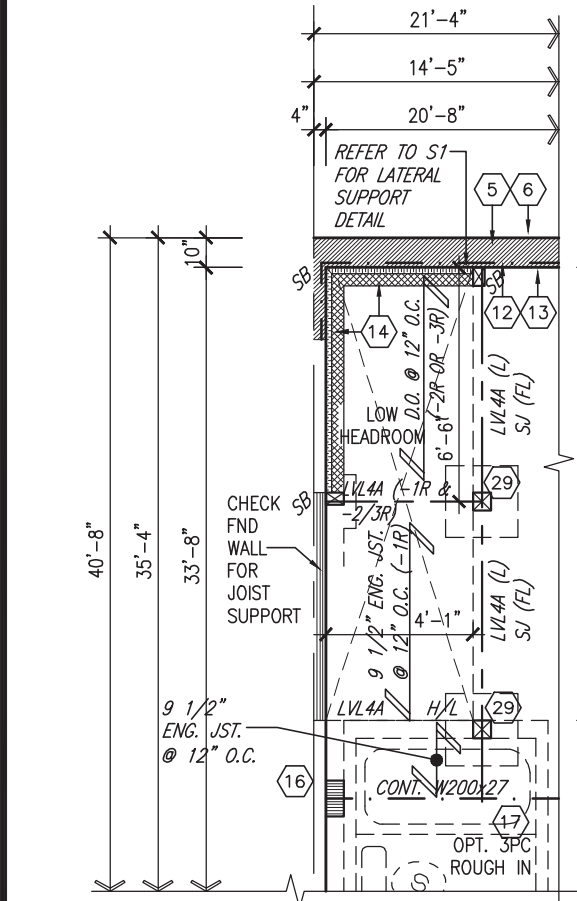
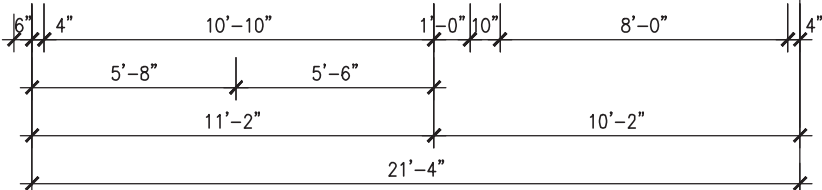


PART. BSMT PLAN  
MUD RM SUNKEN 1R



PART. BSMT PLAN  
MUD RM SUNKEN 1R-3R

AREA CALCULATIONS		
	ELEV. B	ELEV. B2
FINISHED BASEMENT AREA	0 SF	0 SF
GROUND FLOOR AREA	744 SF	744 SF
SECOND FLOOR AREA	744 SF	744 SF
THIRD FLOOR AREA	607 SF	617 SF
SUBTOTAL	2096 SF	2105 SF
DEDUCT ALL OPENINGS	0 SF	0 SF
TOTAL NET AREA	2096 SF	2105 SF
	194.72 m2	195.60 m2
COVERAGE W/OUT PORCH	744 SF	744 SF
	69.15 m2	69.15 m2
COVERAGE W/ PORCH	808 SF	808 SF
	75.07 m2	75.07 m2
GARAGE	233 SF	233 SF
DECK	0 SF	0 SF
WALK-UP	0 SF	0 SF
COVERAGE W/ PORCH, GARAGE, DECK, WALK-UP, ETC.	1041 SF	1041 SF
	96.74 m2	96.74 m2



**HSS 3 1/2" x 3 1/2" x 1/4"**  
WITH 6"x6"x3/8" STL. TOP & BOTTOM PLATE ON 46"x46"x20" CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

**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



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**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY:   
DATE: MAR 27, 2023  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

BASEMENT PLAN 'B'/'B2'

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 registration information VA3 Design Inc. 42658
5	.	.	.	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.
4	UPDATED TO OBC 2023	MAR 20/23	NS	
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19	RC	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 07-19	RC	
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB	
no.	description	date	by	

**VA3 DESIGN**  
255 Consumers Rd. Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**  
project name **ALCONA** municipality **INNISFIL, ON**  
date **AUG 2018**  
drawn by **BD.BIM** checked by **-** scale **3/16" = 1'-0"**  
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-OBC VER 2023 CURRENT\13049-RL-3.dwg - Thu - Mar 23 2023 - 1:01 PM

**RL-3**  
KINGFISHER 3  
project no. **13049**  
drawing no. **1**  
**BASEMENT PLAN 'B'/'B2'**  
file name **13049-RL-3**

INDICATES FIRE RATED WALL ASSEMBLY

Town of Innisfil Certified Model

2023-08-02 7:13:36 AM jpenfold

Town of Innisfil Building Dept Notes:

All smoke alarms and CO detectors shall comply with O.B.C 9.10.19 and 9.33.4

Main bathroom shall be designed as per 9.5.2

All construction subject to review by Town Building Inspectors

See comments on permit

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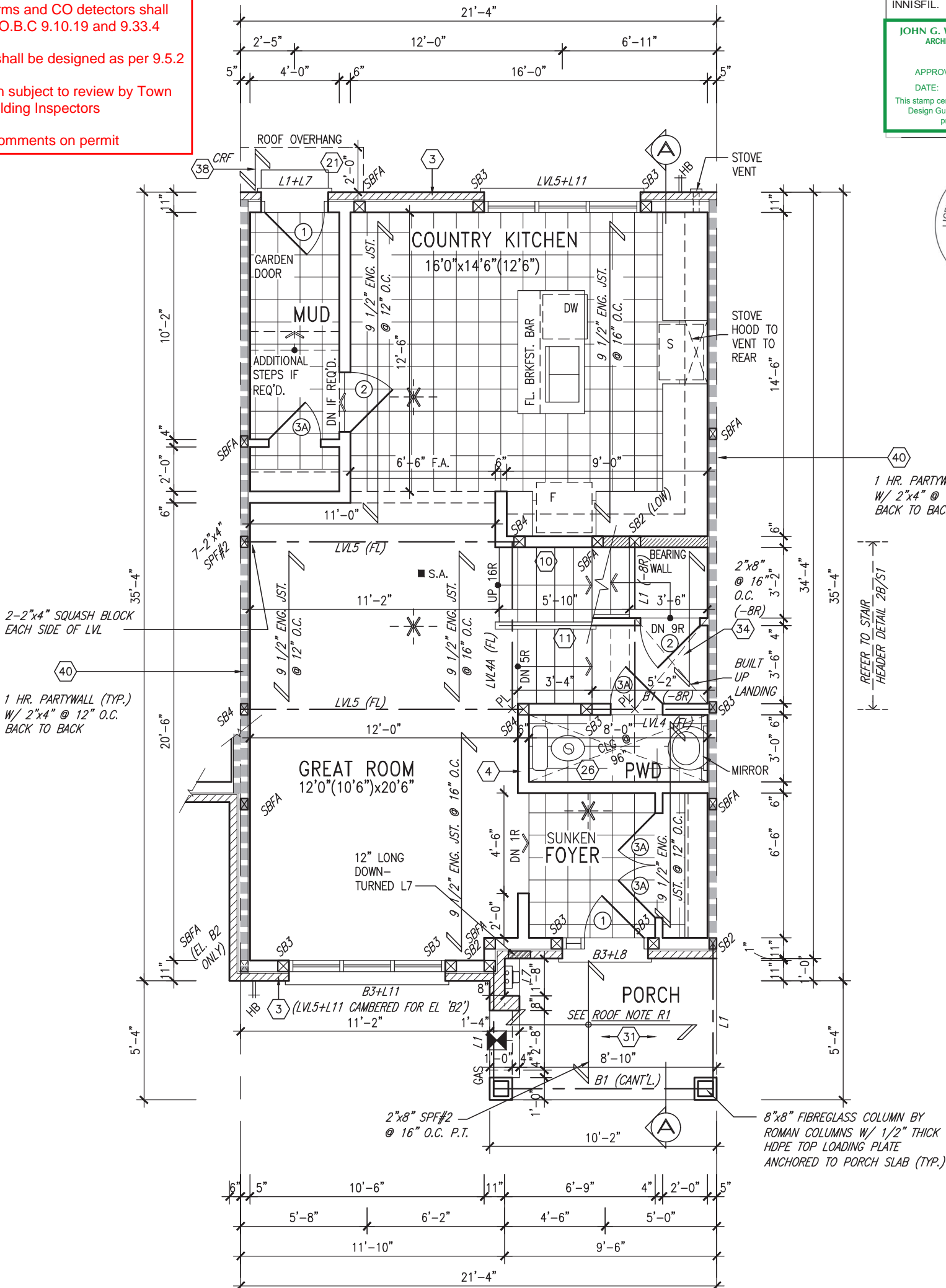
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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:

DATE: MAR 27, 2023

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GROUND FLOOR PLAN 'B'/'B2'

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 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

ROOF NOTE R1:  
2"x4" P.T. ON FLATS 1/4" SPACING OVER 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE W/ ALUMN. SOFFIT ON U/S

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4	UPDATED TO OBC 2023	MAR 20/23	NS	
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19	RC	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 07-19	RC	
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB	
no.	description	date	by	

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qualification information			
Wellington Jno-Baptiste		25591	BCIN
name registration information			
VA3 Design Inc.		42658	
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va3design.com

BAYVIEW WELLINGTON

RL-3  
KINGFISHER 3

project name	ALCONA	municipality	INNISFIL, ON	project no.	13049
date	AUG 2018	checked by	scale	drawing no.	2
drawn by	BD.BIM	checked by	scale	file name	13049-RL-3
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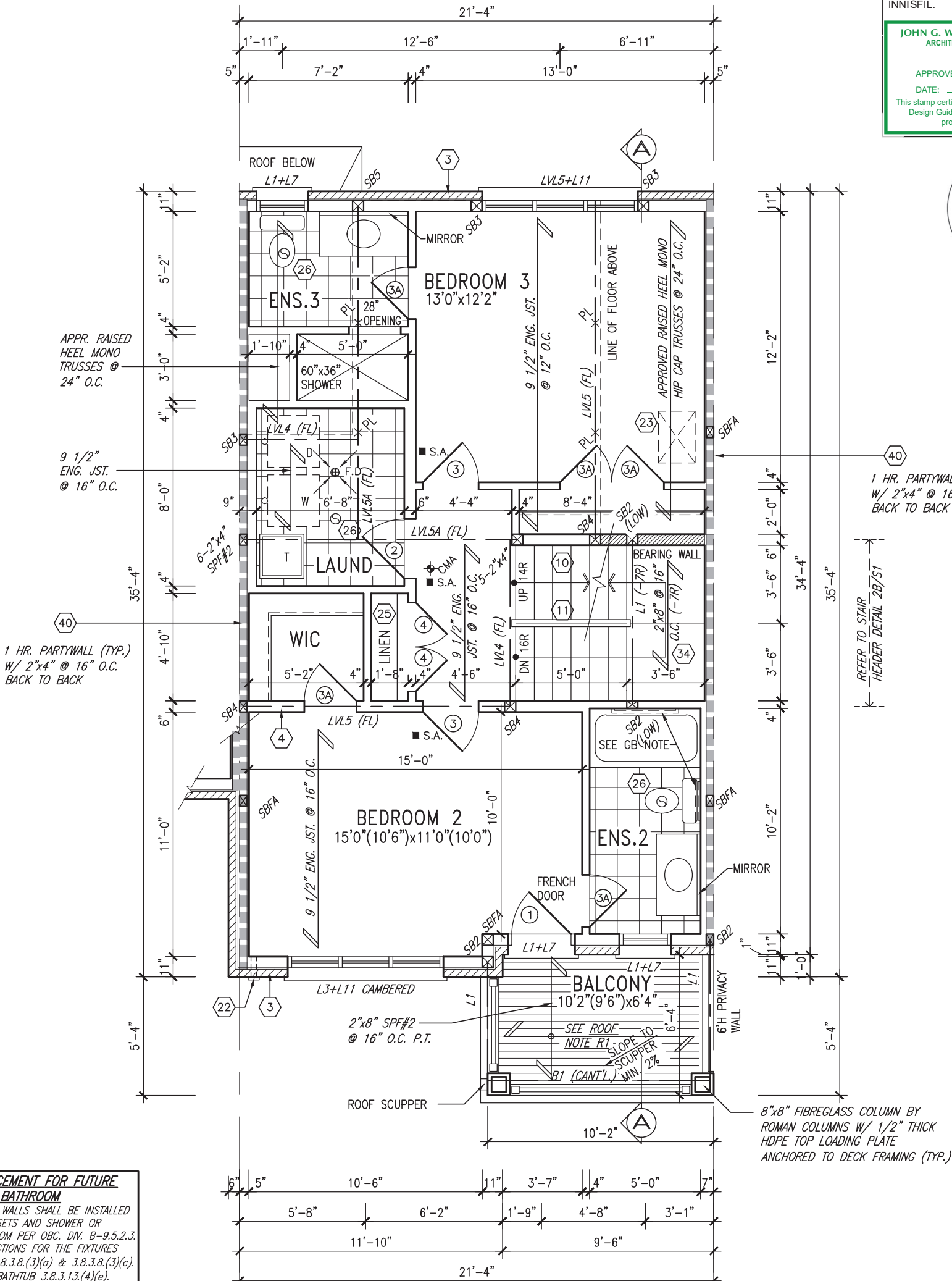
INDICATES FIRE RATED WALL ASSEMBLY

Town of Innisfil Certified Model  
2023-08-02 7:13:40 AM jpenfold

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: MAR 27, 2023  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



**GRAB BAR NOTE:**  
**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. 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). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED. GB-NOTE-2020.dwg

**NOTE:**  
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**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 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

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

**ROOF NOTE R1:**  
2"x4" P.T. ON FLATS 1/4" SPACING OVER 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE W/ ALUMN. SOFFIT ON U/S

SECOND FLOOR PLAN 'B'

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4	UPDATED TO OBC 2023	MAR 20/23	NS
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19	RC
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 07-19	RC
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB
no.	description	date	by

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Wellington Jno-Baptiste 25591  
name signature BCIN  
registration information VA3 Design Inc. 42658  
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va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>RL-3</b> KINGFISHER 3	
project name	ALCONA	municipality	INNISFIL, ON
date	AUG 2018	project no.	13049
drawn by	BD.BIM	checked by	-
scale	3/16" = 1'-0"	file name	13049-RL-3
SECOND FLOOR PLAN 'B'		drawing no.	3
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-OBC VER 2023 CURRENT\13049-RL-3.dwg - Thu - Mar 23 2023 - 1:01 PM			


Town of Innisfil Certified Model

2023-08-02 7:13:40 AM jpenfold

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

APPROVED BY:   
DATE: MAR 27, 2023

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



1 HR. PARTYWALL (TYP.)  
W/ 2"x4" @ 16" O.C.  
BACK TO BACK

1 HR. PARTYWALL (TYP.)  
W/ 2"x4" @ 16" O.C.  
BACK TO BACK

## THIRD FLOOR PLAN 'B'

**NOTE: ROOF FRAMING**

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

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 registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	UPDATED TO OBC 2023	MAR 20/23	NS	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.
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19	RC	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 07-19	RC	
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB	
no.	description	date	by	



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t 416.630.2255 f 416.630.4782  
va3design.com

## BAYVIEW WELLINGTON

RL-3  
KINGFISHER 3

project name ALCONA	municipality INNISFIL, ON	project no. 13049
date AUG 2018	THIRD FLOOR PLAN 'B'	drawing no. 4
drawn by BD.BIM	checked by -	scale 3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-OBC VER 2023 CURRENT\13049-RL-3.dwg - Thu - Mar 23 2023 - 1:01 PM		

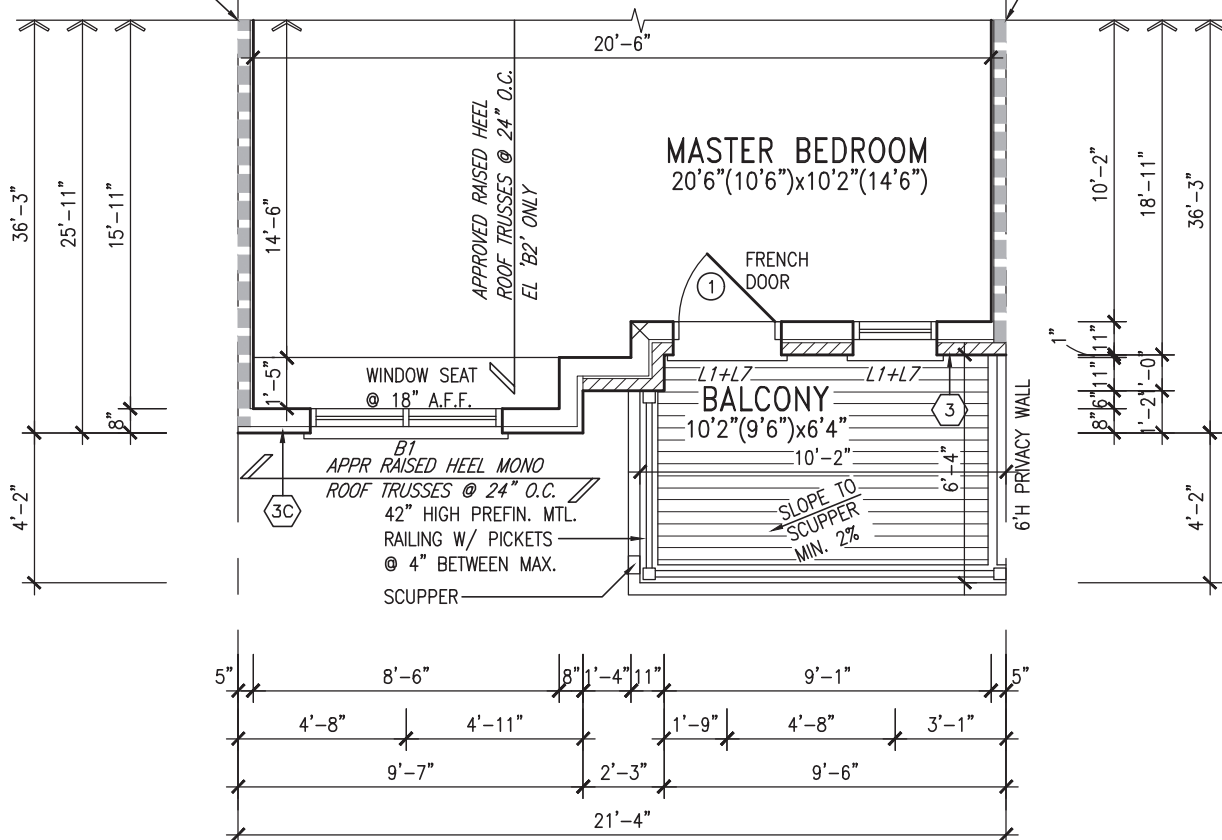
INDICATES FIRE RATED WALL ASSEMBLY

Town of Innisfil Certified Model  
2023-08-02 7:13:40 AM jpenfold

REFER TO STANDARD PLAN FOR  
COMPLETE CONSTRUCTION NOTES.

1 HR. PARTYWALL (TYP.)  
W/ 2"x4" @ 16" O.C.  
BACK TO BACK

1 HR. PARTYWALL (TYP.)  
W/ 2"x4" @ 16" O.C.  
BACK TO BACK



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

APPROVED BY: [Signature]  
DATE: MAR 27, 2023

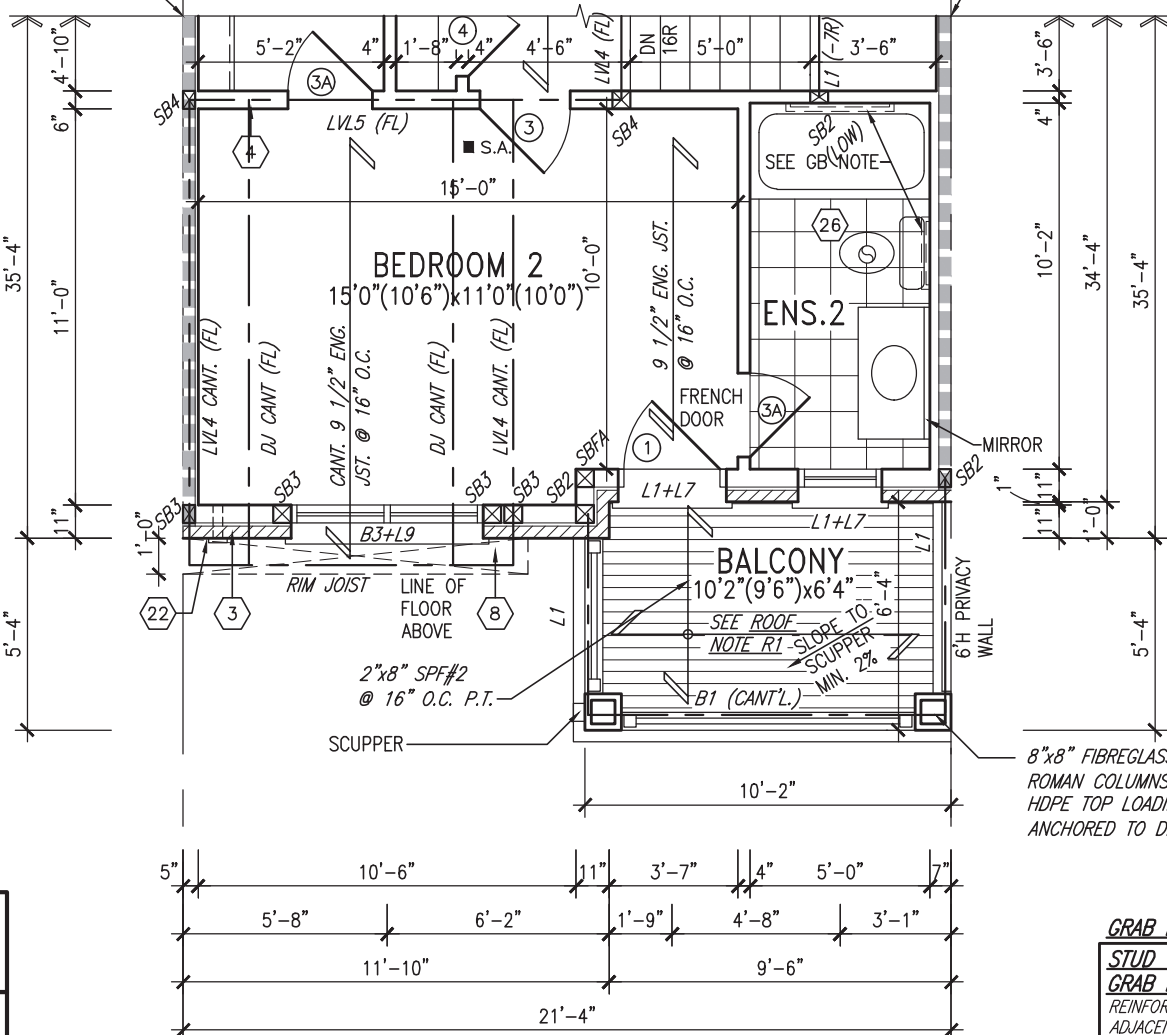
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



## PART. THIRD FLOOR PLAN 'B2'

1 HR. PARTYWALL (TYP.)  
W/ 2"x4" @ 16" O.C.  
BACK TO BACK

1 HR. PARTYWALL (TYP.)  
W/ 2"x4" @ 16" O.C.  
BACK TO BACK



**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 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

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

**GRAB BAR NOTE:**  
**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
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**ROOF NOTE R1:**  
2"x4" P.T. ON FLATS 1/4" SPACING OVER 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE W/ ALUMN. SOFFIT ON U/S

## PART. SECOND FLOOR PLAN 'B2'

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4	UPDATED TO OBC 2023	MAR 20/23	NS	.	.
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19	RC	.	.
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 07-19	RC	.	.
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB	.	.
no.	description	date	by	.	.

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Wellington Jno-Baptiste 25591  
signature BCIN

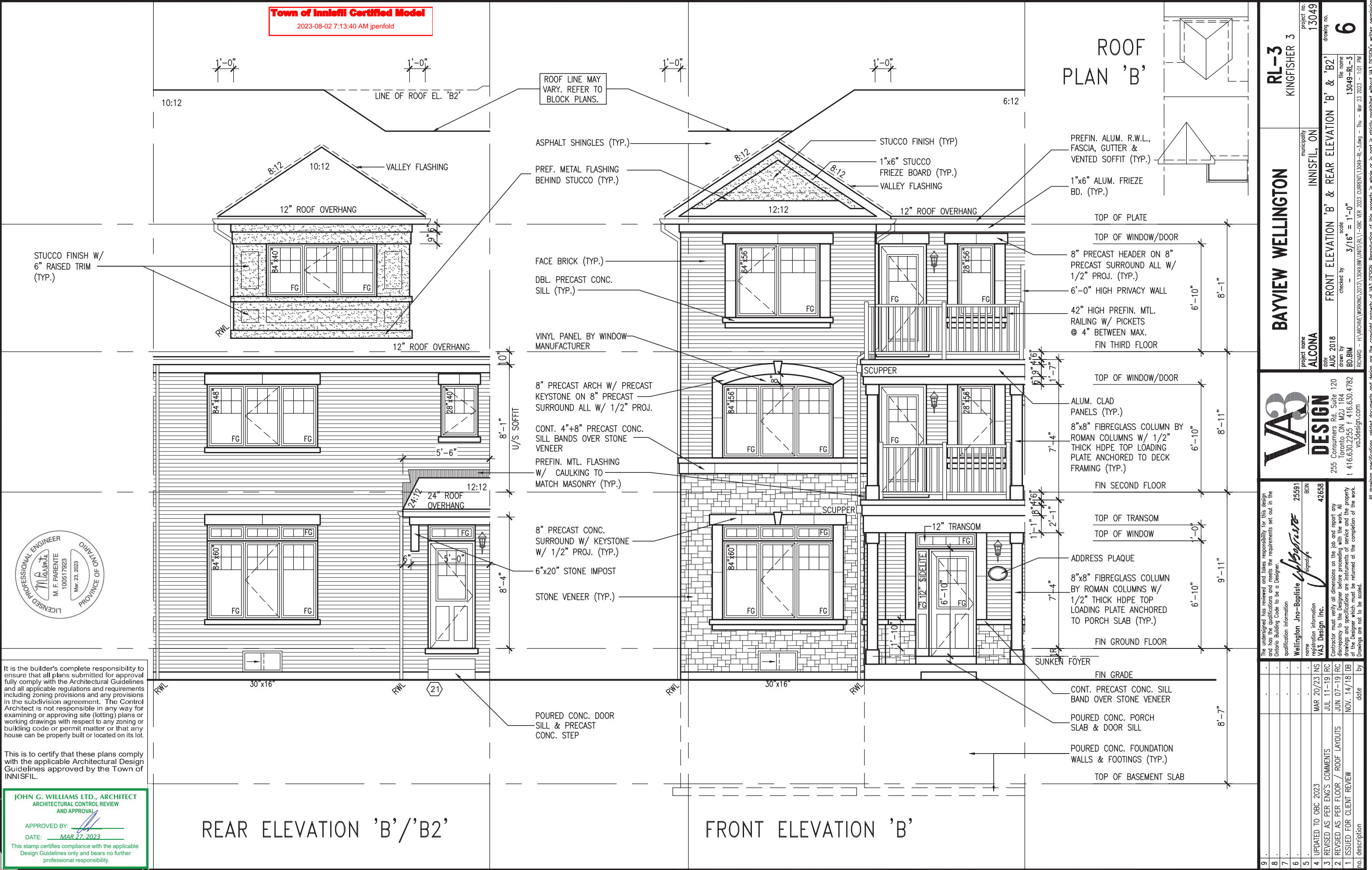
VA3 Design Inc. 42658  
name registration information

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**VA3 DESIGN**

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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>RL-3</b> KINGFISHER 3	
project name <b>ALCONA</b>	municipality INNISFIL, ON	project no. 13049	drawing no. 5
date AUG 2018	checked by BD.BIM	scale 3/16" = 1'-0"	file name 13049-RL-3
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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: MAR 27, 2023

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RL-3  
KINGFISHER 3

BAYVIEW WELLINGTON

ALCONA

project name  
ALCONA

municipality  
INNISFIL, ON

project no.  
13049

drawing no.  
6

date  
AUG 2018

drawn by  
BD,BIM

checked by  
-

scale  
3/16" = 1'-0"

FRONT ELEVATION 'B' & 'B2'

FRONT ELEVATION 'B' & 'B2'

13049-RL-3

file name  
13049-RL-3

date  
Mar 23 2023 - 1:01 PM

VA3 DESIGN

255 Consumers Rd, Suite 120  
Toronto, ON M2J 1P4  
t 416.630.2255 f 416.630.4782  
va3design.com

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qualification information

Wellington Jno-Baptiste 25591 BCIN

signature

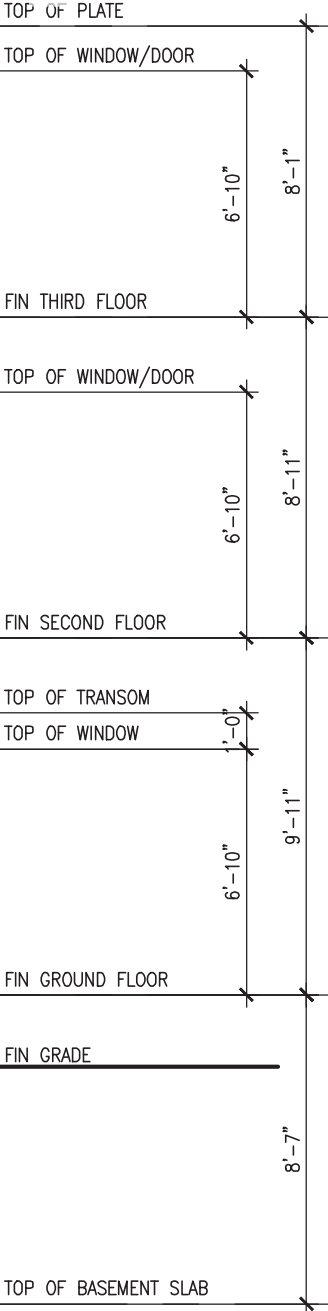
VA3 Design Inc. 42658

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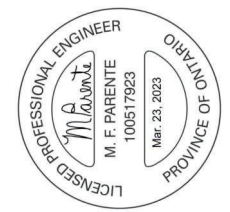
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4	UPDATED TO OBC 2023	MAR 20/23 NS	
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19 RC	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 07-19 RC	
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18 DB	

Town of Innisfil Certified Model  
C SB12 2023-08-02 7:13:40 AM jpenfold

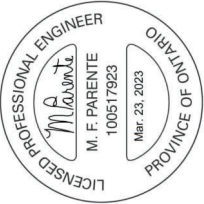
OF PLATE



FRONT ELEVATION 'B2'

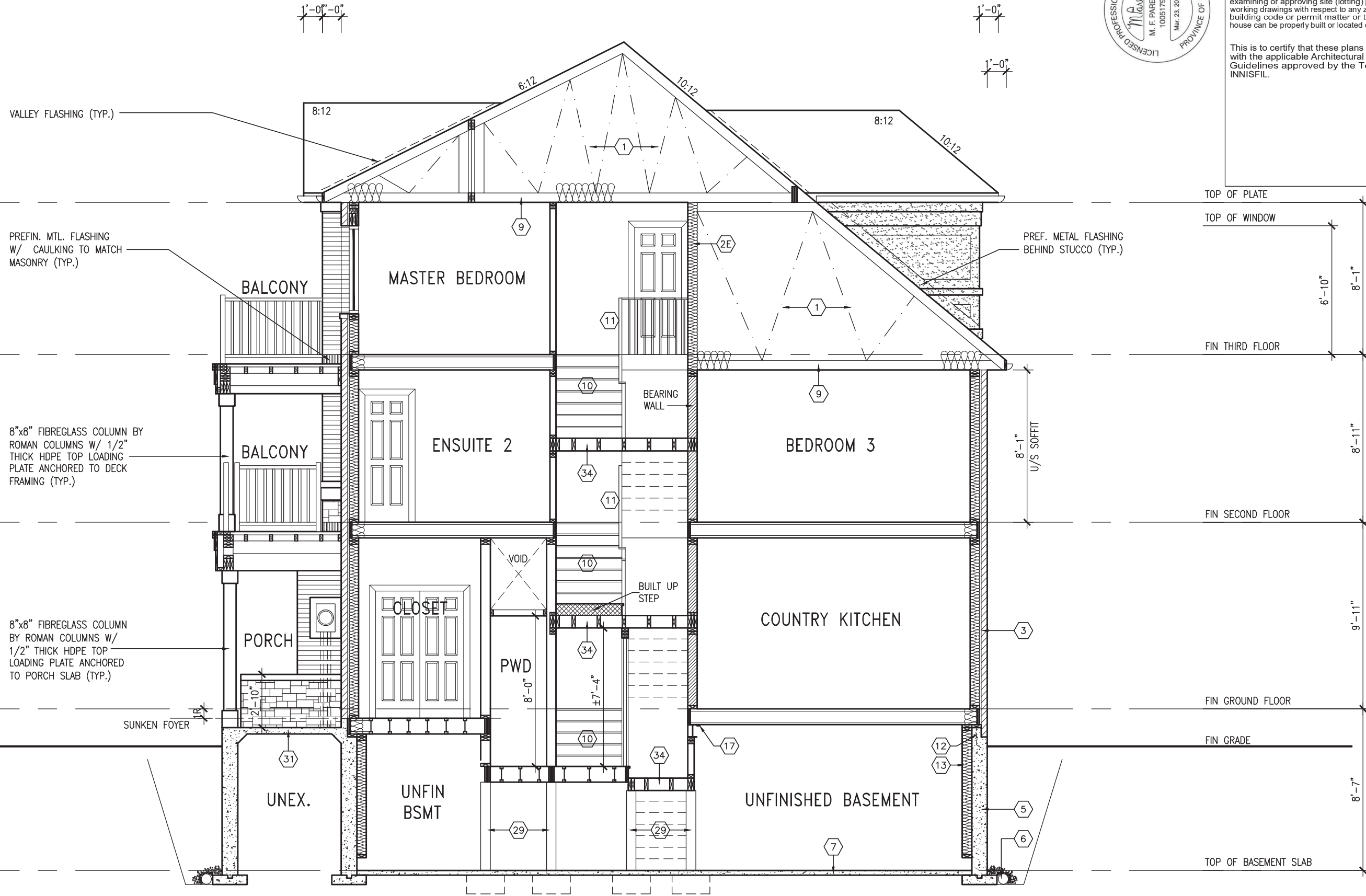


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CROSS SECTION 'A-A'

RL-3

KINGFISHER 3

BAYVIEW WELLINGTON

INNISFIL, ON

ALCONA

project name

13049

project no.

CROSS SECTION 'A-A'

drawing no.

13049-RL-3

file name

8

scale

3/16" = 1'-0"

checked by

BD,BM

drawn by

AUG. 2018

date

13049-RL-3.dwg

current file

THU - MAR 23 2023 - 1:01 PM

last modified

VAS

DESIGN

255 Consumers Rd. Suite 120

Toronto, ON M2J 1P4

t 416.630.2255 f 416.630.4782

vasdesign.com

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qualification information

Wellington Jno-Baptiste

signature

25591

BCIN

42658

BCIN

4

UPDATED TO OBC 2023

MAR 20/23 NS

RC

3

REVISED AS PER ENG'S COMMENTS

JUL 11-19 RC

RC

2

REVISED AS PER FLOOR / ROOF LAYOUTS

JUN 07-19 RC

RC

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ISSUED FOR CLIENT REVIEW

NOV. 14/18 DB

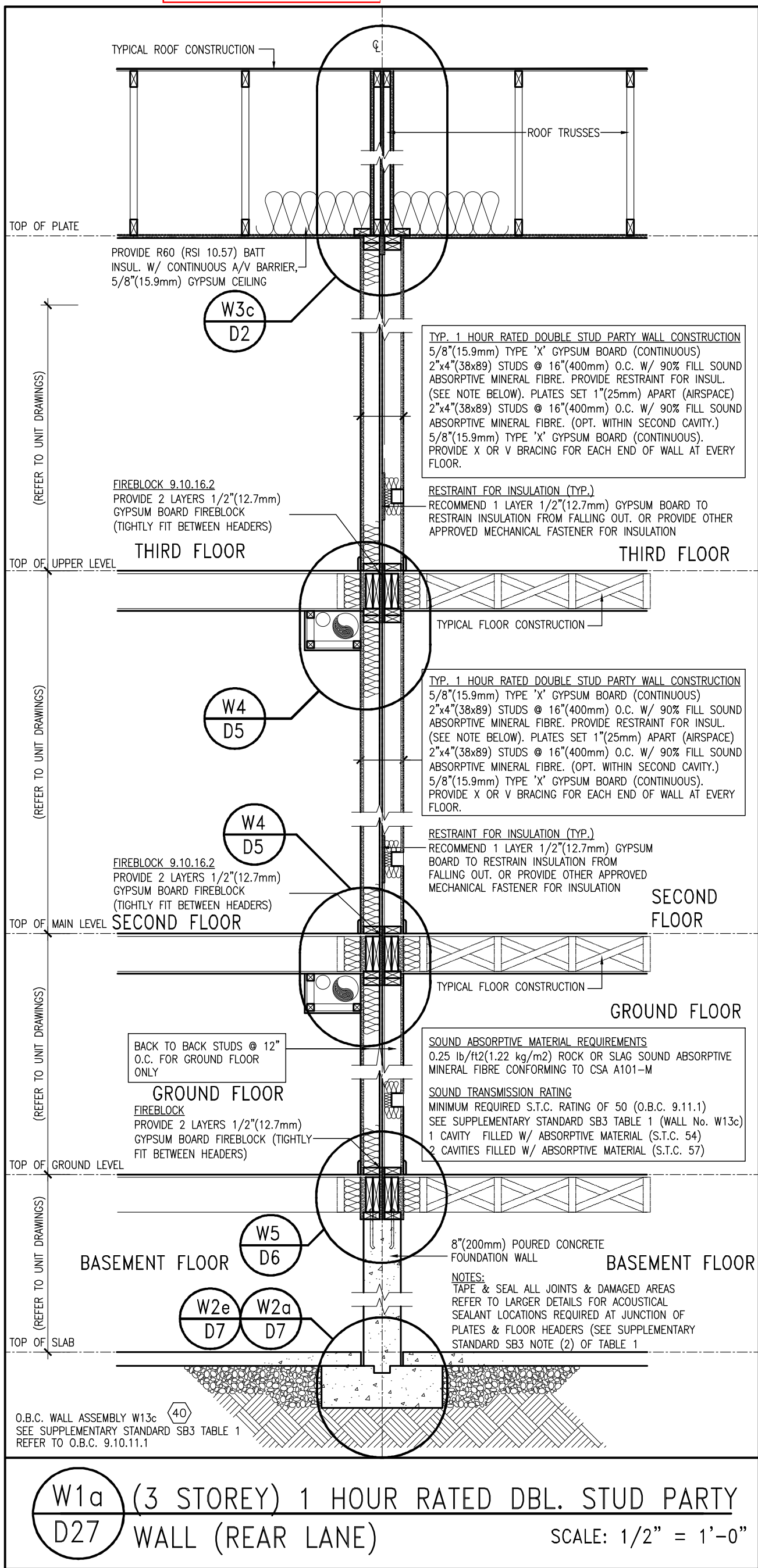
DB

no. description

date

by

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9	.	.	.	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste 25591</div> <div>signature</div> <div>name registration information</div> <div>VA3 Design Inc. 42658</div> <div>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.</div>	<div>VA3 DESIGN</div> <div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	<div>BAYVIEW WELLINGTON</div> <div>project name</div> <div>ALCONA</div> <div>municipality</div> <div>INNISFIL, ON</div> <div>project no.</div> <div>13049</div> <div>date</div> <div>APRIL 2018</div> <div>checked by</div> <div>VA3</div> <div>scale</div> <div>3/16" = 1'-0"</div> <div>file name</div> <div>13049-DETAIL</div> <div>RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-0BC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:15 PM</div>	<div>DETAILS</div> <div>-</div> <div>drawing no.</div> <div>D27</div>	
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CONSTRUCTION NOTES (Unless otherwise noted)

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

1. **ROOF CONSTRUCTION**  
NO.210 (10.25kg/m2) ASPHALT SHINGLES. 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (36") 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.  
EAVESTROUGH, FASCIA, RVL & VENTED SOFIT. 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.). 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-HIGHT 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, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

3B. **MASONRY VENEER CONSTRUCTION (2"x4") - GARAGE WALLS**  
90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (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.

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") @ 400mm (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 DAMPPROOFING 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 [W/ MASONRY VENEER] [W/ SIDING ONLY]

1	18" WIDE x 6" DEEP	18" WIDE x 6" DEEP
2	22" WIDE x 6" DEEP	22" WIDE x 6" DEEP
3	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 1503mm (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 DAMPPROOFING 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 SOFIT.

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")
<b>FOR CURVED STAIRS (TAPERED TREADS)</b>	
MIN. RUN AT INNER RADIUS	= 150 (6")
MIN. RUN AT 300 (12")	= 255 (10")

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature BCIN
5	.	.	.	name registration information
4	.	.	.	VA3 Design Inc. 42658
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
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HANDRAILS -OBC 9.8.7-  
FINISH (Town of Innisfil Certified Model)  
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 (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

12. **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.

13. **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. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

14. **BEARING STUD PARTITION**  
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON 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 UNFINISHED.

15. **STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)**  
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kn (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM, 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

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

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

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

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

19. **GARAGE CEILING/INTERIOR WALLS**  
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

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

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

23. **INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)**  
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (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.

24. **FIREPLACE CHIMNEYS OBC. 9.21.**  
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (1'-4") DEEP.

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

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

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

28. RESERVED

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

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

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

32. **DIRECT VENTING GAS FURNACE/ H.W.T VENT**  
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A NATURAL GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV.-8 TABLE 6.2.3.12..

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

34. **SUBFLOOR, JOIST STRAPPING AND BRIDGING**  
16mm (5/8") T & 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 SLOD 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. \*)

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

36. **COLD CELLAR PORCH SLAB (OBC.9.39.1.)**  
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR 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"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

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

GENERAL NOTES

**WINDOWS:1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-**  
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").  
2) **WINDOW GUARDS -OBC. 9.8.8.1.(6).**  
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 180mm (5'-11")  
3) **EXTERIOR WINDOWS**  
SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-3.1.1.9  
4) **GLASS-STRUCTURAL SUFFICIENCY OF GLASS**  
DOOR & WINDOW MANUFACTURER/ SUPPLIER TO PROVIDE ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE WITH OBC DIV.-8 9.6.1.3.

**GENERAL:** 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.  
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.  
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.  
4) **STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHUB IN MAIN BATHROOM. REFER TO OBC, DIV. 8-9.5.2.3 & DETAIL PROVIDED.  
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.  
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.  
7) ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-8 6.2.3.12. AND TABLE 6.2.3.12.

**LUMBER:** 1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE, UNLESS NOTED OTHERWISE.  
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.  
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.  
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E-2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED. IN 2 ROWS FOR 184, 240 & 300mm (7 1/4"/9 1/2"/ 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.  
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "ISCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.  
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.  
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mm POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

**STEEL:** 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W CLASS "H" "STRUCTURAL QUALITY STEEL", OBC. 8-9.23.4.3.  
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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

LEGEND			
	CLASS 'B' VENT		EXHAUST FAN TO EXTERIOR
	DUPLEX OUTLET (12" ABOVE SURFACE)		DUPLEX OUTLET (HEIGHT A.F.F)
	WEATHERPROOF DUPLEX OUTLET		GFI DUPLEX OUTLET (HEIGHT A.F.F)
	POT LIGHT		HEAVY DUTY OUTLET (220 volt)
	LIGHT FIXTURE (PULL CHAIN)		LIGHT FIXTURE (CEILING MOUNTED)
	SWITCH		LIGHT FIXTURE (WALL MOUNTED)
	FLOOR DRAIN		HOSE BIB (NON-FREEZE)
	SJ SINGLE JOIST		P.T. PRESSURE TREATED LUMBER
	DJ DOUBLE JOIST		G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
	TJ TRIPLE JOIST		
	LVL LAMINATED VENEER LUMBER		
	POINT LOAD FROM ABOVE		
	F.A. FLAT ARCH		C.A. CURVED ARCH
	M.C. MEDICINE CABINET (RECESSED)		
	DOUBLE VOLUME WALL. SEE NOTE 39		CONCRETE BLOCK WALL
	SOLID WOOD BEARING (SPRUCE No. 2).		
	SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER.		
	SOLID BEARING TO BE MINIMUM 22 PIECES.		
	SBFA		
	SOLID WOOD BEARING TO MATCH FROM ABOVE		

Town of Innisfil Certified Model

3/8" EXTERIOR SHEATHING BOARD  
SHEATHING MEMBRANE AM JOINT  
(SECOND PLANE OF PROTECTION)

1"x2" VERTICAL WOOD STRAPPING  
NAILED THRU TO WOOD STUDS

EXTERIOR WOOD CLADDING  
(FIRST PLANE OF PROTECTION)  
ALL JOINTS TO BE CAULKED

METAL FLASHING  
(CAULK ALL SEAMS)

ROOF CLADDING

ROOF STRUCTURE

OUTSIDE

ROOF AT WALL

EXTERIOR CLADDING

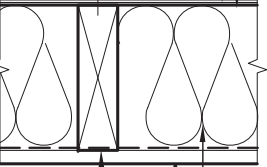
1"x2" VERTICAL WOOD STRAPPING  
NAILED THRU TO WOOD STUDS

OUTSIDE

AIR SPACE TO ALLOW FOR DRAINAGE  
OF MOISTURE (MIN. 1/2" CLEAR)

SHEATHING MEMBRANE  
(SECOND PLANE OF PROTECTION)

3/8" EXTERIOR SHEATHING BOARD



VAPOUR BARRIER

1/2" INTERIOR GYPSUM BOARD

INSIDE

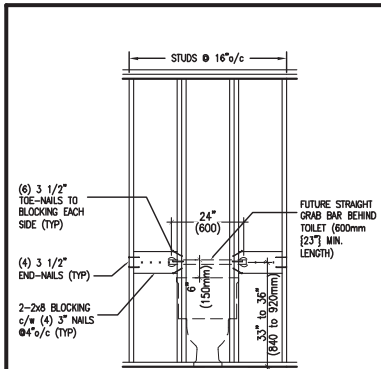
2"x6" STUDS @ 16" O.C.  
FILL CAVITY W/ BATT INSULATION

PLAN

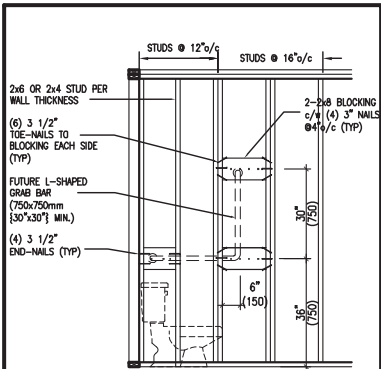
## EXTERIOR WOOD CLADDING WALL ASSEMBLY

### STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

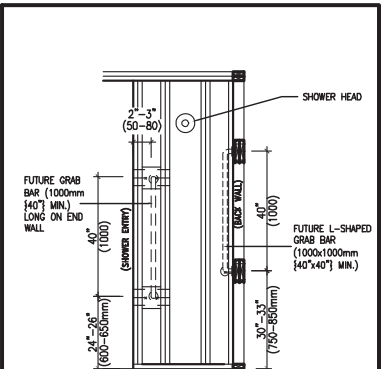
REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC. DIV. B- WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g).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



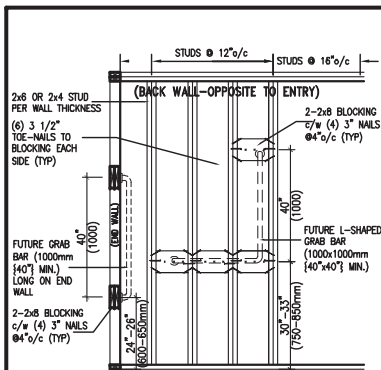
QGB1 FUTURE GRAB BAR @ TOILET (BACK WALL)



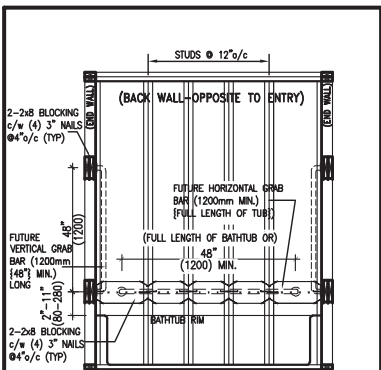
QGB1A FUTURE L-SHAPE GRAB BAR DETAIL @ TOILET (\*ONLY IF SIDE WALL PRESENT)



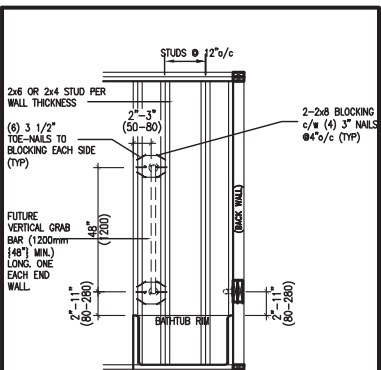
QGB2 FUTURE GRAB BAR IN SHOWER (VERTICAL BAR LOCATED @ EACH END WALL)



QGB2A FUTURE L-SHAPE GRAB BAR DETAIL @ SHOWER (BACK WALL)



QGB3 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)



QGB3A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED @ EACH END WALL)

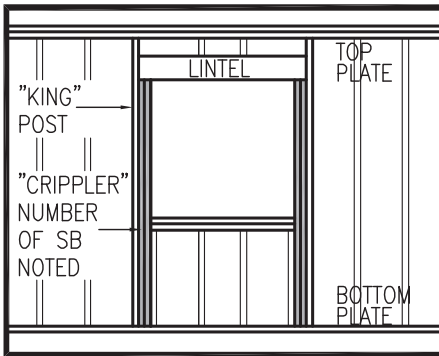
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### OUTDOOR AIR INTAKE SEPARATION

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



"CRIPPLE" DETAIL

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

- 2"x4" @ 16" O.C. - 9'-10"
- 2"x4" @ 12" O.C. - 10'-9"
- 3"x4" @ 16" O.C. - 11'-2"
- 3"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"x6" @ 16" O.C. - 15'-0"
- 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"x8" @ 16" O.C. - 20'-4"
- 2"x8" @ 12" O.C. - 22'-4"

NOTES:

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

\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30

9	.	.	.	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 registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

**VA3**  
**DESIGN**

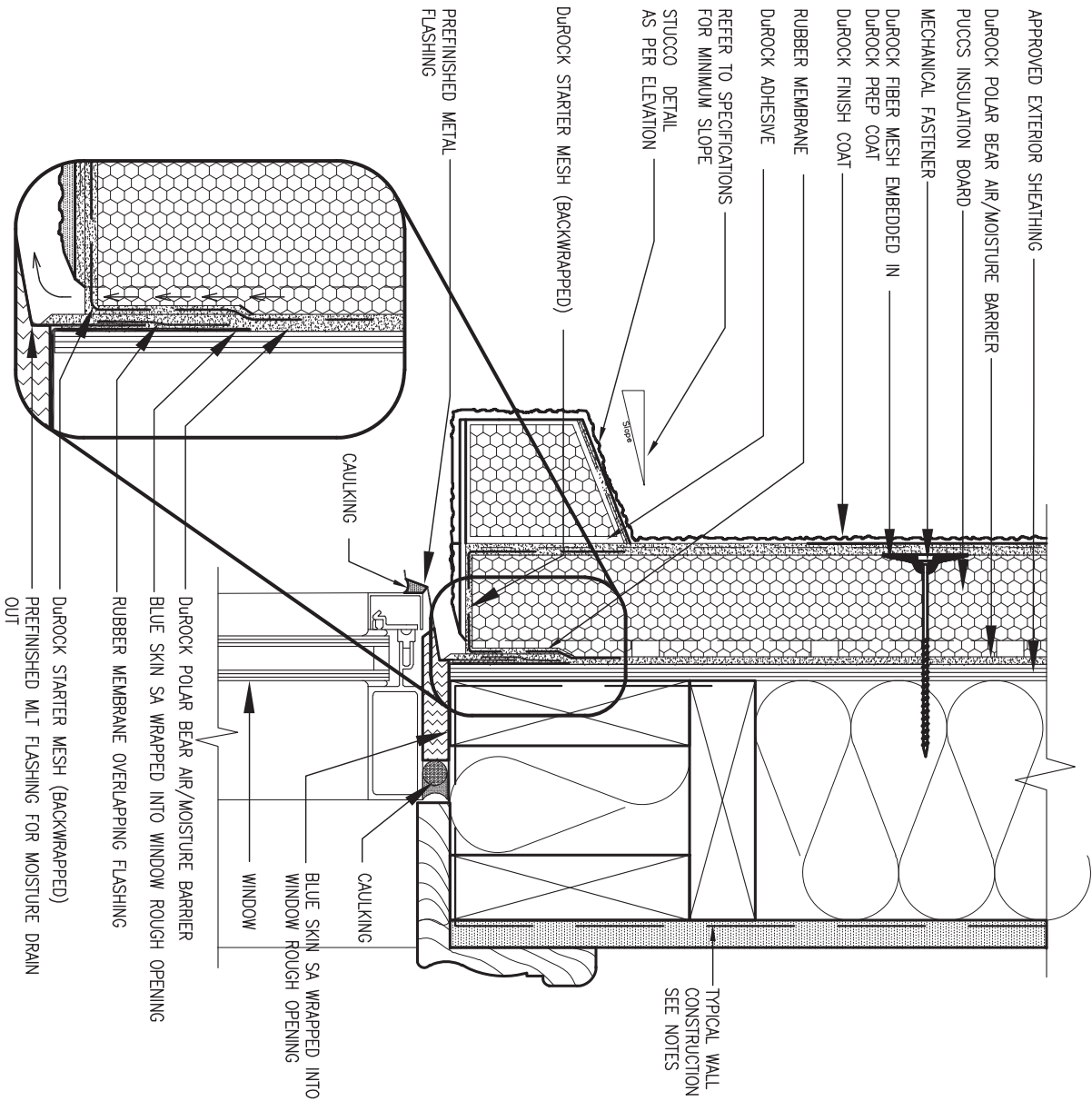
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

**CONST NOTE**

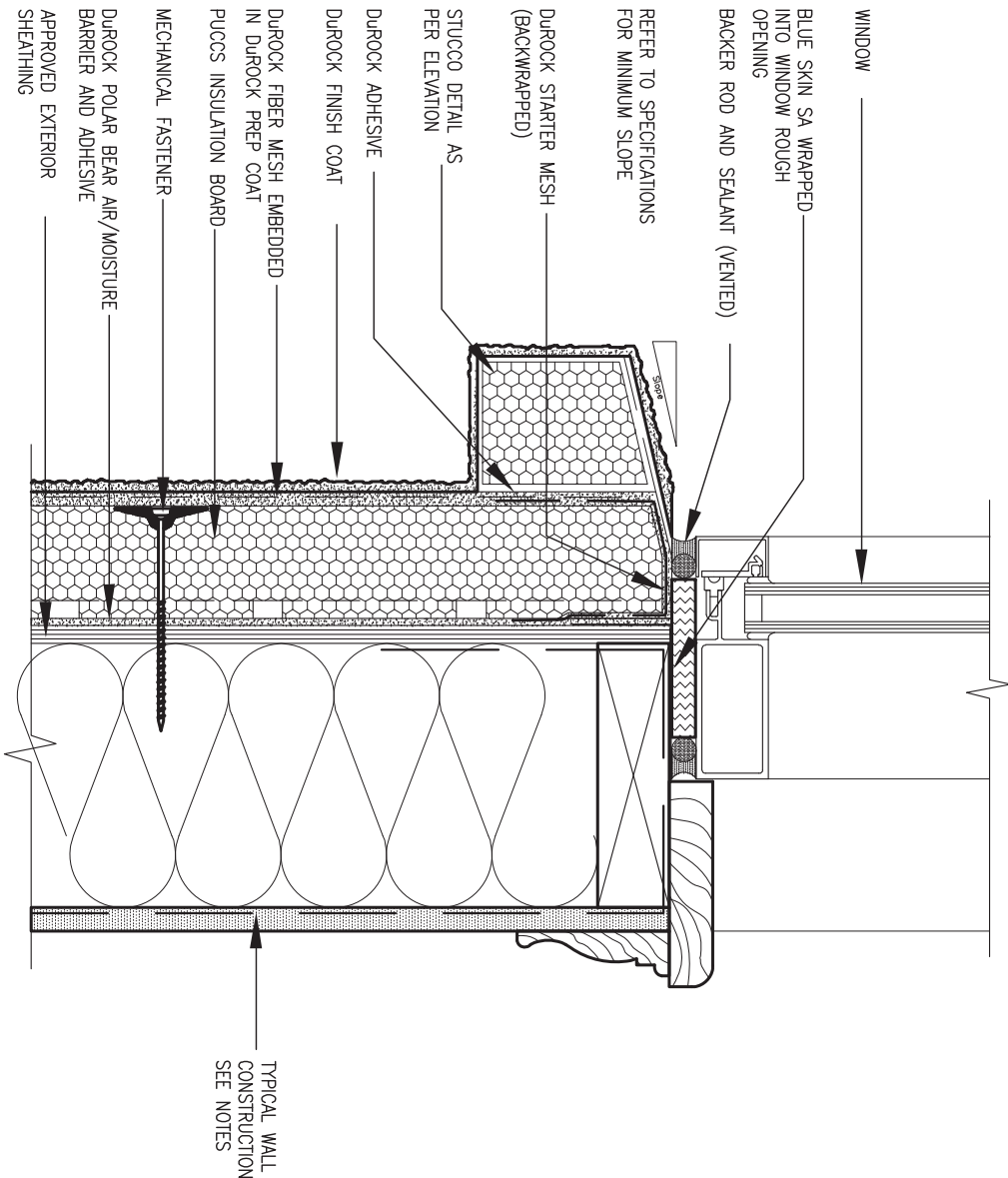
project name <b>ALCONA</b>	municipality <b>INNISFIL, ON.</b>	project no. <b>13049</b>
date <b>MAY 2016</b>	checked by <b>RC</b>	scale <b>3/16" = 1'-0"</b>
drawn by <b>RC</b>	file name <b>13049-CN-A1 VER 2022</b>	drawing no. <b>CN2</b>
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1 WINDOW HEADER  
CN3 SCALE: 3"=1'-0"

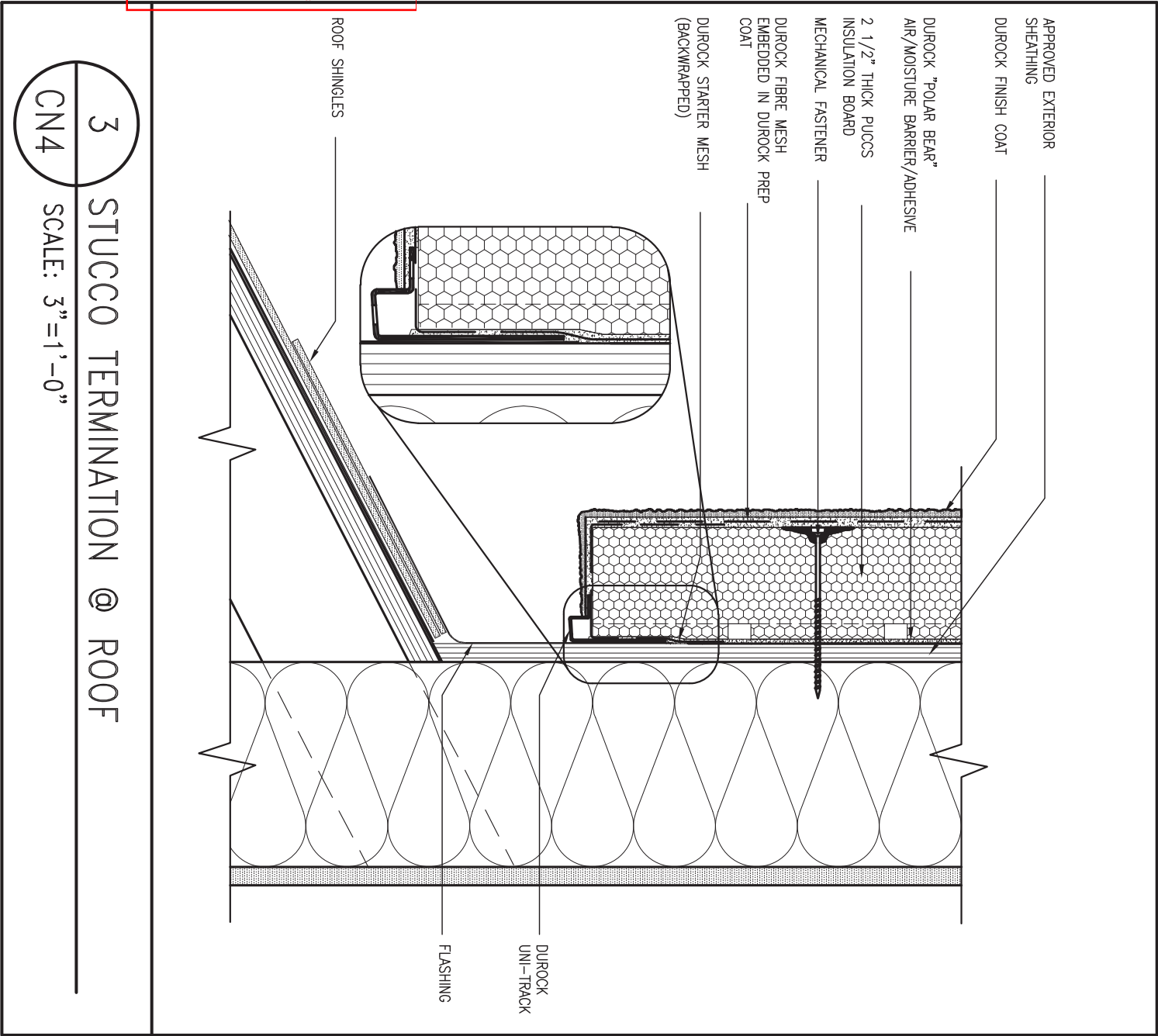
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



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



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.	<div>VA3 DESIGN</div> <div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	<div>BAYVIEW WELLINGTON</div> <div>project name ALCONA</div> <div>date MAY 2016</div> <div>drawn by RC</div> <div>checked by -</div> <div>scale 3/16" = 1'-0"</div> <div>project no. 13049</div> <div>file name 13049-CN-A1 VER 2022</div> <div>drawing no. CN3</div>	CONST NOTE
8	.	.	.				
7	.	.	.				
6	.	.	.				
5	.	.	.	Wellington Jno-Baptiste	25591		
4	.	.	.	name registration information VA3 Design Inc.	BCIN 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.		CONSTRUCTION NOTES	
2	UPDATE TO OBC VER 2020	FEB 09-21	RC				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by				

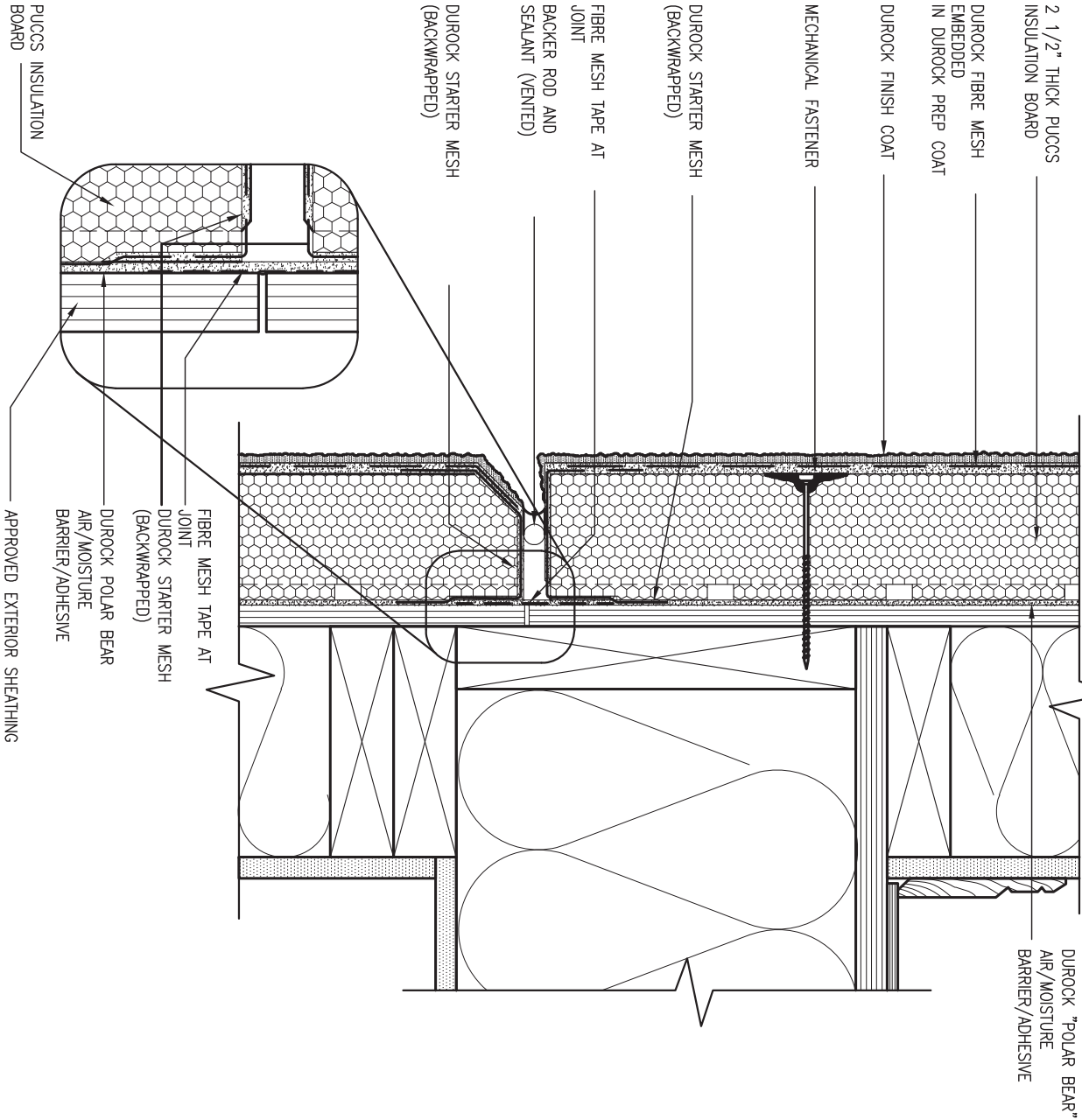


3 STUCCO TERMINATION @ ROOF

CN4

SCALE: 3"=1'-0"

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



4 HORIZONTAL EXPANSION JOINT

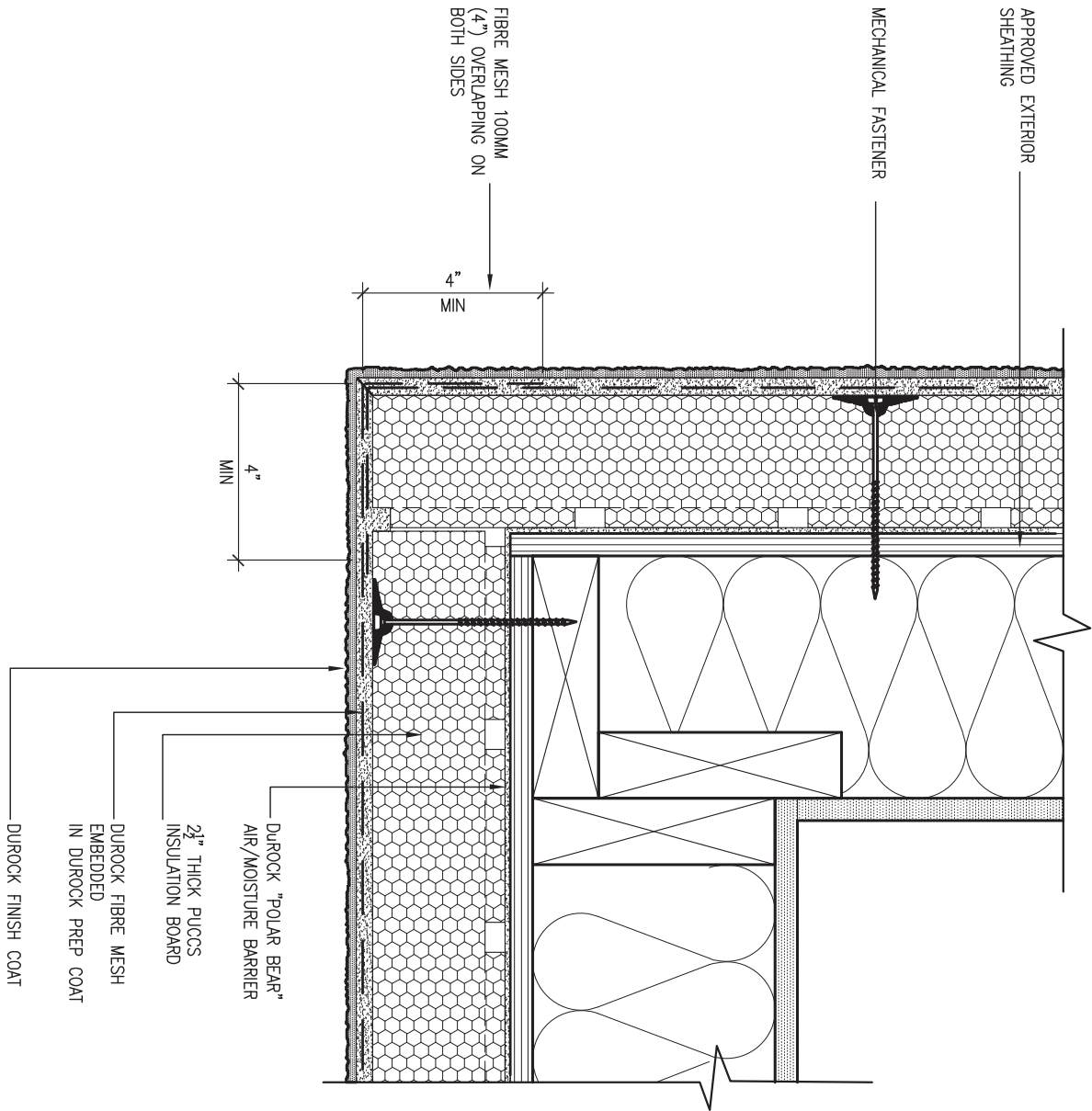
CN4

SCALE: 3"=1'-0"



9	.	.	.	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591</div> <div>name signature BCIN</div> <div>registration information VA3 Design Inc. 42658</div>	<div>VA3 DESIGN</div> <div>255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	.			project name ALCONA	municipality INNISFIL, ON.	project no. 13049	
7	.	.	.						
6	.	.	.						
5	.	.	.						
4	.	.	.						
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	<div>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.</div>			CONSTRUCTION NOTES		drawing no.
2	UPDATE TO OBC VER 2020	FEB 09-21	RC					file name 13049-CN-A1 VER 2022	CN4
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						

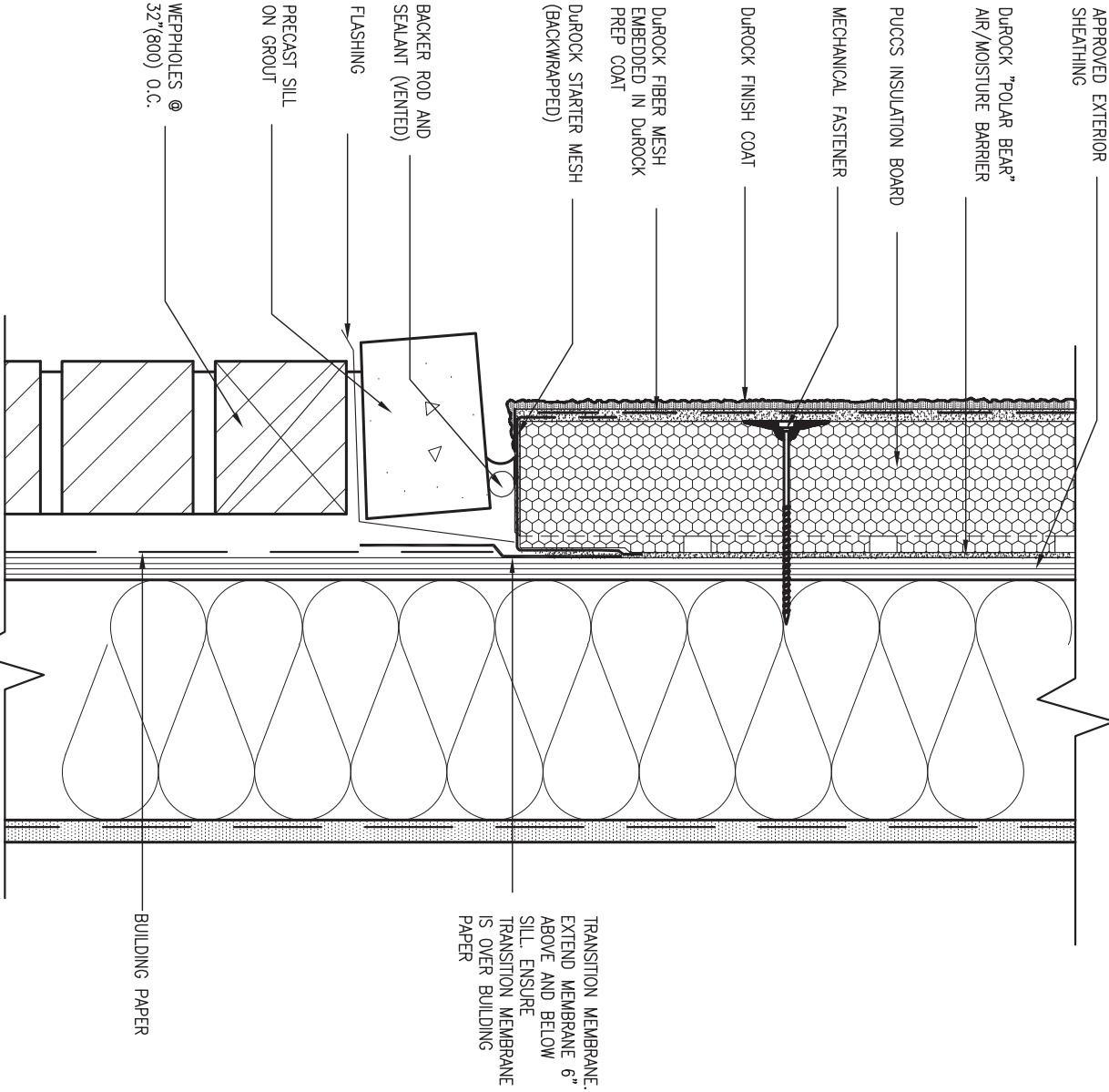
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5 CORNER DETAIL

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



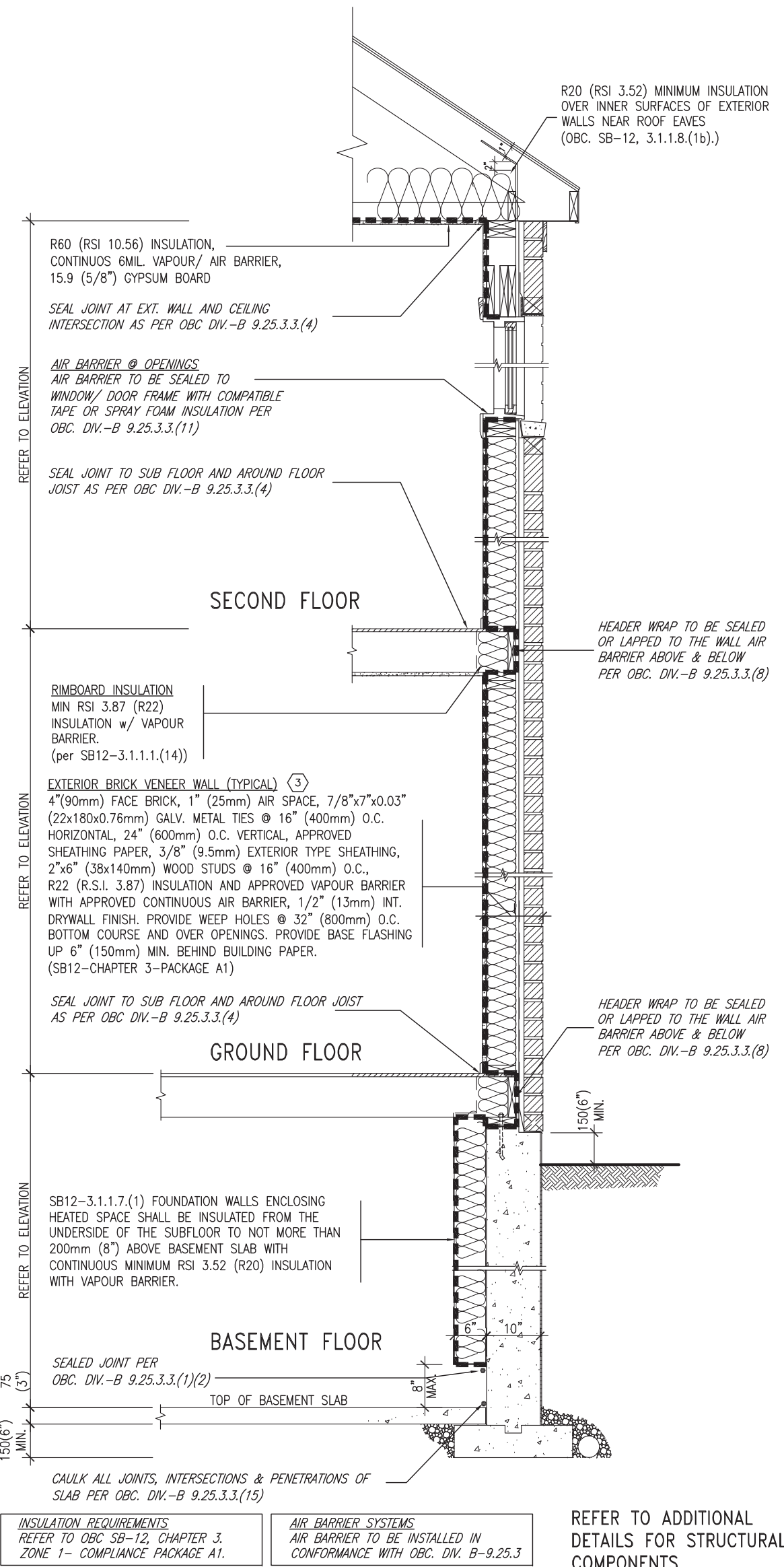
6 STUCCO / MASONRY PLINTH CONNECTION

CNS SCALE: 3"=1'-0"



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.	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	<div><div>BAYVIEW WELLINGTON</div><div>project nameALCONA</div><div>dateMAY 2016</div><div>drawn byRC</div><div>checked by-</div><div>scale3/16" = 1'-0"</div><div>CONSTRUCTION NOTES</div><div>13049-CN-A1 VER 2022</div><div>RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM</div></div>	<div><div>CONST NOTE</div><div>-</div><div>project no.13049</div><div>drawing no.CN5</div></div>
8.	.	.	Wellington Jno-Baptiste25591BCIN42658			
7.	.	.	name registration informationVA3 Design Inc.			
6.	.	.	signature			
5.	.	.	qualification information			
4.	.	.				
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SB12-COMPLIANCE PACKAGE 'A1'

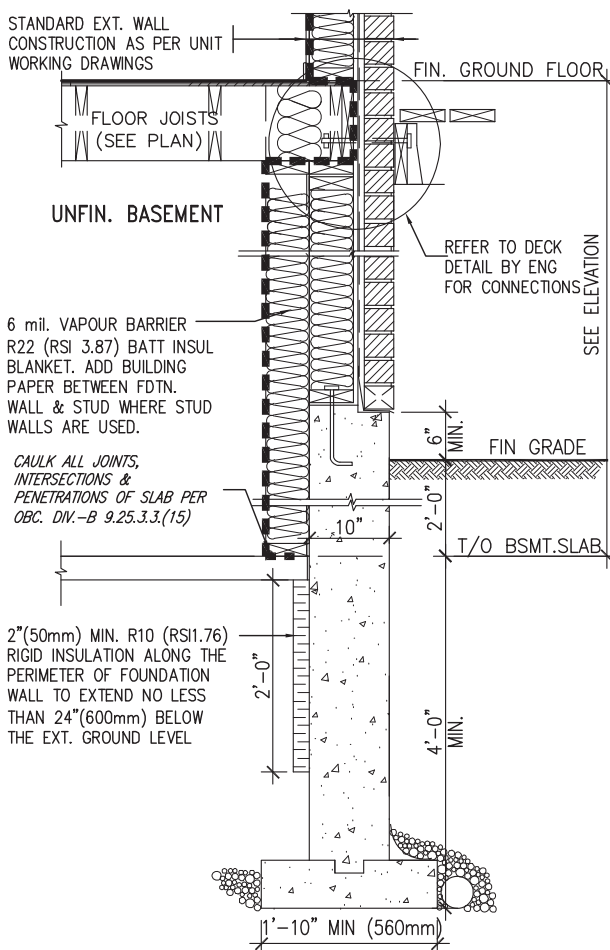


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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

ci- Denotes Continuous Insulation without framing interruption.



\* REVISED-FEB 2017

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

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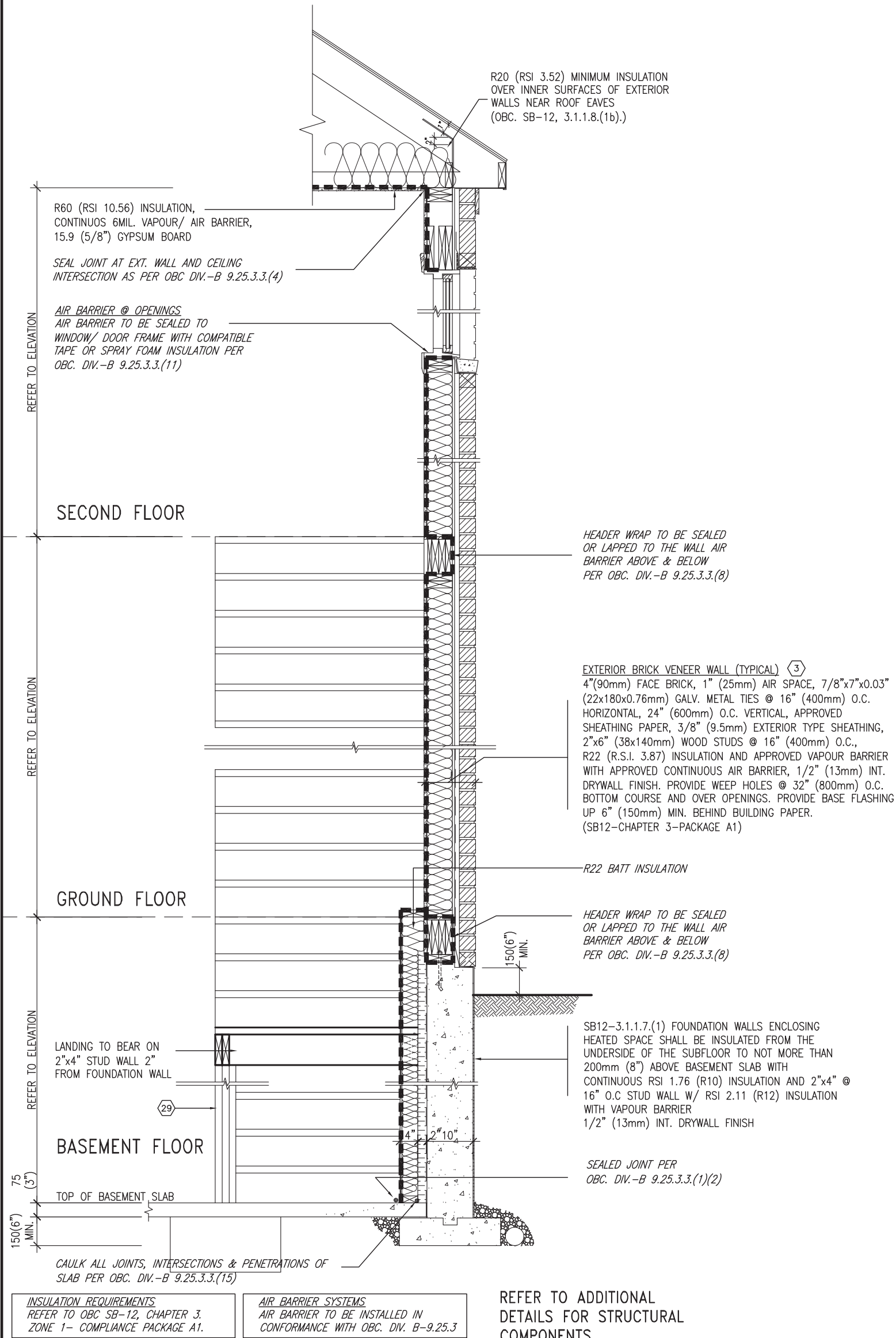
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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	13049-CN-A1 VER 2022	CN6
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM					

SB12-COMPLIANCE PACKAGE 'A1'



**EW**  
**STR**

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

SCALE: N.T.S.

9	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information Wellington Jno-Baptiste 25591 signature name BCIN registration information VA3 Design Inc. 42658	<div>VA3 DESIGN</div> <div>255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	BAYVIEW WELLINGTON		CONST NOTE	
8	-	-			project name ALCONA	municipality INNISFIL,ON.	project no. 13049	
7	-	-			date MAY 2016		CONSTRUCTION NOTES	
6	-	-			drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022
5	-	-			drawing no. CN7			
4	-	-	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM					
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.				
2	UPDATE TO OBC VER 2020	FEB 09-21	RC					
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					
no.	description	date	by					

COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN

WOB SIDE ELEVATION

WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A



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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	
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.
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no.	description		date	by



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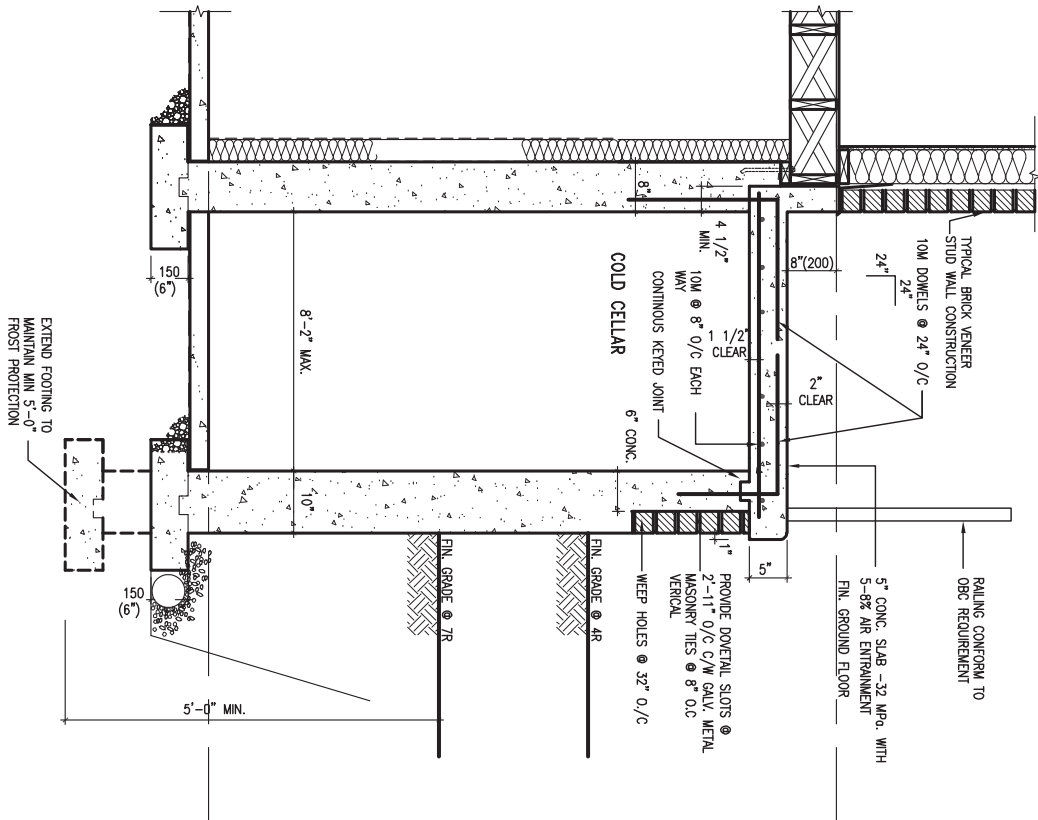
CONST NOTE

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by	RC	scale	3/16" = 1'-0"
drawn by	RC	file name	13049-CN-A1 VER 2022	drawing no.	CN8
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:10 PM					

X1

SECTION AT PORCH FOR 4-7R CONDITION

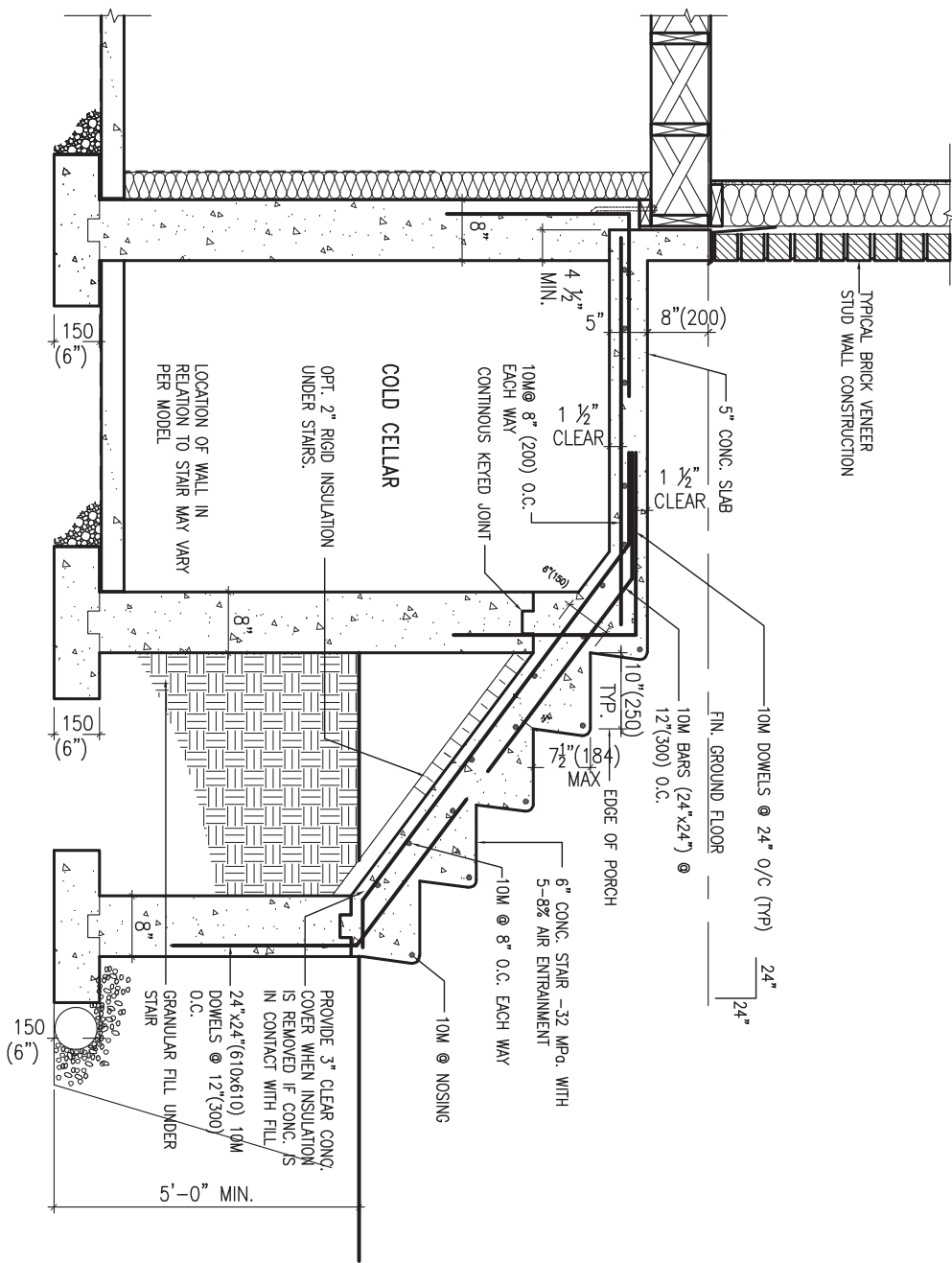
SCALE: N.T.S.



X2

EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)

SCALE: N.T.S.



9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	UPDATE TO OBC VER 2022	FEB 16-22	RC
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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qualification information		
Wellington Jno-Baptiste	25591	BCIN
name registration information		
VA3 Design Inc.	42658	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		



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BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON.

date MAY 2016  
drawn by RC checked by scale 3/16" = 1'-0"

CONSTRUCTION NOTES

file name 13049-CN-A1 VER 2022

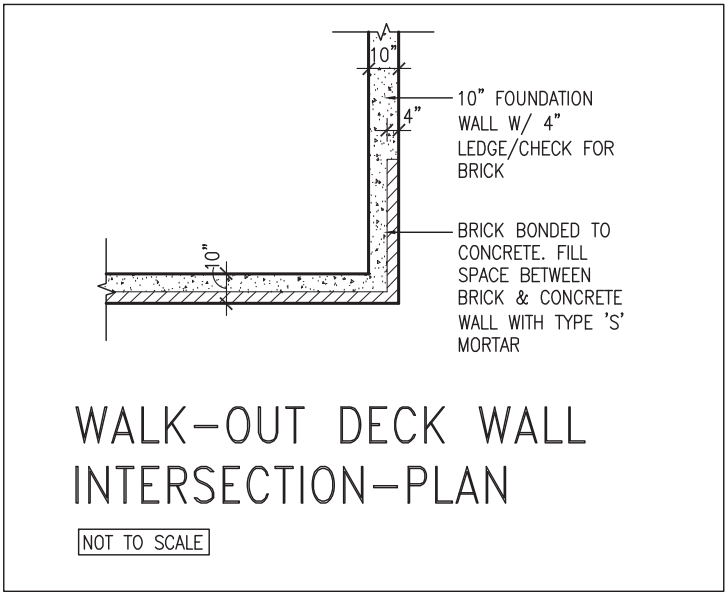
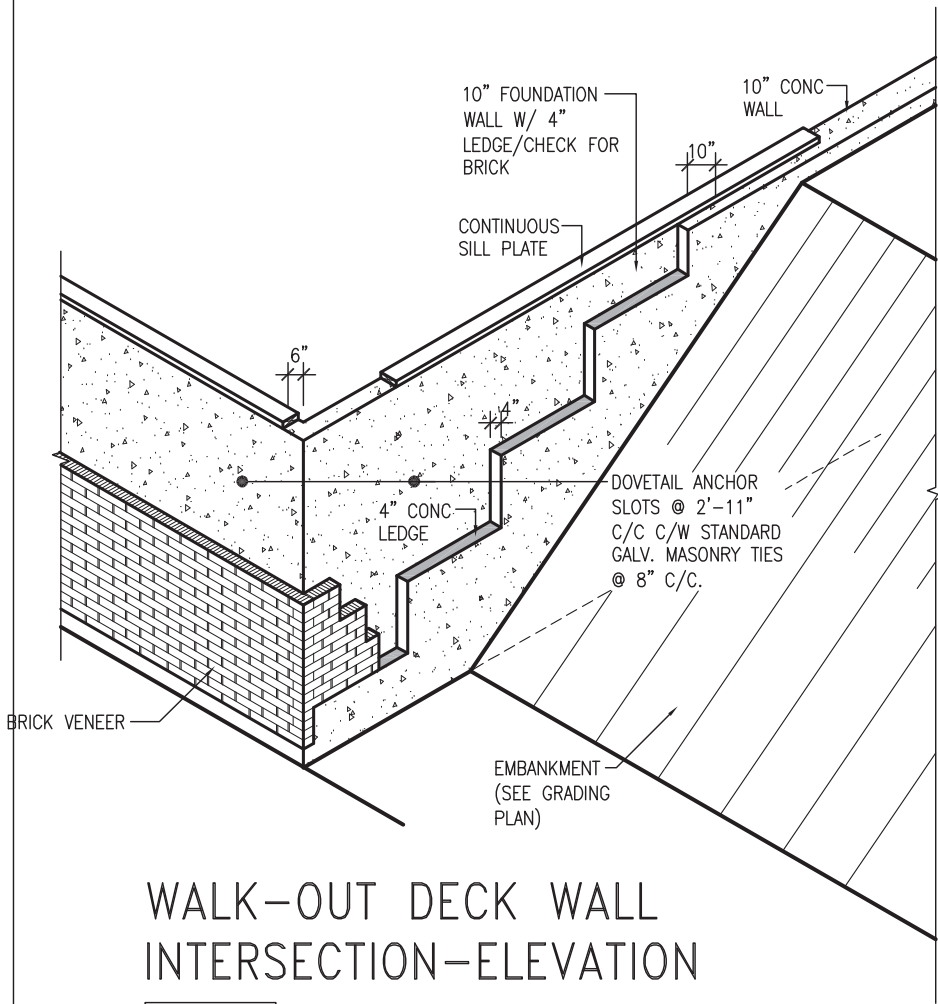
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CONST NOTE

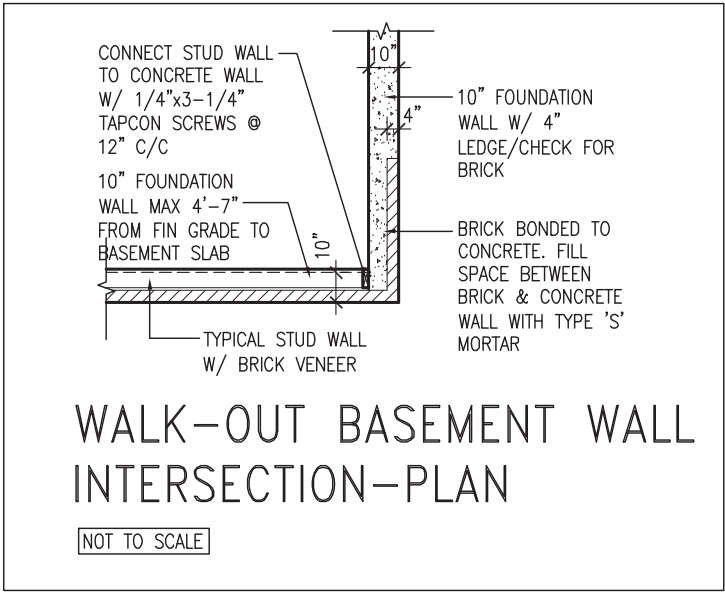
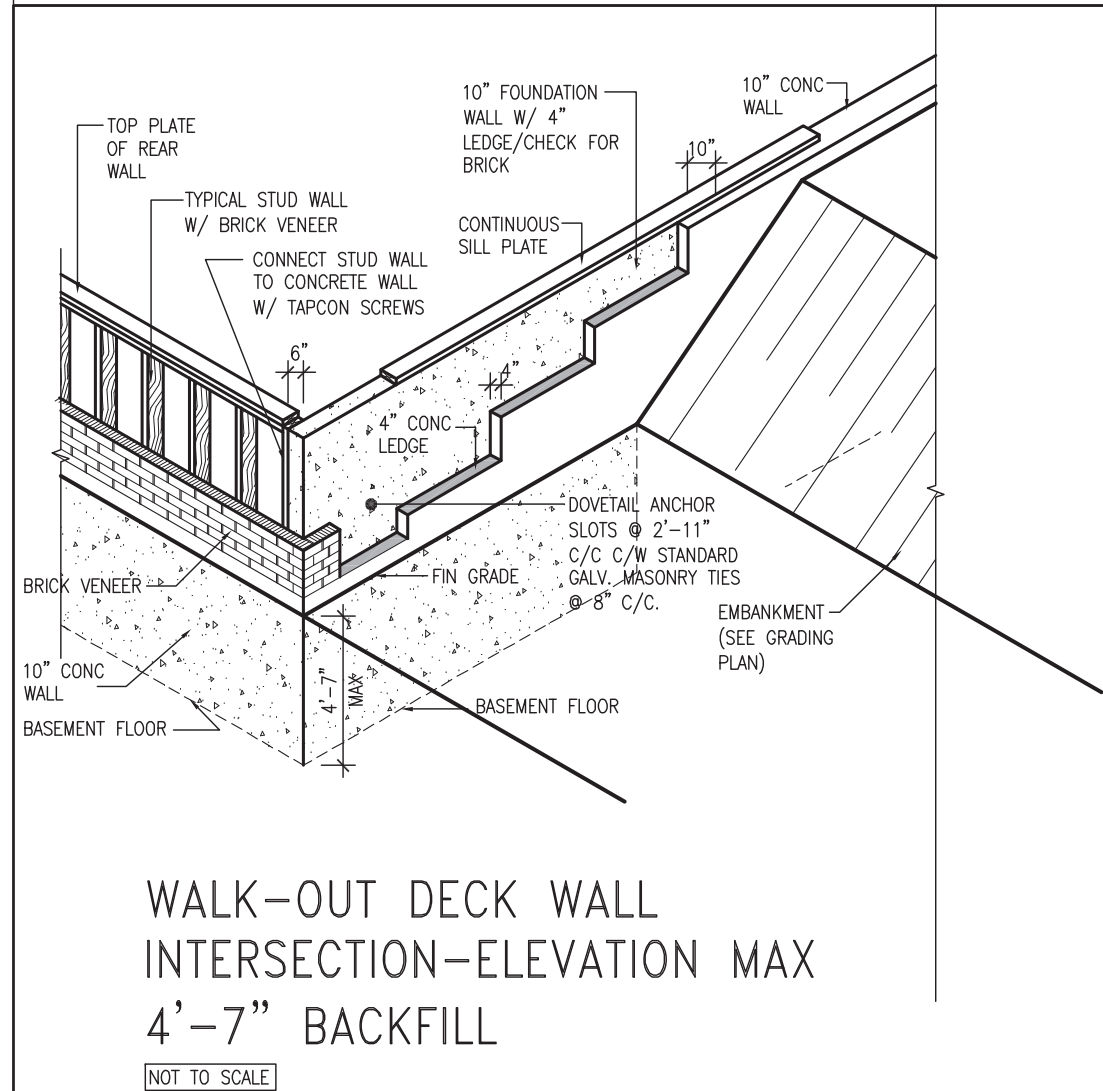
project no. 13049

drawing no.

CN9



(10" FOUNDATION WALL)



(10" FOUNDATION WALL)

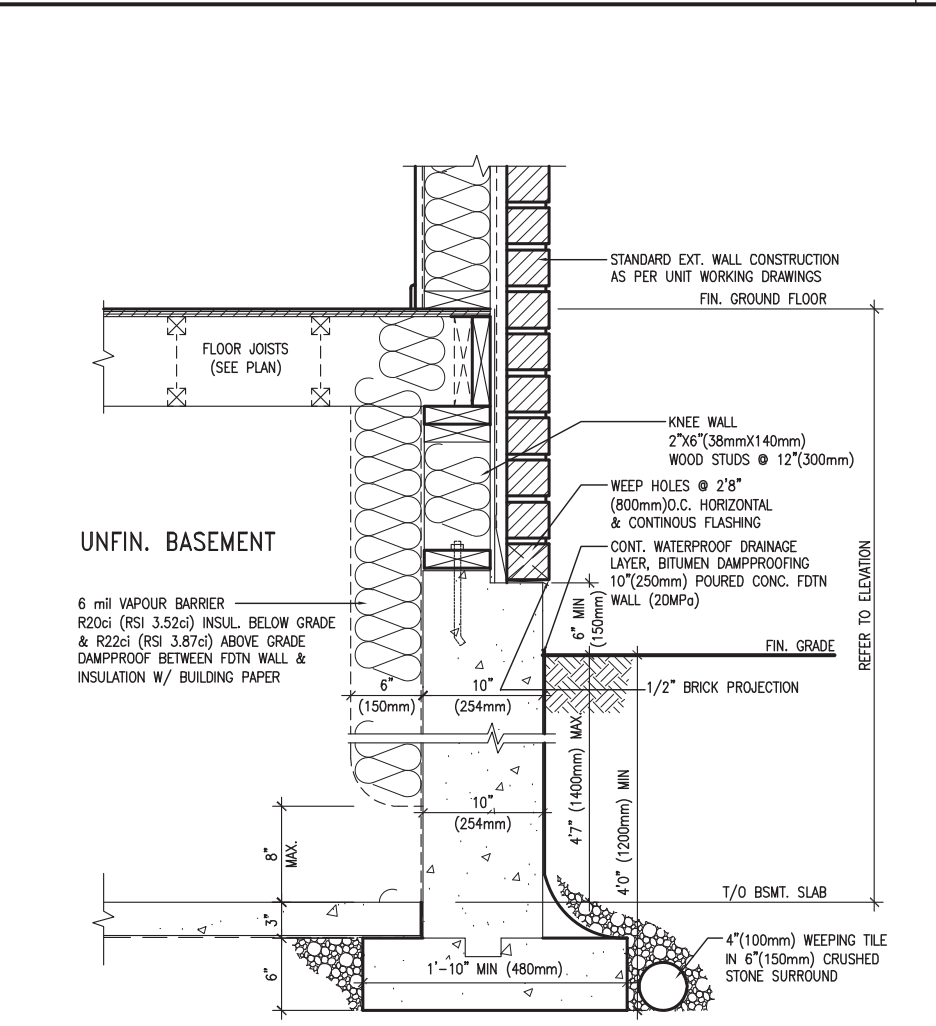
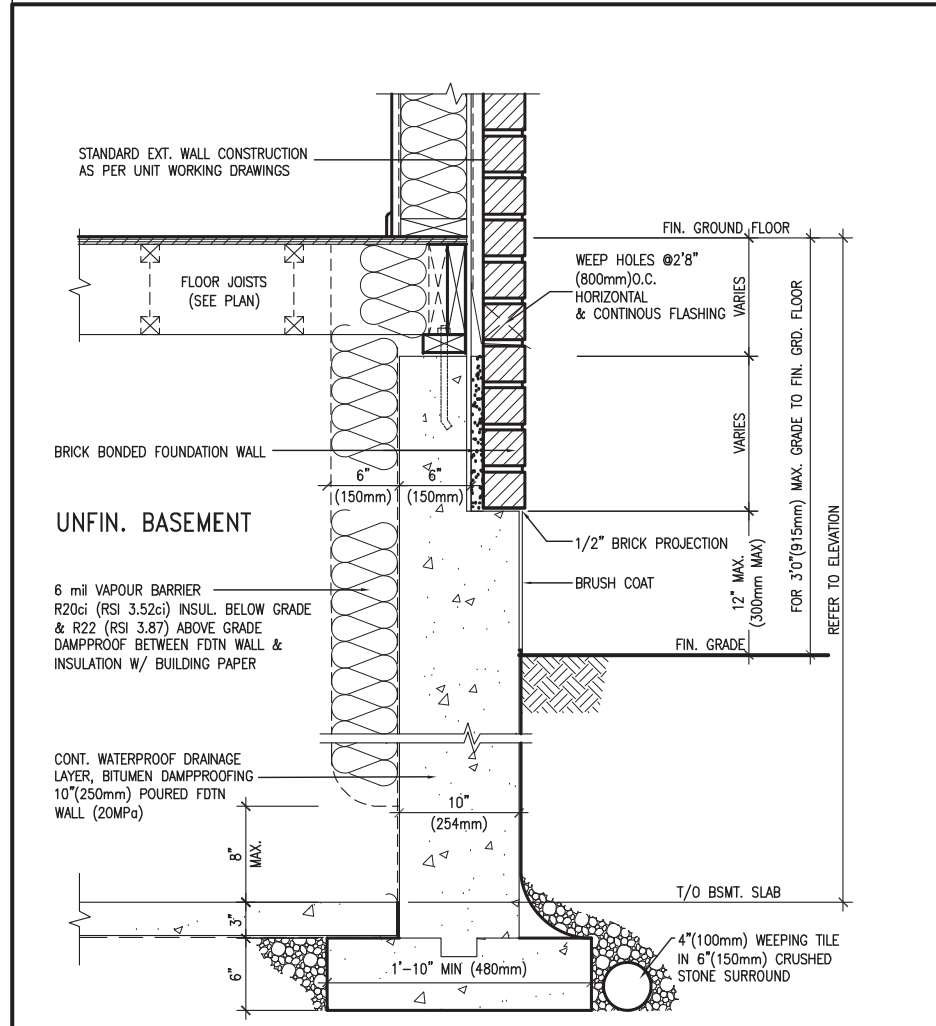
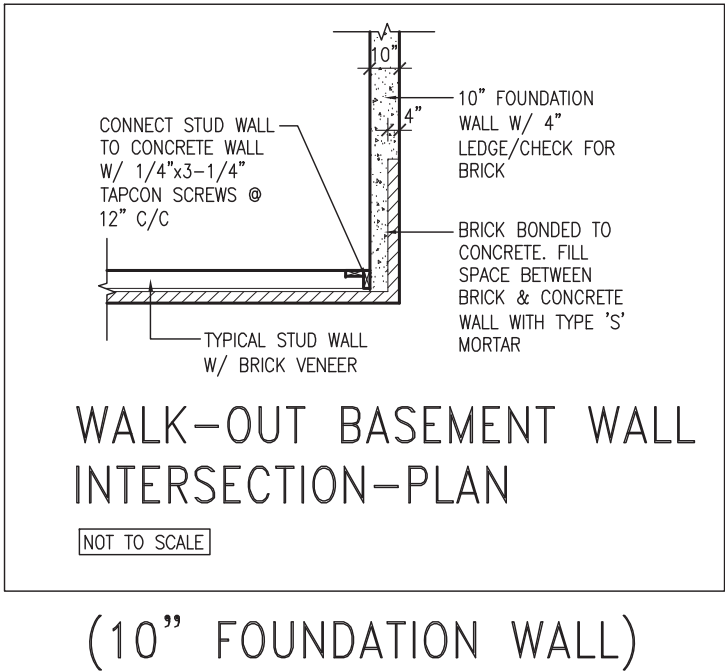
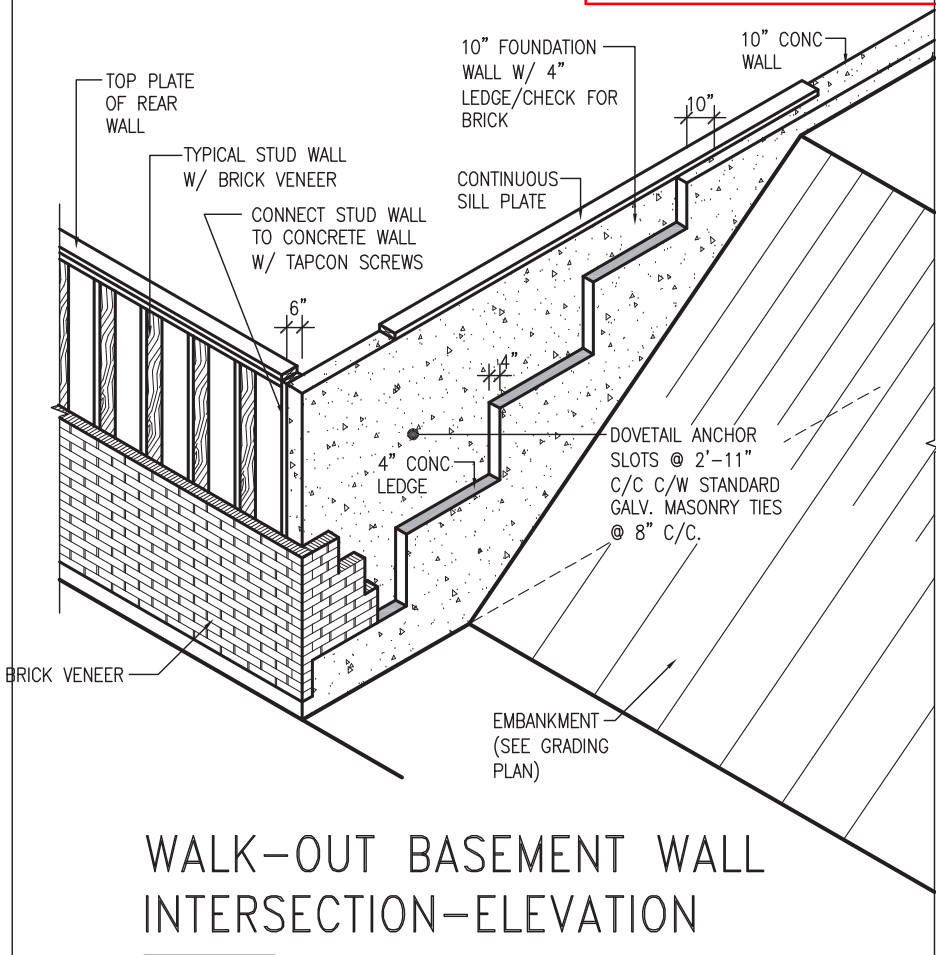


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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description		date	by

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



EW3.06x  
PKG A1  
WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE  
SCALE: N.T.S.

EW3.07x  
PKG A1  
WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7" (1400mm) MAX. HEIGHT DIFFERENCE  
SCALE: N.T.S.

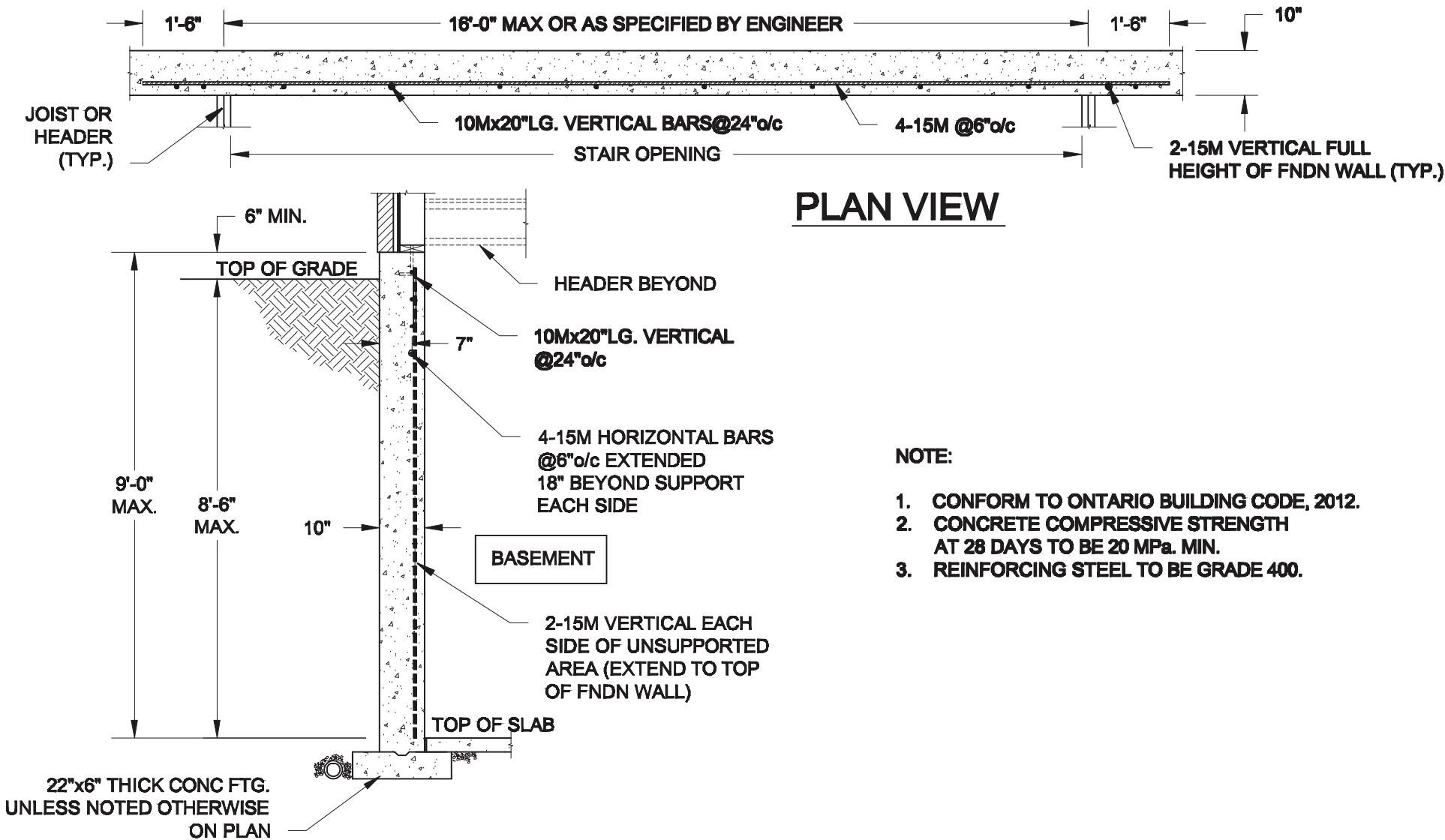


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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description		date	by

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

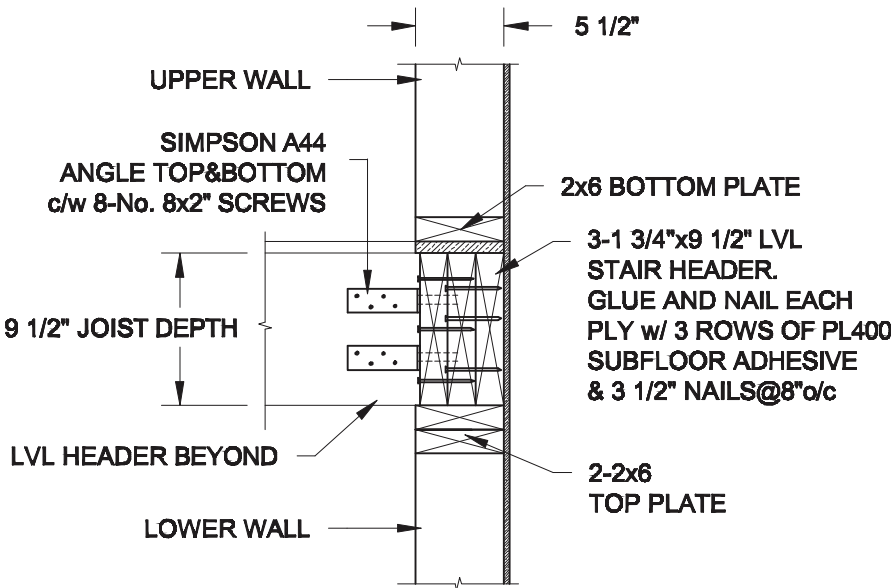


PLAN VIEW

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

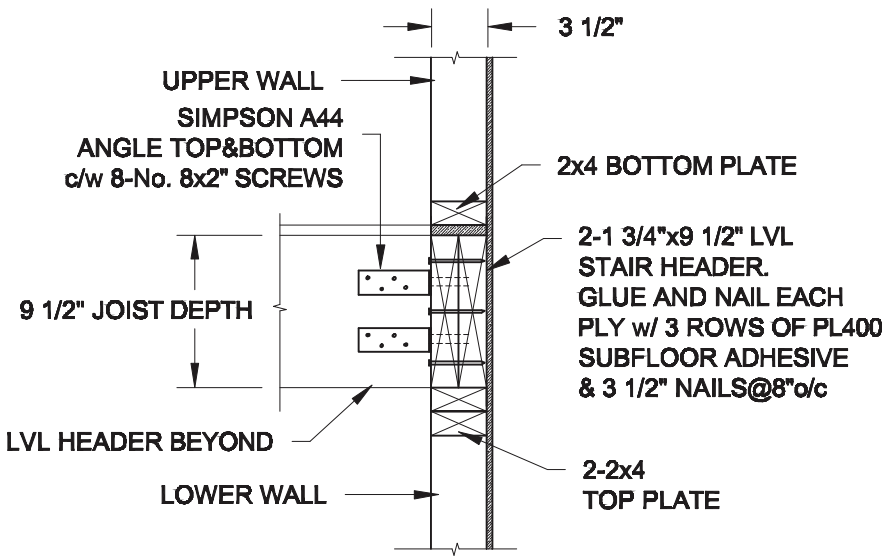
1  
S1

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



2A  
S1

STAIR HEADER @ EXTERIOR WALL  
SCALE: 1" = 1'-0"



2B  
S1

STAIR HEADER @ PARTY WALL  
SCALE: 1" = 1'-0"

Scale:  
AS NOTED

Date:

Drawn: Checked:

Engineer's Seal:



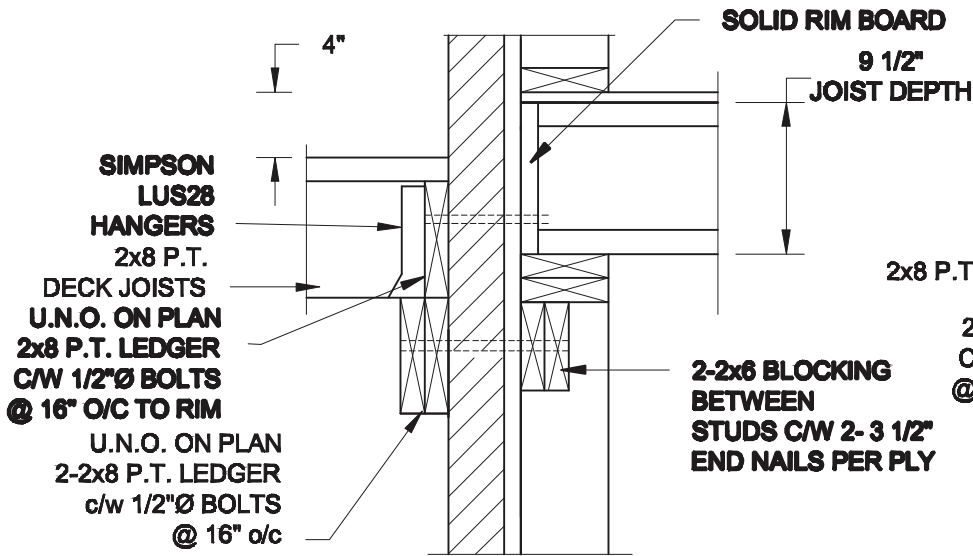
Project:  
BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS  
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

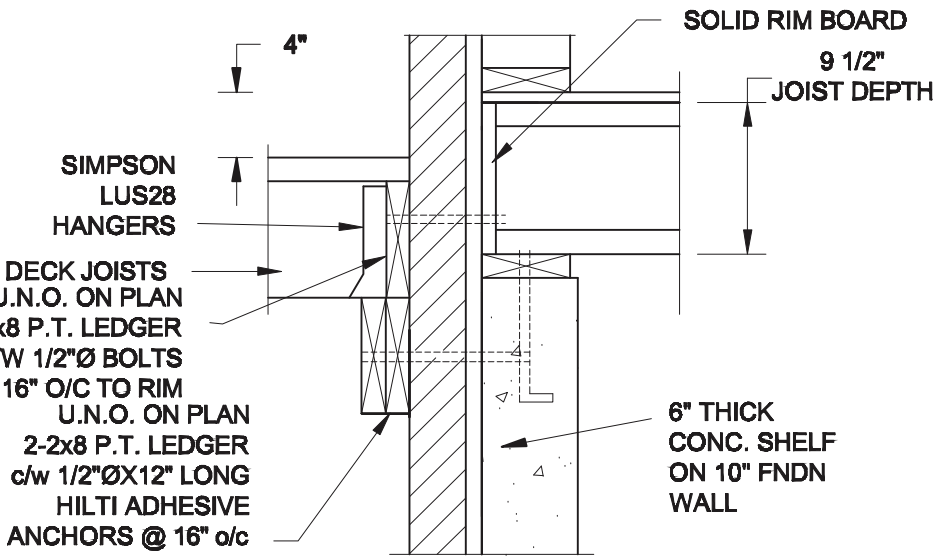
Project No.:

Drawing No.:

S1

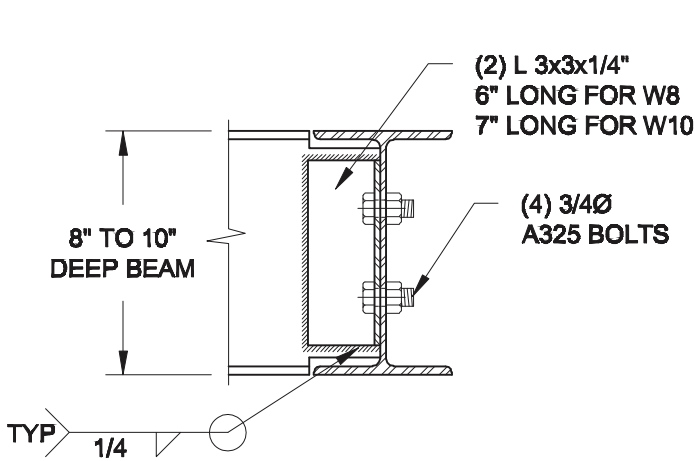


1A  
S2 DECK FASTEN DETAIL  
SCALE: 1" = 1'-0"

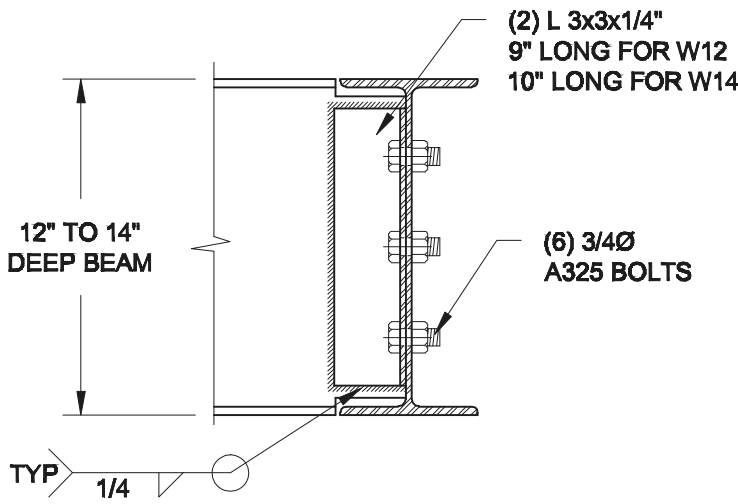


1B  
S2 DECK FASTEN DETAIL  
SCALE: 1" = 1'-0"

- 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.



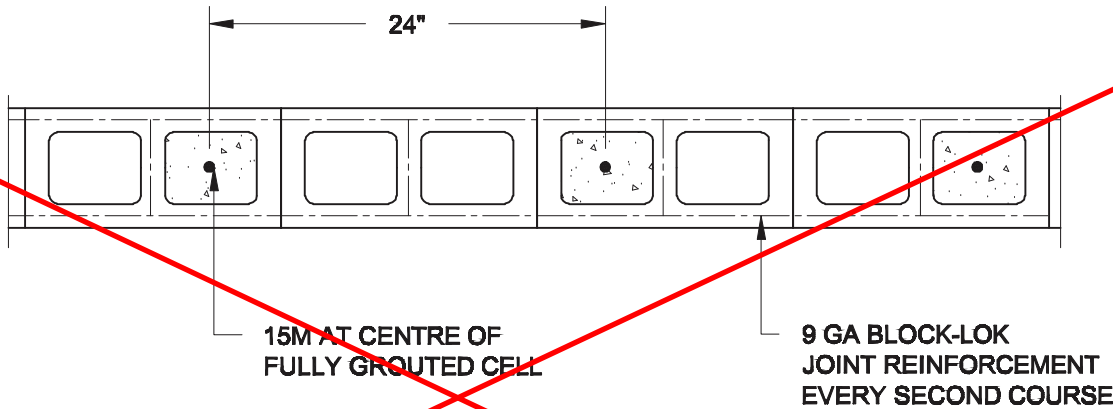
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

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

Revised 2hr firewall  
detail required for  
3-storey condition.



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

NOTES:

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

Scale:	AS NOTED
Date:	
Drawn:	Checked:

Engineer's Seal
LICENCED PROFESSIONAL ENGINEER M. F. PARENTE 100517923 Mar. 23, 2023 PROVINCE OF ONTARIO

Project:	BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO
TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Project No.:	Drawing No.: S2

8x8 FIBREGLASS COLUMN  
BY ROMAN COLUMNS w/ 1/2"  
THICK HDPE TOP LOADING  
PLATE, ANCHORED TO CONC CAP  
(SEE SUPPLIER'S INSTRUCTION)

DRILLED & EPOXIED 15M INTO  
SOLID CONC PIER w/ HILTI HIT  
HY-200 ADHESIVE

POUR CONC.  
INTO CAVITY, AFTER  
REBARS ARE SET.

4-15M BARS, DRILLED  
& EPOXIED INTO  
CONC. FNDN w/  
HILTI HIT HY-200 ADHESIVE

CONC. FNDN

PRECAST  
CONC. CAP

REFER TO  
ELEVATION  
FOR PIER HEIGHT

CONC SLAB  
AS PER PLAN

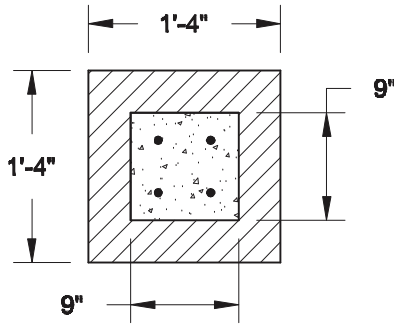
8"

8"

1A  
S3

FRONT PORCH COLUMN DETAIL

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



1B  
S3

TOP VIEW @ MASONRY PIER

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

NOTE:

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

Scale:  
**AS NOTED**

Date:

Drawn: Checked:

Engineer's Seal:



Project:

BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS  
INNISFIL, ONTARIO

**TYPICAL STRUCTURAL DETAILS FOR SINGLES**

Project No.:

Drawing No.:

**S3**