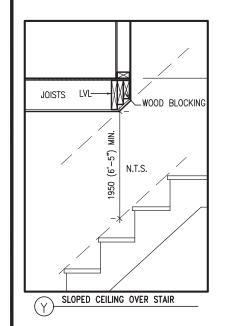
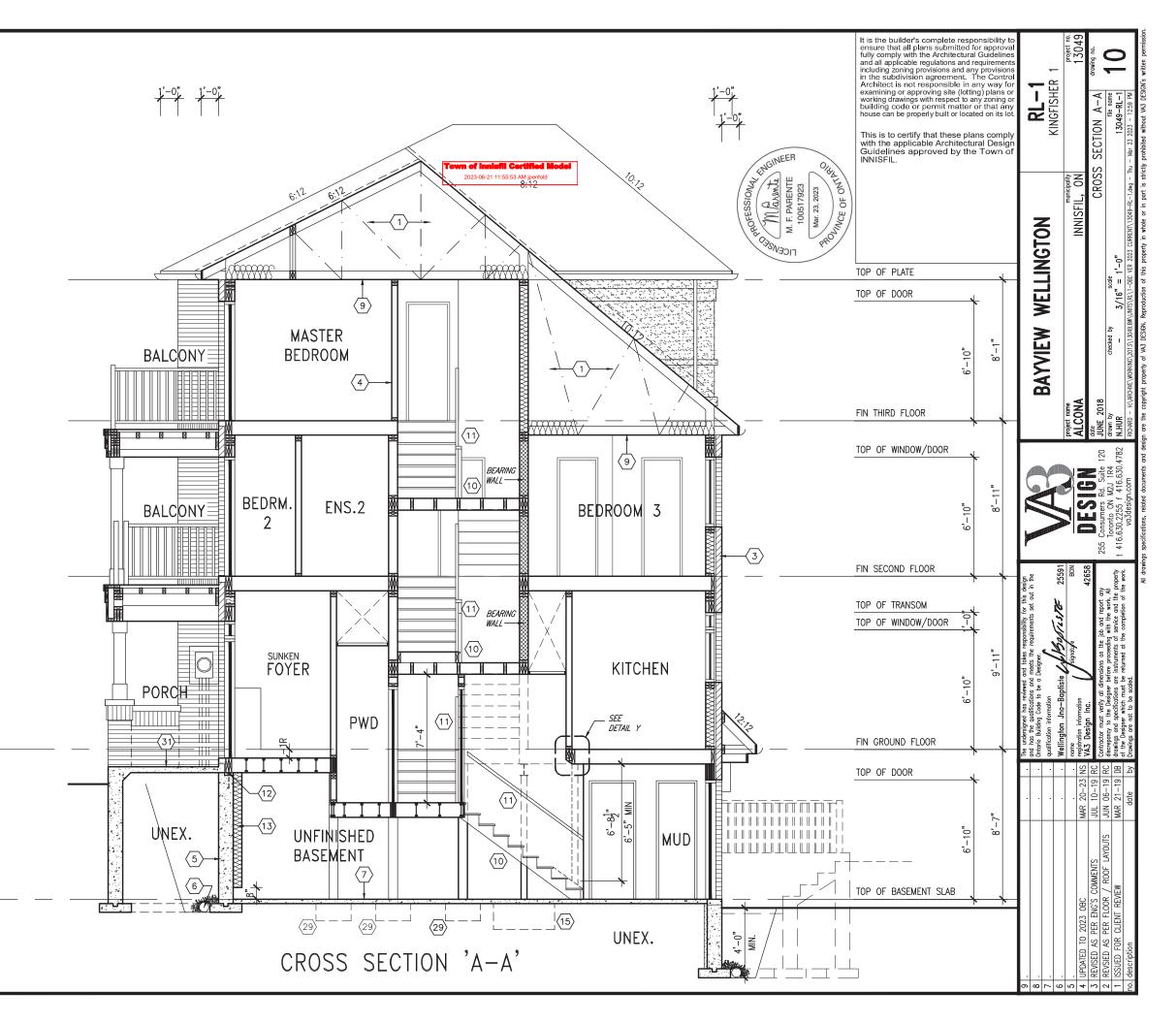


LININCIII ATED ODENII	NOC .						
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))							
RL-1 ELEVATION 'A''	ENERGY E	FFICIENCY - OF	3C SB12				
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENT	AGE			
FRONT	616.89 S.F.	161.19 S.F.	26.13	%			
LEFT SIDE	1003.20 S.F.	0 S.F.	0.00	%			
RIGHT SIDE	1003.20 S.F.	0 S.F.	0.00	%			
REAR	681.06 S.F.	163.78 S.F.	24.05	%			
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		19.90 S.F.					
TOTAL SQ. FT.	3304.35 S.F.	305.07 S.F.	9.23	%			
TOTAL SQ. M.	306.98 S.M.	28.34 S.M.	9.23	%			

UNINSULATED OPENI	NGS (PER OB	C. SB-12,3.1.1	(7))	
RL-1 ELEVATION 'A2''	ENERGY E	FFICIENCY - OF	BC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENT	AGE
FRONT	628.89 S.F.	172.52 S.F.	27.43	%
LEFT SIDE	1003.20 S.F.	0 S.F.	0.00	%
RIGHT SIDE	1003.20 S.F.	0 S.F.	0.00	%
REAR	681.06 S.F.	163.78 S.F.	24.05	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		19.90 S.F.		
TOTAL SQ. FT.	3316.35 S.F.	316.40 S.F.	9.54	%
TOTAL SQ. M.	308.10 S.M.	29.39 S.M.	9.54	%





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

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.

ATILE SPACE FOR VERITING PURPOSES.

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

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING,
38x140 (2"x") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION
AND APPR, VAPOUR BARRIER AND APPR, CONTIN. AIR BARRIER,
13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8")
ABOVE HINSH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR
ADDITIONAL THERMAL INSULATION REQUIREMENTS.

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. 9.27.1.1.1.{2} &
9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED (2D) 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") 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 (22x6") 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 (7/6"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 MINIMUM 10mm AIR 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 MAX. RISE

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

= 25 (1") = 1950 (6'-5") RAIL @ LANDING RAIL @ STAIR

= 900 (2'-11") = 865 (2'-10") to 1070 (3'-6") 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-SHRINN GROUT OF LEVEL SIZE. 1.1.1.7.). 9.25.2.3. 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEARED SPACE SHALL BE
INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE

AND CLOSEP THAN THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER, RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS, AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING, CONTINUOUS INSULATION (cj) 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 Kpa. 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 FDTN, 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

HROOM FORCEMENT OF STUD WALLS SHALL BE INSTALLED 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 1/27) 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

PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNIESS 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-C40-21 GRADE 350W HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-C40.21 GRADE 350W CLASS 'H' "STRUCTURAL QUALITY STEEL", OBC. B-9.23-4.3. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHND THE CLADDING WITH POSITIVE DRAIN-AGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED, ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. STUCCO: 1)

0

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EXHAUST FAN TO EXTERIOR

HEAVY DUTY OUTLET (220 volt)

LIGHT FIXTURE (CEILING MOUNTED)

PRESSURE TREATED LUMBER

LIGHT FIXTURE

(WALL MOUNTED)

HOSE BIB (NON-FREEZE)

LEGEND 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

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

`@ ⟨♥ FLOOR DRAIN SINGLE JOIST

DOUBLE JOIST TRIPLE JOIST TJ

LAMINATED VENEER LUMBER

GIRDER TRUSS BY ROOF TRUSS MANUF. 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 CONTN. STUDS @ 300mm (12")
O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS © 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%s') BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2%s')
CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED &
GLUED AT TOP. BOTTOM CELATED AND THE CESTED MO
TYPICAL I HOUR RATED PARTY WALLS SAME SAME SOLD
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

EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (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) 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 STERIOR 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)

#### APPHOVED SELF CLOSING DEVICE.

(2B) DOOR (2'-8' x 6'-8' x 1-3/4")
(WEATHER STRIPPING INSTALLED)

(2C) DOOR (4' 8' x 438 x 45' x 438 x (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 SOLID WOOD CORE x 1-3/4")

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 ACCE DEPOCATION ARE FALL DOOR, ALEARN'S DE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS, BATTERY BACK-UP REQUIRED, SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (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

MANUFACTURER FOR ADDDITIONAL REQUIREMENTS. 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.

2022

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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.



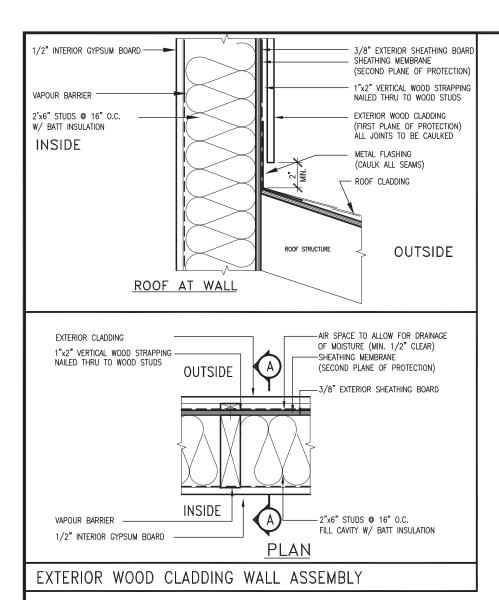
va3design.com

**BAYVIEW WELLINGTON ALCONA** 

INNISFIL, ON. CONSTRUCTION NOTES

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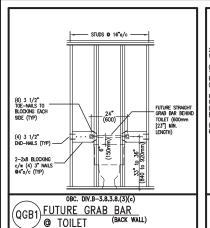
3/16" = 1'-0"

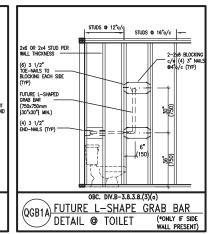


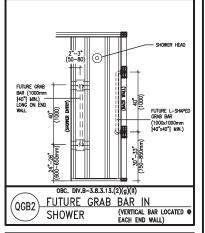
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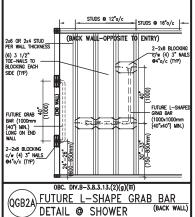
## STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

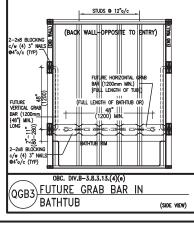
REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC. DIV. B- WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c).. SHOWER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

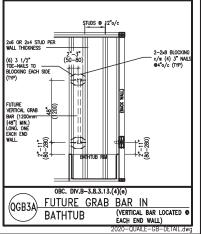










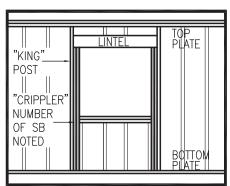


<u>OUTDOOR AIR INTAKE SEPARATION</u> ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A

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

3.0m KIT-EX-NOTE-2020.c

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



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

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

\*\* 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:

- (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 Whopreste 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

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**CONST NOTE** 

13049

drawing no.

PROFESSIONAL PROFE

100517923 Mar. 23, 2023 ROVINCE OF ONTARIC

ALCONA INNISFIL,ON. MAY 2016 CONSTRUCTION NOTES 3/16" = 1'-0" 13049-CN-A1 VER 2022

DUROCK POLA BEAR AIR/MOISTURE BARRIER PUCCS INSULTION BOARD PREFINISHED METAL FLASHING DUROCK STARTER MESH (BACKWRAPPED) STUCCO DETAIL AS PER ELEVATION DuROCK FINISH COAT REFER TO SPECIFICATIONS FOR MINIMUM SLOPE DuROCK ADHESIVE RUBBER MEMBRANE DUROCK FIBER MESH EMBEDDED IN DUROCK PREP COAT MECHANICAL I APPROVED EX ERIOR SHEATHING WINDOW HEADER SCALE: 3"=1'-0" CAULKING DuROCK STARTER MESH (BACKWRAPPED) PREFINISHED MLT FLASHING FOR MOISTURE DRAIN OUT RUBBER MEMBRANE OVERLAPPING FLASHING BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING DUROCK POLAR BEAR AIR/MOISTURE BARRIER CAULKING WINDOW BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING TYPICAL WALL CONSTRUCTION SEE NOTES

DUROCK POLAR BEAR AIR/MOISTURE: BARRIER AND ADHESIVE DUROCK FIBER MESH EMBEDDED IN DUROCK PREP COAT DuROCK ADHESIVE WINDOW APPROVED EXTERIOR SHEATHING STUCCO DETAIL AS PER ELEVATION Durock Starter MESH (BACKWRAPPED) REFER TO SPECIFICATIONS FOR MINIMUM SLOPE BACKER ROD AND SEALANT (VENTED) BLUE SKIN SA WRAPPED INTO WINDOW ROUGH MECHANICAL FASTENER-PUCCS INSULATION BOARD DuROCK FINISH COAT CN3 SCALE: 3"=1'-0" WINDOW SILL TYPICAL WALL
CONSTRUCTION
SEE NOTES

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

M. F. PARENTE TOOST 7923

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3	UPDATE TO OBC VER 2022	FEB 1	6-22	RC	ŀ
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Wellington Jno-Baptiste / 1/30/1/5/7/5 25591
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VA3 Design Inc. 42658

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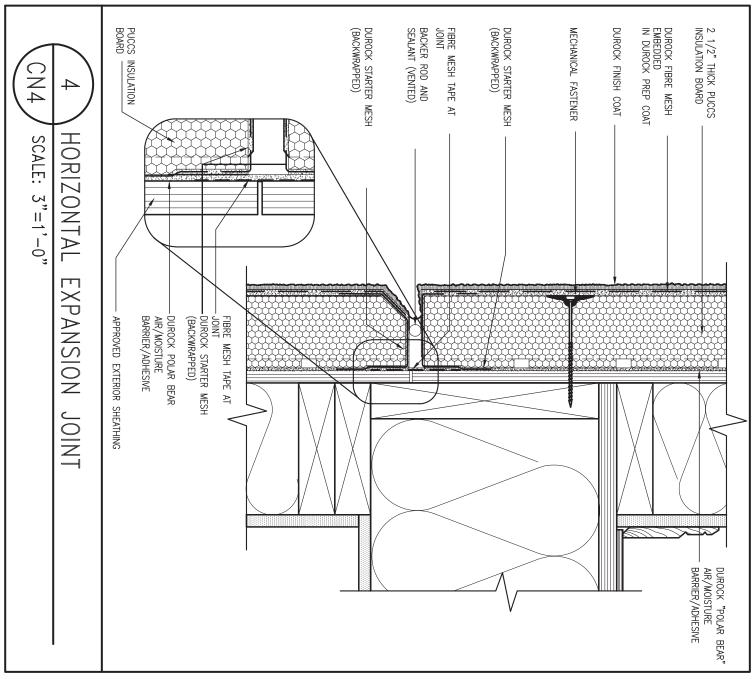
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	project name ALCONA			municipality INNISFIL,ON.			project no. 13049
	MAY 2016 drawn by	checked by	scale		RUCTION	NOTES file name	
12	RC RICHARD - H:\AR	- CHIVE\WORKING\2013\130	3/16" = 1'-0" 49.BW\UNITS\CN Notes\13049-			/ER 2022 - 1:11 PM	CNO

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT 2 1/2" THICK PUCCS INSULATION BOARD ROOF SHINGLES DUROCK STARTER MESH (BACKWRAPPED) DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER/ADHESIVE APPROVED EXTERIOR SHEATHING MECHANICAL FASTENER DUROCK FINISH COAT CN4 STUCCO TERMINATION SCALE: 3"=1'-0' 0 ROOF DUROCK UNI-TRACK FLASHING

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM





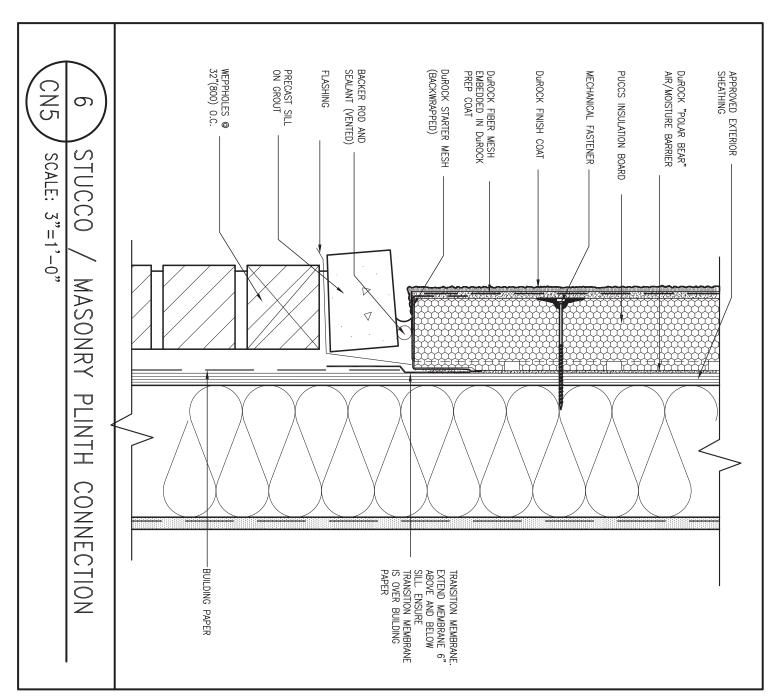
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **BAYVIEW WELLINGTON** qualification information Wellington Jno-Baptiste Whofuste 25591 municipali INNISFIL,ON. BCI **ALCONA** VA3 Design Inc. 42658 3 UPDATE TO OBC VER 2022 FEB 16-22 RC MAY 2016 CONSTRUCTION NOTES Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 2 UPDATE TO OBC VER 2020 FEB 09-21 RC drawn by 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg

**CONST NOTE** 

file name 13049-CN-A1 VER 2022

13049

SECURIOR PROPERTY ON A SECURIOR WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER



M. F. PARENTE 100517923

Mar. 23, 2023

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

MANUFACTURERS SPECIFICATIONS.

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

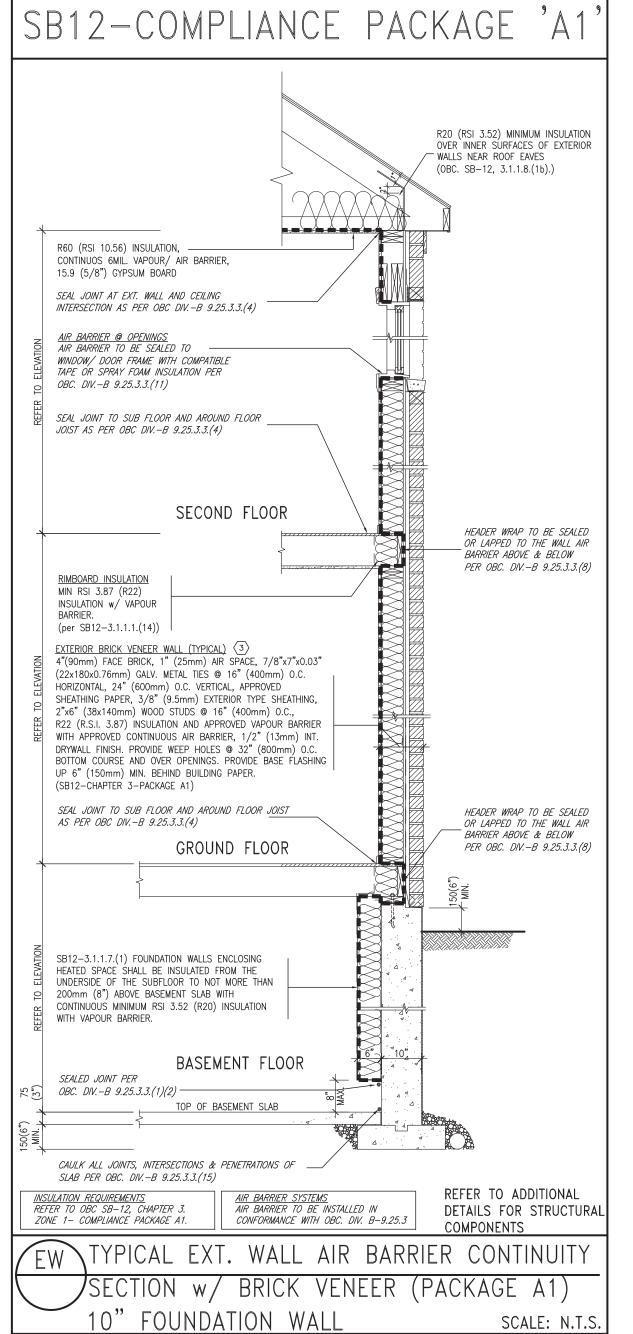
Wellington Jno-Baptiste / Soficial 25591
name registration information
VA3 Design Inc. 25591

42658

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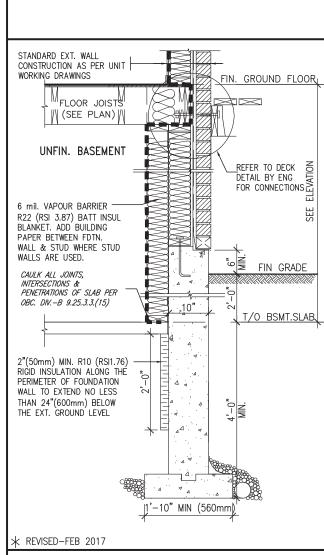
project name municipality p	
	project r 1304



THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):							
COMPONENT	A1	Notes:					
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls					
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY					
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY					
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT					
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.					
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL					
Windows & Sliding glass Doors Maximum U—value	1.6						
Skylights Maximum U-value	2.8U						
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS					
Hot Water Heater Minimum EF	0.8	NATURAL GAS					
HRV Minimum Efficiency	75%	_					
Drain Water Heat Recovery Unit (DWHR)  Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information							
ci- Denotes Continuous Insulation without framing interruption.							





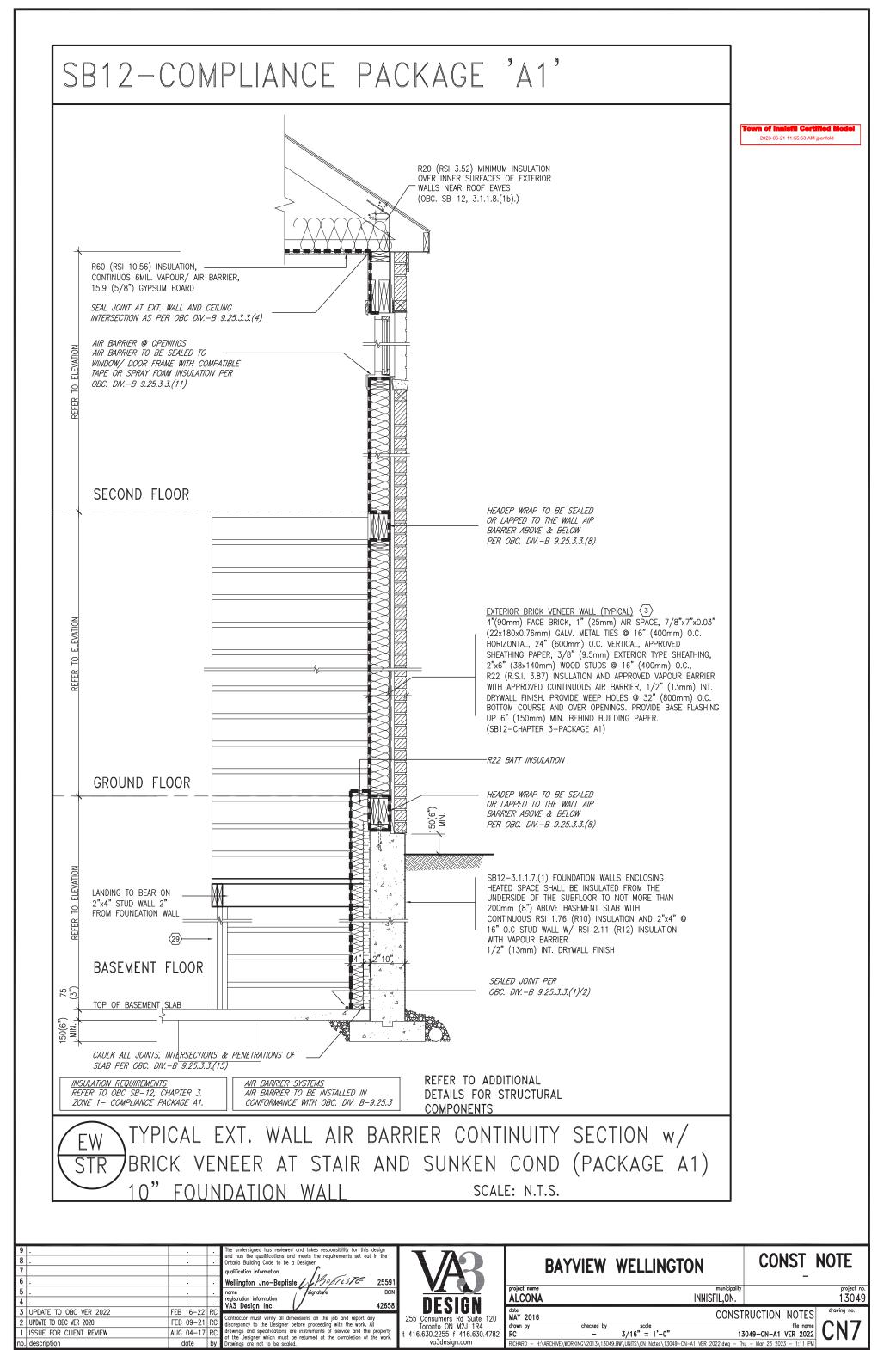
SECTION AT W.O.D/W.O.B.

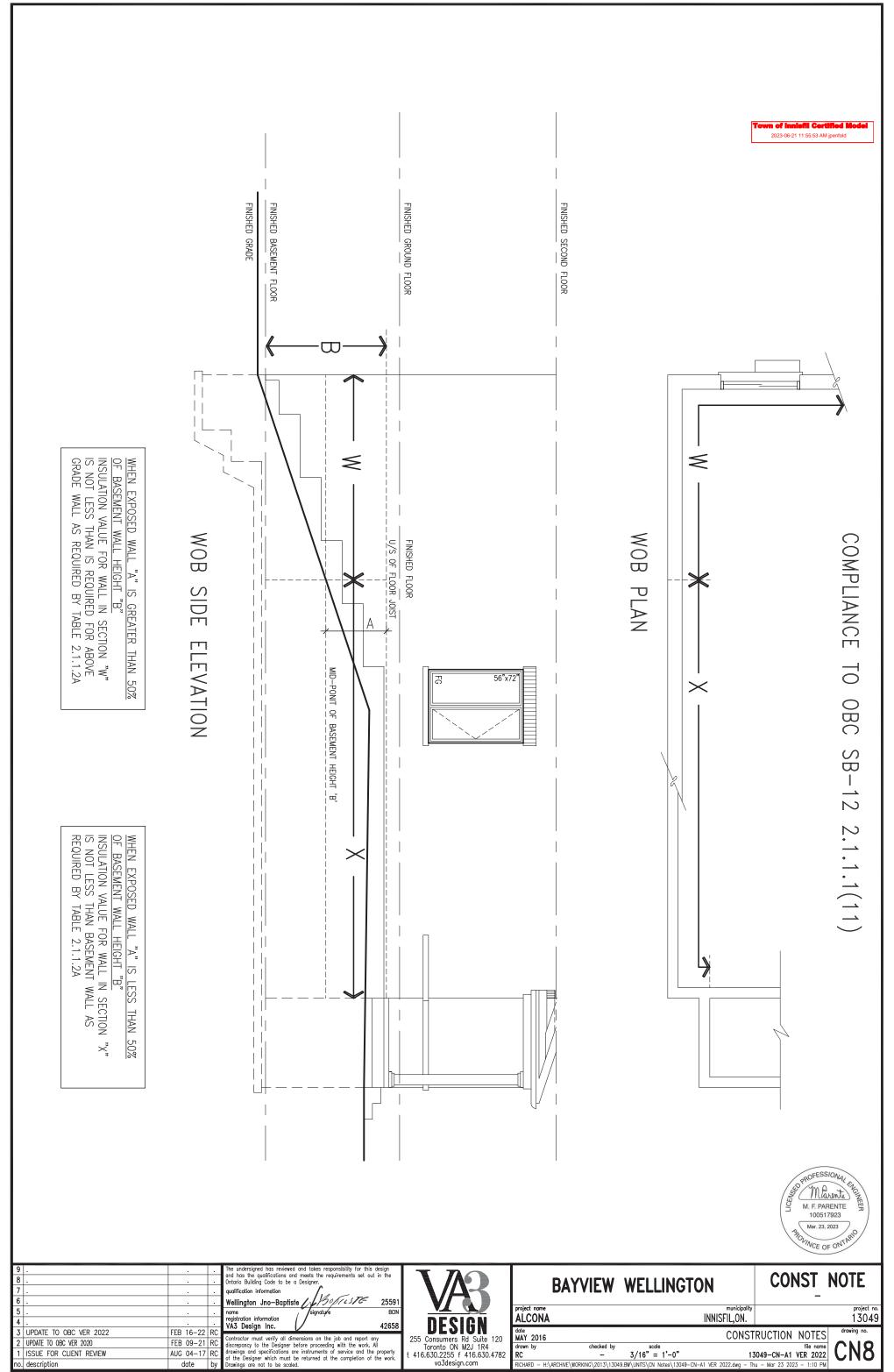
9				The undersigned has reviewed and take and has the qualifications and meets t
8				Ontario Building Code to be a Designer
7				qualification information
6				Wellington Jno-Baptiste
5				name / sigr
4				registration information VA3 Design Inc.
3	UPDATE TO OBC VER 2022	FEB 16-22		·
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	Contractor must verify all dimensions of discrepancy to the Designer before pro
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	drawings and specifications are instrum of the Designer which must be returne
no.	description	date	by	Drawings are not to be scaled.

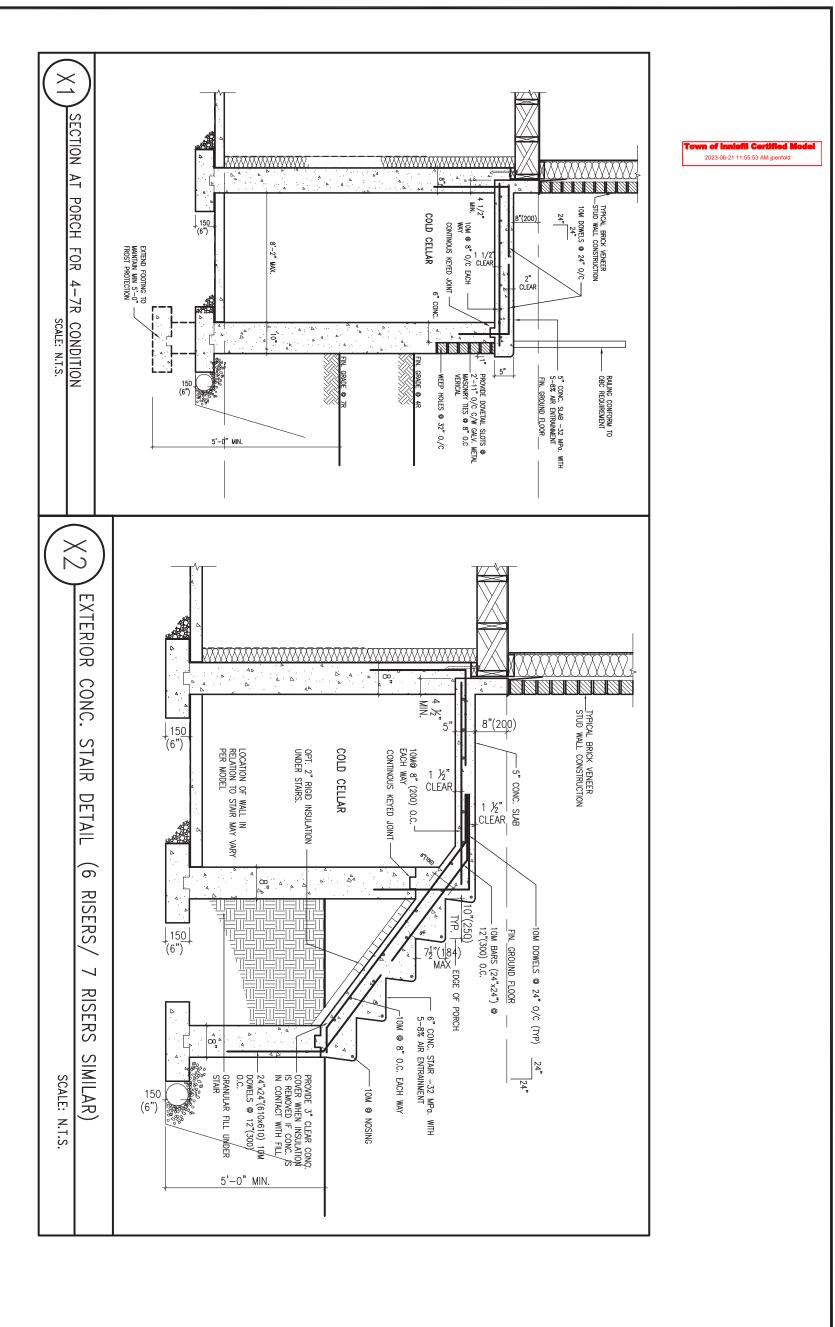
2559 42658 s on the job and report any proceeding with the work. All uments of service and the property ned at the completion of the work.



		BAYVIEW	WELLING	ΓΟΝ	CON	NST_	NOTE
	project name ALCONA			municipality INNISFIL,ON.			project no. 13049
)	date MAY 2016			CONST	RUCTION		drawing no.
32	drawn by RC	checked by	3/16" = 1'-0"		049-CN-A1		CN6
	RICHARD - H:\	ARCHIVE\WORKING\2013\1304	9.BW\UNITS\CN Notes\13049-	-CN-A1 VER 2022.dwg - Th	u – Mar 23 202	3 - 1:11 PM	

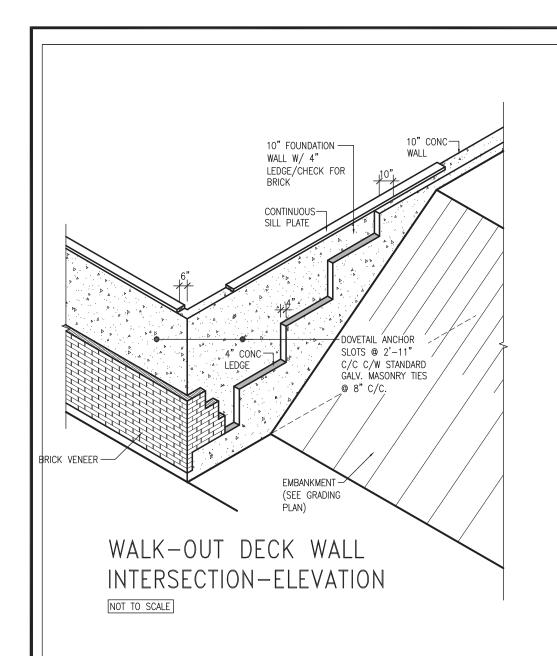








9 8 7 6				The undersigned has reviewed and takes responsibility for this design and hos the qualifocitions and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste	VAR		WELLINGTON	CONST	NOTE
5 4				name registration information VA3 Design Inc. Signature BCIN 42658	DESIGN	project name ALCONA	municipality INNISFIL,ON.		project no. 13049
_	UPDATE TO OBC VER 2022 UPDATE TO OBC VER 2020	FEB 16-22 FEB 09-21	RC	Contractor must verify all dimensions on the job and report any	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	date MAY 2016 drawn by checked by	CONST	RUCTION NOTES	drawing no.
_	ISSUE FOR CLIENT REVIEW . description			drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	t 416.630.2255 f 416.630.4782 va3design.com	RC –		5049-CN-A1 VER 2022	



TO FOUNDATION
WALL W/ 4"
LEDGE/CHECK FOR BRICK

BRICK BONDED TO CONCRETE. FILL SPACE BETWEEN BRICK & CONCRETE WALL WITH TYPE 'S' MORTAR

WALK-OUT DECK WALL
INTERSECTION-PLAN

NOT TO SCALE

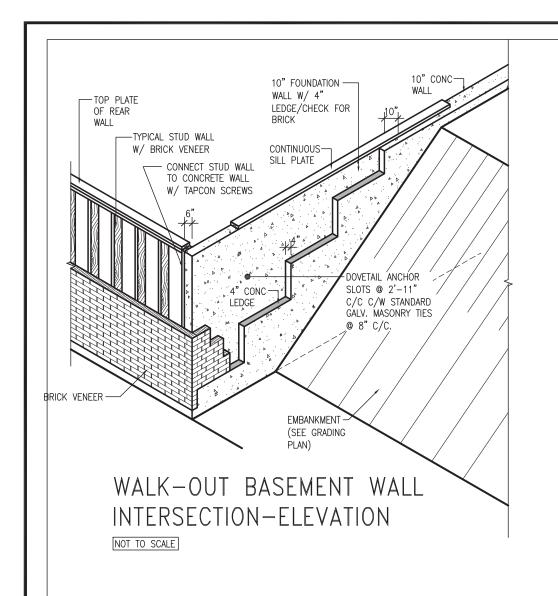
(10" FOUNDATION WALL)

2023-06-21 11:55:53 AM jpenfold

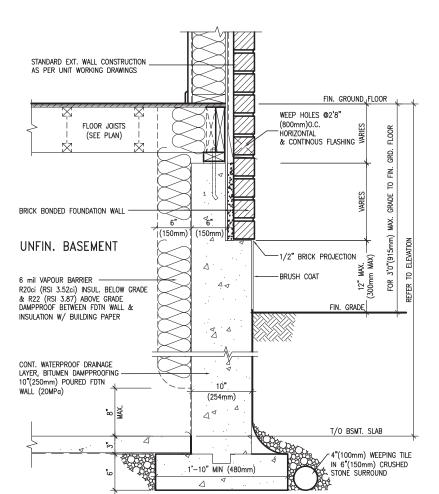
10" CONC 10" FOUNDATION WALL WALL W/ 4" TOP PLATE LEDGE/CHECK FOR BRICK OF REAR WALL TYPICAL STUD WALL CONTINUOUS SILL PLATE W/ BRICK VENEER CONNECT STUD WALL TO CONCRETE WALL W/ TAPCON SCREWS CONNECT STUD WALL TO CONCRETE WALL W/ 1/4"x3-1/4" 10" FOUNDATION . 4" CONC LEDGE TÁPCÓN SCREWS @ WALL W/ 4" 12" C/C LEDGE/CHECK FOR 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 .**©**∕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 NOT TO SCALE



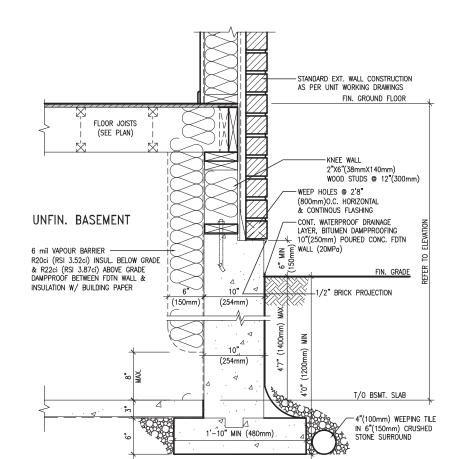
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5 . 4 .	 nome signature BCIN registration information VA3 Design Inc.	DESIGN	project name ALCONA	INNISFIL,ON.	project no. 13049
3 UPDATE TO OBC VER 2022 2 UPDATE TO OBC VER 2020 1 ISSUE FOR CLIENT REVIEW no. description	 Contractor must unify all dimensions on the inh and separt any	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782		scole	RUCTION NOTES   file name   contact   contact



2023-06-21 11:55:53 AM ipenfold 10" FOUNDATION WALL W/ 4" CONNECT STUD WALL LEDGE/CHECK FOR TO CONCRETE WALL W/ 1/4"x3-1/4" TÁPCÓN SCREWS @ 12" C/C BRICK BONDED TO CONCRETE. FILL SPACE BETWEEN BRICK & CONCRETE WALL WITH TYPE 'S' TYPICAL STUD WALL MORTAR W/ BRICK VENEER WALK-OUT BASEMENT WALL INTERSECTION-PLAN NOT TO SCALE (10" FOUNDATION WALL)



WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) EW3.07x\



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



9				The undersigned has reviewed and takes re
8				and has the qualifications and meets the r Ontario Building Code to be a Designer.
7				qualification information
6				Wellington Jno-Baptiste
5			.	name / signatur
4				registration information VA3 Design Inc.
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	- i
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	Contractor must verify all dimensions on the discrepancy to the Designer before proceed
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	drawings and specifications are instruments of the Designer which must be returned at
no	description	data	hv	Described on the best of the control of

PKG A1) HEIGHT DIFFERENCE

SCALE: N.T.S.

EW3.06x\

25591 42658 the job and report any eding with the work. All its of service and the property at the completion of the work.

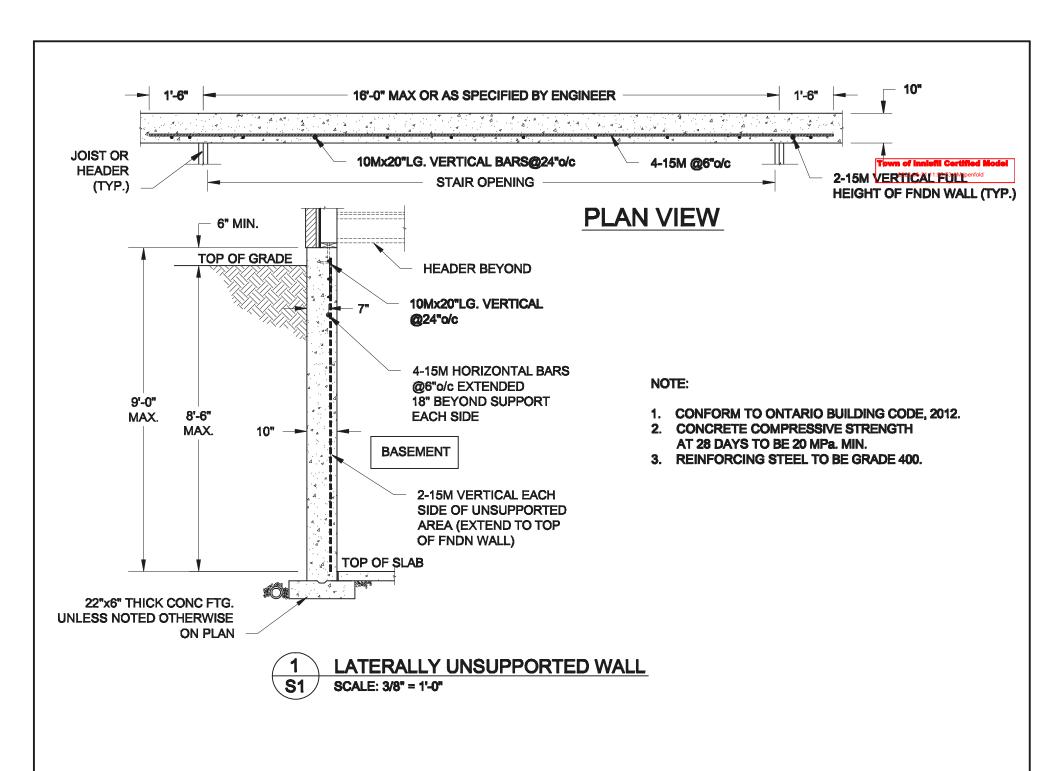


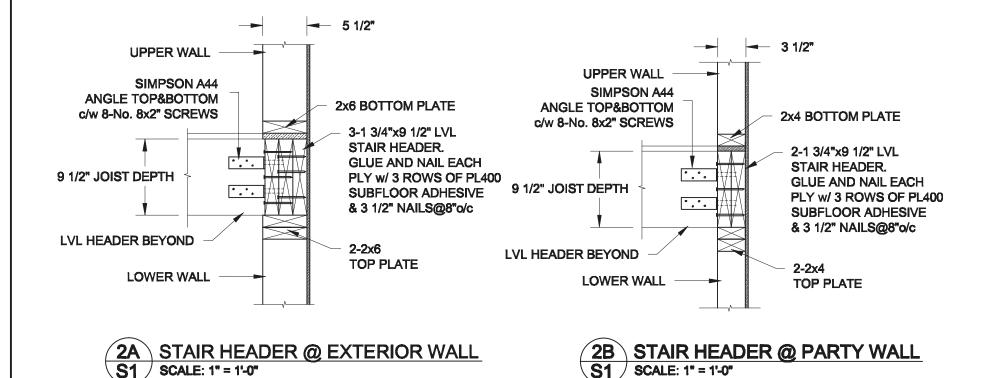
	BAYVIEW	WELLINGTON
project name		municipali
ALCONA		INNISFIL,ON.

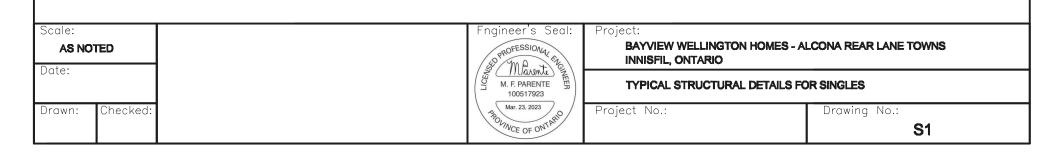
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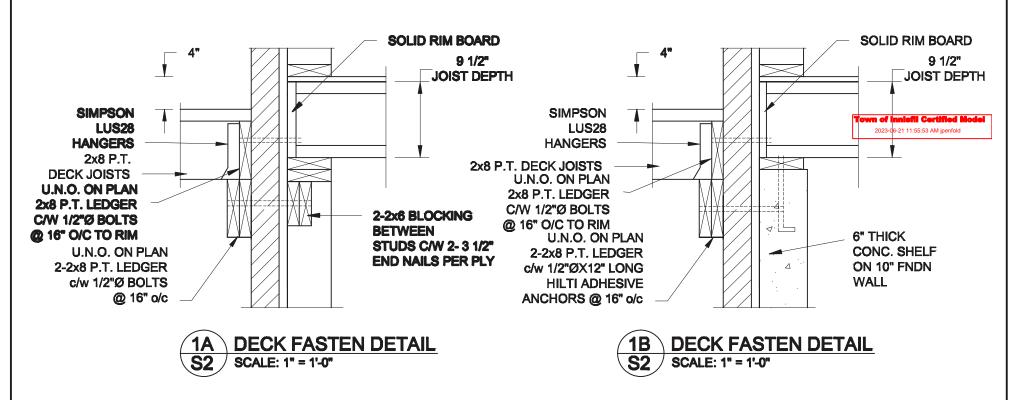
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MAY 2016 CONSTRUCTION NOTES 3/16" = 1'-0" file name 13049-CN-A1 VER 2022

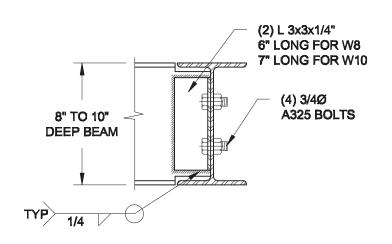




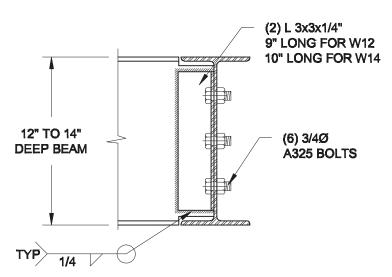




- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
  - 2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
  - 3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

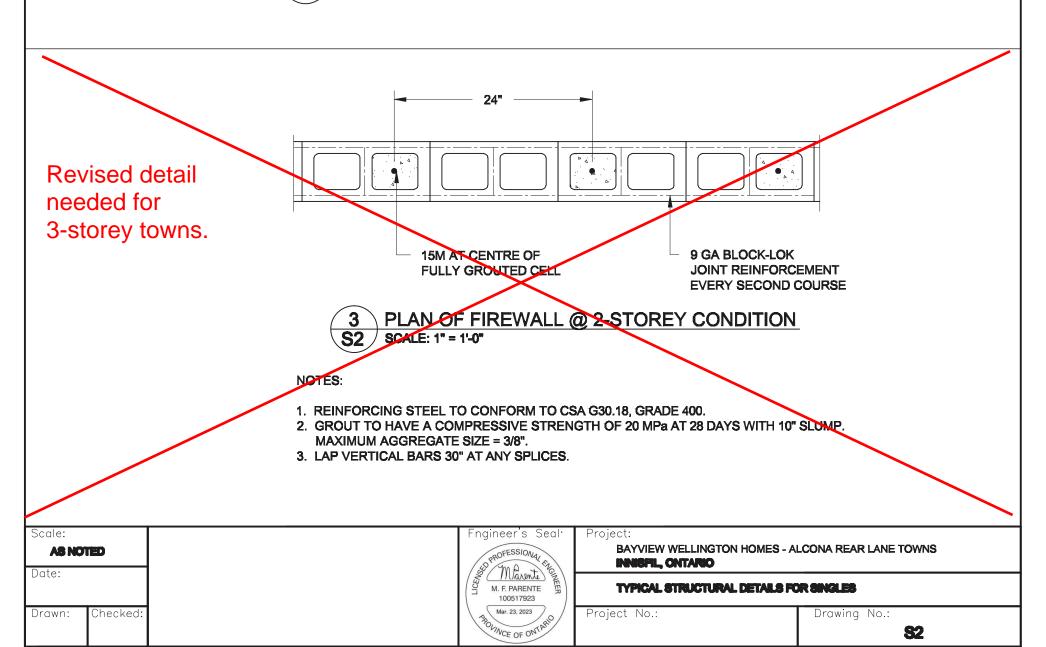


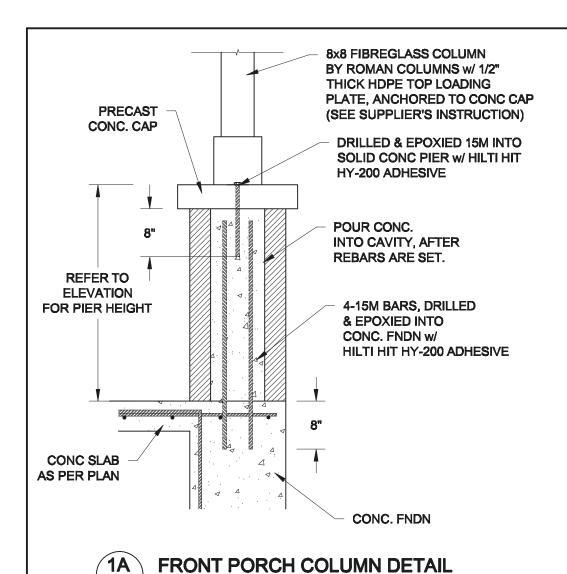
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



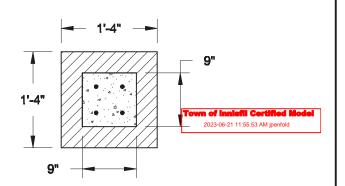
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.







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



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

### NOTE:

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

Scale:
AS NOTED

Date:

Drawn: Checked:



Project:

Project No.:

BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS

INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Drawing No.:

**S3**