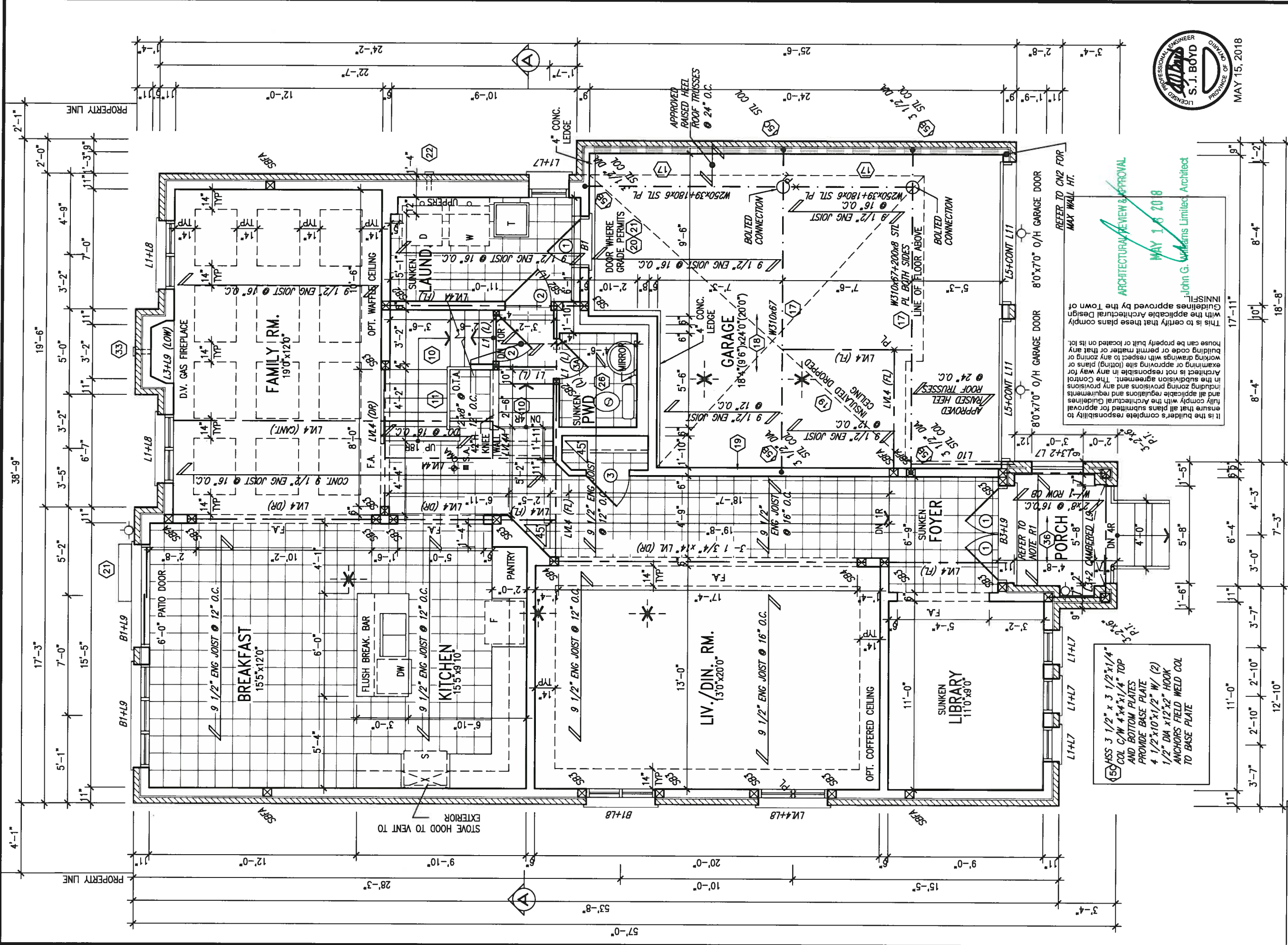




ROOF NOTE R1
2x8" @ 16" O.C. P.T. W/ 2x4"
@ 12" O.C. DIAGONALLY CUT
CROSS PURLINS W/ 5/8"
EXTERIOR GRADE SHEATHING W/
SINGLE PLY ROOF MEMBRANE

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.**

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

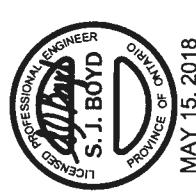
GROUND FLOOR PLAN 'A'

LOT 14

INDICATES REDUCED SIDE YARD

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ARCHITECTURAL REVIEW & APPROVAL
MAY 18 2018
John G. Williams Limited Architect
INNISFIL



no.		description	date	by
9				
8				
7				
6	REVISED AS PER ENG'S COMMENTS	WELLINGTON JNO-BAPTISTE	MAY 15-18 RC	25591
5	REVISED FOR LOT 14	name	MAR 02-18 PB	RCN
4	REVISED AS PER ENG COMMENTS	registration information	AUG 08-17 RC	42658
3	REVISED TO 10" FOUNDATION WALLS	VAS Design Inc.	DEC 20-16 A/E	
2	REVISED INSULATION AT STAIRS		SEPT 19-16 SB	
1	ISSUED FOR CLIENT REVIEW		MAY 16-16 RC	

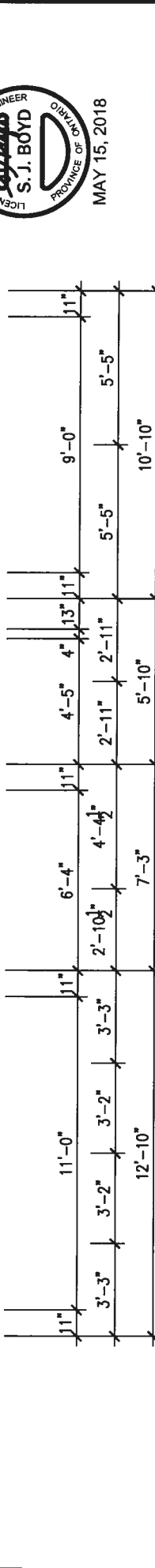
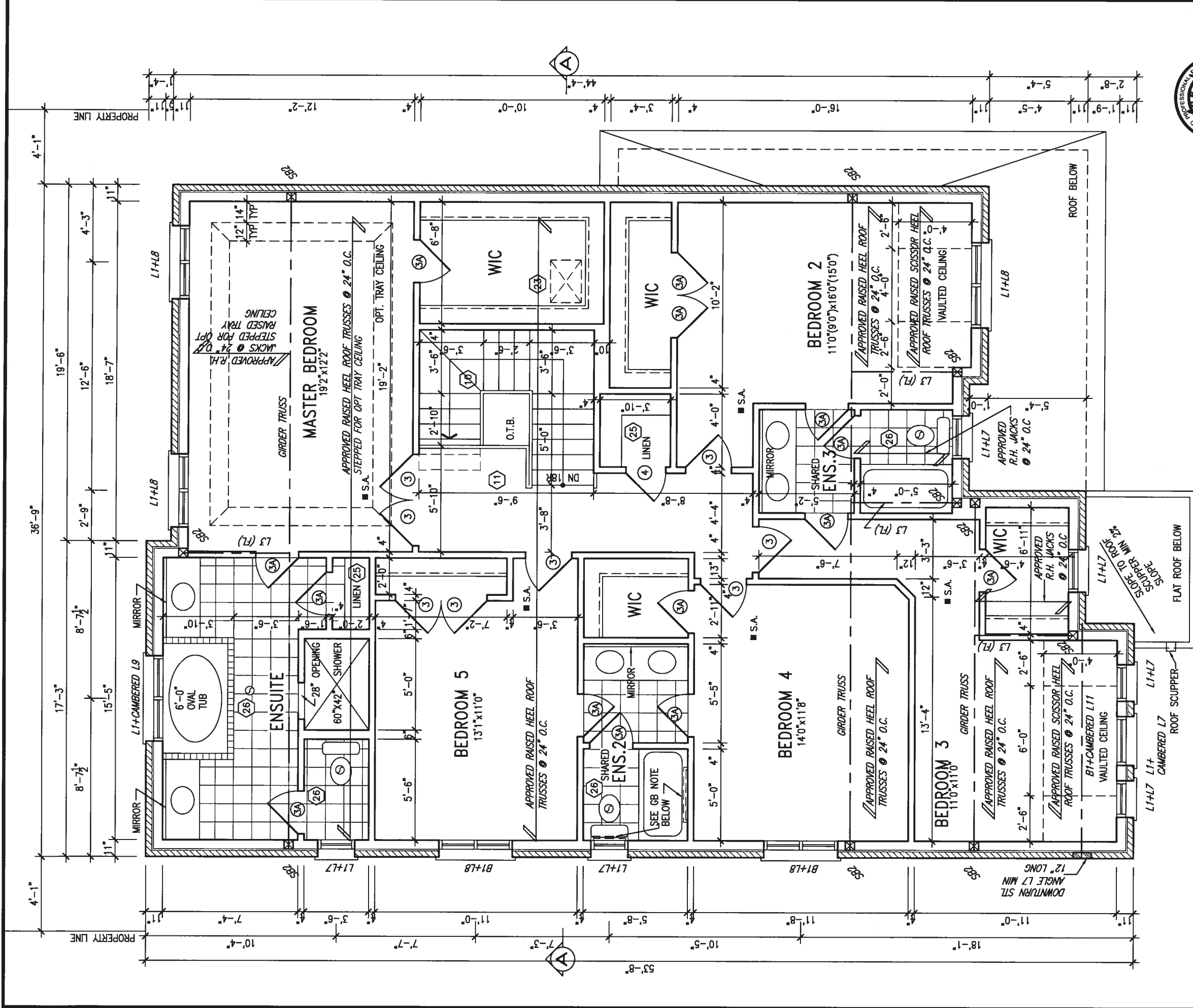
VAS3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON
project name
ALCONA
municipality
INNISFIL, ONTARIO

S45-3
HUMMINGBIRD 3
project no.
13049
drawing no.

GROUND FLOOR PLAN 'A'
file name
13049-S45-3 LOT 14
scale
3/16" = 1'-0"
checked by
RC
drawn by
RC
date
NOV. 2015
project no.
13049
drawing no.
2

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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 BATHUB IN MAIN BATHROOM. REFER TO OBC, 9.5.2.3, 3.8.3.8.(3)(c), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

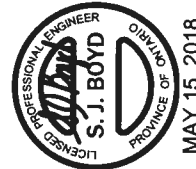
NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

SECOND FLOOR PLAN 'A'

LOT 14

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ARCHITECTURAL REVIEW & APPROVAL
MAY 16 2018
Williams Limited, Architect



PROJECT INFORMATION		DRAWING INFORMATION	
PROJECT NAME		PROJECT NO.	
ALCONA		13049	
MUNICIPALITY		DRAWING NO.	
INNISFIL, ONTARIO		3	
DATE		FILE NAME	
NOV. 2015		13049-S45-3 LOT 14	
DRAWN BY		SCALE	
RC		3/16" = 1'-0"	
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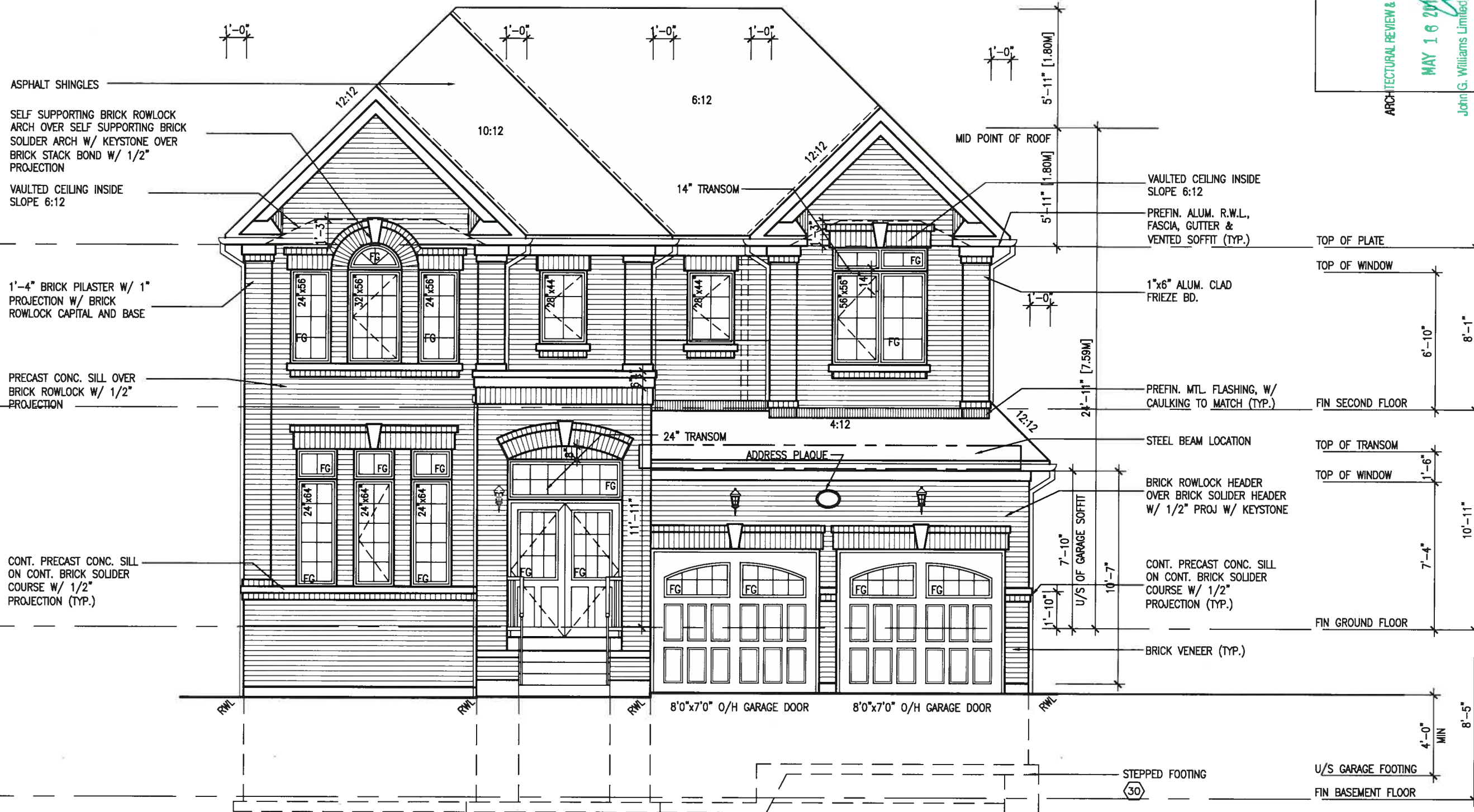
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ARCHITECTURAL REVIEW & APPROVAL

MAY 16 2018

John G. Williams Limited, Architect



FRONT ELEVATION 'A'

LOT 14

		BAYVIEW WELLINGTON		S45-3		HUMMINGBIRD 3	
		project name		project no.		drawing no.	
		ALCONA		13049		4	
		municipality		INNISFIL, ONTARIO		FRONT ELEVATION A	
		date		NOV. 2015		file name	
		drawn by		RC		13049-S45-3 LOT 14	
		checked by		scale		13049-S45-3 LOT 14	
		3/16" = 1'-0"		RC		13049-S45-3 LOT 14	
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		checked by		scale		13049-S45-3 LOT 14	
		3/16" = 1'-0"		RC		13049-S45-	



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S45-3 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	791 S.F.	169.30 S.F.	21.40 %
LEFT SIDE	1170 S.F.	106.67 S.F.	9.12 %
RIGHT SIDE	1167 S.F.	7.778 S.F.	0.67 %
REAR	772 S.F.	196.22 S.F.	25.42 %
* 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.	3900.00 S.F.	479.97 S.F.	12.31 %
TOTAL SQ. M.	362.32 S.M.	44.59 S.M.	12.31 %

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.

ARCHITECTURAL REVIEW & APPROVAL

John G. Williams Limited, Architects

BAYVIEW WELLINGTON

S45-3

project name ALCONA	municipality INNISFILL ONTARIO	project no. 13049
------------------------	-----------------------------------	----------------------

DATE	NOV. 2015	LEFT SIDE ELEVATION A	drawing no.
DESIGNED BY			
CHECKED BY			
APPROVED BY			
PROJECT NO.			
CLIENT			
LOCATION			
SCALE			
PROJECT NAME			
PROJECT ADDRESS			
PROJECT CITY			
PROJECT STATE			
PROJECT ZIP			
PROJECT PHONE			
PROJECT FAX			
PROJECT E-MAIL			
PROJECT WEBSITE			
PROJECT DESCRIPTION			
PROJECT NOTES			
PROJECT COMMENTS			
PROJECT REVISIONS			
PROJECT HISTORY			
PROJECT STATUS			
PROJECT PHASE			
PROJECT BUDGET			
PROJECT COST			
PROJECT PROFIT			
PROJECT RISK			
PROJECT SCHEDULE			
PROJECT DELIVERY			
PROJECT COMPLETION			
PROJECT CLOSURE			
PROJECT ARCHIVE			
PROJECT BACKUP			
PROJECT RESTORE			
PROJECT DELETE			
PROJECT PURGE			
PROJECT EXPORT			
PROJECT IMPORT			
PROJECT PRINT			
PROJECT PLOT			
PROJECT COPY			
PROJECT PASTE			
PROJECT CUT			
PROJECT MOVE			
PROJECT RESIZE			
PROJECT ROTATE			
PROJECT ZOOM			
PROJECT PAN			
PROJECT SCROLL			
PROJECT WHEEL			
PROJECT TOUCH			
PROJECT GESTURE			
PROJECT COMMAND			
PROJECT SHORTCUT			
PROJECT MENU			
PROJECT TOOLBAR			
PROJECT PALETTE			
PROJECT DIALOG			
PROJECT WINDOW			
PROJECT TAB			
PROJECT GROUP			
PROJECT STACK			
PROJECT ORDER			
PROJECT INDEX			
PROJECT SEARCH			
PROJECT FILTER			
PROJECT SORT			
PROJECT GROUPBY			
PROJECT HIDE			
PROJECT SHOW			
PROJECT TOGGLE			
PROJECT CHECK			
PROJECT UNCHECK			
PROJECT RENAME			
PROJECT DELETE			
PROJECT COPY			
PROJECT PASTE			
PROJECT CUT			
PROJECT MOVE			
PROJECT RESIZE			
PROJECT ROTATE			
PROJECT ZOOM			
PROJECT PAN			
PROJECT SCROLL			
PROJECT WHEEL			
PROJECT TOUCH			
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PROJECT TOOLBAR			
PROJECT PALETTE			
PROJECT DIALOG			
PROJECT WINDOW			
PROJECT TAB			
PROJECT GROUP			
PROJECT STACK			
PROJECT ORDER			

drawn by	checked by	scale	file name
2C	.	$3/16" = 1'-0"$	13049-545-3 LOT 14

richard - H:\ARCHIVE\WORKING\2013\13049-BW\UNITS\45\13049-S45-3 Lot 14.dwg - Tue - May 15 2018 - 3:07 PM



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

www.design.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 *W. J. Baptiste* signature

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.

1

My dream

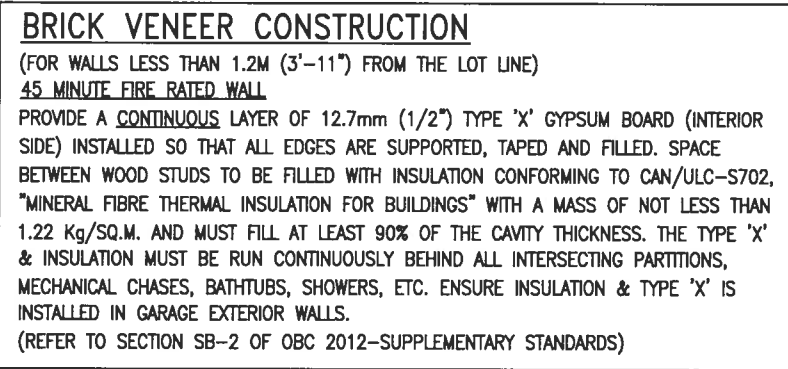
WALL AREA	1170.33 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	81.92 SQ. FT.
OPENING PROVIDED	65.90 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

LOT 14

9	.			
8	.		.	
7	.		.	
6	REVISED AS PER ENG'S COMMENTS	MAY 15-18	RC	
5	REVISED FOR LOT 14	MAR 02-18	PB	
4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC	
3	REVISED TO 10" FOUNDATION WALLS	DEC 20-16	AJE	
2	REVISED INSULATION AT STAIRS	SEPT 19-16	SB	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC	
no.	description	date	by	



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ARCHITECTURAL REVIEW & APPROVAL
MAY 16 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON S45-3 HUMMINGBIRD 3		project name ALCONA		project no. 13049	
date NOV. 2015		municipality INNISFIL, ONTARIO		drawing no. 6	
drawn by RC		checked by 3/18" = 1'-0"		file name 13049-S45-3 LOT 14	
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\13049-S45-3 Lot 14.dwg Tue - May 15 2018 - 3:07 PM					

VAD3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
416.630.2255 f 416.630.
va3design.com

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 copied.

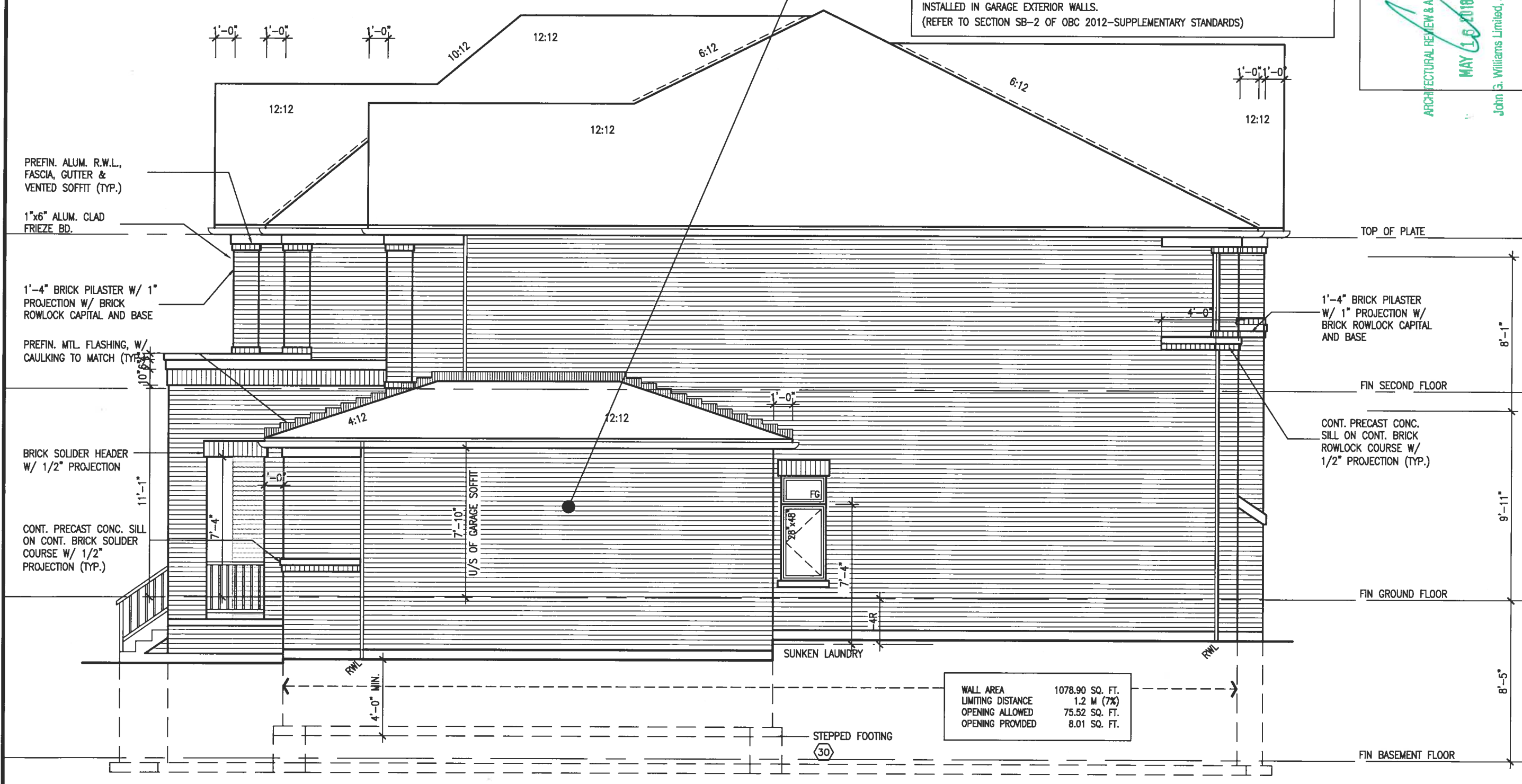
qualification information
 Ontario Building Code to be a Designer.
 and the qualifications and meets the requirements set out in the

registration information
 name
 VA3 Design Inc.
 signature
 BCCM
 25591
 42658

Wellington Jno-Baptiste

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 20-16	AJE
4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC
5	REVISED FOR LOT 14	MAR 02-18	PB
6	REVISED AS PER ENG COMMENTS	MAY 15-18	RC
7			
8			
9			

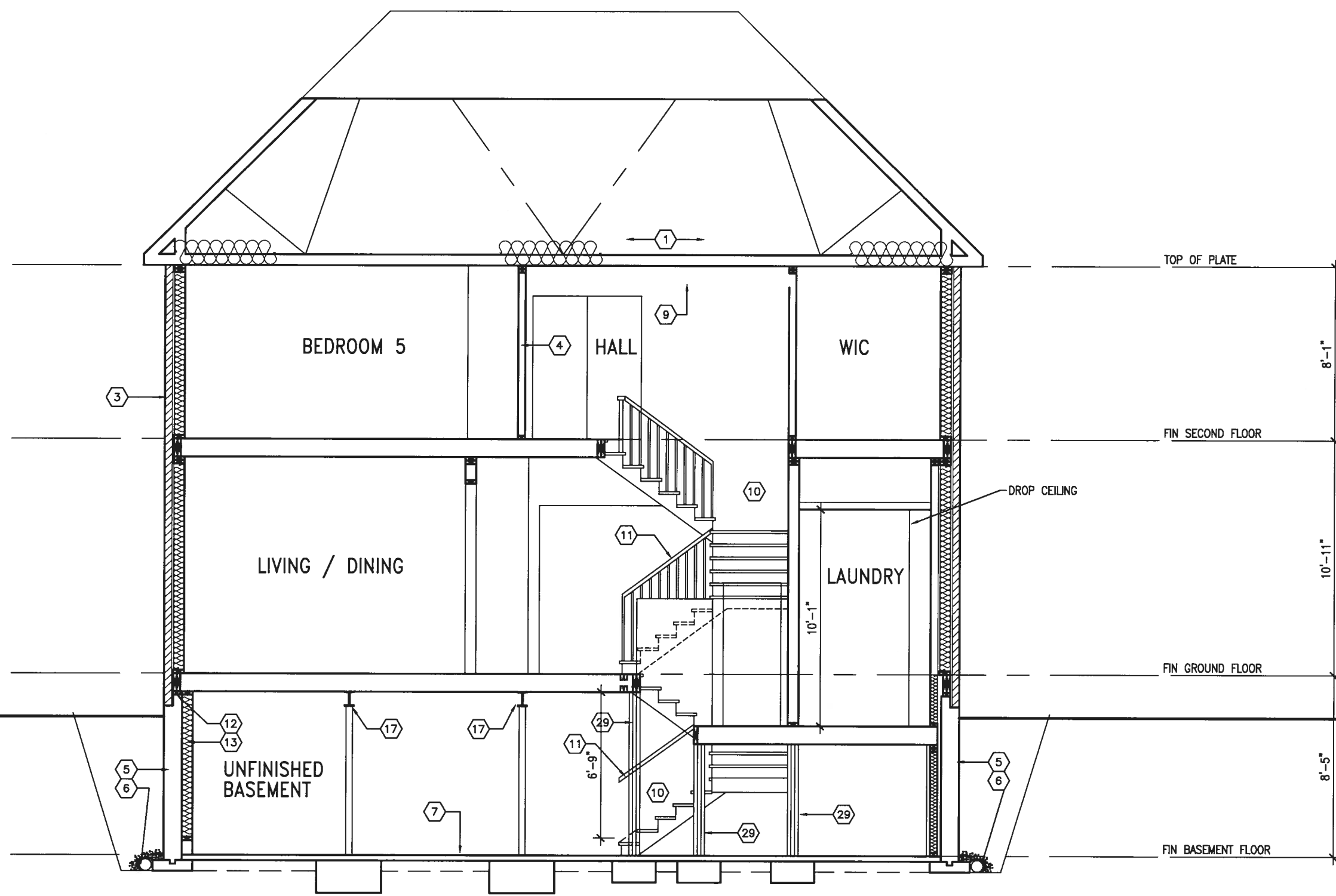
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RIGHT SIDE ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

LOT 14



SECTION 'A-A'

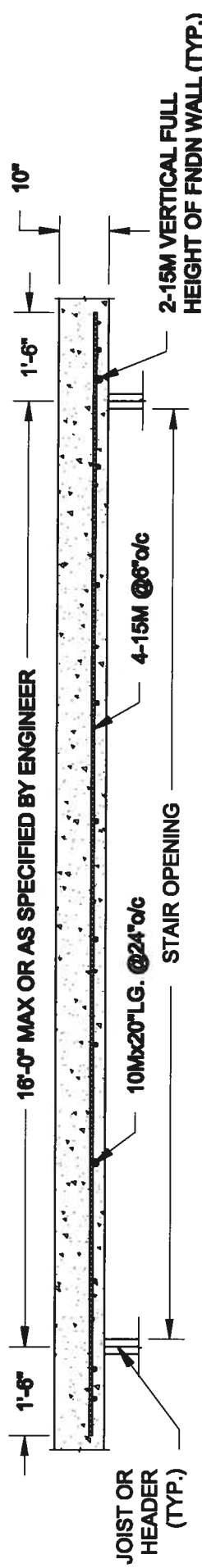
LOT 14

BAYVIEW WELLINGTON		S45-3 HUMMINGBIRD 3	
project name ALCONA		project no. 13049	
municipality INNISFIL, ONTARIO		drawing no. 8	
date NOV. 2015		SECTION 'A-A'	
drawn by RC		file name 13049-S45-3 LOT 14	
checked by RC		scale 3/16" = 1'-0"	
RD-HARD - H:\ARCHIVE\WORKING\2015\13049.BW\UNITS\S45\13049-S45-3 Lot 14.dwg - Tue - May 15 2018 - 3:07 PM			

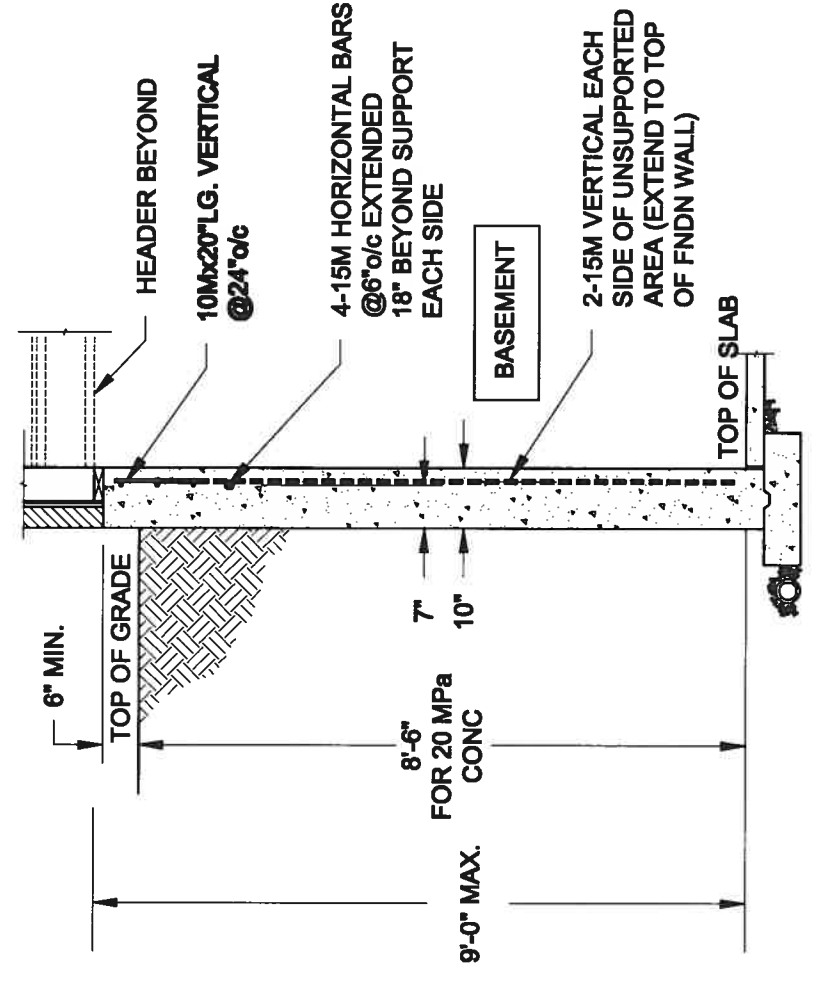
VA3 DESIGN	
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		qualification information	
name Wellington Jno-Baptiste		25591	
registration information VA3 Design Inc.		BCN	
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no.	description	date	by
6	REVISED AS PER ENG'S COMMENTS	MAY 15-18 RC	
5	REVISED FOR LOT 14	MAR 02-18 PB	
4	REVISED AS PER ENG COMMENTS	AUG 08-17 RC	
3	REVISED TO 10" FOUNDATION WALLS	DEC 20-16/AJE	
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	



PLAN VIEW



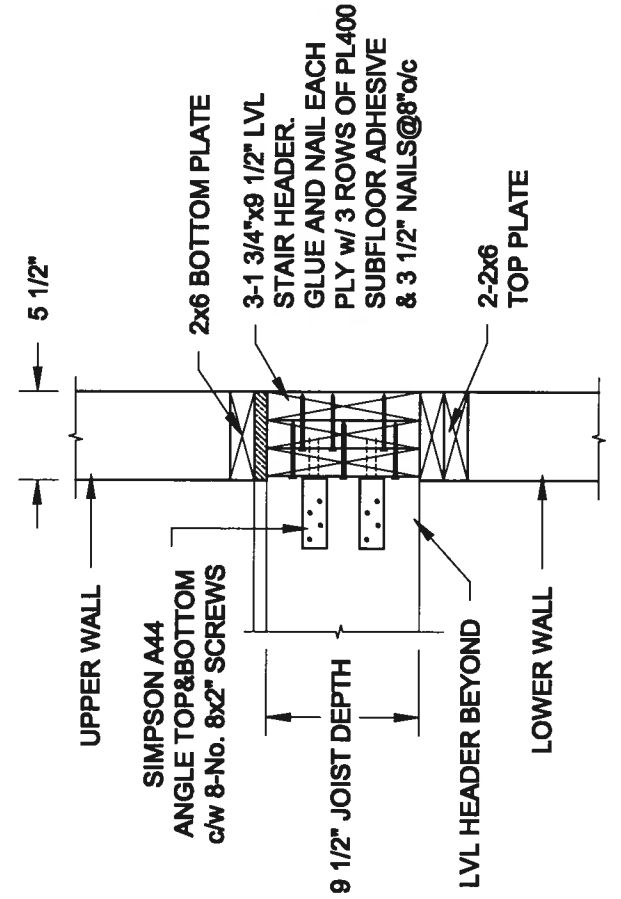
NOTE:

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.

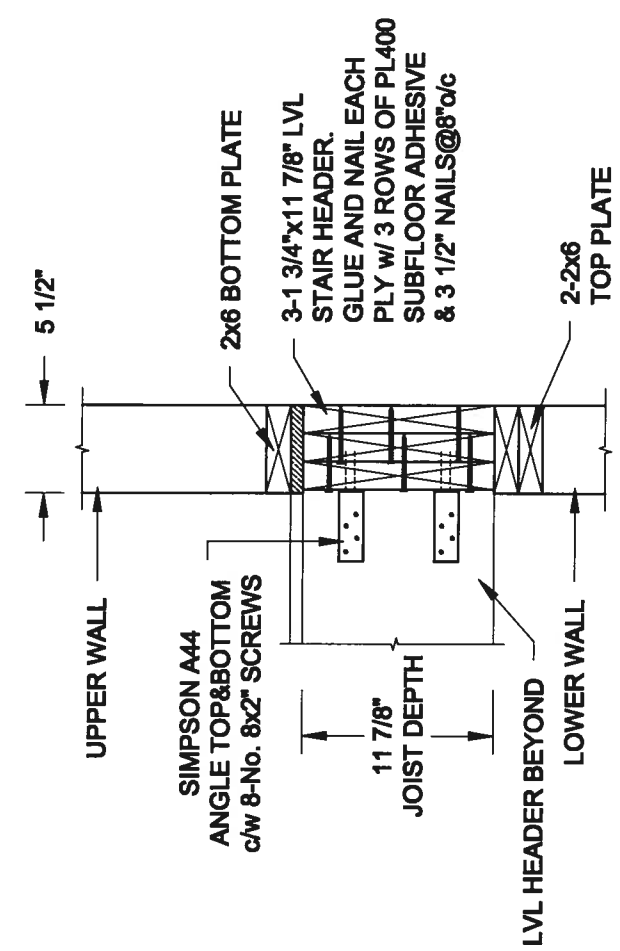
1 LATERALLY UNSUPPORTED WALL

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

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



2 STAIR HEADER @ EXTERIOR WALL

SCALE: 1" = 1'-0"

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



MAR 6, 2018

Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

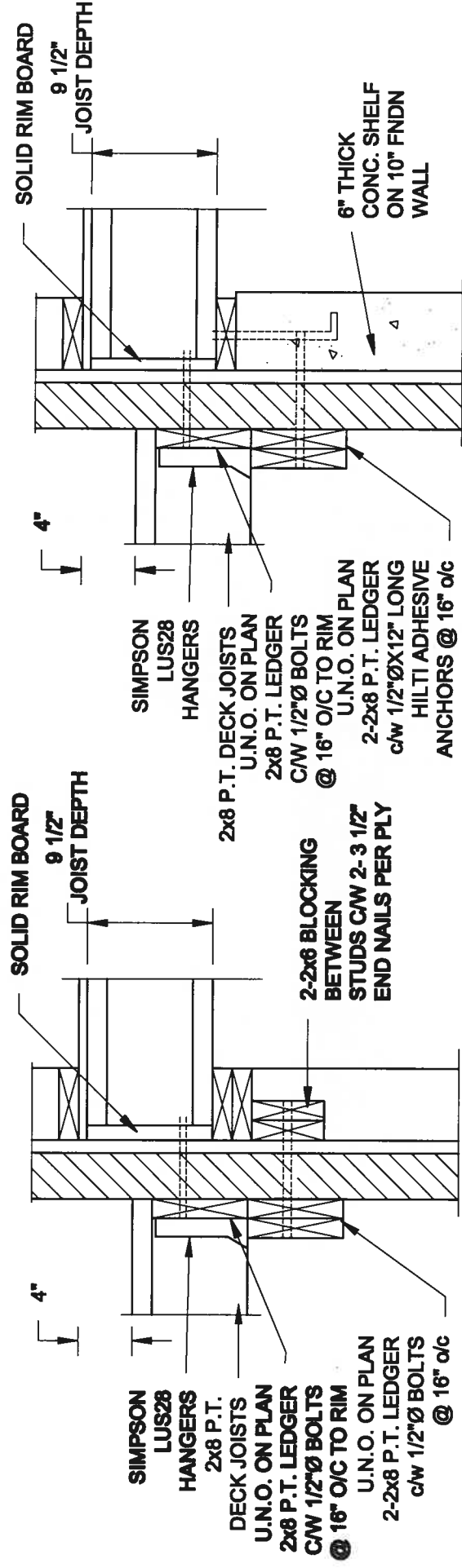
Project No.: 18-036
Drawing No.: S1

Scale: AS NOTED

Date: MAR-08-2018

Drawn: SC
Checked: SJB

FOR 9 1/2" JOIST DEPTH

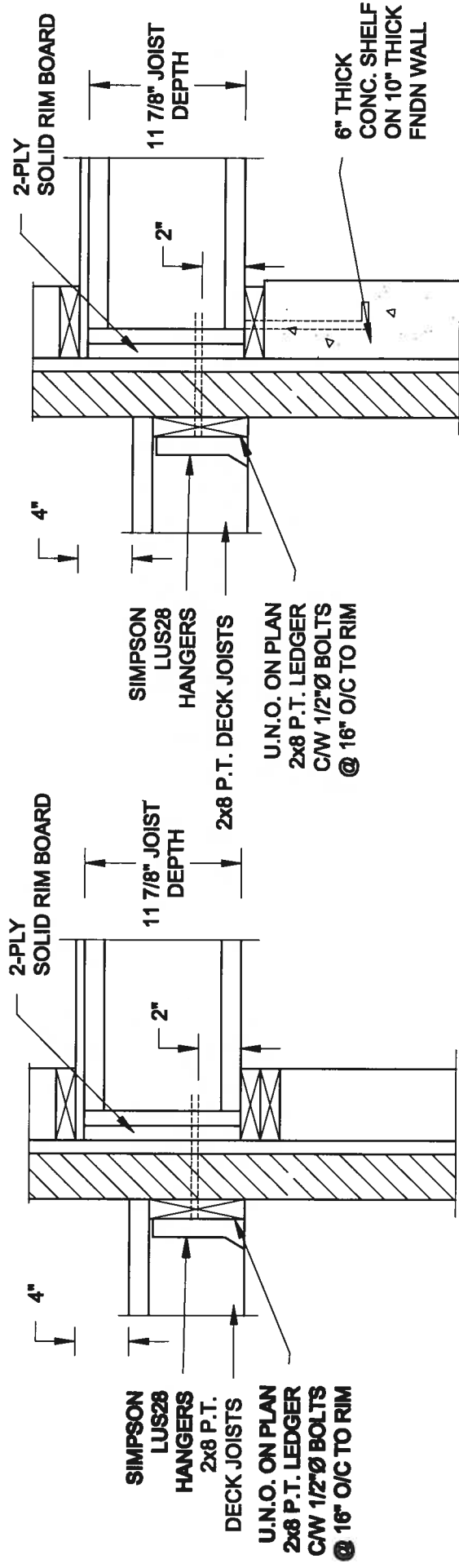


1A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

- 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"

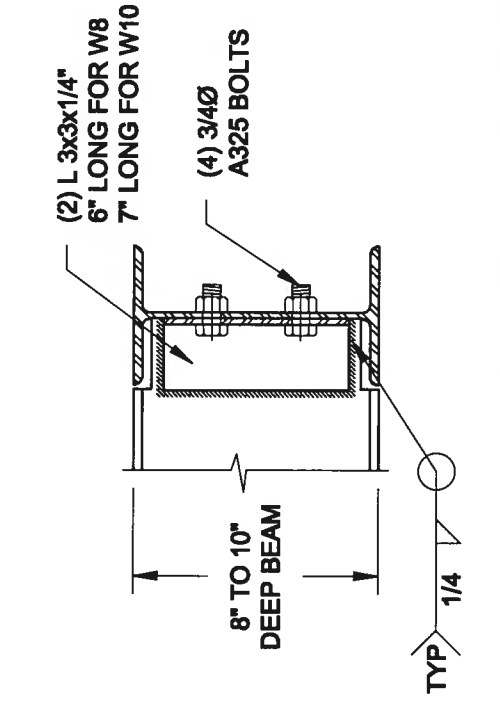
FOR 11 7/8" JOIST DEPTH



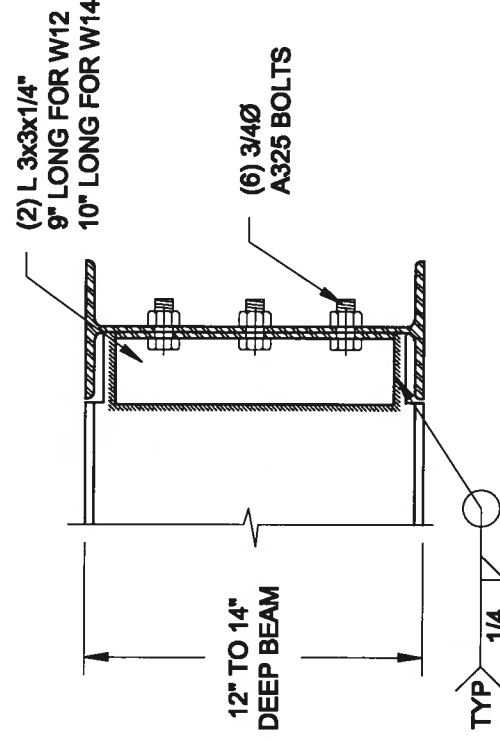
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

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



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

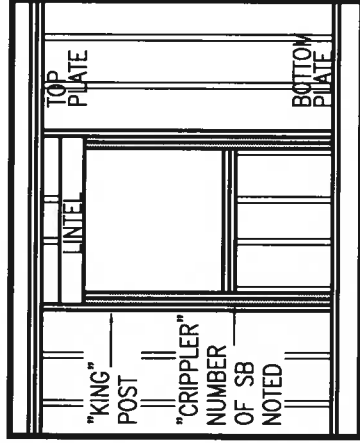
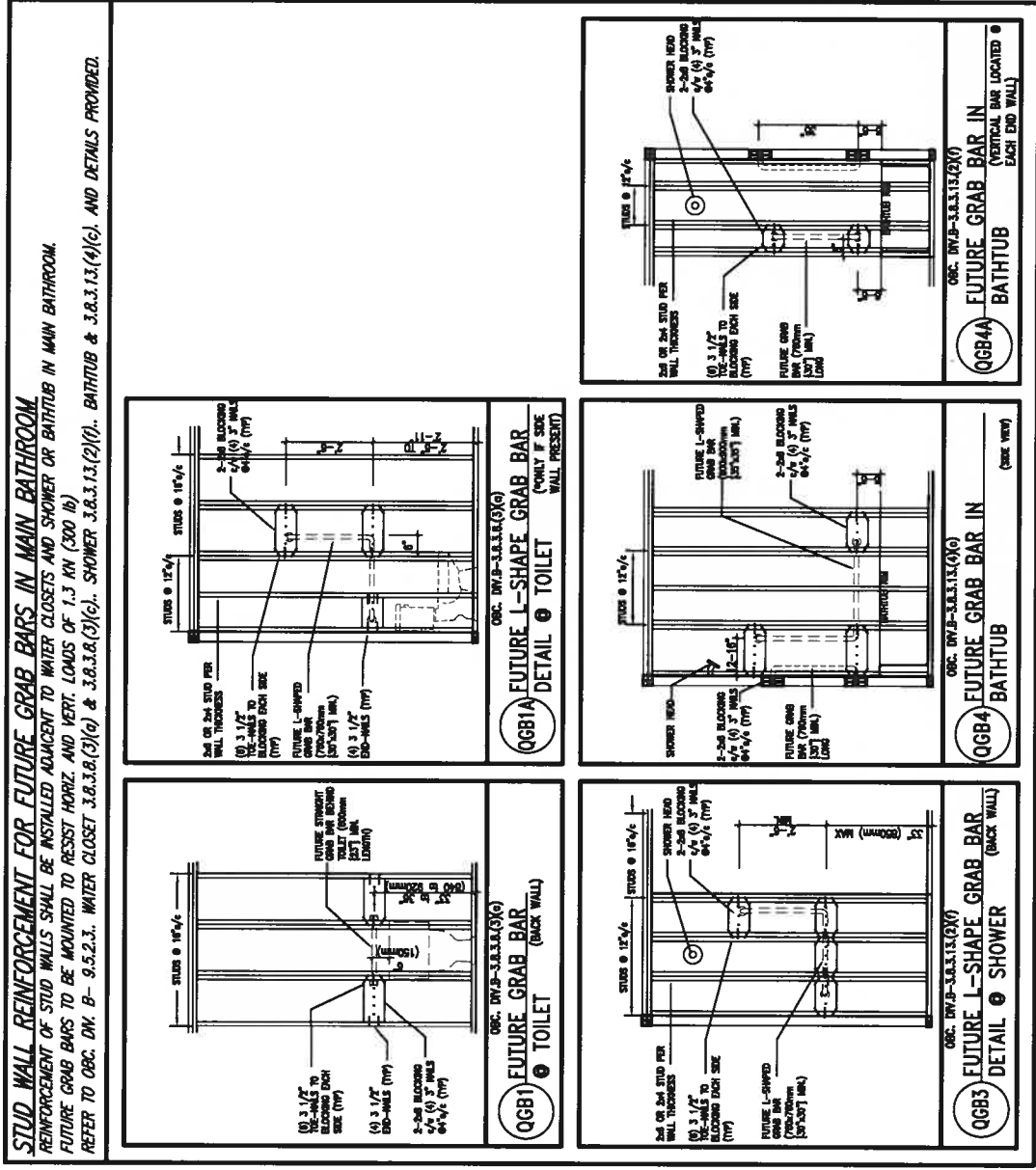
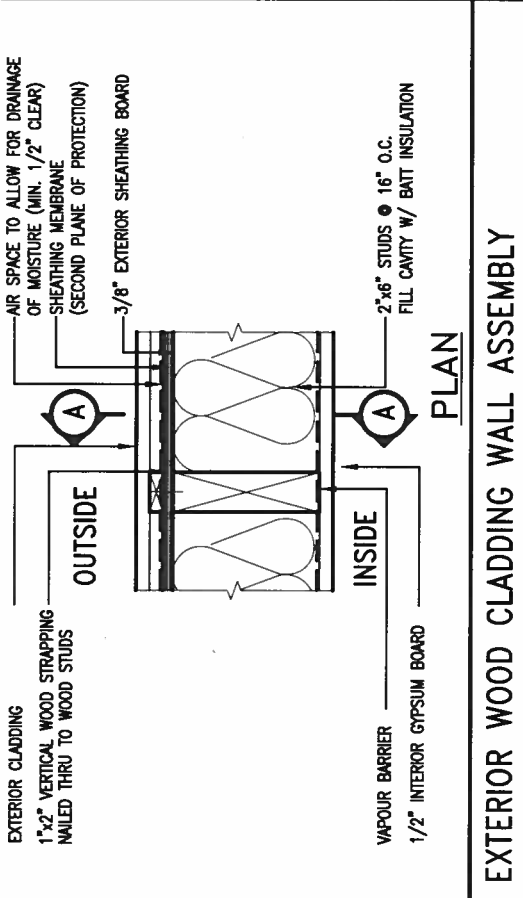


**NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX
AND W14x48 (W380x72) BEAM MAX.**

3 S2 **STEEL BEAM CONNECTION DETAIL**

SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED	 QUAILE ENGINEERING LTD. 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 6J9 T: 905-853-8547 E: quaile.eng@rogers.com		Engineer's Seal:  Project: BAYVIEW WELLINGTON HOMES - ALGONA PROJECT INSEPT, ONTARIO TYPICAL STRUCTURAL DETAILS FOR SINGLES	Project No.: 18-036 Drawing No.: S2
Drawn: SC	Checked: SJB			



"CRIPPLE" DETAIL

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

** MAX. HEIGHT FOR 2"x6" EXTER.
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:

MAX. HEIGHT FOR 2' x 8" EX.
2' x 8" @ 16" O.C. - 16'-0"
2' x 8" @ 12" O.C. - 17'-9"
2-2' x 8" @ 16" O.C. - 20'-4"
2-2' x 8" @ 12" O.C. - 22'-4"

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GIPSUM BOARD ON THE INTERIOR FACE.
5. WALL FRAMING SHALL CONFORM TO IRC 9.23.10.1(2)
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPT.
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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

MAX. HEIGHT FOR 2"x4" GARAGE
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 2.5 KPa.
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR
JOIST LENGTH OF 2.5m OF ONE FLOOR.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
5. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
6. SIDING.

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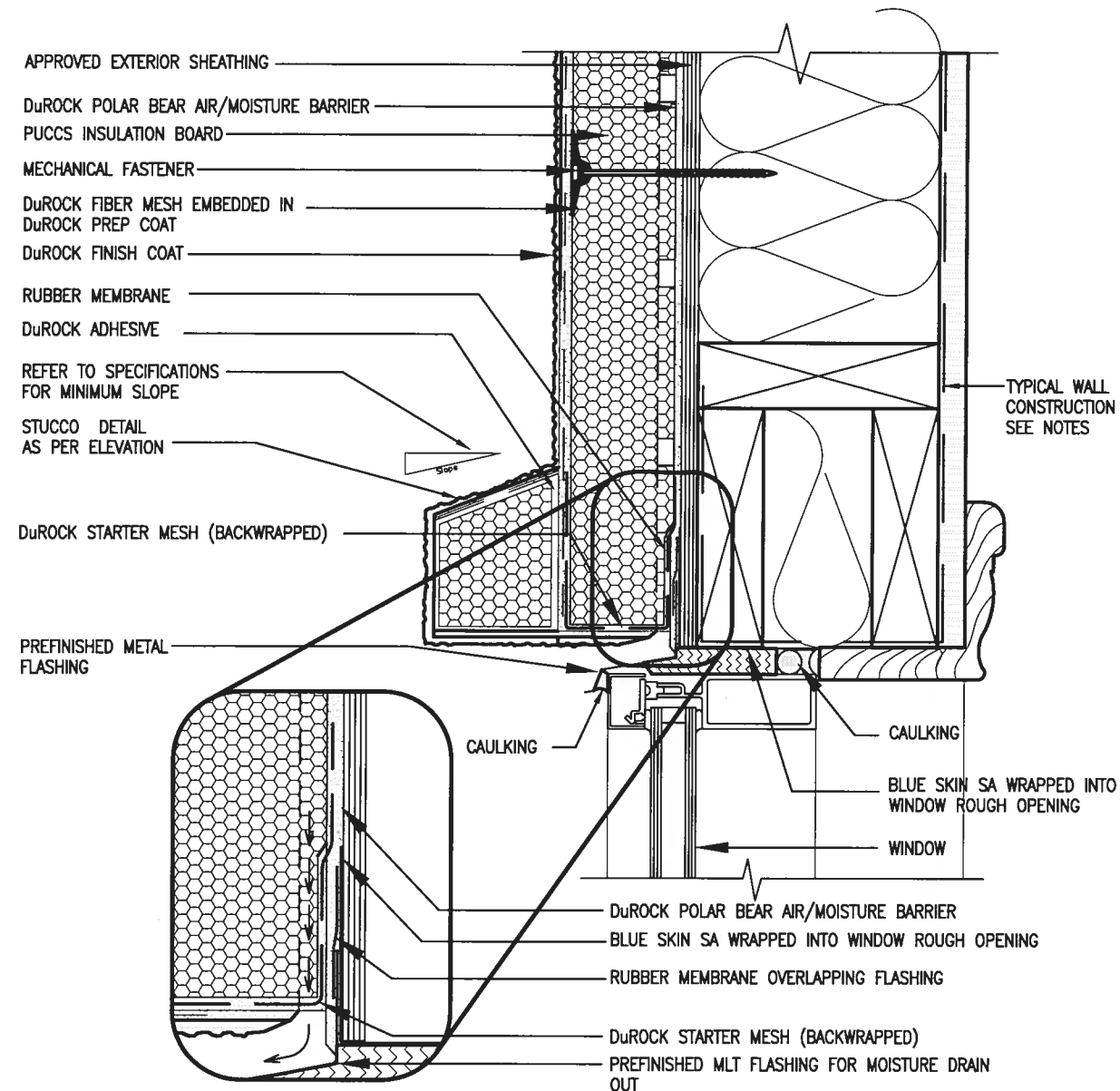
V3 DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
416.630.2255 f 416.630.
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BAYVIEW WELLINGTON

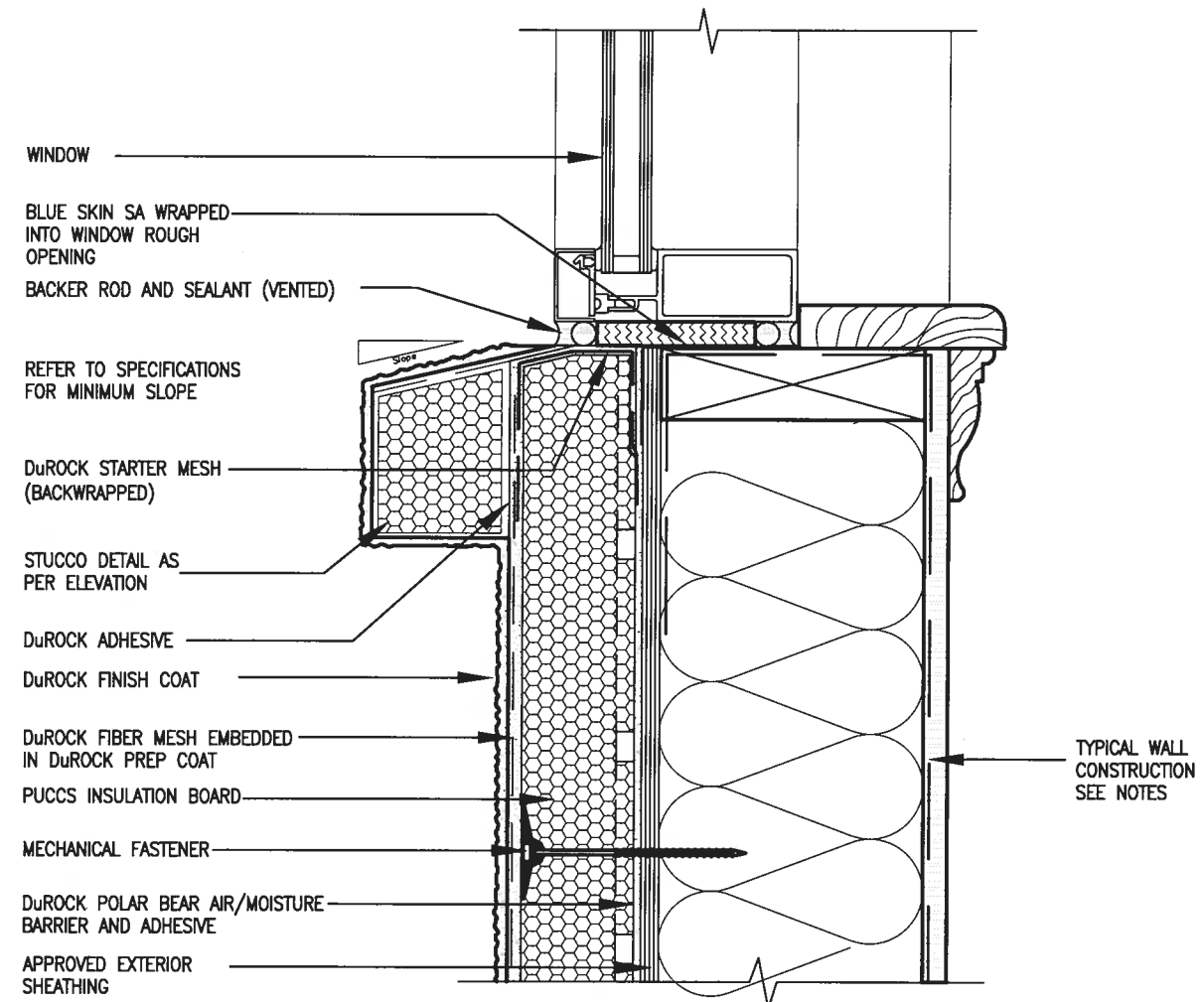
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city INNISFILON.	drawing no. CN2
date MAY 2016	CONSTRUCTION NOTES
drawn by RC	file name 13049-CN-A1
checked by -	scale 3/16" = 1'-0"

CONST NOTE



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

V3
DESIGN
255 Consumers Rd Suite 1
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4
va3design.com

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

Qualification Information

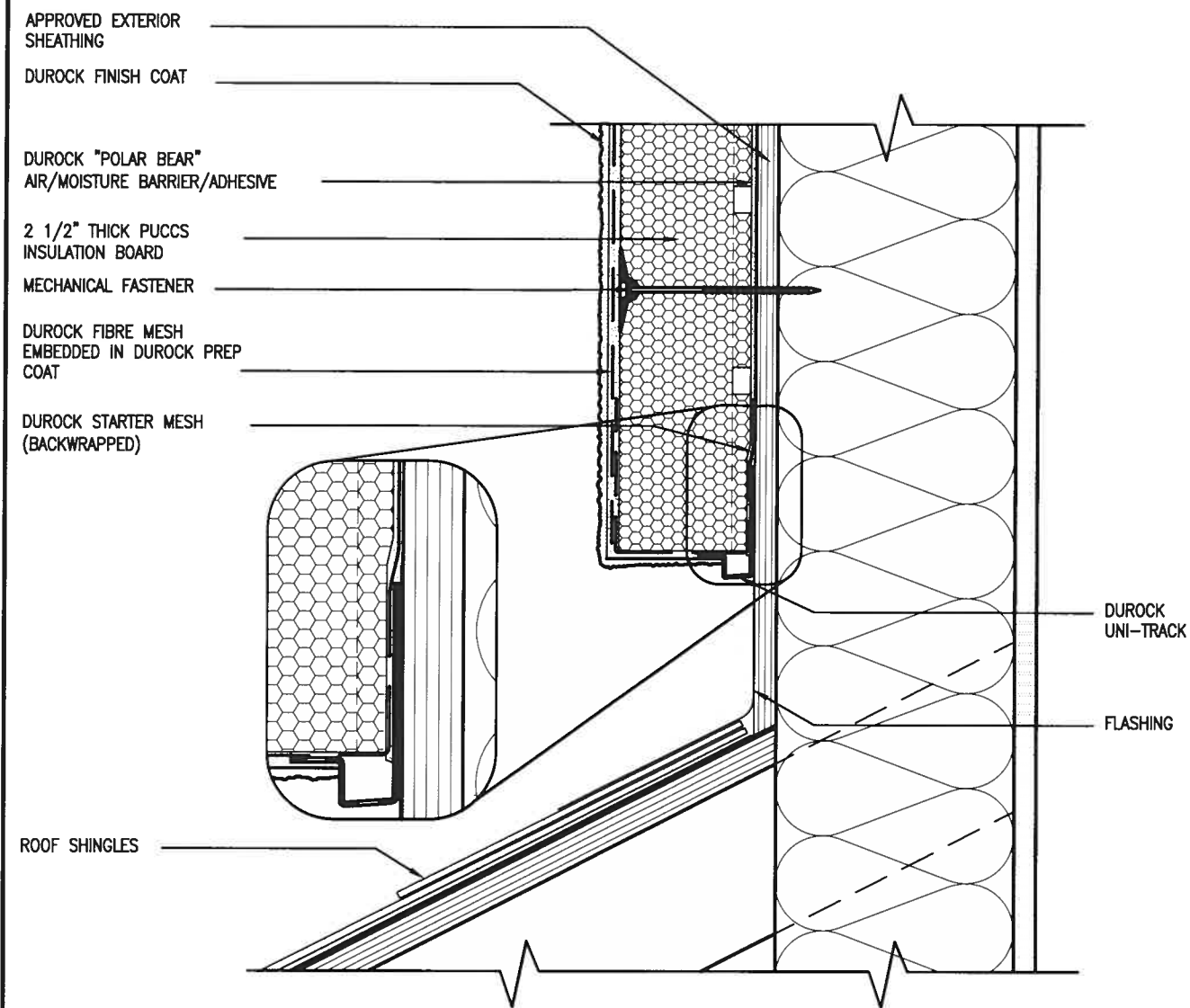
W. Wellington Jno-Baptiste *W. Jno-Baptiste* 25591
using *W. Jno-Baptiste* designee
Registration Information
VA/3 Design Inc. 42658

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.

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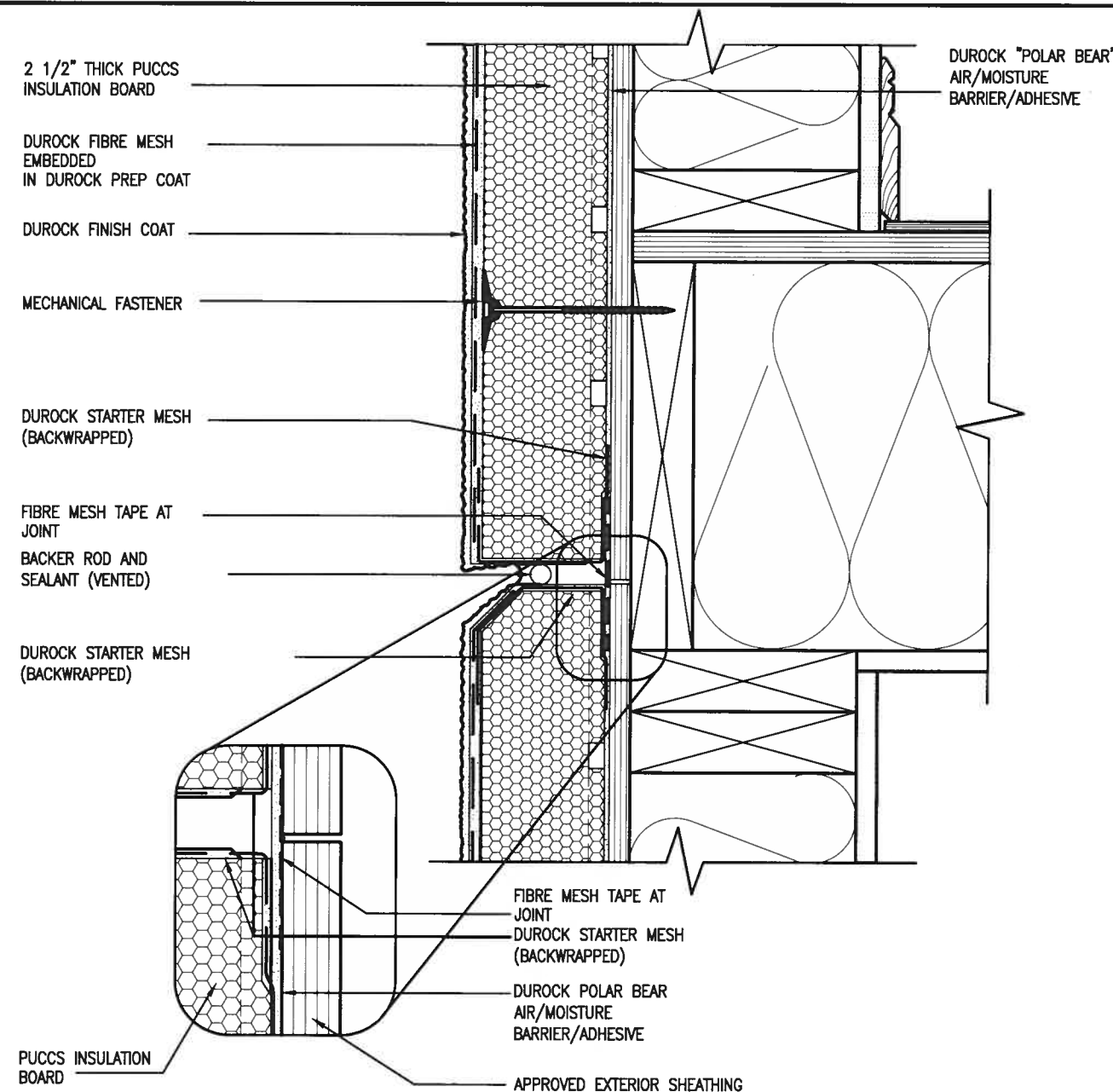
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city ALCONA	county ALCONA
state PA	zip 15009
project description ALCONA RECREATION IMPROVEMENT PROJECT	project no. 13049
date MAY 2016	project no. 13049
drawn by RC	project no. 13049
checked by RC	project no. 13049
scale 3/16" = 1'-0"	project no. 13049
file name 13049-CN-A1	project no. 13049

RICHARD W. ARCHER WORKING 2013 | 33049.BW.UNIT5.CN Notes | 33049-CN-AI.dwg - Fri - Aug 4 2017 - 8:48 AM
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3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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



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



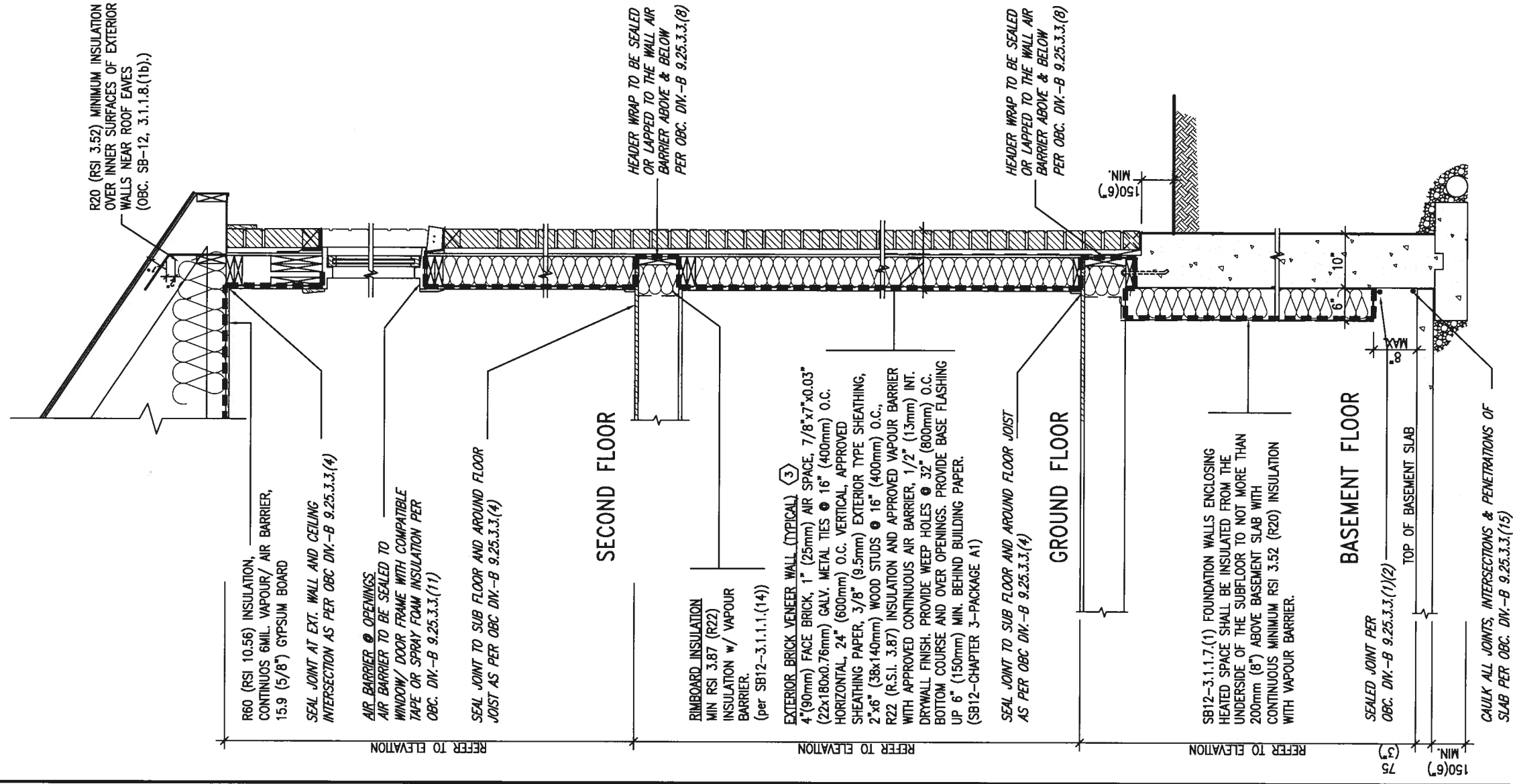
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jho-Baptiste <i>W. Baptiste</i> 25591
6.	.	.	name
5.	.	.	signature
4.	.	.	registration information
3.	.	.	VA3 Design Inc. 42658
2.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications on instruments of service and the property of the Designer which must be returned at the completion of the work.
1.	description	date	
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	



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

[illegible]

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

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

[illegible]

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

11

BA'	project name ALCONA	date MAY 2016	drawn by RC	RICHARD - H. VARCHIV
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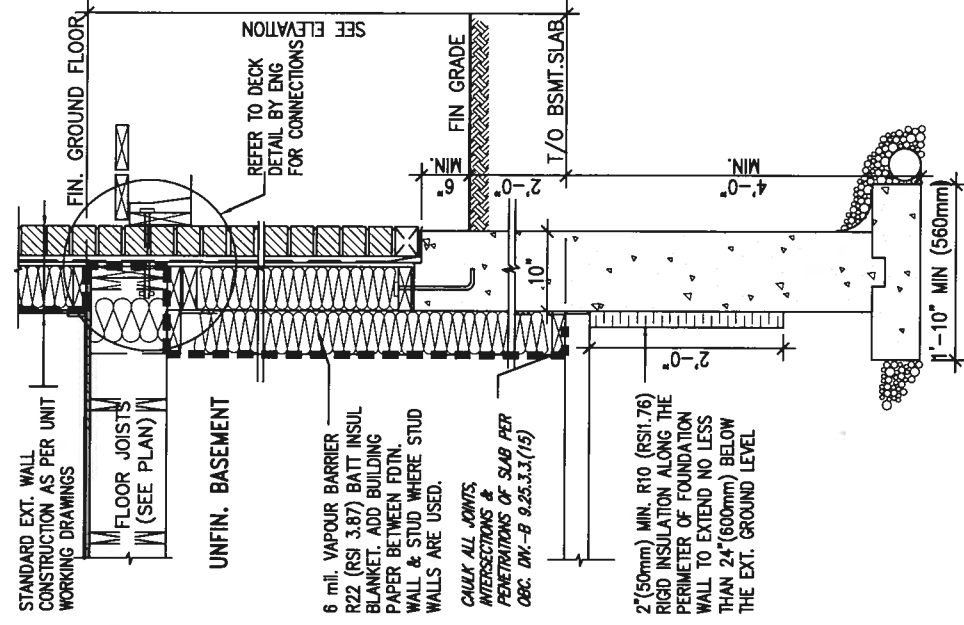
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U—value	1.6	
Skylights Maximum U—value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV	75%	—
Minimum Efficiency Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to S812-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.

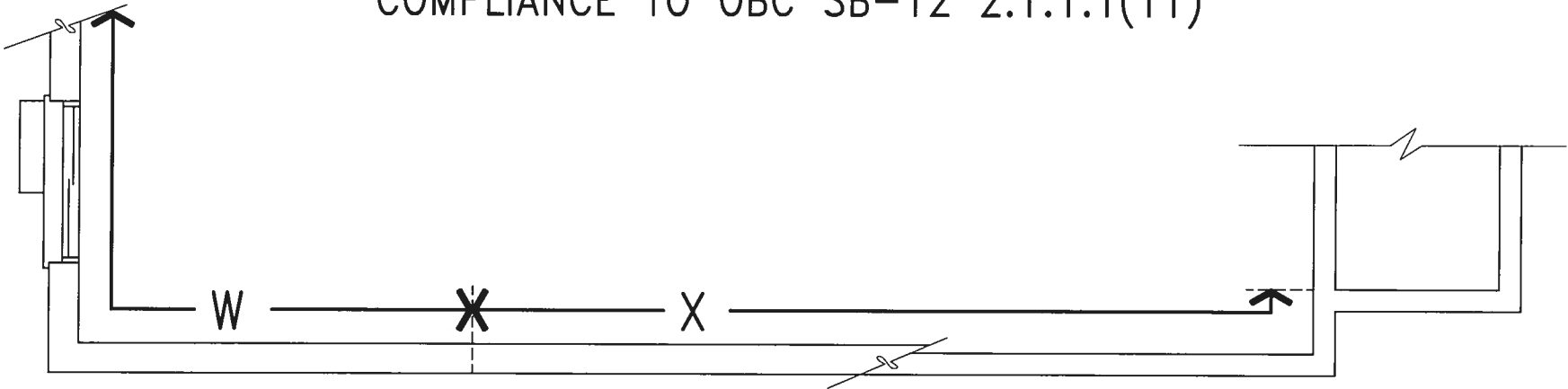


* REVISED-FEB 2017

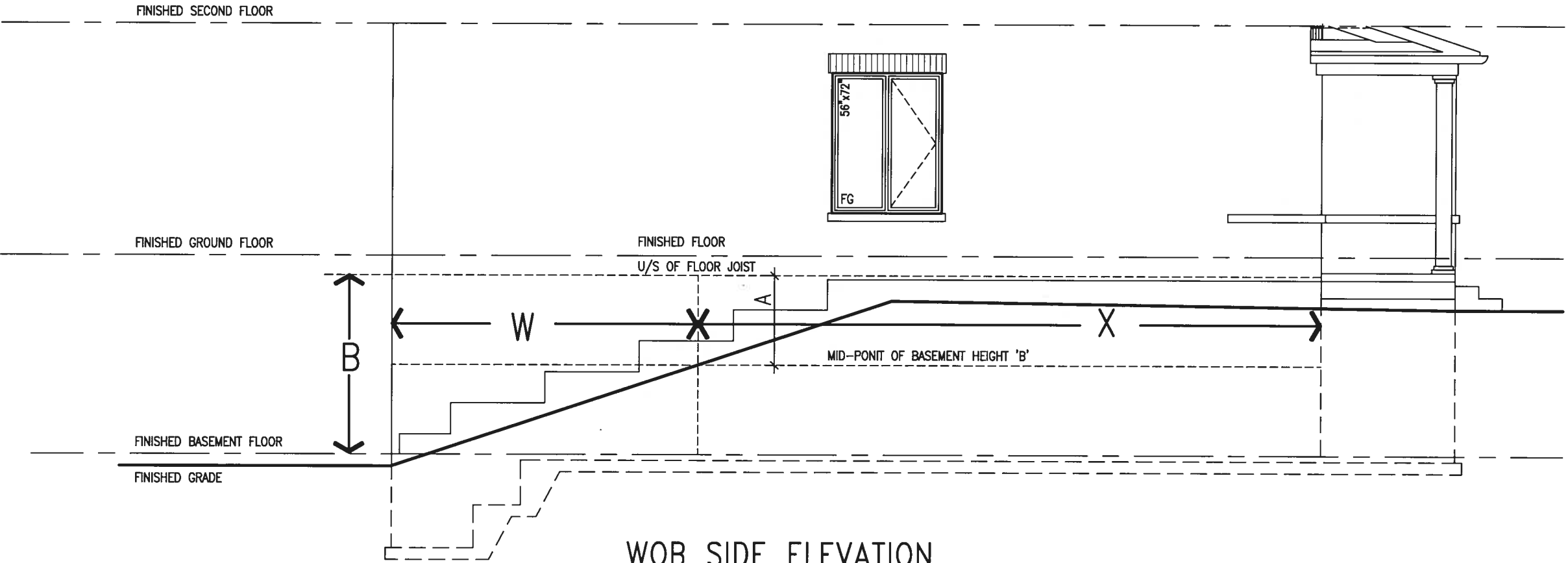
SECTION AT W.O.D/W.O.B.

NEW WELLINGTON CONST NOTE	municipality INNISFIL, ON.	project no. 13049	drawing no. CN6
		construction notes the name 13049-CN-A1	

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

VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		BAYVIEW WELLINGTON		CONST NOTE	
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.		Wellington Jno-Baptiste 25591		project no. 13049	
VA3 Design Inc.		signature		drawing no. CN8	
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VA3 Design Inc.		42658		13049-CH-A1	
1 ISSUE FOR CLIENT REVIEW		AUG 04-17 RC		checked by 3/16" = 1'-0"	
no. description		date		drawn by MAY 2016	
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				municipality	
				project name	
				ALCONA	
				project no.	
				13049	
				drawing no.	
				CN8	
				checked by	
				drawn by	
				date	
				scale	
				municipality	
				project name	
				ALCONA	
				project no.	
				13049	
				drawing no.	
				CN8	
				checked by	
				drawn by	
				date	
				scale	
				municipality	
				project name	
				ALCONA	
				project no.	
				13049	
				drawing no.	
				CN8	
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				project name	
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				13049	
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				checked	



CONST NOTE

BAYVIEW WELLINGTON

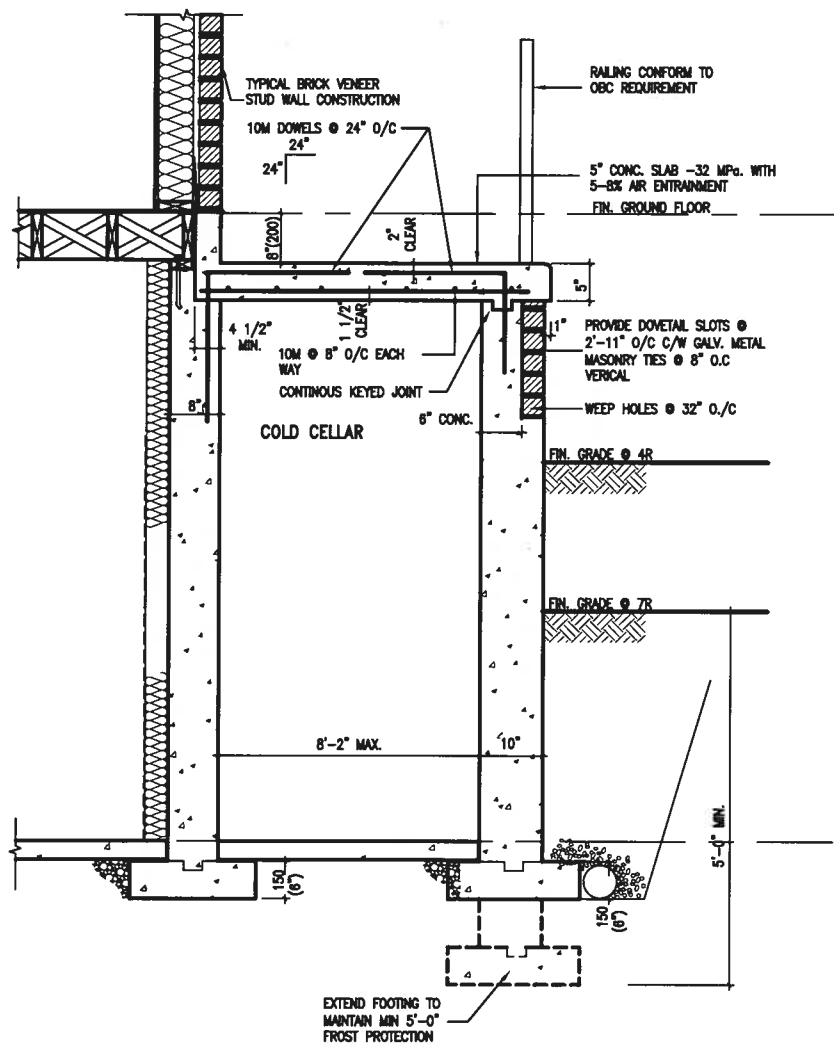


The undersigned has reviewed and taken responsibility for this design and has the specifications and the requirements set out in the Ontario Building Code to be a design.
Qualification Information
Wellington Jno-Baptiste 25591 BCN
Registration Information
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

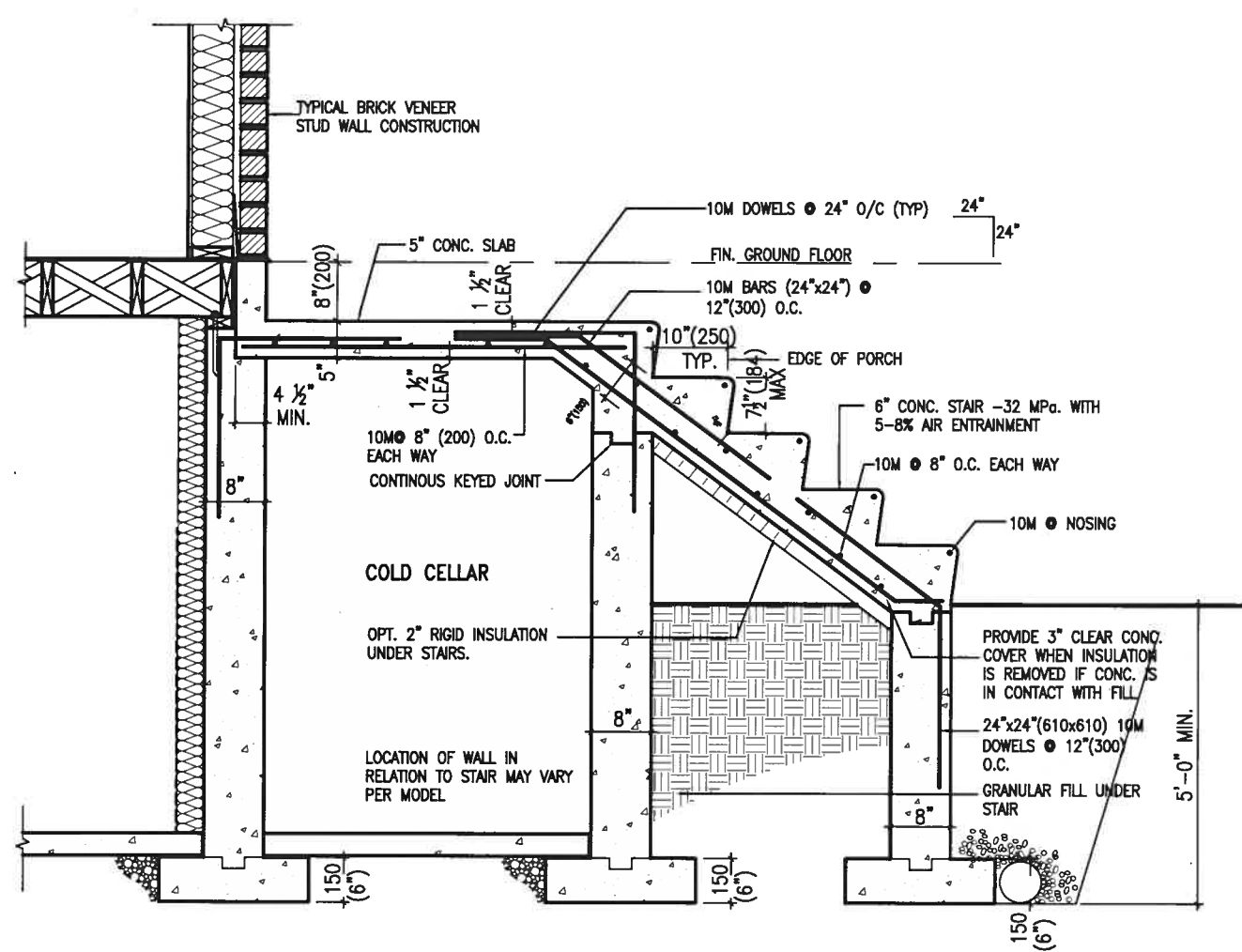
no.	description	date	by
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

project no.	13049
drawing no.	CN9
CONSTRUCTION NOTES	13049-CN-A1 file name checked by scale 3/16" = 1'-0"
drawn by MAY 2016 RC	checked by date MAY 2016 RC

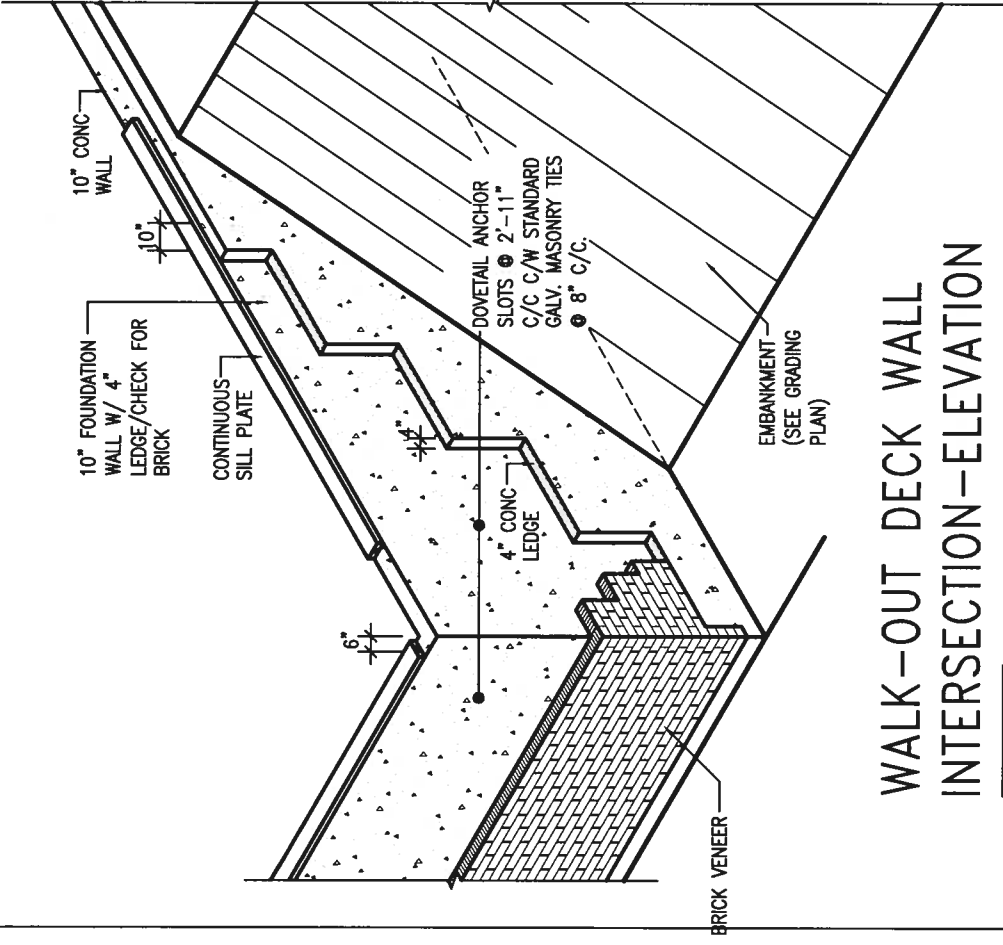
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X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.

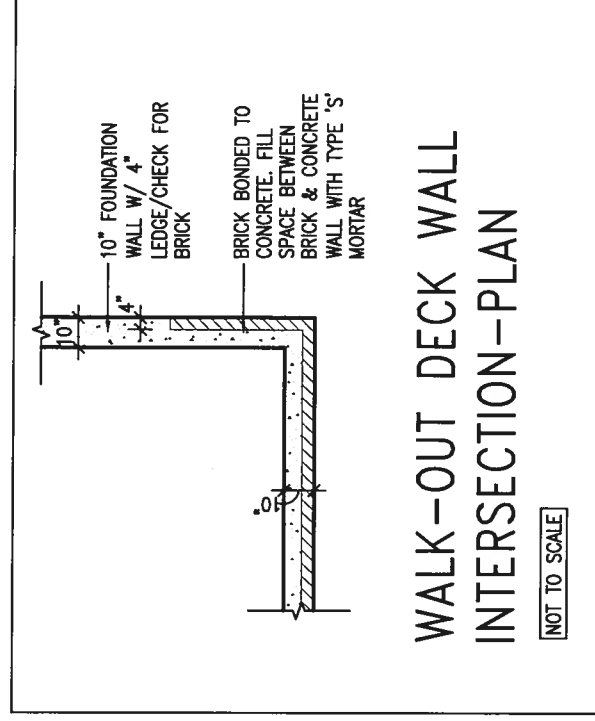


X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.



WALK-OUT DECK WALL
INTERSECTION-ELEVATION

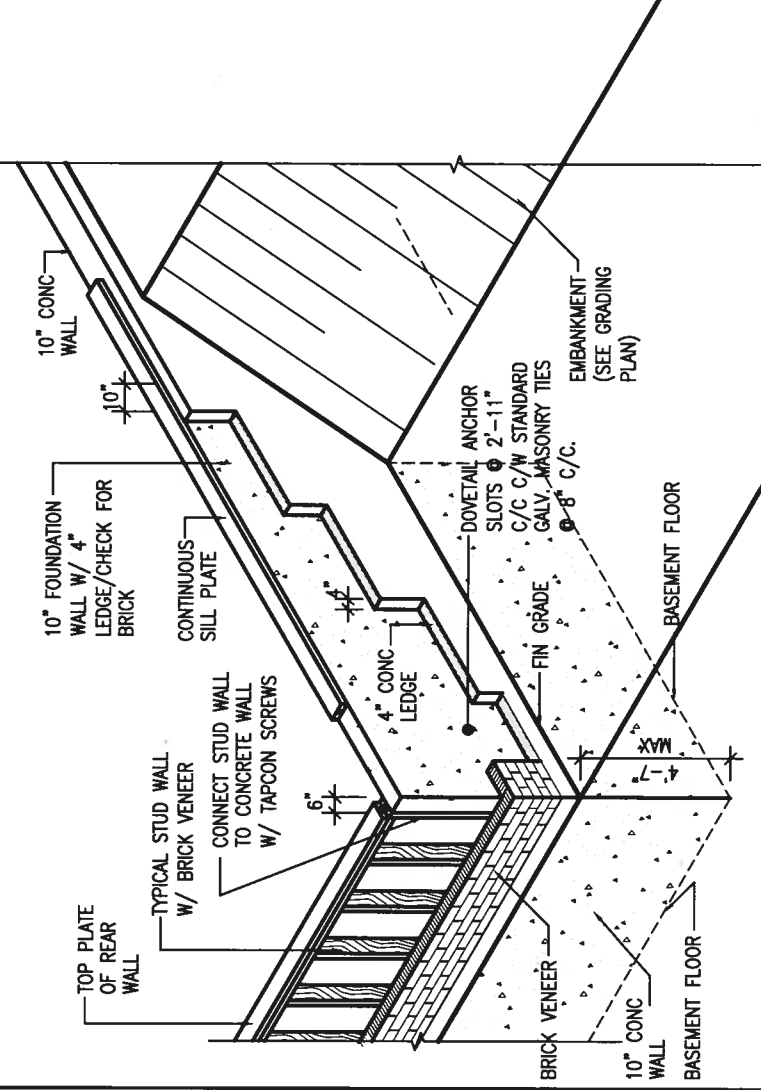
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

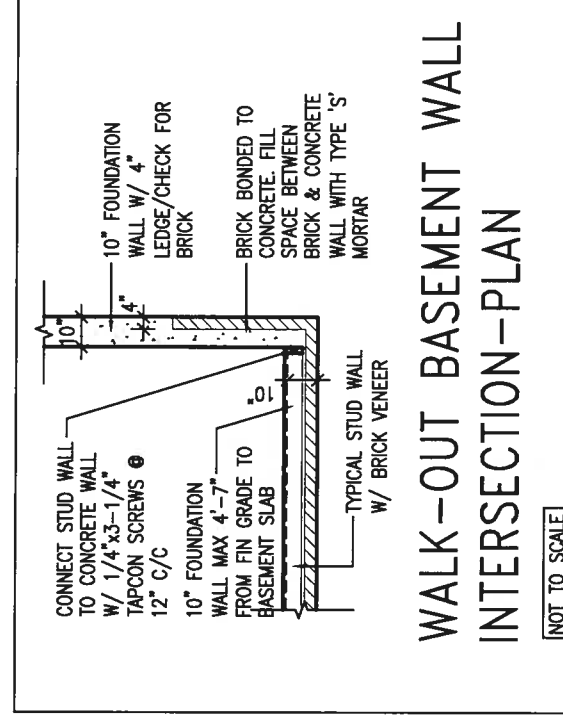
NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT DECK WALL
INTERSECTION-ELEVATION MAX
4'-7" BACKFILL

NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



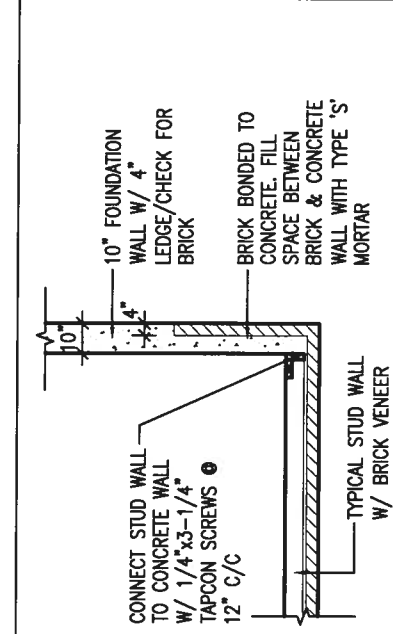
9	.	.	.
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by



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

BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	project no. 13049S
municipality INNISFILON.	drawing no. CN10
CONSTRUCTION NOTES	
date MAY 2016	this name 13049-CH-A1
drawn by RC	scales 3/16" = 1'-0"
checked by -	
RICHARD - H:\ARCHIVE\WORKING\2013\13049 BWM\INSTRUMENTS\CN Notes\13049-CH-A1.dwg - Etc. - Aug 4 2017 8:47 AM	

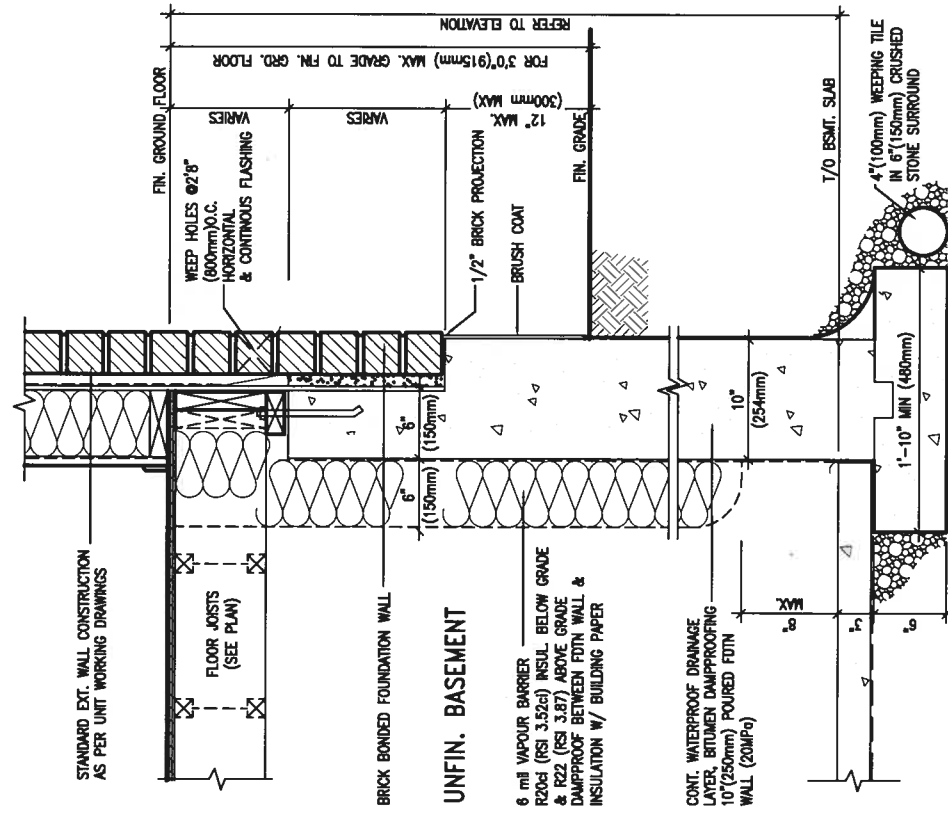
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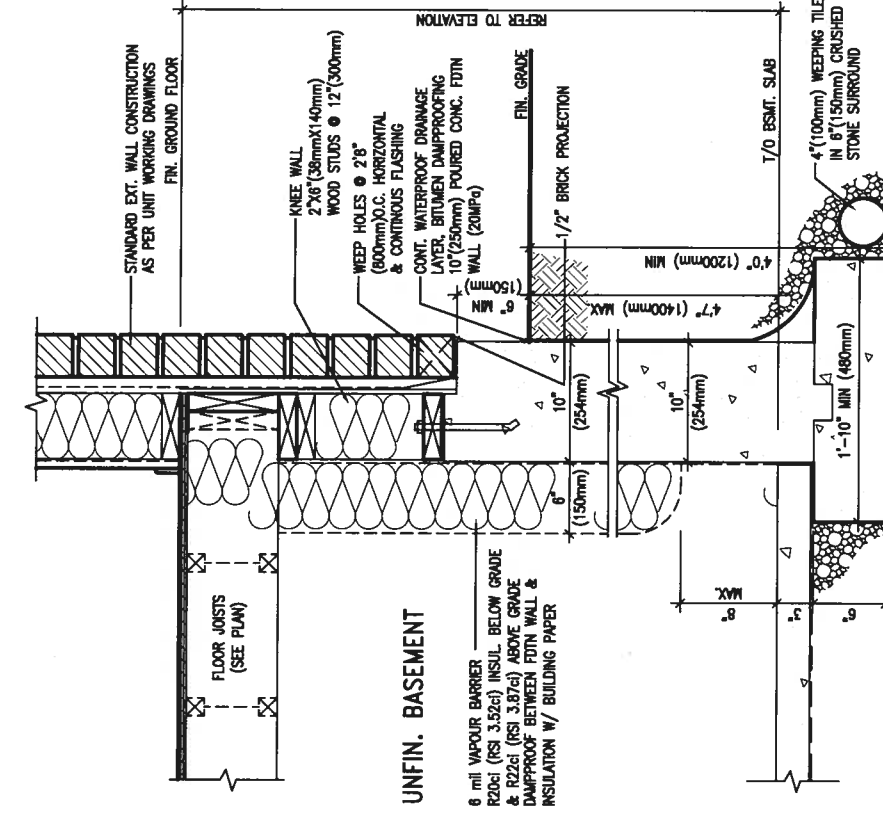
WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



EW3.06x
PKG A1



EW3.07x / PKG A1

SCALE: N.T.S.

LICENSED PROFESSIONAL ENGINEER
A. T. Quail
 A. T. Quail
 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.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42653
3	.	.	.	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.
2	.	.	.	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	date by

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