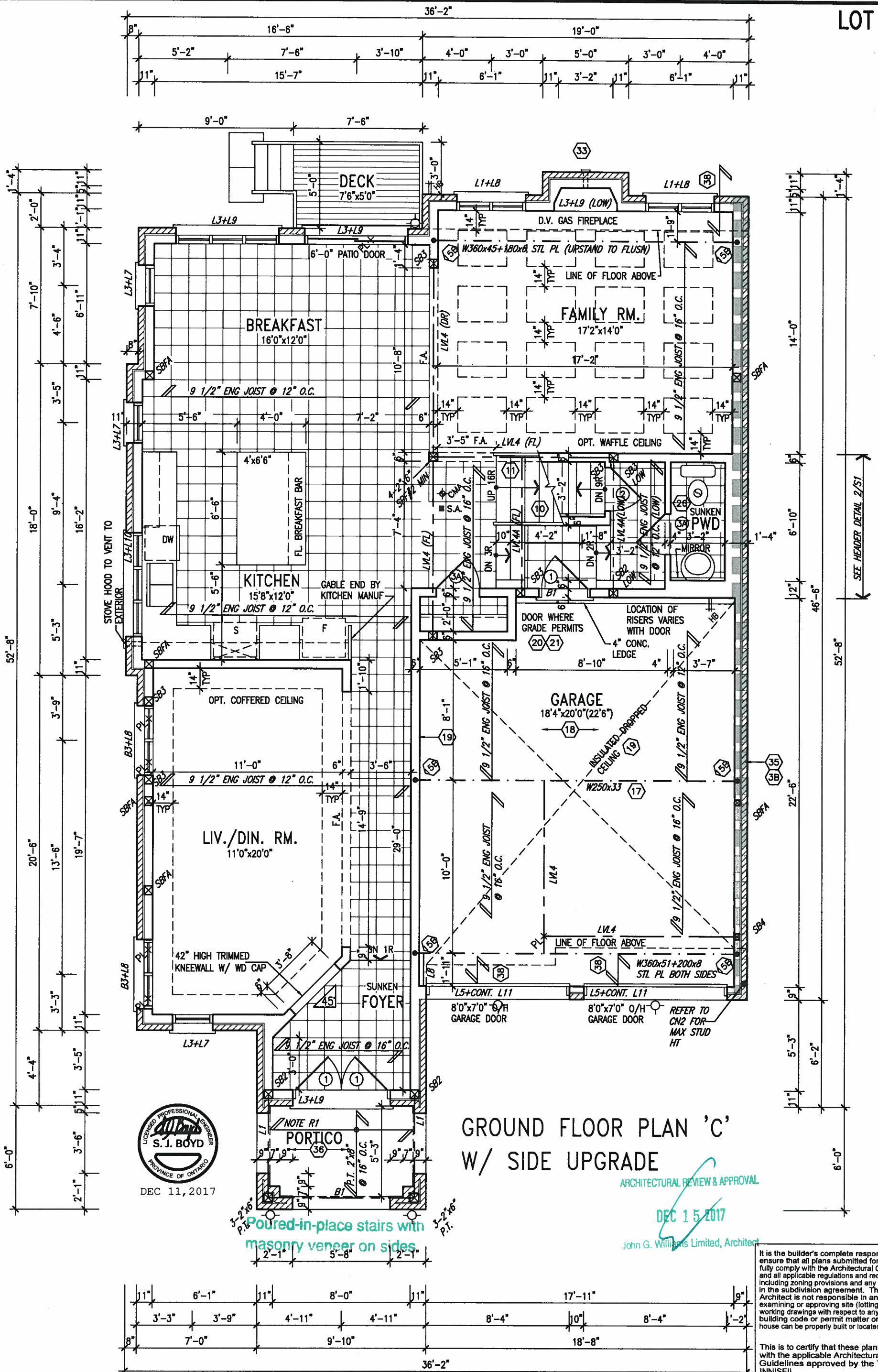


<b>BAYVIEW WELLINGTON</b>		<b>S41-1 LOT 40</b>	
project name <b>ALCONA</b>		municipality <b>INNISFIL, ONTARIO</b>	
		project no. <b>13049</b>	
date <b>NOV. 2015</b>		<b>BASEMENT FLOOR PLAN 'C'</b>	
drawing no. <b>1</b>			
drawn by <b>RC</b>	checked by <b>.</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13049-S41-1</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\41\13049-S41-1.dwg - Mon - Dec 11 2017 - 8:59 AM			



GROUND FLOOR PLAN 'C'  
W/ SIDE UPGRADE

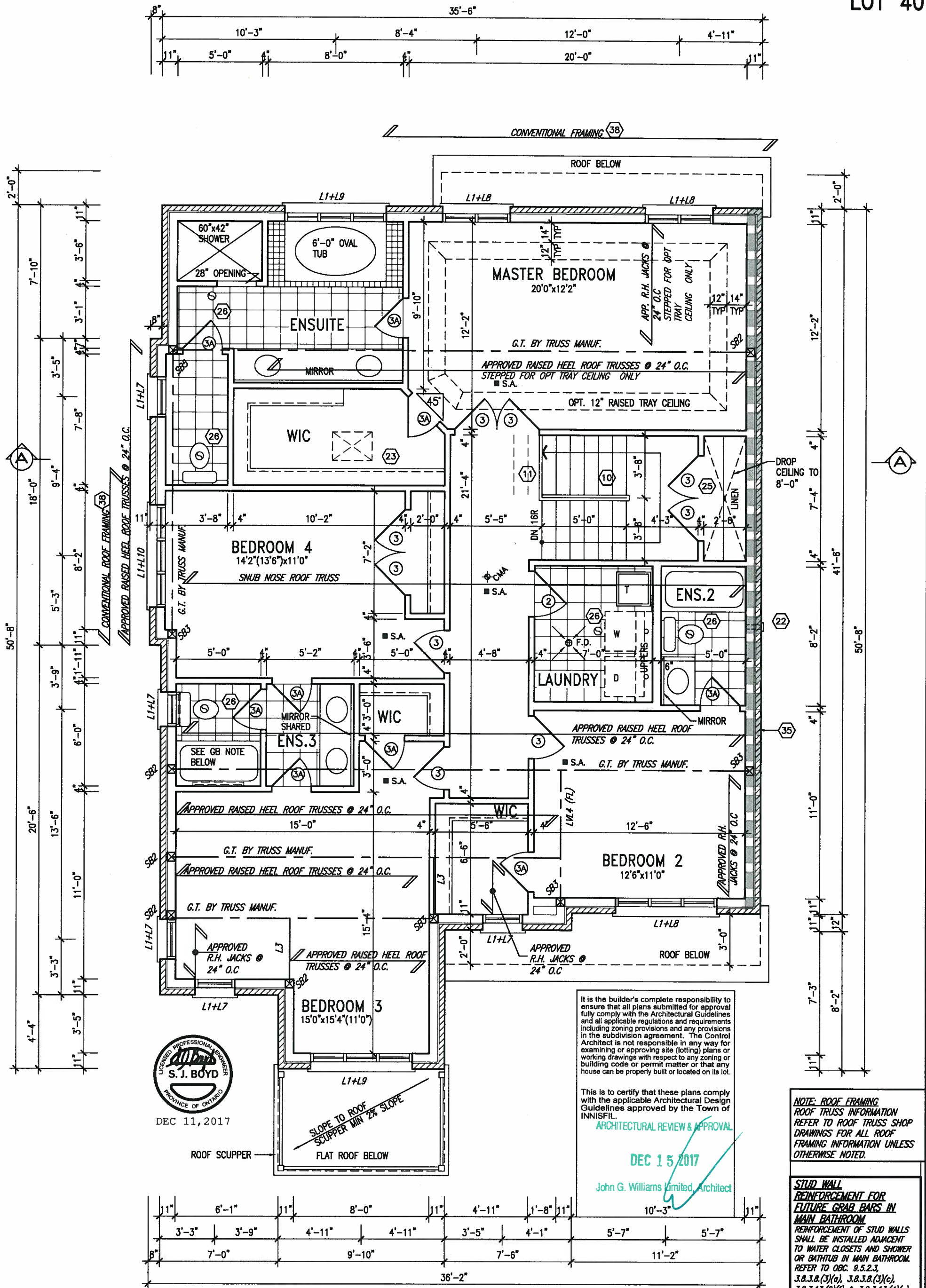
ARCHITECTURAL REVIEW & APPROVAL  
DEC 15 2017  
John G. Williams Limited, Architect

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

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		S41-1 LOT 40	
8.		7.		ALCONA		INNISFIL, ONTARIO	
6.		Wellington Jno-Baptiste		project name		project no.	
5.		name registration information		date		13049	
4.		VA3 Design Inc.		drawn by		13049-S41-1	
3.		DEC 20/16		checked by		drawing no.	
2.		SEPT 19/16		scale		2	
1.		ISSUED FOR CLIENT REVIEW		3/16" = 1'-0"		GROUND FLOOR PLAN 'C'	
no.		description		date		file name	
						13049-S41-1	
						RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\41\13049-S41-1.dwg - Mon - Dec 11 2017 - 8:59 AM	





SECOND FLOOR PLAN 'C' W/ SIDE UPGRADE

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

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.

9			
8			
7			
6			
5	REV AS PER ENG'S COMMENTS	DEC 11-17	RC
4	REV FOR LOT 40	AUG 25-17	SB
3	REVISED TO 10" FOUNDATION WALLS	DEC 20/16	AJE
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		
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 signature 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.



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

BAYVIEW WELLINGTON

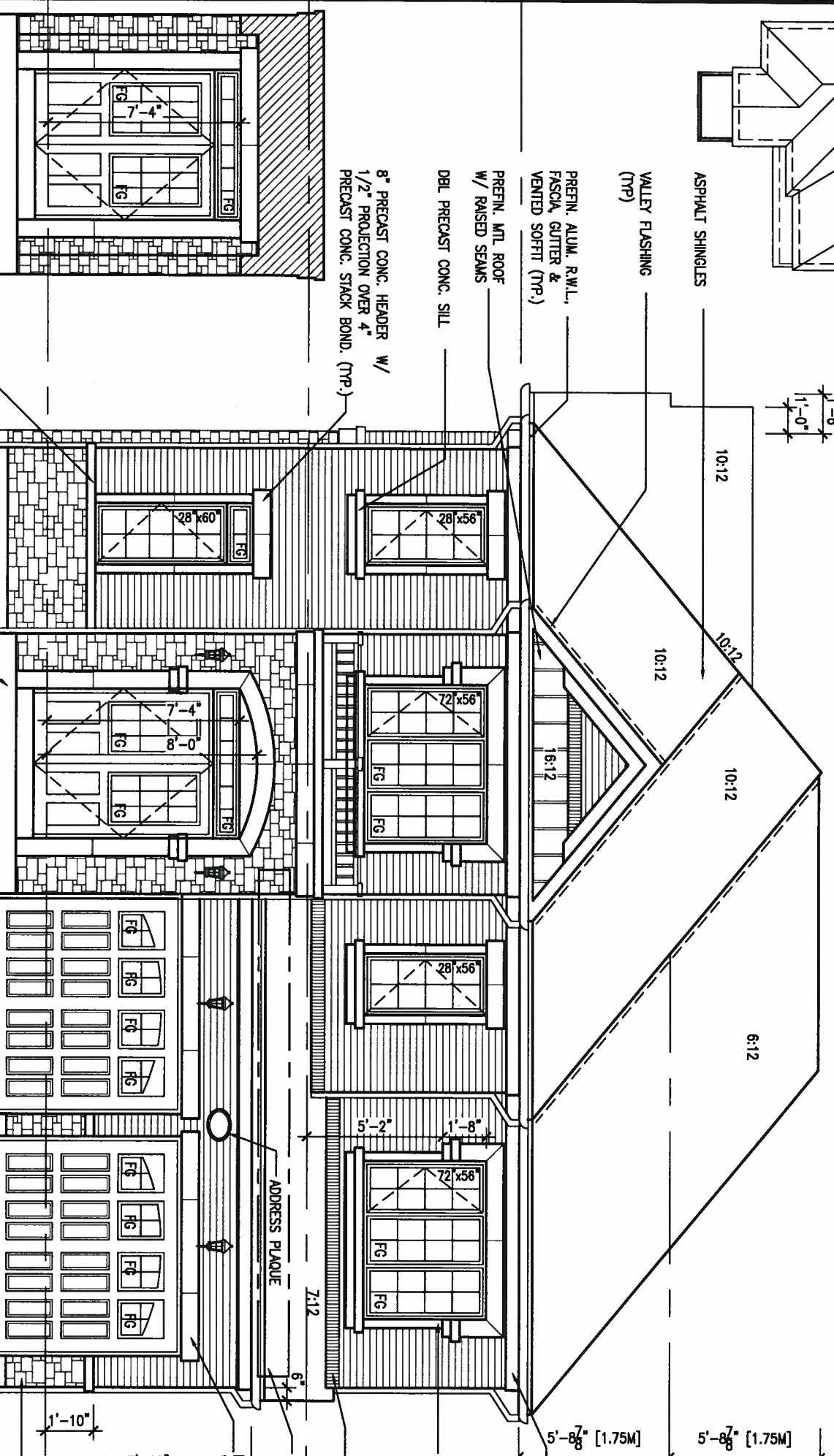
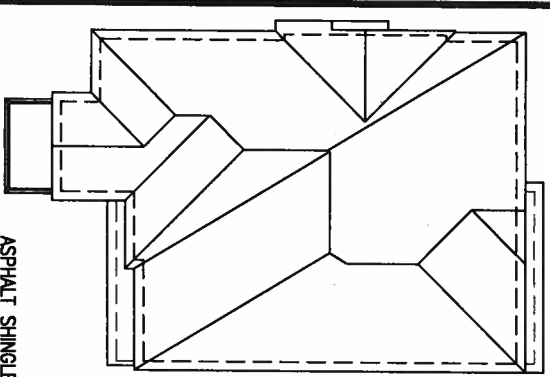
S41-1 LOT 40

project name	ALCONA	municipality	INNSIFIL, ONTARIO	project no.	13049
date	NOV. 2015	checked by	scale	SECOND FLOOR PLAN 'C'	drawing no.
drawn by	RC		3/16" = 1'-0"	13049-S41-1	3
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ROOF PLAN 'C' LOT 40



DEC 11, 2017

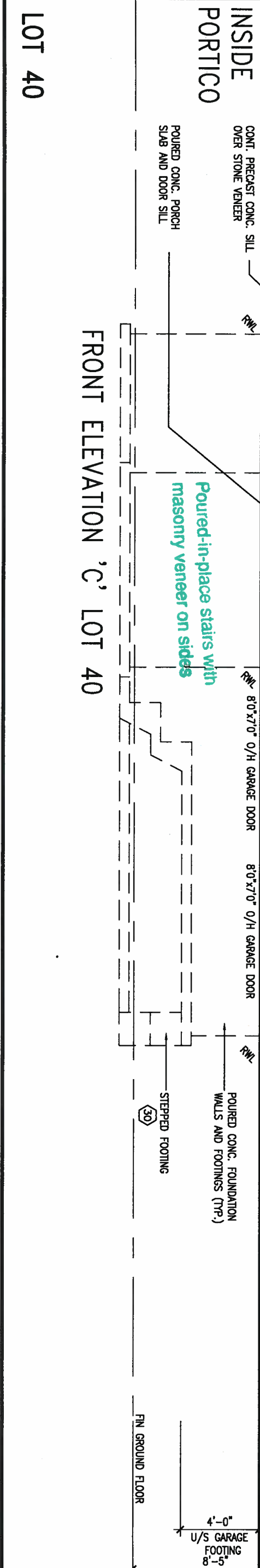
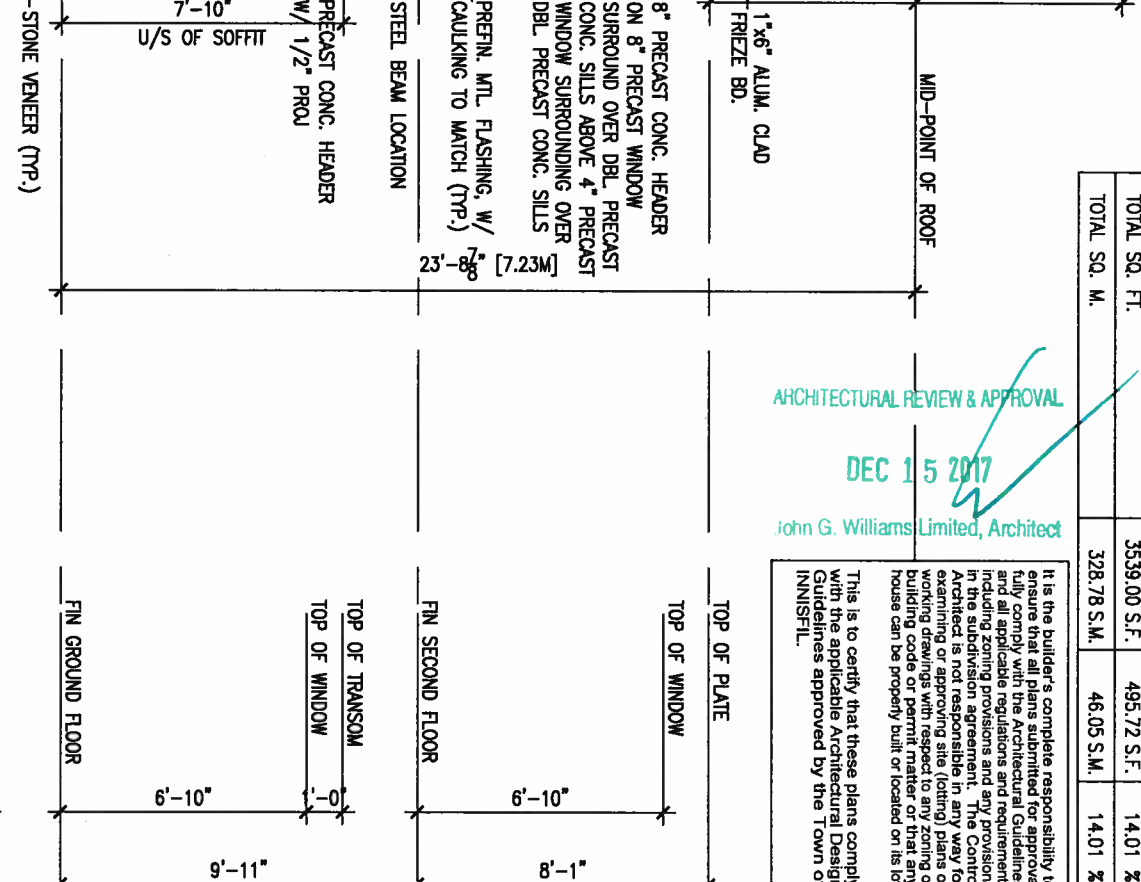


UNINSULATED OPENINGS (PER OBC, SB-12.3.1.(7))			
S41-1 ELEVATION C	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION	710 S.F.	136.167 S.F.	19.18 %
FRONT	1036 S.F.	161.22 S.F.	15.56 %
LEFT SIDE	1036 S.F.	0 S.F.	0.00 %
RIGHT SIDE	757 S.F.	198.333 S.F.	26.20 %
REAR	* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		
TOTAL SQ. FT.	3539.00 S.F.	495.72 S.F.	14.01 %
TOTAL SQ. M.	328.78 S.M.	46.05 S.M.	14.01 %

ARCHITECTURAL REVIEW & APPROVAL  
DEC 15 2017  
John G. Williams Limited, Architect

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



9 .

8 .

7 .

6 .

5 REV AS PER ENG'S COMMENTS DEC 11-17 RC

4 REV FOR LOT 40 AUG 25-17 SB

3 REVISED TO 10" FOUNDATION WALLS DEC 20/16 AJE

2 REVISED INSULATION AT STAIRS SEPT 19/16 SB

1 ISSUED FOR CLIENT REVIEW . .

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** municipality **INNISFIL, ONTARIO**

date **NOV. 2015** checked by **scale 3/16" = 1'-0"**

drawn by **RC**

**FRONT ELEVATION C**

file name **13049-S41-1**

project no. **13049**

drawing no. **4**



1'-0"  
7'-6"  
12'-6"  
1'-0"

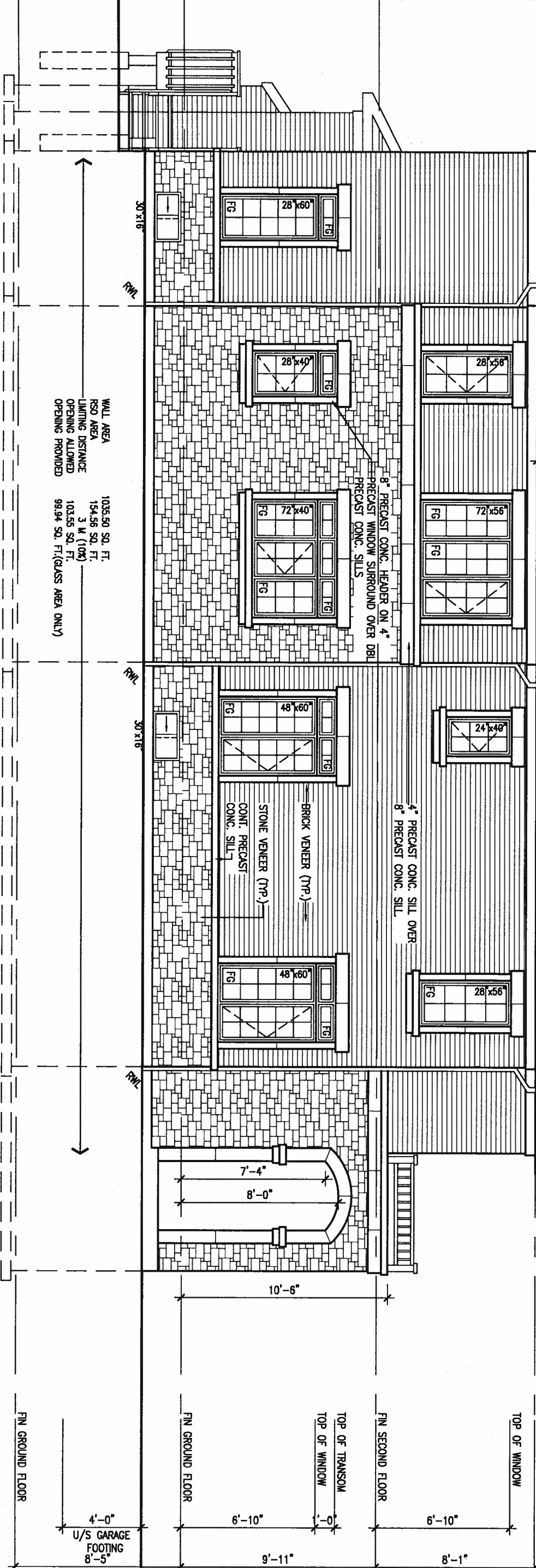
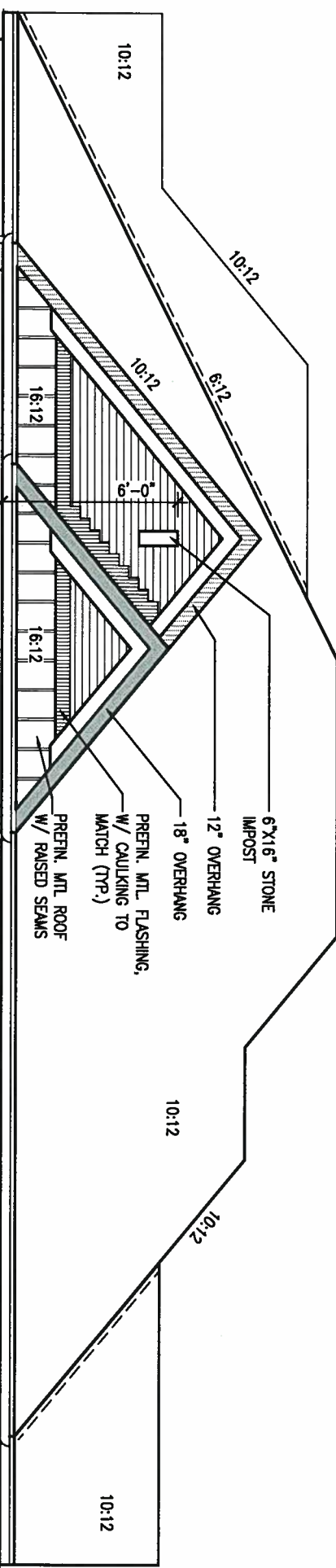
1'-0"  
1'-0"



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 the design of the building or for the building's compliance with the applicable 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  
DEC 15 2017  
John G. Williams Limited, Architect



UPGRADED LEFT SIDE ELEVATION 'C'

LOT 40

9.			
8.			
7.			
6.			
5.	REV AS PER ENG'S COMMENTS	DEC 11-17	RC
4.	REV FOR LOT 40	AUG 25-17	SB
3.	REVISED INSULATION AT STAIRS	DEC 20/16	AJE
2.	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1.	ISSUED FOR CLIENT REVIEW		
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**

scale  
3/16" = 1'-0"

checked by  
RC

date  
NOV. 2015

drawn by  
RC

**S41-1 LOT 40**

project no.  
**13049**

municipality  
**INNISFIL, ONTARIO**

FRONT ELEVATION C

file name  
**13049-S41-1**

drawing no.  
**5**

1'-0"

1'-0" 1'-0"

DEC 11, 2017



1'-0" 1'-0"

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 Authority is not responsible in any way for examining or approving these drawings. The Control Authority is not responsible for any errors or omissions in these 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 & APPROVAL  
DEC 15 2017  
John G. Williams Limited, Architect

S41-1 LOT 40

project no.  
13049

BAYVIEW WELLINGTON

project name  
ALCONA

municipality  
INNISFIL, ONTARIO

date  
NOV. 2015

drawn by  
RC

checked by

scale  
3/16" = 1'-0"

RIGHT SIDE ELEVATION C

file name  
13049-S41-1

drawing no.  
6

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t 416.630.2255 f 416.630.4782  
va3design.com

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  
BCIN

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FIN SECOND FLOOR  
FIN GROUND FLOOR  
U/S OF SOFFIT  
9'-1"  
9'-11"  
8'-1"

TOP OF PLATE

### 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, 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.

WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED

1036.50 SQ. FT.  
1.2 M (7'6")  
72.48 SQ. FT.  
00.00 SQ. FT.

STEPPED FOOTING (30)

RIGHT SIDE ELEVATION 'C'

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

no.	description	date	by
9			
8			
7			
6			
5	REV AS PER ENG'S COMMENTS	DEC 11-17	RC
4	REV FOR LOT 40	AUG 25-17	SB
3	REVISED TO 10" FOUNDATION WALLS	DEC 20/16	AJE
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		



1'-0" 11'-10" 11'-10" 12'-8" 1'-0"



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ARCHITECTURAL REVIEW & APPROVAL  
DEC 15 2017  
John G. Williams Limited, Architect

PREFN. MTL ROOF  
W/ RAISED SEAMS

8" PRECAST CONC. HEADER  
ON 4" PRECAST WINDOW  
SURROUND OVER DBL.  
PRECAST CONC. SILLS

PREFN. MTL FLASHING, W/  
CAULKING (TYP.)

BRICK VENEER (TYP.)

9'-1"  
U/S OF SOFFIT

30"x24"

48"x60"  
FG

ASPHALT SHINGLES

48"x60"  
FG

30"x24"

12" HIGH TRANSOM FG

6'0" PATIO  
DOOR W/  
INSECT  
SCREEN

72"x60"  
FG

CONT. PRECAST CONC. SILL  
W/ 1/2" PROL. (TYP.)  
STONE VENEER (TYP.)

4'-0"  
MIN

FIN GROUND FLOOR

FIN GROUND FLOOR

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

8'-5"

9'-11"

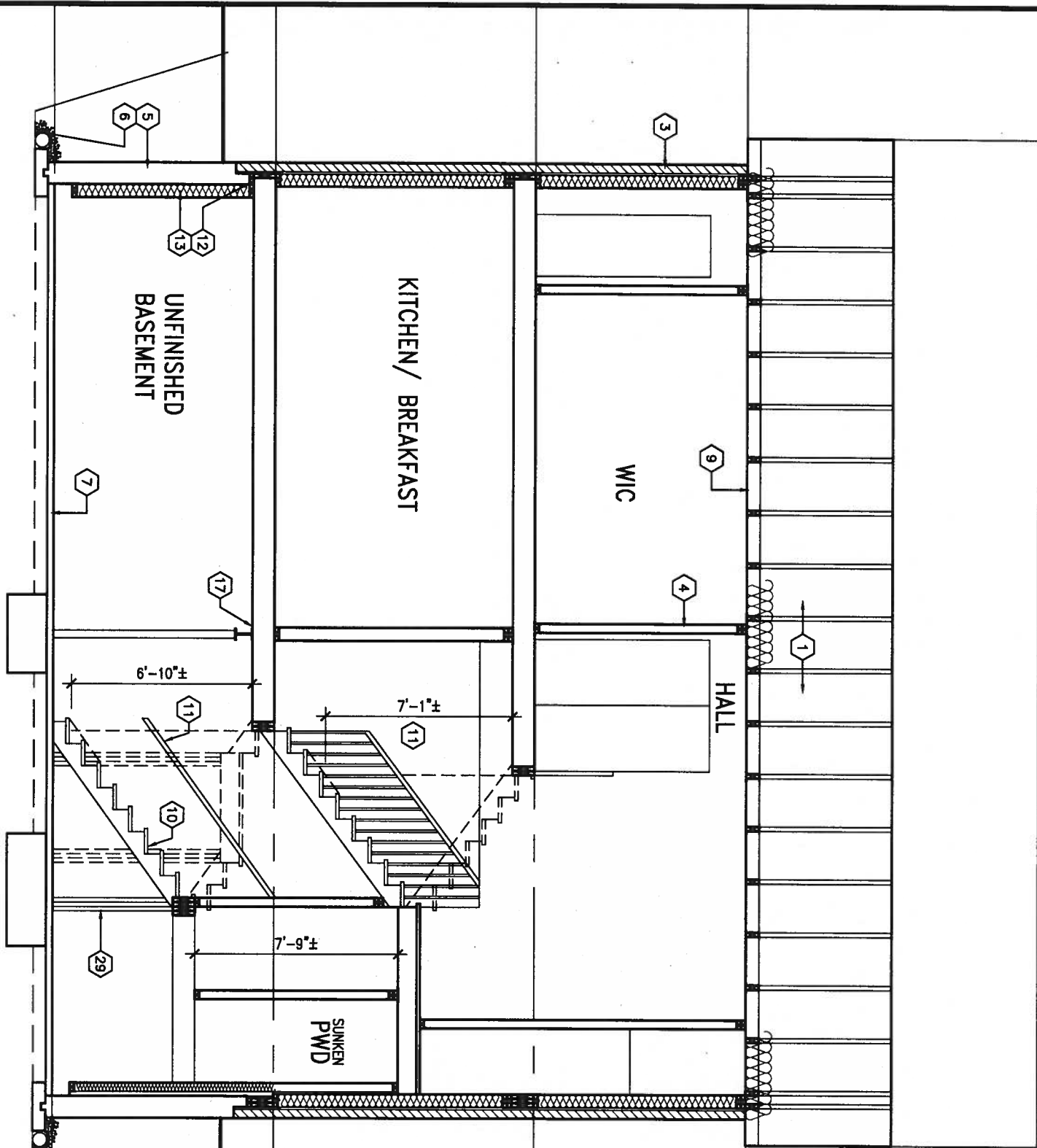
8'-1"

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.	REV AS PER ENG'S COMMENTS	DEC 11-17	RC	registration information
4.	REV FOR LOT 40	AUG 25-17	SB	VA3 Design Inc. 42658
3.	REVISED TO 10" FOUNDATION WALLS	DEC 20/16	AJE	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2.	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	
1.	ISSUED FOR CLIENT REVIEW	.	.	
no.	description	date	by	

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

BAYVIEW WELLINGTON		S41-1 LOT 40	
project name	ALCONA	municipality	INNISFIL, ONTARIO
date	NOV. 2015	project no.	13049
drawn by	RC	drawing no.	7
checked by	3/16" = 1'-0"	scale	
FRONT ELEVATION C		file name	13049-S41-1
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## SECTION 'A-A'



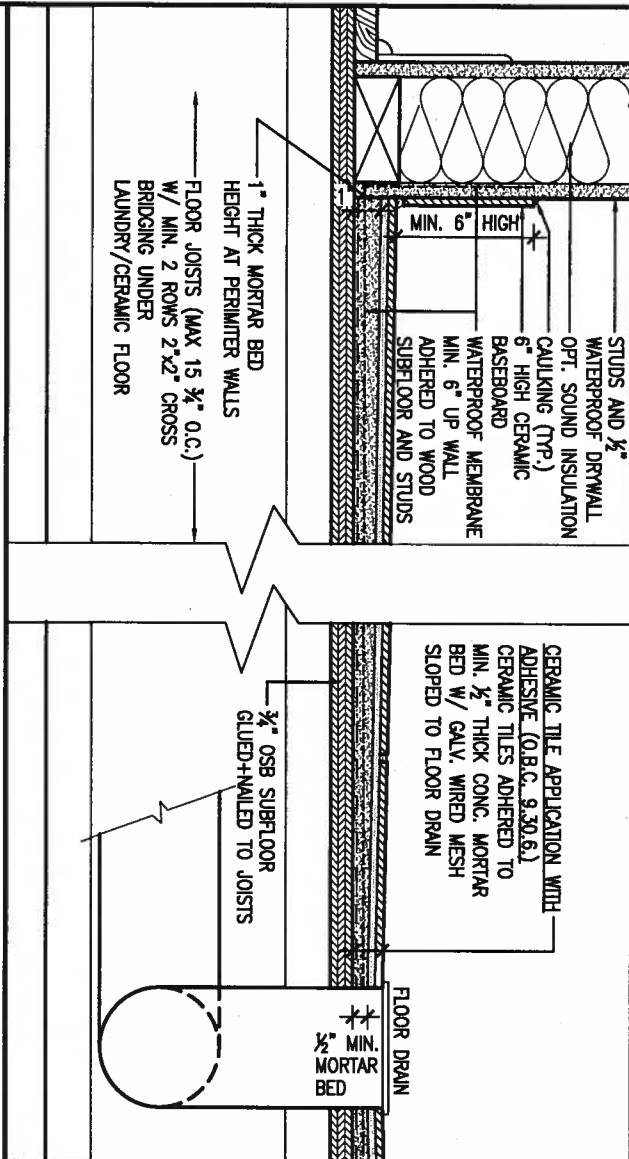
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DEC 11, 2017



## DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



9.		
8.		
7.		
6.		
5.	REV AS PER ENG'S COMMENTS	DEC 11-17 RC
4.	REV FOR LOT 40	AUG 25-17 SB
3.	REVISED TO 10" FOUNDATION WALLS	DEC 20/16 AJE
2.	REVISED INSULATION AT STAIRS	SEPT 19/16 SB
1.	ISSUED FOR CLIENT REVIEW	
no.	description	date by

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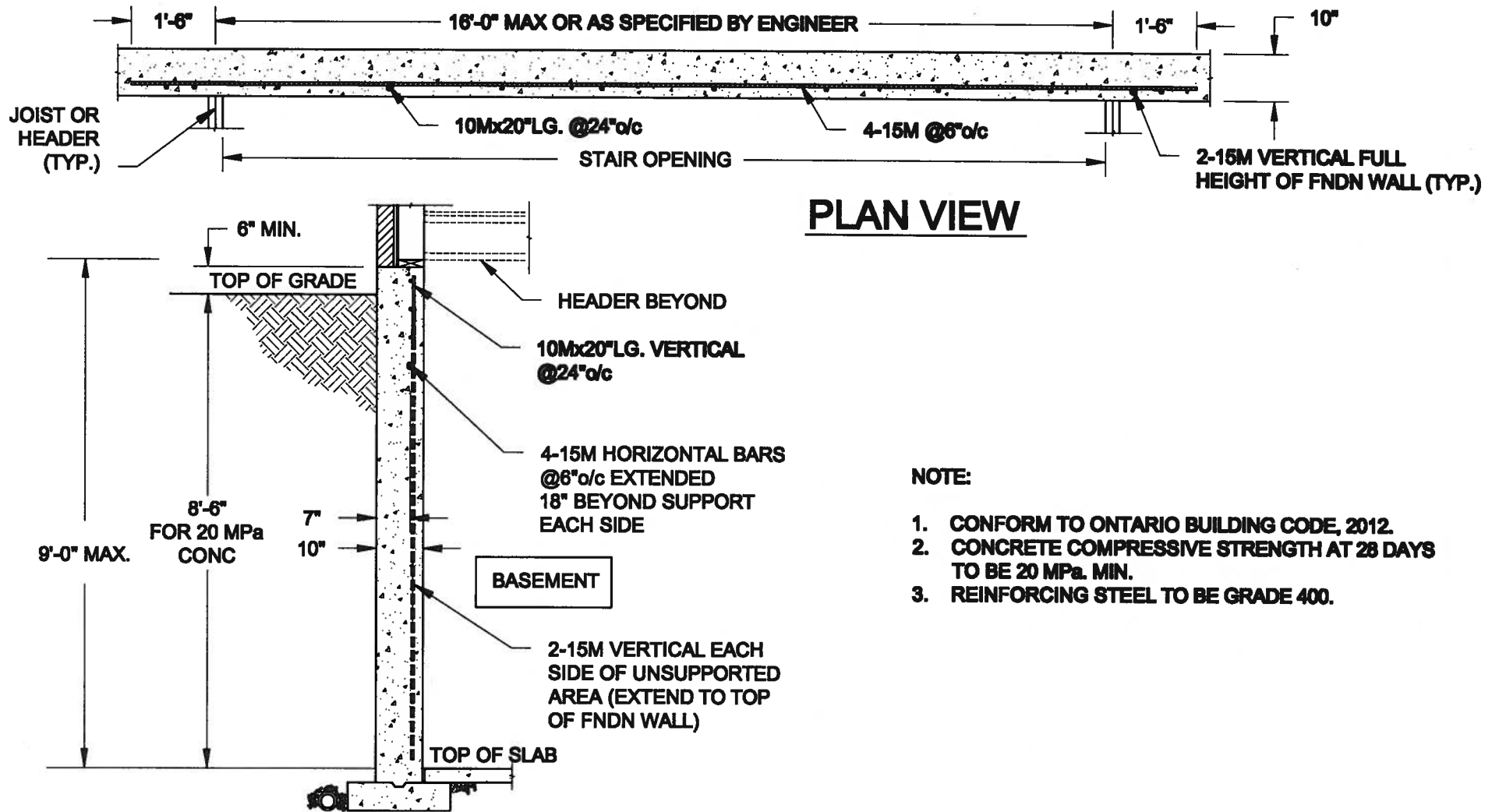
qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information  
VA3 Design Inc. 42658

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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

BAYVIEW WELLINGTON		S41-1	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	drawing no. 8
date NOV. 2015	checked by RC	scale 3/16" = 1'-0"	SECTION A-A file name 13049-S41-1
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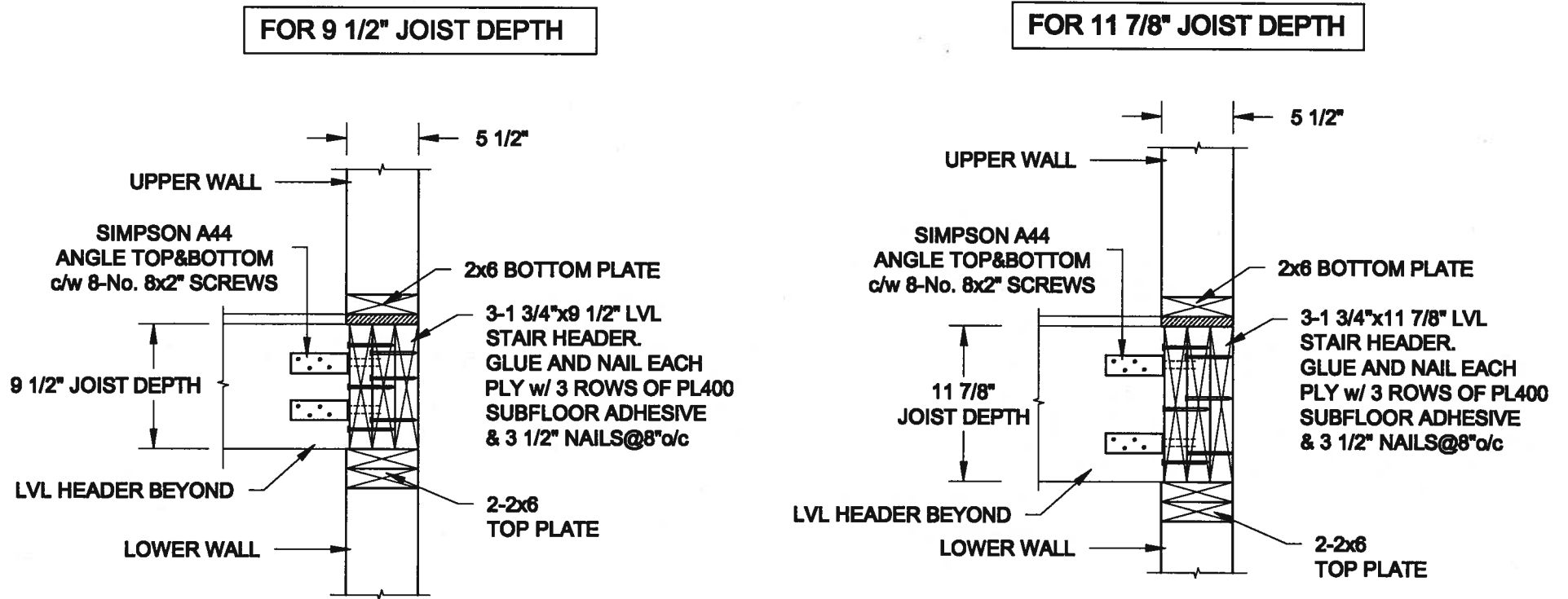




**NOTE:**

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

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

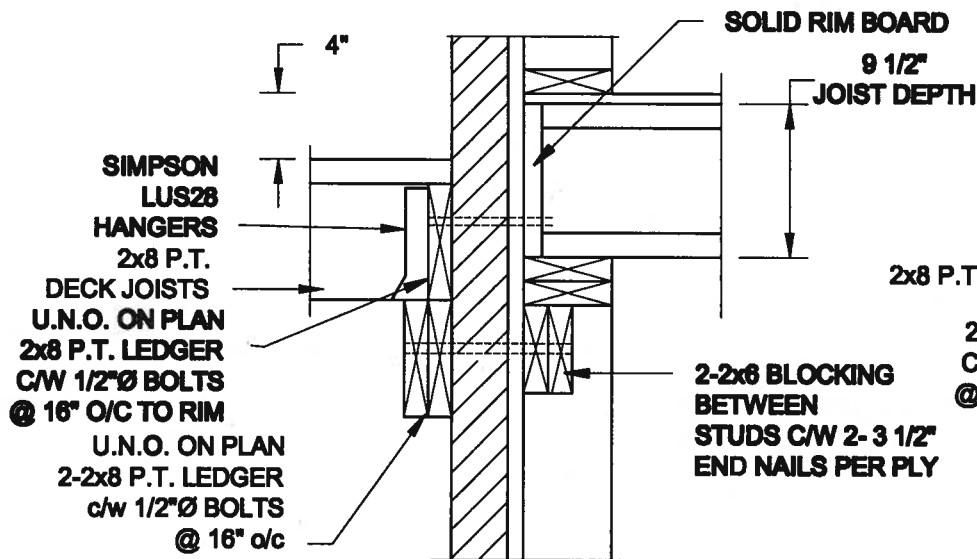
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16-083

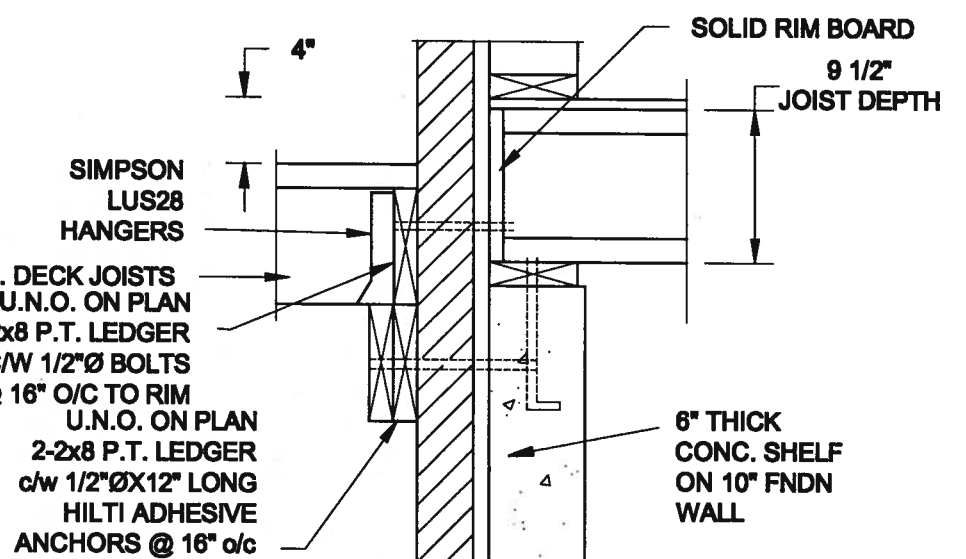
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



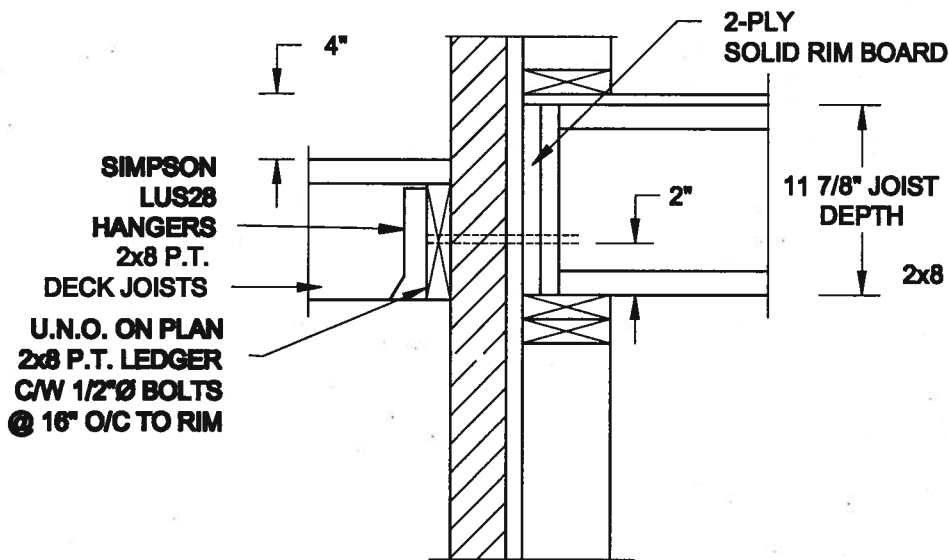
**1A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"



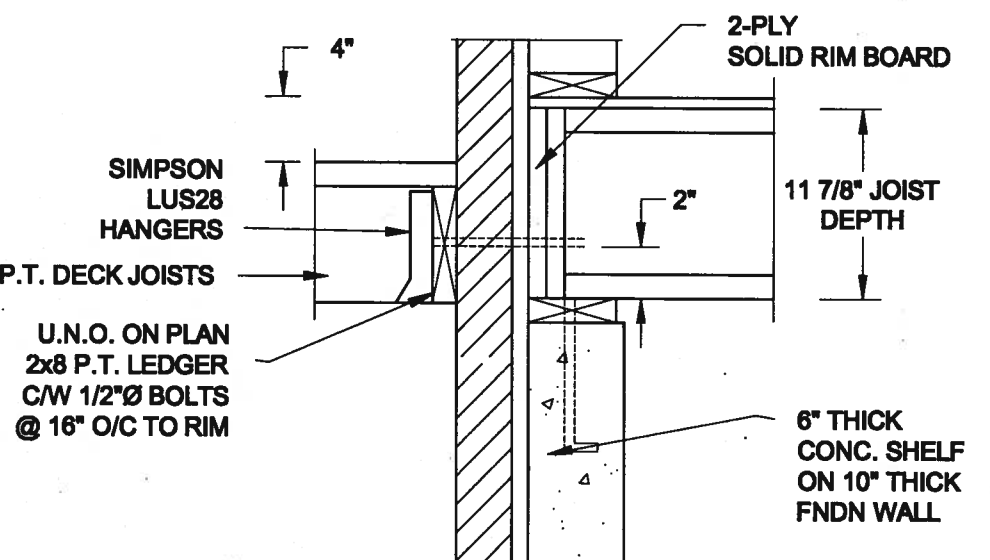
**1B DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

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

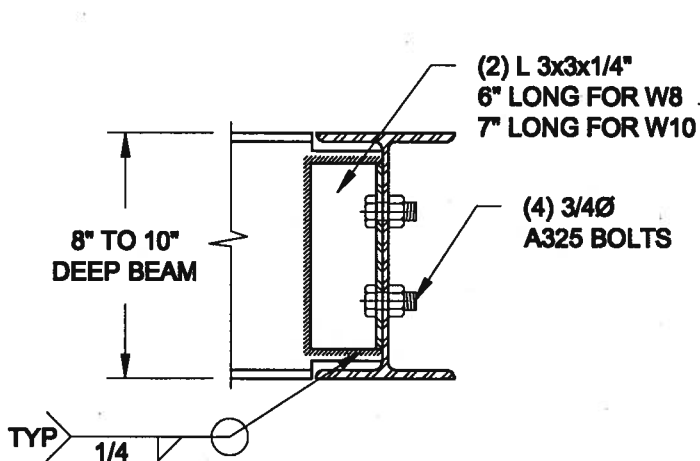


**2A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

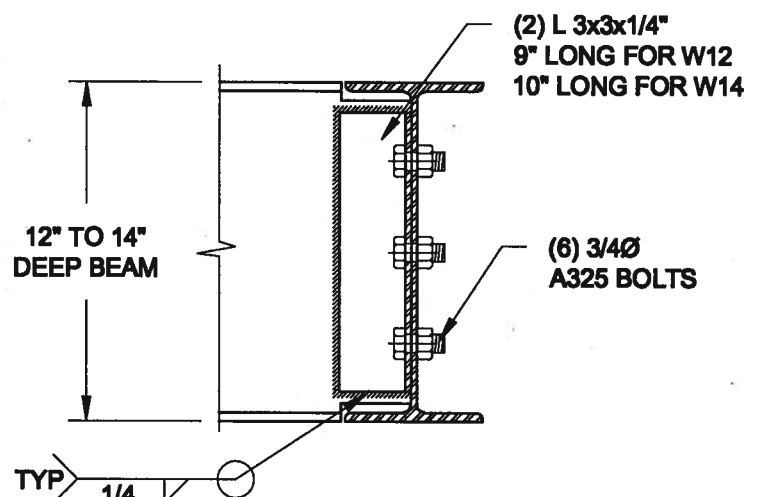


**2B DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

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



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



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

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

Scale:  
AS NOTED

Date:  
JUL-01-2017

Drawn:  
SC

**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  
BAYVIEW, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

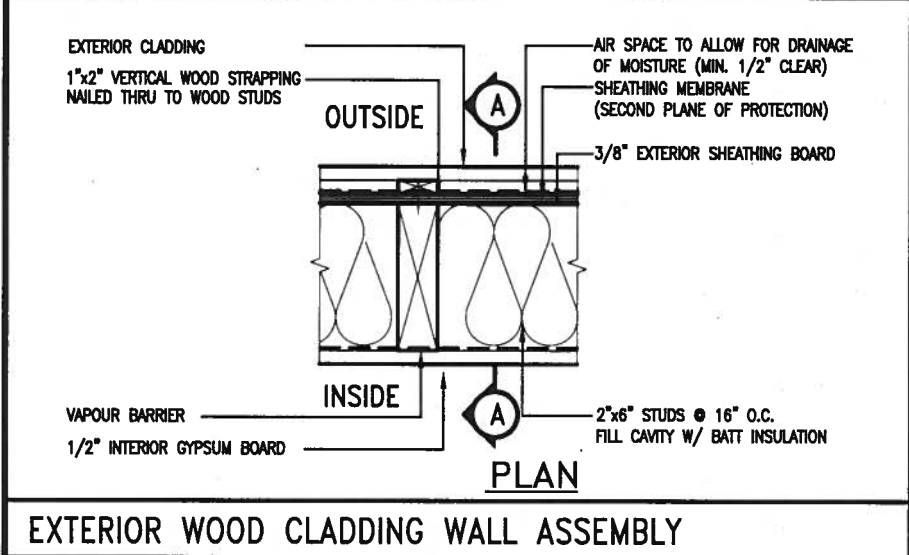
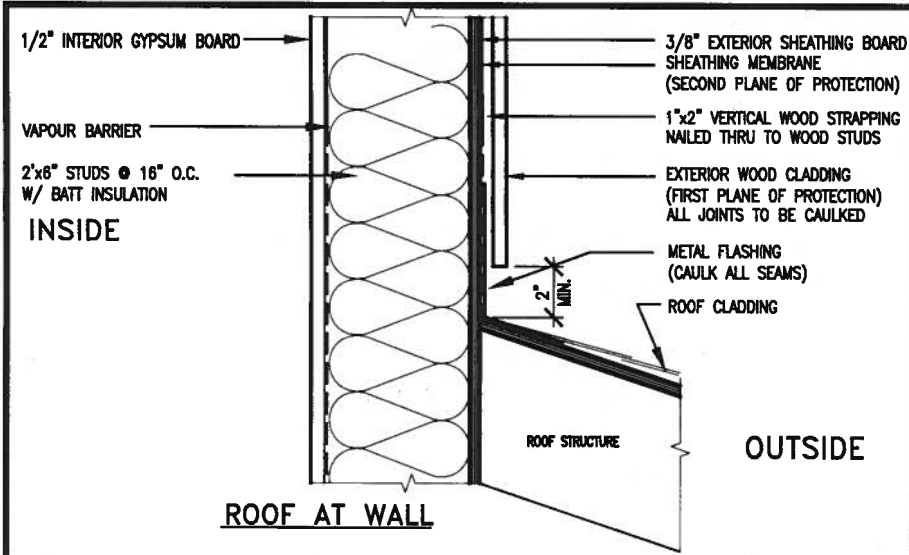
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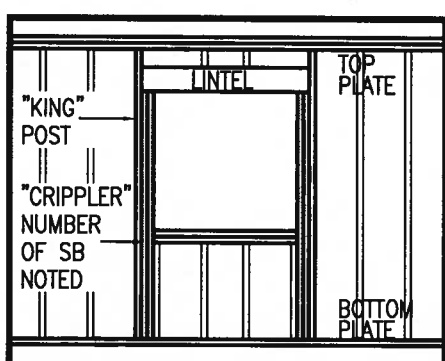
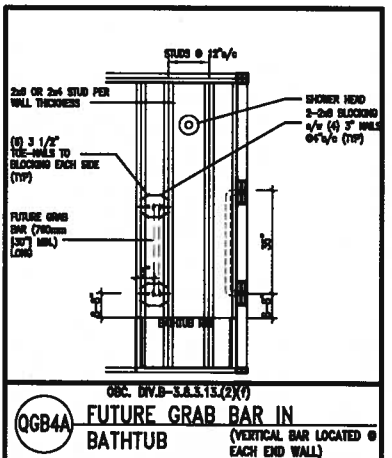
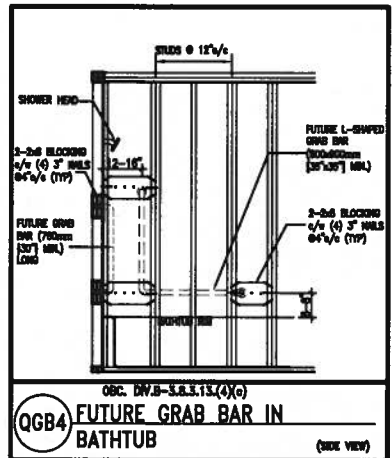
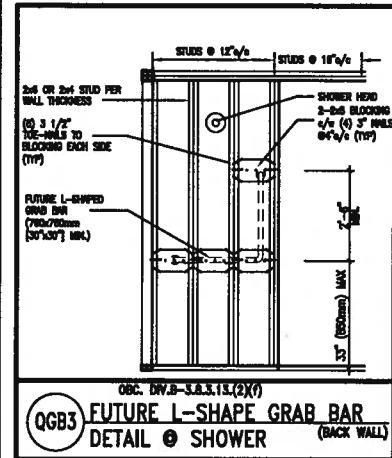
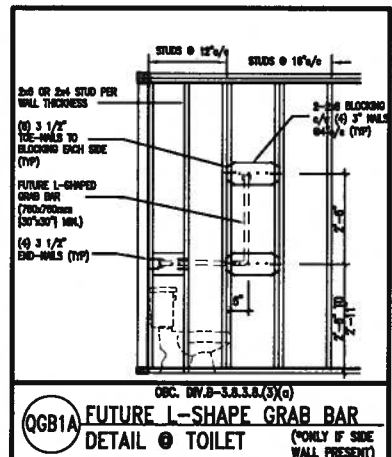
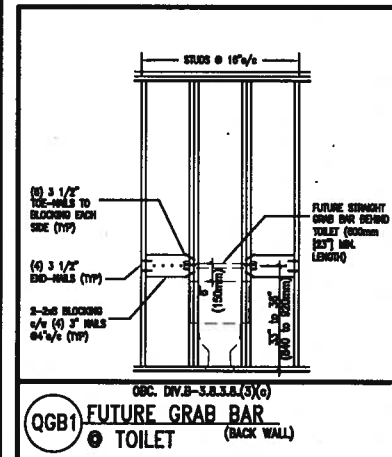






**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**

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)(c) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



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:  
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.  
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.  
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.  
5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.  
6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF  
7. 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:  
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa  
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.  
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
4. 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.  
5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)  
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa  
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF  
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30

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8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information
4.				VAS 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.
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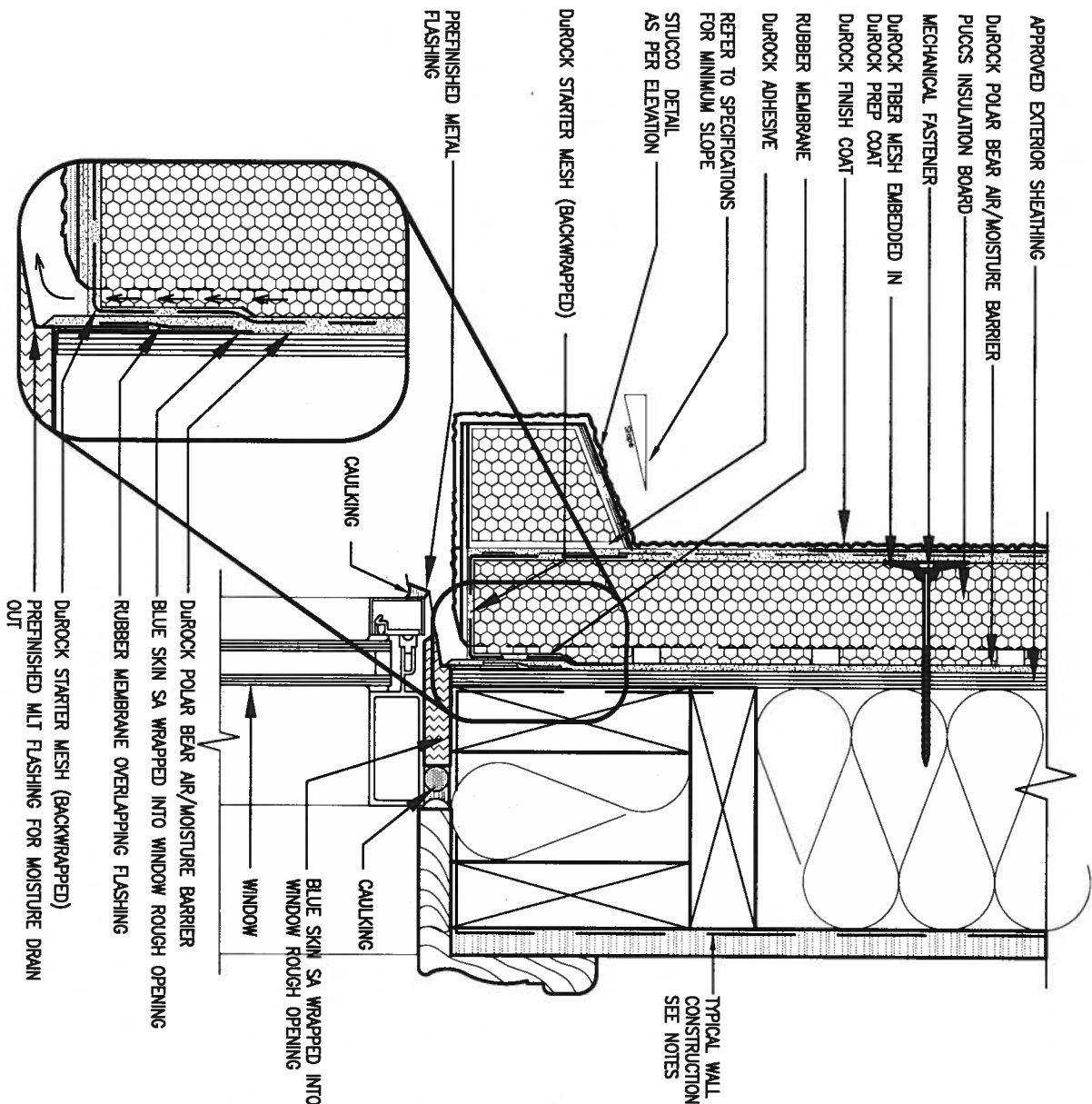
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date <b>MAY 2016</b>	checked by <b>RC</b>
drawn by <b>RC</b>	scale <b>3/16" = 1'-0"</b>

**CONST NOTE**

project no. <b>13049</b>	drawing no. <b>CN2</b>
CONSTRUCTION NOTES	
file name <b>13049-CN-A1</b>	
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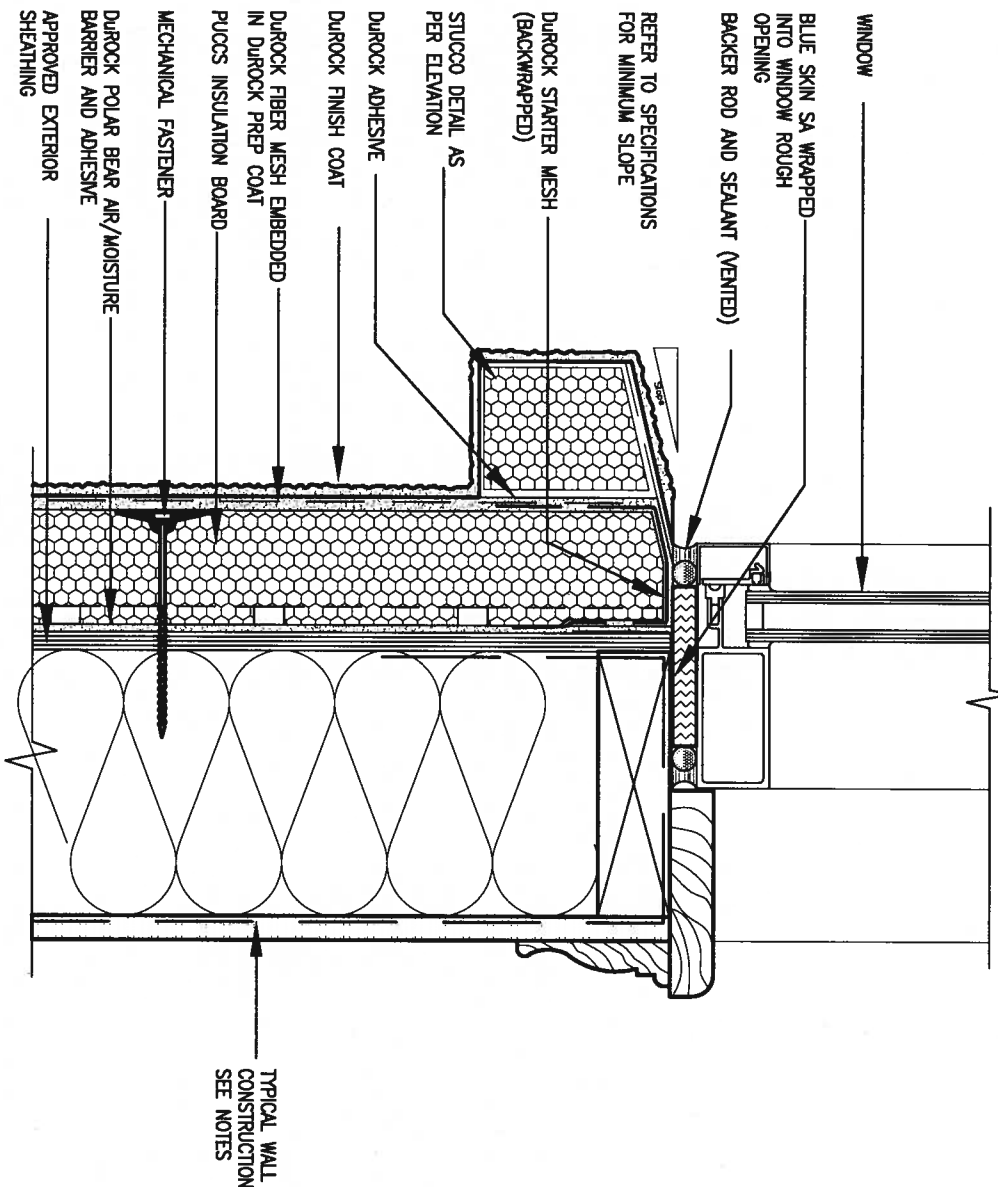




## 1 WINDOW HEADER

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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qualification information	
Wellington Jno-Baptiste	25591
name	BCR
registration information	42658
VA3 Design Inc.	
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project name  
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municipality  
INNISFIL, ON.

## CONST NOTE

project no.  
13049

## CONSTRUCTION NOTES

date  
MAY 2016

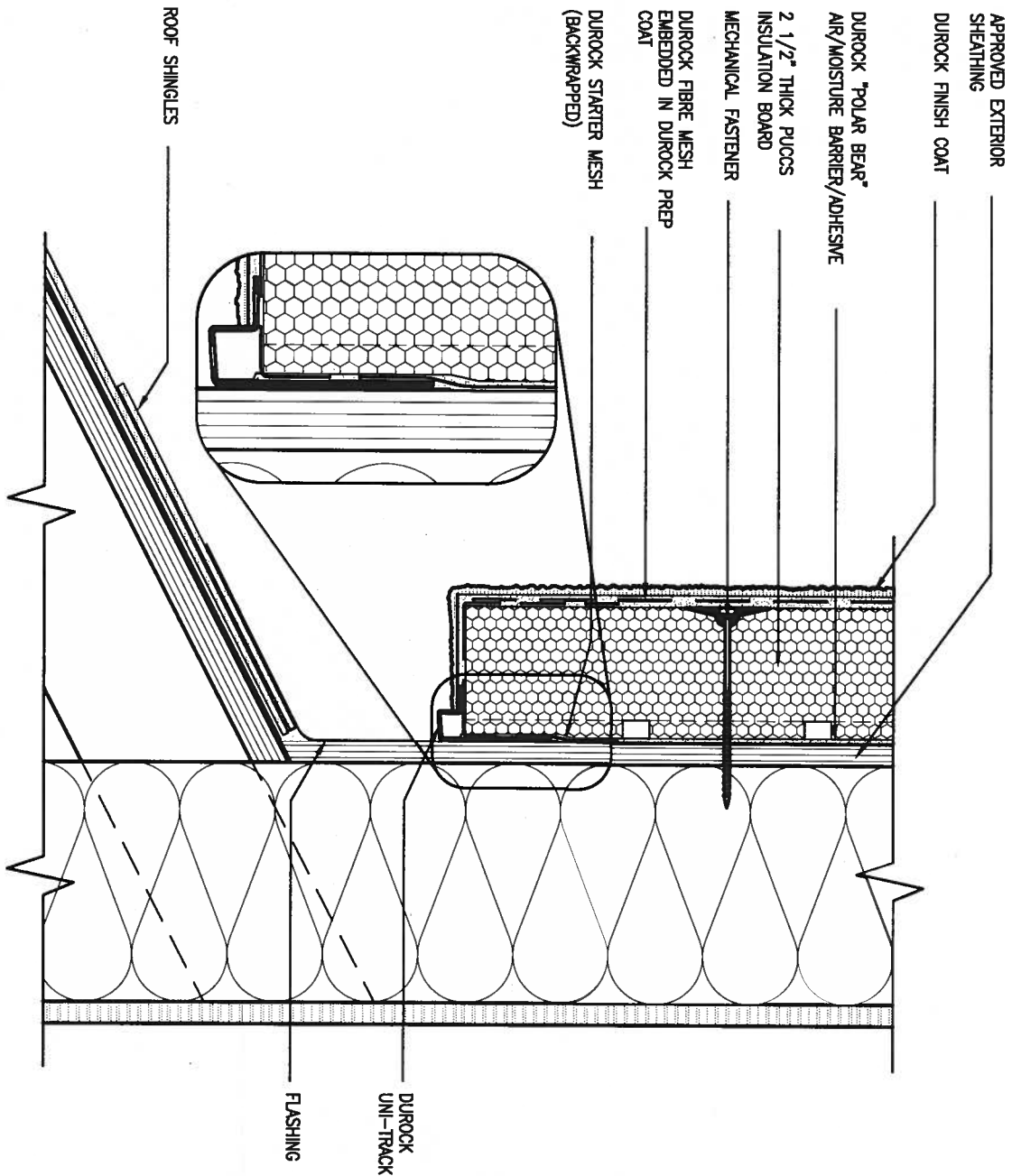
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scale  
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file name  
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drawing no.  
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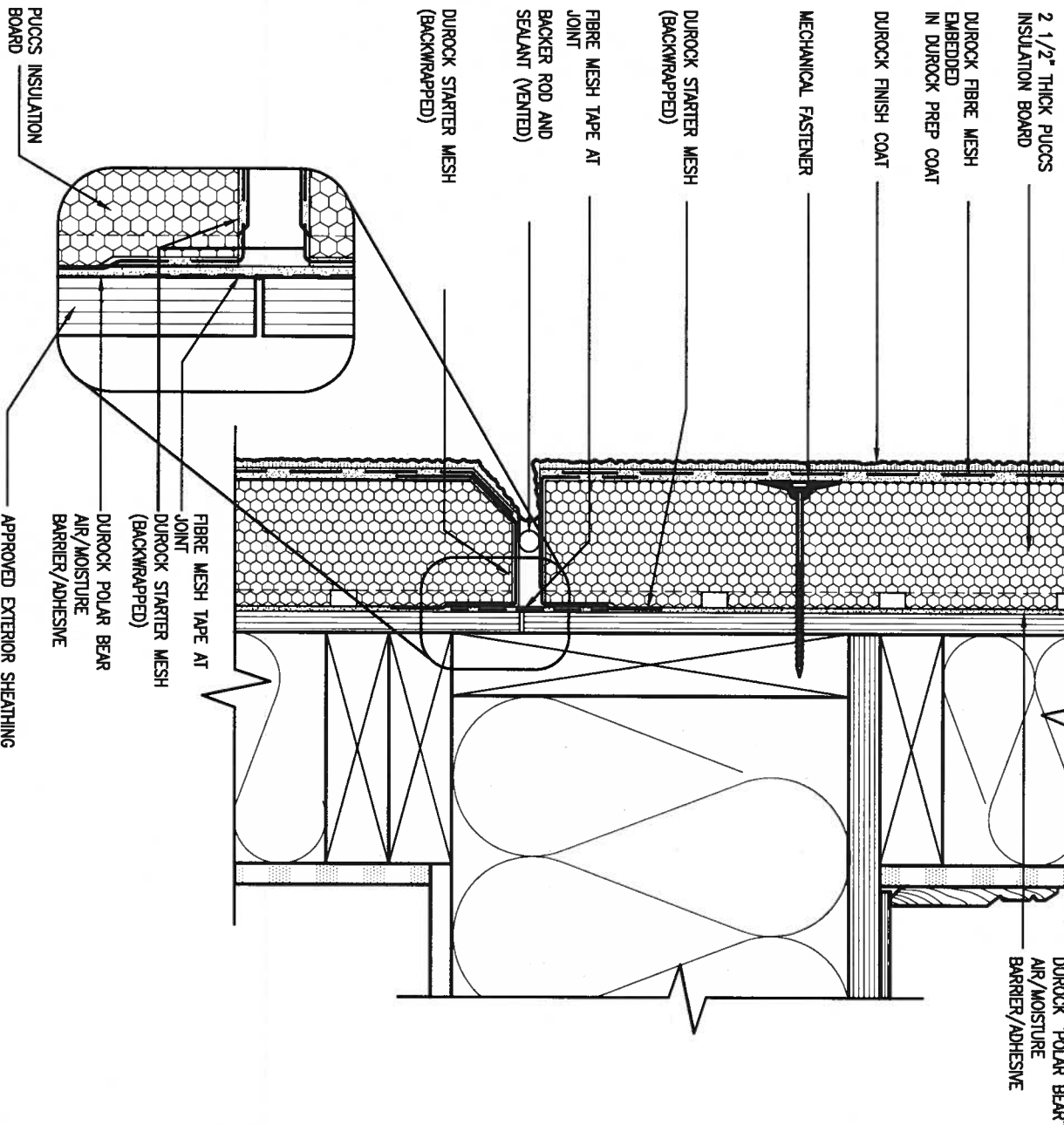
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### 3 STUCCO TERMINATION @ ROOF

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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name	BCIN
registration information	
VAS Design Inc.	42658
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project name  
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RC

municipality  
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## CONST NOTE

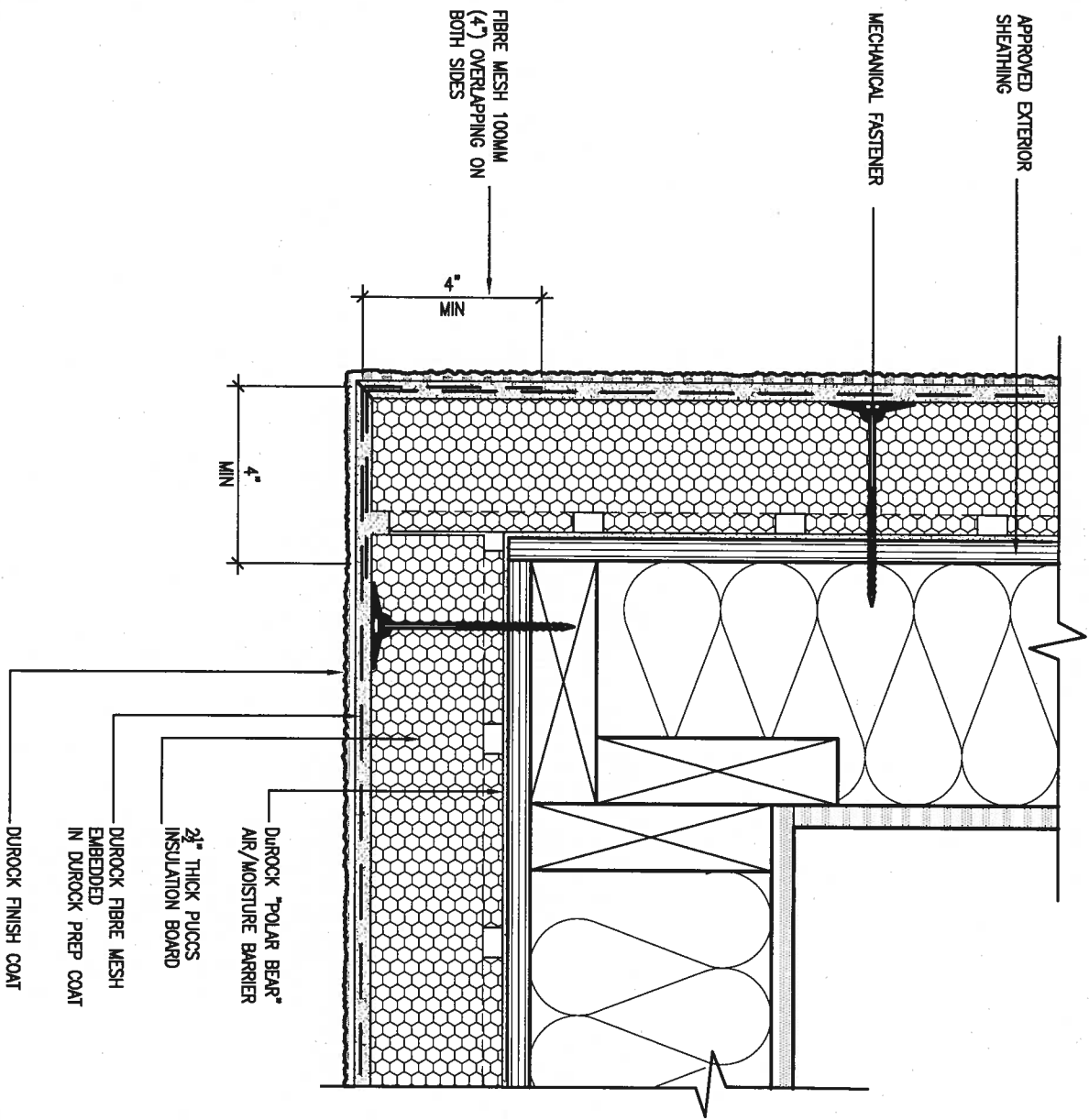
project no.  
13049

### CONSTRUCTION NOTES

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scale  
3/16" = 1'-0"  
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drawing no.  
CN4



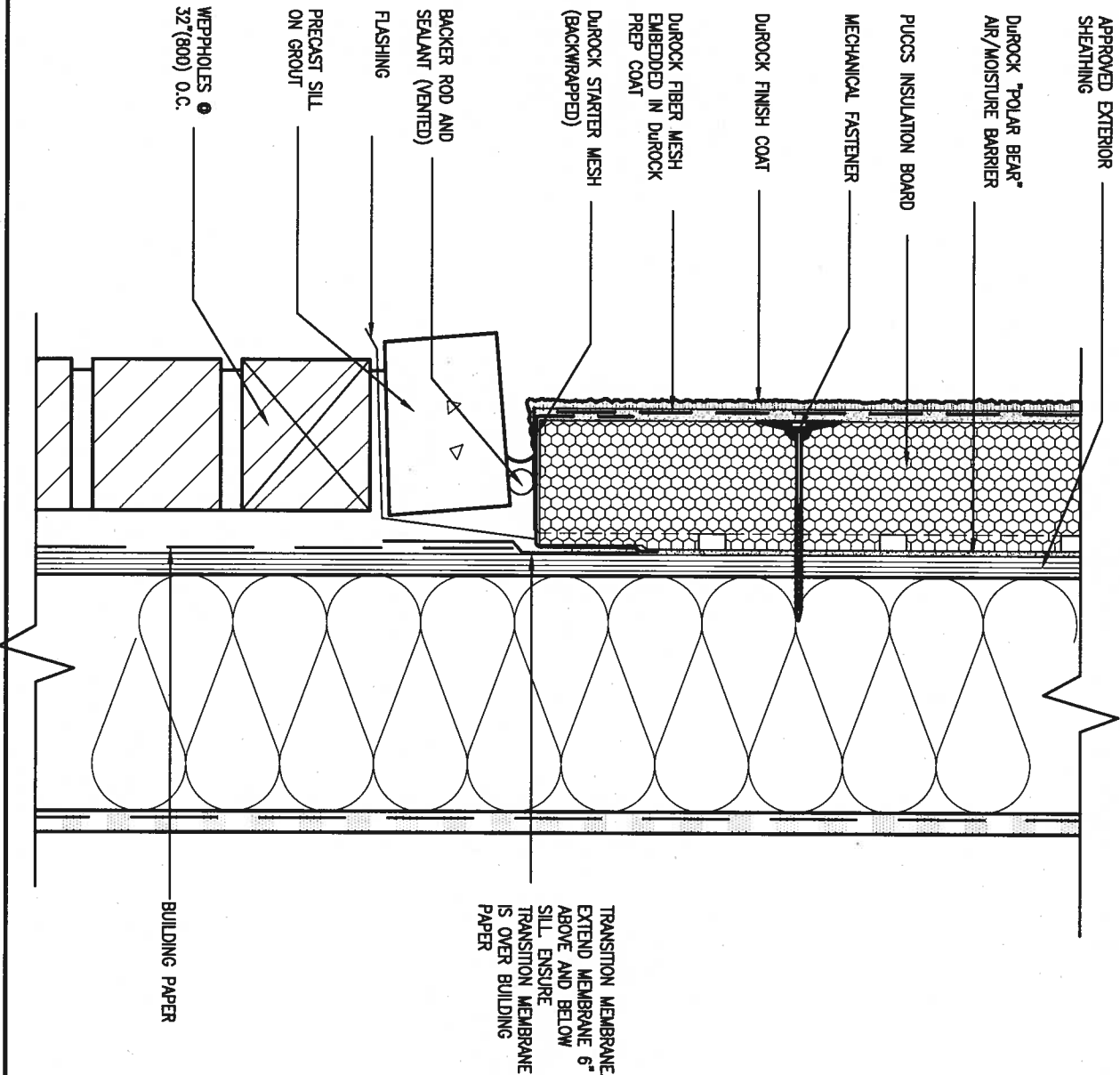


## 5 CORNER DETAIL

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

CN5

SCALE: 3"=1'-0"



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qualification information	
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name	
registration information	
VA3 Design Inc.	42658
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date  
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scale

3/16" = 1'-0"

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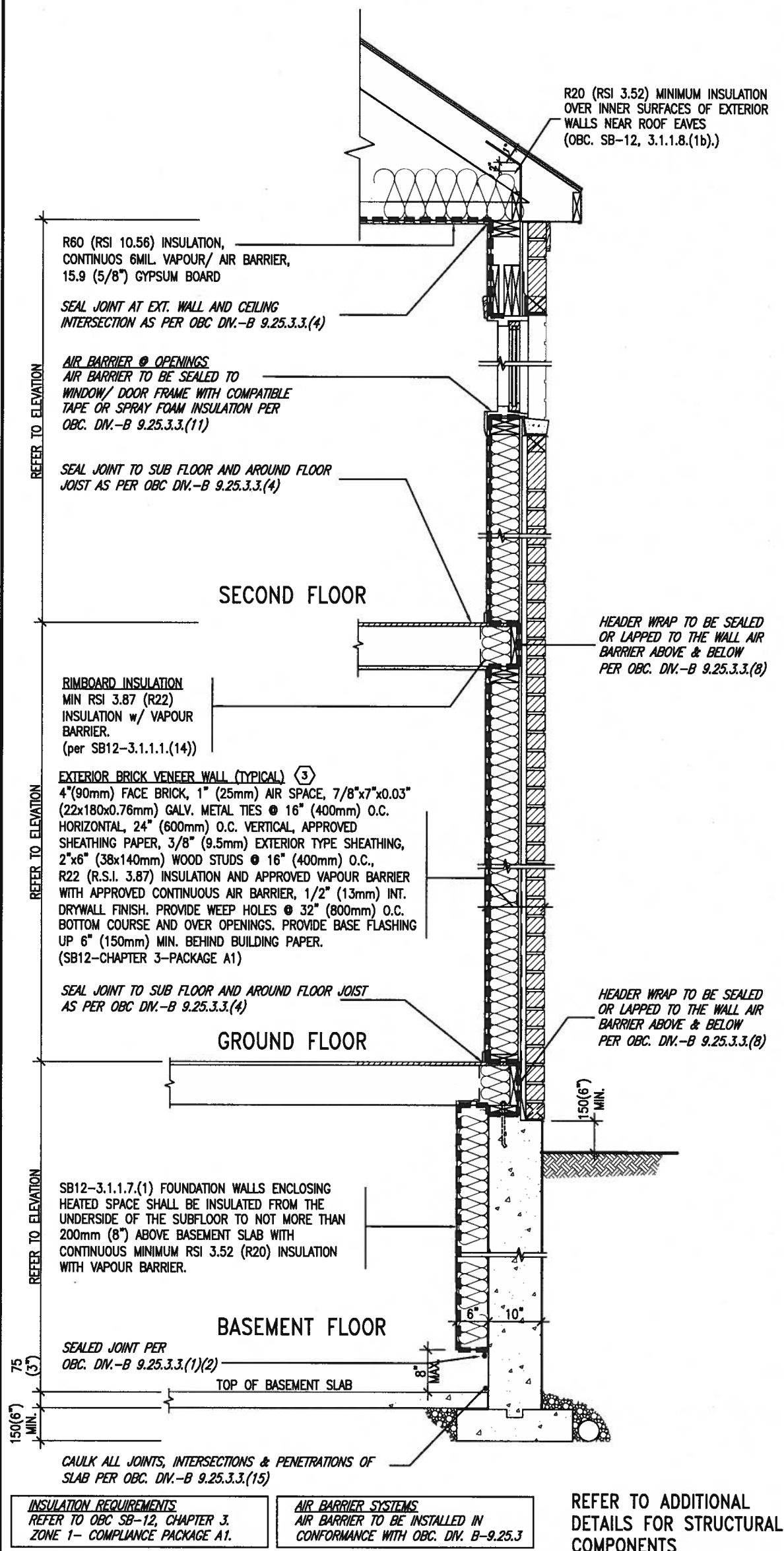
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drawing no.

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SB12-COMPLIANCE PACKAGE 'A1'

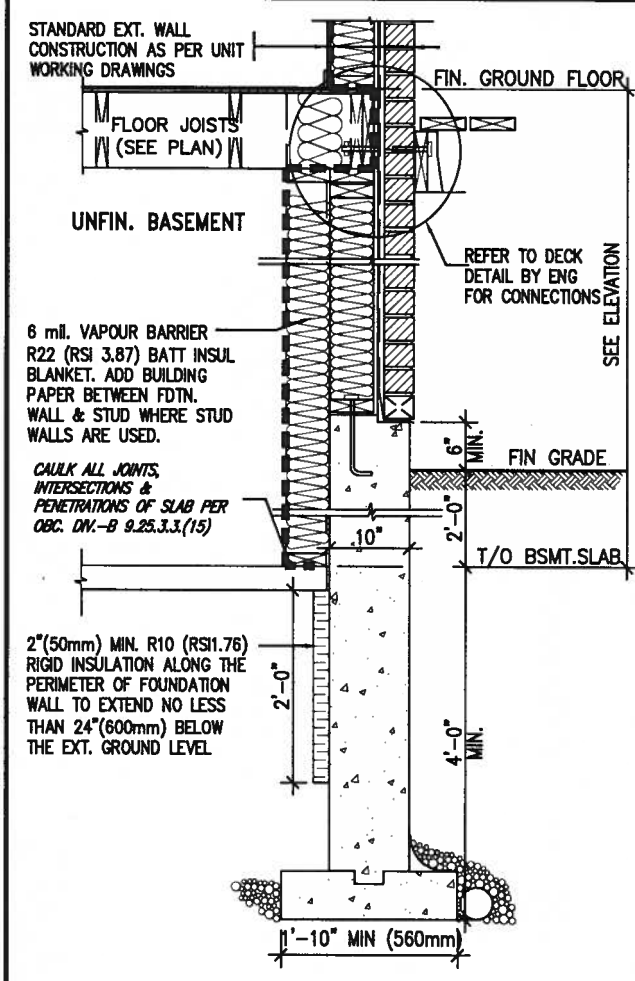


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Minimum RSI (R) value		
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights	2.8U	
Maximum U-value		
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	-
Minimum Efficiency		
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.

9. _____		<p>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.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste 25591</p> <p>name registration information</p> <p>VAS Design Inc. 42658</p> <p>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.</p>	<p><b>VAS DESIGN</b></p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vas3design.com</p>	<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
10. _____				project name		municipality	
11. _____				ALCONA		INNISFIL, ON.	
12. _____				date		project no.	
13. _____				MAY 2016		13049	
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16. _____				3/16" = 1'-0"			
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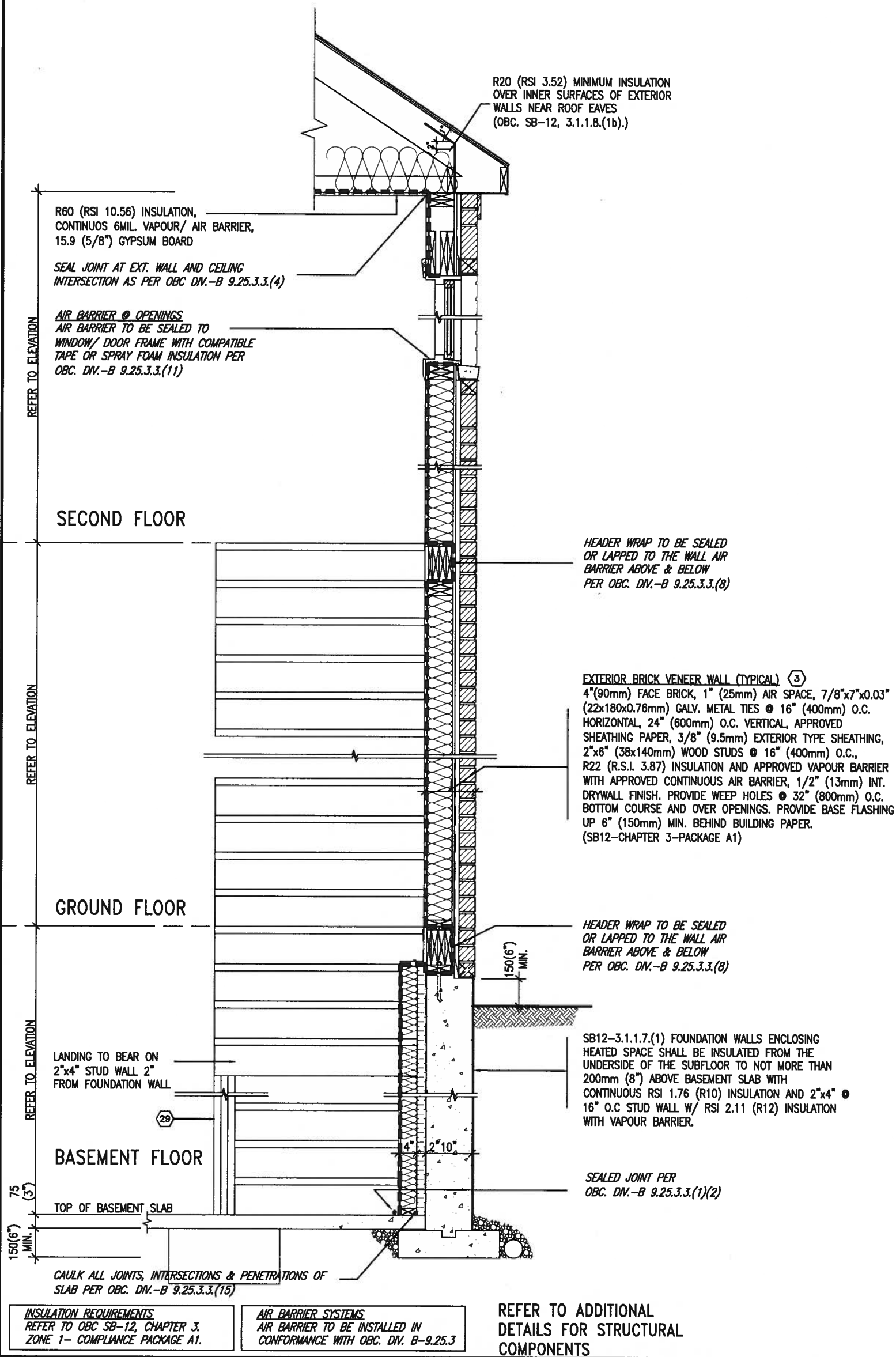
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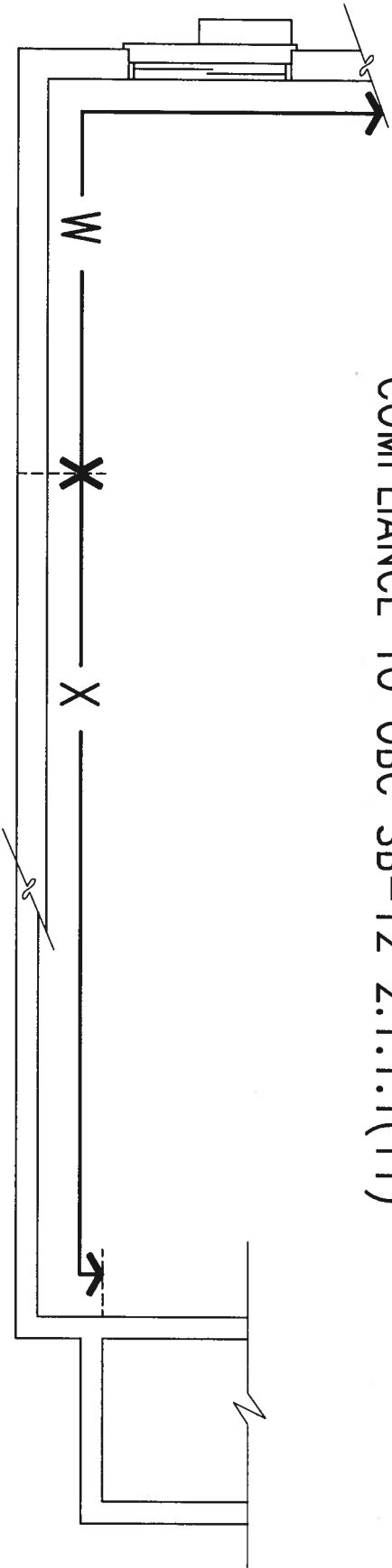


TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/  
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)  
10" FOUNDATION WALL  
SCALE: N.T.S.

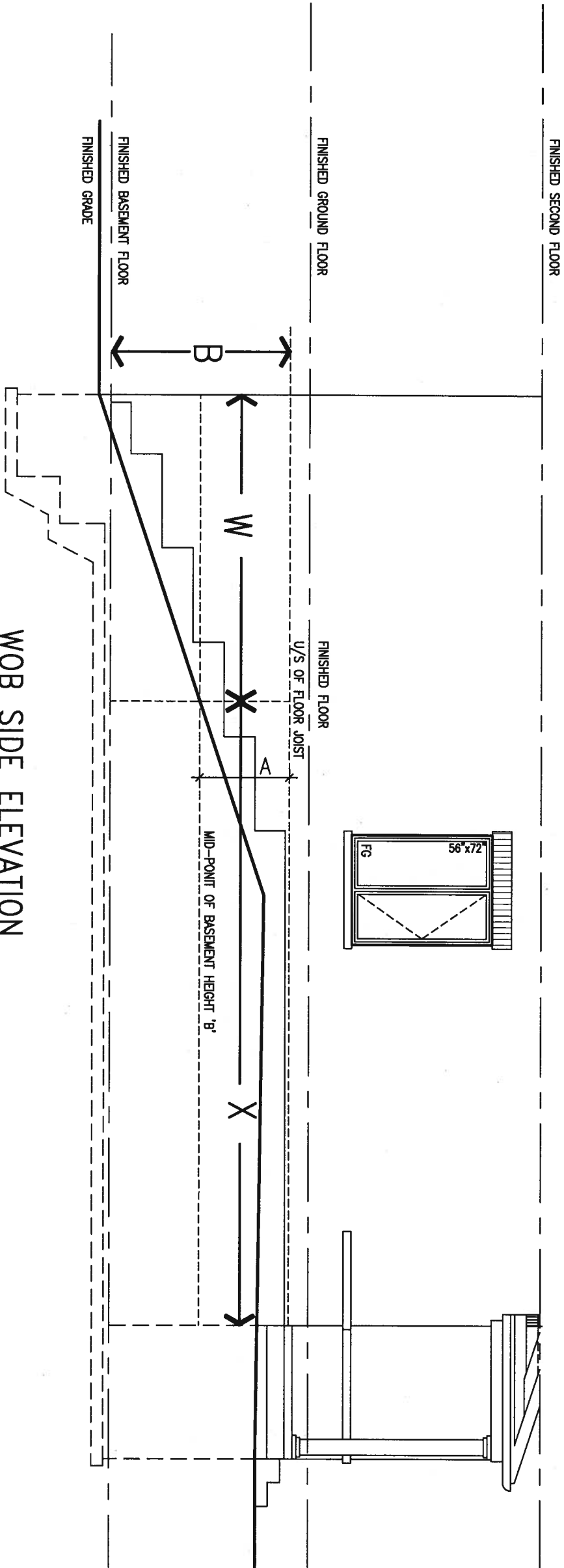


9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE -	
8	.	.	qualification information					
7	.	.	Wellington Jno-Baptiste		ALCONA		13049	
6	.	.	name		date		municipality	
5	.	.	signature		MAY 2016		INNISFIL, ON.	
4	.	.	BCIN		drawn by		checked by	
3	.	.	42658		RC		scale	
2	.	.	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"		file name	
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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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8	.	.	.	qualification information <b>Wellington Jno-Baptiste</b> 25591							
7	.	.	.	name <b>Wellington Jno-Baptiste</b> 42858							
6	.	.	.	registration information <b>VA3 Design Inc.</b>							
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.							
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## CONST NOTE

project name	municipality
ALCONA	INNISFIL ON.

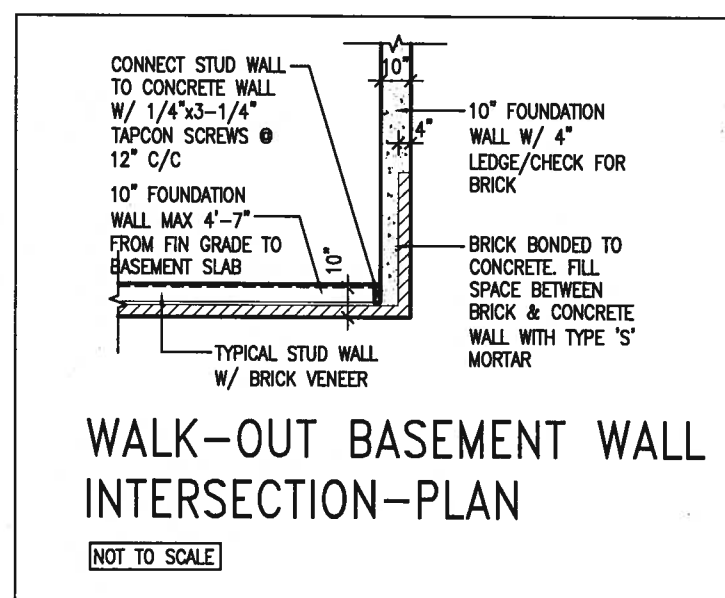
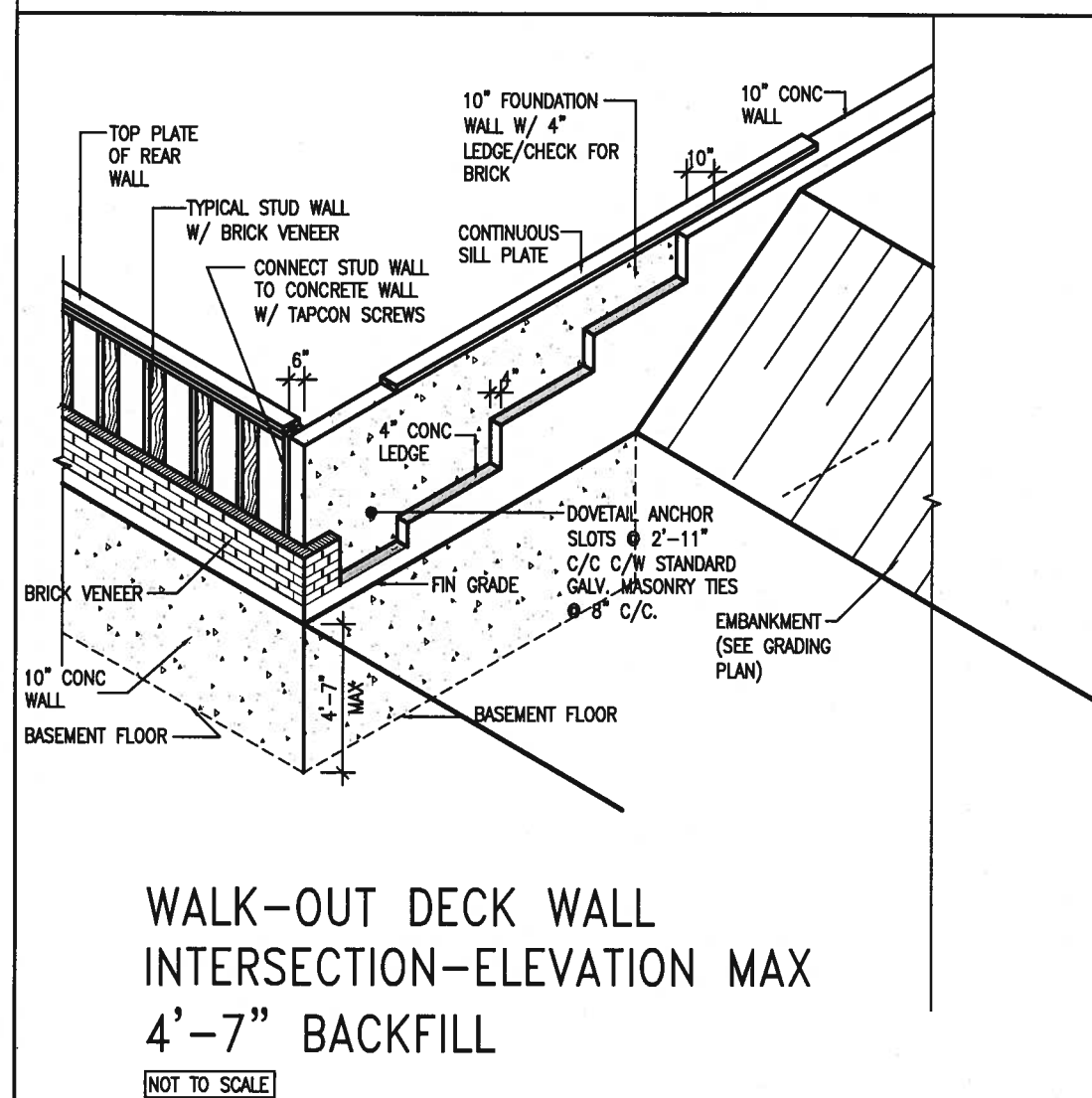
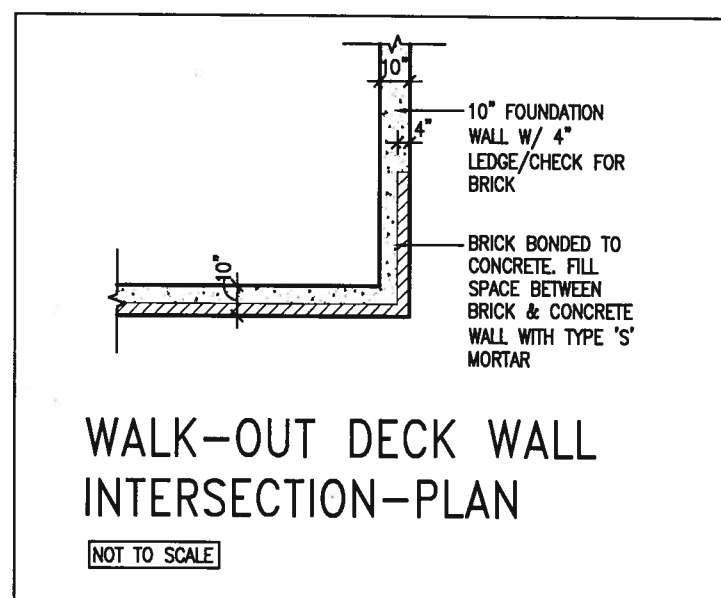
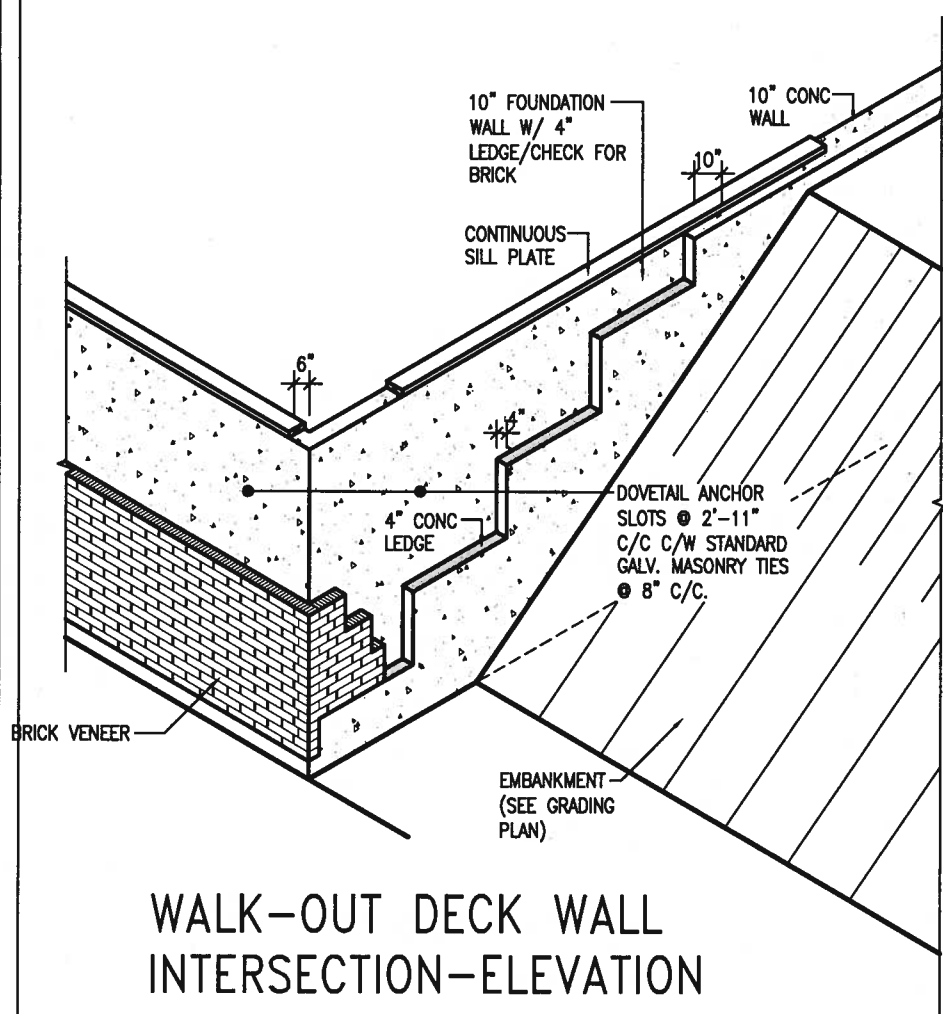
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**CN9**

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MAY 2016

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scale  
5" = 1'-0"

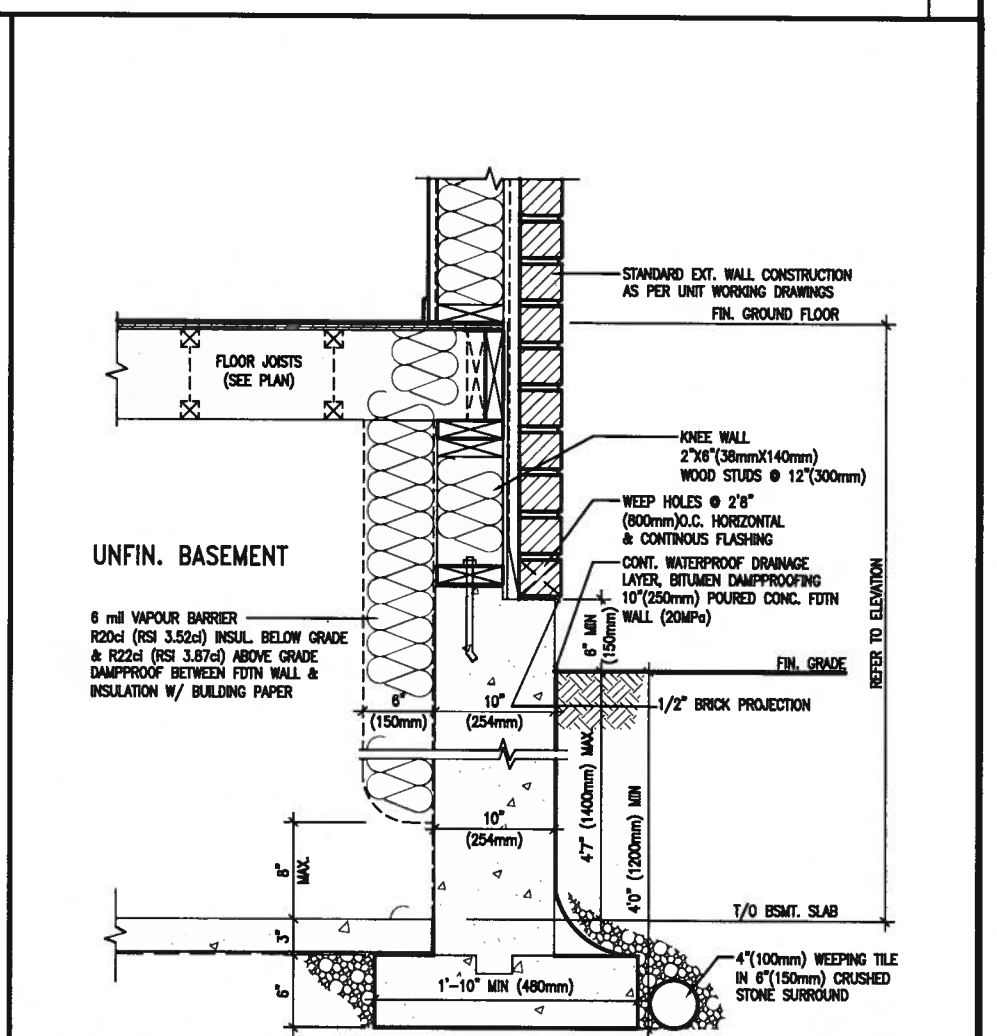
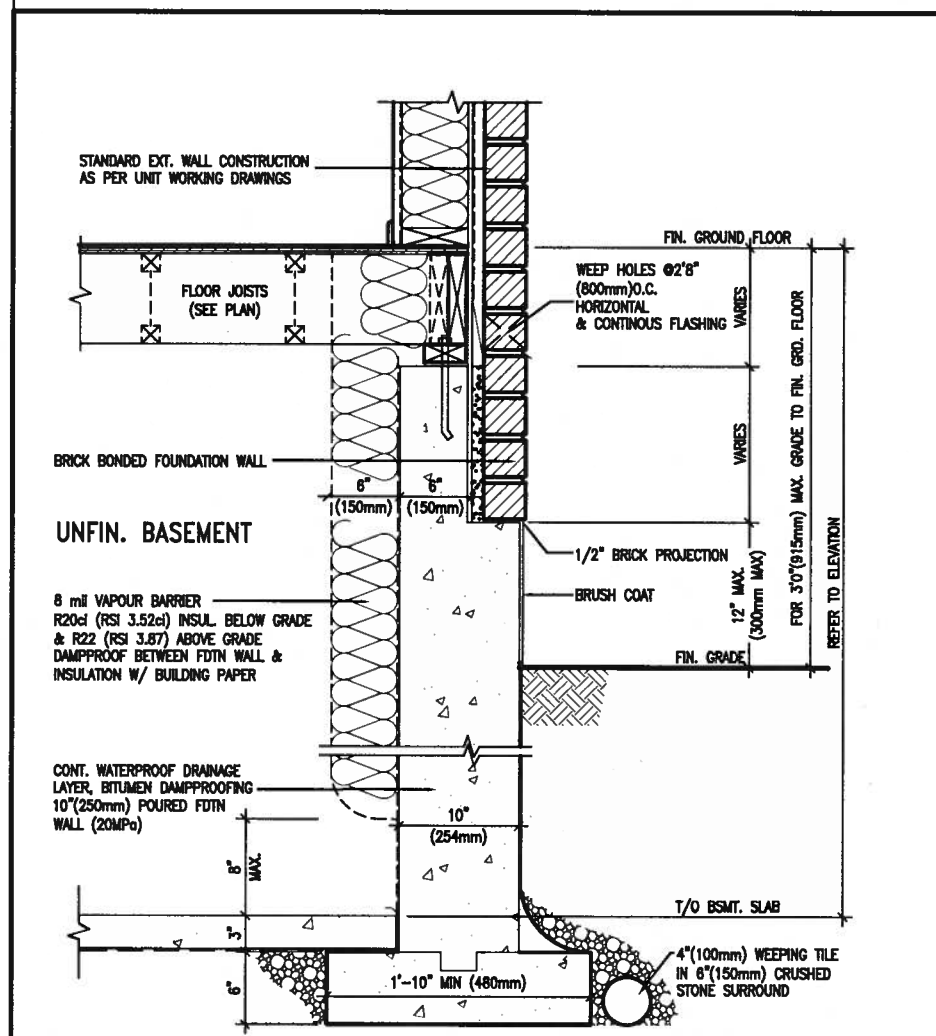
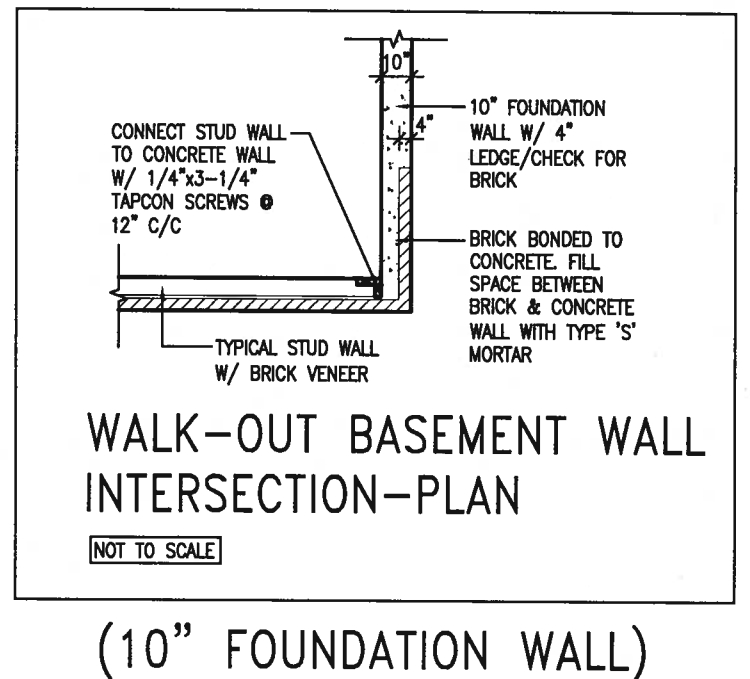
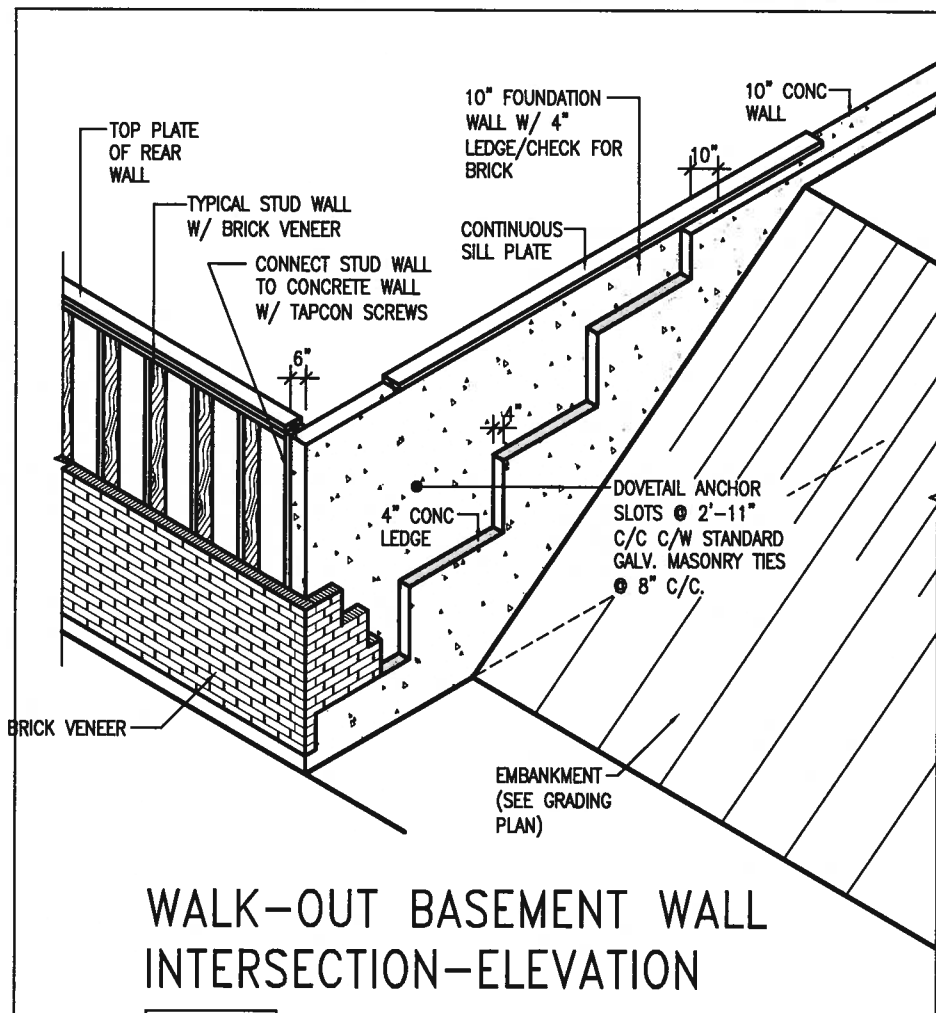
### CONSTRUCTION NOTES

drawing no.

13049-CN-A1

**CN10**

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REGISTERED PROFESSIONAL ENGINEER  
A. T. Quail  
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.
8				qualification information
7				Wellington Jno-Baptiste 25591
6				name registration information BCN
5				VAS Design Inc. 42658
4				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
3				
2				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

**VAS3 DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vas3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL, ON.
date	MAY 2016	project no.	13049
drawn by	RC	checked by	scale
			3/16" = 1'-0"
CONSTRUCTION NOTES		drawing no.	
13049-CN-A1		CN11	
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