

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

DATE: Jun 28, 2018

10/26/2018 10:03:46 AM kbayley

JUNE 27, 2018



propositiones potius innotescunt

INNOVATION

13049

NAME	1
DATE	

049-TH-12E

16 - 11:20 AM

without VA3 DESIGN's written permission

INDICATES FIRE RATED WALL ASSEMBLY

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

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

APPROVED BY:

DATE: JUN. 28, 2018
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SIDE WALL ONLY
10" FOUNDATION WALL ON
22"x6" THICK CONC. FTG UNDER
ALL 2"x6" KNEEWALL AS REQ'D
BY GRADING - SEE DETAILS
MAX BACKFILL HEIGHT: 4'-7"
FOR 10" FOUND. WALL W/
KNEEWALL ON TOP

Town of Innisfil Certified Model
10/26/2018 10:06:32 AM kbayley

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

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

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

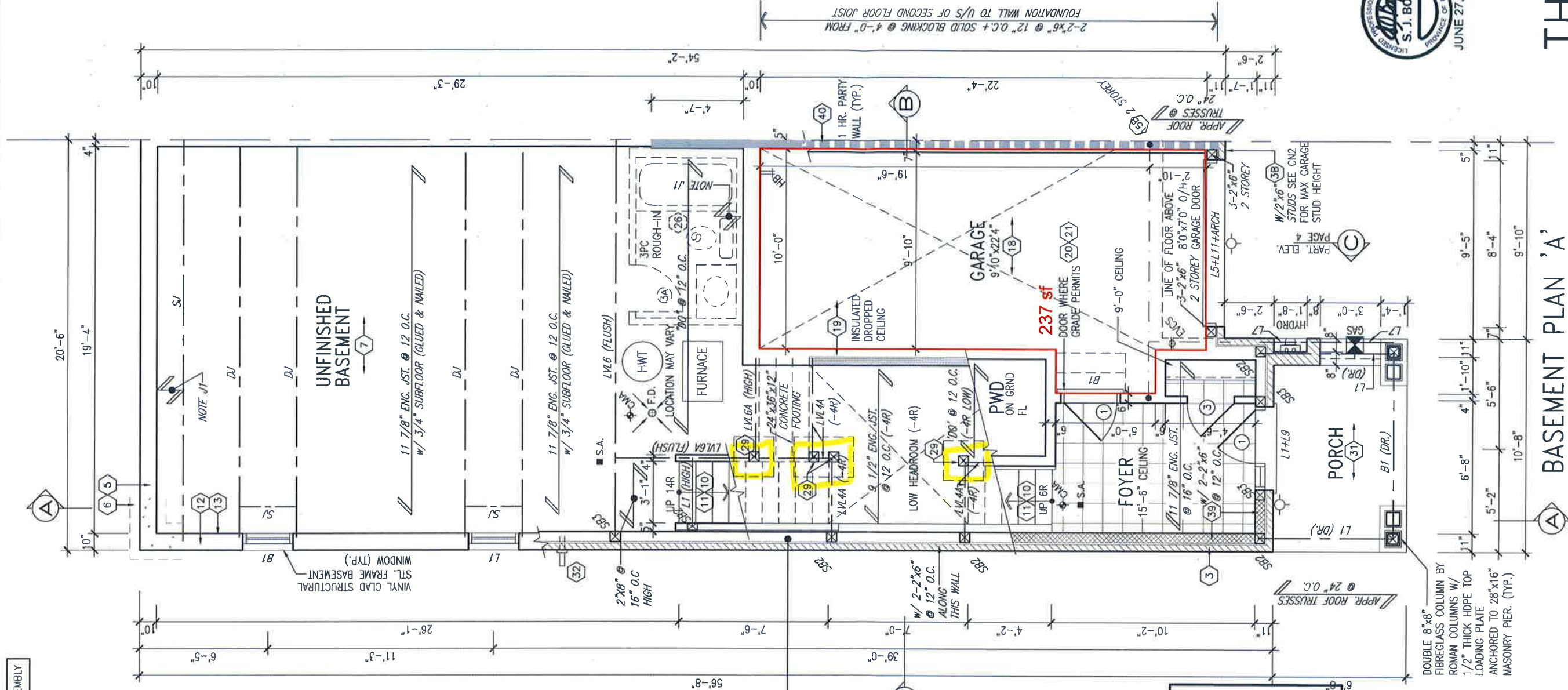
ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)

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.

AREA CALCULATIONS

	ELEV. A
GROUND FLOOR AREA	889 SF
SECOND FLOOR AREA	1107 SF
SUBTOTAL	1996 SF
DEDUCT ALL OPENINGS	0 SF
TOTAL NET AREA	1996 SF
FINISHED BSMT AREA	185.43 m2
COVERAGE W/OUT PORCH	1137 SF
COVERAGE W/ PORCH	105.63 m2
	1208 SF
	112.23 m2



BASEMENT PLAN 'A'

TH-12E



BAYVIEW WELLINGTON

TH-12E
CRANE 12

project name
ALCONA

municipality
INNISFIL, ON.

project no.
13049

date
DECEMBER, 2017

sheet
BASEMENT PLAN 'A'

drawing no.
13049-TH-12E

drawn by
CL

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

scale
2

author
HICHAO - HVA ARCHITECTURE/WORKING 2017/13049.BAY.WELLINGTON/TH-12E.dwg - WWS - JUN 27 2018 - 11:20 AM

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INDICATES FIRE RATED WALL ASSEMBLY

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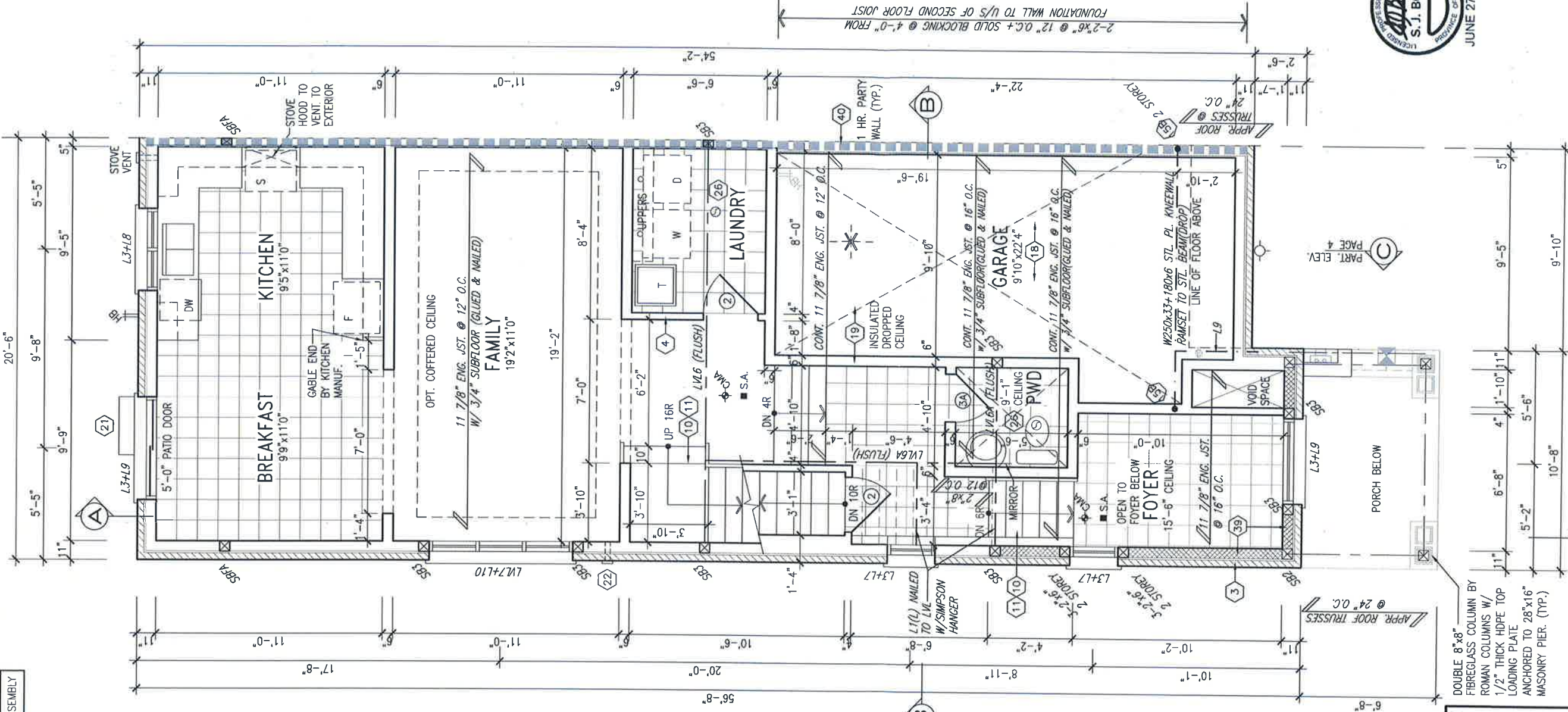
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AND APPROVAL

APPROVED BY:

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REFER TO
STAIR HEADER
DETAIL 24/51

Town of Innisfil Certified Model
10/26/2018 10:06:38 AM kbayley

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

- 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.
 - Fireproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC, 9.34.4.

no.	description	date	by
4.	REVISED AS PER ENG'S COMMENTS	JUN 25-18 SB	
3.	REVISED AS PER FLOOR TRUSS COMMENTS	MAY 22/18 WT	
2.	REVISED AS PER ROOF TRUSS COMMENTS	MAY 18/18 WT	
1.	ISSUE FOR CLIENT REVIEW	JAN 03-18 CL	

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

Wellingdon Jno-Baptiste 25591
name

registration information

VA3 Design Inc. 42658
name

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before commencement of work and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

BAYVIEW WELLINGTON

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	DECEMBER, 2017	checked by	CL	drawing no.	3
drawn by	CL	scale	3/16" = 1'-0"	file name	13049-TH-12E
RICHARD - H. ARCHITECTS, WORKING NO. 201 IN 13049 BAYVIEW L.N. - 5049-TH-12E.dwg - Wed - JUN 27 2018 - 11:20 AM					

GROUND FLOOR PLAN 'A'

TH-12E
CRANE 12



PAGE 4
PART. ELEV.

INDICATES FIRE RATED WALL ASSEMBLY

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

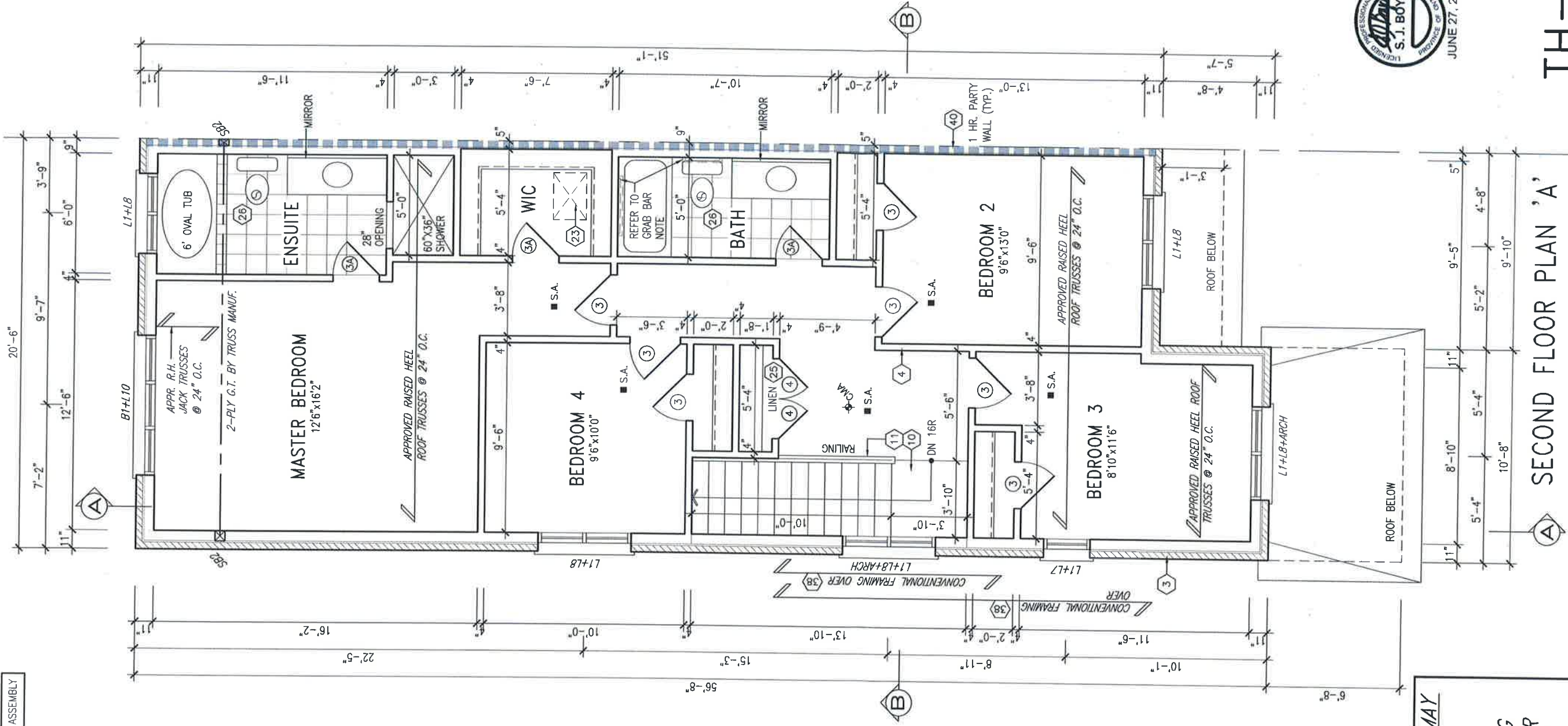
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: JUN. 28, 2018

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STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(a), & 3.8.3.13.(1)(i) AND DETAILS PROVIDED

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

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



TH-12E

SECOND FLOOR PLAN 'A'

BAYVIEW WELLINGTON

TH-12E
CRANE 12

VAS
DESIGN

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

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

qualification information

Wellington Jno-Baptiste 25591

name registration information 30N

VAS Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work.

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.

signature

date

by

no. description

project name

ALCONA

code

DECEMBER, 2017

checked by

CL

drawn by

scale

3/16" = 1'-0"

municipality

INNISFIL, ON.

project no.

13049

drawing no.

13049-TH-12E

file name

4

project no.

13049

drawing no.

13049-TH-12E

file name

4

project no.

13049

drawing no.

13049-TH-12E

file name

4



JUNE 27, 2018

ROOF PLAN 'A'

FRONT ELEVATION 'A'

TH-12E

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

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

APPROVED BY: 
DATE: Jun 28, 2018

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Design Guidelines only and bears no further
professional responsibility.

TH-12E
CRANE 12

BAYVIEW WELLINGTON

ALCONA	INNISFIL, ON.	project no. 13049
date DECEMBER 7017	CDANT ELEVATION 14.7	drawing no.

document, 2017	drawn by	checked by	scale	file name
	CL	-	$3/16" = 1'-0"$	13049-TH-12E



Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Wellington Jno-Baptiste	Signature	BCIN
25591		

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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4	REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB	.	.	.
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT	.	.	.
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT	.	.	.
1	ISSUE FOR CLIENT REVIEW	JAN 03-18	CL	.	.	.
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

Wallington Ino-Baptiste

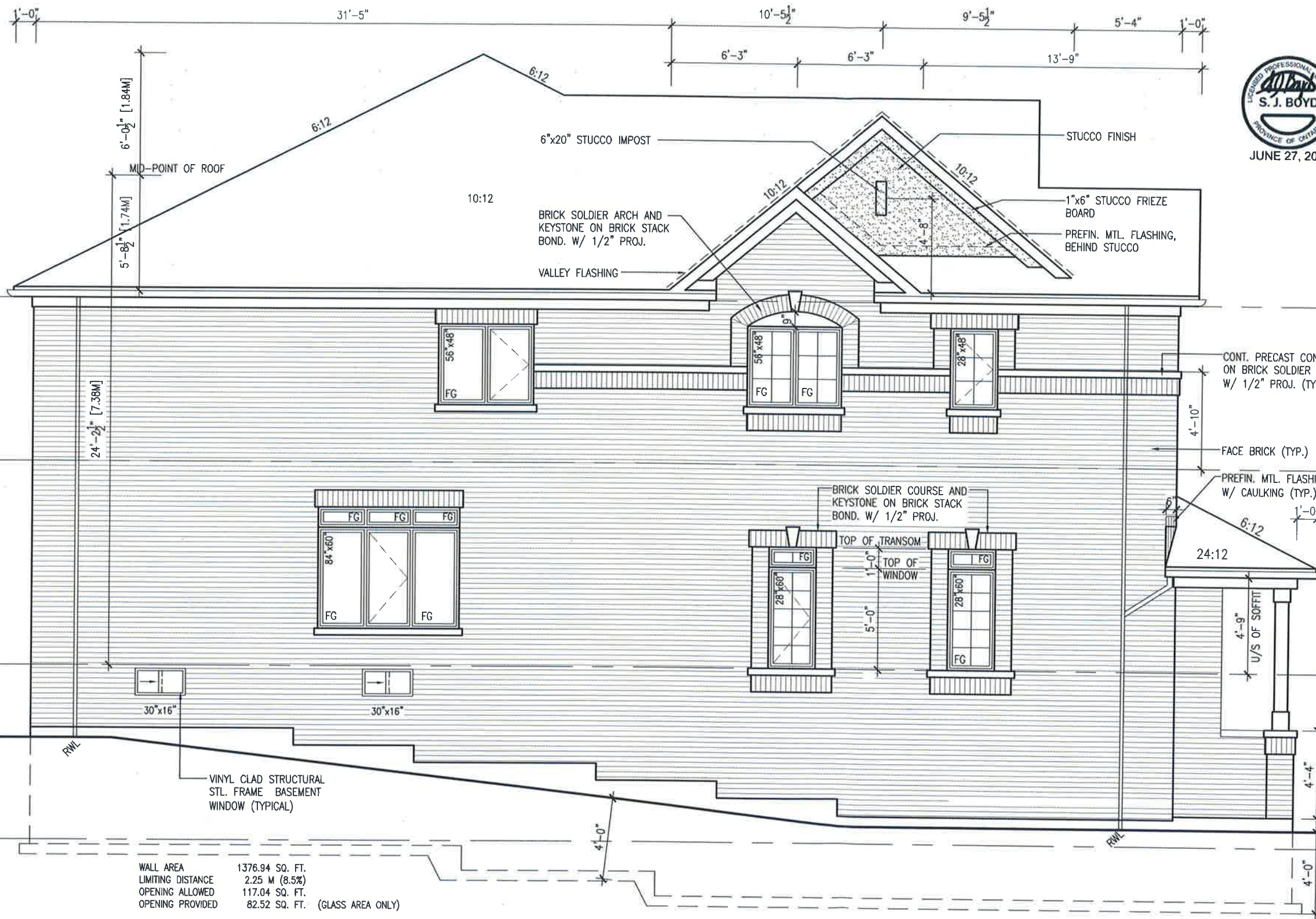
signature

BCIN

25591

42658

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APPROVED BY:
DATE: Jun. 28, 2018

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BAYVIEW WELLINGTON		TH-12E CRANE 12	
project name	ALCONA	municipality	INNISFIL, ON.
project no.	13049	drawing no.	6
date	DECEMBER, 2017	checked by	CL
drawn by	CL	scale	3/16" = 1'-0"
UPGRADE SIDE ELEVATION 'A'			
TH-12E			
13049-TH-12E			
JUN 27 2018 - 11:22 AM			

VA3 DESIGN		25591	
255 Consumers Rd. Suite 120		42658	
Toronto, ON M2J 1R4		25591	
t 416.630.2255 f 416.630.4782		25591	
va3design.com		25591	

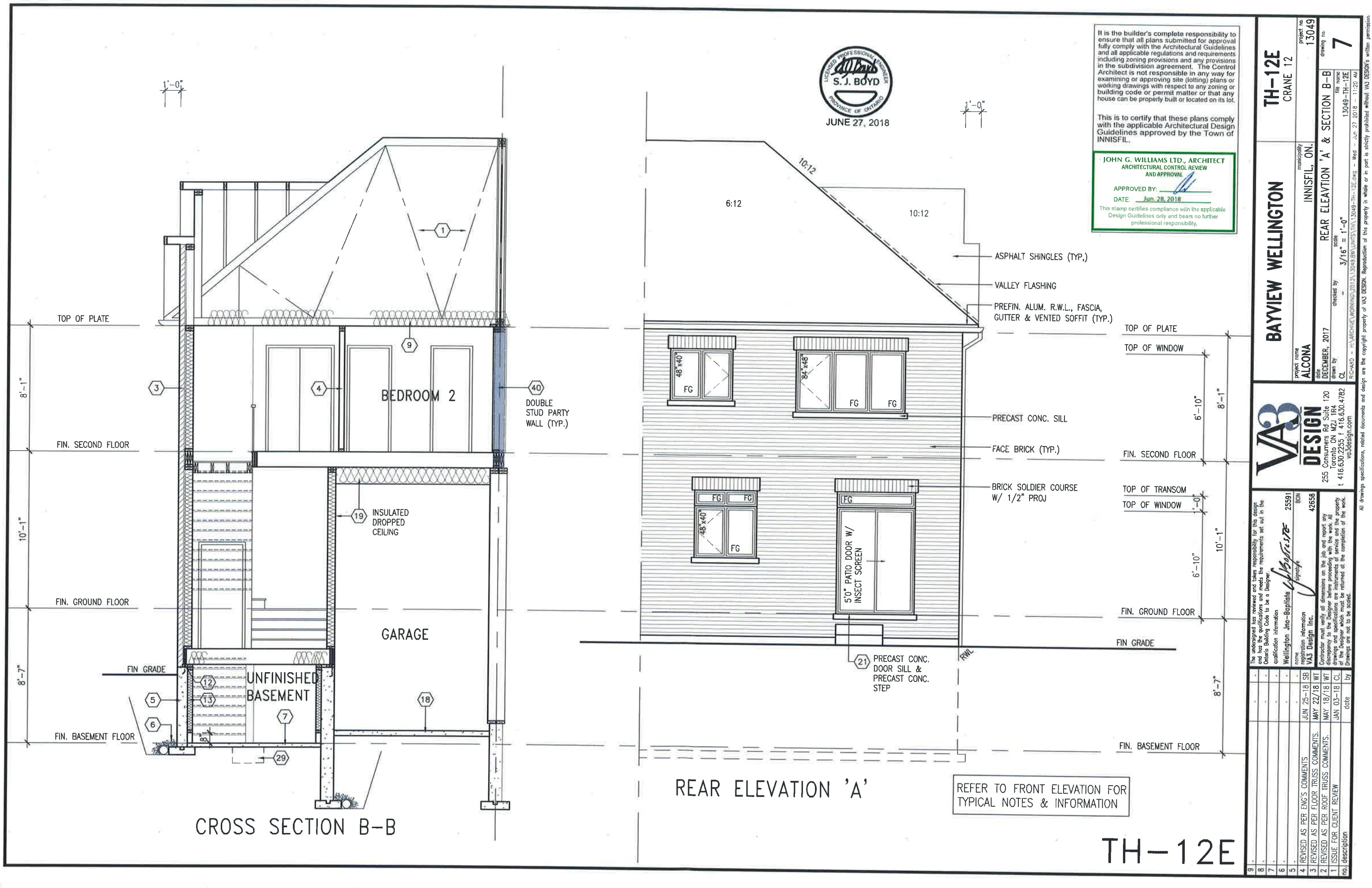
The undersigned has reviewed and takes responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
Wellington Jno-Baptiste		42658	
VA3 Design Inc.		25591	
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4	REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB
3	REVISED AS PER FLOOR TRUSS COMMENTS	MAY 22/18	WT
2	REVISED AS PER ROOF TRUSS COMMENTS	MAY 18/18	WT
1	ISSUE FOR CLIENT REVIEW	JAN 03-18	CL
no.	description	date	by

PARTIALLY UPGRADED SIDE ELEVATION 'A'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

TH-12E



LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JUNE 27, 2018

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

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

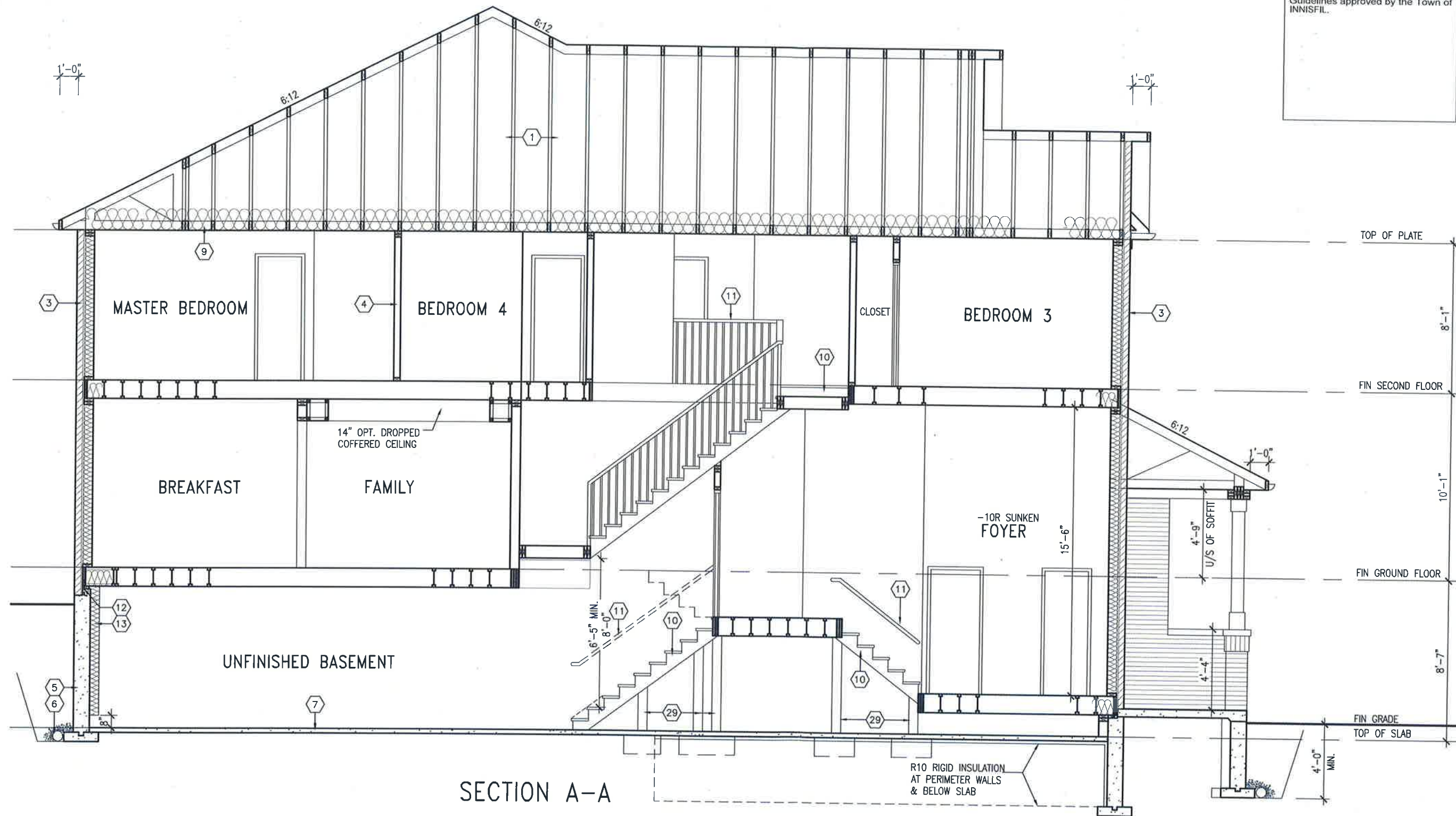
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BAYVIEW WELLINGTON		TH-12E	CRANE 12
project name	ALCONA	project no.	13049
city	INNISFIL, ON.	drawing no.	7
date	DECEMBER, 2017	section	REAR ELEVATION 'A' & SECTION B-B
drawn by	CL	scale	3/16" = 1'-0"
checked by		date	13049-TH-12E
designed by		file name	13049-TH-12E
approved by		date	13049-TH-12E
description	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2235 f 416.630.4782 vo3design.com		
no.	1	description	ISSUE FOR CLIENT REVIEW
no.	2	description	REVISED AS PER FLOOR TRUSS COMMENTS.
no.	3	description	REVISED AS PER FLOOR TRUSS COMMENTS.
no.	4	description	REVISED AS PER ENG'S COMMENTS
no.	5	description	
no.	6	description	
no.	7	description	
no.	8	description	
no.	9	description	



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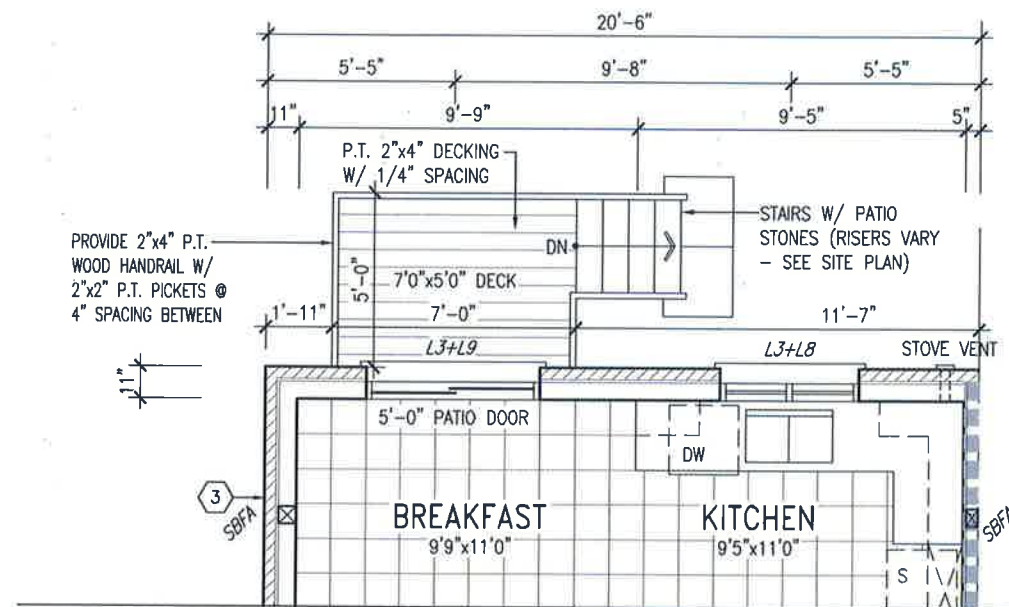


SECTION A-A

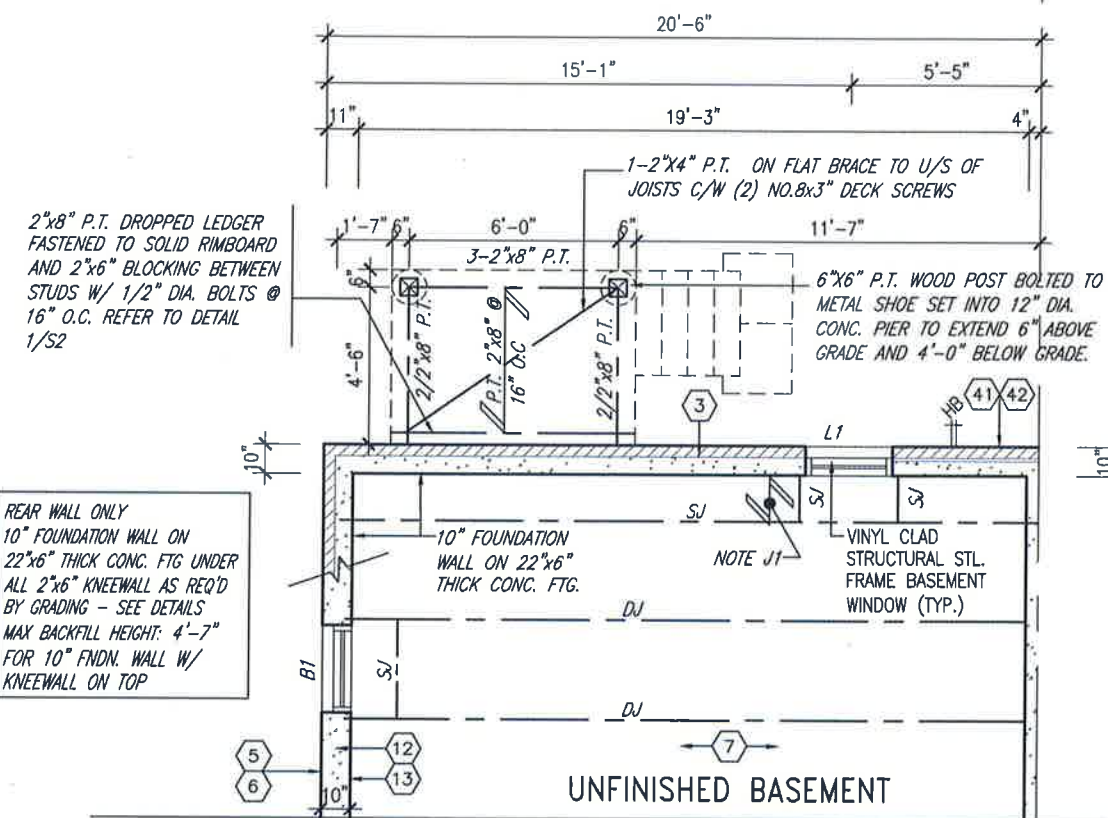
TH-12E

BAYVIEW WELLINGTON		TH-12E CRANE 12	
project name ALCONA		municipality INNISFIL, ON.	
date DECEMBER, 2017		drawing no. 13049	
checked by CL		drawing no. 8	
scale 3/16" = 1'-0"		file name 13049-TH-12E	
drawn by CL		date JUN 27 2018 11:20 AM	
CROSS SECTION A-A			
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.			
Wellington Jno-Baptiste Signature 25591 BON			
VA3 Design Inc. 42658 BON			
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4. REVISED AS PER ENG'S COMMENTS JUN 25-18 SB		date by	
3. REVISED AS PER FLOOR TRUSS COMMENTS. MAY 22/18 WT			
2. REVISED AS PER ROOF TRUSS COMMENTS. MAY 18/18 WT			
1. ISSUE FOR CLIENT REVIEW JAN 03-18 CL			

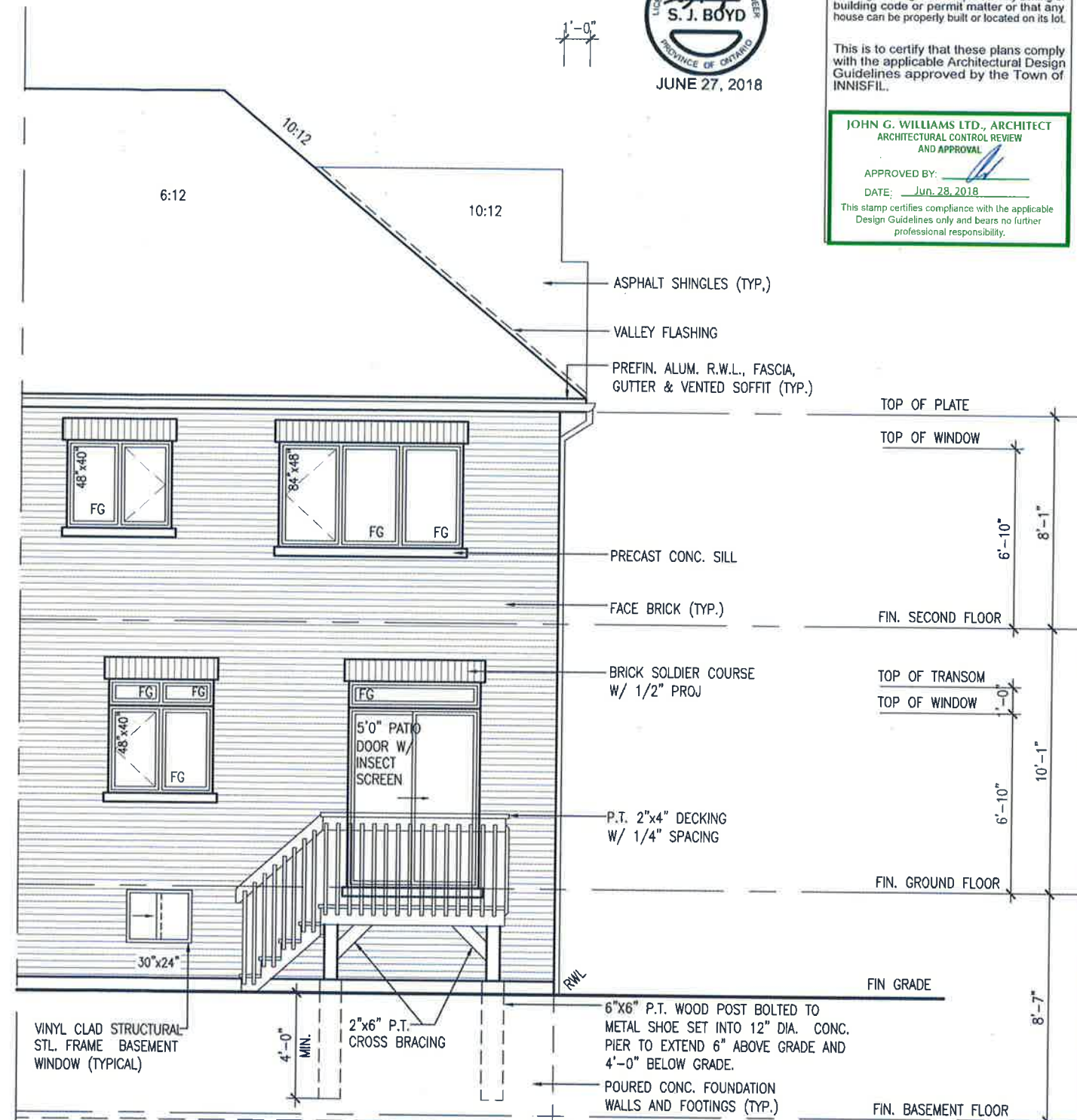
INDICATES FIRE RATED WALL ASSEMBLY



PARTIAL GROUND FLOOR PLAN
6R W.O.D. CONDITION



PARTIAL BASEMENT PLAN
6R W.O.D. CONDITION



REAR ELEVATION 'A'
WOD 6R COND.



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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: Jun. 28, 2018

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TH-12E
CRANE 12

BAYVIEW WELLINGTON

VA3
DESIGN

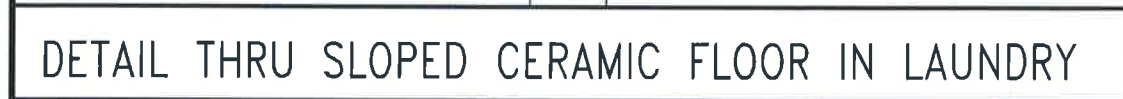
25591 BCN 42658
Wellington - Bopiste
VA3 Design Inc.
255 Consumers Rd. Suite 120
Toronto, ON M2J 1B4
t 416.630.2255 f 416.630.4782
va3design.com

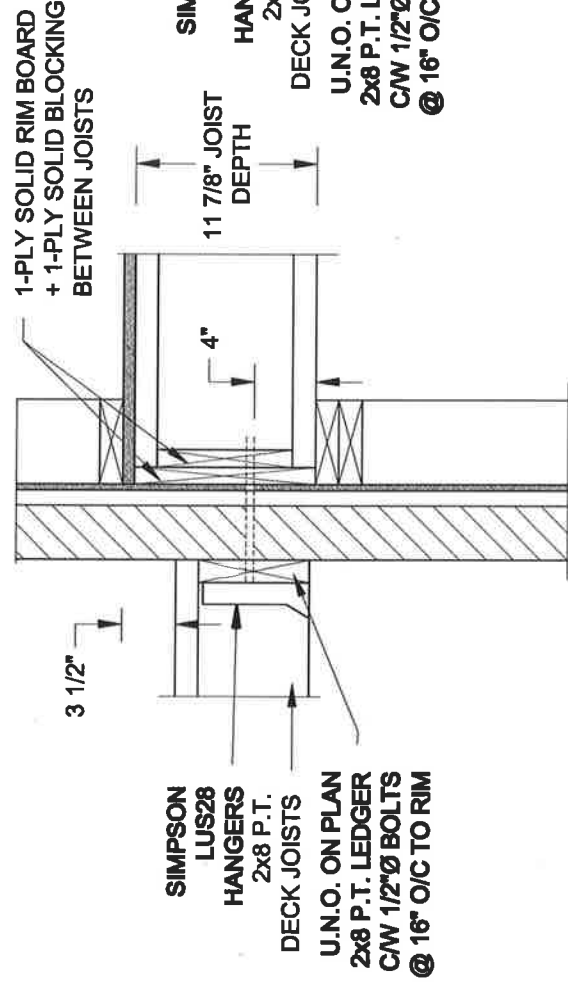
no.	description	date	by
4	REVISED AS PER ENG'S COMMENTS	JUN 25-18 SB	
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2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18 WT	
1	ISSUE FOR CLIENT REVIEW	JAN 03-18 CL	

project no. 13049
drawing no. 9
file name 13049-TH-12E
checked by CL
scale 3/16" = 1'-0"
date DECEMBER, 2017
drawn by CL
municipality INNISFIL, ON.
project name ALCONA
WOD REAR ELEVATION 'A'

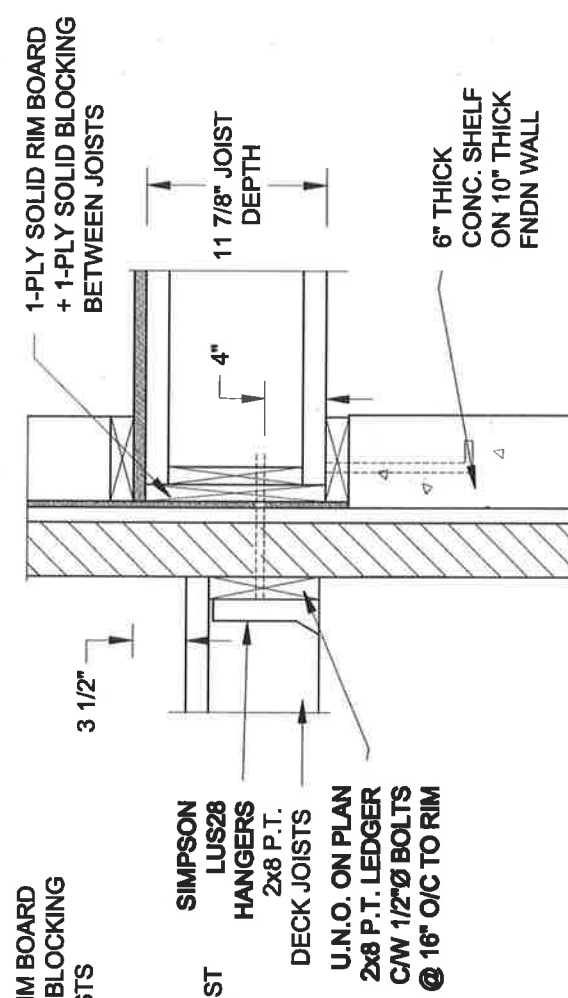
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TH-12E

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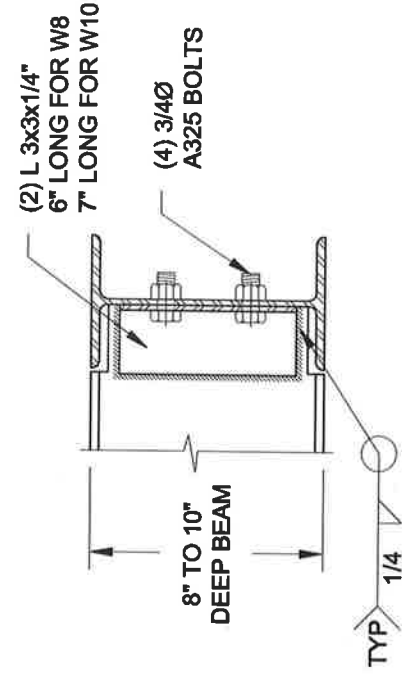


1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



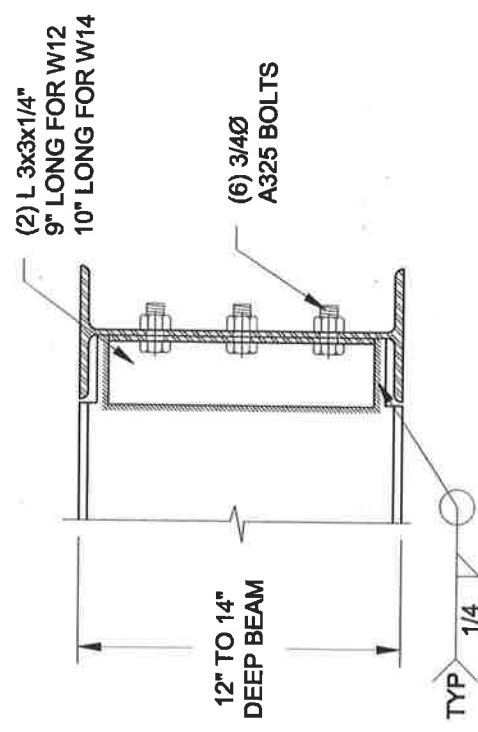
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 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.

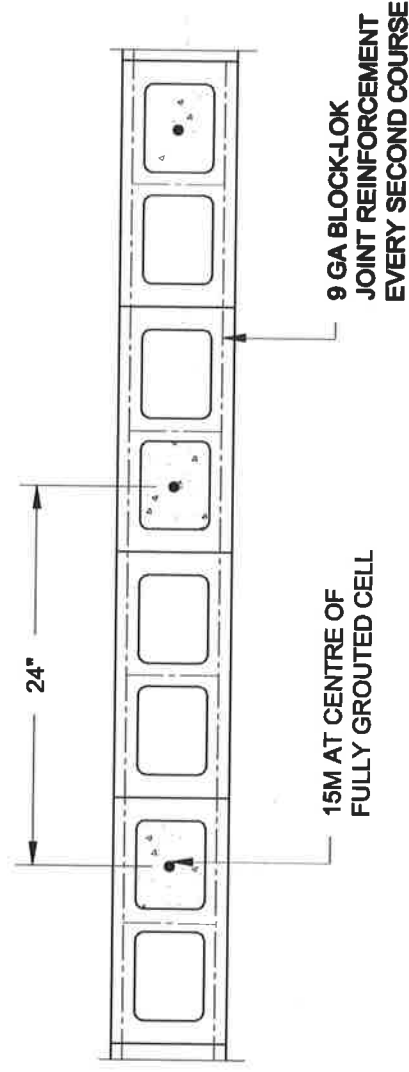


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

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



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

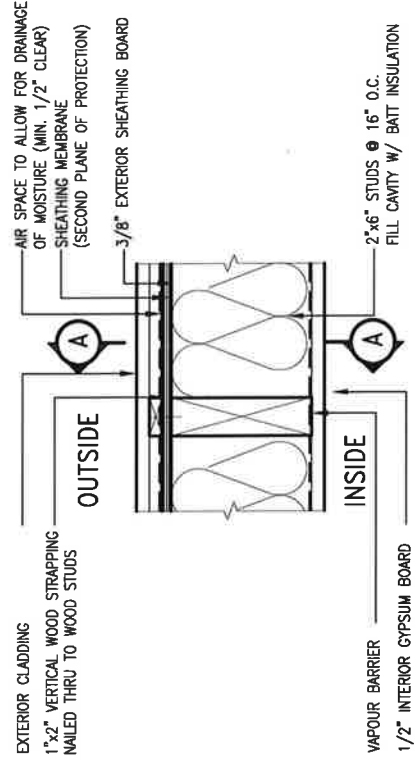


3 PLAN OF FIREWALL AT 2 STOREY CONDITION
S2 SCALE: 1" = 1'-0"

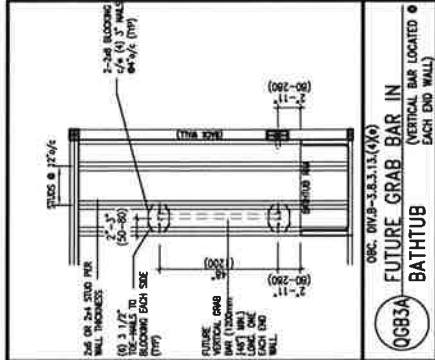
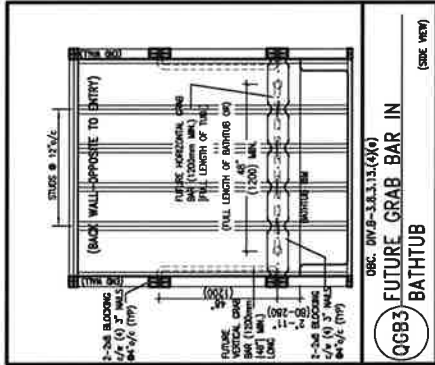
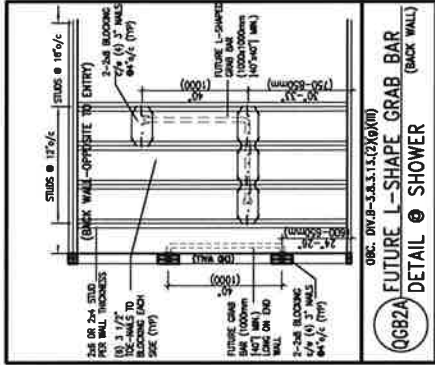
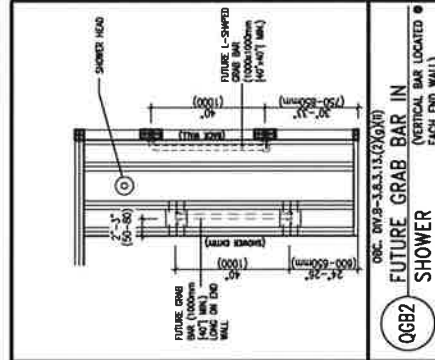
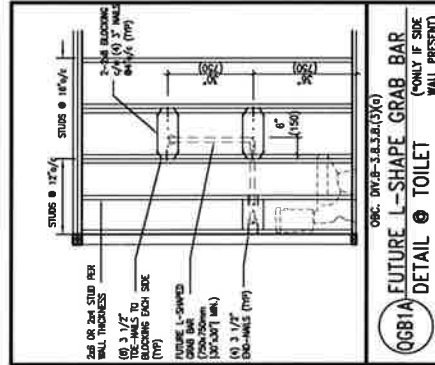
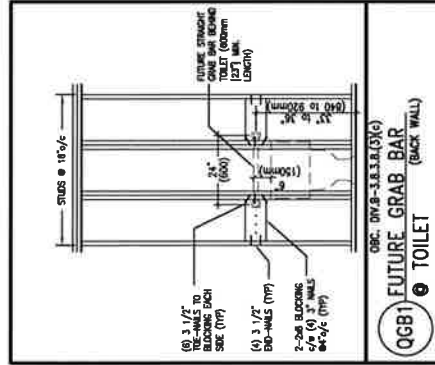
NOTES:

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.
3. LAP VERTICAL BARS 30" AT ANY SPLICES.

Scale: AS NOTED		QUAILE ENGINEERING LTD.		Engineer's Seal  S. J. BOYD JUNE 22, 2018	Project: BAYVIEW WELLINGTON HOMES - ALCONA TOWNS INNISFIL, ONTARIO
Date: JUN-22-2018		38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		JUNE 22, 2018	TYPICAL STRUCTURAL DETAILS FOR SINGLES
Drawn: SC		Checked: SJB			



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM



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

- 2"x4" @ 16" O.C. - 9'-10"
2-2"x4" @ 12" O.C. - 10'-9"
3-2"x4" @ 16" O.C. - 11'-2"
3-2"x4" @ 12" O.C. - 12'-4"

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 kpa.
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR
JOIST LENGTH OF 2.5m OF ONE FLOOR.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR RETURN WIND PRESSURE OF 0.6 kpa.
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
SIDING.

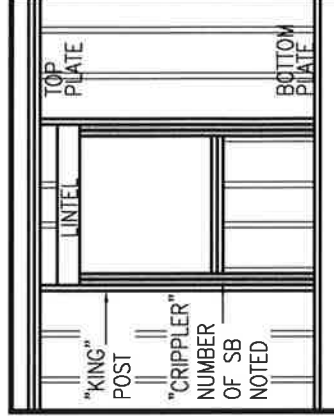
♦♦ MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:

- | MAX. HEIGHT FOR 2"x8" EXIST. | |
|------------------------------|--------------------|
| 2"x6" @ 16" O.C. | 16" O.C. - 12'-6" |
| 2"x6" @ 12" O.C. | 12" O.C. - 13'-10" |
| 2-2"x6" @ 16" O.C. | 16" O.C. - 15'-0" |
| 2-2"x6" @ 12" O.C. | 12" O.C. - 17'-4" |
| 2"x8" @ 16" O.C. | 16" O.C. - 16'-0" |
| 2"x8" @ 12" O.C. | 12" O.C. - 17'-9" |
| 2-2"x8" @ 16" O.C. | 16" O.C. - 20'-4" |
| 2-2"x8" @ 12" O.C. | 12" O.C. - 22'-4" |

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 kPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 o.c. (4'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE
5. WALL FRAMING SHALL CONFORM TO OBC 9.2.3.10.1.(2)
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 kPa STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
7. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



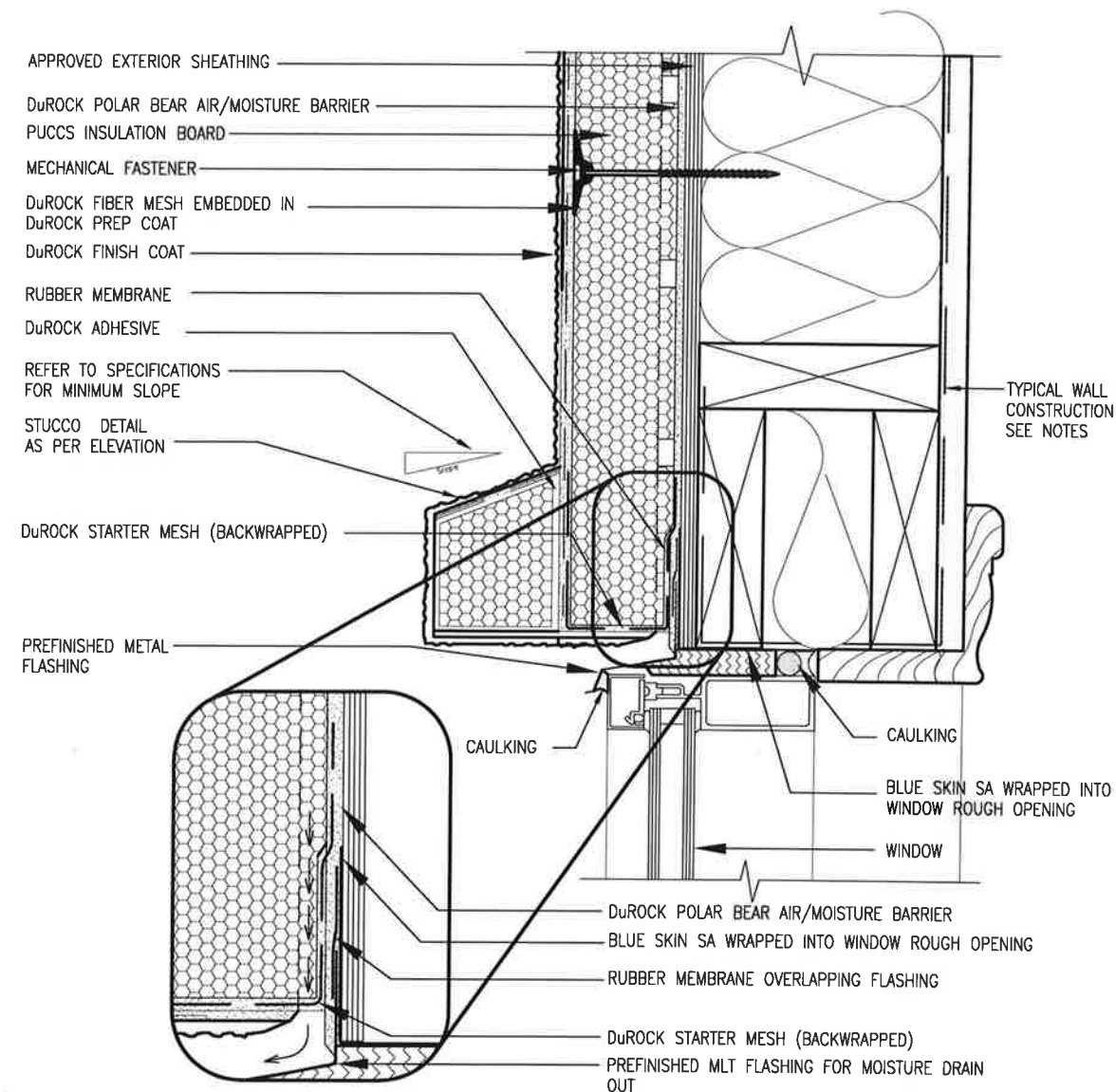
"CRIPPLE" DETAIL



FEB 9, 2021

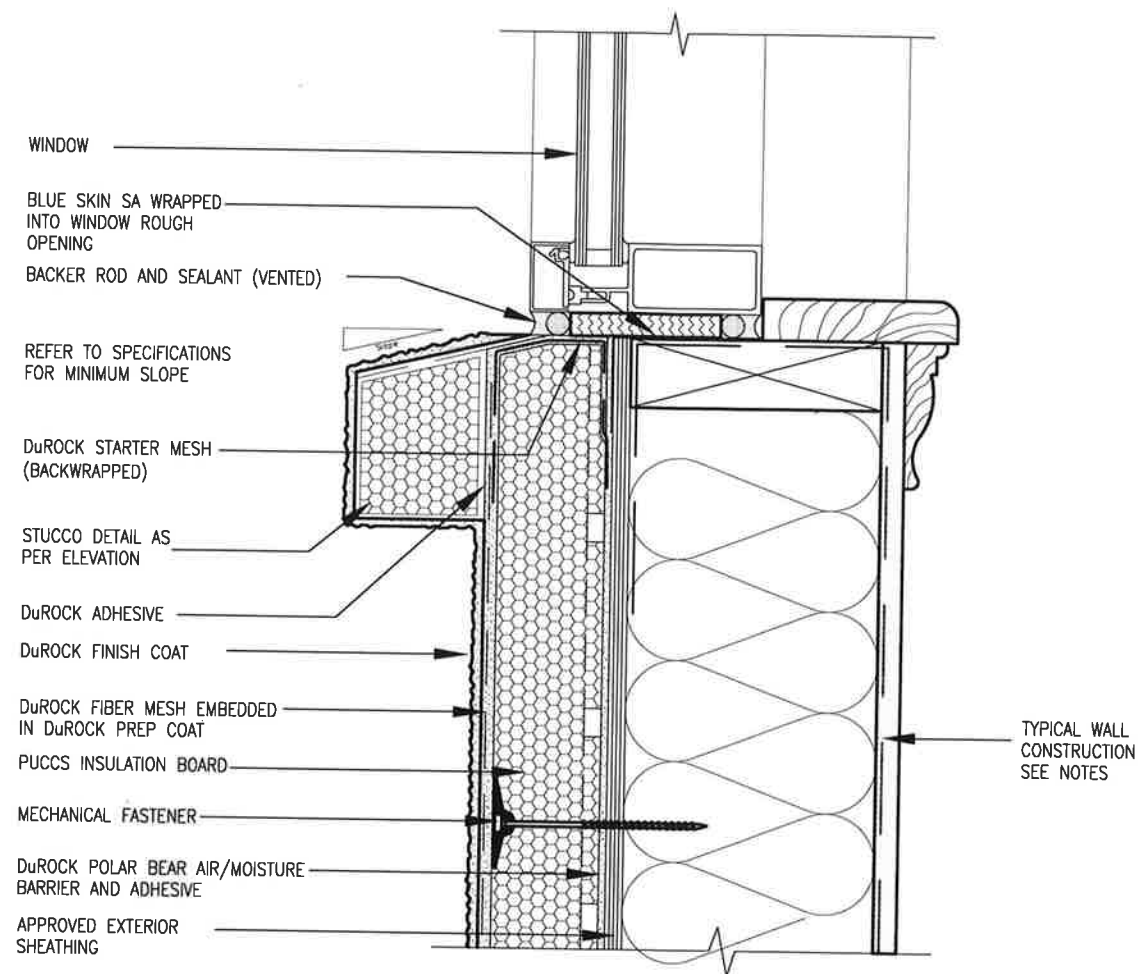
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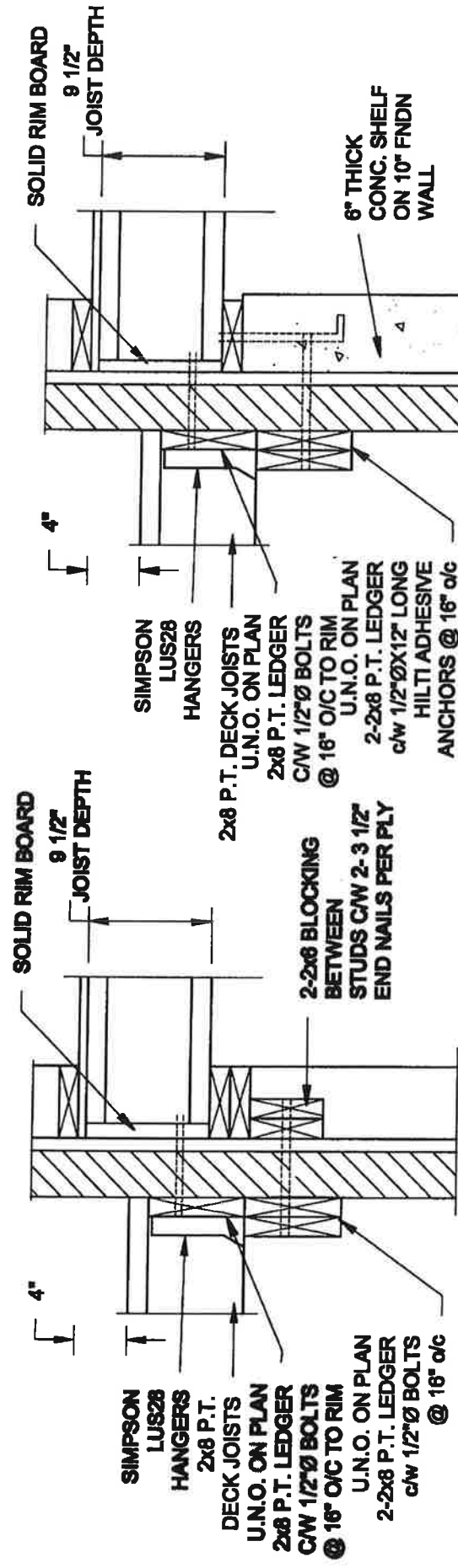
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

FOR 9 1/2" JOIST DEPTH

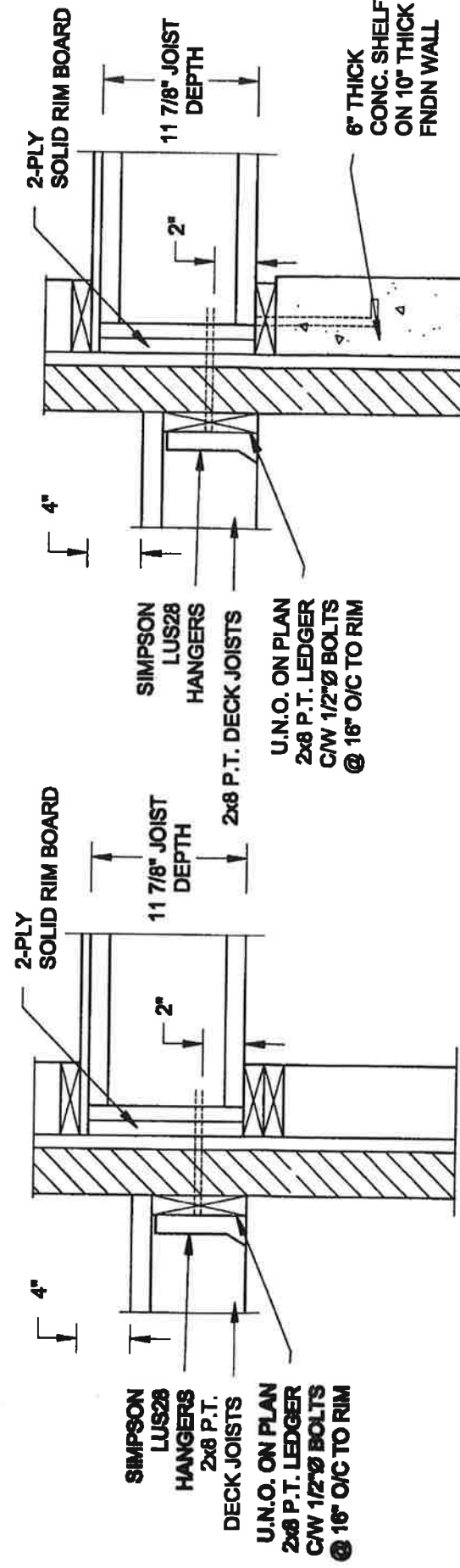


1A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

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

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

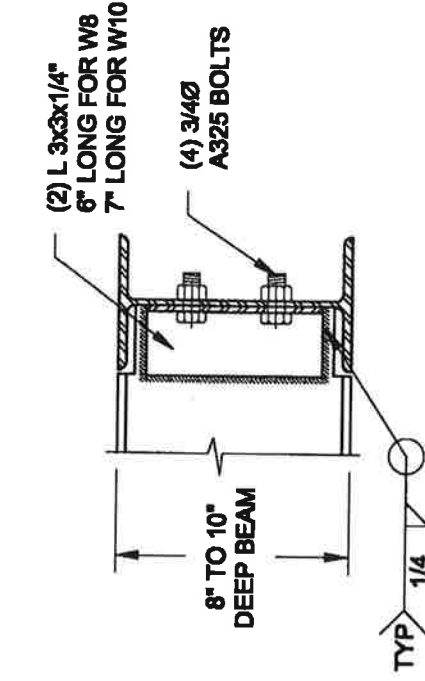
FOR 11 7/8" JOIST DEPTH



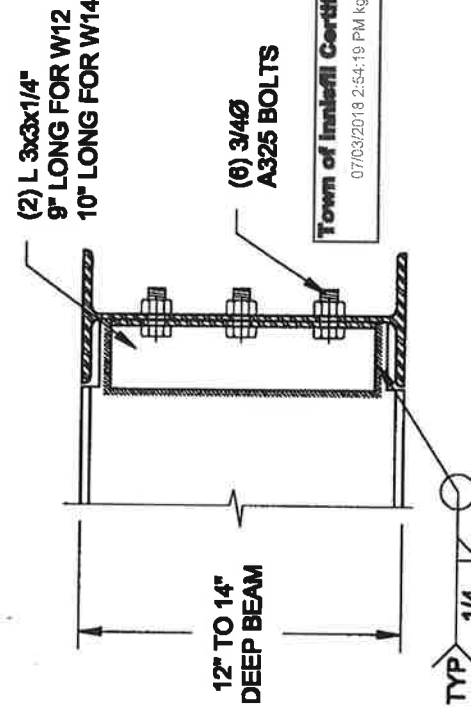
2A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

- 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.

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



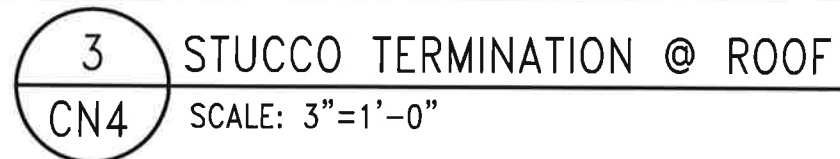
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

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

Scale: AS NOTED	Project: DAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNSFILL, ONTARIO		Drawing No.: 16-083	82
	Project No.:			
Date: JUL-01-2017	Engineer's Seal: 		Project No.:	
Drawn: SC	Checked: SJB	Project No.:		



2 1/2" THICK PUCCS INSULATION BOARD

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT

DUROCK FINISH COAT

MECHANICAL FASTENER

DUROCK STARTER MESH (BACKWRAPPED)

FIBRE MESH TAPE AT JOINT

BACKER ROD AND SEALANT (VENTED)

DUROCK STARTER MESH (BACKWRAPPED)

DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER/ADHESIVE

PUCCS INSULATION BOARD

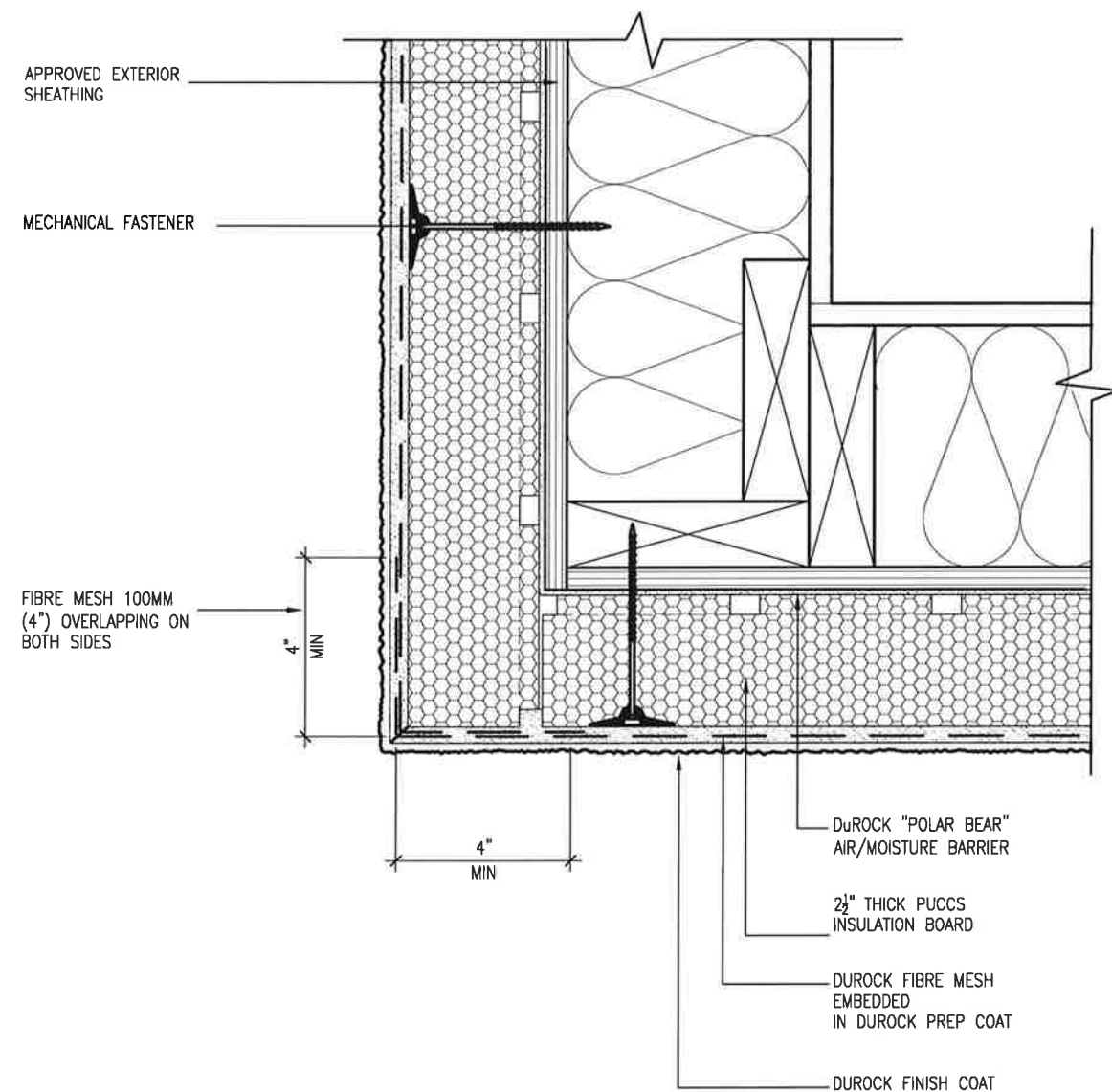
FIBRE MESH TAPE AT JOINT

DUROCK STARTER MESH (BACKWRAPPED)

DUROCK POLAR BEAR AIR/MOISTURE BARRIER/ADHESIVE

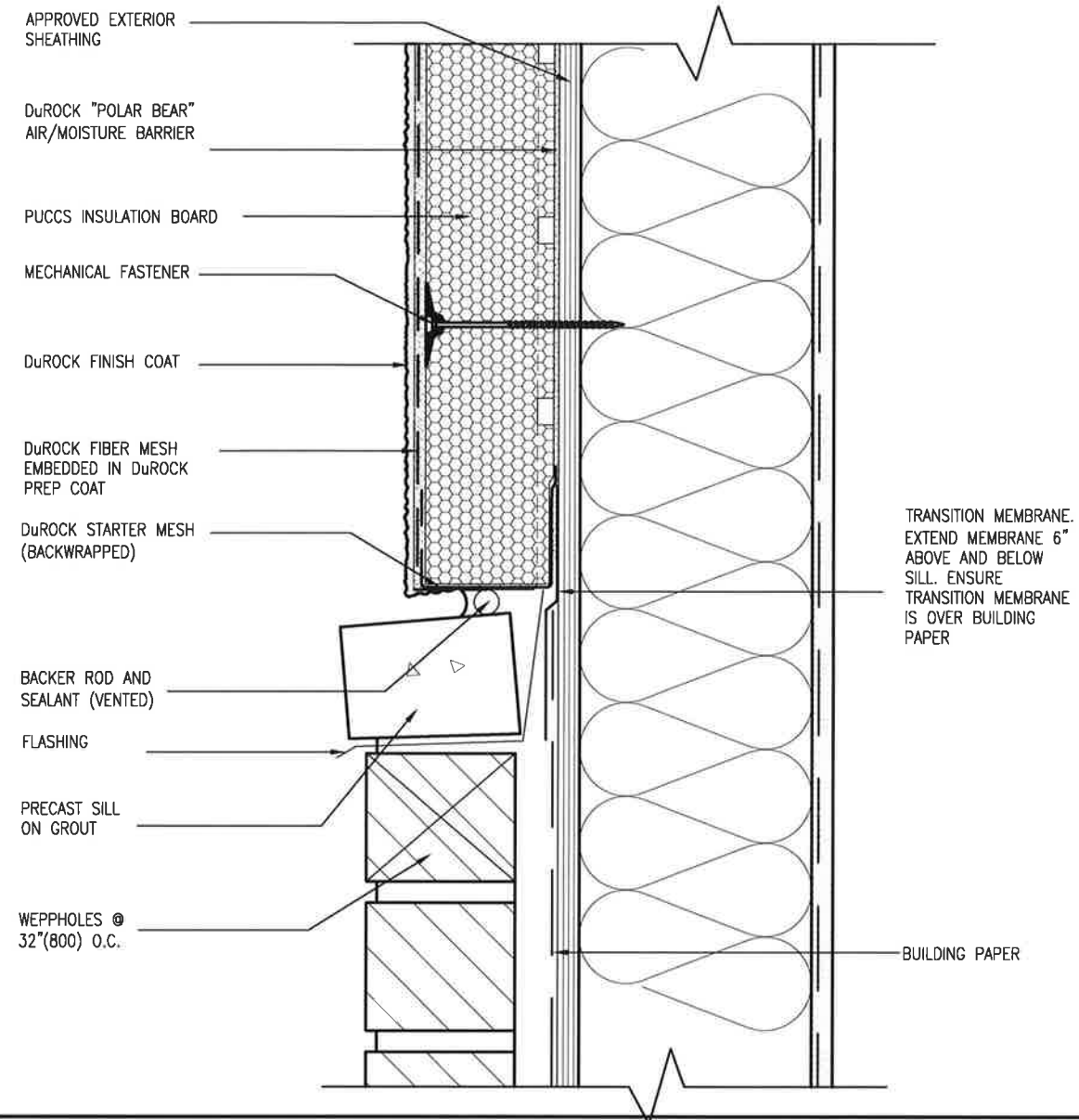
APPROVED EXTERIOR SHEATHING

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



5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

[illegible]

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

CONST NOTE

project 130

drawing no.

CNS

INSTRUCTION NOTES

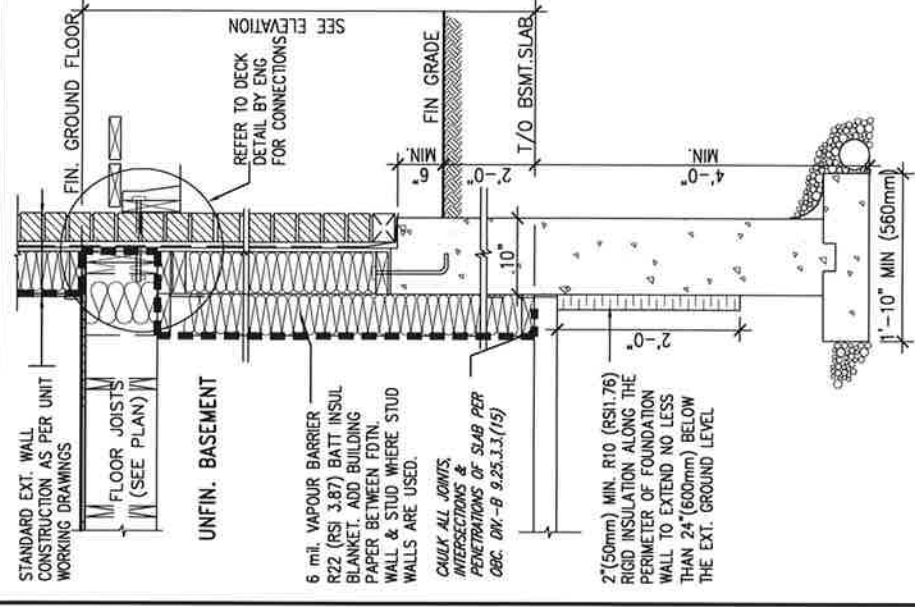
file name

19-CN-A1 VER 2020

Feb 9 2021 - 11:17 AM

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



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

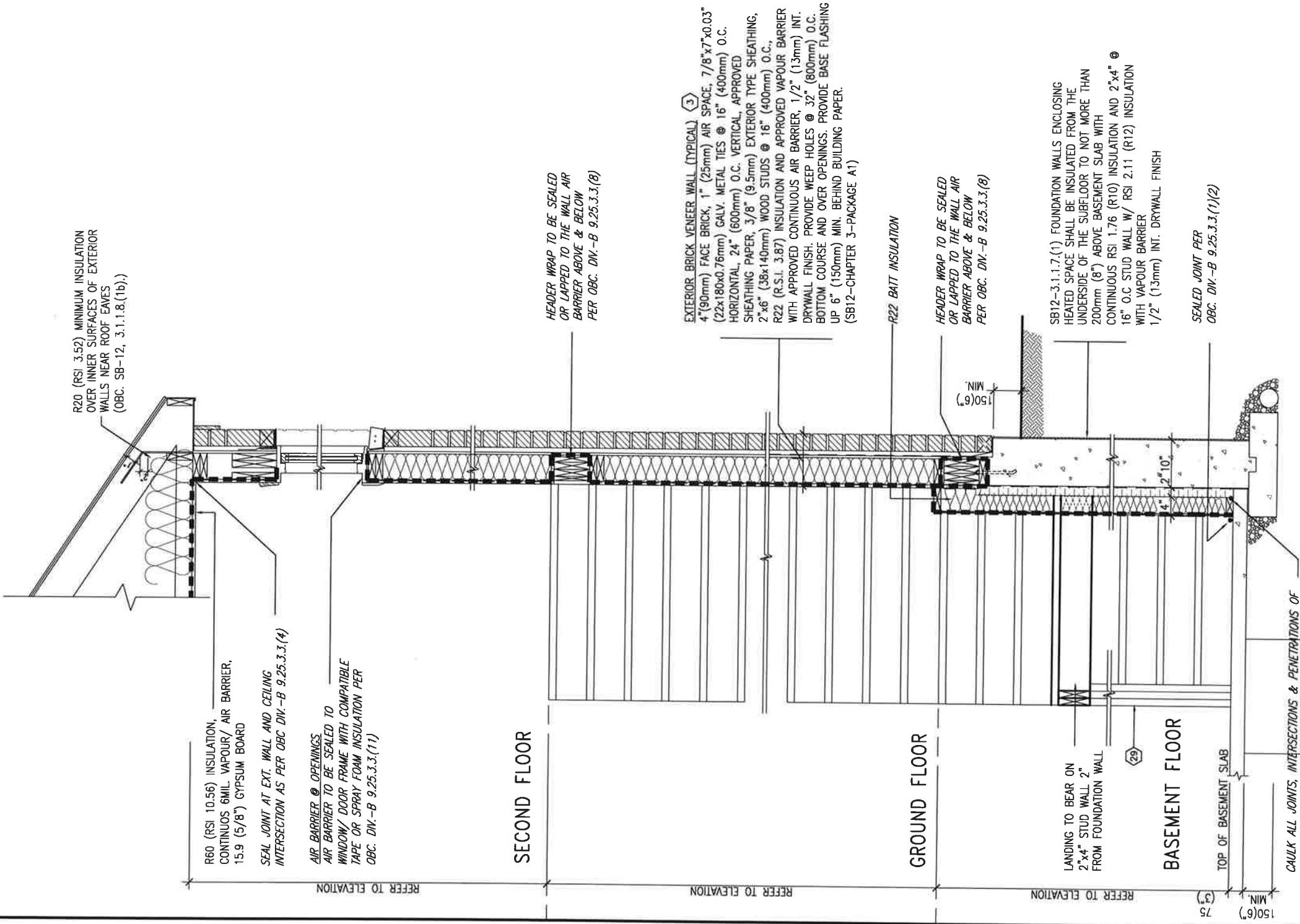
SCALE: N.T.S.

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project name ALCONA		city WELLINGTON		project no. 13049	
date MAY 2016		drawn by RC		drawing no. CN6	
scale 3/16" = 1'-0"		checked by -		file name 13049-CN-A1 VER 2020	
CONSTRUCTION NOTES					

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SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS REFER TO OBC SB-12, CHAPTER 3. ZONE 1- COMPLIANCE PACKAGE A1.	AIR BARRIER SYSTEMS AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC DIV. B-9.25.3
---	---

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

EW
STR

TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)

10" FOUNDATION WALL

SCALE: N.T.S.

9	*	*	
8	*	*	
7	*	*	
6	*	*	
5	*	*	
4	*	*	
3	*	*	
2	UPDATE TO OBC VER 2020	FEB 09-21 RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste 25591

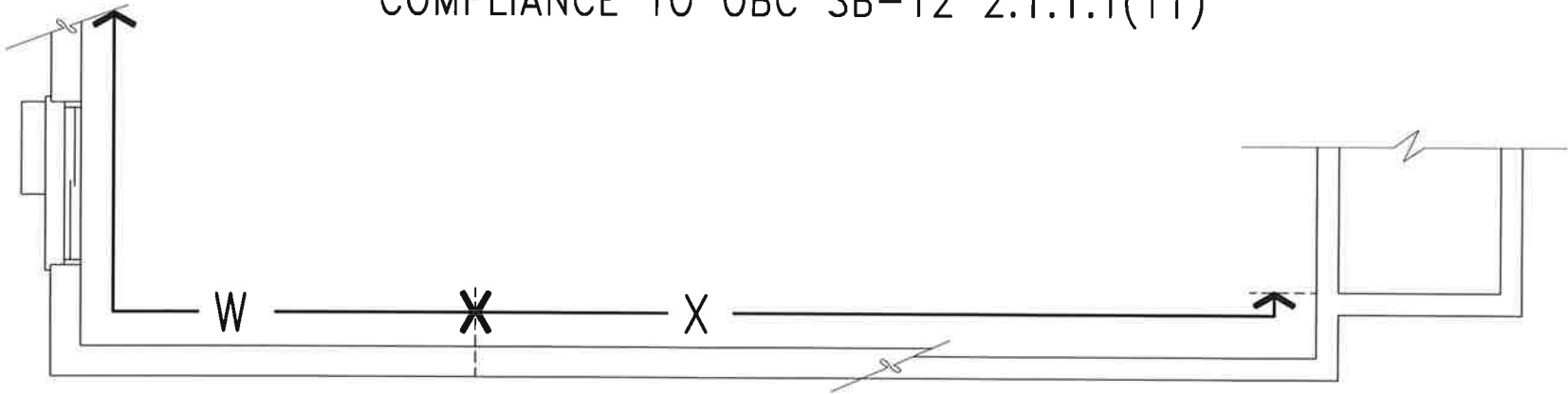
name registration information *signature* BCIN

VA3 Design Inc. 42658

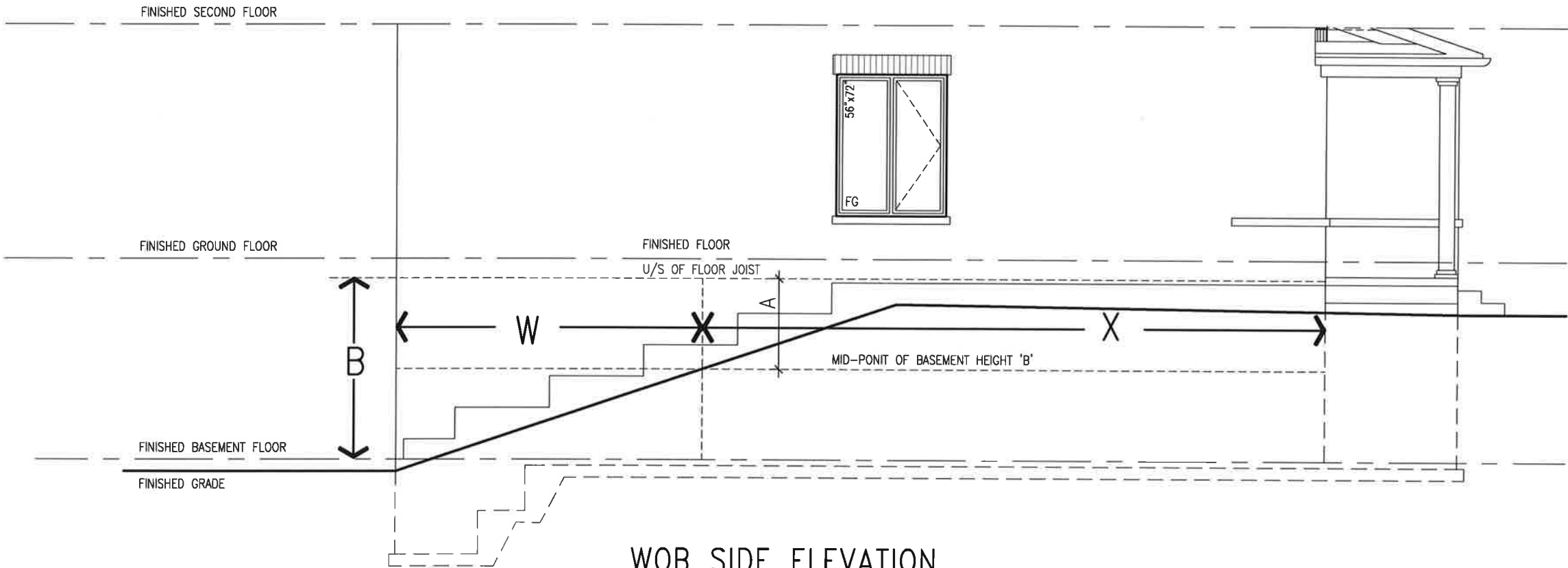
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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



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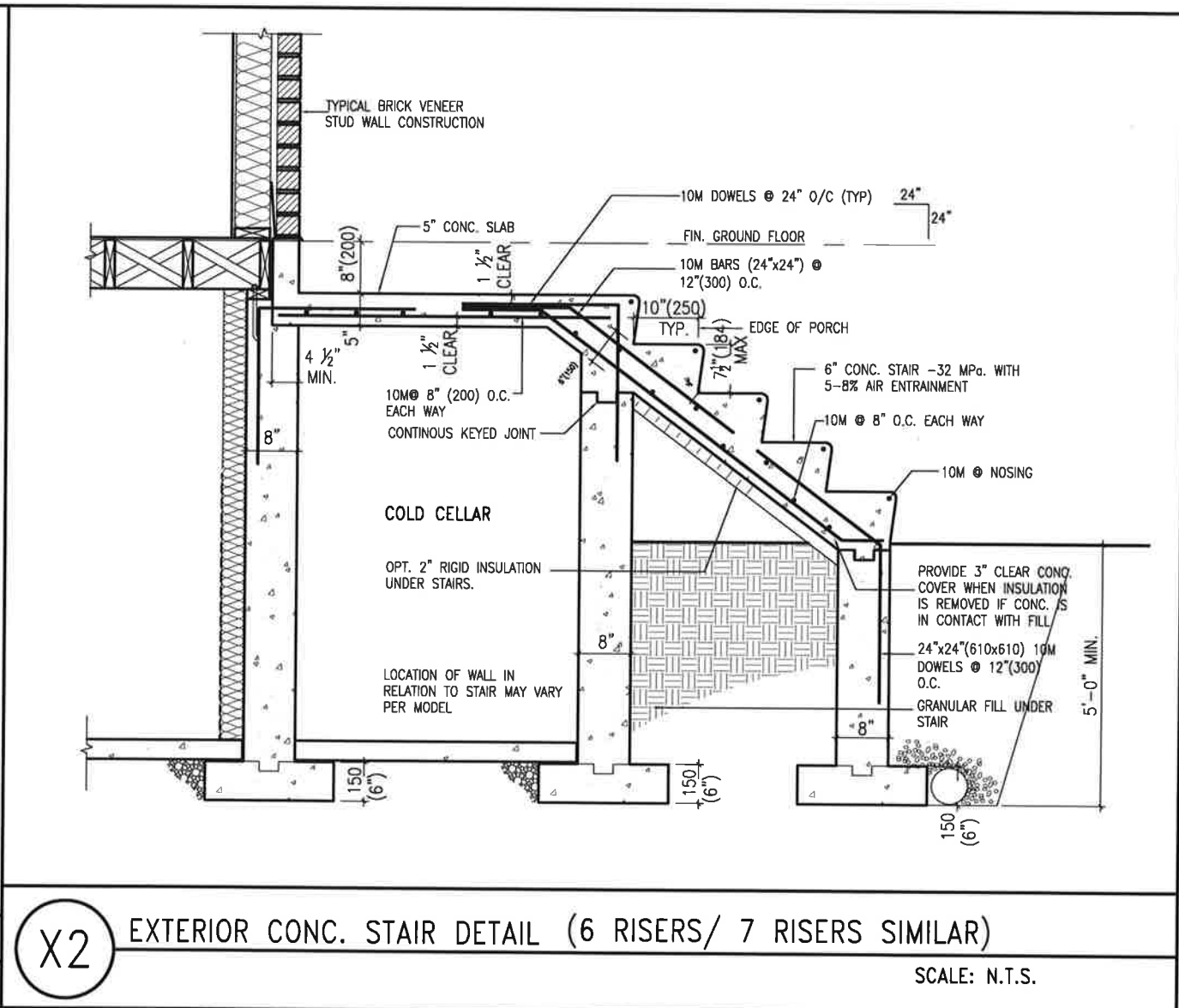
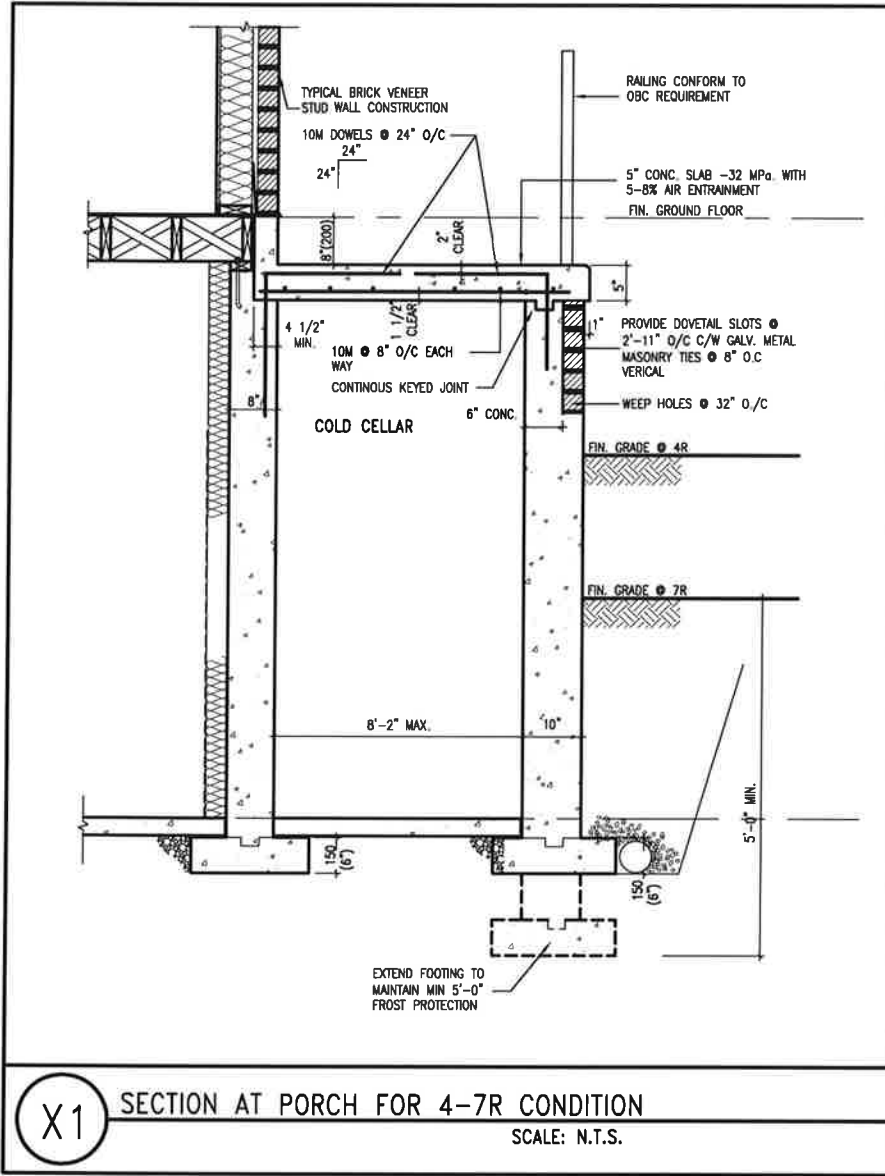
no.	description	date	by
2	UPDATE TO OBC VER 2020	FEB 09-21 RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	

project name	municipality	project no.	drawing no.
ALCONA	INNISFIL ON.	13049	CN8
date	drawn by	checked by	scale
MAY 2016	RC		3/16" = 1'-0"
file name	CONSTRUCTION NOTES	file name	CONSTRUCTION NOTES
13049-CN-A1 VER 2020		13049-CN-A1 VER 2020	

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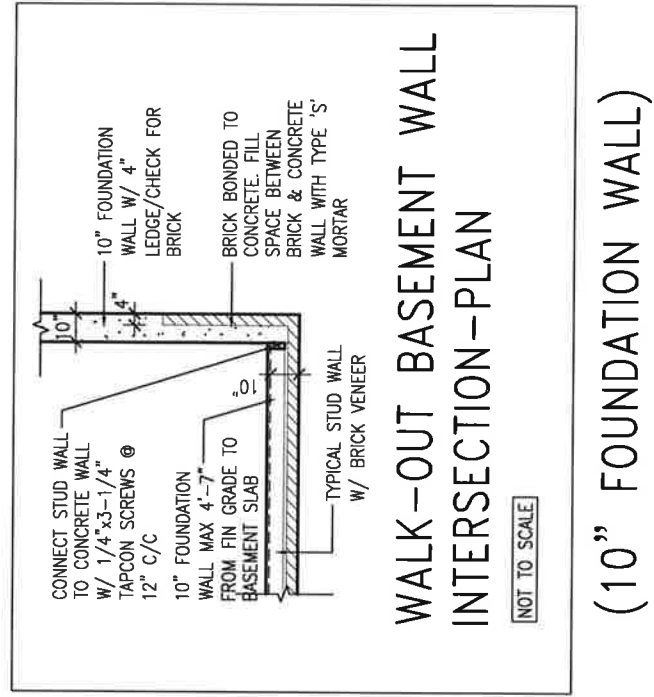
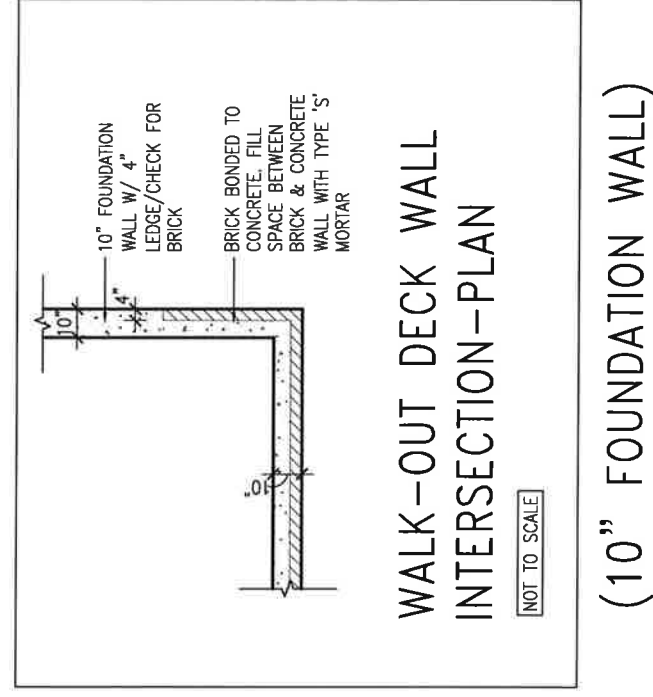
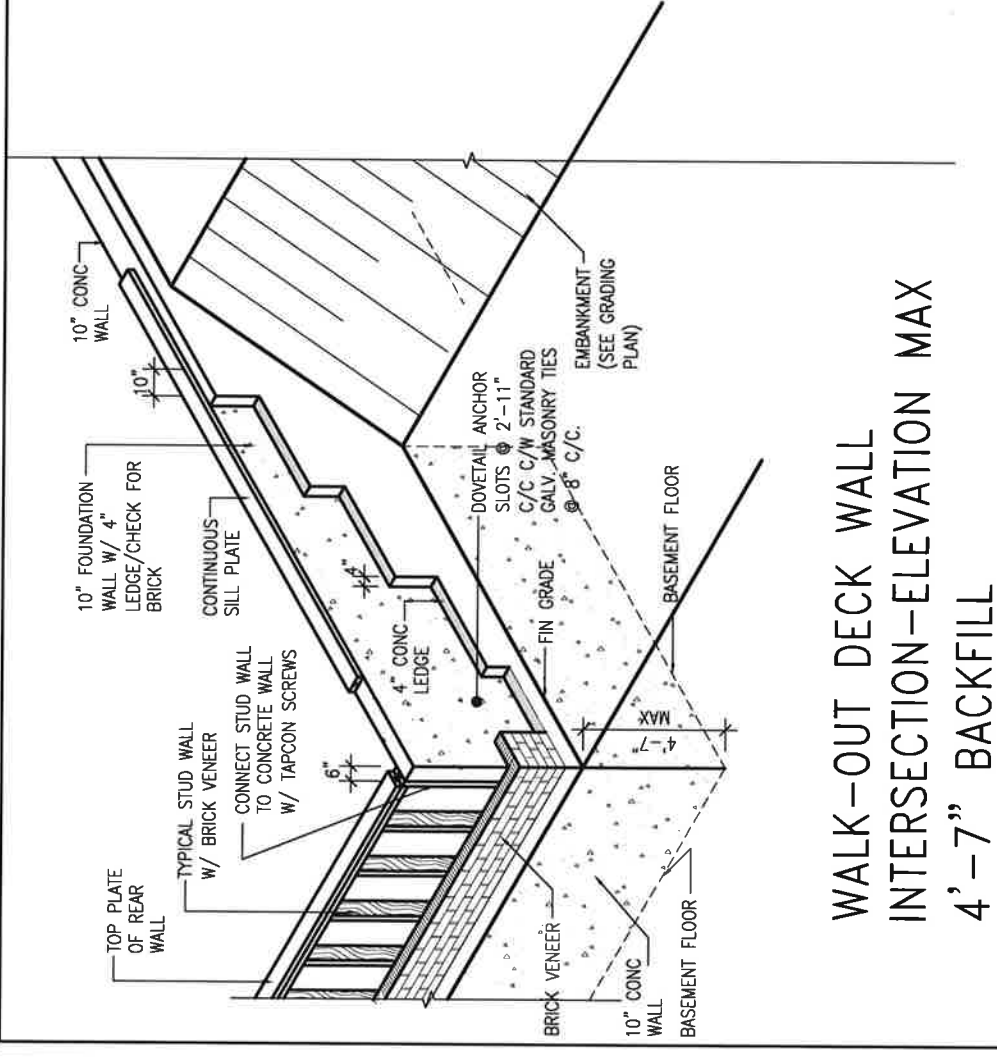
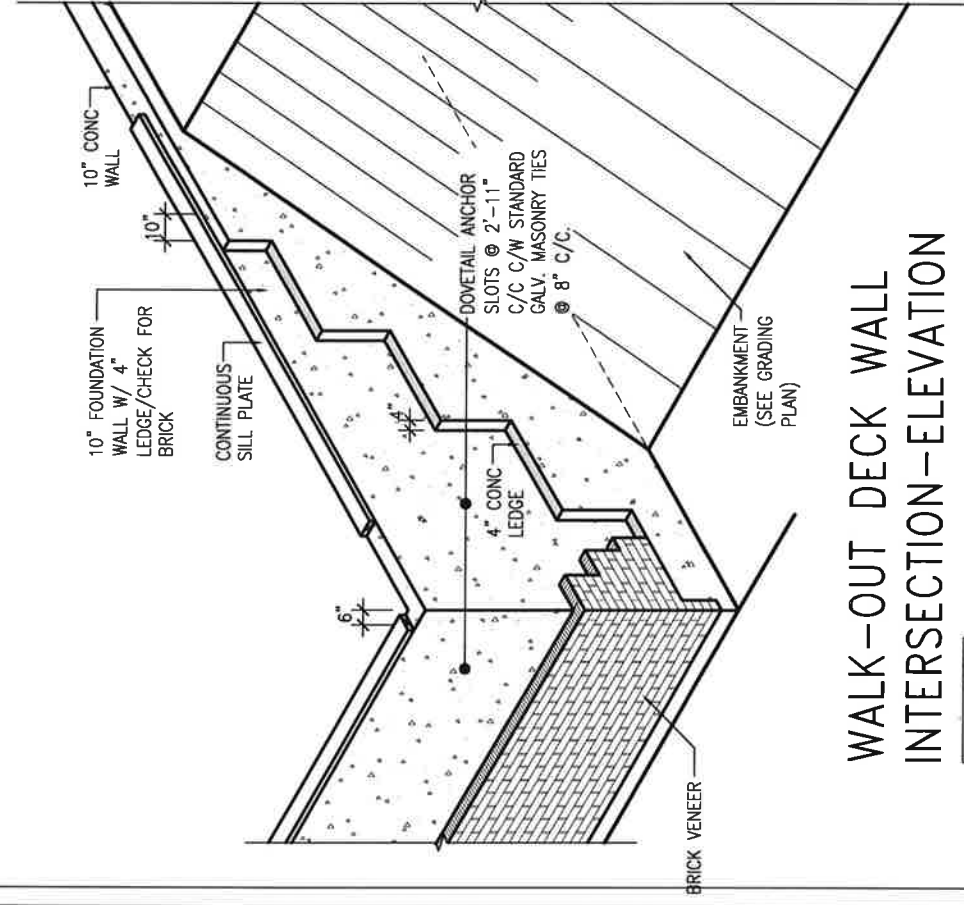
qualification information
Wellington Jno-Baptiste 25591 BCN
name
VAS Design Inc. 42658
registration information

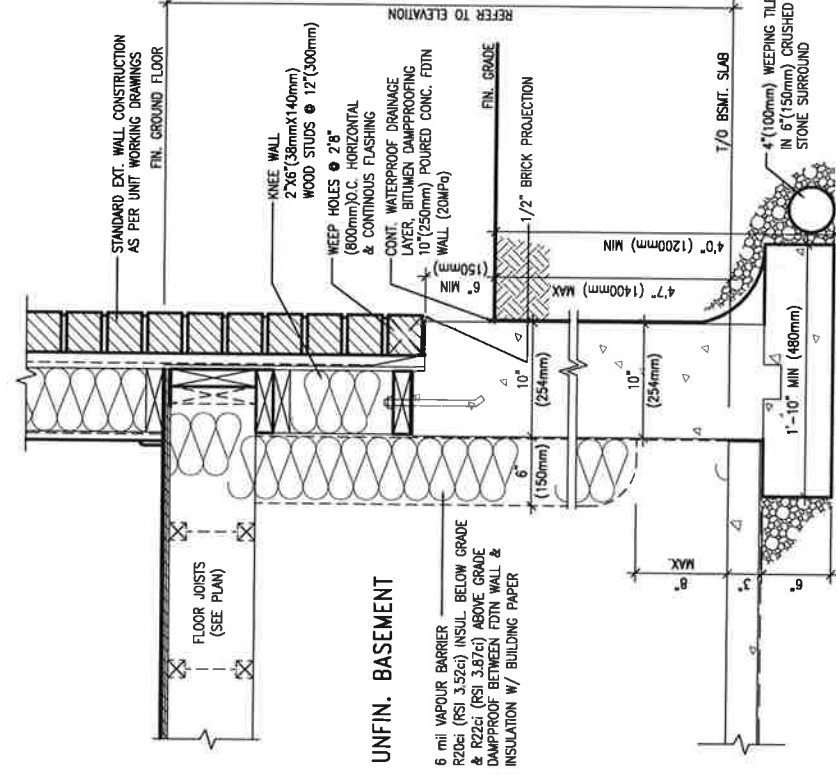
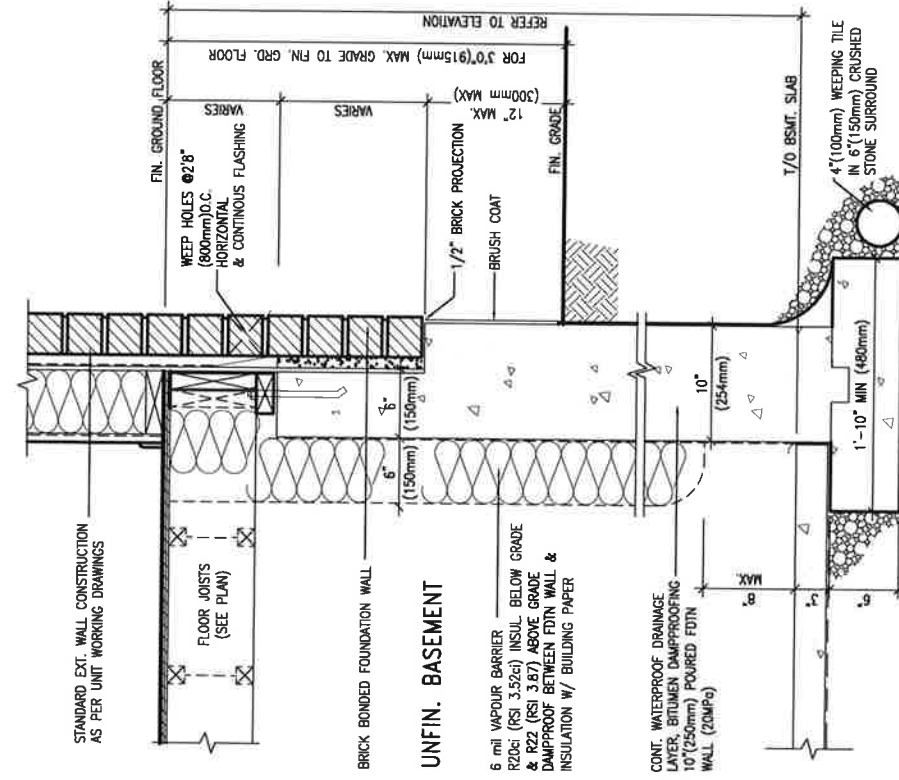
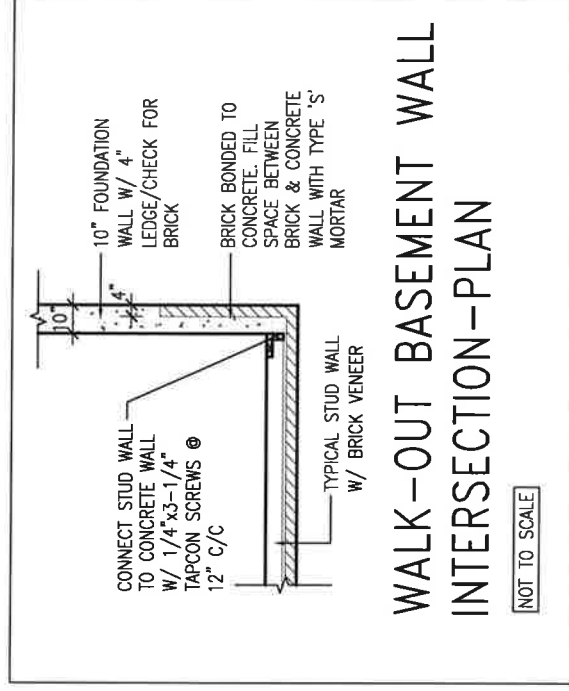
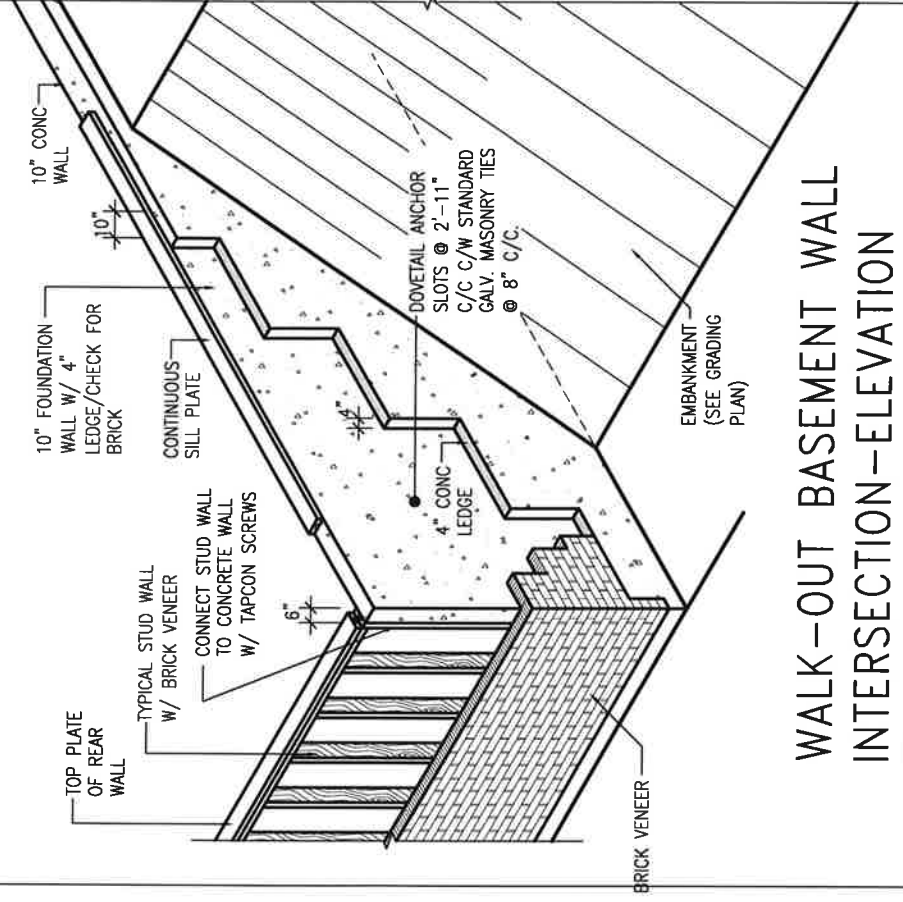
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2. UPDATE TO OBC VER 2020 RC
1. ISSUE FOR CLIENT REVIEW RC
no. description

BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL ON.
project no.	13049	drawing no.	13049
date		checked by	
MAY 2016		RC	
drawn by		scale	
RC		3/16" = 1'-0"	
CONSTRUCTION NOTES		file name	
13049-CN-A1 VER 2020		CN9	
RICHARD - HVA/PCHE WORKING 2013, 13049-BN UNITS ON Notes 13049-CN-A1		13049-CN-A1 VER 2020	
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EW3.06x
PKG A1

EW3.07x
PKG A1

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

SCALE: N.T.S.



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