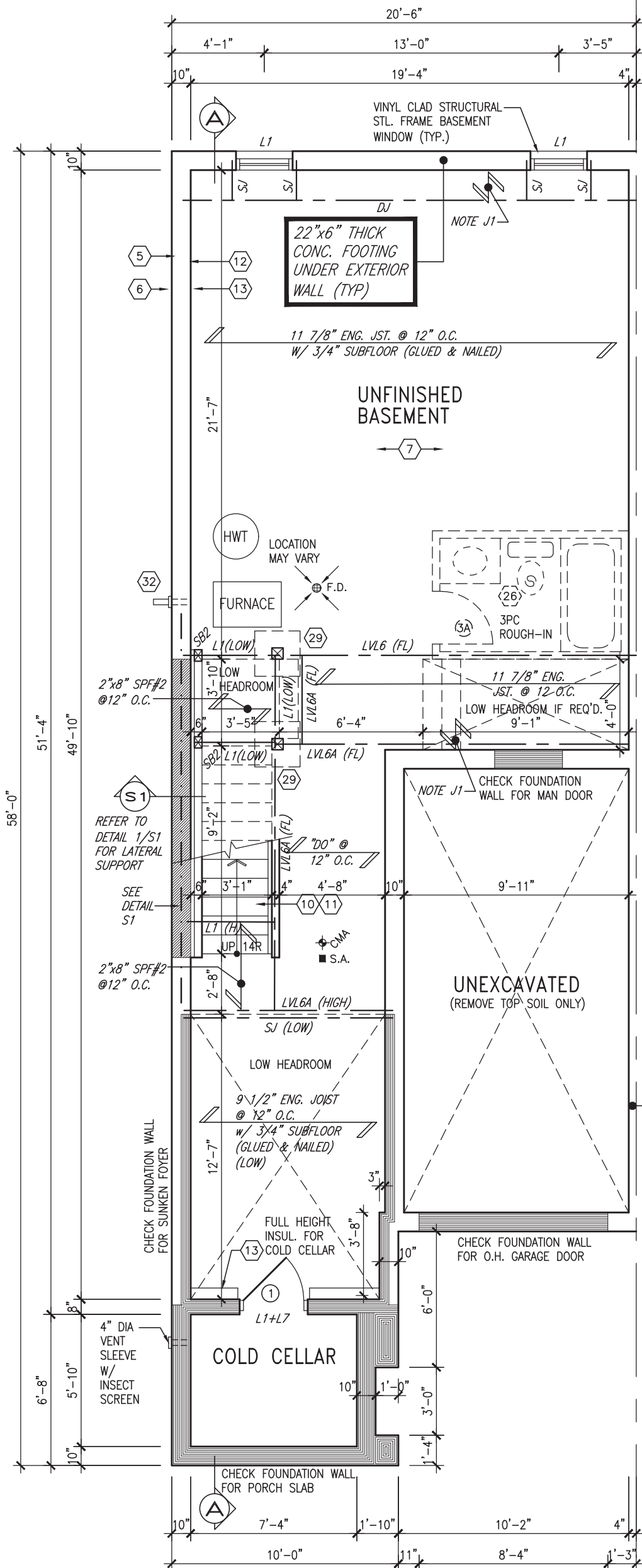
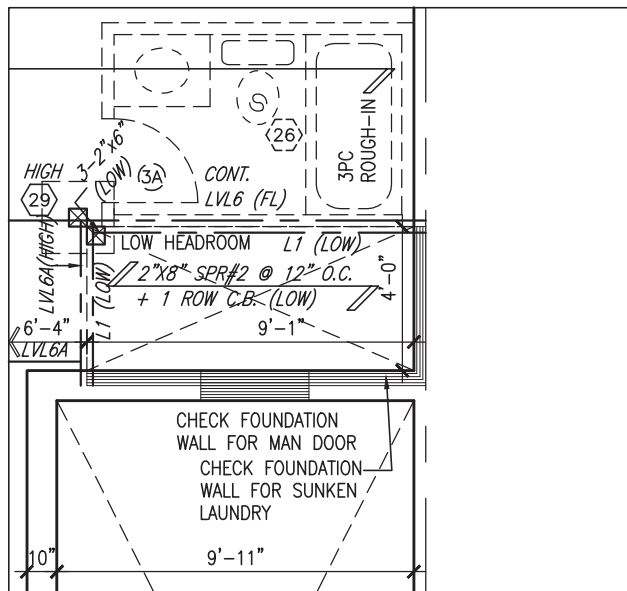


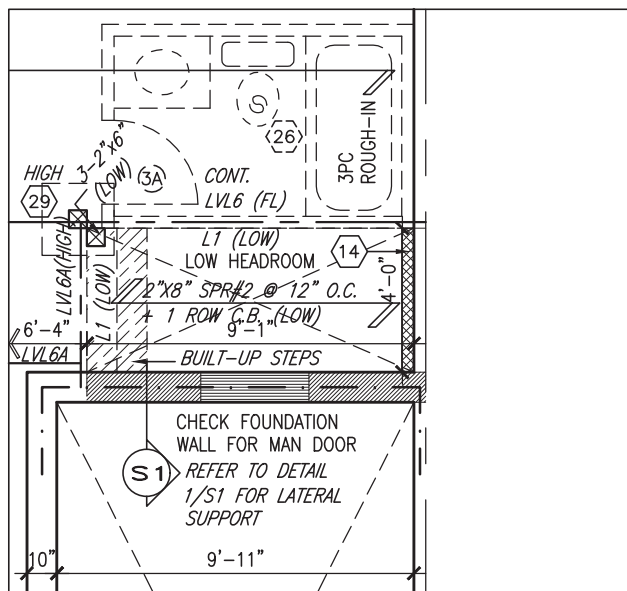


BASEMENT PLAN ELEV. 'B'  
BLOCK 148B

BLOCK 148B



PARTIAL SUNKEN  
MUD -1R



PARTIAL SUNKEN  
MUD -2R TO -3R

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



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

APPROVED BY: [Signature]  
DATE: Jun. 28, 2018

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

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

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

| AREA CALCULATIONS        | ELEV. B                                    |
|--------------------------|--------------------------------------------|
| GROUND FLOOR AREA        | 801 SF                                     |
| SECOND FLOOR AREA        | 1014 SF                                    |
| SUBTOTAL                 | 1815 SF                                    |
| DEDUCT ALL OPEN AREAS    | 19 SF                                      |
| <b>TOTAL NET AREA</b>    | <b>1796 SF</b><br>(167.85 m <sup>2</sup> ) |
| FINISHED BSMT AREA       | XX SF                                      |
| COVERAGE W/OUT PORCH     | 1014 SF<br>(94.20 m <sup>2</sup> )         |
| <b>COVERAGE W/ PORCH</b> | <b>1081 SF</b><br>(100.43 m <sup>2</sup> ) |

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

|     |                                      |              |                                                                                                                                                                                    |
|-----|--------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 BCIN                                                                                                                                                                          |
| 5.  | .                                    | .            | registration information                                                                                                                                                           |
| 4.  | REVISED AS PER ENG'S COMMENTS        | JUN 22-18 SB | VA3 Design Inc. 42658                                                                                                                                                              |
| 3.  | REVISED AS PER FLOOR TRUSS COMMENTS. | MAY 22/18 WT |                                                                                                                                                                                    |
| 2.  | REVISED AS PER ROOF TRUSS COMMENTS.  | MAY 18/18 WT |                                                                                                                                                                                    |
| 1.  | ISSUED FOR CLIENT REVIEW             | JAN 15-18 WT |                                                                                                                                                                                    |
| 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

**BAYVIEW WELLINGTON**

project name **ALCONA** municipality **INNISFIL, ON.** project no. **13049**

date **DECEMBER 2017** checked by **RC** scale **3/16" = 1'-0"** drawing no. **1B**

file name **13049-TH-6E**

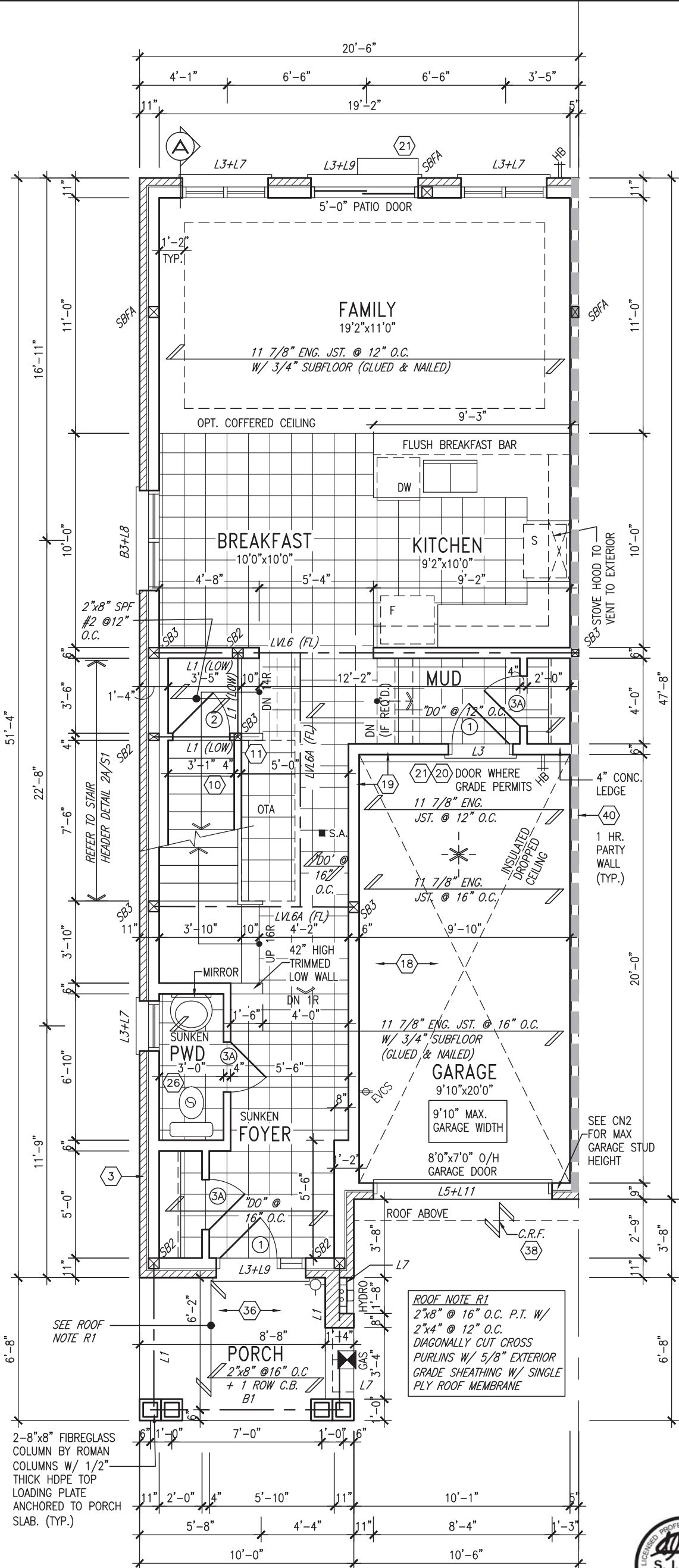
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EVCS

**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.



GROUND FLOOR PLAN ELEV. 'B'  
BLOCK 148B



BLOCK 148B

INDICATES FIRE RATED WALL ASSEMBLY

|     |                                      |              |
|-----|--------------------------------------|--------------|
| 9.  | .                                    | .            |
| 8.  | .                                    | .            |
| 7.  | .                                    | .            |
| 6.  | .                                    | .            |
| 5.  | .                                    | .            |
| 4.  | REVISED AS PER ENG'S COMMENTS        | JUN 22-18 SB |
| 3.  | REVISED AS PER FLOOR TRUSS COMMENTS. | MAY 22/18 WT |
| 2.  | REVISED AS PER ROOF TRUSS COMMENTS.  | MAY 18/18 WT |
| 1.  | ISSUED FOR CLIENT REVIEW             | JAN 15-18 WT |
| 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  
signature BCIN

registration information  
VA3 Design Inc. 42658

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**VA3**  
**DESIGN**

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

**BAYVIEW WELLINGTON**

**TH-6E**  
CRANE 6

project name  
**ALCONA**

municipality  
INNISFIL, ON.

project no.  
13049

date  
DECEMBER 2017

GROUND FLOOR PLAN ELEV. 'A'

drawing no.

drawn by  
WT

checked by  
RC

scale  
3/16" = 1'-0"

file name  
13049-TH-6E

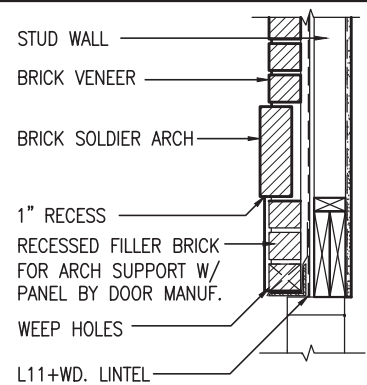
**2B**

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\TH\13049-TH-6E.dwg - Wed - Jun 27 2018 - 12:21 PM

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**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.



**SECTION 'Y' AT BRICK ARCH** N.T.S.

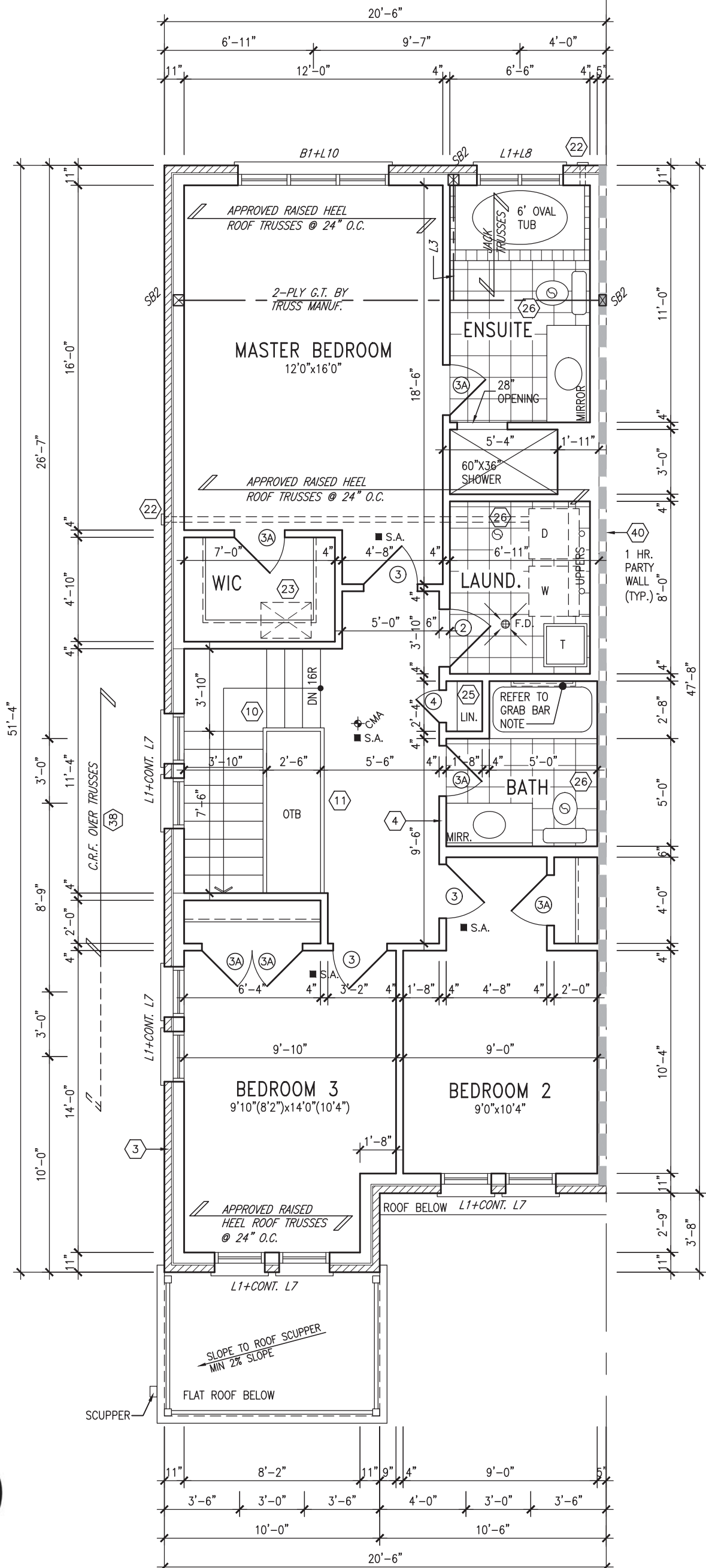
**NOTE: ROOF STRUCTURE MAY VARY**  
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

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

**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 AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED



BLOCK 148B



SECOND FLOOR PLAN ELEV. 'B'  
W/ SIDE UPGRADE BLOCK 148B

INDICATES FIRE RATED WALL ASSEMBLY

|     |                                      |              |
|-----|--------------------------------------|--------------|
| 9.  | .                                    | .            |
| 8.  | .                                    | .            |
| 7.  | .                                    | .            |
| 6.  | .                                    | .            |
| 5.  | .                                    | .            |
| 4.  | REVISED AS PER ENG'S COMMENTS        | JUN 22-18 SB |
| 3.  | REVISED AS PER FLOOR TRUSS COMMENTS. | MAY 22/18 WT |
| 2.  | REVISED AS PER ROOF TRUSS COMMENTS.  | MAY 18/18 WT |
| 1.  | ISSUED FOR CLIENT REVIEW             | JAN 15-18 WT |
| no. | description                          | date by      |

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Wellington Jno-Baptiste 25591  
name signature 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

**BAYVIEW WELLINGTON**

**TH-6E**  
CRANE 6

project name **ALCONA** municipality **INNISFIL, ON.**

project no. **13049**

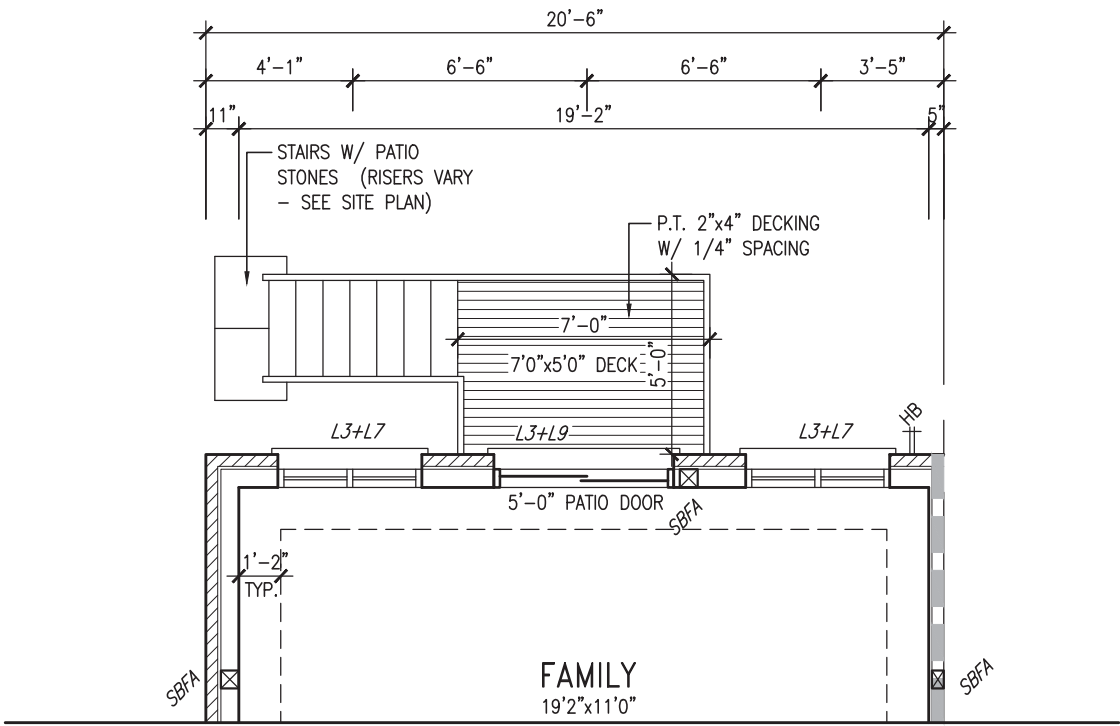
date **DECEMBER 2017** SECOND FLOOR PLAN ELEV. 'A'

drawing no. **3B**

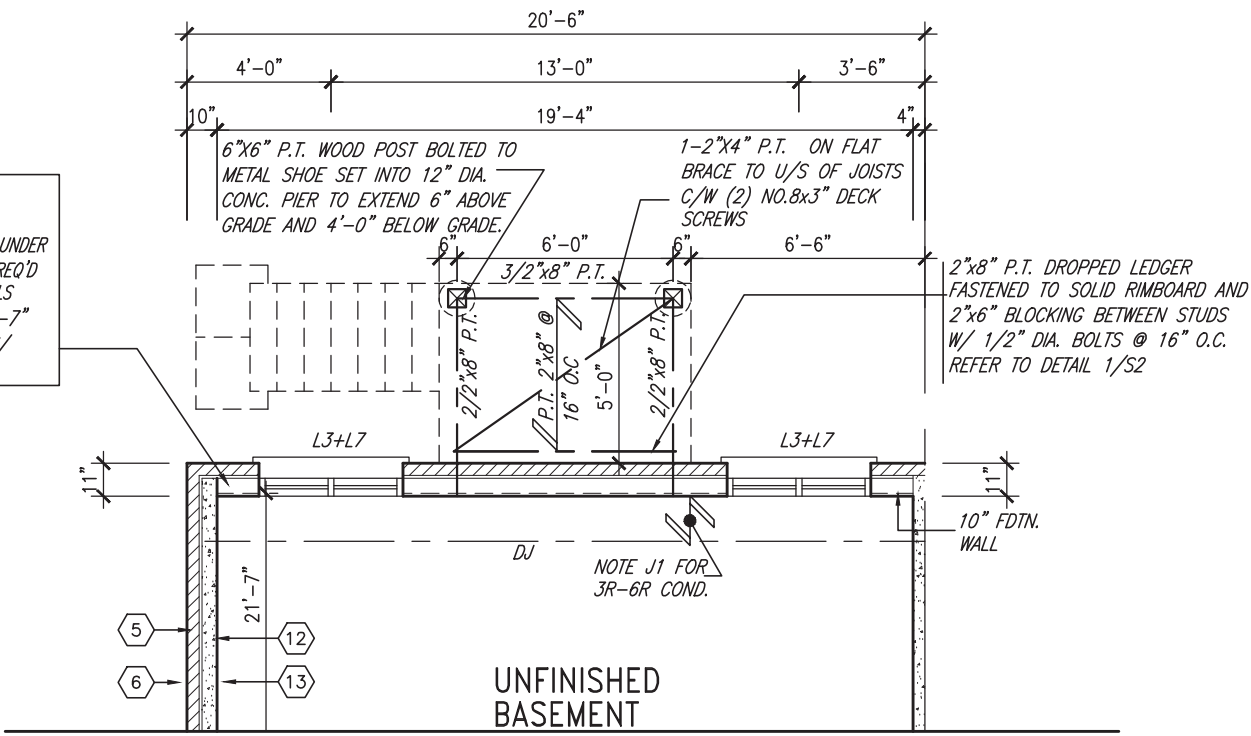
drawn by **WT** checked by **RC** scale **3/16" = 1'-0"** file name **13049-TH-6E**

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PARTIAL GROUND FLOOR  
PLAN WOD 9R COND.  
ELEV. 'A'/'B'



PARTIAL BASEMENT FLOOR  
PLAN WOD 9R COND.  
ELEV. 'A'/'B'

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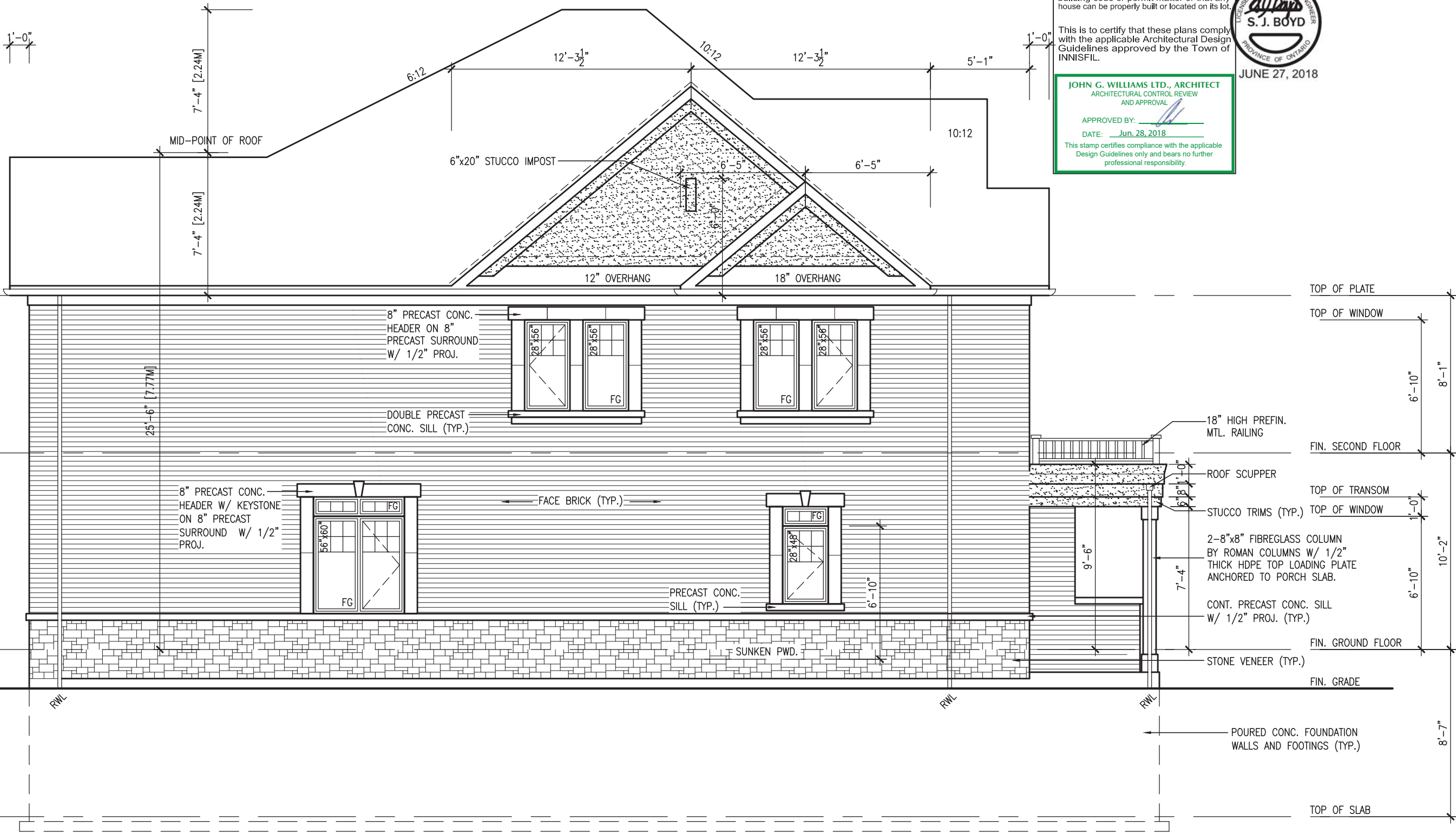
**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: Jun. 28, 2018  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



BLOCK 148B

|     |                                      |           |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |
|-----|--------------------------------------|-----------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| 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 25591</div> <div>name signature BCIN</div> <div>registration information VA3 Design Inc. 42658</div> <div>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.</div> | <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> | <div><div>BAYVIEW WELLINGTON</div><div>project name ALCONA municipality INNISFIL, ON.</div><div>project no. 13049</div><div>date DECEMBER 2017 WOD CONDITION PARTIAL PLANS</div><div>drawn by WT checked by RC scale 3/16" = 1'-0" file name 13049-TH-6E</div><div>RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\TH\13049-TH-6E.dwg - Wed - Jun 27 2018 - 12:21 PM</div></div> | <div>TH-6E</div> <div>CRANE 6</div> <div>project no. 13049</div> <div>drawing no. 6B</div> |
| 8   | .                                    | .         |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |
| 7   | .                                    | .         |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |
| 6   | .                                    | .         |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |
| 5   | .                                    | .         |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |
| 4   | REVISED AS PER ENG'S COMMENTS.       | JUN 22-18 | SB |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |
| 3   | REVISED AS PER FLOOR TRUSS COMMENTS. | MAY 22/18 | WT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |
| 2   | REVISED AS PER ROOF TRUSS COMMENTS.  | MAY 18/18 | WT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |
| 1   | ISSUED FOR CLIENT REVIEW             | JAN 15-18 | WT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |
| no. | description                          | date      | by |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |





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**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: Jun. 28, 2018  
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TOP OF SLAB  
8'-7"  
POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)  
STONE VENEER (TYP.)  
CONT. PRECAST CONC. SILL W/ 1/2" PROJ. (TYP.)  
2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB.  
STUCCO TRIMS (TYP.)  
ROOF SCUPPER  
18" HIGH PREFIN. MTL. RAILING  
FIN. SECOND FLOOR  
6'-10"  
8'-1"  
TOP OF WINDOW  
1'-0"  
TOP OF TRANSOM  
6'-10"  
10'-2"  
FIN. GROUND FLOOR  
8'-7"  
TOP OF PLATE  
6'-10"  
8'-1"

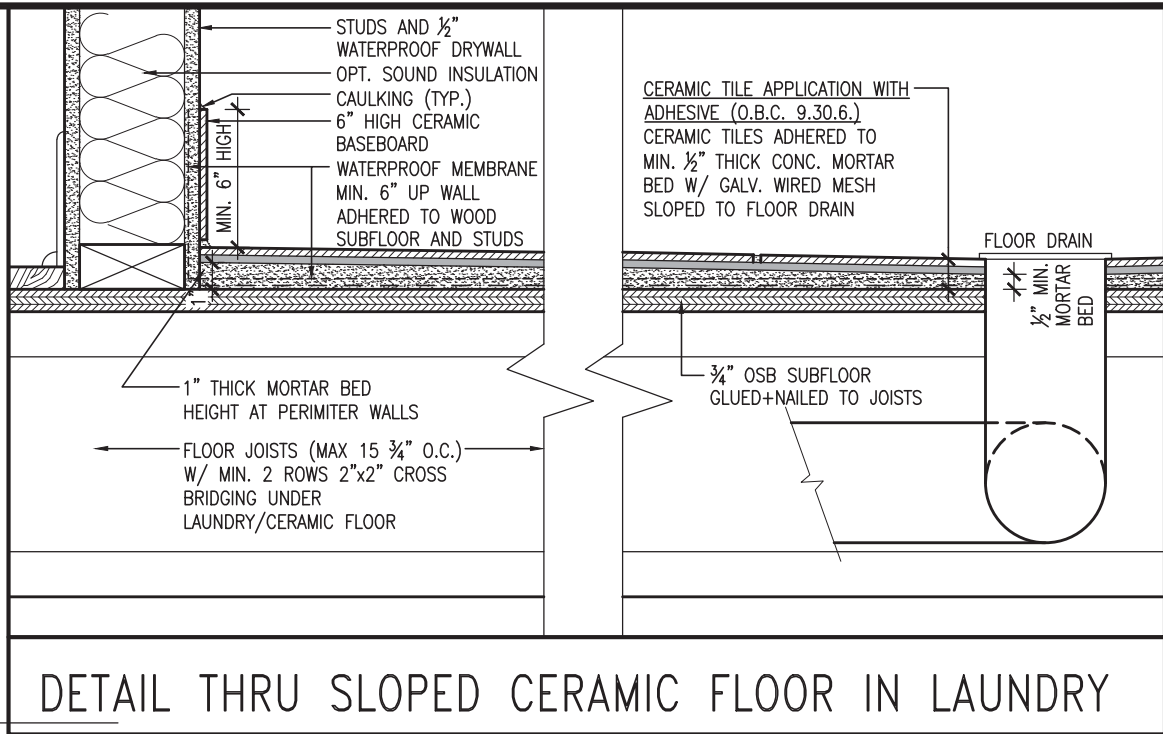
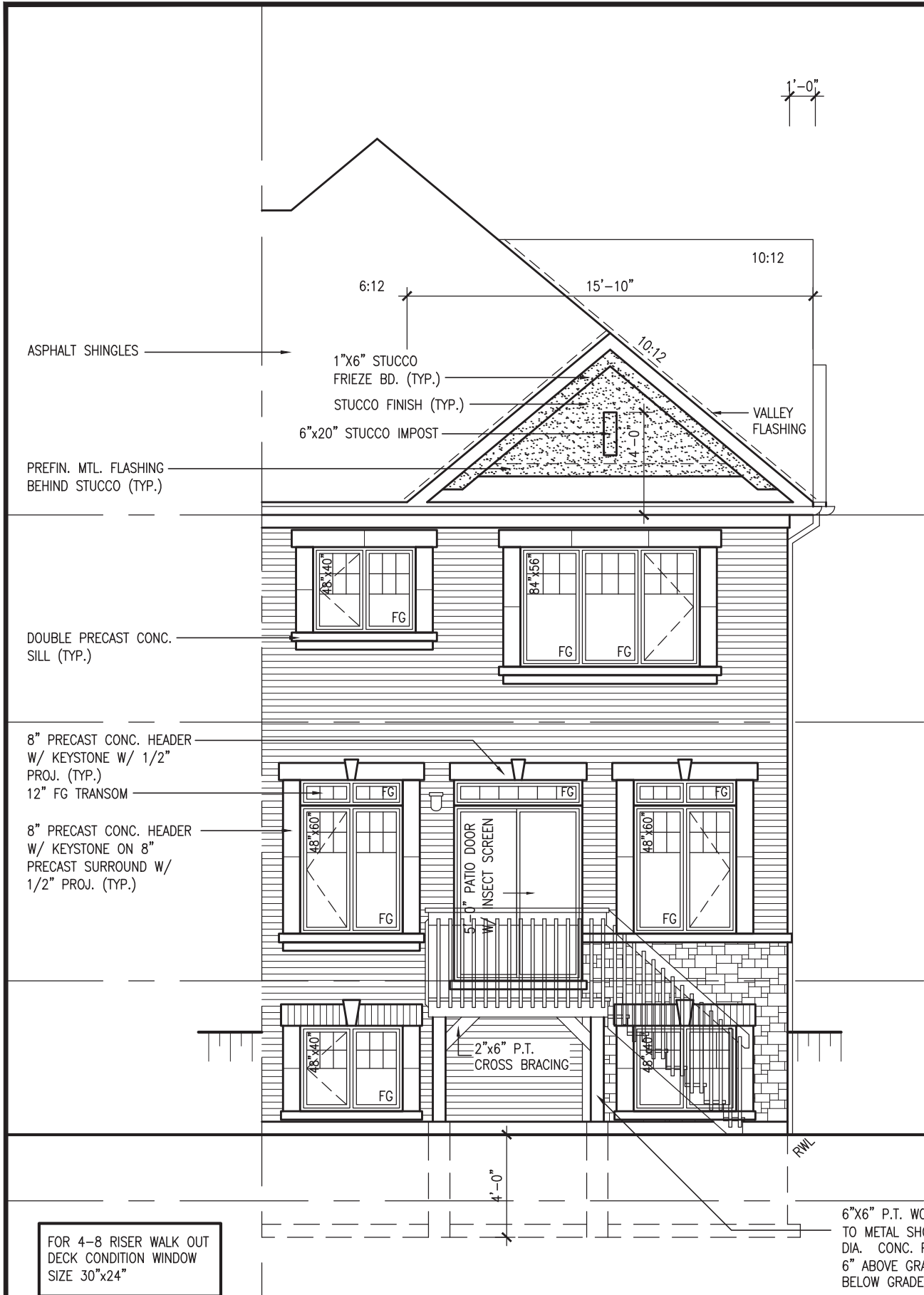
UPGRADED LEFT SIDE ELEVATION 'B'

BLOCK 148B

|                                                                                                                                                                                                                                                                                                               |                                      |                  |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------|---------------|
| BAYVIEW WELLINGTON                                                                                                                                                                                                                                                                                            |                                      | TH-6E<br>CRANE 6 |               |
| project name                                                                                                                                                                                                                                                                                                  | ALCONA                               | municipality     | INNISFIL, ON. |
| project no.                                                                                                                                                                                                                                                                                                   | 13049                                | drawing no.      | 5B            |
| date                                                                                                                                                                                                                                                                                                          | DECEMBER 2017                        | checked by       | RC            |
| drawn by                                                                                                                                                                                                                                                                                                      | WT                                   | scale            | 3/16" = 1'-0" |
| file name                                                                                                                                                                                                                                                                                                     | 13049-TH-6E                          | date             | 13049-TH-6E   |
| RICHARD - H:\ARCHIVE WORKING\2013\13049.BW\UNITS\THA13049-TH-6E.dwg - Wed - Jun 27 2018 - 12:21 PM                                                                                                                                                                                                            |                                      |                  |               |
| 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 BCB                                                                                                                                                                                                                                                                             |                                      |                  |               |
| 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. |                                      |                  |               |
| 4                                                                                                                                                                                                                                                                                                             | REVISED AS PER ENG'S COMMENTS        | JUN 22-18        | SB            |
| 3                                                                                                                                                                                                                                                                                                             | REVISED AS PER FLOOR TRUSS COMMENTS. | MAY 22/18        | WT            |
| 2                                                                                                                                                                                                                                                                                                             | REVISED AS PER ROOF TRUSS COMMENTS.  | MAY 18/18        | WT            |
| 1                                                                                                                                                                                                                                                                                                             | ISSUED FOR CLIENT REVIEW             | JAN 15-18        | WT            |
| no.                                                                                                                                                                                                                                                                                                           | description                          | date             | by            |







| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))                                           |                              |              |            |
|------------------------------------------------------------------------------------------|------------------------------|--------------|------------|
| TH-6E LOT 149 ELEVATION 'B'                                                              | ENERGY EFFICIENCY - OBC SB12 |              |            |
| ELEVATION                                                                                | WALL AREA S.F.               | OPENING S.F. | PERCENTAGE |
| FRONT                                                                                    | 413.42 S.F.                  | 96.694 S.F.  | 23.39 %    |
| LEFT SIDE                                                                                | 1035.22 S.F.                 | 83.222 S.F.  | 8.04 %     |
| RIGHT SIDE                                                                               | 1035.22 S.F.                 | 0 S.F.       | 0.00 %     |
| REAR                                                                                     | 413.42 S.F.                  | 139.833 S.F. | 33.82 %    |
| * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION |                              |              |            |
| TOTAL SQ. FT.                                                                            | 2897.28 S.F.                 | 319.75 S.F.  | 11.04 %    |
| TOTAL SQ. M.                                                                             | 269.16 S.M.                  | 29.71 S.M.   | 11.04 %    |

| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))                                           |                              |              |            |
|------------------------------------------------------------------------------------------|------------------------------|--------------|------------|
| TH-6E LOT 149 ELEVATION 'B' WOD                                                          | ENERGY EFFICIENCY - OBC SB12 |              |            |
| ELEVATION                                                                                | WALL AREA S.F.               | OPENING S.F. | PERCENTAGE |
| FRONT                                                                                    | 413.42 S.F.                  | 96.694 S.F.  | 23.39 %    |
| LEFT SIDE                                                                                | 1035.22 S.F.                 | 83.222 S.F.  | 8.04 %     |
| RIGHT SIDE                                                                               | 1035.22 S.F.                 | 0 S.F.       | 0.00 %     |
| REAR                                                                                     | 495.42 S.F.                  | 159.833 S.F. | 32.26 %    |
| * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION |                              |              |            |
| TOTAL SQ. FT.                                                                            | 2979.28 S.F.                 | 339.75 S.F.  | 11.40 %    |
| TOTAL SQ. M.                                                                             | 276.78 S.M.                  | 31.56 S.M.   | 11.40 %    |

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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.

UPGRADED REAR ELEVATION 'B'  
WOD 9R COND. OR MORE

BLOCK 148B

TH-6E  
CRANE 6

BAYVIEW WELLINGTON

project no.  
13049

project name  
ALCONA

date  
DECEMBER 2017

drawn by  
WT

checked by  
RC

scale  
3/16" = 1'-0"

FRONT ELEVATION 'A'7'B' - SIDE UPGRADE

file name  
13049-TH-6E

drawing no.  
7B

INNISFIL, ON.

VAS  
DESIGN

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

BCN 25591  
42658

WELLINGTON Jno-Baptiste  
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.

4. REVISED AS PER ENG'S COMMENTS JUN 22/18 SB

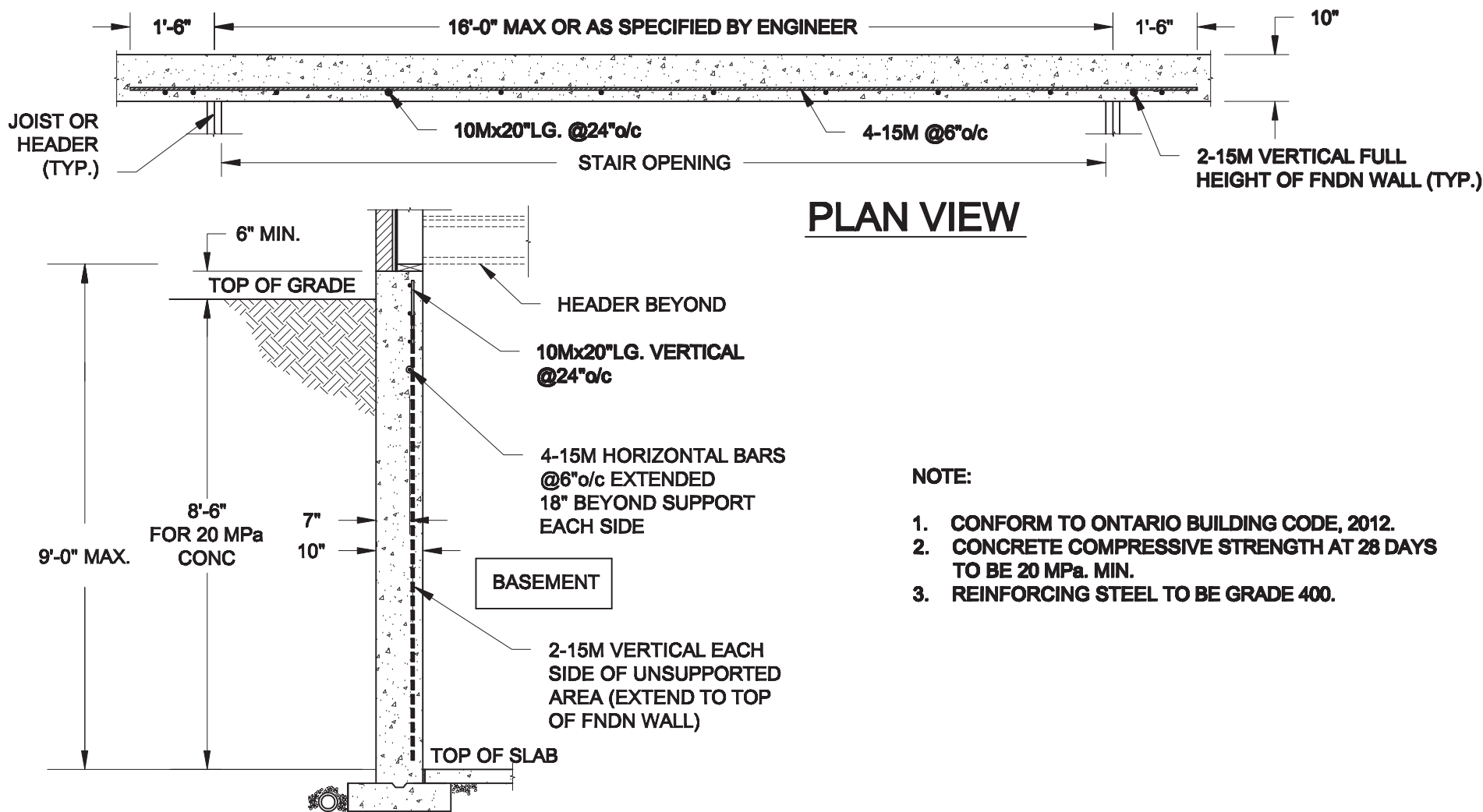
3. REVISED AS PER FLOOR TRUSS COMMENTS. MAY 22/18 WT

2. REVISED AS PER ROOF TRUSS COMMENTS. MAY 18/18 WT

1. ISSUED FOR CLIENT REVIEW JAN 15/18 WT

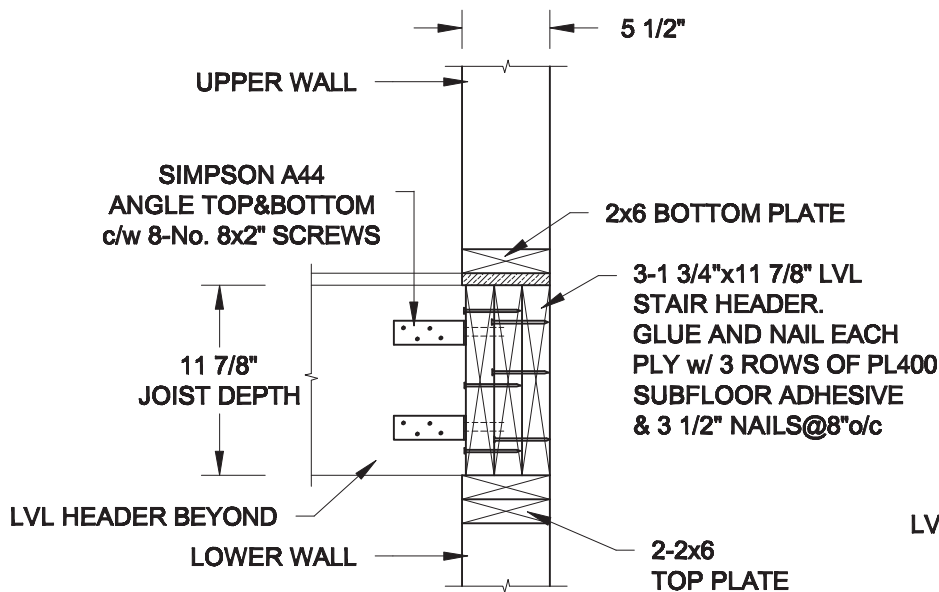
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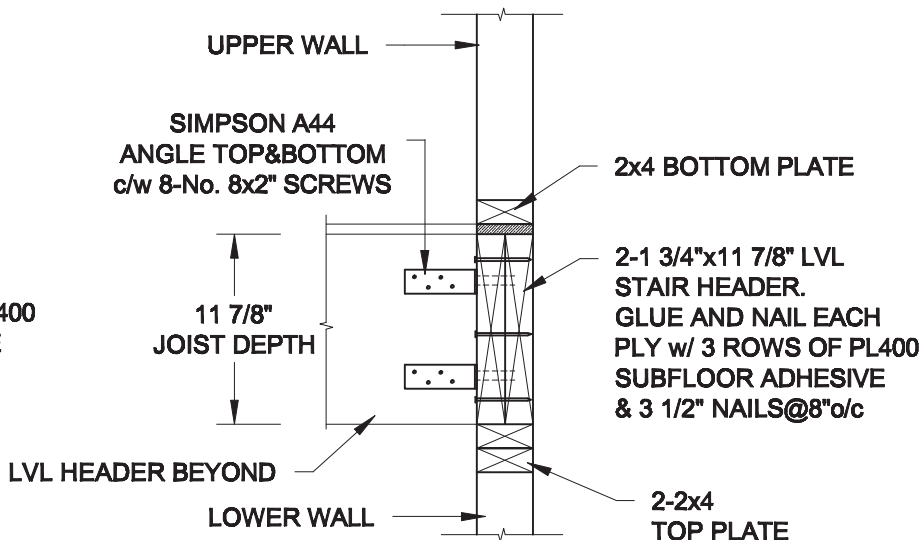


- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

**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:<br>AS NOTED   |                 |
| Date:<br>MAY-31-2018 |                 |
| Drawn:<br>SC         | Checked:<br>SJB |

**QUAILE ENGINEERING LTD.**



38 Parkside Drive, UNIT 7  
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E: quaille.eng@rogers.com

Engineer's Seal:



Project:

BAYVIEW WELLINGTON HOMES - ALCONA TOWNS  
INNISFIL, ONTARIO

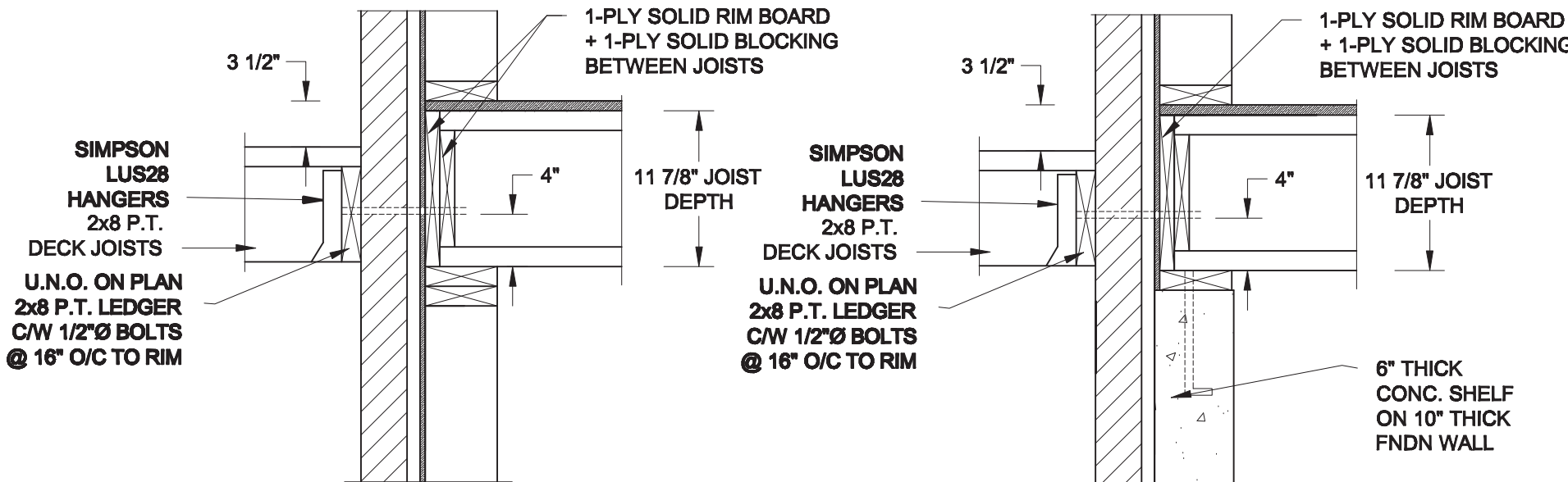
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

18-104

Drawing No.:

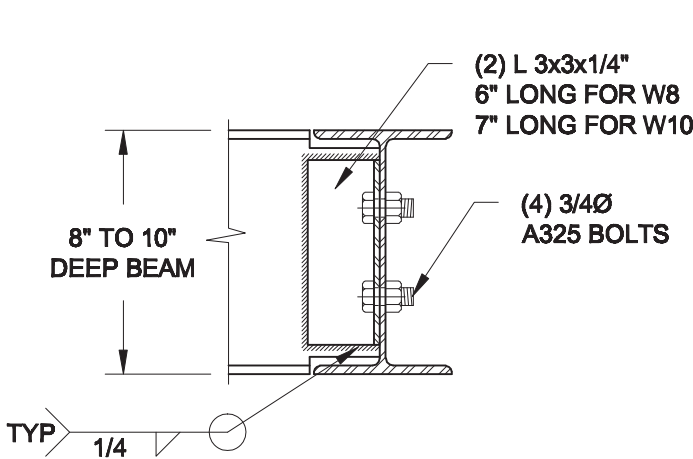
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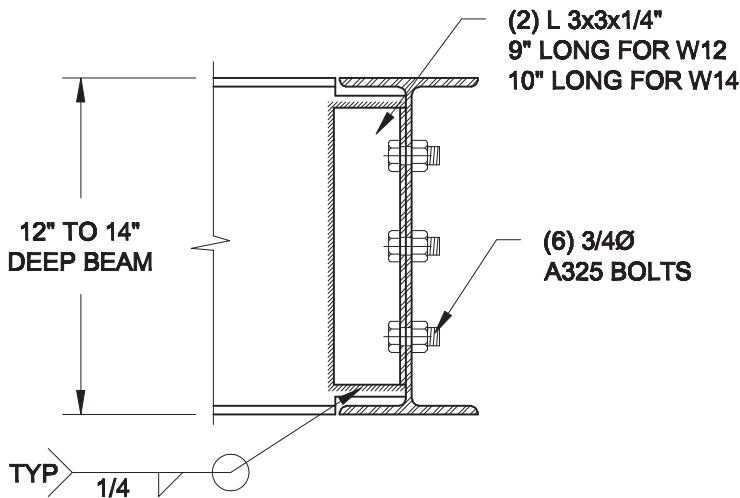
**1A**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

**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.

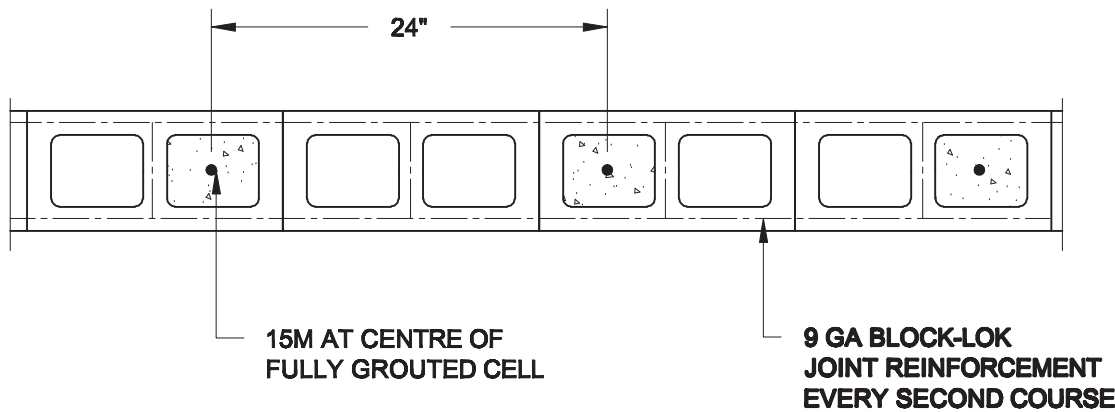


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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:<br>AS NOTED   |                 |
| Date:<br>JUN-22-2018 |                 |
| Drawn:<br>SC         | Checked:<br>SJB |

**QUAILE ENGINEERING LTD.**



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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. 200% 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.

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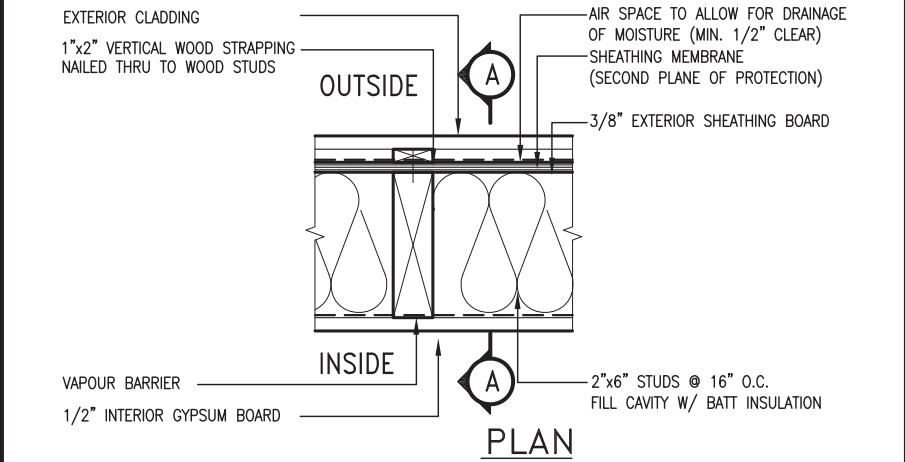
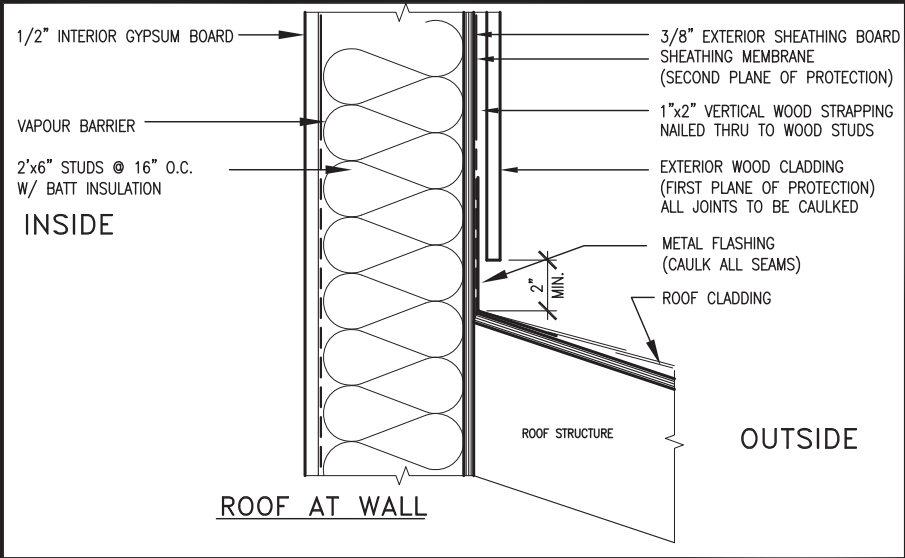
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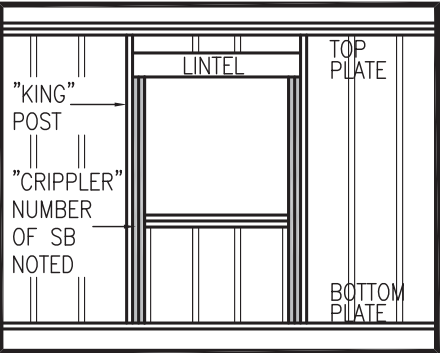
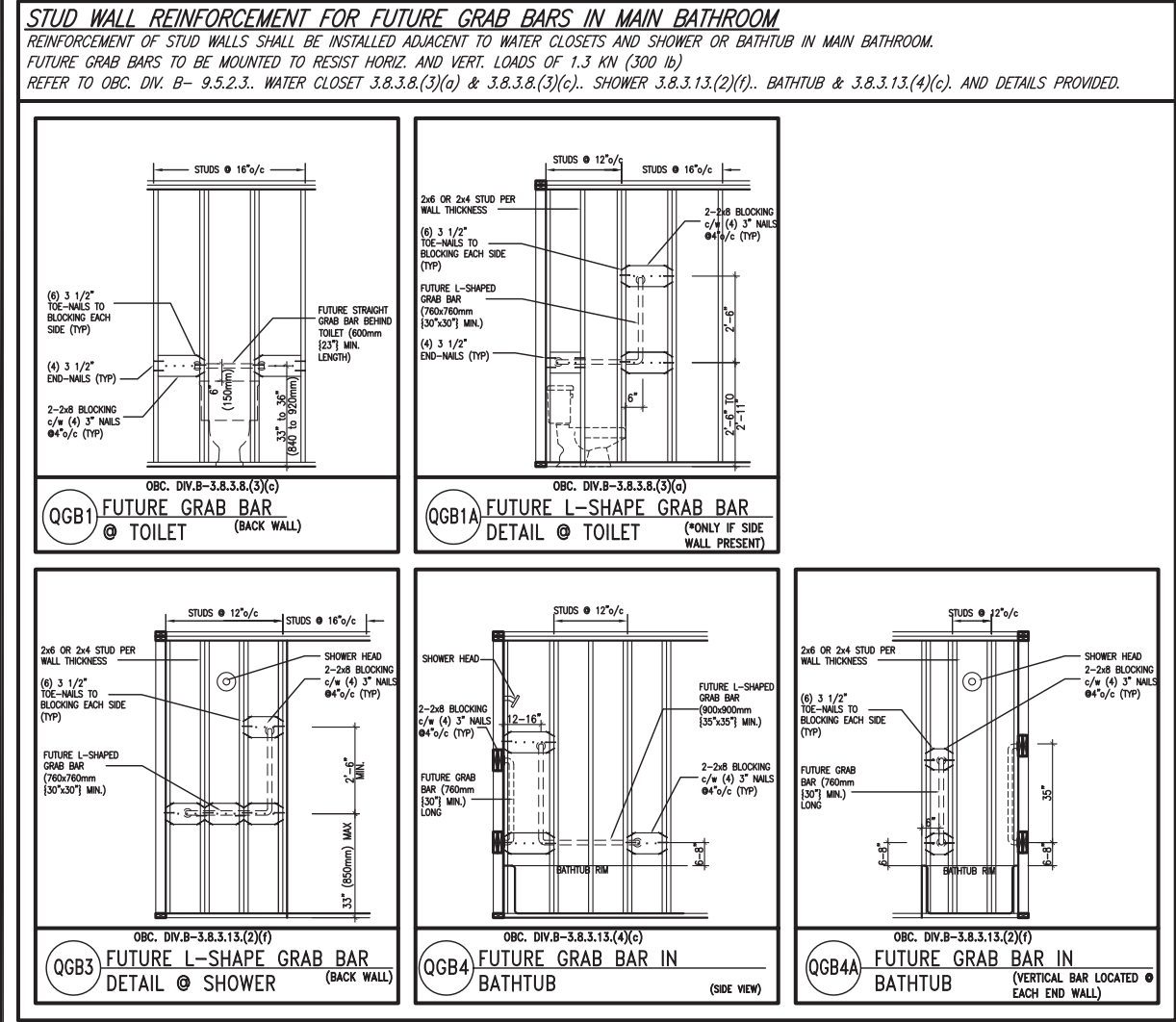
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EXTERIOR WOOD CLADDING WALL ASSEMBLY



”CRIPPLE” DETAIL

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:<br>2"x4" @ 16" O.C. - 9'-10"<br>2-2"x4" @ 12" O.C. - 10'-9"<br>3-2"x4" @ 16" O.C. - 11'-2"<br>3-2"x4" @ 12" O.C. - 12'-4"                                                                                                                                                                                                                                                                                                           |  |  | ** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:<br>2"x6" @ 16" O.C. - 12'-6"<br>2"x6" @ 12" O.C. - 13'-10"<br>2-2"x6" @ 16" O.C. - 15'-0"<br>2-2"x6" @ 12" O.C. - 17'-4"                                                                                                                                                                                                                                                                                                                                                                           |  |  |
| NOTES:<br>1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.<br>SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.<br>2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")<br>3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.<br>4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.<br>5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.<br>6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING. |  |  | MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:<br>2"x8" @ 16" O.C. - 16'-0"<br>2"x8" @ 12" O.C. - 17'-9"<br>2-2"x8" @ 16" O.C. - 20'-4"<br>2-2"x8" @ 12" O.C. - 22'-4"                                                                                                                                                                                                                                                                                                                                                                              |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  | NOTES:<br>1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa<br>2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.<br>3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")<br>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.<br>5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)<br>6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa<br>7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.<br>8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING. |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  | ** STUD INFORMATION TAKEN FROM OBC TABLE A-30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |

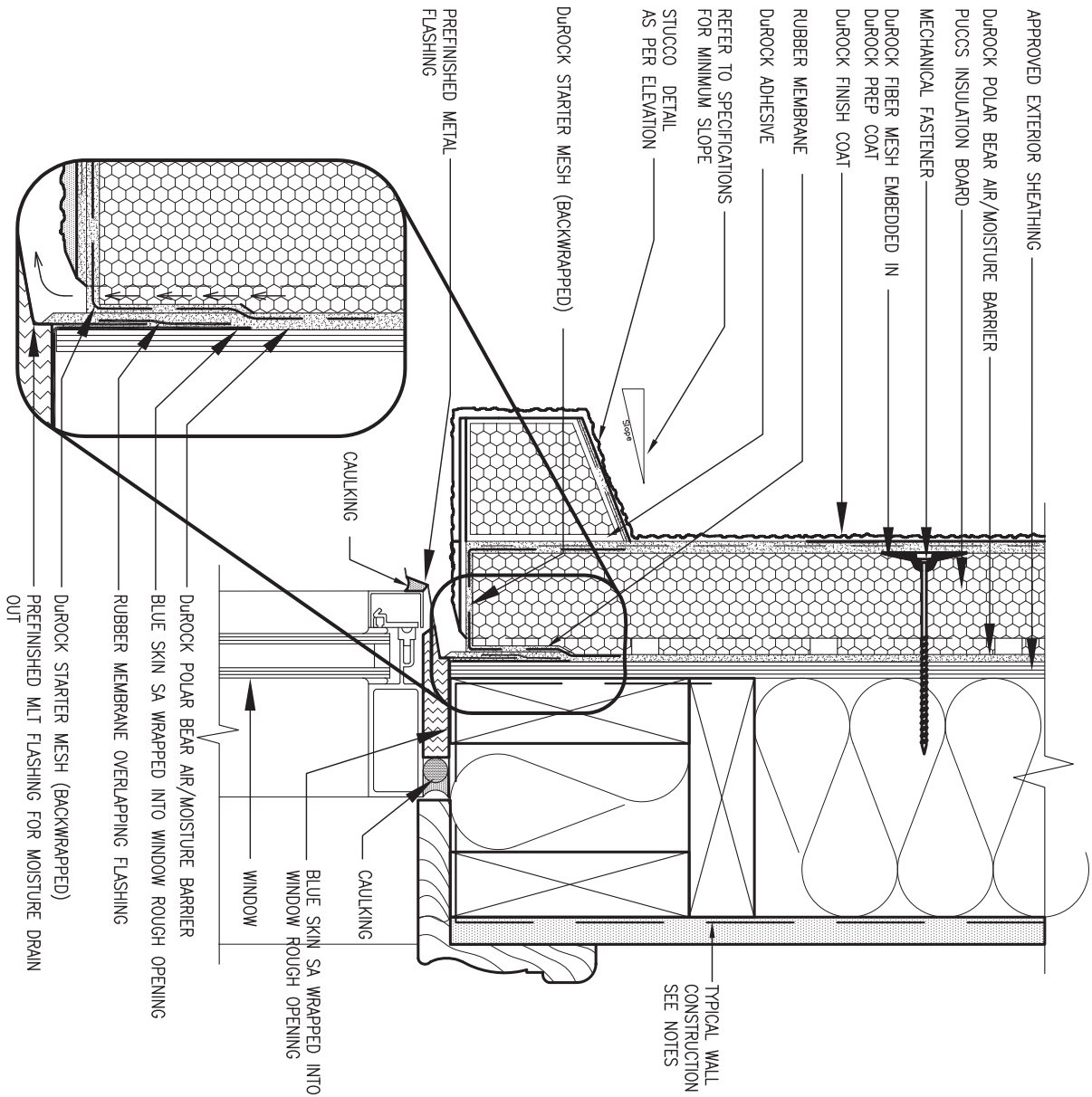
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| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |
| no. | description             | date      | by |

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

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

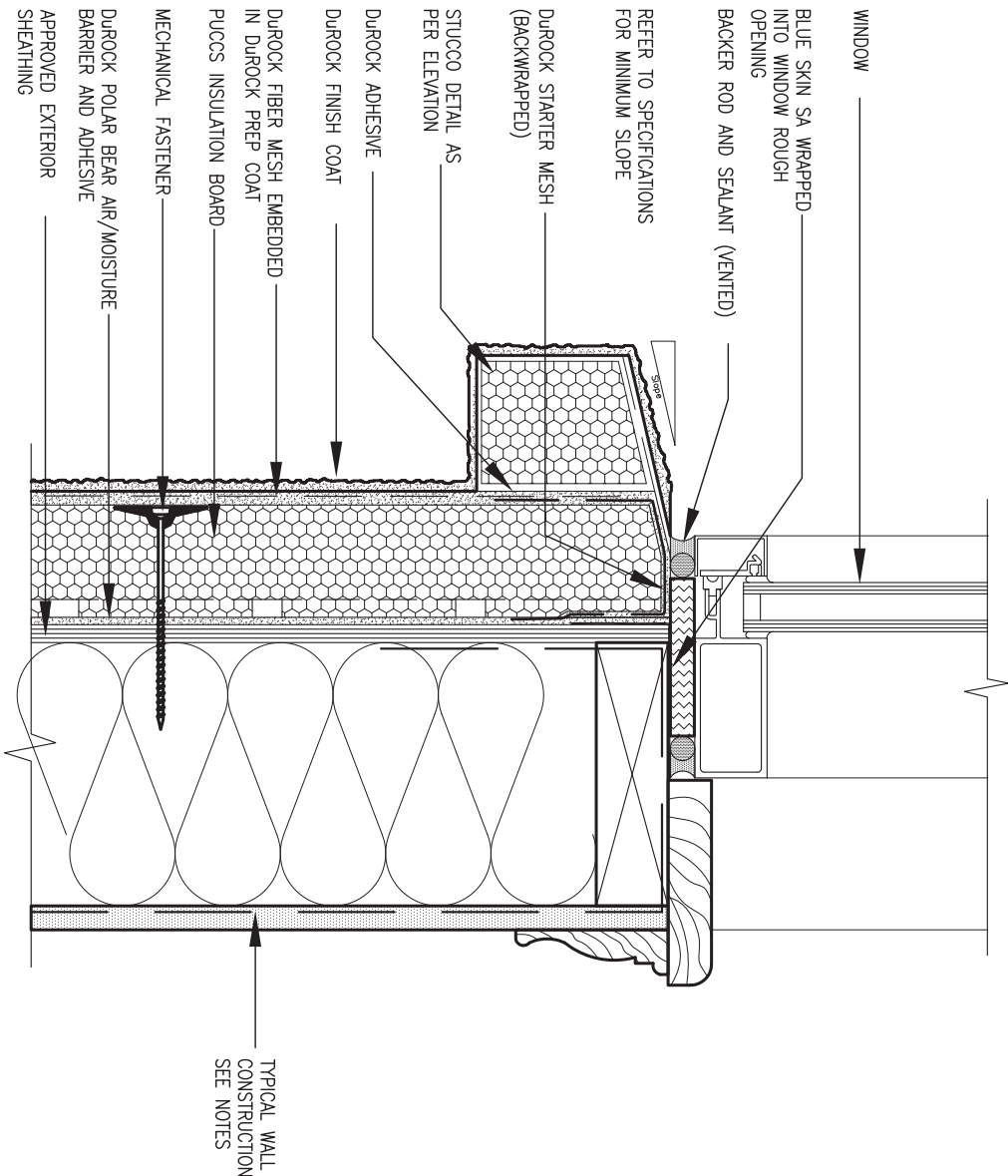




## 1 WINDOW HEADER

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



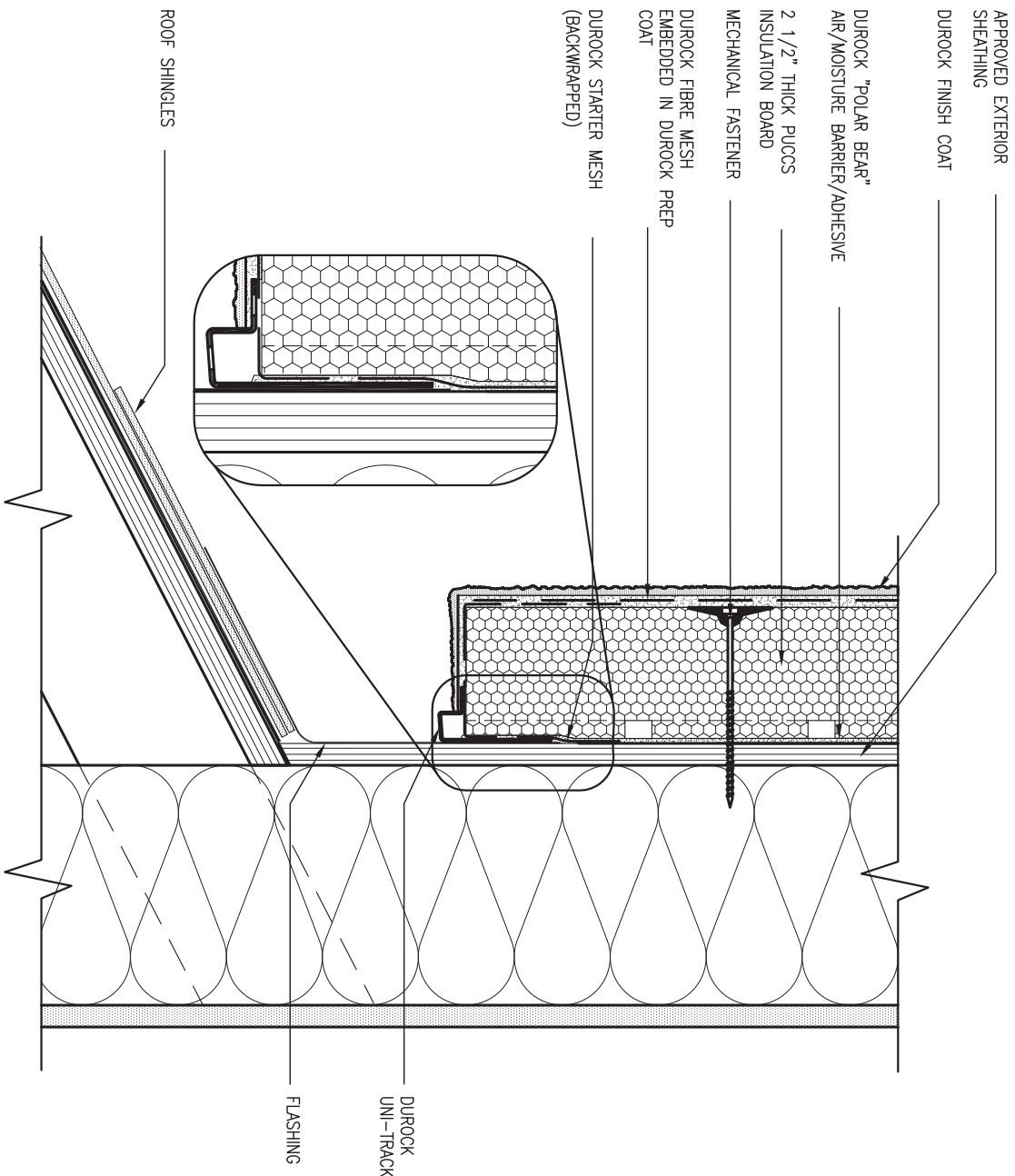
## 2 WINDOW SILL

CN3 SCALE: 3"=1'-0"



|     |                         |           |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                  |
|-----|-------------------------|-----------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 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><div>Wellington Jno-Baptiste</div><div>signature</div><div>25591</div></div> <div><div>name</div><div>registration information</div><div>VA3 Design Inc.</div><div>42658</div></div> <div>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.</div> | <div><div>VA3</div><div>DESIGN</div></div> <div>255 Consumers Rd Suite 120<br/>Toronto ON M2J 1R4<br/>t 416.630.2255 f 416.630.4782<br/>va3design.com</div> | <div>BAYVIEW WELLINGTON</div> <div>project name<br/>ALCONA</div> <div>date<br/>MAY 2016</div> <div>drawn by<br/>RC</div> <div>checked by<br/>-</div> <div>scale<br/>3/16" = 1'-0"</div> <div>file name<br/>13049-CN-A1</div> <div>RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM</div> | <div>CONST NOTE</div> <div>-</div> <div>project no.<br/>13049</div> <div>CONSTRUCTION NOTES</div> <div>drawing no.<br/>CN3</div> |
| 8   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                  |
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| 6   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                  |
| 5   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                  |
| 4   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                  |
| 3   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                  |
| 2   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                  |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                  |
| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                  |

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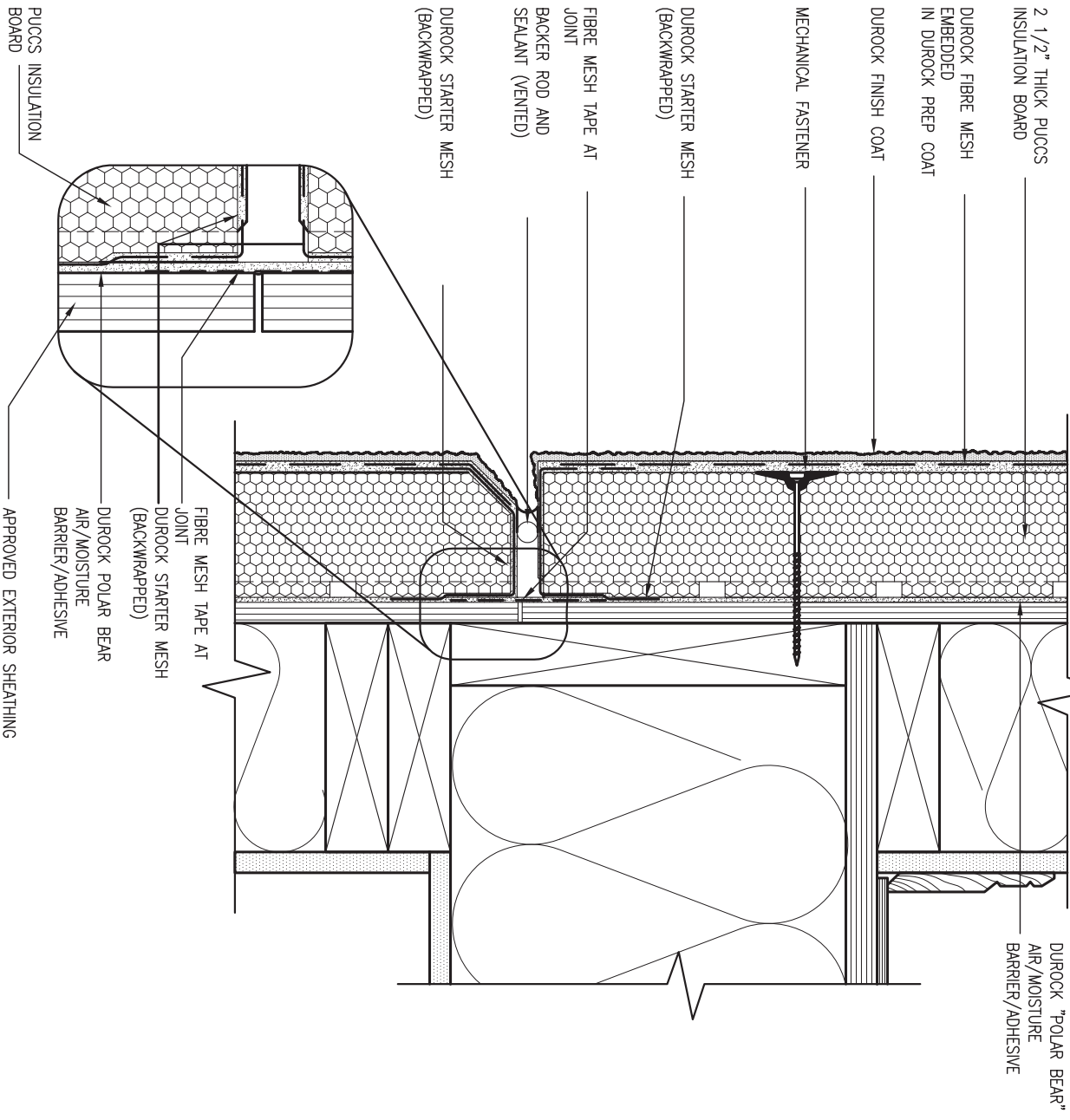


3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



4 HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"



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

|                                                                                                                                                                                                                                                                                                               |       |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|
| 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                                                                                                                                                                                                                                                                                                          |       |      |
| 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

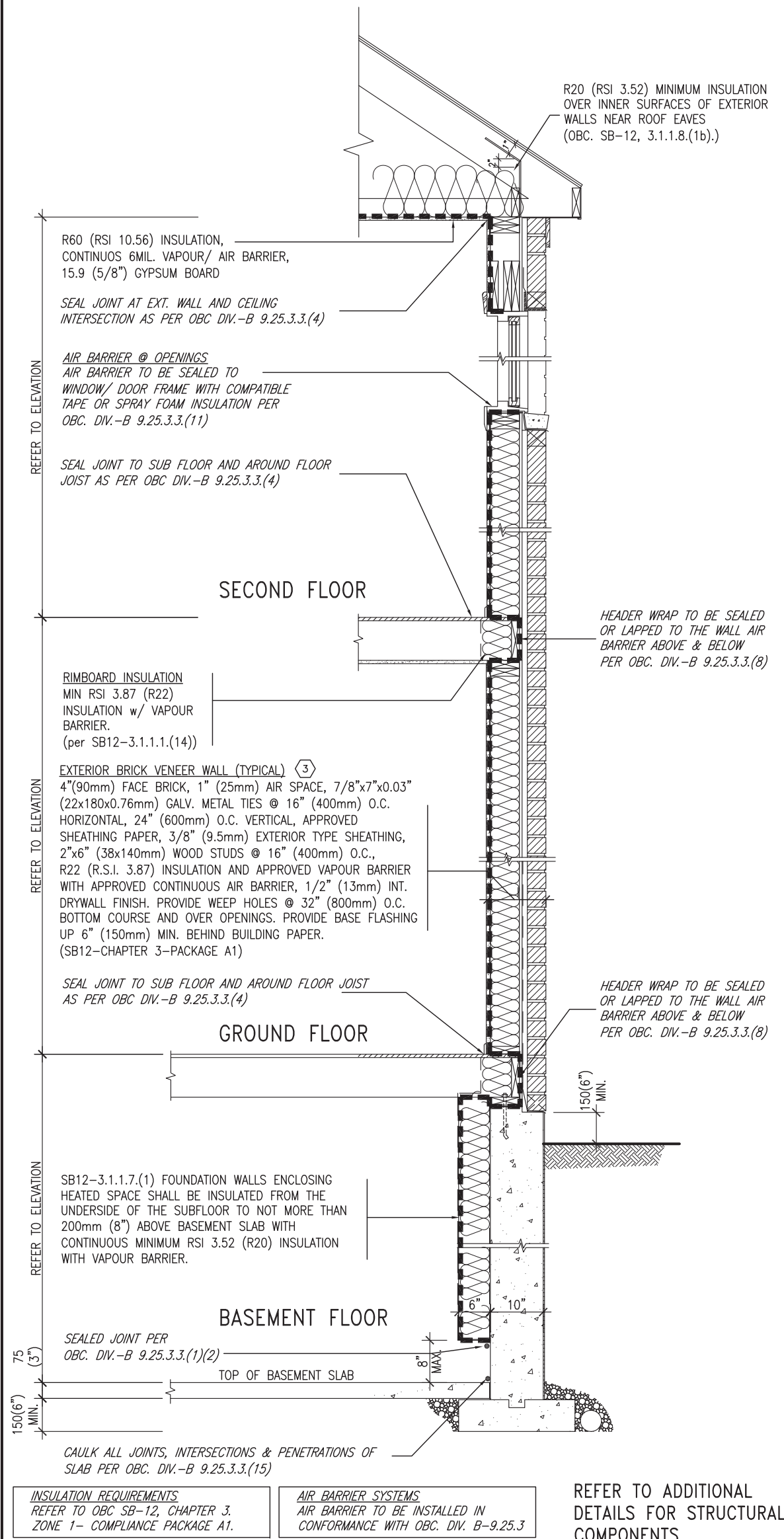
CONST NOTE

|                                                                                                        |          |              |               |             |               |
|--------------------------------------------------------------------------------------------------------|----------|--------------|---------------|-------------|---------------|
| project name                                                                                           | ALCONA   | municipality | INNISFIL, ON. | project no. | 13049         |
| date                                                                                                   | MAY 2016 | checked by   | RC            | scale       | 3/16" = 1'-0" |
| drawn by                                                                                               | RC       | file name    | 13049-CN-A1   | drawing no. | CN4           |
| RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM |          |              |               |             |               |





SB12-COMPLIANCE PACKAGE 'A1'

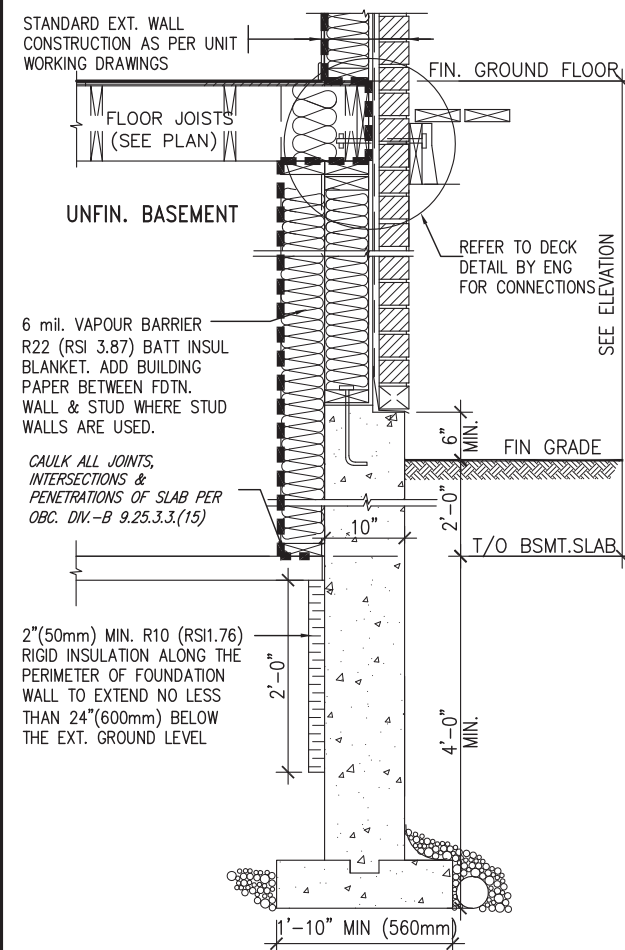


**EW** TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1)  
10" FOUNDATION WALL SCALE: N.T.S.

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.

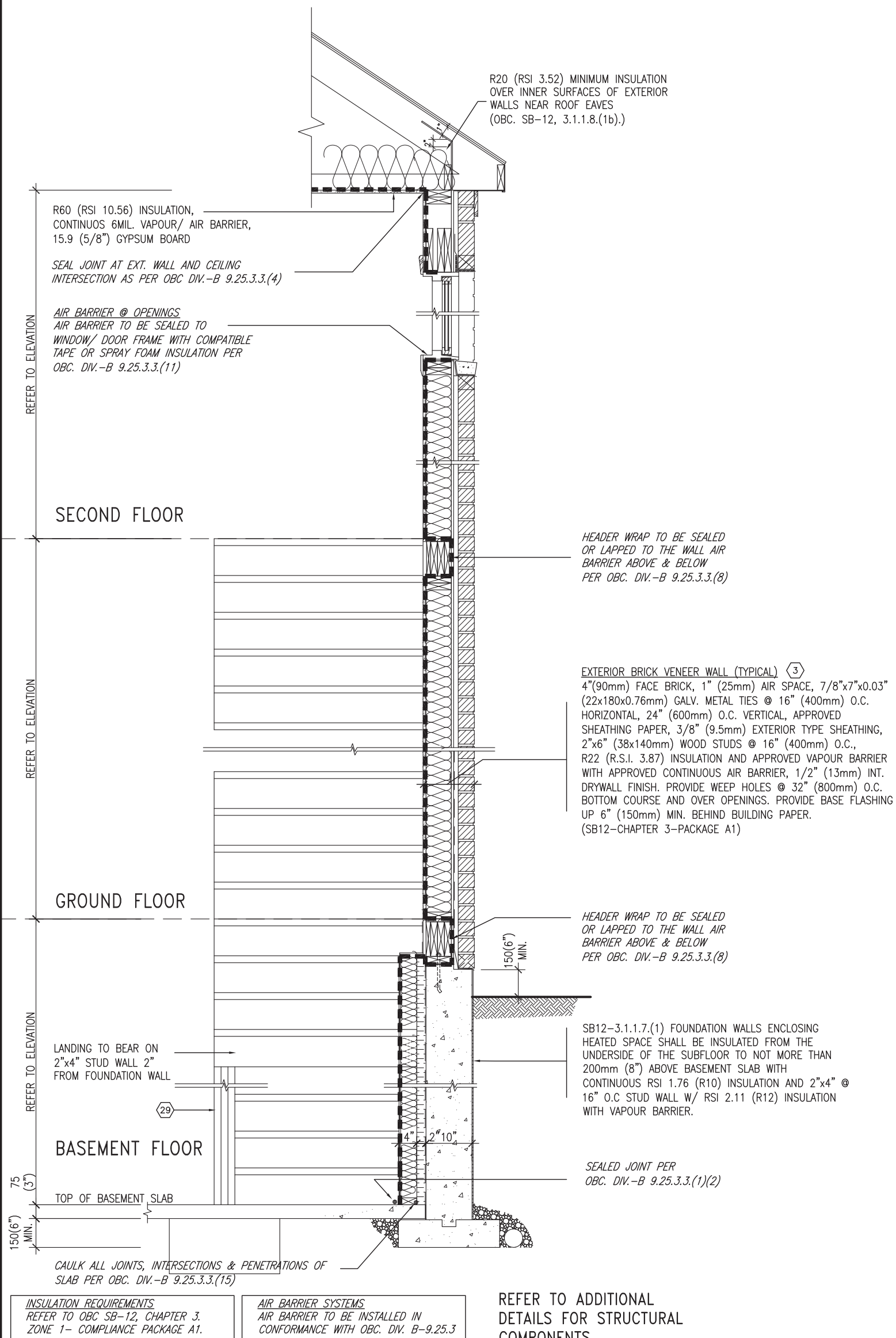


\* REVISED-FEB 2017

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><br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com | <b>BAYVIEW WELLINGTON</b> | project name<br><b>ALCONA</b> | municipality<br><b>INNISFIL, ON.</b> | project no.<br><b>13049</b> | <b>CONST NOTE</b>         |
| 8   | .                       | .         | .  | qualification information                                                                                                                                                                                                                                                                                     |                                                                                                                         |                           |                               |                                      |                             |                           |
| 7   | .                       | .         | .  | Wellington Jno-Baptiste 25591<br>signature BCIN                                                                                                                                                                                                                                                               |                                                                                                                         |                           |                               |                                      |                             |                           |
| 6   | .                       | .         | .  | registration information<br>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<br><b>MAY 2016</b>                                                                                                 | checked by<br><b>RC</b>   | scale<br><b>3/16" = 1'-0"</b> | file name<br><b>13049-CN-A1</b>      | <b>CONSTRUCTION NOTES</b>   | drawing no.<br><b>CN6</b> |
| 4   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                           |                               |                                      |                             |                           |
| 3   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                           |                               |                                      |                             |                           |
| 2   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                           |                               |                                      |                             |                           |
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| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                           |                               |                                      |                             |                           |

# SB12-COMPLIANCE PACKAGE 'A1'



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

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. | <br><b>VA3</b><br><b>DESIGN</b> | <b>BAYVIEW WELLINGTON</b>     | <b>CONST NOTE</b><br>- |
| 8   | .           | .    | qualification information                                                                                                                                                          |                                                                                                                     |                               |                        |
| 7   | .           | .    | Wellington Jno-Baptiste 25591                                                                                                                                                      |                                                                                                                     |                               |                        |
| 6   | .           | .    | name BCIN                                                                                                                                                                          |                                                                                                                     |                               |                        |
| 5   | .           | .    | signature                                                                                                                                                                          |                                                                                                                     |                               |                        |
| 4   | .           | .    | registration information                                                                                                                                                           | project name<br><b>ALCONA</b>                                                                                       | municipality<br>INNISFIL, ON. | project no.<br>13049   |
| 3   | .           | .    | VA3 Design Inc. 42658                                                                                                                                                              |                                                                                                                     |                               |                        |
| 2   | .           | .    |                                                                                                                                                                                    |                                                                                                                     |                               |                        |
| 1   | .           | .    |                                                                                                                                                                                    |                                                                                                                     |                               |                        |
| no. | description | date | by                                                                                                                                                                                 |                                                                                                                     |                               |                        |

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

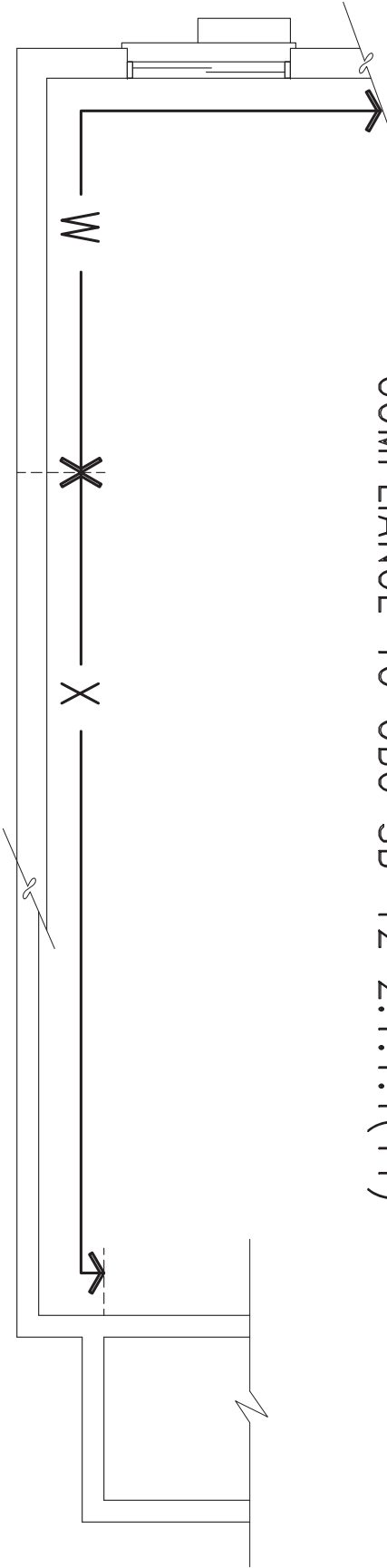
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|                                                                                                        |  |            |  |                          |  |                    |  |     |
|--------------------------------------------------------------------------------------------------------|--|------------|--|--------------------------|--|--------------------|--|-----|
| date<br>MAY 2016                                                                                       |  | checked by |  | scale<br>3/16" = 1'-0"   |  | CONSTRUCTION NOTES |  | CN7 |
| drawn by<br>RC                                                                                         |  | -          |  | file name<br>13049-CN-A1 |  |                    |  |     |
| RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN_Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 9:15 AM |  |            |  |                          |  |                    |  |     |

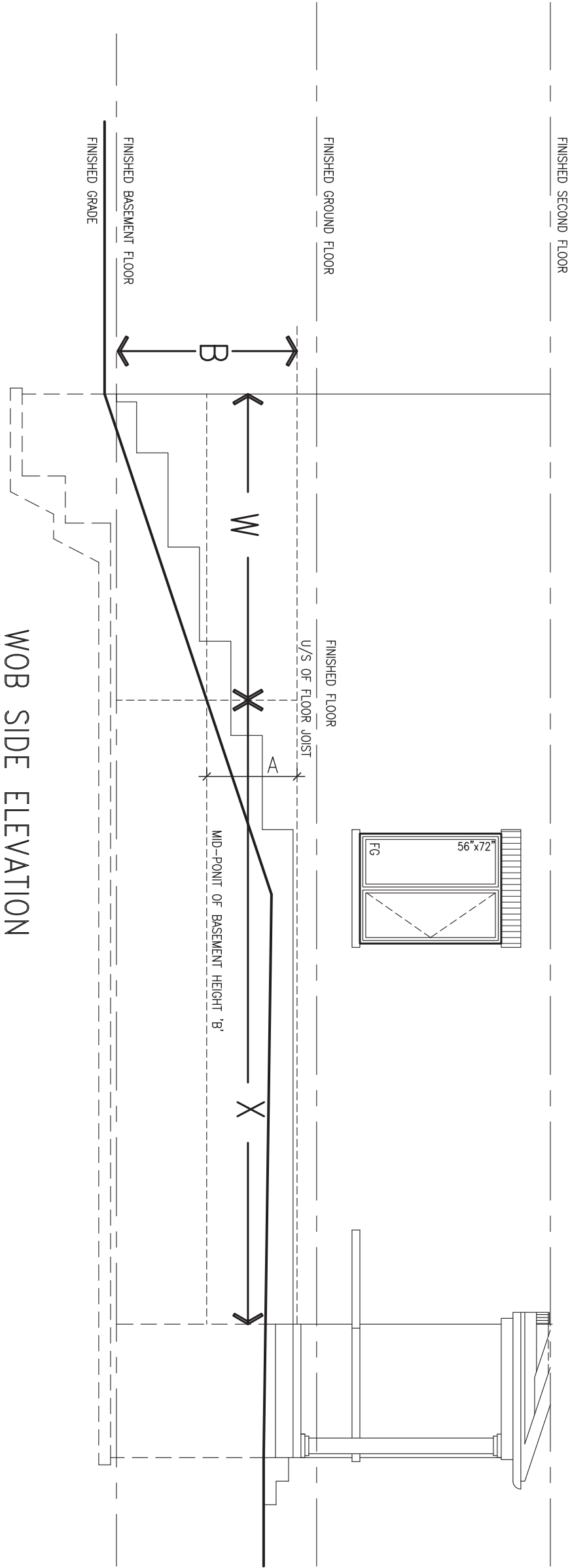
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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.                                                                                                                            | <br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com | <b>BAYVIEW WELLINGTON</b> | project name<br><b>ALCONA</b> | municipality<br><b>INNISFIL,ON.</b> | <b>CONST NOTE</b><br>- | project no.<br><b>13049</b> | <b>CONSTRUCTION NOTES</b> | drawing no.<br><b>CN8</b> |
| 8   | .                       | .         | .  | Wellington Jno-Baptiste 25591 BCIN                                                                                                                                                                                                                                                                            |                                                                                                                                                                                            |                           |                               |                                     |                        |                             |                           |                           |
| 7   | .                       | .         | .  | signature                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                            |                           |                               |                                     |                        |                             |                           |                           |
| 6   | .                       | .         | .  | 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. |                                                                                                                                                                                            |                           |                               |                                     |                        |                             |                           |                           |
| 4   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                           |                               |                                     |                        |                             |                           |                           |
| 3   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                           |                               |                                     |                        |                             |                           |                           |
| 2   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                           |                               |                                     |                        |                             |                           |                           |
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| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                           |                               |                                     |                        |                             |                           |                           |



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| 3   | .                       | .         | .  |
| 2   | .                       | .         | .  |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |
| no. | description             | date      | by |

|                                                                                                                                                                                                                                                                                                               |              |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------|
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| qualification information                                                                                                                                                                                                                                                                                     |              |       |
| Wellington                                                                                                                                                                                                                                                                                                    | Jno-Baptiste | 25591 |
| name                                                                                                                                                                                                                                                                                                          | signature    | 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   | municipality | INNISFIL, ON. |
| date                                                                                                   | MAY 2016 | checked by   | scale         |
| drawn by                                                                                               | RC       |              | 3/16" = 1'-0" |
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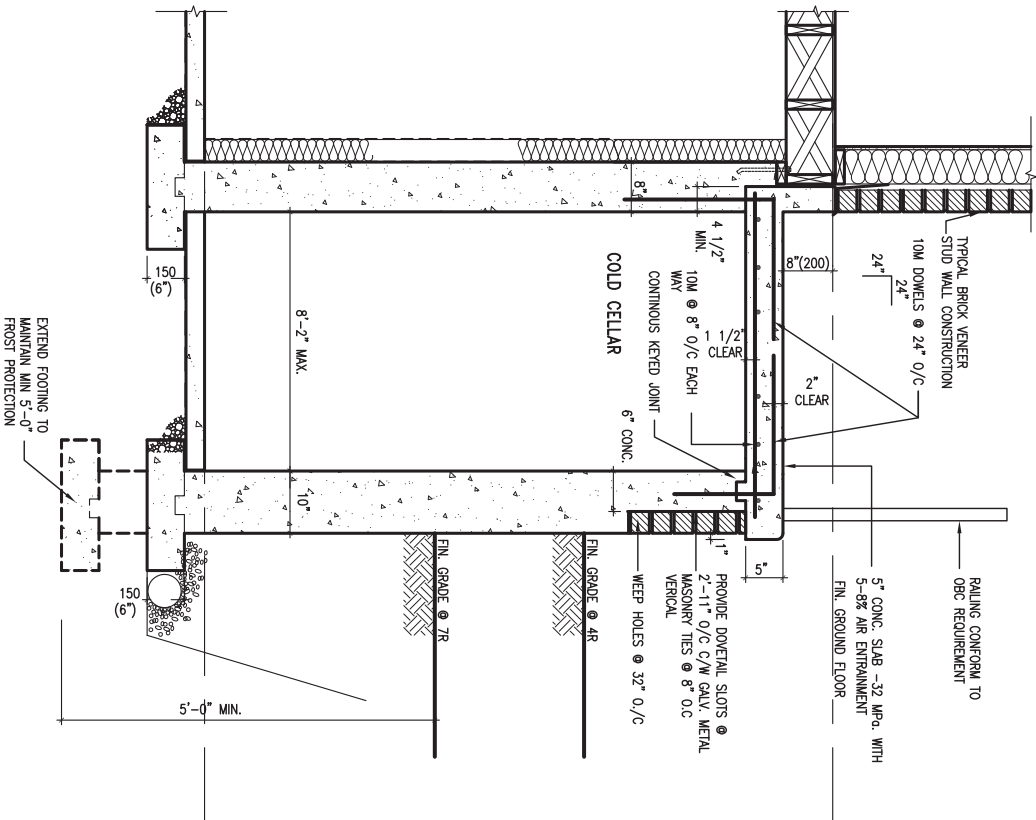
## CONST NOTE

### CONSTRUCTION NOTES

file name  
13049-CN-A1

drawing no.

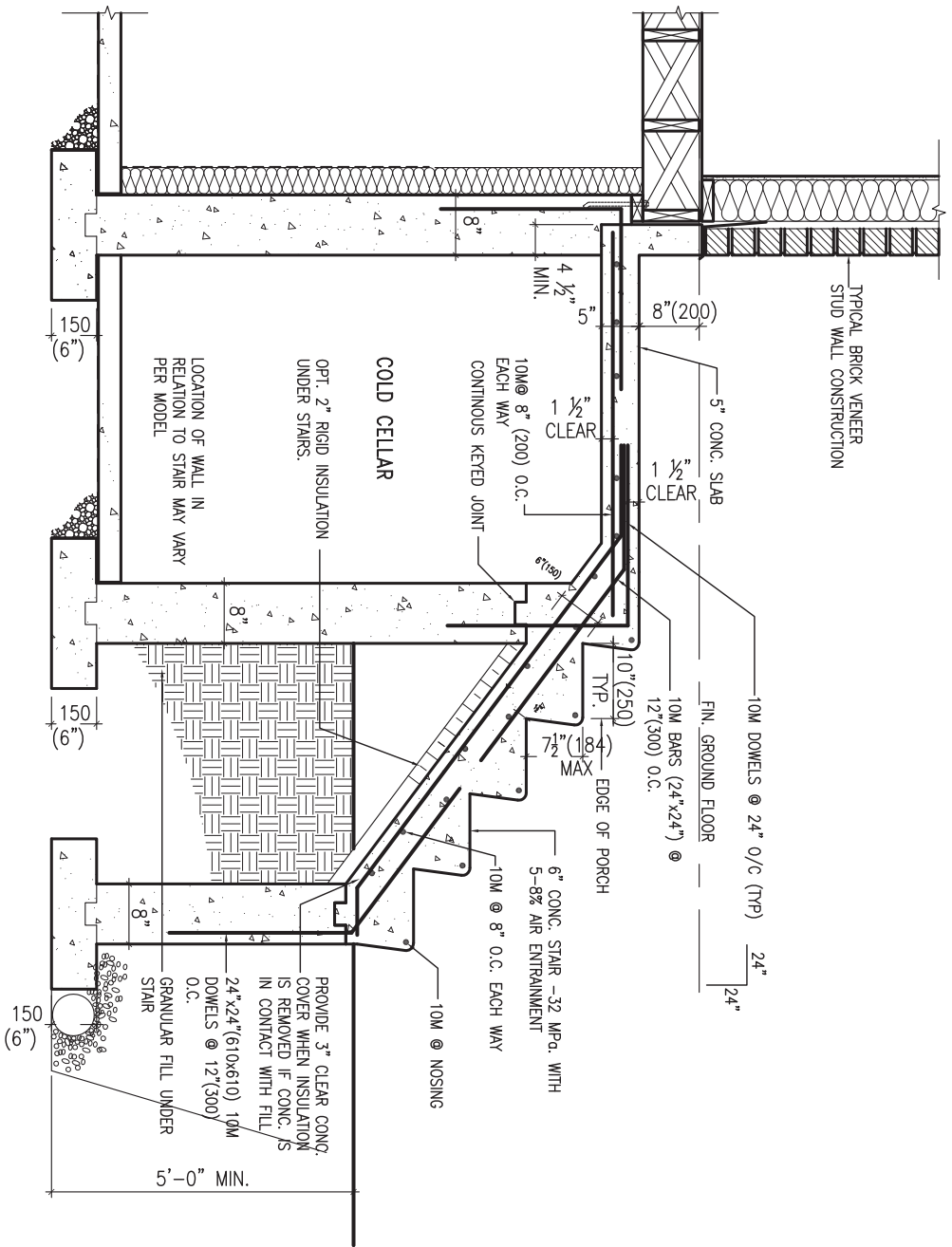
# CN9



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.



(10" FOUNDATION WALL)



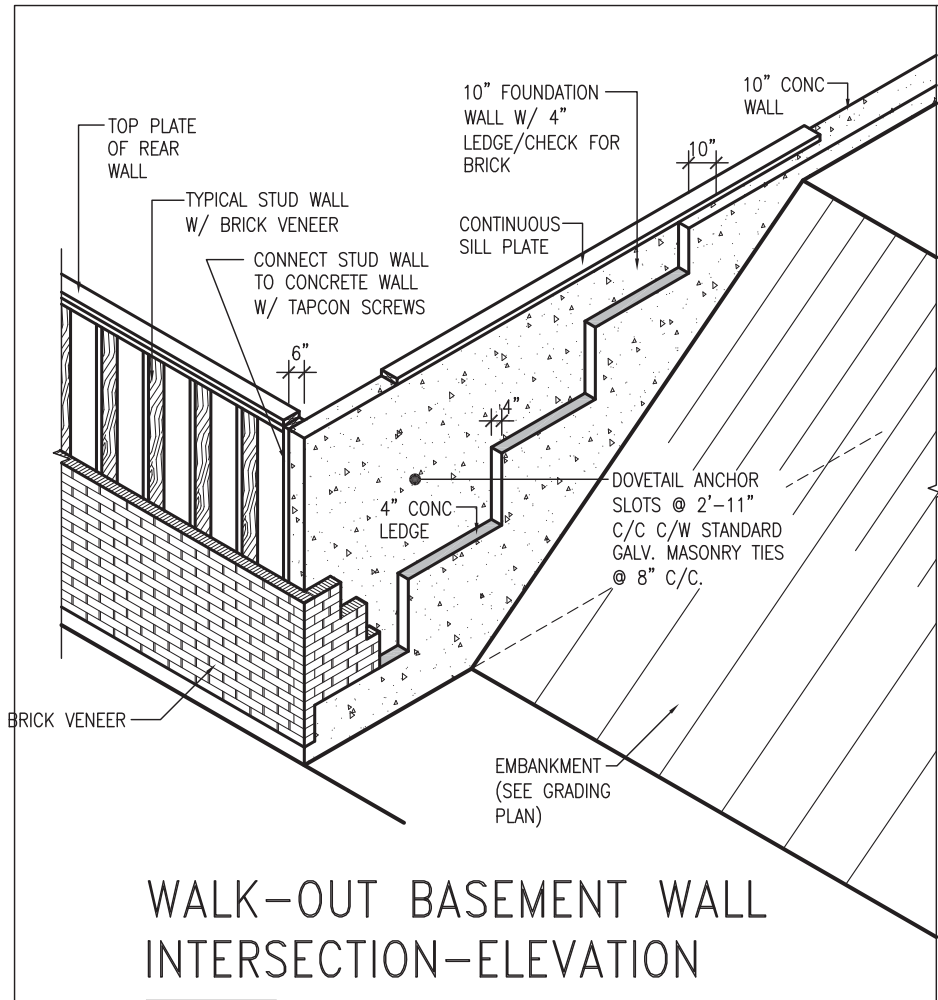
(10" FOUNDATION WALL)



|     |                         |           |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                  |                               |                    |                       |  |             |
|-----|-------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------|-----------------------|--|-------------|
| 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>signature</div> <div>25591</div> <div>BCIN</div> <div>42658</div> | <div><div>VA3</div><div>DESIGN</div></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>BAYVIEW WELLINGTON</div> |                    | <div>CONST NOTE</div> |  |             |
| 8   | .                       | .         |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                  | project name                  | municipality       | project no.           |  |             |
| 7   | .                       | .         |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                  | ALCONA                        | INNISFIL, ON.      | 13049                 |  |             |
| 6   | .                       | .         |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                  | date                          | CONSTRUCTION NOTES |                       |  | drawing no. |
| 5   | .                       | .         |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                  | MAY 2016                      |                    |                       |  |             |
| 4   | .                       | .         | drawn by                                                                                                                                                                                                                                                                                                                                                                                                                    | checked by                                                                                                                                                                       | scale                         | file name          | CN10                  |  |             |
| 3   | .                       | .         | RC                                                                                                                                                                                                                                                                                                                                                                                                                          | -                                                                                                                                                                                | 3/16" = 1'-0"                 | 13049-CN-A1        |                       |  |             |
| 2   | .                       | .         | RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                  |                               |                    |                       |  |             |
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| no. | description             | date      | by                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                  |                               |                    |                       |  |             |

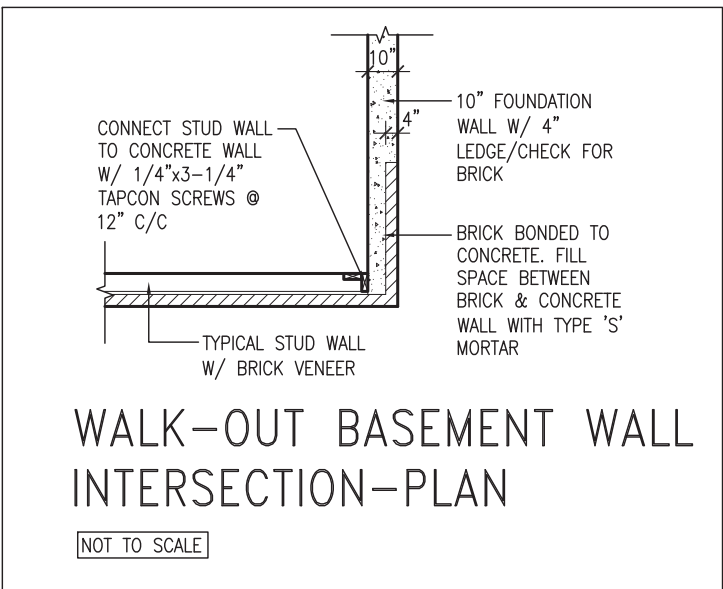
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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

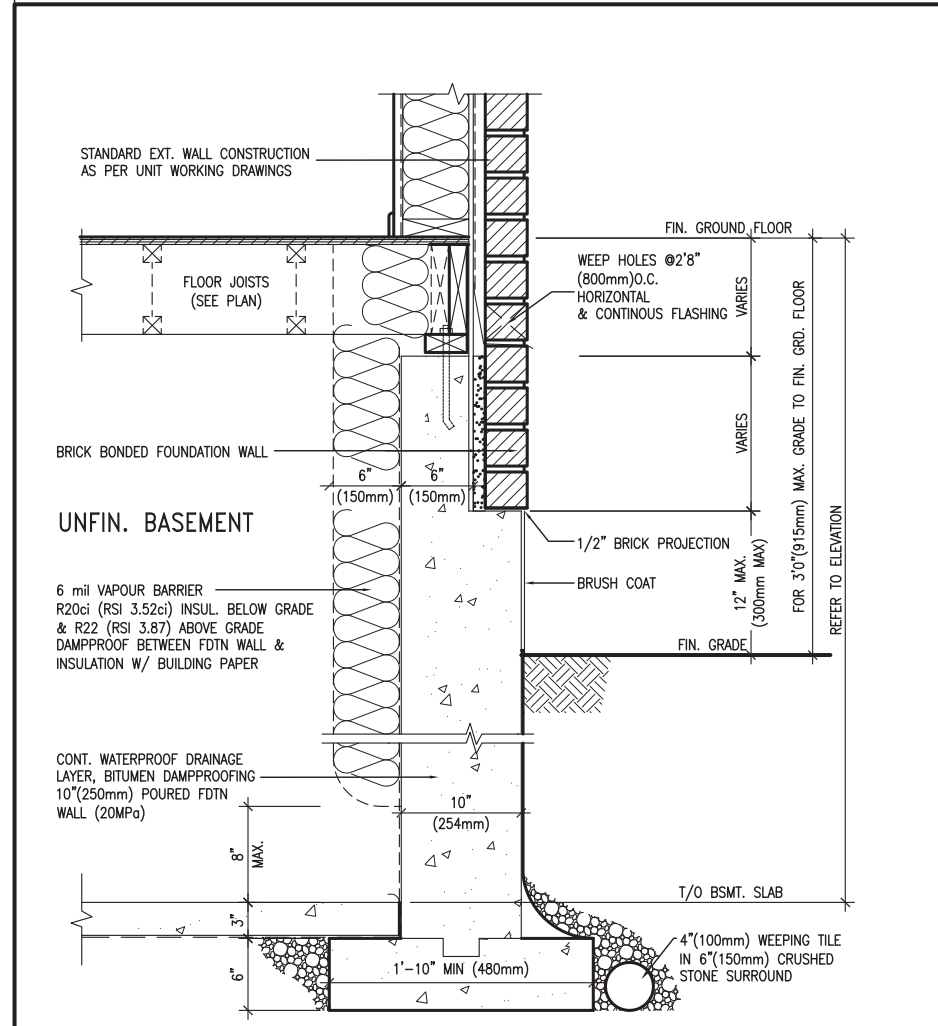
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

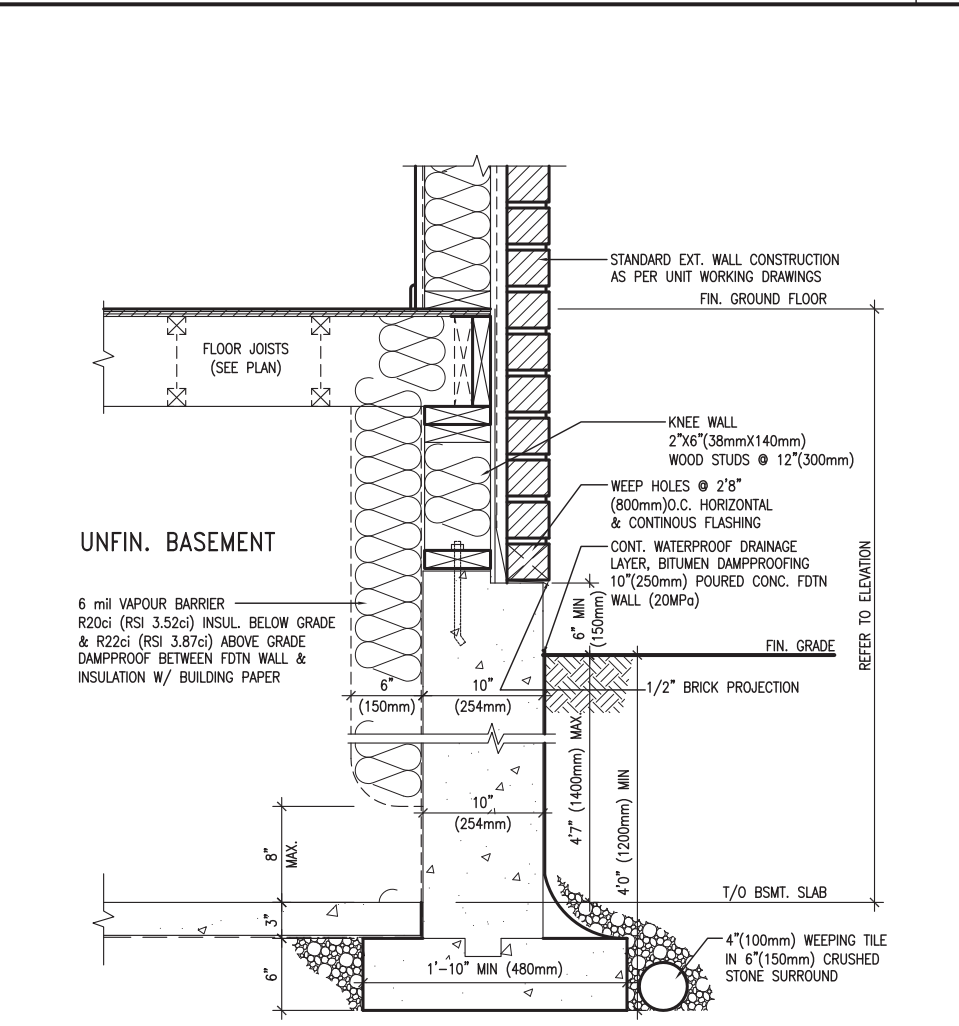
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.



|     |                         |           |    |
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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.                                                                                                                                                                                                                                                                                               |           |       |
| 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 |               |
| 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. | CN11        |