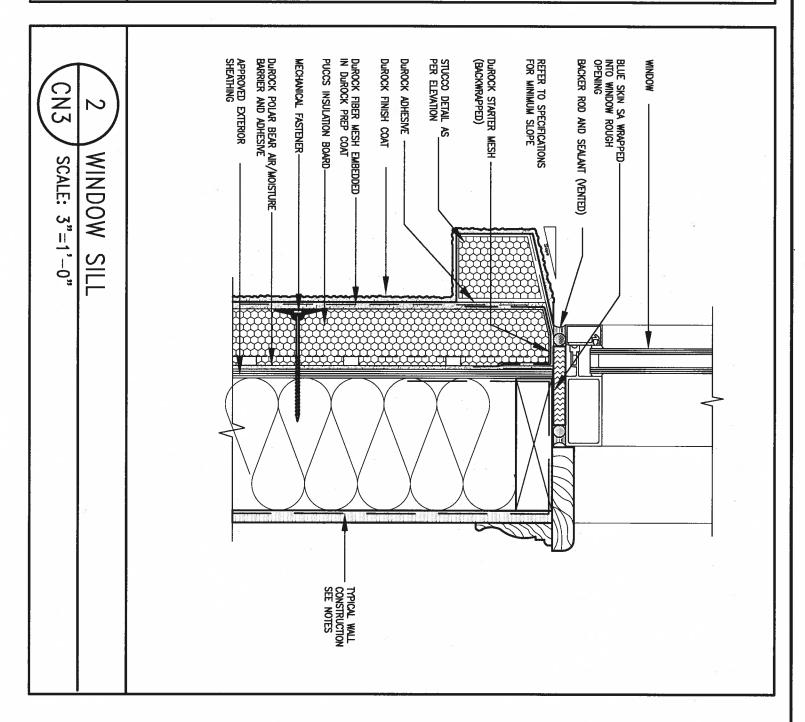
9 . 8 . 7 . 6 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste / L/Bofics76 25591	VAR		WELLINGTON	CONST_ NOTE
5.		ŀ	registration information VA3 Design (nc. 42658	DECLON	ALCONA	INNISFIL,ON.	project 1304
3 . 2 . 1 ISSUE FOR CLIENT REVIEW	AUG 04-17		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	MAY 2016 drum by checked by	ends .	RUCTION NOTES drowing no.
no. description	date	+.	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 va3design.com	RICHARD - H:\ARCHIVE\WORKING\2013\	3/16" = 1'-0" 13049.BW\UNITS\CN Notes\13049-CN-Al.dwg - Fri Reproduction of this property in whole or in part is stric	- Aug 4 2017 - 8:47 AM

** STUD (NFORMATION TAKEN FROM OBC TABLE A-30

PREFINISHED METAL FLASHING DUROCK STARTER MESH (BACKWRAPPED) REFER TO SPECIFICATIONS FOR MINIMUM SLOPE Durock adhesive RUBBER MEMBRANE Durock fiber mesh embedded in Durock prep coat PUCCS INSULATION BOARD-DUROCK POLAR BEAR AIR/MOISTURE BARRIER Durock finish coat-WECHANICAL FASTENER-APPROVED EXTERIOR SHEATHING ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE CN3 WINDOW HEADER SCALE: 3"=1'-0" CAULKING PREFINISHED MLT FLASHING FOR MOISTURE DRAIN OUT BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING DUROCK STARTER MESH (BACKWRAPPED) RUBBER MEMBRANE OVERLAPPING FLASHING DUROCK POLAR BEAR AIR/MOISTURE BARRIER WINDOW BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING CAULKING 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



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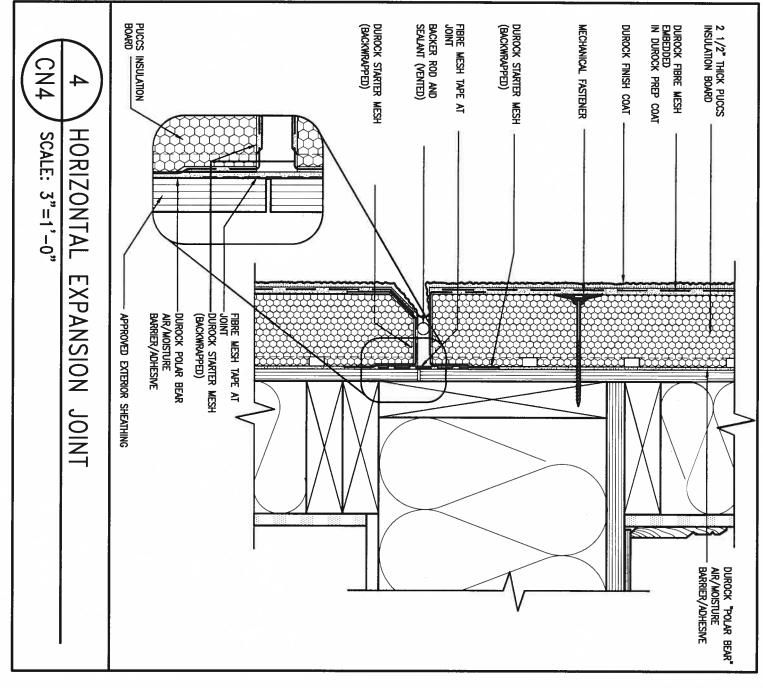
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ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

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.

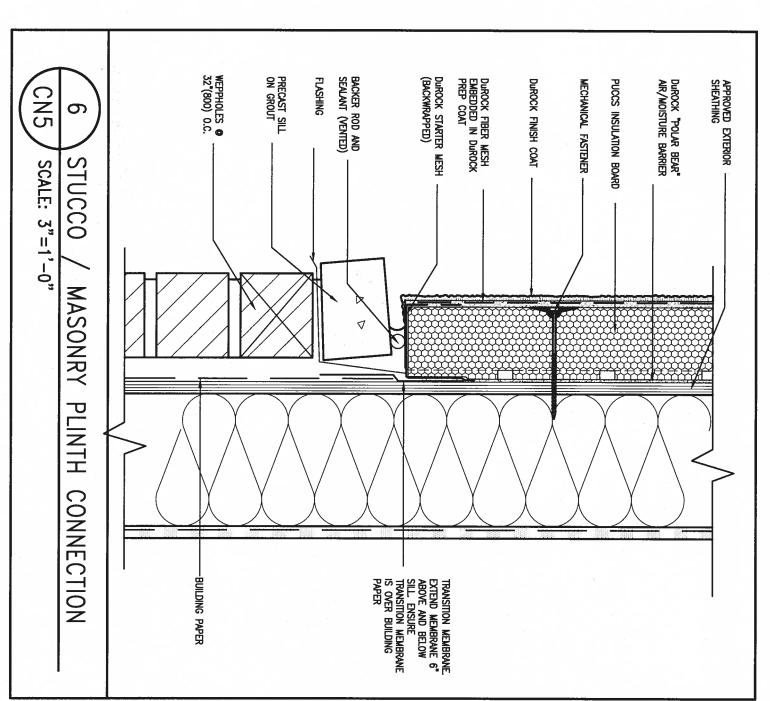
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM





STRUCTURAL										
9 . 8 . 7 . 6 .		: :	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the oritano Building Code to be a Designer. qualification information Wellington Jno-Baptiste Assistance 25591	VAR		BAYVIEW	WELLINGT	ON	CONST	NOTE
5 . 4 .		<u>:</u>	nome elignoture BCN vA3 Design Inc. 42658	DESIGN	ALCONA			municipality INNISFIL,ON.		project no. 13049
3 .			Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	MAY 2016	checked by	acole	CONSTR	RUCTION NOTES	
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APPROVED EXTERIOR SHEATHING MECHANICAL FASTENER CN5 ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR SHEATHING MUST NOT BE GYPSUM SCALE: 3"=1'-0" CORNER DETAIL MIÑ Š - DUROCK FIBRE MESH
EMBEDDED
IN DUROCK PREP COAT 2½" THICK PUCCS INSULATION BOARD Durock "Polar Bear" AIR/MOISTURE BARRIER DUROCK FINISH COAT



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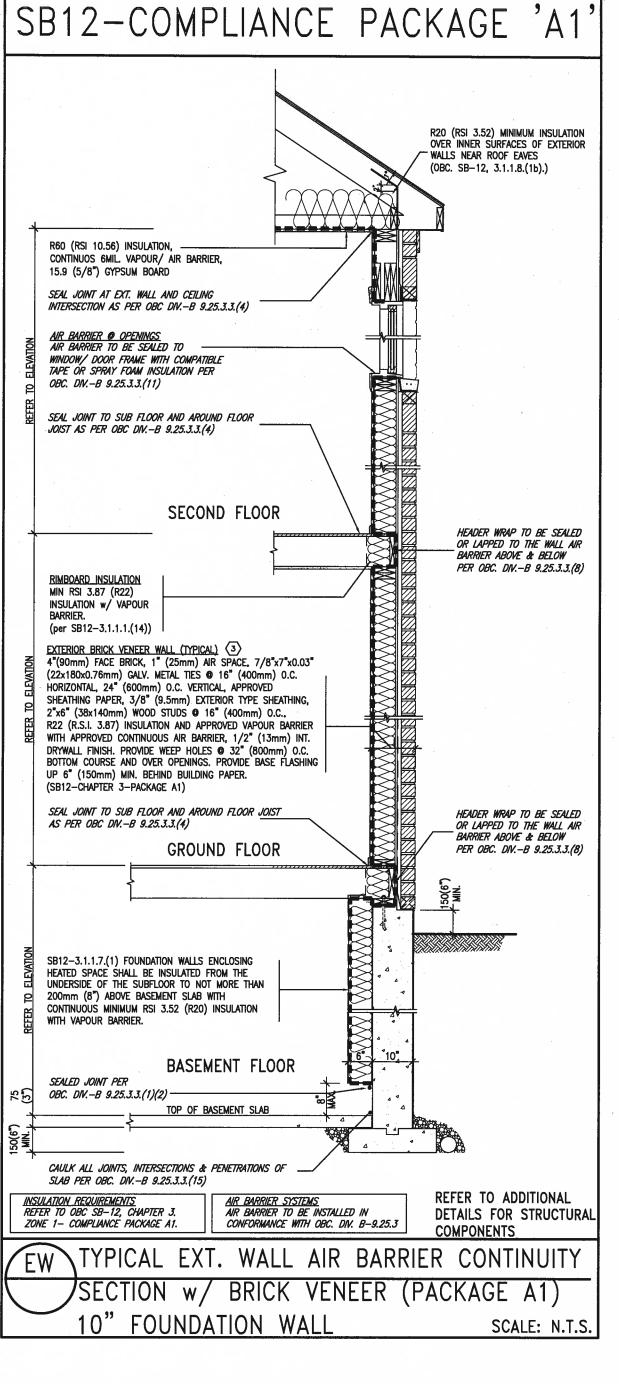
BASED. ALL STUCCO TO BE INSTALLED AS PER

BE GYPSUM

MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

CONST NOTE BAYVIEW WELLINGTON 25591 Wellington Jno-Baptiste municipality
INNISFIL,ON. project no. 13049 name registration information VA3 Design Inc. BCD ALCONA 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. 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 file name 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC 13049-CN-A1 RC 3/16" = 1'-0" no. description date | by - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM



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

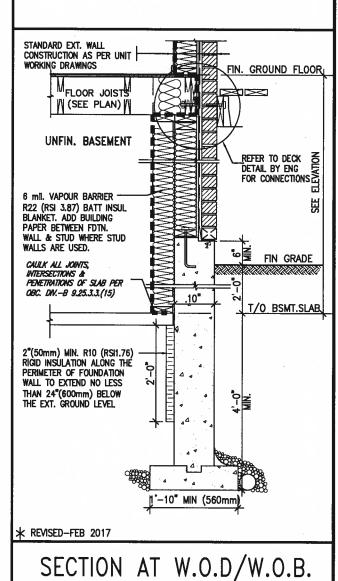
USE SB-12 COMPLIANCE PACKAGE (A1): COMPONENT A1 Notes: Ceiling with Attic Space R20 at inner face Minimum RSI (R) value (R60) of exterior walls Ceiling without Attic Space 5.46 BATT or SPRAY Minimum RSI (R) value (R31 Exposed FLoor 5.46 (R31) BATT or SPRAY Minimum RSI (R) value Walls Above Grade 3.87 6" R22 BATT Minimum RSI (R) value (R22) Basement Walls OPTION TO USE 3.52ci (R20ci Minimum RSI (R) value R12+R10ci. Edge of Below Grade Slab 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 NATURAL GAS 0.8 Minimum EF 75% Minimum Efficiency

ci- Denotes Continuous Insulation without framing interruption.

Drain Water Heat Recovery Unit (DWHR)

> A. T. Quaile 17-08-04 WCE OF ONTARIO STRUCTURAL

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



9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the
8	•			Ontario Building Code to be a Designer.
7	•			qualification information
6				Wellington Jno-Baptiste (180512576 25591
5	•			name , signature BCIN
4	•			registration information VA3 Design Inc. 42658
3			Γ.	
2				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
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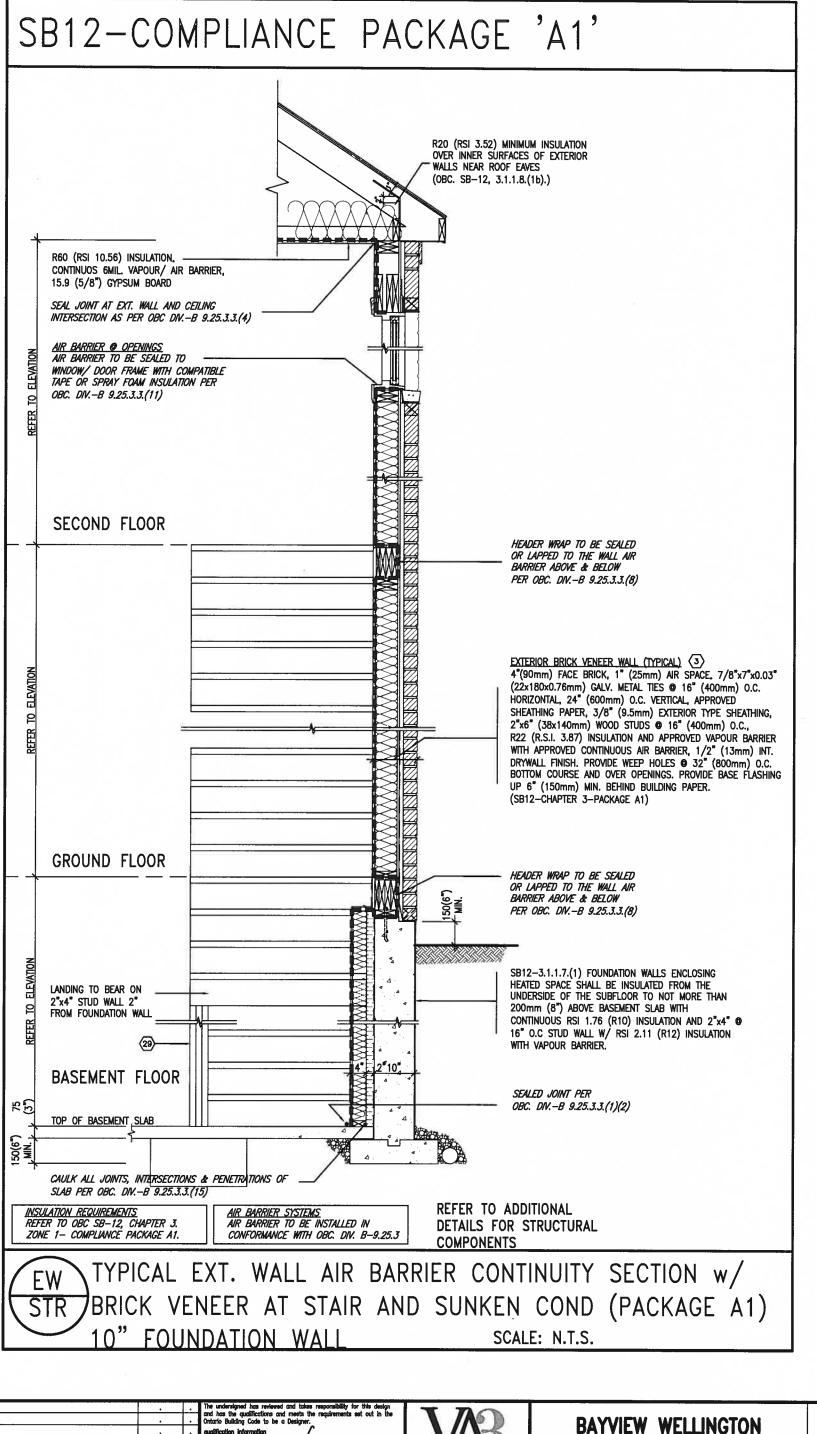
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ALCONA INNISFIL,ON. 13049 CONSTRUCTION NOTES MAY 2016

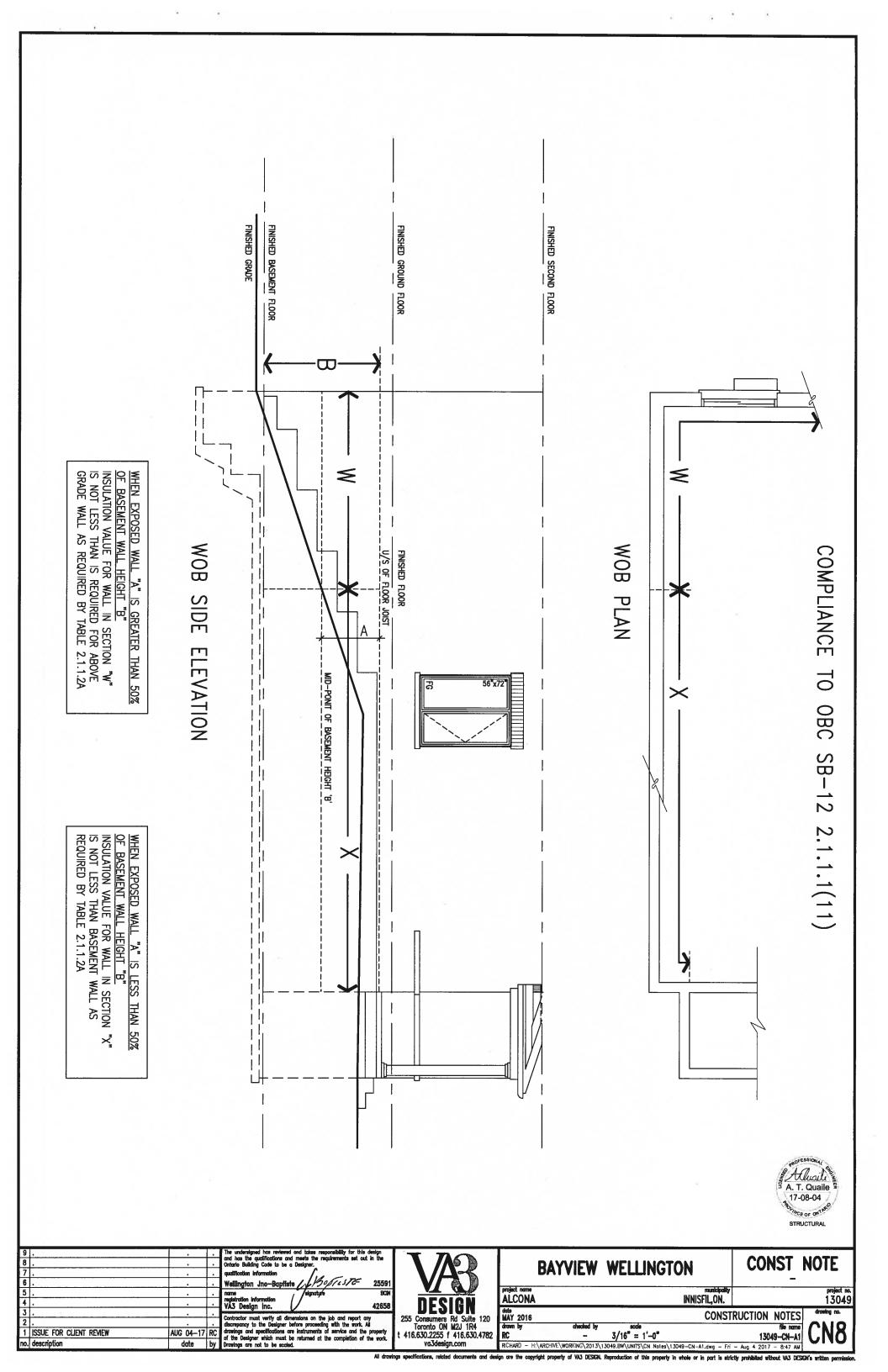
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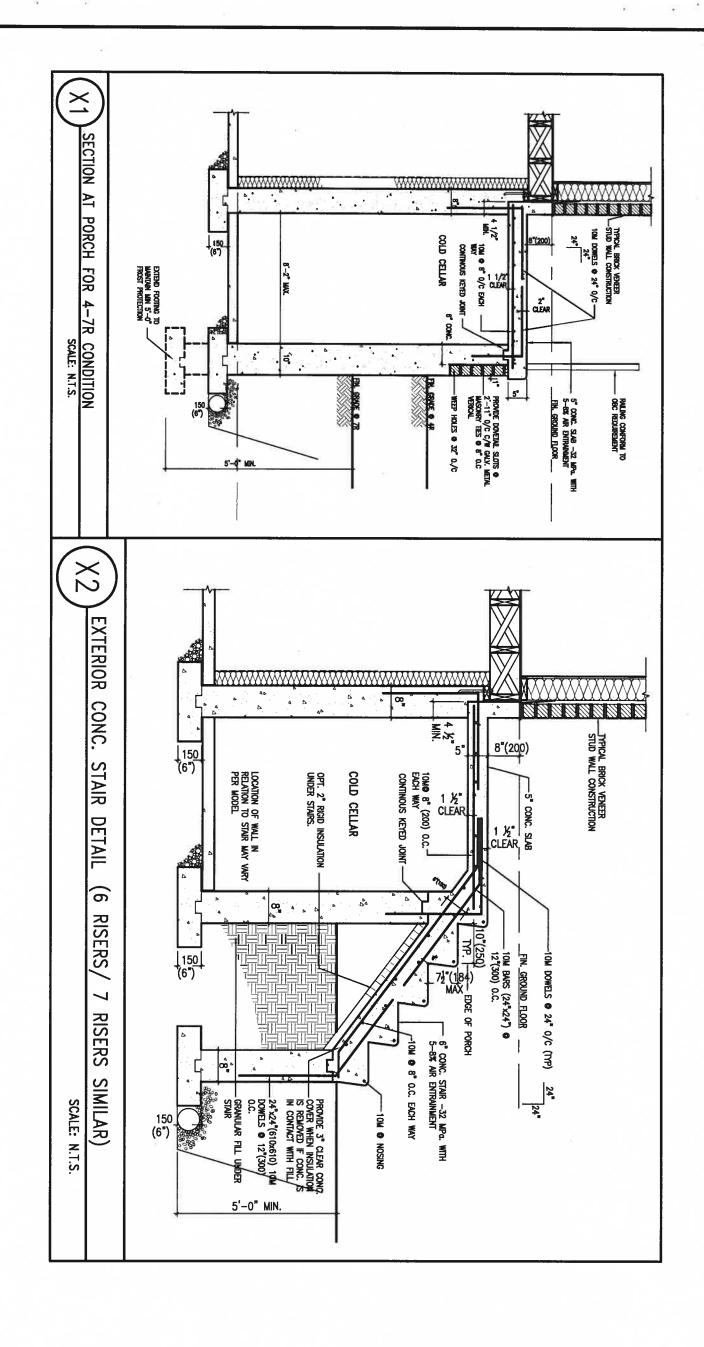
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5 . 4 . 3 .		↵	name registration information signature signature BCN 42658 Contractor must verify all dimensions on the job and report any	DESIGN	project name ALCONA date MAY 2016	municipality INNISFIL,ON. CONST	RUCTION NOTES draw	project no. 13049 wing no.	
1 ISSUE FOR CLIENT REVIEW		RC	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.	Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	RICHARD - H:\ARCHIVE\WORKING\2013	scale 3/16" = 1'-0" 13049_BW\UNITS\CN Notes\13049_CN-A1.dwg - Fri	13049-CN-A1 - Aug 4 2017 - 9:15 AM	N7	
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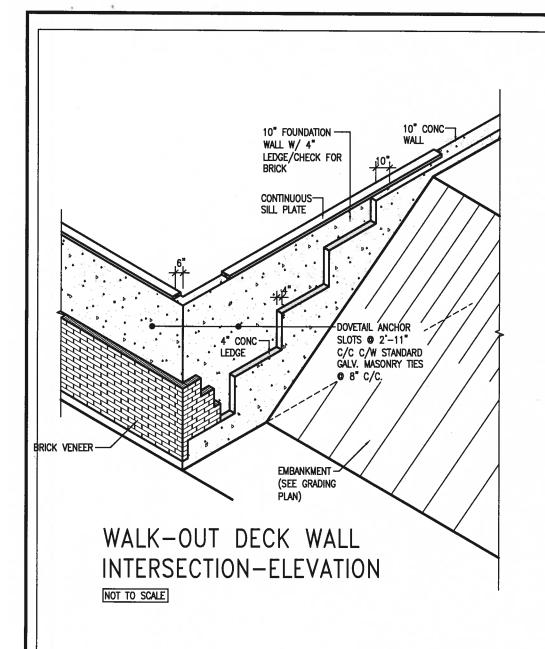


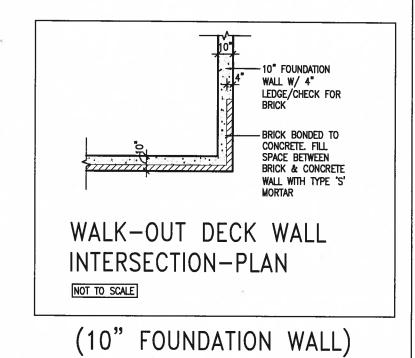


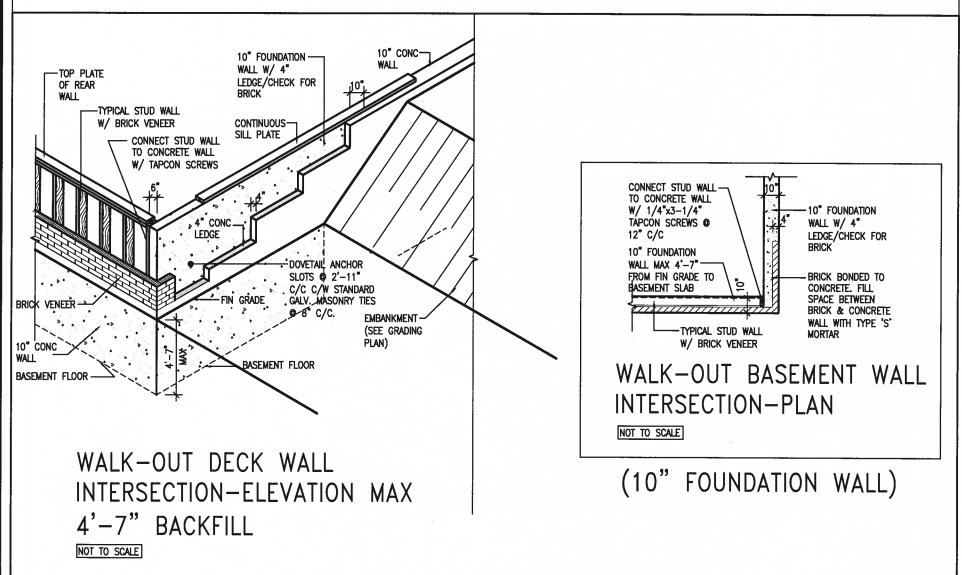


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5 .	 name registration information VA3 Design Inc. 42658	DESIGN	project name ALCONA	innisfil,on.	project no. 13049
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1 ISSUE FOR CLIENT REVIEW no. description	 drawings and specifications are instruments 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" = 1'-0" 49.BW\UNITS\CN Notes\13049-CN-A1.dwq - Fri	13049-CN-A1 - Aug 4 2017 - 9:52 AM

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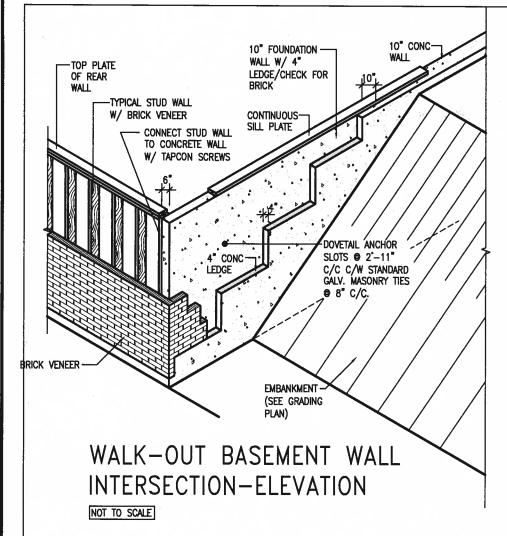


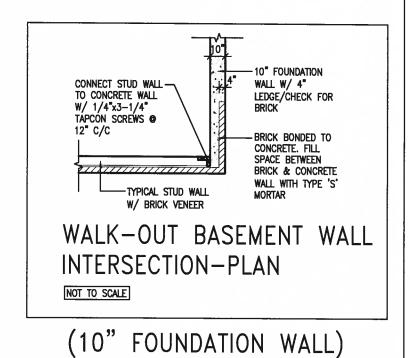




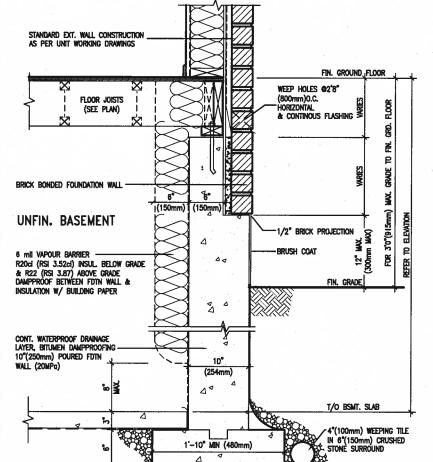


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no. description	date by	Drawings are not to be scaled.	va3design.com	RICHARD - H:\ARCHIVE\WORKING\2013\	13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri Reproduction of this property in whole or in part is strik	- Aug 4 2017 - 8:47 AM





STANDARD EXT. WALL CONSTRUCTION AS PER UNIT WORKING DRAWINGS FIN. GROUND, FLOOR



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

-STANDARD EXT. WALL CONSTRUCTION AS PER UNIT WORKING DRAWINGS FIN. GROUND FLOOR FLOOR JOISTS -KNEE WALL 2"X6"(38mmX140mm) WOOD STUDS @ 12"(300mm) -WEEP HOLES © 2'8" (800mm)O.C. HORIZONTAL & CONTINOUS FLASHING UNFIN. BASEMENT -Cont. Waterproof Drainage Layer, bitumen Dampproofing 10"(250mm) Poured Conc. FDTN Wall. (20MPa) 6 mil vapour Barrier R20ci (RSI 3.52ci) Insul, Below Grade & R22ci (RSI 3.87ci) ABOVE GRADE DAMPPROOF BETWEEN FDTN WALL & INSULATION W/ BUILDING PAPER 1/2" BRICK PROJECTION (254mm) T/O BSMT. SLAB -4"(100mm) WEEPING TILE IN 6"(150mm) CRUSHED STONE SURROUND 1'-10" MIN (480mm)

WALL SECTION FOR GRADE TO BASEMENT EW3.07x SLAB 4'7"(1400mm) PKG A1 MAX. HEIGHT DIFFERENCE SCALE: N.T.S.

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9				The undersigned has reviewed and takes responsibility for this design	,
8				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
7	•			qualification information	
6				Wellington Ino-Baptiste 1 180512575 25591	
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project name ALCONA	municipality INNISFIL,ON.	project 130-

MAY 2016 CONSTRUCTION NOTES RC - 3/16" = 1'-0"

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