

24"x8" THICK
CONC. FOOTING
UNDER PARTYWALL

SOIL TO HAVE MIN
ALLOWABLE
BEARING CAPACITY
OF 150KPa (TYP)

22"x6" THICK
CONC. FOOTING
UNDER EXTERIOR
WALL (TYP)

CHECK
FNDTN WALL
FOR PORCH
SLAB ABOVE

UNEXCAVATED
(REMOVE TOP SOIL ONLY)

COLD
CELLAR

4" DIA. VENT SLEEVE
W/ INSECT SCREEN

FULL HEIGHT
INSUL. FOR
COLD CELLAR

FURNACE
LOCATION
MAY VARY

HWT
F.D.

UNFINISHED
BASEMENT

UNEXCAVATED
(REMOVE TOP SOIL ONLY)

CHECK FOUNDATION WALL
FOR O.H. GARAGE DOOR



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

APPROVED BY:

DATE: Jun. 28, 2018

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

AREA CALCULATIONS	
	ELEV. A
GROUND FLOOR AREA	1109 SF
SECOND FLOOR AREA	1325 SF
SUBTOTAL	2434 SF
DEDUCT ALL OPENINGS	0 SF
TOTAL NET AREA	2434 SF
	226.12 m2
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1333 SF
	123.84 m2
COVERAGE W/ PORCH	1490 SF
	138.42 m2

BASEMENT PLAN 'A'

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

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

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

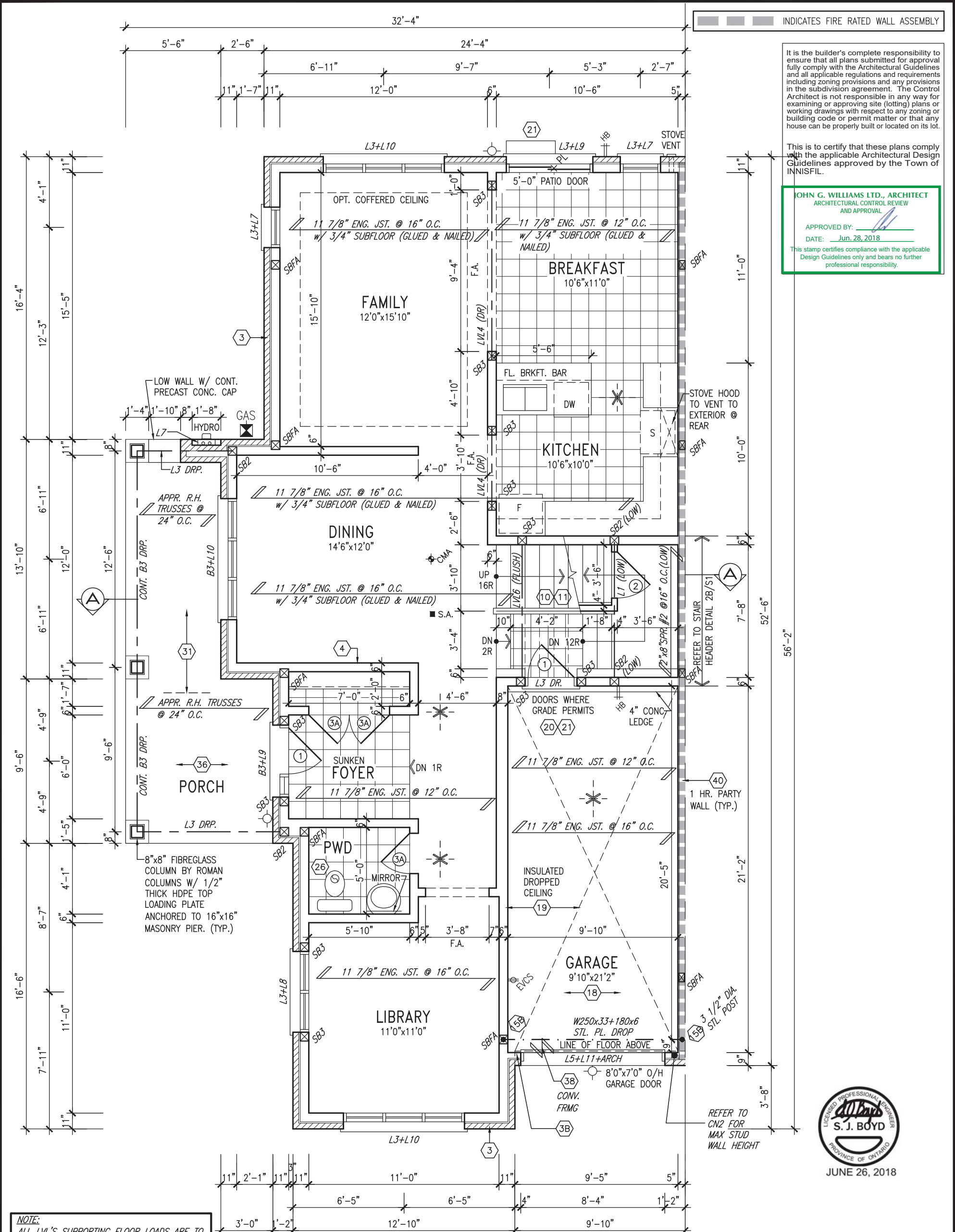
NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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	REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB	VA3 Design Inc. 42658
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT	
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT	
1	ISSUE FOR CLIENT REVIEW	.	.	
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		TH-8C CRANE 8	
project name	ALCONA	municipality	INNISFIL, ON.
date	DECEMBER, 2017	project no.	13049
drawn by	CL	checked by	-
scale	3/16" = 1'-0"	file name	13049-TH-8C
BASEMENT PLAN 'A'			
1A			



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GROUND FLOOR PLAN 'A'

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE:

- A minimum 200 amp Panelboard,
- Conduit that is not less than 1 1/16" (27mm) trade size,
- A square 4 11/16" (119mm) trade size electrical outlet box.
- Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC. 9.34.4.

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BAYVIEW WELLINGTON		TH-8C CRANE 8	
project name ALCONA	municipality INNISFIL, ON.	project no. 13049	drawing no. 2A
date DECEMBER, 2017	GROUND FLOOR PLAN 'A'		
drawn by CL	checked by -	scale 3/16" = 1'-0"	file name 13049-TH-8C
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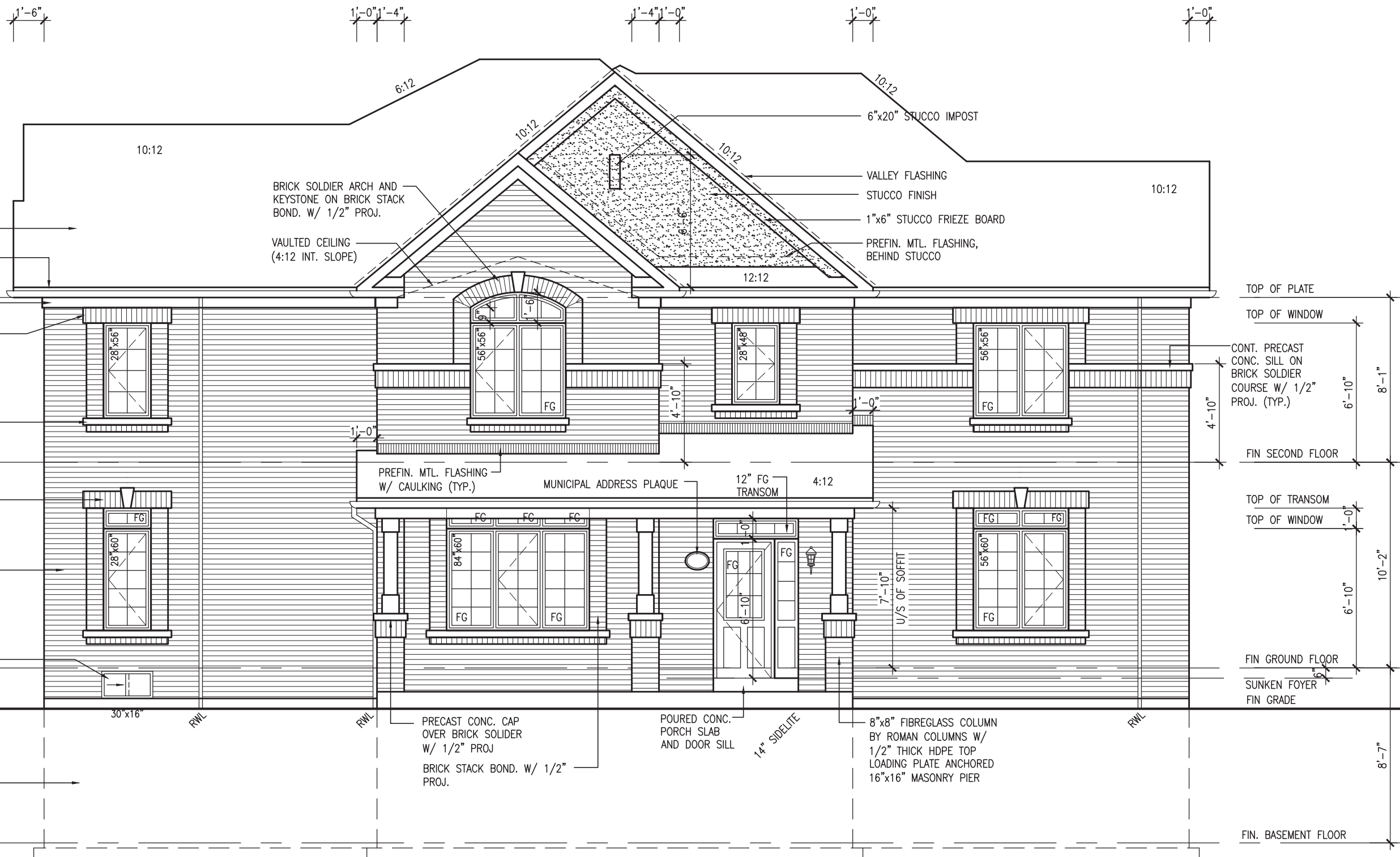
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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

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FLANKAGE ELEVATION 'A'

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



TH-8C
CRANE 8

BAYVIEW WELLINGTON

project name	municipality	project no.
ALCONA	INNISFILL, ON.	13049

date	ELEVATION	drawing no.

drawn by	checked by	scale	file name
DECEMBER, 2017			FLANKAGE ELEVATION A

CL	-	$3/16'' = 1'-0''$	13049-TH-8C
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DESIGN
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Toronto ON M3H 1S8
416.630.2255 f 416.630.4782
va3design.com

specifications, related documents and de

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
Allington, Inc. - Dentists
25501

Remington Jno-Baptist	signature	BCIN
-----------------------	-----------	------

Registration information
A3 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

If the Designer must be returned at the completion of the work, drawings are not to be scaled.

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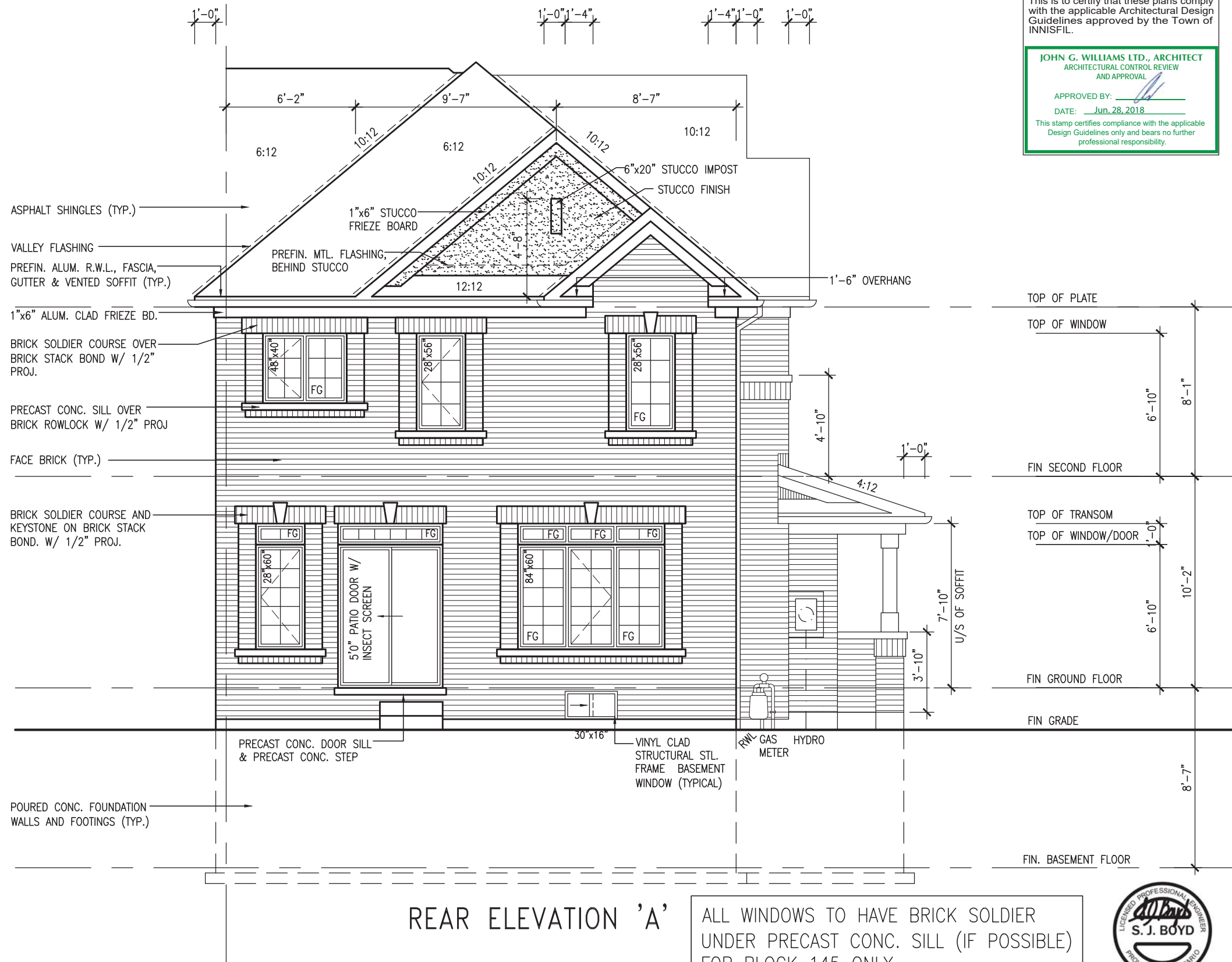
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3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT

2	REVISED AS PER ROOF IRUSS COMMENTS.	MAY 18/18	WI
1	ISSUE FOR CLIENT REVIEW		

no.	description	date	by
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ALL WINDOWS TO HAVE BRICK SOLDIER
UNDER PRECAST CONC. SILL (IF POSSIBLE)
FOR BLOCK 145 ONLY



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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 

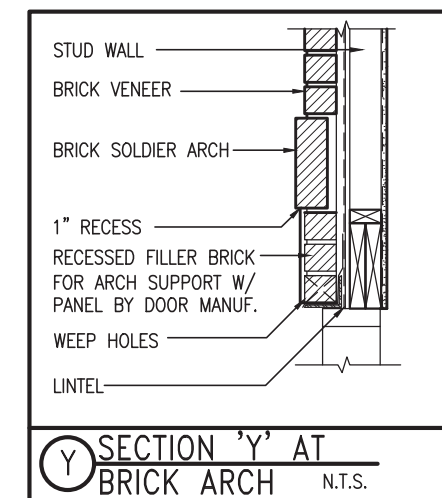
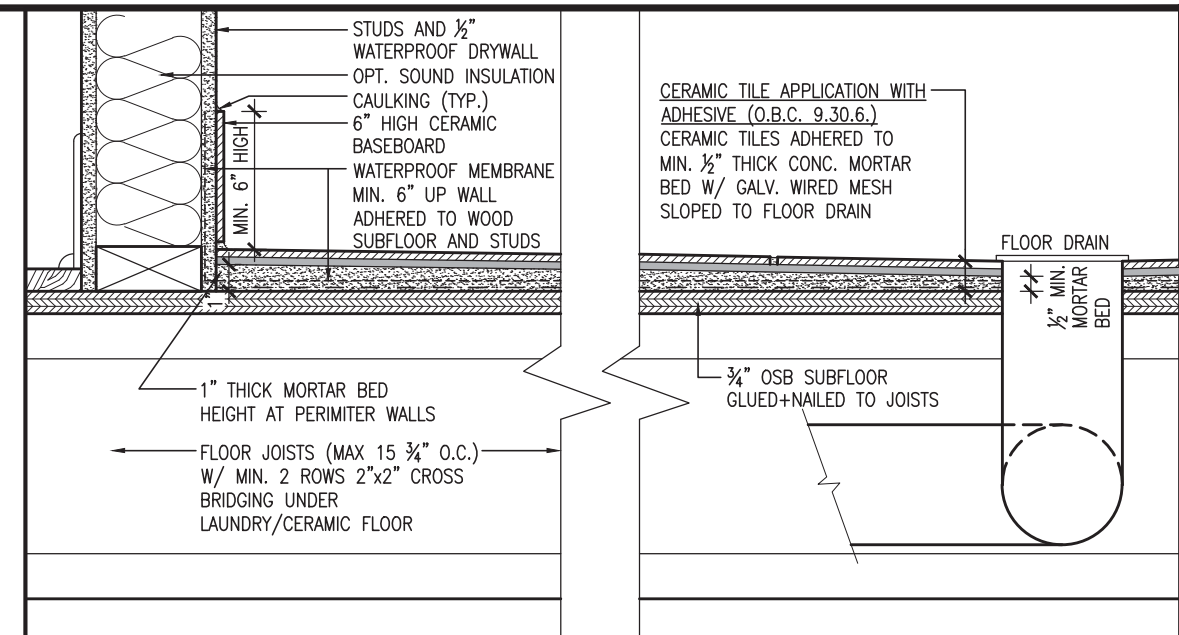
DATE: Jun. 28, 2018

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[illegible]



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



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JUNE 26, 2018

BAYVIEW WELLINGTON	TH-8C CRANE 8
--------------------	------------------

project name
ALCONA

VA3
DESIGN
255 Consumers Rd. Suite 120
Toronto ON M3H 1S8
416.630.2255 / 416.630.4782
va3design.com

<p>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.</p> <p>Qualification Information</p> <p>Wellington Jno-Baptiste</p> <p><i>Wellington Jno-Baptiste</i></p> <p>signature</p> <p>25591</p>	<p>BCIN</p> <p>42658</p>
<p>name</p> <p>registration information</p> <p>VA3 Design Inc.</p>	<p>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All work must be done in accordance with the Ontario Building Code. If the Designer's work which must be returned at the completion of the work. Any deficiencies are to be spotted.</p>

		JUN 25-18	SF
9.	.	MAY 22/18	WT
8.	.	MAY 18/18	WT
7.	.		
6.	.		
5.	.		
4.	REVISED AS PER ENG'S COMMENTS		
3.	REVISED AS PER FLOOR TRUSS COMMENTS.		
2.	REVISED AS PER ROOF TRUSS COMMENTS.		
1.	ISSUE FOR CLIENT REVIEW		
	description	date	bv

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-8C ELEVATION A W.O.D	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	551 S.F.	95 S.F.	17.24 %
LEFT SIDE	1145 S.F.	161 S.F.	14.06 %
RIGHT SIDE	1133 S.F.	0 S.F.	0.00 %
REAR	600 S.F.	154 S.F.	25.67 %
* 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.	3429.00 S.F.	410.00 S.F.	11.96 %
TOTAL SQ. M.	318.56 S.M.	38.09 S.M.	11.96 %

INDICATES FIRE RATED WALL ASSEMBLY

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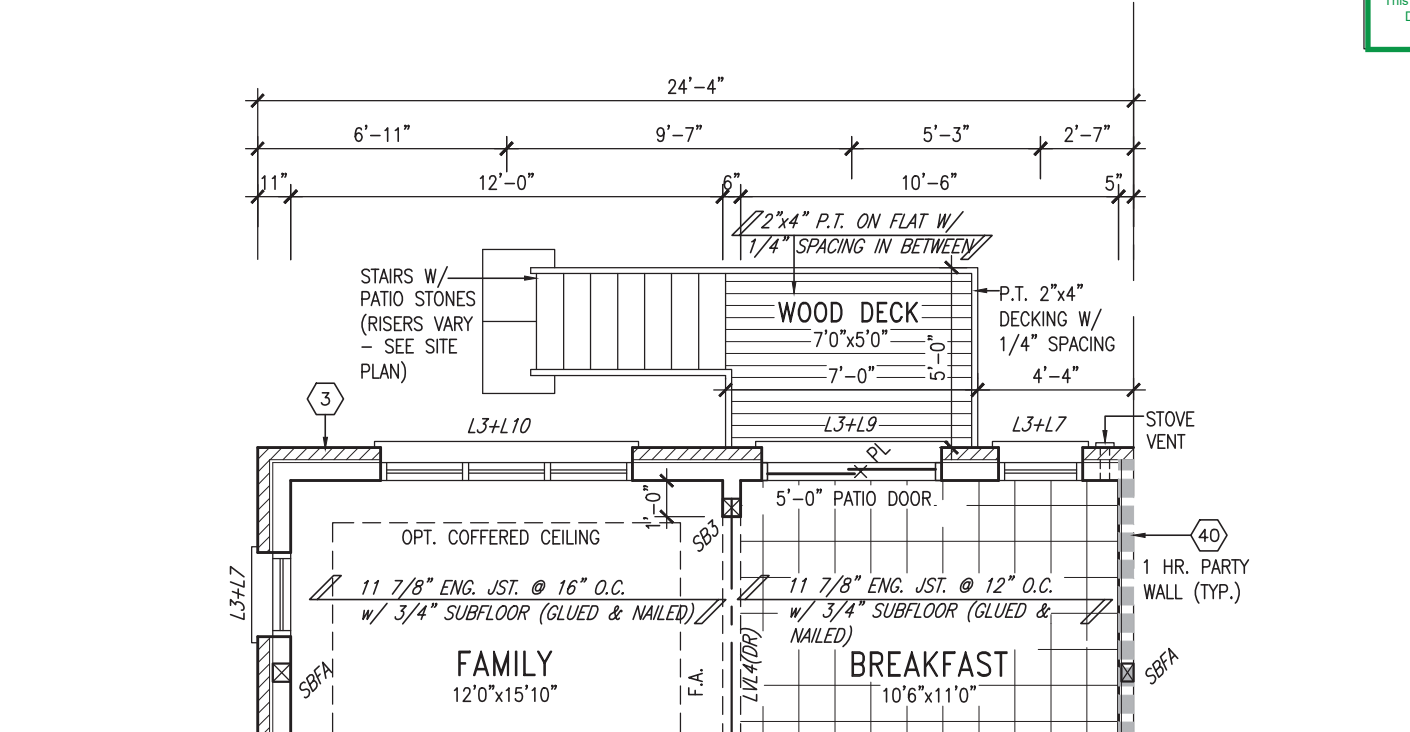
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ARCHITECTURAL CONTROL REVIEW
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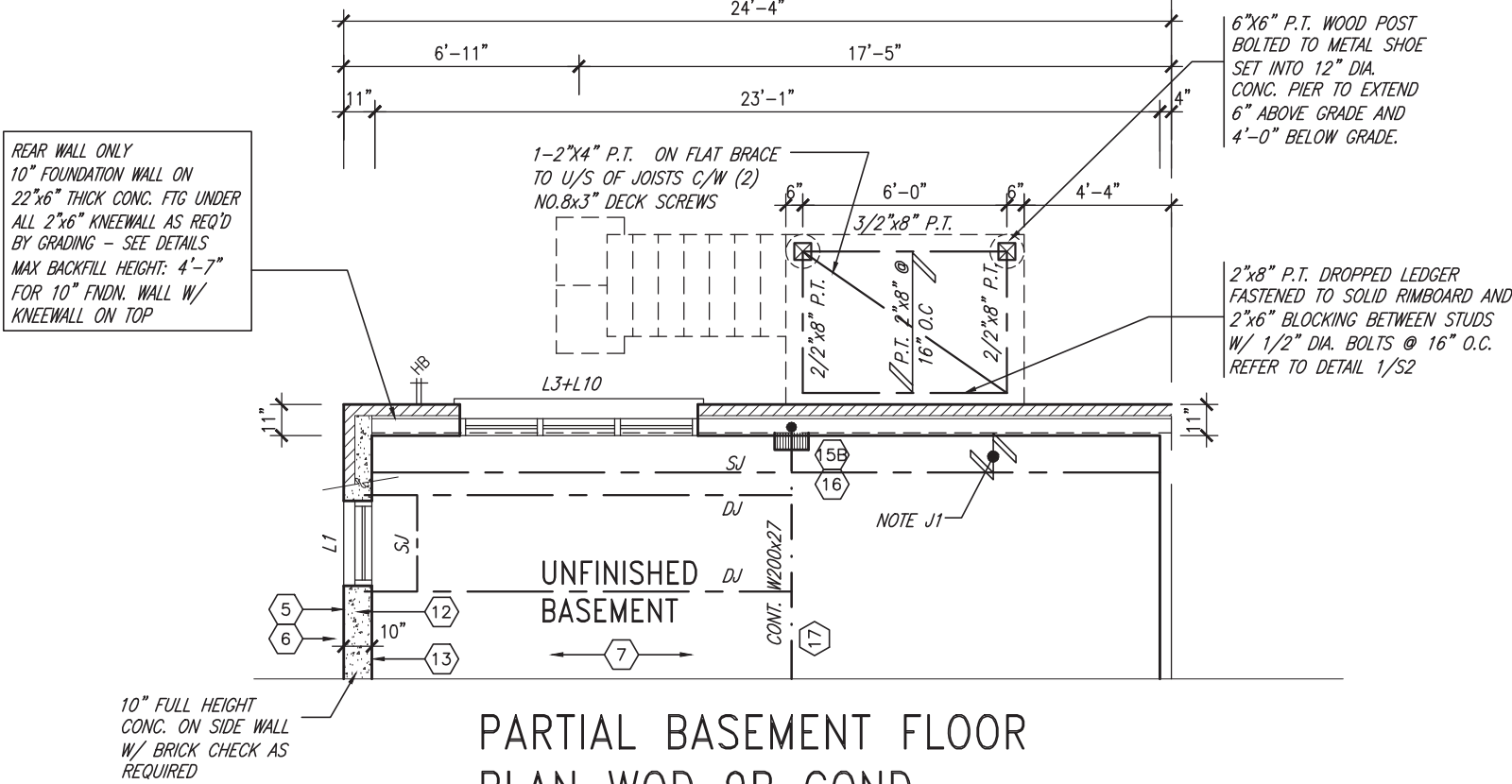
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PARTIAL GROUND FLOOR
PLAN WOD 9R COND.



PARTIAL BASEMENT FLOOR
PLAN WOD 9R COND.



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1	ISSUE FOR CLIENT REVIEW	.	.	
no.	description	date	by	



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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON

project name	ALCONA	municipality	INNISFIL, ON.
date	DECEMBER, 2017	checked by	CL
scale	3/16" = 1'-0"	file name	13049-TH-8C
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TH-8C
CRANE 8

WOD PLANS
13049-TH-8C

8A

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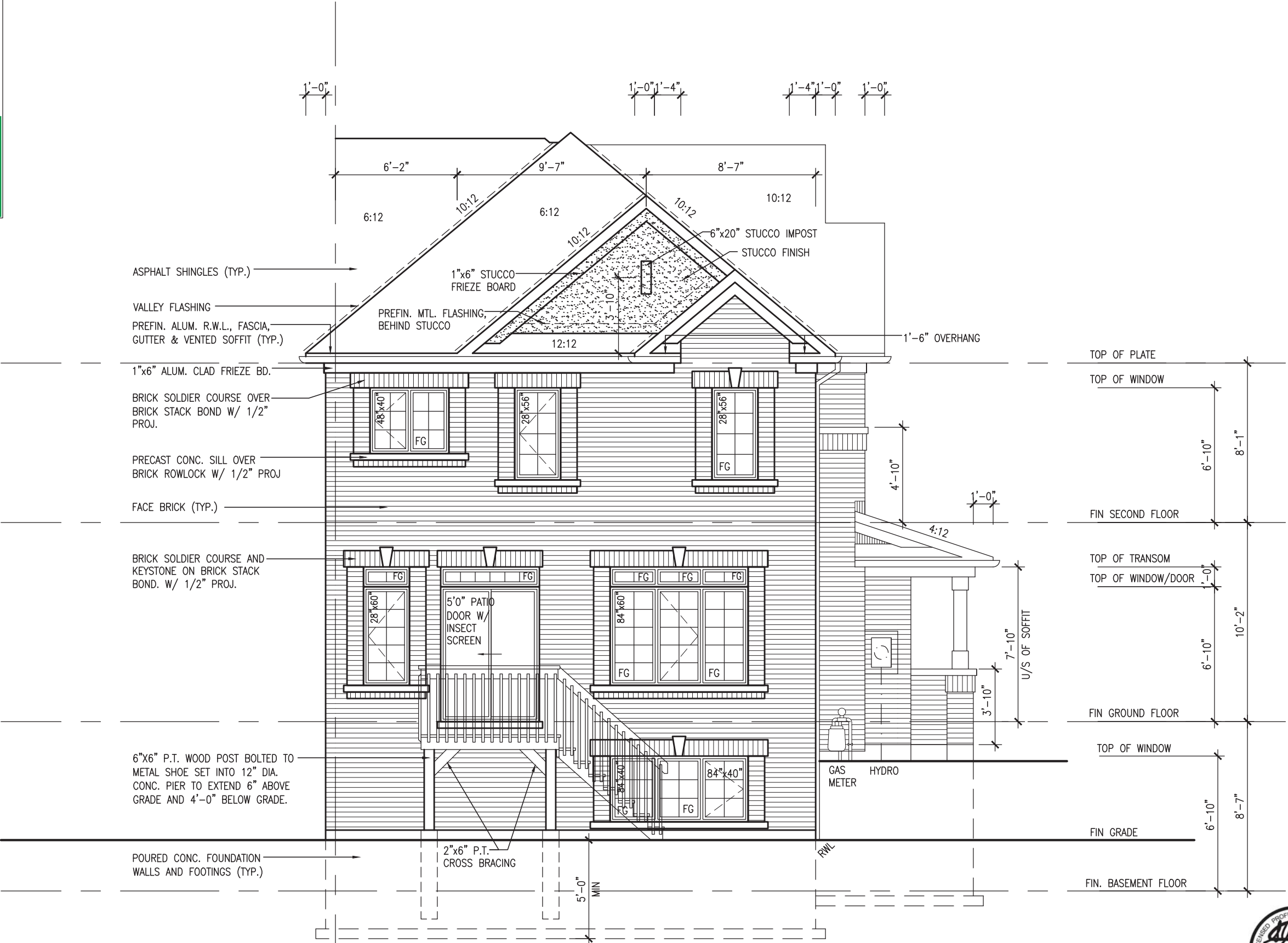
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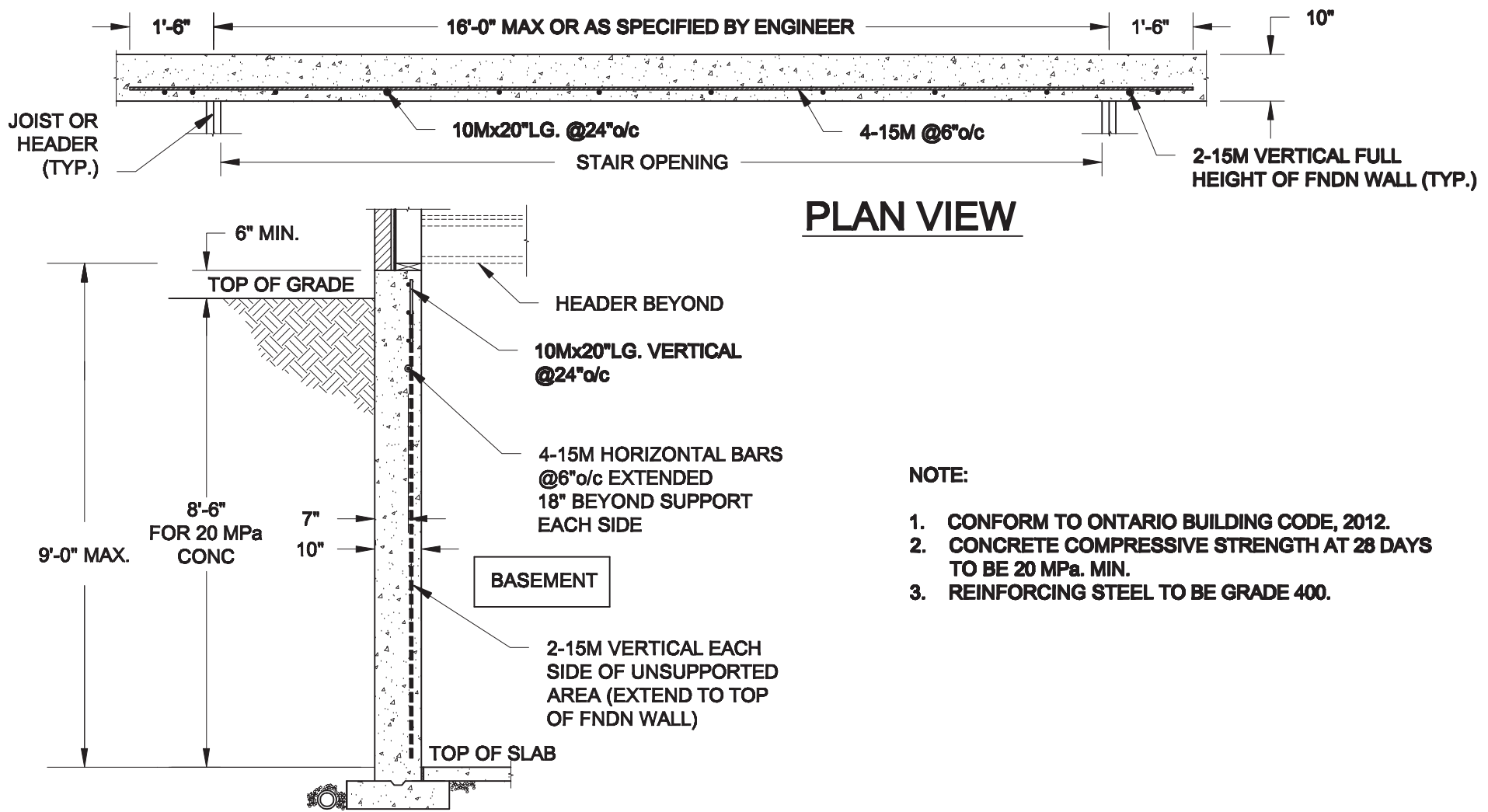
ALL WINDOWS TO HAVE BRICK SOLDIER UNDER PRECAST CONC. SILL (IF POSSIBLE) FOR BLOCK 145 ONLY

REAR ELEVATION 'A'
WOD 9R COND. OR MORE

FOR 4-8 RISER WALK OUT DECK CONDITION WINDOW SIZE 30"x24"

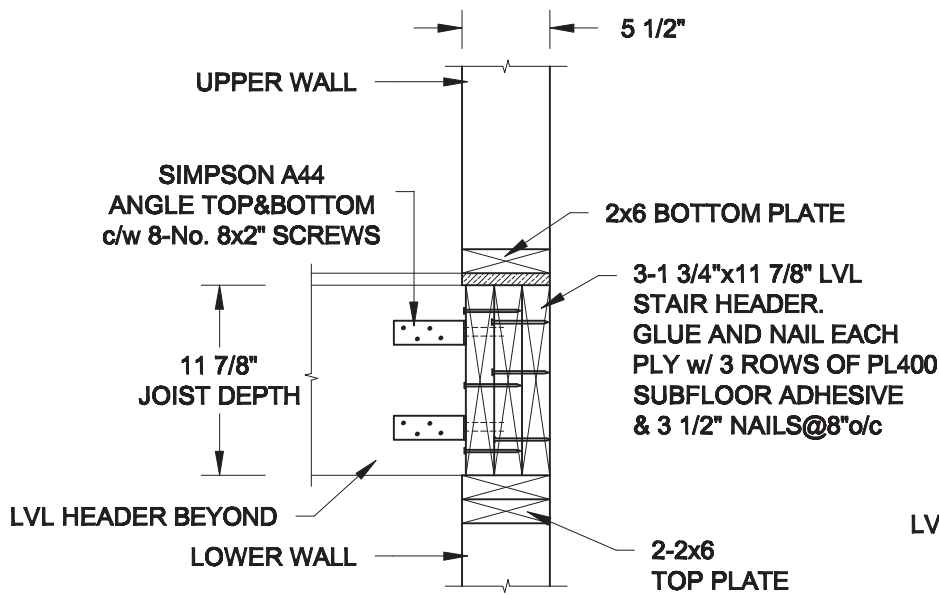


TH-8C CRANE 8		BAYVIEW WELLINGTON		project no. 13049		drawing no. 9A	
project name ALCONA		municipality INNISFIL, ON.		date DECEMBER, 2017		checked by CL	
drawn by CL		scale 3/16" = 1'-0"		file name 13049-TH-8C		date JUN 25 2018 - 3:51 PM	
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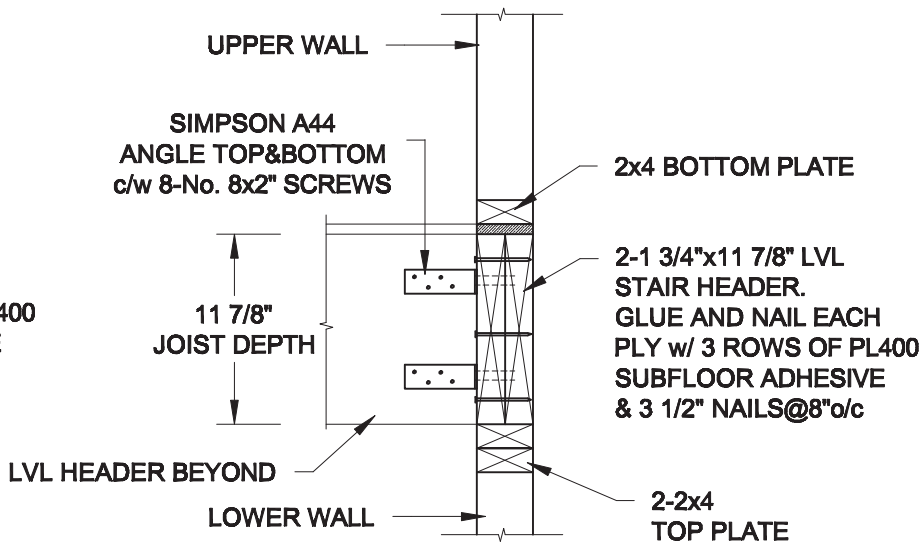


- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

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



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



2B
S1 **HEADER @ PARTY WALL**
SCALE: 1" = 1'-0"

Scale:
AS NOTED

Date:
MAY-31-2018

Drawn: SC
Checked: SJB

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Engineer's Seal:



Project:

BAYVIEW WELLINGTON HOMES - ALCONA TOWNS
INNISFIL, ONTARIO

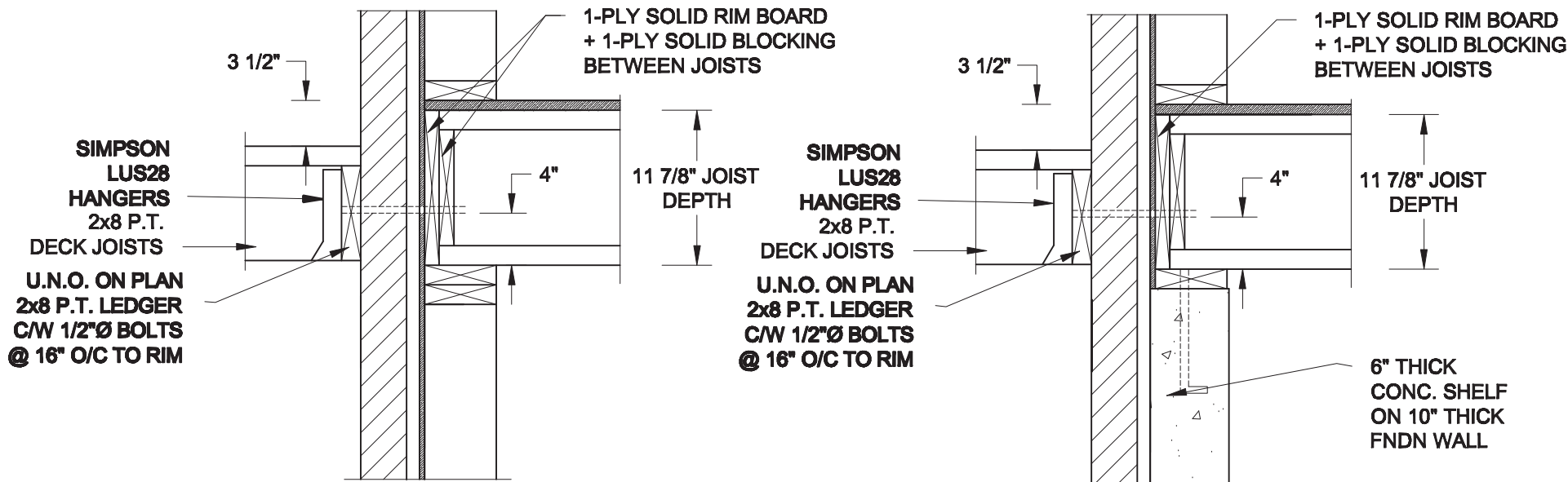
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

18-104

Drawing No.:

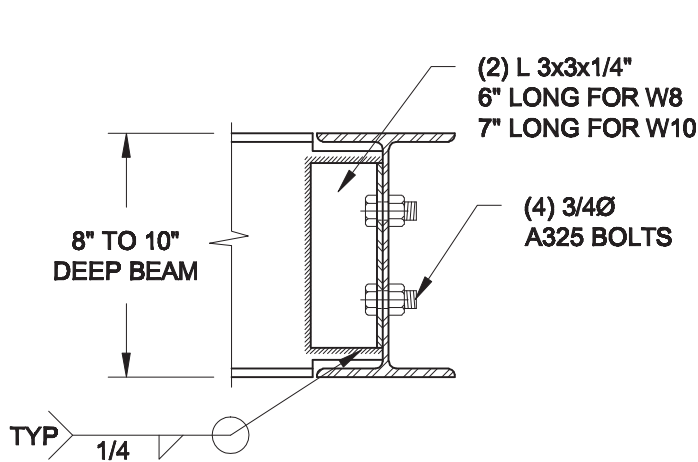
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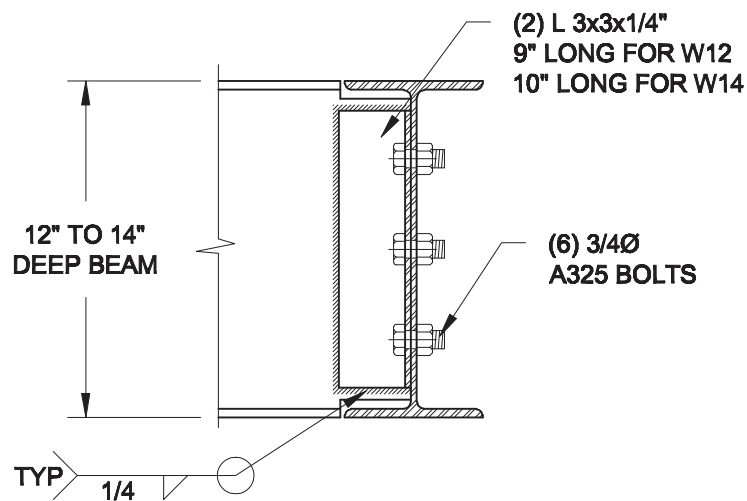
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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

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

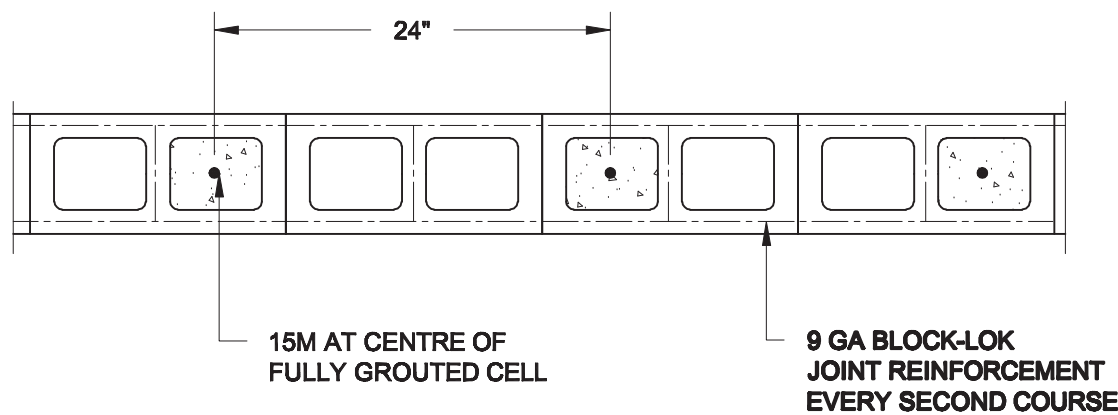


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

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



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

NOTES:

1. REINFORCING STEEL TO CONFORM TO CSA G30.18, GRADE 400.
2. GROUT TO HAVE A COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS WITH 10" SLUMP. MAXIMUM AGGREGATE SIZE = 3/8".
3. LAP VERTICAL BARS 30" AT ANY SPLICES.

Scale: AS NOTED	
Date: JUN-22-2018	
Drawn: SC	Checked: SJB

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Engineer's Seal



Project:

BAYVIEW WELLINGTON HOMES - ALCONA TOWNS
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

18-104

Drawing No.:

S2

CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. **ONT. REG. 332/12-2012 OBC**

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

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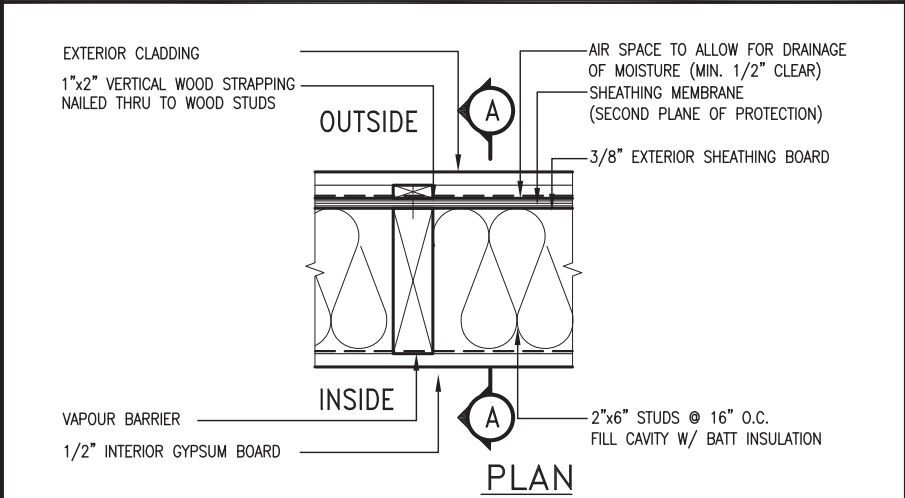
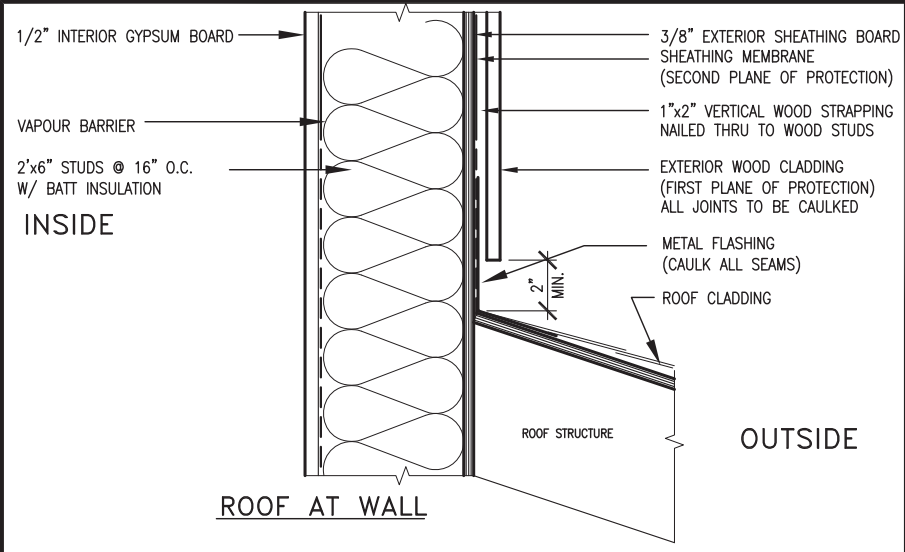
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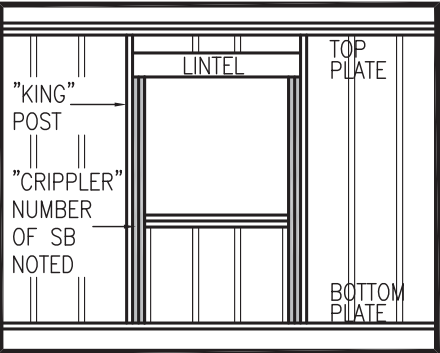
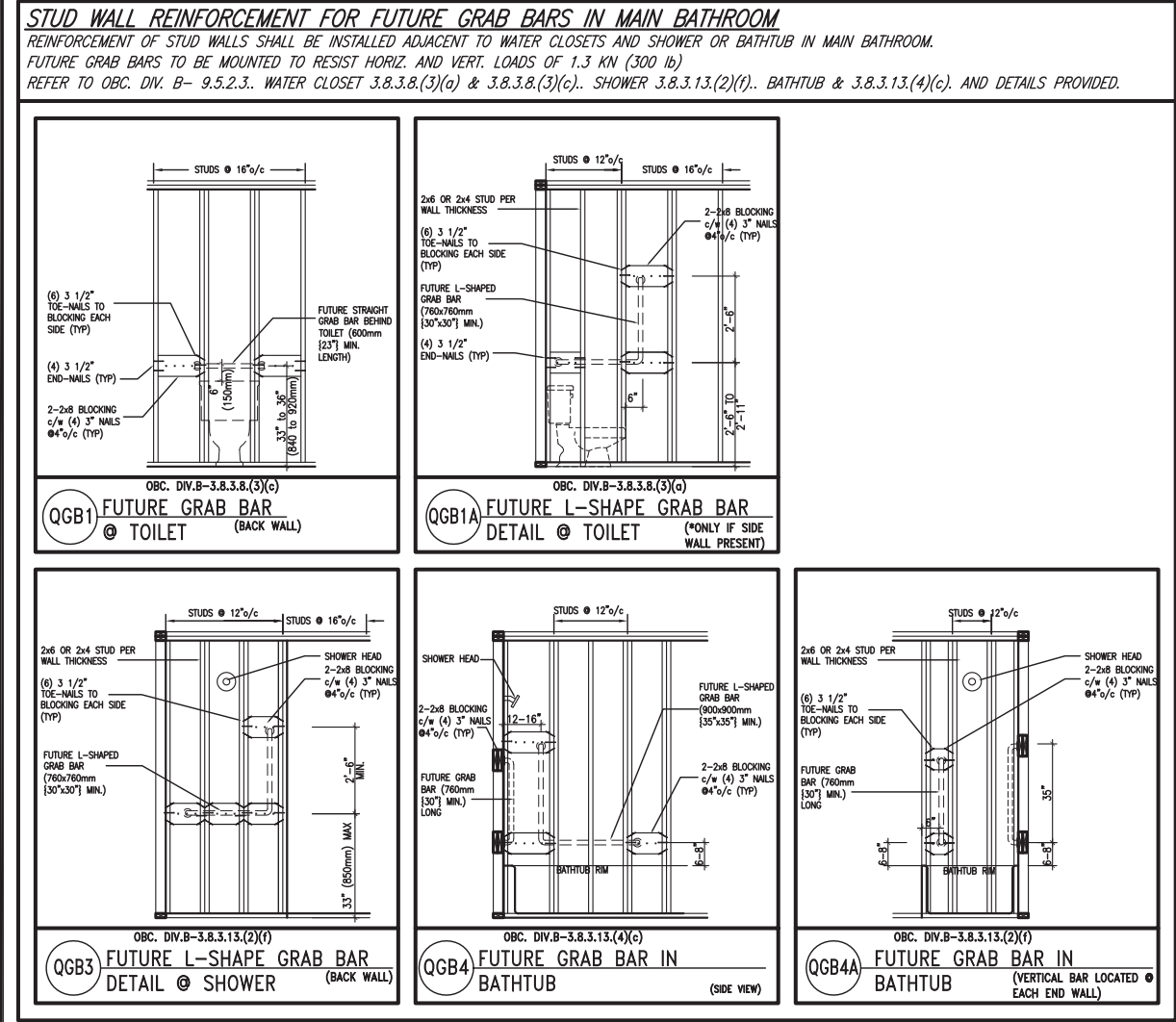
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EXTERIOR WOOD CLADDING WALL ASSEMBLY



"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW: 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"			** 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"		
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. 5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. 6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.			MAX. HEIGHT FOR 2"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: 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") GYPSUM BOARD ON THE INTERIOR FACE. 5. WALL FRAMING SHALL CONFORM TO OBC 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 SPF. 8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.		
			** STUD INFORMATION TAKEN FROM OBC TABLE A-30		

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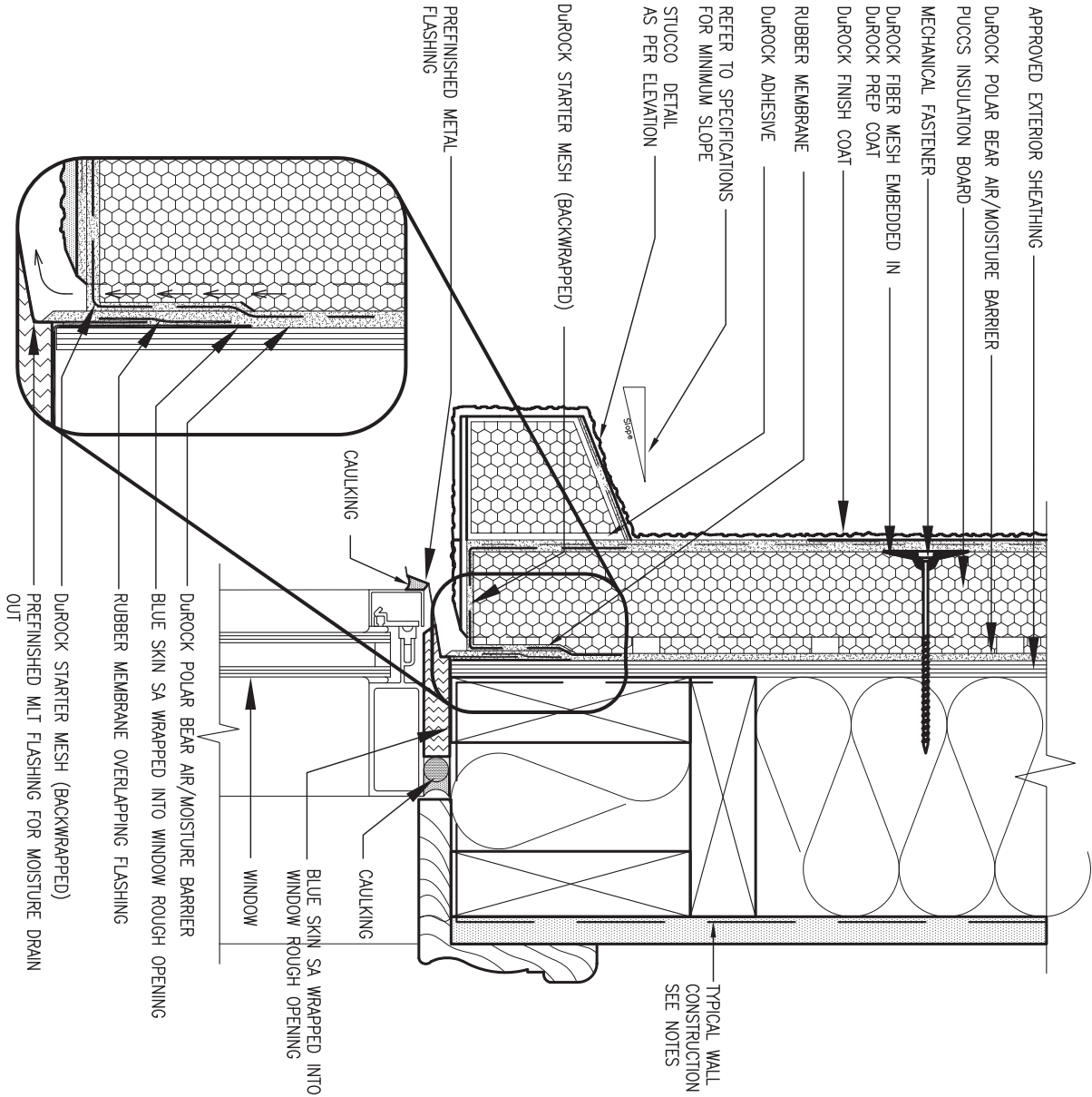
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Wellington Jno-Baptiste	25591	
name	BCIN	
registration information		
VA3 Design Inc.	42658	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

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va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA		municipality INNISFIL, ON.	project no. 13049
date MAY 2016		CONSTRUCTION NOTES	
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13049-CN-A1
drawing no. CN2			
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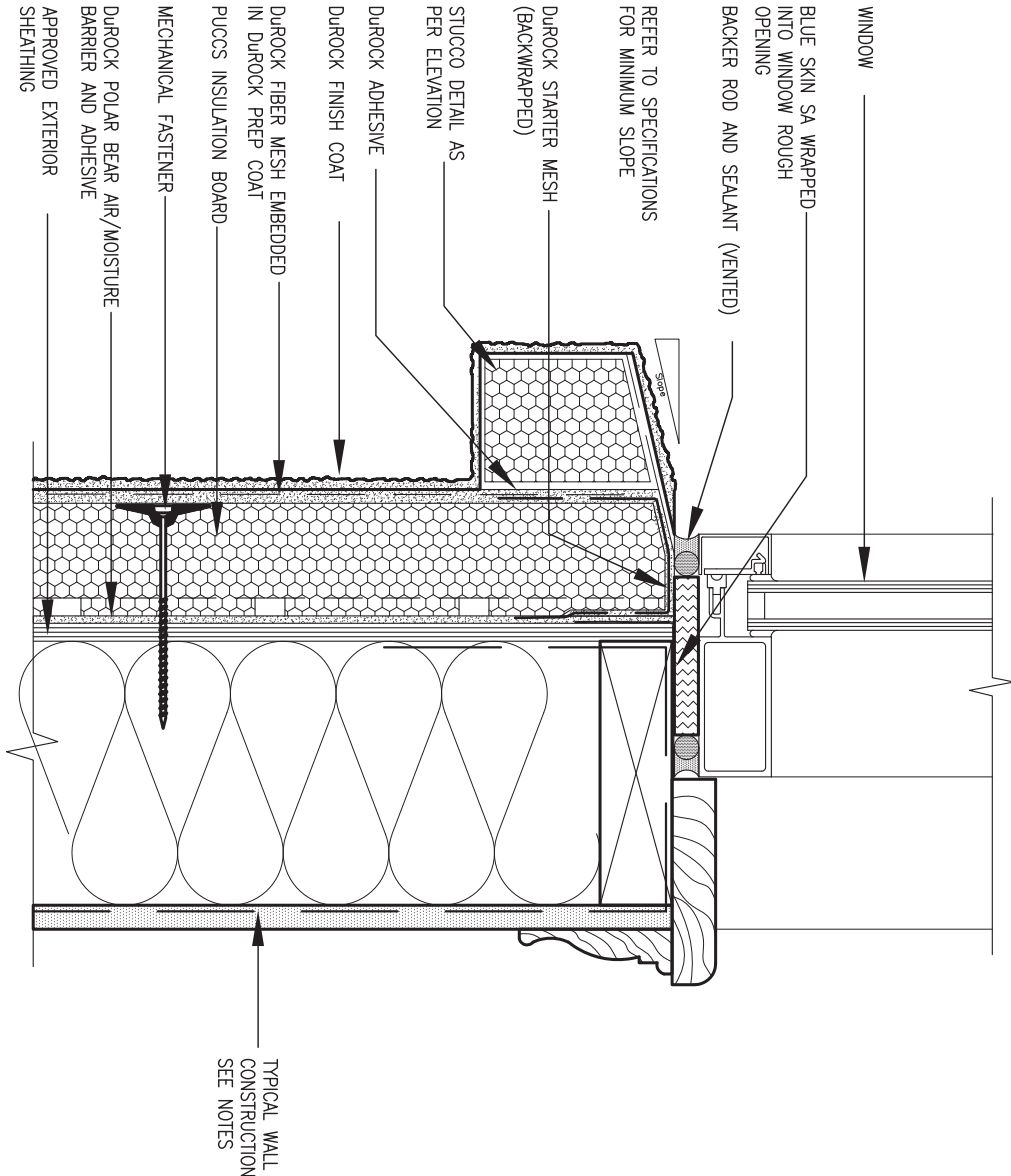




1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL

CN3 SCALE: 3"=1'-0"



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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.		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.			

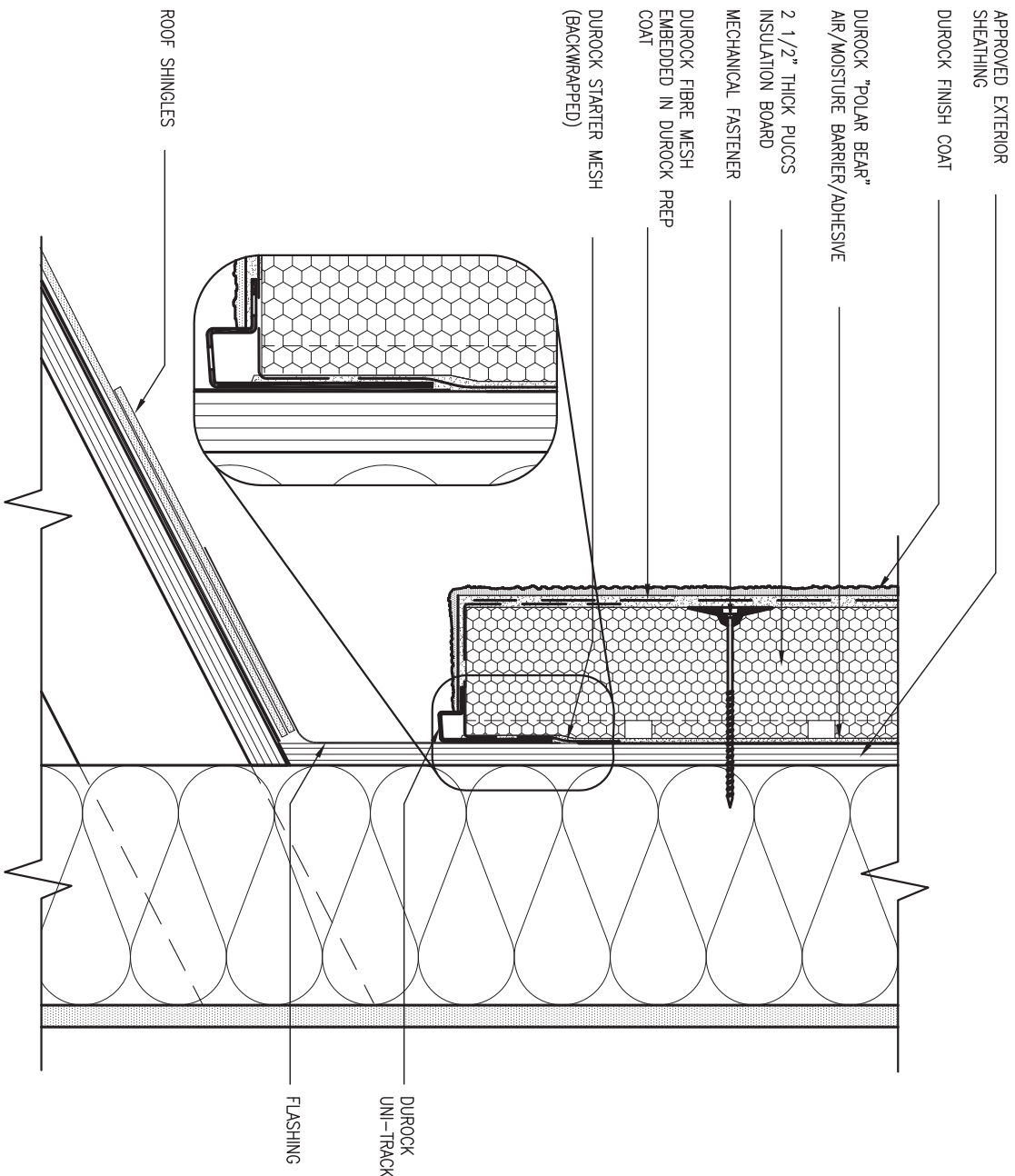


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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by	scale	CONSTRUCTION NOTES	file name
drawn by	RC	-	3/16" = 1'-0"	13049-CN-A1	CN3
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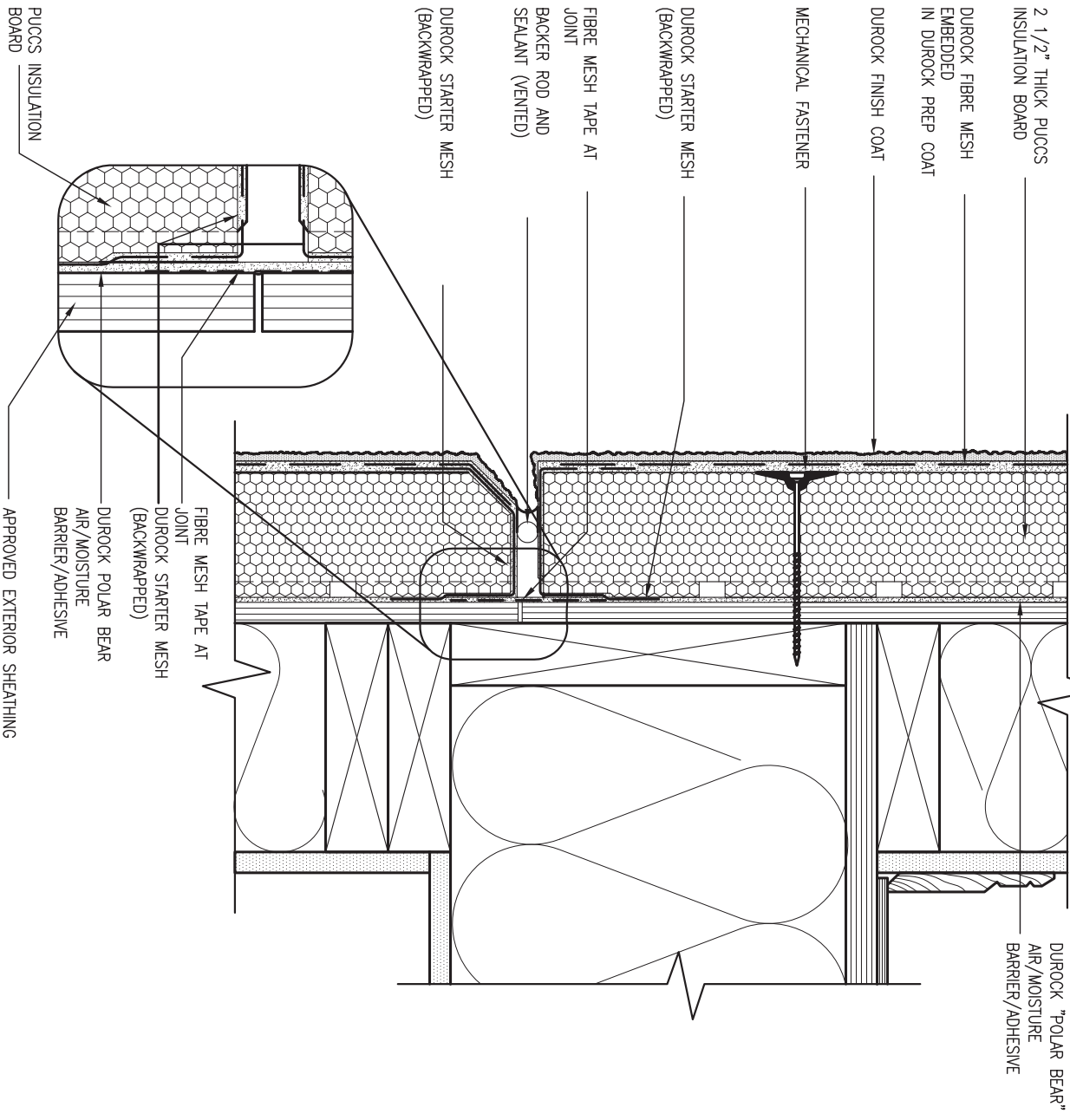


3 STUCCO TERMINATION @ ROOF

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

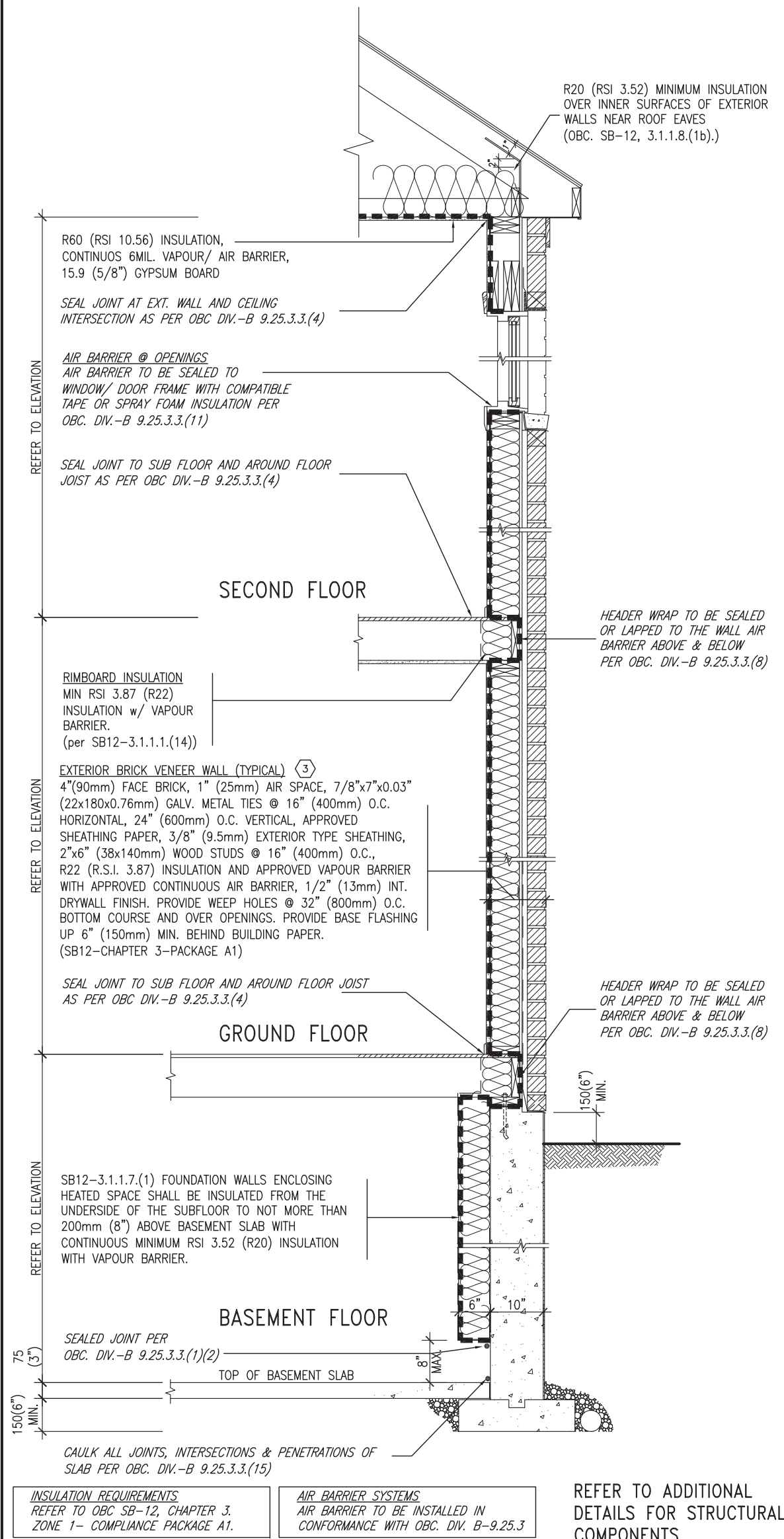
CN4 SCALE: 3"=1'-0"



9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste 25591</div> <div>signature</div> <div>BCIN</div> <div>VA3 Design Inc. 42658</div> <div>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</div>	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120</div><div>Toronto ON M2J 1R4</div><div>t 416.630.2255 f 416.630.4782</div><div>va3design.com</div></div>	<div>BAYVIEW WELLINGTON</div>	<div>project name</div> <div>ALCONA</div>	<div>municipality</div> <div>INNISFIL, ON.</div>	<div>CONST NOTE</div> <div>-</div>	<div>project no.</div> <div>13049</div>	<div>drawing no.</div> <div>CN4</div>		
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1 ISSUE FOR CLIENT REVIEW				AUG 04-17	RC	CONSTRUCTION NOTES							
no. description				date	by	drawn by				checked by	scale	file name	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM

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SB12-COMPLIANCE PACKAGE 'A1'

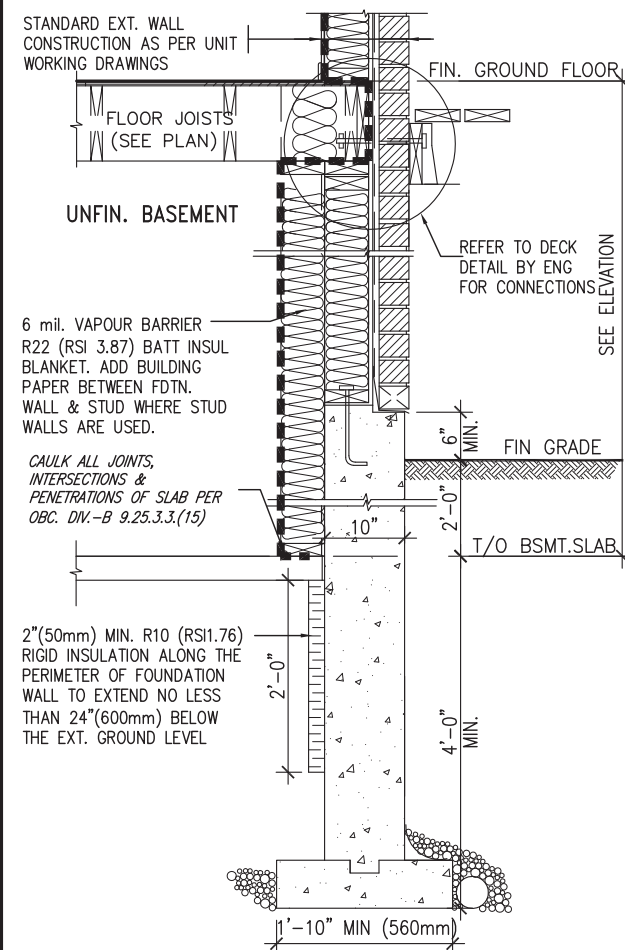


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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

USE SB-12 COMPLIANCE PACKAGE (A1):		
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	R20 at inner face of exterior walls
Minimum RSI (R) value	(R60)	
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE R12+R10ci.
Minimum RSI (R) value	(R20ci)	
Edge of Below Grade Slab ≤600mm below grade	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights		
Maximum U-value	2.8U	
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	—
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



* REVISED-FEB 2017

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature
5	.	.	.	BCIN
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 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.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	



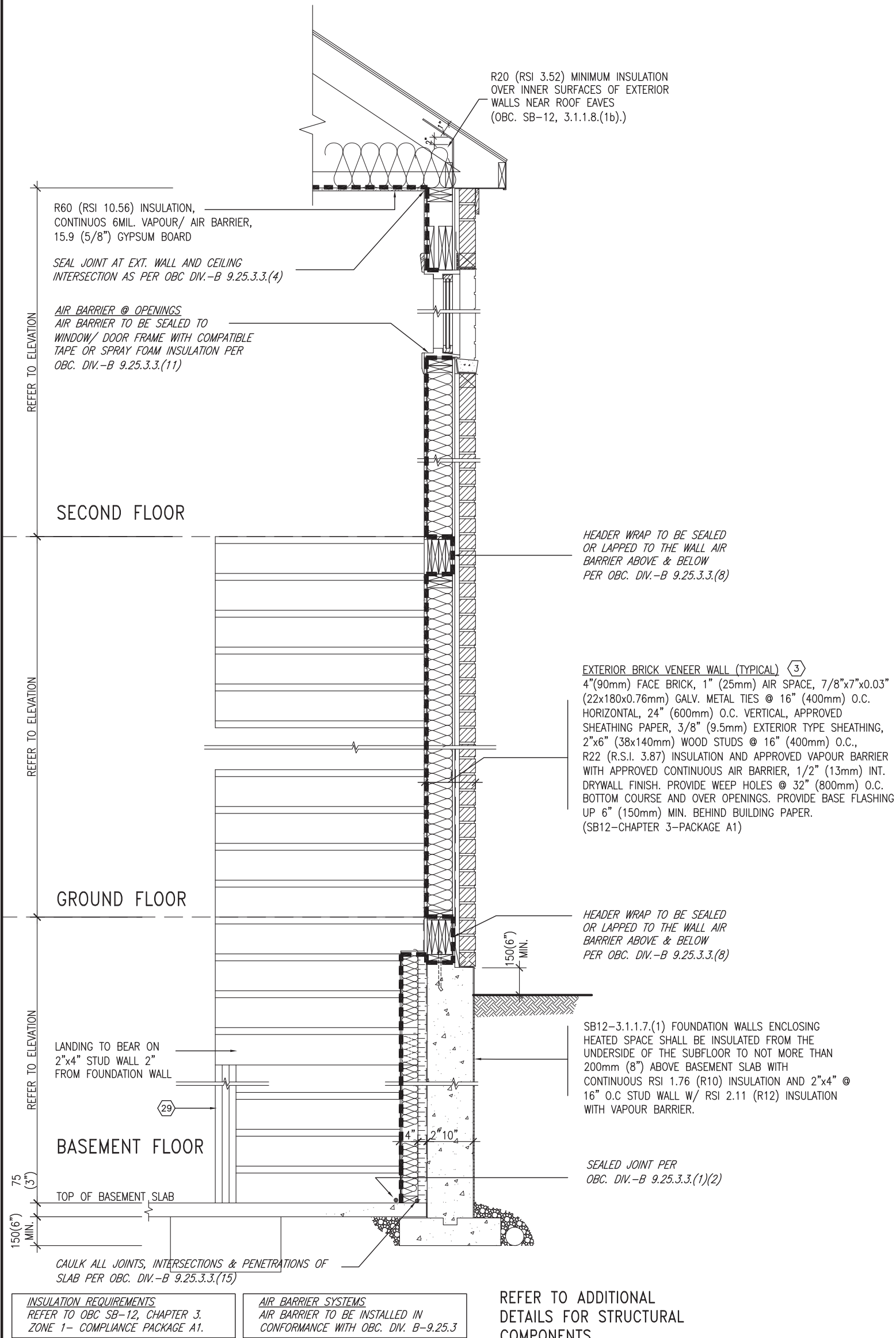
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	13049-CN-A1	CN6
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:49 AM					

SB12-COMPLIANCE PACKAGE 'A1'



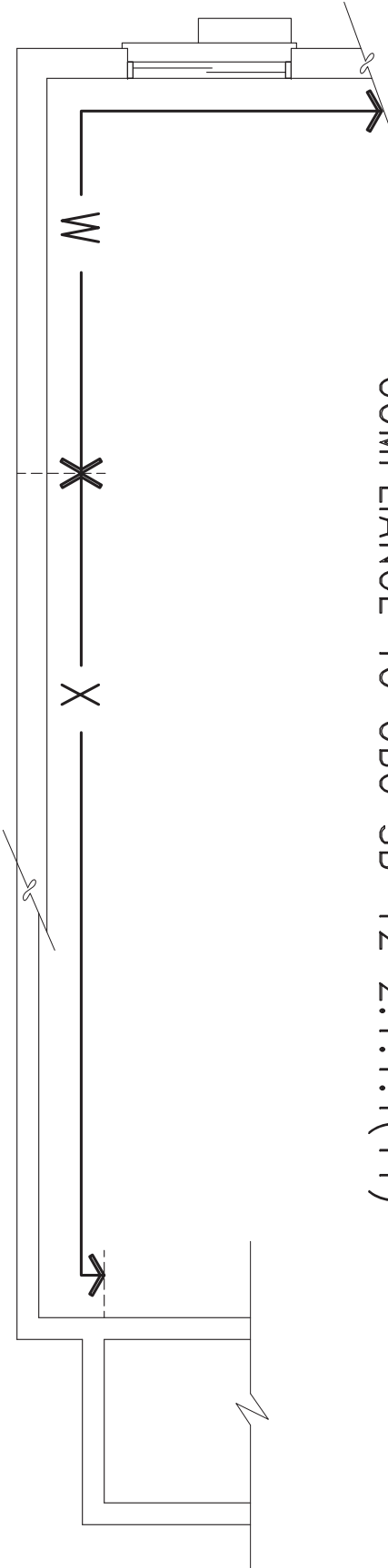
EW STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.



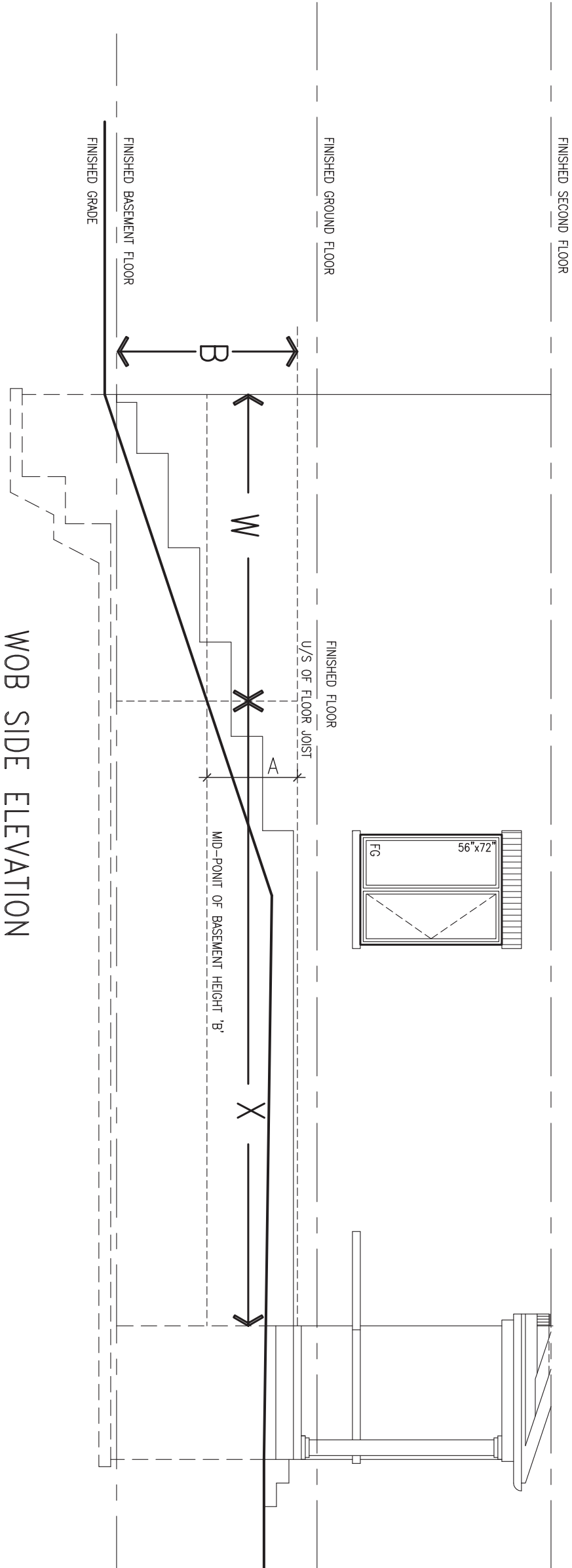
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	BCIN	VA3 DESIGN	255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE	project no. 13049
8	.	.	.	qualification information								
7	.	.	.	Wellington Jno-Baptiste								
6	.	.	.	name								
5	.	.	.	registration information								
4	.	.	.	VA3 Design Inc.		42658						
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC									
no.	description	date	by									

project name	ALCONA		municipality	INNISFIL, ON.		project no.	13049	
date	MAY 2016		CONSTRUCTION NOTES				drawing no.	CN7
drawn by	checked by	scale	file name					
RC	-	3/16" = 1'-0"	13049-CN-A1					
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	.	qualification information		project name ALCONA		municipality INNISFIL,ON.	
7	.	.	.	Wellington Jno-Baptiste		date MAY 2016		project no. 13049	
6	.	.	.	signature		checked by		scale	
5	.	.	.	name	RC		3/16" = 1'-0"		
4	.	.	.	registration information	file name 13049-CN-A1		drawing no. CN8		
3	.	.	.	VA3 Design Inc.	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM				
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 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.					
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						



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

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



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BAYVIEW WELLINGTON

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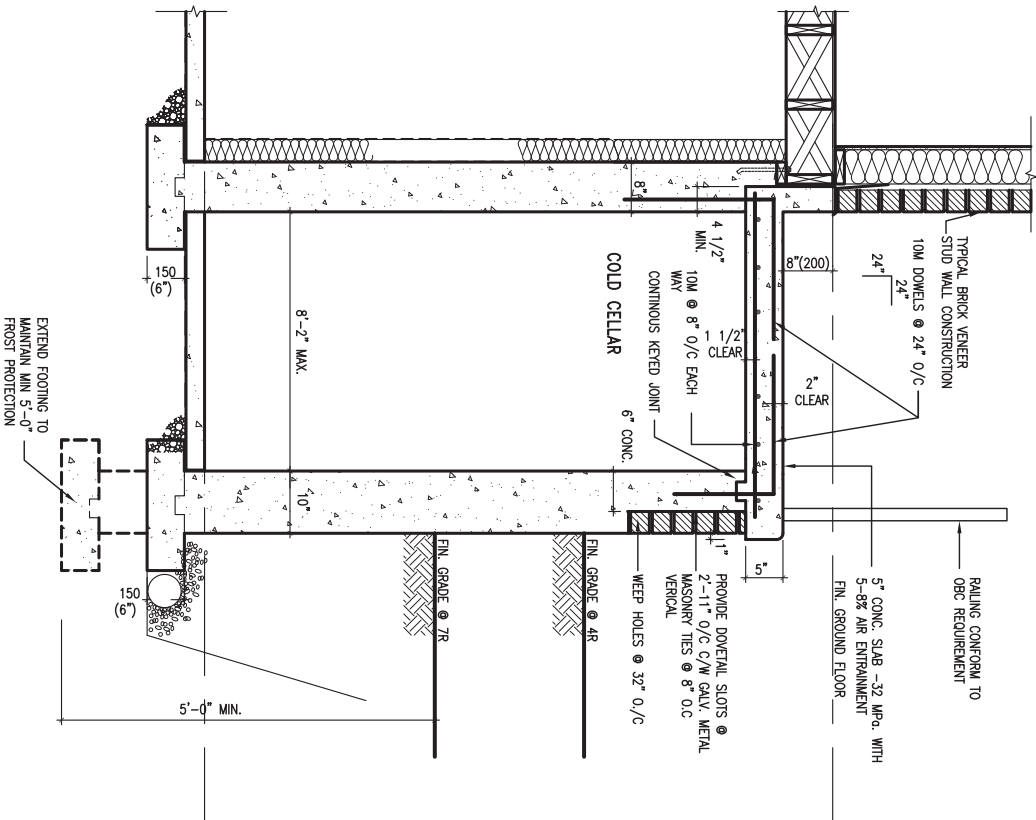
CONSTRUCTION NOTES

file name
13049-CN-A1

drawing no.

CN9

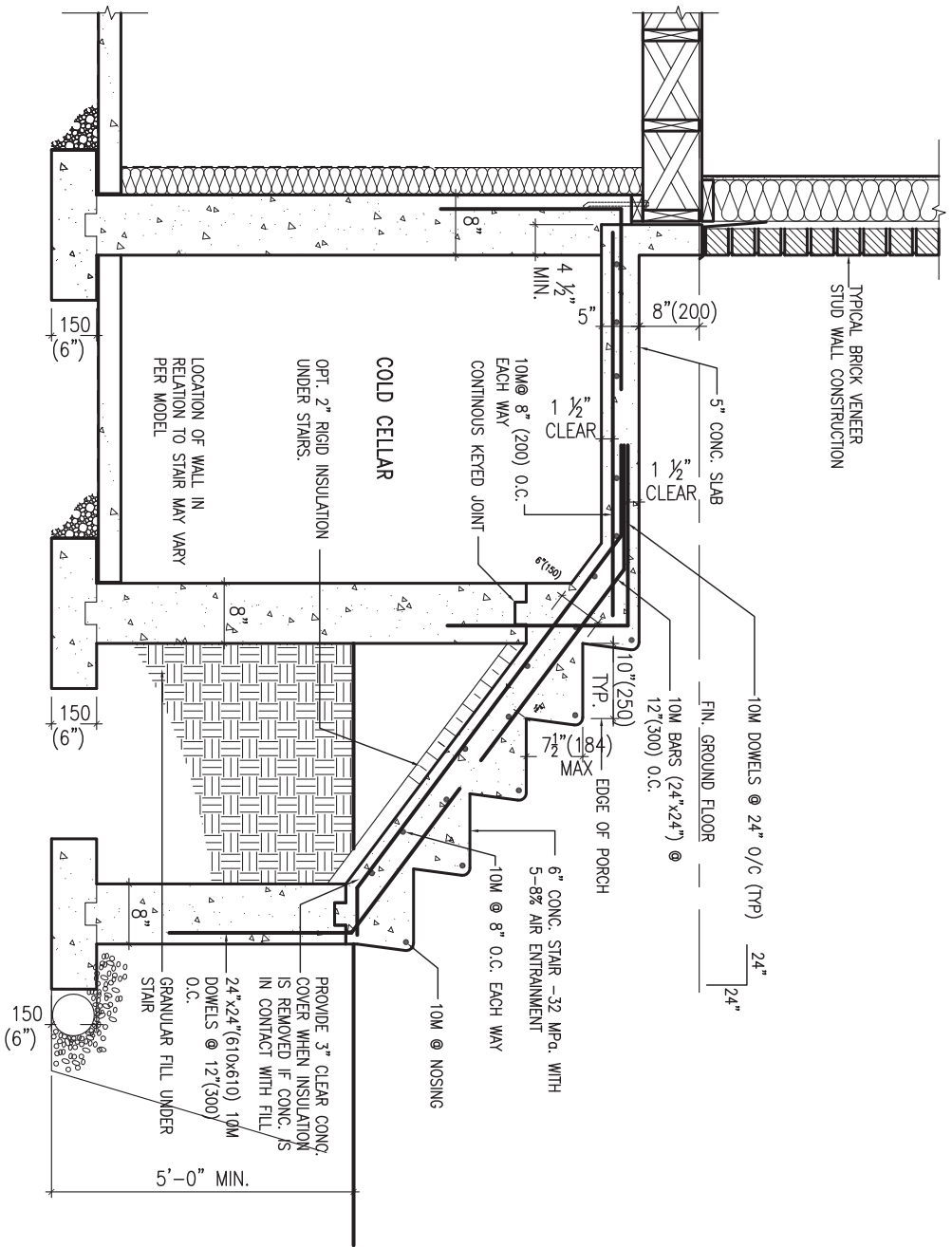
CONST NOTE



X1

SECTION AT PORCH FOR 4-7R CONDITION

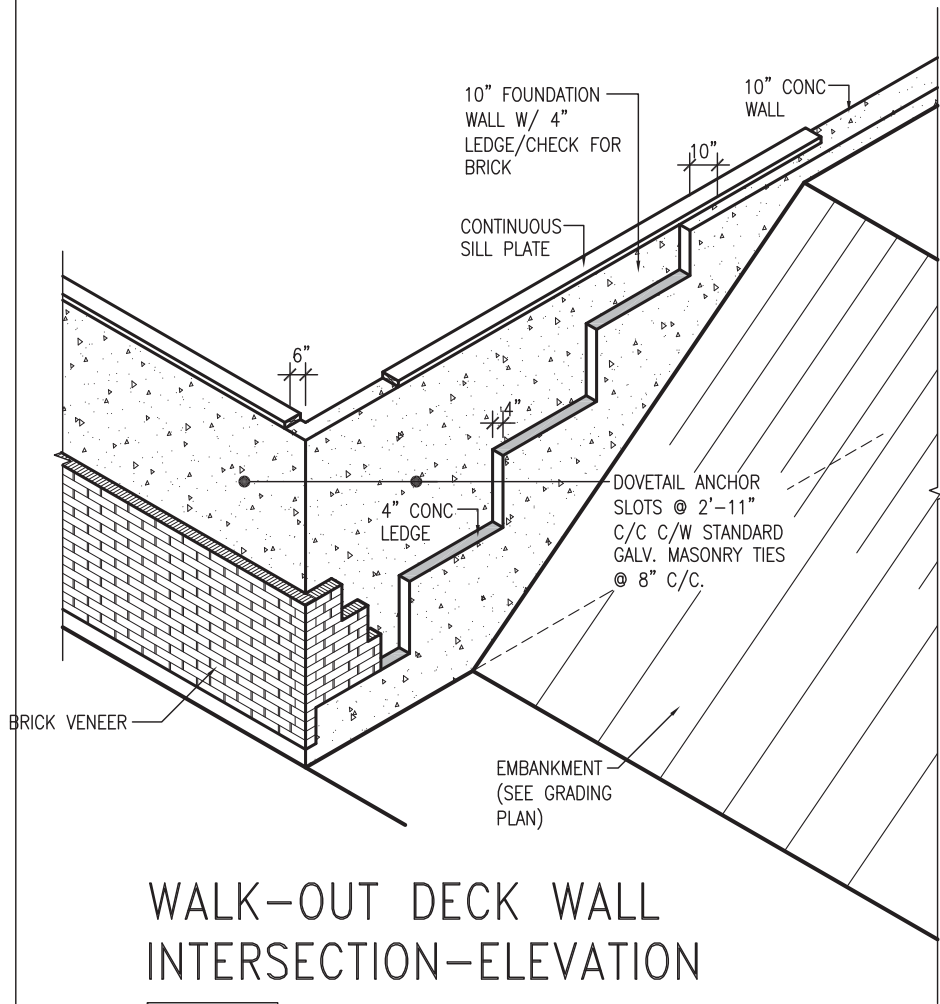
SCALE: N.T.S.



X2

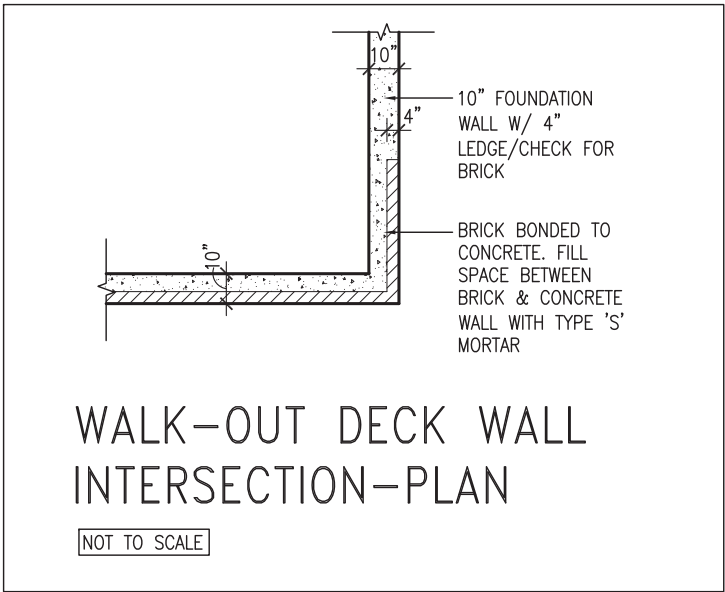
EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)

SCALE: N.T.S.



WALK-OUT DECK WALL
INTERSECTION-ELEVATION

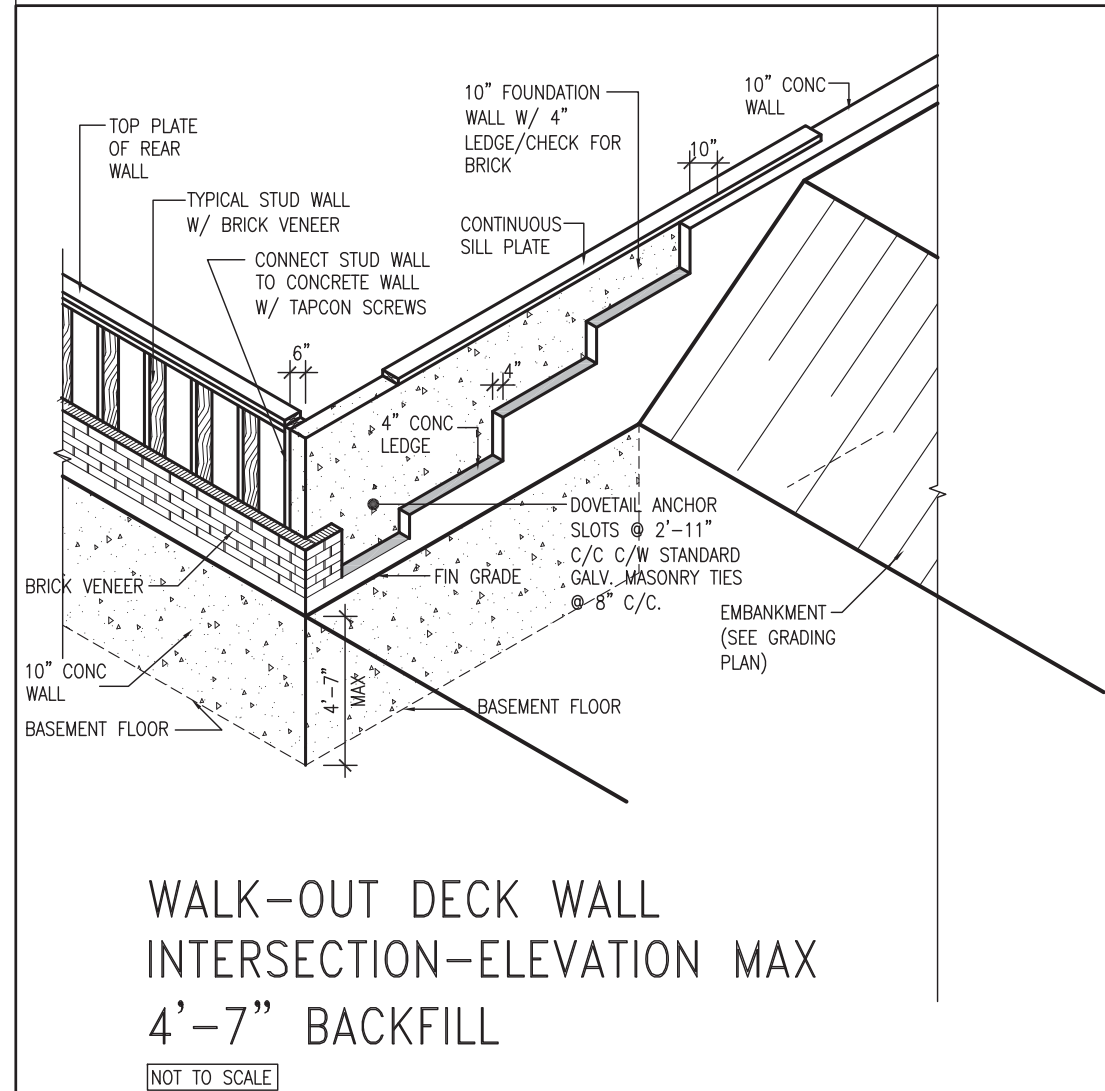
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN

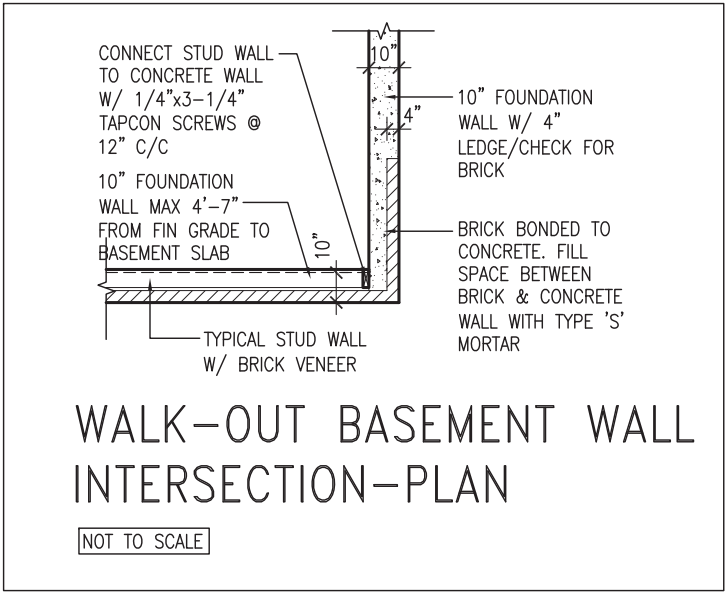
NOT TO SCALE

(10" FOUNDATION WALL)



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

NOT TO SCALE



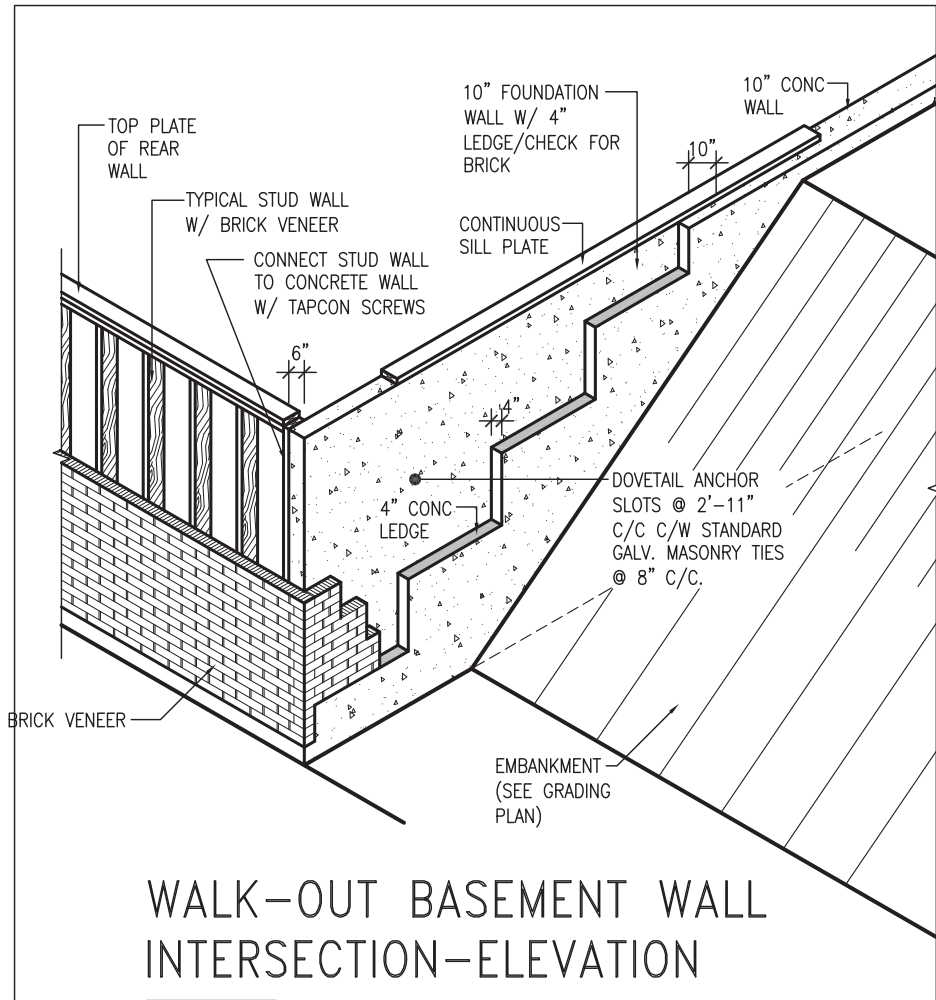
WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)

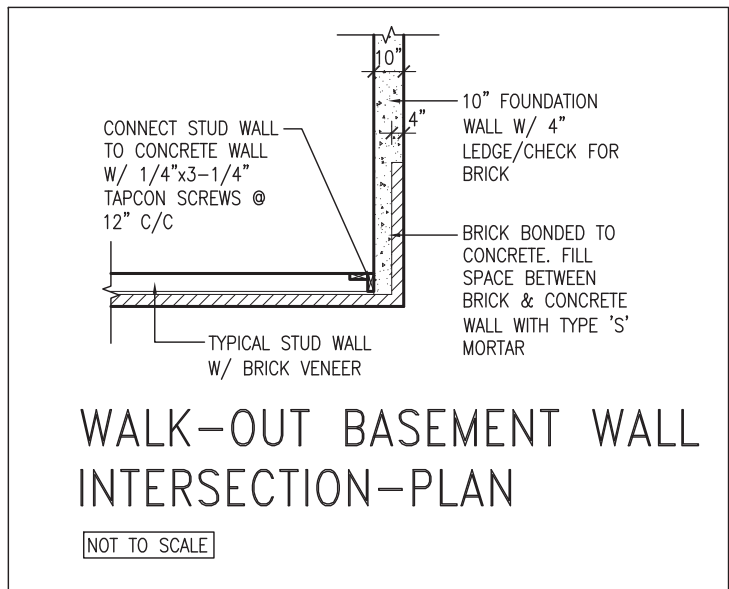


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8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591 signature						
6	.	.	.	name registration information BCIN VA3 Design Inc. 42658						
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4	.	.	.							
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			date MAY 2016	CONSTRUCTION NOTES		drawing no.	
no.	description	date	by			drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13049-CN-A1	CN10
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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

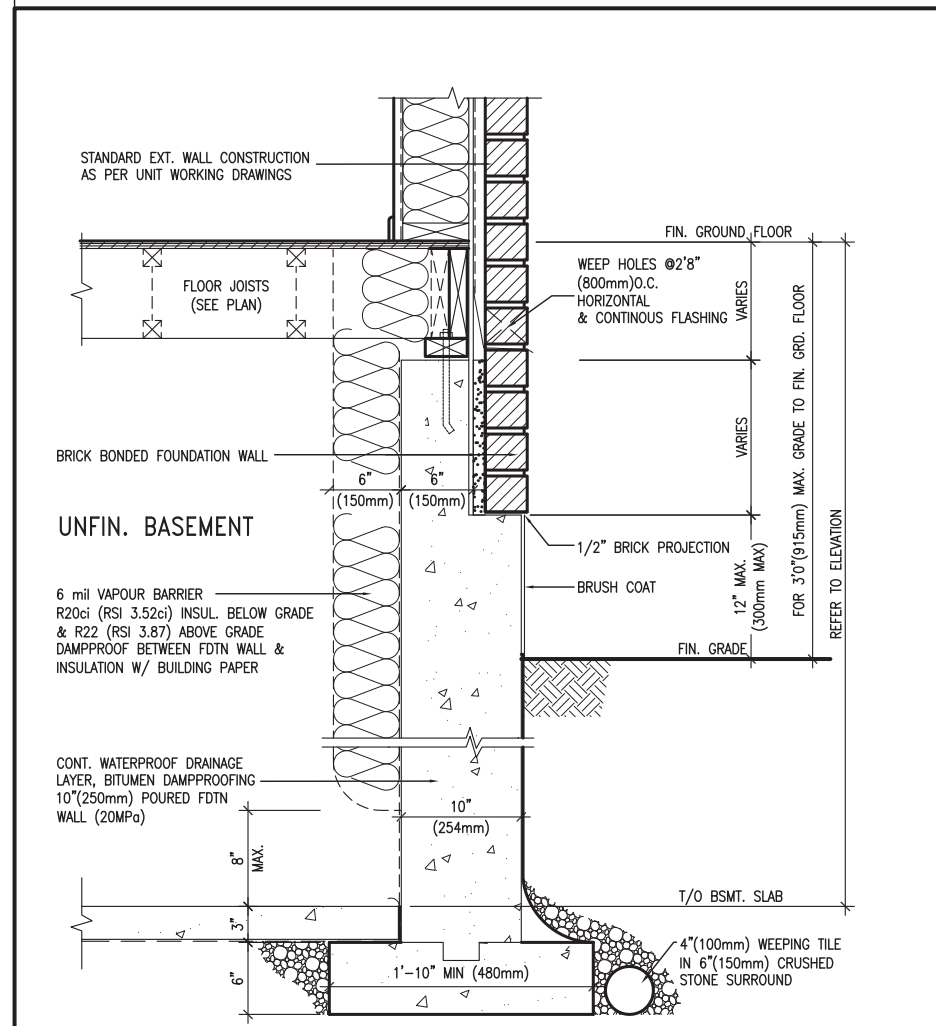
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

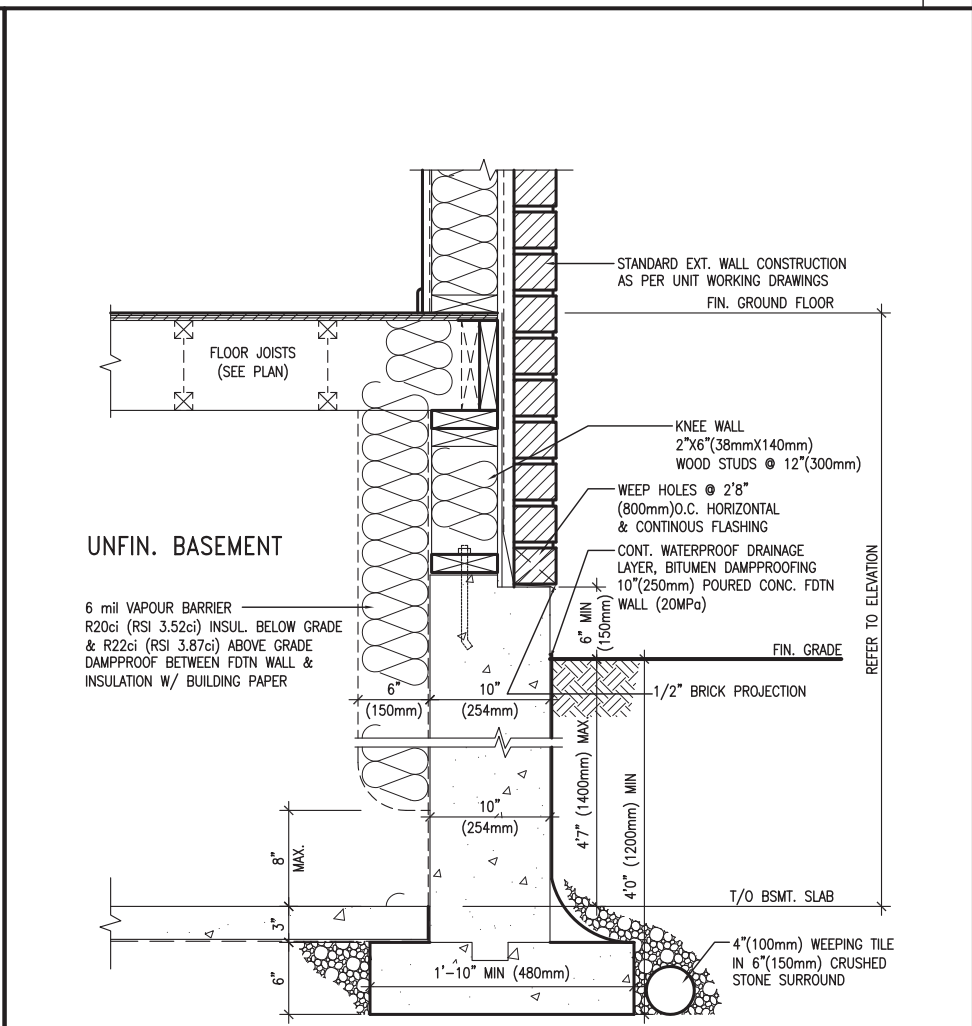
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.



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VA3
DESIGN

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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

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drawn by	RC		3/16" = 1'-0"		
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CONSTRUCTION NOTES

drawing no.

CN11