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ARCHITECTURAL REVIEW & APPROVAL

AUG 14 2017

John G. Williams Limited, Architect

## BASEMENT FLOOR PLAN 'A'

AREA CHART ON PAGE 5

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.

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

no.	description	date	by
3	REVISED AS PER ENG COMMENTS	AUG 01-17	RC
2	REVISED TO 10" FOUNDATION WALLS	DEC 13-16	AJE
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC

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

qualification information  
Wellington Jno-Baptiste 25591

name  
VA3 Design Inc. 42658

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



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

### BAYVIEW WELLINGTON

project name  
ALCONA

date  
NOV. 2015

drawn by  
RC

checked by

scale  
3/16" = 1'-0"

municipality  
INNISFIL, ONTARIO

BASEMENT FLOOR PLAN 'A'

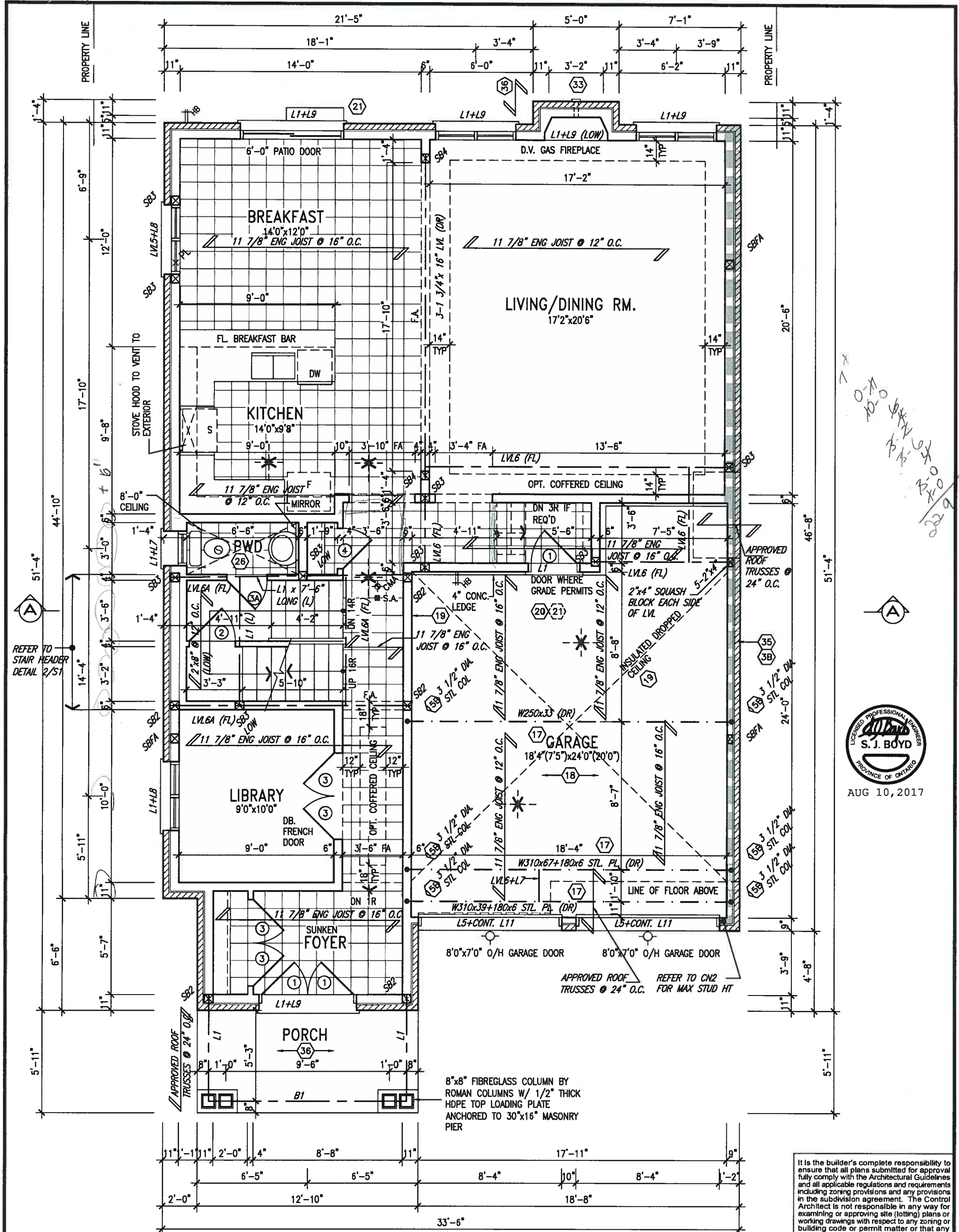
S39-1  
STARLING 1

project no.  
13049

file name  
13049-S39-1

drawing no.  
1

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GROUND FLOOR PLAN 'A'

<b>NOTE: FLOOR FRAMING INFO</b> REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.		<b>NOTE: ALL LVL'S SUPPORTING</b> FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.		<b>NOTE: SPACE ALL FLOOR</b> JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.	
9.					
8.					
7.					
6.					
5.					
4.					
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va3design.com

**BAYVIEW WELLINGTON**  
project name  
**ALCONA**  
municipality  
**INNISFIL, ONTARIO**  
date  
NOV. 2015  
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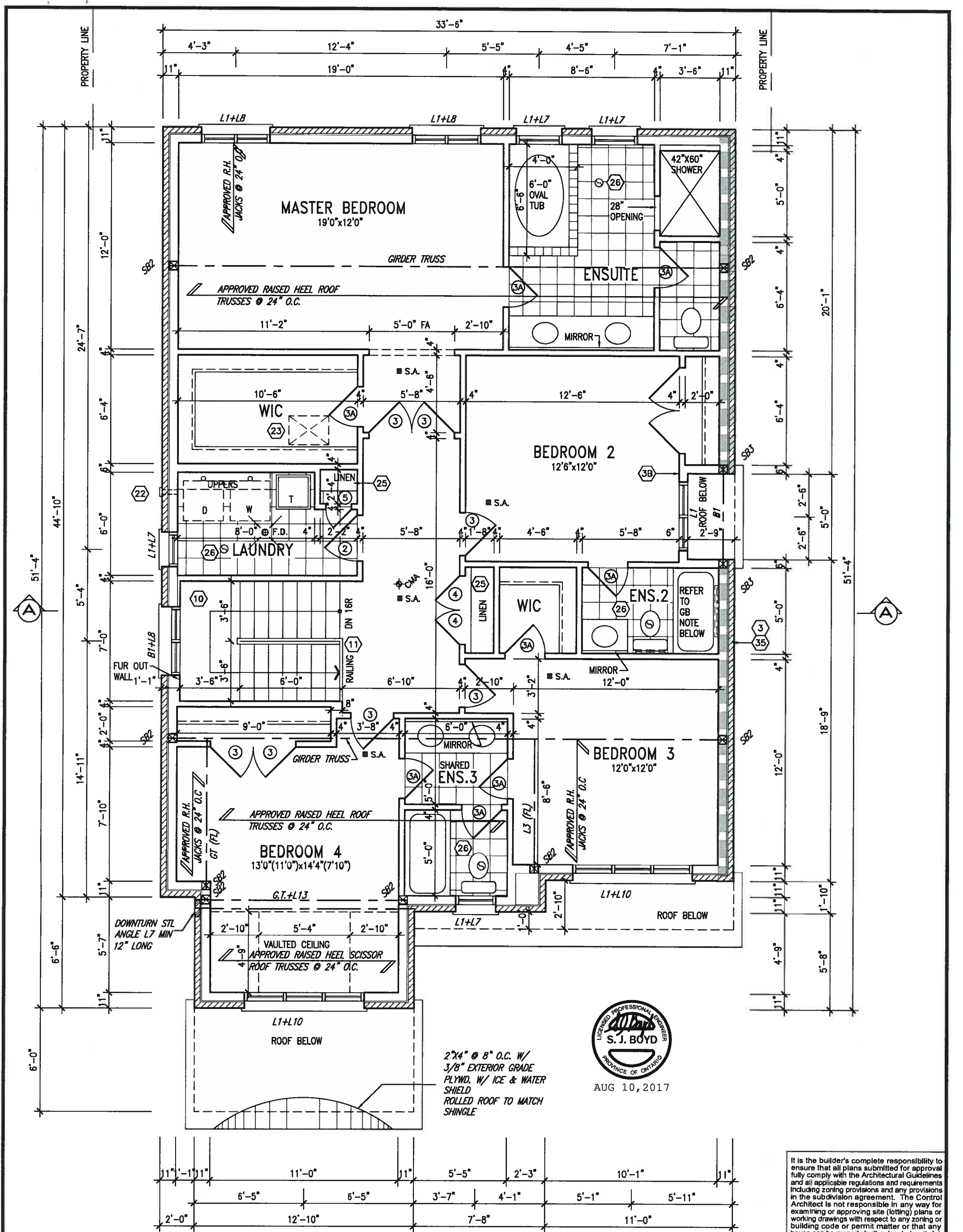
**S39-1**  
**STARLING 1**  
project no.  
13049  
drawing no.  
**2**  
file name  
13049-S39-1  
date  
AUG 1 4 2017  
signature  
John G. Williams Limited, Architect

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AUG 1 4 2017  
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**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c) AND DETAILS PROVIDED.

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

## SECOND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD



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AUG 14 2017  
John G. Williams Limited, Architect

no.	description	date	by
9			
8			
7			
6			
5			
4			
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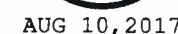
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name registration information BCIN  
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va3design.com

**BAYVIEW WELLINGTON**  
project name ALCONA municipality INNISFIL, ONTARIO  
date NOV. 2015  
drawn by RC checked by scale 3/16" = 1'-0"  
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**S39-1**  
STARLING 1  
project no. 13049  
SECOND FLOOR PLAN 'A'  
file name 13049-S39-1  
drawing no. 3

John G. Williams Limited, Architect



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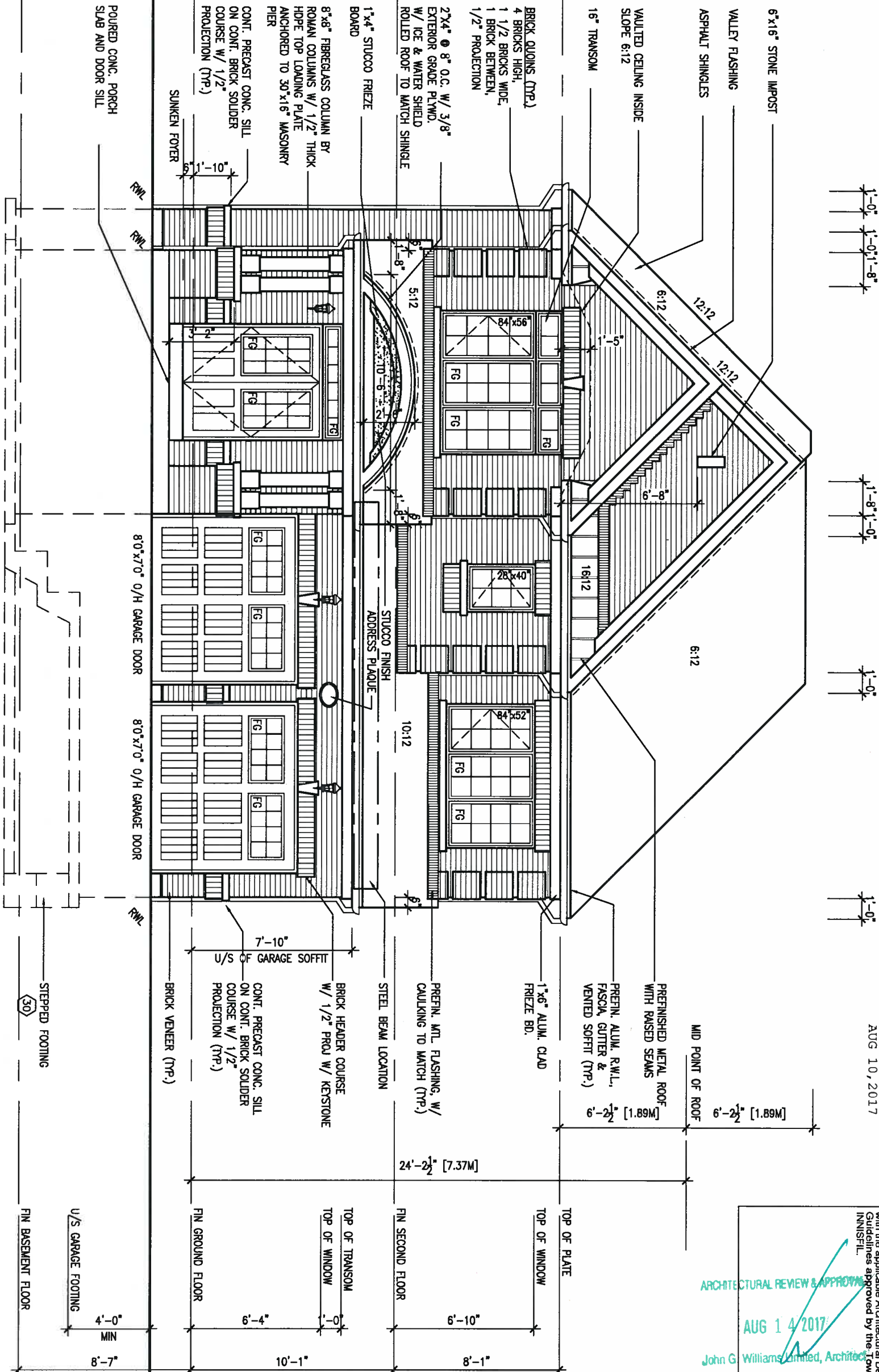




AUG 14 2017

© Williams Limited Arbitrator

FRONT ELEVATION 'A'



AUG 10, 2017



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AUG 14 2017  
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6.	.	.	name
5.	.	.	registration information
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vas3design.com

**BAYVIEW WELLINGTON**

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

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<b>S39-1</b> STARLING 1	project no. <b>13049</b>
FRONT ELEVATION A	drawing no. <b>6</b>
file name <b>13049-S39-1</b>	

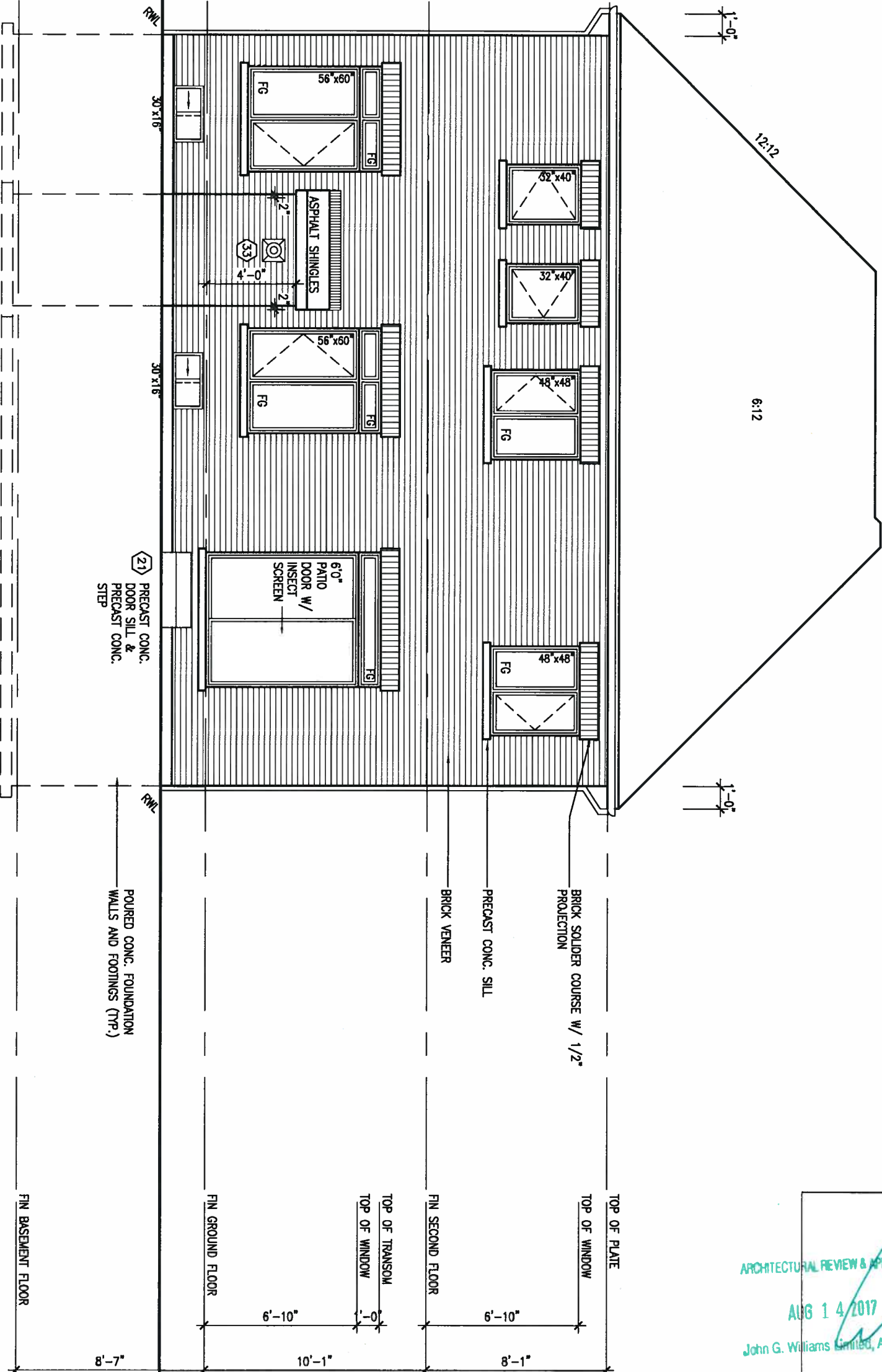








REAR ELEVATION 'A/B'



AUG 10, 2017



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AUG 14 2017  
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no.	description	date	by	

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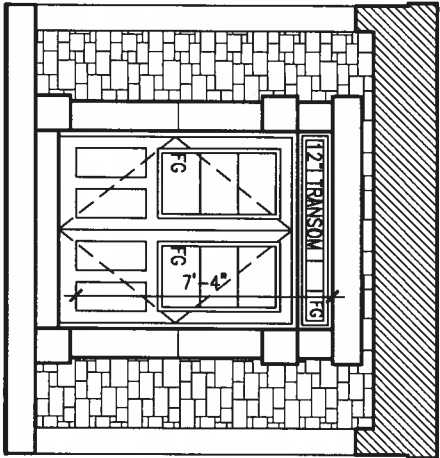
**BAYVIEW WELLINGTON**

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

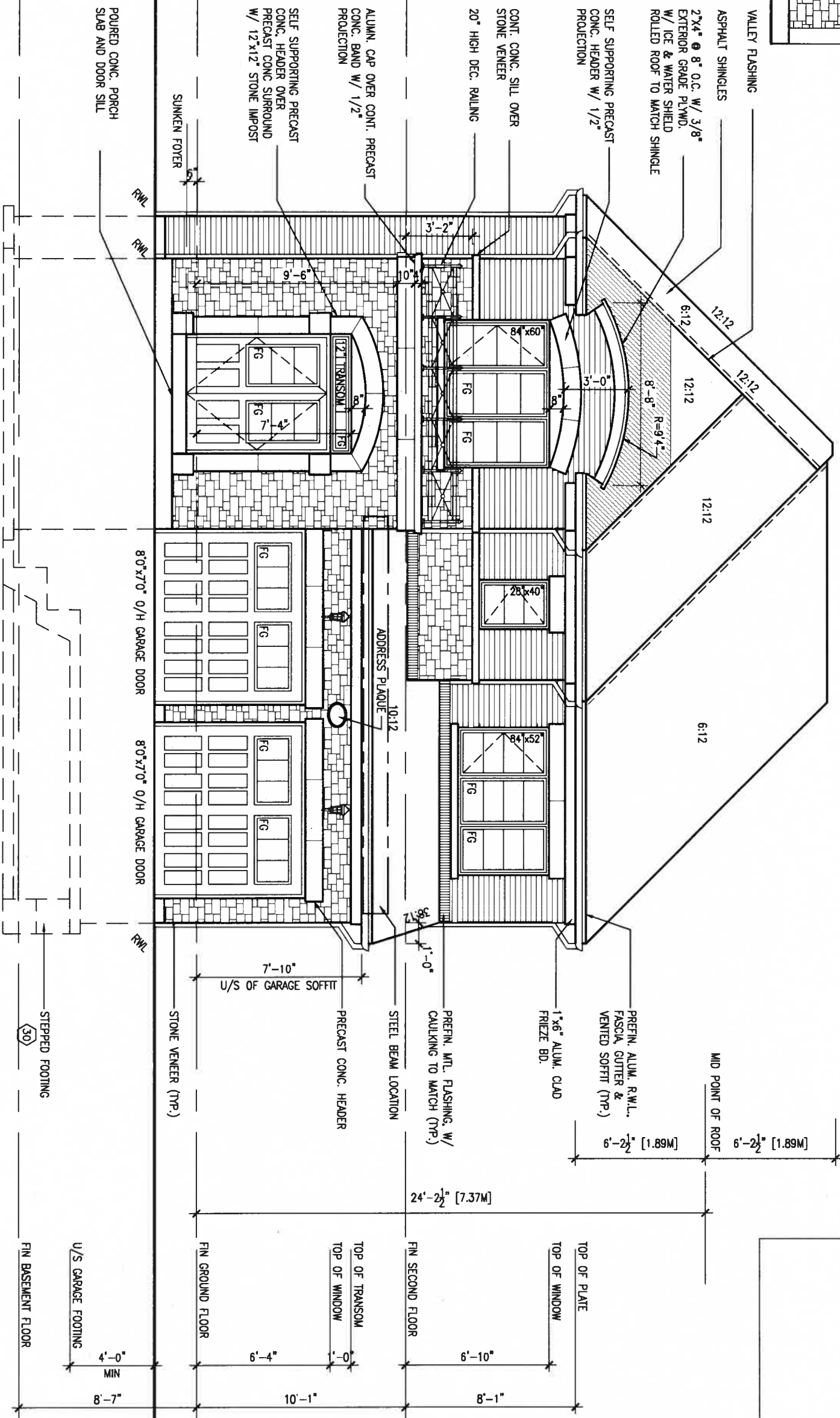
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<b>S39-1</b> STARLING 1	project no.	13049
drawing no.		9

REAR ELEVATION



INSIDE VIEW  
OF PORTICO



FRONT ELEVATION 'B'

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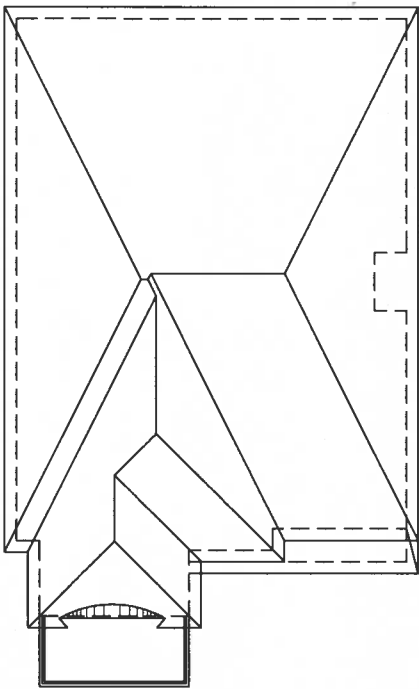
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8.	.	.	qualification information							
7.	.	.	Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591							
6.	.	.	name BCIN							
5.	.	.	registration information VA3 Design Inc. 42658							
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2	REVISED TO 10" FOUNDATION WALLS	DEC 13-16	AJE							<b>10</b>
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC							
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UNINSULATED OPENINGS (PER OBC: SB-12.3.1.(7))			
S39-1 ELEVATION B	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	670 S.F.	117,500 S.F.	17.54 %
LEFT SIDE	897 S.F.	87,333 S.F.	9.74 %
RIGHT SIDE	1027 S.F.	0 S.F.	0.00 %
REAR	670 S.F.	159,444 S.F.	23.80 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3264.00 S.F.	364.27 S.F.	11.16 %
TOTAL SQ. M.	303.23 S.M.	33.84 S.M.	11.16 %

ROOF PLAN 'B'



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12:12  
6:12  
12:12  
6:12  
12:12  
1'-0"  
1'-0"  
1'-0"  
1'-0"

2"x4" @ 8" O.C. W/ 3/8"  
EXTERIOR GRADE PLYWD.  
W/ ICE & WATER SHIELD  
ROLLED ROOF TO MATCH SHINGLE  
PREFIN. ALUM. R.W.L.,  
FASCIA, GUTTER &  
VENTED SOFFIT (TYP.)

1"x6" ALUM. CLAD  
FRIEZE BD.

CONT. CONC. SILL OVER  
STONE VENEER

ALUM. CAP OVER  
CONT. PRECAST CONC.  
BAND W/ 1/2"  
PROJECTION

ROOF SCUPPER

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

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

WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED  
(GLASS AREA FROM CATALOGUE)

896.67 SQ. FT.  
1.2 M (7%)  
62.77 SQ. FT.  
57.38 SQ. FT.

LEFT SIDE ELEVATION 'B'

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

9.			
8.			
7.			
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**BAYVIEW WELLINGTON**

project name  
**ALCONA**

date  
NOV. 2015

drawn by  
RC

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

scale

project no.  
13049

municipality  
INNISFIL, ONTARIO

drawing no.  
11

LEFT SIDE ELEVATION B  
13049-S39-1

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**S39-1**  
STARLING 1

**BRICK VENEER CONSTRUCTION**  
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)  
45 MINUTE FIRE RATED WALL  
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702. "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 KG/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.  
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

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PREFIN. ALUM. R.W.L.,  
FASCIA, GUTTER &  
VENTED SOFFIT (TYP.)

1"x6" ALUM. CLAD  
FRIEZE BD.

CONT. CONC. SILL OVER  
STONE VENEER

ALUM. CAP OVER  
CONT. PRECAST CONC.  
BAND W/ 1/2"  
PROJECTION

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

9'-6"

8'-0"

7'-10"

U/S OF SOFFIT

4'-0" MIN.

U/S OF SOFFIT

**HEADER/RIM JOIST LEVEL**  
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE  
FIRE RATING @ HEADER  
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST  
AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR  
JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

6" WINDOW  
SURROUND  
HORIZ. SIDING  
PREFIN. WTL.  
FLASHING BEHIND  
CLADDING

48"x48"  
FG

TOP OF PLATE  
TOP OF WINDOW

6'-10"

8'-1"

FIN SECOND FLOOR

FIN GROUND FLOOR

FIN BASEMENT FLOOR

8'-7"

RIGHT SIDE ELEVATION 'B'

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

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**BAYVIEW WELLINGTON**

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

date  
**NOV. 2015** scale  
checked by  
**RC** 3/16" = 1'-0"  
drawing no.  
**RIGHT SIDE ELEVATION B** file name  
**13049-S39-1**  
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**S39-1**  
**STARLING 1**

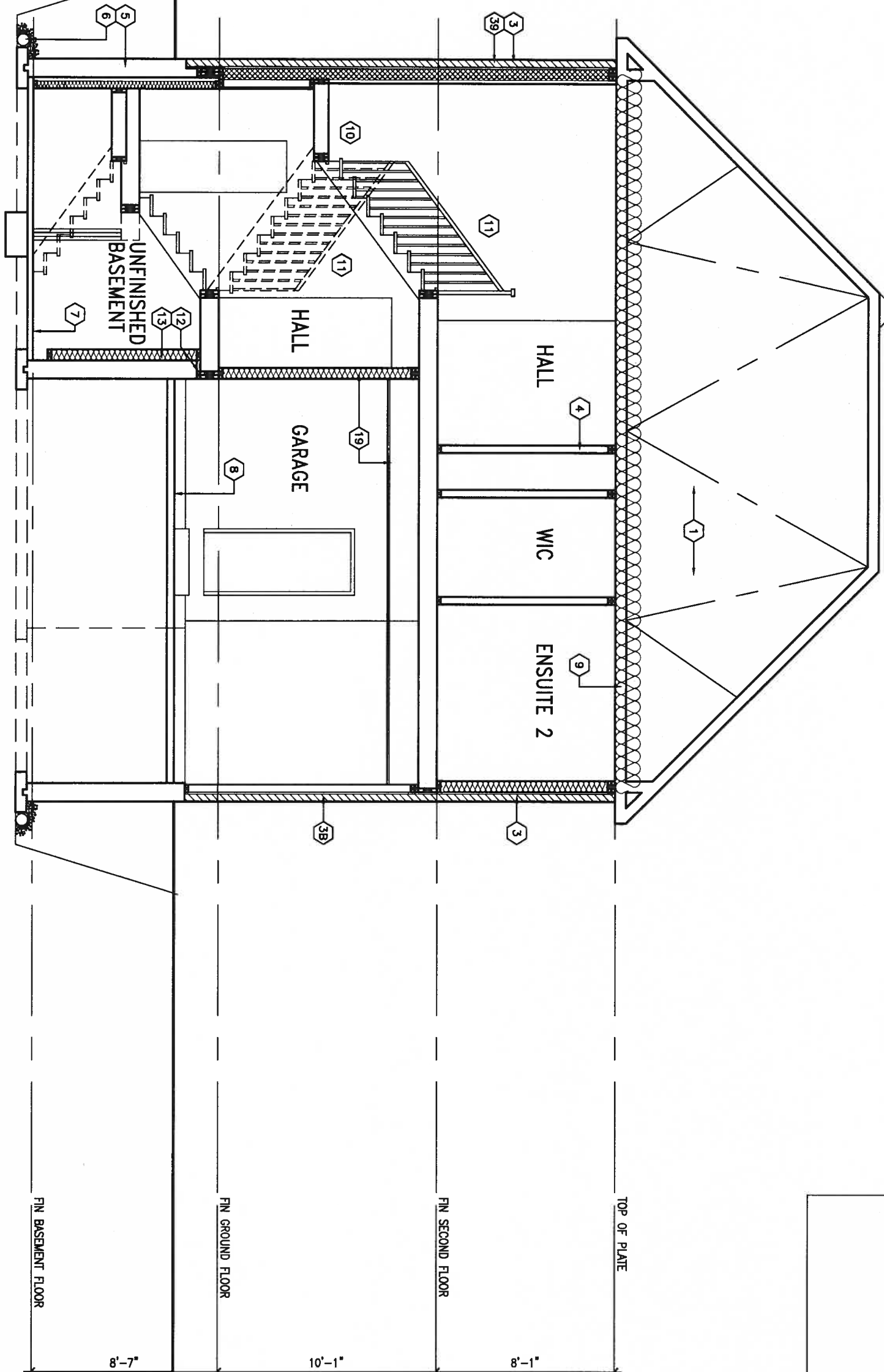
project no.  
**13049**

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SECTION 'A-A'



AUG 10, 2017



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

**S39-1**  
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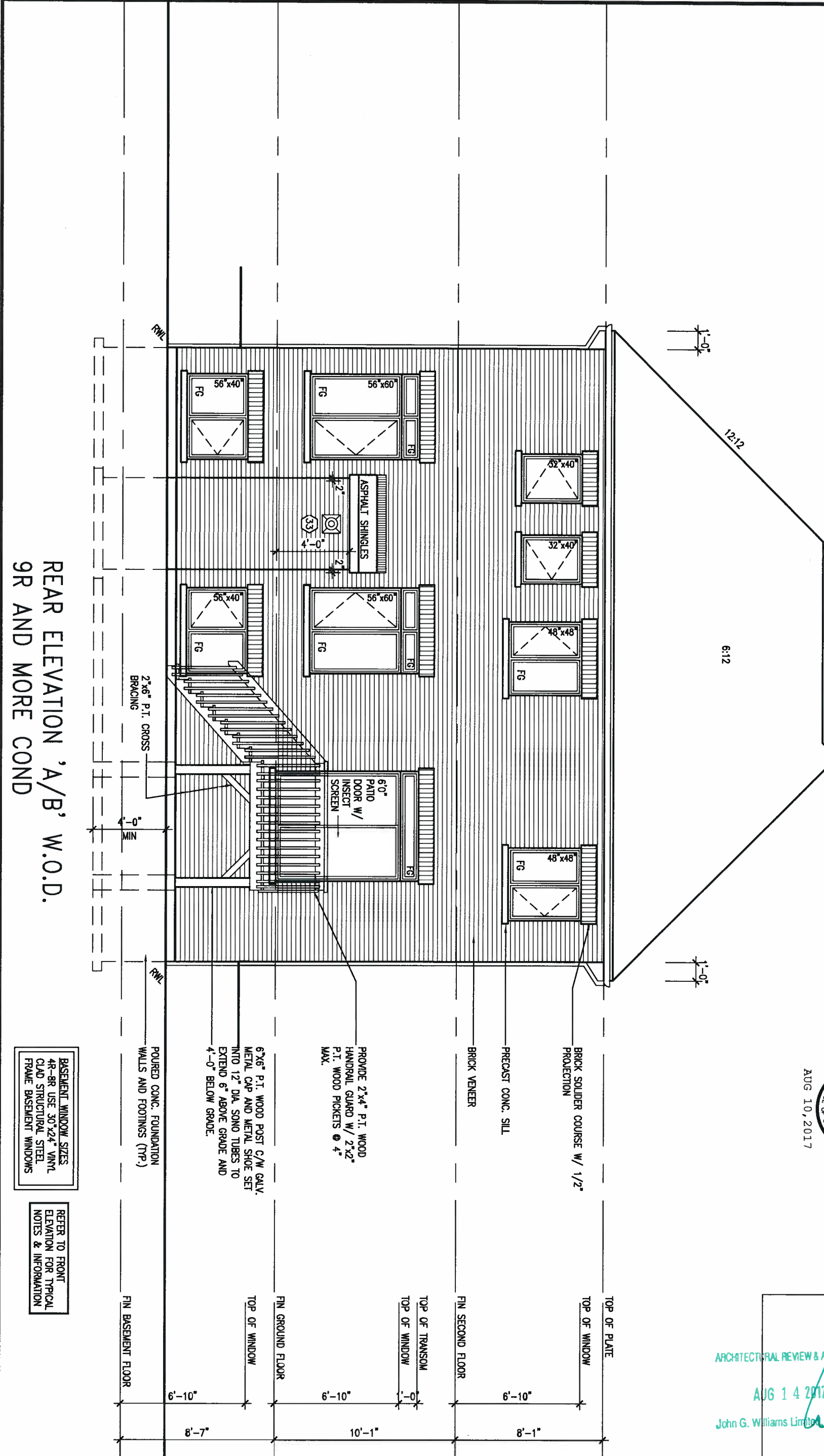
project no.	13049
drawing no.	13
file name	13049-S39-1

REAR ELEVATION

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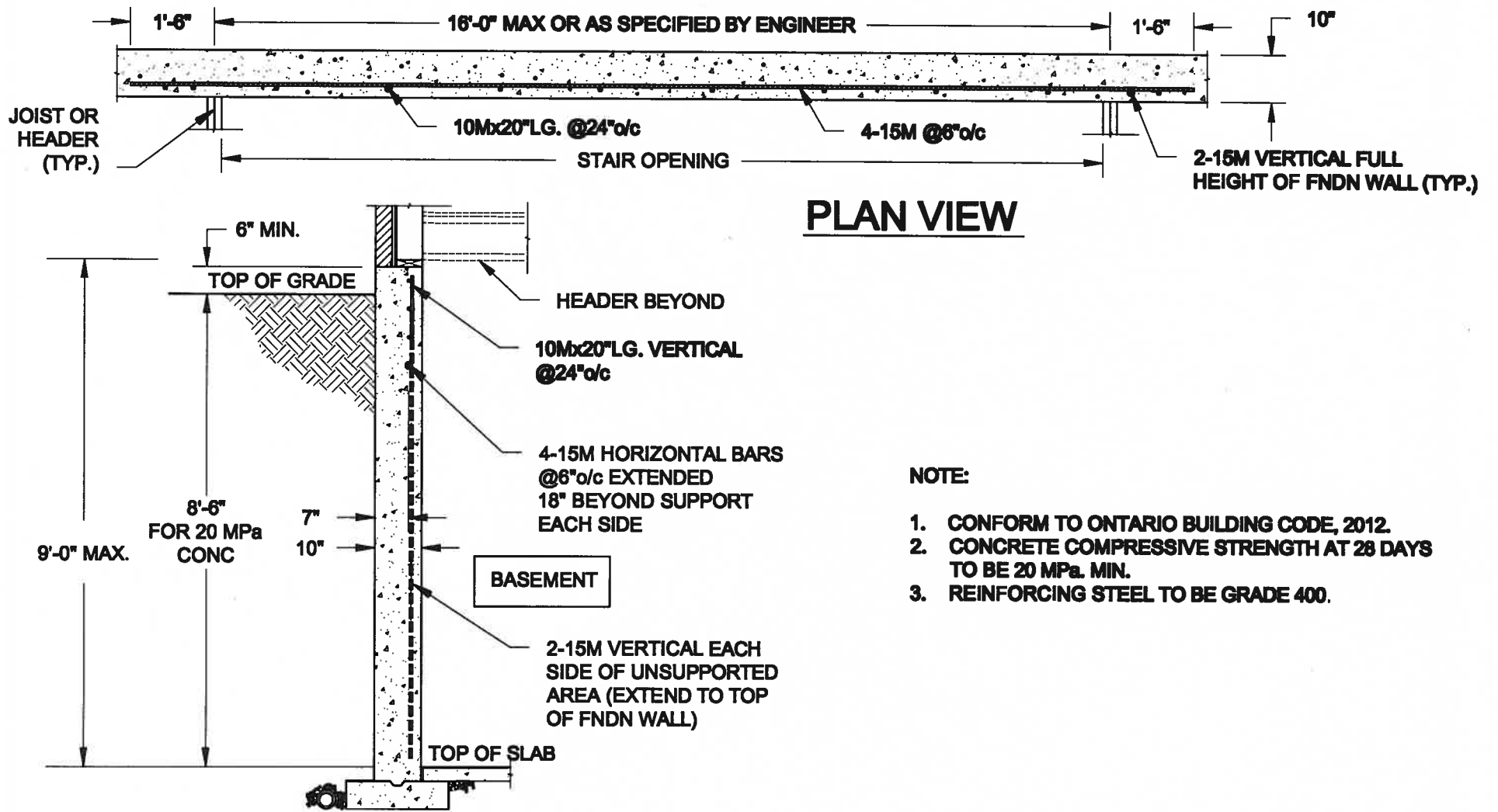
REAR ELEVATION 'A/B' W.O.D.  
9R AND MORE COND



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ARCHITECTURAL REVIEW & APPROVAL  
AUG 14 2017  
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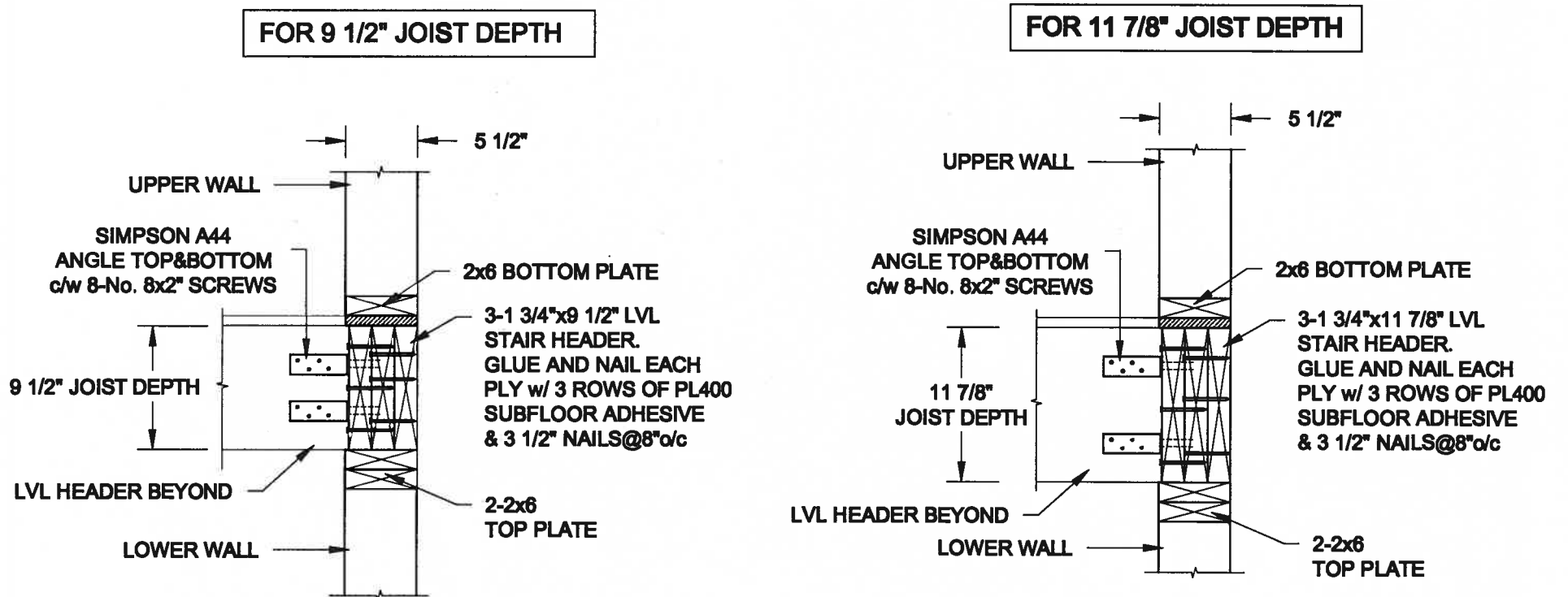
9. .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		BAYVIEW WELLINGTON		S39-1	
8. .		Wellington Jno-Baptiste		25591		ALCONA		STARLING 1	
7. .		name		BCN		municipality		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.		date		checked by		scale	
4. .		25591		NOV. 2015		RC		3/16" = 1'-0"	
3. REVISED AS PER ENG COMMENTS		AUG 01-17 RC		drawn by		RC		file name	
2. REVISED TO 10" FOUNDATION WALLS		DEC 13-16 AJE		255 Consumers Rd Suite 120		T416.630.2255 f 416.630.4782		13049-S39-1	
1. ISSUED FOR CLIENT REVIEW		MAY 16-16 RC		Toronto ON M2J 1R4		va3design.com		drawing no.	
no. description		date by		255 Consumers Rd Suite 120		T416.630.2255 f 416.630.4782		15	
				va3design.com					



**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.:

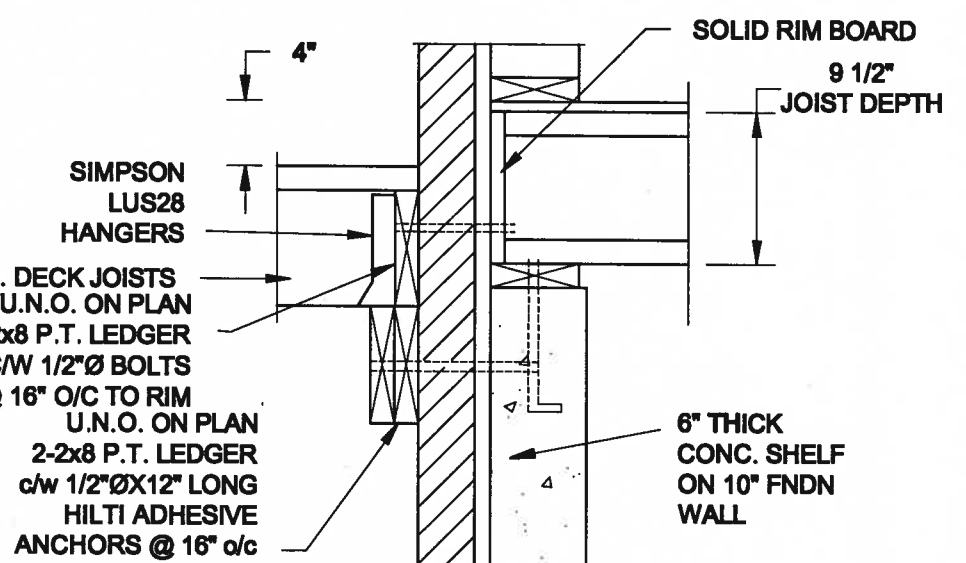
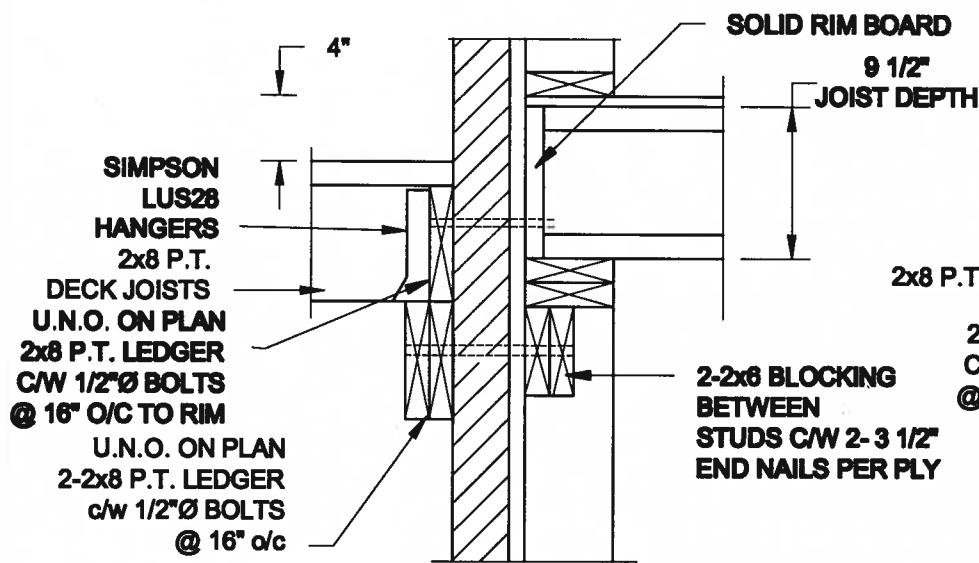
16-083

Drawing No.:

S1



# FOR 9 1/2" JOIST DEPTH

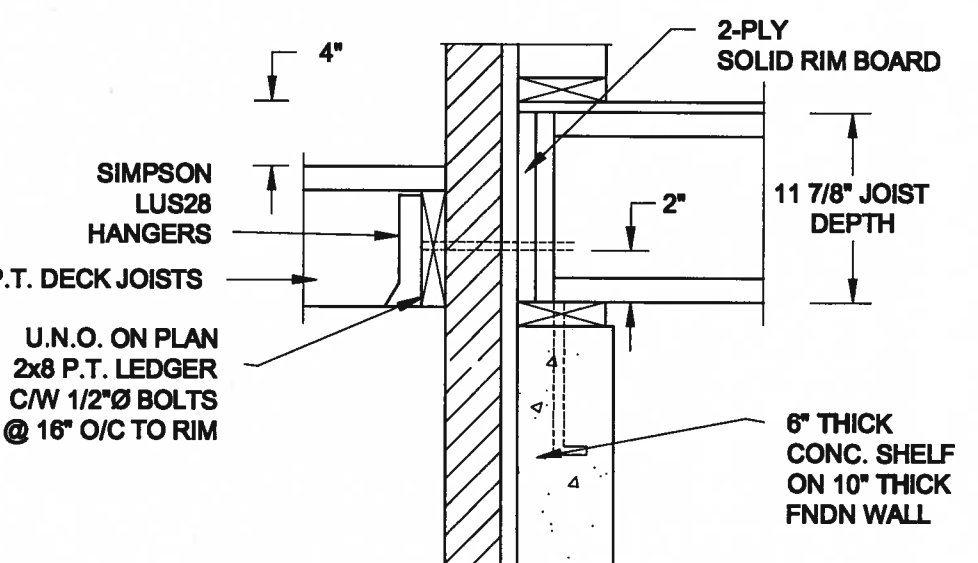
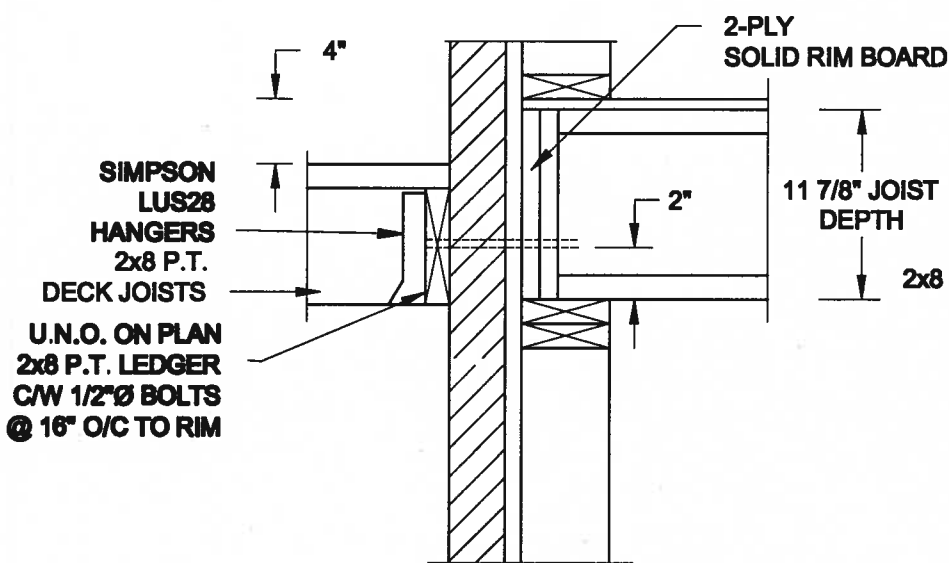


**1A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

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

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

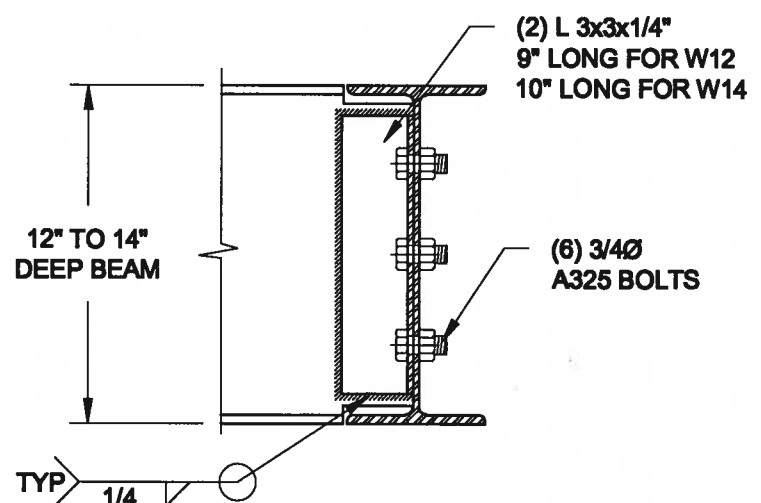
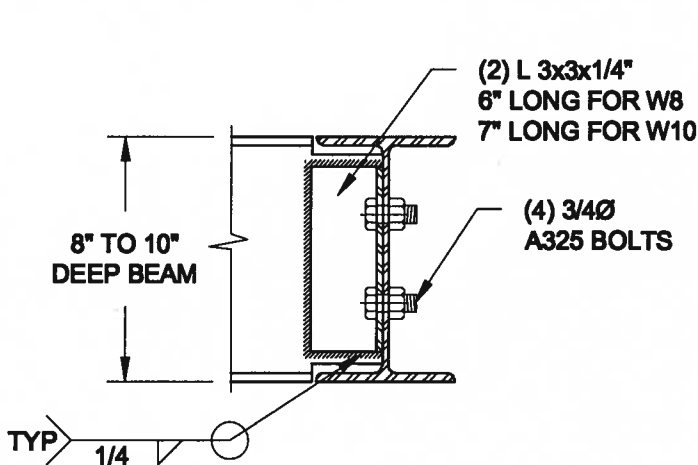
# FOR 11 7/8" JOIST DEPTH



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

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

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



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

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

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

Scale:  
AS NOTED

Date:  
JUL-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  
MISSISSAUGA, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

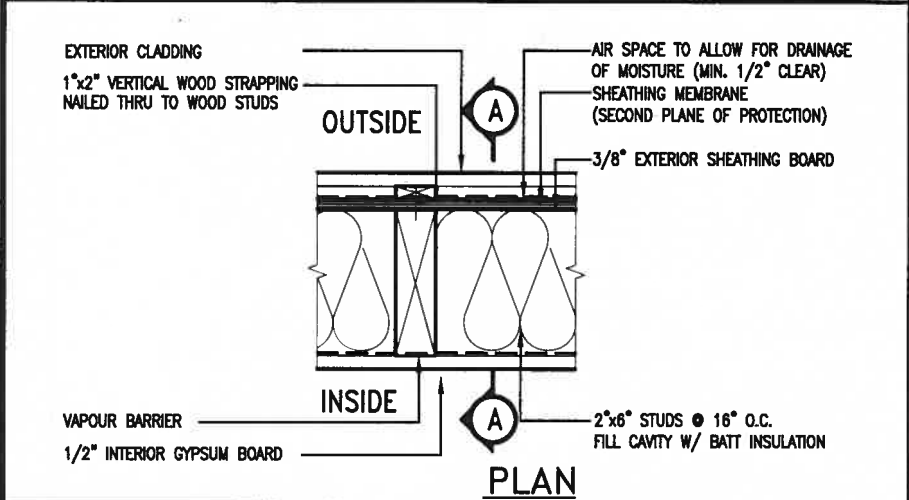
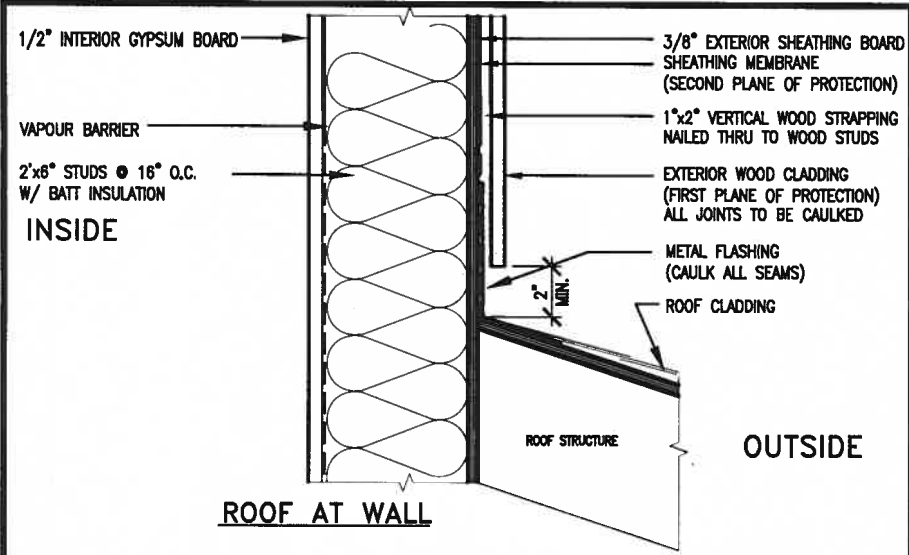
Project No.:

16-083

Drawing No.:

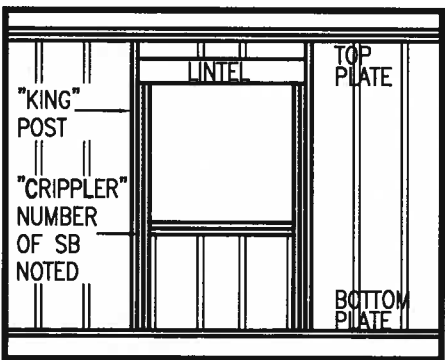
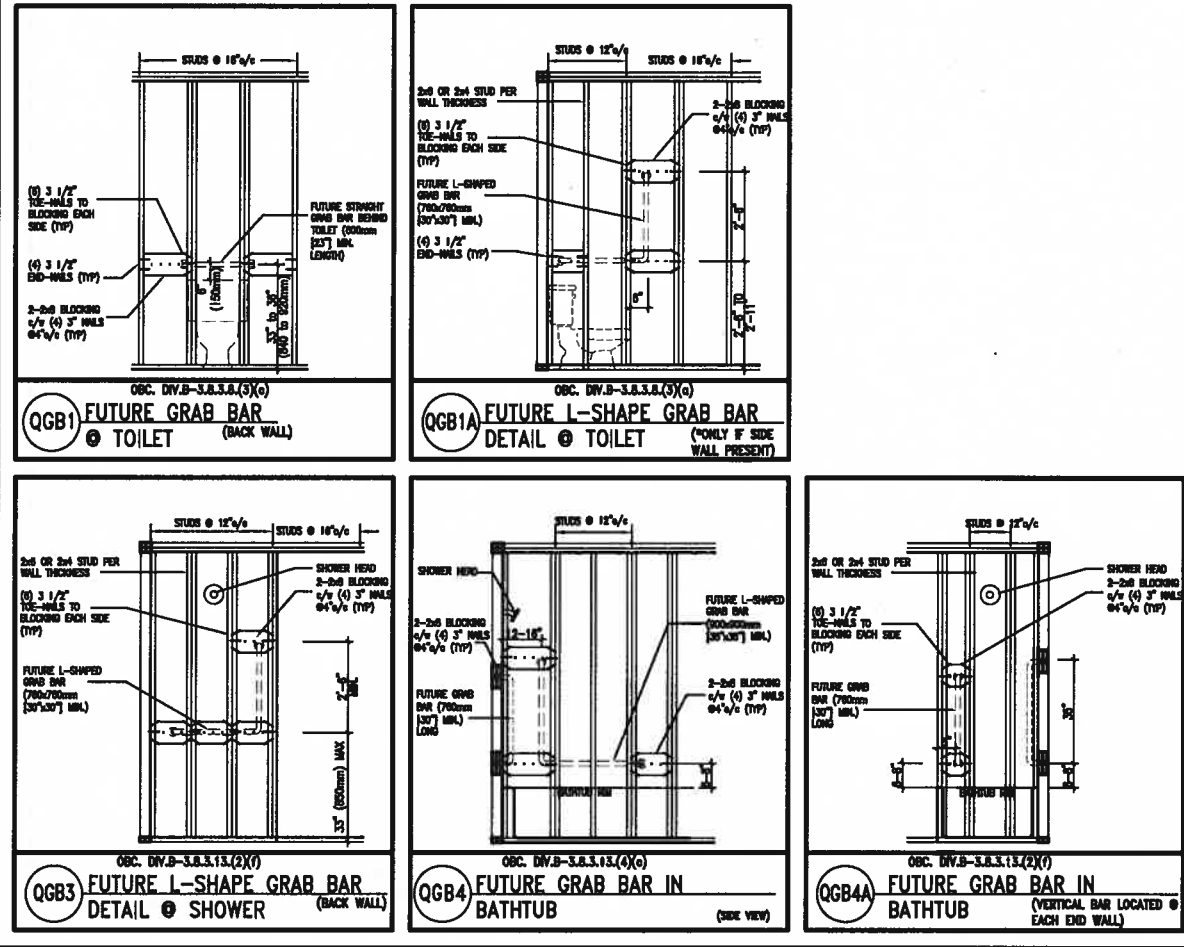
S2





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



"CRIPPLE" DETAIL

<b>MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:</b> 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"		<b>** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:</b> 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"	
<b>NOTES:</b> 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.		<b>MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:</b> 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"	
<b>NOTES:</b> 1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY. 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 AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE. 4. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2) 5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa 6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. 7. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.		<b>** STUD (INFORMATION TAKEN FROM OBC TABLE A-30)</b>	

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

**VA3 DESIGN**

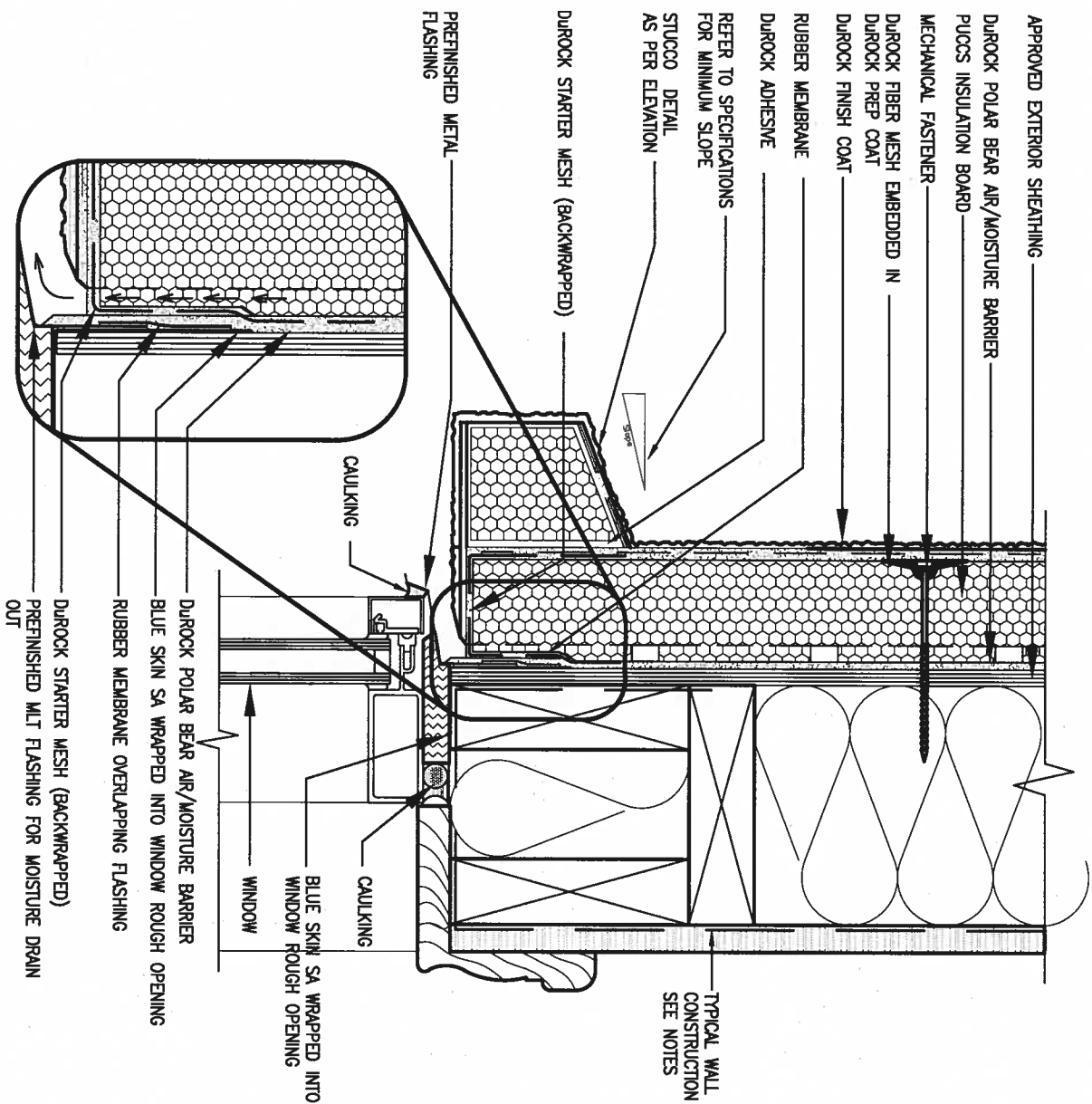
255 Consumers Rd Suite 120  
 Toronto ON M2J 1R4  
 t 416.630.2255 f 416.630.4782  
 va3design.com

<b>BAYVIEW WELLINGTON</b>	
project name <b>ALCONA</b>	municipality <b>INNISFIL, ON.</b>
date <b>MAY 2016</b>	checked by <b>RC</b>
scale <b>3/16" = 1'-0"</b>	

<b>CONST NOTE</b>	
project no. <b>13049</b>	drawing no. <b>CN2</b>
<b>CONSTRUCTION NOTES</b>	
13049-CN-A1	



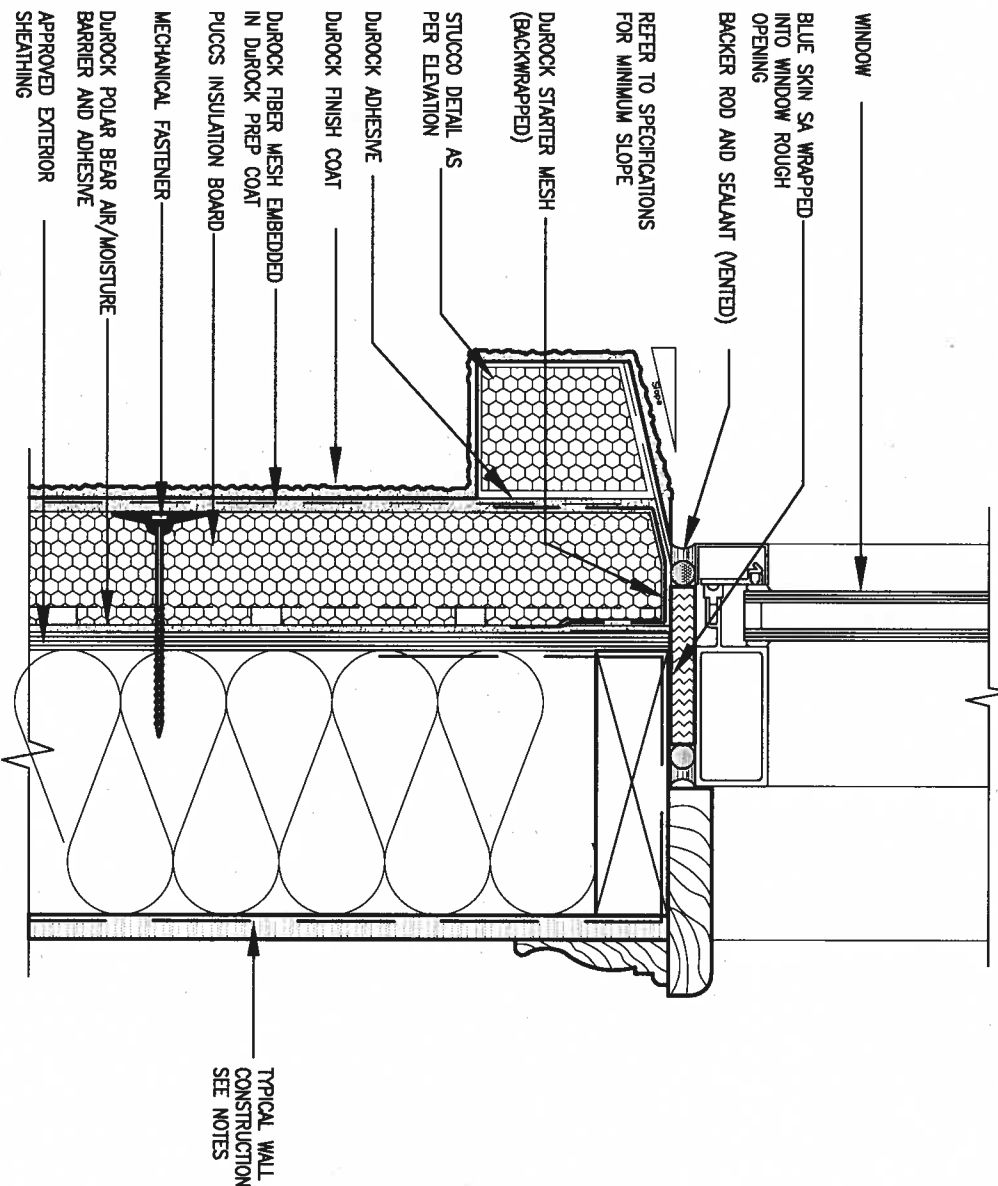




# 1 WINDOW HEADER

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		

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	BCIN
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

date  
MAY 2016

drawn by  
RC

checked by  
-

scale  
3/16" = 1'-0"

### CONSTRUCTION NOTES

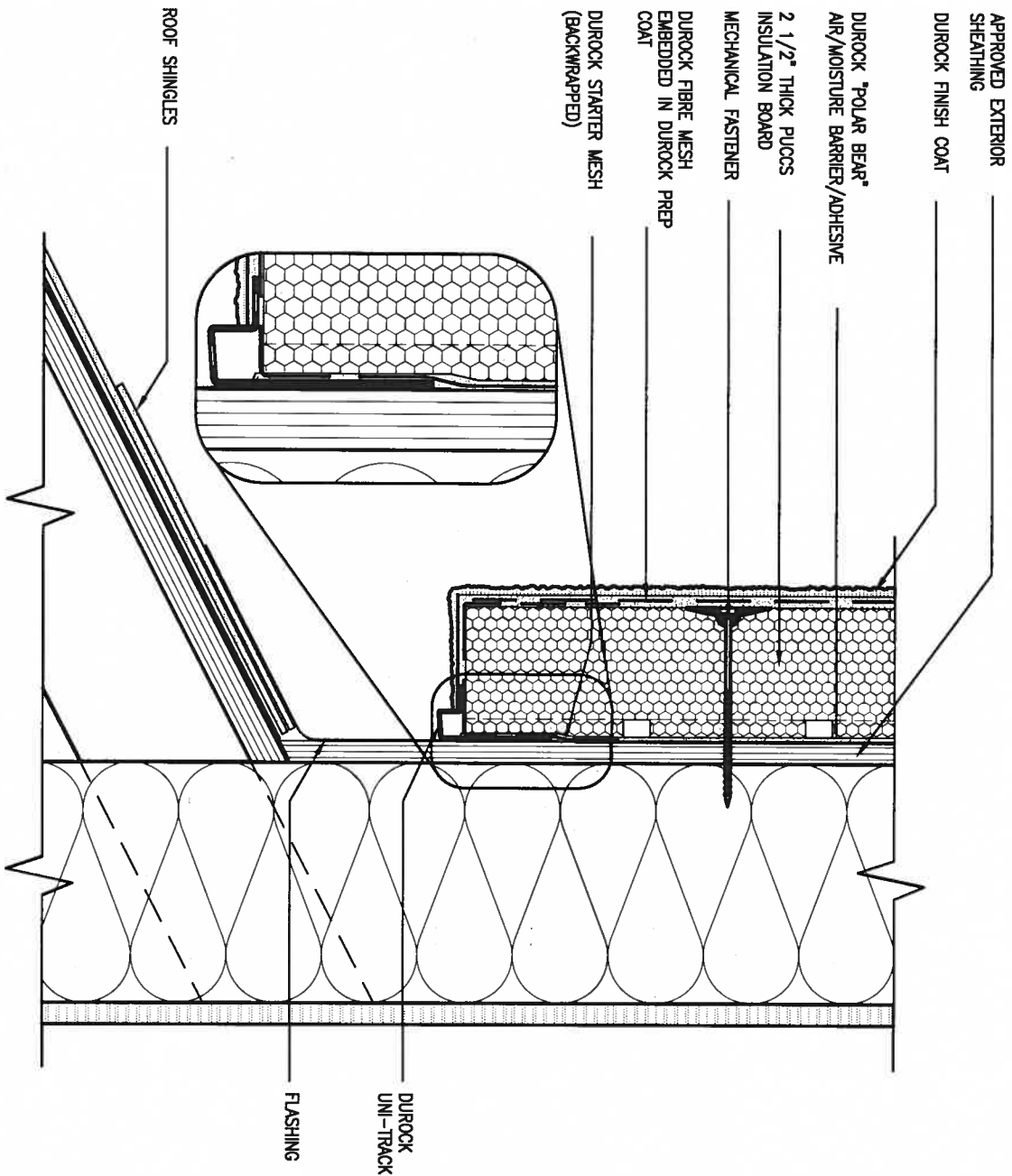
## CONST NOTE

municipality  
INNSFILON.

project no.  
13049

file name  
13049-CN-A1

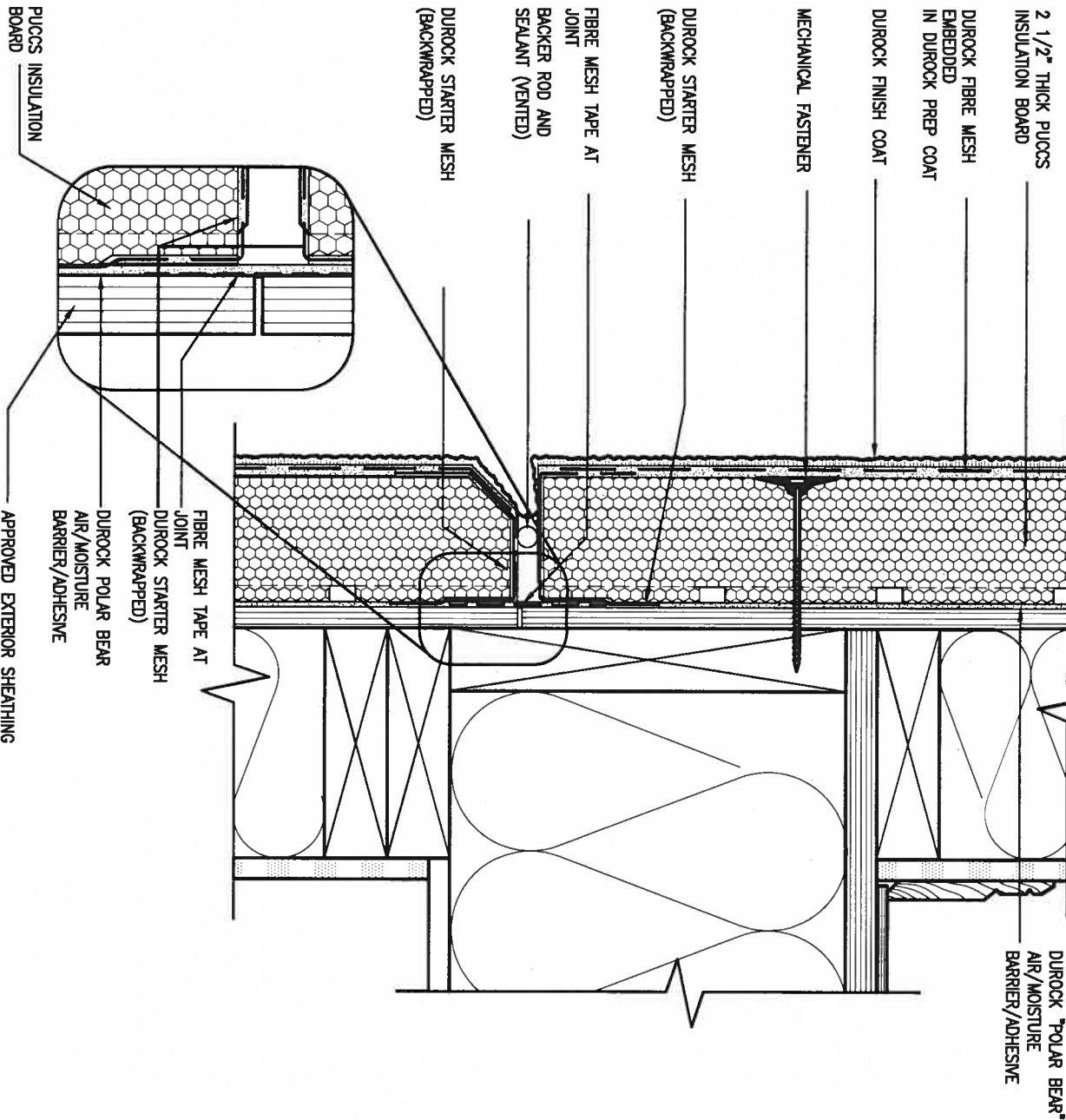
drawing no.  
CN3



### 3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

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



### 4 HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"

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

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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  
registration information  
VA3 Design Inc. 42658

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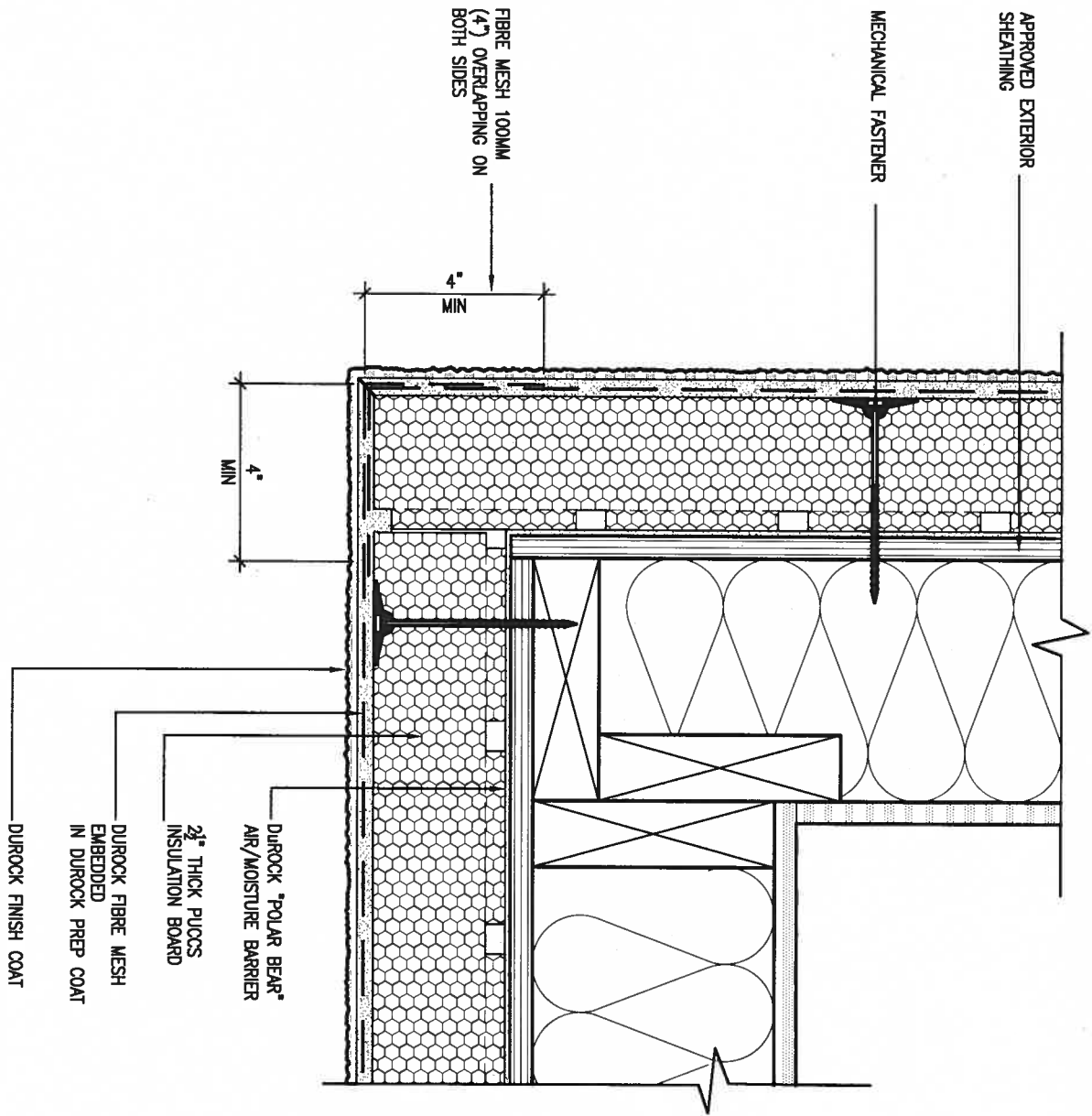
**BAYVIEW WELLINGTON**

project name  
**ALCONA**  
date  
MAY 2016  
drawn by  
RC  
checked by  
scale  
3/16" = 1'-0"  
municipality  
INNISFIL, ON.

**CONST NOTE**

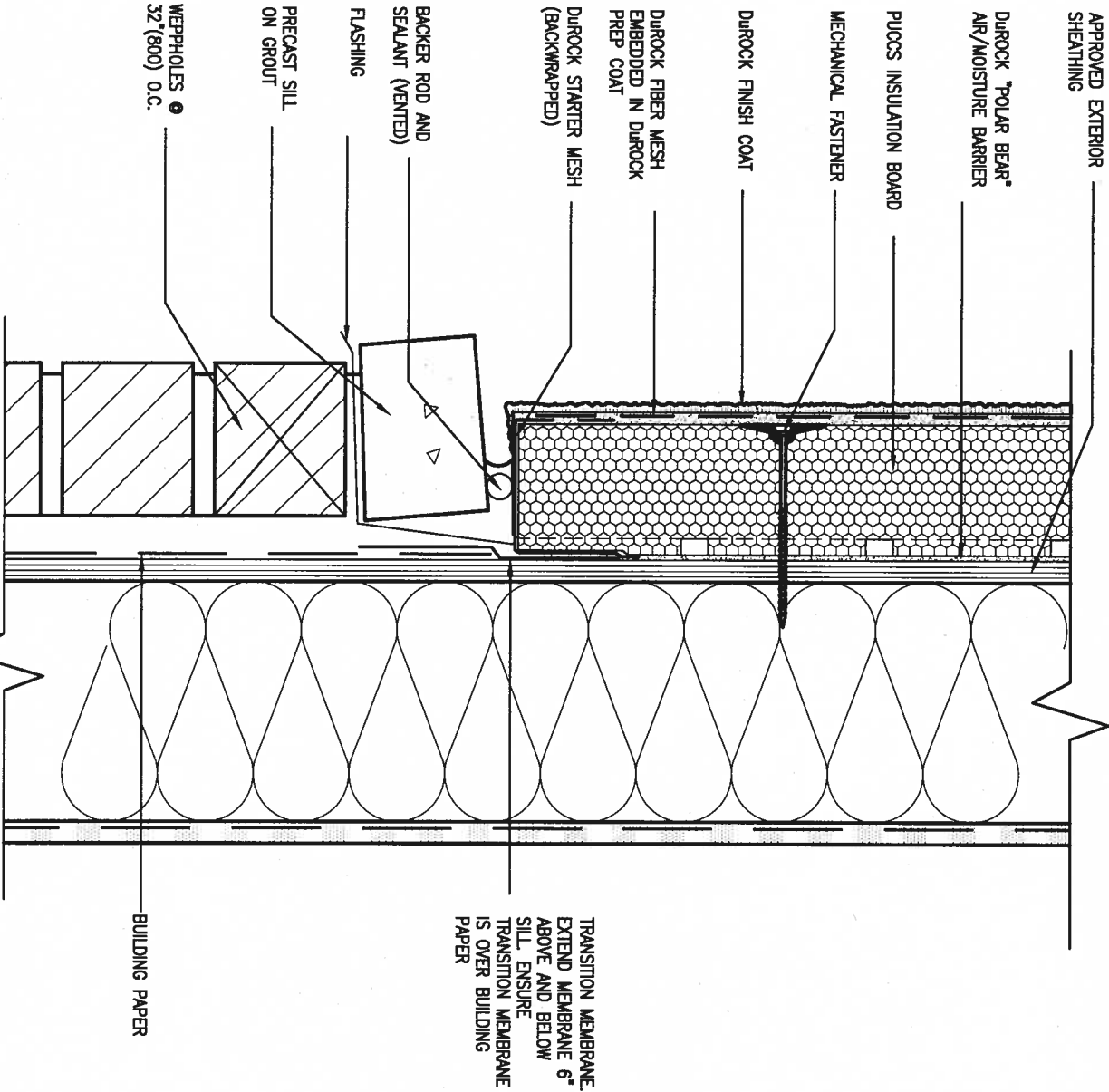
**CONSTRUCTION NOTES**

project no.  
13049  
file name  
13049-CN-A1  
drawing no.  
**CN4**



5 CORNER DETAIL  
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  
SCALE: 3"=1'-0"



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

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

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

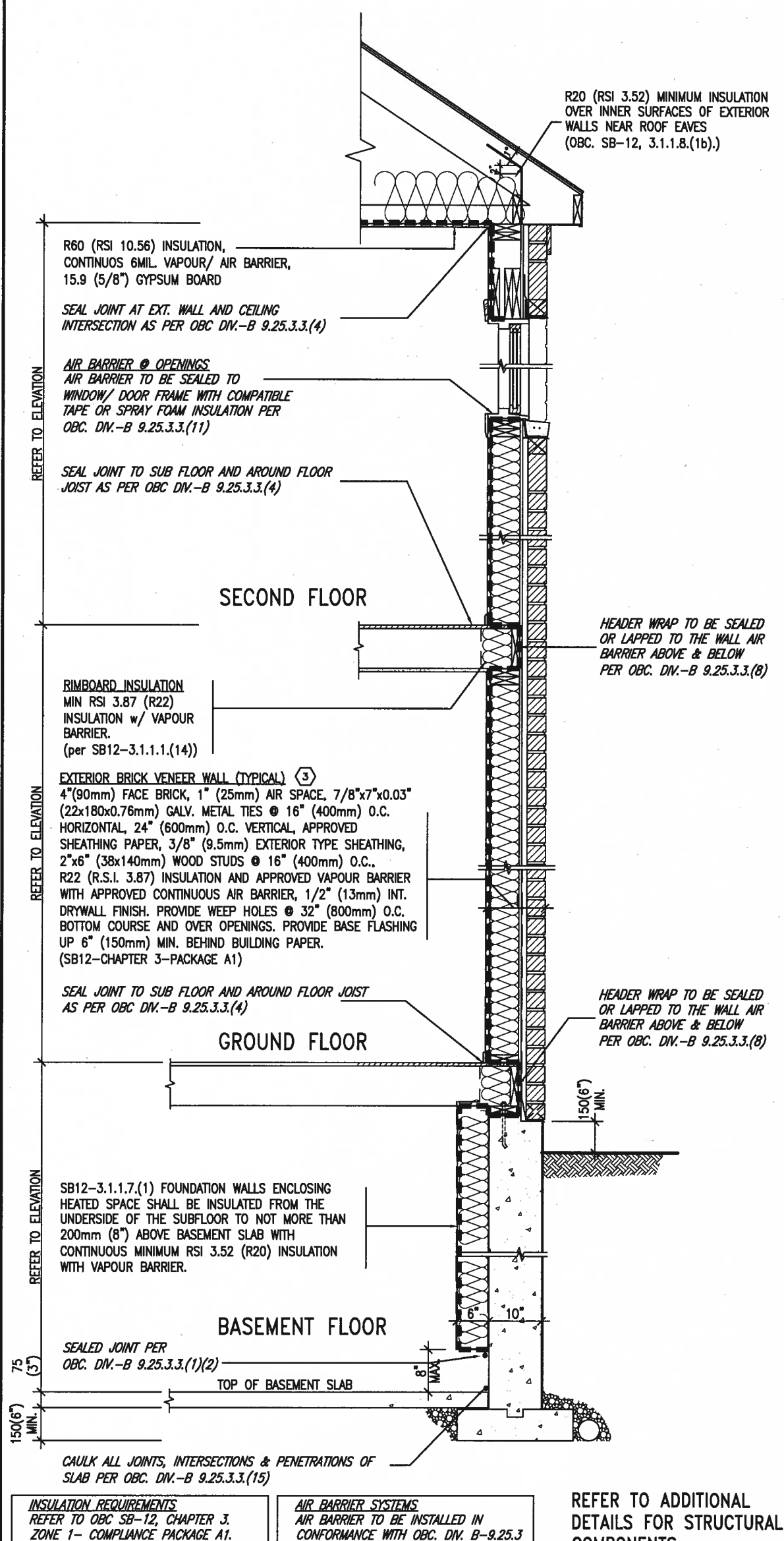
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

**VA3 DESIGN**  
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t 416.630.2255 f 416.630.4782  
va3design.com

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 RICHARD	file name 13049-CN-A1	drawing no. CN5	
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# SB12-COMPLIANCE PACKAGE 'A1'



REFER TO ADDITIONAL  
DETAILS FOR STRUCTURAL  
COMPONENTS

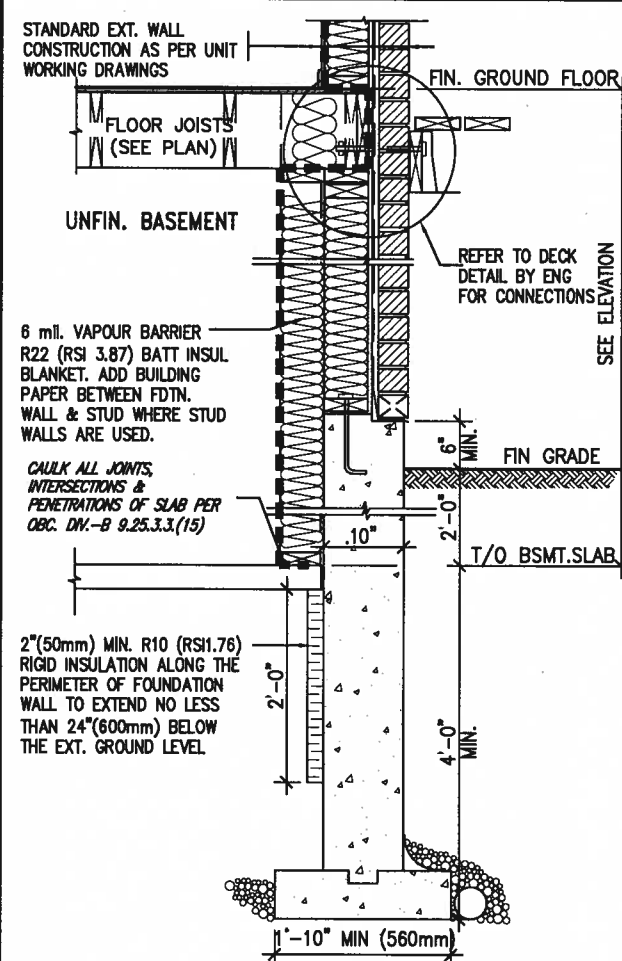
SCALE: N.T.S.

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

**USE SB-12 COMPLIANCE PACKAGE (A1):**

COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	—
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



\* REVISED—FEB 2017

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

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



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**BAYVIEW WELLINGTON**

## CONST NOTE

project name  
**ALCONA**

**INNISFIL ON.**

project no.  
13049

date  
**MAY 2016**

## CONSTRUCTION NOTES

drawing no.

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

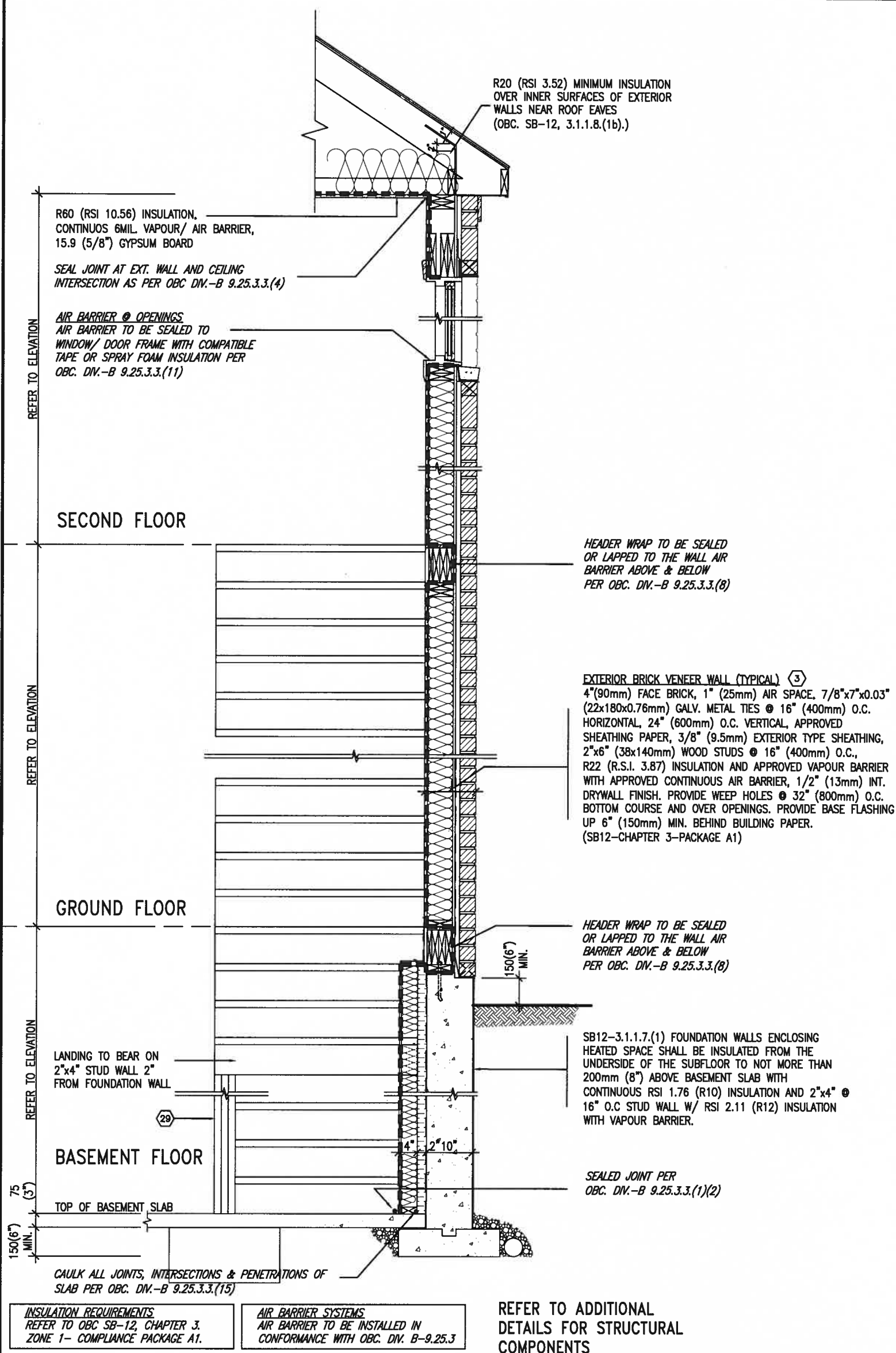
file name  
13049-CN-A1

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# 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.

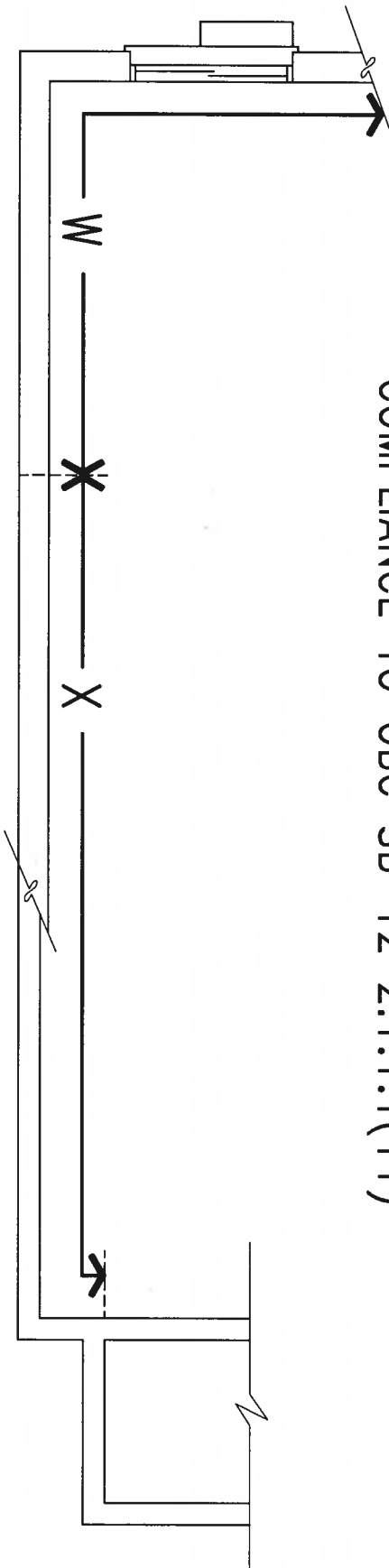


9.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste</div> <div>name</div> <div>registration information</div> <div>VA3 Design Inc.</div> <div>25591</div> <div>BCN</div> <div>42658</div>	
8.	.	.		
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4.	.	.	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120</div><div>Toronto ON M2J 1R4</div><div>t 416.630.2255 f 416.630.4782</div><div>va3design.com</div></div>	
3.	.	.		
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17		RC
no.	description	date		by

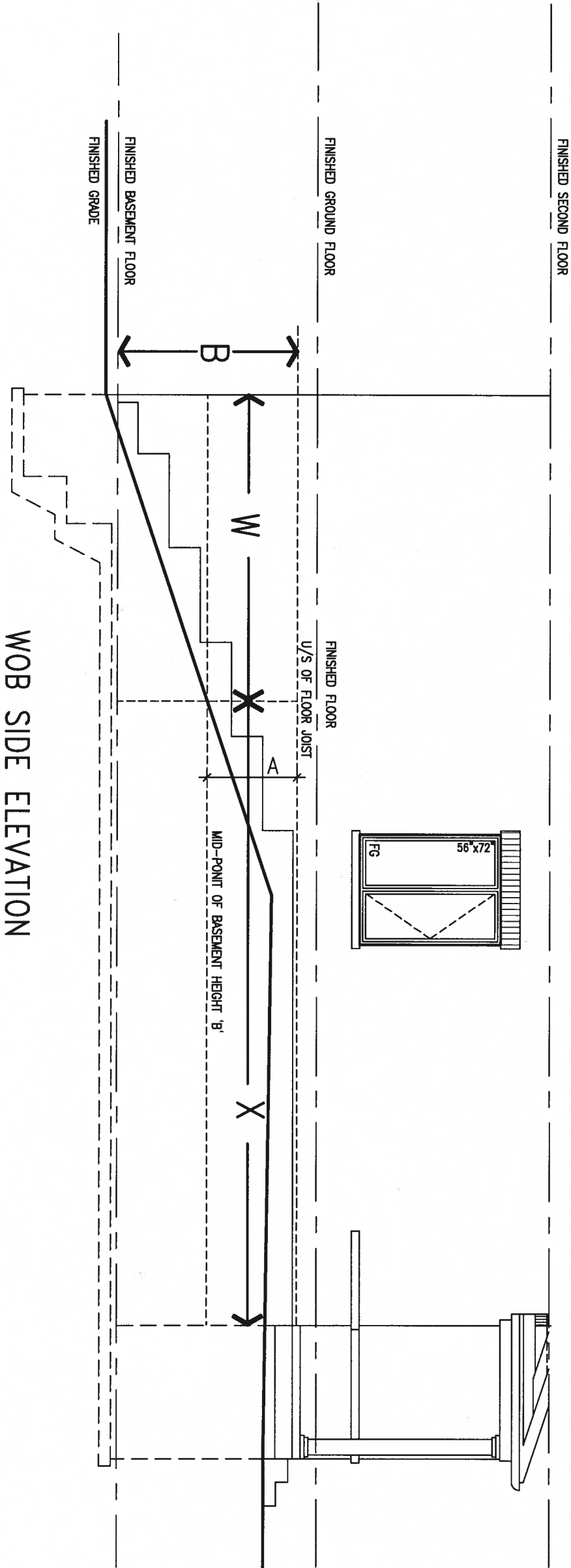
BAYVIEW WELLINGTON			CONST NOTE	
project name		municipality		project no.
ALCONA		INNISFIL, ON.		13049
date		CONSTRUCTION NOTES		
MAY 2016		drawing no.		
drawn by	checked by	scale	file name	
RC	-	3/16" = 1'-0"	13049-CN-A1	
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN_Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 9:15 AM				

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



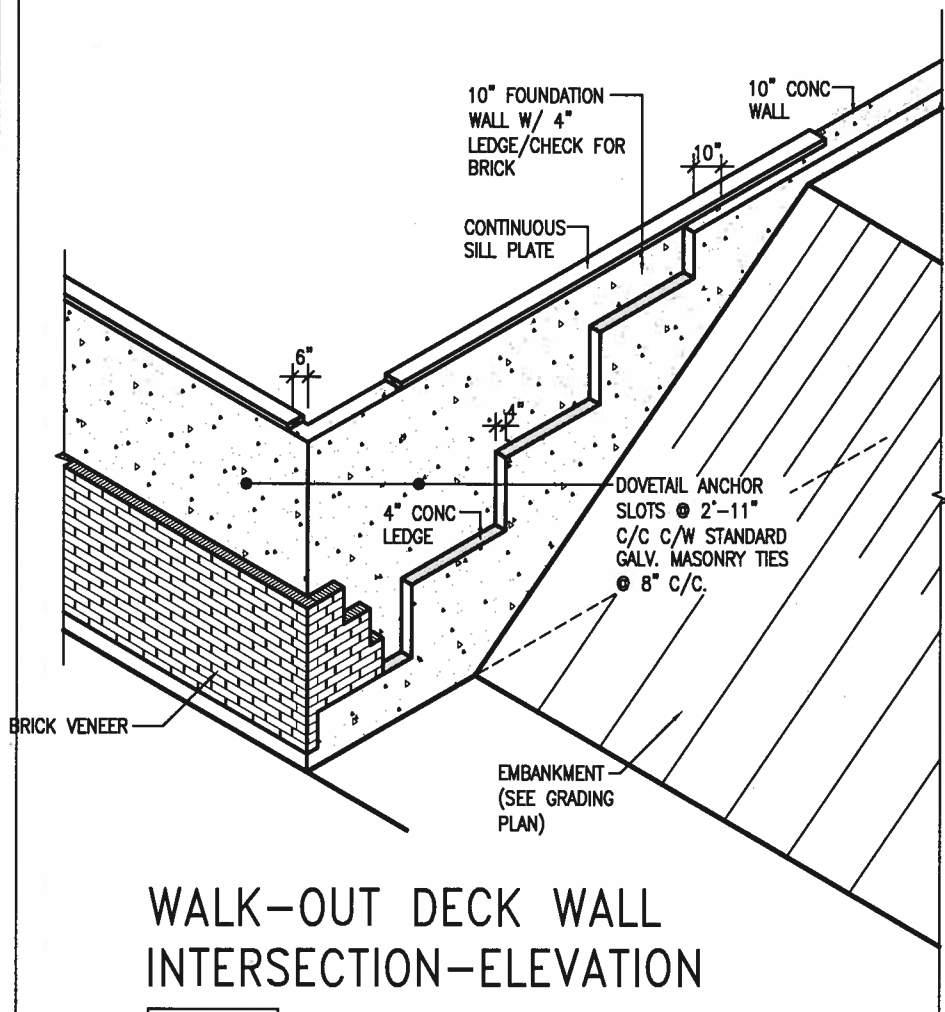
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>		
8	.	.	.	qualification information		project name <b>ALCONA</b>	municipality <b>INNISFIL, ON.</b>	project no. <b>13049</b>		
7	.	.	.	Wellington Jno-Baptiste 25591		date <b>MAY 2016</b>	<b>CONSTRUCTION NOTES</b>			
6	.	.	.	name signature VA3 Design Inc. 42658		drawn by <b>RC</b>	checked by -	scale <b>3/16" = 1'-0"</b>		
5	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	1 ISSUE FOR CLIENT REVIEW		AUG 04-17	RC	file name <b>13049-CN-A1</b>	drawing no. <b>CN8</b>
4	.	.	.		no.		description	date	by	



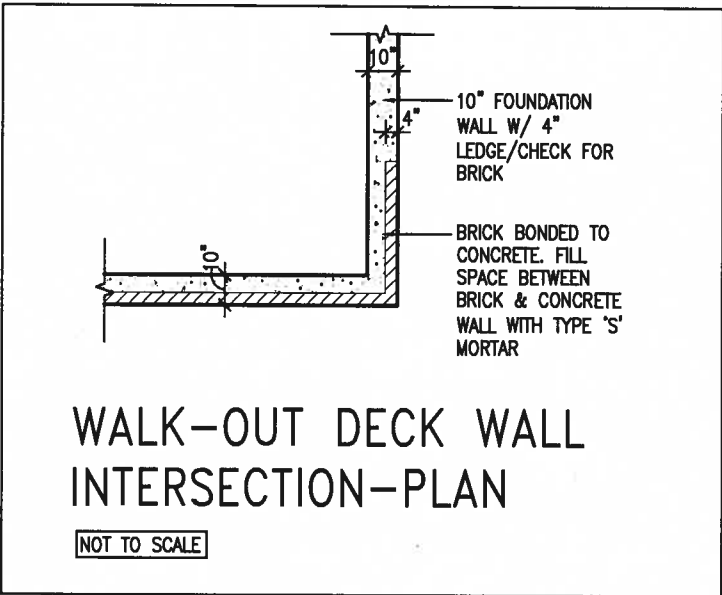


## STRUCTURAL

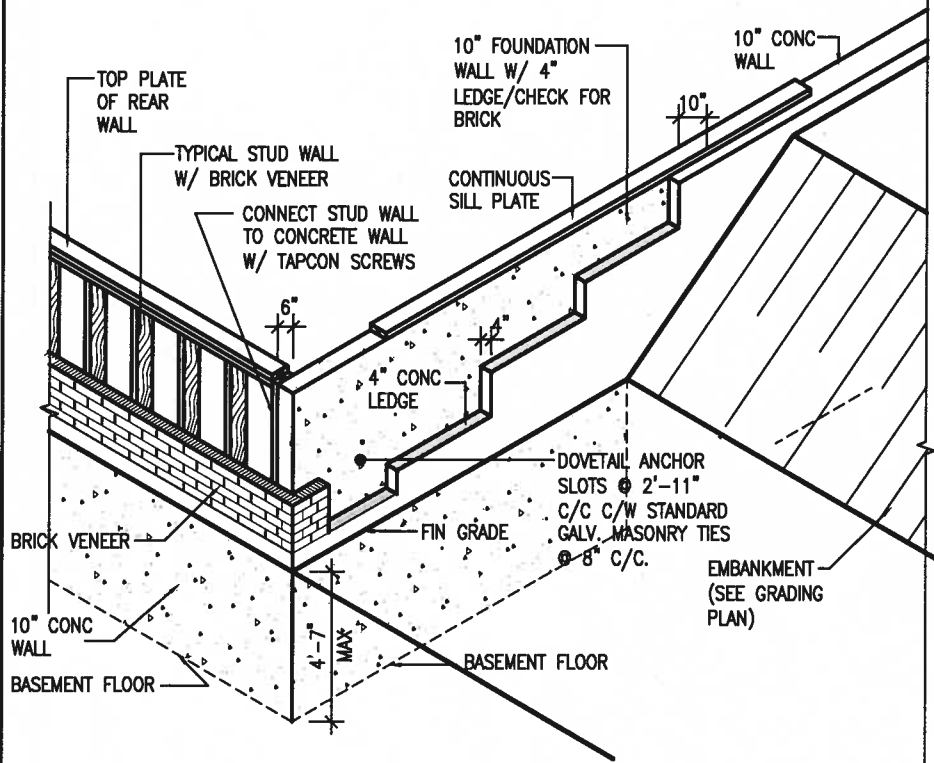
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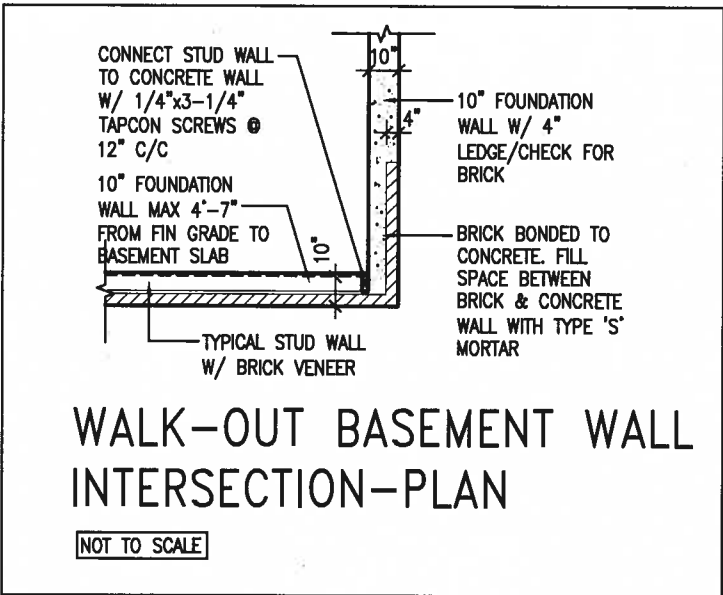
WALK-OUT DECK WALL  
INTERSECTION-ELEVATION  
NOT TO SCALE



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)



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

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

qualification information  
Wellington Jno-Baptiste 25591

name  
registration information  
VA3 Design Inc. 42658

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**VA3 DESIGN**

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Toronto ON M2J 1R4  
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va3design.com

**BAYVIEW WELLINGTON**

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**

file name  
13049-CN-A1

**CN10**

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM

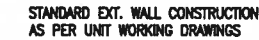


**NOT TO SCALE**



**NOT TO SCALE**

(10" FOUNDATION WALL)



FLOOR JOIST  
(SEE PLAN)

BRICK BONDED FOUNDATION WALL

## UNFIN. BASEMENT

6 mil VAPOUR BARRIER  
R20ci (RSI 3.52ci) INSUL. BELOW GRADE  
& R22 (RSI 3.87) ABOVE GRADE  
DAMP-PROOF BETWEEN FDTN WALL &  
INSULATION W/ BUILDING PAPER

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

FIN. GROUND FLOOR

02'8"		
FLASHING	VARIABLE	1. FLOOR

## PROJECTION

FIN. GRADE \_\_\_\_\_

T/O BSMT. SLAB

4"(100mm) WEEPING TILE  
IN 6"(150mm) CRUSHED  
STONE SURROUND

EW3.06x  
PKG A1

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

**SCALE: N.T.S.**



UNFIN. BASEMENT

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

+

STANDARD EXT. WALL CONSTRUCTION  
AS PER UNIT WORKING DRAWINGS  
FIN. GROUND FLOOR

— KNEE WALL  
2"X6" (38mmX140mm)  
WOOD STUDS @ 12" (300mm)

WEEP HOLES @ 28"  
(800mm) O.C. HORIZONTAL  
& CONTINUOUS FLASHING  
SOME WATERPROOF DRAINAGE

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

 1/2 BRICK PROJECTION

4'0" T/O BSMT. SLAB

4"(100mm) WEEPING TILE  
IN 6"(150mm) CRUSHED  
STONE SURROUND

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 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 <i>J. Baptiste</i> 25591
6					name
5					signature BCIN
4					registration information
3					VAS Design Inc. 42658
2					
1	ISSUE FOR CLIENT REVIEW			AUG 04-17	RC
no.	description			date	by
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.					



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BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA		municipality INNISFIL, ON.	
date MAY 2016		project no. 13049	
drawing no. drawing by checked by scale 3/16" = 1'-0"		CONSTRUCTION NOTES file name 13049-CN-A1	
RC RICHARD - H:\ARCHIVE\WORKING\2013\13049 BVA\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Apr 4, 2014 - 9:48 AM			

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