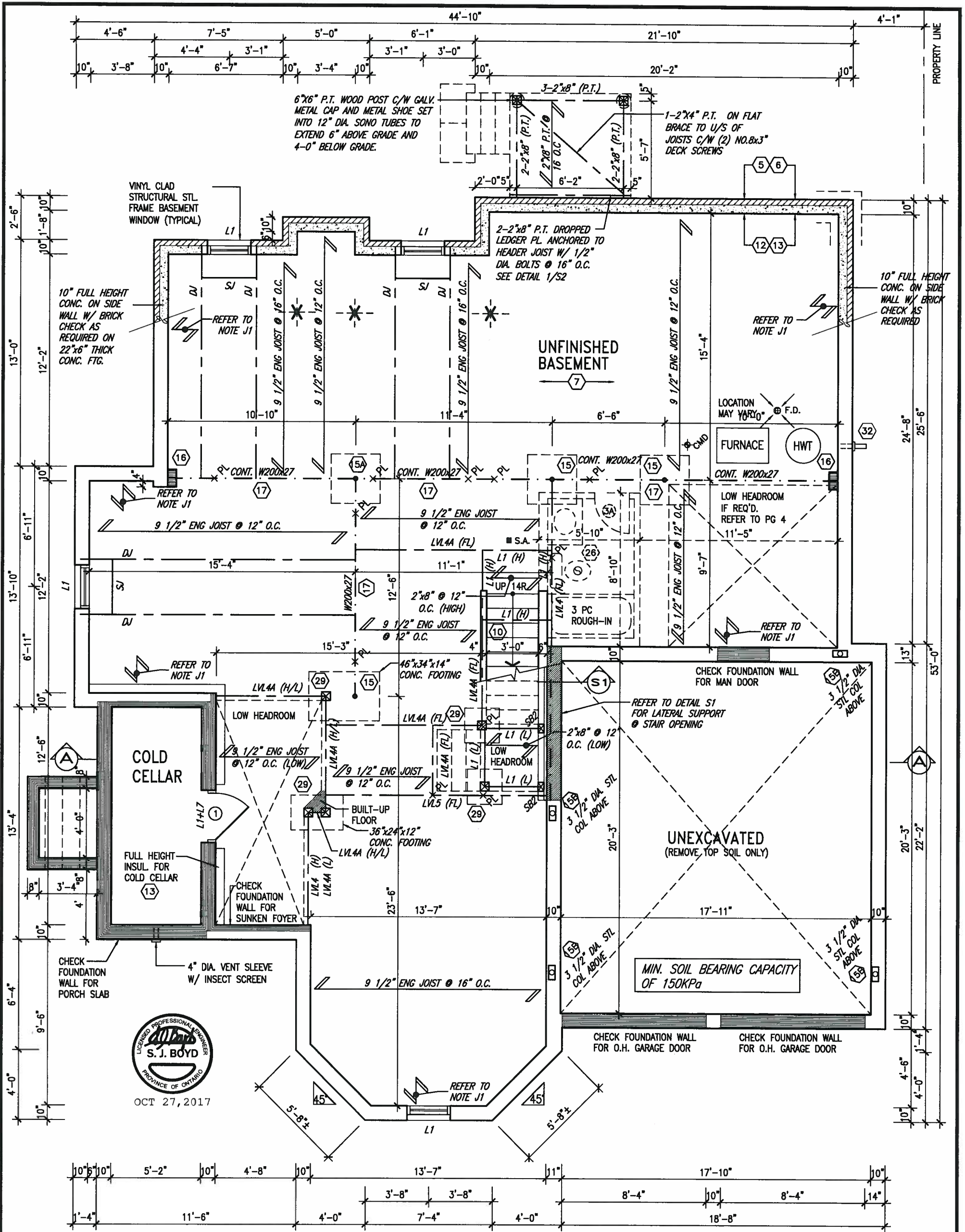




BASEMENT PLAN 'A'

AREA CHART ON PAGE 4

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

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

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

LOT 49

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

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

ECTURAL REVIEW & APPROVAL  
OCT 31 2017  
Williams Limited, Architect

| no. | description                   | date       | by  |
|-----|-------------------------------|------------|-----|
| 9   |                               |            |     |
| 8   |                               |            |     |
| 7   |                               |            |     |
| 6   |                               |            |     |
| 5   |                               |            |     |
| 4   | REVISED AS PER ENG'S COMMENTS | OCT 06-17  | RC  |
| 3   | REVISED AS PER TRUSS LAYOUTS  | AUG 30-17  | RC  |
| 2   | ISSUED FOR CLIENT REVIEW      | JULY 04-17 | AJE |

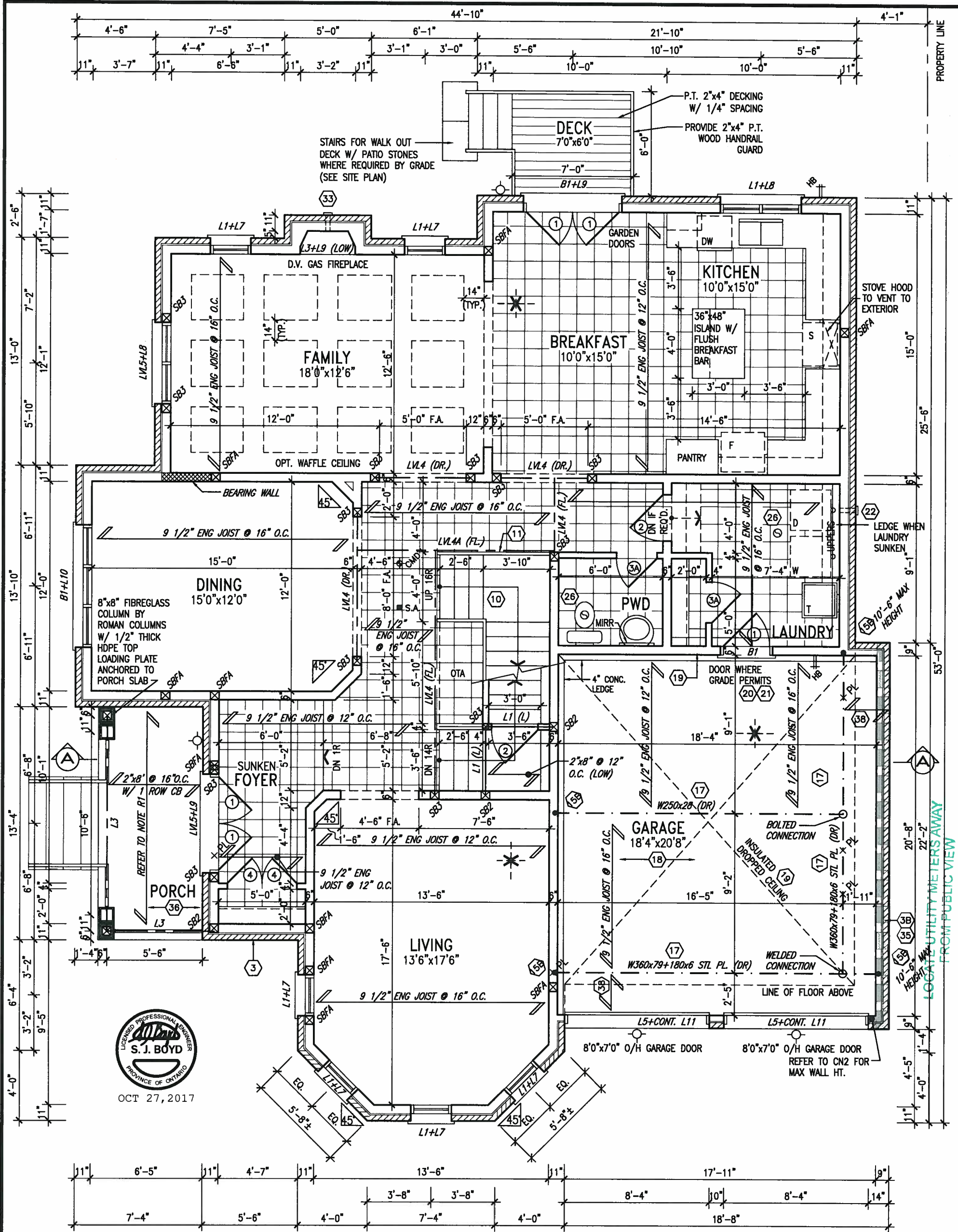
|                                                                                                                                                                                                                                                                                                               |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 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-Bopfista                                                                                                                                                                                                                                                                                       | 25591 |
| name registration information                                                                                                                                                                                                                                                                                 | BCIN  |
| 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, ONTARIO  
date  
MAR. 2017  
drawn by  
AJE  
checked by  
scale  
3/16" = 1'-0"

**S48-4C**  
project no.  
13049  
drawing no.  
1  
BASEMENT PLAN 'A'  
13049-S48-4C LOT 49  
file name  
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\48\13049-S48-4C LOT 49.dwg - Fri - Oct 27 2017 - 3:21 PM





GROUND FLOOR PLAN 'A'

**ROOF NOTE R1**  
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

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

**NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.**

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

INDICATES REDUCED SIDE YARD

LOT 49

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

ARCHITECTURAL REVIEW & APPROVAL  
OCT 31 2017  
Williams Limited, Architect

| no. | description                   | date       | by  |
|-----|-------------------------------|------------|-----|
| 9   |                               |            |     |
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| 4   |                               |            |     |
| 3   | REVISED AS PER ENG'S COMMENTS | OCT 06-17  | RC  |
| 2   | REVISED AS PER TRUSS LAYOUTS  | AUG 30-17  | RC  |
| 1   | ISSUED FOR CLIENT REVIEW      | JULY 04-17 | AJE |

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.

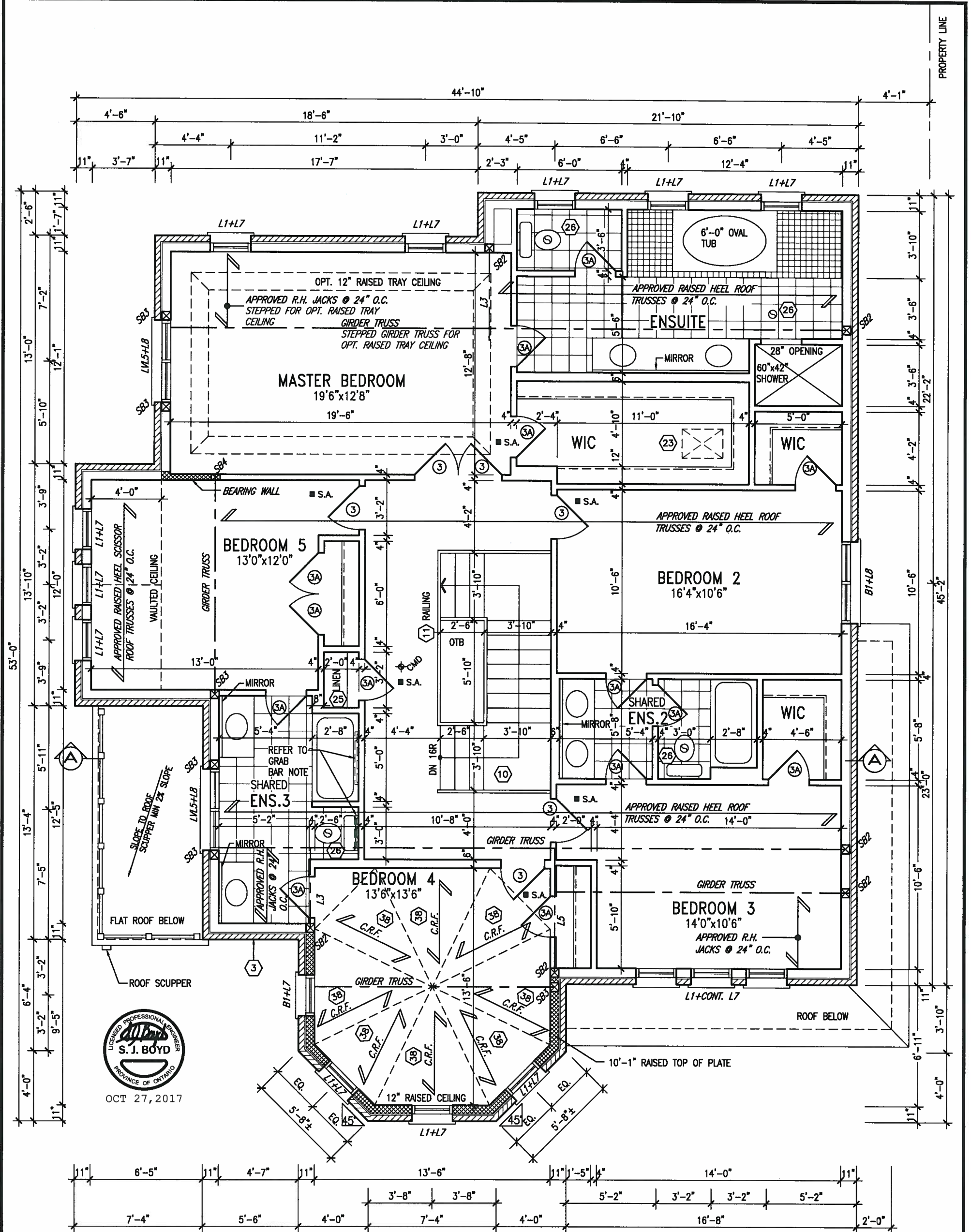
qualification information  
Wellington Jno-Baptiste 25591  
name registration information BCIN  
VA3 Design Inc. 42658

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                                                                      |                                   | S48-4C                 |                                  |
|-----------------------------------------------------------------------------------------|-----------------------------------|------------------------|----------------------------------|
| project name<br>ALCONA                                                                  | municipality<br>INNISFIL, ONTARIO | project no.<br>13049   | drawing no.<br>2                 |
| date<br>MAR. 2017                                                                       | checked by<br>AJE                 | scale<br>3/16" = 1'-0" | file name<br>13049-S48-4C LOT 49 |
| GROUND FLOOR PLAN 'A'                                                                   |                                   |                        |                                  |
| RICHARD - H:\ARCHIVE\WORKING\2013\13049-S48-4C LOT 49.dwg - Fri - Oct 27 2017 - 3:21 PM |                                   |                        |                                  |





**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC: 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(i) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

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

SECOND FLOOR PLAN 'A'

LOT 49

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

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

**STRUCTURAL REVIEW & APPROVAL**  
OCT 31 2017  
Jo Williams Limited, Architect

| no. | description                   | date       | by  |
|-----|-------------------------------|------------|-----|
| 9   |                               |            |     |
| 8   |                               |            |     |
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| 4   |                               |            |     |
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| 2   | REVISED AS PER TRUSS LAYOUTS  | AUG 30-17  | RC  |
| 1   | ISSUED FOR CLIENT REVIEW      | JULY 04-17 | AJE |

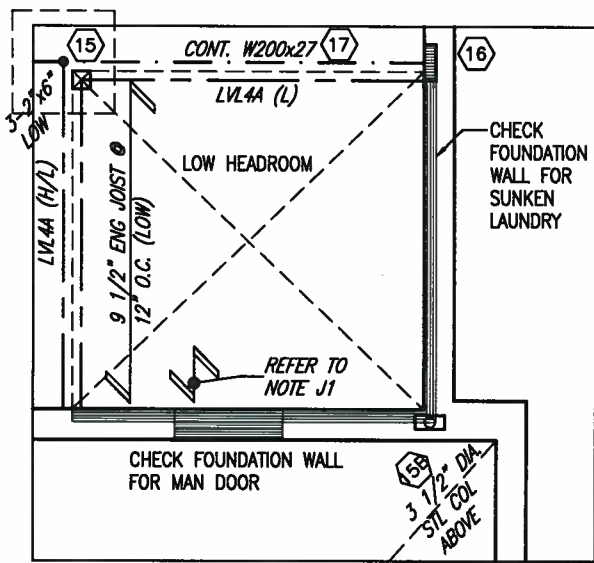
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

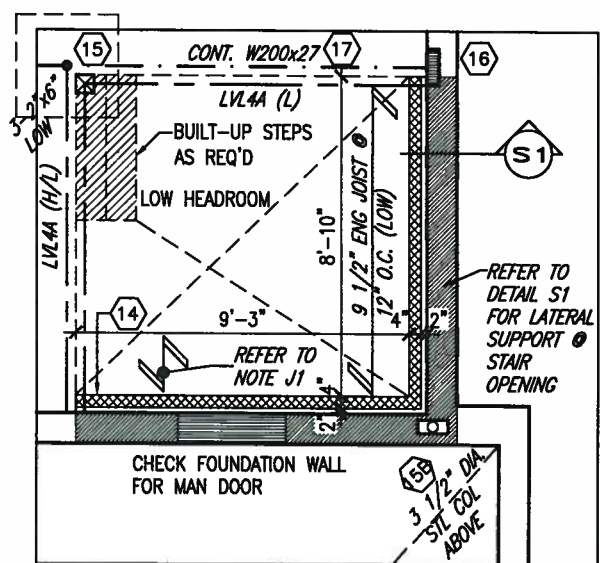
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t 416.630.2255 f 416.630.4782  
va3design.com

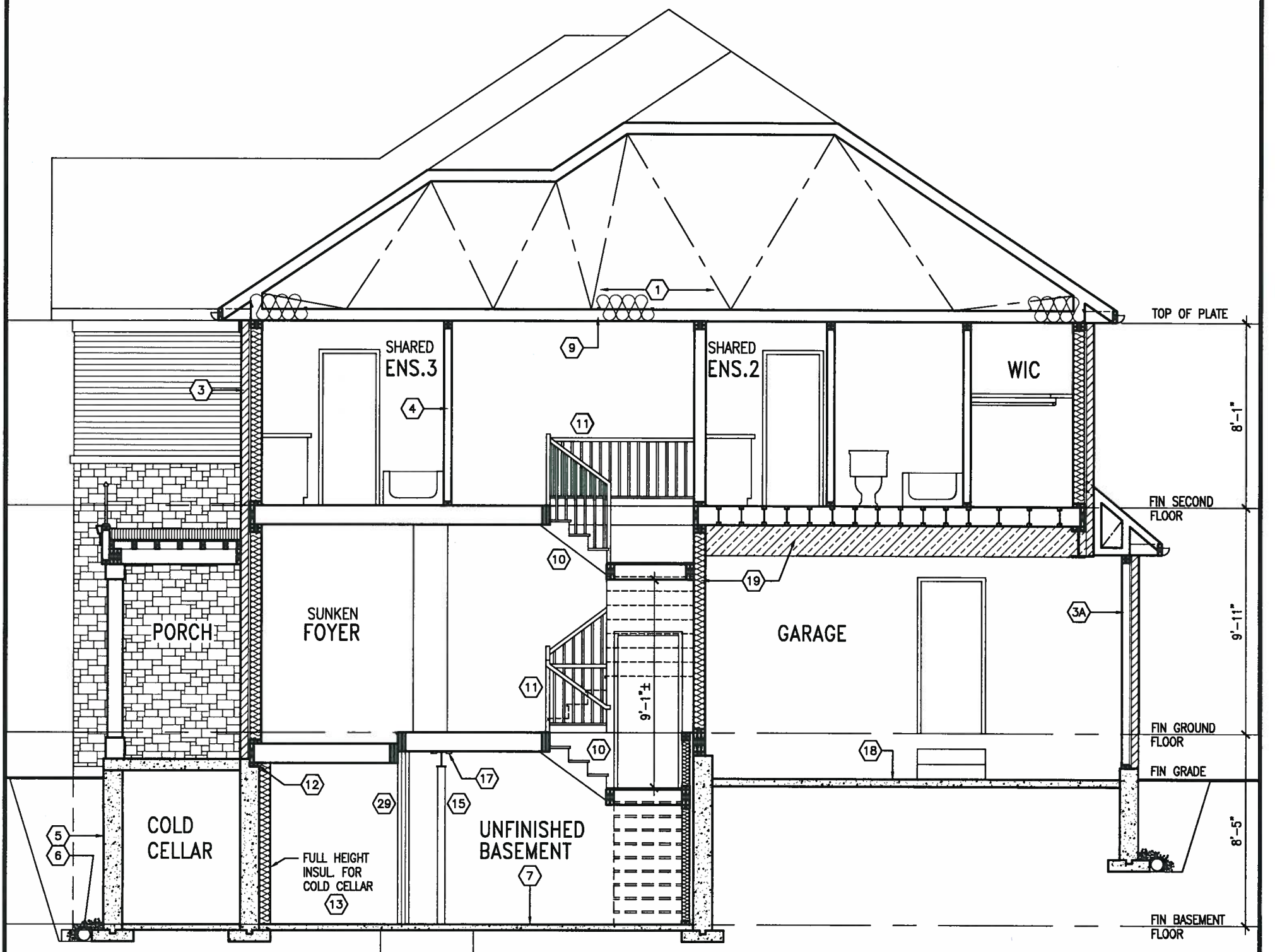
|                                                                                                           |                                          |                               |                                         |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------|-----------------------------------------|
| <b>BAYVIEW WELLINGTON</b>                                                                                 |                                          | <b>S48-4C</b>                 |                                         |
| project name<br><b>ALCONA</b>                                                                             | municipality<br><b>INNISFIL, ONTARIO</b> | project no.<br><b>13049</b>   |                                         |
| date<br><b>MAR. 2017</b>                                                                                  | checked by<br><b>AJE</b>                 | scale<br><b>3/16" = 1'-0"</b> | file name<br><b>13049-S48-4C LOT 49</b> |
| drawing no.<br><b>3</b>                                                                                   |                                          | drawing no.<br><b>3</b>       |                                         |
| RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\48\13049-S48-4C LOT 49.dwg - Fri - Oct 27 2017 - 3:21 PM |                                          |                               |                                         |



PARTIAL SUNKEN  
LAUNDRY -1R



PARTIAL SUNKEN  
LAUNDRY -2R TO -3R



SECTION A-A



OCT 27, 2017

| AREA CALCULATIONS     |                          | ELEV. A |
|-----------------------|--------------------------|---------|
| GROUND FLOOR AREA     | 1559 SF                  |         |
| SECOND FLOOR AREA     | 1883 SF                  |         |
| SUBTOTAL              | 3442 SF                  |         |
| DEDUCT ALL OPEN AREAS | 15 SF                    |         |
| <b>TOTAL NET AREA</b> | <b>3427 SF</b>           |         |
|                       | (318.38 m <sup>2</sup> ) |         |
| FINISHED BSMT AREA    | 0 SF                     |         |
| COVERAGE W/OUT PORCH  | 1976 SF                  |         |
|                       | (183.58 m <sup>2</sup> ) |         |
| COVERAGE W/ PORCH     | 2056 SF                  |         |
|                       | (191.00 m <sup>2</sup> ) |         |

LOT 49

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**ARCHITECTURAL REVIEW & APPROVAL**  
OCT 31 2017  
Williams Limited, Architect

| no. | description                   | date       | by  |
|-----|-------------------------------|------------|-----|
| 9.  |                               |            |     |
| 8.  |                               |            |     |
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| 4.  |                               |            |     |
| 3.  | REVISED AS PER ENG'S COMMENTS | OCT 06-17  | RC  |
| 2.  | REVISED AS PER TRUSS LAYOUTS  | AUG 30-17  | RC  |
| 1.  | ISSUED FOR CLIENT REVIEW      | JULY 04-17 | AJE |

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 registration information BCN  
VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782  
va3design.com

| BAYVIEW WELLINGTON            |                                   | S48-4C                           |
|-------------------------------|-----------------------------------|----------------------------------|
| project name<br><b>ALCONA</b> | municipality<br>INNISFIL, ONTARIO | project no.<br>13049             |
| date<br>MAR. 2017             | checked by<br>AJE                 | scale<br>3/16" = 1'-0"           |
| PARTIAL PLANS & SECTION A-A   |                                   | file name<br>13049-S48-4C LOT 49 |
| drawing no.<br><b>4</b>       |                                   |                                  |





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ARCHITECTURAL REVIEW &amp; APPROVAL

John G. Williams Limited, Architect



LOT 49



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ARCHITECTURAL REVIEW & APPROVAL

OCT 31 2017

John G. Williams Limited, Architect

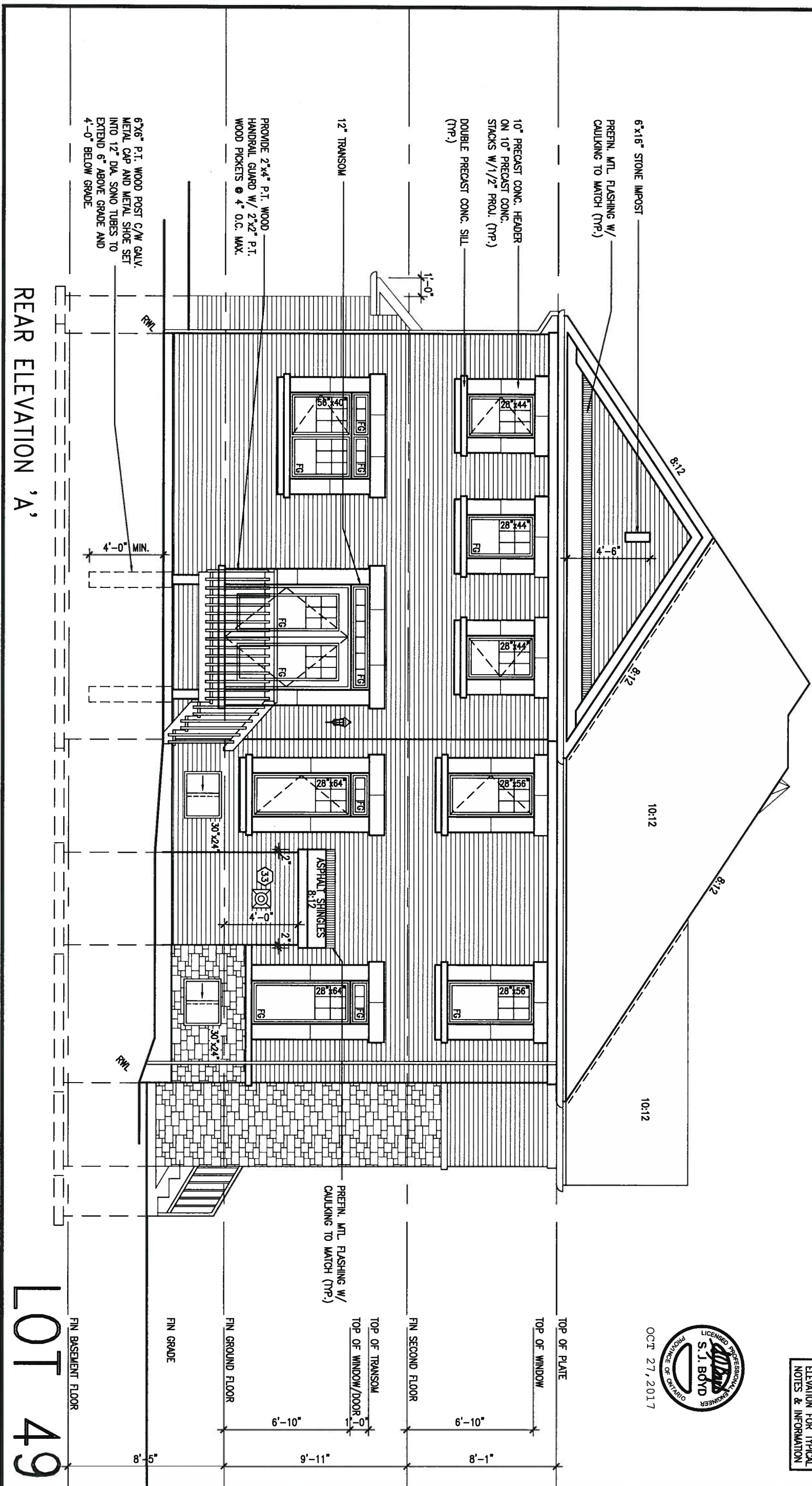
REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION



|     |  |                                                                                                                                                                                                                                                                                                               |  |                               |  |                    |  |                        |  |
|-----|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------|--|--------------------|--|------------------------|--|
| 9   |  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |  | VA3 DESIGN                    |  | BAYVIEW WELLINGTON |  | S48-4C                 |  |
| 8   |  | Wellington Jno-Baptiste                                                                                                                                                                                                                                                                                       |  | 25591                         |  | ALCONA             |  | INNISFIL, ONTARIO      |  |
| 7   |  | name registration information                                                                                                                                                                                                                                                                                 |  | BCIN                          |  | date               |  | project no.            |  |
| 6   |  | VA3 Design Inc.                                                                                                                                                                                                                                                                                               |  | 42658                         |  | MAR. 2017          |  | 13049                  |  |
| 5   |  | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |  | 255 Consumers Rd Suite 120    |  | checked by         |  | FLANKAGE ELEVATION 'A' |  |
| 4   |  |                                                                                                                                                                                                                                                                                                               |  | Toronto ON M2J 1R4            |  | scale              |  | file name              |  |
| 3   |  | OCT 06-17 RC                                                                                                                                                                                                                                                                                                  |  | t 416.630.2255 f 416.630.4782 |  | 3/16" = 1'-0"      |  | 13049-S48-4C LOT 49    |  |
| 2   |  | AUG 30-17 RC                                                                                                                                                                                                                                                                                                  |  | vo3design.com                 |  | drawn by           |  | drawing no.            |  |
| 1   |  | JULY 04-17 AJE                                                                                                                                                                                                                                                                                                |  |                               |  | AJE                |  | 6                      |  |
| no. |  | description                                                                                                                                                                                                                                                                                                   |  | date                          |  | by                 |  |                        |  |







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ARCHITECTURAL REVIEW & APPROVAL

OCT 31 2017

John G. Williams Limited, Architect

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

OCT 27, 2017



|     |                               |                |                                                                                                                                                                                                                                                                                                               |
|-----|-------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.  | .                             | .              | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |
| 8.  | .                             | .              | qualification information                                                                                                                                                                                                                                                                                     |
| 7.  | .                             | .              | Wellington Jno-Baptiste 25591                                                                                                                                                                                                                                                                                 |
| 6.  | .                             | .              | name registration information BCIN                                                                                                                                                                                                                                                                            |
| 5.  | .                             | .              | VA3 Design Inc. 42658                                                                                                                                                                                                                                                                                         |
| 4.  | .                             | .              |                                                                                                                                                                                                                                                                                                               |
| 3.  | REVISED AS PER ENG'S COMMENTS | OCT 06-17 RC   | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |
| 2.  | REVISED AS PER TRUSS LAYOUTS  | AUG 30-17 RC   |                                                                                                                                                                                                                                                                                                               |
| 1.  | ISSUED FOR CLIENT REVIEW      | JULY 04-17 AJE |                                                                                                                                                                                                                                                                                                               |
| 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                                                                                        |           | S48-4C       |                   |
| project name                                                                                              | ALCONA    | municipality | INNISFIL, ONTARIO |
| date                                                                                                      | MAR. 2017 | project no.  | 13049             |
| drawn by                                                                                                  | AJE       | checked by   | scale             |
|                                                                                                           |           |              | 3/16" = 1'-0"     |
| RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\48\13049-S48-4C LOT 49.dwg - Fri - Oct 27 2017 - 3:21 PM |           | drawing no.  |                   |
|                                                                                                           |           | 8            |                   |





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: 3/8" = 1'-0"**

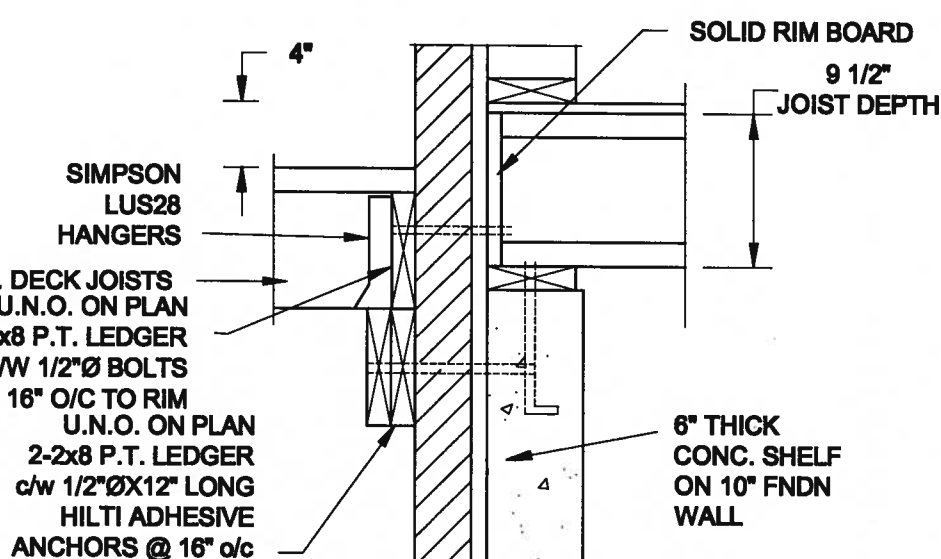
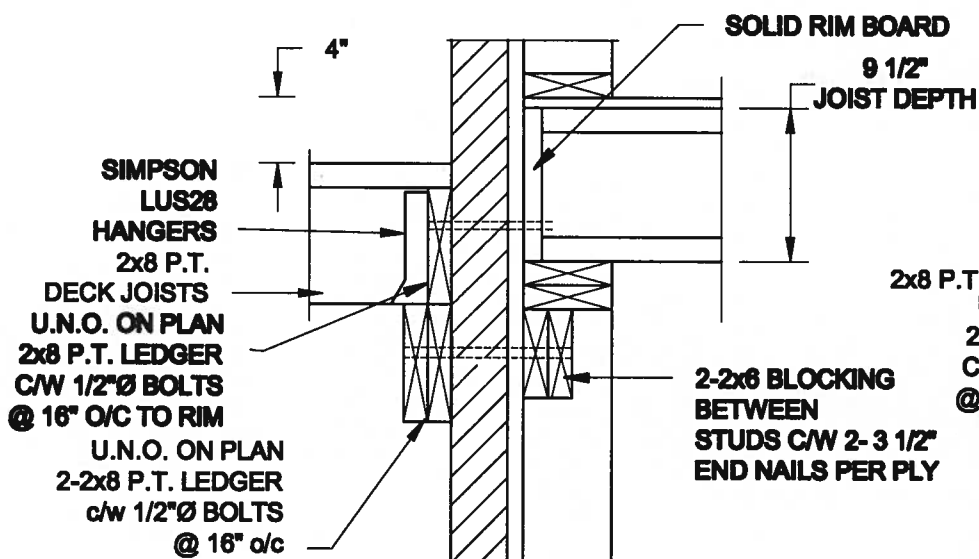


**SCALE: 1" = 1'-0"**



|                             |                                                                                                                                                                                                                               |                                               |                                                                                   |                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|---------------------------|
| <b>Scale:</b><br>AS NOTED   | <b>QUAILE ENGINEERING LTD.</b><br><br>38 Parkside Drive, UNIT 7<br>Newmarket, ON<br>L3Y 8J9<br>T: 905-853-8547<br>E: quaile.eng@rogers.com | <b>Engineer's Seal:</b>                       | <b>Project:</b><br>BAYVIEW WELLINGTON HOMES - ALCONA PROJECT<br>INNISFIL, ONTARIO |                           |
| <b>Date:</b><br>JUL-31-2017 |                                                                                                                                                                                                                               | <b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b> |                                                                                   |                           |
| <b>Drawn:</b><br>SC         |                                                                                                                                                                                                                               | <b>Checked:</b><br>SJB                        | <b>Project No.:</b><br>16-083                                                     | <b>Drawing No.:</b><br>S1 |

# FOR 9 1/2" JOIST DEPTH

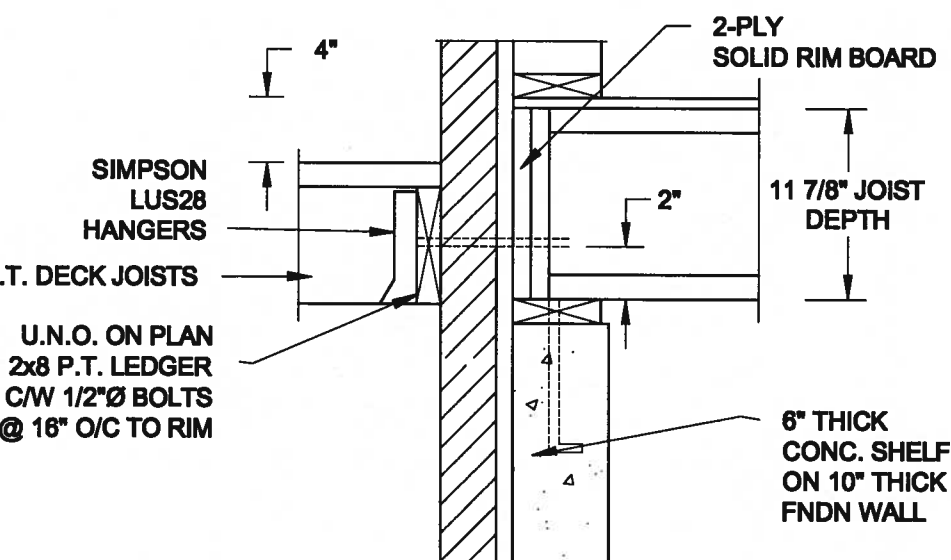
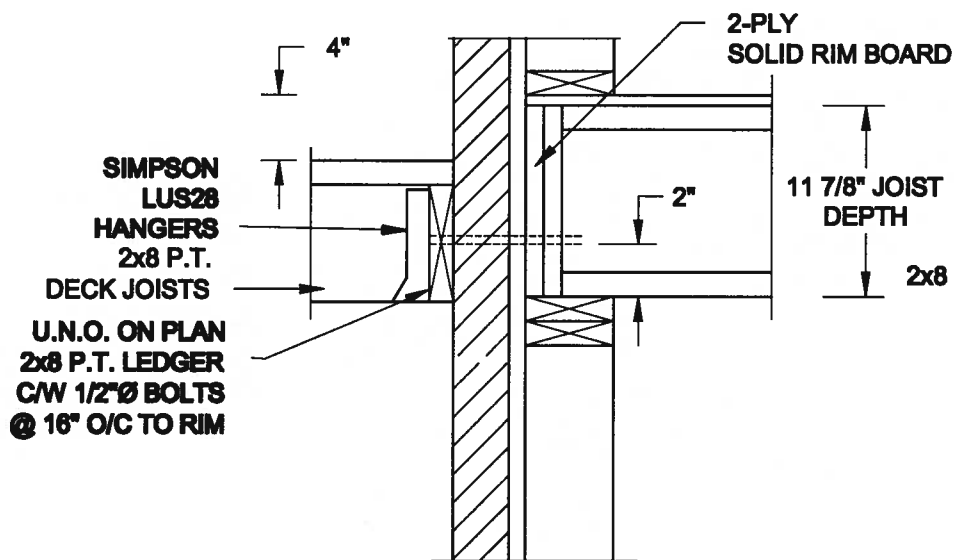


**1A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

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

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

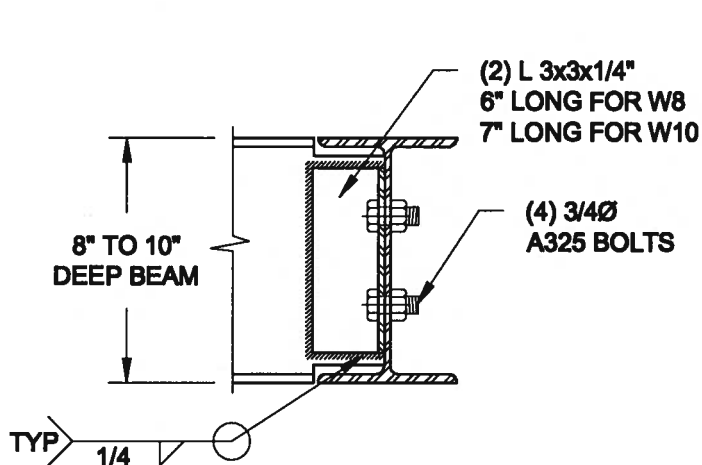
# FOR 11 7/8" JOIST DEPTH



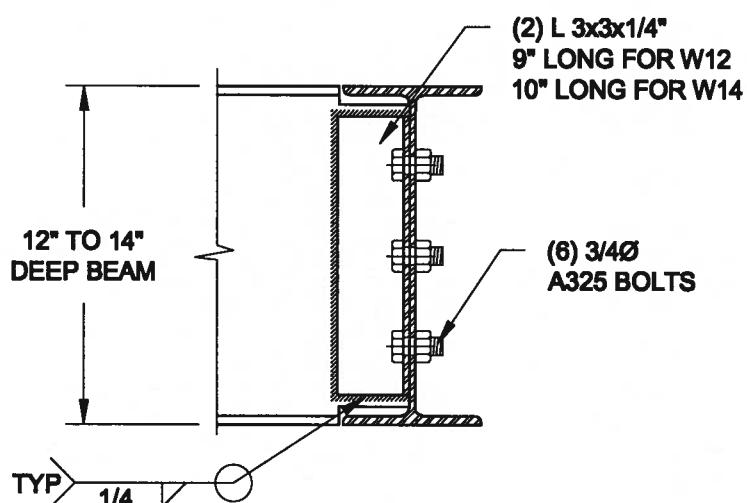
**2A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

**2B DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

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



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



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

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



|                      |                                                                                                                                                                                                                                |                 |                                                                            |                    |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------|--------------------|
| Scale:<br>AS NOTED   | <b>QUAILE ENGINEERING LTD.</b><br><br>38 Parkside Drive, UNIT 7<br>Newmarket, ON<br>L3Y 8J9<br>T: 905-853-8547<br>E: quaille.eng@rogers.com | Engineer's Seal | Project:<br>BAYVIEW WELLINGTON HOMES - ALCOONA PROJECT<br>BAYVIEW, ONTARIO |                    |
| Date:<br>JUL-01-2017 |                                                                                                                                                                                                                                |                 | TYPICAL STRUCTURAL DETAILS FOR SINGLES                                     |                    |
| Drawn:<br>SC         |                                                                                                                                                                                                                                | Checked:<br>SJB | Project No.:<br>16-083                                                     | Drawing No.:<br>S2 |



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/m<sup>2</sup>) 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 (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

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

**2A.** RESERVED

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

**2C.** RESERVED

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

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

**3. BRICK VENEER CONSTRUCTION (2"x8") (SB-12-TABLE 3.1.1.2A)**  
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (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. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

**3A.** RESERVED

**3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS**  
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (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, 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. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

**4. INTERIOR STUD PARTITIONS**  
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHEN NOTED.

**5. FOUNDATION WALL/FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1(2))**  
200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

| STOREYS SUPPORTED [W/] | MASONRY VENEER [W/] | SIDING ONLY        |
|------------------------|---------------------|--------------------|
| 1                      | 16" wide x 6" DEEP  | 16" wide x 6" DEEP |
| 2                      | 20" wide x 6" DEEP  | 20" wide x 6" DEEP |
| 3                      | 26" wide x 9" DEEP  | 20" wide x 6" DEEP |

-SEE OBC 9.15.3.  
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").  
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

**STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)**  
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:

2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")  
**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 3.1.1.2A)**  
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER. FINISHED SOFFIT.

**9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (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.-**  
UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS  
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT  
MAX. RISE = 200 (7'-7/8")  
MIN. RUN = 210 (8'-1/4")  
MIN. TREAD = 235 (9'-1/4")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDING = 900 (2'-11")  
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")  
MIN. STAIR WIDTH = 860 (2'-10")  
**FOR CURVED STAIRS**  
MIN. RUN = 150 (6")  
MIN. AVG. RUN = 200 (8")

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

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

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

**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.

**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.

**STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)**  
89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x10 (34"x34"x1/4") 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 (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.

**STEEL COLUMN (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"x1/2"x2") FIELD WELD COL. TO BASE PLATE.**

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

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

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

**18. 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.

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

**22. DRYER EXHAUST (OBC-9.23.8(7) & 9.24.11.)**  
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

**23. INSULATED ATTIC ACCESS (OBC-9.18.2.1, & SB12-3.1.1.8)**  
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

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

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

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

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

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

**28.** RESERVED

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

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

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

**32. DIRECT VENTING GAS FURNACE/ H.W.T VENT**  
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A 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.

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

**34. SUBFLOOR JOIST STRAPPING AND BRIDGING**  
16mm (5/8") 1 & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (\* SEE OBC 9.30.6. \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE OBC 9.30.2. \*)  
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. (\* SEE OBC 9.23.9.4. \*)

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

**36. COLD CELLAR PORCH SLAB (OBC 9.39.)**  
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) UNTEL 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 SOLID WITH MORTAR.

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

GENERAL NOTES

**WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.-**  
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m<sup>2</sup> UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

**2) WINDOW GUARDS -OBC 9.8.8.1.(8).**  
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")

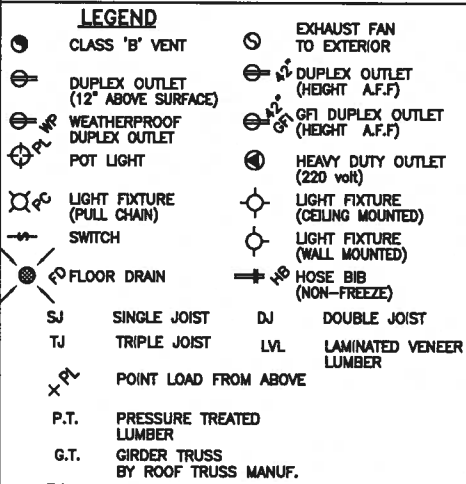
**3) EXTERIOR WINDOWS**  
SHALL COMPLY WITH OBC DIV-8 9.7.3. & SB12-3.1.1.9

**GENERAL: 1)** MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 6.2.2. SEE MECHANICAL DRAWINGS.  
**2)** ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.  
**3)** ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.  
**4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3. 3.6.3.8.(1)(i) & 3.6.3.13.(1)(ii). SEE DETAIL.  
**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 9.2.3.3.

**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 -2950S MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4, 9 1/2, 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.  
**6)** PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.  
**7)** JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.  
**8)** WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mL POLYETHYLENE FILM, No. 50 (45lb.) 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 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "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.



**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 V&J DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF V&J 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.

**39. TWO STOREY VOLUME SPACES**  
FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m. PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) 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.

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

**41. FOUNDATION WALL (W.O.D./W.O.B.)**  
- WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.

**42. 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.

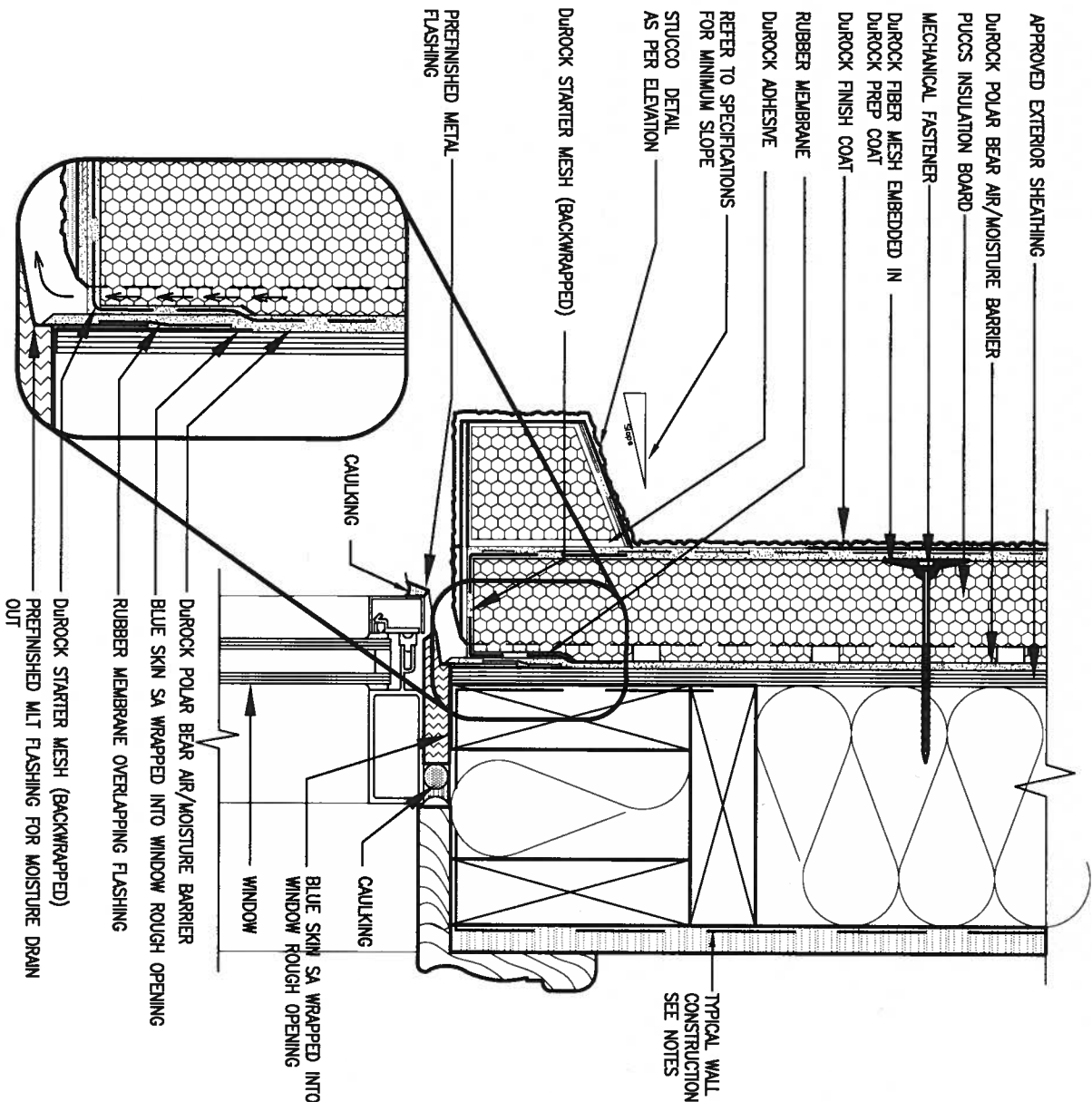
**DRAIN WATER HEAT RECOVERY UNIT (DWHR)**  
PER SB12-3.1.1.12. A DRAIN WATER HEAT RECOVERY (DWHR) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECOVER DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO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

ONT. REG. 332/12-2012 OBC  
Amendment O. Reg. 368/13  
NR-18-S-28 JAN. 25, 2017

| WOOD LINTELS AND BUILT-UP WOOD BEAMS |                         |        |
|--------------------------------------|-------------------------|--------|
| L1                                   | 2/38 x 184 (2/2" x 8")  | SPR.#2 |
| B1                                   | 3/38 x 184 (3/2" x 8")  | SPR.#2 |
| B2                                   | 4/38 x 184 (4/2" x 8")  | SPR.#2 |
| B7                                   | 5/38 x 184 (5/2" x 8")  | SPR.#2 |
| L3                                   | 2/38 x 235 (2/2" x 10") | SPR.#2 |
| B3                                   | 3/38 x 235 (3/2" x 10") | SPR.#2 |
| B4                                   | 4/38 x 235 (4/2" x 10") | SPR.#2 |



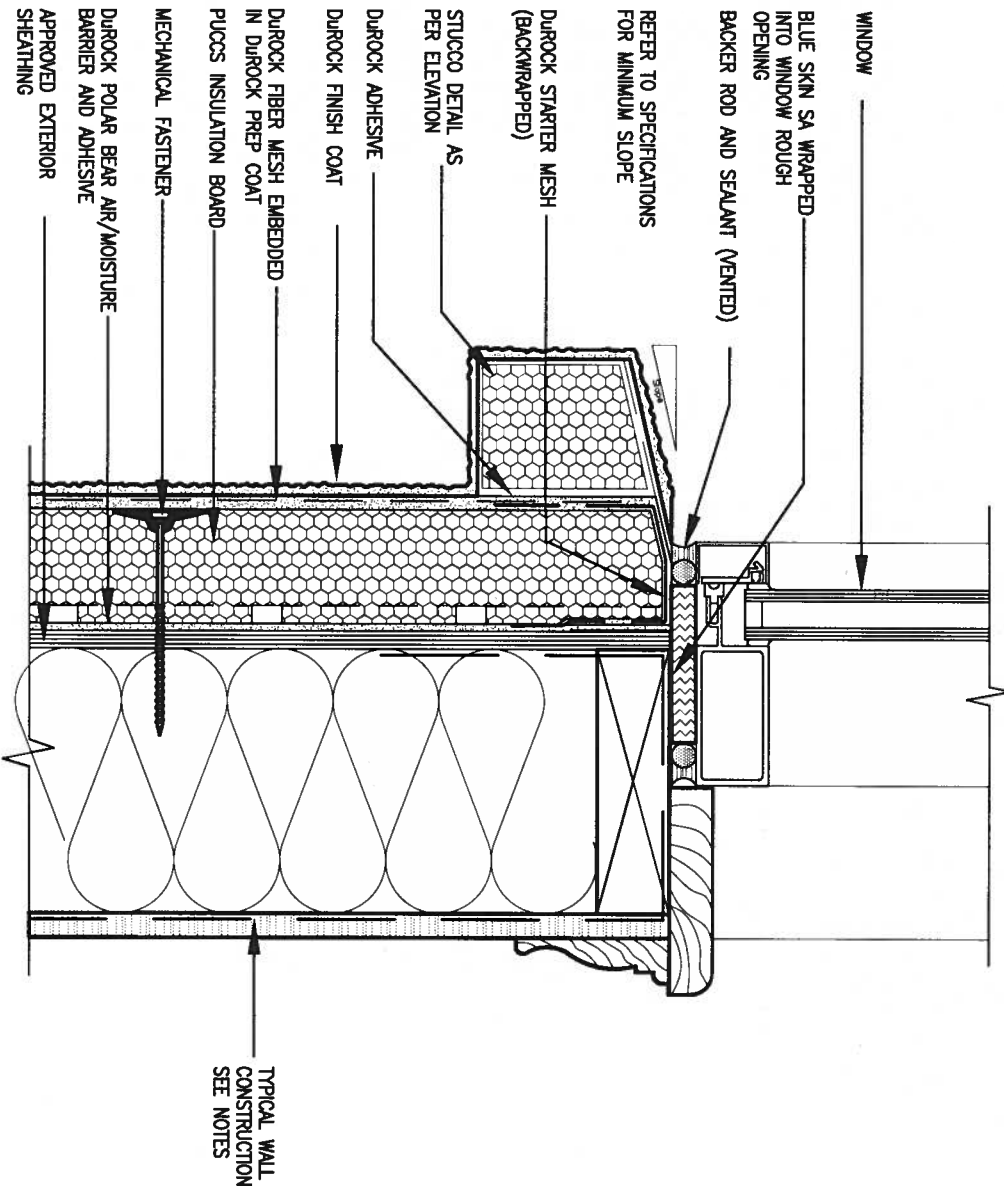




## 1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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



## 2 WINDOW SILL

CN3 SCALE: 3"=1'-0"

|     |                         |           |    |  |
|-----|-------------------------|-----------|----|--|
| 9.  |                         |           |    |  |
| 8.  |                         |           |    |  |
| 7.  |                         |           |    |  |
| 6.  |                         |           |    |  |
| 5.  |                         |           |    |  |
| 4.  |                         |           |    |  |
| 3.  |                         |           |    |  |
| 2.  |                         |           |    |  |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |  |
| no. | description             | date      | by |  |

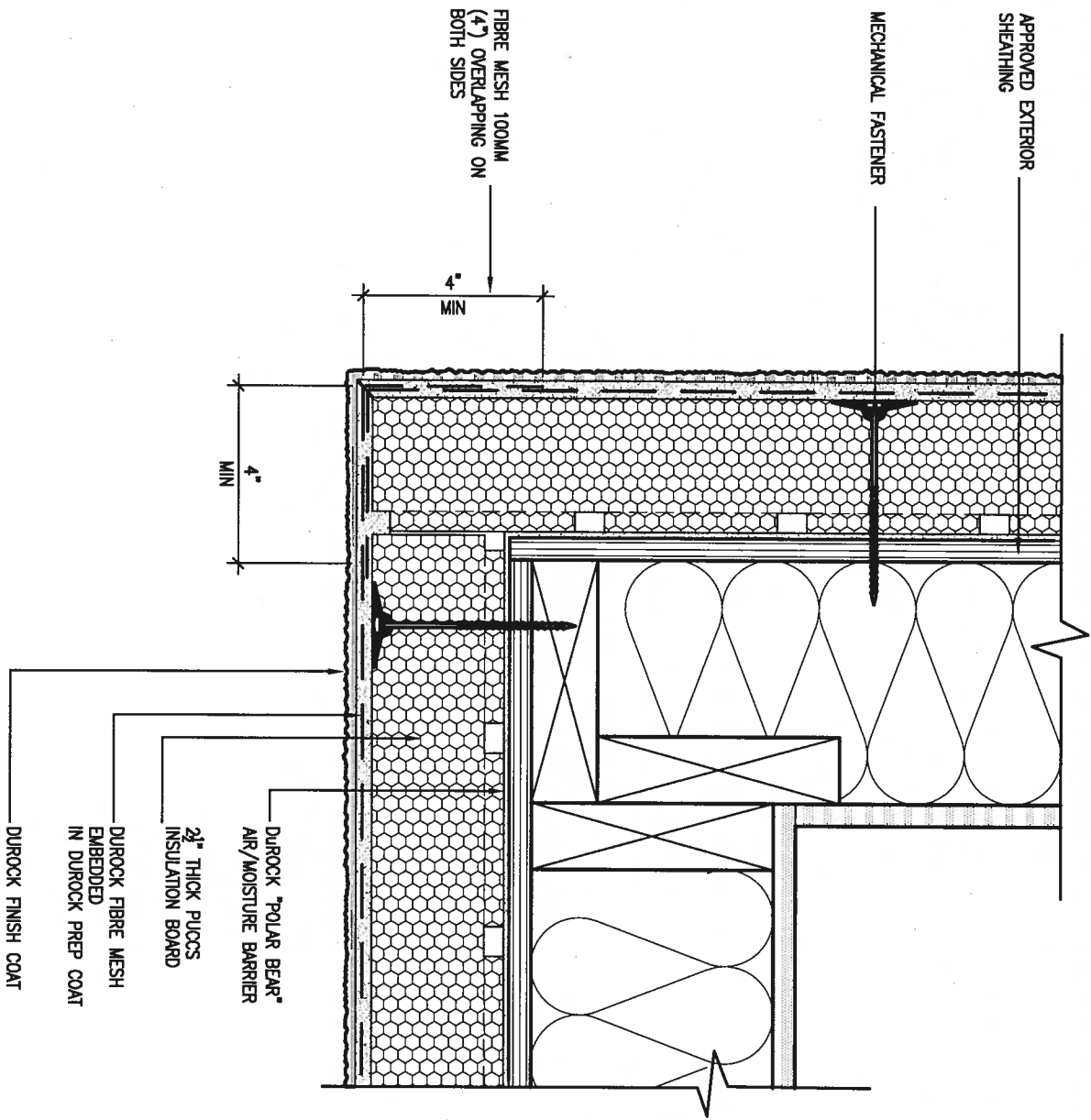
|                                                                                                                                                                                                                                                                                                               |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 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 |
| name                                                                                                                                                                                                                                                                                                          | BCN   |
| registration information                                                                                                                                                                                                                                                                                      |       |
| VAS Design Inc.                                                                                                                                                                                                                                                                                               | 42658 |
| Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |       |

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
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|                                                                                                      |          |                    |               |
|------------------------------------------------------------------------------------------------------|----------|--------------------|---------------|
| <b>BAYVIEW WELLINGTON</b>                                                                            |          | <b>CONST NOTE</b>  |               |
| project name                                                                                         | ALCONA   | municipality       | INNISFIL, ON. |
| date                                                                                                 | MAY 2016 | checked by         | scale         |
| drawn by                                                                                             | RC       |                    | 3/16" = 1'-0" |
| RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 8:48 AM |          | CONSTRUCTION NOTES |               |
|                                                                                                      |          | file name          | 13049-CN-A1   |
|                                                                                                      |          | drawing no.        | CN3           |



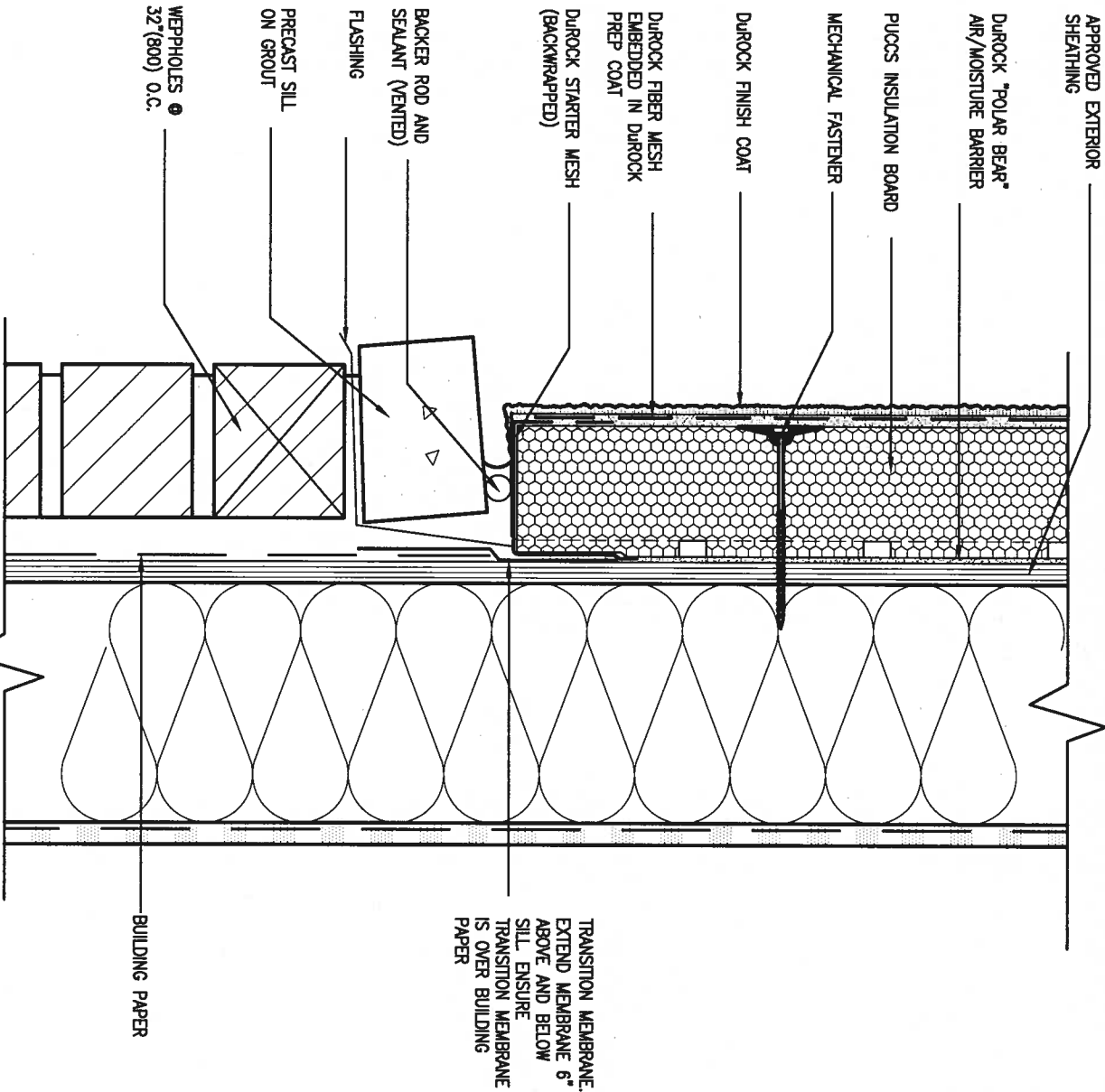




## 5 CORNER DETAIL

CNS SCALE: 3"=1'-0"

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



## 6 STUCCO / MASONRY PLINTH CONNECTION

CNS SCALE: 3"=1'-0"

|     |  |                                                                                                                                                                                                                                                                                                               |  |                         |  |               |  |                    |  |
|-----|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|--|---------------|--|--------------------|--|
| 9 . |  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |  | project name            |  | municipality  |  | project no.        |  |
| 8 . |  | qualification information                                                                                                                                                                                                                                                                                     |  | ALCONA                  |  | INNISFIL, ON. |  | 13049              |  |
| 7 . |  | Wellington Jno-Baptiste                                                                                                                                                                                                                                                                                       |  | date                    |  | MAY 2016      |  | CONSTRUCTION NOTES |  |
| 6 . |  | name                                                                                                                                                                                                                                                                                                          |  | drawn by                |  | checked by    |  | scale              |  |
| 5 . |  | VA3 Design Inc.                                                                                                                                                                                                                                                                                               |  | RC                      |  | -             |  | 3/16" = 1'-0"      |  |
| 4 . |  | 42658                                                                                                                                                                                                                                                                                                         |  | file name               |  | 13049-CN-A1   |  | drawing no.        |  |
| 3 . |  | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |  | no.                     |  | description   |  | date               |  |
| 2 . |  | 1                                                                                                                                                                                                                                                                                                             |  | ISSUE FOR CLIENT REVIEW |  | AUG 04-17     |  | RC                 |  |
| 1 . |  |                                                                                                                                                                                                                                                                                                               |  |                         |  |               |  |                    |  |

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**BAYVIEW WELLINGTON**

**CONST NOTE**

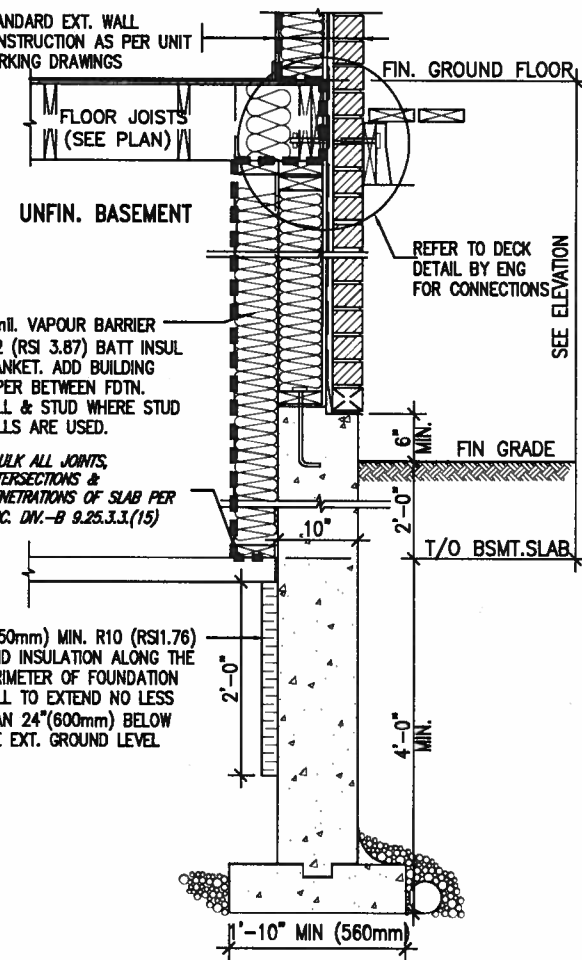
# SB12-COMPLIANCE PACKAGE 'A1'

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

ci- Denotes Continuous Insulation without framing interruption.



\* REVISED-FEB 2017

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

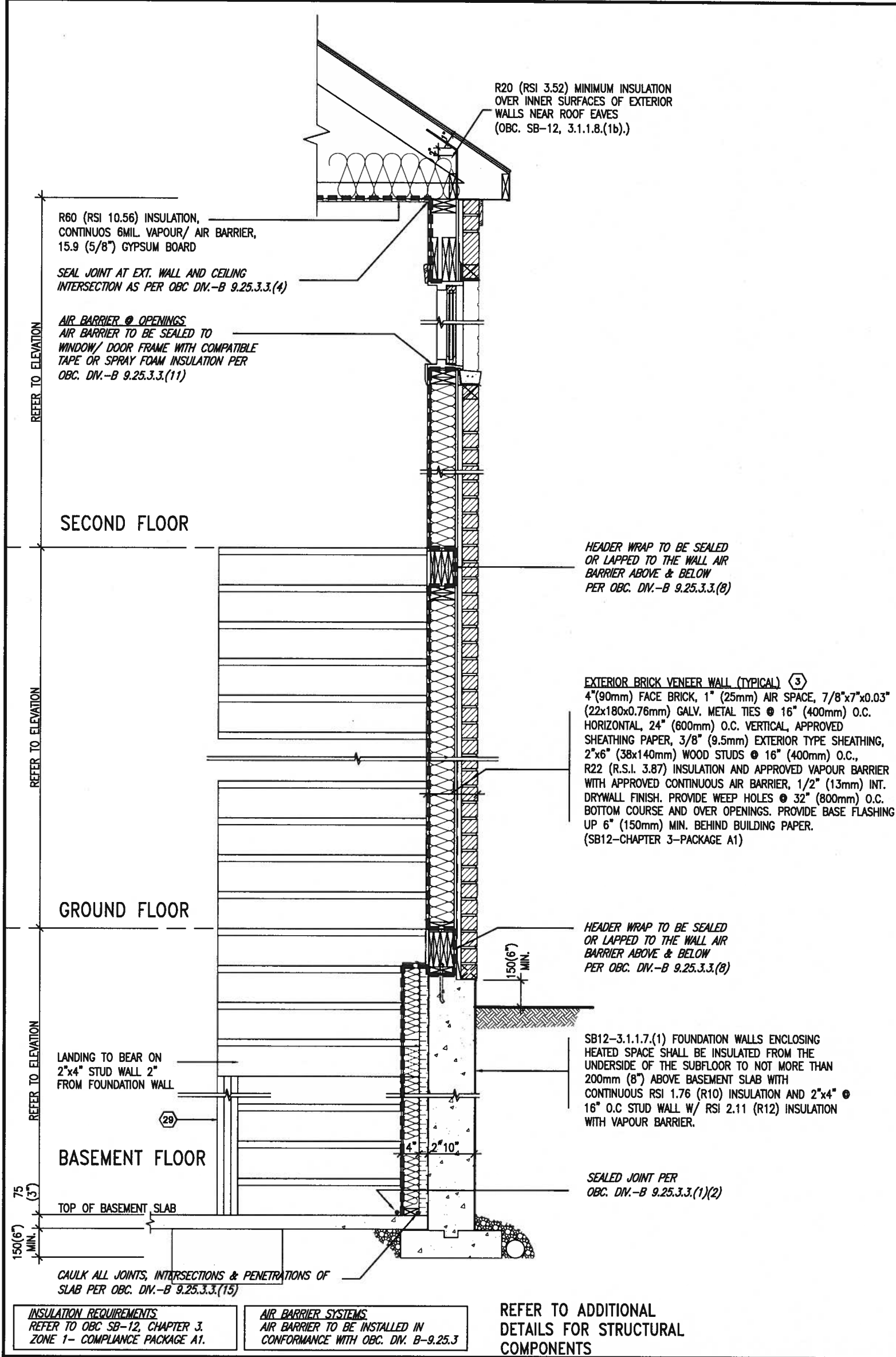
| BAYVIEW WELLINGTON                                                                                     |                              | CONST NOTE              |                                   |
|--------------------------------------------------------------------------------------------------------|------------------------------|-------------------------|-----------------------------------|
| project name<br>ALCONA                                                                                 | municipality<br>INNISFIL ON. | project no.<br>13049    | drawing no.<br>CN6                |
| date<br>MAY 2016                                                                                       | checked by<br>RC             | scale<br>3/16\" = 1'-0" | CONSTRUCTION NOTES<br>13049-CN-A1 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:49 AM |                              |                         |                                   |

|     |                         |           |                                                                                                                                                                                                                                                                                                               |
|-----|-------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                                                                                          |
| 5.  | .                       | .         | registration information                                                                                                                                                                                                                                                                                      |
| 4.  | .                       | .         | VA3 Design Inc. 42658                                                                                                                                                                                                                                                                                         |
| 3.  | .                       | .         | 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.  | .                       | .         |                                                                                                                                                                                                                                                                                                               |
| 1.  | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC                                                                                                                                                                                                                                                                                                            |
| no. | description             | date      | by                                                                                                                                                                                                                                                                                                            |

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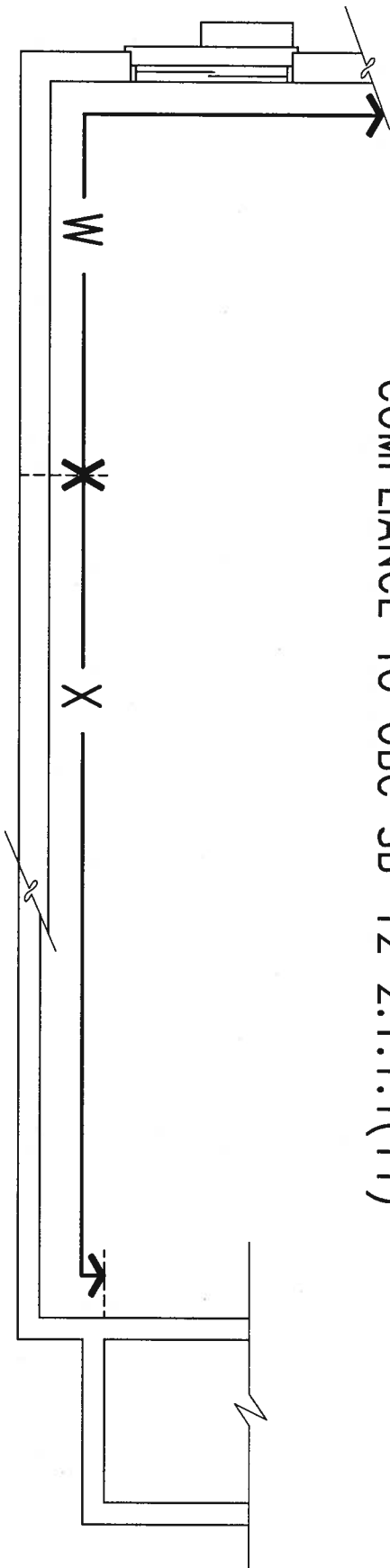
SB12-COMPLIANCE PACKAGE 'A1'



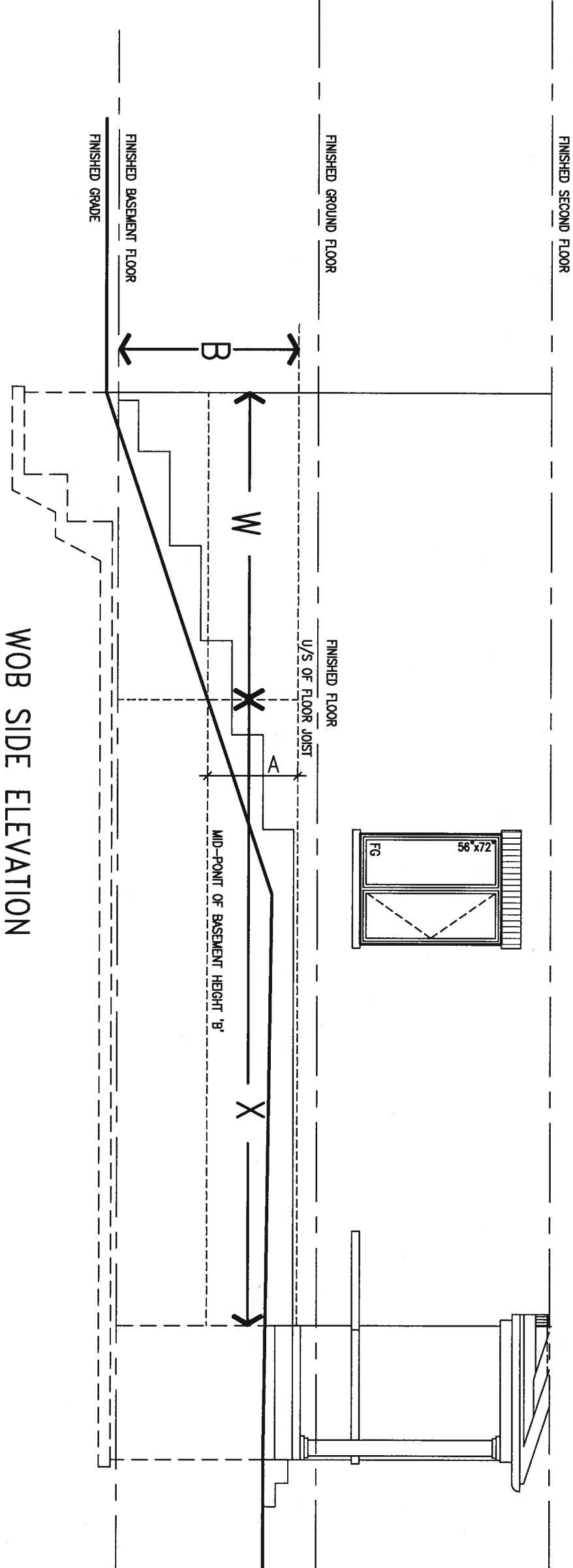
**EW STR** TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)  
10" FOUNDATION WALL  
SCALE: N.T.S.

|                                                                                                                                                                                         |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |                                                                                                                                                                                    |  |  |                                                                                                                                                                                                                                                                        |  |  |                                                                                                                   |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-------------------------------------------------------------------------------------------------------------------|--|--|
| <div>9 .</div> <div>8 .</div> <div>7 .</div> <div>6 .</div> <div>5 .</div> <div>4 .</div> <div>3 .</div> <div>2 .</div> <div>1 ISSUE FOR CLIENT REVIEW</div> <div>no. description</div> |  |  | <div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste 25591</div> <div>name registration information BCIN</div> <div>VA3 Design Inc. 42658</div> <div>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</div> <div>AUG 04-17</div> <div>RC</div> <div>date by</div> |  |  | <div><b>VA3</b></div> <div><b>DESIGN</b></div> <div>255 Consumers Rd Suite 120</div> <div>Toronto ON M2J 1R4</div> <div>416.630.2255 f 416.630.4782</div> <div>va3design.com</div> |  |  | <div><b>BAYVIEW WELLINGTON</b></div> <div>project name</div> <div>ALCONA</div> <div>checked by</div> <div>scale</div> <div>3/16" = 1'-0"</div> <div><b>CONST. NOTES</b></div> <div>file name</div> <div>13049-CN-A1</div> <div>drawing no.</div> <div><b>CN7</b></div> |  |  | <div><b>CONST NOTE</b></div> <div>project no.</div> <div>13049</div> <div>drawing no.</div> <div><b>CN7</b></div> |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-------------------------------------------------------------------------------------------------------------------|--|--|

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   | .                       | .         | .  | 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.                                                                                                                            | <b>VA3 DESIGN</b><br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com | BAYVIEW WELLINGTON |                                                                                                            | CONST NOTE         |               |             |               |           |
| 8   | .                       | .         | .  | qualification information                                                                                                                                                                                                                                                                                     |                                                                                                                         | project name       | ALCONA                                                                                                     | municipality       | INNISFIL, ON. | project no. | 13049         |           |
| 7   | .                       | .         | .  | Wellington Jno-Baptiste                                                                                                                                                                                                                                                                                       |                                                                                                                         | date               | MAY 2016                                                                                                   | CONSTRUCTION NOTES |               |             | drawing no.   | CN8       |
| 6   | .                       | .         | .  | name                                                                                                                                                                                                                                                                                                          |                                                                                                                         | drawn by           | RC                                                                                                         | checked by         | -             | scale       | 3/16" = 1'-0" | file name |
| 5   | .                       | .         | .  | registration information                                                                                                                                                                                                                                                                                      | VA3 Design Inc.                                                                                                         | 42658              | RICHARD -- H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg -- Fri -- Aug 4 2017 -- 8:47 AM |                    |               |             |               |           |
| 4   | .                       | .         | .  | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |                                                                                                                         |                    |                                                                                                            |                    |               |             |               |           |
| 3   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                    |                                                                                                            |                    |               |             |               |           |
| 2   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                    |                                                                                                            |                    |               |             |               |           |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                    |                                                                                                            |                    |               |             |               |           |
| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                    |                                                                                                            |                    |               |             |               |           |







|     |                         |           |    |                                                                                                                                                                                                                                                                                                               |
|-----|-------------------------|-----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 <i>J. Baptiste</i> 25591                                                                                                                                                                                                                                                              |
| 6   | .                       | .         | .  | name BCN                                                                                                                                                                                                                                                                                                      |
| 5   | .                       | .         | .  | registration information                                                                                                                                                                                                                                                                                      |
| 4   | .                       | .         | .  | VA3 Design Inc. 42658                                                                                                                                                                                                                                                                                         |
| 3   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |
| 2   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |
| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                               |



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## BAYVIEW WELLINGTON

project name  
**ALCONA**

date  
**MAY 2016**

drawn by  
**RC**

municipality  
**INNISFIL, ON.**

checked by  
**-**

scale  
**3/16" = 1'-0"**

## CONST NOTE

project no.  
**13049**

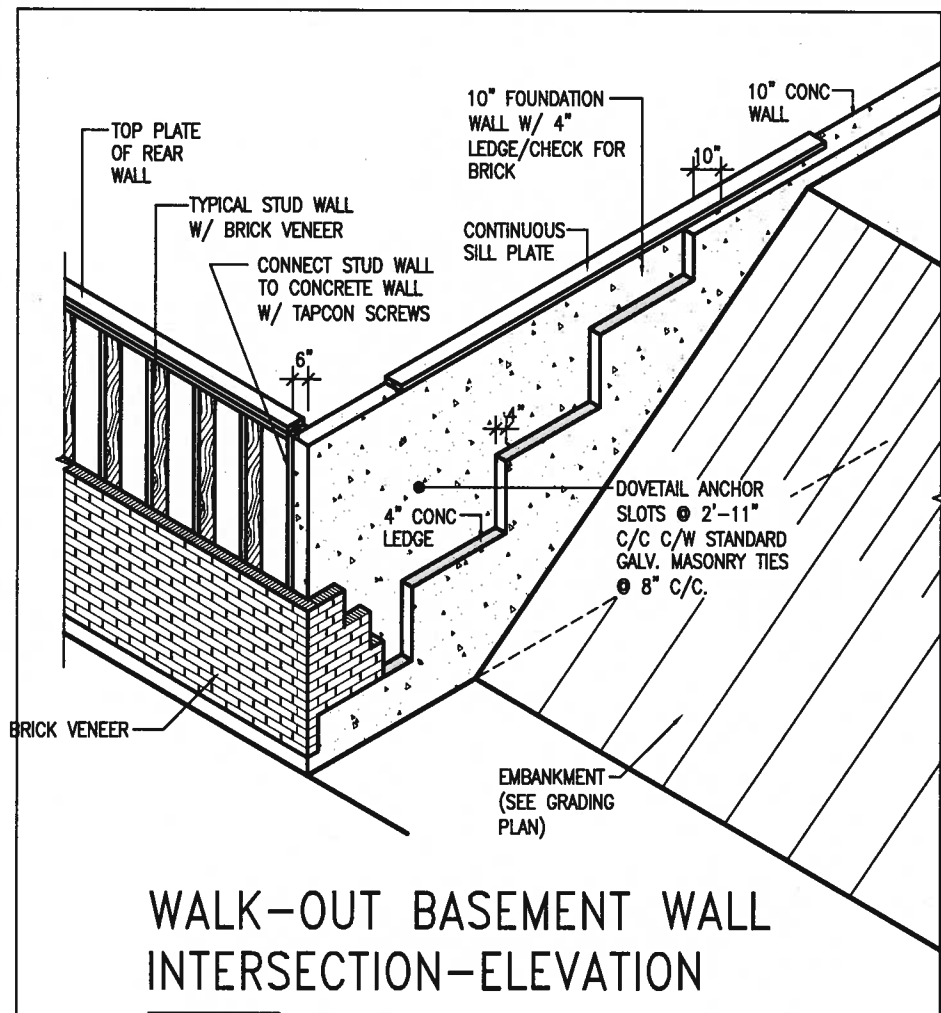
drawing no.  
**CN10**

### CONSTRUCTION NOTES

file name  
**13049-CN-A1**

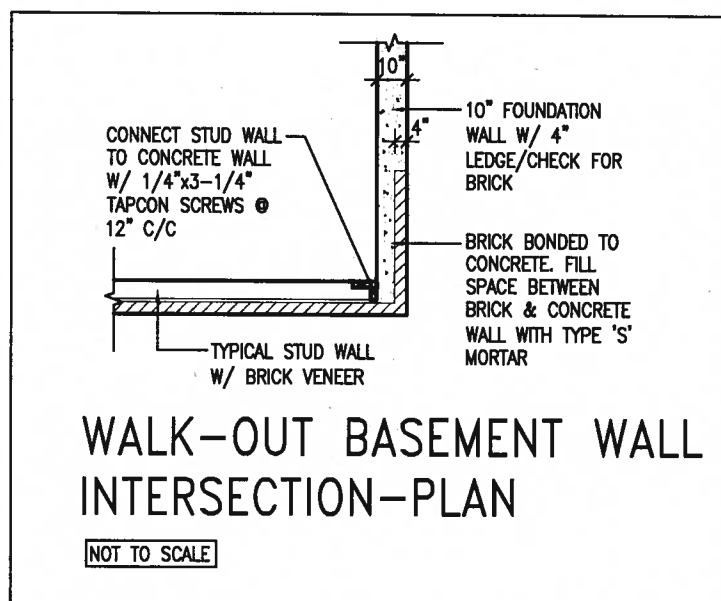
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## WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

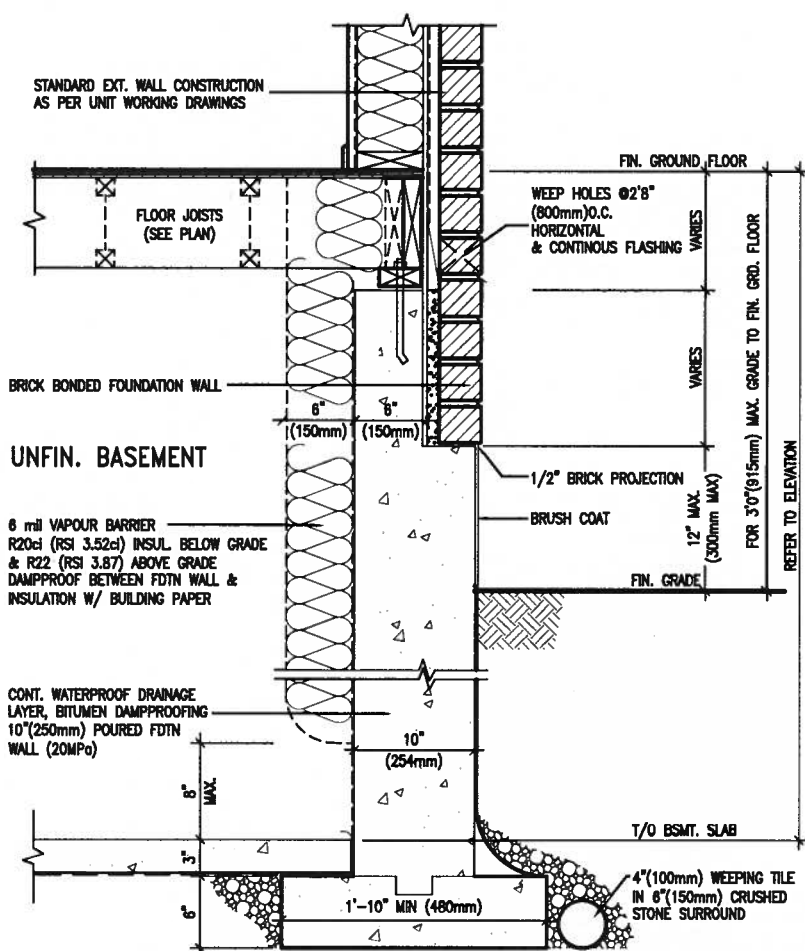
NOT TO SCALE



## WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

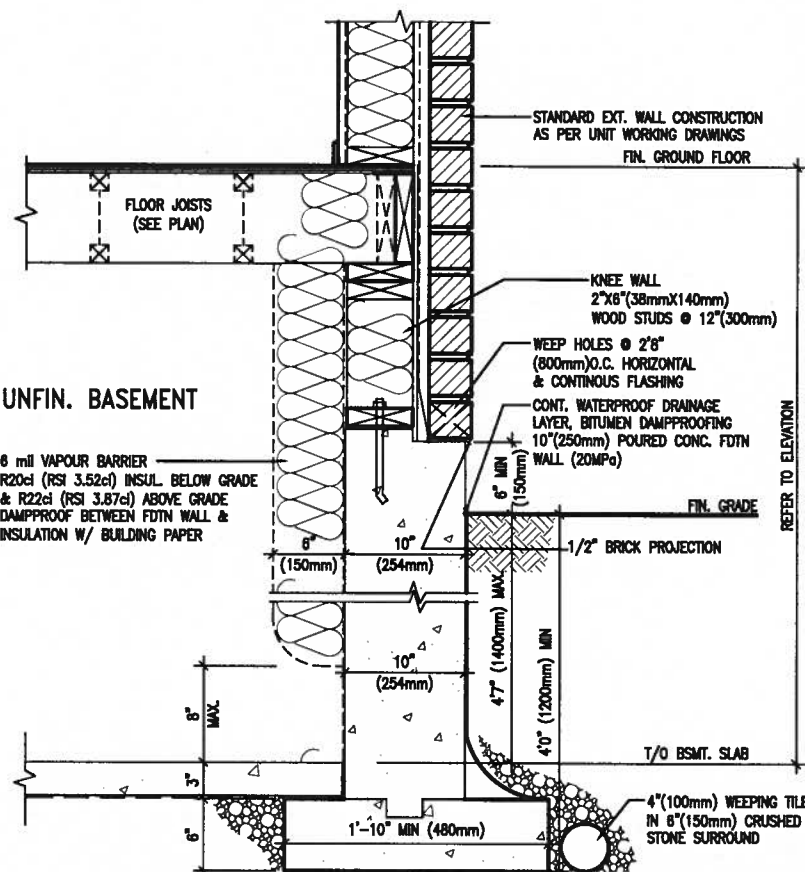
(10" FOUNDATION WALL)



## 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   |                         |           |    |
| 2   |                         |           |    |
| 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 |
| name                                                                                                                                                                                                                                                                                                          | BCN   |
| registration information                                                                                                                                                                                                                                                                                      |       |
| VA3 Design Inc.                                                                                                                                                                                                                                                                                               | 42658 |
| Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |       |

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**BAYVIEW WELLINGTON**

**CONST NOTE**

project name  
ALCONA

municipality  
INNISFIL, ON.

project no.  
13049

date  
MAY 2016

drawn by  
RC

checked by

scale  
3/16" = 1'-0"

CONSTRUCTION NOTES

file name  
13049-CN-A1

drawing no.  
CN11

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM