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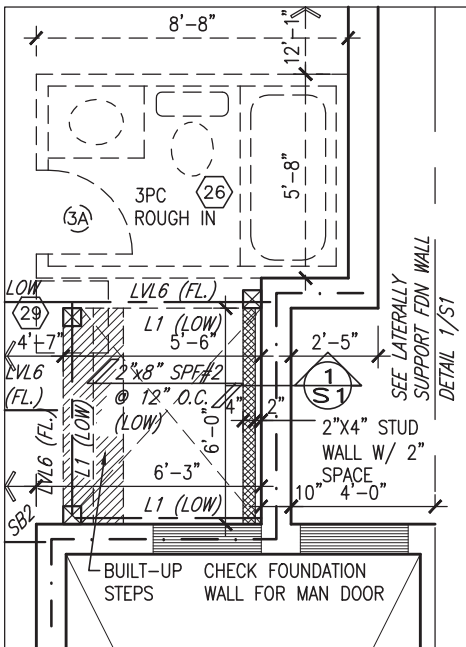
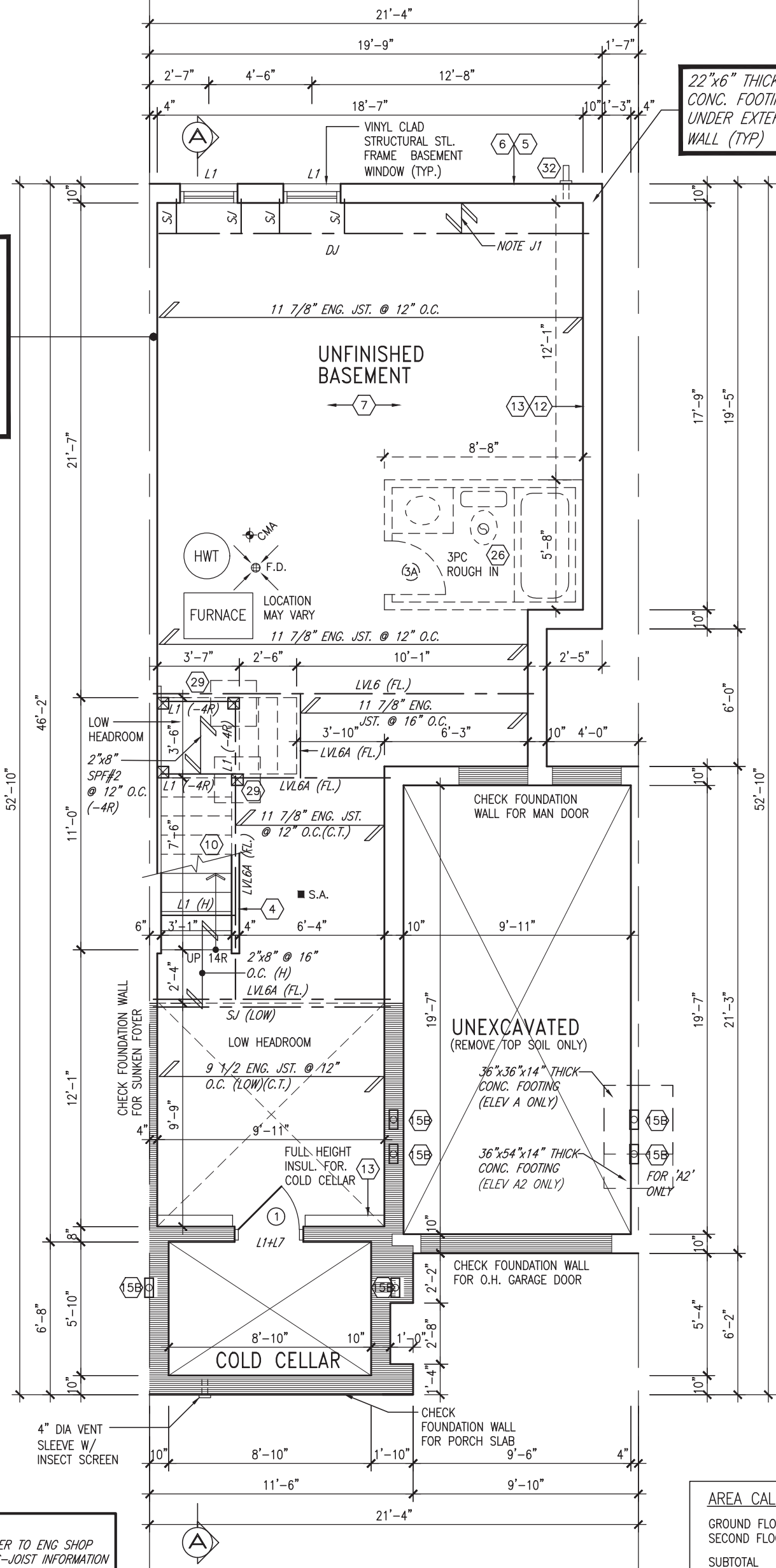
JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: \_\_\_\_\_  
DATE: Jun. 28, 2018

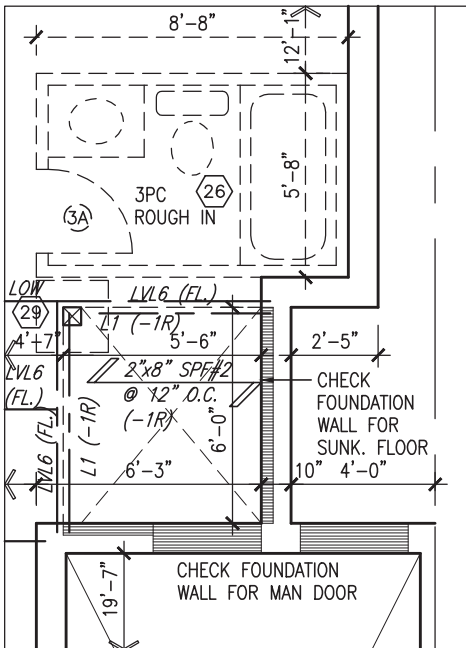
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24"x8" THICK  
CONC. FOOTING  
UNDER PARTWALL  
32"x12" THICK  
CONC. FOOTING  
UNDER FIREWALL  
SOIL TO HAVE MIN  
ALLOWABLE  
BEARING CAPACITY  
OF 150 KPa

22"x6" THICK  
CONC. FOOTING  
UNDER EXTERIOR  
WALL (TYP)



PARTIAL PLAN  
SUNKEN 2R COND.  
OR MORE



PARTIAL PLAN  
SUNKEN 1R COND.

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

ENGINEERED FLOOR SUBFLOORS  
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO  
BE GLUED AND NAILED ON THIS FLOOR FOR  
ENGINEERED JOIST ONLY.

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

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

BASEMENT PLAN 'A'/'A2'



AREA CALCULATIONS	ELEV. A/B/B2	ELEV. A2
GROUND FLOOR AREA	721 SF	721 SF
SECOND FLOOR AREA	970 SF	977 SF
SUBTOTAL	1691 SF	1698 SF
DEDUCT ALL OPEN AREAS	25 SF	25 SF
<b>TOTAL NET AREA</b>	<b>1666 SF</b> (154.78 m2)	<b>1673 SF</b> (155.43 m2)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	990 SF (91.97 m2)	990 SF (91.97 m2)
<b>COVERAGE W/ PORCH</b>	<b>1066 SF</b> (99.03 m2)	<b>1066 SF</b> (99.03 m2)

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SB
4.	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
3.	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
2.	REVISED AS PER CONSTRUCTION COMMENTS	MAR 26-18	PB
1.	ISSUE FOR CLIENT REVIEW	JAN 15-18	NS
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	signature	25591	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.			

**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>		<b>TH2</b> CRANE 2	
project name <b>ALCONA SHORES</b>	municipality INNISFIL	project no. 13049	
date DECEMBER 2017	checked by NS	scale 3/16" = 1'-0"	file name 13049-TH-2
drawing no. <b>1</b>			
BASEMENT FLOOR PLAN 'A'			
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\TH\13049-TH-2.dwg - Mon - Jun 25 2018 - 3:45 PM			

NOTE:  
ALL OPENINGS IN FIRE  
RATED WALL ASSEMBLY TO  
BE LINED WITH 1 LAYER OF  
5/8" TYPE 'X' OR EQ.

REFER TO STAIR HEADER DETAIL 2B/S1  
FOR PARTWALL AND 3/S2 FOR FIREWALL

8"x8" FIBREGLASS COLUMN BY  
ROMAN COLUMNS W/ 1/2"  
THICK HDPE TOP LOADING  
PLATE ANCHORED TO 16"x16"  
MASONRY PIER. (TYP.)

## GROUND FLOOR PLAN 'A'

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

MANUFACTURER:  
NOTE:  
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DRAWINGS FOR ALL TRUSS-JOIST INFORMATION  
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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

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**BAYVIEW WELLINGTON**

**TH2**  
CRANE 2

project name  
**ALCONA SHORES**

municipality  
**INNISFIL**

project no.  
**13049**

date  
**DECEMBER 2017**

GROUND FLOOR PLAN 'A'

drawing no.

drawn by  
**NS**

checked by

scale

3/16" = 1'-0"

file name  
**13049-TH-2**

**2**

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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: \_\_\_\_\_

DATE: Jun. 28, 2018

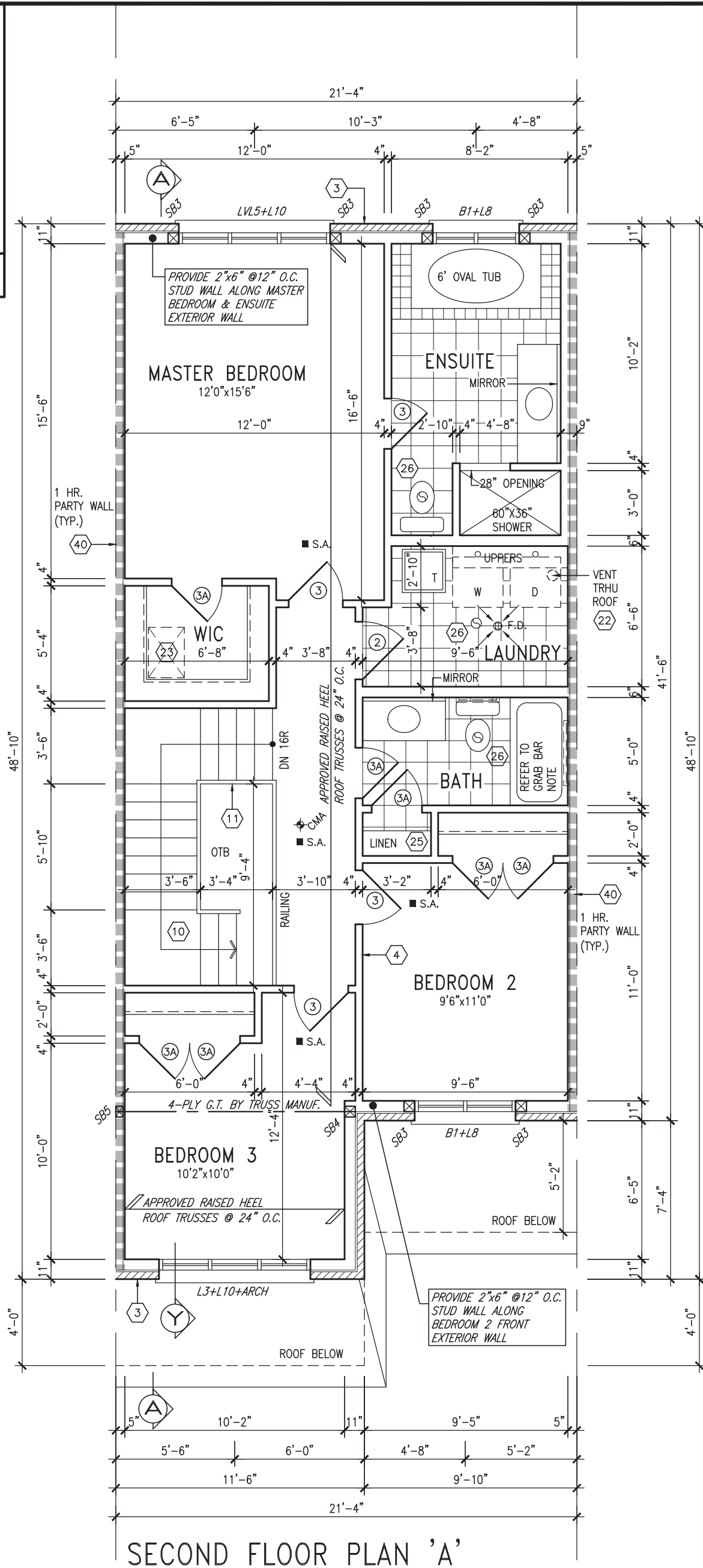
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### ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)

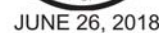
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY  
EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED.  
ROUGH-IN SHALL INCLUDE:

- A minimum 200 amp Panelboard,
- Conduit that is not less than 1 1/16" (27mm)  
trade size,
- A square 4 11/16" (119mm) trade size  
electrical outlet box.
- Fumeproofed Electrical outlet box to be installed  
in the Garage or carport or adjacent to  
driveway.

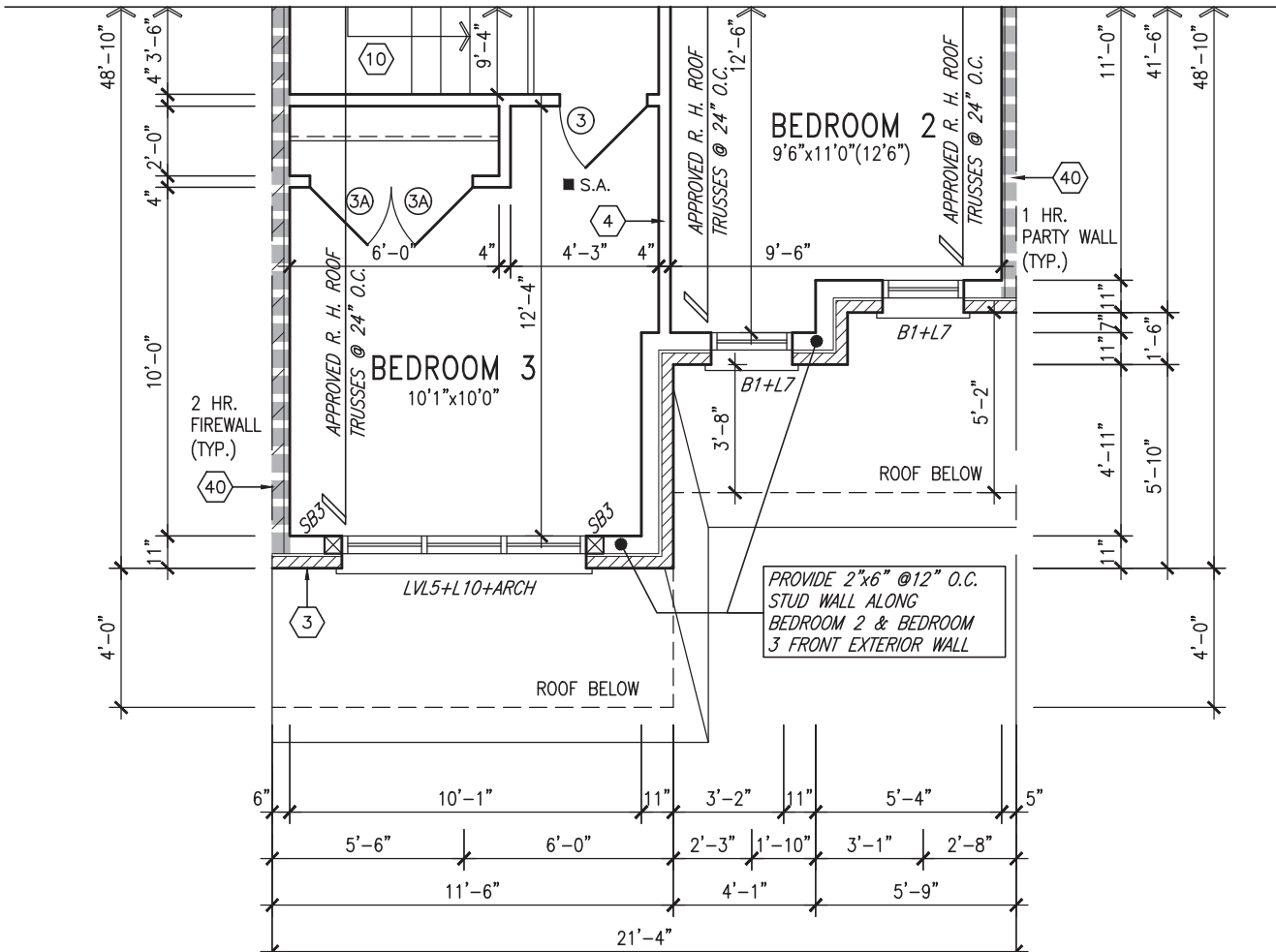
REFER TO 2012 OBC, 9.34.4.



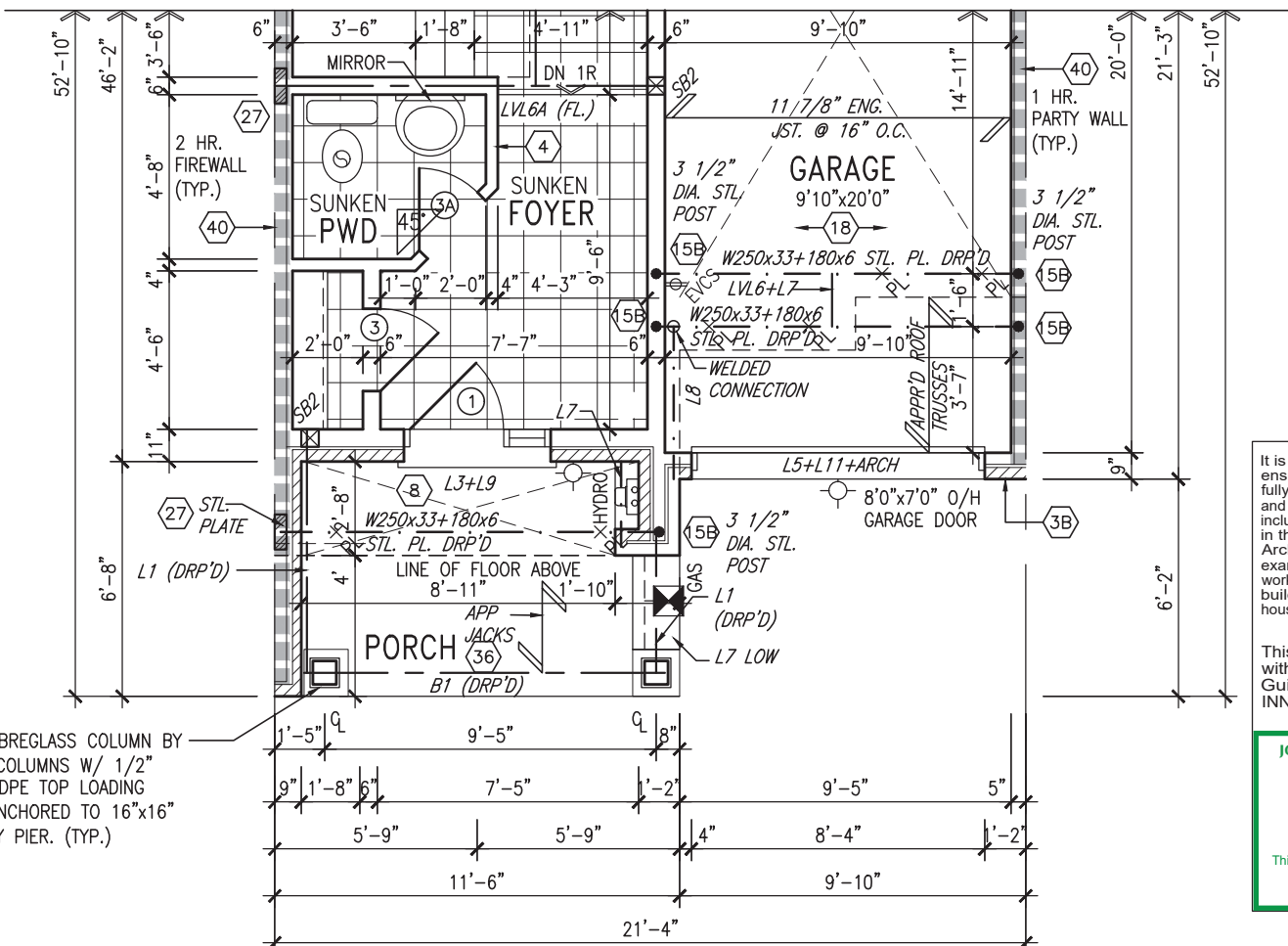
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drawing no  
3





PARTIAL SECOND FLOOR PLAN 'A2'



PARTIAL GROUND FLOOR PLAN 'A2'



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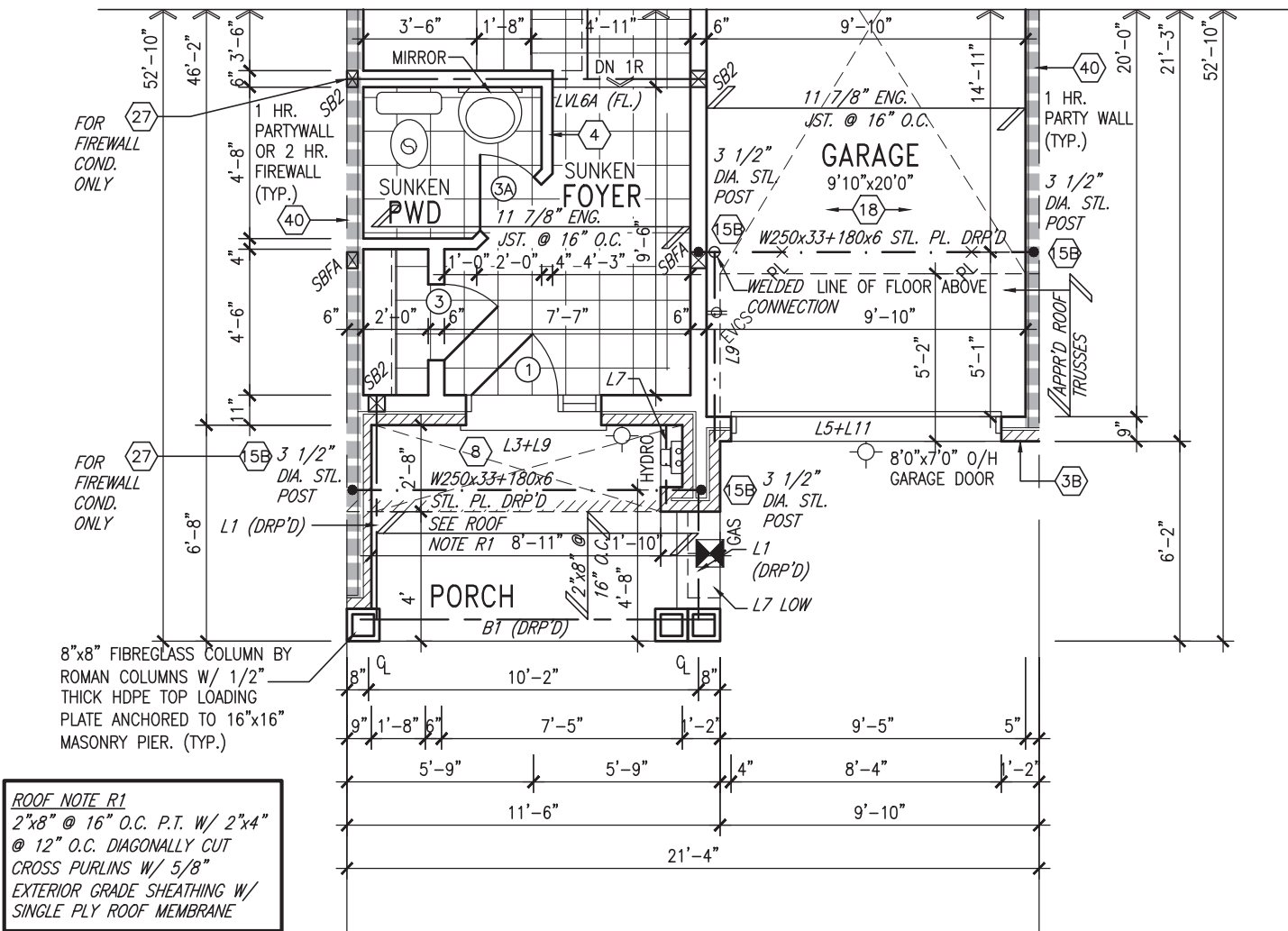
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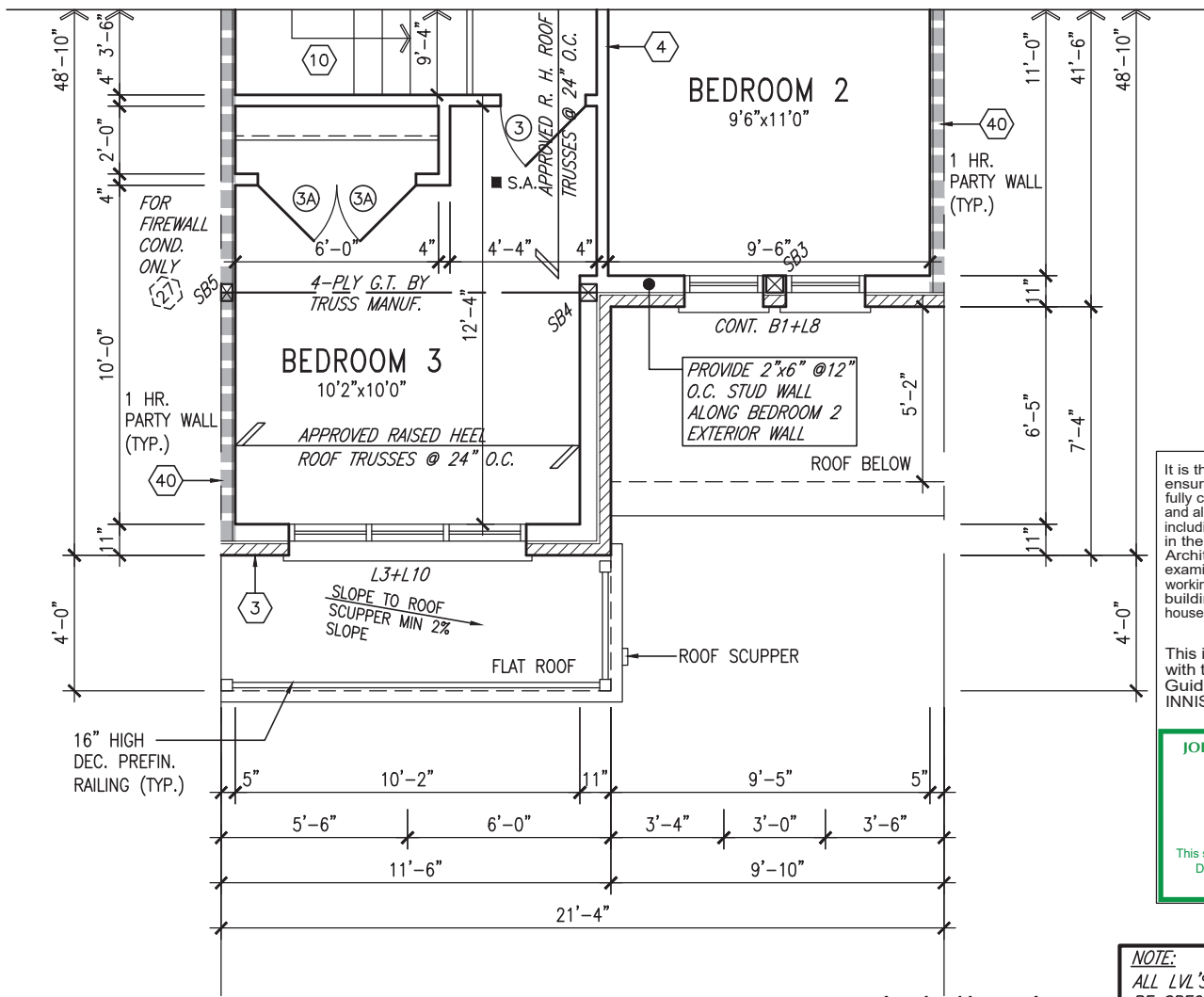
**NOTE J1:** PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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 BCIN
5.	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SB
4.	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
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<b>BAYVIEW WELLINGTON</b>		<b>TH2</b> CRANE 2	
project name <b>ALCONA SHORES</b>	municipality <b>INNISFIL</b>	project no. <b>13049</b>	drawing no. <b>4</b>
date <b>DECEMBER 2017</b>	PARTIAL GROUND & SECOND FLOOR PLANS 'A2'		
drawn by <b>NS</b>	checked by <b>3/16" = 1'-0"</b>	scale <b>13049-TH-2</b>	file name <b>13049-TH-2</b>
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APPROVED BY:   
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PARTIAL SECOND FLOOR PLAN 'B'/'B2'

**NOTE:**  
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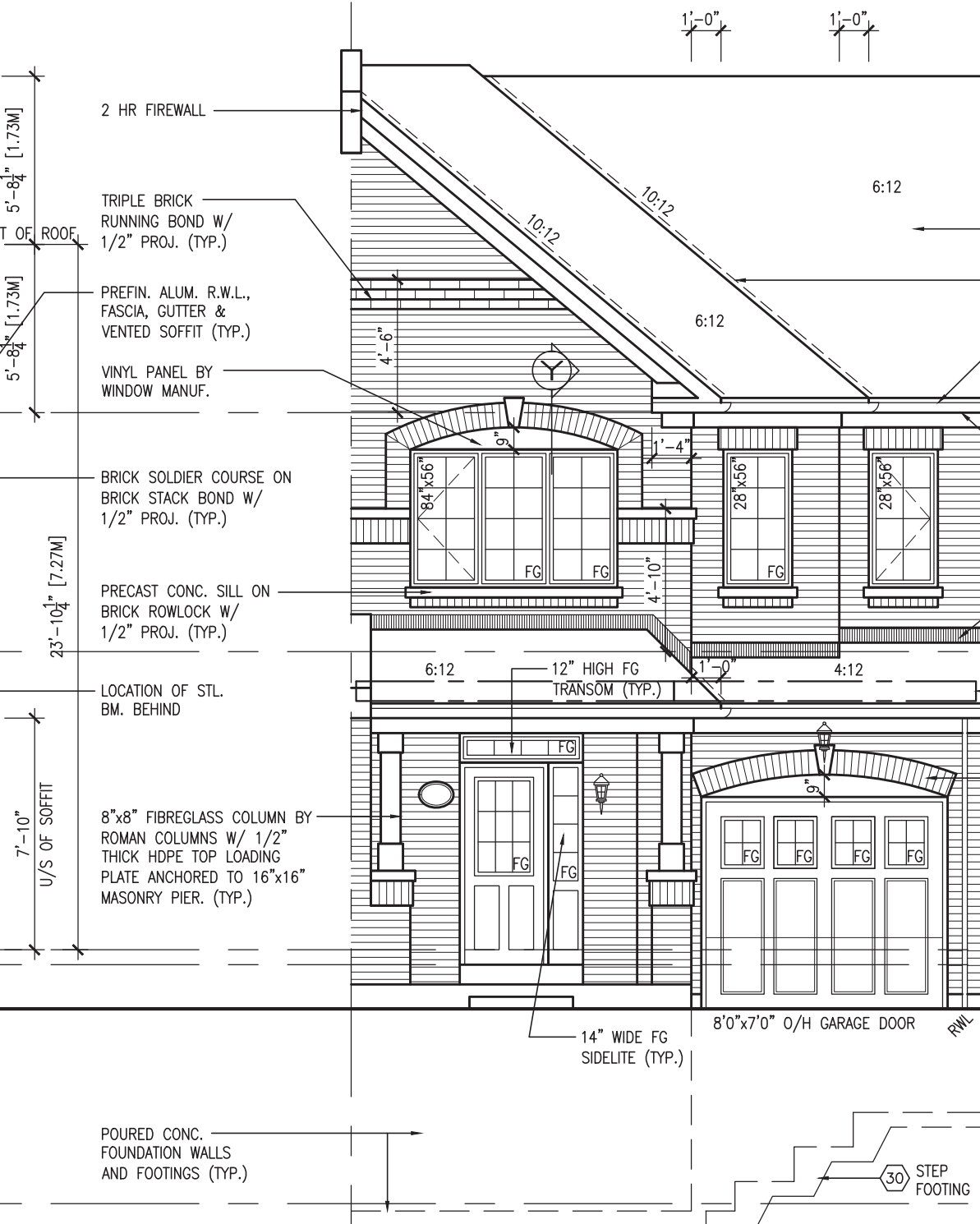
## BAYVIEW WELLINGTON

TH2  
CRANE 2

project name	ALCONA SHORES	municipality	INNISFIL	project no.	13049
date	DECEMBER 2017	drawn by	NS	checked by	—
scale	3/16" = 1'-0"	file name	13049-TH-2	drawing no.	6
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FRONT ELEVATION 'A'



FRONT ELEVATION 'A2'  
W/ FIREWALL

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- 2 HR FIREWALL
- TRIPLE BRICK RUNNING BOND W/ 1/2" PROJ. (TYP.)
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- VINYL PANEL BY WINDOW MANUF.
- BRICK SOLDIER COURSE ON BRICK STACK BOND W/ 1/2" PROJ. (TYP.)
- PRECAST CONC. SILL ON BRICK ROWLOCK W/ 1/2" PROJ. (TYP.)
- LOCATION OF STL. BM. BEHIND
- 8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 16"x16" MASONRY PIER. (TYP.)
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)
- ASPHALT SHINGLES (TYP.)
- VALLEY FLASHING (TYP.)
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- TOP OF PLATE
- TOP OF WINDOW
- 1"x6" ALUM. CLAD FRIEZE BD. (TYP.)
- PREFIN. MTL. FLASHING, W/ CAULKING (TYP.)
- FIN. SECOND FLOOR
- LOCATION OF STL. BM. BEHIND
- TOP OF TRANSOM
- TOP OF WINDOW
- BRICK SOLDIER ARCH W/ KEYSTONE W/ 1/2" PROJ. OVER VINYL PANEL (TYP.)
- FIN. GROUND FLOOR
- SUNKEN FOYER
- FIN. GRADE
- 14" WIDE FG SIDELITE (TYP.)
- 8'0"x7'0" O/H GARAGE DOOR
- 4'-0" MIN.
- STEP FOOTING
- U/S OF FOOTING
- FIN. BASEMENT FLOOR



TH2  
CRANE 2

BAYVIEW WELLINGTON

project no.  
13049

project name  
ALCONA SHORES

date  
DECEMBER 2017

drawn by  
NS

checked by  
-

scale  
3/16" = 1'-0"

municipality  
INNISFIL

FRONT ELEVATION 'A' & 'A2'

drawing no.  
7

VA3  
DESIGN

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va3design.com

25591  
BCN  
42658

Wellington Jno-Baptiste  
Signature

name  
VA3 Design Inc.

registration information  
MAY 22/18 WT  
MAY 18/18 WT  
MAR 26-18 PB  
JAN 15-18 NS

date  
JUN 21-18 SB  
MAY 22/18 WT  
MAY 18/18 WT  
MAR 26-18 PB  
JAN 15-18 NS

by  
S.B.

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2 .

1 .

no.

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qualification information

1 .

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3 .

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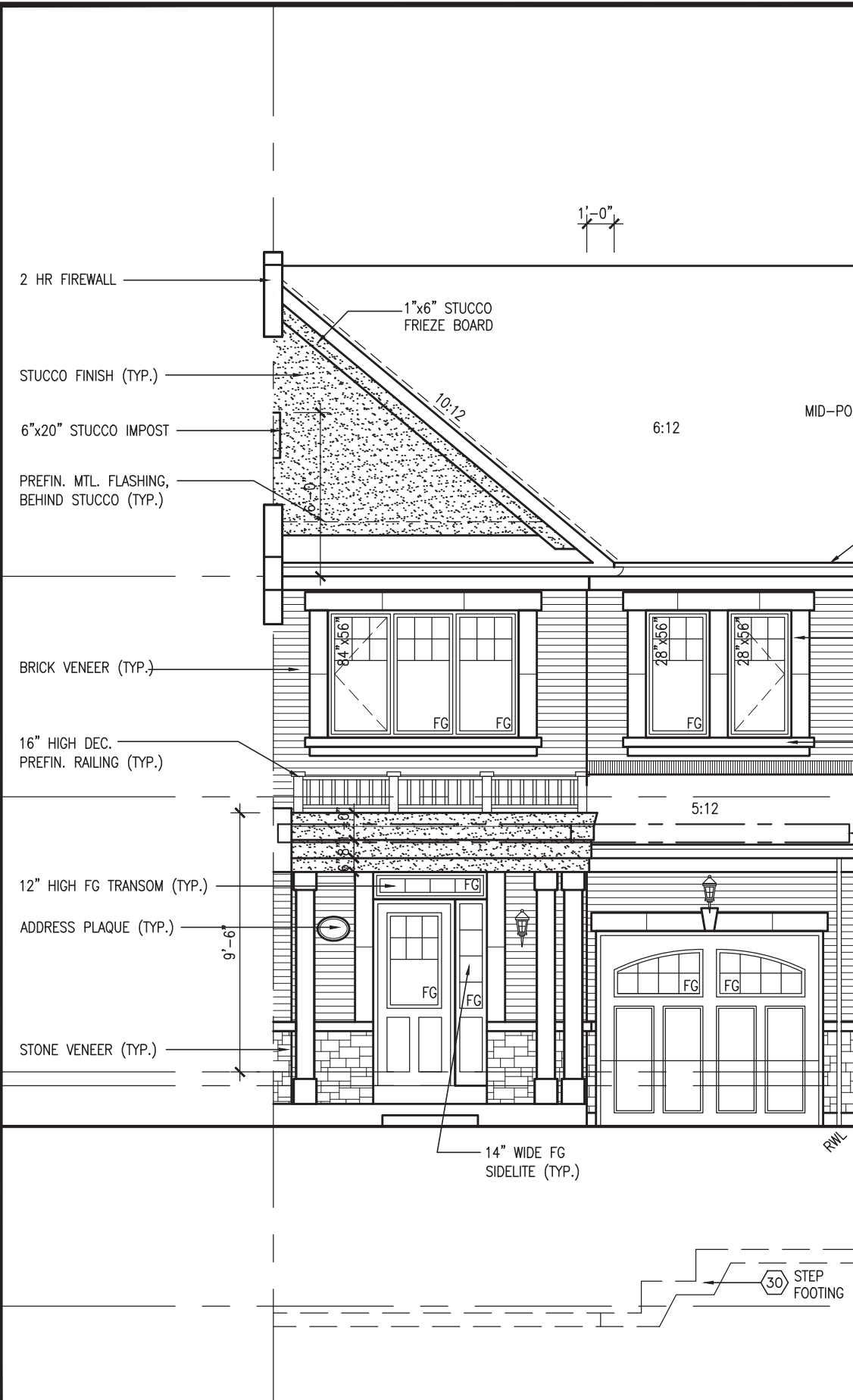
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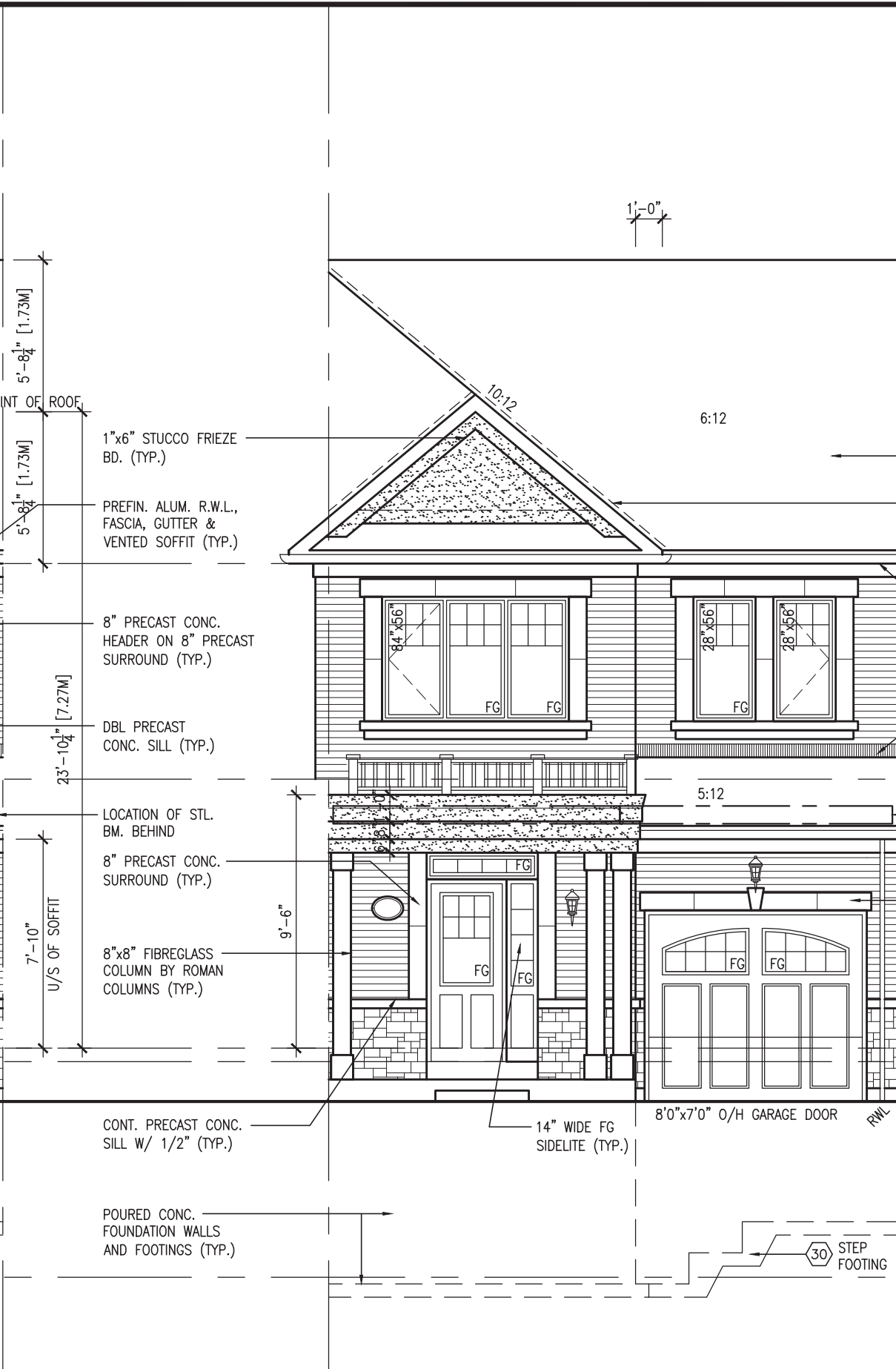
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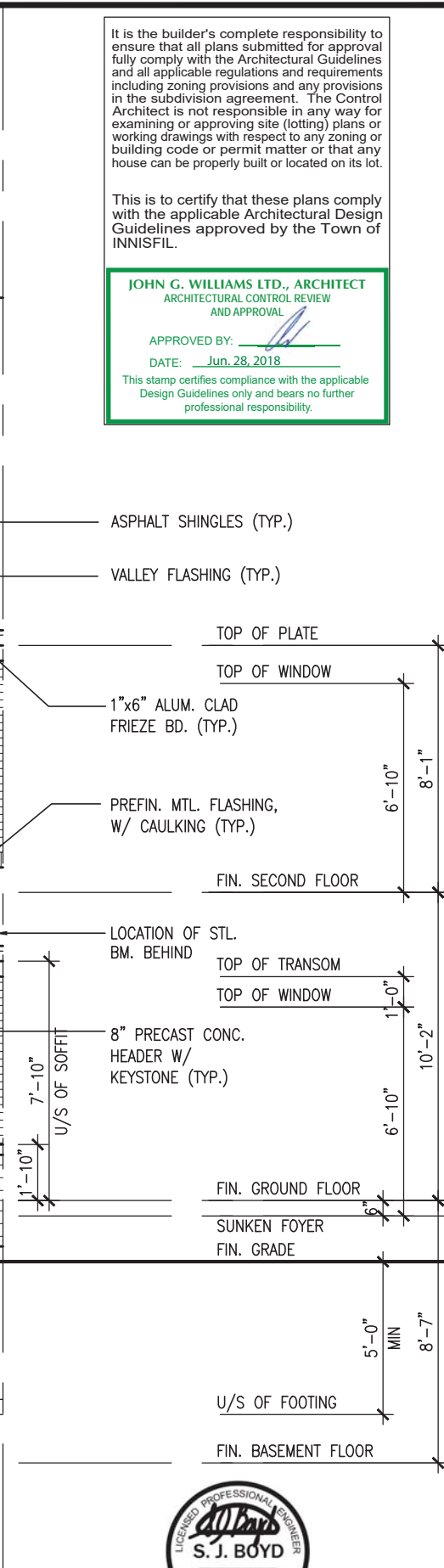




FRONT ELEVATION 'B2'  
W/ FIREWALL



FRONT ELEVATION 'B'



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AND APPROVAL

APPROVED BY:

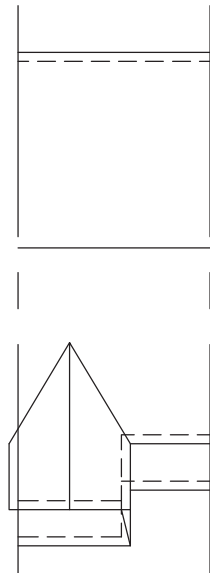
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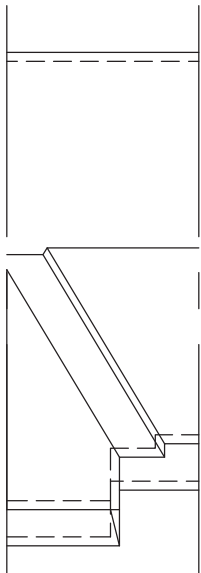


TH2 CRANE 2		BAYVIEW WELLINGTON		ALCONA SHORES		INNISFIL		FRONT ELEVATION 'B' & 'B2'		13049		8	
project no.		project name		municipality		date		checked by		scale		drawing no.	
13049		BAYVIEW WELLINGTON		ALCONA SHORES		DECEMBER 2017		NS		3/16" = 1'-0"		13049-TH-2	
drawn by		checked by		drawn by		checked by		drawn by		checked by		drawn by	
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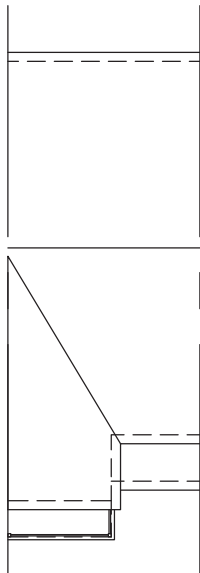




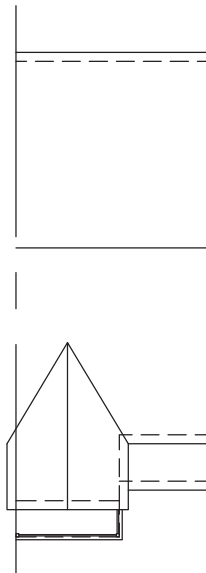
ROOF A



ROOF A2



ROOF B



ROOF B2

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

TH-2 ELEVATION 'A'/'A2'	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	430.22 S.F.	73.26 S.F.	17.03 %
LEFT SIDE	955.25 S.F.	0 S.F.	0.00 %
RIGHT SIDE	955.25 S.F.	0 S.F.	0.00 %
REAR	414.26 S.F.	128.32 S.F.	30.98 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	2754.98 S.F.	201.58 S.F.	7.32 %
TOTAL SQ. M.	255.94 S.M.	18.73 S.M.	7.32 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

TH-2 ELEVATION 'B'/'B2'	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	430.22 S.F.	73.59 S.F.	17.11 %
LEFT SIDE	955.25 S.F.	0 S.F.	0.00 %
RIGHT SIDE	955.25 S.F.	0 S.F.	0.00 %
REAR	414.26 S.F.	128.32 S.F.	30.98 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	2754.98 S.F.	201.91 S.F.	7.33 %
TOTAL SQ. M.	255.94 S.M.	18.76 S.M.	7.33 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

TH-2 ELEVATION 'A'/'A2' W.O.D	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	430.22 S.F.	73.26 S.F.	17.03 %
LEFT SIDE	955.25 S.F.	0 S.F.	0.00 %
RIGHT SIDE	955.25 S.F.	0 S.F.	0.00 %
REAR	493.26 S.F.	144.99 S.F.	29.39 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	2833.98 S.F.	218.25 S.F.	7.70 %
TOTAL SQ. M.	263.28 S.M.	20.28 S.M.	7.70 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

TH-2 ELEVATION 'B'/'B2' W.O.D	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	430.22 S.F.	73.59 S.F.	17.11 %
LEFT SIDE	955.25 S.F.	0 S.F.	0.00 %
RIGHT SIDE	955.25 S.F.	0 S.F.	0.00 %
REAR	493.26 S.F.	144.99 S.F.	29.39 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	2833.98 S.F.	218.58 S.F.	7.71 %
TOTAL SQ. M.	263.28 S.M.	20.31 S.M.	7.71 %

BRICK SOLDIER HEADER  
W/ 1/2" PROJ. (TYP.)

PRECAST CONC.  
SILL (TYP.)

12" HIGH FG  
TRANSOM (TYP.)

POURED CONC.  
FOUNDATION WALLS  
AND FOOTINGS (TYP.)

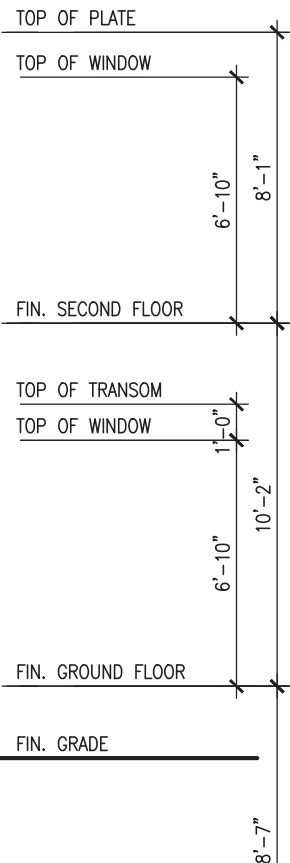


REAR ELEVATION 'A'/'A2'/'B'/'B2'

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

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: Jun. 28, 2018  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



9	REVIS	AS PER ENG'S COMMENTS	JUN 21-18	SB	25591	BCN
8	REVISED	AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT	42658	
7	REVISED	AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT		
6	REVISED	AS PER CONSTRUCTION COMMENTS.	MAR 26-18	PB		
5	ISSUE	FOR CLIENT REVIEW	JAN 15-18	NS		

1	description	date	by
2	1		
3	2		
4	3		
5	4		
6	5		
7	6		
8	7		
9	8		

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 BCN

name registration information VAS Design Inc. 42658

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

BAYVIEW WELLINGTON

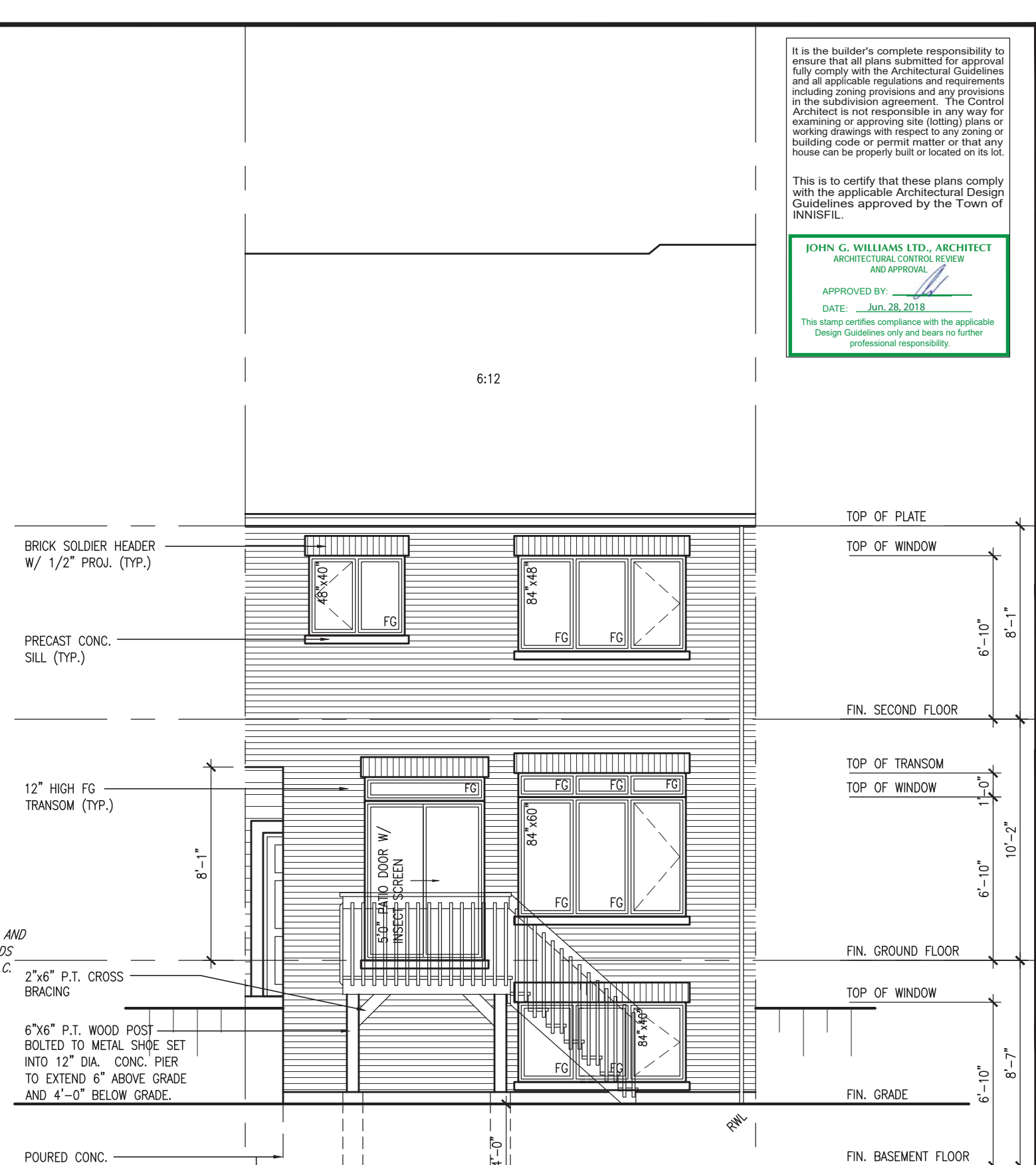
TH2  
CRANE 2

project name	ALCONA SHORES	municipality	INNISFIL	project no.	13049
date	DECEMBER 2017	checked by	NS	drawing no.	9
drawn by	NS	scale	3/16" = 1'-0"	file name	13049-TH-2
drawn by	NS	checked by	NS	date	13049-TH-2

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PARTIAL GROUND FLOOR  
PLAN WOD 9R COND.

PARTIAL BASEMENT FLOOR  
PLAN WOD 9R COND.



REAR ELEVATION 'A'/'A2'/'B'/'B2'  
WOD 9R COND. OR MORE



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.

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

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

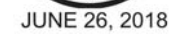
APPROVED BY: 

DATE: Jun. 28, 2018

This stamp certifies compliance with the applicable  
Design Guidelines only and bears no further  
professional responsibility.

[illegible]

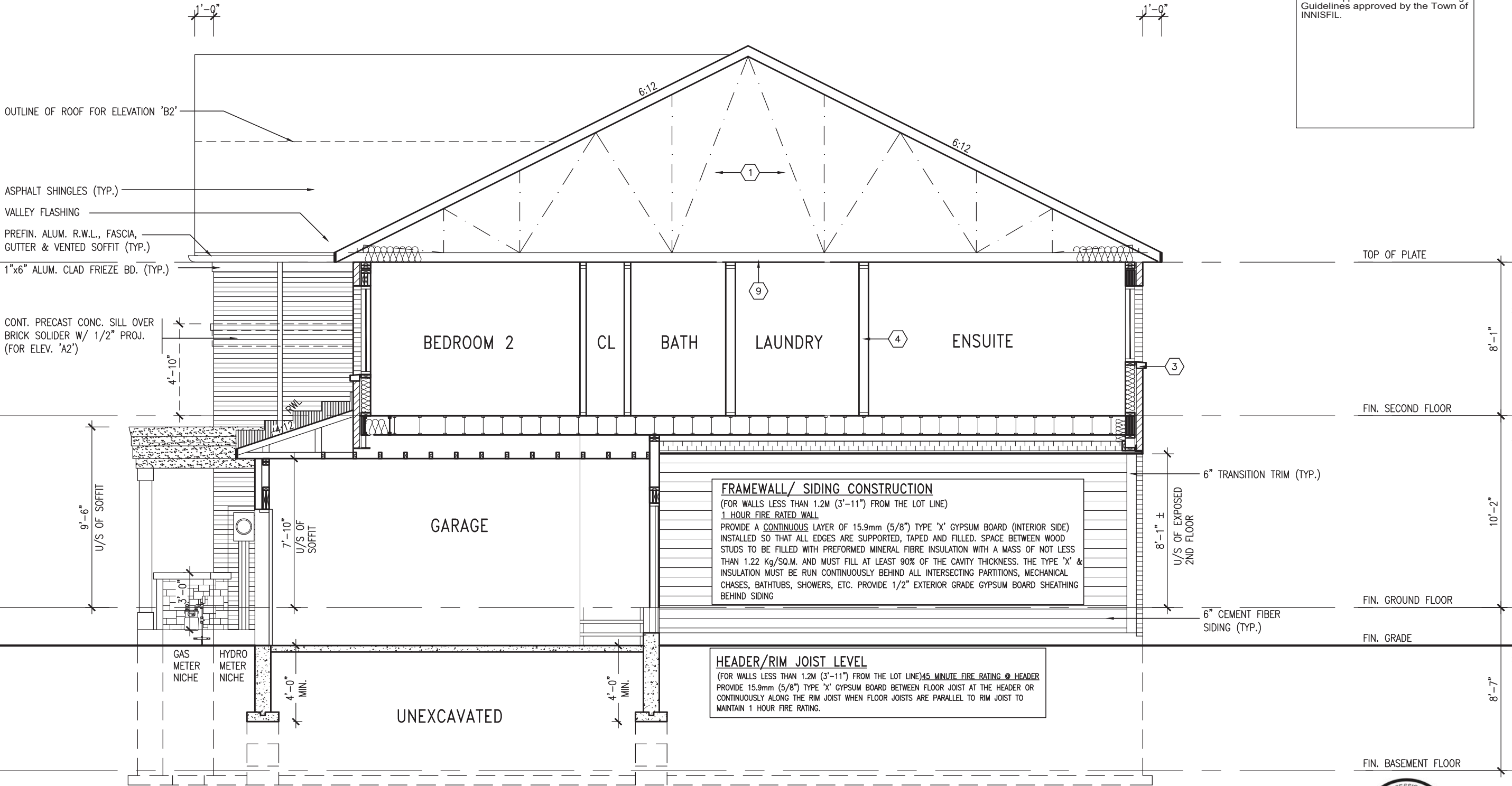
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.



9	.					This undersigned has reviewed and takes responsibility for this design and the specifications and the qualifications of the trades and the Ontario Building Code to be a Designer.
8	.					qualification information
7	.					Wellingdon Jno-Baptiste Signature: <i>[Handwritten Signature]</i> BCIN 25591
6	.					VAS Design Inc. name registration information signature 42658
5	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SB			
4	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT			
3	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT			
2	REVISED AS PER CONSTRUCTION COMMENTS	MAR 26-18	PB			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	JAN 15-18	NS			
no.	description	date	by			



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



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

TH2  
CRANE 2

BAYVIEW WELLINGTON

ALCONA SHORES  
INNISFIL  
DATE  
DECEMBER 2017  
CHECKED BY  
NS  
DRAWN BY  
NS  
SCALE  
3/16" = 1'-0"

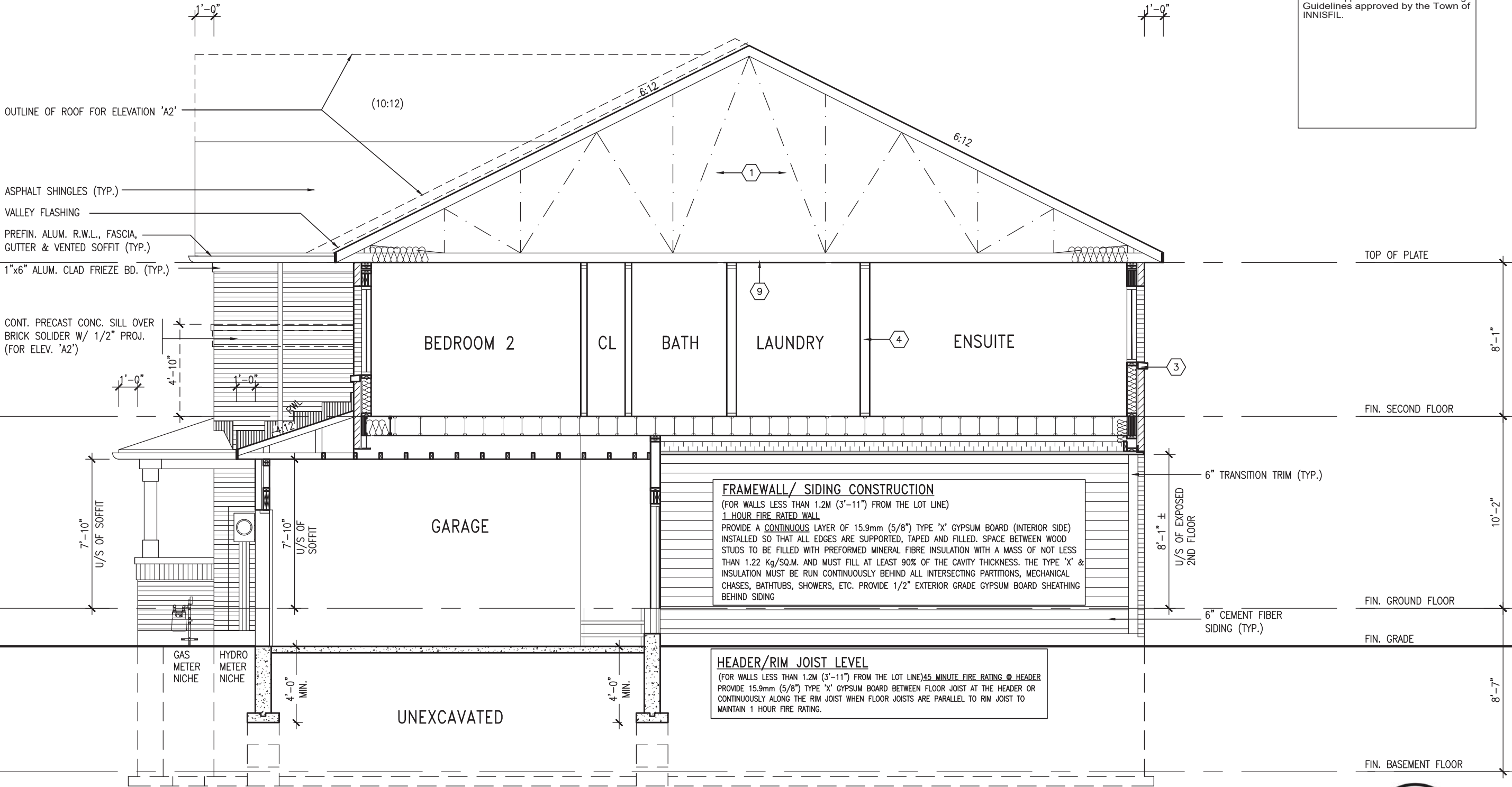
project no.  
13049  
drawing no.  
13  
municipality  
INNISFIL  
interior elevation B/B2  
file name  
13049-TH-2  
date  
JUN 25 2018  
time  
3:45 PM  
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\TH\13049-TH-2.dwg - Mon - Jun 25 2018 - 3:45 PM

underdesigned 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  
name  
Wellington Jno-Baptiste  
signature  
25591  
BCN  
42658  
VAS Design Inc.  
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



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

TH2  
CRANE 2

BAYVIEW WELLINGTON

VA3  
DESIGN

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 BCN

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.

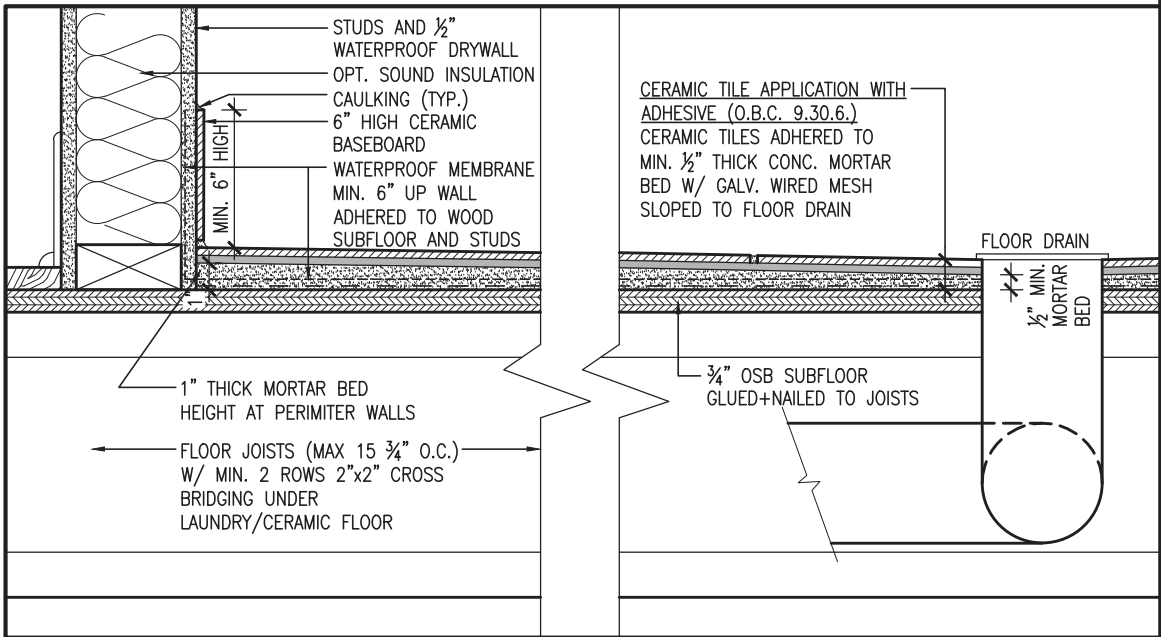
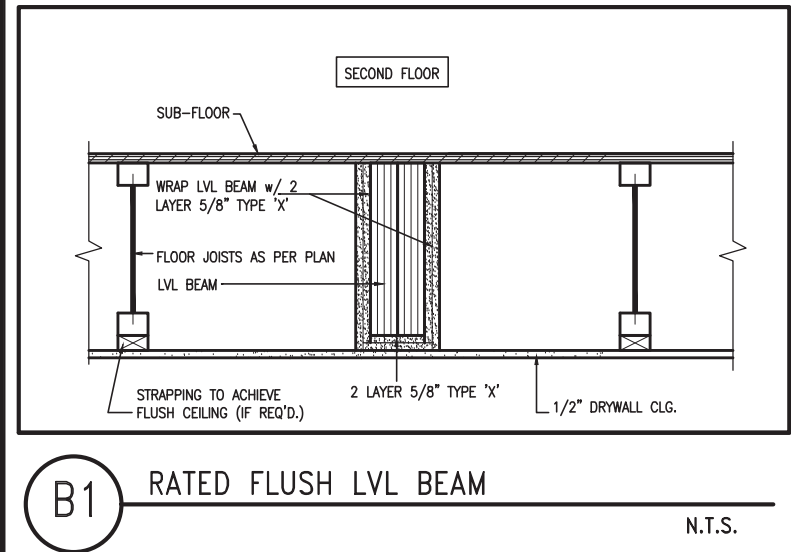
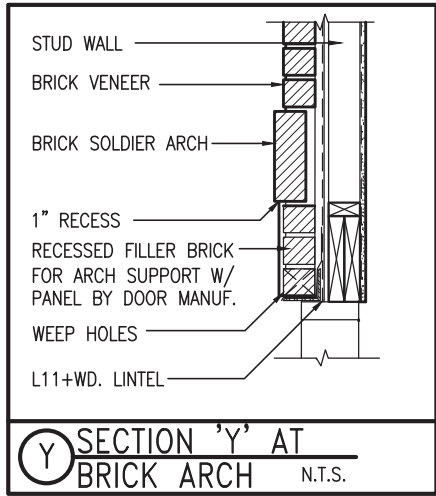
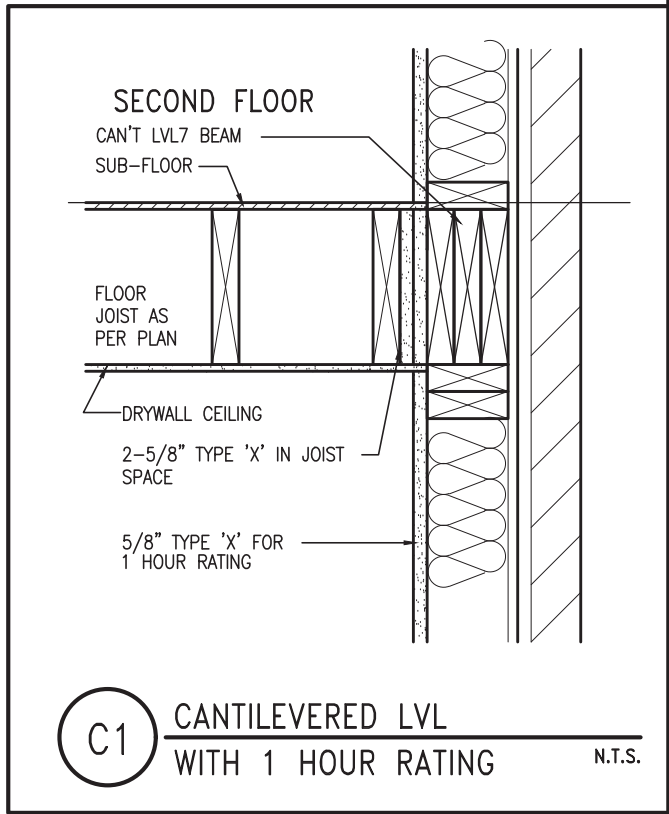
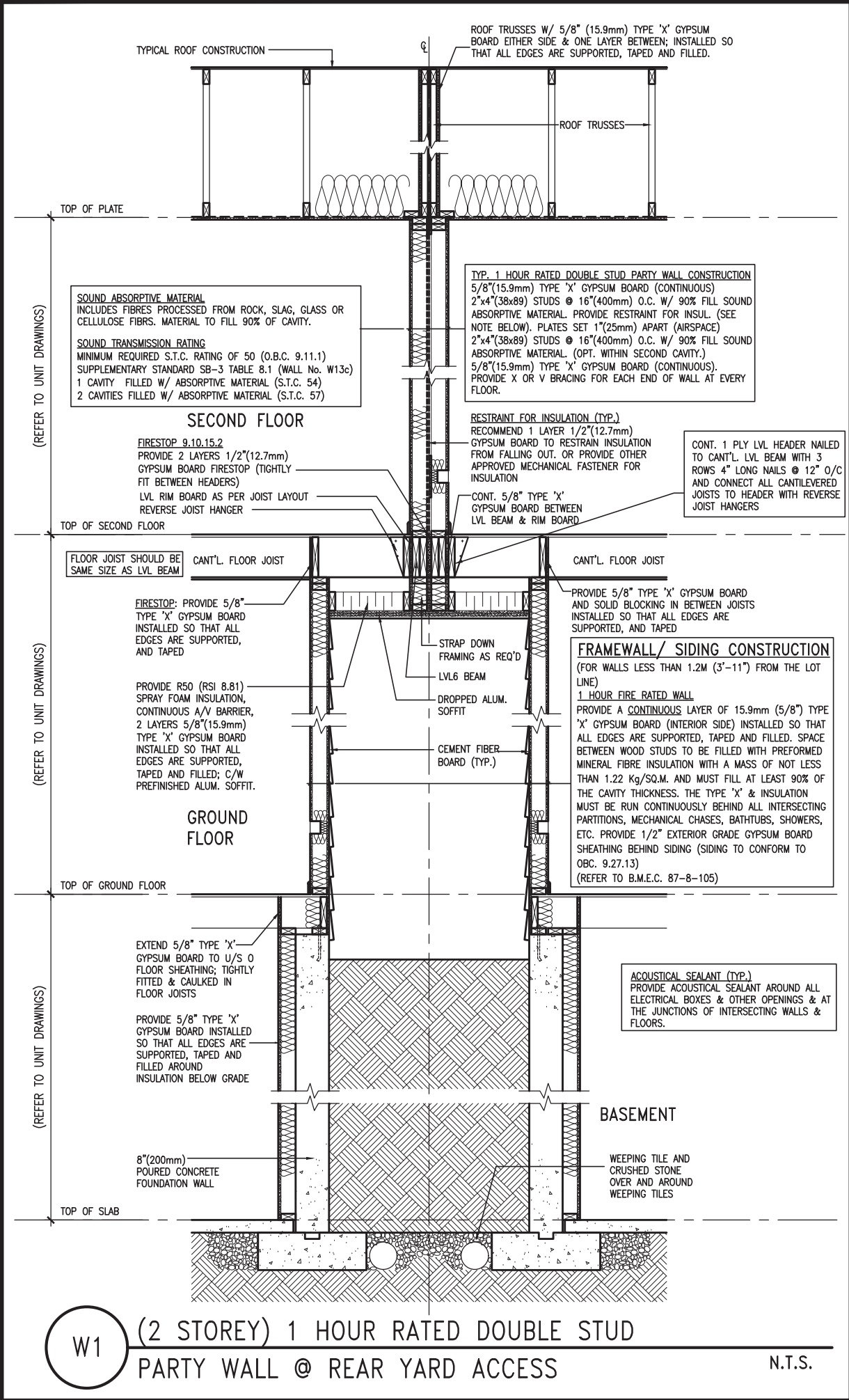
no.	description	date	by
9	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SB
8	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
7	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
6	REVISED AS PER CONSTRUCTION COMMENTS	MAR 26-18	PB
5	ISSUE FOR CLIENT REVIEW	JAN 15-18	NS

255 Consumers Rd, Suite 120  
Toronto, ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vo3design.com

project no. 13049  
drawing no. 12  
project name ALCONA SHORES  
municipality INNISFIL  
date DECEMBER 2017  
checked by NS  
drawn by  
scale 3/16" = 1'-0"

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## DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

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.	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SB
4.	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
3.	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
2.	REVISED AS PER CONSTRUCTION COMMENTS	.	PB
1.	ISSUE FOR CLIENT REVIEW	JAN 15-18	NS
no.	description	date	by



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

## BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON

TH-2  
CRANE 2

project no.  
13049

date DEC. 2017

drawn by R.A.A.M.

checked by

scale

3/16" = 1'-0"

DETAILS

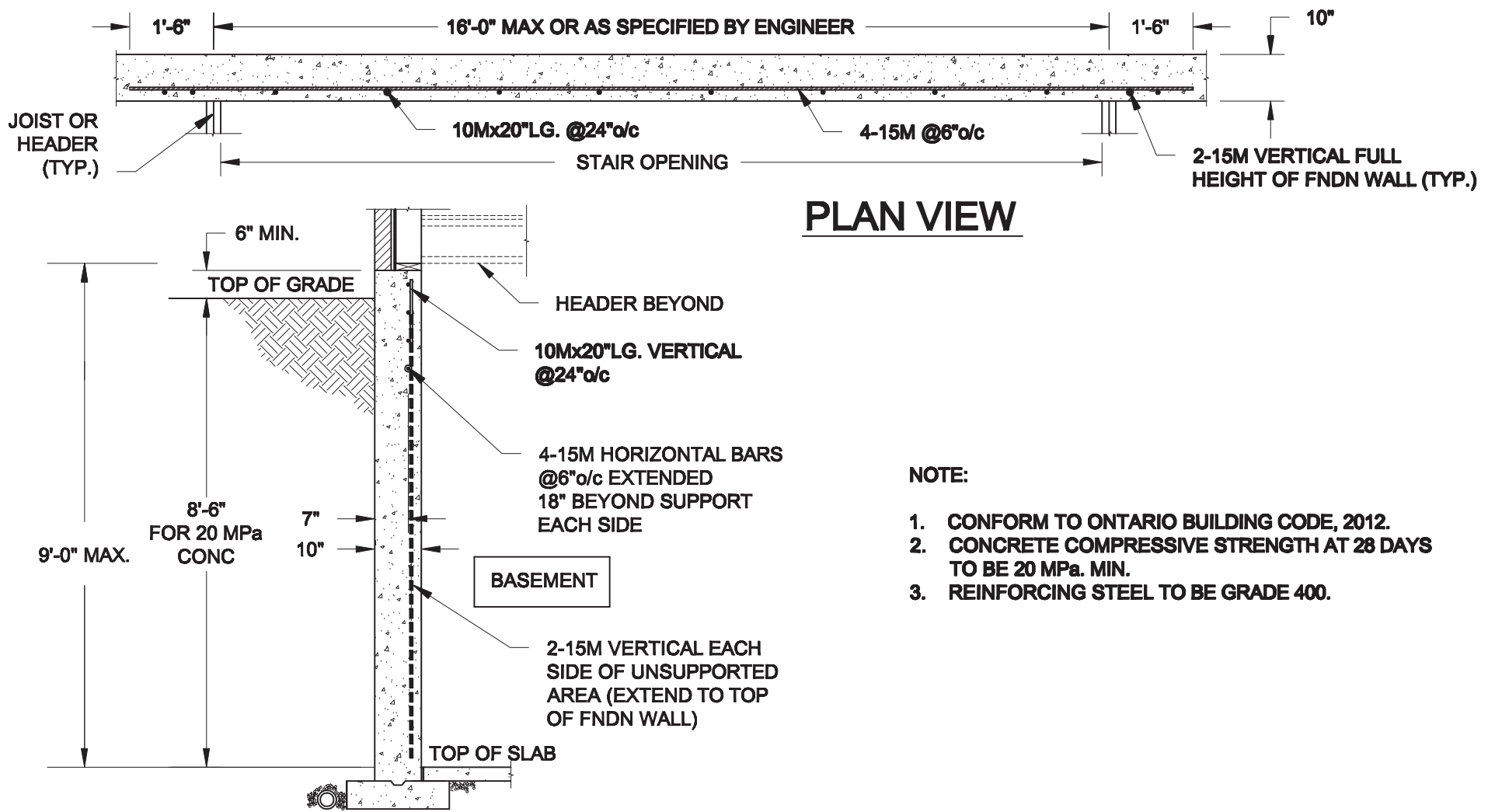
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13049-TH-2

drawing no.

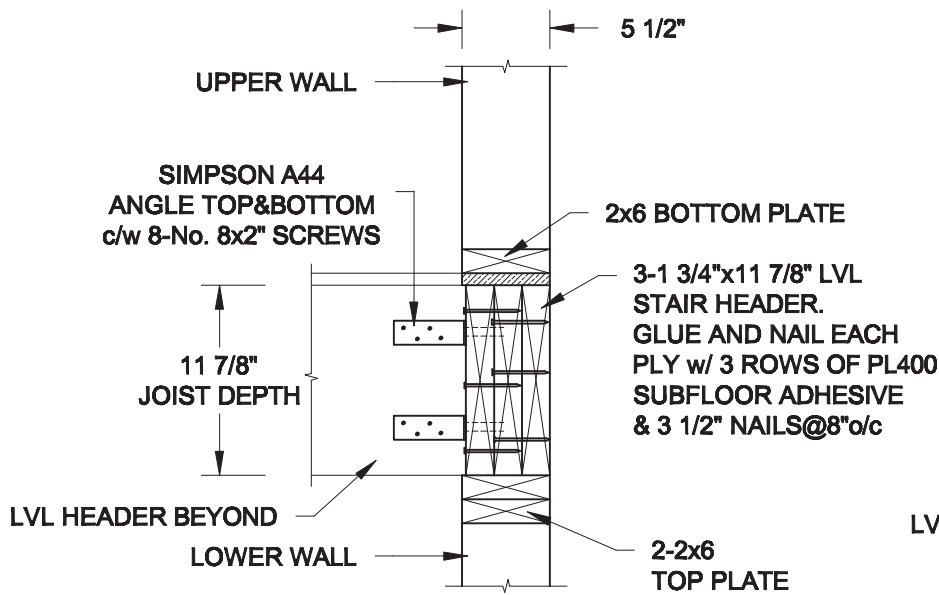
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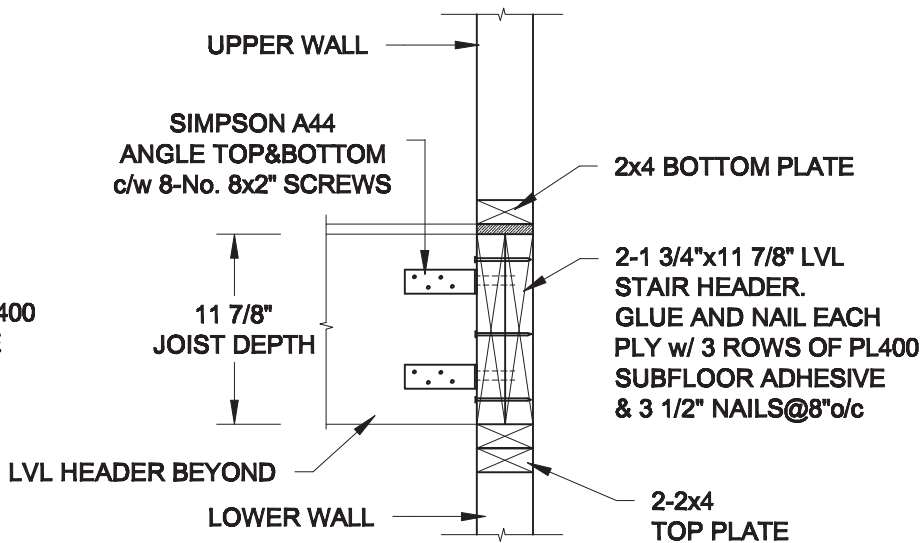


- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

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



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



**2B**  
**S1** **HEADER @ PARTY WALL**  
SCALE: 1" = 1'-0"

Scale: AS NOTED	
Date: MAY-31-2018	
Drawn: SC	Checked: SJB

**QUAILE ENGINEERING LTD.**



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

Engineer's Seal:



Project:

BAYVIEW WELLINGTON HOMES - ALCONA TOWNS  
INNISFIL, ONTARIO

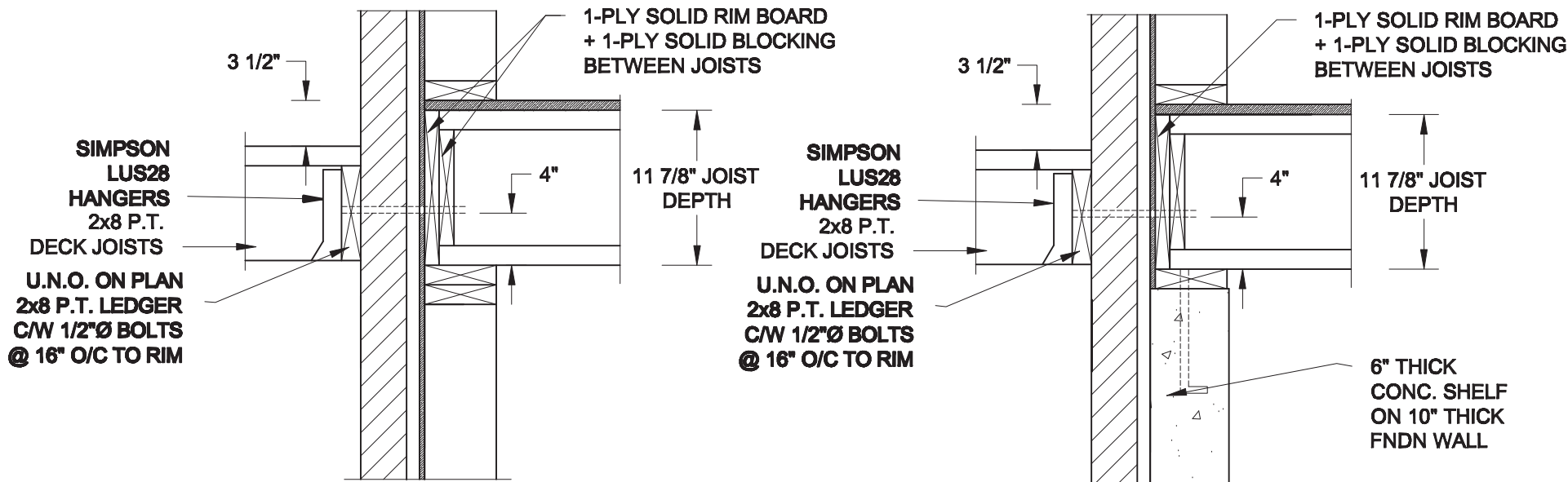
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

18-104

Drawing No.:

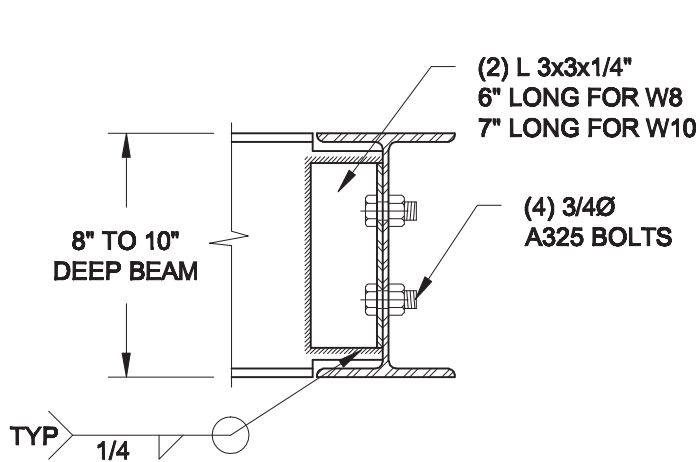
S1



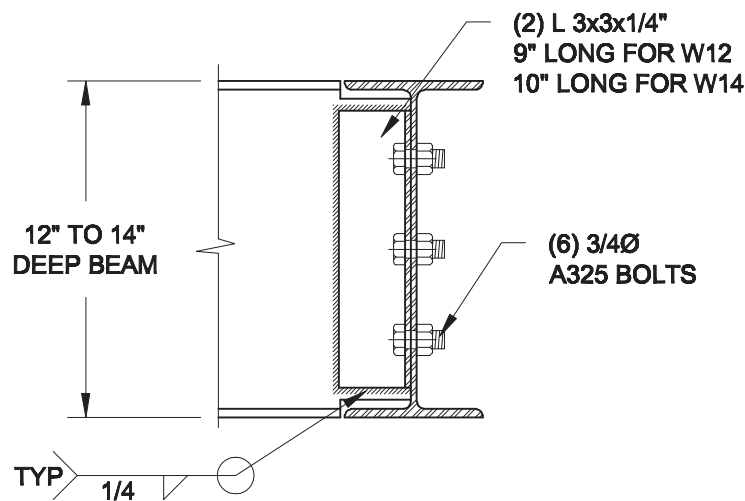
**1A**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

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

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

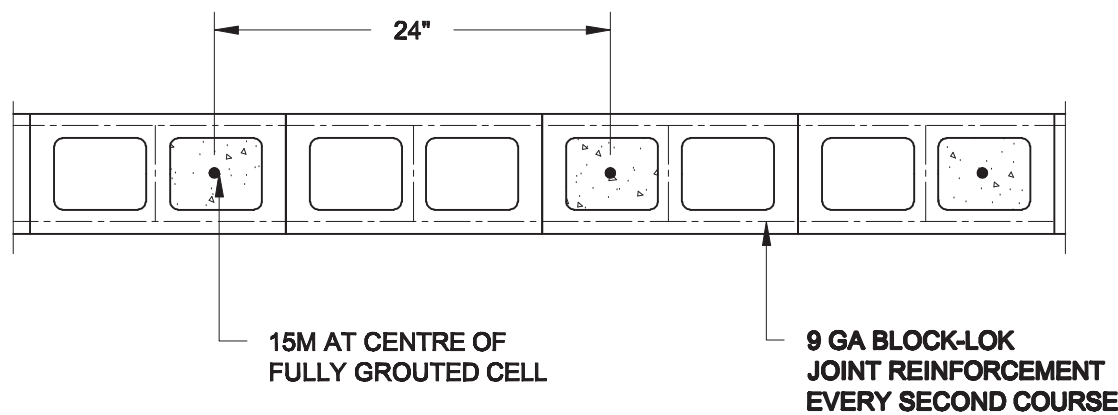


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

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



**3**  
**S2** **PLAN OF FIREWALL AT 2 STOREY CONDITION**  
SCALE: 1" = 1'-0"

NOTES:

1. REINFORCING STEEL TO CONFORM TO CSA G30.18, GRADE 400.  
2. GROUT TO HAVE A COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS WITH 10" SLUMP. MAXIMUM AGGREGATE SIZE = 3/8".  
3. LAP VERTICAL BARS 30" AT ANY SPLICES.

Scale: AS NOTED	
Date: JUN-22-2018	
Drawn: SC	Checked: SJB

**QUAILE ENGINEERING LTD.**



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

**Engineer's Seal**



**Project:**

BAYVIEW WELLINGTON HOMES - ALCONA TOWNS  
INNISFIL, ONTARIO

**TYPICAL STRUCTURAL DETAILS FOR SINGLES**

**Project No.:**

18-104

**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 3.1.1.2.A)

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 3.1.1.2.A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (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, 22x180x0.76mm (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 3.1.1.2.A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS 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. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. 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.

STOREYS 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 (2'2"x7')

6. 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 DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

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

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

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

MAX. RISE	= 200 (7'-8")
MIN. RUN	= 210 (8'-1/4")
MIN. TREAD	= 235 (9'-1/4")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
RAIL @ LANDING	= 900 (2'-11")
RAIL @ STAIR	= 865 (2'-10") to 965 (3'-2")
MIN. STAIR WIDTH	= 860 (2'-10")

FOR CURVED 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 (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

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 FDTN. 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 DAMPPROOF 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 DAMPPROOFING 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.

15. 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-72-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (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.

15A. 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.

15B. 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"x12"x2") FELD WELD COL. TO BASE PLATE.

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 900mm (3'-1/2")

17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18. 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.

19. GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN 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.

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

21. 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. 9.8.9.2.2, 9.8.9.3. & 9.8.10.

22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.1.)

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

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & 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.

24. 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.

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

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

27. 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.

OR  
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).

28. RESERVED

29. 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.

30. STEPPED FOOTINGS OBC 9.15.3.9.

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

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

31. SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 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.

32. 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.

33. 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.

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING

16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (" SEE OBC 9.30.6. \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (" SEE OBC 9.30.2. \*)  
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-1 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'-1"). 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.)

FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. 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 FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

37. THE FDTN. 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.

38. CONVENTIONAL ROOF FRAMING (2.0kpa. SNOW LOAD)

38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11-7" 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.(6).

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, 6.2.2.2. 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 GRAD 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)(d) & 3.8.3.13.(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 9.25.3.

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.

LVL BEAMS SHALL BE 2.0E -2950Fb 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 130mm (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.

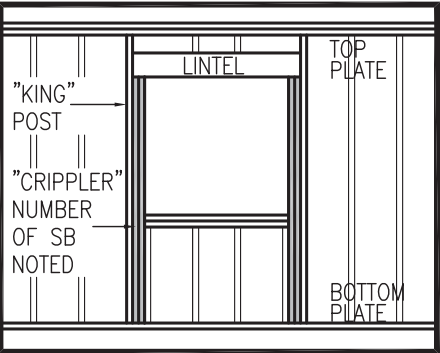
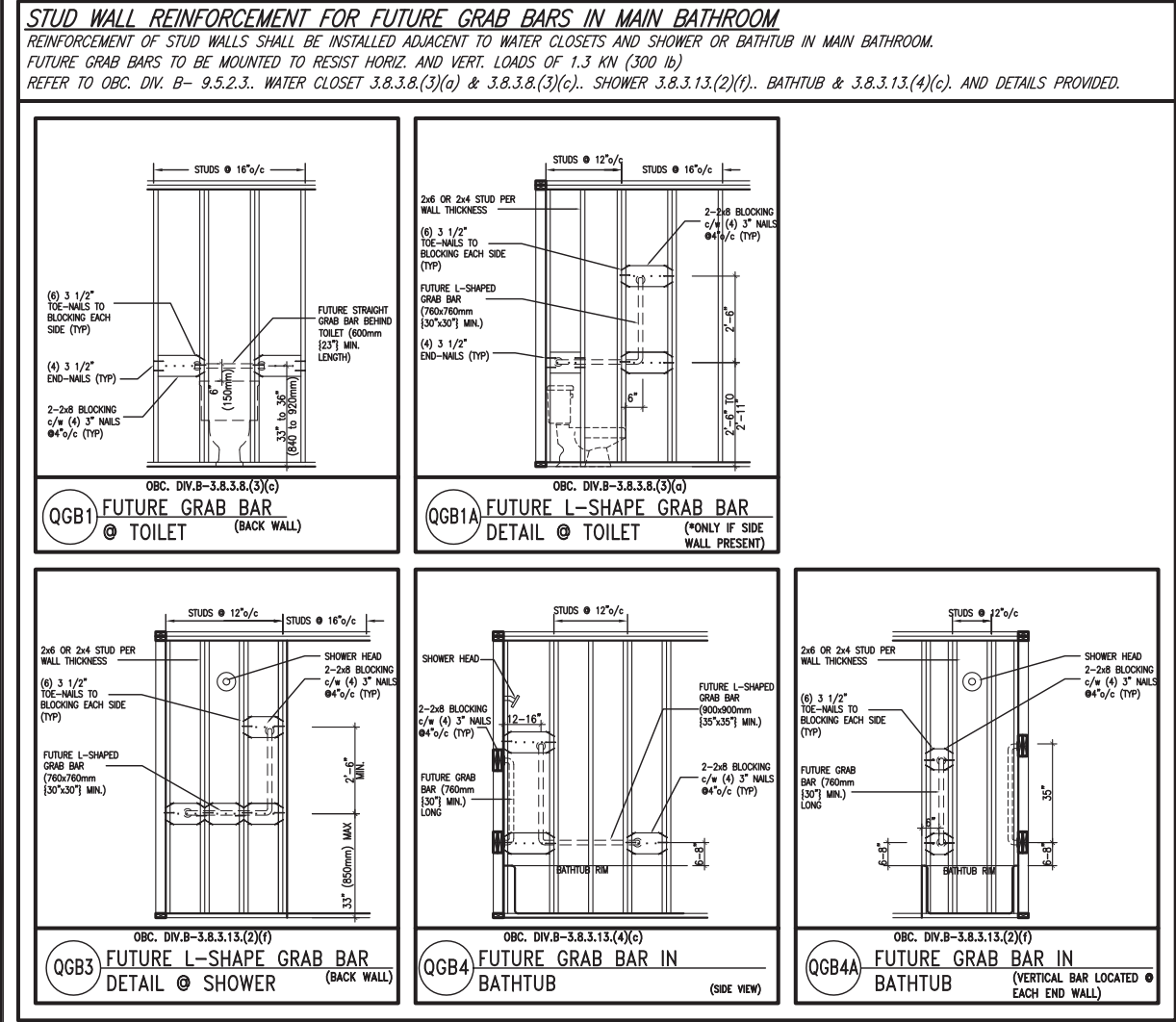
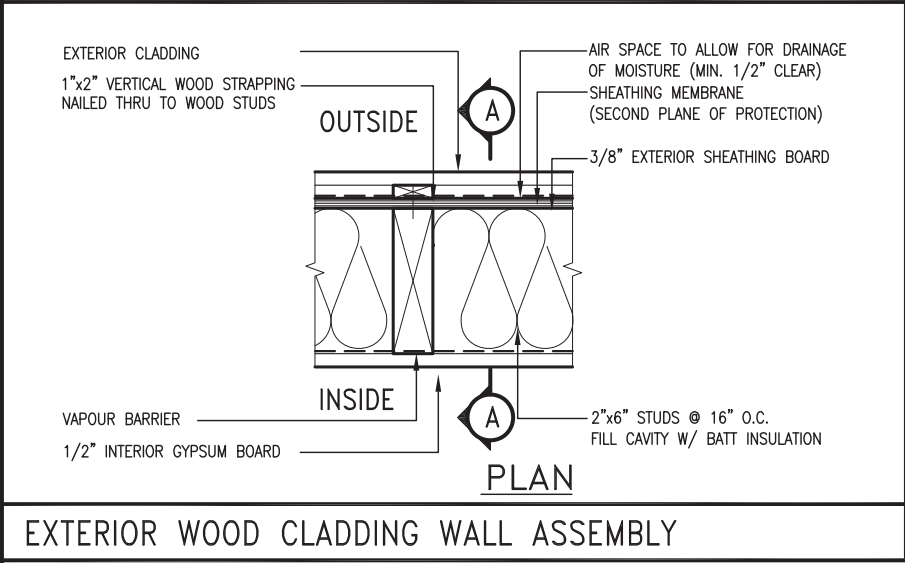
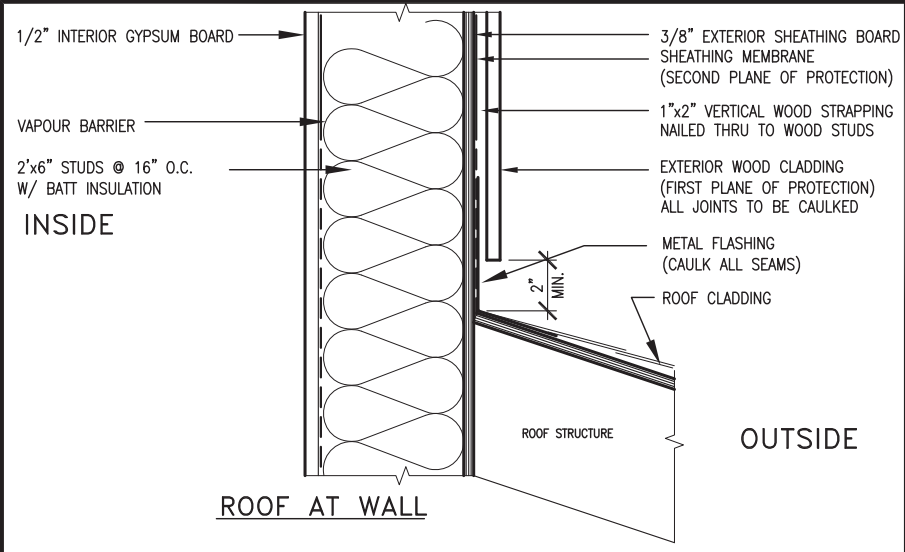
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (45lb). ROLL ROOFING OR OTHER DAMPPROOFING 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 300V. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 8-9.23.4.3.





"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"			** 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"		
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"x8" EXTERIOR WALL IS AS FOLLOWS: 2"x8" @ 16" O.C. - 16'-0" 2"x8" @ 12" O.C. - 17'-9" 2-2"x8" @ 16" O.C. - 20'-4" 2-2"x8" @ 12" O.C. - 22'-4"		
			NOTES: 1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa 2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY. 3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") 4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE. 5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2) 6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa 7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. 8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.		
			** STUD INFORMATION TAKEN FROM OBC TABLE A-30		

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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.		

**VA3**  
**DESIGN**

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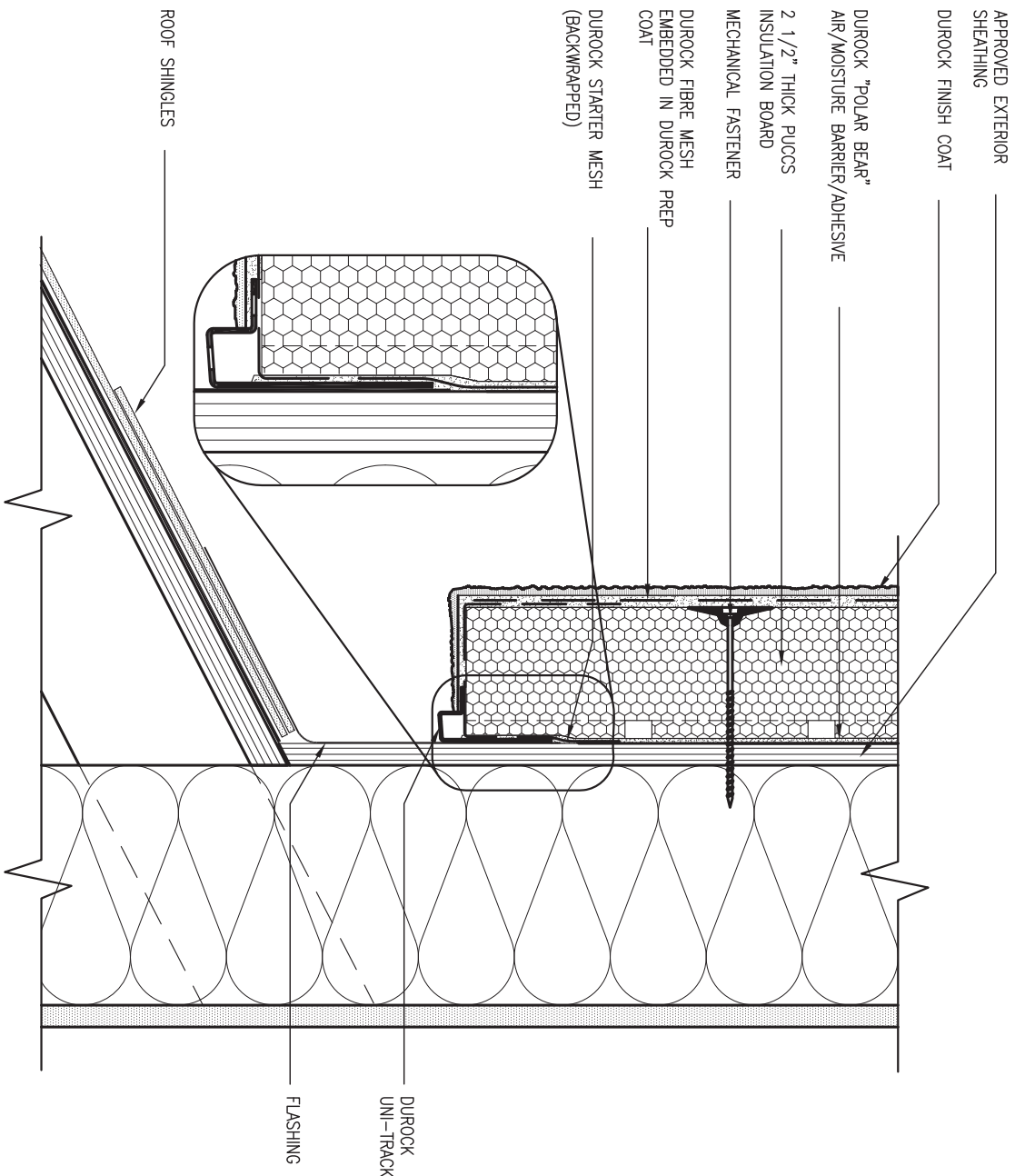
**BAYVIEW WELLINGTON**

**CONST NOTE**

project name <b>ALCONA</b>	municipality <b>INNISFIL, ON.</b>	project no. <b>13049</b>
date <b>MAY 2016</b>	checked by <b>RC</b>	scale <b>3/16" = 1'-0"</b>
drawn by <b>RC</b>	file name <b>13049-CN-A1</b>	drawing no. <b>CN2</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM		





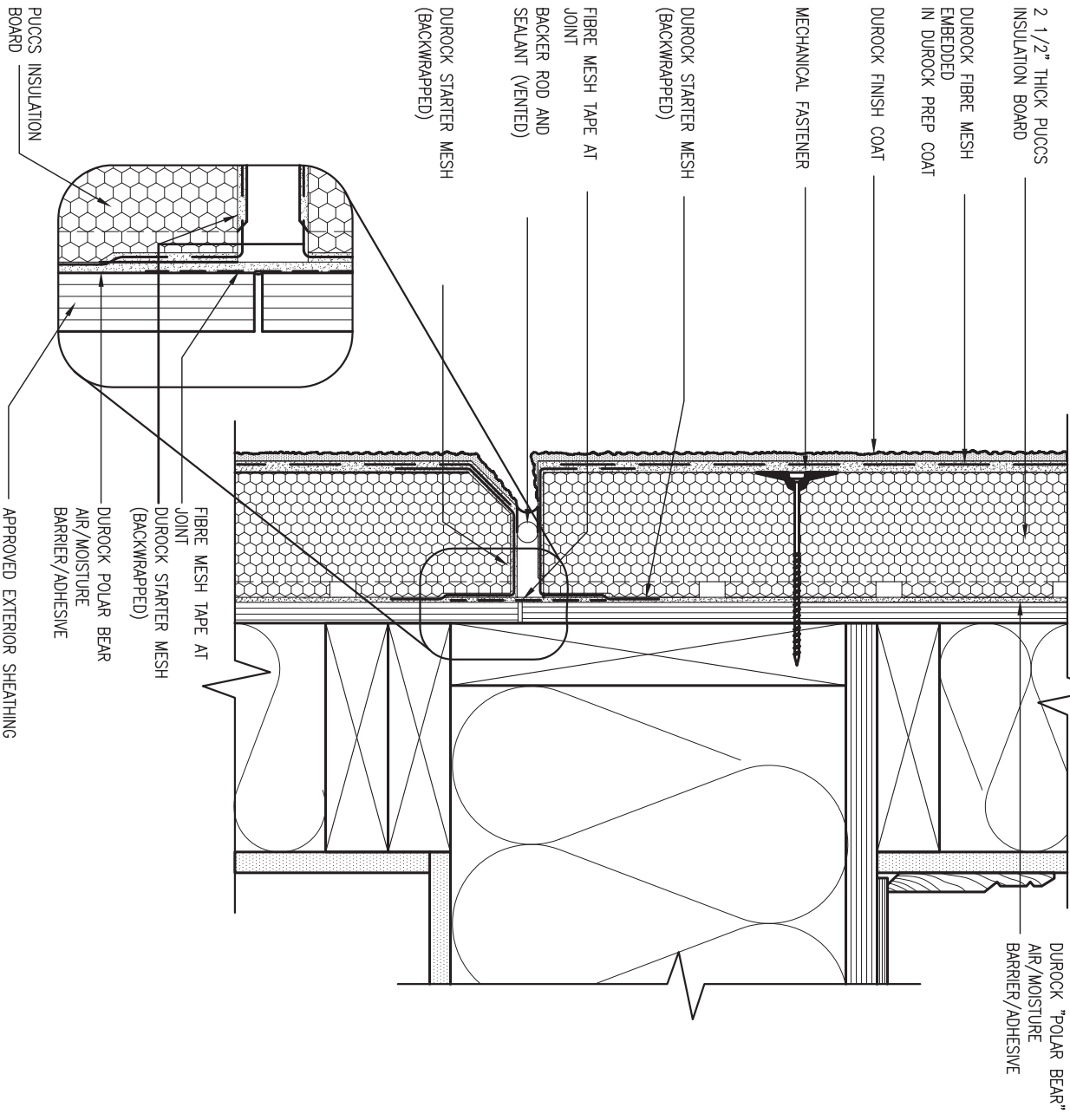


3 STUCCO TERMINATION @ ROOF

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"

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



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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	BCIN
name		signature	
registration information		42658	
VA3 Design Inc.			
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BAYVIEW WELLINGTON

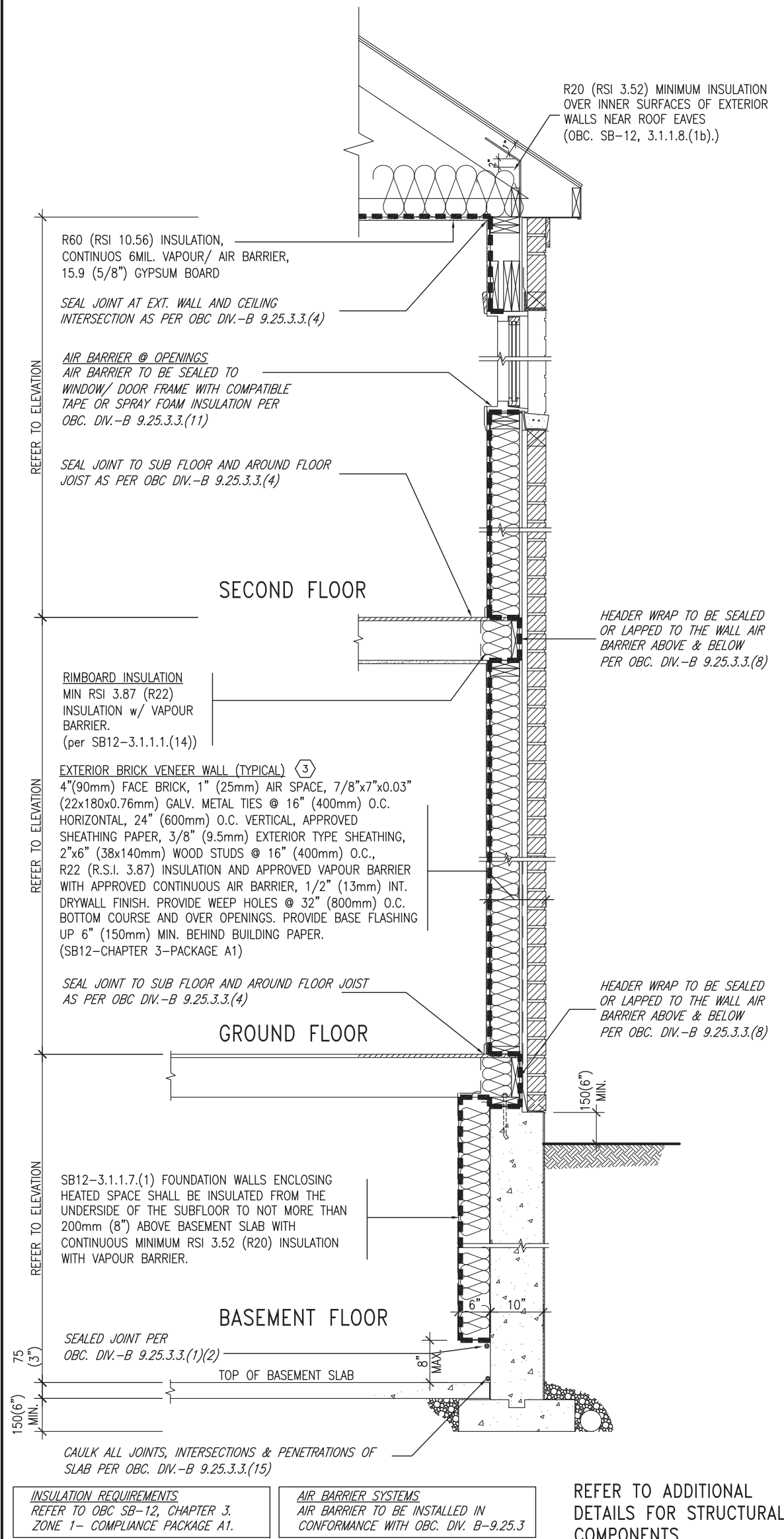
CONST NOTE

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by	RC	CONSTRUCTION NOTES	file name
drawn by	RC	scale	3/16" = 1'-0"	13049-CN-A1	CN4
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SB12-COMPLIANCE PACKAGE 'A1'

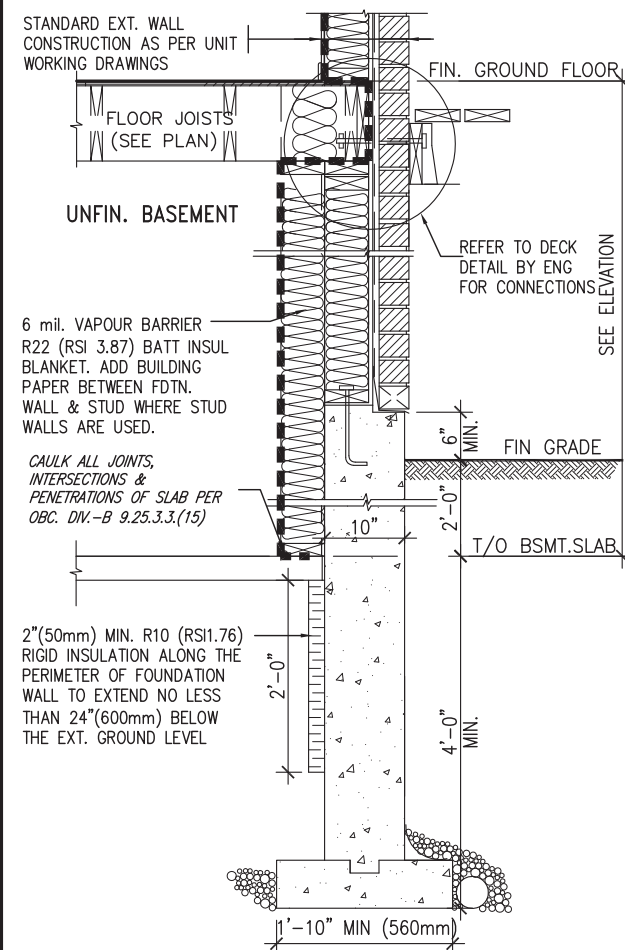


**EW** TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1)  
10" FOUNDATION WALL SCALE: N.T.S.

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

USE SB-12 COMPLIANCE PACKAGE (A1):		
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	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 ≤600mm below grade	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights		
Maximum U-value	2.8U	
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.

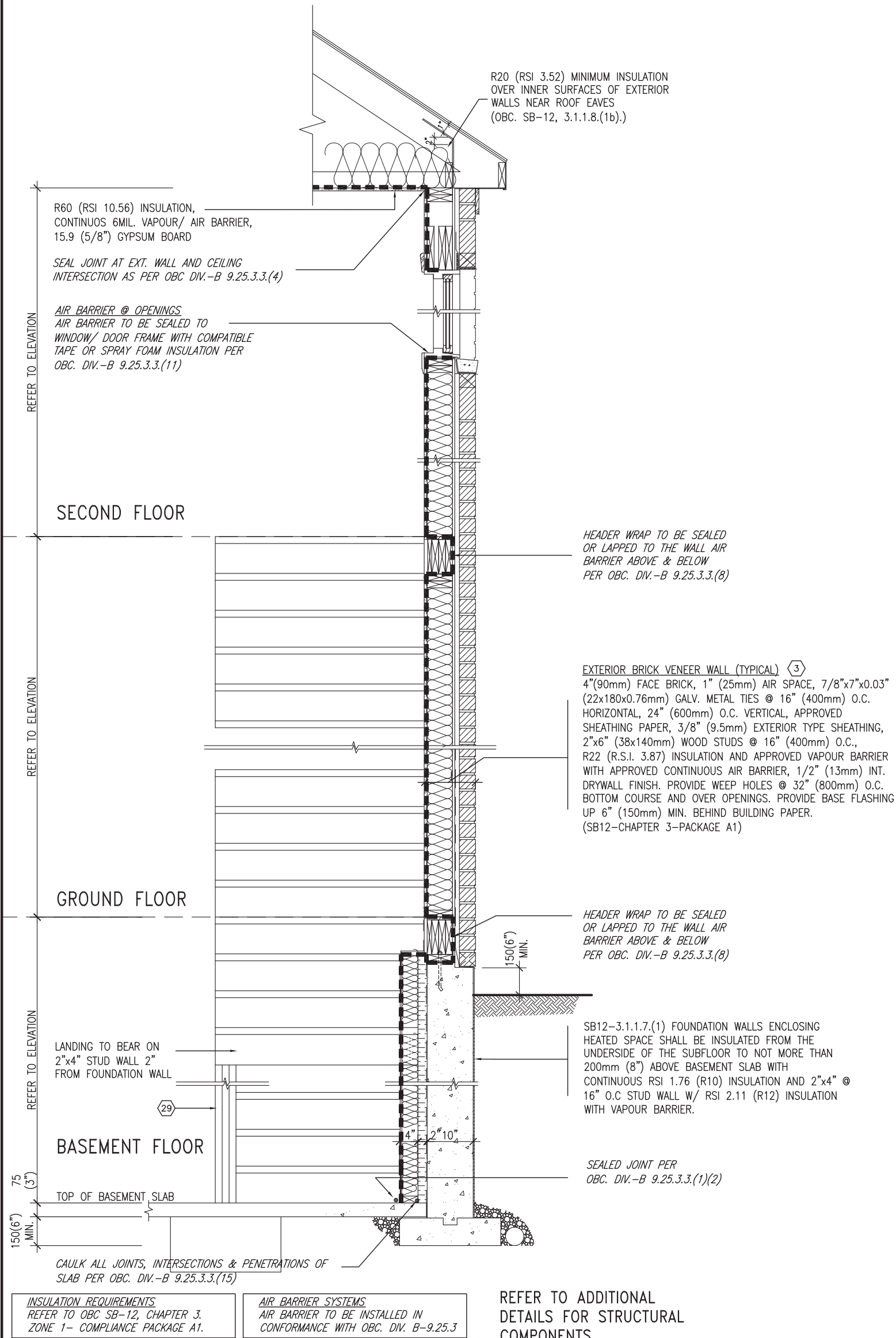


\* REVISED-FEB 2017

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

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.	<b>VA3 DESIGN</b> 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>	project no. <b>13049</b>	<b>CONST NOTE</b>
8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591 signature BCIN						
6	.	.	.	registration information VA3 Design Inc. 42658						
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 <b>MAY 2016</b>	checked by <b>RC</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13049-CN-A1</b>	<b>CONSTRUCTION NOTES</b>	drawing no. <b>CN6</b>
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							

SB12-COMPLIANCE PACKAGE 'A1'



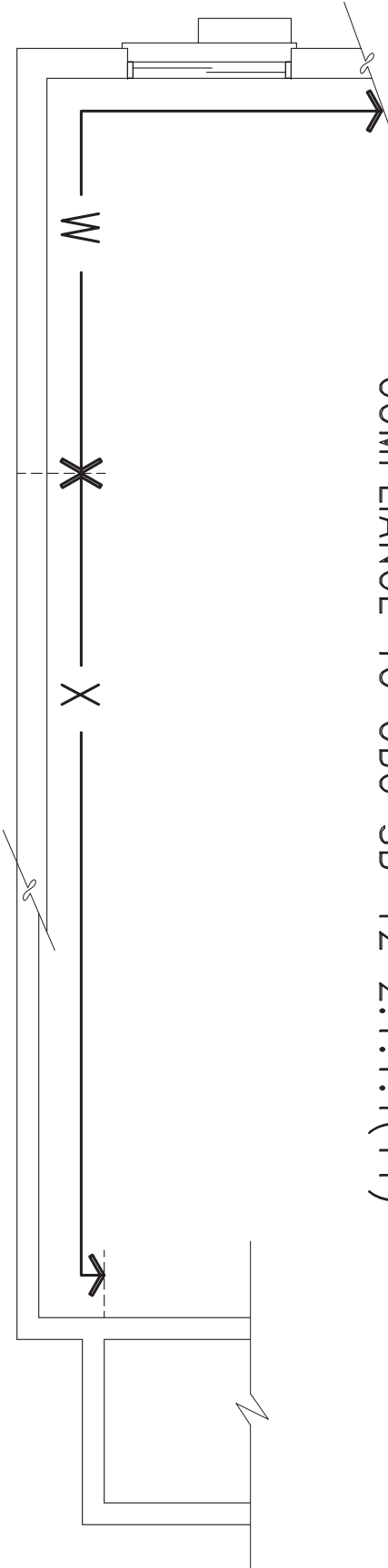
EW STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.



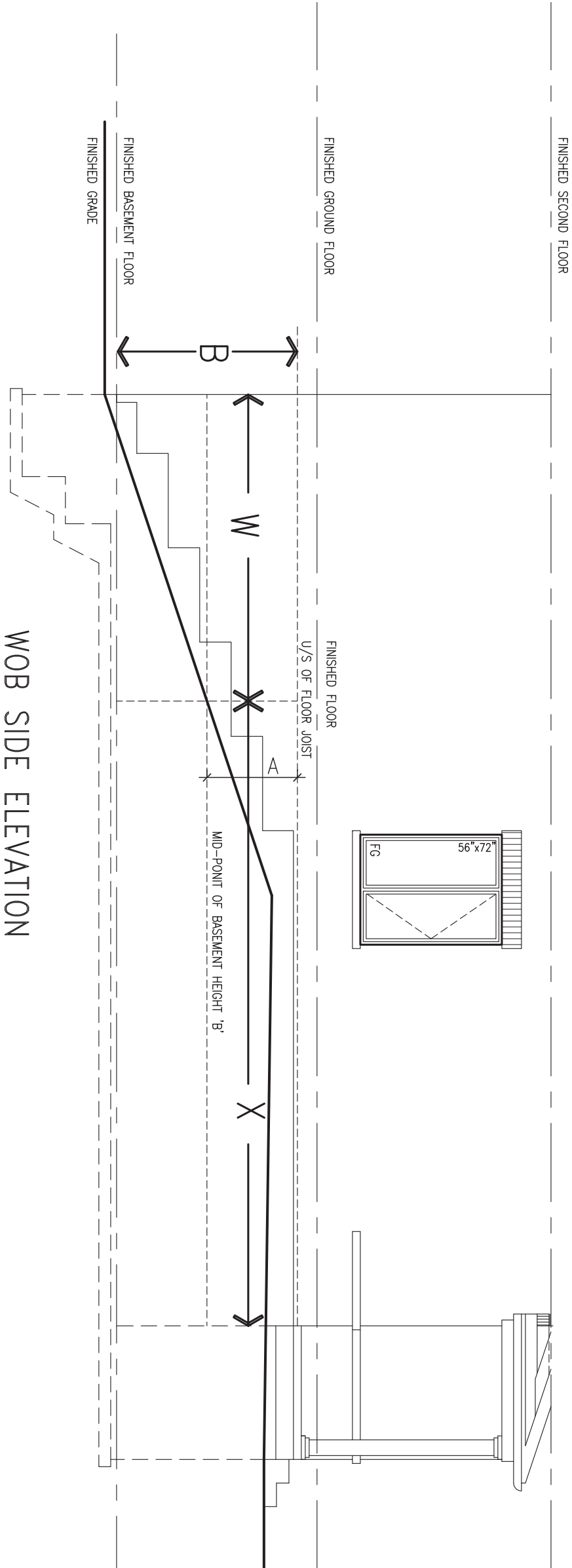
9 . . . The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			VA3 DESIGN			BAYVIEW WELLINGTON			CONST NOTE		
8 . . . qualification information			Wellington Jno-Baptiste 25591			project name			project no.		
7 . . . name			signature			ALCONA			13049		
6 . . . registration information			VA3 Design Inc. 42658			municipality			INNISFIL, ON.		
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			CONSTRUCTION NOTES		
4 . . . 1 ISSUE FOR CLIENT REVIEW			AUG 04-17 RC			checked by			file name		
3 . . . no, description			date by			RC			13049-CN-A1		
						scale			CN7		
						3/16" = 1'-0"			RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 9:15 AM		



COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

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

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8	.	.	.	qualification information		project name ALCONA		municipality INNISFIL,ON.	
7	.	.	.	Wellington Jno-Baptiste		date MAY 2016		project no. 13049	
6	.	.	.	signature		checked by		scale	
5	.	.	.	name	RC		3/16" = 1'-0"		
4	.	.	.	registration information	file name 13049-CN-A1		drawing no. CN8		
3	.	.	.	VA3 Design Inc.	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM				
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.					
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## BAYVIEW WELLINGTON

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date	MAY 2016	checked by	
drawn by	RC	scale	3/16" = 1'-0"
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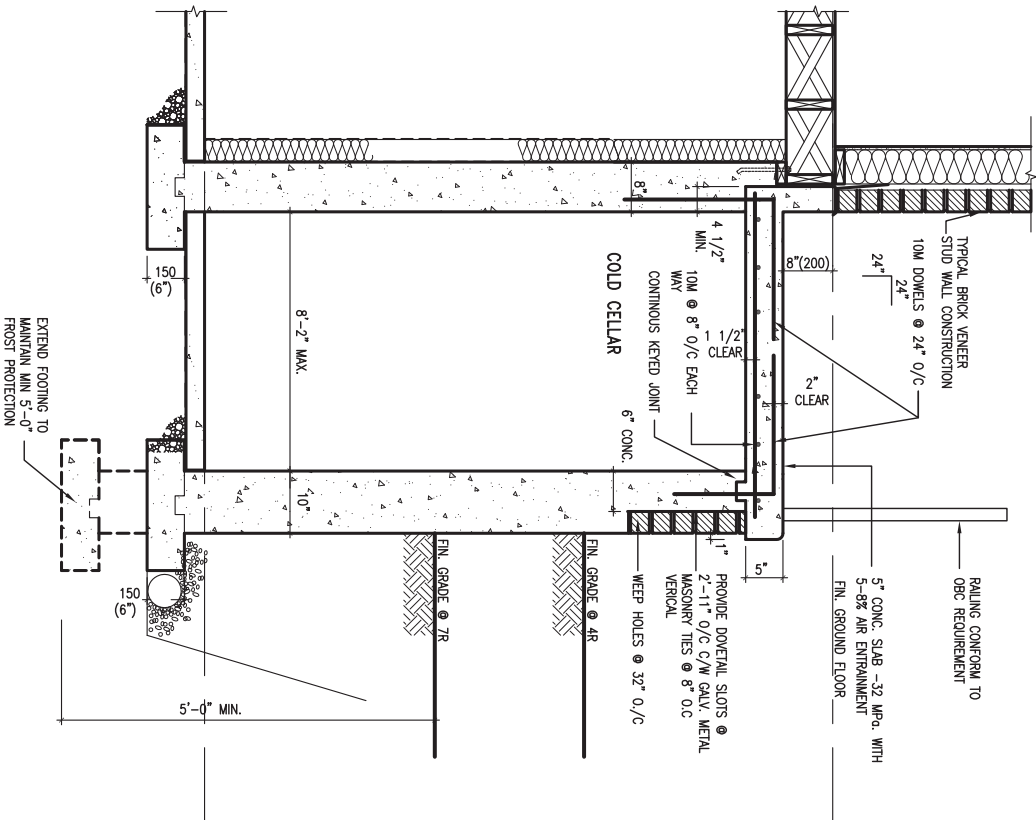
## CONST NOTE

### CONSTRUCTION NOTES

file name  
13049-CN-A1

drawing no.

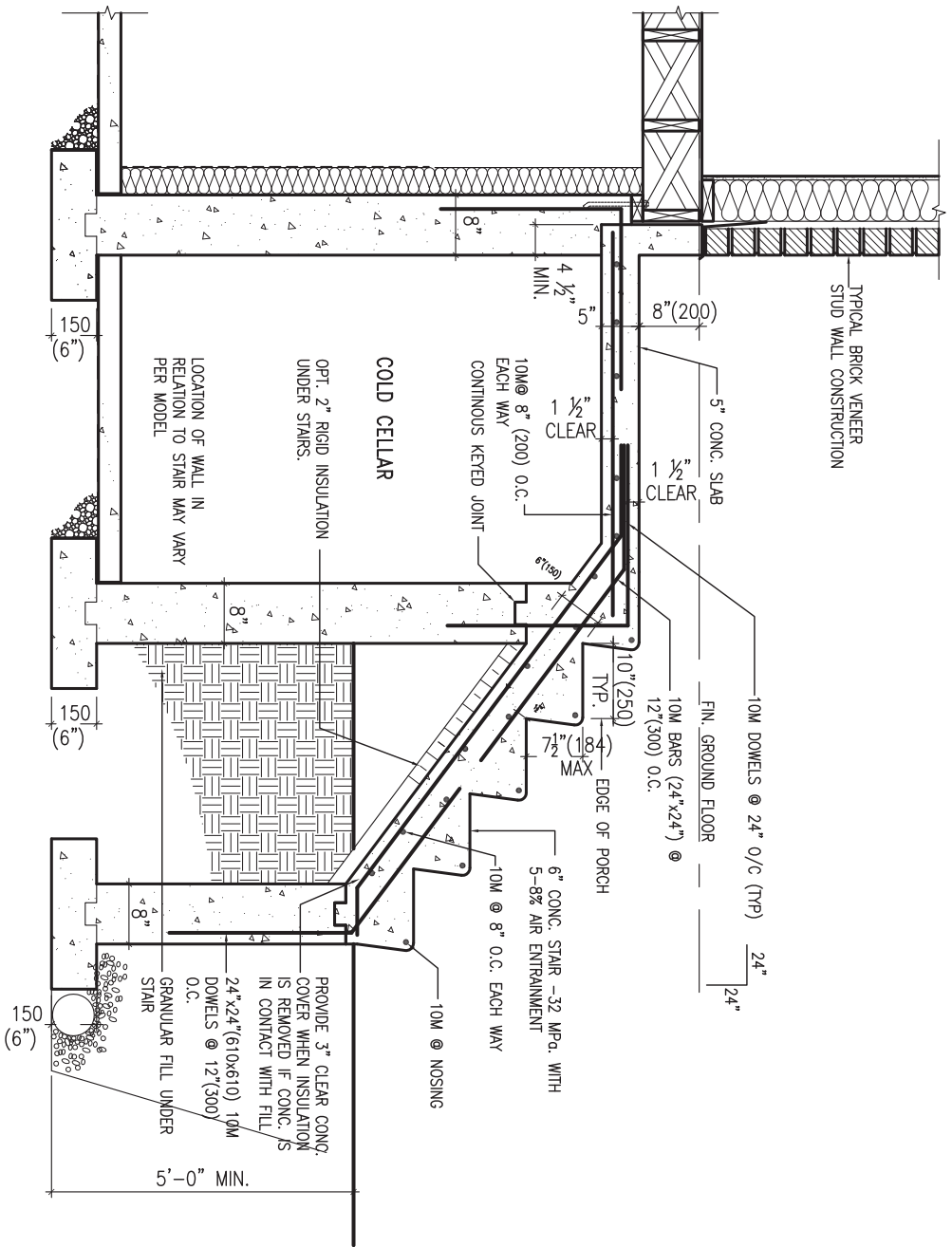
# CN9



X1

SECTION AT PORCH FOR 4-7R CONDITION

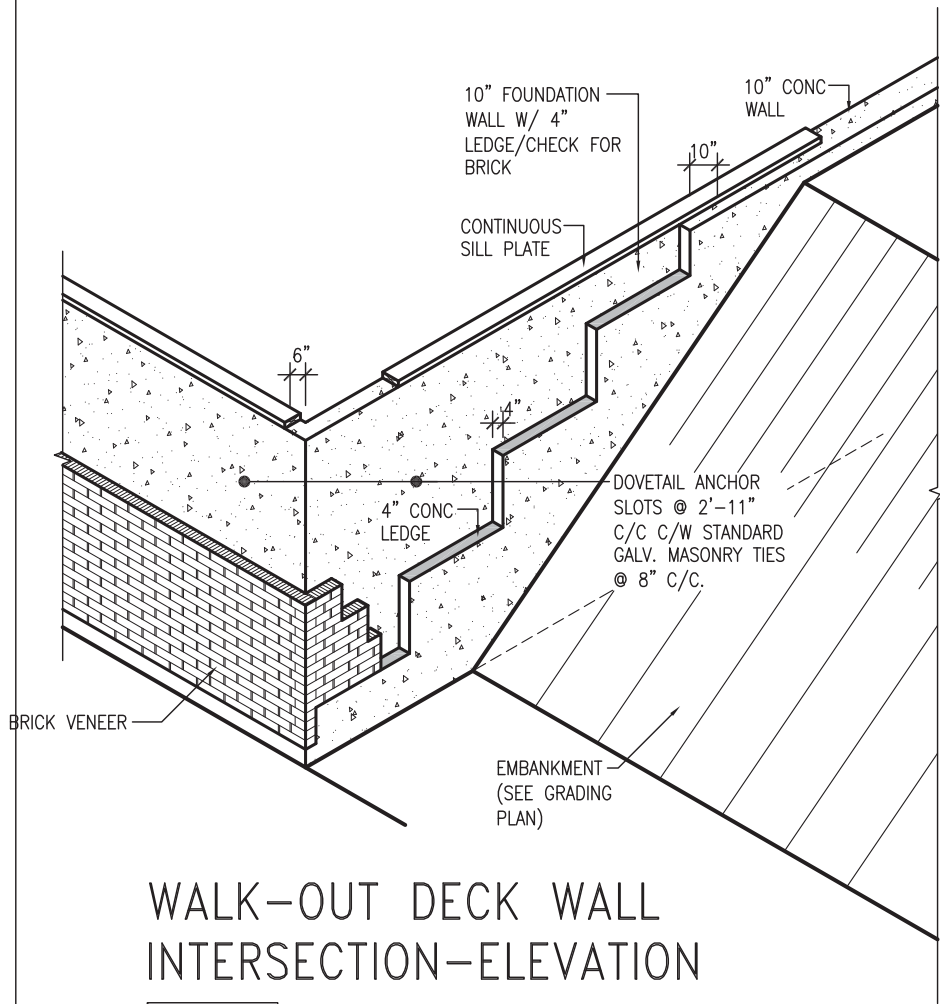
SCALE: N.T.S.



X2

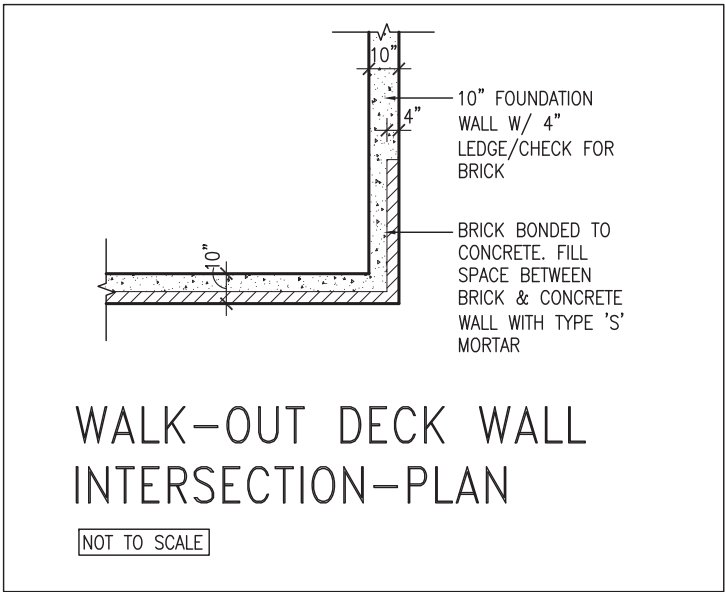
EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)

SCALE: N.T.S.



WALK-OUT DECK WALL  
INTERSECTION-ELEVATION

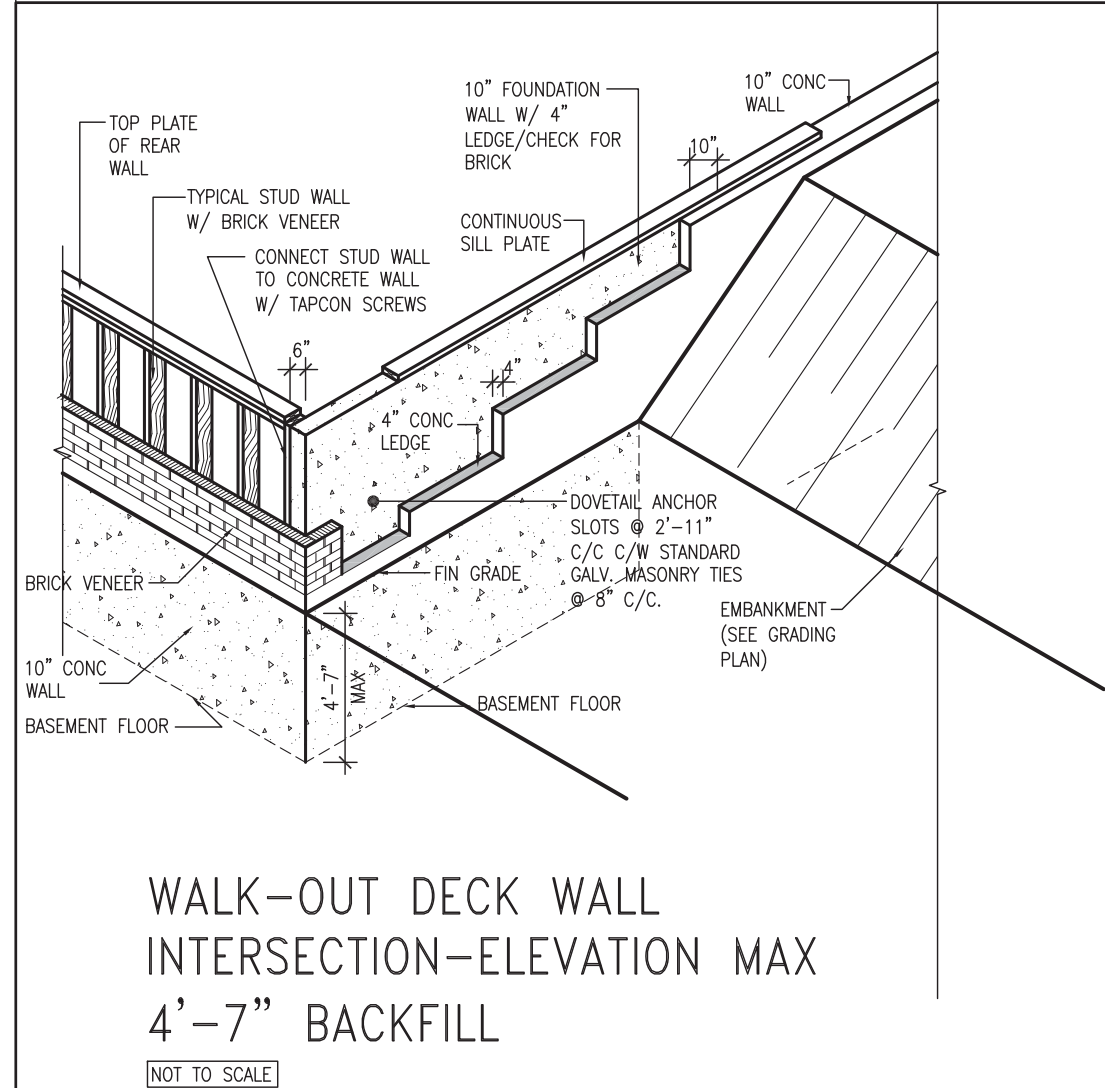
NOT TO SCALE



WALK-OUT DECK WALL  
INTERSECTION-PLAN

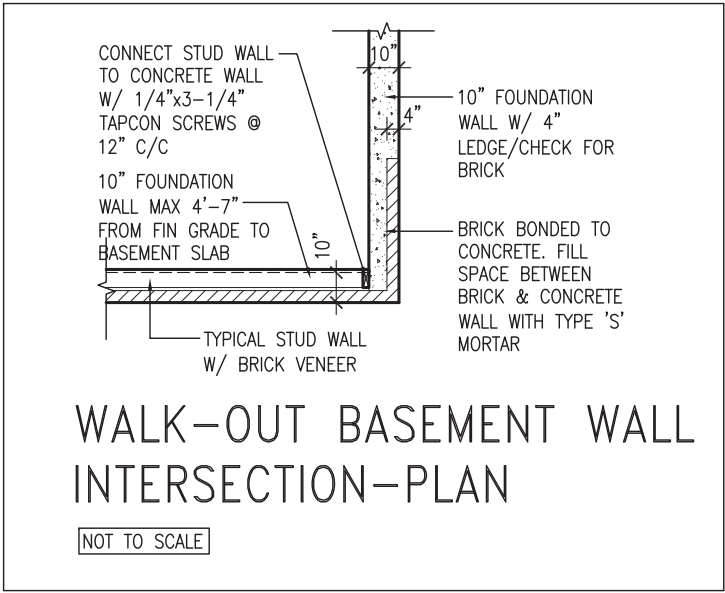
NOT TO SCALE

(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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**VA3**  
**DESIGN**

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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	
-	
project no.	13049
file name	13049-CN-A1
drawing no.	CN10



