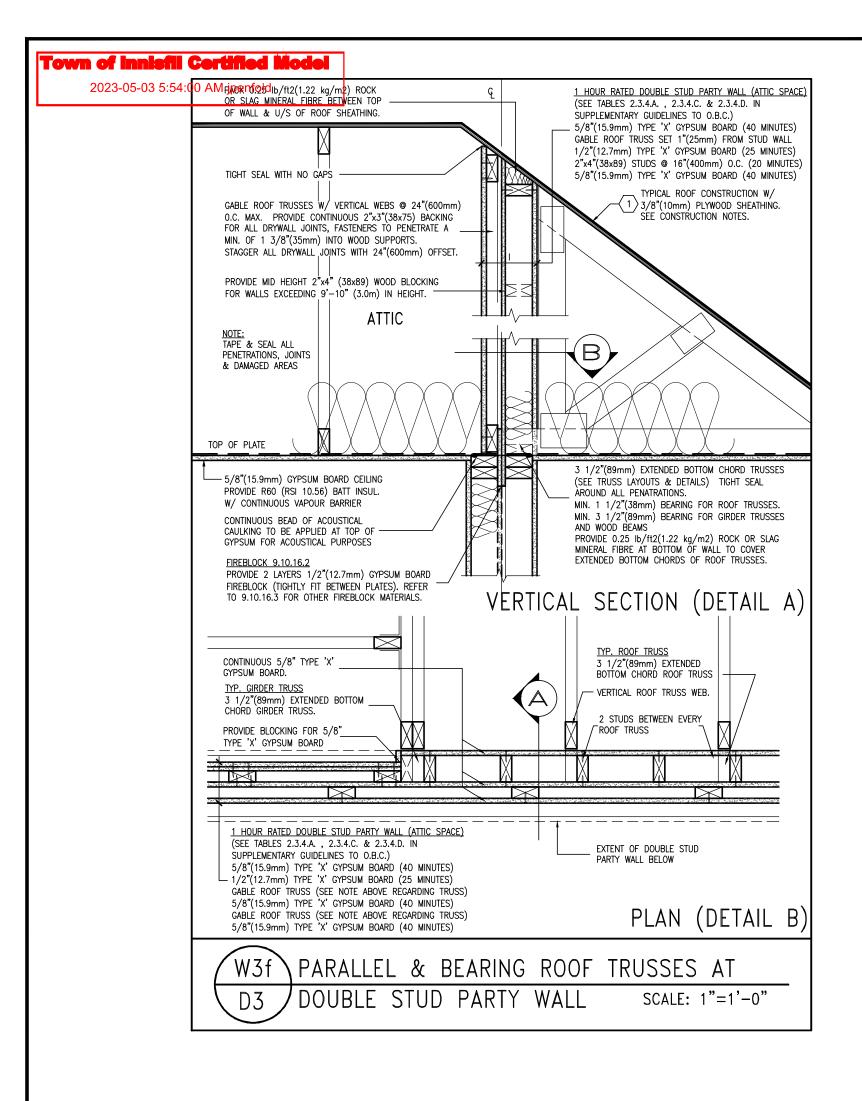


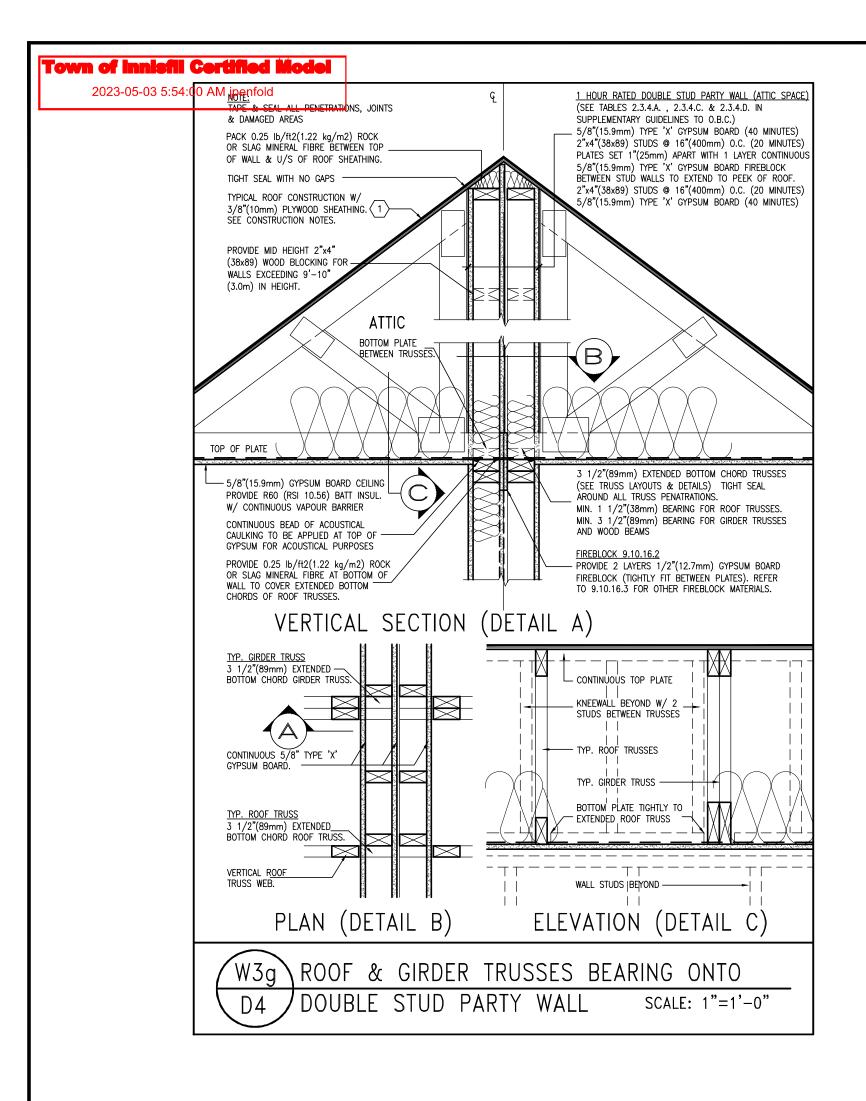


9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the	
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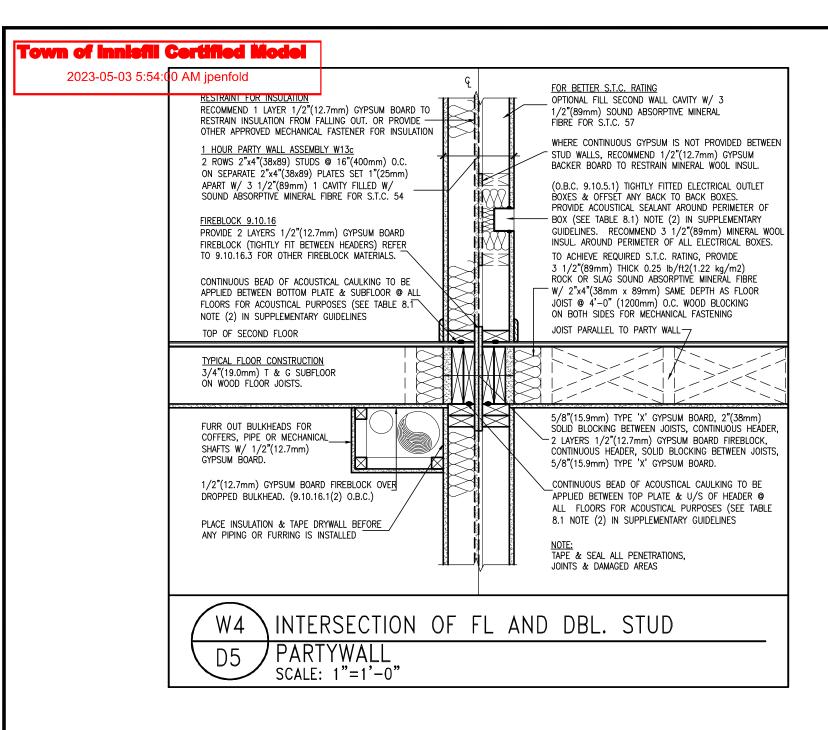


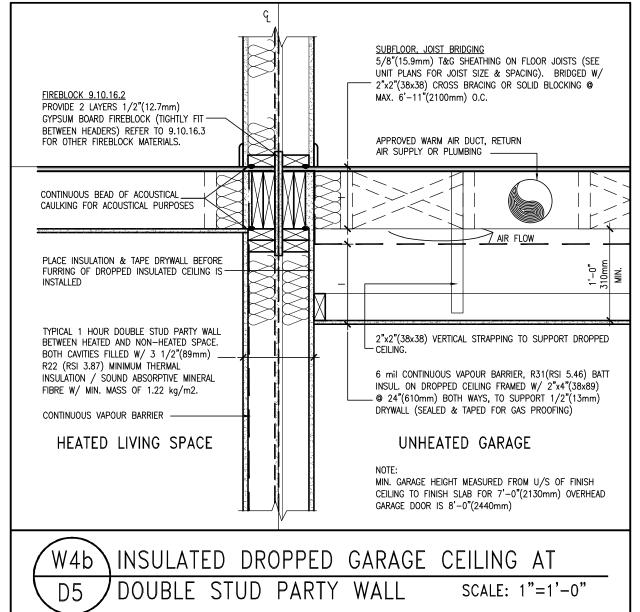
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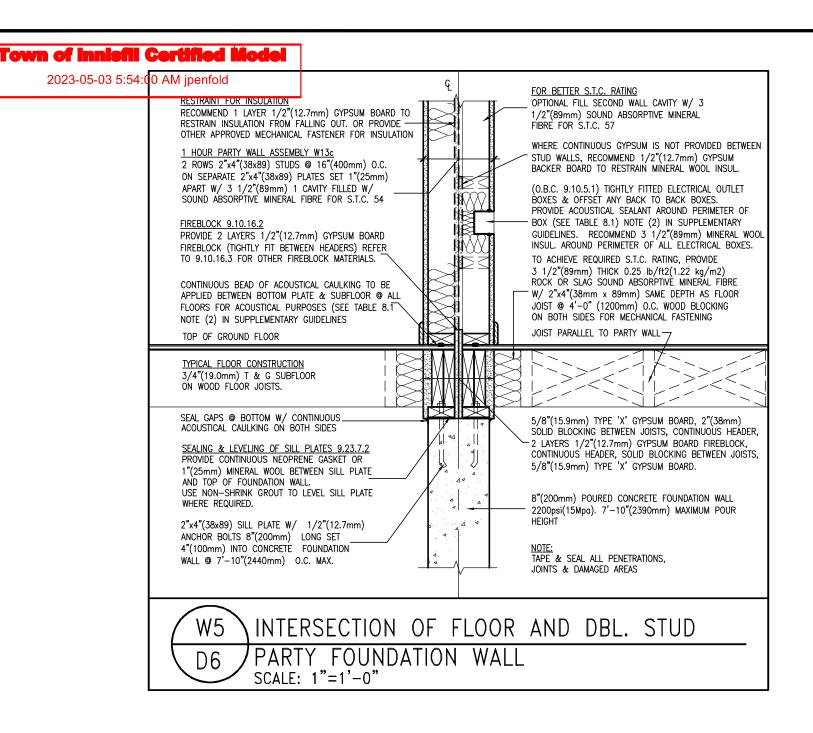
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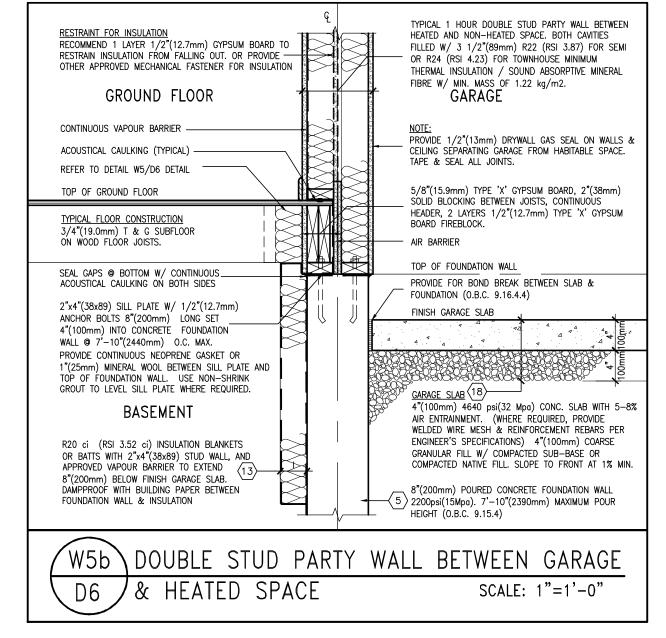






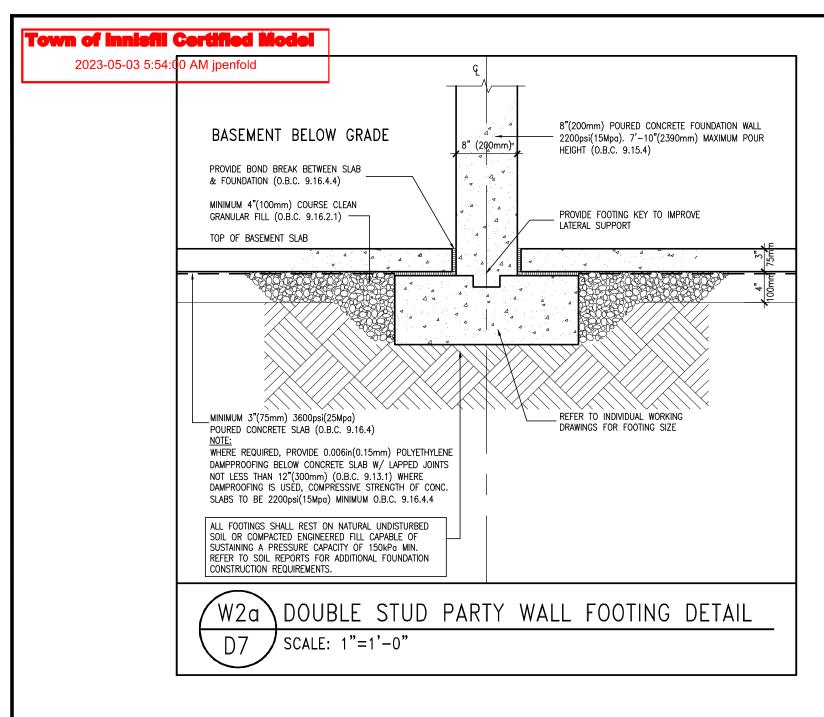
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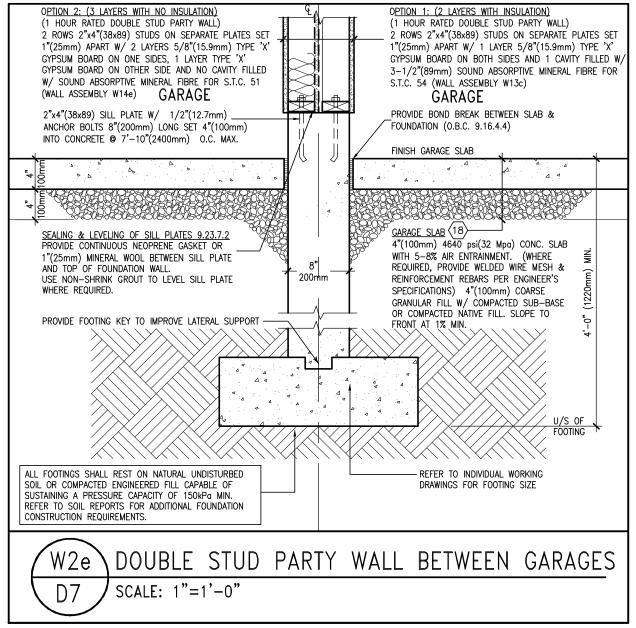






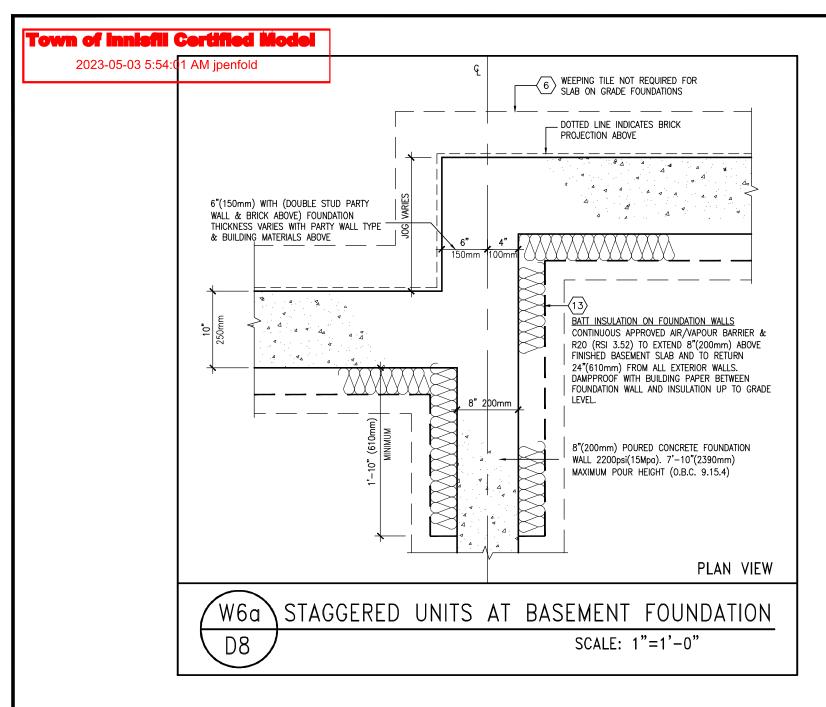
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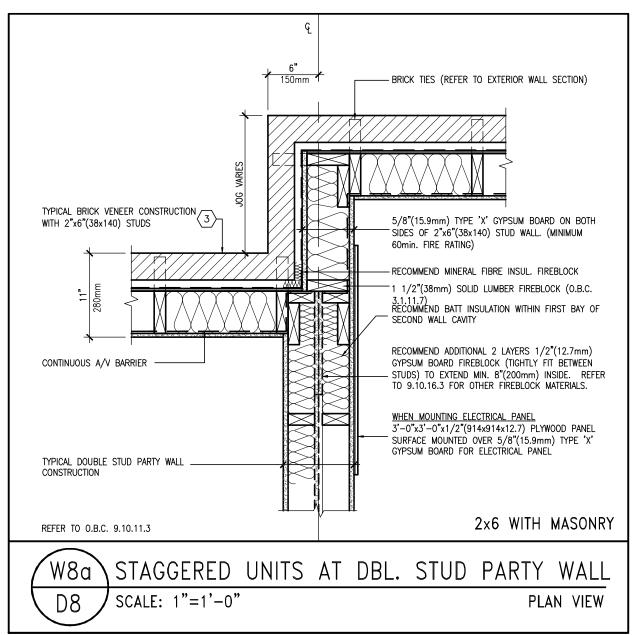






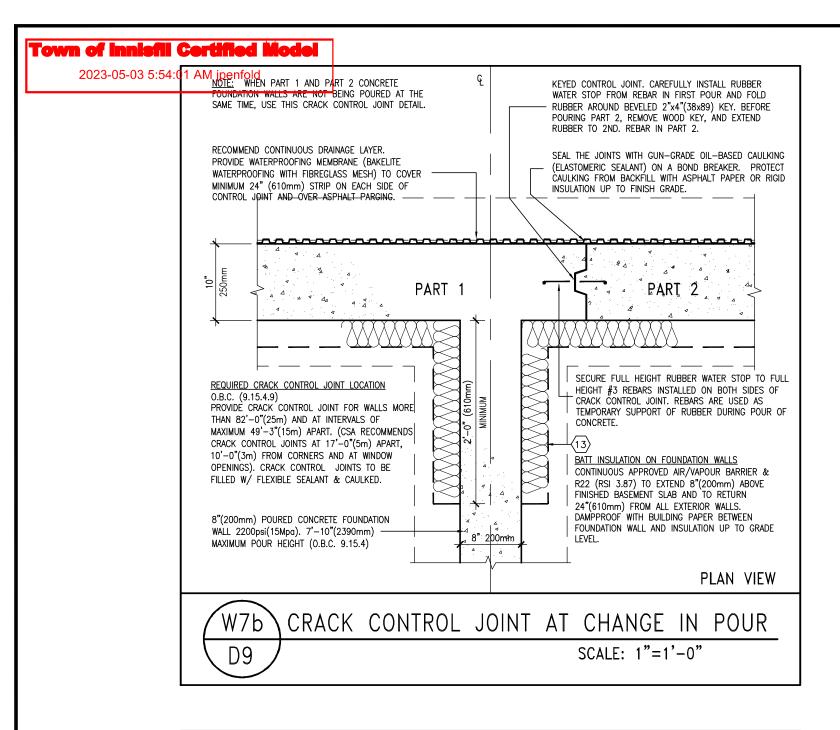
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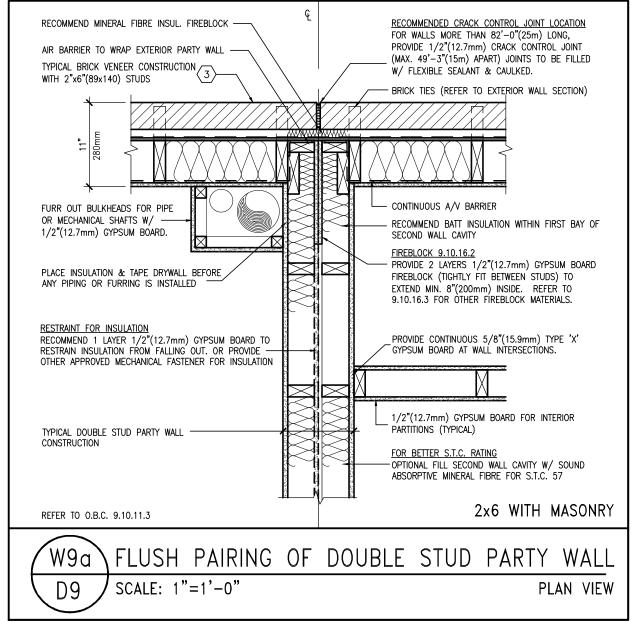






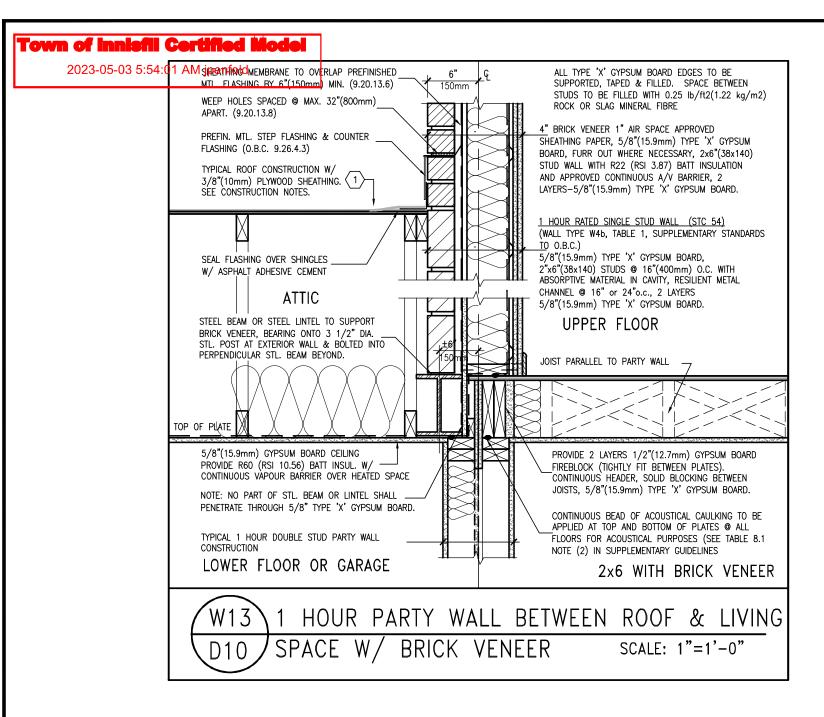
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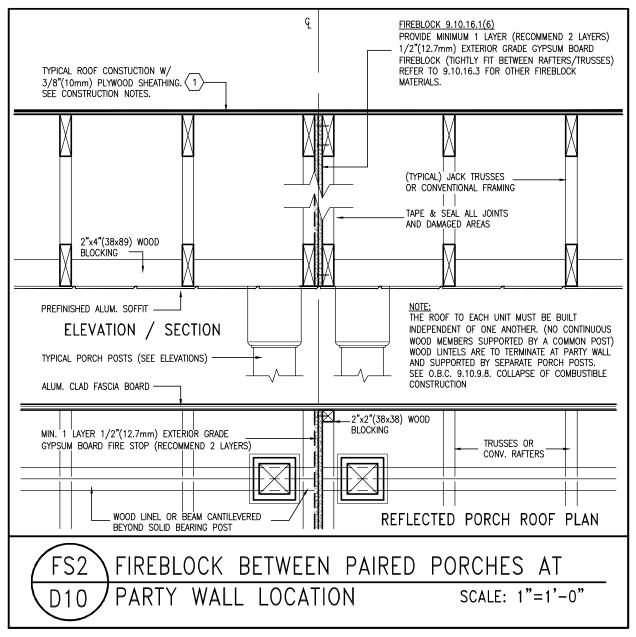






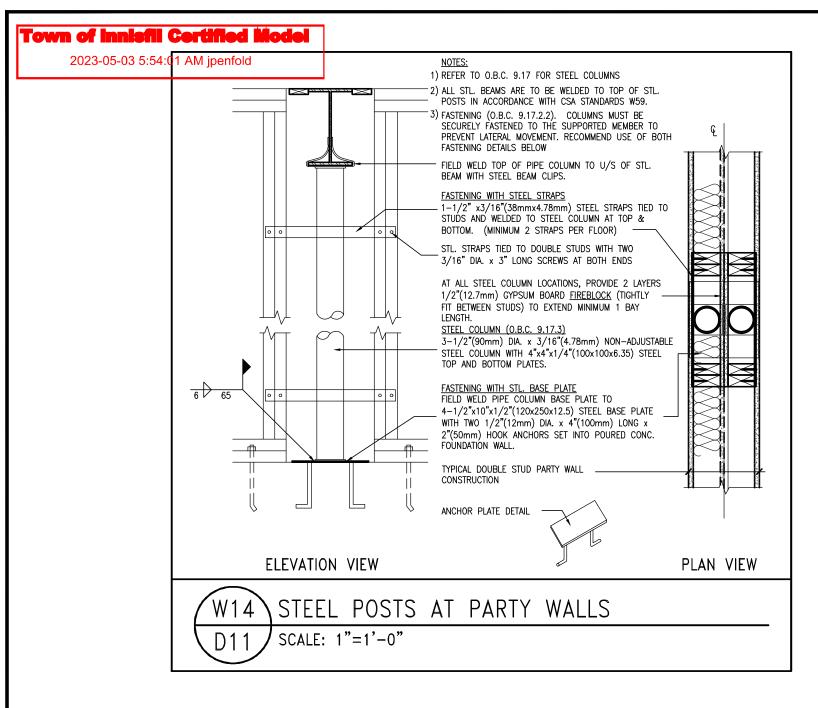
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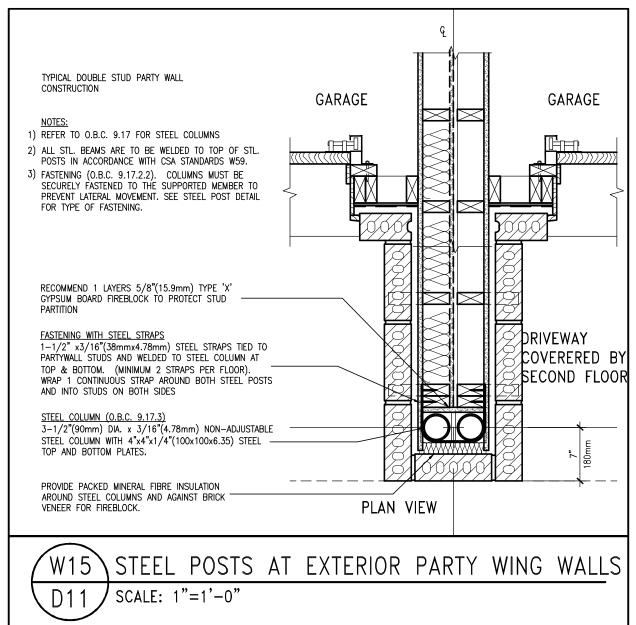






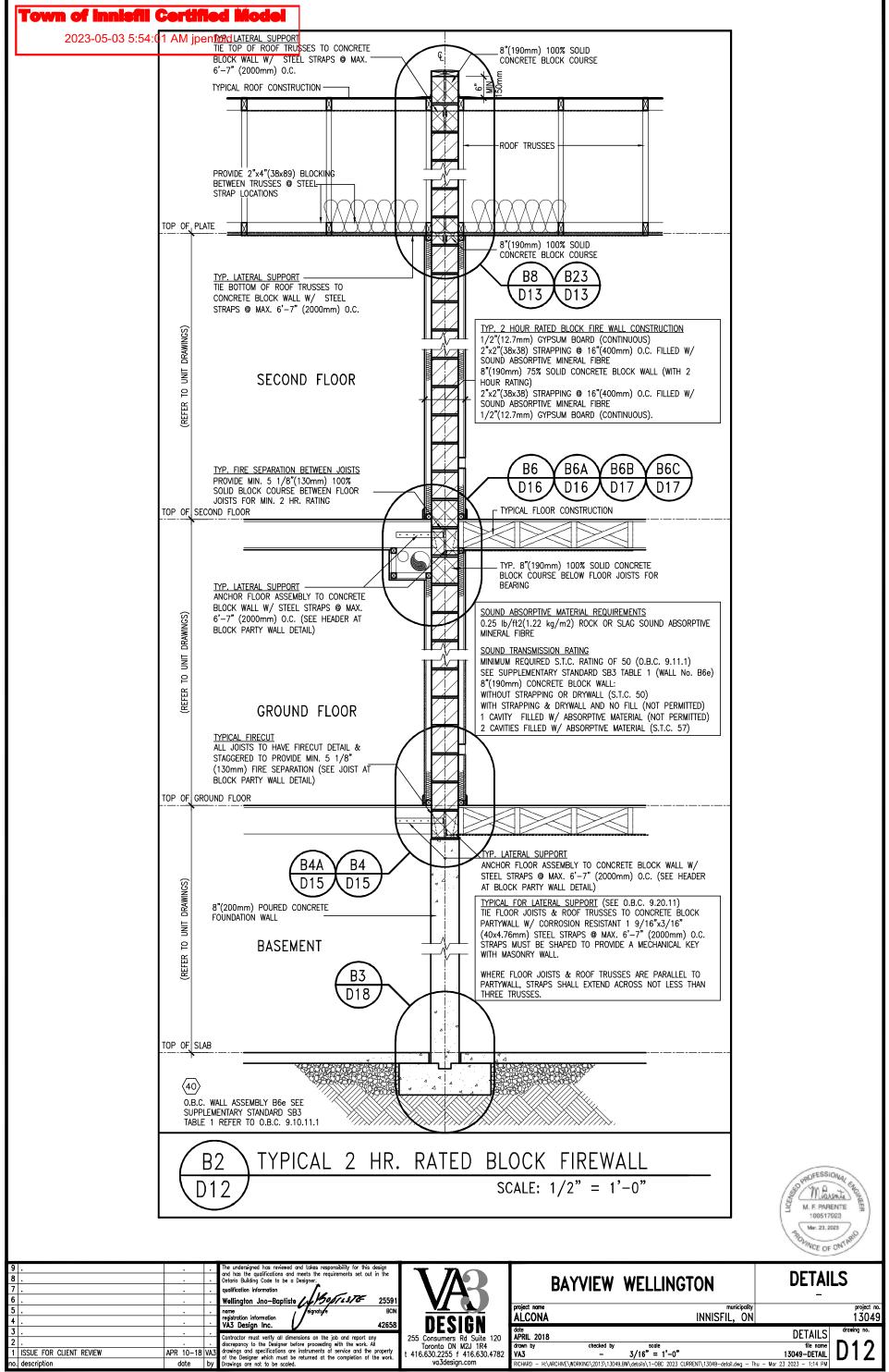
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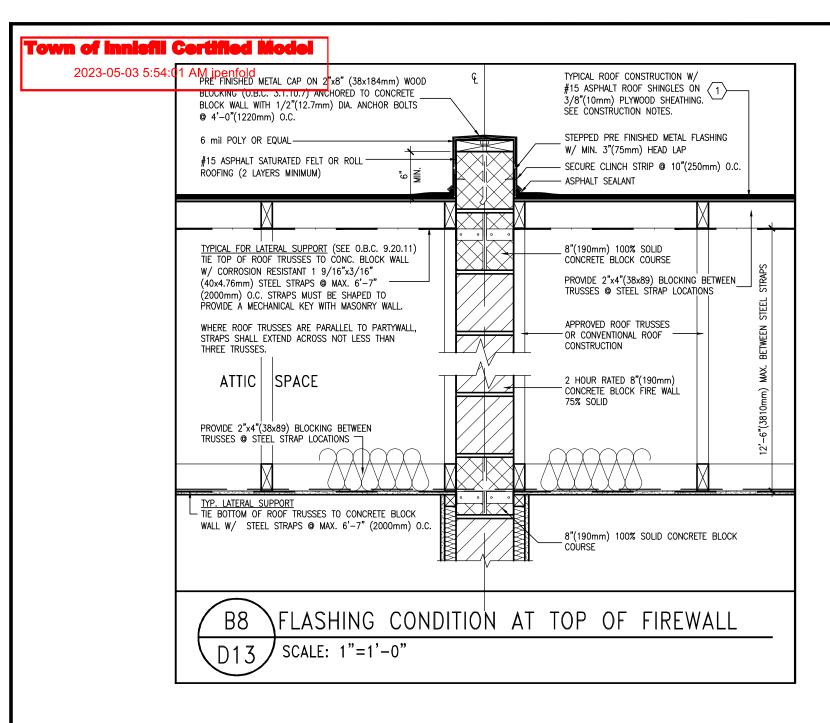


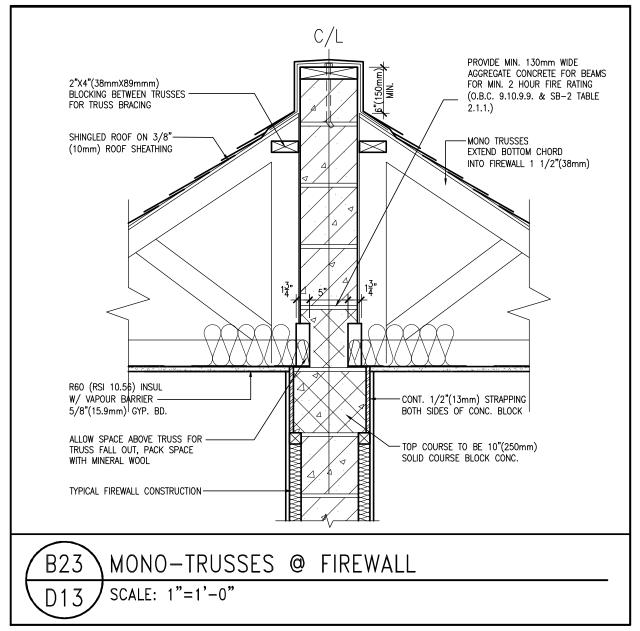




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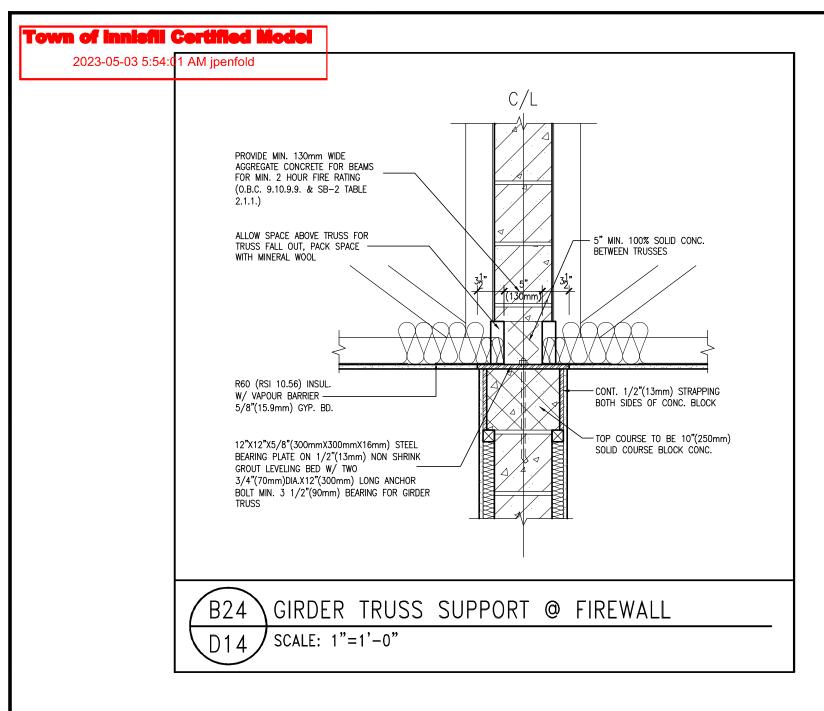


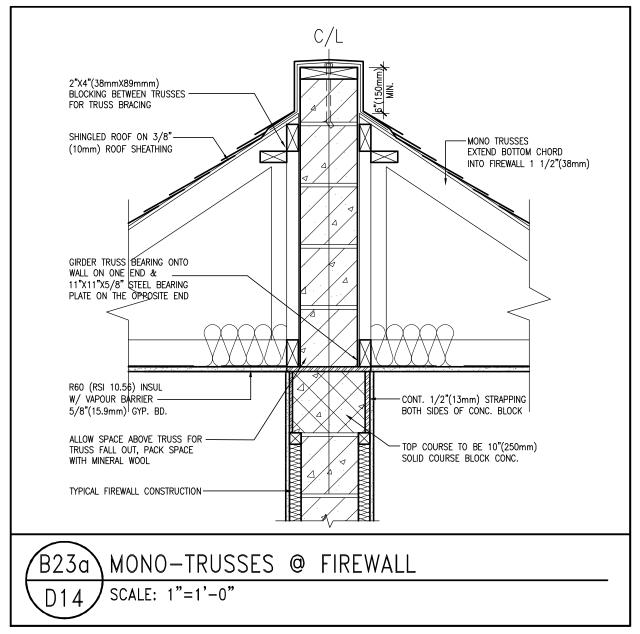






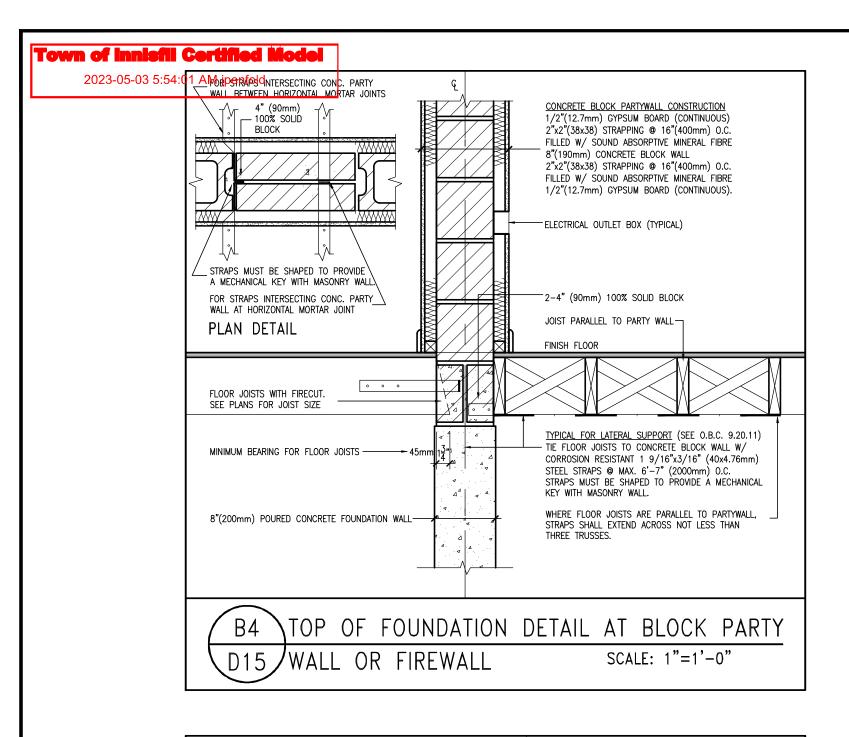
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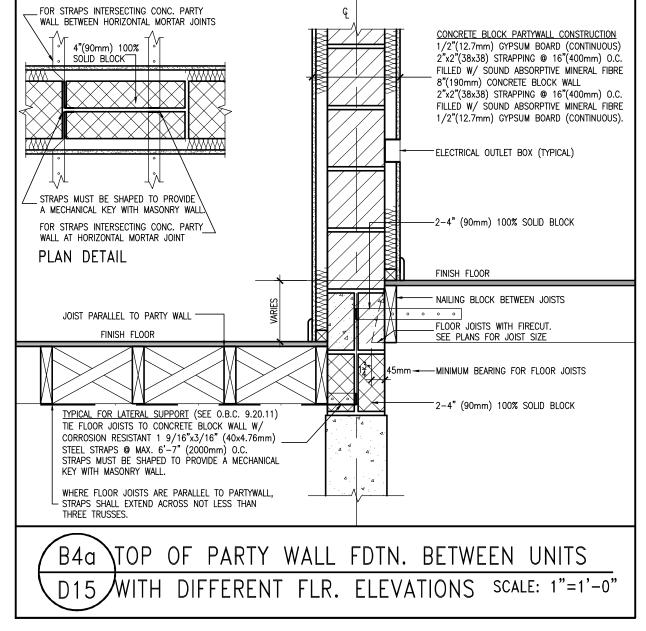






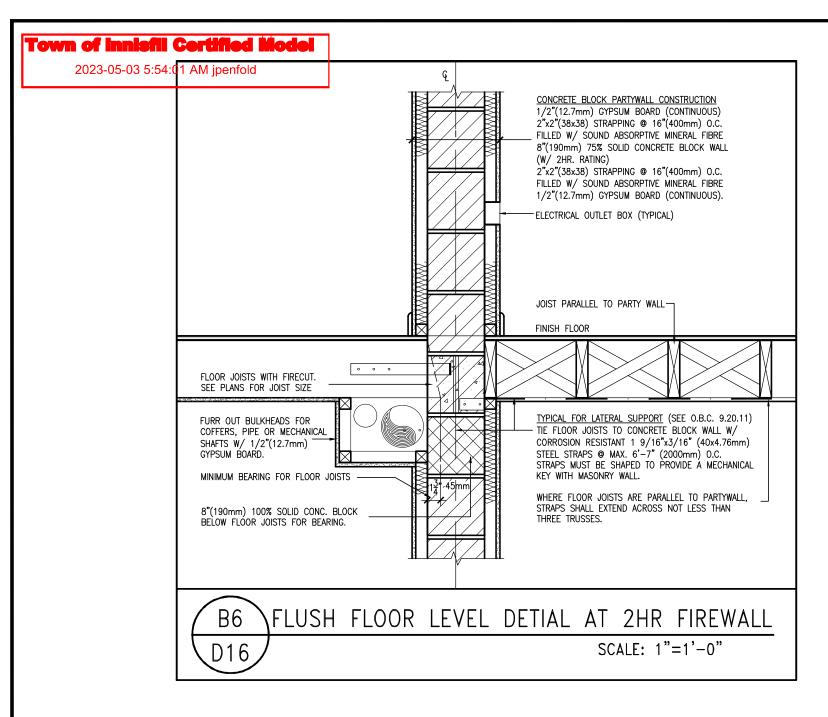
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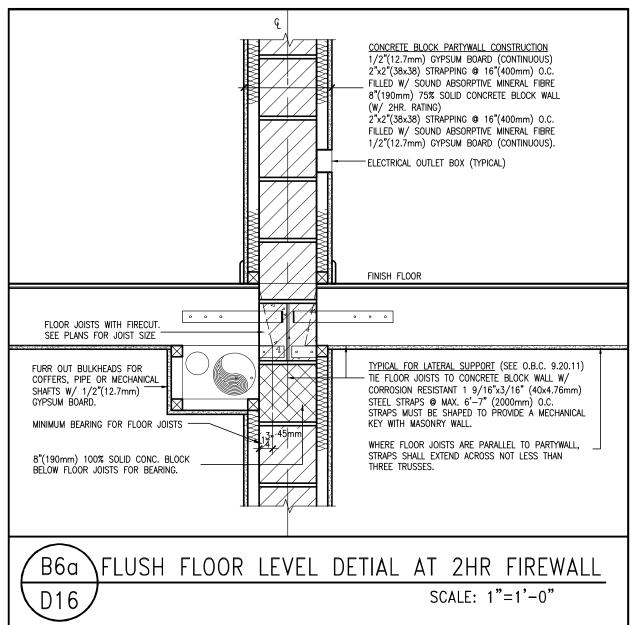






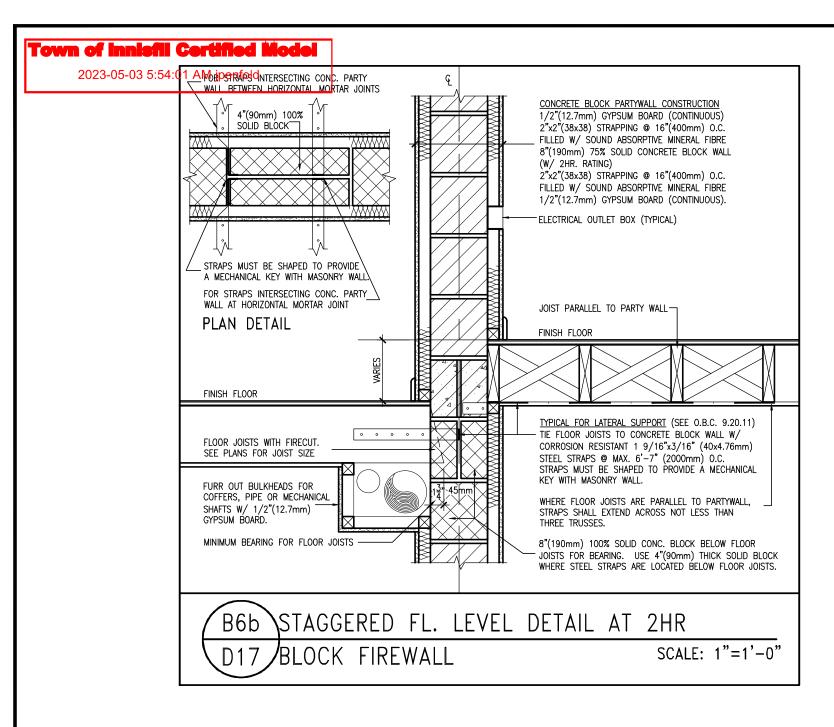
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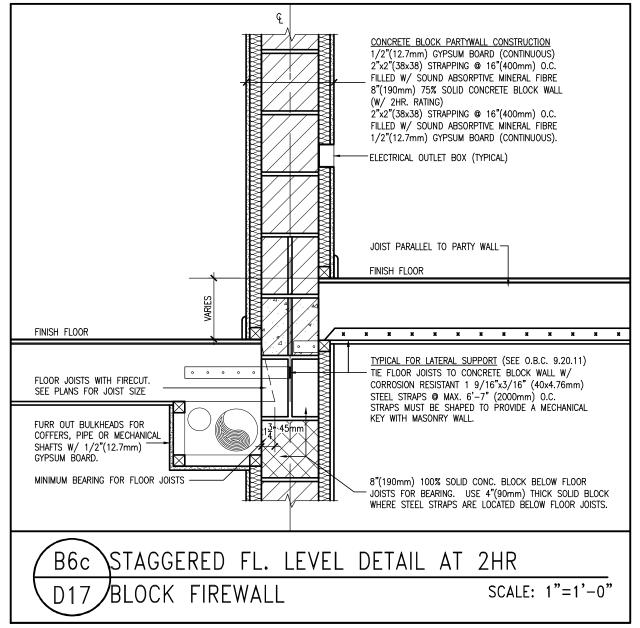






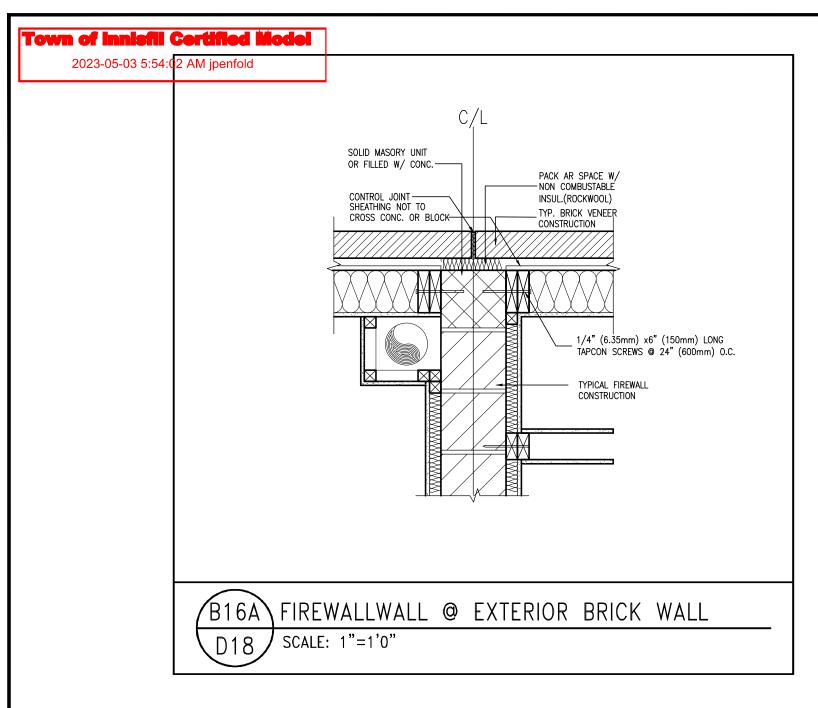
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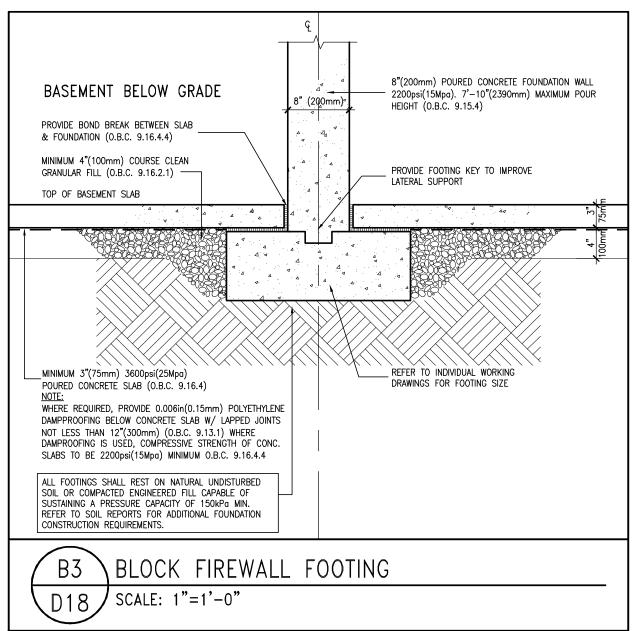






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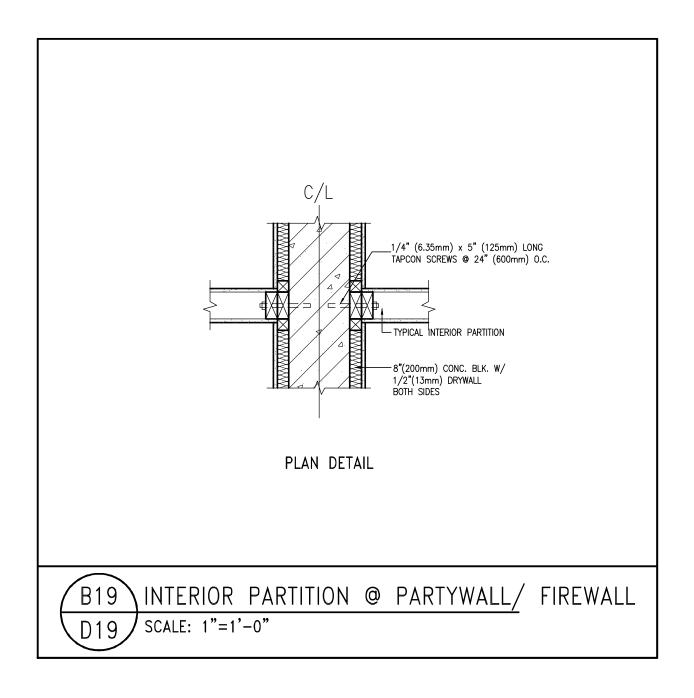




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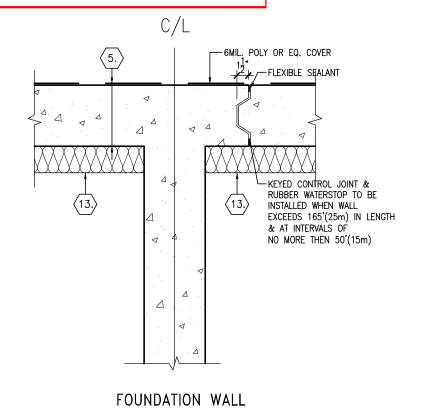


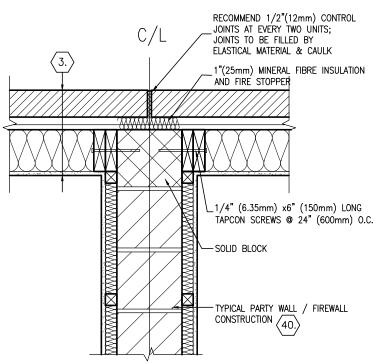


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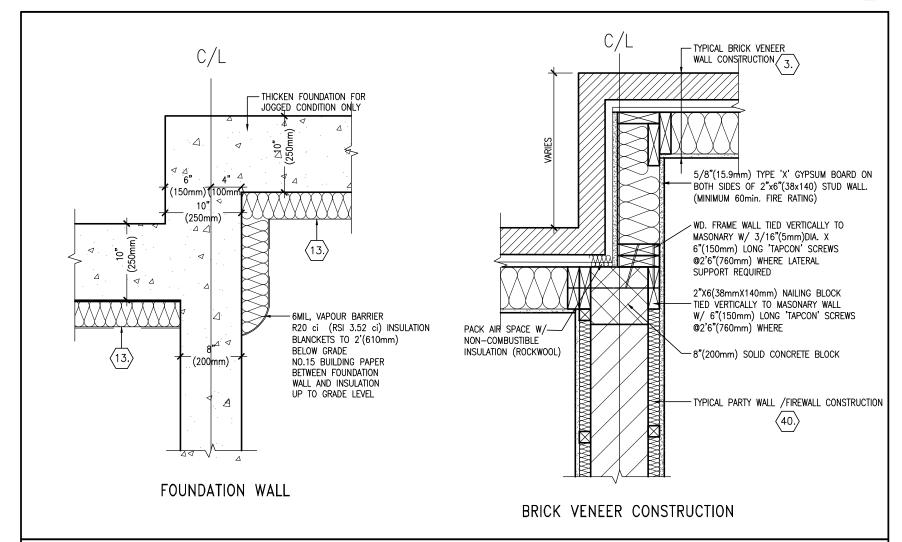
BRICK VENEER CONSTRUCTION

B17

STRAIGHT UNITS WALL DETAIL (PLAN)

SCALE: 1"=1'-0"



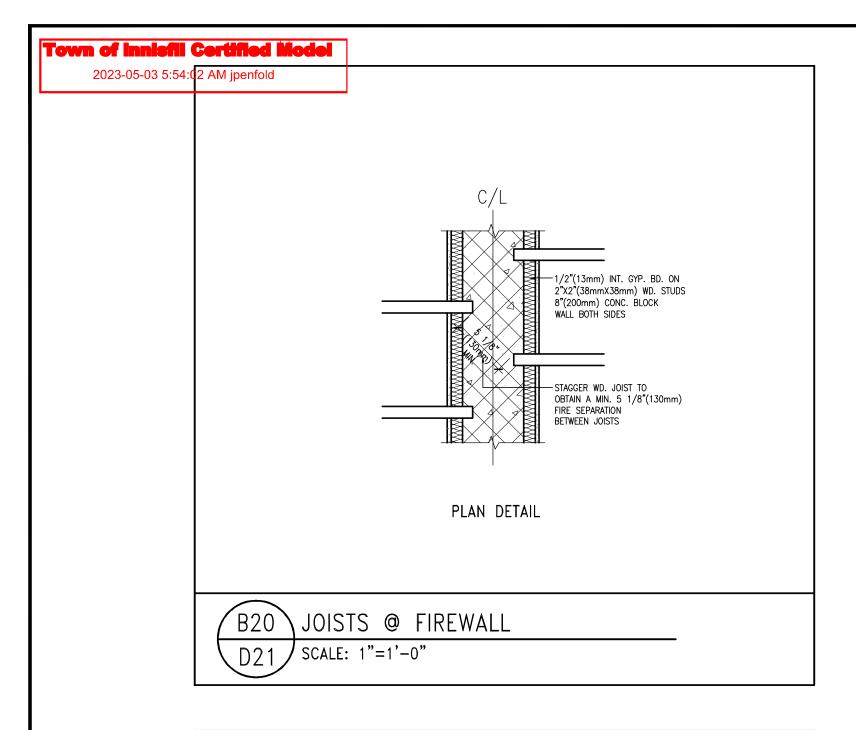


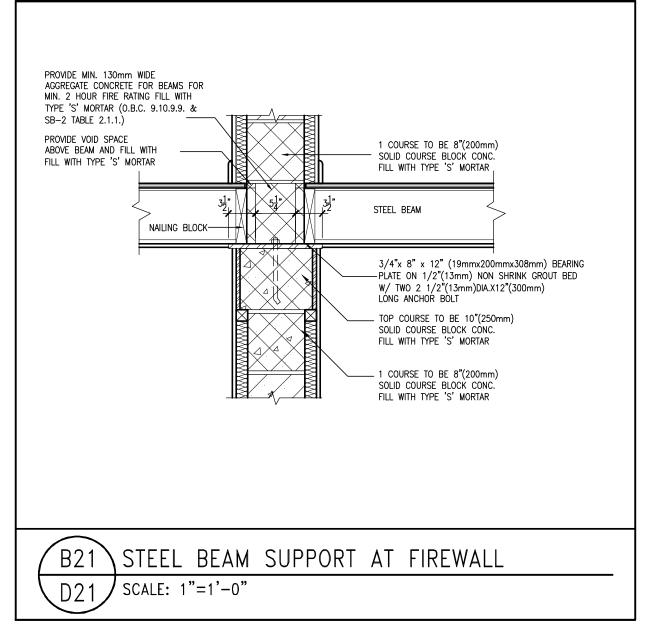
B18 STAGGERED UNIT WALL DETAIL AT PARTYWALL / FIREWALL (PLAN)
D20 SCALE: 1"=1'-0"

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
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4				•	registration information VA3 Design Inc. 42658
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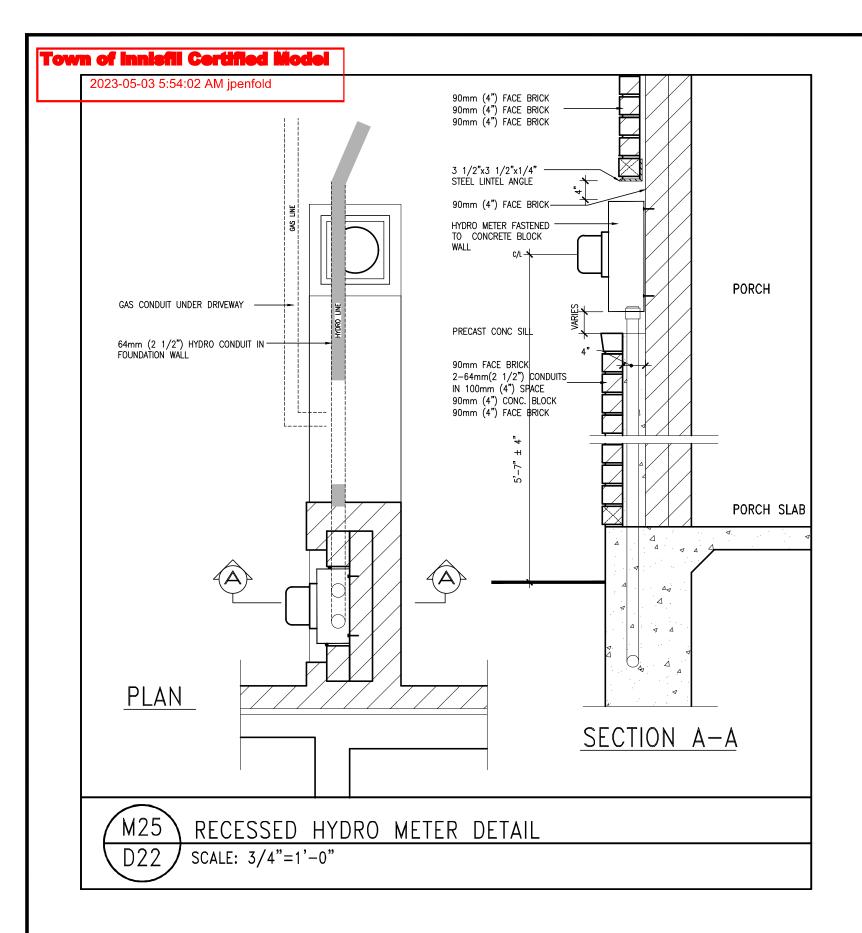
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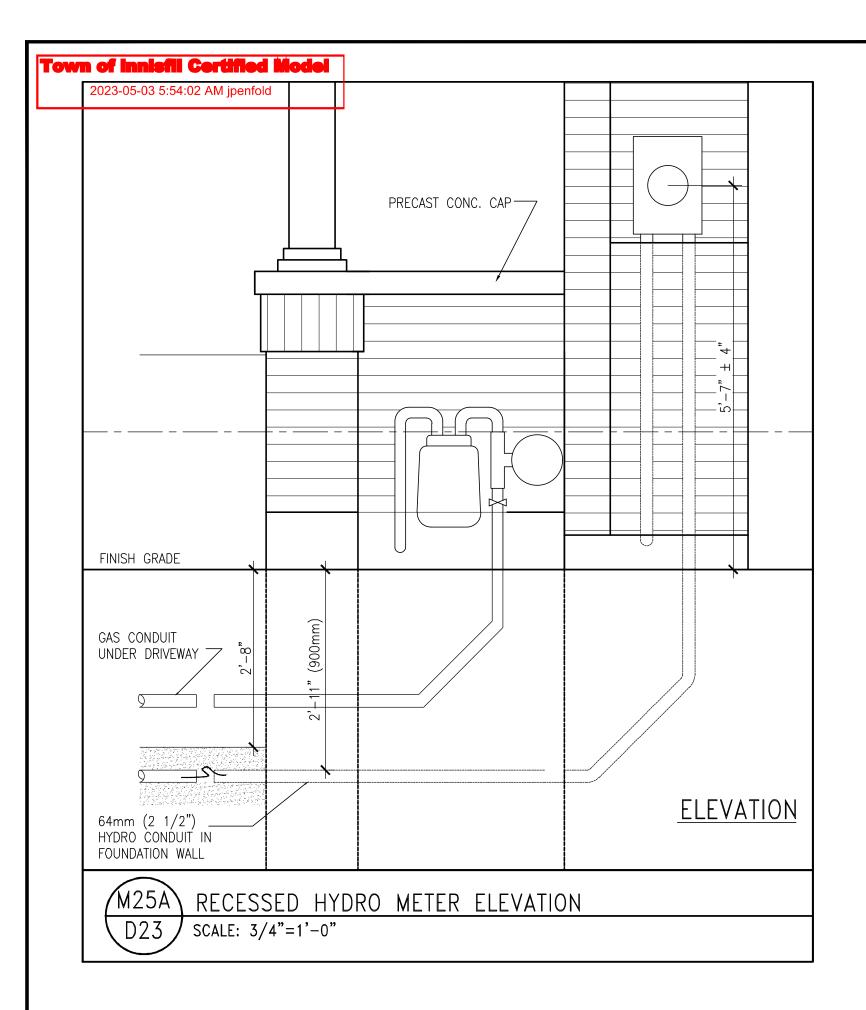


9 . 8 . 7 .		•	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information	\ <u>\</u> \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	BAYVIEW	WELLINGTON	DETAIL	LS
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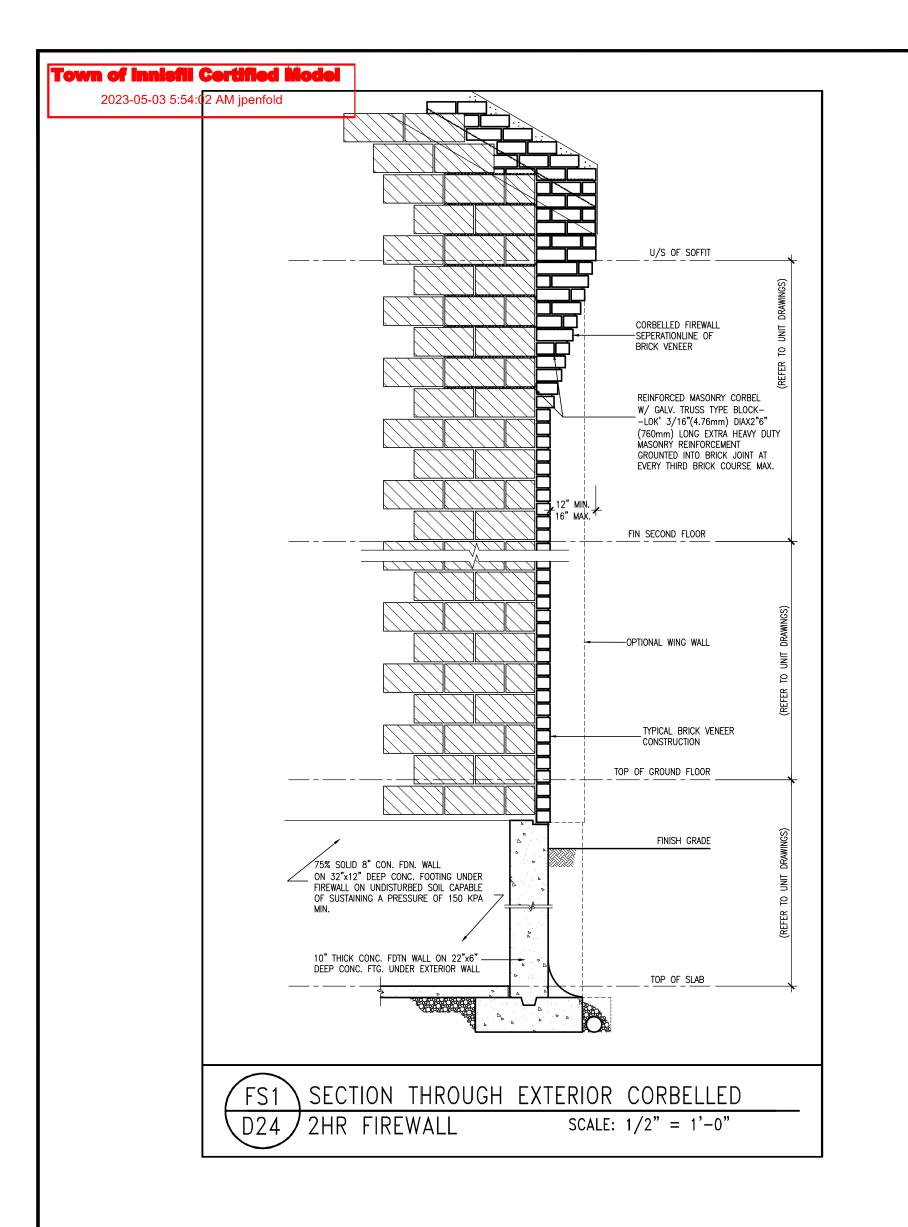


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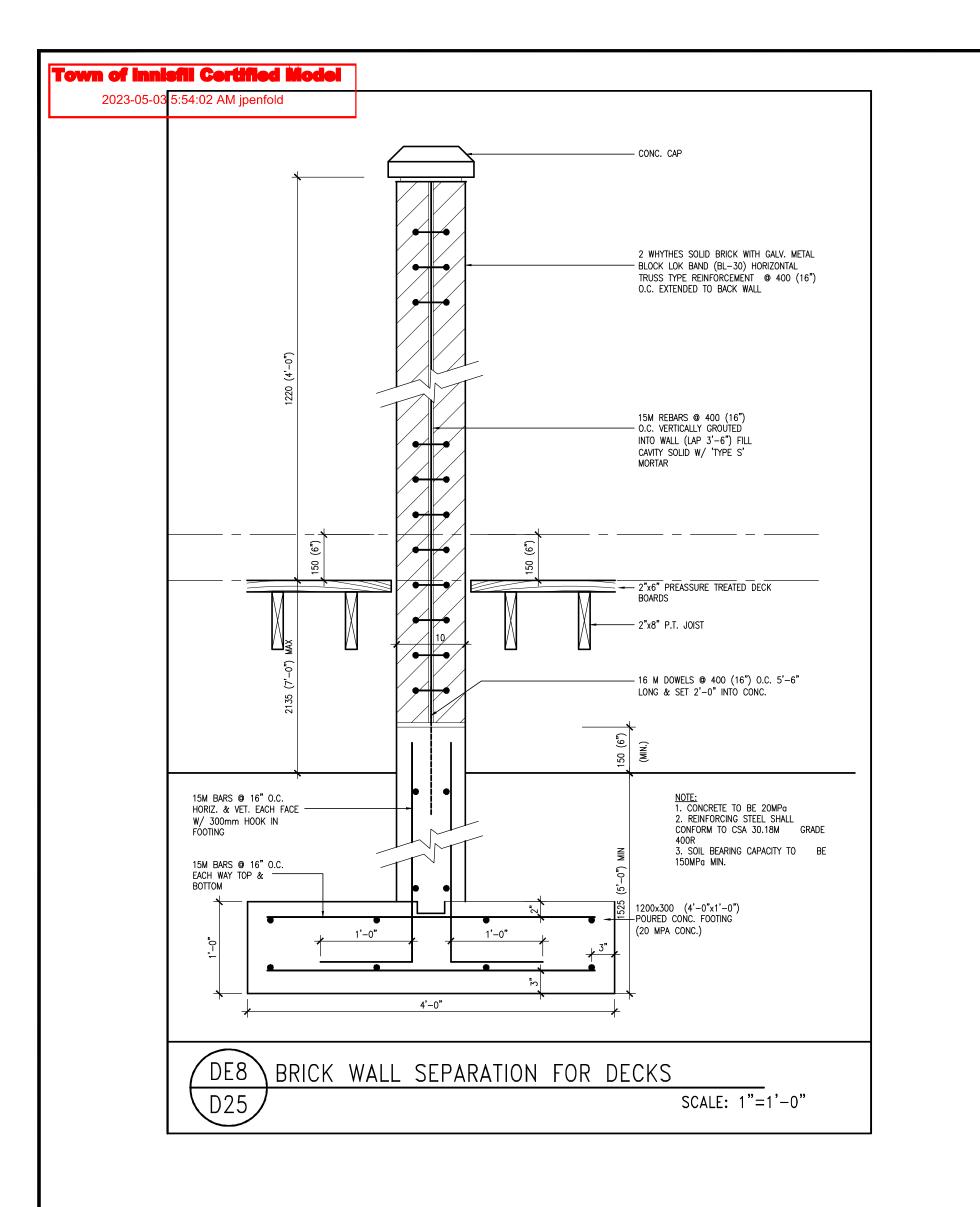


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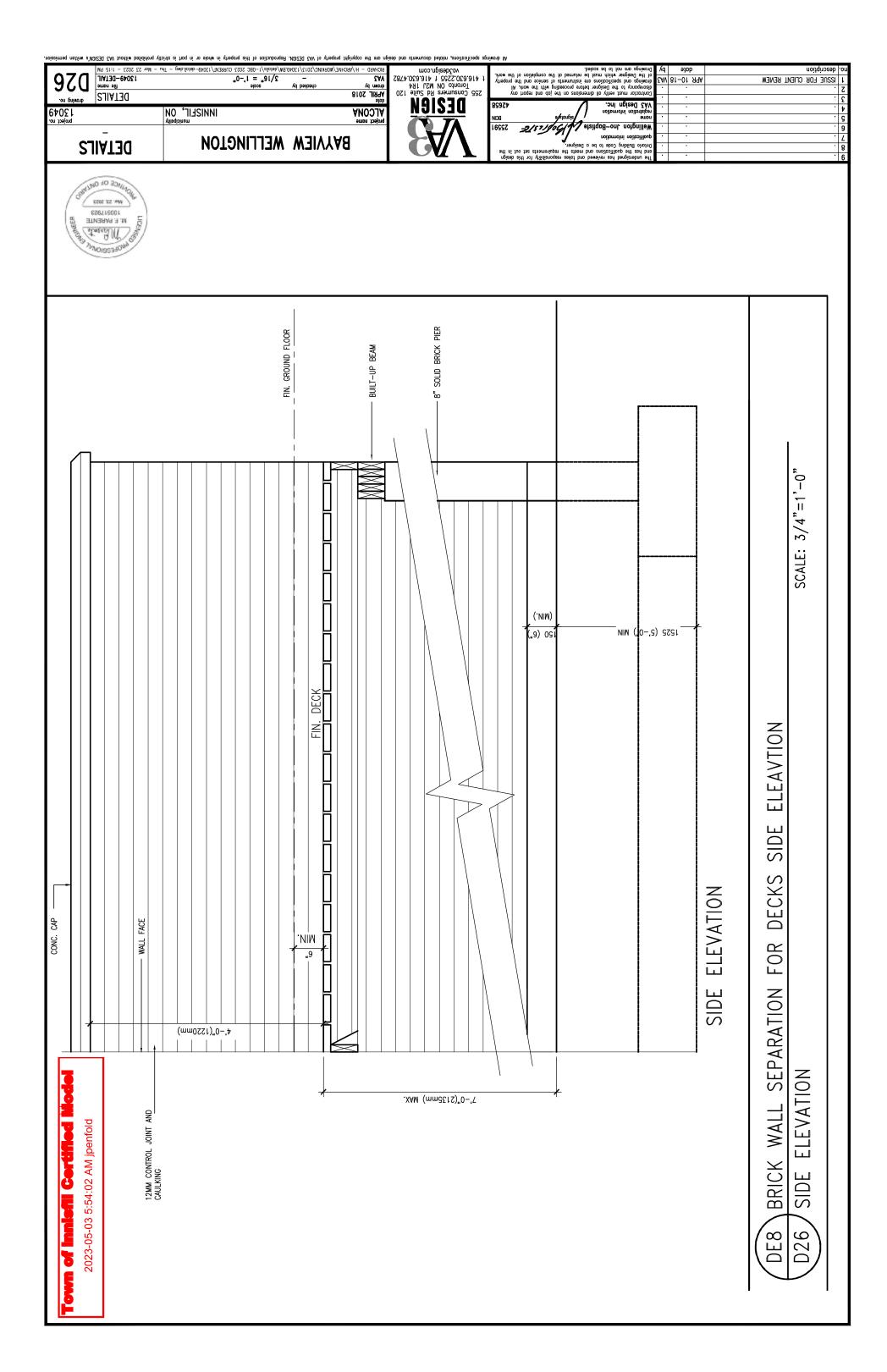


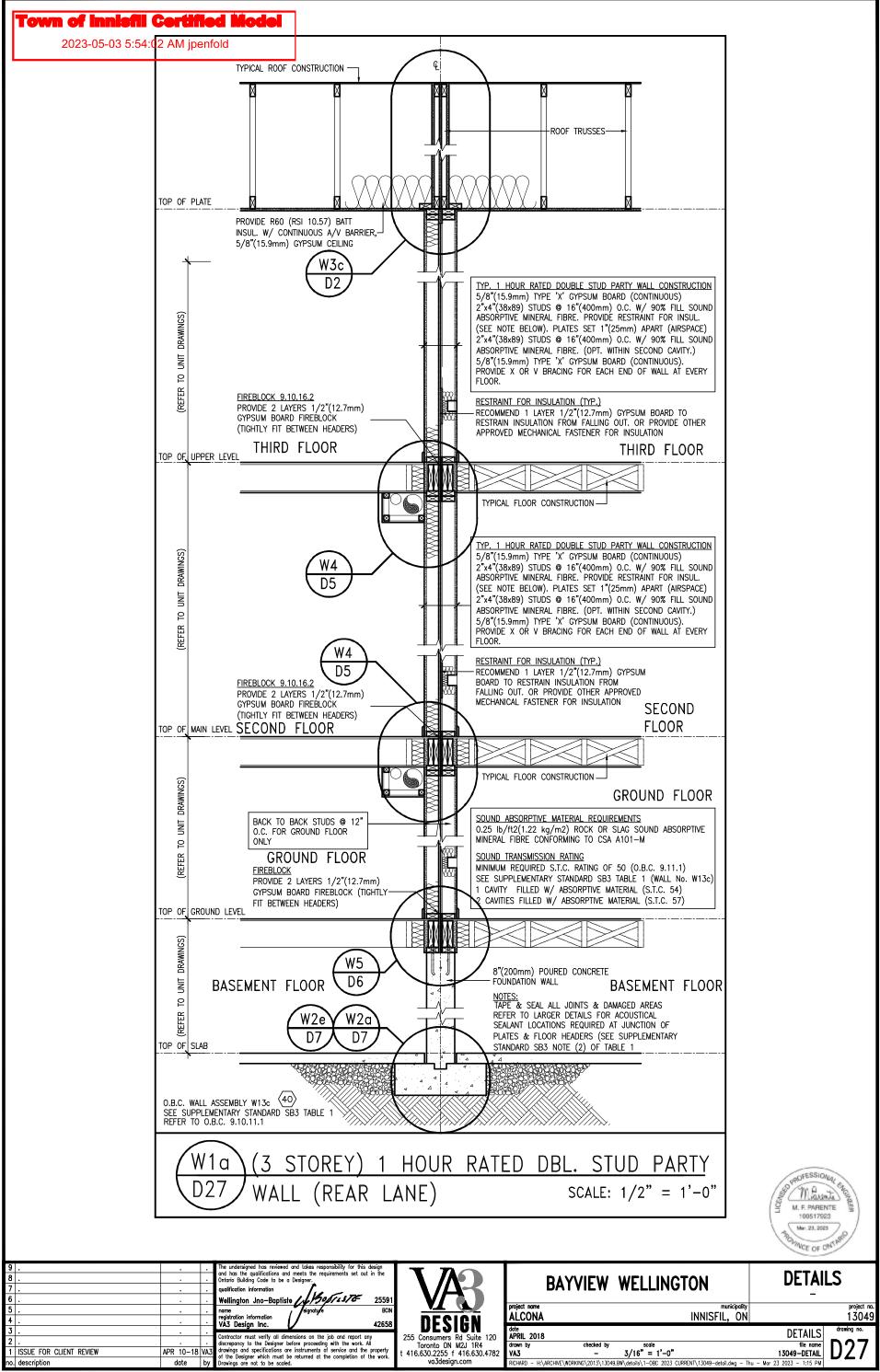
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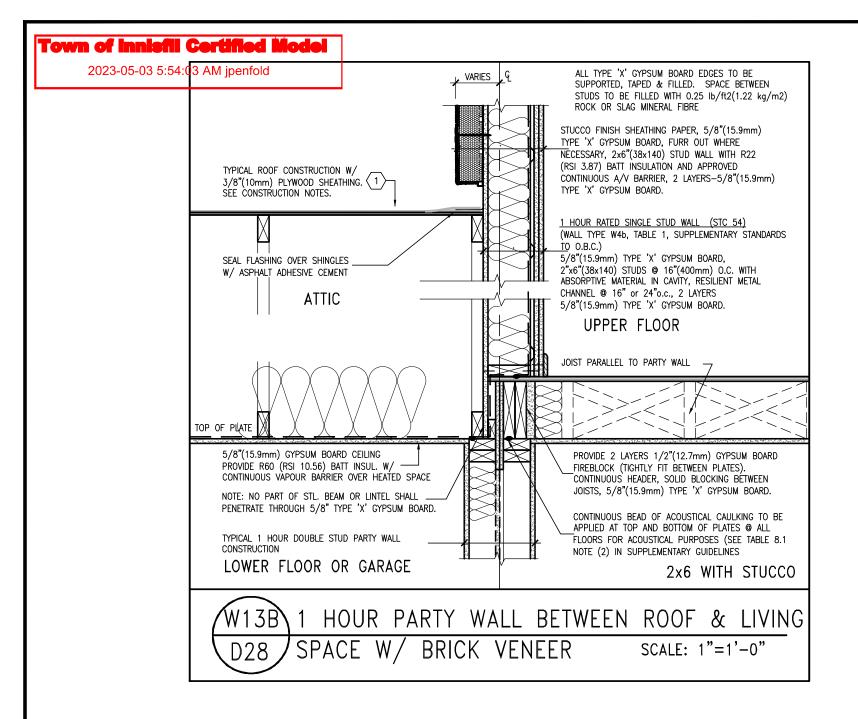




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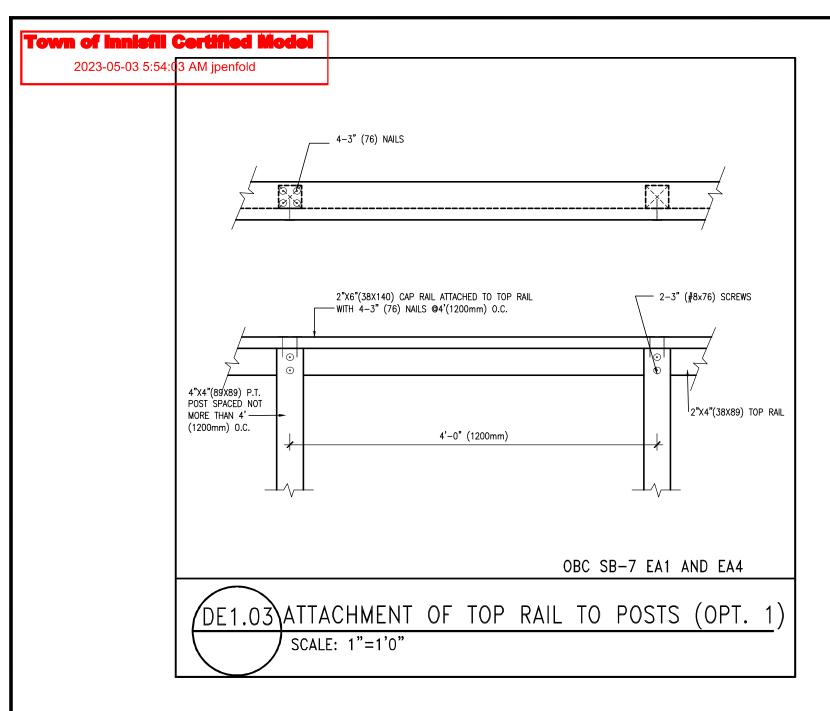


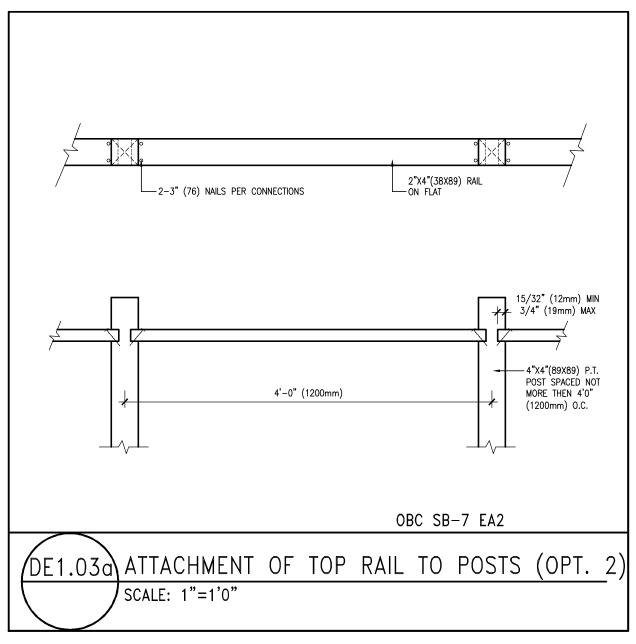






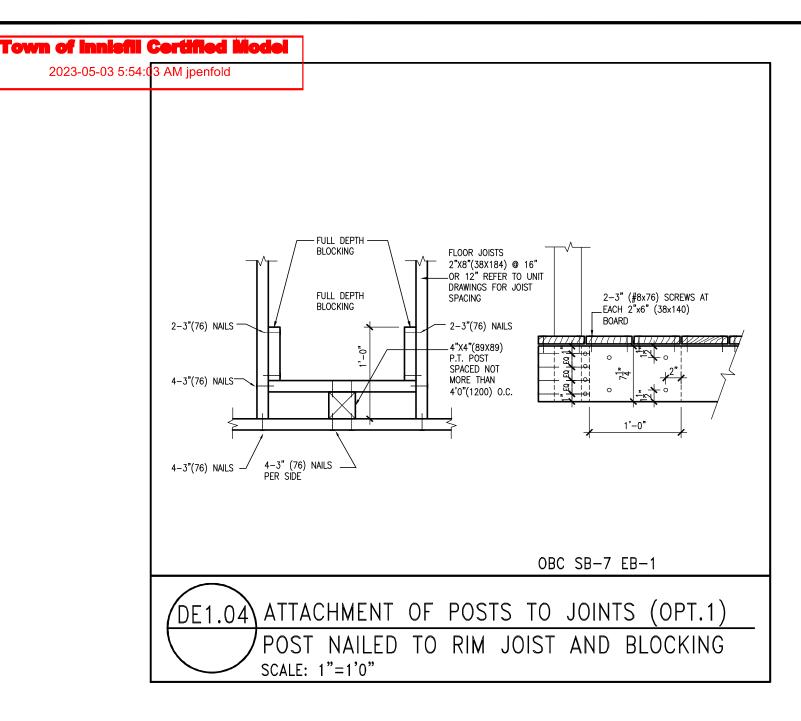
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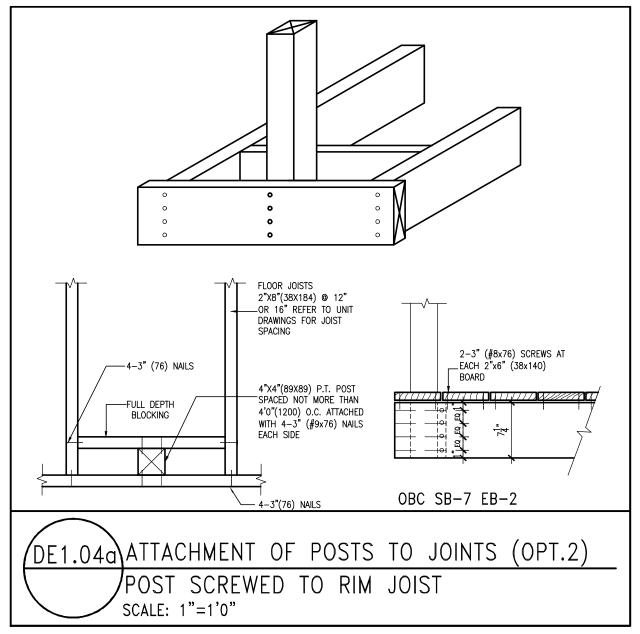






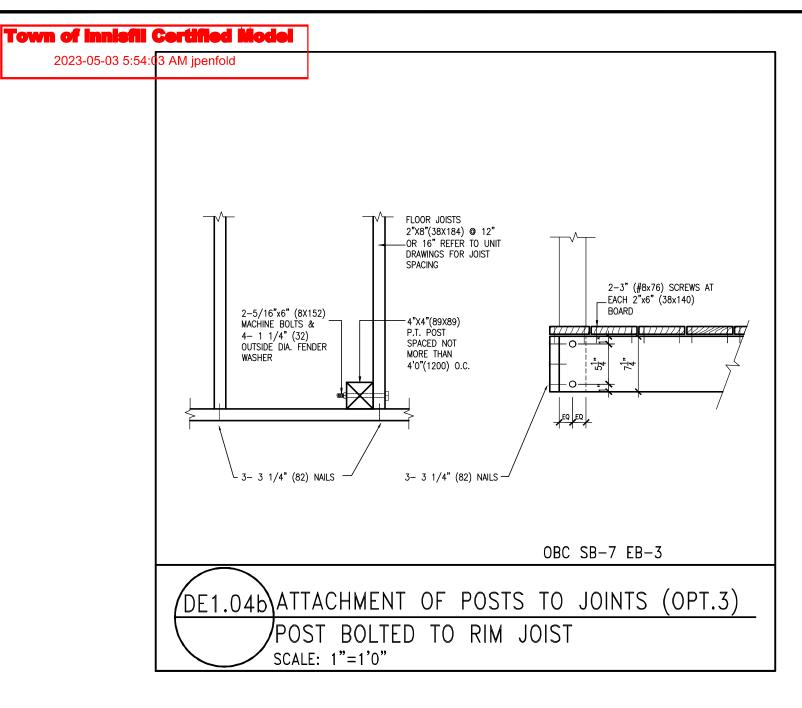
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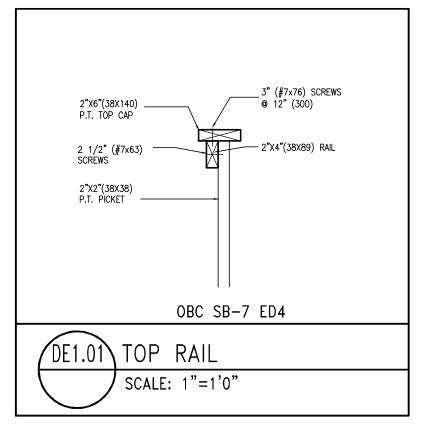


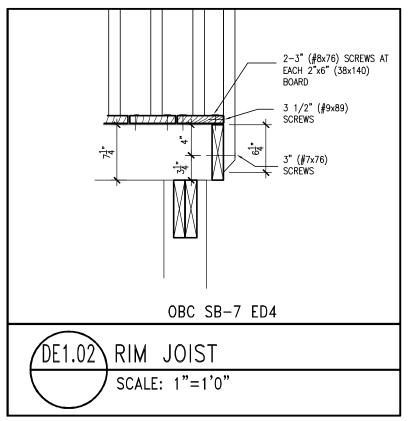




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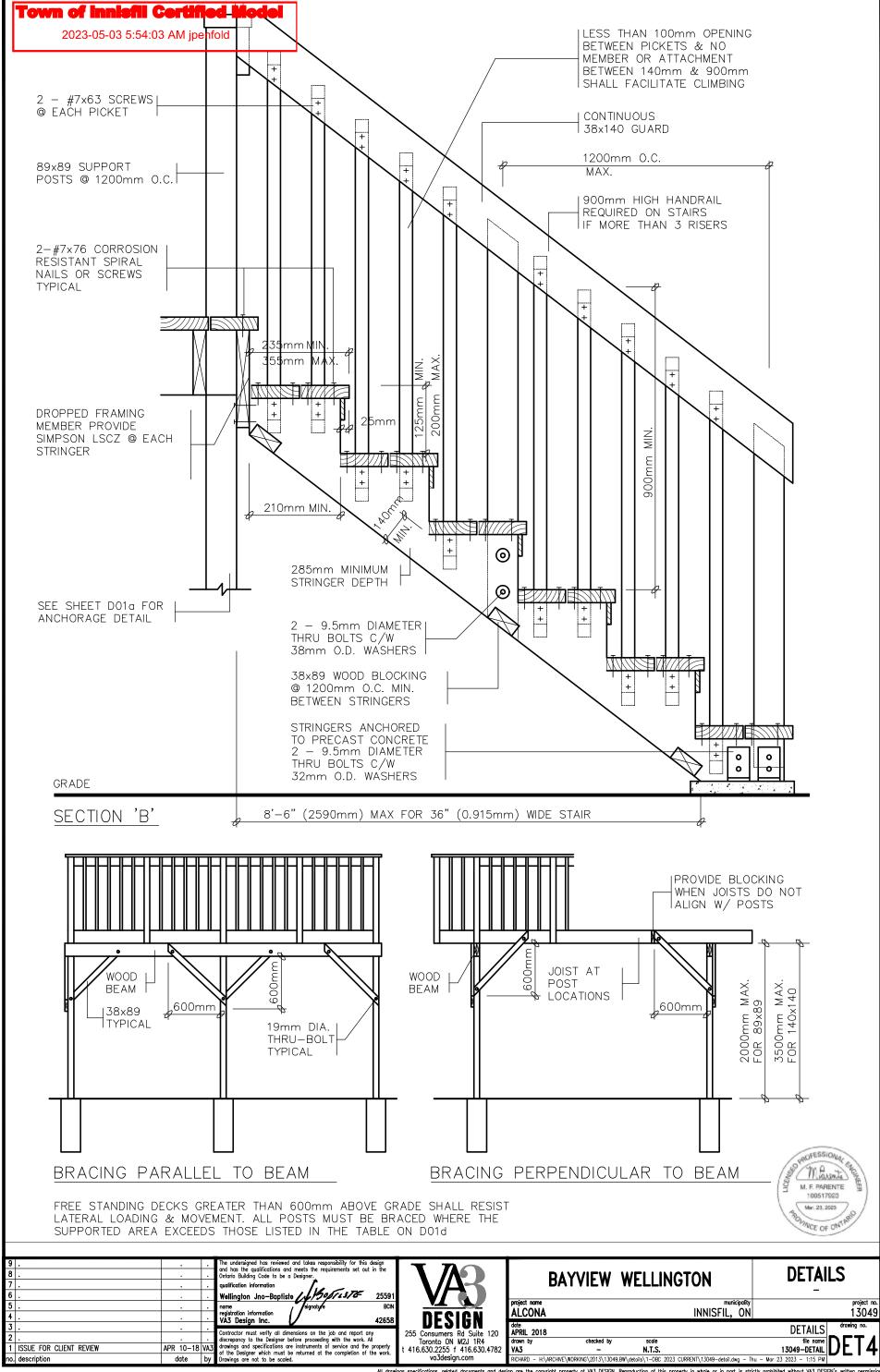








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CONSTRUCTION NOTES (Unless otherwise noted) ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC

ROOF CONSTRUCTION
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD NO.210 (10.25kg/m²) ASPHALI SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ"D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2×4") TRUSS BRACING @ 1830mm (6-0") O.C. AT BOTTOM CHORD, PREFIN, ALUM.

1830mm (6-0") C.C. AT BOTTOM. CHORD, PREFIN, ALUM.
EAVESTROUGH, FASCIA, RWI, & VENTED SOFFIT, PROVIDE ICE &
WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE
DAMMING, ROOF SHEATHING TO BE FASTENED 1.50 (6") C/C. ALONG
EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER
THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING
AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).
ENSURE ALL OVERLAPPING ROOF SPACES ARE OPEN TO MAIN ROOF
ATTIC SPACE FOR VENTING PURPORSS. ATTIC SPACE FOR VENTING PURPOSES.

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN, SHEATHING MEMBRANE, 9,5mm (3/8") EXT, TYPE SHEATHING, SX140 (72xb) 5 TUDS ® 400mm (16") O.C., RS1 3.87. (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN, AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN, 200mm ABOVE FINISH GRADE, REFER TO DES SB-12, CHAPTER 3 FOR NAL THERMAL INSULATION REQUIREMENTS.

RESERVED

FRAME WALL CONSTRUCTION (2"x4")— GARAGE WALLS
SIDING AS PER FLEY, 19x38 (1"x2") VERTICAL WOOD FURRING (2B) siding as per elev., 19x38 (1 xz.) vertical wood forring, 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.

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 IOMM AIR SPACE BEHIND TO
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED
PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN.
EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED
AIR MANUFACTURERS APPLIED CINI 3 MM 1. 3 MM 1. (2") EXT. TYPE SEATHING ON 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")

WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 40 WALLS ADJACEM 10 9.5mm (3/8") EXT. TYPE SHEATHING, 38X140 (2 %6") 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 REGYD. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL

(3.) 90mm (4") MASONRY, 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 3.87 (R22) INSULATION & APPR, VAPOUR BARRIER WITH O.C., *SI 3.8" (K2.2") INSULATION & APPR. VONDUR BARKIER WITH APPR. CONTIN. AIR BARRIER. 13mm [1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO DOS (58-12, CHAPTER 3 FOR ADDITIONAL THERNAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE

RESERVED

MASONRY VENEER CONSTRUCTION (2"x4")- GARAGE WALLS (зв.) 90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8'x"X:0.03") GALV. METAL IIES © 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING. 38x89 (2'x4") STUDS © 400mm (16") O.C. (MAX. HEIGHT 3000mm 9:10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER, MASONRY TO BE MIN, 150mm (6") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.
9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND AP
PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN.
EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTI AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x1 40 (2"x6") STUDS @ 400mm (16") O.C., RS1 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL HERMAL INSULATION REQUIREMENTS, STUCCO TO BE MIN, 200 (8°) ABOVE FINISH GRADE.

INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2'x4") @ 400mm (16") O.C. FOR 2 PARTITIONS 3000mm (12") O.C., FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE, 13mm (1/2") INT.

POUNDATION WALL/FOOTINGS:

250mm (10") POURED CONC. FDTN, WALL 20MPa (2900psi) WITH
BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER ROD. WHEN BASEMENT INSUL. EXTENDS 900 (2"-1") BELOW
FIN. GRADE, DRAINAGE LAYER IS NOT REQD. WHEN FDTN. WALL IS
WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9"-3") ON 560x155
(22%) CONTINUOUS KEYED CONC. FIG. BRACE FDTN. WALL PRIOR
TO BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. WITH MIN.
BEARING CAPACITY OF 150kPg OR GREATER. IF SOIL BEARING DOES
NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE

-SEE OBC 9.15.3

-MAXIMUM FLOOR LIVE LOAD OF 2 4kPg. (50psf) PFR 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. FLOO LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH O SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"), THE STRIP FOOTING SIZE IS AS FOLLOWS: 2 STOREY WITH WALK-OUT BASEMENT 545×175 (22"×7")

FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE I 50mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES. \langle 6. \rangle

BASEMENT SLAB OBC. 9.3.1.6.(1)(b). 9.16.4.5.(1). 9.25.3.3.(15) 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 BAR 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 API VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

(10) ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.(PRIVATE STAIRS)
UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (3/8") MAX BETWEEN TALLEST & SHORTEST

RISE IN FLIGHT = 200 (7-7/8") = 255 (10") (NOS/NG TO NOS/NG) = RUN + 25 (1") MAX. RISE

MAX. RISE
MIN. RUN
MAX. TREAD
MAX. NOSING
MIN. HEADROOM
RAIL @ LANDING
RAIL @ STAIR = 25 (1") = 1950 (6'-5") = 900 (2'-11") = 865 (2'-10") to 1070 (3'-6") MIN. STAIR WIDTH

FOR CURVED STAIRS (TAPERED TREADS) MIN. RUN AT 300 (12")

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

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE (35.) 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.-

EXTERIOR GUARDS - 906. 9.8.6.

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").

BASEMENT INSULATION (SB-12-3.1.1.7), 9:22.23, 9:13.26)
POUNDATION WALLS ENCLOSING HEATED \$PACE 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, RSI3.52d (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 ALL COLD CELL AR WALLS ARE RARRIER TO BE SEALED INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") STUDS @ 400mm (10") DIA. ANCHOR BOLIS
200mm (8") LONG, EMBEDDED MIN, 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350; (14"x6") CONC. FOOTING, ADD HORIZ, BLOCKING AT MID-HEIGHT IF MALL IS LINEINISHED

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2
ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT ADJUSTABLE STL. COL. WJ. MIJ. CAPACHT 97.1.22K; [16,302015.]
A MAX. EKTRISION OF 2318mm (7-7 1/2") CONFORMING TO
CAN/CGSB-7,2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE
TOP & BOTTOM. 870x870x410 [34"x34"x16") CONC. FOOTING ON
UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING
PRESSURE OF 150 Kpg., MINIMUM AND AS PER SOILS REPORT.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

87mm(3-1/2") DIA x 4.78mm(.188) HXED STL. COL. WITH 150x150x9.5
(6'x6'x3/8") STL. TOP & BOTTOM PLATE ON 1070x10'70x460
(4'2'x4/2'x18"), CONC. FOOTING ON UNDISTURBED SOIL OR
ENGINEERED HILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa.
MIN. AND AS PER SOILS REPORT.

(5B) STEEL COLUMN 90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6'x6'x3/8') STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

MASONRY VENEER CONSTRUCTION (2"x6")(SB-12-TABLE 3.1.1.2.A)

BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS MIN. BEARING 90mm (3-172")

19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL

GARAGE SLAB (18₂) ONANCE 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.

SECIPLE TO FROM I.

GARAGE CELLINGS/INTERIOR WALLS

13mm (1/2) 1 GYPSUM BOARD ON WALL AND CEILING BETWEEN
HOUSE AND GARAGE, TAPE AND SEAL ALL JOINTS AIRTIGHT PER
O.B.C. 9, 10.9,16. WALLS (R22), CEILINGS (R31), REFER TO SB-12,
IABLE 3.1,1.2.A. FOR REQUIRED THERMAL INSULATION. DOOR AND FRAME GASPROOFED, DOOR EQUIPPED WITH SELE

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. 8.9.8.10.

DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.

(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE INSULATED ATTIC ACCESS (OBC-9.19.2.1, & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN, DIMENSION OF 545x610mm (21
1/2'x24") & A MIN, AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH

WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL, BACKING. FIREPLACE CHIMNEYS DBC. 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

26. 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"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.

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

9.17.4.2(2)

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.) 3-38x140 (3-2x6') BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 610x610x300 (24"x24"x12") CONC. FOOTING. (29.)

STEPPED FOOTINGS OBC 9.15.3.9. 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 MP
PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE, WHERE REQUIRED, REFER TO OBC SB-12, TABLE

DIRECT VENTING GAS FURNACE/ H.W.T VENT
DIRECT VENTING GAS FURNACE/ H.W.T VENT
DIRECT VENT FURNACE TERMINAL MIN, 900mm (36") FROM A
NATURAL 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. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C., DIV.-B TABLE 6,2,3,12,.

3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB

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

34) SUBFLOOR, JOIST STRAPPING AND BRIDGING 16mm (5/8) 1 & 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 TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBGC 9.30.2.7). 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 FLOOR A-2 STRAPPING SHALL BE 17x44 (1"x3") @ 2100mm (6-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

> OFESSION Marente M. F. PARENTE 100517923 VCE OF CALL

EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2) EXPOSED BUILDING FACE UBC. 9:10.13. & SB-2-2.3.3.(2) EXTERIOR WALLS 10 HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2m (3'-11'); WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

COLD CELLAR PORCH SLAB (OBC 9.39.)
FOR MAX. 2500mm (8-2') PORCH DEPTH (SHORTEST DIM.),
125mm (5') 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
125mm (5') 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
125mm (5') 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
125mm (5') 32MPa (1640psi) CONC. SLAB WITH 5-8% AIR
125mm (5') 32MPa (1640psi) CONC. SLAB WITH 5-8% AIR
125mm (5') 32MPa (1640psi) AIR SLAB WIN. 30mm (1 11/4')
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125mm (5') 32MPa (1 11/4') AIR SLAB WIN. 30mm (1 11/4')
125mm (5') 32MPa (1 11/4') AIR SLAB WIN. 30mm (1 11/4')
125mm (5') 32MPa (1 COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8" O.C., ANCHORED IN PERIMETER FOTH, WALLS, SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3) BEARING ON FDTN, WALLS, PROVIDE (L7) LINTEL OVER CELLA DOOR WITH 100mm (4") END BEARING.

THE FOTN, 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. VERICALLY AND 900mm (35") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD) CONVENTIONAL ROOF FRAMING (2.UKpg. SNOW LOAU)
38x140 (2*x6") RAFIERS @ 400mm (16*0.C.) FOR MAX 11-7*
SPAN, 38x184 (2*x6") RIDGE BOARD. 38x89 (2*x4") COLLAR TIES
AT MIDSPANS. CEILING JOISTS TO BE 38x69 (2 x4") @ 400mm (1
O.C. FOR MAX. 2830mm (7*3") SPAN & 38x140 (2*x6") @ 400
(16") O.C. FOR MAX. 4450mm (14"-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2'x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW —OBC. 9.9.10.1.—
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO
HAVE MIN. 0.53m2 LINOSETRUCTED CLAZED OR OPENABLE
AREA WITH MIN. CLEAR WIDTH OF 380 mm (1:3").

2) WINDOW GUARDS —OBC. 9.8.8.1.(6).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 4807m (1.7.7.) AGOVERN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

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

4) GLASS—STRUCTURAL SUFFICIENCY OF GLASS
DOOR & WINDOW MANUFACTURER / SUPPLIER TO PROVIDE WITH OBC DIV.-B 9.6.1.3.

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

ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN
MAIN BATHROOM, REFER TO OBC, DIV. B-9.5.2.3 & DETAIL
BEOLVIOLED.

ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9. ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3.

O.B.C. DIV.-B 97,23-3.
ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-B 6,2,3,12. AND TABLE 6.2.3.12.

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

OTHERWISE.

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED
OTHERWISE

OTHERWISE.

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

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

MANUFACTURER.

MANUFACTURER.

L'UL BEAMS SHALL BE 2.0E -2950FD MIN., NAIL EACH PLY OF LVL WITH 89mm [3 1/2"] LONG COMMON WIRE NAILS @ 300mm [12"] O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm [7 1/4"] 1/2". 11 7/8] DEPTH AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS AND 13mm [1/2"] DIA. GALVANIZED BOLIS BOLIED AT MID-DEPTH OF BEAM @ 915mm [3-0"] O.C.
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNILESS OTHERWISE NOTICE. REFER TO ENG. FLOOR LAYOUTS.

JOST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS

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

AND SQUILTUR WOOD MEDIBLES IN MEDIA WOOD PRESERVATIVE, WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (45lbs.), ROLL PROPERLY ALL PROPERTY ALL PROPERLY ALL PROPERTY A EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1)

ABOVE THE GROUND.
STRUCTURAL SIFEL SHALL CONFORM TO CAN/CSA-G-40-21
GRADE 350W HOLLOW STRUCTURAL SECTIONS SHALL
CONFORM TO CSA-G-40-21 GRADE 350W CLASS H'
STRUCTURAL QUALITY STELL: OBC. B 9-23-4.3.
REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M
GRADE 400R.
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE
BENIND 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.

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lacksquare

ф.

DUPLEX OUTLET (HEIGHT A.F.F)

GFI DUPLEX OUTLET (HEIGHT A.F.F)

HEAVY DUTY OUTLET (220 volt)

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

P.T. PRESSURE TREATED LUMBER

HOSE BIB (NON-FREEZE)

<u>LEGEND</u> CLASS 'B' VENT

DUPLEX OUTLET (12" ABOVE SURFACE)

POT LIGHT

LIGHT FIXTURE (PULL CHAIN) Х'n SWITCH

€ FLOOR DRAIN

SINGLE JOIST SJ DOUBLE JOIST DJ TRIPLE JOIST TJ

LVL LAMINATED VENEER LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF POINT LOAD FROM ABOVE

_ F.A._ I FLAT ARCH

MEDICINE CABINET (RECESSED) DOUBLE VOLUME WALL. SEE NOTE 39 CONCRETE BLOCK WALL 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 VERIEY ALL DIMENSIONS ON THE CONTRACTOR MOST VERIET ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VAS 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

DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER

RETURNED AT THE COMPLETION OF THE WORK, ALI

BUILDING PERMIT HAS BEEN ISSUED

39) -FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM -FOR A MAXIMUM 5490 mm (18-0) HEIGHT AND MAXIML SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x1 40 (2-2"x6") SPR.#2 CONTIN. STUDS @ 3000mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK O.C. (IRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W/OOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS © 1220 mm (4-01) O.C. VERTICALLY. FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9-61), PROVIDE 38x140 (22/x6) STUDS © 400 (161) O.C. WITH CONTINUOUS 2-38x140 (22/x6) TOP PLATES + 1-38x140 (1-2/x6) BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2/x8) CONT. HEADER AT GRND. CEILING LEVEL TOE-MAILED & CLUED AT 102 BOTTOM PLATES AND HEADERS GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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

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

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

DRAIN WATER HEAT RECOVERY UNIT (DWHR) PER S112-3.1.12., 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 ◆ UPDATED ♦ UPDATED

Amendment O. Reg. 88/19
Includes amendments effective Jan. 1, 2022

WOOD LINTELS AND BUILT—UP WOOD BEAMS 2/38 × 184 (2/2" × 8") SPR,#2 3/38 × 184 (3/2" × 8") SPR,#2 4/38 × 184 (4/2" × 8") SPR,#2 5/38 × 184 (5/2" × 8") SPR,#2

B7 2/38 × 235 (2/2" × 10") SPR.#2 3/38 × 235 (3/2" × 10") SPR.#2 4/38 × 235 (4/2" × 10") SPR.#2 L3 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

В6 LOOSE STEEL LINTELS

89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L) 89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L) 102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L) 127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L) 152 x 89 x 10.0L (6" x 3-1/2" x 5/16"L) 152 x 102 x 11.0L (6"x 4" x 7/16"L) 178 x 102 x 13.0L (7"x 4" x 1/2"L)

LAMINATED VENEER LUMBER (LVL) BEAMS LVL1A 1-1 3/4"x7 1/4" (1-45x184) LVL1 2-1 3/4"x7 1/4" (2-45x184) LVL2 3-1 3/4"x7 1/4" (3-45x184) LVL3 4-1 3/4"x7 1/4" (4-45x184) LVL4A 1-1 3/4"x9 1/2" (1-45x240) LVL4 2-1 3/4"x9 1/2" (2-45x240) LVL5 3-1 3/4"x9 1/2" (3-45x240) LVL5A 4-1 3/4"x9 1/2" (4-45x240) LVL6A 1-1 3/4"x11 7/8" (1-45x300) LVL6 2-1 3/4"x11 7/8" (2-45x300) LVL7 3-1 3/4"x11 7/8" (3-45x300) 4-1 3/4"x11 7/8" (4-45x300)

DOOR SCHEDULE 1. EXTERIOR 815 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4")

EXTERIOR 865 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4")

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

EXTERIOR 915 x 2030 x 45

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

INSULATED MIN. RSI 0.7 (R4)

EXTERIOR 915 x 2438 x 45

DOOR (3'-0" x 8'-0" x 1-3/4")

INSULATED MIN. RSI 0.7 (R4)

EXTERIOR 860 x 2438 x 45

DOOR (2'-10" x 8'-0" x 1-3/4")

INSULATED MIN. RSI 0.7 (R4)

INTERIOR 815 x 2030 x 35

EXTERIOR 815 x 2030 x 35

EXTERIOR 915 x 6'-8" x 1-3/8")

2A EXTERIOR 815 x 2030 x 45
DOOR (2'-8" x 6'-8" x 1-3/4") 20
MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING

EXTERIOR 815 x 2438 x 45
DOOR (2'-8' x 8'-0" x 1-3/4") 20
MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING 3. INTERIOR 760 x 2030 x 35 DOOR (2'-6" 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 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4A) INTERIOR 660 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8")

(4C) INTERIOR 660 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8") 5.) INTERIOR 460 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8") 6. EXTERIOR 815 x 2030 x 45
DOOR (2'-8" x 6'-8" x 1-3/4")
SOLID WOOD CORE

MECHANICAL SYMBOLS -1/40 HFAT PIPF aniine WARM AIR PLUMBING (TOILET) RETURN AIR DUCT CTTTTE PLUMBING (BATH,

SINK, SHOWER) SMOKE ALARM (REFER TO OBC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS, BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT

(9.10.19.3.(31) CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED D IN A DWELLING UNIT

WHERE A DELEGIANING AFFLIANCE SI INSIDELED IN A WELLING DIMI, A CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEPPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE A1 TO BE USED FOR THIS MODEL. The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

2022

A1

13049

UPDATE TO OBC VER 2022 FEB 16-22 R UPDATE TO OBC VER 2020 FEB 09-21 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC date by description

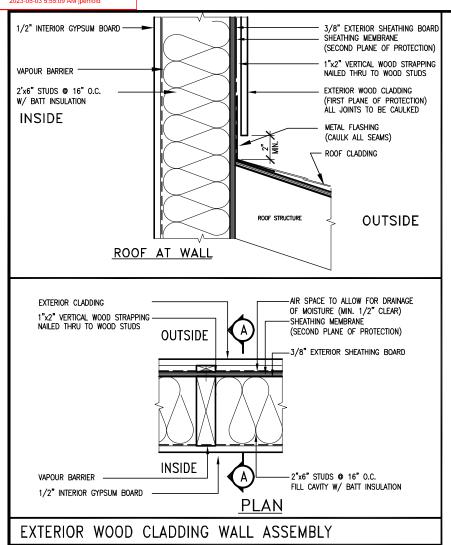
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. aualification information Bosuste Wellington Jno-Baptiste 🖊 y 25591 BCI VA3 Design Inc. 42658 Contractor must verify all dimensions 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.



BAYVIEW WELLINGTON

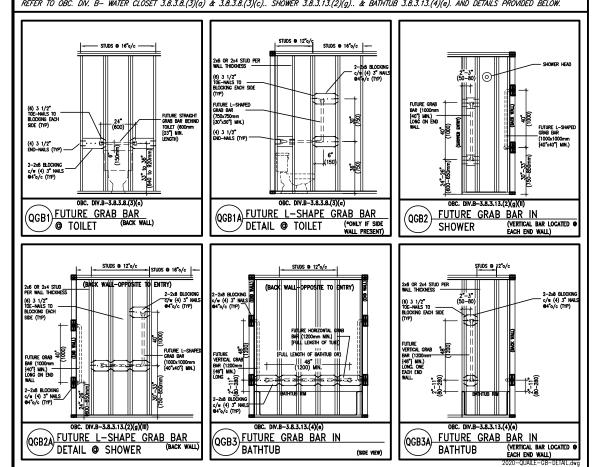
CONST NOTE

ALCONA INNISFIL.ON. MAY 2016 CONSTRUCTION NOTES 3/16" = 1'-0" 13049-CN-A1 VER 2022 CN Notes\13049-CN-A1 VFR 2022.dv



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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

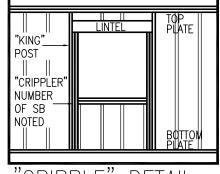


** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER OBC. DIV. B— TABLE 6.2.3.12.
• KITCHEN EXHAUST. 3.0m

DRIVEWAY, PARKING SPACE, ROAD. SOLID FUEL APPLIANCE EXHAUST 3.0m



'CRIPPLE" DETAIL

2"x4" @ 16" O.C 9-10" 2-2"x4" @ 12" O.C 10'-9" 3-2"x4" @ 16" O.C 11'-2" 3-2"x4" @ 12" O.C 12'-4"	2"x6" @ 16" 0.C 12'-6" 2"x6" @ 12" 0.C 13'-10" 2-2"x6" @ 16" 0.C 15'-0" 2-2"x6" @ 12" 0.C 17'-4"
NOTES: 1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR. 2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") 3. PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE. 4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa. 5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF 6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.	MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS: 2"x8"
	EXTERIOR SHEATHING ON THE EXTÉRIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE. 5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2) 6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPC 7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. 8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEFE OR

SIDING.

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

OFOFESSIONA March M. E. PARENTE 100517923 WOE OF ONE

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 / 1/30 / 12576 2559
5				name signature BCIN
4				registration information VA3 Design Inc. 42658
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	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.
no.	description	date	by	Drawings are not to be scaled.

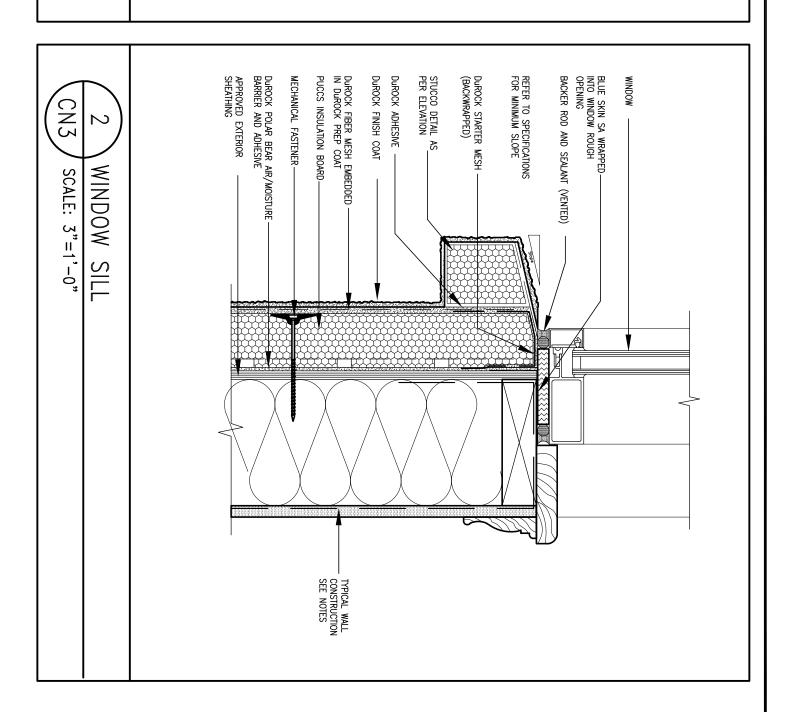


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BAYVIEW WELLING	GTON	CON	NST_	NOTE
t name CONA	municipality INNISFIL,ON.			project no. 13049
0040	CONST	DITCTION	NOTES	drawing no.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

PREFINISHED METAL FLASHING RUBBER MEMBRANE DuROCK STARTER MESH (BACKWRAPPED) REFER TO SPECIFICATIONS FOR MINIMUM SLOPE Durock adhesive DuROCK FINISH COAT DuROCK FIBER MESH EMBEDDED DuROCK PREP COAT MECHANICAL FASTENER-PUCCS INSULATION BOARD DUROCK POLAR BEAR AIR/MOISTURE BARRIER APPROVED EXTERIOR SHEATHING WINDOW HEADER SCALE: 3"=1'-0' CAULKING DUROCK STARTER MESH (BACKWRAPPED)
PREFINISHED MLT FLASHING FOR MOISTURE DRAIN
OUT DUROCK POLAR BEAR AIR/MOISTURE BARRIER
BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING RUBBER MEMBRANE OVERLAPPING FLASHING WINDOW BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING CAULKING - TYPICAL WALL CONSTRUCTION SEE NOTES

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

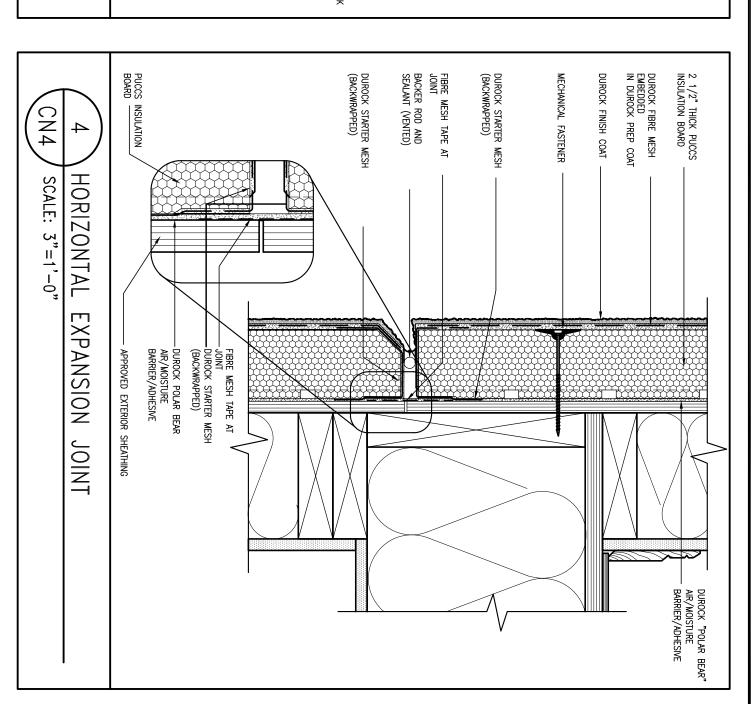




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DUROCK STARTER MESH (BACKWRAPPED) 2 1/2" THICK PUCCS INSULATION BOARD DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER/ADHESIVE DUROCK FINISH COAT APPROVED EXTERIOR SHEATHING MECHANICAL FASTENER BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPS BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM CN4 ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE STUCCO TERMINATION SCALE: 3"=1'-0" 0 ROOF BE GYPSUM FLASHING DUROCK UNI-TRACK

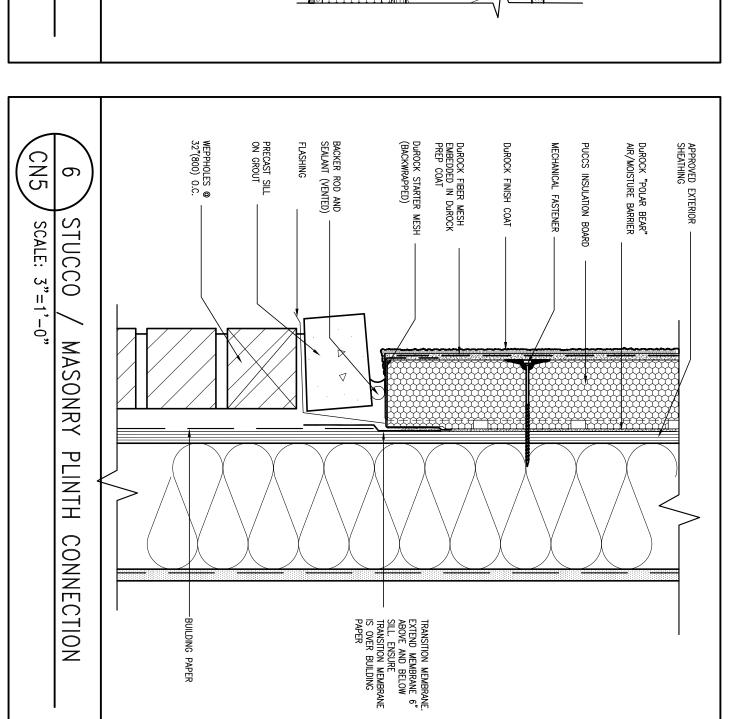




9 7 6] .] . .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellinaton Jno-Baptiste / Jac. 25591	VAR		WELLINGTON	CONST_NOTE
5	i .			name signature BCIN registration information VA3 Design Inc. 42658	V4 (4)	project name ALCONA	municipality INNISFIL,ON.	project no. 13049
_	UPDATE TO OBC VER 2020	FEB 16-22 FEB 09-21	RC	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	date MAY 2016 drawn by checked by	CONST	RUCTION NOTES
1 no	ISSUE FOR CLIENT REVIEW D. description	AUG 04-17 date	1.	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 –		5049-CN-A1 VER 2022 CN4

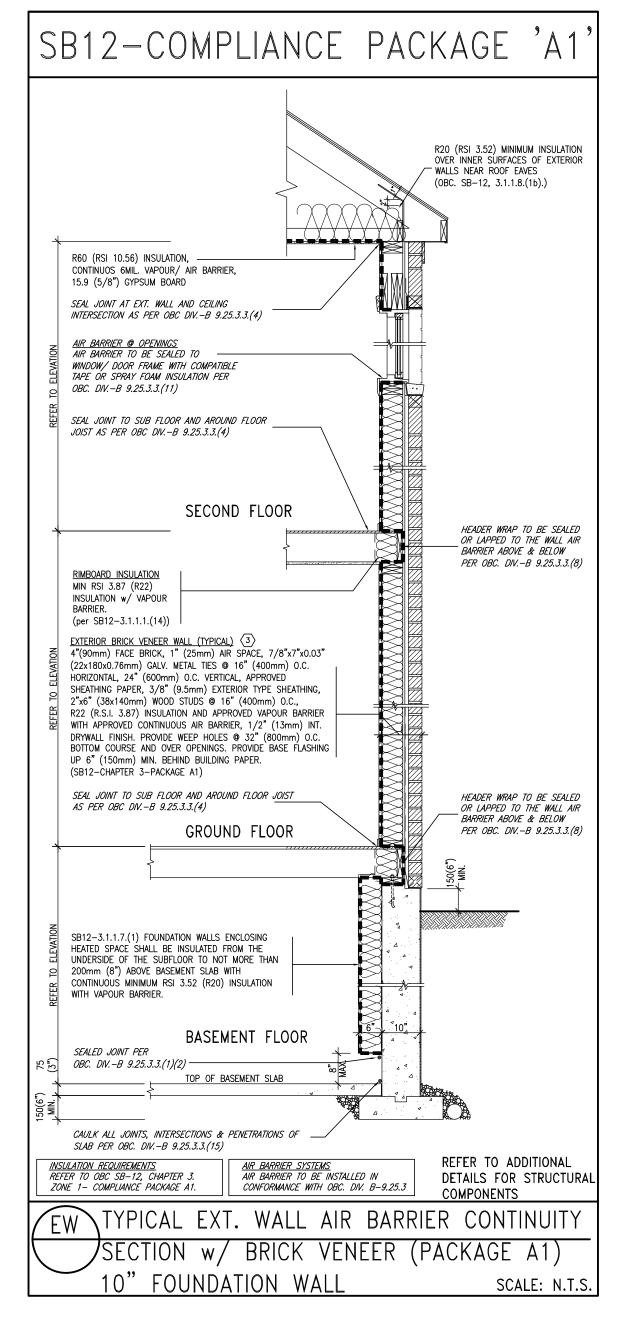
APPROVED EXTERIOR SHEATHING MECHANICAL FASTENER CN5 BEHIND THE CLADDING WITH POSITIVE DRAINAGE - EXTERIOR. THE EXTERIOR SHEATHING MUST NOT I BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE \mathcal{O} CORNER SCALE: 3"=1'-0" 4" MIN DETAIL ₹ * — DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT 2^1_2 " THICK PUCCS INSULATION BOARD Durock "POLAR BEAR" AIR/MOISTURE BARRIER DUROCK FINISH COAT JHT OT BE GYPSUM





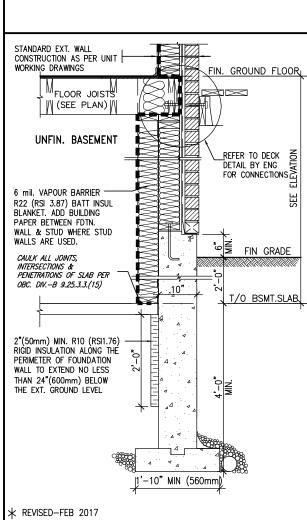
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5 4				name signaty/e BC PC	DECION	project name ALCONA	municipality INNISFIL,ON.	project no. 13049
		FEB 16-22		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255 Consumers Rd Suite 120	date MAY 2016		TRUCTION NOTES drawing no.
1	ISSUE FOR CLIENT REVIEW description	AUG 04-17	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.	t 416.630.2255 f 416.630.4782		3/16" = 1'-0" 1: 9-BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - TI	file name 3049-CN-A1 VER 2022 bu - Mar 23 2023 - 1:11 PM
	accompliant	uuto	~)	· ·			Reproduction of this property in whole or in part is str	



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 COMF	PLIANCE 1	PACKAGE (A1):					
COMPONENT	A1	Notes:					
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls					
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY					
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY					
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT					
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.					
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL					
Windows & Sliding glass Doors Maximum U-value	1.6						
Skylights Maximum U-value	2.8U						
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS					
Hot Water Heater Minimum EF	0.8	NATURAL GAS					
HRV Minimum Efficiency	75%	-					
Drain Water Heat Recovery Unit (DWHR)	Dependent on n	Maximum 2 Required. number of showers installed. -3.1.1.12 for information					
ci— Denotes Continuous Insulation without framing interruption.							

M. F. FAPENTE S



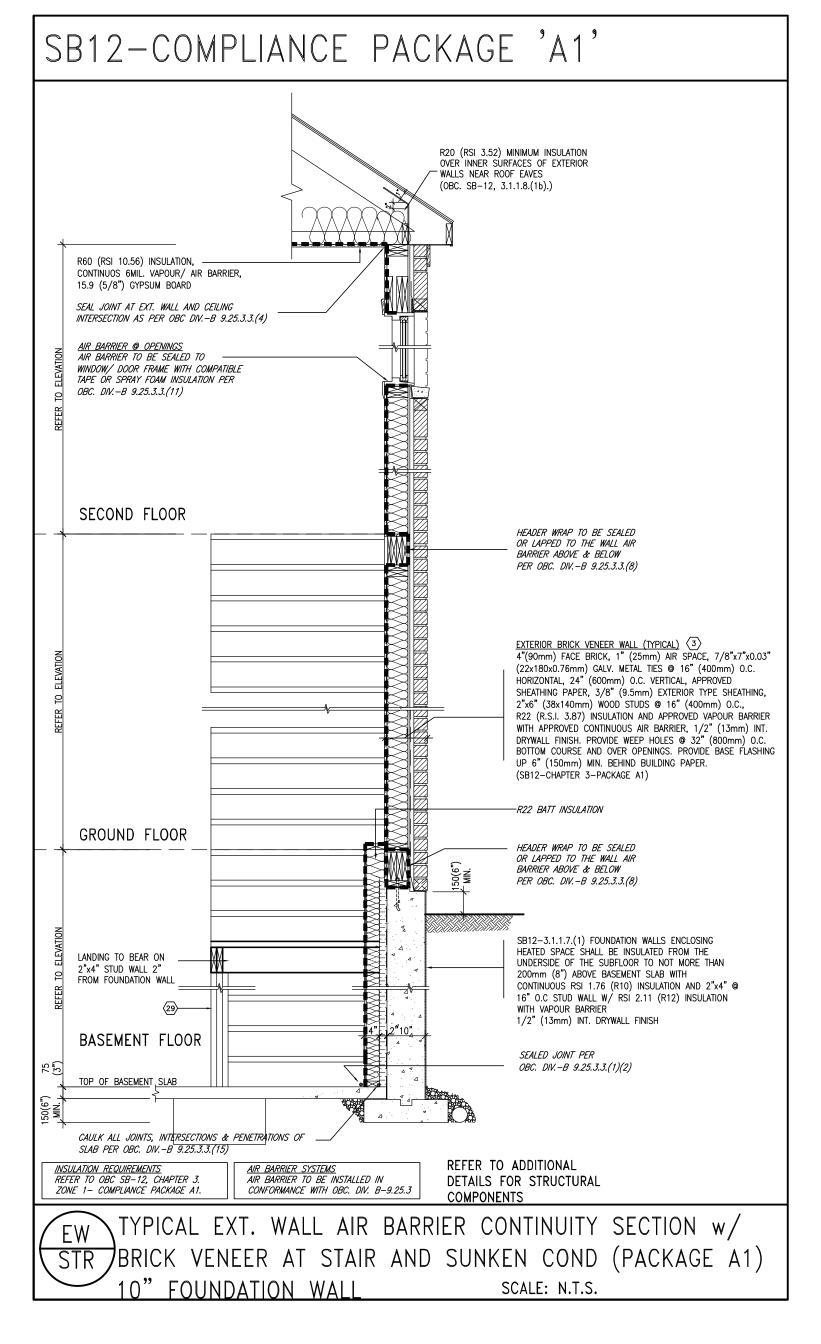
SECTION AT W.O.D/W.O.B.

13049-CN-A1 VER 2022 CN6

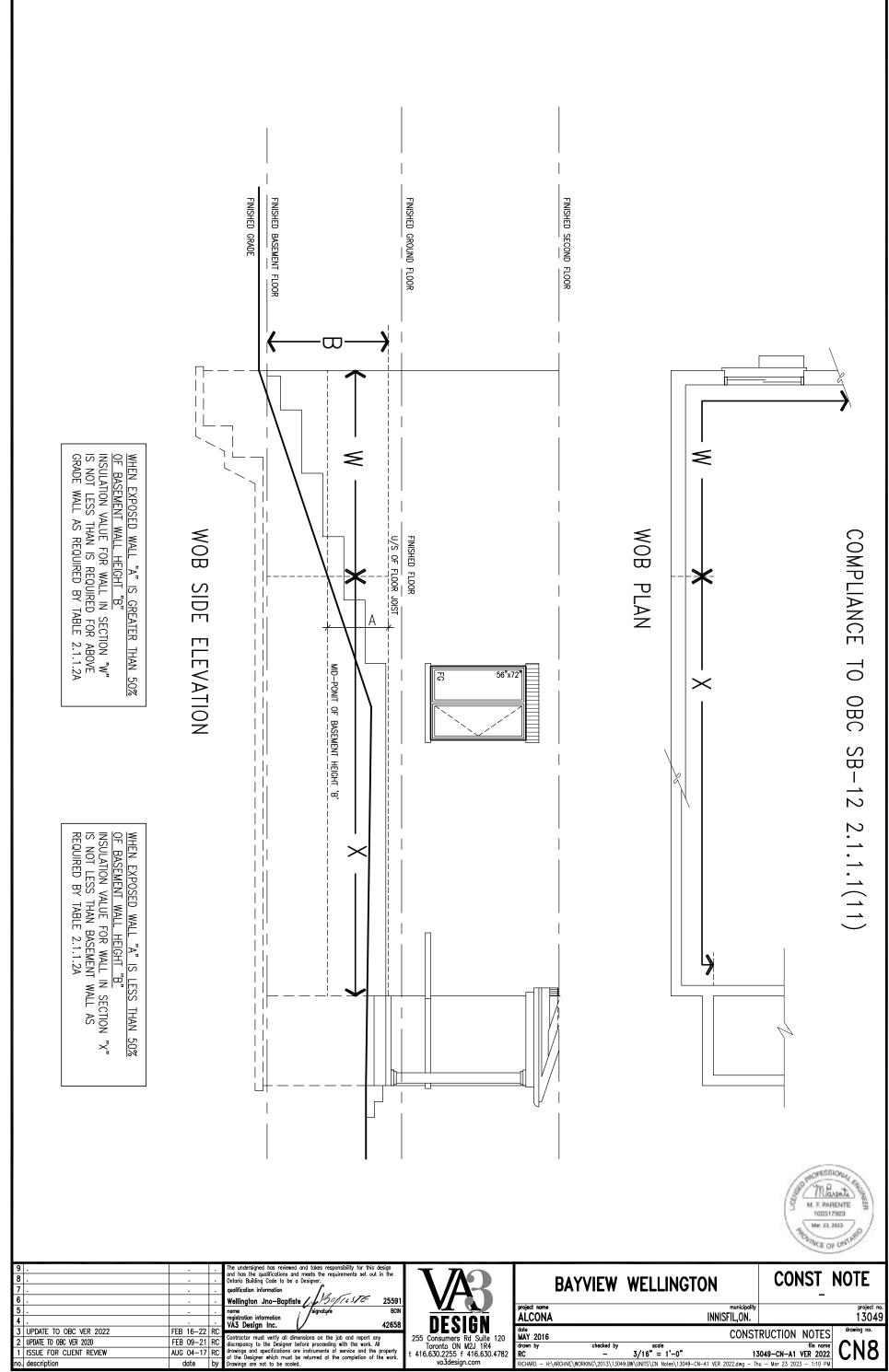
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7	•	<u> </u>	Γ.	qualification information
6				Wellington Jno-Baptiste / 1505/25/6 25591
5	-			name / signature BCIN
4	•			registration information VA3 Design Inc. 42658
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	
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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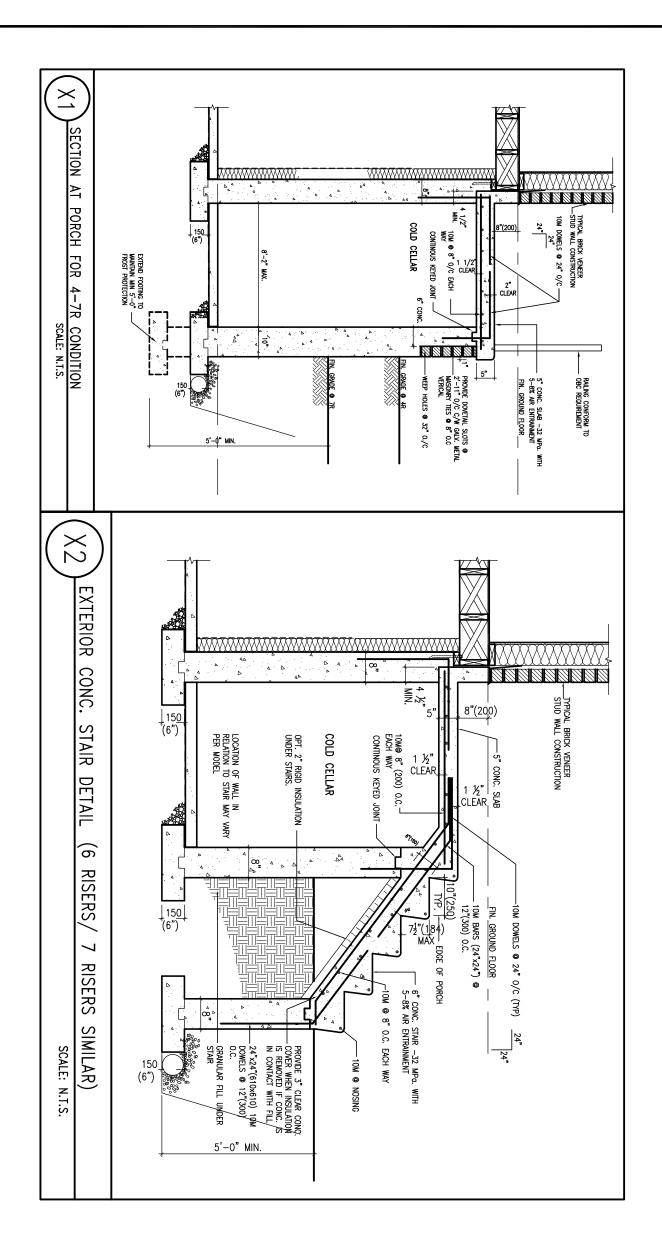
	VA3
	DECICN
	DESIGN
1	255 Consumers Rd Suite 120
ı	Toronto ON M2J 1R4
ı	t 416.630.2255 f 416.630.4782
ı	va3desian.com

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oject name LCONA	1	municipality INNISFIL,ON.		project no. 13049
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9 . 8 . 7 . 6 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste	VAR	BAYVIEW	WELLINGTON	CONST_N	NOTE
5 . 4 .		•	name signaty/e BCIN registration information VA3 Design Inc. 42658	DESIGN	project name ALCONA	municipality INNISFIL,ON.		project no. 13049
3 UPDATE TO OBC VER 2022 2 UPDATE TO OBC VER 2020	FEB 16-22 FEB 09-21	RC RC	Contractor must verify all dimensions on the job and report any	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	date MAY 2016 drawn by checked by	scale	RUCTION NOTES	drawing no.
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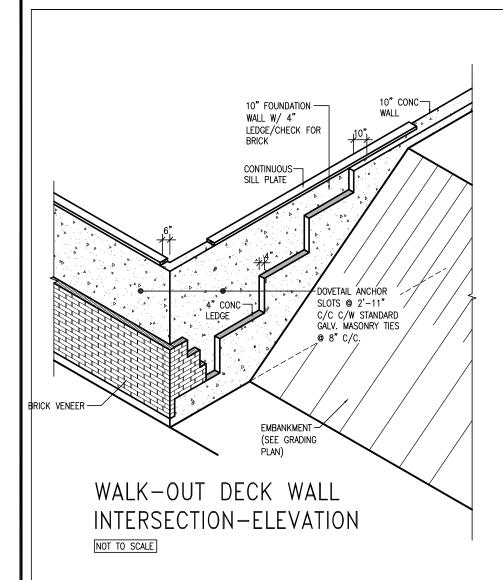


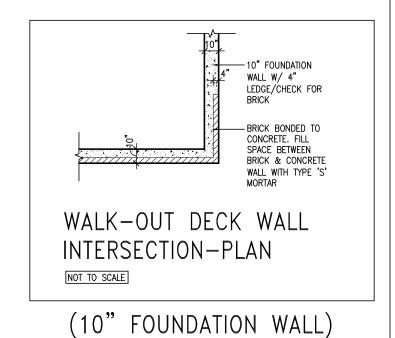


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		BAYVIEW	WELLING	TON	COI	NST_	NOTE
	project name ALCONA			municipality INNISFIL,ON.			project no. 13049
	date MAY 2016			CONST	RUCTION	NOTES	drawing no.
2	drawn by RC	checked by	3/16" = 1'-0"	13	5049-CN-A1	file name VER 2022	CN9





10" FOUNDATION — WALL W/ 4" LEDGE/CHECK FOR 10" CONC-WALL -TOP PLATE OF REAR TYPICAL STUD WALL W/ BRICK VENEER CONTINUOUS-CONNECT STUD WALL TO CONCRETE WALL W/ TAPCON SCREWS CONNECT STUD WALL TO CONCRETE WALL 10" FOUNDATION W/ 1/4"x3-1/4" WALL W/ 4"
LEDGE/CHECK FOR
BRICK TÁPCÓN SCREWS @ 12" C/C 10" FOUNDATION WALL MAX 4'-7"
FROM FIN GRADE TO DOVETAIL ANCHOR BRICK BONDED TO CONCRETE. FILL .SLOTS 🏻 2'-11" C/C C/W STANDARD
GALV. MASONRY TIES SPACE BETWEEN
BRICK & CONCRETE BRICK VENEER _**9**√8″ C/C. EMBANKMENT — (SEE GRADING WALL WITH TYPE 'S' -TYPICAL STUD WALL W/ BRICK VENEER PLAN) 10" CONC BASEMENT FLOOR WALK-OUT BASEMENT WALL BASEMENT FLOOR INTERSECTION-PLAN NOT TO SCALE WALK-OUT DECK WALL (10" FOUNDATION WALL) INTERSECTION-ELEVATION MAX



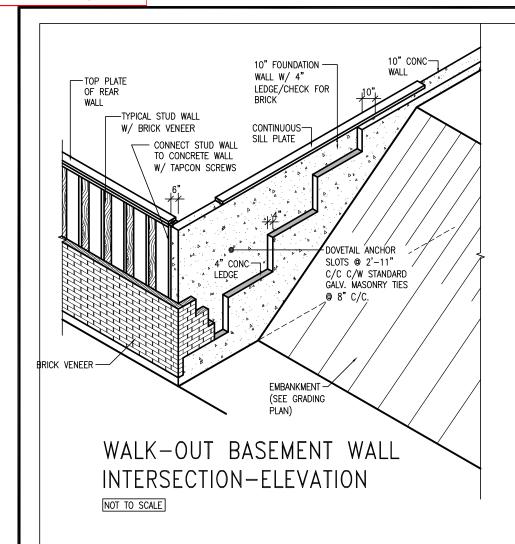
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3	UPDATE TO OBC VER 2022	FEB 16-22		and the second s		
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4'-7" BACKFILL

NOT TO SCALE



		BAYVIEW	WELLING	TON	CONST	NOTE
	project name ALCONA			municipality INNISFIL,ON.		project no. 13049
	MAY 2016			CONST	RUCTION NOTES	drawing no.
2	drawn by	checked by	3/16" = 1'-0"		file name 5049-CN-A1 VER 2022	



CONNECT STUD WALL
TO CONCRETE WALL
W/ 1/4"x3-1/4"
TAPCON SCREWS ©
12" C/C

TYPICAL STUD WALL
W/ BRICK VENEER

WALK — OUT BASEMENT WALL
INTERSECTION—PLAN

NOT TO SCALE

(10" FOUNDATION WALL)

STANDARD EXT. WALL CONSTRUCTION AS PER UNIT WORKING DRAWINGS FIN. GROUND FLOOR WEEP HOLES @2'8" (800mm)0.C. HORIZONTAL & CONTINOUS FLASHING ≸ FLOOR JOISTS BRICK BONDED FOUNDATION WALL **6**". (150mm) UNFIN. BASEMENT -1/2" BRICK PROJECTION WAX Δ -BRUSH COAT 6 mil VAPOUR BARRIER 퉜 R20ci (RSI 3.52ci) INSUL BELOW GRADE & R22 (RSI 3.87) ABOVE GRADE DAMPPROOF BETWEEN FDTN WALL & INSULATION W/ BUILDING PAPER 4 FIN. GRADE CONT. WATERPROOF DRAINAGE LAYER, BITUMEN DAMPPROOFING 10"(250mm) POURED FDTN WALL (20MPa) (254mm) ∞ ¥ T/O BSMT. SLAB 'n 4"(100mm) WEEPING TILE IN 6"(150mm) CRUSHED
STONE SURROUND 1'-10" MIN (480mm)

-STANDARD EXT. WALL CONSTRUCTION AS PER UNIT WORKING DRAWINGS FIN. GROUND FLOOR FLOOR JOISTS 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 .. (∠JUTAM) P. ' N (E WALL (20MPa) E E 6 mil VAPOUR BARRIER — R20ci (RSI 3.52ci) INSUL BELOW GRADE & R22ci (RSI 3.87ci) ABOVE GRADE DAMPPROOF BETWEEN FDTN WALL & FIN. GRADE INSULATION W/ BUILDING PAPER 1/2" BRICK PROJECTION (254mm) T/O BSMT. SLAB . ţv "(100mm) WEEPING TILE 1*-10" MIN (480mm) IN 6"(150mm) CRUSHED STONE SURROUND

WALL SECTION FOR GRADE TO FIN.

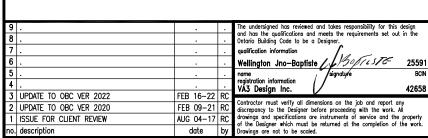
FLOOR MORE THAN 4'7" (1400mm)

HEIGHT DIFFERENCE

SCALE: N.T.S.

EW3.07x PKG A1

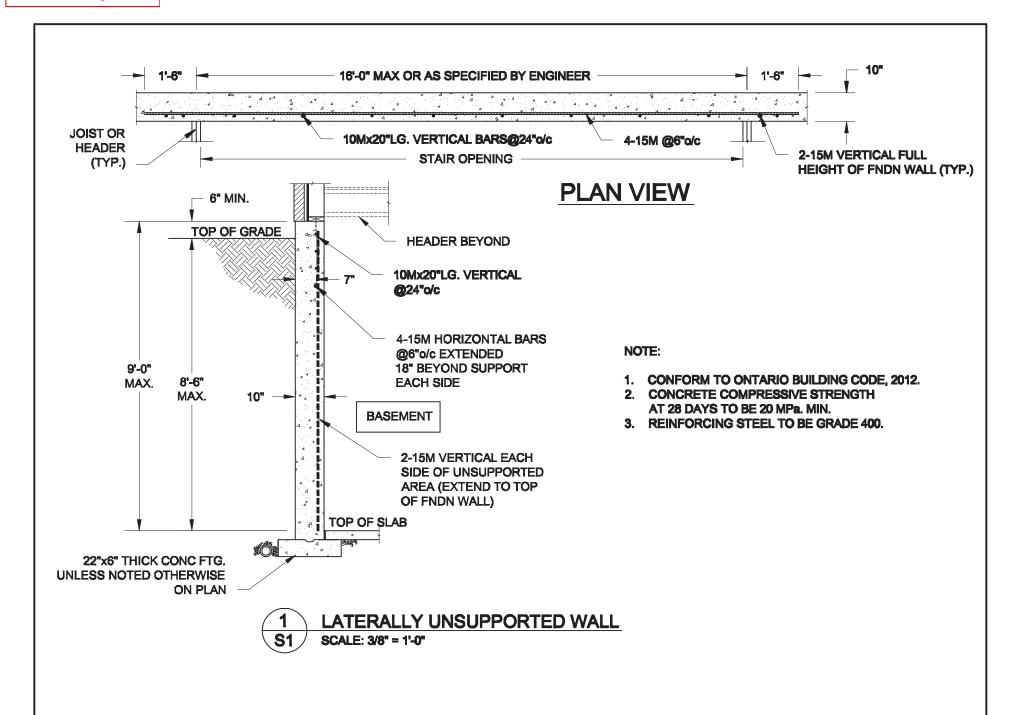
WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7"(1400mm)
MAX. HEIGHT DIFFERENCE
SCALE: N.T.S.

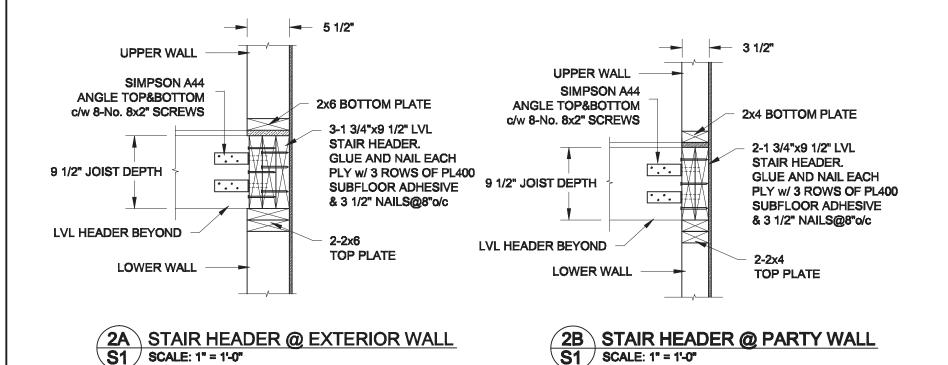




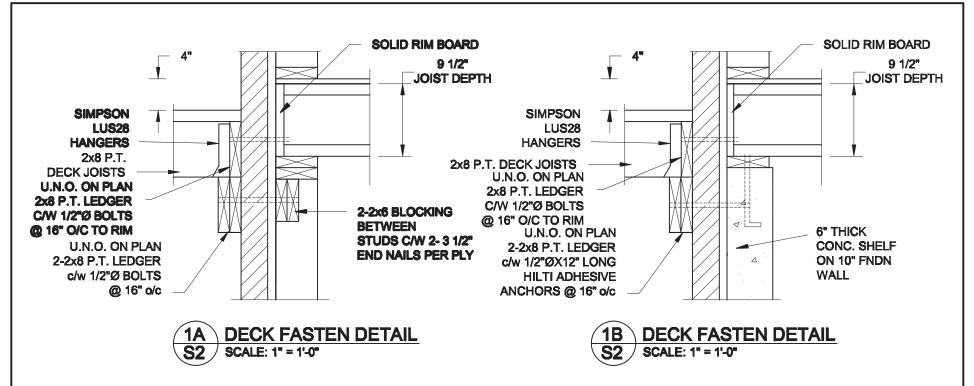
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	BAYVIEW	WELLING	TON	CONST	NOTE
project name ALCONA			municipality INNISFIL,ON.		project no. 13049
date MAY 2016			CONST	RUCTION NOTES	
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M. F. PARENTE 100517923

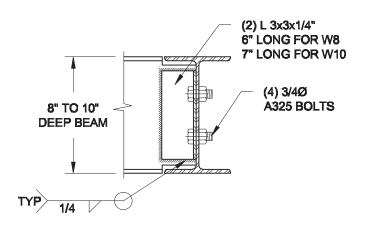




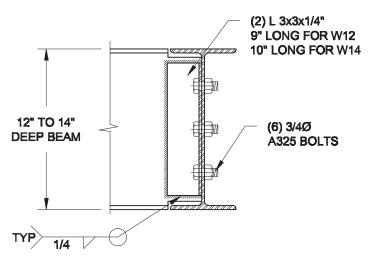
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Dute.			TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: Checked:		SECTION OF CHANNED	Project No.:	Drawing No.: S1



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

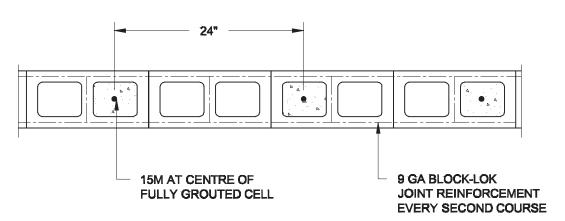


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

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



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

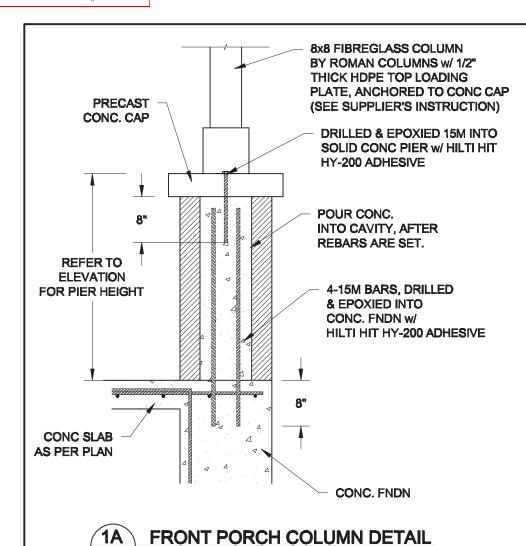
NOTES:

- 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.

Scale:	Fngineer's Seal·	Project:	
AS NOTED Date:	PROFESSIONAL EX	BAYVIEW WELLINGTON HOMES - AI INNIEFIL, ONTARIO	CONA REAR LANE TOWNS
Date.	M. F. PARENTE S	TYPICAL STRUCTURAL DETAILS FO	R SNGLES
Drawn: Checked:	THOUNTE OF ONE PART	Project No.:	Drawing No.:

S3

SCALE: 3/4" = 1'-0"



- 1'-4" **->** 1'-4"

TOP VIEW @ MASONRY PIER SCALE: 3/4" = 1'-0"

NOTE:

- 1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE A 28 DAY MIN. COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING STEEL TO BE GRADE 400.
- 4. PROVIDE 2" CLEAR COVER FOR REBARS.

Scale:	Fngineer's Seal:	Project:
AS NOTED	B PROPESSIONAL STE	BAYVIEW WELLINGTON HOMES - A
Date:	M. F. PARENTE 5 100517923	TYPICAL STRUCTURAL DETAILS I
Drawn: Checked:	PONNICE OF CRITING	Project No.:

- ALCONA REAR LANE TOWNS

FOR SINGLES

Drawing No.: **S3**