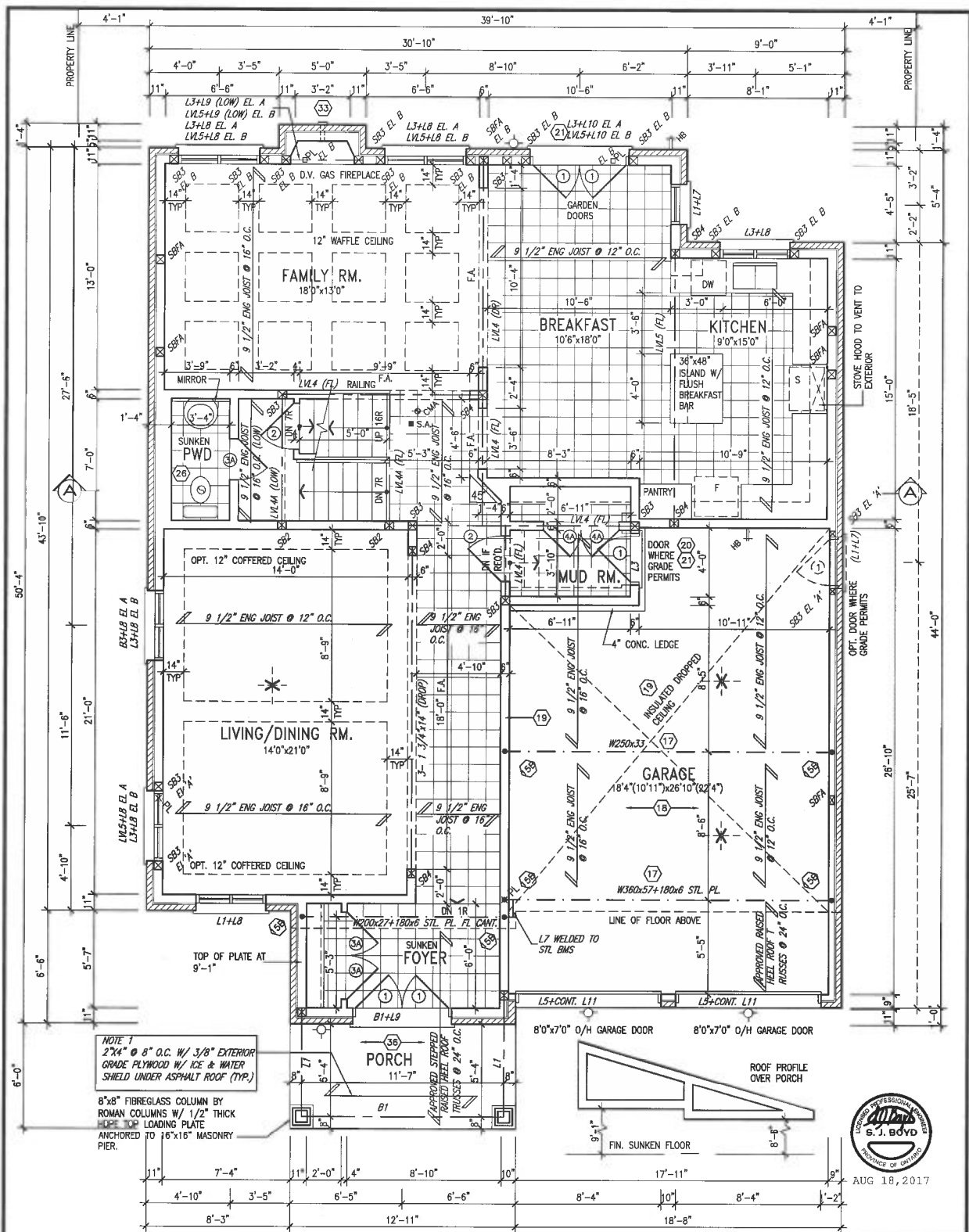




ROOF NOTE #1
2' x 8" @ 16" O.C. P.T. W/ 2' x 4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS SLOPE TO FRONT EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

ROOF NOTE #2
2' x 8" @ 16" O.C. P.T. W/ 2' x 4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS SLOPE TO FRONT 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.

It is the builder's complete responsibility to verify that the construction complies with the approved plans and all applicable regulations and requirements in the subdivision agreement. The Council is not responsible for the accuracy of the working drawings with respect to any zoning or other regulations that may apply to the proposed house. Houses can be properly built or located on its lot.

This is to certify that these plans comply with the approved plans and all applicable regulations and requirements in the subdivision agreement. The Council is not responsible for the accuracy of the working drawings with respect to any zoning or other regulations that may apply to the proposed house. Houses can be properly built or located on its lot.

ARCHITECTURAL REVIEW & APPROVAL

AUG 21, 2017

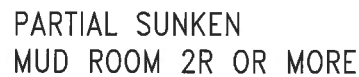
JOHN G. WATKINS LIMITED, ARCHITECT

1	ISSUED FOR CLIENT REVIEW	SEP 19/16	SB
2	REVISED INSULATION AT STAIRS	SEP 19/16	SB
3	REVISED TO 10" FOUNDATION WALLS	DEC 21/16	AE
4	REVISED AS PER ENG COMMENTS	AUG 14-17/17	RC

VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 1 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON
project name ALCONA municipality INNISFIL, ONTARIO
date NOV. 2015 drawn by checked by 3/16" = 1'-0" scale
PROJECTED - B:\ARCHIVE\WORKING\2013\13049-BW\2017\45\13049-S48-1-Ldg.dwg - Fri - Aug 18 2017 - 12:24 PM

S48-1
GOLDENEYE 1
project no. 13049
drawing no. 2
GROUND FLOOR PLAN 'A'



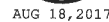
AREA CALCULATIONS ELEV. A & B

GROUND FLOOR AREA	1392 SF
SECOND FLOOR AREA	1711 SF
SUBTOTAL	3103 SF
DEDUCT ALL OPEN AREAS	00 SF
TOTAL NET AREA	3103 SF (288.28 m ²)
FINISHED BSMT AREA	00 SF
COVERAGE	1891 SF
W/OUT PORCH	(175.68 m ²)
COVERAGE	1968 SF
W/ PORCH	(182.83 m ²)

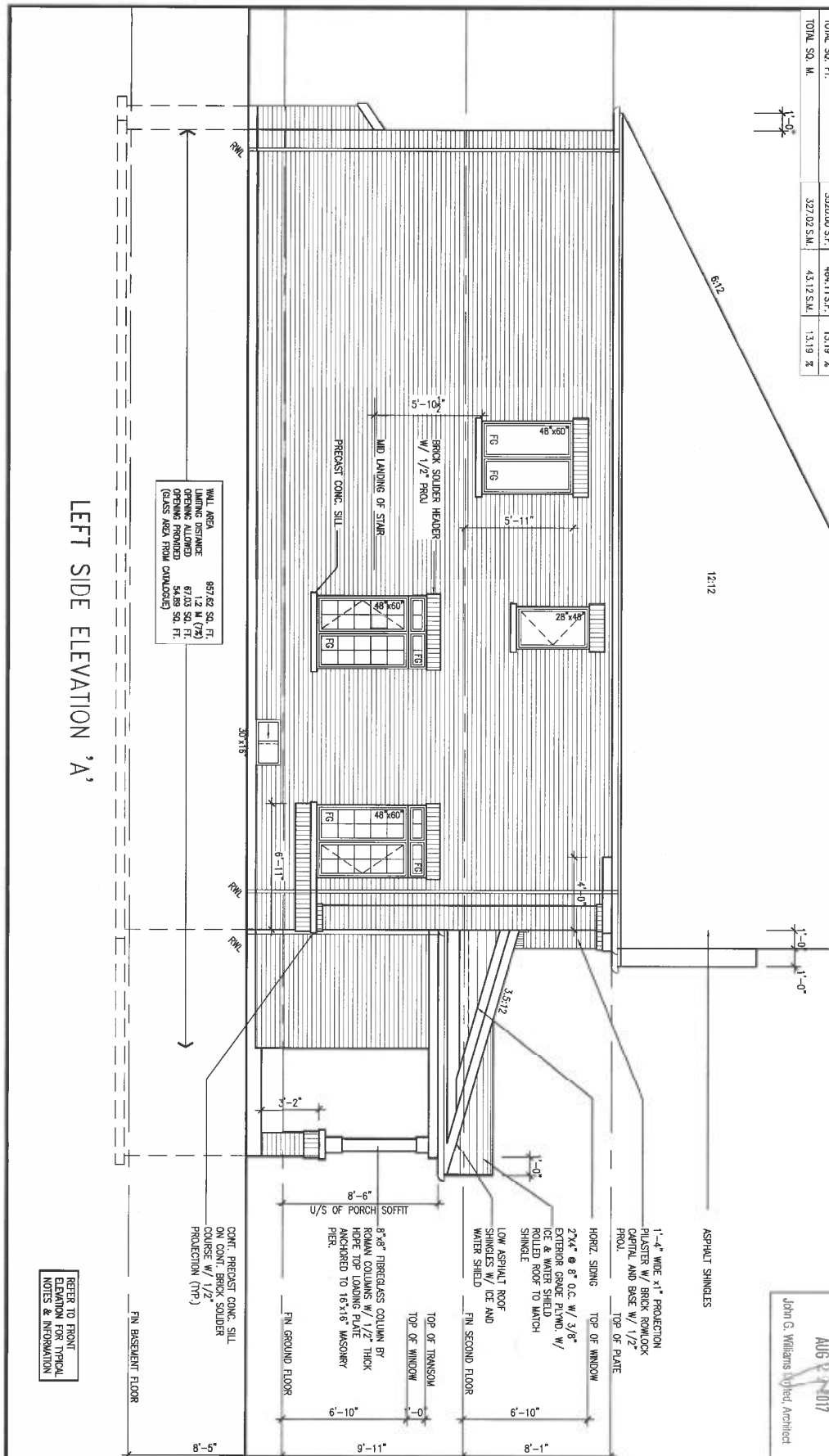
NOTE J1: PROVIDE SOLID BLOCKING
@ 24" O.C. WHERE FLOOR JOISTS ARE
PARALLEL TO FOUNDATION WALL (TYP.)

VA3
DESIGN

project name ALCONA		municipality INNISFIL, ONTARIO		project no. 13049	
date NOV. 2015		PARTIAL PLAN			drawing no. 5
drawn by RC		checked by 3/16" = 1'-0"		file name 13049-548-1	
RICHARD = H:\ARCH\NCP\WORKING\2015\13049\BRI\INSTR\4813\048-548-1.dwg - Ed - Aug 18 2012 - 12:24 PM 13049-548-1.dwg - Ed - Aug 18 2012 - 12:24 PM					



UNINSULATED OPENINGS (PER OBC: SB-12.3.1(7))			
548-1 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	809 S.F.	152.289 S.F.	18.84 %
LEFT SIDE	957 S.F.	80.067 S.F.	8.43 %
RIGHT SIDE	957 S.F.	56 S.F.	5.85 %
REAR	797 S.F.	175.056 S.F.	21.96 %
* OPENINGS QUOTED AS PER SB-12 3.1.1(6) MAX 18.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3590.00 S.F.	464.115 S.F.	13.19 %
TOTAL SQ. M.	327.02 S.M.	43.12 S.M.	13.19 %



AUG 18, 2017

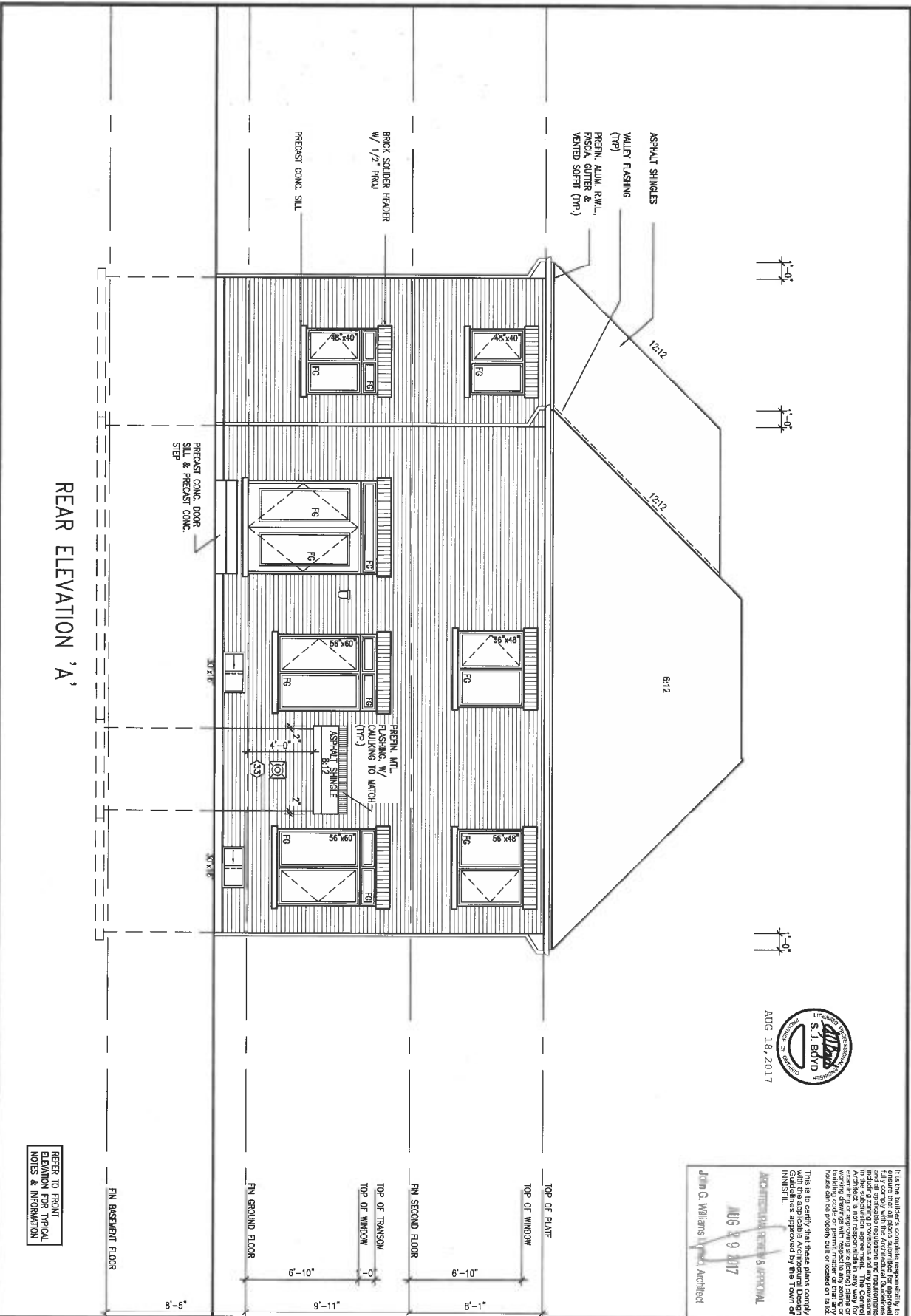


It is the holder's complete responsibility to fully comply with the Architectural Guidelines including zoning provisions and any provisions of the local government. The holder assumes no responsibility for the design, construction, or performance of the building or any part thereof. This is to certify that these plans comply with the applicable Architectural Design Institute (ADI) standards as approved by the Town of Innisfil.

ADDITIONAL SIGNATURE REQUIRED
AUG 22, 2017
John G. Williams, Architect

BAYVIEW WELLINGTON project name ALCONA date NOV. 2015 checked by 3/16" scale 1'-0"		S48-1 GOLDENEYE 1 project no. 13049 drawing no. 7	
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.530.2255 416.530.4782 v3design.com		INNISFIL, ONTARIO LEFT SIDE ELEVATION A 13049-05 187-555-5555 187-555-5555 187-555-5555	
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. specification information name Wellington Jno-Bastista registration information VAS Design Inc. 425591 42555		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 used.	
4. REVISED AS PER ENG COMMENTS 3. REVISED TO 10" FOUNDATION WALLS 2. REVISED INSULATION AT STAIRS 1. ISSUED FOR CLIENT REVIEW		AUG 14-17 RC DEC 21/16 AE SEPT 19/16 SB	
no. description		date by	

All drawings, specifications, related documents and designs are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



1'-0"

1'-0"

1'-0"



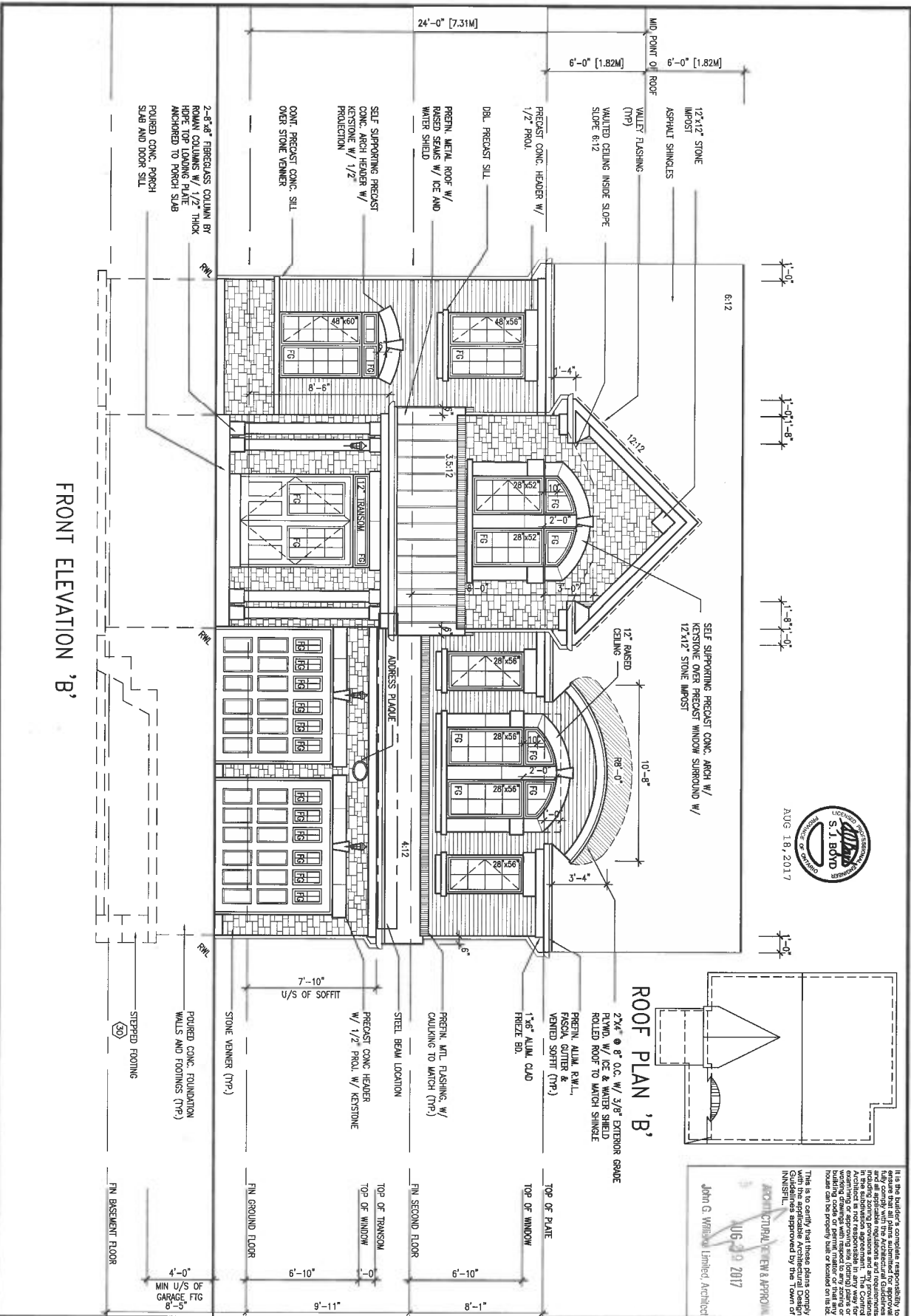
It is the builder's complete responsibility to ensure that the construction of the building fully complies with the Architectural Guidelines and the applicable Building Code. The contractor is responsible for obtaining all necessary permits and for ensuring that the construction is in accordance with the approved plans. The contractor is also responsible for ensuring that the construction is in accordance with the applicable Building Code and the applicable Architectural Guidelines. This is to certify that these plans comply with the applicable Architectural Guidelines approved by the Town of Mississauga.

ARCHITECTURAL REVIEW APPROVAL
AUG 8, 2017
John G. Williams, Architect

9. REVISED AS PER ENG COMMENTS		AUG 14-17	RC
8. REVISED TO 10" FOUNDATION WALLS		DEC 21/16	AE
7. REVISED INSULATION AT STAIRS		SEPT 19/16	SB
6. ISSUED FOR CLIENT REVIEW			
5. NO. DESCRIPTION		DATE	BY
4. THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE NECESSARY INFORMATION AND KNOWLEDGE TO SET OUT IN THE BUILDING CODE TO BE A DESIGNER.			
3. QUALIFICATION INFORMATION			
2. WELLINGTON JNO-BOUTTE		25591	BCN
1. NAME		42658	
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE COMMENCING WITH THE WORK. ALL DIMENSIONS 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 REPRODUCED.			



BAYVIEW WELLINGTON		S48-1	
ALCONA		GOLDENEYE 1	
project name		project no.	
date		drawing no.	
NOV. 2015		9	
drawn by		scale	
RC		3/16" = 1'-0"	
checked by		sheet no.	
RC		13049-S48-1	
REVISION - IN ARCHIVE\WORKING\2015\13049-S48-1.dwg - Fri - Aug 18 2017 - 12:51 PM		title	
		REAR ELEVATION A	



It is the builder's complete responsibility to ensure that the construction complies with the applicable building codes and standards. The contractor shall be responsible for obtaining all necessary permits and for ensuring that the construction is completed in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that the construction is completed in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that the construction is completed in accordance with the approved plans and specifications.

John G. Wellwood Limited, Architect
AUG 18, 2017

BAYVIEW WELLINGTON project name: ALCONA location: INNISFIL, ONTARIO date: NOV. 2015 drawn by: RC checked by: 3/16" scale: 1"=0'-0" title: FRONT ELEVATION B file name: 13049-S48-1 drawing no.: 10		S48-1 GOLDENEYE 1 project no.: 13049 drawing no.: 10	
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 1 416.630.2253 • 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. signature: <i>[Signature]</i> name: Wellington Jno-Bailliste registration information: VA3 Design Inc. name: RCN registration information: 42638 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 shall not be returned at the completion of the work. Drawings are not to be used.	
4 REVISED AS PER ENG COMMENTS 3 REVISED TO 10" FOUNDATION WALLS 2 REVISED INSULATION AT STAIRS 1 ISSUED FOR CLIENT REVIEW no. description	date by AUG 14-17 RC DEC 21/16 AJC SEPT 19/16 SB	This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.	

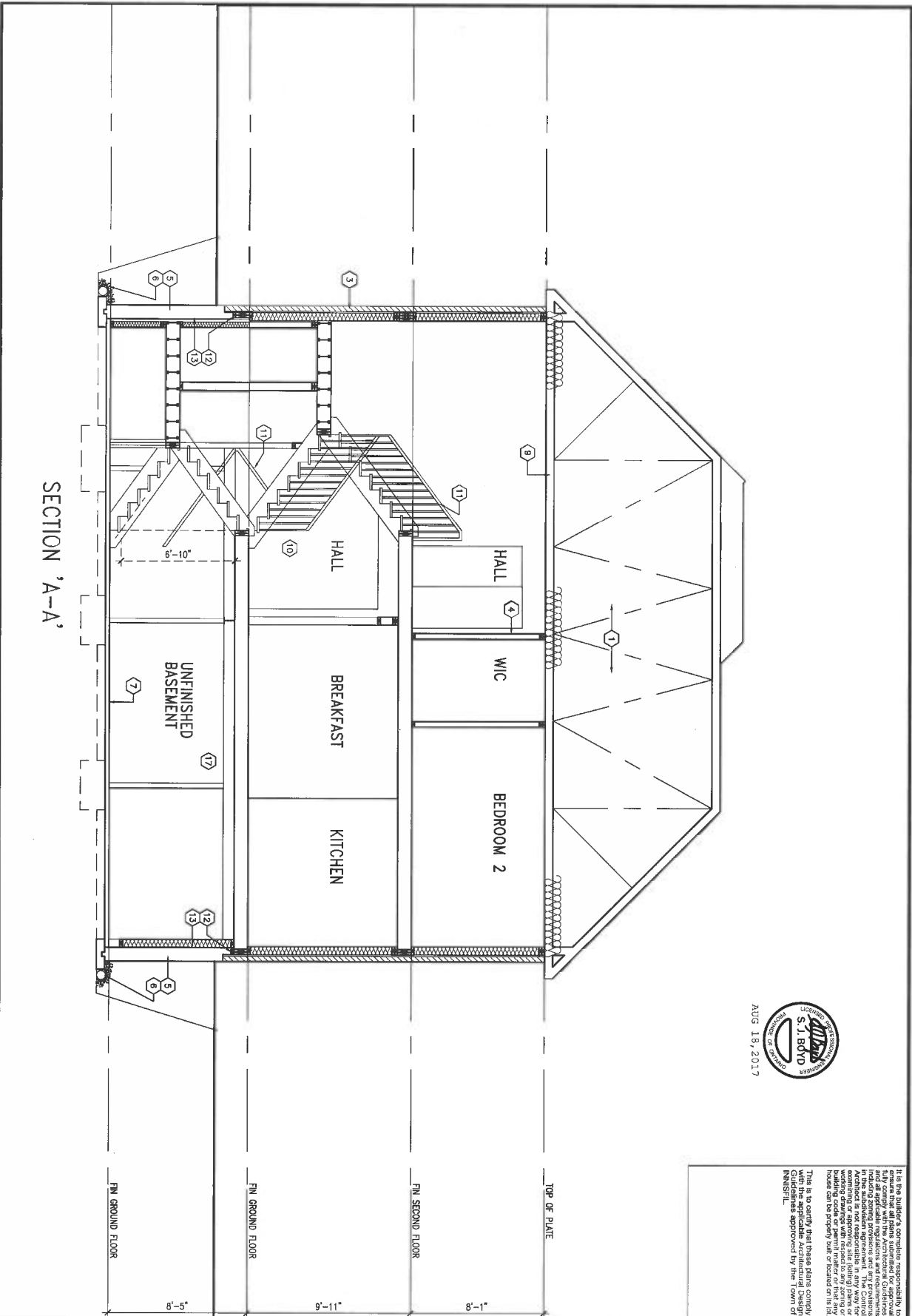
UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))			
S48-1 ELEVATION B	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	833 S.F.	165.535 S.F.	19.87 %
LEFT SIDE	957 S.F.	80.867 S.F.	8.43 %
RIGHT SIDE	957 S.F.	56 S.F.	5.85 %
REAR	796 S.F.	175.056 S.F.	21.99 %
* OPENINGS OMITTED AS PER SB-12.3.1(9.4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3543.00 S.F.	477.26 S.F.	13.47 %
TOTAL SQ. M.	329.15 S.M.	44.34 S.M.	13.47 %



It is the builder's complete responsibility to fully comply with the Architectural Code of Ontario (A.C.O.) and the Building Code of Ontario (B.C.O.) and to ensure that all construction is in accordance with the approved plans and specifications. The contractor shall be responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable laws and regulations. This is to certify that these plans comply with the applicable Architectural Design Code and have been approved by the Town of Innisfil.

ARCHITECTURAL REVIEW & APPROVAL
AUG 29 2017
John G. Williams, Designer, Architect

BAYVIEW WELLINGTON project name ALCONA date NOV. 2015 drawn by [signature] checked by [signature] 3/15" = 1'-0" RICHARD - H:\ARCHIVE\WORKING\2013\13049\BAYVIEW\13049-S48-1.dwg - Fri - Aug 18 2017 - 12:24 PM		S48-1 GOLDENEYE 1 INNISFIL, ONTARIO LEFT SIDE ELEVATION B 13049-1 11	
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 416.630.2255 / 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-Boutelle 25591 note registration information VA3 Design Inc. 42856 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before commencing 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.	
4. REVISED AS PER ENG COMMENTS 3. REVISED TO 10" FOUNDATION WALLS 2. REVISED INSULATION AT STAIRS 1. ISSUED FOR CLIENT REVIEW		AUG 14-17 RC DEC 21/16 AE SEPT 19/16 SB date by	



It is the builder's complete responsibility to ensure that the construction of this building complies with the applicable building codes and regulations. The Architectural Designer is not responsible for the construction of the building or for the safety of the building. The Architectural Designer is only responsible for the design of the building. The Architectural Designer is not responsible for the construction of the building or for the safety of the building. The Architectural Designer is only responsible for the design of the building.

9 8 7 6 5 4 3 2 1 no. description	8'-5" 9'-11" 8'-1" FN GROUND FLOOR FN SECOND FLOOR TOP OF PLATE	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-Bayliffe name signature 25591 BCN 42658 VAS Design Inc. responsible information 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 retained at the completion of the work. Drawings are not to be used.	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 3/16" = 1'-0" scale AUG 18 2017	S48-1 GOLDENEYE 1 project no. 13049 drawing no. 14 SECTION 'A-A' 13049-S48-1
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REAR ELEVATION A
W.O.D. 9R OR MORE COND.

BASMENT WINDOW SIZES
4R-9R USE 30"x24" VINYL
CLAD STRUCTURAL STEEL
FRAME BASMENT WINDOWS

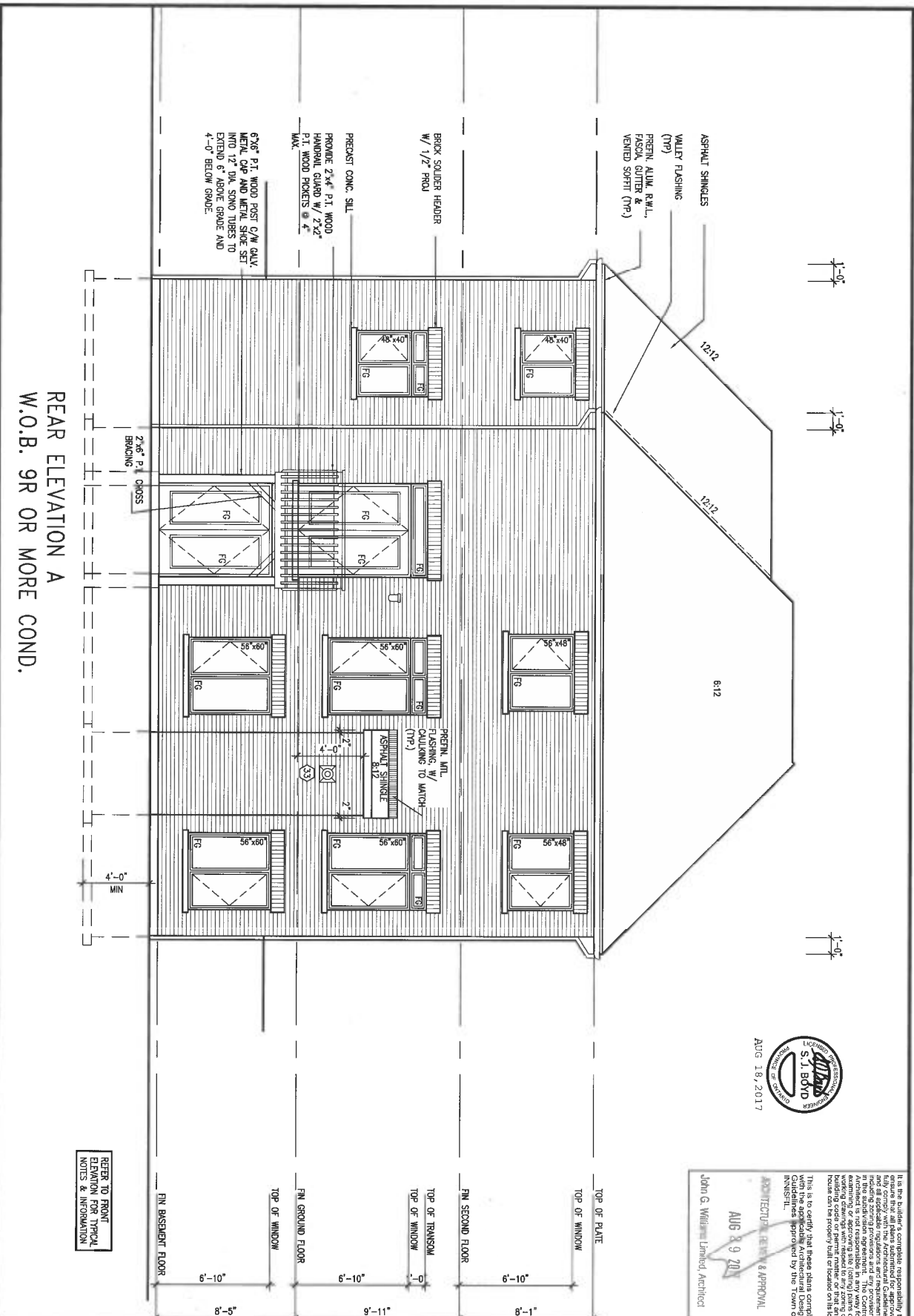
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



It is the builder's complete responsibility to fully comply with the Architectural Code of Ontario and the Architectural Code of the Municipality of Markham. The Architect is not responsible for the construction of the building or for the safety of the building. The Architect is responsible for the design of the building and for the accuracy of the drawings. The Architect is not responsible for the construction of the building or for the safety of the building. The Architect is responsible for the design of the building and for the accuracy of the drawings.

ADDITIONAL REVIEW & APPROVAL
AUG 29 2017
John G. Williams U.S. Architect

BAYVIEW WELLINGTON project name ALCONA municipality INNISFIL, ONTARIO		S48-1 GOLDENEYE 1		project no. 13049
date NOV. 2015 drawn by SJD checked by 3/16" scale 1'-0"	date NOV. 2015 drawn by SJD checked by 3/16" scale 1'-0"	date NOV. 2015 drawn by SJD checked by 3/16" scale 1'-0"	date NOV. 2015 drawn by SJD checked by 3/16" scale 1'-0"	date NOV. 2015 drawn by SJD checked by 3/16" scale 1'-0"
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2233 416.630.4782 va3design.com		REAR ELEVATION A WOD 13049-9-18 13049-9-18		
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. signature information Wellington Jno-Baustiste 25591 name registration information VA3 Design Inc. 42655		16 13049-9-18		
1 ISSUED FOR CLIENT REVIEW no. description	2 REVISED INSULATION AT STAIRS date by	3 REVISED TO 10" FOUNDATION WALLS date by	4 REVISED AS PER ENG COMMENTS date by	5 AUG 14-17 RC DEC 21/16 AE SEPT 19/16 SB



REAR ELEVATION A
W.O.B. 9R OR MORE COND.



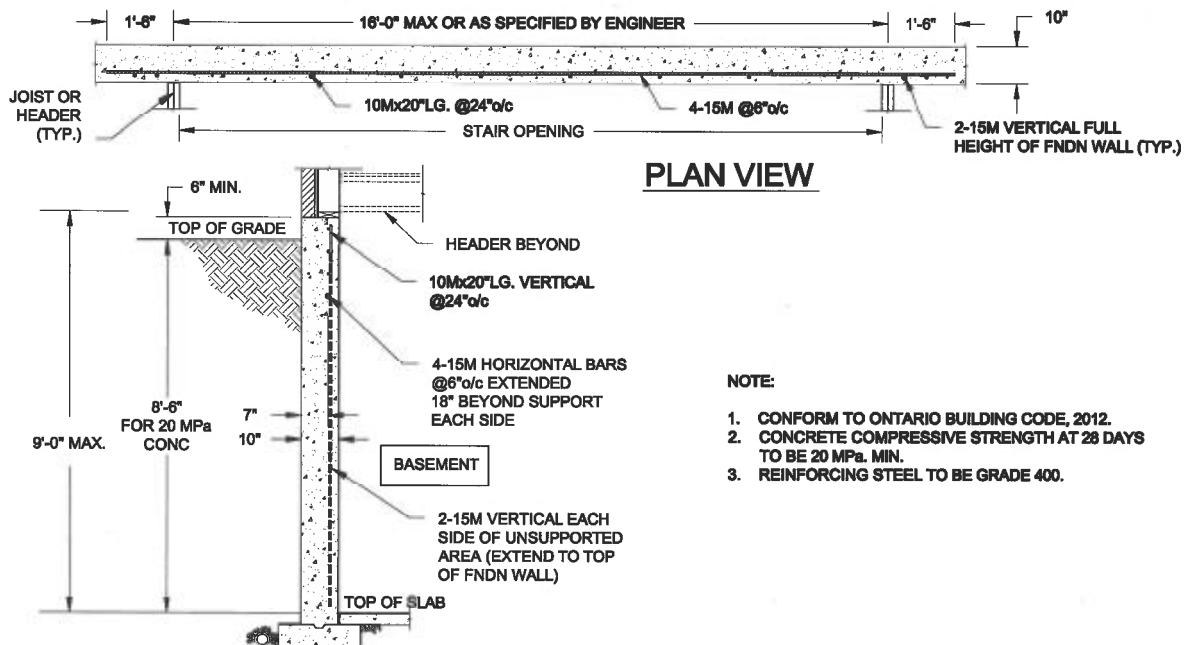
It is the builder's complete responsibility to fully comply with the Architectural Guidelines and all applicable regulations and requirements in the subdivision agreement. The Council is not responsible for the design, construction, or maintenance of the building or any part thereof. The Council is not responsible for the design, construction, or maintenance of the building or any part thereof. The Council is not responsible for the design, construction, or maintenance of the building or any part thereof.

ARCHITECTURAL REVIEW & APPROVAL
AUG 8 9 2017
John G. Williams Limited, Architect

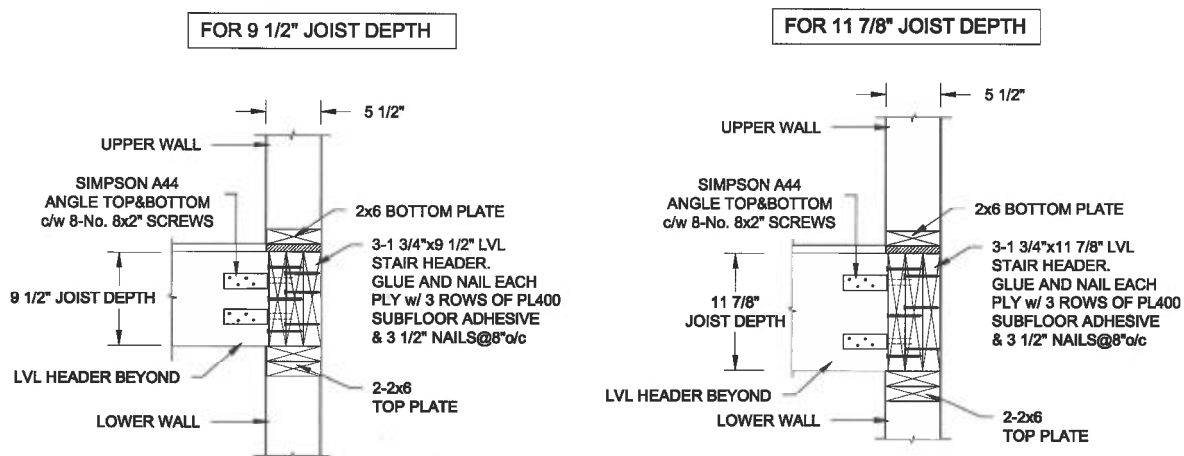
1. ISSUED FOR CLIENT REVIEW 2. REVISED INSULATION AT STAIRS 3. REVISED TO 10" FOUNDATION WALLS 4. REVISED AS PER ENG COMMENTS	no. description 1. ISSUED FOR CLIENT REVIEW 2. REVISED INSULATION AT STAIRS 3. REVISED TO 10" FOUNDATION WALLS 4. REVISED AS PER ENG COMMENTS	DATE 1. ISSUED FOR CLIENT REVIEW 2. REVISED INSULATION AT STAIRS 3. REVISED TO 10" FOUNDATION WALLS 4. REVISED AS PER ENG COMMENTS	DATE 1. ISSUED FOR CLIENT REVIEW 2. REVISED INSULATION AT STAIRS 3. REVISED TO 10" FOUNDATION WALLS 4. REVISED AS PER ENG COMMENTS	DATE 1. ISSUED FOR CLIENT REVIEW 2. REVISED INSULATION AT STAIRS 3. REVISED TO 10" FOUNDATION WALLS 4. REVISED AS PER ENG COMMENTS	DATE 1. ISSUED FOR CLIENT REVIEW 2. REVISED INSULATION AT STAIRS 3. REVISED TO 10" FOUNDATION WALLS 4. REVISED AS PER ENG COMMENTS
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BAYVIEW WELLINGTON		S48-1 GOLDENEYE 1		project no. 13049
project name ALCONA	municipality INNISFIL, ONTARIO	drawing no. 19		title REAR ELEVATION A WOB
date NOV. 2015	checked by 3/16" = 1'-0"	scale 3/16" = 1'-0"	date AUG 18 2017	time 12:24 PM



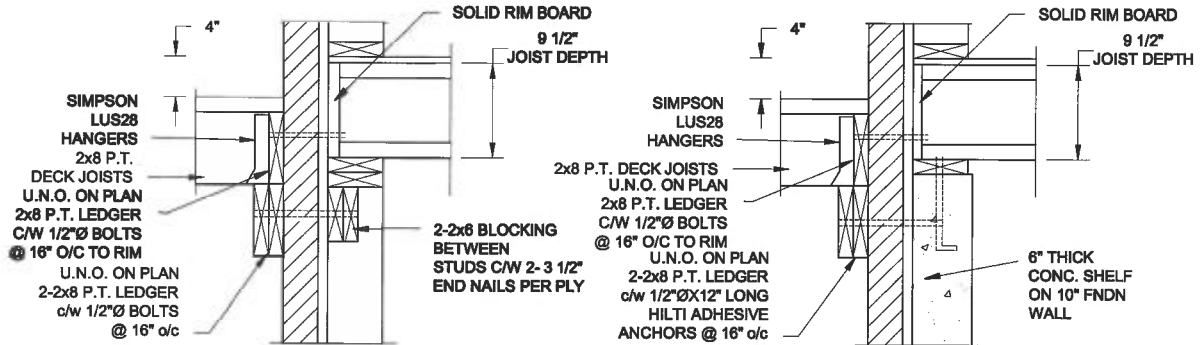
1
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"



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

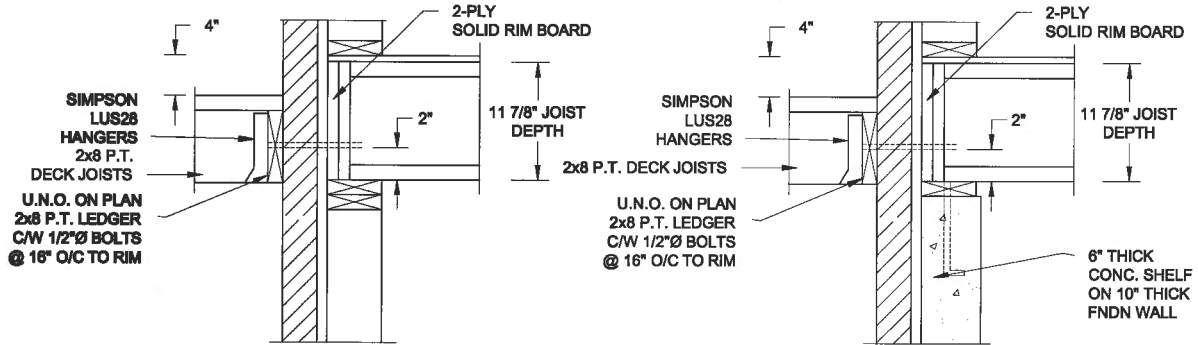
Scale: AS NOTED		QUAILE ENGINEERING LTD.			Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNISFIL, ONTARIO	
Date: JUL-31-2017					TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB	 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com		Project No.: 16-083		Drawing No.: S1
F:\SamC-06\2016\16-083 BAYVIEW WELLINGTON ALCONA SINGLES\16-083.dwg						

FOR 9 1/2" JOIST DEPTH

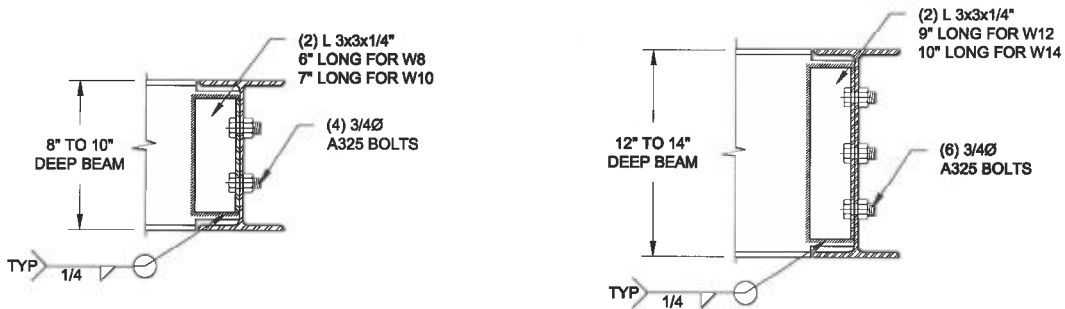


- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH



- 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.



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

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

Scale:
AS NOTED
Date:
JUL-31-2017
Drawn:
SC
Checked:
SJS

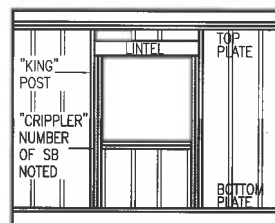
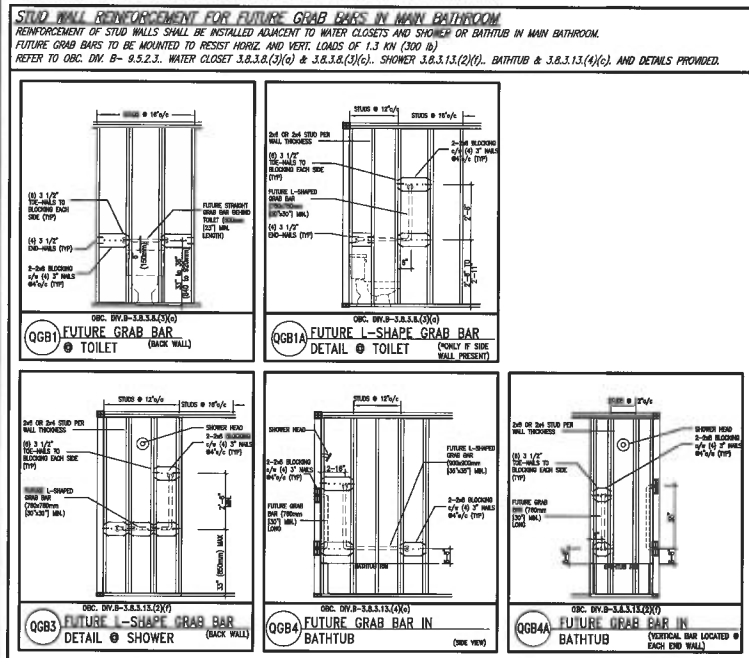
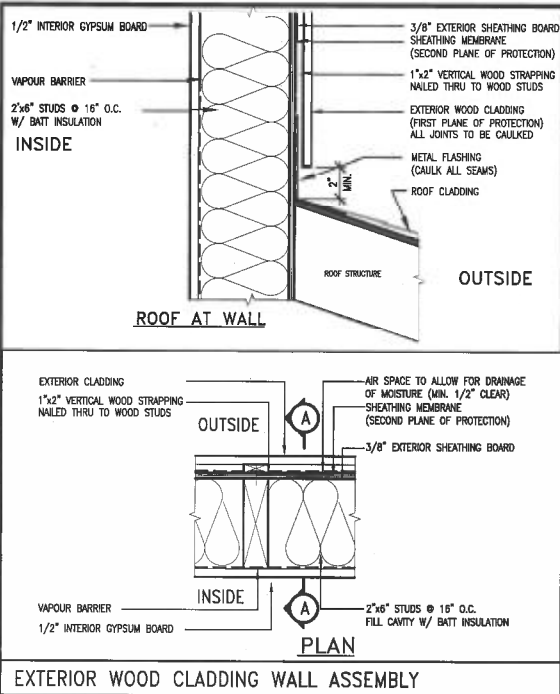
QUAILE ENGINEERING LTD.



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

Engineer's Seal
S.J. BOYD
AUG 10, 2017

Project:
BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
R988PL, ONTARIO
TYPICAL STRUCTURAL DETAILS FOR SINGLE
Project No.:
16-063
Drawing No.:
S2



MAX. HEIGHT FOR 2"x4" EXTERIOR WALL IS AS FOLLOWS:

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 FOLLOWS:**

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"x6" EXTERIOR WALL IS AS FOLLOWS:

2"x6" @ 16" O.C. - 16'-0"
2"x6" @ 12" O.C. - 17'-9"
2"x6" @ 16" O.C. - 20'-4"
2"x6" @ 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 9.2.3.10.1.(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				Wallington Jno-Baileys 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 commencing with the work. All drawings and specifications are instruments of service and the property of the Designer with must be returned at the completion of the work. Drawings are not to be misused.
2				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

VAS DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.530.2255 f 416.530.4782
vasdesign.com

BAYVIEW WELLINGTON

CONST NOTE

project name ALCONA municipality INNISFIL ON. project no. 13049

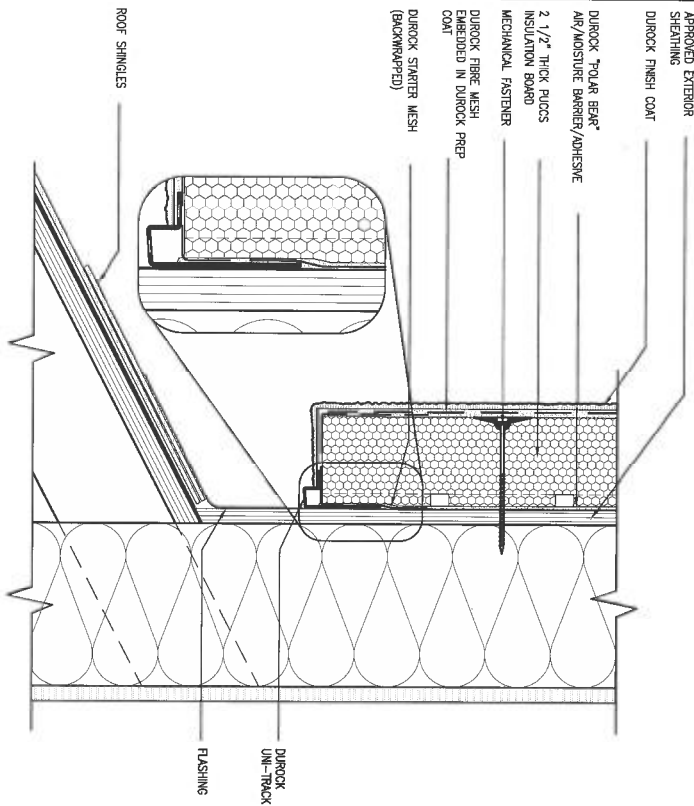
date MAY 2016 CONSTRUCTION NOTES

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

file name 13049-08-A1

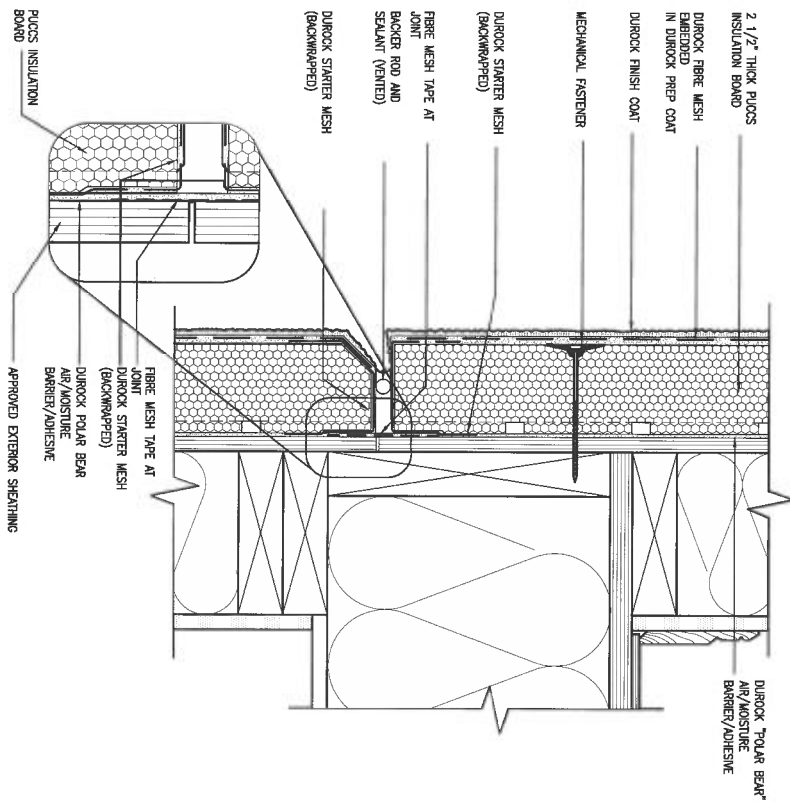
BC RICHARD - H:\ARCHIVE\WORKING\2013\13049.BAYVIEW\EN\Notes\13049-08-A1.dwg - Pg - Aug 4 2017 - 8:47 AM

CN2



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.



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



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

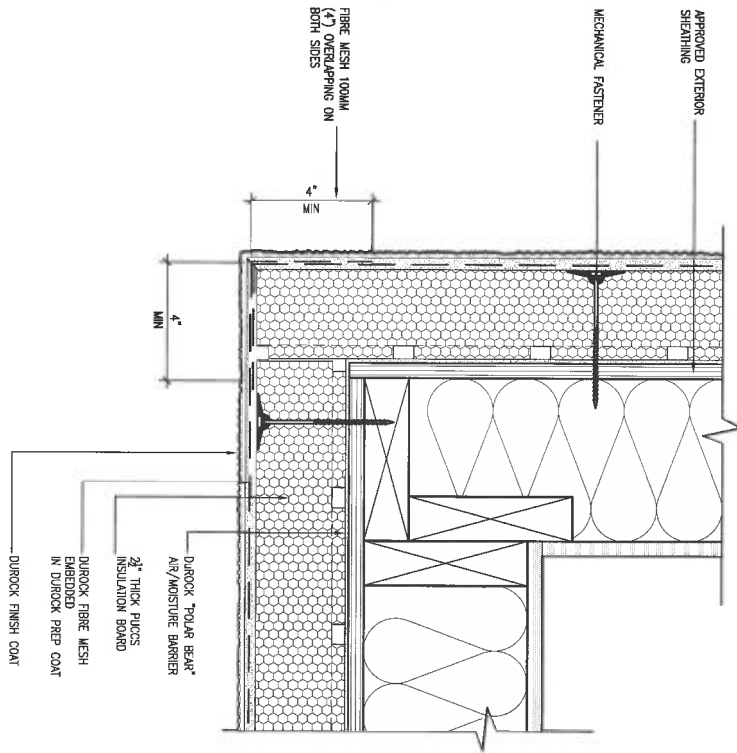
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Qualification Information
Wellington Area-Boxfile
signature
V3 Design Inc.
42658

Contractor shall 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.

V3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 1 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	city/township INNISFIL, ON	project no. 13049	drawing no. CN4
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES
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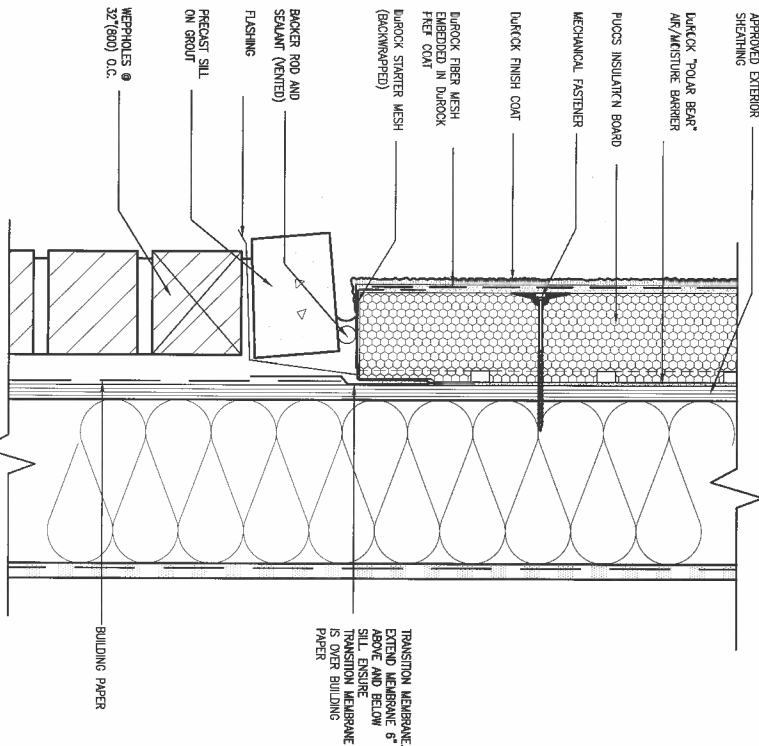


5 CORNER DETAIL

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 DURROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3" = 1'-0"

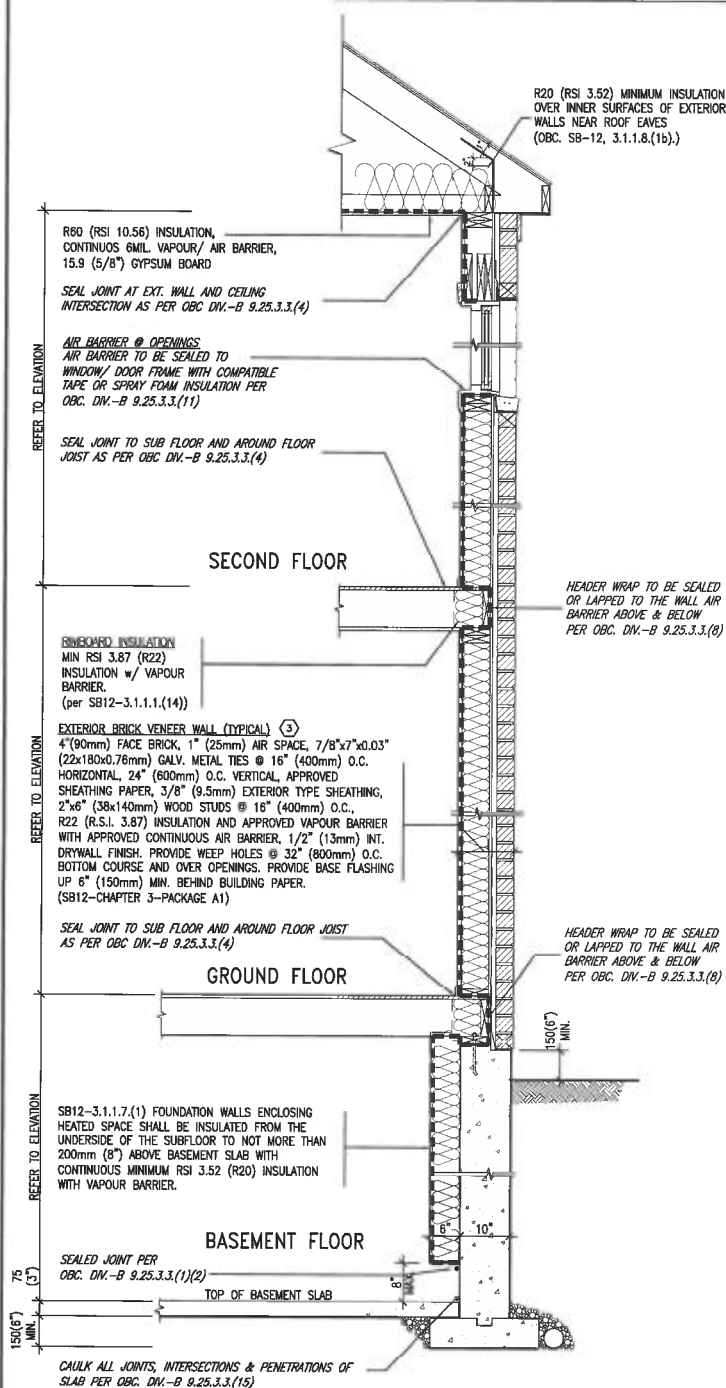


9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and make the requirements set out in the Ontario Building Code to be a Designer. 10. Signature: <i>A. T. Quail</i> Date: 25/09/16 11. Name: A. T. Quail Registration Number: 42658 12. Contractor must verify 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 will must be returned at the completion of the work. Drawings are not to be copied.		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 Architect: INNISFIL, ON. Date: MAY 2016 Drawn by: RC Checked by: 3/16" = 1'-0" Scale: 3/16" = 1'-0"		CONST NOTE Project No. 13049 Drawing No. CN5 Construction Notes: 13049-CN-A1 Date: Aug 4 2017 - 8:45 AM	
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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.

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 4 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information.	

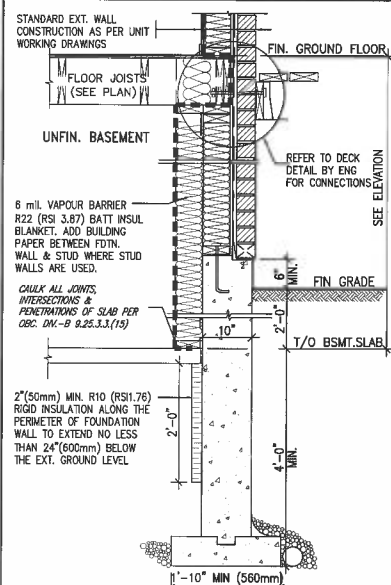
ci = Denotes Continuous Insulation without framing interruption.



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.

SCALE: N.T.S.



* 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 Registered Professional Engineer.				BAYVIEW WELLINGTON		CONST. NOTE	
6	Wellington Jiro-Boutelle 25591				project name ALCONA		municipality INNSFILLON	
7	signature information		project name MAY 2018		checked by scale		drawing no. 13049	
8	VA3 Design Inc. 42855		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 @ 416.630.2255 / 416.630.4782		scale 3/16" = 1'-0"		CONSTRUCTION NOTES	
9	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions of material and the quantity of the Designer will match that indicated on the specifications of the work.		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 @ 416.630.2255 / 416.630.4782		scale 3/16" = 1'-0"		CONST. NOTE	
10	ISSUE FOR CLIENT REVIEW AUG 04-17 RC		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 @ 416.630.2255 / 416.630.4782		scale 3/16" = 1'-0"		CONST. NOTE	
11	description AUG 04-17 RC		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 @ 416.630.2255 / 416.630.4782		scale 3/16" = 1'-0"		CONST. NOTE	

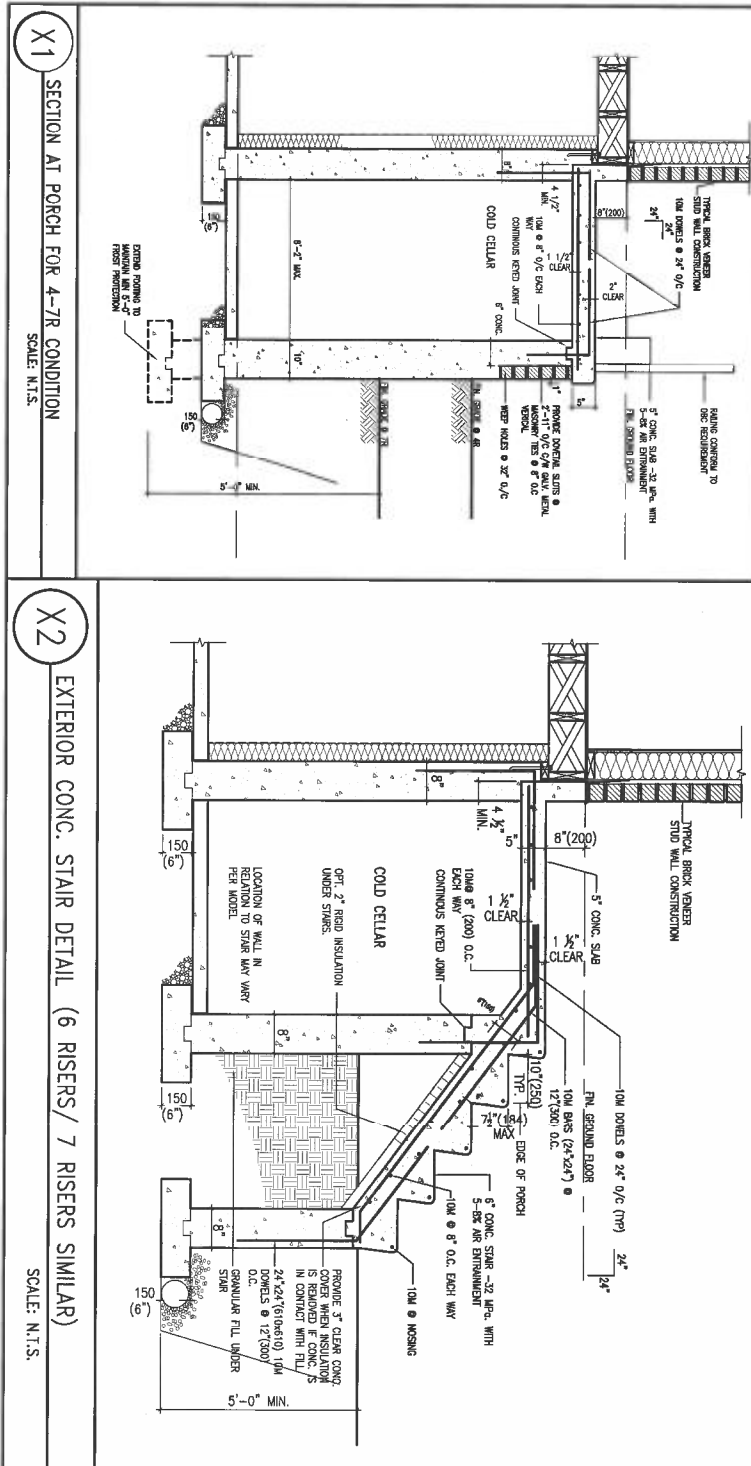
CONDENSER TO VDC SB 12.2.1.1.1(1)

56 x 72

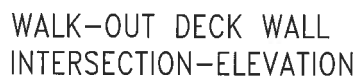
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B", INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.12A

[illegible]

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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. 7. Signature: <i>[Signature]</i> 25591 6. Name: Wellington Jho-Bautista 5. Registration Information: 42658 4. VAS Design Inc. 3. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before commencing 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 used. 2. no. description 1. ISSUE FOR CLIENT REVIEW	date: AUG 04-17 by: RC	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 / 416.630.4782 vasdesign.com	BAYVIEW WELLINGTON project name: ALCONA date: MAY 2018 drawn by: [blank] checked by: [blank] scale: 3/16" = 1'-0" REVISIONS: 1-HARDWARE WORKING (2013) 13049-DW-UNIT5-ON-Notes (13049-CN-A1.dwg) - F4 - Aug 4 2017 - 9:22 AM	CONST NOTE project no. 13049 drawing no. CN9 CONSTRUCTION NOTES 13049-CN-A1
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WALK-OUT DECK WALL
INTERSECTION-PLAN

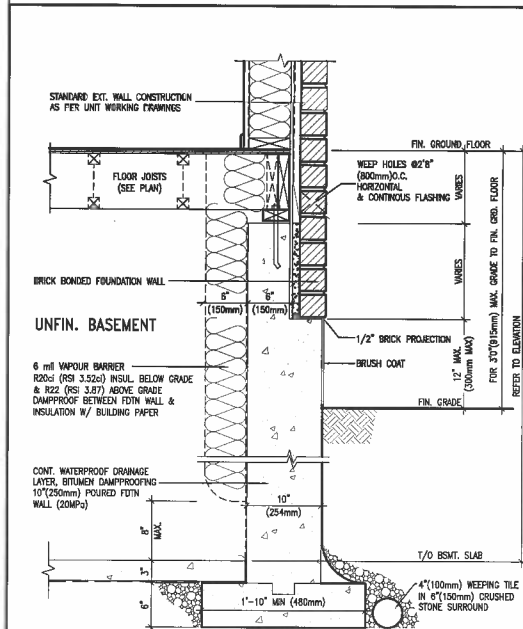
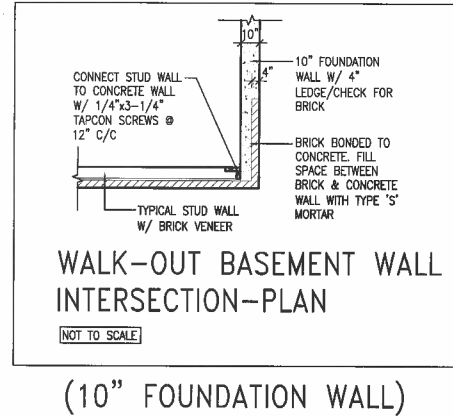
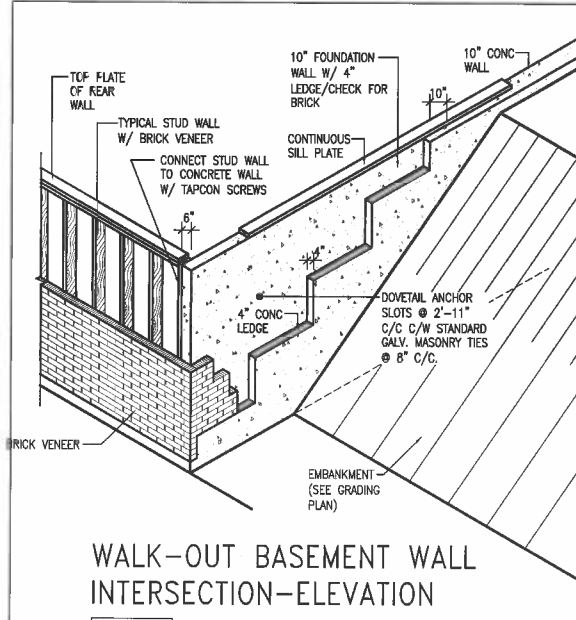
(10" FOUNDATION WALL)



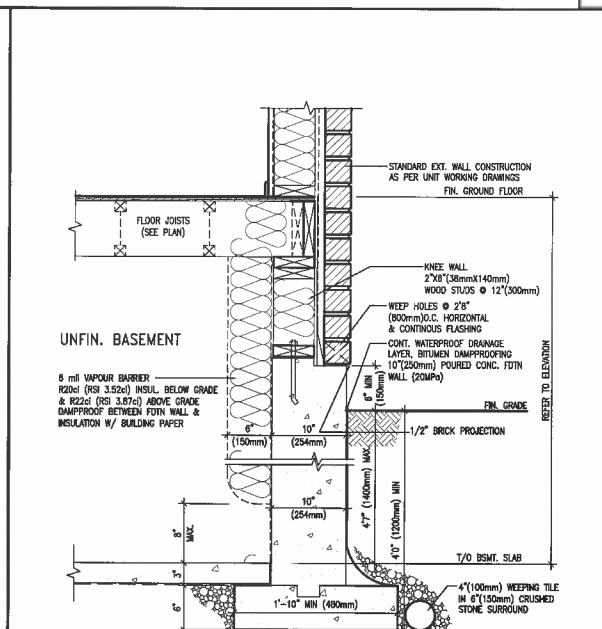
WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

(10" FOUNDATION WALL)





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



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



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-Boultade 25591 6. name 5. registration information 4. VAS Design Inc. 42658 3. 2. 1. ISSUE FOR CLIENT REVIEW no. description	date by AUG 04-17 RC	255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 416.630.2255 / 416.630.4782 vasdesign.com	project name BAYVIEW WELLINGTON ALCONA INNSFILON date MAY 2016 drawn by checked by 3/18" = 1'-0" CONSTRUCTION NOTES 13049-CN-A1 17-08-04 drawing no. 13049	CONST. NOTE 13049 13049
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