

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

24"x8" THICK
CONC. FOOTING
UNDER PARTYWALL

SOIL TO HAVE MIN
ALLOWABLE
BEARING CAPACITY
OF 150KPa (TYP)

22"x6" THICK
CONC. FOOTING
UNDER EXTERIOR
WALL (TYP)



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.

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AREA CALCULATIONS	
	ELEV. B
GROUND FLOOR AREA	1110 SF
SECOND FLOOR AREA	1343 SF
SUBTOTAL	2453 SF
DEDUCT ALL OPENINGS	0 SF
TOTAL NET AREA	2453 SF
	227.89 m2
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1353 SF
	125.70 m2
COVERAGE W/ PORCH	1481 SF
	137.59 m2

BASEMENT PLAN 'B'

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

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.

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

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	UPDATED TO 2023 OBC	MAR 21/23	NS	registration information
4	REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB	VA3 Design Inc. 42658
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT	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	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT	
1	ISSUE FOR CLIENT REVIEW	.	.	
no.	description	date	by	

**VA3
DESIGN**

255 Consumers Rd Suite 120
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

**TH-8C
CRANE 8**

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	DECEMBER, 2017	checked by	scale	3/16" = 1'-0"	
drawn by	CL	checked by	scale	3/16" = 1'-0"	
BASEMENT PLAN 'B'					drawing no.
13049-TH-8C					1B
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FRONT ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))					
TH-8C	ELEVATION A	ENERGY EFFICIENCY – OBC S812			
ELEVATION		WALL	AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT			550 S.F.	100 S.F.	18.18 %
LEFT SIDE			1142 S.F.	189 S.F.	16.55 %
RIGHT SIDE			1142 S.F.	0 S.F.	0.00 %
REAR			550 S.F.	134 S.F.	24.36 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				0 S.F.	
TOTAL	SQ. FT.		3384.00 S.F.	423.00 S.F.	12.50 %
TOTAL	SQ. M.		314.38 S.M.	39.30 S.M.	12.50 %

9	*	*	The undersigned has reviewed and meets the requirements set out in the Ontario Building Code to be a Designer.						
7	*	*	qualification information						
6	*	*	signature						
5	UPDATED TO 2023 OBC	MAR 21/23	NS	Wellington Jno-Baptiste	25591	42658			
4	REVISED AS PER ENG'S COMMENTS	JUN 26-18	SB	YAS Design Inc.					
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT						
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT						
1	ISSUE FOR CLIENT REVIEW								
no	description	date	by	Drawings are not to be scaled. The Designer which must be returned at the completion of the work. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications of service and the property of the Designer which must be returned at the completion of the work.					
 DESIGN 255 Consumers Rd Suite 120 Toronto ON M3H 1S8 +1 416.630.4265 vabdesign.com									
project name		ALCONA		municipality		INNISFIL, ON.		CRANE 8 TH-8C	
project no.		13049		drawing no.		13049		TH-8C	
date		DECEMBER, 2017		scale		3/16" = 1'-0"		13049 TH-8C	
checked by		-		file name		FRONT ELEVATION 'B'		4B	
drawing no.		13049		drawing no.		13049		4B	

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the Official Zoning By-law. The 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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ASPHALT SHINGLES (TYP.)

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

1"x6" ALUM. CLAD FRIEZE BD.
8" PRECAST CONC. HEADER
ON 8" PRECAST CONC. STACK
BOND

DBL PRECAST CONC. SILL
FACE BRICK (TYP.)

8" PRECAST CONC. HEADER
W/ KEYSTONE ON 8"
PRECAST CONC. STACK BOND

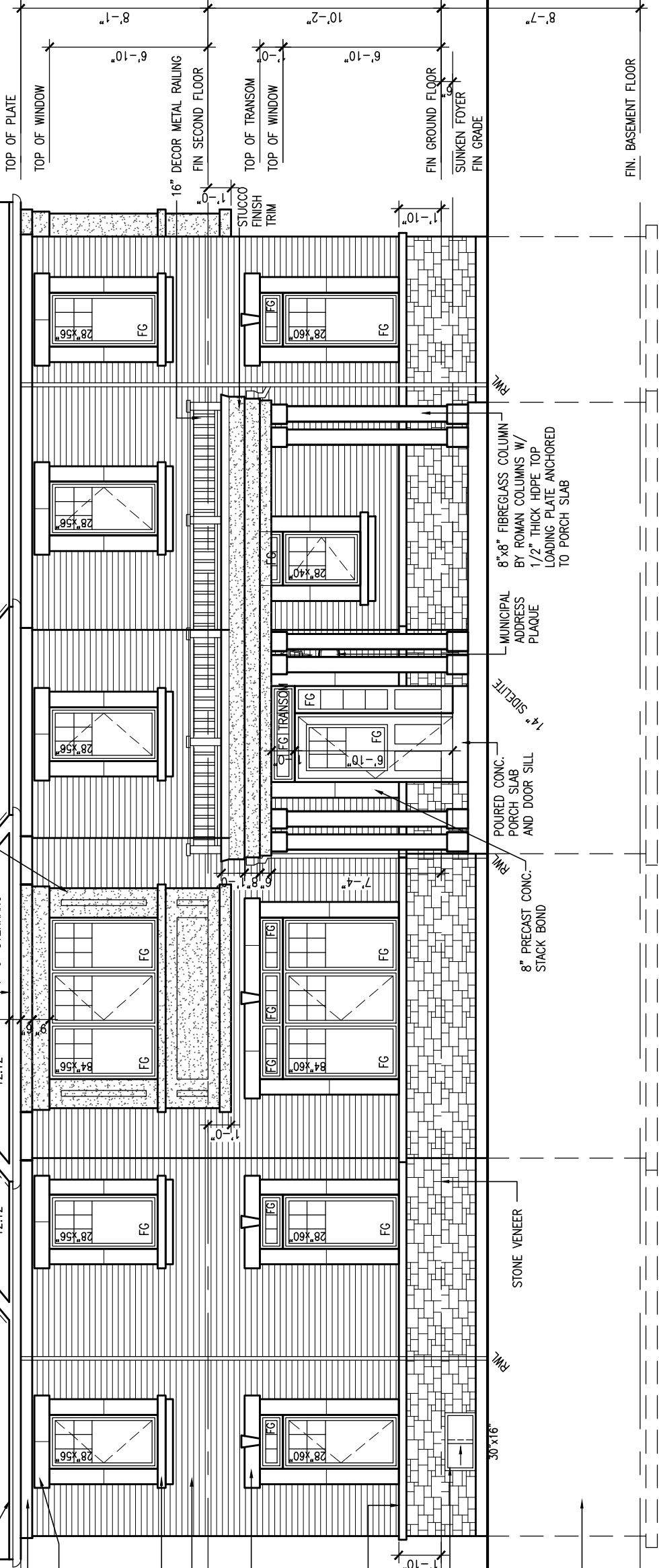
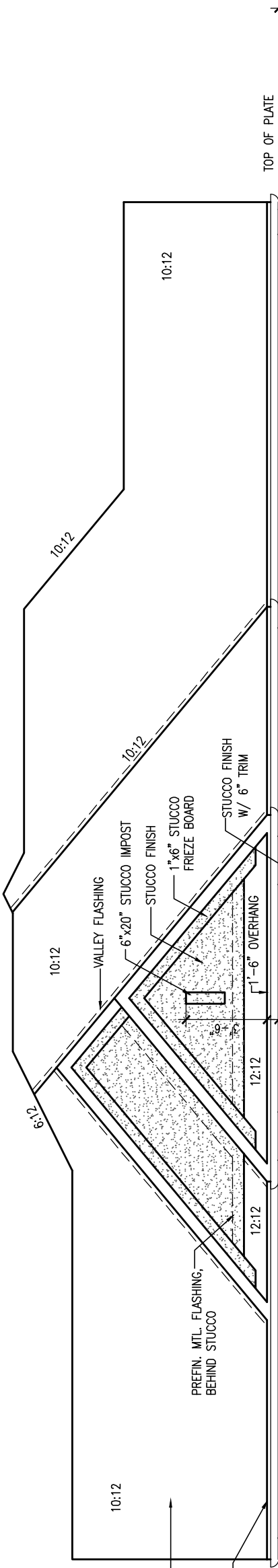
CONT. PRECAST CONC.
SILL OVER STONE VENEER

VINYL CLAD STRUCTURAL
STL. FRAME BASEMENT
WINDOW (TYPICAL)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)



10'-4" 1'-0" 10'-11" 1'-0" 10'-11" 1'-0" 1'-6"



FLANKAGE ELEVATION 'B'

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

no. description		date	by
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3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
4	REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB
5	UPDATED TO 2023 OBC	MAR 21/23	NS
6			
7			
8			
9			

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

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Toronto ON M3H 1S8	
VA3 Design Inc.	
CL	
checked by	
scale	
3/16" = 1'-0"	
13049-TH-8C	
file name	
13049	
drawing no.	

TH-8C	CRANE 8
project no.	
13049	
project name	
ALCONA	
municipality	
INNISFIL, ON	
FLANKAGE ELEVATION 'B'	
13049-TH-8C	
file name	
13049	
drawing no.	

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drawing no.	

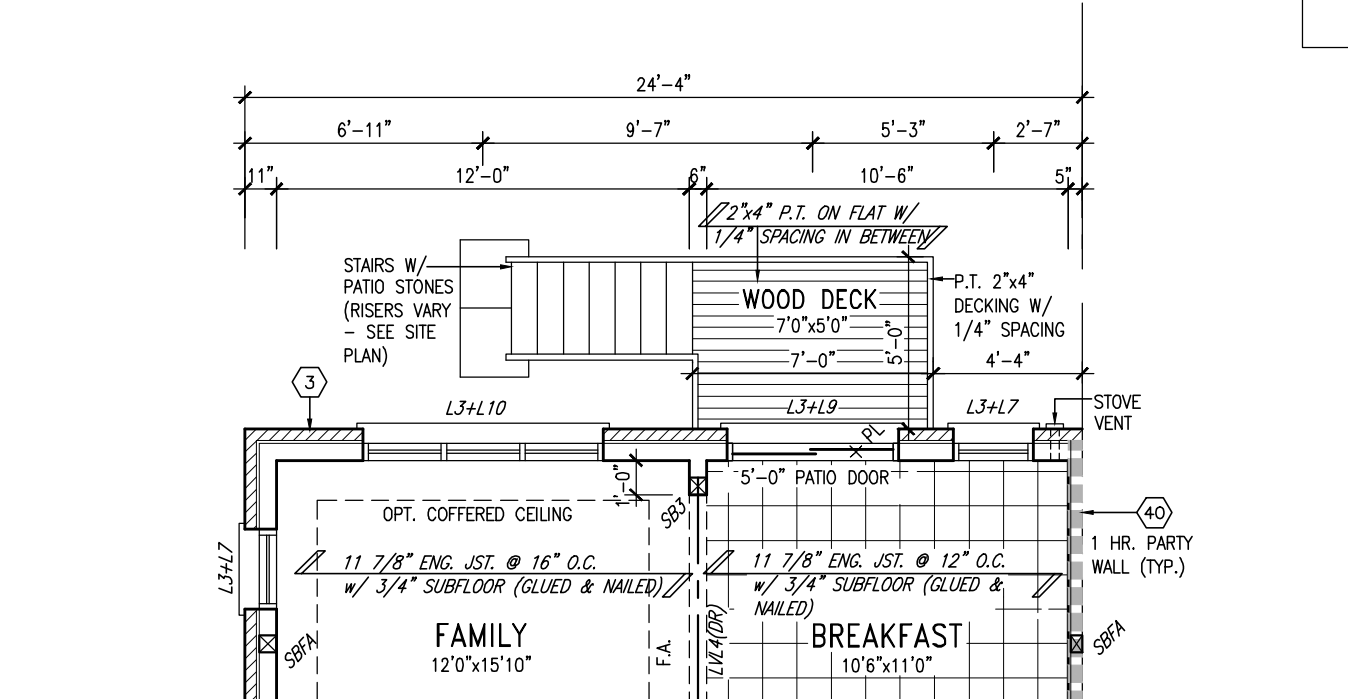
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-8C ELEVATION B W.O.D	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	550 S.F.	100 S.F.	18.18 %
LEFT SIDE	1142 S.F.	189 S.F.	16.55 %
RIGHT SIDE	1142 S.F.	0 S.F.	0.00 %
REAR	600 S.F.	154 S.F.	25.67 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3434.00 S.F.	443.00 S.F.	12.90 %
TOTAL SQ. M.	319.03 S.M.	41.16 S.M.	12.90 %

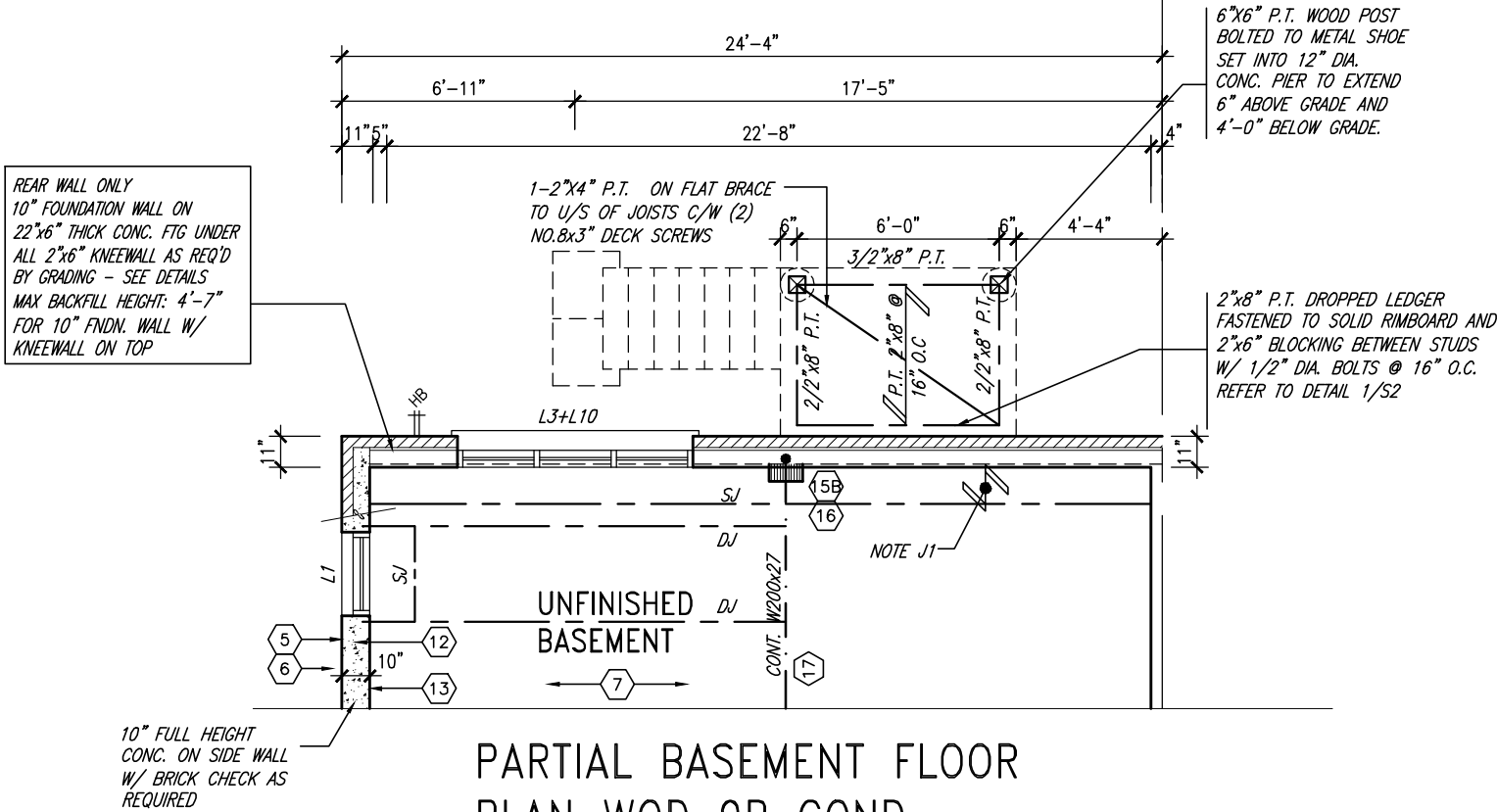
INDICATES FIRE RATED WALL ASSEMBLY

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PARTIAL GROUND FLOOR
PLAN WOD 9R COND.



PARTIAL BASEMENT FLOOR
PLAN WOD 9R COND.

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 M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name ALCONA date DECEMBER, 2017 drawn by CL checked by - scale 3/16" = 1'-0"	municipality INNISFIL, ON.	TH-8C CRANE 8 project no. 13049	drawing no. 8B
8	.	.	.	qualification information					
7	.	.	.	Wellington Jno-Baptiste 25591					
6	.	.	.	name registration information					
5	UPDATED TO 2023 OBC	MAR 21/23	NS	VA3 Design Inc. 42658					
4	REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB						
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT						
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT						
1	ISSUE FOR CLIENT REVIEW	.	.						
no.	description	date	by	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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A horizontal number line with arrows at both ends. There are two tick marks. The first tick mark is labeled x and the second tick mark is labeled $x-6$. Both labels are circled.



25591 BCIN 42658

Wellington Jno-Baptiste
name
V&S Design Inc.
Contractor must verify all dimensions
discrepancy to the Designer before
drawings and specifications are
of the Designer which must be
Drawings are not to be scaled.

no.	description	date	by
1	ISSUE FOR CLIENT REVIEW	-	-
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 29-18	SB
5	UPDATED TO 2023 OBC	MAR 21/23	NS
6	-	-	-
7	-	-	-
8	-	-	-
9	-	-	-

MOD REAR ELEVATION A

TH-8C
CRANE 8
project no. 13049

BAYVIEW WELLINGTON



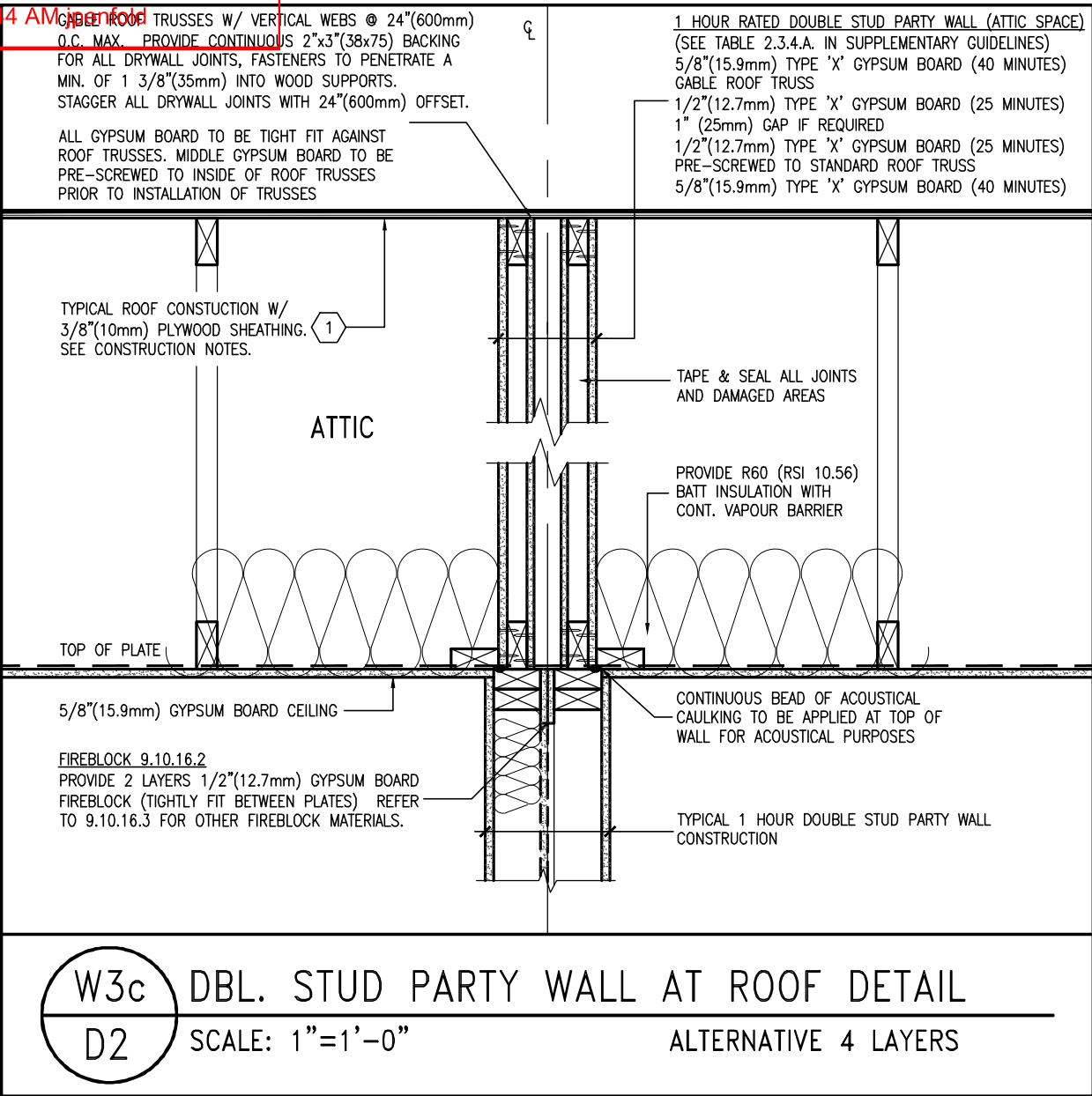
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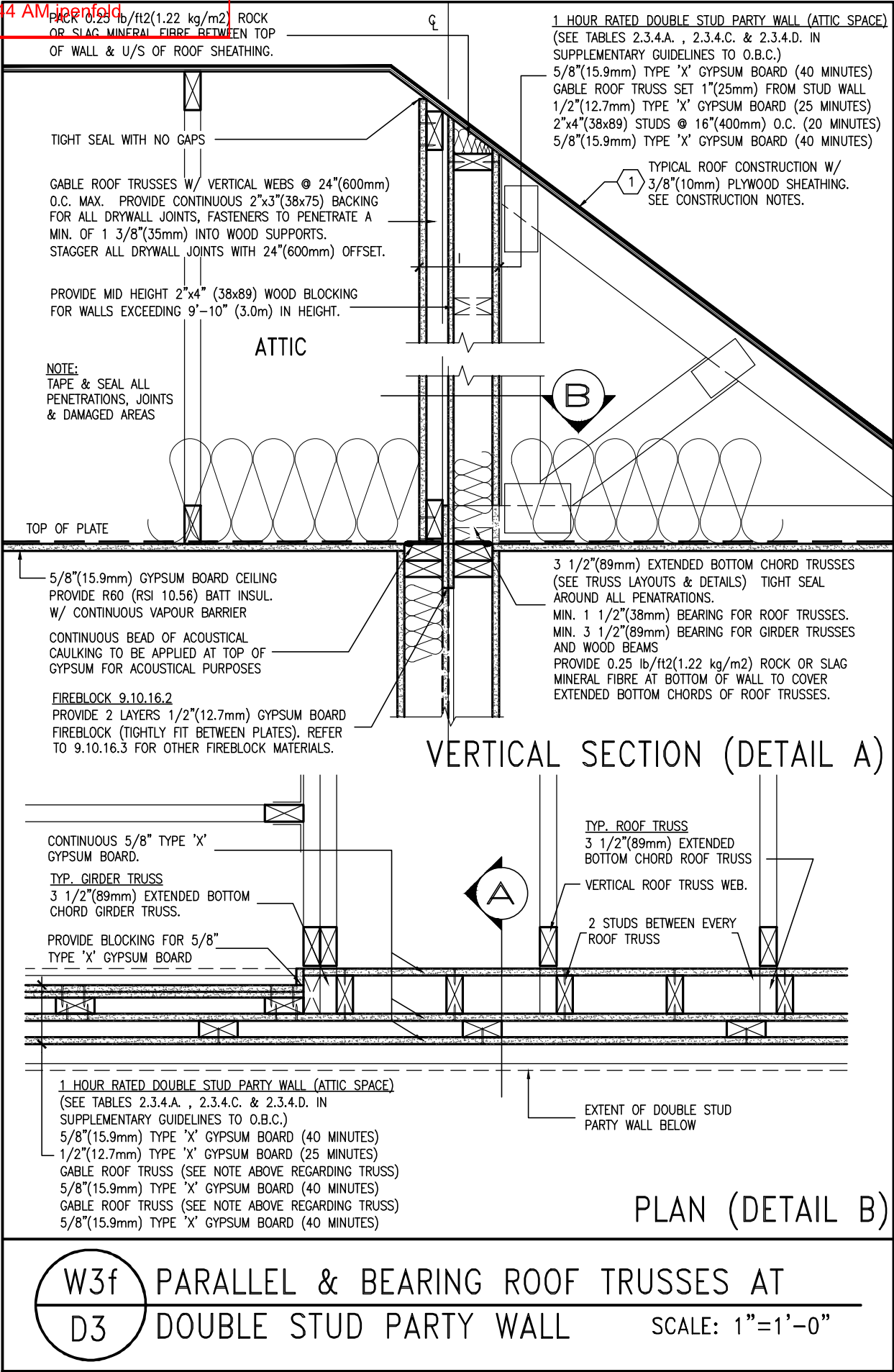
9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2W 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name ALCONA date APRIL 2018 drawn by VA3 checked by - scale 3/16" = 1'-0" RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-0BC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:13 PM	DETAILS - municipality INNISFIL, ON project no. 13049 drawing no. D1
8	.	.	qualification information			
7	.	.	Wellington Jno-Baptiste 25591			
6	.	.	name			
5	.	.	signature			
4	.	.	BCIN			
3	.	.	registration information			
2	.	.	VA3 Design Inc. 42658			
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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8	.	.	.	qualification information		project name ALCONA	municipality INNISFIL, ON	project no. 13049
7	.	.	.	Wellington Jno-Baptiste		date APRIL 2018		
6	.	.	.	signature		drawn by VA3		
5	.	.	.	name	checked by -	scale 3/16" = 1'-0"	DETAILS	
4	.	.	.	registration information	file name 13049-DETAIL			D2
3	.	.	.	VA3 Design Inc.	drawing no.			
2	.	.	.	42658				
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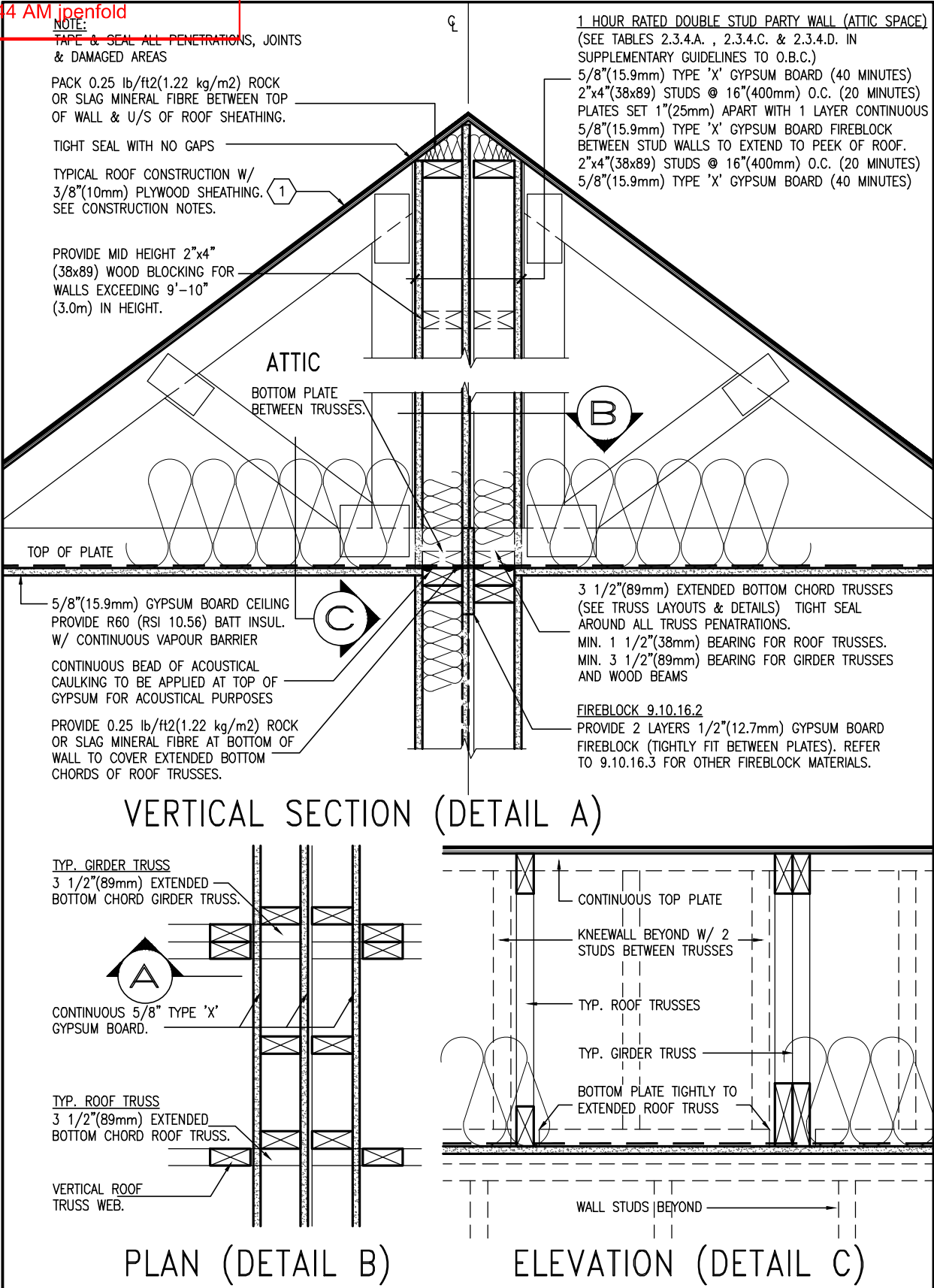
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

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registration information		
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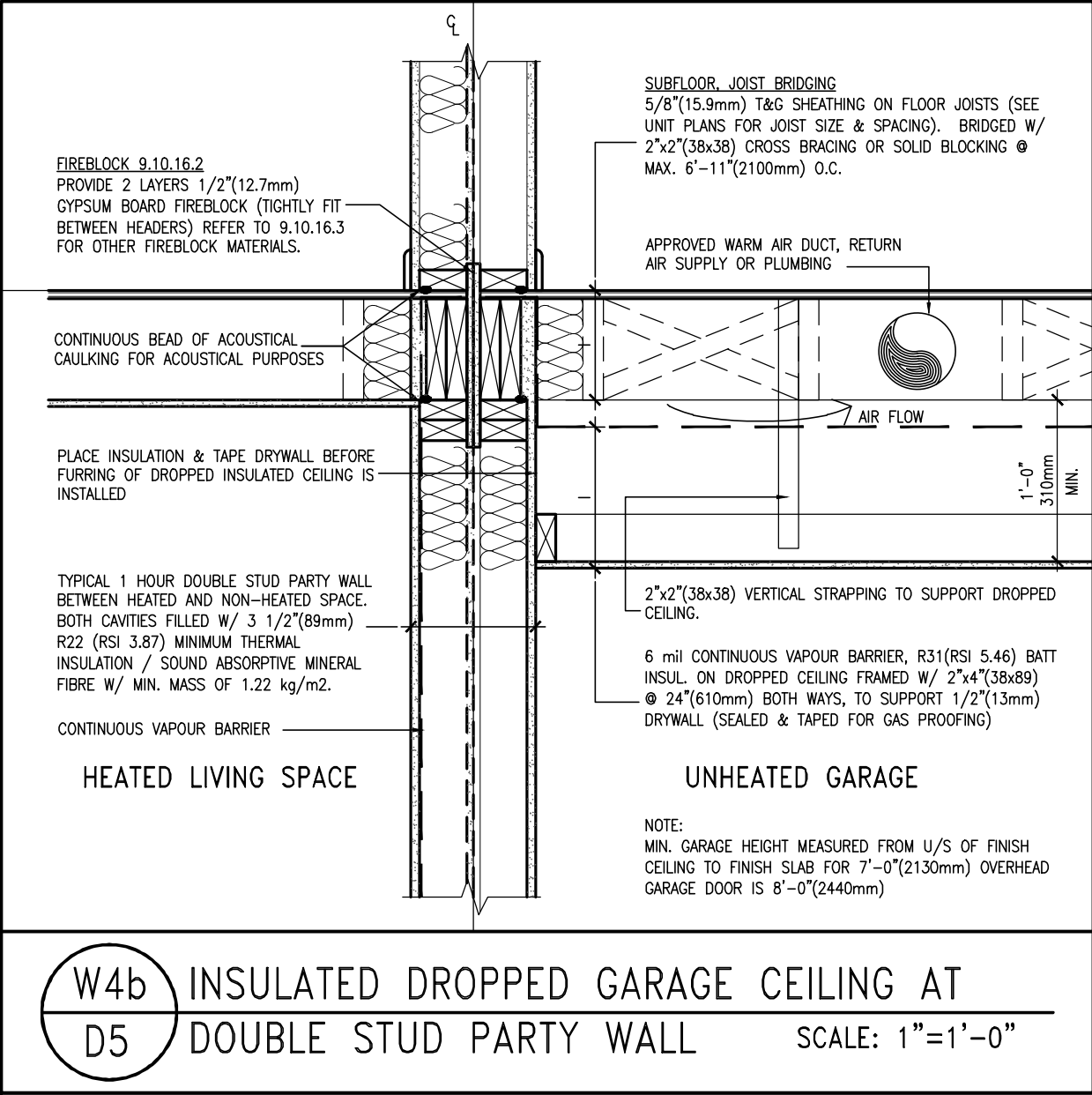
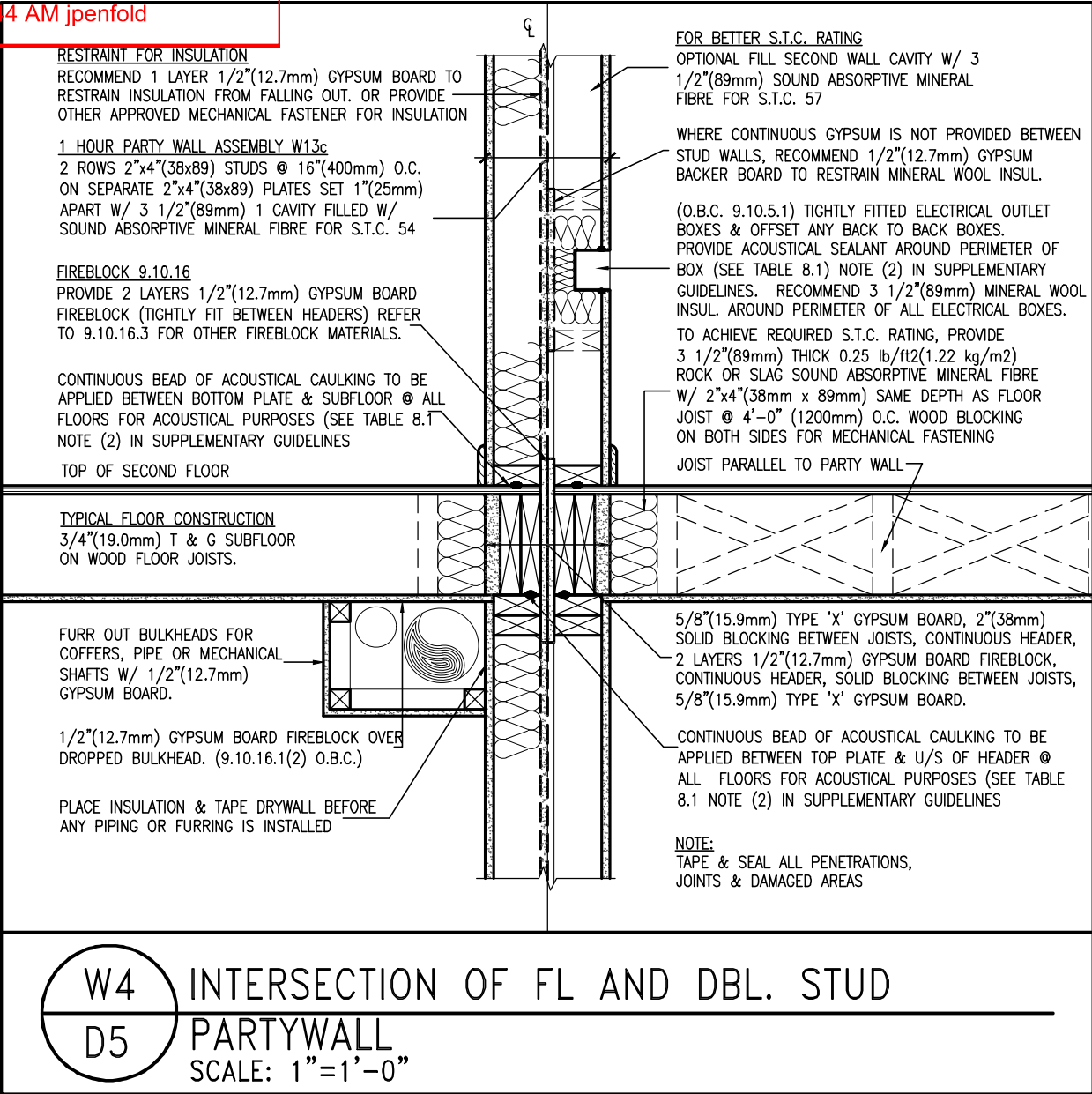
BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	project no.	13049
drawn by	VA3	checked by	-
scale	3/16" = 1'-0"	DETAILS	
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W3g ROOF & GIRDER TRUSSES BEARING ONTO
D4 DOUBLE STUD PARTY WALL SCALE: 1"=1'-0"



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8	.	.	qualification information		project name	municipality	project no.	
7	.	.	Wellington Jno-Baptiste		ALCONA	INNISFIL, ON	13049	
6	.	.	name		date	scale	details	
5	.	.	registration information	APRIL 2018	drawn by	checked by	file name	
4	.	.	VA3 Design Inc.	VA3	-	3/16" = 1'-0"	13049-DETAIL	
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3	D4				
no.	description	date	by					



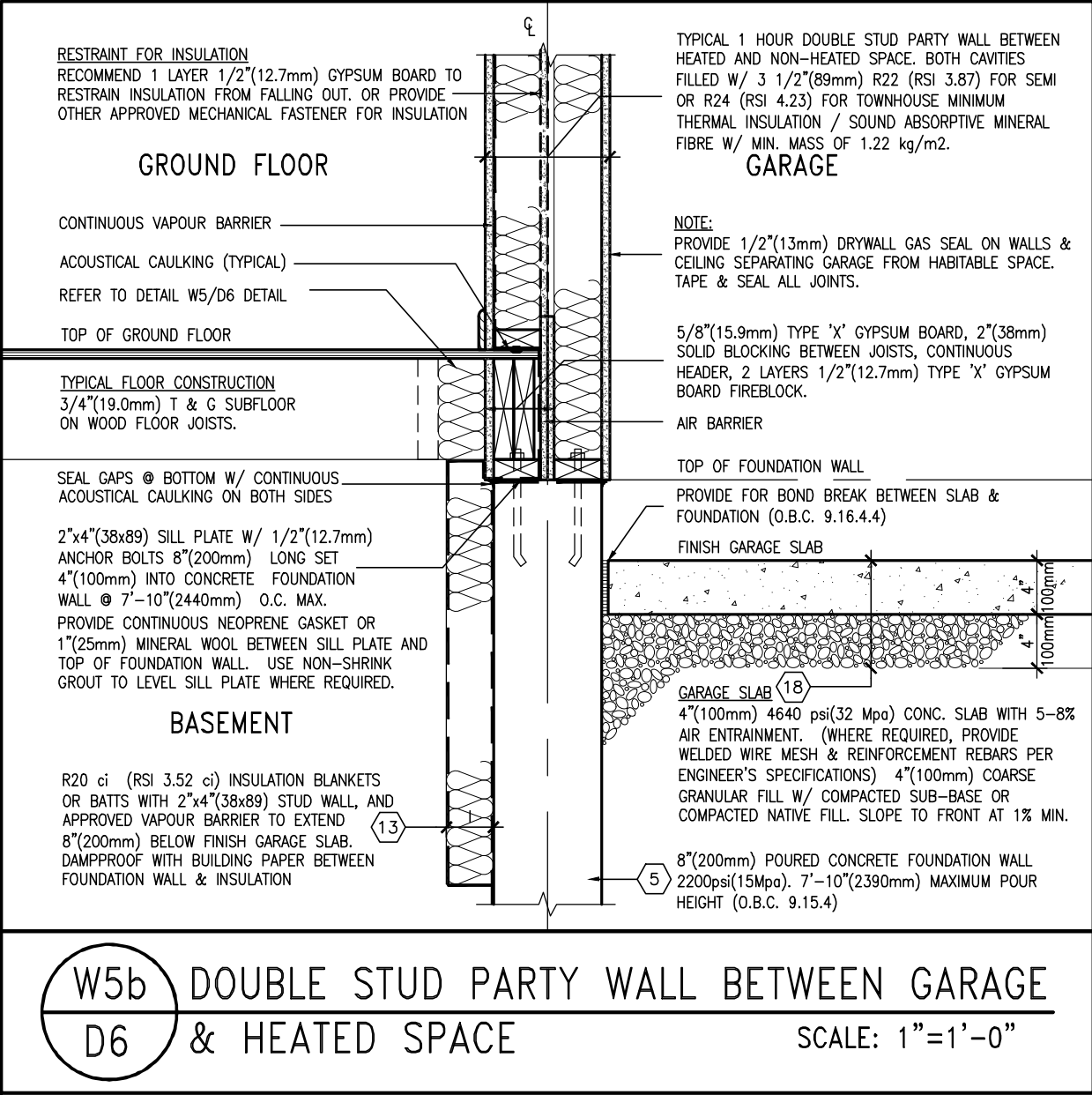
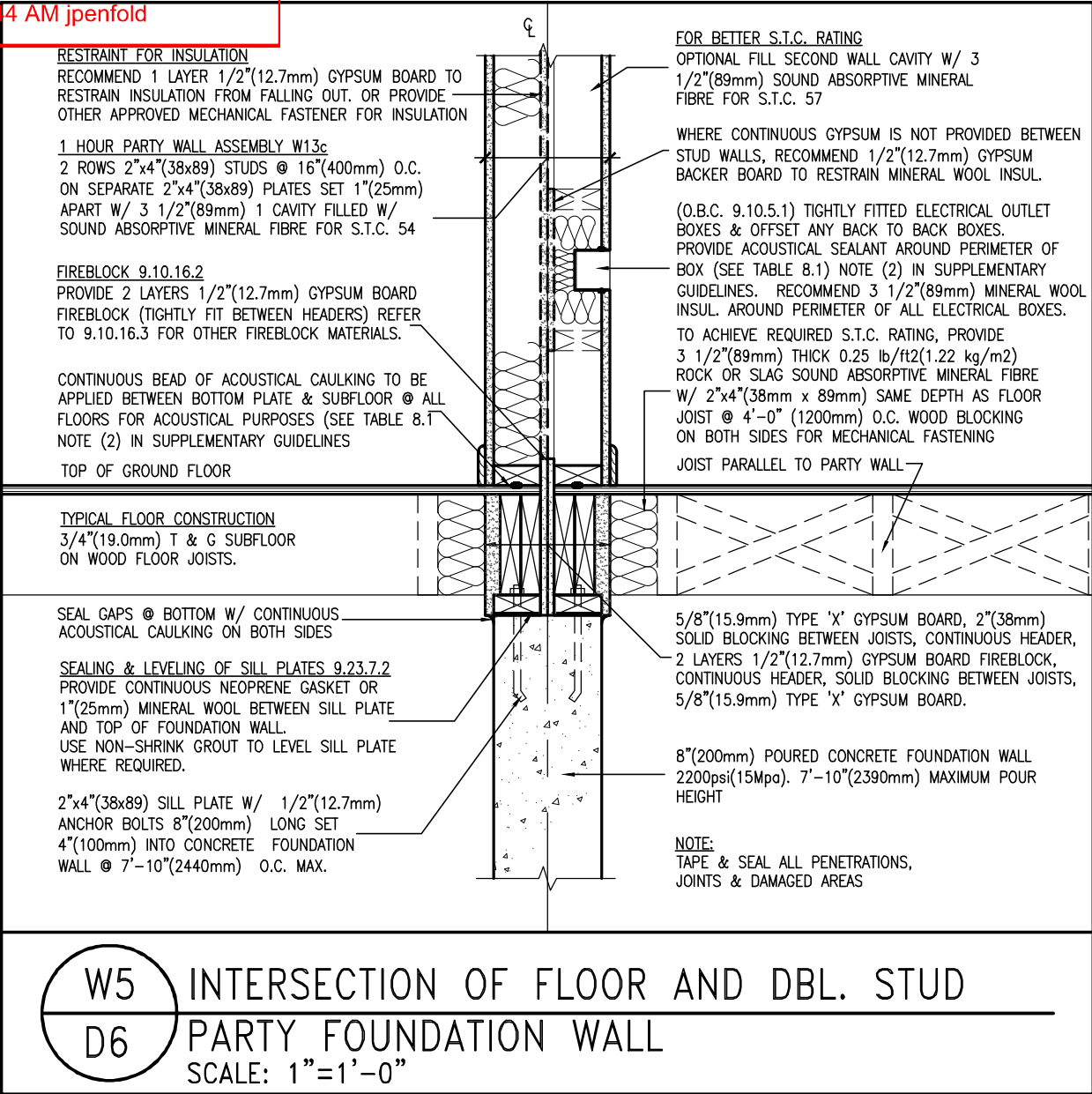
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date	APRIL 2018	project no.	13049
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scale	3/16" = 1'-0"	drawing no.	D5
file name	13049-DETAIL		
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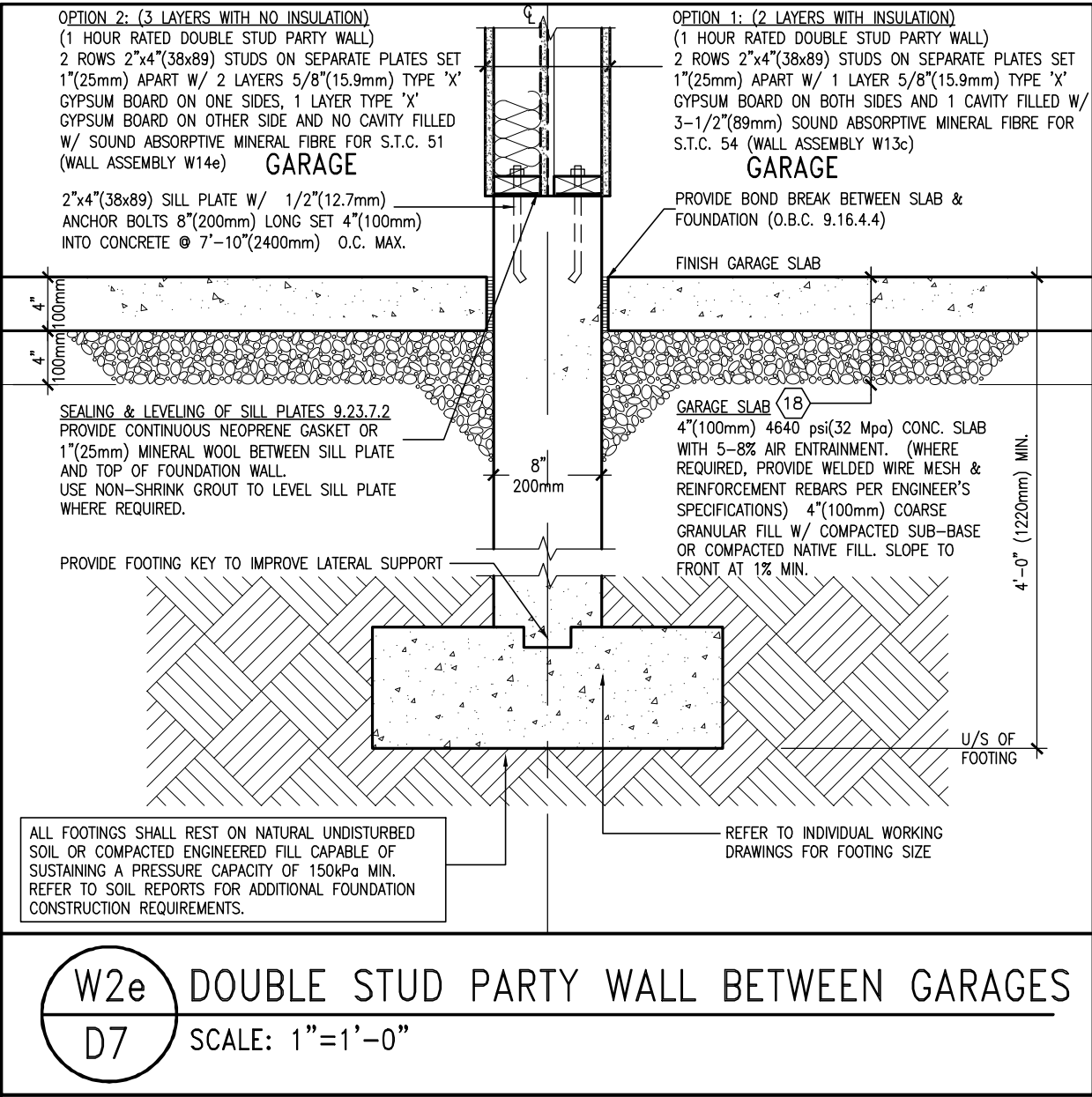
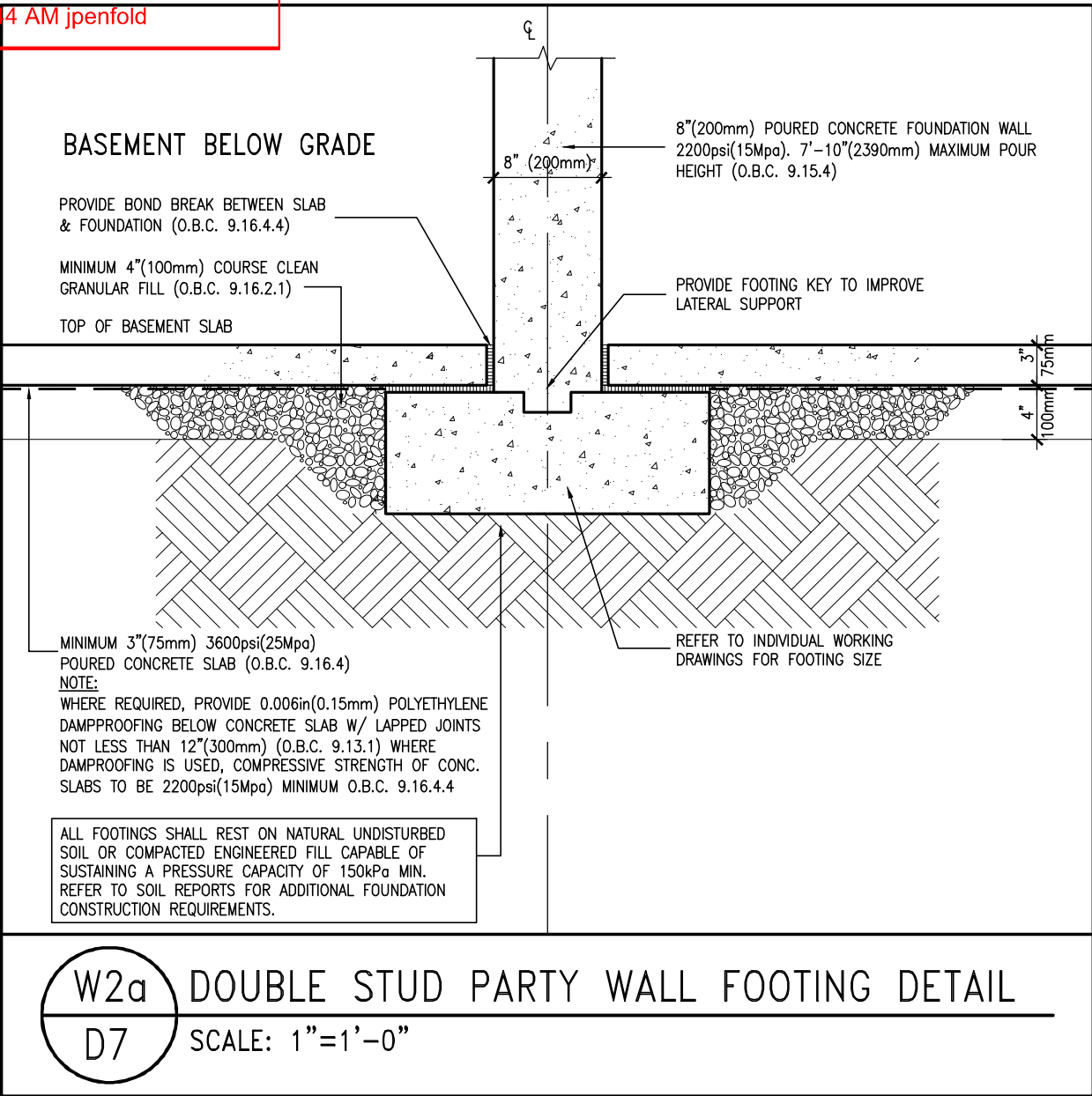
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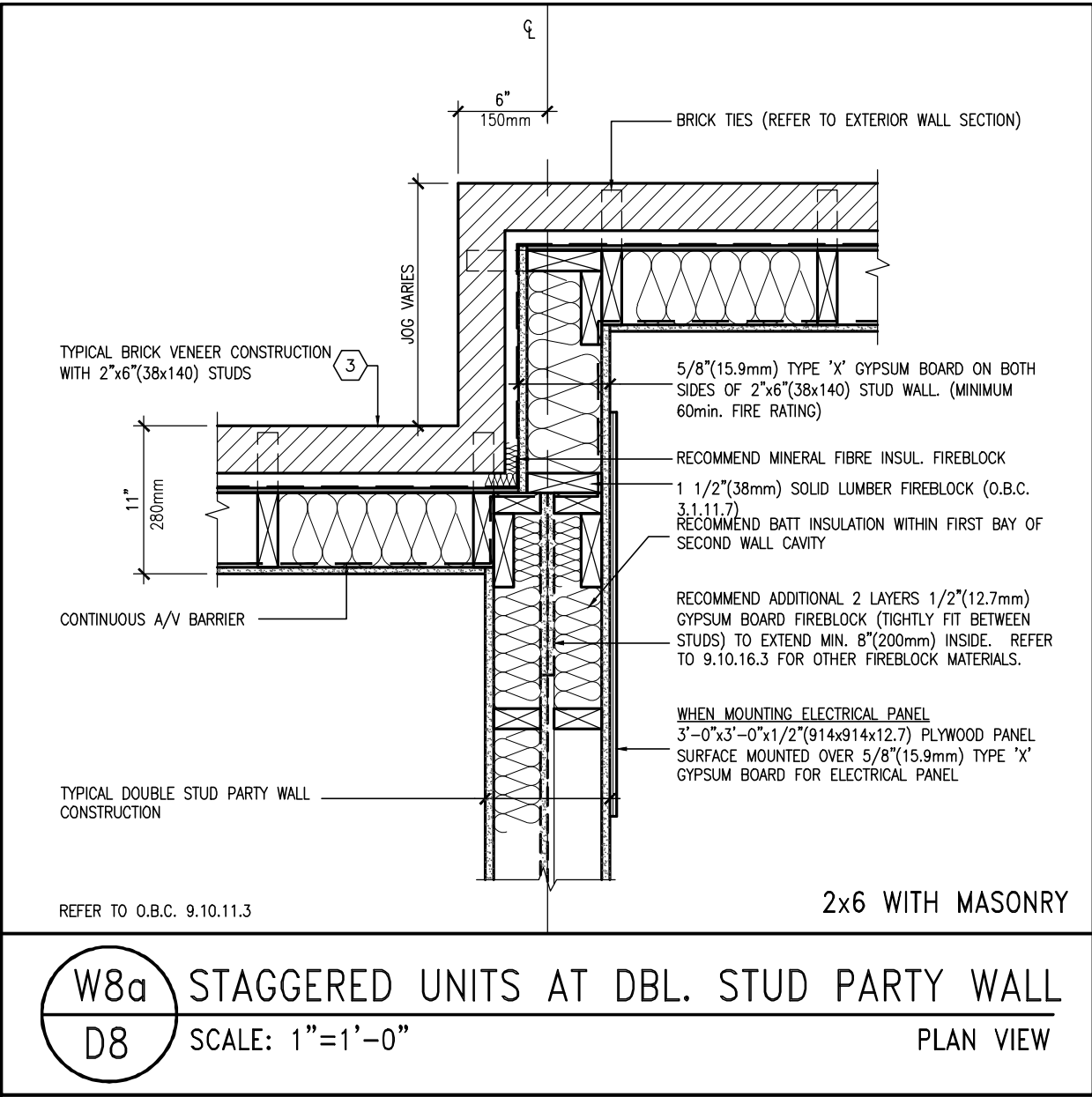
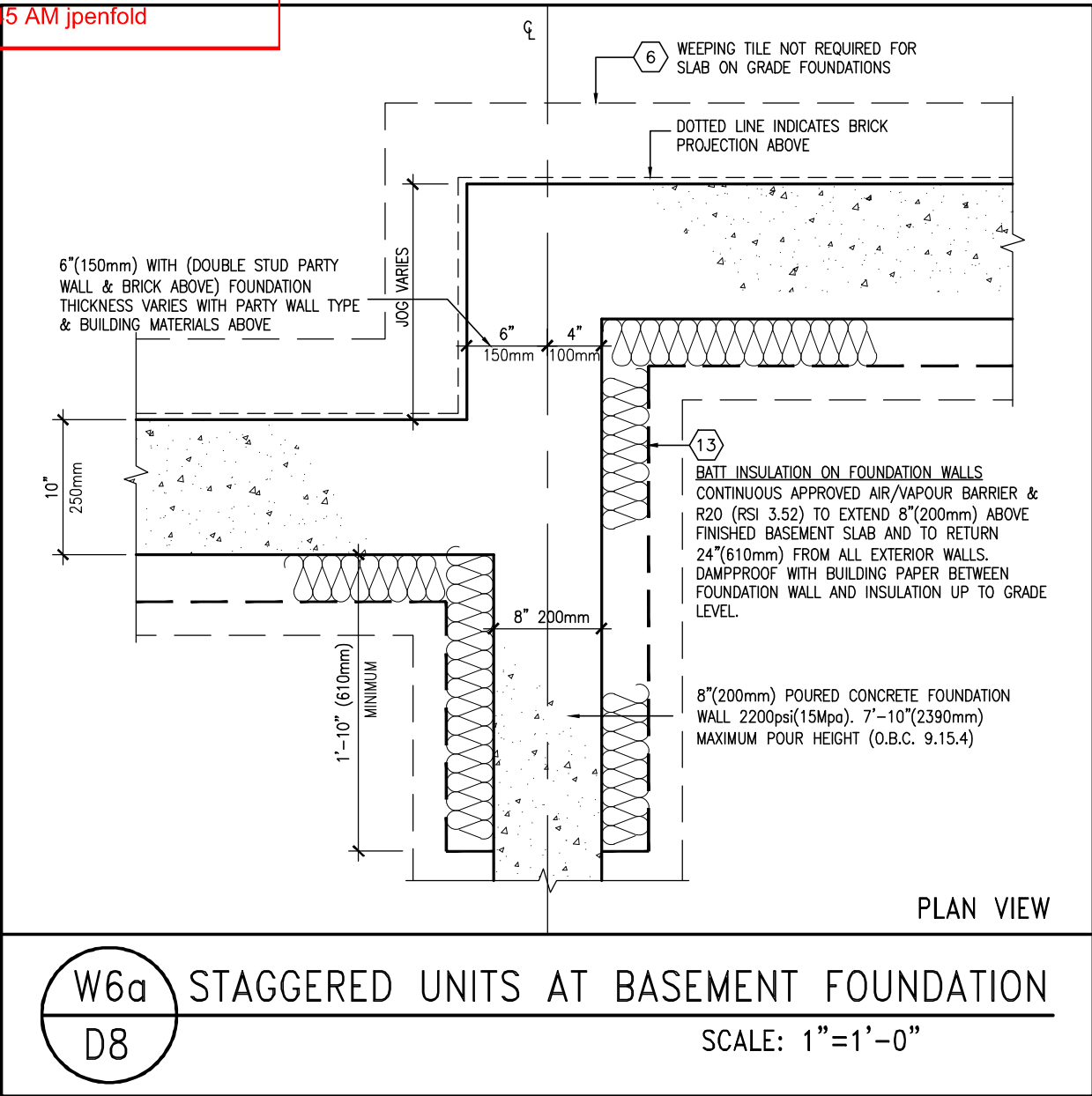
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file name	13049-DETAIL	drawing no.	D6
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9 8 7 6 5 4 3 2 1 ISSUE FOR CLIENT REVIEW	APR 10-18 VA3	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 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 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	project name ALCONA municipality INNISFIL, ON project no. 13049	DETAILS DETAILS file name 13049-DETAIL D7
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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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DESIGN

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BAYVIEW WELLINGTON	
project name	municipality
ALCONA	INNISFIL, ON
date	scale
APRIL 2018	3/16" = 1'-0"
drawn by	checked by
VA3	-
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DETAILS	
project no.	drawing no.
13049	D8
file name	
13049-DETAIL	

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

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)

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

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.

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

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

TYPICAL DOUBLE STUD PARTY WALL CONSTRUCTION

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

REFER TO O.B.C. 9.10.11.3

2x6 WITH MASONRY

W9a
D9

FLUSH PAIRING OF DOUBLE STUD PARTY WALL

SCALE: 1"=1'-0"

PLAN VIEW



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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		
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BAYVIEW WELLINGTON

DETAILS

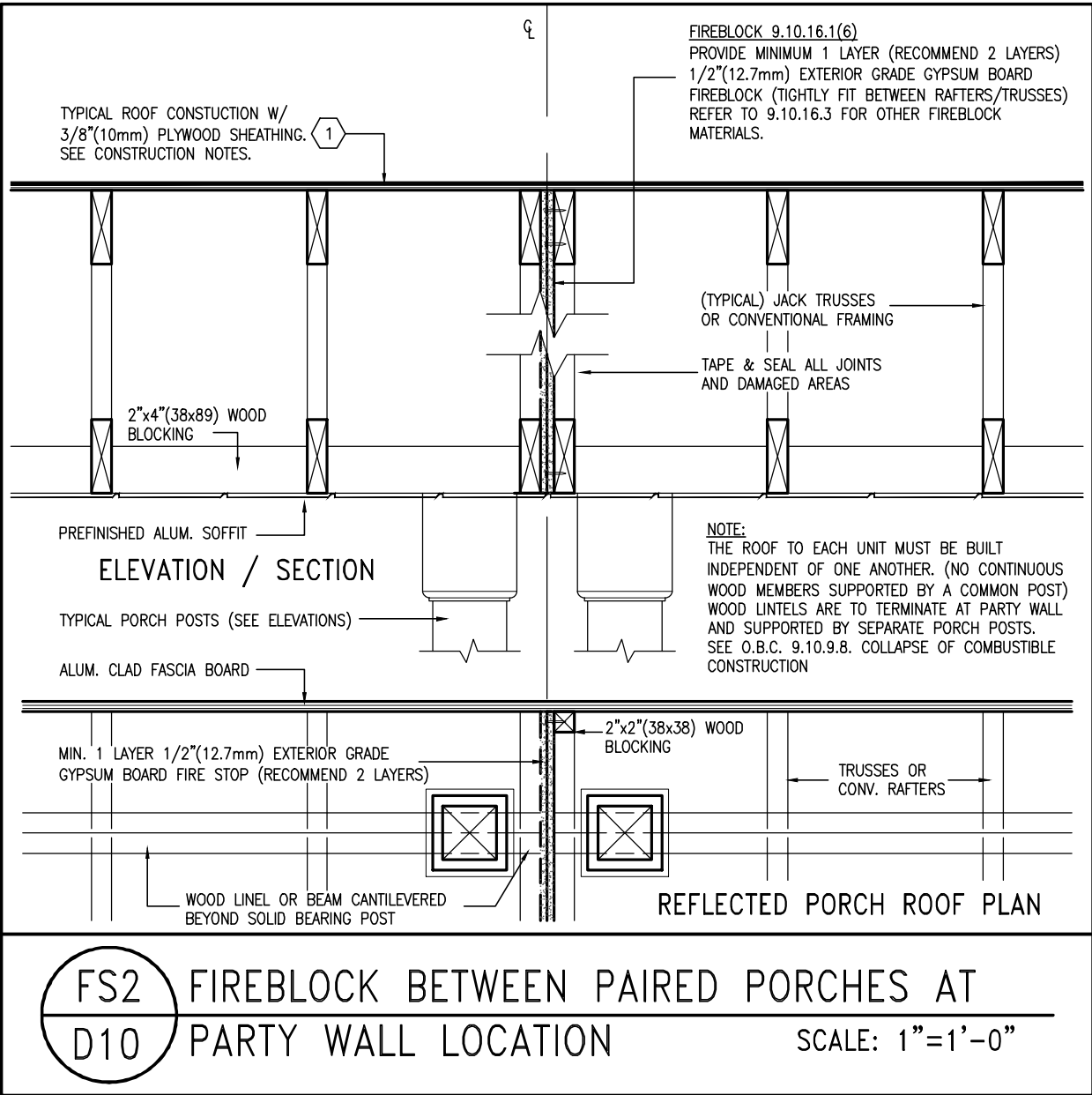
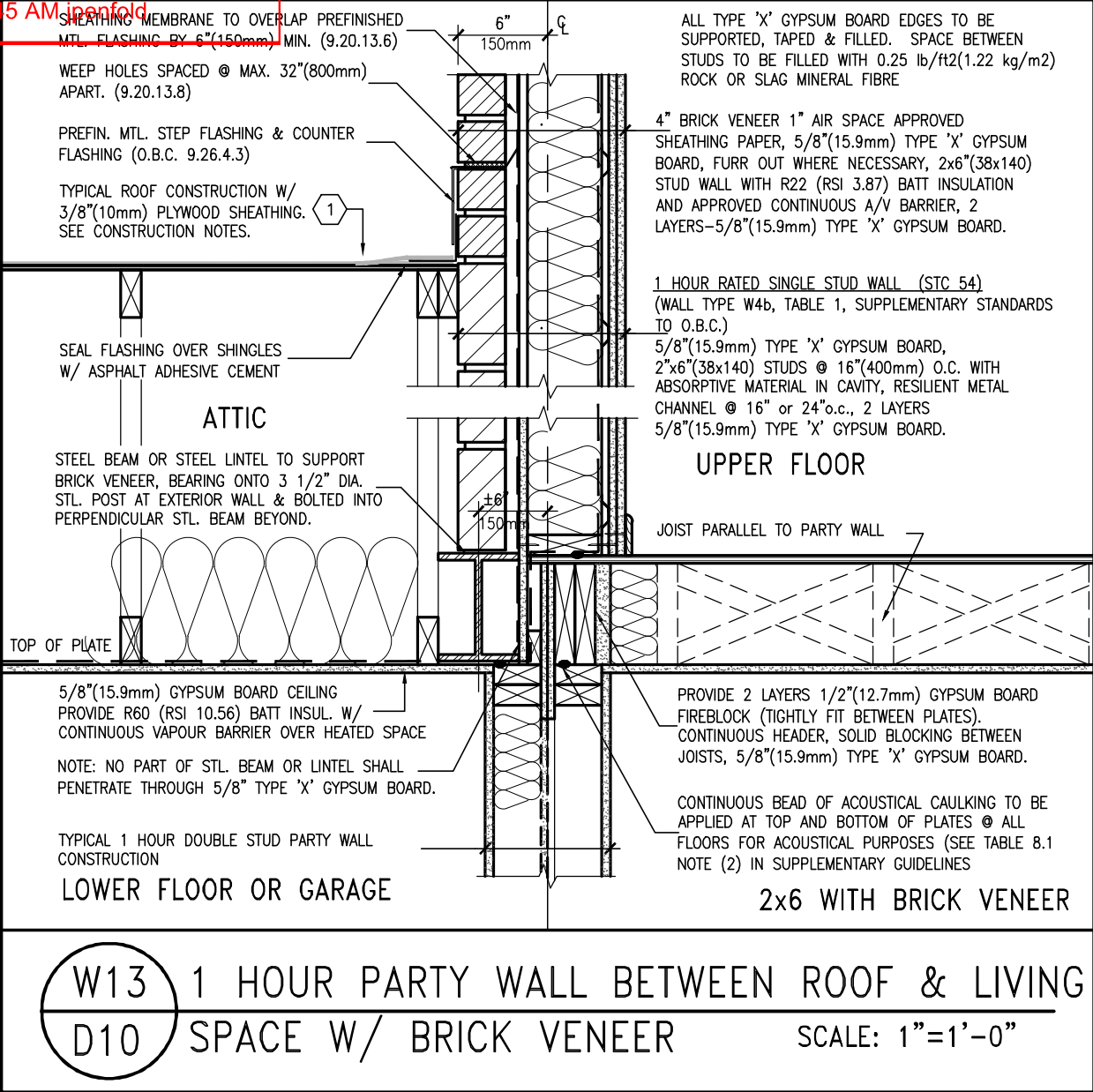
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project no. 13049

date APRIL 2018	checked by	scale 3/16" = 1'-0"	DETAILS
drawn by VA3			file name 13049-DETAIL
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drawing no.

D9



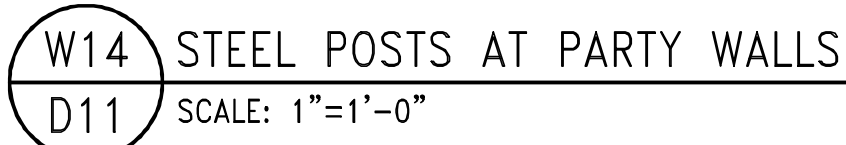
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name
registration information
VA3 Design Inc.
42658
BCIN
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signature
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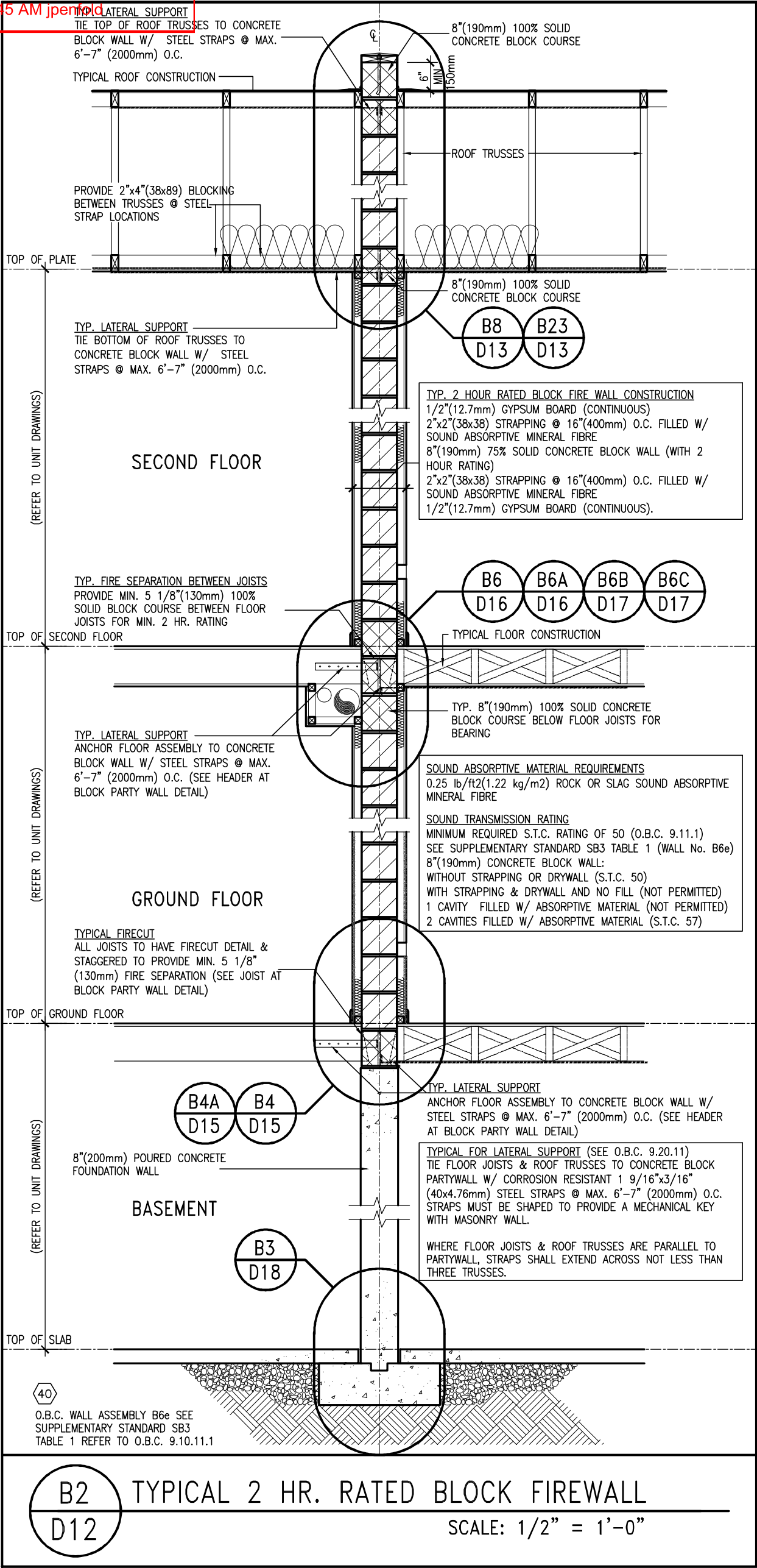


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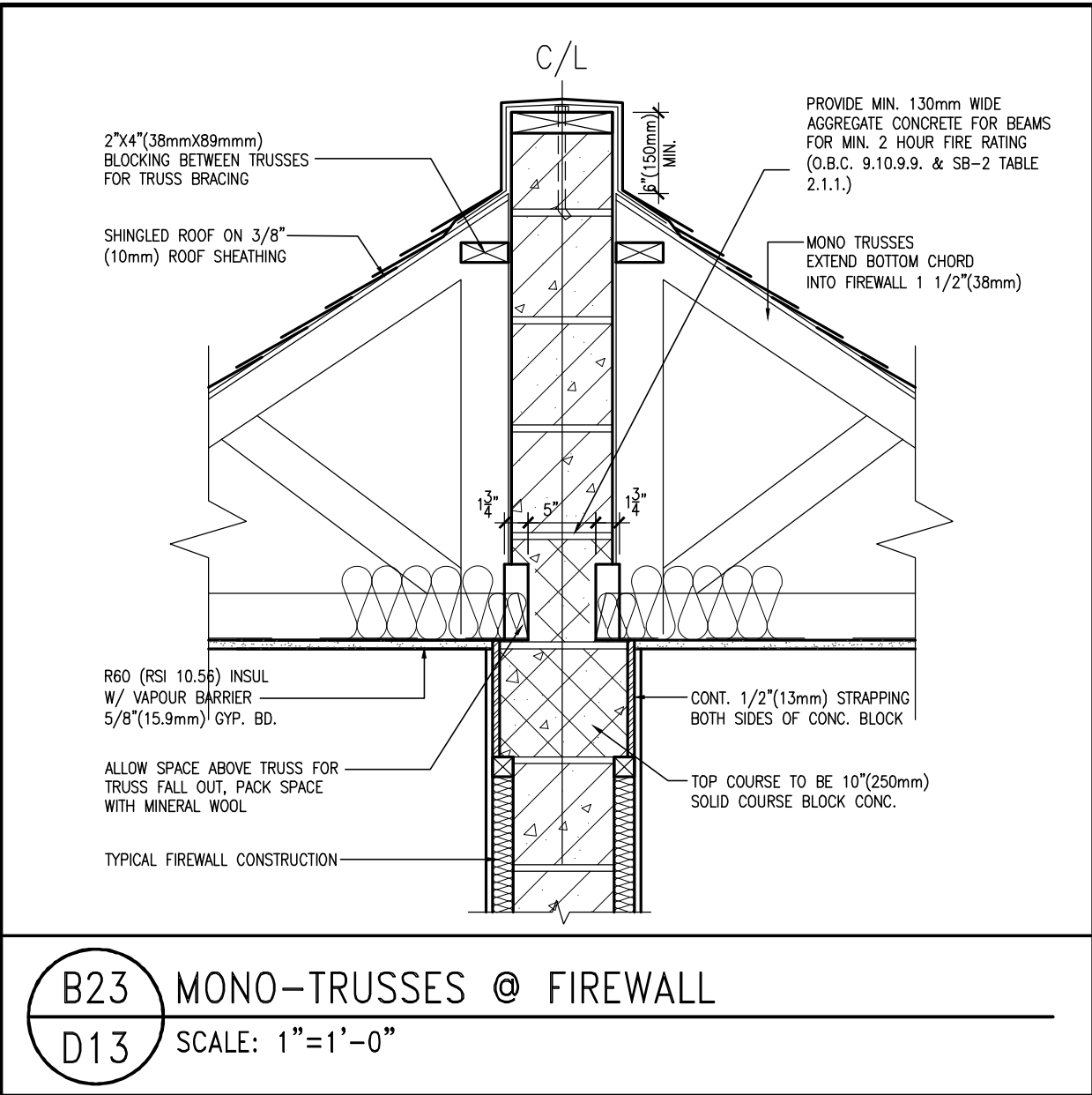
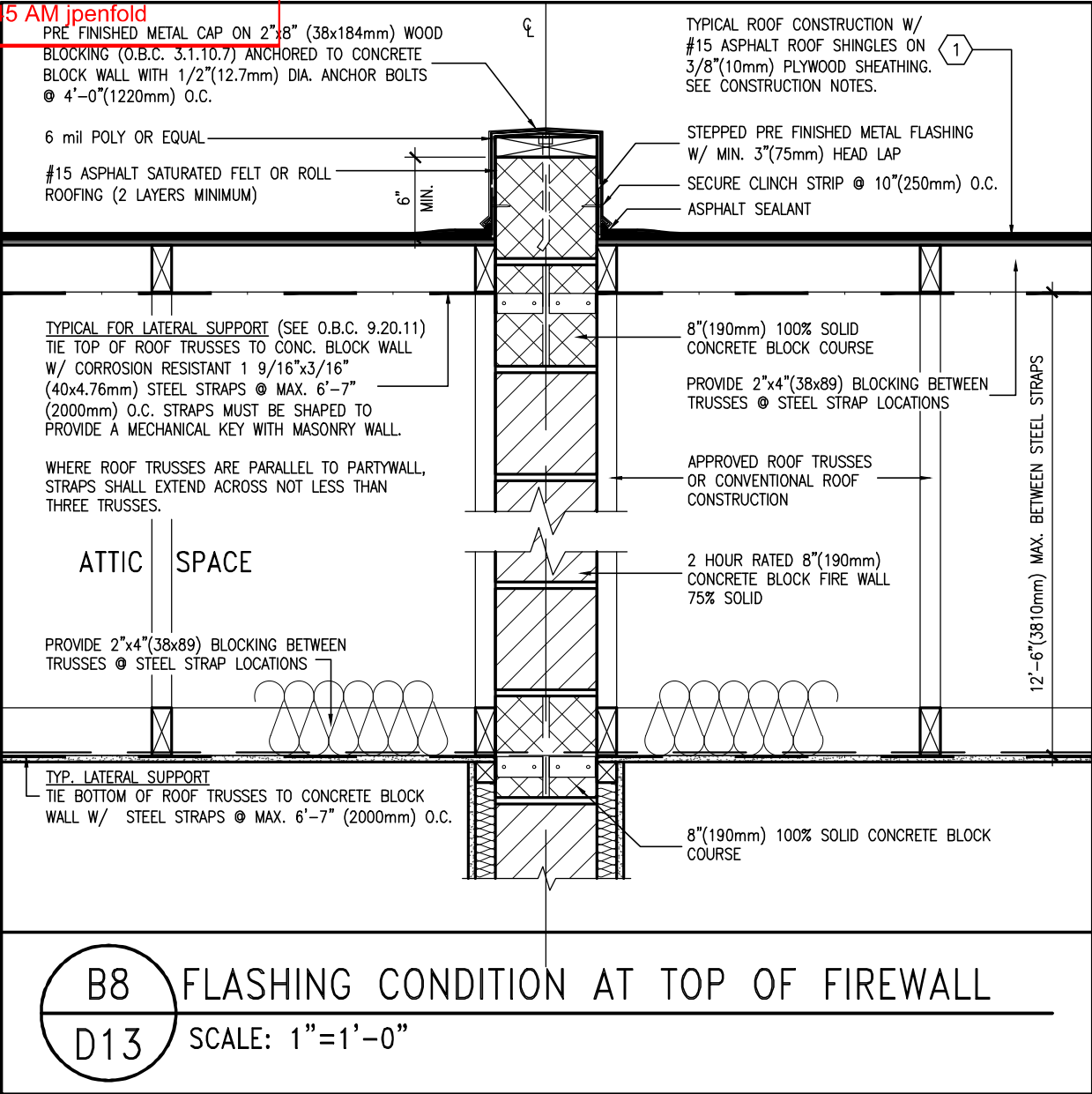
BAYVIEW WELLINGTON	DETAILS
project name	ALCONA
municipality	INNISFIL, ON
project no.	13049
date	APRIL 2018
drawn by	VA3
checked by	-
scale	3/16" = 1'-0"
file name	13049-DETAIL
drawing no.	D10
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8	.	.	qualification information			
7	.	.	Wellington Jno-Baptiste 25591			
6	.	.	name BCIN			
5	.	.	registration information			
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1 ISSUE FOR CLIENT REVIEW APR 10-18 VA3				D11		
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7	.	.	Wellington Jno-Baptiste		ALCONA	INNISFIL, ON	13049	
6	.	.	name		date	checked by	scale	
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4	.	.	registration information	drawn by	checked by	scale		
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no.	description	date	by	13049-DETAIL				
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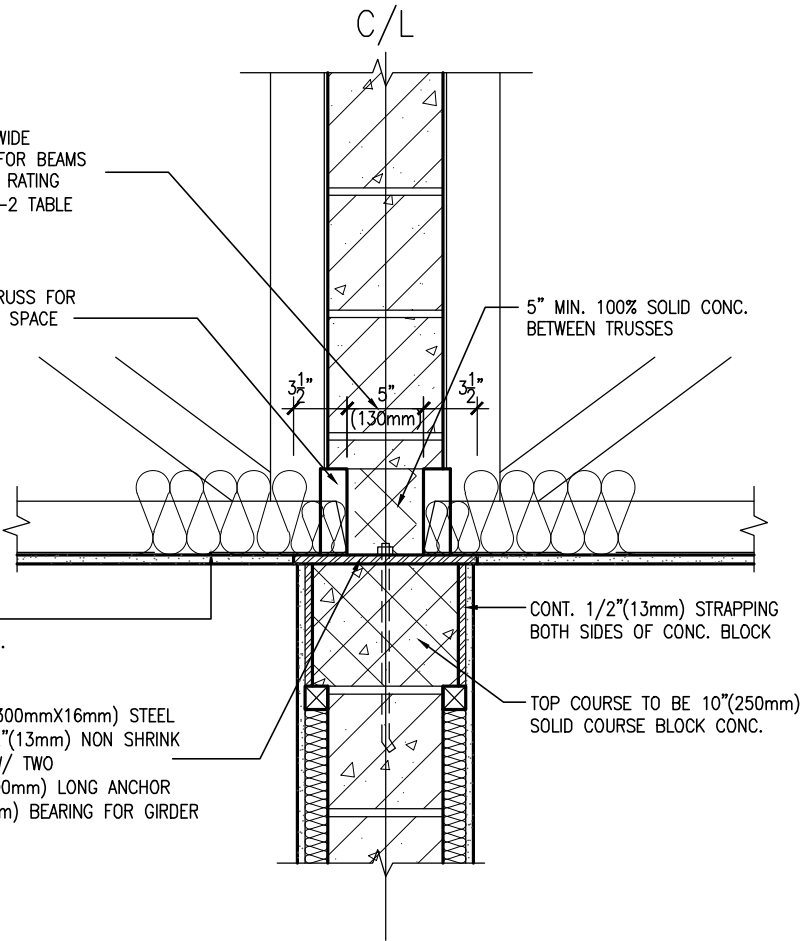
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project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	project no.	13049
drawn by	VA3	checked by	-
scale	3/16" = 1'-0"	file name	13049-DETAIL
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PROVIDE MIN. 130mm WIDE
AGGREGATE CONCRETE FOR BEAMS
FOR MIN. 2 HOUR FIRE RATING
(O.B.C. 9.10.9.9. & SB-2 TABLE
2.1.1.)

ALLOW SPACE ABOVE TRUSS FOR
TRUSS FALL OUT, PACK SPACE
WITH MINERAL WOOL

R60 (RSI 10.56) INSUL.
W/ VAPOUR BARRIER
5/8"(15.9mm) GYP. BD.

12"x12"x5/8"(300mmX300mmX16mm) STEEL
BEARING PLATE ON 1/2"(13mm) NON SHRINK
GROUT LEVELING BED W/ TWO
3/4"(70mm)DIA.X12"(300mm) LONG ANCHOR
BOLT MIN. 3 1/2"(90mm) BEARING FOR GIRDER
TRUSS



B24 GIRDER TRUSS SUPPORT @ FIREWALL
D14 SCALE: 1"=1'-0"

2"x4"(38mmX89mm)
BLOCKING BETWEEN TRUSSES
FOR TRUSS BRACING

SHINGLED ROOF ON 3/8"
(10mm) ROOF SHEATHING

GIRDER TRUSS BEARING ONTO
WALL ON ONE END &
11"x11"x5/8" STEEL BEARING
PLATE ON THE OPPOSITE END

R60 (RSI 10.56) INSUL
W/ VAPOUR BARRIER
5/8"(15.9mm) GYP. BD.

ALLOW SPACE ABOVE TRUSS FOR
TRUSS FALL OUT, PACK SPACE
WITH MINERAL WOOL

TYPICAL FIREWALL CONSTRUCTION

6" (150mm) MIN.

MONO TRUSSES
EXTEND BOTTOM CHORD
INTO FIREWALL 1 1/2"(38mm)

CONT. 1/2"(13mm) STRAPPING
BOTH SIDES OF CONC. BLOCK

TOP COURSE TO BE 10"(250mm)
SOLID COURSE BLOCK CONC.

B23a MONO-TRUSSES @ FIREWALL
D14 SCALE: 1"=1'-0"



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BAYVIEW WELLINGTON

DETAILS

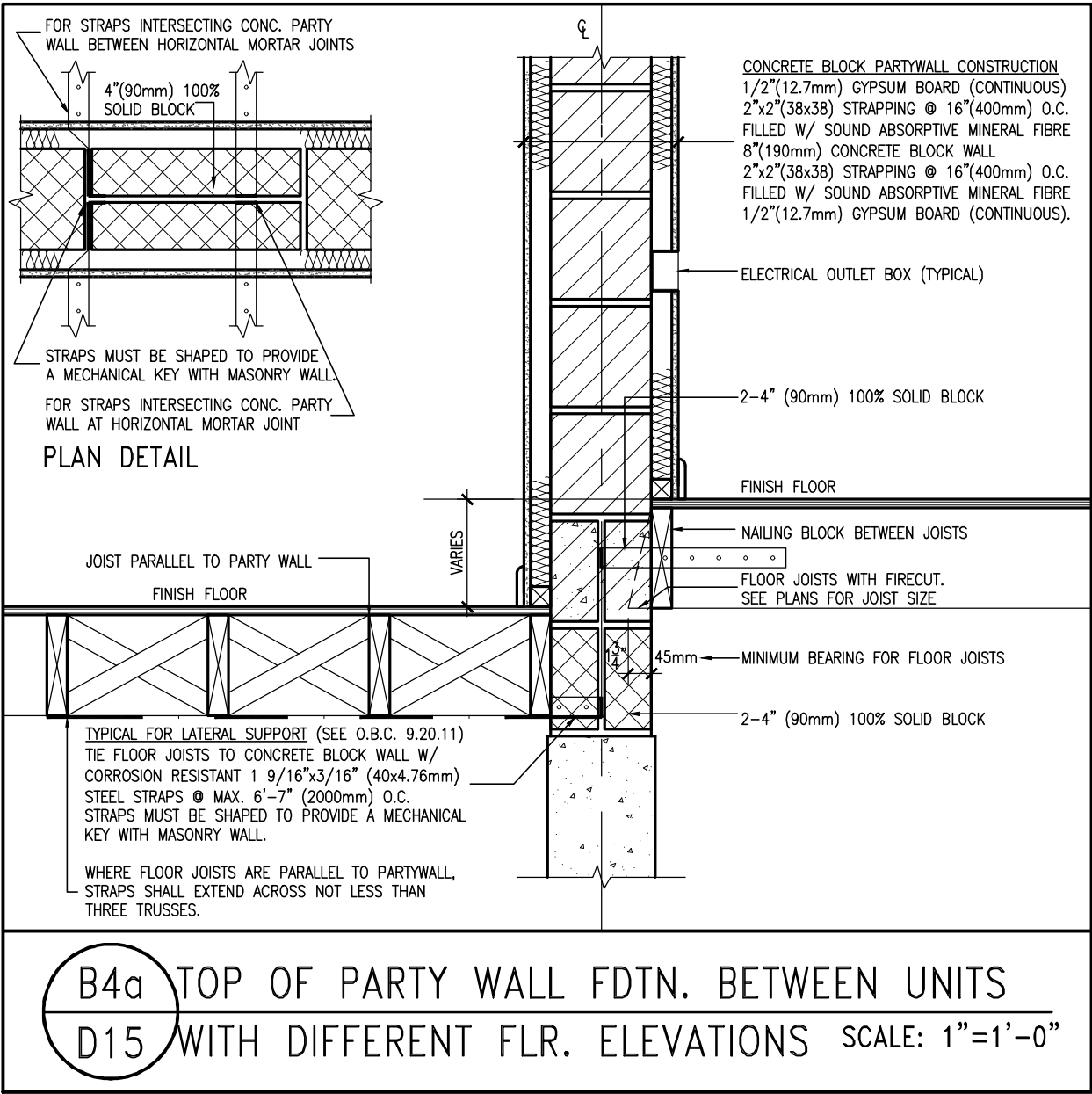
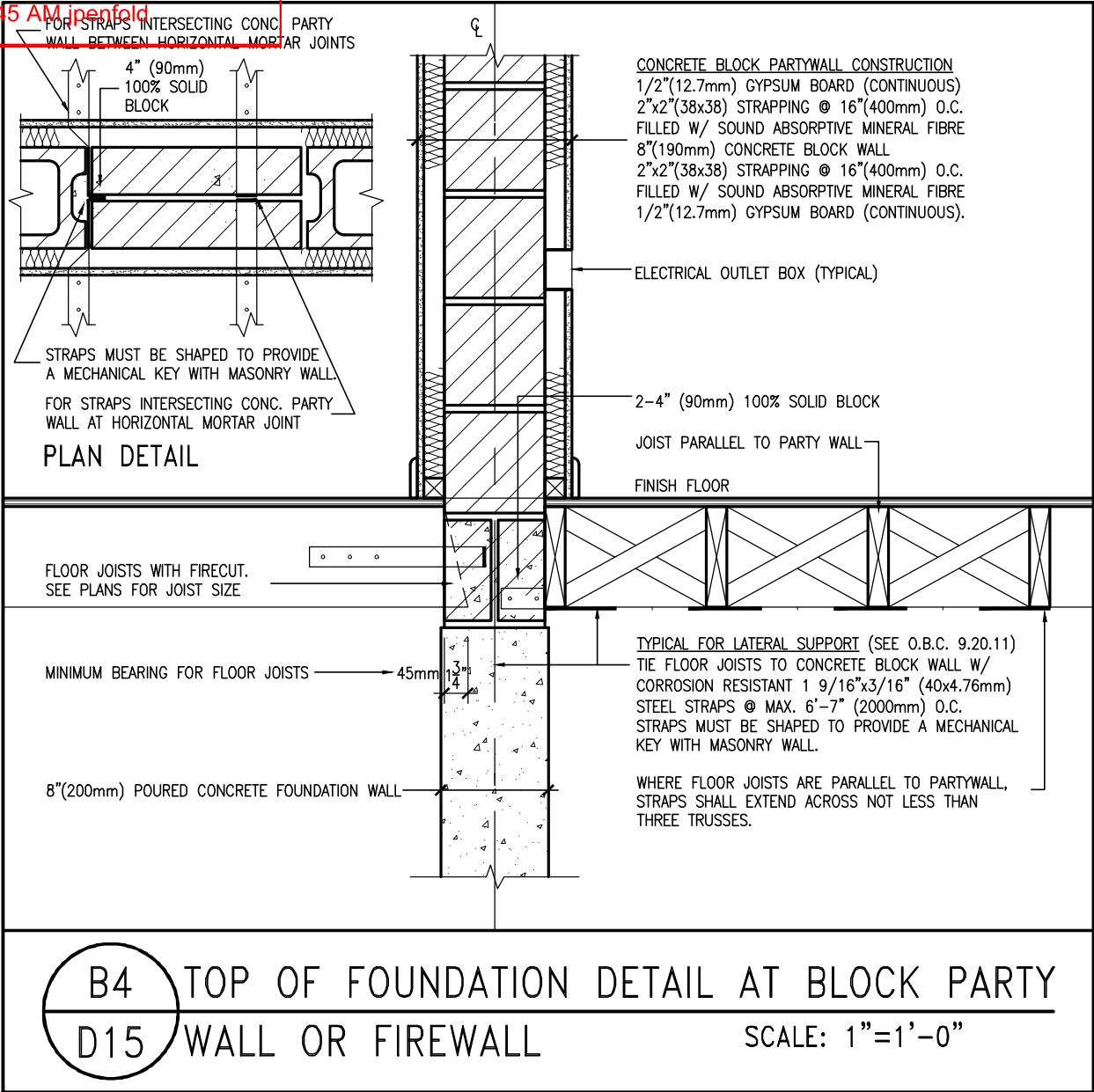
project name ALCONA municipality INNISFIL, ON

project no. 13049

date	APRIL 2018	checked by	scale	DETAILS
drawn by	VA3		3/16" = 1'-0"	file name
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drawing no.

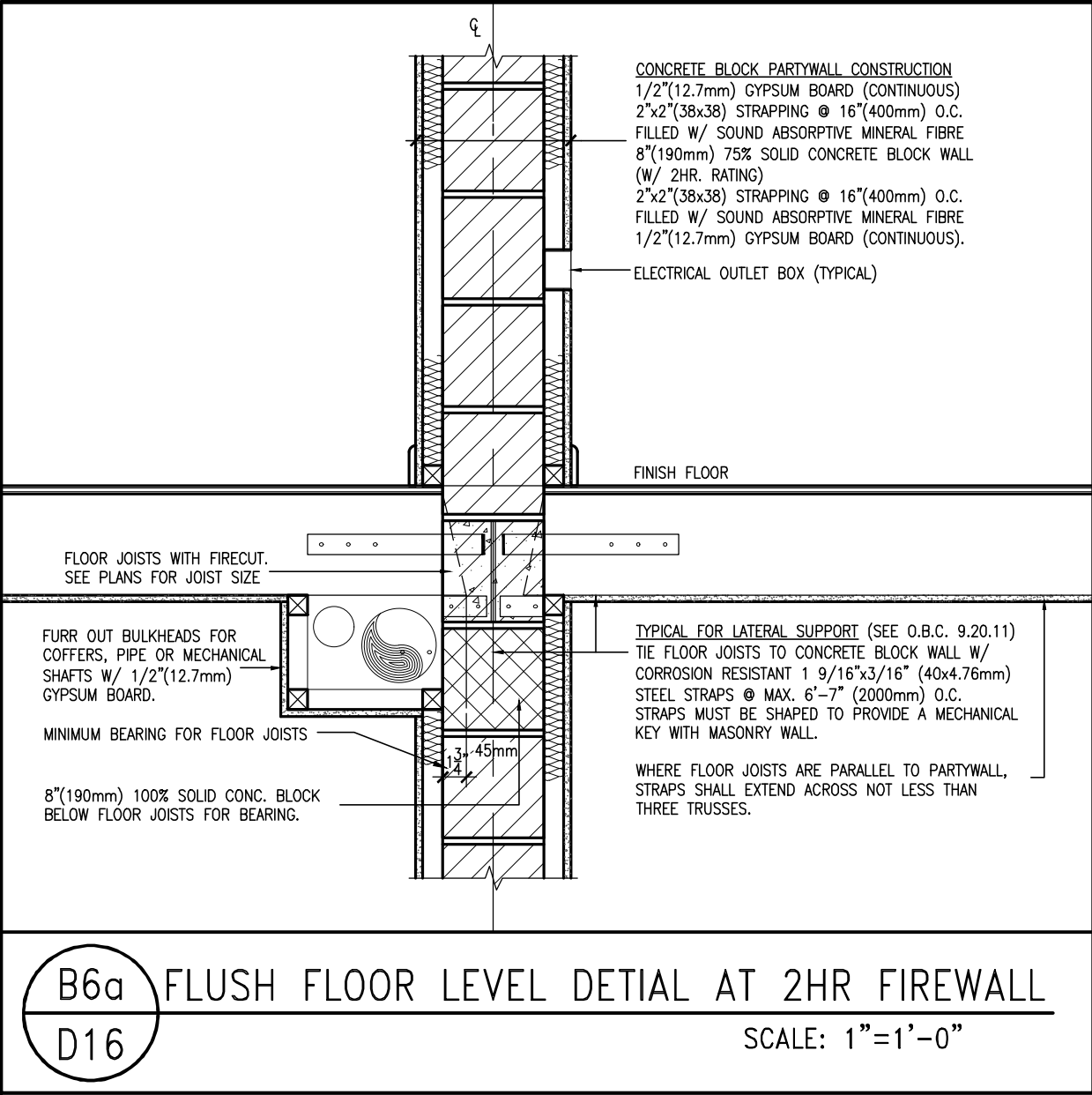
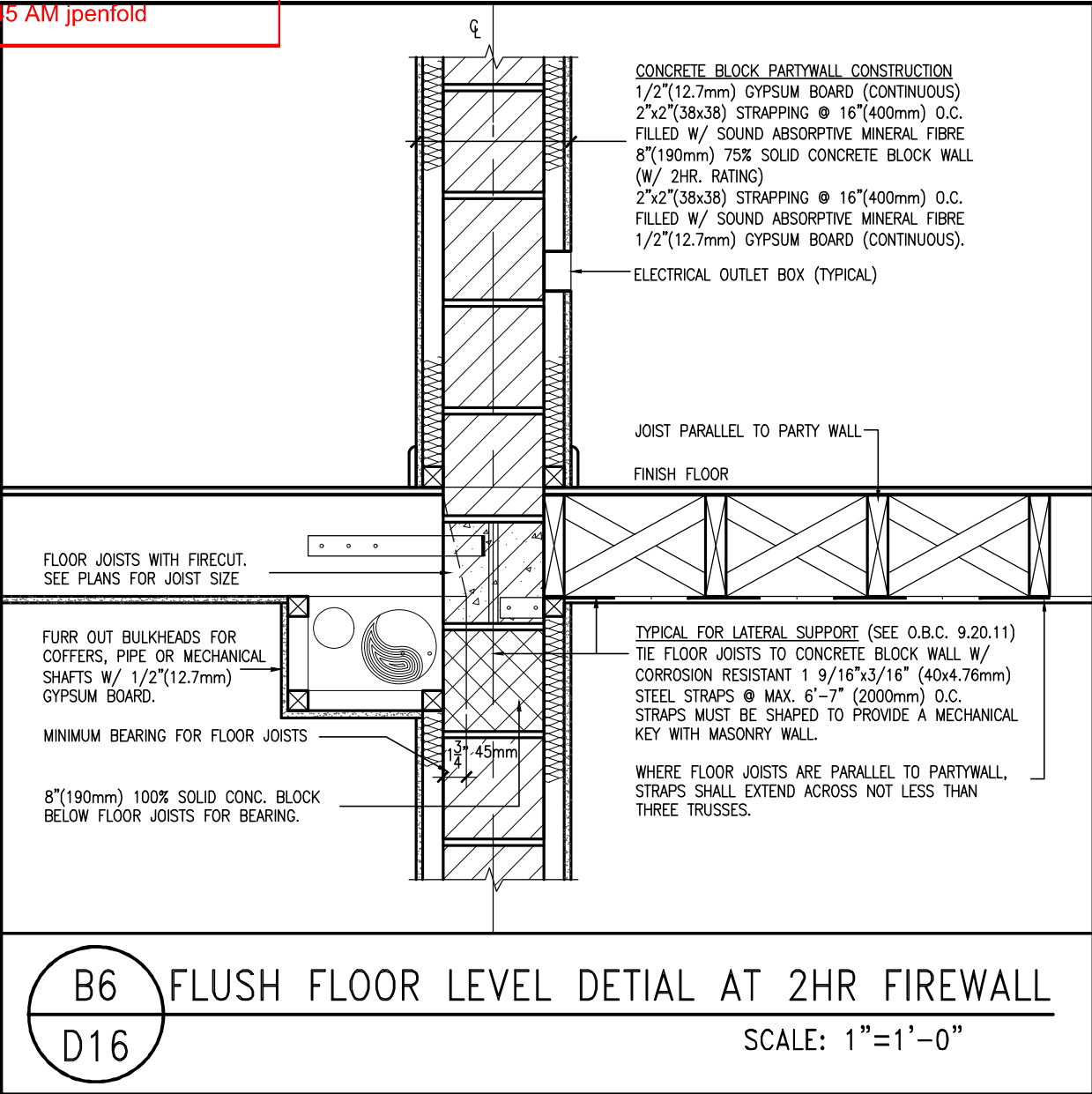
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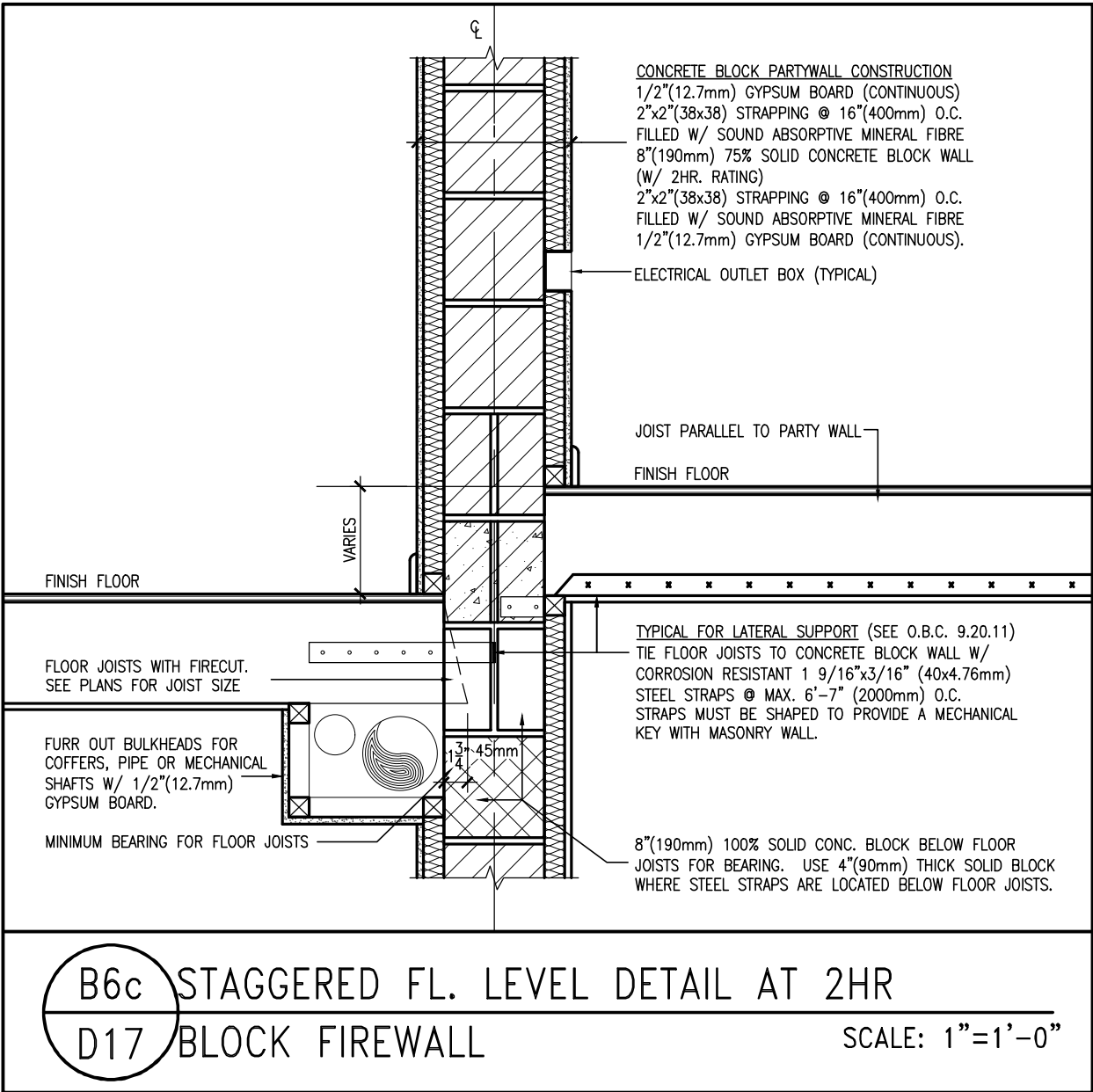
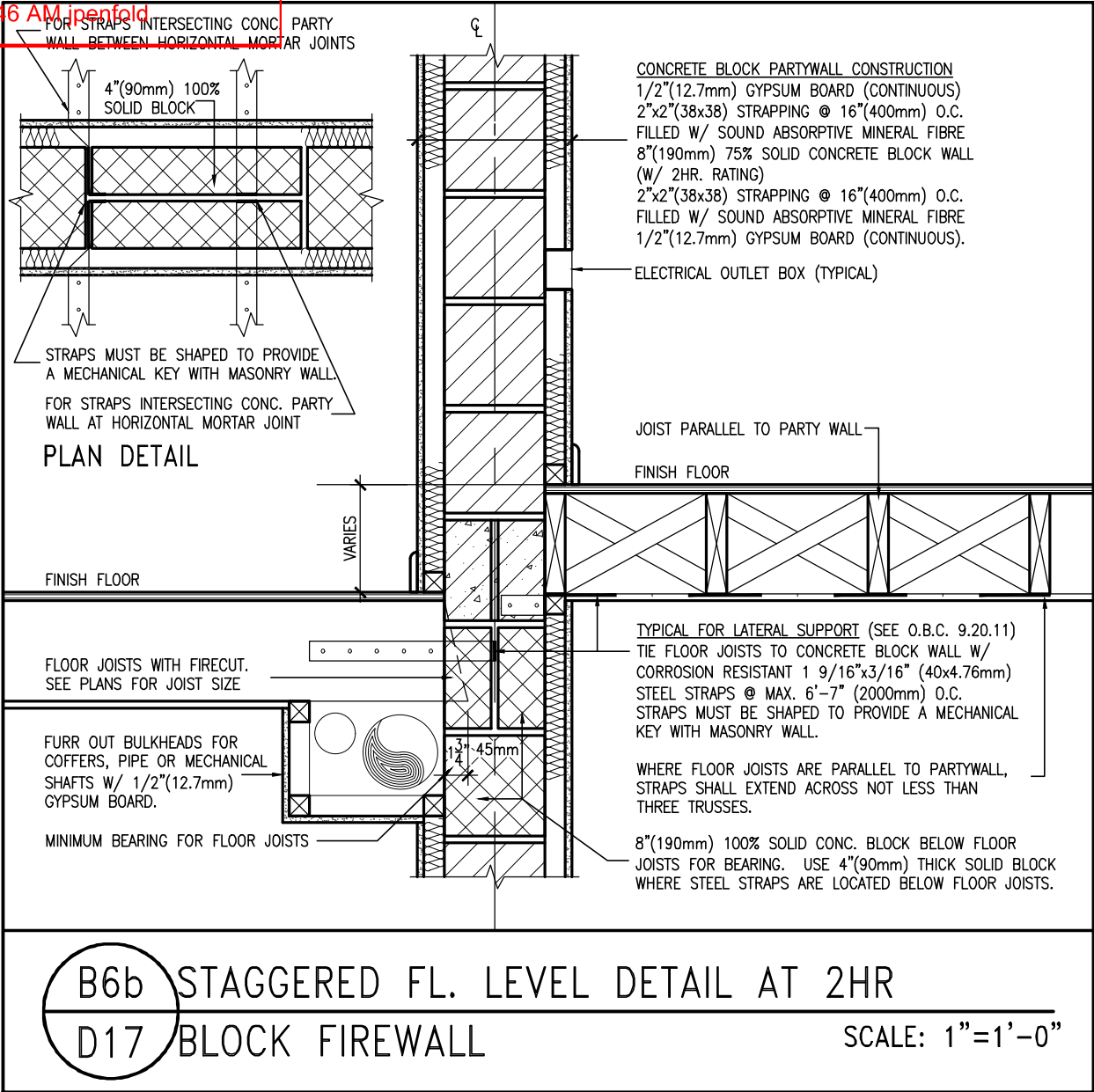
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6	.	.	name		date	checked by	scale	
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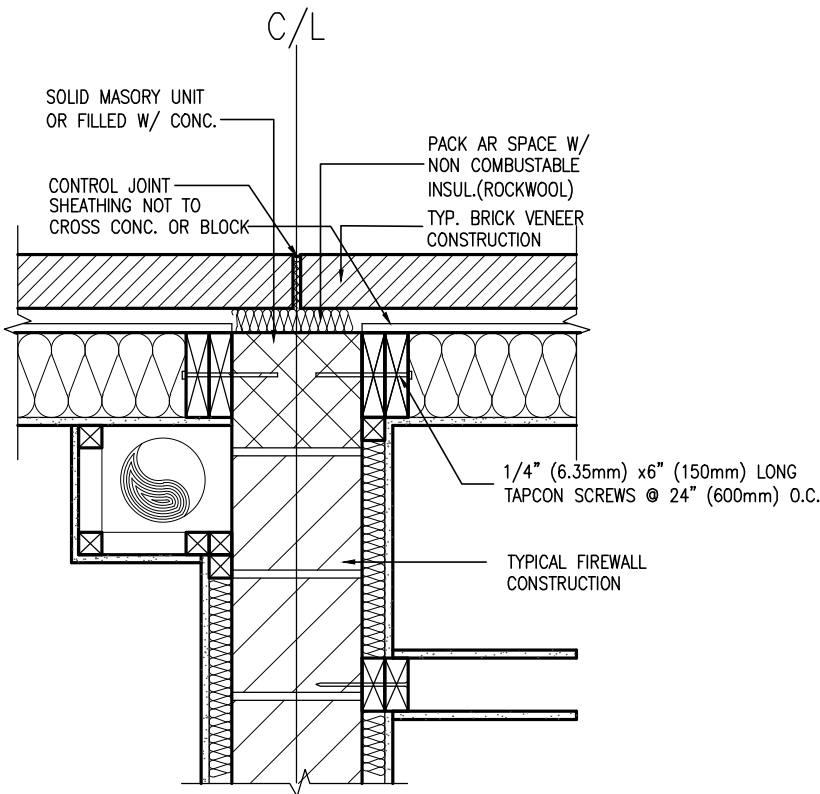
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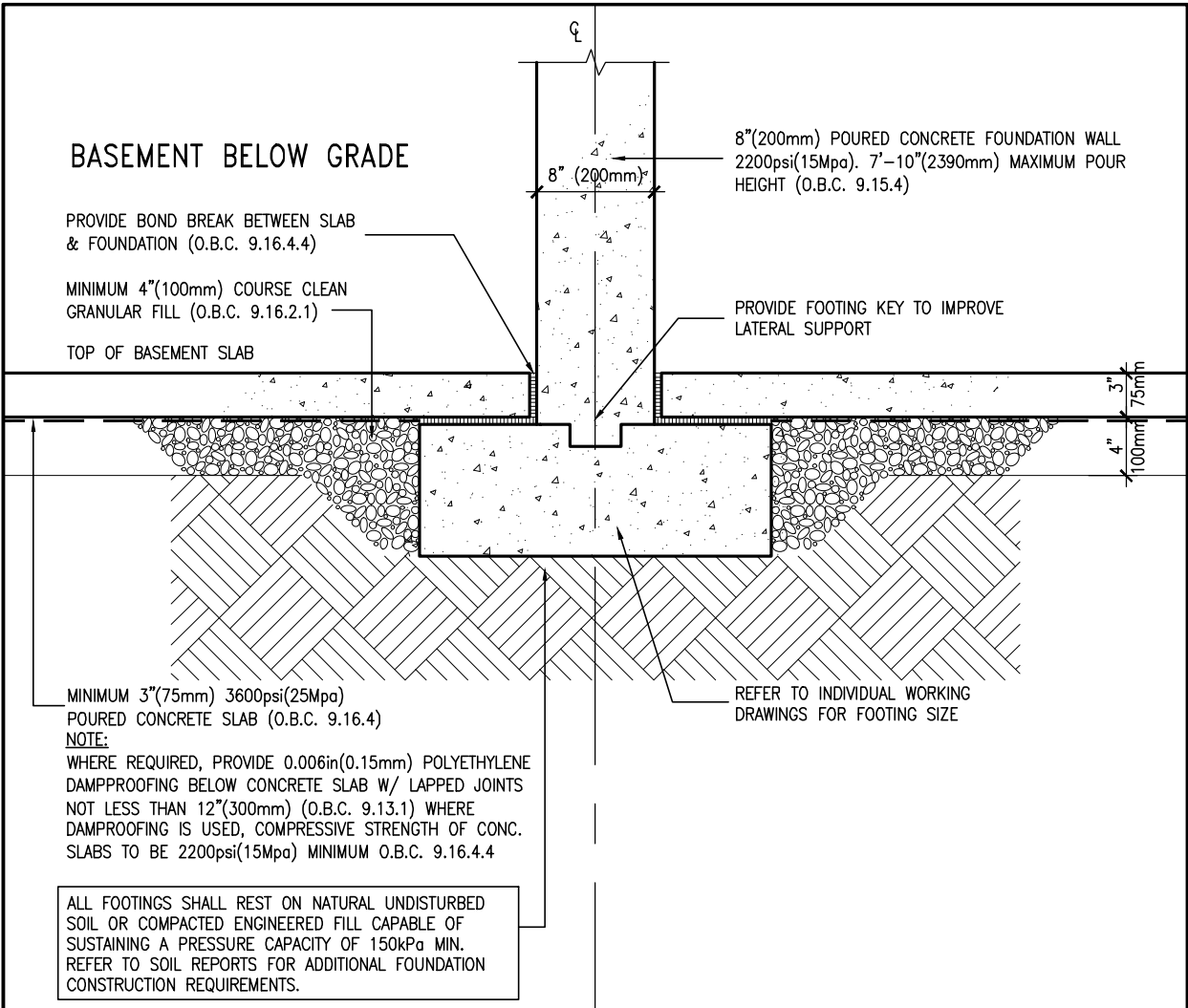
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4	.	.	42658				file name	drawing no.
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no.	description	date	by	13049-DETAIL				



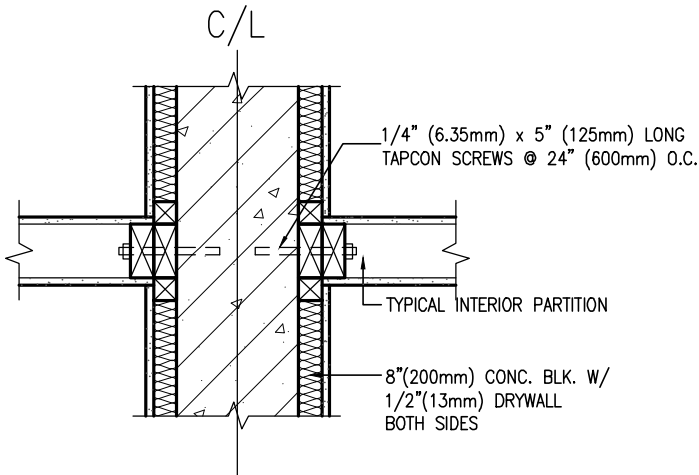
B16A FIREWALLWALL @ EXTERIOR BRICK WALL
D18 SCALE: 1"=1'0"



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



9 . 8 . 7 . 6 . 5 . 4 . 3 . 2 . 1 ISSUE FOR CLIENT REVIEW	APR 10-18 VA3 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 registration information VA3 Design Inc. BCIN 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" municipality INNISFIL, ON date APRIL 2018 file name 13049-DETAIL project no. 13049 drawing no. D18	DETAILS - DETAILS 13049-DETAIL
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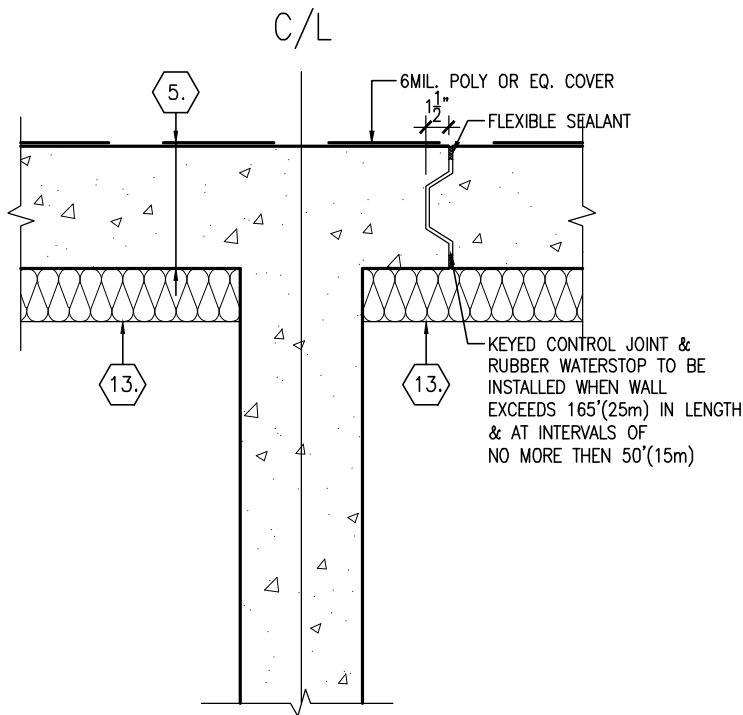


B19
D19

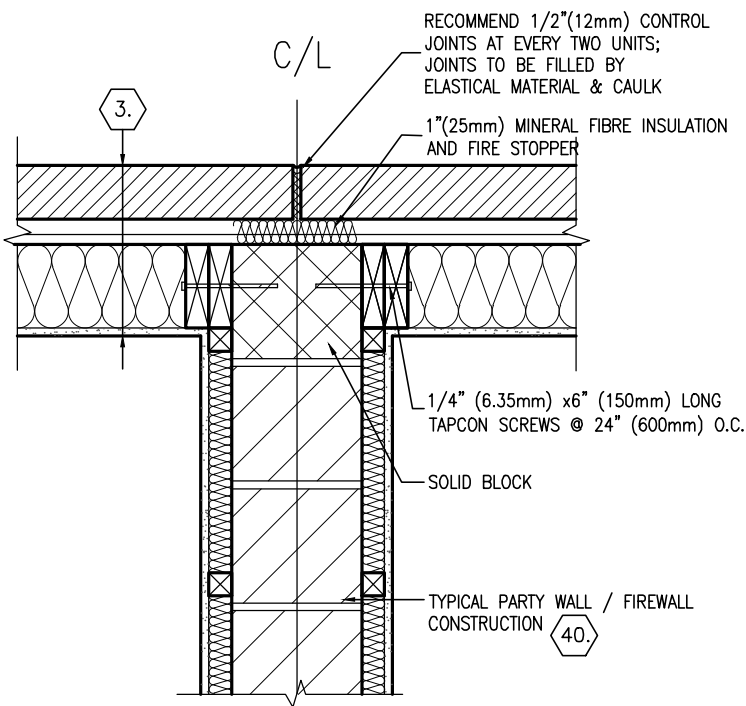
INTERIOR PARTITION @ PARTYWALL/ FIREWALL
SCALE: 1"=1'-0"



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		municipality		project no.	
7	.	.	Wellington Jno-Baptiste		ALCONA		INNISFIL, ON		13049	
6	.	.	name		date		checked by		scale	
5	.	.	registration information		APRIL 2018		-		3/16" = 1'-0"	
4	.	.	VA3 Design Inc.	drawn by		file name		drawing no.		
3	.	.	42658	VA3		13049-DETAIL		D19		
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-OBC 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							

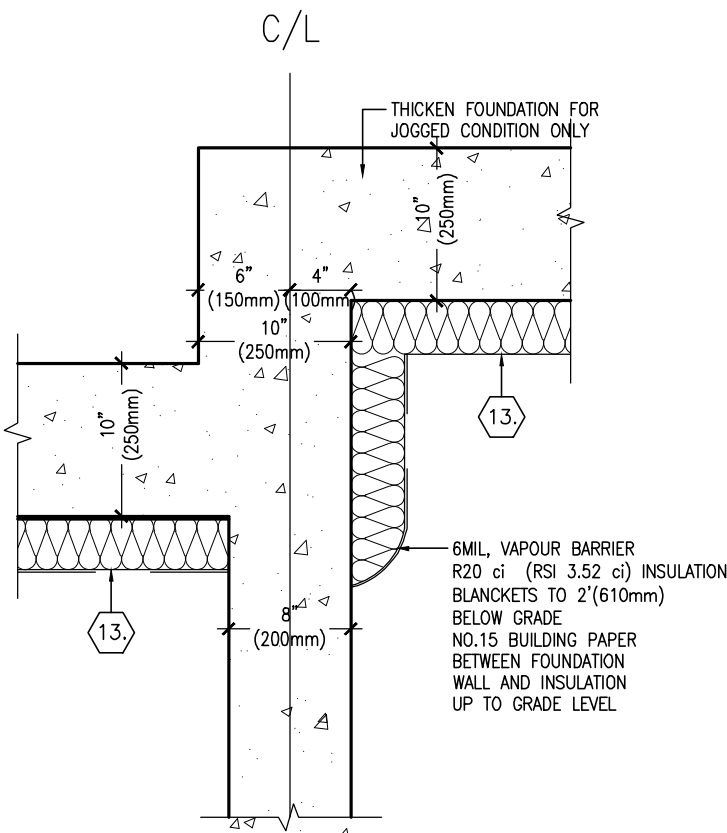


FOUNDATION WALL

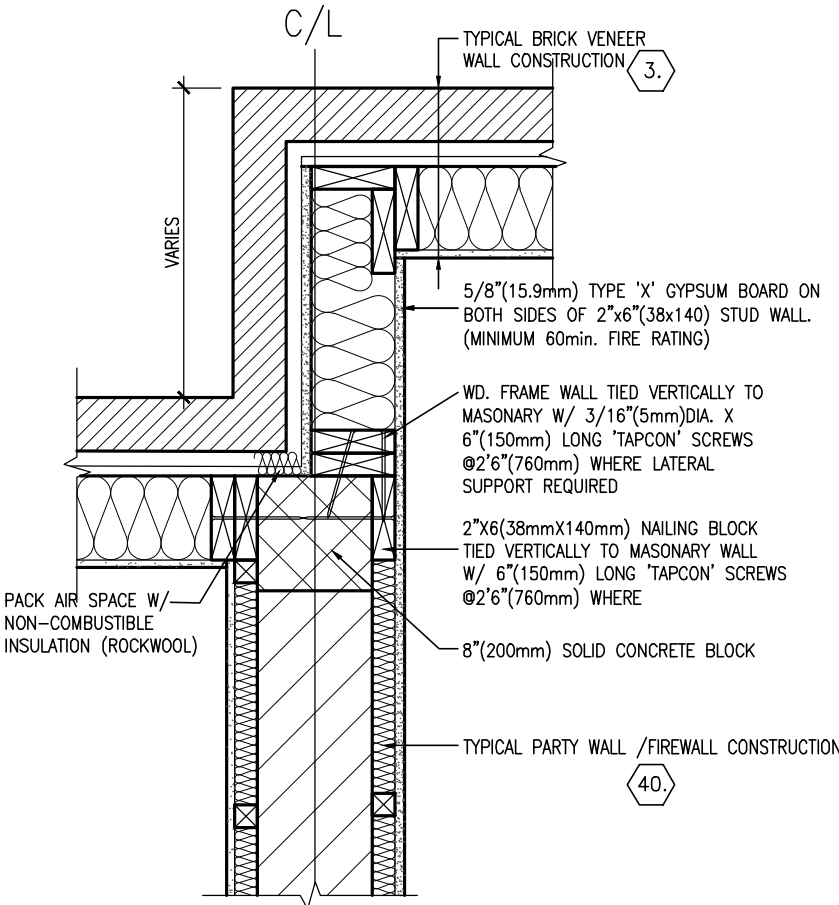


BRICK VENEER CONSTRUCTION

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"

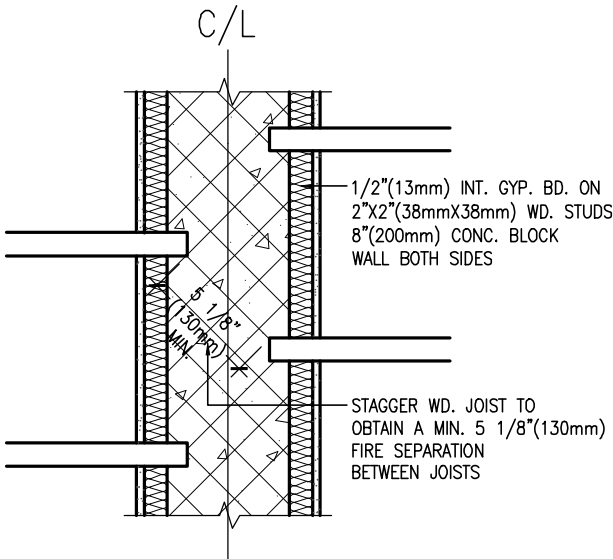
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

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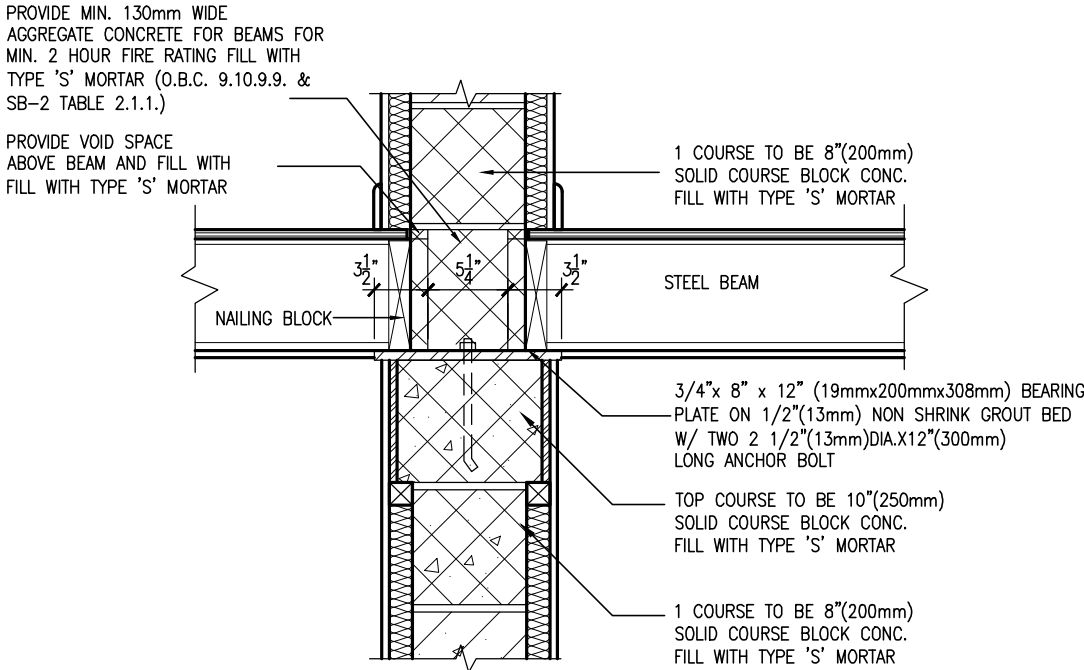
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	checked by	scale
drawn by	VA3		3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\detail\1-0BC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:14 PM		file name	13049-DETAIL
		drawing no.	D20



PLAN DETAIL

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



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



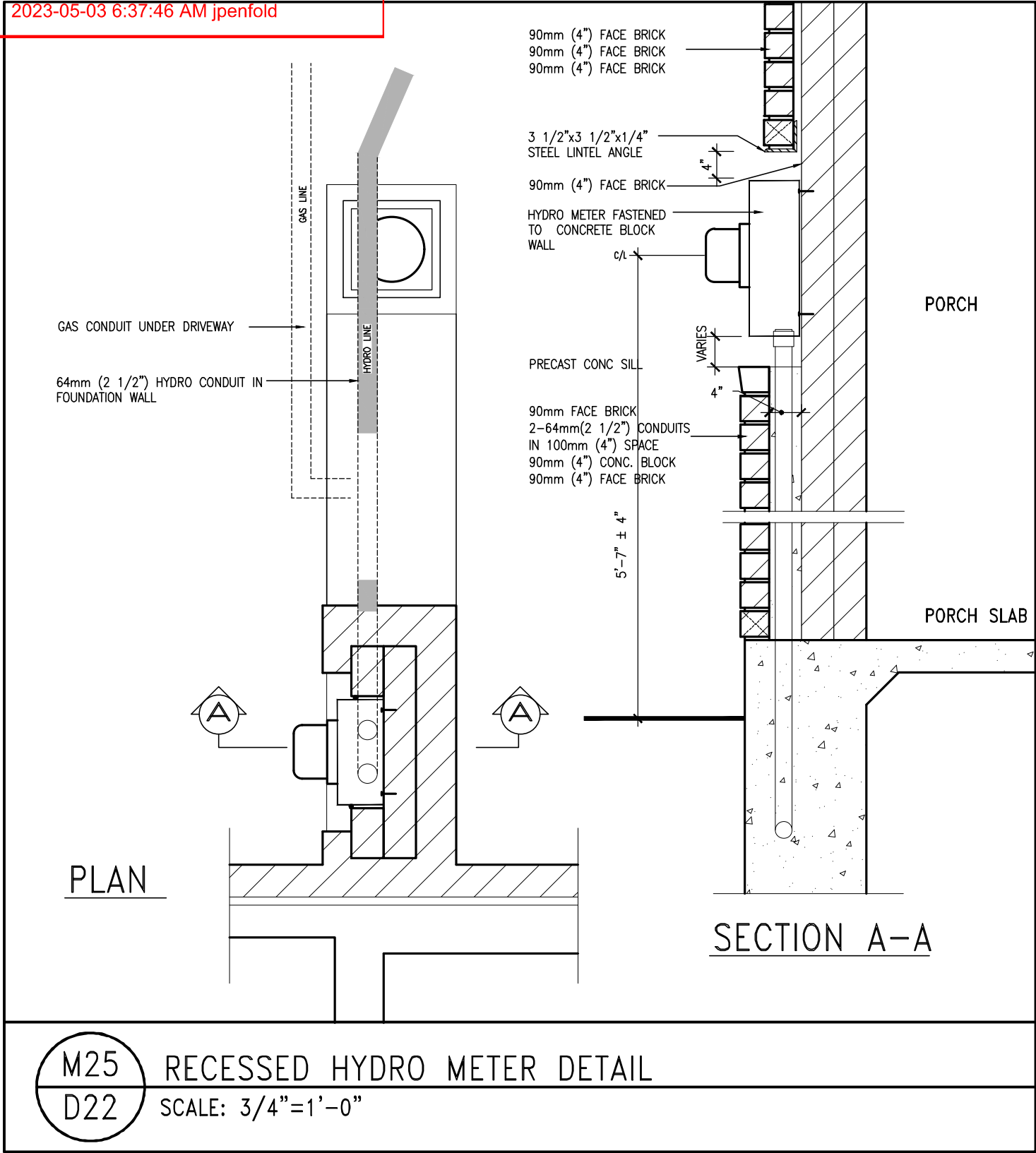
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
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registration information		
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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
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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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
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qualification information		
Wellington Jno-Baptiste	25591	
name	signature	BCIN
registration information		
VA3 Design Inc.	42658	
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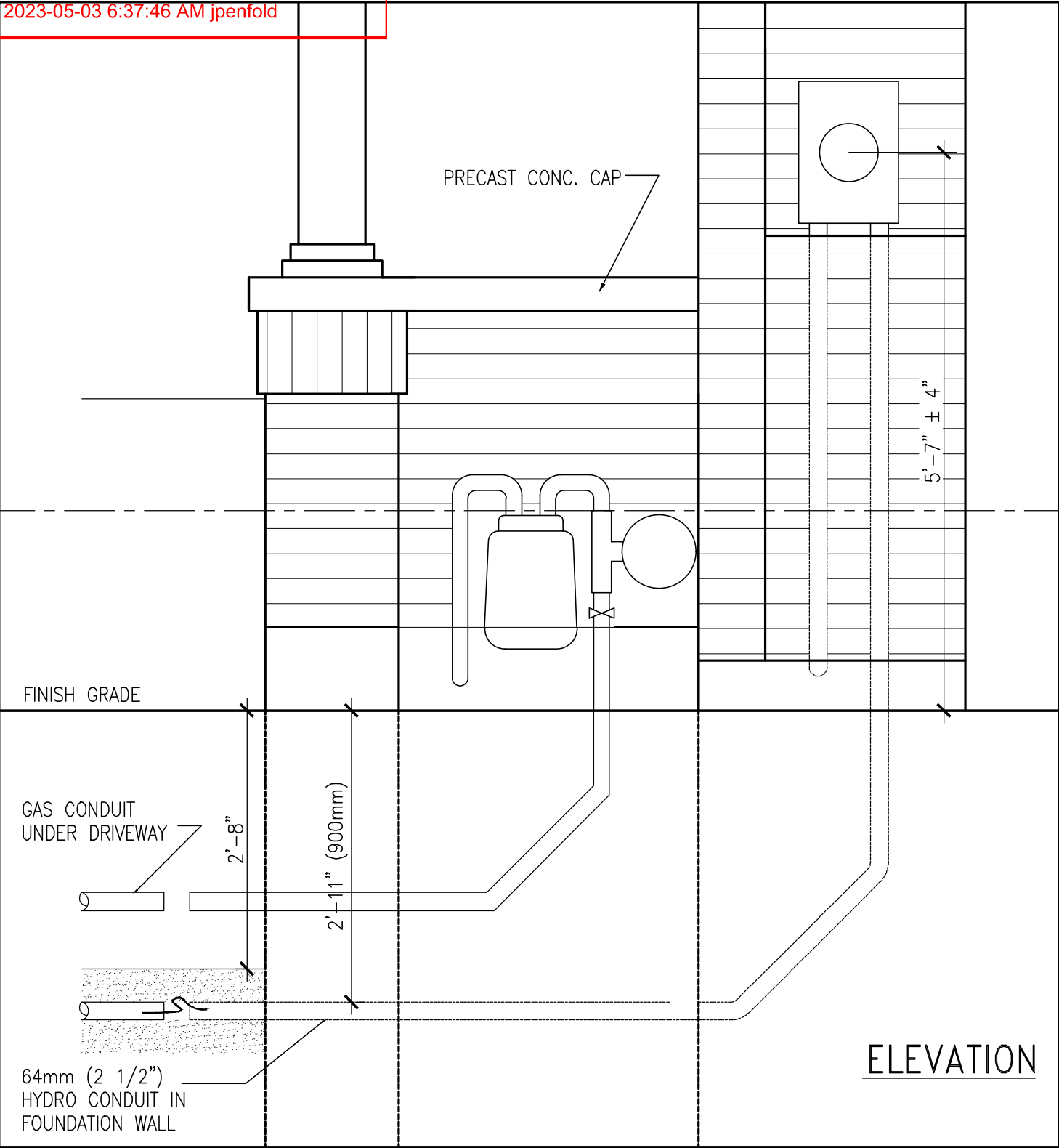


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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	scale	3/16" = 1'-0"
drawn by	VA3	checked by	-
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-DBC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:14 PM		file name	13049-DETAIL
		drawing no.	D22

Town of Innisfil Certified Model

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M25A RECESSED HYDRO METER ELEVATION
D23 SCALE: 3/4"=1'-0"



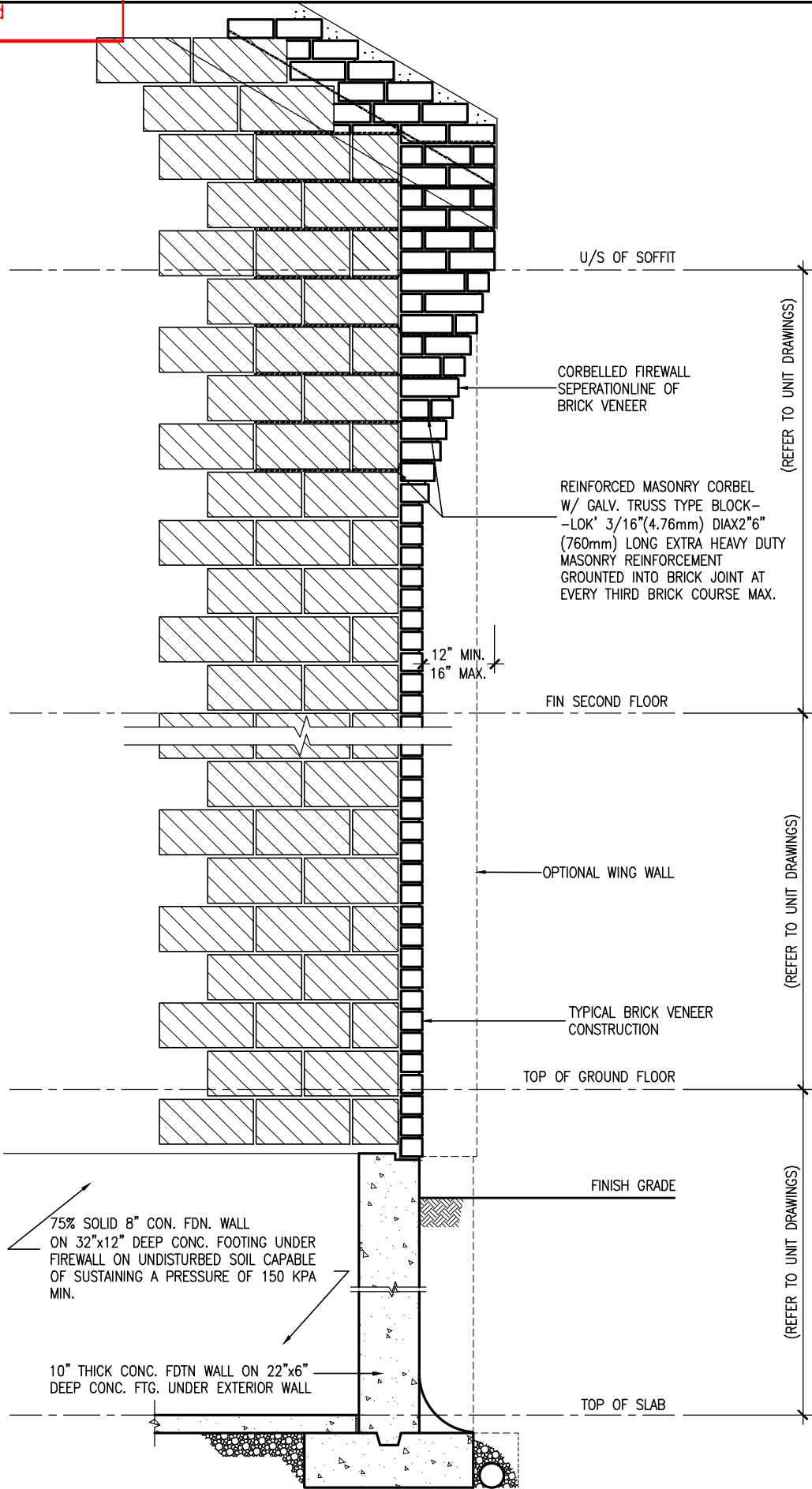
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

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qualification information		
Wellington Jno-Baptiste	signature	25591
name	BCIN	
registration information		
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BAYVIEW WELLINGTON		DETAILS
project name	municipality	project no.
ALCONA	INNISFIL, ON	13049
date	checked by	scale
APRIL 2018	VA3	3/16" = 1'-0"
drawn by	file name	drawing no.
VA3	13049-DETAIL	D23
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\detail\1-DBC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:15 PM		



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. 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 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		DETAILS	
8	-	-			project name	municipality	project no.	
7	-	-			ALCONA	INNISFIL, ON	13049	
6	-	-						
5	-	-			date	DETAILS		
4	-	-			APRIL 2018	drawing no.		
3	-	-			drawn by	checked by	scale	
2	-	-			VA3	-	3/16" = 1'-0"	
1	ISSUE FOR CLIENT REVIEW	APR 10-18			VA3	file name	D24	
no.	description	date			by	13049-DETAIL		
				RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-0BC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:15 PM				

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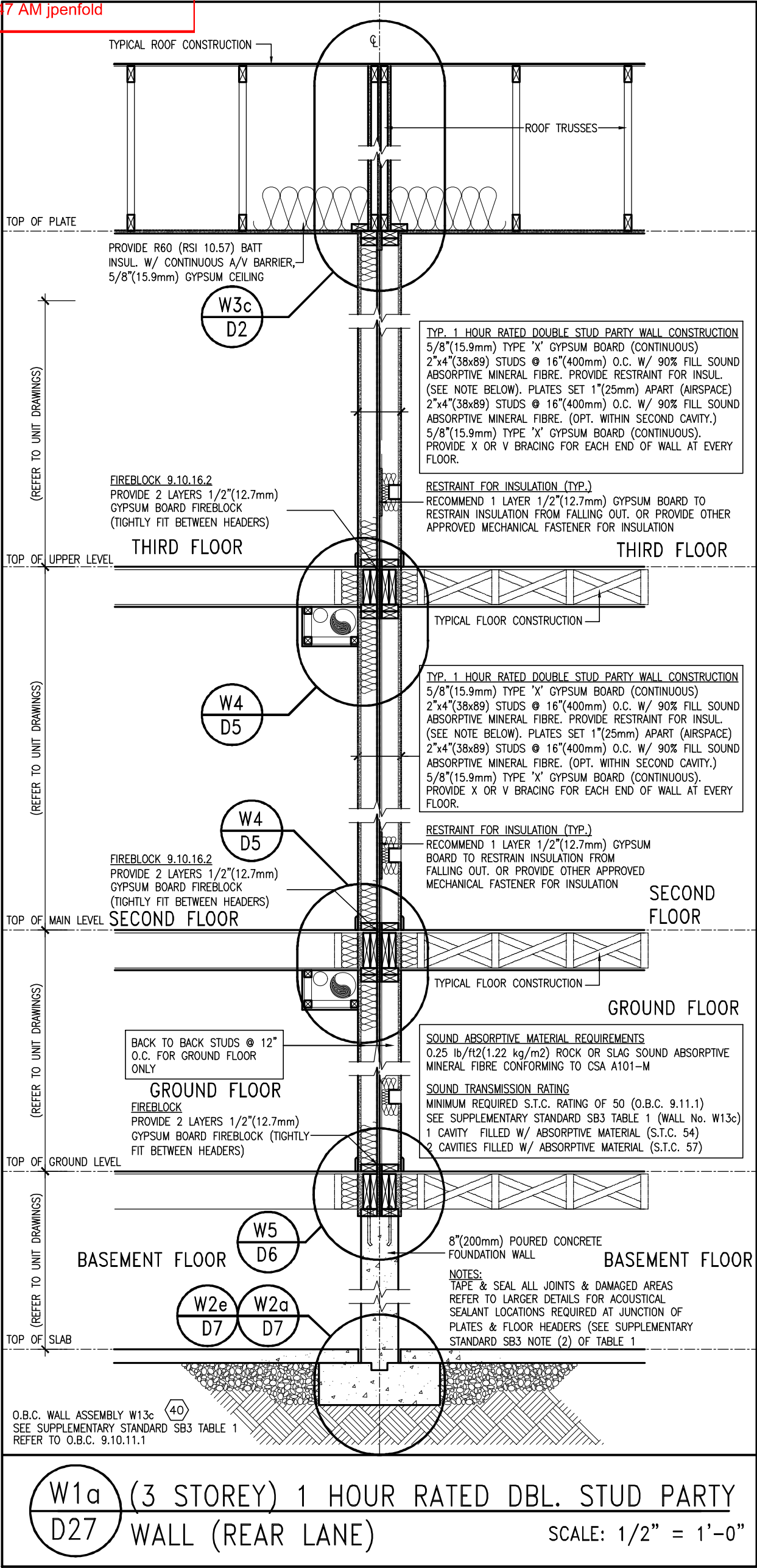
SCALE: 1"=1'-0"

1200x300 (4'-0"x1'-0")
POURED CONC. FOOTING
(20 MPA CONC.)

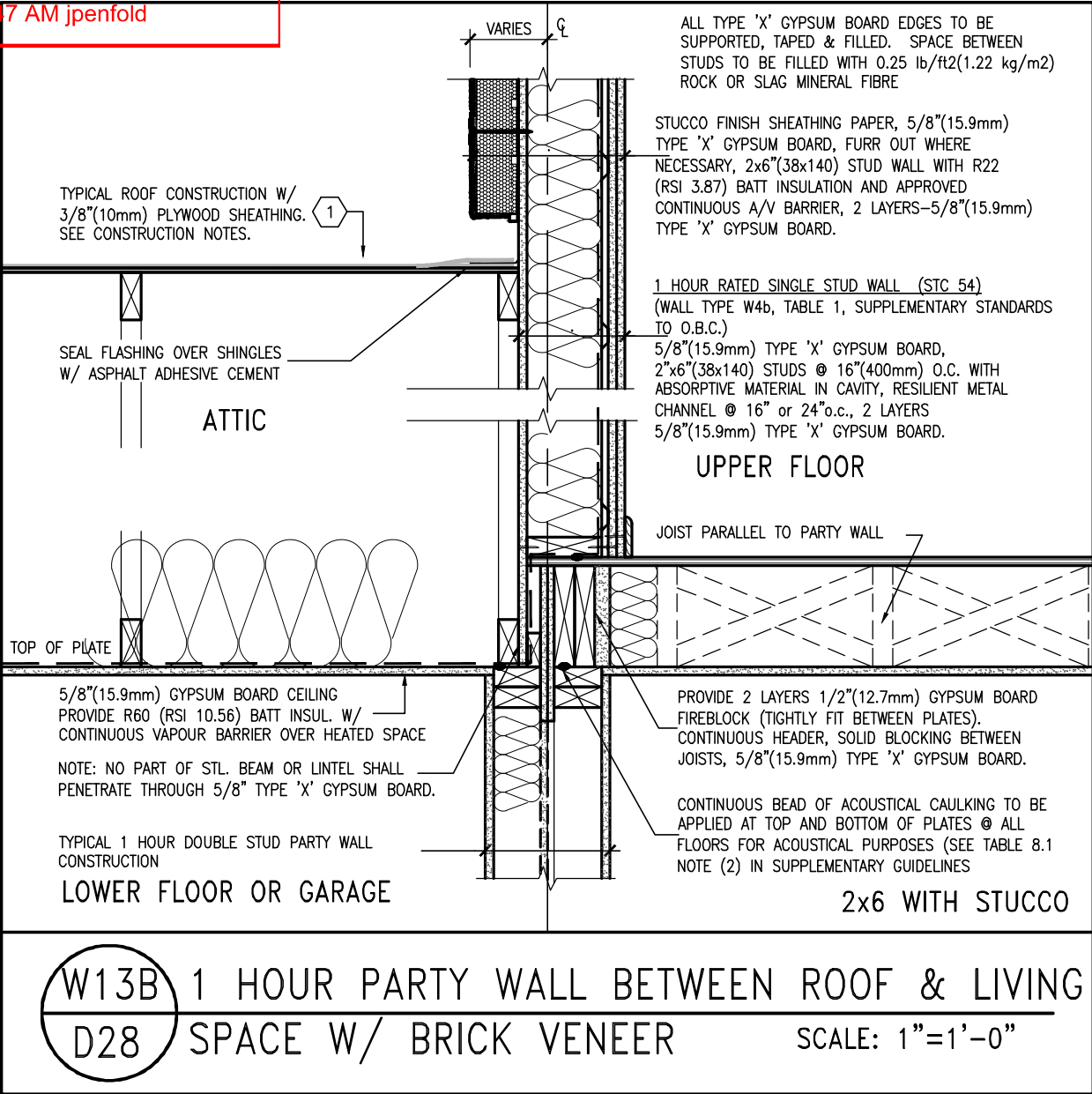


9	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Wellington Jno-Baptiste signature BCIN VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with 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 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		DETAILS		
8	-	-			project name	municipality		project no.	
7	-	-			ALCONA	INNISFIL, ON		13049	
6	-	-			date				DETAILS
5	-	-			APRIL 2018				drawing no. D25
4	-	-			drawn by	checked by	scale	file name	
3	-	-			- 3/16" = 1'-0"			13049-DETAIL	
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3						
no.	description	date	by						

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9 . 8 . 7 . 6 . 5 . 4 . 3 . 2 . 1 ISSUE FOR CLIENT REVIEW	 APR 10-18 VA3 VA3	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 date APRIL 2018 drawn by VA3 checked by - scale 3/16" = 1'-0" municipality INNISFIL, ON project no. 13049 drawing no. D27 DETAILS 13049-DETAIL	DETAILS file name 13049-DETAIL DATE APR 23 2023 1:15 PM
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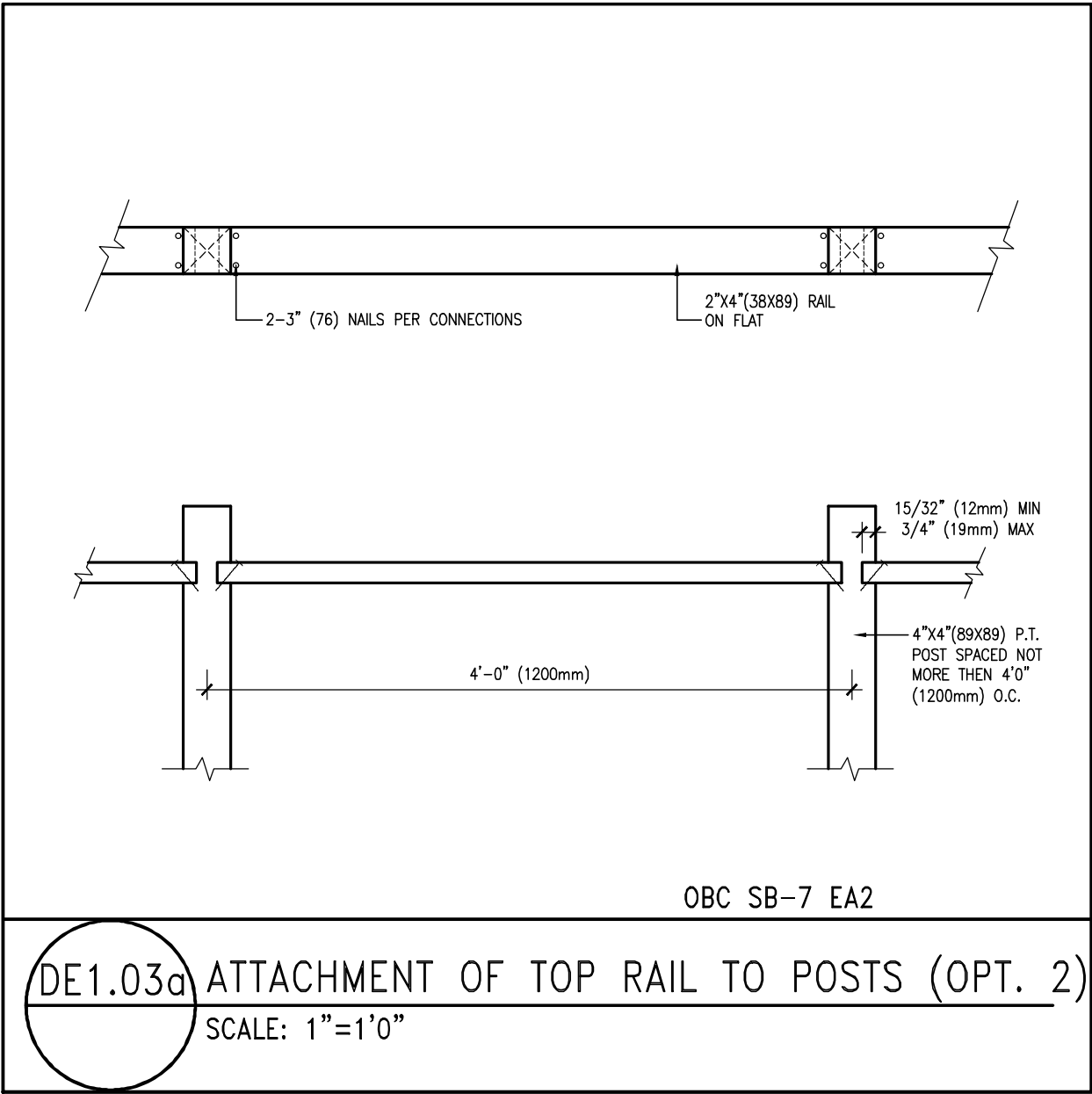
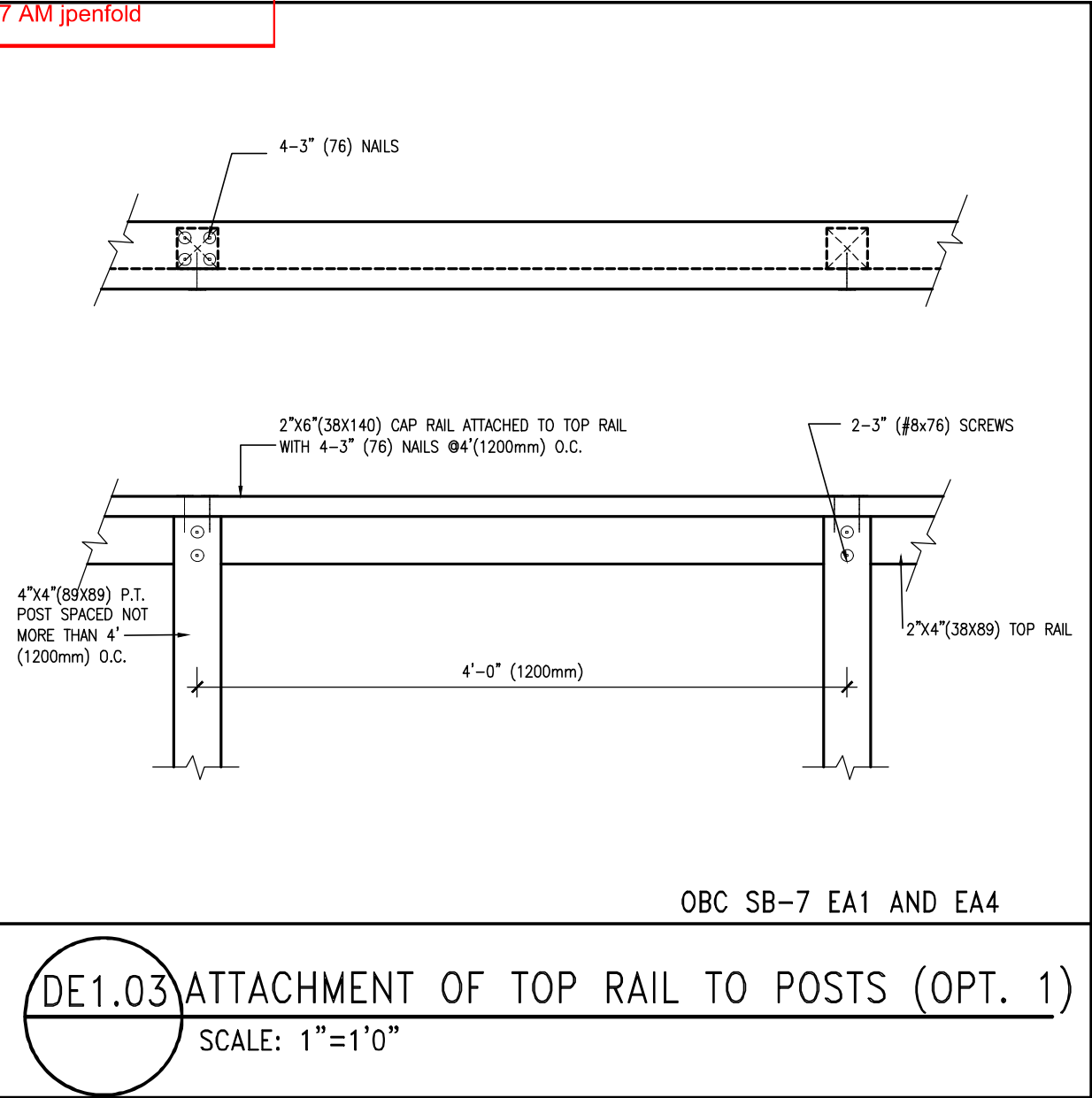
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	project no.	13049
drawn by	VA3	checked by	-
scale	3/16" = 1'-0"	DETAILS	
file name	13049-DETAIL	drawing no.	D28
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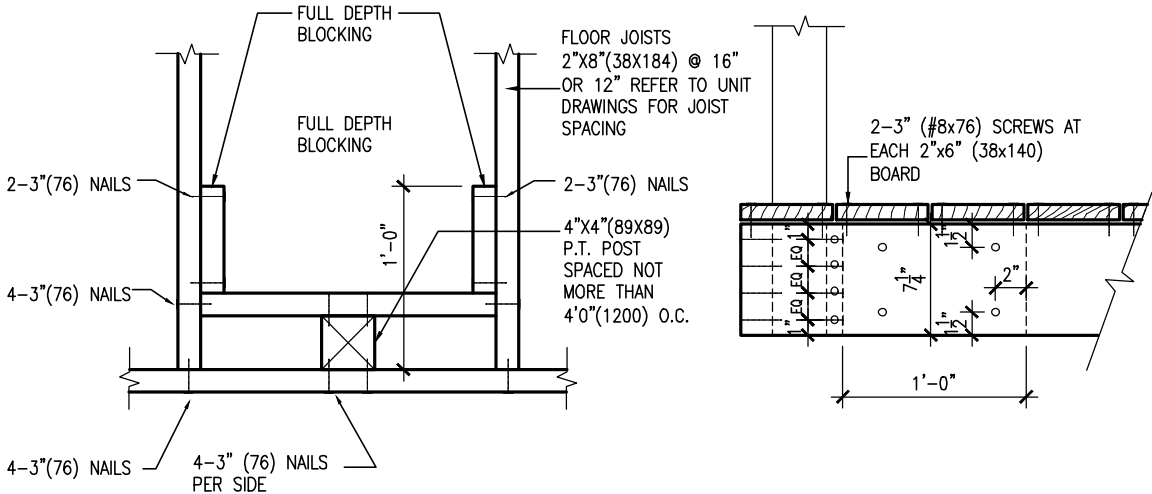
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

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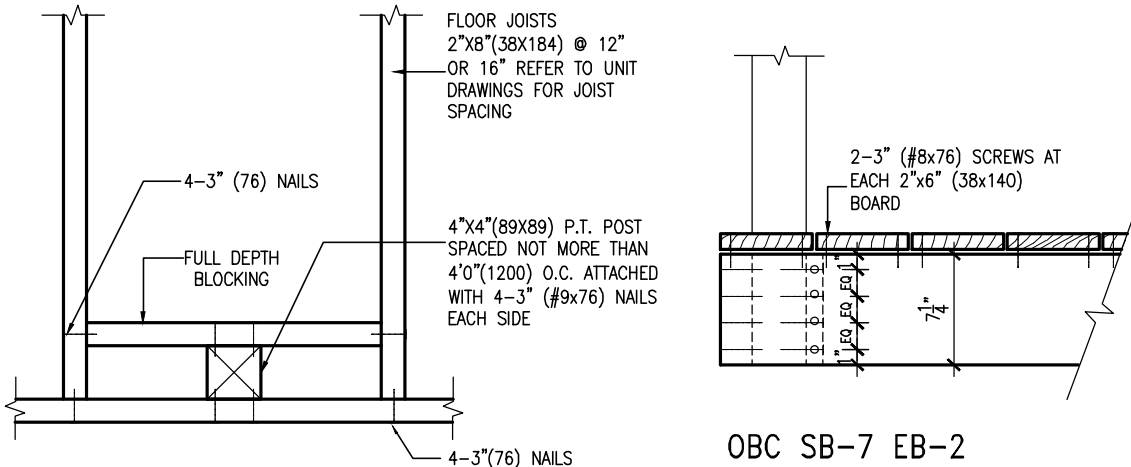
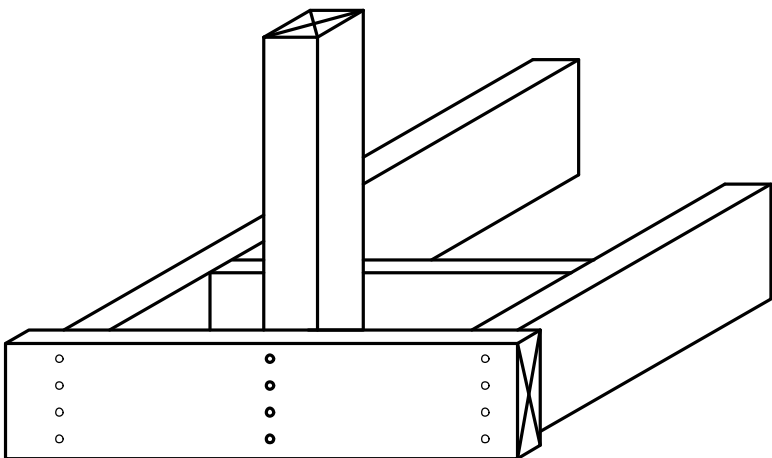
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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	checked by	VA3
drawn by	VA3	scale	3/16" = 1'-0"
DETAILS		file name	13049-DETAIL
DETAILS		project no.	13049
DETAILS		drawing no.	DET1
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OBC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

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qualification information		
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registration information		
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BAYVIEW WELLINGTON

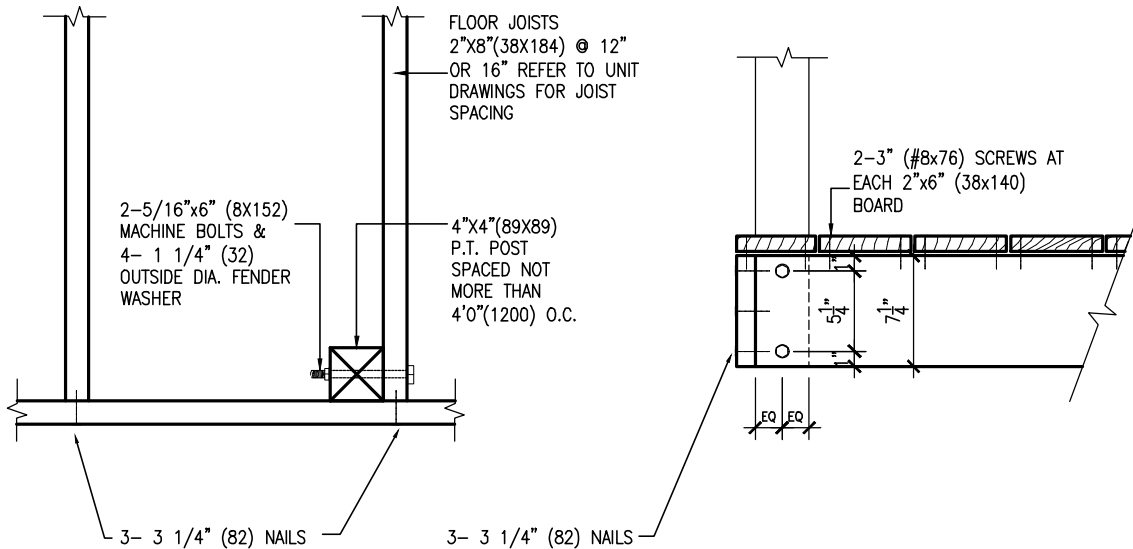
DETAILS

project name ALCONA municipality INNISFIL, ON

project no. 13049

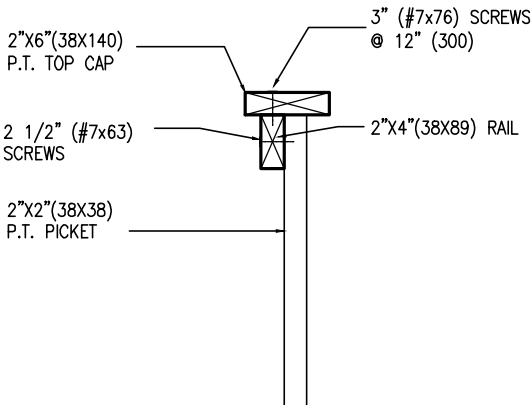
date APRIL 2018	checked by	scale 3/16" = 1'-0"	DETAILS
drawn by VA3			file name 13049-DETAIL
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drawing no. DET2



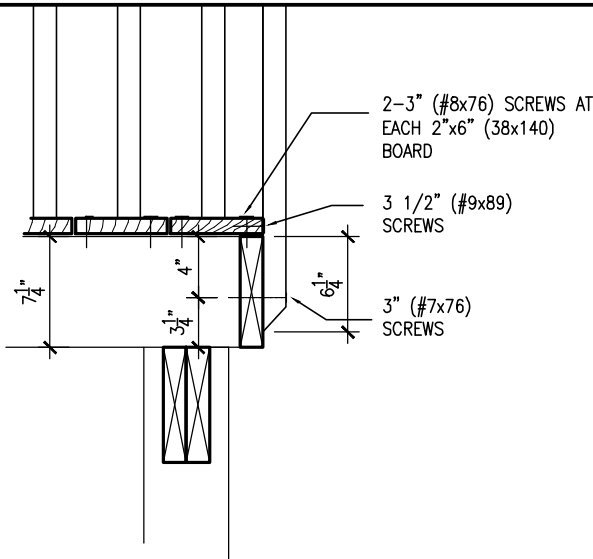
OBC SB-7 EB-3

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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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
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\detaila\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 6:37:47 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.

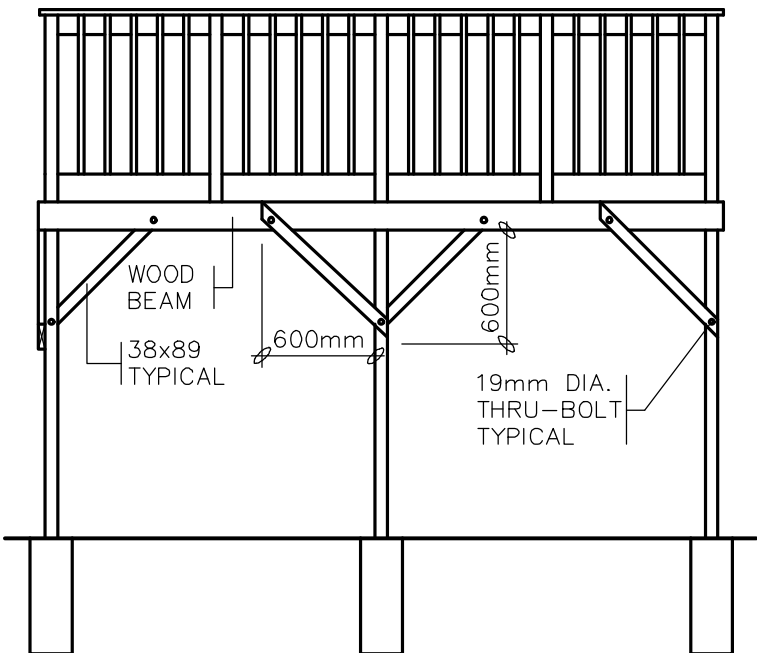
210mm MIN.

25mm

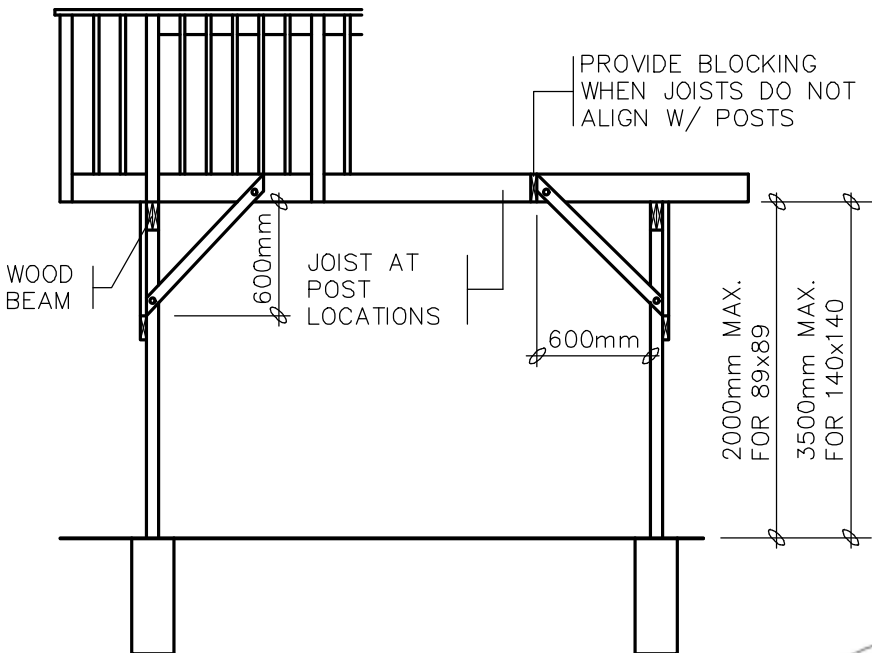
GRADE

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
no.	description	date	by

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VA3
DESIGN

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Toronto ON M2J 1R4
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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		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, R/W, & 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.

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
3	22" WIDE x 6" DEEP	22" WIDE x 6" DEEP
4	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. RSI3.52(c) (R20c) 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.
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 (14"x6") CONC. FOOTING, ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (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.
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.
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.
BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS.
MIN. BEARING 90mm (3-1/2")
17x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
GARAGE SLAB
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.
GARAGE CEILINGS/INTERIOR WALLS
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16, WALLS (R22), CEILINGS (R31), REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.
DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.
EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9'-1/2"). SEE OBC. 9.8.9.2, 9.8.9.3, & 9.8.10.
DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.
(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)
INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.
FIREPLACE CHIMNEYS - OBC. 9.2.1.
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.
LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.
MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.
STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11"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).
RESERVED
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.
STEPPED FOOTINGS OBC 9.15.3.9.
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24")
SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 6x6-W2.9xW2.9 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.
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.
DIRECT VENTING GAS FIREPLACE VENT
DIRECT VENT GAS FIREPLACE, VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
SUBFLOOR, JOIST STRAPPING AND BRIDGING
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") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

51. 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.
52. 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.
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.
53. 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.

54. TWO STOREY VOLUME SPACES
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C., (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.
55. TYPICAL 1 HOUR RATED PARTY WALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
56. FOUNDATION WALL (W.O.D./W.O.B.)
- WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.
57. EXTERIOR WALLS FOR WALK-OUT CONDITIONS
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.
58. DRAIN WATER HEAT RECOVERY UNIT (DWHR)
PER SB12-3.1.1.12., A DRAIN WATER HEAT RECOVERY (DWHR) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT, DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BENEATH ANY OF THE SHOWERS.

ONT. REG. 332/12-2012 OBC
Amendment O. Reg. 88/19
Includes amendments effective Jan. 1, 2022
WOOD LITELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (2/2" x 8")	SPR.#2
B1	3/38 x 184 (3/2" x 8")	SPR.#2
B2	4/38 x 184 (4/2" x 8")	SPR.#2
B7	5/38 x 184 (5/2" x 8")	SPR.#2

L3	2/38 x 235 (2/2" x 10")	SPR.#2
B3	3/38 x 235 (3/2" x 10")	SPR.#2
B4	4/38 x 235 (4/2" x 10")	SPR.#2

L5	2/38 x 286 (2/2" x 12")	SPR.#2
B5	3/38 x 286 (3/2" x 12")	SPR.#2
B6	4/38 x 286 (4/2" x 12")	SPR.#2

LOOSE STEEL LITELS

L7	89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L)
L8	89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L)
L9	102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L)
L10	127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L)
L11	152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L)
L12	152 x 102 x 11.0L (6"x 4" x 7/16"L)
L13	178 x 102 x 13.0L (7"x 4" x 1/2"L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A	1-1 3/4"x7 1/4" (1-45x184)
LVL1	2-1 3/4"x7 1/4" (2-45x184)
LVL2	3-1 3/4"x7 1/4" (3-45x184)
LVL3	4-1 3/4"x7 1/4" (4-45x184)
LVL4A	1-1 3/4"x9 1/2" (1-45x240)
LVL4	2-1 3/4"x9 1/2" (2-45x240)
LVL5	3-1 3/4"x9 1/2" (3-45x240)
LVL5A	4-1 3/4"x9 1/2" (4-45x240)
LVL6A	1-1 3/4"x11 7/8" (1-45x300)
LVL6	2-1 3/4"x11 7/8" (2-45x300)
LVL7	3-1 3/4"x11 7/8" (3-45x300)
LVL8	4-1 3/4"x11 7/8" (4-45x300)

DOOR SCHEDULE

1.	EXTERIOR 815 x 2030 x 45
	DOOR (2'-8" x 6'-8" x 1-3/4")
	INSULATED MIN. RSI 0.7 (R4)
1A	EXTERIOR 865 x 2030 x 45
	DOOR (2'-10" x 6'-8" x 1-3/4")
1B	EXTERIOR 915 x 2030 x 45
	DOOR (3'-0" x 6'-8" x 1-3/4")
	INSULATED MIN. RSI 0.7 (R4)
1C	EXTERIOR 915 x 2438 x 45
	DOOR (3'-0" x 8'-0" x 1-3/4")
	INSULATED MIN. RSI 0.7 (R4)
1D	EXTERIOR 860 x 2438 x 45
	DOOR (2'-10" x 8'-0" x 1-3/4")
	INSULATED MIN. RSI 0.7 (R4)
2.	INTERIOR 815 x 2030 x 35
	DOOR (2'-8" x 6'-8" x 1-3/8")
2A	EXTERIOR 815 x 2030 x 45
	DOOR (2'-8" x 6'-8" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE.
2B	EXTERIOR 815 x 2030 x 45
	DOOR (2'-8" x 6'-8" x 1-3/4") (WEATHER STRIPPING INSTALLED)
2C	INTERIOR 815 x 2438 x 45
	DOOR (2'-8" x 8'-0" x 1-3/4")
2D	EXTERIOR 815 x 2438 x 45
	DOOR (2'-8" x 8'-0" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE.
3.	INTERIOR 760 x 2030 x 35
	DOOR (2'-8" x 6'-8" x 1-3/8")
3A	INTERIOR 710 x 2030 x 35
	DOOR (2'-4" x 6'-8" x 1-3/8")
3B	INTERIOR 760 x 2438 x 35
	DOOR (2'-8" x 8'-0" x 1-3/8")
3C	INTERIOR 710 x 2438 x 35
	DOOR (2'-4" x 8'-0" x 1-3/8")
4.	INTERIOR 610 x 2030 x 35
	DOOR (2'-0" x 6'-8" x 1-3/8")
4A	INTERIOR 660 x 2030 x 35
	DOOR (2'-2" x 6'-8" x 1-3/8")
4C	INTERIOR 660 x 2438 x 35
	DOOR (2'-2" x 8'-0" x 1-3/8")
5.	INTERIOR 460 x 2030 x 35
	DOOR (1'-8" x 6'-8" x 1-3/8")
6.	EXTERIOR 815 x 2030 x 45
	DOOR (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE

MECHANICAL SYMBOLS

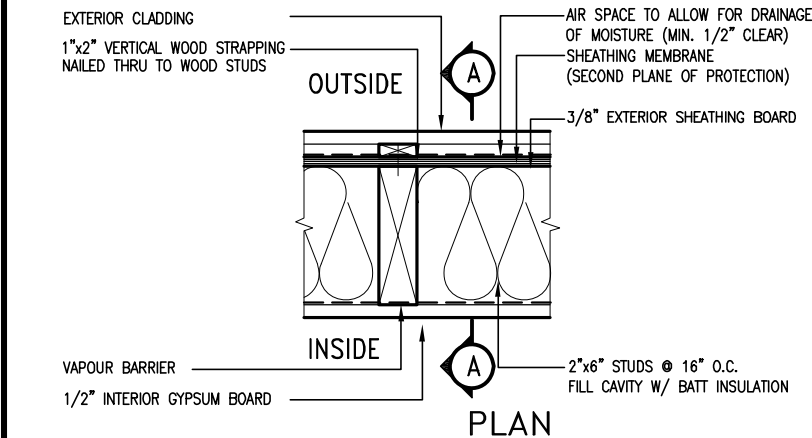
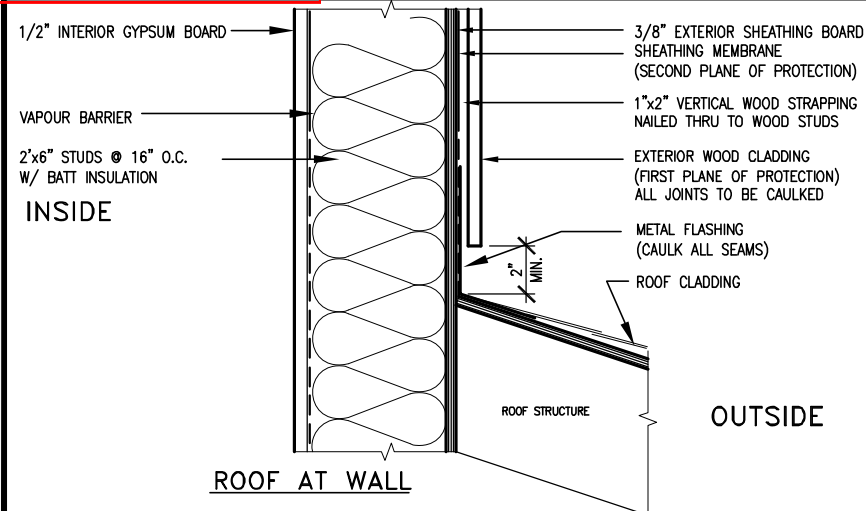
	HEAT PIPE		WARM AIR
	PLUMBING (TOILET)		RETURN AIR DUCT
	PLUMBING (BATH, SINK, SHOWER)		

SMOKE ALARM (REFER TO OBC 9.10.19)
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)).
CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDITIONAL REQUIREMENTS.

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

2022 A1
VA3 REFERENCE NUMBER

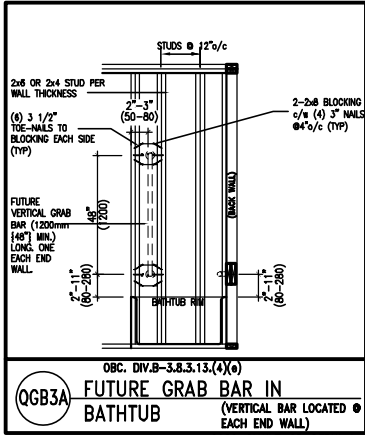
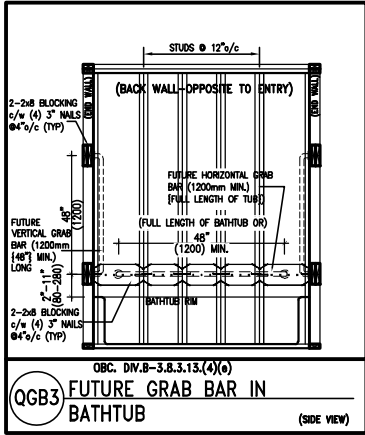
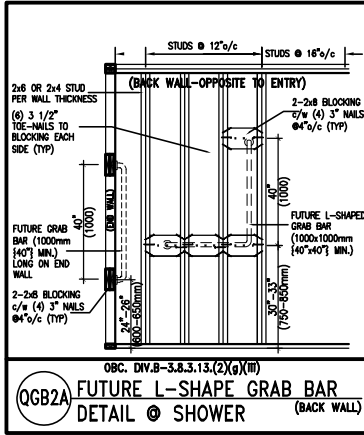
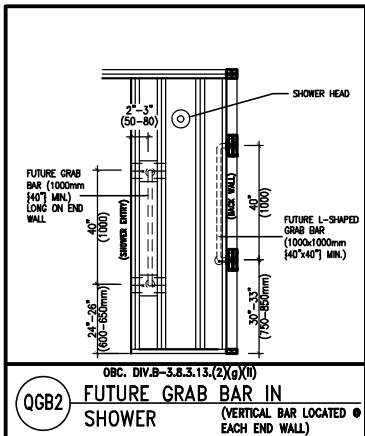
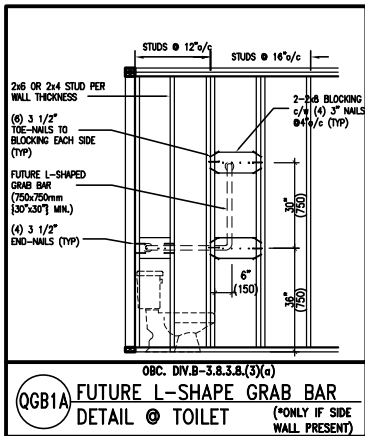
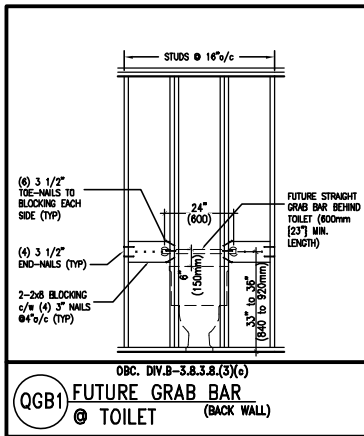
GENERAL NOTES
WINDOWS:1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
2) WINDOW GUARDS -OBC. 9.8.8.1.(6).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS 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



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.



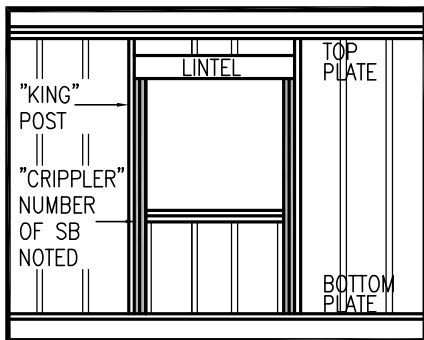
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OUTDOOR AIR INTAKE SEPARATION

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



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.

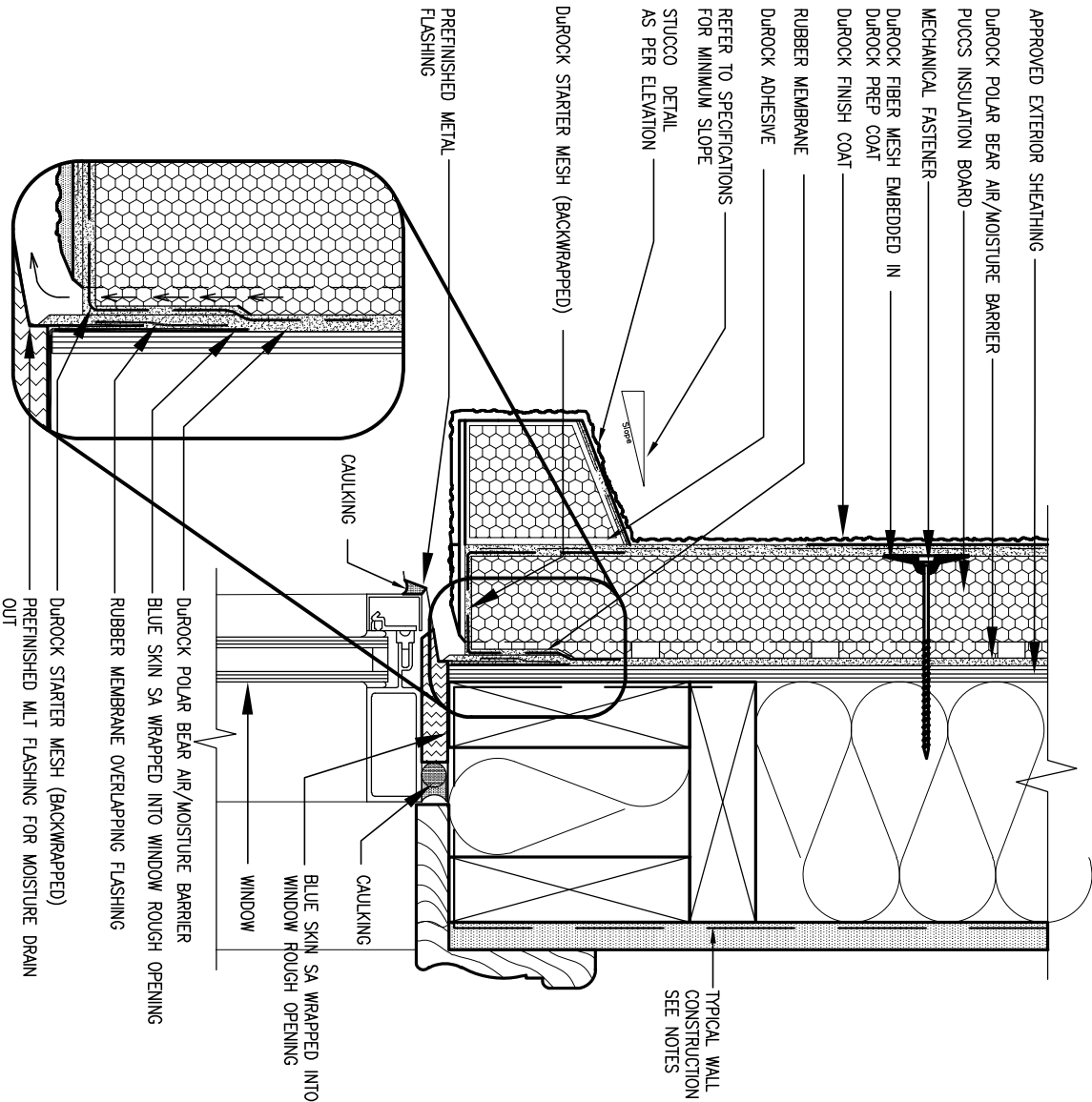
** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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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

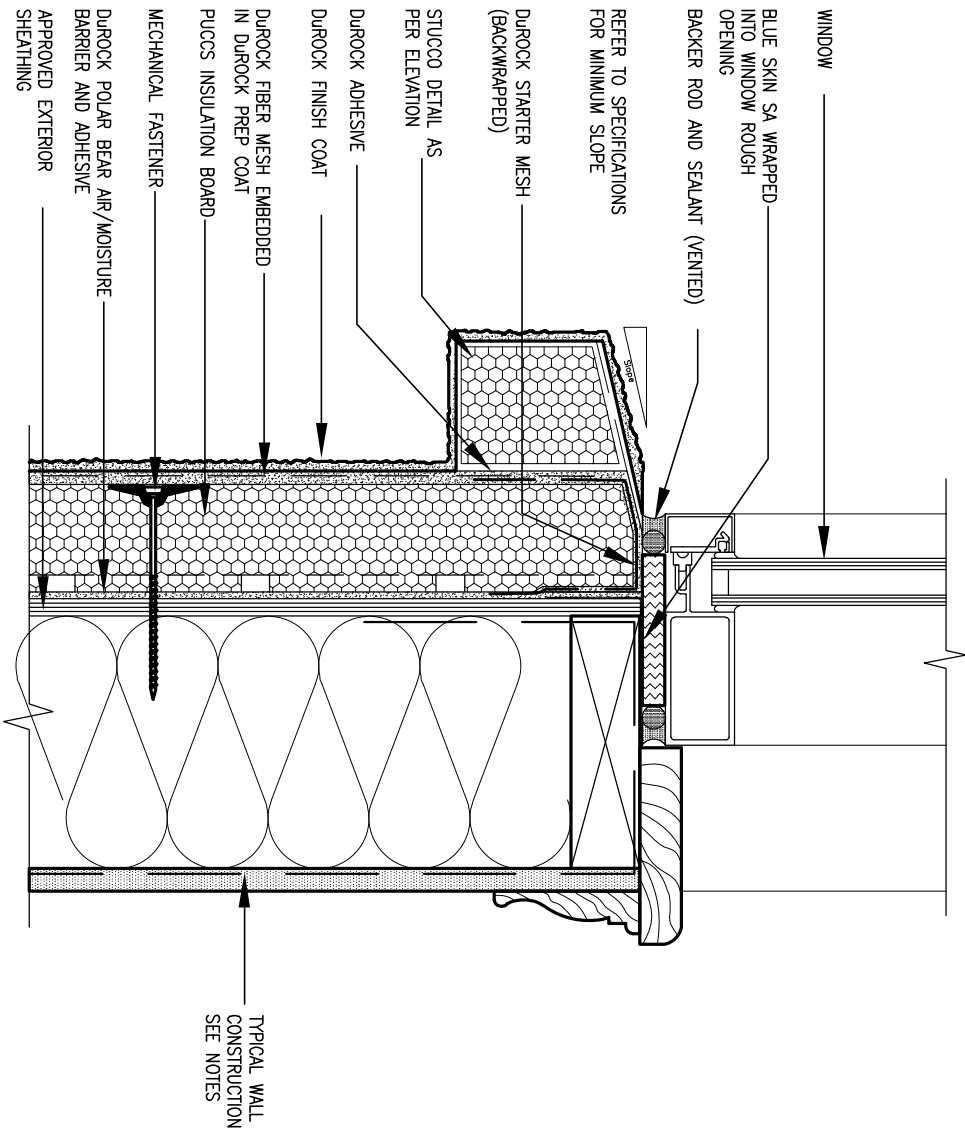
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
signature
BOIN
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	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
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CONSTRUCTION NOTES		CN2	



1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"



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

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



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3	UPDATE TO OBC VER 2022	FEB 16-22	RC
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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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BAYVIEW WELLINGTON

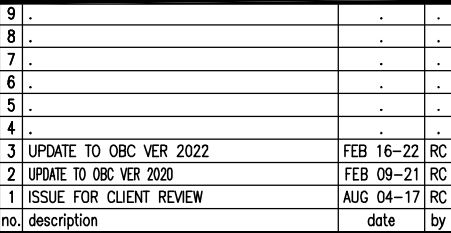
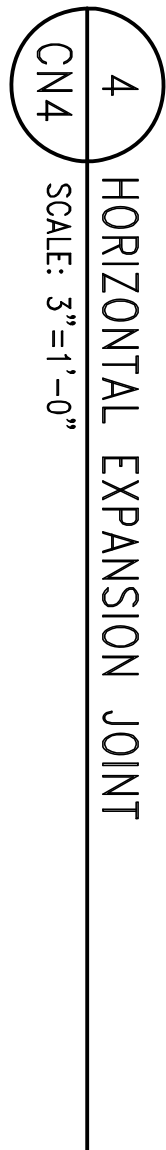
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drawn by	RC	file name	13049-CN-A1 VER 2022	drawing no.	CN3
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ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

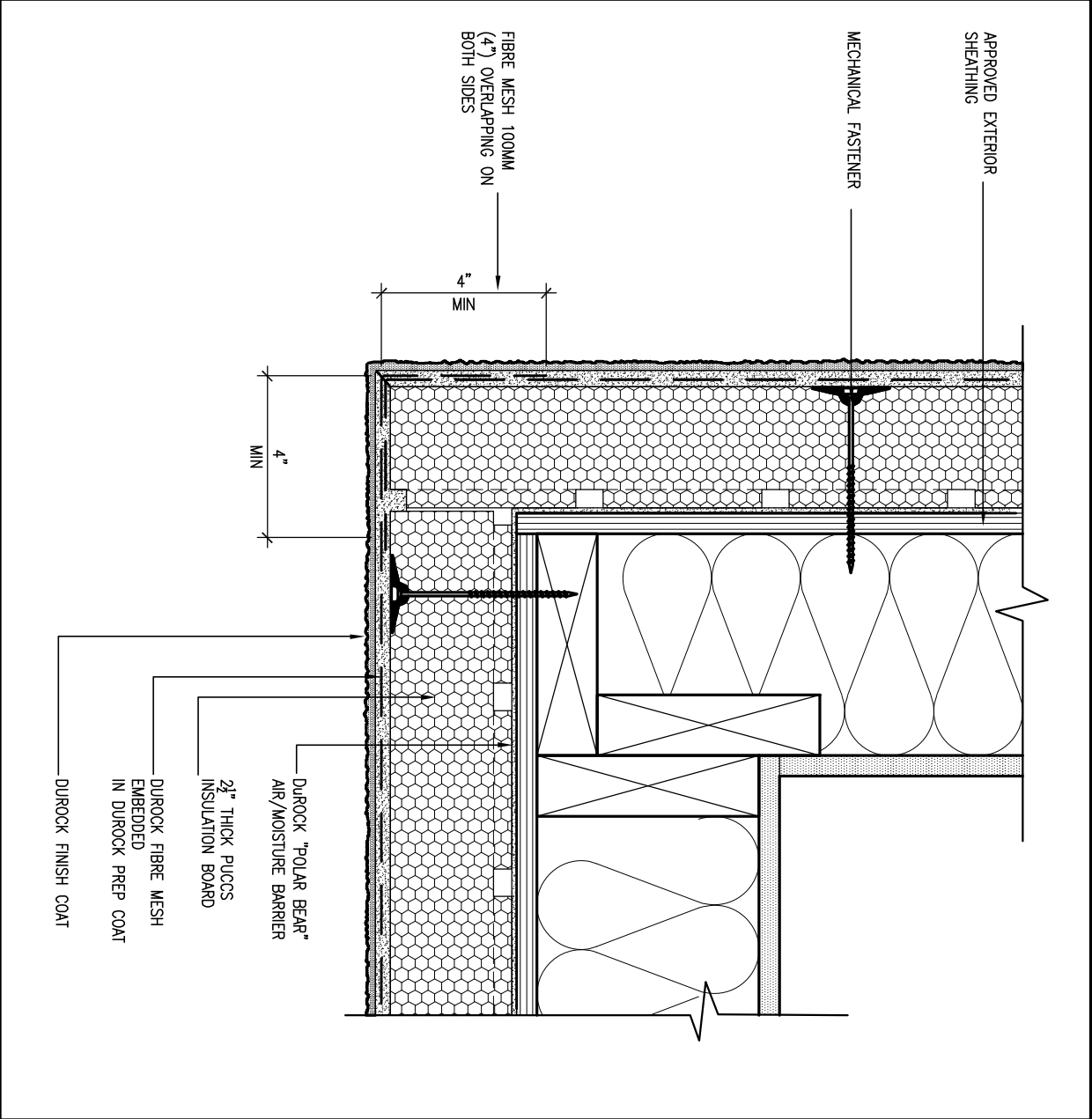


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
Qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	
V&S Contractor Inc.	42658

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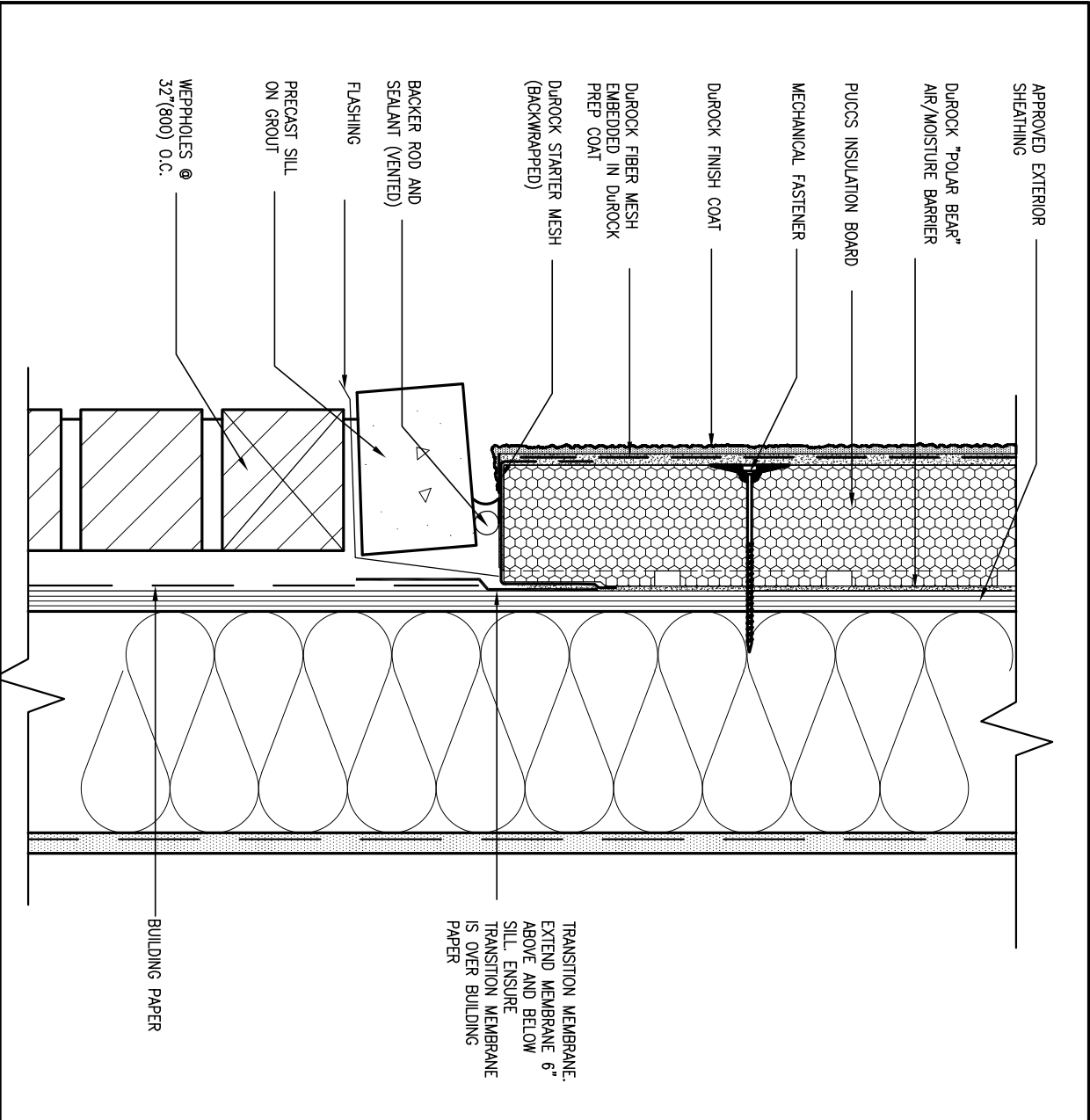


BAYVIEW WELLINGTON		CONST. NOTE	
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date MAY 2016		project no. 13049	
drawn by RC		drawing no. CN4	
checked by -		scale 3/16" = 1'-0"	
file name 13049-CN-A1 VER 2022			
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5 CORNER DETAIL
CNS SCALE: 3"=1'-0"

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
CNS SCALE: 3"=1'-0"



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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

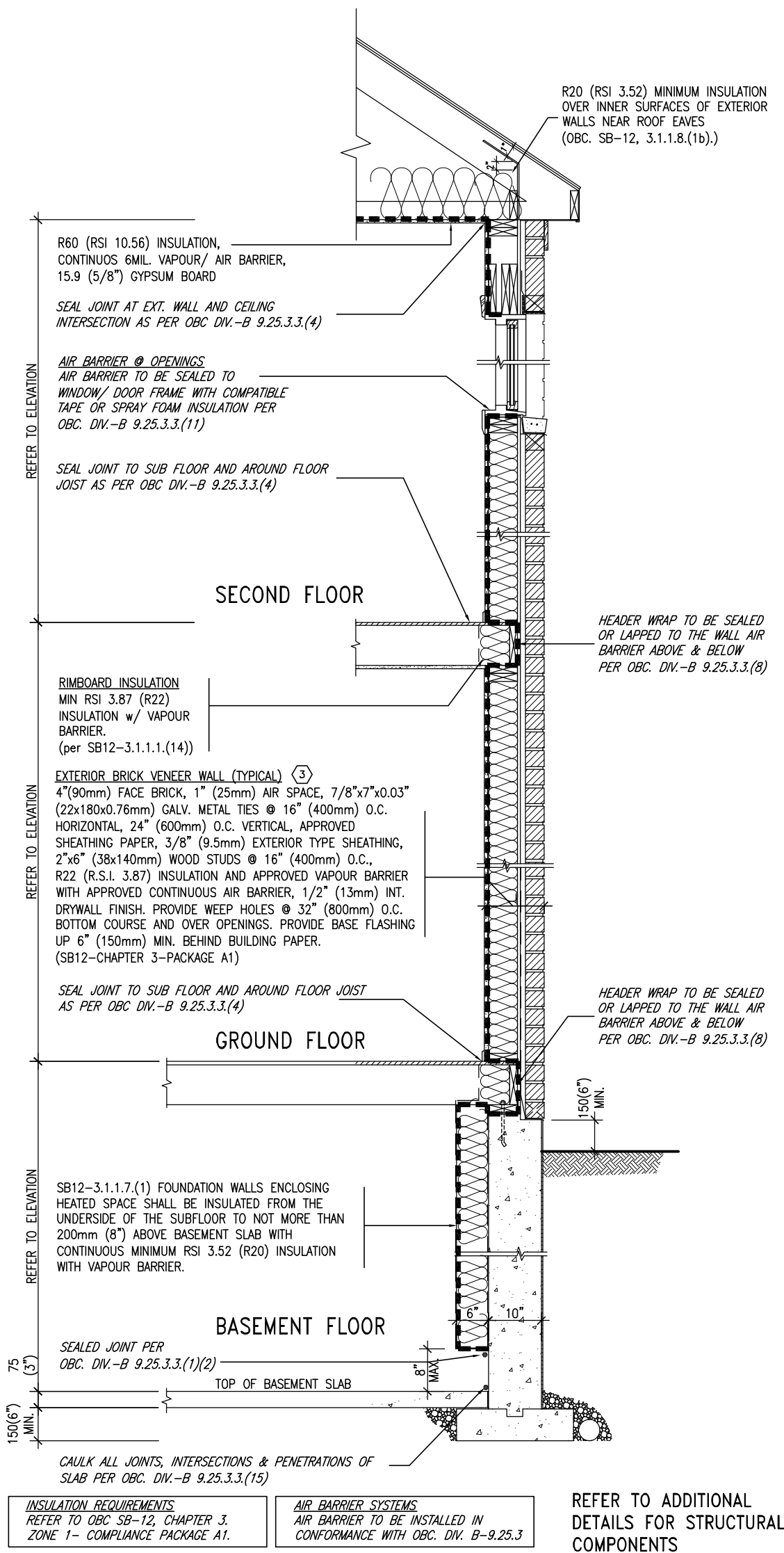
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Wellington Jno-Baptiste	signature	25591
name	BCIN	
registration information		42658
VA3 Design Inc.		
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BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL, ON.
date	MAY 2016	project no.	13049
drawn by	RC	drawing no.	CN5
checked by	-	scale	3/16" = 1'-0"
CONSTRUCTION NOTES		file name	
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SB12-COMPLIANCE PACKAGE 'A1'

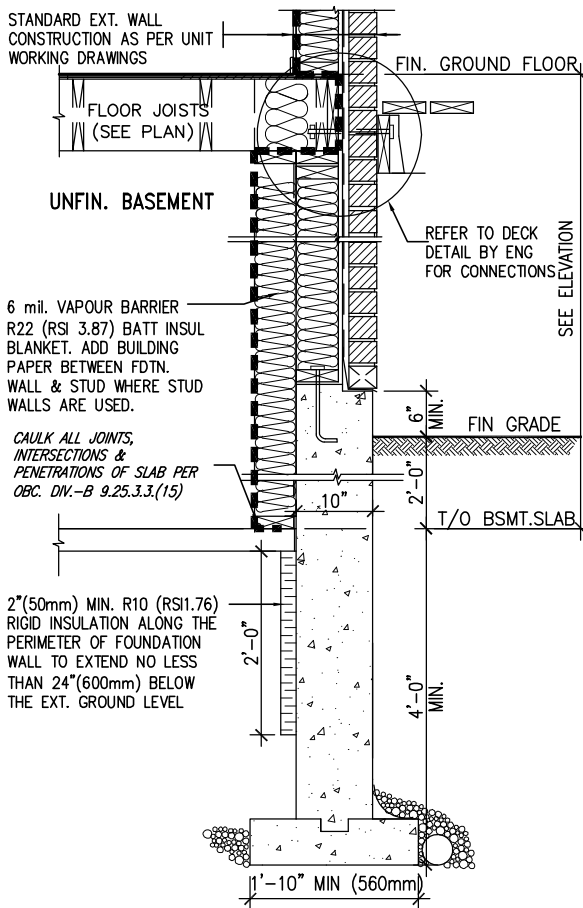


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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.

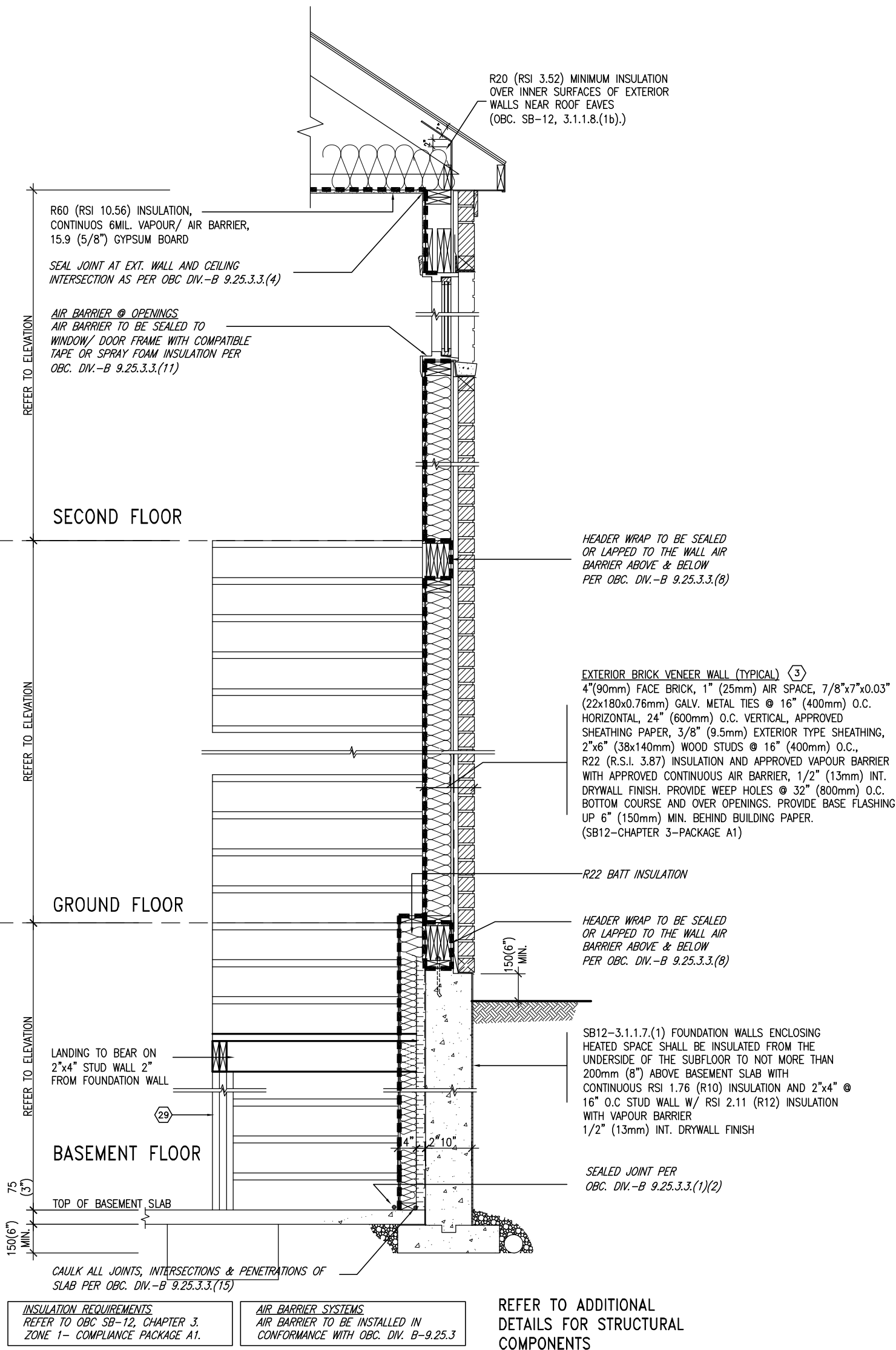
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3	UPDATE TO OBC VER 2022	FEB 16-22	RC
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qualification information	
Wellington Jno-Baptiste	25591
name	signature
registration information	BCIN
VA3 Design Inc.	42658
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BAYVIEW WELLINGTON			CONST NOTE	
project name ALCONA			municipality INNISFIL, ON.	
			project no. 13049	
date MAY 2016			CONSTRUCTION NOTES	
			drawing no.	
drawn by RC		checked by -		scale 3/16" = 1'-0"
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SB12-COMPLIANCE PACKAGE 'A1'

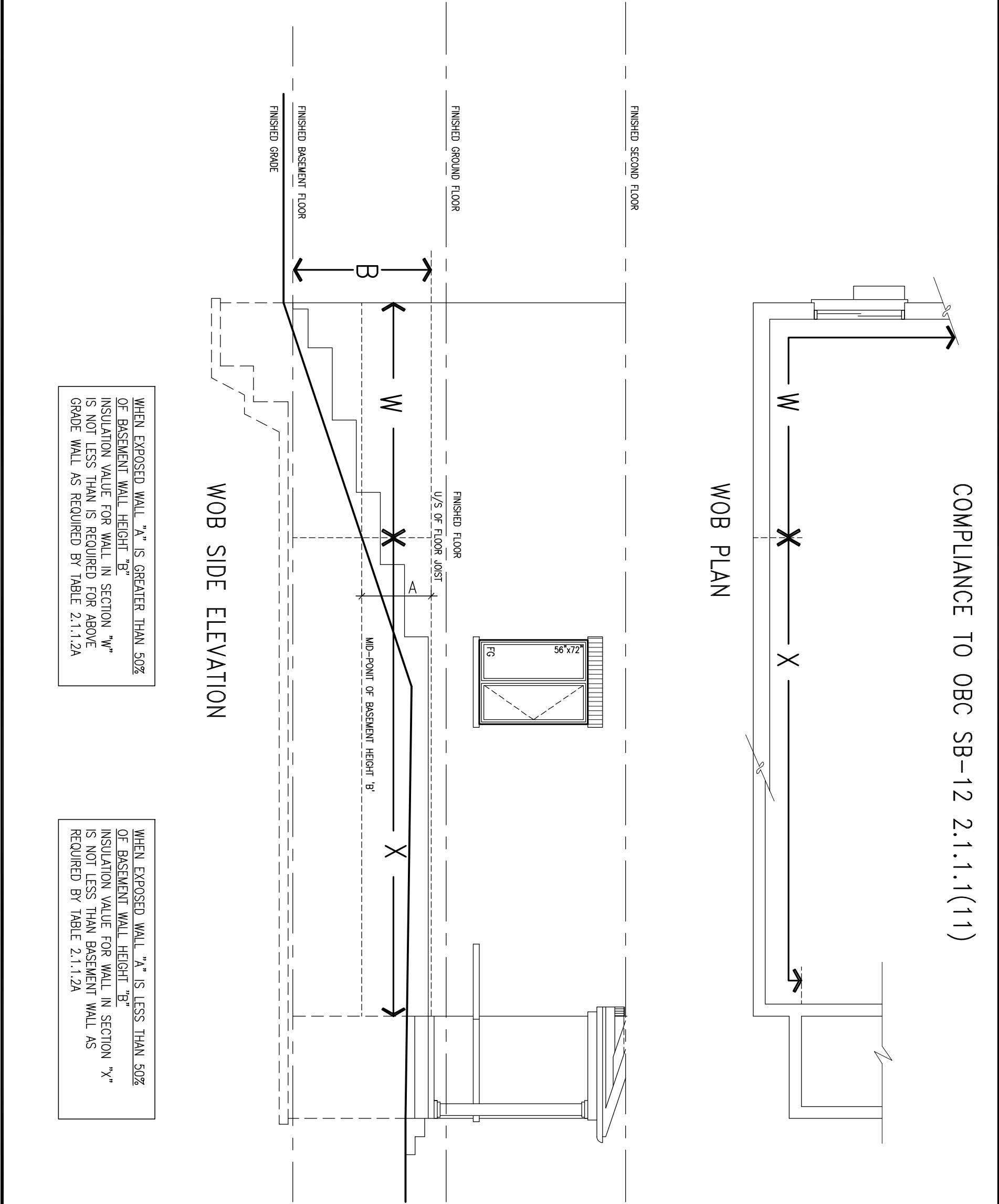


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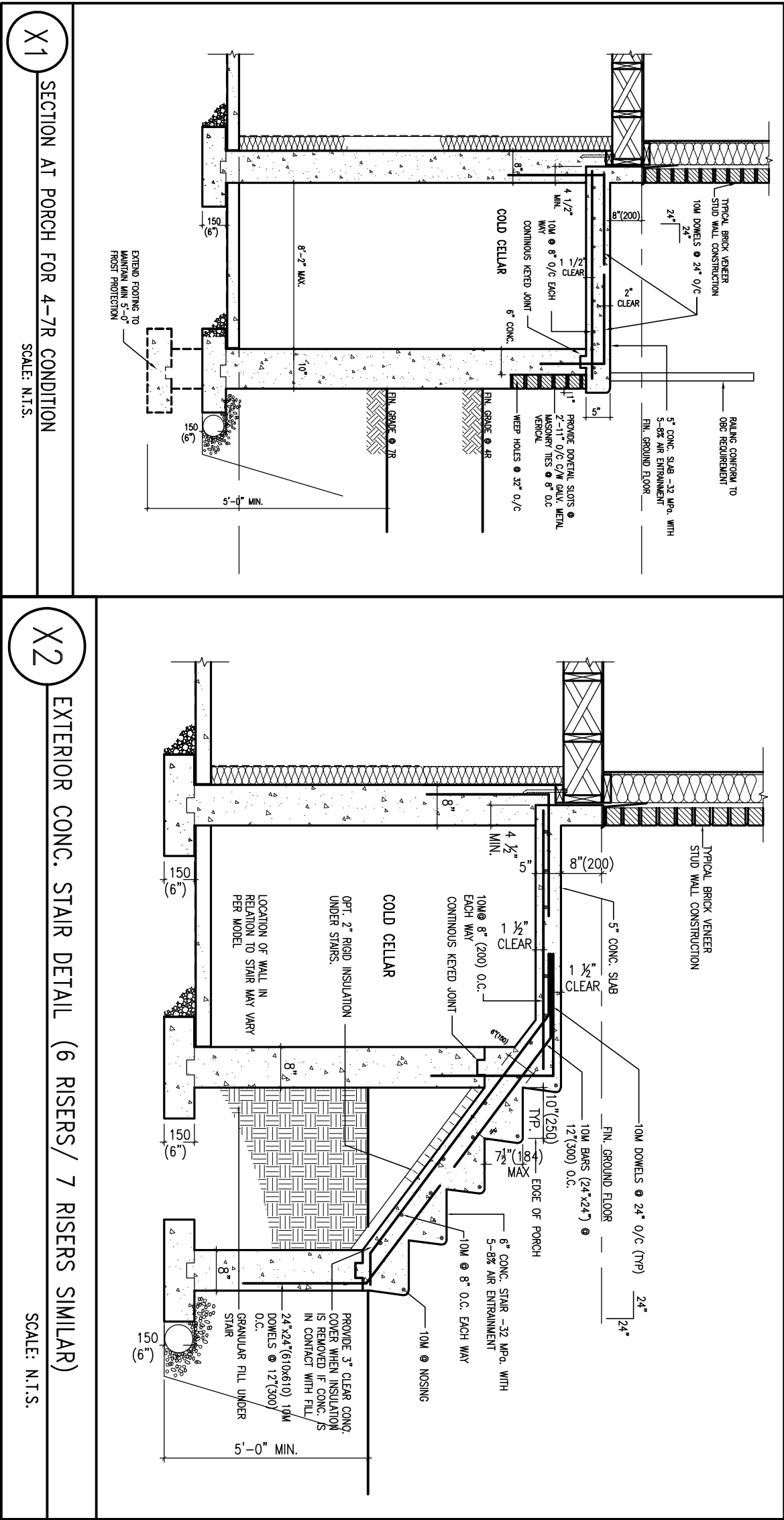
TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL

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		MAY 2016					CN7
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		drawn by RC checked by - scale 3/16" = 1'-0" file name 13049-CN-A1 VER 2022					
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						



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 † 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE	
8	-	-	qualification information				
7	-	-	Wellington Jno-Baptiste 25591				
6	-	-	signature BCIN				
5	-	-	name				
4	-	-	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.	MAY 2016	CONSTRUCTION NOTES	drawing no.
2	UPDATE TO OBC VER 2020	FEB 09-21	RC				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by		project name ALCONA	municipality INNISFIL, ON.	project no. 13049
					checked by RC	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		
					CN8		



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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	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.	

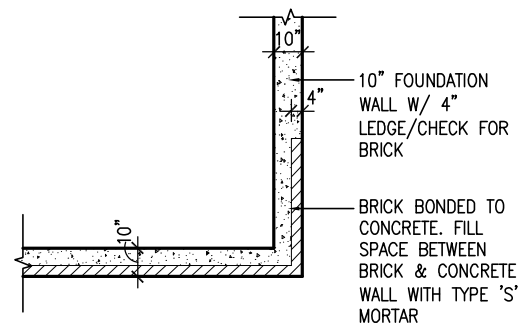


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BAYVIEW WELLINGTON			CONST NOTE	
project name ALCONA			project no. 13049	
municipality INNISFIL, ON.				
date MAY 2016			drawing no.	
CONSTRUCTION NOTES			CN9	
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NOT TO SCALE



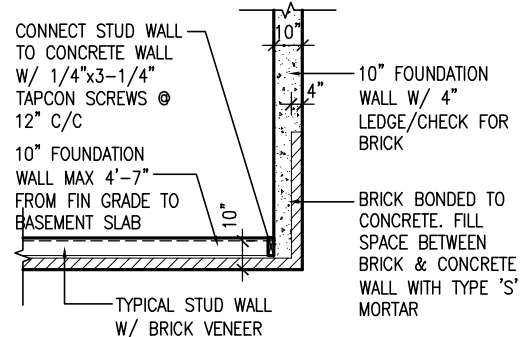
WALK-OUT DECK WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)

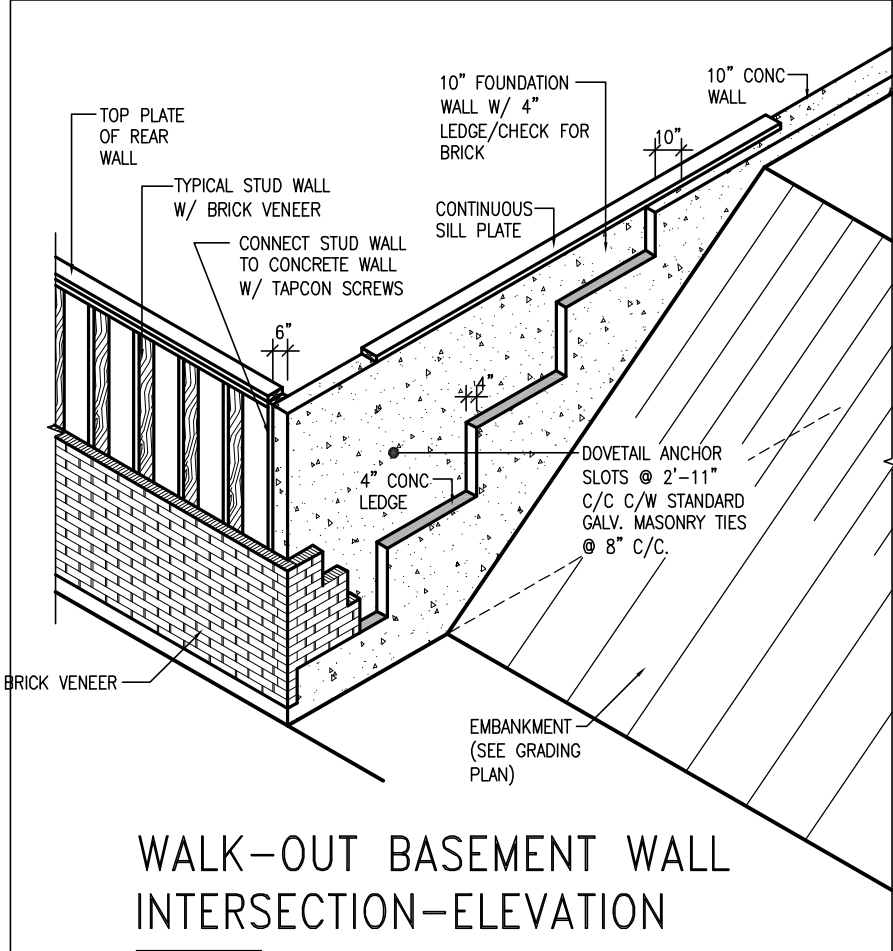


9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	-	-	-	qualification information
7	-	-	-	Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591
6	-	-	-	name
5	-	-	-	signature BCIN
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	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	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.



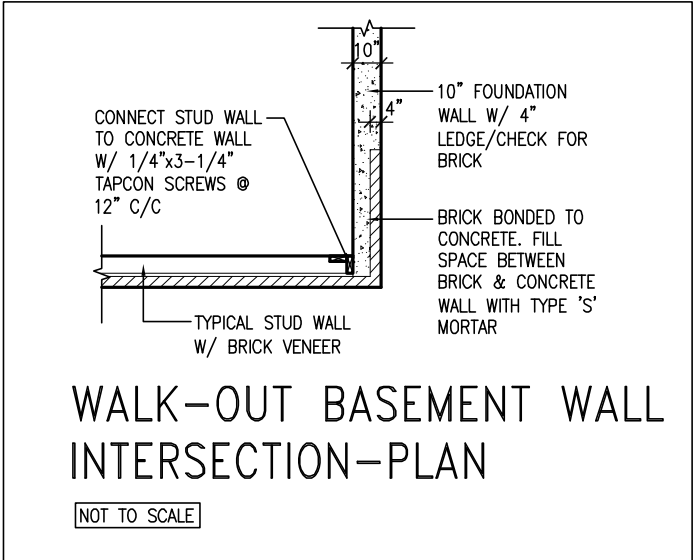
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BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA		project no. 13049	
municipality INNISFIL, ON.			
date MAY 2016		CONSTRUCTION NOTES	
drawing no. RC		CN10	
drawn by RC		file name 13049-CN-A1 VER 2022	
checked by -		scale 3/16" = 1'-0"	
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WALK-OUT BASEMENT WALL
INTERSECTION-ELEVATION

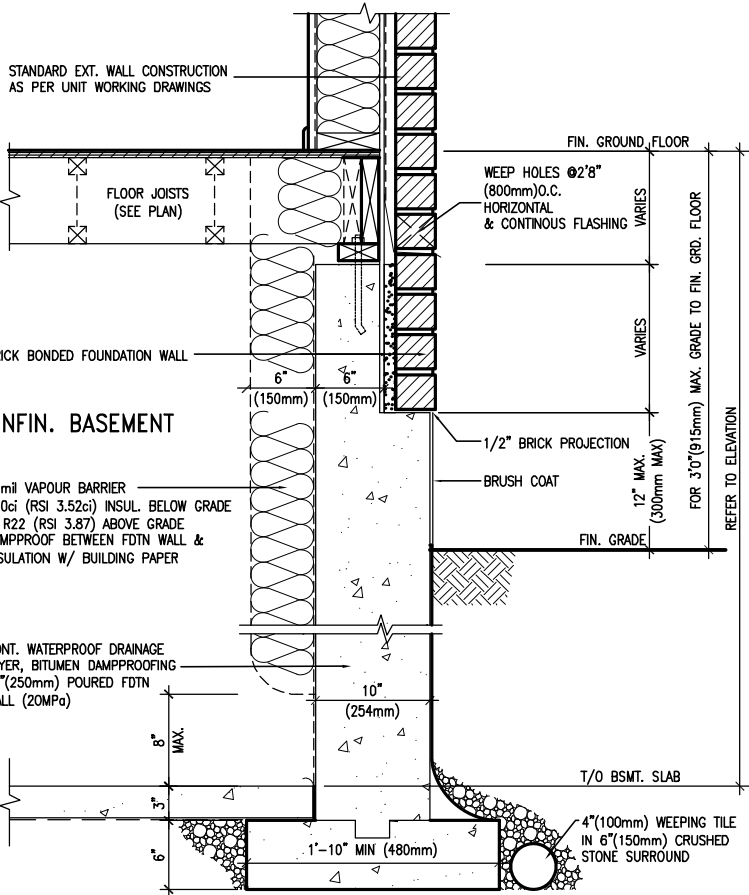
NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

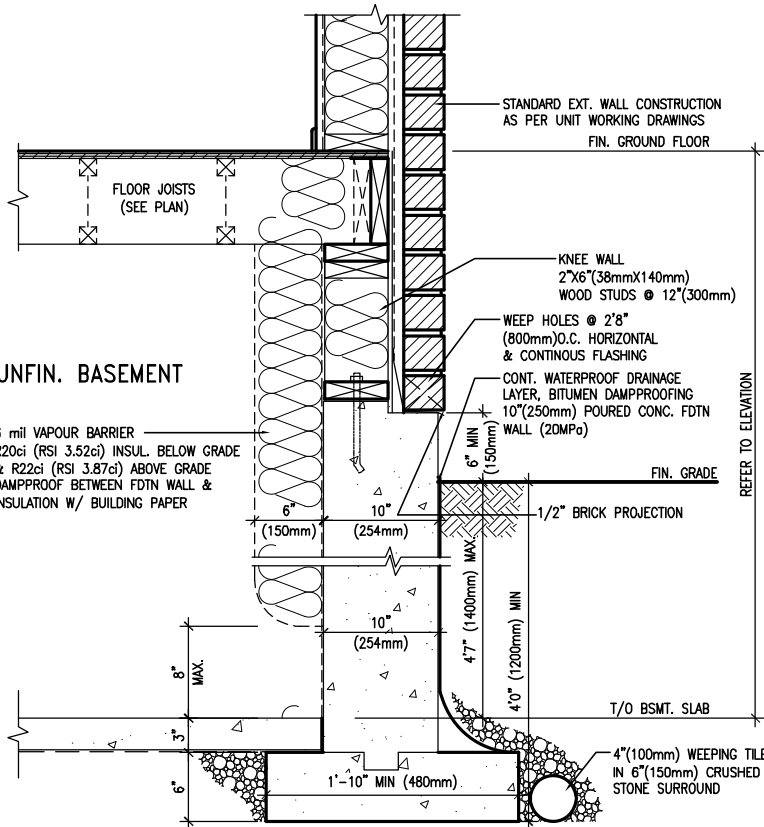
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.



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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

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

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VA3 DESIGN

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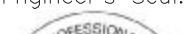
BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL, ON.
date	MAY 2016	project no.	13049
drawn by	RC	checked by	-
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RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:10 PM		drawing no.	
		CN11	

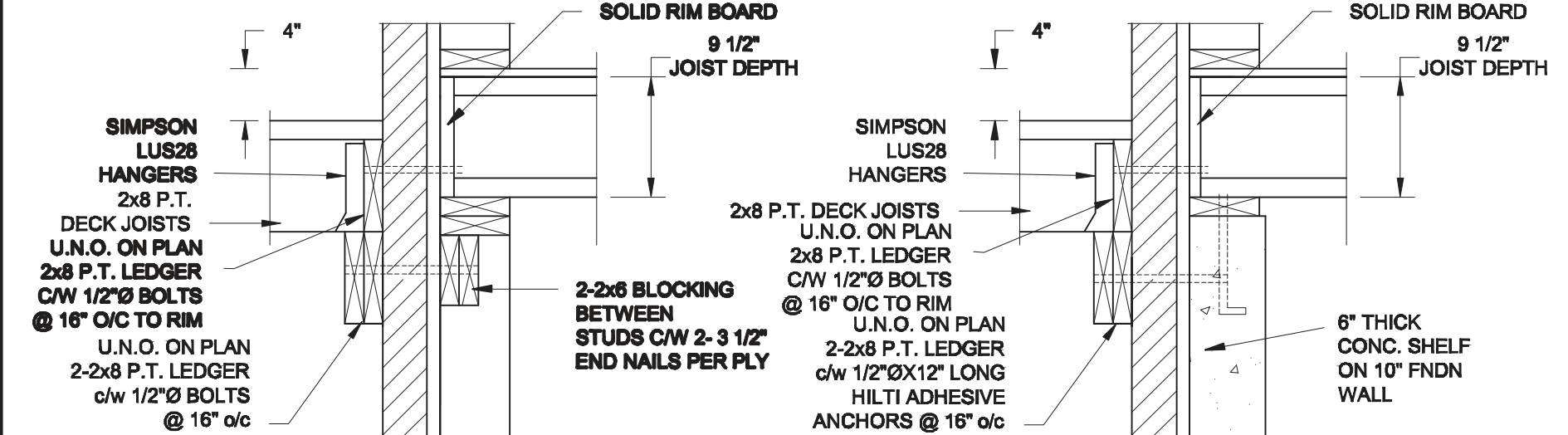


1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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



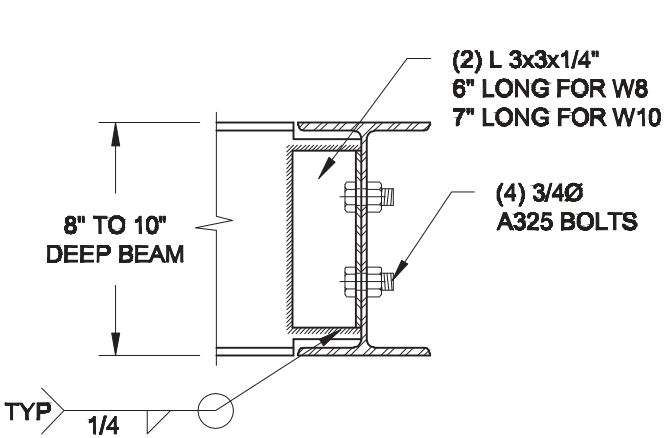
Scale: AS NOTED			Engineer's Seal:		Project: BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO	
Date:			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn:	Checked:		Project No.:		Drawing No.: S1	



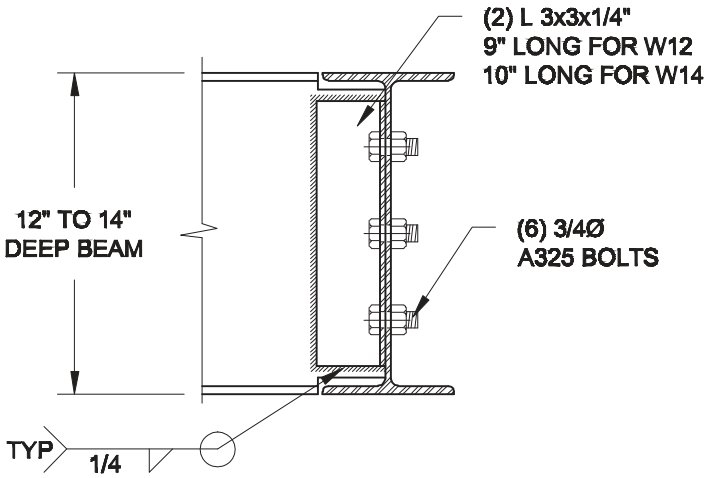
1A DECK FASTEN DETAIL
S2 SCALE: 1" = 1'-0"

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.

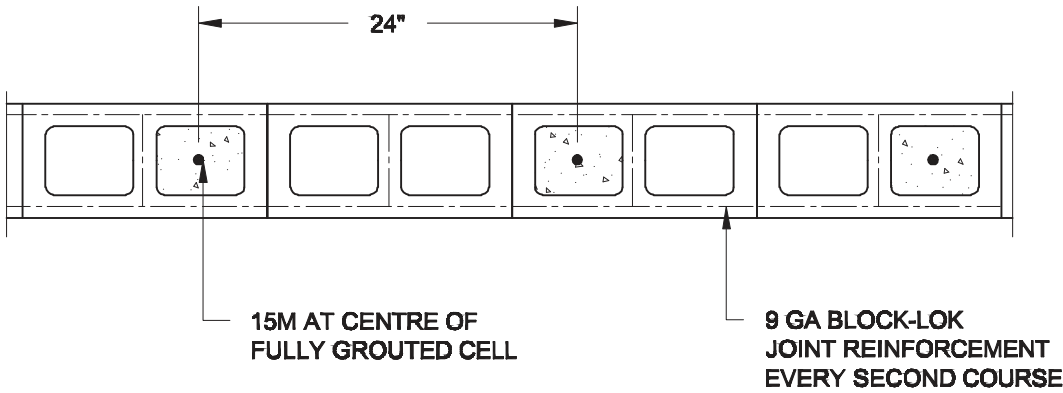


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

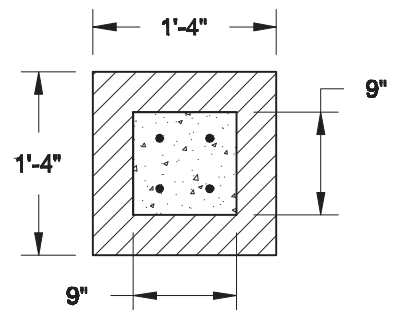
2 STEEL BEAM CONNECTION DETAIL
S2 SCALE: 1-1/2" = 1'-0"



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



1B **TOP VIEW @ MASONRY PIER**
S3 **SCALE: 3/4" = 1'-0"**

NOTE:

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

Scale: AS NOTED			Project: BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO
Date:			TYPICAL STRUCTURAL DETAILS FOR SINGLES
Drawn: Checked:			Project No.: Drawing No.: S3