

■■■■ INDICATES REDUCED SIDE YARD CONDITION

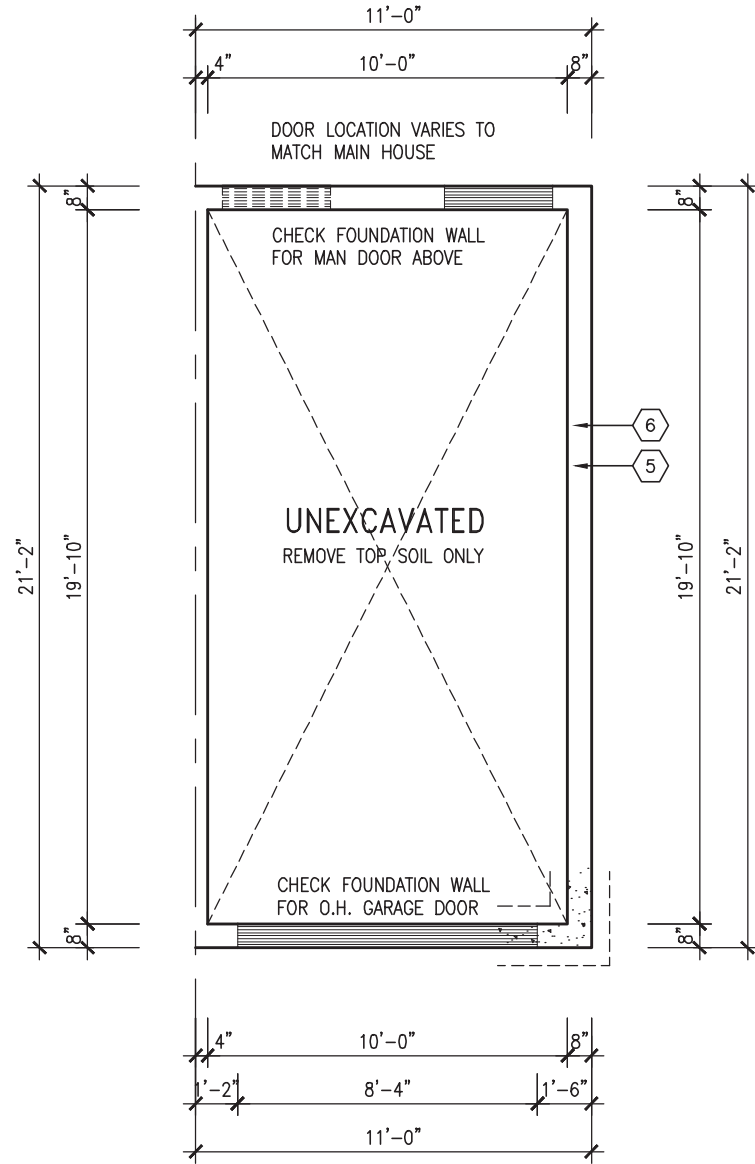
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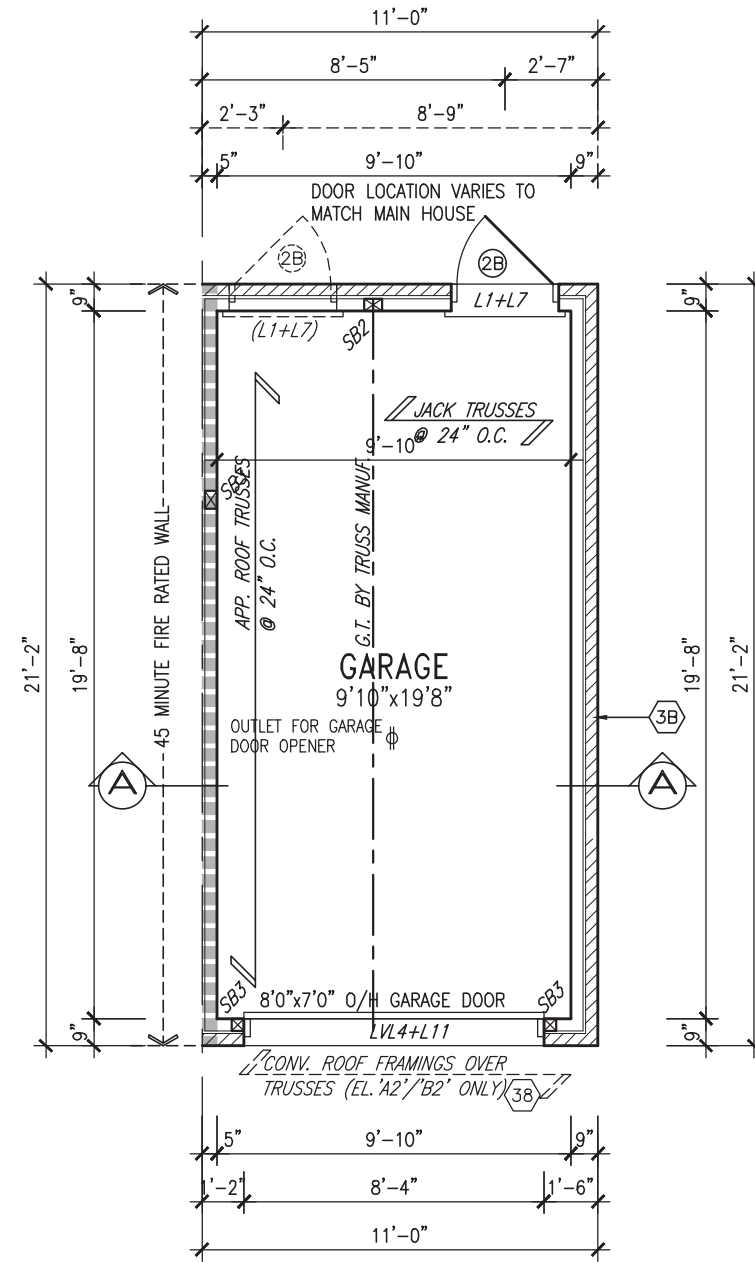
**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

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

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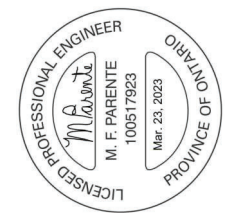
FOUNDATION PLAN



GARAGE FLOOR PLAN

SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150 KPa

UNLESS NOTED OTHERWISE, FOOTING OVERHANG FROM FOUNDATION WALL TO BE 6" EACH SIDE AND FOOTING THICKNESS TO BE 6" (TYP)



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.

*[Signature]*  
Wellington, Jno-Baptiste  
name  
Wellington, Jno-Baptiste  
registration information  
VAS Design Inc.  
BCIN 25591  
42658

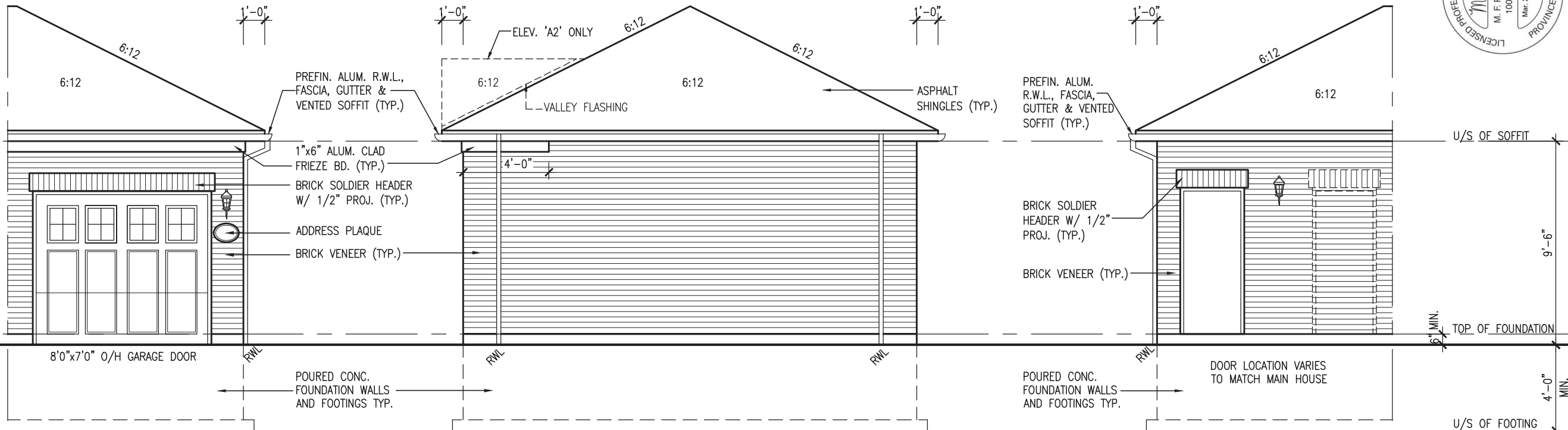
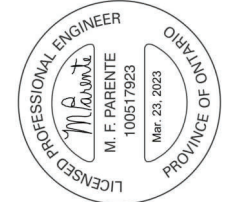
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| 2   | REVISED AS PER ENG'S COMMENTS | JUL 10-19  | RC |   |   |   |   |   |   |   |
| 1   | ISSUED FOR CLIENT REVIEW.     | NOV. 14/18 | DB |   |   |   |   |   |   |   |
| no. | description                   | date       | by |   |   |   |   |   |   |   |

|              |                    |
|--------------|--------------------|
| project no.  | 13049              |
| drawing no.  | 1                  |
| project name | BAYVIEW WELLINGTON |
| municipality | INNISFIL, ON.      |
| date         | MAR. 2017          |
| drawn by     | KL                 |
| checked by   |                    |
| scale        | 3/16" = 1'-0"      |
| file name    | 13049-RL-GARAGES   |
| drawn by     | KL                 |
| checked by   |                    |
| date         | MAR 23 2023        |

BASEMENT AND FOUNDATION PLAN

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**BAYVIEW WELLINGTON**  
project name  
ALCONA  
project no. 13049  
municipality INNISFIL, ON.  
date MAR. 2017  
checked by KL  
drawn by KL  
file name 13049-RL-GARAGES  
scale 3/16" = 1'-0"  
drawing no. 2

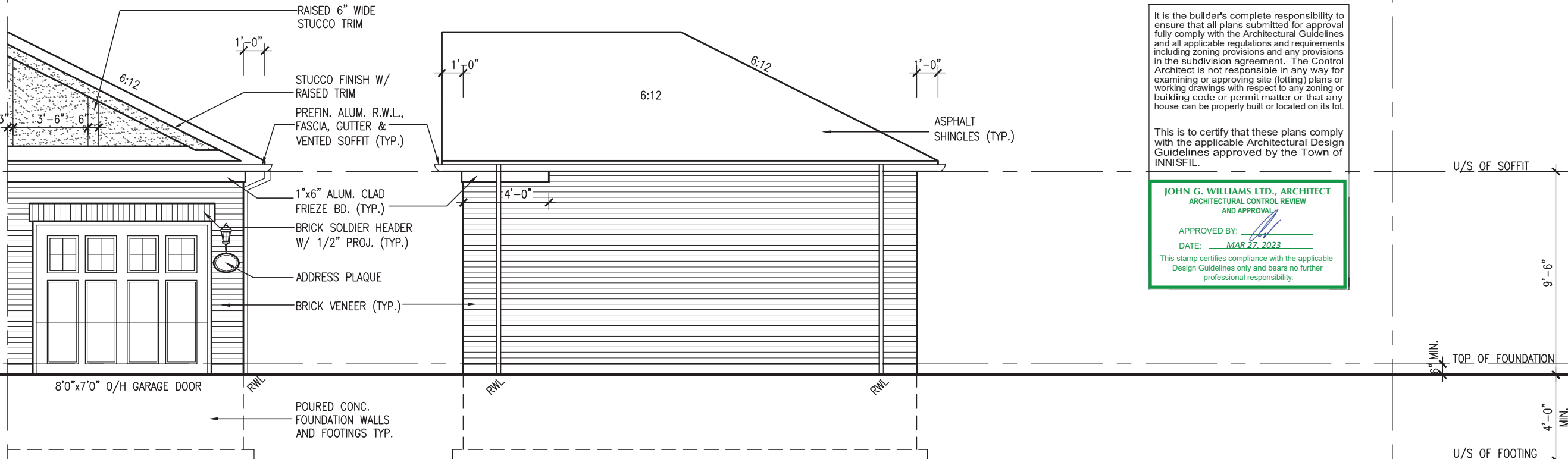
**VAS3 DESIGN**  
255 Consumers Rd, Suite 120  
Toronto, ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vas3design.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
Wellington, Jno-Baptiste  
signature  
25591 BCIN  
42658  
name  
registration information  
VAS Design Inc.  
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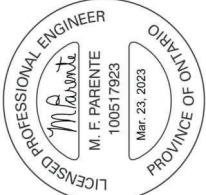
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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: MAR 27 2023  
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| no. | description                   | date       | by |
|-----|-------------------------------|------------|----|
| 2   | REVISED AS PER ENG'S COMMENTS | JUL 10-19  | RC |
| 1   | ISSUED FOR CLIENT REVIEW.     | NOV. 14/18 | DB |



DG-1

BAYVIEW WELLINGTON

project name  
ALCONA

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

project no.  
13049

municipality  
INNISFIL, ON.

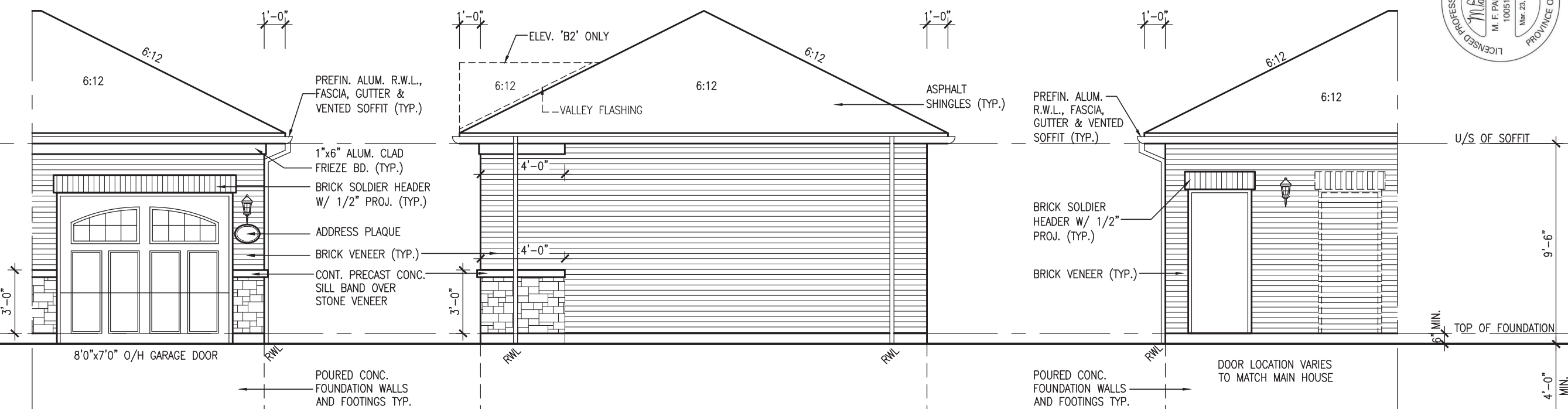
date  
MAR, 2017

checked by  
KL

scale  
3/16" = 1'-0"

drawing no.  
3

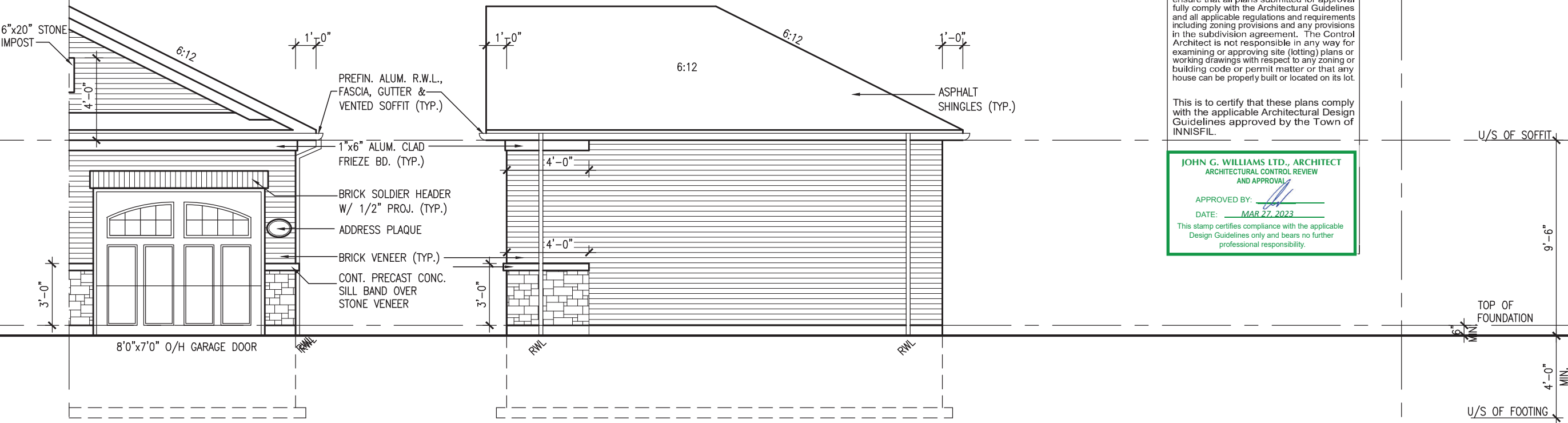
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FRONT ELEV. 'B'

RIGHT SIDE ELEV. 'B'/'B2'

REAR ELEVATION 'B'/'B2'/'B3'



FRONT ELEV. 'B3'

RIGHT SIDE ELEV. 'B3'

REAR ELEVATION 'B3'

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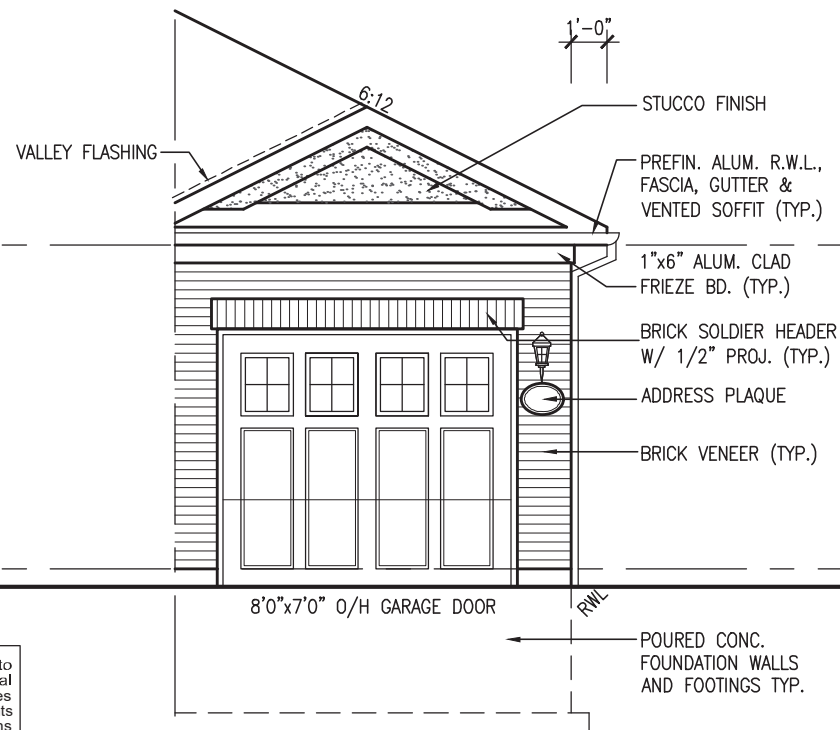
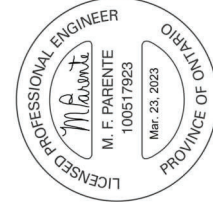
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 AND APPROVAL

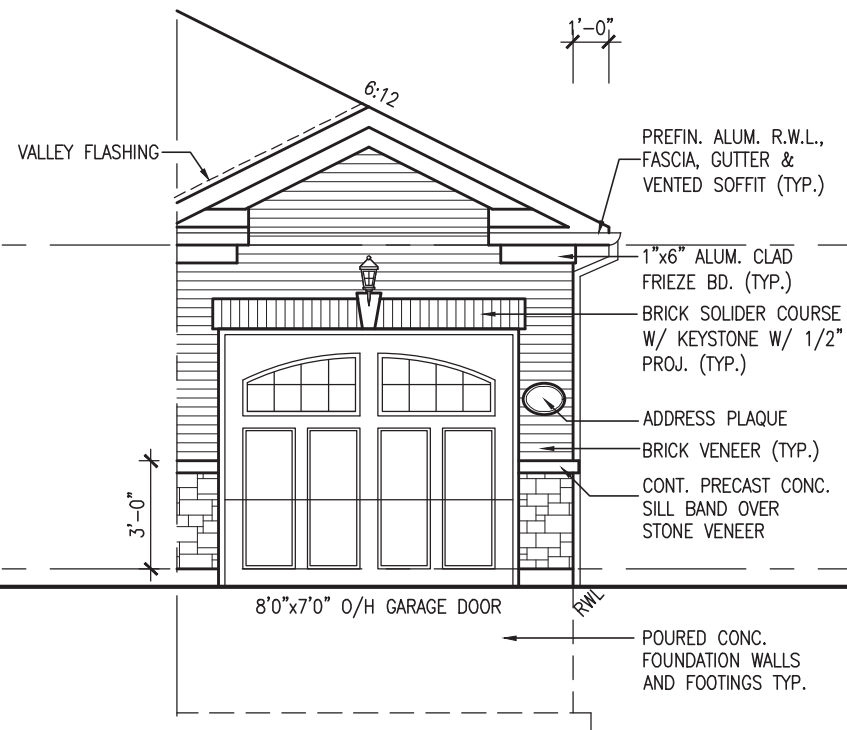
APPROVED BY: \_\_\_\_\_  
 DATE: MAR 27, 2023

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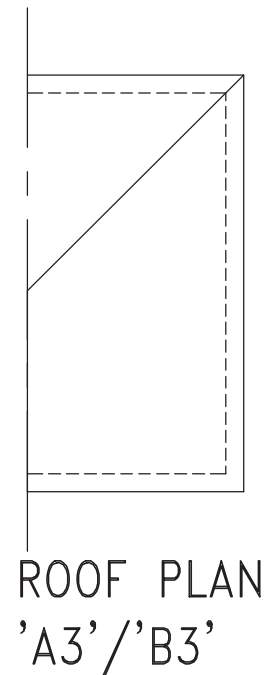
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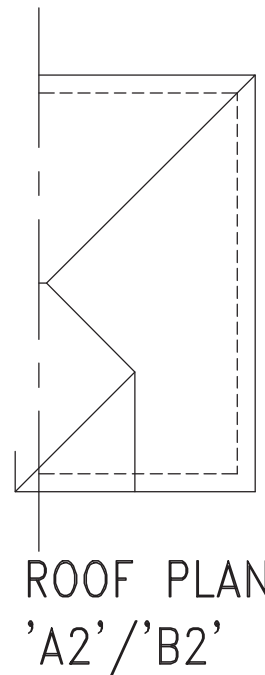
FRONT ELEV. 'A2'



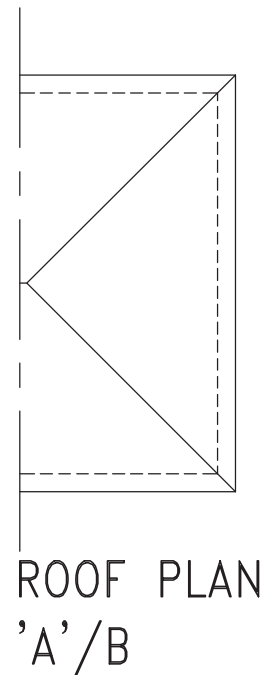
FRONT ELEV. 'B2'



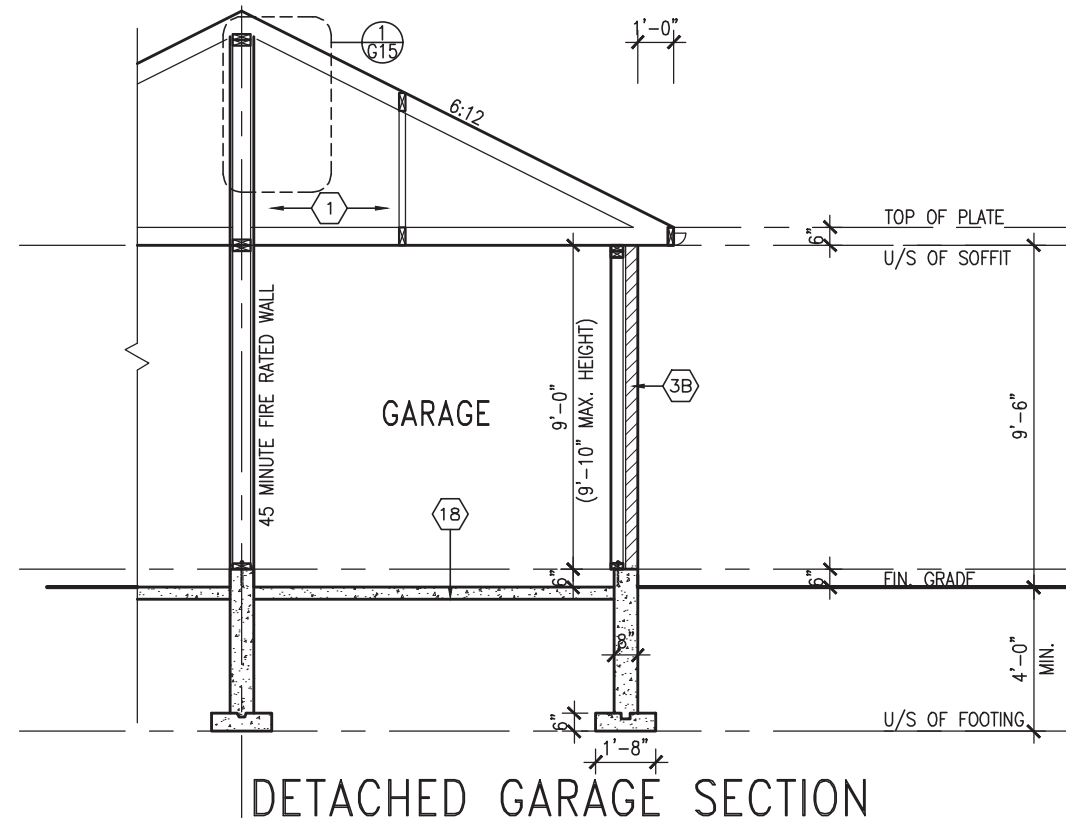
ROOF PLAN 'A3'/'B3'



ROOF PLAN 'A2'/'B2'



ROOF PLAN 'A'/'B'



DETACHED GARAGE SECTION

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AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: MAR 27, 2023  
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|   |                               |  |    |
|---|-------------------------------|--|----|
| project no. 13049   |                               | drawing no. 4  |    |
| project name ALCONA   |                               | municipality INNISFIL, ON.   |    |
| date MAR, 2017  |                               | file name 13049-RL-GARAGES   |    |
| drawn by KL   |                               | checked by 3/16" = 1'-0"   |    |
| checked by  |                               | scale  |    |
| RICHARD - H. ARCHIVE WORKING 2013\13049.BW\UNITS\RL\1-GAR VER 2023 CURRENT\13049-RL-GARAGES.dwg - Thu - Mar 23 2023 - 1:08 PM |                               | RICHARD - H. ARCHIVE WORKING 2013\13049.BW\UNITS\RL\1-GAR VER 2023 CURRENT\13049-RL-GARAGES.dwg - Thu - Mar 23 2023 - 1:08 PM  |    |
| <br>255 Consumers Rd. Suite 120<br>Toronto, ON M2J 1R4<br>t 416.600.2255 f 416.600.4782<br>vas3design.com                     |                               | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.<br>qualification information<br>Wellington, Jno-Baptiste <i>[Signature]</i> 25591 B.C.N.<br>name VAS Design Inc. 42658<br>registration information<br>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |    |
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| 1   | ISSUED FOR CLIENT REVIEW.     | NOV. 14/18 DB  |    |
| no.   | description                   | date   | by |

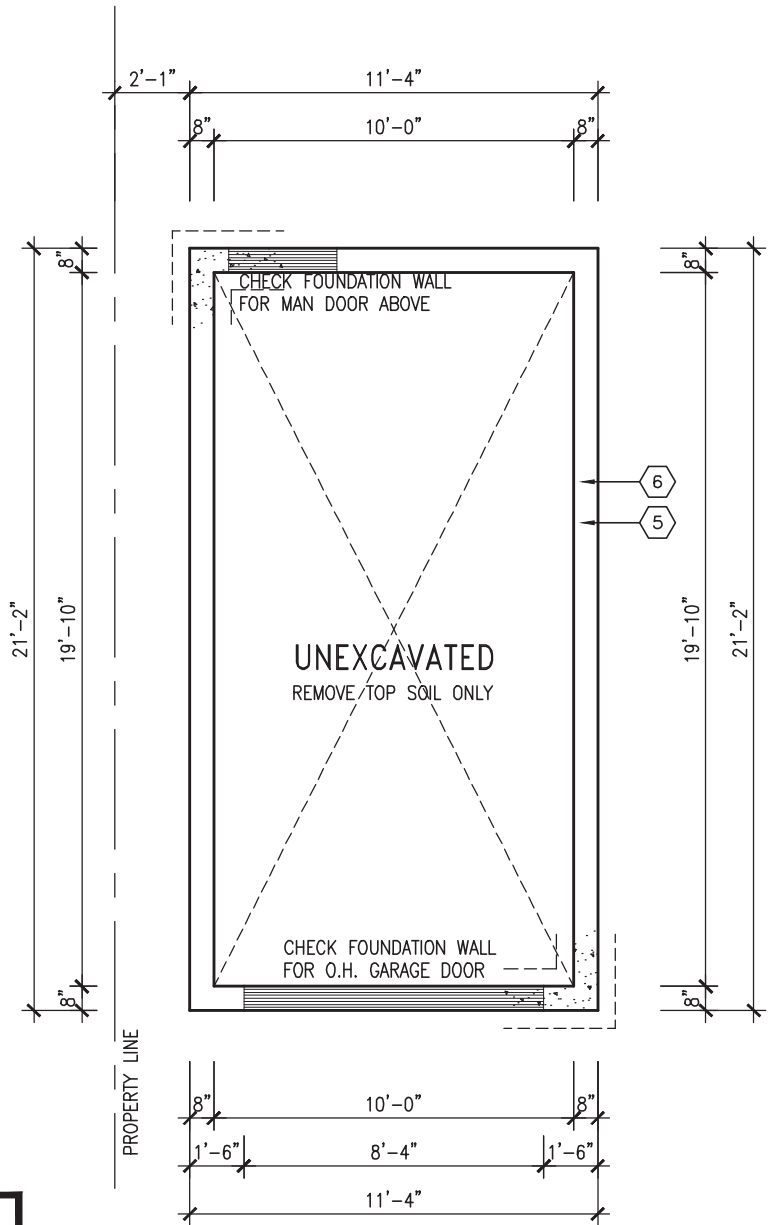
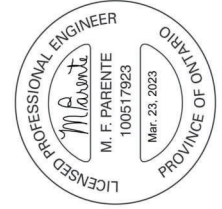
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INDICATES REDUCED SIDE YARD CONDITION

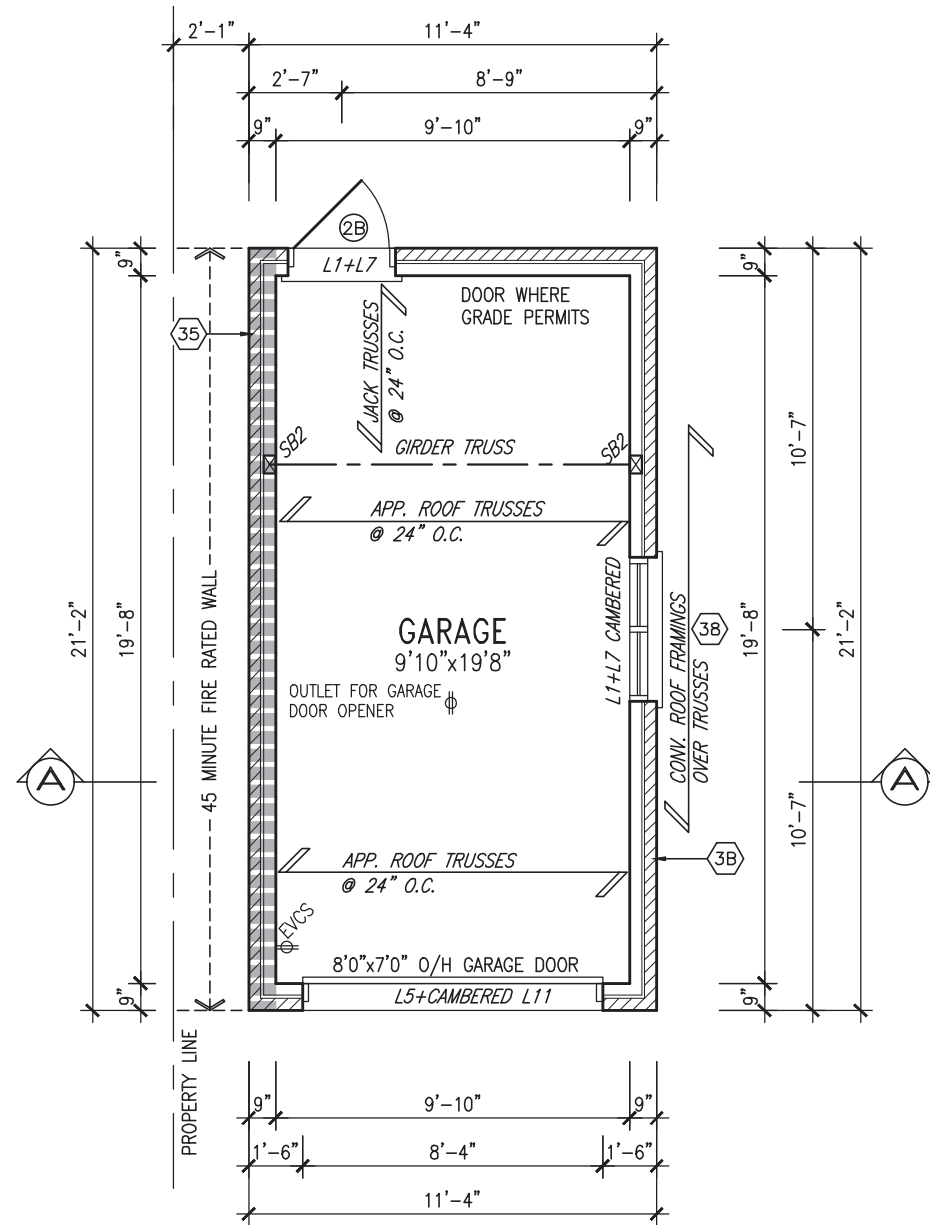
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JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL APPROVED BY: DATE: MAR 27, 2023



FOUNDATION PLAN



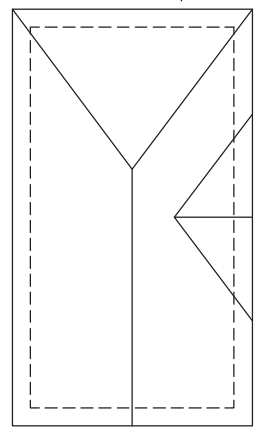
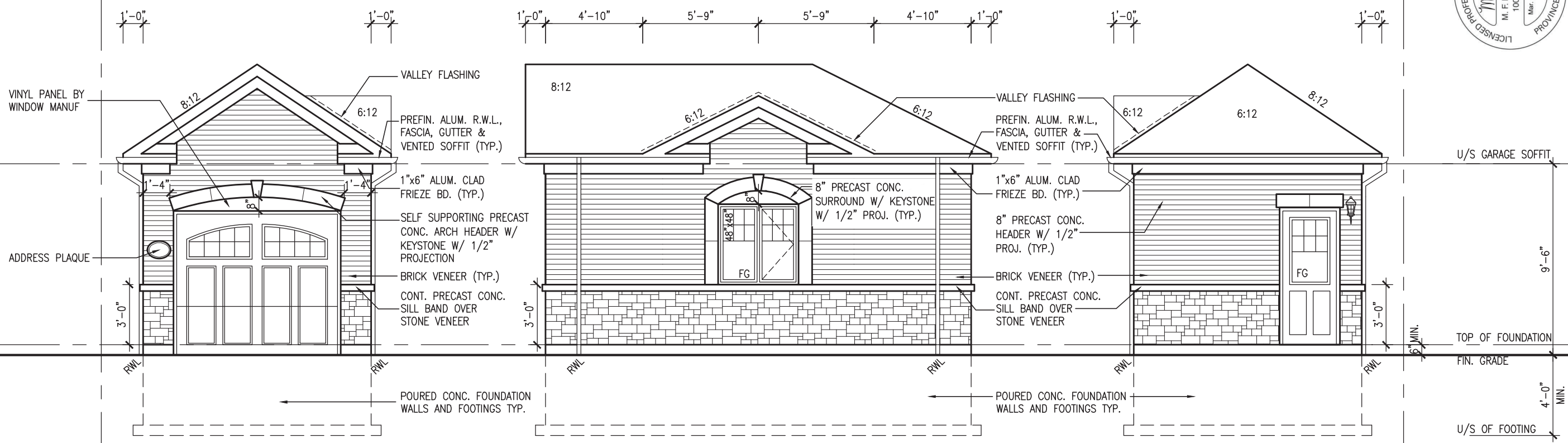
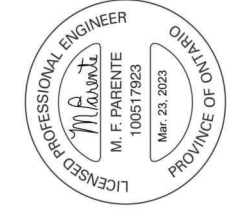
GARAGE FLOOR PLAN

SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150 KPa UNLESS NOTED OTHERWISE, FOOTING OVERHANG FROM FOUNDATION WALL TO BE 6" EACH SIDE AND FOOTING THICKNESS TO BE 6" (TYP)

BLOCK 5 LOT 7

Project information table including project name (ALCONA), municipality (INNISFIL, ON.), project no. (13049), drawing no. (1), and revision history table.

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FRONT ELEV. 'B'

RIGHT SIDE ELEVATION 'B'

REAR ELEV. 'B'

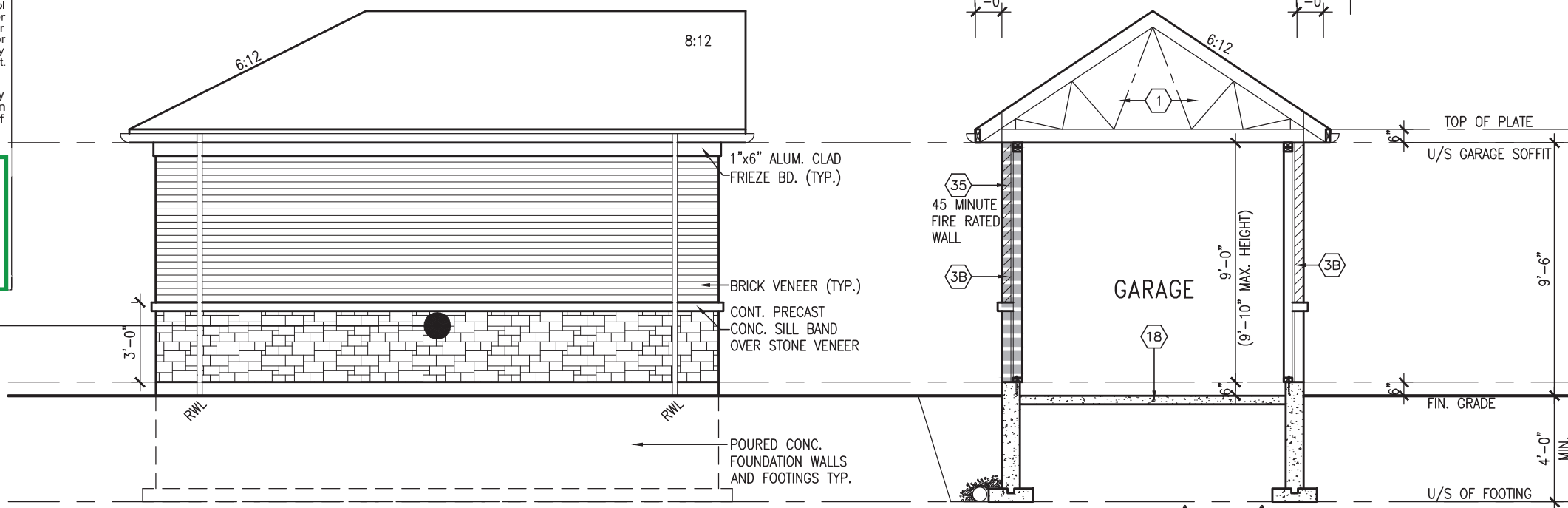
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ROOF PLAN

BRICK VENEER CONSTRUCTION (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATED WALL. PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS.



LEFT SIDE ELEVATION 'B'

SECTION 'A-A'

BLOCK 5 LOT 7

Project information table including project name (ALCONA), municipality (INNISFIL, ON.), drawing no. (DG-2), date (MAR 2017), and revision history table.

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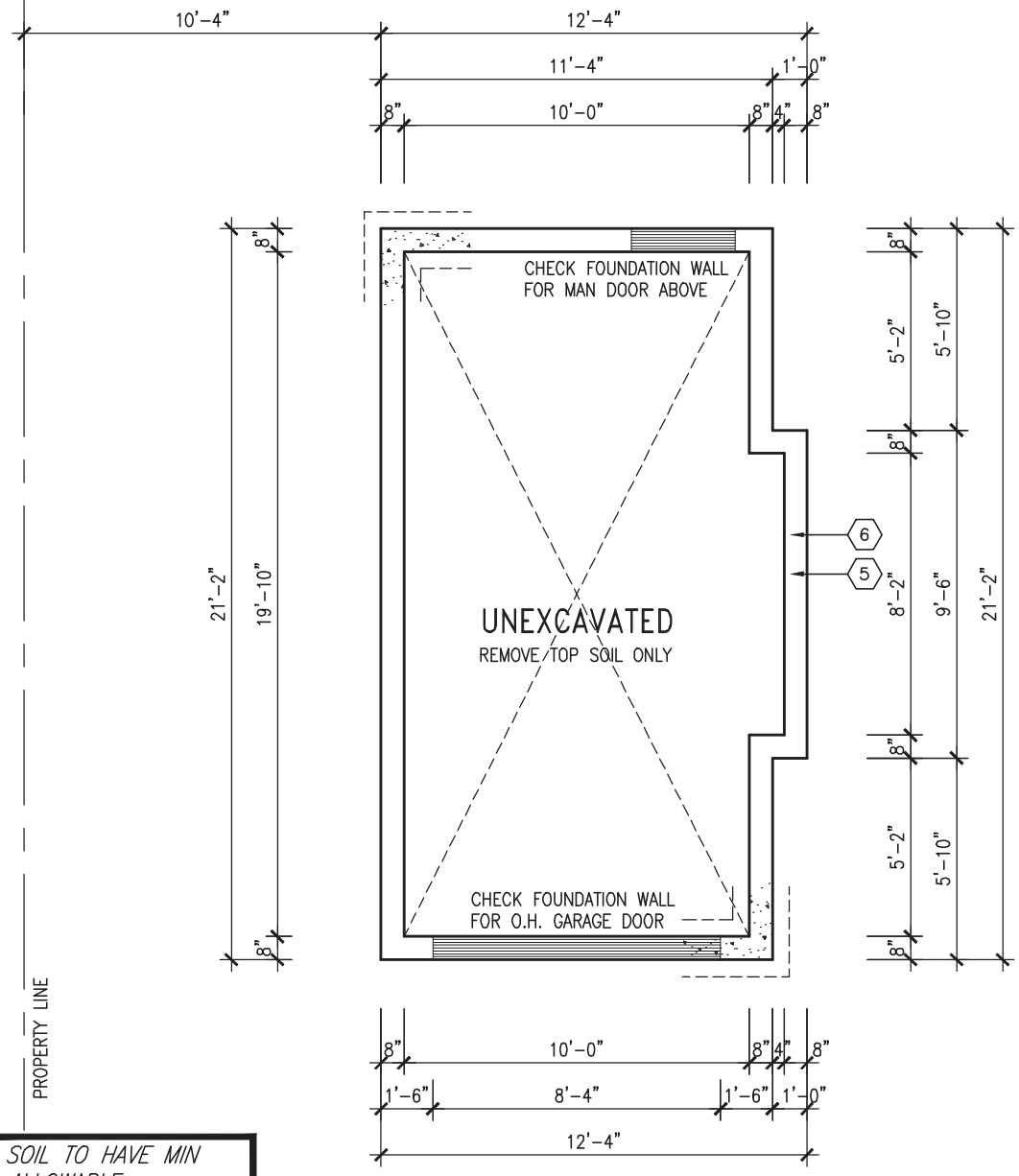
|              |                              |
|--------------|------------------------------|
| project no.  | 13049                        |
| drawing no.  | 1                            |
| project name | BAYVIEW WELLINGTON           |
| municipality | INNISFIL, ON.                |
| date         | MAR. 2017                    |
| drawn by     | KL                           |
| checked by   | 3/16" = 1'-0"                |
| scale        | BASEMENT AND FOUNDATION PLAN |
| file name    | 13049-RL-GARAGES             |
| drawn by     | KL                           |
| checked by   | KL                           |
| drawn by     | KL                           |
| checked by   | KL                           |

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

|                          |                         |      |           |
|--------------------------|-------------------------|------|-----------|
| name                     | Wellington Jno-Baptiste | BCIN | 25591     |
| registration information | VAS Design Inc.         | BCIN | 42658     |
| name                     | M. F. Parente           | BCIN | 100517923 |
| registration information | M. F. Parente           | BCIN | 100517923 |
| date                     | Mar. 23, 2023           |      |           |

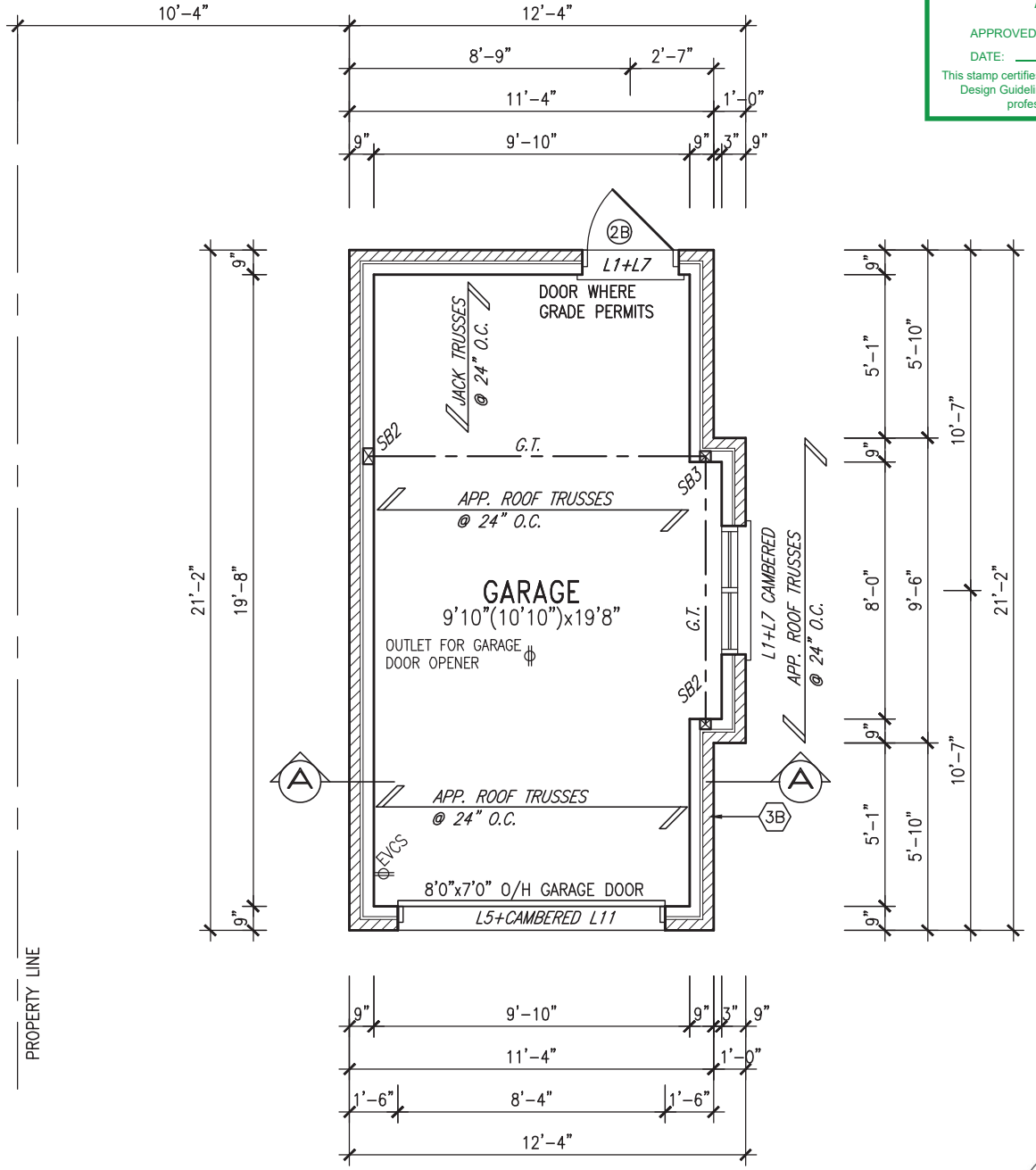
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| no. | description                   | date          | by |
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FOUNDATION PLAN

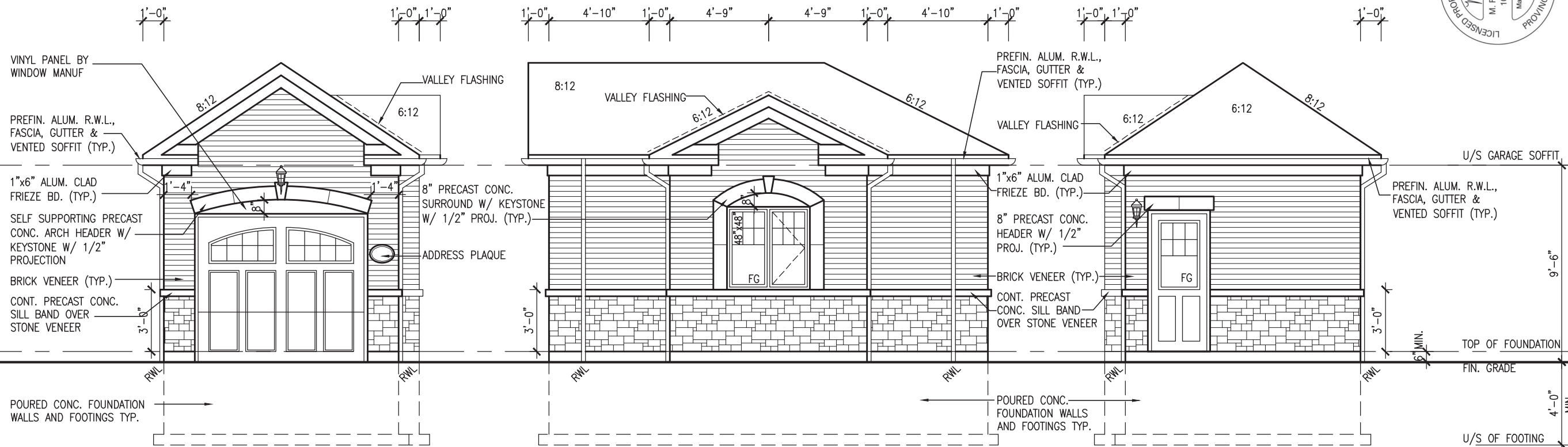
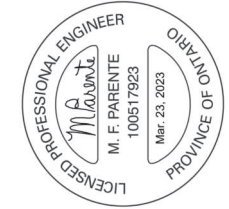
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GARAGE FLOOR PLAN

BLOCK 1 LOT 1

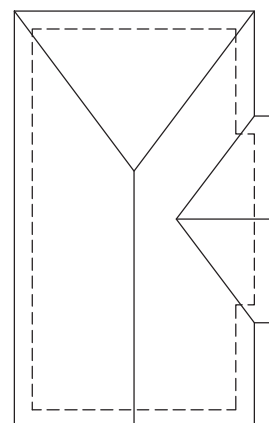




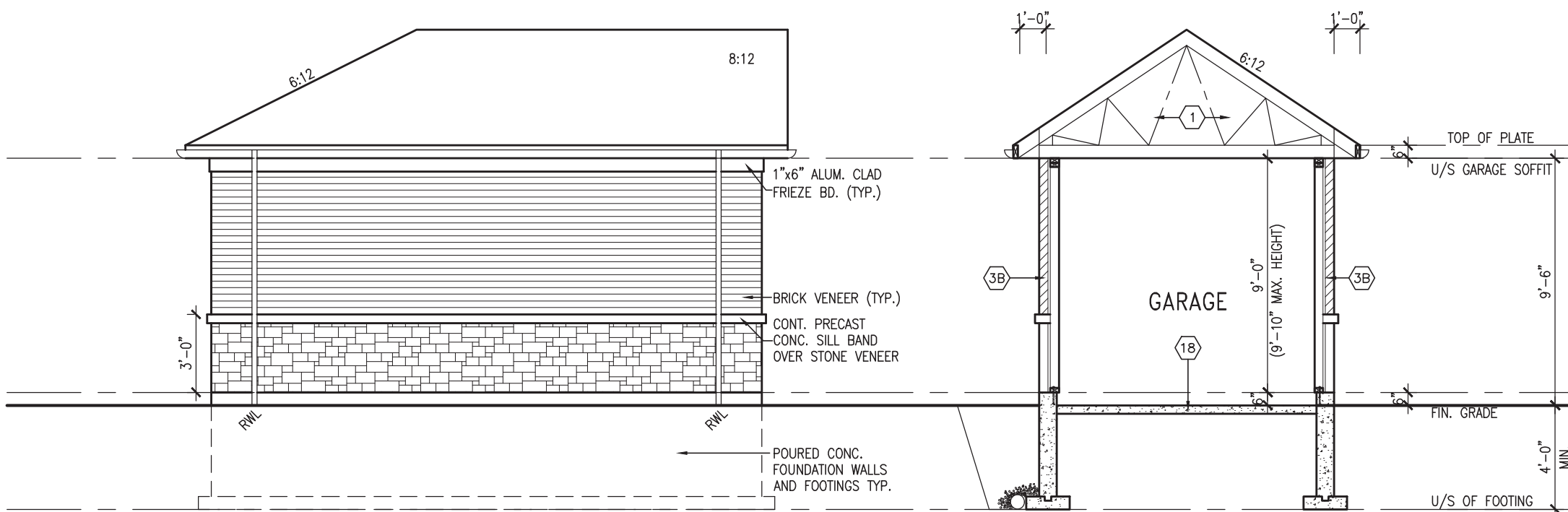
FRONT ELEV. 'B'

RIGHT SIDE ELEVATION 'B'

REAR ELEV. 'B'



ROOF PLAN



LEFT SIDE ELEVATION 'B'

SECTION 'A-A'

BLOCK 1 LOT 1

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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:

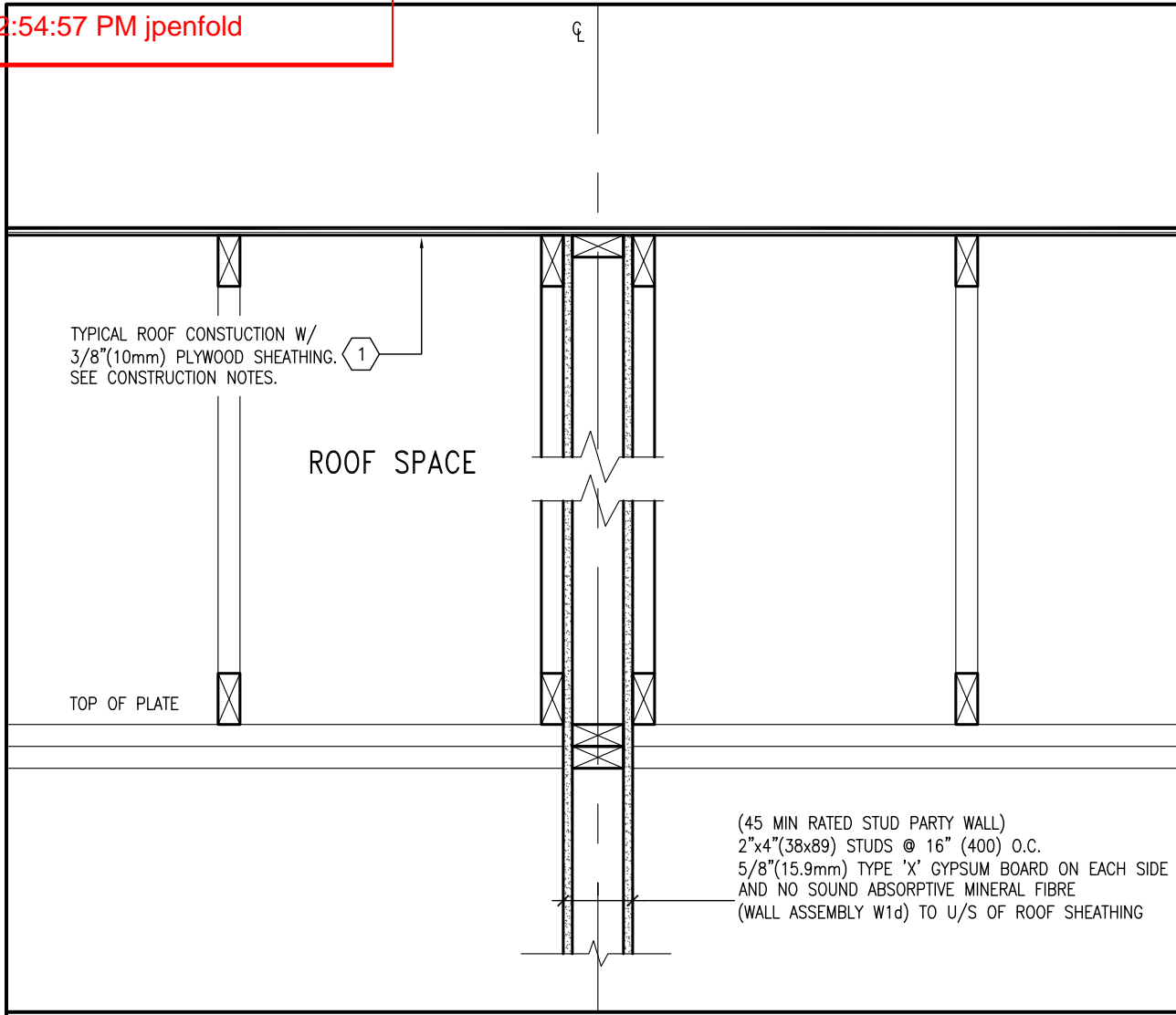
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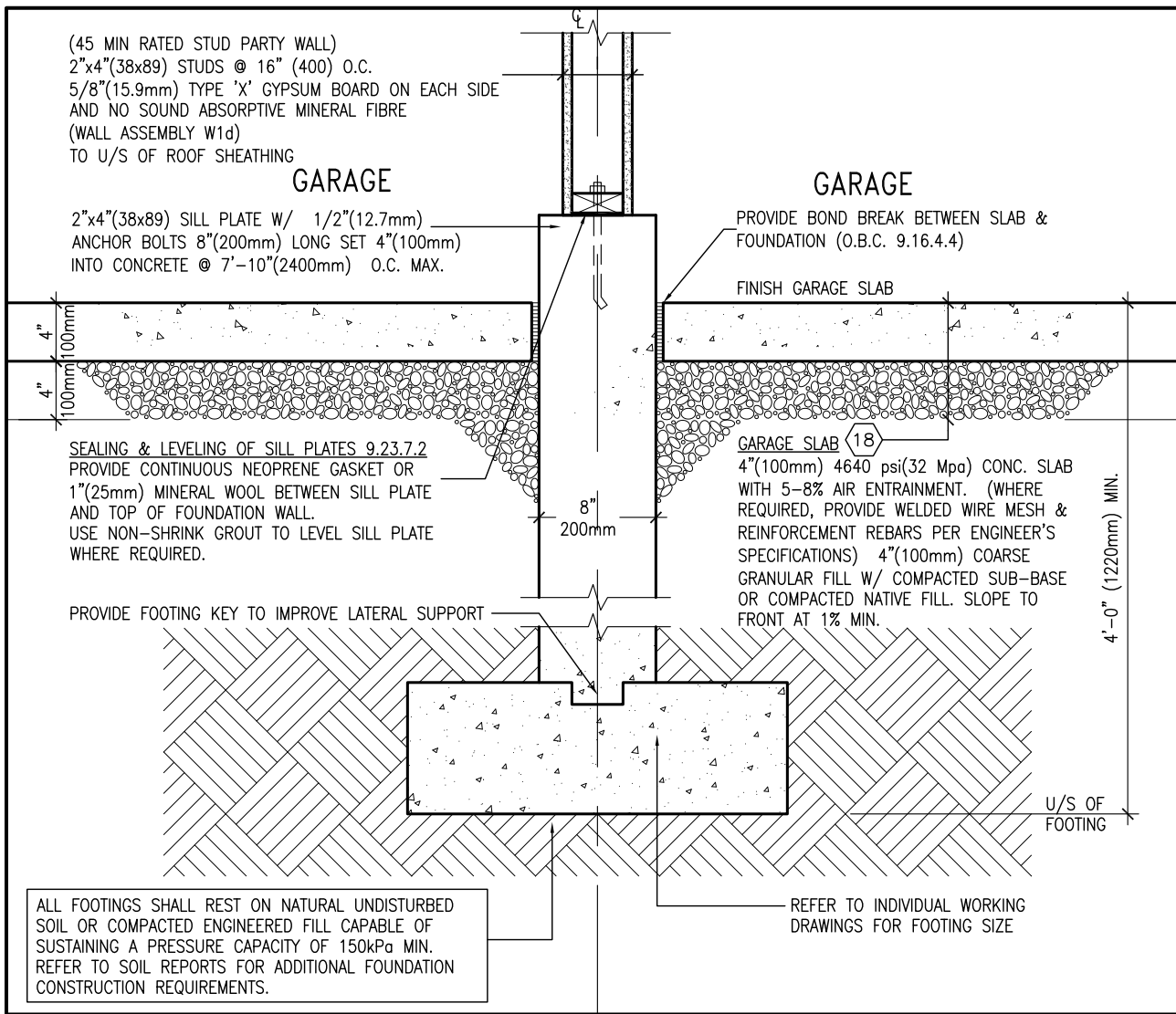
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| <b>BAYVIEW WELLINGTON</b>  |                                      | <b>DG-3</b>                          |
| project name<br><b>ALCONA</b>  | municipality<br><b>INNISFIL, ON.</b> | project no.<br><b>13049</b>          |
| date<br><b>MAR. 2017</b>   | checked by<br><b>KL</b>              | drawing no.<br><b>2</b>              |
| drawn by<br><b>KL</b>  | scale<br><b>3/16" = 1'-0"</b>        | file name<br><b>13049-RL-GARAGES</b> |
| <p><b>VAS DESIGN</b><br/>255 Consumers Rd, Suite 120<br/>Toronto, ON M2J 1R4<br/>t 416.630.2255 f 416.630.4782<br/>vasdesign.com</p>   |                                      |                                      |
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| 1  | ISSUED FOR CLIENT REVIEW.            | NOV. 14/18 DB                        |
| no.  | description                          | date                                 |

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**W3d** GARAGE PARTY WALL AT ROOF DETAIL  
**D29** AT PAIRED DETACHED GARAGES SCALE: 1"=1'-0"



**W2f** PARTY WALL BETWEEN PAIRED  
**D29** DETACHED GARAGES SCALE: 1"=1'-0"

|     |                         |           |     |
|-----|-------------------------|-----------|-----|
| 9   | .                       | .         | .   |
| 8   | .                       | .         | .   |
| 7   | .                       | .         | .   |
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| 2   | .                       | .         | .   |
| 1   | ISSUE FOR CLIENT REVIEW | APR 10-18 | VA3 |
| no. | description             | date      | by  |

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

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

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

**BAYVIEW WELLINGTON**

project name **ALCONA** municipality **INNISFIL, ON** project no. **13049**

date **APRIL 2018**  
 drawn by **VA3** checked by **-** scale **3/16" = 1'-0"**

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-OBC 2023 CURRENT\13049--detail.dwg - Mon - Jul 17 2023 - 9:16 AM

**DETAILS**

DETAILS  
 file name **13049-DETAIL** drawing no. **D29**

Town of Innisfil Certified Model

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

1. ROOF CONSTRUCTION NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (1'-2") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED 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 SPACING GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.). ENSURE ALL OVERLAPPING ROOF SPACES ARE OPEN TO MAIN ROOF ATTIC SPACE FOR VENTING PURPOSES.

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C., (MAX. HEIGHT 3000mm (9'-10")) WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x6") - GARAGE WALLS STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C., STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. MASONRY VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) 90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3A. RESERVED

3B. MASONRY VENEER CONSTRUCTION (2"x4") - GARAGE WALLS 90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT 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 APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C., PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS 250mm (10") POURED CONC. FDN. WALL 20MPa (2900psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FIG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

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

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

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

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

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

Table with 4 columns: MIN. RISE, MIN. RUN, MAX. TREAD, MAX. NOSING, MIN. HEADROOM, RAIL @ LANDING, RAIL @ STAIR, MIN. STAIR WIDTH, FOR CURVED STAIRS (TAPERED TREADS), MIN. RUN AT INNER RADIUS, MIN. RUN AT 300 (12")

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

12. INTERIOR GUARDS - OBC 9.8.8. - INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH EXTERIOR GUARDS - OBC 9.8.8. 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'-1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-1").

13. SILL PLATE - OBC 9.23.7. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

14. BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

15. BEARING STUD PARTITION 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

16. 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/CSSG-7.2-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

17. STEEL COLUMN 90mm (3-1/2") DIA x 4.78mm (1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STL. TOP & 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.

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

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

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

21. GARAGE CEILING/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

23. EXTERIOR STEP PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 280mm (9-1/2"). SEE OBC 9.8.9.2., 9.8.9.3. & 9.8.10.

24. DRYER EXHAUST (OBC-6.2.3.8.7) & (6.2.4.1.1) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL PIPE)

25. INSULATED ATTIC ACCESS (OBC-9.19.2.1 & SB12-3.1.1.8) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.4 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

26. 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.

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

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

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

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

31. RESERVED

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

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

34. SLAB ON GRADE MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 4x6-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.

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

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

37. SUBFLOOR, JOIST STRAPPING AND BRIDGING 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (\* SEE OBC 9.30.4. \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE OBC 9.30.2. \*) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x36 (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. (\* SEE OBC 9.23.9.4. \*)

38. 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.

39. COLD CELLAR PORCH SLAB (OBC 9.39.1) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

40. THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (2'-2") 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 SOLID WITH MORTAR.

41. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

42. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

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

2) WINDOW GUARDS - OBC 9.8.8.1.(6). A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 180mm (5'-11")

3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV-8 9.7.3. & SB12-3.1.1.9

4) GLASS-STRUCTURAL SUFFICIENCY OF GLASS DOOR & WINDOW MANUFACTURER/SUPPLIER TO PROVIDE ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE WITH OBC DIV-8 9.6.1.3.

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8.6.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.4.2.2.(3) AND MUNICIPAL STANDARDS.

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHUB IN MAIN BATHROOM. REFER TO OBC DIV. 8.9.5.2.3 & DETAIL PROVIDED.

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

6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV-8 9.23.3.

7) ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV-8 6.2.3.12. AND TABLE 6.2.3.12.

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

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

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

4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E-2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4"/9 1/2"/11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (36") O.C.

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

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

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

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "W" STRUCTURAL QUALITY STEEL, OBC. 8-9.23.4.3.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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

LEGEND

Legend symbols for CLASS 'B' VENT, DUPLEX OUTLET (12" ABOVE SURFACE), WEATHERPROOF DUPLEX OUTLET, POT LIGHT, LIGHT FIXTURE (PULL CHAIN), SWITCH, FLOOR DRAIN, SINGLE JOIST, DOUBLE JOIST, TRIPLE JOIST, LAMINATED VENEER LUMBER, POINT LOAD FROM ABOVE, FLAT ARCH, CURVED ARCH, MEDICINE CABINET (RECESSED), DOUBLE VOLUME WALL, SEE NOTE 39, SOLID WOOD BEARING (SPRUCE No. 2), SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER, SOLID BEARING TO BE MINIMUM 2 PIECES, SOLID WOOD BEARING TO MATCH FROM ABOVE

SOIL GAS / RADON CONTROL (OBC 9.1.1.7, & 9.13.4.)

PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VAS3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VAS3 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.

43. TWO STOREY VOLUME SPACES -FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"). PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP. BOTTOM PLATES AND HEADERS.

44. TYPICAL 1 HOUR RATED PARTY WALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

45. FOUNDATION WALL (W.O.D./W.O.B.) - WHERE GRADE TO 7/8 BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.

46. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.

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

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

WOOD LINTELS AND BUILT-UP WOOD BEAMS

Table with 3 columns: Lumber size, Species, and Quantity. Includes rows for L1, B1, B2, B7, L3, B3, B4, L5, B5, B6, L7, L8, L9, L10, L11, L12, L13.

LOOSE STEEL LINTELS

Table with 3 columns: Lumber size, Species, and Quantity. Includes rows for L7, L8, L9, L10, L11, L12, L13.

LAMINATED VENEER LUMBER (LVL) BEAMS

Table with 3 columns: Lumber size, Species, and Quantity. Includes rows for LVL1A, LVL1, LVL2, LVL3, LVL4A, LVL4, LVL5, LVL5A, LVL6A, LVL6, LVL7, LVL8.

DOOR SCHEDULE

Table with 3 columns: Door type, Size, and Schedule. Includes rows for 1, 1A, 1B, 1C, 1D, 2, 2A, 2B, 2C, 2D, 3, 3A, 3B, 3C, 4, 4A, 4C, 5, 6.

MECHANICAL SYMBOLS

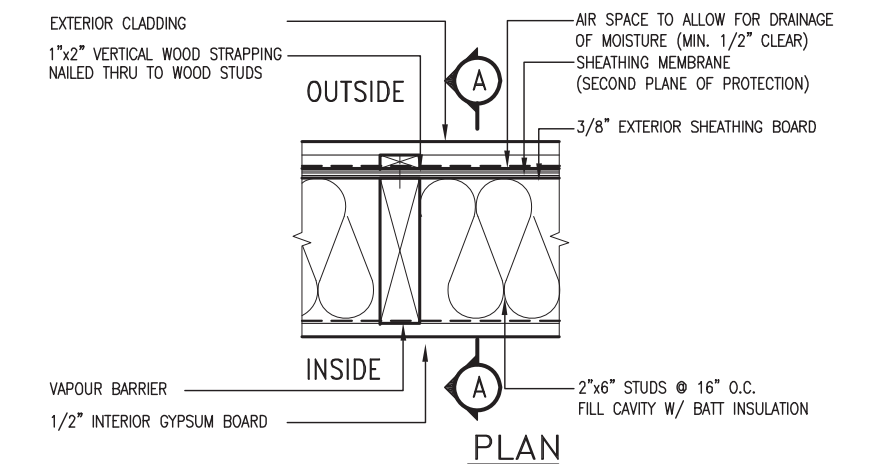
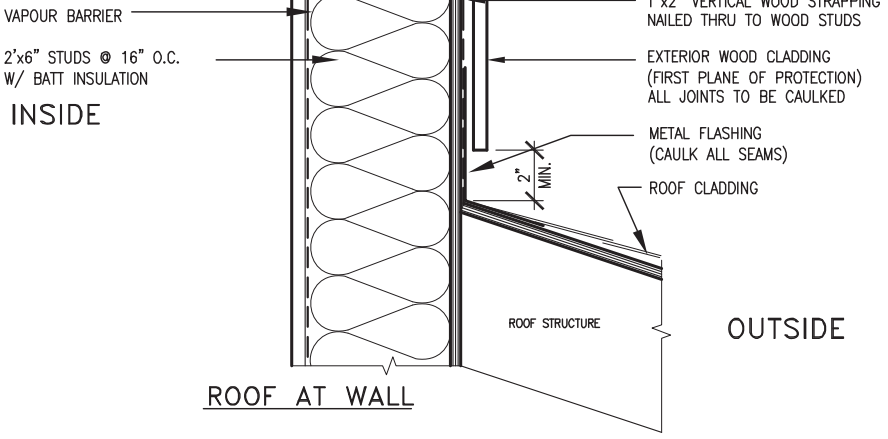
Table with 2 columns: Symbol and Description. Includes symbols for HEAT PIPE, WARM AIR, PLUMBING (TOILET), RETURN AIR DUCT, PLUMBING (BATH, SINK, SHOWER).

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 BE CONNECTED TO AN ELECTRICAL CIRCUIT

**Town of Innisfil Certified Model**

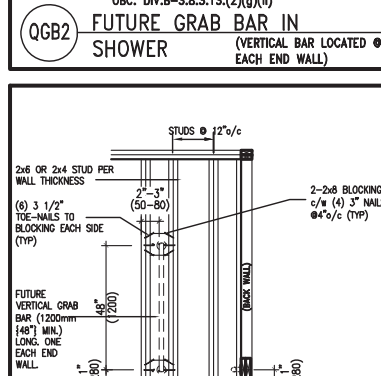
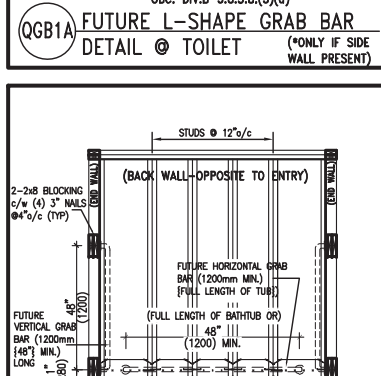
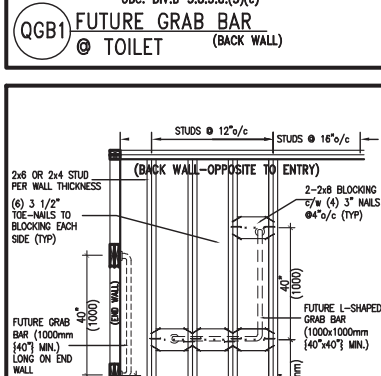
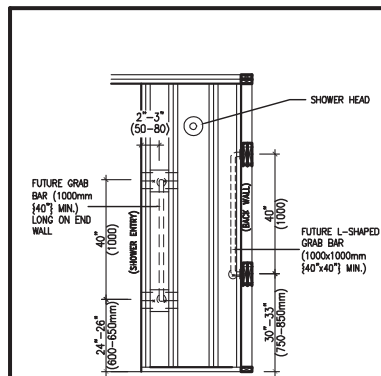
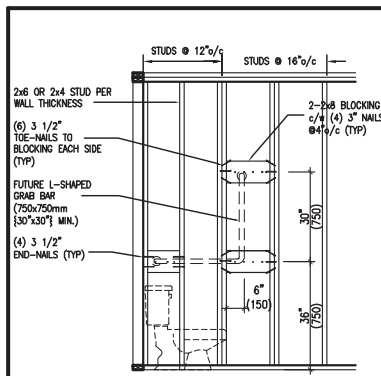
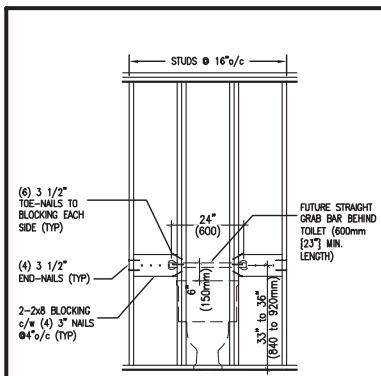
1/2" INTERIOR GYPSUM BOARD  
2023-06-21 11:46:55 AM jpenfeld



**EXTERIOR WOOD CLADDING WALL ASSEMBLY**

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

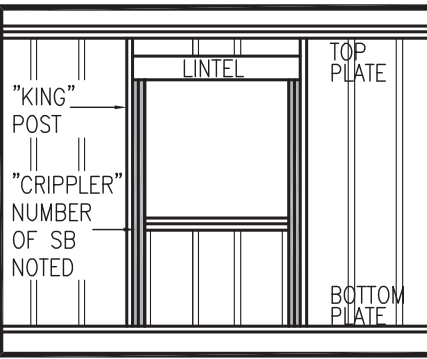
REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC. DIV. B- WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g).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



**OUTDOOR AIR INTAKE SEPARATION**

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

- KITCHEN EXHAUST. 3.0m
  - DRIVEWAY, PARKING SPACE, ROAD. 1.5m
  - SOLID FUEL APPLIANCE EXHAUST 3.0m
- KIT-EX-NOTE-2020.dwg



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

- 2"x4" @ 16" O.C. - 9'-10"
- 2"x4" @ 12" O.C. - 10'-9"
- 3"x4" @ 16" O.C. - 11'-2"
- 3"x4" @ 12" O.C. - 12'-4"

**NOTES:**

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

**\*\* MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:**

- 2"x6" @ 16" O.C. - 12'-6"
- 2"x6" @ 12" O.C. - 13'-10"
- 2"x6" @ 16" O.C. - 15'-0"
- 2"x6" @ 12" O.C. - 17'-4"

**MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:**

- 2"x8" @ 16" O.C. - 16'-0"
- 2"x8" @ 12" O.C. - 17'-9"
- 2"x8" @ 16" O.C. - 20'-4"
- 2"x8" @ 12" O.C. - 22'-4"

**NOTES:**

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

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

|     |                         |           |    |
|-----|-------------------------|-----------|----|
| 9   | .                       | .         | .  |
| 8   | .                       | .         | .  |
| 7   | .                       | .         | .  |
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| 5   | .                       | .         | .  |
| 4   | .                       | .         | .  |
| 3   | UPDATE TO OBC VER 2022  | FEB 16-22 | RC |
| 2   | UPDATE TO OBC VER 2020  | FEB 09-21 | RC |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |
| no. | description             | date      | by |

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

qualification information

Wellington Jno-Baptiste 25591  
signature BCIN

registration information  
VA3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

**VA3 DESIGN**

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

**BAYVIEW WELLINGTON**

project name ALCONA municipality INNISFIL, ON.

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

CONSTRUCTION NOTES  
13049-CN-A1 VER 2022

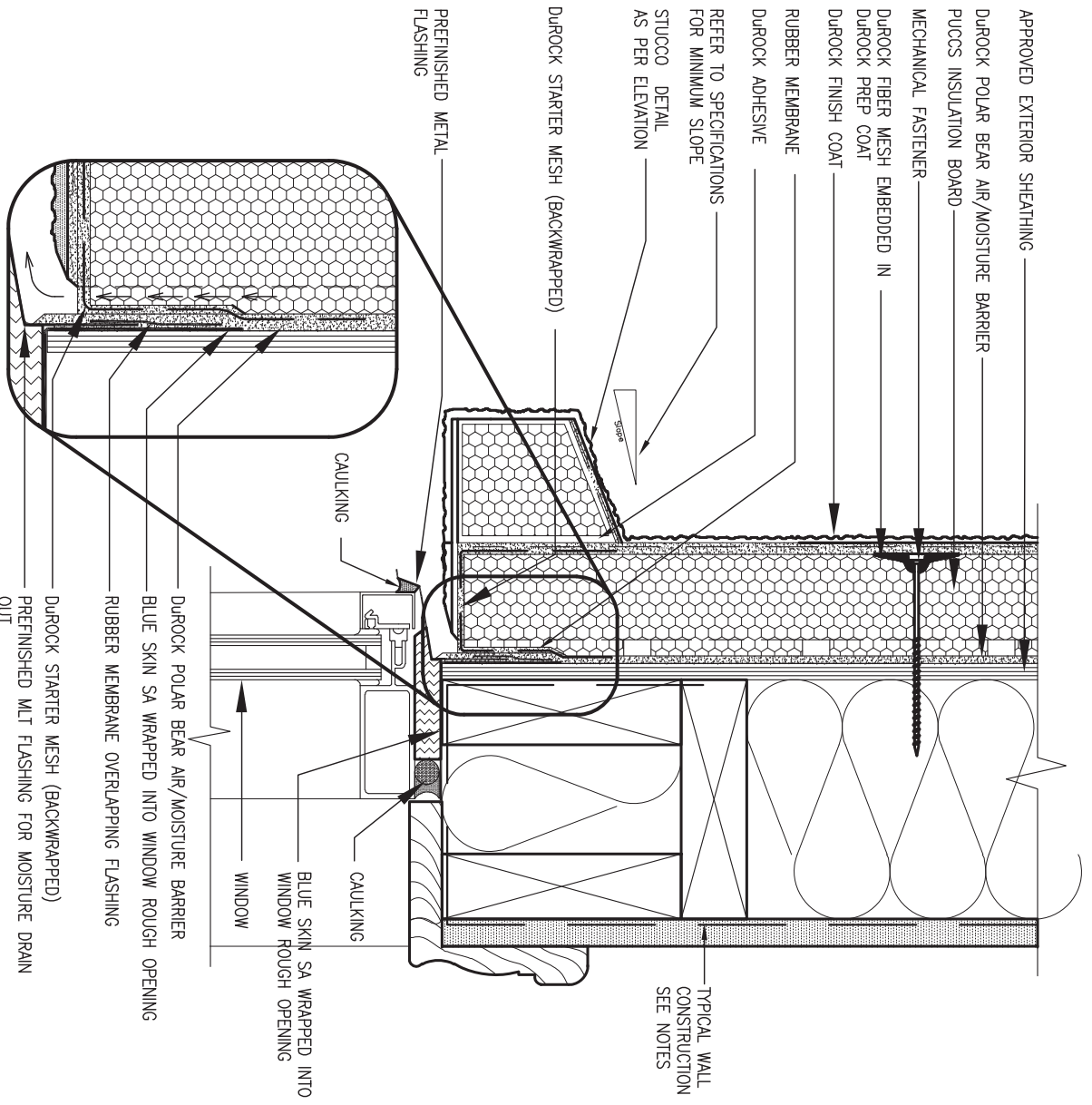
**CONST NOTE**

project no. 13049

drawing no. CN2

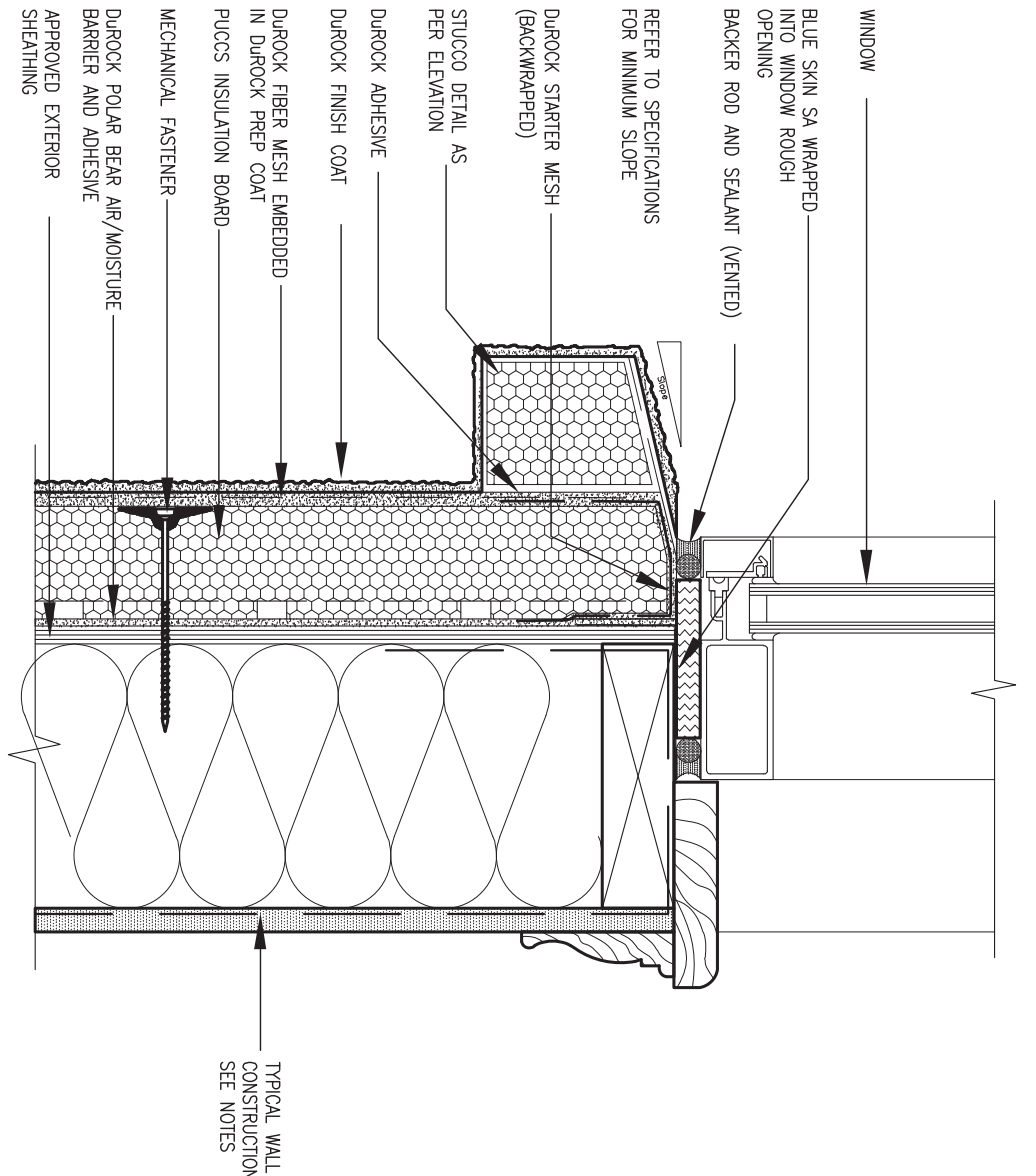
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1 WINDOW HEADER  
CN3 SCALE: 3"=1'-0"

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



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



|     |                         |           |    |   |
|-----|-------------------------|-----------|----|---|
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| 8   | .                       | .         | .  | qualification information   |
| 7   | .                       | .         | .  | Wellington Jno-Baptiste 25591   |
| 6   | .                       | .         | .  | name registration information VA3 Design Inc. 42658   |
| 5   | .                       | .         | .  | signature   |
| 4   | .                       | .         | .  | BCIN  |
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| 2   | UPDATE TO OBC VER 2020  | FEB 09-21 | RC |   |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |   |
| no. | description             | date      | by |   |

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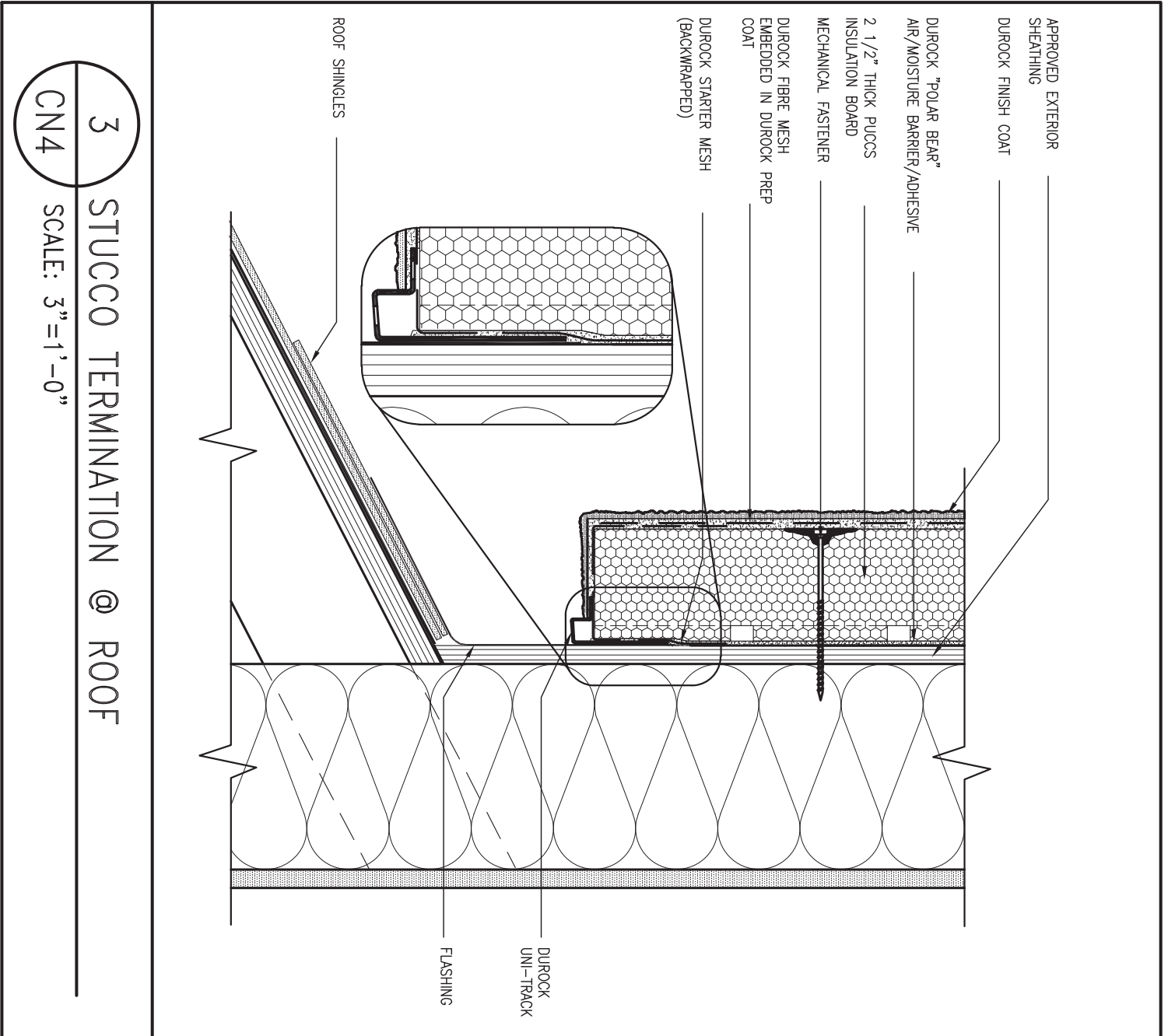
**BAYVIEW WELLINGTON** **CONST NOTE**

project name: **ALCONA** municipality: **INNISFIL, ON.** project no.: **13049**

date: **MAY 2016** scale: **3/16" = 1'-0"** file name: **13049-CN-A1 VER 2022** drawing no.: **CN3**

drawn by: **RC** checked by: **-** scale: **3/16" = 1'-0"** file name: **13049-CN-A1 VER 2022**

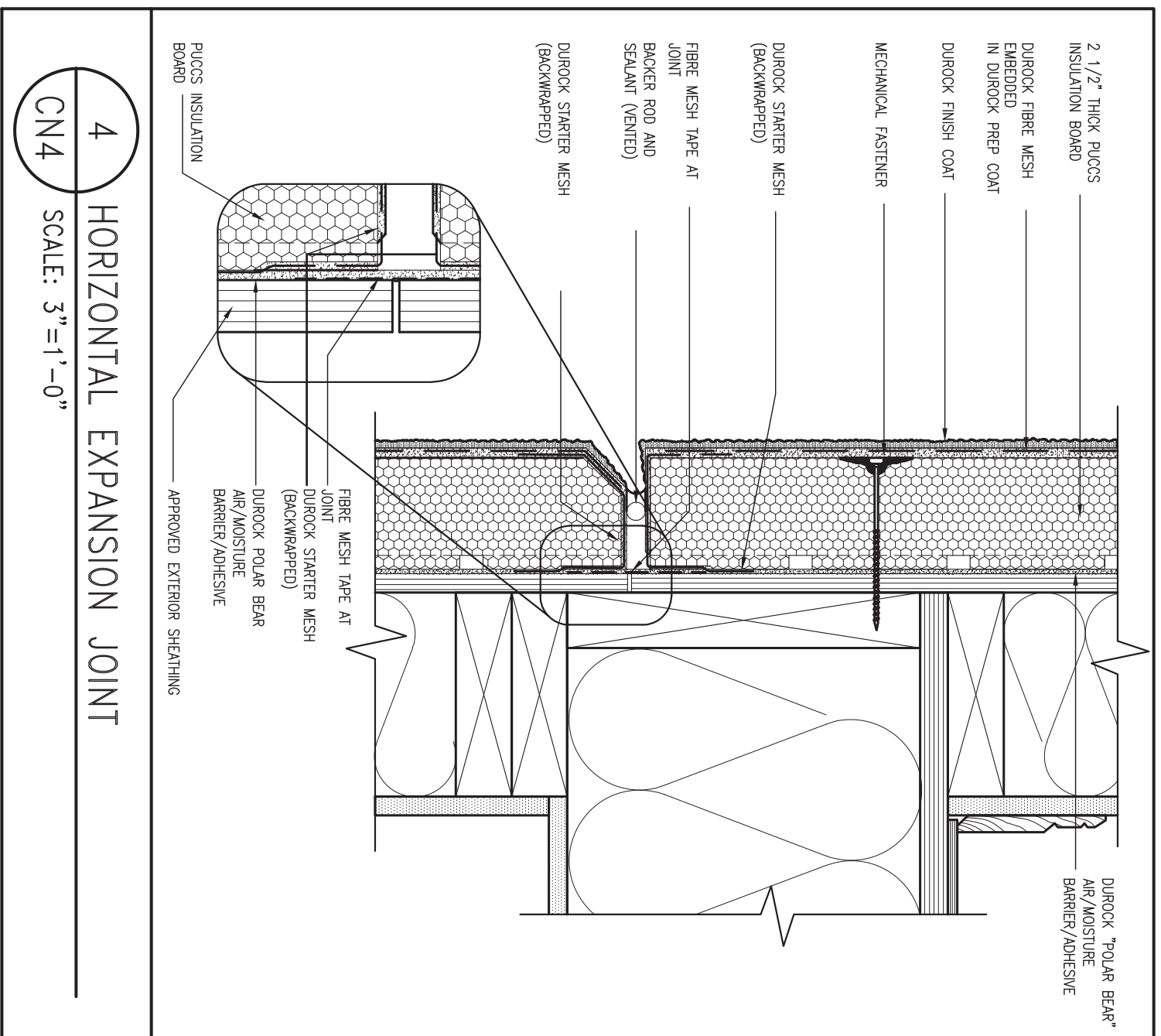
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3  
CN4

STUCCO TERMINATION @ ROOF  
SCALE: 3" = 1'-0"

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



4  
CN4

HORIZONTAL EXPANSION JOINT  
SCALE: 3" = 1'-0"



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

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

**BAYVIEW WELLINGTON**

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

municipality: INNISFIL, ON.

**CONST NOTE**

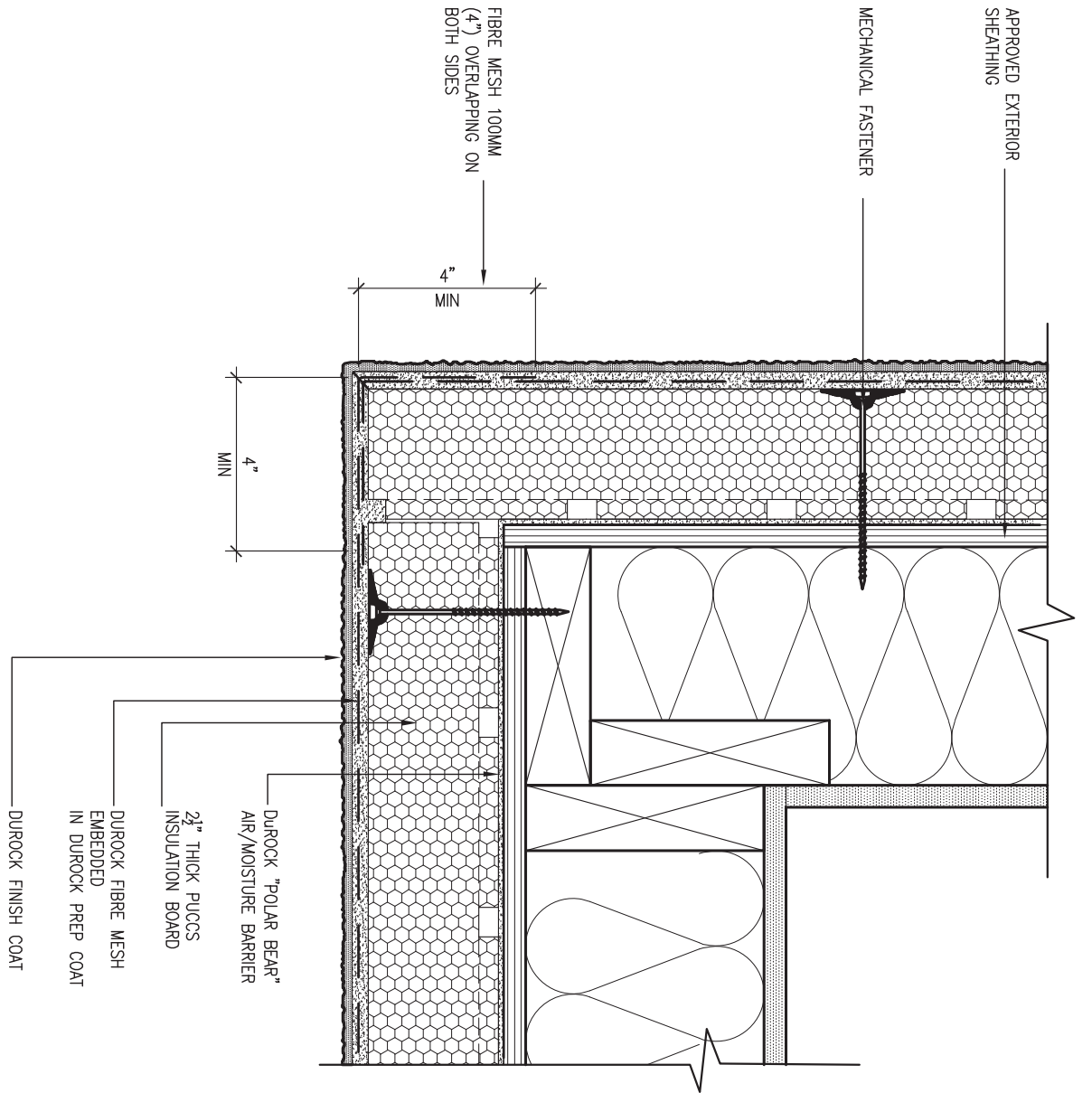
project no. 13049

CONSTRUCTION NOTES  
file name: 13049-CN-A1 VER 2022  
drawing no. CN4

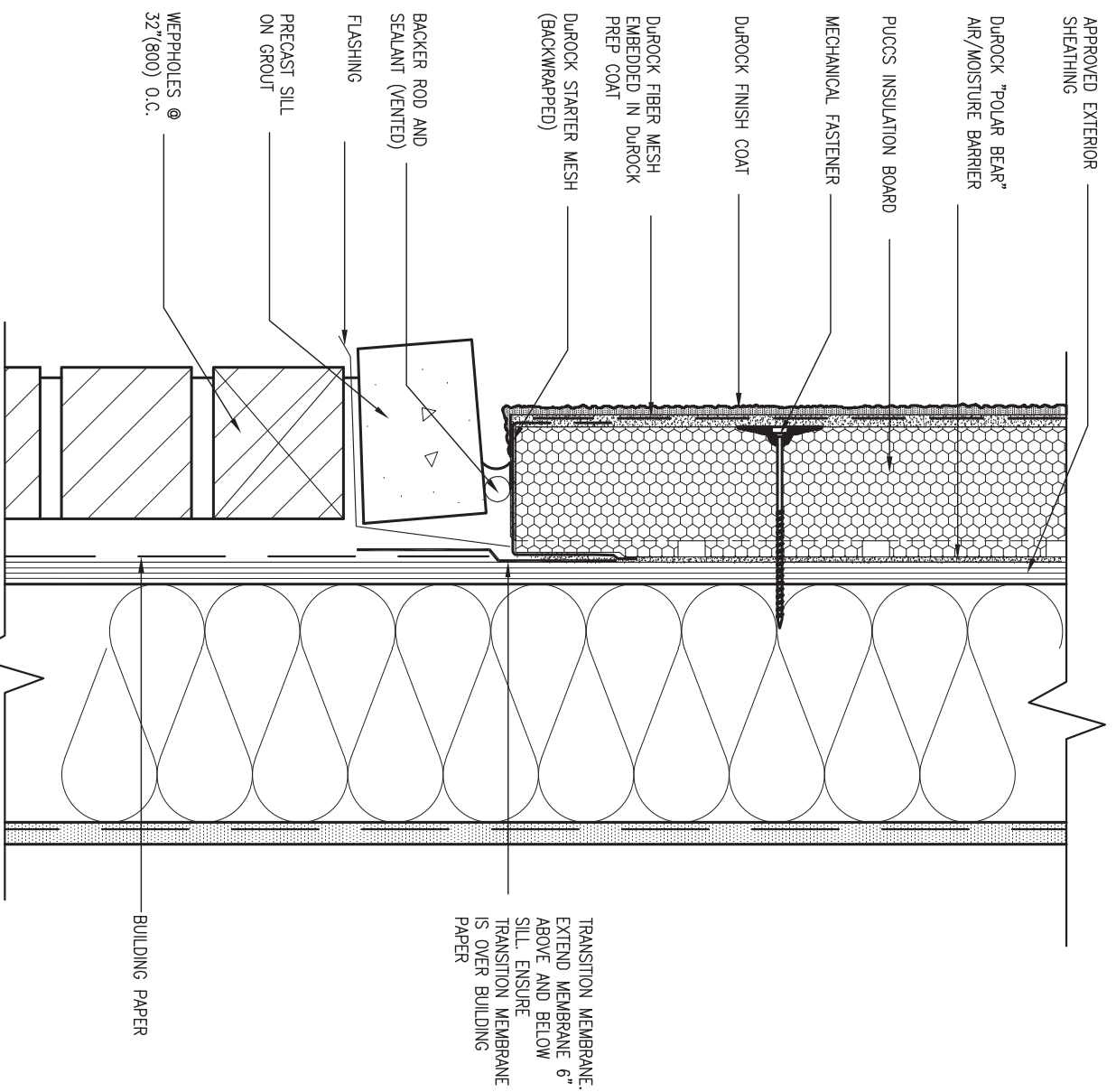
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5 CORNER DETAIL  
CNS SCALE: 3"=1'-0"



6 STUCCO / MASONRY PLINTH CONNECTION  
CNS SCALE: 3"=1'-0"



|     |                         |           |    |   |
|-----|-------------------------|-----------|----|---|
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t 416.630.2255 f 416.630.4782  
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**BAYVIEW WELLINGTON** **CONST NOTE**

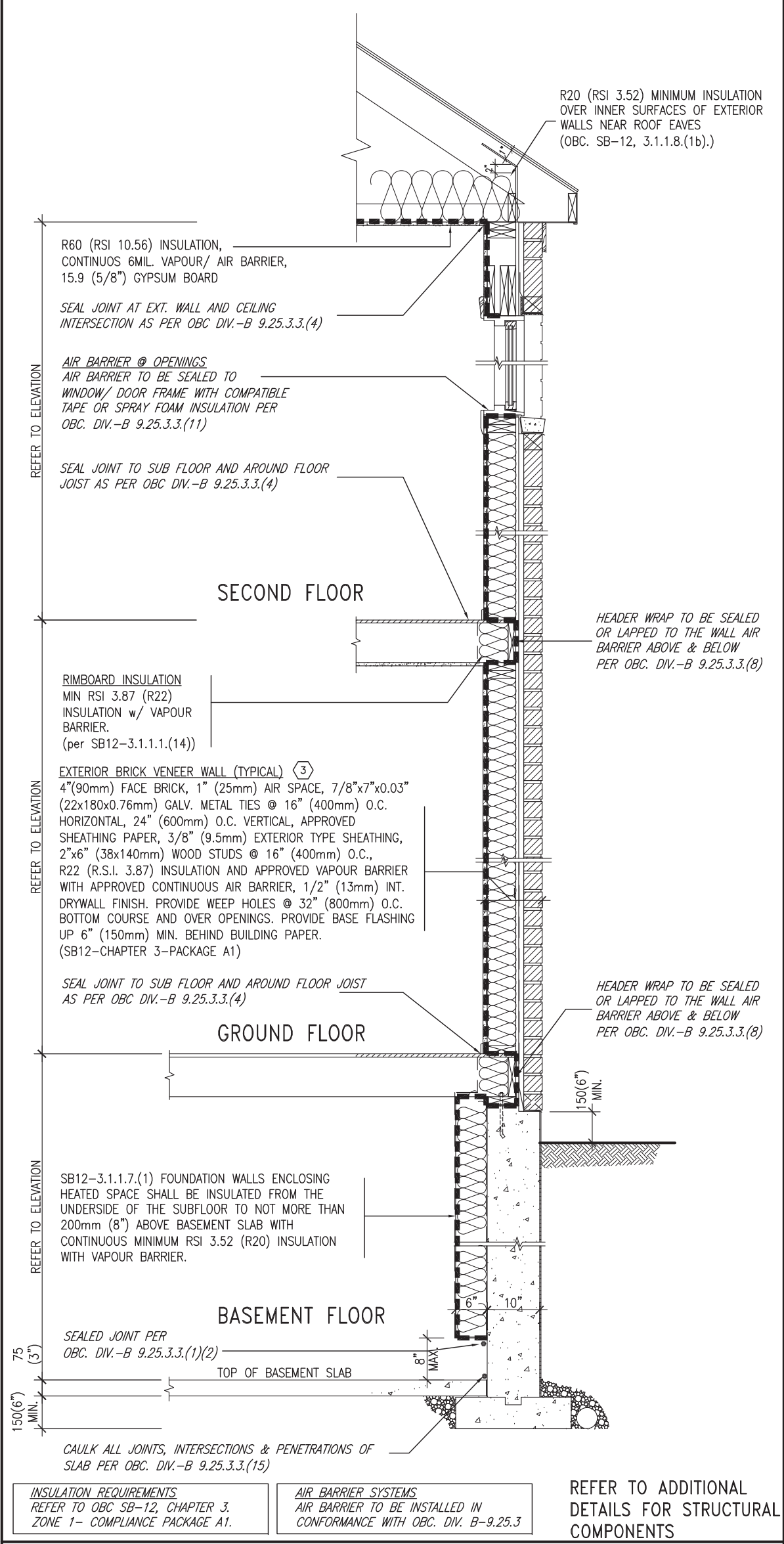
project name: **ALCONA** municipality: **INNISFIL, ON.** project no.: **13049**

date: **MAY 2016** scale: **3/16" = 1'-0"** checked by: **RC** file name: **13049-CN-A1 VER 2022** drawing no.: **CNS**

CONSTRUCTION NOTES

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# SB12-COMPLIANCE PACKAGE 'A1'

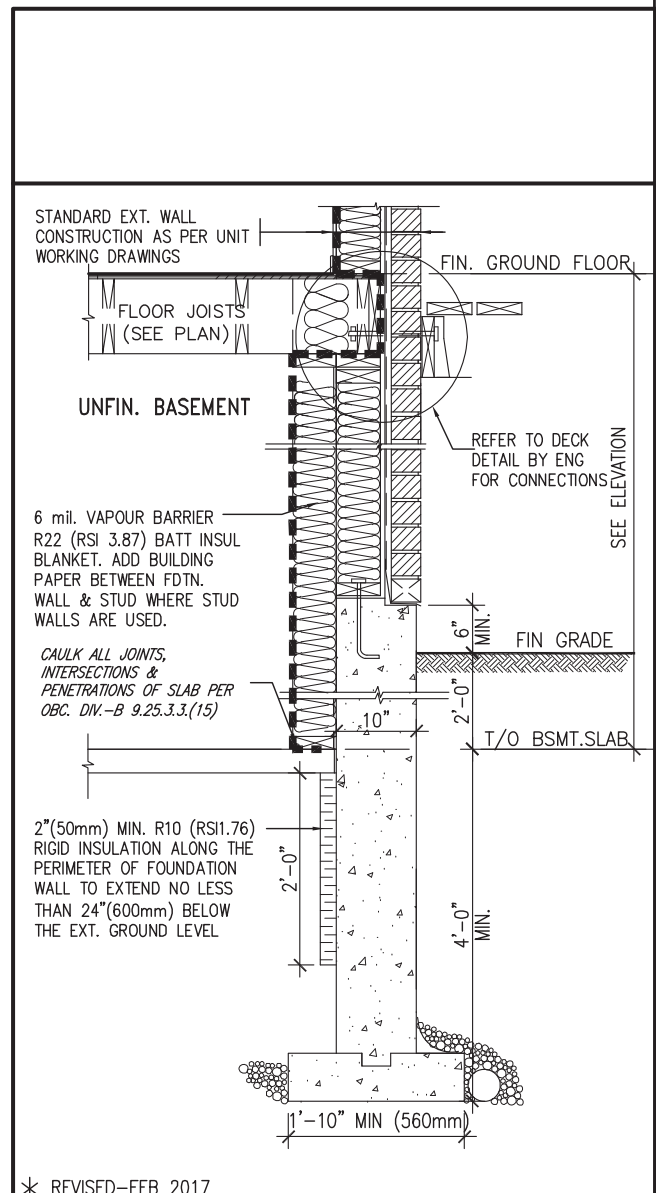


**EW** TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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

| USE SB-12 COMPLIANCE PACKAGE (A1):          |  |                                     |
|---|--|-------------------------------------|
| COMPONENT                                   | A1   | Notes:                              |
| Ceiling with Attic Space                    | 10.56 (R60)  | R20 at inner face of exterior walls |
| Ceiling without Attic Space                 | 5.46 (R31)   | BATT or SPRAY                       |
| Exposed Floor                               | 5.46 (R31)   | BATT or SPRAY                       |
| Walls Above Grade                           | 3.87 (R22)   | 6" R22 BATT                         |
| Basement Walls                              | 3.52ci (R20ci)   | OPTION TO USE R12+R10ci.            |
| Edge of Below Grade Slab ≤600mm below grade | 1.76 (R10)   | RIGID INSUL                         |
| Windows & Sliding glass Doors               | 1.6  |                                     |
| Skylights                                   | 2.8U   |                                     |
| Space Heating Equipment                     | 96% Min.   | NATURAL GAS                         |
| Hot Water Heater                            | 0.8  | NATURAL GAS                         |
| HRV   | 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.



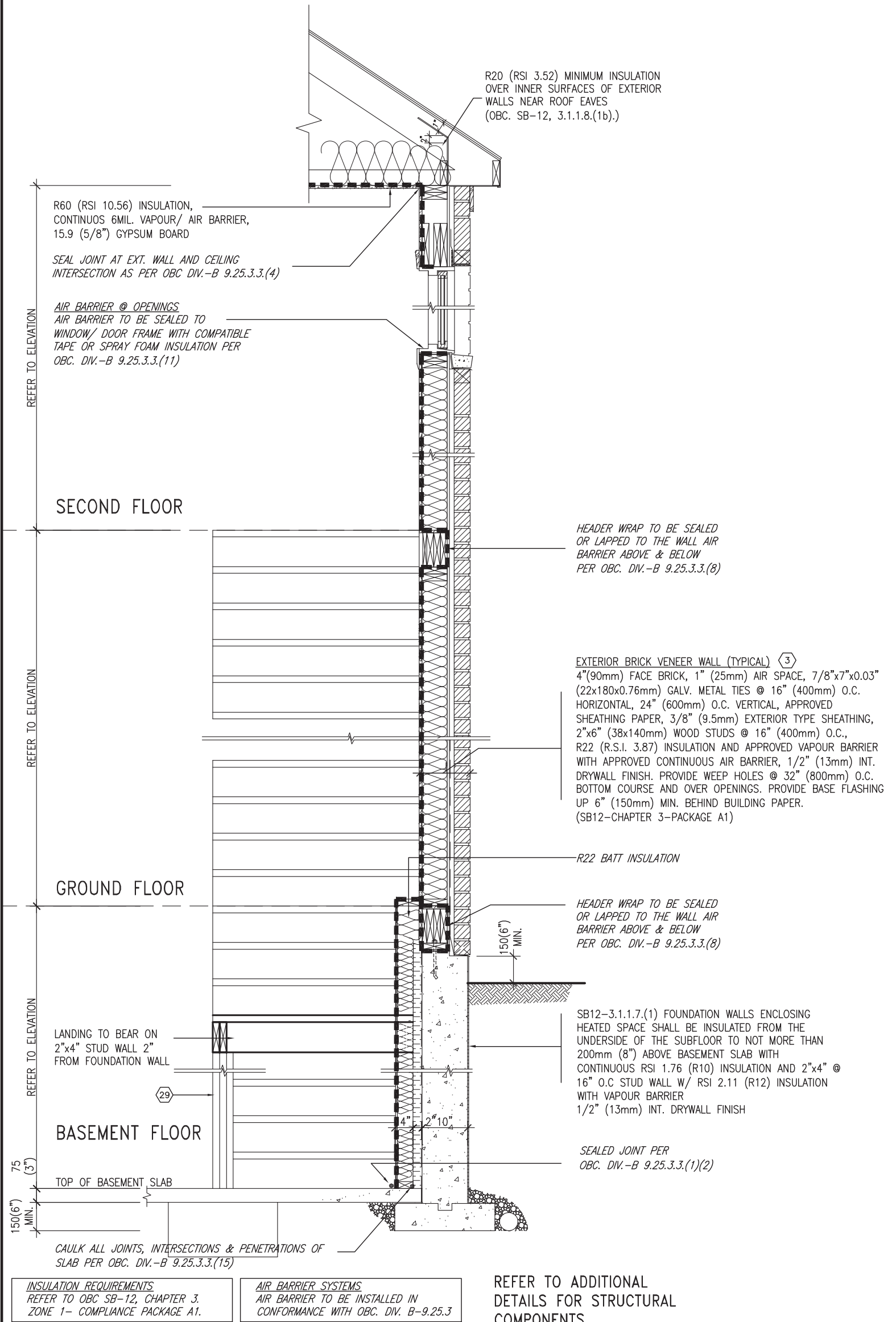
SECTION AT W.O.D/W.O.B. \* REVISED-FEB 2017

|     |                         |           |    |   |
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| 6   | .                       | .         | .  | name registration information BCIN  |
| 5   | .                       | .         | .  | VA3 Design Inc. 42658   |
| 4   | .                       | .         | .  |   |
| 3   | UPDATE TO OBC VER 2022  | FEB 16-22 | RC | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |
| 2   | UPDATE TO OBC VER 2020  | FEB 09-21 | RC |   |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |   |
| no. | description             | date      | by |   |

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|  |                                      |                               |  |
|--|--------------------------------------|-------------------------------|--|
| <b>BAYVIEW WELLINGTON</b>  |                                      | <b>CONST NOTE</b>             |  |
| project name<br><b>ALCONA</b>  | municipality<br><b>INNISFIL, ON.</b> | project no.<br><b>13049</b>   | drawing no.<br><b>CN6</b>                |
| date<br><b>MAY 2016</b>  | checked by<br><b>RC</b>              | scale<br><b>3/16" = 1'-0"</b> | file name<br><b>13049-CN-A1 VER 2022</b> |
| RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM |                                      |                               |  |

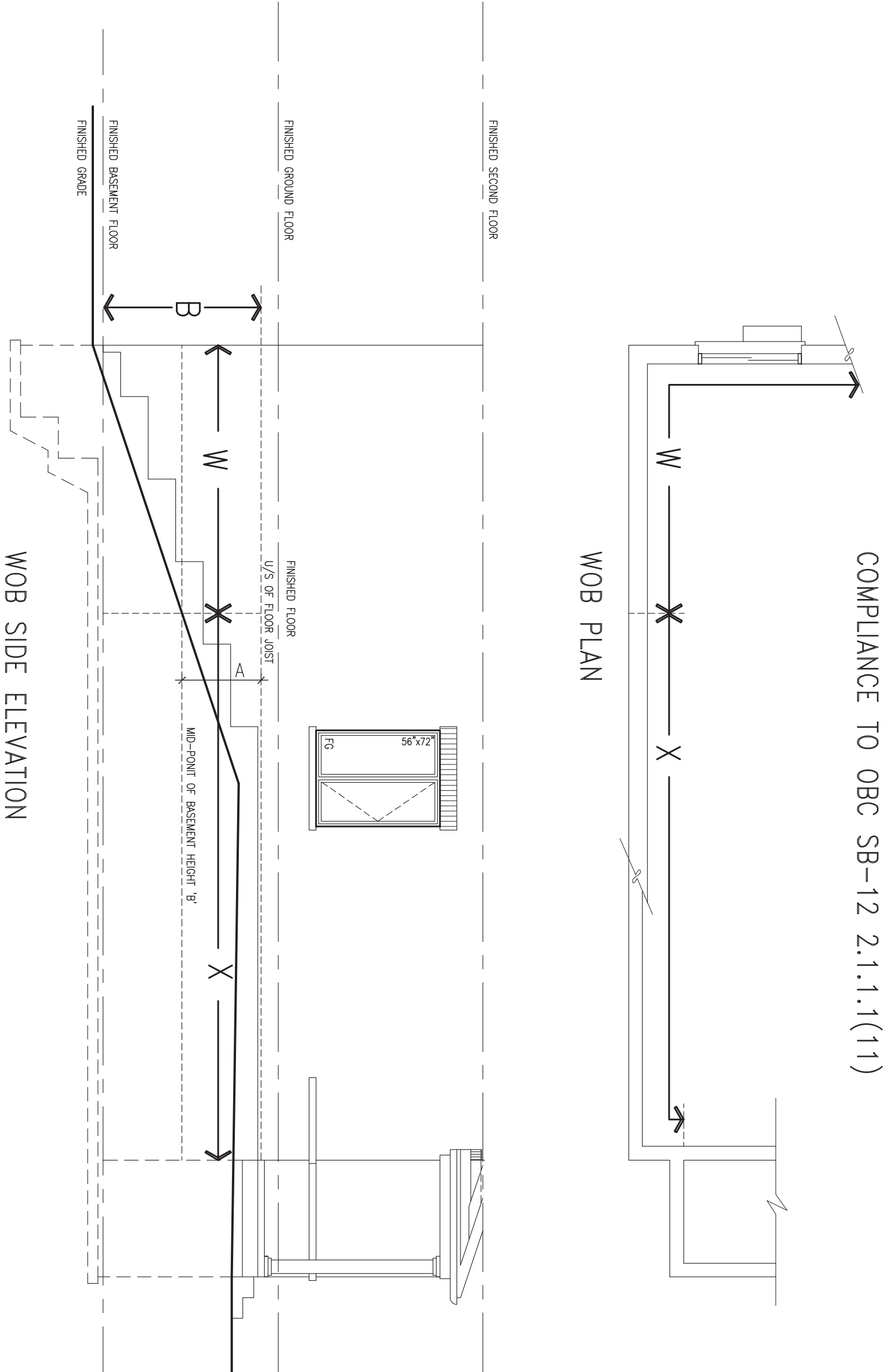
# SB12-COMPLIANCE PACKAGE 'A1'



**EW STR** TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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





COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN

WOB SIDE ELEVATION

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

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



|     |                         |           |    |
|-----|-------------------------|-----------|----|
| 9   | .                       | .         | .  |
| 8   | .                       | .         | .  |
| 7   | .                       | .         | .  |
| 6   | .                       | .         | .  |
| 5   | .                       | .         | .  |
| 4   | .                       | .         | .  |
| 3   | UPDATE TO OBC VER 2022  | FEB 16-22 | RC |
| 2   | UPDATE TO OBC VER 2020  | FEB 09-21 | RC |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |
| no. | description             | date      | by |

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

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

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**BAYVIEW WELLINGTON**

project name ALCONA municipality INNISFIL, ON.  
 date MAY 2016  
 drawn by RC checked by - scale 3/16" = 1'-0"

**CONST NOTE**

project no. 13049

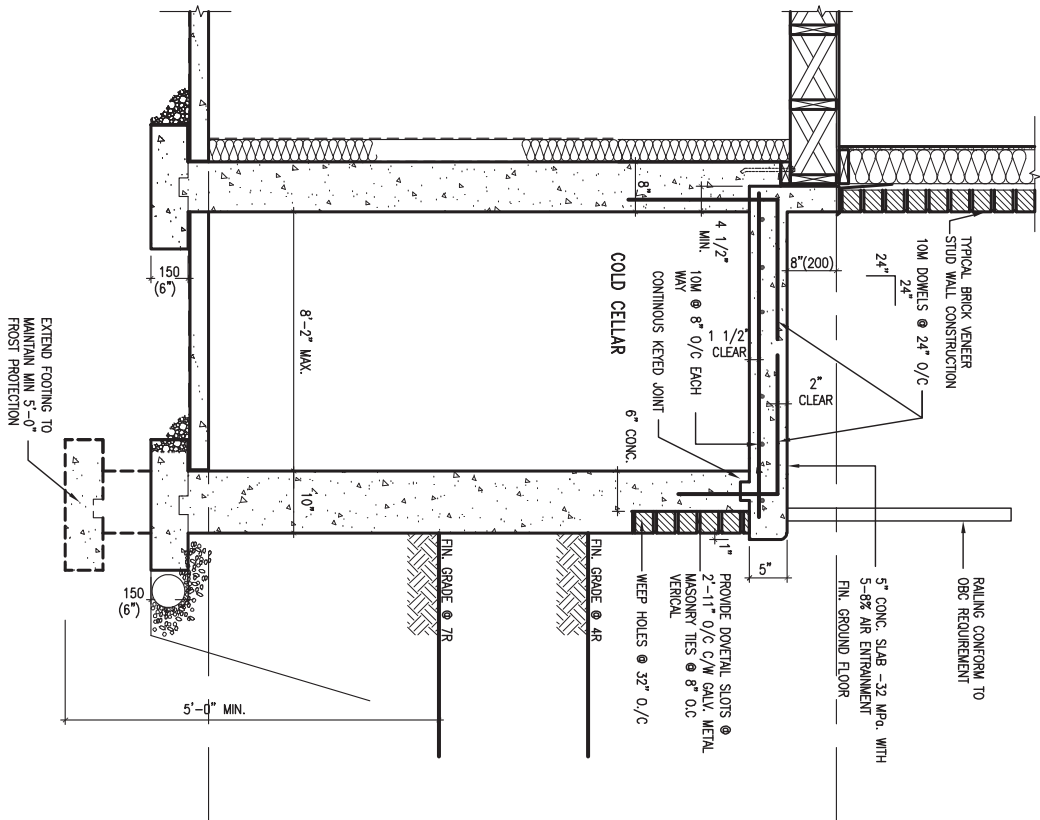
**CONSTRUCTION NOTES**  
 file name 13049-CN-A1 VER 2022  
**CN8**

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X1

SECTION AT PORCH FOR 4-7R CONDITION

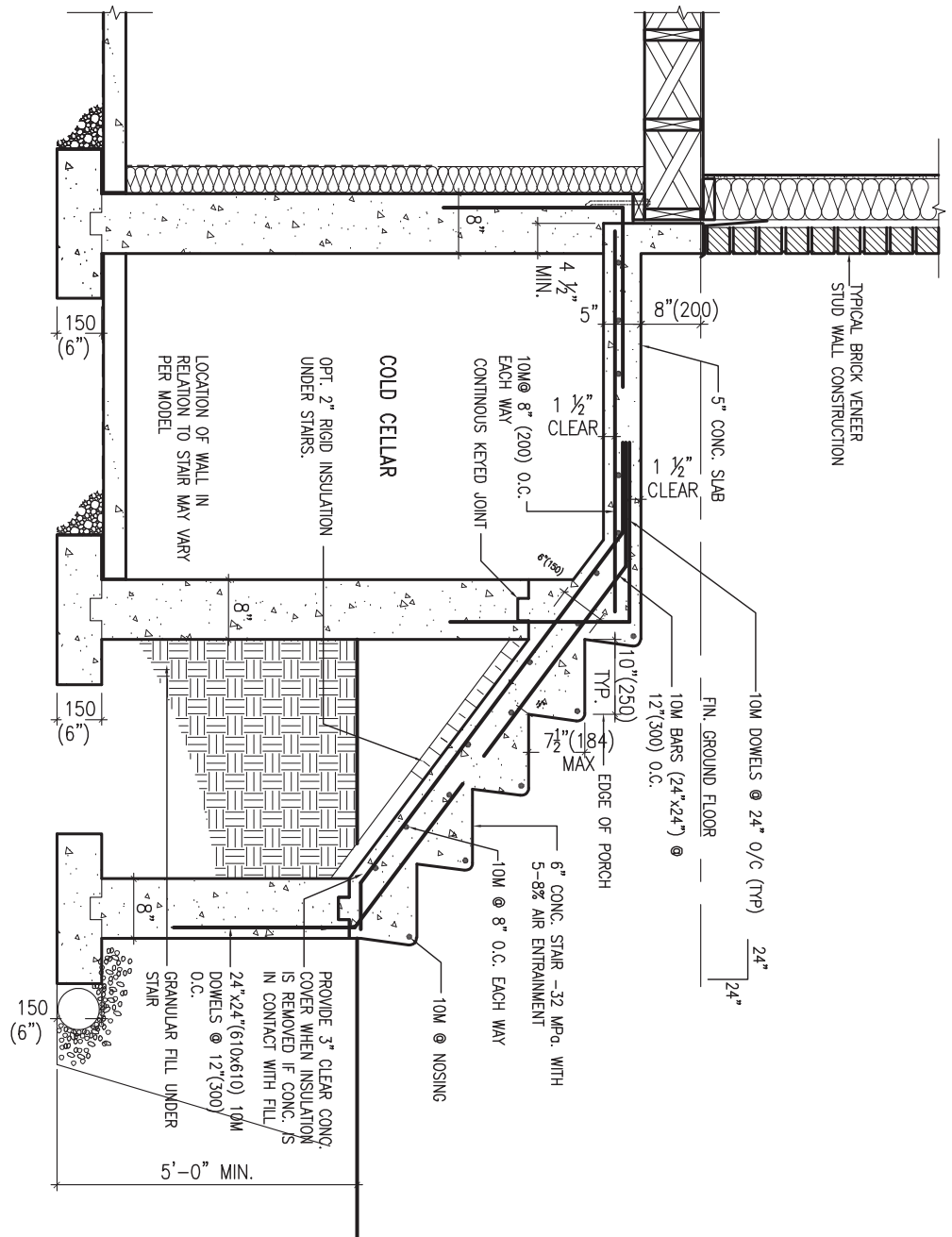
SCALE: N.T.S.




X2

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

SCALE: N.T.S.



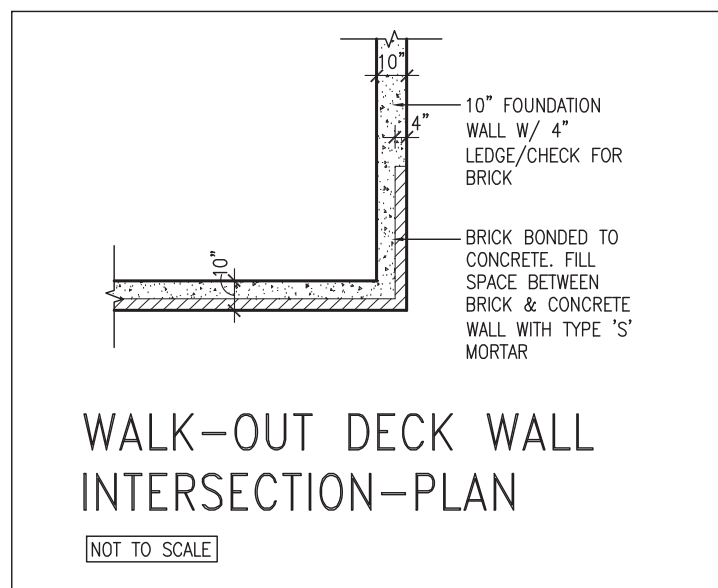
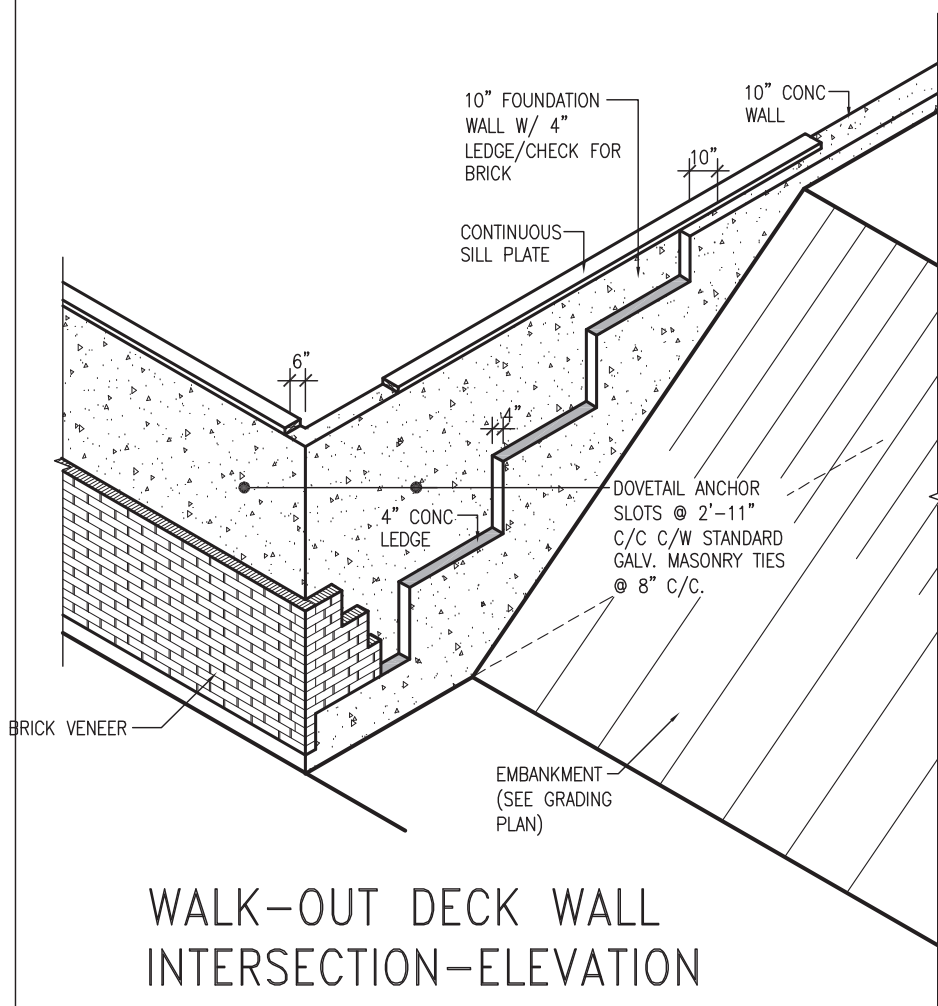
|     |                         |           |    |   |
|-----|-------------------------|-----------|----|---|
| 9   | .                       | .         | .  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  |
| 8   | .                       | .         | .  | qualification information   |
| 7   | .                       | .         | .  | Wellington Jno-Baptiste 25591   |
| 6   | .                       | .         | .  | name registration information BCIN  |
| 5   | .                       | .         | .  | VA3 Design Inc. 42658   |
| 4   | .                       | .         | .  | signature   |
| 3   | UPDATE TO OBC VER 2022  | FEB 16-22 | RC | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |
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| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |   |
| no. | description             | date      | by |   |



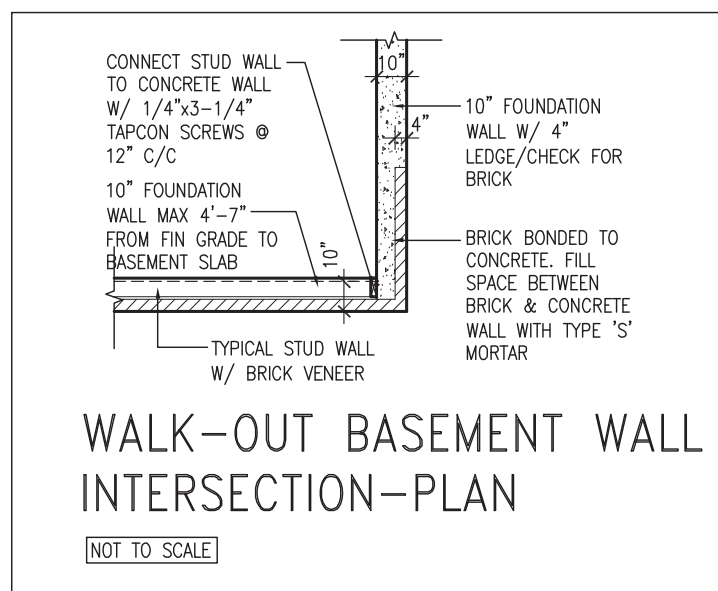
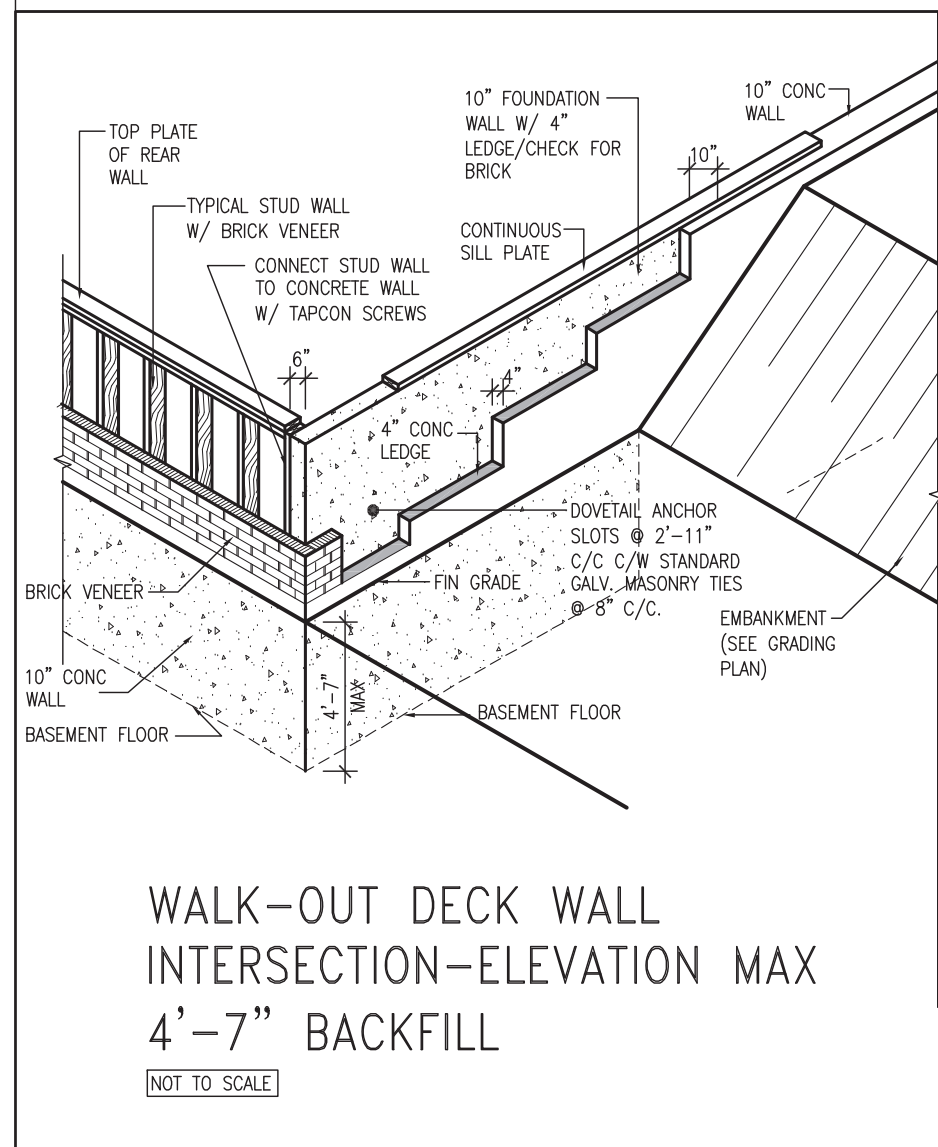
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|  |                               |  |                           |
|--|-------------------------------|--|---------------------------|
| <b>BAYVIEW WELLINGTON</b>  |                               | <b>CONST NOTE</b>                        |                           |
| project name<br><b>ALCONA</b>  | municipality<br>INNISFIL, ON. | project no.<br><b>13049</b>              |                           |
| date<br><b>MAY 2016</b>  | checked by                    | scale<br><b>3/16" = 1'-0"</b>            | drawing no.<br><b>CN9</b> |
| drawn by<br><b>RC</b>  |                               | file name<br><b>13049-CN-A1 VER 2022</b> |                           |
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(10" FOUNDATION WALL)



(10" FOUNDATION WALL)



|     |                         |           |    |   |
|-----|-------------------------|-----------|----|---|
| 9   | .                       | .         | .  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  |
| 8   | .                       | .         | .  | qualification information   |
| 7   | .                       | .         | .  | Wellington Jno-Baptiste 25591   |
| 6   | .                       | .         | .  | name registration information BCIN  |
| 5   | .                       | .         | .  | VA3 Design Inc. 42658   |
| 4   | .                       | .         | .  | signature   |
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| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |   |
| no. | description             | date      | by |   |

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**BAYVIEW WELLINGTON**

project name ALCONA municipality INNISFIL, ON.

date MAY 2016 scale 3/16" = 1'-0"

drawn by RC checked by -

**CONST NOTE**

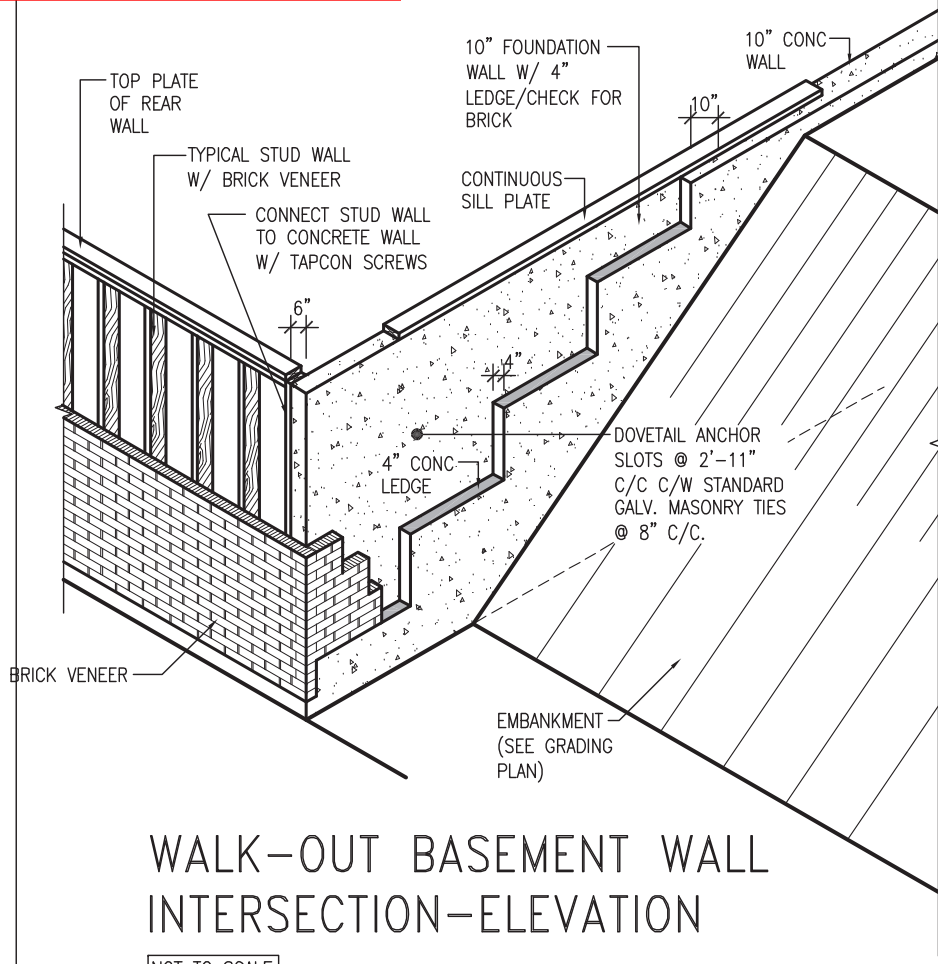
project no. 13049

CONSTRUCTION NOTES

file name 13049-CN-A1 VER 2022

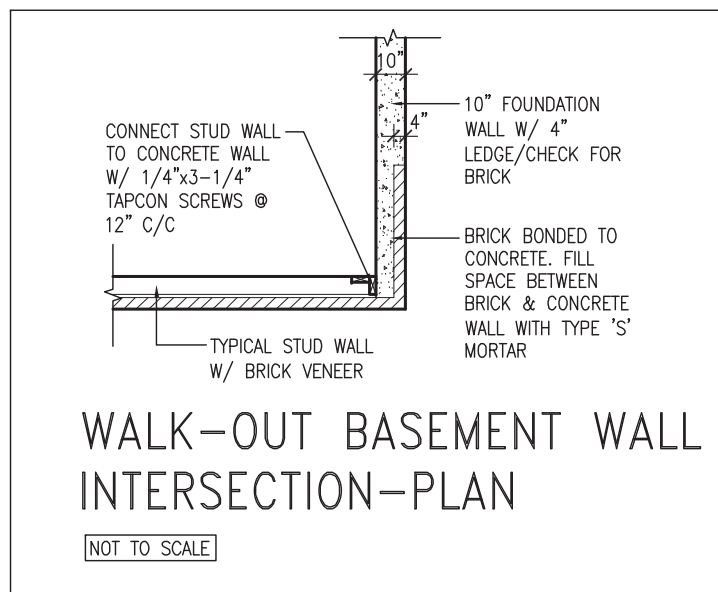
drawing no. **CN10**

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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

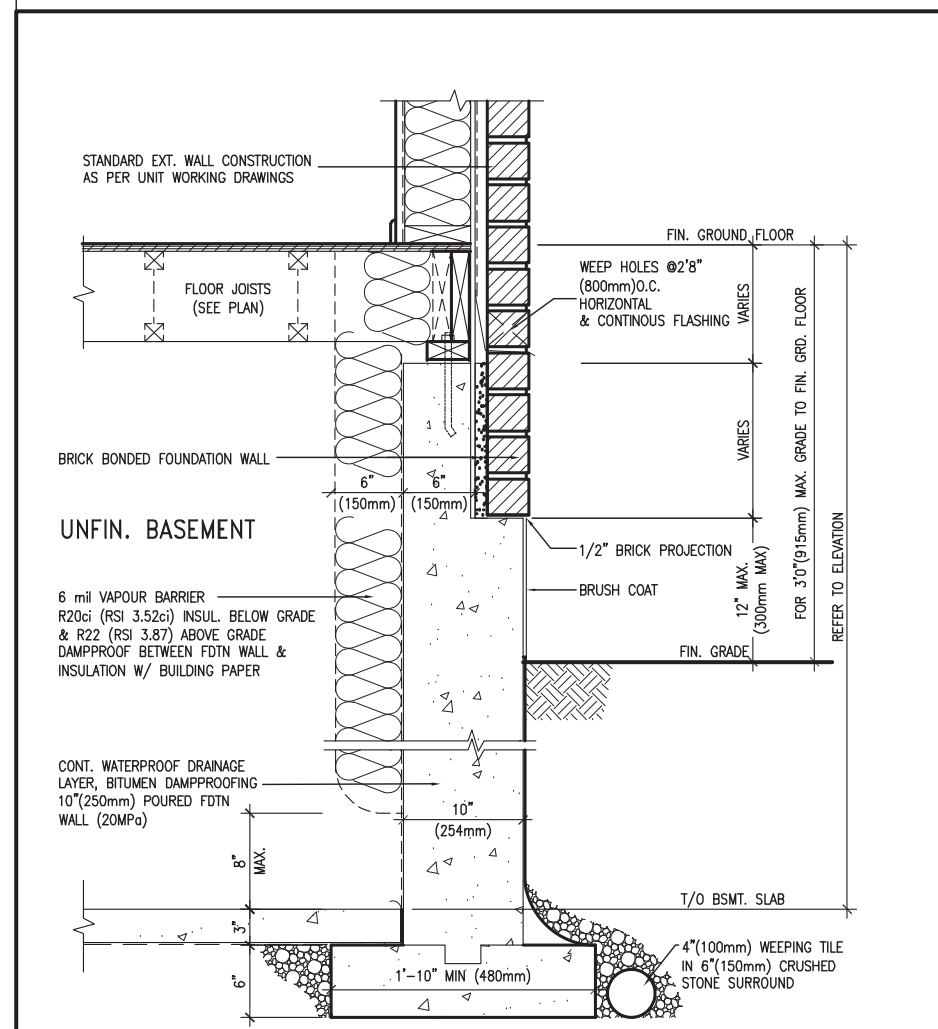
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

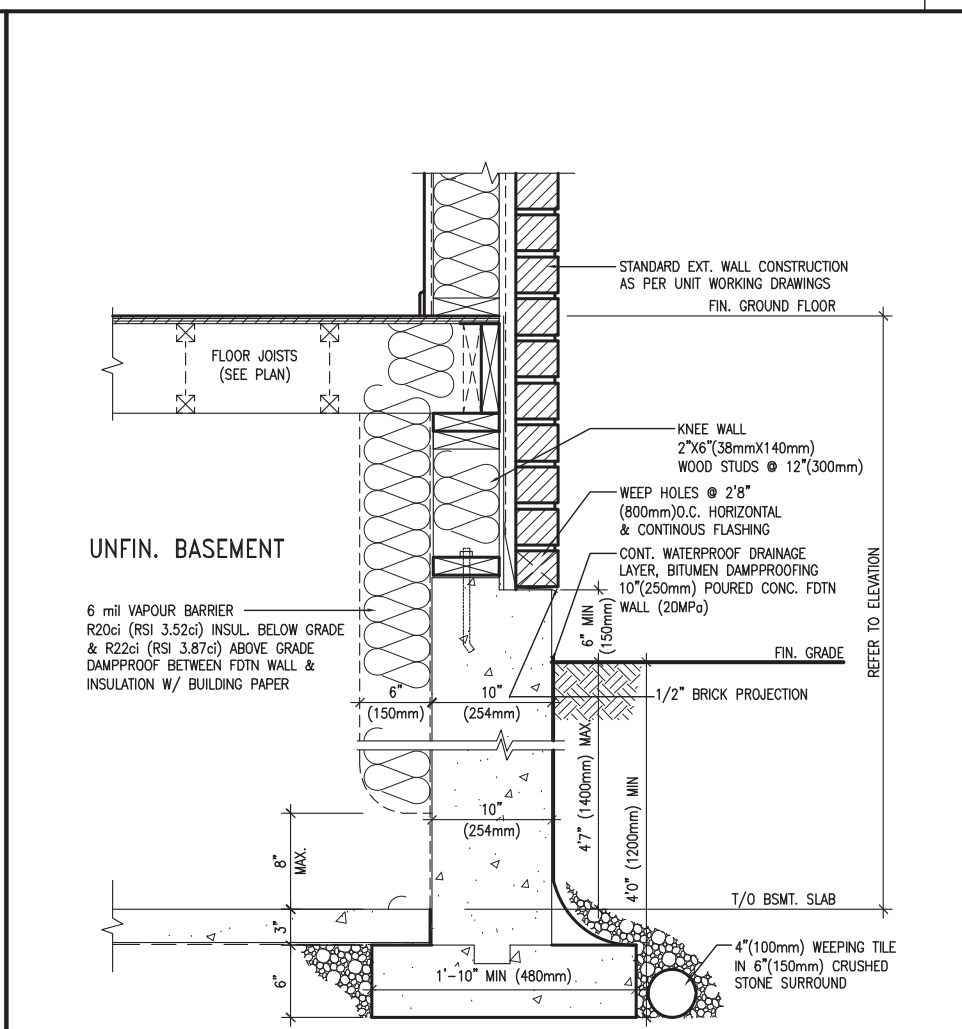
(10" FOUNDATION WALL)



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

EW3.06x  
PKG A1

SCALE: N.T.S.



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

EW3.07x  
PKG A1

SCALE: N.T.S.



|     |                         |           |    |
|-----|-------------------------|-----------|----|
| 9   |                         |           |    |
| 8   |                         |           |    |
| 7   |                         |           |    |
| 6   |                         |           |    |
| 5   |                         |           |    |
| 4   |                         |           |    |
| 3   | UPDATE TO OBC VER 2022  | FEB 16-22 | RC |
| 2   | UPDATE TO OBC VER 2020  | FEB 09-21 | RC |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |
| no. | description             | date      | by |

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

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**BAYVIEW WELLINGTON**

project name **ALCONA** municipality **INNISFIL, ON.**

date **MAY 2016** scale **3/16" = 1'-0"**

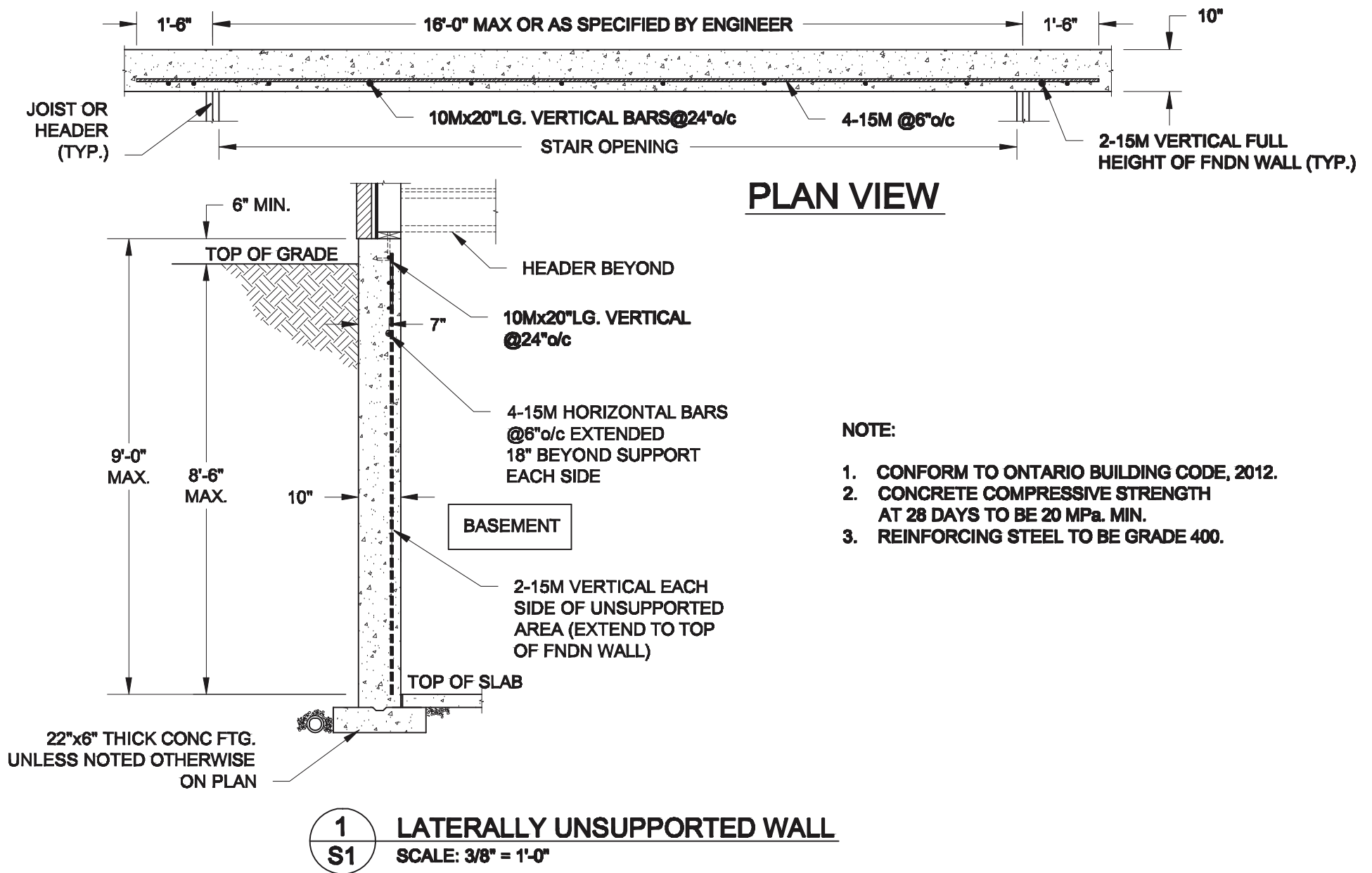
drawn by **RC** checked by **RC** file name **13049-CN-A1 VER 2022**

**CONST NOTE**

project no. **13049**

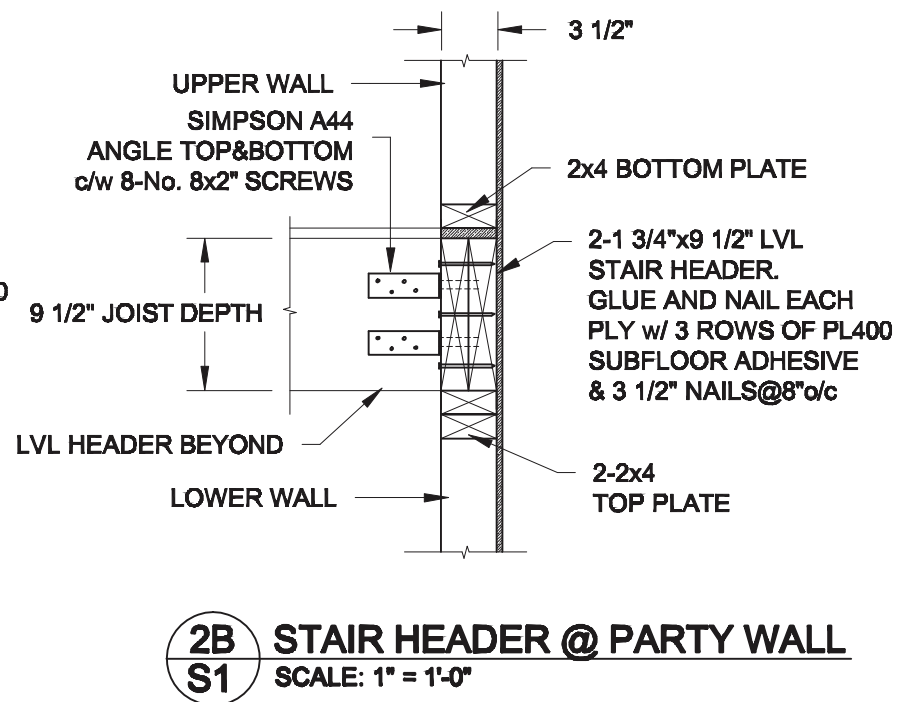
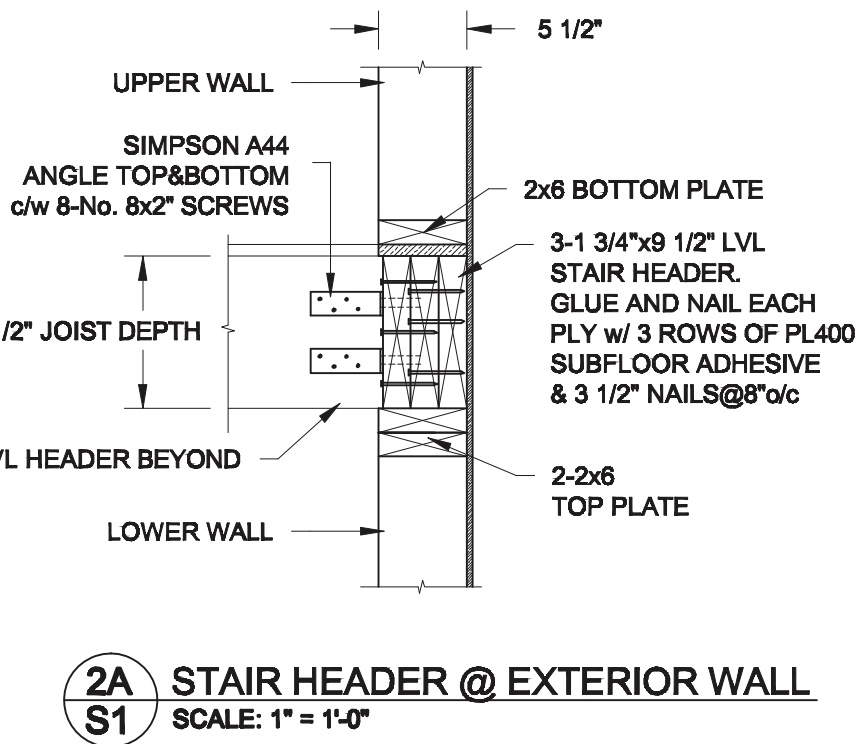
**CONSTRUCTION NOTES** drawing no. **CN11**

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**NOTE:**

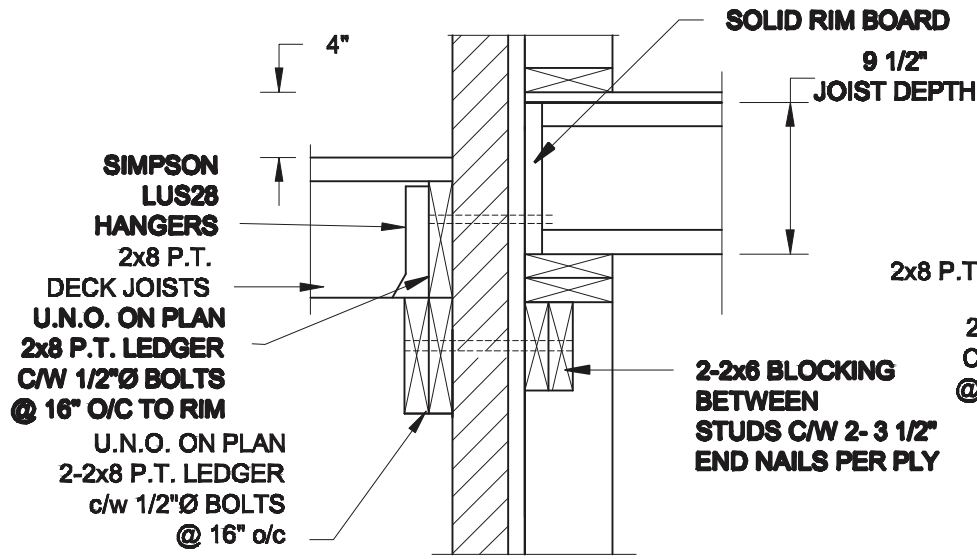
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.



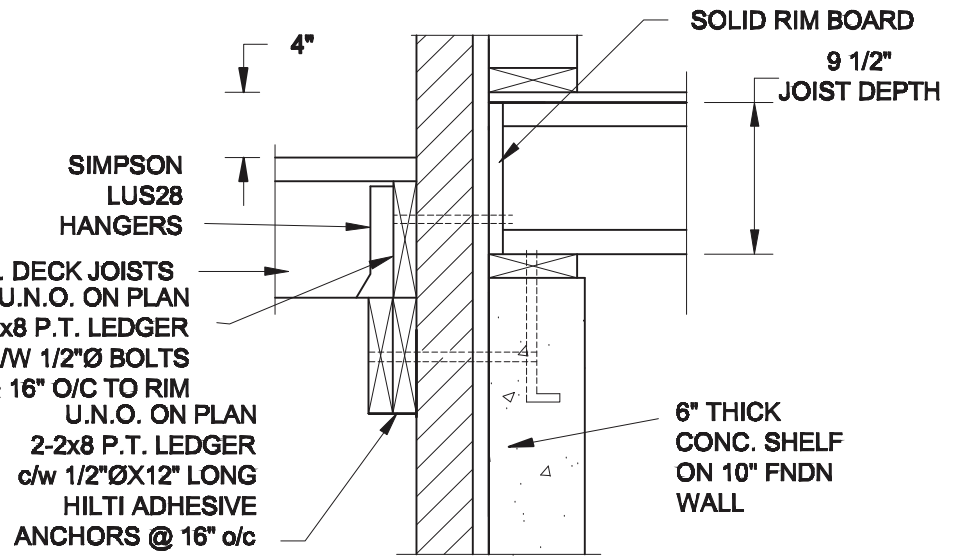
|                           |          |
|---------------------------|----------|
| Scale:<br><b>AS NOTED</b> |          |
| Date:                     |          |
| Drawn:                    | Checked: |



|  |                           |
|--|---------------------------|
| Project:<br><b>BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS<br/>INNISFIL, ONTARIO</b> |                           |
| <b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b>  |                           |
| Project No.:   | Drawing No.:<br><b>S1</b> |

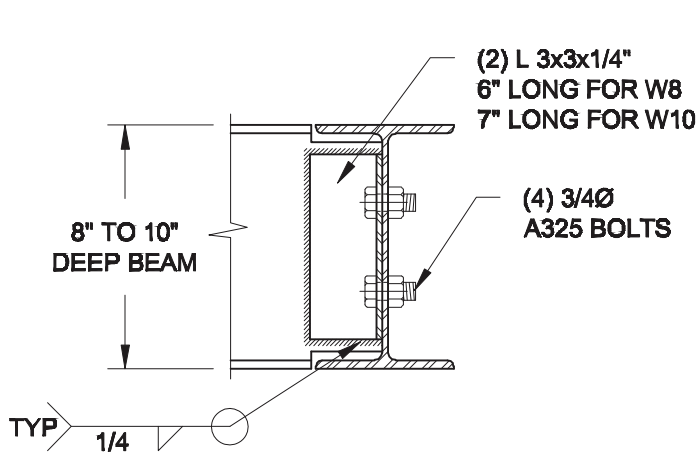


**1A** DECK FASTEN DETAIL  
**S2** SCALE: 1" = 1'-0"



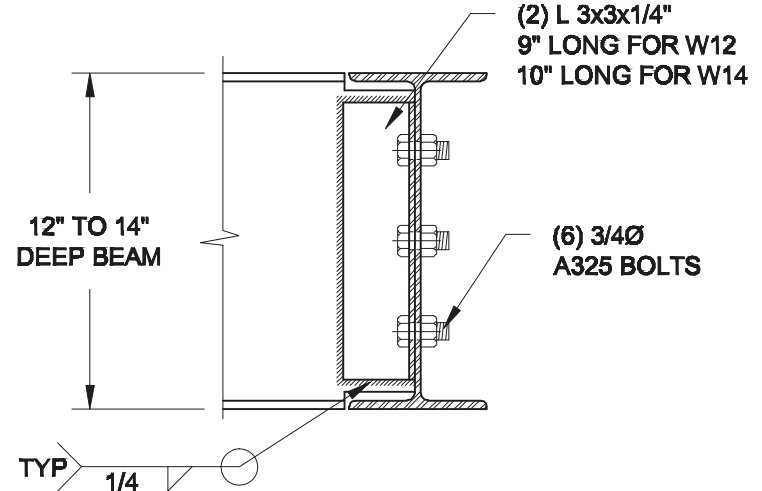
**1B** DECK FASTEN DETAIL  
**S2** SCALE: 1" = 1'-0"

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

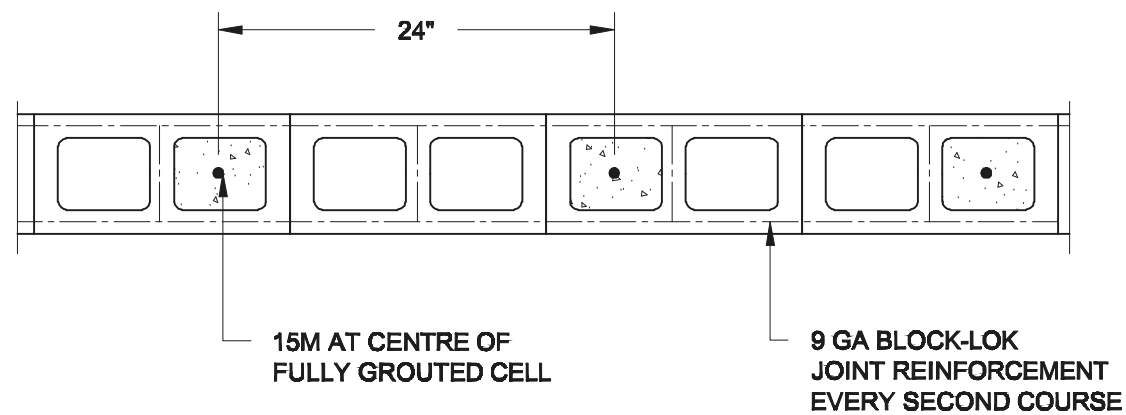


**NOTE:** DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

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



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



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

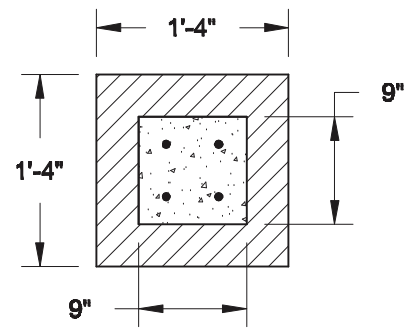
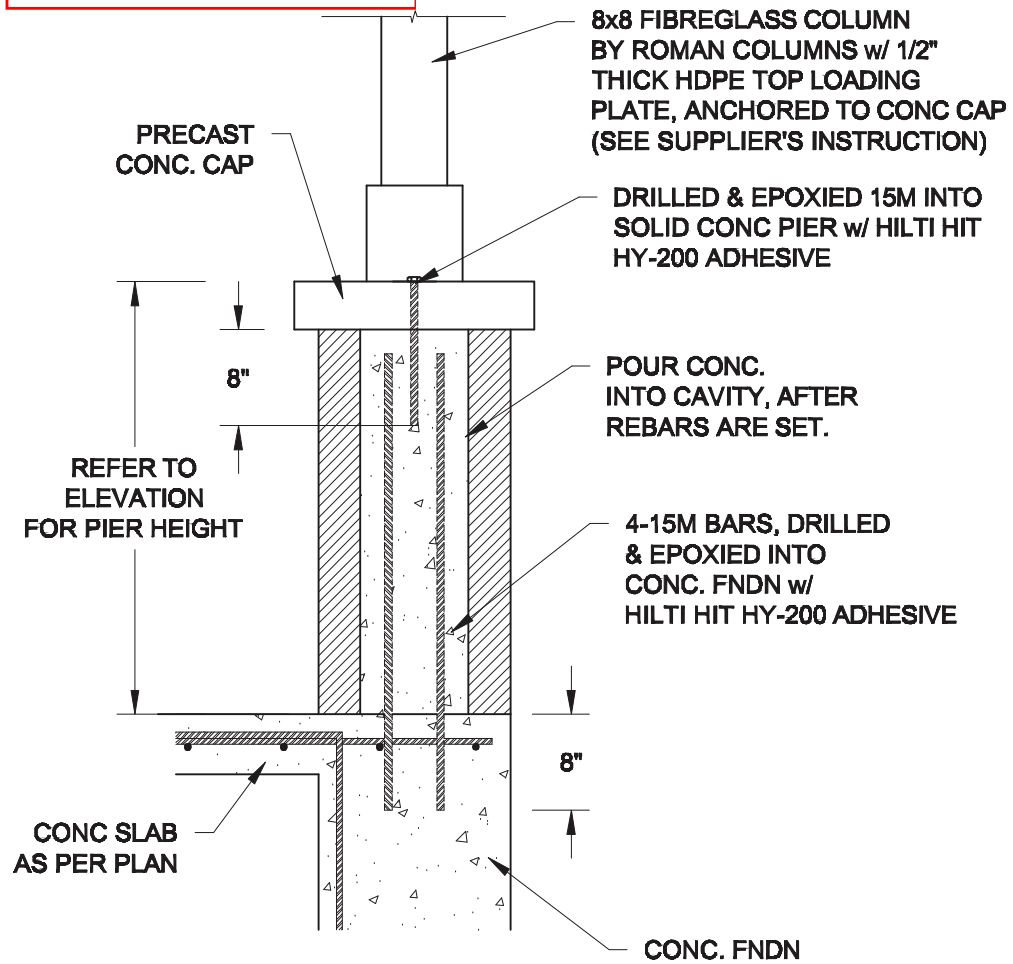
**NOTES:**

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

|        |                 |
|--------|-----------------|
| Scale: | <b>AS NOTED</b> |
| Date:  |                 |
| Drawn: | Checked:        |



|              |  |              |
|--------------|--|--------------|
| Project:     | <b>BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS<br/>INNISFIL, ONTARIO</b> |              |
|              | <b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b>                                  |              |
| Project No.: |  | Drawing No.: |
|              |  | <b>S2</b>    |



**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:<br><b>AS NOTED</b> |          |
| Date:                     |          |
| Drawn:                    | Checked: |

Engineer's Seal:

|  |                           |
|--|---------------------------|
| Project:<br><b>BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS<br/>INNISFIL, ONTARIO</b> |                           |
| <b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b>  |                           |
| Project No.:   | Drawing No.:<br><b>S3</b> |