

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions of the subdivision agreement. The Control Agency shall not be responsible for the design, engineering or approving site (footing) 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.

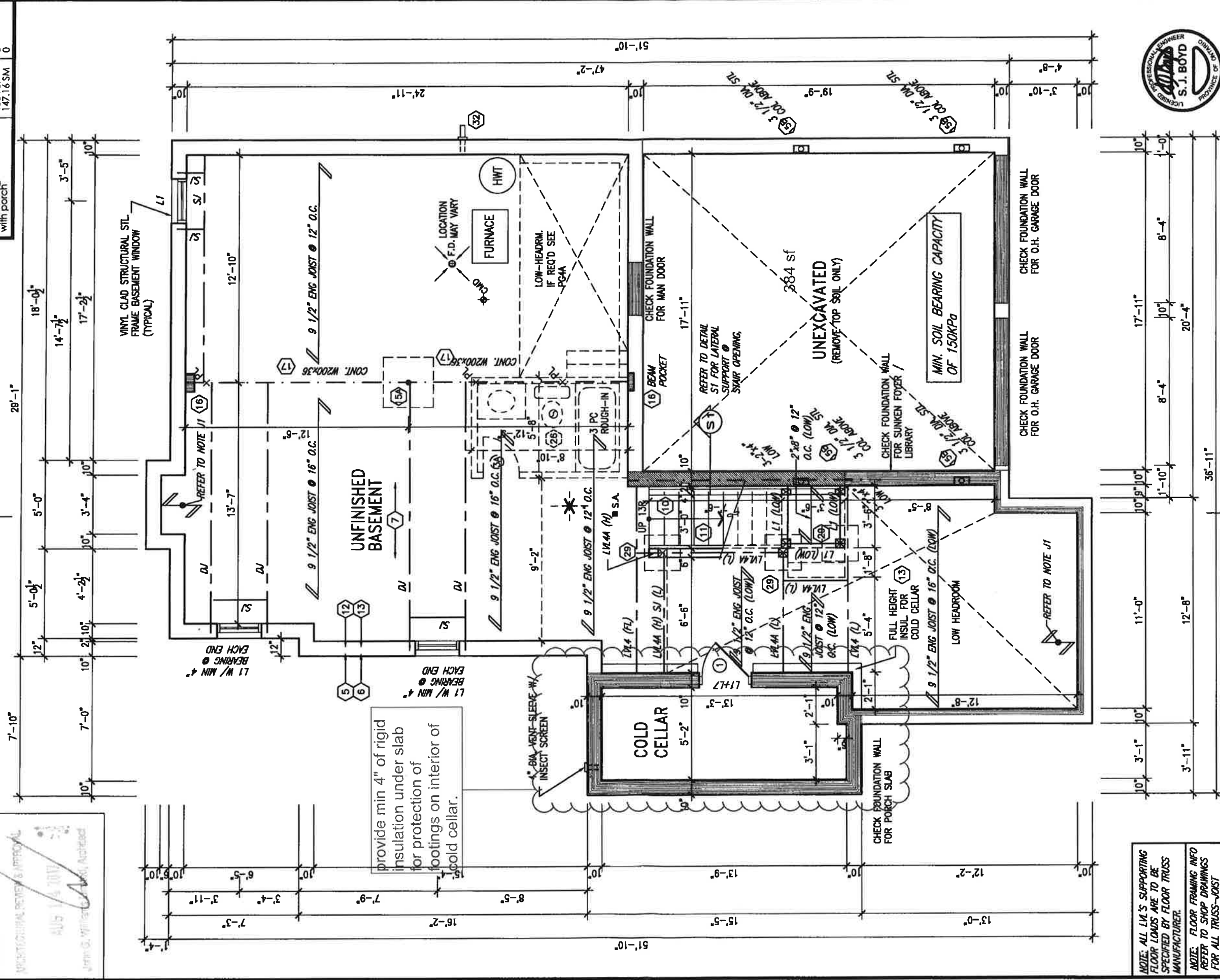
Town of Inverell Certified Model

09/03/2018 10:01:21 AM kjervalls

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

APPROPRIATE REVIEW & APPROVAL
AUG 14 2017
John G. Williams, Local Architect

AREAS	ELEV 'A'	ELEV 'B'
Ground floor area	1091 SF	0
Second floor area	1462 SF	0
Subtotal	2553 SF	0
Deduct all open area	0 SF	0
Total net area	2553 SF	0
Finished basement area	0000 SF	0
Coverage without porch	1494 SF	0
Coverage	136.80 SM	0
Coverage with porch	1594 SF	0
Coverage	147.16 SM	0



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

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

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
3	REVISED TO 10" FOUNDATION WALLS	DEC 15-16 A/E	
4	REVISED AS PER ENG COMMENTS	AUG 04-17 RC	
5			
6			
7			
8			
9			

name	registration information	25591
Wellington Jno-Baptiste	42658	
name	registration information	42658
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.		

VAS3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

BAYVIEW WELLINGTON

S39-2C0R
STARLING 2

project no.	13049
drawing no.	1A
project name	ALCONA
municipality	INNISFIL, ONTARIO
date	NOV. 2015
drawn by	RC
checked by	3/16" = 1'-0"
scale	3/16" = 1'-0"
file name	13049-S39-2C
revision	13049-S39-2C
RICHARD - H:\ARCHIVE\WORKING\2013\13049-S39-2C.dwg - Fri - Aug 4 2017 - 11:13 PM	



AUG 10, 2017

ADDITIONAL PERMITS REQUIRED
AUG 14 2011
John G. Williams United Architect

09/03/2018 10:05:03 AM kgervais



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

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

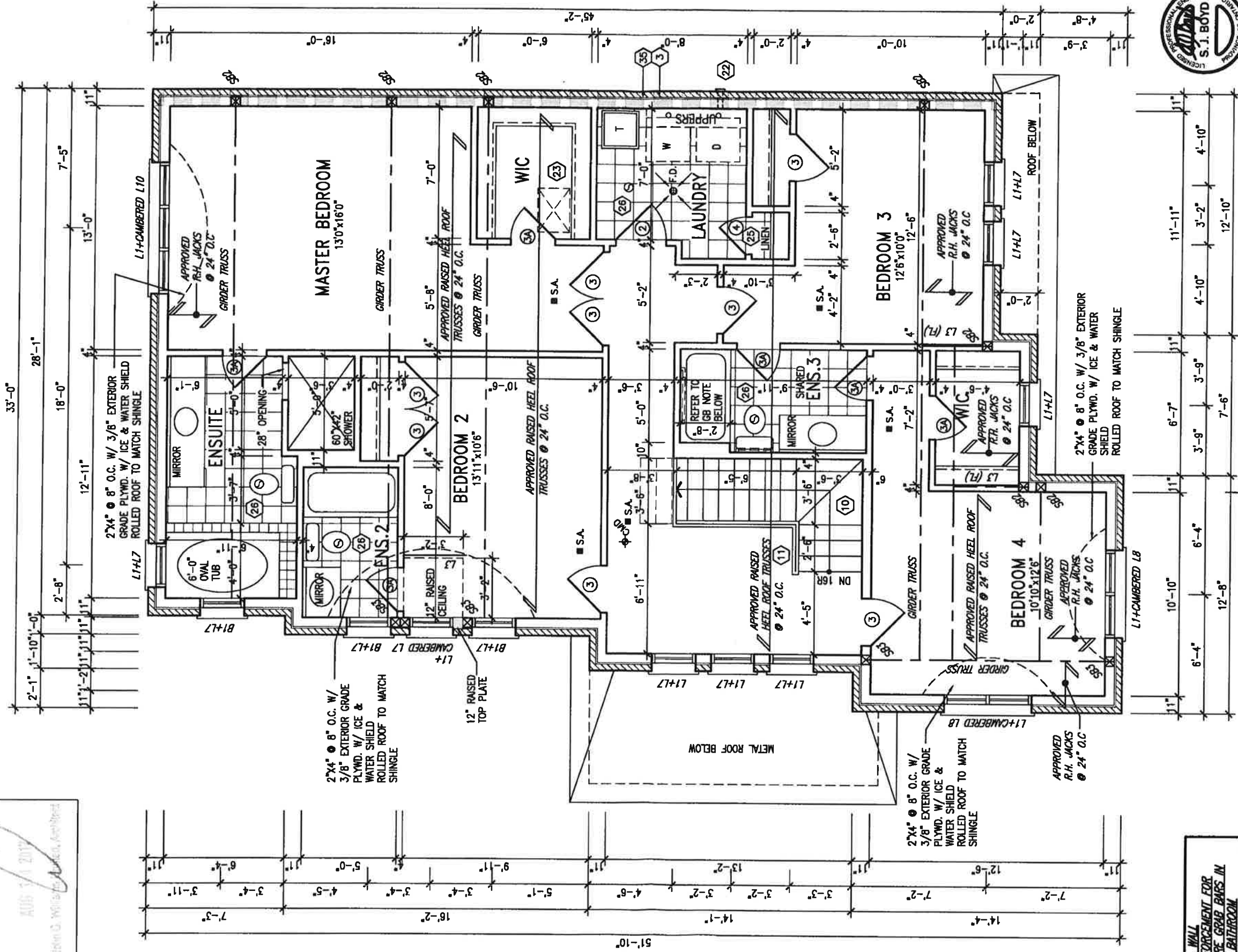
All drawings, specifications, related documents and funding to the project are property of NUS ESEI. Reproduction of this property in whole or in part is strictly prohibited without written permission of NUS ESEI.

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

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ARCHITECTURAL REVIEW APPROVAL
AUG 11 2017
John G. Wellington, Alcona Architect

Town of Innisfil Certified Model
09/03/2018 10:06:23 AM kgervais



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
REFER TO CBC 9.3.2.3, 9.8.3.8(3)(c), 9.8.3.8(3)(c), 9.8.3.13(2)(i) & 9.8.3.13(4)(c) AND DETAILS PROVIDED.

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

INDICATES REDUCED SIDE YARD

SECOND FLOOR PLAN 'A'

AUG 10, 2017

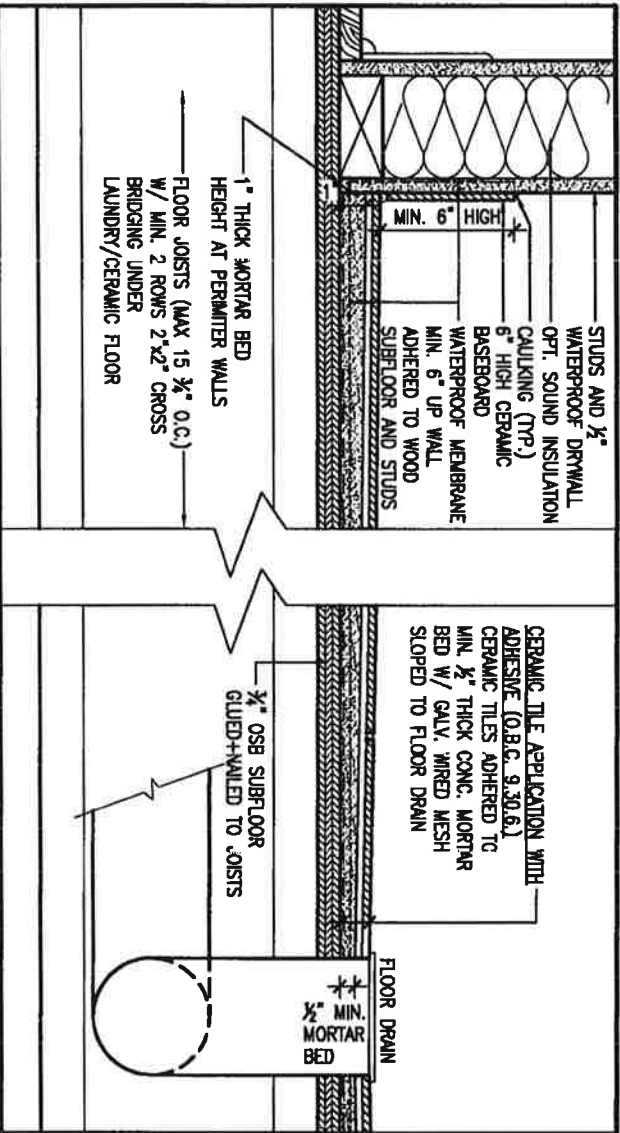


Project name		BAYVIEW WELLINGTON		S39-2COR	
Municipality		INNISFIL, ONTARIO		STARLING 2	
Project no.		13049		drawing no.	
Date		NOV. 2015		SECOND FLOOR PLAN 'A'	
Drawn by		RC		3A	
Checked by		RC		13049-S39-2C	
Scale		3/16" = 1'-0"		13049-S39-2C	
Project location		255 Consumers Rd Suite 120		13049-S39-2C	
Project description		1416.630.2255 f 416.630.4782		13049-S39-2C	
Project no.		25591		13049-S39-2C	
Project name		BAYVIEW WELLINGTON		13049-S39-2C	
Project location		255 Consumers Rd Suite 120		13049-S39-2C	
Project description		1416.630.2255 f 416.630.4782		13049-S39-2C	

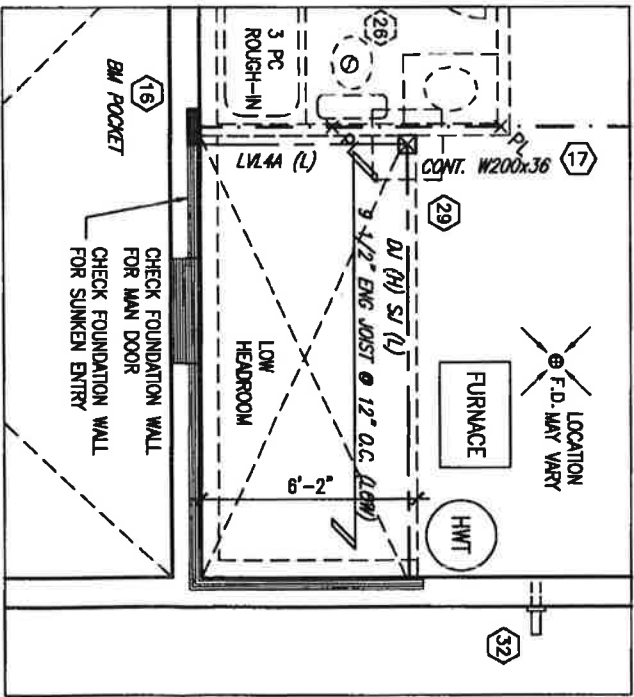
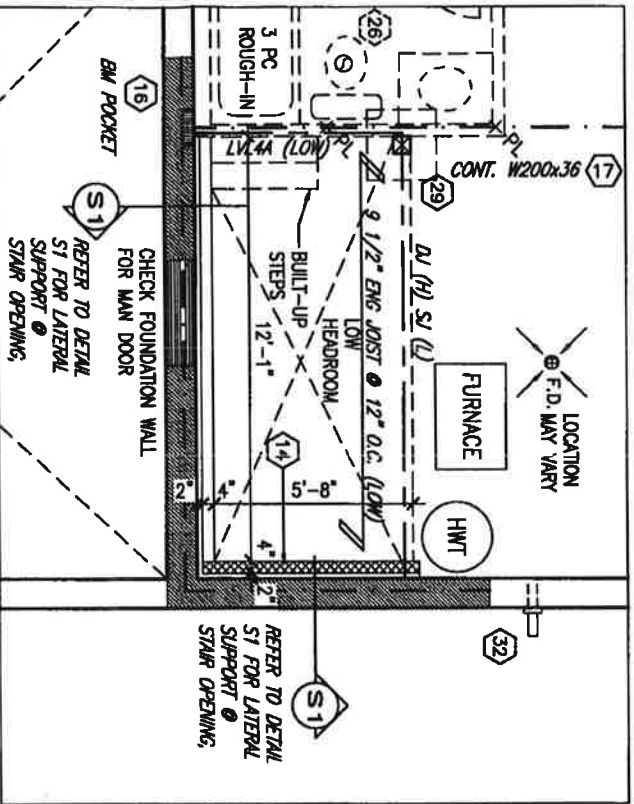
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable zoning regulations and provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving 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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ARCHITECTURAL DESIGN & CONSTRUCTION
AUG 10, 2017
JAMES G. WILSON ARCHITECT

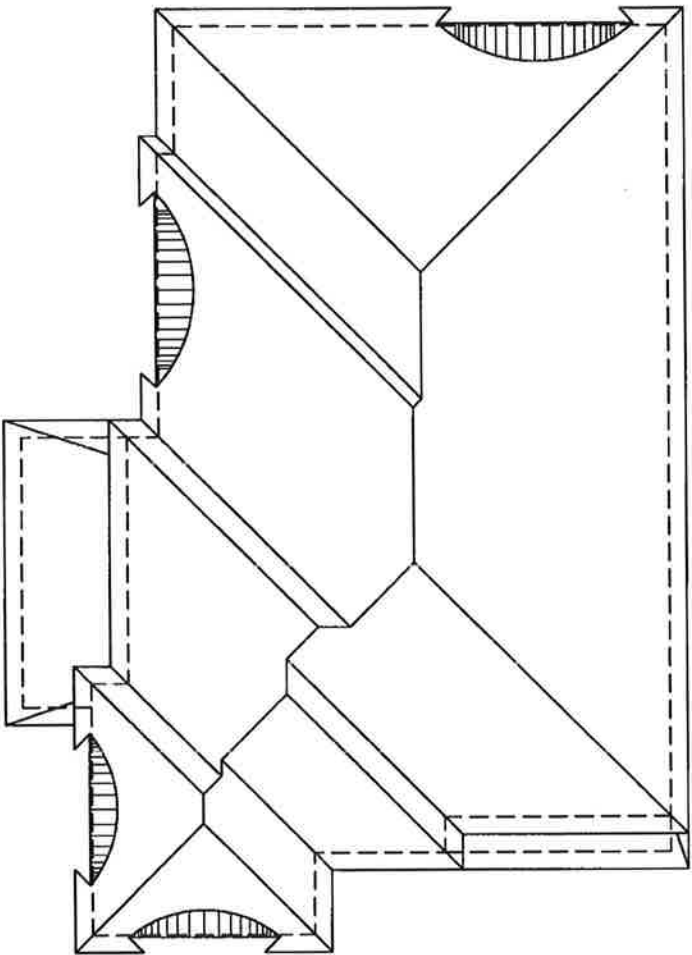


DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



SUNKEN ENTRY 2R OR MORE

SUNKEN ENTRY 1R



ROOF PLAN 'A'

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

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

1.	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	by	date
2.	REVISED INSULATION AT STAIRS	SEPT 19/16 SB		
3.	REVISED TO 10" FOUNDATION WALLS	DEC 15-16 LNE		
4.	REVISED AS PER ENG COMMENTS	AUG 04-17 RC		
5.				
6.				
7.				
8.				
9.				

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

BAYVIEW WELLINGTON
INNISFIL, ONTARIO
PARTIAL PLAN 'A'
S39-2COR
STARLING 2
13049

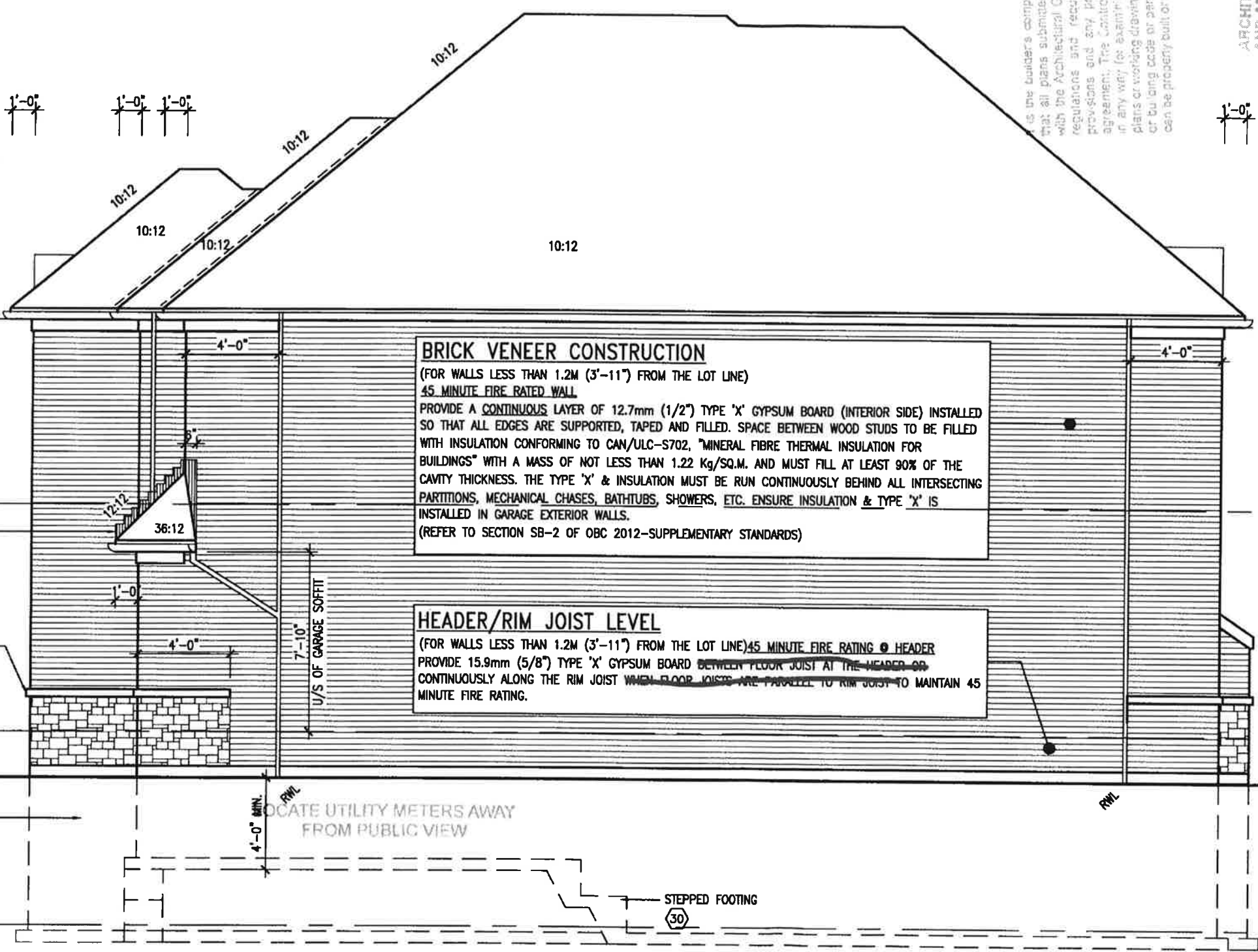
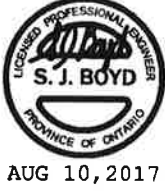


Town of Innisfil Certified Model
09/03/2018 10:06:30 AM kgrevais

Town of Innisfil Certified Model
09/03/2018 10:09:34 AM kgervais

is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council 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 a lot.

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF INNISFIL
Signed: AUG 14 2017
Dated: John G. Williams Limited, Architect



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

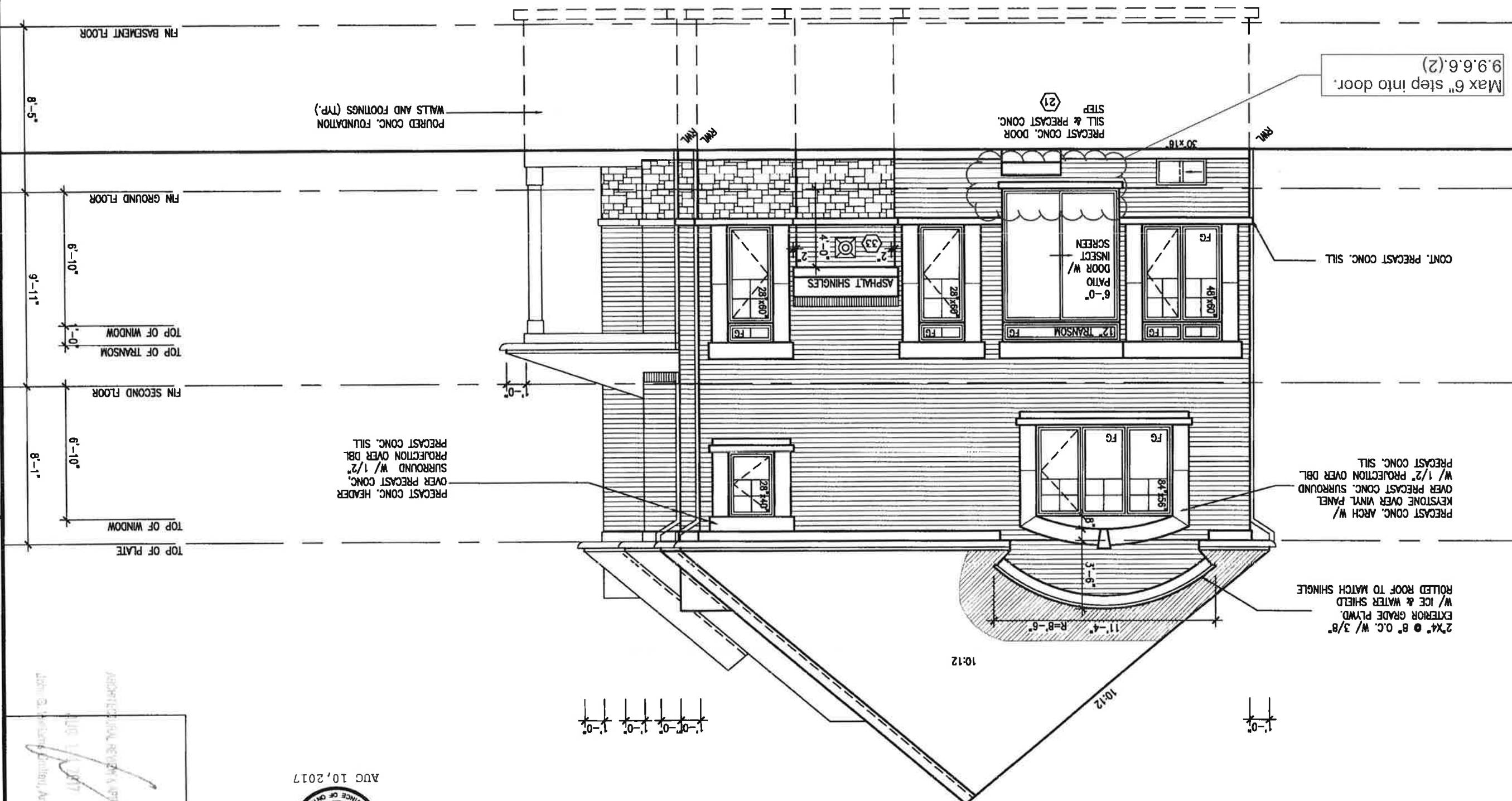
HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

RIGHT SIDE ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

BAYVIEW WELLINGTON		S39-2COR STARLING 2	
project name	ALCONA	city	INNISFIL, ONTARIO
project no.	13049	drawing no.	7A
date	NOV. 2015	right side elevation A	
checked by	RC	scale	3/16" = 1'-0"
drawn by	RC	file name	13049-S39-2C
RICHARD - H. LARCHE, WORKING: 2015\13049-S39-2C.dwg - FR - Aug 4 2017 - 1:13 PM			
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com			
The undersigned has reviewed and takes responsibility for this design and for the construction of the building in accordance with the Ontario Building Code to be a design professional. qualification information Wellington Jno-Baptista 25591 signature VA3 Design Inc. 42658 signature Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are prepared in accordance with the Ontario Building Code and the property of the Designer which shall be returned at the completion of the work. Drawings are not to be used.			
4. REVISED AS PER ENG COMMENTS	AUG 04-17 RC	5. ISSUED FOR CLIENT REVIEW	MAY 16-18 RC
3. REVISED TO 10" FOUNDATION WALLS	DEC 15-16/AJE		
2. REVISED INSULATION AT STAIRS	SEPT 19/16 SB		
1. ISSUED FOR CLIENT REVIEW			
no. description	date	by	

REAR ELEVATION, 'A'



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9	REMOVED TO 10' FOUNDATION WALLS	DEC 15-16 A/E	by	Contractor must verify all dimensions in the job and report any discrepancies to the designer before proceeding with the work. All drawings and specifications are instruments of service and the property of V&S Design Inc. and shall be retained at the completion of the work. Drawings are not to be resold.
8	REMOVED INSULATION AT STAIRS	SEPT 19 /16/ SB		
7	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC		
6				
5				
4	REMOVED AS PER ENG COMMENTS	AUG 04-17 RC		
3	REMOVED TO 10' FOUNDATION WALLS	DEC 15-16 A/E		
2	REMOVED INSULATION AT STAIRS	SEPT 19 /16/ SB		
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 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 Order Building Code to be a Designer.

qualification information

Wellingdon Ino-Berthia 2559

4/16/2017

BCMA 42658

VAB
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vabdesign.com

BAYVIEW WELLINGTON	S39-2COR
STARLING 2	
project name ALCONA	project no. 13049
date NOV. 2015	
drawing by	
checked by	
scale 3/16" = 1'-0"	
R/C	
INNISFIL, ONTARIO	
REAR ELEVATION A	
file name 13049-S39-2C	
drawing file 8A	

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

APPROVED FOR REVIEW AND APPROVAL
TOWN OF INNISFIL
ADMINISTRATIVE SERVICES DIVISION





AUG 10, 2017

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

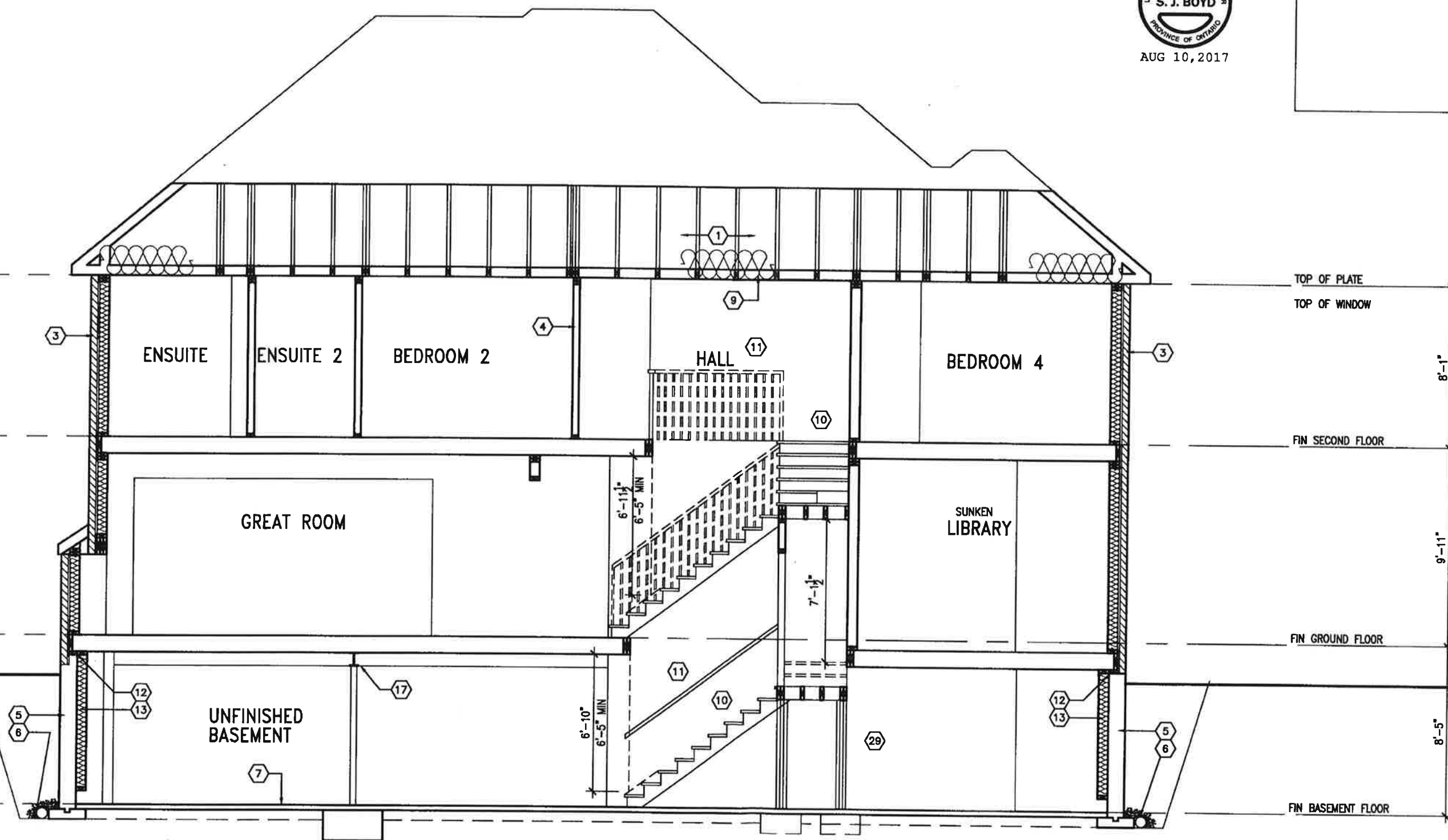
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

BAYVIEW WELLINGTON		S39-2COR		STARLING 2	
project name	ALCONA	municipality	INNISFIL, ONTARIO	project no.	13049
date	NOV. 2015	checked by	RC	drawing no.	9A
drawn by	RC	scale	3/16" = 1'-0"	file name	13049-S39-2C
RICHARD - H:\ARCHIVE\WORKING\2013\13049-S39-2C.dwg - Fri - Aug 4 2017 - 1:13 PM					

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

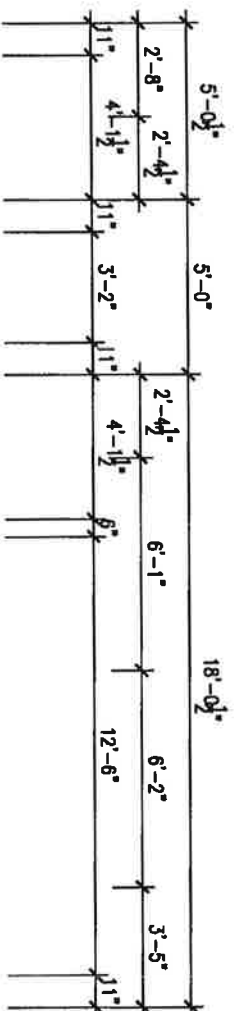
The undersigned has reviewed and takes responsibility for this design and the specifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	Wellington Jno-Baptista 25591
name	Wellington Jno-Baptista
registration information	VAS Design Inc. 42858
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 retained at the completion of the work. Drawings are not to be scaled.	

no.	description	date	by
4	REVISED AS PER ENG COMMENTS	AUG 04-17 RC	
3	REVISED TO 10' FOUNDATION WALLS	DEC 15-16 A/E	
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	

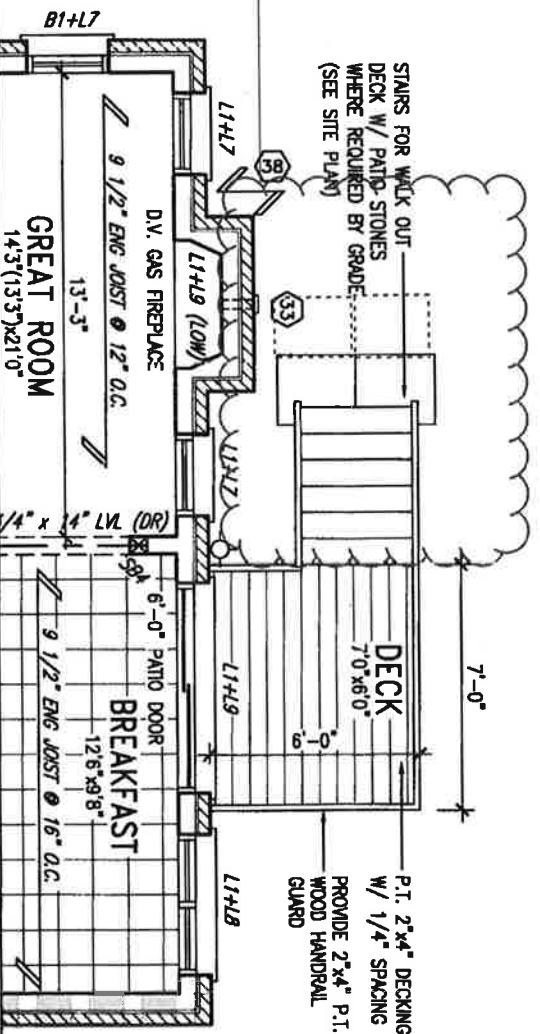


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

ARCHITECTURAL REVIEW APPROVAL
AUG 14 2011
JOHN G. WILSON, Principal Architect



where patio stones are provided ensure min depth of landing (2'-11") is achieved.



Town of Inland Certified Model

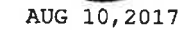
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UNINSULATED OPENINGS (PER OBC: SB-12.3.1.1(7))				
S39-2C ELEVATION A 9R	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	MALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	660 S.F.	80,889 S.F.	12.26 %	
LEFT SIDE	1041 S.F.	234,158 S.F.	22.49 %	
RIGHT SIDE	1037 S.F.	0 S.F.	0.00 %	
REAR	784 S.F.	152,778 S.F.	19.49 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3522.00 S.F.	467,83 S.F.	13.28 %	
TOTAL SQ. M.	327.20 S.M.	43.46 S.M.	13.28 %	

[illegible]

	BAYVIEW WELLINGTON		S39-2COR STARLING 2
	project name ALCONA	municipality INNISFIL, ONTARIO	
date NOV. 2015	decided by 3/16" = 1'-0"	scale 13049-S39-2C	drawing no. 10A
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 f 416.630.4782 vabdesign@gmail.com			

09/03/2018 10:13:27 AM kgervais



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

ARCHITECTURAL REVIEW APPROVAL
AUG 1 2014
JOHN G. WILSON, Architect

ON A WOD

ALCONA INNISFIL, ONTARIO
date NOV. 2015 REAR EL

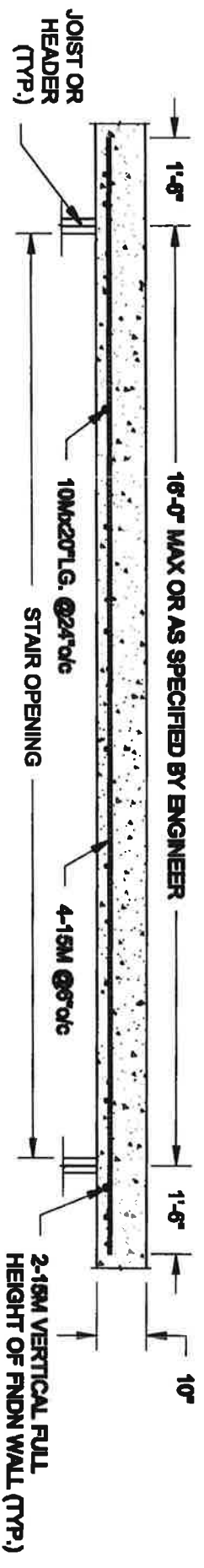
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Drawings are not to be sealed.

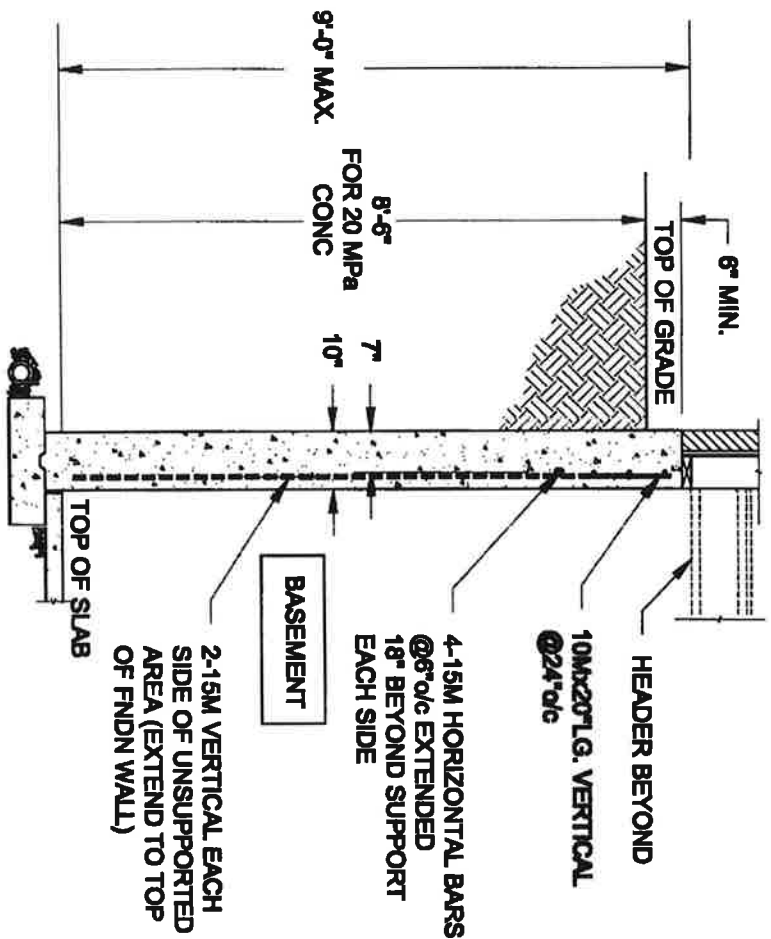
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC
no.	description	date	by

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



PLAN VIEW



NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012
2. TO BE 20 MPa MIN.
3. REINFORCING STEEL TO BE GRADE 400.

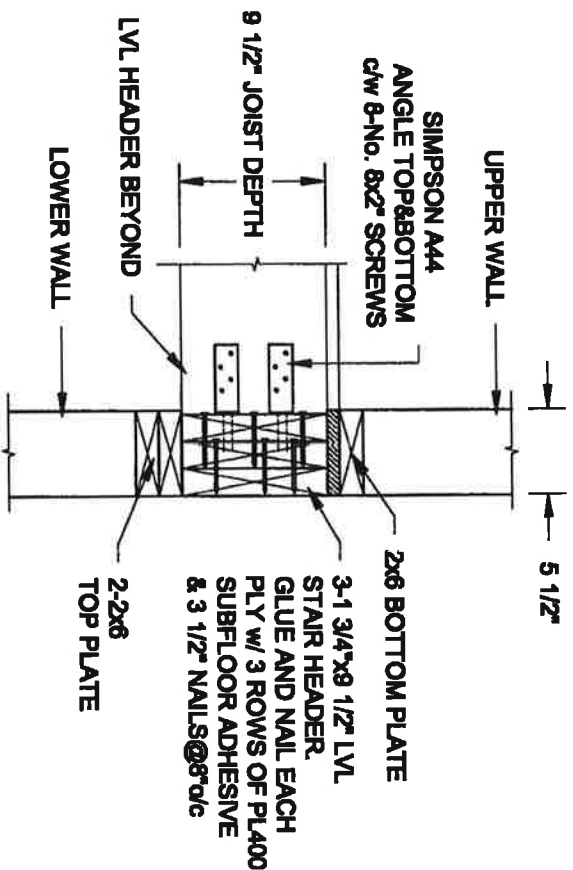
1 LATERALLY UNSUPPORTED WALL

S1

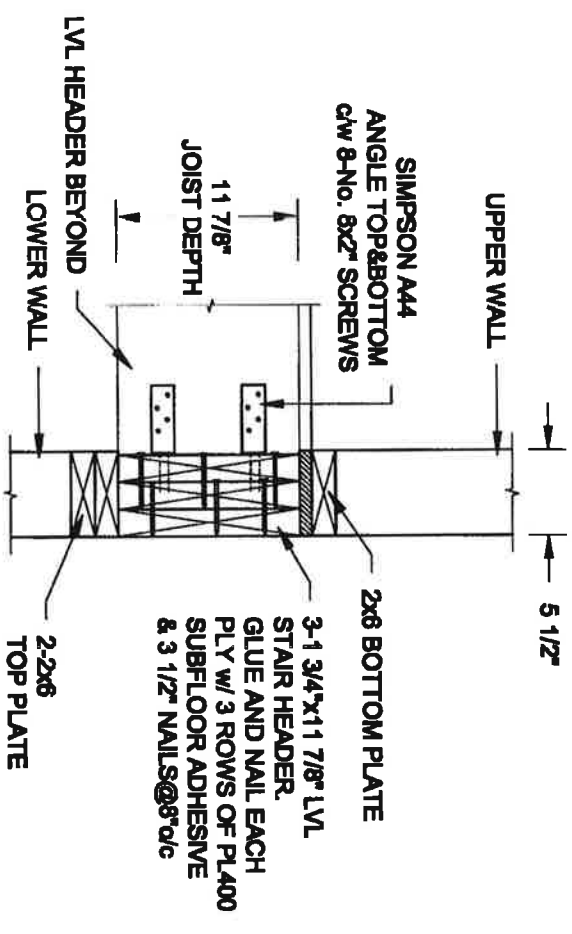
SCALE: 3/8" = 1'-0"

Town of Inverell Certified Model
09/03/2018 10:13:36 AM Kgevaie

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



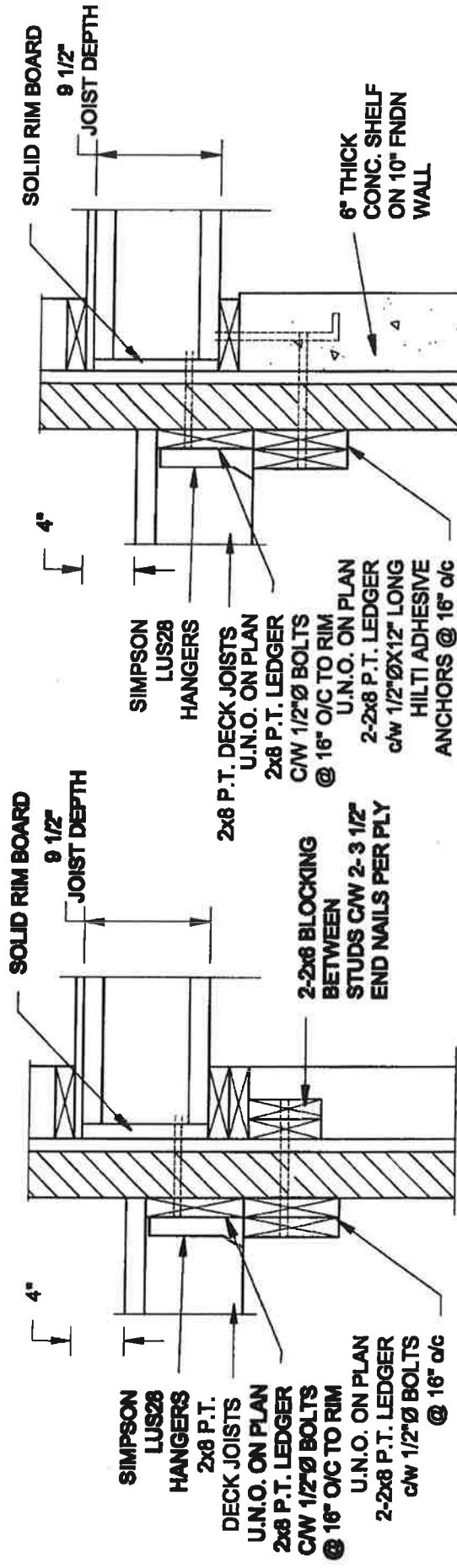
2 STAIR HEADER @ EXTERIOR WALL

S1

SCALE: 1" = 1'-0"

Scale: AS NOTED	QUALE ENGINEERING LTD.		Engineer's Seal: S. J. BOYD PROVINCIAL ENGINEER ONTARIO AUG 10, 2017	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INMISFL, ONTARIO
Date: JUL-31-2017			381 Perdue Drive, UNIT 7 Newmarket, ON L3Y 6J9 T: 905-953-8547 E: quale.eng@rogers.com	TYPICAL STRUCTURAL DETAILS FOR SINGLES
Drawn: SC	Checked: SJB	Project No.: 16-083		Drawing No.: S1

FOR 9 1/2" JOIST DEPTH

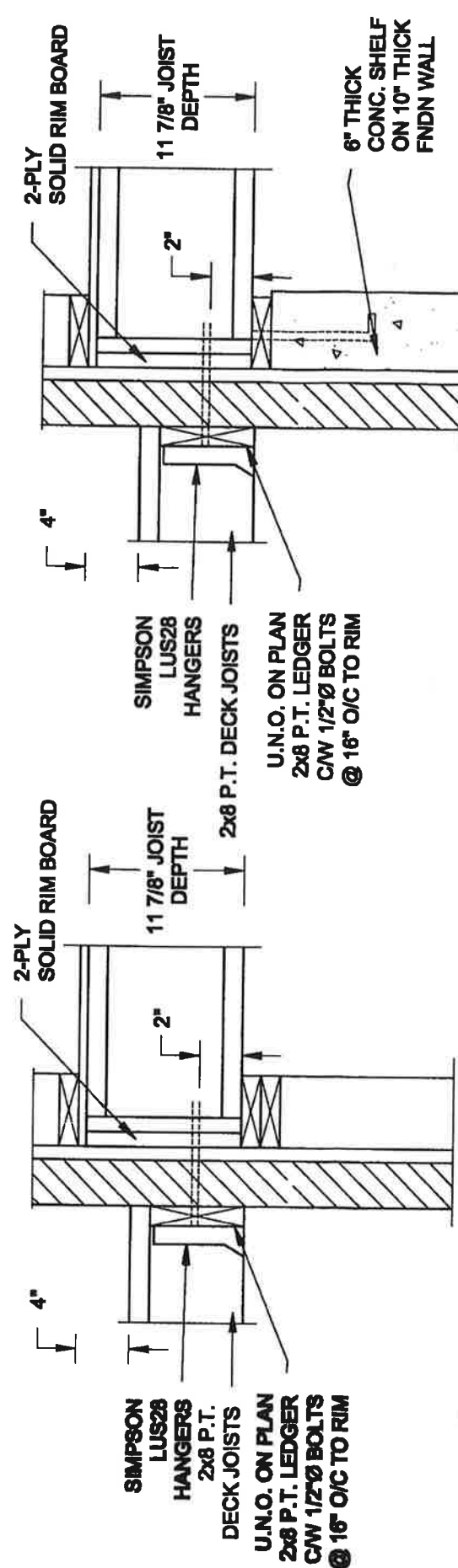


1A DECK FASTENING DETAIL S2 SCALE: 1" = 1'-0"

- 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"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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

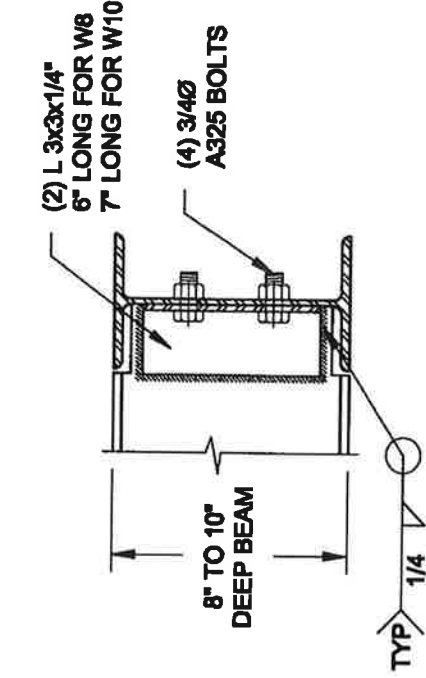
FOR 11 7/8" JOIST DEPTH



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

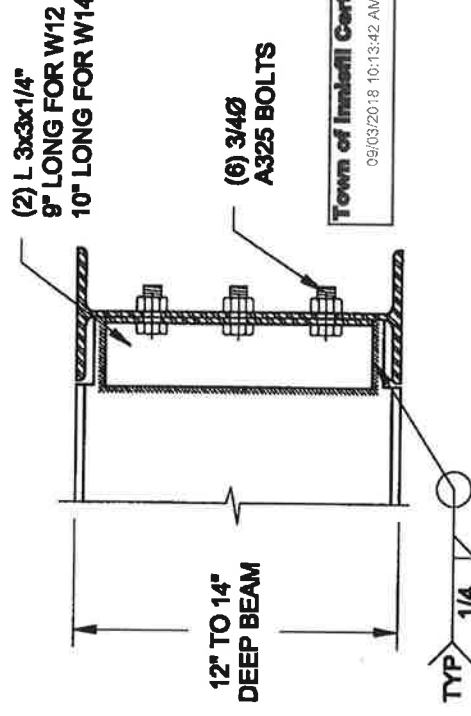
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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



NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX
AND W10x39 (W250x59) BEAM MAX.

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



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

QUAILE ENGINEERING LTD.



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

Engineer's Seal
S. J. BOYD
AUG 10, 2017

Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
BAYVIEW, ONTARIO

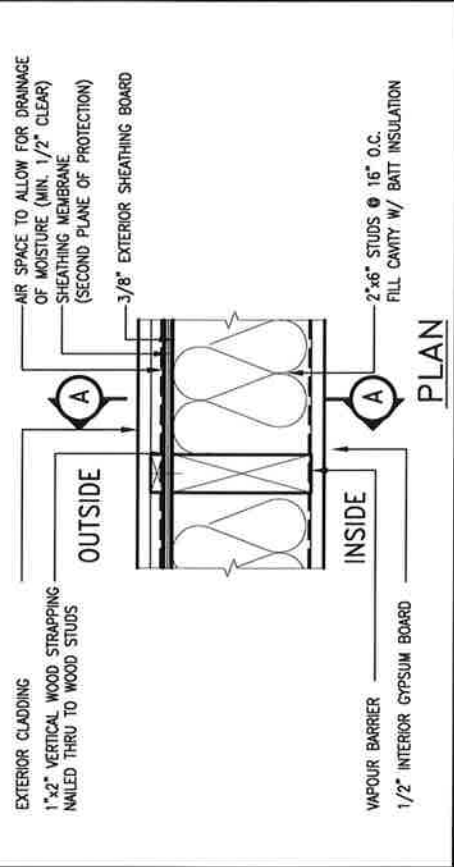
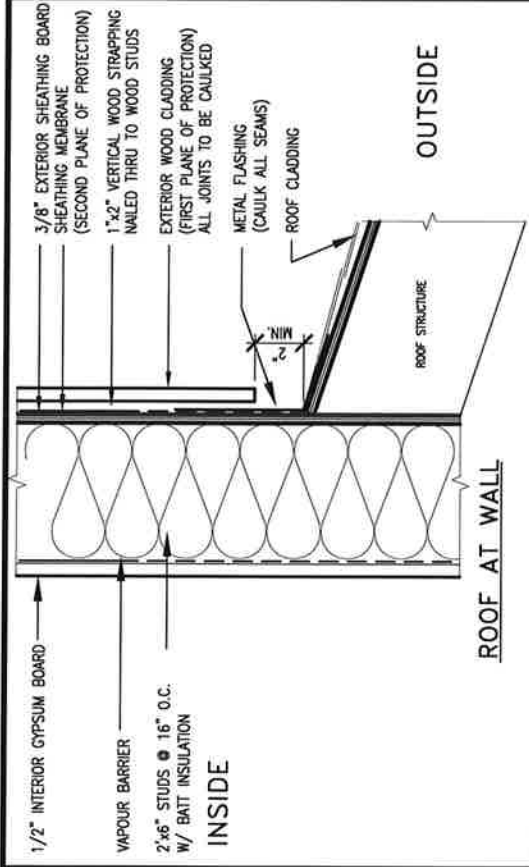
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 16-083 Drawing No.: 82

Scale: AS NOTED

Date: JUL-01-2017

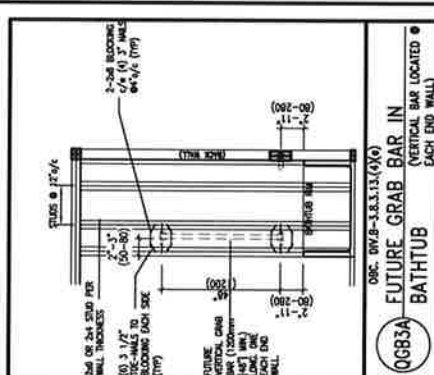
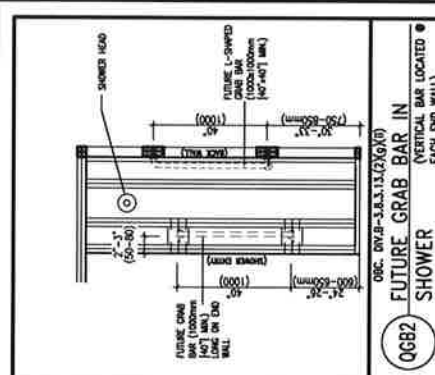
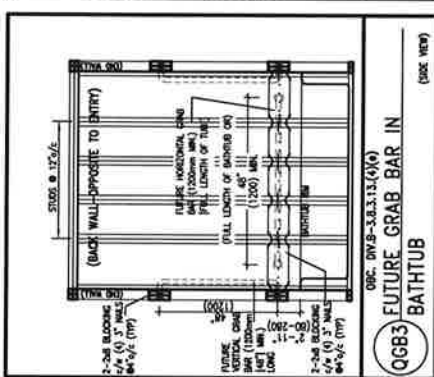
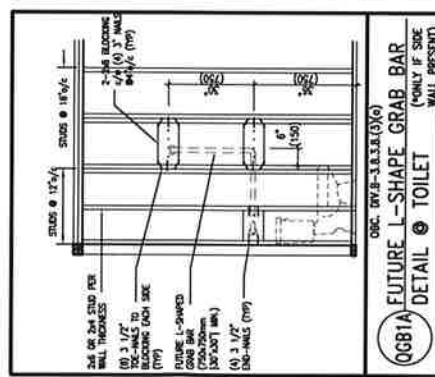
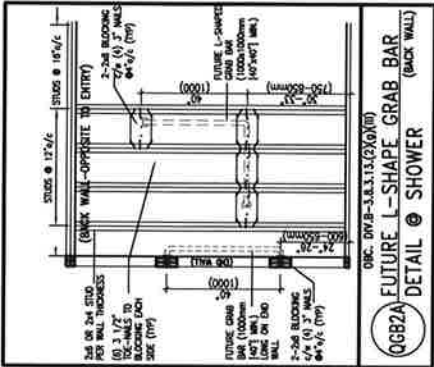
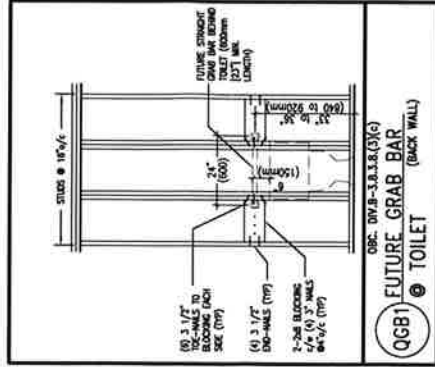
Drawn: SC Checked: SJB



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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



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

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

NOTES:

- 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.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") EXTERIOR SHEATHING ON THE EXTERIOR FACE.
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa, STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF.
- STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

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

- 2"x6" @ 16" O.C. - 12'-6"
- 2"x6" @ 12" O.C. - 13'-10"
- 2"x6" @ 16" O.C. - 15'-0"
- 2"x6" @ 12" O.C. - 17'-4"

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

- 2"x8" @ 16" O.C. - 18'-0"
- 2"x8" @ 12" O.C. - 17'-9"
- 2"x8" @ 16" O.C. - 20'-4"
- 2"x8" @ 12" O.C. - 22'-4"

NOTES:

- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa, SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") 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.
- WALL FRAMING SHALL CONFORM TO OBC 9.2.3.10.1.(2)
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa, STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF.
- STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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 Jan-Baptiste 25591

name

VA3 Design Inc.

registration information

BCN 42658

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

no. description

1 ISSUE FOR CLIENT REVIEW

date

by

RC

date



255 Consumers Rd Suite 120

Toronto ON M2J 1R4

t 416.630.2235 f 416.630.4782

va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name ALCONA

project no 13049

drawing no CN2

checked by

scale 3/16" = 1'-0"

drawn by MAY 2016

RC

CONSTRUCTION NOTES

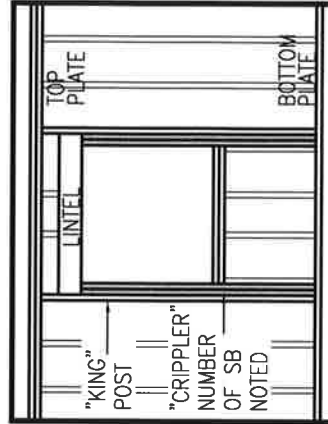
13049-CN-A1 VER 2020

file name

13049-CN-A1 VER 2020.dwg - Tue - Feb 9 2021 - 1:14 AM

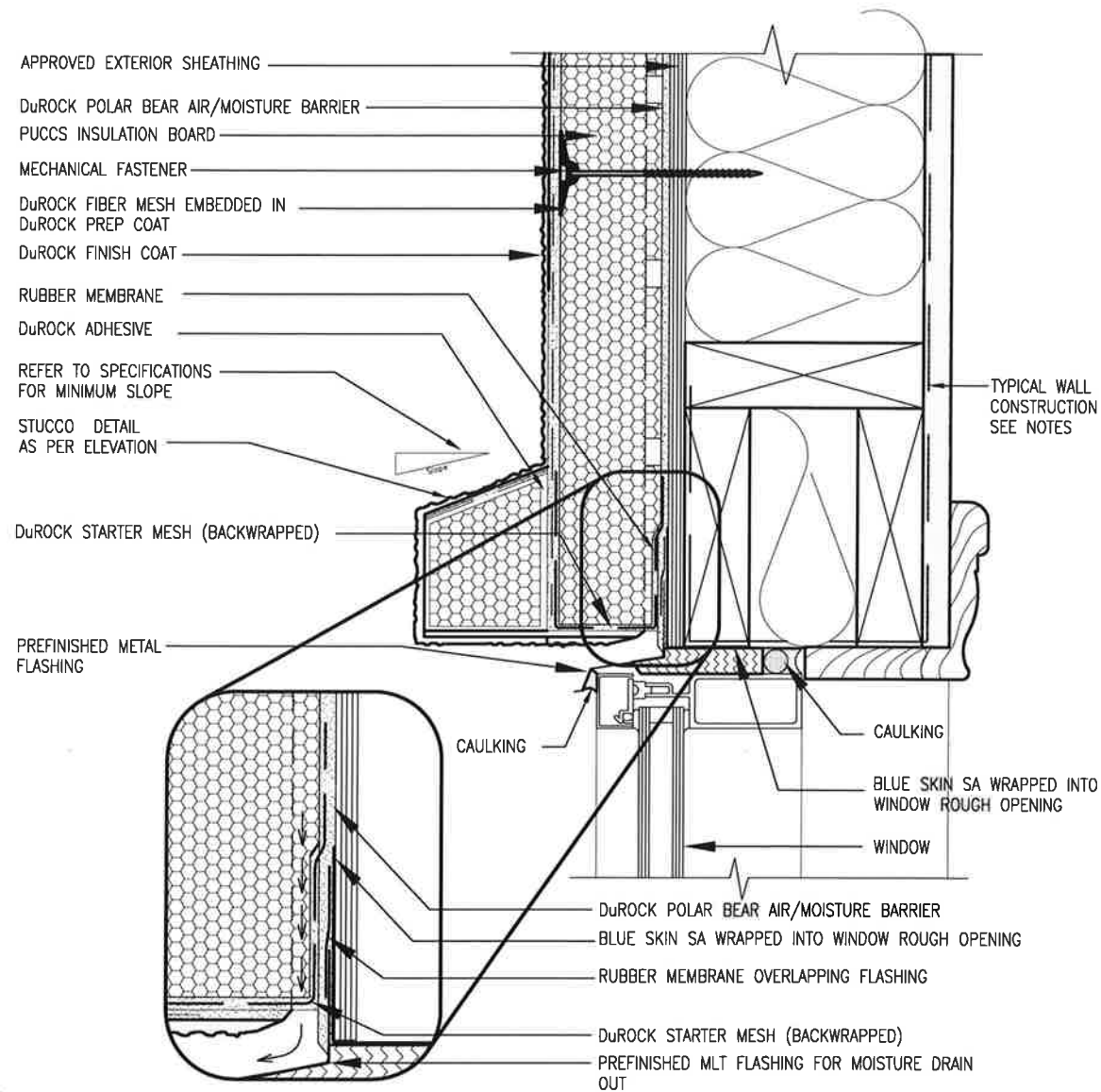


FEB 9, 2021



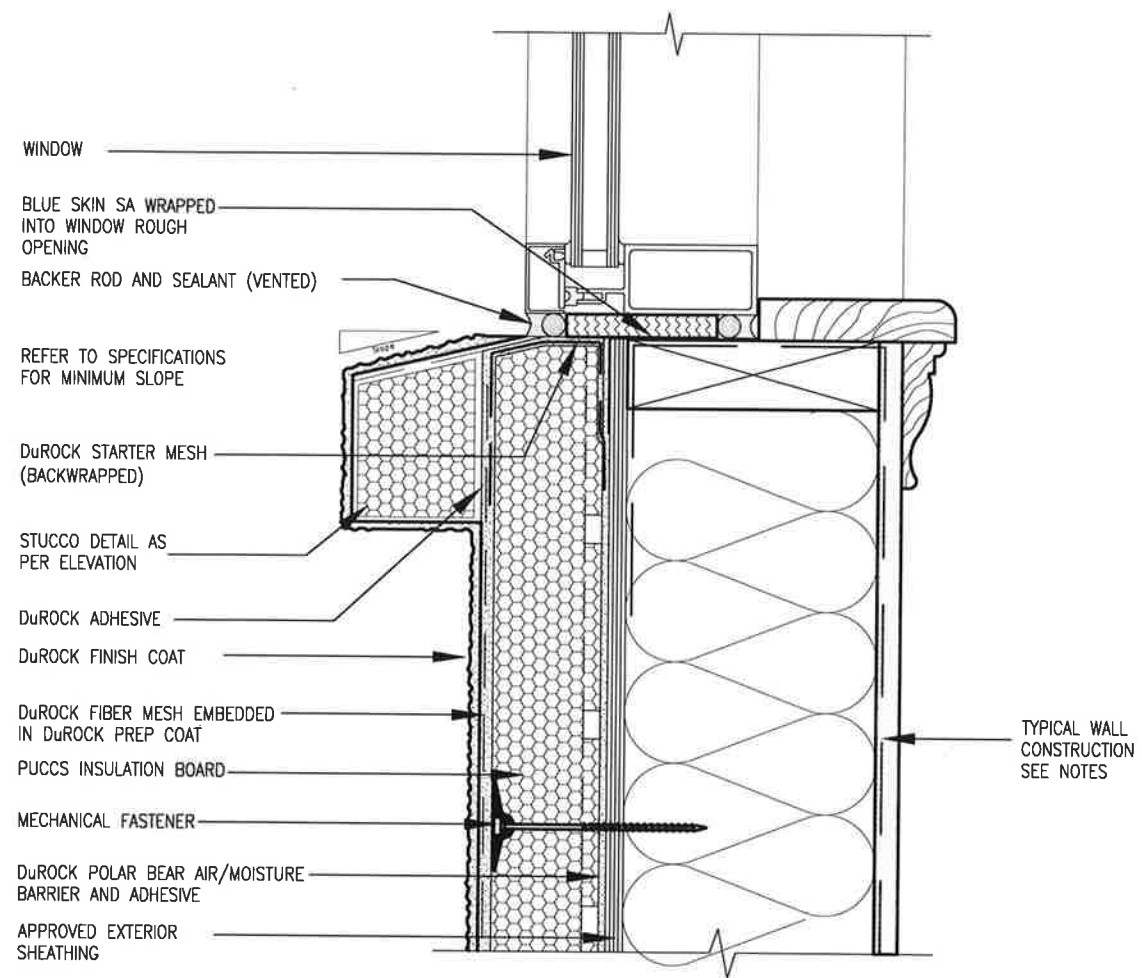
"CRIPPLE" DETAIL

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DIV. B- TABLE 6.2.3.12.
• KITCHEN EXHAUST. 3.0m
• DRIVEWAY, PARKING SPACE, ROAD. 1.5m
• SOLID FUEL APPLIANCE EXHAUST. 3.0m
KIT-EX-NOTE-2020.dwg



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



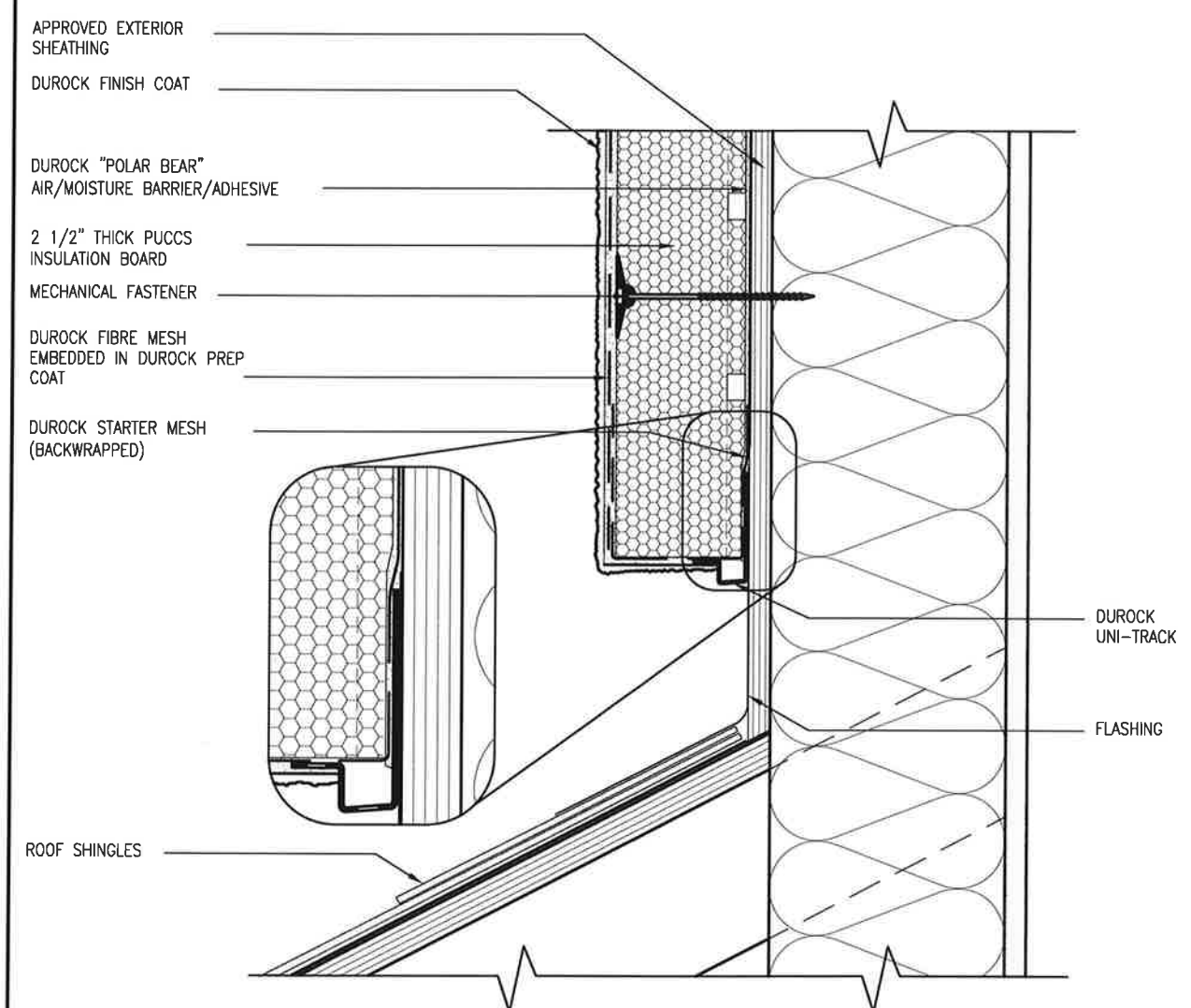
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

CONST NOTE		BAYVIEW WELLINGTON		CONST. NO.	
project name		municipality		project no.	
ALCONA		INNISFILON.		13049	
date		checked by		drawing no.	
MAY 2016		RC		CN3	
scale		checked by		title name	
3/16" = 1'-0"		RC		13049-CN-AT VER 2020	
drawn by		checked by		date	
RC		RC		FEB 09-21 RC	
date		checked by		description	
FEB 09-21 RC		RC		2. UPDATE TO 08C VER 2020	
AUG 04-17 RC		RC		1. ISSUE FOR CLIENT REVIEW	
date		checked by		description	
AUG 04-17 RC		RC		1. ISSUE FOR CLIENT REVIEW	
date		checked by		description	
AUG 04-17 RC		RC		1. ISSUE FOR CLIENT REVIEW	

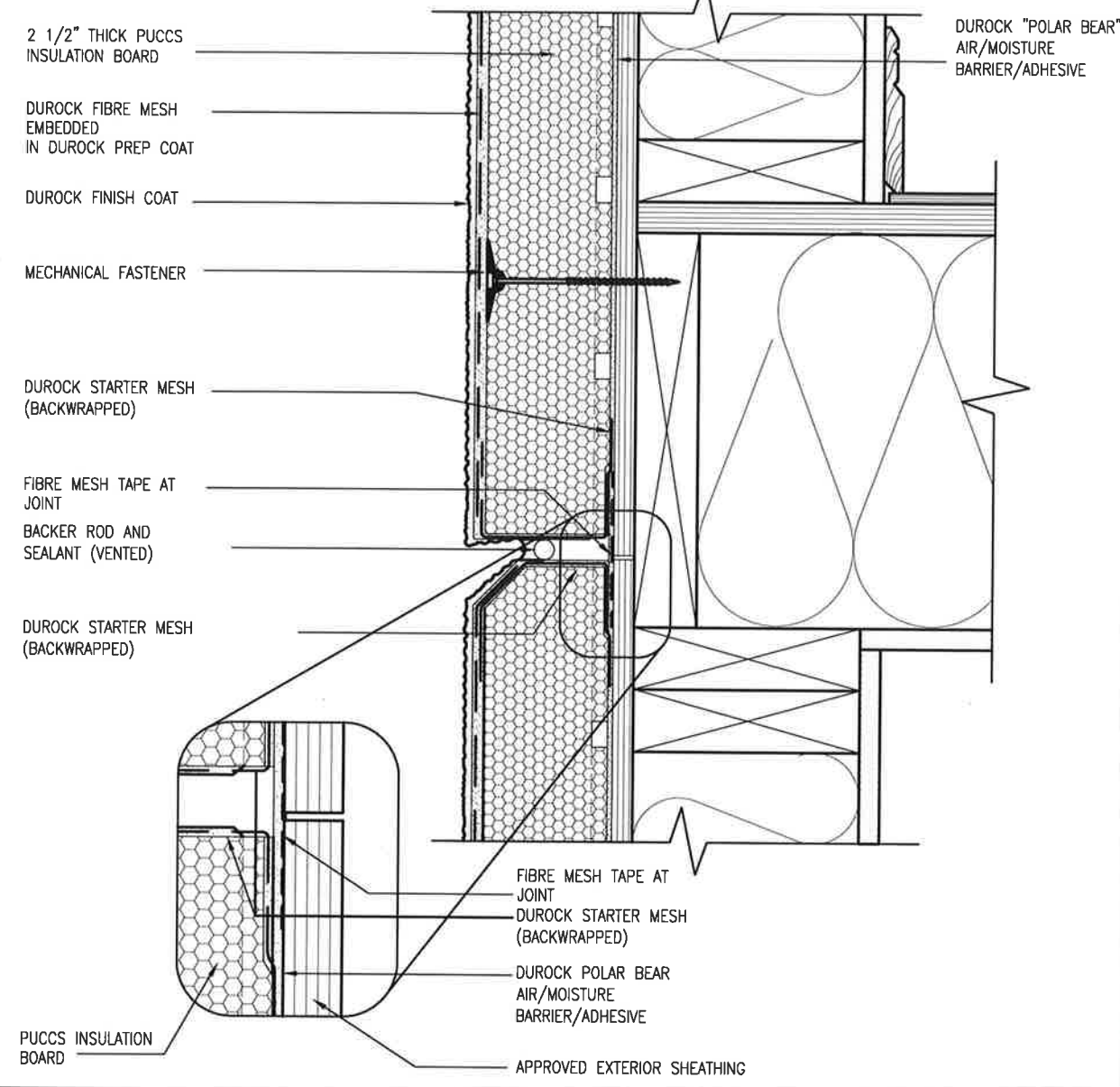
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design.com

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 BCN
design 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. They must be returned at the completion of the work. Drawings are not to be scaled.

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3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"



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

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

CONST NOTE BAYVIEW WELLINGTON		project no. 13049	
		drawing no. CN4	
project name ALCONA		municipality INNISFIL ON.	
date MAY 2016		checked by RC	
scale 3/16" = 1'-0"		file name 13049-CN-A1 VER 2020	
no. description 2 UPDATE TO OBC VER 2020		date FEB 09-21 RC	
1 ISSUE FOR CLIENT REVIEW		date AUG 04-17 RC	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 ECN 42658 name VA3 Design Inc. registration information 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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APPROVED EXTERIOR SHEATHING

DuROCK "POLAR BEAR" AIR/MOISTURE BARRIER

PUCCS INSULATION BOARD

MECHANICAL FASTENER

DuROCK FINISH COAT

DuROCK FIBER MESH EMBEDDED IN DuROCK PREP COAT

DuROCK STARTER MESH (BACKWRAPPED)

BACKER ROD AND SEALANT (VENTED)

FLASHING

PRECAST SILL ON GROUT

WEPPHOLES ® 32"(800) O.C.

TRANSITION MEMBRANE. EXTEND MEMBRANE 6" ABOVE AND BELOW SILL. ENSURE TRANSITION MEMBRANE IS OVER BUILDING PAPER

BUILDING PAPER

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

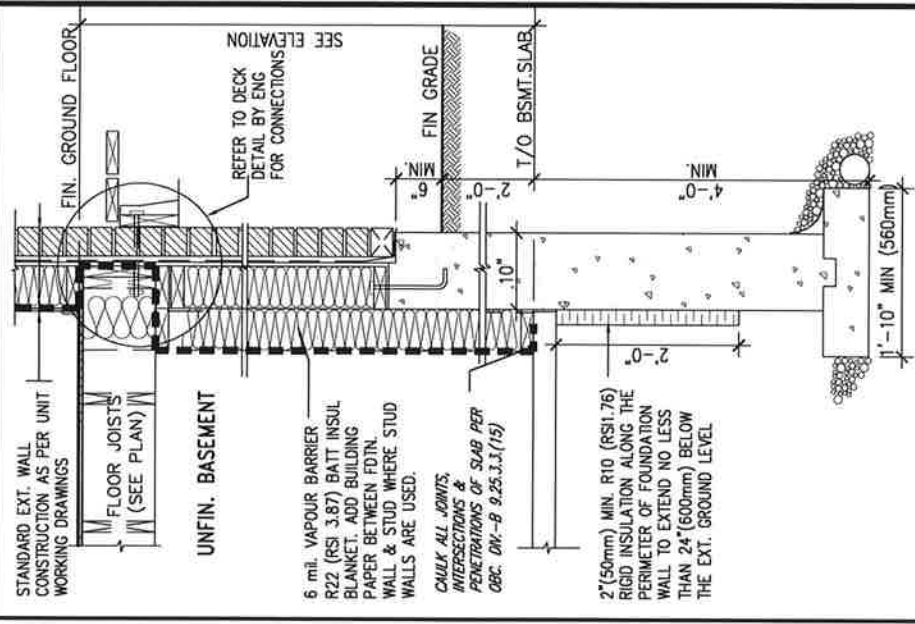
9	-	-	The undersigned has retained and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	-	-	qualification information
7	-	-	Wellington Jno-Baptiste
6	-	-	signature
5	-	-	name
4	-	-	registration information
3	-	-	VAS Design Inc.
2	UPDATE TO OBC FEB 2020	FEB 09-21 RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	description

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DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2265 / 416.630.4782
www.vadesign.com

project name ALCONA	municipality INNISFIL ON.	project no. 13049
date MAY 2016	scale 3/16" = 1'-0"	drawing no. CN5
drawn by RC	checked by -	file name 13049-CN-A1 VER 2020
BAYVIEW WELLINGTON		CONST NOTE

www.esig.com
RICHARD - HARBONE WORKING, 2017-1949 EWING COLLEGE NEWS/1368 CH-AI VER. 2020-04 - T44 - FEB 9 2021 - 1117 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.

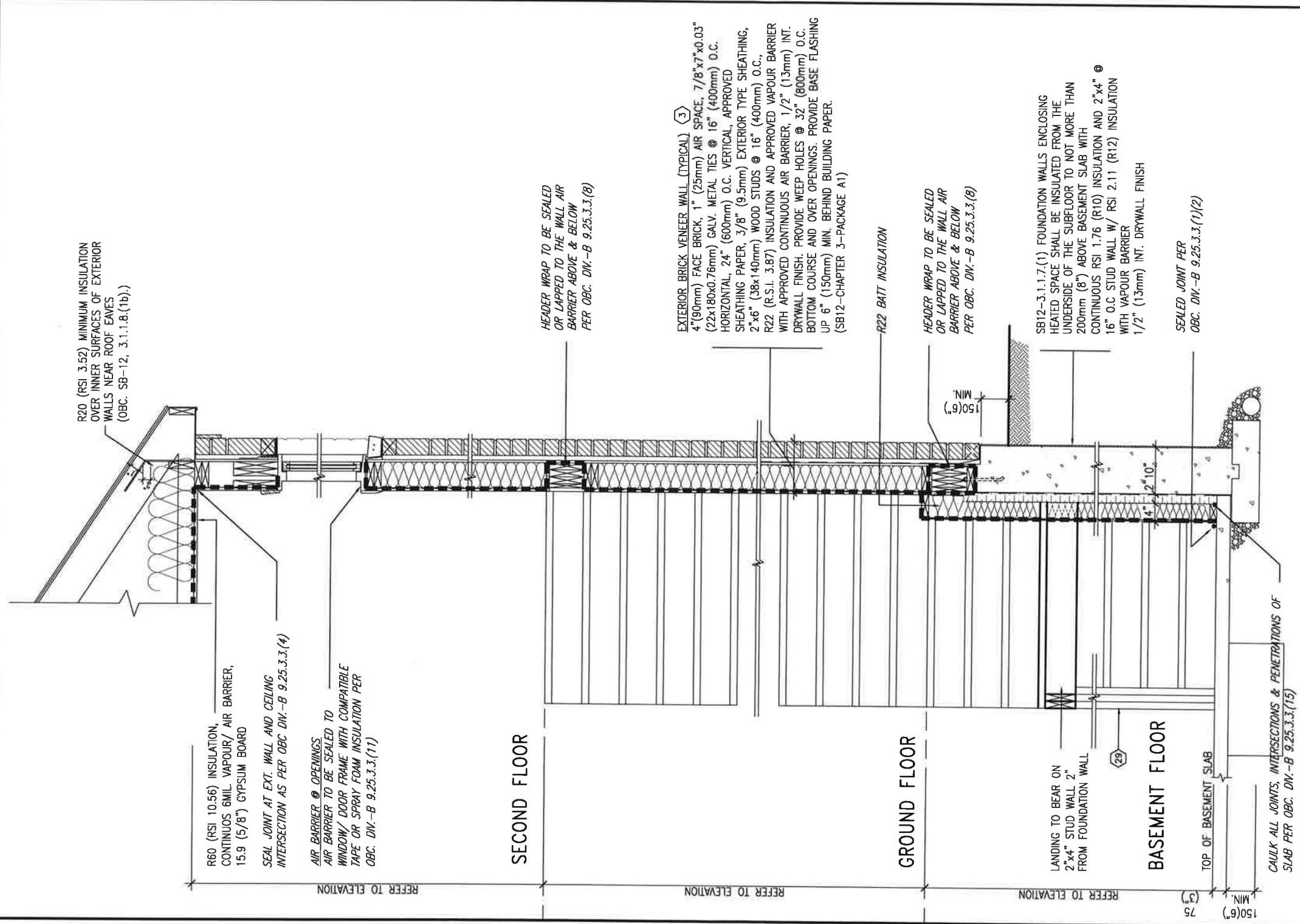
SCALE: N.T.S.

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t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	municipality INNSFLOON
date MAY 2016	project no. 13049
dram by RC	drawing no.
scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2020
checked by -	CONSTRUCTION NOTES
drawn by -	CN6

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SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3.
ZONE 1- COMPLIANCE PACKAGE A1.

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.

[illegible]

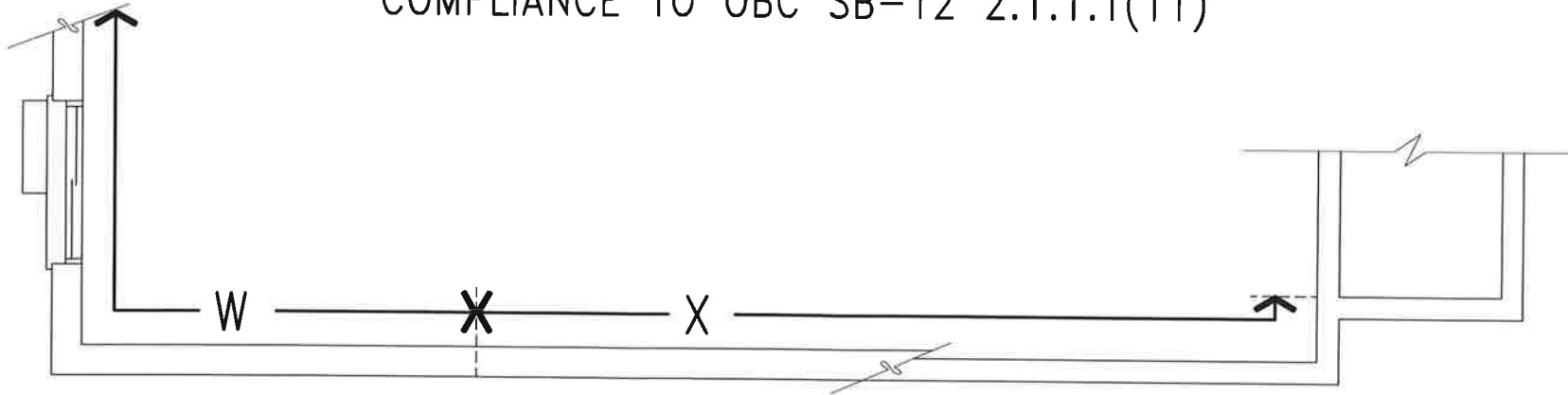
BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	project no. 13049
date MAY 2016	drawing no.
drawn by RC	checked by —
scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2020
INNISTIL ON. CONSTRUCTION NOTES RICHARD - H. ARCHITECT WORKING 13049 CN Notes 13049-CN-A1 VER 2020.dwg - Tue - Feb 9 2021 - AU	

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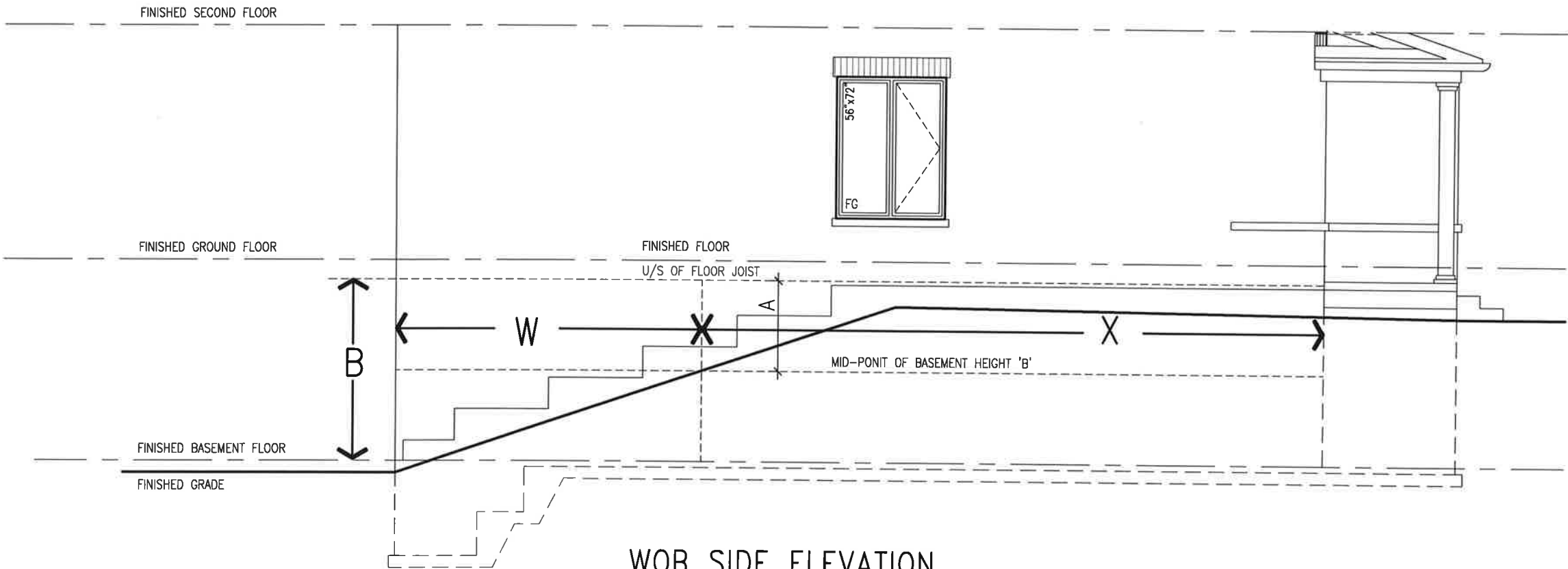
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



FEB 9, 2021



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

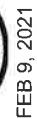
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

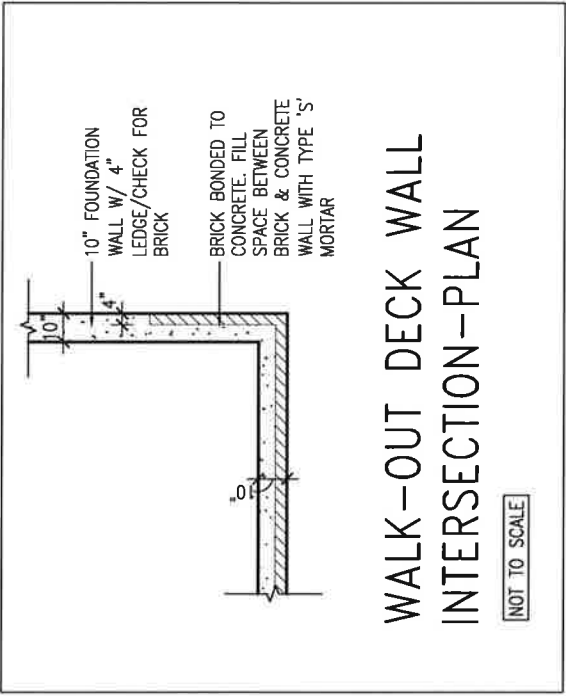


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qualification information
Wellington Jno-Baptiste 25591 BCN
name
Wellington Jno-Baptiste
VA3 Design Inc.
signature
42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

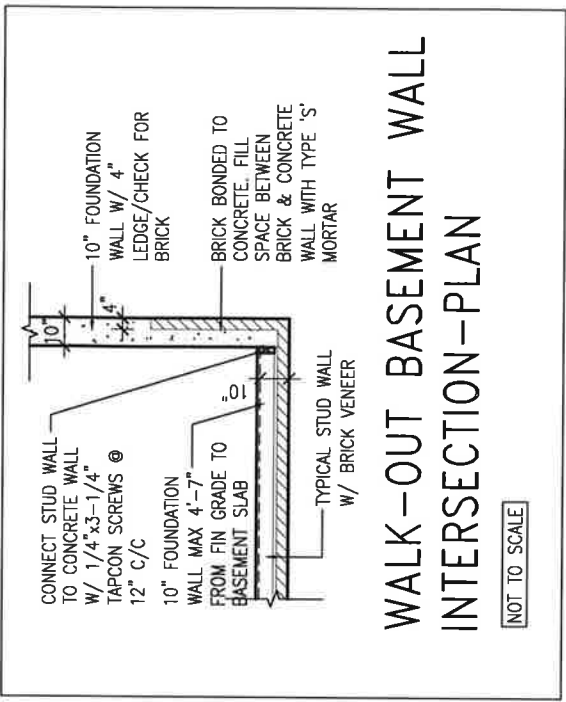
no.	description	date	by
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

project name	project no.	CONST NOTE
ALCONA	13049	
date	checked by	scale
MAY 2016	RC	3/16" = 1'-0"
drawn by	checked by	scale
RC	RC	3/16" = 1'-0"
project name	project no.	CONST NOTE
ALCONA	13049	
date	checked by	scale
MAY 2016	RC	3/16" = 1'-0"
drawn by	checked by	scale
RC	RC	3/16" = 1'-0"
project name	project no.	CONST NOTE
ALCONA	13049	
date	checked by	scale
MAY 2016	RC	3/16" = 1'-0"
drawn by	checked by	scale
RC	RC	3/16" = 1'-0"

[illegible]



WALK-OUT DECK WALL
INTERSECTION-ELEVATION



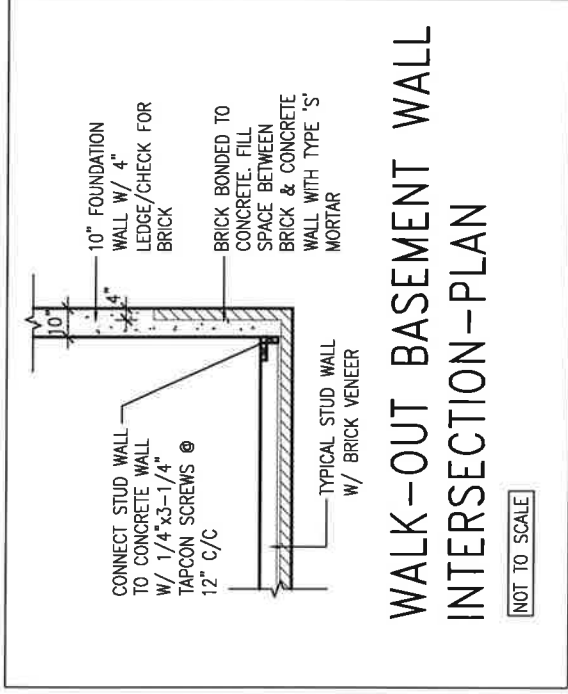
(10" FOUNDATION WALL)

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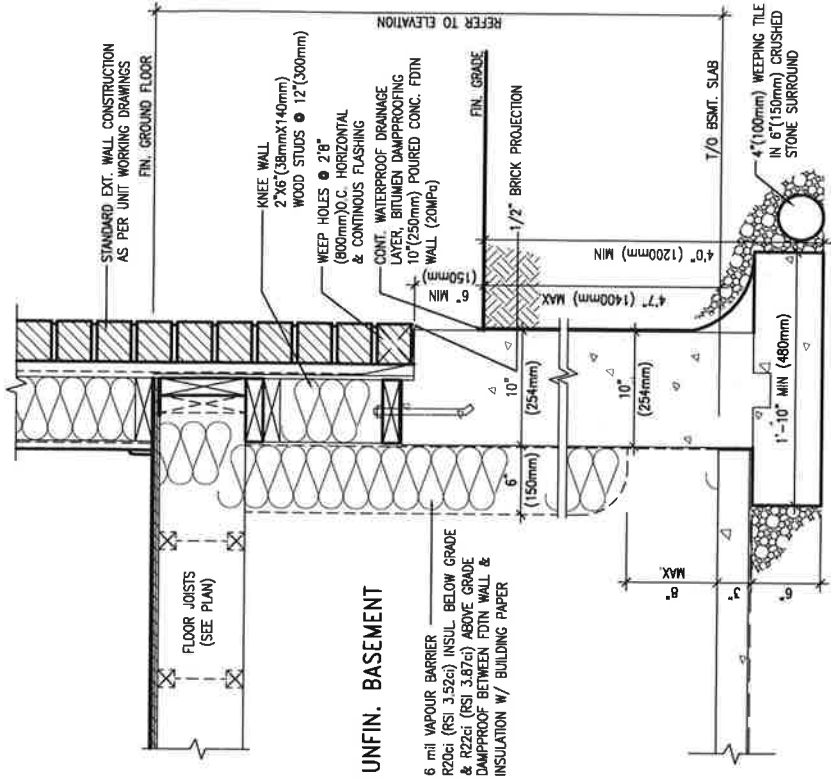
V33
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2755 f 416.630.4792
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BAYVIEW WELLINGTON		CONST. NOTE	
project name	ALCONA	project no.	13049
date	MAY 2016	drawing no.	
drawn by	RC	checked by	—
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	
project no. 13049 drawing no.		file name 13049-CN-A1 VER 2020	

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(10" FOUNDATION WALL)



EW3.07x
PKG A1

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

SCALE: N.T.S.

[illegible]

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DESIGN
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t 416.630.2255 f 416.630.
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BAYVIEW WELLINGTON

CONST NOTE

no.	description	date	by
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
3			
4			
5			
6			
name		signature	
registration information		42658	
VA3 Design Inc.			

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

project name	ALCONA	date	MAY 2016	scale	3/16" = 1'-0"
drawn by	RC	checked by		for notes	13049-CN-A1 VER 2020
project number		INNISFIL ON.		CONSTRUCTION NOTES	

CN11

