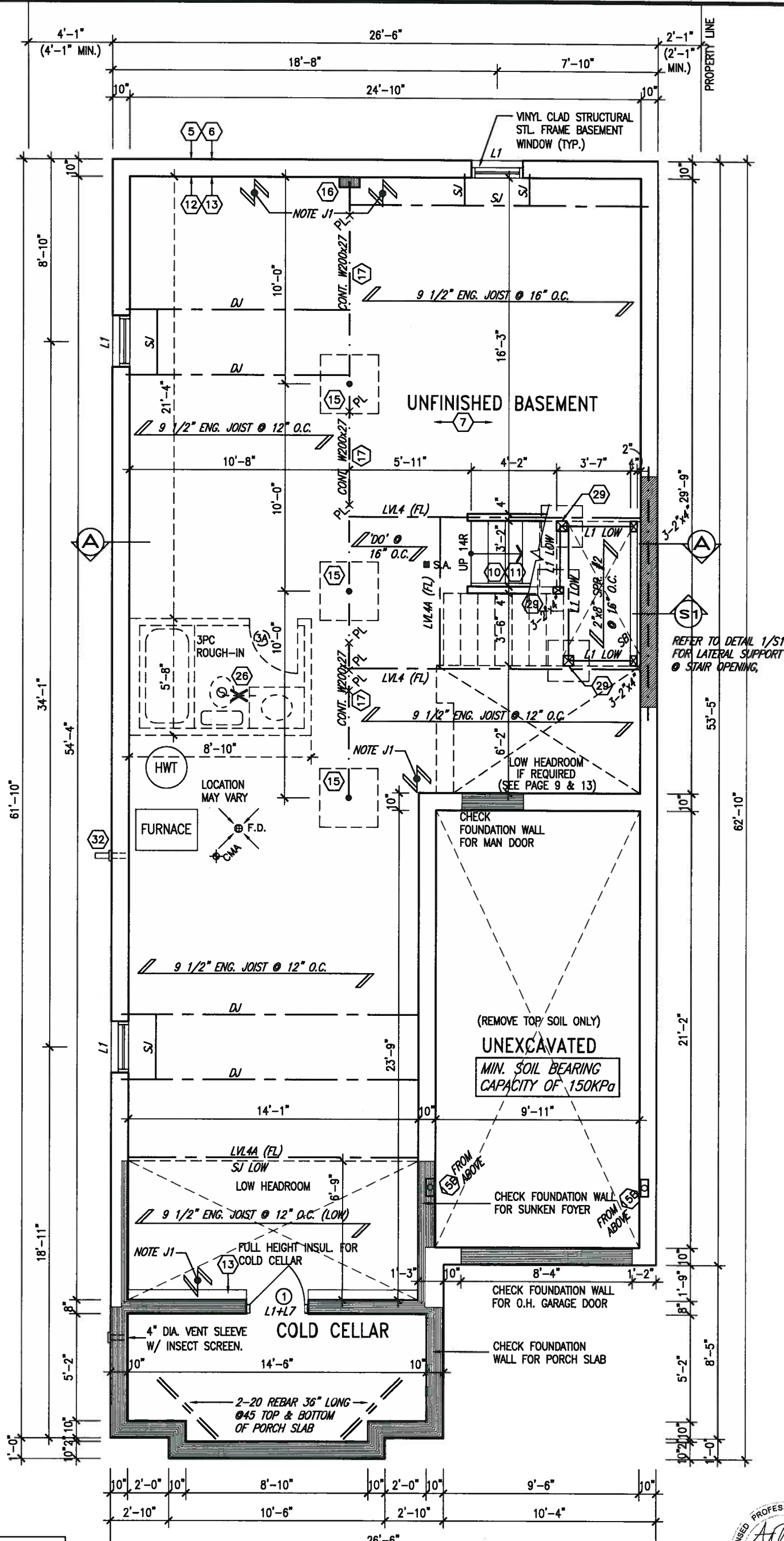


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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017
John G. Williams Limited, Architect



REFER TO PAGE 13 FOR AREA CHART

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

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 THE FLOOR TRUSS MANUFACTURER.

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

BASEMENT PLAN 'A'
10'0" GARAGE



9			
8			
7			
6	REVISED AS PER ENG COMMENTS	JUL 21-17	RC
5	REVISED TO 10" FOUNDATION WALLS	DEC 15-16	AJE
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS		
2	ADD WOOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
no.	description	date	by

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

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

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

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

BAYVIEW WELLINGTON		S32-5-10G	
ALCONA SHORES		PELICAN 5-10	
project name	ALCONA SHORES	municipality	INNISFIL, ON.
project no.	13049	drawing no.	1
date	JUNE, 2016	checked by	scale
drawn by	SB	3/16" = 1'-0"	file name
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BM\UNITS\S32\13049-S32-5-10.dwg - Mon - Jul 31 2017 - 2:32 PM		13049-S32-5-10	

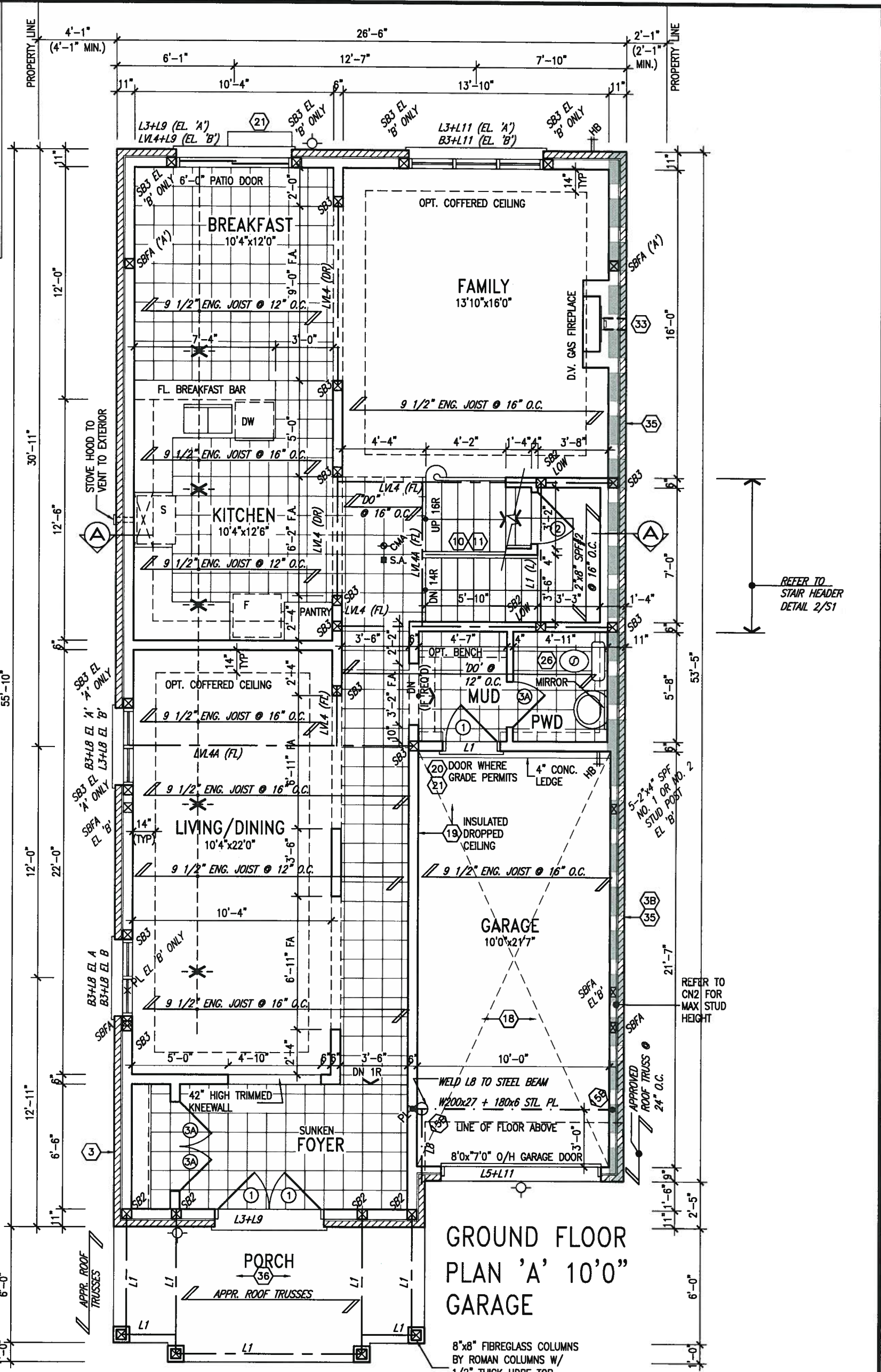
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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect



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

NOTE:
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9.			
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qualification information
Wellington Jno-Baptista 25591

name registration information
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BAYVIEW WELLINGTON

project name
ALCONA SHORES

date
JUNE. 2016

drawn by
SB

checked by
-

scale
3/16" = 1'-0"

municipality
INNISFIL, ON.

S32-5-10G
PELICAN 5-10

project no.
13049

drawing no.
2

file name
13049-S32-5-10

DATE
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INDICATES FIRE RATED WALL ASSEMBLY

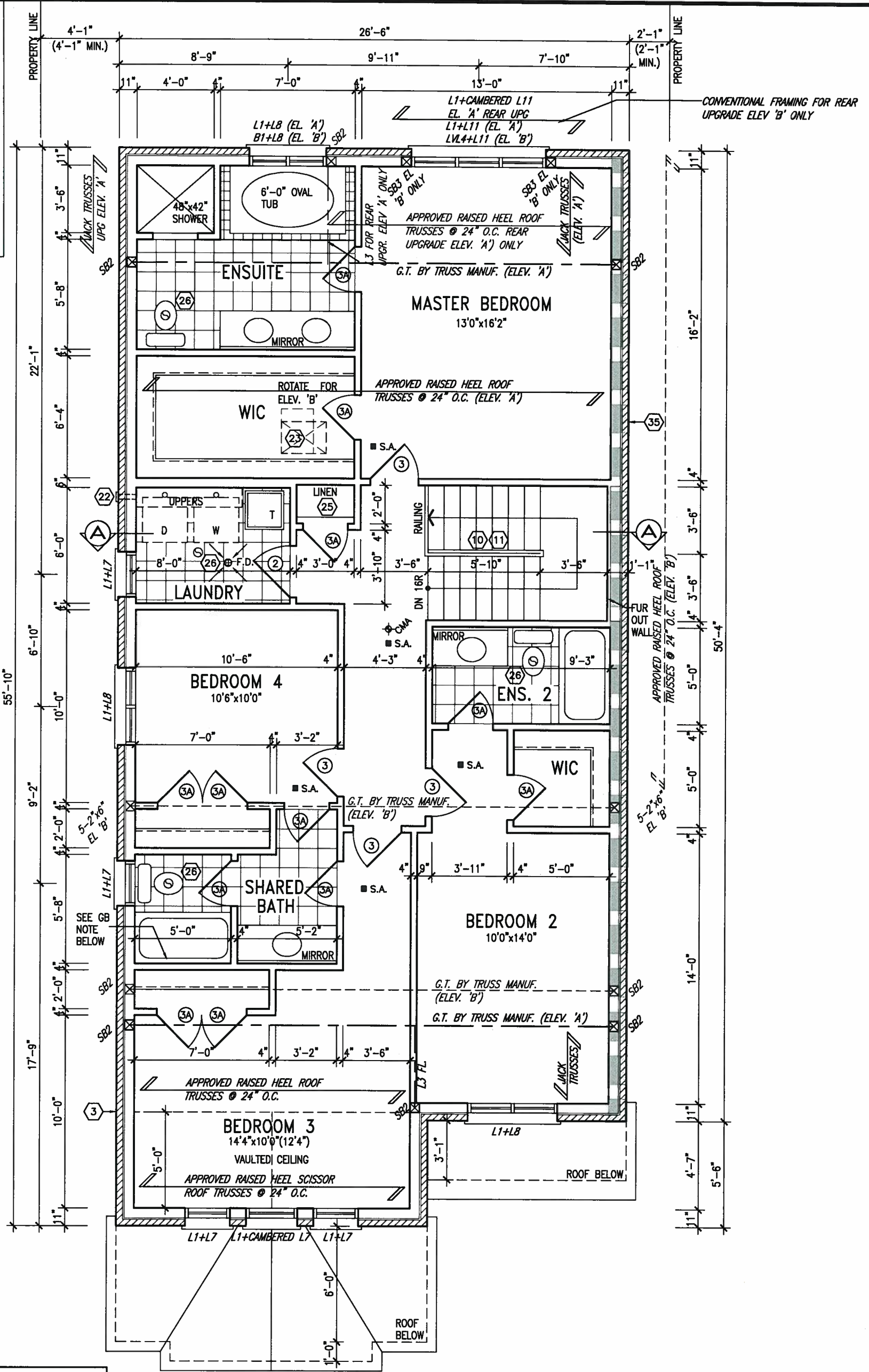
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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

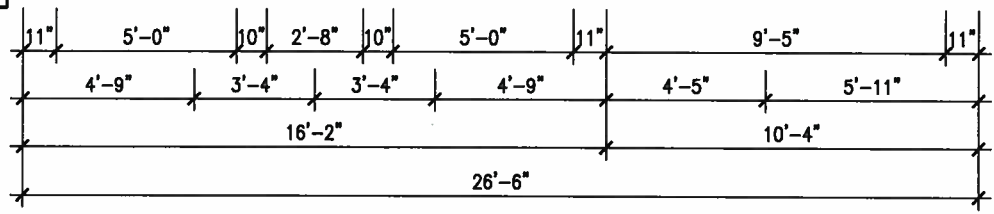
John G. Williams Limited, Architect



INDICATES FIRE RATED WALL ASSEMBLY

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 AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) 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' 10'0" GARAGE



9			
8			
7			
6	REVISED AS PER ENG COMMENTS	JUL 21-17	RC
5	REVISED TO 10" FOUNDATION WALLS	DEC 15-16	AJE
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS		
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
no.	description	date	by

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

Wellington Jno-Baptiste
 Wellington Jno-Baptiste
 25591

VA3 DESIGN Inc.
 42658

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VA3 DESIGN

255 Consumers Rd Suite 120
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 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON

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

date: **JUNE, 2016** SECOND FLOOR PLAN ELEVATION 'A'

drawn by: **SB** checked by: **3/16" = 1'-0"** scale: **3/16" = 1'-0"** file name: **13049-S32-5-10**

drawing no.: **3**

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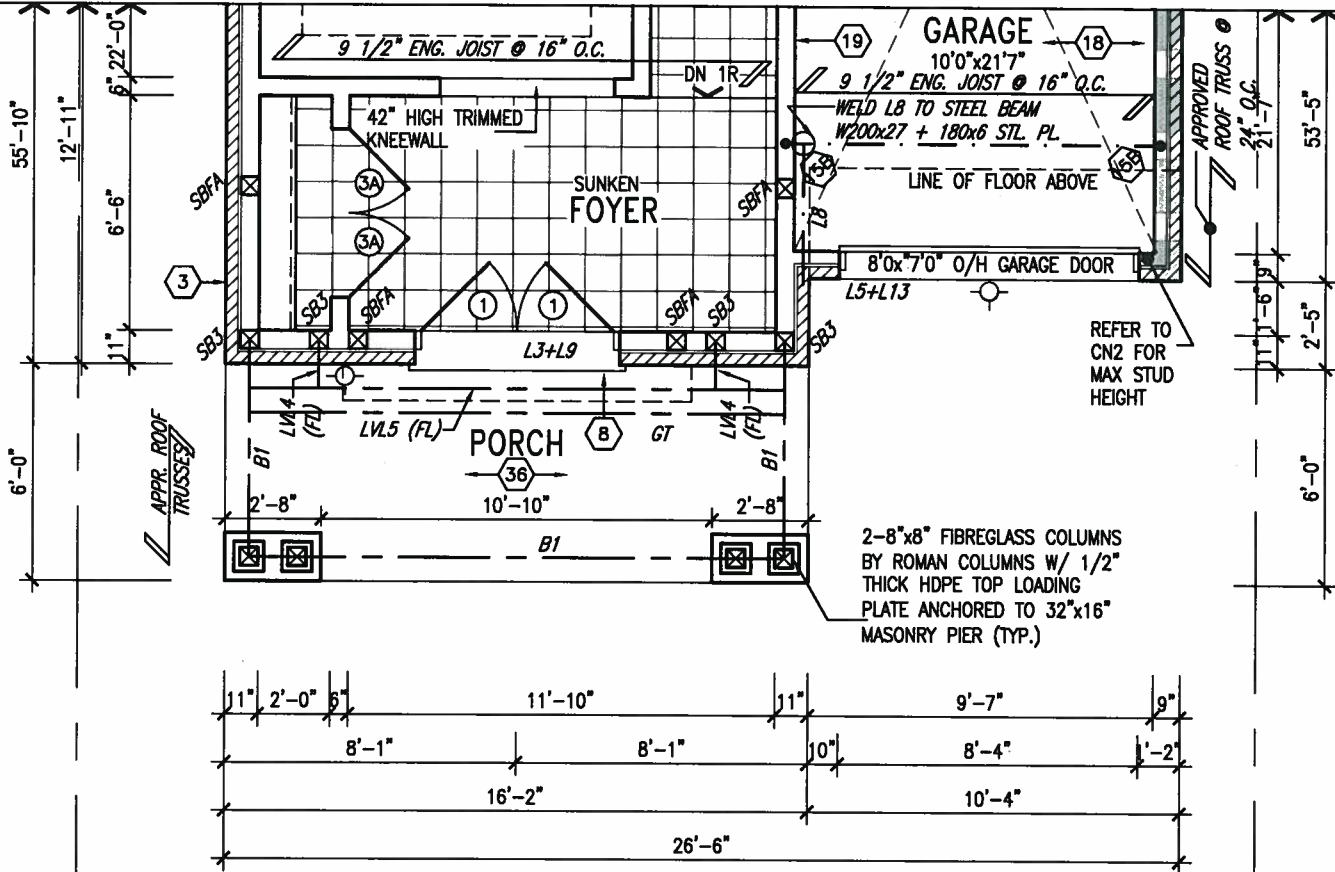
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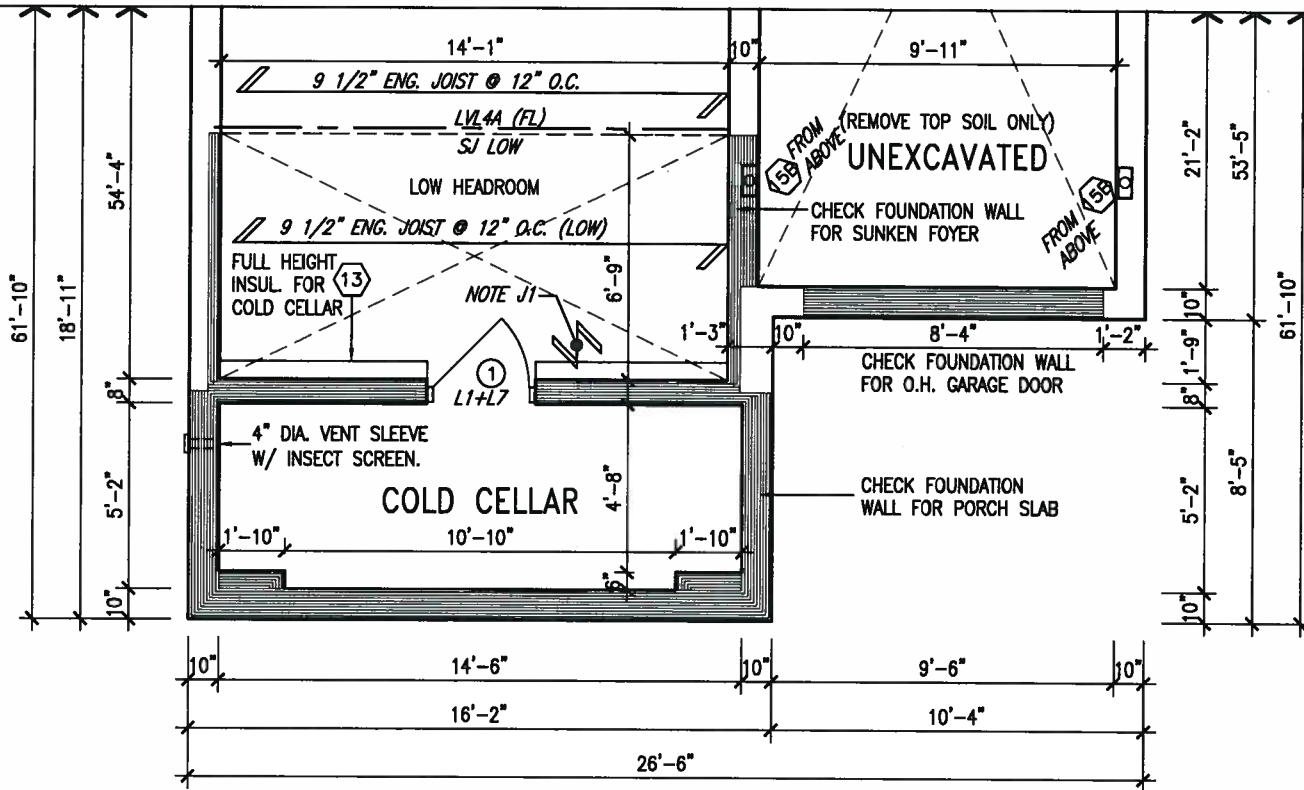
ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN 'B'
10'0" GARAGE



PARTIAL BASEMENT PLAN 'B'
10'0" GARAGE

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

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



INDICATES FIRE RATED WALL ASSEMBLY

9				
8				
7				
6	REVISED AS PER ENG COMMENTS	JUL 21-17	RC	
5	REVISED TO 10" FOUNDATION WALLS	DEC 15-16	AJE	
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	
3	REVISED INSULATION AT STAIRS			
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB	
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 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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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

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

date **JUNE, 2016** checked by **SB** scale **3/16" = 1'-0"**

PARTIAL PLANS ELEVATION 'B'

file name **13049-S32-5-10**

S32-5-10G
PELICAN 5-10

project no. **13049**

4

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ARCHITECTURAL REVIEW & APPROVAL

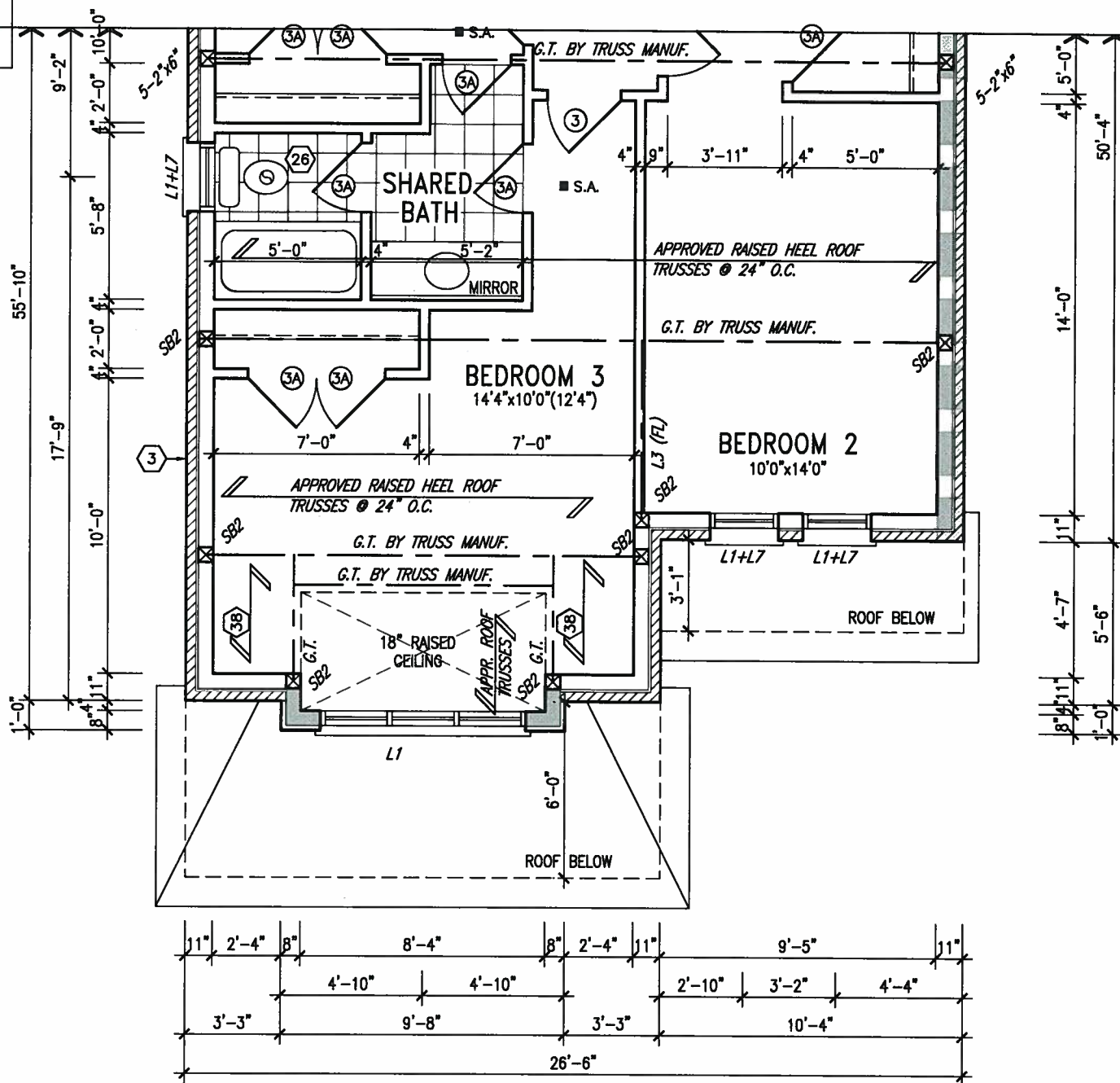
AUG 09 2017

John G. Williams Limited, Architect

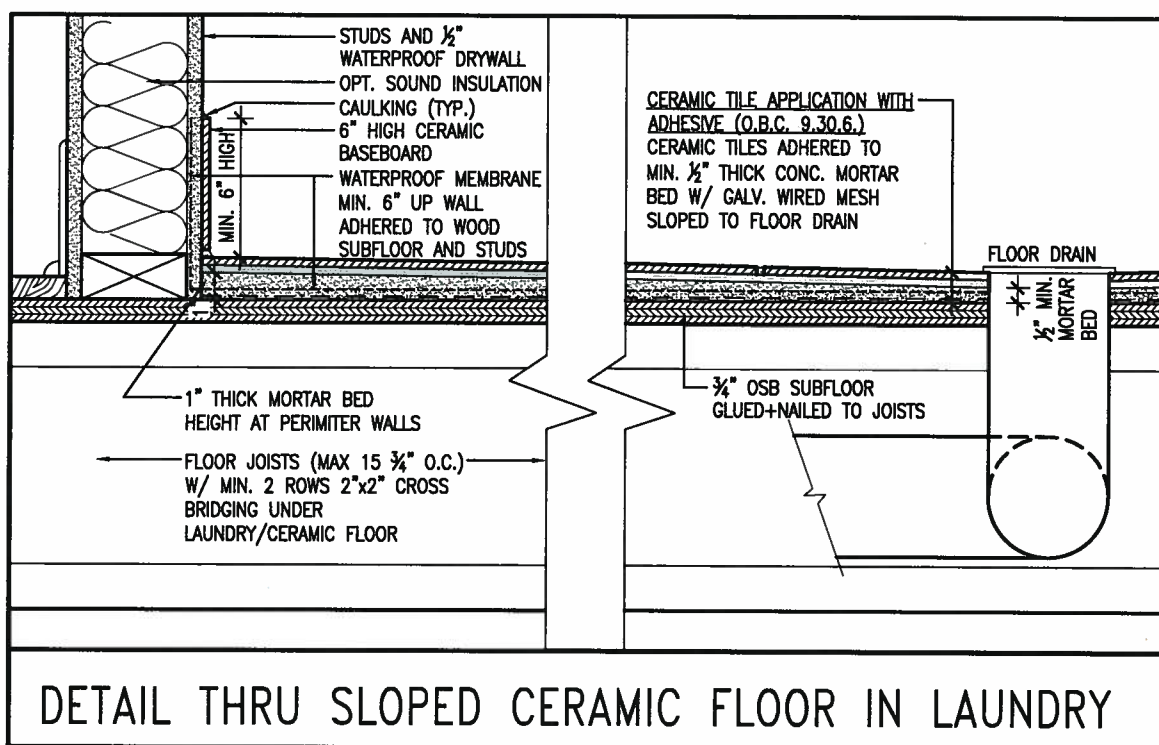
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NOTE: ROOF FRAMING
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PARTIAL SECOND FLOOR PLAN 'B'
10'0" GARAGE



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



9			
8			
7			
6	REVISED AS PER ENG COMMENTS	JUL 21-17	RC
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4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS		
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
no.	description	date	by

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qualification information
Wellington Jno-Bapfiste 25591
name BCRN
registration information
VA3 Design Inc. 42658

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va3design.com

BAYVIEW WELLINGTON

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

date: **JUNE, 2016** checked by: **SB** scale: **3/16" = 1'-0"**

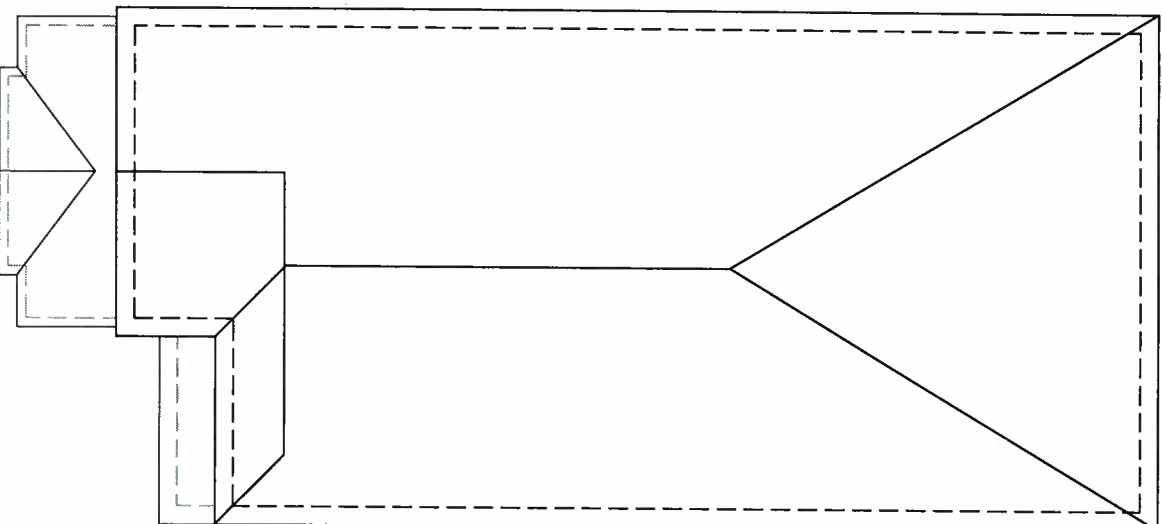
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PELICAN 5-10

project no. **13049**

drawing no. **5**

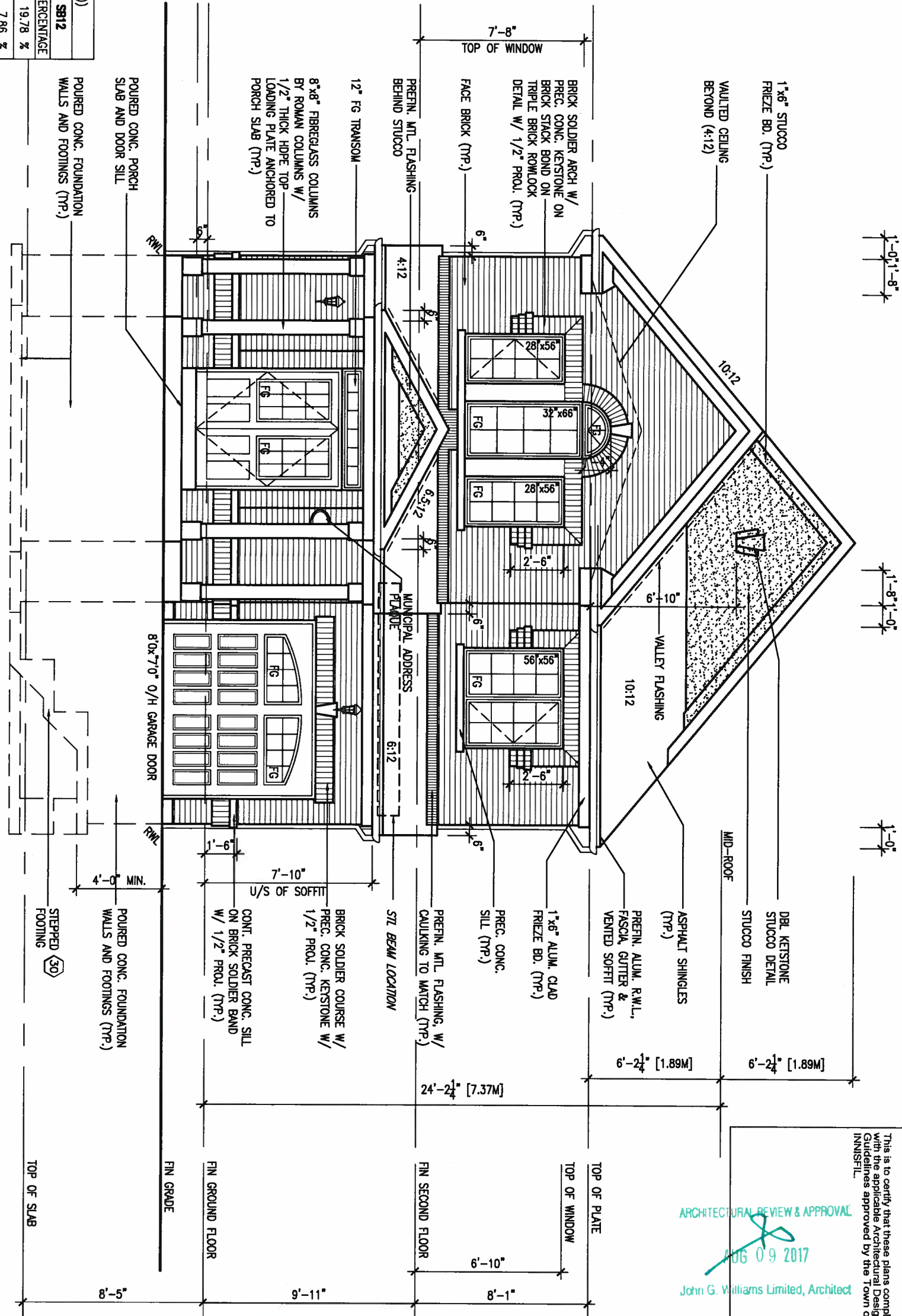
file name: **13049-S32-5-10**

date: **Mon - Jul 31 2017 - 2:33 PM**



ROOF PLAN 'A'

UNINSULATED OPENINGS (PER OBC: SB-12.3.1.(7))			
32-5-10 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	547 S.F.	108,196 S.F.	19.78 %
LEFT SIDE	1117 S.F.	87,778 S.F.	7.86 %
RIGHT SIDE	1117 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	91,667 S.F.	17.30 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3311.00 S.F.	287.64 S.F.	8.69 %
TOTAL SQ. M.	307.60 S.M.	26.72 S.M.	8.69 %



FRONT ELEVATION 'A'
10'0" GARAGE

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ARCHITECTURAL REVIEW & APPROVAL
JUN 09 2017
John G. Williams Limited, Architect

no.	description	date	by
9			
8			
7			
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3	REVISED INSULATION AT STAIRS		
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB

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qualification information
Wellington Jno-Baptiste 25591 BCh

name registration information
VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

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

date: **JUNE 2016** checked by: **SB** scale: **3/16" = 1'-0"**

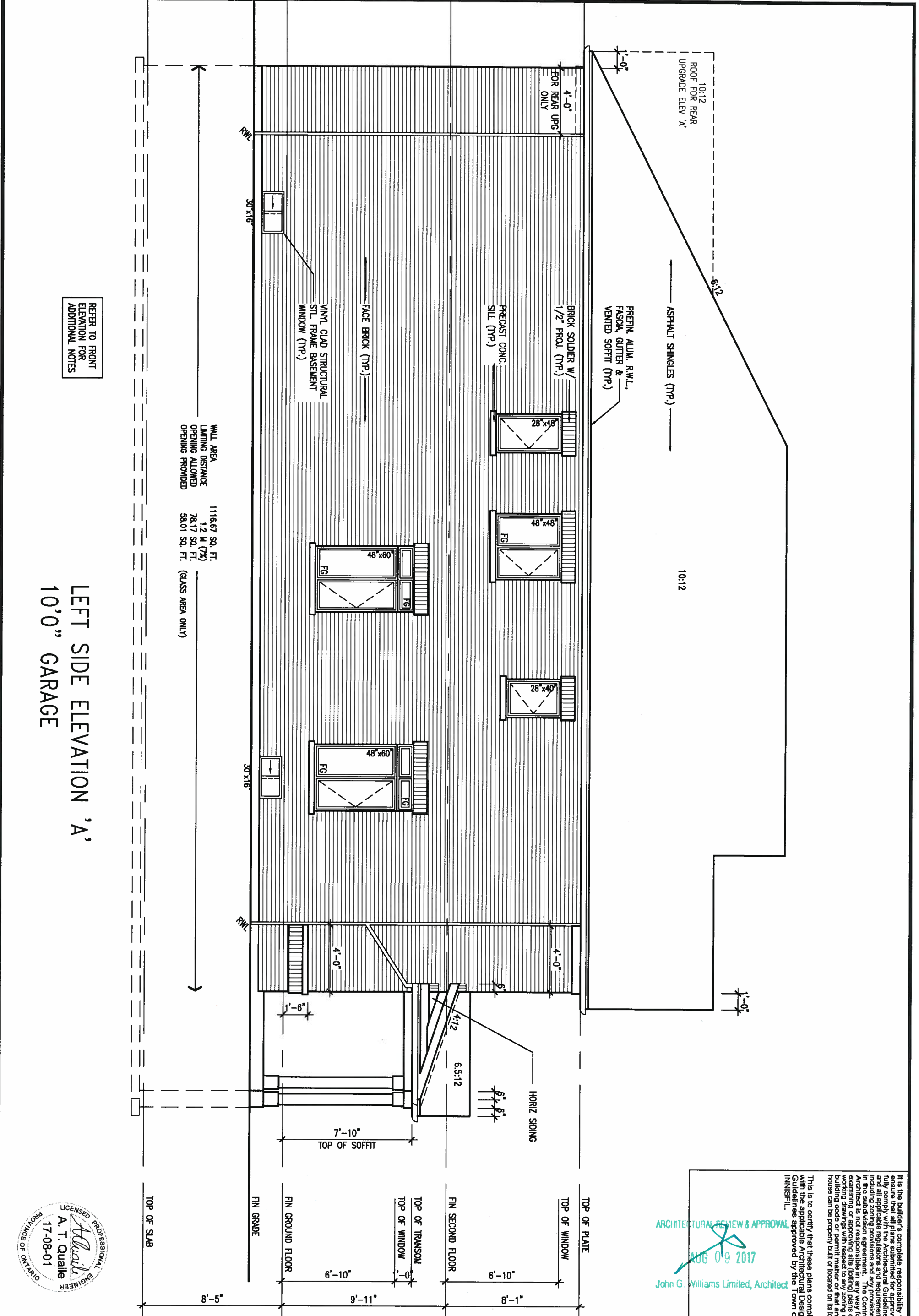
project no. **13049** drawing no. **6**

S32-5-10G
PELICAN 5-10

FRONT ELEVATION 'A'
13049-S32-5-10

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REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

LEFT SIDE ELEVATION 'A'
10'0" GARAGE

WALL AREA 1116.67 SQ. FT.
LIMITING DISTANCE 1.2 M (79)
OPENING ALLOWED 78.17 SQ. FT.
OPENING PROVIDED 58.01 SQ. FT. (GLASS AREA ONLY)



ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

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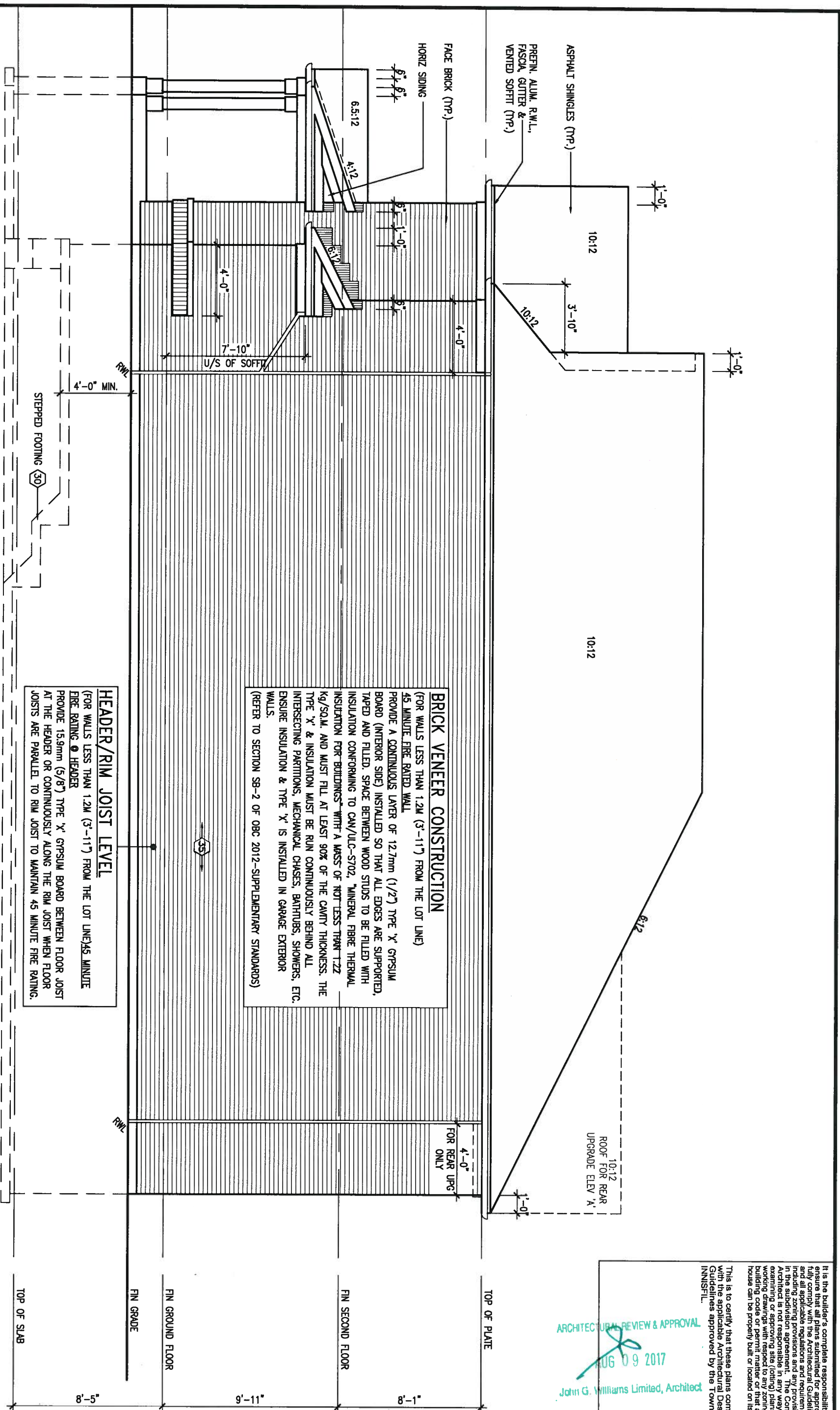
9	.	.	.
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qualification information
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name
registration information
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BAYVIEW WELLINGTON
project name
ALCONA SHORES
municipality
INNISFIL, ON.
date
JUNE, 2016
checked by
scale
3/16" = 1'-0"
drawing no.
LEFT SIDE ELEVATION 'A'
file name
13049-S32-5-10

S32-5-10G
project no.
13049
drawing no.
7



REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

RIGHT SIDE ELEVATION 'A'
10'0" GARAGE

BRICK VENEER CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' Gypsum BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/Sq.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' Gypsum BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

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no.	description	date	by

V3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design.com

BAYVIEW WELLINGTON
project name: **ALCONA SHORES**
municipality: **INNISFIL, ON.**
date: **JUNE, 2016**
drawn by: **CM**
checked by: **scale**
3/16" = 1'-0"

S32-5-10G
PELICAN 5-10
project no. **13049**
drawing no. **8**
RIGHT SIDE ELEVATION 'A'
13049-S32-5-10
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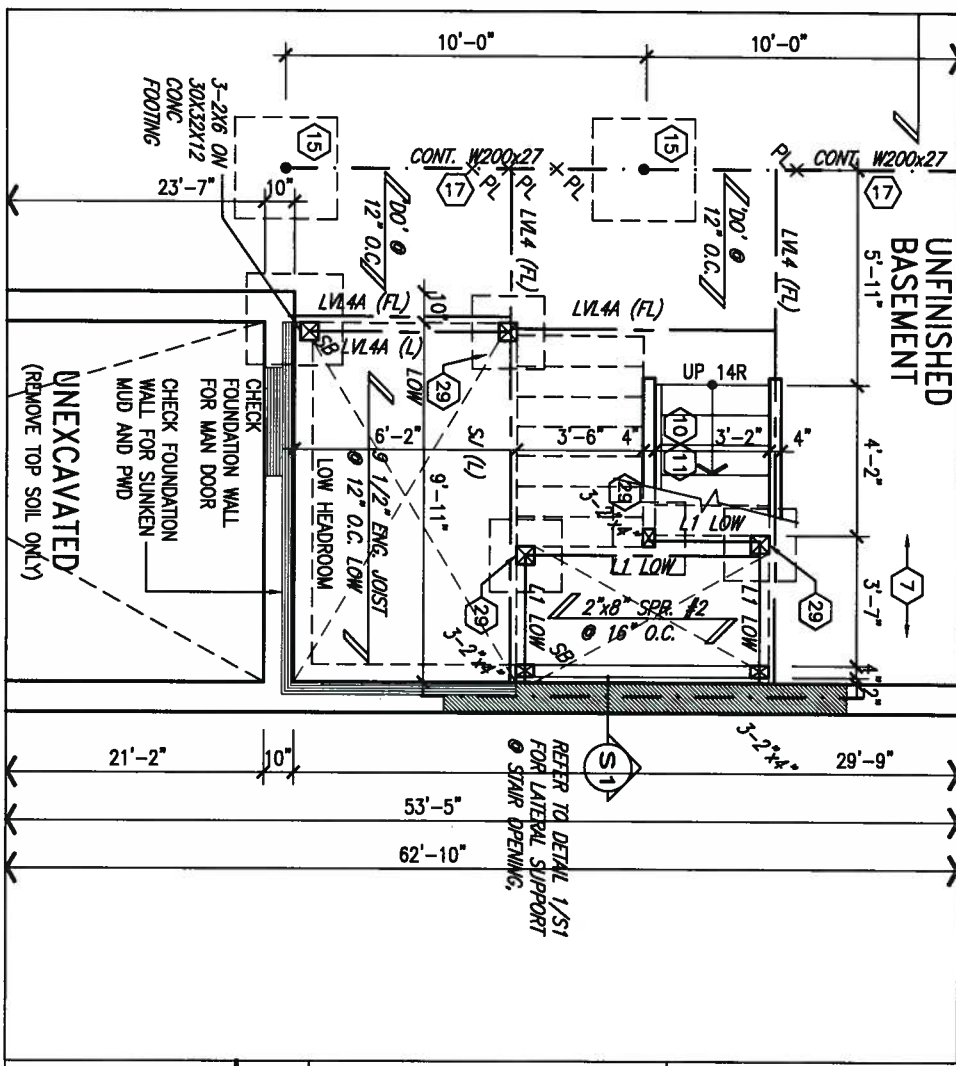
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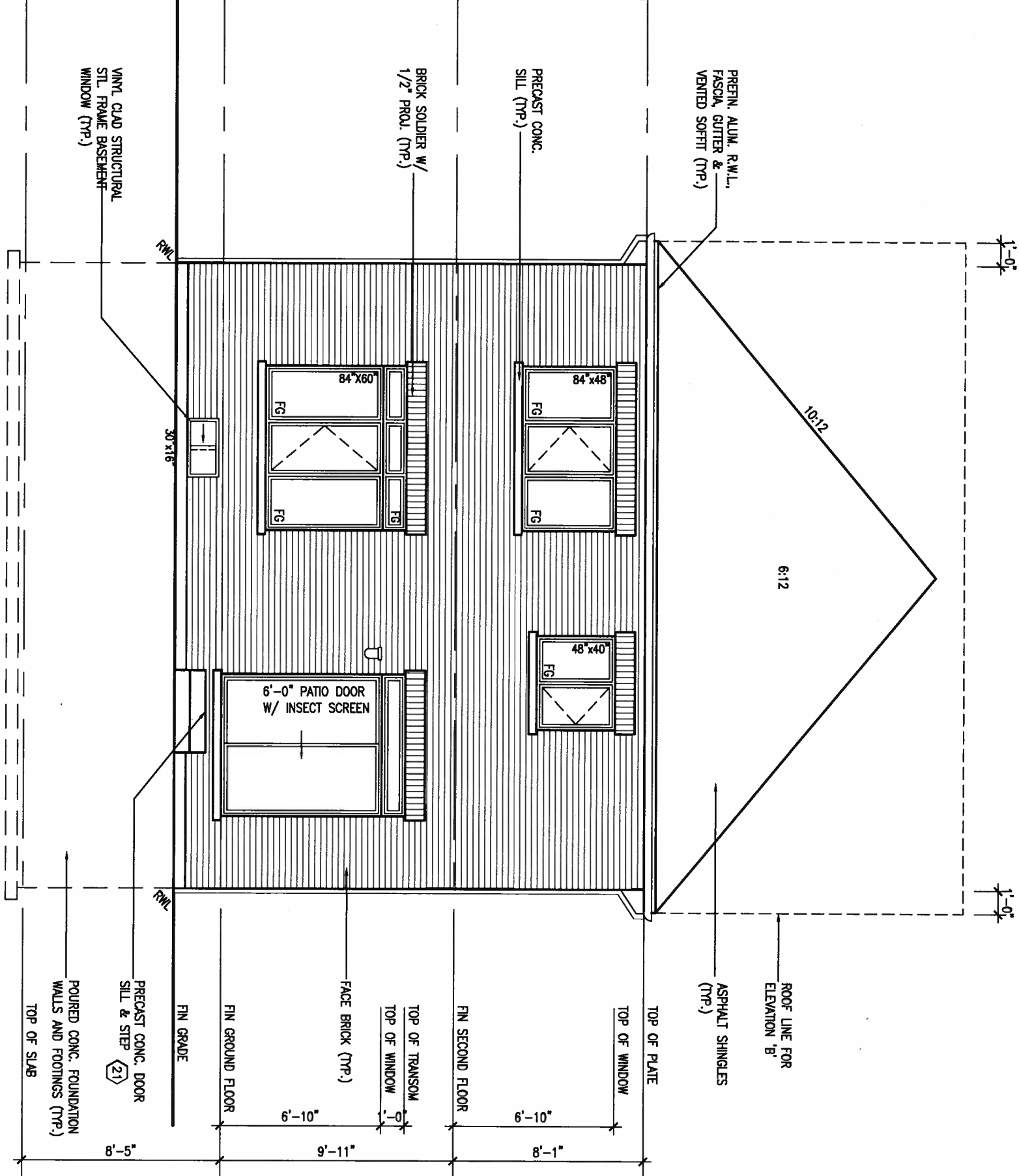
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ARCHITECTURAL REVIEW & APPROVAL
 AUG 09 2017
 John G. Williams Limited, Architect

PARTIAL BASEMENT PLAN FOR
 SUNKEN MUD & PWD MAX 1R



REAR ELEVATION 'A' & 'B'
 10'0" GARAGE



9			
8			
7			
6	REVISED AS PER ENG COMMENTS	JUL 21-17	RC
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qualification information
 Wellington Jno-Baptiste 25591
 name registration information BCN
 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.

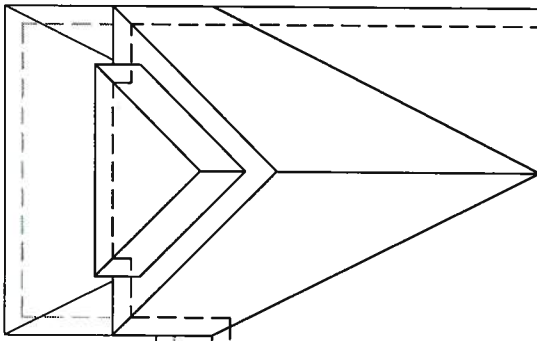
VA3 DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON
 project name ALCONA SHORES
 date JUNE 2016
 drawn by CM
 checked by
 scale 3/16" = 1'-0"

municipality INNISFIL, ON.
 drawing no. 9

S32-5-10G
 PELICAN 5-10
 project no. 13049
 drawing no. 9

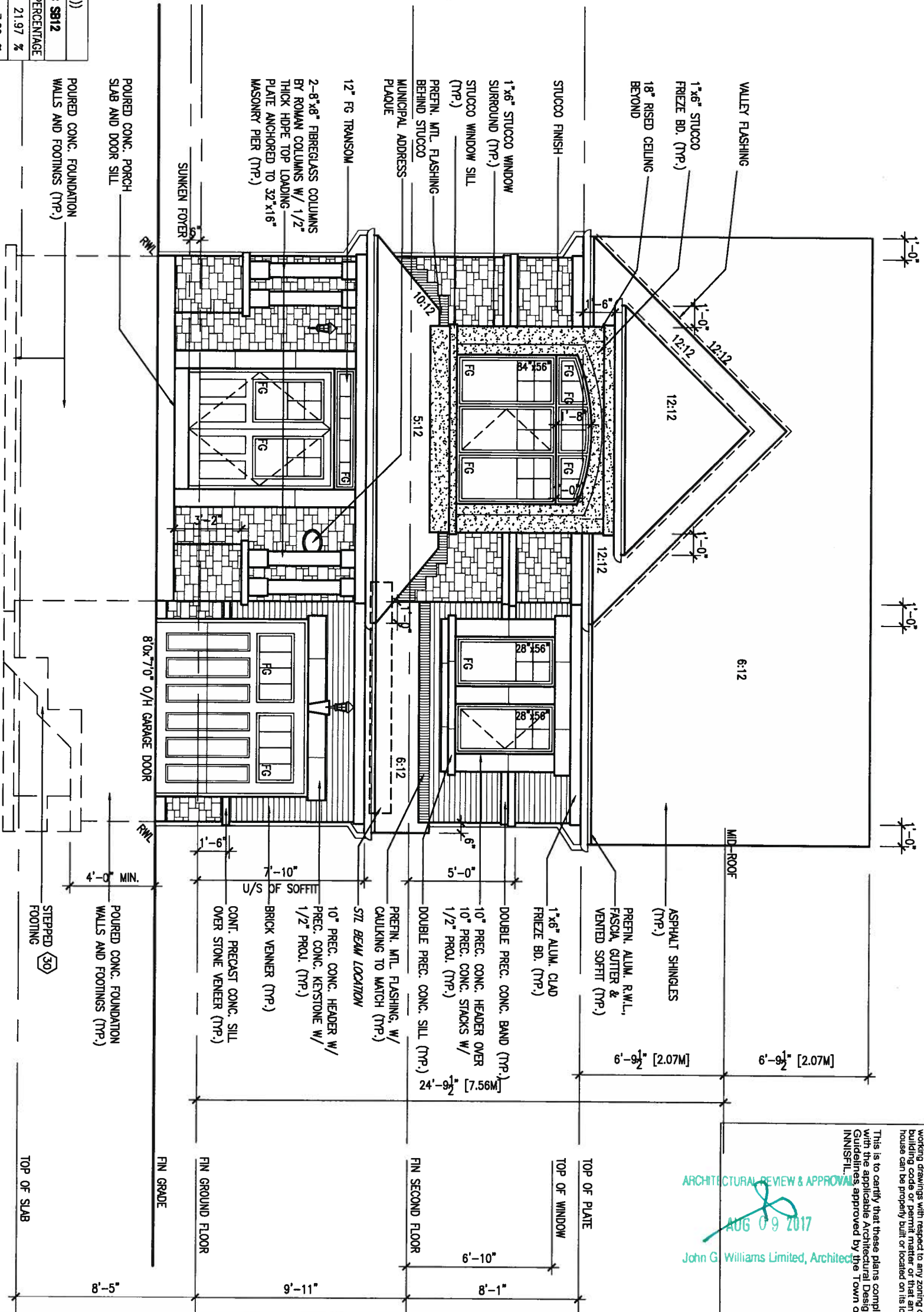
REAR ELEVATION 'A' & 'B'
 file name 13049-S32-5-10



ROOF PLAN 'B'

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
32-5-10 ELEVATION B	WALL AREA S.F.	OPENING S.F.	ENERGY EFFICIENCY - OBC SB12 PERCENTAGE
FRONT	542 S.F.	119.1 S.F.	21.97 %
LEFT SIDE	1125 S.F.	87.778 S.F.	7.80 %
RIGHT SIDE	1125 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	91.667 S.F.	17.30 %
* OPENINGS OMITTED AS PER SB-12.3.1.1(9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3322.00 S.F.	298.55 S.F.	8.99 %
TOTAL SQ. M.	308.62 S.M.	27.74 S.M.	8.99 %

FRONT ELEVATION 'B'
10'0" GARAGE



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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect



no.	description	date	by
9			
8			
7			
6	REVISED AS PER ENG COMMENTS	JUL 21-17	RC
5	REVISED TO 10" FOUNDATION WALLS	DEC 15-16	AJE
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS		
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB

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.

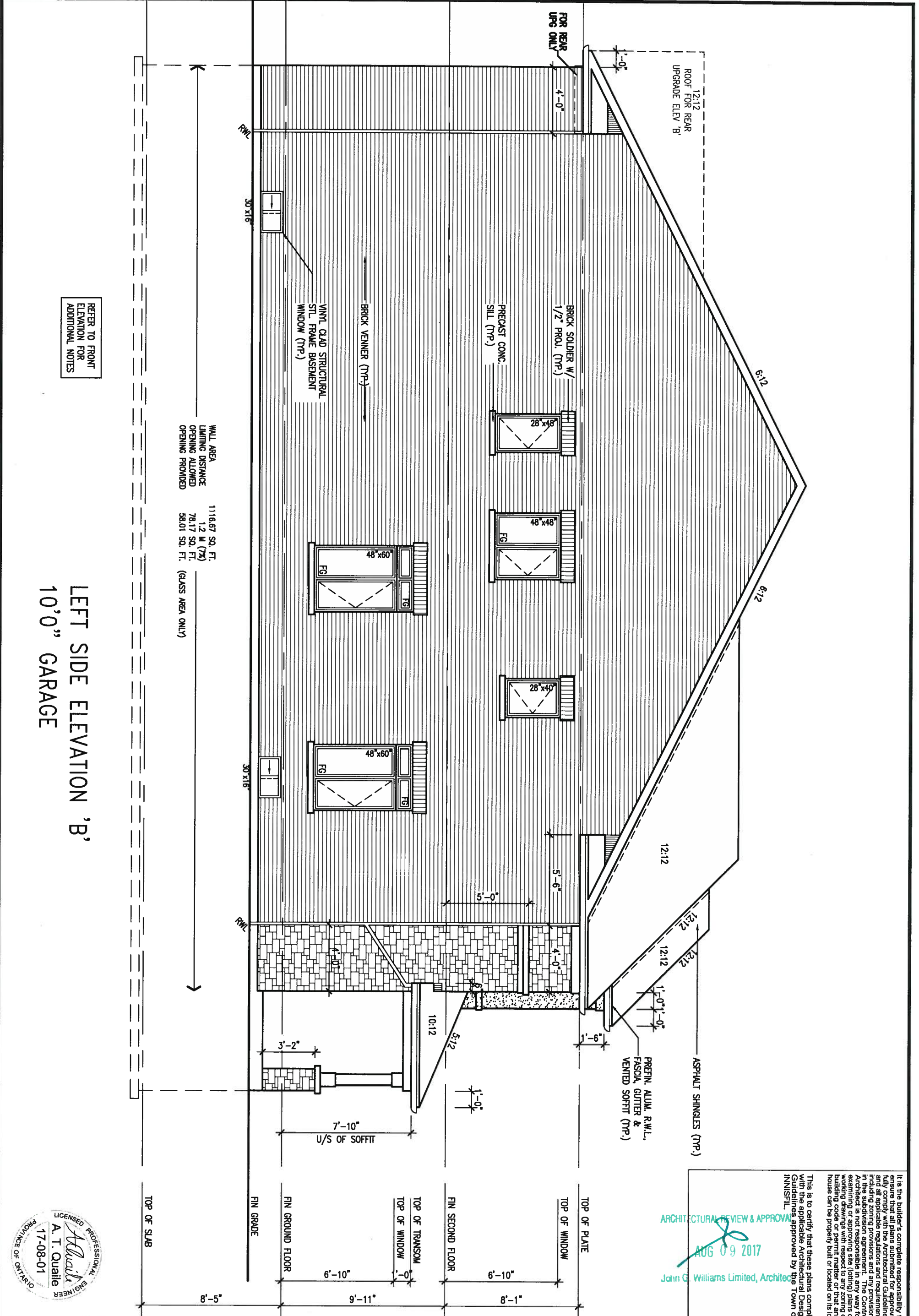
qualification information
Wellington Jno-Baptiste 25591
name registration information VAS Design Inc. 42658

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
project name ALCONA SHORES municipality INNISFIL, ON.
date JUNE, 2016 checked by scale 3/16" = 1'-0"
drawn by SB

S32-5-10G
PELICAN 5-10 project no. 13049
drawing no. 10
FRONT ELEVATION 'B'



REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

LEFT SIDE ELEVATION 'B'
10'0" GARAGE

WALL AREA 1116.67 SQ. FT.
LIMITING DISTANCE 1.2 M (7'6")
OPENING ALLOWED 78.17 SQ. FT.
OPENING PROVIDED 58.01 SQ. FT. (GLASS AREA ONLY)

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

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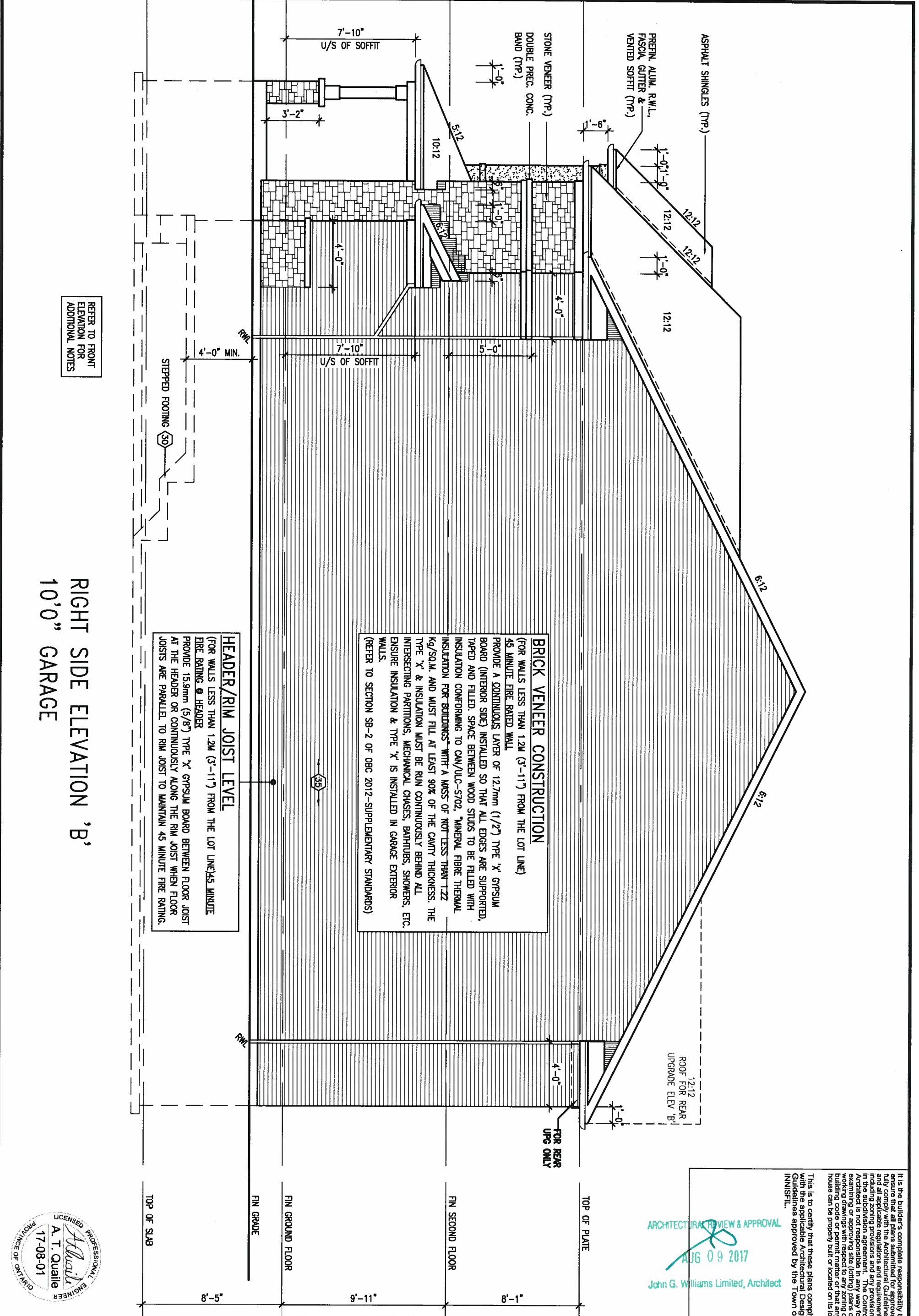
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BAYVIEW WELLINGTON
project name ALCONA SHORES
municipality INNISFIL, ON.
date JUNE, 2016
drawn by CM
checked by
scale 3/16" = 1'-0"

S32-5-10G
PELICAN 5-10
project no. 13049
drawing no. 11
LEFT SIDE ELEVATION 'B'
file name 13049-S32-5-10
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-532-5-10.dwg - Mon - Jul 31 2017 - 2:33 PM



REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

RIGHT SIDE ELEVATION 'B'
10'0" GARAGE

BRICK VENEER CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702. MINERAL FIBRE THERMAL INSULATION FOR BATTINGS WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

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4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS		
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
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 registration information
VA3 Design Inc. 42658

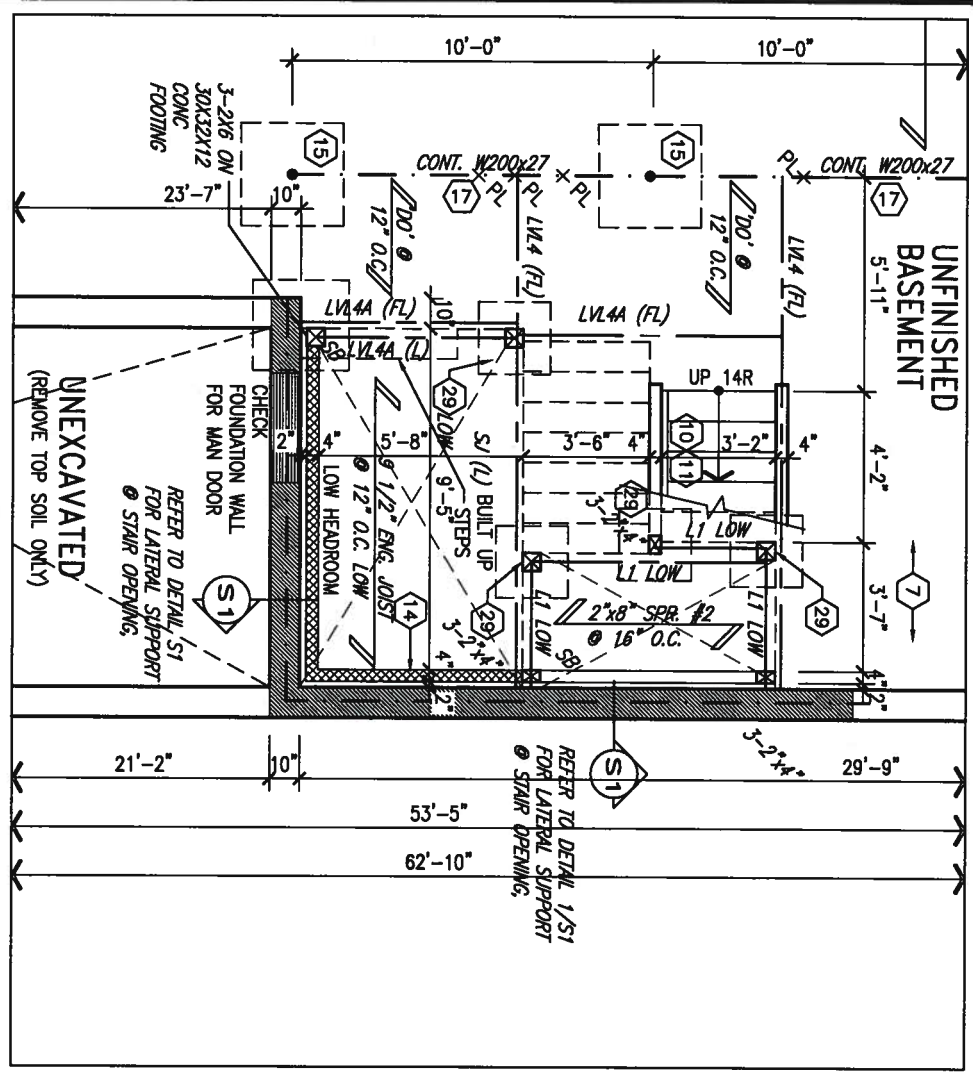
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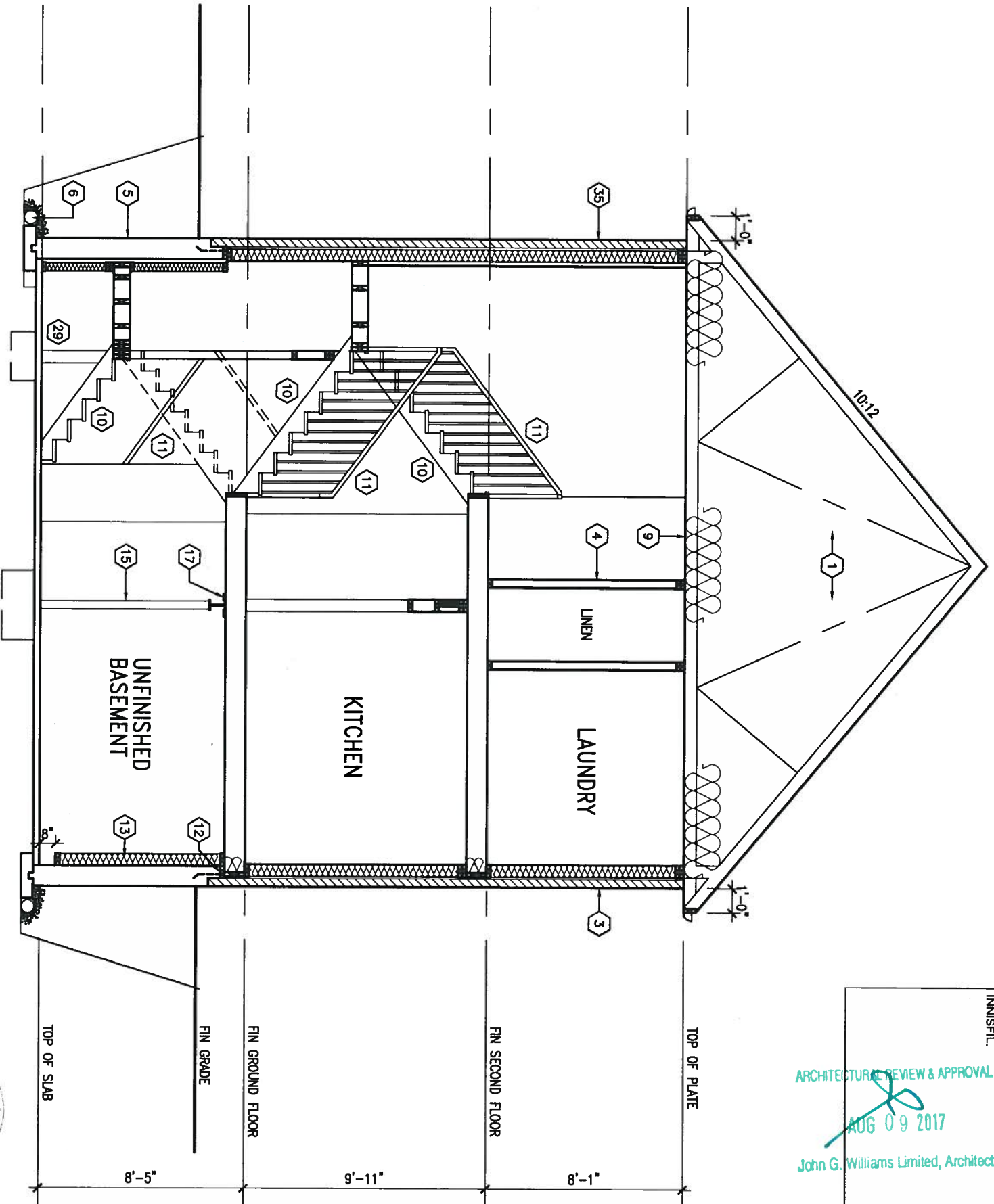
BAYVIEW WELLINGTON
project name ALCONA SHORES
municipality INNISFIL, ON.
date JUNE, 2016
drawn by CM
checked by
scale 3/16" = 1'-0"

S32-5-10G
PELICAN 5-10
project no. 13049
drawing no. 12
RIGHT SIDE ELEVATION 'B'
file name 13049-S32-5-10
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AREA CALCULATIONS		ELEV. A	ELEV. B
GROUND FLOOR AREA	1215 SF	1215 SF	
SECOND FLOOR AREA	1423 SF	1432 SF	
SUBTOTAL	2638 SF	2647 SF	
DEDUCT ALL OPEN AREAS	0 SF	0 SF	
TOTAL NET AREA	2638 SF (245.08 m ²)	2647 SF (245.91 m ²)	
FINISHED BSMT AREA	0 SF	0 SF	
COVERAGE W/OUT PORCH	1455 SF (135.17 m ²)	1455 SF (135.17 m ²)	
COVERAGE W/ PORCH	1562 SF (145.11 m ²)	1552 SF (144.18 m ²)	



PARTIAL BASEMENT PLAN FOR
SUNKEN MUD & PWD 2R



SECTION A-A
10'0" GARAGE

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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect



no.	description	date	by
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qualification information
Wellington Jno-Baptiste 25591
name registration information
VA3 Design Inc. 42658

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va3design.com

BAYVIEW WELLINGTON

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

date: **JUNE, 2016** checked by: **CM** scale: **3/16" = 1'-0"**

S32-5-10G
PELICAN 5-10

project no. **13049**

SECTION A-A
13049-S32-5-10

drawing no. **13**

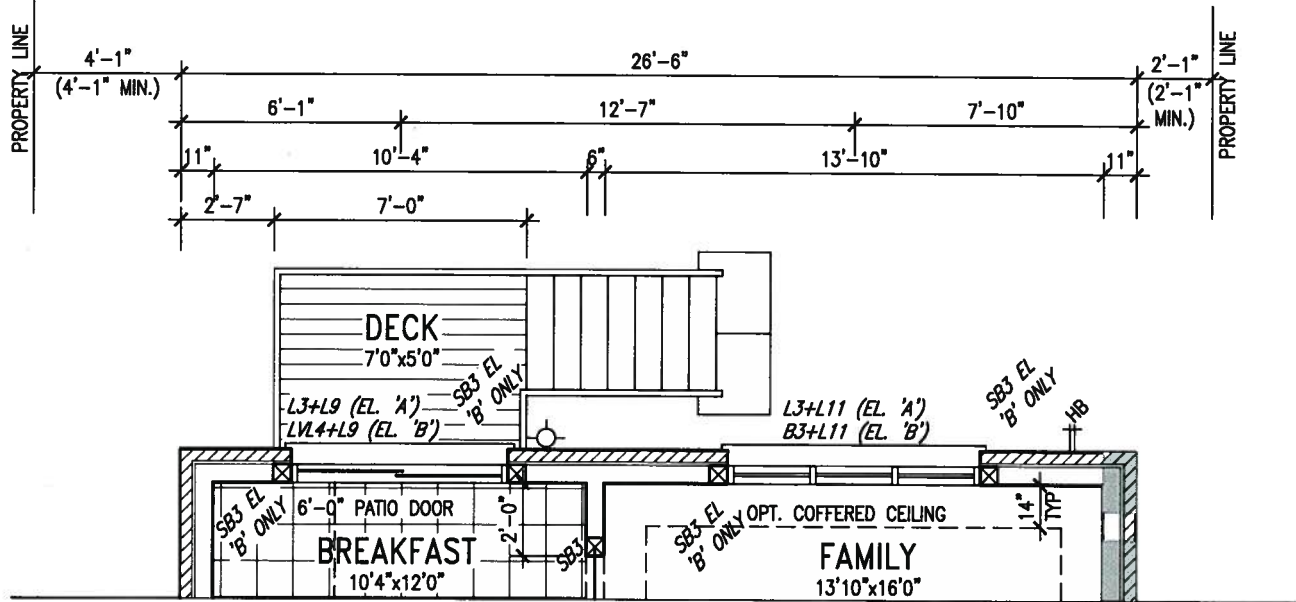
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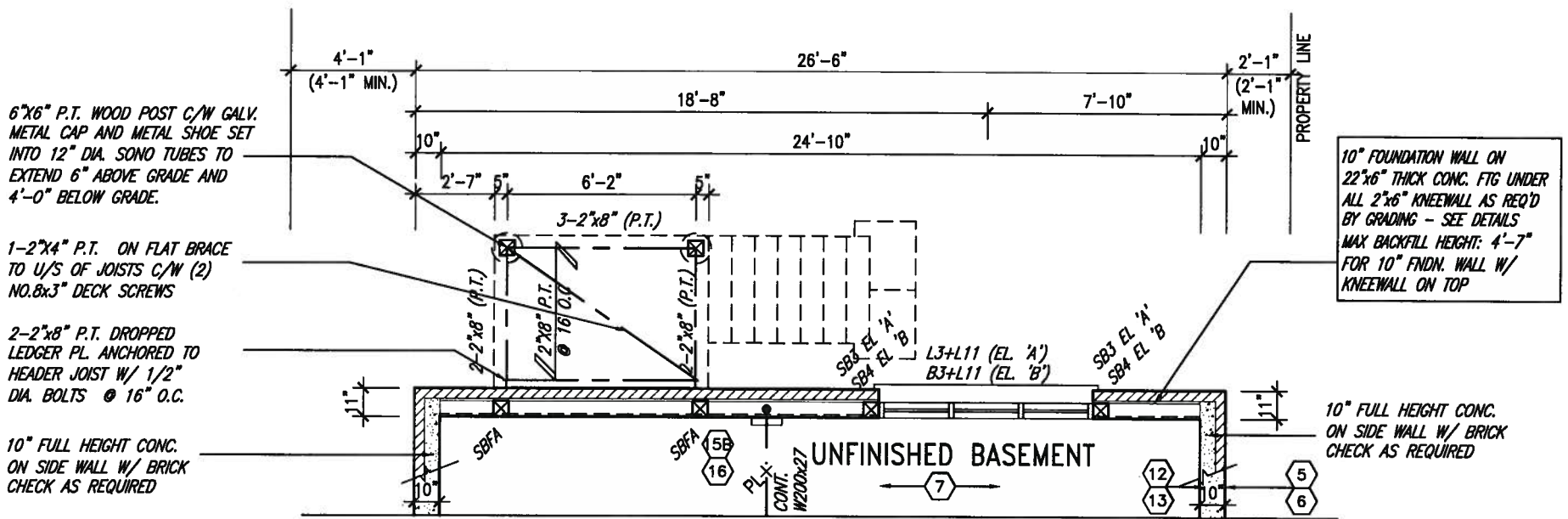
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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017
John G. Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN 'A' & 'B'
W.O.D. 9R AND MORE COND.



PARTIAL BASEMENT FLOOR PLAN 'A' & 'B'
W.O.D. 9R AND MORE COND.

MIN. SOIL BEARING
CAPACITY OF 150KPa

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



INDICATES FIRE RATED WALL ASSEMBLY

9				
8				
7				
6	REVISED AS PER ENG COMMENTS	JUL 21-17	RC	Wellington Jno-Baptiste 25591
5	REVISED TO 10" FOUNDATION WALLS	DEC 15-16	AJE	
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	
3	REVISED INSULATION AT STAIRS			
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB	
no.	description	date	by	

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va3design.com

BAYVIEW WELLINGTON

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

date: **JULY 2016** scale: **3/16" = 1'-0"** file name: **13049-S32-5-10**

drawn by: **SB** checked by: **RICHARD** drawing no.: **14**

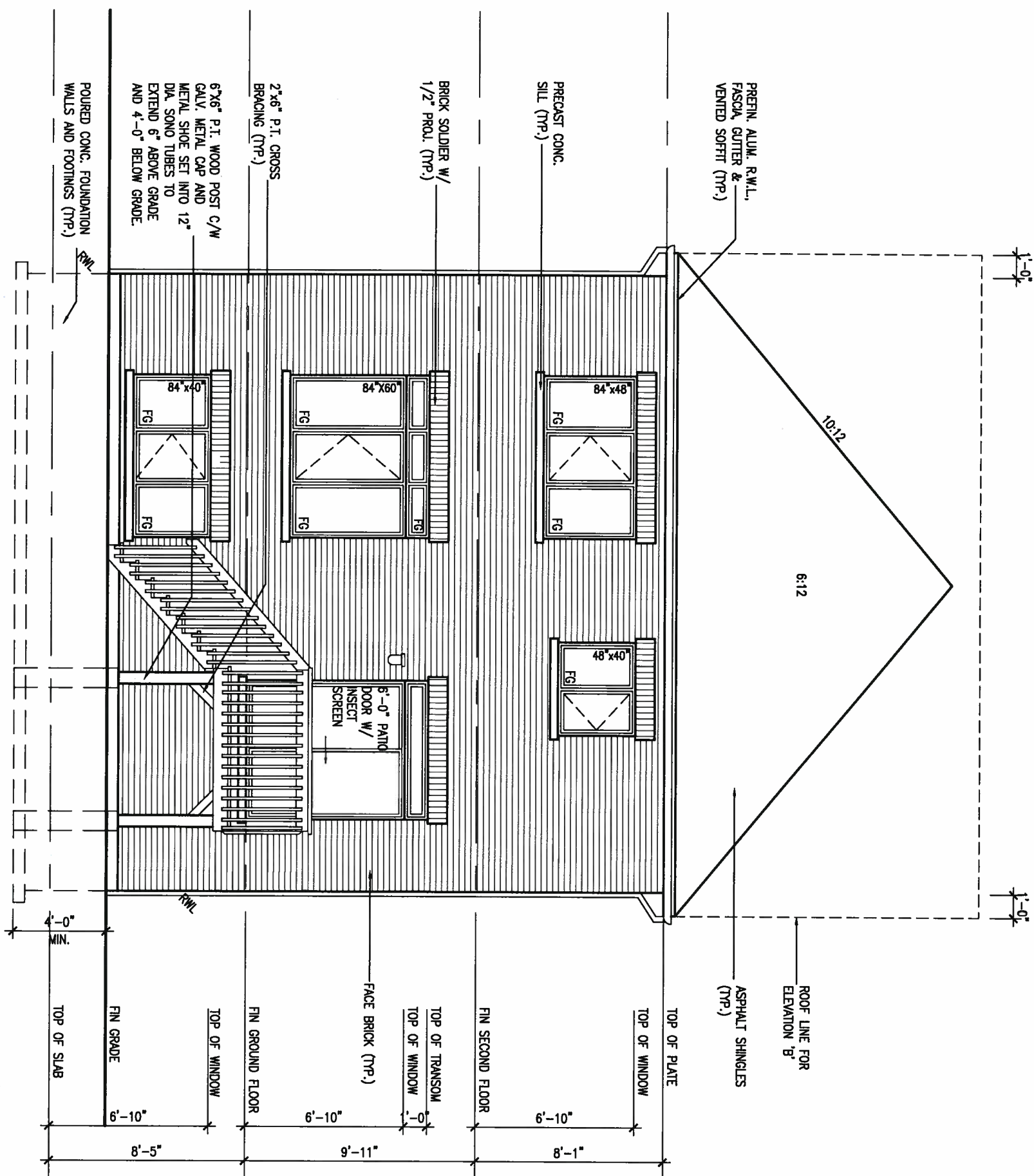
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ARCHITECTURAL REVIEW & APPROVAL
 AUG 09 2017
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UNINSULATED OPENINGS (PER OBC: SB-12.3.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
32-5-10 ELEVATION A 9R WOD	ENERGY EFFICIENCY - OBC SB12		
FRONT	547 S.F.	108,196 S.F.	19.78 %
LEFT SIDE	1117 S.F.	87,778 S.F.	7.86 %
RIGHT SIDE	1117 S.F.	0 S.F.	0.00 %
REAR	636 S.F.	111,667 S.F.	17.56 %
* OPENINGS OMITTED AS PER SB-12.3.1.1(9(4)) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3417.00 S.F.	307,64 S.F.	9.00 %
TOTAL SQ. M.	317.45 S.M.	28.58 S.M.	9.00 %
UNINSULATED OPENINGS (PER OBC: SB-12.3.1.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
32-5-10 ELEVATION B 9R WOD	ENERGY EFFICIENCY - OBC SB12		
FRONT	542 S.F.	119,1 S.F.	21.97 %
LEFT SIDE	1125 S.F.	87,778 S.F.	7.80 %
RIGHT SIDE	1125 S.F.	0 S.F.	0.00 %
REAR	636 S.F.	111,667 S.F.	17.56 %
* OPENINGS OMITTED AS PER SB-12.3.1.1(9(4)) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3428.00 S.F.	318.55 S.F.	9.29 %
TOTAL SQ. M.	318.47 S.M.	29.59 S.M.	9.29 %



BASEMENT WINDOW SIZES
 4R-8R USE 30"x24" VINYL
 CLAD STRUCTURAL STEEL
 FRAME BASEMENT WINDOWS

REAR ELEVATION 'A' & 'B'
 W.O.D. 9R AND MORE COND.
 10'0" GARAGE



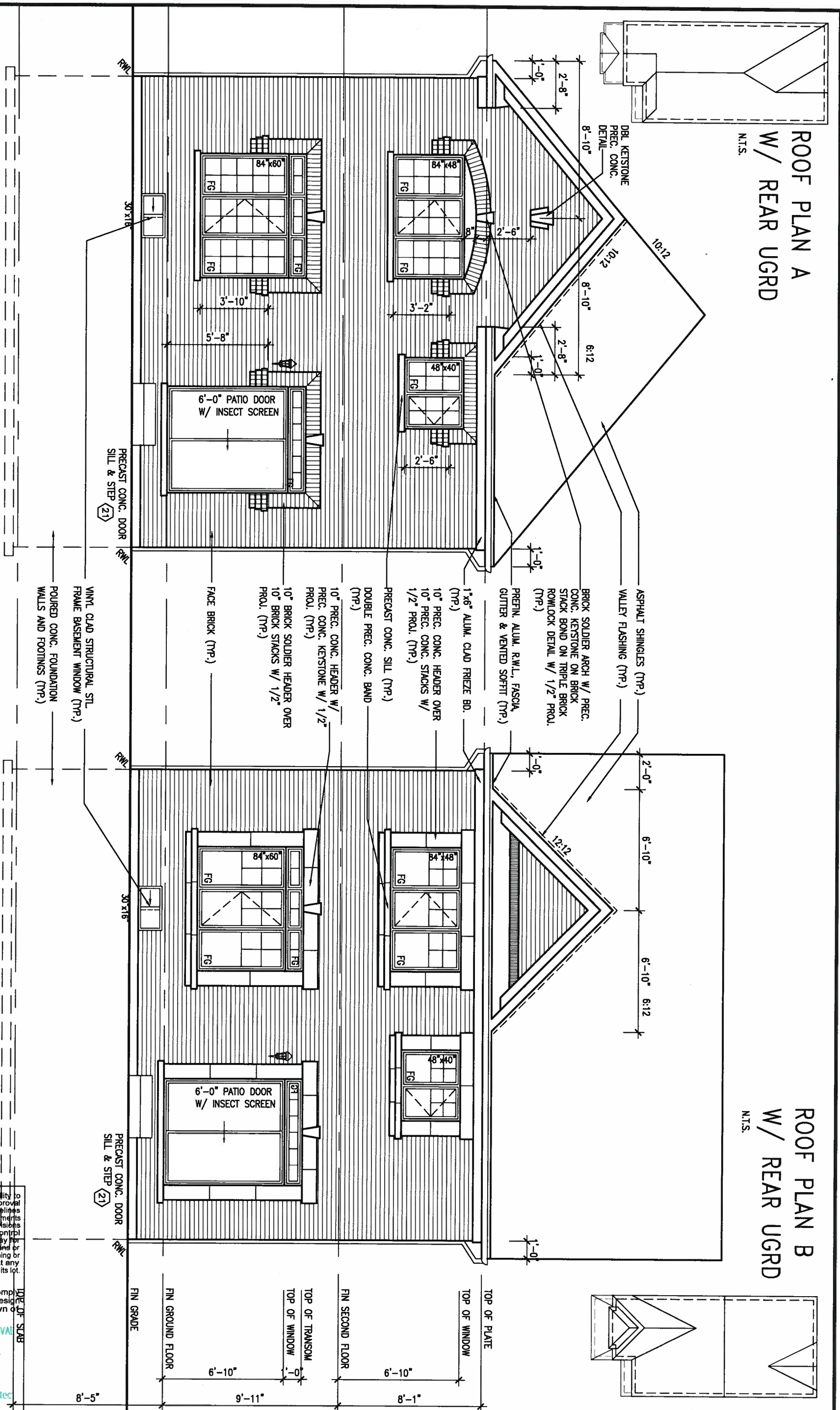
9. . 8. . 7. . 6. REVISED AS PER ENG COMMENTS JUL 21-17 RC 5. REVISED TO 10" FOUNDATION WALLS DEC 15-16 AJE 4. REVISED AS PER ENG TRUSS LAYOUT SEP 26-16 RC 3. REVISED INSULATION AT STAIRS 2. ADD WOD AND REAR UPGRADE JUL 22-16 SB 1. ISSUED FOR CLIENT REVIEW JUL 04-16 SB		The undersigned has reviewed and 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 VA3 Design Inc. 42658	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name ALCONA SHORES date JUNE, 2016 drawn by SB checked by - scale 3/16" = 1'-0" municipality INNISFIL, ON. project no. 13049 drawing no. 15	S32-5-10G PELICAN 5-10 W.O.D. REAR ELEVATION 'A' & 'B' file name 13049-S32-5-10 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-5-10.dwg - Mon - Jul 31 2017 - 2:33 PM
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ROOF PLAN A
W/ REAR UGRD
N.T.S.

ROOF PLAN B
W/ REAR UGRD
N.T.S.

REAR ELEVATION 'A' UPGRADE
10'0" GARAGE

REAR ELEVATION 'B' UPGRADE
10'0" GARAGE



- ASPHALT SHINGLES (TYP.)
- VALLEY FLASHING (TYP.)
- BRICK SOLDIER ARCH W/ PREC. CONC. KEystone ON BRICK STACK BOND ON TRIPLE BRICK ROWLOCK DETAIL W/ 1/2" PROU. (TYP.)
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFTIT (TYP.)
- 1"x6" ALUM. CLAD FRIEZE BD. (TYP.)
- 10" PREC. CONC. HEADER OVER 10" PREC. CONC. STACKS W/ 1/2" PROU. (TYP.)
- PRECASST CONC. SILL (TYP.)
- DOUBLE PREC. CONC. BAND (TYP.)
- 10" PREC. CONC. HEADER W/ PREC. CONC. KEystone W/ 1/2" PROU. (TYP.)
- 10" BRICK SOLDIER HEADER OVER 10" BRICK STACKS W/ 1/2" PROU. (TYP.)
- FACE BRICK (TYP.)
- VINYL CLAD STRUCTURAL STL FRAME BASEMENT WINDOW (TYP.)
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)



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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

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4.	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3.	REVISED INSULATION AT STAIRS		
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1.	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
no.	description	date	by

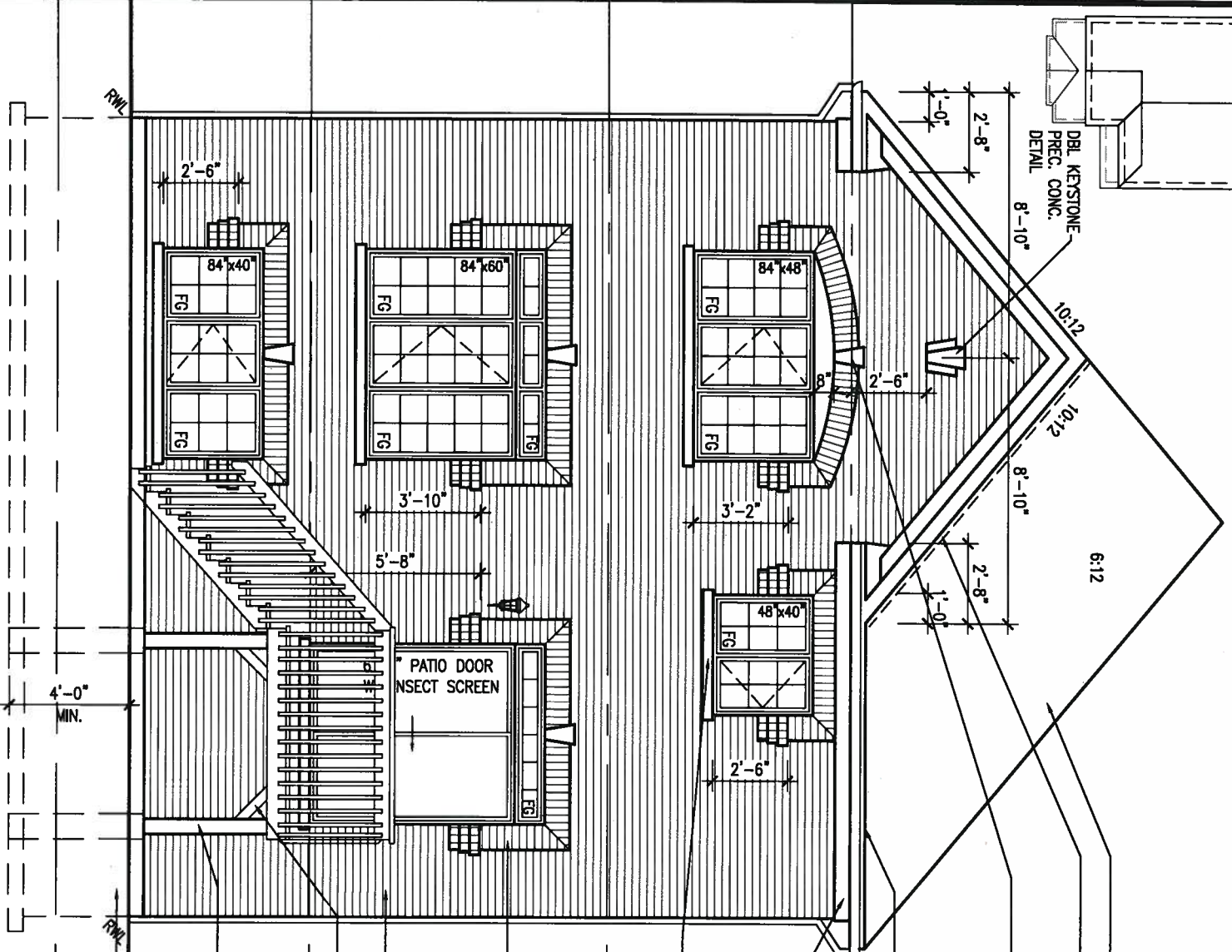
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vas3design.com

BAYVIEW WELLINGTON
project name: **ALCONA SHORES**
municipality: **INNISFIL, ON.**
date: **JUNE, 2016**
drawn by: **CM**
checked by: **scale 3/16" = 1'-0"**

S32-5-10G
PELICAN 5-10
project no. **13049**
drawing no. **16**
file name: **REAR ELEVATION 'A' & 'B' UPGRADE**
13049-S32-5-10

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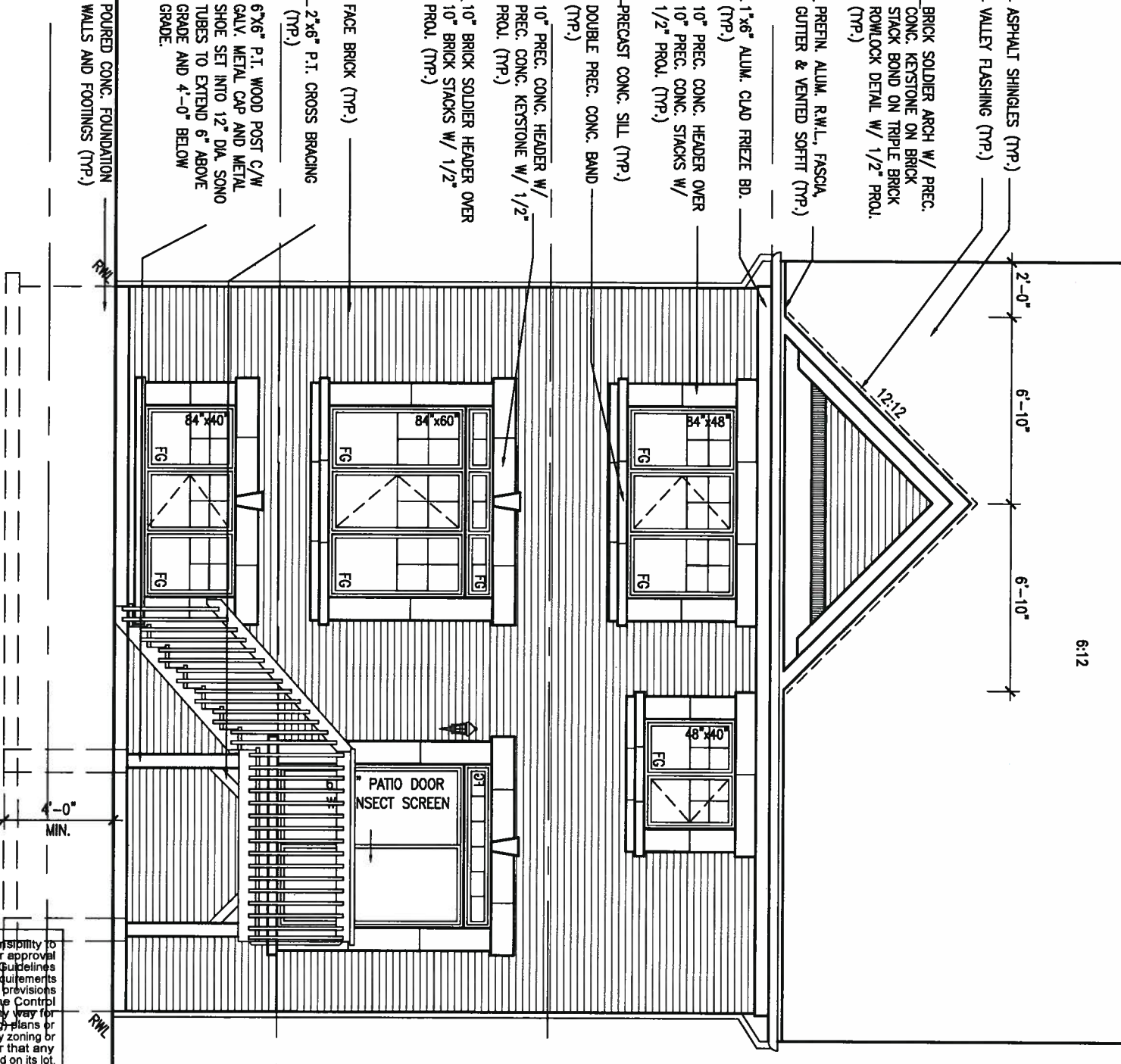
ROOF PLAN A
W/ REAR UGRD
N.T.S.



1'-0"
N.T.S.

1'-0"
N.T.S.

ROOF PLAN B
W/ REAR UGRD
N.T.S.



1'-0"
N.T.S.

REAR ELEVATION 'A' UPGRADE
W.O.D. 9R AND MORE COND.
10'0" GARAGE

REAR ELEVATION 'B' UPGRADE
W.O.D. 9R AND MORE COND.
10'0" GARAGE



BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS

- ASPHALT SHINGLES (TYP.)
- VALLEY FLASHING (TYP.)
- BRICK SOLDIER ARCH W/ PREC. CONC. KEystone ON BRICK STACK BOND ON TRIPLE BRICK ROWLOCK DETAIL W/ 1/2" PROU. (TYP.)
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFTIT (TYP.)
- 1"x6" ALUM. CLAD FRIEZE BD. (TYP.)
- 10" PREC. CONC. HEADER OVER 10" PREC. CONC. STACKS W/ 1/2" PROU. (TYP.)
- PRECAST CONC. SILL (TYP.)
- DOUBLE PREC. CONC. BAND (TYP.)
- 10" PREC. CONC. HEADER W/ PREC. CONC. KEystone W/ 1/2" PROU. (TYP.)
- 10" BRICK SOLDIER HEADER OVER 10" BRICK STACKS W/ 1/2" PROU. (TYP.)
- FACE BRICK (TYP.)
- 2"x6" P.I. CROSS BRACING (TYP.)
- 6"x6" P.I. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND 4'-0" BELOW GRADE.
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

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

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect



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6	REVISED AS PER ENG COMMENTS	JUL 21-17	RC
5	REVISED TO 10" FOUNDATION WALLS	DEC 15-16	AJE
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS		
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
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
registration information BCN
VA3 Design Inc. 42658

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va3design.com

BAYVIEW WELLINGTON

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

date: **JUNE, 2016** REAR ELEVATION 'A' & 'B' UPGRADE 9R OR MORE
drawn by: **CM** checked by: **scale** 3/16" = 1'-0"

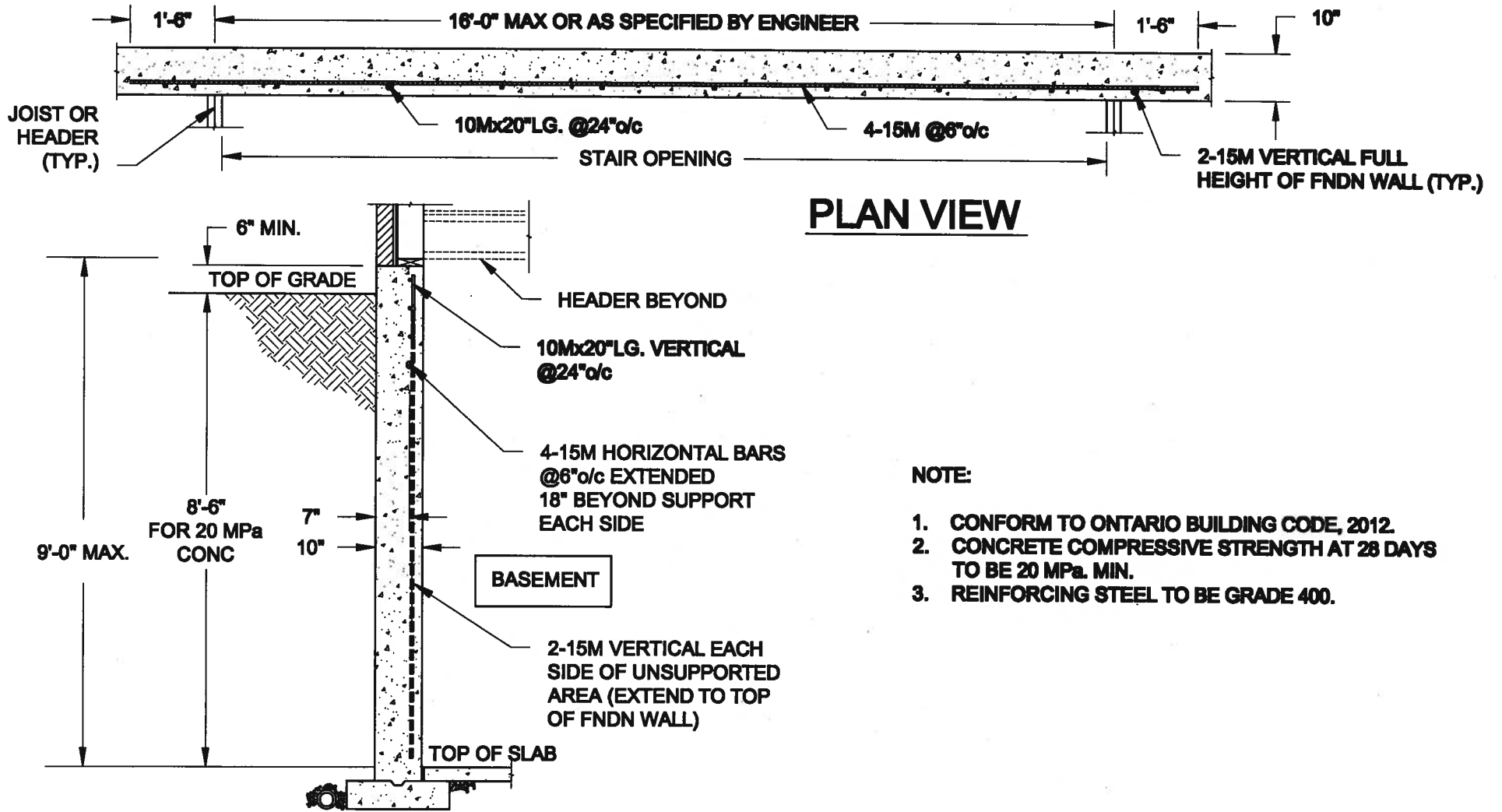
S32-5-10G
PELICAN 5-10

project no. **13049**

drawing no. **17**

file name: **13049-S32-5-10**

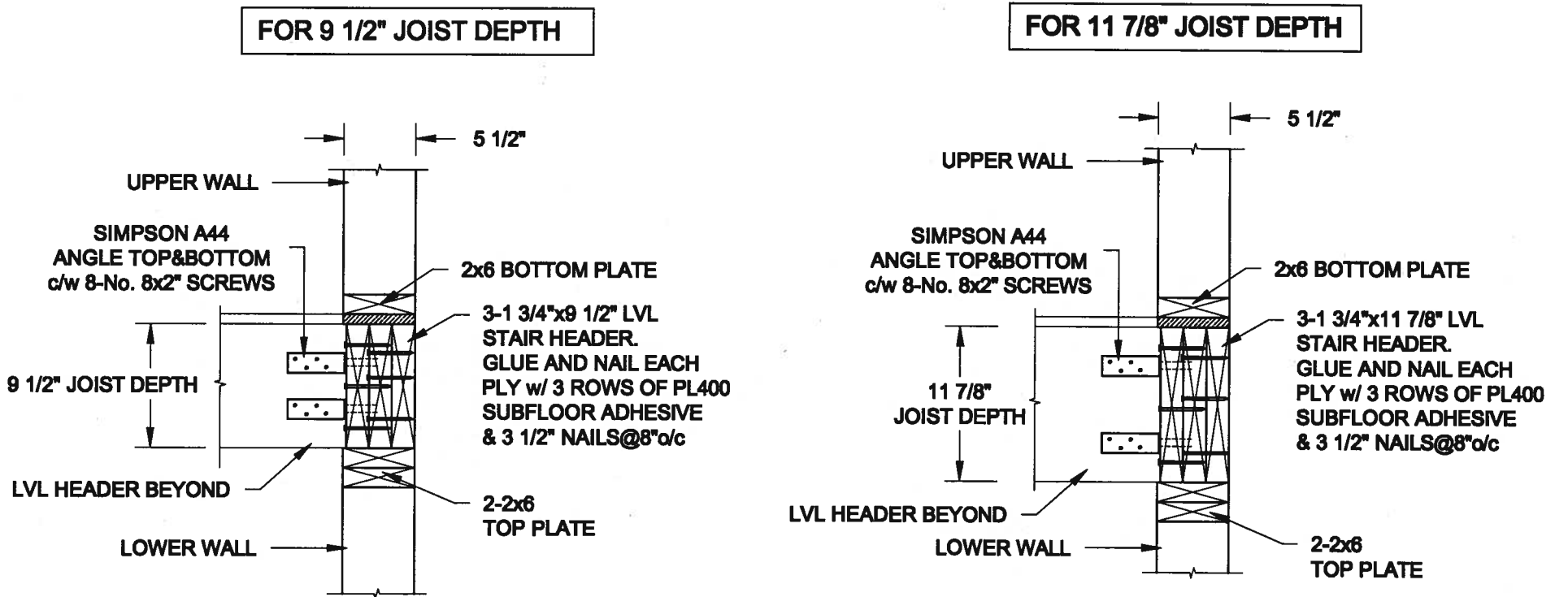
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NOTE:


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

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

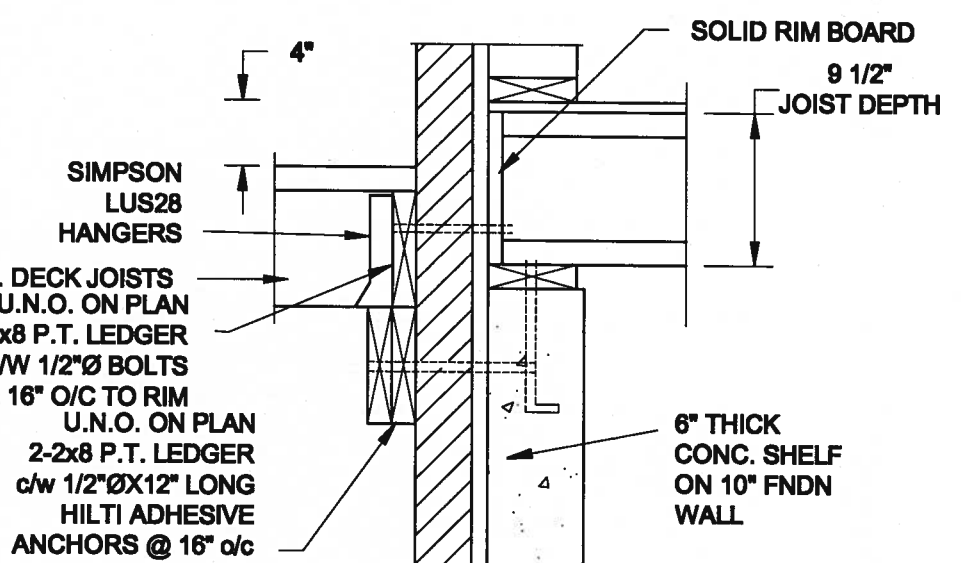
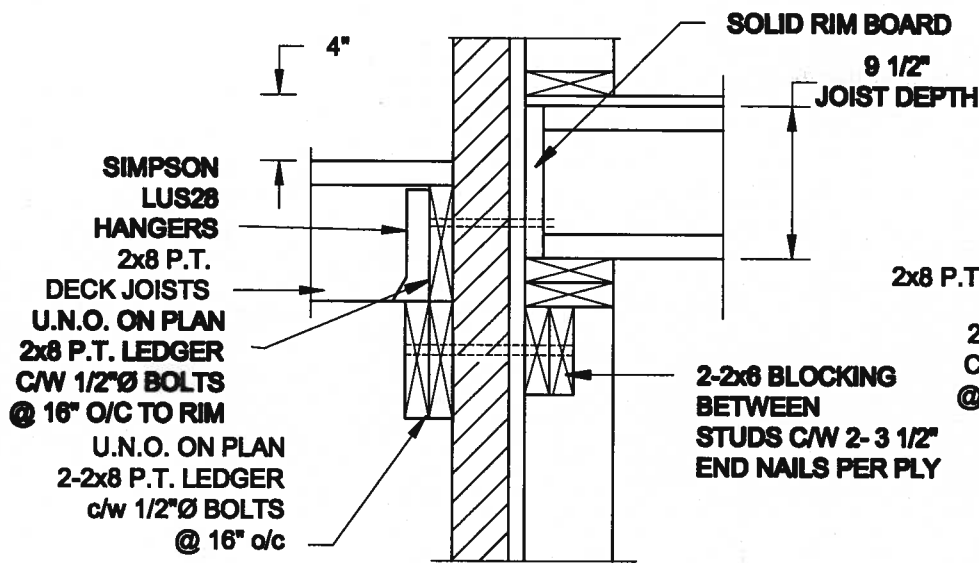


2
S1 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"



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

FOR 9 1/2" JOIST DEPTH

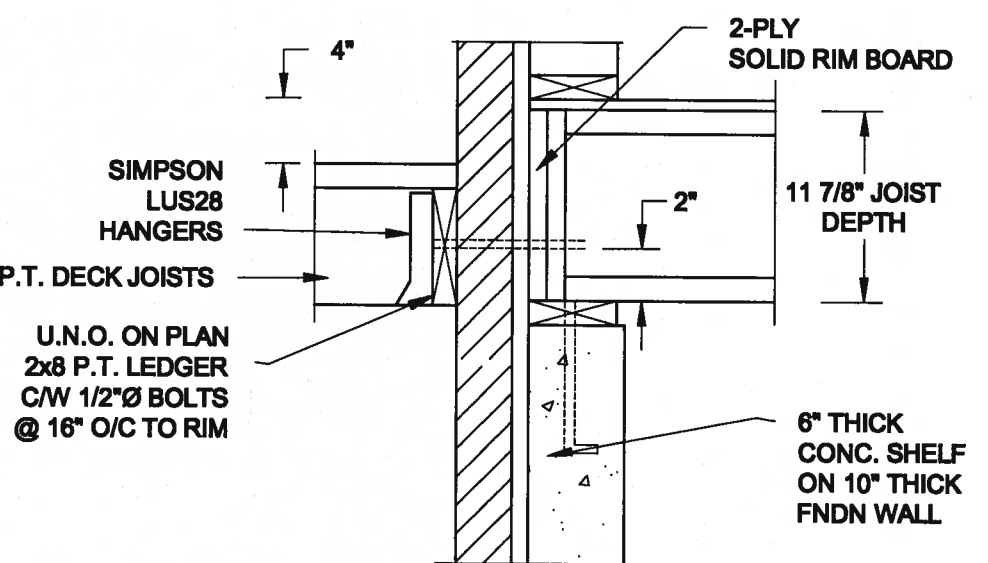
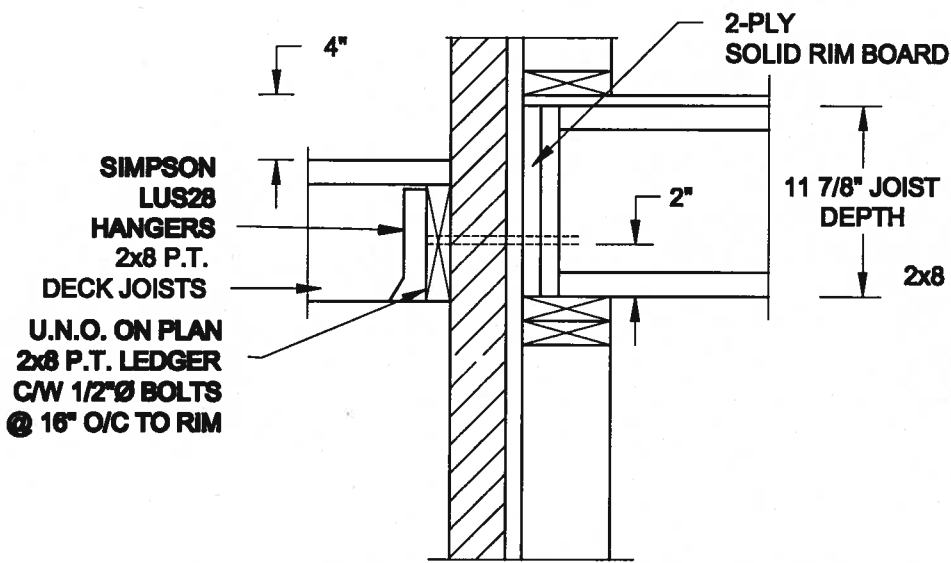


1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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.

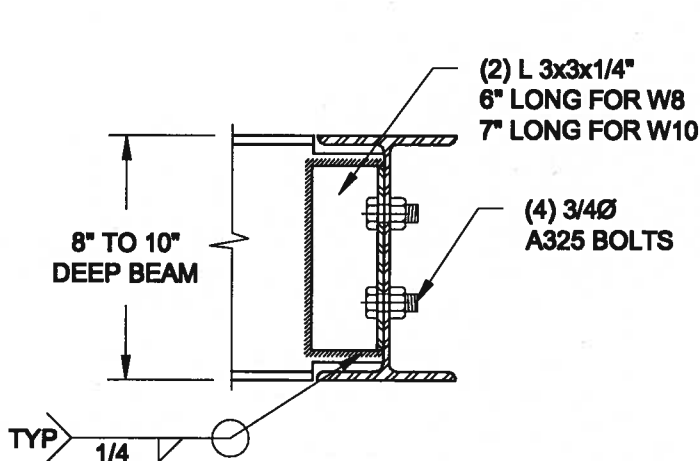
FOR 11 7/8" JOIST DEPTH



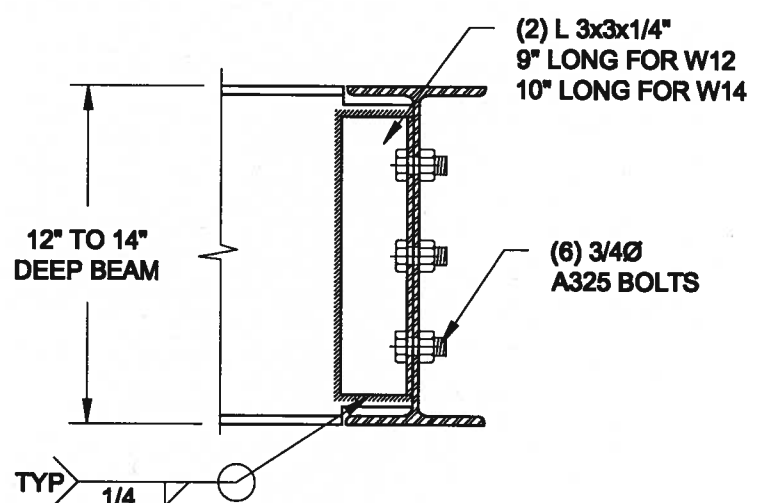
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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.

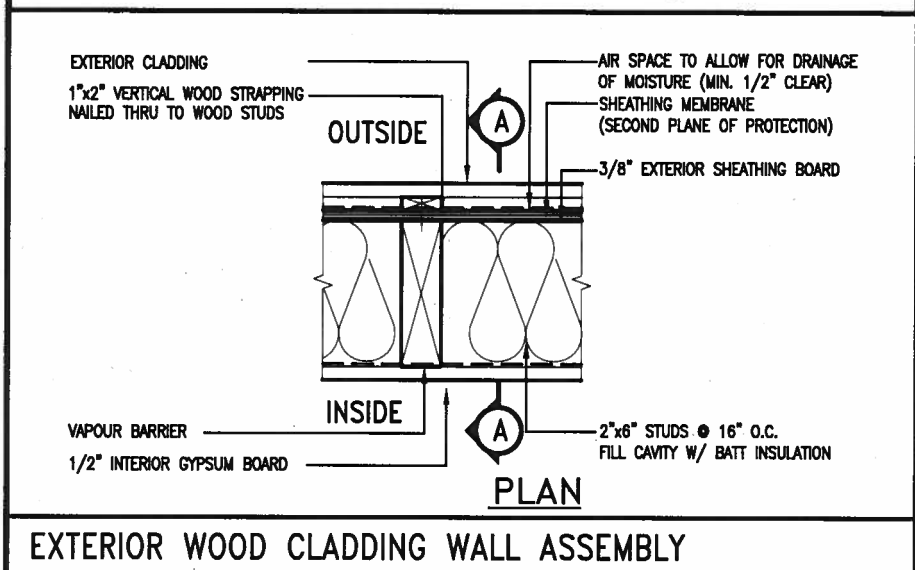
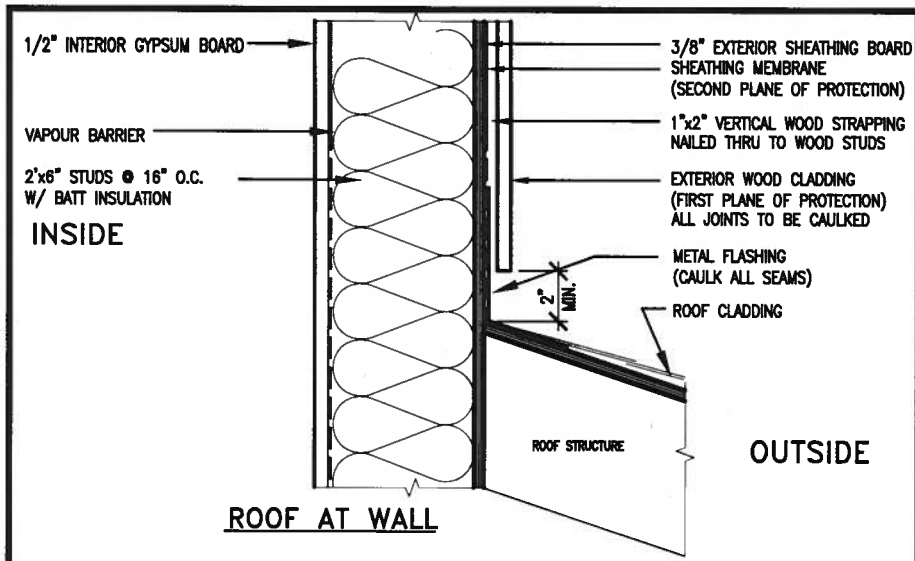


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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



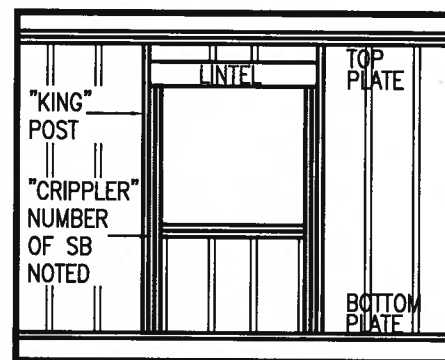
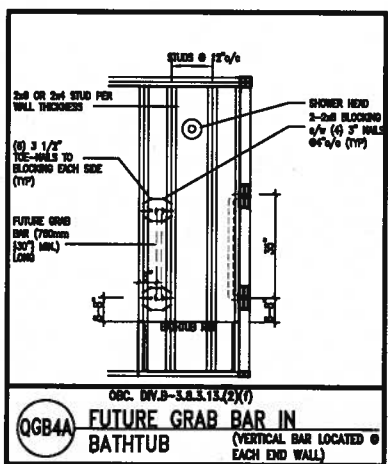
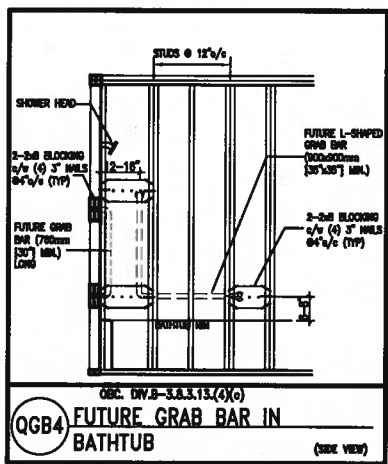
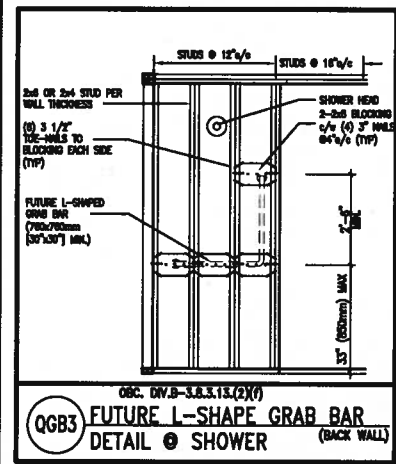
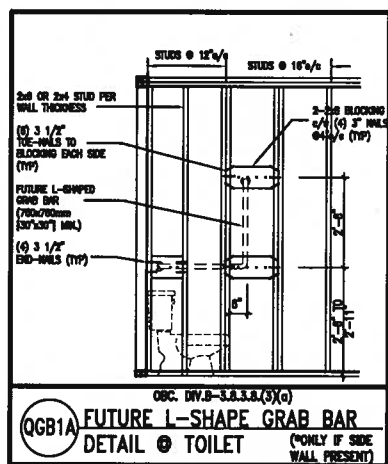
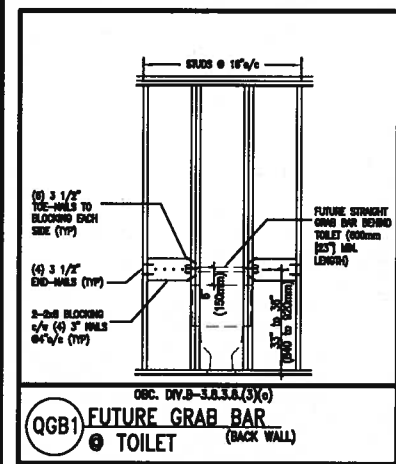
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Sect:	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT MISSISSAUGA, ONTARIO
Date: JUL-01-2017		Project No.: 16-083	Drawing No.: S2
Drawn: SC	Checked: SJB	TYPICAL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



EXTERIOR WOOD CLADDING WALL ASSEMBLY

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. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 LB). REFER TO OBC, DIV. B - 9.5.2.3., WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:
 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 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 FOLLOWS:
 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 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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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
 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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 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON

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

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

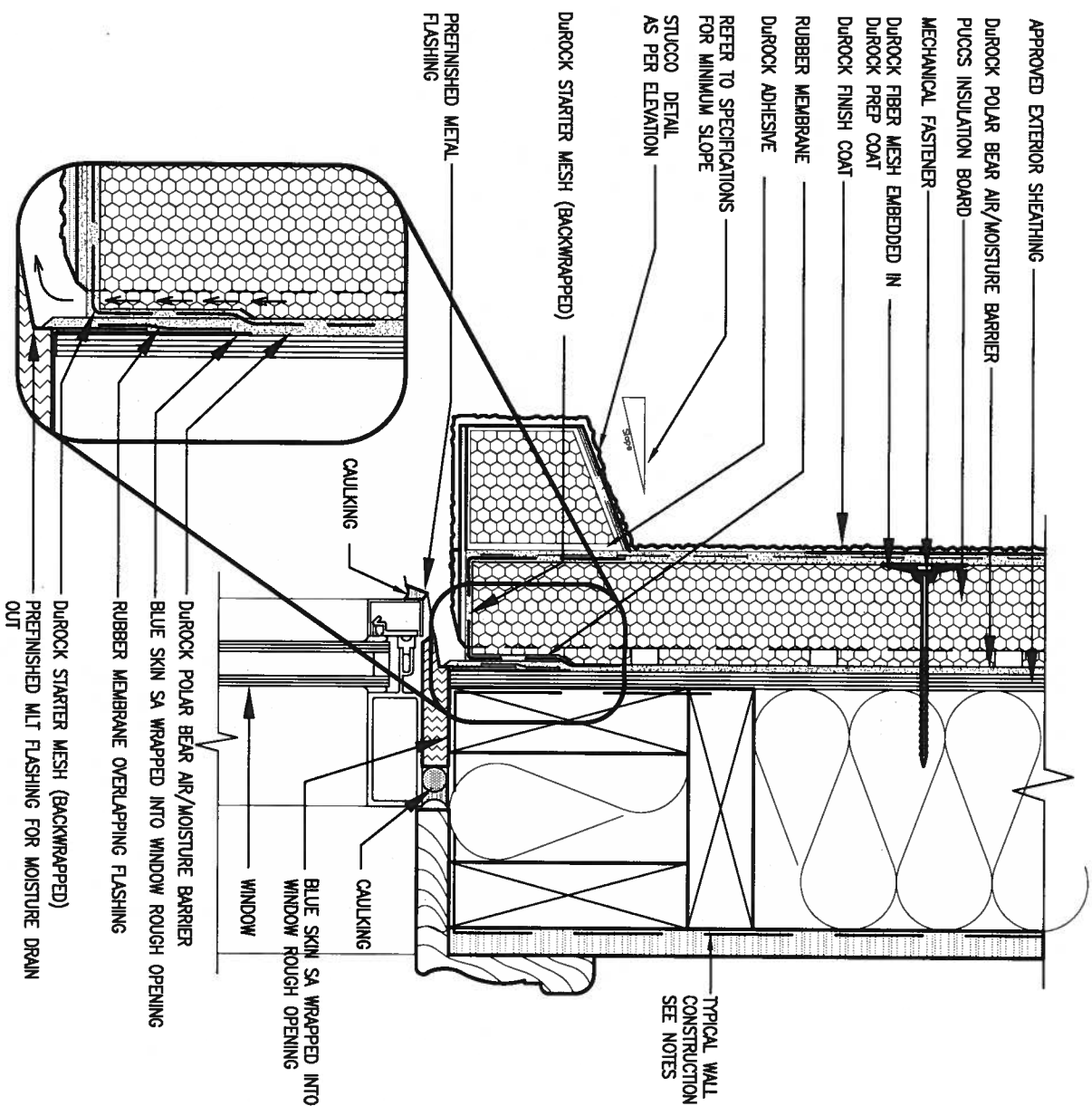
CONSTRUCTION NOTES drawing no. CN2

file name 13049-CN-A1

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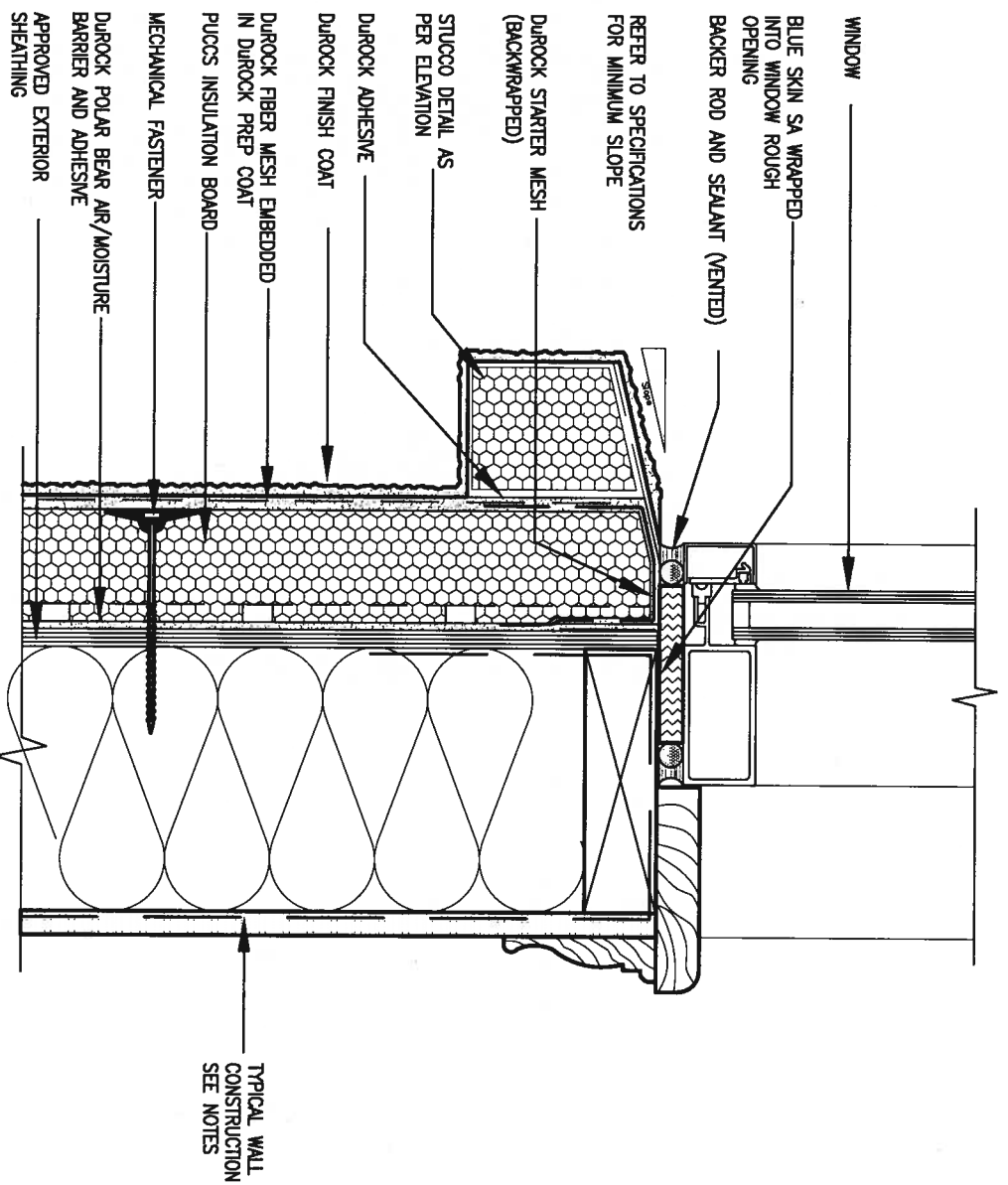
CONST NOTE

PROFESSIONAL ENGINEER
 A. T. Quail
 17-08-04
 PROVINCE OF ONTARIO
 STRUCTURAL



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

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



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



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

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BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON.

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

drawn by

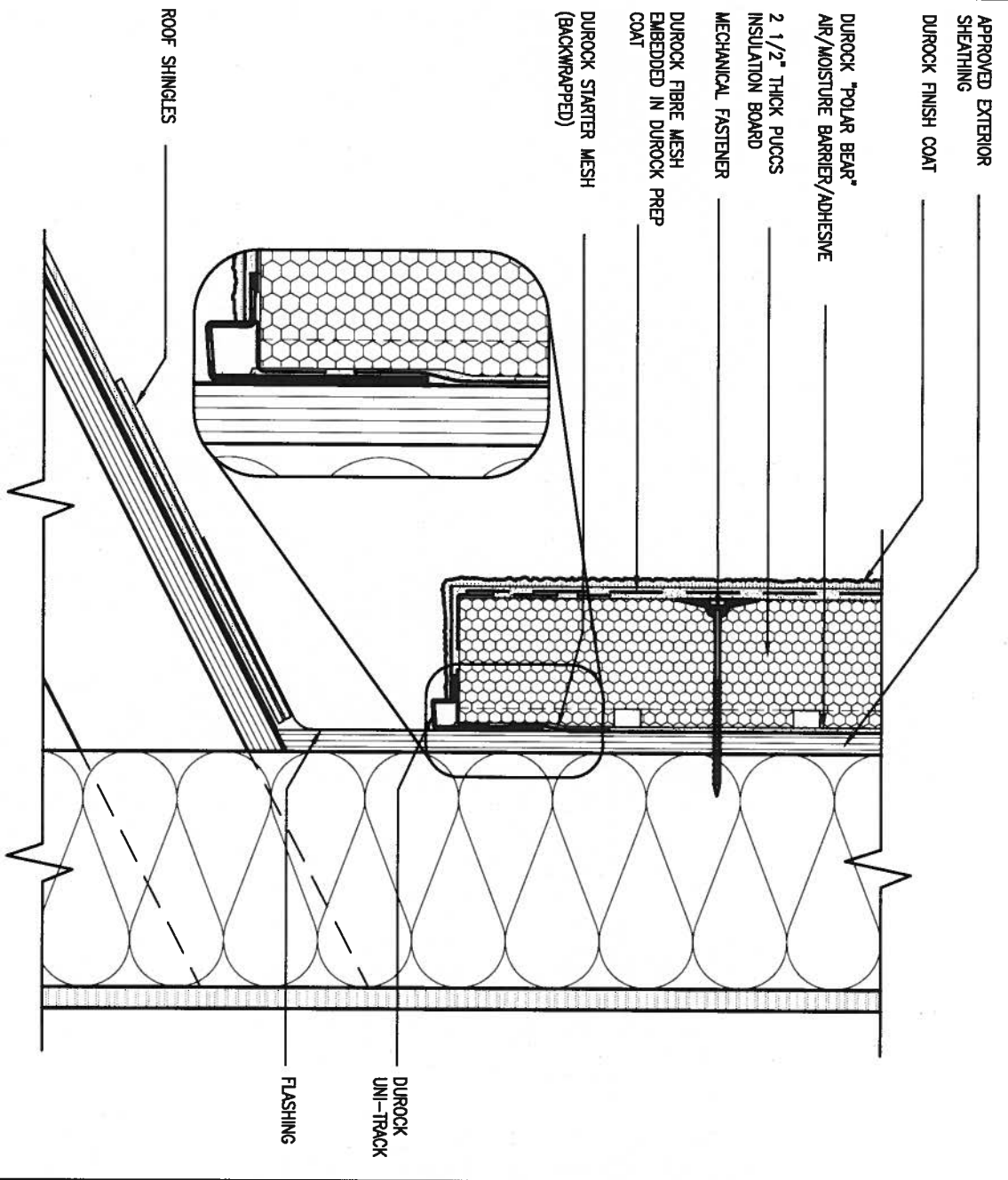
CONST NOTE

project no. 13049

CONSTRUCTION NOTES drawing no. CN3

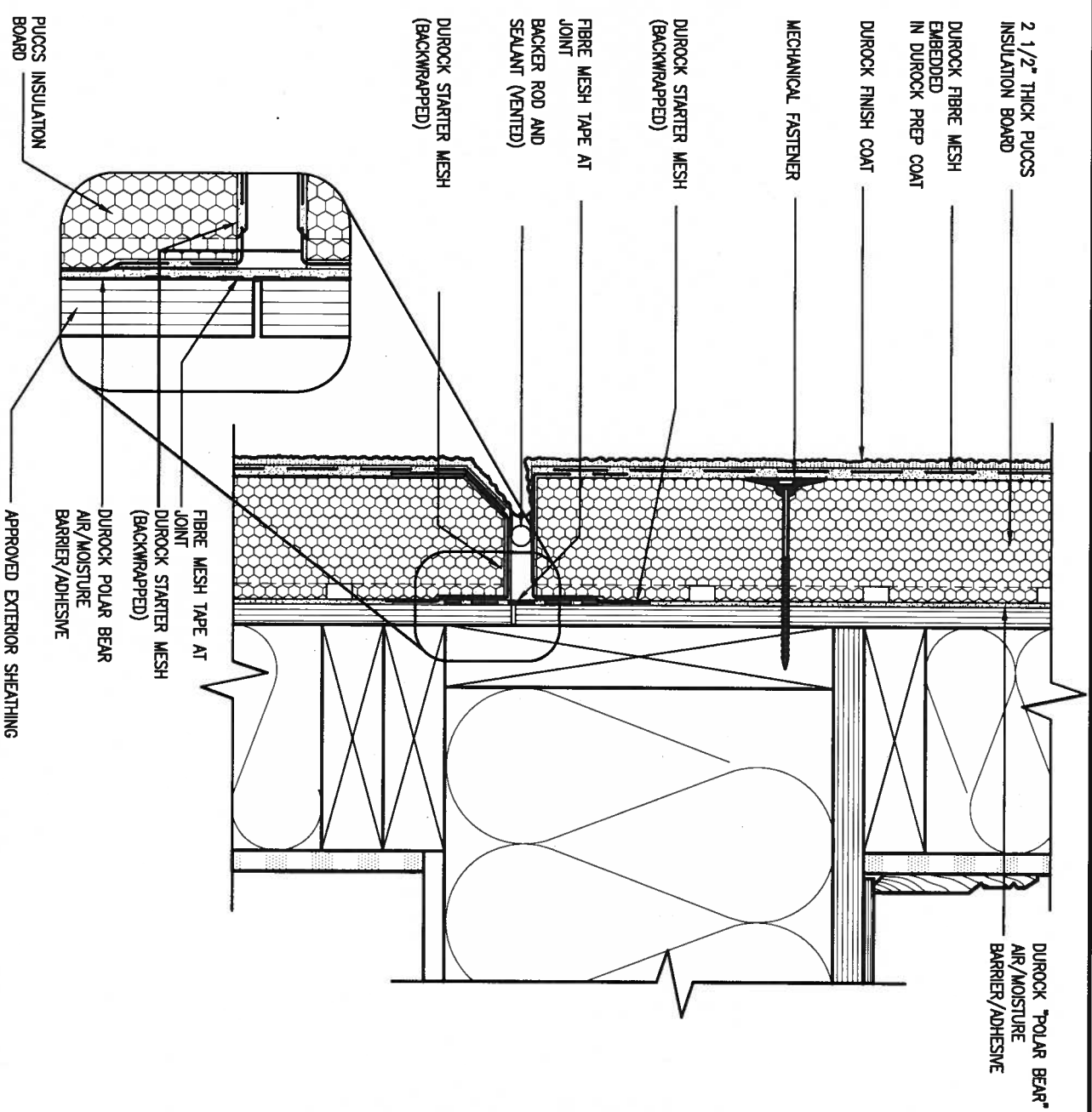
file name 13049-CN-A1

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3 STUCCO TERMINATION @ ROOF
 SCALE: 3" = 1'-0"
 CN4

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
 SCALE: 3" = 1'-0"
 CN4



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

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Wellington Jno-Baptiste 25591
 name registration information BCN
 VAS Design Inc. 42658
 signature

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 Toronto ON M2J 1R4
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BAYVIEW WELLINGTON

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

date: **MAY 2016**

drawn by: **RC** checked by: **RC** scale: **3/16" = 1'-0"**

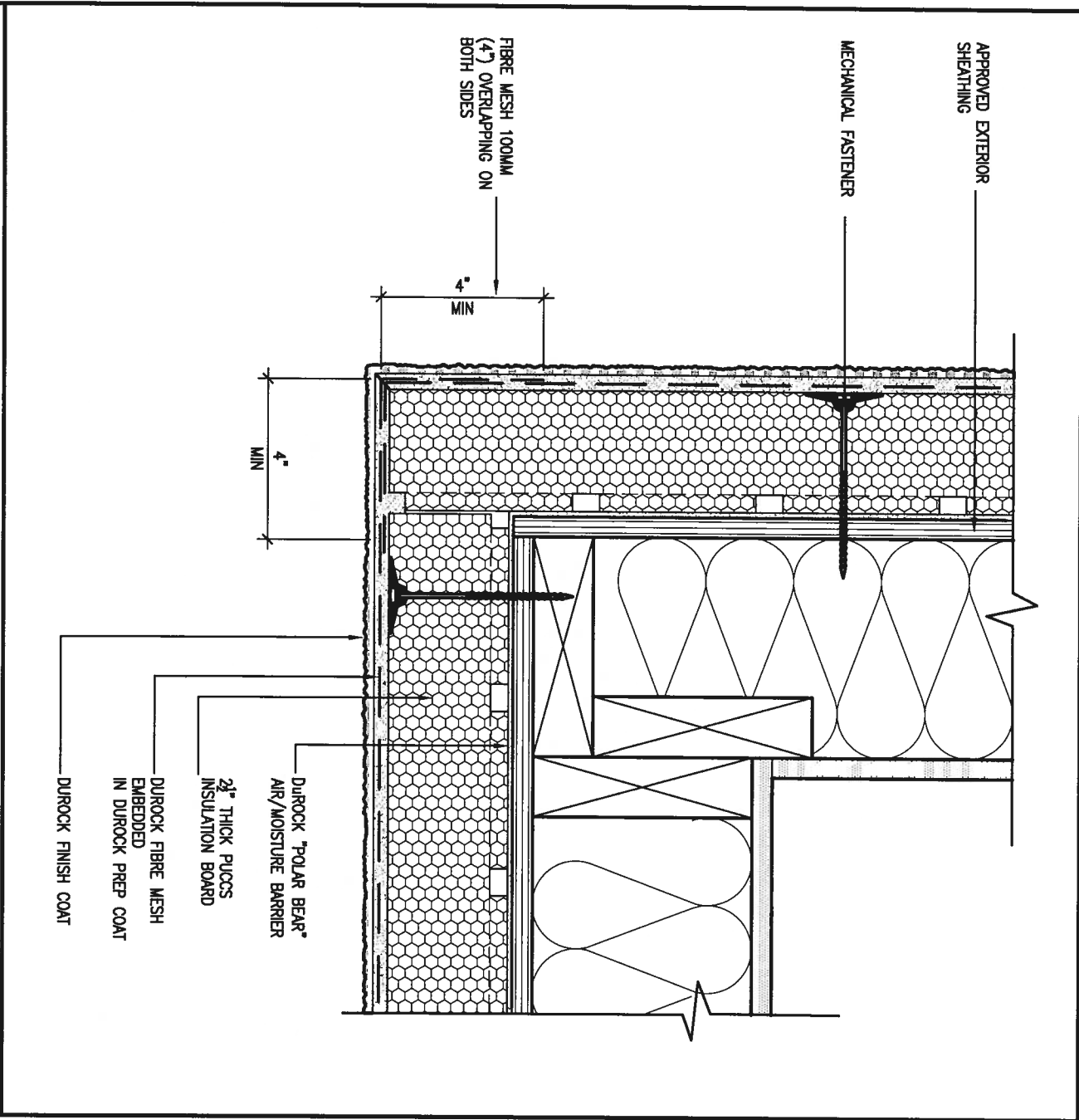
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project no. **13049**

CONSTRUCTION NOTES drawing no. **CN4**

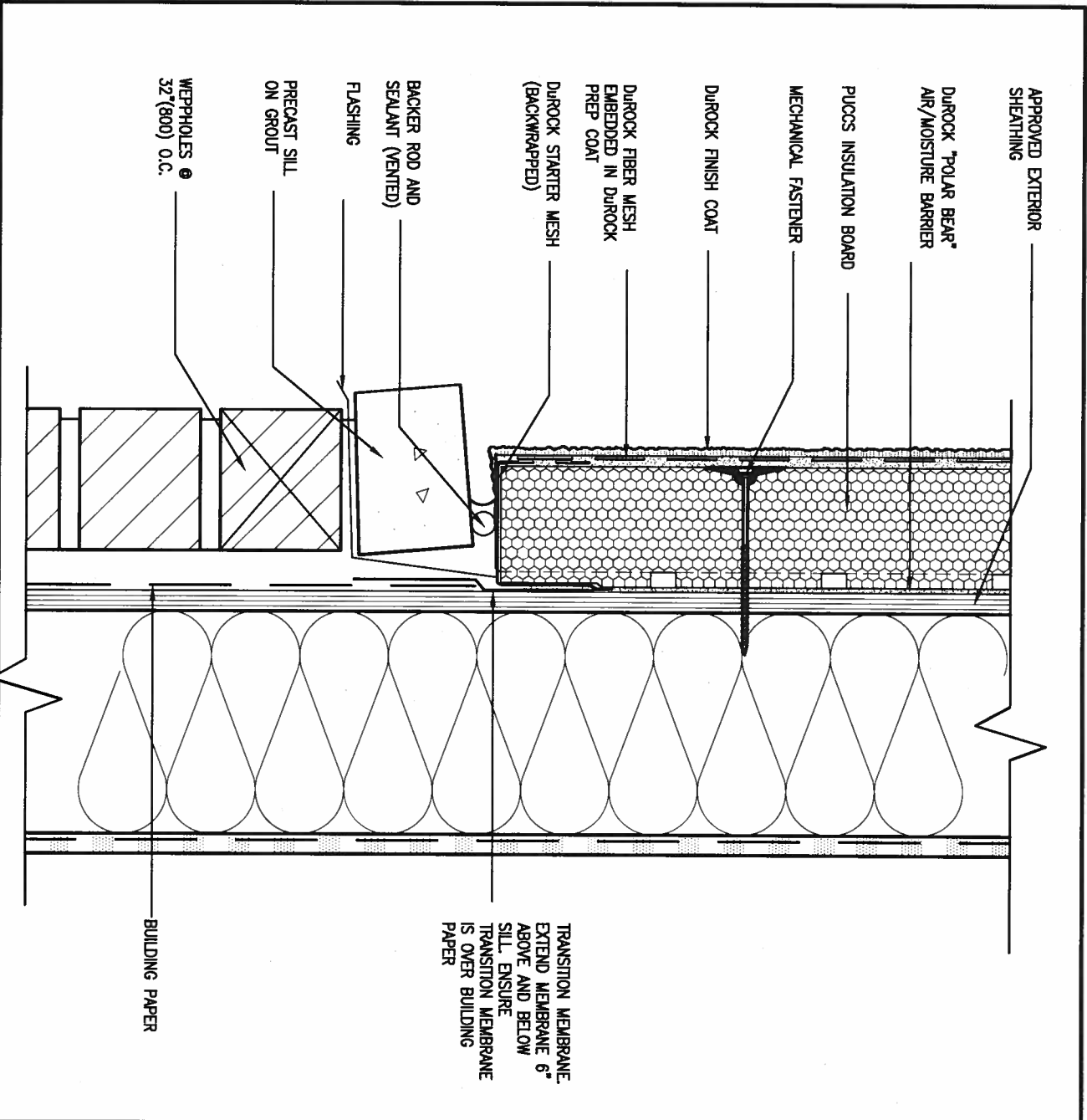
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5 CORNER DETAIL
 CNS SCALE: 3" = 1'-0"

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"



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

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

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 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
 drawing no. CN5
 CONSTRUCTION NOTES
 file name 13049-CN-A1

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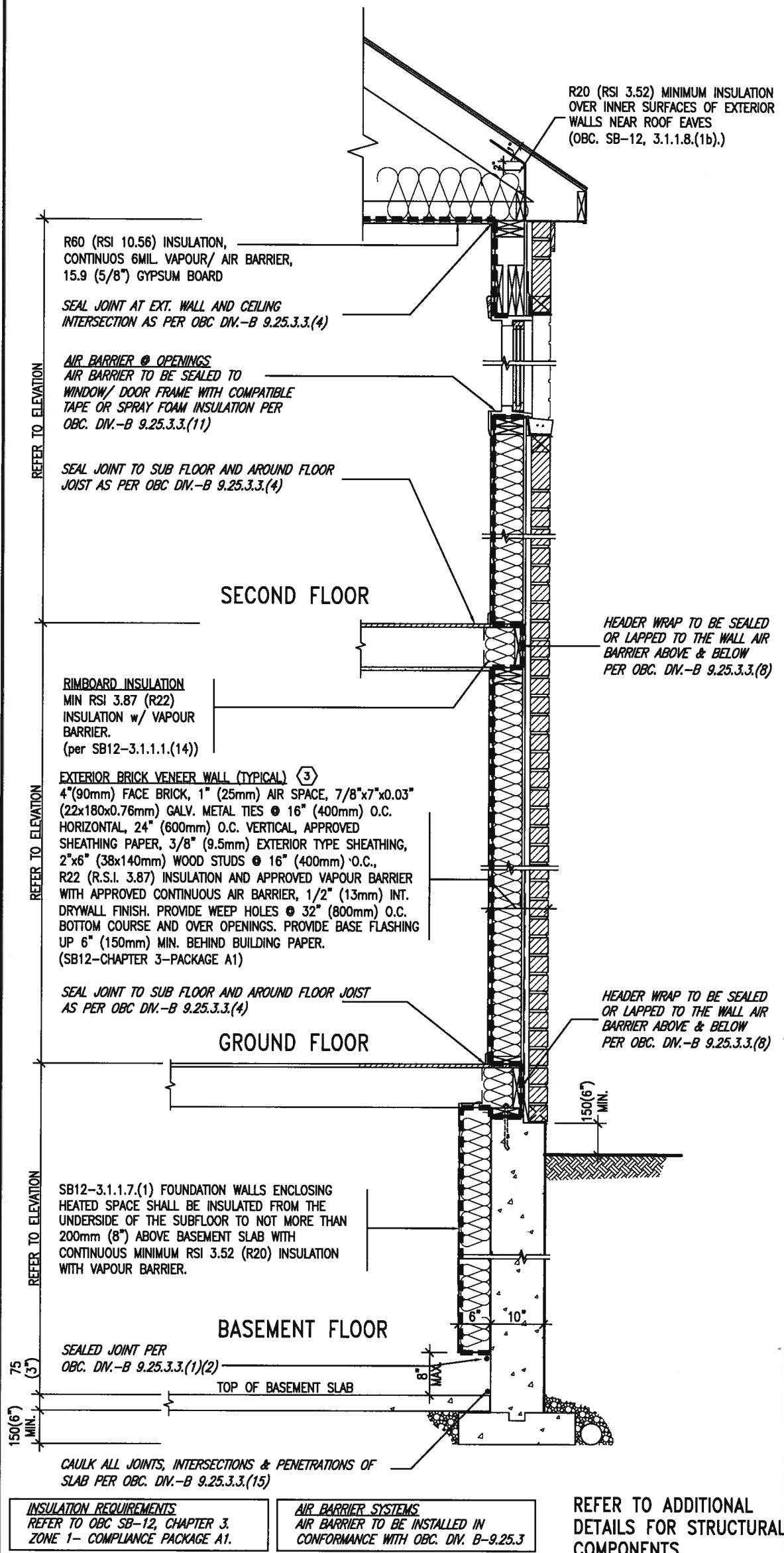
SB12-COMPLIANCE PACKAGE 'A1'

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

ci- Denotes Continuous Insulation without framing interruption.

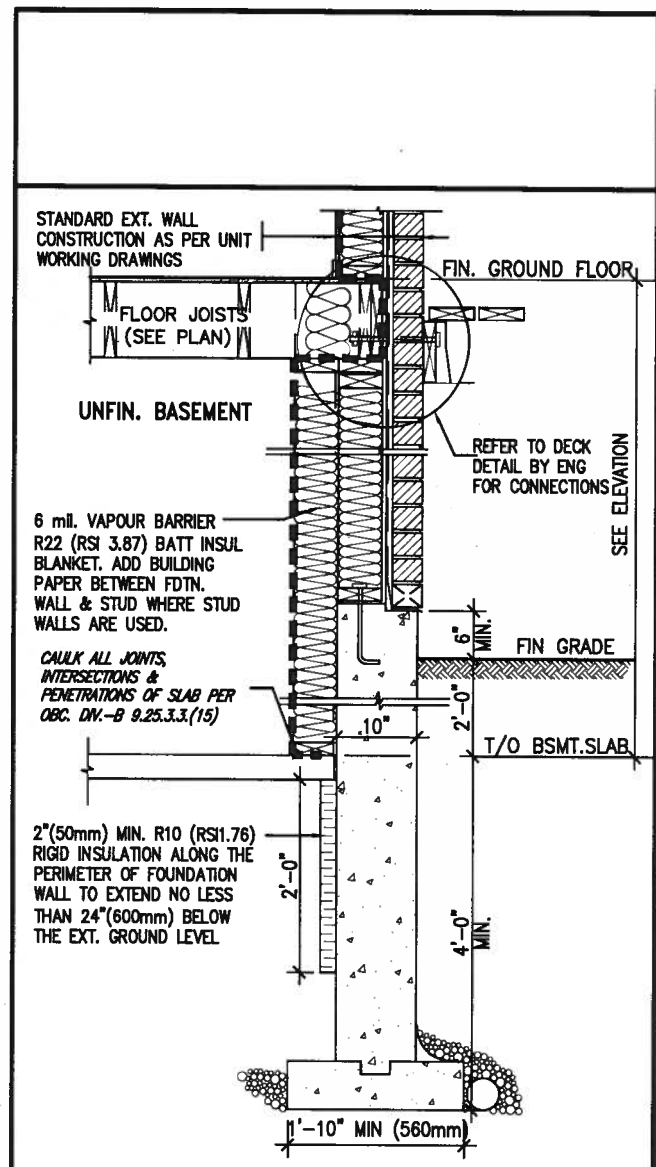


INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3, ZONE 1- COMPLIANCE PACKAGE A1.

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

REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

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



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

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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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VA3 DESIGN

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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**

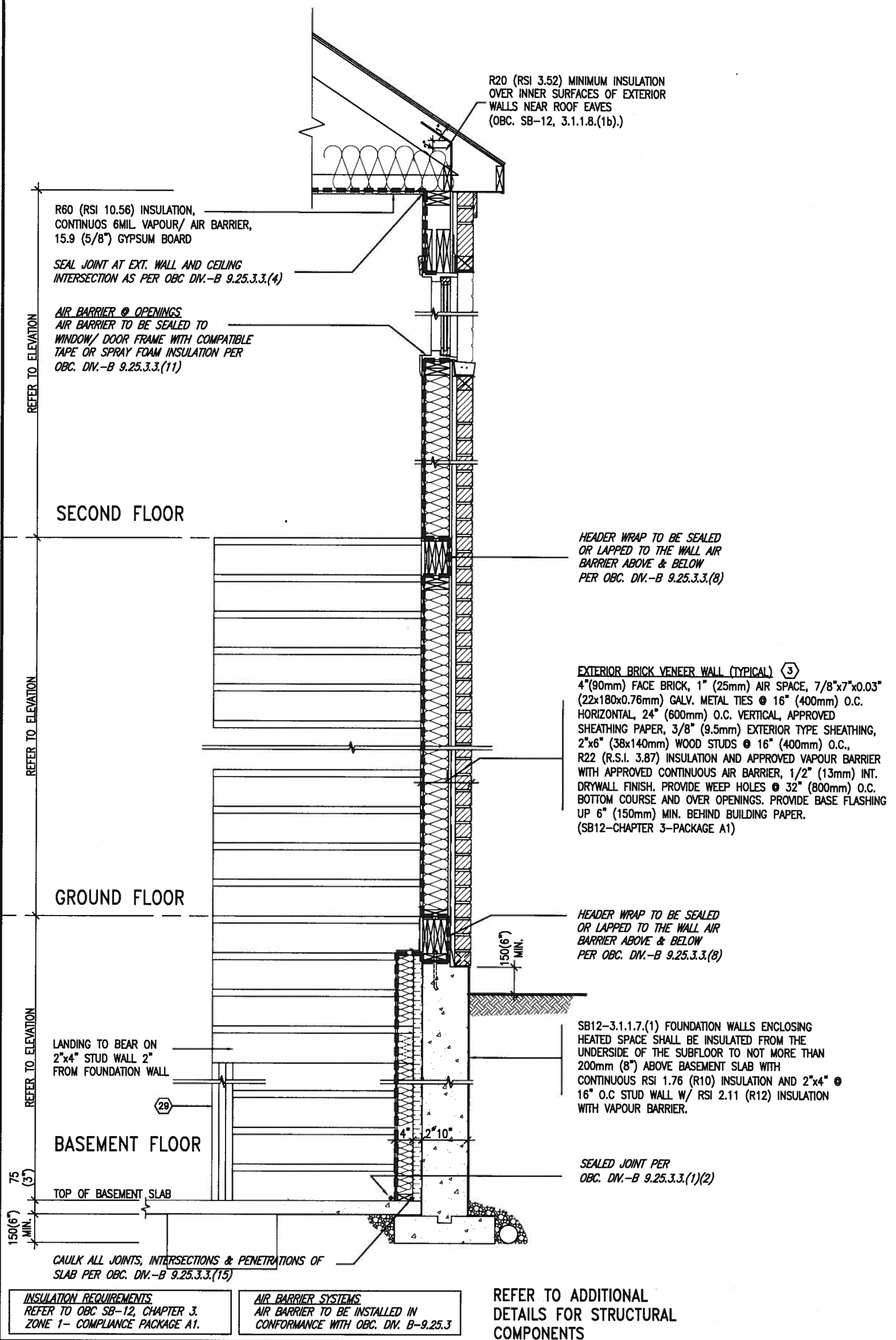
CONSTRUCTION NOTES

drawing no. **CN6**

file name: **13049-CN-A1**

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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.



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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
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Wellington Jno-Baptiste
signature
42658

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BAYVIEW WELLINGTON

project name
ALCONA

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

date
MAY 2016

project no.
13049

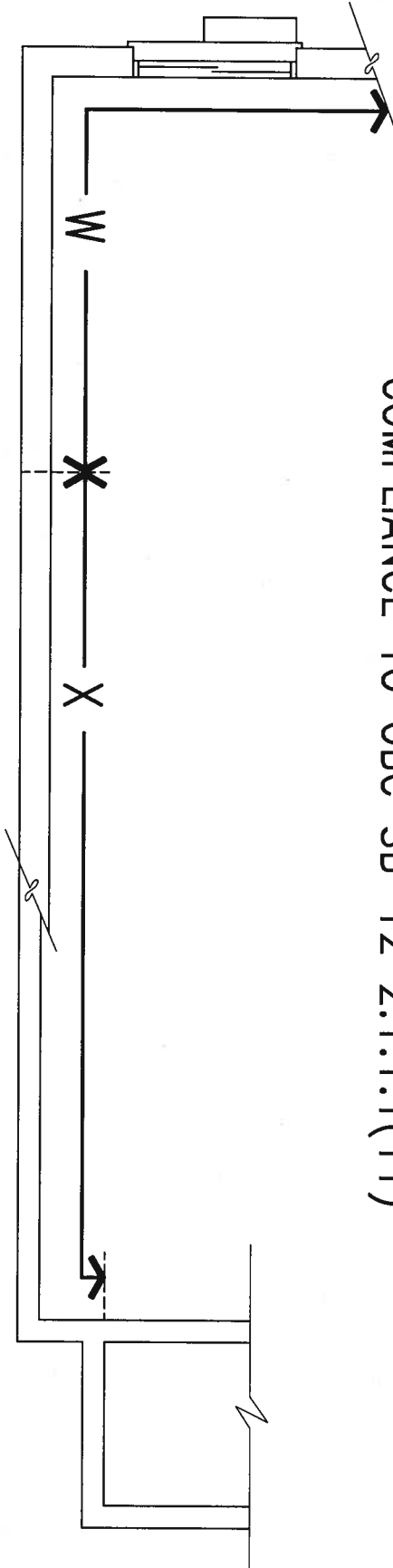
CONSTRUCTION NOTES
file name
13049-CN-A1

drawing no.
CN7

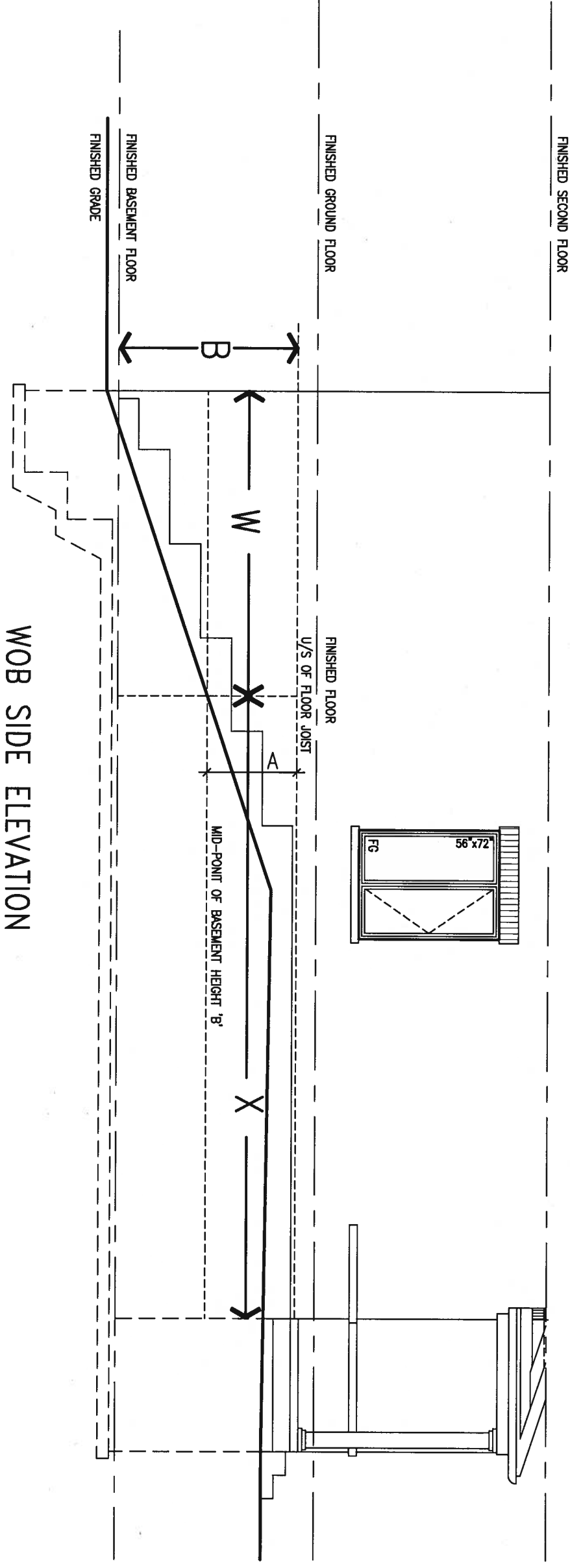
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)

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



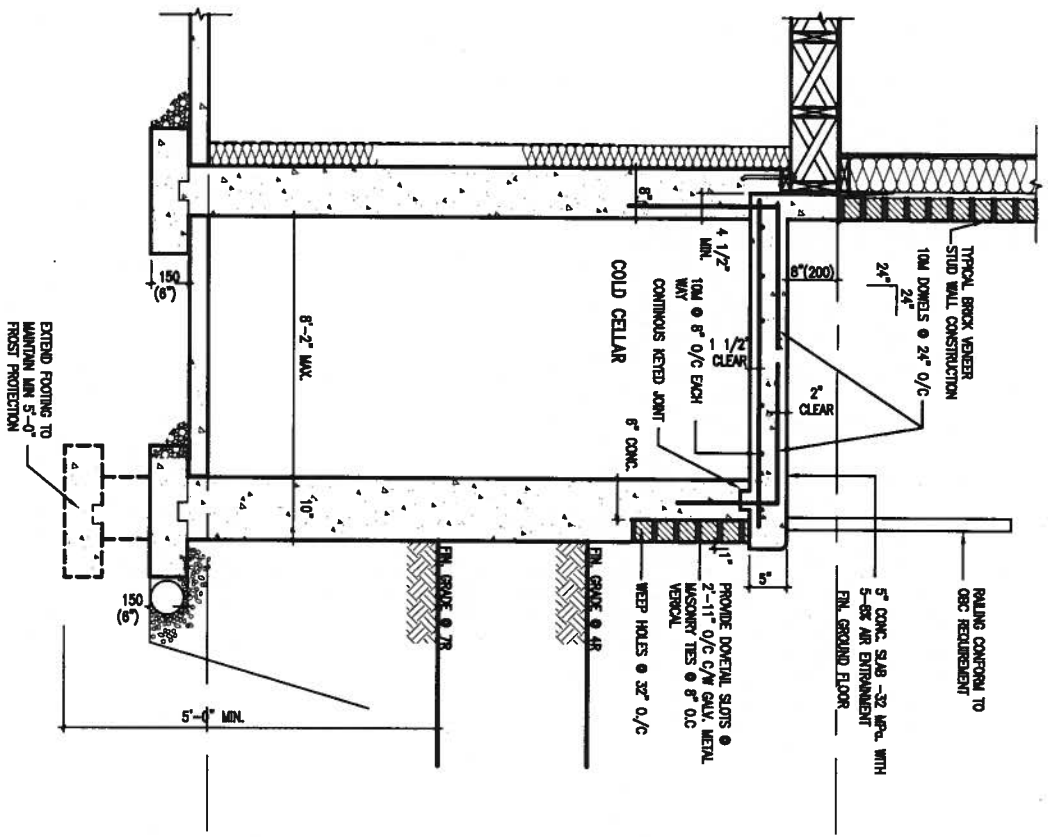
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7									
6									
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						

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 <i>[Signature]</i> 25591 name registration information VA3 Design Inc. 42658		VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
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.			project name ALCONA	municipality INNISFIL, ON.	project no. 13049	drawing no. CN8
		date MAY 2016	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES file name 13049-CN-A1	
		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM				

X1

SECTION AT PORCH FOR 4-7R CONDITION

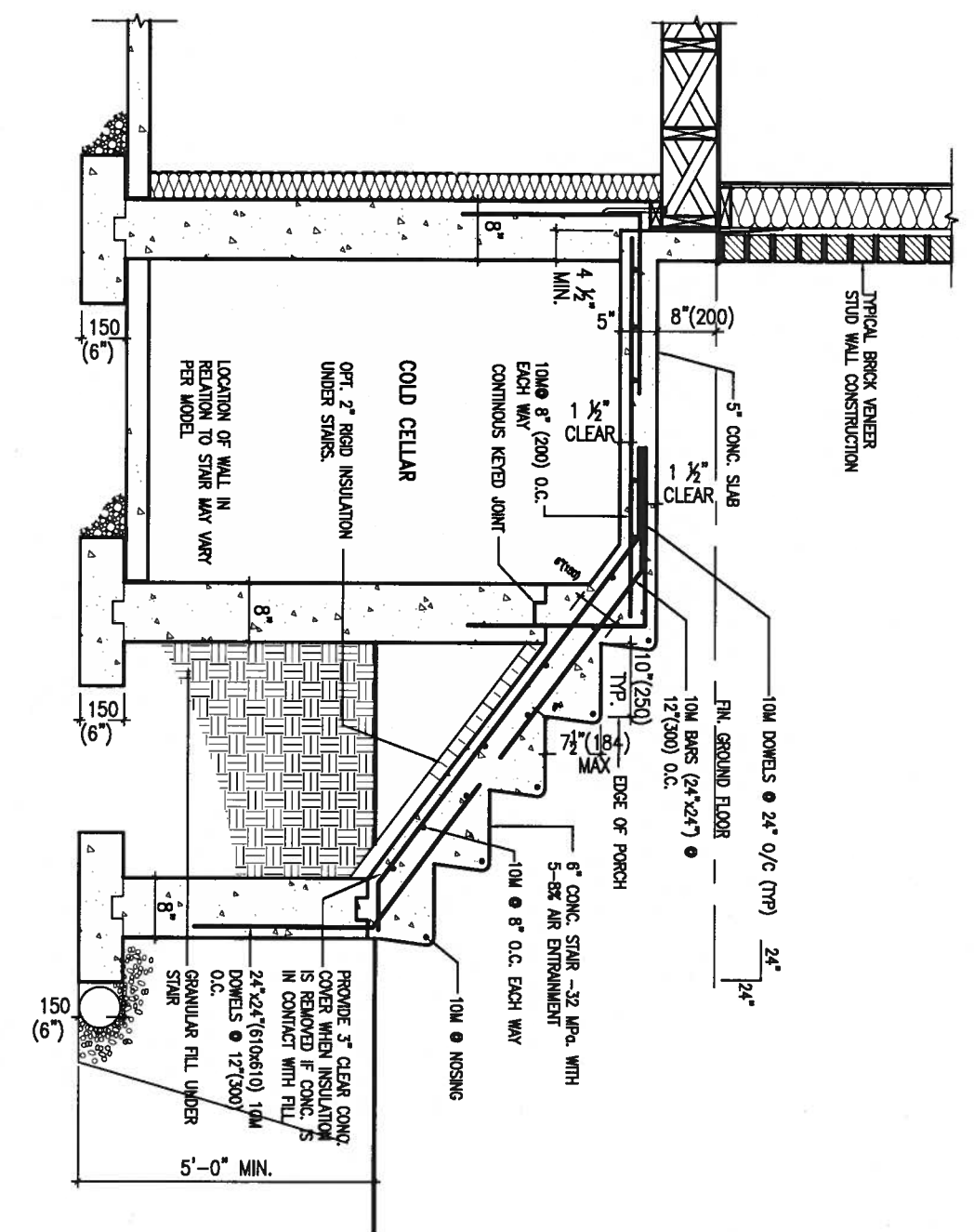
SCALE: N.T.S.



X2

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

SCALE: N.T.S.



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

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

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VA3 DESIGN

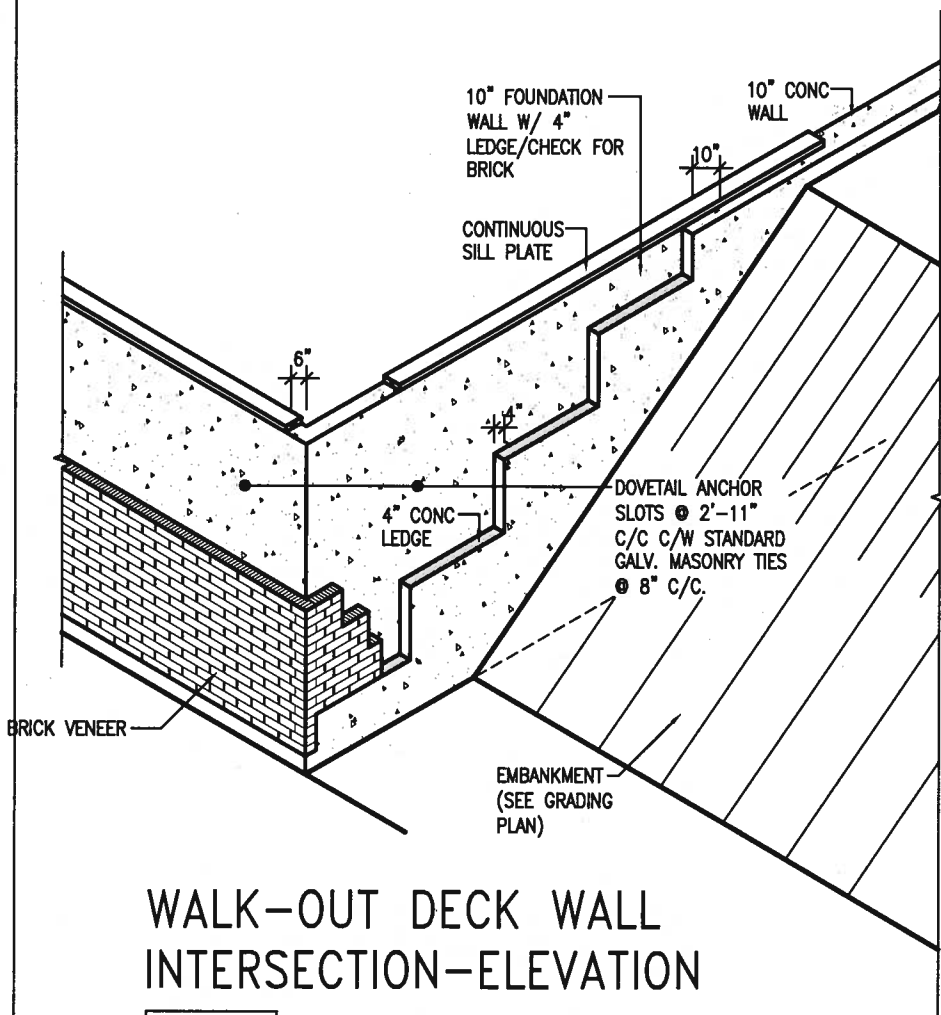
255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON

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

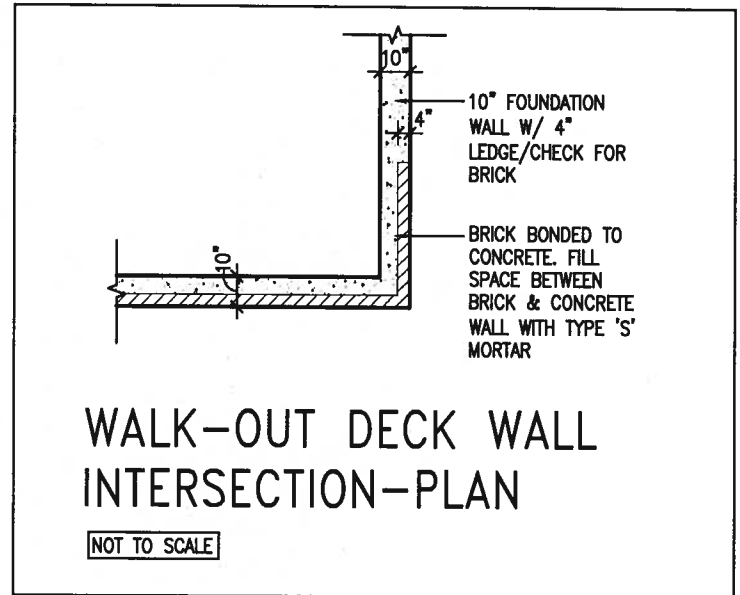
CONST NOTE

project no.
 13049
 municipality
 INNISFIL, ON.
CONSTRUCTION NOTES
 file name
 13049-CN-A1
CN9
 drawing no.



WALK-OUT DECK WALL INTERSECTION-ELEVATION

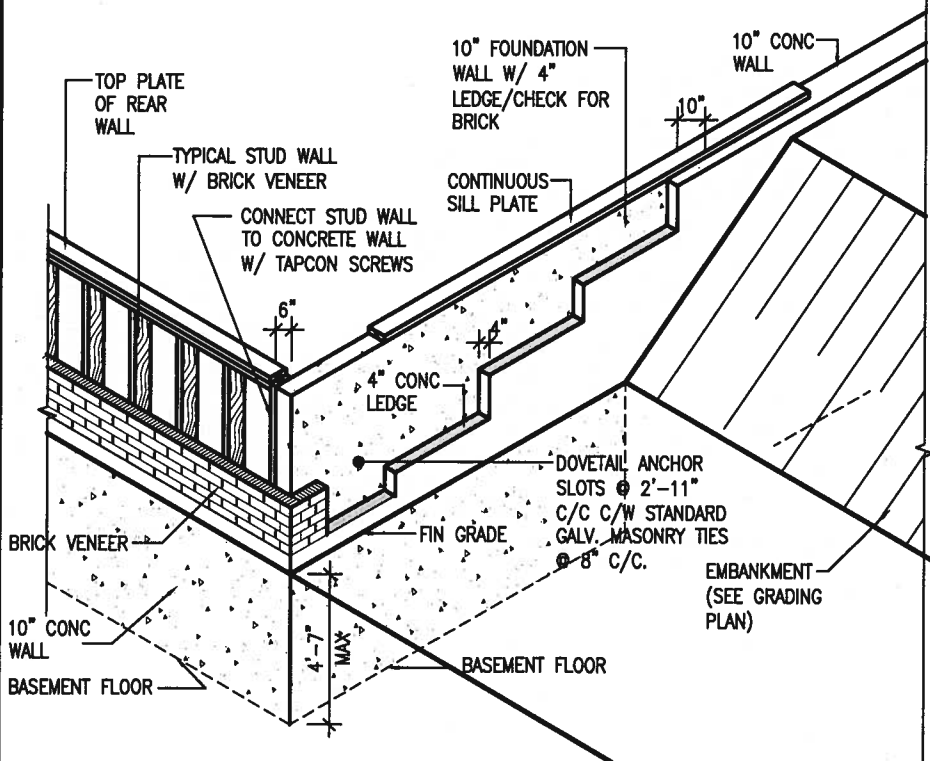
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

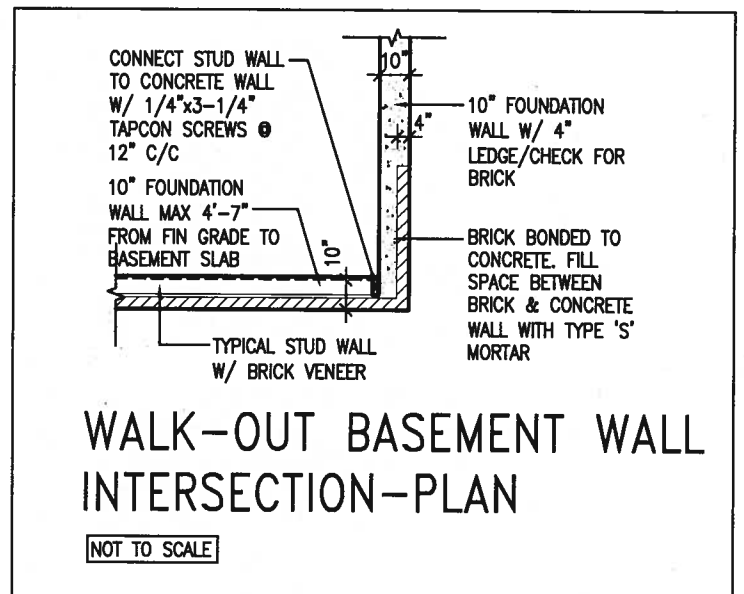
NOT TO SCALE

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

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VA3 DESIGN

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BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON.

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

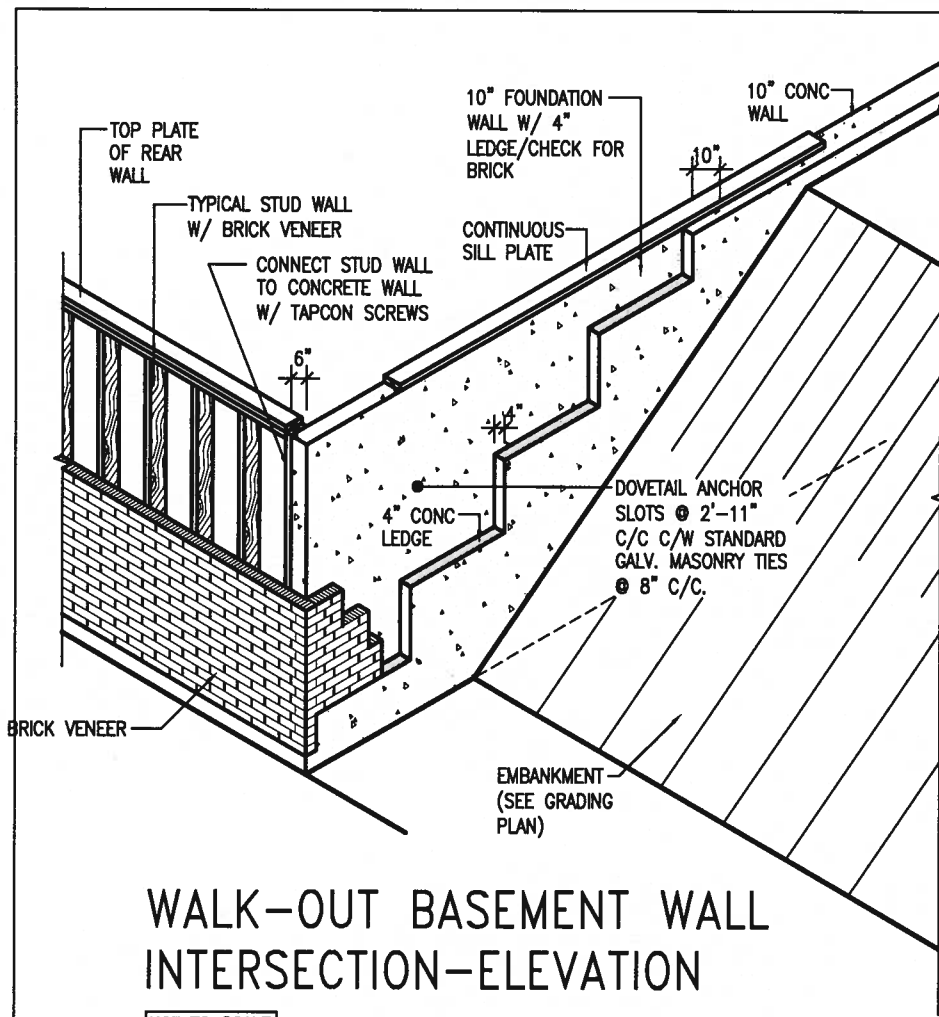
CONST NOTE

project no. 13049

CONSTRUCTION NOTES drawing no. CN10

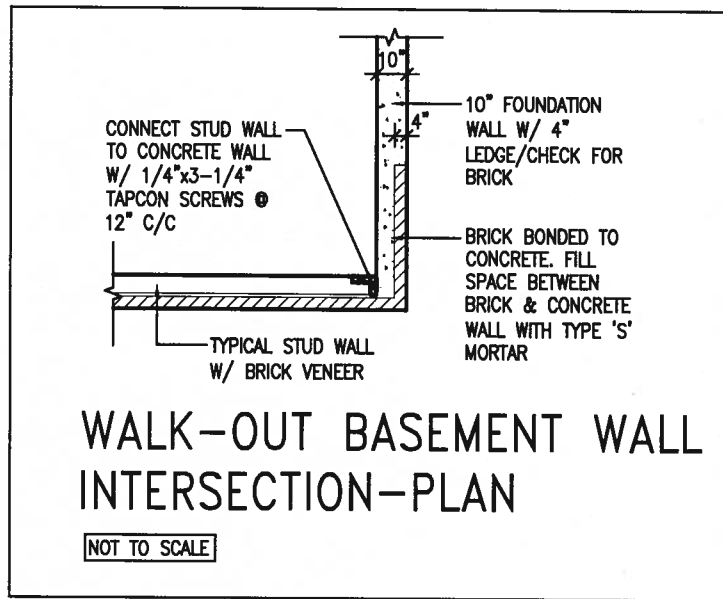
file name 13049-CN-A1

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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

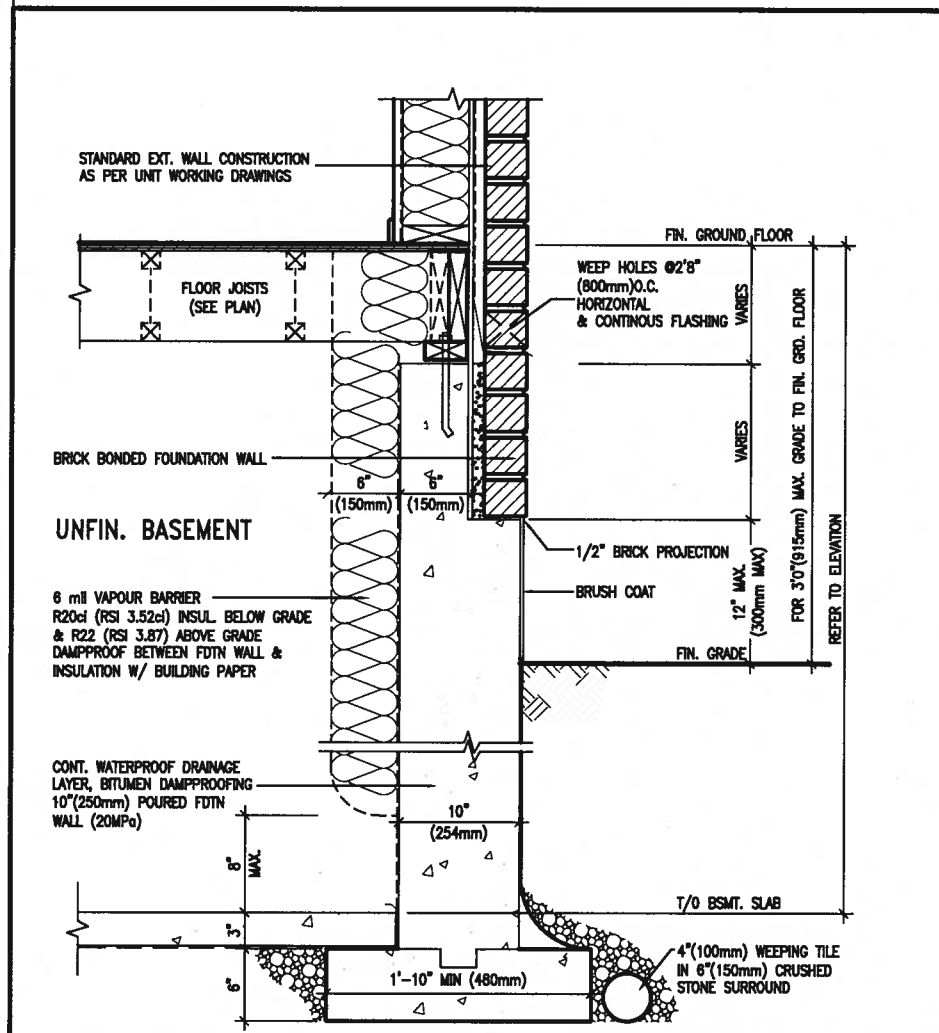
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

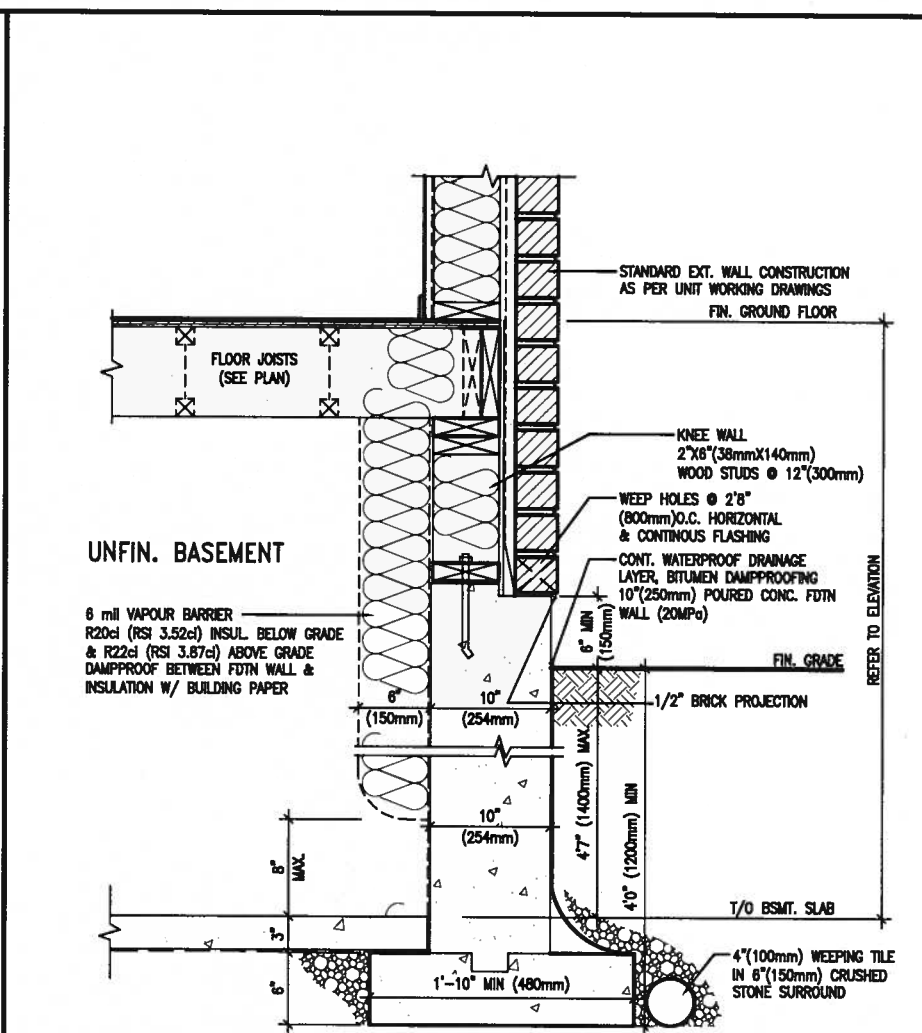
(10" FOUNDATION WALL)



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.

PROFESSIONAL ENGINEER
A. T. Quaille
17-08-04
PROVINCE OF ONTARIO
STRUCTURAL

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

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

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BAYVIEW WELLINGTON

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

CONST NOTE

project no. 13049
drawing no. CN11

CONSTRUCTION NOTES
file name 13049-CN-A1
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