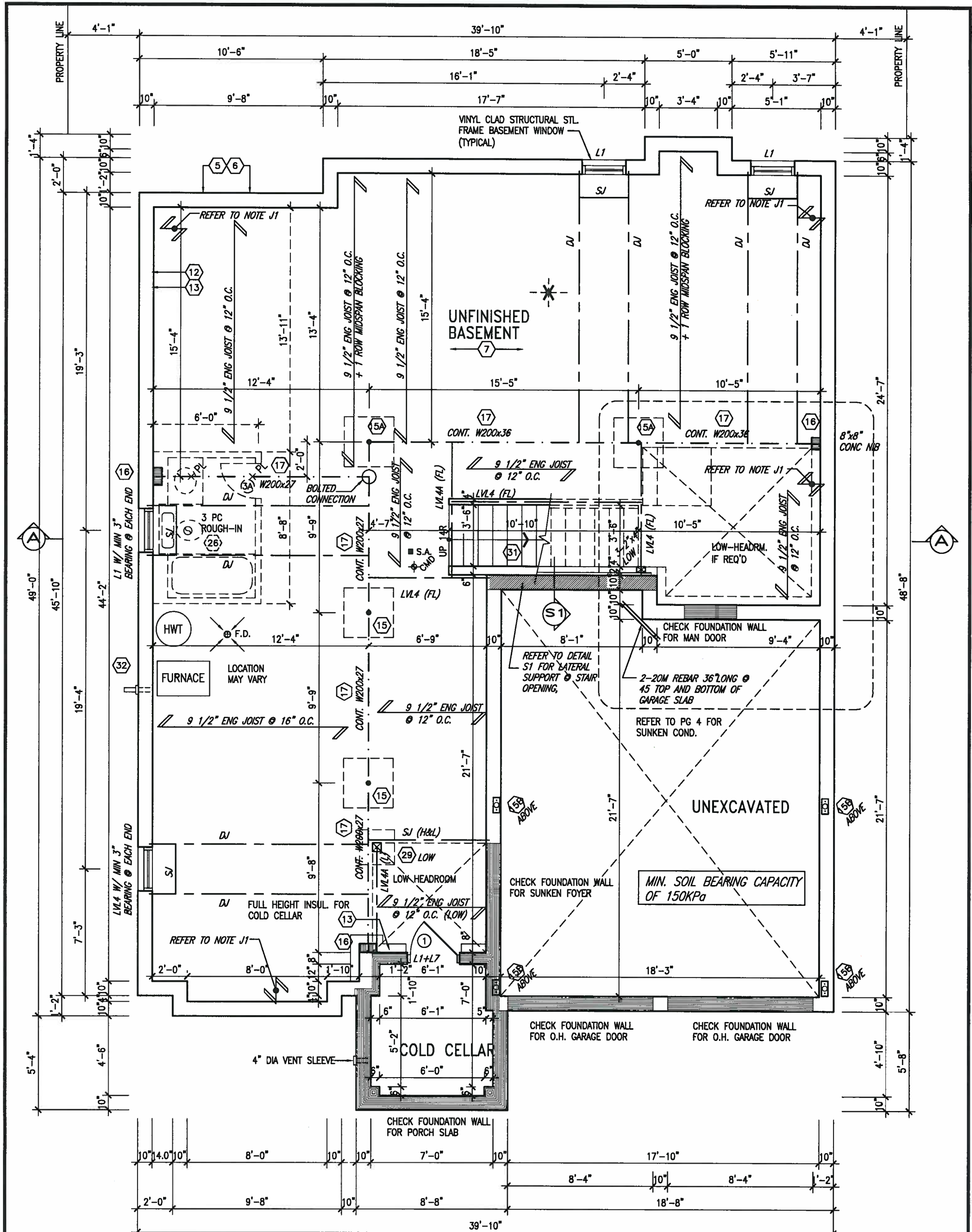




BASEMENT PLAN 'A'

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

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

NOTE: SPACE ALL FLOOR JOISTS @ 12\"/>

NOTE J1: PROVIDE SOLID BLOCKING @ 24\"/>

AREA CHART ON PAGE 5



AUG 22, 2017

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

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

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

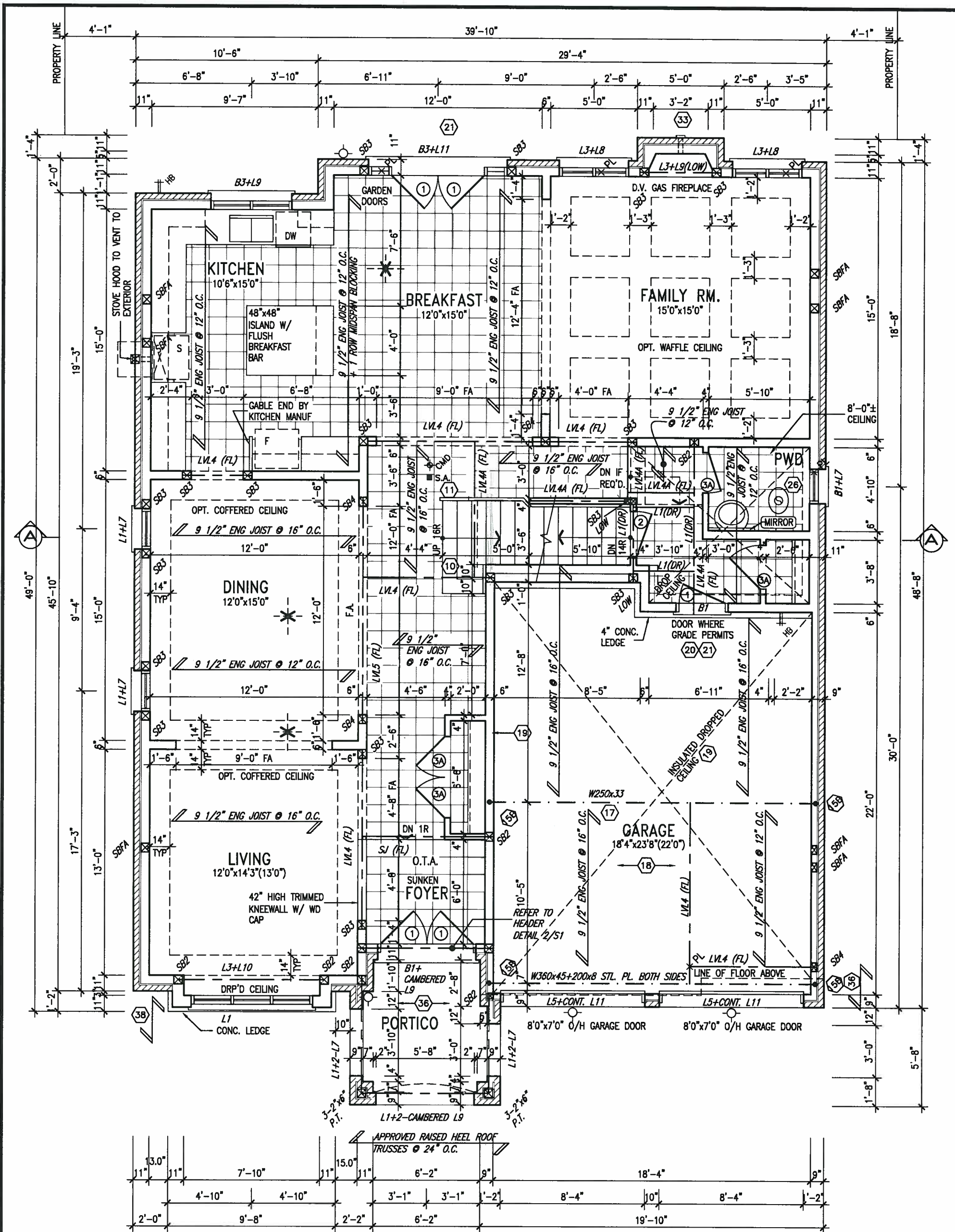
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9			
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4	REVISED AS PER ENG COMMENTS	AUG 14-17	RC
3	REVISED FDN WALLS TO 10"	JAN 03/17	SB
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

BAYVIEW WELLINGTON
project name
ALCONA
municipality
INNISFIL, ONTARIO
date
NOV. 2015
drawn by
RC
checked by
scale
3/16" = 1'-0"
file name
13049-S48-2
JUSTIN - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\48\13049-S48-2.dwg - Tue - Aug 22 2017 - 10:15 AM

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



GROUND FLOOR PLAN 'A'



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

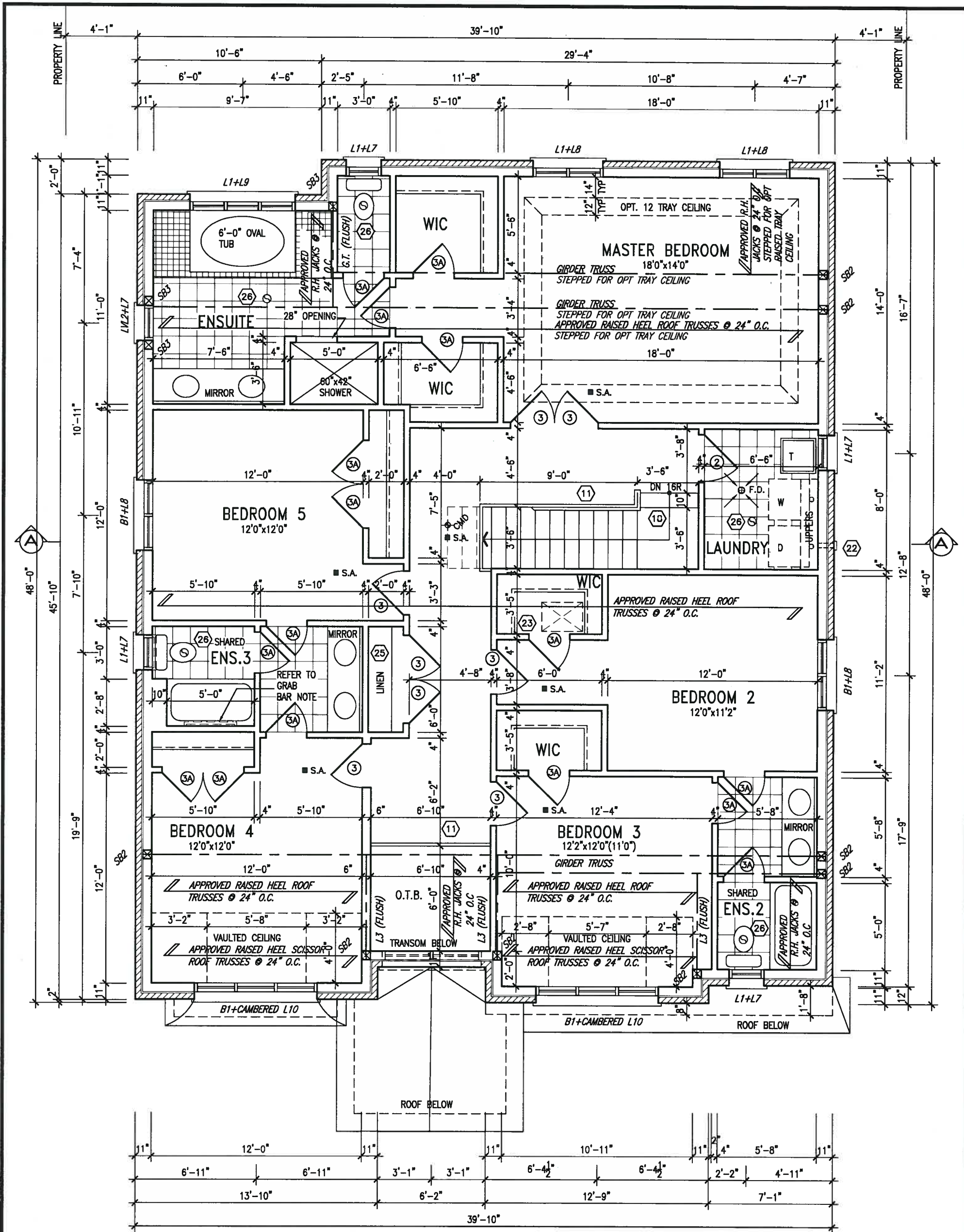
no.	description	date	by
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4	REVISED AS PER ENG COMMENTS	AUG 14-17	RC
3	REVISED FDN WALLS TO 10"	JAN 03/17	SB
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		

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 BC201
VA3 Design Inc. 42658
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
project name
ALCONA
municipality
INNISFIL, ONTARIO
date
NOV. 2015
drawn by
RC
checked by
scale
3/16" = 1'-0"
file name
13049-S48-2
drawing no.
2

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



SECOND FLOOR PLAN 'A'

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.



AUG 22, 2017

ARCHITECTURAL REVIEW & APPROVAL
AUG 29 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.

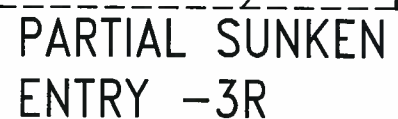
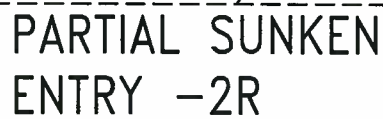
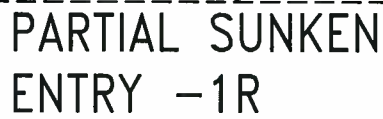
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4	REVISED AS PER ENG COMMENTS	AUG 14-17	RC
3	REVISED FDN WALLS TO 10"	JAN 03/17	SB
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		

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
qualification information	
Wellington Jno-Baptiste	signature
name	42658
registration information	
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.	

VA3 DESIGN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

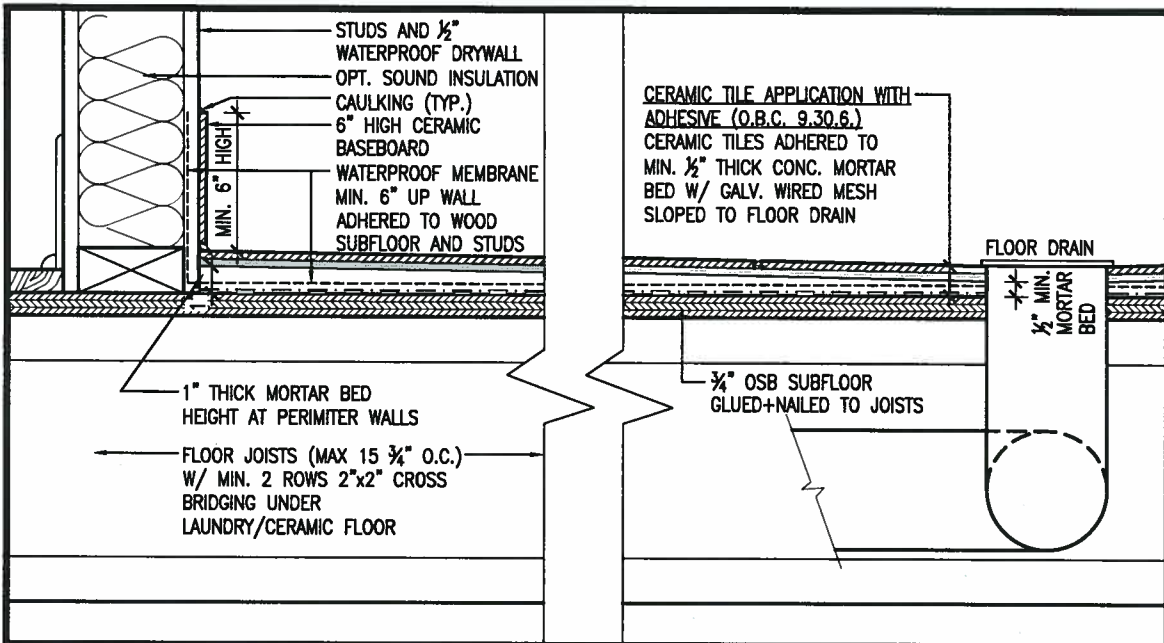
BAYVIEW WELLINGTON
project name
ALCONA
date
NOV. 2015
drawn by
RC
checked by
scale
3/16" = 1'-0"
municipality
INNISFIL, ONTARIO

S48-2
GOLDENEYE 2
project no.
13049
drawing no.
3
SECOND FLOOR PLAN 'A'
file name
13049-S48-2



4

ARCHITECTURAL REVIEW & APPROVAL



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

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

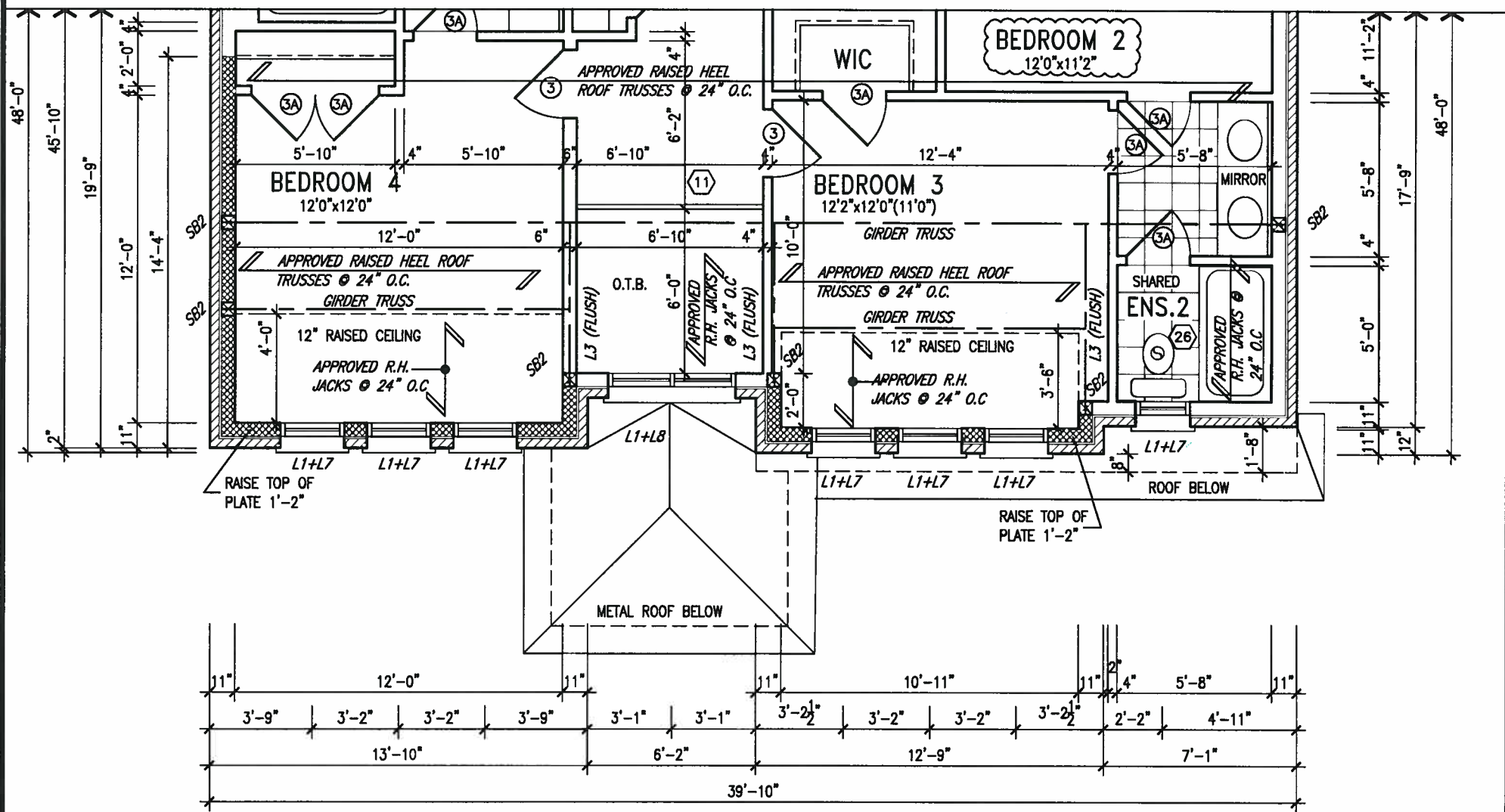
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ARCHITECTURAL REVIEW & APPROVAL

AUG 29 2017

John G. Williams Limited, Architect

AREA CALCULATIONS	ELEV. A	ELEV. B
GROUND FLOOR AREA	1457 SF	1446 SF
SECOND FLOOR AREA	1869 SF	1869 SF
SUBTOTAL	3326 SF	3315 SF
DEDUCT ALL OPEN AREAS	41 SF	41 SF
TOTAL NET AREA	3285 SF (305.19 m2)	3274 SF (304.16 m2)
FINISHED BSMT AREA	00 SF	00 SF
COVERAGE W/OUT PORCH	1907 SF (177.17 m2)	1896 SF (176.14 m2)
COVERAGE W/ PORCH	1974 SF (183.39 m2)	1963 SF (182.37 m2)



PARTIAL SECOND FLOOR PLAN 'B'

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(3)(e), 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.

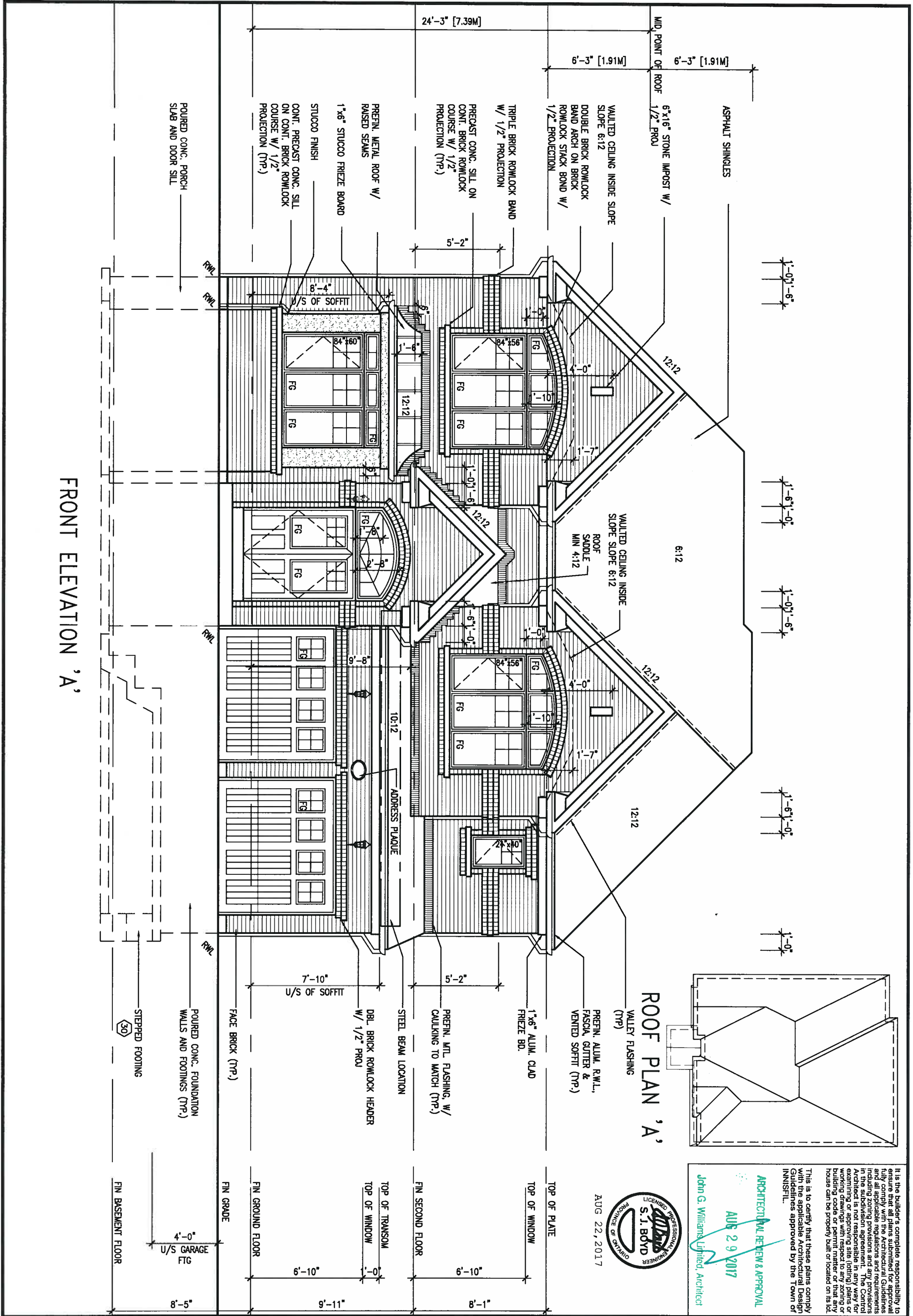


AUG 22, 2017

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8.			qualification information
7.			Wellington Jno-Baptiste 25591
6.			name
5.			registration information
4.	REVISED AS PER ENG COMMENTS	AUG 14-17 RC	VA3 Design Inc. 42658
3.	REVISED FDN WALLS TO 10"	JAN 03/17 SB	
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
416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S48-2
ALCONA		GOLDENEYE 2
project name	ALCONA	project no. 13049
date	NOV. 2015	drawing no. 5
drawn by	RC	
checked by	scale 3/16" = 1'-0"	
PARTIAL PLAN ELEVATION 'B'		
13049-S48-2		
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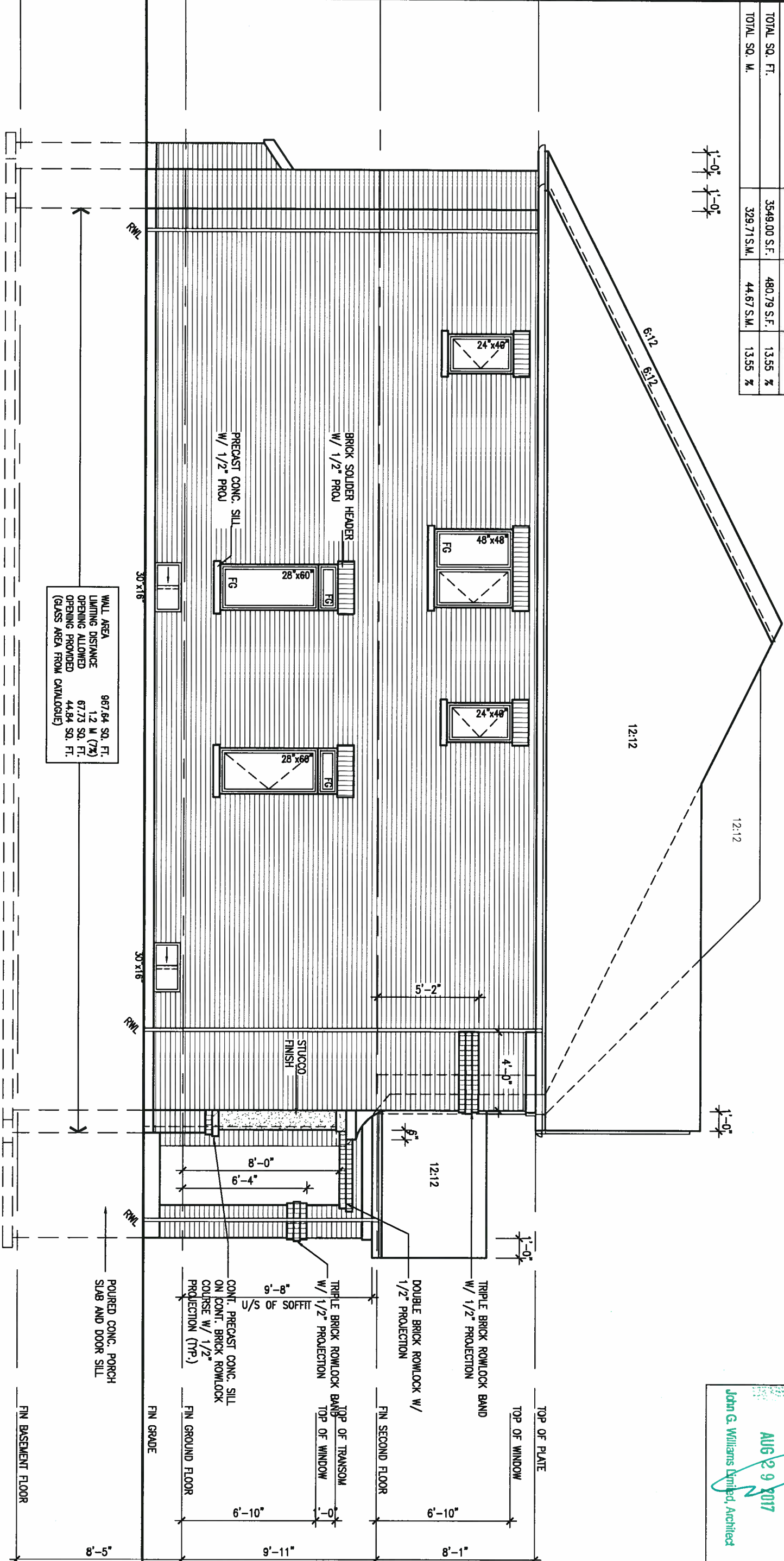
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.

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

PROFESSIONAL ENGINEER
S. J. BOYD
AUG 22, 2017

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.		VA3 DESIGN		BAYVIEW WELLINGTON		S48-2	
8		Wellington Jno-Baptiste		25591		ALCONA		GOLDENEYE 2	
7		name		BCIN		municipality		project no.	
6		VA3 Design Inc.		42658		INNISFIL, ONTARIO		13049	
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.		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		date		drawing no.	
4		REVISED AS PER ENG COMMENTS		AUG 14-17		NOV. 2015		FRONT ELEVATION A	
3		REVISED FDN WALLS TO 10"		JAN 03/17		drawn by		file name	
2		REVISED INSULATION AT STAIRS		SEPT 19/16		checked by		13049-S48-2	
1		ISSUED FOR CLIENT REVIEW				scale		6	
no.		description		date		RC		3/16" = 1'-0"	

UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))			
S48-2 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	824 S.F.	187,902 S.F.	22.80 %
LEFT SIDE	968 S.F.	64 S.F.	6.61 %
RIGHT SIDE	960 S.F.	32,667 S.F.	3.40 %
REAR	797 S.F.	196,22 S.F.	24.62 %
* OPENINGS OMITTED AS PER SB-12 3.1.1(9/4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3549.00 S.F.	480,79 S.F.	13.55 %
TOTAL SQ. M.	329.71 S.M.	44.67 S.M.	13.55 %



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

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

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8		Wellington Jno-Baptiste		ALCONA		GOLDENEYE 2	
7		25591		INNISFIL, ONTARIO		13049	
6		42658		LEFT SIDE ELEVATION 'A'		7	
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.		NOV. 2015		13049-S48-2	
4		REVISED AS PER ENG COMMENTS		drawn by		file name	
3		REVISED FDN WALLS TO 10"		checked by		3/16" = 1'-0"	
2		REVISED INSULATION AT STAIRS		RC		AUG 22 2017 - 12:15 AM	
1		ISSUED FOR CLIENT REVIEW		JUSTIN - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\48\13049-S48-2.dwg			
no.		description		date		by	



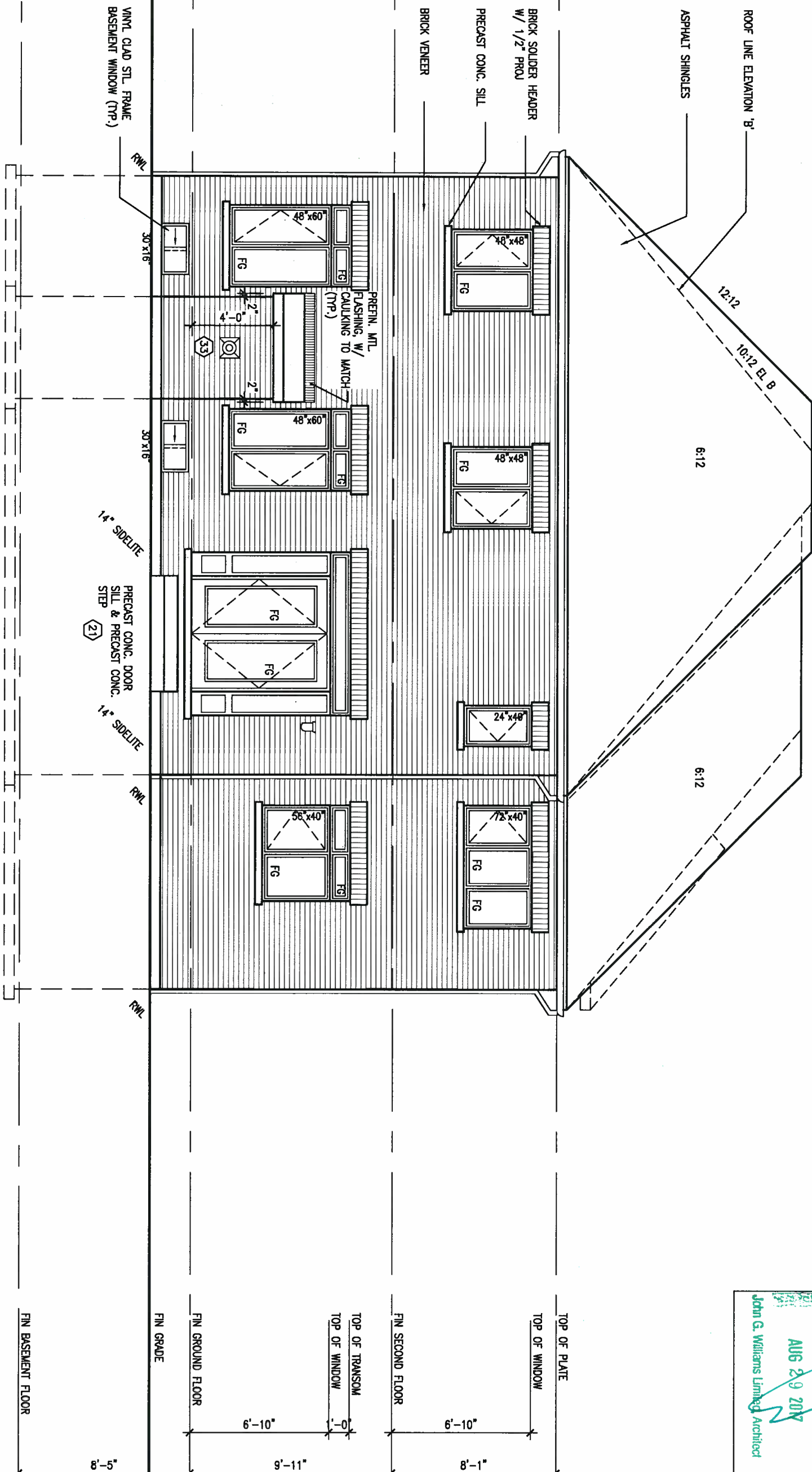
AUG 22, 2017



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

REAR ELEVATION A/B



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	REVISED AS PER ENG COMMENTS	AUG 14-17	RC	VA3 Design Inc. 42658
3	REVISED FDN WALLS TO 10"	JAN 03/17	SB	
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	
1	ISSUED FOR CLIENT REVIEW	.	.	
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3
DESIGN

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

BAYVIEW WELLINGTON

project name
ALCONA

date
NOV. 2015

drawn by
RC

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

municipality
INNISFIL, ONTARIO

S48-2
GOLDENEYE 2

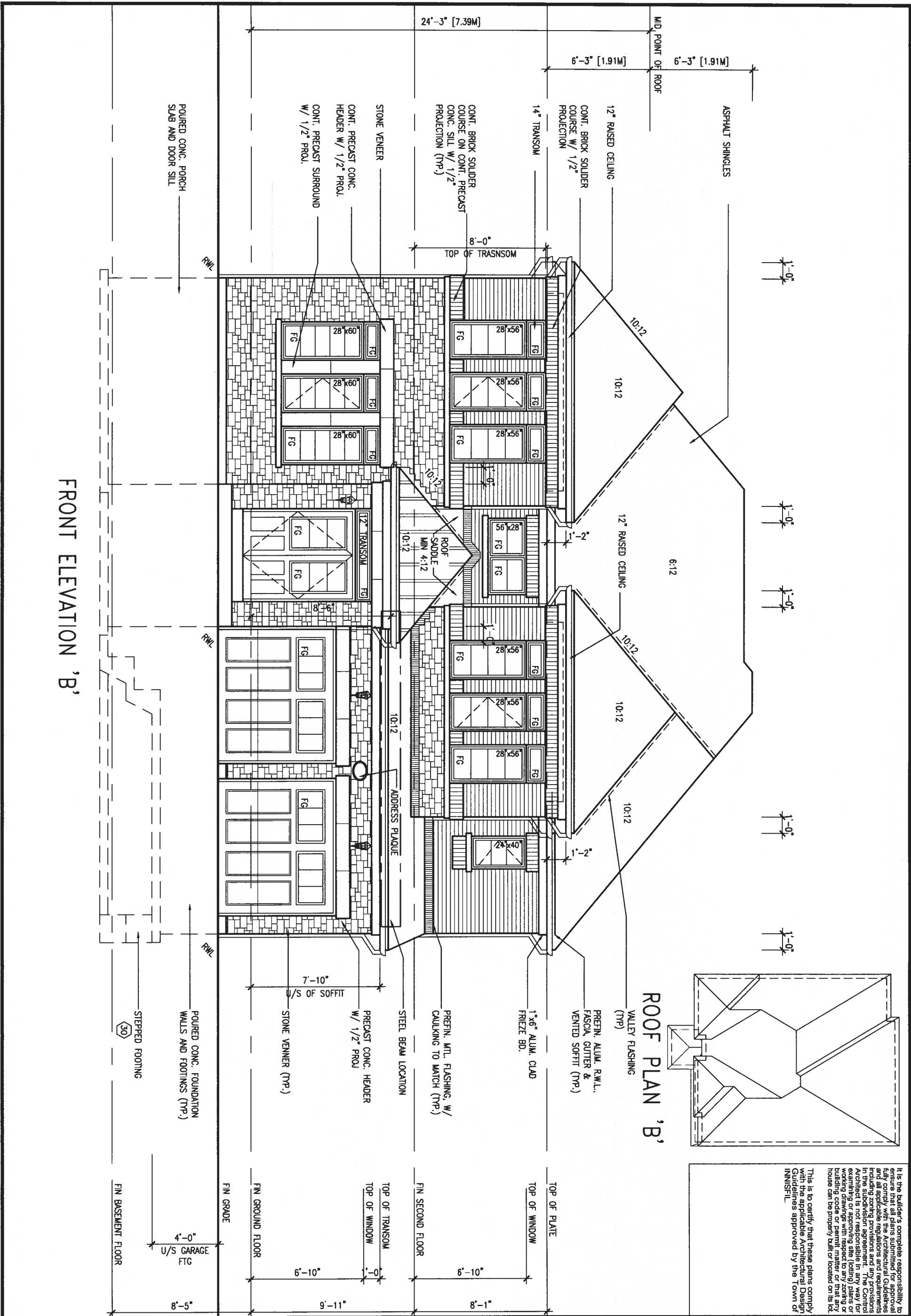
project no.
13049

drawing no.
9

REAR ELEVATION

file name
13049-S48-2

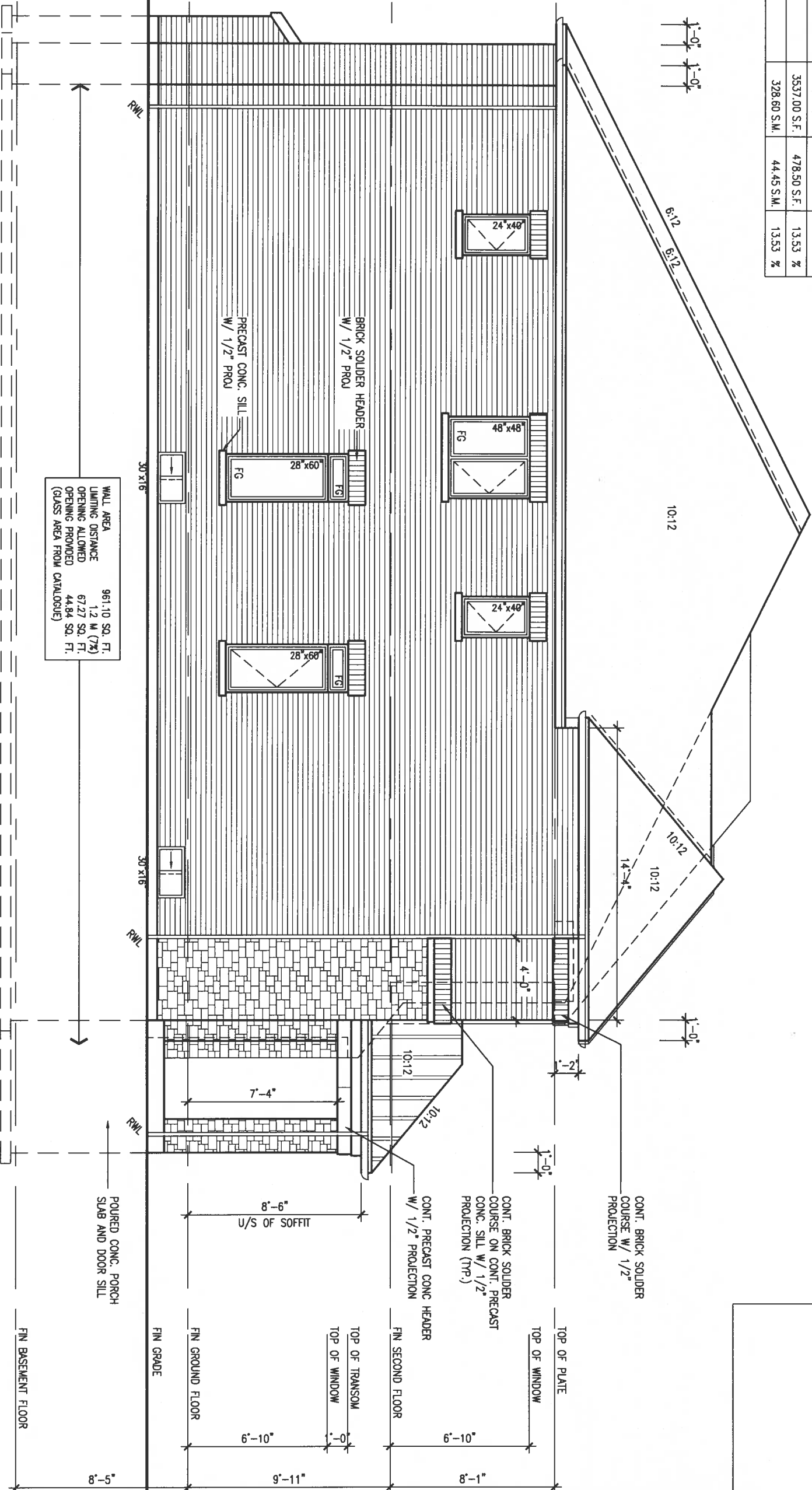
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8		Wellington Jno-Baptiste		25591		ALCONA		GOLDENEYE 2	
7		signature		BCIN		municipality		project no.	
6		VA3 Design Inc.		42658		INNISFIL, ONTARIO		13049	
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4		REVISED AS PER ENG COMMENTS		AUG 14-17 RC		NOV. 2015		FRONT ELEVATION B	
3		REVISED FDN WALLS TO 10"		JAN 03/17 SB		checked by		file name	
2		REVISED INSULATION AT STAIRS		SEPT 19/16 SB		scale		13049-S48-2	
1		ISSUED FOR CLIENT REVIEW				3/16" = 1'-0"		10	
no.		description		date		drawn by		RC	
						RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\48\13049-S48-2.dwg - Fri - Aug 24 2018 - 10:15 AM			

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UNINSULATED OPENINGS (PER OBC: SB-12.3.1.(7))			
S48-2 ELEVATION B	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	820 S.F.	185.611 S.F.	22.64 %
LEFT SIDE	960 S.F.	64 S.F.	6.67 %
RIGHT SIDE	960 S.F.	32.667 S.F.	3.40 %
REAR	797 S.F.	196.22 S.F.	24.62 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3537.00 S.F.	478.50 S.F.	13.53 %
TOTAL SQ. M.	328.60 S.M.	44.45 S.M.	13.53 %



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

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BAYVIEW WELLINGTON

S48-2
GOLDENEYE 2

project name
ALCONA

municipality
INNISFIL, ONTARIO

project no.
13049

LEFT SIDE ELEVATION B

drawing no.

date
NOV. 2015

drawn by
RC

checked by
RC

scale
3/16" = 1'-0"

file name
13049-S48-2

11

RICHARO - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\48\13049-S48-2.dwg - Fri - Aug 24 2018 - 10:15 AM



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t 416.630.2255 f 416.630.4782
vo3design.com

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qualification information

Wellington Jno-Baptiste

name
registration information
VA3 Design Inc.

25591
BCIN
42658

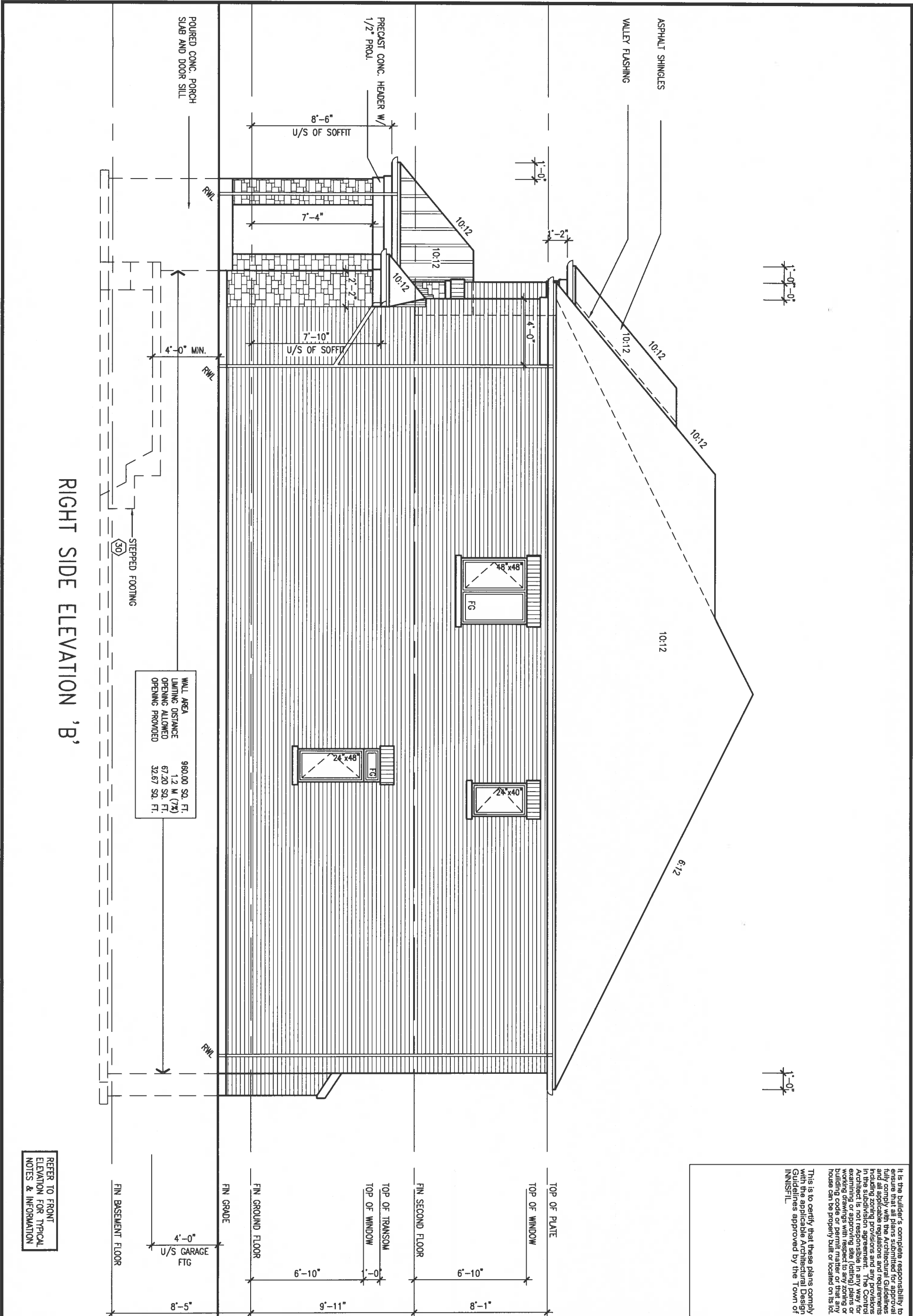
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no.	description	date	by
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8			
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6			
5			
4	REVISED AS PER ENG COMMENTS	AUG 14-17	RC
3	REVISED FDN WALLS TO 10"	JAN 03/17	SB
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CUENT REVIEW		

LEFT SIDE ELEVATION 'B'

WALL AREA
961.10 SQ. FT.
LIMITING DISTANCE
1.2 M (7%)
OPENING ALLOWED
67.27 SQ. FT.
OPENING PROVIDED
44.94 SQ. FT.
(GLASS AREA FROM CATALOGUE)

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

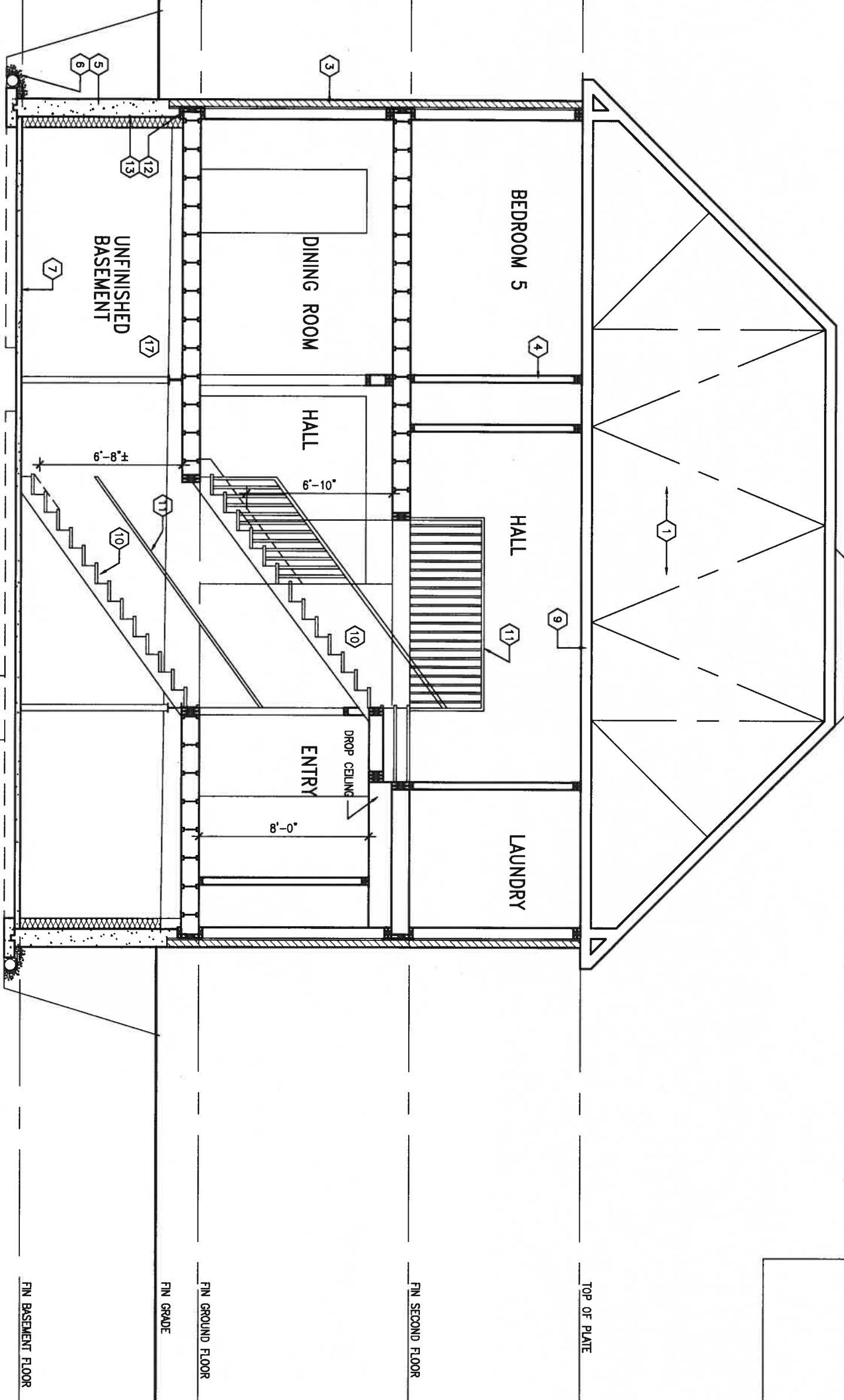


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8 .			qualification information				project name ALCONA			municipality INNISFIL, ONTARIO			drawing no.		
7 .			Wellington Jno-Baptiste				date NOV. 2015			RIGHT SIDE ELEVATION B			12		
6 .			name signature				drawn by RC			file name 13049-S48-2					
5 .			registration information VA3 Design Inc.				checked by			scale 3/16" = 1'-0"					
4 .			REVISED AS PER ENG COMMENTS			AUG 14-17 RC			RICHARO - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\48\13049-S48-2.dwg - Fri - Aug 24 2018 - 10:15 AM						
3 .			REVISED FDN WALLS TO 10"			JAN 03/17 SB									
2 .			REVISED INSULATION AT STAIRS			SEPT 19/16 SB									
1 .			ISSUED FOR CLIENT REVIEW												
no. description			date			by									

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AUG 22, 2017



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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.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCN
5	.	.	.	VA3 Design Inc. 42658
4	REVISED AS PER ENG COMMENTS	AUG 14-17	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
3	REVISED FDN WALLS TO 10"	JAN 03/17	SB	
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	
1	ISSUED FOR CLIENT REVIEW	.	.	
no.	description	date	by	

VA3 DESIGN

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t 416.630.2255 f 416.630.4782
vo3design.com

BAYVIEW WELLINGTON

project name **ALCONA** municipality **INNISFIL, ONTARIO**

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

drawn by **JUSTIN** - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\48\13049-S48-2.dwg - Tue - Aug 22 2017 - 10:15 AM

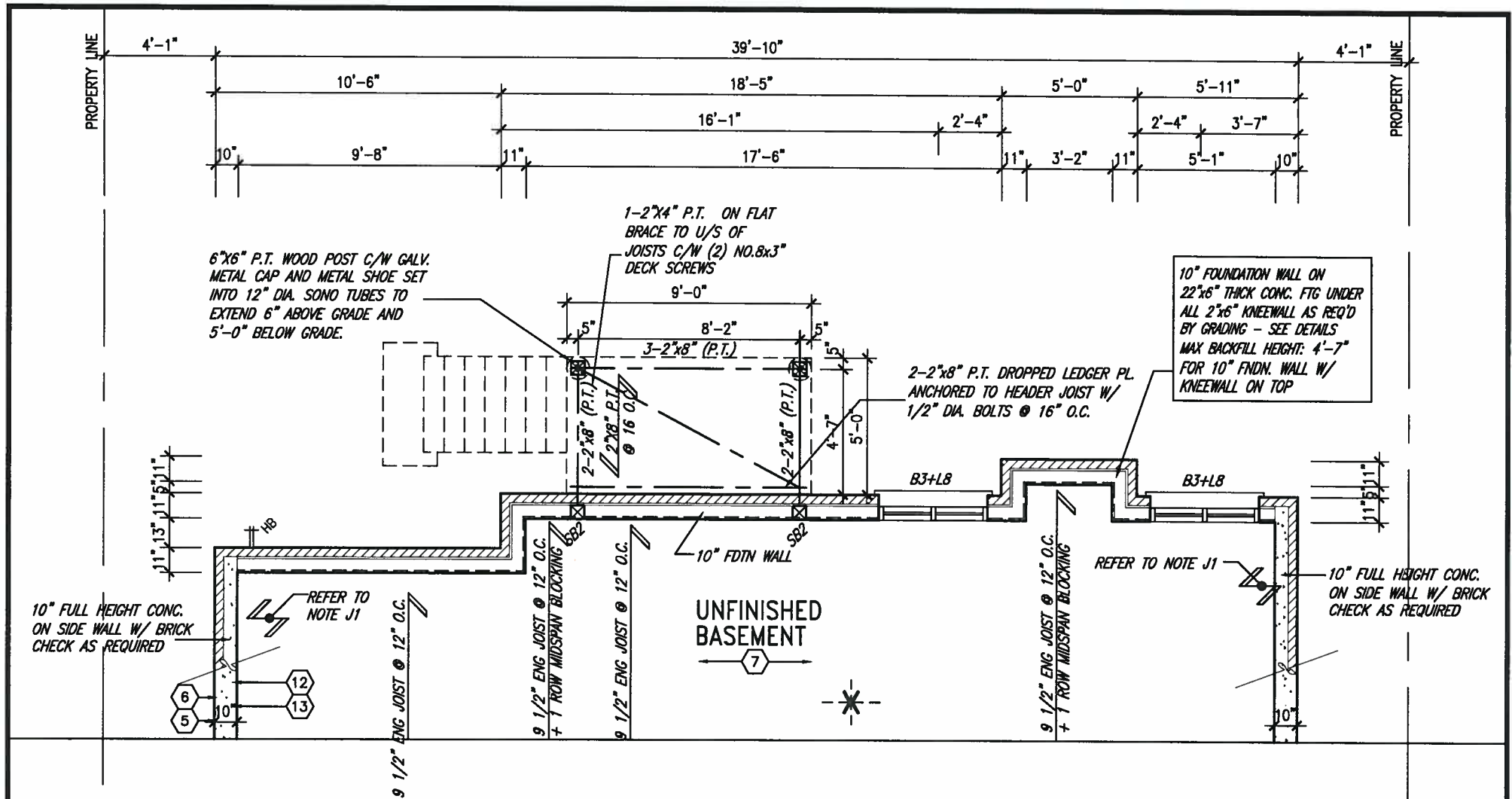
S48-2
GOLDENEYE 2

project no. **13049**

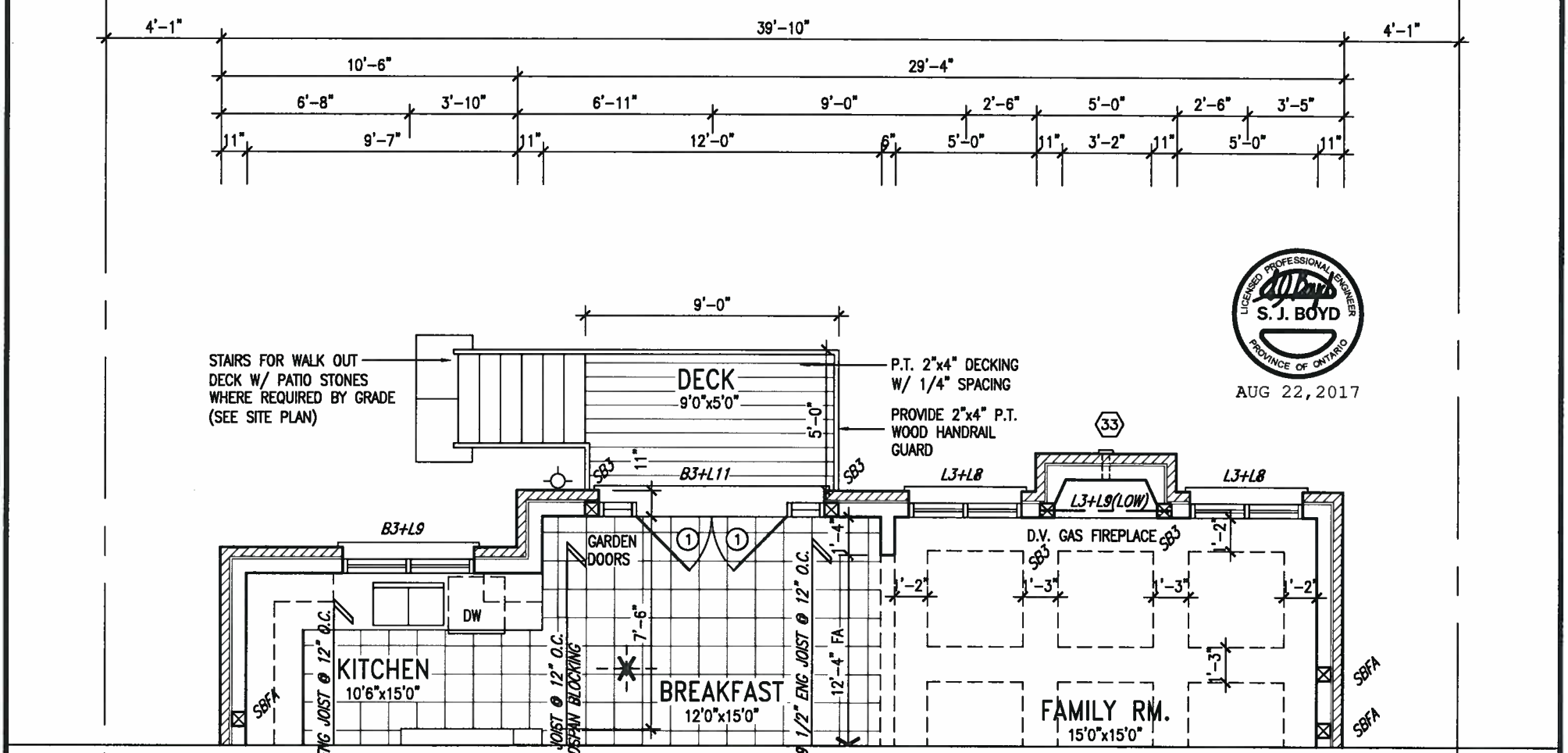
SECTION 'A-A'

file name **13049-S48-2**

drawing no. **13**



PARTIAL BASEMENT FLOOR PLAN
9R AND MORE WOD COND.



PARTIAL GROUND FLOOR PLAN
9R AND MORE WOD COND.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S48-2 ELEVATION A 9R WOD	ENERGY EFFICIENCY - OBC SB12			S48-2 ELEVATION B 9R WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	824 S.F.	187.902 S.F.	22.80 %	FRONT	820 S.F.	185.611 S.F.	22.64 %
LEFT SIDE	968 S.F.	64 S.F.	6.61 %	LEFT SIDE	960 S.F.	64 S.F.	6.67 %
RIGHT SIDE	960 S.F.	32.667 S.F.	3.40 %	RIGHT SIDE	960 S.F.	32.667 S.F.	3.40 %
REAR	956 S.F.	216.22 S.F.	22.62 %	REAR	956 S.F.	216.22 S.F.	22.62 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3708.00 S.F.	500.79 S.F.	13.51 %	TOTAL SQ. FT.	3696.00 S.F.	498.50 S.F.	13.49 %
TOTAL SQ. M.	344.48 S.M.	46.52 S.M.	13.51 %	TOTAL SQ. M.	343.37 S.M.	46.31 S.M.	13.49 %

ARCHITECTURAL REVIEW & APPROVAL

AUG 29 2017

John G. Williams Limited, Architect

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9.

8.

7.

6.

5.

4. REVISED AS PER ENG COMMENTS

3. REVISED FDN WALLS TO 10"

2. REVISED INSULATION AT STAIRS

1. ISSUED FOR CLIENT REVIEW

no. description

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

qualification information

Wellington Jno-Baptiste

25591

name

registration information

VA3 Design Inc.

42658

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

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BAYVIEW WELLINGTON

project name

ALCONA

drawn by

NOV. 2015

checked by

scale

3/16" = 1'-0"

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S48-2

GOLDENEYE 2

project no.

13049

PARTIAL PLAN WOD

file name

13049-S48-2

drawing no.

14



AUG 22, 2017



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

ARCHITECTURAL REVIEW & APPROVAL

AUG 29 2017

John G. Williams Limited Architect

S48-2
GOLDENEYE 2

project no.
13049

BAYVIEW WELLINGTON

project name
ALCONA

municipality
INNISFIL, ONTARIO

date
NOV. 2015

checked by
RC

REAR ELEAVTION WOD 9R

file name
13049-S48-2

drawing no.
15

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

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no.	description	date	by
9			
8			
7			
6			
5			
4	REVISED AS PER ENG COMMENTS	AUG 14-17	RC
3	REVISED FDN WALLS TO 10"	JAN 03/17	SB
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		

6"x6" P.T. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND 4'-0" BELOW GRADE.

REAR ELEVATION A/B WOD 9R AND MORE COND.

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

FIN BASEMENT FLOOR

FIN GRADE

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

6'-10"
8'-5"

6'-10"
9'-11"

6'-10"
8'-1"

2"x6" P.T. CROSS BRACING

R/W

R/W

R/W

1'-0" MIN

PROVIDE 2"x4" P.T. WOOD HANDRAIL GUARD W/ 2"x2" P.T. WOOD PICKETS @ 4" MAX.

PRETN. MTL. FLASHING, W/ CAULKING TO MATCH (TYP.)

14" SIDELITE
FG
14" SIDELITE

56"x40"
FG

48"x60"
FG

48"x60"
FG

48"x40"
FG

48"x40"
FG

48"x48"
FG

48"x48"
FG

24"x40"
FG

72"x40"
FG
FG

BRICK SOLDER HEADER W/ 1/2" PROJ
PRECAST CONC. SILL
BRICK VENEER

ROOF LINE ELEVATION 'B'
ASPHALT SHINGLES

12:12
10:12 EL. B

6:12

6:12

1'-0"

1'-0"

1'-0"

AUG 22, 2017



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 of Buildings Act requires that any way or working drawings or approved site (unit) plan or building code or permit matter or that any house can be properly built or located on its lot.

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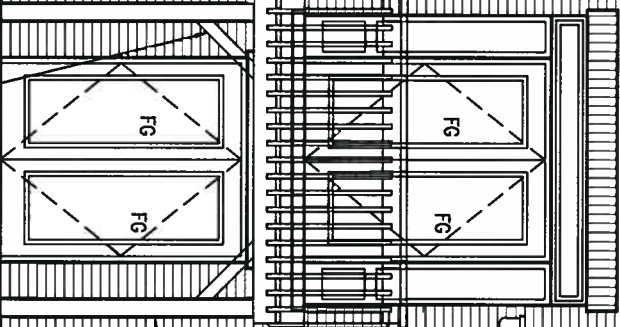
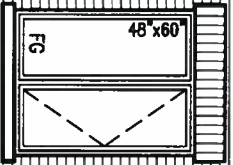
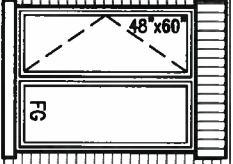
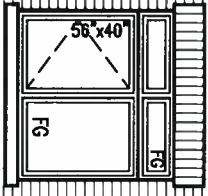
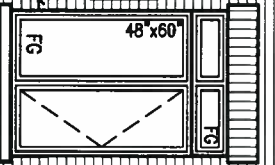
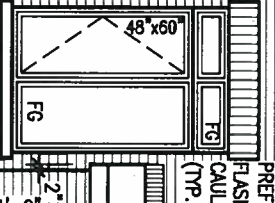
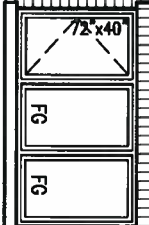
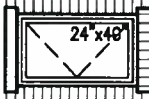
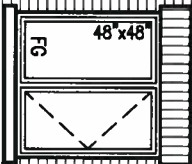
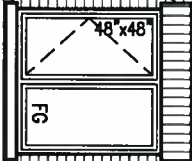
ARCHITECTURAL REVIEW & APPROVAL
AUG 29 2017
John G. Williams Limited, Architect

ROOF LINE ELEVATION 'B'
ASPHALT SHINGLES

12:12
10:12 EL. B
6:12

6:12

BRICK SOLIDER HEADER
W/ 1/2" PROU
PRECAST CONC. SILL
BRICK VENEER



PREFIN. MTL.
FLASHING, W/
CAULKING TO MATCH
(TYP.)

PROVIDE 2"x4" P.T. WOOD
HANDRAIL GUARD W/ 2"x2"
P.T. WOOD PICKETS @ 4"
MAX.

6"x6" P.T. WOOD POST C/W GALV.
METAL CAP AND METAL SHOE SET
INTO 12" DIA. SONO TUBES TO
EXTEND 6" ABOVE GRADE AND
4'-0" BELOW GRADE.

2"x6" P.T. CROSS
BRACING

4'-0"
MIN

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REAR ELEVATION A/B WOD
9R AND MORE COND.

TOP OF PLATE
TOP OF WINDOW
TOP OF TRANSOM
TOP OF WINDOW
FIN SECOND FLOOR
FIN GROUND FLOOR
TOP OF WINDOW
FIN BASEMENT FLOOR

8'-5"
6'-10"
9'-11"
6'-10"
8'-1"
6'-10"
6'-10"
8'-5"

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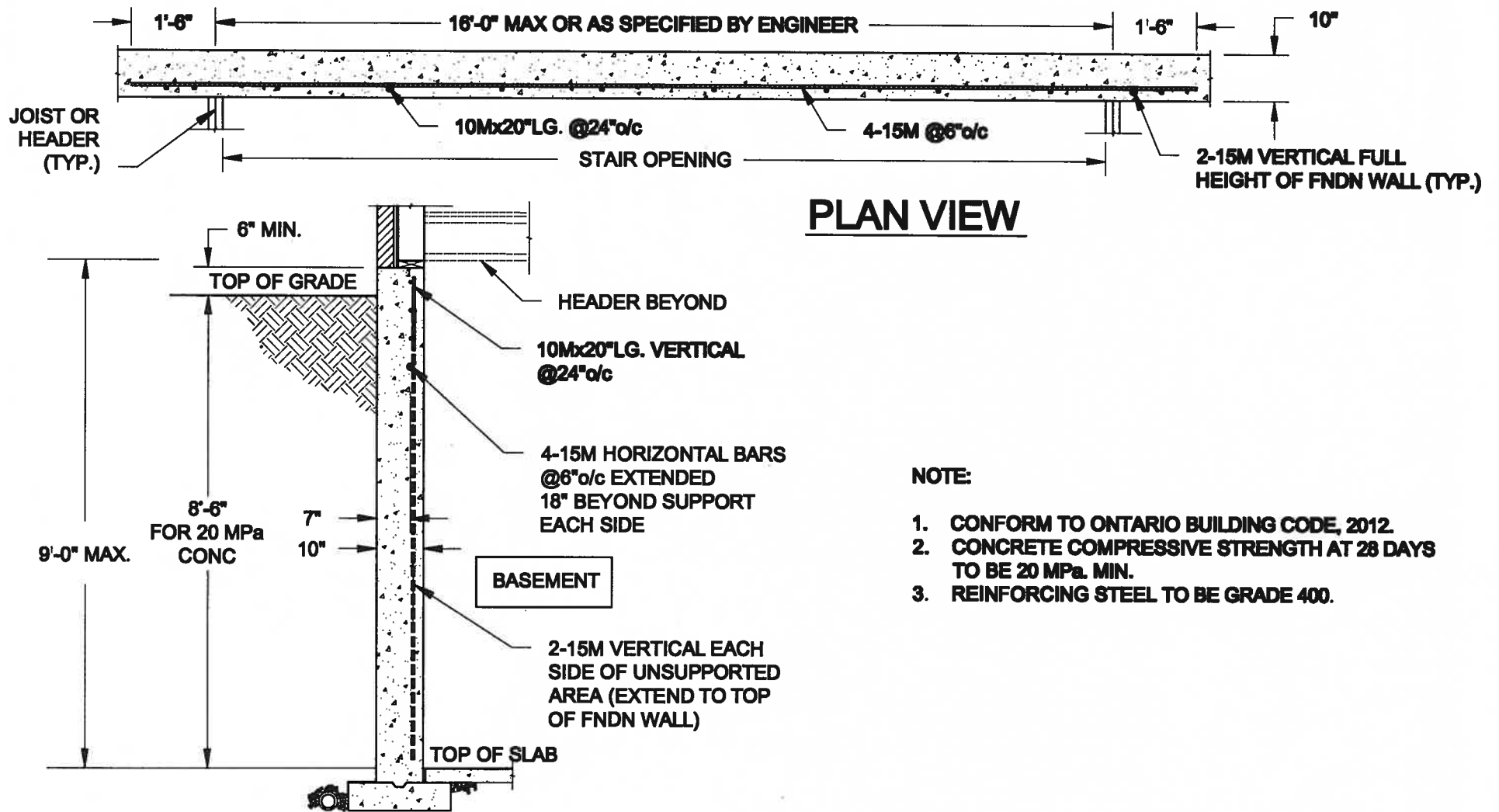
BAYVIEW WELLINGTON
project name
ALCONA
date
NOV. 2015
drawn by
RC
checked by
scale
3/16" = 1'-0"
municipality
INNISFIL, ONTARIO

S48-2
GOLDENEYE 2

project no.
13049

REAR ELEVATION WOB
file name
13049-S48-2

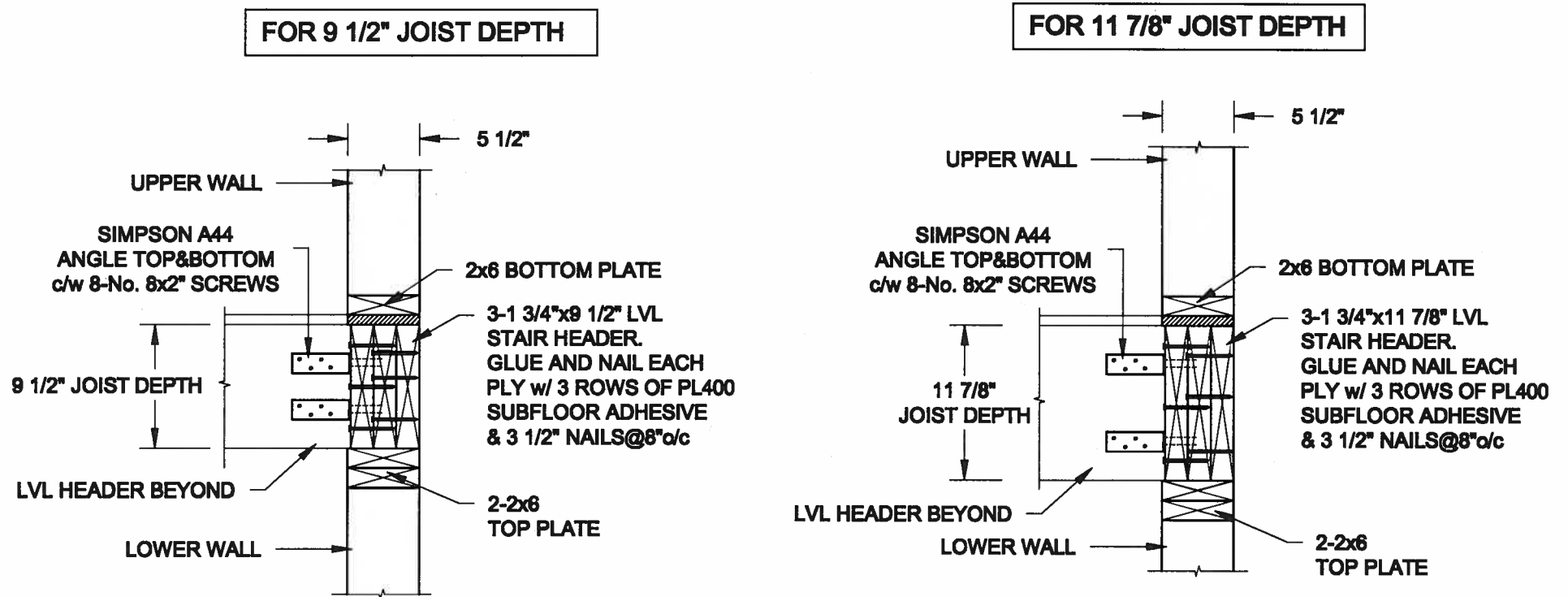
drawing no.
17



NOTE:

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

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



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

Scale:
AS NOTED

Date:
JUL-31-2017

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



AUG 10, 2017

Project:

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

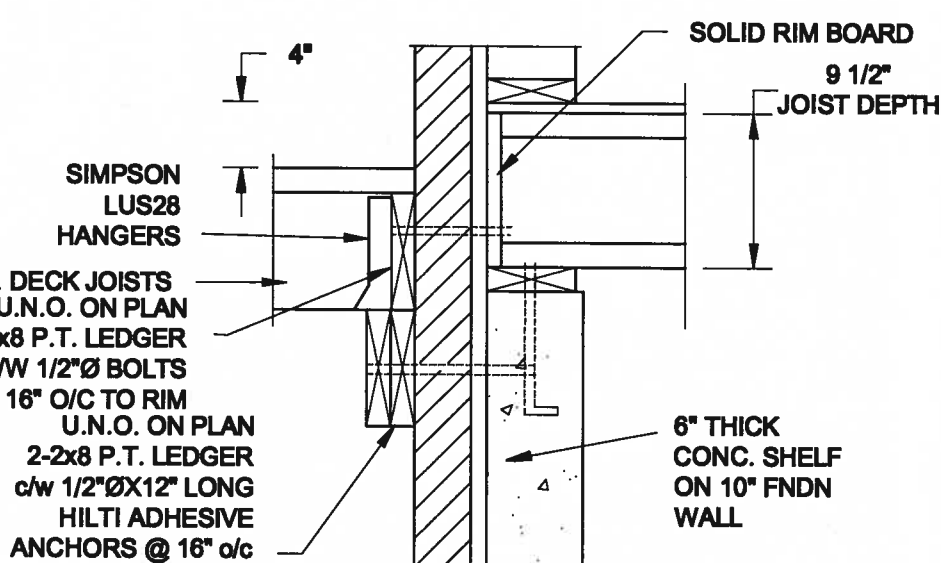
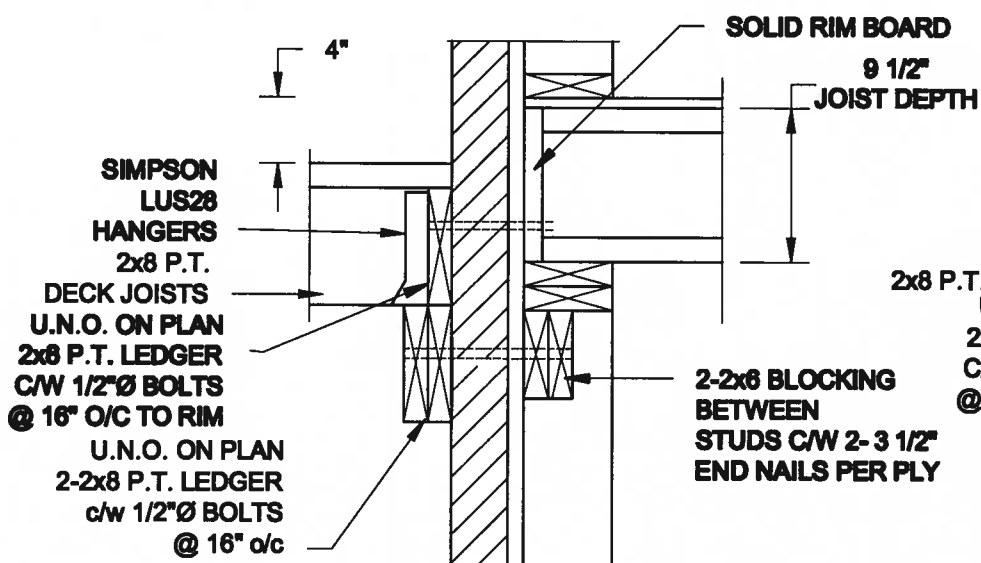
Project No.:

16-083

Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

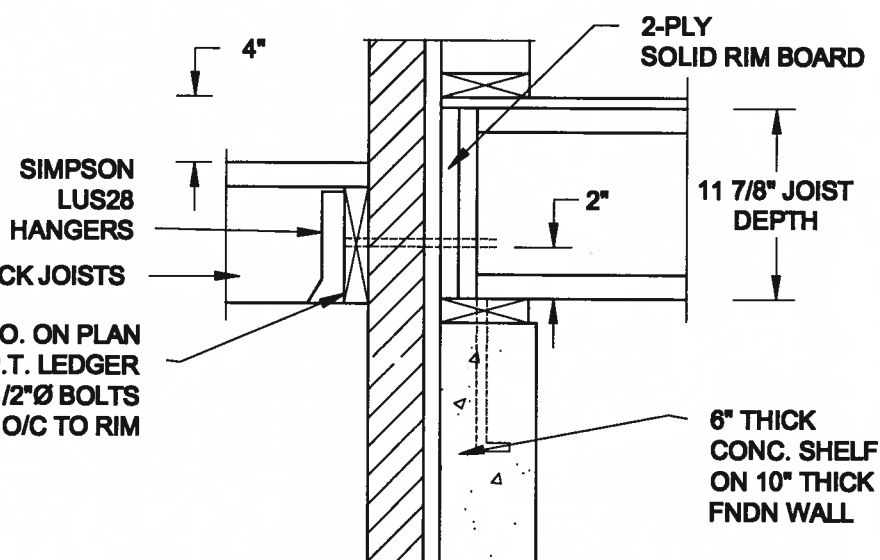
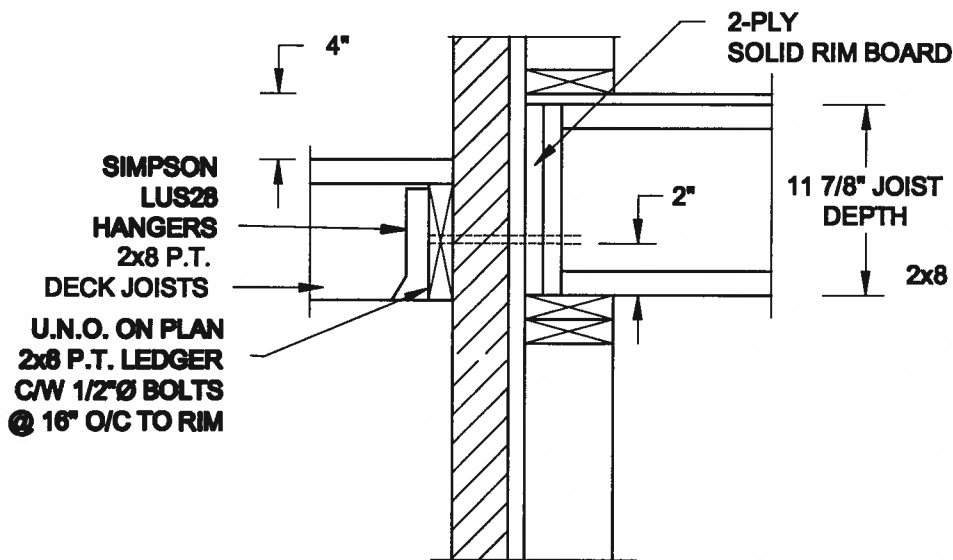
1B
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH



2A
S2

DECK FASTENING DETAIL

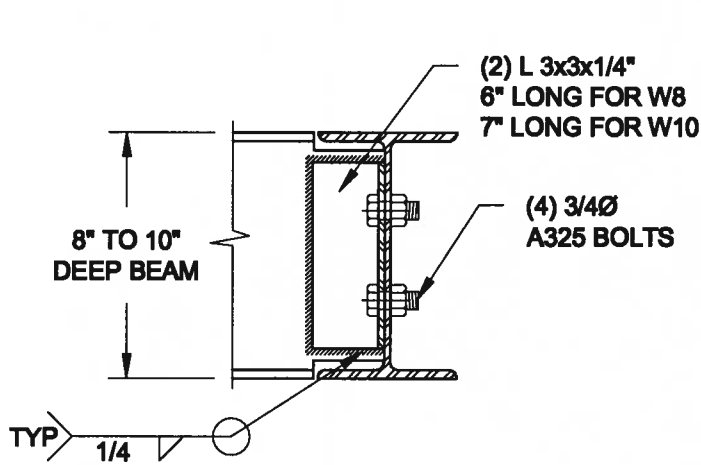
SCALE: 1" = 1'-0"

2B
S2

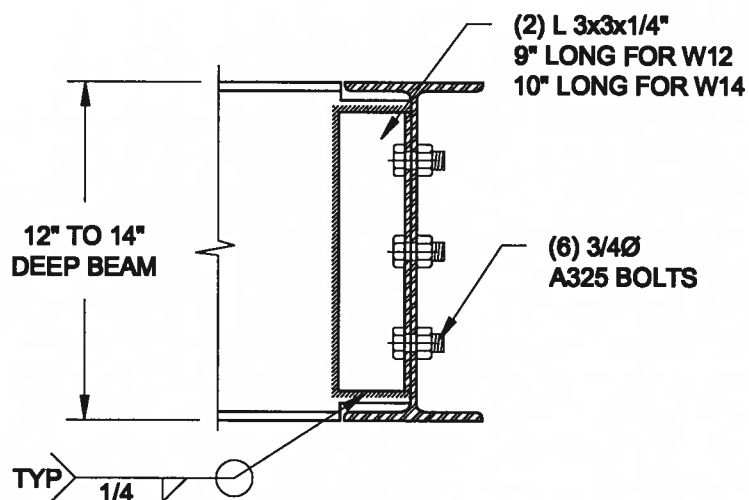
DECK FASTENING DETAIL

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 (W310x88) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

3
S2

STEEL BEAM CONNECTION DETAIL

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

Scale:
AS NOTED

Date:
JUL-01-2017

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



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Newmarket, ON
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E: quaile.eng@rogers.com

Engineer's Seal



AUG 10, 2017

Project

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
RICHMOND HILL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-083

Drawing No.:

S2

CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. **ONT. REG. 332/12-2012 OBC**

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING

9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2(1,2))

200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOEPS SUPPORTED	W/ MASONRY VENEER	W/ SIDING ONLY
1	16" wide x 6" DEEP	16" wide x 6" DEEP
2	20" wide x 6" DEEP	20" wide x 6" DEEP
3	26" wide x 9" DEEP	20" wide x 6" DEEP

-SEE OBC 9.15.3.
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)

-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:

2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")
FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB OBC 9.3.1.6(1)(b), 9.16.4.5(1), 9.25.3.3(15)

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2A)

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (SB-12-3.1.1.8)

RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC 9.8.-

UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
= 200 (7'-7/8")
= 210 (8'-1/4")
= 235 (9'-1/4")
= 25 (1")
= 1950 (6'-5")
= 900 (2'-11")
= 865 (2'-10") TO 965 (3'-2")
= 860 (2'-10")

11. MIN. STAIR WIDTH

FOR CURED STAIRS

MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")

HANDRAILS -OBC 9.8.7.-

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS -OBC 9.8.8.-

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS -OBC 9.8.8.-

900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'1").

SILL PLATE - OBC 9.23.7.

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL.

USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.2.3, 9.13.2.6)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-9.4, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x10 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 4.78mm (1.88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x2"x2") FIELD WELD COL. TO BASE PLATE.

BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS.

MIN. BEARING 90mm (3-1/2")

17x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

GARAGE SLAB

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.

GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1.6. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

EXTERIOR STEP

PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC 9.8.9.2., 9.8.9.3. & 9.8.10.

DRYER EXHAUST (OBC-9.2.3.8(7) & 9.2.4.1.1)

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (OBC-9.18.2.1. & SB12-3.1.1.8)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

FIREPLACE CHIMNEYS - OBC 9.21.

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC 9.32.3.5. & 9.32.3.10.

STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)

3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

STEPPED FOOTINGS OBC 9.15.3.9.

MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24")

SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE/ H.W.T VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

DIRECT VENTING GAS FIREPLACE VENT

DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

SUBFLOOR JOIST STRAPPING AND BRIDGING

16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.1) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.1)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-I OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

35. EXPOSED BUILDING FACE OBC 9.10.15. & SB-2-2.3.5(2)

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.39.1)

FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (L7) UNTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

CONVENTIONAL ROOF FRAMING (2.0kPa. SNOW LOAD)

38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11" SPAN. 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS -OBC 9.8.8.1(8).

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

3) EXTERIOR WINDOWS

SHALL COMPLY WITH OBC DIV-8 9.7.3. & SB12-3.1.1.9

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC DIV. 8, 9.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2(3) AND MUNICIPAL STANDARDS.

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

4) 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, 3.8.3.8.1(1)(d) & 3.8.3.13(1)(1)(i). SEE DETAIL.

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.

6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV-8 9.2.3.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E-2950F6 MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 ml. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

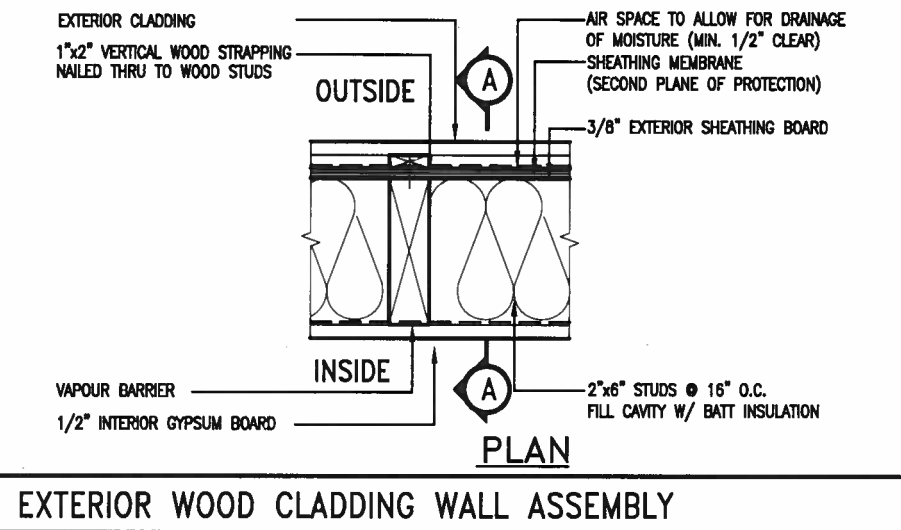
STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W, HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W STRUCTURAL QUALITY STEEL. OBC 8-9.23.4.3.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

STUCCO: 1) 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.

LEGEND

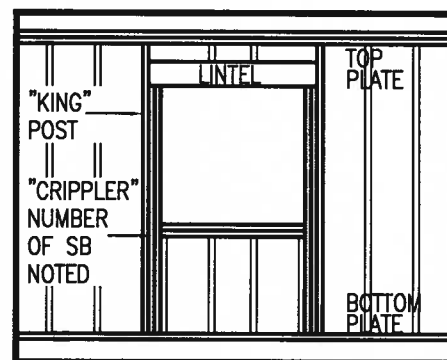
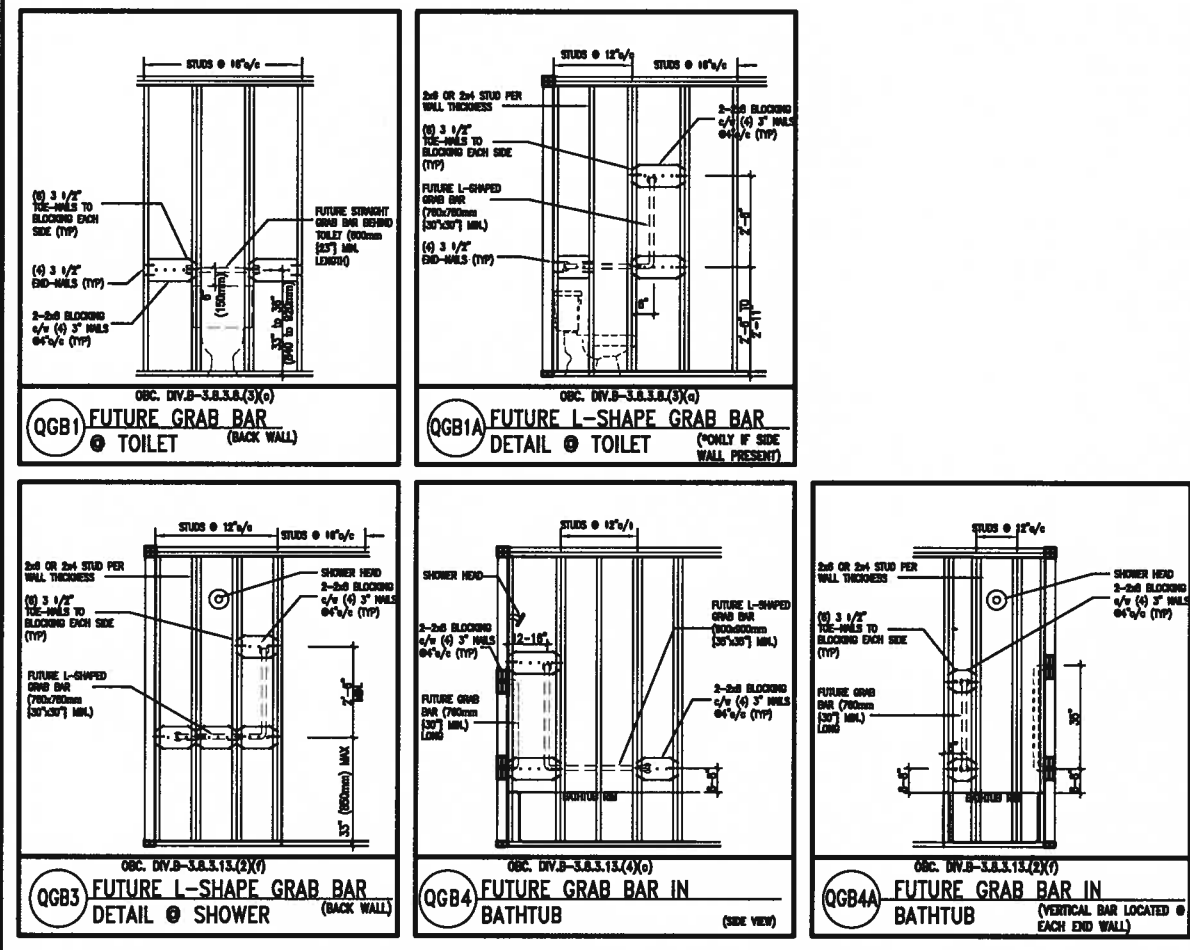
CLASS 'B' VENT EXHAUST FAN TO EXTERIOR



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 LB). REFER TO OBC, DIV. B - 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(g) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:

- | | |
|----------------------|--------|
| 2"x4" @ 16" O.C. - | 9'-10" |
| 2-2"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.
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
6. 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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VAS Design Inc. 42658
3	.	.	.	
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 copied.
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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name
ALCONA

municipality
INNISFILON.

Project no.
3049

date
MAY 2016
drawn by

CONSTRUCTION NOTES

owing no.

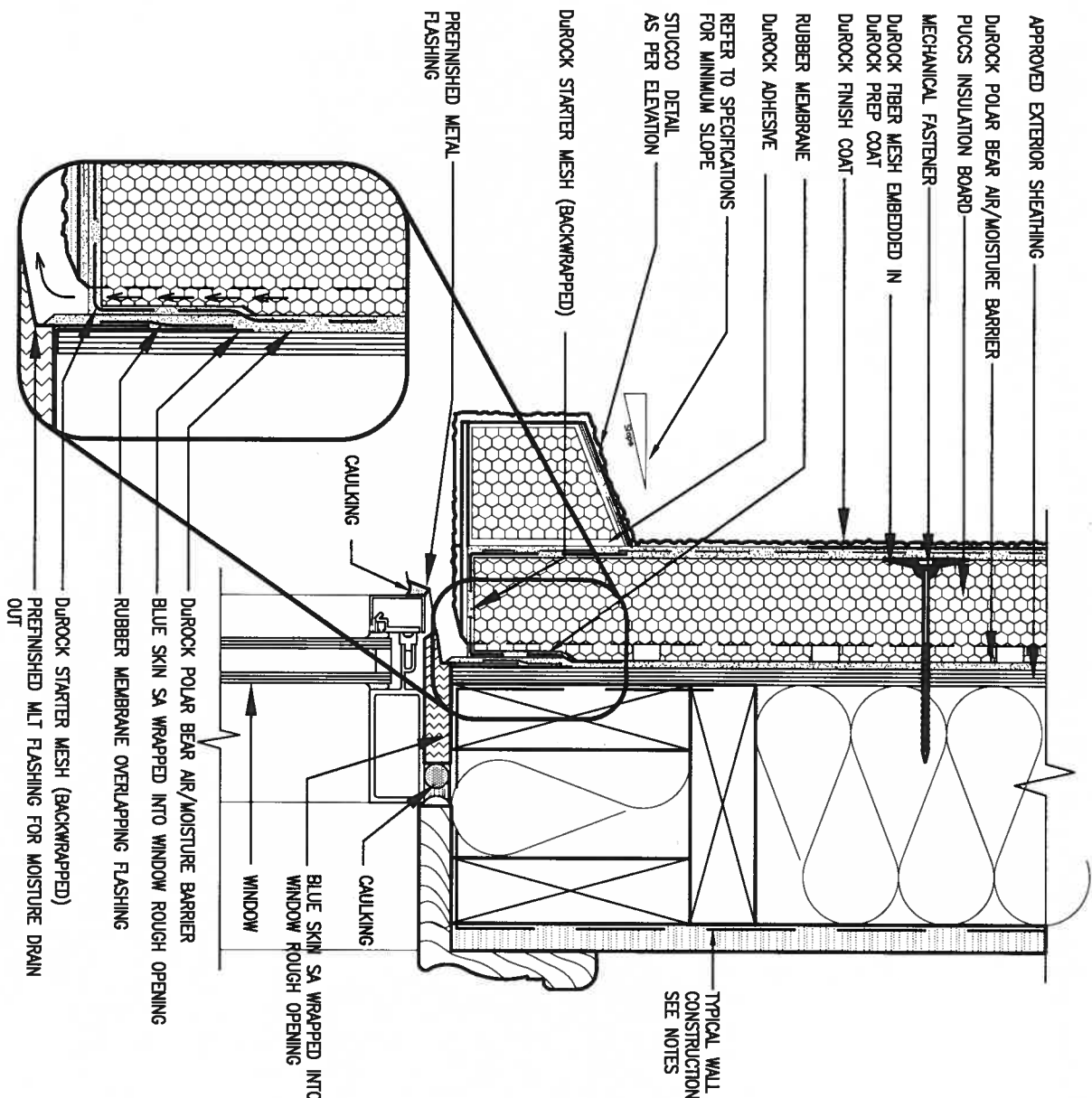
drawn by	checked by	scale
RC	-	3/16" = 1'-0"

13049-CN-A1

CN2

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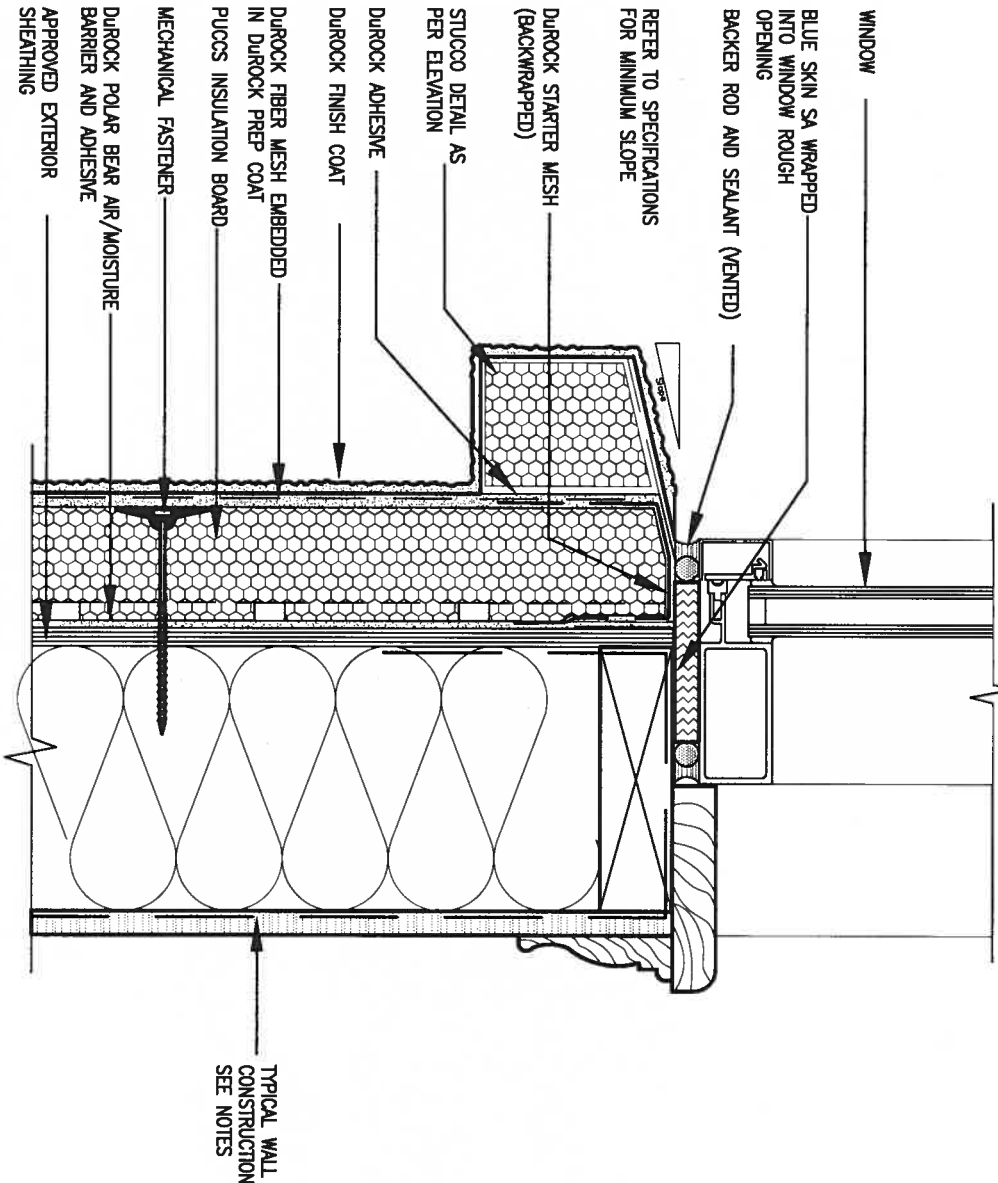
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1 WINDOW HEADER

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

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

project name
ALCONA

municipality
INNISFIL, ON.

CONST NOTE

project no.
13049

date
MAY 2016

drawn by
RC

checked by

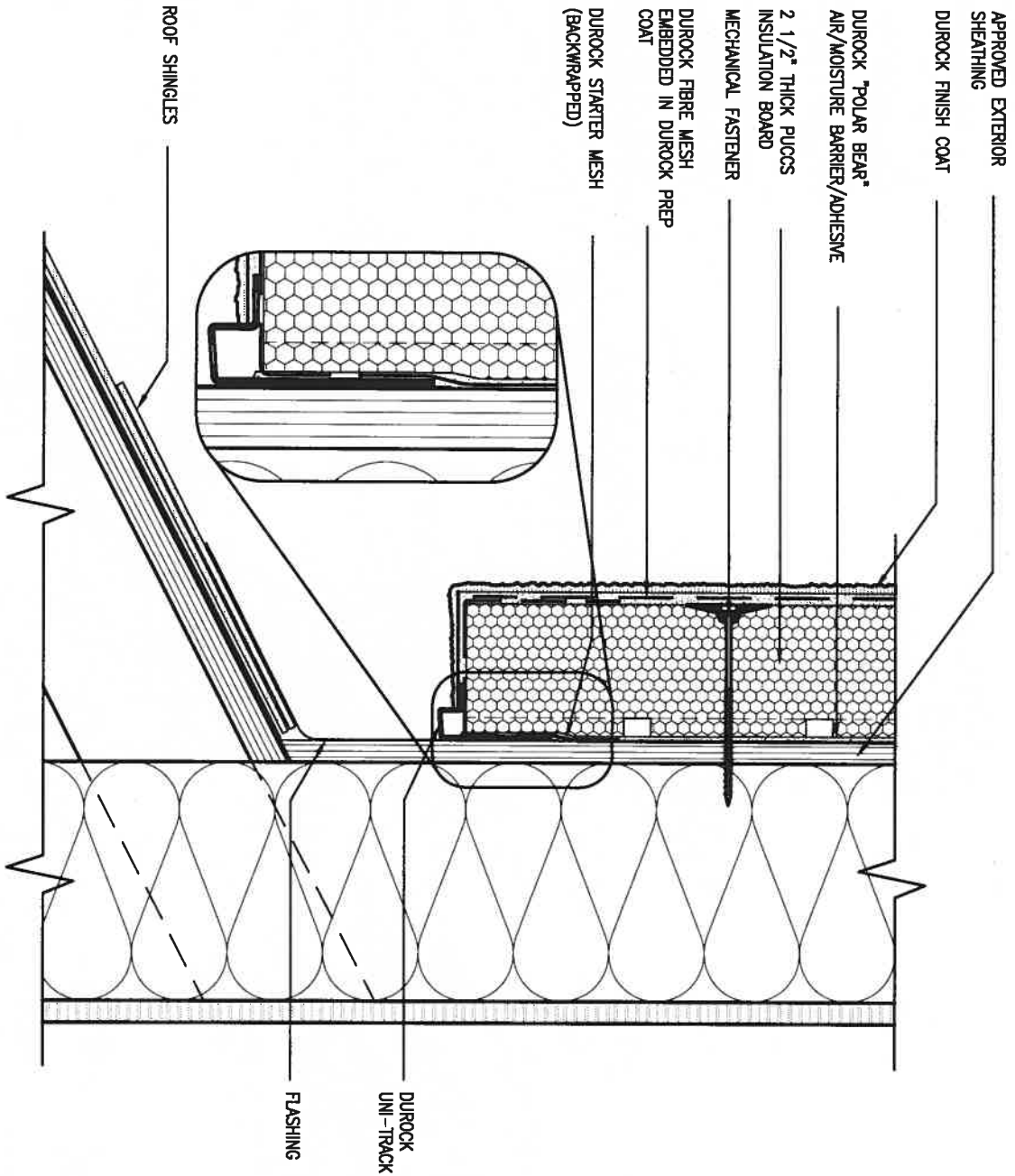
scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13049-CN-A1

drawing no.
CN3

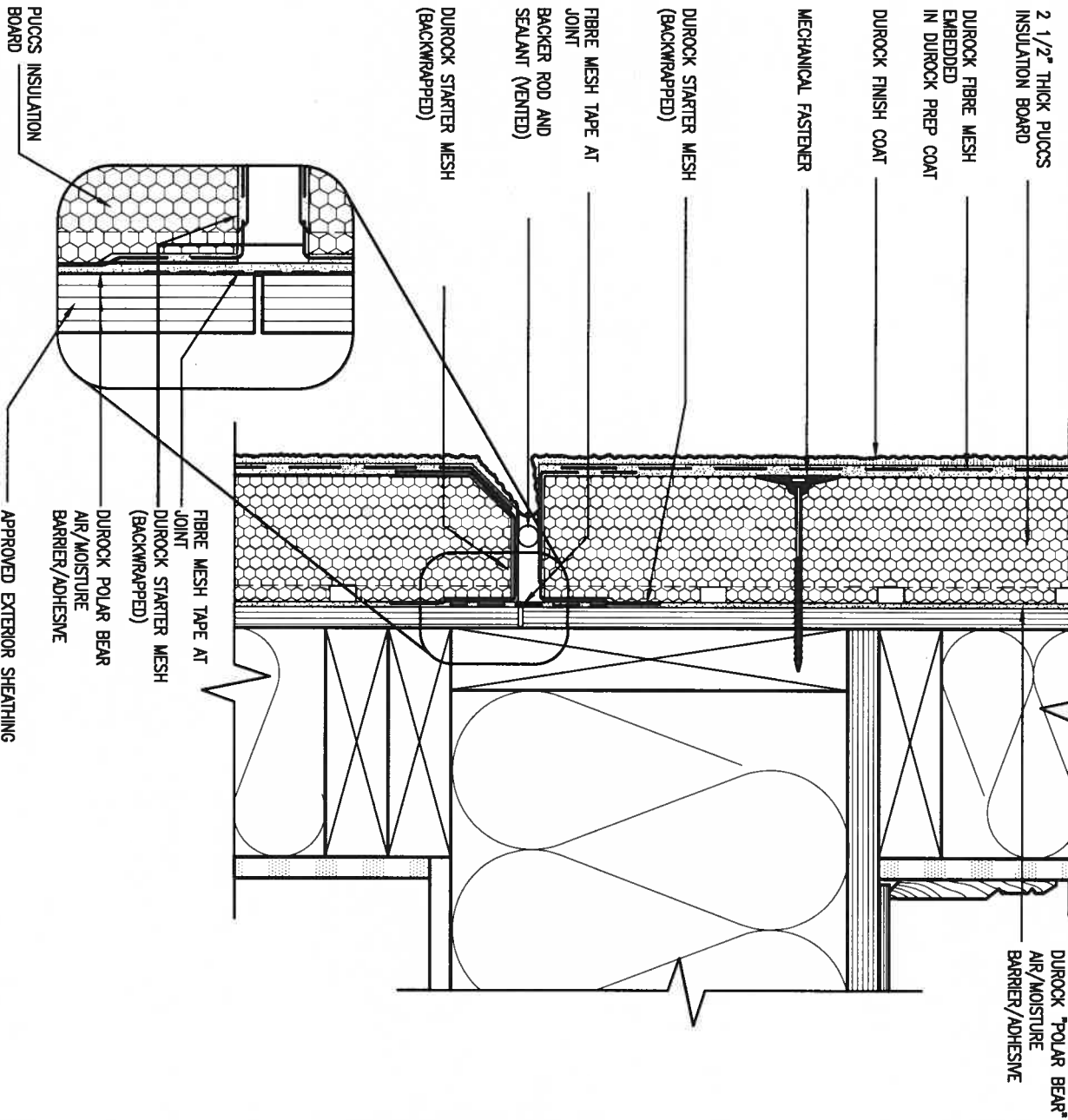
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM



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"

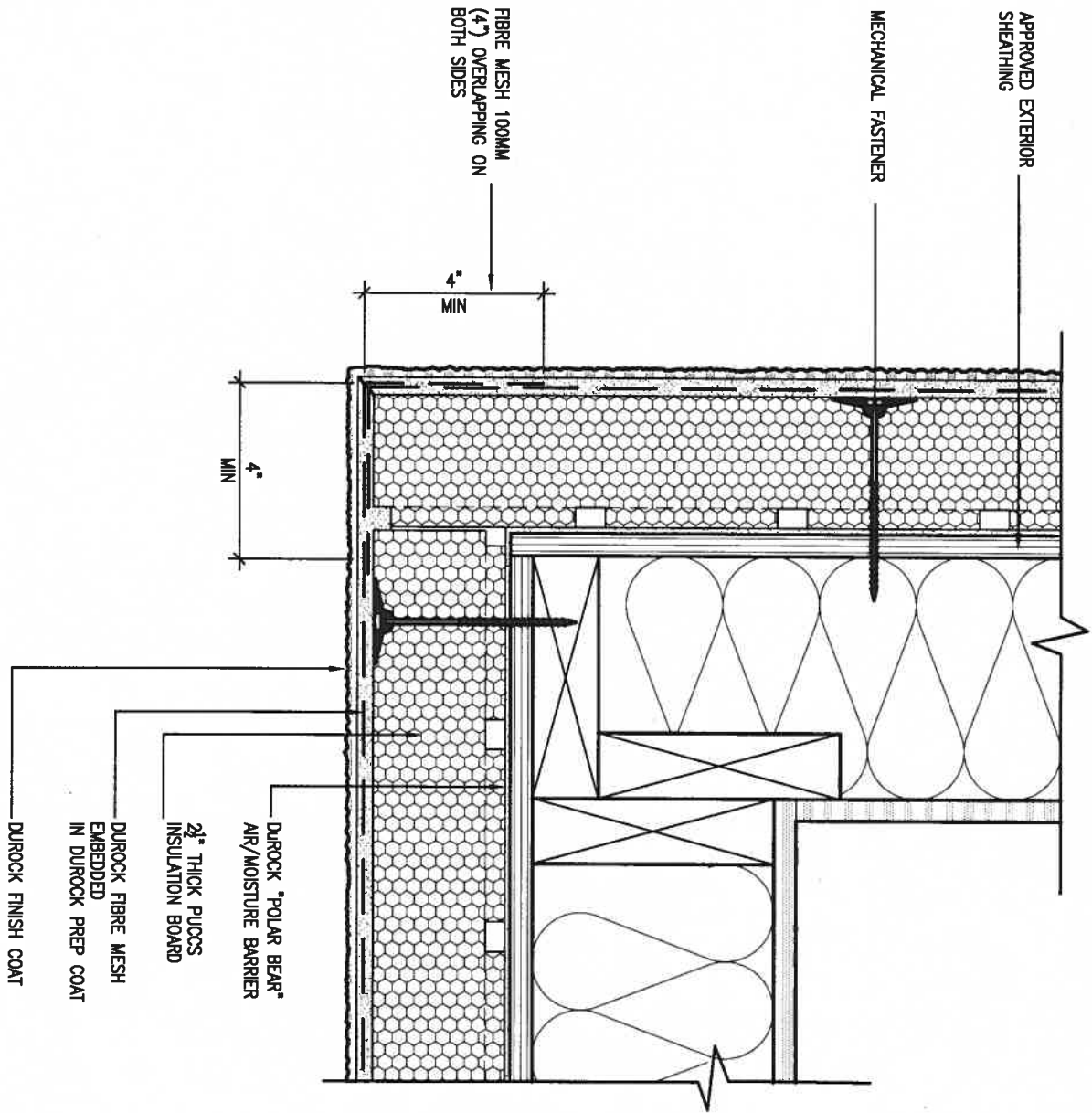


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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		

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qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	42658
VA3 Design Inc.	
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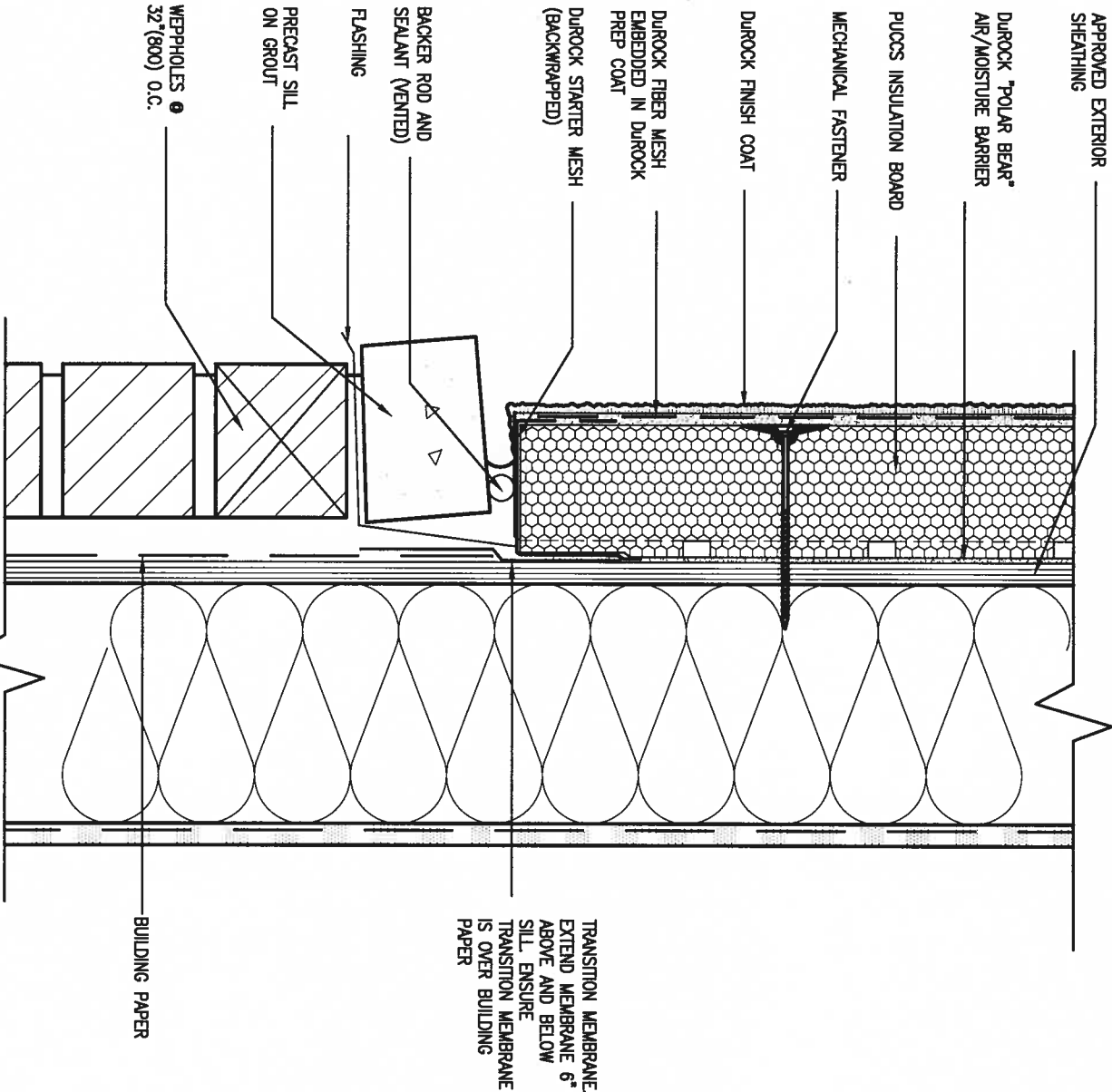
BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL, ON.
date	MAY 2016	checked by	scale
drawn by	RC		3/16" = 1'-0"
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		file name	13049-CN-A1
		drawing no.	CN4



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

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

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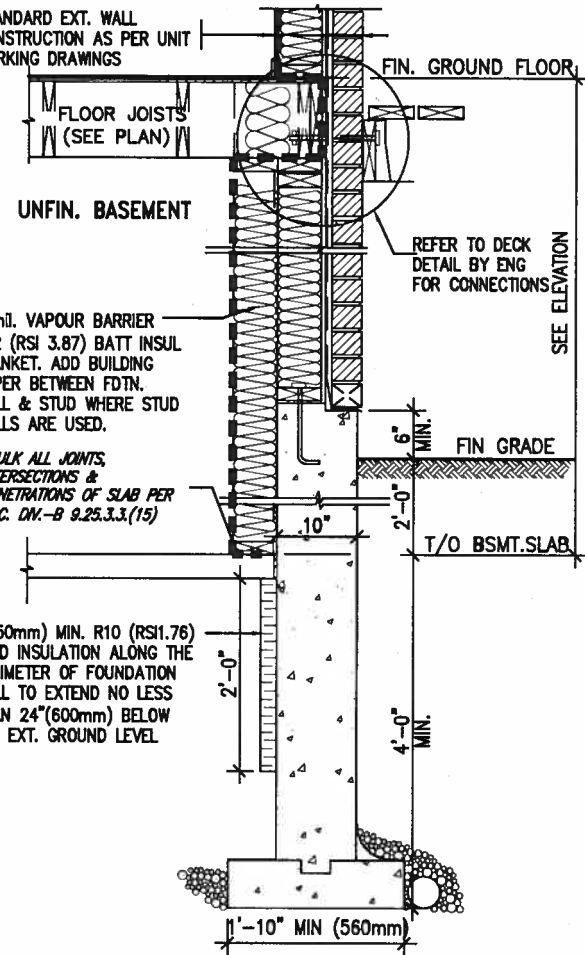
SB12-COMPLIANCE PACKAGE 'A1'

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

USE SB-12 COMPLIANCE PACKAGE (A1):

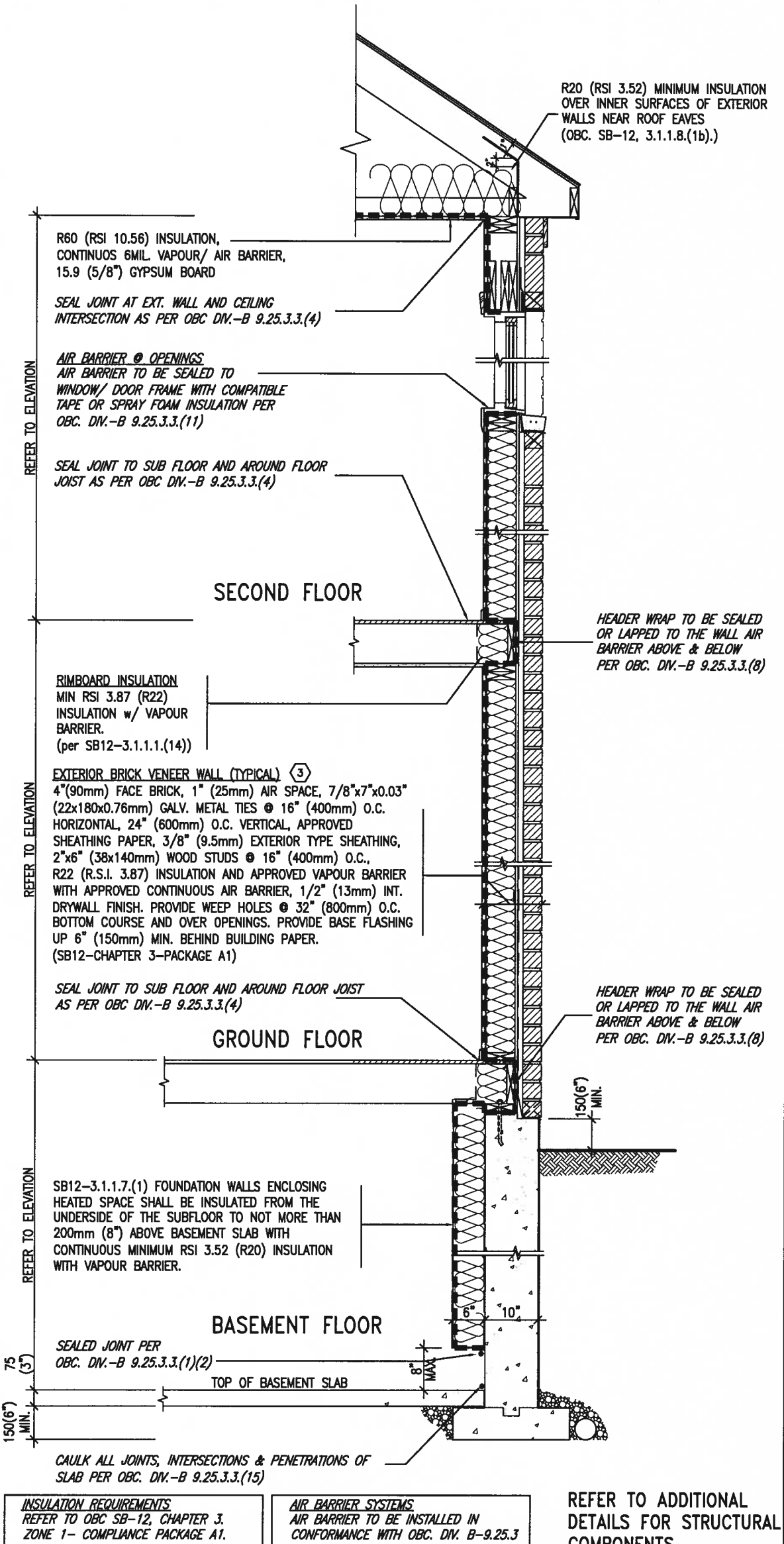
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	R20 at inner face of exterior walls
Minimum RSI (R) value	(R60)	
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE R12+R10ci.
Minimum RSI (R) value	(R20ci)	
Edge of Below Grade Slab	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
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.



* REVISED-FEB 2017

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



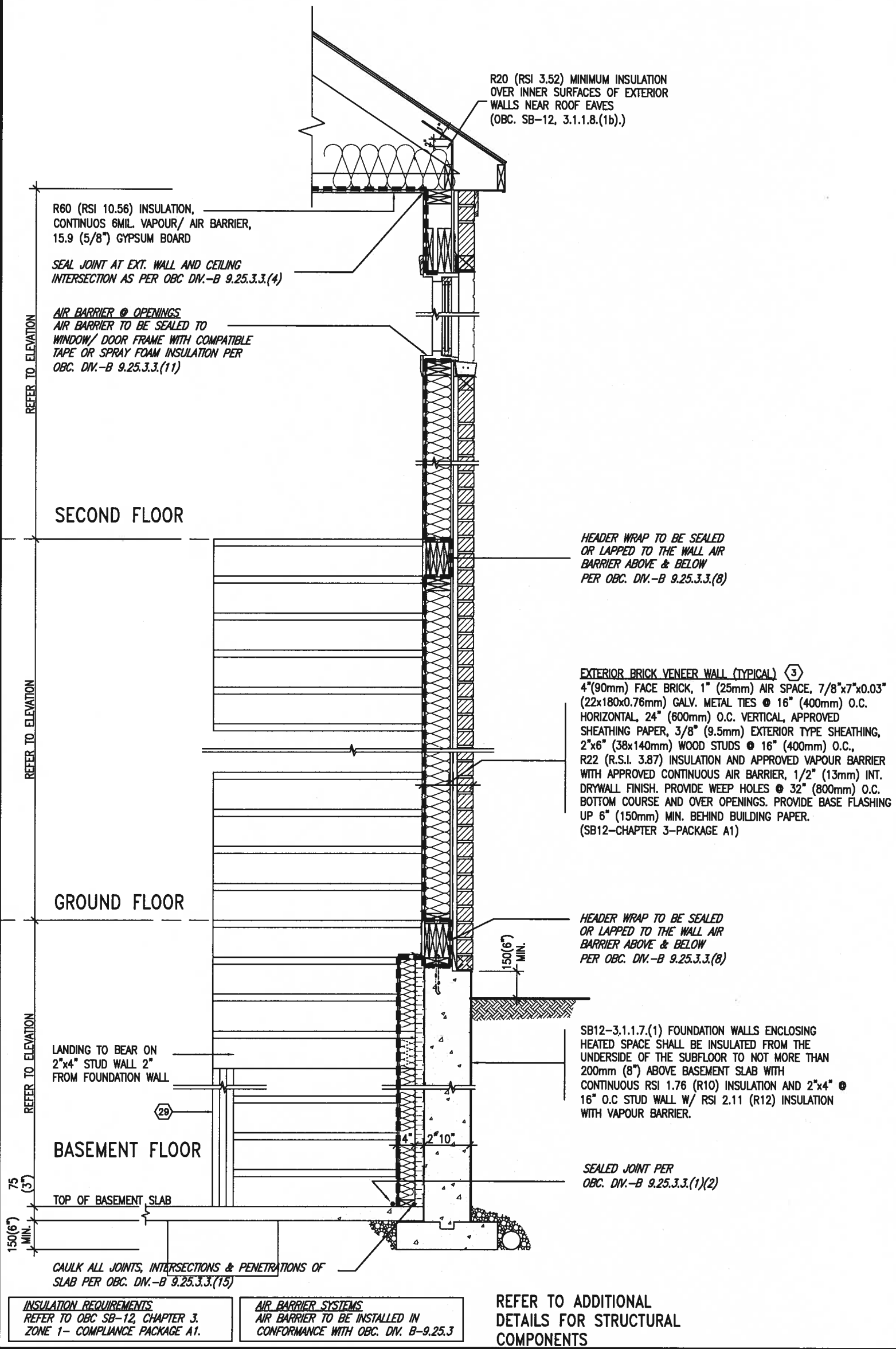
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2.	.	.	
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
no.	description	date	by

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BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL, ON.
date	MAY 2016	checked by	scale
drawn by	RC		3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BVA\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:49 AM		CONSTRUCTION NOTES	
		file name	13049-CN-A1
		drawing no.	CN6

SB12-COMPLIANCE PACKAGE 'A1'



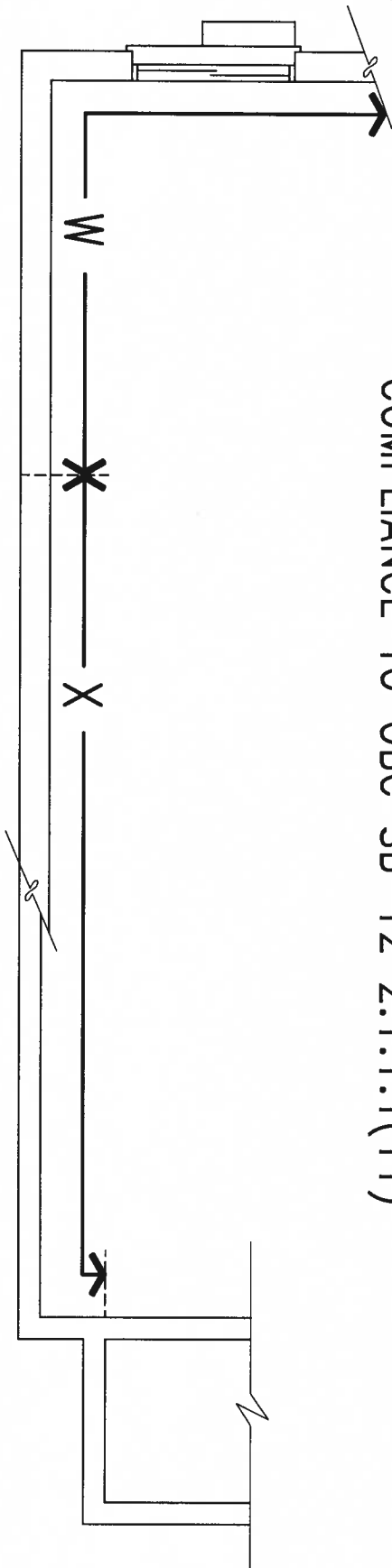
EW STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.



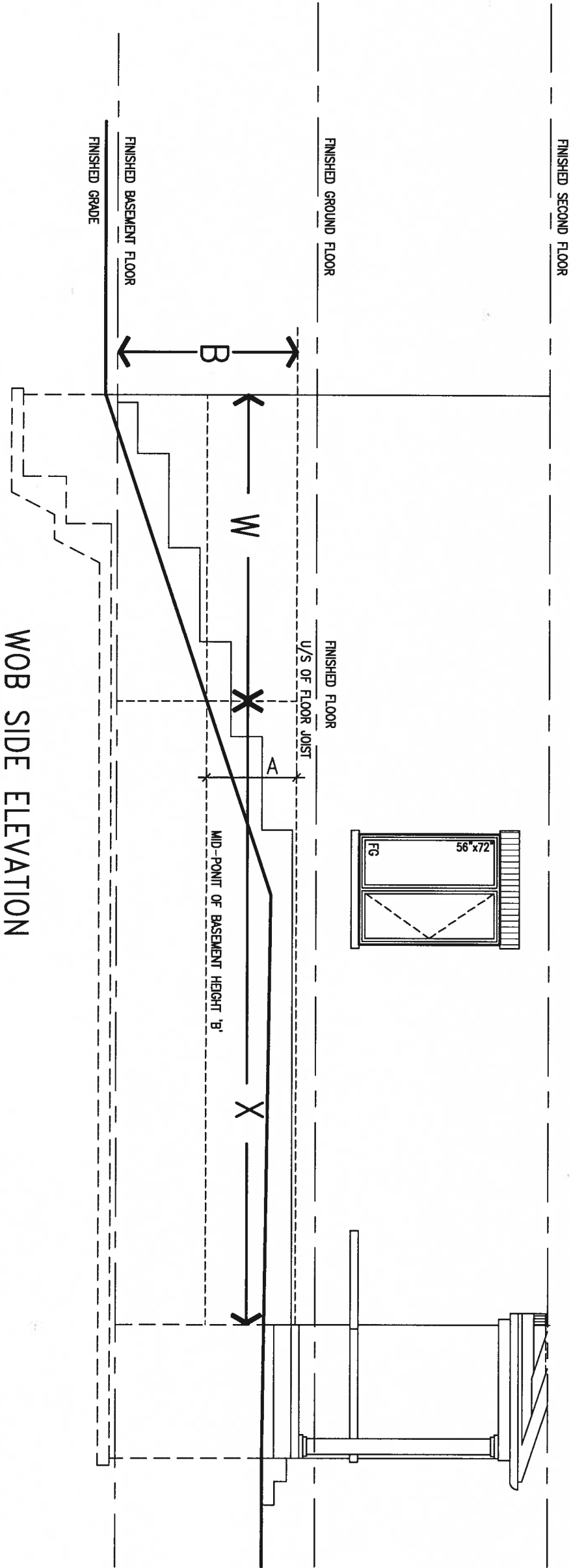
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE	
8.	.	.	qualification information				
7.	.	.	Wellington Jno-Baptiste 25591				
6.	.	.	name				
5.	.	.	registration information	BCIN	project name	municipality	project no.
4.	.	.	VA3 Design Inc.	42658	ALCONA	INNISFIL, ON.	13049
3.	.	.			date		
2.	.	.			MAY 2016		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		drawn by	checked by	scale
no.	description	date	by		RC	-	3/16" = 1'-0"
				CONSTRUCTION NOTES			
				file name 13049-CN-A1			
				drawing no. CN7			
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

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



STRUCTURAL

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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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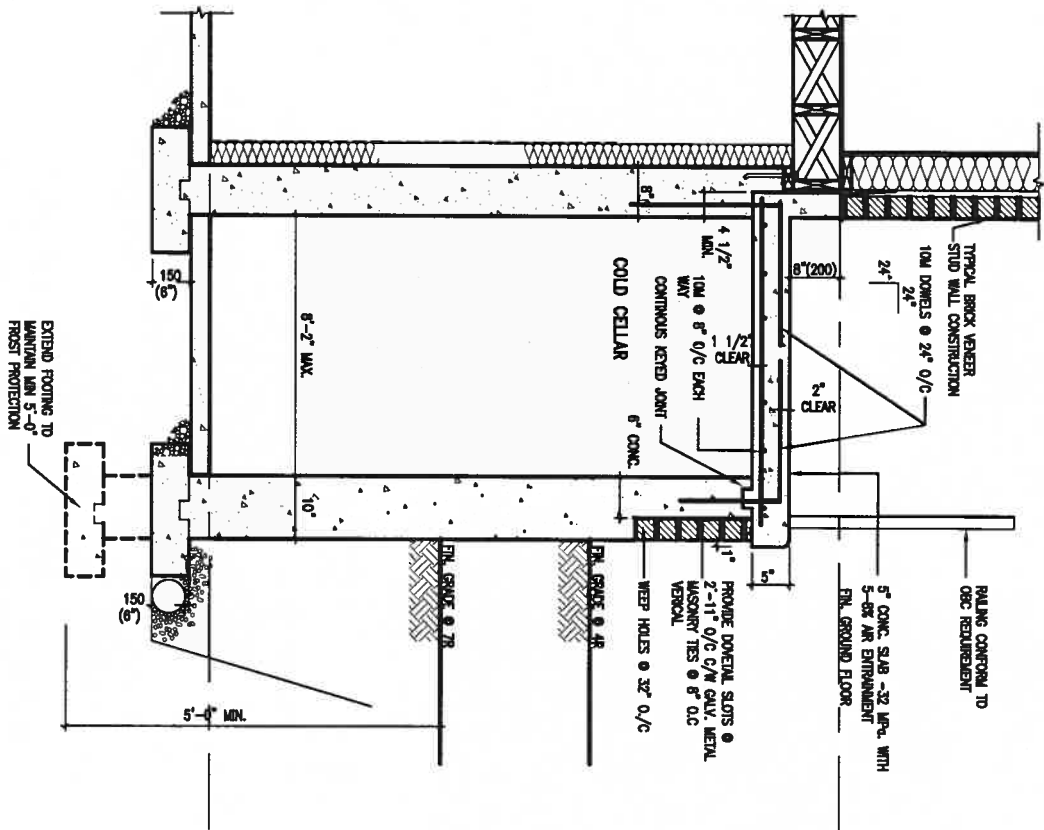
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qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658

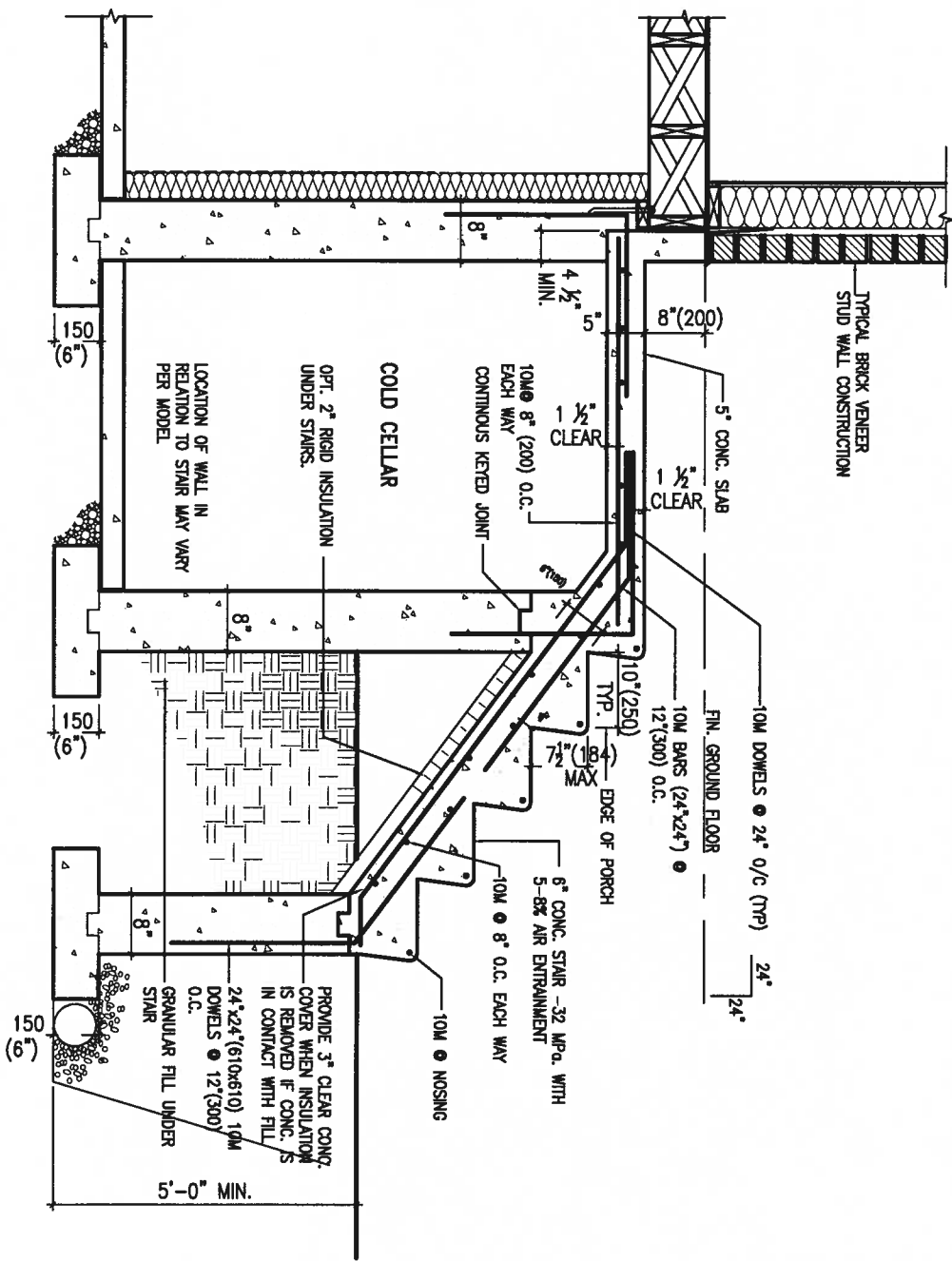
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BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFIL, ON.	project no. 13049	
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES
drawn by RC	file name 13049-CN-A1	drawing no. CN8	
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X1 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.



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

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

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

municipality
INNISFIL, ON.

CONST NOTE

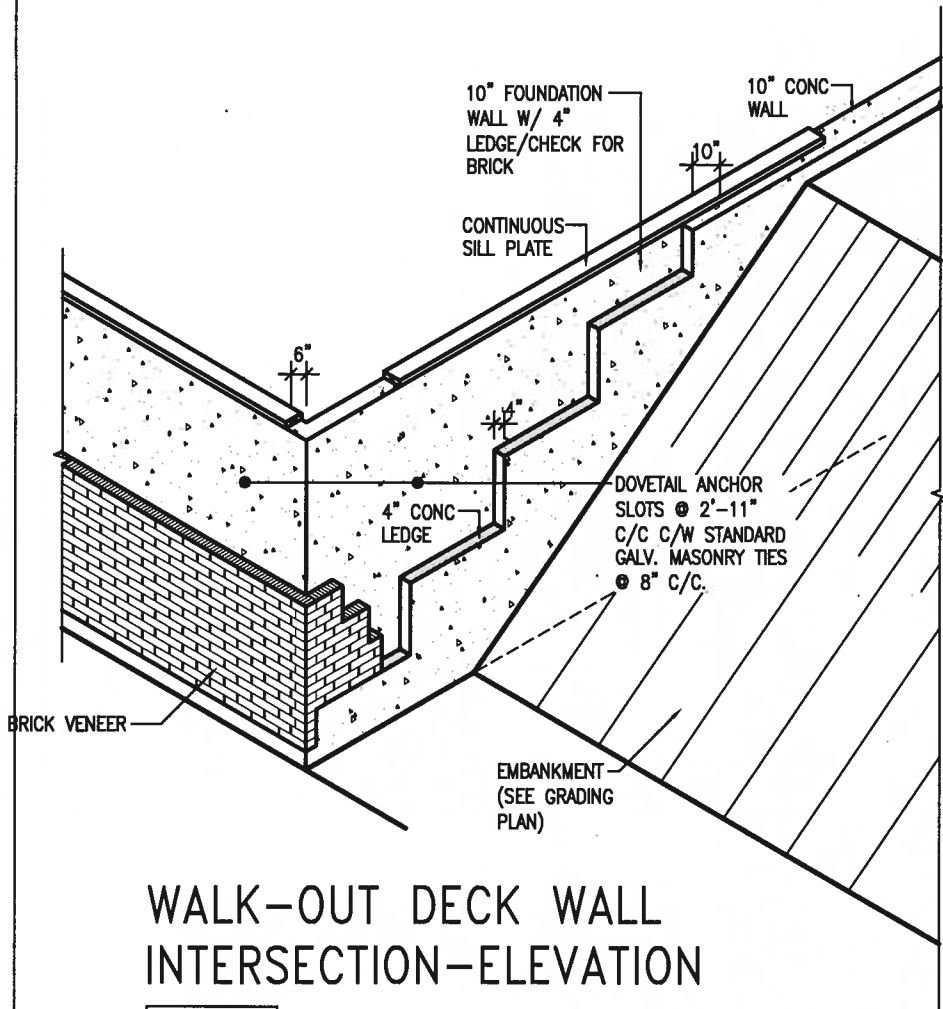
project no.
13049

CONSTRUCTION NOTES

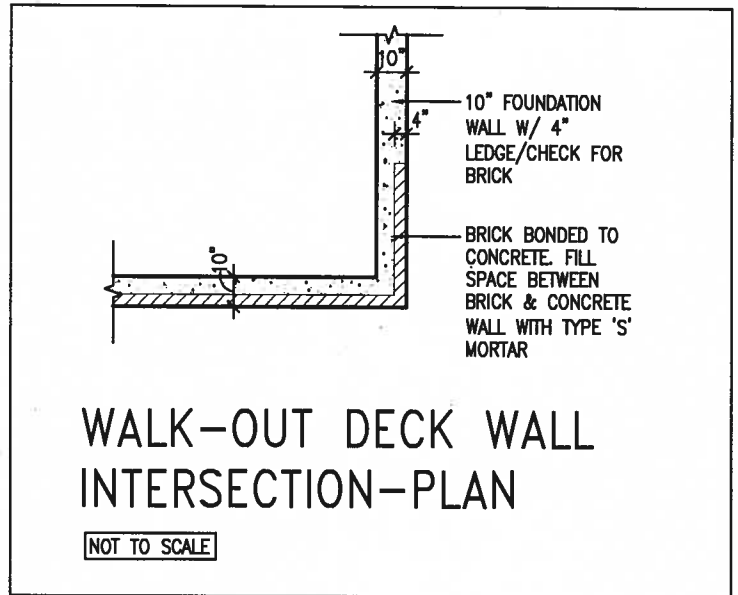
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13049-CN-A1

drawing no.
CN9

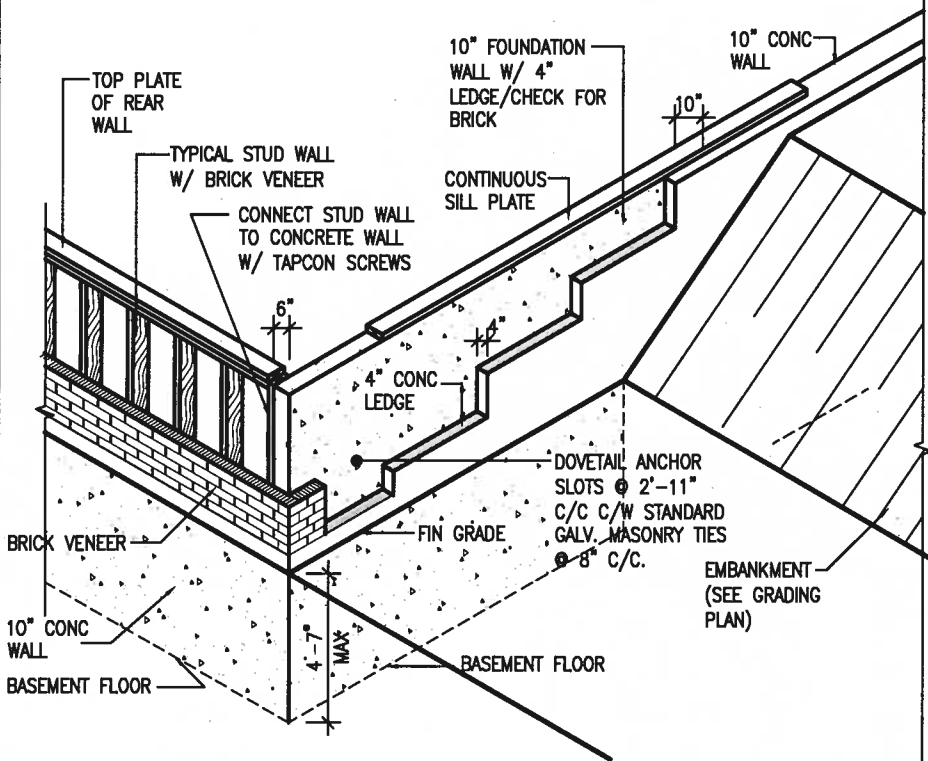
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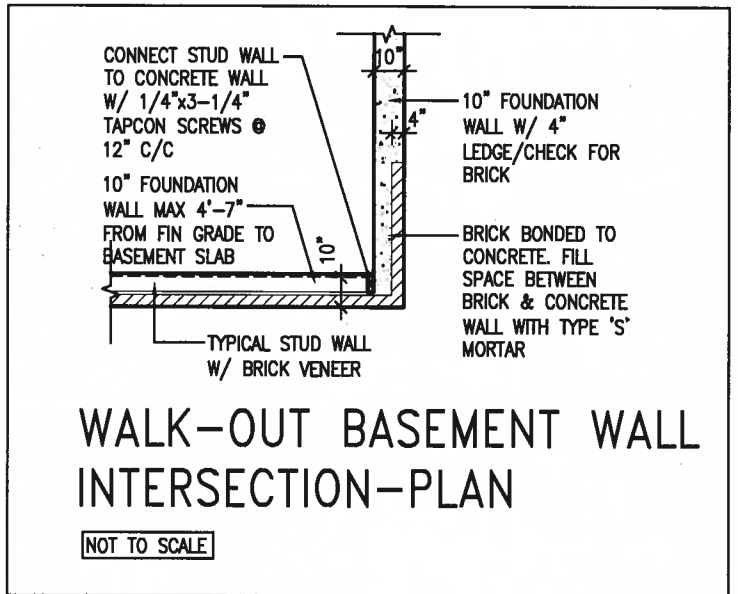
WALK-OUT DECK WALL
INTERSECTION-ELEVATION
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN
NOT TO SCALE
(10" FOUNDATION WALL)



WALK-OUT DECK WALL
INTERSECTION-ELEVATION MAX
4'-7" BACKFILL
NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN
NOT TO SCALE
(10" FOUNDATION WALL)



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

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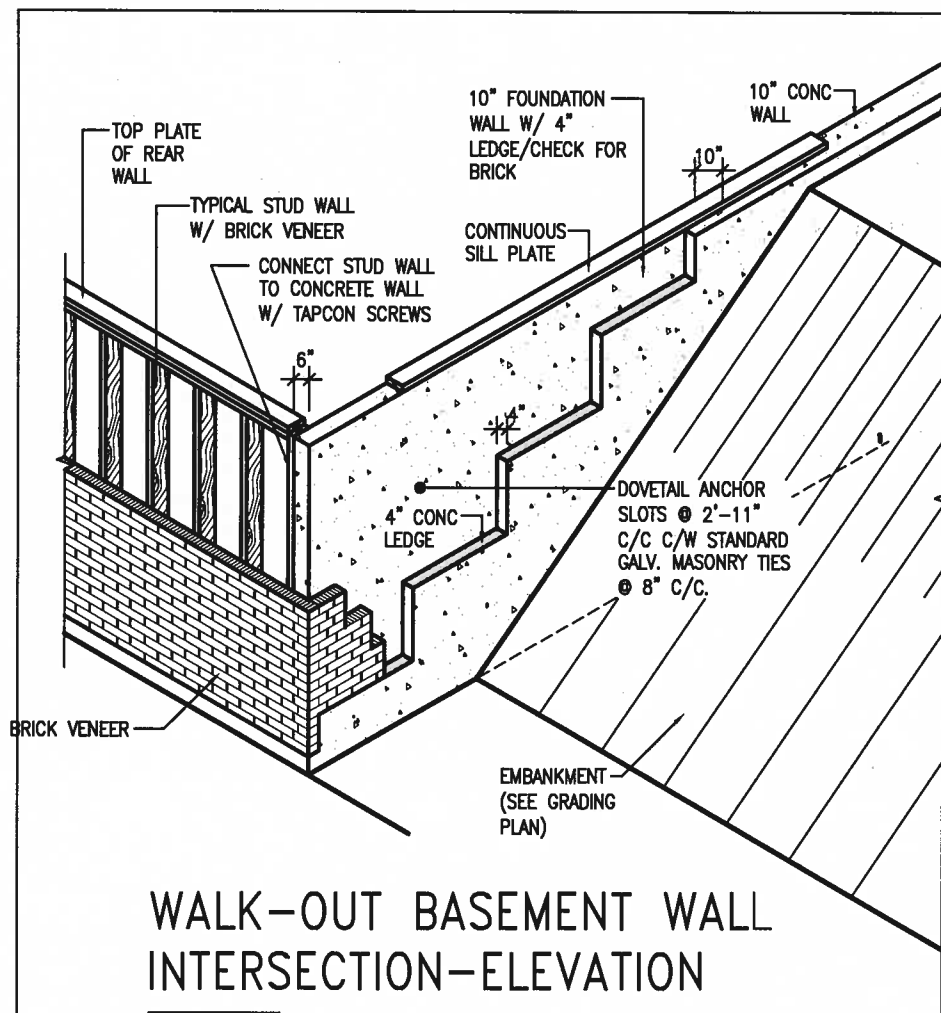
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BAYVIEW WELLINGTON

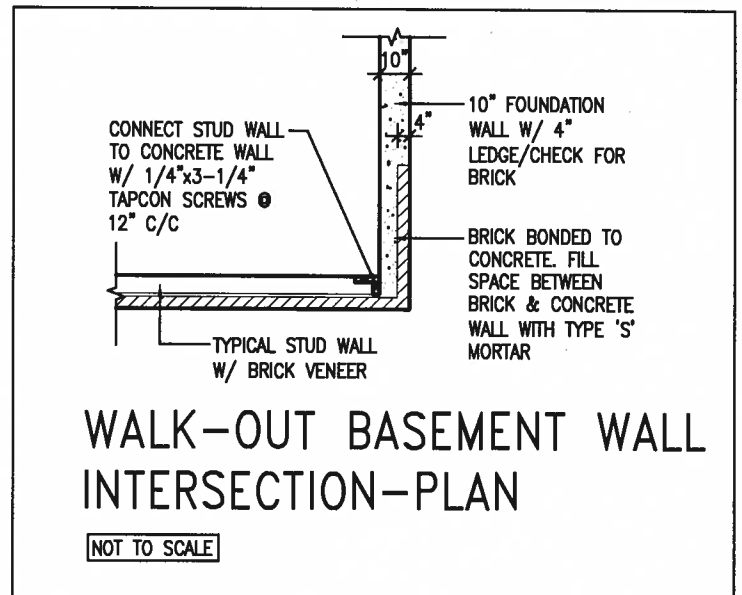
CONST NOTE

project name ALCONA	municipality INNISFIL, ON.	project no. 13049
date MAY 2016	checked by RC	scale 3/16" = 1'-0"
CONSTRUCTION NOTES		file name 13049-CN-A1
drawing no. CN10		



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

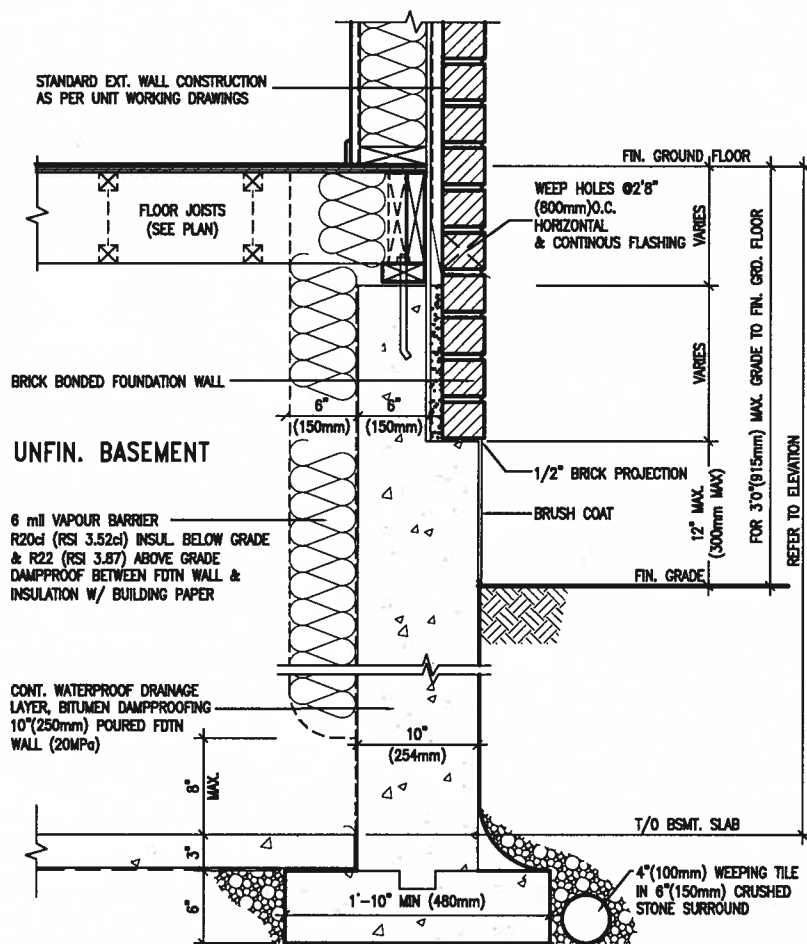
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

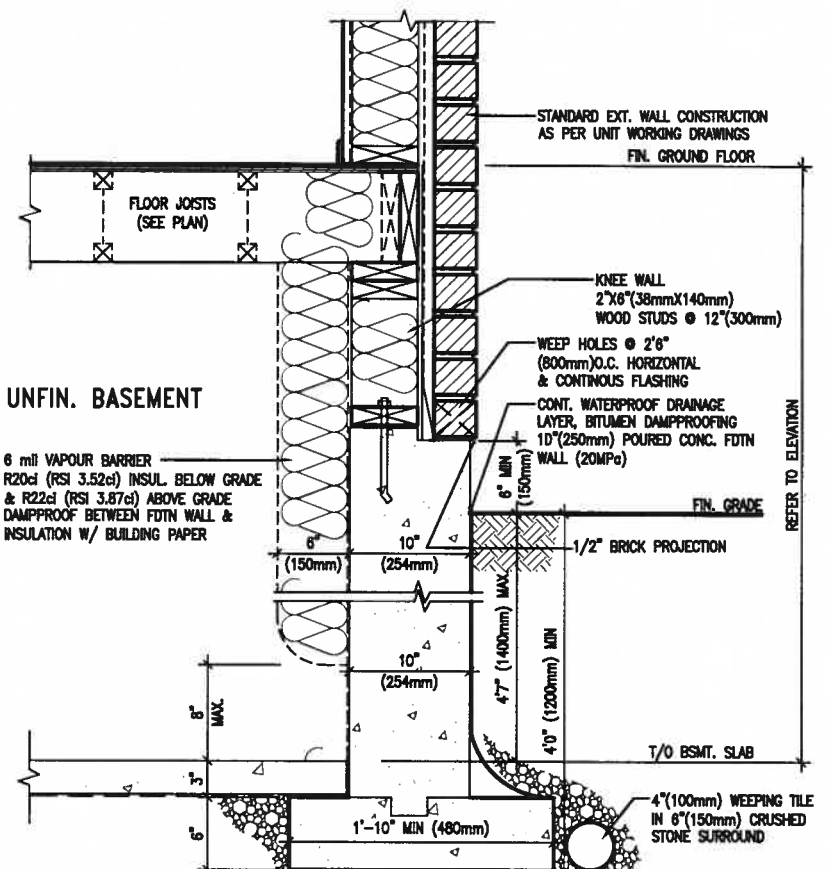
(10" FOUNDATION WALL)



WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE

EW3.06x
PKG A1

SCALE: N.T.S.



WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7" (1400mm) MAX. HEIGHT DIFFERENCE

EW3.07x
PKG A1

SCALE: N.T.S.



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CONST NOTE

project name
ALCONA

municipality
INNISFIL, ON.

project no.
13049

date
MAY 2016

CONSTRUCTION NOTES

file name
13049-CN-A1

drawn by
RC

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

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drawing no.
CN11