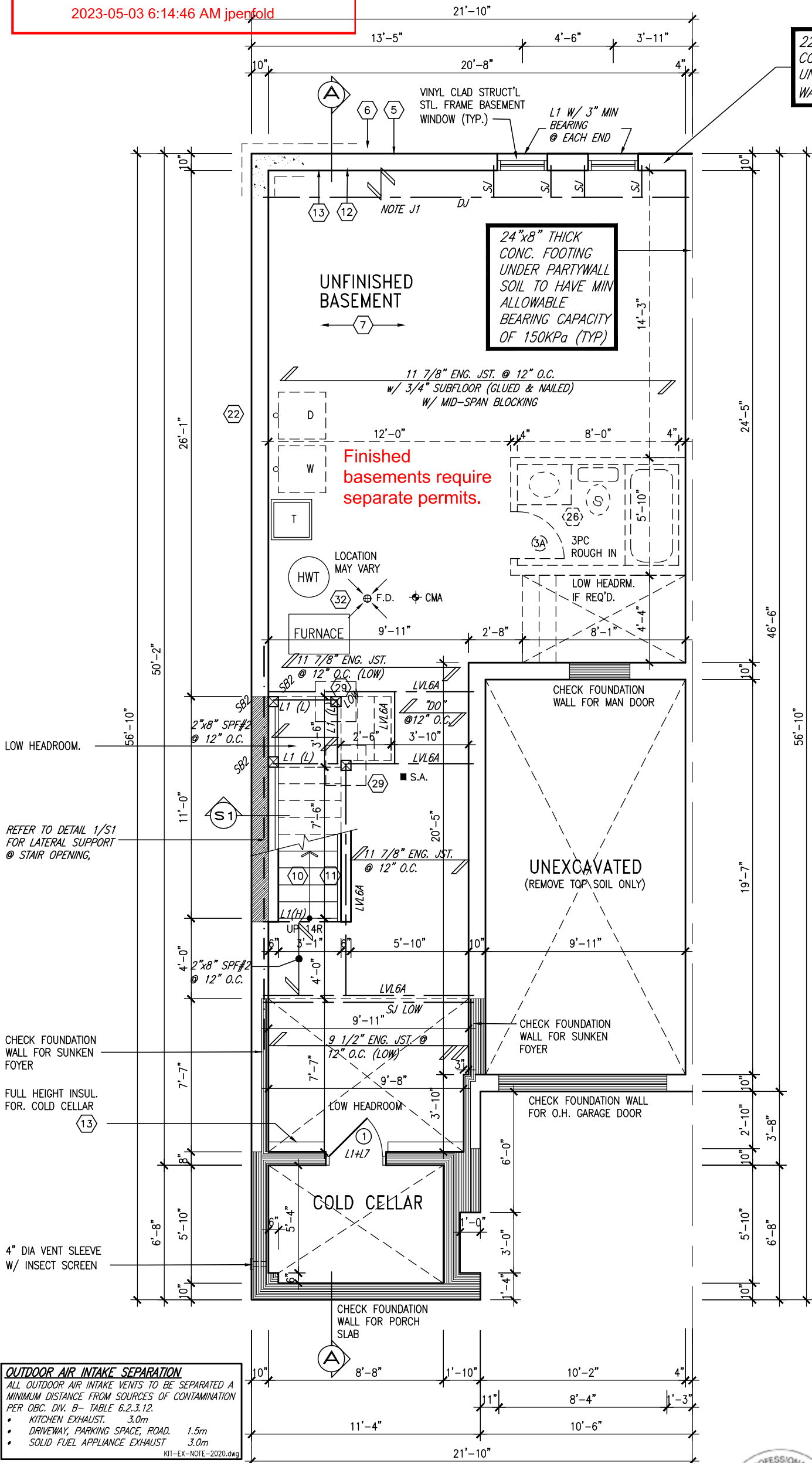




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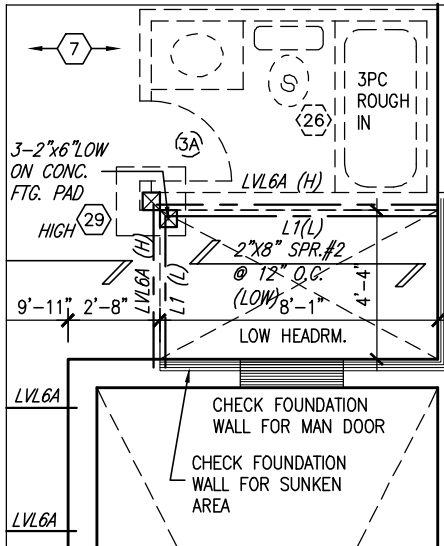
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

BASEMENT WALL INSULATION

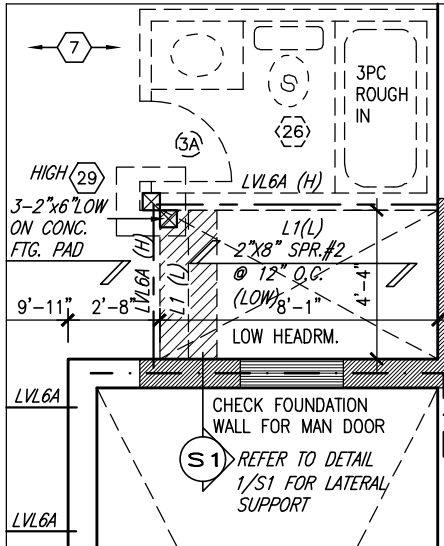
(TYP.) (13)
-6" (R20) CONTINUOUS BLANKET INSULATION. INSULATION UNINTERRUPTED BY FRAMING

BASEMENT INSULATION AT STAIR/SUNKEN AREAS

-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.



PARTIAL PLAN
SUNKEN 1R COND



PARTIAL PLAN
SUNKEN 2R OR
MORE COND.

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.



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. 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m
KIT-EX-NOTE-2020.dwg

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.)

BASEMENT PLAN 'A2'
W/ SIDE AND REAR UPGRADE

9	.	.	.
8	.	.	.
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6	.	.	.
5	UPDATED TO 2023 OBC	MAR 21/23	NS
4	REVISED AS PER ENG'S COMMENTS	JUN 22-18	SB
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
1	ISSUED FOR CLIENT REVIEW	JAN 15-18	NC
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Wellington Jno-Baptiste	25591	
name	BCIN	
registration information	42658	
VA3 Design Inc.		
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

TH-7E
CRANE 7

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	DECEMBER, 2017	checked by	RC	scale	3/16" = 1'-0"
drawn by	NC	file name	13049-TH-7E	drawing no.	1A2
BAYVIEW WELLINGTON					
BASEMENT FLOOR PLAN 'A'/'A2'/'B'					
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\TH\1-0BC 2023 CURRENT\13049-TH-7E.dwg - Thu - Mar 23 2023 - 12:56 PM					

Town of Innisfil Certified Model

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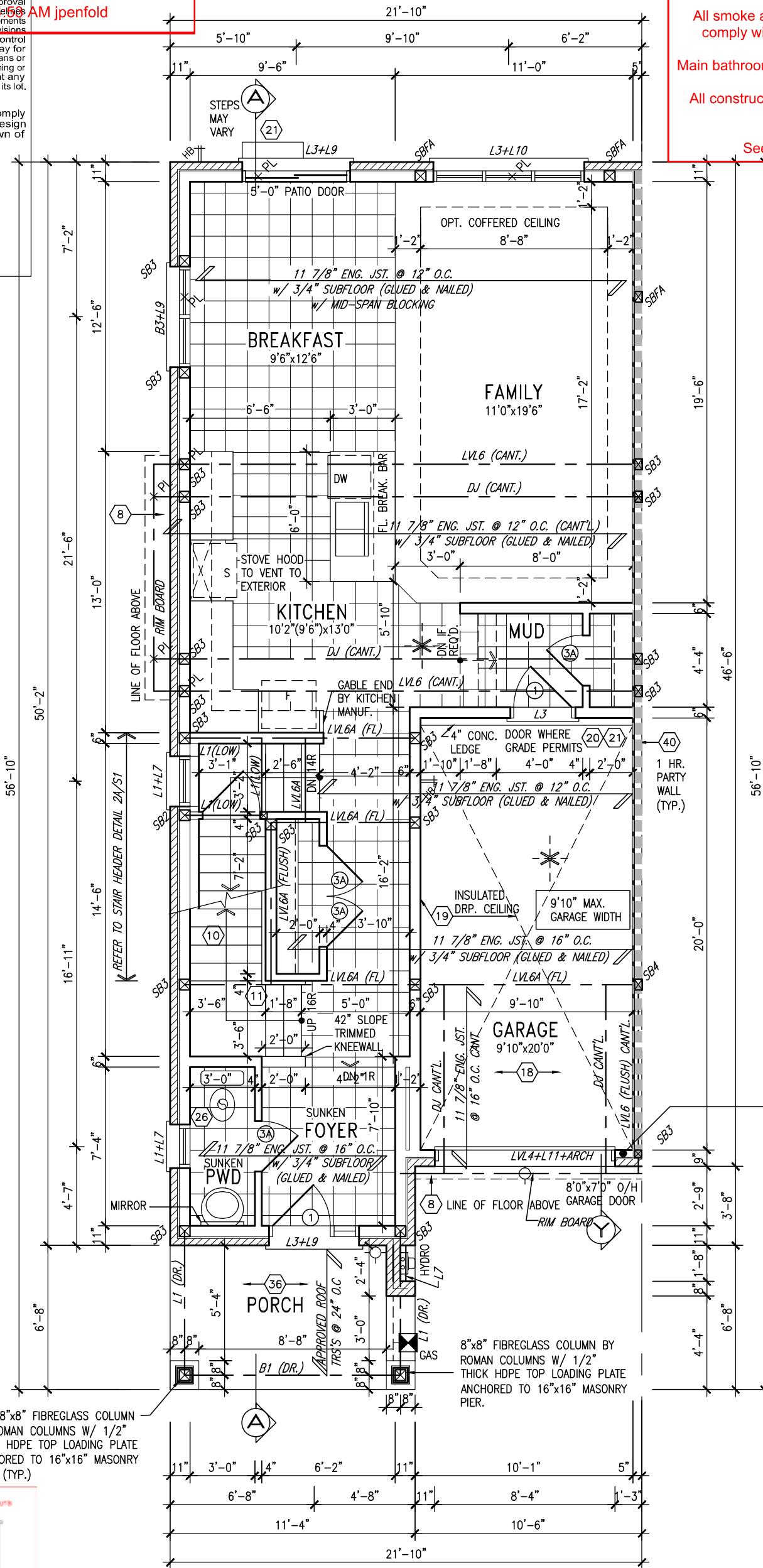
Town of Innisfil Building Dept Notes:

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

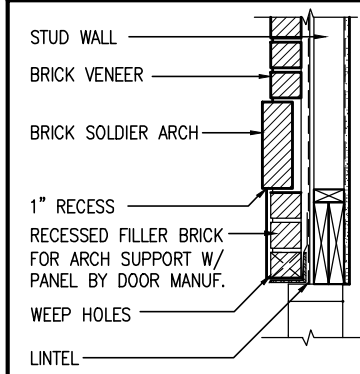
All construction subject to review by Town Building Inspectors

See comments on permit



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

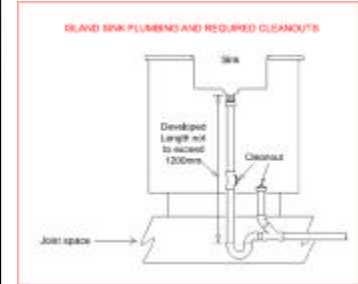
REFER TO CN2 FOR MAX STUD WALL HEIGHT



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

AREA CALCULATIONS	ELEV. 'A2'
GROUND FLOOR AREA	844 SF
SECOND FLOOR AREA	1074 SF
SUBTOTAL	1918 SF
DEDUCT ALL OPEN AREAS	0 SF
TOTAL NET AREA	1918 SF (178.19 m2)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1074 SF (99.78 m2)
COVERAGE W/ PORCH	1149 SF (106.75 m2)

GROUND FLOOR PLAN 'A2' W/ SIDE AND REAR UPGRADE



9	.	.	.
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5	UPDATED TO 2023 OBC	MAR 21/23	NS
4	REVISED AS PER ENG'S COMMENTS	JUN 22-18	SB
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
1	ISSUED FOR CLIENT REVIEW	JAN 15-18	NC
no.	description	date	by

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qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
signature
BCIN
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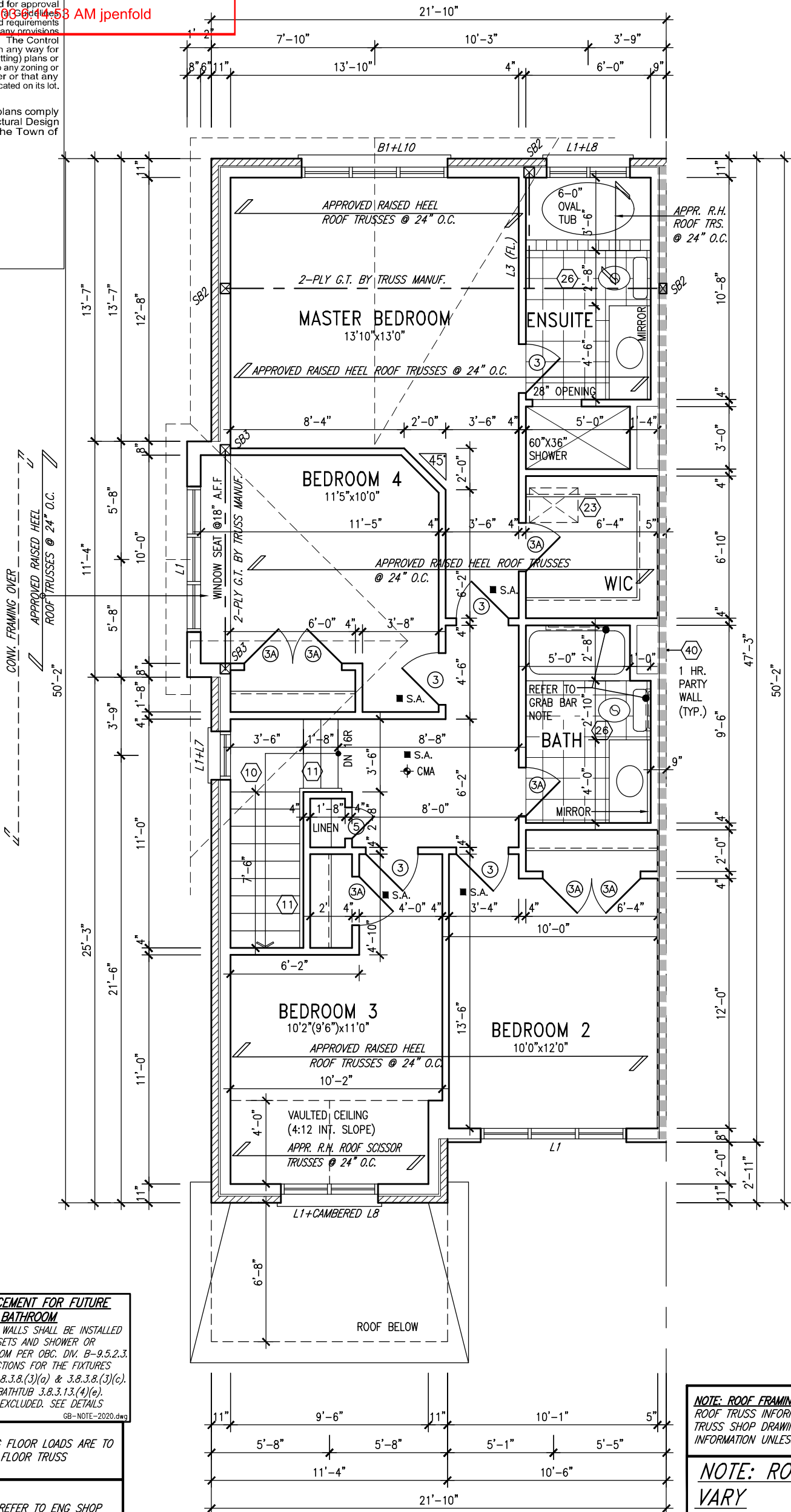
BAYVIEW WELLINGTON		TH-7E CRANE 7	
project name	ALCONA	municipality	INNISFIL, ON.
date	DECEMBER, 2017	project no.	13049
drawn by	NC	checked by	RC
scale	3/16" = 1'-0"	file name	13049-TH-7E
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BM\UNITS\TH\1-0BC 2023 CURRENT\13049-TH-7E.dwg - Thu - Mar 23 2023 - 12:56 PM		drawing no.	2A2

Town of Innisfil Certified Model

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2023-05-03 09:45:53 AM jpenfold



SECOND FLOOR PLAN 'A2'
W/ SIDE AND REAR UPGRADE



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

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5	UPDATED TO 2023 OBC	MAR 21/23	NS
4	REVISED AS PER ENG'S COMMENTS	JUN 22-18	SB
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
1	ISSUED FOR CLIENT REVIEW	JAN 15-18	NC
no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782
va3design.com

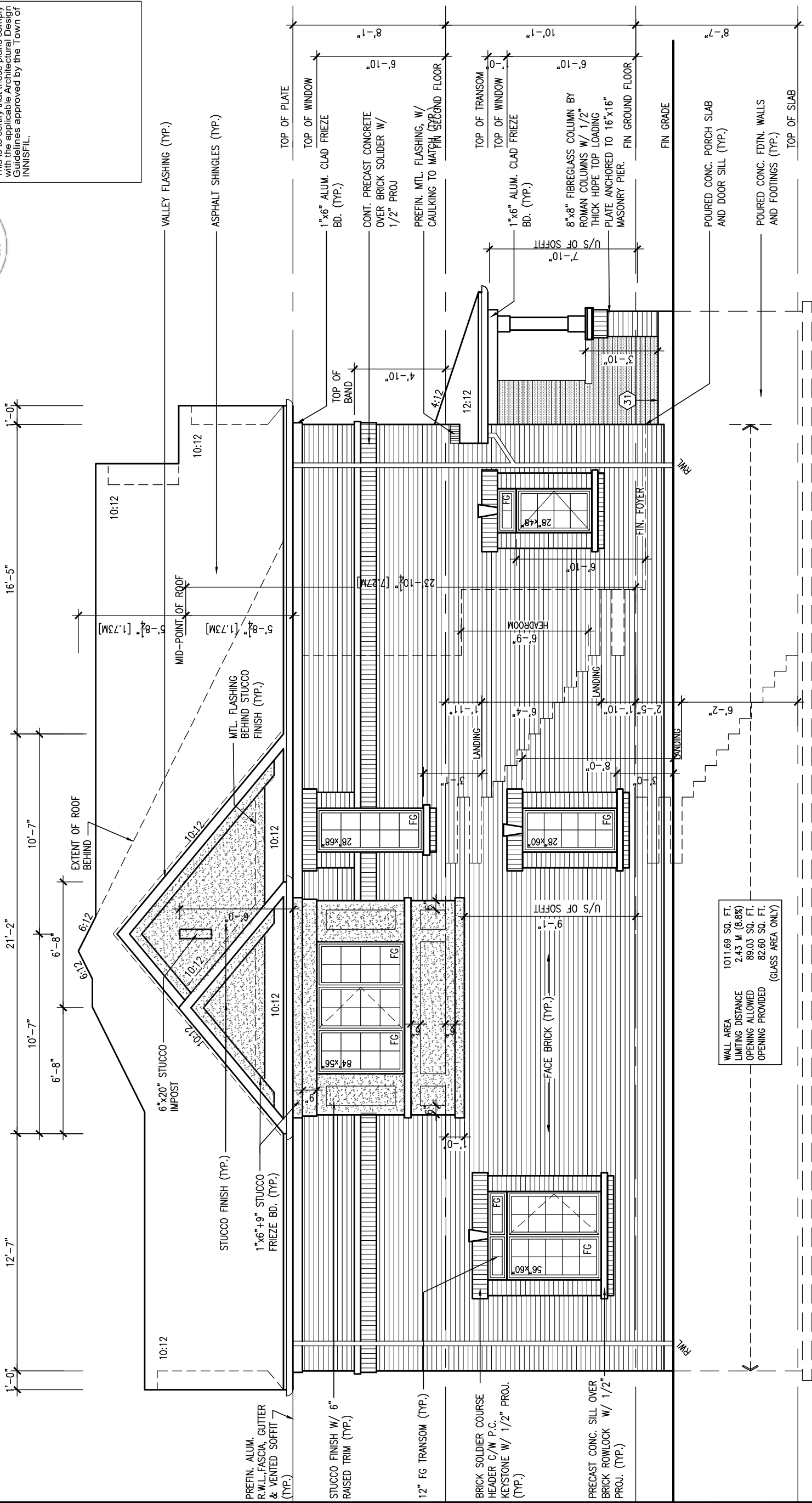
BAYVIEW WELLINGTON

TH-7E
CRANE 7

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	DECEMBER, 2017	checked by	RC	scale	3/16" = 1'-0"
drawn by	NC	checked by	RC	file name	13049-TH-7E
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BM\UNITS\TH\1-0BC 2023 CURRENT\13049-TH-7E.dwg - Thu - Mar 23 2023 - 12:56 PM					drawing no.
					3A2

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UPGRADED LEFT SIDE ELEVATION 'A2'

no. description		date	by
1	ISSUED FOR CLIENT REVIEW	JAN 15-18 NC	
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18 WT	
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18 WT	
4	REVISED AS PER ENG'S COMMENTS	JUN 22-18 SB	
5	UPDATED TO 2023 OBC	MAR 21/23 NS	
6			
7			
8			
9			

25591	42658
Wellington Jno-Baptiste	signature
VA3 Design Inc.	registration information
BCIN	BCIN
255 Consumers Rd Suite 120	location ON M2J 1R4
416.630.2255 f 416.630.4782	phone
vc3design.com	website
drawn by	checked by
RC	scale
3/16" = 1'-0"	file name
13049-TH-7E	13049-TH-7E
5A2	5A2

project name	project no.
BAYVIEW WELLINGTON	TH-7E
INNISFIL, ON.	CRANE 7
date	project no.
JAN.2018	13049
drawn by	checked by
RC	scale
3/16" = 1'-0"	file name
13049-TH-7E	13049-TH-7E
5A2	5A2

Town of Innisfil Certified Model
2023-05-03 6:14:54 AM ipenfold

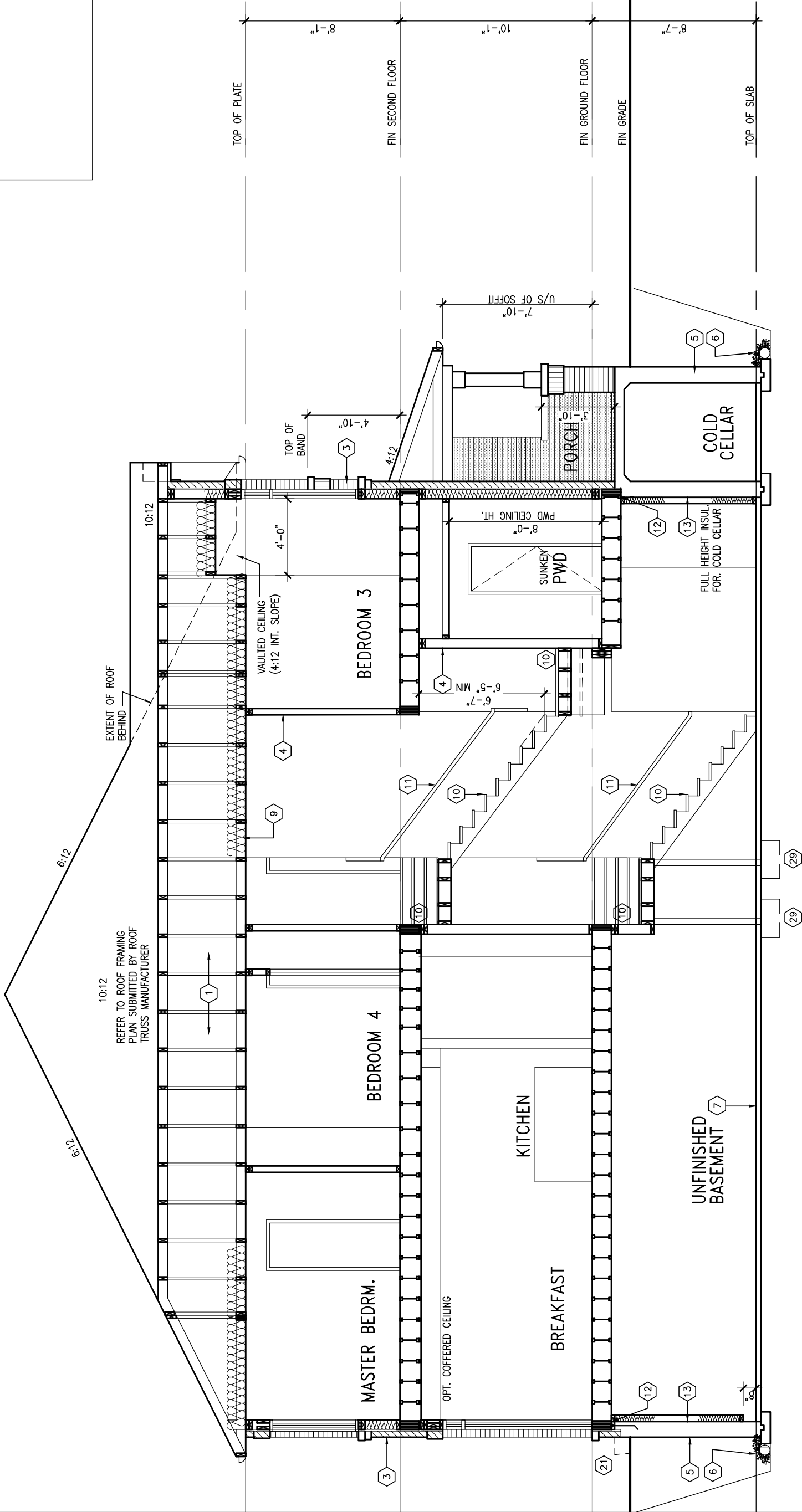
1'-0"

1'-0"



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable zoning bylaws 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.

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SECTION A-A

no. description

1 ISSUED FOR CLIENT REVIEW

2 REVISED AS PER ROOF TRUSS COMMENTS.

3 REVISED AS PER FLOOR TRUSS COMMENTS.

4 REVISED AS PER ENG'S COMMENTS

5 UPDATED TO 2023 OBC

6

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date

JAN 15-18

MAY 18/18

MAY 22/18

JUN 22-18

MAR 21/23

NS

WT

WT

SB

NS

by

NC

WT

WT

NS

NS

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qualification information

name

Wellington Jno-Baptiste

signature

42658

BCIN

25591

VA3 Design Inc.

registration information

42658

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DATE

JAN.2018

drawn by

NC

checked by

RC

scale

3/16" = 1'-0"

file name

13049-TH-7E

6A2

project name

ALCONA

project no.

13049

municipality

INNISFIL, ON.

TH-7E

CRANE 7

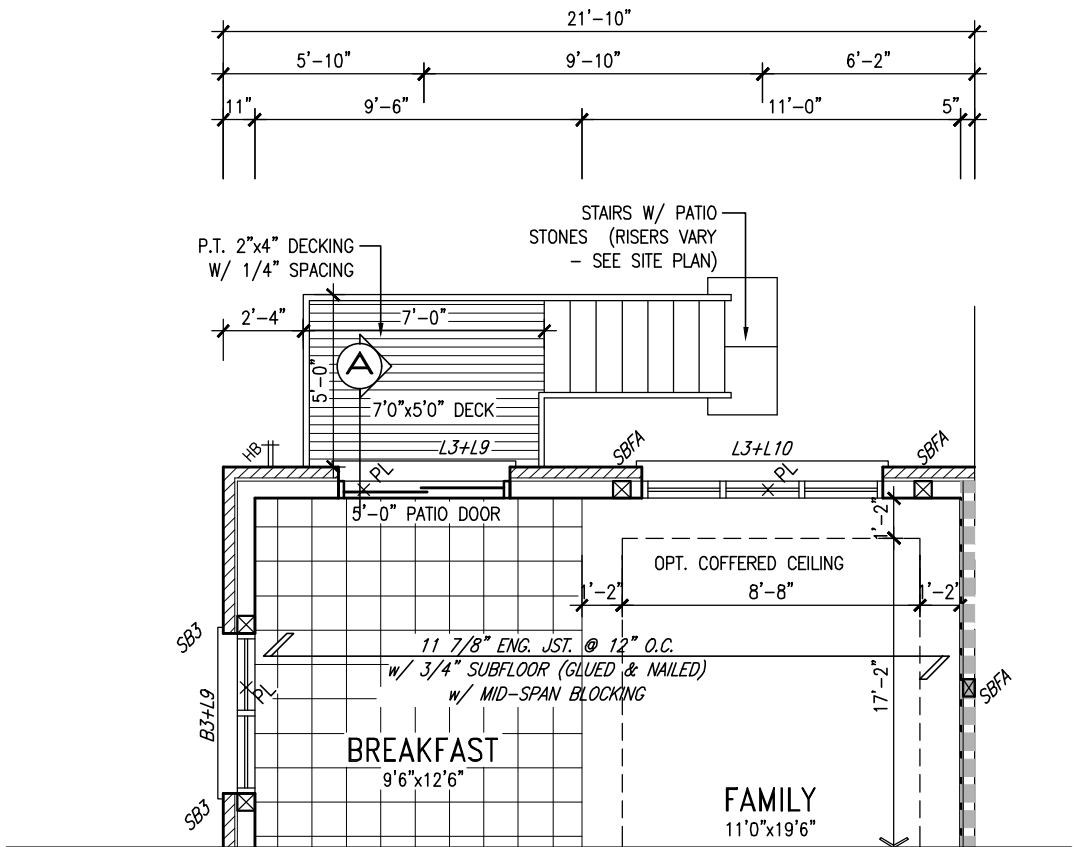
13049

LONGITUDINAL SECTION A-A

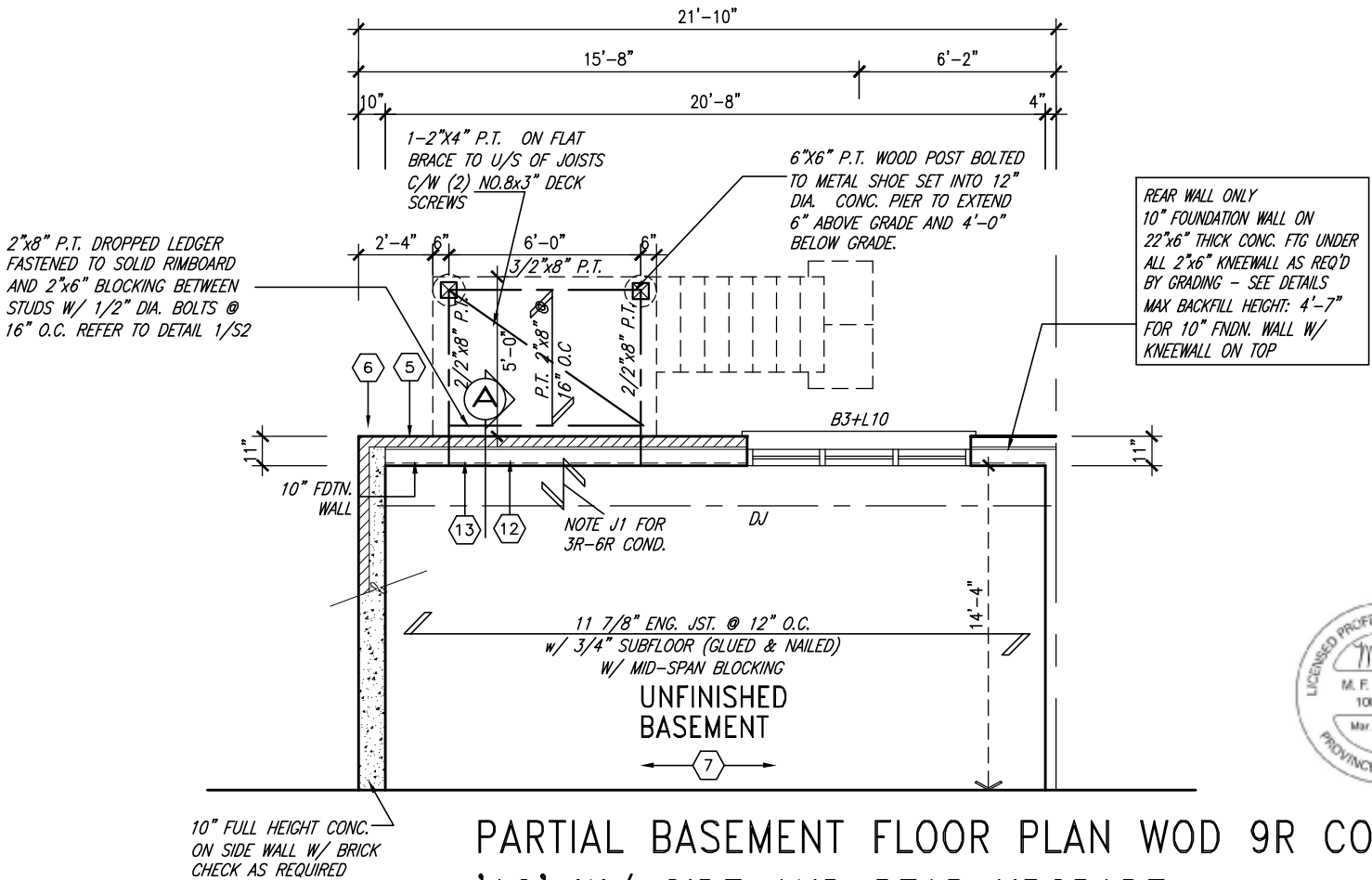
13049-TH-7E

6A2

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PARTIAL GROUND FLOOR PLAN WOD 9R COND.
'A2' W/ SIDE AND REAR UPGRADE



PARTIAL BASEMENT FLOOR PLAN WOD 9R COND.
'A2' W/ SIDE AND REAR UPGRADE



9	.	.	.
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5	UPDATED TO 2023 OBC	MAR 21/23	NS
4	REVISED AS PER ENG'S COMMENTS	JUN 22-18	SB
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qualification information		
Wellington Jno-Baptiste	25591	
name	BCIN	
registration information	42658	
VA3 Design Inc.		
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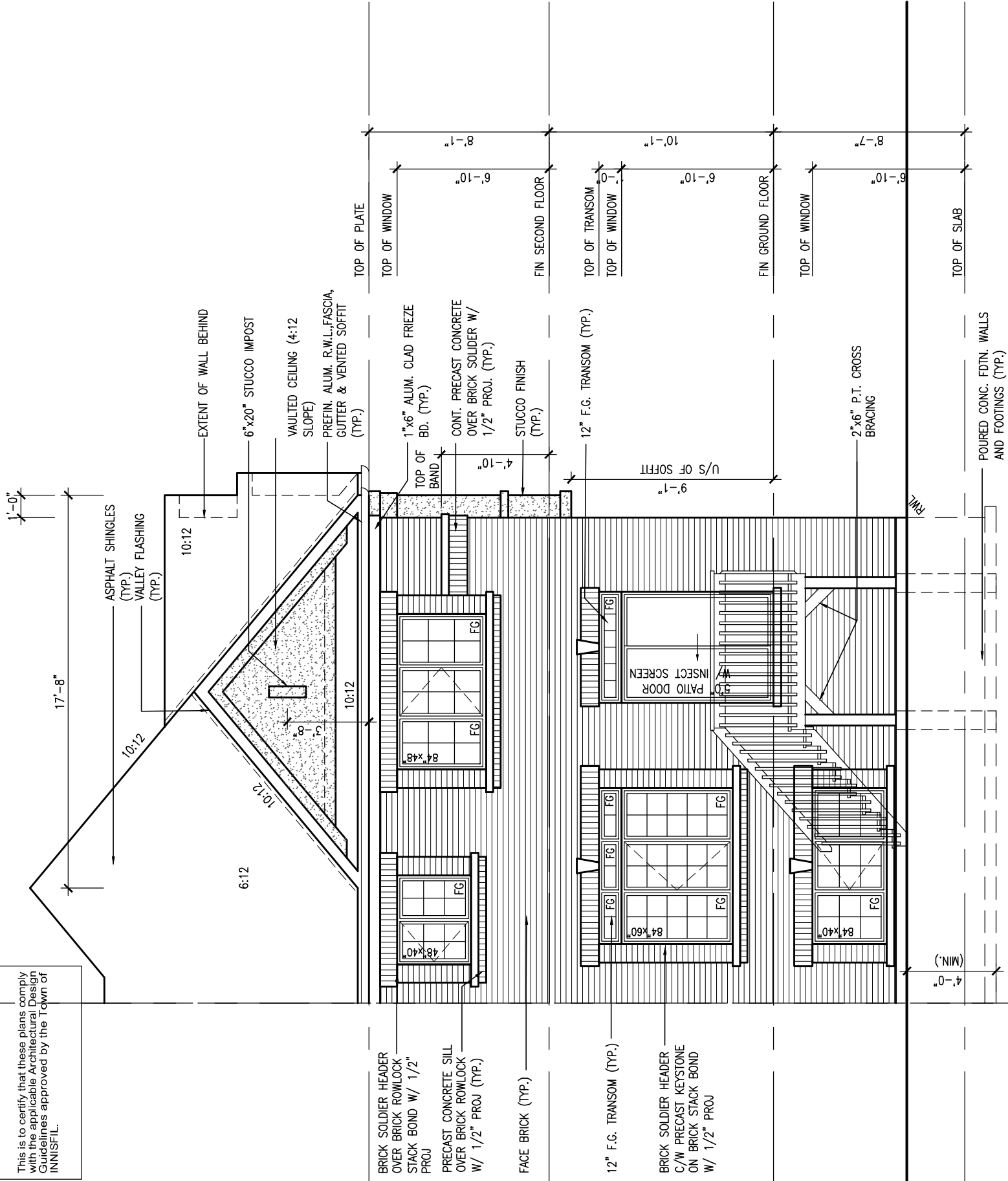


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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		TH-7E CRANE 7	
project name	ALCONA	municipality	INNISFIL, ON.
date	DECEMBER, 2017	project no.	13049
drawn by	NC	drawing no.	7A2
checked by	RC	scale	3/16" = 1'-0"
file name	13049-TH-7E		
RICHARD - H:\ARCHIVE\WORKINGS\2013\13049.BM\UNITS\TH\1-DBC 2023 CURRENT\13049-TH-7E.dwg - Thu - Mar 23 2023 - 12:57 PM			

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



UPGRADED REAR ELEVATION
'A2' WOD COND. 9R OR MORE

FOR 4-8 RISER WALK OUT
DECK CONDITION WINDOW
SIZE 30"x24"

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))				
TH-7E ELEVATION 'A2' UPG	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	447.83 S.F.	113.464 S.F.	25.34 %	
LEFT SIDE	1011.69 S.F.	97.222 S.F.	9.61 %	
RIGHT SIDE	1011.69 S.F.	0 S.F.	0.00 %	
REAR	440.31 S.F.	129.163 S.F.	29.33 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				
TOTAL SQ. FT.	2911.52 S.F.	339.85 S.F.	11.67 %	
TOTAL SQ. M.	270.49 S.M.	31.57 S.M.	11.67 %	
UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))				
TH-7E ELEVATION 'A2' UPG WOB	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	447.83 S.F.	113.464 S.F.	25.34 %	
LEFT SIDE	1011.69 S.F.	97.222 S.F.	9.61 %	
RIGHT SIDE	1011.69 S.F.	0 S.F.	0.00 %	
REAR	594.96 S.F.	190.831 S.F.	32.07 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				
TOTAL SQ. FT.	3066.17 S.F.	401.52 S.F.	13.10 %	
TOTAL SQ. M.	284.85 S.M.	37.30 S.M.	13.10 %	
UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))				
TH-7E ELEVATION 'A2' UPG WOD	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	447.83 S.F.	113.464 S.F.	25.34 %	
LEFT SIDE	1011.69 S.F.	97.222 S.F.	9.61 %	
RIGHT SIDE	1011.69 S.F.	0 S.F.	0.00 %	
REAR	527.64 S.F.	145.830 S.F.	27.64 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				
TOTAL SQ. FT.	2998.85 S.F.	356.52 S.F.	11.89 %	
TOTAL SQ. M.	278.60 S.M.	33.12 S.M.	11.89 %	



9.

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

8.

qualification information

7.

name

6.

registration information

5.

Willington Jno-Baptiste

4.

42658

3.

25591

2.

BCIN

1.

NS

9.

date

8.

JAN 15-18 NC

7.

MAY 18/18 WT

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MAY 22/18 WT

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JUN 22-18 SB

4.

MAR 21/23 NS

3.

BY

2.

drawings are not to be scaled.

1.

drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.

9.

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8.

416.630.2255 f 416.630.4782

7.

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6.

drawn by

5.

checked by

4.

scale

3.

3/16" = 1'-0"

2.

13049-TH-7E

1.

13049

9.

project name

8.

ALCONA

7.

project no.

6.

TH-7E

5.

CRANE 7

4.

drawing no.

3.

13049

2.

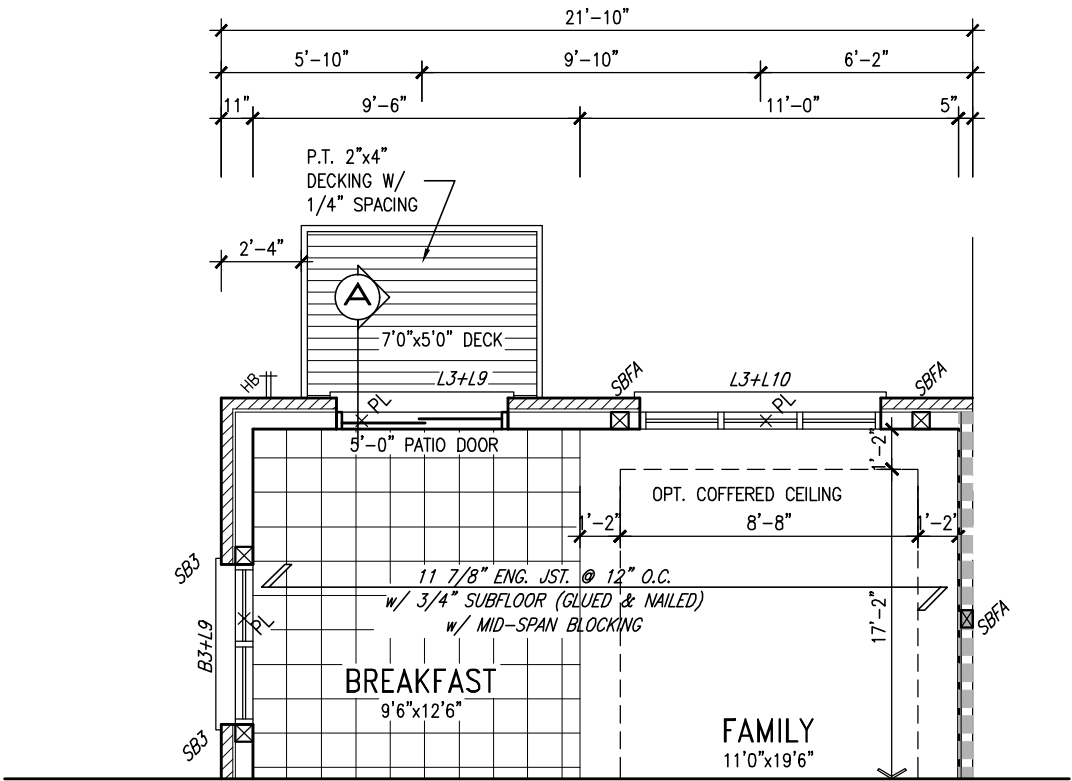
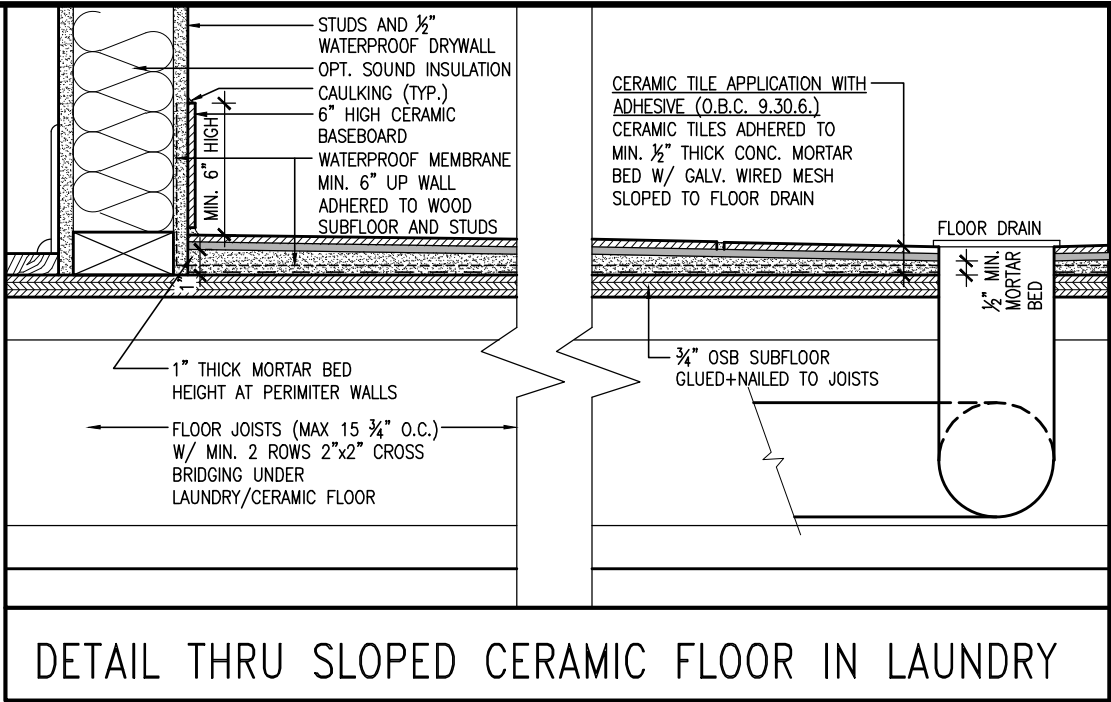
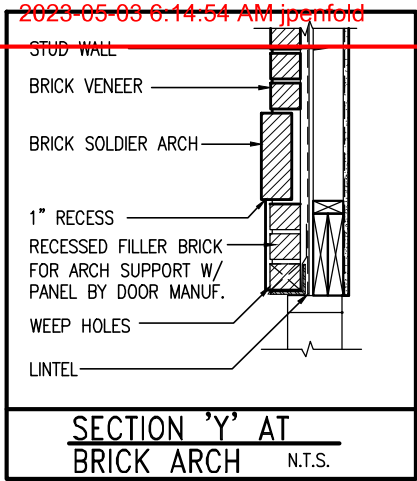
13049-TH-7E

1.

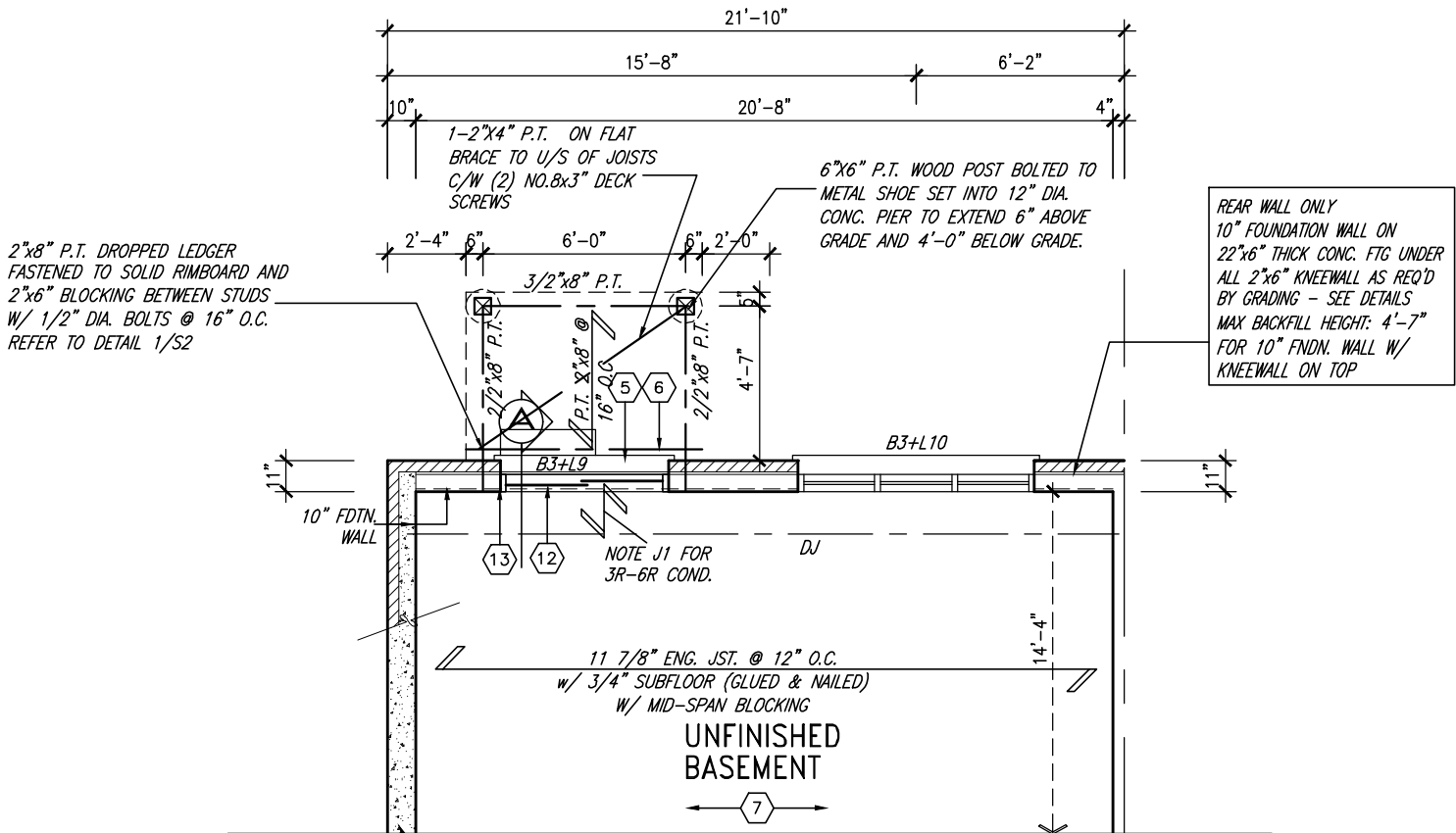
8A2

Town of Innisfil Certified Model

2023-05-03 6:14:54 AM jpenfold



PARTIAL GROUND FLOOR PLAN WEB COND. 'A2' W/ SIDE AND REAR UPGRADE



10" FULL HEIGHT CONC. ON SIDE WALL W/ BRICK CHECK AS REQUIRED

PARTIAL BASEMENT FLOOR PLAN WEB COND. 'A2' W/ SIDE AND REAR UPGRADE



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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		TH-7E CRANE 7	
8	.	.	.	qualification information		project name		municipality	
7	.	.	.	Wellington Jno-Baptiste		ALCONA		INNISFIL, ON.	
6	.	.	.	name registration information VA3 Design Inc.		date DECEMBER, 2017		project no. 13049	
5	UPDATED TO 2023 OBC	MAR 21/23	NS	signature	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.	WOB CONDITION PARTIAL PLANS		drawing no.	
4	REVISED AS PER ENG'S COMMENTS	JUN 22-18	SB	42658		scale 3/16" = 1'-0"		file name 13049-TH-7E	
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT			checked by RC		9A2	
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT			drawn by NC			
1	ISSUED FOR CLIENT REVIEW	JAN 15-18	NC			RICHARD - H:\ARCHIVE\WORKINGS\2013\13049.BM\UNITS\TH\1-0BC 2023 CURRENT\13049-TH-7E.dwg - Thu - Mar 23 2023 - 12:57 PM			
no. description		date	by						

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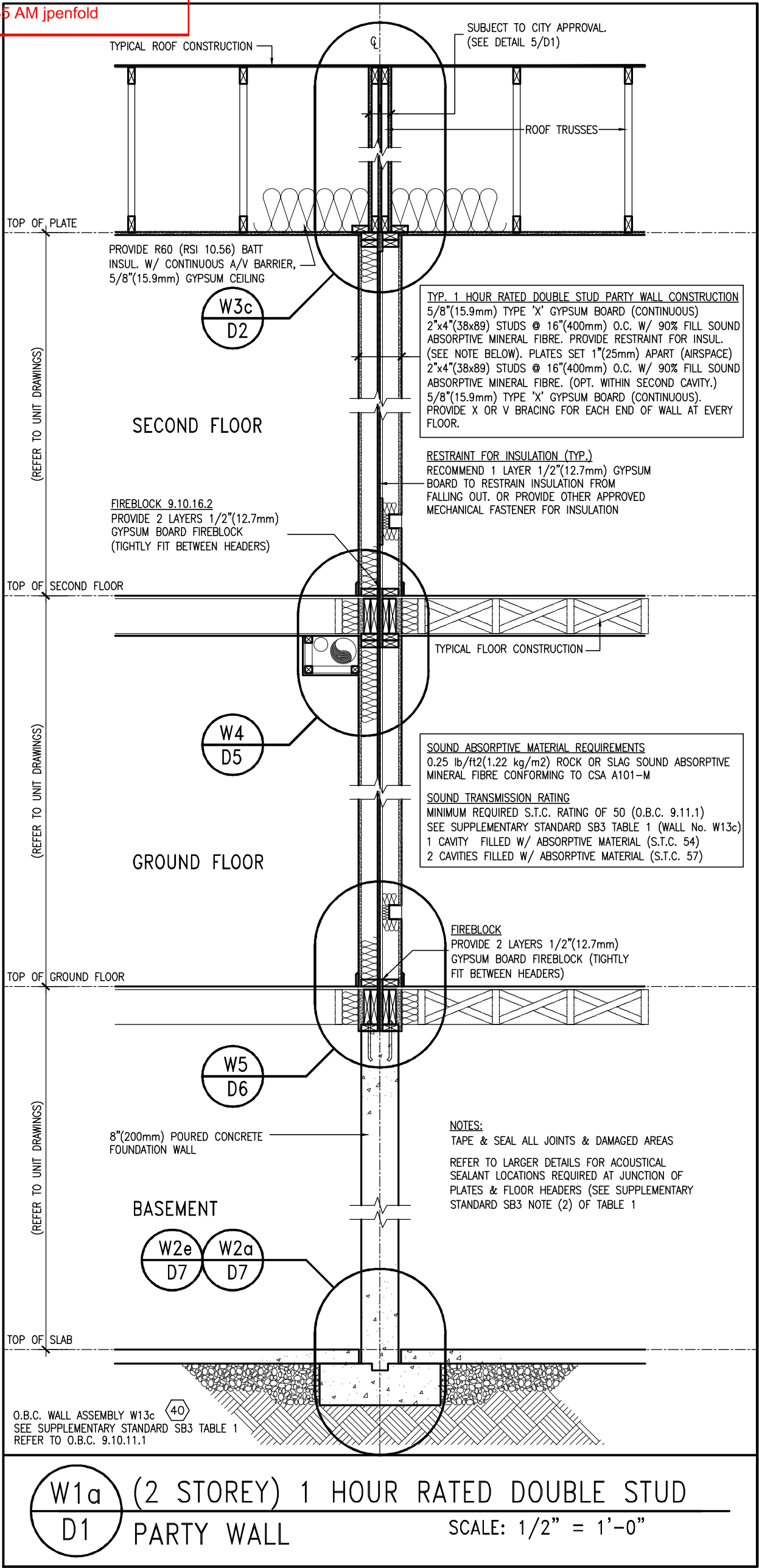
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

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WA3
DESIGN

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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. qualification information Wellington Jno--Baptiste 25591 name signature BCIN registration information VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 † 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name ALCONA drawn by VA3 checked by - scale 3/16" = 1'-0" date APRIL 2018 project no. 13049 drawing no. D1	DETAILS DETAILS file name 13049-DETAIL
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1	ISSUE FOR CLIENT REVIEW	APR 10-18				
no.	description	date	by			

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1 HOUR RATED TRUSSES W/ VERTICAL WEBS @ 24"(600mm) O.C. MAX. PROVIDE CONTINUOUS 2"x3"(38x75) BACKING FOR ALL DRYWALL JOINTS, FASTENERS TO PENETRATE A MIN. OF 1 3/8"(35mm) INTO WOOD SUPPORTS. STAGGER ALL DRYWALL JOINTS WITH 24"(600mm) OFFSET.

ALL GYPSUM BOARD TO BE TIGHT FIT AGAINST ROOF TRUSSES. MIDDLE GYPSUM BOARD TO BE PRE-SCREWED TO INSIDE OF ROOF TRUSSES PRIOR TO INSTALLATION OF TRUSSES

1 HOUR RATED DOUBLE STUD PARTY WALL (ATTIC SPACE) (SEE TABLE 2.3.4.A. IN SUPPLEMENTARY GUIDELINES)
5/8"(15.9mm) TYPE 'X' GYPSUM BOARD (40 MINUTES)
GABLE ROOF TRUSS
1/2"(12.7mm) TYPE 'X' GYPSUM BOARD (25 MINUTES)
1" (25mm) GAP IF REQUIRED
1/2"(12.7mm) TYPE 'X' GYPSUM BOARD (25 MINUTES)
PRE-SCREWED TO STANDARD ROOF TRUSS
5/8"(15.9mm) TYPE 'X' GYPSUM BOARD (40 MINUTES)

TYPICAL ROOF CONSTRUCTION W/ 3/8"(10mm) PLYWOOD SHEATHING. SEE CONSTRUCTION NOTES.

ATTIC

TAPE & SEAL ALL JOINTS AND DAMAGED AREAS

PROVIDE R60 (RSI 10.56) BATT INSULATION WITH CONT. VAPOUR BARRIER

TOP OF PLATE

5/8"(15.9mm) GYPSUM BOARD CEILING

FIREBLOCK 9.10.16.2
PROVIDE 2 LAYERS 1/2"(12.7mm) GYPSUM BOARD FIREBLOCK (TIGHTLY FIT BETWEEN PLATES) REFER TO 9.10.16.3 FOR OTHER FIREBLOCK MATERIALS.

CONTINUOUS BEAD OF ACOUSTICAL CAULKING TO BE APPLIED AT TOP OF WALL FOR ACOUSTICAL PURPOSES

TYPICAL 1 HOUR DOUBLE STUD PARTY WALL CONSTRUCTION

W3c

D2

DBL. STUD PARTY WALL AT ROOF DETAIL

SCALE: 1"=1'-0"

ALTERNATIVE 4 LAYERS



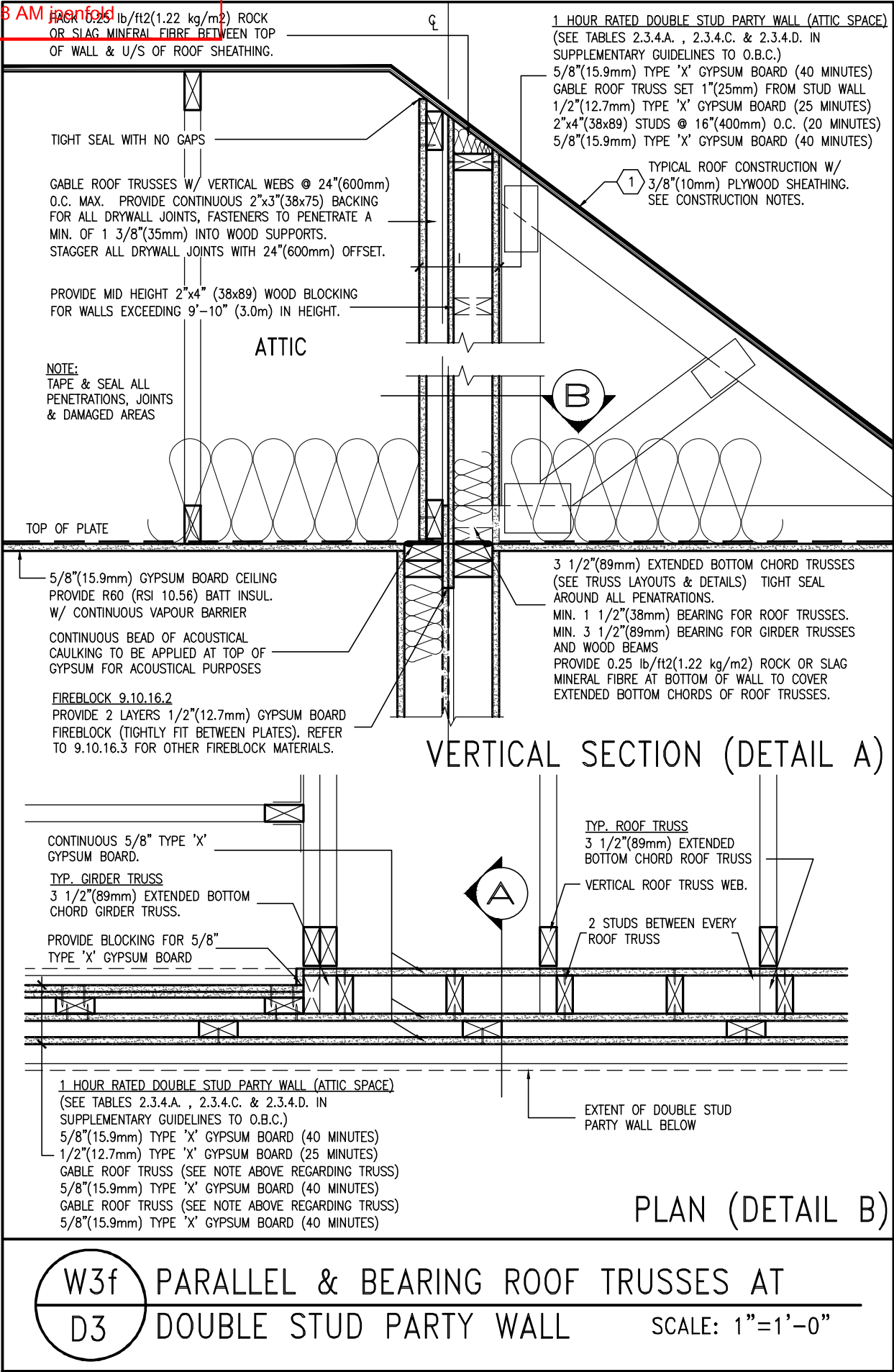
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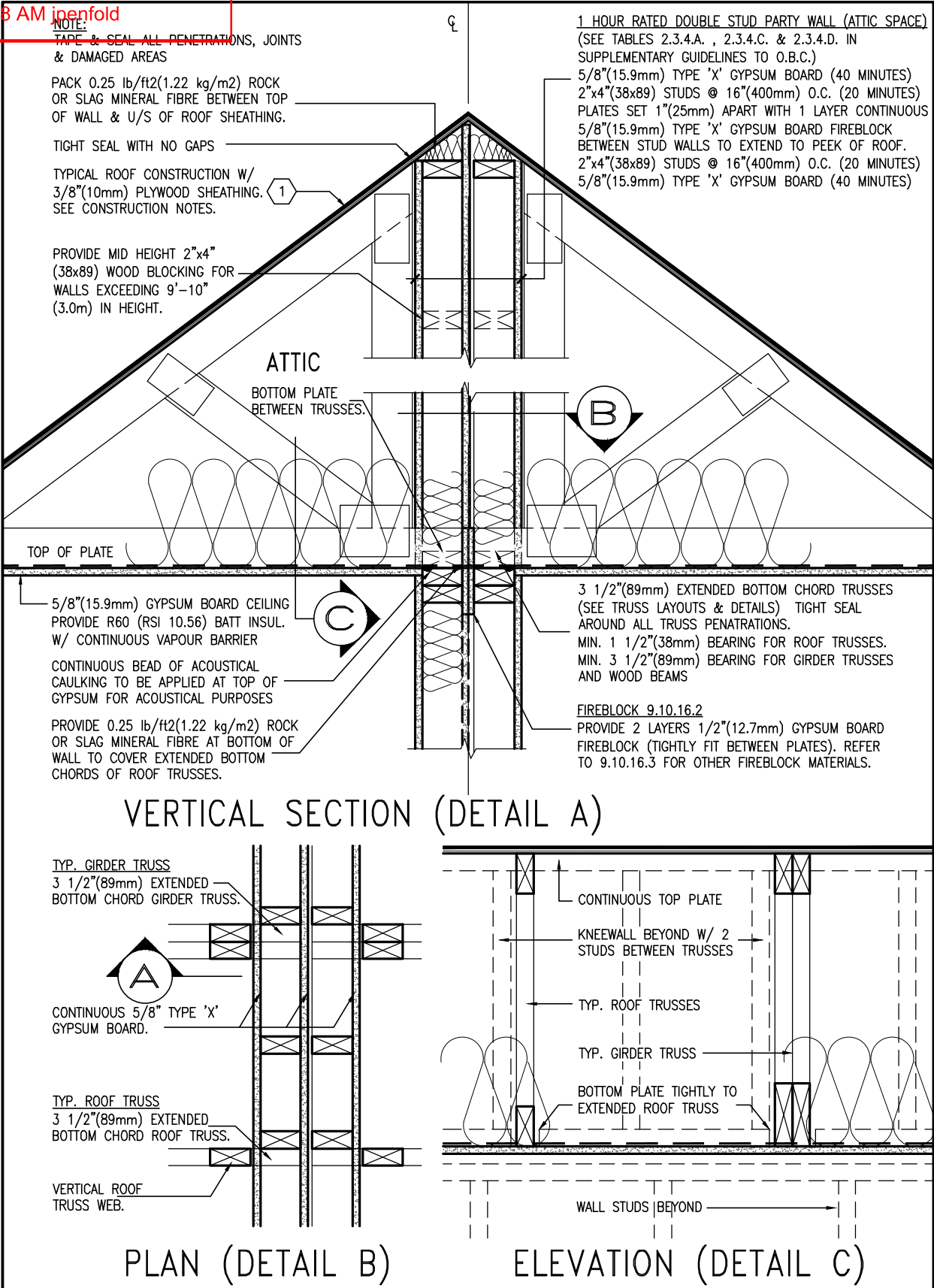


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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	project no.	13049
drawn by	VA3	checked by	-
scale	3/16" = 1'-0"	DETAILS	
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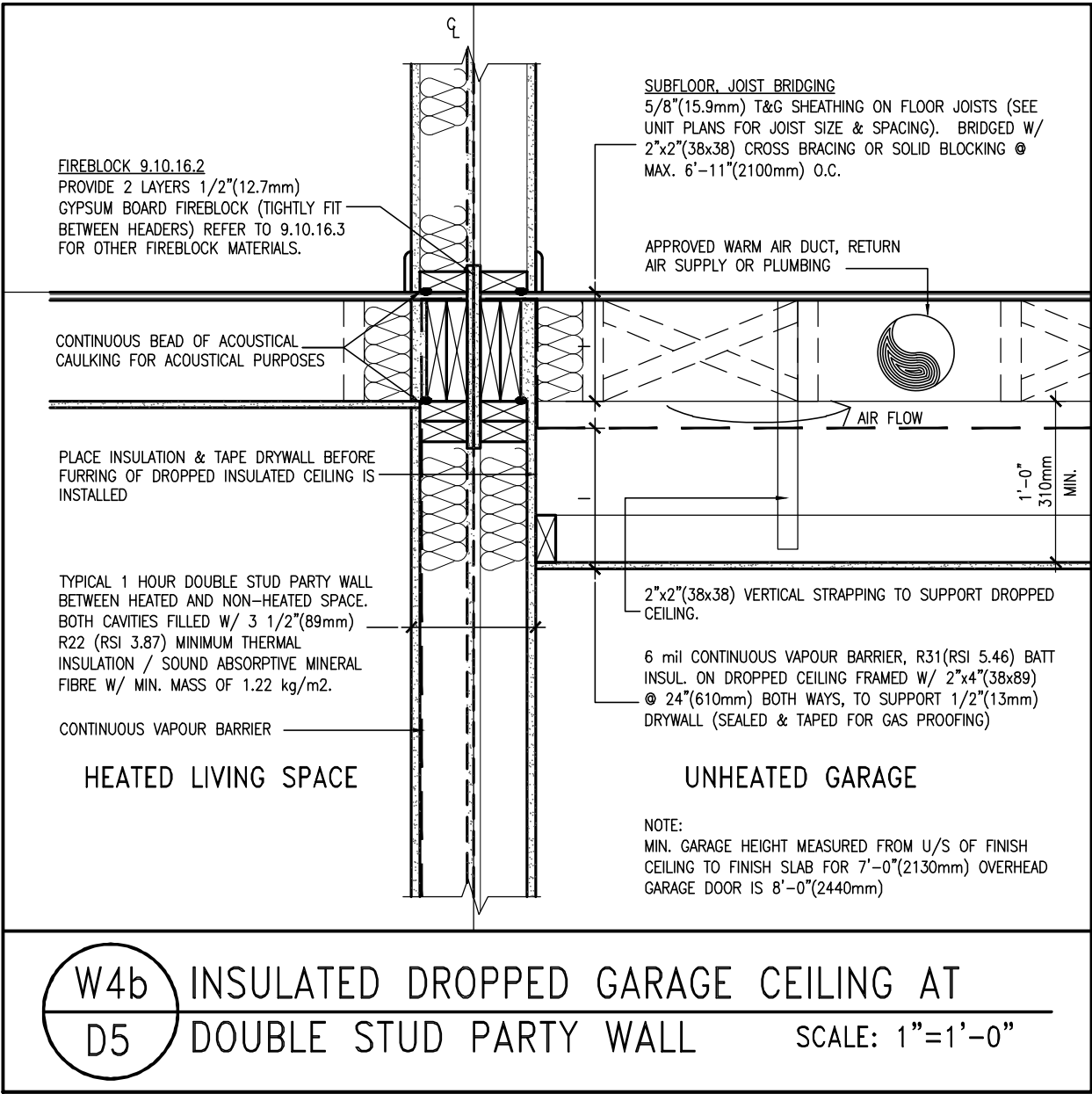
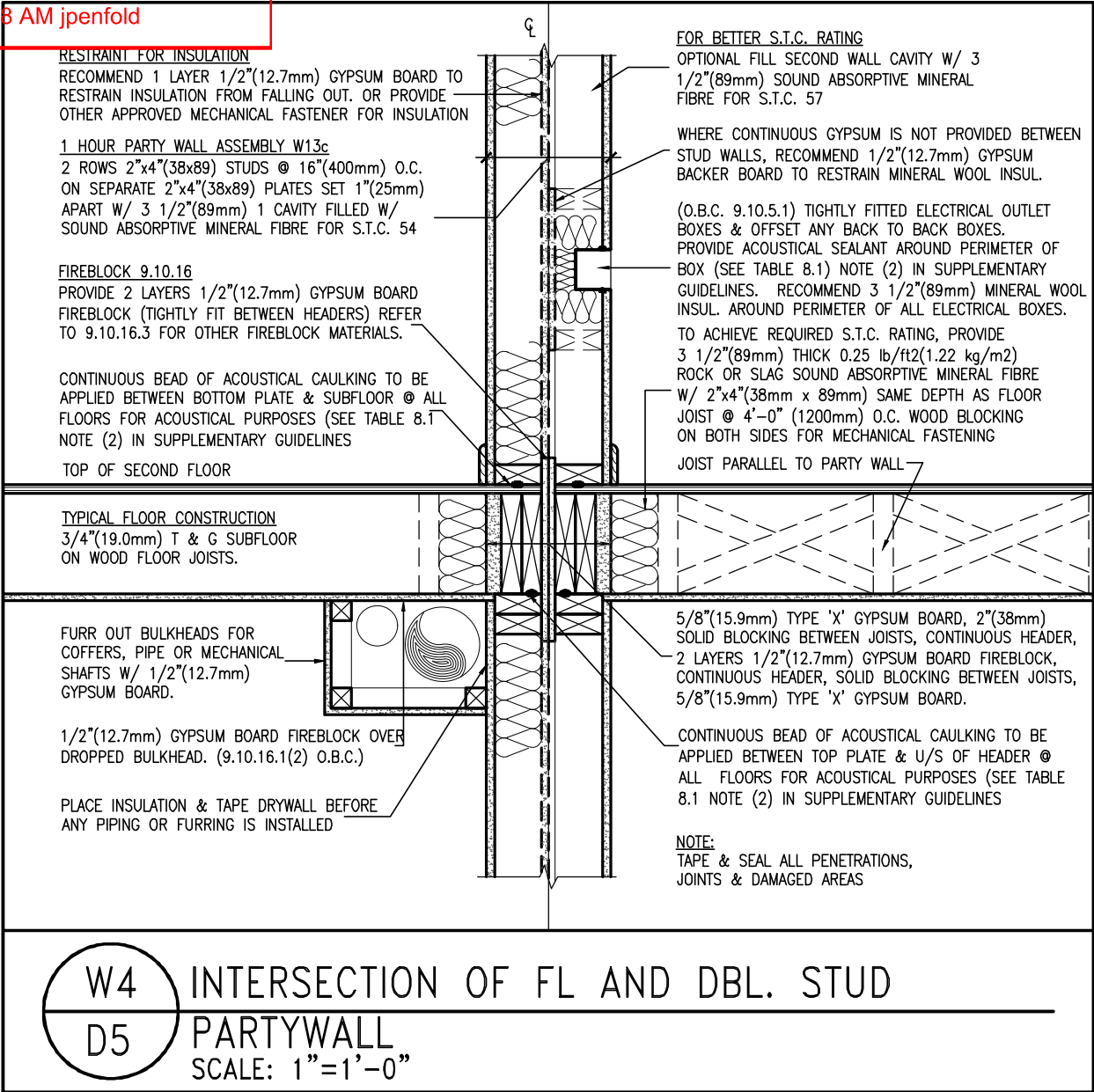
9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		DETAILS	
8	.	.	qualification information		project name		project no.	
7	.	.	Wellington Jno-Baptiste		ALCONA		13049	
6	.	.	name		INNISFIL, ON		drawing no.	
5	.	.	registration information	date		DETAILS		
4	.	.	VA3 Design Inc.	APRIL 2018		file name		
3	.	.	42658	drawn by		13049-DETAIL		
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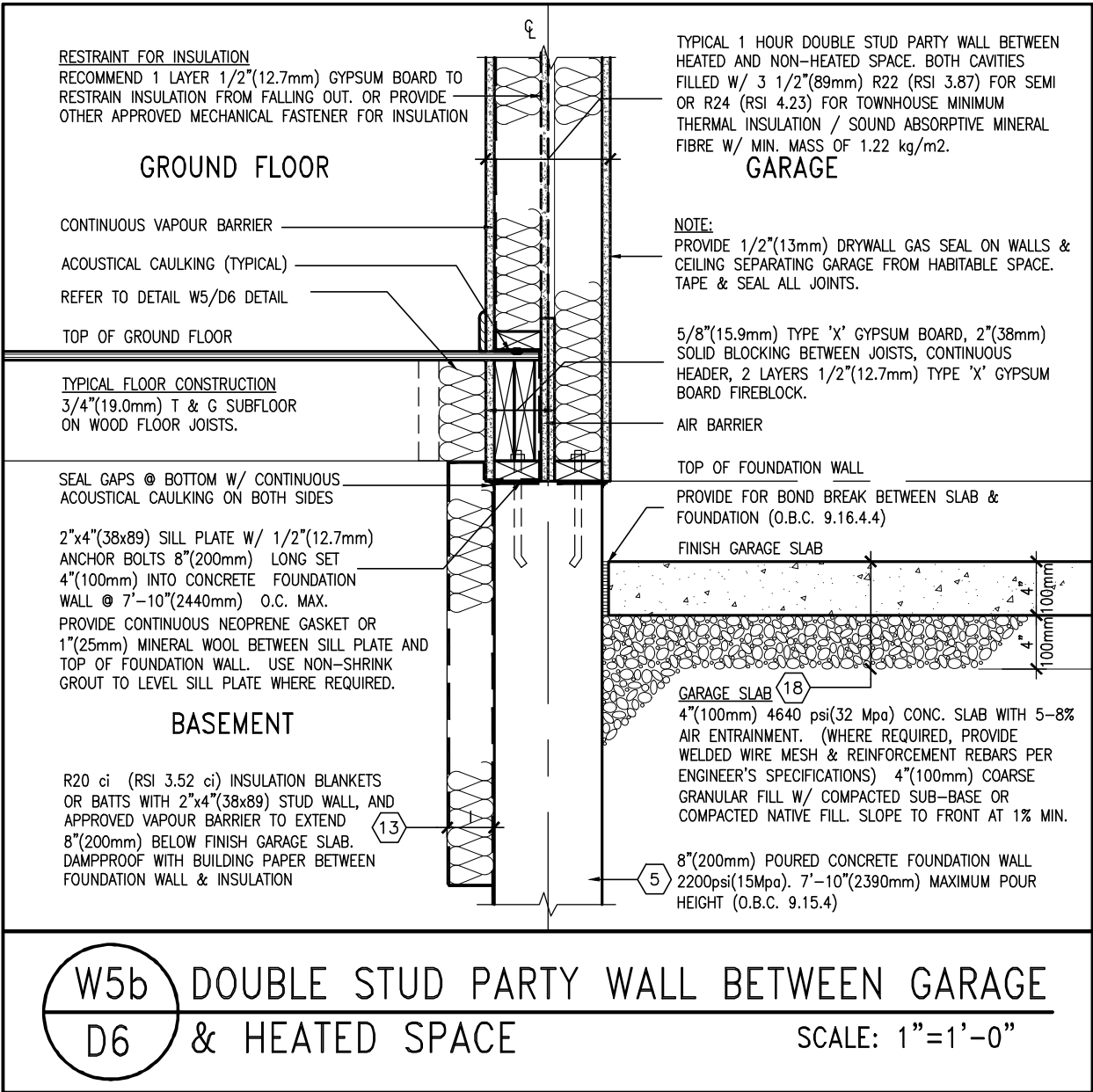
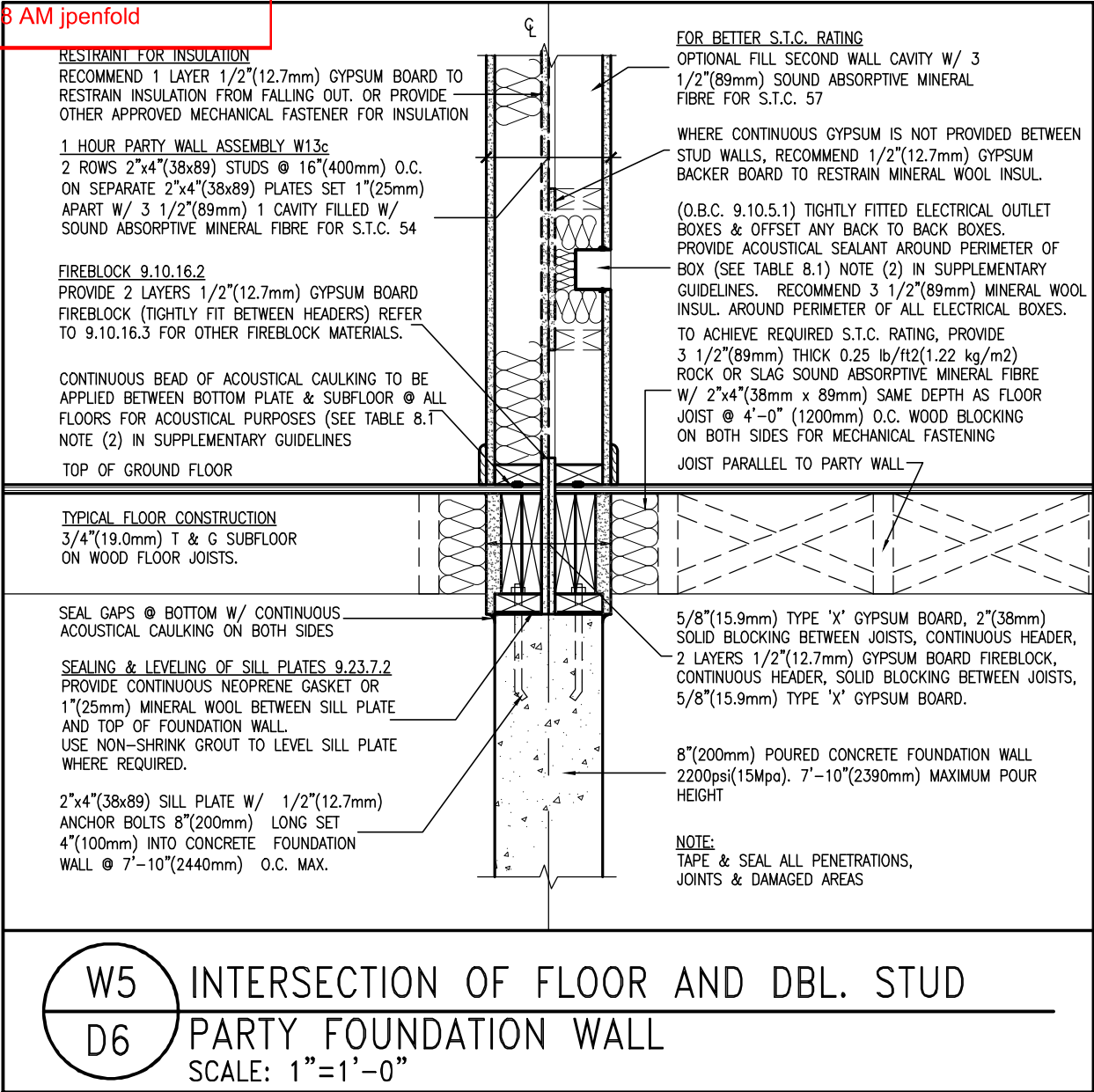
W3g ROOF & GIRDER TRUSSES BEARING ONTO
D4 DOUBLE STUD PARTY WALL SCALE: 1"=1'-0"



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7	.	.	.	Wellington Jno-Baptiste		ALCONA		INNISFIL, ON	
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8	.	.	qualification information		project name ALCONA	municipality INNISFIL, ON	project no. 13049	
7	.	.	Wellington Jno-Baptiste		signature 	date APRIL 2018	details D5	
6	.	.	name registration information VA3 Design Inc.		BCIN 42658	drawn by VA3	checked by -	scale 3/16" = 1'-0"
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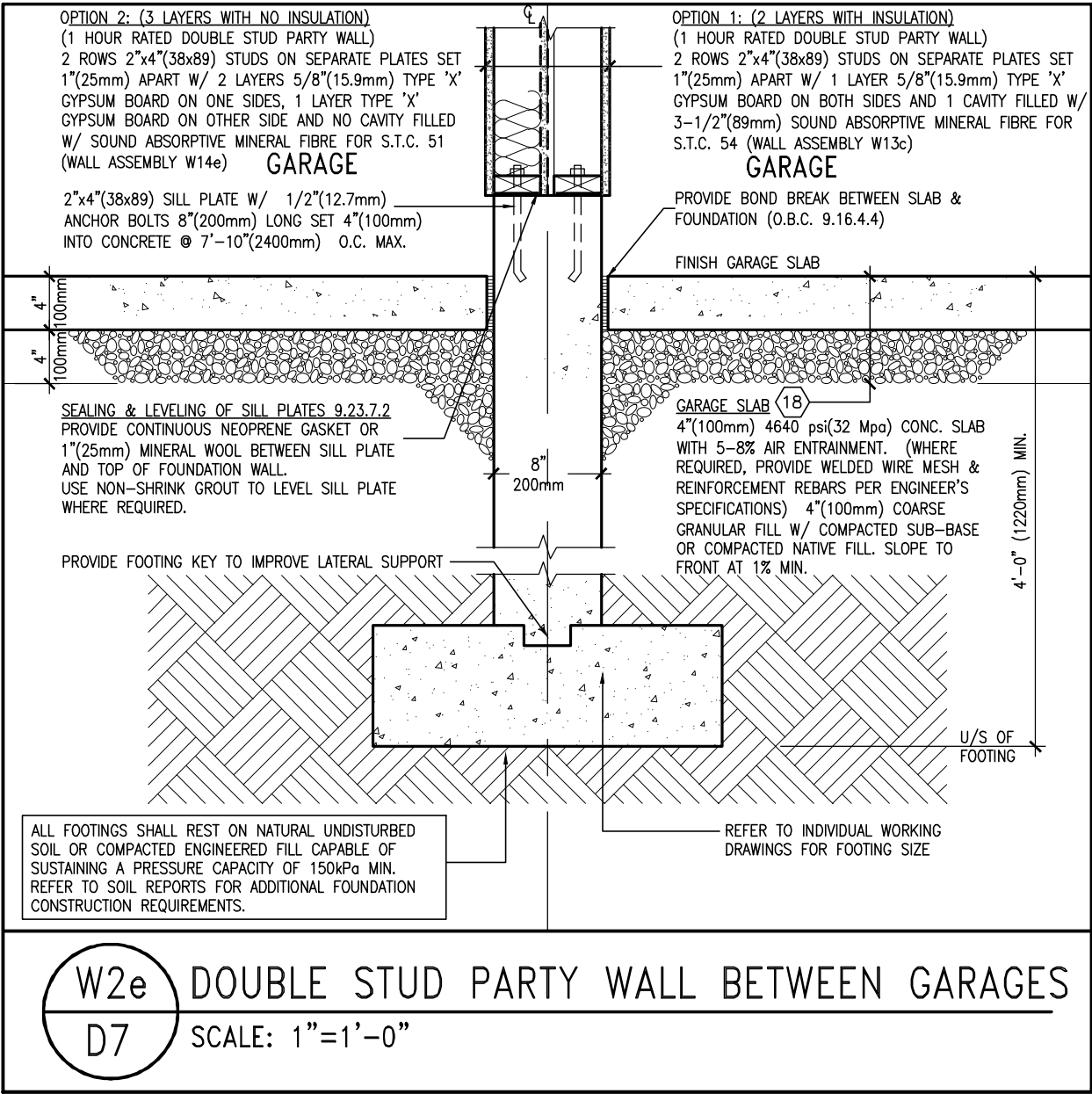
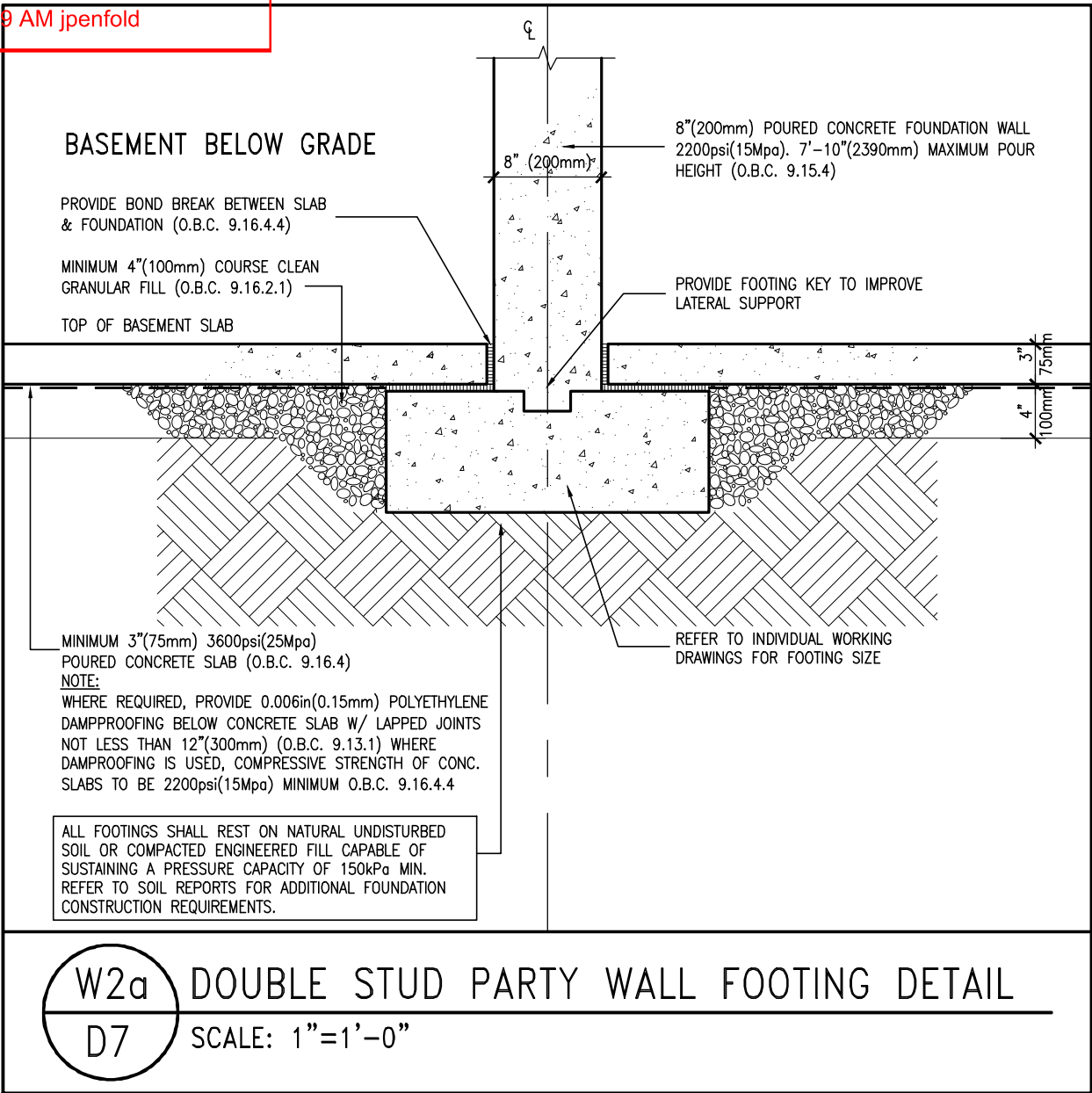
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signature
BCIN
registration information
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42658
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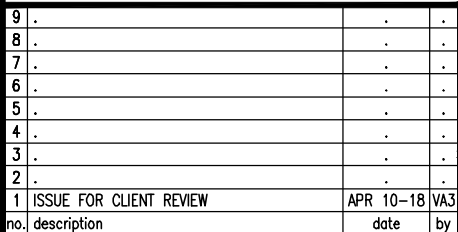
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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	project no.	13049
drawn by	VA3	checked by	-
scale	3/16" = 1'-0"	file name	13049-DETAIL
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8	.	.	qualification information		project name	municipality	project no.	
7	.	.	Wellington Jno-Baptiste		ALCONA	INNISFIL, ON	13049	
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4	.	.	42658					
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qualification information	
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name	signature
registration information	BCIN
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drawing no.
D8

NOTE: WHEN PART 1 AND PART 2 CONCRETE FOUNDATION WALLS ARE NOT BEING POURED AT THE SAME TIME, USE THIS CRACK CONTROL JOINT DETAIL.

RECOMMEND CONTINUOUS DRAINAGE LAYER. PROVIDE WATERPROOFING MEMBRANE (BAKELITE WATERPROOFING WITH FIBREGLASS MESH) TO COVER MINIMUM 24" (610mm) STRIP ON EACH SIDE OF CONTROL JOINT AND OVER ASPHALT PAVING.

KEYED CONTROL JOINT. CAREFULLY INSTALL RUBBER WATER STOP FROM REBAR IN FIRST POUR AND FOLD RUBBER AROUND BEVELED 2"x4" (38x89) KEY. BEFORE POURING PART 2, REMOVE WOOD KEY, AND EXTEND RUBBER TO 2ND. REBAR IN PART 2.

SEAL THE JOINTS WITH GUN-GRADE OIL-BASED CAULKING (ELASTOMERIC SEALANT) ON A BOND BREAKER. PROTECT CAULKING FROM BACKFILL WITH ASPHALT PAPER OR RIGID INSULATION UP TO FINISH GRADE.

REQUIRED CRACK CONTROL JOINT LOCATION
O.B.C. (9.15.4.9)
PROVIDE CRACK CONTROL JOINT FOR WALLS MORE THAN 82'-0" (25m) AND AT INTERVALS OF MAXIMUM 49'-3" (15m) APART. (CSA RECOMMENDS CRACK CONTROL JOINTS AT 17'-0" (5m) APART, 10'-0" (3m) FROM CORNERS AND AT WINDOW OPENINGS). CRACK CONTROL JOINTS TO BE FILLED W/ FLEXIBLE SEALANT & CAULKED.

8" (200mm) POURED CONCRETE FOUNDATION WALL 2200psi (15Mpa). 7'-10" (2390mm) MAXIMUM POUR HEIGHT (O.B.C. 9.15.4)

SECURE FULL HEIGHT RUBBER WATER STOP TO FULL HEIGHT #3 REBARS INSTALLED ON BOTH SIDES OF CRACK CONTROL JOINT. REBARS ARE USED AS TEMPORARY SUPPORT OF RUBBER DURING POUR OF CONCRETE.

BATT INSULATION ON FOUNDATION WALLS
CONTINUOUS APPROVED AIR/VAPOUR BARRIER & R22 (RSI 3.87) TO EXTEND 8" (200mm) ABOVE FINISHED BASEMENT SLAB AND TO RETURN 24" (610mm) FROM ALL EXTERIOR WALLS. DAMPPROOF WITH BUILDING PAPER BETWEEN FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

PLAN VIEW

W7b

D9

CRACK CONTROL JOINT AT CHANGE IN POUR

SCALE: 1"=1'-0"

RECOMMEND MINERAL FIBRE INSUL. FIREBLOCK

AIR BARRIER TO WRAP EXTERIOR PARTY WALL
TYPICAL BRICK VENEER CONSTRUCTION WITH 2"x6" (89x140) STUDS

FURR OUT BULKHEADS FOR PIPE OR MECHANICAL SHAFTS W/ 1/2" (12.7mm) GYPSUM BOARD.

PLACE INSULATION & TAPE DRYWALL BEFORE ANY PIPING OR FURRING IS INSTALLED

RESTRAINT FOR INSULATION
RECOMMEND 1 LAYER 1/2" (12.7mm) GYPSUM BOARD TO RESTRAIN INSULATION FROM FALLING OUT. OR PROVIDE OTHER APPROVED MECHANICAL FASTENER FOR INSULATION

TYPICAL DOUBLE STUD PARTY WALL CONSTRUCTION

REFER TO O.B.C. 9.10.11.3

RECOMMENDED CRACK CONTROL JOINT LOCATION FOR WALLS MORE THAN 82'-0" (25m) LONG, PROVIDE 1/2" (12.7mm) CRACK CONTROL JOINT (MAX. 49'-3" (15m) APART) JOINTS TO BE FILLED W/ FLEXIBLE SEALANT & CAULKED.

BRICK TIES (REFER TO EXTERIOR WALL SECTION)

CONTINUOUS A/V BARRIER
RECOMMEND BATT INSULATION WITHIN FIRST BAY OF SECOND WALL CAVITY

FIREBLOCK 9.10.16.2
PROVIDE 2 LAYERS 1/2" (12.7mm) GYPSUM BOARD FIREBLOCK (TIGHTLY FIT BETWEEN STUDS) TO EXTEND MIN. 8" (200mm) INSIDE. REFER TO 9.10.16.3 FOR OTHER FIREBLOCK MATERIALS.

PROVIDE CONTINUOUS 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD AT WALL INTERSECTIONS.

1/2" (12.7mm) GYPSUM BOARD FOR INTERIOR PARTITIONS (TYPICAL)

FOR BETTER S.T.C. RATING
OPTIONAL FILL SECOND WALL CAVITY W/ SOUND ABSORPTIVE MINERAL FIBRE FOR S.T.C. 57

2x6 WITH MASONRY

W9a

D9

FLUSH PAIRING OF DOUBLE STUD PARTY WALL

SCALE: 1"=1'-0"

PLAN VIEW



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BAYVIEW WELLINGTON

DETAILS

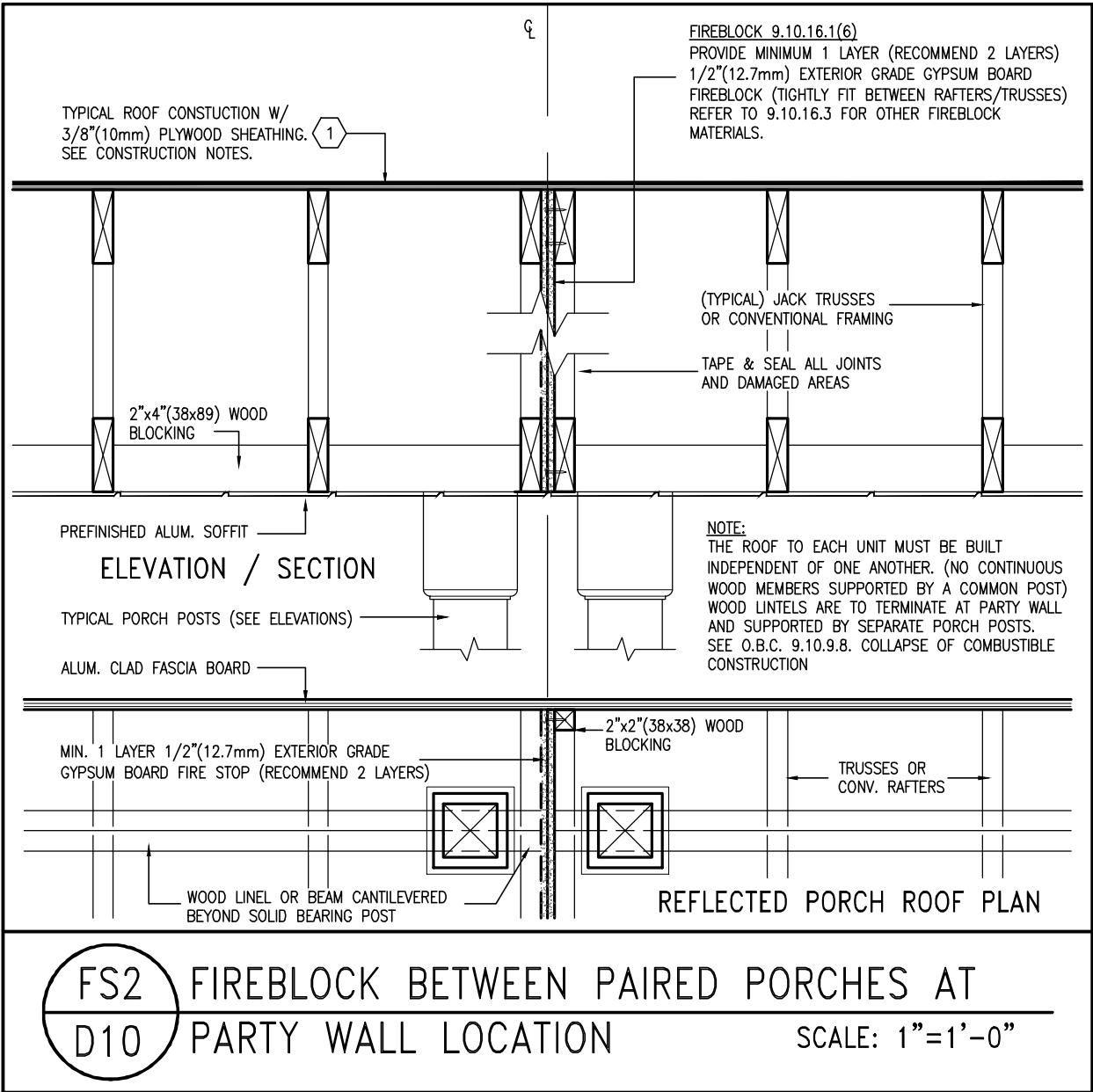
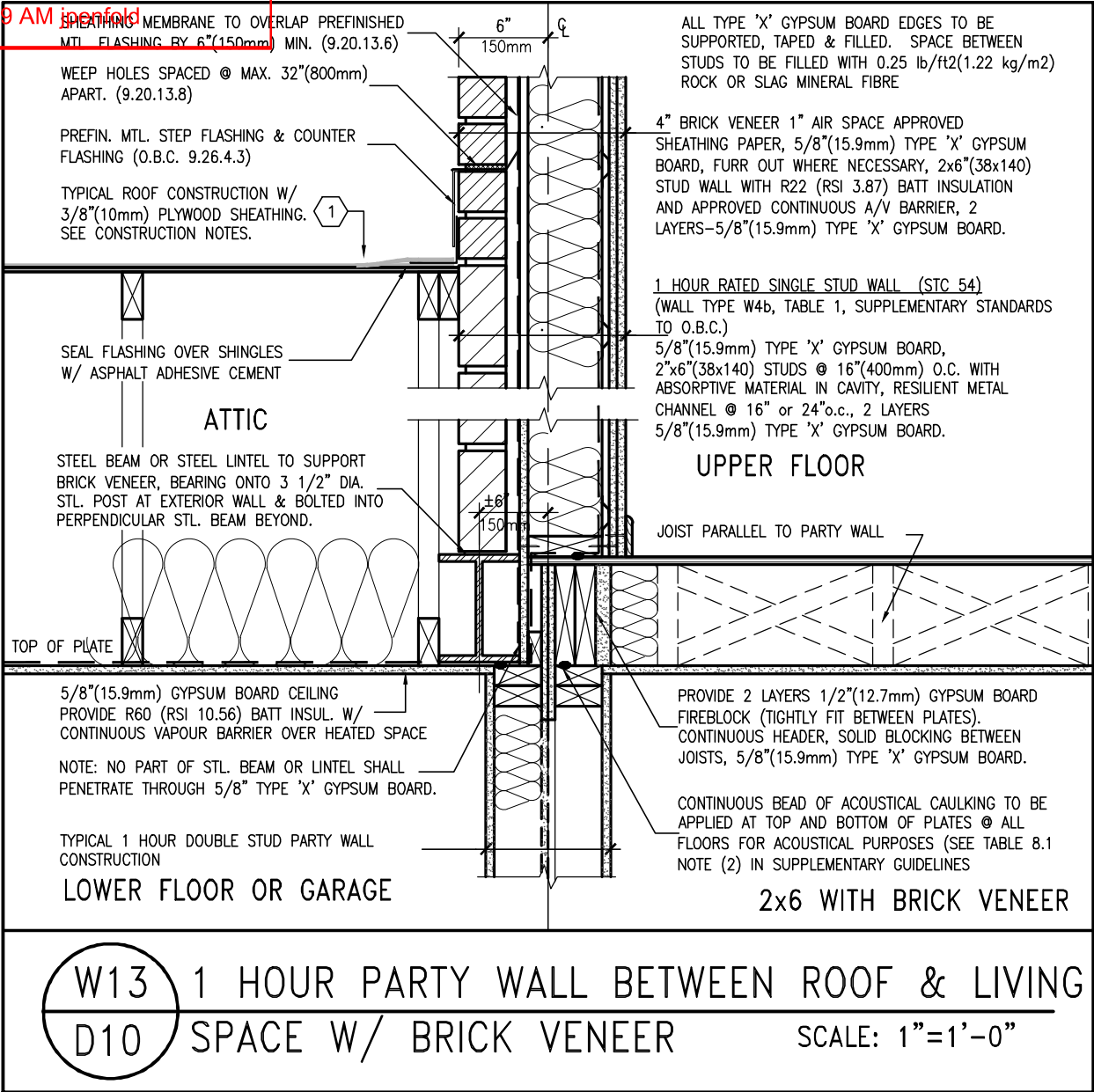
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project no. 13049

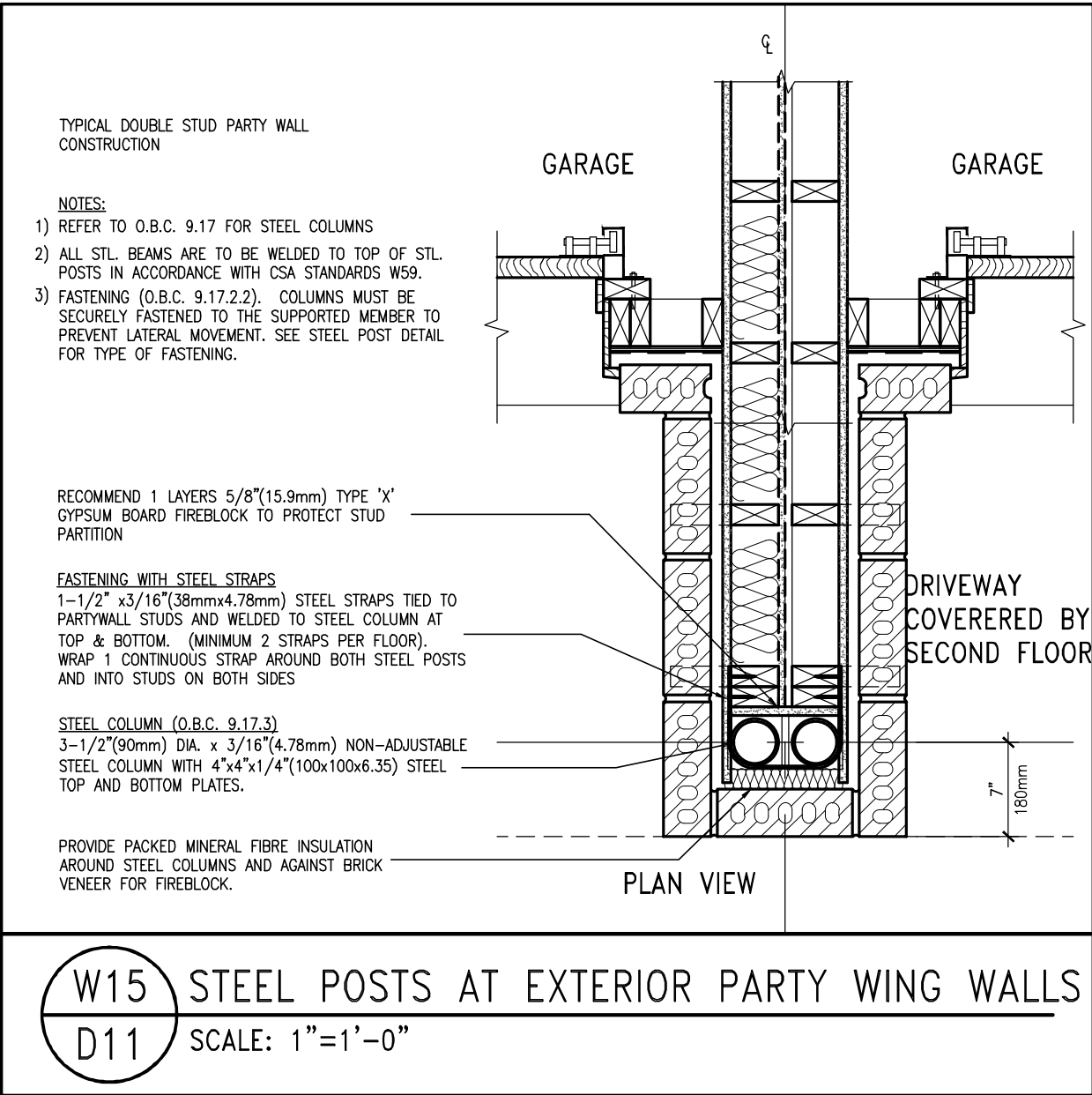
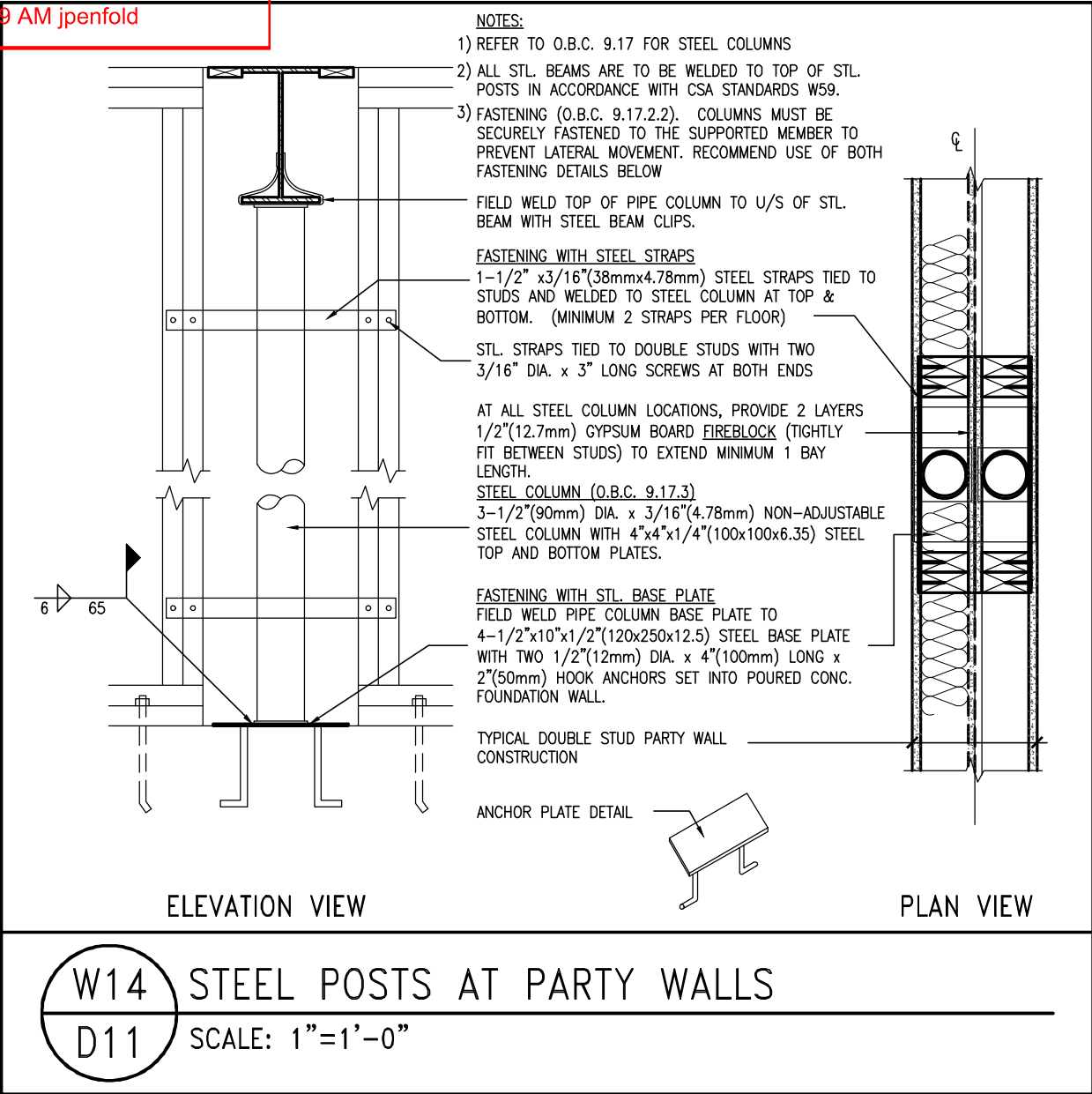
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drawn by VA3			file name 13049-DETAIL
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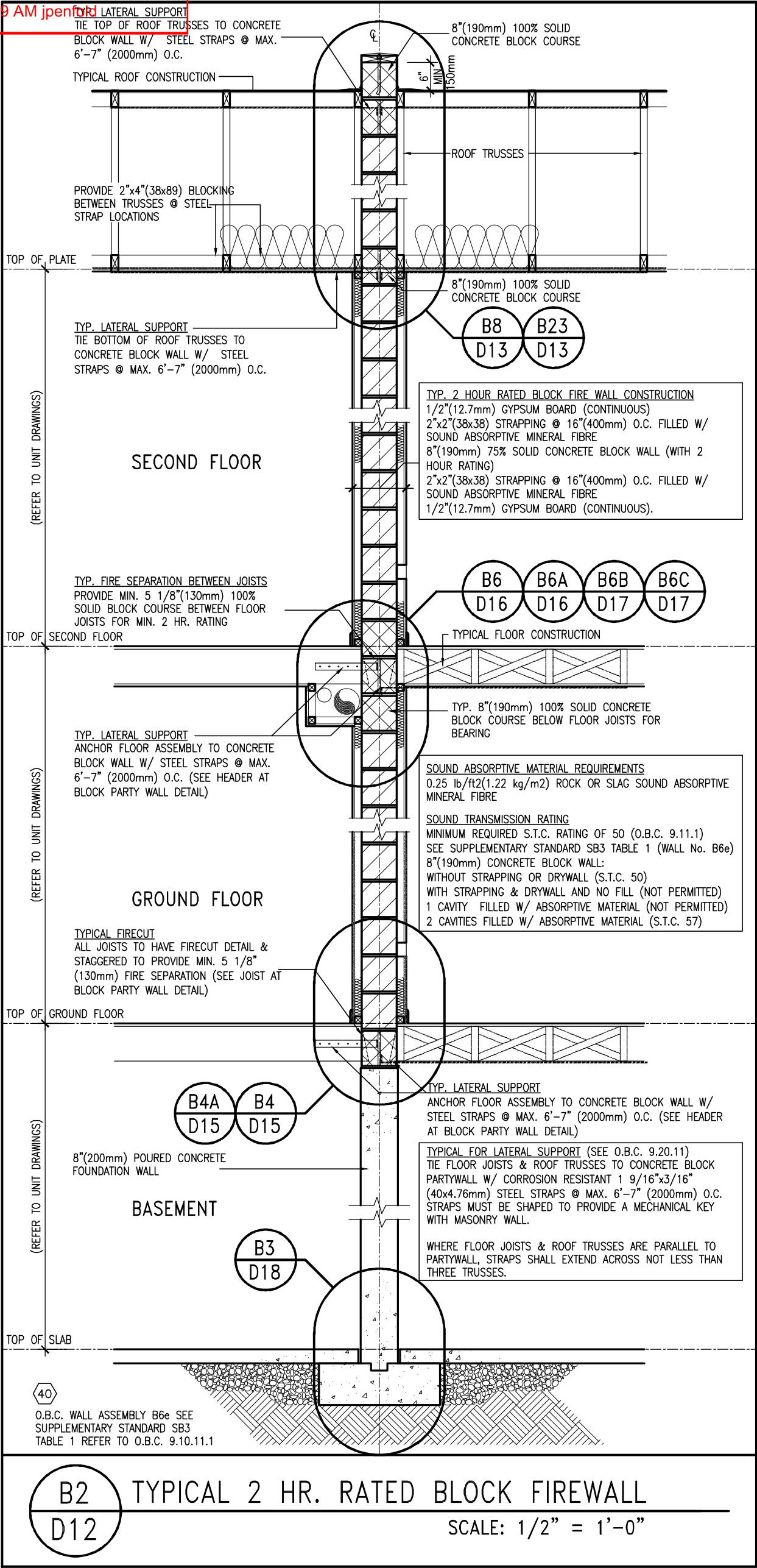
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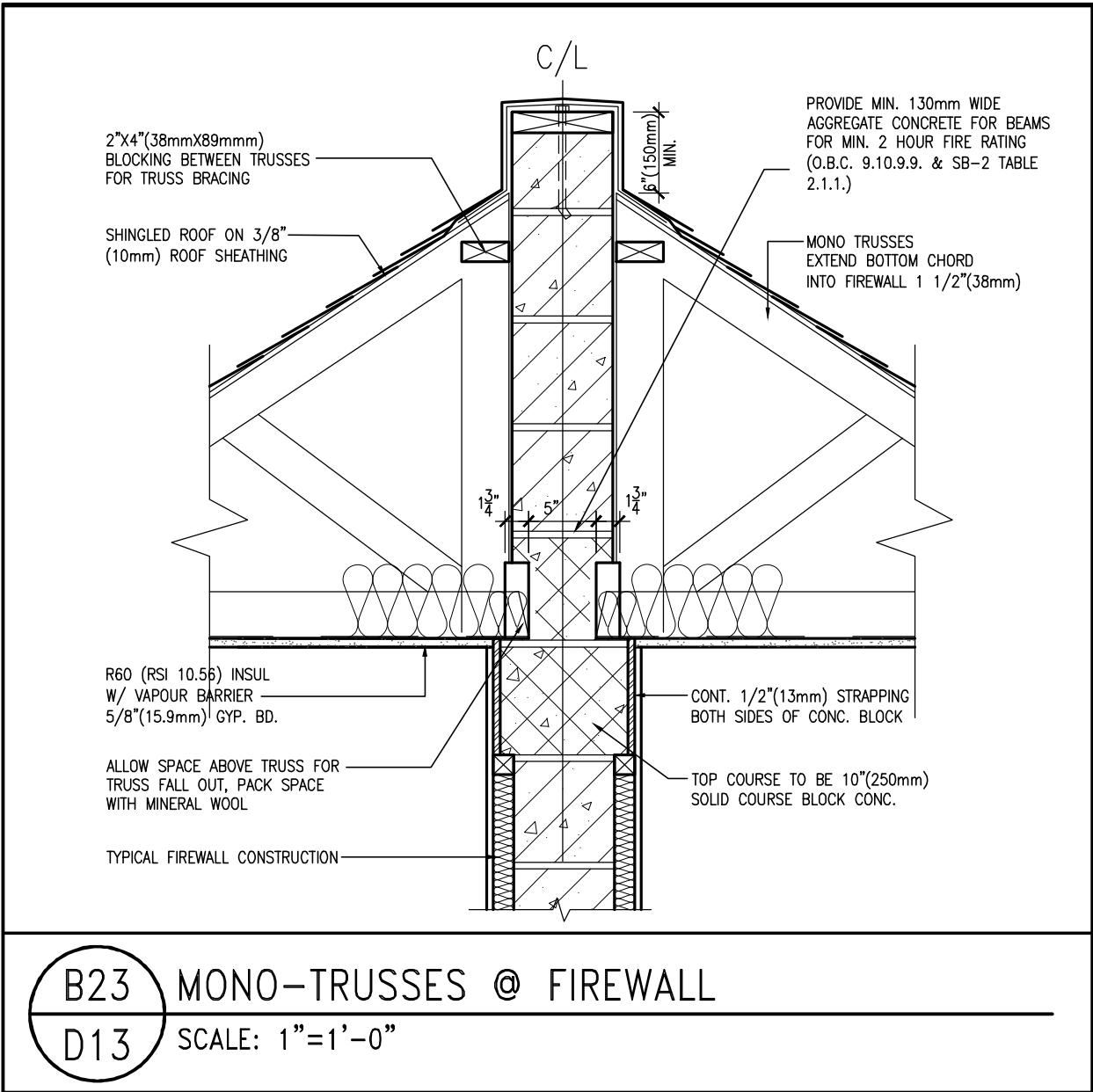
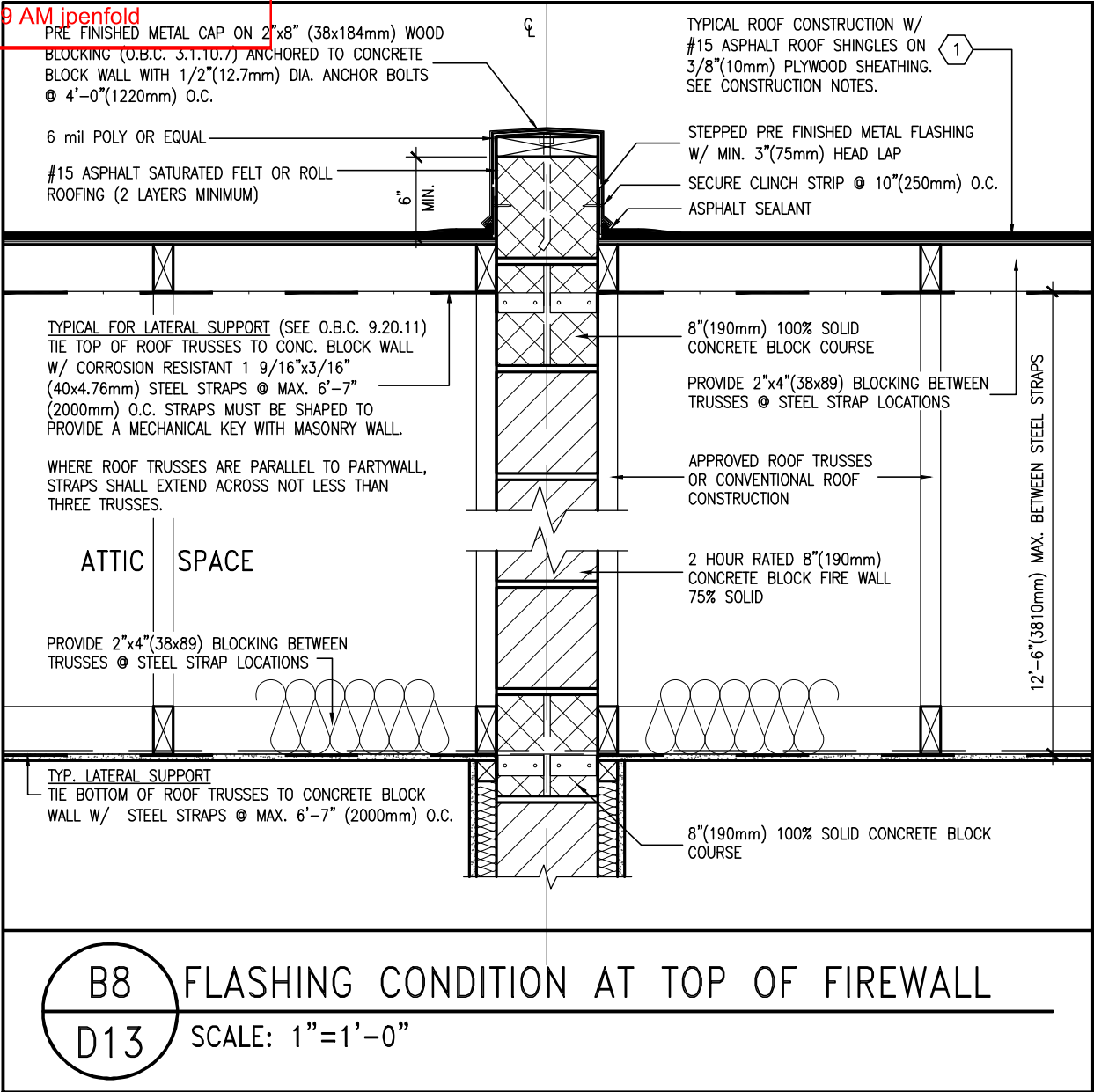
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no.	description	date	by	13049-DETAIL				



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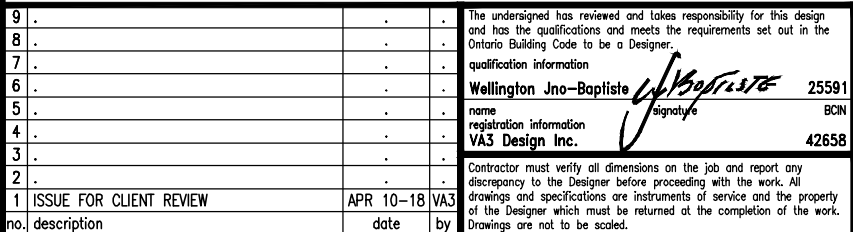
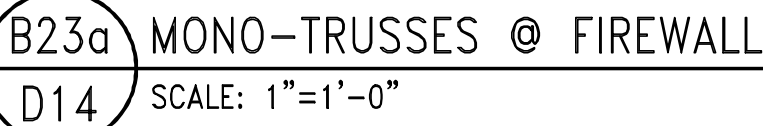


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5	-	-	name								
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1 ISSUE FOR CLIENT REVIEW				APR 10-18	VA3	drawn by VA3		checked by -	scale 3/16" = 1'-0"	file name 13049-DETAIL	D12
no.	description			date	by	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-0BC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:14 PM					



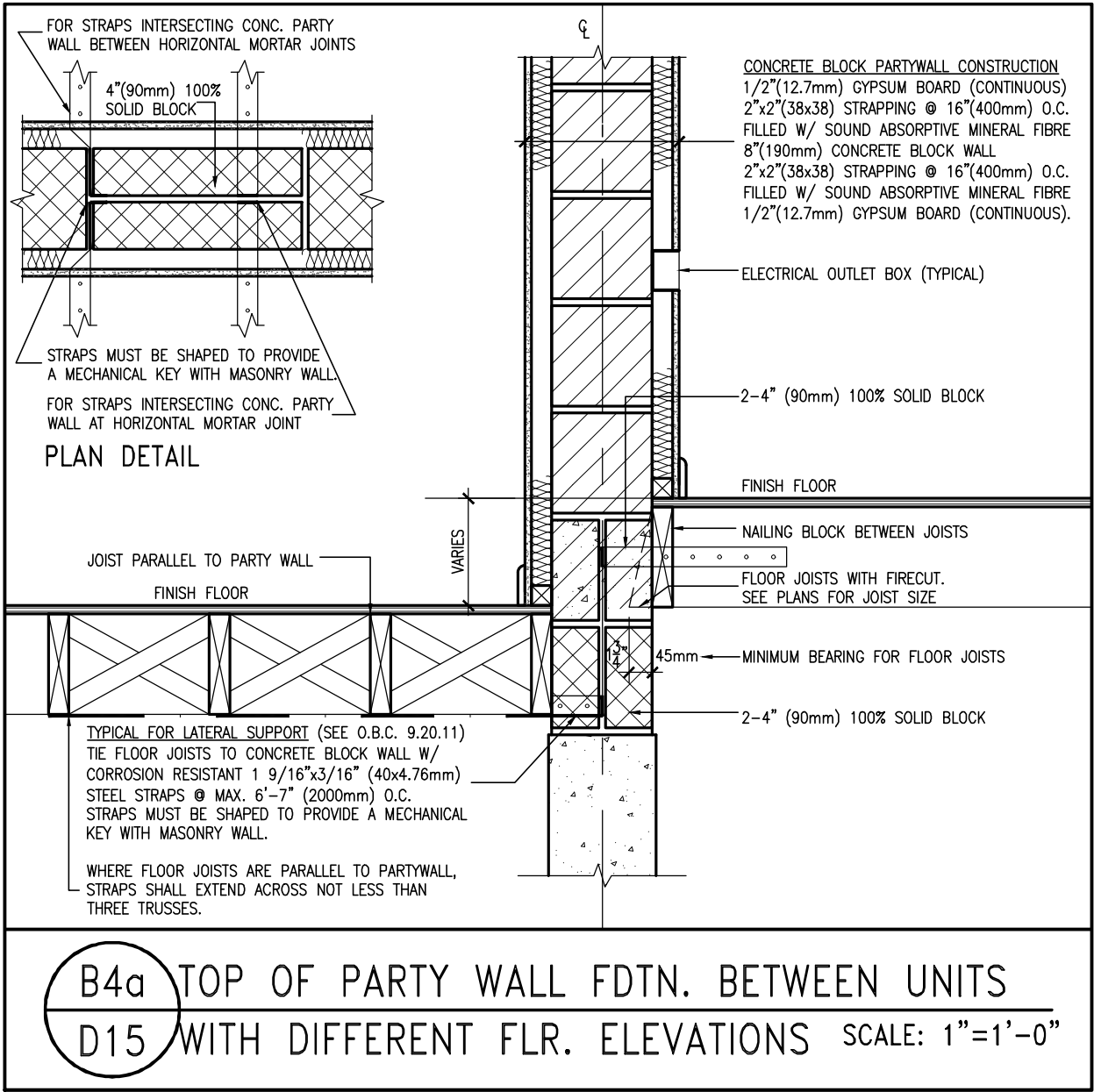
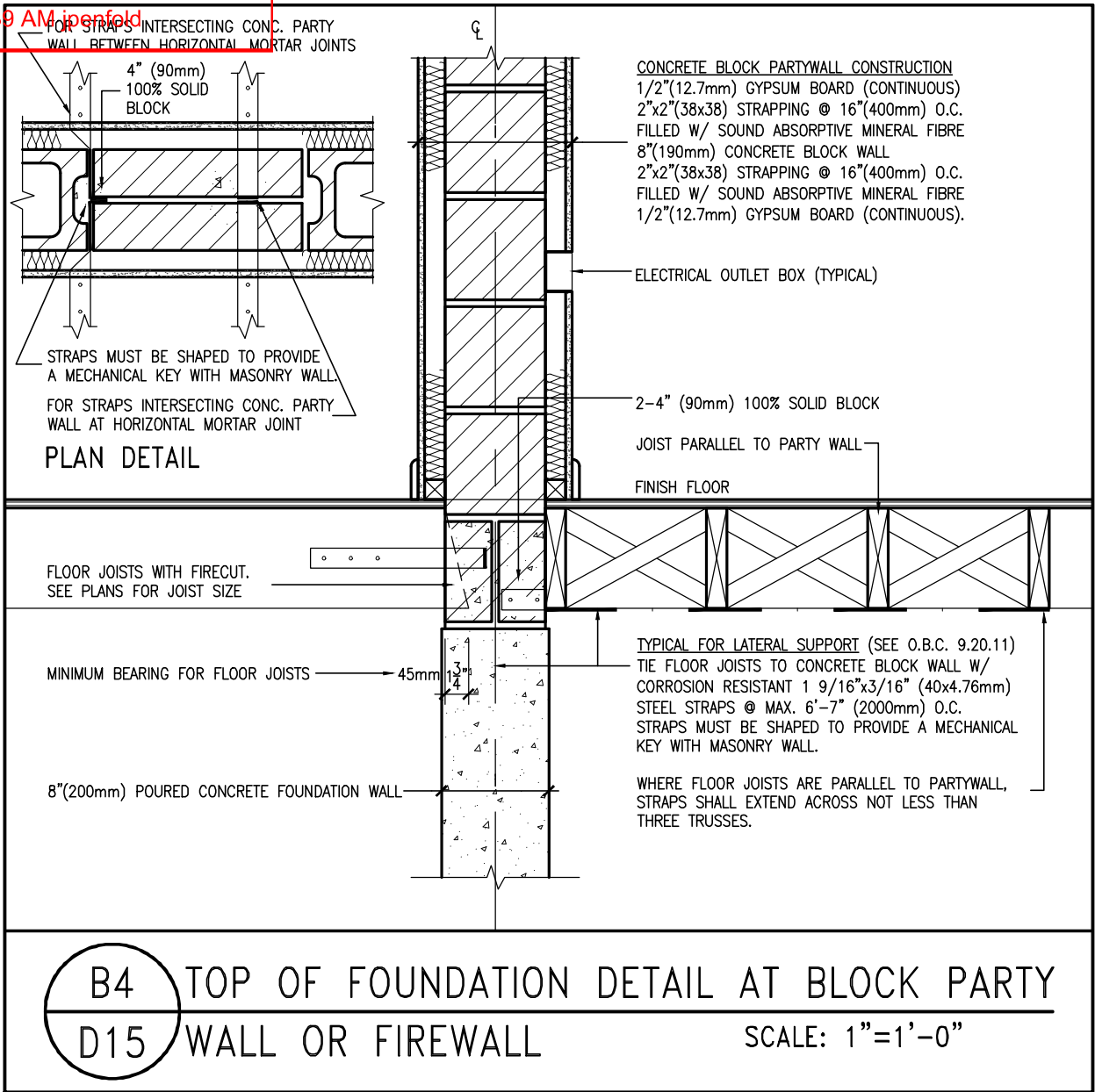
9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		DETAILS	
8	.	.	qualification information		project name	municipality	project no.	
7	.	.	Wellington Jno-Baptiste		ALCONA	INNISFIL, ON	13049	
6	.	.	name		date	checked by	scale	
5	.	.	registration information	APRIL 2018	VA3	3/16" = 1'-0"	DETAILS	drawing no.
4	.	.	VA3 Design Inc.				13049-DETAIL	D13
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3	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					

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date **APRIL 2018** checked by **3/16" = 1'-0"** scale **DETAILS** file name **13049-DETAIL**
 drawn by **YA3** - H:\ARCHIVE\WORKING\13049.BW\details\1-DBC 2023 CURRENT\13049-detail.dwg - Thu Mar 23 2023 - 1:14 PM

file name
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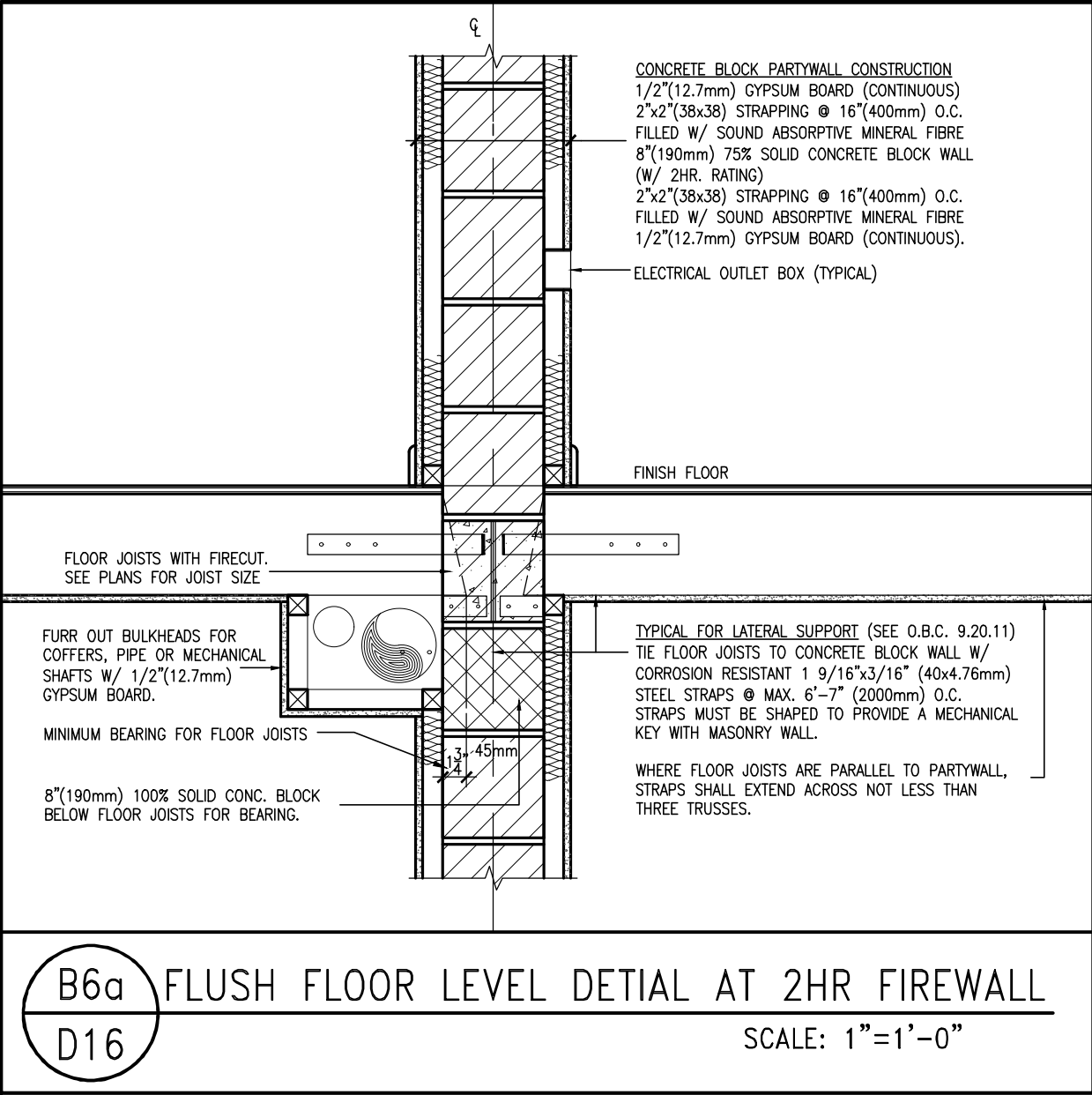
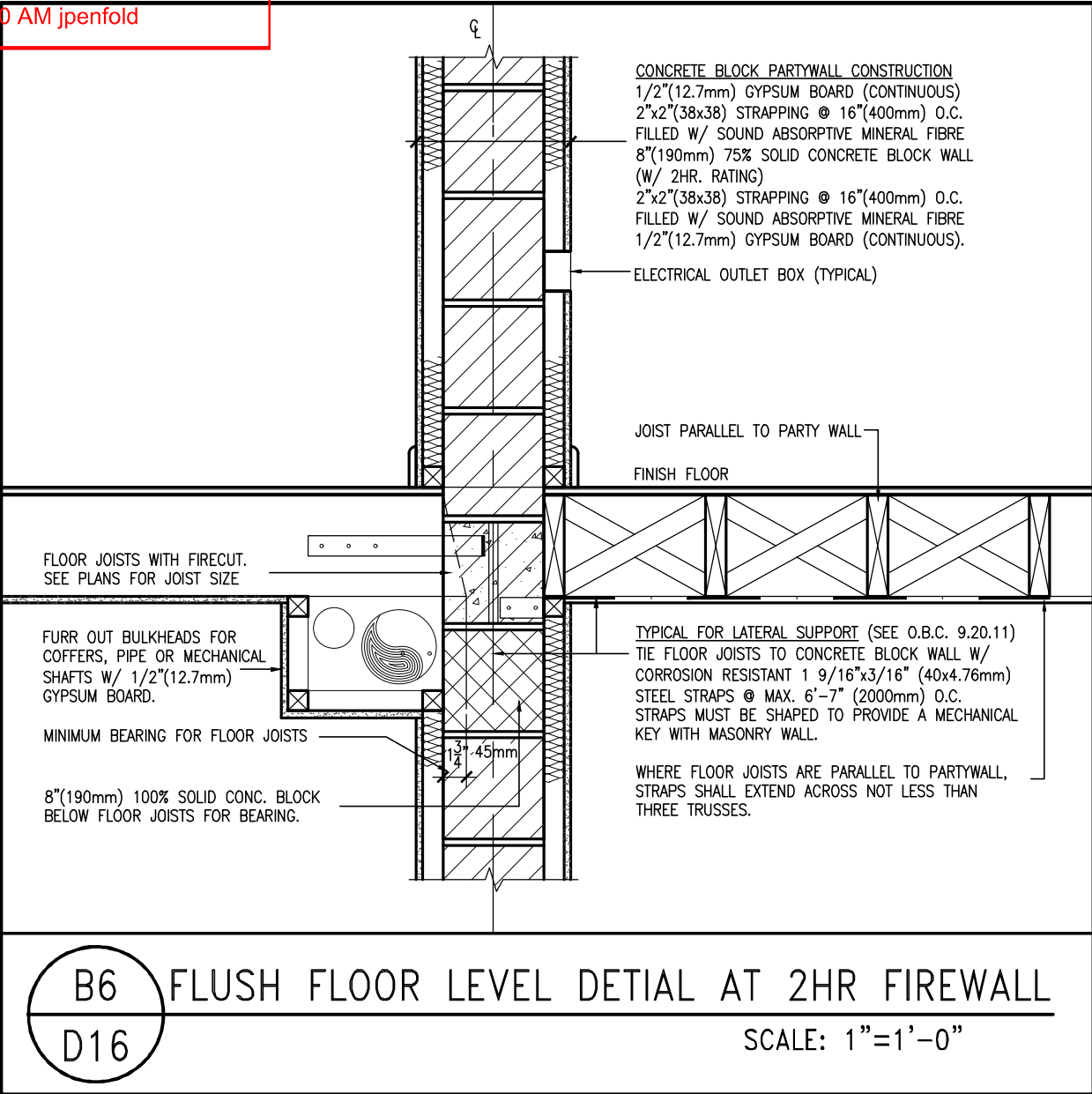
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Wellington Jno-Baptiste	signature	25591
name	BCIN	
registration information		
VA3 Design Inc.		42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		

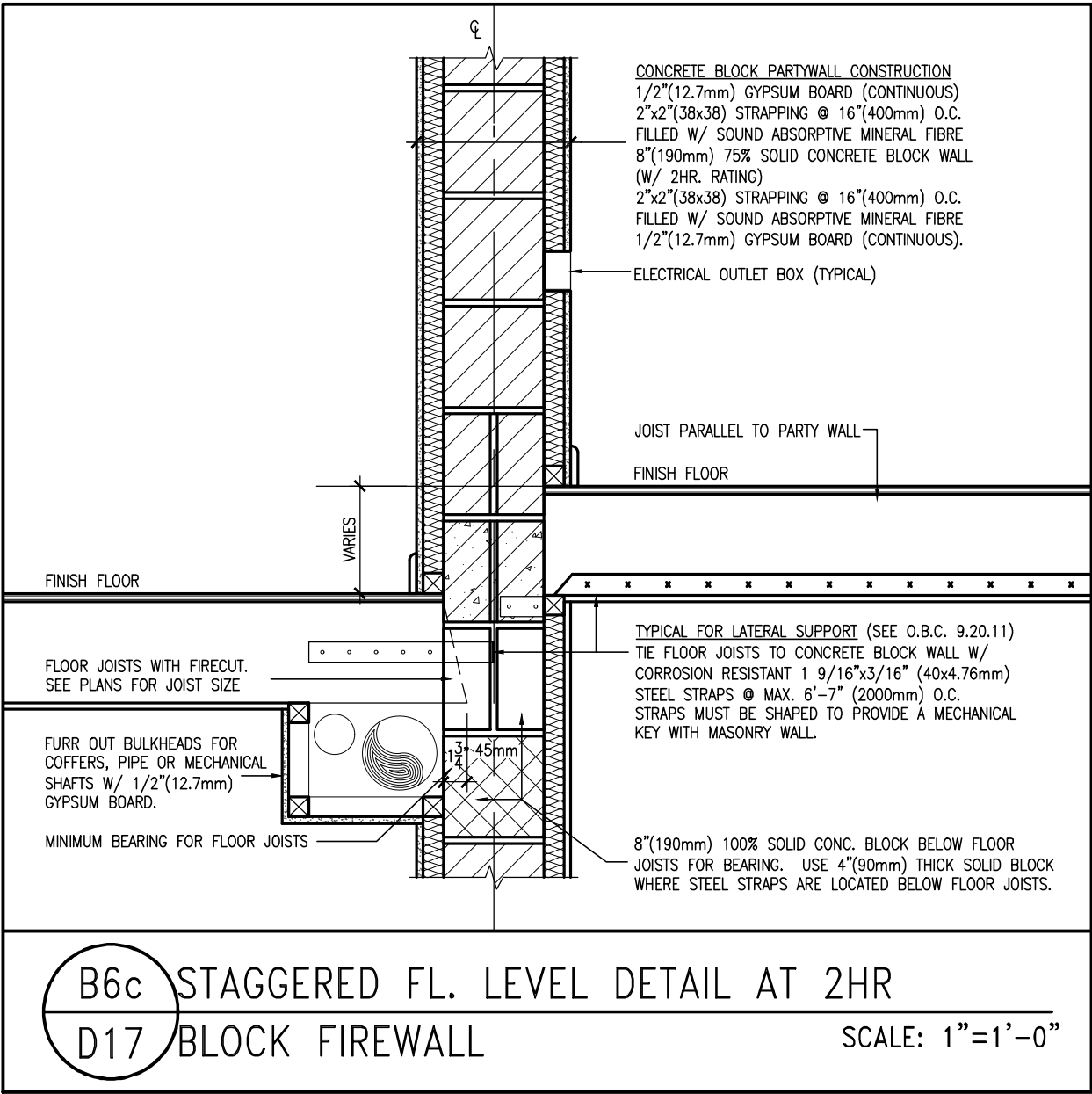
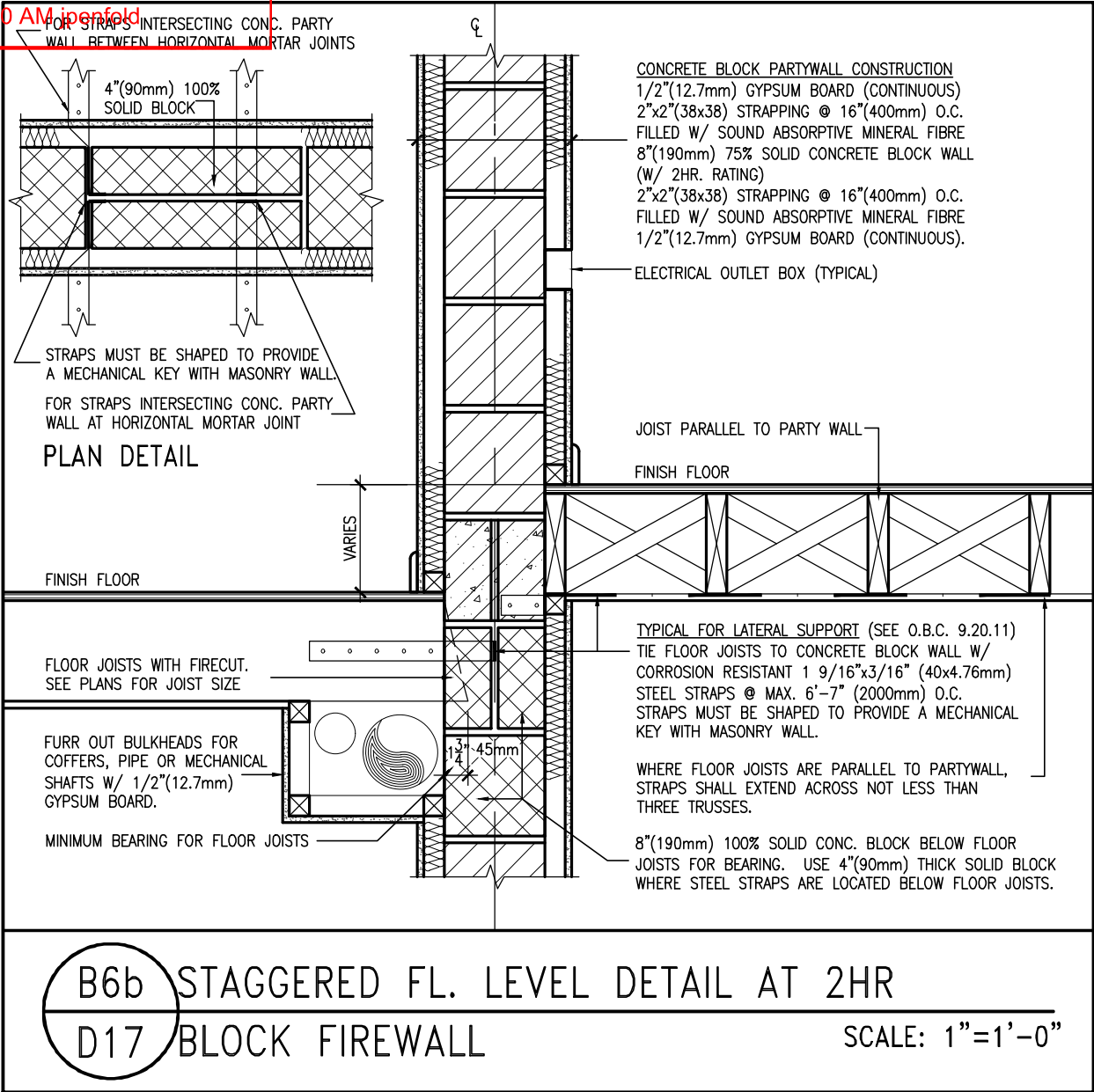


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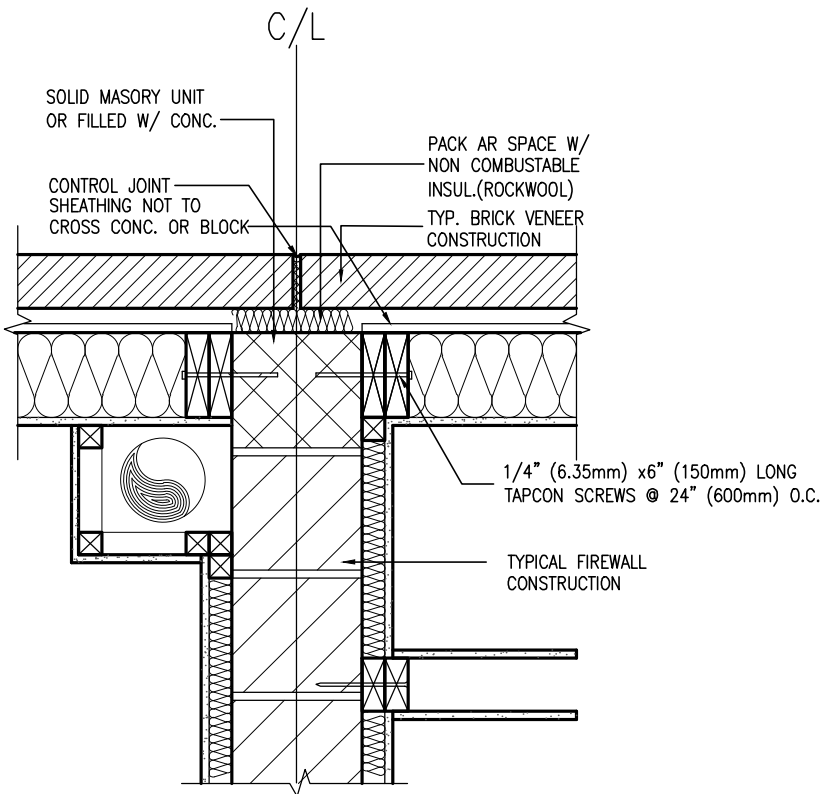
BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	project no.	13049
drawn by	VA3	checked by	-
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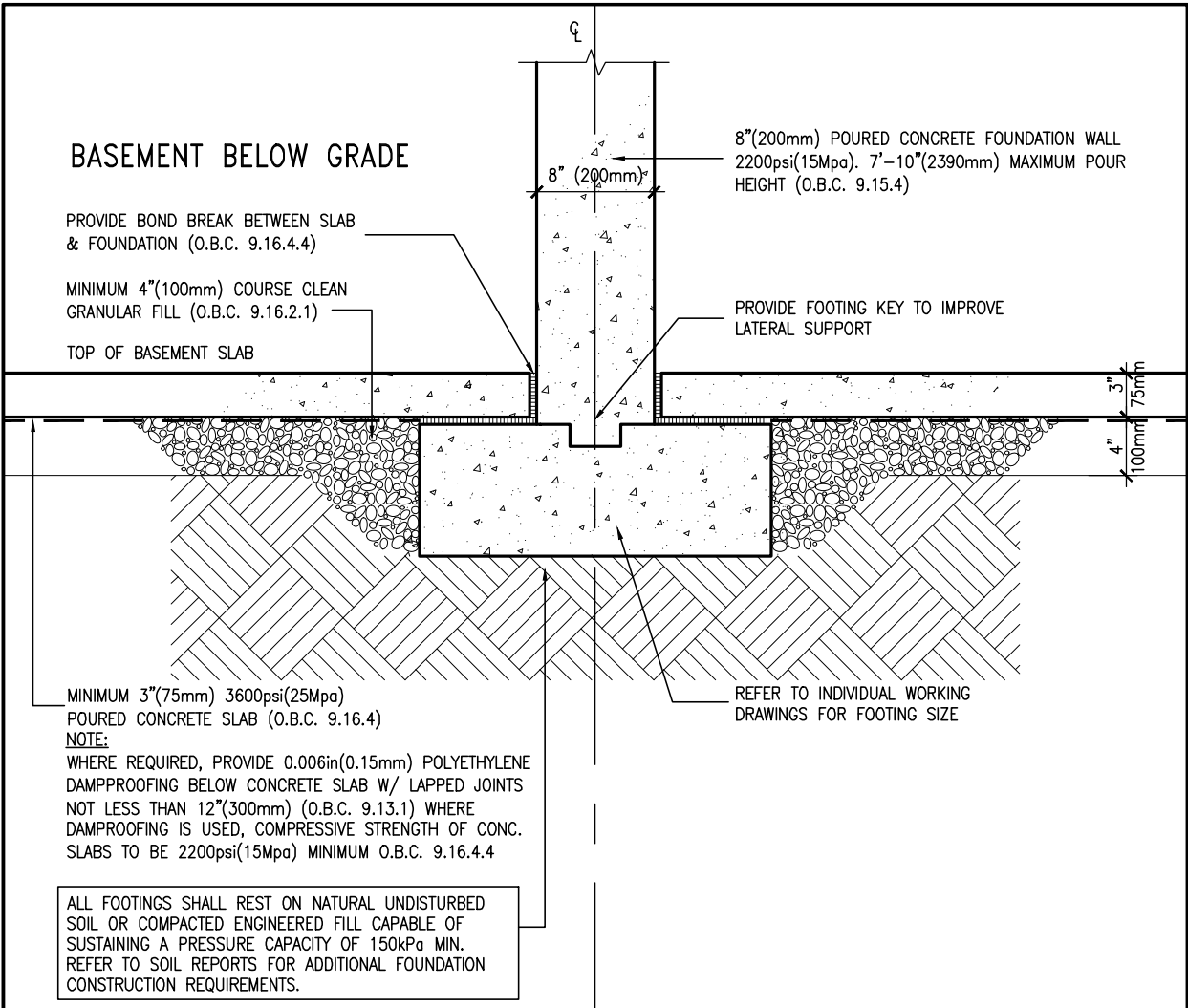
9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		DETAILS	
8	.	.	qualification information		project name	municipality	project no.	
7	.	.	Wellington Jno-Baptiste		ALCONA	INNISFIL, ON	13049	
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5	.	.	registration information	VA3	APRIL 2018	3/16" = 1'-0"	DETAILS	
4	.	.	VA3 Design Inc.	drawn by	checked by	scale	file name	D16
3	.	.	42658	VA3	VA3	3/16" = 1'-0"	13049-DETAIL	
2	.	.	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.	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-0BC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:14 PM				
1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3					
no.	description	date	by					



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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		DETAILS	
8	.	.	qualification information		project name	municipality	project no.	
7	.	.	Wellington Jno-Baptiste		ALCONA	INNISFIL, ON	13049	
6	.	.	name		date	checked by	scale	
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3	.	.					13049-DETAIL	
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3	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					



B16A FIREWALLWALL @ EXTERIOR BRICK WALL
D18 SCALE: 1"=1'-0"



B3 BLOCK FIREWALL FOOTING
D18 SCALE: 1"=1'-0"



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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste 25591

name signature BCIN

registration information VA3 Design Inc. 42658

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

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DESIGN

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BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON project no. 13049

date APRIL 2018

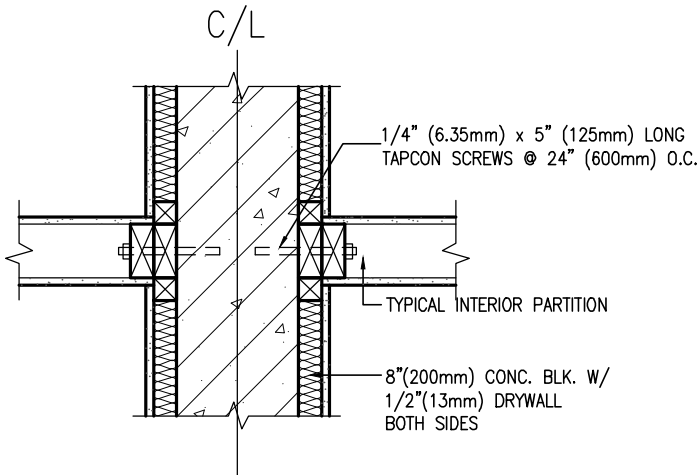
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DETAILS

file name 13049-DETAIL

D18

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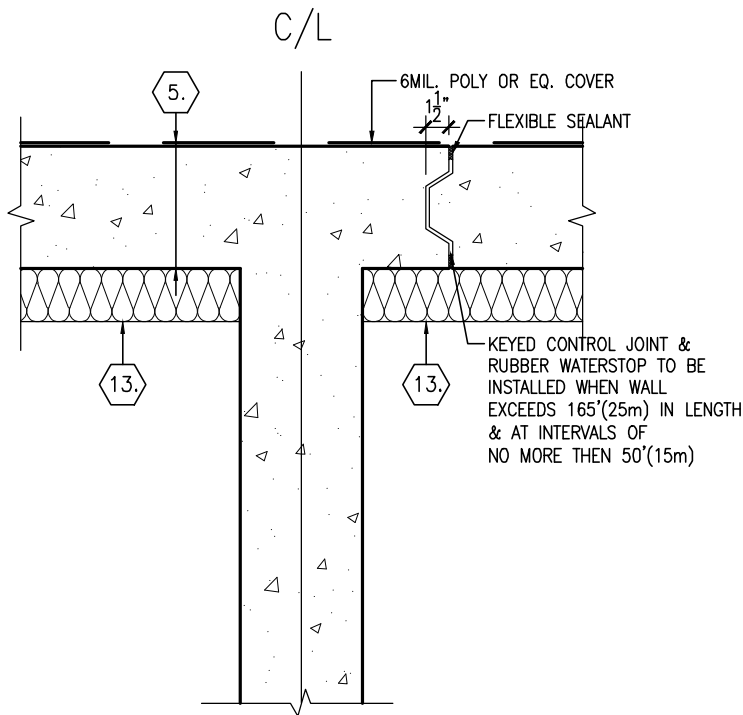


B19 INTERIOR PARTITION @ PARTYWALL/ FIREWALL
D19 SCALE: 1"=1'-0"

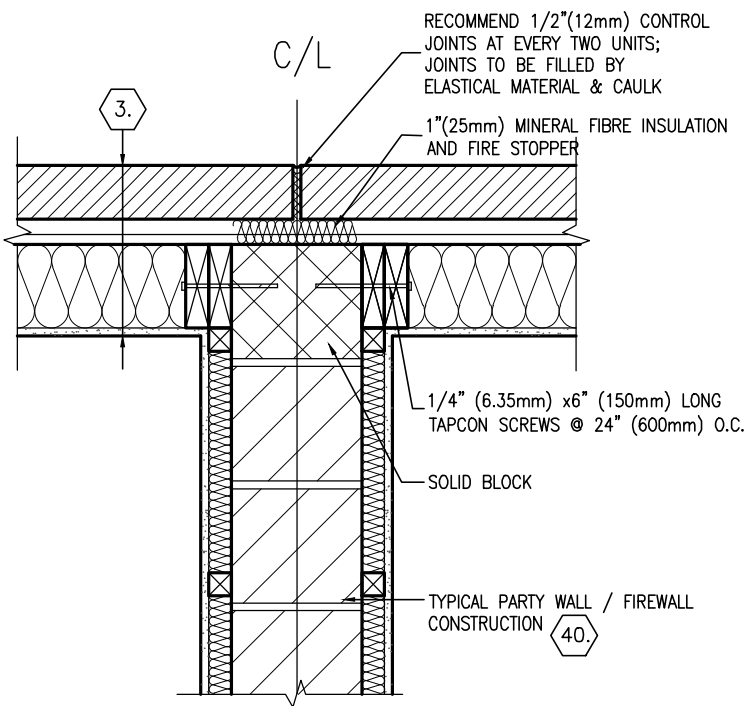


9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 † 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		DETAILS			
8	.	.	qualification information		project name	ALCONA	municipality	INNISFIL, ON	project no.	13049
7	.	.	Wellington Jno-Baptiste		name	VA3 Design Inc.	signature		BCIN	42658
6	.	.	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.		date	APRIL 2018	checked by	VA3	scale	3/16" = 1'-0"
5	.	.						DETAILS	drawing no.	
4	.	.						file name	D19	
3	.	.						13049-DETAIL		
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no.	description	date	by							

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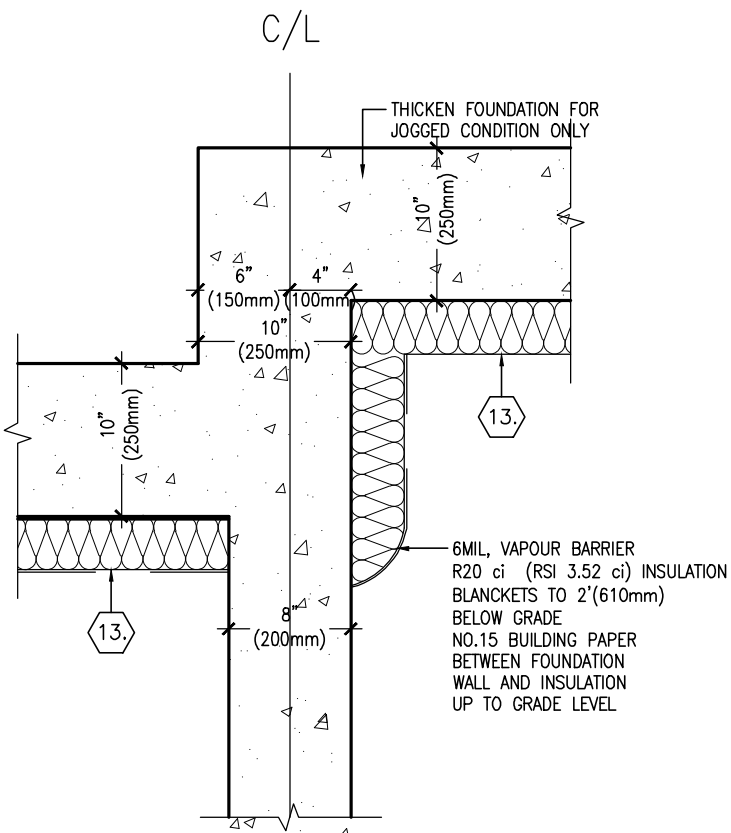


FOUNDATION WALL

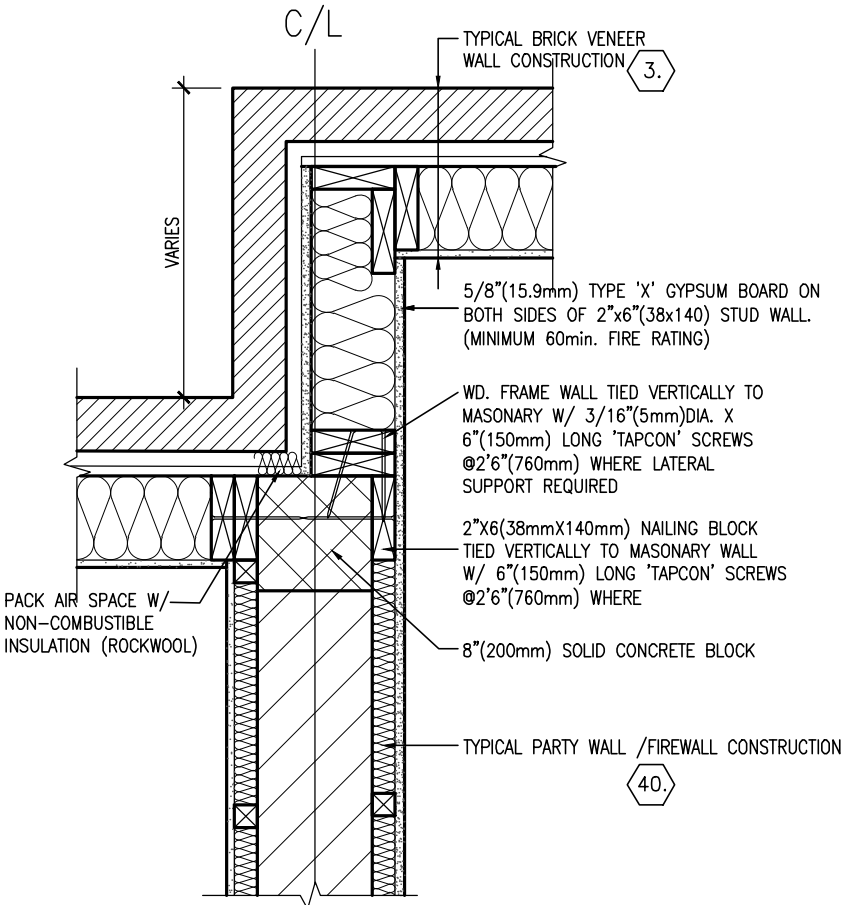


BRICK VENEER CONSTRUCTION

B17 STRAIGHT UNITS WALL DETAIL (PLAN)
D20 SCALE: 1"=1'-0"



FOUNDATION WALL



BRICK VENEER CONSTRUCTION

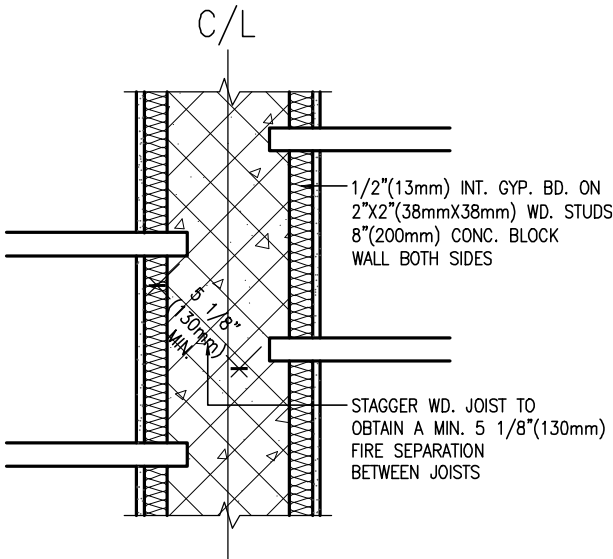
B18 STAGGERED UNIT WALL DETAIL AT PARTYWALL / FIREWALL (PLAN)
D20 SCALE: 1"=1'-0"

9	.	.	.	The undersigned has reviewed and takes responsibility for this design 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	.	.	.	VA3 Design Inc. 42658
3	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3	
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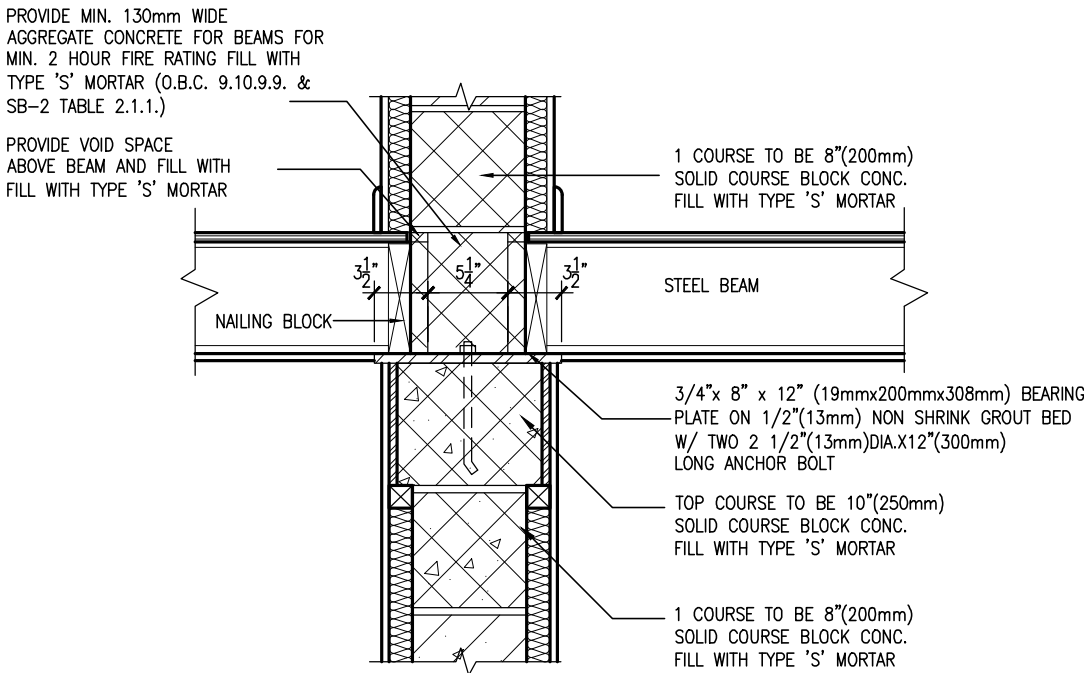
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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	scale	3/16" = 1'-0"
drawn by	VA3	checked by	-
file name	13049-DETAIL	drawing no.	D20
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PLAN DETAIL

B20 JOISTS @ FIREWALL
D21 SCALE: 1"=1'-0"



B21 STEEL BEAM SUPPORT AT FIREWALL
D21 SCALE: 1"=1'-0"



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no.	description	date	by

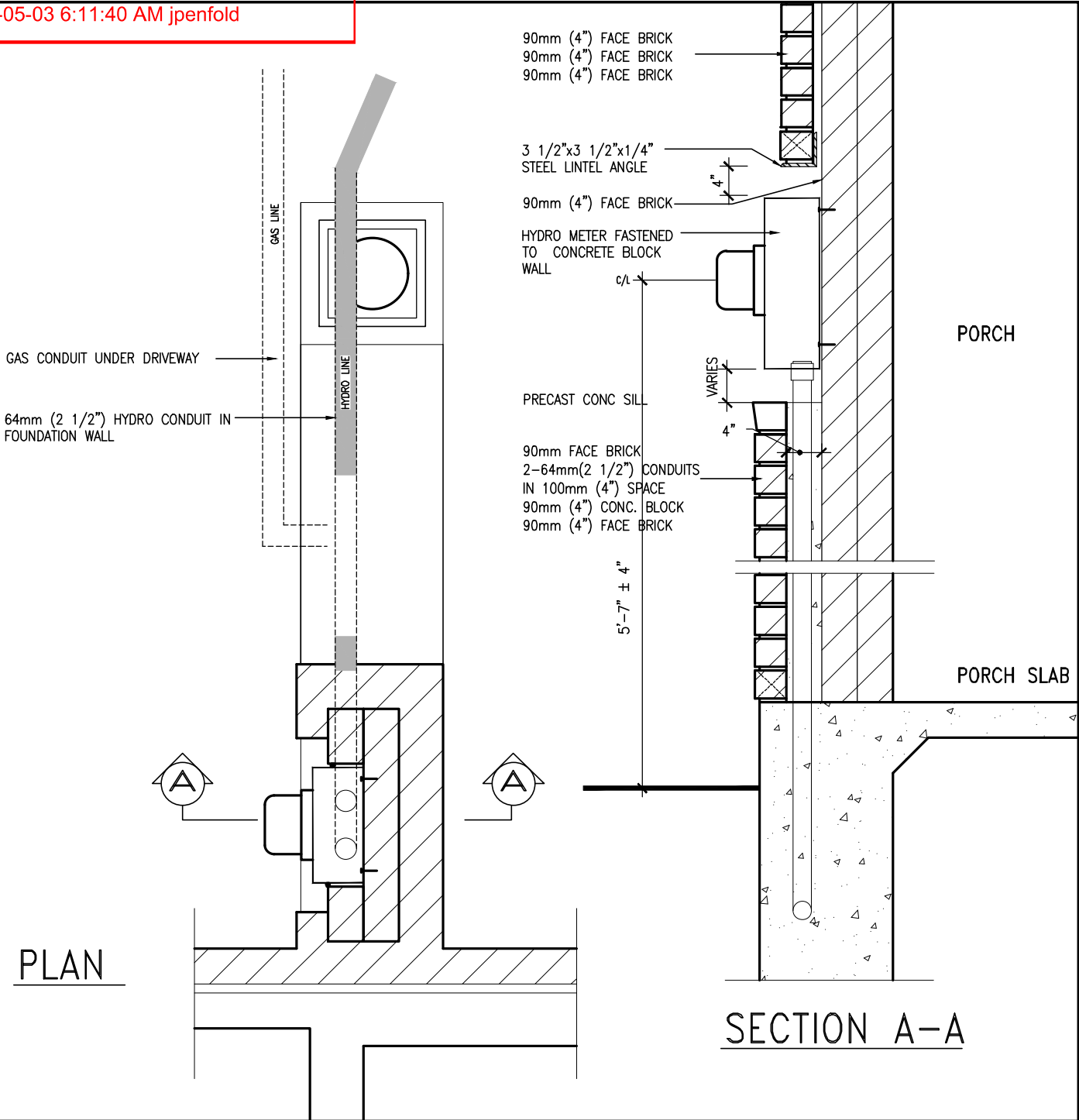
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Wellington Jno-Baptiste	signature	25591
name	BCIN	
registration information		
VA3 Design Inc.		42658
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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	project no.	13049
drawn by	VA3	checked by	-
scale	3/16" = 1'-0"	DETAILS	
file name	13049-DETAIL	drawing no.	D21
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M25 RECESSED HYDRO METER DETAIL
D22 SCALE: 3/4"=1'-0"



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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

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qualification information		
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name	signature	BCIN
registration information		
VA3 Design Inc.	42658	
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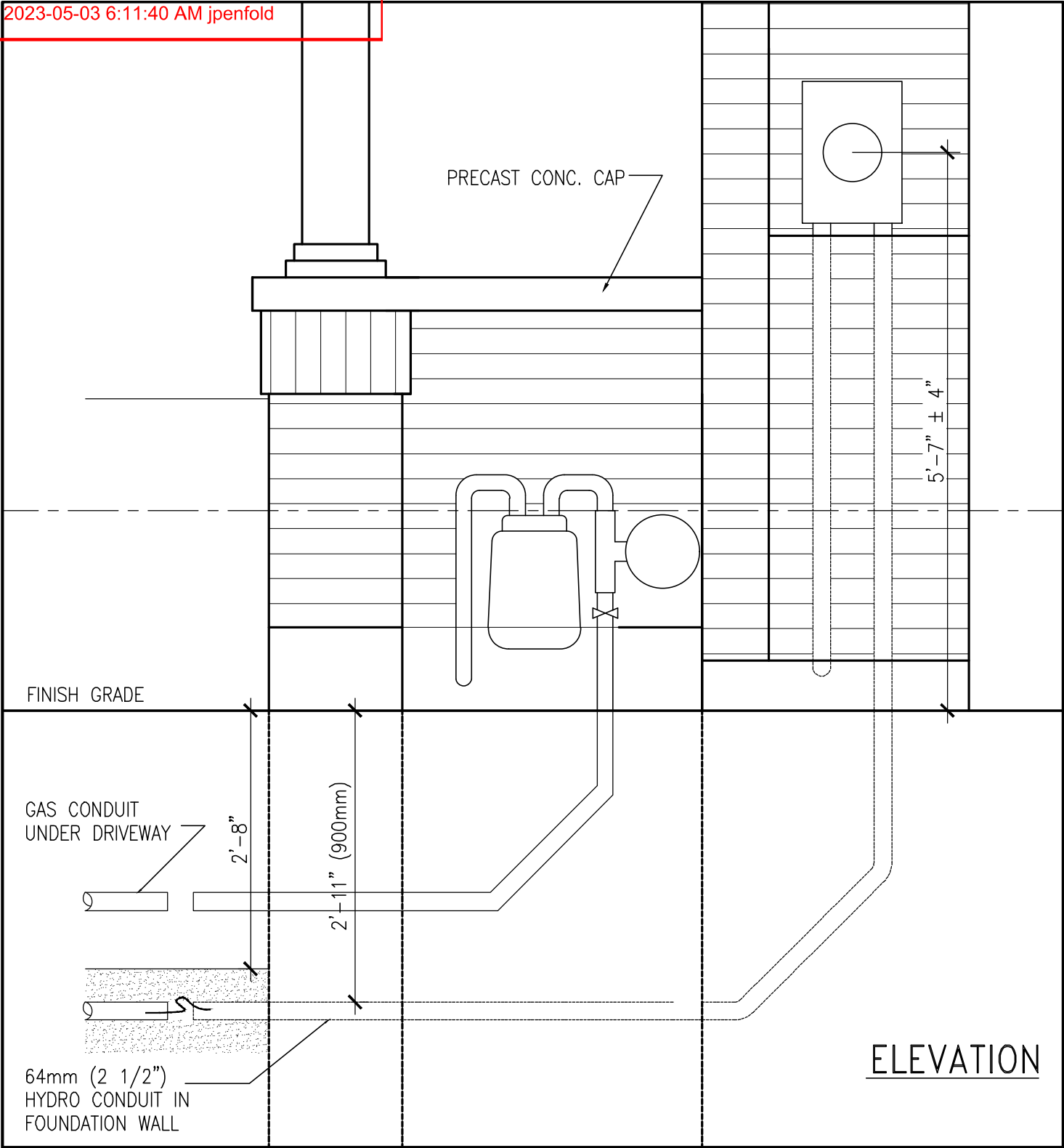


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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	project no.	13049
drawn by	VA3	checked by	-
scale	3/16" = 1'-0"	DETAILS	
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Town of Innisfil Certified Model

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M25A
D23

RECESSED HYDRO METER ELEVATION
SCALE: 3/4"=1'-0"



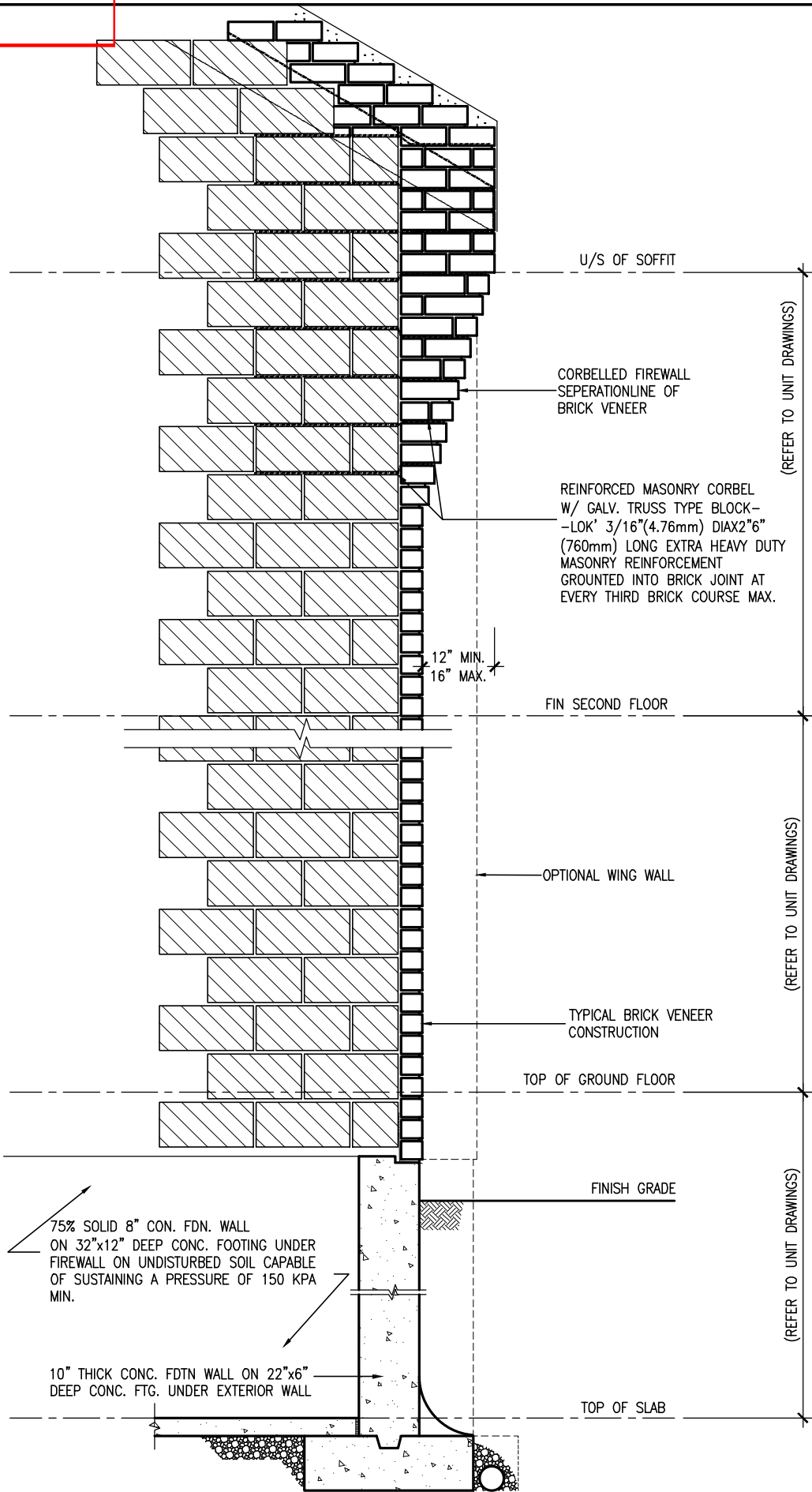
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

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qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	
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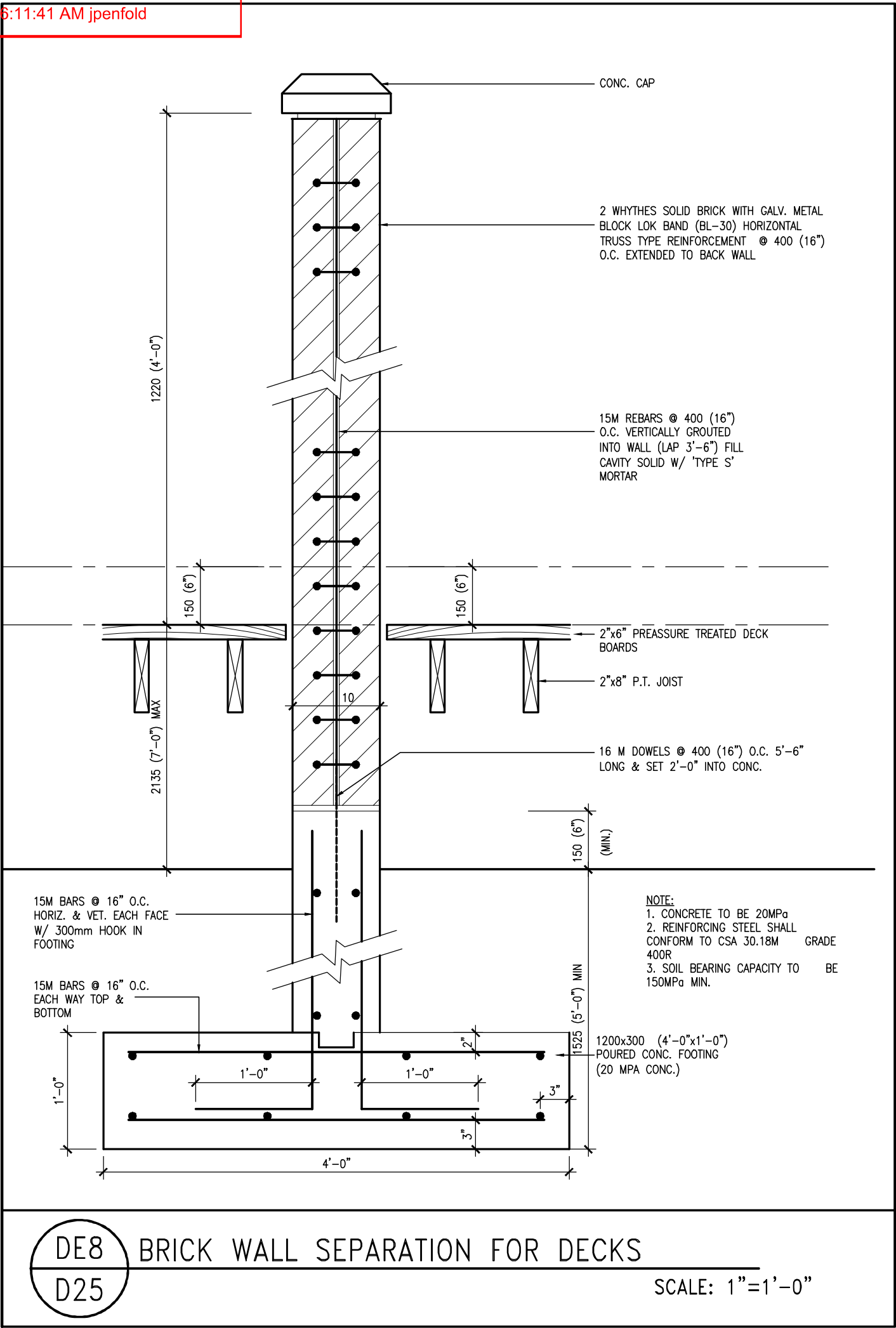
BAYVIEW WELLINGTON		DETAILS	
project name		municipality	
ALCONA		INNISFIL, ON	
date		project no.	
APRIL 2018		13049	
drawn by		checked by	
VA3		-	
scale		3/16" = 1'-0"	
file name		drawing no.	
13049-DETAIL		D23	
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FS1 SECTION THROUGH EXTERIOR CORBELLED
D24 2HR FIREWALL SCALE: 1/2" = 1'-0"



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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		DETAILS -											
8	.	.	qualification information						project name	ALCONA	municipality	INNISFIL, ON	project no.	13049				
7	.	.	Wellington Jno-Baptiste		signature	BCIN	date	APRIL 2018	drawn by	VA3	checked by	-	scale	3/16" = 1'-0"	file name	13049-DETAIL	drawing no.	D24
6	.	.	name		registration information	VA3 Design Inc.	42658	contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.										
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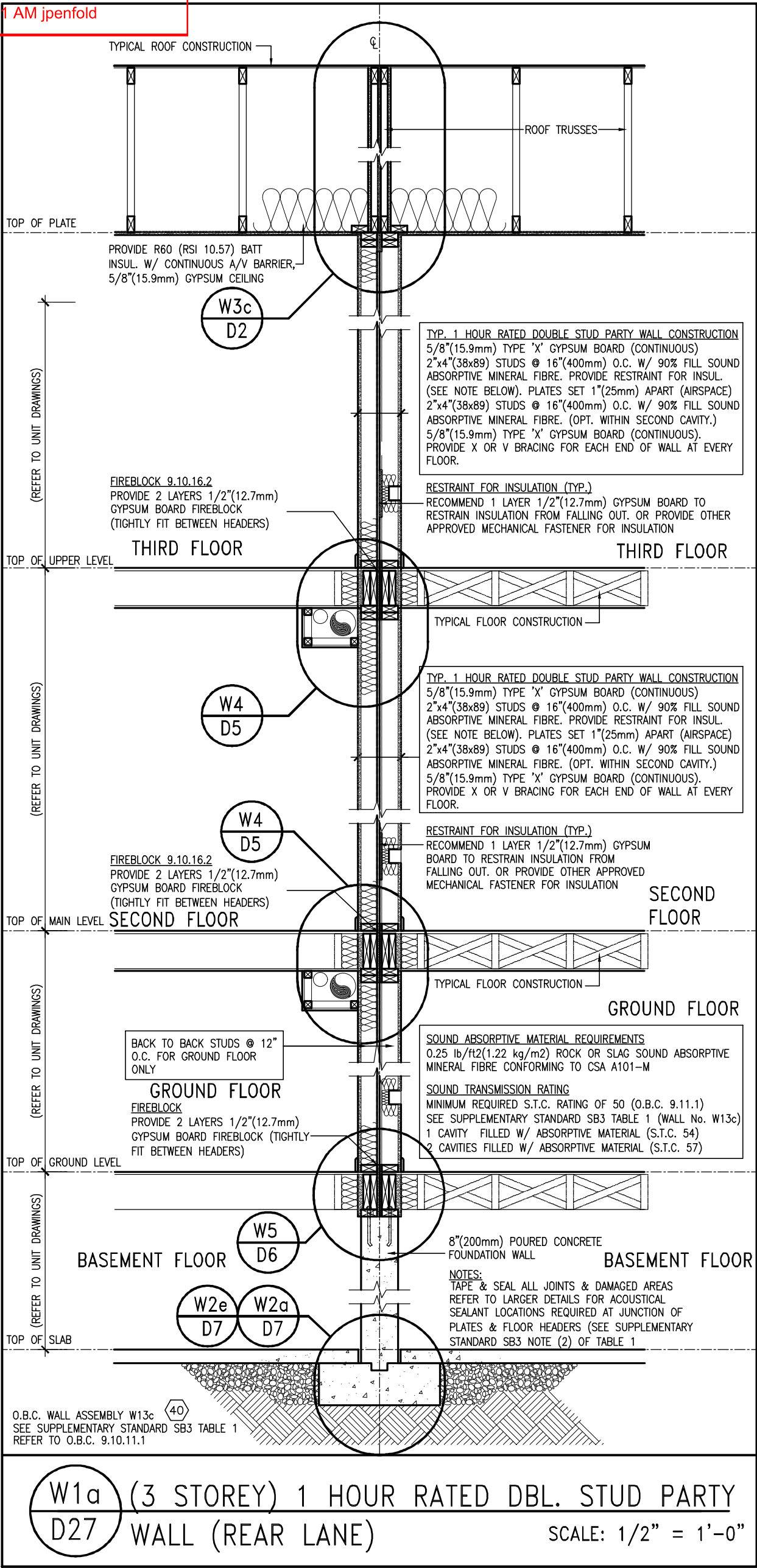
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
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qualification information		
Wellington Jno-Baptiste	25591	
name	signature	BCIN
VA3 Design Inc.		42658
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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	project no.	13049
drawn by	VA3	checked by	-
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file name	13049-DETAIL	drawing no.	D25
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

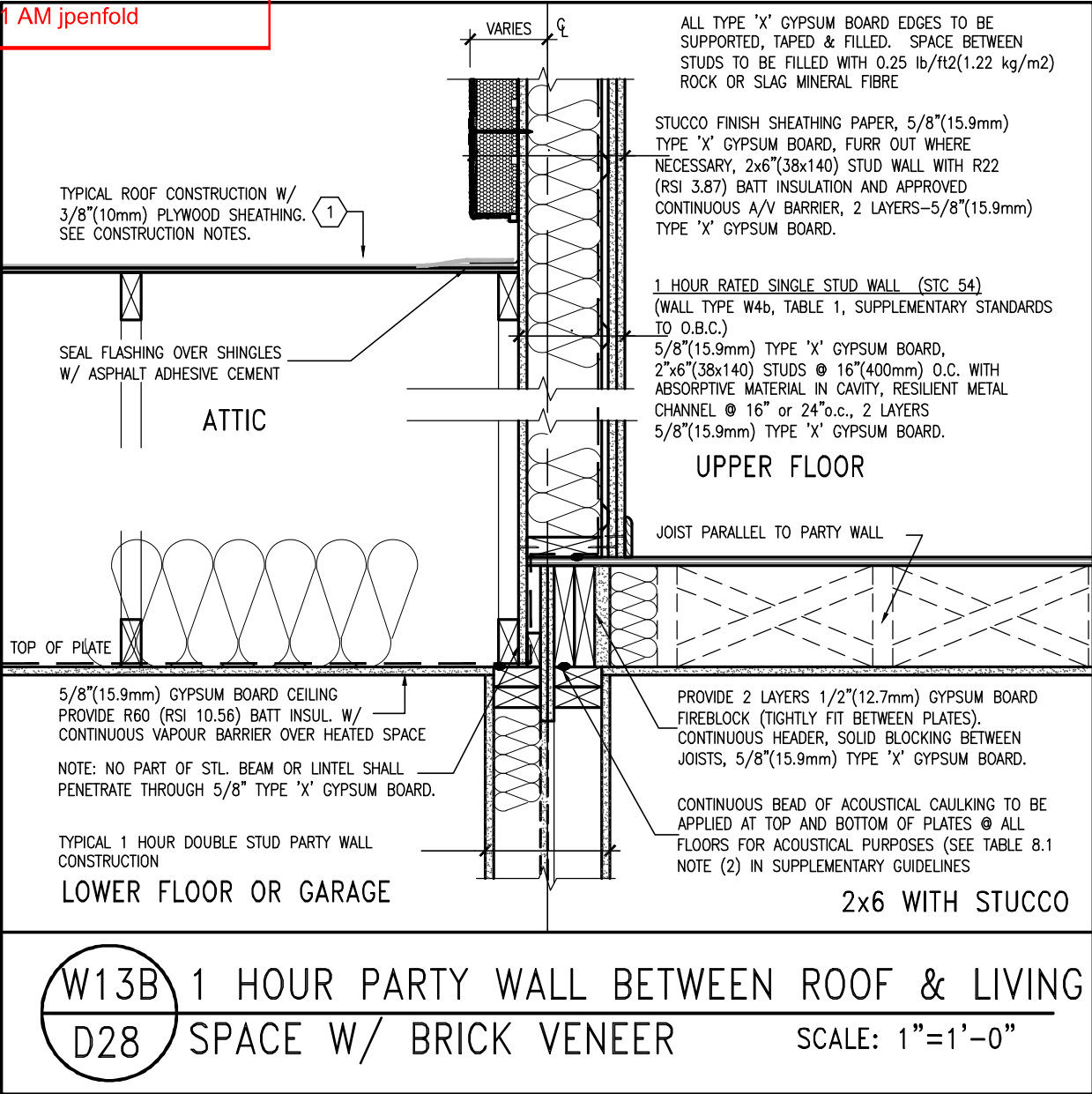
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qualification information		
Wellington Jno-Baptiste	signature	25591
name		BCIN
registration information		
VA3 Design Inc.		42658
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VA3
DESIGN

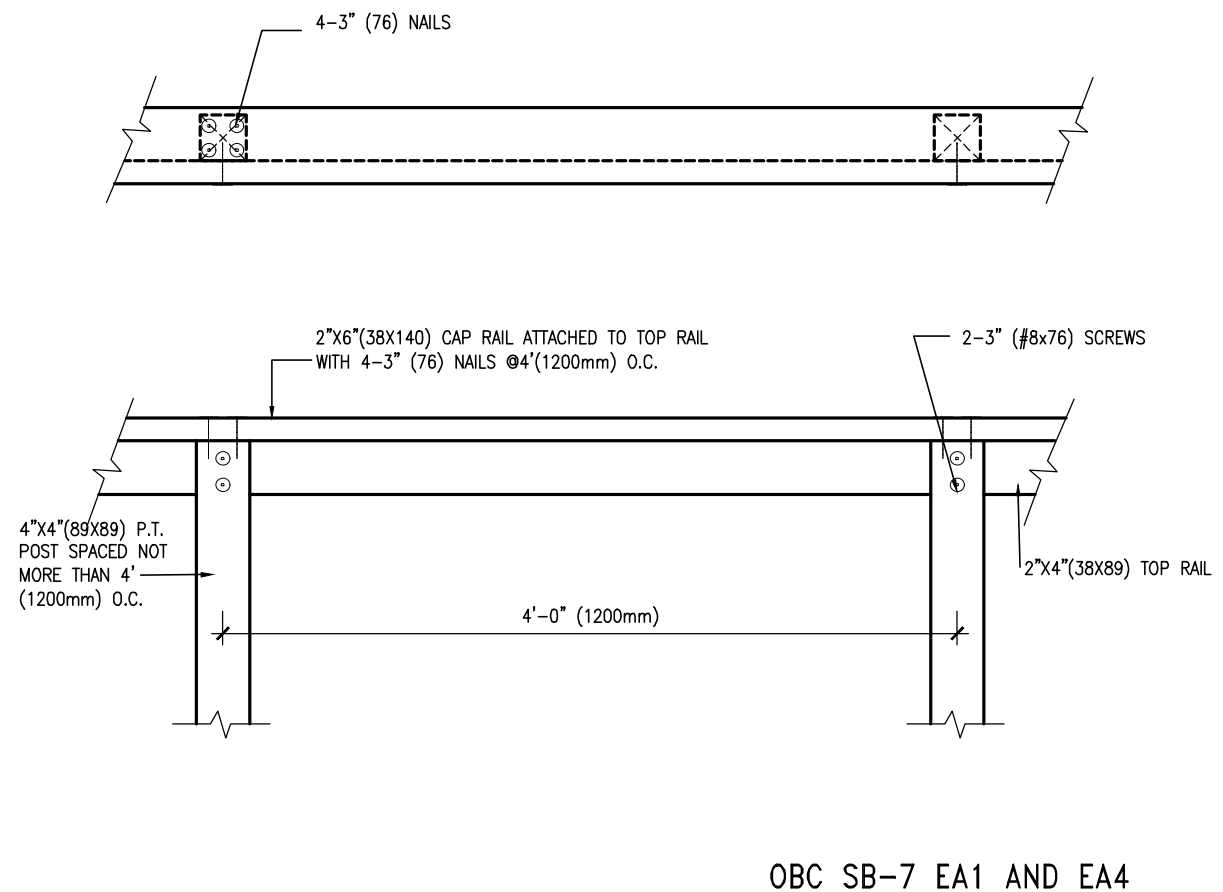
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va3design.com

BAYVIEW WELLINGTON	
project name	ALCONA
date	APRIL 2018
drawn by	VA3
checked by	-
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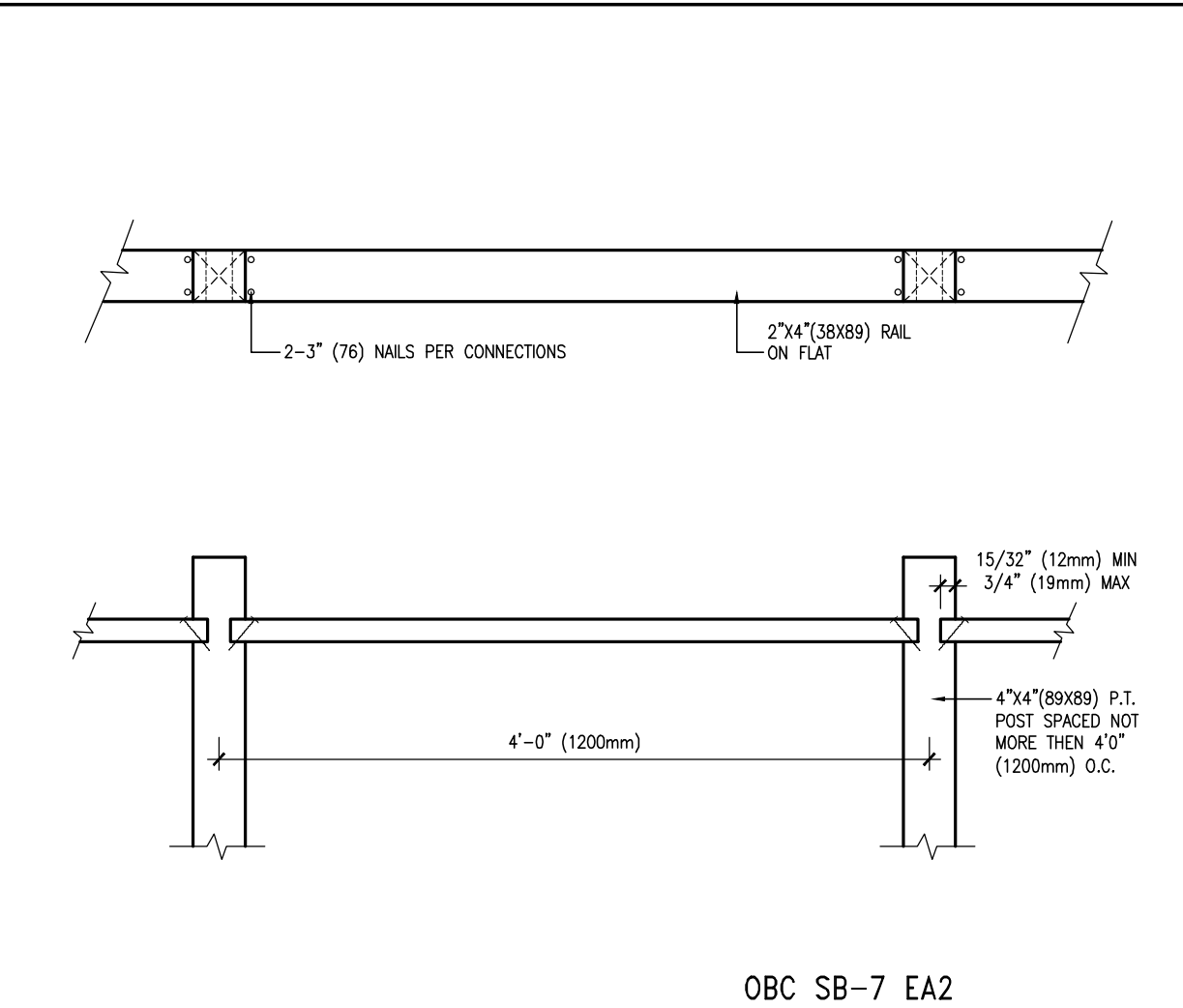
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drawing no.	D27
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9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		DETAILS	
8	.	.	.	qualification information		project name	municipality	project no.	
7	.	.	.	Wellington Jno-Baptiste		ALCONA	INNISFIL, ON	13049	
6	.	.	.	name		date	DETAILS		
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4	.	.	.	VA3 Design Inc.	drawn by	checked by	scale	file name	D28
3	.	.	.	42658	VA3	-	3/16" = 1'-0"	13049-DETAIL	
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3						
no.	description	date	by						



DE1.03 ATTACHMENT OF TOP RAIL TO POSTS (OPT. 1)
SCALE: 1"=1'0"



DE1.03a ATTACHMENT OF TOP RAIL TO POSTS (OPT. 2)
SCALE: 1"=1'0"



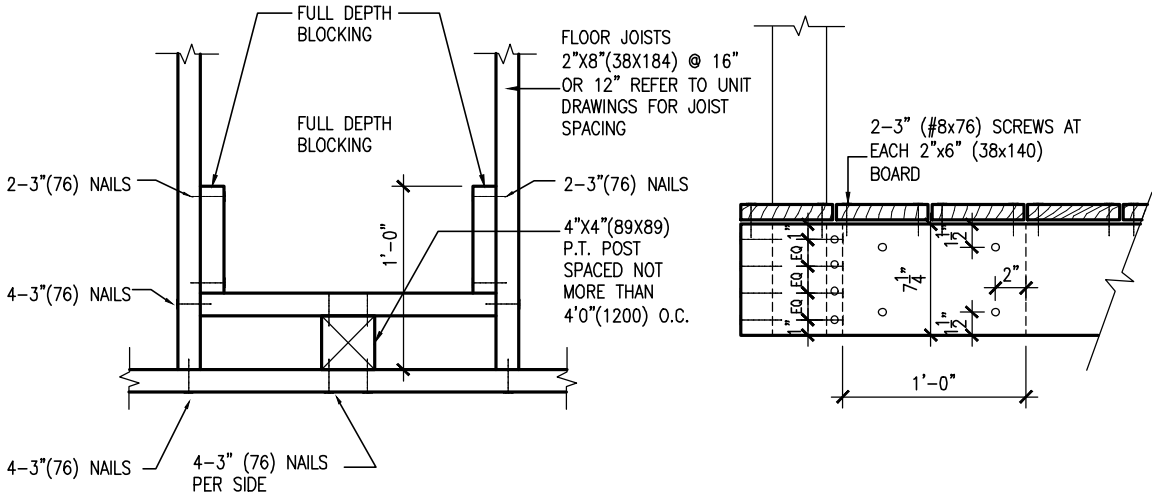
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Wellington Jno-Baptiste	signature	25591
name	BCIN	
registration information		
VA3 Design Inc.		42658
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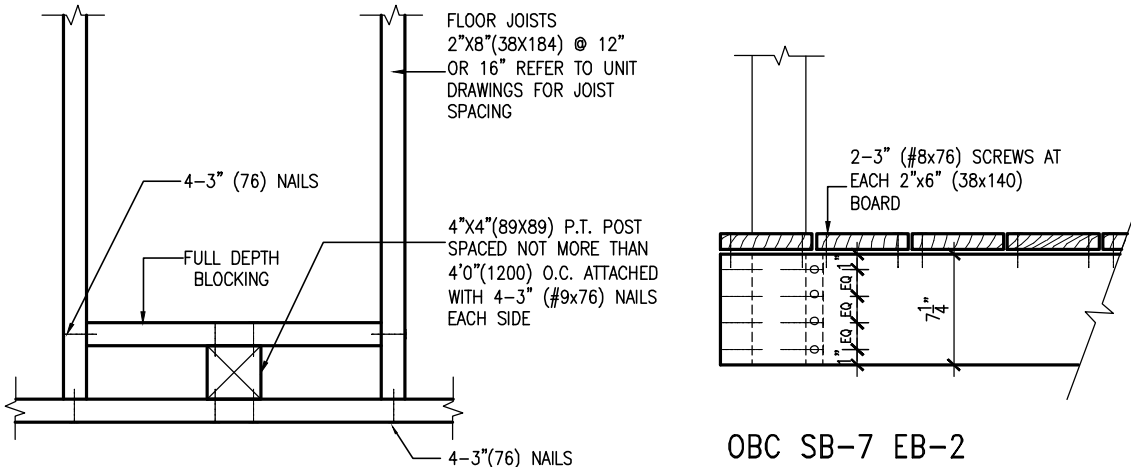
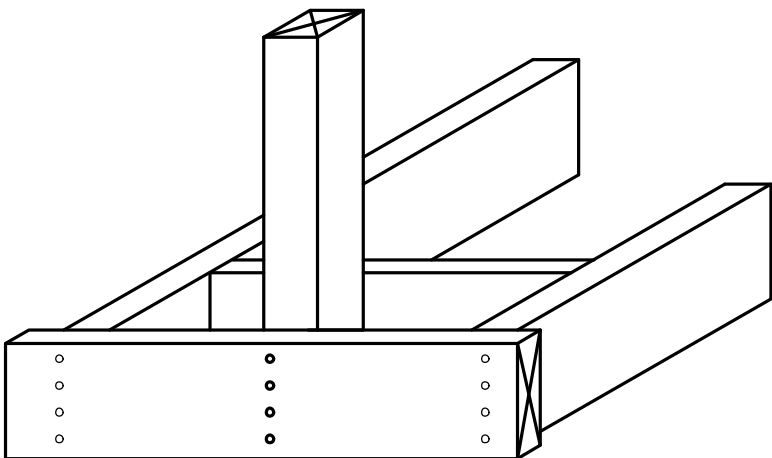
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	checked by	VA3
drawn by	VA3	scale	3/16" = 1'-0"
DETAILS		file name	13049-DETAIL
DETAILS		project no.	13049
DETAILS		drawing no.	DET1
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OBC SB-7 EB-1

DE1.04 ATTACHMENT OF POSTS TO JOINTS (OPT.1)
POST NAILED TO RIM JOIST AND BLOCKING
SCALE: 1"=1'0"



OBC SB-7 EB-2

DE1.04a ATTACHMENT OF POSTS TO JOINTS (OPT.2)
POST SCREWED TO RIM JOIST
SCALE: 1"=1'0"



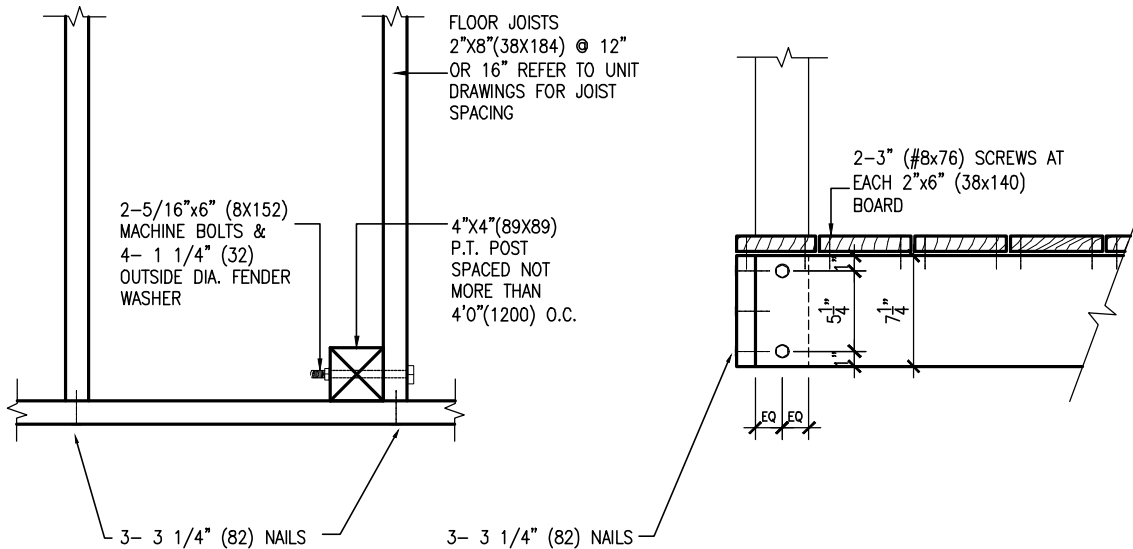
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
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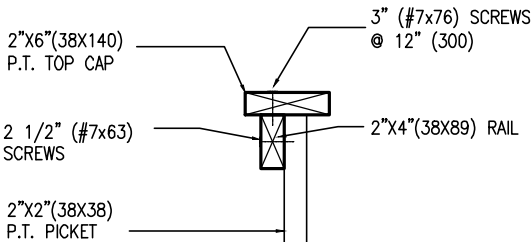
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BAYVIEW WELLINGTON			DETAILS	
project name			municipality	
ALCONA			INNISFIL, ON	
date			project no.	
APRIL 2018			13049	
drawing no.			DETAILS	
drawn by			file name	
VA3			13049-DETAIL	
checked by			scale	
-			3/16" = 1'-0"	
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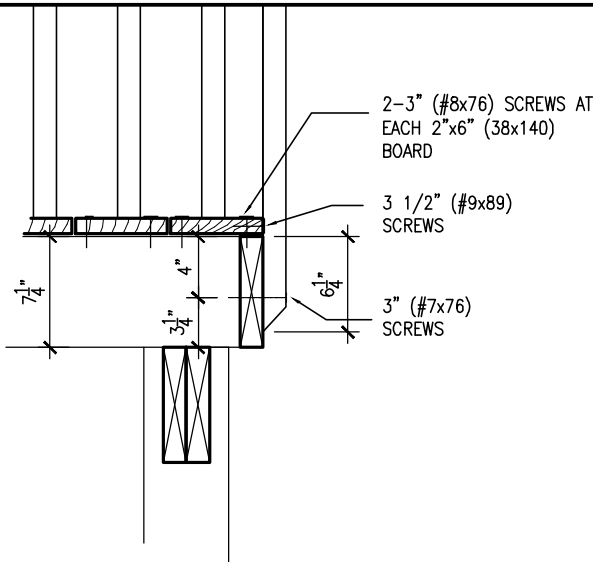
OBC SB-7 EB-3

DE1.04b ATTACHMENT OF POSTS TO JOINTS (OPT.3)
POST BOLTED TO RIM JOIST
SCALE: 1"=1'0"



OBC SB-7 ED4

DE1.01 TOP RAIL
SCALE: 1"=1'0"



OBC SB-7 ED4

DE1.02 RIM JOIST
SCALE: 1"=1'0"



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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
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qualification information		
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name	BCIN	
registration information		
VA3 Design Inc.		42658
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BAYVIEW WELLINGTON

DETAILS

project name ALCONA municipality INNISFIL, ON

project no. 13049

date APRIL 2018	checked by	scale 3/16" = 1'-0"	DETAILS
drawn by VA3			file name 13049-DETAIL
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\detail\1-OBC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:15 PM			

drawing no. DET3

Town of Innisfil Certified Model

2023-05-03 6:11:41 AM jpenfold

2 - #7x63 SCREWS
@ EACH PICKET

89x89 SUPPORT
POSTS @ 1200mm O.C.

2-#7x76 CORROSION
RESISTANT SPIRAL
NAILS OR SCREWS
TYPICAL

DROPPED FRAMING
MEMBER PROVIDE
SIMPSON LSCZ @ EACH
STRINGER

SEE SHEET D01a FOR
ANCHORAGE DETAIL

285mm MINIMUM
STRINGER DEPTH

2 - 9.5mm DIAMETER
THRU BOLTS C/W
38mm O.D. WASHERS

38x89 WOOD BLOCKING
@ 1200mm O.C. MIN.
BETWEEN STRINGERS

STRINGERS ANCHORED
TO PRECAST CONCRETE
2 - 9.5mm DIAMETER
THRU BOLTS C/W
32mm O.D. WASHERS

LESS THAN 100mm OPENING
BETWEEN PICKETS & NO
MEMBER OR ATTACHMENT
BETWEEN 140mm & 900mm
SHALL FACILITATE CLIMBING

CONTINUOUS
38x140 GUARD

1200mm O.C.
MAX.

900mm HIGH HANDRAIL
REQUIRED ON STAIRS
IF MORE THAN 3 RISERS

235mm MIN.
355mm MAX.

125mm MIN.
200mm MAX.

140mm
MIN.

900mm MIN.

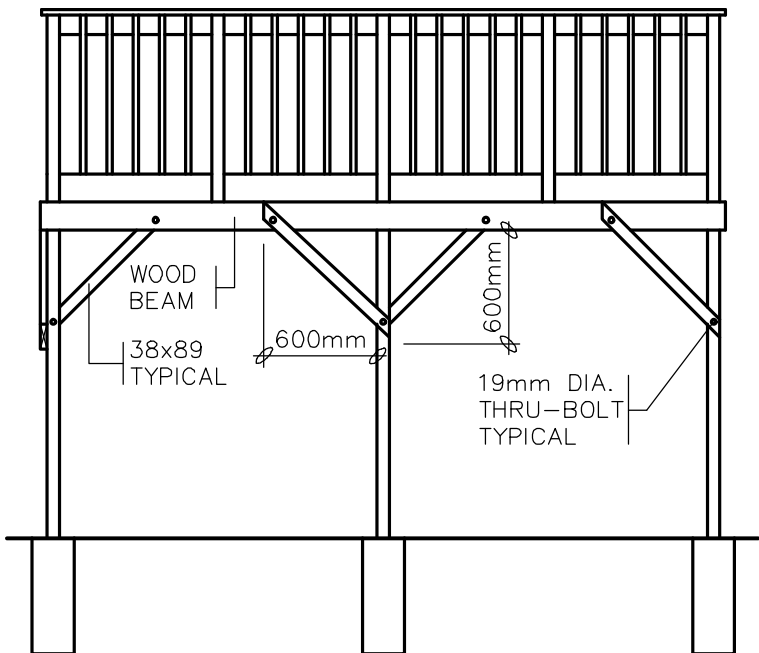
210mm MIN.

25mm

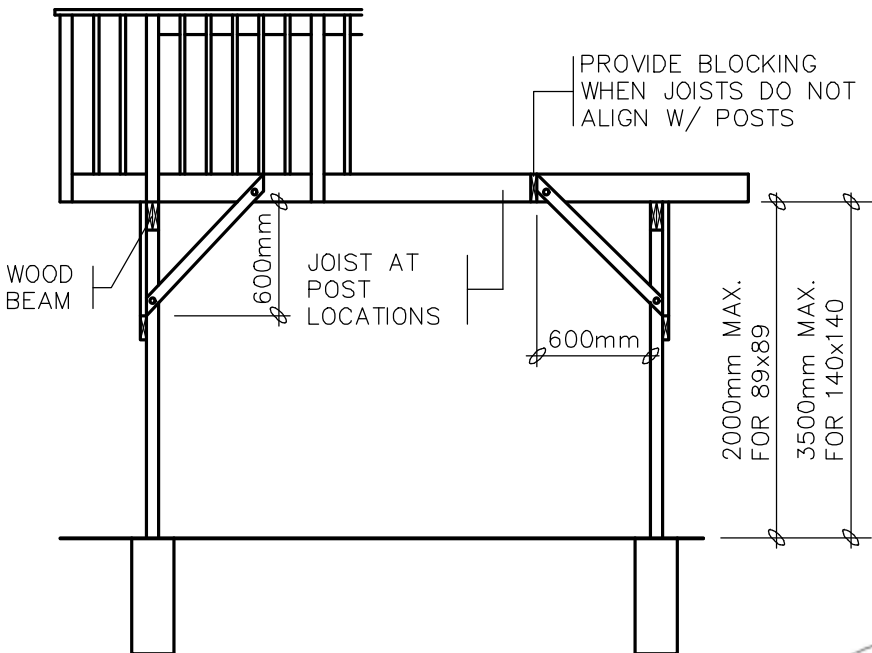
GRADE

SECTION 'B'

8'-6" (2590mm) MAX FOR 36" (0.915mm) WIDE STAIR



BRACING PARALLEL TO BEAM



BRACING PERPENDICULAR TO BEAM

FREE STANDING DECKS GREATER THAN 600mm ABOVE GRADE SHALL RESIST
LATERAL LOADING & MOVEMENT. ALL POSTS MUST BE BRACED WHERE THE
SUPPORTED AREA EXCEEDS THOSE LISTED IN THE TABLE ON D01d



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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
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VA3 DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	checked by	scale
drawn by	VA3	-	N.T.S.
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-OBC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:15 PM		DETAILS	project no. 13049
		file name 13049-DETAIL	drawing no. DET4

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION
NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH 1" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C., MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, [EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER] 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C., AT BOTTOM CHORD, PREFIN. ALUM. FAYESTROUGH, FASCIA, RVL & VENTED SOFFIT, PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING, ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 23% 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 PURPOSES.

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED
2B. FRAME WALL CONSTRUCTION (2"x4")- GARAGE WALLS
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING, SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.
2C. RESERVED
2D. STUCCO WALL CONSTRUCTION (2"x4")- GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C., 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C., STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. MASONRY VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL, 600mm (24") O.C. VERTICAL, APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
3A. RESERVED
3B. MASONRY VENEER CONSTRUCTION (2"x4")- GARAGE WALLS
90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL, 600mm (24") O.C. VERTICAL, APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER, MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C., 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.
5. FOUNDATION WALL/FOOTINGS:
250mm (10") POURED CONC. FDTN, WALL 20mPa (2900psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER, DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE, DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN, WALL IS WATERPROOFED, MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") 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 150kPa OR GREATER, IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.
STOREYS SUPPORTED IW/ MASONRY VENEER IW/ SIDING ONLY

2	18" WIDE x 6" DEEP	18" WIDE x 6" DEEP
2	22" WIDE x 6" DEEP	22" WIDE x 6" DEEP
2	28" WIDE x 9" DEEP	22" WIDE x 6" DEEP

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

6. FOUNDATION DRAINAGE OBC 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.
7. BASEMENT SLAB OBC 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)
80mm (3") MIN. 25mPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20mPa, (3000psi) CONC. WITH DAMPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.
8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.- (PRIVATE STAIRS)
UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (3/8") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
MAX. RISE = 200 (7-7/8")
MIN. RUN = 255 (10") (NOSING TO NOSING)
MAX. TREAD = RUN + 25 (1")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 1070 (3'-6")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS (TAPERED TREADS)
MIN. RUN AT INNER RADIUS = 150 (6")
MIN. RUN AT 300 (12") = 255 (10")

HANDRAILS -OBC. 9.8.7.-
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.
INTERIOR GUARDS -OBC. 9.8.8.-
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC. 9.8.8.
900mm (3'-0") HIGH, GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'-1"). 1070mm (4'-2") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-1").
SILL PLATE - OBC. 9.23.7.
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL.
USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52c1 (R20c1) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER, RECOMMEND DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS, AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING, CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

14. BEARING 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") O.C., 100mm (4") HIGH CONC. CURB ON 350x155 (1'4"x6") CONC. FOOTING, ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CSSA-7.2.9.4. AND WITH 150x150x9.5 (6'x6'x3/8") STL. PLATE TOP & BOTTOM, 870x870x410 (34'x34'x16') CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa, MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 4.78mm(1.88) FIXED STL. COL. WITH 150x150x9.5 (6'x6'x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42'x42'x18"), CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN
90mm(3-1/2") DIA x 4.78mm(1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6'x6'x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4'1/2'x10'x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2'x12'x2") FIELD WELD COL. TO BASE PLATE.

16. BEAM POCKET OR 300x150 (12'x6") POURED CONC. NIB WALLS.
MIN. BEARING 90mm (3'-1/2")
17. 19x64 (1'x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

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

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

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

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

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

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (2'1/2'x2'4") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING, RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS - OBC. 9.2.1.
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

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

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

OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

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

30. STEPPED FOOTINGS OBC 9.15.3.9.
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24").

31. SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE, WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

32. DIRECT VENTING GAS FURNACE/ H.W.T VENT
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A 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.

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

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING
16mm (5/8") I & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6, *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.1, FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2'x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1'x3/4") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4, *)

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

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

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)
38x140 (2"x6") RAFTERS @ 400mm (16" O.C.) FOR MAX 11'-7" SPAN, 38x184 (2'x8") RIDGE BOARD, 38x89 (2'x4") COLLAR TIES AT MIDSPANS, CEILING JOISTS TO BE 38x89 (2'x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2'x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.
RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2'x4") @ 600mm (24") O.C. WITH A 38x89 (2'x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

- WINDOWS:1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-**
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
2) WINDOW GUARDS -OBC. 9.8.8.1.(6).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.3, & SB12-3.1.1.9
4) GLASS-STRUCTURAL SUFFICIENCY OF GLASS
DOOR & WINDOW MANUFACTURER/ SUPPLIER TO PROVIDE ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE WITH OBC DIV.-B 9.6.1.13.

- GENERAL:** 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC DIV. B. 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.
3) ALL WOOD WALLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM, REFER TO OBC, DIV. B. 9.5.2.3 & DETAIL PROVIDED.
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3.
7) 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.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

- 5) LVL BEAMS SHALL BE 2.0F, 2950FI 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' 9 1/2' 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAMS TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED, REFER TO ENG. FLOOR LAYOUTS.
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (45psi) ROLL, POORING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

- STEEL:** 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSSA-G40-21 GRADE 350W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W CLASS 'H' STRUCTURAL QUALITY STEEL, OBC. B.9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

- STUCCO:** 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED, ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

LEGEND

CLASS 'B' VENT

EXHAUST FAN TO EXTERIOR

DUPLEX OUTLET (12" ABOVE SURFACE)

DUPLEX OUTLET (HEIGHT A.F.F.)

WEATHERPROOF DUPLEX OUTLET

GFI DUPLEX OUTLET (HEIGHT A.F.F.)

POT LIGHT

HEAVY DUTY OUTLET (220 volt)

LIGHT FIXTURE (PULL CHAIN)

LIGHT FIXTURE (CEILING MOUNTED)

SWITCH

LIGHT FIXTURE (WALL MOUNTED)

FLOOR DRAIN

HOSE BIB (NON-FREEZE)

SJ SINGLE JOIST

DJ DOUBLE JOIST

TJ TRIPLE JOIST

LVL LAMINATED VENEER LUMBER

POINT LOAD FROM ABOVE

FLAT ARCH

CURVED ARCH

M.C. MEDICINE CABINET (RECESSED)

DOUBLE VOLUME WALL. SEE NOTE 39

CONCRETE BLOCK WALL

SOLID WOOD BEARING (SPRUCE No. 2), SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.

SOLID WOOD BEARING TO MATCH FROM ABOVE

FA

CA

SBFA

SOIL GAS/ RADON CONTROL (OBC 9.3.1.1.7. & 9.13.4.4)

PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

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

VA3 REFERENCE NUMBER

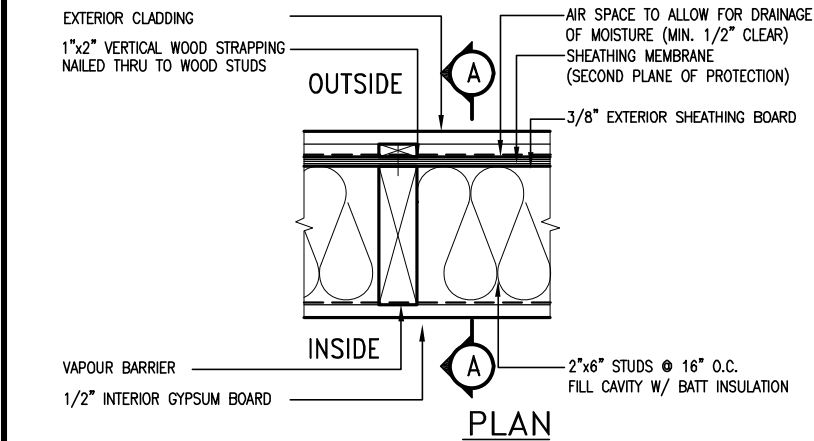
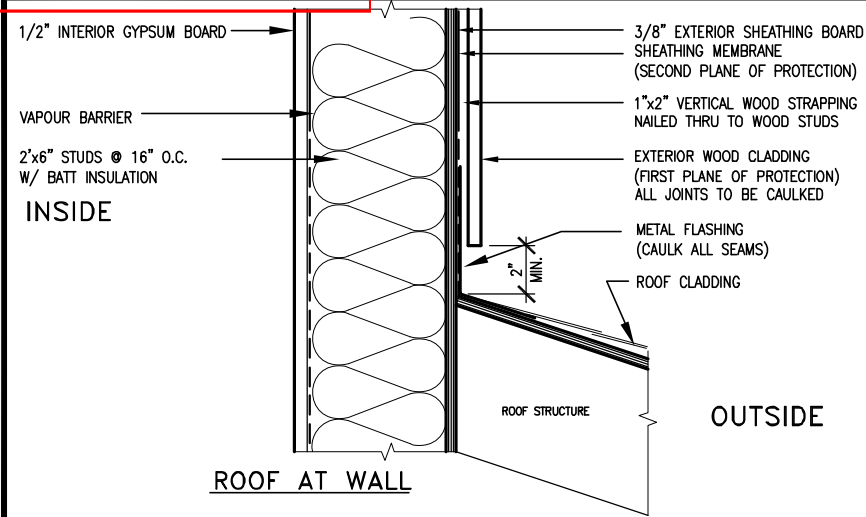
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9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	-	-	-	qualification information
7	-	-	-	Wellington Jno-Baptiste 25591
6	-	-	-	signature
5	-	-	-	name
4	-	-	-	registration information
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	VA3 Design Inc. 42658
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 drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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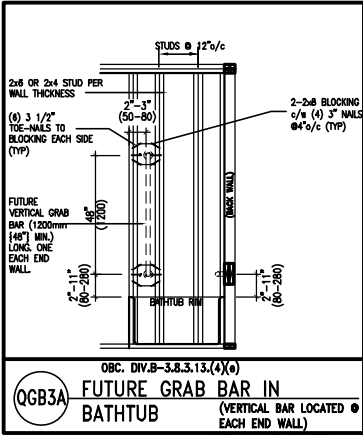
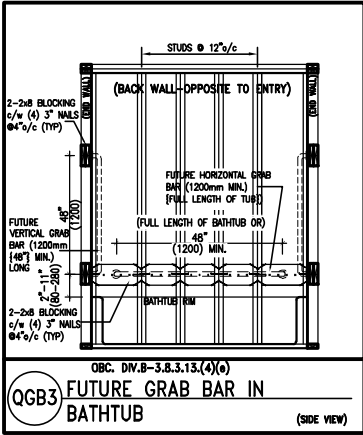
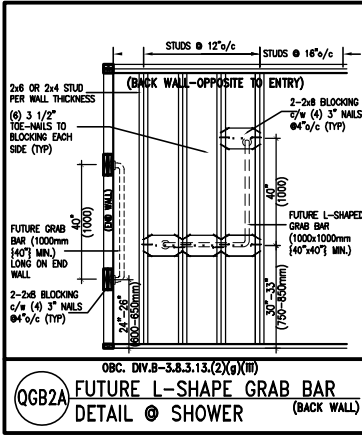
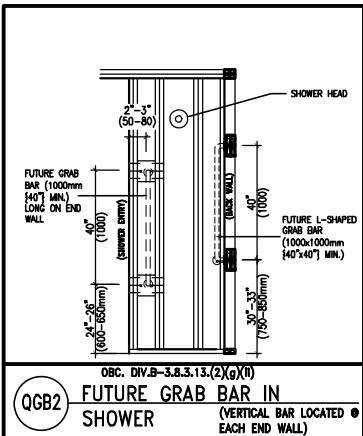
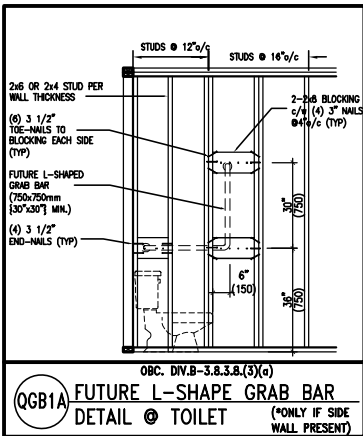
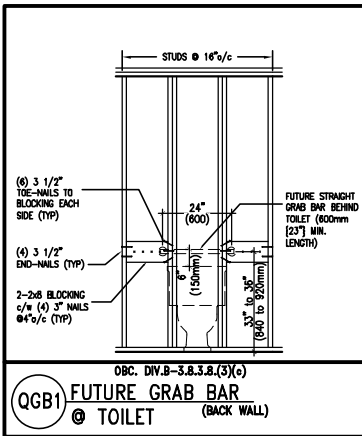
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project name		municipality	
ALCONA		INNISFIL, ON.	
date		project no.	
MAY 2016		13049	
drawing no.		drawing no.	
CONSTRUCTION NOTES		13049-CN-A1 VER 2022	
drawn by		checked by	
RC		-	
scale		file name	
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EXTERIOR WOOD CLADDING WALL ASSEMBLY

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. DIV. 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. DIV. B- WATER CLOSET 3.8.3.8.(3)(c) & 3.8.3.8.(3)(c).. SHOWER 3.8.3.13.(2)(g).. & BATHTUB 3.8.3.13.(4)(e). AND DETAILS PROVIDED BELOW.

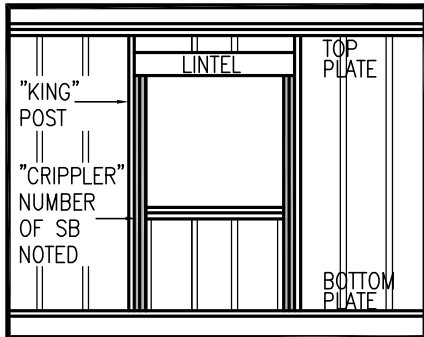


OUTDOOR AIR INTAKE SEPARATION

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. 1.5m
- SOLID FUEL APPLIANCE EXHAUST. 3.0m

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"CRIPPLE" DETAIL

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

- 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"

NOTES:

- 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.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
- PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
- STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
- STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

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

- 2"x6" @ 16" O.C. - 12'-6"
- 2"x6" @ 12" O.C. - 13'-10"
- 2'-2"x6" @ 16" O.C. - 15'-0"
- 2'-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

- 2"x8" @ 16" O.C. - 16'-0"
- 2"x8" @ 12" O.C. - 17'-9"
- 2'-2"x8" @ 16" O.C. - 20'-4"
- 2'-2"x8" @ 12" O.C. - 22'-4"

NOTES:

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

9	-	-	-
8	-	-	-
7	-	-	-
6	-	-	-
5	-	-	-
4	-	-	-
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
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qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
signature
BOIN
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BAYVIEW WELLINGTON

CONST NOTE

project name
ALCONA

municipality
INNISFIL ON.

project no.
13049

date
MAY 2016

CONSTRUCTION NOTES

drawing no.

drawn by
RC

checked by
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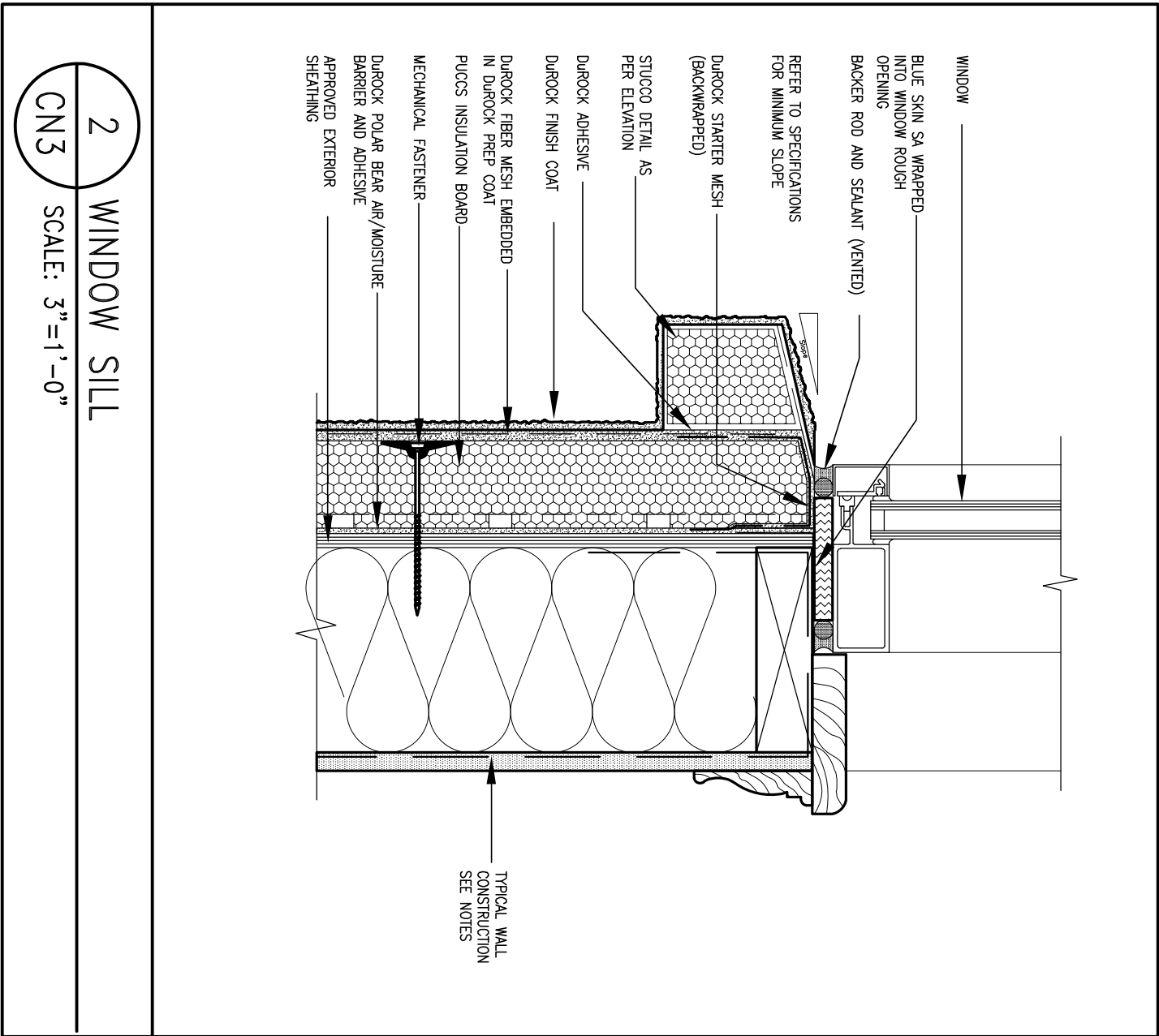
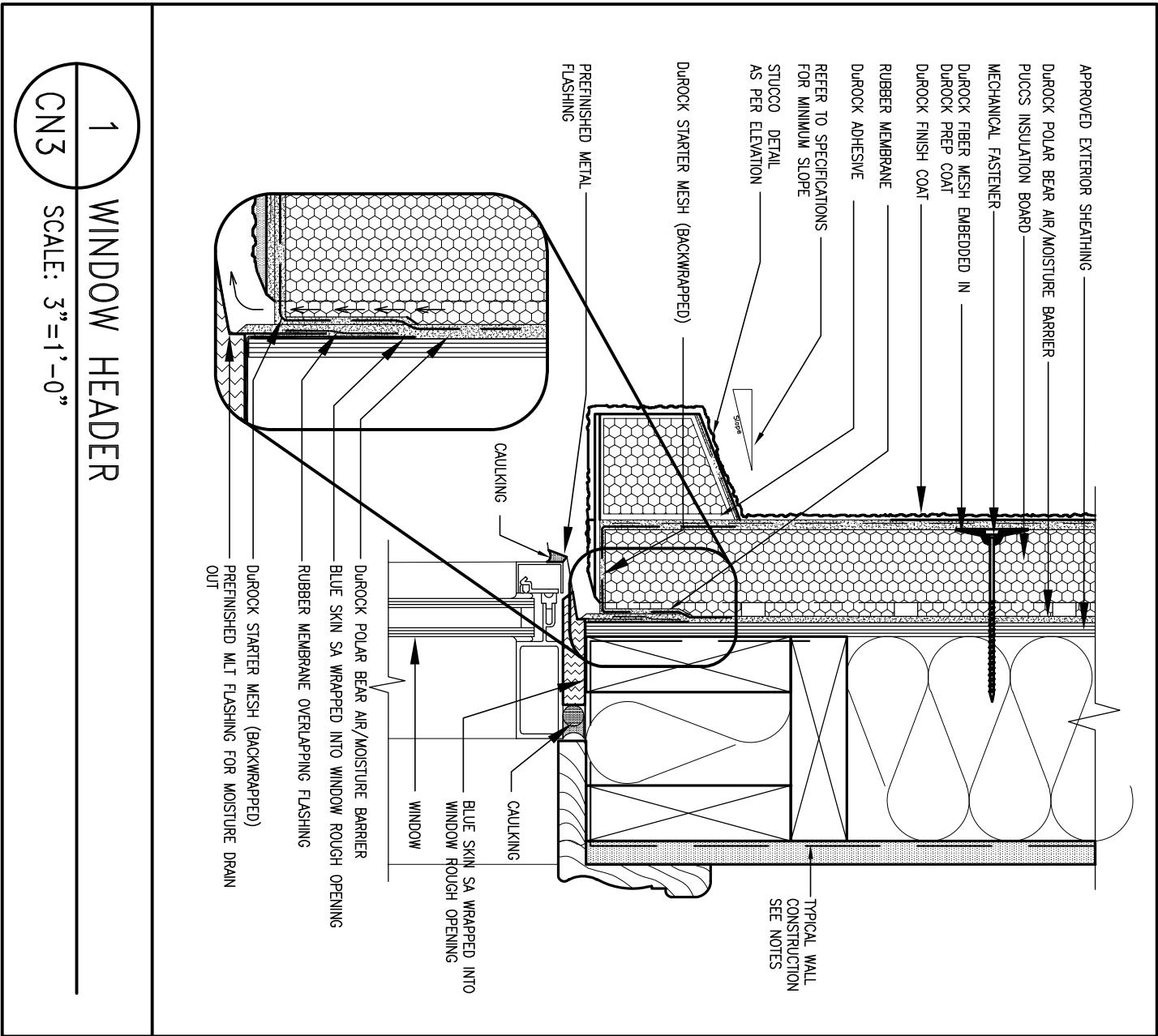
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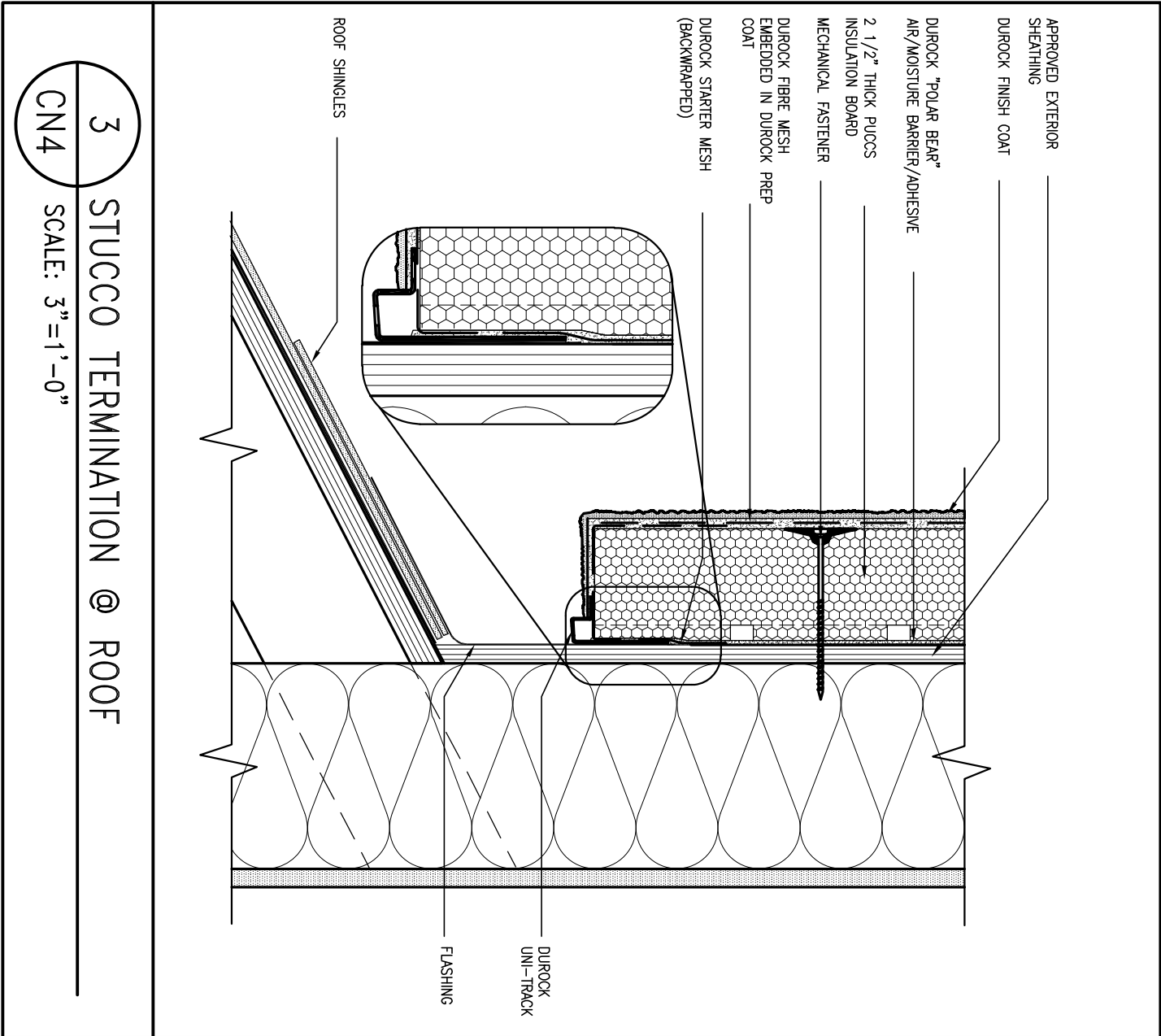


ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE				
8	-	-	qualification information		project name	ALCONA		municipality	INNISFIL,ON.	project no.	13049
7	-	-	Wellington Jno-Baptiste		signature					drawing no.	
6	-	-	name		BCIN						
5	-	-	registration information		42658						
4	-	-	VA3 Design Inc.								
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			CONSTRUCTION NOTES				
2	UPDATE TO OBC VER 2020	FEB 09-21	RC				MAY 2016				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				checked by		scale		
no.	description	date	by				drawn by		file name		
							- 3/16" = 1'-0"		13049-CN-A1 VER 2022		
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3

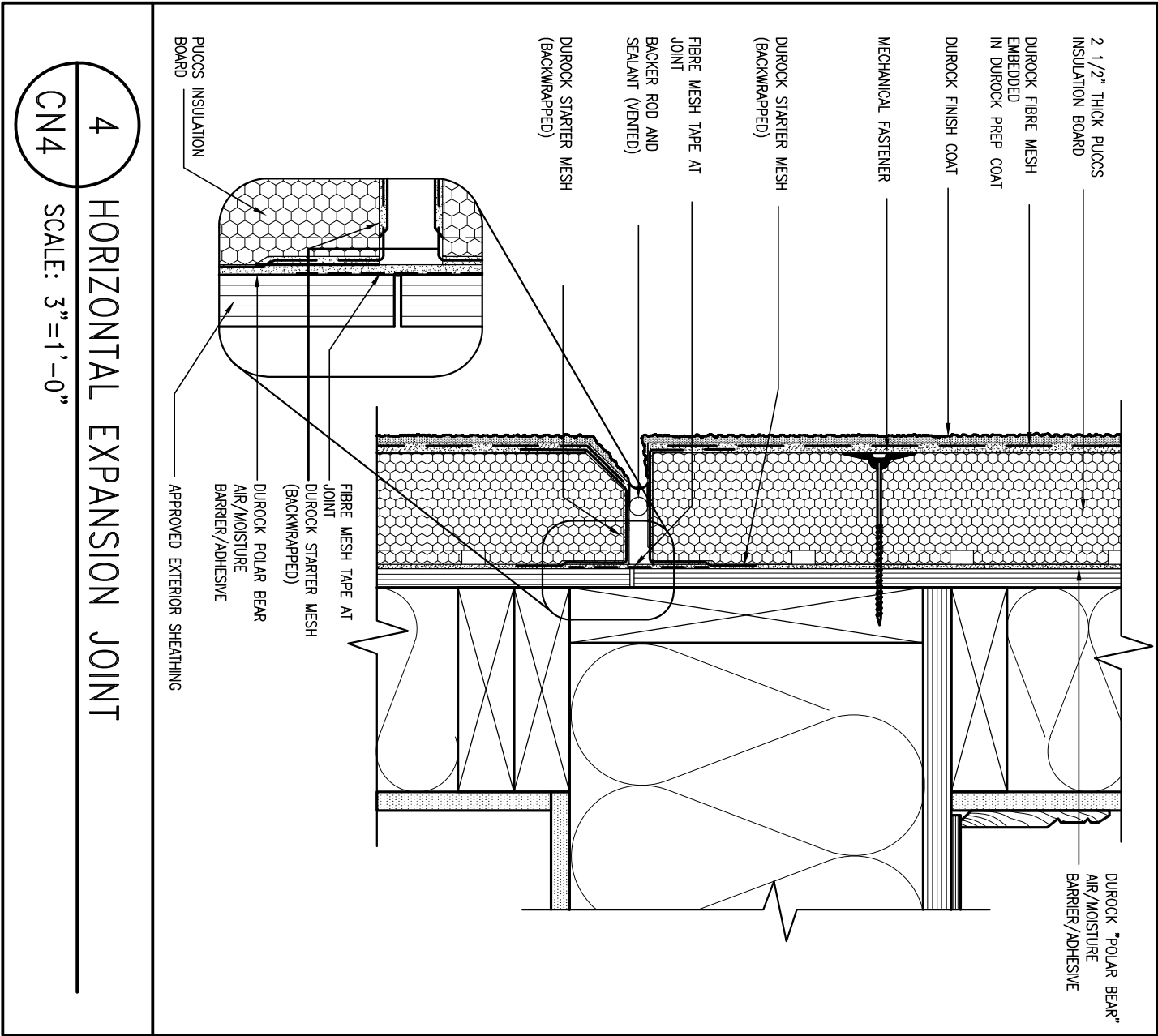
STUCCO TERMINATION @ ROOF

CN4

SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



4

HORIZONTAL EXPANSION JOINT

CN4

SCALE: 3"=1'-0"



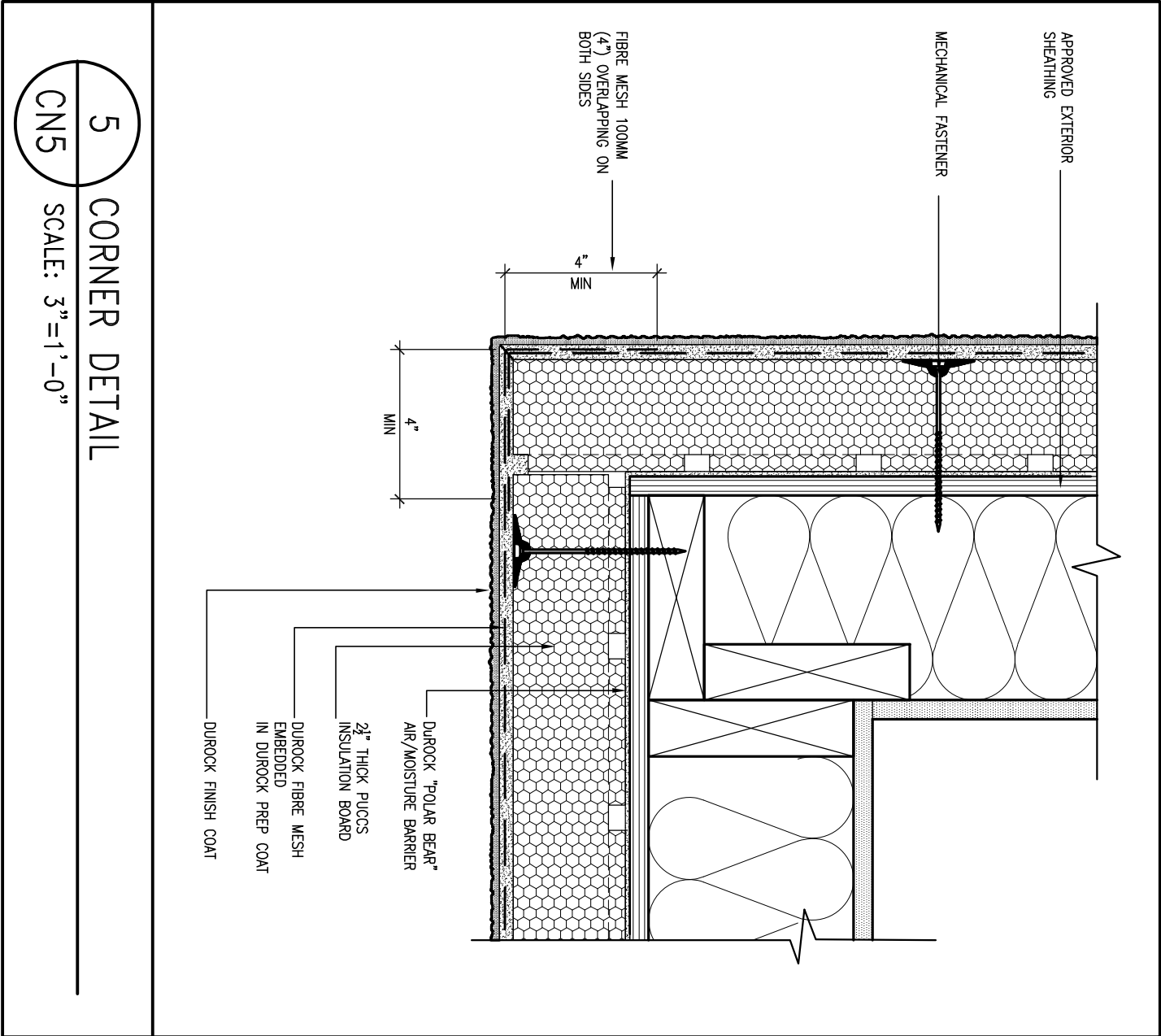
9	.	.	.
8	.	.	.
7	.	.	.
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4	.	.	.
3	UPDATE TO OBC VER 2022	FEB 16-22	RC
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Wellington	Jno-Baptiste	25591
name	signature	BCIN
registration information		42658
VA3 Design Inc.		
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		



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BAYVIEW WELLINGTON			CONST NOTE	
project name			project no.	
ALCONA			13049	
municipality				
INNISFIL,ON.				
date			drawing no.	
MAY 2016			CN4	
drawn by			checked by	
RC			scale	
-			3/16" = 1'-0"	
file name			13049-CN-A1 VER 2022	
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5

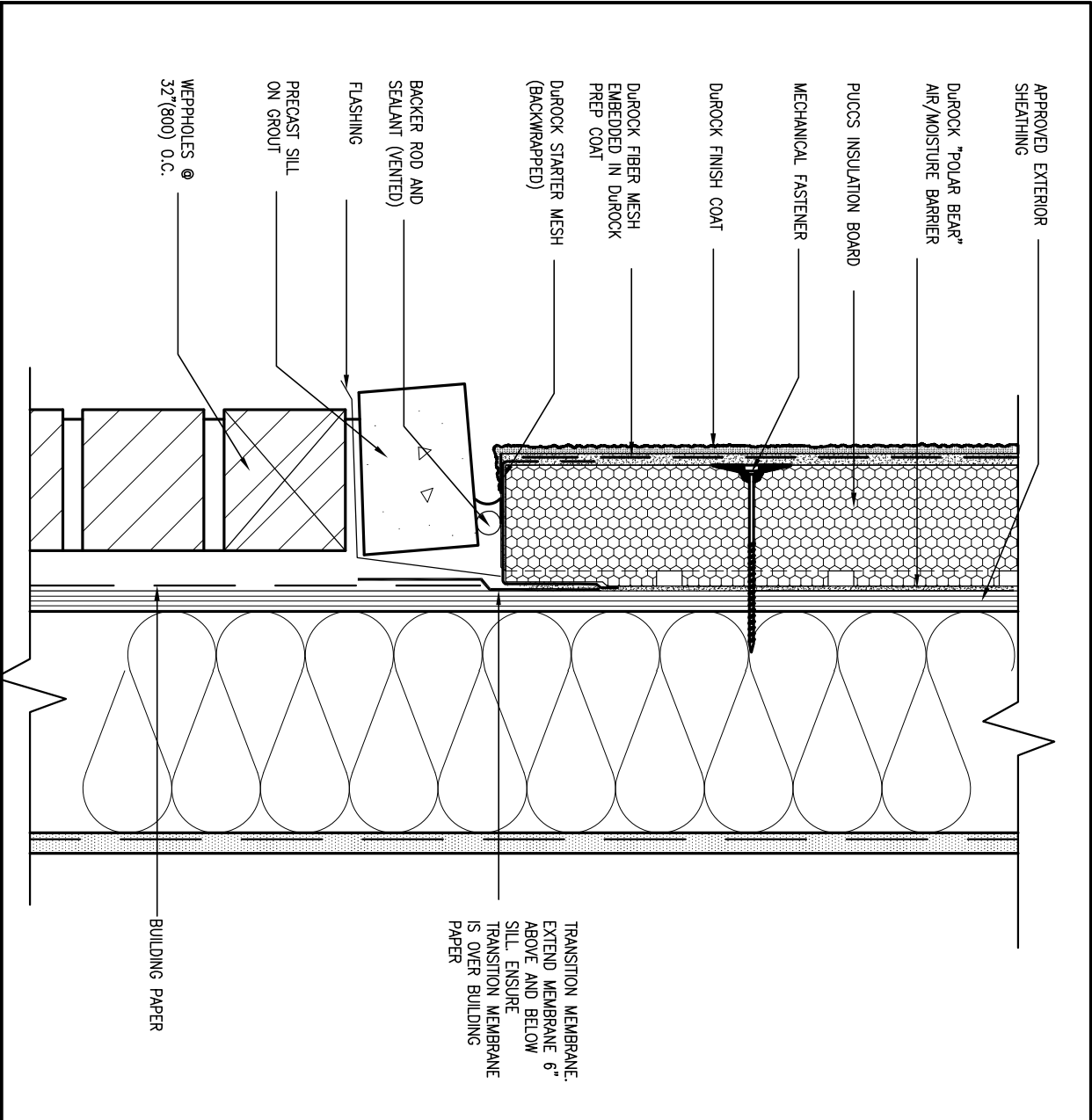
CORNER DETAIL

CN5

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



6

STUCCO / MASONRY PLINTH CONNECTION

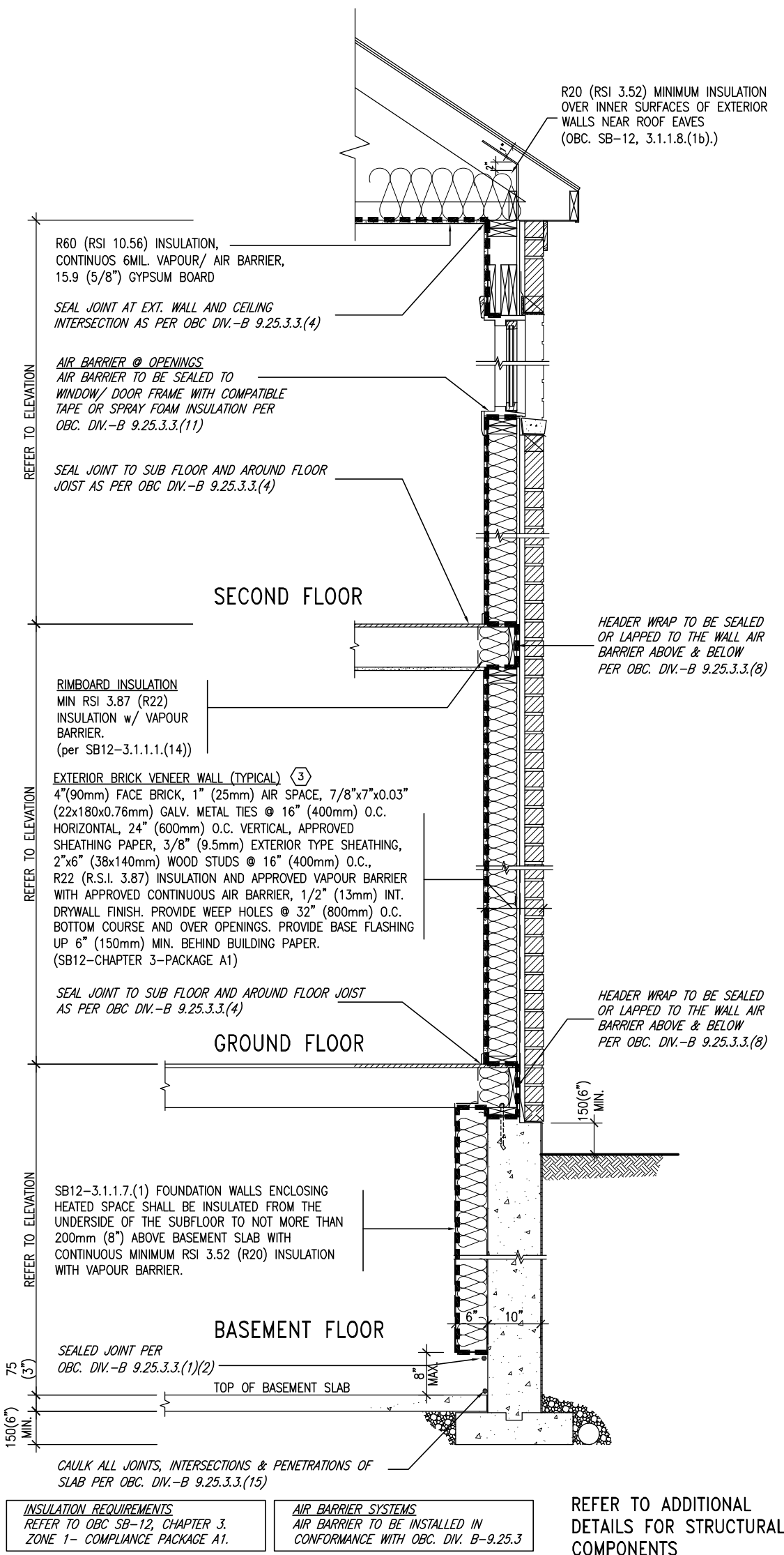
CN5

SCALE: 3"=1'-0"



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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE					
8	-	-	qualification information		project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049		
7	-	-	Wellington Jno-Baptiste		signature	BCIN	drawing no.					
6	-	-	name		registration information	VA3 Design Inc.	date					
5	-	-	42658		MAY 2016							
4	-	-		checked by					scale	3/16" = 1'-0"	file name	13049-CN-A1 VER 2022
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.					CONSTRUCTION NOTES			
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	Richard - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM					CN5			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC									
no.	description	date	by									

SB12-COMPLIANCE PACKAGE 'A1'

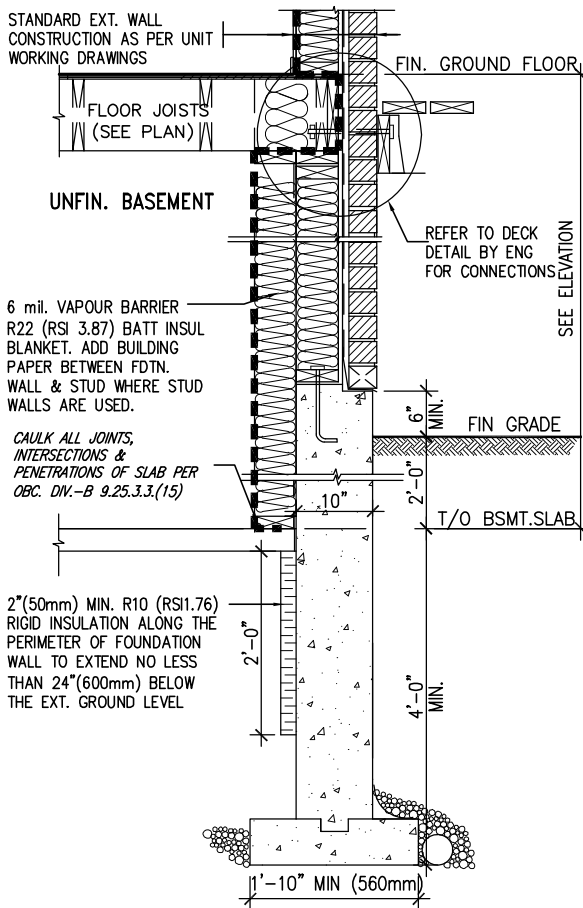


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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

USE SB-12 COMPLIANCE PACKAGE (A1):		
COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	-
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



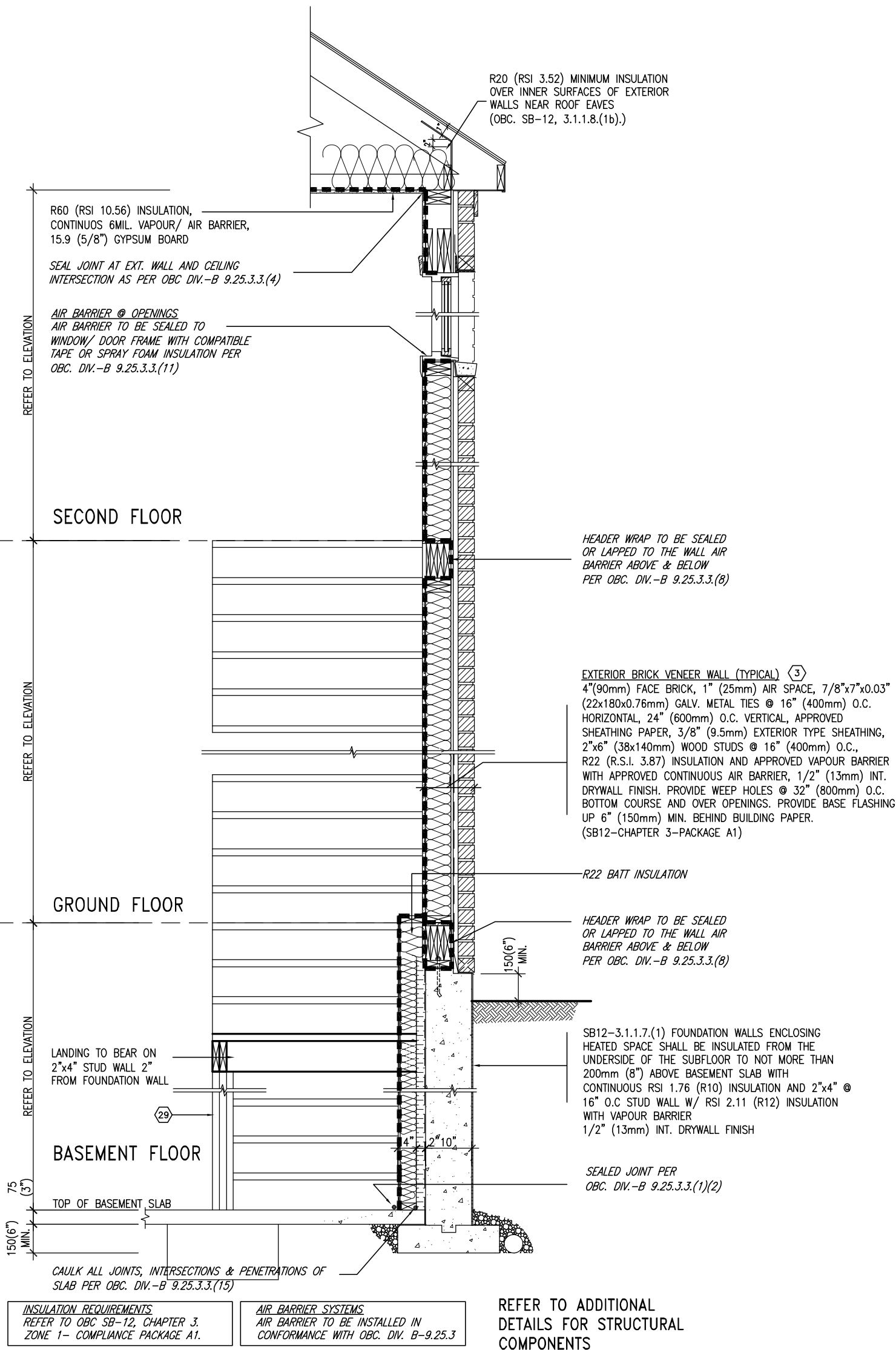
* REVISED-FEB 2017

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

9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE	project no. 13049
8	-	-	-	qualification information				
7	-	-	-	Wellington Jno-Baptiste 25591				
6	-	-	-	name				
5	-	-	-	registration information	BCIN			
4	-	-	-	VA3 Design Inc. 42658				
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.				
2	UPDATE TO OBC VER 2020	FEB 09-21	RC					
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					
no.	description	date	by					

date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022	drawing no. CN6
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SB12-COMPLIANCE PACKAGE 'A1'

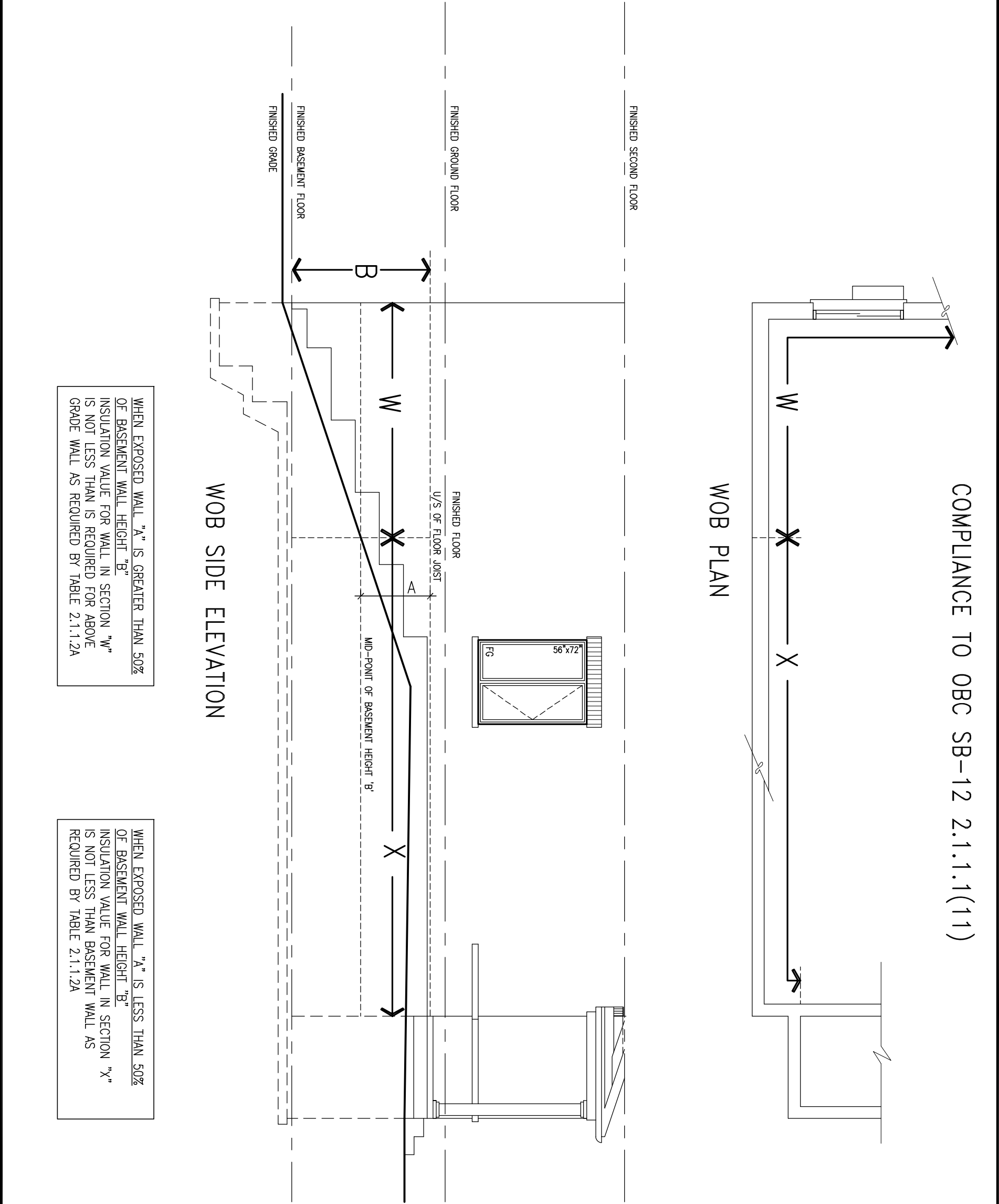


EW
STR

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

SCALE: N.T.S.

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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE			
8	-	-	qualification information		project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
7	-	-	Wellington Jno-Baptiste		signature	BCIN				
6	-	-	name		25591					
5	-	-	registration information		42658					
4	-	-	VA3 Design Inc.							
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	CONSTRUCTION NOTES					drawing no.
2	UPDATE TO OBC VER 2020	FEB 09-21	RC							CN7
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM						



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



9			-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8			-	-	qualification information
7			-	-	Wellington Jno-Baptiste 25591
6			-	-	signature
5			-	-	BCIN
4			-	-	name registration information VA3 Design Inc. 42658
3	UPDATE TO OBC VER 2022		FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2	UPDATE TO OBC VER 2020		AUG 09-21	RC	
1	ISSUE FOR CLIENT REVIEW		AUG 04-17	RC	
no.	description		date	by	

VA3

DESIGN

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BAYVIEW WELLINGTON

project name
ALCONA

municipality
INNISFIL,ON.

project no.
13049

date
MAY 2016

drawn by
RC

checked by
-

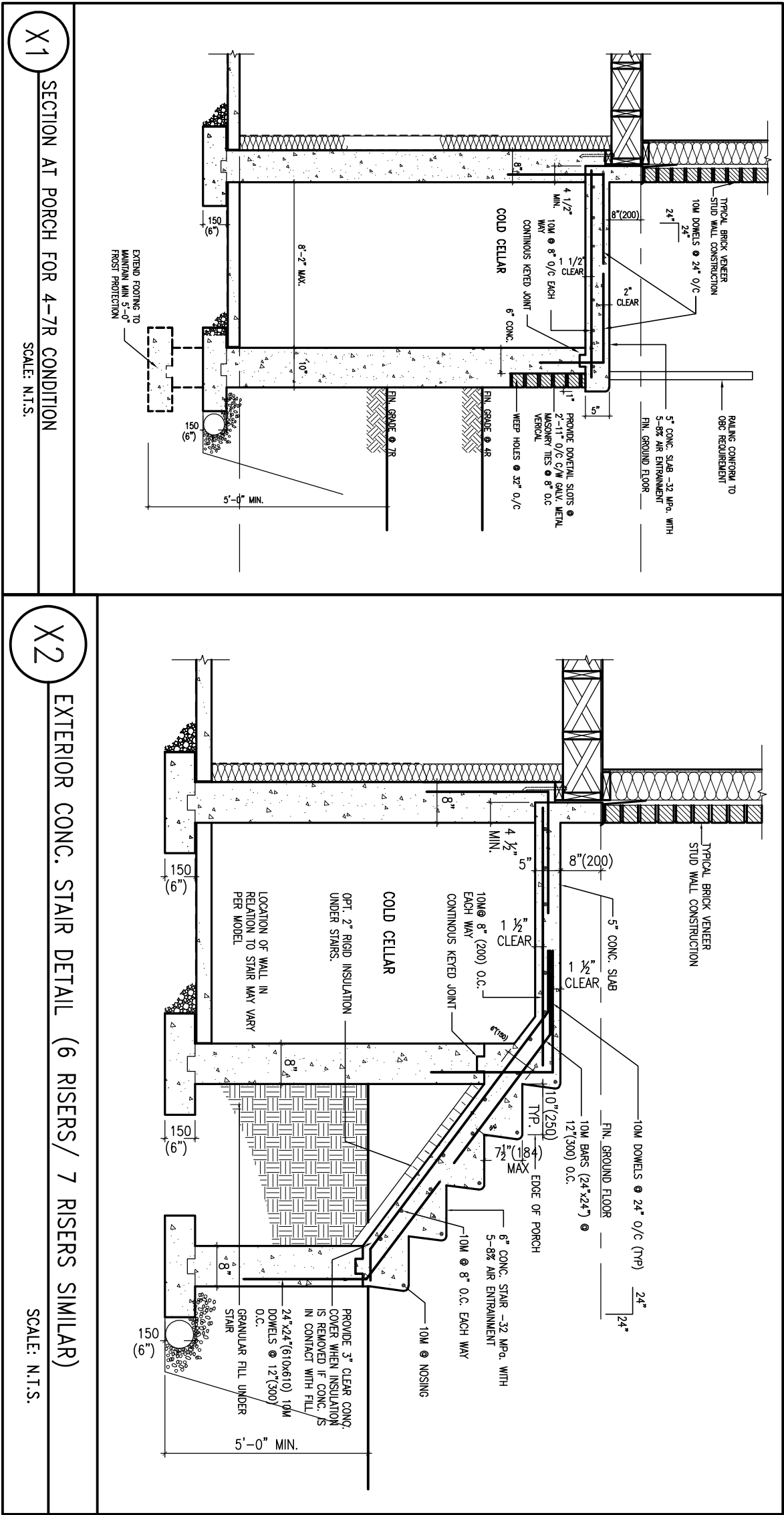
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3/16" = 1'-0"

CONSTRUCTION NOTES

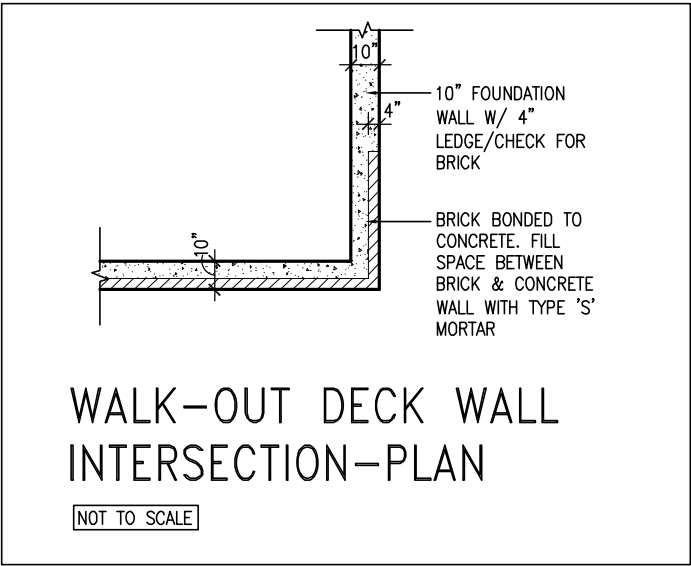
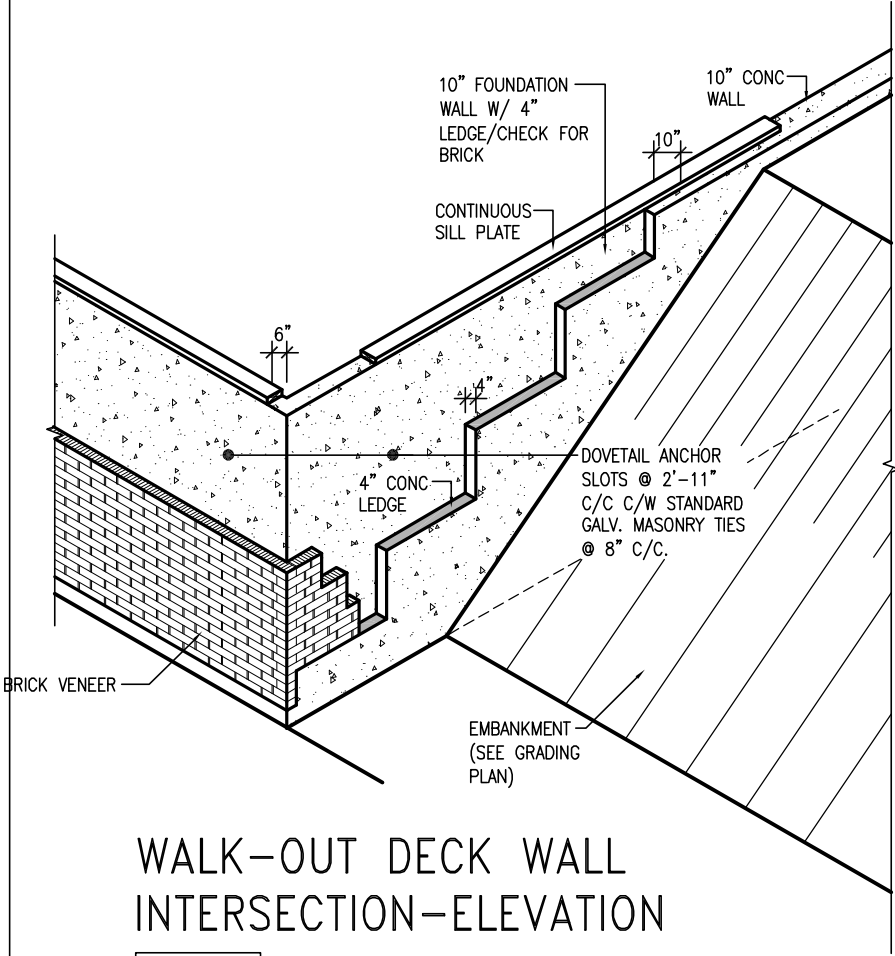
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13049-CN-A1 VER 2022

drawing no.
CN8

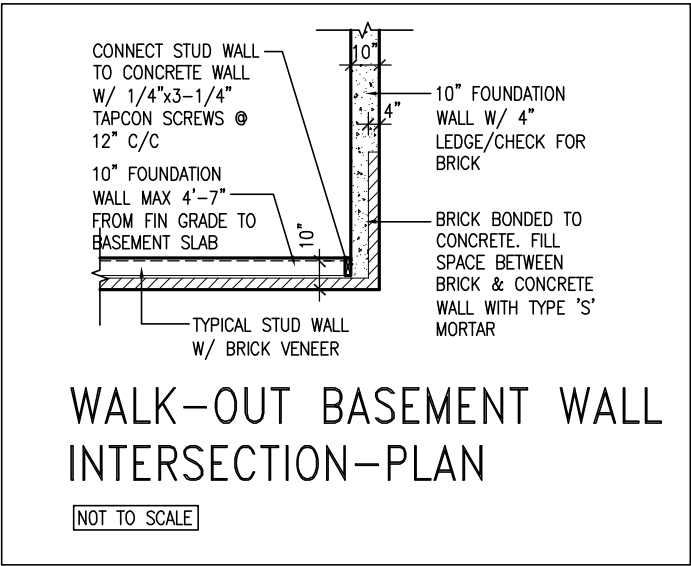
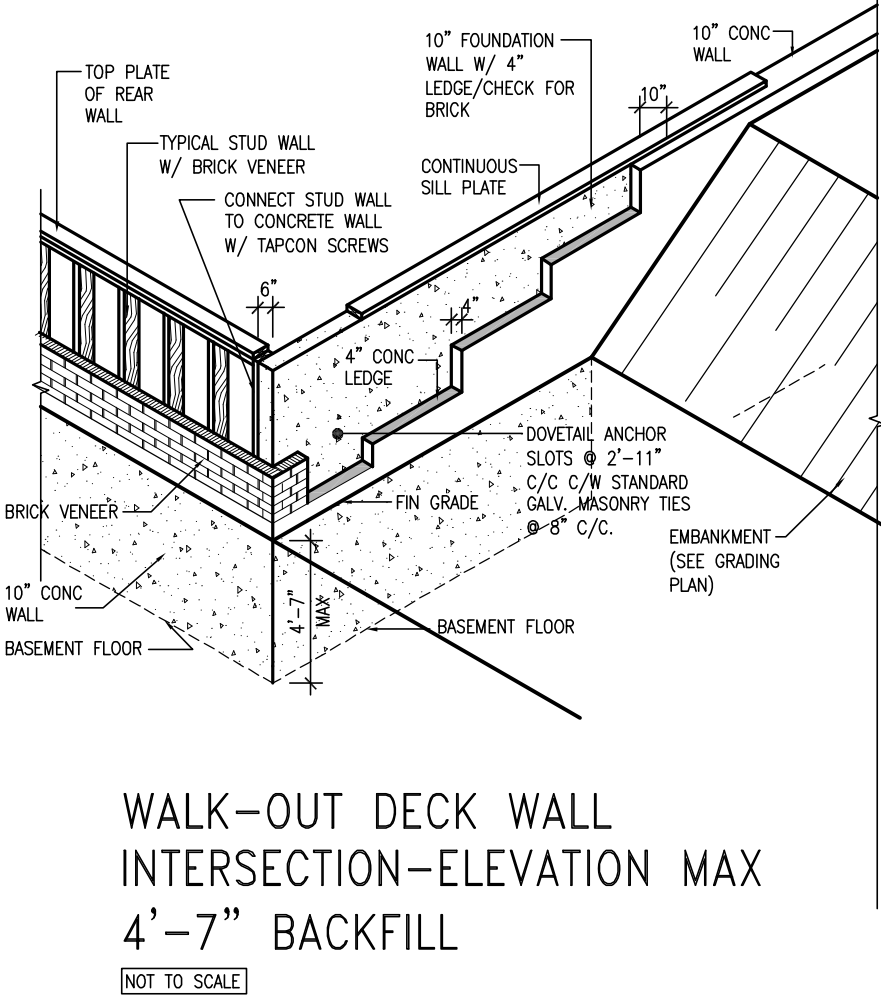
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8	-	-	qualification information		project name	municipality	project no.	
7	-	-	Wellington Jno-Baptiste		ALCONA	INNISFIL, ON.	13049	
6	-	-	name		date			
5	-	-	registration information		MAY 2016			
4	-	-	VA3 Design Inc.	checked by				
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		drawing no.		
2	UPDATE TO OBC VER 2020	FEB 09-21	RC			scale		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			file name		
no.	description	date	by			13049-CN-A1 VER 2022		
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				CN9				



(10" FOUNDATION WALL)



(10" FOUNDATION WALL)

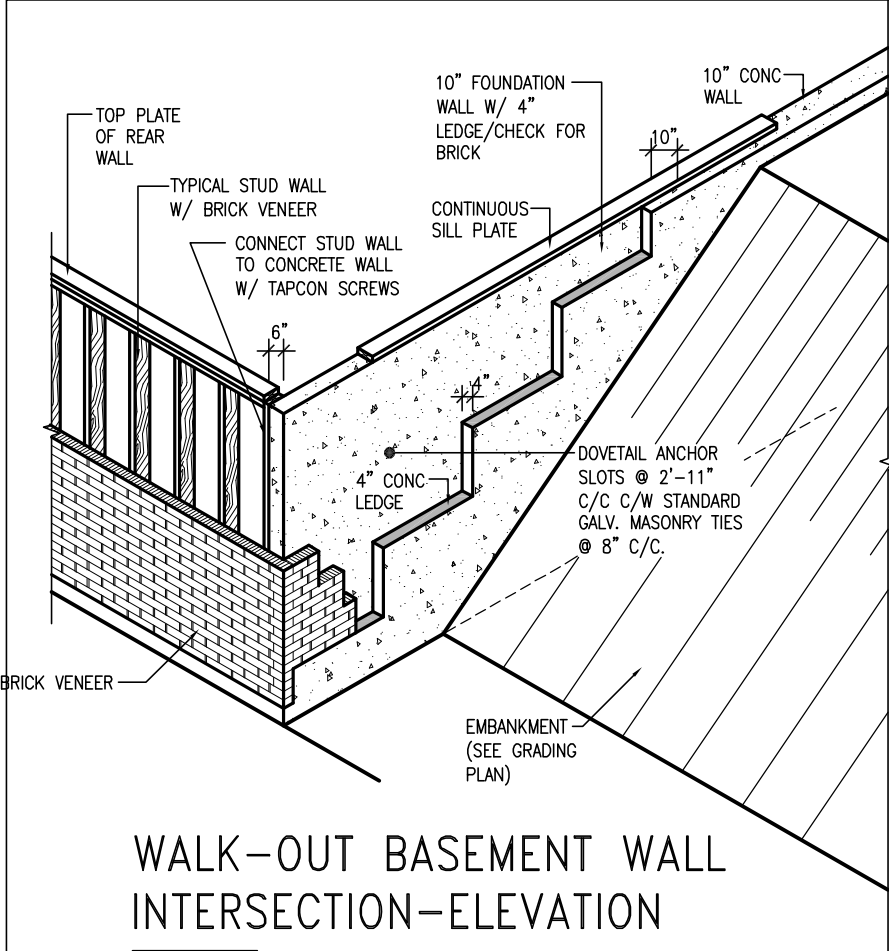


9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	-	-	-	qualification information
7	-	-	-	Wellington Jno-Baptiste 25591
6	-	-	-	name
5	-	-	-	registration information
4	-	-	-	VA3 Design Inc. 42658
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	



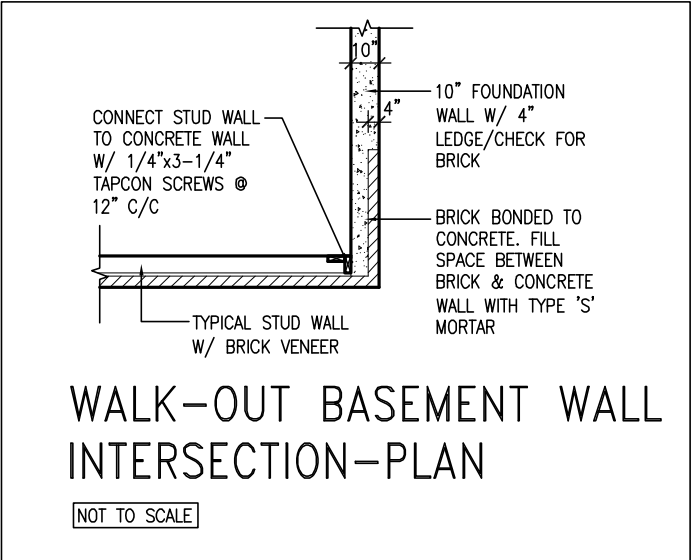
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BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL, ON.
date	MAY 2016	project no.	13049
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	file name	13049-CN-A1 VER 2022
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:10 PM		CONSTRUCTION NOTES	
		drawing no.	
		CN10	



WALK-OUT BASEMENT WALL
INTERSECTION-ELEVATION

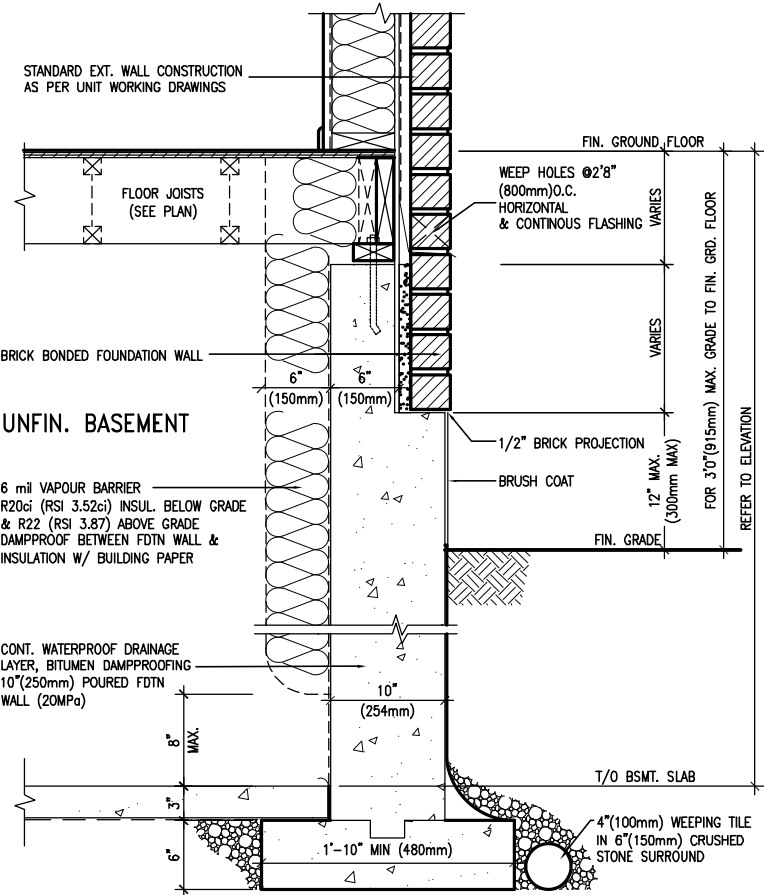
NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

NOT TO SCALE

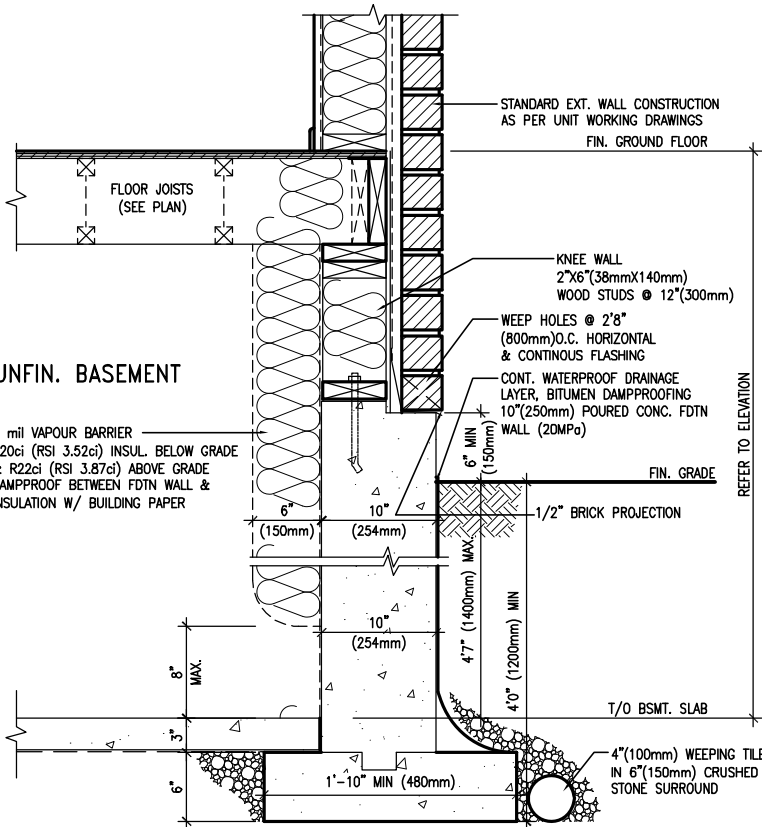
(10" FOUNDATION WALL)



WALL SECTION FOR GRADE TO FIN.
FLOOR MORE THAN 4'7" (1400mm)
HEIGHT DIFFERENCE

EW3.06x
PKG A1

SCALE: N.T.S.



WALL SECTION FOR GRADE TO BASEMENT
SLAB 4'7"(1400mm)
MAX. HEIGHT DIFFERENCE

EW3.07x
PKG A1

SCALE: N.T.S.



9	-	-	-
8	-	-	-
7	-	-	-
6	-	-	-
5	-	-	-
4	-	-	-
3	UPDATE TO OBC VER 2022	FEB 16-22	RC
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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qualification information		
Wellington Jno-Baptiste	signature	25591
name		BCIN
registration information		
VA3 Design Inc.		42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		



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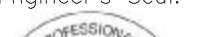
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project name	ALCONA	municipality	INNISFIL, ON.
date	MAY 2016	project no.	13049
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	
file name	13049-CN-A1 VER 2022	drawing no.	CN11
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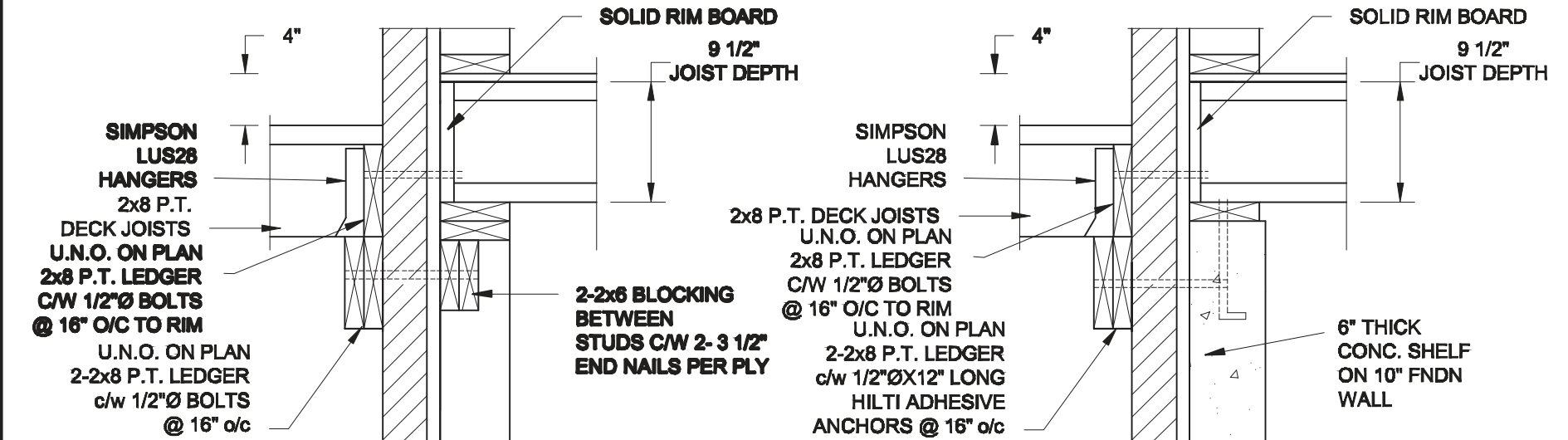


- NOTE:**
- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.**
 - 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.**
 - 3. REINFORCING STEEL TO BE GRADE 400.**

1 **LATERALLY UNSUPPORTED WALL**
S1 **SCALE: 3/8" = 1'-0"**



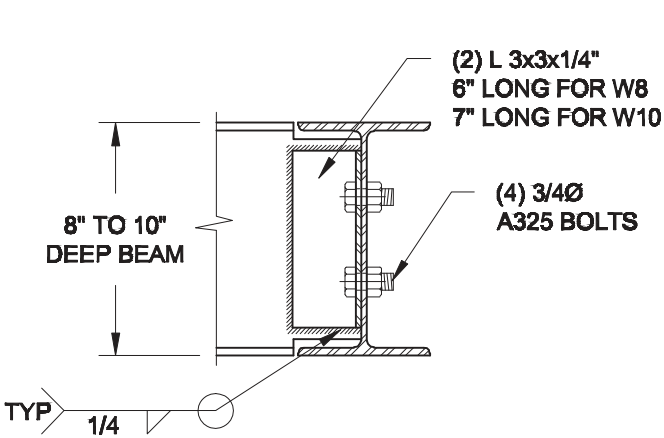
Scale: AS NOTED			Engineer's Seal:		Project: BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO	
Date:					TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn:	Checked:				Project No.:	Drawing No.: S1



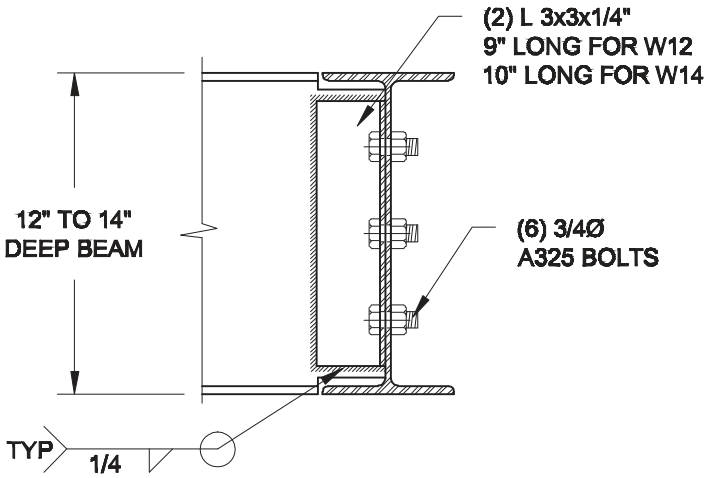
1A DECK FASTEN DETAIL
S2 SCALE: 1" = 1'-0"

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

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

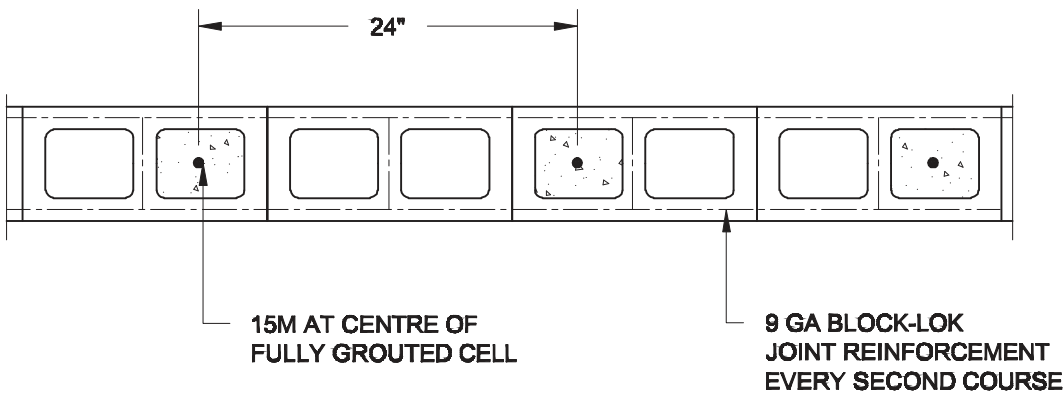


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

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



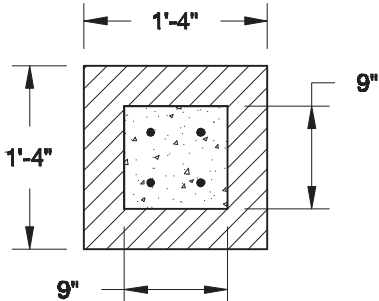
3 PLAN OF FIREWALL @ 2-STOREY CONDITION
S2 SCALE: 1" = 1'-0"

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

Scale: AS NOTED	Engineer's Seal	Project: BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO	
Date:		TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn:	Checked:	Project No.:	Drawing No.: S2



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



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

- 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.**