

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

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

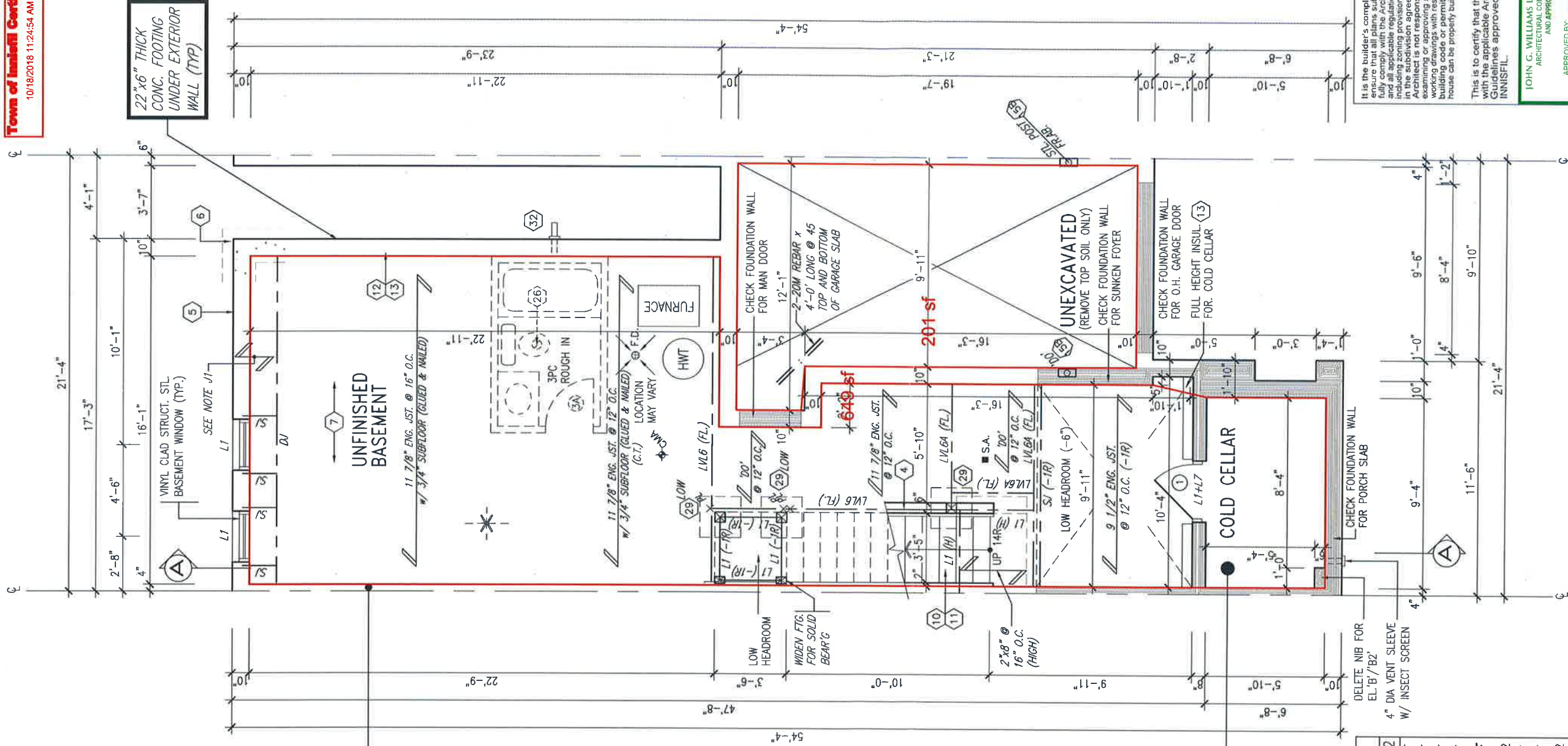
NOTE:
FLOOR FRAMING INFO REFER TO ENG SHOP
DRAWINGS FOR ALL TRUSS-JOIST INFORMATION
AND DETAILS, UNLESS OTHERWISE NOTED.

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO
BE GLUED AND NAILED ON THIS FLOOR FOR
ENGINEERED JOIST ONLY.

24"x8" THICK
CONC. FOOTING
UNDER PARTWALL
32"x12" THICK
CONC. FOOTING
UNDER FIREWALL
SOIL TO HAVE MIN
ALLOWABLE
BEARING CAPACITY
OF 150 KPa

Town of Innisfil Building Dept Notes:
All smoke alarms and CO detectors shall
comply with O.B.C 9.10.19 and 9.33.4
Main bathroom shall be designed as per 9.5.2
All construction subject to review by Town
Building Inspectors
See comments on permit

Town of Innisfil Certified Model
10/18/2018 11:24:54 AM kbayley



AREA CALCULATIONS			
	ELEV. A/A2	ELEV. B/B2	
GROUND FLOOR AREA	671 SF	671 SF	
SECOND FLOOR AREA	956 SF	956 SF	
SUBTOTAL	1627 SF	1627 SF	
DEDUCT ALL OPENINGS	0 SF	0 SF	
TOTAL NET AREA	1627 SF	1627 SF	
	151.15 m2	151.15 m2	
FINISHED BSMT AREA	0 SF	0 SF	
COVERAGE W/OUT PORCH	991 SF	991 SF	
	92.07 m2	92.07 m2	
COVERAGE W/ PORCH	1067 SF	1067 SF	
	99.13 m2	99.13 m2	

1.	ISSUE FOR CLIENT REVIEW	12-18-17	PAK	
2.	REVISED AS PER CONSTRUCTION COMMENTS	MAR 26-18	PER	
3.	REVISED AS PER ROOF TRUSS COMMENTS	MAY 18/18	WT	
4.	REVISED AS PER FLOOR TRUSS COMMENTS	MAY 22/18	WT	
5.	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SB	
6.				
7.				
8.				
9.				

The undersigned has reviewed and takes responsibility for this design and the specifications and posts the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste
42658
42658
42658

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



BASEMENT PLAN 'A'/'A2'/'B'/'B2'

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY:
DATE: JUN 28, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

project name	BAYVIEW WELLINGTON	project no	TH-1
ALCONA	INNISFIL, ON	13049	CRANE 1
DATE	DEC, 2017	BASEMENT PLAN ELEVATION 'A'/'A2'/'B'/'B2'	
drawn by	R.A.A.M.	checked by	3/16" = 1'-0"
scale		file name	13049-TH-1
1		drawing no	1

VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

NOTE:
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BE SPECIFIED BY THE FLOOR TRUSS
MANUFACTURER.

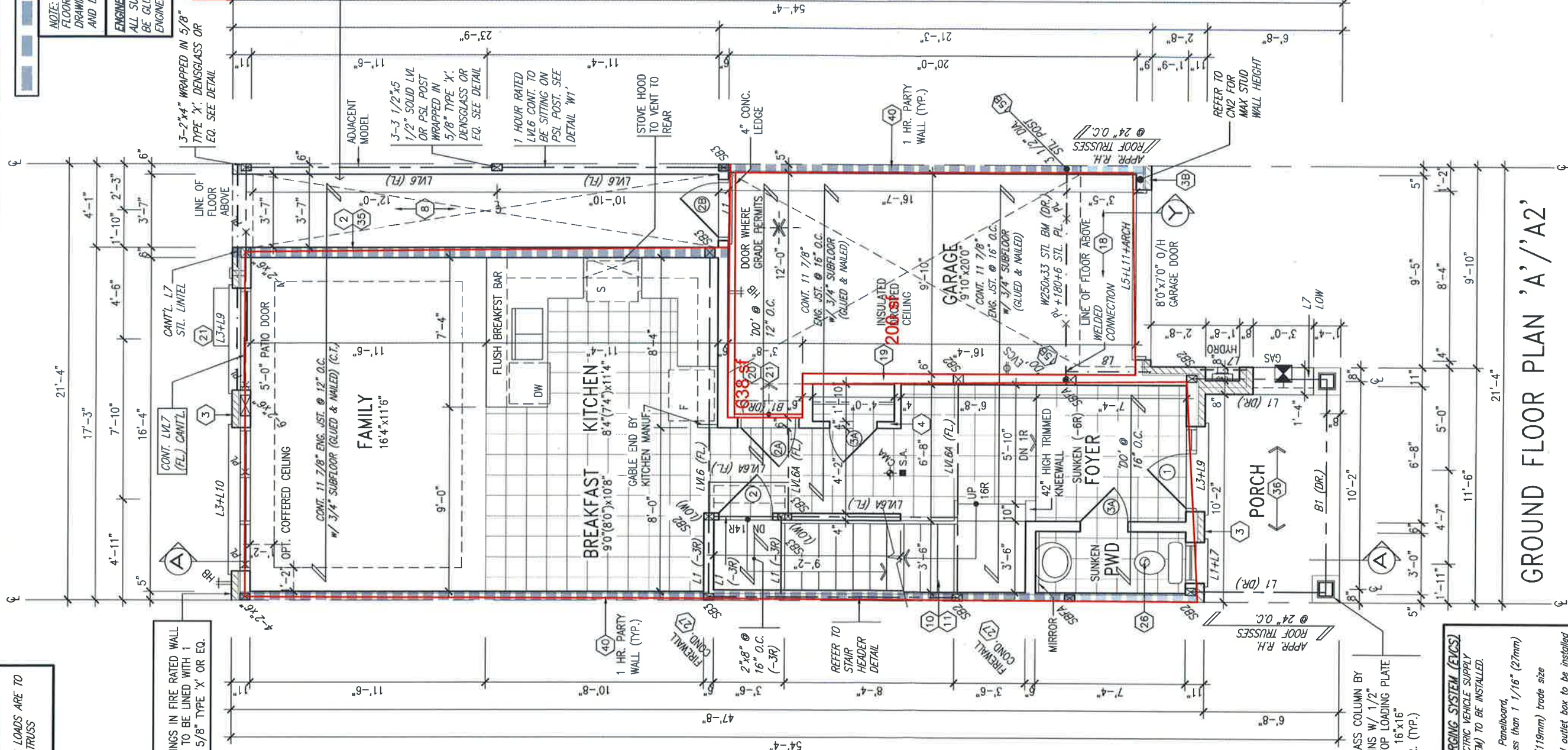
NOTE:
ALL OPENINGS IN FIRE RATED WALL
ASSEMBLY TO BE LINED WITH 1
LAYER OF 5/8" TYPE 'X' OR EQ.

NOTE:
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AND DETAILS. UNLESS OTHERWISE NOTED.

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ENGINEERED JOIST ONLY.

Town of Inverness Certified Model
10/18/2018 11:24:59 AM kbayley

DROPPED SOFFIT, PROVIDE R31
(RSI 5.46) SPRAY FOAM INSULATION,
CONTINUOUS A/V BARRIER, 2
LAYERS 5/8" (15.9 MM) TYPE 'X'
GYPSUM BOARD INSTALLED SO THAT
ALL EDGES ARE SUPPORTED, TAPED
AND FILLED, C/W PREFIN. ALUM.
SOFFIT



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

- ENG'S**
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY
EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED.
ROUGH-IN SHALL INCLUDE:
- A minimum 200 amp Panelboard,
 - Conduit that is not less than 1 1/16" (27mm) trade size,
 - A square 4 11/16" (119mm) trade size electrical outlet box.
 - Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC 9.34.4.



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: Jun 28, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

BAYVIEW WELLINGTON		project name	ALCONA	municipality	INNISFIL, ON	project no.	13049
TH-1 CRANE 1		date	DEC. 2017	scale	GROUND FLOOR PLAN - ELEVATION 'A'/'A2'	drawing no.	2
		checked by	R.A.A.M.	drawn by	13049-TH-1	file name	
		date	10/18/2018	time	11:24:59 AM	author	kbayley

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

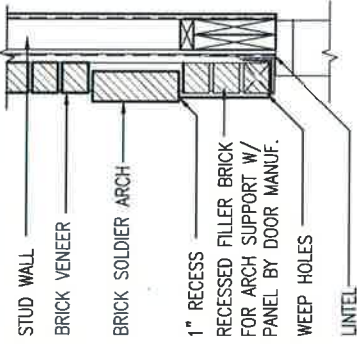
Wellington Inno-Baptiste 25591
name registration information BCN
VA3 Design Inc. 42658

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.

no.	description	date	by
5	REVISED AS PER ENG'S COMMENTS	JUN 21-18 SB	
4	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18 WT	
3	REVISED AS PER ROOF TRUSS COMMENTS	MAY 18/18 WT	
2	REVISED AS PER CONSTRUCTION COMMENTS	MAY 26-18 PB	
1	ISSUE FOR CLIENT REVIEW	12-18-17 RAA	



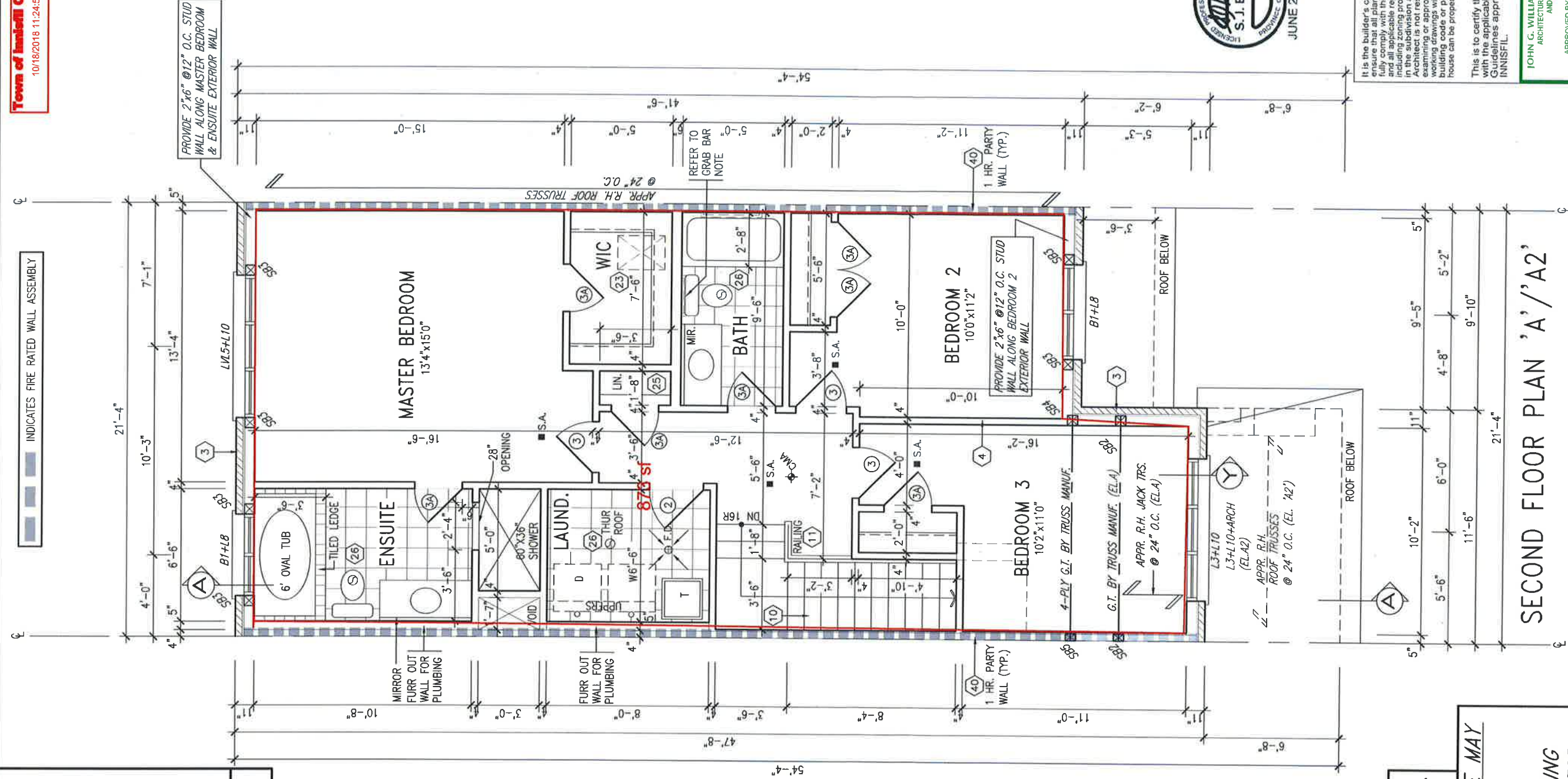
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SECTION 'Y' AT
BRICK ARCH N.T.S.

INDICATES FIRE RATED WALL ASSEMBLY

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SECOND FLOOR PLAN 'A'/'A2'

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 AS PER
O.B.C. 9.5.2.3, 3.8.3.8(1)(d), & 3.8.3.13(1)(f) AND
DETAILS PROVIDED

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

NOTE: ROOF STRUCTURE MAY
VARY
REFER TO ROOF TRUSS
MANUFACTURERS' BUILDING
BLOCK TRUSS LAYOUT FOR
ACTUAL ROOF STRUCTURE



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable zoning 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 building drawings with respect to any zoning or building codes or permit matter or that any building can be properly built or located on its lot.

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: JUN. 28, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

9.					
8.					
7.					
6.					
5.	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SR	25591	BCIN
4.	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT	42658	
3.	REVISED AS PER ROOF TRUSS COMMENTS	MAY 18/18	WT		
2.	REVISED AS PER CONSTRUCTION COMMENTS	MAR 26-18	PR		
1.	ISSUE FOR CLIENT REVIEW	12-18-17	RAM		
no.	Description	date	by		

VA3 DESIGN
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
Wallington Jho-Baptiste
signature
25591
BCIN
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 are the property of the Designer and shall be returned to the Designer at the completion of the work. Drawings are not to be scaled.

BAYVIEW WELLINGTON

TH-1
CRANE 1

project name	ALCONA	project no.	13049
date	DEC. 2017	drawing no.	3
drawn by	R.A.A.M.	scale	3/16" = 1'-0"
checked by		file name	13049-TH-1
approved by		date	13049-TH-1

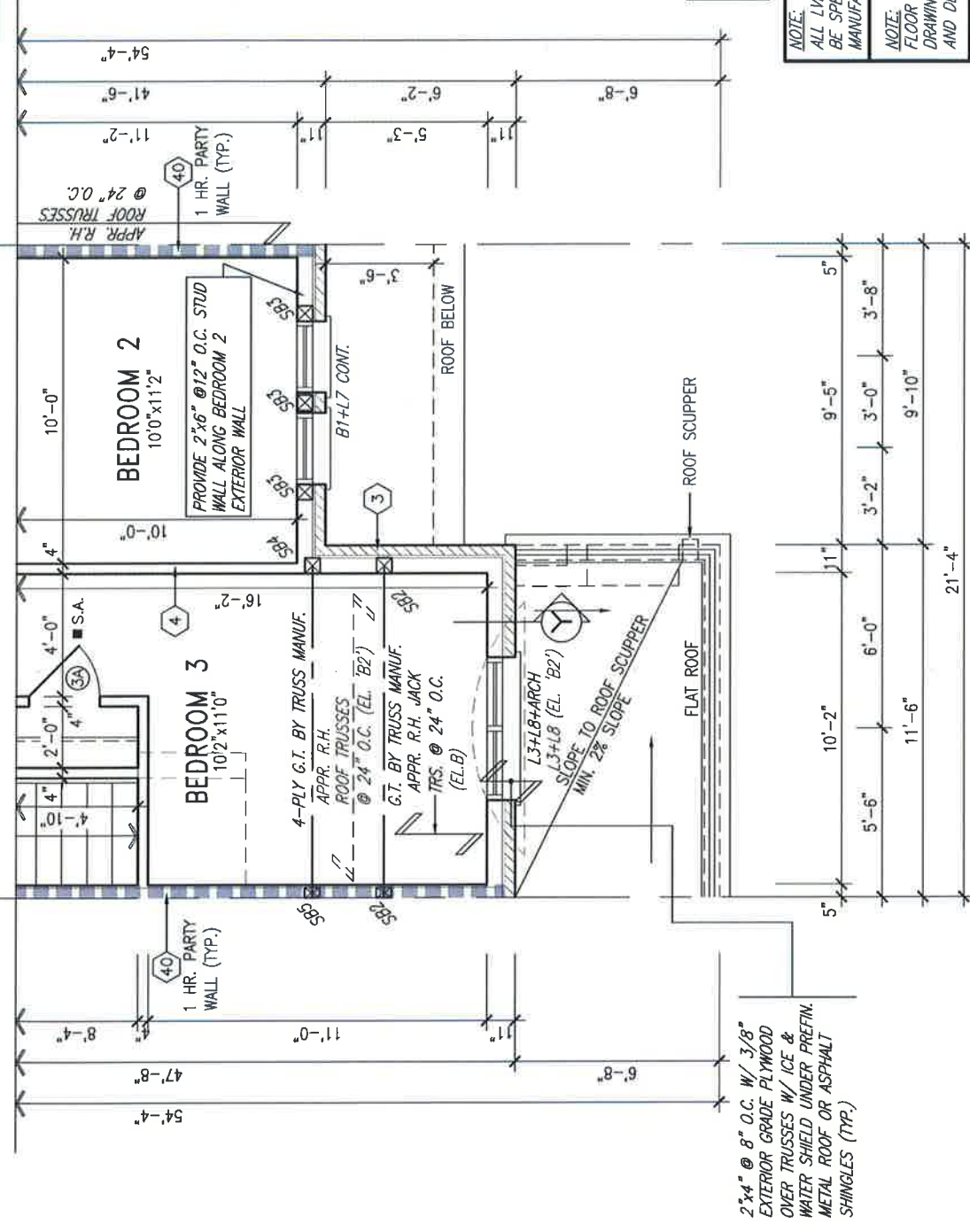
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NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

INDICATES FIRE RATED WALL ASSEMBLY

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

Town of Inlet/In Certified Model
10/18/2018 11:25:00 AM kbayley



2" x 4" @ 8" O.C. W/ 3/8"
EXTERIOR GRADE PLYWOOD
OVER TRUSSES W/ ICE &
WATER SHIELD UNDER PREFIN.
METAL ROOF OR ASPHALT
SHINGLES (TYP.)

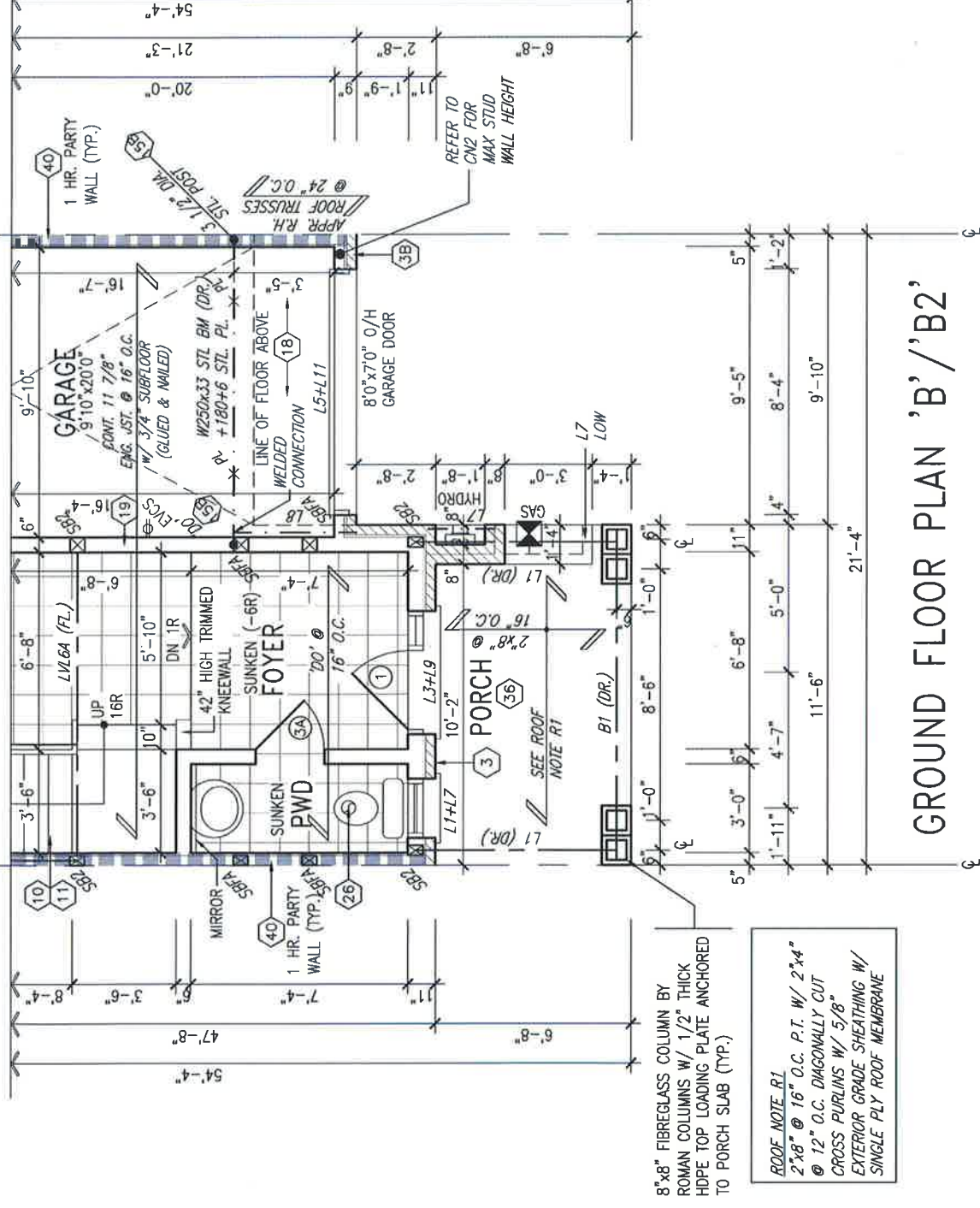
NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

NOTE:
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ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO
BE GLUED AND NAILED ON THIS FLOOR FOR
ENGINEERED JOIST ONLY.

SECOND FLOOR PLAN 'B'/'B2'



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

ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4"
@ 12" O.C. DIAGONALLY CUT
CROSS PURLINS W/ 5/8"
EXTERIOR GRADE SHEATHING W/
SINGLE PLY ROOF MEMBRANE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW

APPROVED BY: [Signature]
DATE: Jun. 28, 2018

9	-	-	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	-	-	-	-	-	
7	-	-	-	-	-	qualification information
6	-	-	-	-	-	
5	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SB	name	25591	BCIN
4	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT	registration information	42658	
3	REVISED AS PER ROOF TRUSS COMMENTS	MAY 18/18	WT	W Design Inc.		
2	REVISED AS PER CONSTRUCTION COMMENTS	MAR 26-18	PB			
1	ISSUE FOR CLIENT REVIEW	12-18-17	RAW			
no.	description	date				

V3
DESIGN
255 Consumers Rd. Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

BAYVIEW WELLINGTON

TH-1	project no.	13049	drawing no.	4
CRANE 1				

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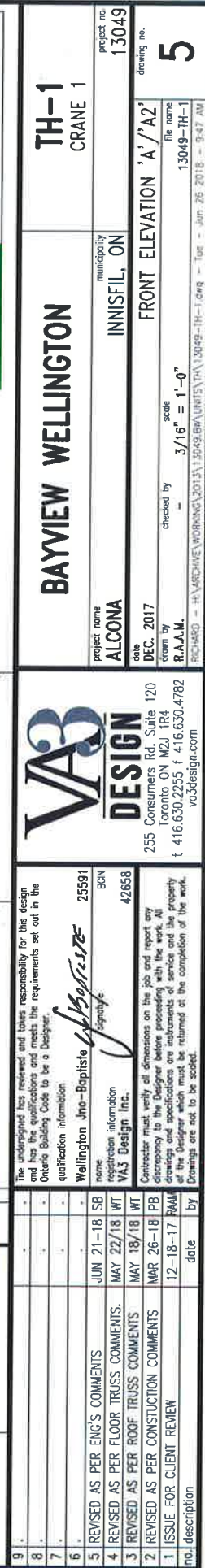
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: JUN 28, 2018

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

TH-1 ELEVATION 'A'/'A2'		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	384.97 S.F.	81.93 S.F.	21.28 %
LEFT SIDE	961.28 S.F.	0 S.F.	0.00 %
RIGHT SIDE	961.28 S.F.	0 S.F.	0.00 %
REAR	384.97 S.F.	129.16 S.F.	33.55 %
* 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.	2692.50 S.F.	211.09 S.F.	7.84 %
TOTAL SQ. M.	250.14 S.M.	19.61 S.M.	7.84 %

Town of Innisfil Certified Model

10/18/2018 11:25:00 AM kbayley

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TH-1
CRANE 1

BAYVIEW WELLINGTON

project no. 13049
drawing no. 6
municipality INNISFIL, ON
project name ALCONA
date DEC. 2017
checked by RICHARD - H.A. ARCHITECT WORKING 2017
scale 3/16" = 1'-0"

interior side elevation 'A'/'A2'

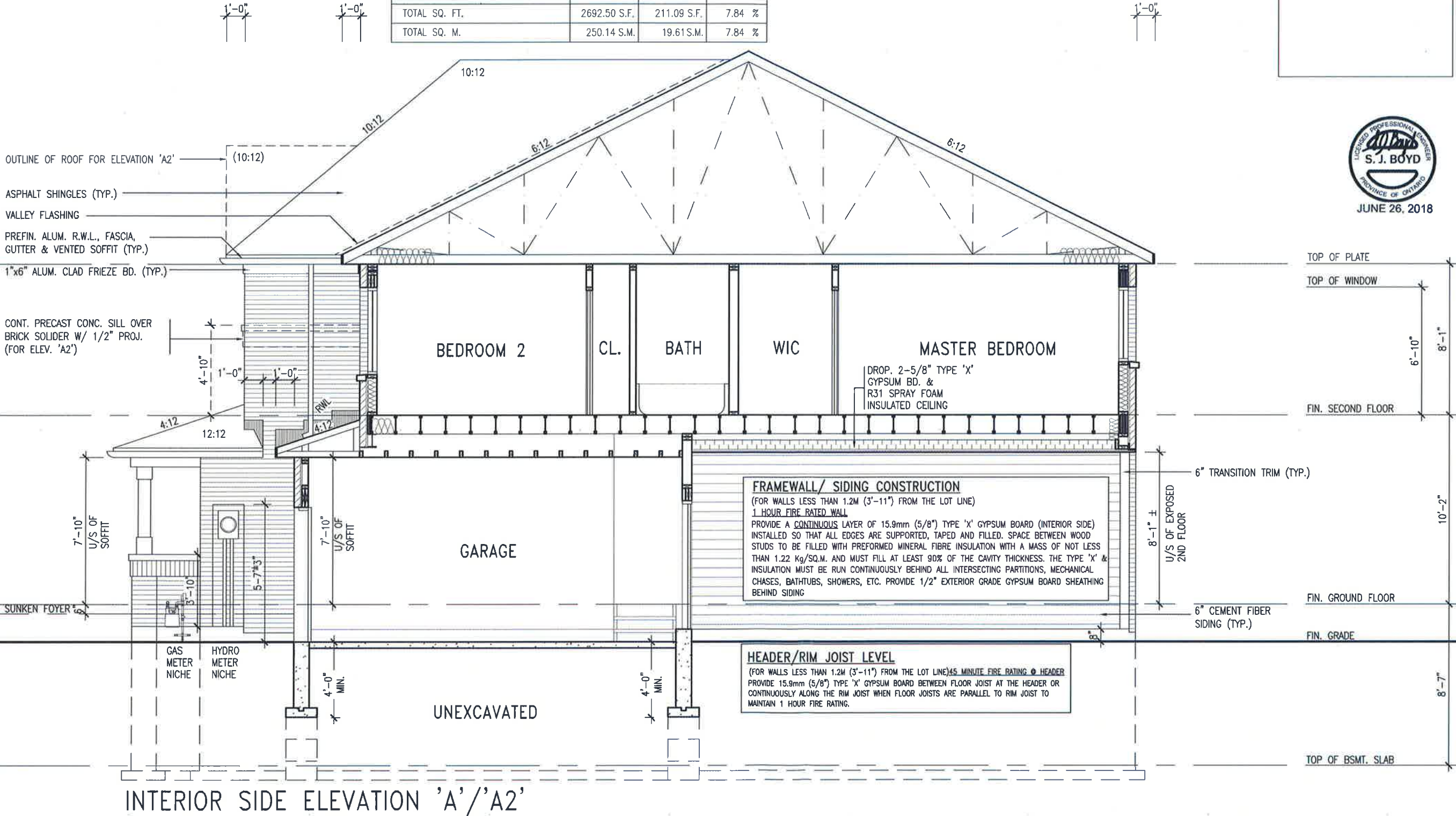
VA3
DESIGN

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, Ont. Baptiste
name
registration information
VA3 Design Inc.
BCIN 42658

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no.	description	date	by
9	REVISED AS PER ENG'S COMMENTS	JUN 21-18 SB	
8	REVISED AS PER FLOOR TRUSS COMMENTS	MAY 22/18 WT	
7	REVISED AS PER ROOF TRUSS COMMENTS	MAY 18/18 WT	
6	REVISED AS PER CONSTRUCTION COMMENTS	MAR 26-18 PB	
5	ISSUE FOR CLIENT REVIEW	12-18-17 RMM	



INTERIOR SIDE ELEVATION 'A'/'A2'

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

ROOF PLAN 'A'

ROOF PLAN 'A2'

ROOF PLAN 'B'

ROOF PLAN 'B2'

Town of Innisfil Certified Model

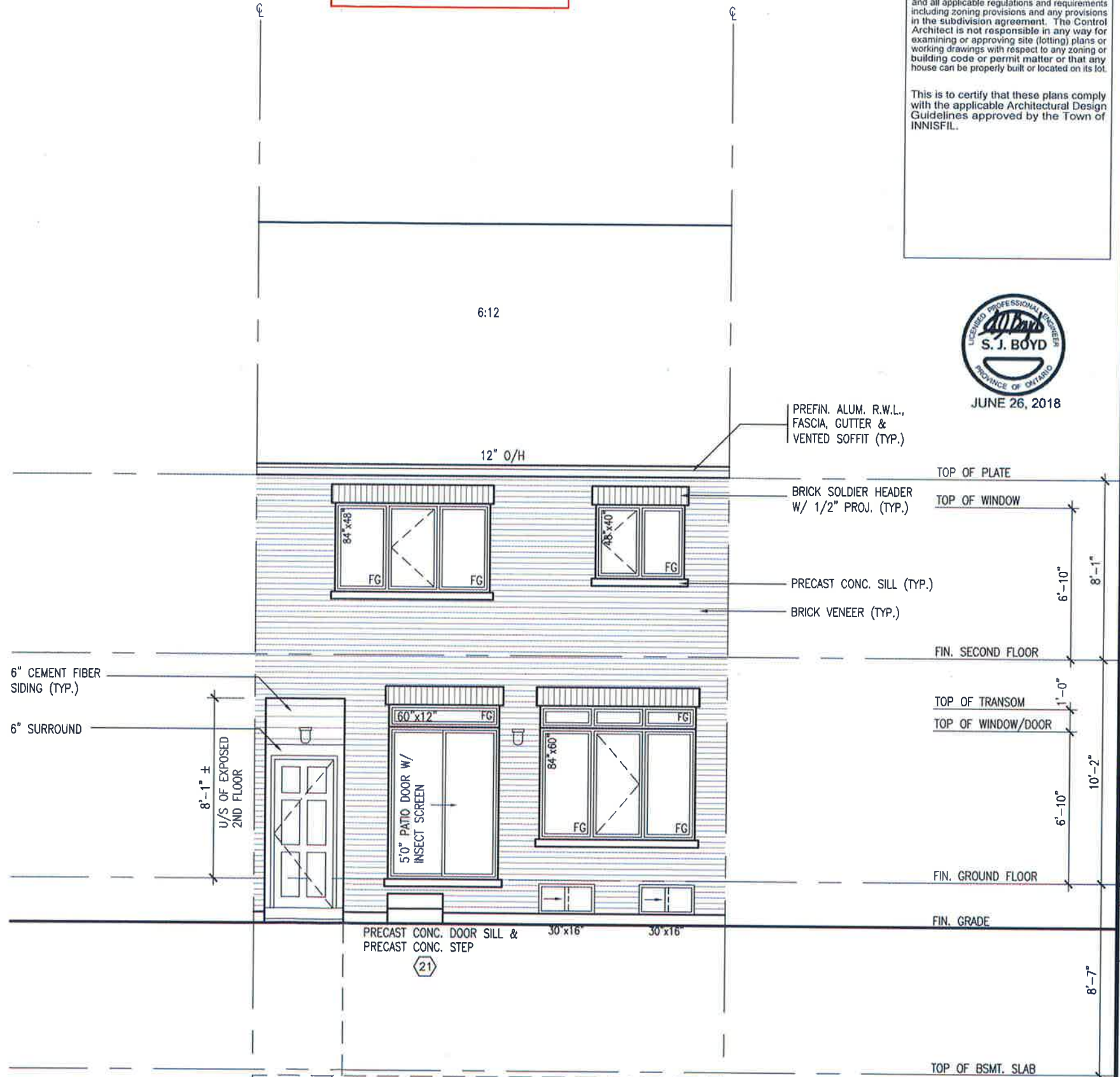
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JUNE 26, 2018



REAR ELEV. 'A'/'A2'/'B'/'B2'

TH-1
CRANE 1

BAYVIEW WELLINGTON

project no.
13049

municipality
INNISFIL, ON

project name
ALCONA

date
DEC. 2017

drawn by
R.J.A.M.

checked by
RICHARD

scale
3/16" = 1'-0"

file name
13049-TH-1

drawing no.
7

VA3
DESIGN

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.		signature Wellington Jno-Baptiste		25591
9.	name	registration information	signature	BOIN
8.	VA3 Design Inc.	VA3 Design Inc.		42658
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6.	REVISD AS PER ENG'S COMMENTS	JUN 21-18 SB		
5.	REVISD AS PER FLOOR TRUSS COMMENTS.	MAY 22/18 WT		
4.	REVISD AS PER ROOF TRUSS COMMENTS	MAY 18/18 WT		
3.	REVISD AS PER CONSTRUCTION COMMENTS	MAR 26-18 PB		
2.	REVISD AS PER CLIENT REVIEW	12-18-17 RAA		
1.	ISSUE FOR CLIENT REVIEW			
no.	description	date	by	

Town of Innisfil Certified Model
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: JUN. 28, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



TH-1
CRANE 1

BAYVIEW WELLINGTON

project name
ALCONA

project no.
13049

drawing no.
8

checked by
R.A.A.M.

drawn by
R.A.A.M.

scale
3/16" = 1'-0"

date
DEC. 2017

checked by
R.A.A.M.

drawn by
R.A.A.M.

scale
3/16" = 1'-0"

date
DEC. 2017

checked by
R.A.A.M.

drawn by
R.A.A.M.

scale
3/16" = 1'-0"

date
DEC. 2017

FRONT ELEVATION 'B' / 'B2'

DATE: JUN. 28, 2018

FILE NAME: 13049-TH-1

DATE: JUN. 28, 2018

FILE NAME: 13049-TH-1

DATE: JUN. 28, 2018

FILE NAME: 13049-TH-1

VA3 DESIGN

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

25591

42658

WELLINGTON JNO-BAPTISTE

VA3 Design Inc.

CONTRACTOR

DATE

DESCRIPTION

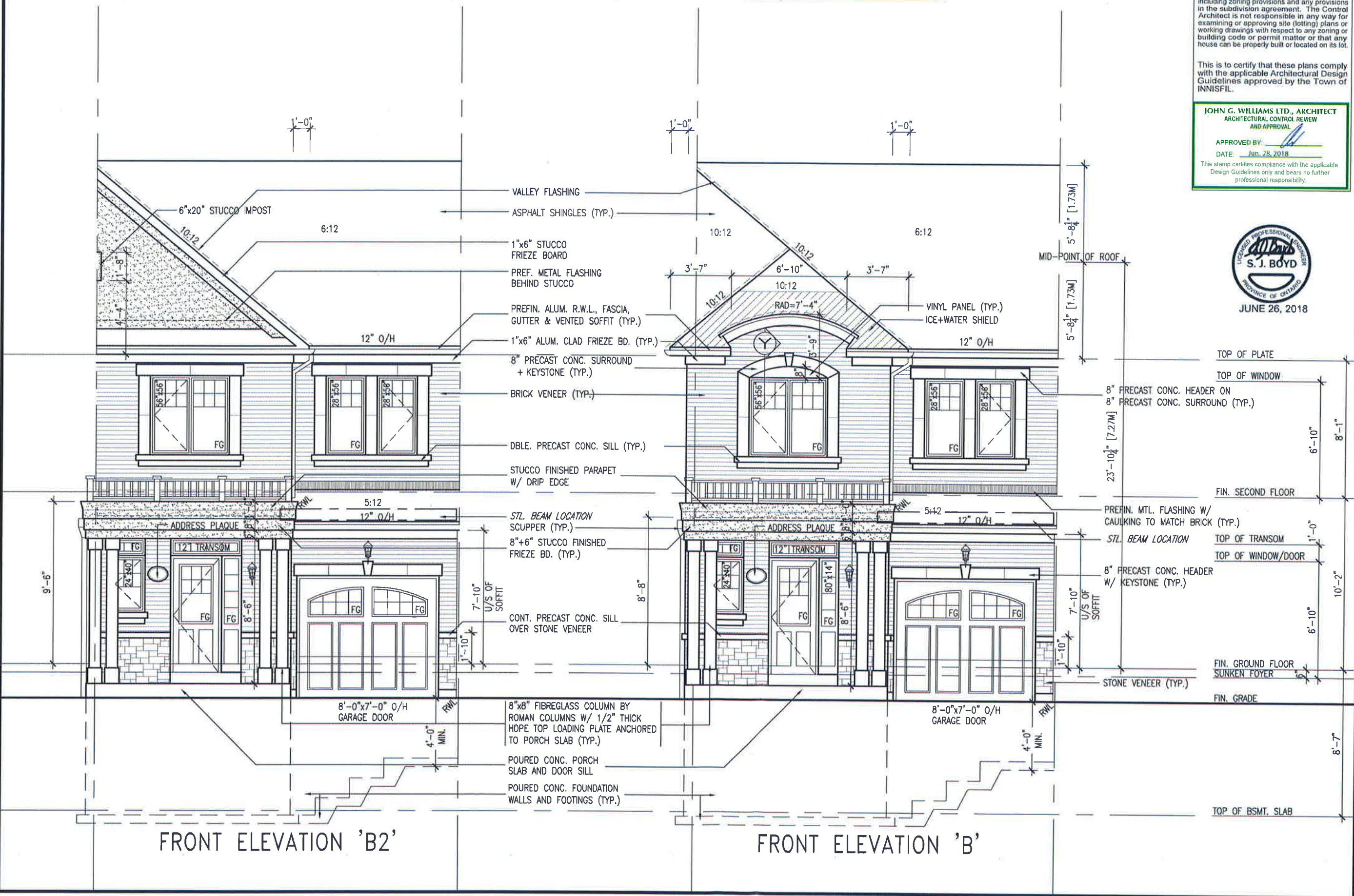
5. REVISED AS PER ENG'S COMMENTS

4. REVISED AS PER FLOOR TRUSS COMMENTS

3. REVISED AS PER ROOF TRUSS COMMENTS

2. REVISED AS PER CONSTRUCTION COMMENTS

1. ISSUE FOR CLIENT REVIEW



REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC, SB-12,3.1.1(7))

TH-1 ELEVATION 'B'/'B2'		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	384.97 S.F.	71.04 S.F.	18.45 %
LEFT SIDE	961.28 S.F.	0 S.F.	0.00 %
RIGHT SIDE	961.28 S.F.	0 S.F.	0.00 %
REAR	384.97 S.F.	129.16 S.F.	33.55 %
* 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.	2692.50 S.F.	200.20 S.F.	7.44 %
TOTAL SQ. M.	250.14 S.M.	18.60 S.M.	7.44 %

Town of Innisfil Certified Model
10/18/2018 11:25:00 AM kbayley

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TH-1
CRANE 1

BAYVIEW WELLINGTON

project name
ALCONA

project no.
13049

drawing no.
9

INISFIL ON

INTERIOR SIDE ELEVATION 'B'/'B2'

checked by
R.A.A.M.

date
DEC. 2017

drawn by
RICHARD - HAYWARD, WORKING 301 V.A. 13049 BAYVIEW WELLINGTON TH-1.dwg

scale
3/16" = 1'-0"

date
JUN 25 2018 10:54:15 PM

VAS
DESIGN

255 Consumers Rd. Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

25591
25591
42658
42658

Wellington Jno-Baptista
signature
signature

registration information
V.A.S. Design Inc.
signature

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the property 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.

5. REVISED AS PER ENG'S COMMENTS
4. REVISED AS PER FLOOR TRUSS COMMENTS.
3. REVISED AS PER ROOF TRUSS COMMENTS
2. REVISED AS PER CONSTRUCTION COMMENTS
1. ISSUE FOR CLIENT REVIEW

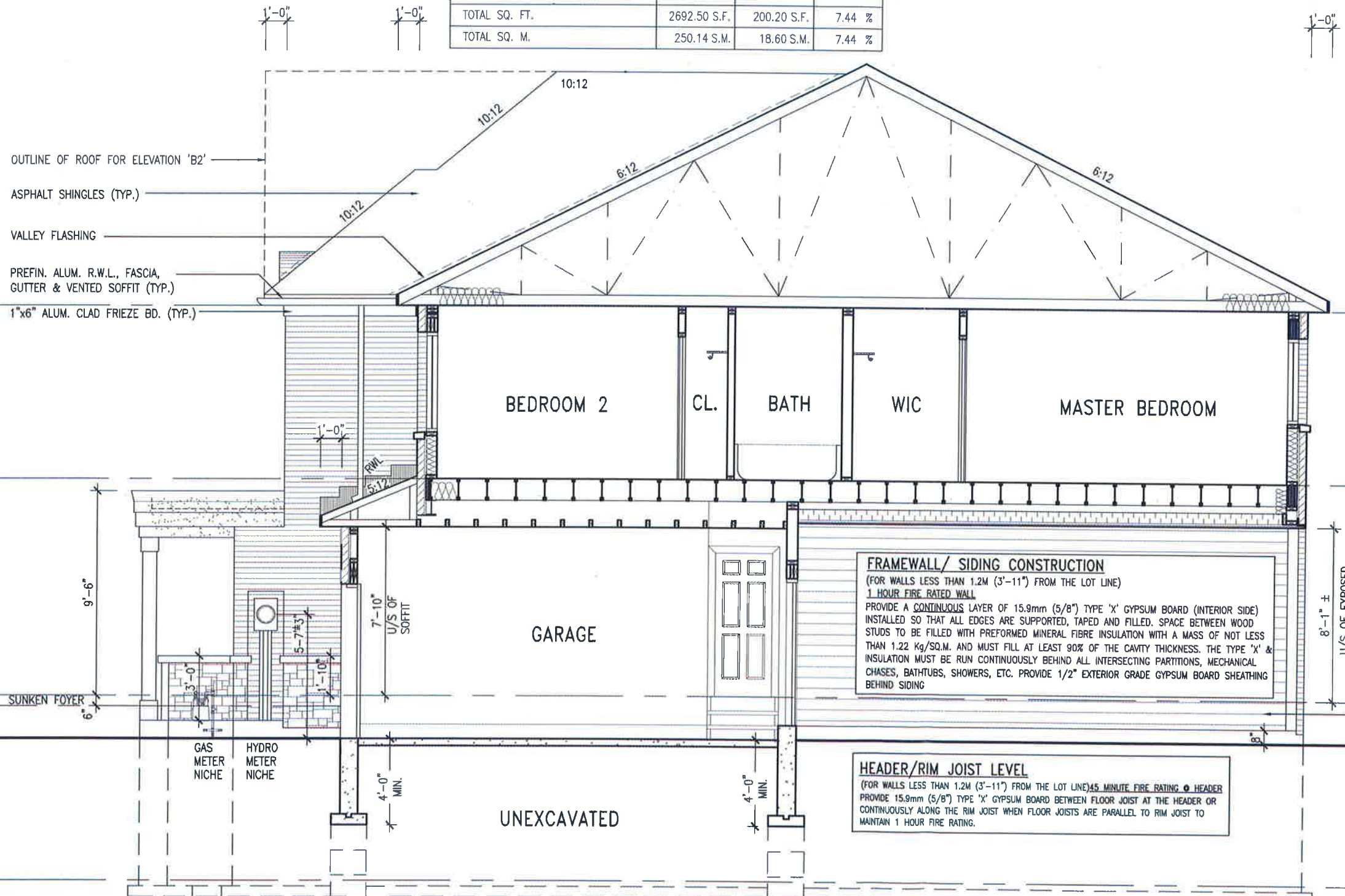
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4
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JUN 21-18 SB
MAY 22/18 WT
MAY 18/18 WT
MAR 26-18 PB
12-18-17 RAA

date

by

description



FRAMEWALL/ SIDING CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. PROVIDE 1/2" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING

HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 1 HOUR FIRE RATING.

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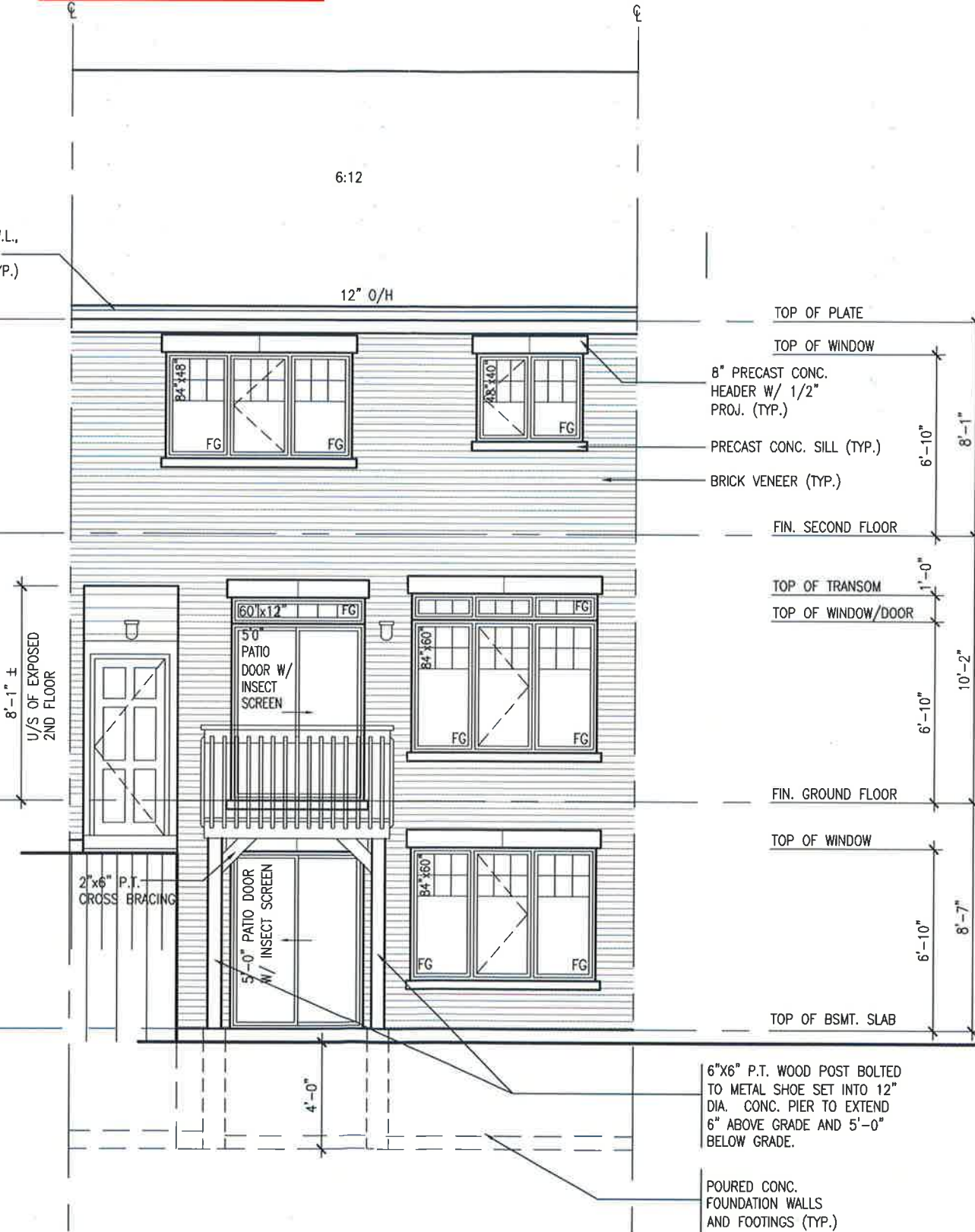
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UNINSULATED OPENINGS (PER OBC, SB-12,3.1.1(7))			
TH-1 ELEV. 'B/B2' WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	384.97 S.F.	71.04 S.F.	18.45 %
LEFT SIDE	961.28 S.F.	0 S.F.	0.00 %
RIGHT SIDE	961.28 S.F.	0 S.F.	0.00 %
REAR	511.24 S.F.	190.76 S.F.	37.31 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2818.77 S.F.	261.80 S.F.	9.29 %
TOTAL SQ. M.	261.87 S.M.	24.32 S.M.	9.29 %

Town of Innisfil Certified Model
10/18/2018 3:51:25 PM kbayley

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



REAR UPGRADE ELEV. 'B/B2'
WOB COND.

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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: Jul. 10, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

TH-1
CRANE 1

BAYVIEW WELLINGTON

ALCONA

INNISFIL, ON

project no.
13049

drawing no.
15

date
DEC. 2017

drawn by
R.A.A.M.

checked by
R.A.A.M.

scale
3/16" = 1'-0"

file name
13049-TH-1

date
JUL 10 2018 1:45 PM

drawn by
R.A.A.M.

checked by
R.A.A.M.

scale
3/16" = 1'-0"

file name
13049-TH-1

date
JUL 10 2018 1:45 PM

VA3
DESIGN

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

The undersigned has reviewed and taken responsibility for this design and has the qualifications and experience to meet the requirements set out in the Ontario Building Code to be a Designer.			
no.	description	date	by
6	ADD UPGRADE REAR ELEVATION	JUL 05/18 PB	25591
5	REVISED AS PER ENG'S COMMENTS	JUN 21/18 SB	80N
4	REVISED AS PER FLOOR TRUSS COMMENTS	MAY 22/18 WT	42558
3	REVISED AS PER ROOF TRUSS COMMENTS	MAY 18/18 WT	
2	REVISED AS PER CONSTRUCTION COMMENTS	MAR 26/18 PB	
1	ISSUE FOR CLIENT REVIEW	DEC 18/17 PAM	



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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-1 ELEV. 'A/A2' WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	384.97 S.F.	81.93 S.F.	21.28 %
LEFT SIDE	961.28 S.F.	0 S.F.	0.00 %
RIGHT SIDE	961.28 S.F.	0 S.F.	0.00 %
REAR	511.24 S.F.	190.76 S.F.	37.31 %
* 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.	2818.77 S.F.	272.69 S.F.	9.67 %
TOTAL SQ. M.	261.87 S.M.	25.33 S.M.	9.67 %

Town of Innisfil Certified Model
10/18/2018 3:51:30 PM kbayley

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

8'-1" ±
U/S OF EXPOSED
2ND FLOOR

REAR ELEV. 'A'/'A2'
WOB

6"X6" P.T. WOOD POST BOLTED
TO METAL SHOE SET INTO 12"
DIA. CONC. PIER TO EXTEND
6" ABOVE GRADE AND 5'-0"
BELOW GRADE.

POURED CONC.
FOUNDATION WALLS
AND FOOTINGS (TYP.)

TOP OF PLATE

TOP OF WINDOW

BRICK SOLDIER HEADER
W/ 1/2" PROJ. (TYP.)
ON BRICK STACK BOND

— PRECAST CONC. SILL (TYP.)

— BRICK VENEER (TYP.)

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW/DOOR

FIN, GROUND FLOOR

TOP OF WINDOW

TOP OF BSMT. SLAB

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: Jul. 10, 2018

DATE: Jul 10, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the International Building Code to be a Designer.

Signature John Baptiste 25591
Designate John Baptiste BOON
Professional Qualification Information
Name William Jno-Baptiste 42658
Firm WJ3 Design Inc.

The contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All work and specifications are instruments of service and the property of the Designer. If they are returned at the completion of the work, they must be accompanied by a statement that they are not to be copied.

VA3
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va3design.com

BAYVIEW WELLINGTON

TH-1
CRANE 1

ALCONA	project name	project no.
INNISFIL, ON	municipality	13049

DEC. 2017
 REAR ELEVATION UPGRADE
 checked by scale
 drawn by 3/16" = 1'-0"
 R.A.A.M.
 list name
 13049-TU-1
 drawing no. **16**

rsos@v3.com RICHARD -- 10 VARCHIVE WORKING 2013 \ 3049 JEW UNITS PHA 3049-TH-1.dwg - Tue - Jul 10 2018 - 1:46 PM	All drawings specifications, related documents and design are the copyright property of V3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V3 DESIGN's written permission.
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OCT 15, 2018

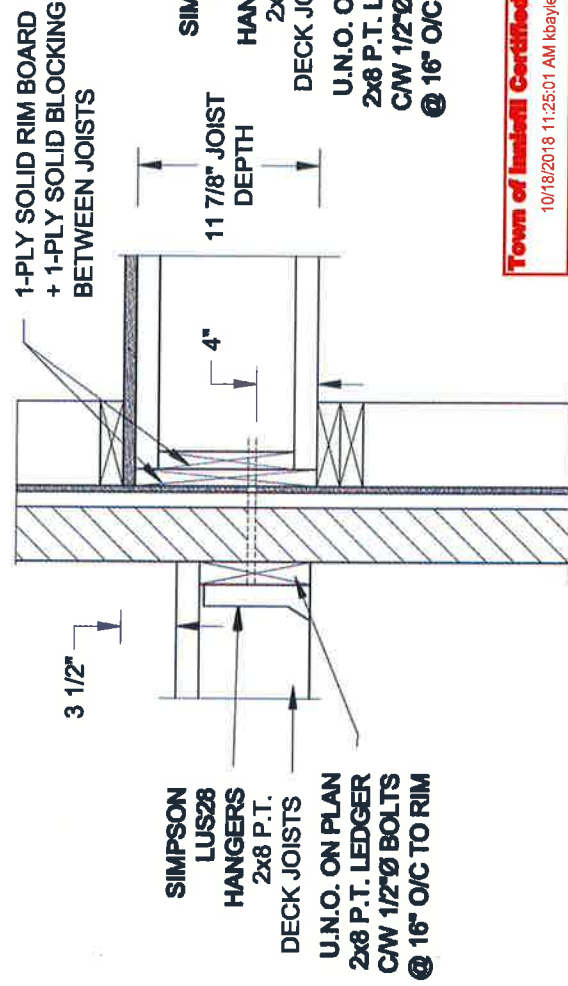


JUNE 26, 2018



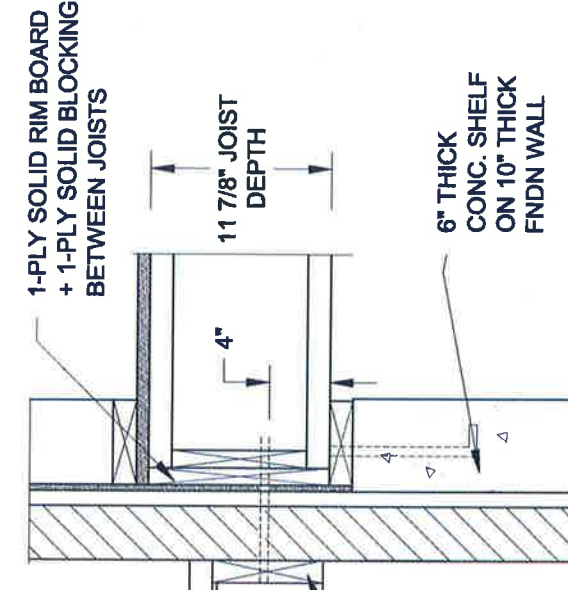
9	-				The undersigned has reviewed and issues responsibility for this design.
8	-				and meets the requirements set out in the Ontario Building Code to be a Designer.
7	-				
6	-				qualification information
5	REVISED AS PER ENG'S COMMENTS	JUN 21-18 SB	name	residential information	25591
4	REVISED AS PER FLOOR TRUSS COMMENTS	MAY 22/18 WT	signature	VA3 Design Inc.	<i>[Signature]</i>
3	REVISED AS PER ROOF TRUSS COMMENTS	MAY 18/18 WT			IDN# 42658
2	REVISED AS PER CONSTRUCTION COMMENTS	MAR 26-18 PB			
1	ISSUE FOR CLIENT REVIEW	12-18-17 VAB			
no.	description	date	by		

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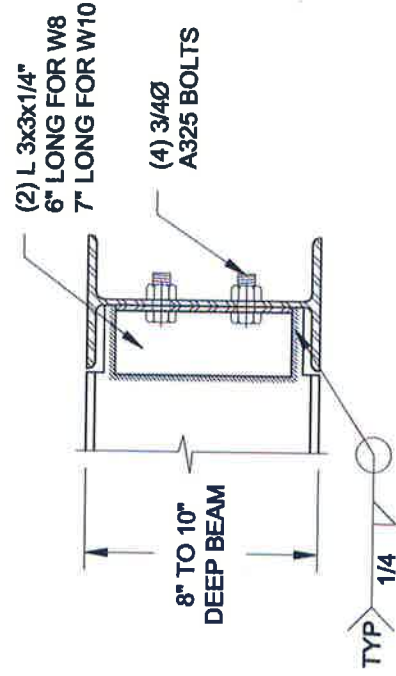
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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.



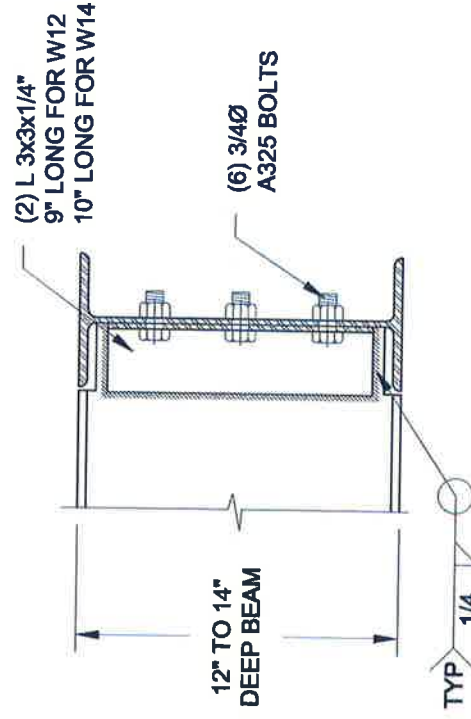
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

Town of Inverell Certified Model
10/18/2018 11:25:01 AM lbayley

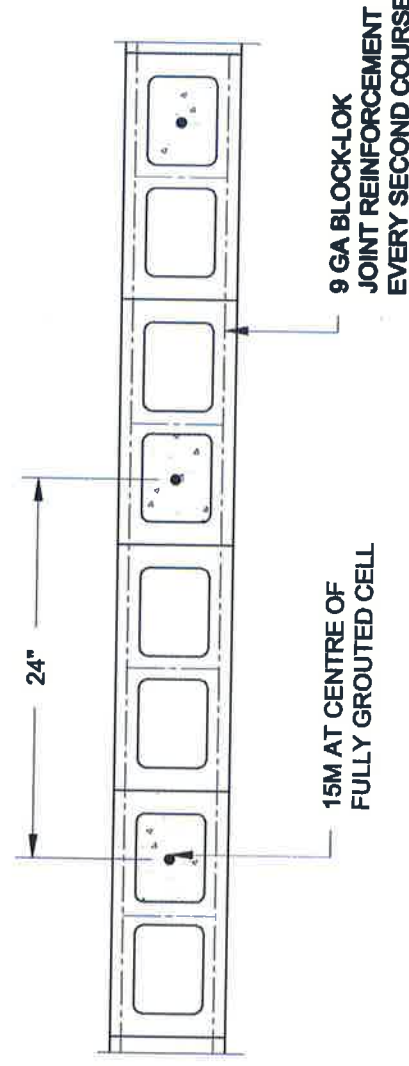


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX
AND W10x39 (W250x58) BEAM MAX.

2 STEEL BEAM CONNECTION DETAIL
S2 SCALE: 1-1/2" = 1'-0"



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



3 PLAN OF FIREWALL AT 2 STOREY CONDITION
S2 SCALE: 1" = 1'-0"

NOTES:

1. REINFORCING STEEL TO CONFORM TO CSA G30.18, GRADE 400.
2. GROUT TO HAVE A COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS WITH 10' SLUMP.
MAXIMUM AGGREGATE SIZE = 3/8".
3. LAP VERTICAL BARS 30" AT ANY SPLICES.

QUAILE ENGINEERING LTD.



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



Project: BAYVIEW WELLINGTON HOMES - ALCONA TOWNS
BRISB, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 18-104 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**
20x10 (128kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH 1" CURBS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. PROVIDE DAVES PROTECTION TO EXTEND 900mm (3'0") FROM EDGE OF ROOF AND MIN. 300mm (1'2") BEYOND INNER FACE OF EXTERIOR WALL. LEAVES PROTECTION NOT REQD FOR ROOF SLOPES 8:12 OR GREATER. 38x89 (2'x4") TRUSS BRACING @ 1800mm (6'-0") O.C. AT BOTTOM CHORD. PREHN, ALUM. FASTENING/CLIP. 1" FASCIA, 1" VENTED SCUFF. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") G/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACING GREATER THAN 408 (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 3.11.2A)**
CONSTR. 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. SING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
2A. RESERVED

- 2C. RESERVED
2D. **STUCCO WALL CONSTRUCTION (2'x4") - GARAGE WALLS**
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 REQD. 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 3.11.2A)**
90mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x180x76mm (7/8"x7"x3") GALV. METAL TIES @ 600mm (16") O.C. HORIZONTAL 400mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") O.C. RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES 8-10mm (5/8") 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.
3A. RESERVED

- 3B. **BRICK VENEER CONSTRUCTION (2'x4") - GARAGE WALLS**
90mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x180x76mm (7/8"x7"x3") GALV. METAL TIES @ 600mm (16") O.C. HORIZONTAL 400mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") O.C. RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES 8-10mm (5/8") 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.
3C. **STUCCO WALL CONSTRUCTION (2'x6") (SB-12-TABLE 3.11.2A)**
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. 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.

4. **INTERIOR STUD PARTITION**
PER PARTITION 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") TOP PLATE AND 238x89 (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, 9.14.3)**
250mm (10") POURED CONC. FDN. WALL 20MPa (2800psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQD. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQD. WHEN FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2800 (9'-3") ON 500x155 (22"x6") CONTINUOUS KEYS CONC. FTG. BRACE FDN. 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.
6. **FOUNDATION DRAINAGE**
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILE.
7. **BASEMENT SLAB**
80mm (3 1/8") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 20MPa (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.
8. **EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.11.2A)**
PROVIDE RSI 3.44 (R21) INSULATION. APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER. FINISHED SOFTL.
9. **ATTIC INSULATION (SB-12-TABLE 3.11.2A)**
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER. 13mm (1/2") Gypsum Ceiling Board or APPROVED EQUAL RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

- 3A. RESERVED

- 3B. RESERVED

- 3C. RESERVED

- 3D. RESERVED

- 3E. RESERVED

- 3F. RESERVED

- 3G. RESERVED

- 3H. RESERVED

- 3I. RESERVED

- 3J. RESERVED

- 3K. RESERVED

- 3L. RESERVED

- 3M. RESERVED

- 3N. RESERVED

- 3O. RESERVED

- 3P. RESERVED

- 3Q. RESERVED

- 3R. RESERVED

- 3S. RESERVED

- 3T. RESERVED

- 3U. RESERVED

- 3V. RESERVED

- 3W. RESERVED

- 3X. RESERVED

- 3Y. RESERVED

- 3Z. RESERVED

- 3AA. RESERVED

- 3AB. RESERVED

- 3AC. RESERVED

- 3AD. RESERVED

- 3AE. RESERVED

- 3AF. RESERVED

- 3AG. RESERVED

- 3AH. RESERVED

- 3AI. RESERVED

- 3AJ. RESERVED

- 3AK. RESERVED

- 3AL. RESERVED

- 3AM. RESERVED

- 3AN. RESERVED

- 3AO. RESERVED

- 3AP. RESERVED

- 3AQ. RESERVED

- 3AR. RESERVED

- 3AS. RESERVED

- 3AT. RESERVED

- 3AU. RESERVED

- 3AV. RESERVED

- 3AW. RESERVED

- 3AX. RESERVED

- 3AY. RESERVED

- 3AZ. RESERVED

- 3BA. RESERVED

- 3BB. RESERVED

- 3BC. RESERVED

- 3BD. RESERVED

- 3BE. RESERVED

- 3BF. RESERVED

- 3BG. RESERVED

- 3BH. RESERVED

- 3BI. RESERVED

- 3BJ. RESERVED

- 3BK. RESERVED

- 3BL. RESERVED

- 3BM. RESERVED

- 3BN. RESERVED

- 3BO. RESERVED

- 3BP. RESERVED

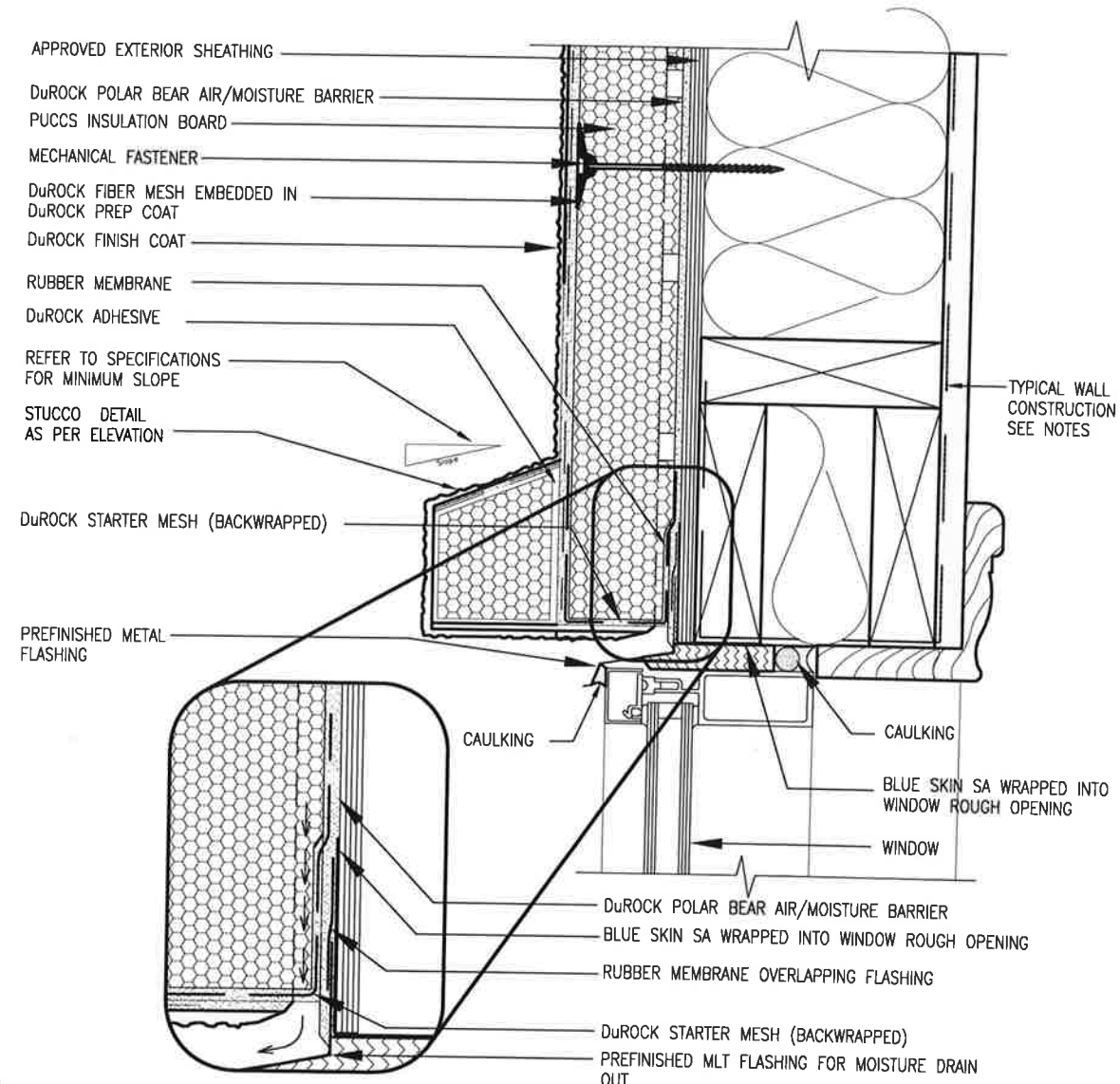
- 3BQ. RESERVED

- 3BR. RESERVED

10. **ALL STAIRS/EXTERIOR STAIRS - OBC 9.8 -**
-3mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
= 200 (7'-7 7/8")
= 210 (6'-11 1/4")
= 225 (7'-5 1/8")
= 235 (7'-9 1/4")
MAX. RISE
MIN. RUN
MIN. TREAD
MAX. NOSING
MIN. HEADROOM
RAIL @ LANDING
RAIL @ STAIR
MIN. STAIR WIDTH
FOR CURVED STAIRS
MIN. RUN
MIN. RISE
MIN. AVG. RUN
= 150 (6")
= 200 (8")
HANDRAILS - OBC 9.8.7 -
FINISHED PICKETS 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 NEST POST AT CHANGES OF DIRECTION.
INTERIOR GUARDS - OBC 9.8.8 -
INTERIOR GUARDS: 900mm (2'-11 1/8") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.9 -
900mm (3') HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (5'-11"). 100mm (4") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (5'-11").
SILL PLATE - OBC 9.21.1.2 -
38x89 (2'x4") SILL PLATE WITH MIN. 100mm (4") ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10 3/4") O.C. COUNTER FLASHING OR 25 (1") MIN. MINERAL WOOL USE NON-SHINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
BASEMENT INSULATION (SB-12-3.11.1.7, 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 30mm (1 1/4") OF THE BASEMENT SLAB. RSI 3.52 (R20) BLACKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF TO 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.
BRICK STUD PARTITION
38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10 3/4") O.C. 100mm (4") HIGH CONC. CURB ON 350x55 (14"x6") CONC. FOOTING. ADD HORZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
90mm (3 1/2") DIA. X 3.0mm (1/8") SINGLE WALL TYPE 2 AT ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2KN (16,000lbs) AT A MAX. EXTENSION OF 23.8mm (7/8") TOP CONFORMING TO CAN/CCSB-7.2.9.4. AND WITH 150x150x5.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x70x410 (34"x34"x16") STL. PLATE ON UNDISTURBED SOIL OR ENGINEERED FILL. O.C. FOOTING ON PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.
STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
87mm (3 1/2") DIA. X 2.8mm (1/8") FRED STL. COL. WITH 150x150x5.5 (6"x6"x3/8") STL. PLATE & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.
STEEL COLUMN
90mm (3 1/2") DIA. X 4.78mm (1/8") NON-ADJUSTABLE STL. COL. TO BE ON 150x150x5.5 (6"x6"x3/8") STL. PLATE. A BOTTOM PLATE. BASE PLATE 120x350x12.5 (5 1/4" x 17 1/2" x 1/2") WITH 212mm DIA. X 300mm LONG 450mm HOOK ANCHORS (2'x12"x12"x2") FIELD WELD COL. TO BASE PLATE.
BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")
19x64 (1'x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
GARAGE SLAB
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5.88 AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR OR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL.
SLOPE TO FRONT.
GARAGE CEILING/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). CEILING (R31). REFER TO SB-12, TABLE 3.11.2.6. FOR REQUIRED THERMAL INSULATION.
DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF-CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.5.
EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7 7/8") MIN. TREAD 250mm (9 7/8"). SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.
DRYER EXHAUST (OBC-62.3.8.7.6 & 62.4.1.1)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)
INSULATED ATTIC ACCESS (OBC-9.19.2.1 & SB-12-3.11.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x10mm (21 1/2"x4") & 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 WITH A HORIZ. DISTANCE OF 305mm (1'-0") FROM THE CHIMNEY.
LINEN CLOSET. 4 SHELVES MIN. 350mm (1'-4") 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"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x3/4") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 219mm (3/4") X 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE LEVEL WITH NON-SHINK GROUT.
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 9.14.2.12.
RESERVED
BEARING WOOD POST (BASEMENT) (OBC 9.17.4)
38x140 (2'x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLTS. 610x10x600 (24"x4"x21") CONC. FOOTING.
STEPPED FOOTINGS (OBC 9.15.3.9)
MIN. HORIZ. STEP = 600mm (24")
MAX. VERT. STEP = 400mm (16")
SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 666xW2.9Wx2.9 MESH PLACED NEAR MID-DEPT. OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5.88 AIR ENTRAINMENT ON COMPACTED SUB-BASE, WHERE REQUIRED. REFER TO OBC SB-12, TABLE 3.11.2.6. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.
DIRECT VENTING GAS FURNACE / H.W.T. UNIT
DIRECT VENTING GAS FURNACE / H.W.T. UNIT (32") FROM A NATURAL GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS. EXHAUST AND INTAKE VENTS. HRY INTAKE TO BE MIN. OF 1600mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m (10')
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.
SUBFLOOR JOIST STRAPPING AND BRIDGING
CEFRAM (B7) 1" G SUBFLOOR ON WOOD FLOOR JOISTS. FOR TYPE UNUSUAL APPLICATION I SEE OBC 9.30.6.7 6mm (1/4") PANEL OHC 9.30.2.1 FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x88 (2'x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY 200mm (8") JOIST A-1 OR A-2 STRAPPING SHALL BE 19x64 (1'x2 1/2") @ 2400mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. I SEE OBC 9.23.9.4. *

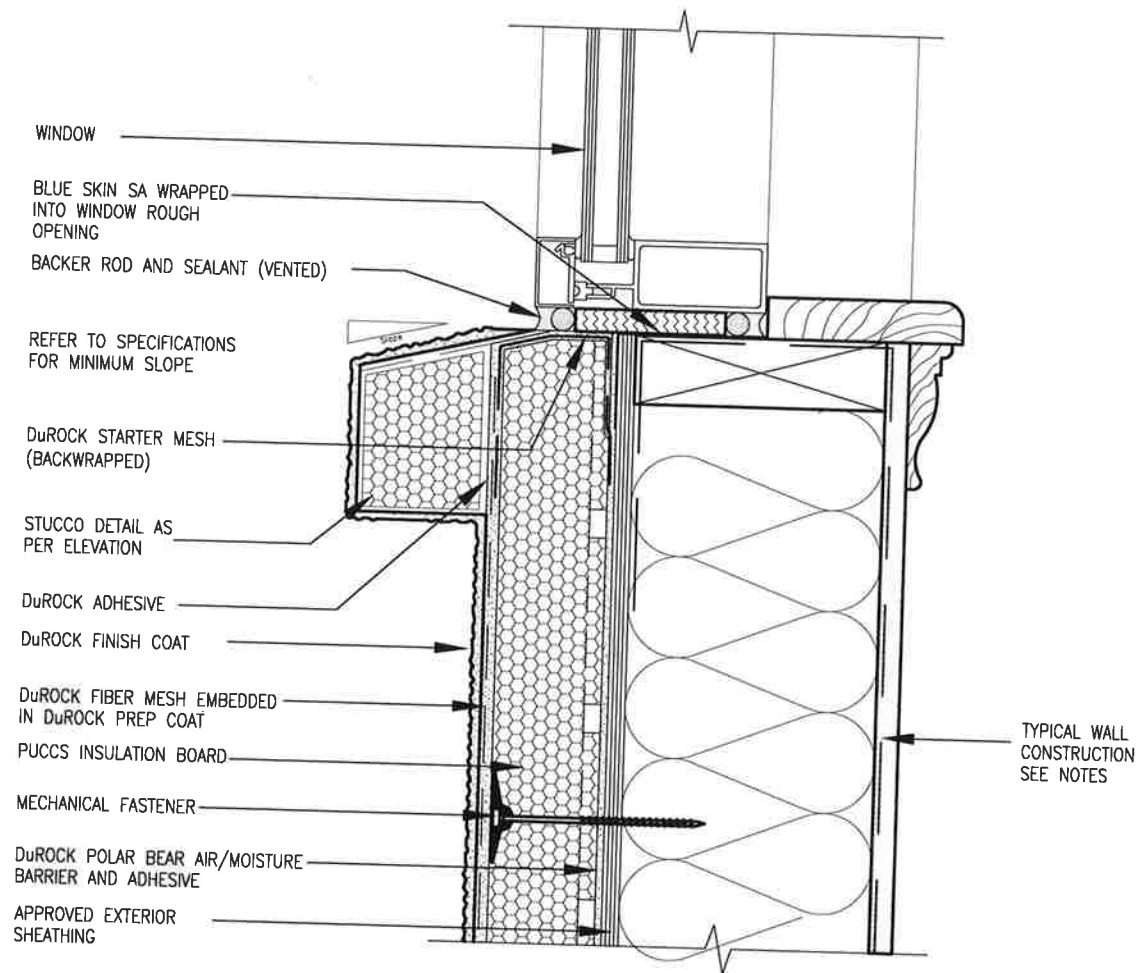
11. **HANDRAILS - OBC 9.8.7 -**
FINISHED PICKETS ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEST POST AT CHANGES OF DIRECTION.
INTERIOR GUARDS - OBC 9.8.8 -
INTERIOR GUARDS: 900mm (2'-11 1/8") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.9 -
900mm (3') HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (5'-11"). 100mm (4") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (5'-11").
SILL PLATE - OBC 9.21.1.2 -
38x89 (2'x4") SILL PLATE WITH MIN. 100mm (4") ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10 3/4") O.C. COUNTER FLASHING OR 25 (1") MIN. MINERAL WOOL USE NON-SHINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
BASEMENT INSULATION (SB-12-3.11.1.7, 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 30mm (1 1/4") OF THE BASEMENT SLAB. RSI 3.52 (R20) BLACKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF TO 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.
BRICK STUD PARTITION
38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10 3/4") O.C. 100mm (4") HIGH CONC. CURB ON 350x55 (14"x6") CONC. FOOTING. ADD HORZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
90mm (3 1/2") DIA. X 3.0mm (1/8") SINGLE WALL TYPE 2 AT ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2KN (16,000lbs) AT A MAX. EXTENSION OF 23.8mm (7/8") TOP CONFORMING TO CAN/CCSB-7.2.9.4. AND WITH 150x150x5.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x70x410 (34"x34"x16") STL. PLATE ON UNDISTURBED SOIL OR ENGINEERED FILL. O.C. FOOTING ON PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.
STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
87mm (3 1/2") DIA. X 2.8mm (1/8") FRED STL. COL. WITH 150x150x5.5 (6"x6"x3/8") STL. PLATE & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.
STEEL COLUMN
90mm (3 1/2") DIA. X 4.78mm (1/8") NON-ADJUSTABLE STL. COL. TO BE ON 150x150x5.5 (6"x6"x3/8") STL. PLATE. A BOTTOM PLATE. BASE PLATE 120x350x12.5 (5 1/4" x 17 1/2" x 1/2") WITH 212mm DIA. X 300mm LONG 450mm HOOK ANCHORS (2'x12"x12"x2") FIELD WELD COL. TO BASE PLATE.
BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")
19x64 (1'x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
GARAGE SLAB
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5.88 AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR OR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL.
SLOPE TO FRONT.
GARAGE CEILING/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). CEILING (R31). REFER TO SB-12, TABLE 3.11.2.6. FOR REQUIRED THERMAL INSULATION.
DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF-CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.5.
EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7 7/8") MIN. TREAD 250mm (9 7/8"). SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.
DRYER EXHAUST (OBC-62.3.8.7.6 & 62.4.1.1)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)
INSULATED ATTIC ACCESS (OBC-9.19.2.1 & SB-12-3.11.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x10mm (21 1/2"x4") & 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 WITH A HORIZ. DISTANCE OF 305mm (1'-0") FROM THE CHIMNEY.
LINEN CLOSET. 4 SHELVES MIN. 350mm (1'-4") 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"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x3/4") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 219mm (3/4") X 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE LEVEL WITH NON-SHINK GROUT.
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 9.14.2.12.
RESERVED
BEARING WOOD POST (BASEMENT) (OBC 9.17.4)
38x140 (2'x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLTS. 610x10x600 (24"x4"x21") CONC. FOOTING.
STEPPED FOOTINGS (OBC 9.15.3.9)
MIN. HORIZ. STEP = 600mm (24")
MAX. VERT. STEP = 400mm (16")
SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 666xW2.9Wx2.9 MESH PLACED NEAR MID-DEPT. OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5.88 AIR ENTRAINMENT ON COMPACTED SUB-BASE, WHERE REQUIRED. REFER TO OBC SB-12, TABLE 3.11.2.6. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.
DIRECT VENTING GAS FURNACE / H.W.T. UNIT
DIRECT VENTING GAS FURNACE / H.W.T. UNIT (32") FROM A NATURAL GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS. EXHAUST AND INTAKE VENTS. HRY INTAKE TO BE MIN. OF 1600mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m (10')
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.
SUBFLOOR JOIST STRAPPING AND BRIDGING
CEFRAM (B7) 1" G SUBFLOOR ON WOOD FLOOR JOISTS. FOR TYPE UNUSUAL APPLICATION I SEE OBC 9.30.6.7 6mm (1/4") PANEL OHC 9.30.2.1 FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x88 (2'x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY 200mm (8") JOIST A-1 OR A-2 STRAPPING SHALL BE 19x64 (1'x2 1/2") @ 2400mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. I SEE OBC 9.23.9.4. *

12. **BASEMENT INSULATION (SB-12-3.11.1.7, 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 30mm (1 1/4") OF THE BASEMENT SLAB. RSI 3.52 (R20) BLACKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF TO 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.
BRICK STUD PARTITION
38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10 3/4") O.C. 100mm (4") HIGH CONC. CURB ON 350x55 (14"x6") CONC. FOOTING. ADD HORZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
90mm (3 1/2") DIA. X 3.0mm (1/8") SINGLE WALL TYPE 2 AT ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2KN (16,000lbs) AT A MAX. EXTENSION OF 23.8mm (7/8") TOP CONFORMING TO CAN/CCSB-7.2.9.4. AND WITH 150x150x5.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x70x410 (34"x34"x16") STL. PLATE ON UNDISTURBED SOIL OR ENGINEERED FILL. O.C. FOOTING ON PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.
STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
87mm (3 1/2") DIA. X 2.8mm (1/8") FRED STL. COL. WITH 150x150x5.5 (6"x6"x3/8") STL. PLATE & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC.



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

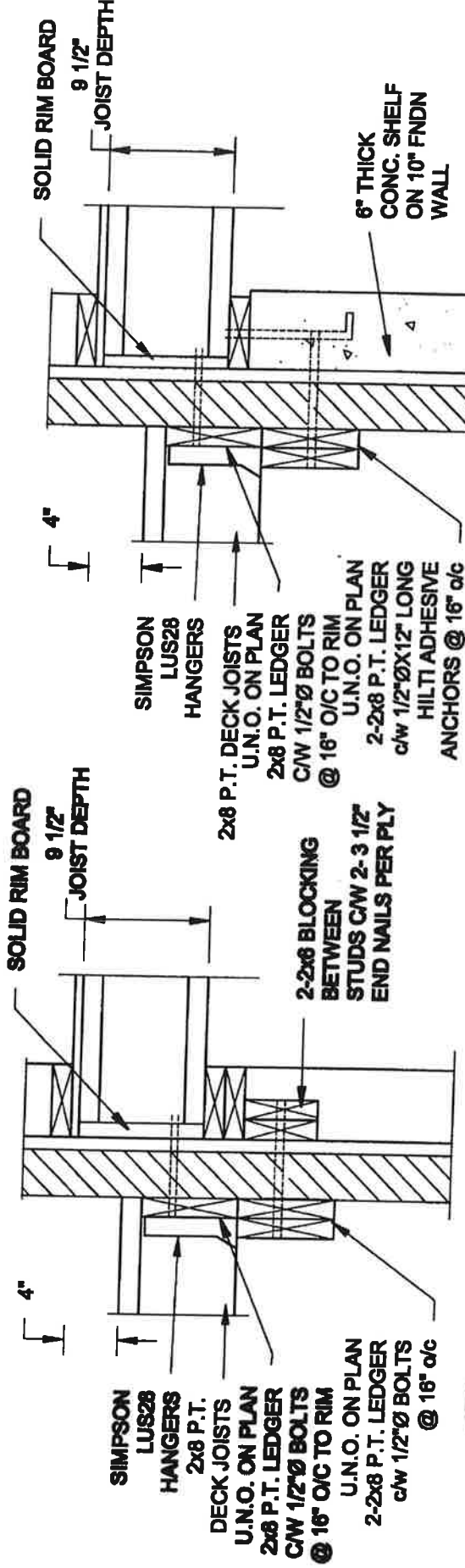


2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFIL ON.	project no. 13049	drawing no. CN3
date MAY 2016	checked by RC	CONSTRUCTION NOTES	
scale 3/16" = 1'-0"	drawn by RC	13049-CN-A1 VER 2020	
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com			
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Wellington Jno-Baptiste 25591 BOW 42658 Signature: [Signature] Date: [Date] Contractor must verify all dimensions on the job and report any discrepancy to the Designer before the work begins. All drawings and specifications are instruments of service. Property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
no.	description	date	by
2	UPDATE TO OBC VER 2020	FEB 09-21 RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	

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FOR 9 1/2" JOIST DEPTH



1A DECK FASTENING DETAIL

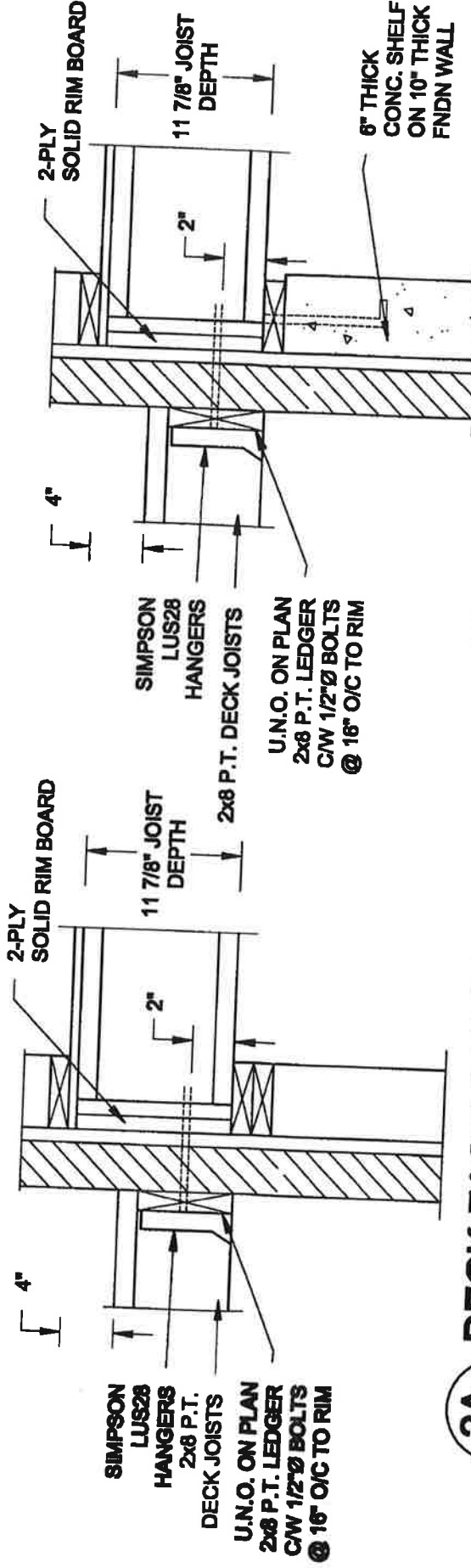
S2 SCALE: 1" = 1'-0"

- 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.

1B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



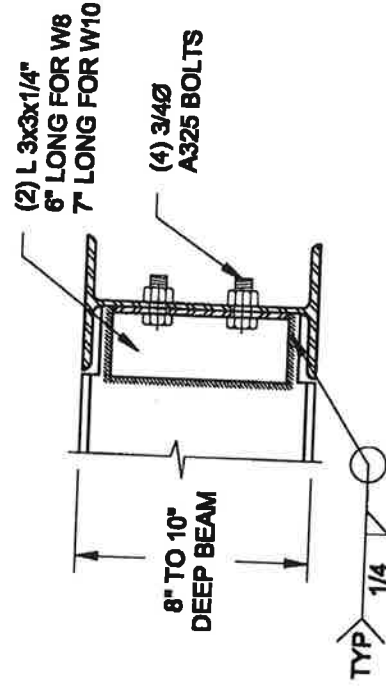
2A DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

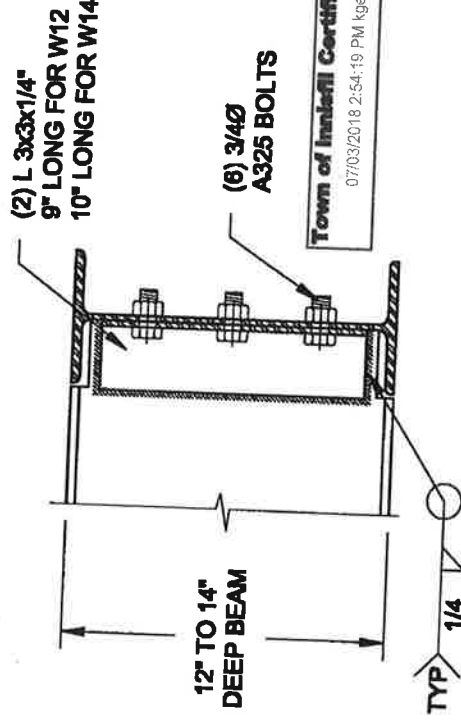
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

2B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"



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



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x88) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

3 STEEL BEAM CONNECTION DETAIL

S2 SCALE: 1-1/2" = 1'-0"

Scale:	AS NOTED
Date:	JUL-01-2017
Drawn:	SC
Checked:	SJS

QUAILE ENGINEERING LTD.



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Newmarket, ON
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E: quaile.engineering@gmail.com



Project:

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INNSWILL, ONTARIO

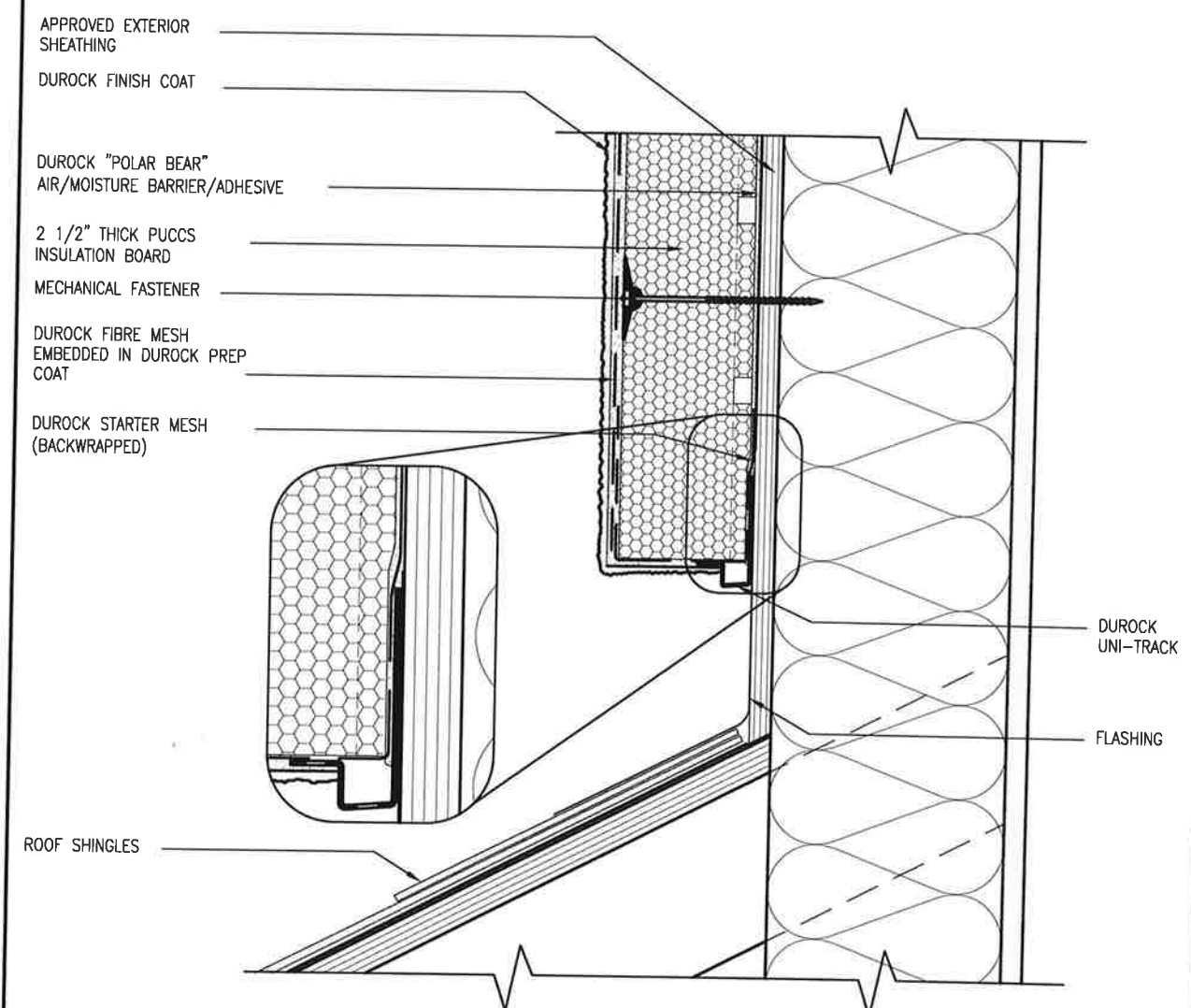
TYPICAL STRUCTURAL DETAILS FOR GARAGES

Project No.:

16-068

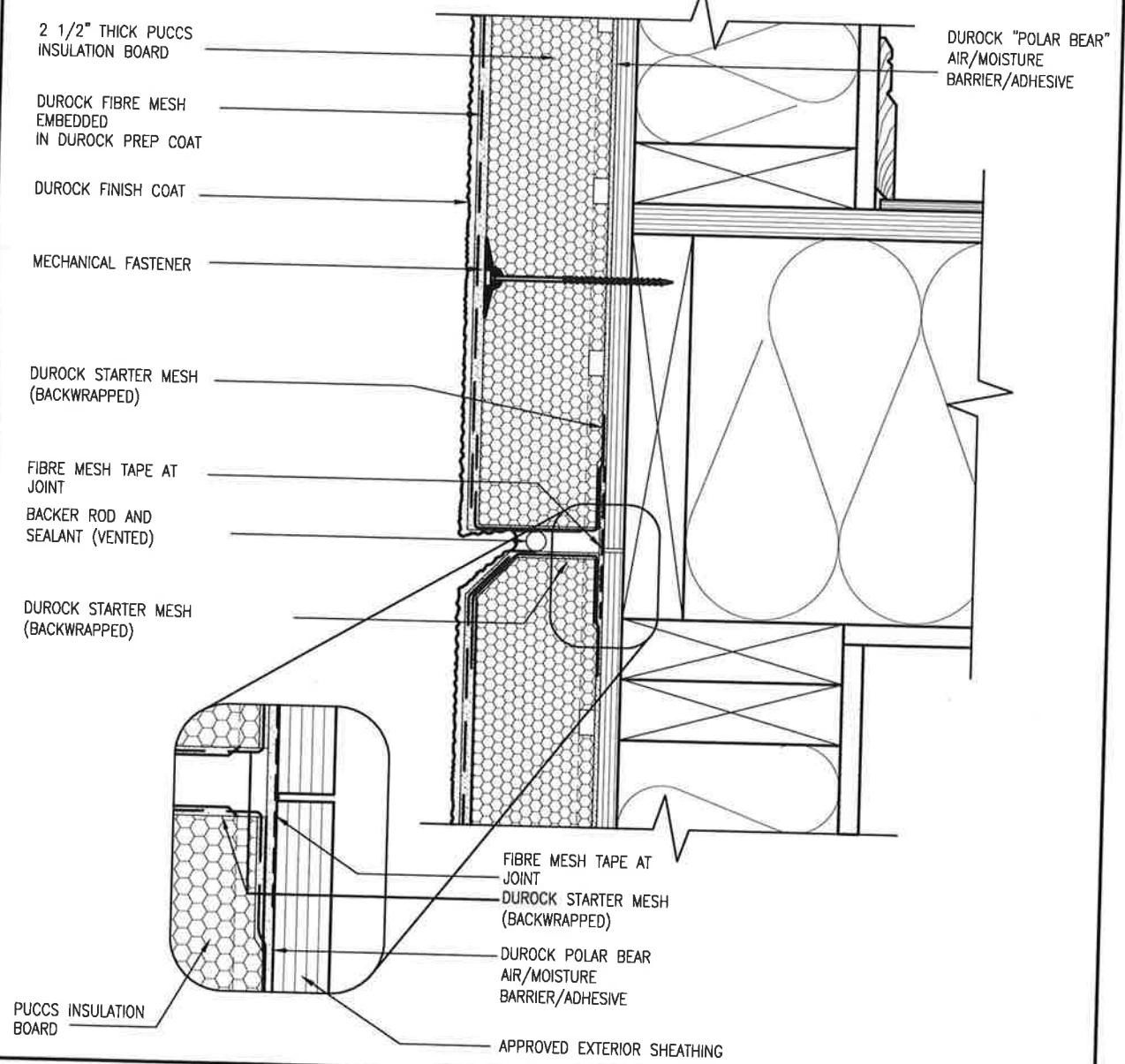
Drawing No.:

82



3
CN4 STUCCO TERMINATION @ ROOF
SCALE: 3"=1'-0"

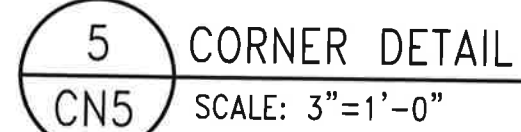
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



4
CN4 HORIZONTAL EXPANSION JOINT
SCALE: 3"=1'-0"

BAYVIEW WELLINGTON project name ALCONA multi-story project no. 13049 drawing no. CN4		CONST NOTE	
		CONSTRUCTION NOTES 13049-CN-A1 VER 2020 3/16" = 1'-0" checked by MAY 2016 RC	
VA3 DESIGN 255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 1 416.630.2255 f 416.630.4782 va3design.com			
The undersigned has reviewed and takes responsibility for this design and the specifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information name registration information Wellington Jno-Baptiste VA3 Design Inc. 25591 BCN 42658		Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and documents of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
2. UPDATE TO OBC VER 2020 1. ISSUE FOR CLIENT REVIEW		date FEB 09-21 RC AUG 04-17 RC	
no. description		date	

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APPROVED EXTERIOR SHEATHING

DuROCK "POLAR BEAR" AIR/MOISTURE BARRIER

PCCS INSULATION BOARD

MECHANICAL FASTENER

DuROCK FINISH COAT

DuROCK FIBER MESH EMBEDDED IN DuROCK PREP COAT

DuROCK STARTER MESH (BACKWRAPPED)

TRANSITION MEMBRANE. EXTEND MEMBRANE 6" ABOVE AND BELOW SILL. ENSURE TRANSITION MEMBRANE IS OVER BUILDING PAPER

BACKER ROD AND SEALANT (VENTED)

FLASHING

PRECAST SILL ON GROUT

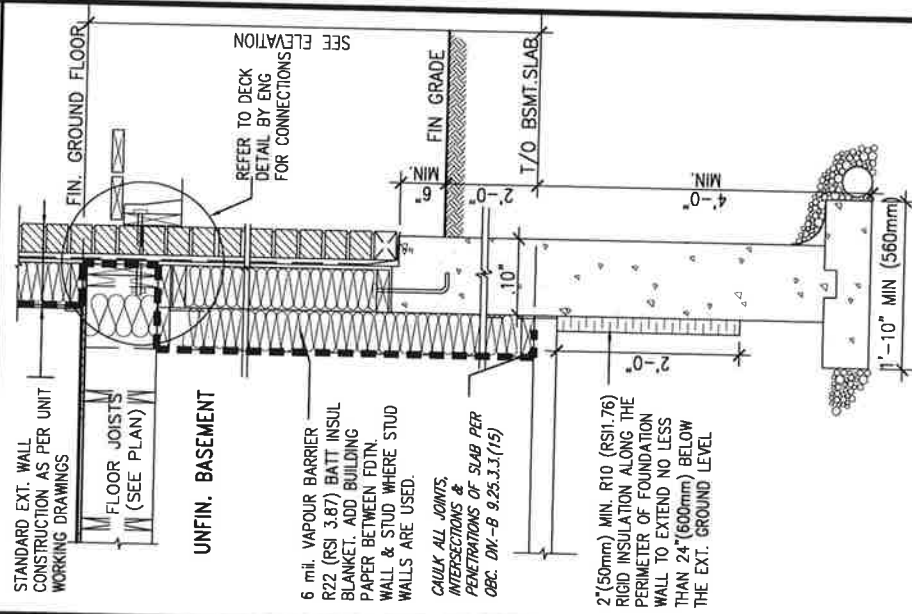
WEPPHOLES @ 32"(800) O.C.

BUILDING PAPER

6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

[illegible]

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.



* REVISED-FEB 2017

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

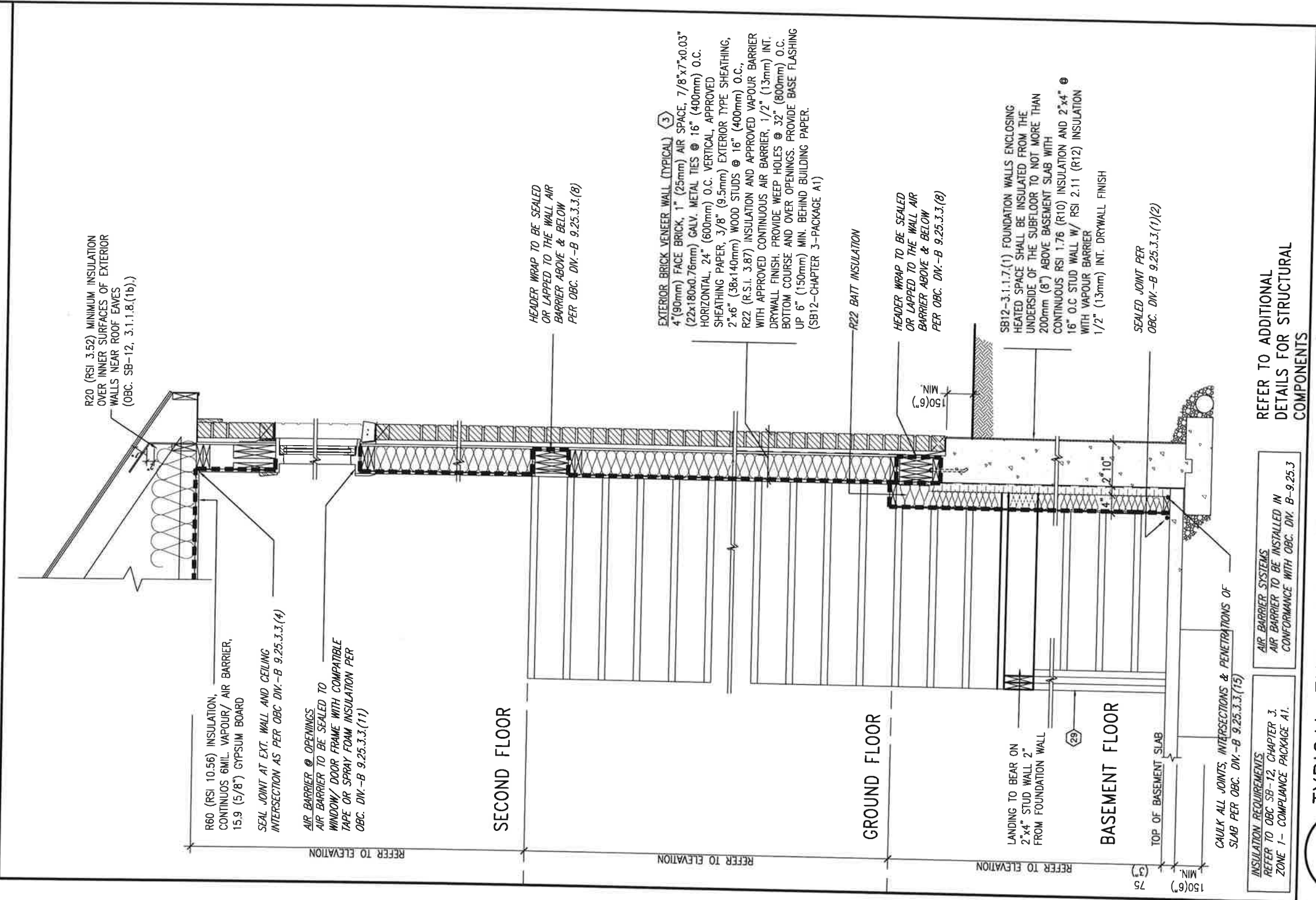
9	*		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	*			
7	*		qualification information	
6	*			
5	*		Wellington Jho-Bopiste	25591
4	*		Name	Signature
3	*		registration information V&S Design Inc.	BCN 42658
2	UPADATE TO CBC VER 2020	FEB 09-21 RC		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC		
no.	description	date		

BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	project no. 13049
city MAY 2016	
drawn by RC	
checked by —	
scale 3/16" = 1'-0"	
CONSTRUCTION NOTES	
file name 13049-CN-A1 VER 2020	
DRAWN — H. WACHSNER, MORNINGSIDE, 2016.11.13; 13049-BAYVIEW-STEEL WORKSHEET 13049-CN-A1 VER 2020.dwg — Tue - Feb 9 2021 — 11:11 AM	

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TITLE PAGE	FILE NUMBER: WORKING (W3) 2019-06-W3DESIGN-NOTES	3049-CU-A	15 FEB 2020	dwg
			- Tue - Feb 9 2021	- 11:18 AM

SB12-COMPLIANCE PACKAGE 'A1'



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

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

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

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

EW
STR

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

SCALE: N.T.S.

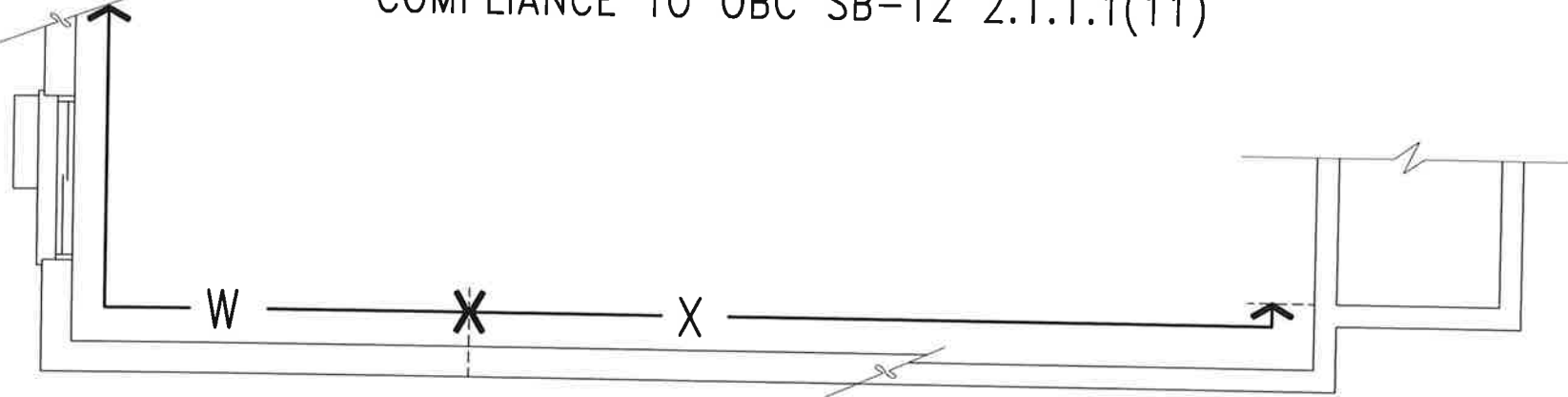
FEB 9, 2021

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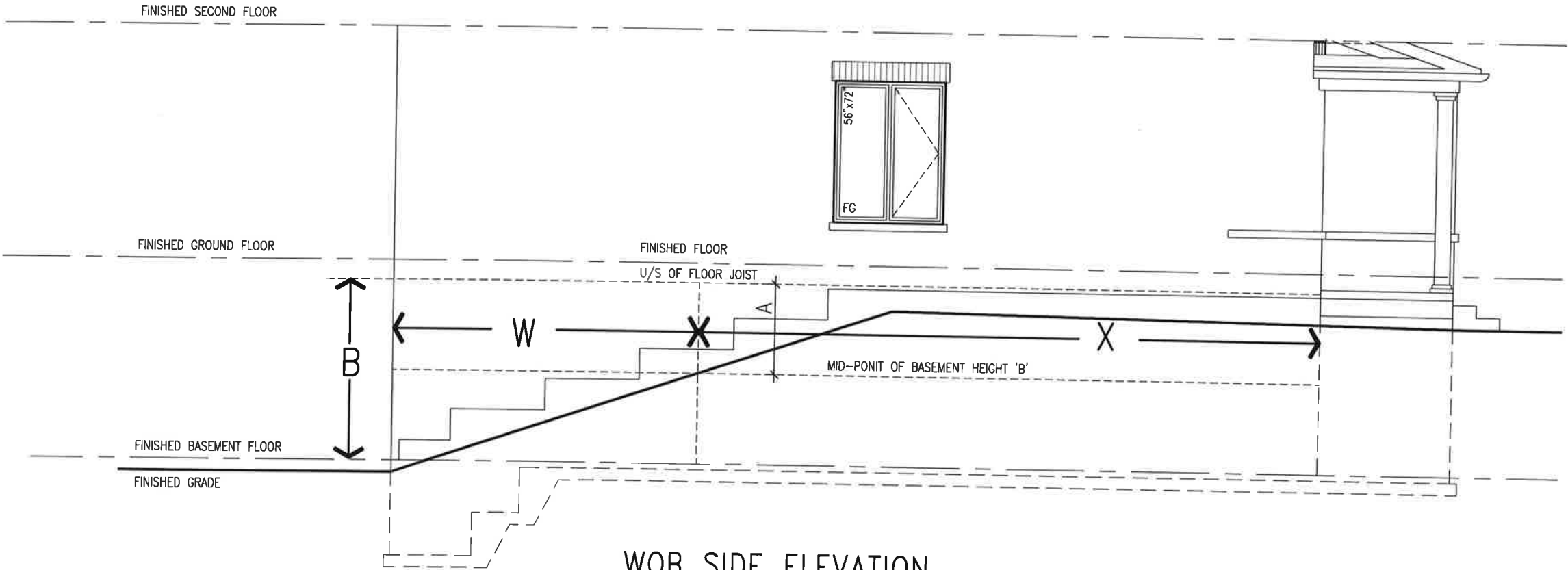
 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.7255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
	project name	municipality	project no.	
	ALCONA	INNISFIL, ON.	13049	
	date	checked by	scale	drawing no.
	MAY 2016	RC	3/16" = 1'-0"	CN7
CONSTRUCTION NOTES			file name	
			13049-CN-A1 VER 2020	
FIG. ACD - H:\VARD-ENG\WORKING\2013\13049-BAYVIEW\13049-CN-A1 VER 2020.dwg - Tue - Feb 9 2021 11:18 AM				

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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



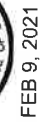
WOB SIDE ELEVATION

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

BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL, ON.
project no.	13049	drawing no.	CN8
CONSTRUCTION NOTES			
date	MAY 2016	file name	13049-CN-A1
drawn by	RC	checked by	3/16" = 1'-0"
scale		scale	
revision		revision	
no.	description	date	by
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

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9	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	-	-	qualification information
7	-	-	Wellington Jno-Baptiste 25591
6	-	-	name
5	-	-	registration information
4	-	-	VAS Design Inc.
3	-	-	signature
2	UPDATE TO OBC VER 2020	RC	42658
1	ISSUE FOR CLIENT REVIEW	RC	
no	description	date	by
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

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qualification information

Wellington Jno-Baptiste 25591

name

registration information

VAS Design Inc.

signature

42658

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

checked by
RC

scale
3/16" = 1'-0"

date
MAY 2016

drawn by

date

project name
ALCONA

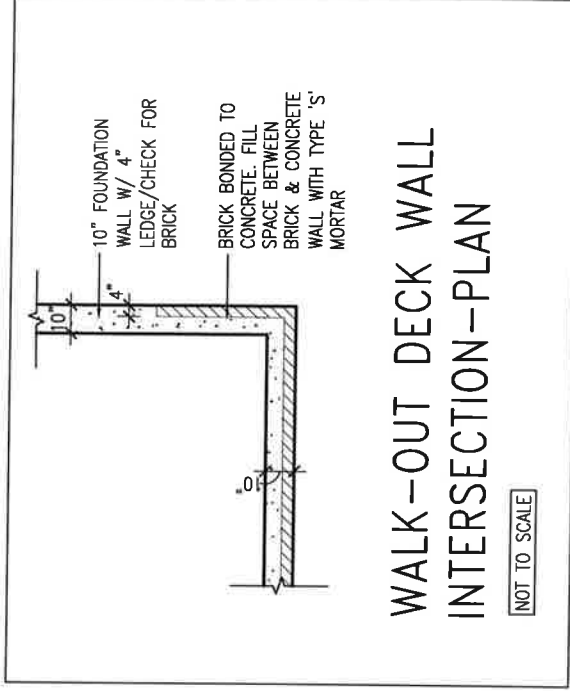
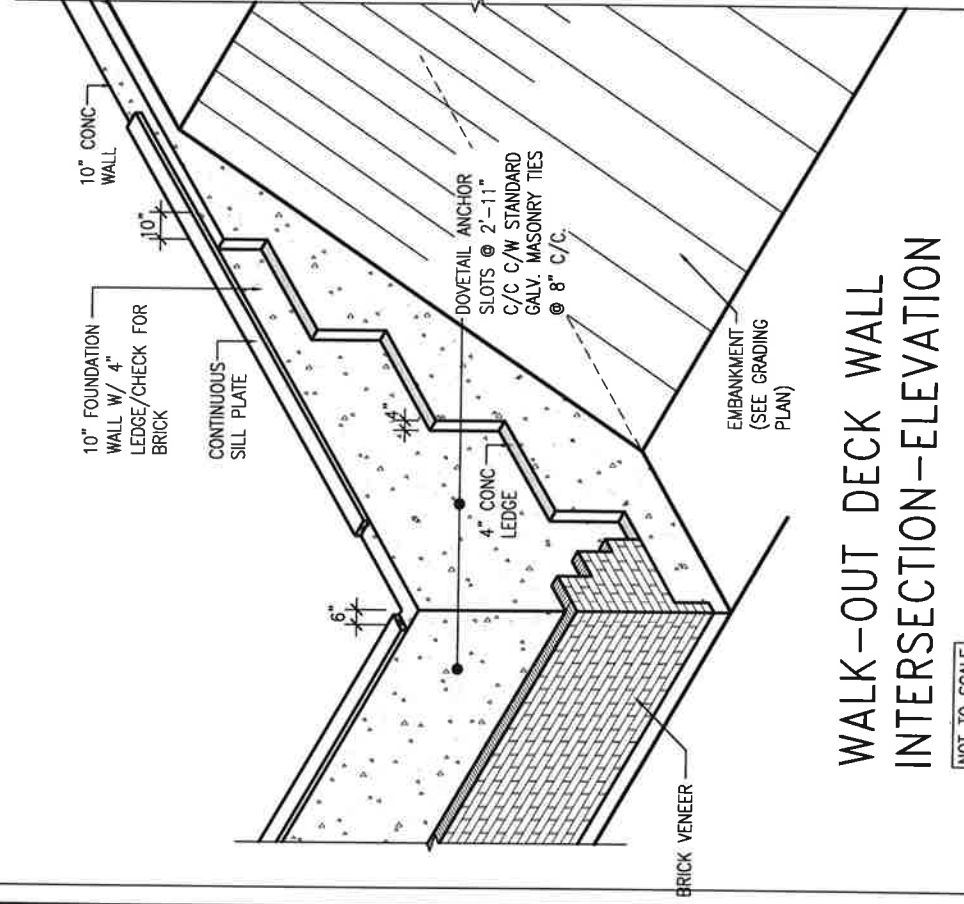
municipality
INNISFILON.

project no
13049

drawing no
CN9

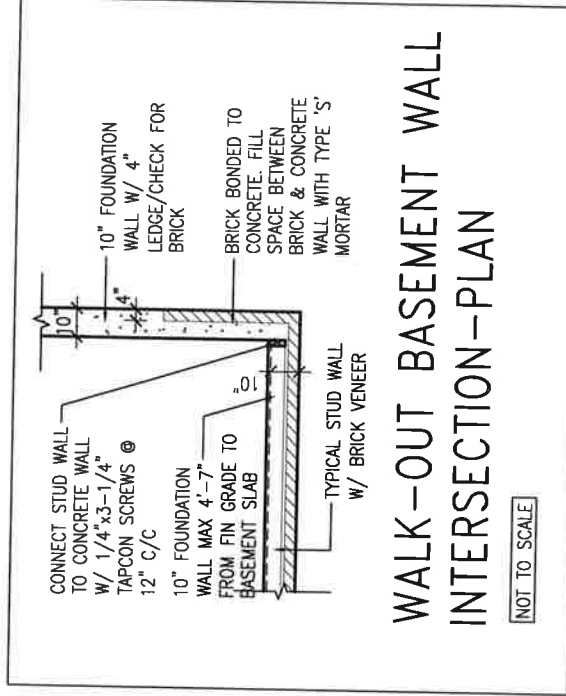
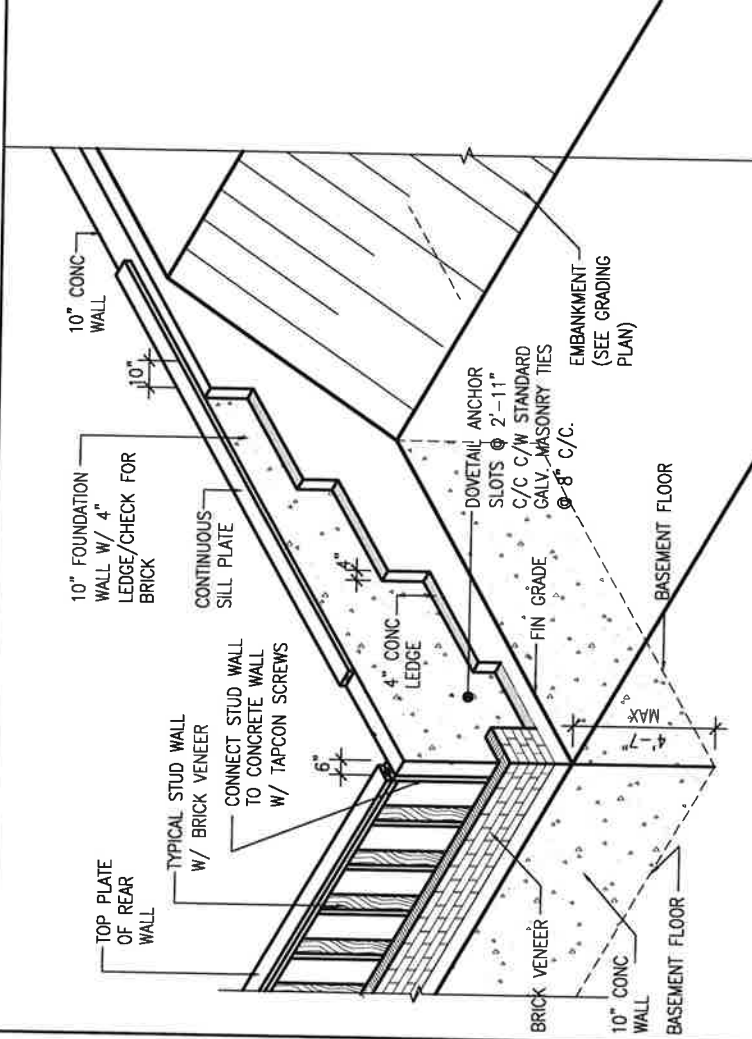
BAYVIEW WELLINGTON

CONST NOTE



WALK-OUT DECK WALL
INTERSECTION-ELEVATION

(10" FOUNDATION WALL)



WALK-OUT DECK WALL
INTERSECTION-ELEVATION MAX
4'-7" BACKFILL

(10" FOUNDATION WALL)



no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	UPDATE TO OBC VER 2020	FEB 09-21 RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	

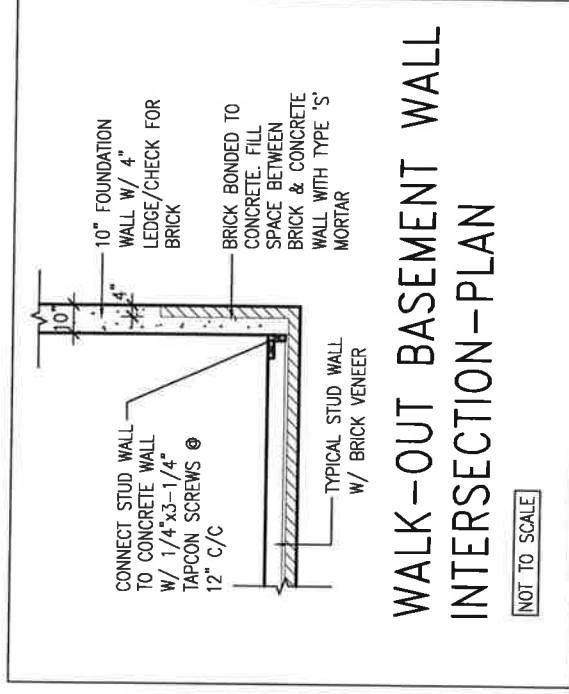
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	qualification information
Wellington Jno-Baptiste	signature
25591	BCIN
VA3 Design Inc.	registration information
42658	BCIN

VA3 DESIGN	255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com
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project name	ALCONA	project no.	13049
date	MAY 2016	drawing no.	CN10
drawn by	RC	checked by	
scale	3/16" = 1'-0"	construction notes	13049-CN-A1 VER 2020
drawn by	RC	checked by	
scale	3/16" = 1'-0"	construction notes	13049-CN-A1 VER 2020
drawn by	RC	checked by	
scale	3/16" = 1'-0"	construction notes	13049-CN-A1 VER 2020

BAYVIEW WELLINGTON

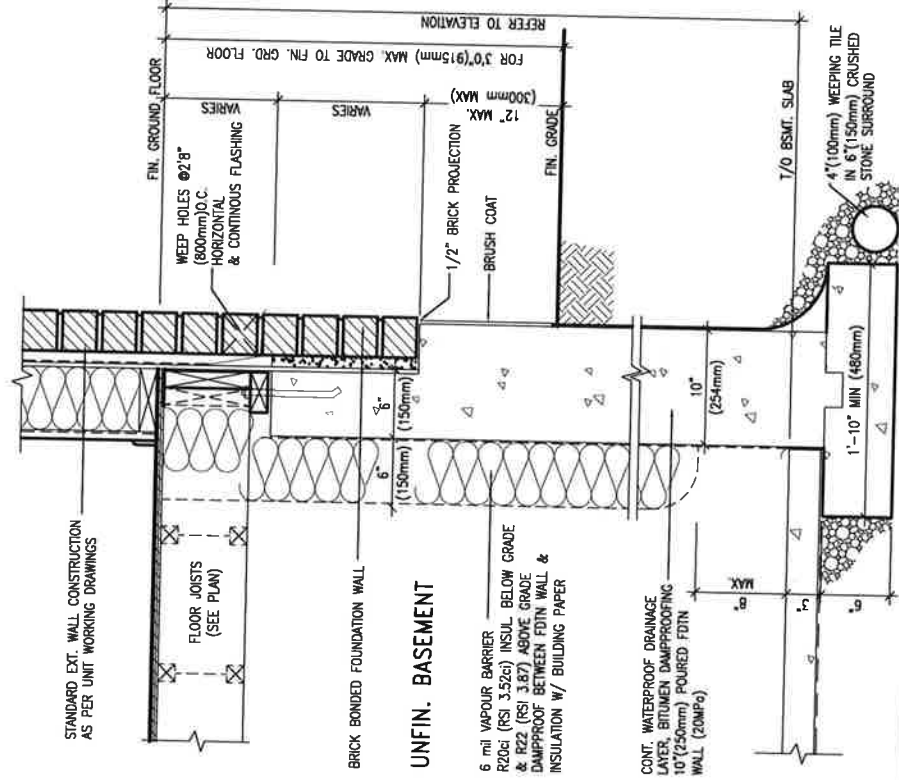
CONST NOTE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



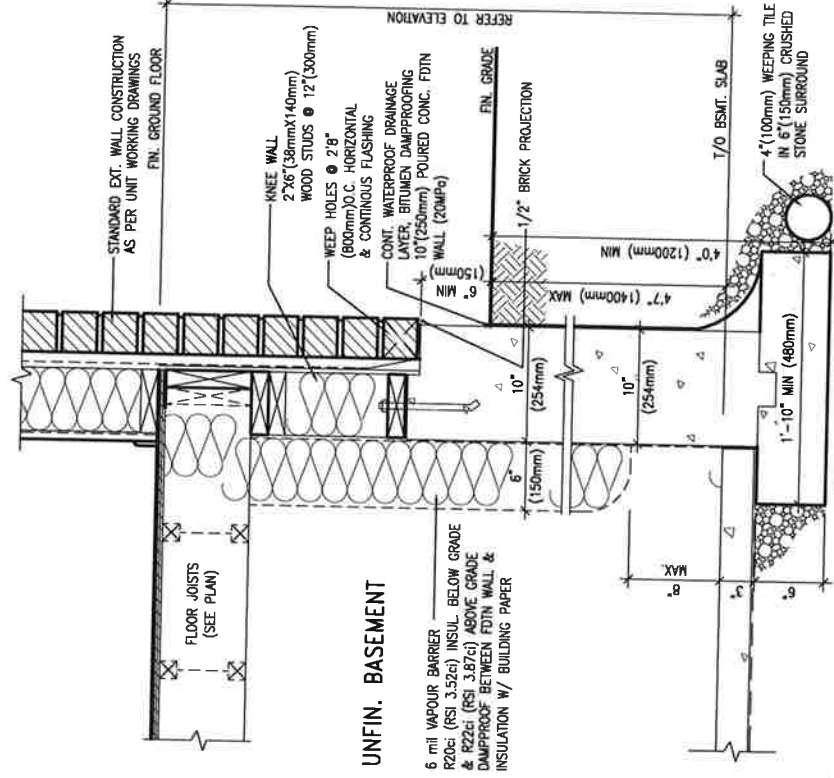
UNFIN. BASEMENT

6 mil VAPOUR BARRIER
R20c (RSI 3.52c) INSUL BELOW GRADE
& R22 (RSI 3.87) ABOVE GRADE
DAMP-PROOF BETWEEN FDTN WALL &
INSULATION W/ BUILDING PAPER

CONT. WATERPROOF DRAINAGE
LAYER, BITUMEN DAMPROOFING
10"(250mm) POURED FDTN
WALL (20MPa)

EW3.06x
PKG A1

SCALE: N.T.S.



UNFIN. BASEMENT

6 mil VAPOUR BARRIER
R20ci (RSI 3.52ci) INSUL. BELOW GRADE
& R22ci (RSI 3.87ci) ABOVE GRADE
DAMP-PROOF BETWEEN FDTN WALL &
INSULATION W/ BUILDING PAPER

EW3.07x
PKG A1

SCALE: N.T.S.



FEB 9. 2021

9	-	-	-
8	-	-	-
7	-	-	-
6	-	-	-
5	-	-	-
4	-	-	-
3	-	-	-
2	UPDATE TO OBC VER 2020	FTB 09-21 RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	
no.	description	date	hw

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qualification information

Wallington Jno-Baptiste

name

qualifications information

VAS Design Inc.

BCIN

25591

Signature

42658

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BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	municipality INNISFIL, ON.
date MAY 2016	project no. 13049
dwn by RC	drawing no. CN111
checked by -	scale 3/16" = 1'-0"
CONSTRUCTION NOTES	
file name 13049-CN-A1 VER 2020	
RICHARD - WA ABOVE WORKING TO U/L 10415-CH-A1 VER 2020 aug - Jul - Feb 9 2021 - 11 AM	

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