

AREA CALCULATIONS		
	ELEV. A	ELEV. B
GROUND FLOOR AREA	1042 SF	1042 SF
SECOND FLOOR AREA	1265 SF	1265 SF
SUBTOTAL	2307 SF	2307 SF
DEDUCT ALL OPENINGS	15 SF	15 SF
TOTAL NET AREA	2292 SF	2292 SF
	212.93 m ²	212.93 m ²
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1322 SF	1322 SF
	122.82 m ²	122.82 m ²
COVERAGE W/ PORCH	1437 SF	1379 SF
	133.50 m ²	128.11 m ²

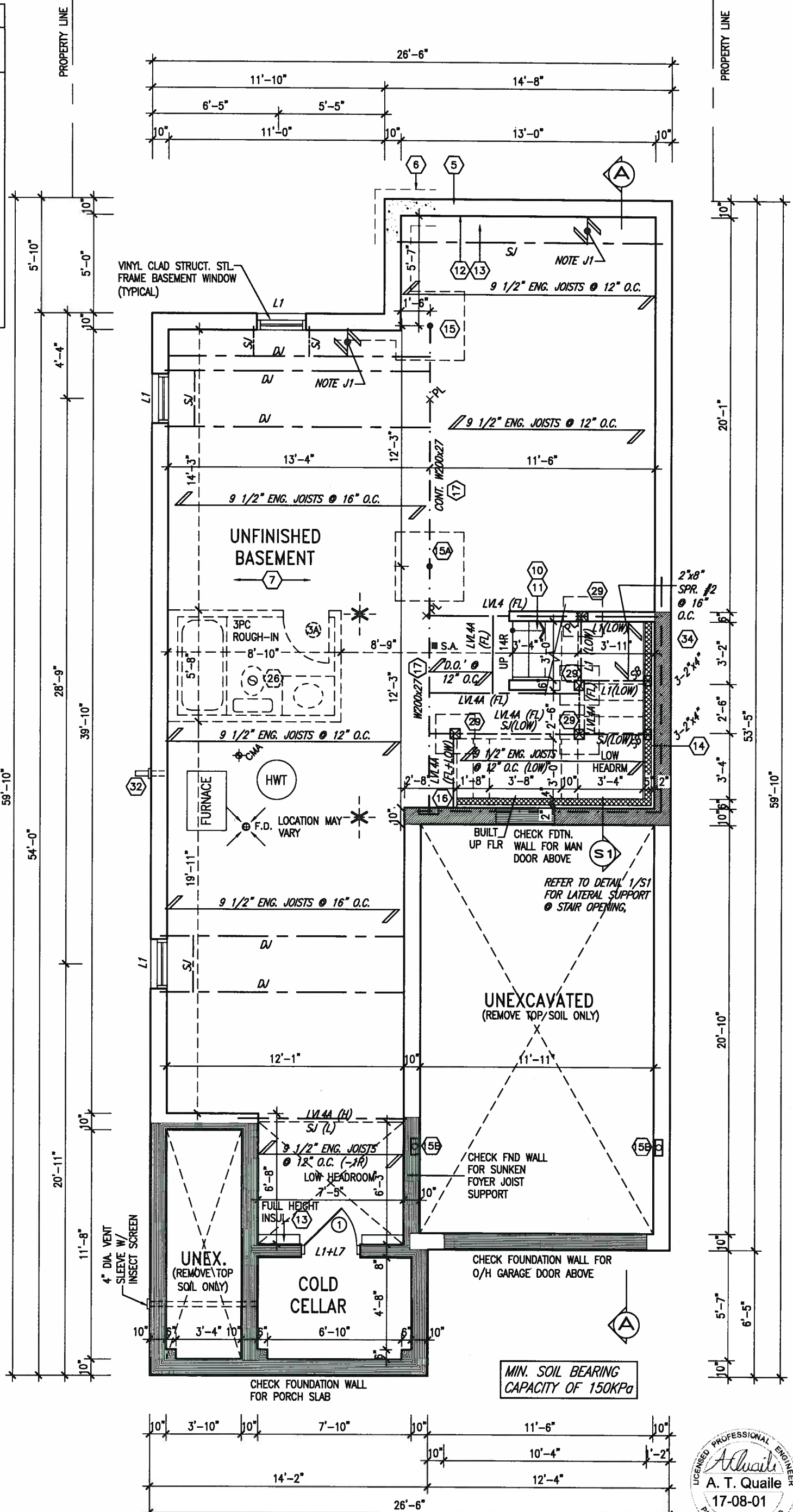
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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect



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

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

BASEMENT PLAN 'A' (12'0" GARAGE)



no.	description	date	by
9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	JUL 21-17	RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 14-16	AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB

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
 name registration information
 VA3 Design Inc.
 42658

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

VA3 DESIGN

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

BAYVIEW WELLINGTON

project name: **ALCONA**
 date: **JUNE, 2016**
 drawn by: **SB**
 checked by: **3/16" = 1'-0"**
 scale: **13049-S32-3-12**

S32-3-12G
 PELICAN 3-12

project no. **13049**
 municipality: **INNISFIL, ONTARIO**
 drawing no. **1**

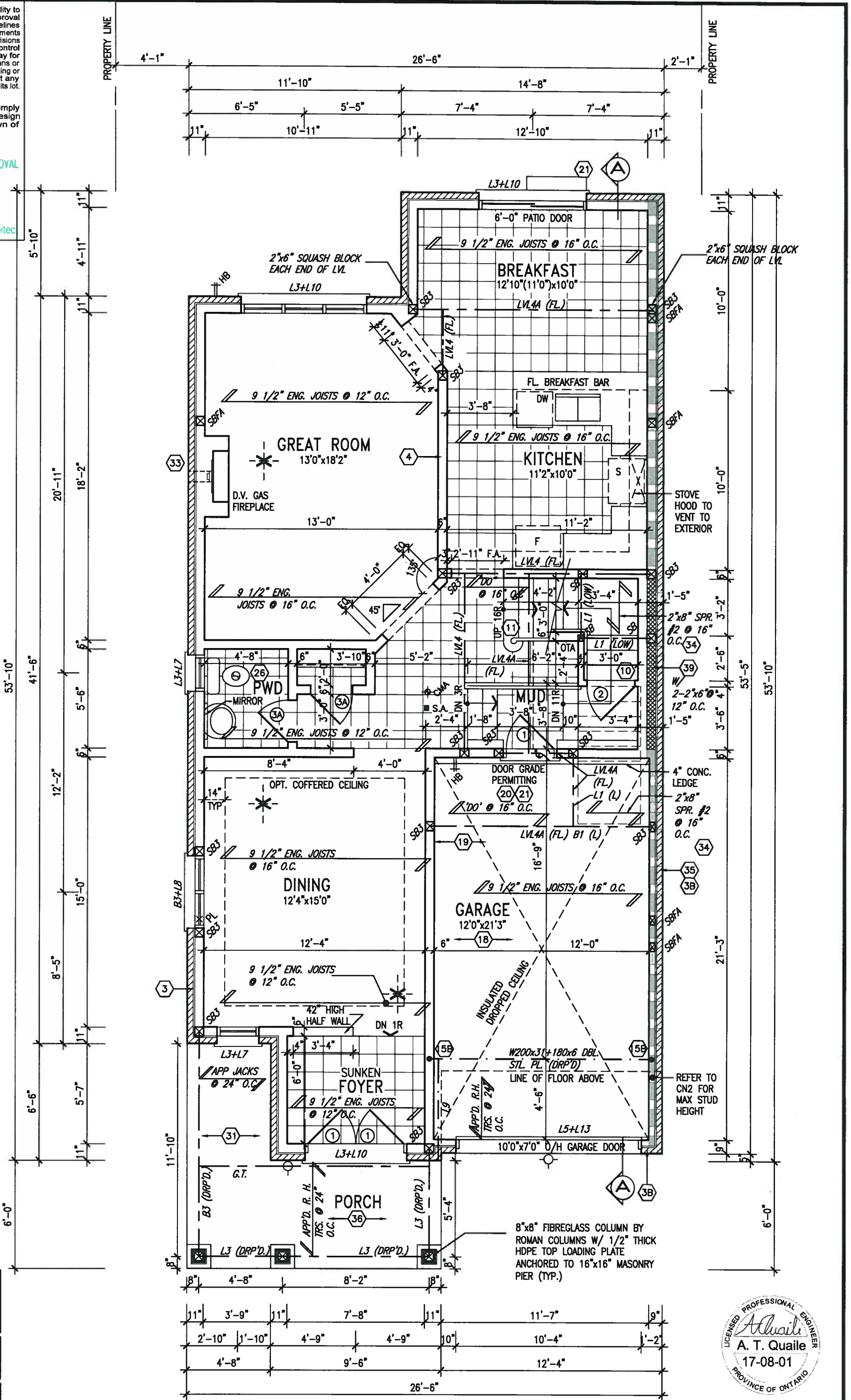
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GROUND FLOOR PLAN 'A' (12'0" GARAGE)

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 name
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VA3 Design Inc. 42658
 BCIN

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file name
13049-S32-3-12

drawing no.
2

S32-3-12G
PELICAN 3-12

project no.
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drawing no.
2

DATE: JUN 2016
 TIME: 12:25 PM

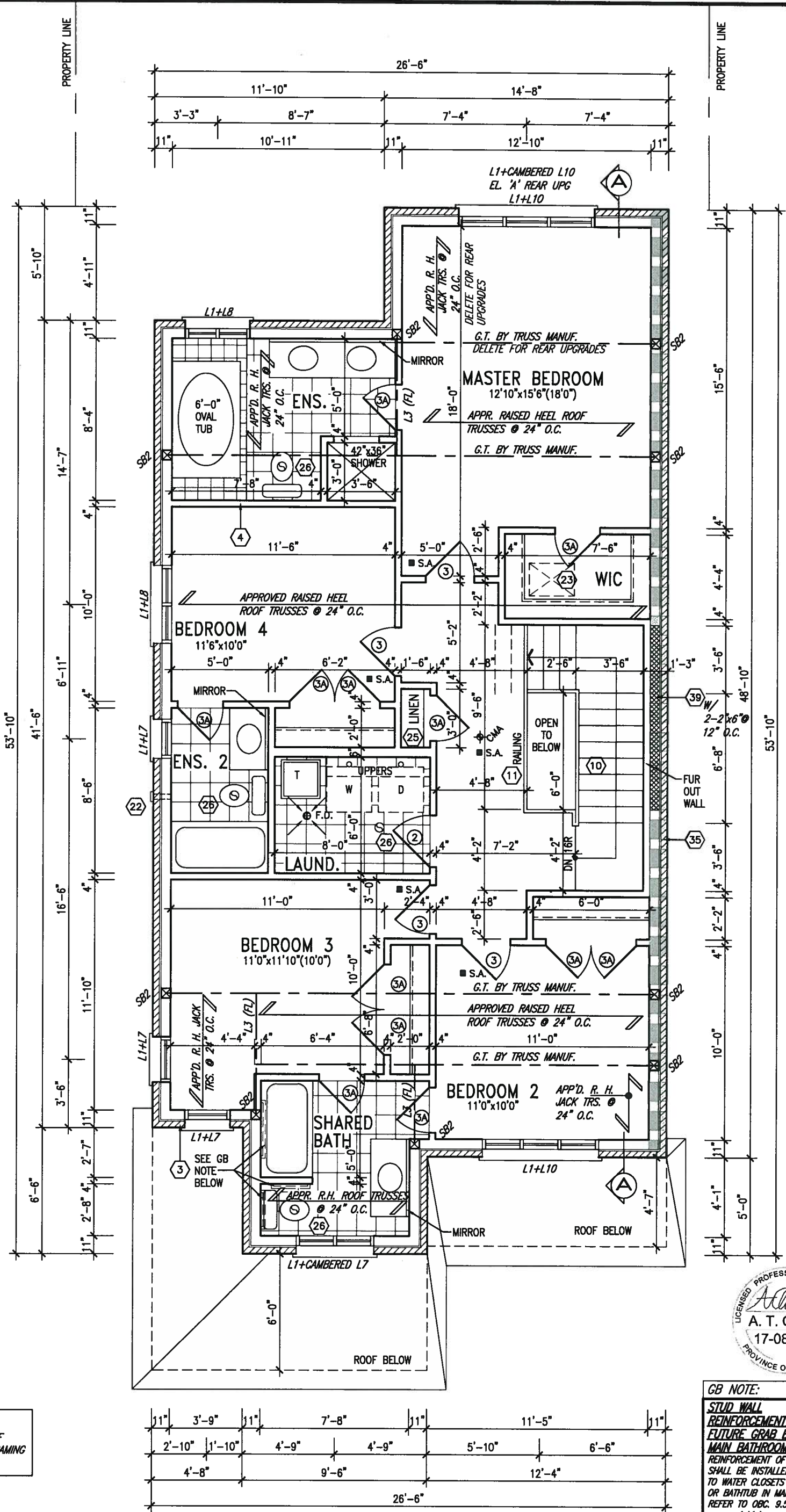
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[Signature]
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project no.
13049

SECOND FLOOR PLAN 'A'
 drawing no.
3

13049-S32-3-12
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S32-3-12G
 PELICAN 3-12

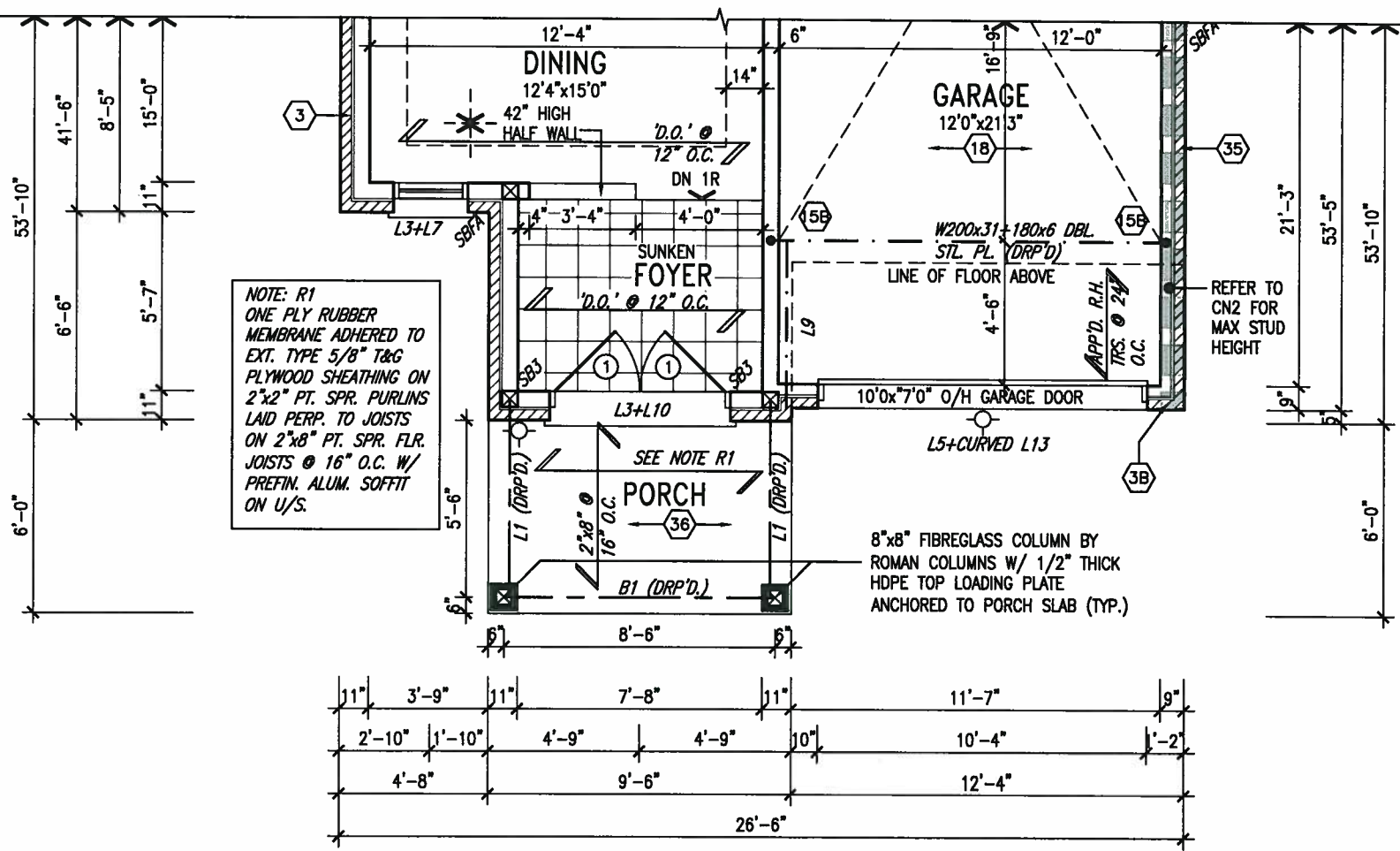
PROFESSIONAL ENGINEER
A. T. Quaille
 17-08-01
 PROVINCE OF ONTARIO

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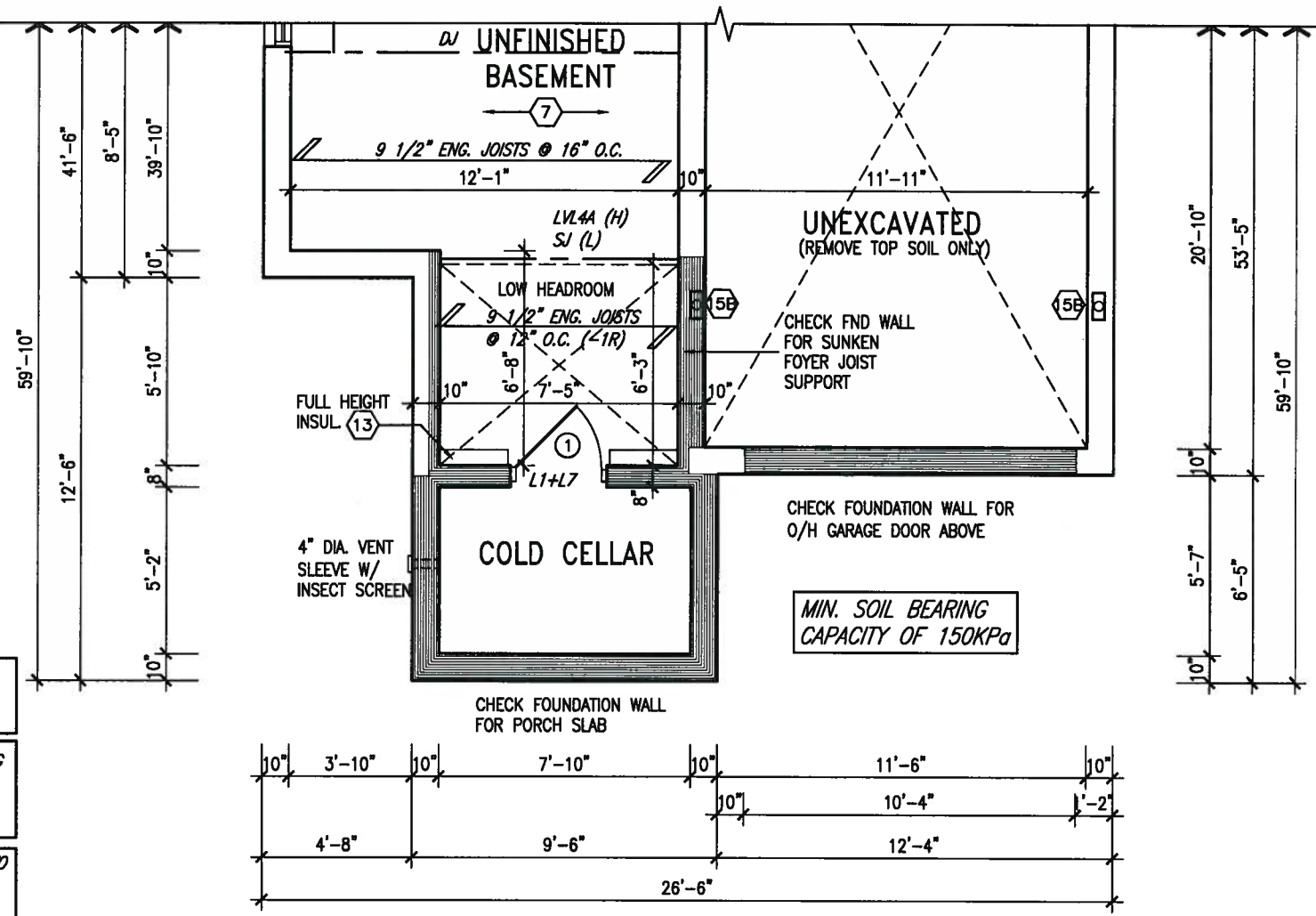
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 AUG 09 2017
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NOTE:
 REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.



PARTIAL GROUND FLOOR PLAN 'B'
 (12'0" GARAGE)



PARTIAL BASEMENT FLOOR PLAN 'B'
 (12'0" GARAGE)

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

NOTE: ALL L.V.'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.

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BAYVIEW WELLINGTON

project name
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date
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checked by
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municipality
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project no.
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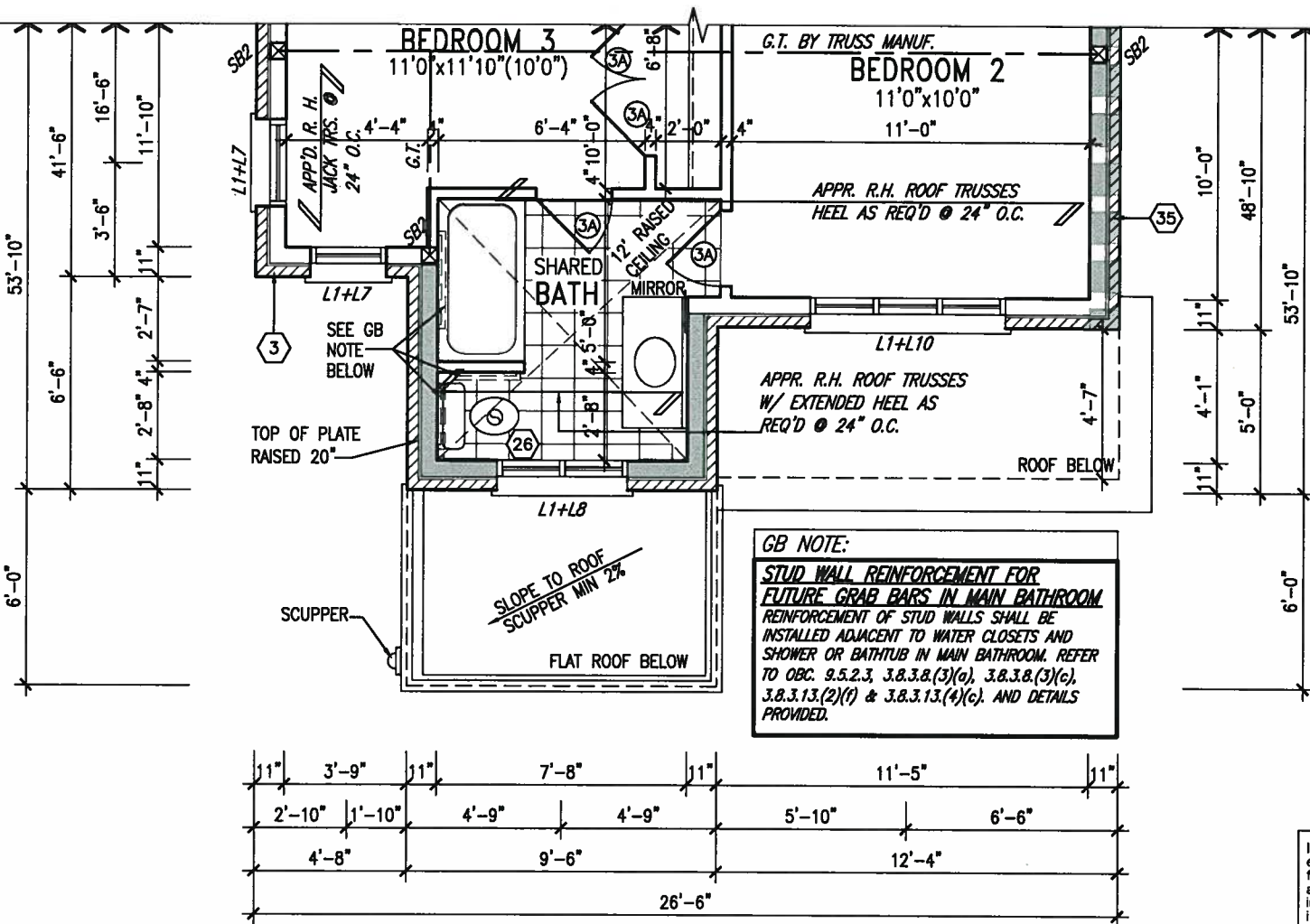
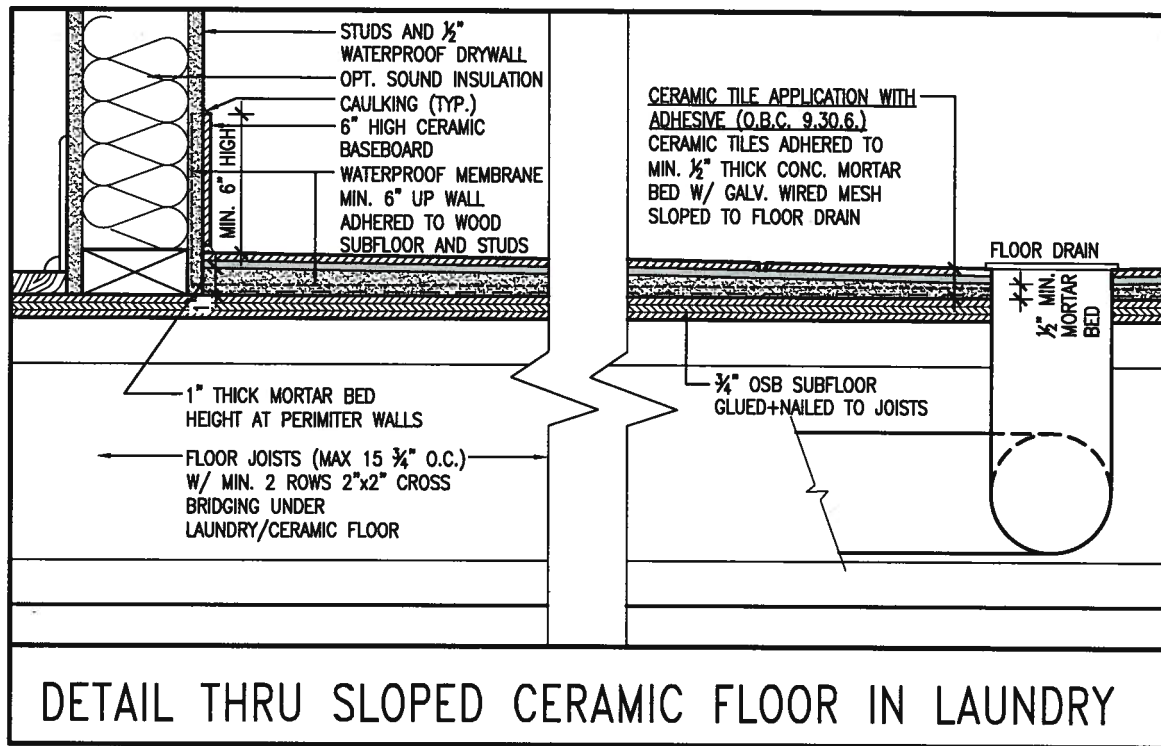
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drawing no.
4

S32-3-12G
 PELICAN 3-12

PROVINCE OF ONTARIO
 A. T. Quaille
 17-08-01
 LICENSED PROFESSIONAL ENGINEER

NOTE:
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FOR ADDITIONAL INFORMATION.



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



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INDICATES REDUCED SIDE YARD

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 name
 registration information
 VA3 Design Inc. 42658
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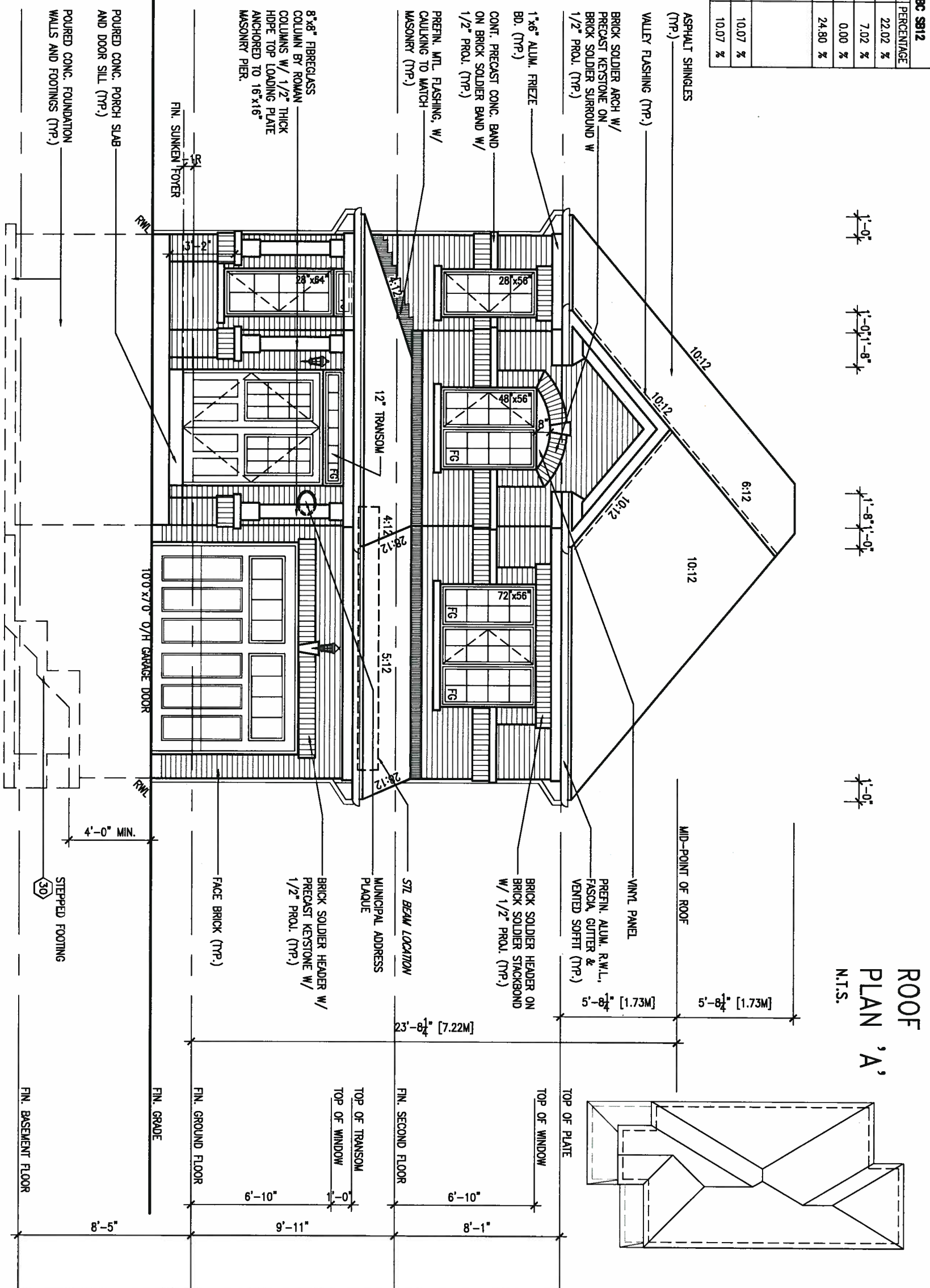
S32-3-12G
 PELICAN 3-12
 project no.
 13049
 drawing no.
5
 PARTIAL PLANS 'B'
 file name
 13049-S32-3-12
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UNINSULATED OPENINGS (PER OBC: SB-12.3.1.(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
SB-12 3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
FRONT	530 S.F.	116,722 S.F.	22.02 %
LEFT SIDE	1077 S.F.	75,556 S.F.	7.02 %
RIGHT SIDE	1077 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	131,444 S.F.	24.80 %
TOTAL SQ. FT.	3214.00 S.F.	323,72 S.F.	10.07 %
TOTAL SQ. M.	298.59 S.M.	30.07 S.M.	10.07 %

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AUG 09 2017
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FRONT ELEVATION 'A'
(12'0" GARAGE)

ROOF
PLAN 'A'
N.T.S.



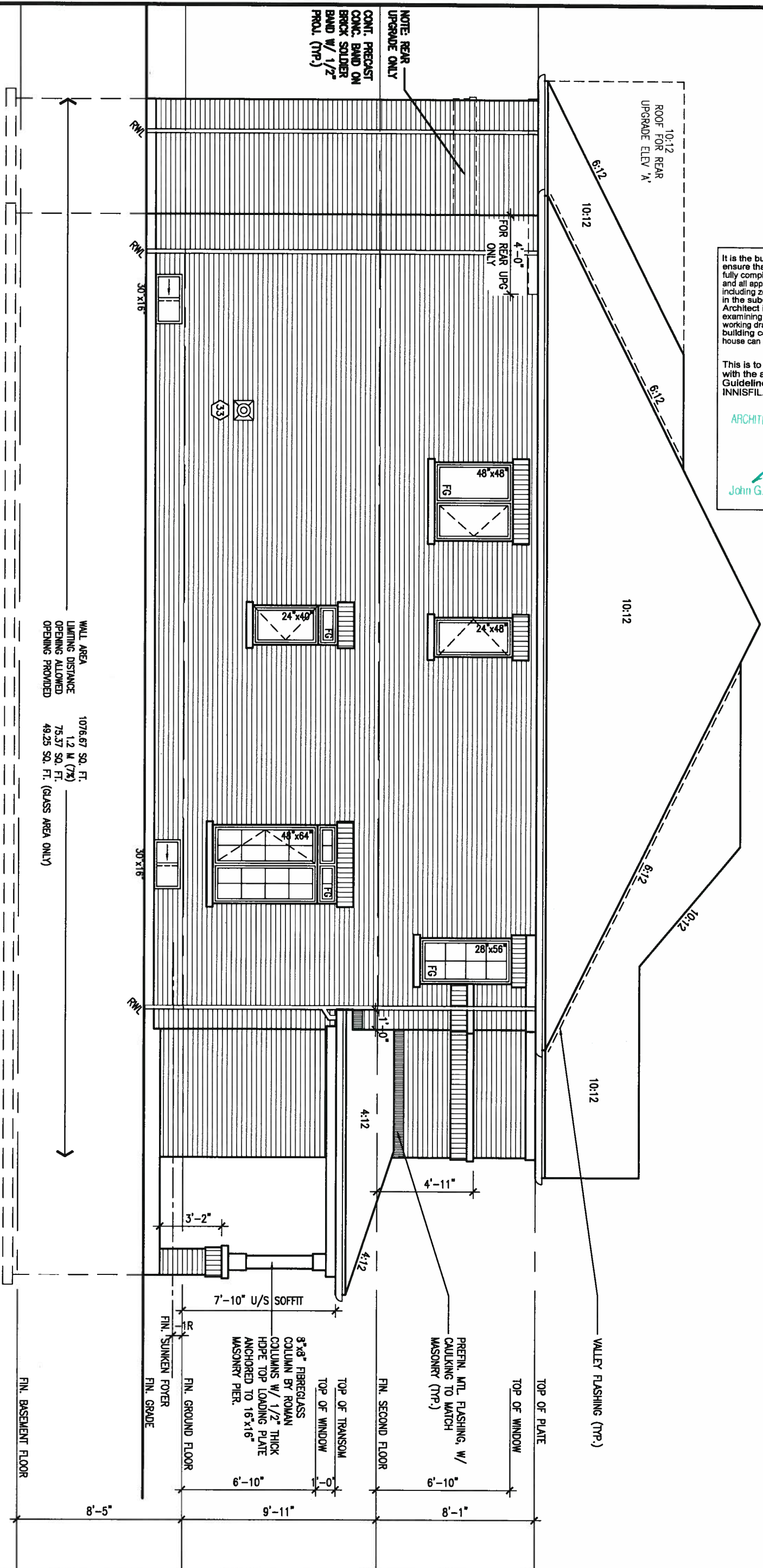
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va3design.com

BAYVIEW WELLINGTON
project name: ALCONA
municipality: INNISFIL, ONTARIO
date: JUNE. 2016
drawn by: SB
checked by: RICHARD
scale: 3/16" = 1'-0"

S32-3-12G
PELICAN 3-12
project no.: 13049
drawing no.: 6
file name: 13049-S32-3-12
date: JUNE. 2016
time: 12:25 PM

LEFT SIDE ELEVATION 'A'
(12'0" GARAGE)



WALL AREA 1076.67 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 75.37 SQ. FT.
OPENING PROVIDED 49.25 SQ. FT. (GLASS AREA ONLY)

NOTE: REAR UPGRADE ONLY
CONT. PRECAST CONG. BAND ON BRICK SOLDER BAND W/ 1/2" PROL. (TRP.)

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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Wellington Jno-Baptiste 25591
name registration information BCIN
VA3 Design Inc. 42658

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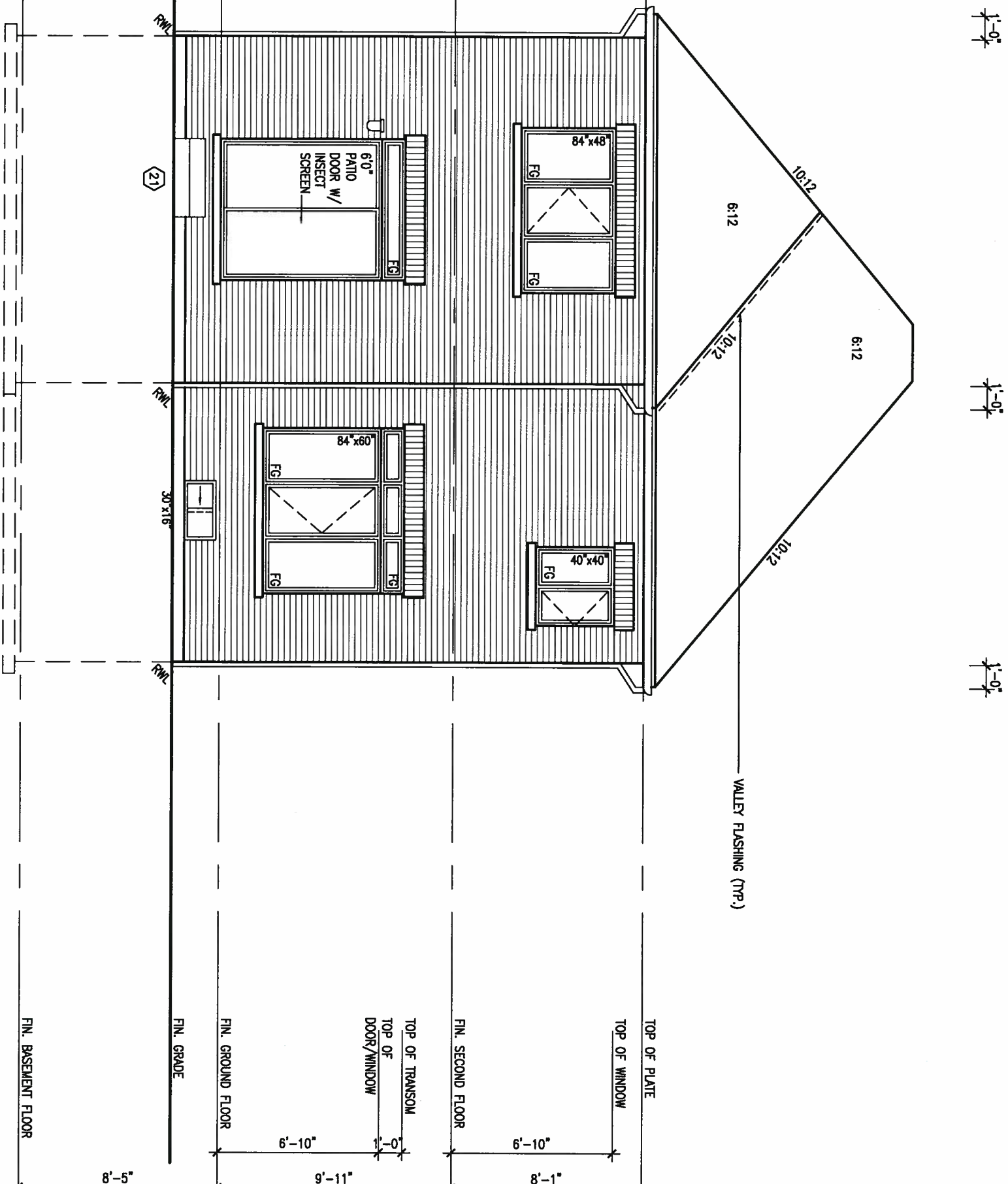
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project no. 13049
drawing no. 7

LEFT SIDE ELEVATION 'A'
file name 13049-S32-3-12
13049-S32-3-12
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REAR ELEVATION 'A' & 'B'
 (12'0" GARAGE)



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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 name registration information BCSN
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date **JUNE, 2016** checked by **SB** scale **3/16" = 1'-0"**

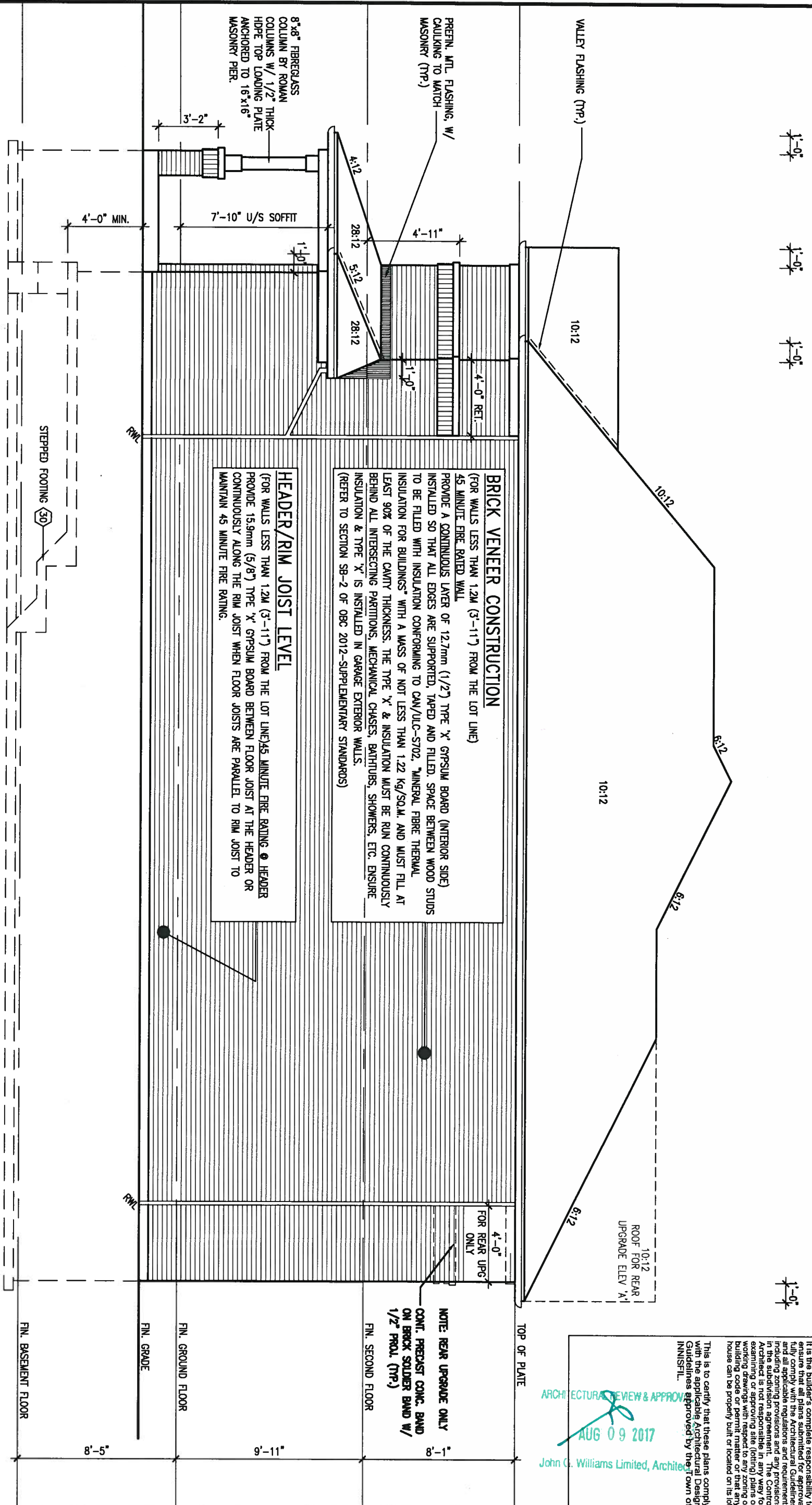
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S32-3-12G
 PELICAN 3-12 project no. **13049**

REAR ELEVATION 'A' & 'B' drawing no. **8**

RIGHT SIDE ELEVATION 'A' (12'0" GARAGE)



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

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.

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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

RIGHT SIDE ELEVATION 'A'

file name 13049-S32-3-12

project no. 13049 drawing no. 9

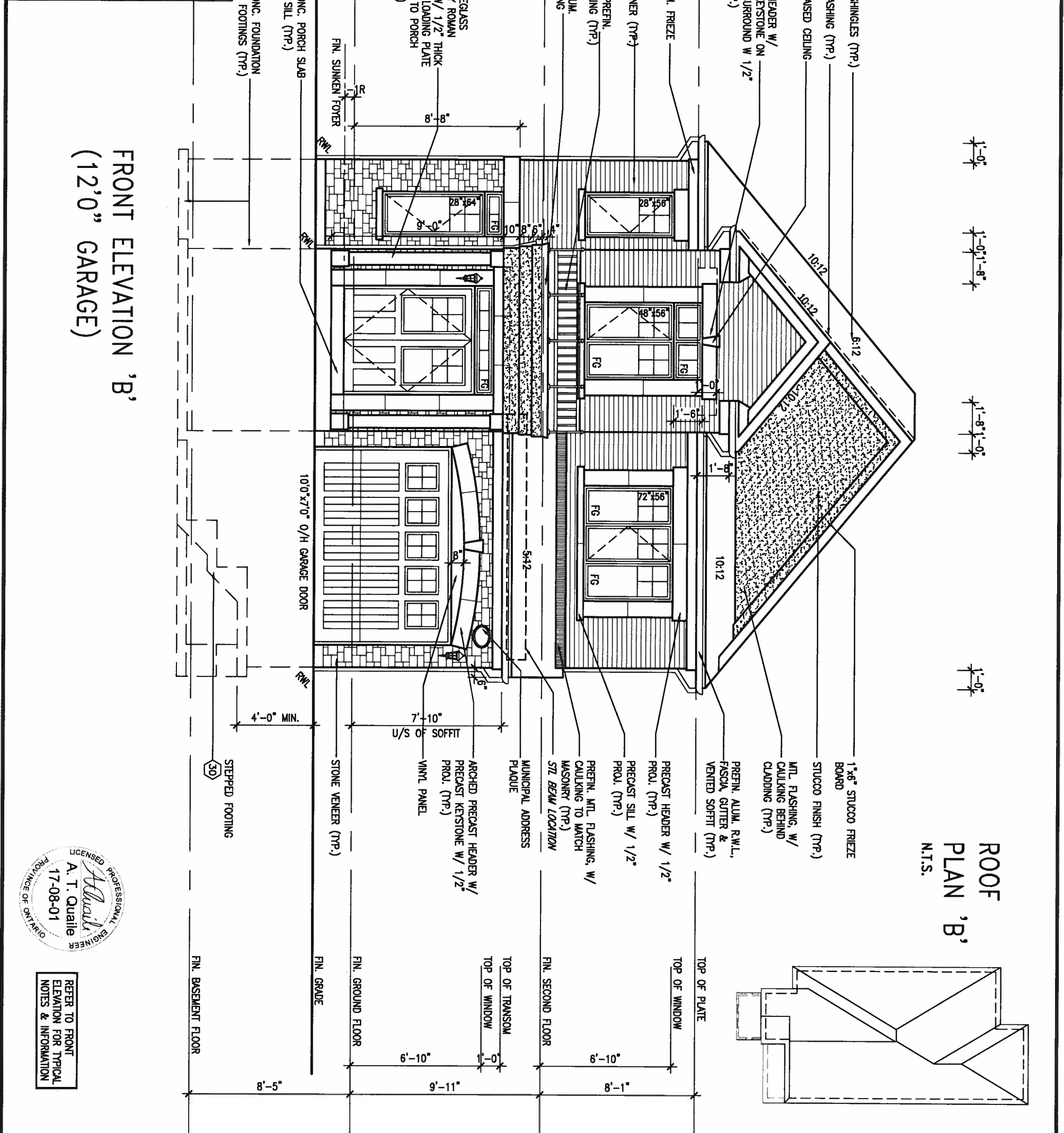
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ARCHITECTURAL REVIEW & APPROVAL
 AUG 09 2017
 John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.(7))			
32-3-12 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F. OPENING S.F.	PERCENTAGE	
FRONT	543 S.F.	122.722 S.F.	22.60 %
LEFT SIDE	1088 S.F.	75.556 S.F.	6.94 %
RIGHT SIDE	1088 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	131.44 S.F.	24.80 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3249.00 S.F.	329.72 S.F.	10.15 %
TOTAL SQ. M.	301.84 S.M.	30.63 S.M.	10.15 %



FRONT ELEVATION 'B'
 (12'0" GARAGE)

ROOF PLAN 'B'
 N.T.S.



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

no.	description	date	by
9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	JUL 21-17	RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 14-16	AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENTS COMMENTS	JUL 04-16	SB

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 BCIN
 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

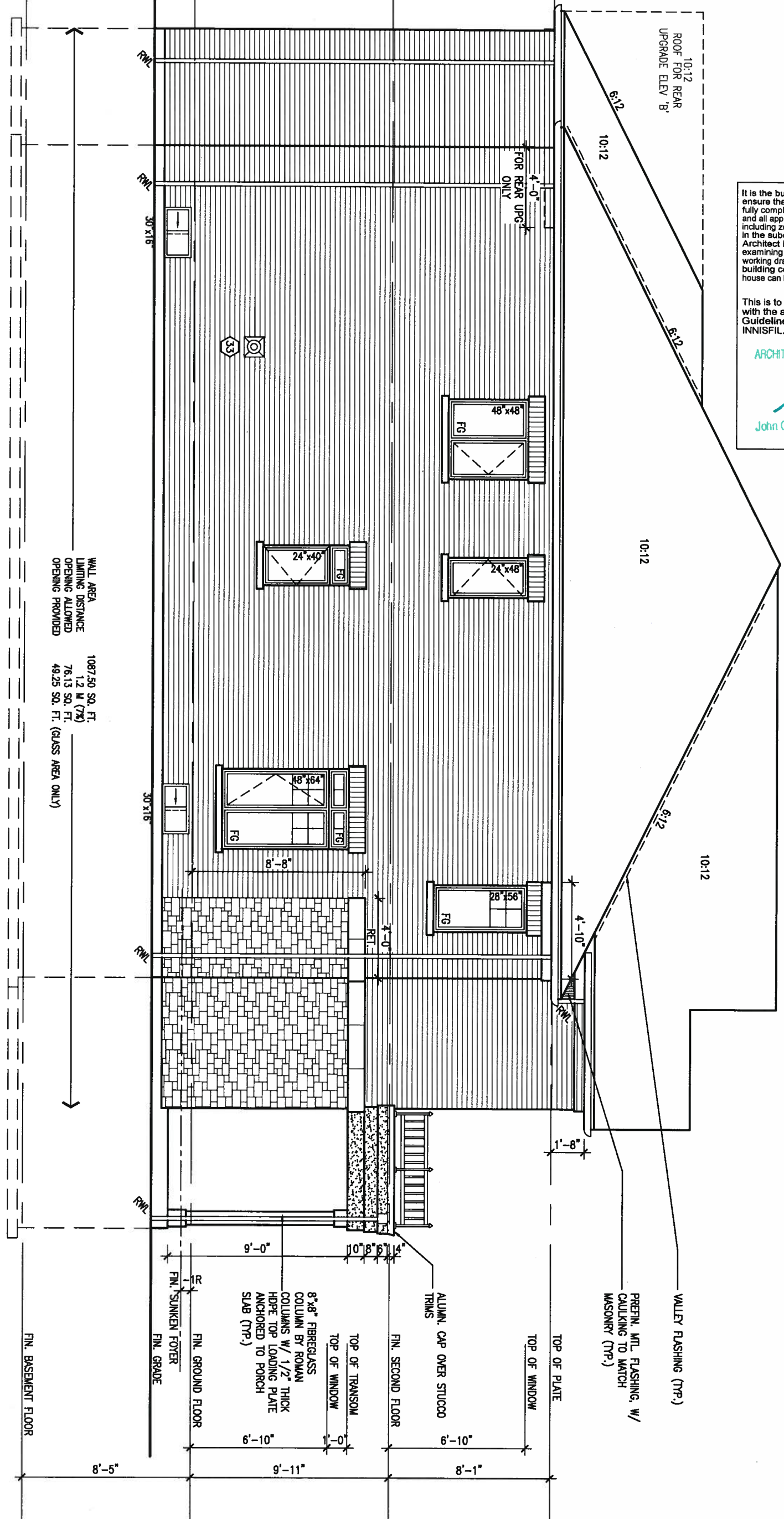
project name ALCONA municipality INNISFIL, ONTARIO project no. 13049

date JUNE. 2016 checked by scale 3/16" = 1'-0" drawing no. 10

drawn by SB file name 13049-S32-3-12

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LEFT SIDE ELEVATION 'B' (12'0" GARAGE)



WALL AREA 1087.50 SQ. FT.
LIMITING DISTANCE 12 M (7%)
OPENING ALLOWED 76.13 SQ. FT.
OPENING PROVIDED 49.25 SQ. FT. (GLASS AREA ONLY)

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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

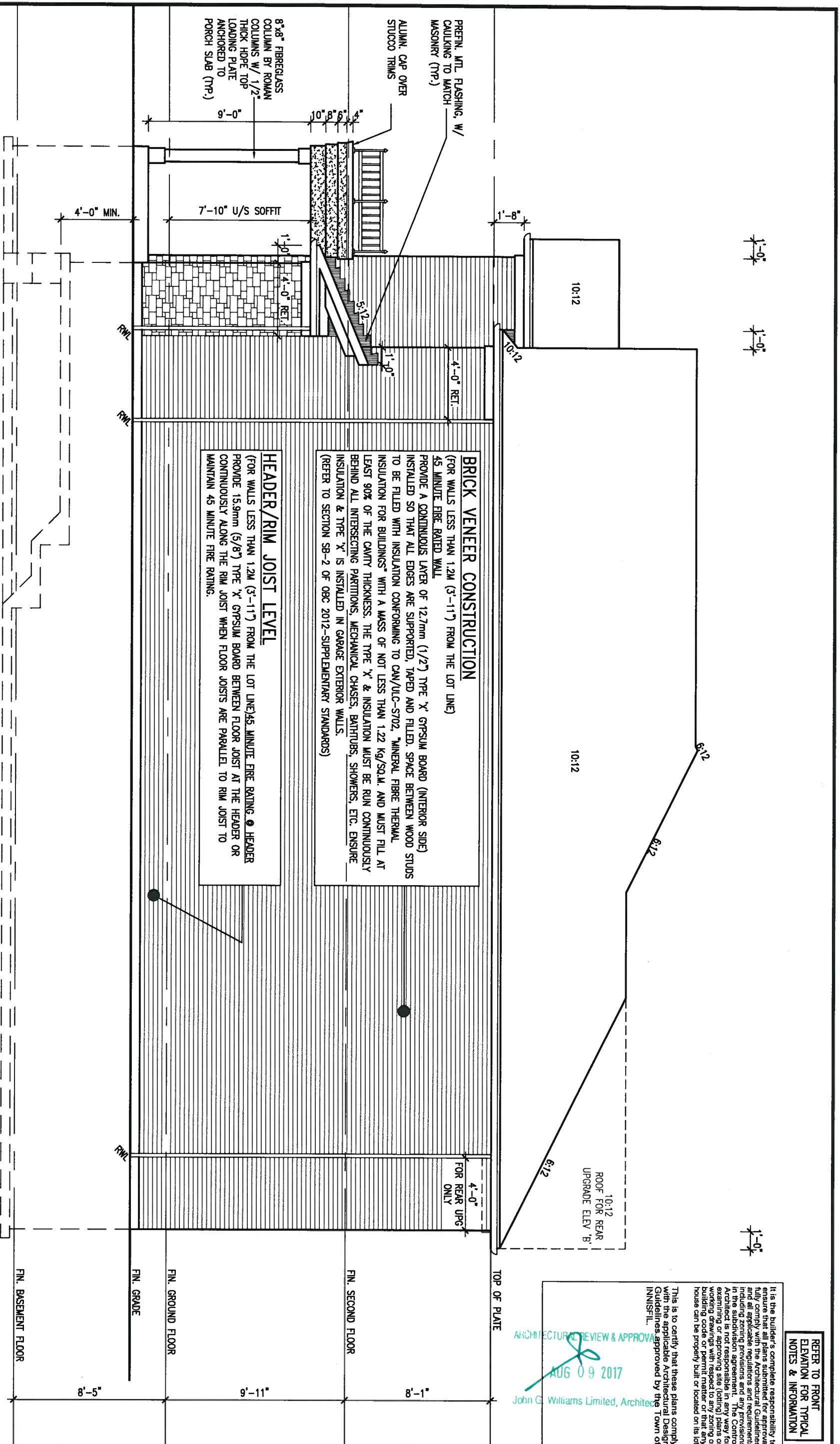
9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name registration information BCIN
5.	REVISED AS PER ENG'S COMMENTS	JUL 21-17	RC	42658
4.	REVISED TO 10" FOUNDATION WALLS	DEC 14-16	AJE	
3.	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	
2.	ADD WOOD AND REAR UPGRADE	JUL 22-16	SB	
1.	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB	
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
date JUNE, 2016
drawn by SB
checked by RICHARD
scale 3/16" = 1'-0"
municipality INNISFIL, ONTARIO

S32-3-12G
PELICAN 3-12
project no. 13049
drawing no. 11
file name 13049-S32-3-12
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RIGHT SIDE ELEVATION 'B' (12'0" GARAGE)



HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING. 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.

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/U/LC-S702. MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John C. Williams Limited, Architect

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

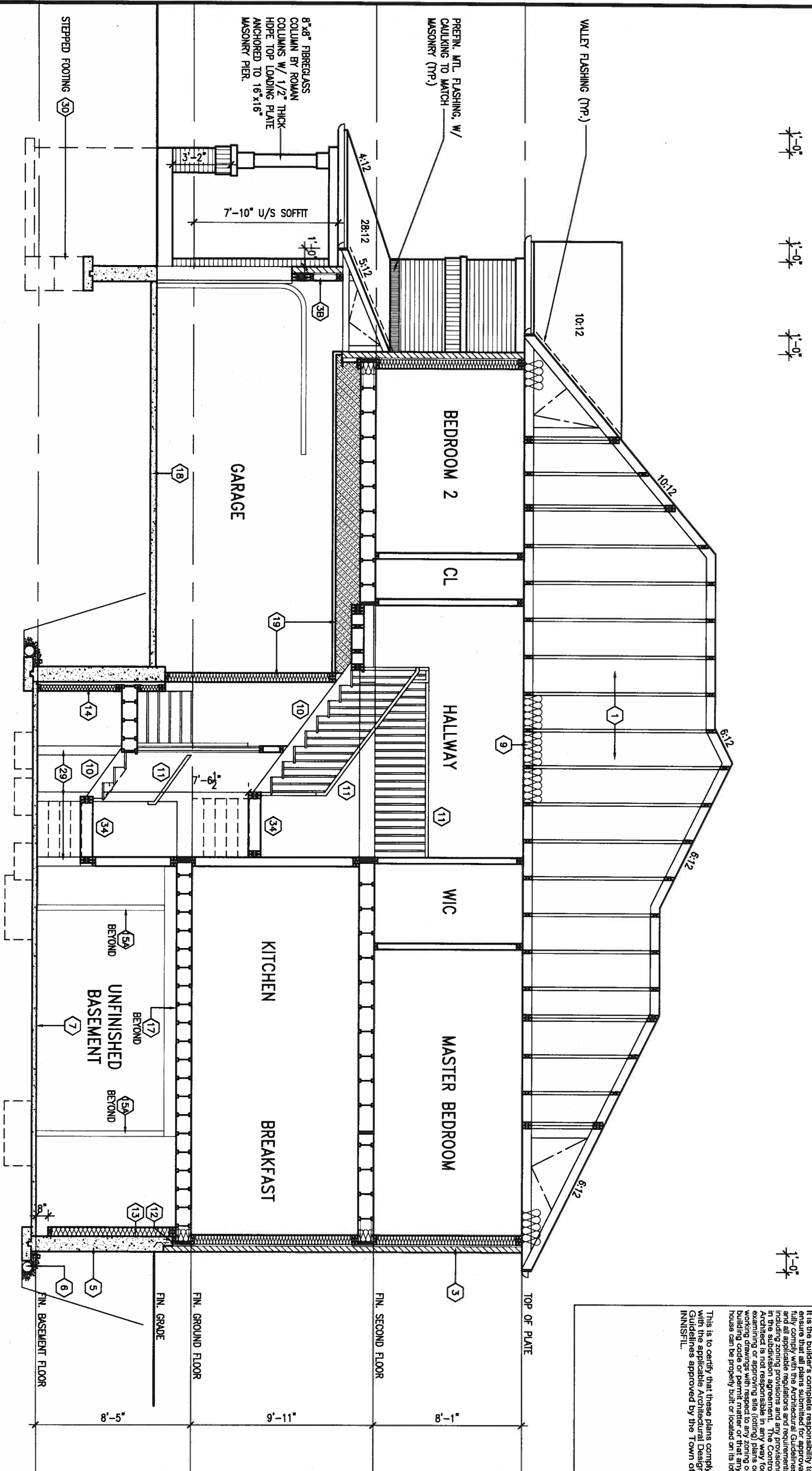
9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	qualification information
7	.	.	Wellington Jno-Baptiste 25591
6	.	.	name registration information BCIN 42658
5	REVISED AS PER ENG'S COMMENTS	JUL 21-17	RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 14-16	AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
2	ADD WOOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
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, ONTARIO
date JUNE, 2016 checked by scale 3/16" = 1'-0"
drawn by SB

S32-3-12G
PELICAN 3-12 project no. 13049
drawing no. 12
file name 13049-S32-3-12
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CROSS SECTION 'A-A'
(12'0" GARAGE)



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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9.			
8.			
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qualification information
Wellington Jno-Baptista 25591
name registration information BCG
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ONTARIO

date JUNE, 2016 checked by SB scale 3/16" = 1'-0"

drawn by SB

S32-3-12G
PELICAN 3-12

project no. 13049

CROSS SECTION 'A-A'

file name 13049-S32-3-12

drawing no. 13

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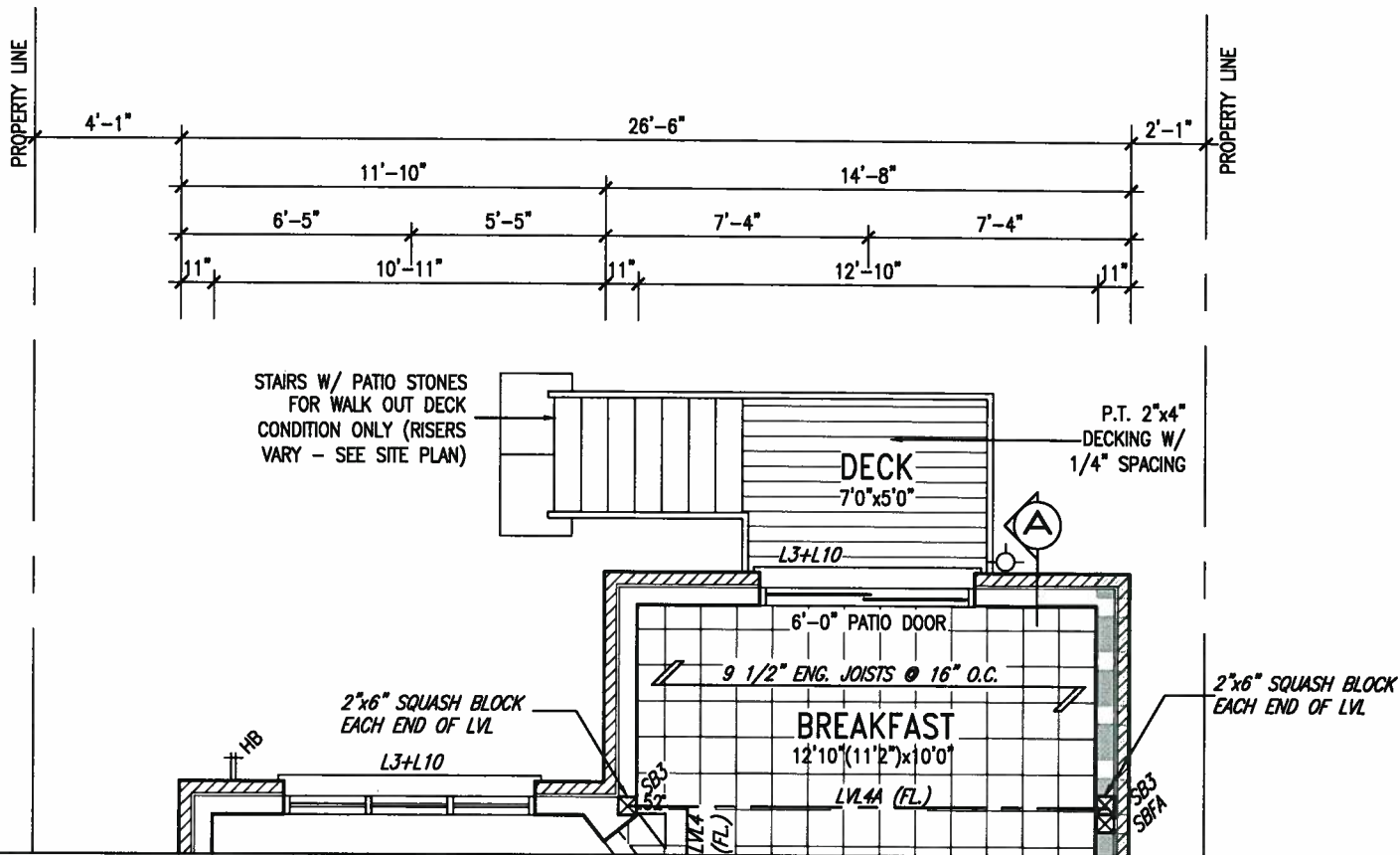
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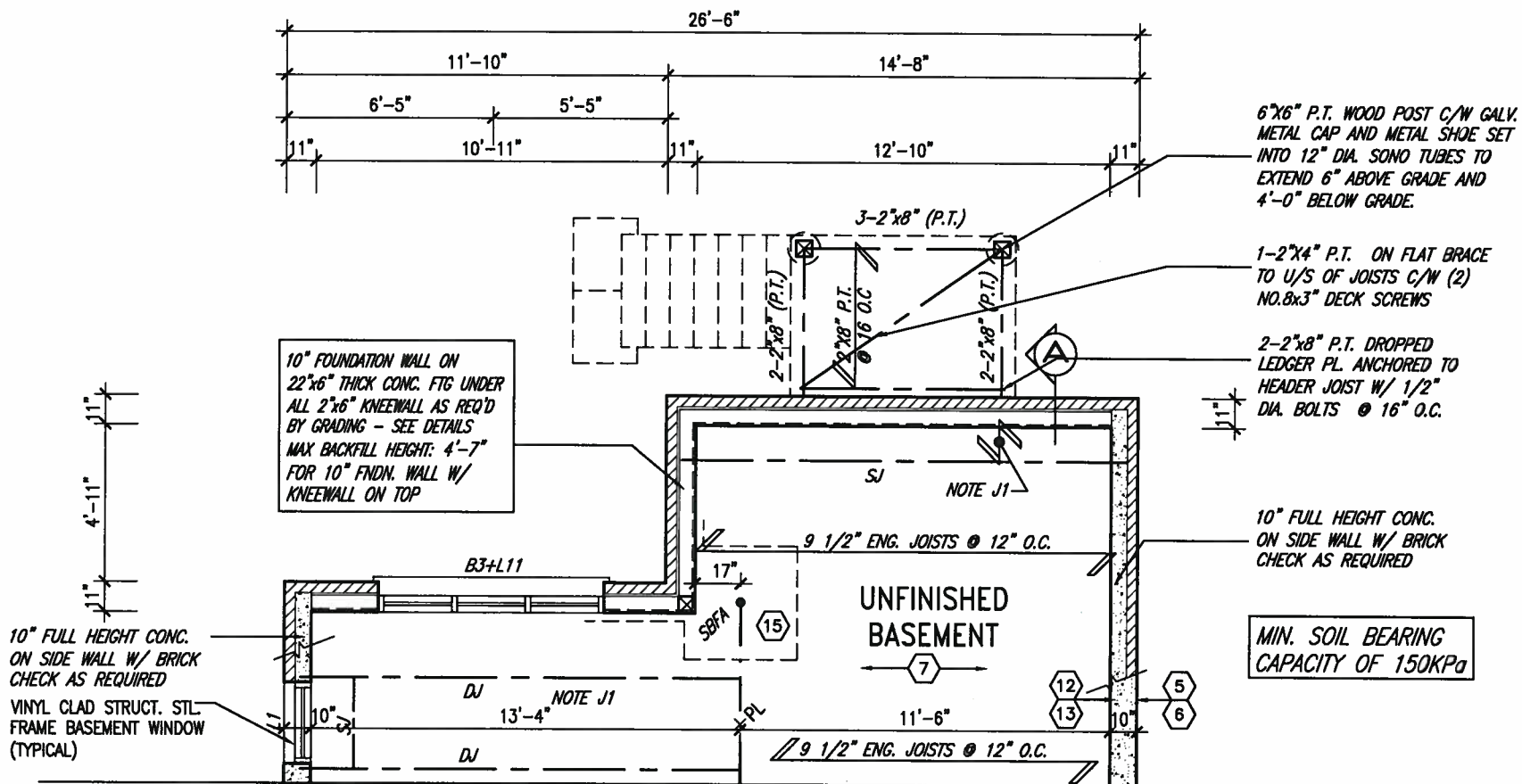
ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN 'A' & 'B'
W.O.D. 9R AND MORE COND.



PARTIAL BASEMENT FLOOR PLAN 'A' & 'B'
W.O.D. 9R AND MORE COND.

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

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



9			
8			
7			
6			
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1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
no.	description	date	by

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

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
ALCONA

drawn by
SB

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

date
JULY 2016

file name
13049-S32-3-12

municipality
INNISFIL, ONTARIO

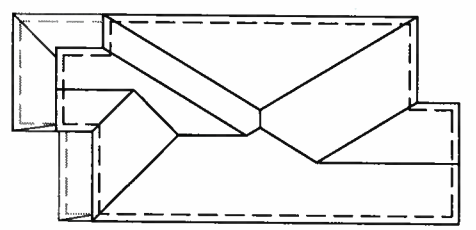
S32-3-12G
PELICAN 3-12

project no.
13049

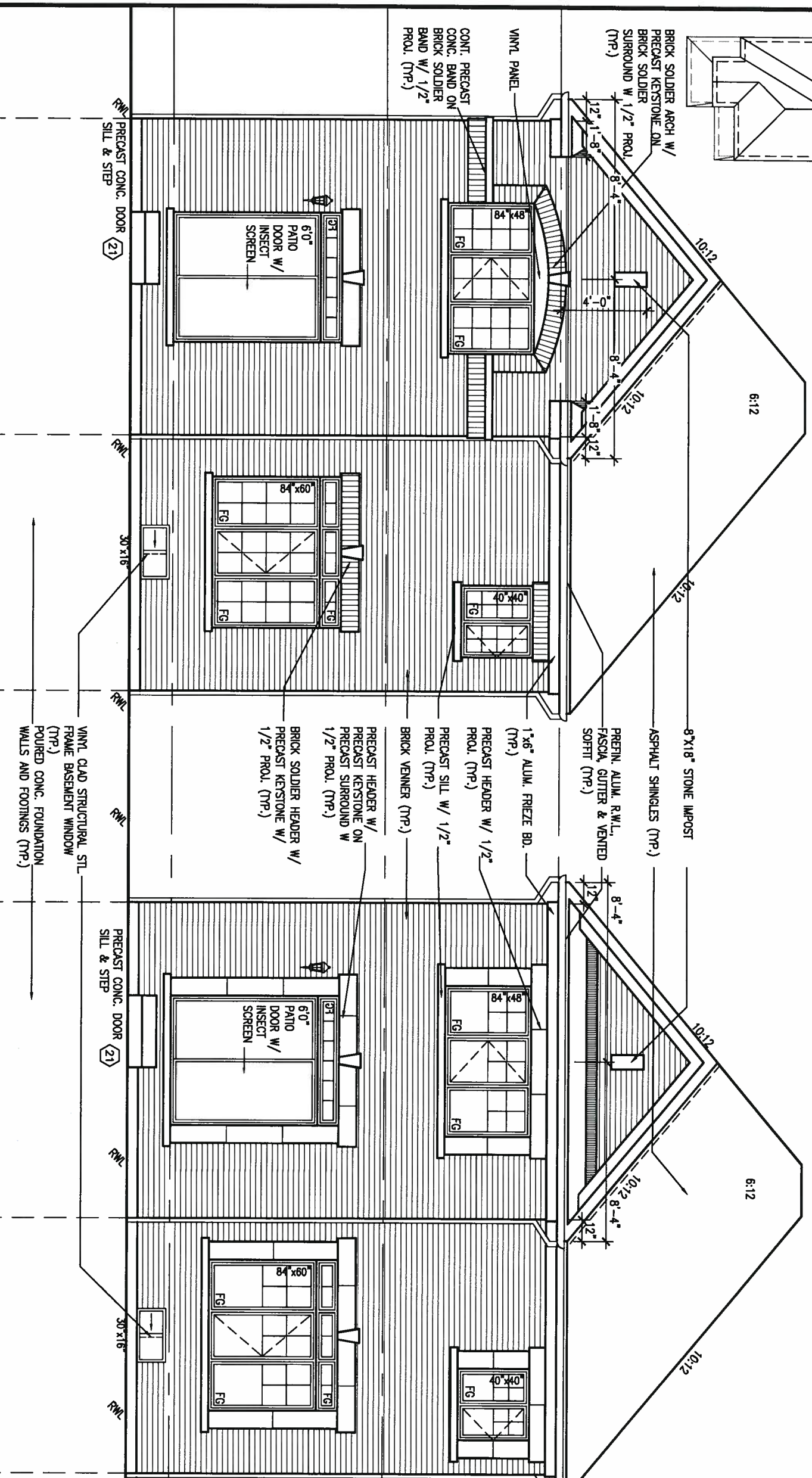
drawing no.
14

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ROOF PLAN A
W/ REAR UGRD
N.T.S.



1'-0" 1'-0" 1'-0" 1'-0" 1'-0" 1'-0" 1'-0" 1'-0"



REAR ELEVATION 'A' UPGRADE
12'0" GARAGE

REAR ELEVATION 'B' UPGRADE
12'0" GARAGE



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

9.			
8.			
7.			
6.			
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3.	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
2.	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1.	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
no.	description	date	by

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t 416.630.2255 f 416.630.4782
vo3design.com

BAYVIEW WELLINGTON
project name: ALCONA
municipality: INNISFIL, ONTARIO
date: JUNE. 2016
drawn by: SB
checked by: RICHARD
scale: 3/16" = 1'-0"

S32-3-12G
PELICAN 3-12
project no. 13049
drawing no. 15
file name: 13049-S32-3-12

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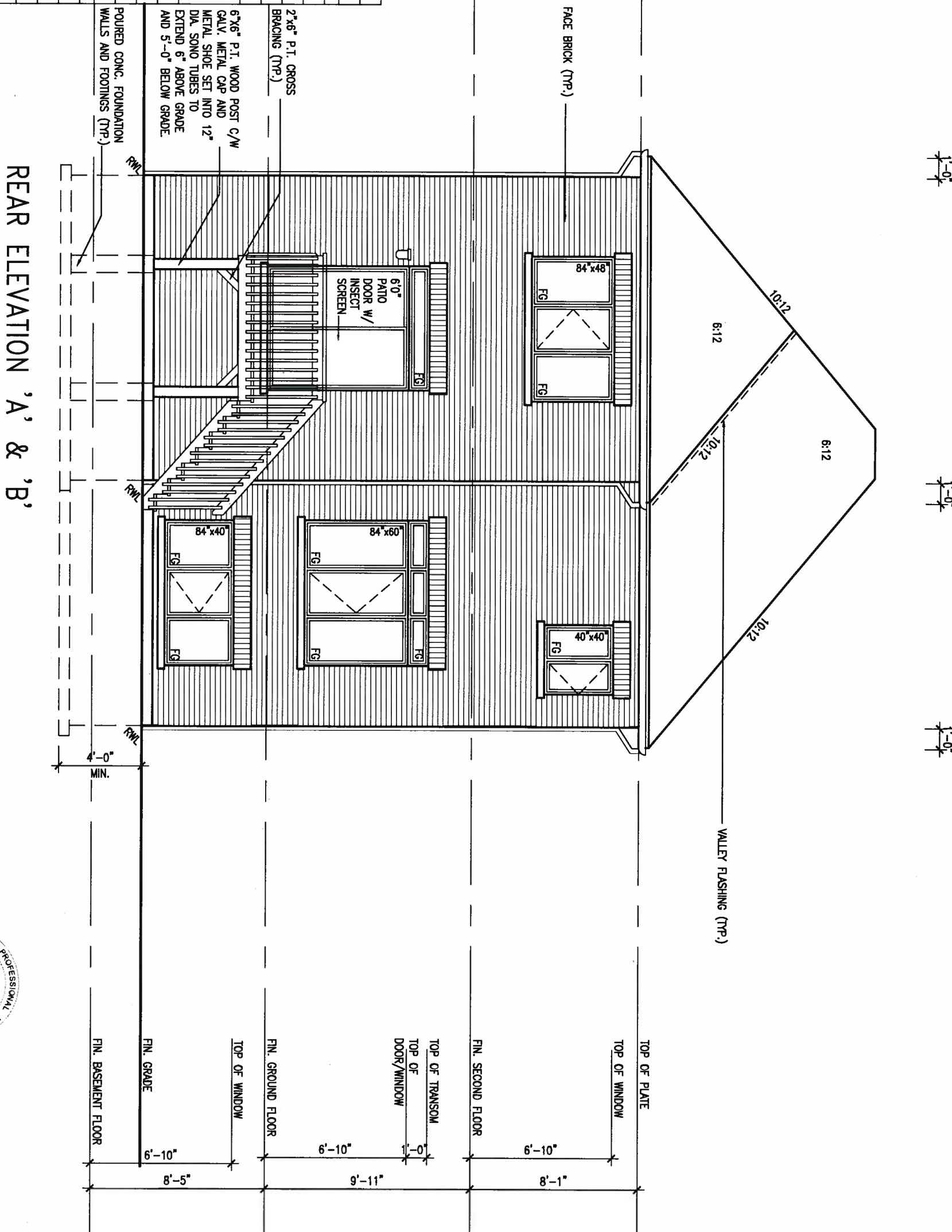
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ARCHITECTURAL REVIEW & APPROVAL
 AUG 09 2017
 John G. Williams Limited, Architect

BASEMENT WINDOW SIZES
 4R-8R USE 30"x24" VINYL
 CLAD STRUCTURAL STEEL
 FRAME BASEMENT WINDOWS

UNINSULATED OPENINGS (PER OBC: SB-12.3.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
32-3-12 ELEVATION A 9R WOOD	530 S.F.	116,722 S.F.	22.02 %
FRONT	1077 S.F.	75,556 S.F.	7.02 %
LEFT SIDE	1077 S.F.	0 S.F.	0.00 %
RIGHT SIDE	530 S.F.	151,44 S.F.	28.57 %
REAR			
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3214.00 S.F.	343.72 S.F.	10.69 %
TOTAL SQ. M.	298.59 S.M.	31.93 S.M.	10.69 %
UNINSULATED OPENINGS (PER OBC: SB-12.3.1(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
32-3-12 ELEVATION B 9R WOOD	543 S.F.	122,722 S.F.	22.60 %
FRONT	1088 S.F.	75,556 S.F.	6.94 %
LEFT SIDE	1088 S.F.	0 S.F.	0.00 %
RIGHT SIDE	530 S.F.	151,44 S.F.	28.57 %
REAR			
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3249.00 S.F.	349.72 S.F.	10.76 %
TOTAL SQ. M.	301.84 S.M.	32.49 S.M.	10.76 %



REAR ELEVATION 'A' & 'B'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



9			
8			
7			
6			
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3	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
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1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
no.	description	date	by

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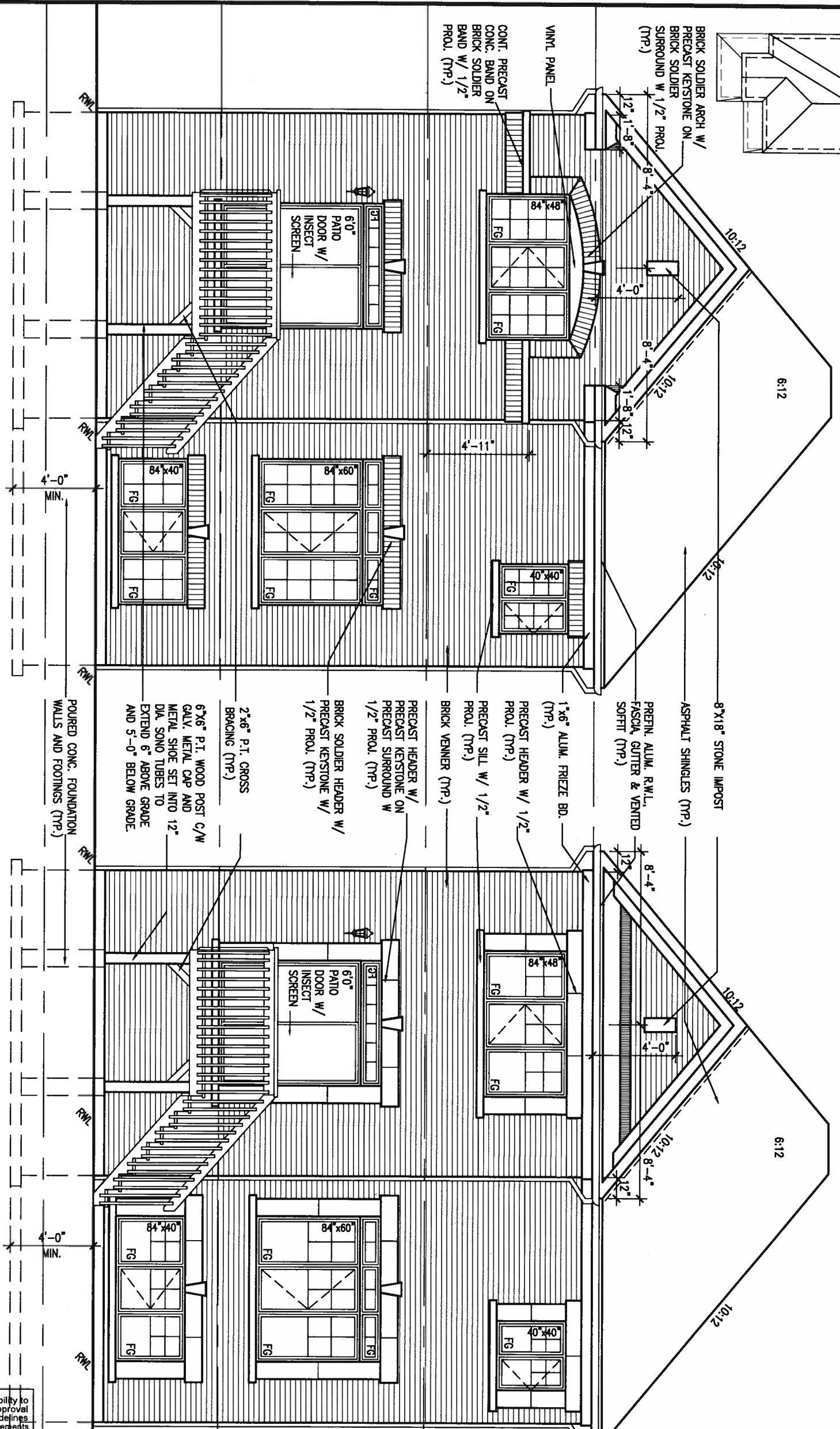
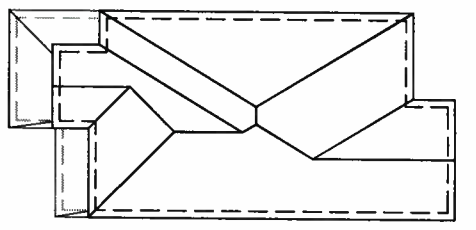
qualification information
 Wellington Jno-Baptiste 25591
 name registration information BCO
 VA3 Design Inc. 42658

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 va3design.com

BAYVIEW WELLINGTON		S32-3-12G	
ALCONA		PELICAN 3-12	
project name	ALCONA	municipality	INNISFIL, ONTARIO
date	JULY, 2016	drawing no.	13049
drawn by	SB	checked by	W.O.D. REAR ELEVATION 'A' & 'B'
scale	3/16" = 1'-0"	file name	13049-S32-3-12
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ROOF PLAN A
W/ REAR UGRD
N.T.S.



REAR ELEVATION 'A' UPGRADE
12'0" GARAGE 9R OR MORE
WOD

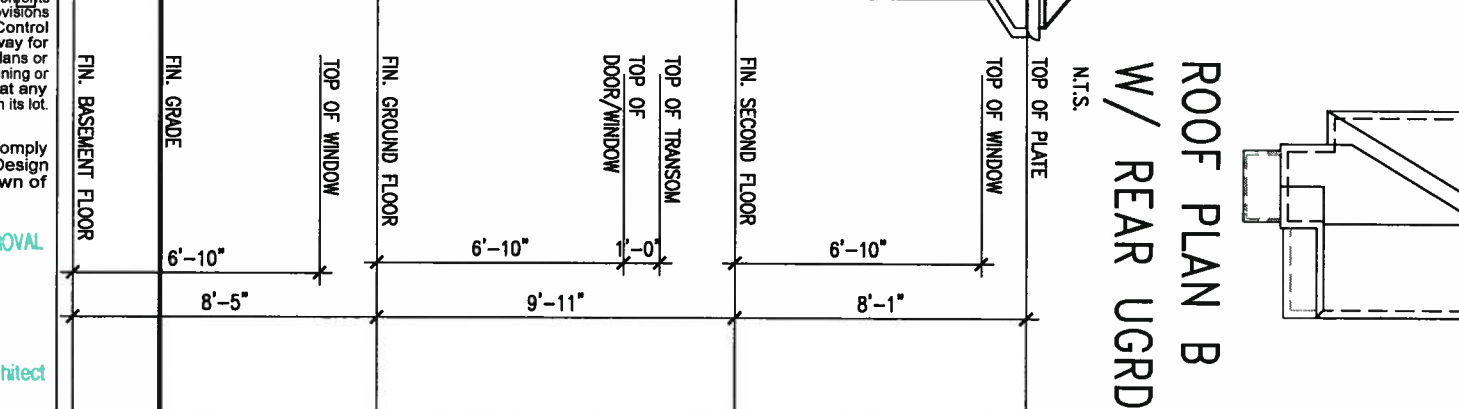
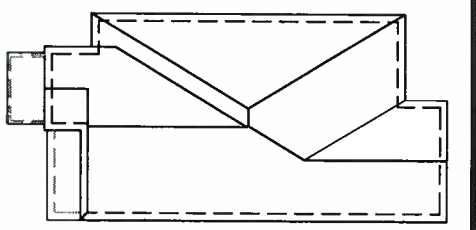


BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL
CLAD STRUCTURAL STEEL
FRAME BASEMENT WINDOWS

REAR ELEVATION 'B' UPGRADE
12'0" GARAGE 9R OR MORE
WOD

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF PLAN B
W/ REAR UGRD
N.T.S.



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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

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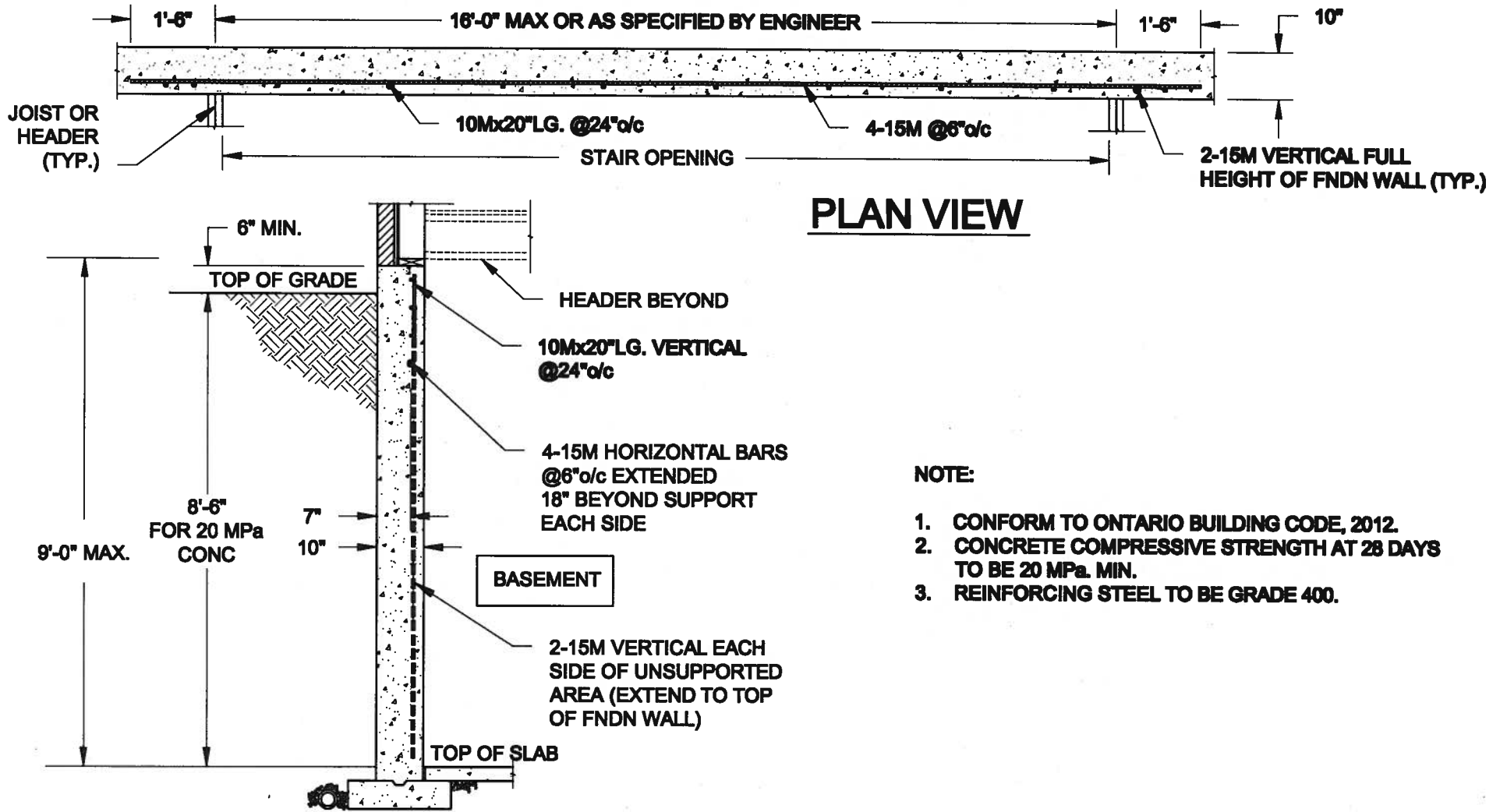
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qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	42658
VA3 Design Inc.	
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va3design.com

BAYVIEW WELLINGTON
project name
ALCONA
municipality
INNISFIL, ONTARIO
date
JUNE, 2016
drawn by
SB
checked by
3/16" = 1'-0"
scale
RICHARD - H:\ARCHIVE\WORKING\2015\13049.BW\UNITS\32\13049-S32-3-12.dwg - Tue - Aug 1 2017 - 12:25 PM

S32-3-12G
PELICAN 3-12
project no.
13049
drawing no.
17



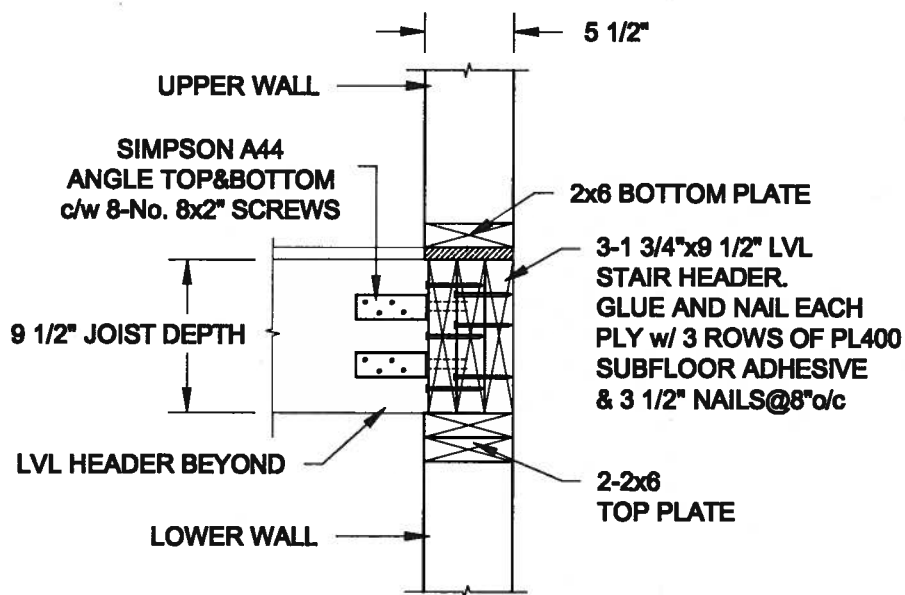
PLAN VIEW

NOTE:

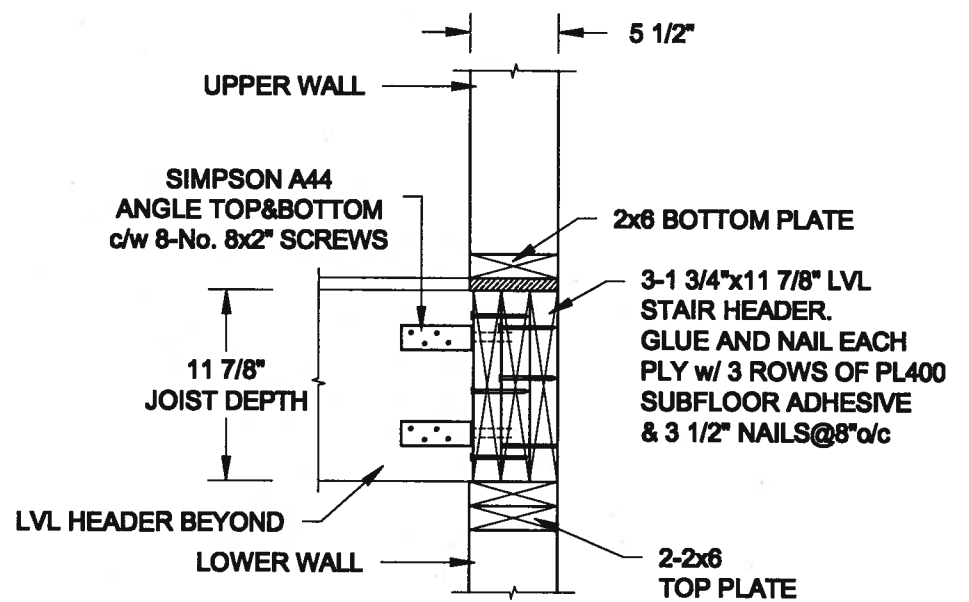
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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

FOR 9 1/2" JOIST DEPTH




FOR 11 7/8" JOIST DEPTH

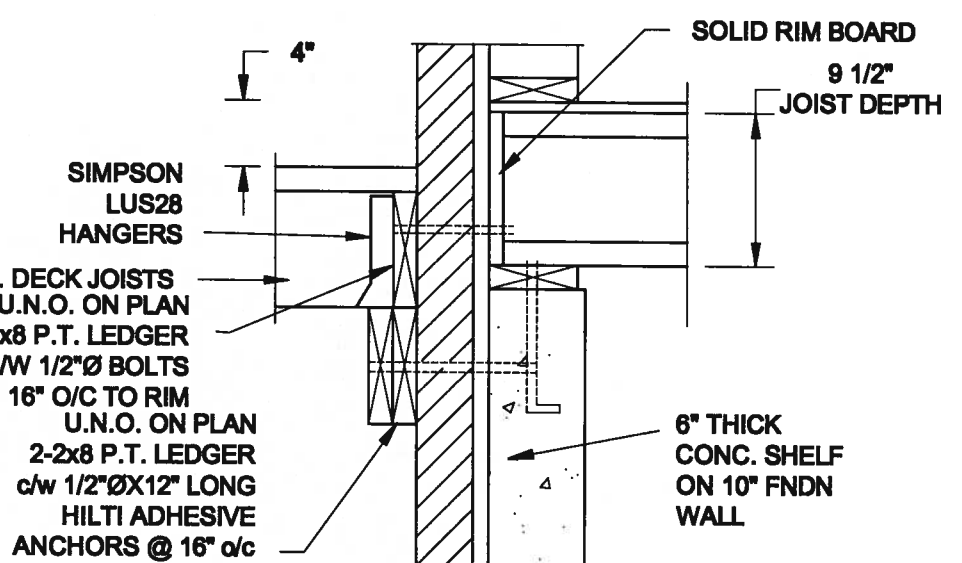
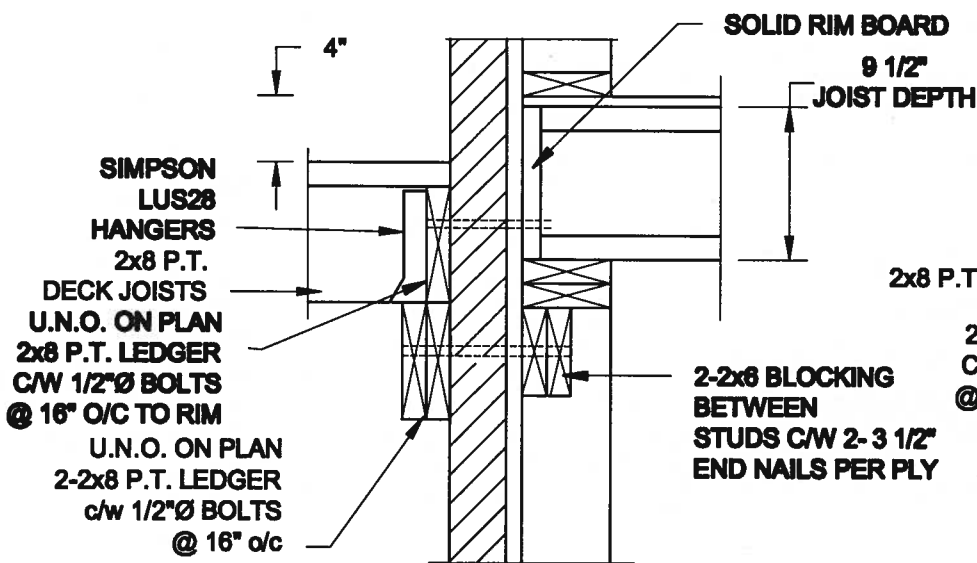


2
S1 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"



Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNISFIL, ONTARIO
Date: JUL-31-2017		TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC		Checked: SJB	Project No.: 16-083

FOR 9 1/2" JOIST DEPTH

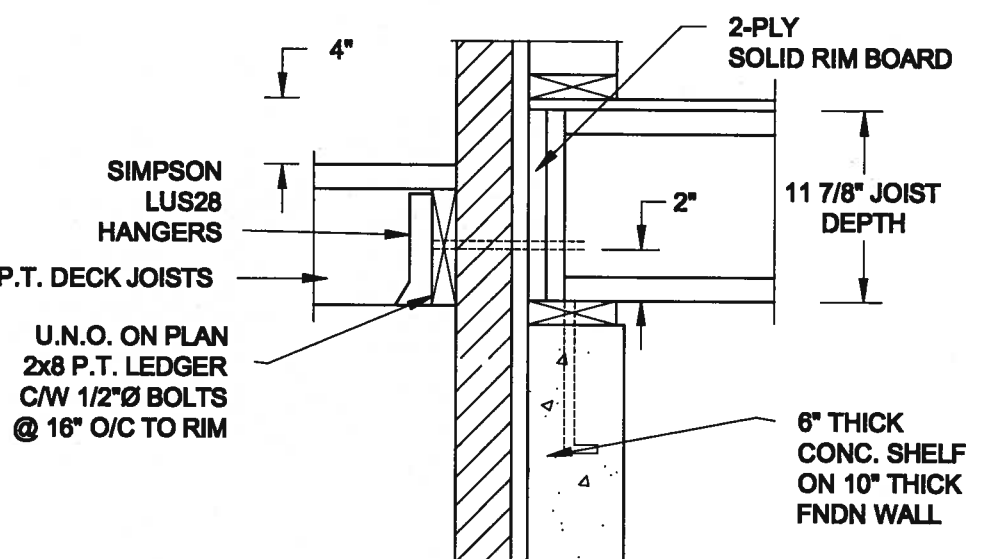
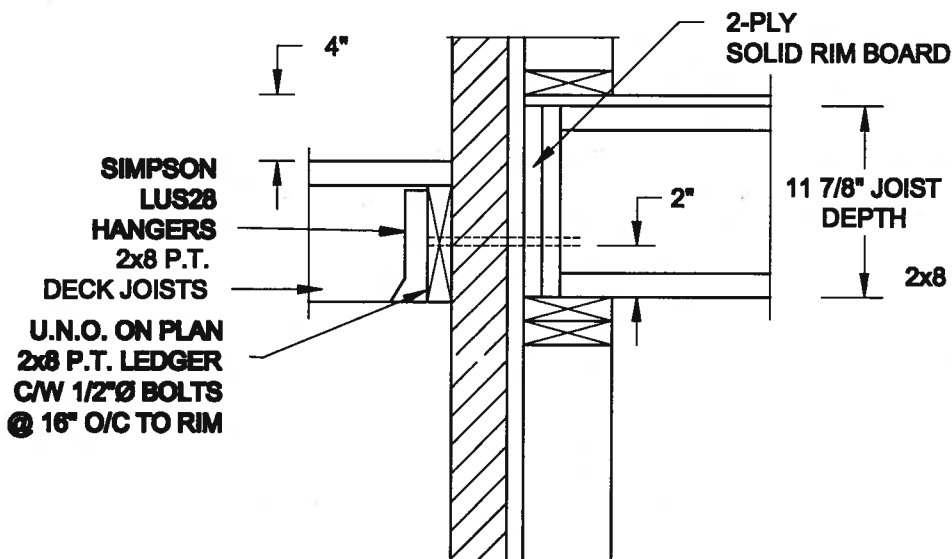


1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

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

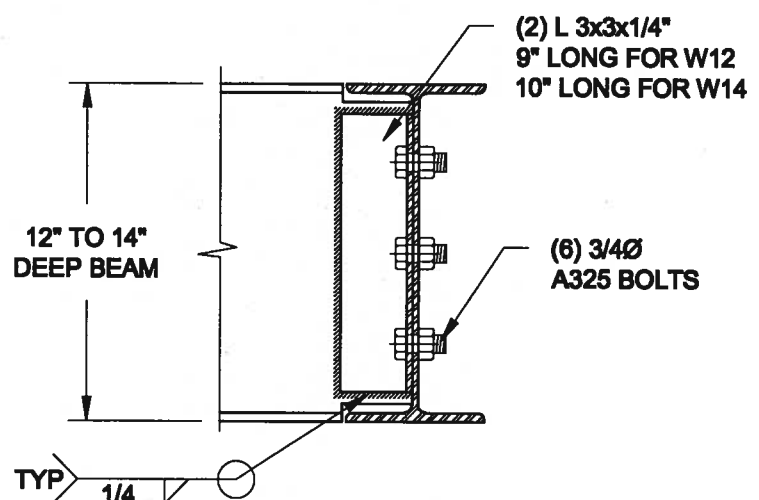
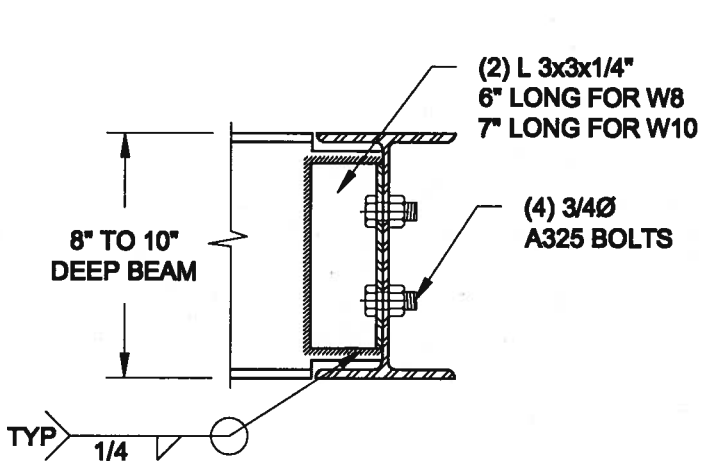
FOR 11 7/8" JOIST DEPTH



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

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

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




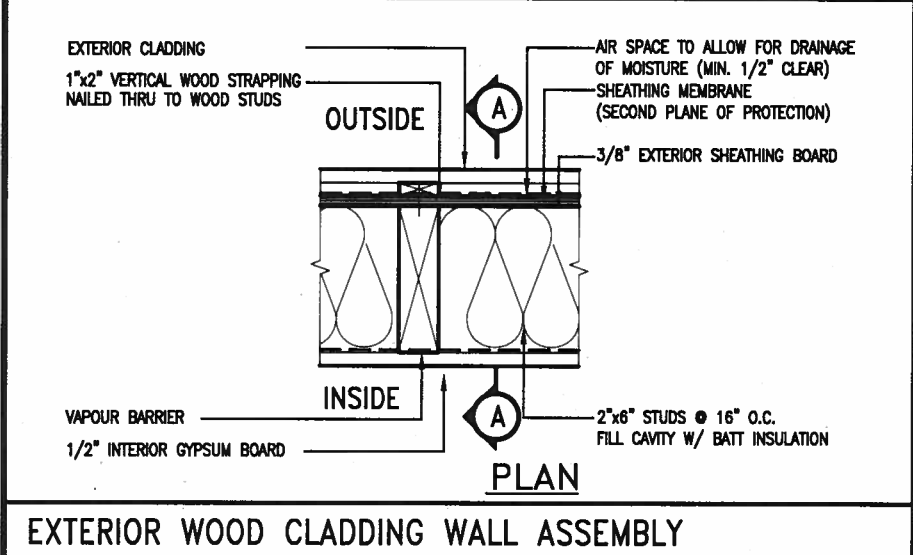
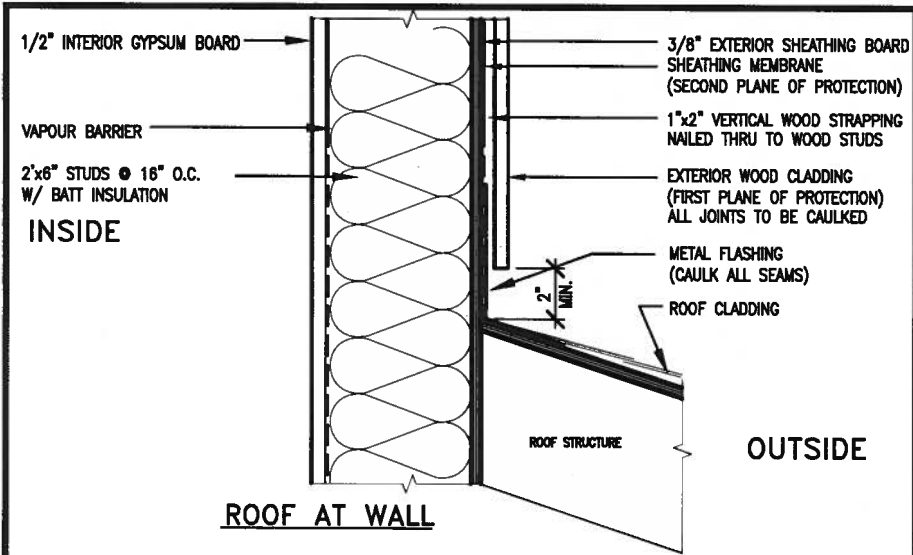
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

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

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



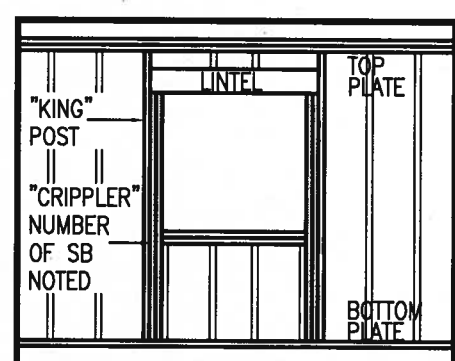
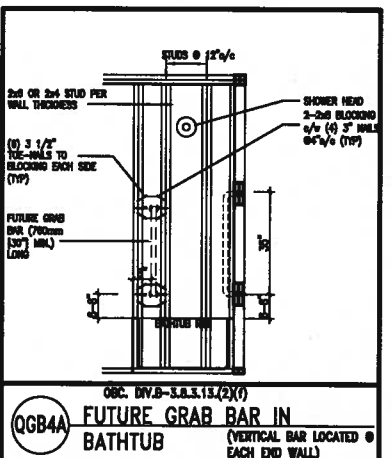
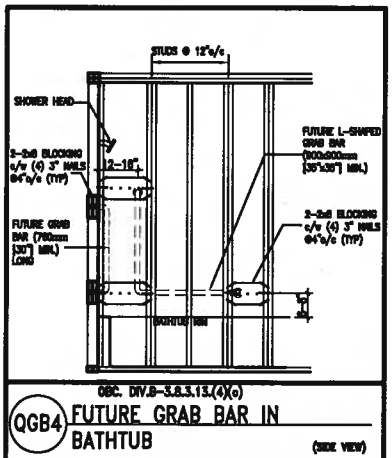
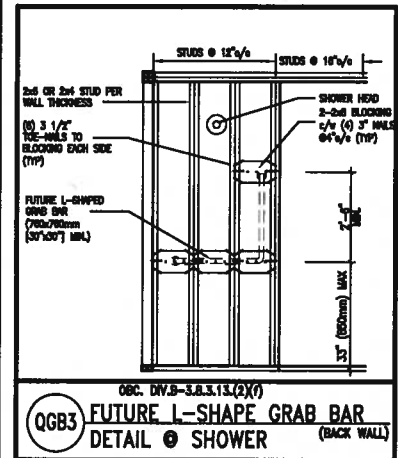
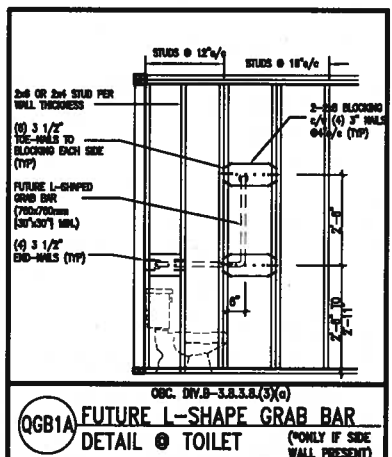
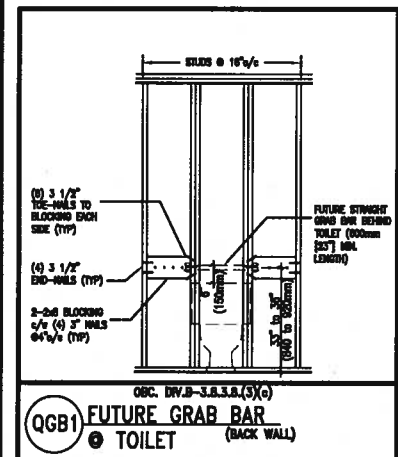
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT RISBFL, ONTARIO
Date: JUL-01-2017		Project No.:	16-083
Drawn: SC		Checked: SJS	Drawing No.:



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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



"CRIPPLE" DETAIL

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:

- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
- 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.
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.8 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 FOLLOW:

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

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

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

NOTES:

- FOR ROOF DESIGN SNOW LOAD OF 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 9.23.10.1.(2)
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.8 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

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

The undersigned has reviewed and taken 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 BCIN
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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t 416.630.2255 f 416.630.4782
va3design.com

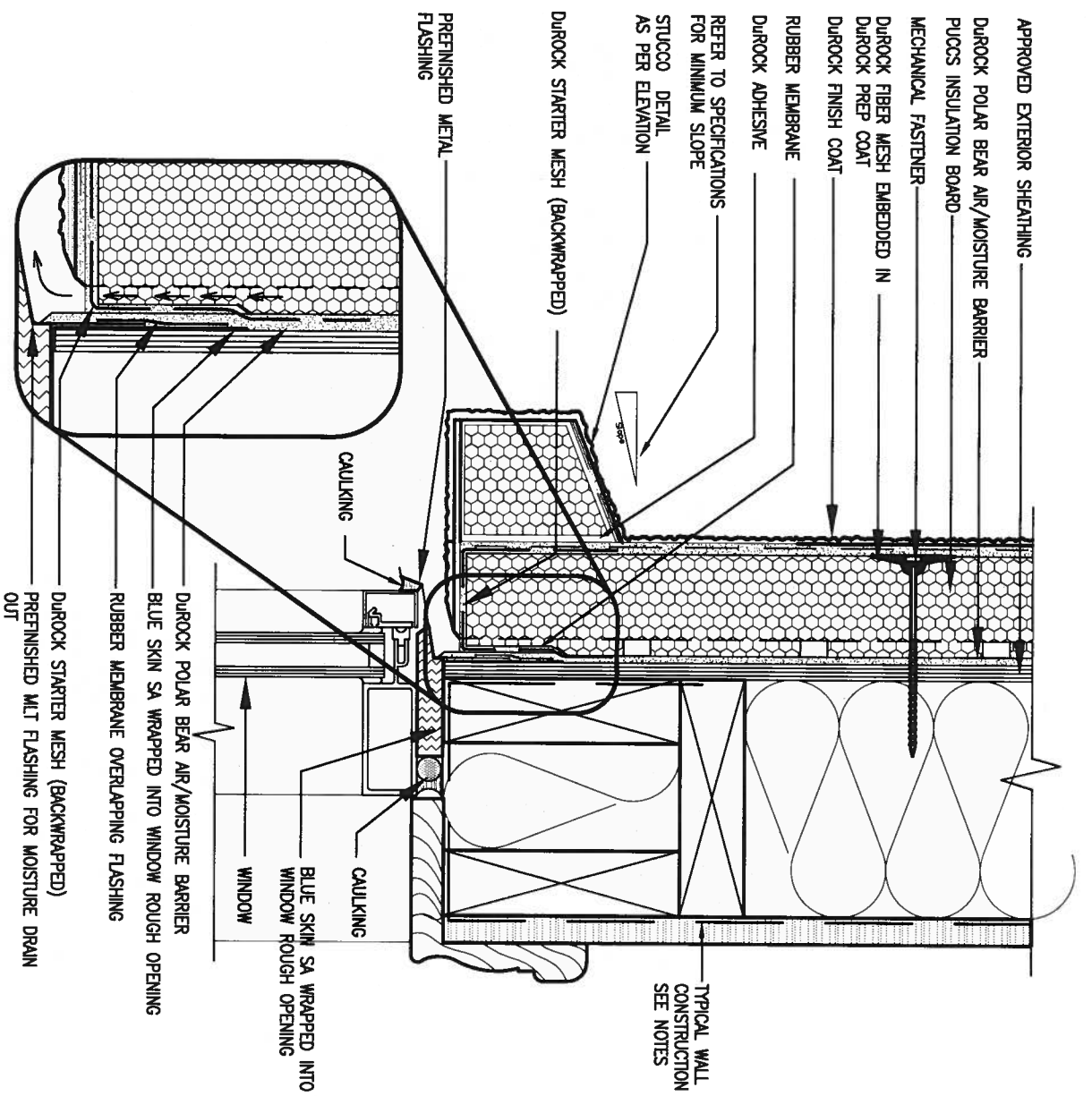
BAYVIEW WELLINGTON

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

CONST NOTE

project no. 13049
drawing no. CN2
file name 13049-CN-A1

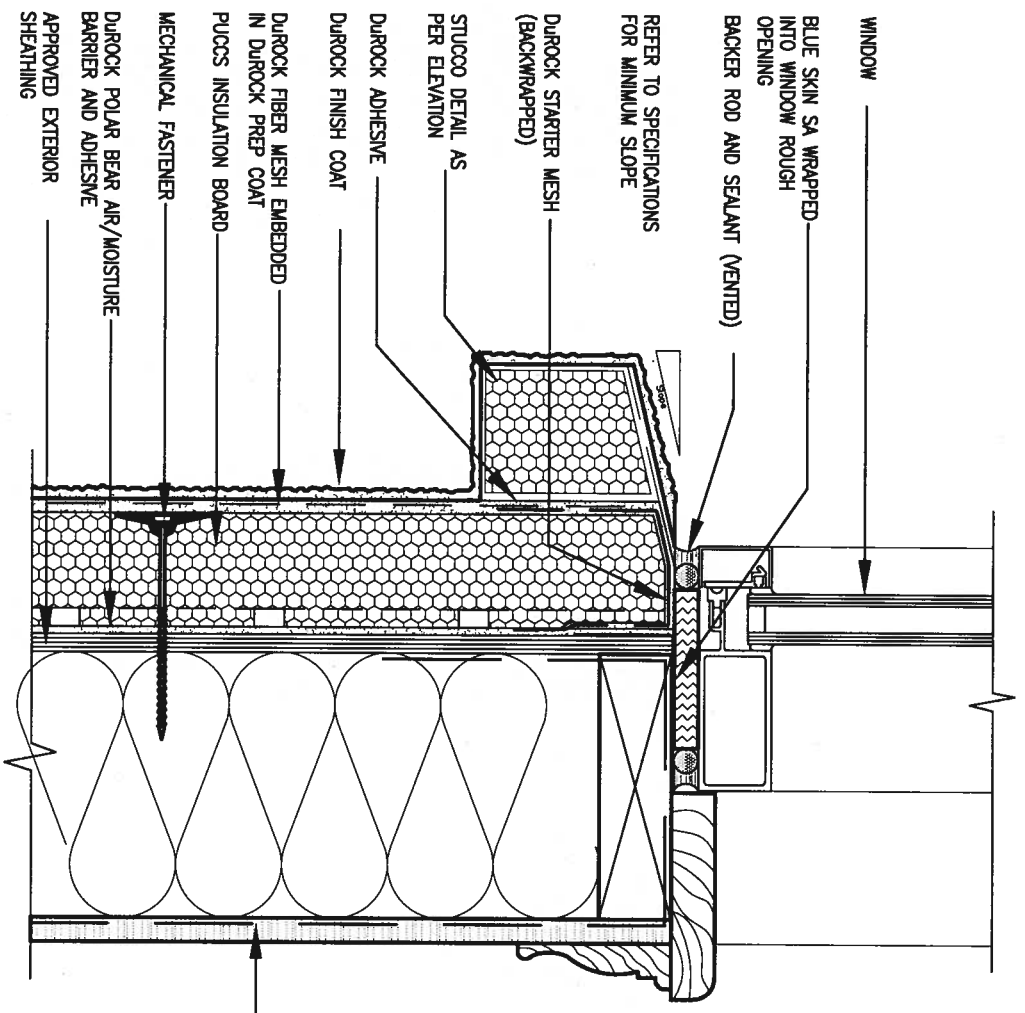




1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL

CN3 SCALE: 3"=1'-0"



ellington pfiate signature



BAYVIEW WELLINGTON

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

date: **MAY 2016** checked by: **RC** scale: **3/16" = 1'-0"**

drawn by: **RC**

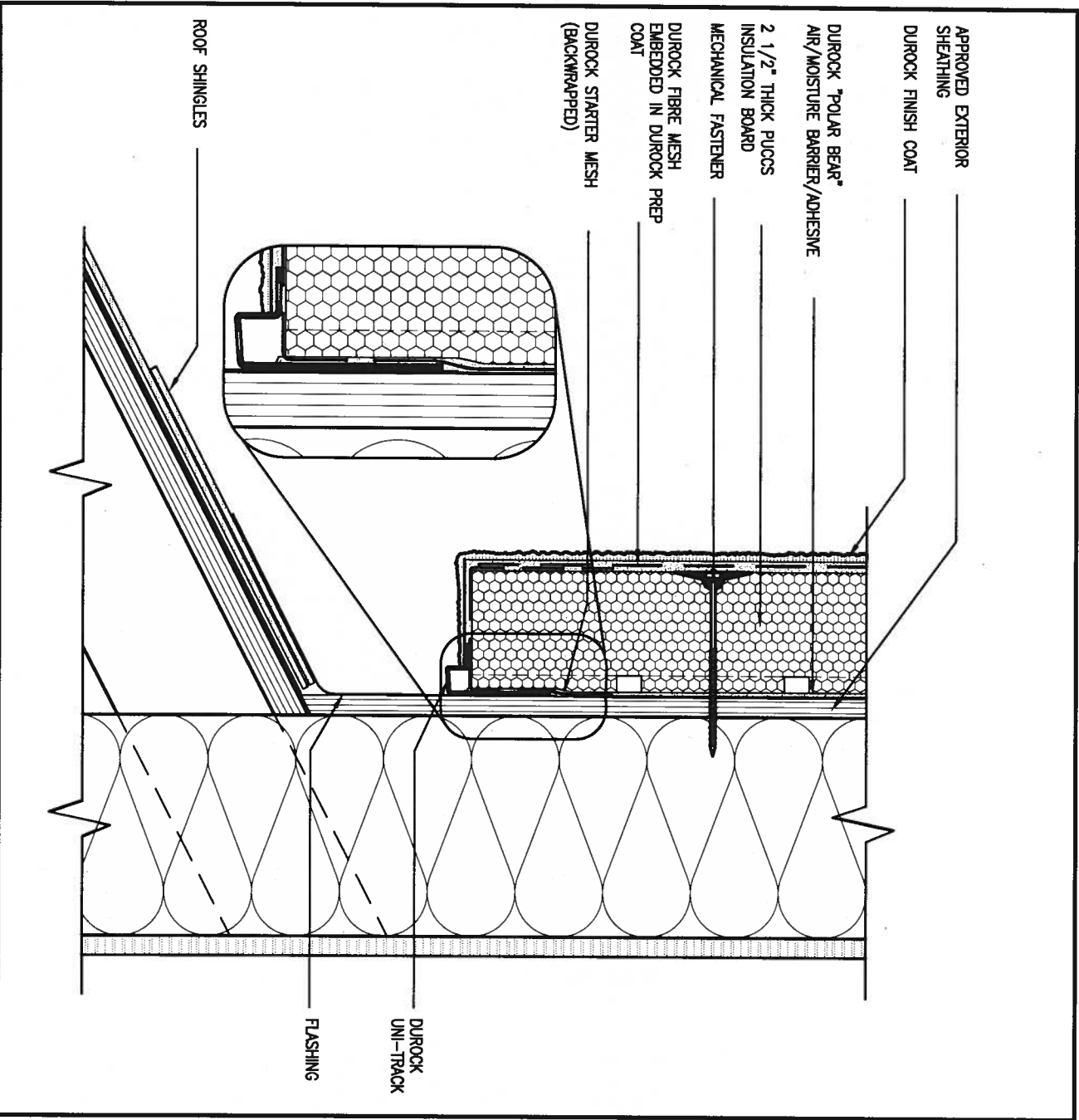
CONST NOTE

project no. **13049**

CONSTRUCTION NOTES drawing no. **CN3**

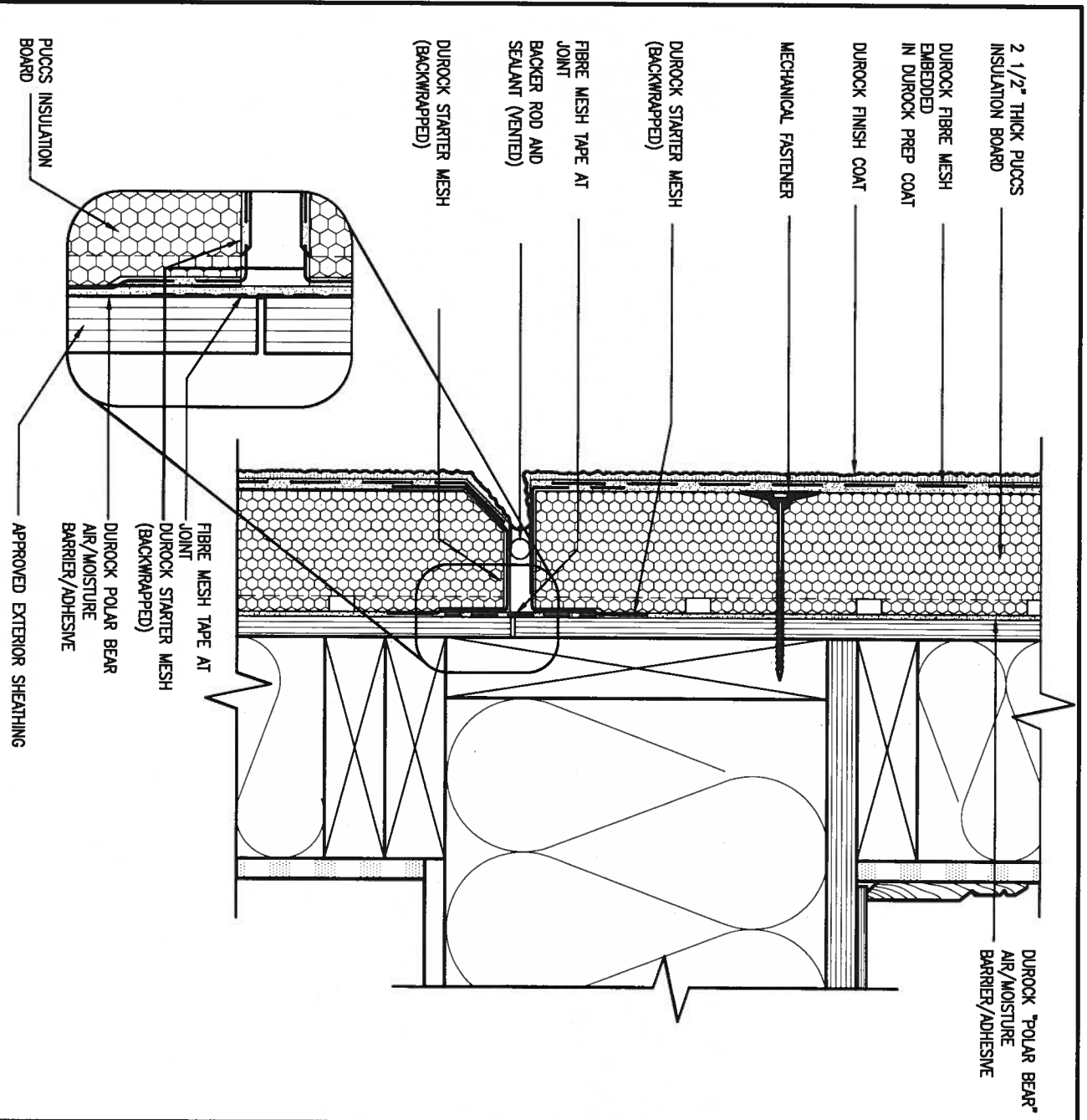
file name: **13049-CN-A1**

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN_Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM



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

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



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



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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.

Wellington Jno-Baptiste 25591
 name registration information BCBN
 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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 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON

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

date **MAY 2016** checked by **RC** scale **3/16" = 1'-0"**

drawn by **RC**

CONST NOTE

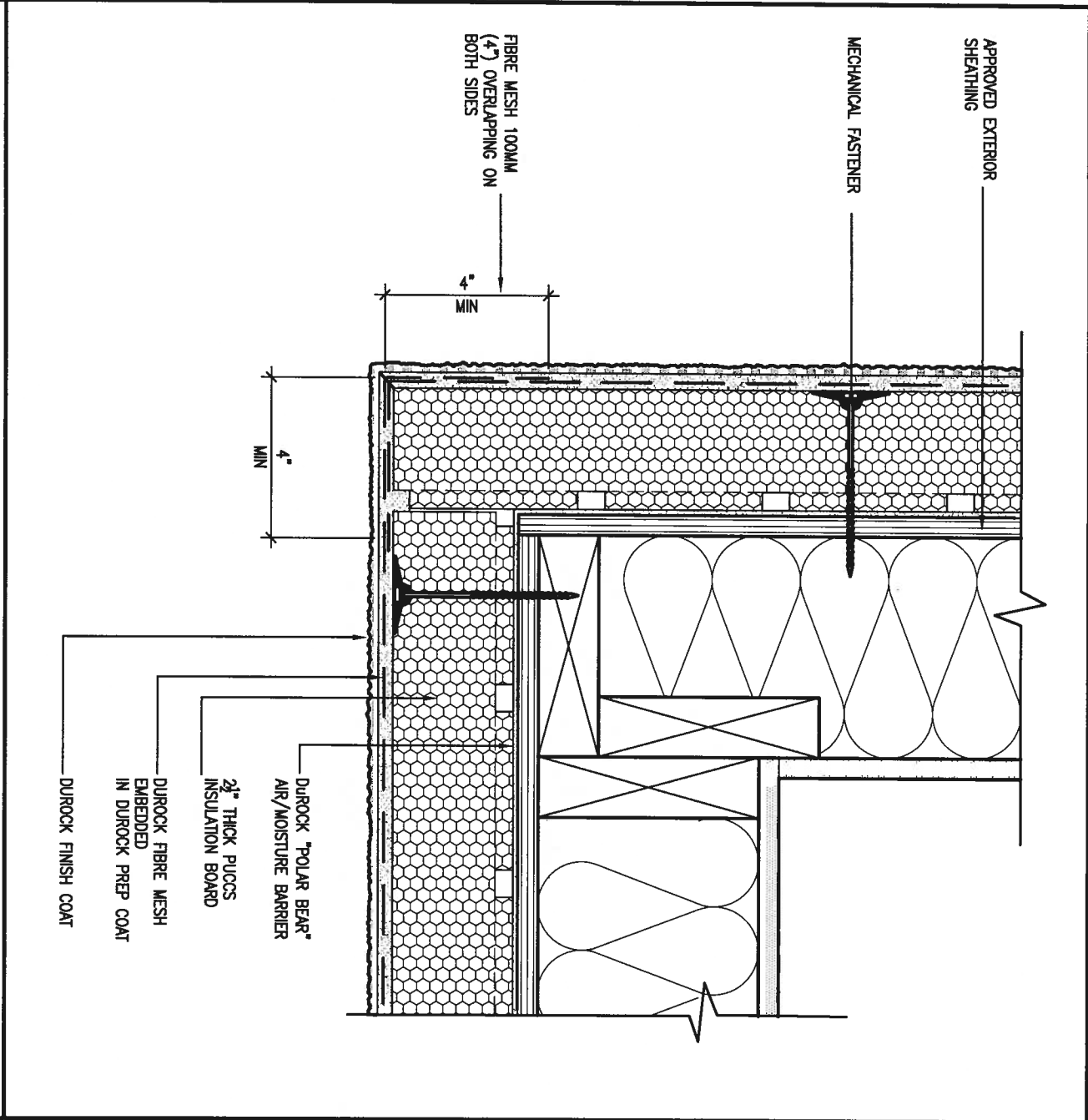
project no. **13049** drawing no. **CN4**

CONSTRUCTION NOTES

file name **13049-CN-A1**

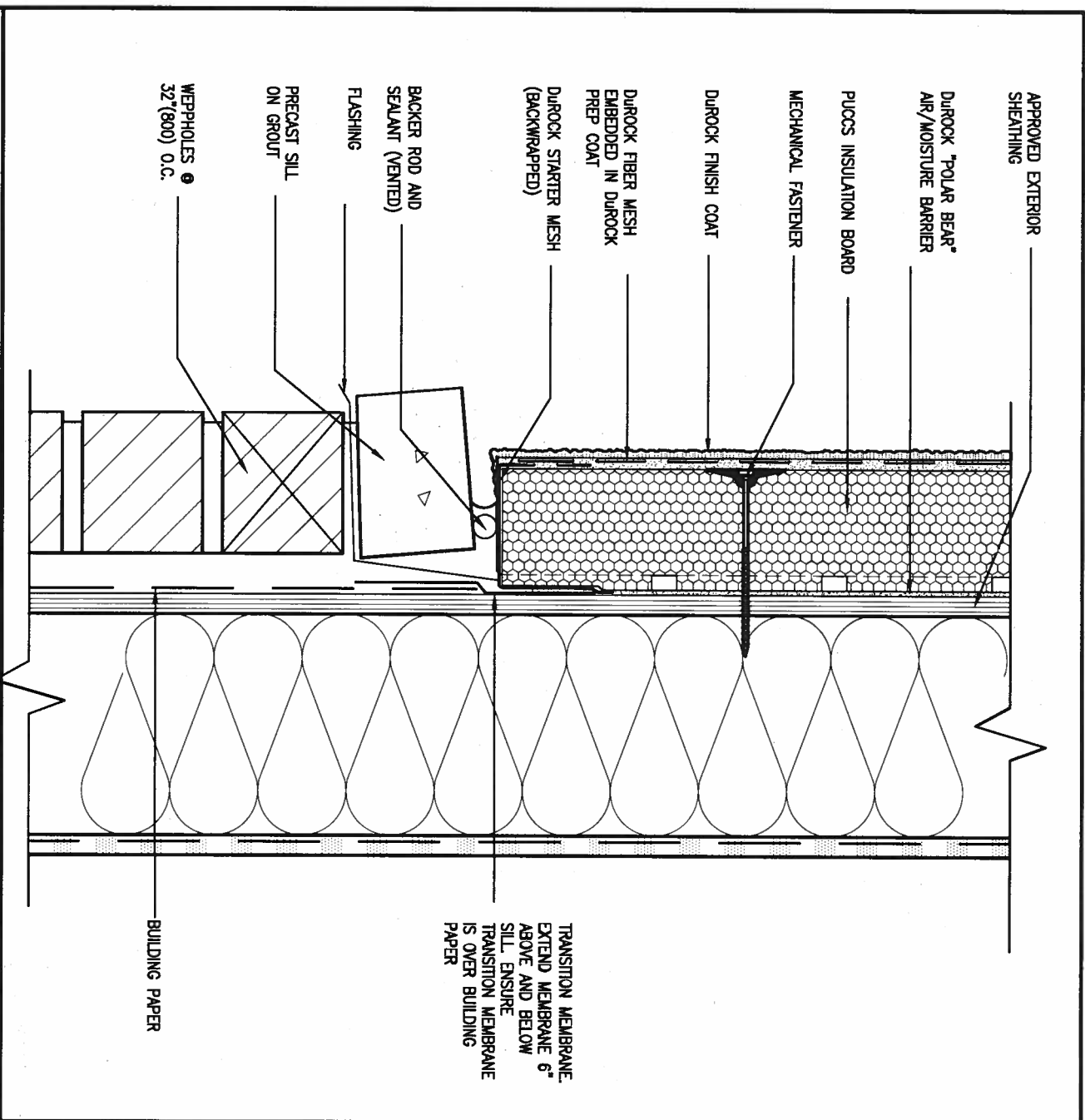
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5 CORNER DETAIL
 CNS SCALE: 3" = 1'-0"

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
 CNS SCALE: 3" = 1'-0"

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

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 qualification information
 Wellington Jno-Baptiste 25591
 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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 va3design.com

BAYVIEW WELLINGTON
 project name
 ALCONA
 date
 MAY 2016
 drawn by
 RC
 checked by
 scale
 3/16" = 1'-0"

CONST NOTE
 project no.
 13049
 municipality
 INNISFIL, ON.
 construction notes
 file name
 13049-CN-A1
CN5
 drawing no.
 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN_Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM

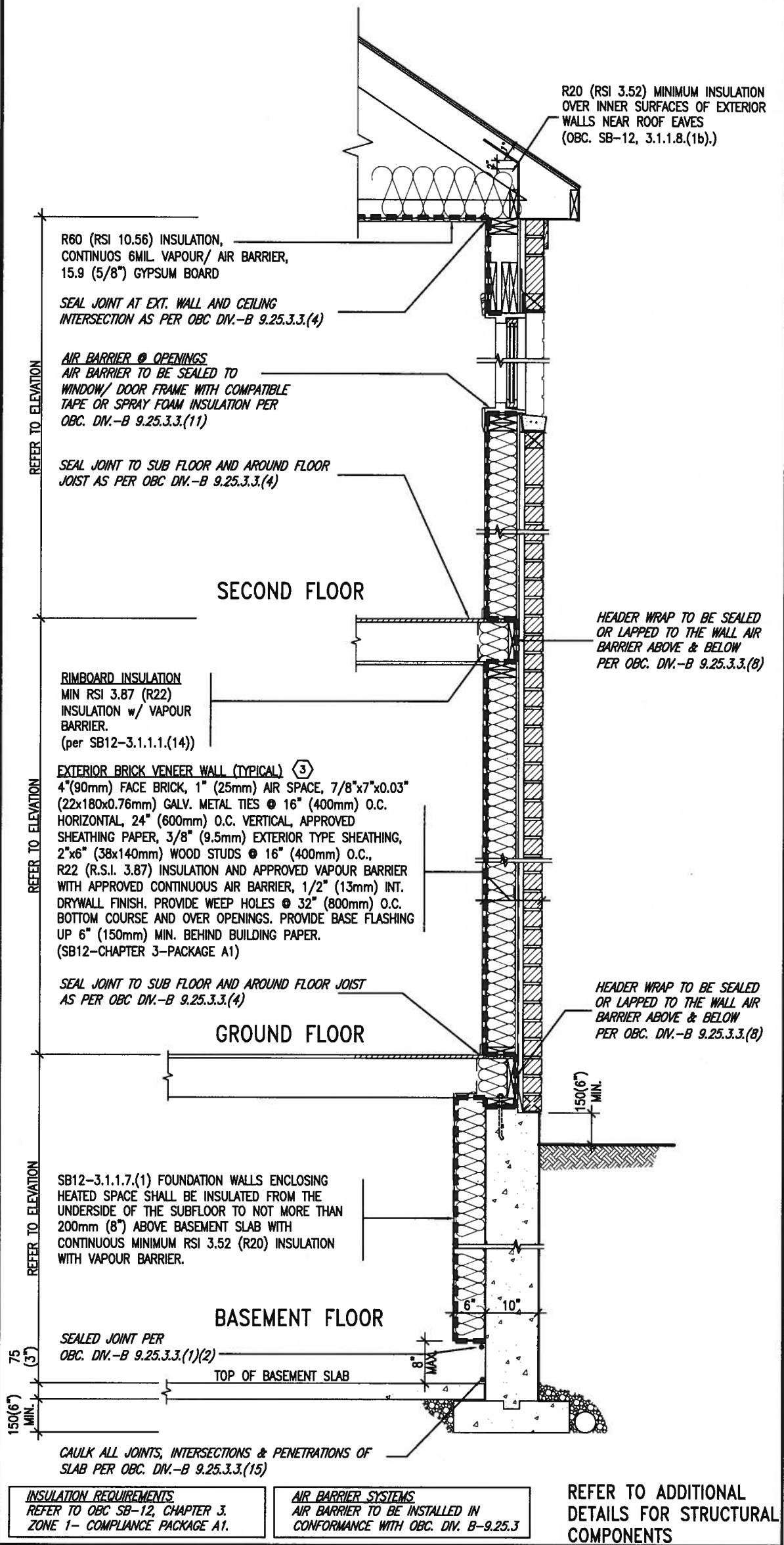
SB12-COMPLIANCE PACKAGE 'A1'

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.

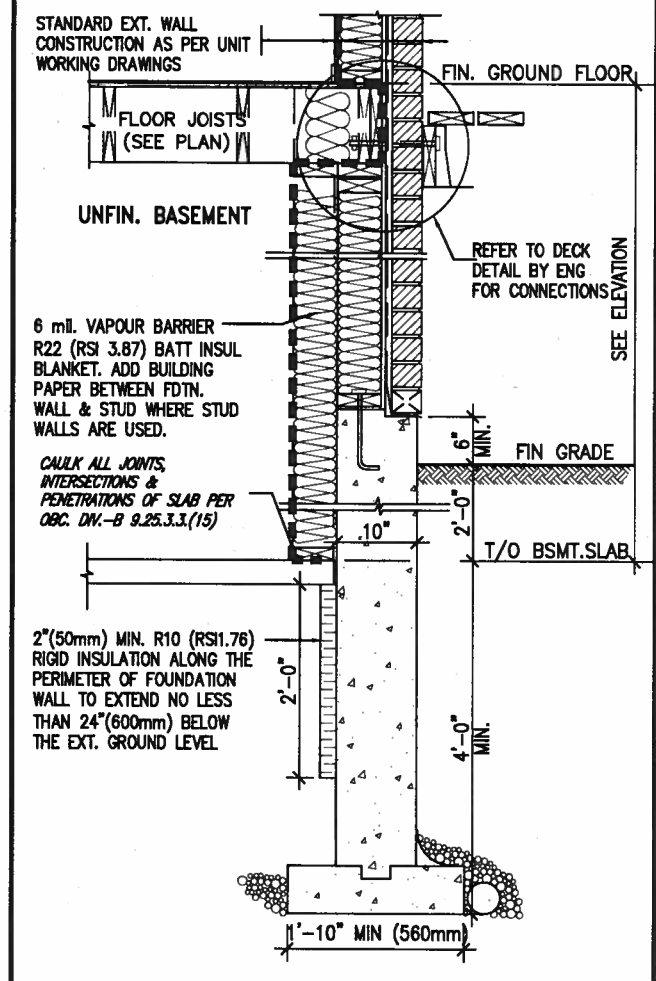
USE SB-12 COMPLIANCE PACKAGE (A1):

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	2.8U	
Maximum U-value		
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.



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



* REVISED-FEB 2017
SECTION AT W.O.D/W.O.B.

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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
signature
registration information BCIN
VA3 Design Inc. 42858

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t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON

project name
ALCONA

date
MAY 2016

checked by
RC

scale
3/16" = 1'-0"

municipality
INNISFIL, ON.

project no.
13049

drawing no.
CN6

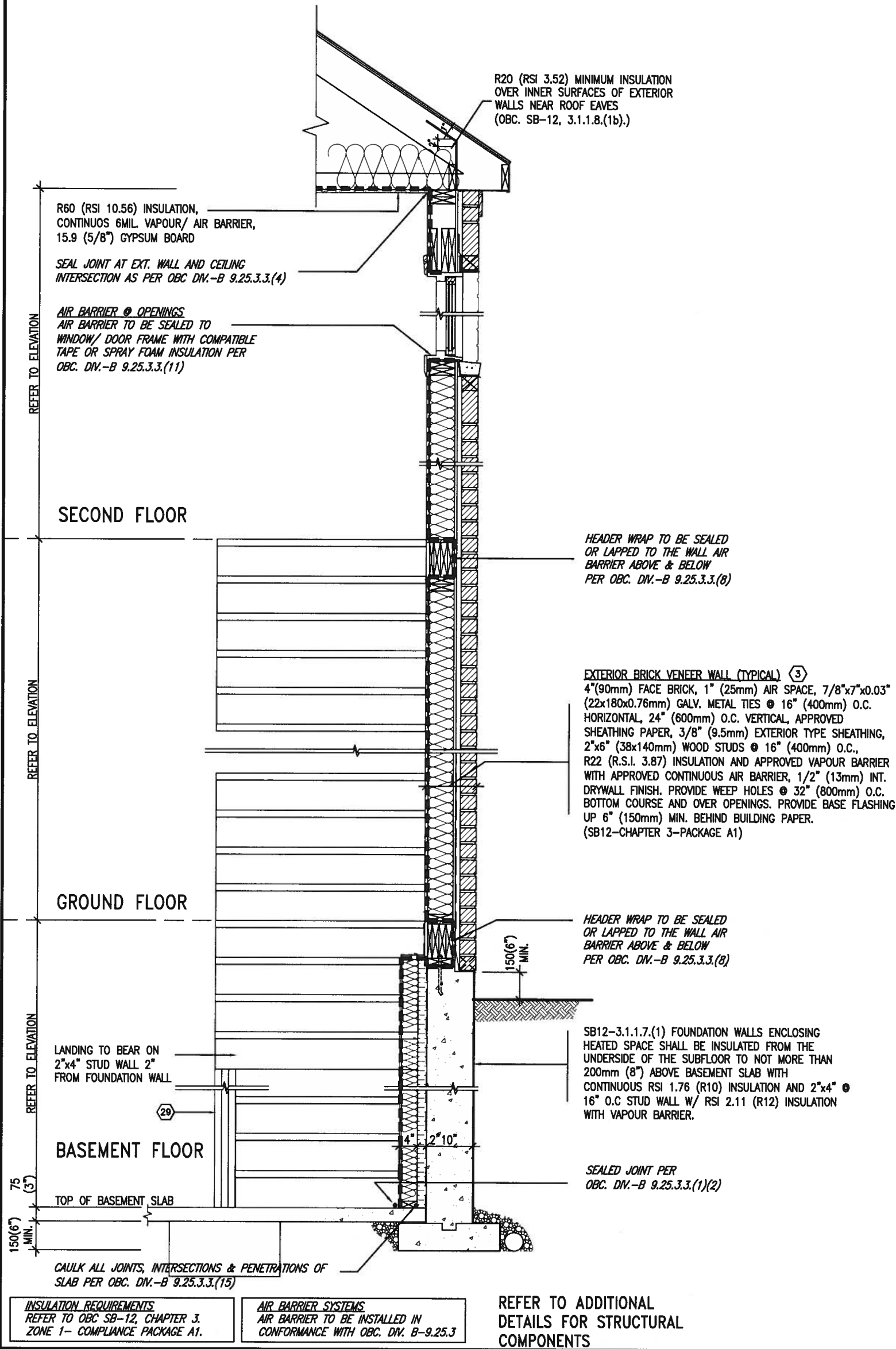
CONST NOTE

CONSTRUCTION NOTES

file name
13049-CN-A1

date
Fri - Aug 4 2017 - 8:49 AM

SB12-COMPLIANCE PACKAGE 'A1'



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

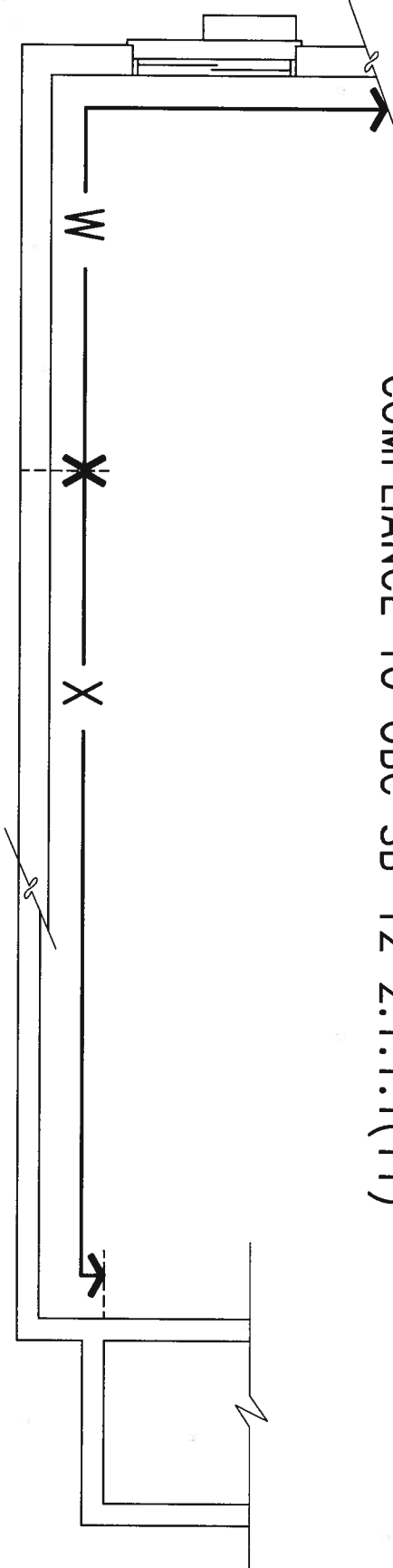
REGISTERED PROFESSIONAL ENGINEER
 A. T. Quaille
 17-08-04
 PROVINCE OF ONTARIO
 STRUCTURAL

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.		BAYVIEW WELLINGTON	CONST NOTE
8.			qualification information			
7.			Wellington Jno-Baptista 25591		project name ALCONA	municipality INNISFIL, ON.
6.			name registration information			
5.			VA3 Design Inc. 42658	date MAY 2016	checked by RC	scale 3/16" = 1'-0"
4.			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.			
3.				255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	drawing no. CN7	project no. 13049
2.						
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	CONSTRUCTION NOTES file name 13049-CN-A1		
no.	description	date	by	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 9:15 AM		

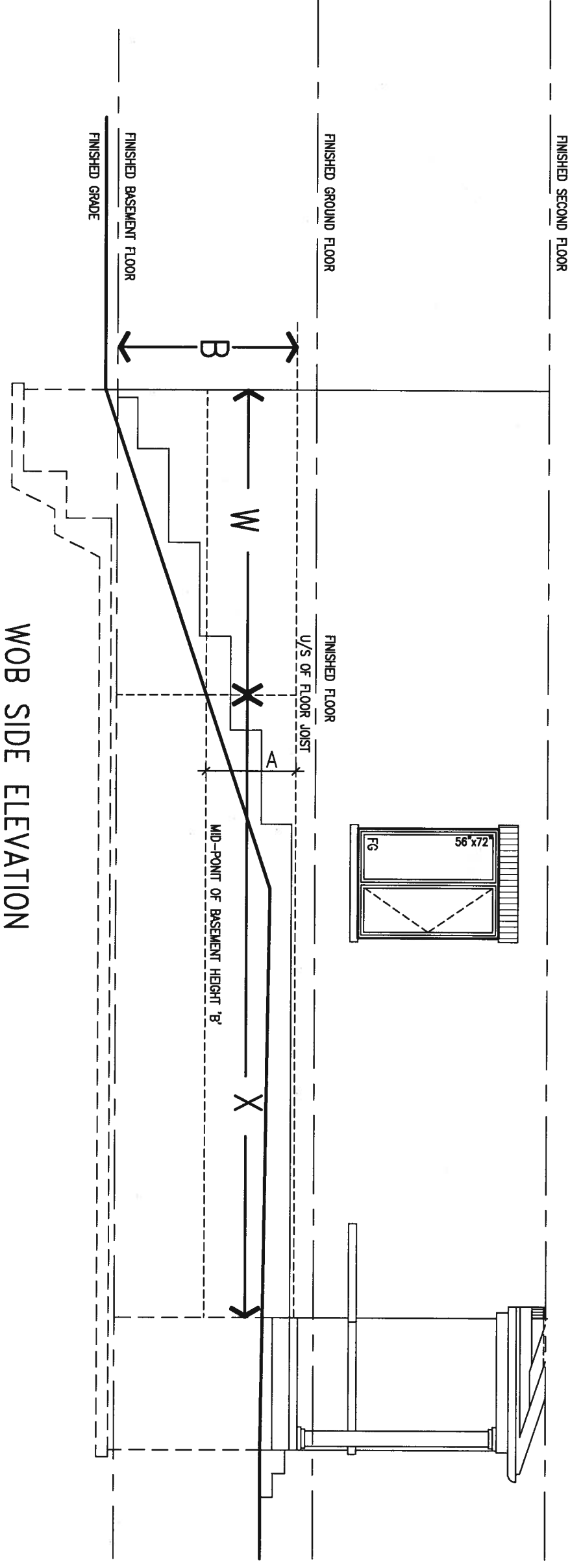
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)

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



STRUCTURAL

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

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

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 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
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BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON.
 date MAY 2016 checked by RC scale 3/16" = 1'-0"
 drawn by RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM

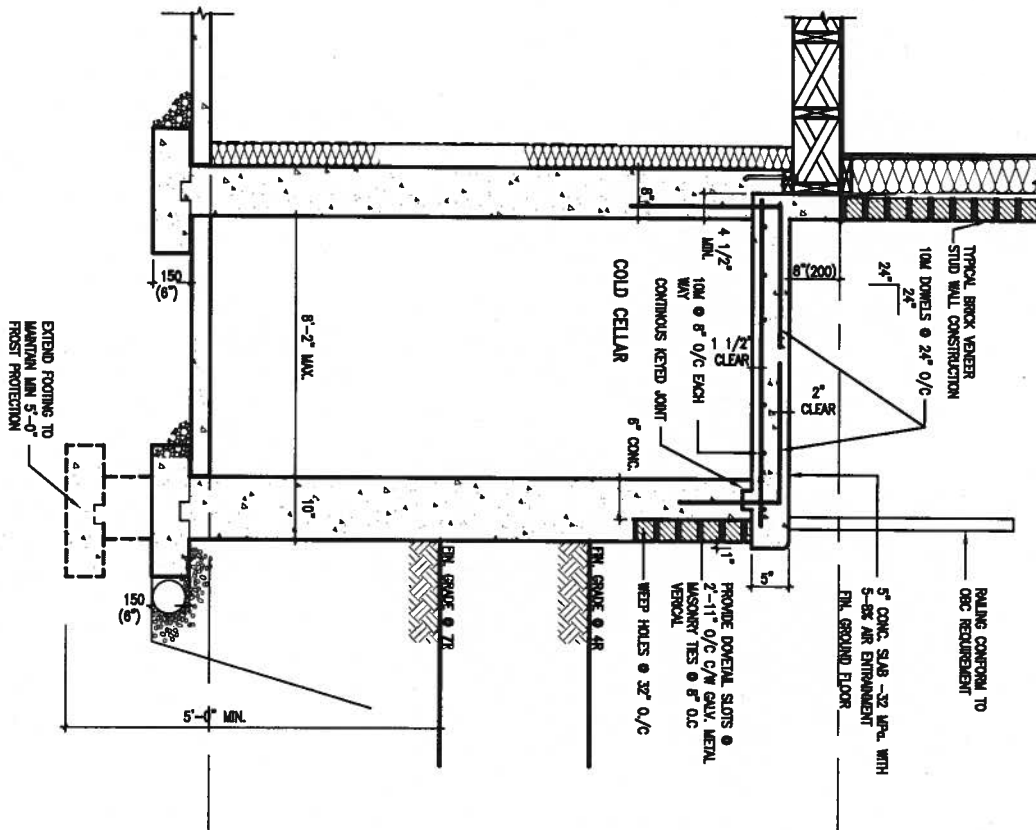
CONST NOTE

project no. 13049
 drawing no. CN8
 CONSTRUCTION NOTES
 file name 13049-CN-A1

X1

SECTION AT PORCH FOR 4-7R CONDITION

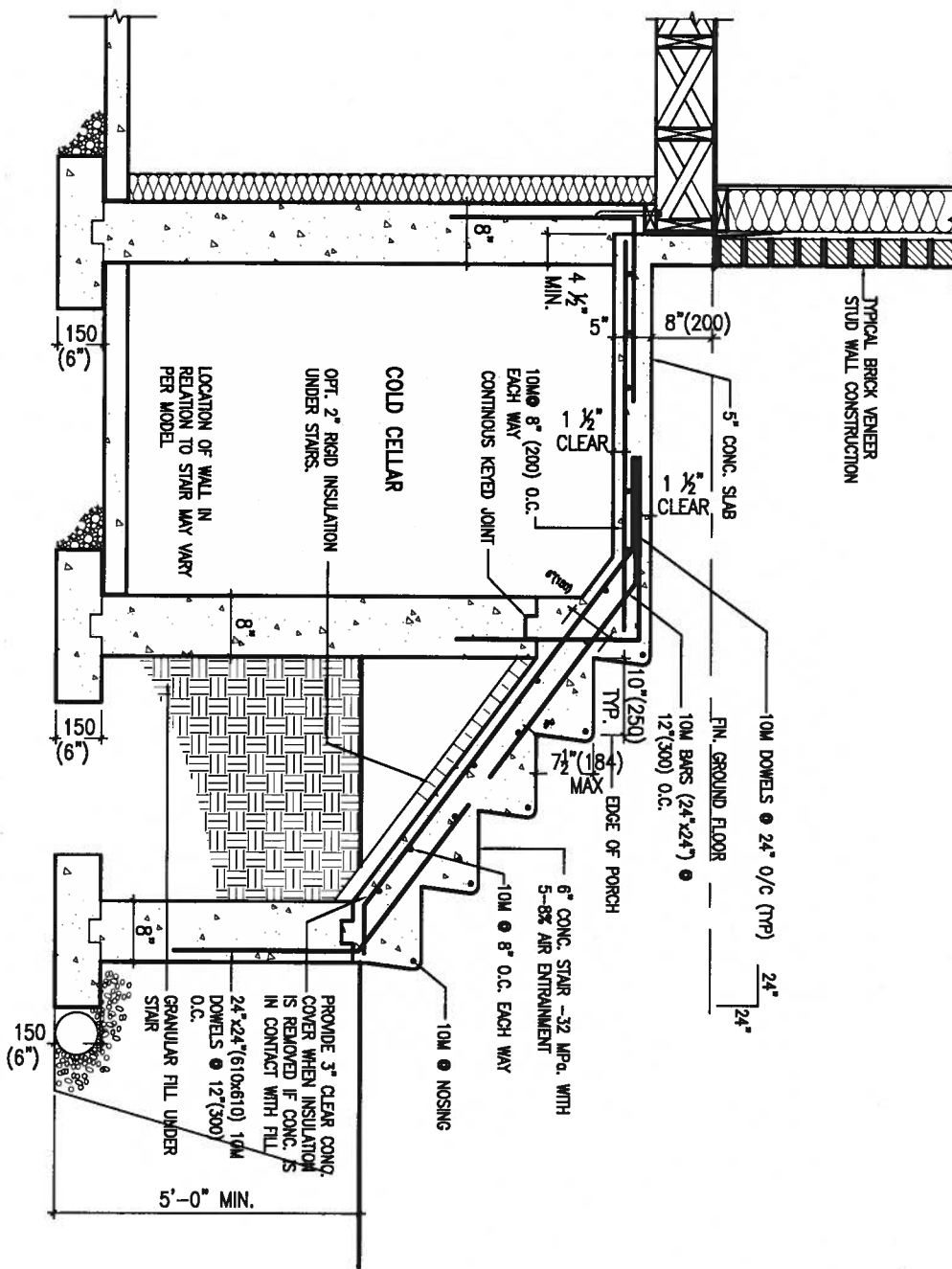
SCALE: N.T.S.



X2

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

SCALE: N.T.S.



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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-Bapfiste 25591
 name registration information BCDN
 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

project name ALCONA municipality INNISFIL, ON.

date MAY 2016 checked by scale 3/16" = 1'-0"

drawn by RICHARD

CONST NOTE

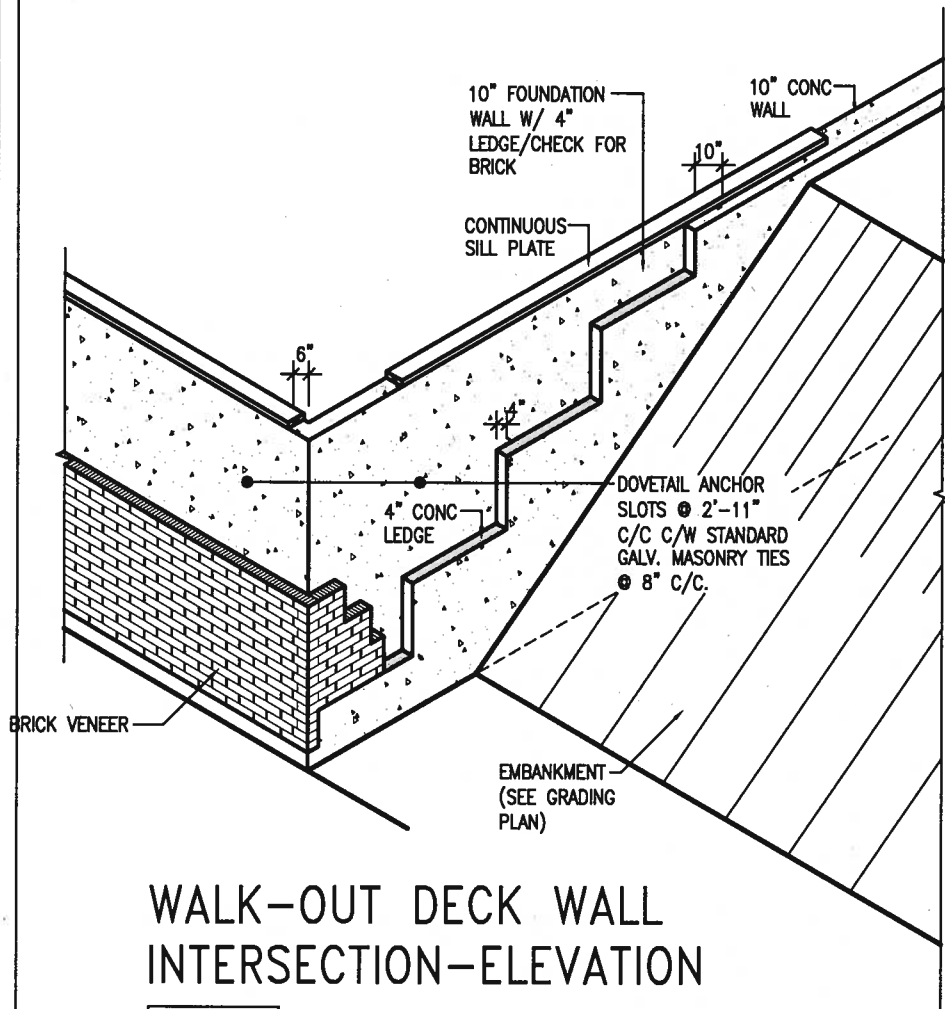
project no. 13049

CONSTRUCTION NOTES

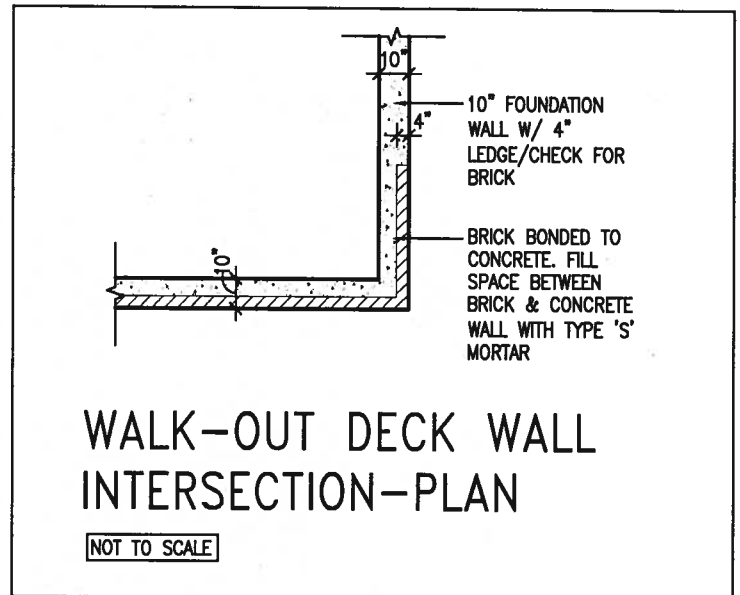
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CN9

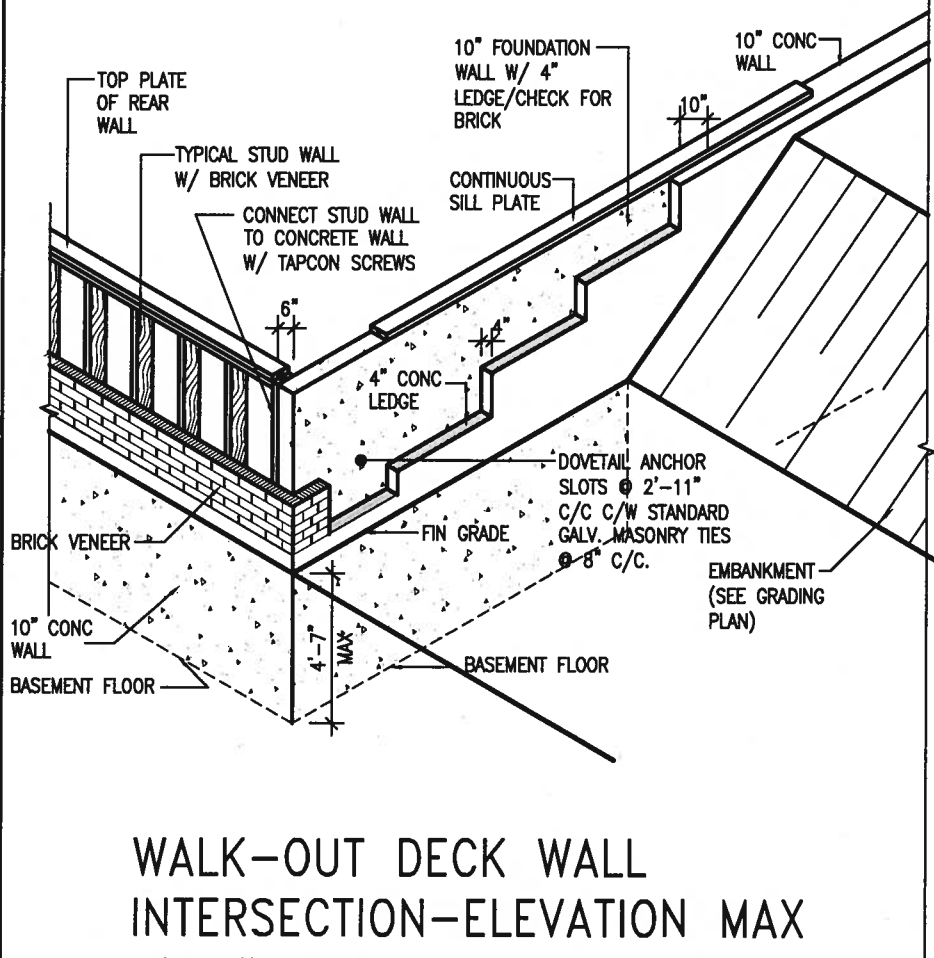
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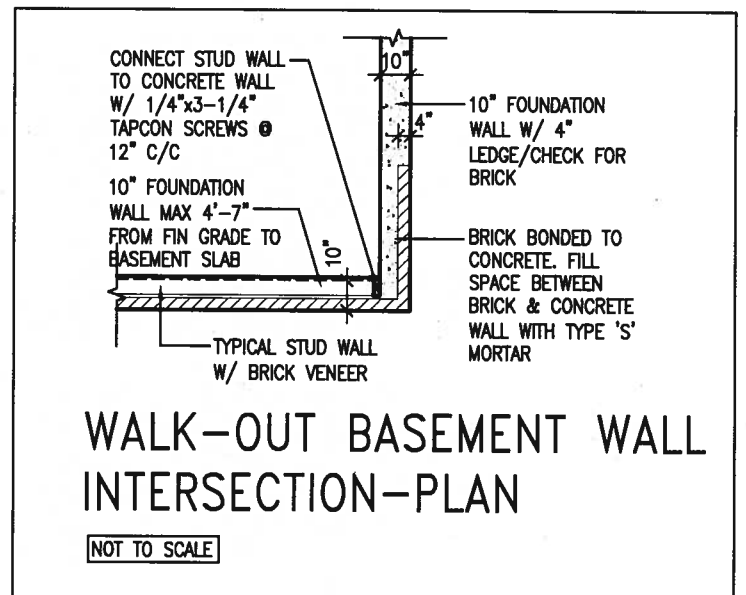
WALK-OUT DECK WALL INTERSECTION-ELEVATION
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN
NOT TO SCALE
(10" FOUNDATION WALL)



WALK-OUT DECK WALL INTERSECTION-ELEVATION MAX 4'-7" BACKFILL
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN
NOT TO SCALE
(10" FOUNDATION WALL)



9			
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4			
3			
2			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

qualification information
Wellington Jno-Baptiste *Jno-Baptiste* 25591
name
registration information BCGW
VA3 Design Inc. 42658

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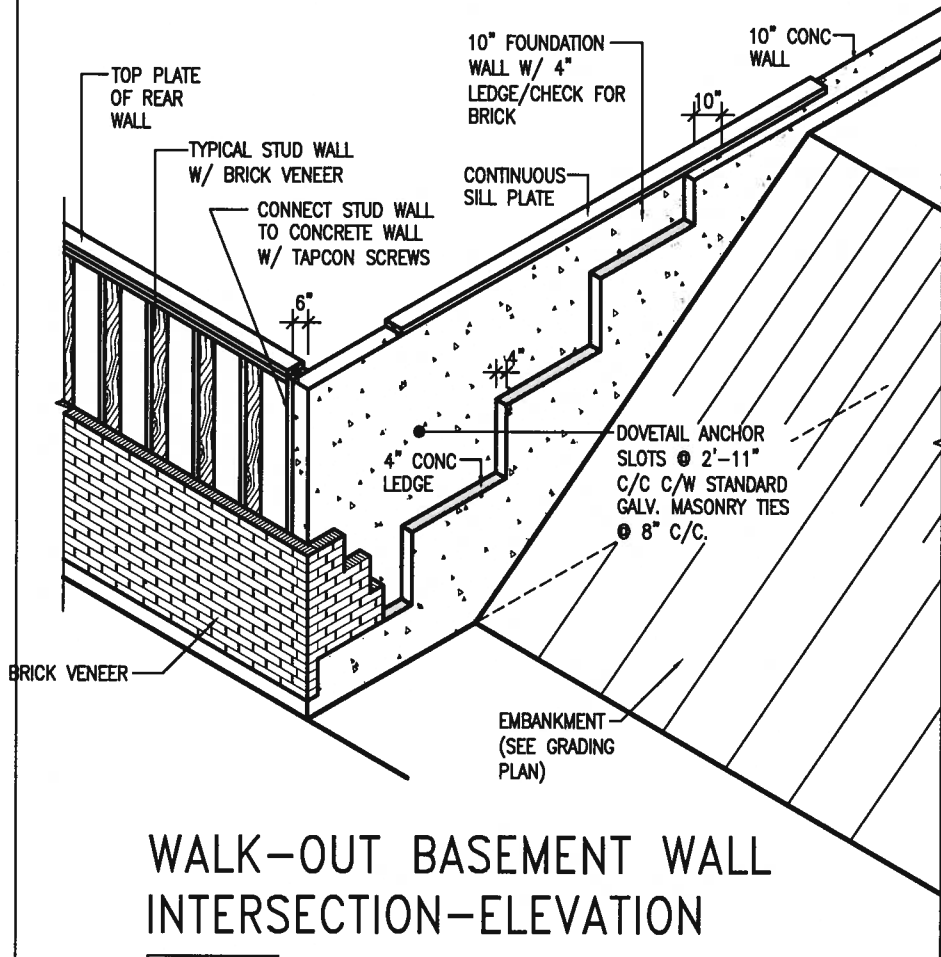
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON.
date MAY 2016 checked by RC scale 3/16" = 1'-0"
drawing no. 13049-CN-A1

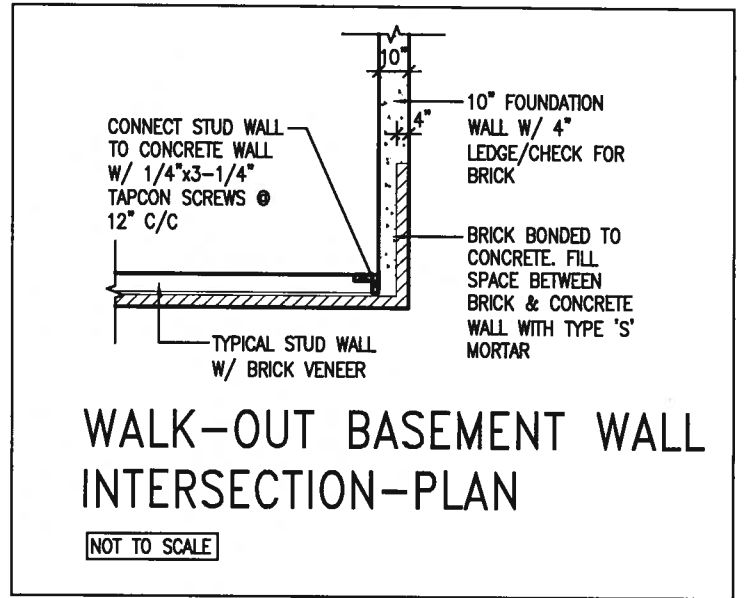
CONST NOTE

CONSTRUCTION NOTES
drawing no. 13049-CN-A1
CN10



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

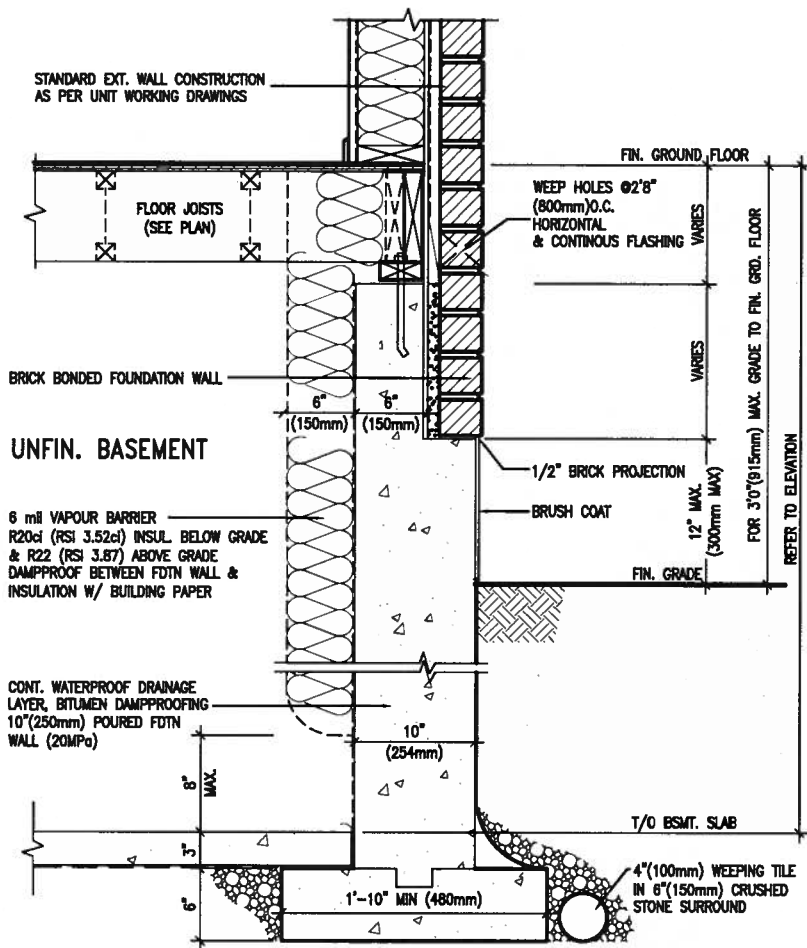
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

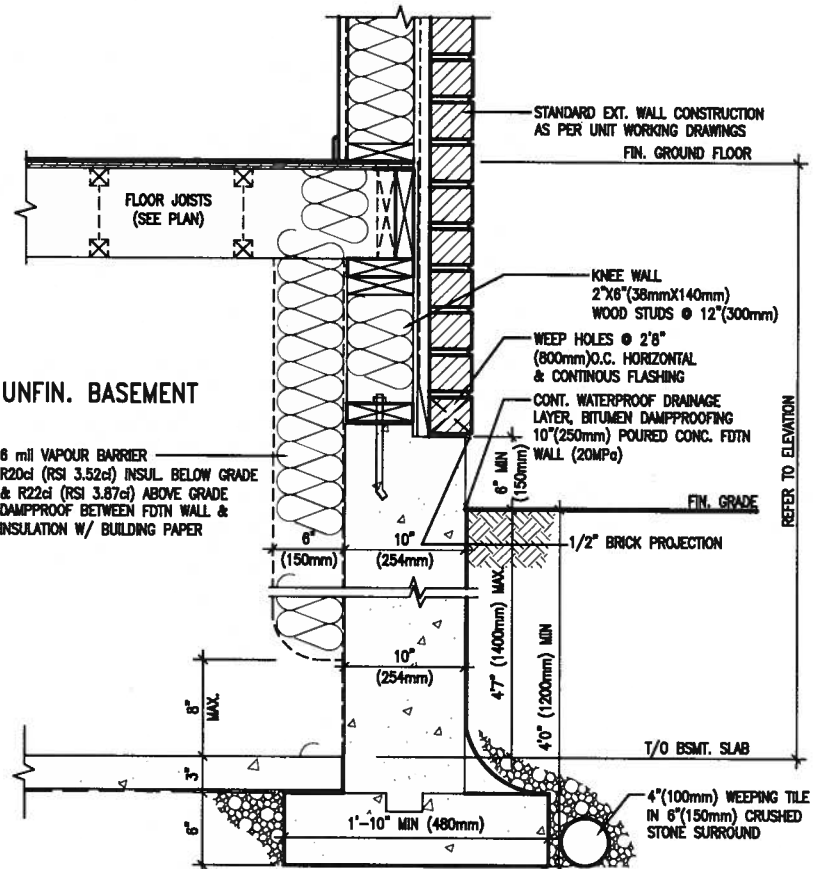
(10" FOUNDATION WALL)



EW3.06x
PKG A1

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

SCALE: N.T.S.



EW3.07x
PKG A1

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

SCALE: N.T.S.

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

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

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Wellington Jno-Baptiste *[Signature]* 25591
name registration information BCIN
VA3 Design Inc. 42658

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Toronto ON M2J 1R4
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BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON.
date MAY 2016 checked by RC scale 3/16" = 1'-0"
drawn by RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 8:48 AM

CONST NOTE

project no. 13049
drawing no. CN11