

22"x6" THICK
CONC. FOOTING
UNDER EXTERIOR
FRONT AND REAR
WALLS (TYP)

28"x10" THICK
CONC. FOOTING
UNDER PARTYWALL.
SOIL TO HAVE MIN
ALLOWABLE
BEARING CAPACITY
OF 150 KPa

HSS 3 1/2" x 3 1/2"x3/8"
2 STOREY COL C/W
4"x4"x1/4" TOP AND
BOTTOM PLATES
PROVIDE BASE PLATE
4 1/2"x10"x1/2" W/ (2)
1/2" DIA x12"x2" HOOK
ANCHORS FIELD WELD COL
TO BASE PLATE



OUTDOOR AIR INTAKE SEPARATION

ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.

- KITCHEN EXHAUST. 3.0m
- DRIVEWAY, PARKING SPACE, ROAD. 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

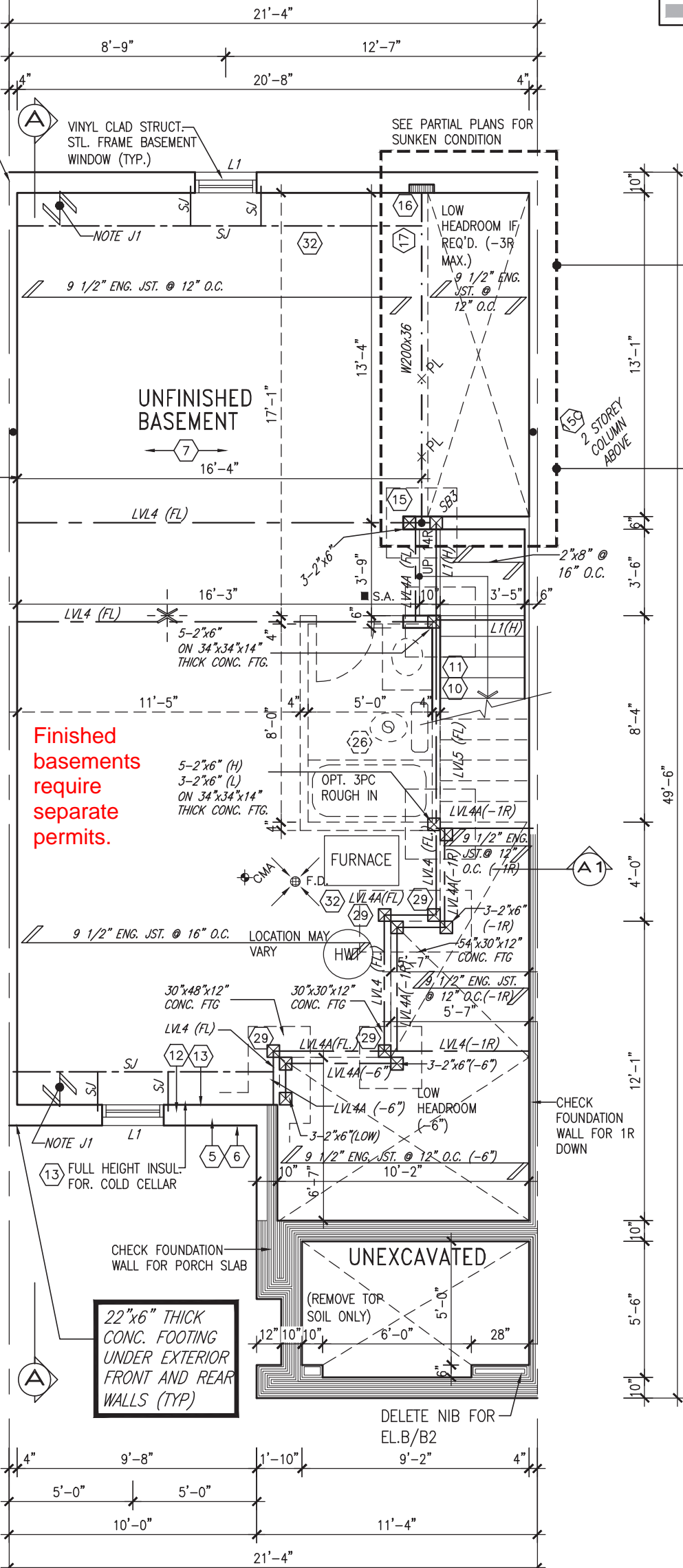
KIT-EX-NOTE-2020.dwg

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

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

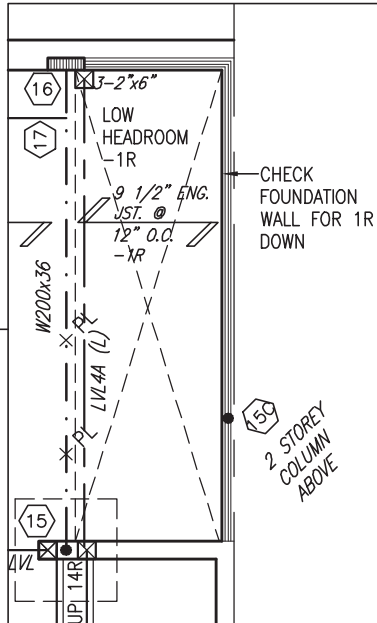


BASEMENT PLAN 'A'/'A2' & 'B'/'B2'

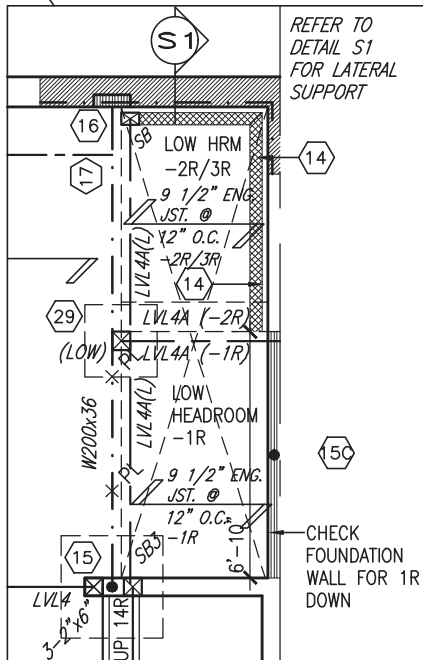
BASEMENT INSULATION AT
STAIR/SUNKEN AREAS
-2" (R10) CONTINUOUS INSULATION
(RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT
INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

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

INDICATES FIRE RATED WALL ASSEMBLY



PARTIAL PLAN
SUNKEN 1R



PARTIAL PLAN
SUNKEN 2R OR
MORE

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

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

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AREA CALCULATIONS

	ELEV. A/A2/B/B2
FINISHED BASEMENT AREA	0 SF
GROUND FLOOR AREA	874 SF
SECOND FLOOR AREA	874 SF
THIRD FLOOR AREA	758 SF
SUBTOTAL	2507 SF
DEDUCT ALL OPENINGS	0 SF
TOTAL NET AREA	2507 SF
	232.86 m2
COVERAGE W/OUT PORCH	874 SF
	81.22 m2
COVERAGE W/ PORCH	946 SF
	87.89 m2
GARAGE	233 SF
DECK	0 SF
WALK-UP	0 SF
COVERAGE W/ PORCH, GARAGE, DECK, WALK-UP, ETC.	1179 SF
	109.57 m2

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4	UPDATED TO 2023 OBC	MAR 20/23	NS	.
3	REVISED AS PER ENG'S COMMENTS	JUL 11-17	RC	.
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 26-16	RC	.
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB	.
no.	description	date	by	.

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

qualification information
Wellington Jno-Baptiste 25591
name
signature
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.



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

BAYVIEW WELLINGTON

RL-4
KINGFISHER 4

project name ALCONA	municipality INNISFIL, ON	project no. 13049
date JULY 2018	BASEMENT PLAN 'A'/'A2' & 'B'/'B2'	drawing no. 1
drawn by SB	checked by -	scale 3/16" = 1'-0"
file name 13049-RL-4		
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-OBC VER 2023 CURRENT\13049-RL-4.dwg - Thu - Mar 23 2023 - 1:02 PM		

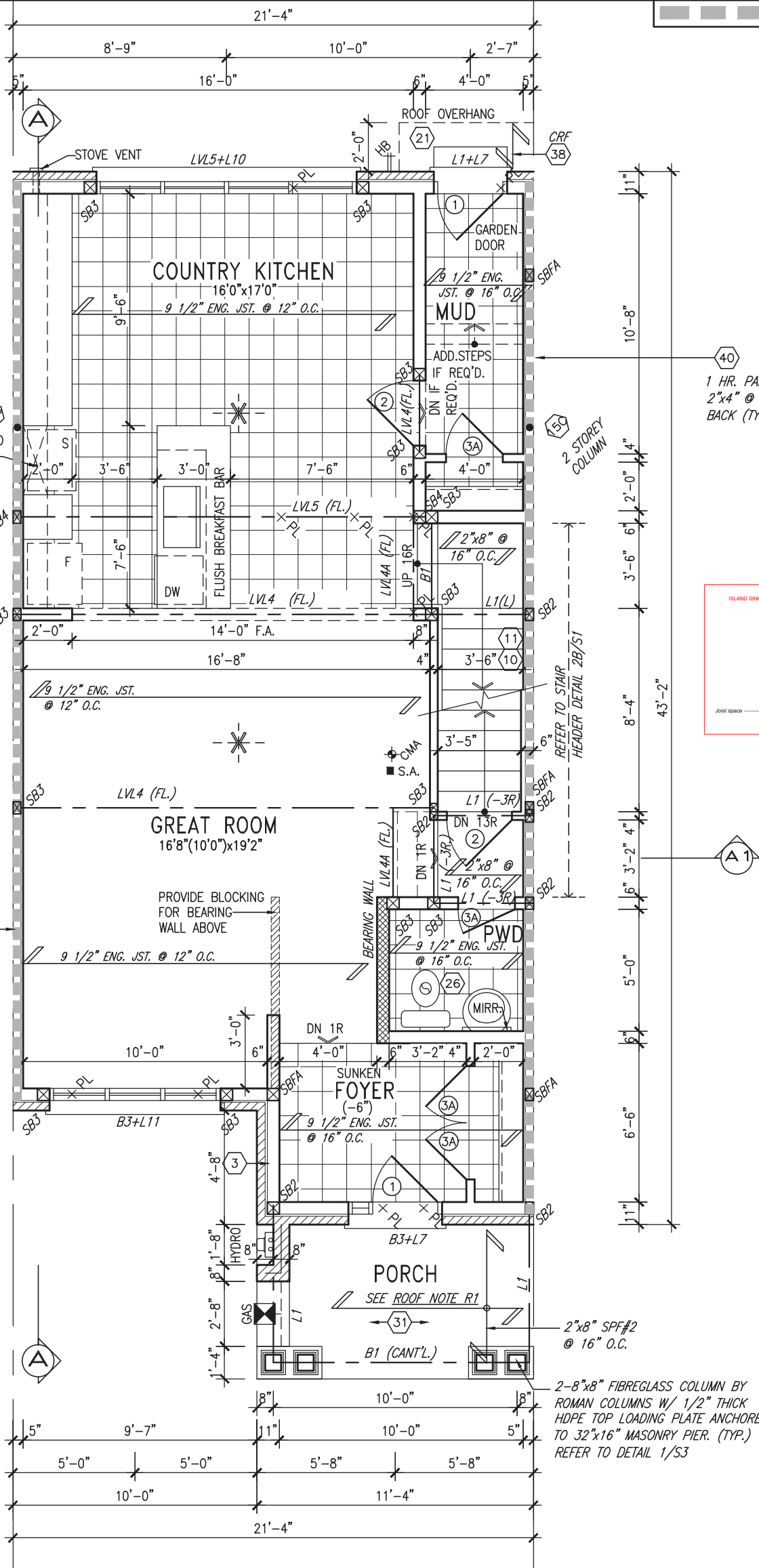
Town of Innisfil Building Dept Notes:

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

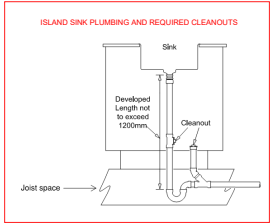
All construction subject to review by Town Building Inspectors

See comments on permit



HSS 3 1/2" x 3 1/2" x 3/8"
2 STOREY COL C/W
4"x4"x1/4" TOP AND
BOTTOM PLATES
PROVIDE BASE PLATE
4 1/2"x10"x1/2" W/ (2)
1/2" DIA x12"x2" HOOK
ANCHORS FIELD WELD COL
TO BASE PLATE

1 HR. PARTYWALL W/
2"x4" @ 12" O.C. BACK TO
BACK (TYP.)



1 HR. PARTYWALL W/
2"x4" @ 12" O.C. BACK TO
BACK (TYP.)

2-8"x8" FIBREGLASS COLUMN BY
ROMAN COLUMNS W/ 1/2" THICK
HDPE TOP LOADING PLATE ANCHORED
TO 32"x16" MASONRY PIER. (TYP.)
REFER TO DETAIL 1/S3



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

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

NOTE:
FLOOR FRAMING INFO REFER TO ENG SHOP
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AND DETAILS. UNLESS OTHERWISE NOTED.

ENGINEERED FLOOR SUBFLOORS
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ENGINEERED JOIST ONLY.

GROUND FLOOR PLAN 'A'/'A2'

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]

DATE: MAR 27, 2023

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9
8
7
6
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4	UPDATED TO 2023 OBC	MAR 20/23	NS	
3	REVISED AS PER ENG'S COMMENTS	JUL 11-17	RC	
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no.	description	date	by	

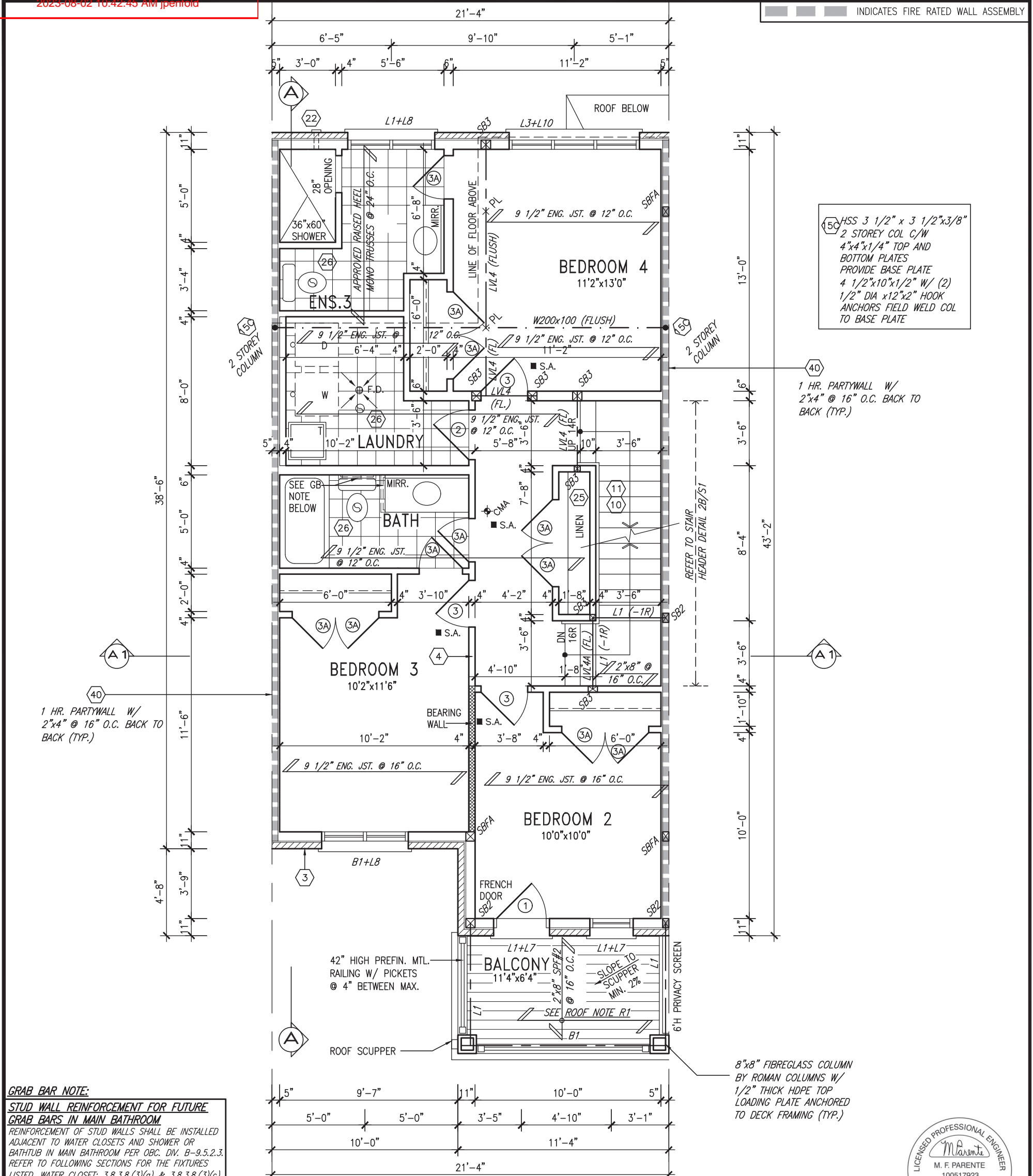
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qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	
VA3 Design Inc.	42658
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VA3 DESIGN

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		municipality	
ALCONA		INNISFIL, ON	
project name	date	checked by	scale
JULY 2018	SB	-	3/16" = 1'-0"
drawn by	scale	checked by	scale
SB	3/16" = 1'-0"	-	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-OBC VER 2023 CURRENT\13049-RL-4.dwg - Thu - Mar 23 2023 - 1:02 PM			

RL-4 KINGFISHER 4		project no.	
		13049	
GROUND FLOOR PLAN 'A'/'A2'		drawing no.	
13049-RL-4		2	



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.

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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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
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BAYVIEW WELLINGTON

project name	ALCONA	municipality	INNISFIL, ON	project no.	13049
date	JULY 2018	drawn by	SB	checked by	scale
					3/16" = 1'-0"
					13049-RL-4
					3

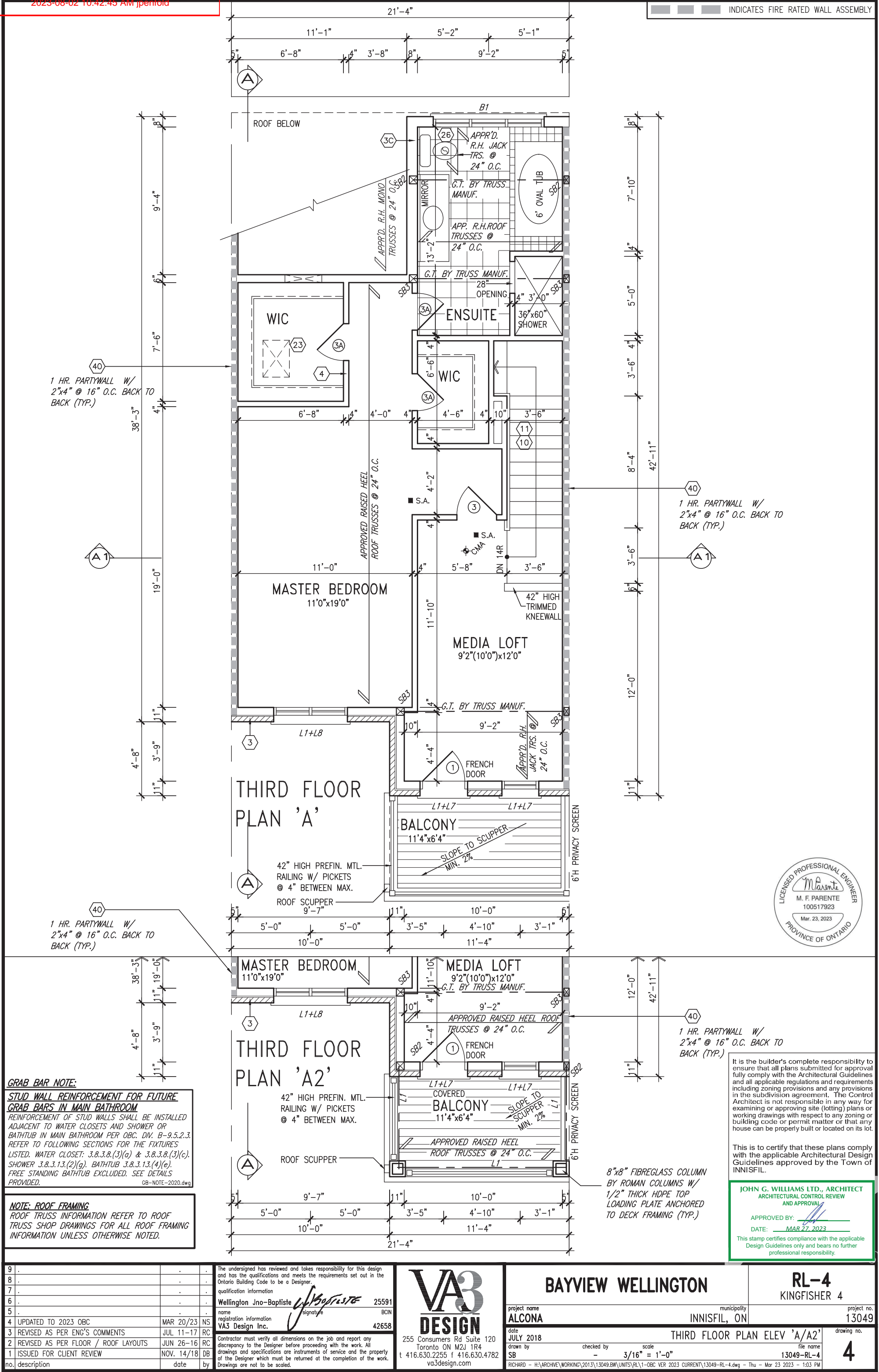
RL-4
KINGFISHER 4

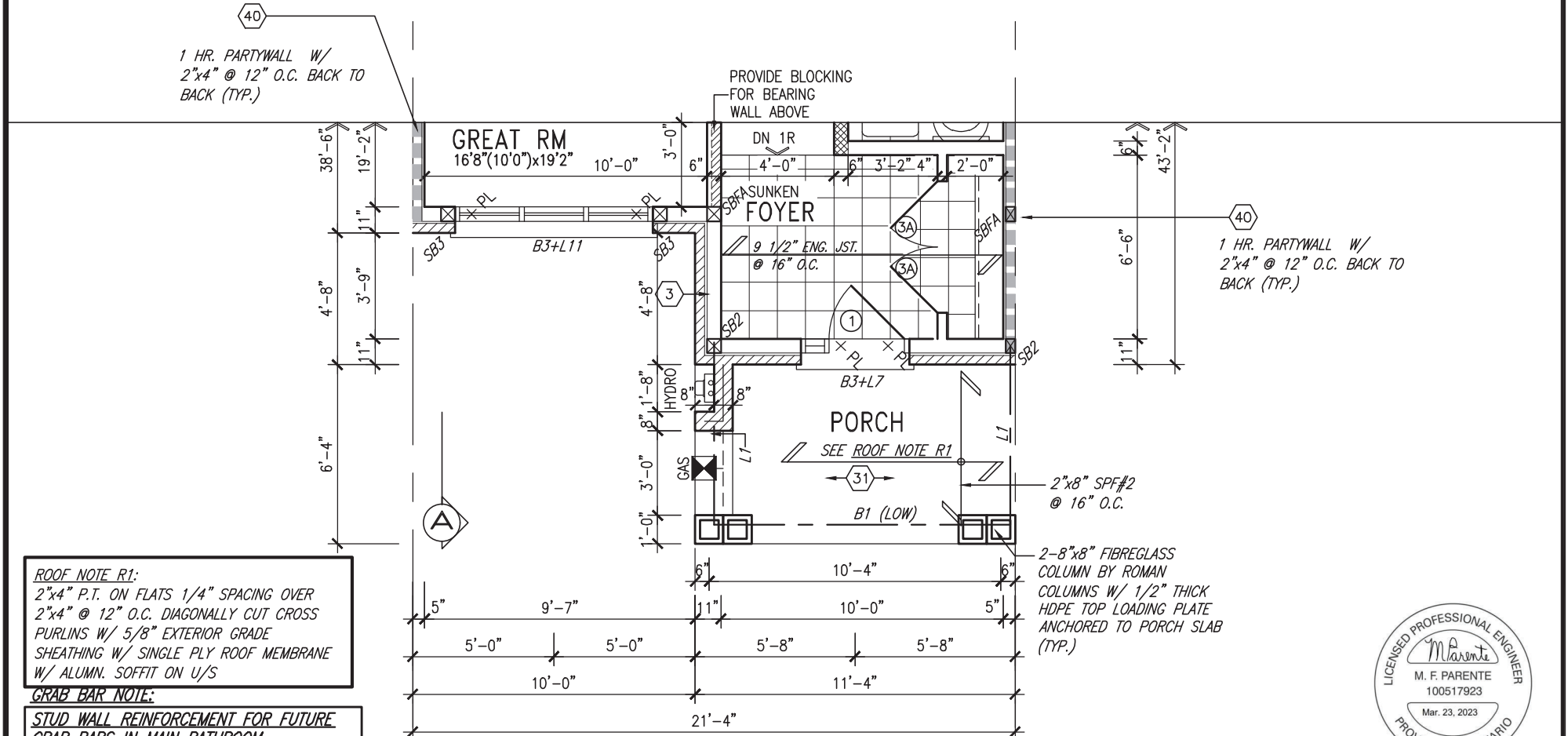
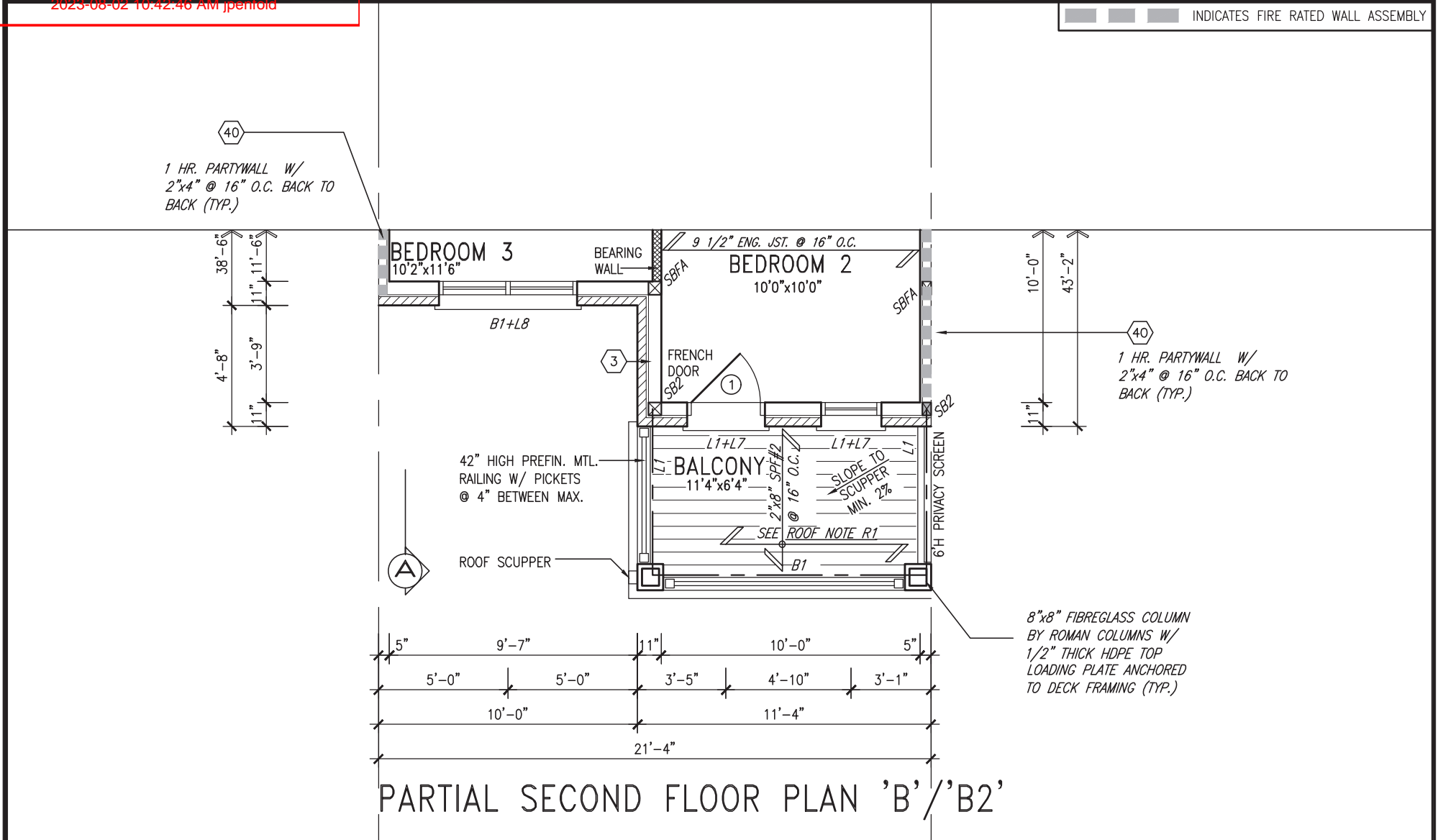
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
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PURLINS W/ 5/8" EXTERIOR GRADE
SHEATHING W/ SINGLE PLY ROOF MEMBRANE
W/ ALUMN. SOFFIT ON U/S

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.
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SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e).
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PROVIDED. GB-NOTE-2020.dwg

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2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 26-16	RC
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB
no.	description	date	by

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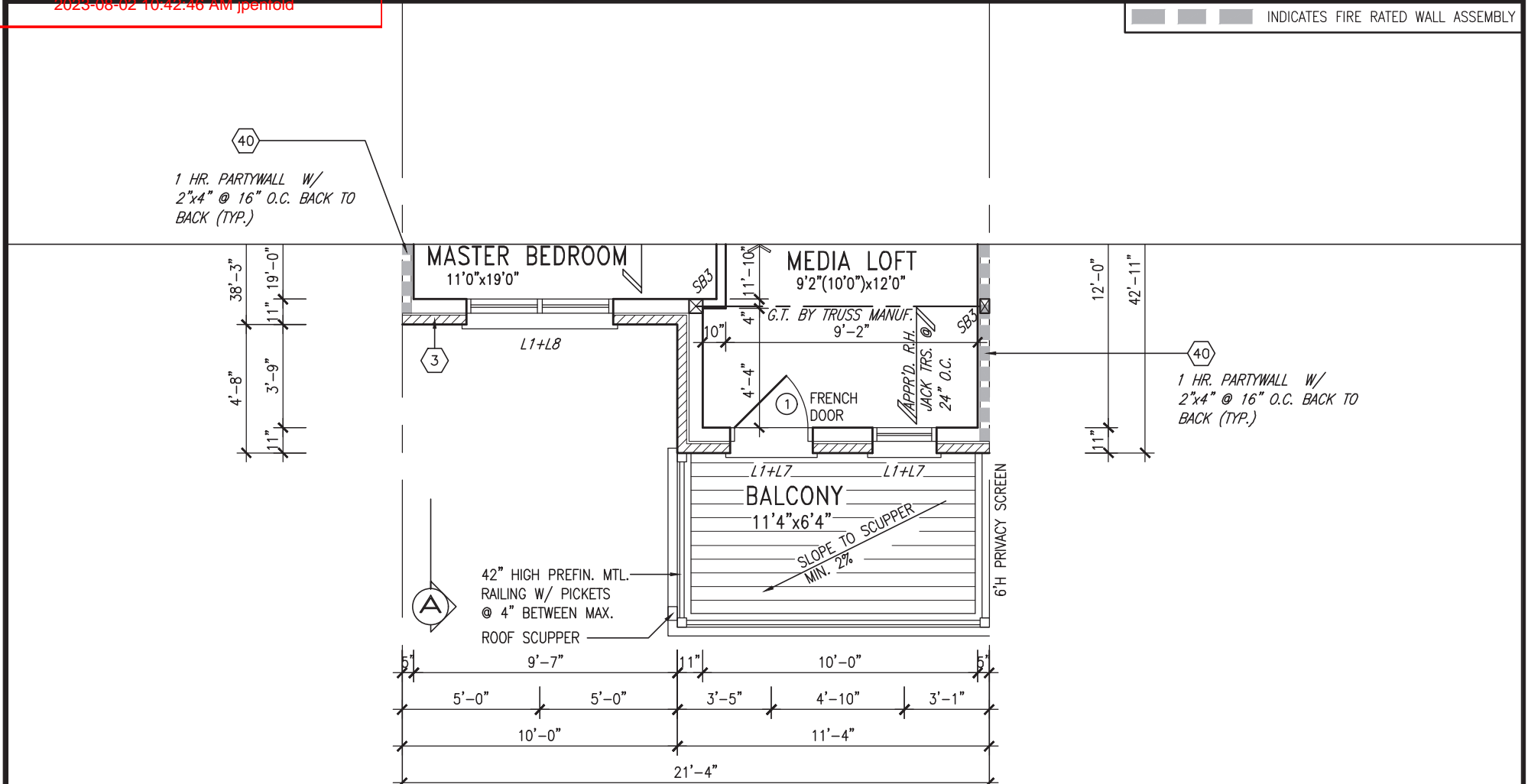
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BAYVIEW WELLINGTON

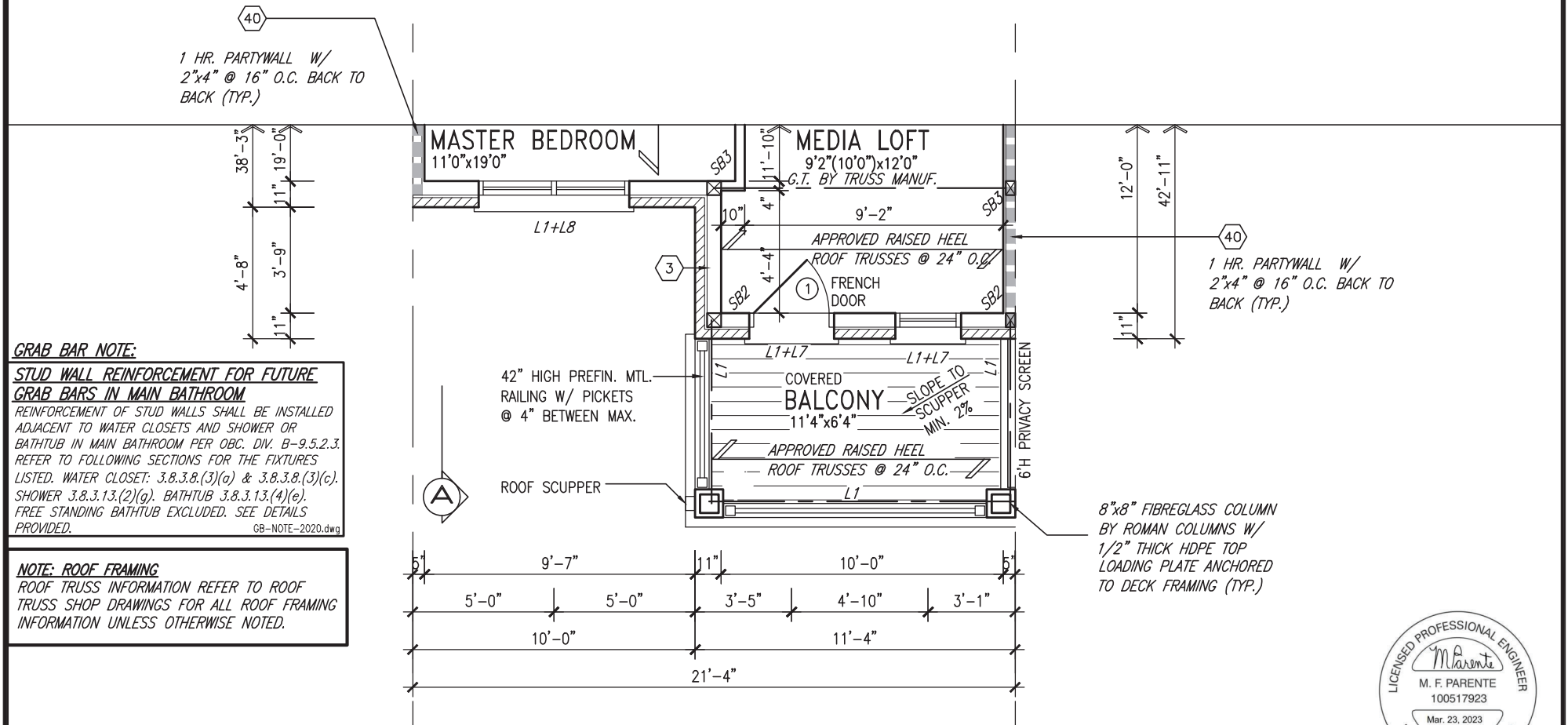
project name	ALCONA	municipality	INNISFIL, ON	project no.	13049
date	JULY 2018	ELEV 'B/B2' PARTIAL FLOOR PLANS			drawing no.
drawn by	SB	checked by	-	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-OBC VER 2023 CURRENT\13049-RL-4.dwg - Thu - Mar 23 2023 - 1:03 PM		file name		13049-RL-4	

RL-4
KINGFISHER 4

5



PARTIAL THIRD FLOOR PLAN 'B'



GRAB BAR NOTE:
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GRAB BARS IN MAIN BATHROOM**
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FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED. GB-NOTE-2020.dwg

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



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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

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8	.	.	qualification information					
7	.	.	Wellington Jno-Baptiste 25591					
6	.	.	signature					
5	.	.	name BCIN					
4	UPDATED TO 2023 OBC	MAR 20/23	NS	registration information VA3 Design Inc. 42658	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	date JULY 2018	ELEV 'B/B2' PARTIAL FLOOR PLANS	drawing no. 6
3	REVISED AS PER ENG'S COMMENTS	JUL 11-17	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	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 26-16	RC					
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB					
no. description	date	by						



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APPROVED BY: _____
DATE: MAR 27, 2023

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RL-4
KINGFISHER 4

project name	ALCONA	municipality	INNISEIL . ON	project no.	13049
			KINGFISHER 4		

DATE	JULY 2018	CHECKED BY	SS	SCALE	3/16" = 1'-0"	DRAWN BY	SS	FILE NAME	13049-RL-4	DRAWING NO.	7
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1300 3/10 10070 RL 4
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REGISTER

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

+10.000.773.001 +10.000.7702
vn3design.com

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.

...building code to be a designer.

Communication Information

Wellington Jno-Baptiste
15/11/2017
15657

name	signature	BCIN
------	-----------	------

Registration information

42030
/A3 Design Inc.

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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.

[illegible]

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	*	.	MAR 20 /'23	NS
9.	*.		JUL 11-17	RC
8.	*	.		
7.	*	.		
6.	*	.		
5.	*	.		
4	UPDATED TO 2023 OBC			
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1	ISSUED FOR CLIENT REVIEW			
	denotation	revision	date	bv

ROOF
PLAN 'B'

ROOF
PLAN 'B2'

VINYL PANEL BY
WINDOW MANUF.

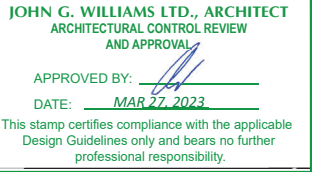
FRONT ELEVATION 'B'

FRONT ELEVATION 'B2'



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8"x8" FIBREGLASS COLUMN BY
ROMAN COLUMNS W/ 1/2" THICK
HDPE TOP LOADING PLATE
ANCHORED TO DECK FRAMING (TYP.)

ASPHALT SHINGLES (TYP.)

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

1"x6" ALUM. CLAD FRIEZE BD.
(TYP.)
8" PRECAST CONC. HEADER ON
8" PRECAST SURROUNDING W/
1/2" PROJ. (TYP.)

6'-0" HIGH PRIVACY WALL
42" HIGH PREFIN. MTL. RAILING
W/ PICKETS @ 4" BETWEEN MAX.
DBL. PRECAST CONC. SILL (TYP.)

8" PRECAST CONC. HEADER W/
KEYSTONE ON 8" PRECAST
SURROUNDING W/ 1/2" PROJ.
(TYP.)

BRICK VENEER (TYP.)
8"x8" FIBREGLASS COLUMN BY
ROMAN COLUMNS W/ 1/2" THICK
HDPE TOP LOADING PLATE
ANCHORED TO DECK FRAMING (TYP.)

8" PRECAST ARCHED CONC.
HEADER W/ KEYSTONE ON 8"
SURROUND W/ 1/2" PROJ. (TYP.)

ALUM. CLAD PANELS (TYP.)

ADDRESS PLAQUE

8"x8" FIBREGLASS COLUMN BY
ROMAN COLUMNS W/ 1/2" THICK
HDPE TOP LOADING PLATE ANCHORED
TO PORCH SLAB (TYP.)

CONT. PRECAST CONC. SILL BAND
OVER STONE VENEER
VINYL CLAD STRUCT. STL. FRAME
BASEMENT WINDOW (TYP.)

POURED CONC. PORCH
SLAB & DOOR SILL

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

1"x6" STUCCO
FRIEZE BOARD (TYP.)
STUCCO FINISH
(TYP.)
PREF. METAL FLASHING
BEHIND STUCCO

TOP OF PLATE

TOP OF WINDOW

FIN THIRD FLOOR

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

ALUM. CLAD PANELS (TYP.)

TOP OF BASEMENT SLAB

BAYVIEW WELLINGTON

RL-4
KINGFISHER 4

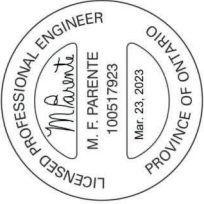


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Wellington Jno-Baptiste 25591 BCIN
name registration information VAS Design Inc. 42658
Contractor must verify all dimensions 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.

no.	description	date	by
9			
8			
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4	UPDATED TO 2023 OBC	MAR 20/23 NS	
3	REVISED AS PER ENG'S COMMENTS	JUL 11-17 RC	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 26-16 RC	
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18 DB	

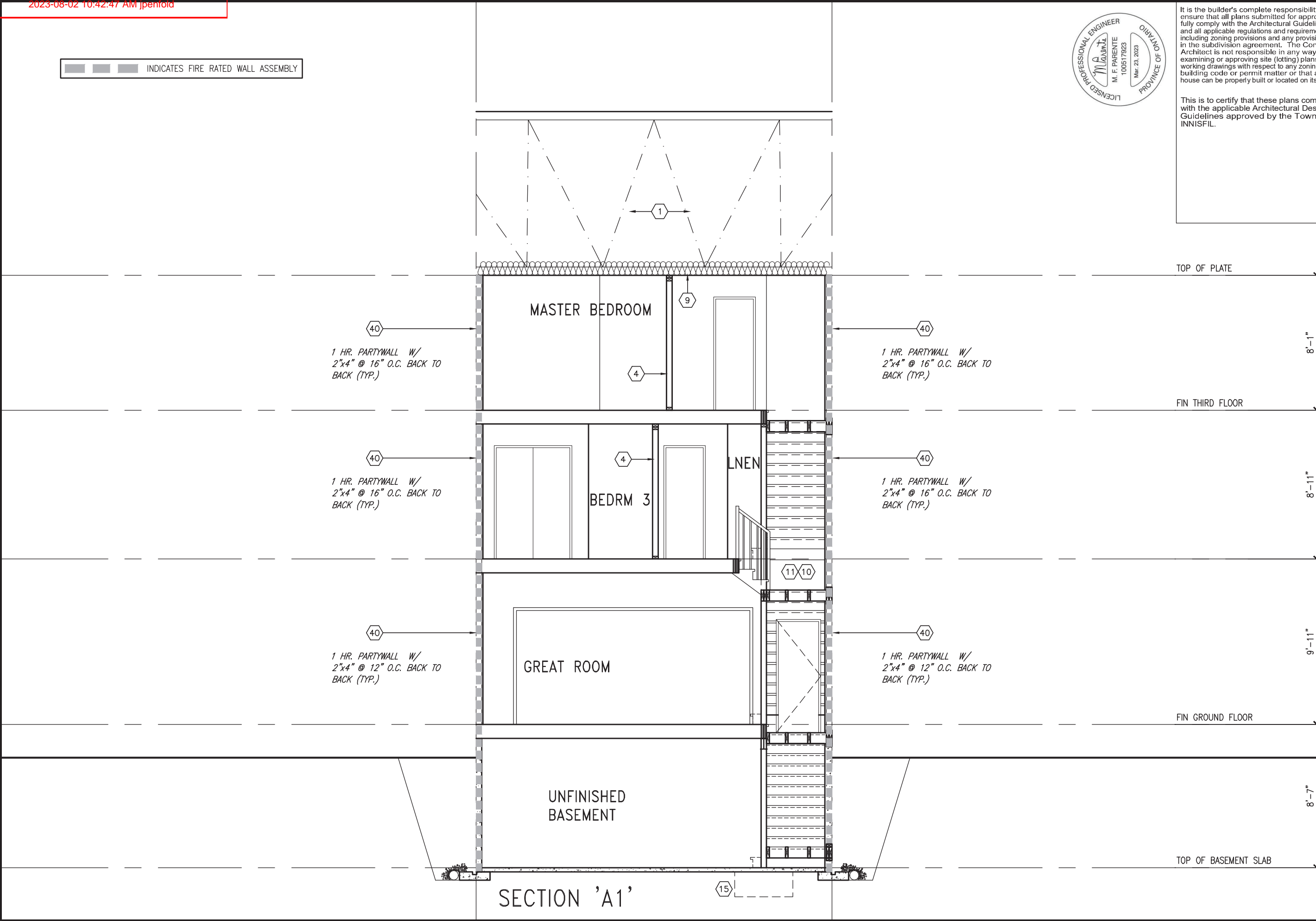
project no. 13049
drawing no. 8
project name ALCONA
municipality INNISFIL, ON
date JULY 2018
drawn by SB
checked by
scale 3/16" = 1'-0"

INDICATES FIRE RATED WALL ASSEMBLY



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

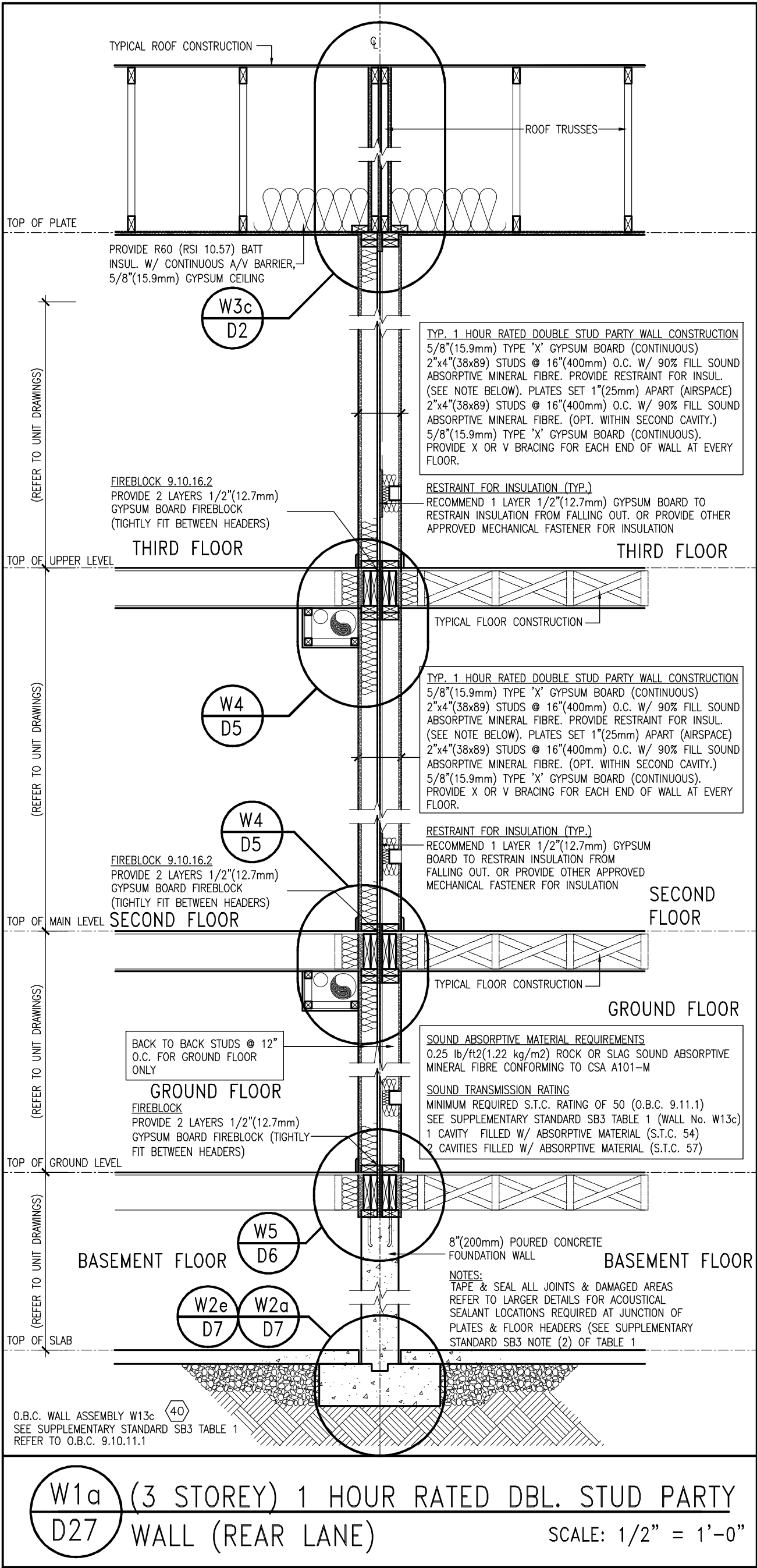
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.



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.		25591 BCIN	
qualification information		signature	
Wellington Jno-Baptiste		42658	
name		registration information	
VAS 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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4	UPDATED TO 2023 OBC	MAR 20/23	NS
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no.	description	date	by

BAYVIEW WELLINGTON		RL-4 KINGFISHER 4	
project name	ALCONA	municipality	INNISFIL, ON
project no.	13049	drawing no.	11
date	JULY 2018	checked by	SB
drawn by	SB	scale	3/16" = 1'-0"
file name	13049-RL-4	SECTION 'A1'	
RICHARD - H:\ARCHIVE\WORKING\2013\13049\BAYVIEW\UNITS\RL\1-0BC\VER 2023\CURRENT\13049-RL-4.dwg - Thu - Mar 23 2023 - 1:03 PM			

VAS DESIGN		255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 vo3design.com	
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9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	project name ALCONA	municipality INNISFIL, ON	project no. 13049	DETAILS
8	.	.	.	Wellington Jno-Baptiste 25591						
7	.	.	.	name registration information VA3 Design Inc. 42658						
6	.	.	.	signature						
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.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	APRIL 2018	date APRIL 2018	checked by VA3	scale 3/16" = 1'-0"	DETAILS file name 13049-DETAIL
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3							D27
no.	description	date	by							

Town of Innisfil Certified Model

2023-08-02 10:42:47 AM jpenfold
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, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 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 DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FTG. 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 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. **BASEMENT SLAB OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)**
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. **EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A)**
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. **ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)**
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

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

MAX. RISE	= 200 (7-7/8")
MIN. RUN	= 255 (10") (NOSING TO NOSING)
MAX. TREAD	= RUN + 25 (1")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
RAIL @ LANDING	= 900 (2'-11")
RAIL @ STAIR	= 865 (2'-10") TO 1070 (3'-6")
MIN. STAIR WIDTH	= 860 (2'-10")

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

11. **HANDRAILS --OBC. 9.8.7.--**
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS --OBC. 9.8.8.--
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS -- OBC. 9.8.8.
900mm (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. RSI3.52(c) (R20c) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

14. **BEARING STUD PARTITION**
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (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) & 6.2.4.1.1.)**
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 HAUNCH 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 46x6-2.9xW2.9 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 SILD 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 SILL 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 9.6.2.16.2. & 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 DAMPROOFING 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
DUPLX OUTLET (12" ABOVE SURFACE)
DUPLX OUTLET (HEIGHT A.F.F)
WEATHERPROOF DUPLX OUTLET
GFI DUPLX 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)
SINGLE JOIST
P.T. PRESSURE TREATED LUMBER
DOUBLE JOIST
G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
TRIPLE JOIST
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 2 PIECES.
SOLID WOOD BEARING TO MATCH FROM ABOVE

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

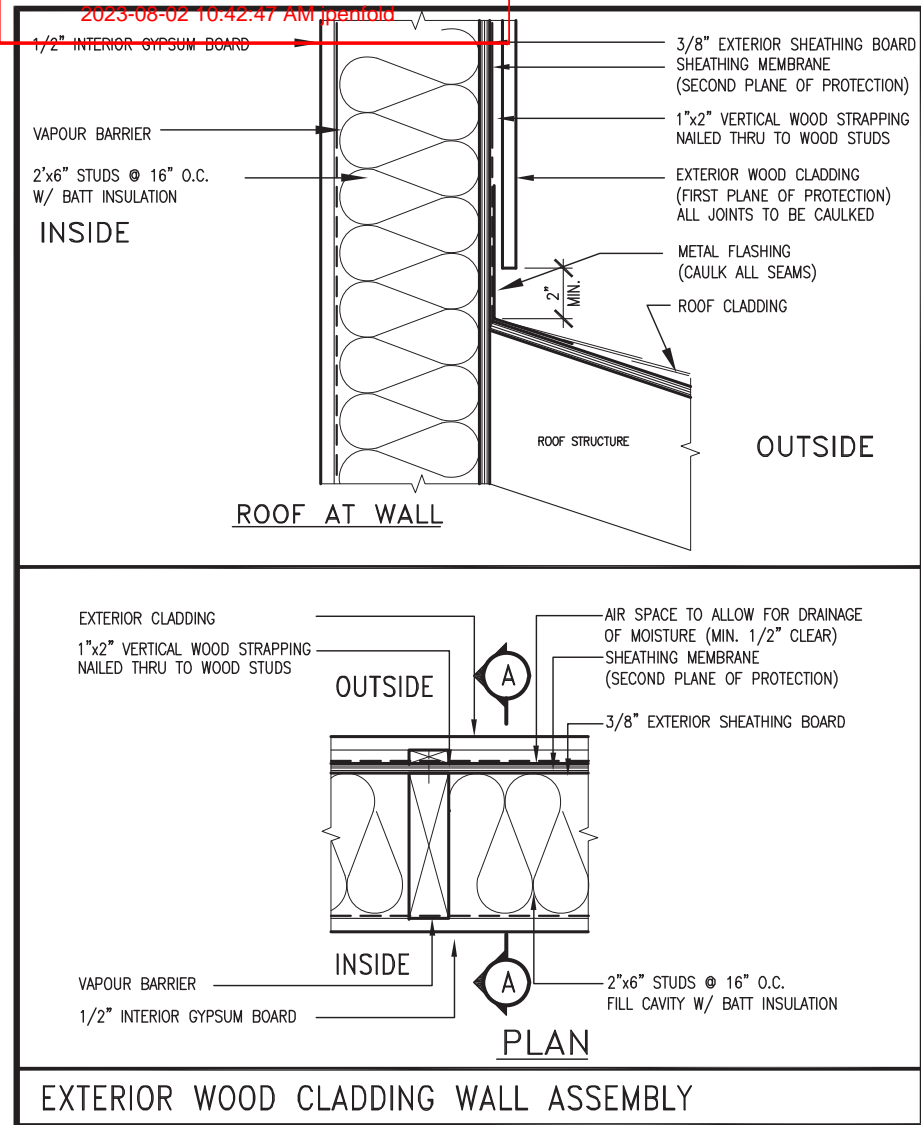
MECHANICAL SYMBOLS
HEAT PIPE
PLUMBING (TOILET)
PLUMBING (BATH, SINK, SHOWER)
WARM AIR
RETURN AIR DUCT

TWO STOREY VOLUME SPACES
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP. BOTTOM PLATES AND HEADERS.
TYPICAL 1 HOUR RATED PARTY WALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
FOUNDATION WALL (W.O.D./W.O.B.)
-WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.
EXTERIOR WALLS FOR WALK-OUT CONDITIONS
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.

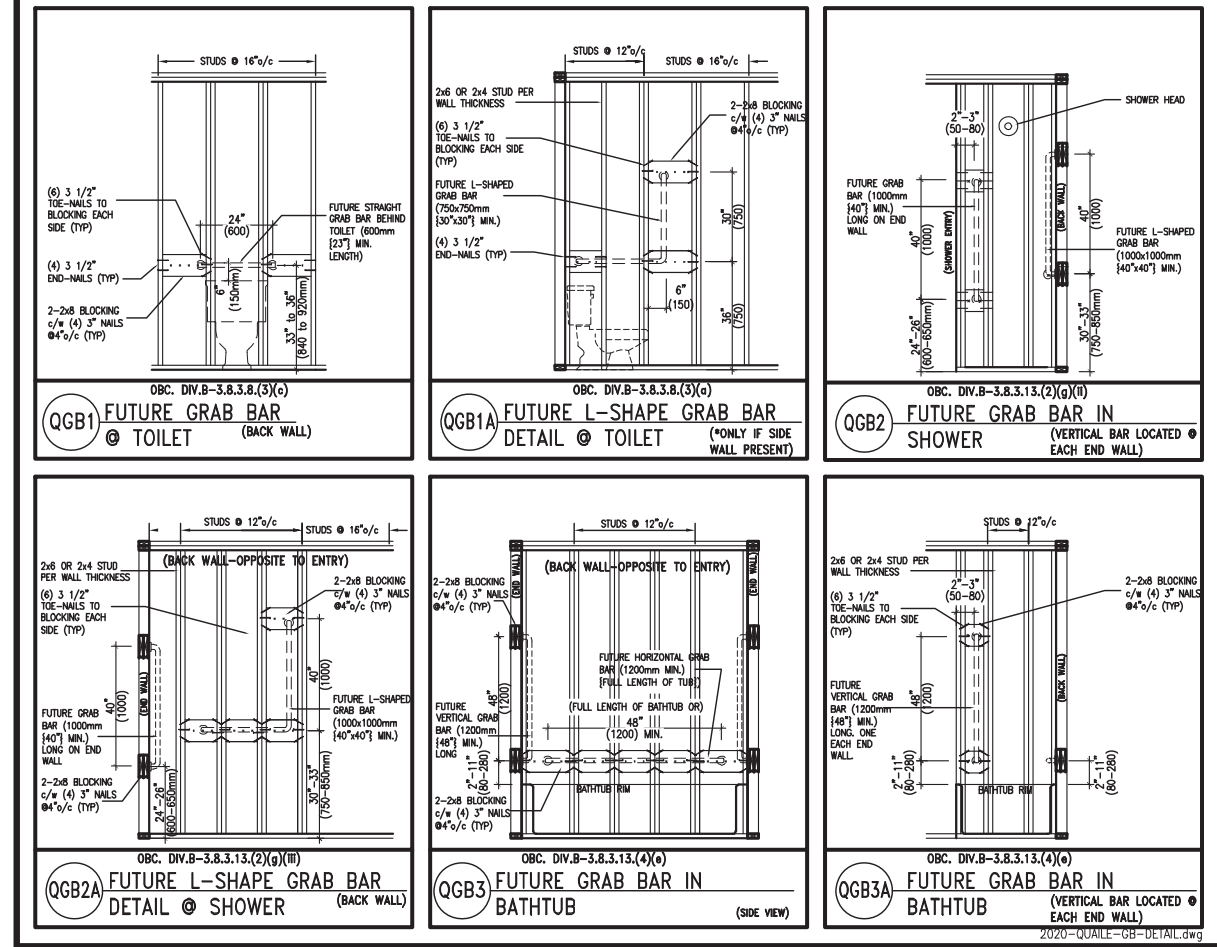
DRAIN WATER HEAT RECOVERY UNIT (DWHR)
PER SB12-3.1.1.12., A DRAIN WATER HEAT RECOVERY (DWHR) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BENEATH ANY OF THE SHOWERS.

UPDATED ONT. REG. 332/12-2012 OBC
Amendment O, Reg. 88/19
Includes amendments effective Jan. 1, 2022

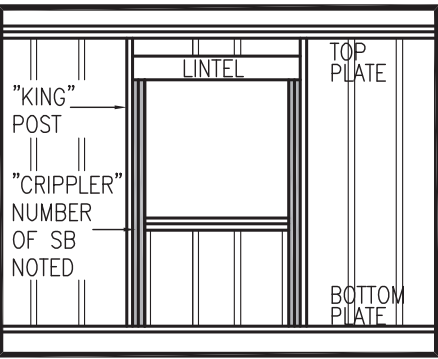
WOOD LINTELS AND BUILT-UP WOOD BEAMS		
L1	2/38 x 184 (2/2" x 8")	SPR.#2
B1	3/38 x 184 (3/2" x 8")	SPR.#2
B2	4/38 x 184 (4/2" x 8")	SPR.#2
B7	5/38 x 184 (5/2" x 8")	SPR.#2
<hr/>		
L3	2/38 x 235 (2/2" x 10")	SPR.#2
B3	3/38 x 235 (3/2" x 10")	SPR.#2
B4	4/38 x 235 (4/2" x 10")	SPR.#2
<hr/>		
L5	2/38 x 286 (2/2" x 12")	SPR.#2
B5	3/38 x 286 (3/2" x 12")	SPR.#2
B6	4/38 x 286 (4/2" x 12")	SPR.#2



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.



OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DIV. B- TABLE 6.2.3.12.
• KITCHEN EXHAUST. 3.0m
• DRIVEWAY, PARKING SPACE, ROAD. 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m
KIT-EX-NOTE-2020.dwg



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:			** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:		
2"x4" @ 16" O.C. -	9'-10"		2"x6" @ 16" O.C. -	12'-6"	
2-2"x4" @ 12" O.C. -	10'-9"		2"x6" @ 12" O.C. -	13'-10"	
3-2"x4" @ 16" O.C. -	11'-2"		2-2"x6" @ 16" O.C. -	15'-0"	
3-2"x4" @ 12" O.C. -	12'-4"		2-2"x6" @ 12" O.C. -	17'-4"	
NOTES:			MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:		
1.	FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.		2"x8" @ 16" O.C. -	16'-0"	
2.	SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.		2"x8" @ 12" O.C. -	17'-9"	
3.	PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")		2-2"x8" @ 16" O.C. -	20'-4"	
4.	PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.		2-2"x8" @ 12" O.C. -	22'-4"	
5.	FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.		NOTES:		
6.	STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.		1.	FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa	
7.	STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.		2.	SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.	
			3.	PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")	
			4.	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.	
			5.	WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)	
			6.	FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa	
			7.	STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.	
			8.	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
2.	UPDATE TO OBC VER 2020	FEB 09-21	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

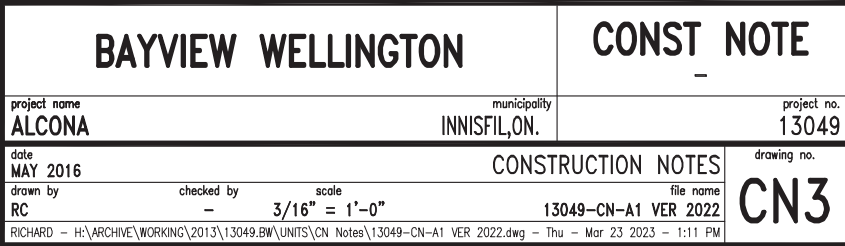
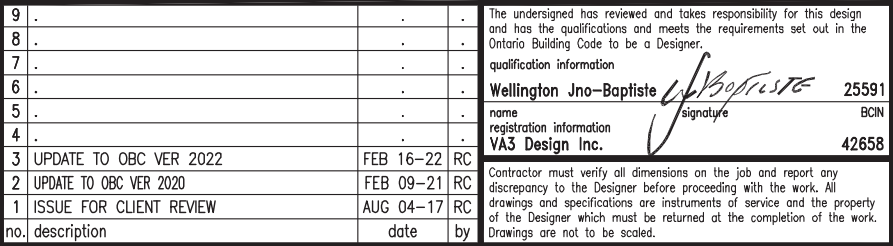
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

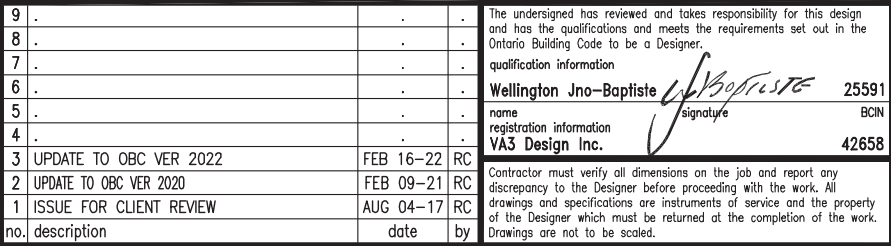
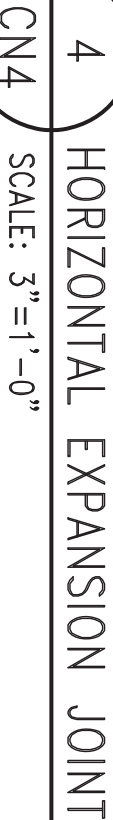
BAYVIEW WELLINGTON			CONST NOTE	
project name		municipality		project no.
ALCONA		INNISFIL, ON.		13049
date			drawing no.	
MAY 2016			CN2	
drawn by		checked by	scale	file name
RC		—	3/16" = 1'-0"	13049-CN-A1 VER 2022
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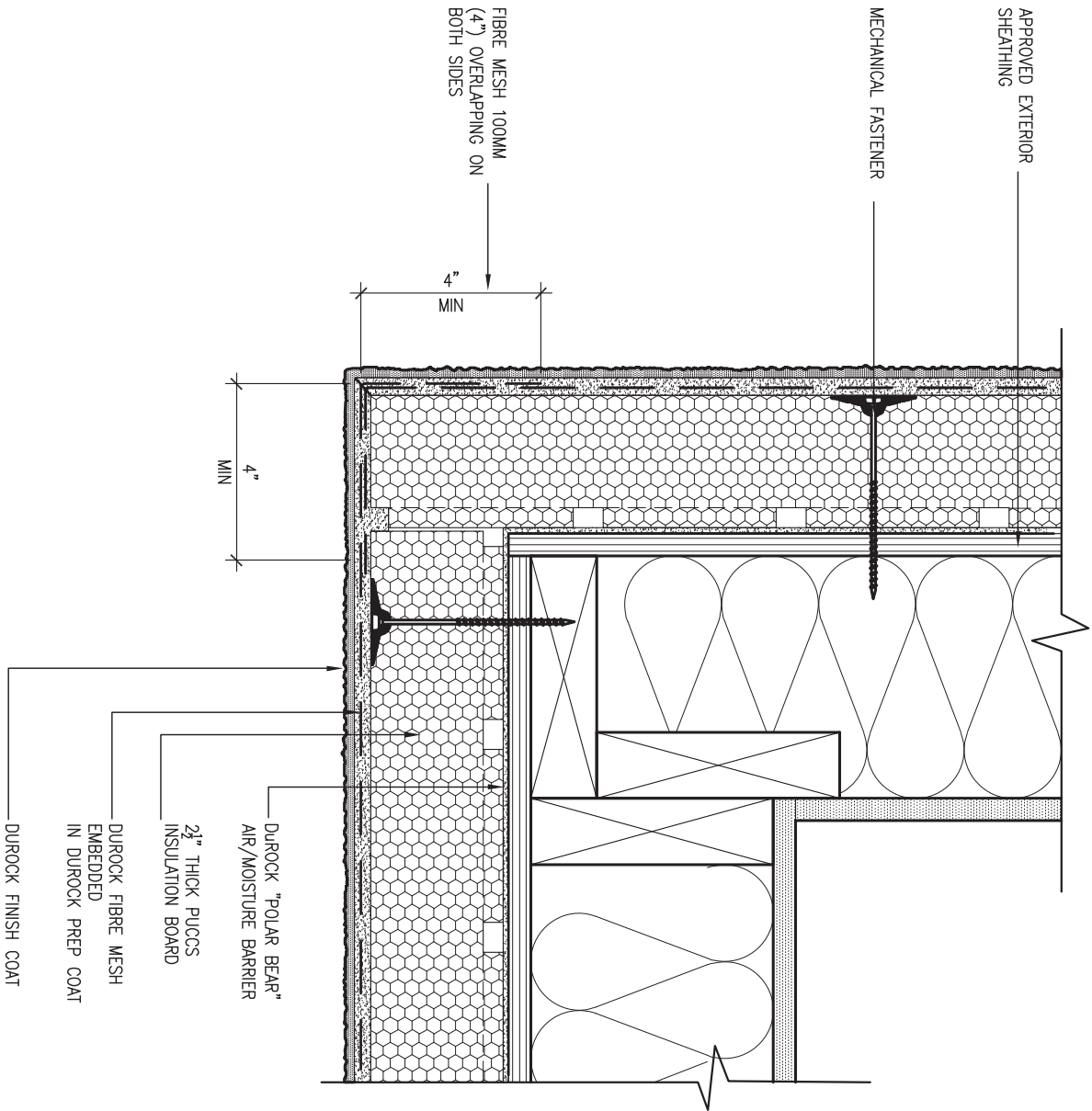
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.





CONST NOTE

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

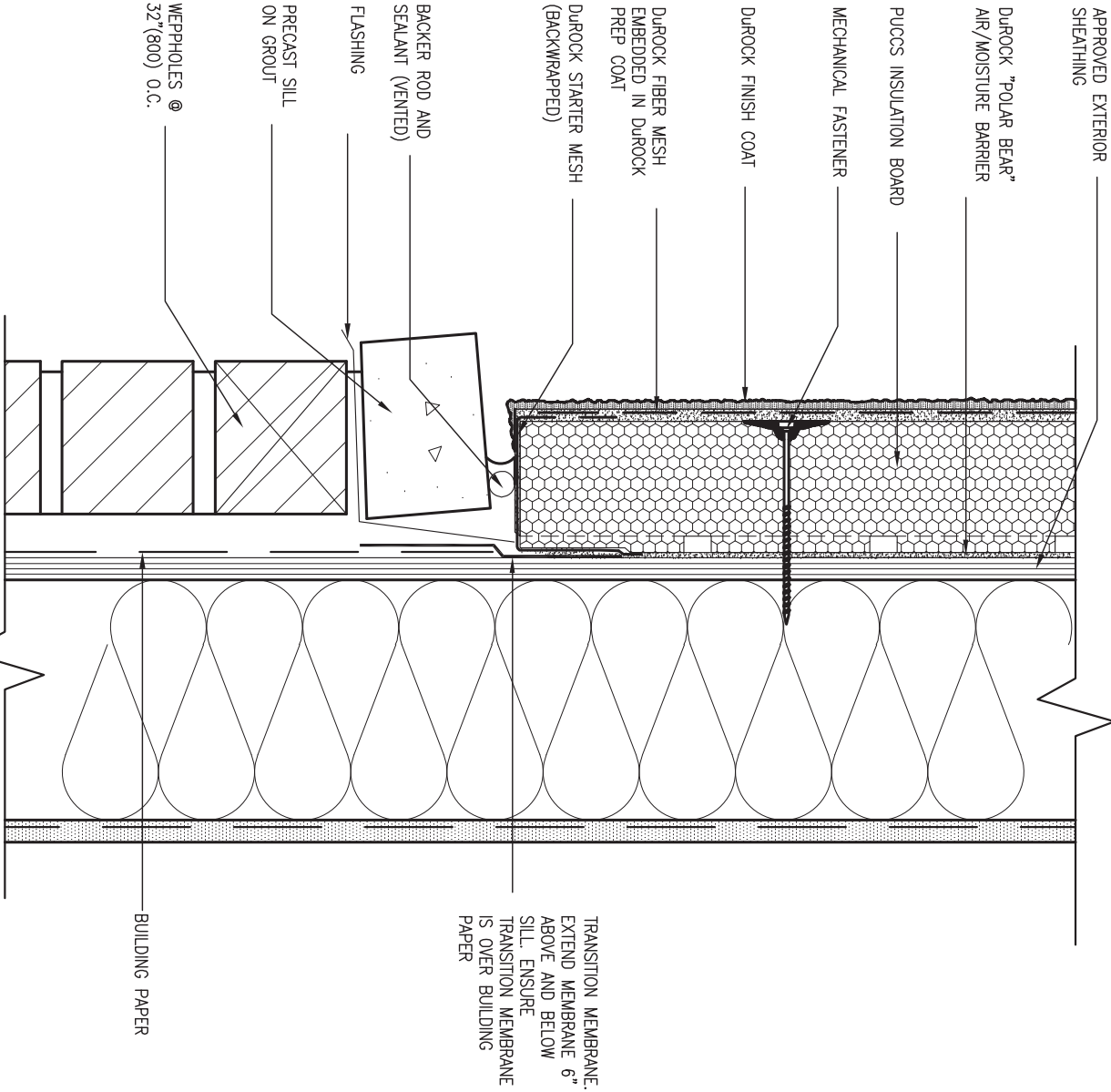


5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"



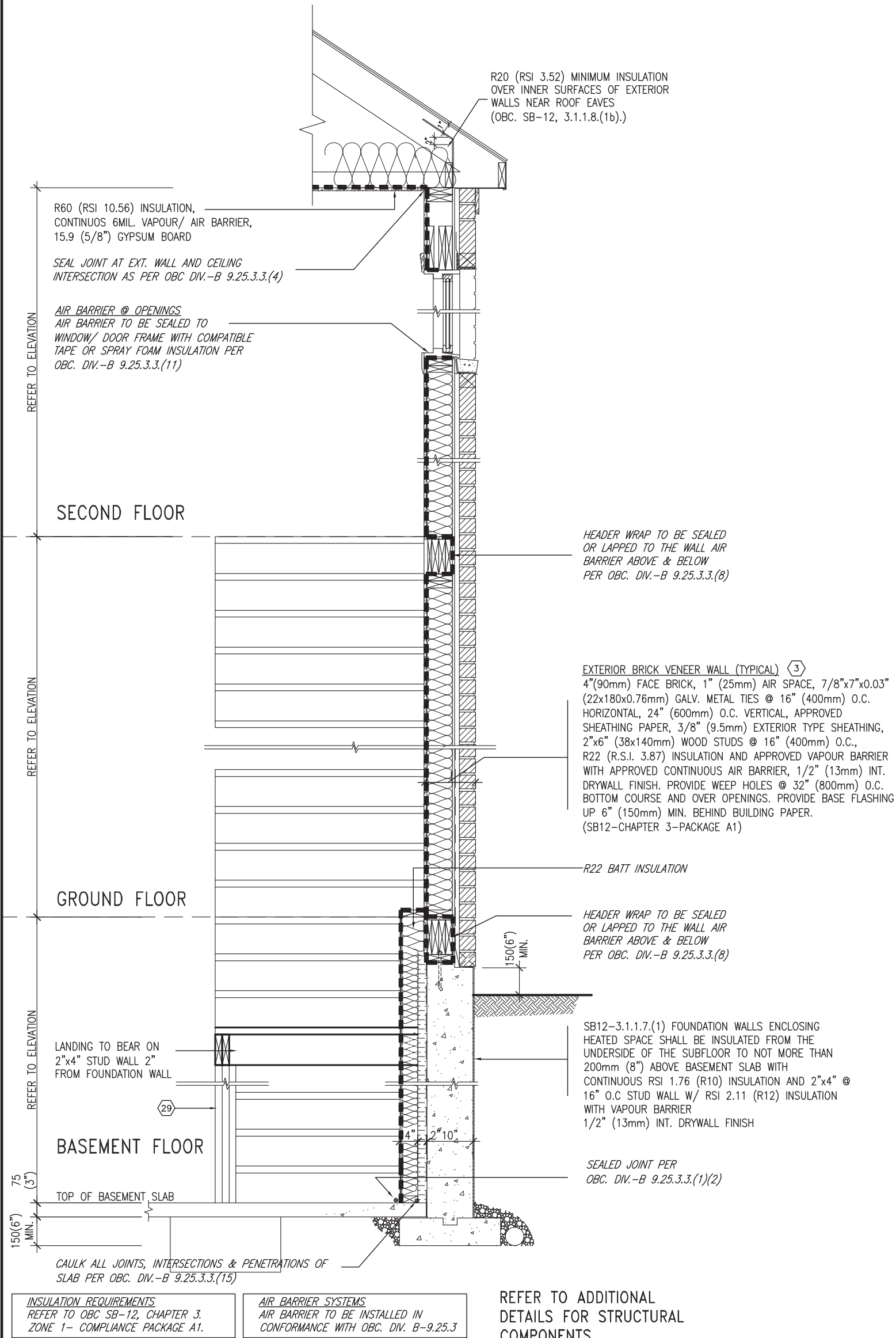
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	<div>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>CONST NOTE</div> <div>-</div> <div>project no.13049</div> <div>drawing no.</div> <div>CN5</div>
8	.	.	.	Wellington Jno-Baptiste 25591 BCIN			
7	.	.	.	qualification information			
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	.	.	.				
3	UPDATE TO OBC VER 2022	FEB 16-22	RC				
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by				

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



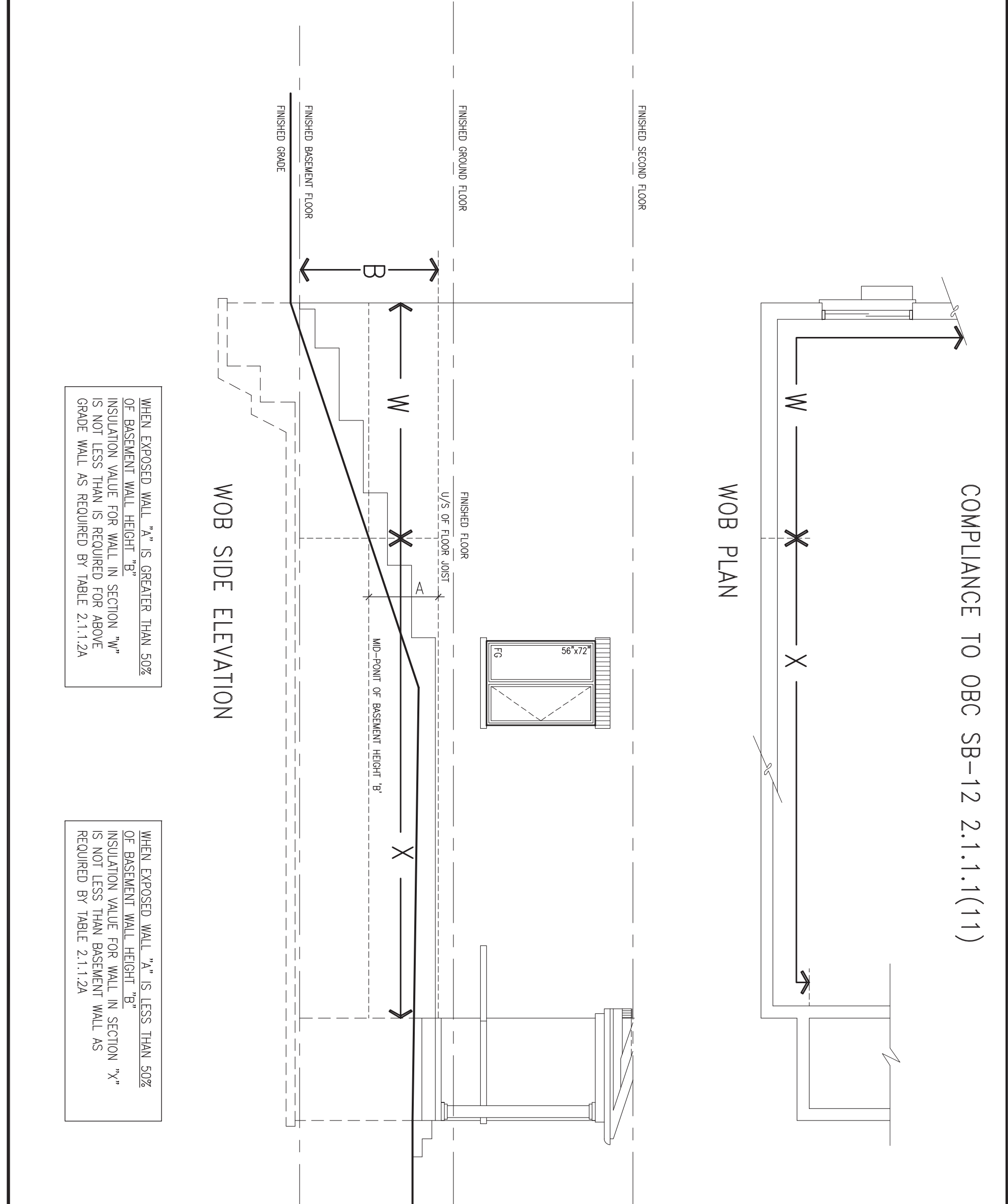
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SB12-COMPLIANCE PACKAGE 'A1'



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.	<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	-	-	-	qualification information				project name	municipality	project no.
7	-	-	-	Wellington Jno-Baptiste				ALCONA	INNISFIL, ON.	13049
6	-	-	-	signature				date	CONSTRUCTION NOTES	
5	-	-	-	name	MAY 2016	drawing no.				
4	-	-	-	registration information	RC	CN7				
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	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.	13049-CN-A1 VER 2022				
2	UPDATE TO OBC VER 2020	FEB 09-21	RC			RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							



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

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

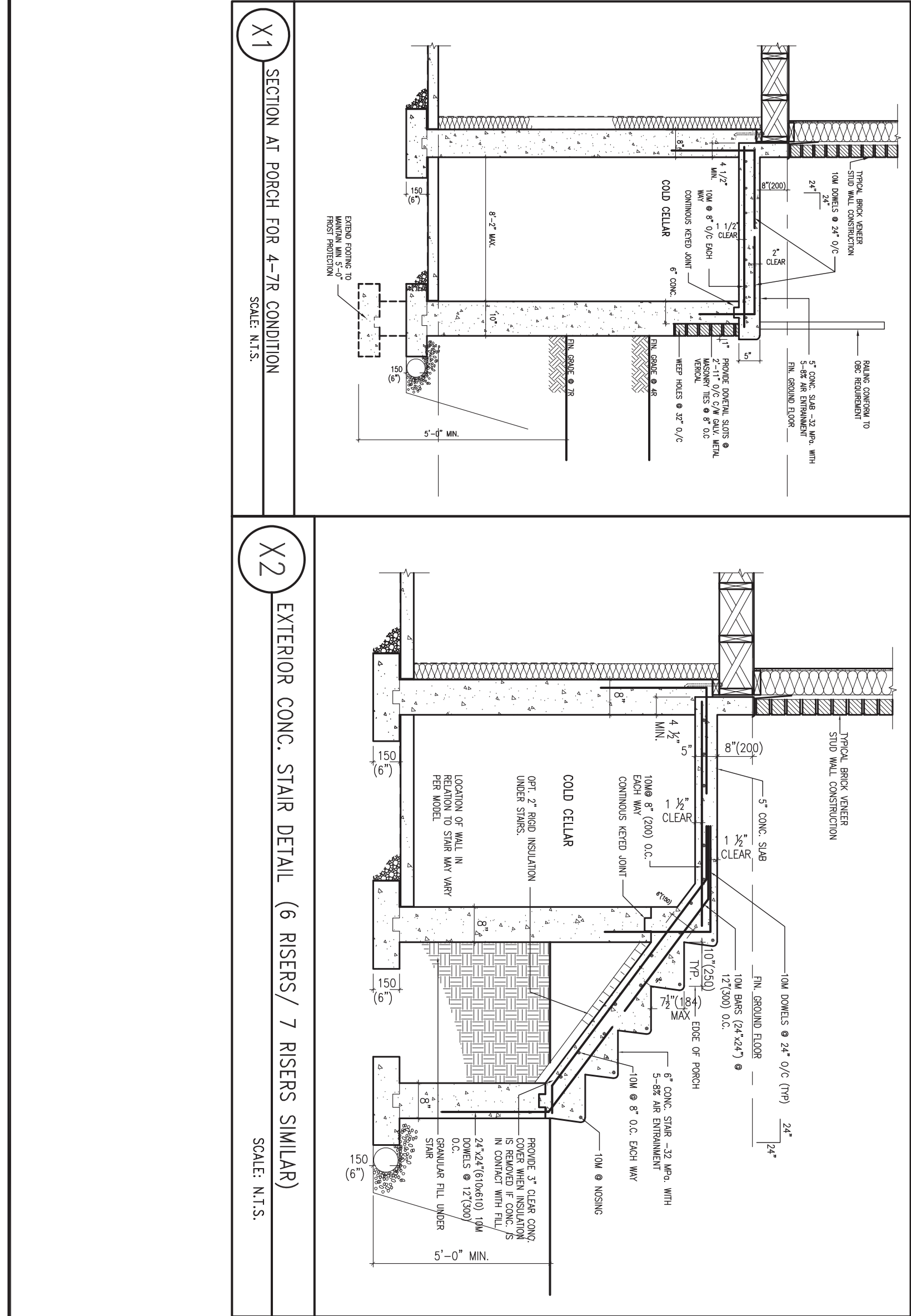


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
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 ALCONA		project no. 13049	
date MAY 2016		drawing no. CN8	
drawn by RC		file name 13049-CN-A1 VER 2022	
checked by -		scale 3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:10 PM			



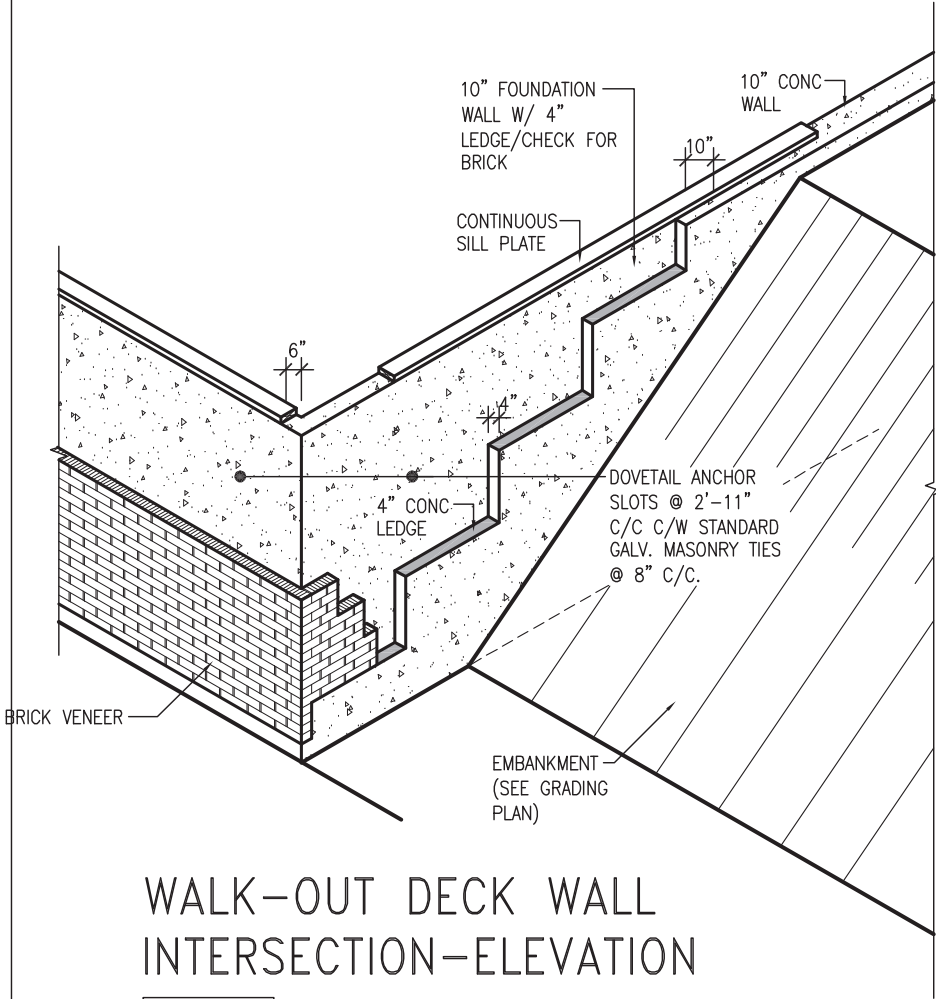
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	UPDATE TO OBC VER 2022	FEB 16-22	RC
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
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qualification information		
Wellington Jno-Baptiste	25591	BCIN
name registration information		
VA3 Design Inc.	42658	
Contractor 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.		



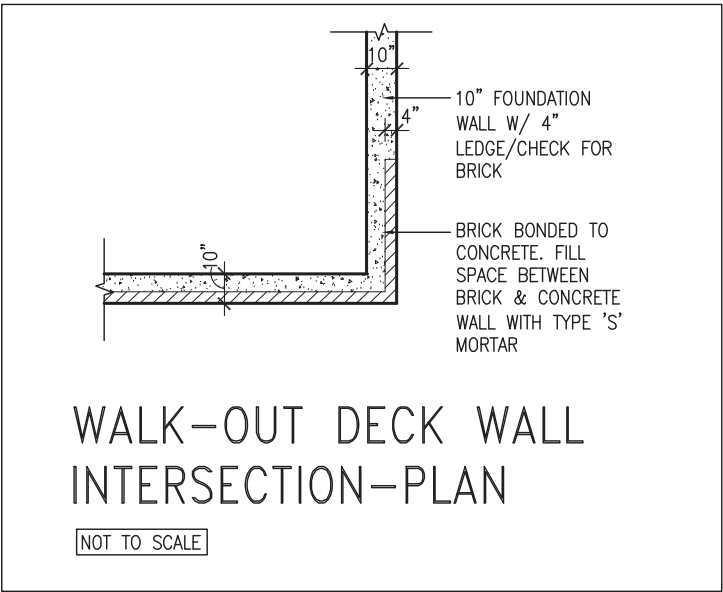
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BAYVIEW WELLINGTON			CONST NOTE	
project name			project no.	
ALCONA			13049	
municipality			drawing no.	
INNISFIL, ON.			CN9	
date			CONSTRUCTION NOTES	
MAY 2016			file name	
drawn by			13049-CN-A1 VER 2022	
checked by			checked by	
RC			3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:10 PM				



WALK-OUT DECK WALL INTERSECTION-ELEVATION

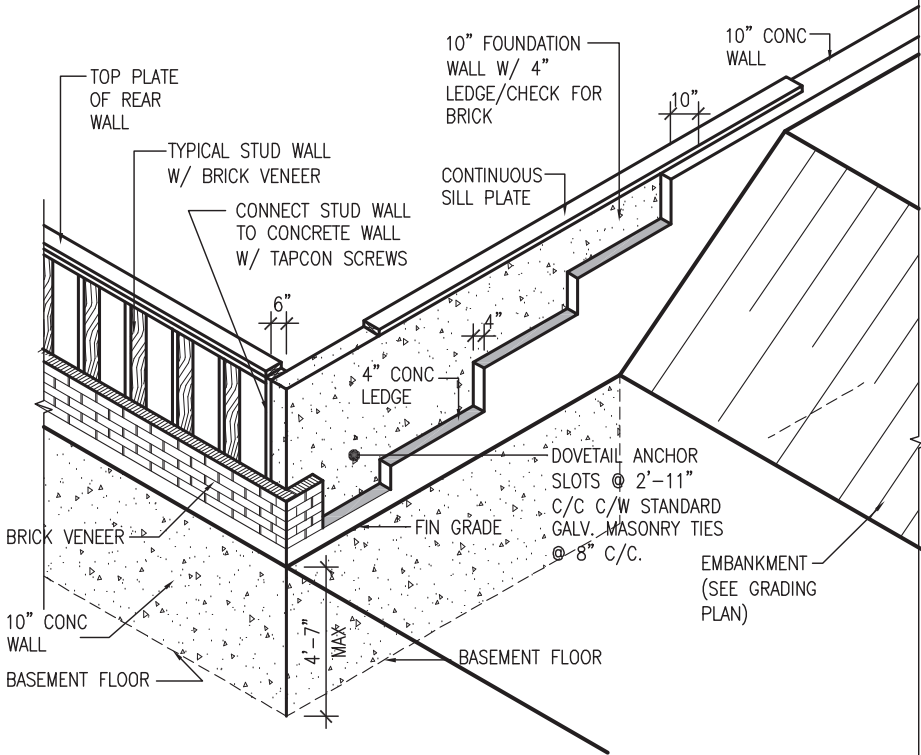
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

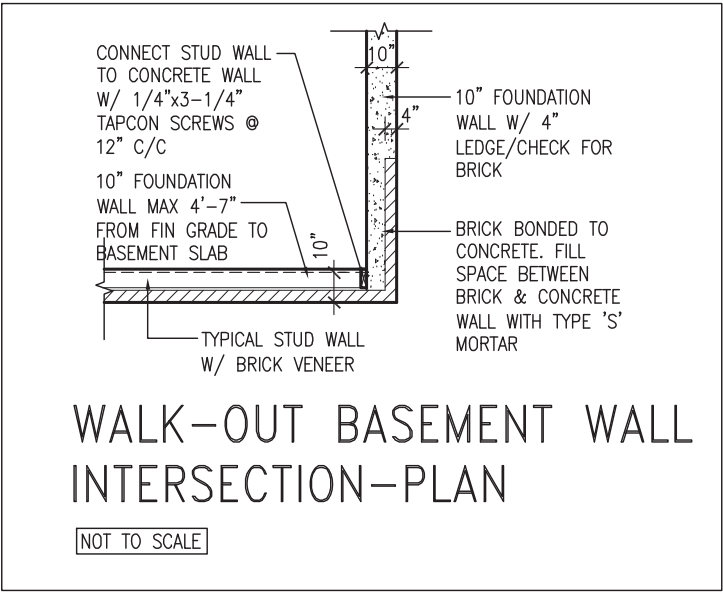
NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT DECK WALL INTERSECTION-ELEVATION MAX 4'-7" BACKFILL

NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



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

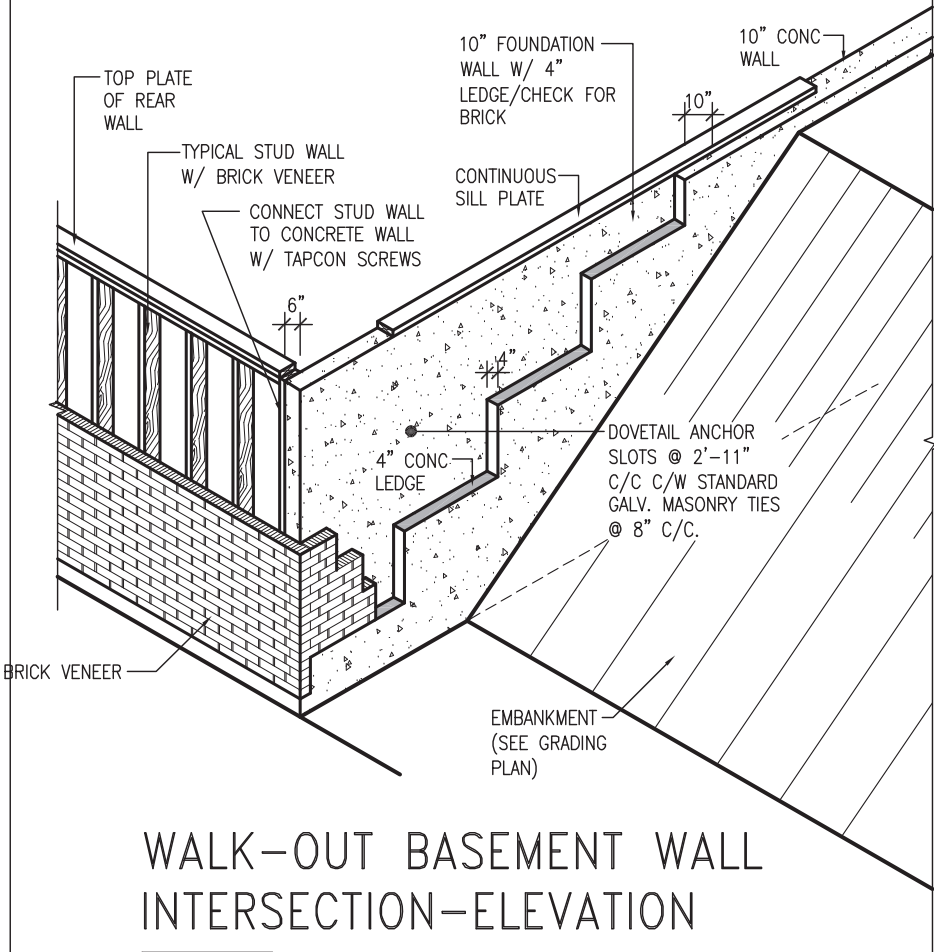


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BAYVIEW WELLINGTON

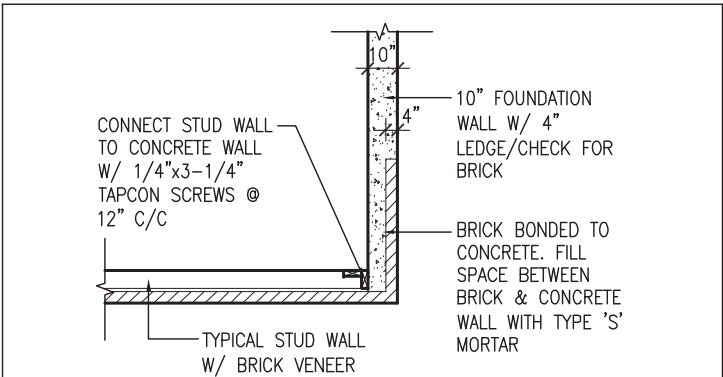
CONST NOTE

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

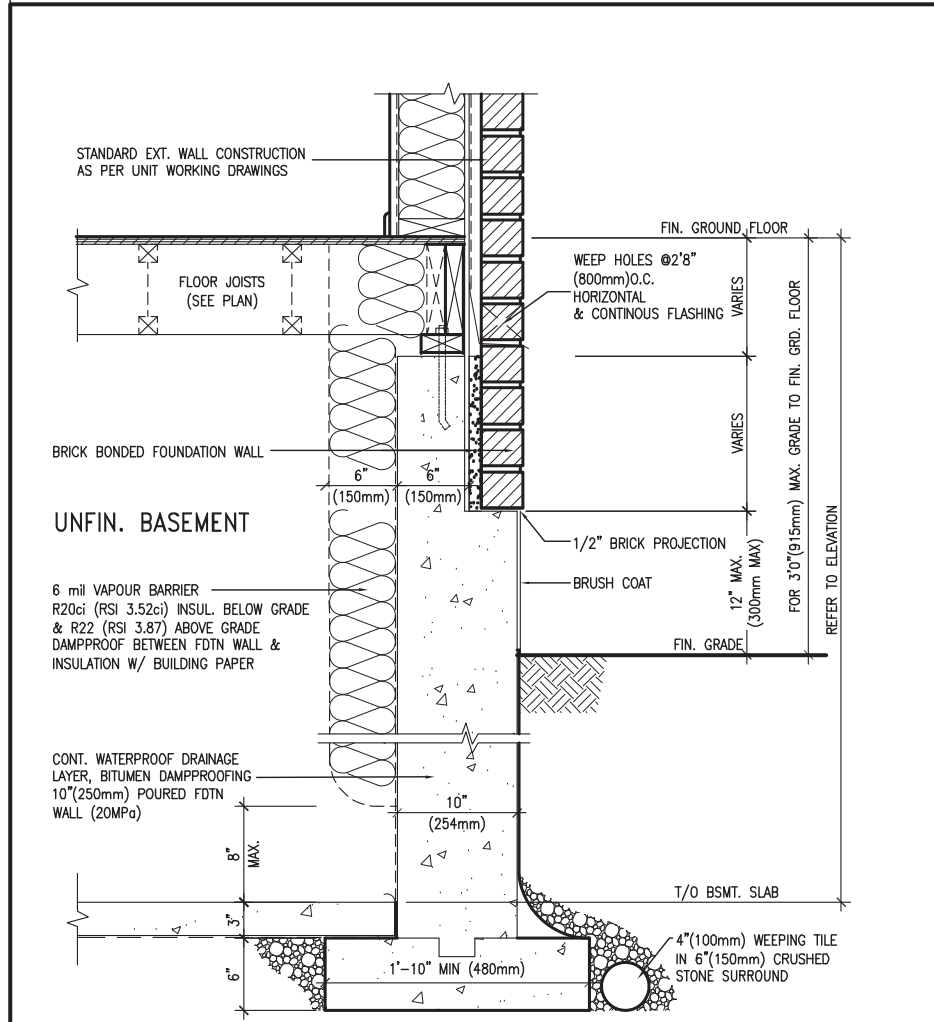
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WALK-OUT BASEMENT WALL INTERSECTION-PLAN

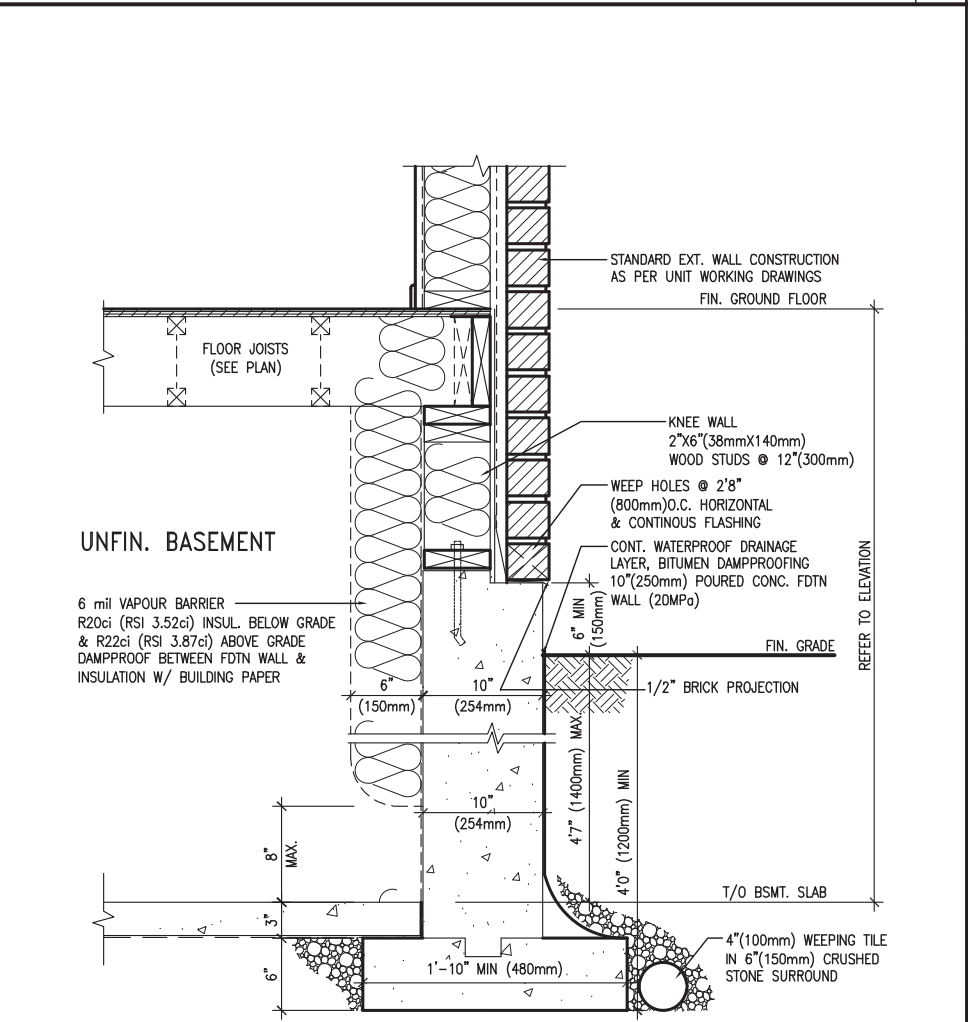
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.



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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature BCIN
5	.	.	.	registration information
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BAYVIEW WELLINGTON

CONST NOTE


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

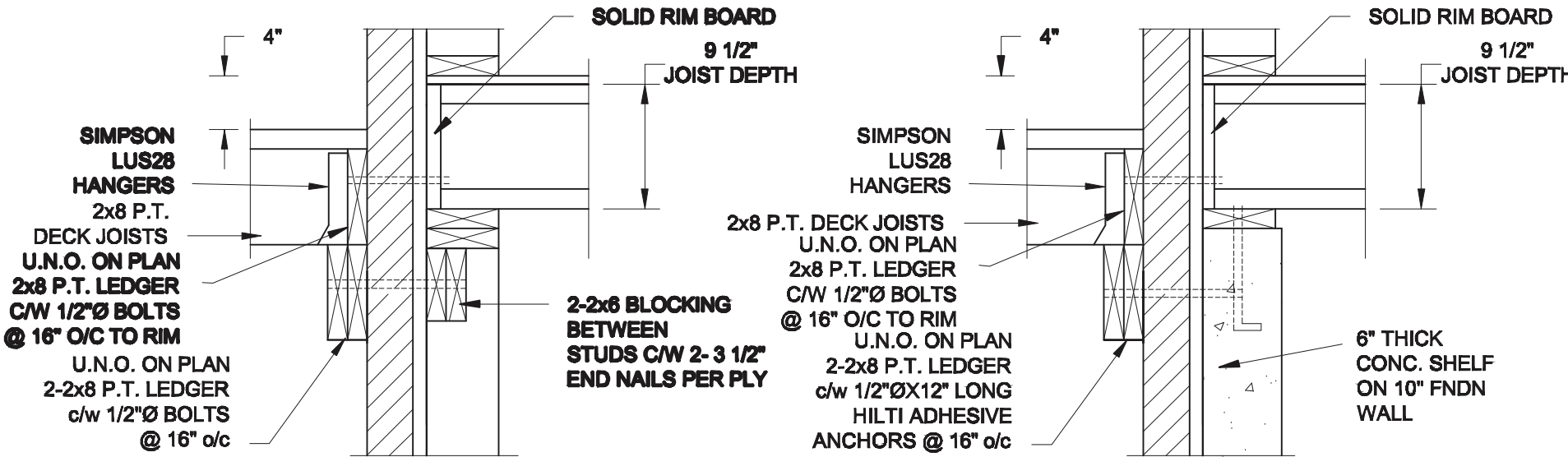
CONSTRUCTION NOTES

drawing no.

CN11



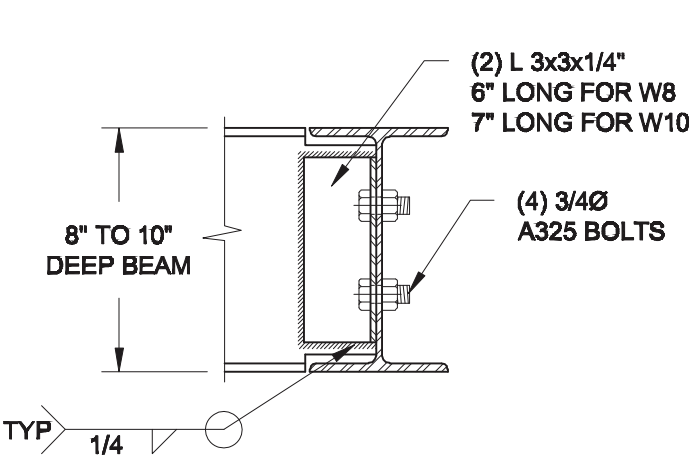
Scale: AS NOTED			Engineer's Seal:		Project: BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO	
Date:			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn:	Checked:		Project No.:		Drawing No.: S1	



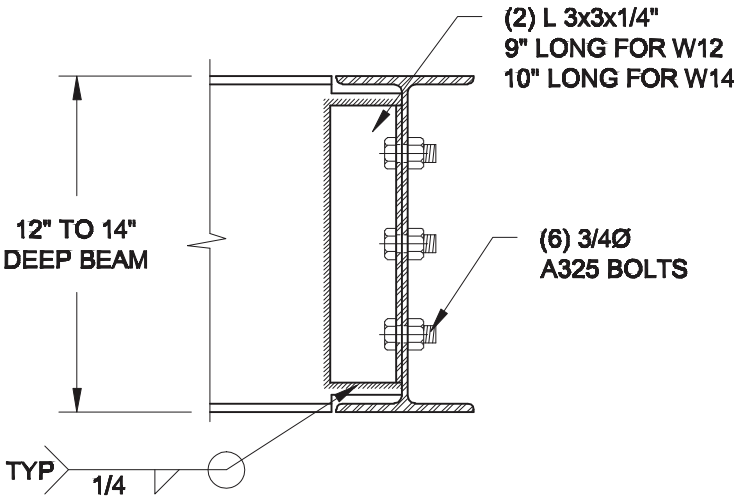
1A DECK FASTEN DETAIL
S2 SCALE: 1" = 1'-0"

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

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



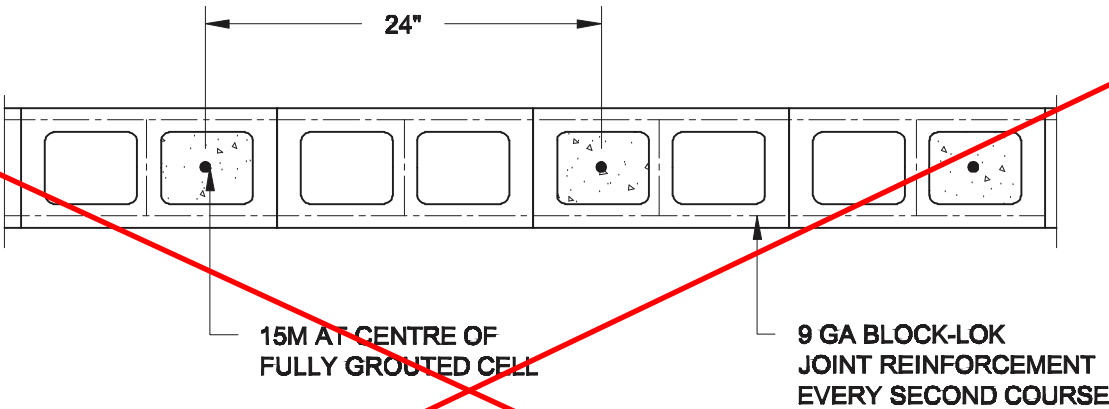
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

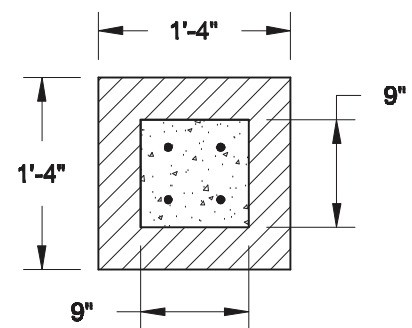
2 STEEL BEAM CONNECTION DETAIL
S2 SCALE: 1-1/2" = 1'-0"

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



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


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



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

NOTE:

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

Scale: AS NOTED		Engineer's Seal: 	Project: BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNSFIL, ONTARIO
Date:			TYPICAL STRUCTURAL DETAILS FOR SINGLES
Drawn: Checked:			Project No.: Drawing No.: <div style="text-align: right;">S3</div>