

AREA CALCULATIONS	
	ELEV. B (B5 L7)
FINISHED BASEMENT AREA	60 SF
GROUND FLOOR AREA	691 SF
SECOND FLOOR AREA	677 SF
THIRD FLOOR AREA	574 SF
SUBTOTAL	2001 SF
DEDUCT ALL OPENINGS	0 SF
TOTAL NET AREA	2001 SF
	185.89 m2
COVERAGE W/OUT PORCH	691 SF
	64.16 m2
COVERAGE W/ PORCH	742 SF
	68.90 m2
GARAGE	233 SF
DECK	30 SF
WALK-UP	39 SF
COVERAGE W/ PORCH, GARAGE, DECK, WALK-UP, ETC.	1044 SF
	96.99 m2

FOUNDATION PLAN ELEV. 'B'

BLOCK 5 LOT 7



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

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

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no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	UPDATED TO 2023 OBC	MAR 20/23	NS
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19	RC
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 26-19	RC
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB

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

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

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VA3 DESIGN

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

BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON

date JUNE 2018 checked by BCC scale 3/16" = 1'-0"

drawn by TP

RL-5E BLOCK 5 LOT 7
KINGFISHER 5

project no. 13049

BASEMENT PLAN EL. 'B'

file name 13049-RL-5E

drawing no. 1

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Finished basements require separate permits.

1-2"x4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2) NO.8x3" DECK SCREWS

6"x6" P.T. WOOD POST BOLTED TO METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE & 4'-0" BELOW GRADE. (TYP.)

2-2"x8" P.T. DROPPED LEDGER FASTENED TO 2-2"x6" BLOCKING BETWEEN STUDS W/ 1/2" DIA. BOLTS @ 16" O.C. REFER TO DETAIL 1/S2

22"x6" THICK CONC. FOOTING UNDER FRONT, SIDE & REAR EXTERIOR WALLS (TYP)

MINIMUM 6'-5" HEADROOM. SEE SLOPED CEILING DETAIL ON PAGE 7

28"x10" THICK CONC. FOOTING UNDER PARTYWALL SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150 KPa

CHECK FOUNDATION WALL FOR SUNKEN FOYER

BASEMENT WALL INSULATION (TYP) 13 -6" (R20) CONTINUOUS BLANKET INSULATION. INSULATION UNINTERRUPTED BY FRAMING

BASEMENT INSULATION AT STAIR/SUNKEN AREAS -2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM). -2"x4" @ 16"o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH -EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

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

OUTDOOR AIR INTAKE SEPARATION ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12. KITCHEN EXHAUST. 3.0m DRIVEWAY, PARKING SPACE, ROAD. 1.5m SOLID FUEL APPLIANCE EXHAUST 3.0m

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

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

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

BASEMENT PLAN ELEV. 'B'

BLOCK 5 LOT 7



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Revision table with columns for no., description, date, and by.

Contractor information including name, registration number, and address.



Project information including name, municipality, date, and scale.

Project name and drawing number information.

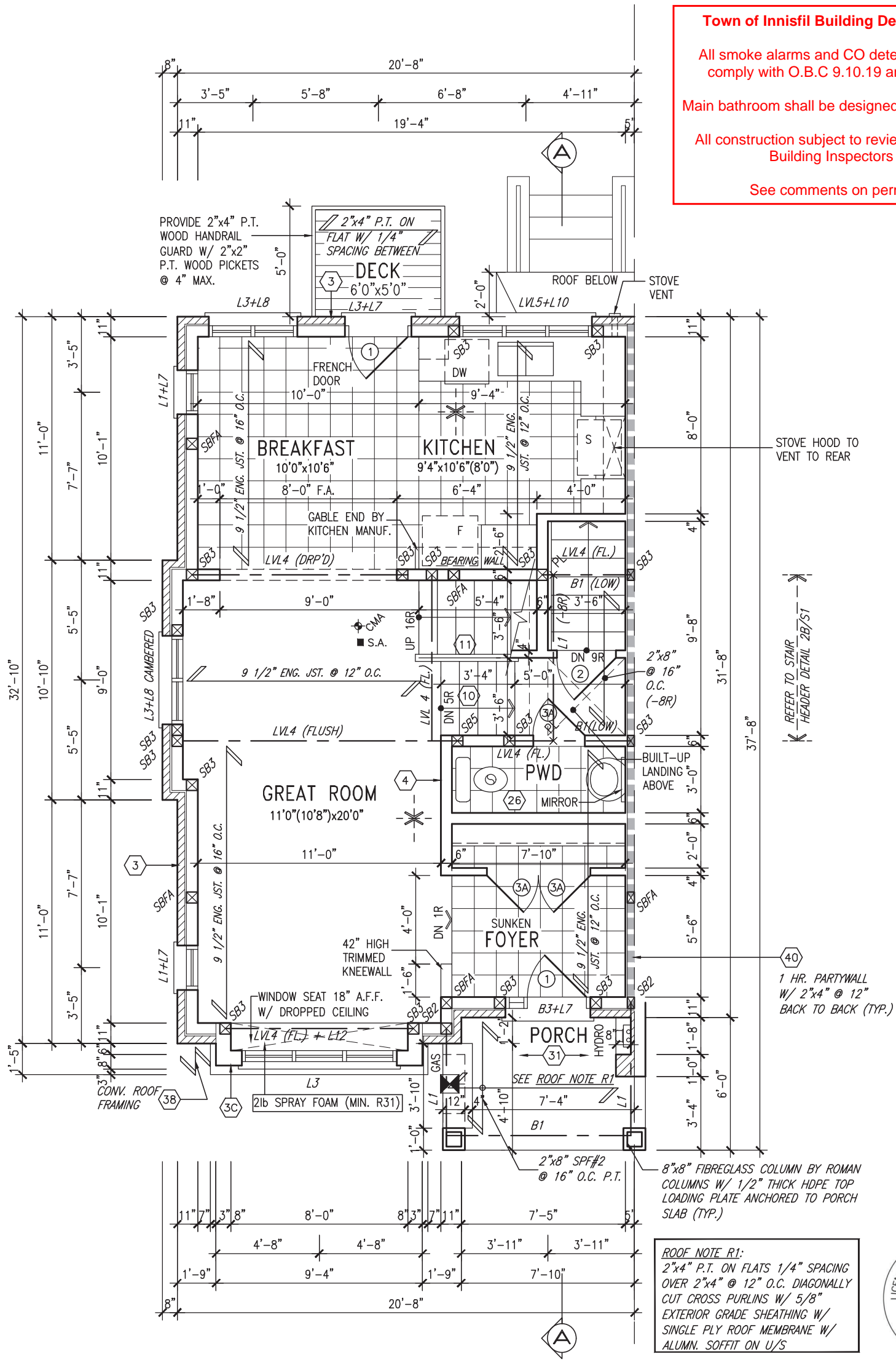
Town of Innisfil Building Dept Notes:

All smoke alarms and CO detectors shall comply with O.B.C 9.10.19 and 9.33.4

Main bathroom shall be designed as per 9.5.2

All construction subject to review by Town Building Inspectors

See comments on permit



GROUND FLOOR PLAN ELEV. 'B'

NOTE:
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BLOCK 5 LOT 7

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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information VA3 Design Inc. 42658
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BAYVIEW WELLINGTON

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date JUNE 2018
drawn by TP checked by BCC scale 3/16" = 1'-0"

RL-5E BLOCK 5 LOT 7
KINGFISHER 5

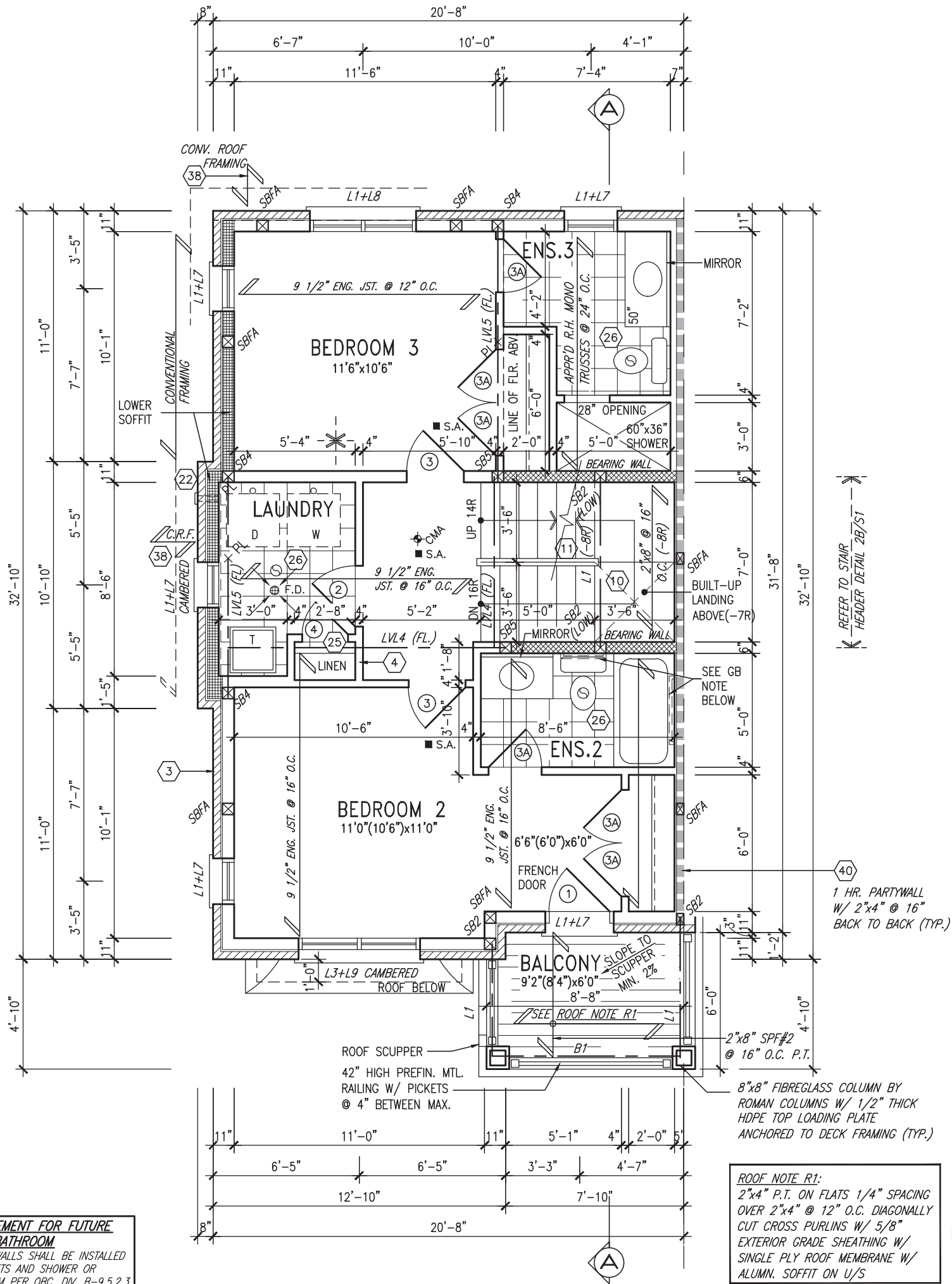
project no. 13049

GROUND FLOOR PLAN EL. 'B'

file name 13049-RL-5E

drawing no. 3

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SECOND FLOOR ELEV. PLAN 'B'

BLOCK 5 LOT 7

GRAB BAR NOTE:

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 PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.
 GB-NOTE-2020.dwg

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

ROOF NOTE R1:
 2"x4" P.T. ON FLATS 1/4" SPACING OVER 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE W/ ALUMN. SOFFIT ON U/S



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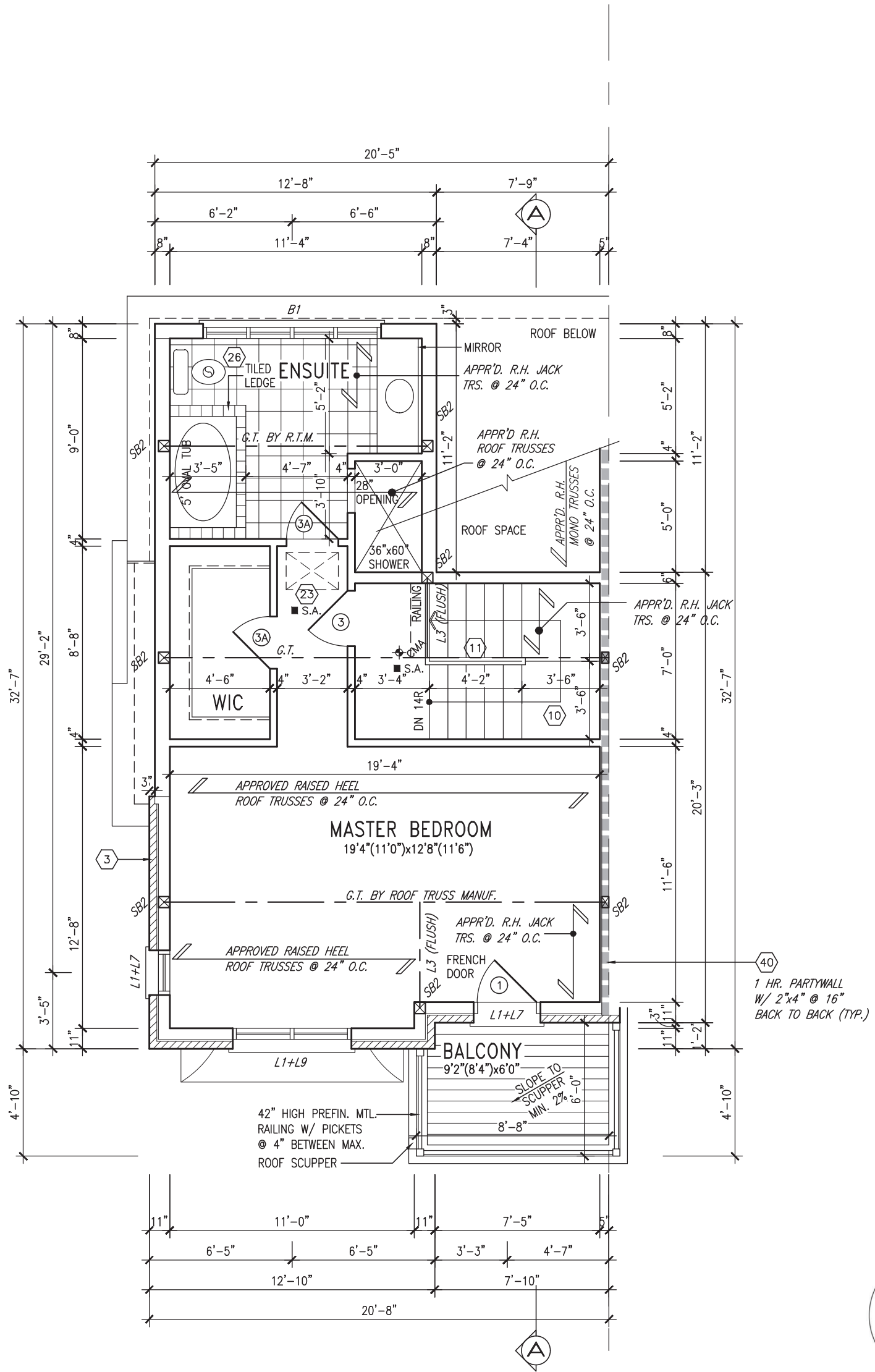
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BAYVIEW WELLINGTON
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RL-5E BLOCK 5 LOT 7
 KINGFISHER 5 project no. 13049
 SECOND FLOOR PLAN EL. 'B'
 drawing no. 4



THIRD FLOOR PLAN ELEV. 'B'



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 AND APPROVAL
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BLOCK 5 LOT 7

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

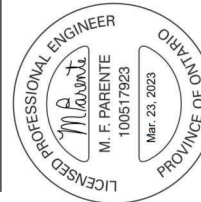
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 va3design.com

BAYVIEW WELLINGTON
 project name
ALCONA
 date
 JUNE 2018
 drawn by
 TP

municipality
INNISFIL, ON
 checked by
 BCC
 scale
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RL-5E BLOCK 5 LOT 7
 KINGFISHER 5
 project no.
13049
 drawing no.
5
 file name
13049-RL-5E
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project no. 13049
drawing no. 6

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

project name ALCONA
municipality INNISFIL, ON

date JUNE 2018
checked by BCC
scale 3/16" = 1'-0"

drawn by TP
file name 13049-RL-5E
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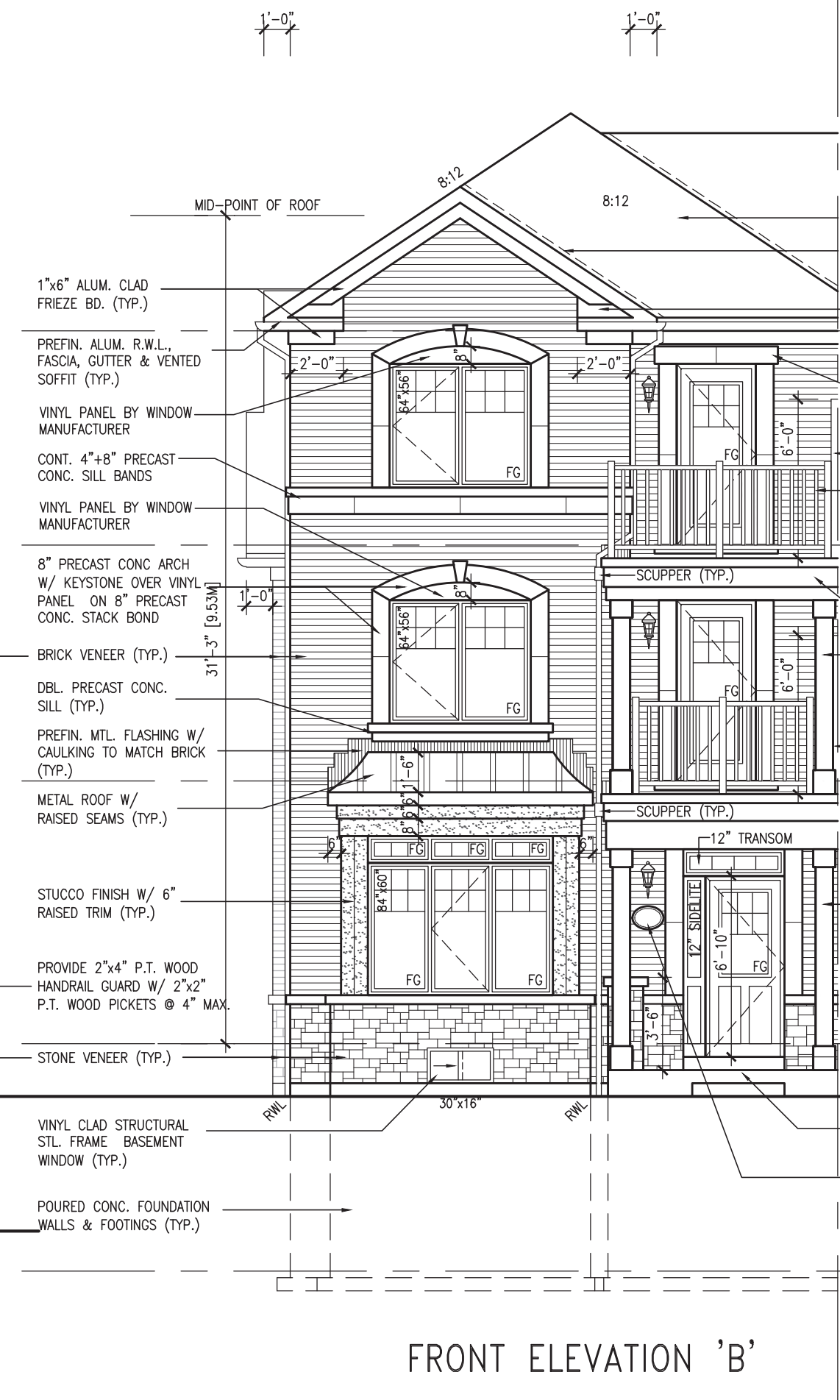
signature
Wellington Jno-Baptiste
25581 BBN
42658

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8 .
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no. description

date



REAR ELEVATION 'B'



FRONT ELEVATION 'B'

BLOCK 5 LOT 7

ASPHALT SHINGLES (TYP.)
VALLEY FLASHING (TYP.)
PREFIN. ALUM. ROOF RETURN
TOP OF PLATE
TOP OF WINDOW
8\"/>

ALUM. CLAD PANELS (TYP.)
8\"/>

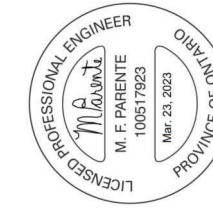
8\"/>

POURED CONC. PORCH SLAB & DOOR SILL
ADDRESS PLAQUE
TOP OF BASEMENT SLAB

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25581 BBN
42658
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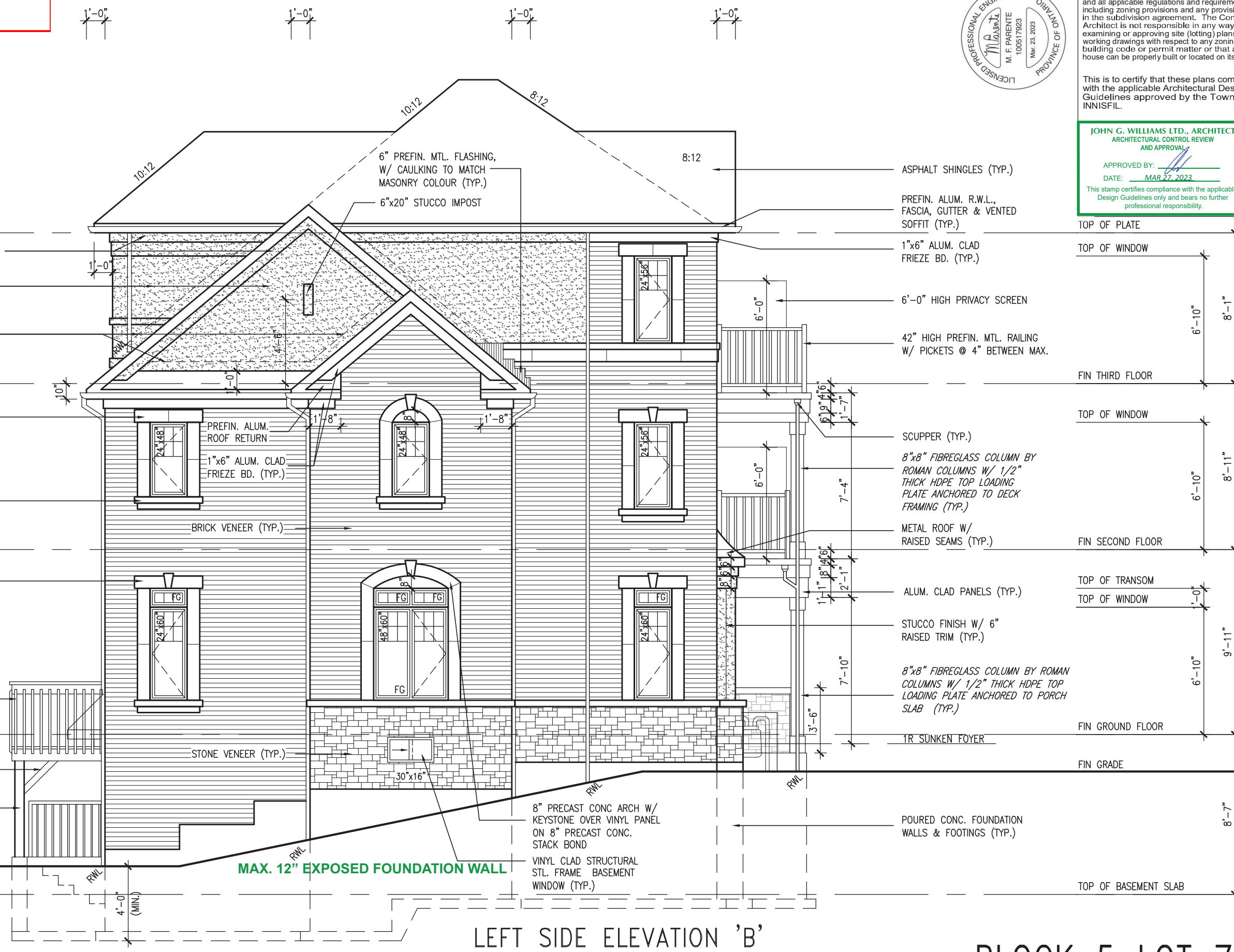
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project no.	13049
drawing no.	7
project name	RL-5E BLOCK 5 LOT 7 KINGFISHER 5
municipality	INNISFIL, ON
checked by	BCC
scale	3/16" = 1'-0"
date	JUNE 2018
drawn by	TP
file name	13049-RL-5E

VAS DESIGN

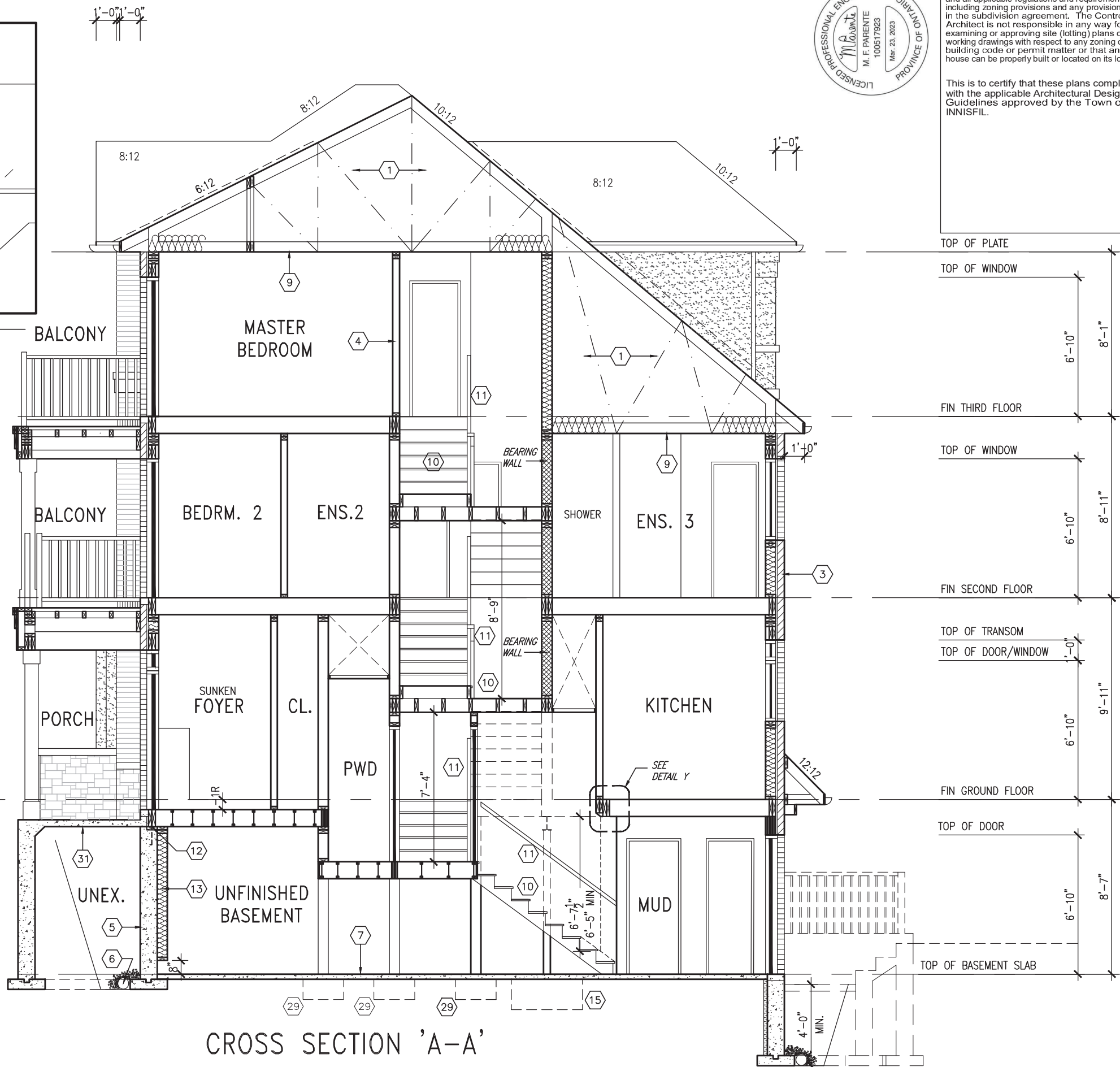
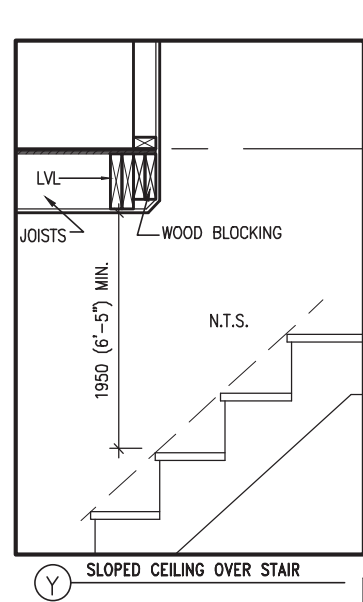
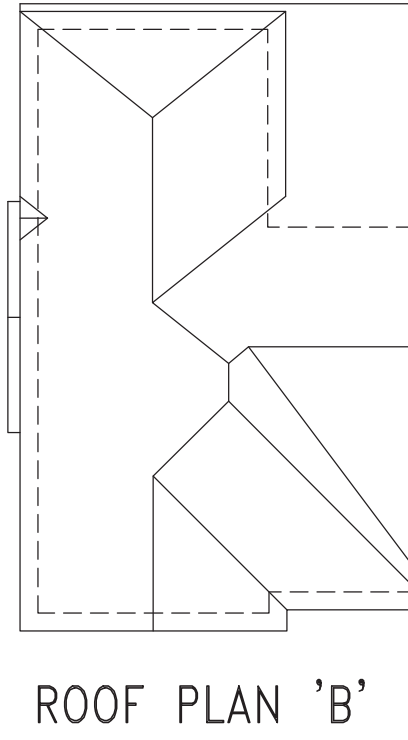
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t 416.630.2255 f 416.630.4782
vasdesign.com

signature	25581	BCIN	42658
name	Wellington Jno-Baptiste	BCIN	42658
registration information	VAS Design Inc.		
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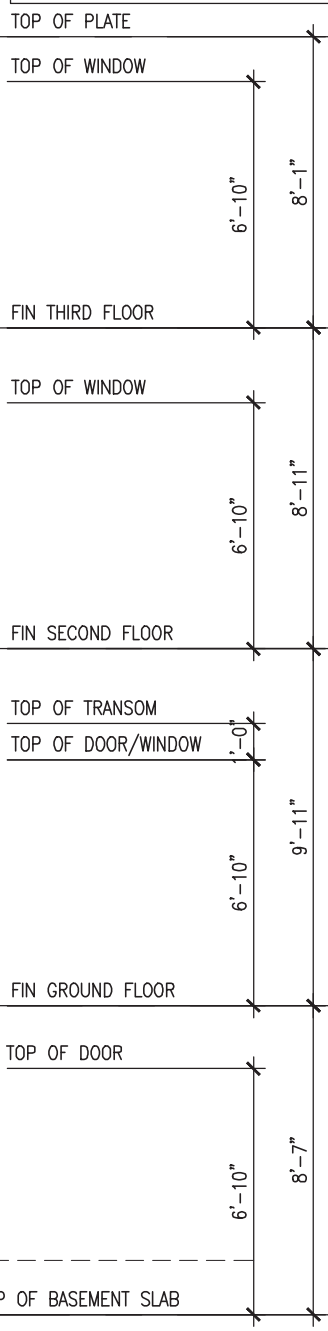
BLOCK 5 LOT 7

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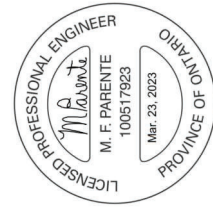
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
RL-5E ELEVATION 'B' BLK 5 LOT-7	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	598 S.F.	166.14 S.F.	27.78 %
LEFT SIDE	1035 S.F.	86.00 S.F.	8.31 %
RIGHT SIDE	1035 S.F.	0 S.F.	0.00 %
REAR	703 S.F.	155.50 S.F.	22.12 %
* 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.	3371.00 S.F.	407.64 S.F.	12.09 %
TOTAL SQ. M.	313.17 S.M.	37.87 S.M.	12.09 %

BLOCK 5 LOT 7

CROSS SECTION 'A-A'



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

project no. 13049
 drawing no. 8

project name ALCONA
 municipality INNISFIL, ON
 CROSS SECTION 'A-A'

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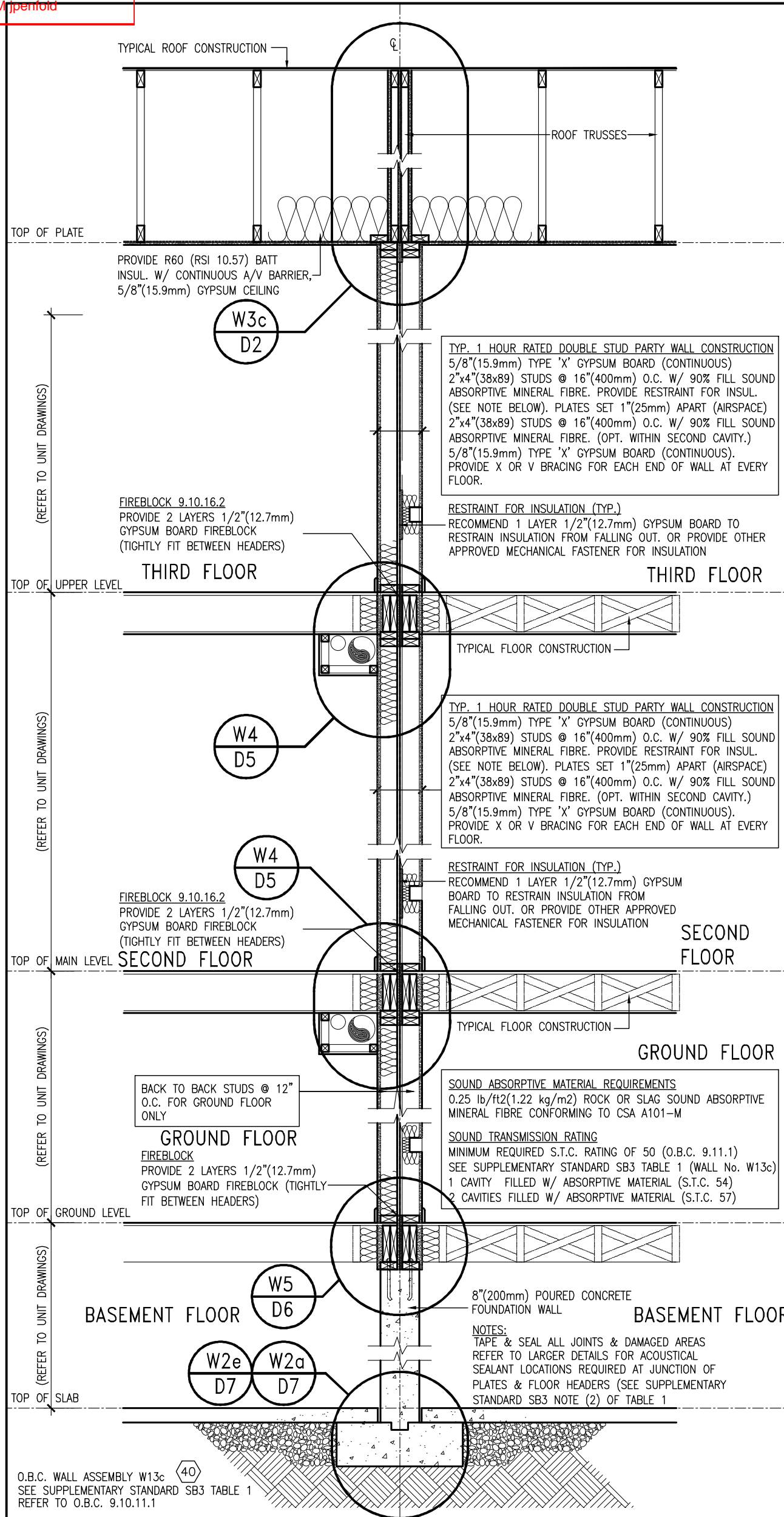


Wellington Jno-Baptiste
 name Jno-Baptiste
 registration information 25581
 BCIN 42658
 VAS Design Inc.

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W1a (3 STOREY) 1 HOUR RATED DBL. STUD PARTY WALL (REAR LANE)
D27 SCALE: 1/2" = 1'-0"



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8	.	.	qualification information				
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-0BC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:15 PM			

CONSTRUCTION NOTES (Unless otherwise noted)
Town of Innisfil Certified Model
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS
CABLE-COVERED AND AUTOMATIC PARKING
JURISDICTION, THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC

- 1. ROOF CONSTRUCTION
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER. 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACING GREATER THAN 406 (16"). ATTIC VENTILATION: 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2). ENSURE ALL OVERLAPPING ROOF SPACES ARE OPEN TO MAIN ROOF ATTIC SPACE FOR VENTING PURPOSES.

- HANDRAILS - OBC 9.8.7.7 - 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 9.8.8.2 - INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.8.5 - 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'-10"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-10").
SILL PLATE - OBC 9.23.7 - 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

- EXPOSED BUILDING FACE OBC 9.10.15.1 & 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 9.39.1) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT, REIN. WITH 10M BARs @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.
THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (2'-0") 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 SLAB WITH MORTAR.
CONVENTIONAL ROOF FRAMING (2.0kPa. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11-7" SPAN, 38x184 (2"x6") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPPANS. 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.

- 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 SOUD 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.
TYPICAL 1 HOUR RATED PARTY WALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
FOUNDATION WALL (W.O.D./W.O.B.) - WHERE GRADE TO 1/0 BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.
EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.
DRAIN WATER HEAT RECOVERY UNIT (DWHR) PER SB12-3.1.1.12., A DRAIN WATER HEAT RECOVERY (DWHR) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BENEATH ANY OF THE SHOWERS.

Table with 4 columns: no., description, date, by. Rows include update dates for OBC VER 2022, OBC VER 2020, and issue for client review.

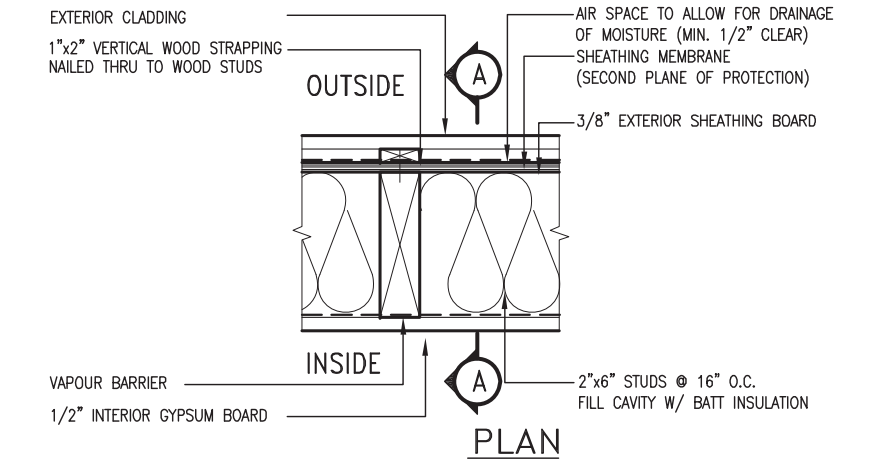
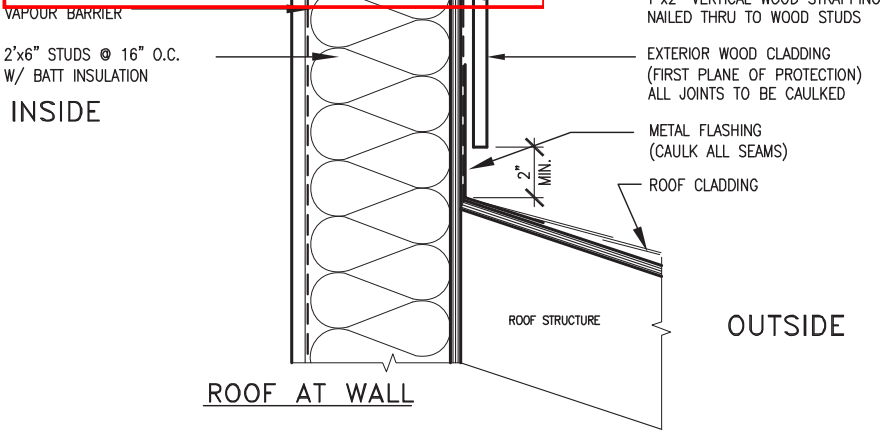
Professional Engineer stamp for M. F. Parente, Ontario Professional Engineer No. 100517923, dated Mar. 23, 2023. Includes signature and name.

VA3 DESIGN logo and contact information: 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com

BAYVIEW WELLINGTON CONST NOTE A1. Includes project name (ALCONA), municipality (INNISFIL, ON.), project no. (13049), date (MAY 2016), and drawing no. (CN1).

Town of Innisfil Certified Model

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EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

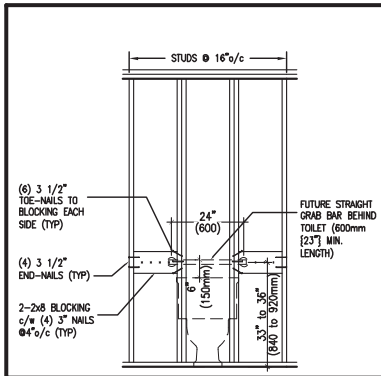
REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC. DIV. B- WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g).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

OUTDOOR AIR INTAKE SEPARATION

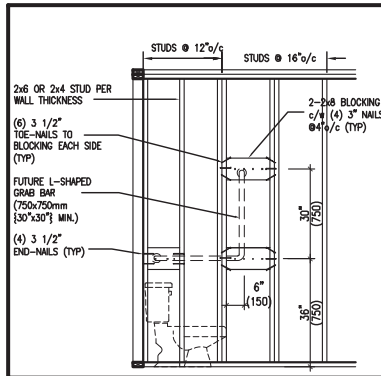
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DIV. B- TABLE 6.2.3.12.

- KITCHEN EXHAUST 3.0m
- DRIVEWAY, PARKING SPACE, ROAD 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

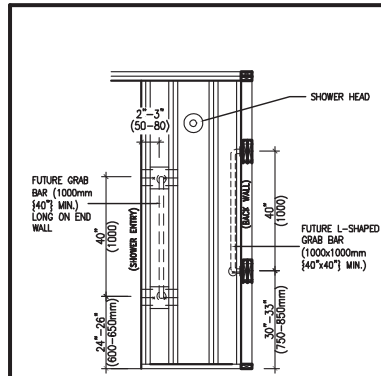
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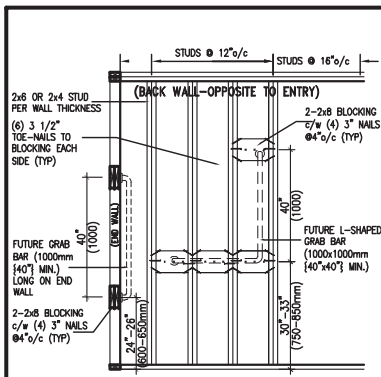
QGB1 FUTURE GRAB BAR @ TOILET (BACK WALL)



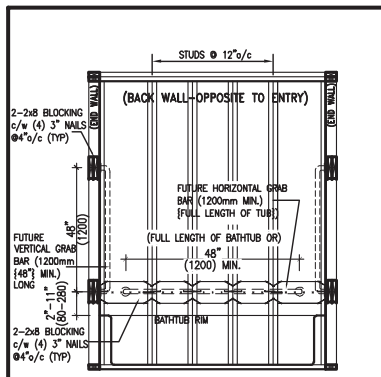
QGB1A FUTURE L-SHAPE GRAB BAR DETAIL @ TOILET (*ONLY IF SIDE WALL PRESENT)



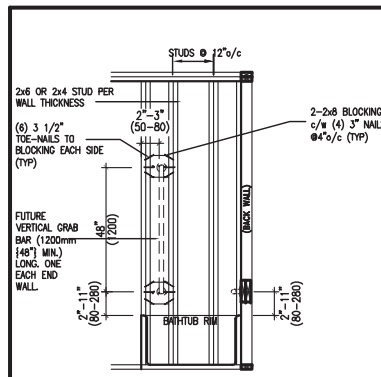
QGB2 FUTURE GRAB BAR IN SHOWER (VERTICAL BAR LOCATED @ EACH END WALL)



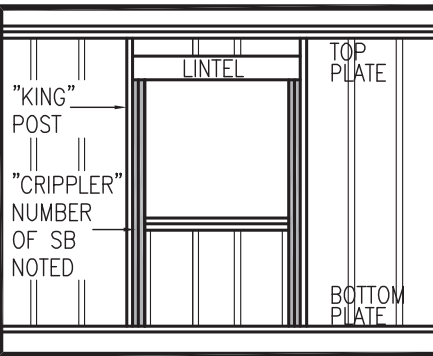
QGB2A FUTURE L-SHAPE GRAB BAR DETAIL @ SHOWER (BACK WALL)



QGB3 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)



QGB3A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED @ EACH END WALL)



"CRIPPLE" DETAIL

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

2"x4" @ 16" O.C. - 9'-10"

2-2"x4" @ 12" O.C. - 10'-9"

3-2"x4" @ 16" O.C. - 11'-2"

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

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

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

2"x6" @ 16" O.C. - 12'-6"

2"x6" @ 12" O.C. - 13'-10"

2-2"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" @ 16" O.C. - 16'-0"
- 2"x8" @ 12" O.C. - 17'-9"
- 2-2"x8" @ 16" O.C. - 20'-4"
- 2-2"x8" @ 12" O.C. - 22'-4"
- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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

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

qualification information

Wellington Jno-Baptiste 25591
signature BCIN

registration information
VA3 Design Inc. 42658

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

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BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON.

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

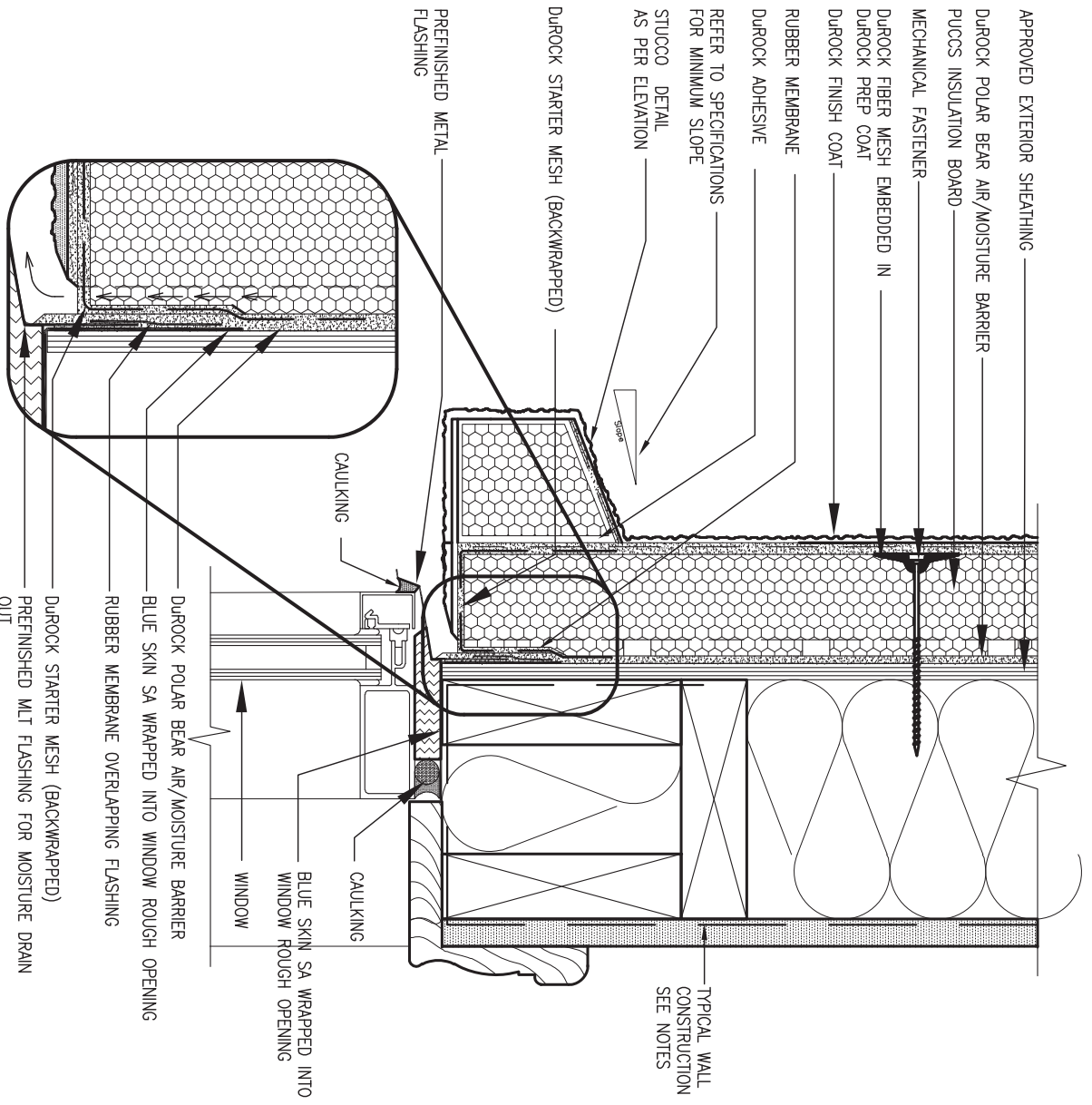
CONSTRUCTION NOTES
file name 13049-CN-A1 VER 2022

CONST NOTE

project no. 13049

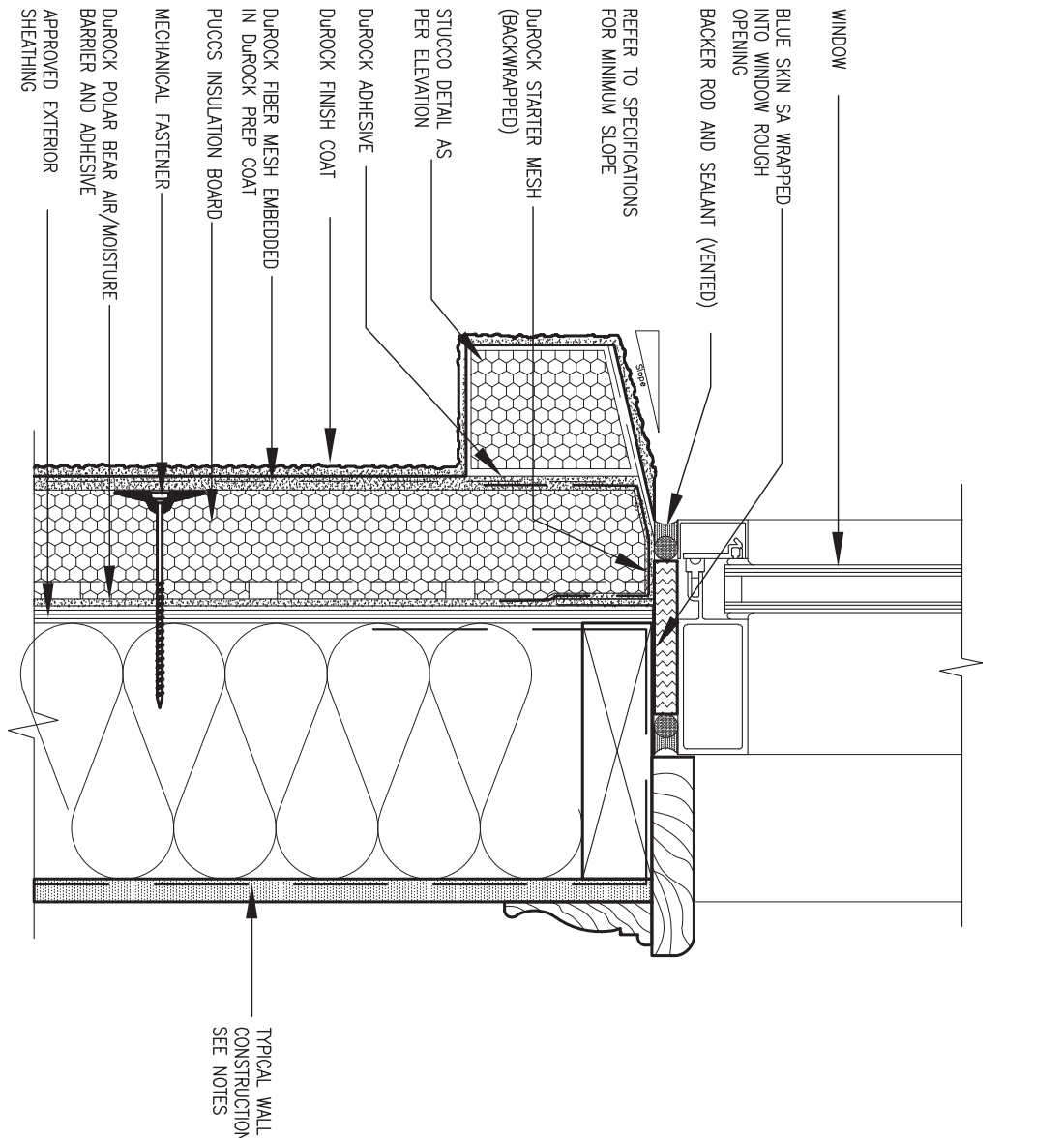
drawing no. CN2





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	.	.	.	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 VA3 Design Inc. 42658
5	.	.	.	signature
4	.	.	.	BCIN
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
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no.	description	date	by	

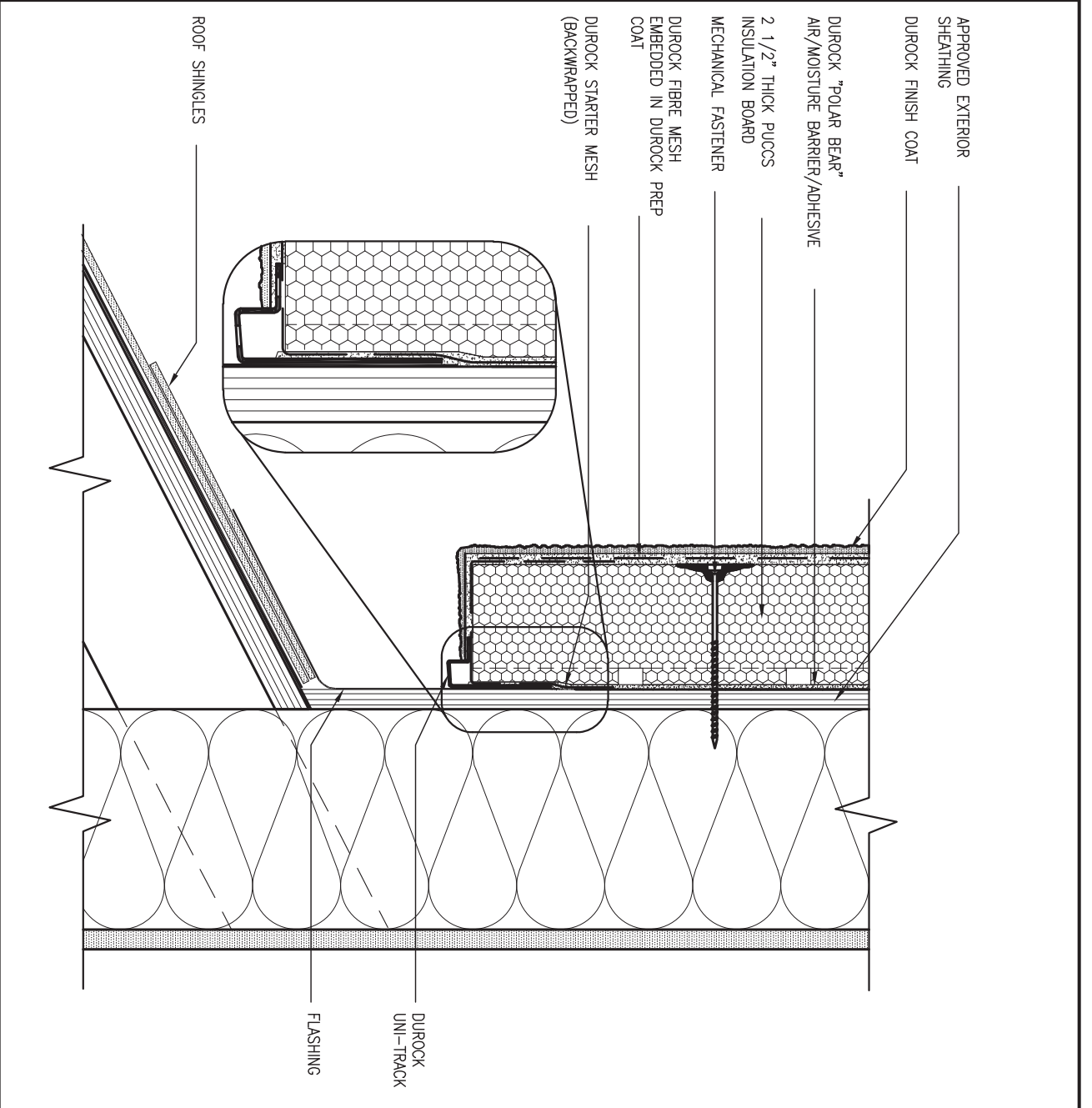
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BAYVIEW WELLINGTON **CONST NOTE**

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

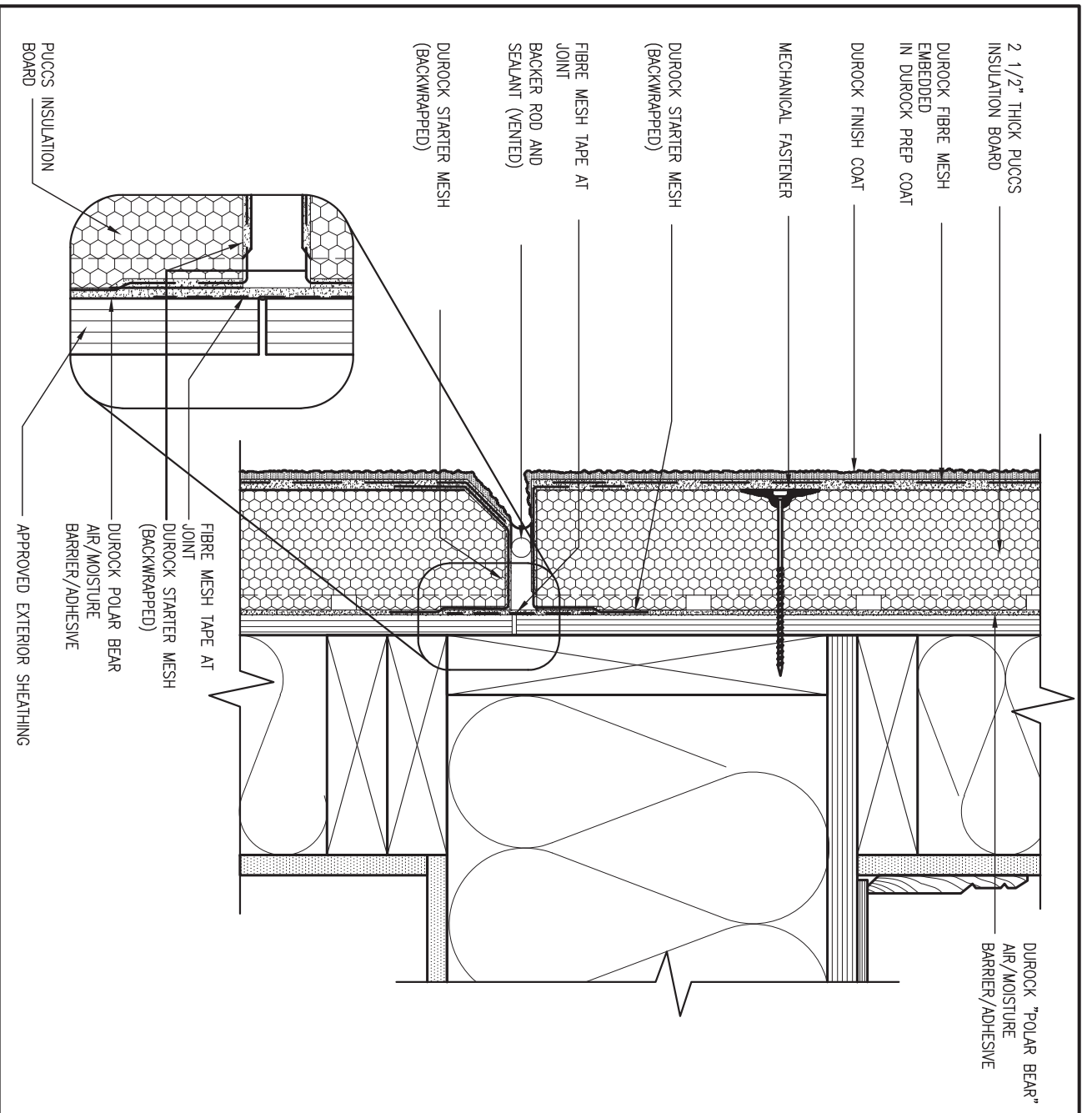
date **MAY 2016** checked by **RC** scale **3/16" = 1'-0"** file name **13049-CN-A1 VER 2022** drawing no. **CN3**

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3 STUCCO TERMINATION @ ROOF
 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



4 HORIZONTAL EXPANSION JOINT
 CN4 SCALE: 3" = 1'-0"



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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	signature
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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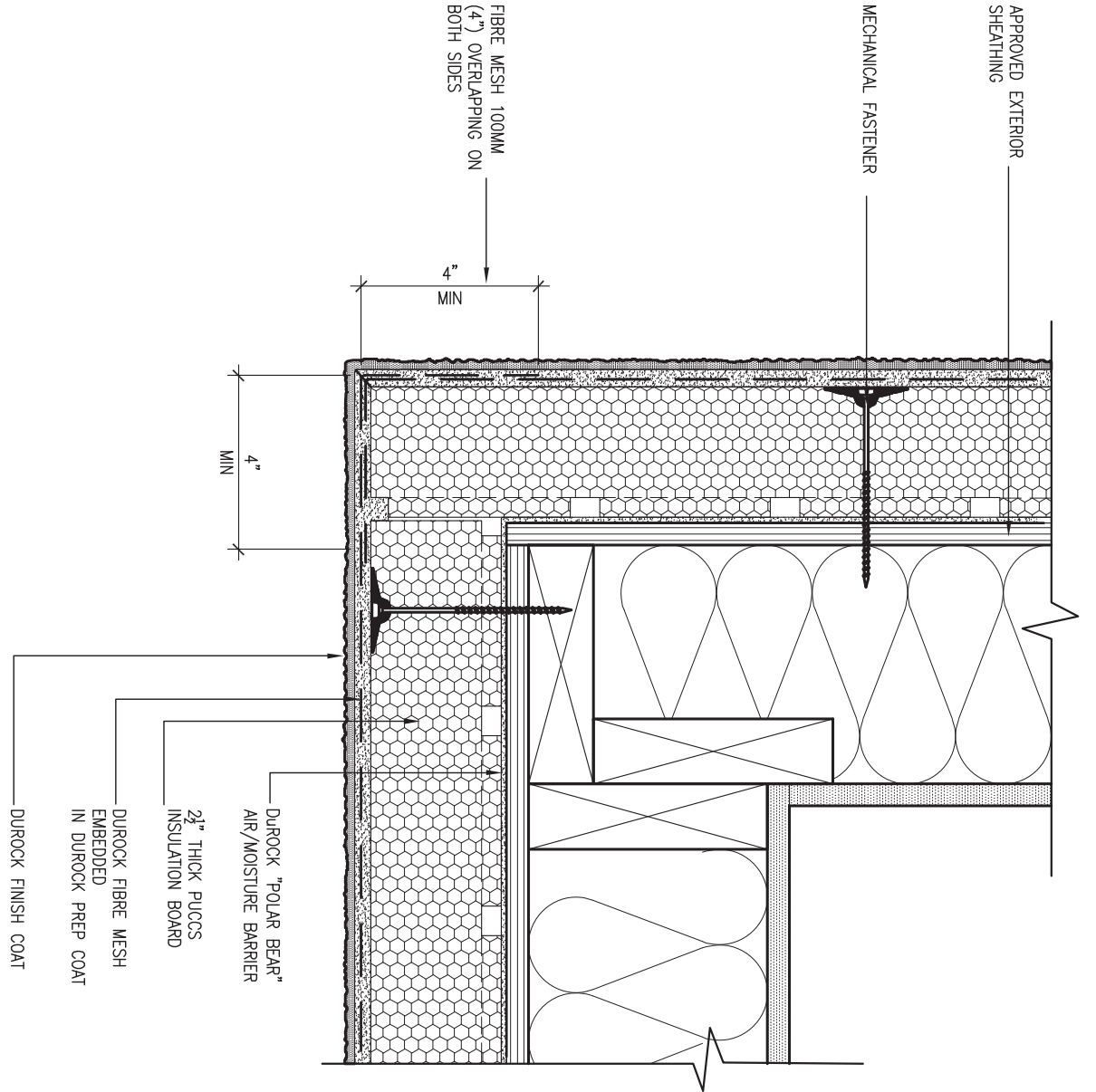
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date: **MAY 2016** checked by: **RC** scale: **3/16" = 1'-0"** file name: **13049-CN-A1 VER 2022** drawing no.: **CN4**

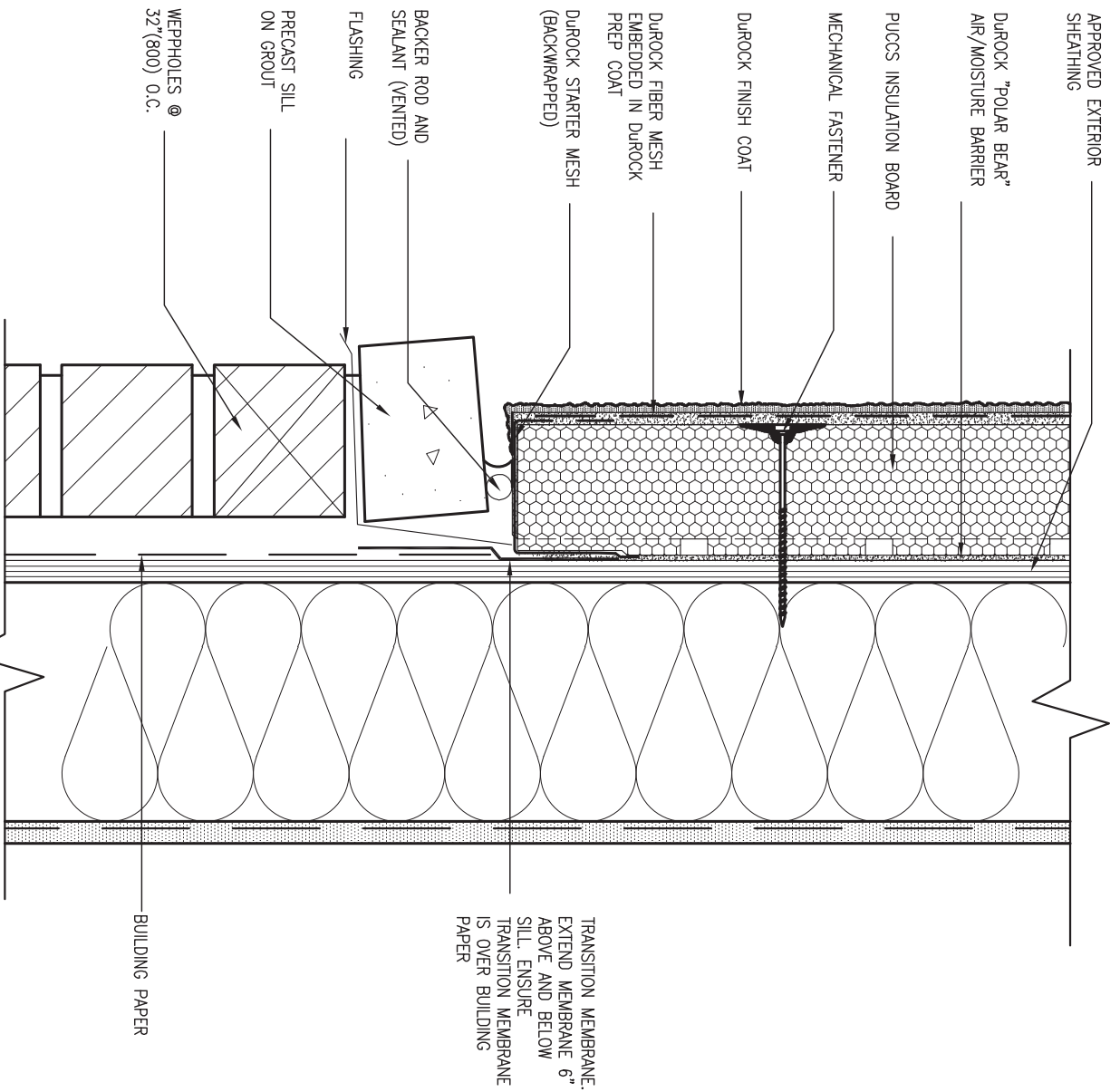
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ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DUROCK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

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



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



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

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BAYVIEW WELLINGTON

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

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

drawn by **RC** checked by **-**

CONST NOTE

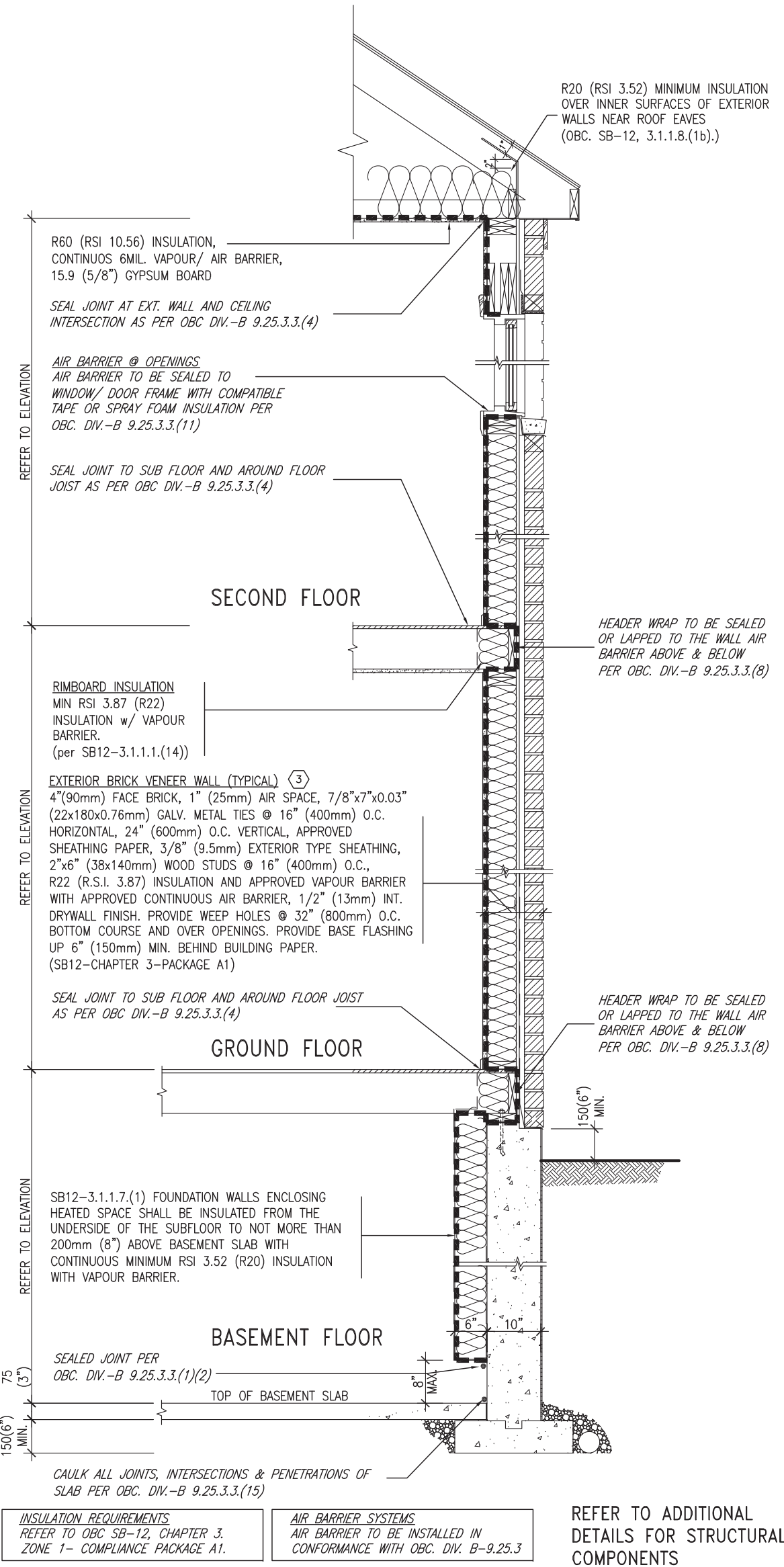
project no. **13049**

CONSTRUCTION NOTES file name **CNS**

13049-CN-A1 VER 2022

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SB12-COMPLIANCE PACKAGE 'A1'

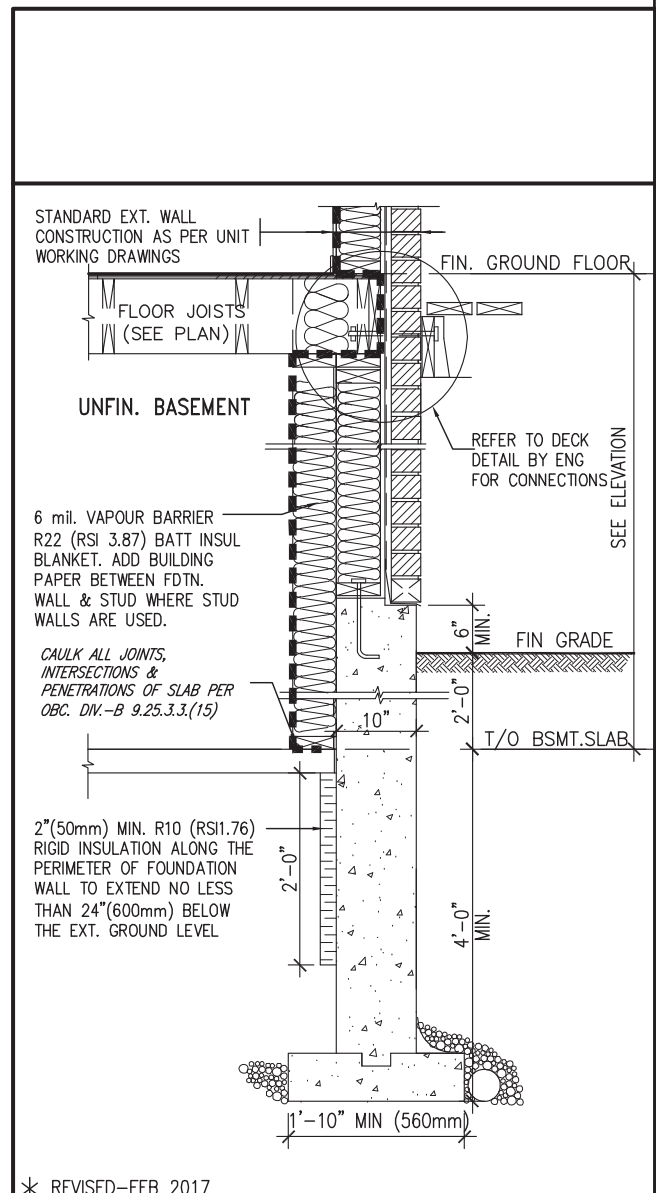


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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

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

ci- Denotes Continuous Insulation without framing interruption.



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

no.	description	date	by
9			
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3	UPDATE TO OBC VER 2022	FEB 16-22	RC
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

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

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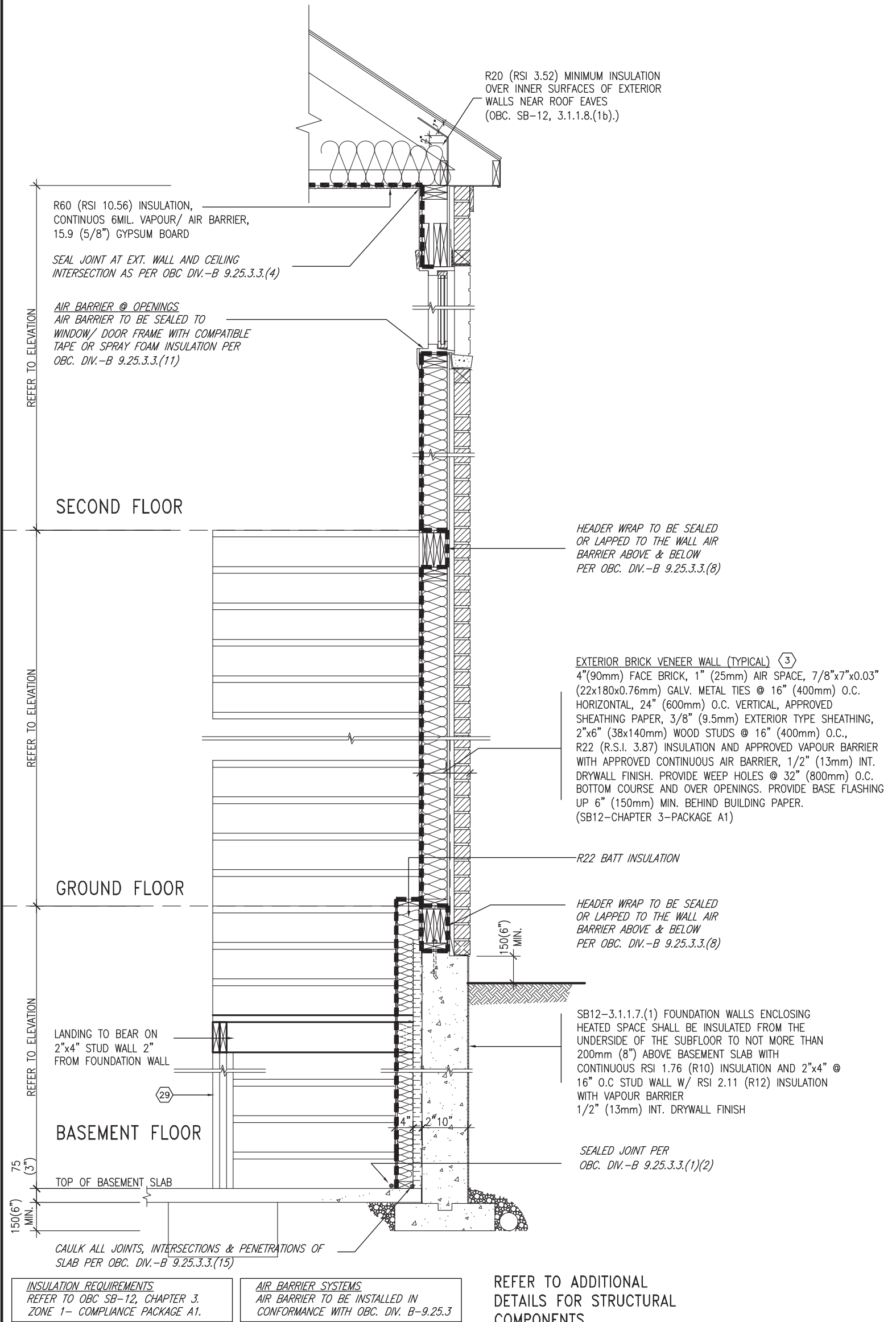
project name **ALCONA** municipality **INNISFIL, ON.** project no. **13049**

date **MAY 2016** checked by **scale 3/16" = 1'-0"** file name **13049-CN-A1 VER 2022** drawing no. **CN6**

CONSTRUCTION NOTES

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SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3,
ZONE 1- COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN
CONFORMANCE WITH OBC. DIV. B-9.25.3

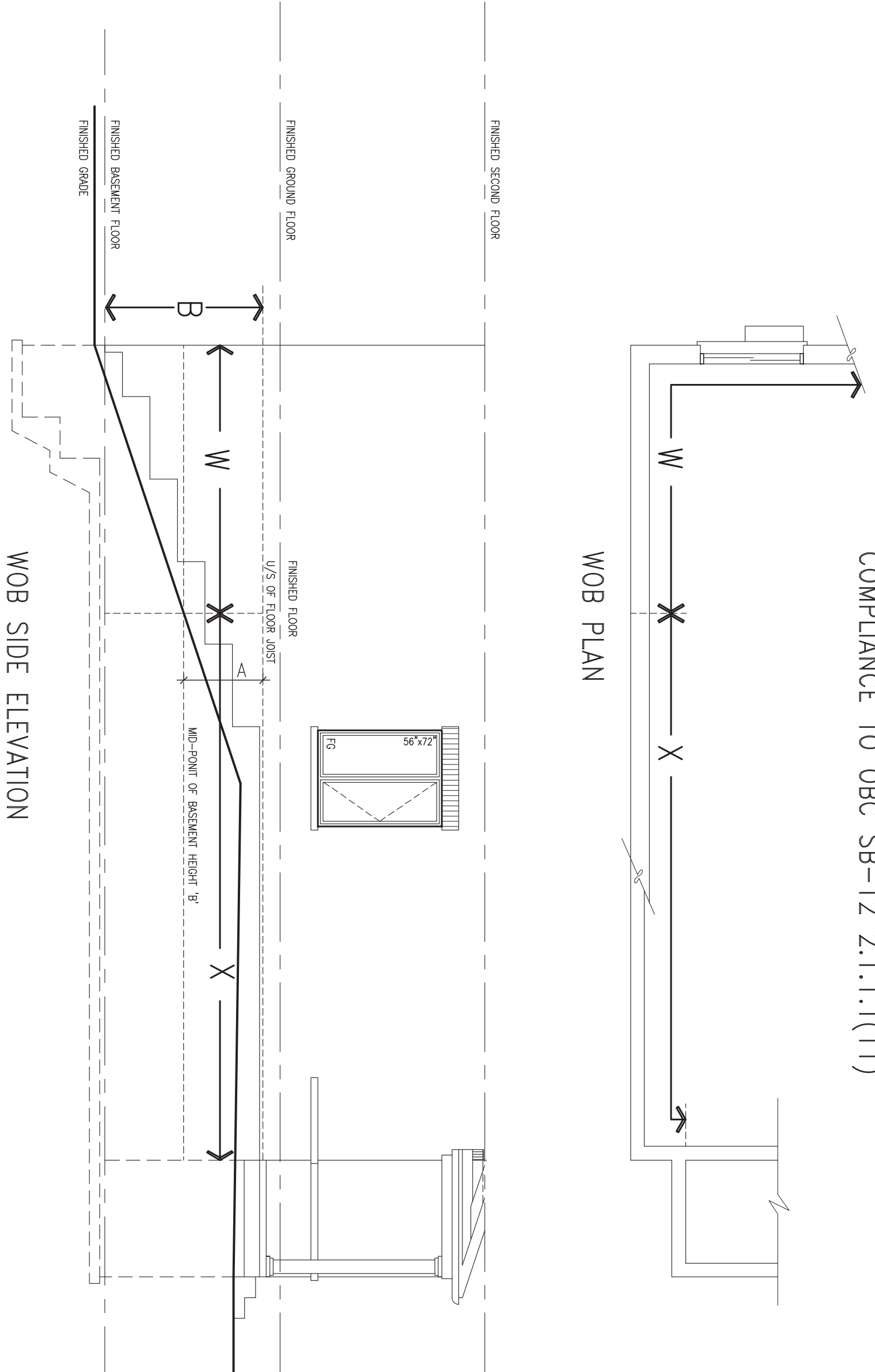
REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS



**TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10\"/>**

SCALE: N.T.S.

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name ALCONA date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0" municipality INNISFIL, ON. project no. 13049	CONST NOTE - CONSTRUCTION NOTES file name 13049-CN-A1 VER 2022 drawing no. CN7
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591 signature BCIN				
6	.	.	VA3 Design Inc. 42658 registration information				
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.	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM		
4	.	.	.				
3	UPDATE TO OBC VER 2022	FEB 16-22	RC				
2	UPDATE TO OBC VER 2020	FEB 09-21	RC				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by				



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



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3	UPDATE TO OBC VER 2022	FEB 16-22	RC
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

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 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
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 va3design.com

BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON.

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

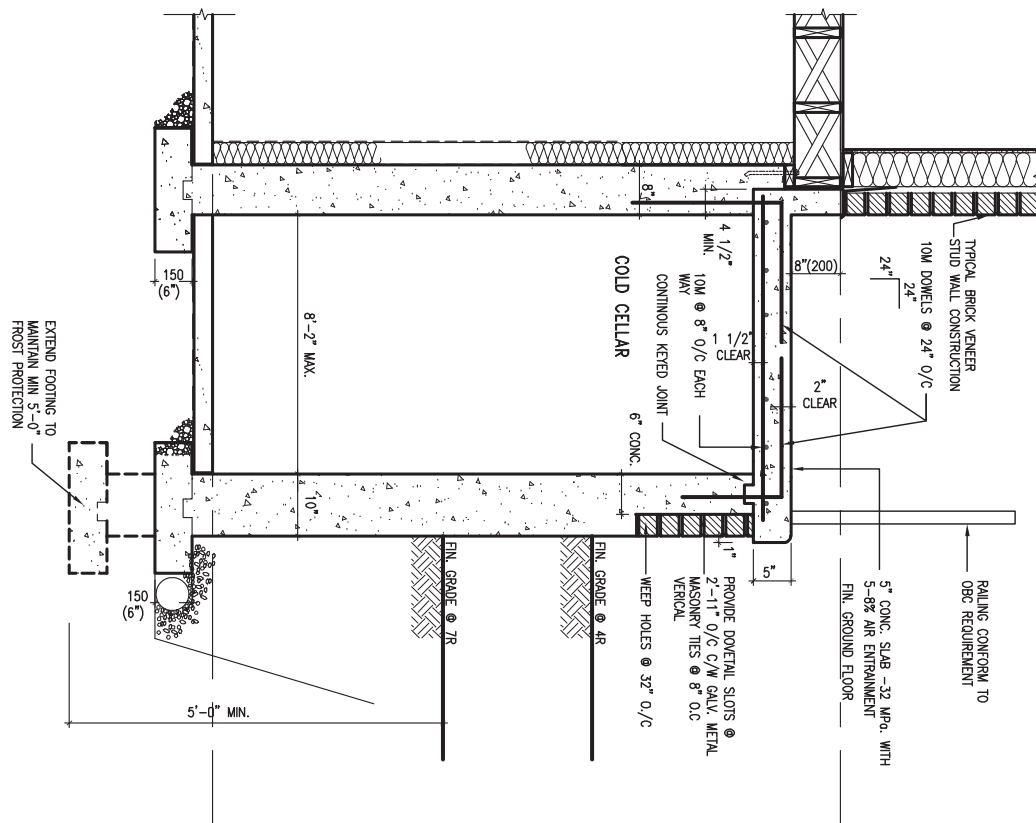
CONST NOTE

project no. 13049

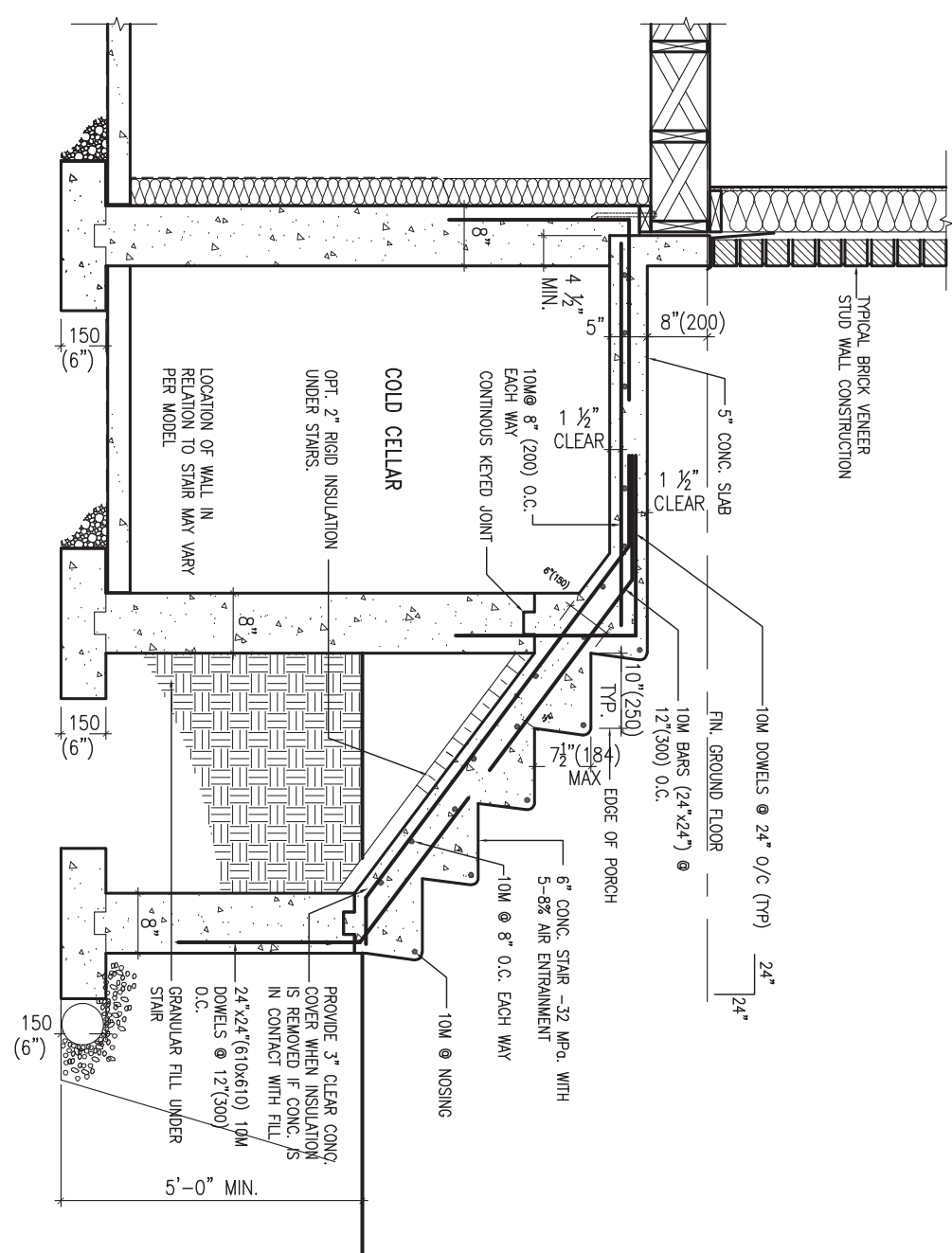
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X1
SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



X2
EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)
SCALE: N.T.S.



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3	UPDATE TO OBC VER 2022	FEB 16-22	RC
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qualification information
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 name registration information BCIN
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

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

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

drawn by **RC** checked by **-**

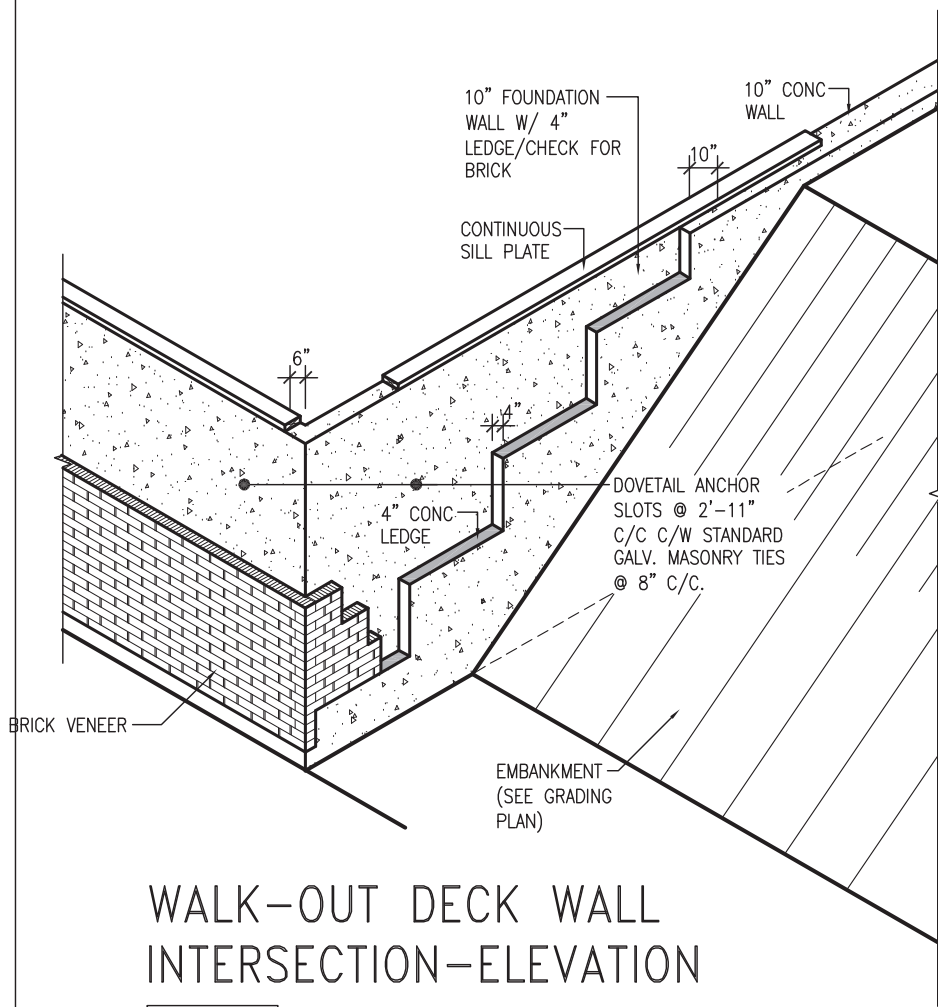
CONST NOTE

project no. **13049**

CONSTRUCTION NOTES drawing no. **CN9**

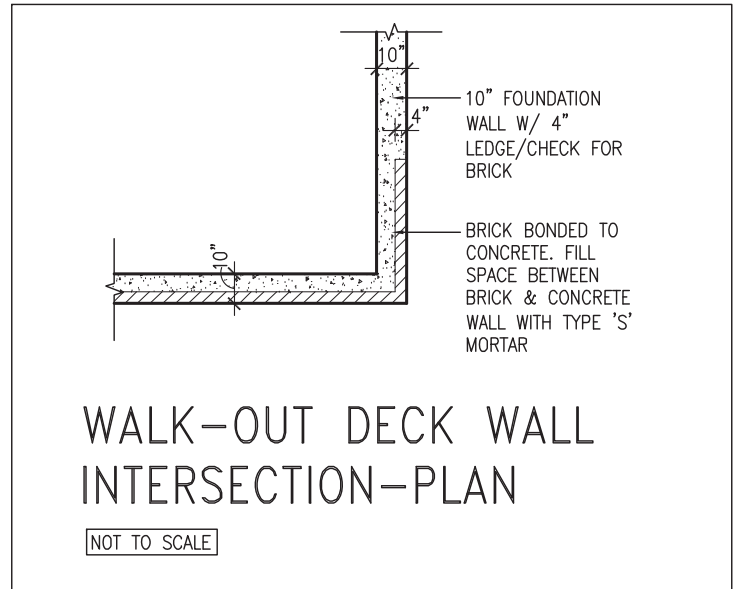
file name **13049-CN-A1 VER 2022**

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WALK-OUT DECK WALL INTERSECTION-ELEVATION

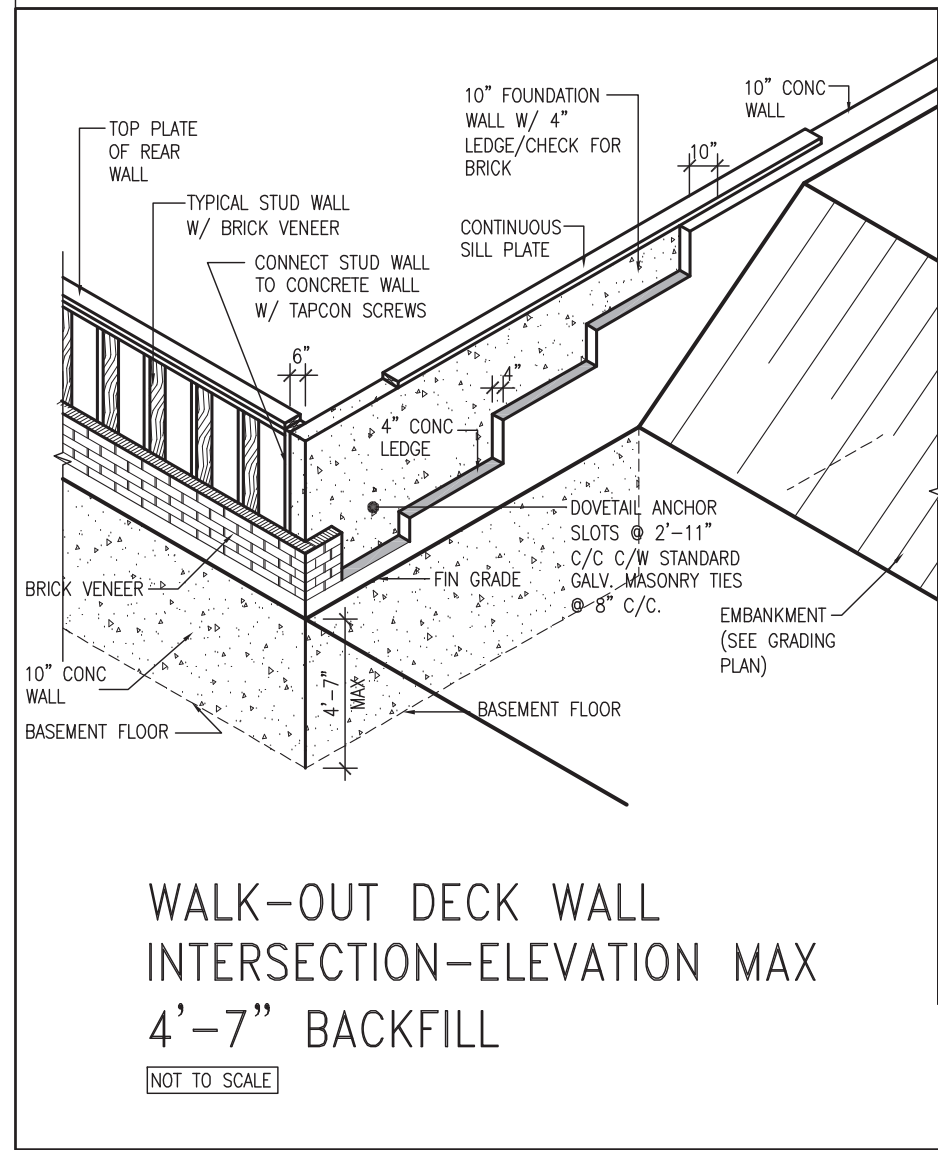
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

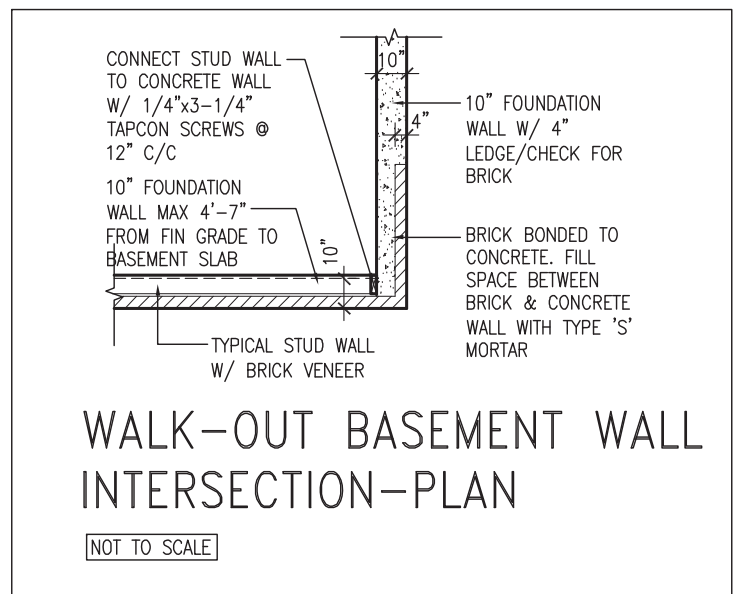
NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT DECK WALL INTERSECTION-ELEVATION MAX 4'-7" BACKFILL

NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



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3	UPDATE TO OBC VER 2022	FEB 16-22	RC	
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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 name registration information BCIN
Jno-Baptiste signature
 VA3 Design Inc. 42658

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

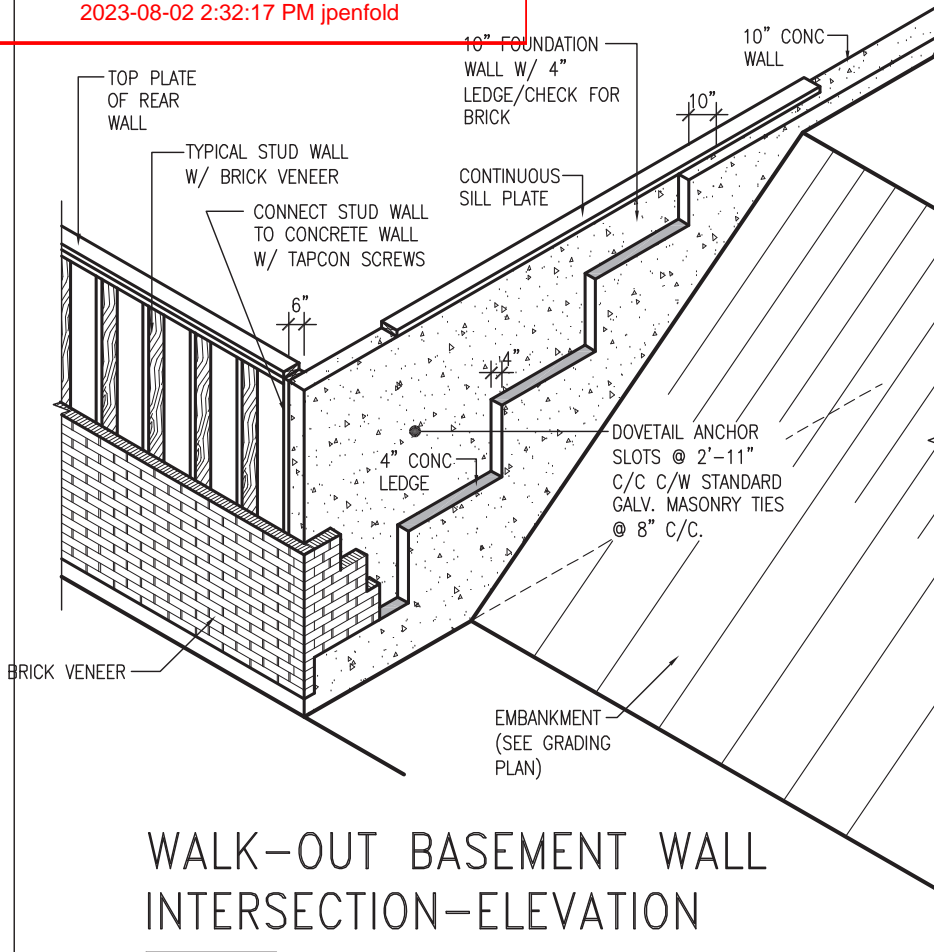
CONST NOTE

project no. 13049

CONSTRUCTION NOTES drawing no. **CN10**

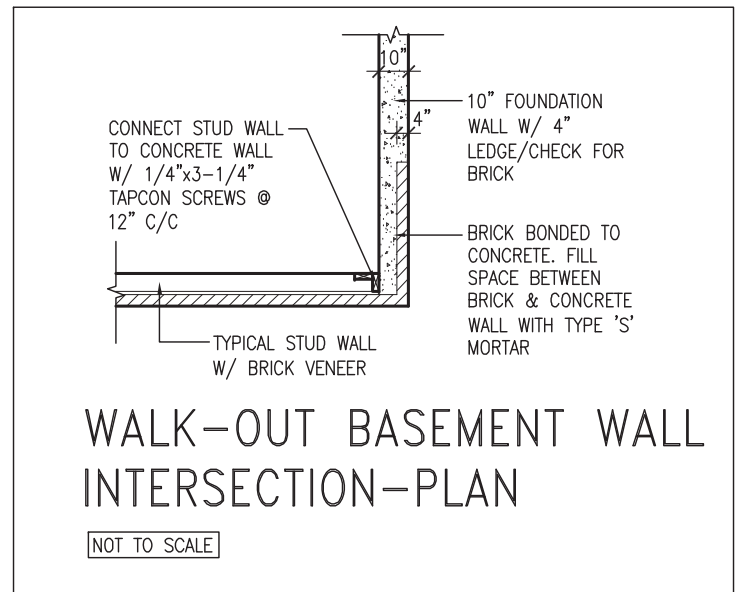
13049-CN-A1 VER 2022

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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

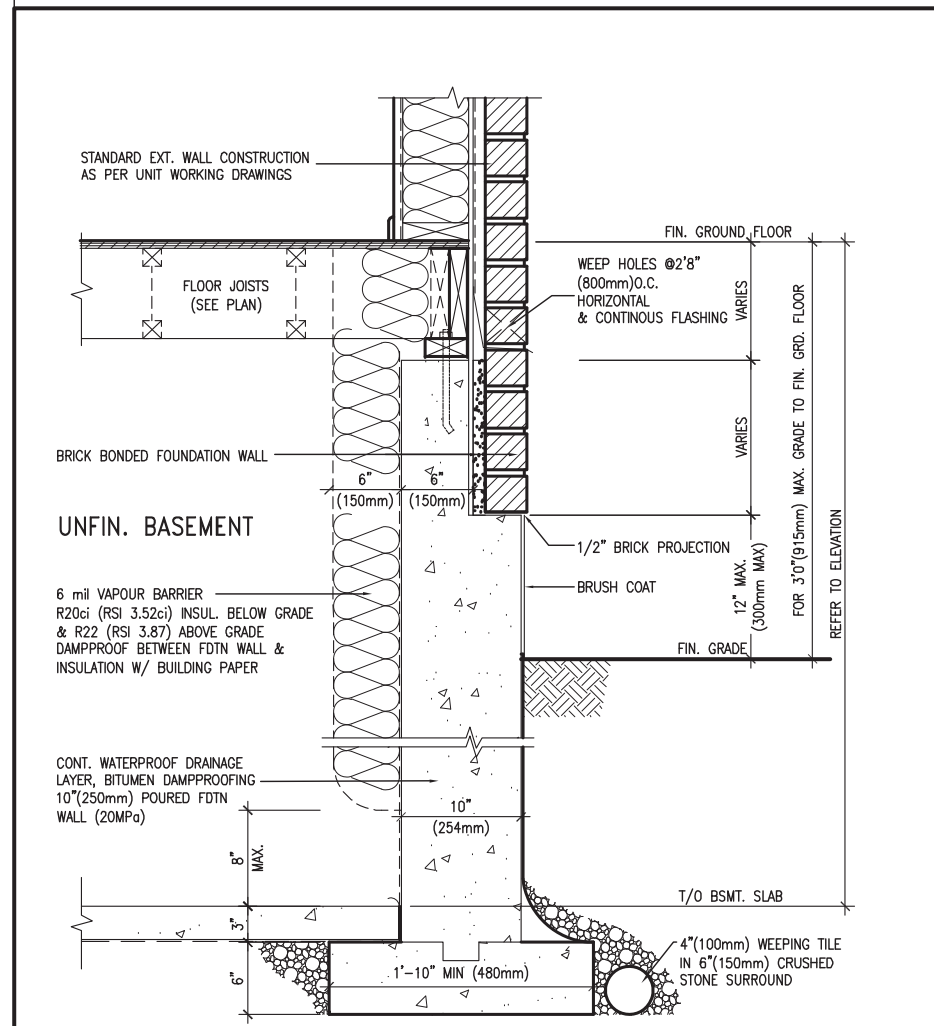
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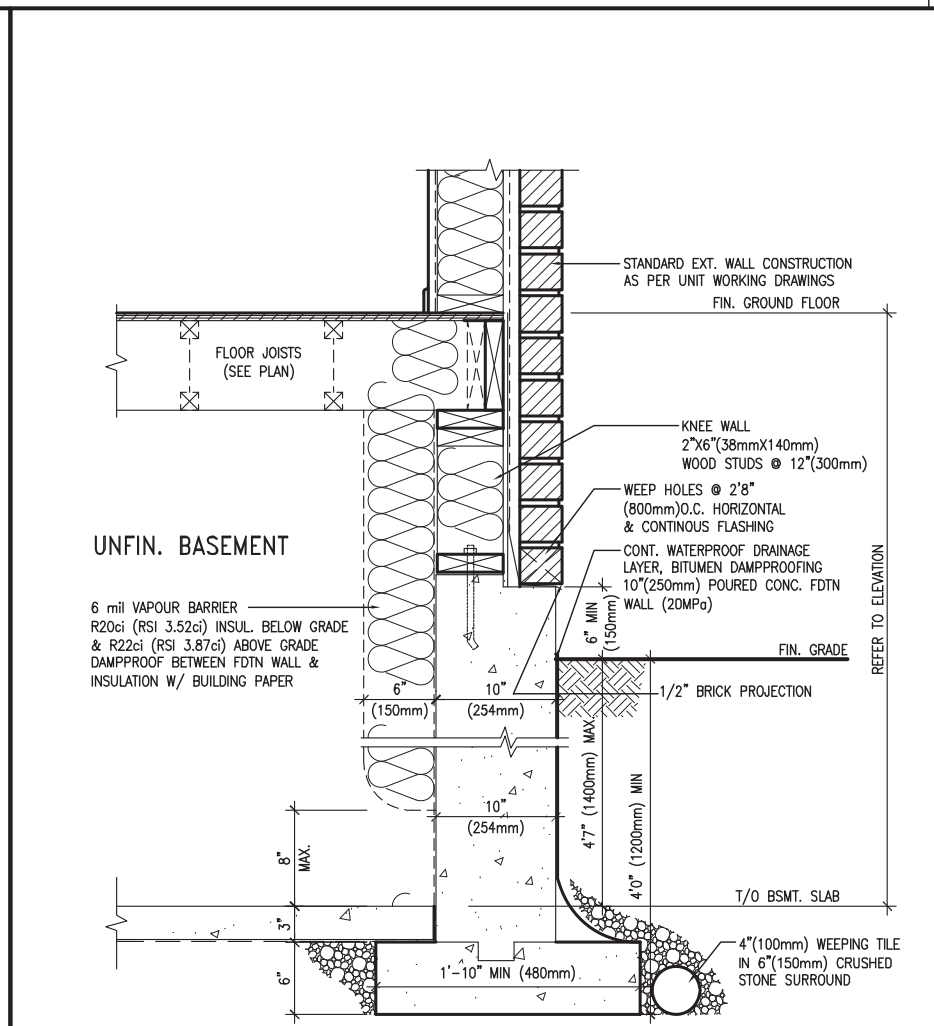
WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



EW3.06x
PKG A1
WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE
SCALE: N.T.S.



EW3.07x
PKG A1
WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7" (1400mm) MAX. HEIGHT DIFFERENCE
SCALE: N.T.S.



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3	UPDATE TO OBC VER 2022	FEB 16-22	RC
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BAYVIEW WELLINGTON

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

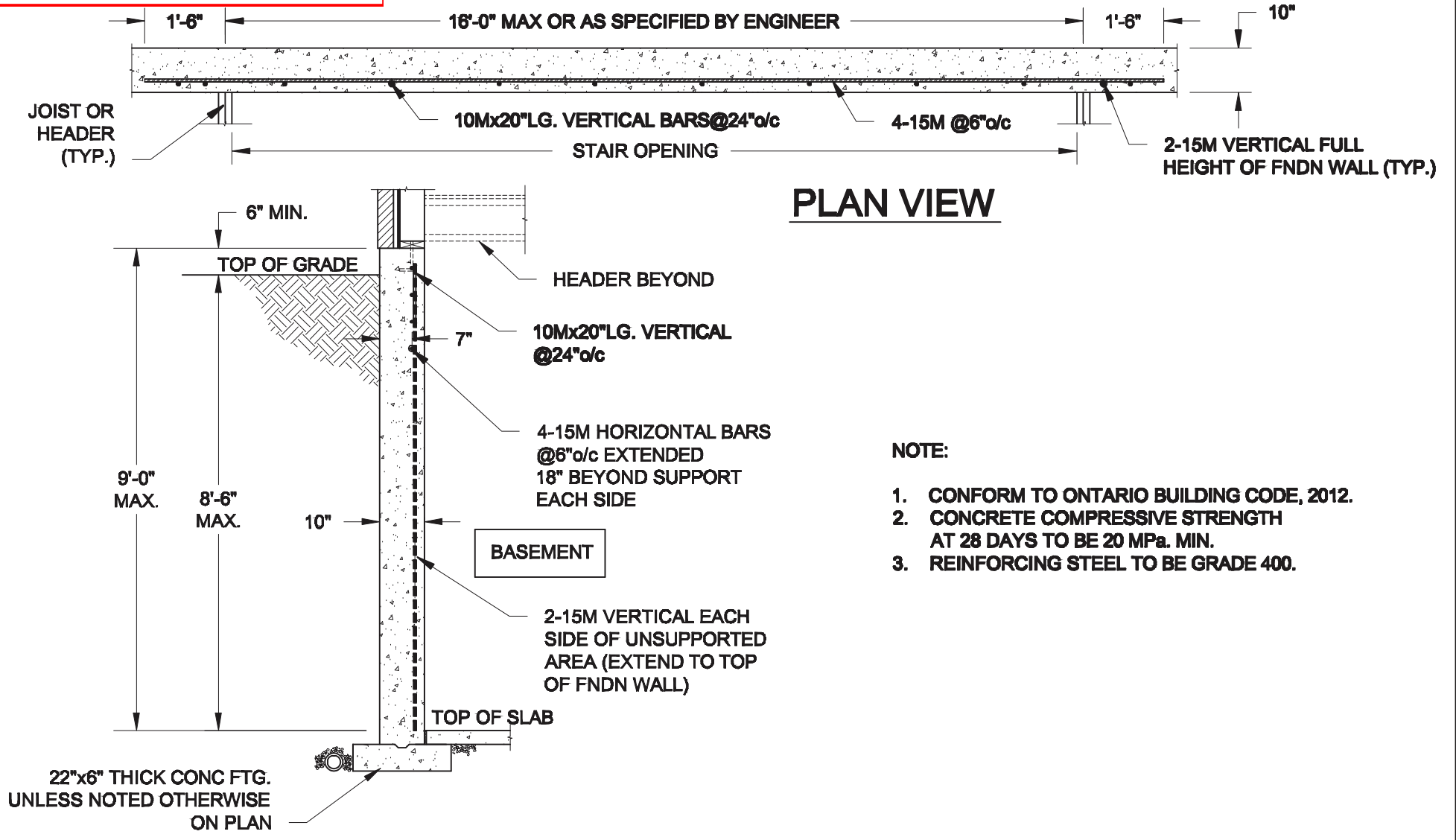
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CONST NOTE

project no. **13049**

CONSTRUCTION NOTES drawing no. **CN11**

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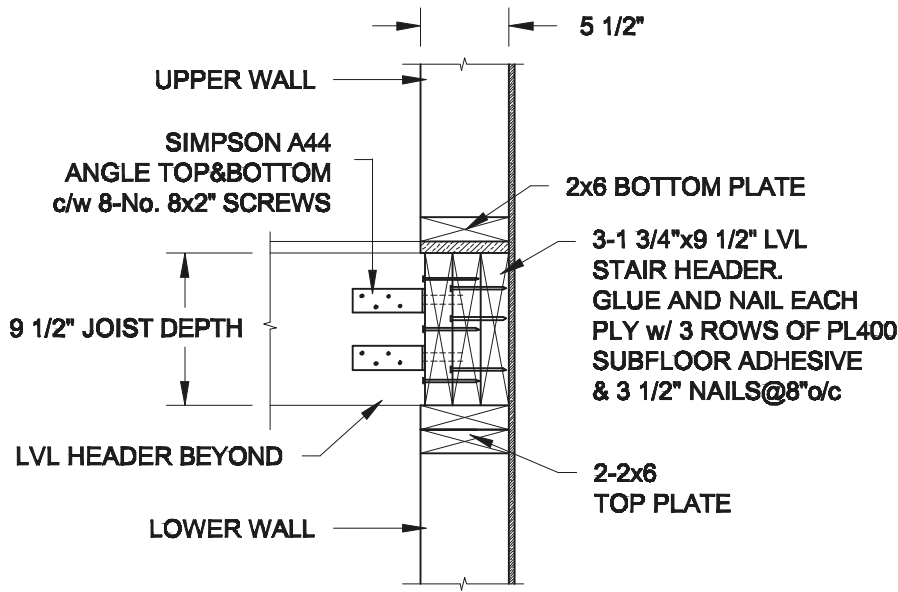


PLAN VIEW

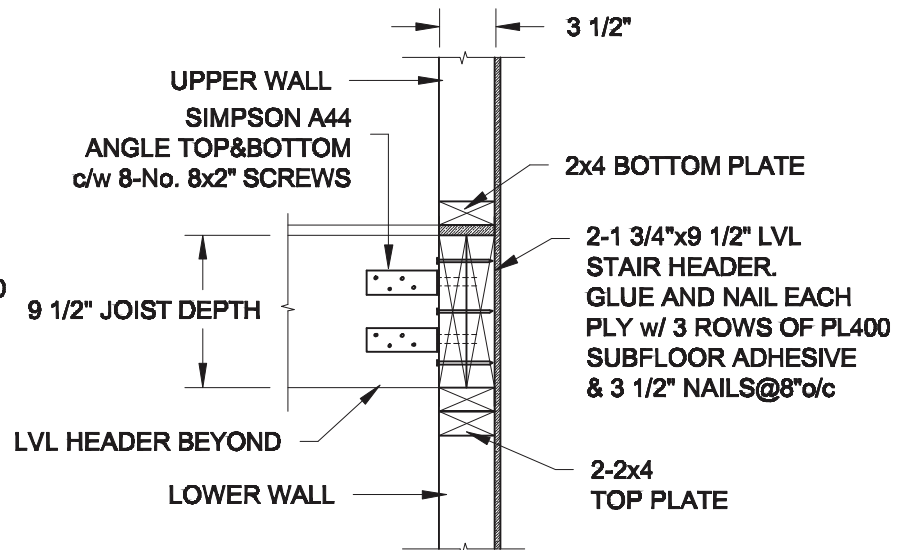
NOTE:

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

1 **LATERALLY UNSUPPORTED WALL**
S1 SCALE: 3/8" = 1'-0"



2A **STAIR HEADER @ EXTERIOR WALL**
S1 SCALE: 1" = 1'-0"

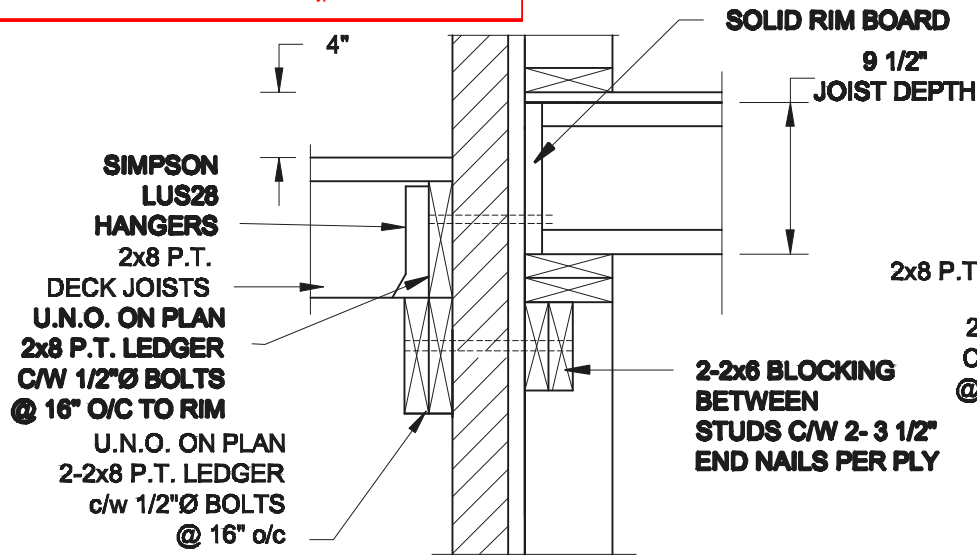


2B **STAIR HEADER @ PARTY WALL**
S1 SCALE: 1" = 1'-0"

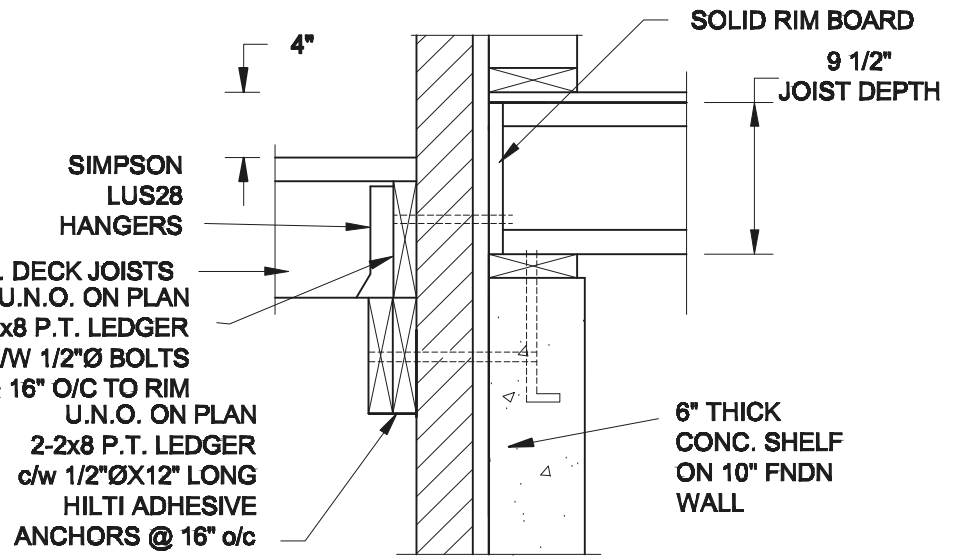
Scale: AS NOTED	
Date:	
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Project: BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO	
TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Project No.:	Drawing No.: S1

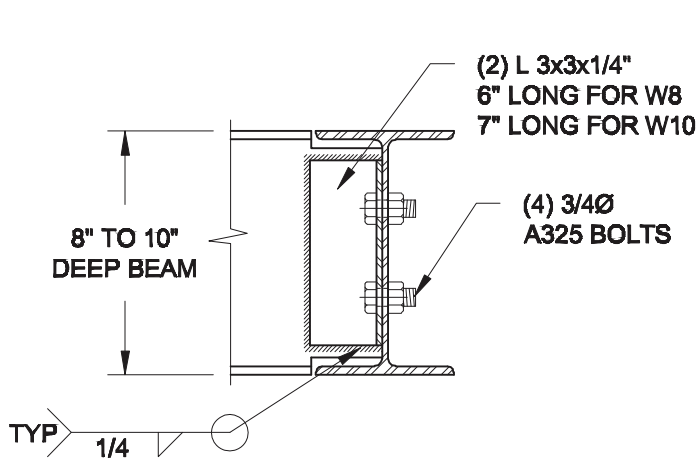


1A DECK FASTEN DETAIL
S2 SCALE: 1" = 1'-0"



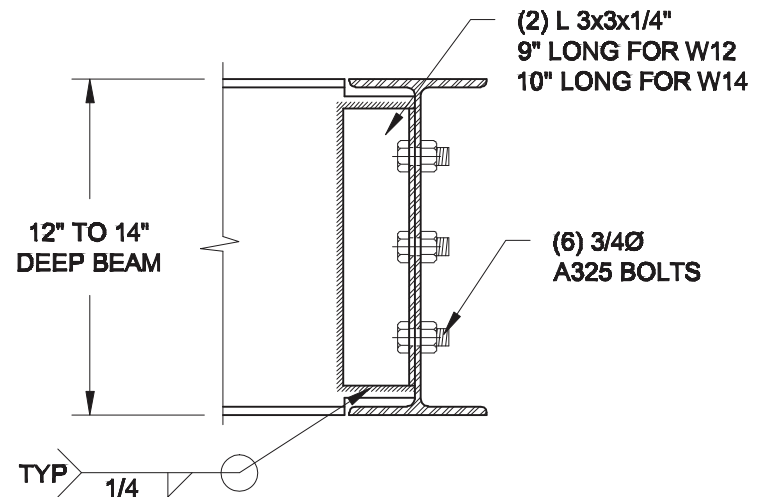
1B DECK FASTEN DETAIL
S2 SCALE: 1" = 1'-0"

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



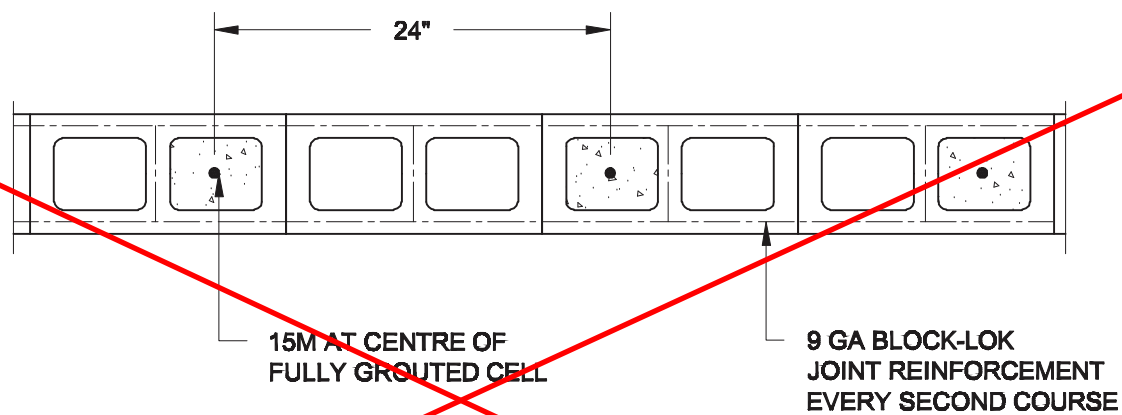
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

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



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

Revised 2 hr firewall detail for 3-storey condition.



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

NOTES:

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

Scale:	AS NOTED
Date:	
Drawn:	Checked:



Project:	BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO	
	TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Project No.:		Drawing No.:
		S2

2023-08-02 2:32:18 PM jpenfold

8x8 FIBREGLASS COLUMN BY ROMAN COLUMNS w/ 1/2" THICK HDPE TOP LOADING PLATE, ANCHORED TO CONC CAP (SEE SUPPLIER'S INSTRUCTION)

DRILLED & EPOXIED 15M INTO SOLID CONC PIER w/ HILTI HIT HY-200 ADHESIVE

POUR CONC. INTO CAVITY, AFTER REBARS ARE SET.

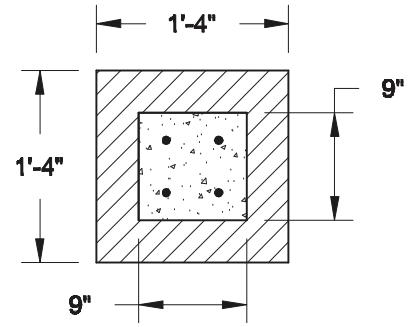
4-15M BARS, DRILLED & EPOXIED INTO CONC. FNDN w/ HILTI HIT HY-200 ADHESIVE

CONC. FNDN

PRECAST CONC. CAP

REFER TO ELEVATION FOR PIER HEIGHT

CONC SLAB AS PER PLAN



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

NOTE:

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

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

Scale: AS NOTED	
Date:	
Drawn:	Checked:

Engineer's Seal:



Project:
BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

Drawing No.:

S3