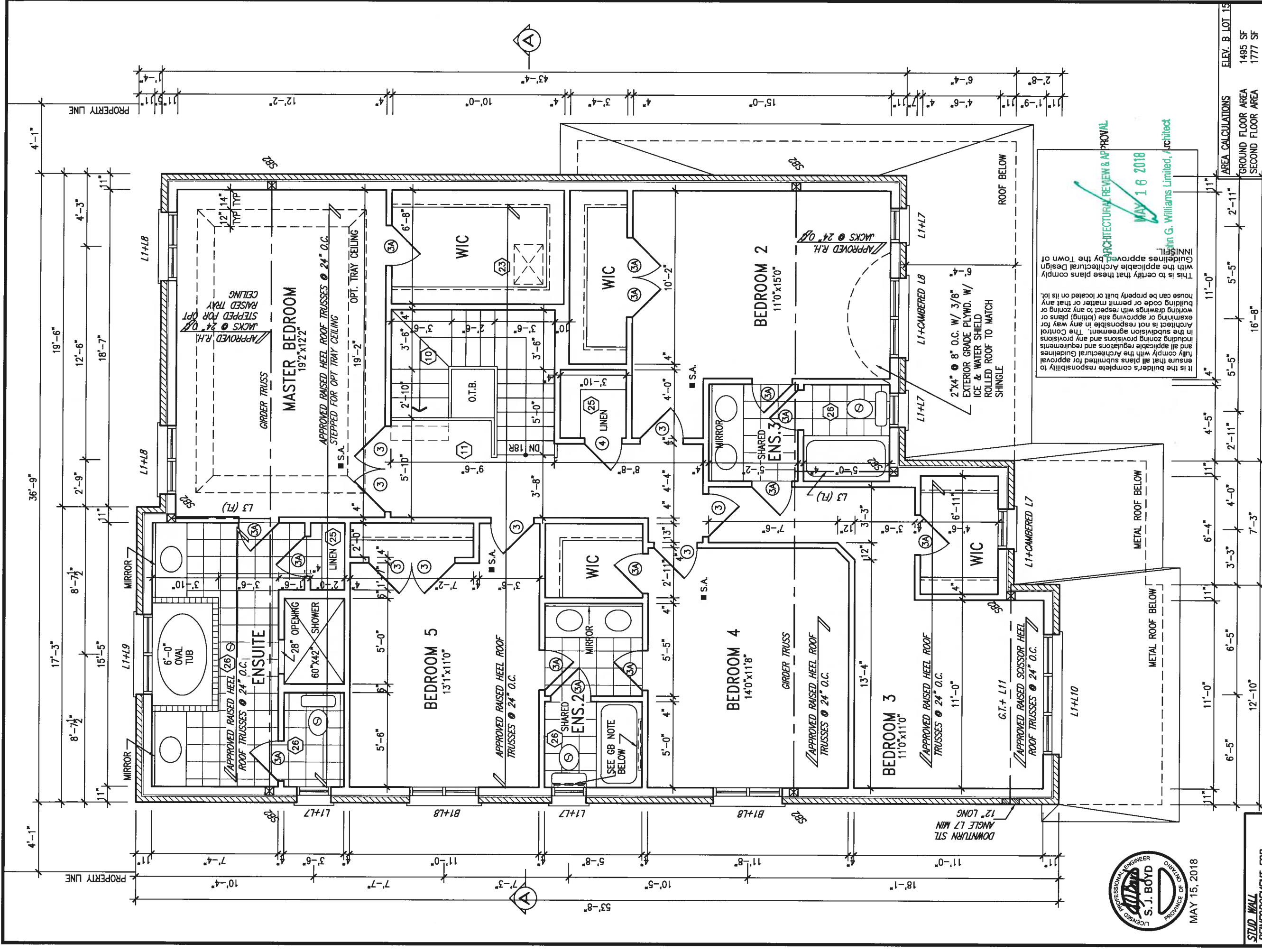




STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM. REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC 9.5.2.3. 3.8.3.8.(3)(c), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.

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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines including zoning provisions and requirements and all applicable regulations and requirements in the subdivision agreement. The Architect is not responsible in any way for working drawings with respect to any zoning or examining or approving the (posting) plans 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.

ARCHITECTURAL REVIEW & APPROVAL
MAY 16 2018
John G. Williams Limited, Architect

AREA CALCULATIONS		ELEV. B LOT 15
GROUND FLOOR AREA	1495 SF	
SECOND FLOOR AREA	1777 SF	
SUBTOTAL	3272 SF	
DEDUCT ALL OPEN AREAS	6 SF	
TOTAL NET AREA	3266 SF (303.42 m ²)	
FINISHED BSMT AREA	0 SF	
COVERAGE W/OUT PORCH	1940 SF (180.23 m ²)	
COVERAGE W/ PORCH	2073 SF (192.59 m ²)	

VAB DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2L 1R4
t 416.630.2255 f 416.630.4782
vabdesign.com

BAYVIEW WELLINGTON

S45-3 LOT 15
HUMMINGBIRD 3

project name: **ALCONA**
municipality: **INNISFIL, ONTARIO**
project no.: **13049**

date: **NOV. 2015**
drawn by: **RC**
checked by: **3/16" = 1'-0"**
scale: **3/16" = 1'-0"**
drawing no.: **13049-S45-3 LOT 15**

second floor plan 'A'

6	REVISED AS PER ENG COMMENTS	MAY 15-18 RC	25591	BCN
5	REVISED FOR LOT 15	MAR 02-18 JP		
4	REVISED AS PER ENG COMMENTS	AUG 08-17 RC		
3	REVISED TO 10" FOUNDATION WALLS	DEC 20-16 AJE		
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SD		
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC		

no. description

date

by

signature

Wellington Jno-Baptiste

25591

BCN

42658

VA3 Design, Inc.

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

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S45-3 ELEVATION B LOT 15	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	822 S.F.	177.889 S.F.	21.64 %
LEFT SIDE	1165 S.F.	106.667 S.F.	9.16 %
RIGHT SIDE	1172 S.F.	12.833 S.F.	1.09 %
REAR	766 S.F.	202.889 S.F.	26.49 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3925.00 S.F.	500.28 S.F.	12.75 %
TOTAL SQ. M.	364.64 S.M.	46.48 S.M.	12.75 %



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ARCHITECTURAL REVIEW & APPROVAL

MAY 16 2018

John G. Williams Limited, Architect

BAYVIEW WELLINGTON

S45-3 LOT 15
HUMMINGBIRD 3

project name	ALCONA
municipality	INNISFIL, ONTARIO
project no.	13049

date NOV. 2015 FRONT ELEVATION B drawing no. 4

RC	quant by	checked by	score	file name
			3/16" = 1'-0"	13049-S45-3 LOT 15
RICHARD	H:\ARCHIVE\WORKING\2013\13049 BW UNITS\45\13049-S45-3 LOT 15.dwg			Tue - May 15 2018 - 2:37 PM

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DESIGN 55 Consumers Rd Suite 120
Toronto, ON M2J 1R4

TORONTO ON M2J 1K4
416.630.2255 f 416.630.4782
va3design.com

specifications, related documents and data

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 25591

name
registration information
WA3 Design Inc.

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions and specifications are indicated on drawings.

Drawings are not to be scaled.

All done

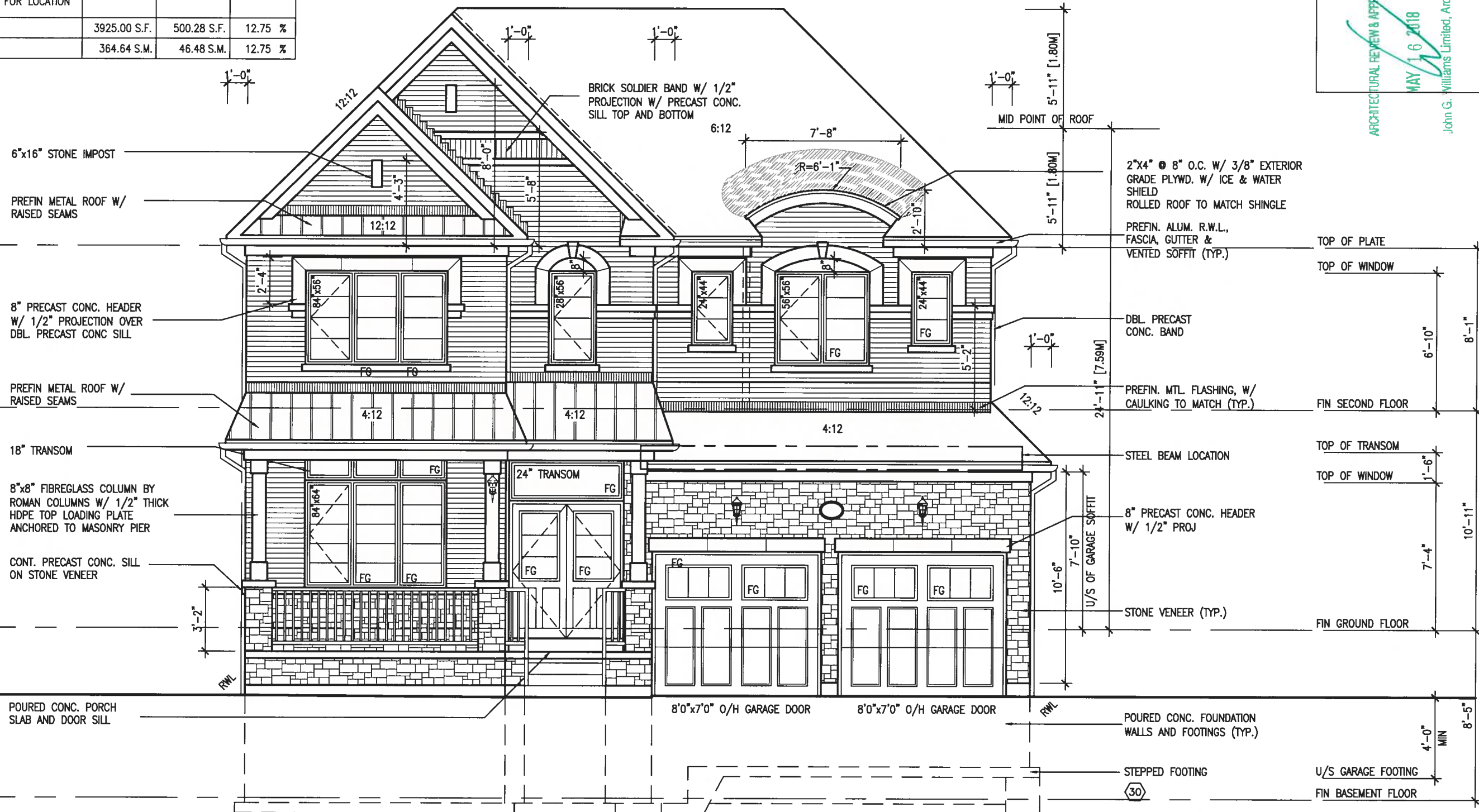
[illegible]

6	REVISED AS PER ENG COMMENTS	MAY 15-18 RC	
7	REVISED FOR LATE		

5	REVISED FOR LOI 15	MAR 02-18	P
4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC
3	REVISED TO 10 th FOUNDATION WALL	DEC 02-10	AE

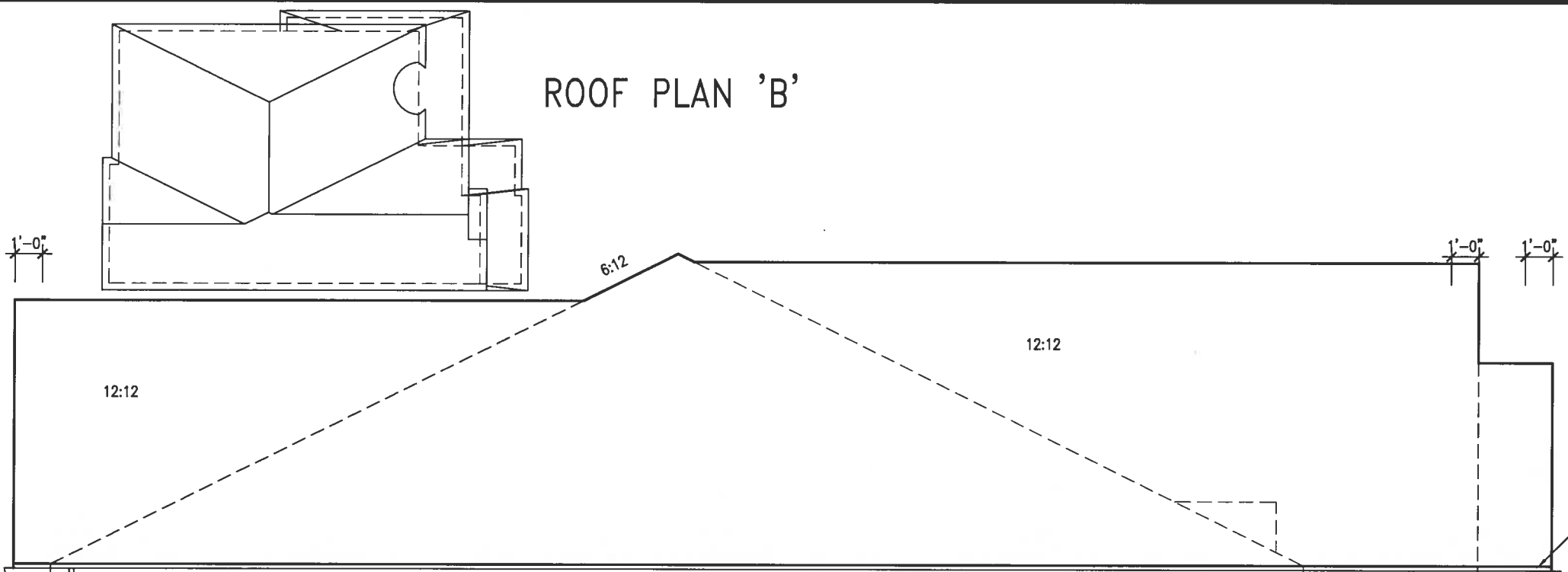
3	REVISED TO 10' FOUNDATION WALLS	DEC 20-16	AE
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW	JUN 2-16	SB

ISSUED FOR CLIENT REVIEW		date	by
no.	description		



FRONT ELEVATION 'B'

ROOF PLAN 'B'



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ARCHITECTURAL REVIEW & APPROVAL
MAY 16 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON		S45-3 LOT 15		HUMMINGBIRD 3	
project name	ALCONA	municipality	INNISFIL, ONTARIO	project no.	13049
date	NOV. 2015	checked by	RC	drawn by	RC
scale	3/16" = 1'-0"	file name	13049-S45-3 LOT 15	drawing no.	5
13049-S45-3 LOT 15.dwg - Tue - May 15 2018 - 2:37 PM					



WALL AREA	1165.01 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	81.55 SQ. FT.
OPENING PROVIDED	69.24 SQ. FT.
	(GLASS AREA FROM CATALOGUE)

LEFT SIDE ELEVATION 'B'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

VA3 DESIGN		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	
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.		Wellington Jno-Baptiste 25591 RCN	
qualification information		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.		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.	
no.	description	date	by
6	REVISED AS PER ENG COMMENTS	MAY 15-18 RC	
5	REVISED FOR LOT 15	MAR 02-18 TP	
4	REVISED AS PER ENG COMMENTS	AUG 08-17 RC	
3	REVISED TO 10" FOUNDATION WALLS	DEC 20-16 AJE	
2	REVISED INSULATION AT STAIRS	SEPT 19-16 SB	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	



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)

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ARCHITECTURAL REVIEW & APPROVAL

MAY 16 2018

John G. Williams Limited, Architect

BAYVIEW WELLINGTON
S45-3 LOT 15
HUMMINGBIRD 3

project name
ALCONA
project no.
13049

date
NOV. 2015
checked by
RC
drawing no.
6

scale
3/16" = 1'-0"
file name
13049-S45-3 LOT 15

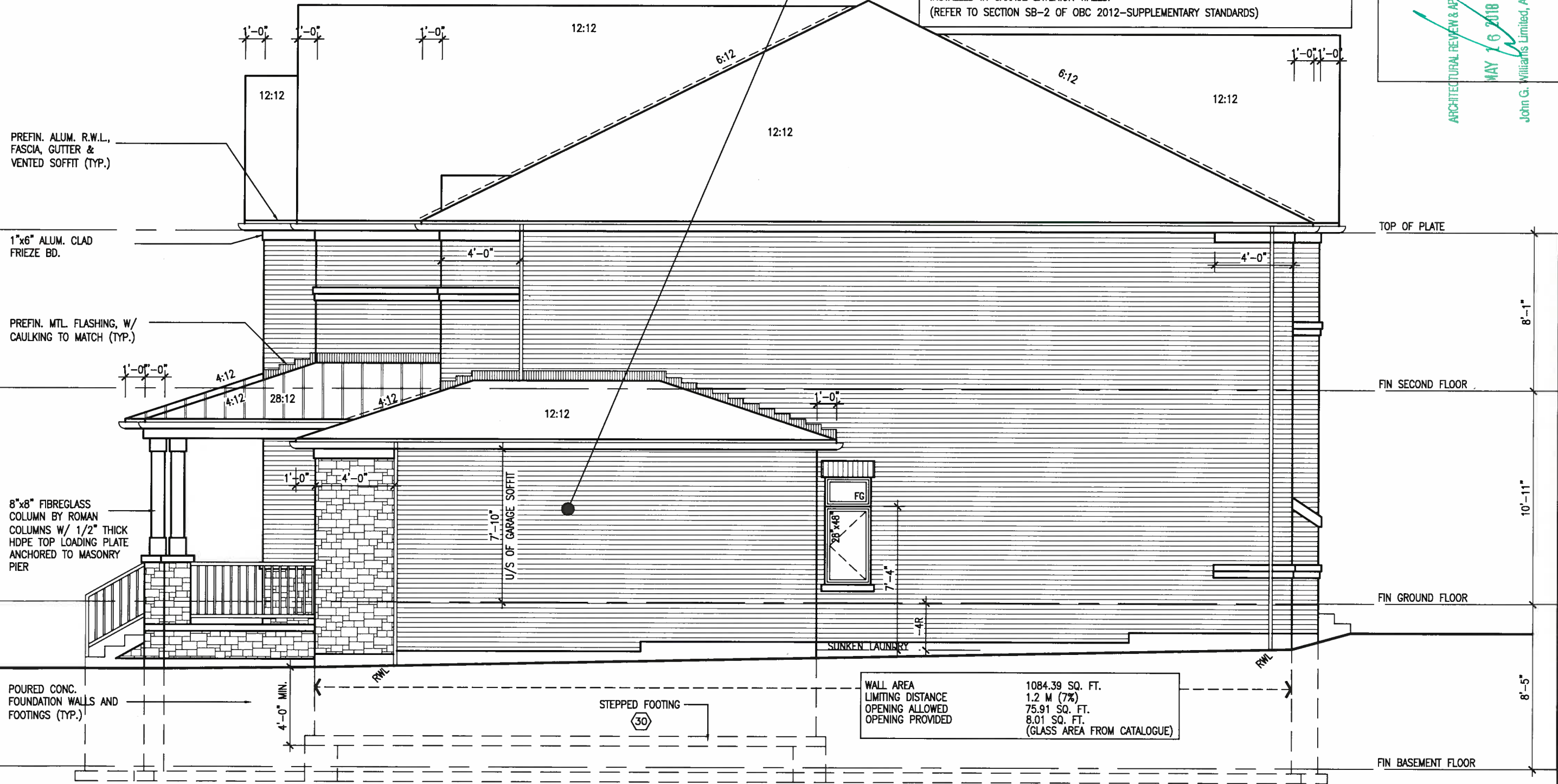
RECHARGE - H:\ARCHIVE\WORKING\2013\13049-S45-3 LOT 15.dwg - Tue - May 15 2018 - 2:37 PM

VA3
DESIGN

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

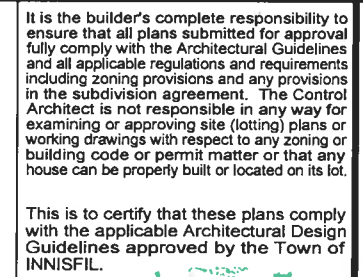
This design has been reviewed and taken responsibility for this design and has the qualifications and the requirements set out in the Ontario Building Code to be a Designer.
qualification information
name
Wellington Jno-Baptiste
registration information
VA3 Design Inc.
signature
25591
BCR
42658
Contractor 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.

no.	description	date	by
9	REVISED AS PER ENG COMMENTS	MAY 15-18 RC	
8	REVISED FOR LOT 15	MAR 02-18 TP	
7	REVISED AS PER ENG COMMENTS	AUG 08-17 RC	
6	REVISED TO 10' FOUNDATION WALLS	DEC 20-16 A/E	
5	REVISED INSULATION AT STAIRS	SEPT 19-16 SB	
4	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	



RIGHT SIDE ELEVATION 'B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



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

ARCHITECTURAL REVIEW & APPROVAL
MAY 16 2018
John G. Williams Limited, Architect

project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049
BAYVIEW WELLINGTON		S45-3 LOT 15 HUMMINGBIRD 3
date NOV. 2015	checked by RC	scale 3/16" = 1'-0"
drawn by RICHARD - H:\ARCHIVE\WORKING\2015\13049.BW\UNITS\45\13049-S45-3 LOT 15.dwg - Tue - May 15 2018 - 2:37 PM		drawing no. 7
REAR ELEVATION 'B' UPGRADE		
file name 13049-S45-3 LOT 15		

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DESIGN
255 Consumers Rd Suite 1
Toronto ON M2J 1R4
416.630.2255 f 416.630.4
vad3design.com

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name William Jno-Baptiste 25591
 registration information signature BC3M
 VA3 Design Inc. 42658

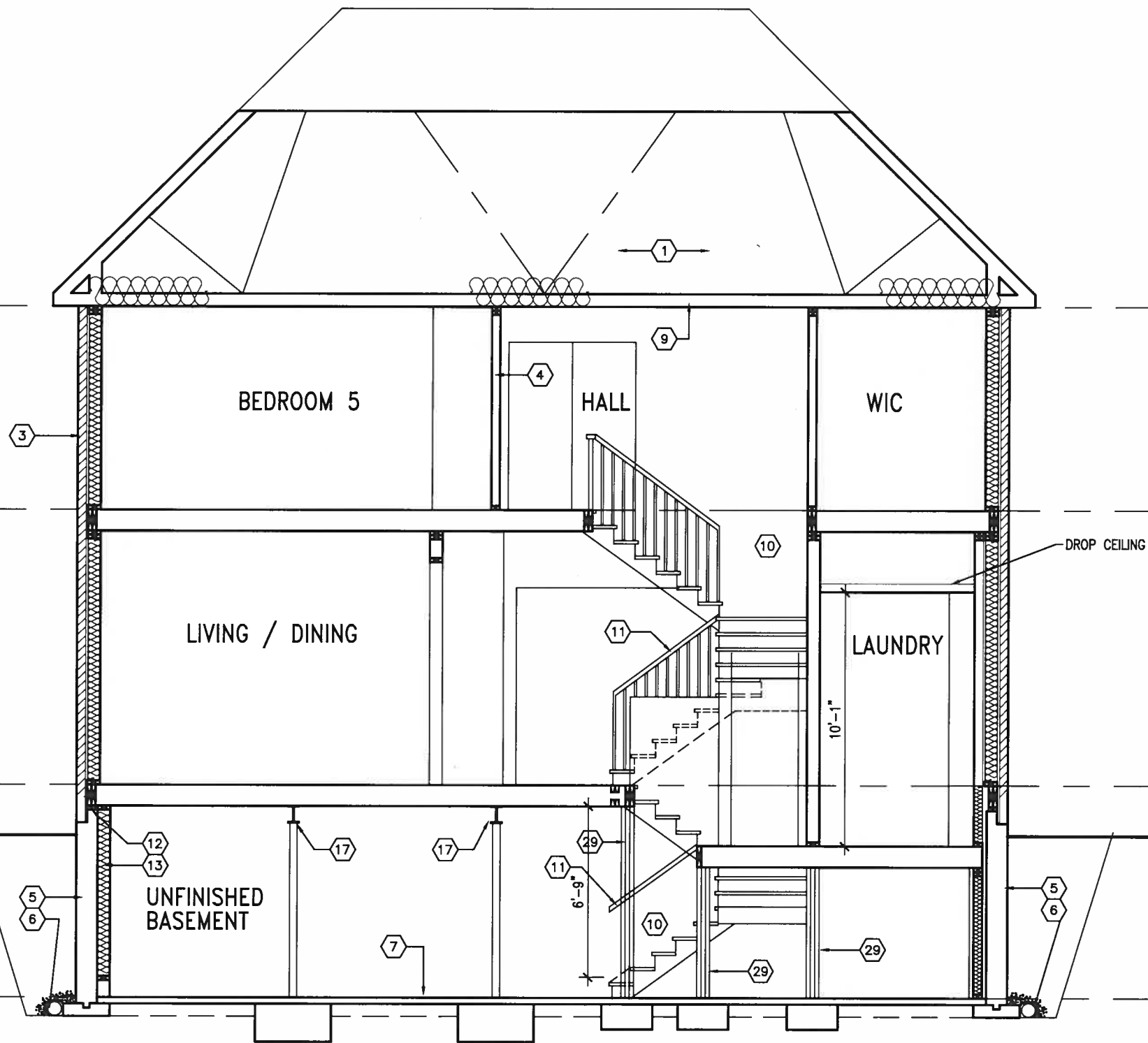
no.	description	date	by
7	.	.	.
6	REVISED AS PER ENG COMMENTS	MAY 15-18 RC	.
5	REVISED FOR LOT 15	MAR 02-18 TP	.
4	REVISED AS PER ENG COMMENTS	AUG 08-17 RC	.
3	REVISED TO 10' FOUNDATION WALLS	DEC 20-16 JAE	.
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	.
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	.

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REAR ELEVATION 'B' UPGRADE

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



SECTION 'A-A'

BAYVIEW WELLINGTON

S45-3 LOT 15
HUMMINGBIRD 3

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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qualification information
Wellington Jno-Baptiste 25591
name registration information BCN
VAS 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.

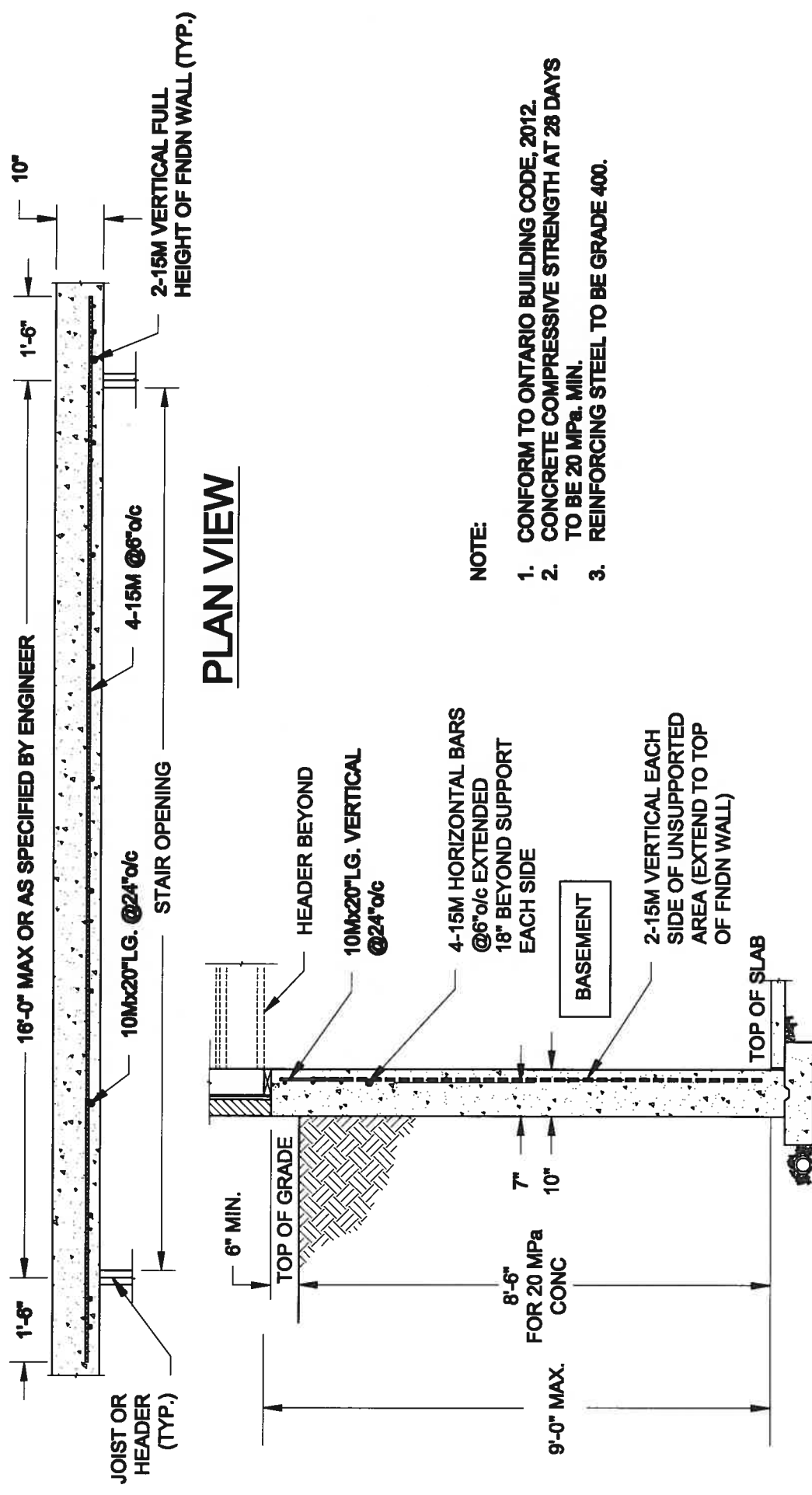
no.	description	date	by
6	REVISED AS PER ENG COMMENTS	MAY 15-18 RC	
5	REVISED FOR LOT 15	MAR 02-18 TP	
4	REVISED AS PER ENG COMMENTS	AUG 08-17 RC	
3	REVISED TO 10" FOUNDATION WALLS	DEC 20-16 AJE	
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	

project name
ALCONA
date
NOV. 2015
drawn by
RC

municipality
INNISFIL, ONTARIO
scale
3/16" = 1'-0"

checked by
RC
drawing no.
8

RICHARD - H:\ARCHIVE\WORKING\2013\13049-BW\UNITS\45\13049-S45-3 LOT 15.dwg - Tue - May 15 2018 - 2:37 PM
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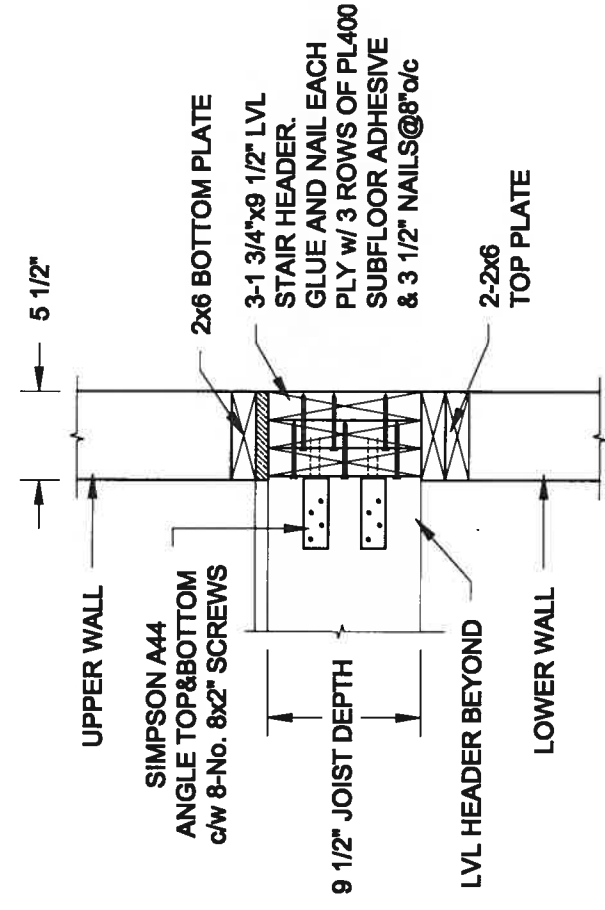
PLAN VIEW

NOTE:

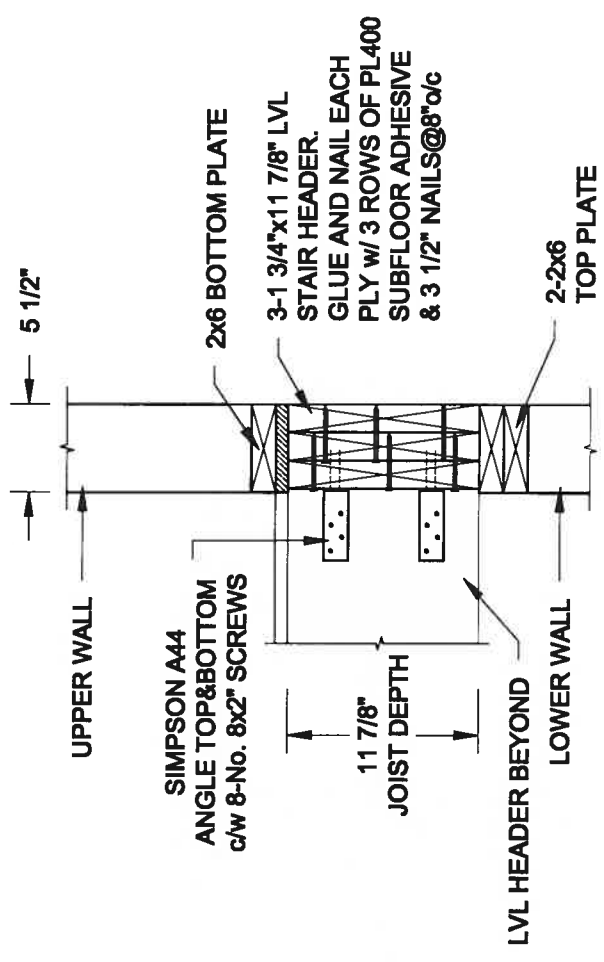
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



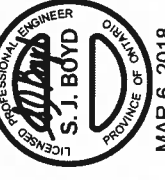
2 STAIR HEADER @ EXTERIOR WALL S1 SCALE: 1" = 1'-0"

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-863-8647
E: quaile.eng@rogers.com

Engineer's Seal:



Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

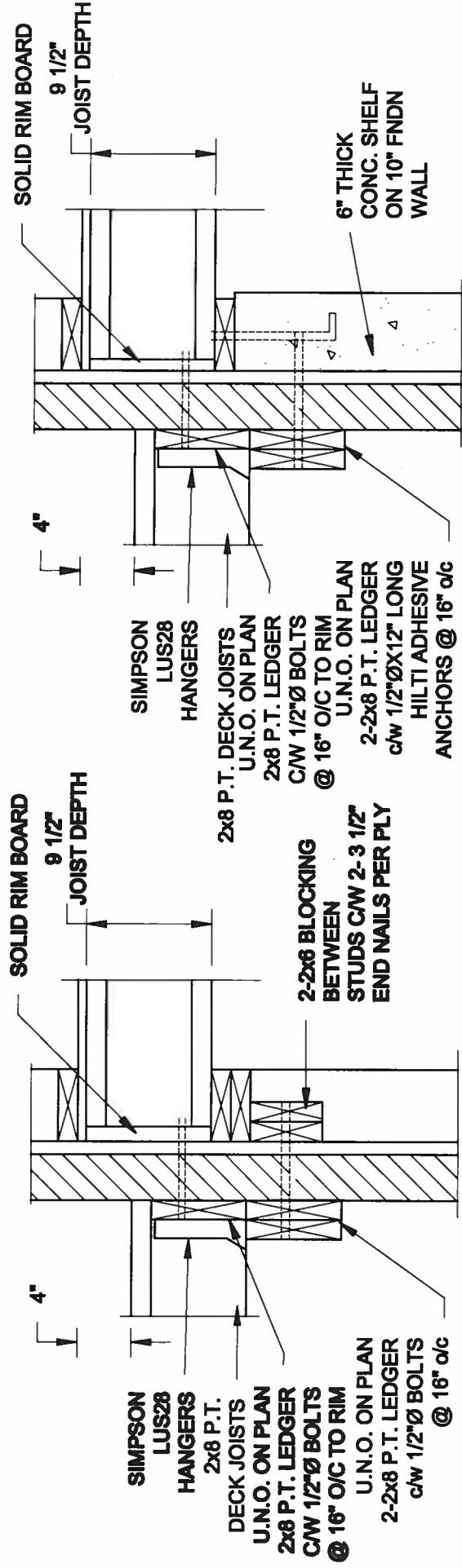
Project No.: 18-036 Drawing No.: S1

Scale: AS NOTED

Date: MAR-06-2018

Drawn: SC Checked: SJB

FOR 9 1/2" JOIST DEPTH



1A DECK FASTENING DETAIL

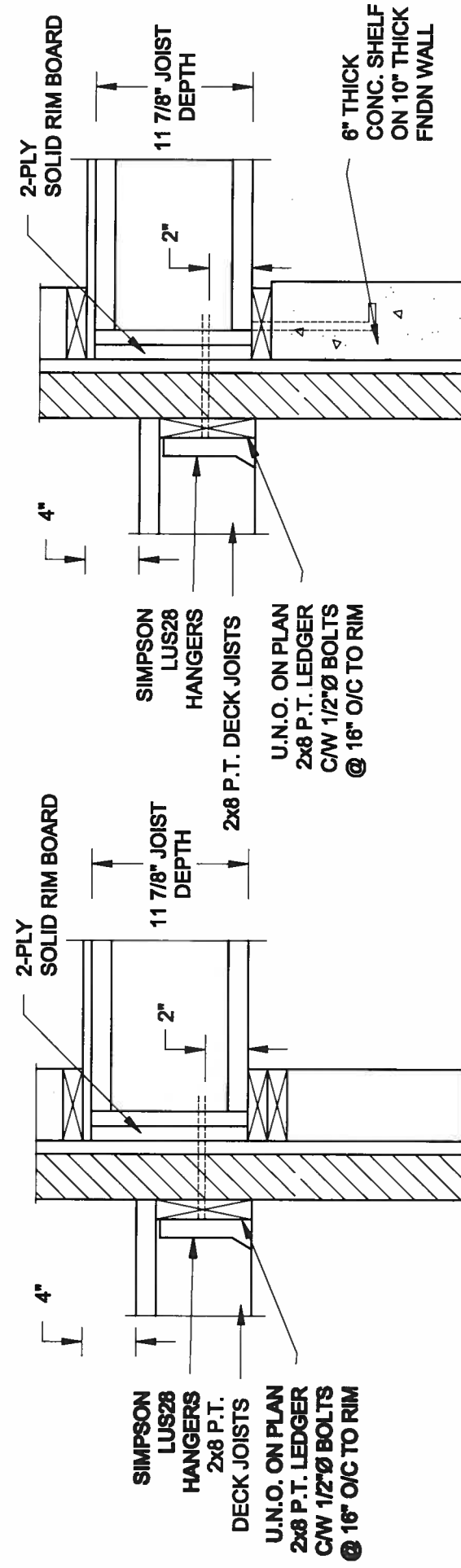
SCALE: 1" = 1'-0"

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.

1B DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



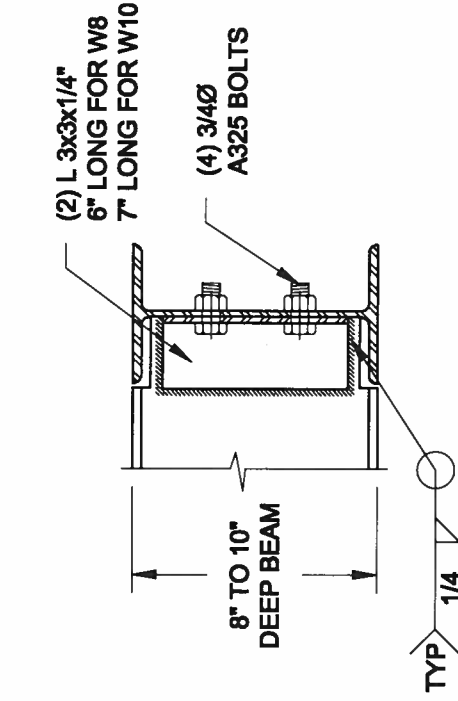
2A DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

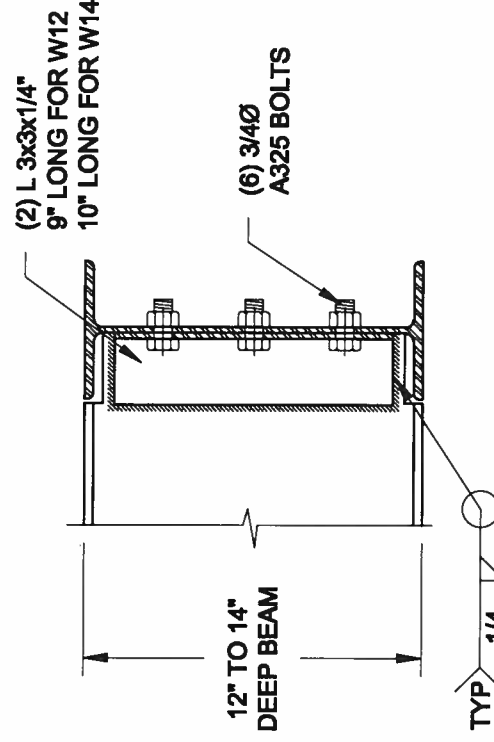
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL.
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 8" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL.
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

2B DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



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

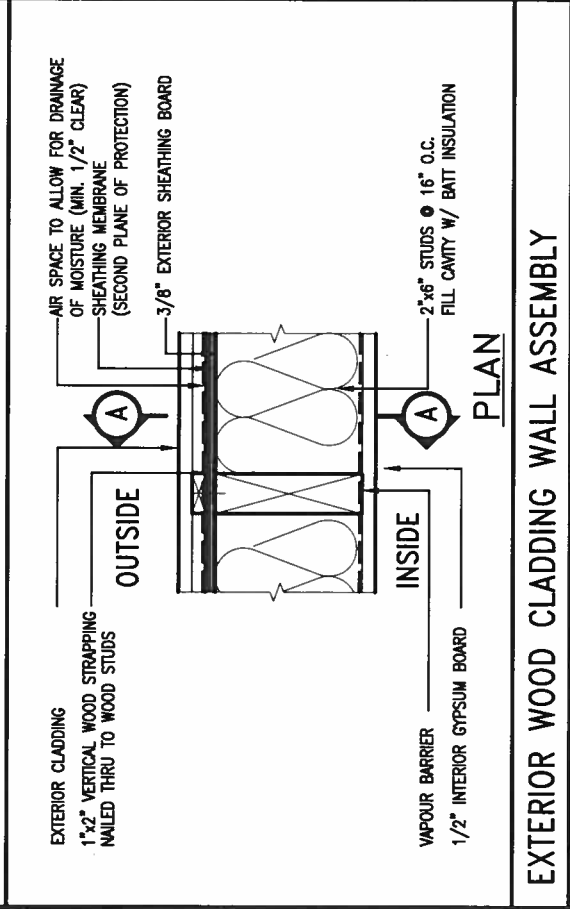
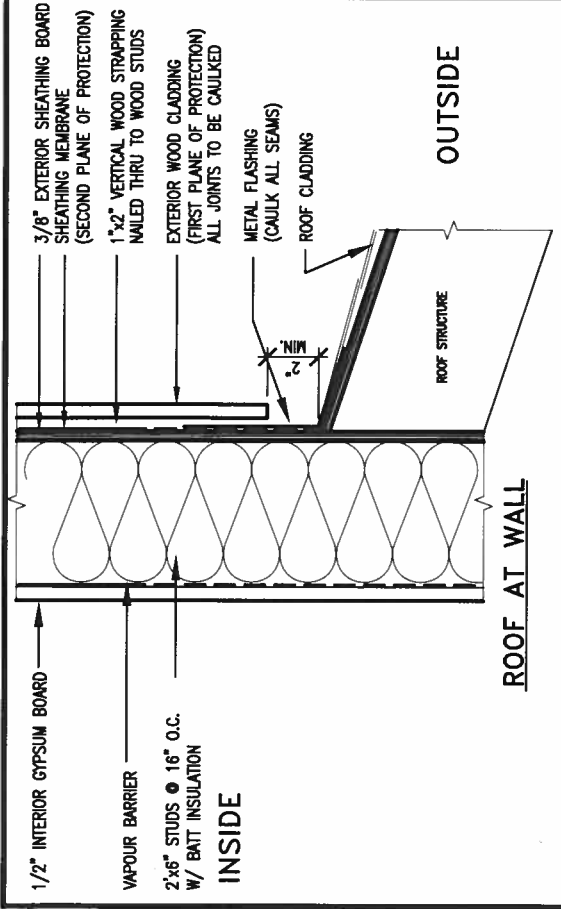


**NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX
AND W14x48 (W360x72) BEAM MAX.**

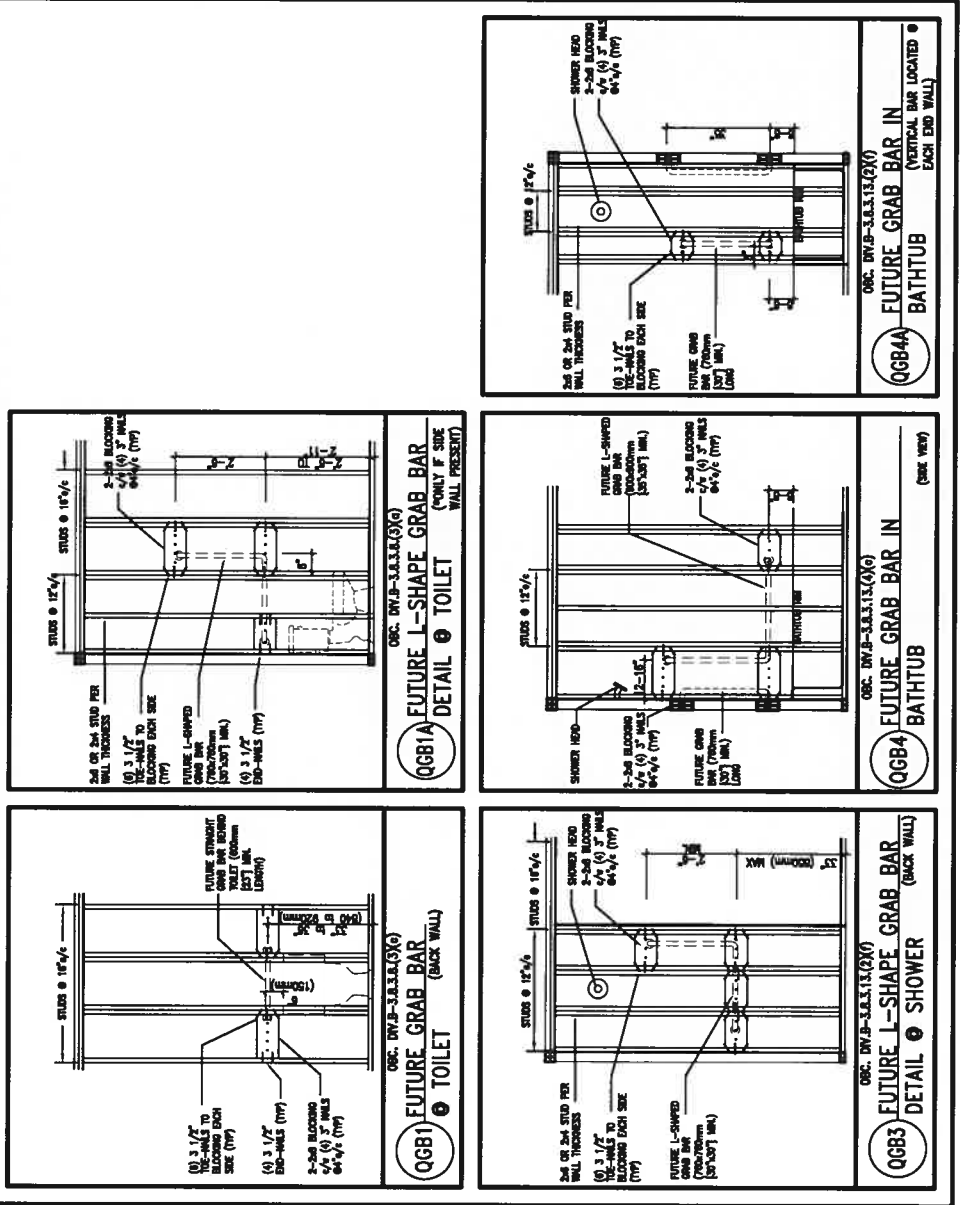
3 STEEL BEAM CONNECTION DETAIL

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

Scale: AS NOTED	Date: MAR-08-2016	Project: DAYVIEW WELLINGTON HOMES - ALCONA PROJECT INSCPTL, ONTARIO	
		Project No.: 18-086	
Engineer's Seal:  S. J. BOYD PROFESSIONAL ENGINEER LICENSED ONTARIO PROVINCE OF		Drawing No.: 92	
Drawn: SC		Checked: SJS	



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)(i). 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"

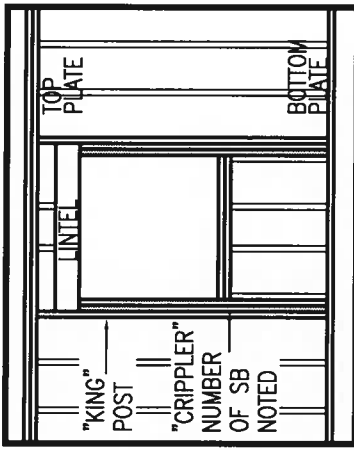
NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa, SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa, STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF.
5. 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



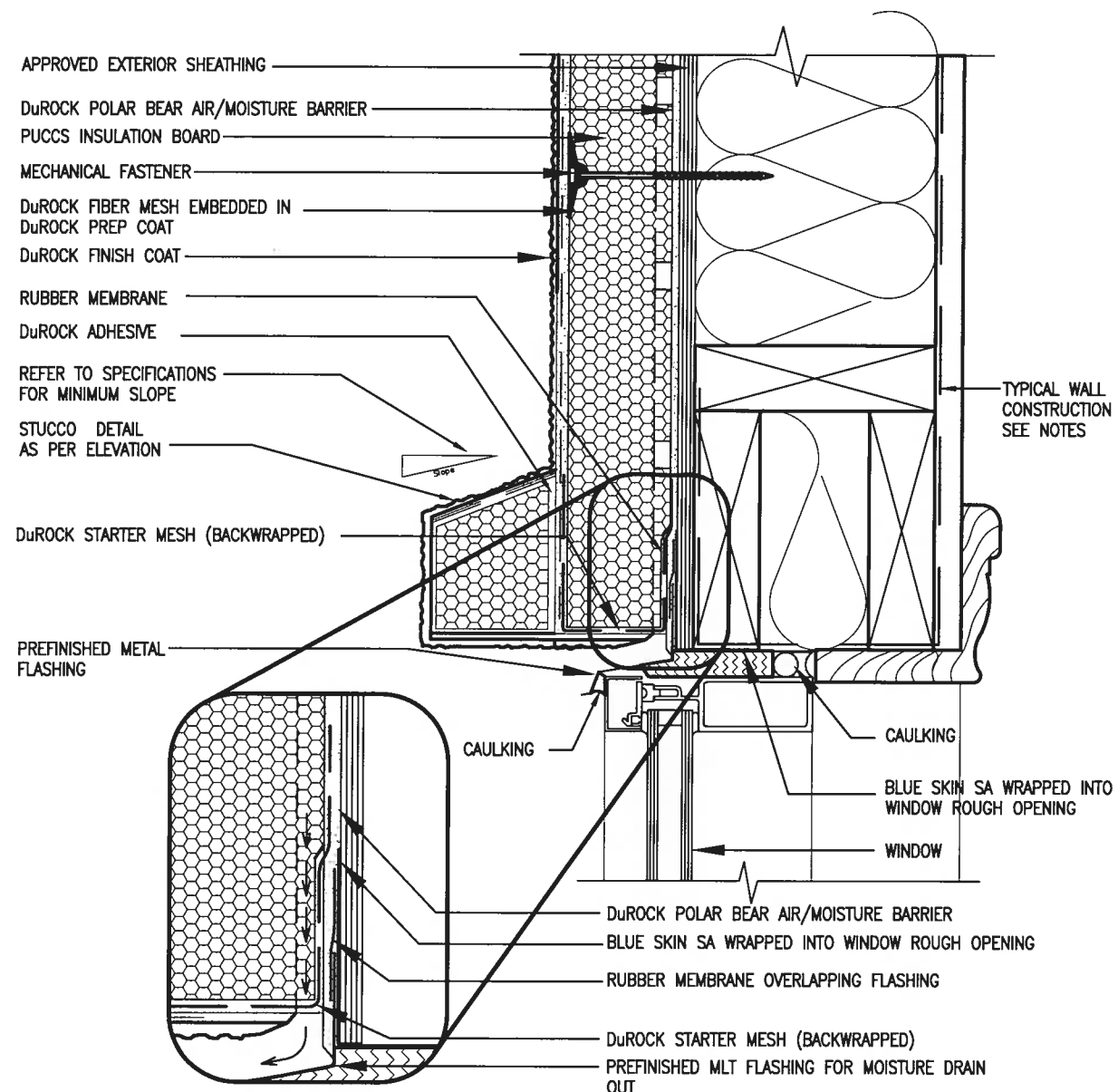
"CRIPPLE" DETAIL

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

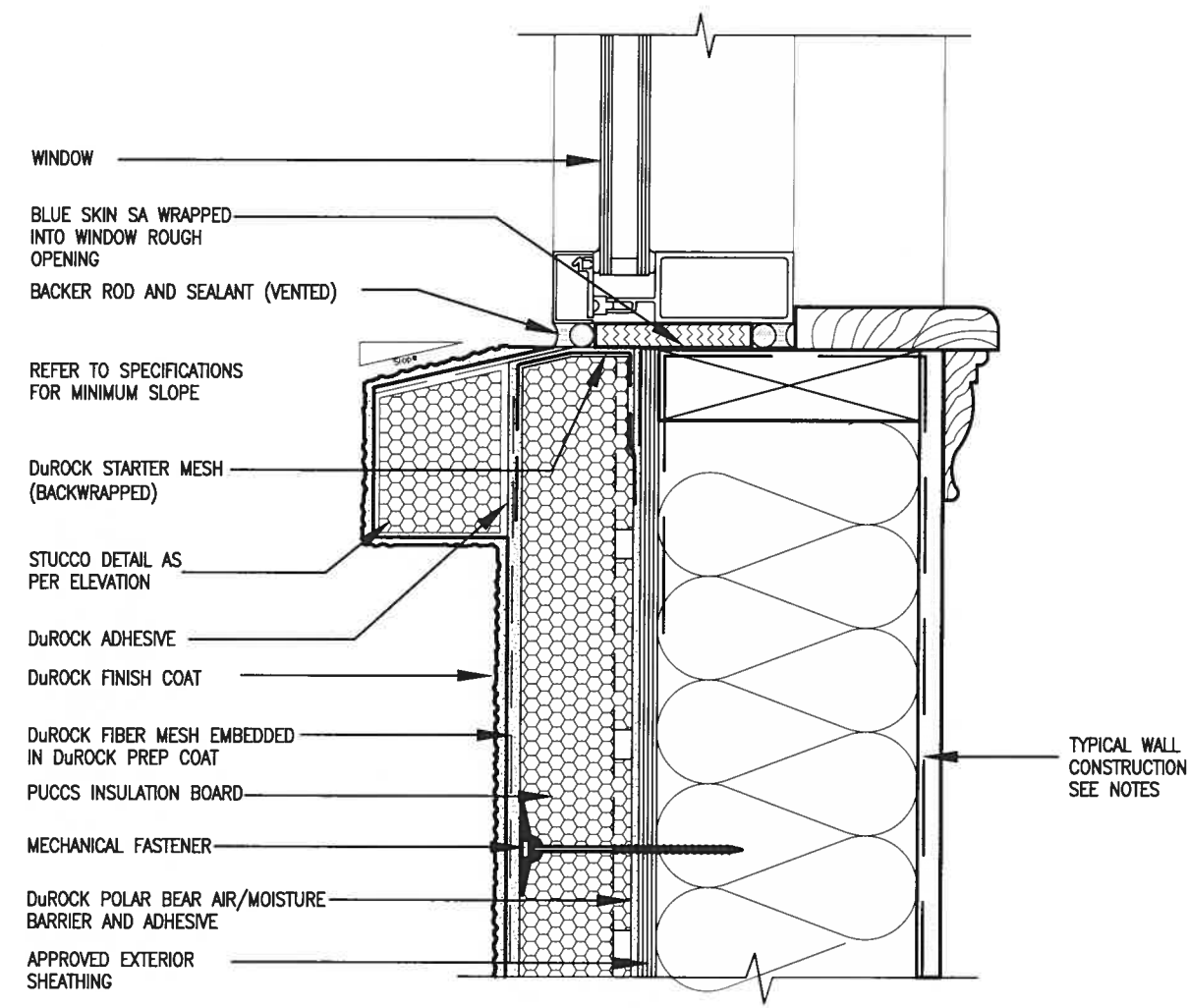
BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL ON.
project no.	13049	drawing no.	CN2
date	MAY 2016	checked by	scale 3/16" = 1'-0"
drawn by	RC	CONSTRUCTION NOTES	13049-CN-A1
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	date	by

This 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.
qualification information
Wellington Jno-Baptiste 25591
name registration information BDM
VAS 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 copied.



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

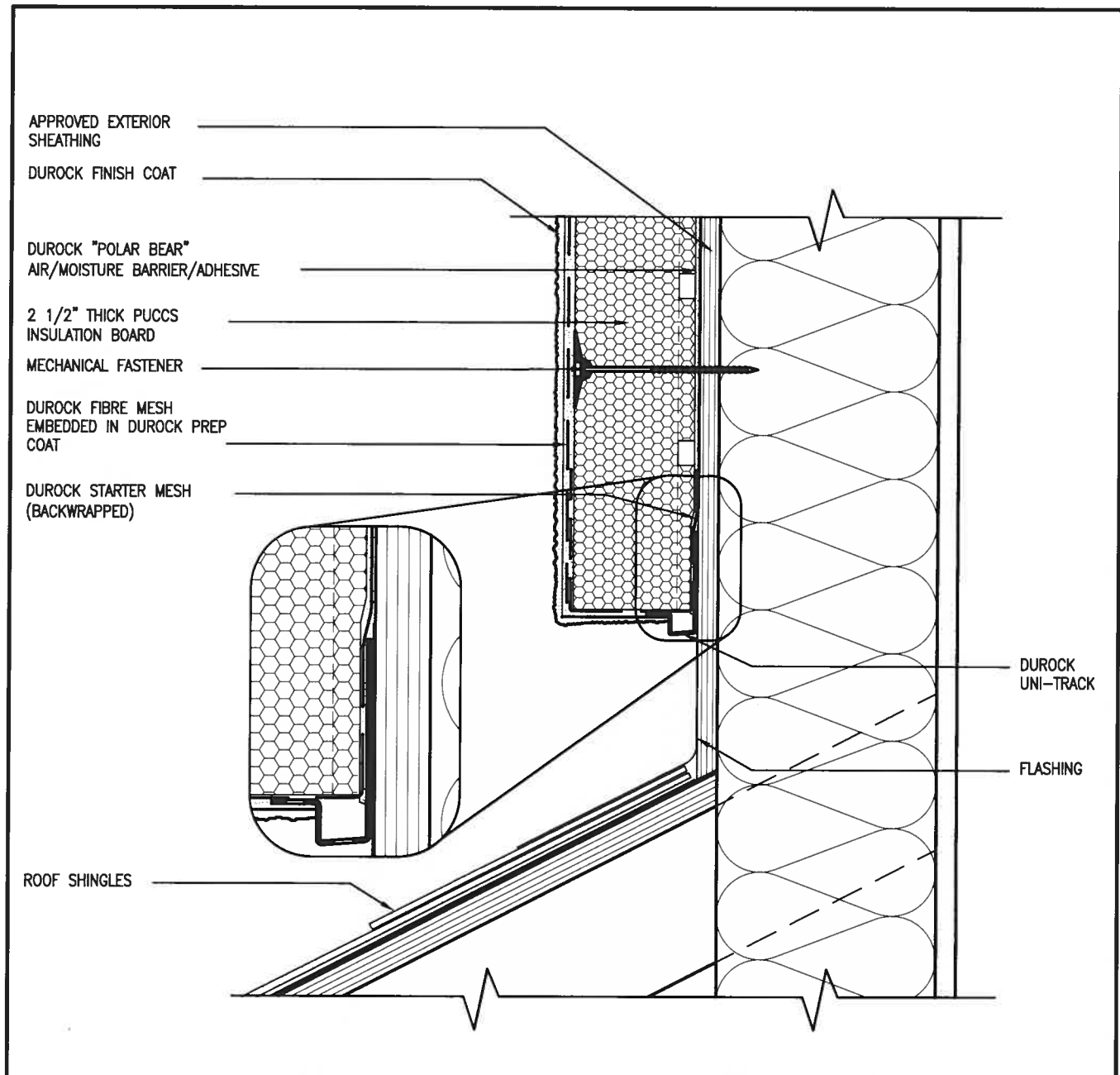


2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

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

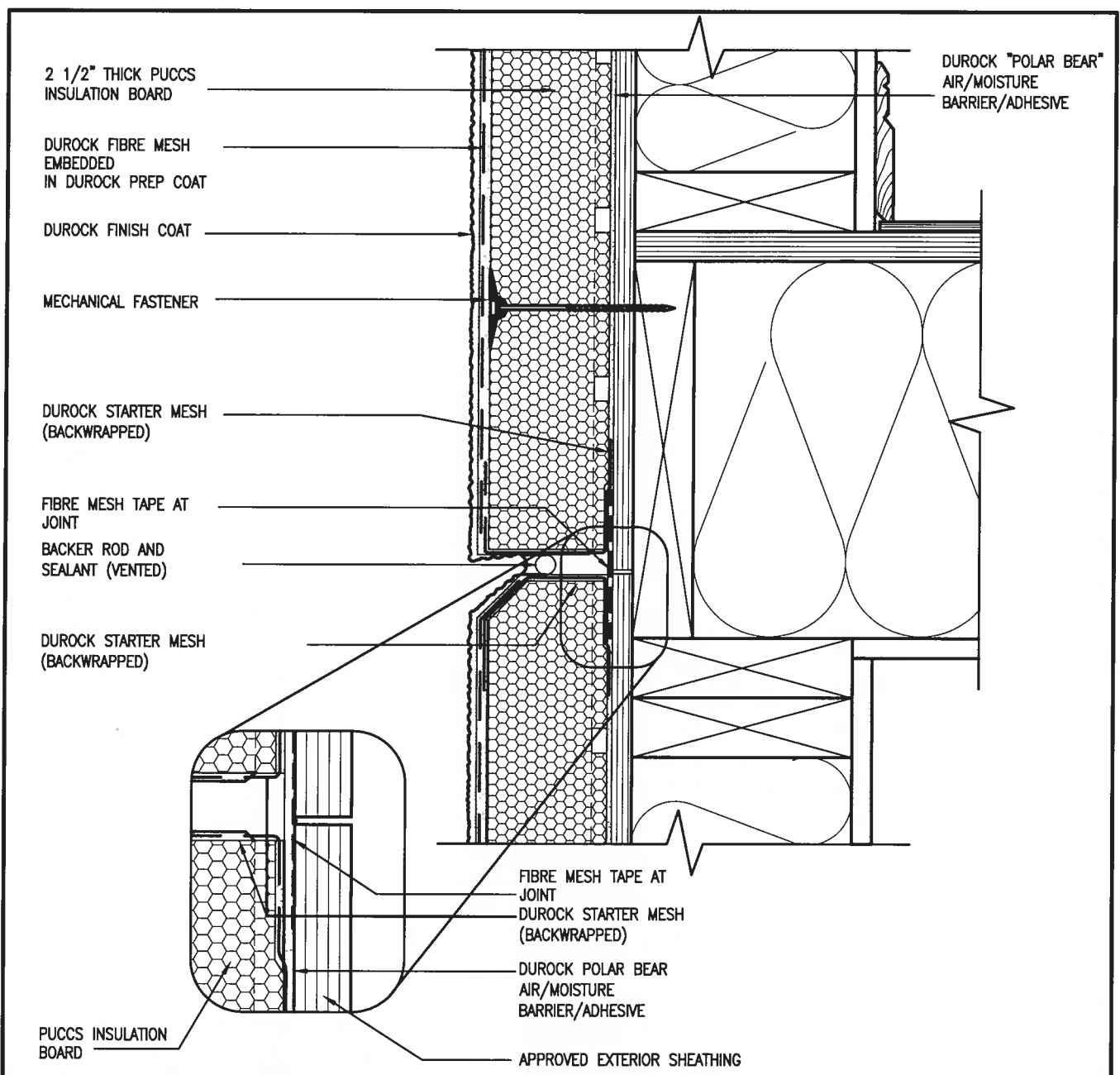


BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFIL ON.	project no. 13049	drawing no. CN3
date MAY 2016	checked by RC	CONSTRUCTION NOTES 13049-CN-A1 17-08-04	
DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.782 va3design.com			
The undersigned has reviewed and takes responsibility for this design and for the construction of the work in accordance with the requirements set out in the Ontario Building Code to be a Designer. qualified information Wellington Jno-Baptiste signature 25591 BCN 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.			
no.	description	date	by
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC



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

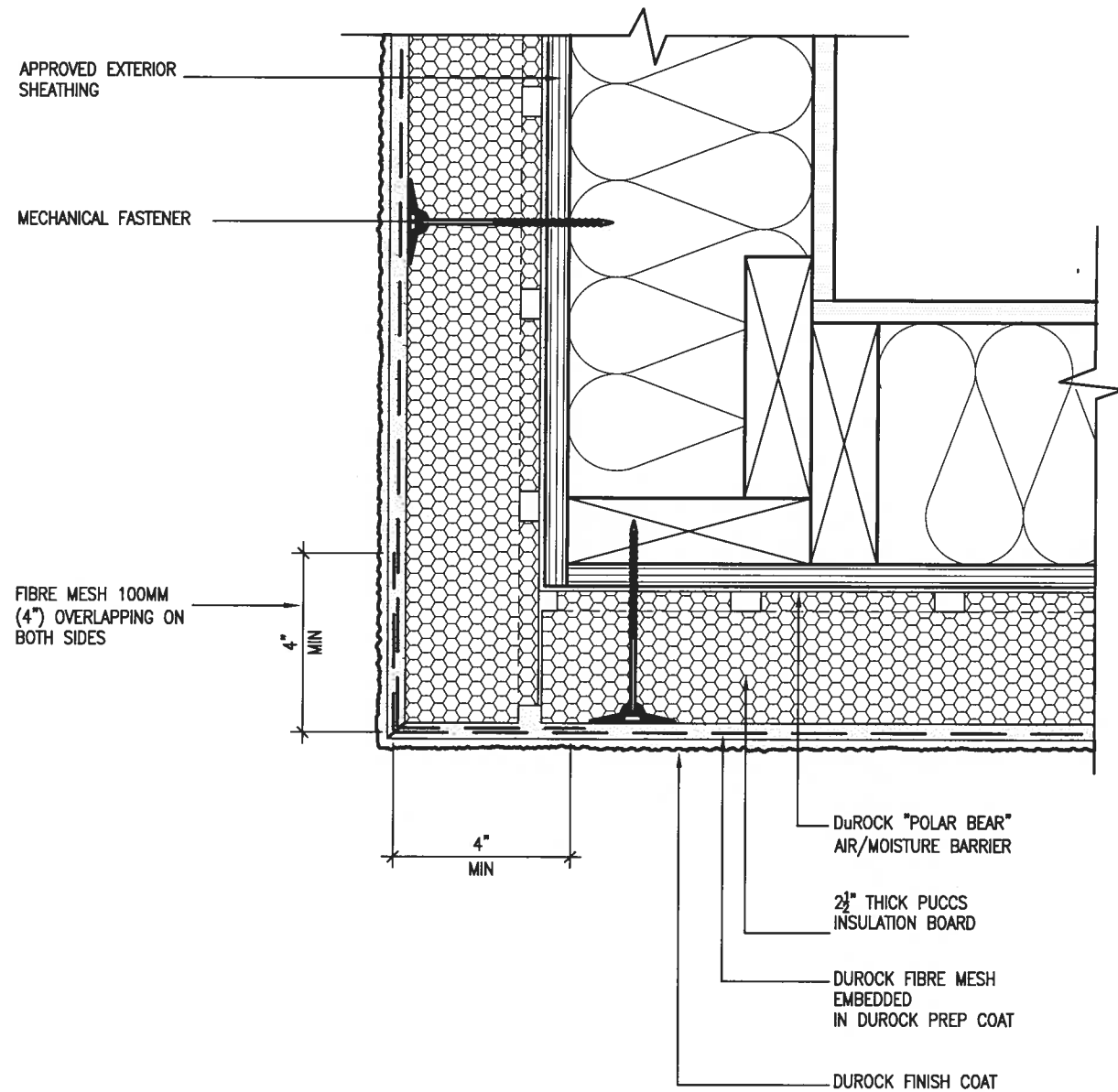
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
 DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



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

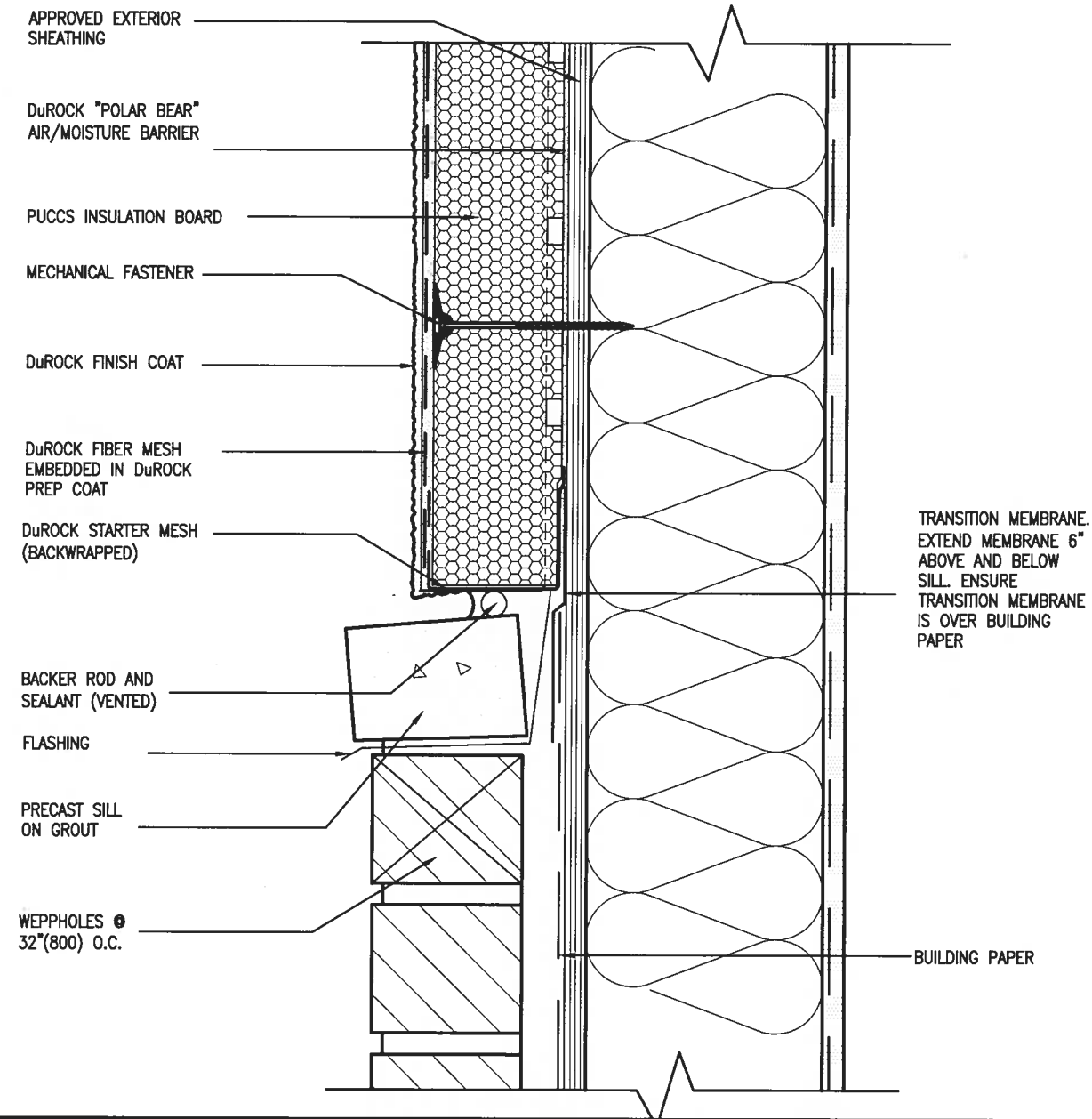
PROFESSIONAL ENGINEER
 A. T. Quail
 17-08-04
 PROVINCE OF ONTARIO
 STRUCTURAL

CONST NOTE BAYVIEW WELLINGTON		project no. 13049 drawing no. CN4
project name ALCONA municipality INNISFIL, ON. date MAY 2016 drawn by RC checked by scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13049-CN-A1 13049-CN-A1	
PROJECT - H:\ARCHIVE\WORKING\2013\3049.BW\UNITS\CN Notes\3049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM RICHARD - H:\ARCHIVE\WORKING\2013\3049.BW\UNITS\CN Notes\3049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM All drawings, specifications, related documents and design are the copyright property of V3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V3 DESIGN's written permission.		
V3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2L 1R4 t 416.630.2255 f 416.630.4782 v3design.com		
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. qualification information Wellington Jno-Baptiste 25591 BCN name registration information V3 Design Inc. 42658 signature	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. They must be returned at the completion of the work. Drawings are not to be scaled.	
9 8 7 6 5 4 3 2 1 ISSUE FOR CLIENT REVIEW no. description	date AUG 04-17 RC by	date by



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

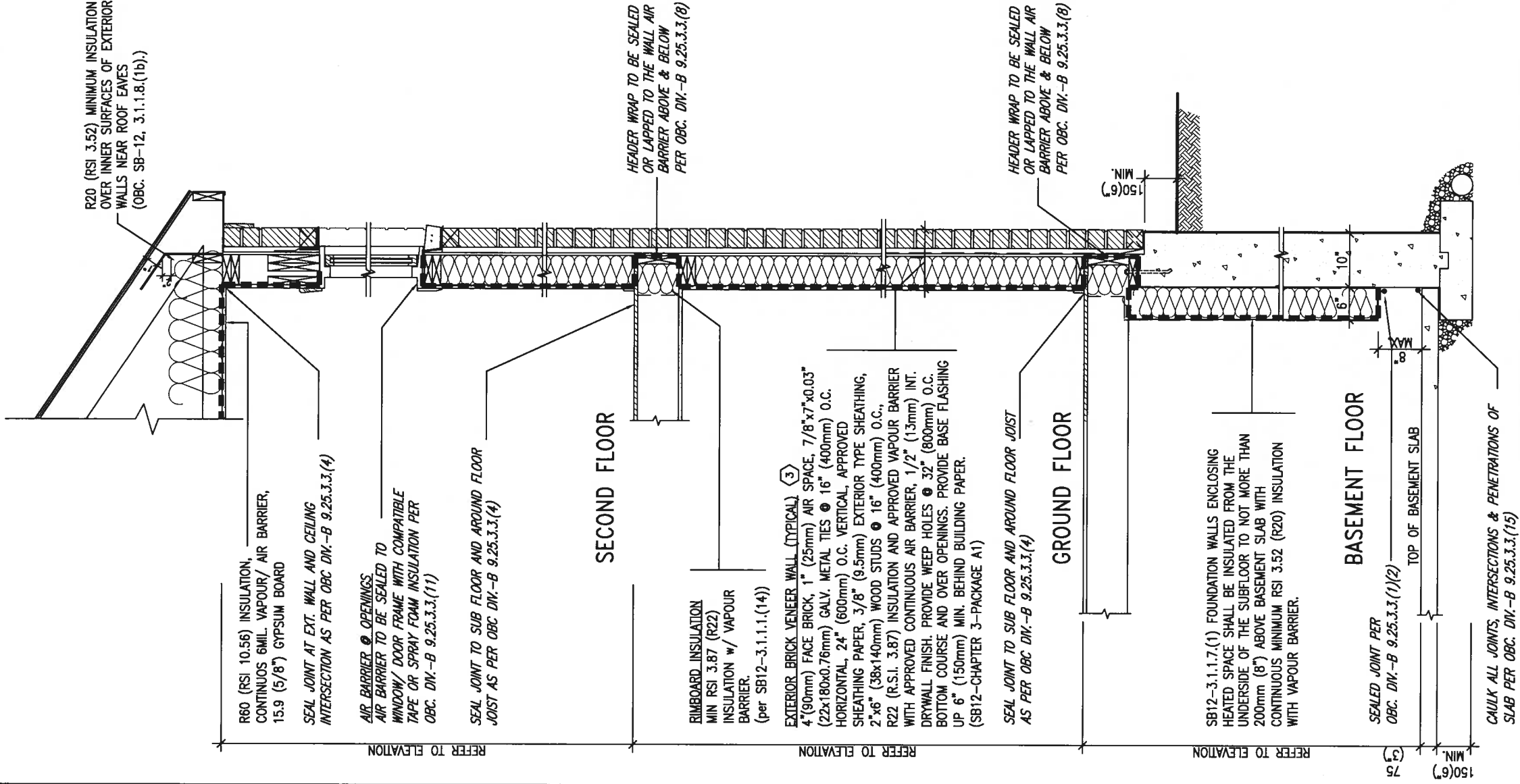


6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"



CONST NOTE		BAYVIEW WELLINGTON		INNISFIL, ON.		CONSTRUCTION NOTES	
project no.	13049	project name	ALCONA	city	MAY 2016	checked by	RC
drawing no.	CN5	scale	3/16" = 1'-0"	drawn by	RC	date	13049-CN-A1
1. ISSUE FOR CLIENT REVIEW 2. DATE: AUG 04-17 3. BY: RC 4. DESCRIPTION:							
5. WELLINGTON JRO-BAPTISTE 6. REGISTRATION INFORMATION 7. VA3 DESIGN INC. 8. 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 VA3 DESIGN. THEY ARE TO BE RETURNED TO VA3 DESIGN UPON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE REPRODUCED.							
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.							

SB12-COMPLIANCE PACKAGE 'A1'



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

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

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

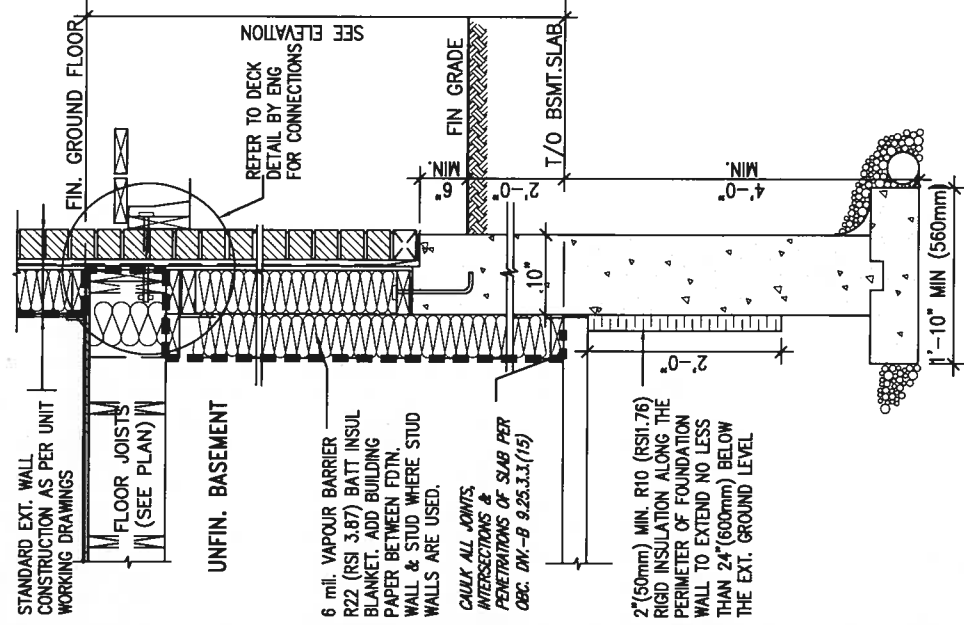
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL
SCALE: N.T.S.

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	R20 at inner face
Minimum RSI (R) value	(R60)	of exterior walls
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	
Minimum RSI (R) value	(R22)	6" R22 BATT
Basement Walls	3.52ci	OPTION TO USE
Minimum RSI (R) value	(R20ci)	R12+R10ci.
Edge of Below Grade Slab	1.76	RIGID INSUL
≤600mm below grade	(R10)	
Minimum RSI (R) value		
Windows & Sliding glass		
Doors	1.6	
Maximum U-value		
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 SB12-3.1.1.2 for information

ci- Denotes Continuous Insulation without framing interruption.

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



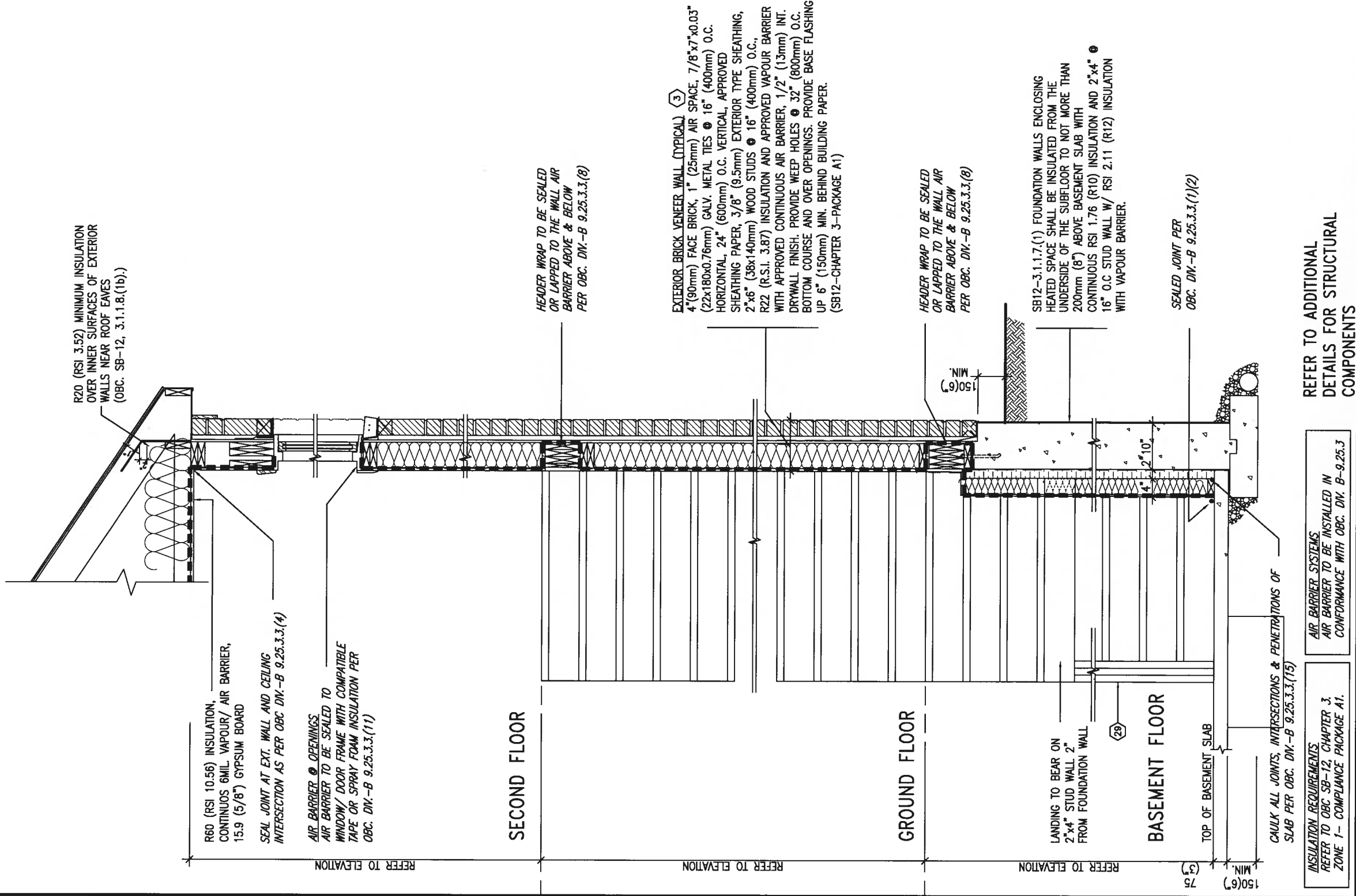
SECTION AT W.O.D/W.O.B.
★ REVISED-FEB 2017

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.		BAYVIEW WELLINGTON		CONST NOTE	
8.		qualification information		project name		project no.	
7.		Wellington Jno-Baptiste		ALCONA		13049	
6.		name		municipality		drawing no.	
5.		25591		INNISFILON.		13049	
4.		BCN		date		drawing no.	
3.		42658		MAY 2016		CN6	
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.		checked by		CONSTRUCTION NOTES	
1.		ISSUE FOR CLIENT REVIEW		RC		13049-CN-A1	
no.		description		scale		file name	
				3/16" = 1'-0"		13049-CN-A1	

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SB12-COMPLIANCE PACKAGE 'A1'



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



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.		25591		BCM	
qualification information		Wellington Jno-Baptiste		signature	
name		Wellington Jno-Baptiste		42658	
registration information		VAS 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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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	date	by

no. description		date		by	
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municipality		drawing no.	
INNISFIL ON.		CN7	
date		CONSTRUCTION NOTES	
MAY 2016		file name	
drawn by		13049-CN-A1	
checked by		scale	
RC		3/16" = 1'-0"	

drawing no.		drawing no.	
CN7		CN7	

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ALCONA		13049	
municipality		drawing no.	
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CN7		CN7	

project name		project no.	
ALCONA		13049	
municipality		drawing no.	
INNISFIL ON.		CN7	
date		CONSTRUCTION NOTES	
MAY 2016		file name	
drawn by		13049-CN-A1	
checked by		scale	
RC		3/16" = 1'-0"	

drawing no.		drawing no.	
CN7		CN7	

project name		project no.	
ALCONA		13049	
municipality		drawing no.	
INNISFIL ON.		CN7	
date		CONSTRUCTION NOTES	
MAY 2016		file name	
drawn by		13049-CN-A1	
checked by		scale	
RC		3/16" = 1'-0"	

drawing no.		drawing no.	
CN7		CN7	

project name		project no.	
ALCONA		13049	
municipality		drawing no.	
INNISFIL ON.		CN7	
date		CONSTRUCTION NOTES	
MAY 2016		file name	
drawn by		13049-CN-A1	
checked by		scale	
RC		3/16" = 1'-0"	

drawing no.		drawing no.	
CN7		CN7	

project name		project no.	
ALCONA		13049	
municipality		drawing no.	
INNISFIL ON.		CN7	
date		CONSTRUCTION NOTES	
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drawing no.		drawing no.	
CN7		CN7	

project name		project no.	
ALCONA		13049	
municipality		drawing no.	
INNISFIL ON.		CN7	
date		CONSTRUCTION NOTES	
MAY 2016		file name	
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checked by		scale	
RC		3/16" = 1'-0"	

drawing no.		drawing no.	
CN7		CN7	

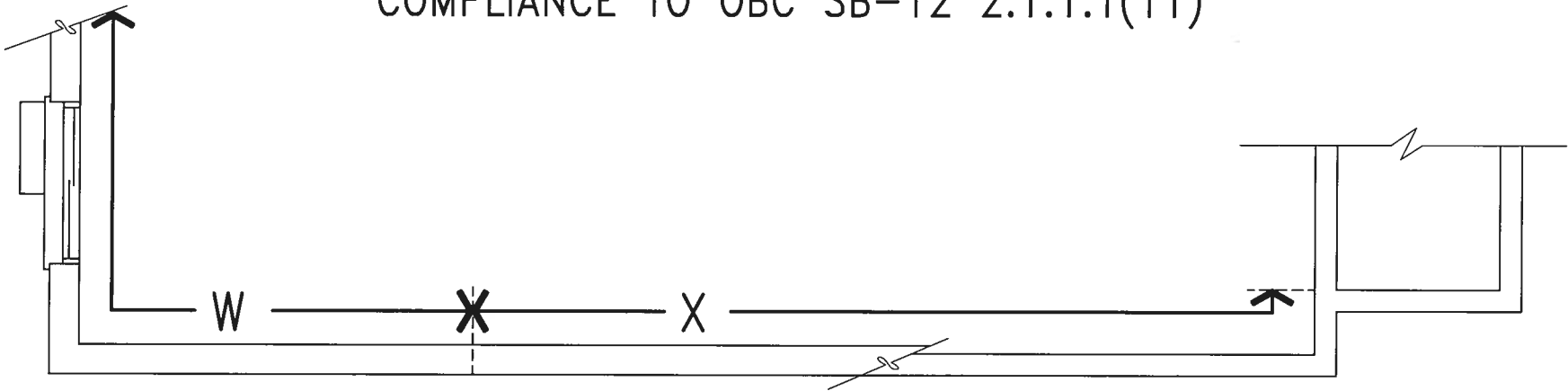
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municipality		drawing no.	
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date		CONSTRUCTION NOTES	
MAY 2016		file name	
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checked by		scale	
RC		3/16" = 1'-0"	

drawing no.		drawing no.	
CN7		CN7	

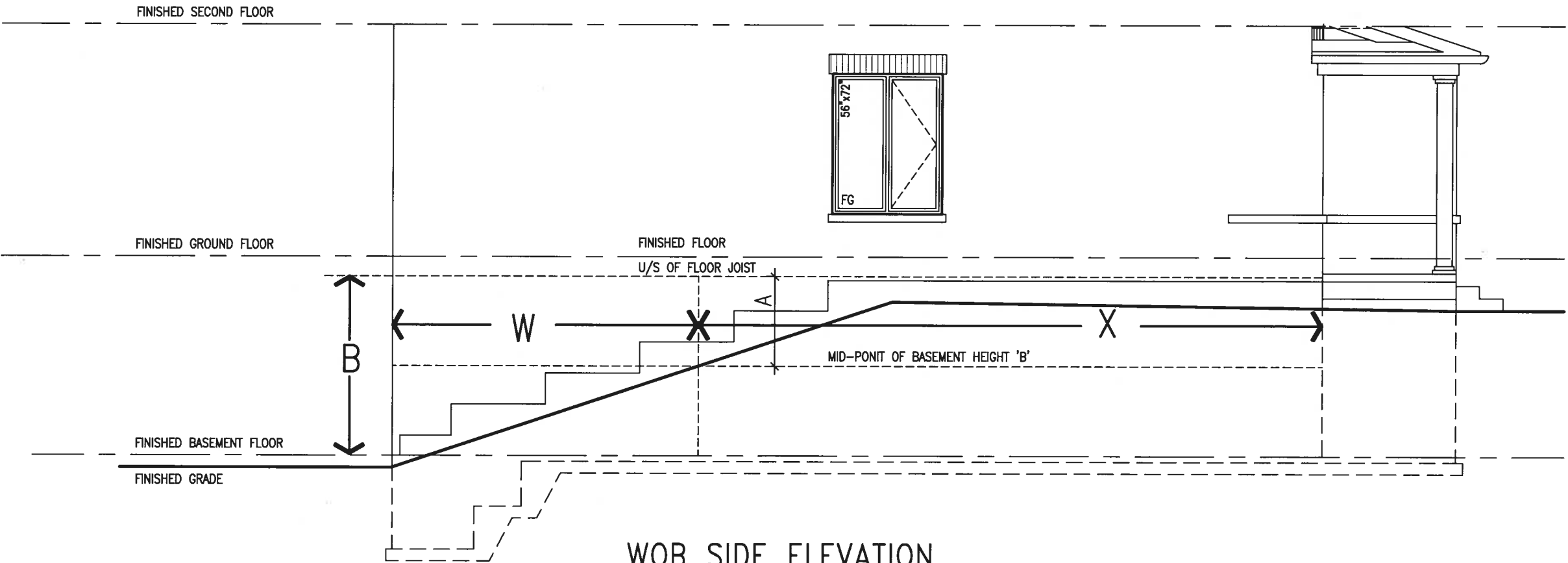
project name		project no.	
ALCONA		13049	
municipality		drawing no.	
INNISFIL ON.		CN7	
date		CONSTRUCTION NOTES	
MAY 2016		file name	
drawn by		13049-CN-A1	
checked by			



COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	project no.	13049
drawn by	MAY 2016	checked by	RC
scale	3/16" = 1'-0"	drawing no.	CN8
CONSTRUCTION NOTES		CONSTRUCTION NOTES	
1. ISSUE FOR CLIENT REVIEW		1. ISSUE FOR CLIENT REVIEW	
2. DATE		2. DATE	
3. DATE		3. DATE	
4. DATE		4. DATE	
5. DATE		5. DATE	
6. DATE		6. DATE	
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98. DATE		98. DATE	
99. DATE		99. DATE	
100. DATE		100. DATE	



CONST NOTE

BAYVIEW WELLINGTON



The undersigned has reviewed and takes responsibility for this design and the construction of the work shown in accordance with the Ontario Building Code to be a Designer.

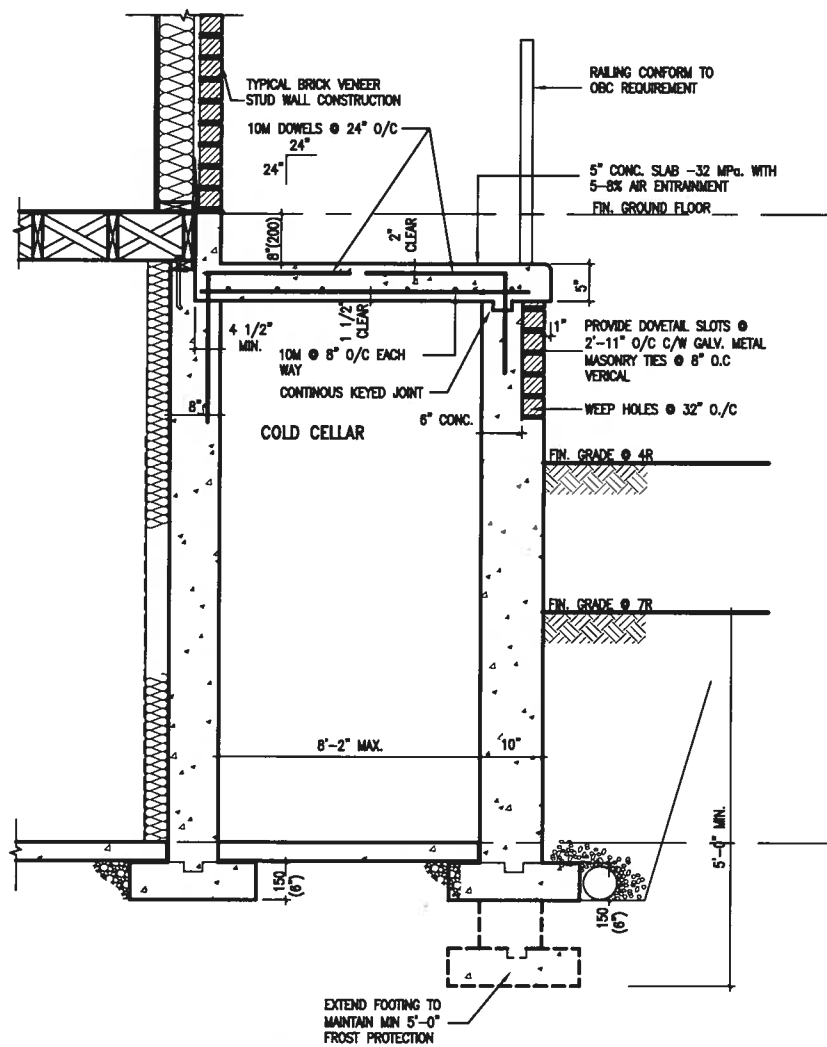
qualification information
Wellington Jno-Baptiste 25591 BCN
registration information
VA3 Design Inc. 42558

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.

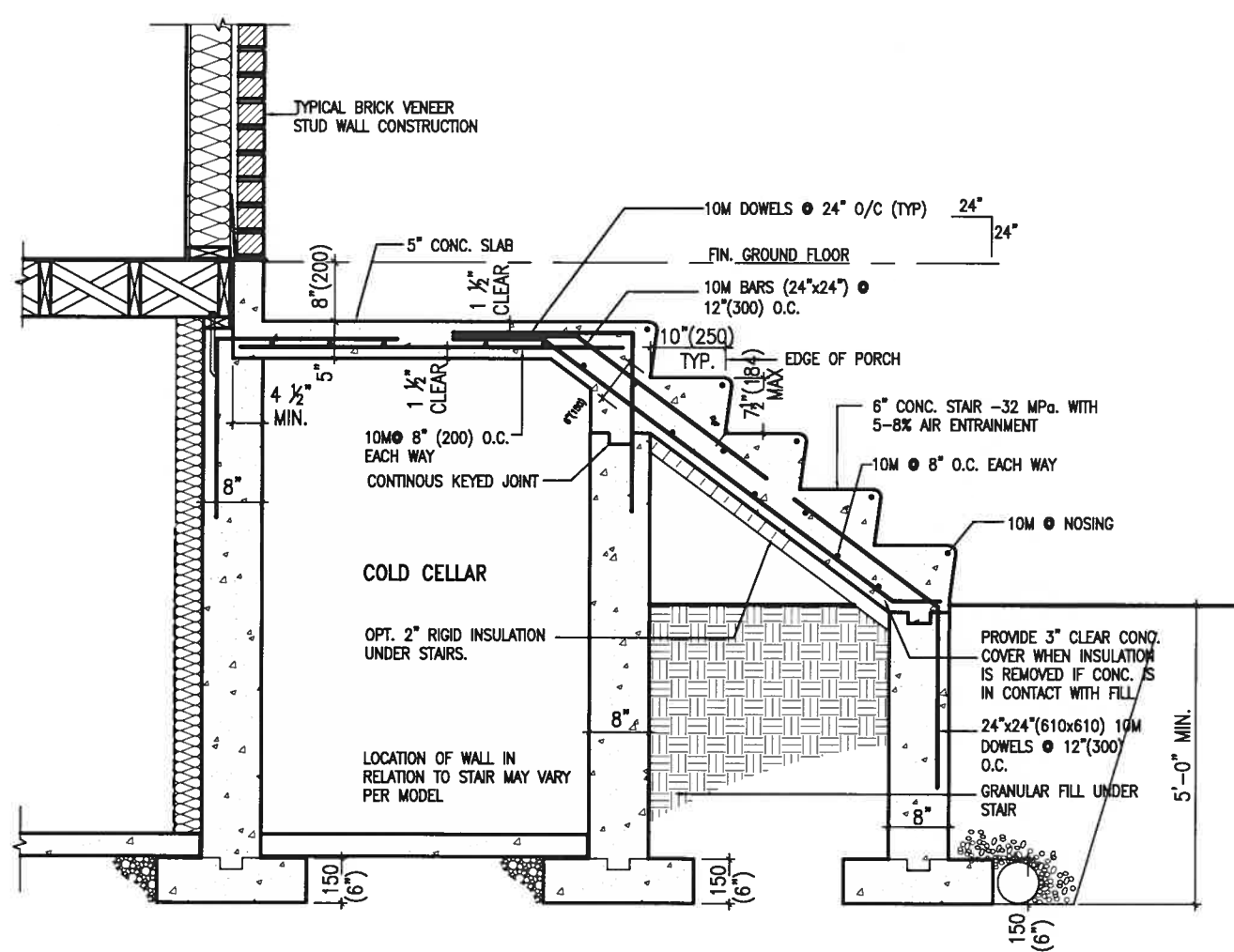
no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	

project no. 13049
drawing no. CN9
construction notes
13049-CH-A1
checked by 3/16" = 1'-0"
scale
date MAY 2016
drawn by RC
DESIGNER: H. VARCHET/WORKING/2013/13049 BAYVIEW/UNITS ON Notes/13049-CH-A1.dwg - Fri - Aug 4 2017 - 9:52 AM

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



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

NOT TO SCALE

NOT TO SCALE

(10" FOUNDATION WALL)

UNFIN. BASEMENT

6 mil VAPOUR BARRIER
R20d (RSI 3.52c) INSUL BELOW GRADE
& R22 (RSI 3.87) ABOVE GRADE
DAMP-PROOF BETWEEN FDTN WALL &
INSULATION w/ R111 DNG PAPER

CONT. WATERPROOF DRAINAGE
LAYER, BITUMEN DAMPROOFING
10"(250mm) POURED FDTN
WALL (20MPa)

UNFIN. BASEMENT

6 mil VAPOUR BARRIER
R20ci (RSI 3.52ci) INSUL. BELOW GRADE
& R22ci (RSI 3.87ci) ABOVE GRADE
DAMP-PROOF BETWEEN FDN WALL &
INSULATION W/ BUILDING PAPER

SCALE: N.T.S.

SCALE: N.T.S.



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

BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	municipality INNISFIL ON.
date MAY 2016	project no. 13049
dwn by RC	drawing no. CN111
checked by -	scale 3/16" = 1'-0"
CONSTRUCTION NOTES	
file name 13049-CN-A1	
RICHARD - H. VARCHAVE WORKING 2013\13049 BVA UNITS CN Notes\13049-CN-A1.dwg -- Fri -- Aug 4, 2017 -- 8:48 AM	