

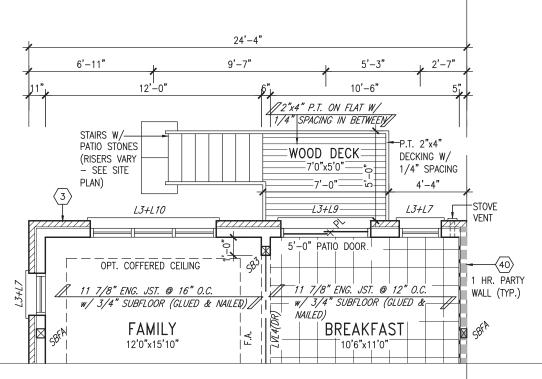
<u>UNINSULATED OPENI</u>	NGS (PER OB	C. SB-12,3.1.1	(7))
TH-8C ELEVATION A W.O.D	ENERGY E	FFICIENCY - OF	3C SB12
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	551 S.F.	95 S.F.	17.24 %
LEFT SIDE	1145 S.F.	161 S.F.	14.06 %
RIGHT SIDE	1133 S.F.	0 S.F.	0.00 %
REAR	600 S.F.	154 S.F.	25.67 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3429.00 S.F.	410.00 S.F.	11.96 %
TOTAL SQ. M.	318.56 S.M.	38.09 S.M.	11.96 %

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

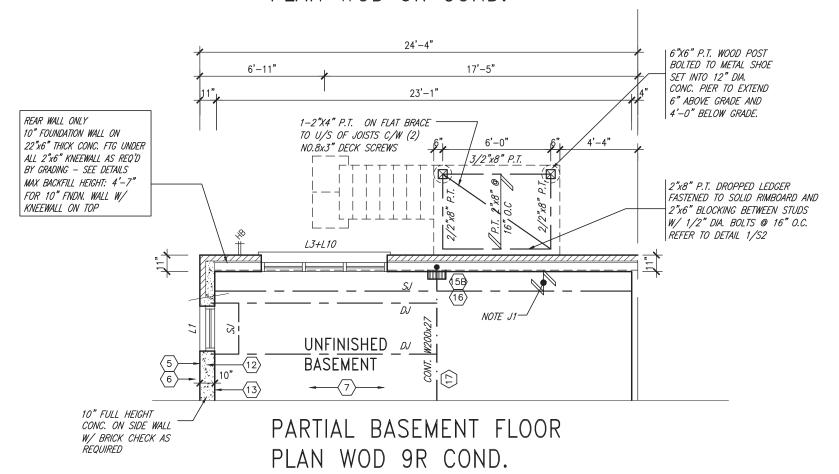
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

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

DATE: Jun. 28, 2018



PARTIAL GROUND FLOOR PLAN WOD 9R COND.

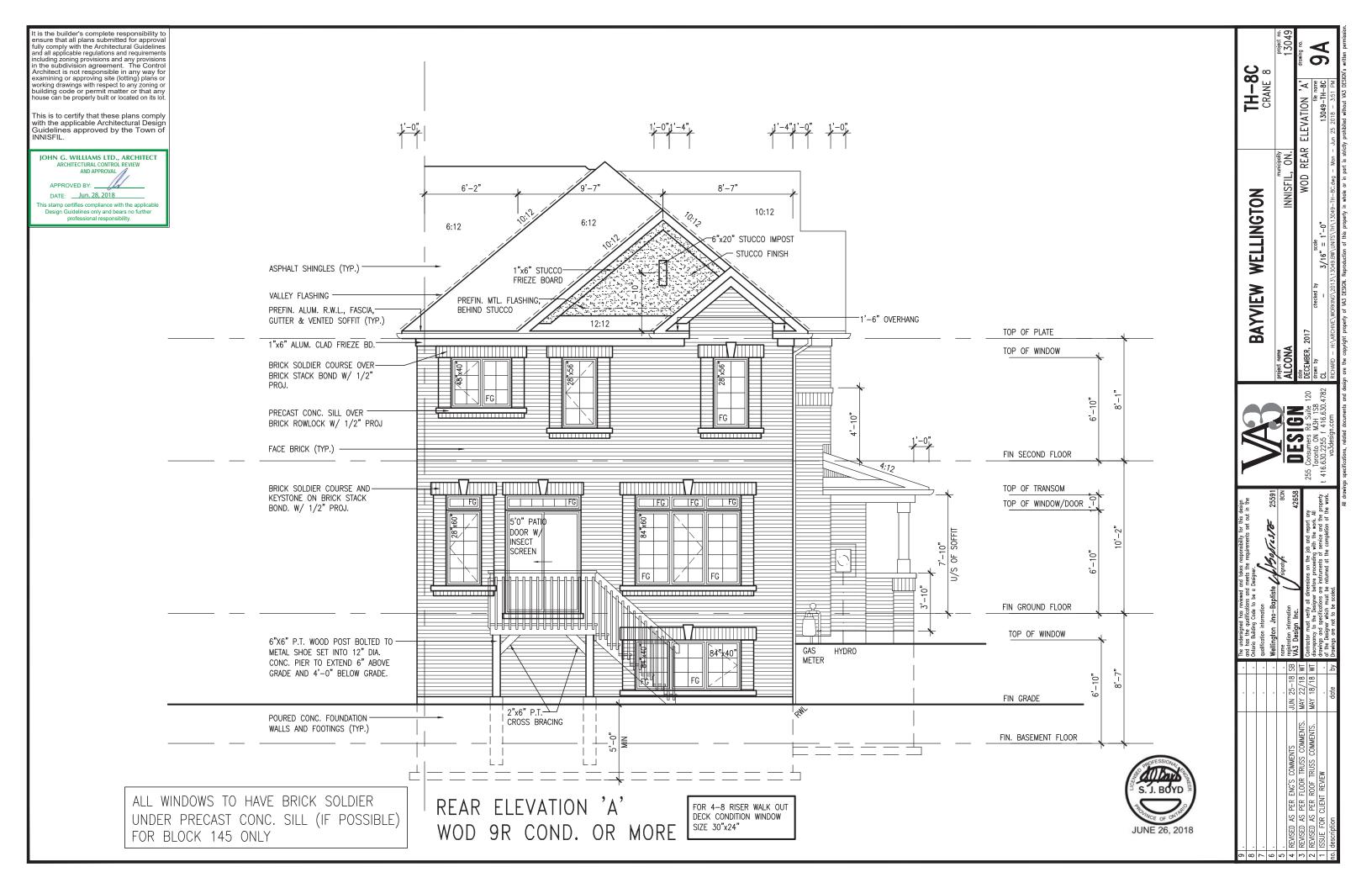


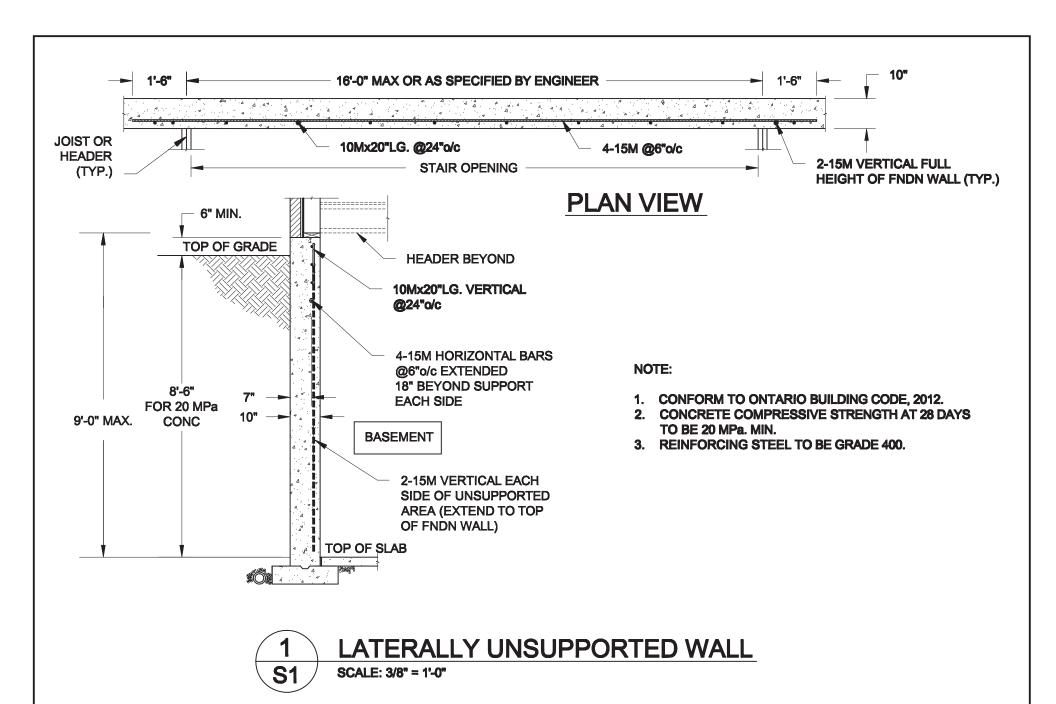


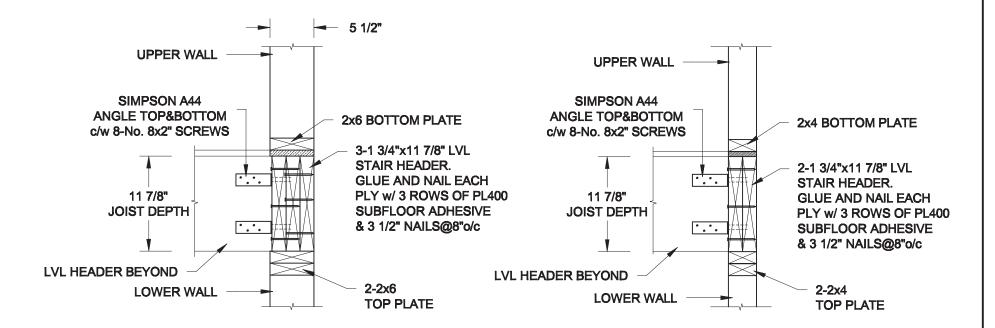
project no 13049

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9 8 7 6				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste	VAR	5711111	WELLINGTON	TH-8C CRANE 8
5 4	. REVISED AS PER ENG'S COMMENTS	JUN 25-18		name signature BCIN registration information VA3 Design Inc. 42658	DESIGN	project name ALCONA	municipality INNISFIL, ON.	
_	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18 MAY 18/18	WT	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255 Consumers Rd Suite 120 Toronto ON M3H 1S8	date DECEMBER, 2017 drawn by checked by	scale	WOD PLANS
	ISSUE FOR CLIENT REVIEW . description	date	by	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	t 416.630.2255 f 416.630.4782	CL - '	3/16" = 1'-0" \13049.BW\UNITS\TH\13049-TH-8C.dwg - Mon -	13049-TH-8C



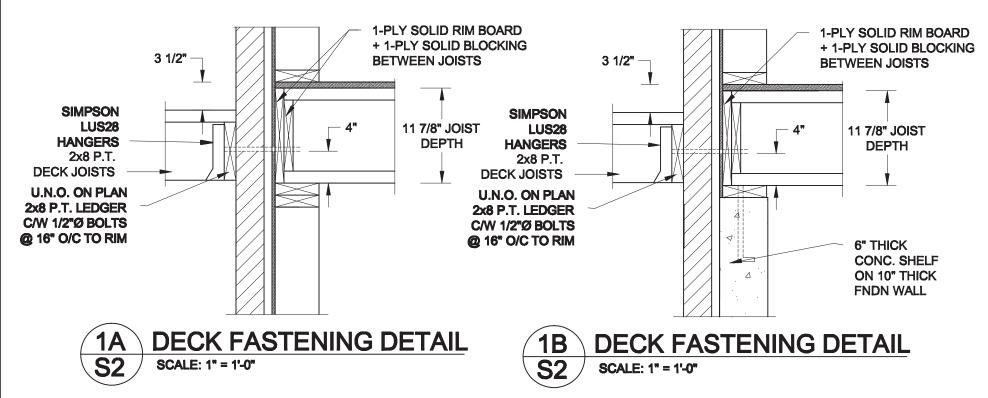






2B HEADER @ PARTY WALL
S1 SCALE: 1" = 1'-0"

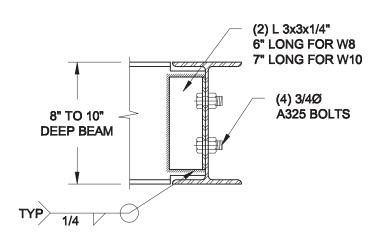
Scale: AS NOT	ΓED	QUAILE ENG	SINEERING LTD.	Engineer's Seal:	Project: BAYVIEW WELLINGTON HOMES - AI INNISFIL, ONTARIO	LCONA TOWNS
MAY-31	-2018		38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9	S. J. BOYD	TYPICAL STRUCTURAL DETAILS FO	OR SINGLES
Drawn:	Checked:		T: 905-853-8547	ONNCE OF ONTE	Project No.:	Drawing No.:
sc	SJB		E: qualle.eng@rogers.com	JUNE 22, 2018	18-104	S1



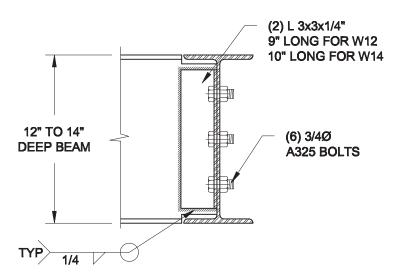
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



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

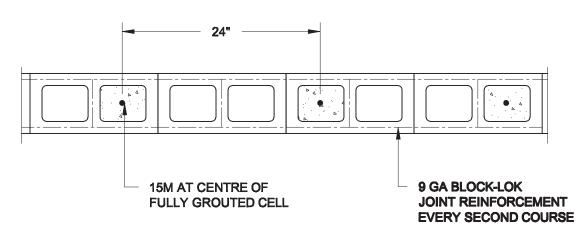


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



STEEL BEAM CONNECTION DETAIL

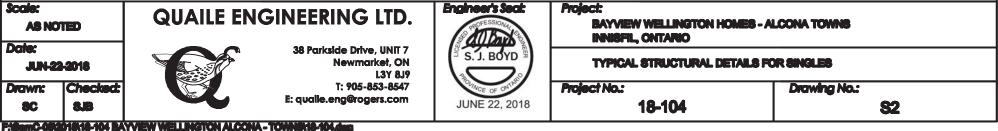
SCALE: 1-1/2" = 1'-0"





NOTES:

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



P:SamC-08201818-104 BAYVIEW WELLINGTON ALCONA - TOWNS18-104.dag

CONSTRUCTION NOTES (Unless otherwise noted) ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC 1. ROOF CONSTRUCTION

NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (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, PREINI, ALIM, 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 8. 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.)

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

(2A.) RESERVED

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

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/MOSTURE 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.

WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 4 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR, CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING A PPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL (7/3 x 30.0) [O.A.V. METAL III.3 & 40.01111 [16] O.C. TOXILONING (3/6") [O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/6") EXT. TYPE SHEATHING, 38x1 40 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIIN. AIR BARRIER. 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 80mm (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 RRICK 25mm (1") AIR SPACE COLORS 90mm (4") FACE BRICK, 25mm (1") AİR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

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

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 DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2:-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FOTH, WALL IS WATERPROPED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500X155 (20"%6") 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 16" WIDE x 6" DEEP 16" WIDE x 6" DEEP 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP 26" WIDE x 9" DEEP

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (1.6'-1 REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING

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

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.

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
DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8) (R60) BLOWN IN ROOF INSULATION AND APPROVED NAPOUR 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 UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

= 200 (7-7/8") = 210 (8-1/4") = 235 (9-1/4") MAX. NOSING = 25 (1") = 1950 (6'-5") MIN. HEADROOM RAIL @ LANDING = 900 (2'-11") = 865 (2'-10") to 965 (3'-2") RAIL @ STAIR MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS = 150 (6") MIN AVG PIN = 200 (8")

MAX. RISE

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.-NTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS - 7001111 (2-11) MIN. RIGHT EXTERIOR GUARDS - 0BC. 9.8.8. 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

<u>SILL PLATE — OBC. 9.23.7.</u> 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 FOTN, 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. RS13.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS, AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (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 30007 (2.24) 31012 @ 40011111 (15.) O.C. 30007 (2.24) 31012 @ 4001111 (15.) O.C. 30007 (2.24) 31012 @ 4001111 (17.27) 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

89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2
ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16.000lbs.) AT
A MAX. EXTENSION OF 2318mm (7"-7 1/2") CONFORMING TO
CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM, 870x870x410 (34*x34*x16*) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING / PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

PRESSURE OF 150 Apo. MIRMANDON ASSET OF 150 Apo. MIRMANDON (42'x42"x18"), CONC, FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa.

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

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

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

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

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

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

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

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

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (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

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

DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

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

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

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

9.17.4.2(2).

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.) 3-38x140 (3-2 x6") BUILI-UP-POSTON METAL BASE SHOE ANCHOREL TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC.

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

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 MPG

[4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE, WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE/ H.W.T VENT

DIRECT VENTING GAS FURNACE, H.W.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.

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.

SUBFLOOR, JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR
CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE FIGURE ON THE RESIDENT & PARQUET PLOCKING. (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")

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UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

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

COLD CELLAR PORCH SLAB (OBC 9.39.) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT, REINE, 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 FOTN, WALLS, SLOPE SLAB MIN. 1.0%, ANCHORED MIN. 25 TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY, AND 900mm (36") O.C. HORIZONTALLY, FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. 38) 38x140 (2004) PACTED & 400-001 (2004) 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.

WINDOWS:1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (11-3").

2) WINDOW GUARDS -OBC. 9.8.8.1.(6). A GUARD IS REQUIRED WHERE THE 10P 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")

SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-3.1.1.9

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED

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.(1)[d] &
3.8.3.13.(1)[f]. SEE DETAIL.
4 5 ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE
AS STATED IN O.B.C. SB-12-3.1.1.9.

ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH

O.B.C. DIV.-B 9.25.3. LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

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

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

LVL BEAMS SHALL BE 2.0E - 2950FD MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 2040, 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 13n DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @

DIA. GALVANIZED BOULD ALM MICHOFITH OF BE.

915mm (3-0") O.C.

PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"

MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL

FOR ALL LYL 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.

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

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 30.0W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-7.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

GRADE 400R.

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. STUCCO: 1)

LEGEND EXHAUST FAN (S) 9 CLASS 'B' VENT TO EXTERIOR DUPLEX OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET (HEIGHT A.F.F) \Rightarrow WEATHERPROOF DUPLEX OUTLET

HEAVY DUTY OUTLET (220 volt) POT LIGHT lacksquareД« LIGHT FIXTURE (PULL CHAIN) LIGHT FIXTURE (CEILING MOUNTED) SWITCH LIGHT FIXTURE (WALL MOUNTED) © ✓ FLOOR DRAIN # \$\theta\$ HOSE BIB

(NON-FREEZE) SJ SINGLE JOIST DJ DOUBLE JOIST TJ TRIPLE JOIST LAMINATED VENEER LUMBER

×< POINT LOAD FROM ABOVE PRESSURE TREATED LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

FLAT ARCH I CURVED ARCH

MEDICINE CADINET (DECESSED) CONC. BLOCK WALL

> DOUBLE VOLUME WALL SEE NOTE (39.)

SOLID WOOD BEARING (SPRUCE No. 2).
SOLID BEARING TO BE AS WIDE AS
SUPPORTED MEMBER OR AS DIRECTED BY
STRUCTURAL ENGINEER.
SOLID BEARING TO BE MINIMUM 2 PIECES.

SOLID WOOD BEARING TO MATCH FROM ABOVE

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL
GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WOR 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 (2'8'') STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38X140 (2-2"x6")TOP PLATES + 1-38X140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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

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

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

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

ONT. REG. 332/12-2012 OBC

♠ REVISED Amendment 0. Reg. 368/13 MR-16-S-26 JAN. 25, 2017 WOOD LINTELS AND BUILT-UP WOOD BEAMS

2/38 × 184 (2/2" × 8") SPR.#2 3/38 × 184 (3/2" × 8") SPR.#2 4/38 × 184 (4/2" × 8") SPR.#2 5/38 × 184 (5/2" × 8") SPR.#2 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 1.3

2/38 x 286 (2/2" x 12") SPR.#2 3/38 x 286 (3/2" x 12") SPR.#2 4/38 x 286 (4/2" x 12") SPR.#2 L5

LOOSE STEEL LINTELS

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

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A 1-1 3/4"x7 1/4" (1-45x184) LVL1 2-1 3/4"x7 1/4" (2-45x184) 3-1 3/4"x7 1/4" (3-45x184) 4-1 3/4"x7 1/4" (4-45x184) LVL3 LVL5 4-1 3/4 x/ 1/4 (4-45x164) LVL4A 1-1 3/4 x9 1/2" (1-45x240) LVL5 3-1 3/4 x9 1/2" (3-45x240) LVL5 4-1 3/4 x9 1/2" (3-45x240) LVL5 4-1 3/4 x9 1/2" (4-45x240) LVL6A 1-1 3/4"x11 7/8" (1-45x300) LVL6 2-1 3/4"x11 7/8" (2-45x300) LVL7 3-1 3/4"x11 7/8" (3-45x300) 4-1 3/4"x11 7/8" (4-45x300)

 DOOR
 SCHEDULE

 EXTERIOR
 815 x 2030 x 45

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

 INSULATED MIN. RSI 0.7 (R4)

EXTERIOR 865 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4") EXTERIOR 915 x 2030 x 45 DOOR (3'-0" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR 915 x 2438 x 45 DOOR (3'-0" x 8'-0" x 1-3/4")

(3-0 x 6-3)(4-3)(4-1)

EXTERIOR 860 x 2438 x 45

DOOR (2'-10" x 8'-0" x 1-3/4")

INSULATED MIN. RSI 0.7 (R4)

INITERIOR 815 x 2030 x 35

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

2A EXTERIOR 815 x 2030 x 45
DOOR (2'-8" x 6'-8" x 1-3/4") 20
MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING

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

(2C) DOOR EXTERIOR 815 x 2438 x 45

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

MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING (2D) DOOR

INTERIOR 760 x 2030 x 35 DOOR (2'-6" x 6'-8" x 1-3/8") (3.) DOOR

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

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

INTERIOR 660 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") (4A) INTERIO INTERIOR 660 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8") (4C)

INTERIOR 460 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8") (5.) INTERIO EXTERIOR 815 x 2030 x 45

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

SOLID WOOD CORE (6.)

MECHANICAL SYMBOLS

HEAT PIPE

& Alwaili & A. T. Quaile 17-08-04 ROLINCE OF ONTARI STRUCTURAL

WARM AIR

RETURN AIR DUCT

OFESSIONAL

PLUMBING (TOILET) SINK.SHOWER)

SMOKE ALARM (REFER TO OBC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE

CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3

CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A
CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR addditional requirements.

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

2017

(* SEE OBC 9.23.9.4. *) ed has reviewed and takes responsibility for this design qualifications and meets the requirements set out in the Ontario Building Code to be a Designer qualification information Wellington Jno-Baptiste WBOFILSTE VA3 Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC

MAY 2016 Consumers Rd Suite Toronto ON M2J 1R 416.630.2255 f 416.630.4782

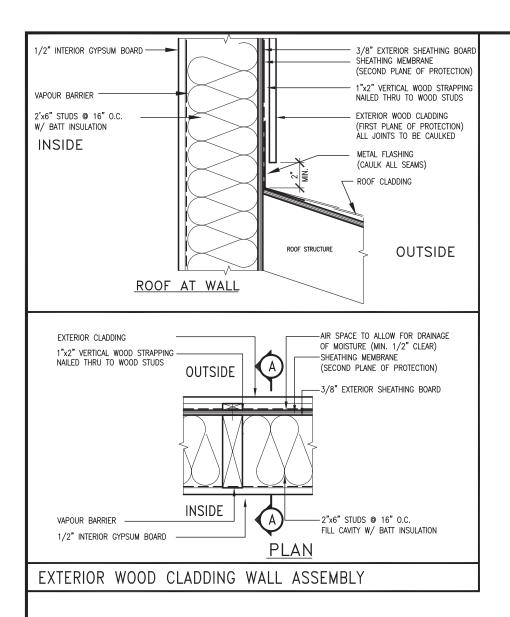
va3design.com

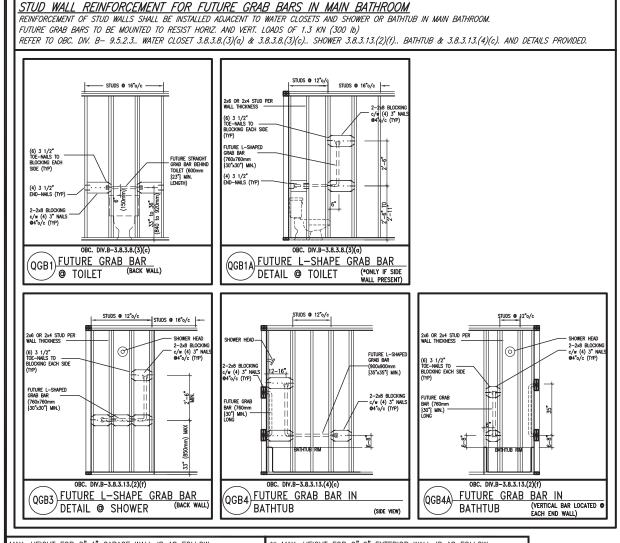
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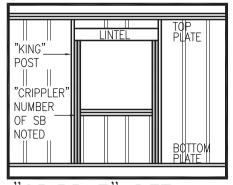
CONST NOTE 13049

CONSTRUCTION NOTES 13049-CN-A1

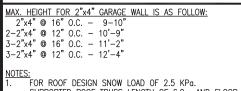
3/16" = 1'-0"







CRIPPLE" DETAIL



NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR
JOIST LENGTH OF 2.5m OF ONE FLOOR.

2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 0.C. (4'-0")

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

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

2-2"x6" @ 12" O.C. - 17'-4"

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

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

NOTES:

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	drawing of the
no.	description	date	by	Drawing

Building Code to be a Designer ington Jno-Baptiste 6 1805 12576 25591 signature BC ration information

Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All frawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. by Drawings are not to be scaled.



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			Sinc	CTORAL
	BAYVIEW	WELLINGTON	CONST	NOTE
	project name ALCONA	municipality INNISFIL,ON.		project no. 13049
120	date MAY 2016 drawn by checked by	CONST scale	RUCTION NOTES	drawing no.
1782	RC –	3/16" = 1'-0"	13049-CN-A1	CNZI

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM

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

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

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

A. T. Quaile Tollowing of the structural



BA	YVIEW	WELLINGT	ON	CONST	NOTE
project name ALCONA			municipality INNISFIL,ON.		project no. 13049
date MAY 2016			CONST	RUCTION NOTES	drawing no.
drawn by RC	checked by	3/16" = 1'-0"		file name 13049-CN-A1	

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CN4

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.

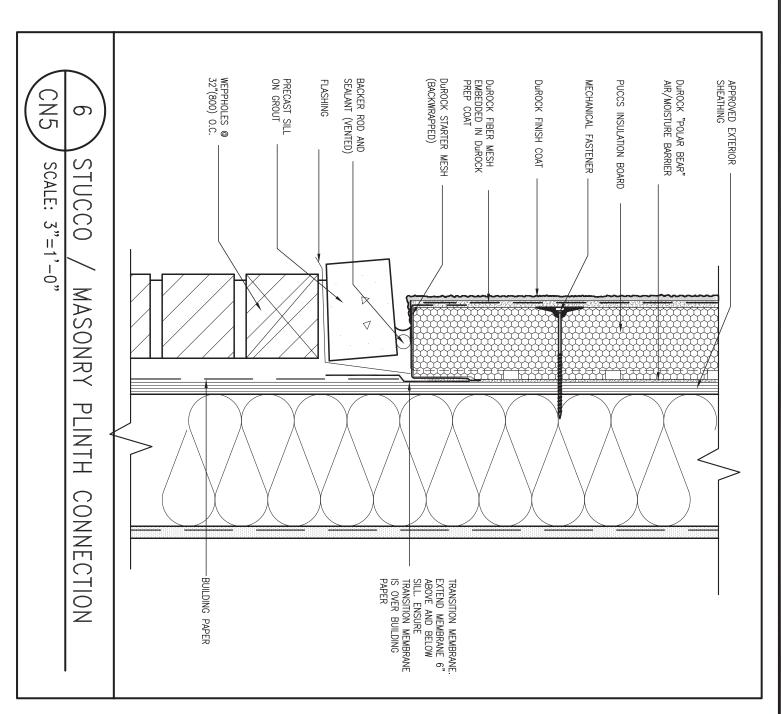
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT BACKER ROD AND SEALANT (VENTED) PUCCS INSULATION BOARD FIBRE MESH TAPE AT JOINT DUROCK STARTER MESH (BACKWRAPPED) DUROCK FINISH COAT 2 1/2" THICK PUCCS INSULATION BOARD DUROCK STARTER MESH (BACKWRAPPED) MECHANICAL FASTENER CN4 SCALE: 3"=1'-0" HORIZONTAL EXPANSION JO FIBRE MESH TAPE AT V
— JOINT
— DUROCK STARTER MESH
(BACKWRAPPED) __DUROCK_POLAR_BEAR AIR/MOISTURE BARRIER/ADHESIVE APPROVED EXTERIOR SHEATHING **Z** DUROCK "POLAR BEAR"
AIR/MOISTURE
BARRIER/ADHESIVE



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. **CONST NOTE BAYVIEW WELLINGTON** qualification information 1/30 Fiste Wellington Jno-Baptiste 25591 BCI INNISFIL,ON. **ALCONA** 13049 VA3 Design Inc. 42658 MAY 2016 CONSTRUCTION NOTES Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 drawn by 3/16" = 1'-0" file name 13049-CN-A1 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC no. description va3design.com

APPROVED EXTERIOR SHEATHING MECHANICAL FASTENER 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. CN5 ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE \mathcal{O} SCALE: 3"=1'-0" CORNER DETAIL 4" MIN **≨** 4, — DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT $2^{1"}_{2}$ THICK PUCCS INSULATION BOARD DuROCK "POLAR BEAR" AIR/MOISTURE BARRIER DUROCK FINISH COAT



ROFESSIONAL Alwaili A. T. Quaile 17-08-04 LINCE OF ONT ARIC STRUCTURAL

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

qualification information registration information VA3 Design Inc. 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC no. description

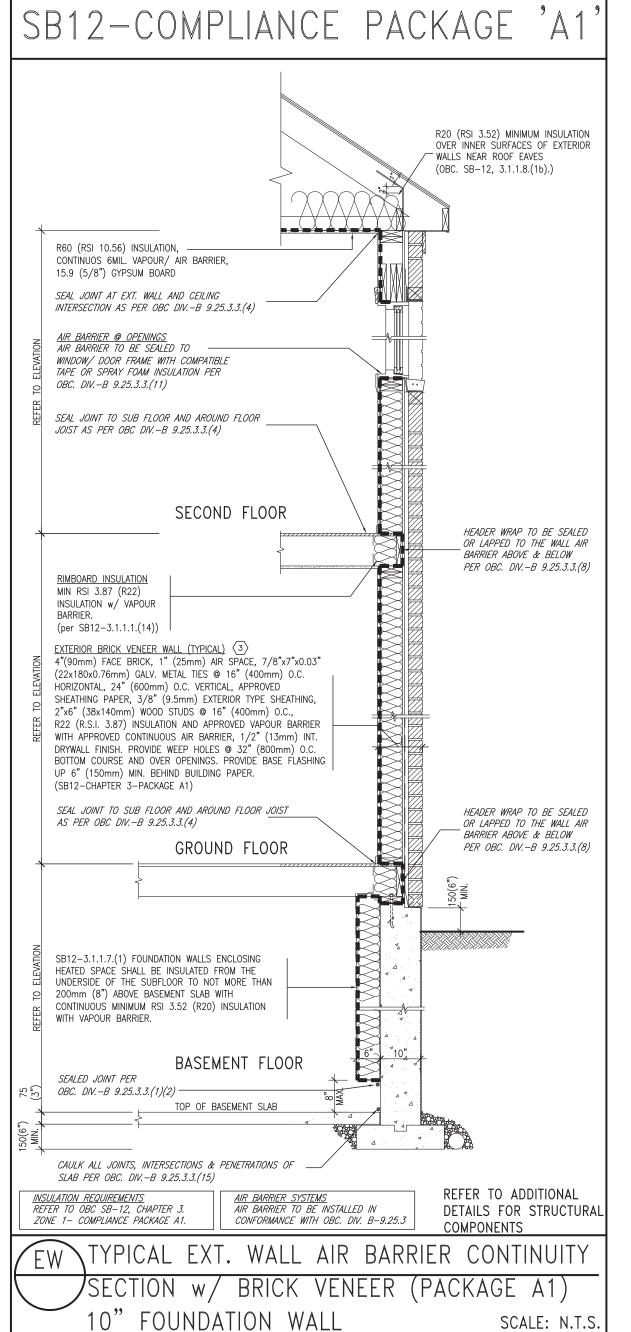
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Wellington Jno-Baptiste WBOFILSTE 25591 42658

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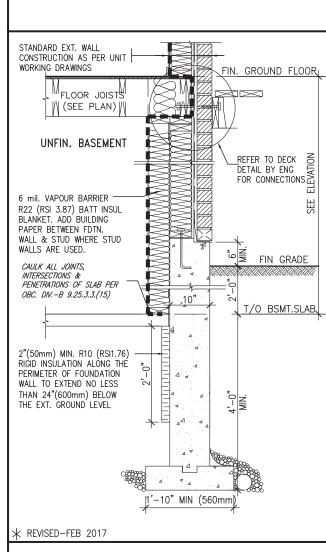
	BAYVIEW	WELLINGTON	CONST	NOTE
	project name ALCONA	municipality INNISFIL,ON.		project no. 13049
	date MAY 2016	CONST	RUCTION NOTES	drawing no.
2	drawn by checked by RC -	3/16" = 1'-0"	file name 13049-CN-A1	CN5 I
	RICHARD - H:\ARCHIVE\WORKING\2013\	13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fr	i - Aug 4 2017 - 8:48 AM	



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

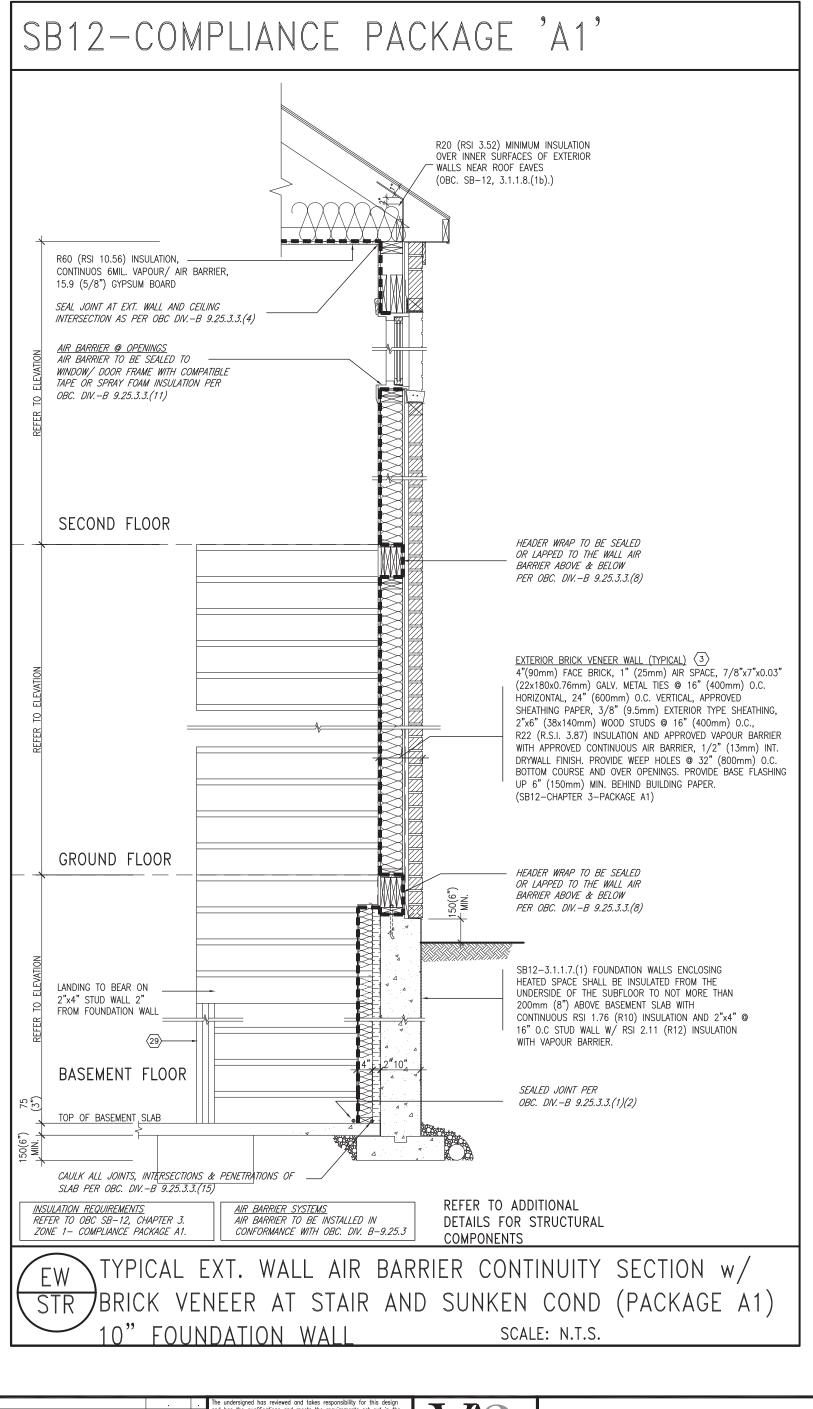
USE SB-12 COMPLIANCE PACKAGE (A1):						
COMPONENT	A1	Notes:				
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls				
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY				
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY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





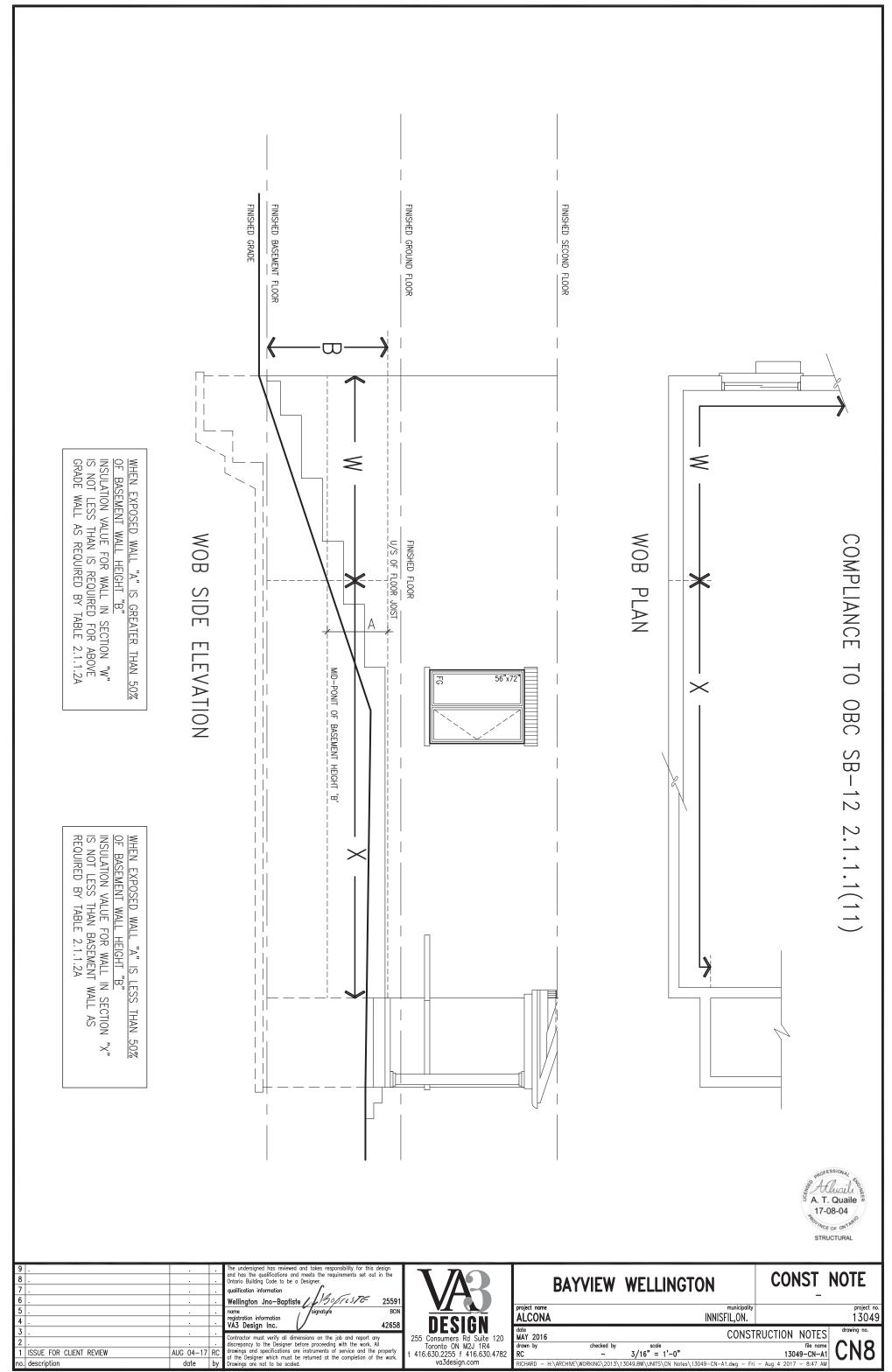
SECTION AT W.O.D/W.O.B.

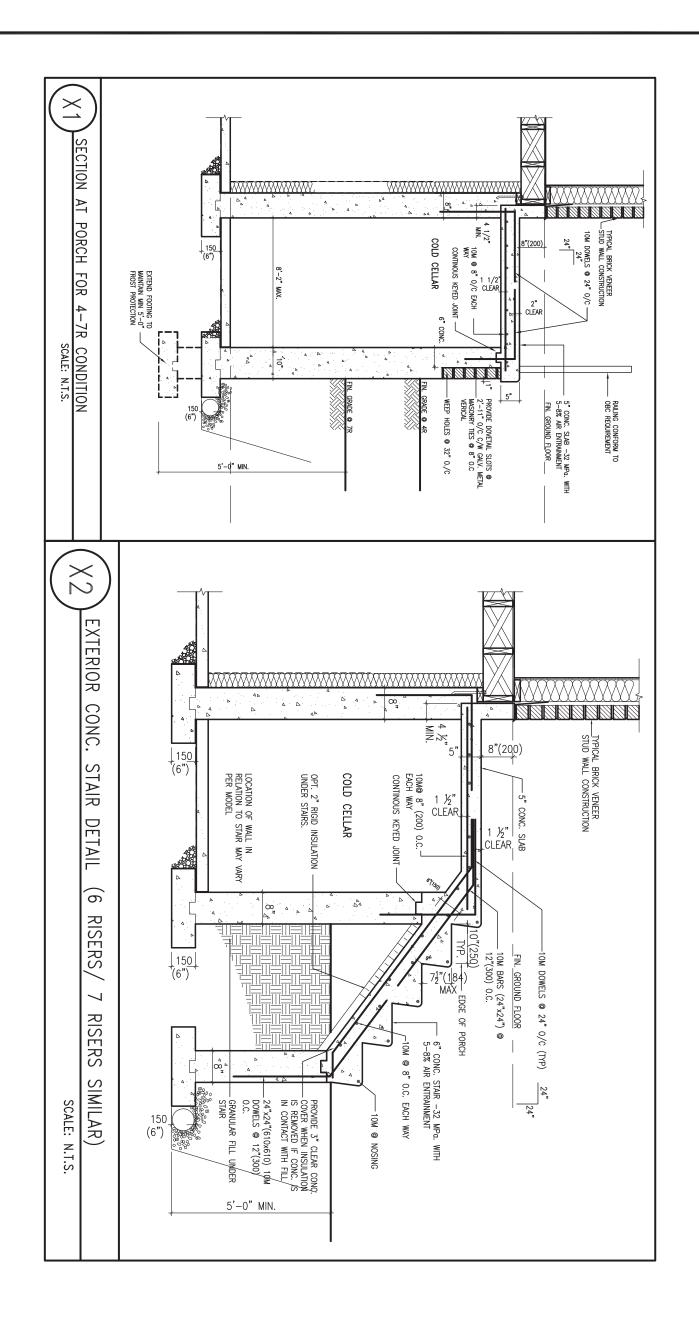






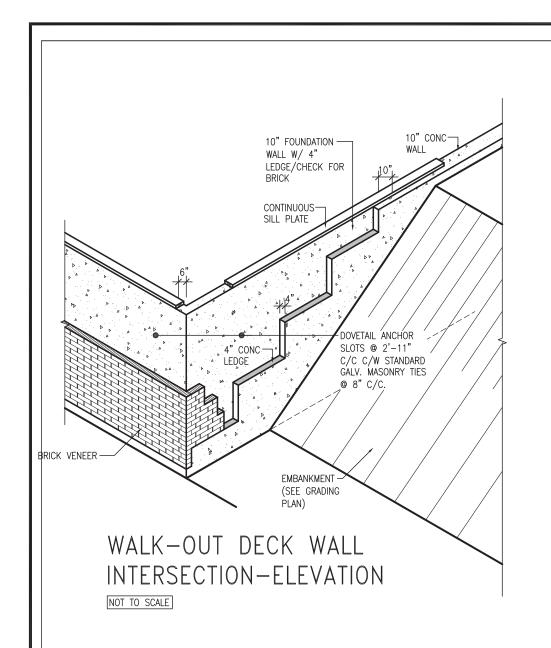
9 . 8 . 7 . 6 .			and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste / Journal Code 10 25591		BAYVIEW	WELLINGTON	CONST_I	NOTE
5 . 4 .		-	name signature BCIN registration information VA3 Design Inc. 42658	DESIGN	project name ALCONA	municipality INNISFIL,ON.		project no. 13049
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no. description	date	by	Drawings are not to be scaled.	3		13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri		ad 111

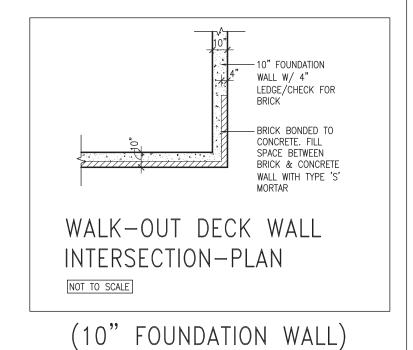


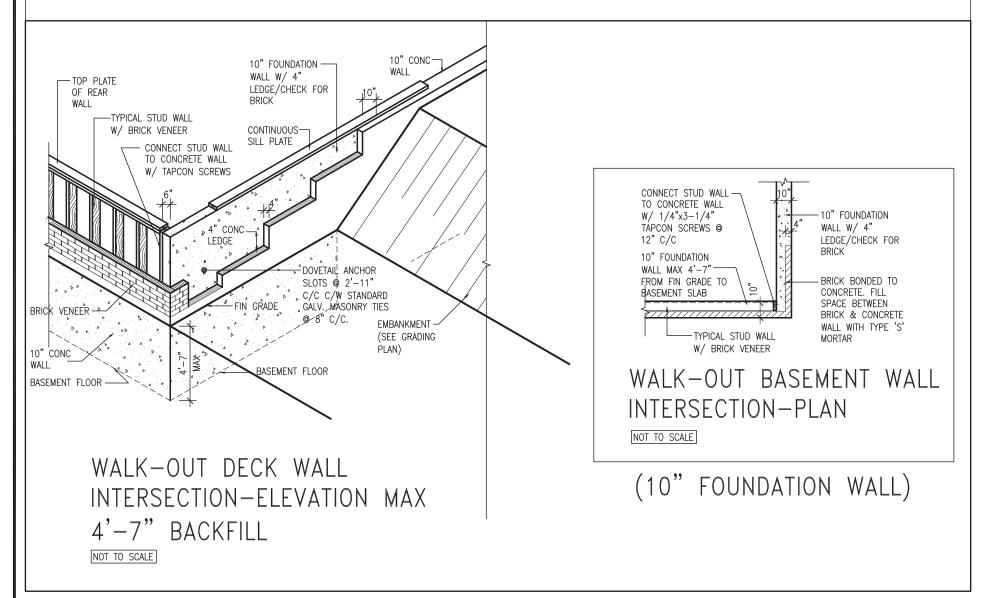




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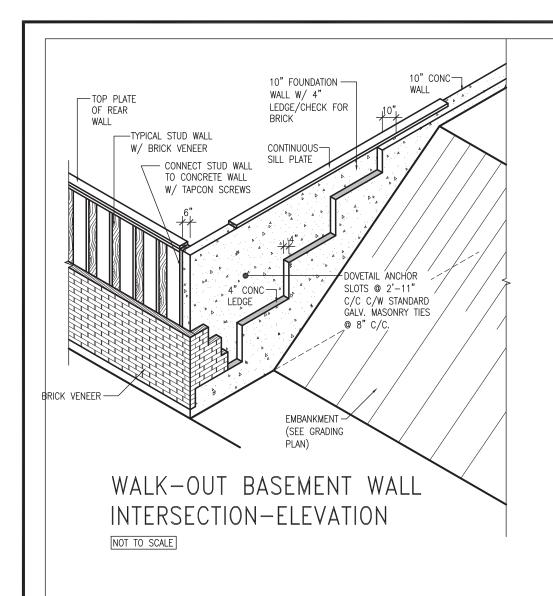


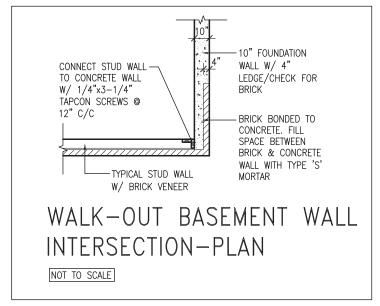




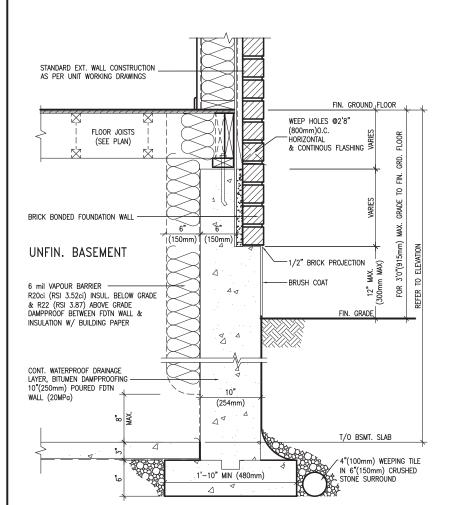


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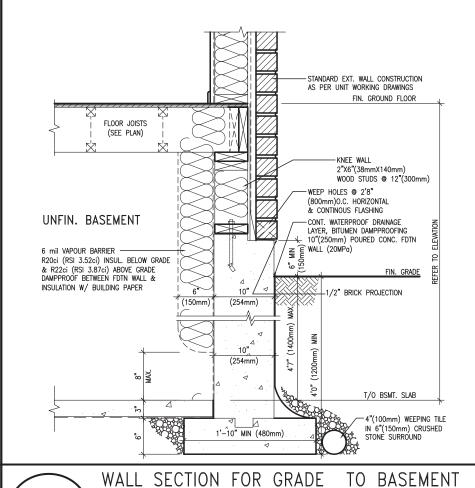


(10" FOUNDATION WALL)



WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE SCALE: N.T.S.

EW3.06x



WALL SECTION FOR GRADE SLAB 4'7"(1400mm) EW3.07x MAX. HEIGHT DIFFERENCE

SCALE: N.T.S.



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8				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
7				qualification information
6				Wellington Jno-Baptiste JNBOFILSTE 25591
5				name , /signatyre BCIN
4				registration information VA3 Design Inc. 42658
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