

NDRAILS -OBC. 9.8.7.TINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE (35.) BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS 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 (39) TWO STOREY VOLUME SPACES -FOR A MAXIMUM 5490 mm (18-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO PIEU ONTARIO BOILDING CODE AND SPEC'S EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION 2-38x140 (2-2"x6") SPR.#2 CONTN. 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 OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS 1.2M (3'-11"), WHERE THE LD IS LESS THAN 600mm (1'-11") THE ERIOR GUARDS -OBC. 9.8.8.-EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE INTERIOR GUARDS: 900mm (2-11") MIN. HIGH MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES OFFENDING GARAGE WALLS INCLUDED. MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC IMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC ROOF CONSTRUCTION NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/6") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (FAVES PROTECTION NOT REQUE FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWI. & VENIED 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. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.). EXTERIOR GUARDS — OBC. 9.8.8. 900mm (38") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71"). 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 © 1220 mm (4"-0") O.C. VERTICALLY, -FOR WALLS WITH HORIZ, DISTANCES NOT EXCEEDING 2900 mm (9"-6"), PROVIDE 38X140 (2"x"9", STUDS @ 400 (14") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6")TOP PLATES + 1-38x140 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") C.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. ENTRAINMENT, REINF, WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"\23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FOTN, WALLS, SLOPE SLAB MIN. 1.0% FROM HOUSE WALL, SLAB TO HAVE MIN. 75mm (3") (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") (1-2 x6) BOTTOM PLATE & MINIMUM OF 3-38X184 (3-2 x8) CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS. TYPICAL I HOUR RATED PARTY WALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. BEARING ON FDTN, WALLS, PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING. USE NON-SHRINK GROUT TO LEVEL SILET BY MINISTRANCE STATE STA 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. 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 SOUID WITH MORTAR. THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. R313.52c1 (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BULLDING PAPER BETWEEN THE FOUNDATION AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.). ENSURE ALL OVERLAPPING ROOF SPACES ARE OPEN TO MAIN ROOF ATTIC SPACE FOR VENTING PURPOSES. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x1 40 (2"x6") ATILE SPACE FOR VERITING PURPOSES. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x") 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 HINSH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD) 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 38x140 (2"x6") RAFIERS @ 400mm (16"O.C.) FOR MAX 11"-7" SPAN, 38x184 (2"x6") 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. STUDS @ 400mm (16") o.c. <u>OR</u> 38x89 (2"x4") STUDS @ 300mm DRAIN WATER HEAT RECOVERY UNIT (DWHR) (ci) IS NOT TO BE INTERRUPTED BY FRAMING. 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. BEARING STUD PARTITION 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING 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 LINBURSHED RAFIERS 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. RESERVED ONT REG 332/12-2012 OBC 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, WALL IS UNFINISHED. on, REG. 332/12-2012 OBC Amendment O. Reg. 88/19 acludes amendments effective | 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 WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-Includes amendments effective Jan. 1, 2022 WOOD LINTELS AND BUILT-UP WOOD BEAMS CONTIN. SHEAFING MEMBRANE, 7.37111 (376) EAL. THE SHEAFIN 38,89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1"-3"). 2/38 × 184 (2/2" × 8") SPR.#2 3/38 × 184 (3/2" × 8") SPR.#2 4/38 × 184 (4/2" × 8") SPR.#2 5/38 × 184 (5/2" × 8") SPR.#2 A MAX, EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGS8-7.2-94, AND WITH 150x150x9-5, (6"x6"x3/8") STL. PLATE TOP & BOTTOM, 870x80x4-10 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A 200mm (8") ABOVE FINISH GRADE. 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") RESERVED STUCCO WALL CONSTRUCTION (2"x4") —GARAGE WALLS STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE 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. 17°PE SHEATHING ON 38/89 (2"x4") SULIDS & 400 (1/4") O. C. STUCCO D. OR EMIN. 200 (8") (2D) PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT. 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV.-8 9.7.3. & \$B12-3.1.1.9 89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5 (8"x6"x3/8") STL. 10"P & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. GLASS—STRUCTURAL SUFFICIENCY OF GLASS DOOR & WINDOW MANUFACTURER/ SUPPLIER TO PROVIDE ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE 2/38 x 286 (2/2" x 12") SPR.#2 3/38 x 286 (3/2" x 12") SPR.#2 4/38 x 286 (4/2" x 12") SPR.#2 L5 38x89 (2"x4") STUDS @ 400 (16") O.C., STUCCO TO BE MIN. 200 (8") MIN. AND AS PER SOILS REPORT. WITH OBC DIV.-B 9.6.1.3. ABOVÉ FINISH GRADE. ABOVE HINDH GRADE. **WALLS ADJACENT TO ATTIC SPACE — NO CLADDING** 9.5mm (3/8") EXT. TYPE SHEATHING, 38x1 40 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.37 (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. GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS. LOOSE STEEL LINTELS 90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. 89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L) 89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L) 102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L) 127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L) 152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L) 152 x 102 x 11.0L (6"x 4" x 7/16"L) 178 x 102 x 13.0L (7" x 4" x 1/2"L) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PE OBC 9.26.18.2, 8, 5.6.22.(3) AND MUNICIPAL STANDARDS, ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3, CHECK WITH THE LOCAL AUTHORITY. 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. REFER TO OBC \$B-12, CHAPTER 3 FOR ADDITIONAL THERMAI INSULATION REQUIREMENTS. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2") MASONRY VENEER CONSTRUCTION (2"x6")(SB-12-TABLE 3.1.1.2.A) 16. REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED 90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM, REFER TO OBC. DIV. B- 9.5.2.3 & DETAIL LAMINATED VENEER LUMBER (LVL) BEAMS BFAM. 600mm (24") O.C. VERIICAL APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT, TYPE SHEATHING, 38x1 40 (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. PROVIDED. ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3,11.9. LVL1A 1-1 3/4"x7 1/4" (1-45x184) LVL1 2-1 3/4"x7 1/4" (2-45x184) GARAGE SLAB 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR LVL2 3-1 3/4"x7 1/4" (3-45x184) LVL3 4-1 3/4"x7 1/4" (4-45x184) ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND LVL3 4-1 3/4 x/ 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) ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY OVER OPENINGS, PROVIDE BASE FLASHING UP MIN, 150mm (6") BEHIND BUILDING PAPER, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. 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. 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. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE. LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED 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) RESERVED 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED MASONRY VENEER CONSTRUCTION (2"x4")— GARAGE WALLS 90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL DOOR AND FRAME GASPROOFED, DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15. ⟨3В.⟩ 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. EXTERIOR STEP PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED 17 7 7 1919 A4N TREAD 250mm 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. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING DOOR SCHEDULE 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. EXTERIOR 815 × 2030 × 45 DOOR (2'-8" × 6'-8" × 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR 865 × 2030 × 45 DOOR (2'-10" × 6'-8" × 1-3/4") ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS PROVIDE WEEP HOLES @ 800mm (32"), O.C. BOTTOM COURSE AND DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. LVL BEAMS SHALL BE 2.0E-2950FD MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED N. 2 ROWS FOR 184, 240. 8, 300mm (7 1/4", 9 1/2", 1 1 7/8") DEPIHS AND STAGGERED IN 3 ROWS FOR OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER, MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE) (1A)INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (2 EXTERIOR 915 x 2030 x 45 DOOR (3'-0" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4 EXTERIOR 915 x 2438 x 45 DOOR (3'-0" x 8'-0" x 1-3/4") STUCCO WALL CONSTRUCTION (2"x6") (SB—12—TABLE 3.1.1.2.A) STUCCO CLADDING SYSTEM CONFORMING TO 0.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MAINMUM 10mm AR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2" 1/2'x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING. 915mm (3'-0") O.C YISIMI (3-0) O.C. PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS. FIREPLACE CHIMNEYS OBC. 9.21. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF (1C) 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., RS1 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 DOOR (3"-0" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR 860 x 2438 x 45 DOOR (2"-10" x 8"-0" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) INTERIOR 815 x 2030 x 35 DOOR (2"-8" x 6'-8" x 1-3/8") (1D) AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY. WOOD MEMBERS. WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP. DOOR (2 - 0 x 0 - 0 x 1 - 0, 0) 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 OCUMEN WOOD FRAMING AND IT REALED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mit, POLYETHYLENE FILM, No. 50 (45lbs.), ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND. MECHANICAL EXHAUST FAN. VENTED TO EXTERIOR AS REQUIRED BY 26. (2A) ABOVE FINISH GRADE. OBC. 9.32.3.5. & 9.32.3.10 INTERIOR STUD PARTITIONS FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 400mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE, 13mm (1/2") INT. STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5x19") STL. PLATE FOR STIL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC, BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV, ANCHORS WITHIN SOLID BLOCK COURSE LEVEL WITH NON-SHRINK GROUT. DEVICE. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") (WEATHER STRIPPING INSTALLED) INTERIOR 815 x 2438 x 45 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 STEEL: STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 380W HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W CLASS 'H' "STRUCTURAL QUALITY STEEL", OBC. B-9.23-4.3. RENFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R. ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHND THE CLADDING WITH POSITIVE DRANAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED, ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED. (2C) DOOR (2'-8" x 8'-0" x 1-3/4") SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID 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 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 FOUNDATION WALL/FOOTINGS: 250mm (10") POURED CONC. FDTN. WALL 20MPa (2900psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE STUCCO: 1) (2D) DEVICE. 760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8") LAYER REQ'D, WHEN BASEMENT INSUL, EXTENDS 900 (2'-11") BELOW INTERIOR DOOR FIN. GRADE. DRAINAGE LAYER IS NOT REQ"D. WHEN FOTH. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9°-3") ON 560x155 (22°x4") CONTINUOUS KEYED CONC. FIG. BRACE FOTH. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL 9.17.4.2(2). (3.) RESERVED LEGEND INTERIOR 710 x 2030 x 35 DOOR (2'-4" x 6'-8" x 1-3/8") EXHAUST FAN TO EXTERIOR BEARING WOOD POST (BASEMENT) (OBC 9.17.4.) 3-38×140 (3-2*x6*1 BUII T-UP-POST ON METAL BASE SHOE ANCHORED (3A)0 CLASS 'B' VENT DUPLEX OUTLET (HEIGHT A.F.F) TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. INTERIOR 760 x 2438 x 35 DOOR (2'-6" x 8'-0" x 1-3/8") UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN (3B) BEARING CAPACITY OF 150kPa OR GREATER, IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE DUPLEX OUTLET (12" ABOVE SURFACE) DOOR FOOTING. GFI DUPLEX OUTLET (HEIGHT A.F.F) INTERIOR 710 x 2438 x 35 DOOR (2'-4" x 8'-0" x 1-3/8") STEPPED FOOTINGS OBC 9.15.3.9. MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24") (3c) \Rightarrow REQUIRED WEATHERPROOF DUPLEX OUTLET | STOREYS SUPPORTED | W/ MASONRY VENEER | W/ SIDING ONLY | 1 | 18" WIDE x 6" DEEP | 18" WIDE x 6" DEEP | 22" WIDE INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4.) HEAVY DUTY OUTLET (220 volt) SLAB ON GRADE POT LIGHT 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 INTERIOR 660 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") 28" WIDE x 9" DEEP 22" WIDE x 6" DEEP (4A) LIGHT FIXTURE (PULL CHAIN) LIGHT FIXTURE (CEILING MOUNTED) Х'n INTERIOR 660 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8") -MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND (4C) INTER -0- SWITCH LIGHT FIXTURE φ-MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1' SUB-GRADE, WHERE REQUIRED, REFER TO OBC SB-12, TABLE (WALL MOUNTED) REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING 5.) INTERIOR 460 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8") 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB. ─# ॐ HOSE BIB (NON-FREEZE) `@ ⟨♥ FLOOR DRAIN DIRECT VENTING GAS FURNACE/ H.W.T VENT 6. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.) -ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE DIRECT VENTING GAS FURNACE, H.W. I VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A NATURAL GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, -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 SINGLE JOIST PRESSURE TREATED LUMBER 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 ARE INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN DOUBLE JOIST MECHANICAL SYMBOLS GIRDER TRUSS BY ROOF TRUSS MANUF. TRIPLE JOIST TJ AS FOLLOWS: 2 STOREY WITH WALK-OUT BASEMENT HEAT PIPE 545×175 (22'×7") aniine WARM AIR LAMINATED VENEER LUMBER FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3. 100mm (4") DIA. FOUNDATION DRAINAGETILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGETILES. RETURN AIR DUCT ____**`** COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12. PLUMBING (TOILET) (6.) DIRECT VENTING GAS FIREPLACE VENT POINT LOAD FROM ABOVE DIRECT VENT GAS FIREPLACE. VENT BASEMENT SLAB OBC. 9.3.1.6.(1)(b). 9.16.4.5.(1). 9.25.3.3.(15) 80mm (3")MIN. 25MPC (3600ps)) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPC, (3000ps)) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. SINK, SHOWER) FROM ANY OPENING AND ABOVE FIN. GRADE, REFER TO GAS I FLAT ARCH I CURVED ARCH SMOKE ALARM (REFER TO OBC 9.10.19) SUBFLOOR, JOIST STRAPPING AND BRIDGING 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS, FOR CERAMIC TILE APPLICATION (* SEE OSC 9,30,6,**) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESIJIENT & PARQUET FLOORING, (* SEE M.C. MEDICINE CABINET PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED. LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO RECESSED) LEVEL AND ALBO THE ACCE DEPOCATION ARE FALL DOOR, ALEARN'S DE 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 EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A) PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER DOUBLE VOLUME WALL. SEE NOTE 39 CONCRETE BLOCK WALL OBC 9.30.2.*), 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") @ AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT. SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8) (9.10.19.3.(3)). CARBON MONOXIDE ALARMS (OBC 9.33.4.) WHERE A FUEL-BURNING APPILANCE 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. 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 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEÉ OBC 9.23.9.4. *) 10) ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-OZBOJA STALE BE PERMANENTLY WIRED SO 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 SOLID WOOD BEARING TO MATCH FROM ABOVE (PRIVATE STAIRS) UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (3/8") MAX BETWEEN TALLEST & SHORTEST BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, REFER TO SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. MANUFACTURER FOR ADDDITIONAL REQUIREMENTS. RISE IN FLIGHT PROFESSIONAL = 200 (7-7/8") = 255 (10") /NOS/NG TO NOS/NG/ = RUN + 25 (1") MAX. RISE REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 MIN. RUN MAX. TREAD MAX. NOSING MIN. HEADROOM Marente COMPLIANCE PACKAGE AT TO BE USED FOR THIS MODEL. TRACTOR MUST VERIEY ALL DIMENSIONS ON THE TO The minimum thermal performance of building envelope AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE = 25 (1") = 1950 (6'-5") M. F. PARENTE and equipment shall conform to the selected package PROCEEDING WITH THE WORK, ALL DRAWINGS AND RAIL @ LANDING = 900 (2'-11") = 865 (2'-10") to 1070 (3'-6") 100517923 SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE unless otherwise noted. PROPERTY OF VA3 DESIGN WHICH IF REQUESTED, MUST BE RAIL @ STAIR Mar. 23, 2023 RETURNED AT THE COMPLETION OF THE WORK, ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER MIN. STAIR WIDTH VINCE OF ONTARIC 2022 = 860 (2'-10'') A1 FOR CURVED STAIRS (TAPERED TREADS) MIN. RUN ATINNER RADIUS = 150 (6') MIN. RUN AT 300 (12') = 255 (10'') BUILDING PERMIT HAS BEEN ISSUED. ersigned has reviewed and takes responsibility for this design the qualifications and meets the requirements set out in the **CONST NOTE** Ontario Building Code to be a Designer **BAYVIEW WELLINGTON** qualification information Wellington Jno-Baptiste W Bofics TE 2559 INNISFIL, ON. **ALCONA** 13049 VA3 Design Inc. 42658 UPDATE TO OBC VER 2022 FEB 16-22 RC CONSTRUCTION NOTES 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.

(11.)

3/16" = 1'-0"

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MAY 2016

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255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 f 416.630.4782

va3design.com

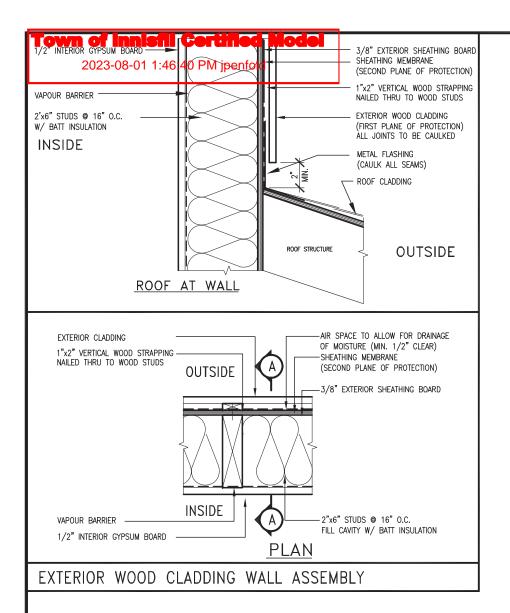
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2 UPDATE TO OBC VER 2020

1 ISSUE FOR CLIENT REVIEW

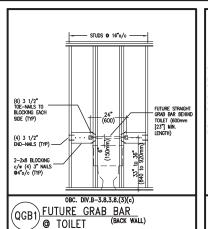
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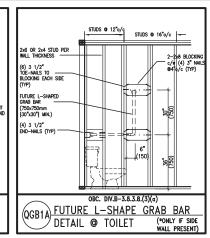
AUG 04-17 RC

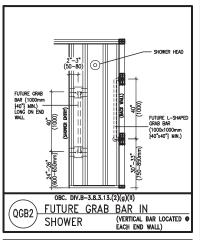


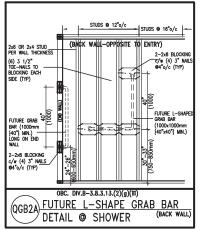
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

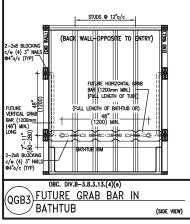
REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC. DIV. B- WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c).. SHOWER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

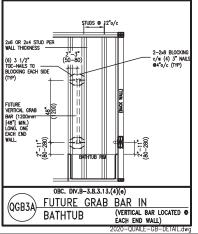












TOP PLATE "KING" **POST** "CRIPPLER NUMBER OF SB NOTED

DETAIL

CRIPPLE"

<u>OUTDOOR AIR INTAKE SEPARATION</u> ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A

MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DIV. B— TABLE 6.2.3.12.

3.0m KIT-EX-NOTE-2020.d

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

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" 0.C. - 12'-4"

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR
JOIST LENGTH OF 2.5m OF ONE FLOOR.

2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")

- PROVIDE A MINIMUN 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

** 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" @ 12" 0.C. - 16'-0" 2"x8" @ 10" 0.C. - 16'-0" 2"x8" @ 12" 0.C. - 20'-4" 2-2"x8" @ 12" 0.C. - 22'-4"

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

PROFESSIONAL TRANSPORTERS 100517923 Mar. 23, 2023 ROVINCE OF ONTARIC

CONCT NOTE

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

Ontario Building Code to be a Designer qualification information Wellington Jno-Baptiste Whofuste 25591 VA3 Design Inc. Contractor must verify all dim discrepancy to the Designer b drawings and specifications ar of the Designer which must b Drawings are not to be scaled

/ signature BCIN	<u> </u>
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mensions on the job and report any before proceeding with the work. All are instruments of service and the property be returned at the completion of the work. ed.	255 Consumers Rd Su Toronto ON M2J 1 t 416.630.2255 f 416.6 va3design.com



	BAYVIEW	WELLINGTON		COI	- 121	NOIE
project name		INN	municipality			project no. 13049
MAY 2016			CONST	RUCTION	NOTES	drawing no.
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EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BASED. ALL STUCCO TO BE INSTALLED AS PER

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

MANUFACTURERS SPECIFICATIONS.

BEHIND THE CLADDING WITH POSITIVE DRAINAGE

BE GYPSUM

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

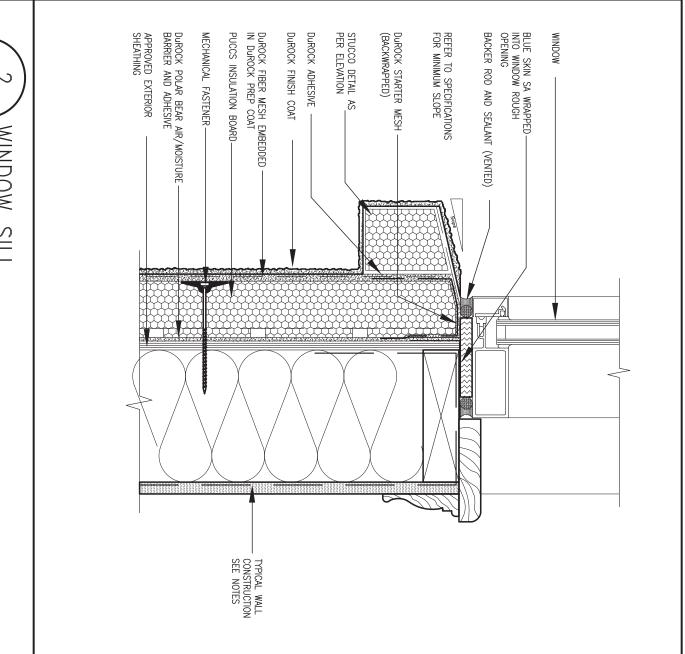
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WINDOW HEADER SCALE: 3"=1'-0"

PREFINISHED METAL FLASHING DUROCK STARTER MESH (BACKWRAPPED) STUCCO DETAIL AS PER ELEVATION DuROCK ADHESIVE DuROCK FINISH COAT Durock Fiber Mesh Embedded in Durock Prep Coat DUROCK POLAR BEAR AIR/MOISTURE BARRIER PUCCS INSULATION BOARD— REFER TO SPECIFICATIONS FOR MINIMUM SLOPE RUBBER MEMBRANE MECHANICAL FASTENER APPROVED EXTERIOR SHEATHING CAULKING PREFINISHED MLT FLASHING FOR MOISTURE DRAIN OUT DUROCK STARTER MESH (BACKWRAPPED) RUBBER MEMBRANE OVERLAPPING FLASHING BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING DUROCK POLAR BEAR AIR/MOISTURE BARRIER CAULKING WINDOW BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING TYPICAL WALL CONSTRUCTION SEE NOTES

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

WINDOW SILL





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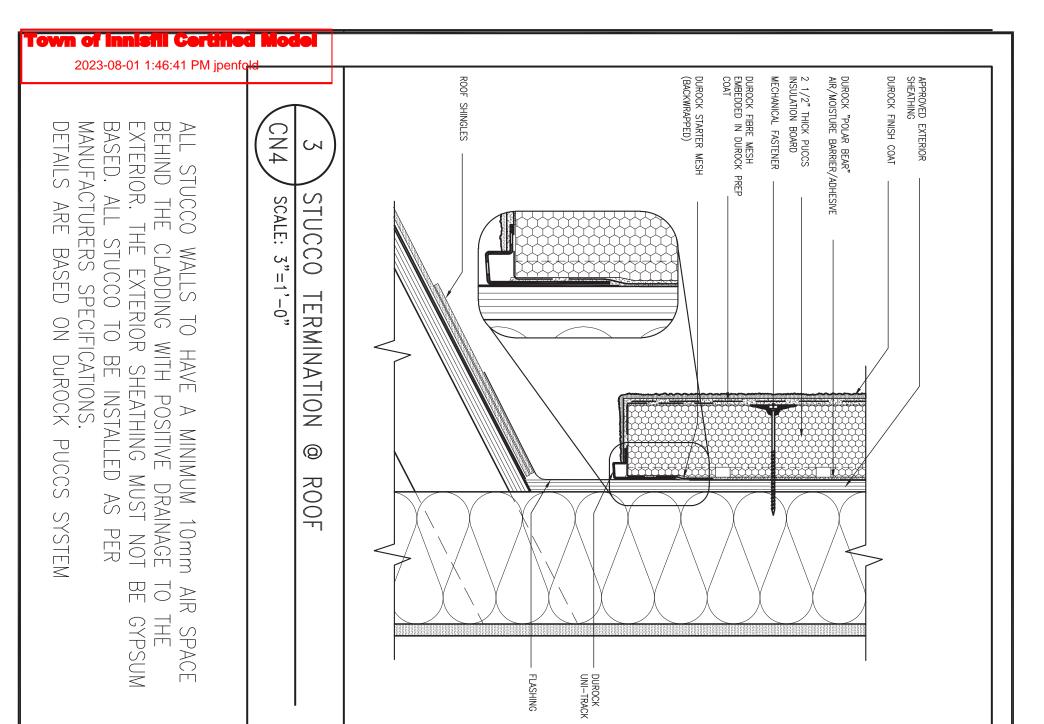
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

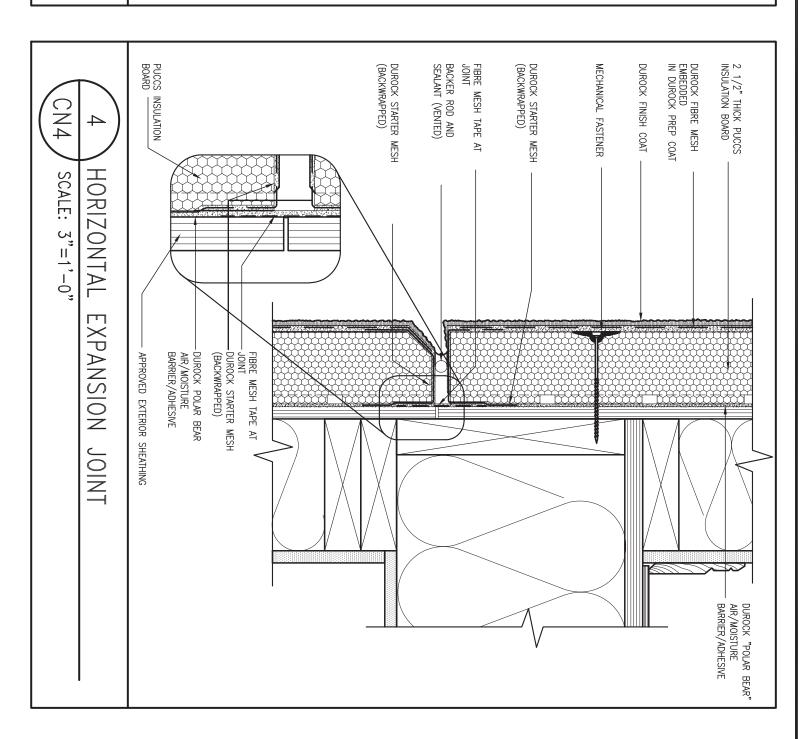
qualification information Wellington Jno-Baptiste Whopreste 25591 BC VA3 Design Inc.

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.



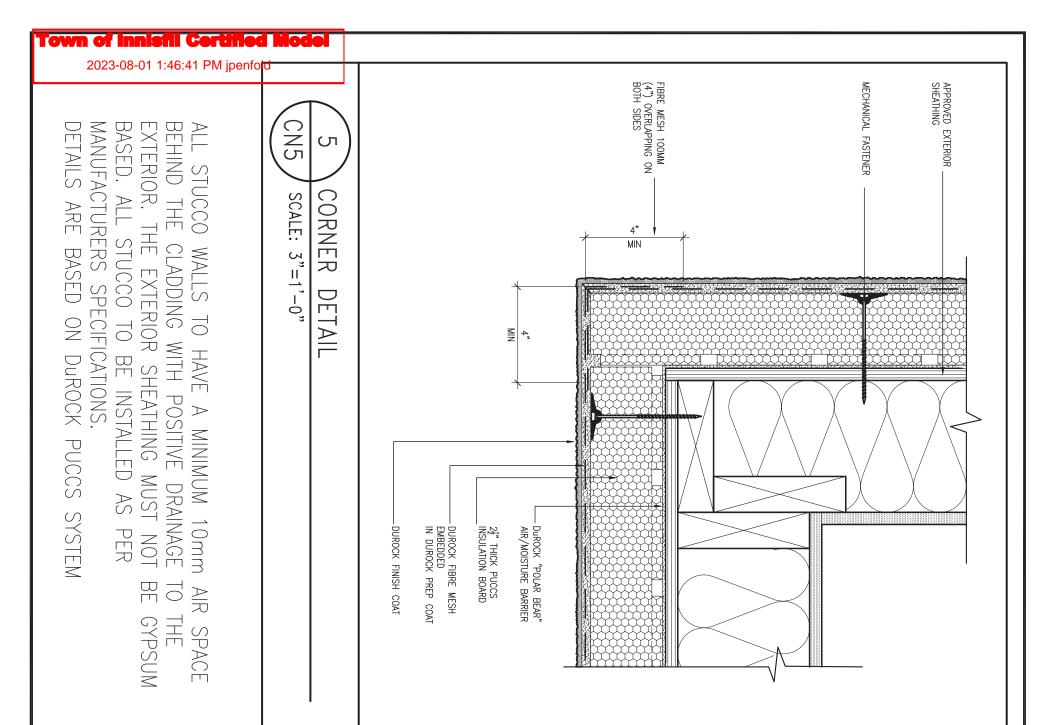
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	Project name ALCONA	municipality INNISFIL,0N.	-	project no. 13049
2	date MAY 2016 drawn by checked by RC RICHARD H:\ARCHIVE\WORKING\2013\13\	scale	RUCTION NOTES file name 3049-CN-A1 VER 2022	CN3

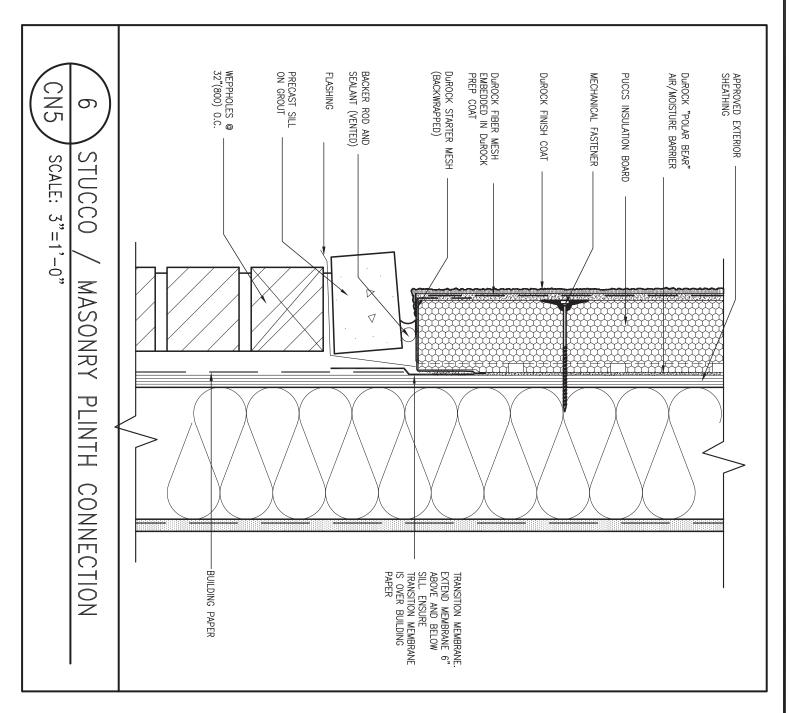






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n	o. description date		of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	71 '		9.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Th	







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- 1	4 .			registration information VA3 Design Inc. 42658	DESIGN	ALCONA	A INNISFIL,ON.
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	2 UPDATE TO OBC VER 2020	FEB 09-21	I KU I	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All designers and possible forms to be proceed the contract of th	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	drawn by	checked by scale
Г	1 ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	t 416.630.2255 f 416.630.4782		- 3/16" = 1'-0" 1
n	o. description	date	by	Drawings are not to be scaled.	va3design.com	RICHARD - H:	:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - T

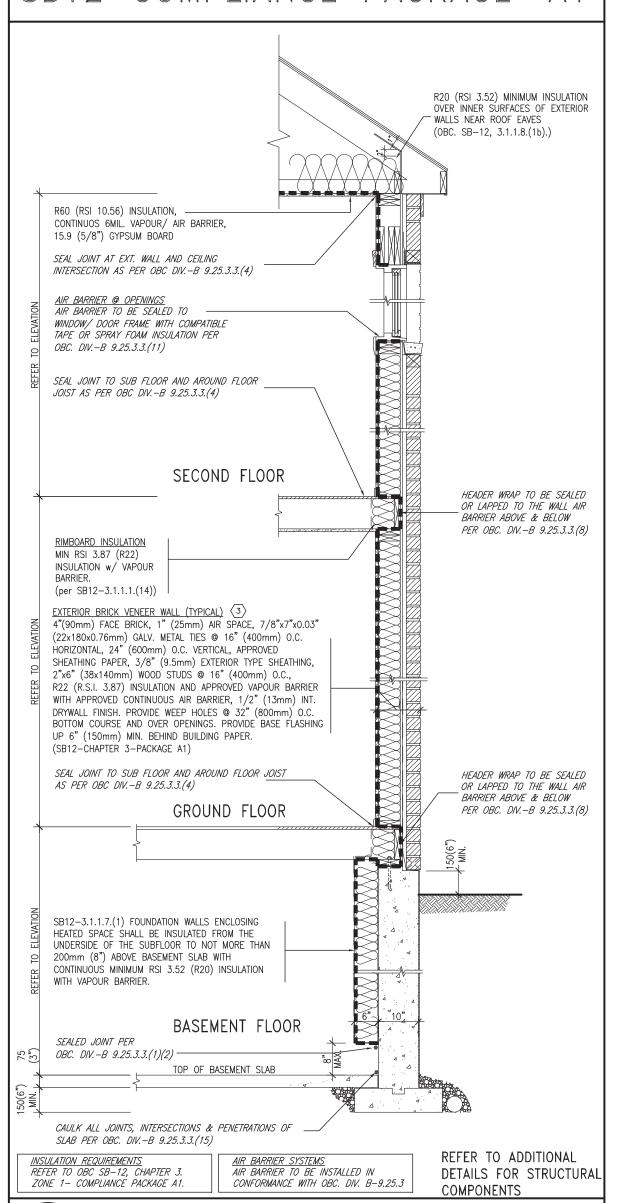
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CONSTRUCTION NOTES
file name
13049-CN-A1 VER 2022

13049

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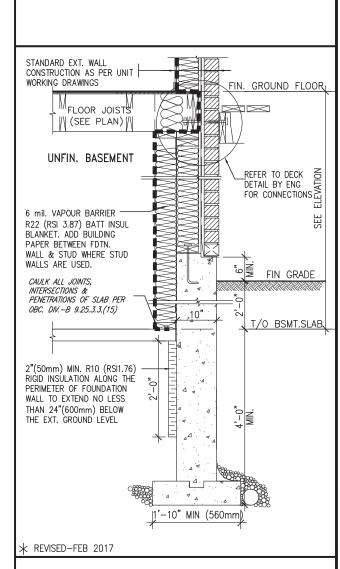
SB12-COMPLIANCE PACKAGE 'A1'



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 Insu	lation withou	t framing interruption.								





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

13049-CN-A1 VER 2022 CNO

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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	dr of
no.	description	date	by	Dr

EW

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

signature

signature

BCIN

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.

10" FOUNDATION WAL

TYPICAL EXT. WALL AIR BARRIER CONTINUITY

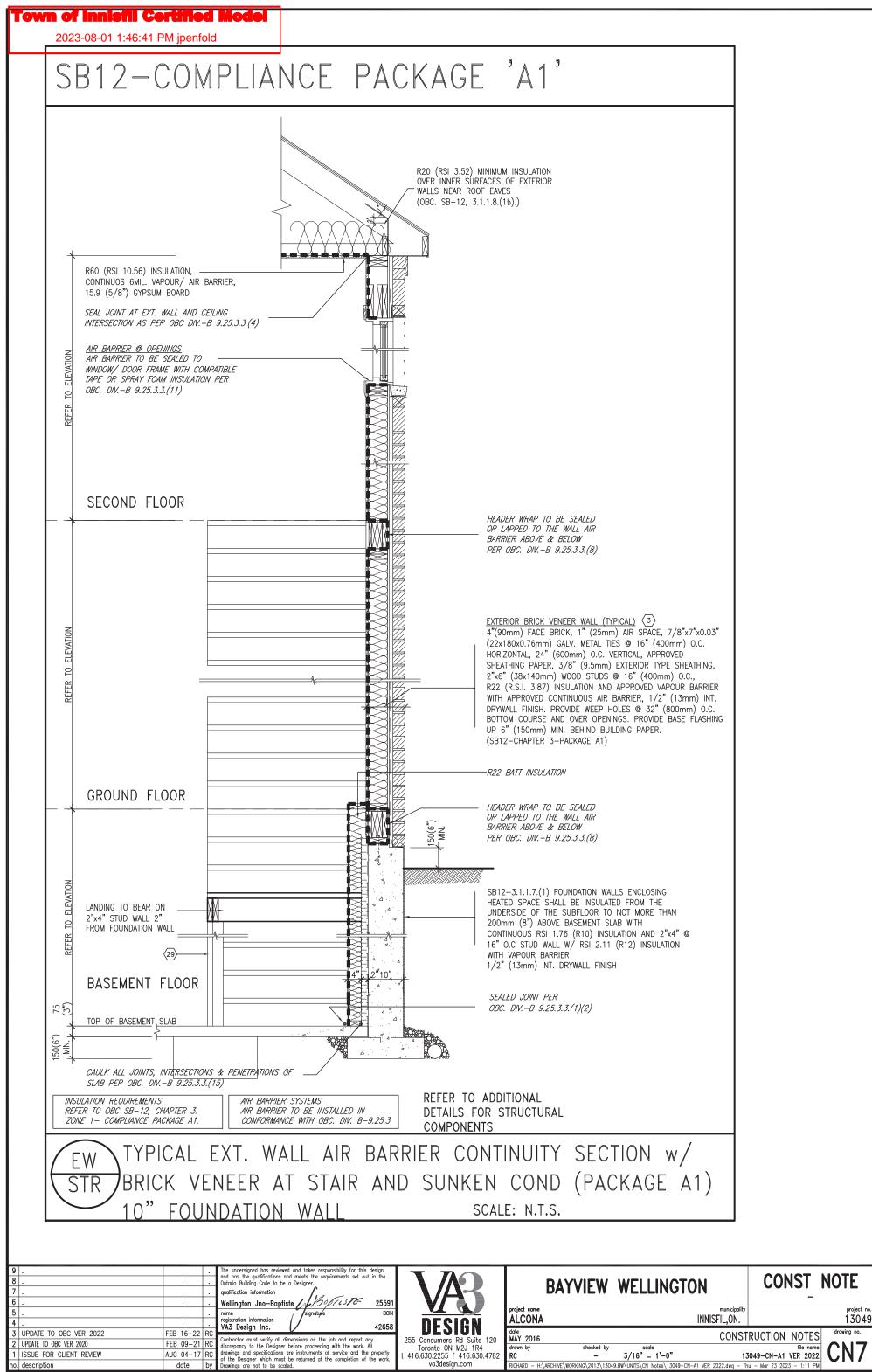
SECTION w/ BRICK VENEER (PACKAGE A1)

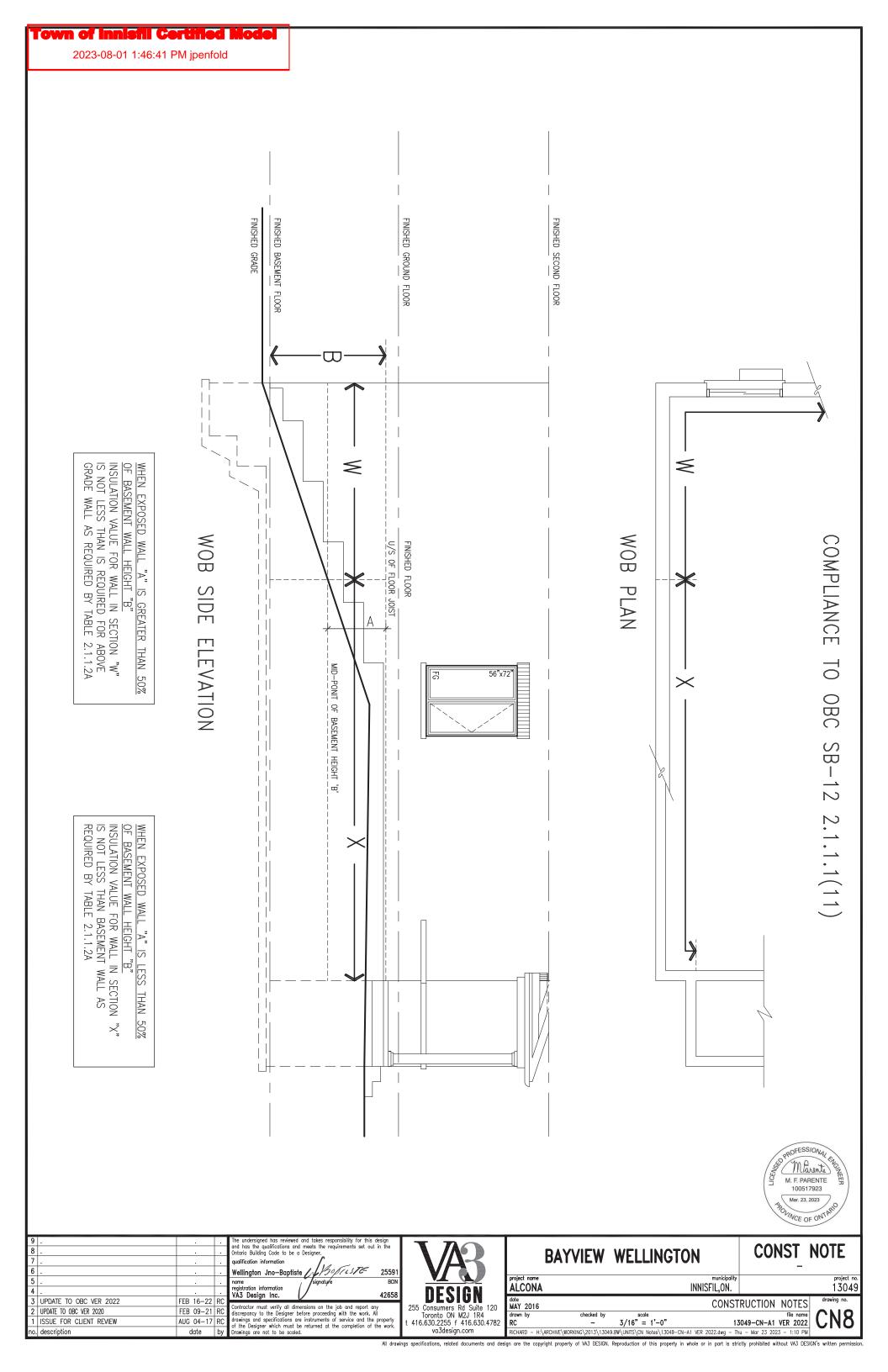
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

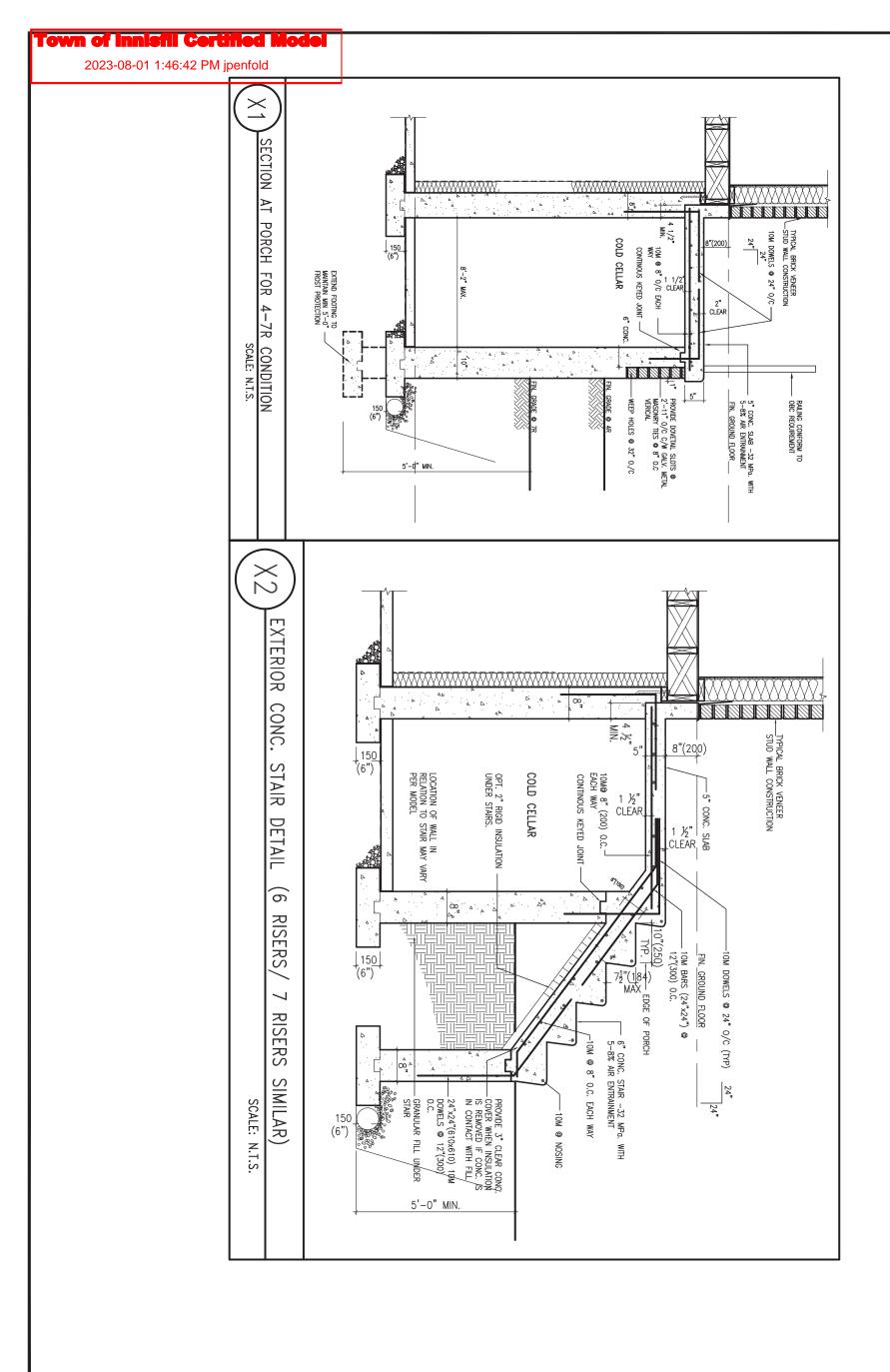
SCALE: N.T.S.

	BAYVIEW	WELLINGTON	1	COI	NST_	NOTE
project name ALCONA		IN	municipality INISFIL,ON.			project no. 13049
MAY 2016 drawn by	checked by	scale	CONST	RUCTION	NOTES file name	drawing no.

3/16" = 1'-0"

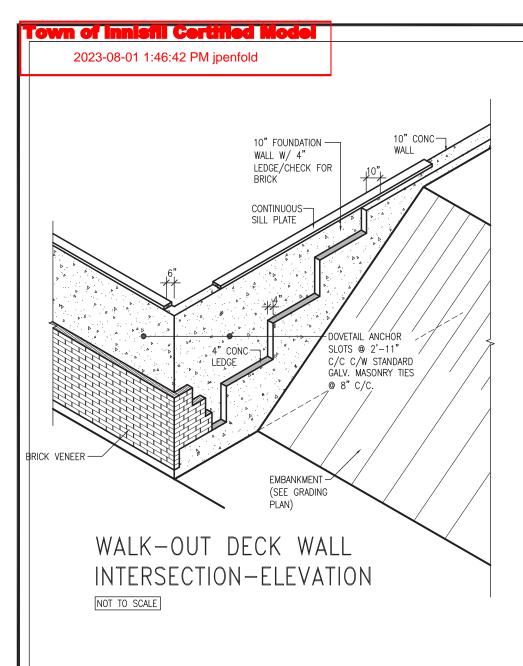


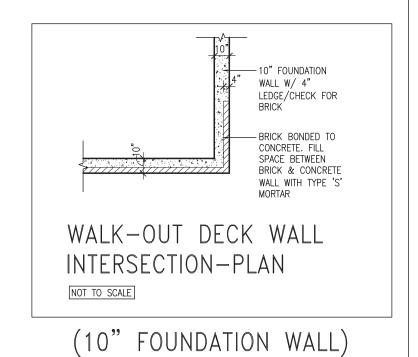


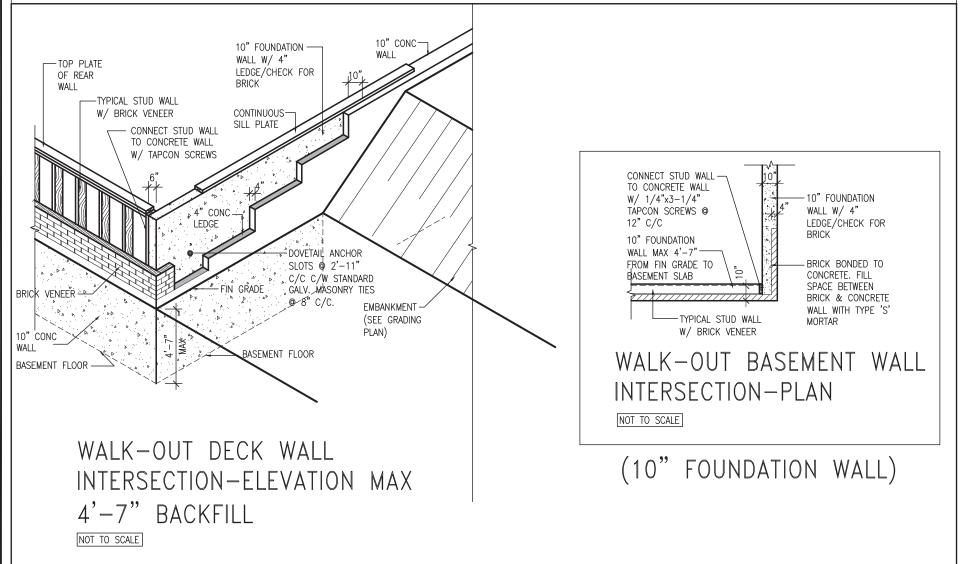




9 8 7 6				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste	VAR	BAYVIEW	WELLINGTON	CONST	NOTE
5 4				nome Signature BCIN registration information VA3 Design Inc. 42658	DESIGN	project name ALCONA	municipality INNISFIL,ON.		project no. 13049
2	UPDATE TO OBC VER 2022 UPDATE TO OBC VER 2020	FEB 16-22 FEB 09-21	RC	Contractor must verify all dimensions on the job and report any	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	date MAY 2016 drawn by checked by	CONST scale	RUCTION NOTES	drawing no.
_	ISSUE FOR CLIENT REVIEW . description	AUG 04-17 date	RC	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	t 416.630.2255 f 416.630.4782		3/16" = 1'-0" 13 49.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Th	5049-CN-A1 VER 2022 nu - Mar 23 2023 - 1:10 PM	

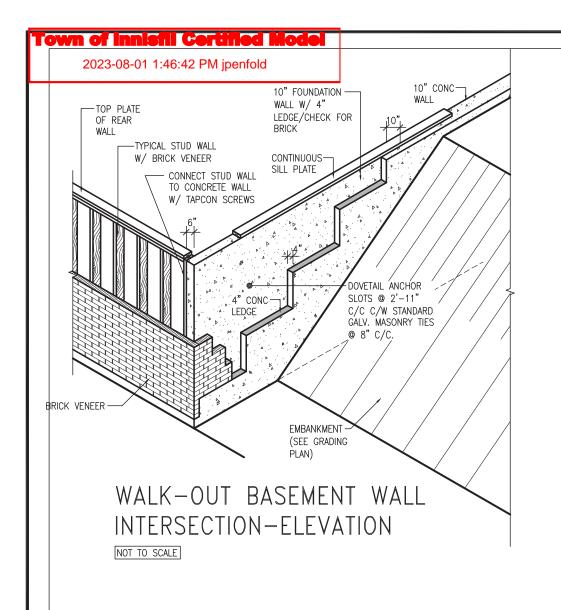


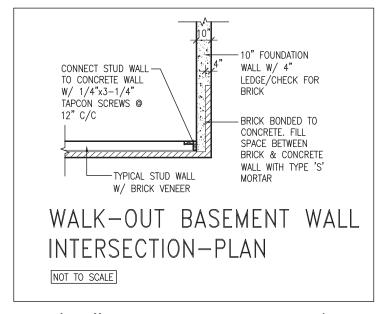




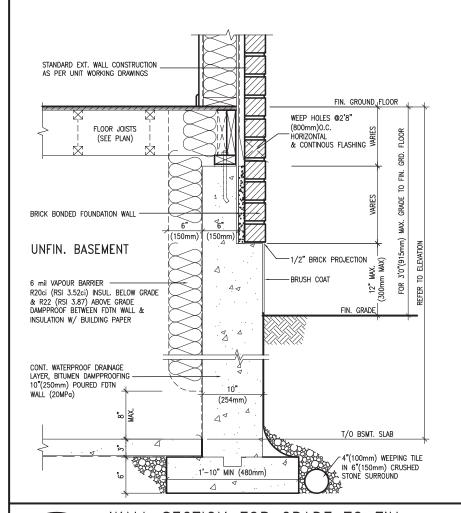


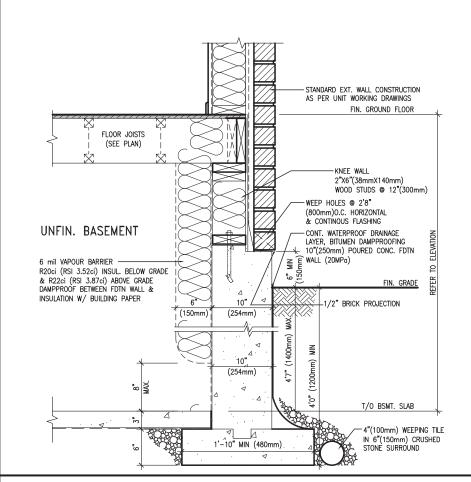
9 8 7 6				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste	VAR		WELLINGTON	CONST_NOTE
5 4				name registration information VA3 Design Inc. signature BCIN 42658	DESIGN	project name ALCONA	municipality INNISFIL,ON.	project no. 13049
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(10" FOUNDATION WALL)





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

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



NOTE

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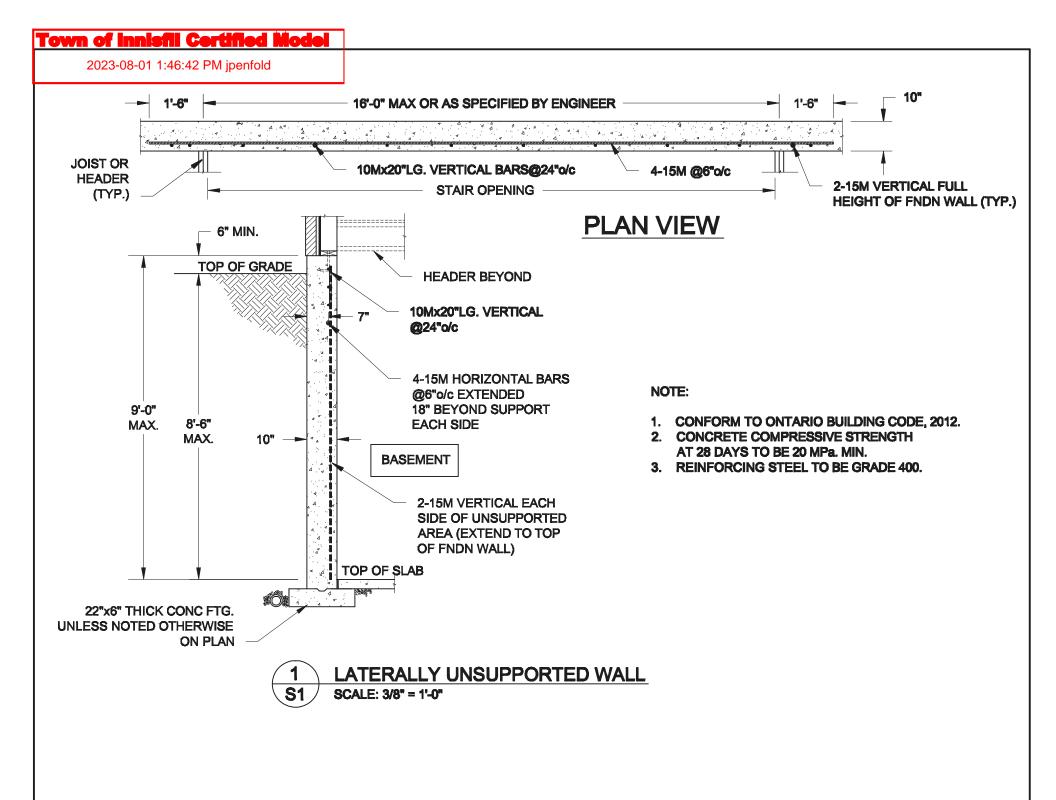
TO BASEMENT

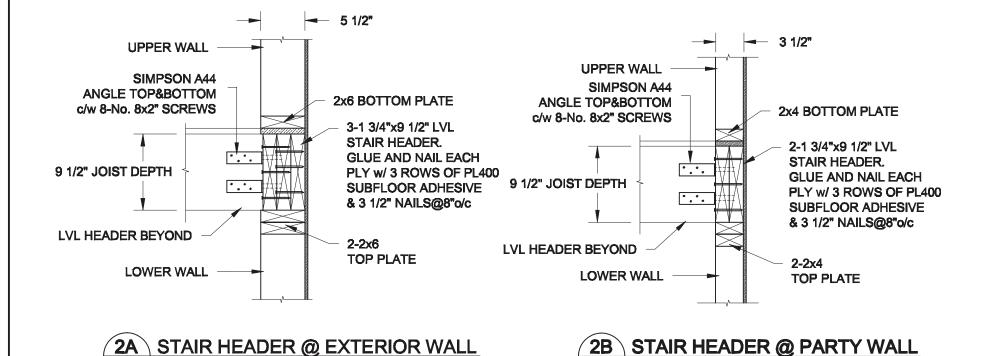
9 8					The undersigned has reviewed and takes responsibility for the		
8					and has the qualifications and meets the requirements set Ontario Building Code to be a Designer. qualification information		
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4					registration information VA3 Design Inc.		
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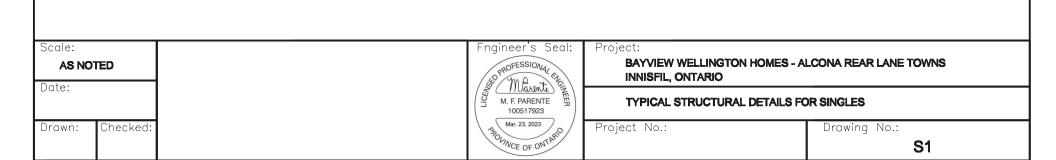
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project name ALCONA			municipality INNISFIL,ON.			
MAY 2016			CONST	RUCTION	NOTES	
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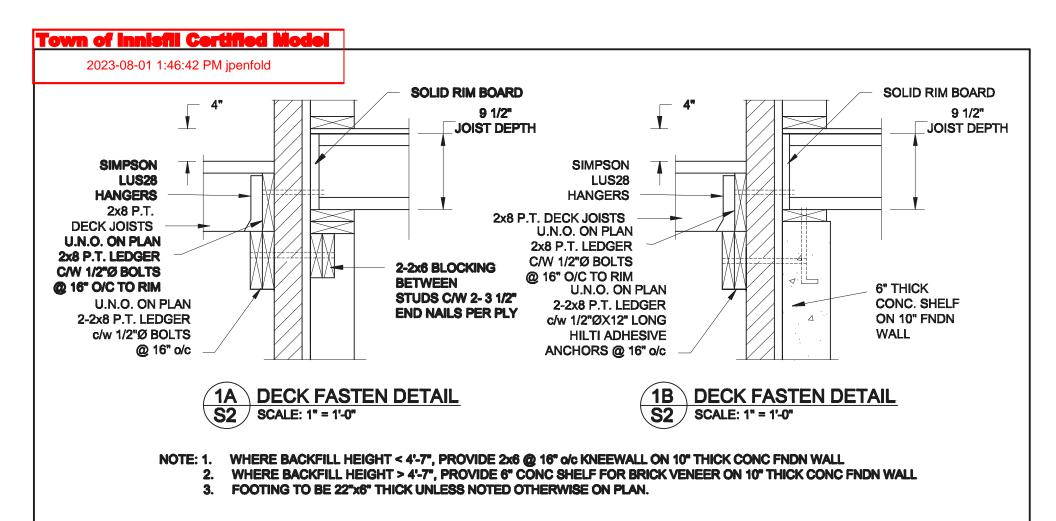


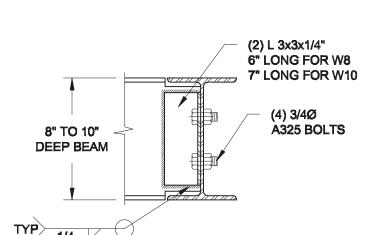


SCALE: 1" = 1'-0"

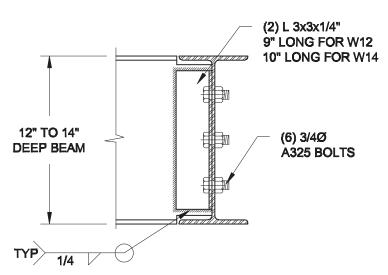
SCALE: 1" = 1'-0"





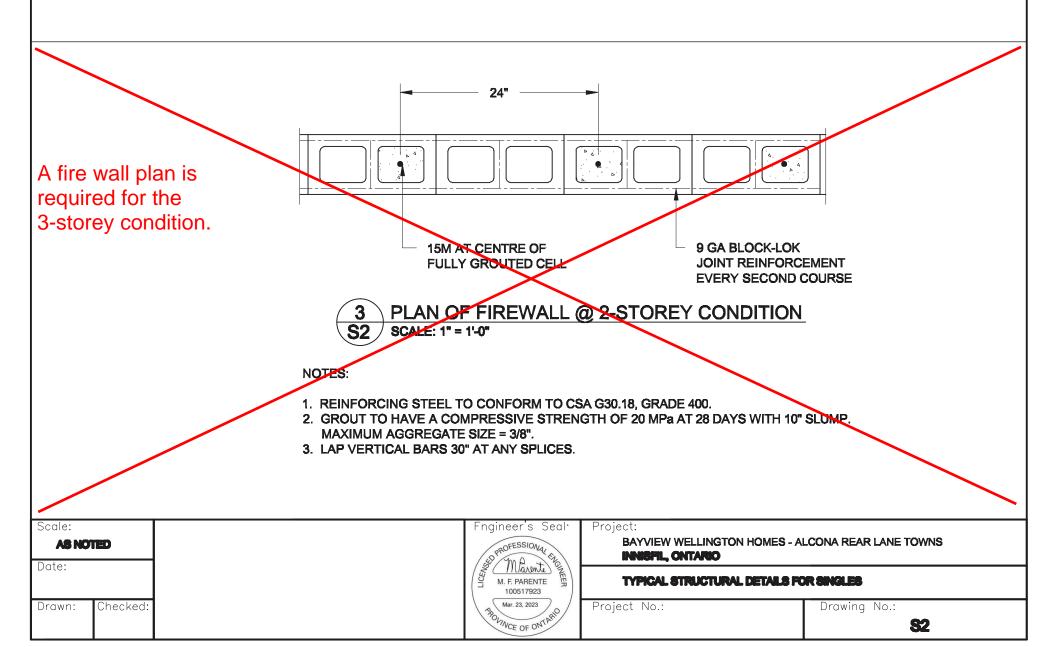


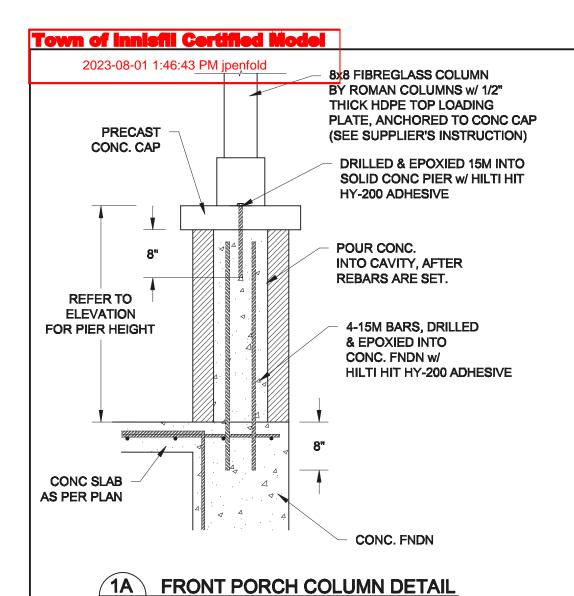
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



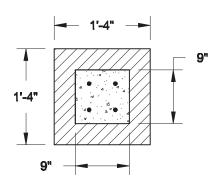
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.







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



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:		Fngineer's Seal:	Project:		
AS NOTED		PROFESSIONAL			
Date:	Date:		INNISFIL, ONTARIO		
		M. F. PARENTE H	TYPICAL STRUCTURAL DETAILS FOR SINGLES		
Drawn: Checked:		Mar. 23, 2023 NOLINCE OF ON ARIO	Project No.:	Drawing No.:	