

GROUND FLOOR PLAN ELEV. 'B'

NOTE:

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

FLOOR FRAMING INFO REFER TO ENG SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

### <u>ENGINEERED FLOOR SUBFLOORS</u>

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

## BLOCK 5 LOT 7

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

> MAR 27, 2023 is stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

Marente

M. F. PARENTE

100517923

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9	•			The undersigned has reviewed and takes responsibility for this design
8				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
7	•			qualification information
6				Wellington Jno-Baptiste 1 1/30 12376 25591
5	•			name , //signaty/e BCIN
4	UPDATED TO 2023 OBC	MAR 20/23	NS	registration information VA3 Design Inc. 42658
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19	RC	- V
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 26-19	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
no.	description	date	by	Drawings are not to be scaled.

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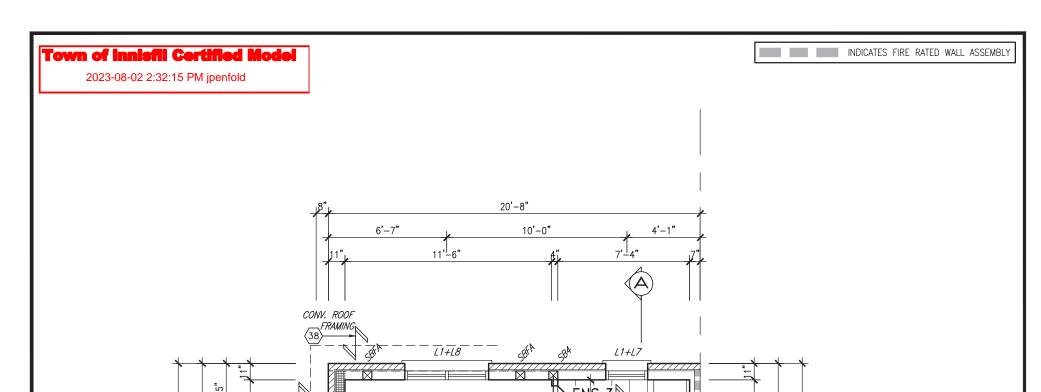


BAYVIEW	WELLINGTON

RL-5E BLOCK 5 LOT 7 KINGFISHER 5

roject name			m	unicipality				
ALCONA			INNISFIL	, ON				
ate UNE 2018			GROUND	FLOOR	PLAN	EL.	'B'	
rawn by	checked by	scale				file	name	
P	BCC	3/16" = 1'-0"			130	049-R	L-5E	

13049 drawing no.



ABV

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■ S.A.

JST. @ 16" O.C./5

(3)

9 1/2" ENG.

<u>LVL4</u> (<u>FL.</u>)

BEDROOM 2

11'0"(10'6")x11'0"

L3+L9 CAMBERED

ROOF SCUPPER

11'-0"

12'-10"

2559°

42658

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

va3design.com

ROOF BELOW

42" HIGH PREFIN. MTL. RAILING W/ PICKETS —

6'-5"

20'-8"

SECOND FLOOR ELEV. PLAN 'B'

@ 4" BETWEEN MAX.

9 1/2" ENG. JST. @ 12" O.C.

BEDROOM 3

11'6"x10'6"

SBFA

LAUNDRY

F.D.

16"

JST.

6'-5"

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Wellington Jno-Baptiste WBOFT2376

registration information VA3 Design Inc.

\ LINEN

10'-6"

10,-

\_5

10,-

32'-10"

<u>GRAB BAR NOTE:</u>

PROVIDED.

MANUFACTURER.

STUD WALL REINFORCEMENT FOR FUTURE

IN MOENT TO WATER OLDSETS AND SL

GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED

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).

GB-NOTE-2020.

MAR 20/23 NS

JUL 11-19 RC

JUN 26-19 RC

NOV. 14/18 DB

SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS

ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS

FLOOR FRAMING INFO REFER TO ENG SHOP DRAWINGS FOR ALL TRUSS—JOIST INFORMATION

ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR

AND DETAILS. UNLESS OTHERWISE NOTED.

<u>ENGINEERED FLOOR SUBFLOORS</u>

ENGINEERED JOIST ONLY.

REVISED AS PER ENG'S COMMENTS

REVISED AS PER FLOOR / ROOF LAYOUTS

UPDATED TO 2023 OBC

1 ISSUED FOR CLIENT REVIEW

10,

LOWER

38

 $\langle 3 \rangle$ 

SBFA

MIRROR

0

BEARING WALL

(10)

-MIRROR (LOW)

9

ENS.2

6'6"(6'0")x6'0"

L1+L7

BALCONY 300 PER 19.2" (8'4")×6'0" 11.11

TSEE ROOF NOTE R1

2'-0"

BLOCK 5 LOT 7

BCC

**BAYVIEW WELLINGTON** 

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3/16" = 1'-0"

4'-7"

7'-10<sub>|</sub>"

**ALCONA** 

JUNE 2018

FRENCH,

3'-3"

(3A)

ENG. 16"

SBI A

-(26)

(3A)

(3A)

@ 8

\_BUILT-UP

SEE GB

NOTE

BELOW

-2"x8" SPF#2

@ 16" O.C. P.T.

ROOF NOTE R1:

8"x8" FIBREGLASS COLUMN BY

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

2"x4" P.T. ON FLATS 1/4" SPACING

OVER 2"x4" @ 12" O.C. DIAGONALLY

CUT CROSS PURLINS W/ 5/8"

ALUMN. SOFFIT ON U/S

EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE W/

1 HR. PARTYWALL W/ 2"x4" @ 16"

BACK TO BACK (TYP.)

PROFESSION

Marente

M. F. PARENTE

Mar. 23, 2023

POLINCE OF ONTAR!

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

RL-5E BLOCK 5 LOT 7

KINGFISHER 5

13049-RL-5E

13049

4

APPROVED BY:

INNISFIL, ON

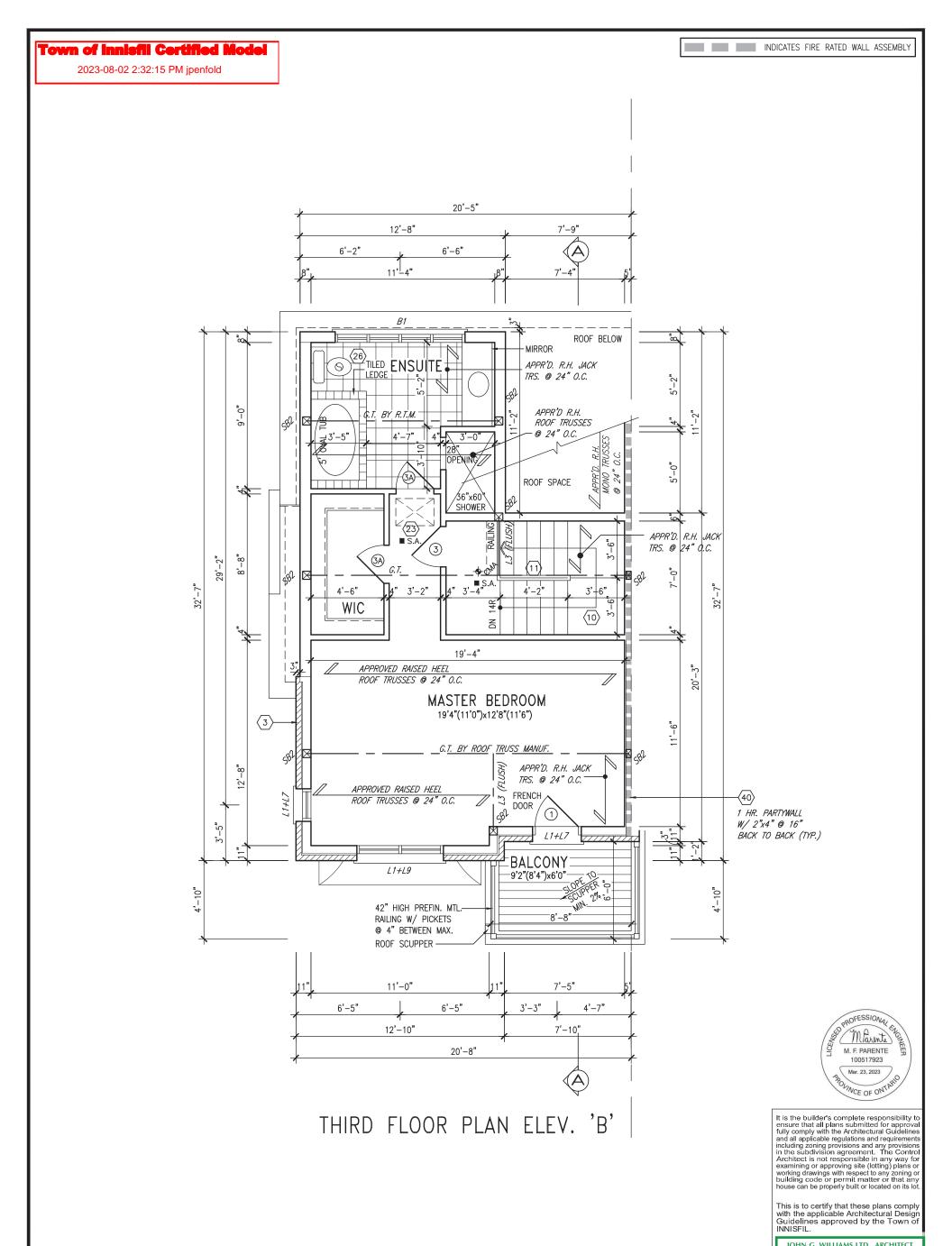
SECOND FLOOR PLAN EL. 'B'

DATE: MAR 27, 2023

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

100517923

LANDING ABOVE(-7F



NOTE: ROOF FRAMING

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

## BLOCK 5 LOT 7

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

APPROVED BY:

DATE: MAR 27. 2023

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qualification information

Wellington Jno-Baptiste

signature

signature

Signature

42658

name registration information	signature	BCIN
VÅ3 Design Inc.	<u> </u>	42658
discrepancy to the Desig drawings and specification	all dimensions on the job gner before proceeding with ons are instruments of sen nust be returned at the co scaled.	n the work. All vice and the property

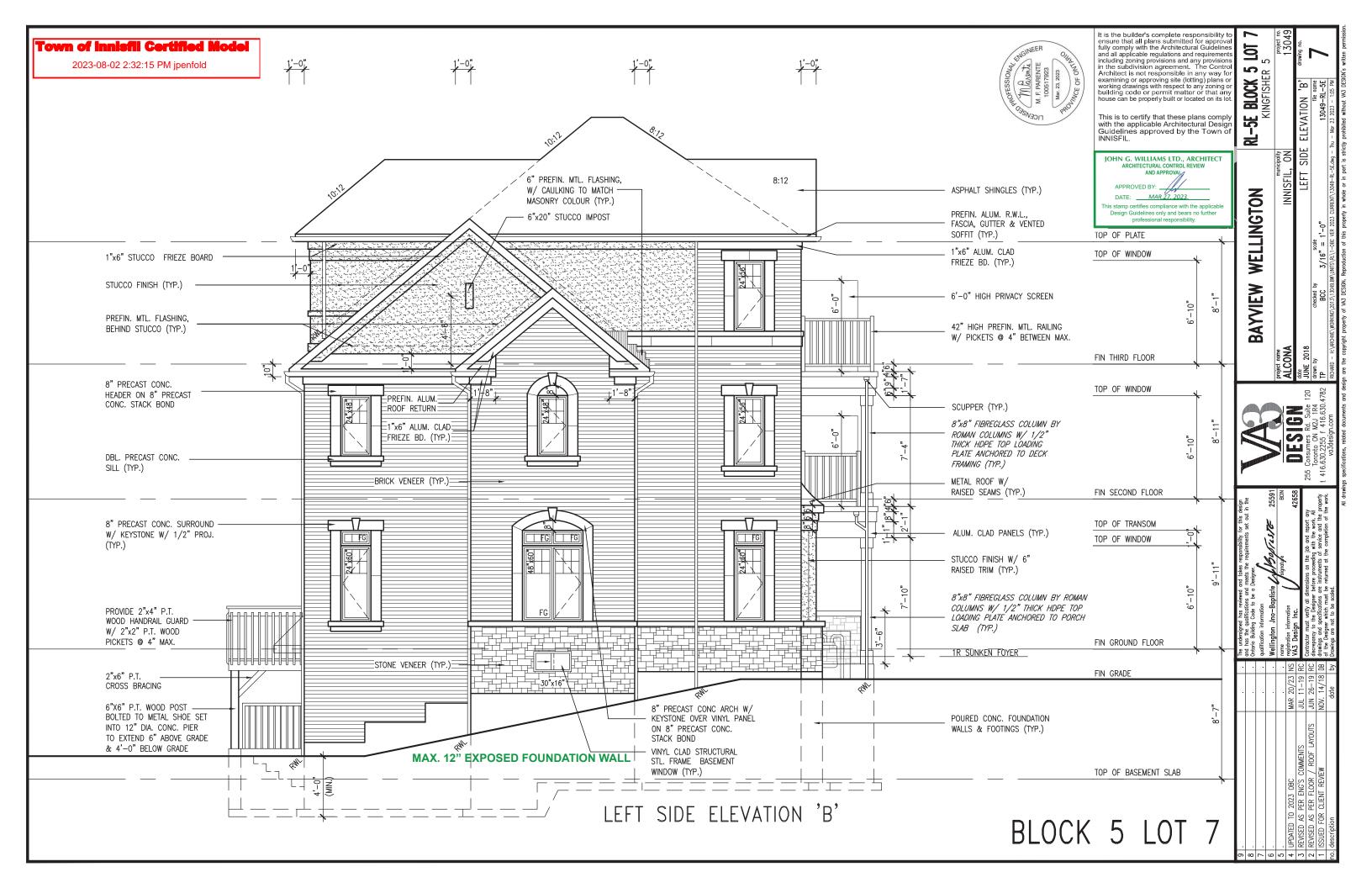
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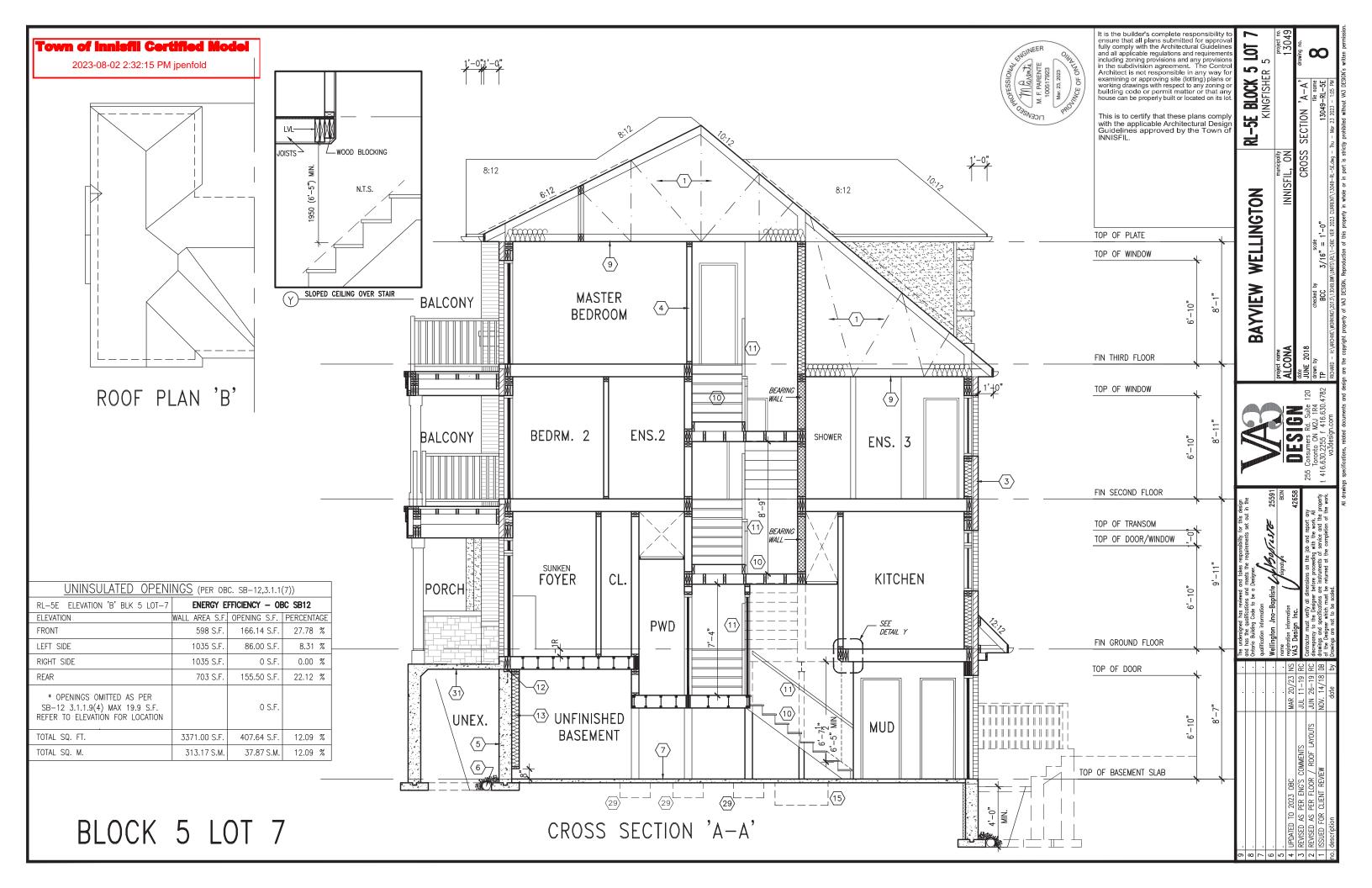
BAYVIEW V	WELLINGTON
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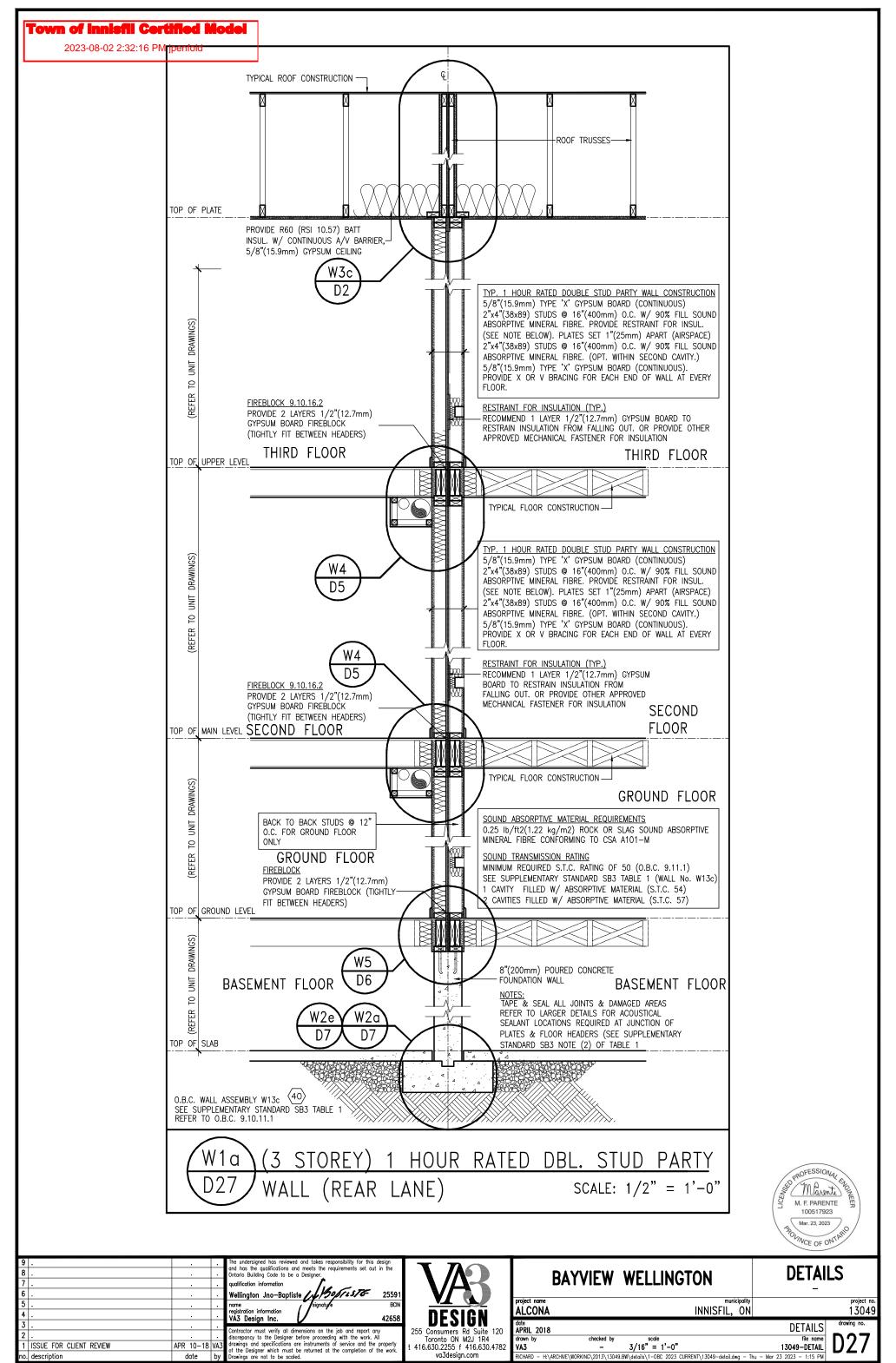
RL-5E BLOCK 5 LOT 7
KINGFISHER 5

13049 drawing no.









CONSTRUCTION NOTES (Unless shorwise noted)
AL CONSTRUCTION TO THE ONTARIO BUILDING CODE AND ALL
OTHER APPLICABLE-000682 AND AUTHORNES PARINGIO CONSTRUCTION NOTES (Ur JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC

IMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC

ROOF CONSTRUCTION
NO.210 (10.25kg/m²) ASPHALI SHINGLES, 10mm (3/8") PLYWOOD
SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm
(24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm
(3-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER
FACE OF EXTERIOR WALL. (FAVES PROTECTION NOT 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 & VENIED SOFFIT. PROVIDE ICE &
WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE
DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG
EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER
THAN 406 (16"). ATIC VENTILATION 1:300 OF INSULATED CEILING
AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.). 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.

ATIC. SPACE FOR VERNING PURPOSES.

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBARANE, 9.5mm (3/8") EXT. TYPE SHEATHING,
38x140 (2"x") STUDS @ 400mm (16") O.C., RSI 3.387 (R22) INSULATION
AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER,
13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8")
ABOVE HINSH GRADE. REFER TO OBG SB-12, CHAPTER 3 FOR
ADDITIONAL THERMAL INSULATION REQUIREMENTS.

RESERVED

FRAME WALL CONSTRUCTION (2"x4")— GARAGE WALLS SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, OTHIN, 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. RESERVED

STUCCO WALL CONSTRUCTION (2"x4") —GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) &
9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED
PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN.
EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED
AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. 17°PE SHEATHING ON
38/89 (2"x4") SULIDS & 400 (1/4") O. C. STUCCO D. OR EMIN. 200 (8") (2D) 38x89 (2"x4") STUDS @ 400 (16") O.C., STUCCO TO BE MIN. 200 (8") ABOVÉ FINISH GRADE.

ABOVE HINDH GRADE.

\*\*WALLS ADJACENT TO ATTIC SPACE — NO CLADDING\*\*

9.5mm (3/8") EXT. TYPE SHEATHING, 38x1 40 (2"x6") STUDS @ 400mm

(16") O.C., RSI 3.37 (R22) INSULATION AND APPR, VAPOUR BARRIER
AND APPR. CONTIN. AIR BARRIER. 13mm (1/2") INTERIOR DRYWALL
FINISH. MID-HEIGHT BLOCKING REQ'D, IF NO SHEATHING APPLIED. REFER TO OBC \$B-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

MASONRY VENEER CONSTRUCTION (2"x6")(SB-12-TABLE 3.1.1.2.A) 16. 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. VERIICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x1 40 (22%") STUDS @ 400mm (16") O.C., RSI 3.37 (822) 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.

RESERVED

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 ⟨3В.⟩ 600mm (24") O.C. VERTICAL, APPR, SHEATHING PAPER, 9,5mm (3/8") EXT, TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX, HEIGHT 3000mm 9"-10") WITH APPR, DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32"), O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER,
MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x6") (SB—12—TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO 0.B.C. 9.27.1.1.(2) &
9.28 THAT EMPLOYS A MAINMUM 10mm AR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., RS1 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH. GRADE ABOVE FINISH GRADE.

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.

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 FOTH. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9°-3") ON 560x155 (22°x4") CONTINUOUS KEYED CONC. FIG. BRACE FOTH. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN BEARING CAPACITY OF 150kP0 OR GREATER, IT 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 | 22" WIDE 28" WIDE x 9" DEEP 22" WIDE x 6" DEEP

-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

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE -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

545×175 (22'×7")

FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGETILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGETILES. (6.)

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

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.

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

= 200 (7-7/8") = 255 (10") /NOS/NG TO NOS/NG/ = RUN + 25 (1") MAX. RISE

MIN. RUN MAX. TREAD MAX. NOSING MIN. HEADROOM = 25 (1") = 1950 (6'-5") RAIL @ LANDING

= 900 (2'-11") = 865 (2'-10") to 1070 (3'-6") RAIL @ STAIR MIN. STAIR WIDTH = 860 (2'-10'')

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

HANDRAILS -OBC. 9.8.7.FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE (35)
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 (38") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN.
GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS
REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE — OBC. 9.23.7,

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS

200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @

2400mm (7"-10") C.C., CAULKING OR 25 (1") MIN. MINERAL WOOL

BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

USE NON-SHRINK GROUT TO LEVEL SILET BY MINISTRANCE STATE STA THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. R313-52c1 (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BULLDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS, AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING, CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON
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"x's") CONC. FOOTING, ADD HORIZ, BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

| STEEL BASEMENT COLUMN | (SEE O.B.C. 9.15.3.3) | 89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 | ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16.000lbs.) AT A MAX, EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGS8-7.2-94, AND WITH 150x150x9-5, (6"x6"x3/8") STL. PLATE TOP & BOTTOM, 870x80x4-10 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5 (8"x6"x3/8") STL. 10"P & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg. MIN. AND AS PER SOILS REPORT.

90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

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

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.

GARAGE CEILINGS/INTERIOR WALLS
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN
HOUSE AND GARAGE, TAPE AND SEAL ALL JOINTS AIRTIGHT PER
O,B.C. 9, 10,9,16, WALLS (R22), CEILINGS (R31), REFER TO SB-12,
TABLE 3.1.1.2.A, FOR REQUIRED THERMAL INSULATION.

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

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

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

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (2 1/2'x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

FIREPLACE CHIMNEYS OBC. 9.21.

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.

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

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

STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5x19") STL. PLATE FOR STIL BEAMS AND
280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING
ON CONC, BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x
200mm (8") LONG GALV, ANCHORS WITHIN SOLID BLOCK COURSE
LEVEL WITH NON-SHRINK GROUT.

SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED
MEMBER, SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD
STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC

9.17.4.2(2). RESERVED

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-38×140 (3-2\*x6\*1 BUII T-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

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

SLAB ON GRADE

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

DIRECT VENTING GAS FURNACE/ H.W.T VENT DIRECT VENTING GAS FURNACE, H.W. I VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A NATURAL GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS. EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6-0°) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL ARE INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12.

DIRECT VENTING GAS FIREPLACE VENT DIRECT VENT GAS FIREPLACE. VENT FROM ANY OPENING AND ABOVE FIN. GRADE, REFER TO GAS

SUBFLOOR, JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS, FOR
CERAMIC TILE APPLICATION (\* SEE OSC 9,30,6,\*\*) 6mm (1/4") PANEL
TYPE UNDERLAY UNDER RESIJIENT & PARQUET FLOORING, (\* SEE OBC 9.30.2.\*), FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"X2"): CROSS BRACING OR SOLID BLOCKING @ 2100mm (6"-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"X3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (\* SEÉ OBC 9.23.9.4. \*)

PROFESSIONAL

Marente

M. F. PARENTE

100517923

VINCE OF ONTARIC

Mar. 23, 2023

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.

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

THE FDTN, WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOUID WITH MORTAR. CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD)

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

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1"-3").

2) WINDOW GUARDS - OBC. 9.8.8.1.(6).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1-7) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5-11")

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-3.1.1.9

 GLASS—STRUCTURAL SUFFICIENCY OF GLASS
 DOOR & WINDOW MANUFACTURER/ SUPPLIER TO PROVIDE ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE WITH OBC DIV.-B 9.6.1.3.

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS.

ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PE OBC 9.26.18.2, 8, 5.6.22.(3) AND MUNICIPAL STANDARDS, ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3, CHECK WITH THE LOCAL AUTHORITY.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM, REFER TO OBC. DIV. B- 9.5.2.3 & DETAIL

PROVIDED.
ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.

ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3.

ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-B 6.2.3.12. AND TABLE 6.2.3.12.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING

ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS

LVL BEAMS SHALL BE 2.0E-2950FD MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED N. 2 ROWS FOR 184, 240. 8, 300mm (7 1/4", 9 1/2", 1 1 7/8") DEPIHS AND STAGGERED IN 3 ROWS FOR 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

YISIMI (3-0) O.C.

PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"
MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL
FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS
OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP

WOOD MEMBERS.
WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, WOOD FRAMING AND IT REALED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mit, POLYETHYLENE FILM, No. 50 (45lbs.), ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 STEEL:

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 380W HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W CLASS 'H' "STRUCTURAL QUALITY STEEL", OBC. B-9.23-4.3. RENFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHND THE CLADDING WITH POSITIVE DRANAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED, ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. STUCCO: 1)

φ-

EXHAUST FAN TO EXTERIOR

HEAVY DUTY OUTLET (220 volt)

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE

(WALL MOUNTED)

HOSE BIB (NON-FREEZE)

LEGEND 0 CLASS 'B' VENT DUPLEX OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET (HEIGHT A.F.F)

 $\Rightarrow$ WEATHERPROOF DUPLEX OUTLET POT LIGHT Х'n

LIGHT FIXTURE (PULL CHAIN) <del>-0-</del> SWITCH

`@ ⟨♥ FLOOR DRAIN

SINGLE JOIST DOUBLE JOIST TRIPLE JOIST TJ

PRESSURE TREATED LUMBER GIRDER TRUSS BY ROOF TRUSS MANUF. LAMINATED VENEER LUMBER

POINT LOAD FROM ABOVE

I FLAT ARCH I 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.

TRACTOR MUST VERIEY ALL DIMENSIONS ON THE TO 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.

MAY 2016

(39) 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) CW9.6 (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"x"9", STUDS @ 400 (14") 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") (1-2 x6 ) BOTTOM PLATE & MINIMUM OF 3-38X184 (3-2 x8)
CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED &
GLUED AT TOP, BOTTOM PLATES AND HEADERS.

TYPICAL I HOUR RATED PARTY WALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

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 38x1 40 (2"x6") STUDS @ 400mm (16") o.c. <u>OR</u> 38x89 (2"x4") STUDS @ 300mm

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

ONT REG 332/12-2012 OBC on, REG. 332/12-2012 OBC Amendment O. Reg. 88/19 acludes amendments effective Includes amendments effective Jan. 1, 2022
WOOD LINTELS AND BUILT-UP WOOD BEAMS 2/38 × 184 (2/2" × 8") SPR.#2 3/38 × 184 (3/2" × 8") SPR.#2 4/38 × 184 (4/2" × 8") SPR.#2 5/38 × 184 (5/2" × 8") SPR.#2 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 2/38 x 286 (2/2" x 12") SPR.#2 3/38 x 286 (3/2" x 12") SPR.#2 4/38 x 286 (4/2" x 12") SPR.#2 L5 LOOSE STEEL LINTELS

89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L) 89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L) 102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L) 127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L) 152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L) 152 x 102 x 11.0L (6"x 4" x 7/16"L) 178 x 102 x 13.0L (7" x 4" x 1/2"L)

LAMINATED VENEER LUMBER (LVL) BEAMS LVL1A 1-1 3/4"x7 1/4" (1-45x184) LVL1 2-1 3/4"x7 1/4" (2-45x184) LVL1 2-1 3/4 x/ 1/4 (2 TURN), LVL2 3-1 3/4"x7 1/4" (3-45x184), LVL3 4-1 3/4"x7 1/4" (4-45x184)

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

DOOR SCHEDULE EXTERIOR 815 × 2030 × 45 DOOR (2'-8" × 6'-8" × 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR 865 × 2030 × 45 DOOR (2'-10" × 6'-8" × 1-3/4")

(1A)(1B) EXTERIOR 915 x 2030 x 45 DOOR (3"-0" x 6"-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4 EXTERIOR 915 x 2438 x 45 DOOR (3"-0" x 8"-0" x 1-3/4") (1C)

DOOR (3"-0" x 1-3/4")
INSULATED MIN. RSI 0.7 (R4)
EXTERIOR 860 x 2438 x 45
DOOR (2"-10" x 8"-0" x 1-3/4")
INSULATED MIN. RSI 0.7 (R4)
INTERIOR 815 x 2030 x 35
DOOR (2"-8" x 6'-8" x 1-3/8") (1D) DOOR

DOOR (2 - 0 x 0 - 0 x 1 - 0, 0 )

EXTERIOR 815 x 2030 x 45

DOOR (2'-8" x 6'-8" x 1-3/4") 20

MIN. RATED DOOR AND FRAME,

WITH APPROVED SELF CLOSING

OCUMEN (2A)

DEVICE.

EXTERIOR 815 x 2030 x 45
DOOR (2'-8" x 6'-8" x 1-3/4")
(WEATHER STRIPPING INSTALLED)
INTERIOR 815 x 2438 x 45 (2C) DOOR (2'-8" x 8'-0" x 1-3/4")

EXTERIOR 815 x 2438 x 45

DOOR (2'-8" x 8'-0" x 1-3/4") 20

MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING (2D) DEVICE. 760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8") INTERIOR DOOR

INTERIOR 710 x 2030 x 35 DOOR (2'-4" x 6'-8" x 1-3/8") (3A)INTERIOR 760 x 2438 x 35 DOOR (2'-6" x 8'-0" x 1-3/8") (3B) DOOR

INTERIOR 710 x 2438 x 35 DOOR (2'-4" x 8'-0" x 1-3/8") (3c)INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4.) INTERIOR 660 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") (4A)

INTERIOR 660 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8") (4C) INTERI 5.) INTERIOR 460 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8")

6. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE

MECHANICAL SYMBOLS HEAT PIPE aniine WARM AIR \_\_\_\_**`** RETURN AIR DUCT PLUMBING (TOILET) ∷⇒∜ PLUMBING (BATH. SINK, SHOWER)

SMOKE ALARM (REFER TO OBC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR

LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO LEVEL AND ALBO THE ACCH DEPROJENT ARE THAT LOOK, ALLARMS DE BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS, BATTERY BACK-UP REQUIRED, SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)).

CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPILANCE IS INSTALLED IN A DWELLING UNIT.
A CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR
UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. OZBOJA STALE BE PERMANENTLY WIRED SO CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN

BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, REFER TO

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

MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

2022

A1

13049

**CONST NOTE** 

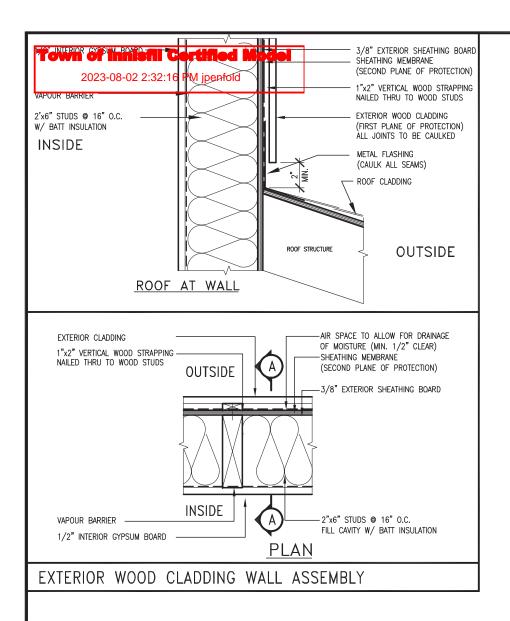
UPDATE TO OBC VER 2022 FEB 16-22 RC 2 UPDATE TO OBC VER 2020 FEB 09-21 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC

ersigned has reviewed and takes responsibility for this design the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer qualification information Wellington Jno-Baptiste W Bofics TE 2559 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.



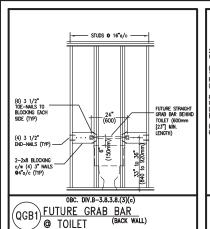
**BAYVIEW WELLINGTON ALCONA** 

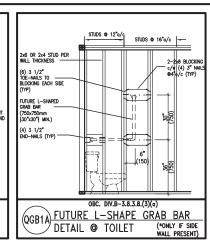
INNISFIL, ON. CONSTRUCTION NOTES 3/16" = 1'-0" 13049-CN-A1 VER 2022 H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg

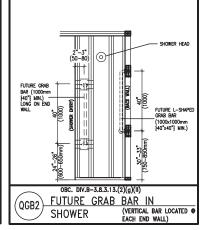


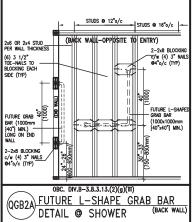
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

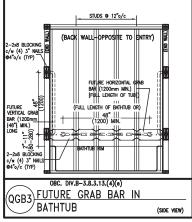
REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC. DIV. B- WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c).. SHOWER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

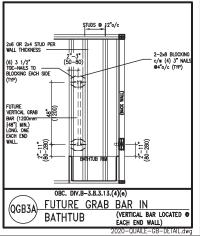












<u>OUTDOOR AIR INTAKE SEPARATION</u> ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DIV. B- TABLE 6.2.3.12.

- KITCHEN EXHAUST. 3.0m DRIVEWAY, PARKING SPACE, ROAD.
- SOLID FUEL APPLIANCE EXHAUST 3.0m KIT-EX-NOTE-2020.c

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

CRIPPLE" DETAII

# MAX. HEIGHT FOR 2"X4" GARAGE WALL IS AS FOLLOW: 2"x4" ◎ 16" O.C. - 9-10" 2-2"x4" ◎ 12" O.C. - 10'-9" 3-2"x4" ◎ 16" O.C. - 11'-2"

- 3-2"x4" @ 12" 0.C. 12'-4"

# NOTES: 1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR. 2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")

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

- \*\* MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW: 2"x6" @ 16" O.C. 12'-6"
  2"x6" @ 12" O.C. 13'-10"
  2-2"x6" @ 16" O.C. 15'-0"
  2-2"x6" @ 12" O.C. 17'-4"
- - MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
- PROVIDE HORIZONTAL SOLID BLOCKING © 1200 O.C. (4'-0") PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
- WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2) FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
- - \*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30

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

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 Whofuste 25591 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 4 416.630.2255 f 416.630.4782 va3design.com

**CONST NOTE** 

13049

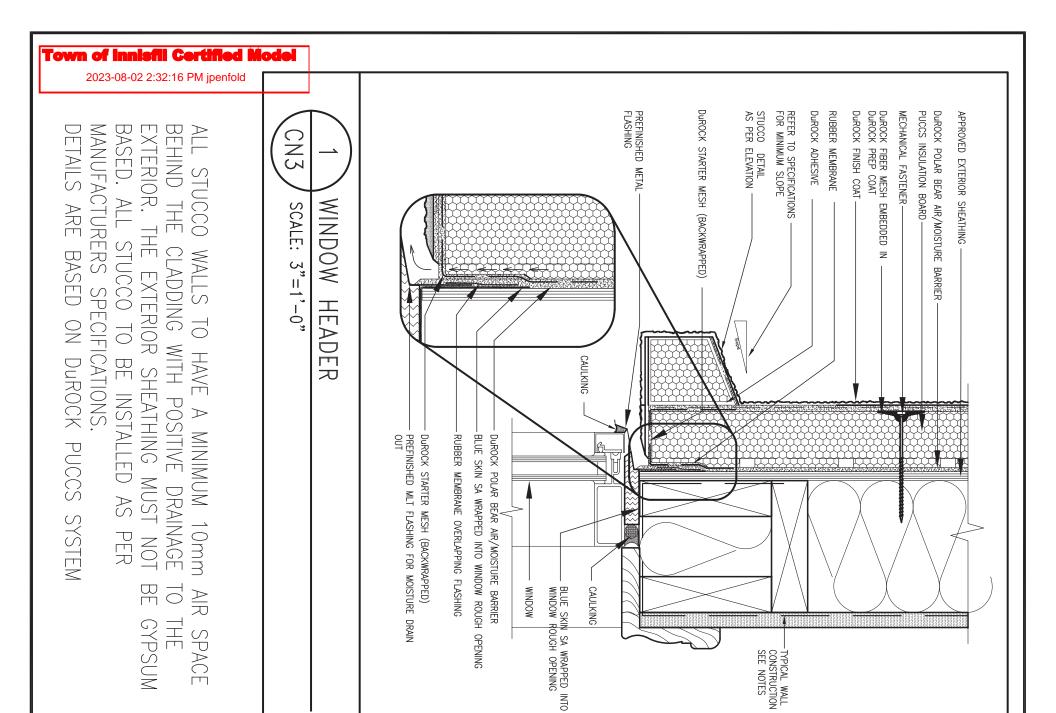
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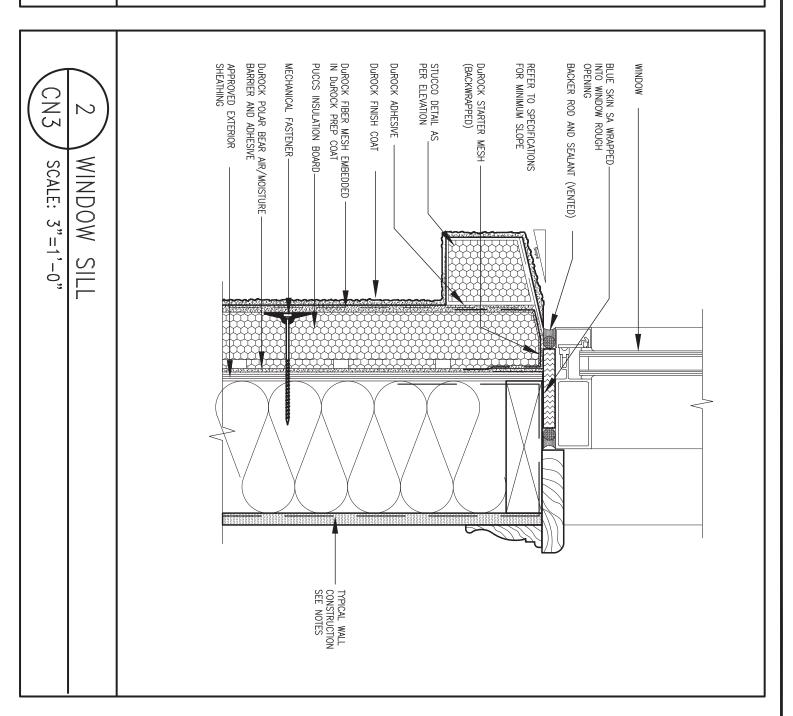
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100517923 Mar. 23, 2023 ROVINCE OF ONTARIC

municipali INNISFIL,ON. **ALCONA** MAY 2016 CONSTRUCTION NOTES

3/16" = 1'-0" 13049-CN-A1 VER 2022 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg







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wellington Jno-Baptiste / 1/3/// 25591

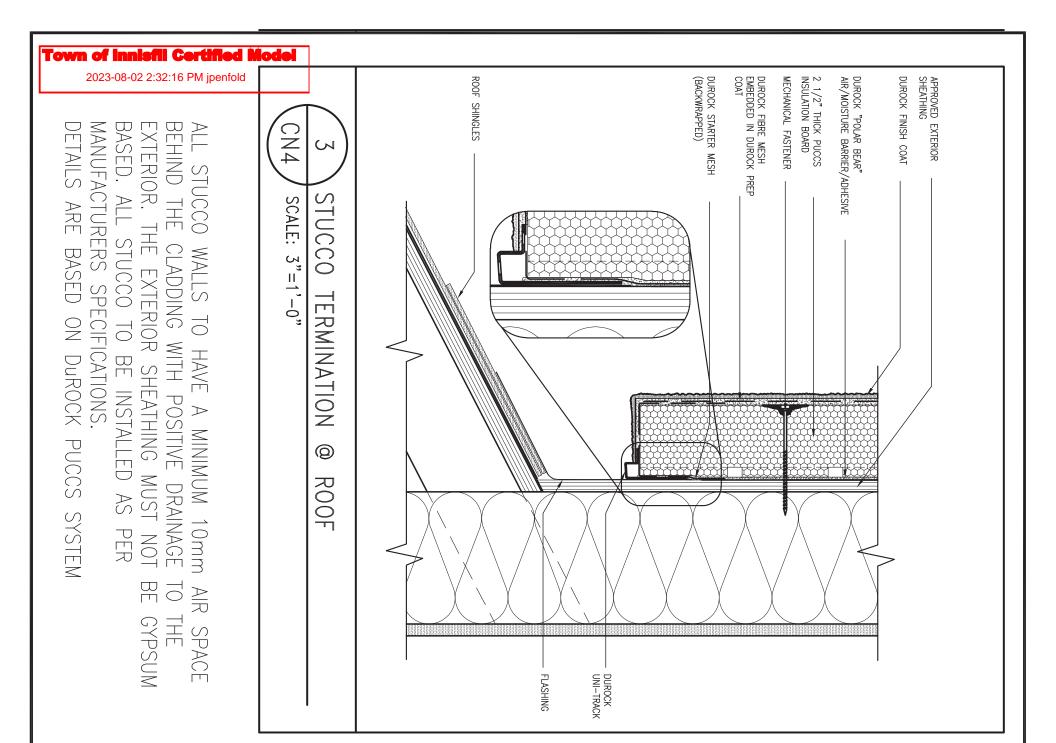
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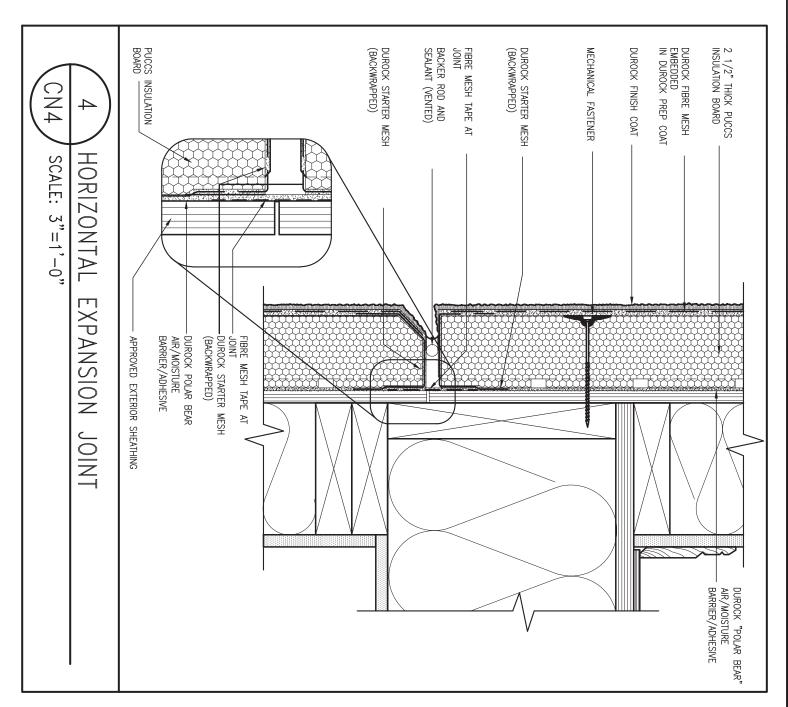
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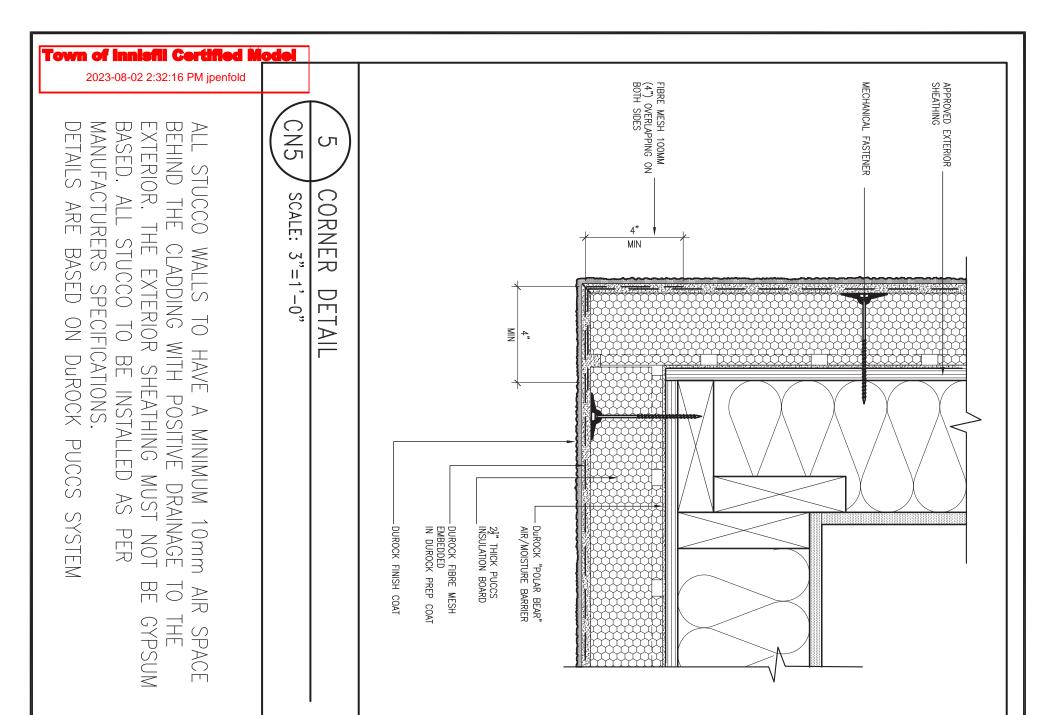
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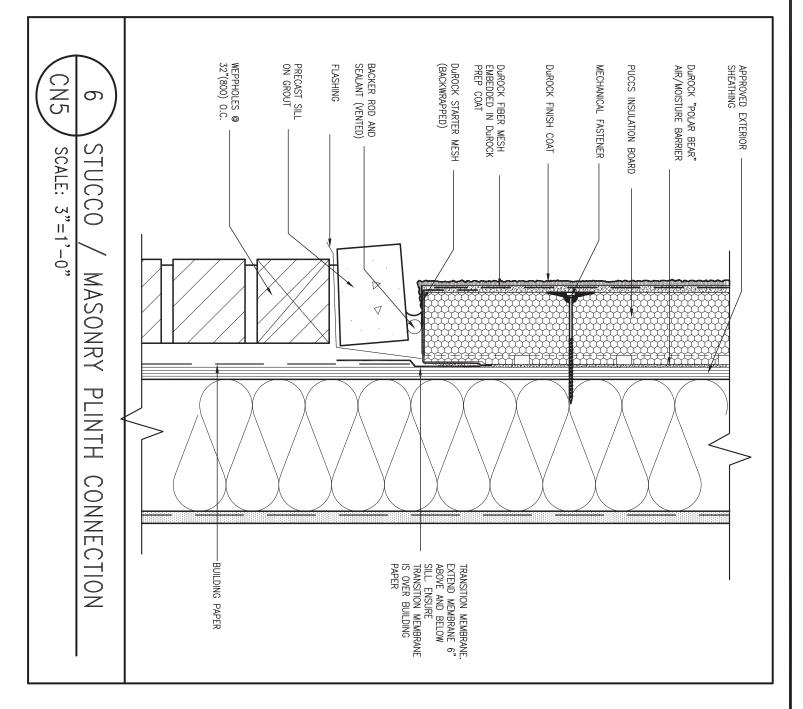






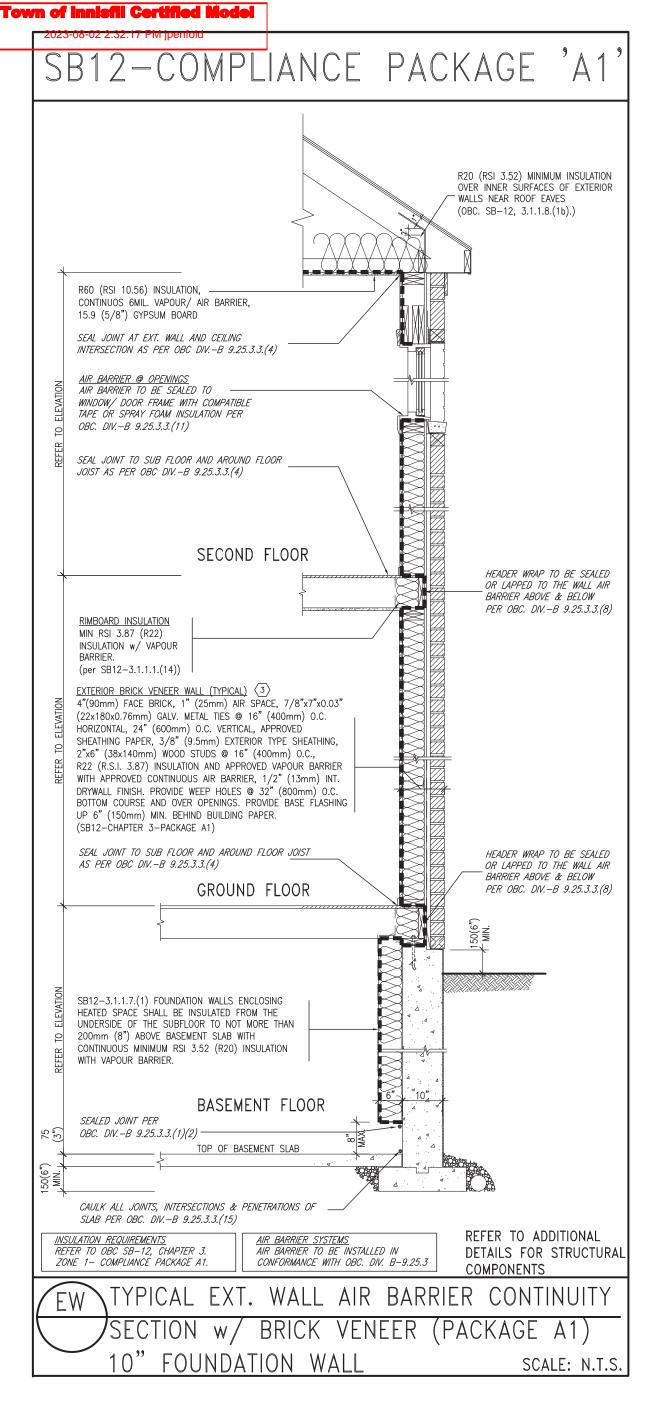
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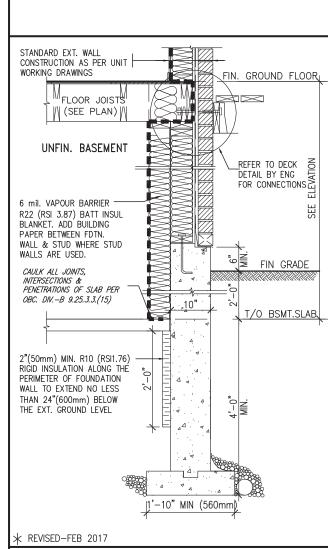
9 . 8 . 7 . 6 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste	VAR	BAYVIEW	WELLINGTON	CONST_NOTE
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3 UPDATE TO OBC VER 2022 2 UPDATE TO OBC VER 2020	FEB 16-22 RC FEB 09-21 RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255 Consumers Rd Suite 120	date MAY 2016 drawn by checked by		TRUCTION NOTES file name
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

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

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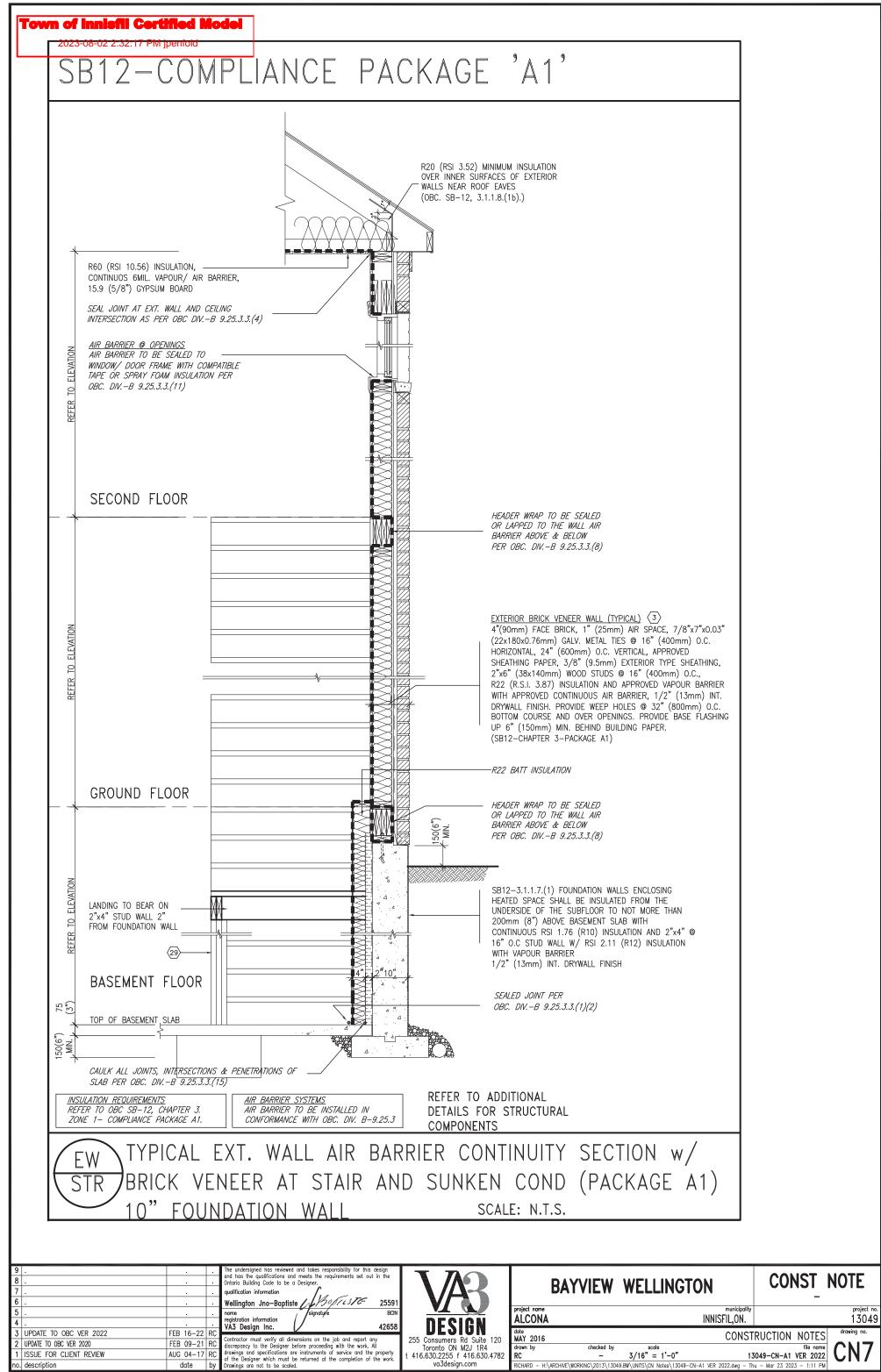
Wellington Jno-Baptiste Signature BCIN

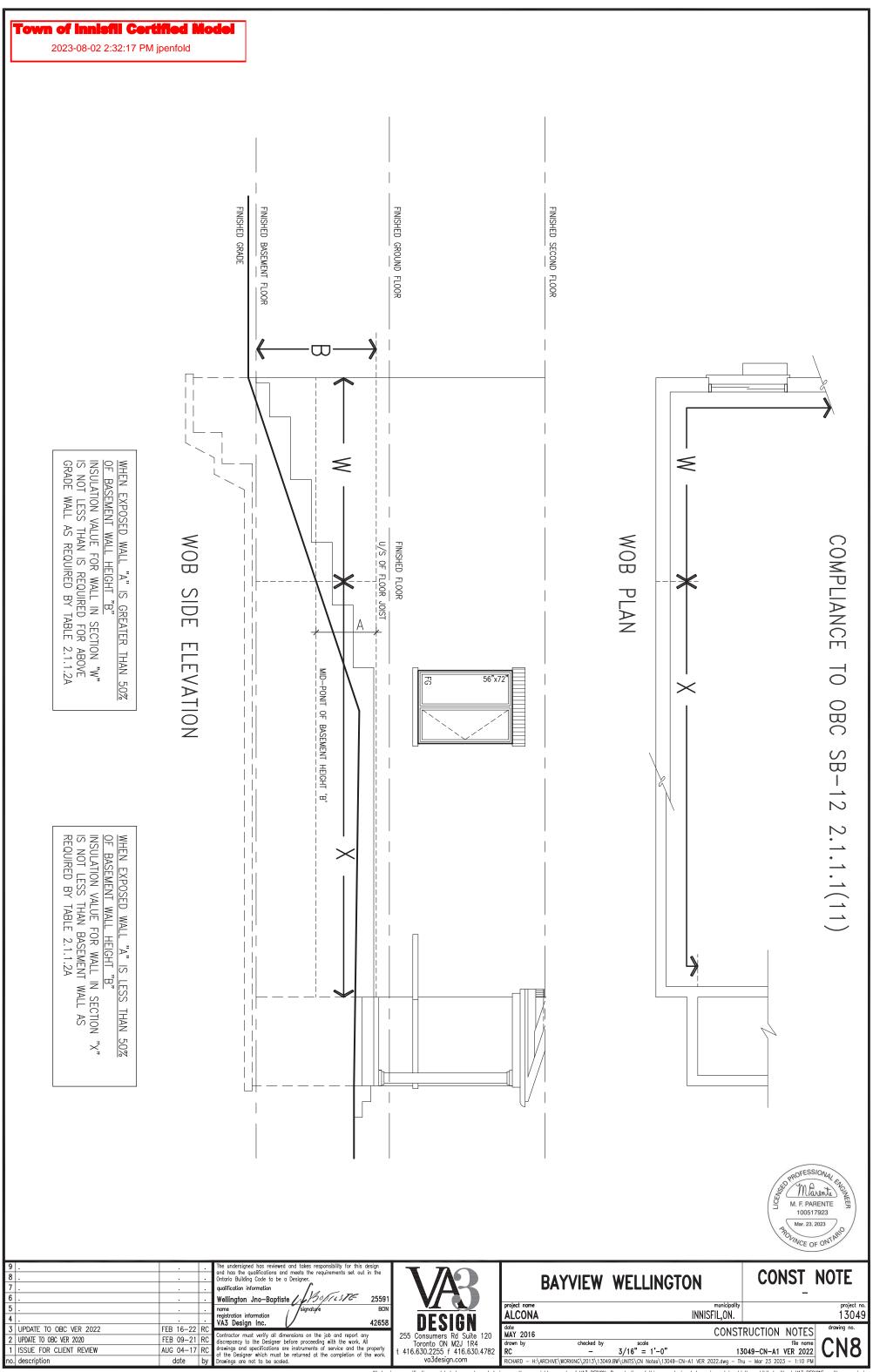
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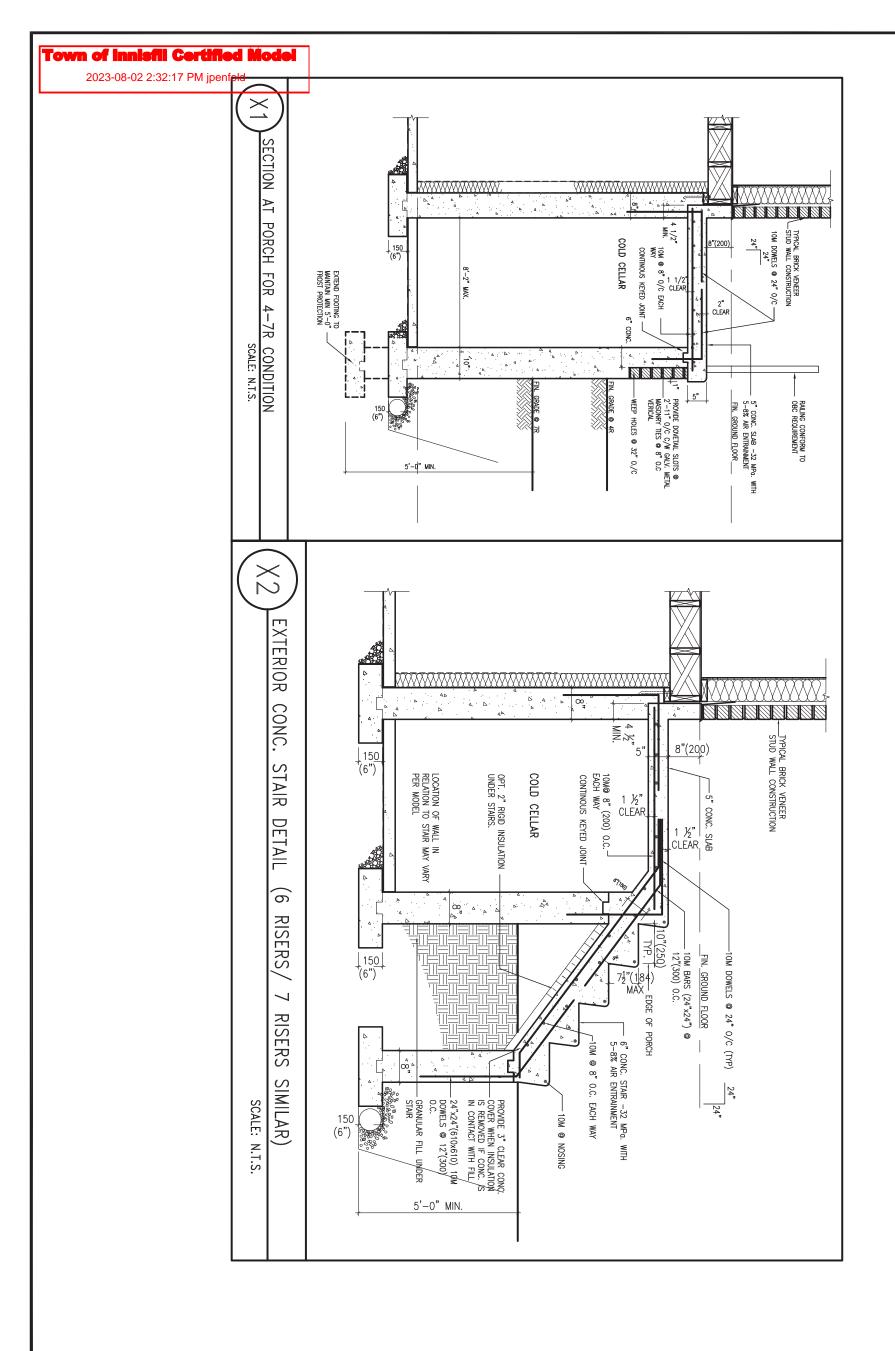
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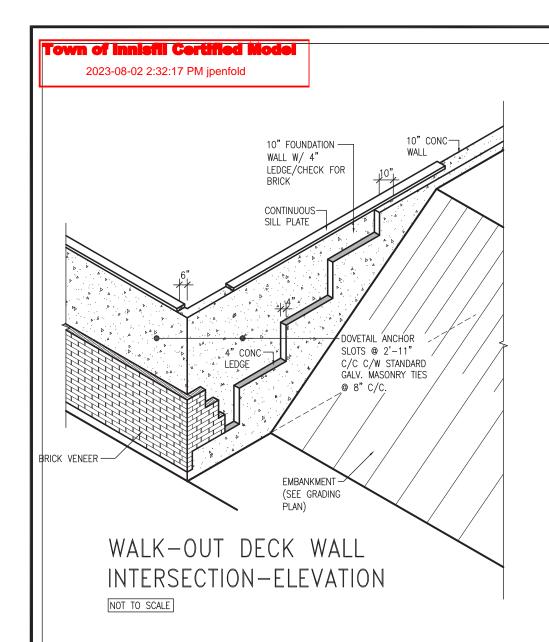




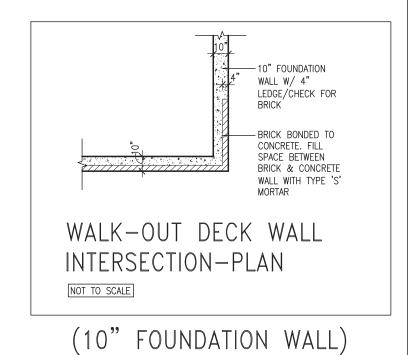




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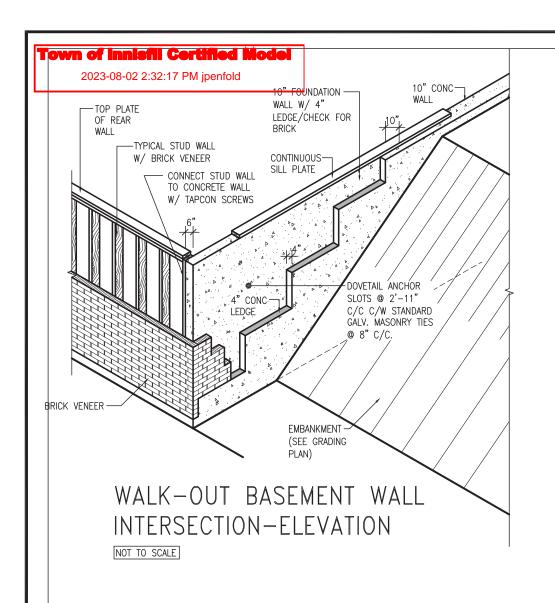
10" CONC 10" FOUNDATION WALL WALL W/ 4" TOP PLATE LEDGE/CHECK FOR BRICK OF REAR WALL TYPICAL STUD WALL CONTINUOUS SILL PLATE W/ BRICK VENEER CONNECT STUD WALL TO CONCRETE WALL W/ TAPCON SCREWS CONNECT STUD WALL TO CONCRETE WALL W/ 1/4"x3-1/4" 10" FOUNDATION TAPCON SCREWS @ WALL W/ 4" 12" C/C LEDGE/CHECK FOR LEDGE 10" FOUNDATION WALL MAX 4'-7"
FROM FIN GRADE TO - DOVETAIL ANCHOR BRICK BONDED TO CONCRETE. FILL .SLOTS 🏻 2'-11" C/C C/W STANDARD FIN GRADE GALV MASONRY TIES BASEMENT SLAB SPACE BETWEEN BRICK VENEER BRICK & CONCRETE .**©**∕8" C/C. EMBANKMENT -WALL WITH TYPE 'S' (SEE GRADING TYPICAL STUD WALL W/ BRICK VENEER PLAN) 10" CONC BASEMENT FLOOR WALK-OUT BASEMENT WALL BASEMENT FLOOR INTERSECTION-PLAN NOT TO SCALE WALK-OUT DECK WALL (10" FOUNDATION WALL) INTERSECTION-ELEVATION MAX 4'-7" BACKFILL

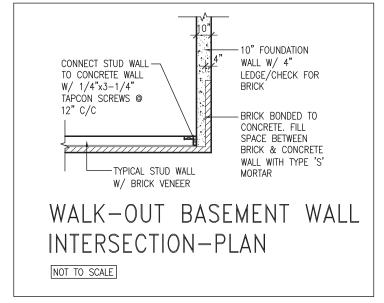


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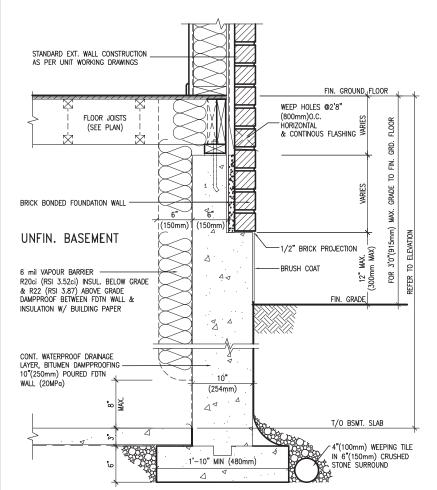
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(10" FOUNDATION WALL)



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

STANDARD EXT. WALL CONSTRUCTION AS PER UNIT WORKING DRAWINGS FIN. GROUND FLOOR (SEE PLAN) 2"X6"(38mmX140mm) WOOD STUDS @ 12"(300mm) WEEP HOLES @ 2'8" (800mm)0.C. HORIZONTAL & CONTINOUS FLASHING UNFIN. BASEMENT CONT. WATERPROOF DRAINAGE LAYER, BITUMEN DAMPPROOFING 10"(250mm) POURED CONC. FDTN `WALL (20MPa) M M .9 & R22ci (RSI 3.87ci) ABOVE GRADE DAMPPROOF BETWEEN FDTN WALL & FIN. GRADE INSULATION W/ BUILDING PAPER 10" 1/2" BRICK PROJECTION (254mm) (254mm) .8 ₩ T/O BSMT. SLAB 4"(100mm) WEEPING TILE IN 6"(150mm) CRUSHED STONE SURROUND 1'-10" MIN (480mm)

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

SCALE: N.T.S.





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PKG A1) HEIGHT DIFFERENCE

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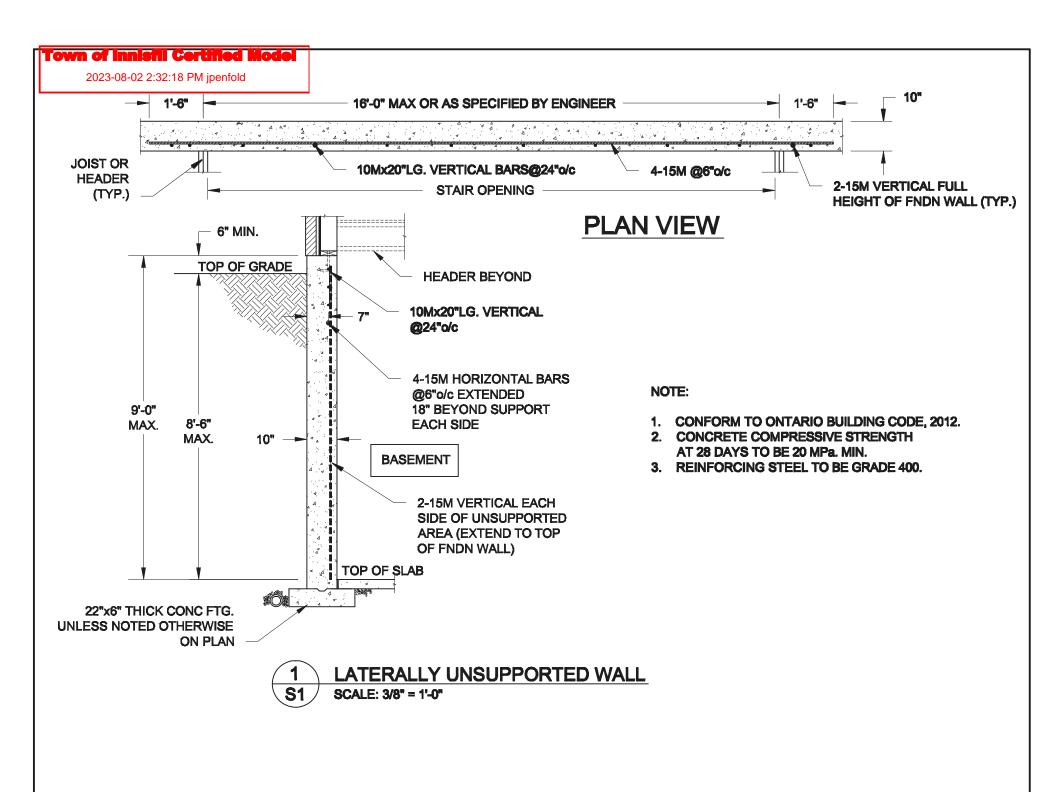
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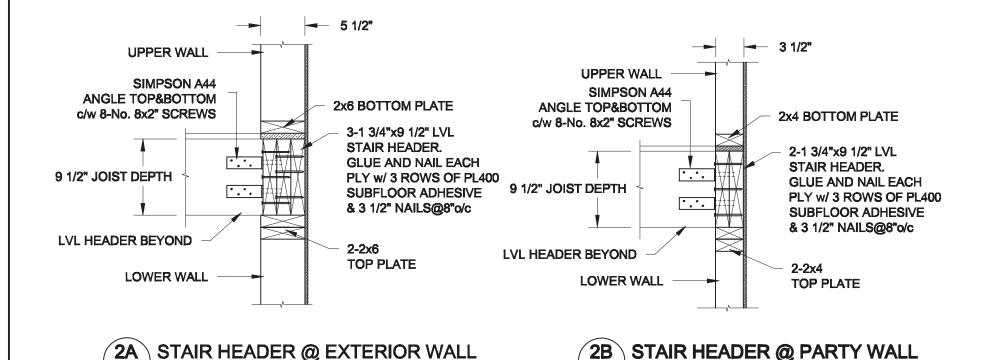
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project name		municipality
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**CONST NOTE** 

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date MAY 2016 CONSTRUCTION NOTES 3/16" = 1'-0" file name 13049-CN-A1 VER 2022

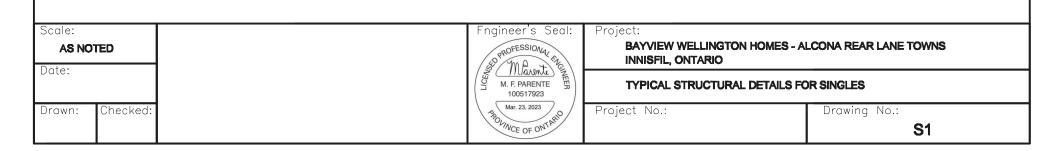


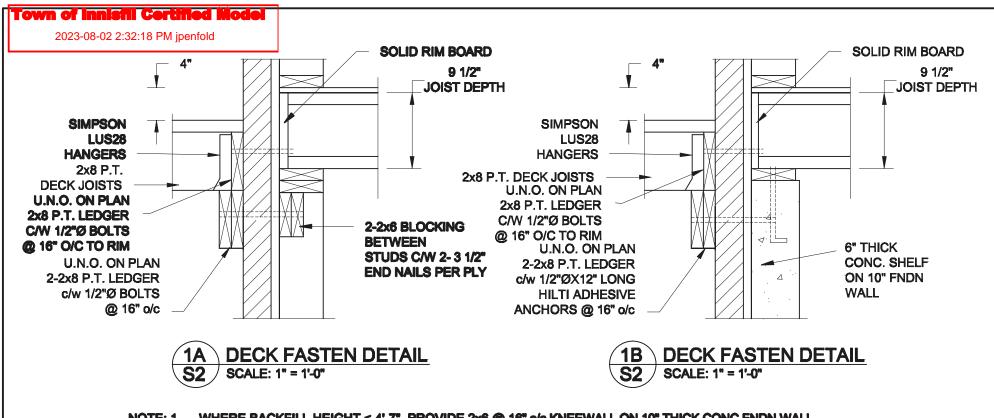


SCALE: 1" = 1'-0"

STAIR HEADER @ EXTERIOR WALL

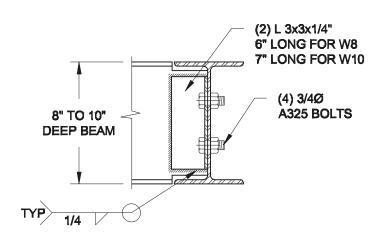
SCALE: 1" = 1'-0"



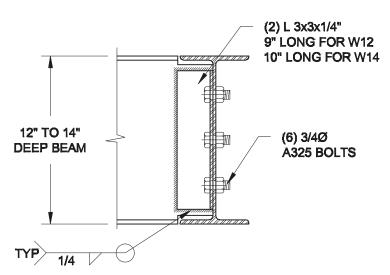


NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

- 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.

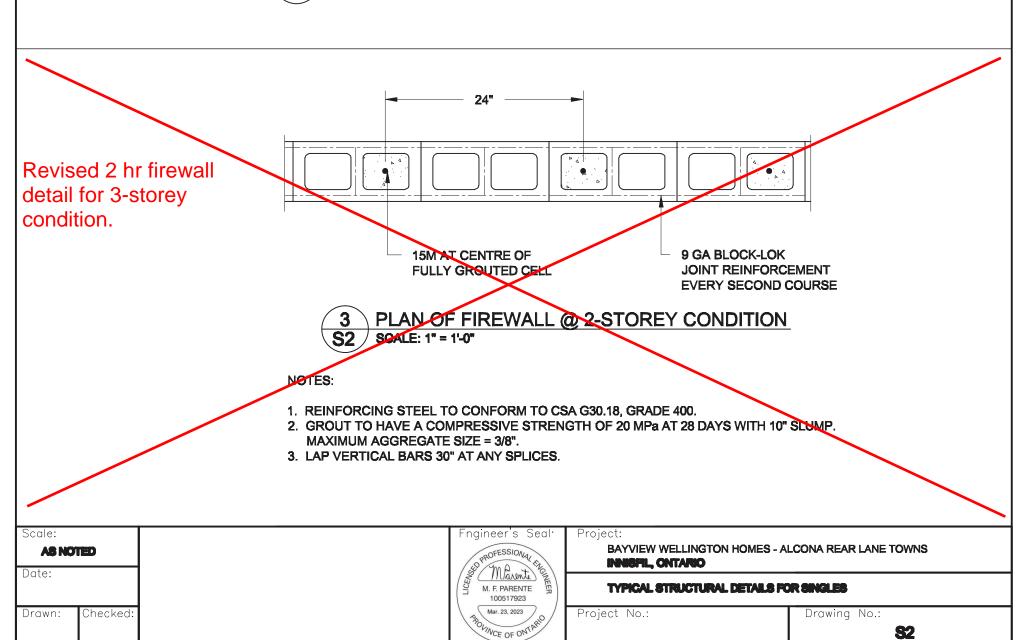


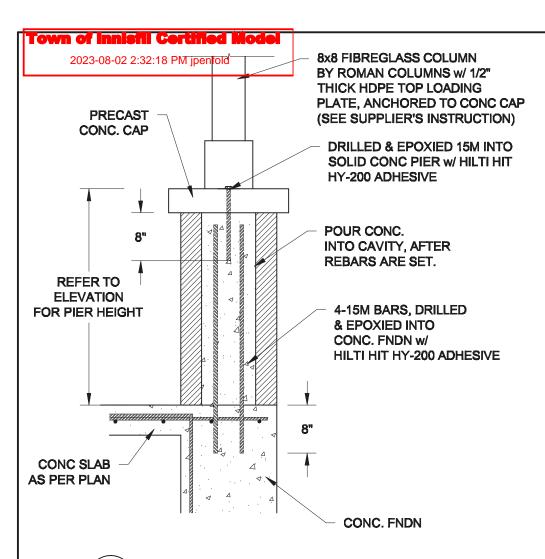
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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







1'-4" 9"

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.

1A FRONT PORCH COLUMN DETAIL
S3 SCALE: 3/4" = 1'-0"

Scale:

AS NOTED

Date:

Drawn: Checked:



Project:

BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNIETL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.:

**S3**