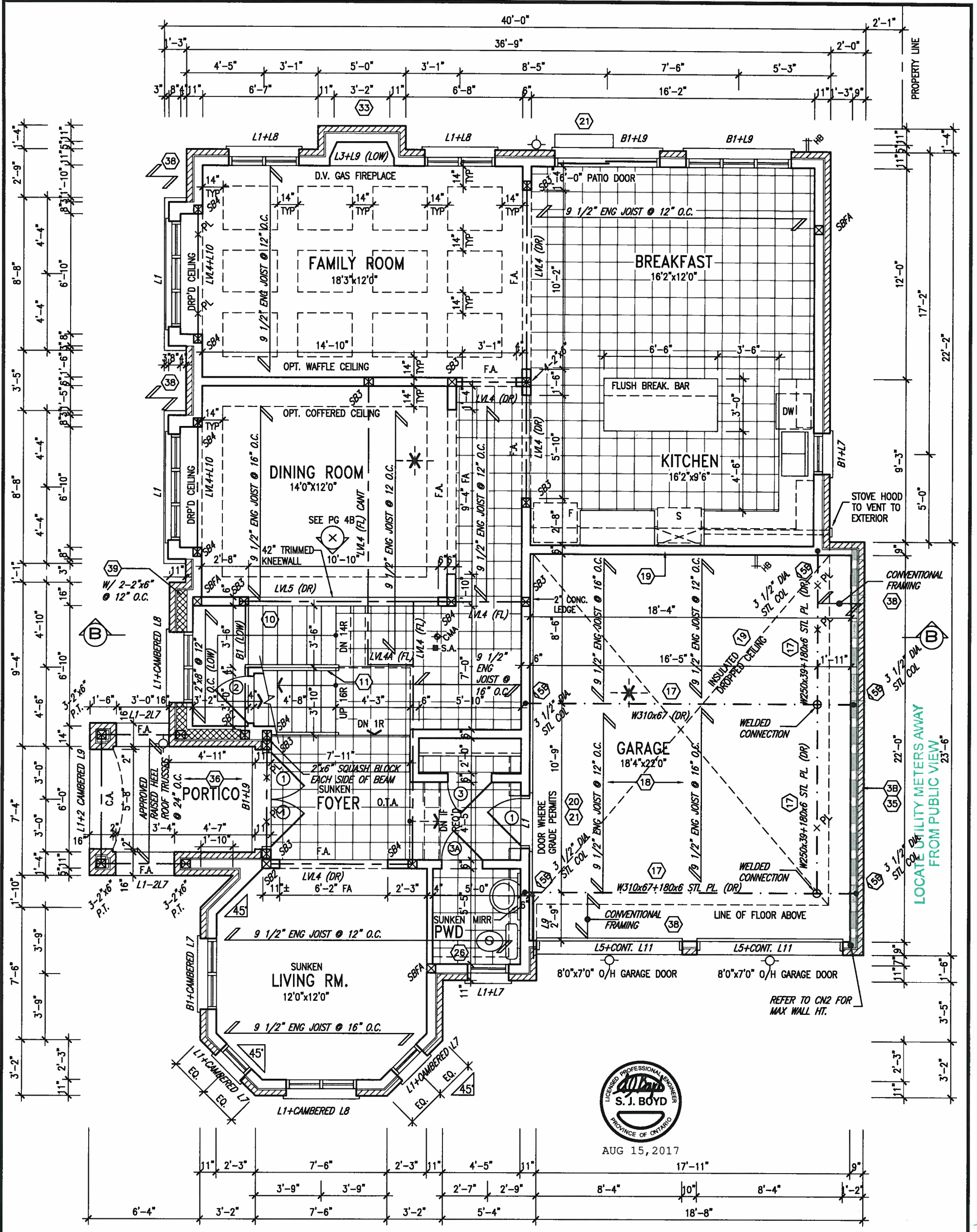




ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4"
@ 12" O.C. DIAGONALLY CUT
CROSS PURLINS W/ 5/8"
EXTERIOR GRADE SHEATHING W/
SINGLE PLY ROOF MEMBRANE

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

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

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

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

ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
Jo Williams Limited, Architect

no.	description	date	by
9			
8			
7			
6			
5			
4	REVISED AS PER ENG COMMENTS	AUG 10-17	RC
3	REVISED TO 10" FOUNDATION WALLS	DEC 21-16	AJE
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC

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

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

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

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

BAYVIEW WELLINGTON

project name
ALCONA

date
NOV. 2015

checked by
RC

scale
3/16" = 1'-0"

municipality
INNISFIL, ONTARIO

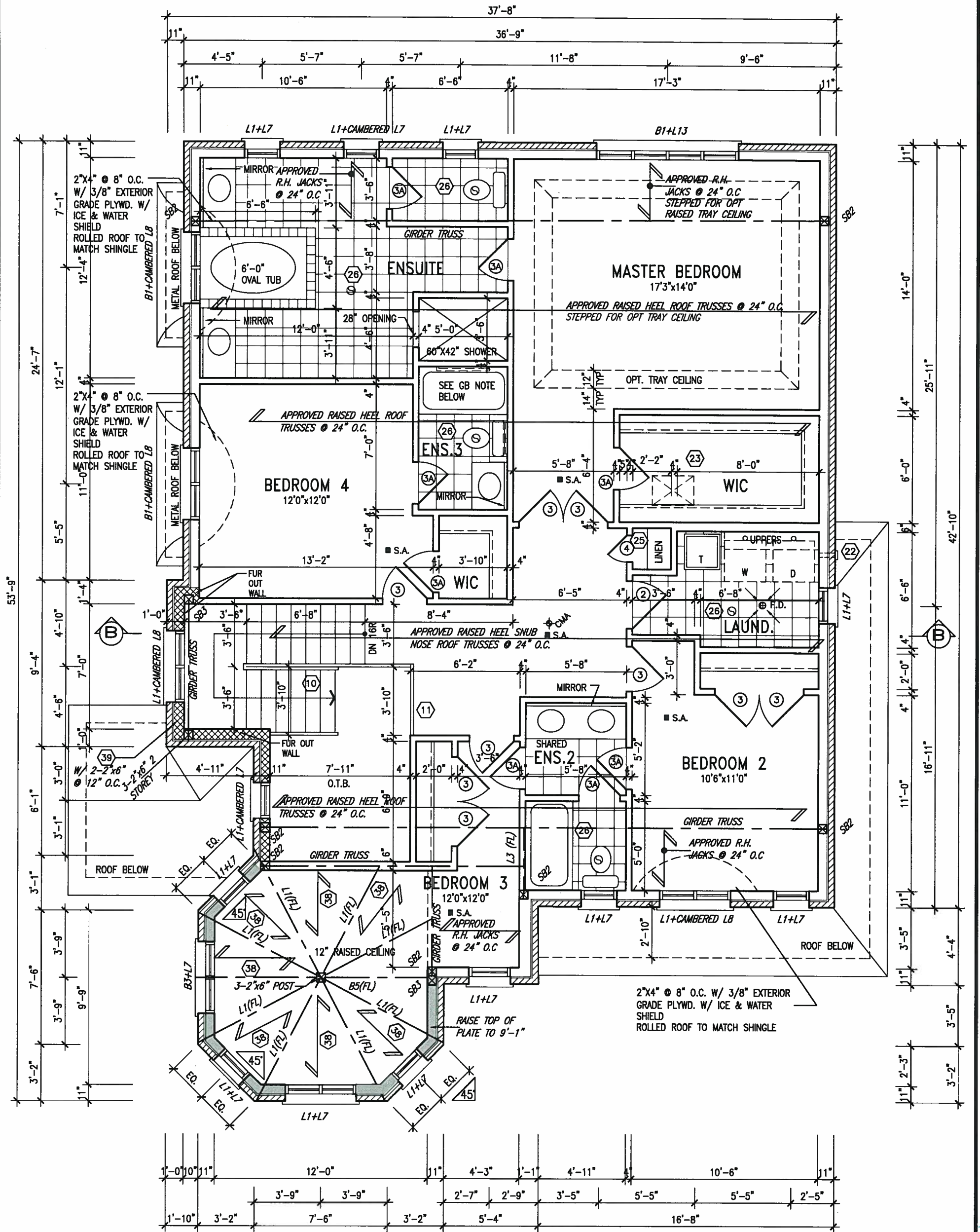
S45-4C
HUMMINGBIRD 4

project no.
13049

GROUND FLOOR PLAN 'B'

file name
13049-S45-4C

2B



SECOND FLOOR PLAN 'B'

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

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

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ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
Williams Limited, Architect

9				The undersigned has reviewed and taken 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-Baptista 25591
6				name registration information
5				VA3 Design Inc. 42658
4	REVISED AS PER ENG COMMENTS	AUG 10-17	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
3	REVISED TO 10" FOUNDATION WALLS	DEC 21-16	AJE	
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC	
no.	description	date	by	

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
NOV. 2015

drawn by
RC

checked by
3/16" = 1'-0"

scale

municipality
INNISFIL, ONTARIO

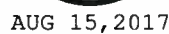
S45-4C
HUMMINGBIRD 4

project no.
13049

SECOND FLOOR PLAN 'B'

file name
13049-S45-4C

3B



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

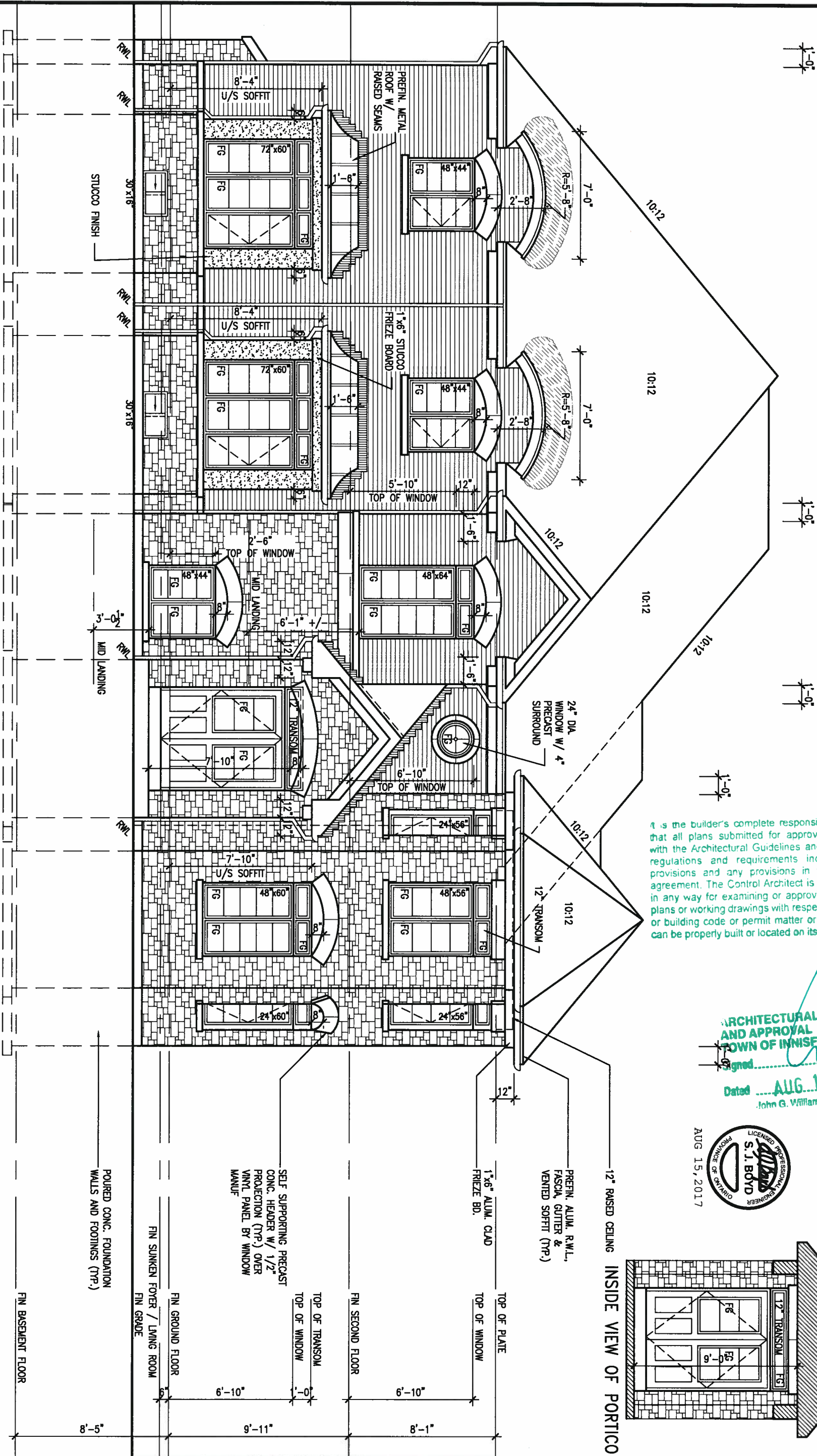
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.

William's Limited, Architect

ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017

project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049
date NOV. 2015 drawn by RC		drawing no. 4B
checked by 3/16" = 1'-0"		
scale 13049-S45-4C		
file name 13049-S45-4C		
RICHARD - H:\ARCHIVE\WORKING\2013\13049_RM\UNITS\45\13049-S45-4C.dwg - Tue - Aug 15 2017 - 11:21 AM		

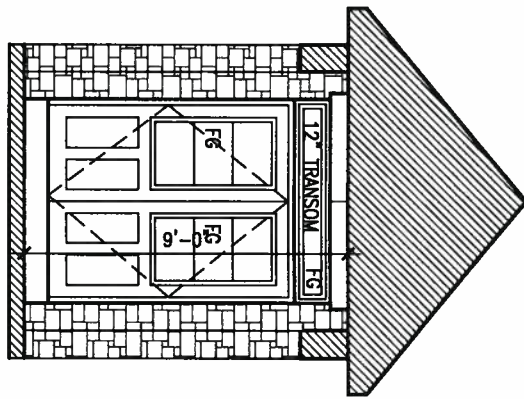
FLANKAGE ELEVATION 'B'



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

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF INNISFIL

Dated **AUG. 17 2017**
John G. Williams Limited, Architect



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information
4.	REVISED AS PER ENG COMMENTS	AUG 10-17	RC	VA3 Design Inc. 42658
3.	REVISED TO 10" FOUNDATION WALLS	DEC 21-16	AJE	
2.	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	
1.	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC	
no.	description	date	by	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

date
NOV. 2015

drawn by
RC

checked by

scale
3/16" = 1'-0"

LEFT SIDE ELEVATION B

S45-4C
HUMMINGBIRD 4

project no.
13049

drawing no.
6B

file name
13049-S45-4C

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\S45\13049-S45-4C.dwg - Tue - Aug 15 2017 - 11:21 AM

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

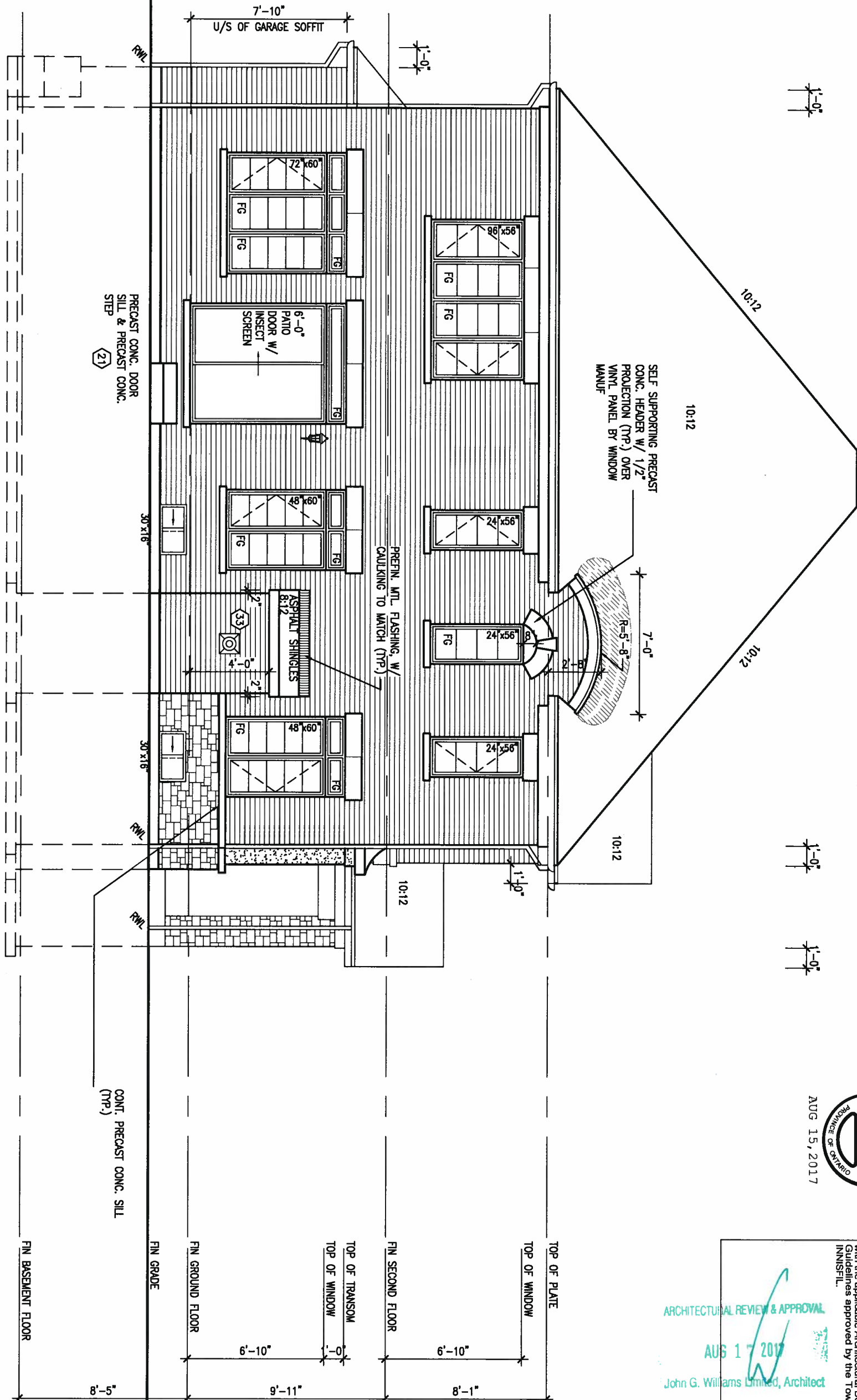


ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John G. Williams Limited, Architect

VA3
DESIGN
255 Consumers Rd Suite 1
Toronto ON M2J 1R4
416.630.2255 f 416.630.4
va3design.com

BAYVIEW WELLINGTON		S45-4C HUMMINGBIRD 4	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	
date NOV. 2015		drawing no. 7B	
drawn by RC		RIGHT SIDE ELEVATION B checked by scale 3/16" = 1'-0" file name 13049-S45-4C	
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REAR ELEVATION 'B'



AUG 15, 2017



ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John G. Williams Limited, Architect

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9.					
8.					
7.					
6.					
5.					
4.	REVISED AS PER ENG COMMENTS	AUG 10-17	RC		
3.	REVISED TO 10" FOUNDATION WALLS	DEC 21-16	AJE		
2.	REVISED INSULATION AT STAIRS	SEPT 19/16	SB		
1.	ISSUED FOR CLIENT REVIEW	MAY 16-16	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

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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
NOV. 2015

drawn by
RC

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

municipality
INNISFIL, ONTARIO

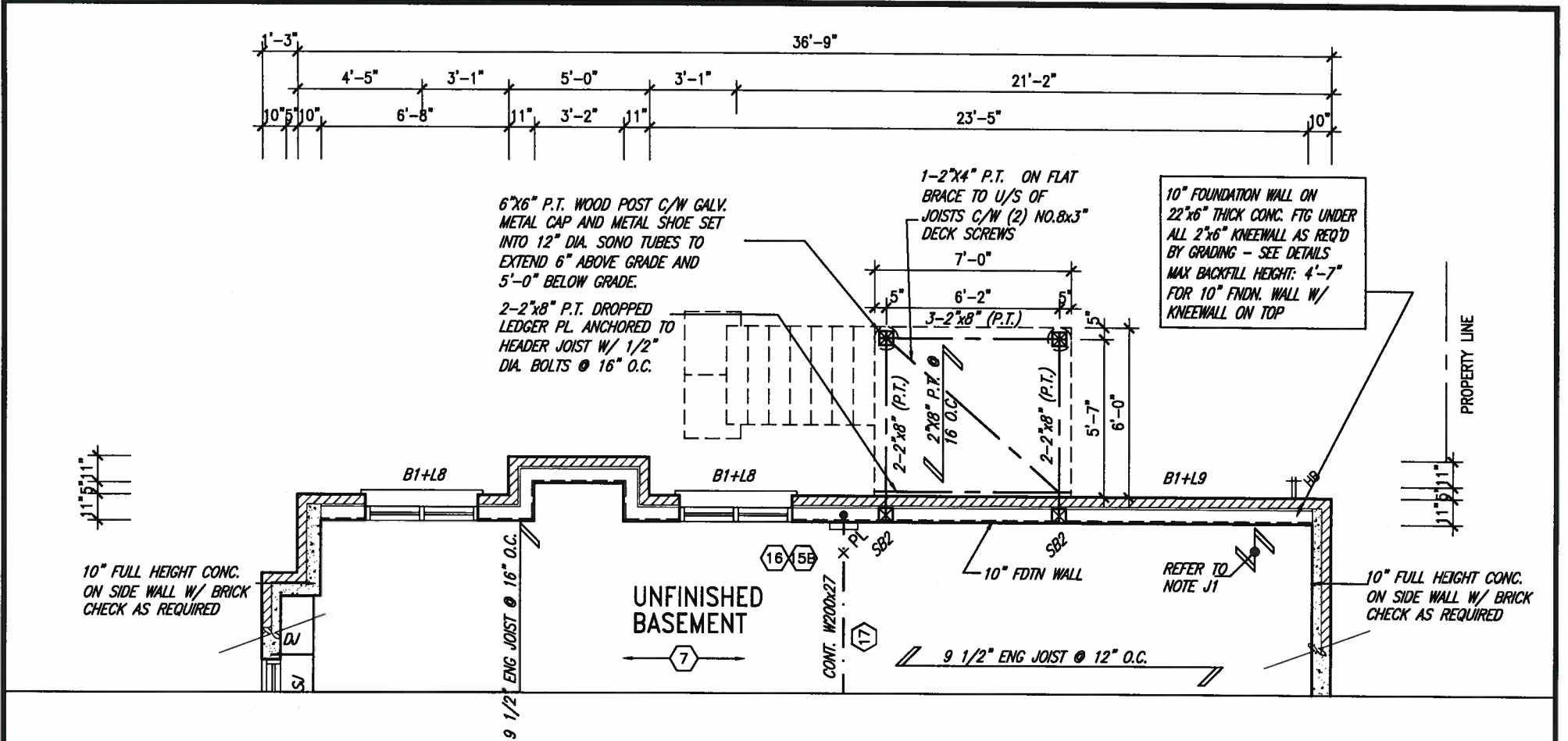
S45-4C
HUMMINGBIRD 4

project no.
13049

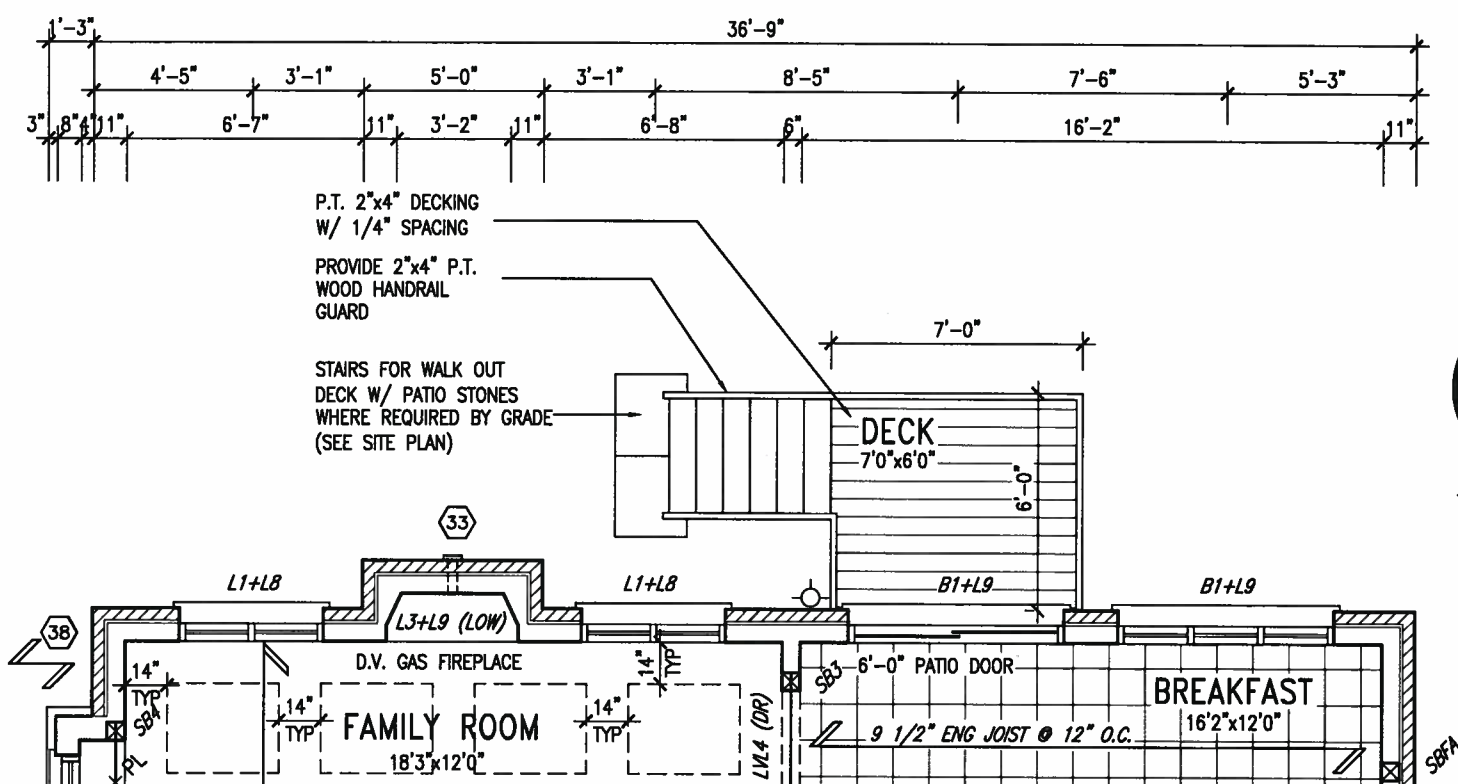
REAR ELEVATION B

file name
13049-S45-4C

8B



PARTIAL BASEMENT FLOOR PLAN W.O.D.
9R AND MORE COND.




AUG 15, 2017

PARTIAL GROUND FLOOR PLAN W.O.D.
9R AND MORE COND.

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
S45-4C ELEVATION B 9R WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	766 S.F.	148.889 S.F.	19.44 %
LEFT SIDE	1087 S.F.	247.722 S.F.	22.79 %
RIGHT SIDE	1081 S.F.	18.111 S.F.	1.68 %
REAR	904 S.F.	223 S.F.	24.67 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		4 S.F.	
TOTAL SQ. FT.	3838.00 S.F.	633.72 S.F.	16.51 %
TOTAL SQ. M.	356.56 S.M.	58.87 S.M.	16.51 %

2-BASEMENT WINDOWS ARE DELETED AS PER CODE SB-12 3.1.1.9.(3)
1 CIRCULAR WINDOWS ON THE LEFT SIDE ELEVATION AS PER CODE SB-12 3.1.1.9.(4)

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

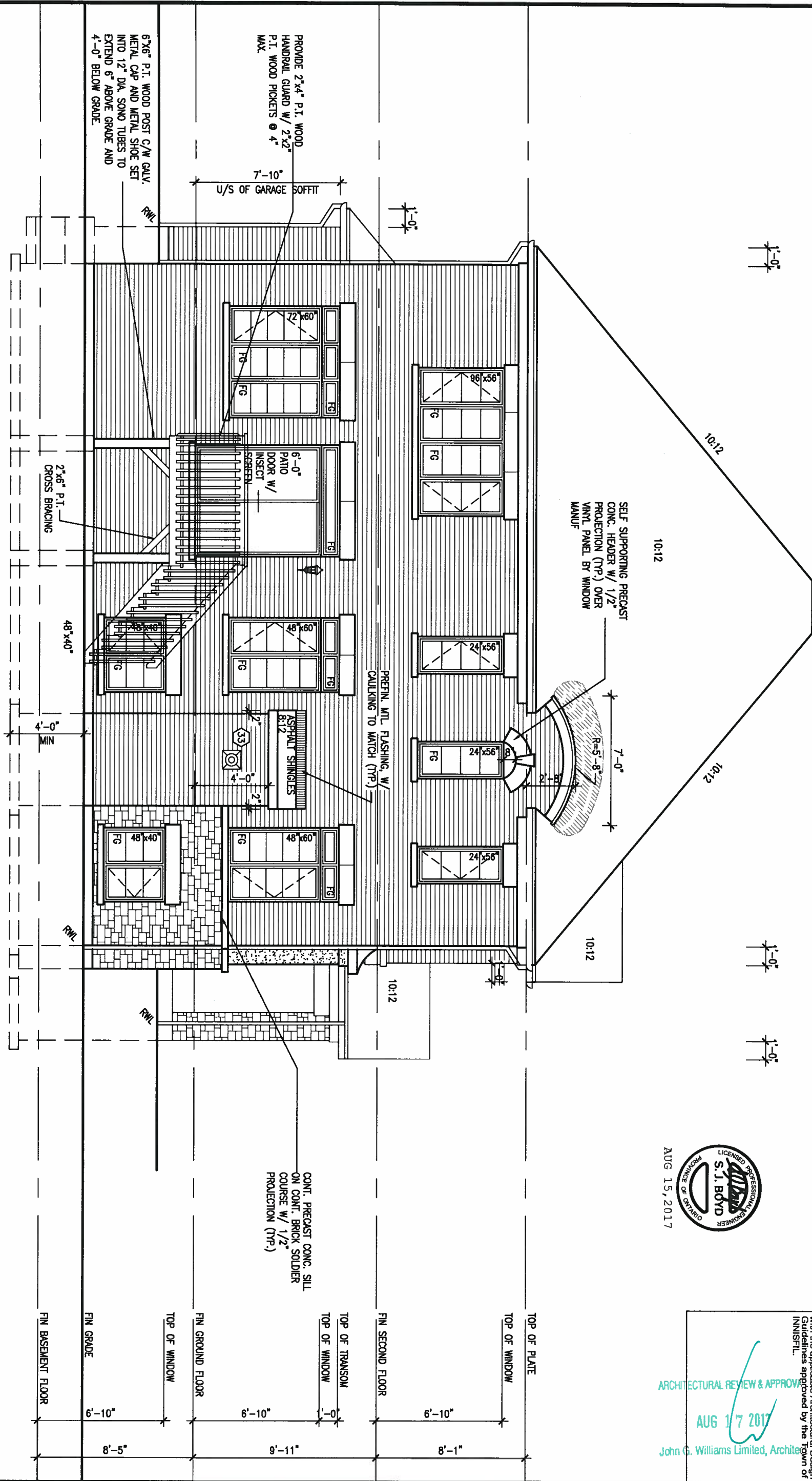
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ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
G. Williams Limited, Architect

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.		BAYVIEW WELLINGTON	project name ALCONA	municipality INNISFIL, ONTARIO	S45-4C HUMMINGBIRD 4	project no. 13049		
8. _____	_____	qualification information Wellington Jno-Baptiste								
7. _____	_____	name Wellington Jno-Baptiste								
6. _____	_____	signature 	25591	BCN	42658	date NOV. 2015	checked by RC	scale 3/16" = 1'-0"	file name 13049-S45-4C	drawing no. 10B
4. REVISED AS PER ENG COMMENTS	AUG 10-17	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	PARTIAL PLAN W.O.D.					
3. REVISED TO 10" FOUNDATION WALLS	DEC 21-16	AJE								
2. REVISED INSULATION AT STAIRS	SEPT 19/16	SB								
1. ISSUED FOR CLIENT REVIEW	MAY 16-16	RC								
no. description	date	by								

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REAR ELEVATION 'B'
9R AND MORE COND.



ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John G. Williams Limited, Architect

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9.					
8.					
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3.	REVISED TO 10" FOUNDATION WALLS	DEC 21-16	AJE		
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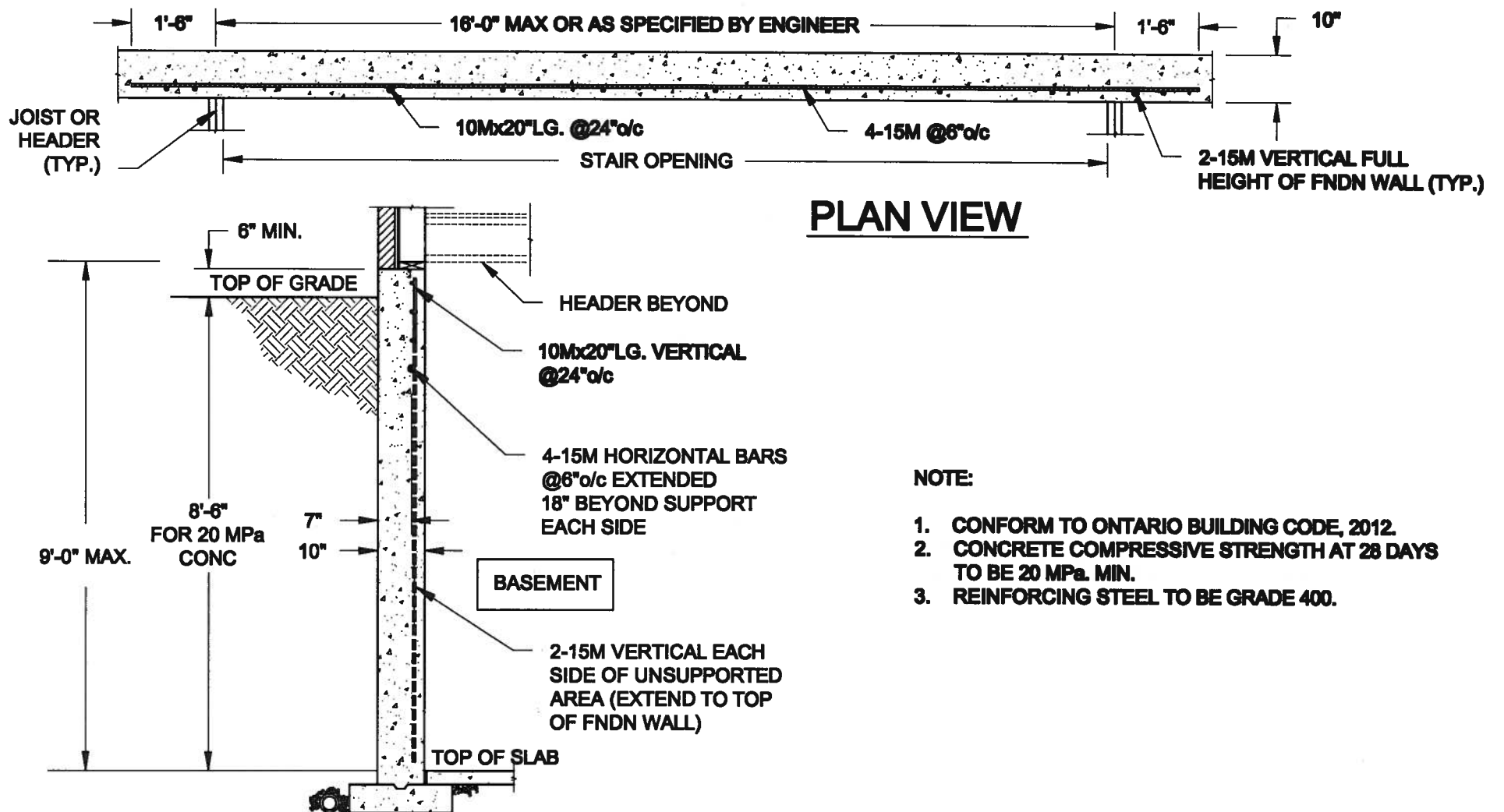
qualification information
Wellington Jno-Baptiste 25591
name registration information BCN
VA3 Design Inc. 42658

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

BAYVIEW WELLINGTON
project name
ALCONA
municipality
INNISFIL, ONTARIO
date
NOV. 2015
drawn by
RC
checked by
scale
3/16" = 1'-0"
file name
13049-S45-4C
drawing no.
11B

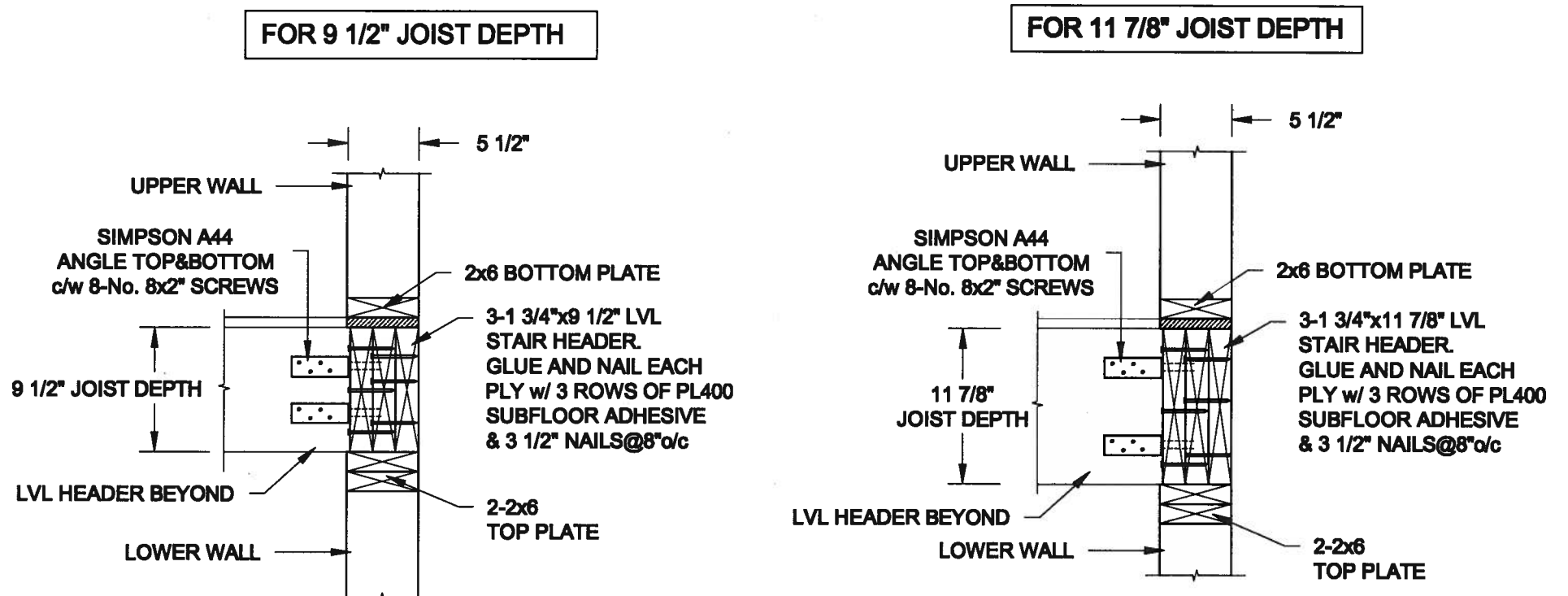
S45-4C
HUMMINGBIRD 4
project no.
13049
drawing no.
11B



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

Date:
JUL-31-2017

Drawn: SC Checked: SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal:



AUG 10, 2017

Project:

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

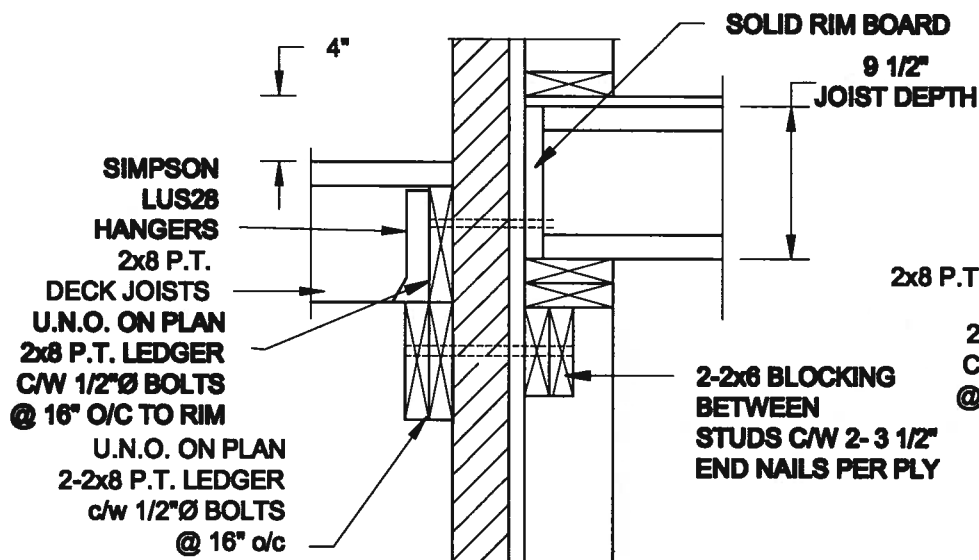
Project No.:

16-083

Drawing No.:

S1

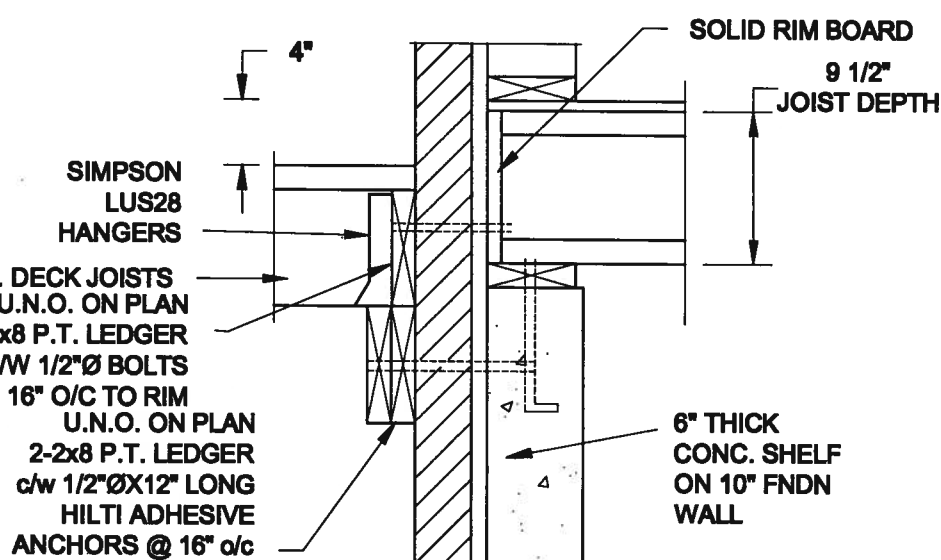
FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



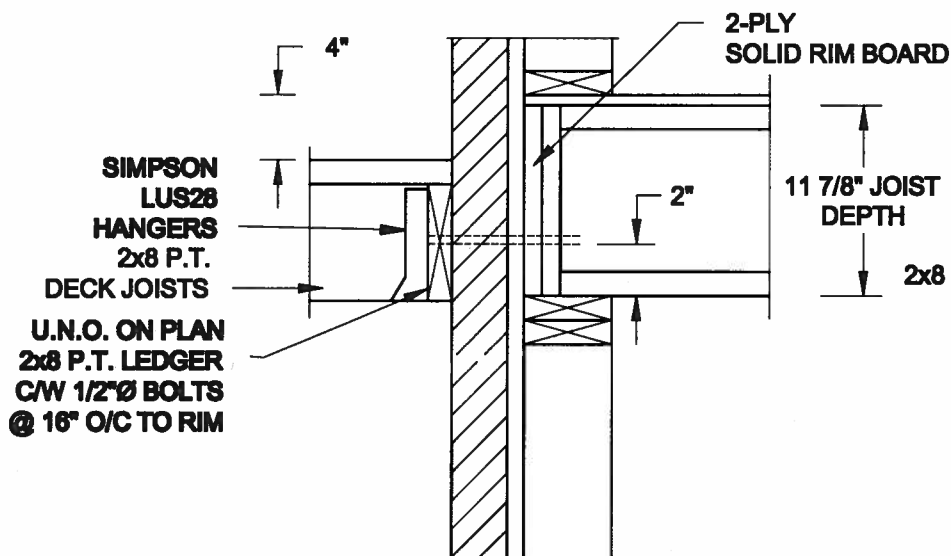
1B
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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.

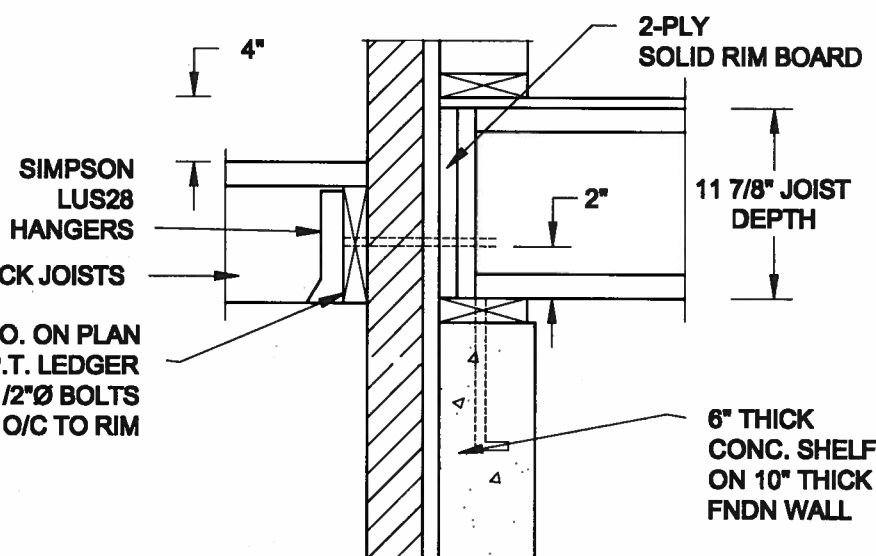
FOR 11 7/8" JOIST DEPTH



2A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

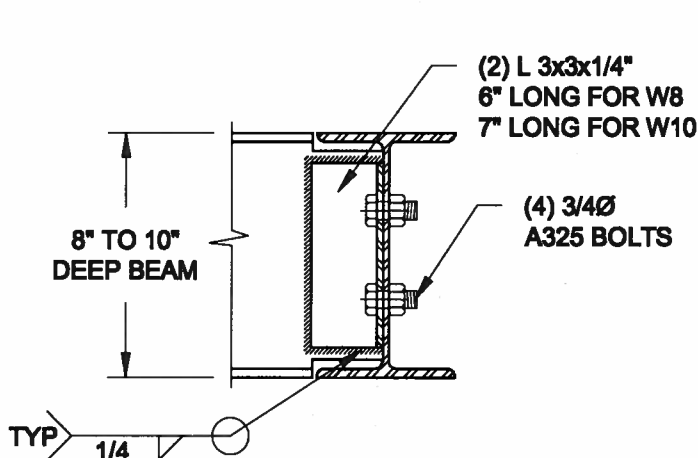


2B
S2

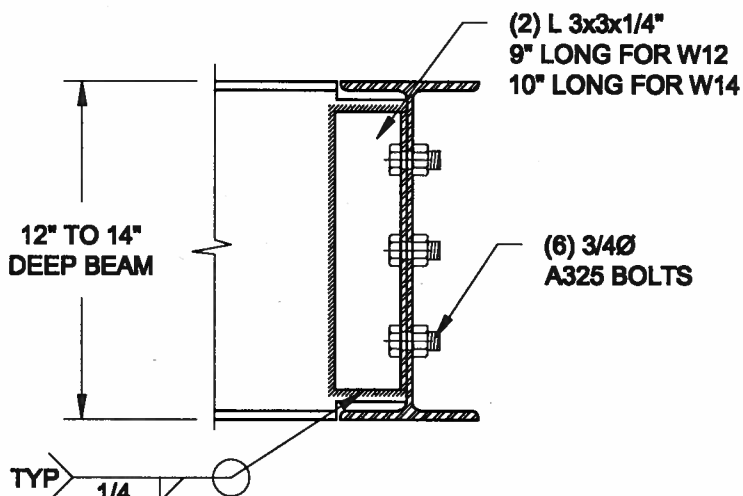
DECK FASTENING DETAIL

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- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
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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 (W310x88) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

3
S2

STEEL BEAM CONNECTION DETAIL

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

Scale:
AS NOTED

Date:
JUL-01-2017

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal



AUG 10, 2017

Project

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
MISSISSAUGA, ONTARIO

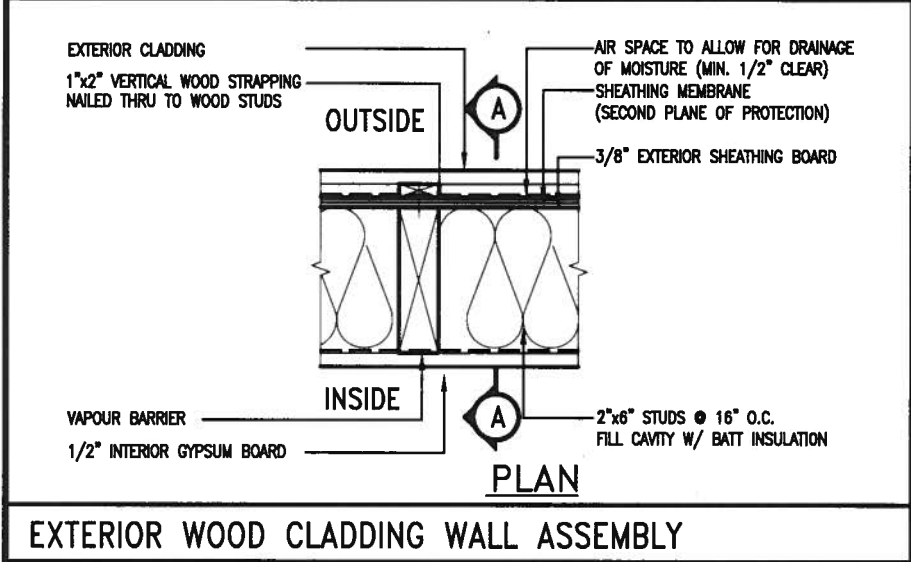
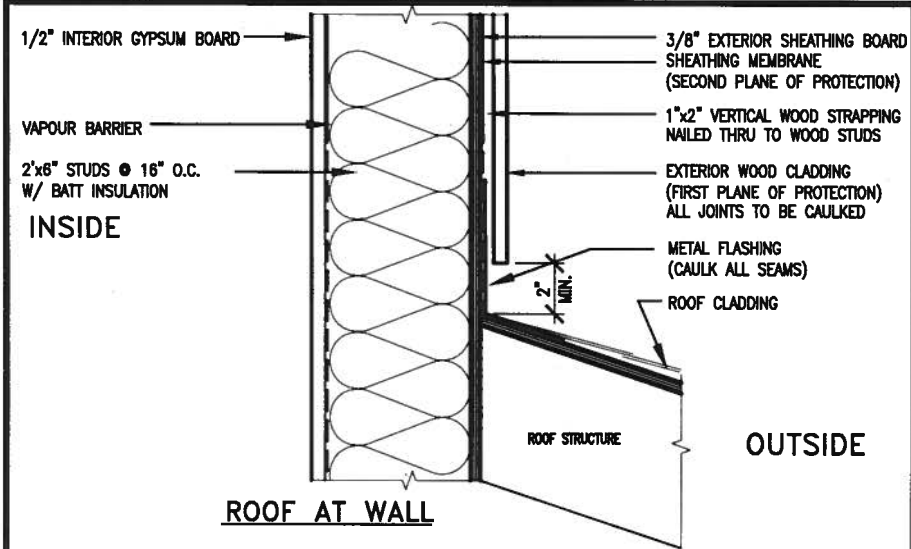
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-063

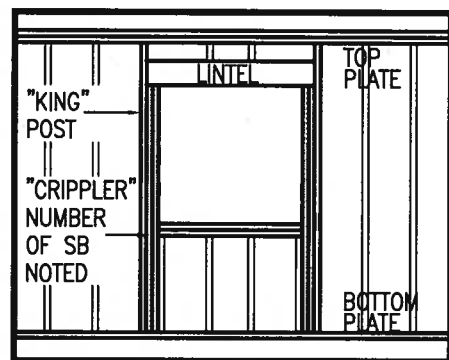
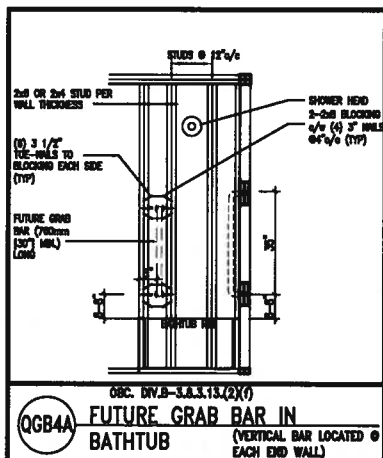
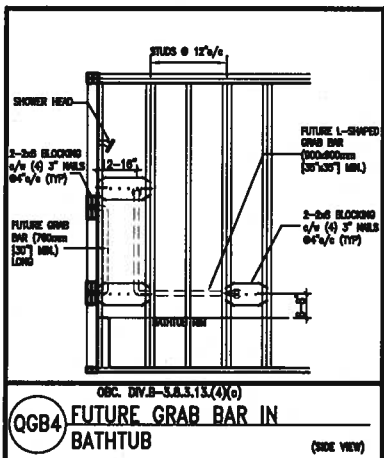
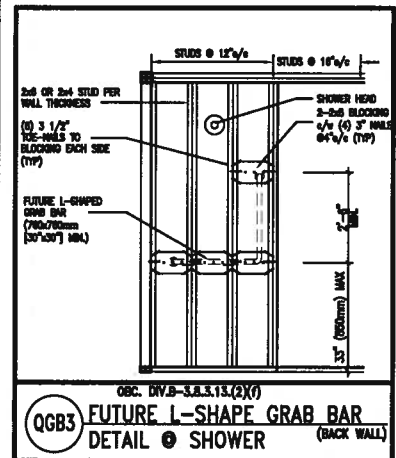
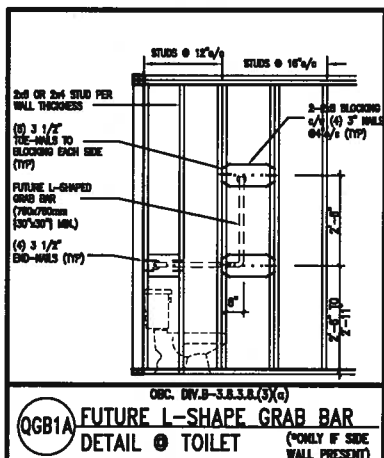
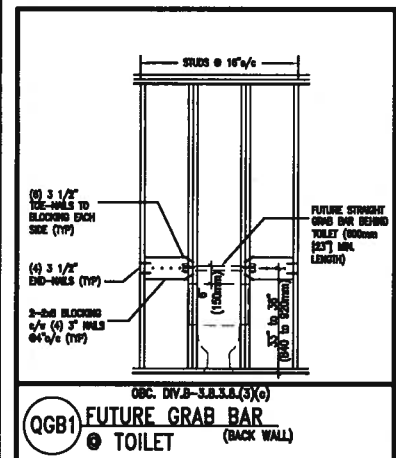
Drawing No.:

S2



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 FOLLOW:

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

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

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

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 FOLLOW:

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

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

2"x6" @ 16" O.C. - 15'-0"

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

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

2"x8" @ 16" O.C. - 16'-0"

2"x8" @ 12" O.C. - 17'-9"

2"x8" @ 16" O.C. - 20'-4"

2"x8" @ 12" O.C. - 22'-4"

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

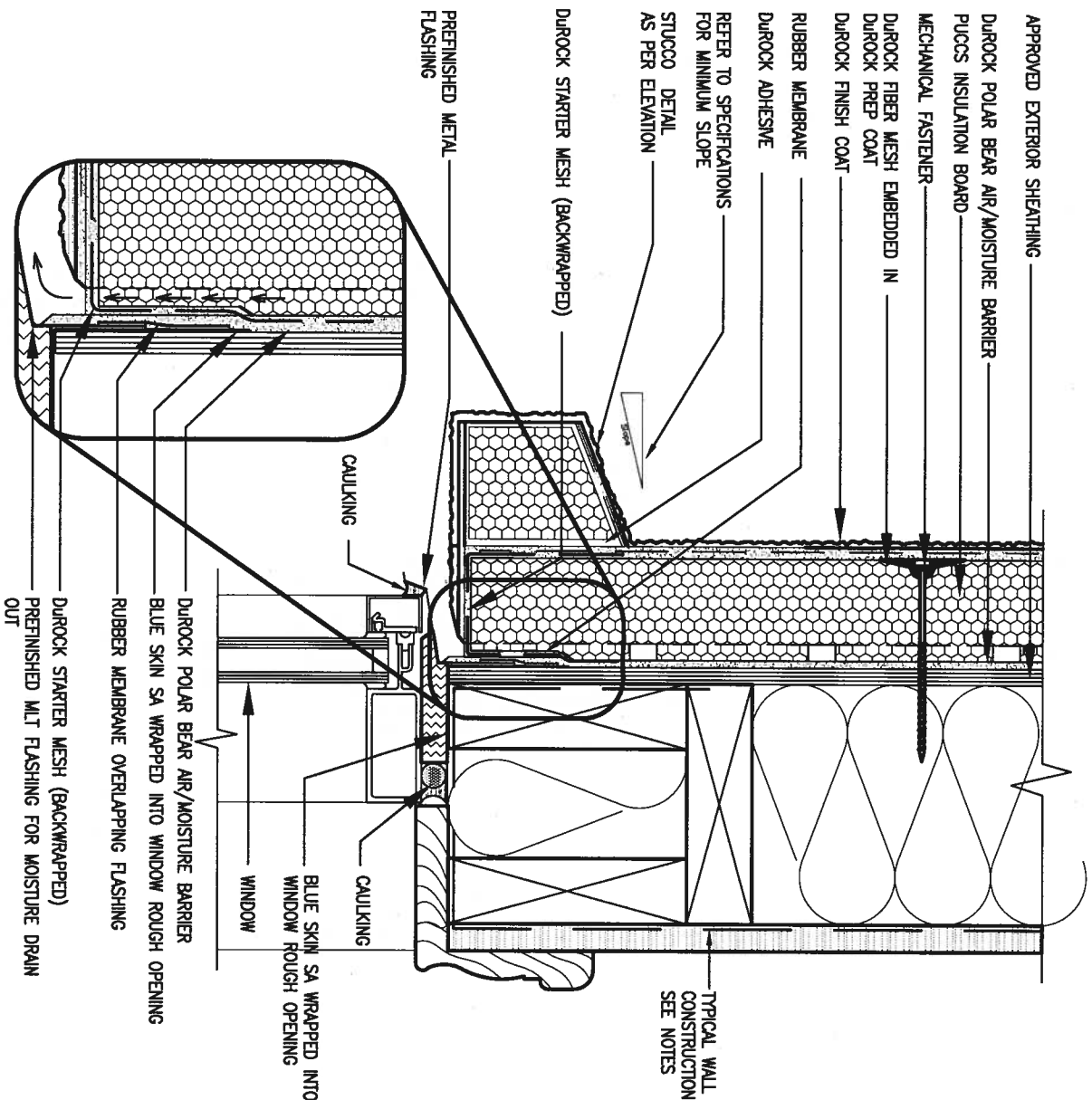


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2	.	.	.	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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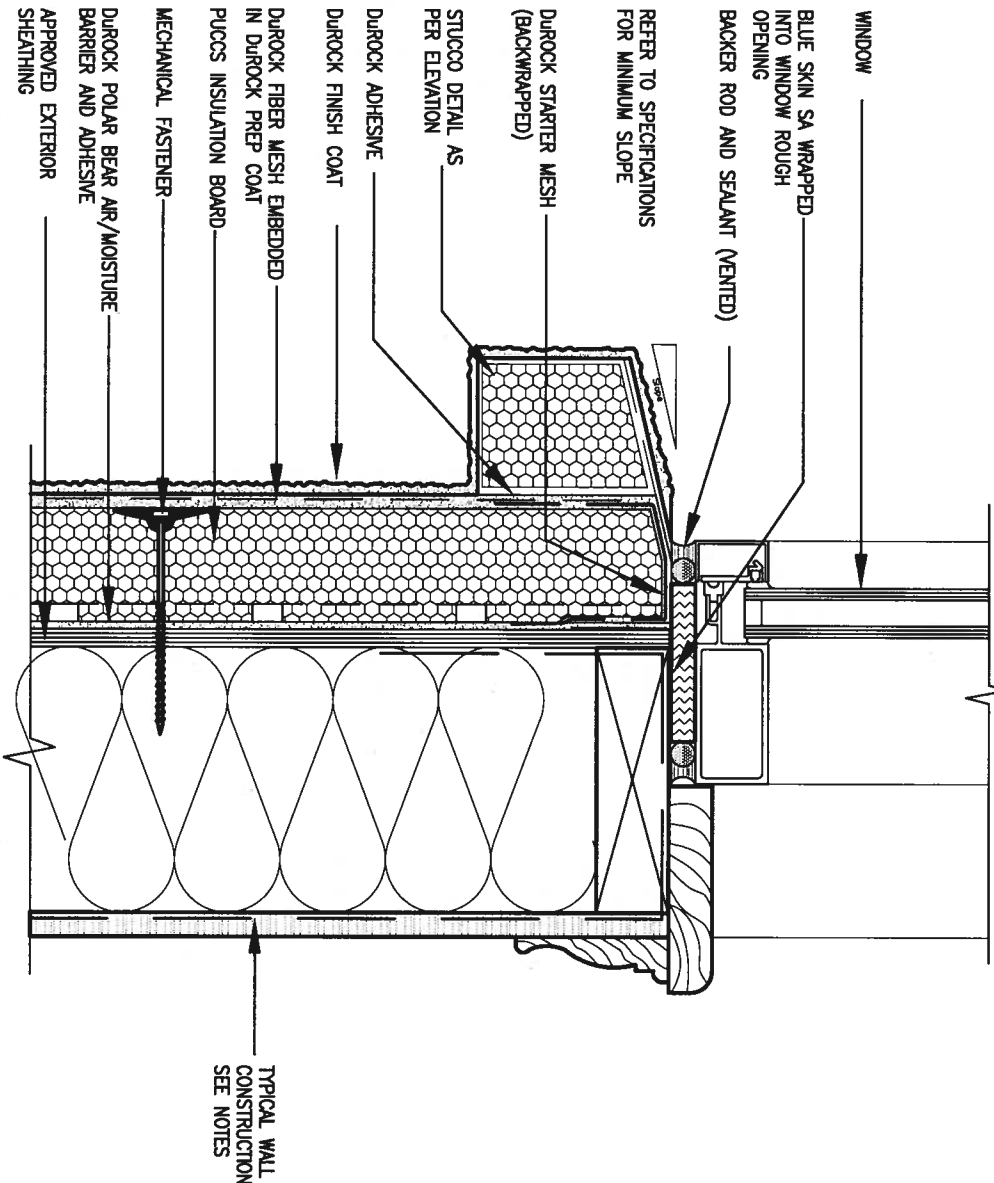
BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL, ON.
date	MAY 2016	checked by	scale
drawn by	RC		3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13049-CN-A1
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1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL

CN3 SCALE: 3"=1'-0"



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2.					
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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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project name
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date
MAY 2016

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

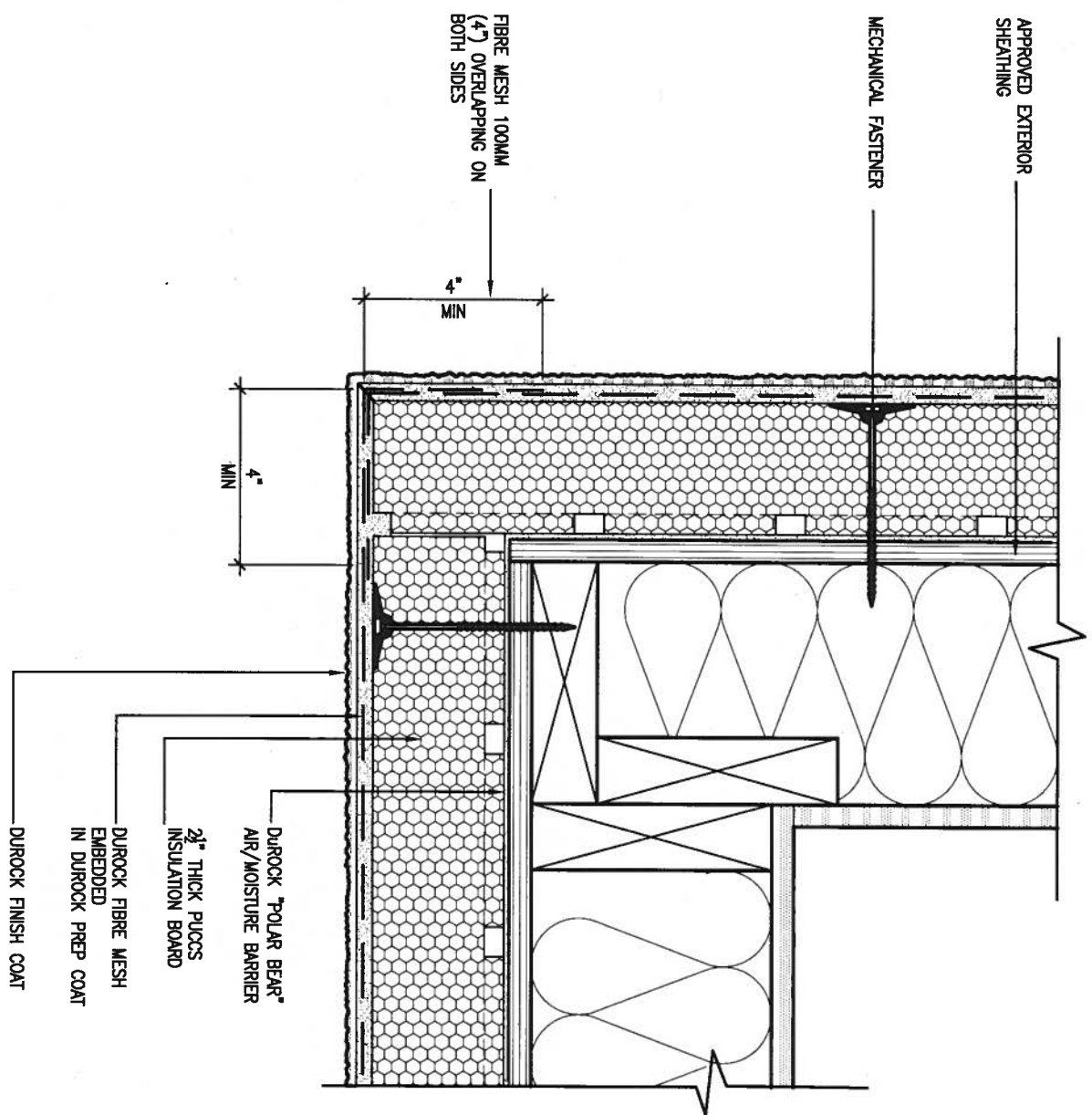
municipality
INNISFIL, ON.

CONST NOTE

project no.
13049

file name
13049-CN-A1

drawing no.
CN3

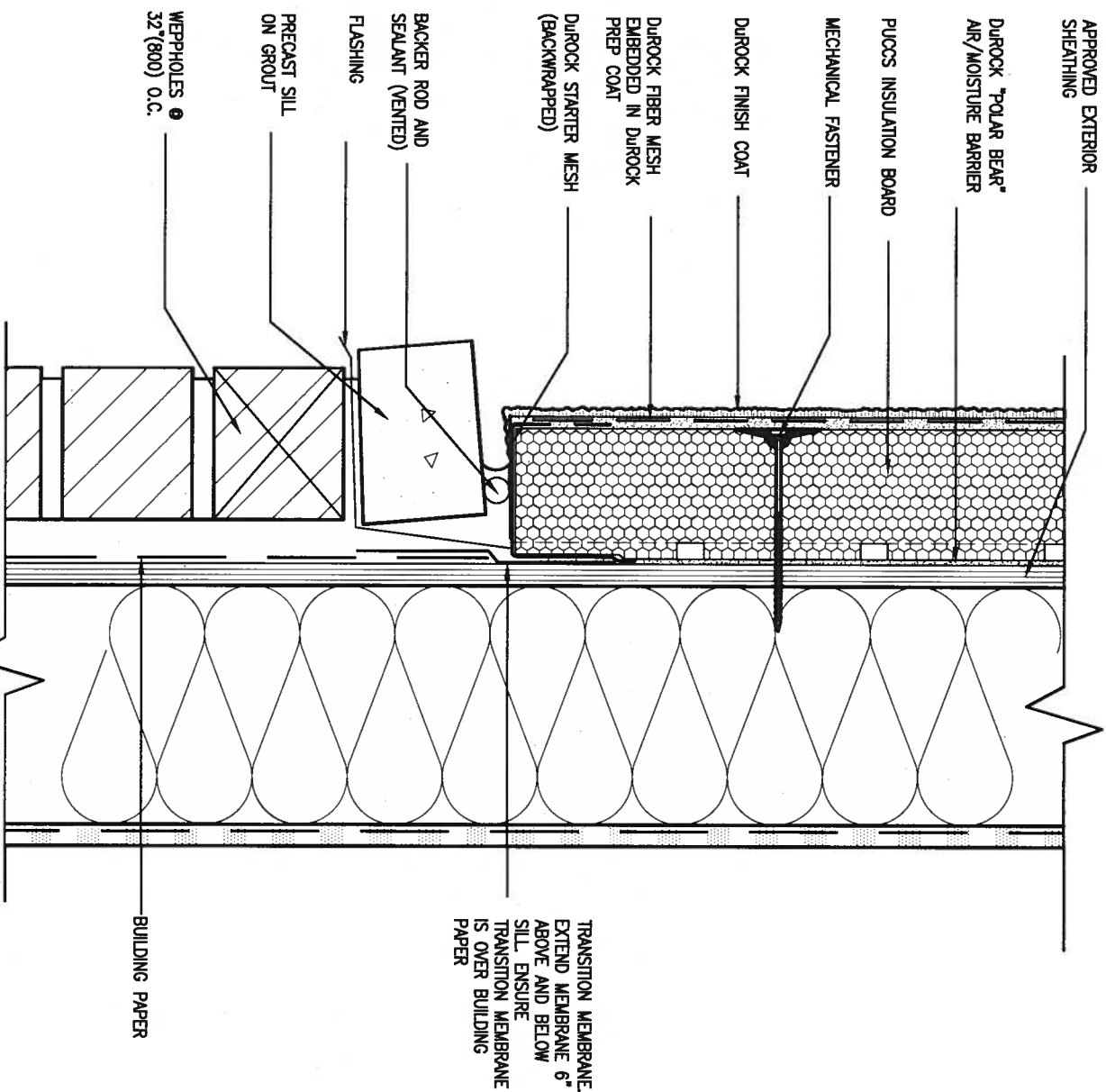


5 CORNER DETAIL

CN5 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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qualification information	
Wellington Jno-Baptiste	25591
name	BCON
registration information	signature
VAS Design Inc.	42858
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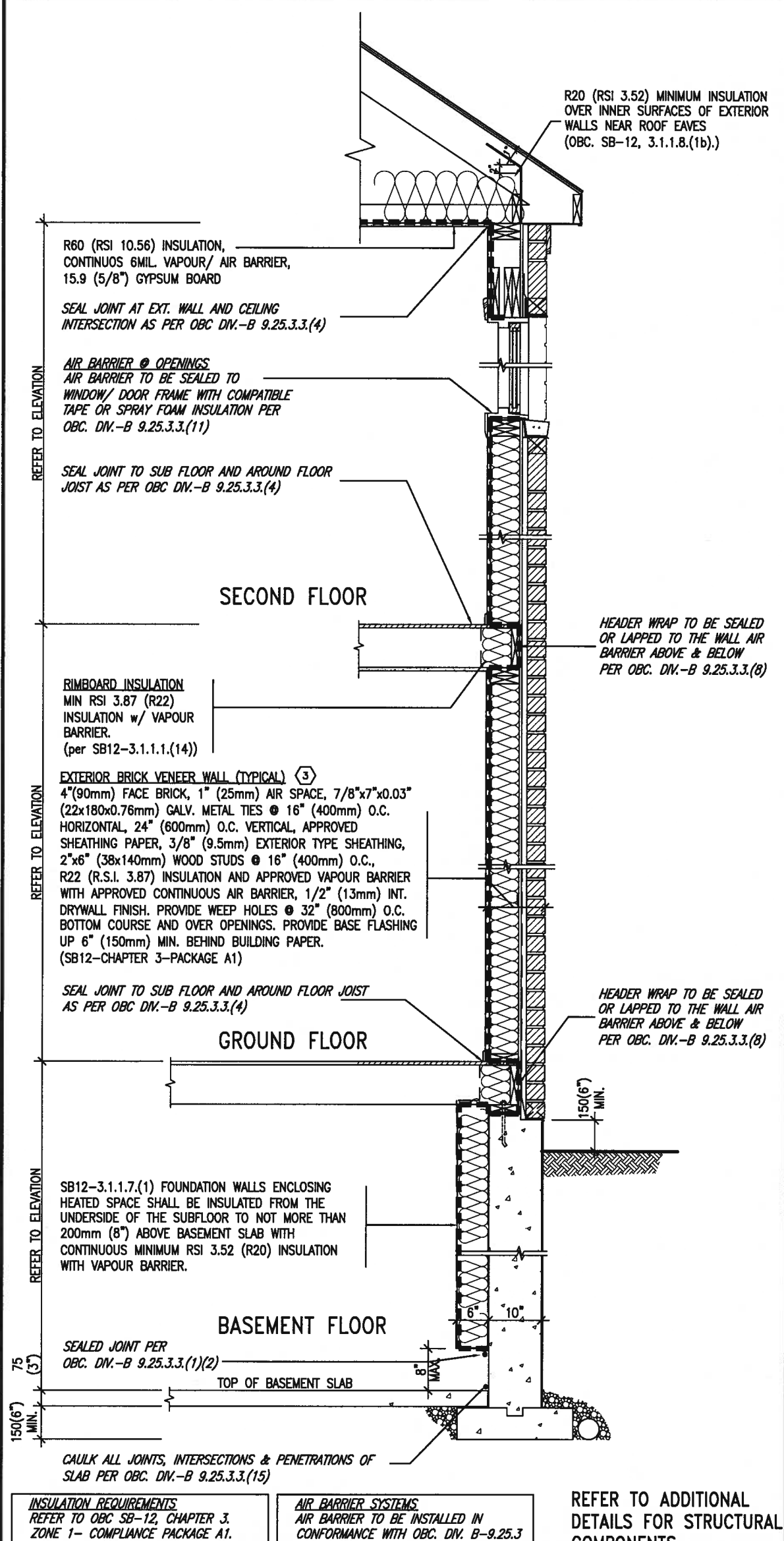
VA3
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BAYVIEW WELLINGTON

CONST NOTE

project name ALCONA	municipality INNISFIL ON.	project no. 13049
date MAY 2016		CONSTRUCTION NOTES drawing no. CN5
drawn by RC	checked by - scale 3/16" = 1'-0" file name 13049-CN-A1	
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SB12-COMPLIANCE PACKAGE 'A1'

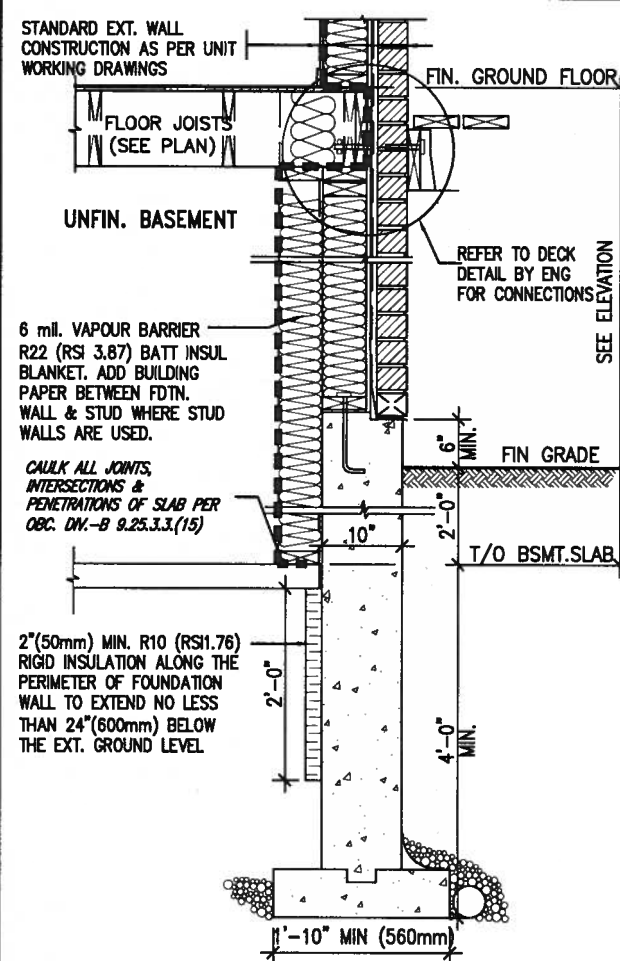


THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

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.



* REVISED-FEB 2017

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

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	.	.	.	
7	.	.	.	qualification information
6	.	.	.	Wellington Jno-Baptiste  25591
5	.	.	.	name registration information BORN
4	.	.	.	VAS Design Inc.  42656
3	.	.	.	
2	.	.	.	
1	ISSUE FOR CLIENT REVIEW			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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project name
ALCONA

INNISFIL, ON.

project no.
13049

data
MAY 2016

CONSTRUCTION NOTES

drawing no.

MAY 2016
drawn by

checked by	scale

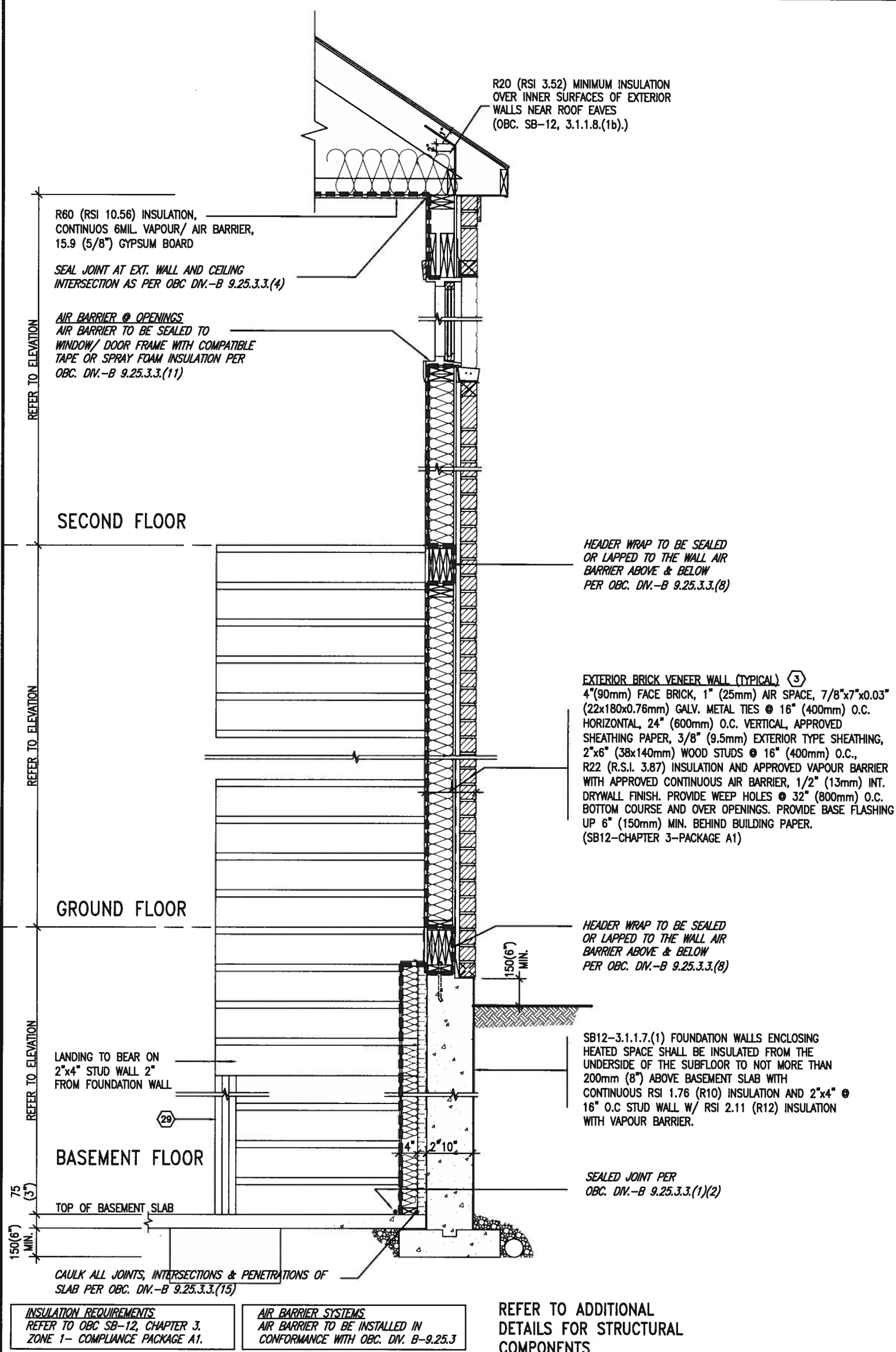
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SB12-COMPLIANCE PACKAGE 'A1'



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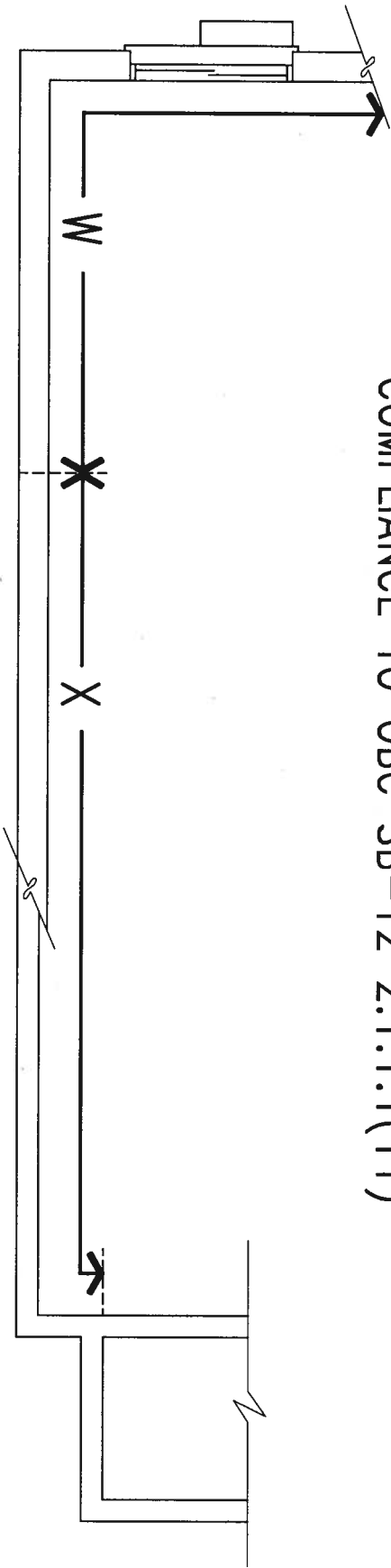
TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL

SCALE: N.T.S.

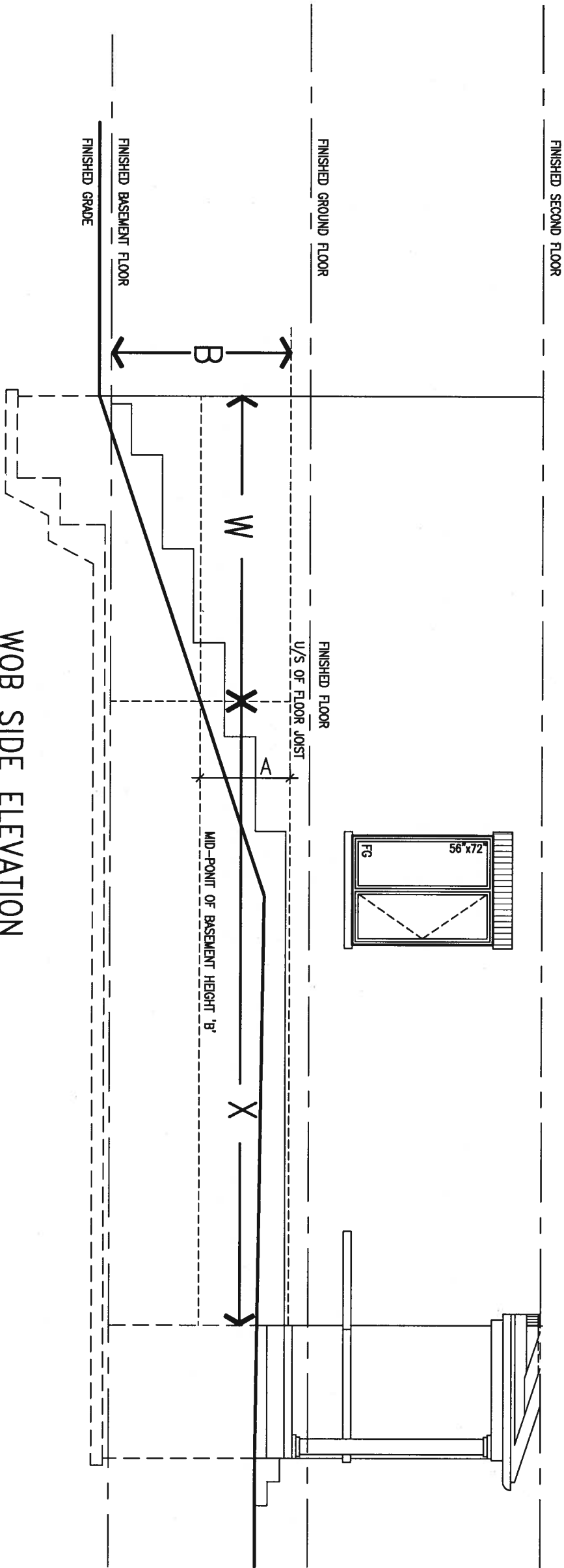
LICENSED PROFESSIONAL ENGINEER
A. T. Quaile
 A. T. Quaile
 17-08-04
 PROVINCE OF ONTARIO
 STRUCTURAL

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. qualification information Wellington Jno-Baptiste name registration information VA3 Design Inc. BCIN 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		CONST NOTE			
8	.	.	.			project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
7	.	.	.			date	MAY 2016	CONSTRUCTION NOTES			drawing no.
6	.	.	.			drawn by	RC	checked by	-	scale	3/16" = 1'-0"
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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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
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project no.
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RC

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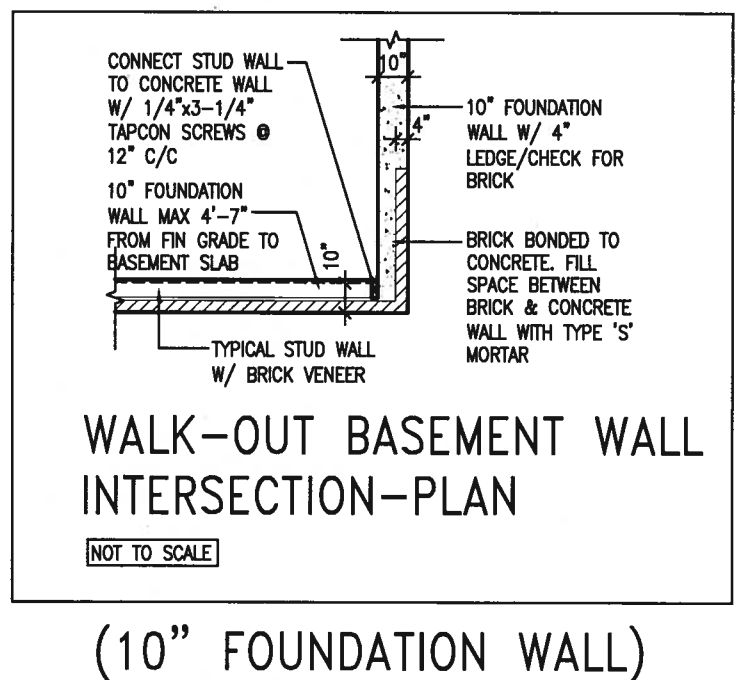
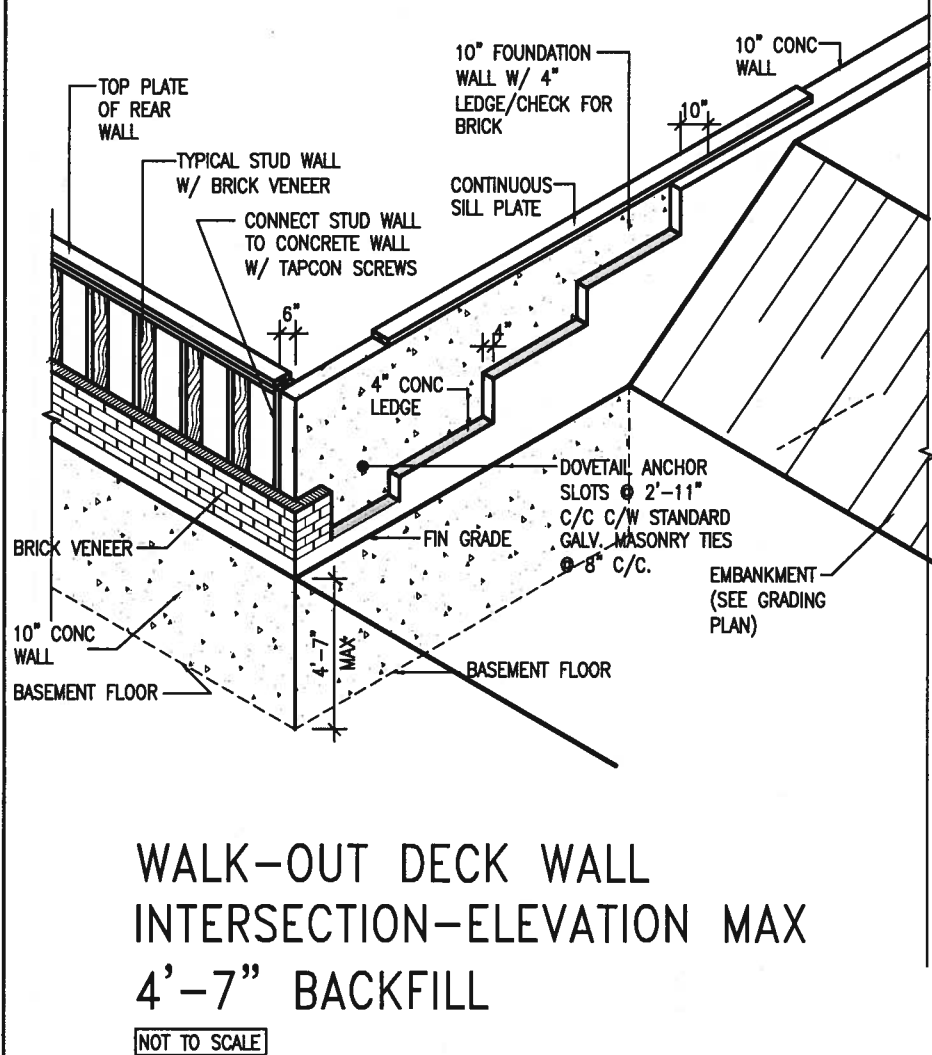
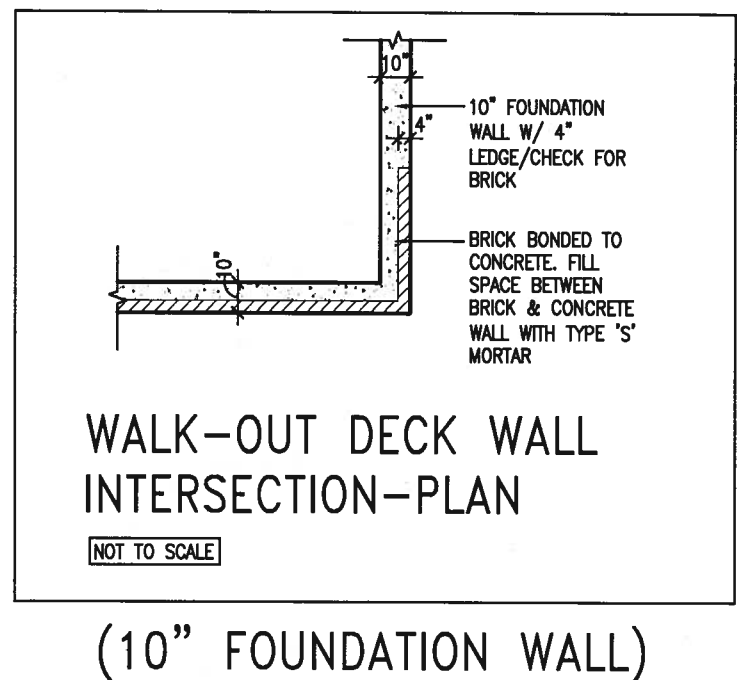
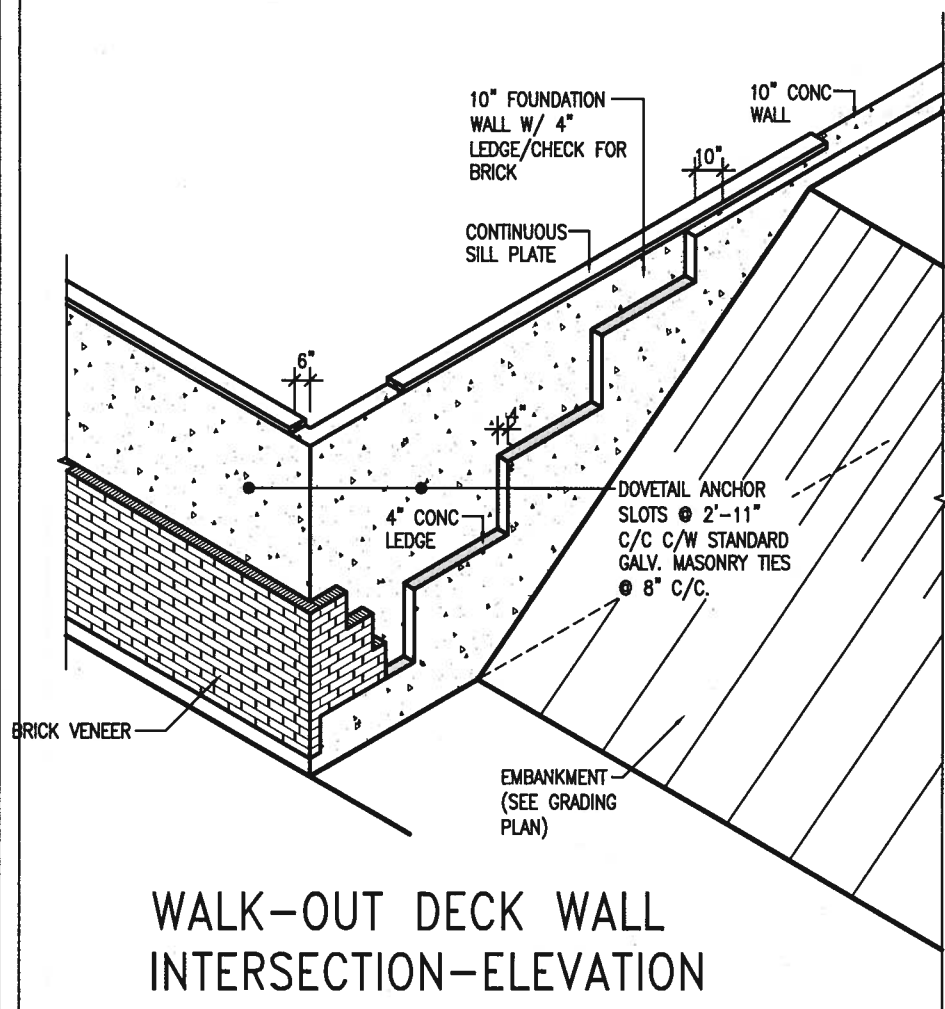
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file name
13049-CN-A1

drawing no.

CN8

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8.	.	.	qualification information			project name	municipality	project no.	
7.	.	.	Wellington Jno-Baptiste			ALCONA	INNISFIL, ON.	13049	
6.	.	.	name			date	CONSTRUCTION NOTES		
5.	.	.	registration information			MAY 2016	drawing no.		
4.	.	.	VA3 Design Inc.		RC	checked by	scale	file name	CN10
3.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		-	3/16" = 1'-0"	13049-CN-A1		
2.	.	.	Drawings are not to be scaled.		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN_Notes\13049-CN-A1.dwg - Fri - Aug 4, 2017 - 8:47 AM				
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