



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

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. B
GROUND FLOOR AREA	1110 SF	
SECOND FLOOR AREA	1343 SF	
SUBTOTAL	2453 SF	
DEDUCT ALL OPENINGS	0 SF	
TOTAL NET AREA	2453 SF	
FINISHED BSMT AREA	227.89 m ²	
COVERAGE W/OUT PORCH	0 SF	
	1353 SF	
	125.70 m ²	
COVERAGE W/ PORCH	1481 SF	
	137.59 m ²	

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

[illegible]

255 Consumers Rd Suite 120
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4781
va3design.com

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

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without permission.

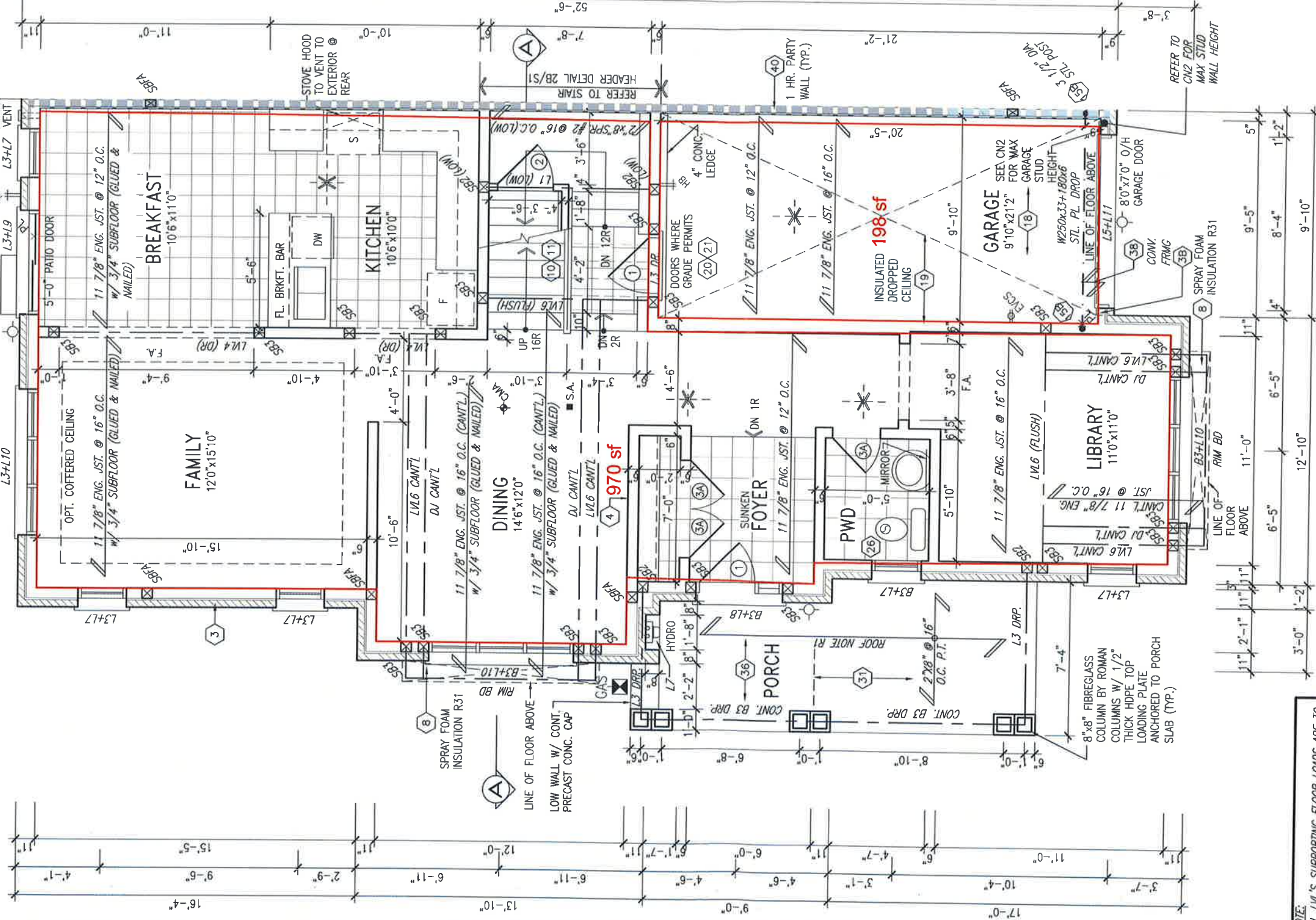
INDICATES FIRE RATED WALL ASSEMBLY

It is the builder's complete responsibility to ensure that the construction and approval fully comply with the Architectural Guidelines and all applicable provisions and requirements including zoning regulations and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building drawings with respect to any zoning or building regulations that may apply to the property or 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.

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.



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.

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

GROUND FLOOR PLAN 'B'

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.

BAYVIEW WELLINGTON		TH-8C CRANE 8	
project name	ALCONA	project no	13049
date	DECEMBER, 2017	drawing no.	2B
drawn by	CL	scale	3/16" = 1'-0"
checked by		file name	13049-TH-8C
date		scale	3/16" = 1'-0"
drawn by		file name	13049-TH-8C
checked by		scale	3/16" = 1'-0"
date		file name	13049-TH-8C



255 Consumers Rd Suite 120
Toronto ON M3H 1S8
1 416.630.4792
vo3design.com

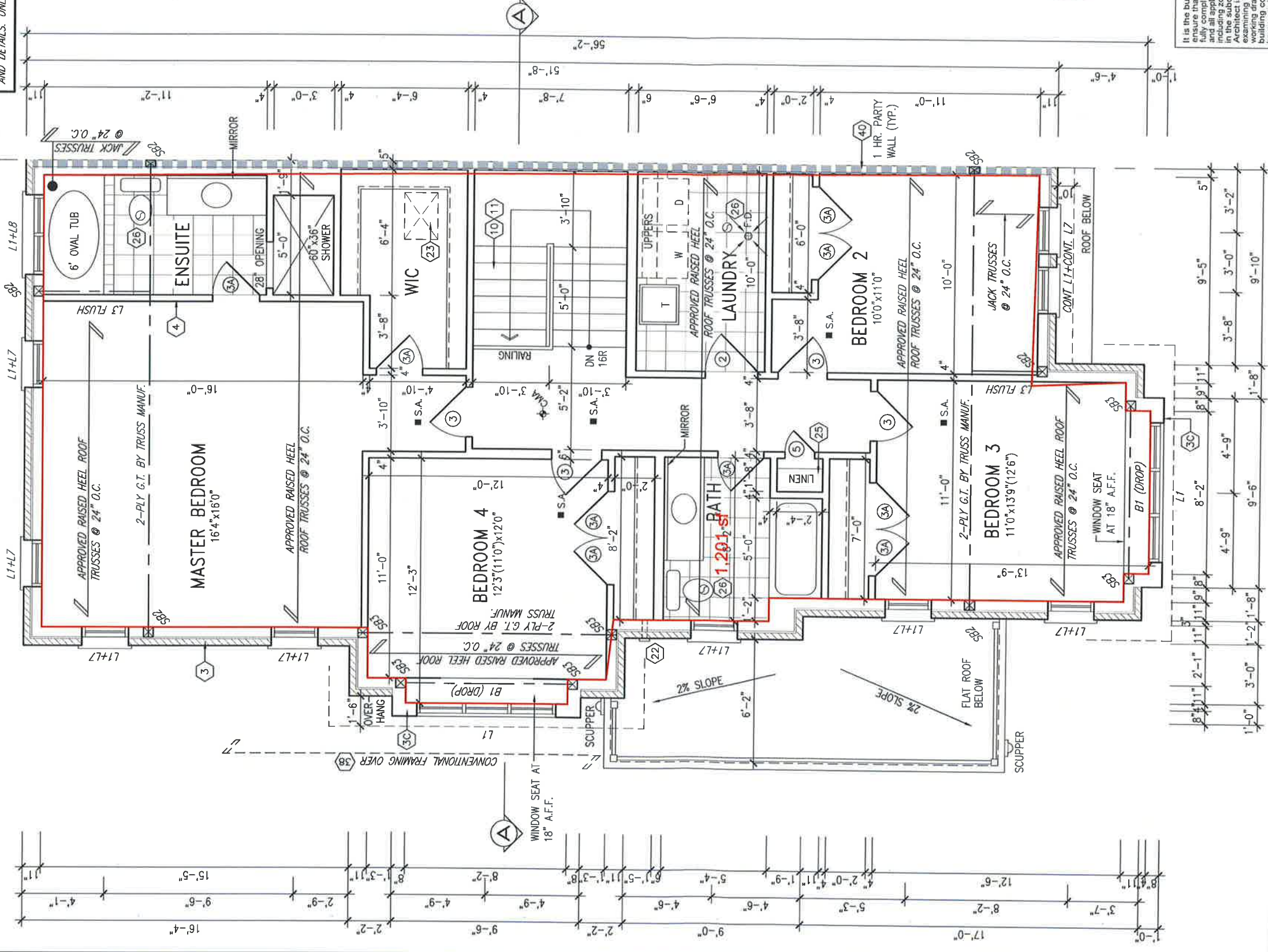
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Wellington Jno-Baptiste 25591
name
signature
BCN
42658
V3 Design Inc.
JUN 25-18 SB
REVISED AS PER ENG'S COMMENTS
MAY 22/18 WT
REVISED AS PER FLOOR TRUSS COMMENTS
MAY 18/18 WT
1 ISSUE FOR CLIENT REVIEW
no. description
date

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

INDICATES FIRE RATED WALL ASSEMBLY

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

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



SECOND FLOOR PLAN 'B'

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

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

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

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 Authority is not responsible in any way for examining drawings with respect to engineering or building codes 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 Guidelines approved by the Town of Innisfil.

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

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

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



JUNE 26, 2018

project name		BAYVIEW WELLINGTON		project no.	
ALCONA		INNISFIL, ON.		13049	
date		DECEMBER, 2017		drawing no.	
drawn by		CL		3B	
checked by		CL		13049-TH-8C	
scale		3/16" = 1'-0"		sheet no.	
project location		BAYVIEW WELLINGTON		drawing no.	
project no.		13049		drawing no.	
drawing no.		13049-TH-8C		drawing no.	
drawing no.		13049-TH-8C		drawing no.	

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



<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,3.1.1(7))			
TH-8C ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	550 S.F.	100 S.F.	18.18 %
LEFT SIDE	1142 S.F.	189 S.F.	16.55 %
RIGHT SIDE	1142 S.F.	0 S.F.	0.00 %
REAR	550 S.F.	134 S.F.	24.36 %
* 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.	3384.00 S.F.	423.00 S.F.	12.50 %
TOTAL SQ. M.	314.38 S.M.	39.30 S.M.	12.50 %



no.	description	date	by
1	ISSUE FOR CLIENT REVIEW	MAY 18/18	WT
2	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
3	REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB
4	REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB
5			
6			
7			
8			
9			
10			

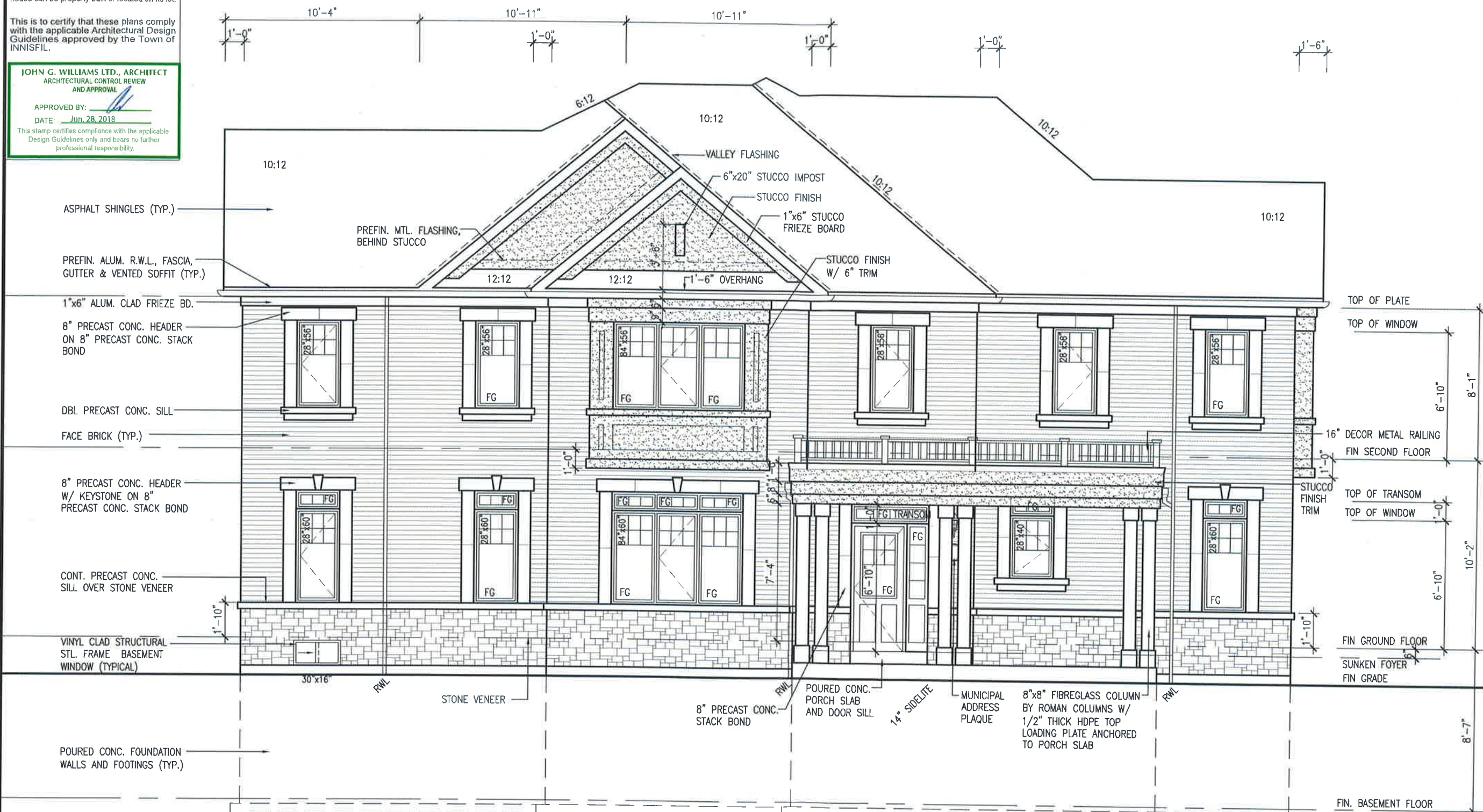
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 <i>Jno-Baptiste</i> signature BCON		VA3 DESIGN 255 Consumers Rd, Suite 120 North York, ON M3H 1S8 t 416.630.2235 f 416.630.4782 www.vadesign.com
drawing 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.		project name ALCONA date DECEMBER, 2017 drawn by CL checked by — scale 3/16" = 1'-0" project no. 13049 drawing no. 4B
TH-8C CRANE 8		project name BAYVIEW WELLINGTON city INNISFILL, ON. project no. 13049 drawing no. 4B

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

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

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

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



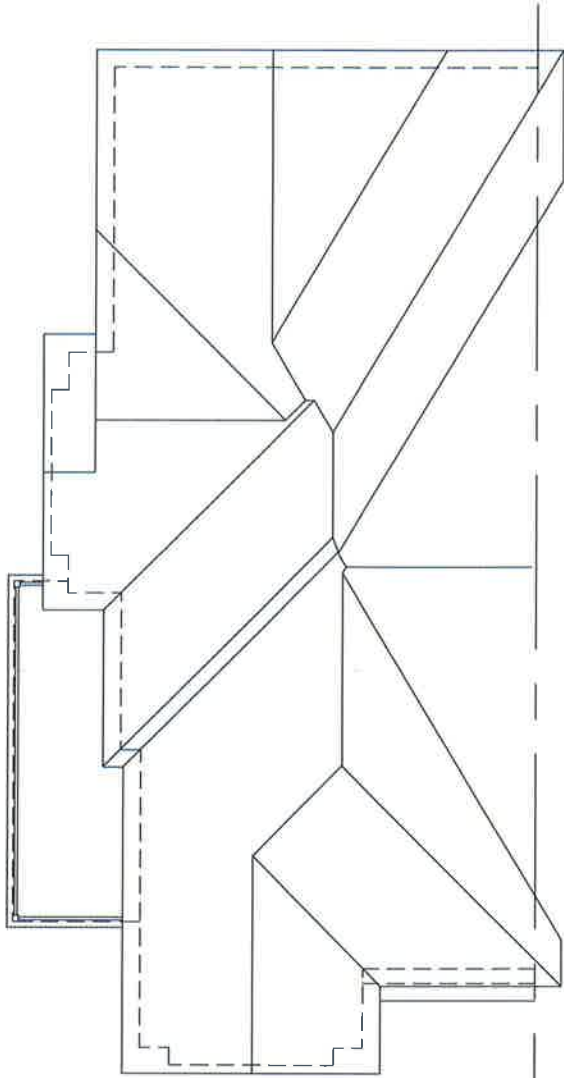
FLANKAGE ELEVATION 'B'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

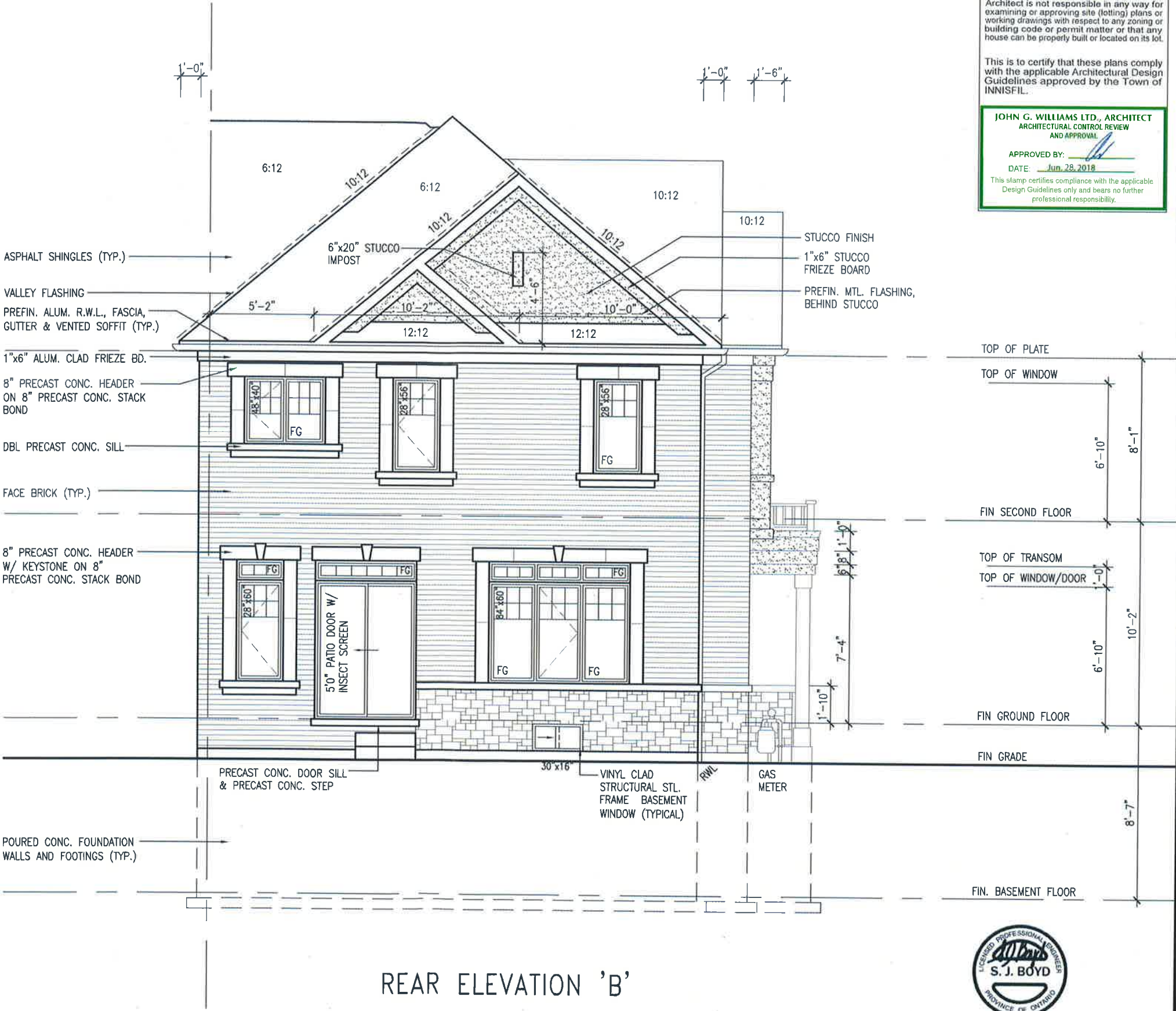


JUNE 26, 2018

[illegible]



ROOF PLAN 'B'



REAR ELEVATION 'B'

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.

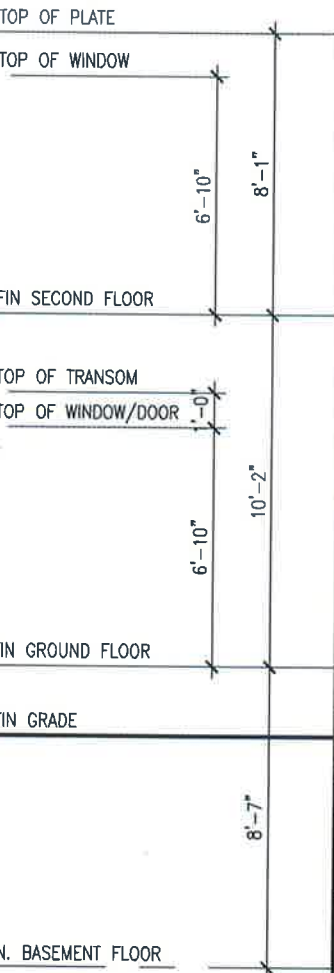
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

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

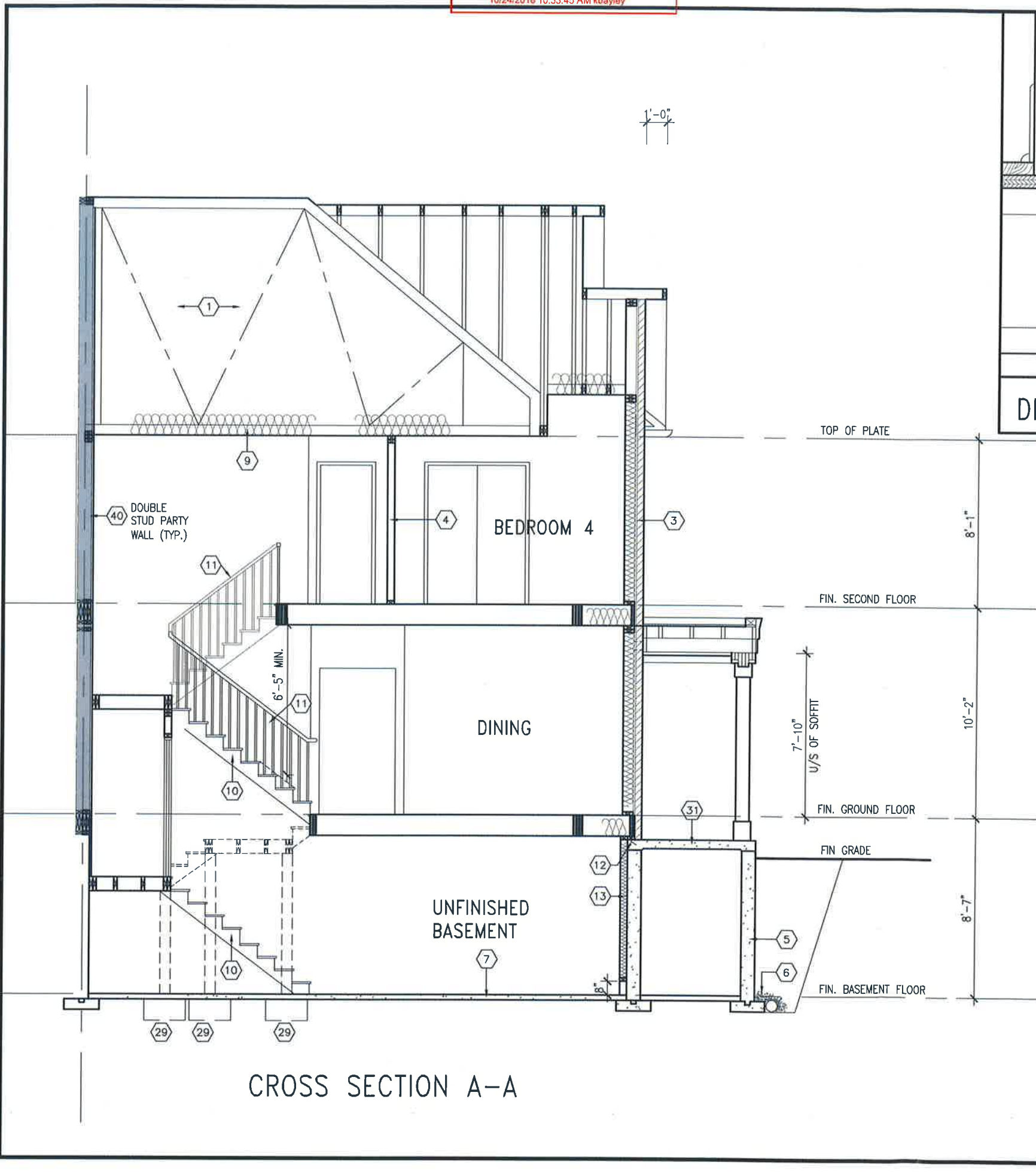
APPROVED BY:

DATE: Jun. 28, 2018

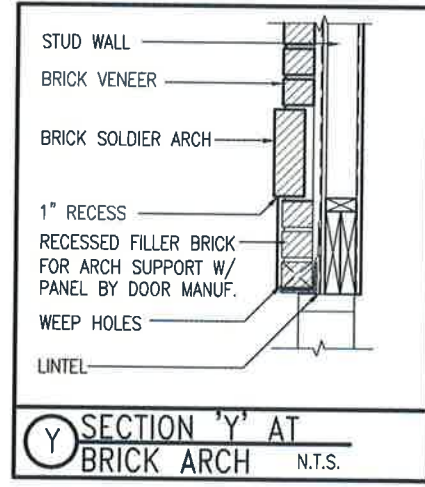
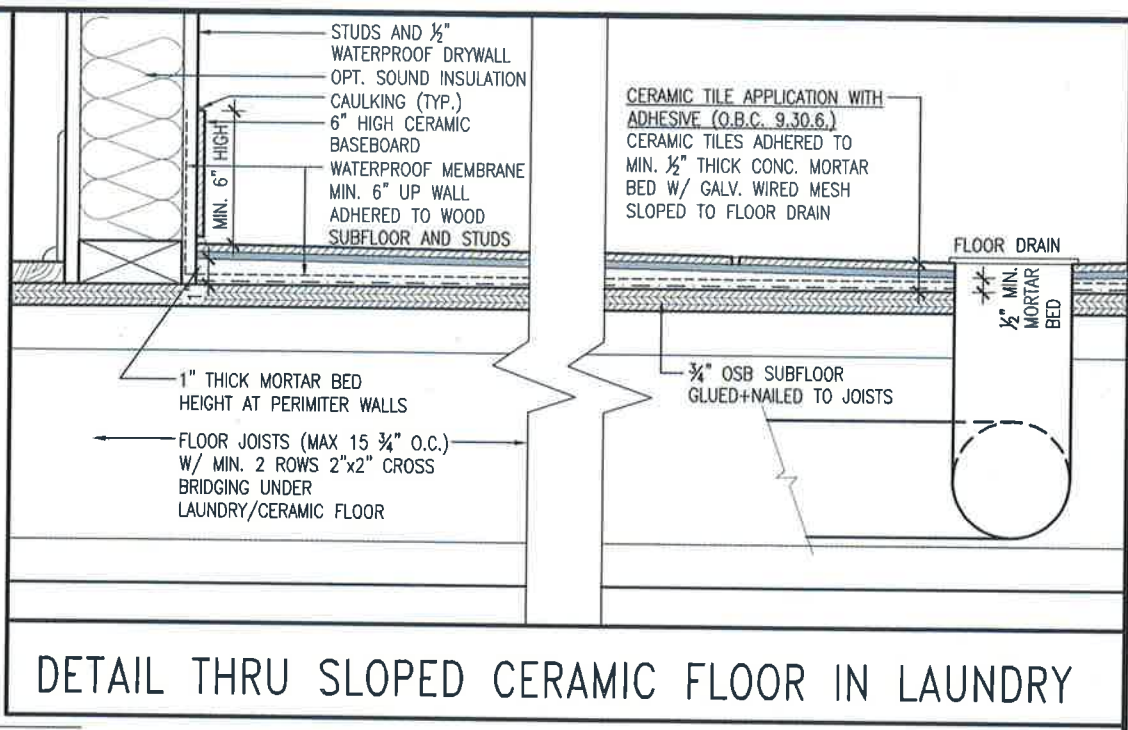
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



TH-8C CRANE 8		BAYVIEW WELLINGTON		VA3 DESIGN		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.	
Project no.	13049	Municipality	INNISFIL, ON.	Project name	ALCONA	Registration information	Wellington Jno-Baptista
Drawing no.	6B	City	REAR ELEVATION 'B'	Date	DECEMBER, 2017	Signature	Signature
File name	13049-TH-8C	Drawn by	CL	Checked by	CL	Signature	Signature
Scale	3/16" = 1'-0"	Project location	255 Consumers Rd. Suite 120 Toronto, ON M5H 1S8 t 416.630.2235 f 416.630.4782 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 scaled.	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.	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.	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	date	by	date	by
4	REVISED AS PER ENG'S COMMENTS	JUN 25-18 SB	VA3 Design Inc.	JUN 25-18 SB	VA3 Design Inc.	JUN 25-18 SB	VA3 Design Inc.
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18 WT	VA3 Design Inc.	MAY 22/18 WT	VA3 Design Inc.	MAY 22/18 WT	VA3 Design Inc.
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18 WT	VA3 Design Inc.	MAY 18/18 WT	VA3 Design Inc.	MAY 18/18 WT	VA3 Design Inc.
1	ISSUE FOR CLIENT REVIEW		VA3 Design Inc.		VA3 Design Inc.		VA3 Design Inc.



CROSS SECTION A-A



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.

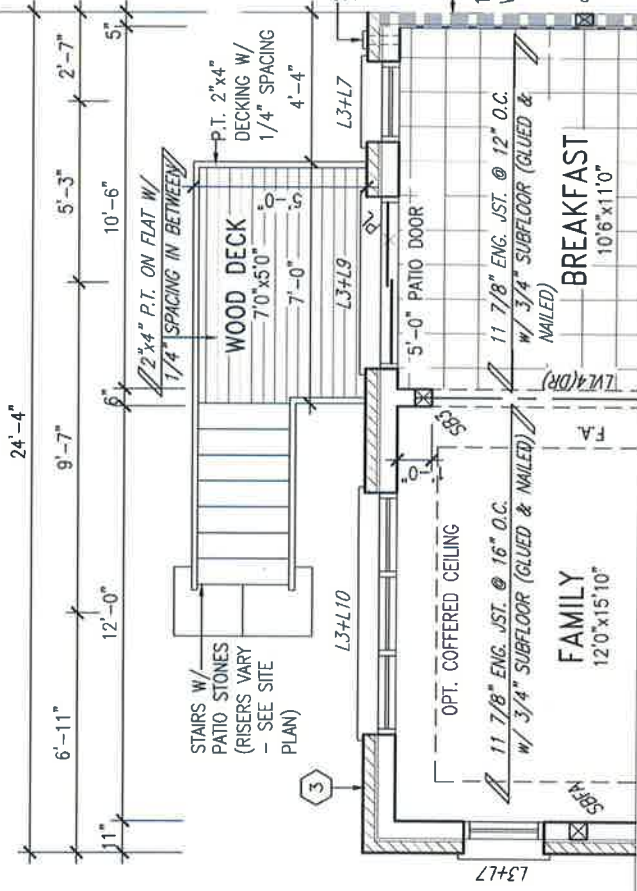
project name		project no.	
ALCONA		13049	
date		drawing no.	
DECEMBER, 2017		7B	
checked by		scale	
CL		3/16" = 1'-0"	
drawn by		file name	
CL		13049-TH-8C	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	
date		scale	
DECEMBER, 2017		3/16" = 1'-0"	
checked by		file name	
CL		13049-TH-8C	
drawn by		scale	
CL		3/16" = 1'-0"	
municipality		cross section	
INNISFIL, ON.		A-A	
project no.		drawing no.	
13049		7B	

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))				
TH-8C	ELEVATION B W.O.D	ENERGY EFFICIENCY - OBC SB12		
ELEVATION		WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT		550 S.F.	100 S.F.	18.18 %
LEFT SIDE		1142 S.F.	189 S.F.	16.55 %
RIGHT SIDE		1142 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				
TOTAL SQ. FT.		3434.00 S.F.	443.00 S.F.	12.90 %
TOTAL SQ. M.		319.03 S.M.	41.16 S.M.	12.90 %

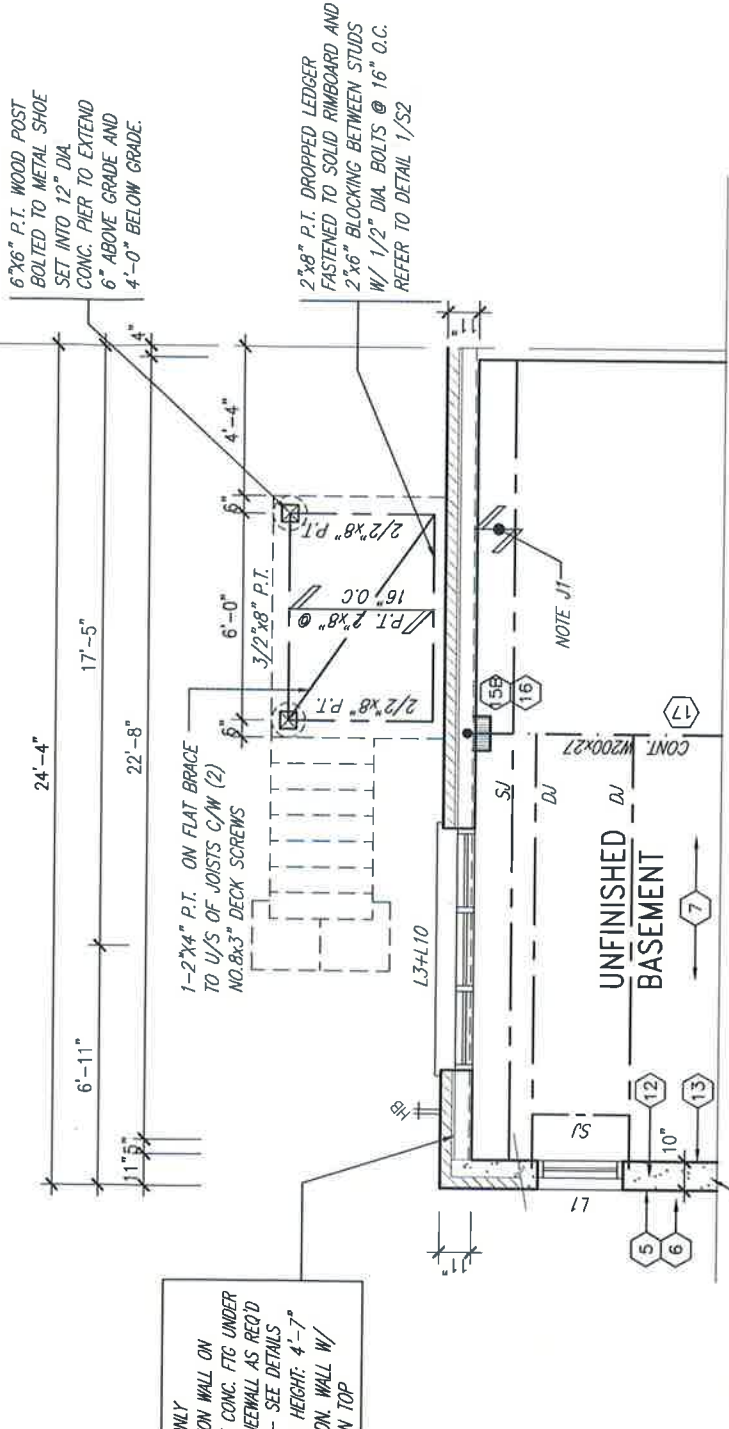
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

APPROVED BY: _____
DATE: Jun 2018

Design Guidelines only and bears no further professional responsibility.



PARTIAL GROUND FLOOR
PLAN WOD 9R COND.



REAR WALL ONLY
10" FOUNDATION WALL ON
22"x6" THICK CONC. FTG UNDER
ALL 2"x6" KNEEWALL AS REQ'D
BY GRADING - SEE DETAILS
MAX BACKFILL HEIGHT: 4'-7"
FOR 10" FNDN. WALL W/
KNEEWALL ON TOP

10" FULL HEIGHT
CONC. ON SIDE WALL
W/ BRICK CHECK AS
REQUIRED

PARTIAL BASEMENT FLOOR
PLAN WOD 9R COND.



JUNE 26, 2018

[illegible]

All drawings specifications, related documents and design are the copyright property of VAJ DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAJ DESIGN's written permission.

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

All drawings specifications, related documents and design are the copyright property of VAJ DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAJ DESIGN's written permission.

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.

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

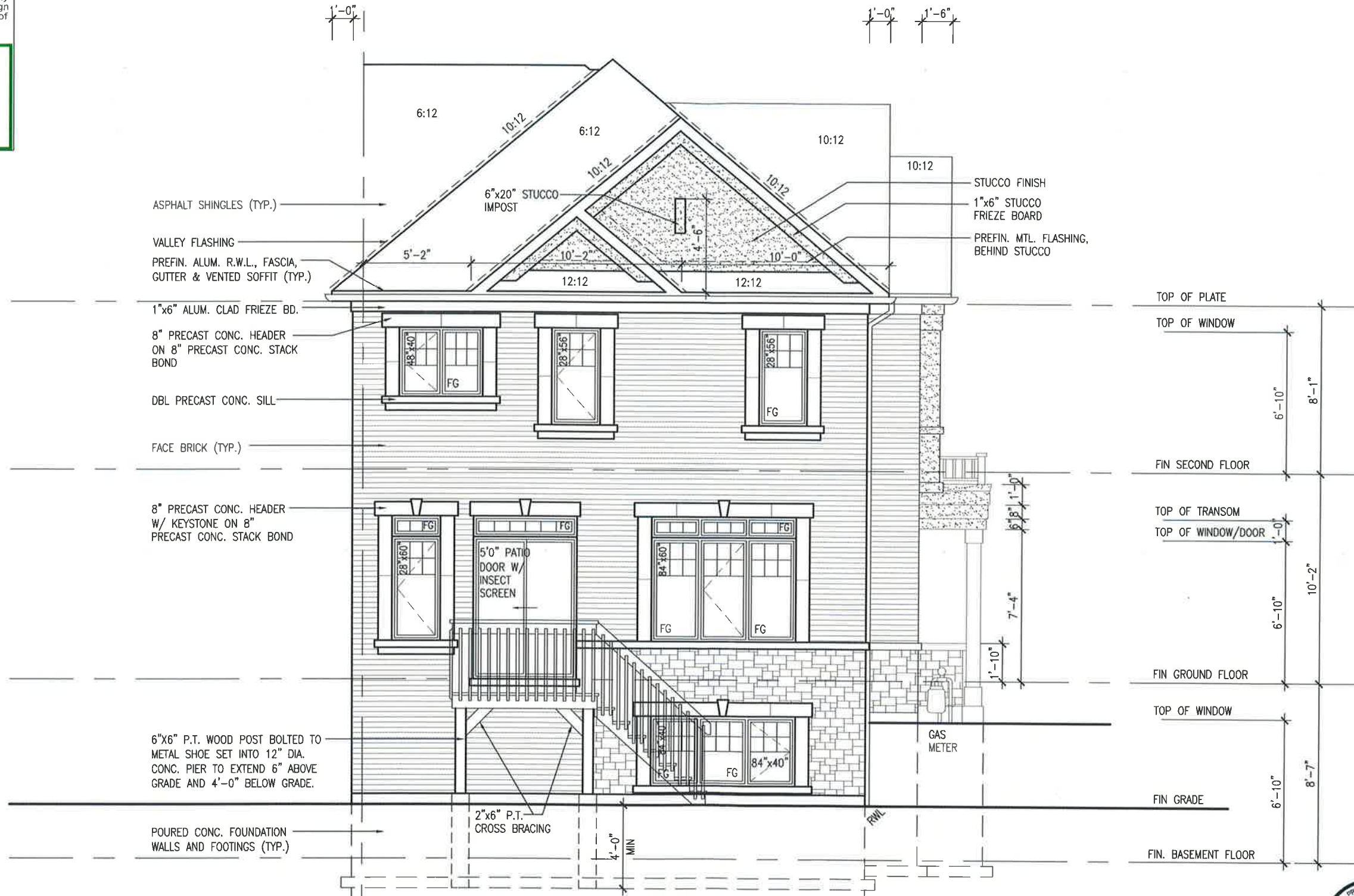
APPROVED BY: 

DATE: JUN. 28, 2018

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

Town of Innisfil Certified Model

10/24/2018 10:33:45 AM kbayley



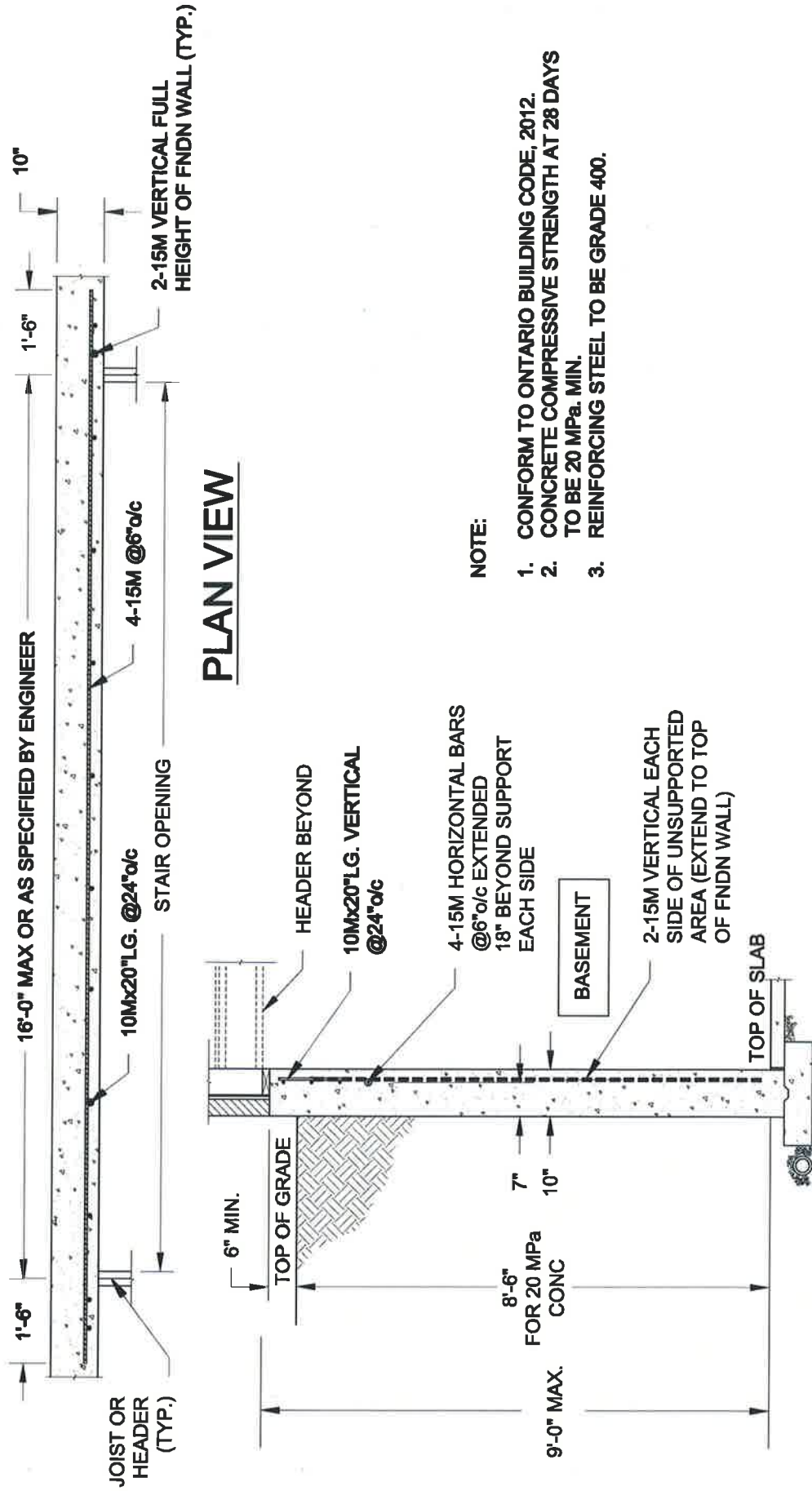
REAR ELEVATION 'B'
WOD 9R COND. OR MORE

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

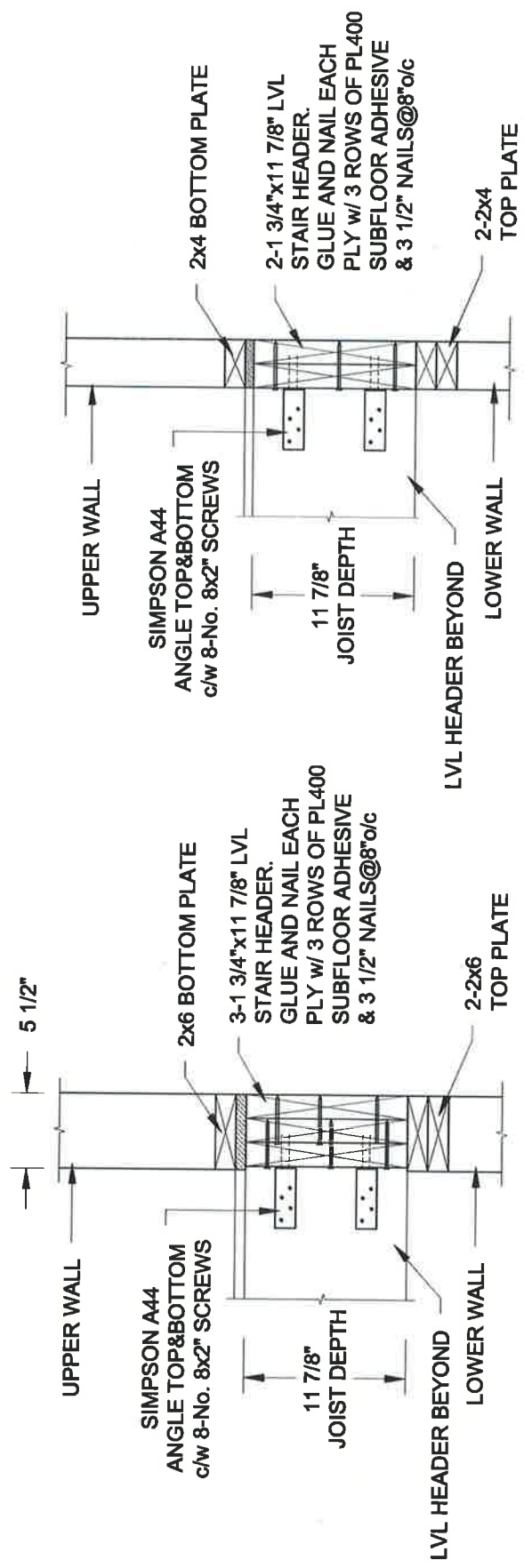


BAYVIEW WELLINGTON		TH-8C CRANE 8	
ALCONA		INNISFIL, ON.	
DATE: DECEMBER, 2017		WOD REAR ELEVATION 'A'	
DRAWN BY: CL		CHECKED BY: 	
SCALE: 3/16" = 1'-0"		PROJECT NO. 13049	
DRAWING NO. 9B		DATE: JUN 27 2018 - 9:51 AM	
DESIGNER: VAS DESIGN		PROJECT NO. 13049	
255 Consumers Rd. Suite 120		PROJECT NO. 13049	
Toronto, ON M3H 1S8		PROJECT NO. 13049	
t 416-630-2255 f 416-630-782		PROJECT NO. 13049	
vasdesign.com		PROJECT NO. 13049	
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.		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 Jiro-Baptista		Wellington Jiro-Baptista	
name		name	
JUN 25-18 SB		JUN 25-18 SB	
MAY 22-18 WT		MAY 22-18 WT	
MAY 18-18 WT		MAY 18-18 WT	
1 ISSUE FOR CLIENT REVIEW		1 ISSUE FOR CLIENT REVIEW	
no. description		no. description	
4 REVISED AS PER ENG'S COMMENTS		4 REVISED AS PER ENG'S COMMENTS	
3 REVISED AS PER FLOOR TRUSS COMMENTS		3 REVISED AS PER FLOOR TRUSS COMMENTS	
2 REVISED AS PER ROOF TRUSS COMMENTS		2 REVISED AS PER ROOF TRUSS COMMENTS	
1 ISSUE FOR CLIENT REVIEW		1 ISSUE FOR CLIENT REVIEW	
date		date	
by		by	

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



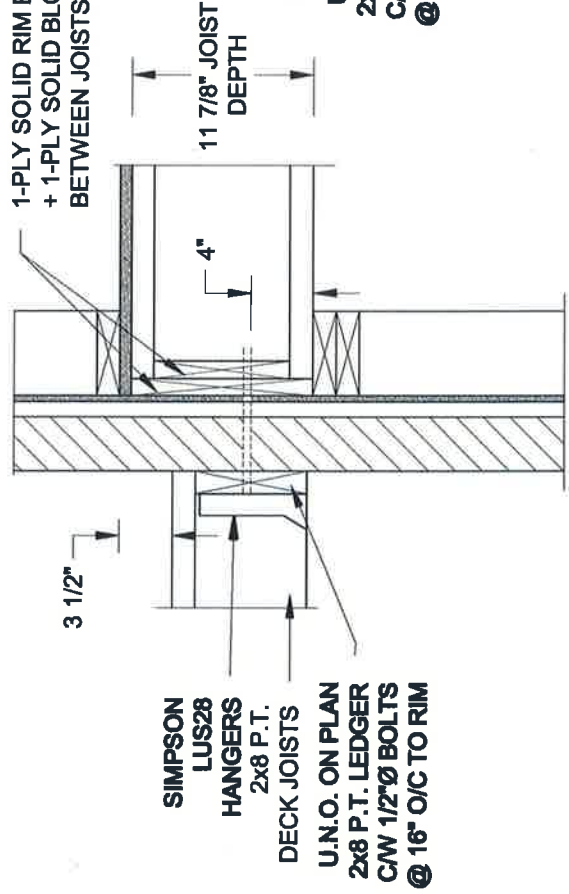
1 LATERALLY UNSUPPORTED WALL
S1 SCALE: 3/8" = 1'-0"



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

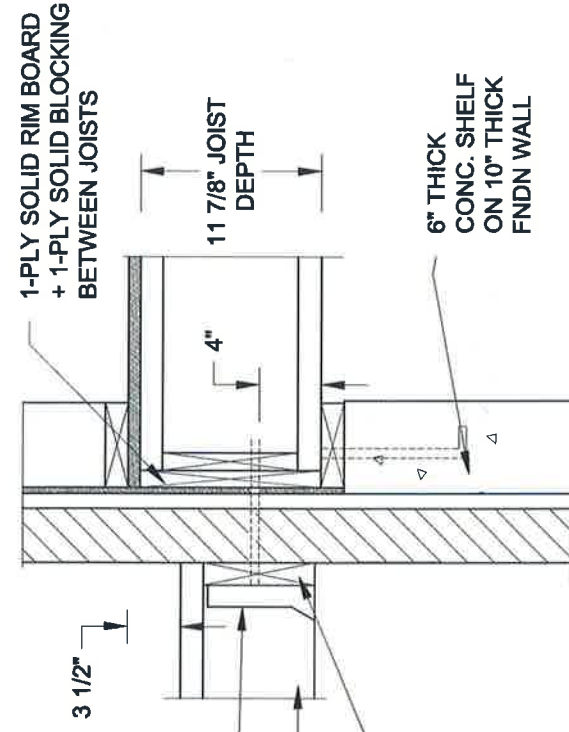
2B HEADER @ PARTY WALL
S1 SCALE: 1" = 1'-0"

Scale: AS NOTED	QUAILE ENGINEERING LTD.			Engineer's Seal: 	Project: BAYVIEW WELLINGTON HOMES - ALCONA TOWNS INNISFIL, ONTARIO
	Date: MAY-31-2018	 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com			
Drawn: SC	Checked: SJB	Project No.: 18-104			

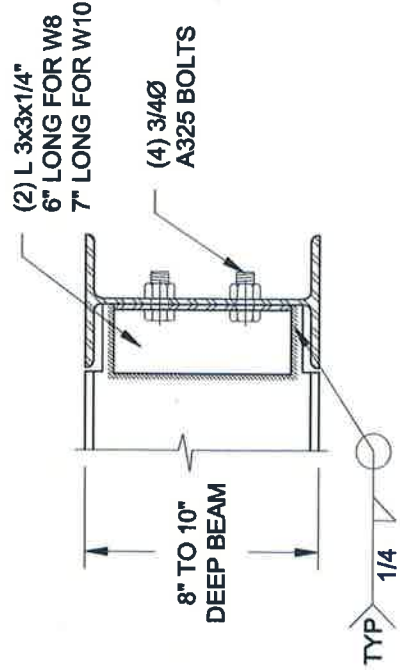


1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

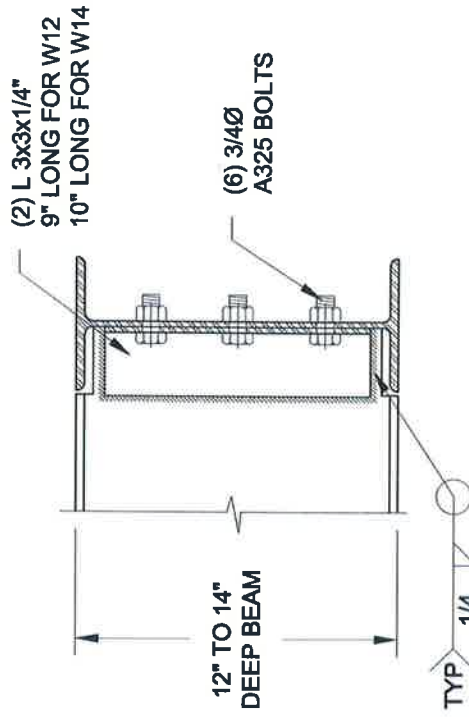


1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

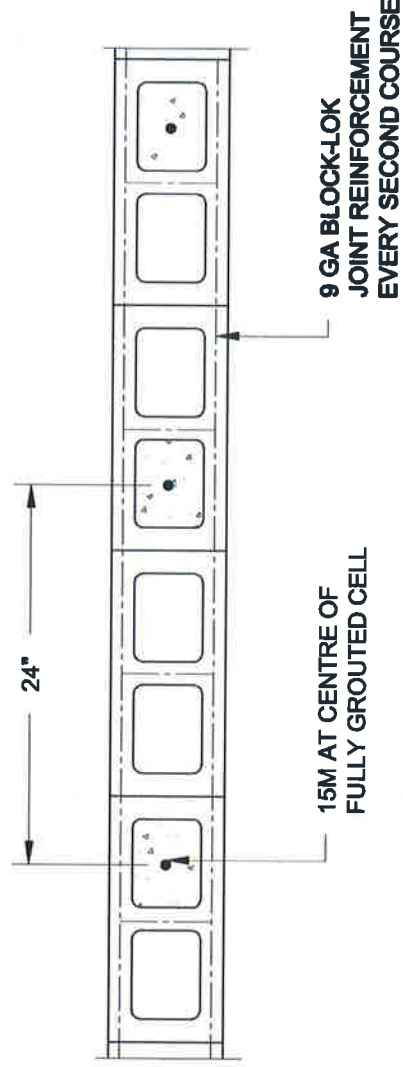


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

2
S2 SCALE: 1-1/2" = 1'-0"



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



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

NOTES:

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

Scale: AS NOTED	QUAILE ENGINEERING LTD.		Engineer's Seal 	Project: BAYVIEW WELLINGTON HOMES - ALCONA TOWNS INNSFEL, ONTARIO	
	Date: JUN-22-2018	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com			
Drawn: SC	Checked: SJB	Project No.: 18-104		Drawing No.: S2	
TYPICAL STRUCTURAL DETAILS FOR SINGLES					

CONSTRUCTION NOTES (Unless otherwise noted)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS 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. OMT. REG. 332/12-2012, OBC

1. ROOF CONSTRUCTION

NO.210 (10.23kg/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 (1'-2") 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. EAVESTRONG, FASCIA, RWT & VENTED SOFFIT, PROVIDE ICE & WATER SHIELD TO ALL ROOF WALL SURFACES SUSCEPTIBLE TO ICE DAMMING, ROOF SHEATHING TO BE FASTENED 150 (6") G/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16") AT/IC. VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.1).
FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
SIDING AS PER ELEV., 19x28 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (1'-6") O.C., RSI 3.87 (R22) INSULATION AND APRR. VAPOUR BARRIER AND APRR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC 38-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
RESERVED

2A.

2B. FRAME WALL CONSTRUCTION (2"x4")- GARAGE WALLS

SIDING AS PER ELEV., 19x28 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (1'-6") O.C. (MAX. HEIGHT 3000mm) (9'-0"), WITH APRR. DIAGONAL WALL BRACING, SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C.

2D.

STUCCO WALL CONSTRUCTION (2"x4")- GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.27.1.1 (2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APRR. PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON AIR/MOISTURE BARRIER @ 400 (1'-6") O.C., STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.
WALLS ADJACENT TO ATTIC SPACE - NO CLADDING
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (1'-6") O.C. RSI 3.87 (R22) INSULATION AND APRR. VAPOUR BARRIER AND APRR. CONTIN. AIR BARRIER, 13mm (1/2") EXT. TYPE SHEATHING, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC 38-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x26mm (7/8"x7"x10.03") GALV. METAL TIES @ 400mm (1'-6") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL, APPROVED SHEATHING PAPER, 9.5mm (3/8") (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (1'-6") O.C., RSI 3.87 (R22) INSULATION & APRR. VAPOUR BARRIER WITH APRR. CONTIN. AIR BARRIER, 13mm (1/2") EXT. TYPE SHEATHING, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC 38-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
RESERVED

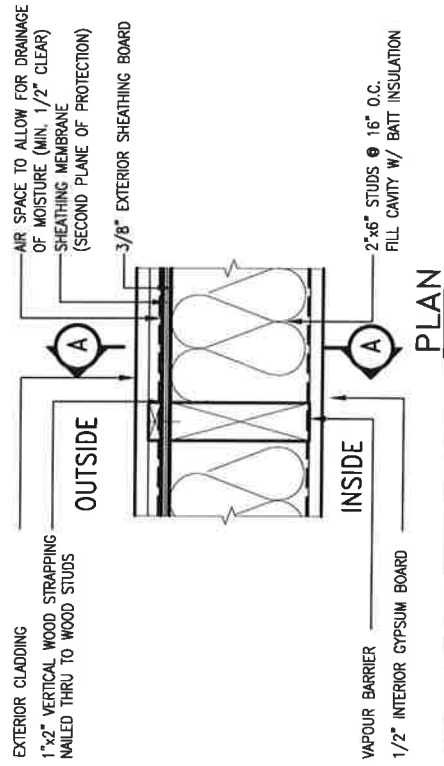
3A.

3B.

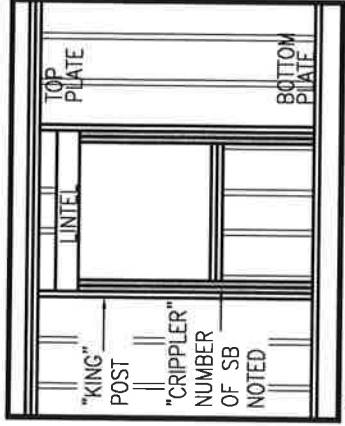
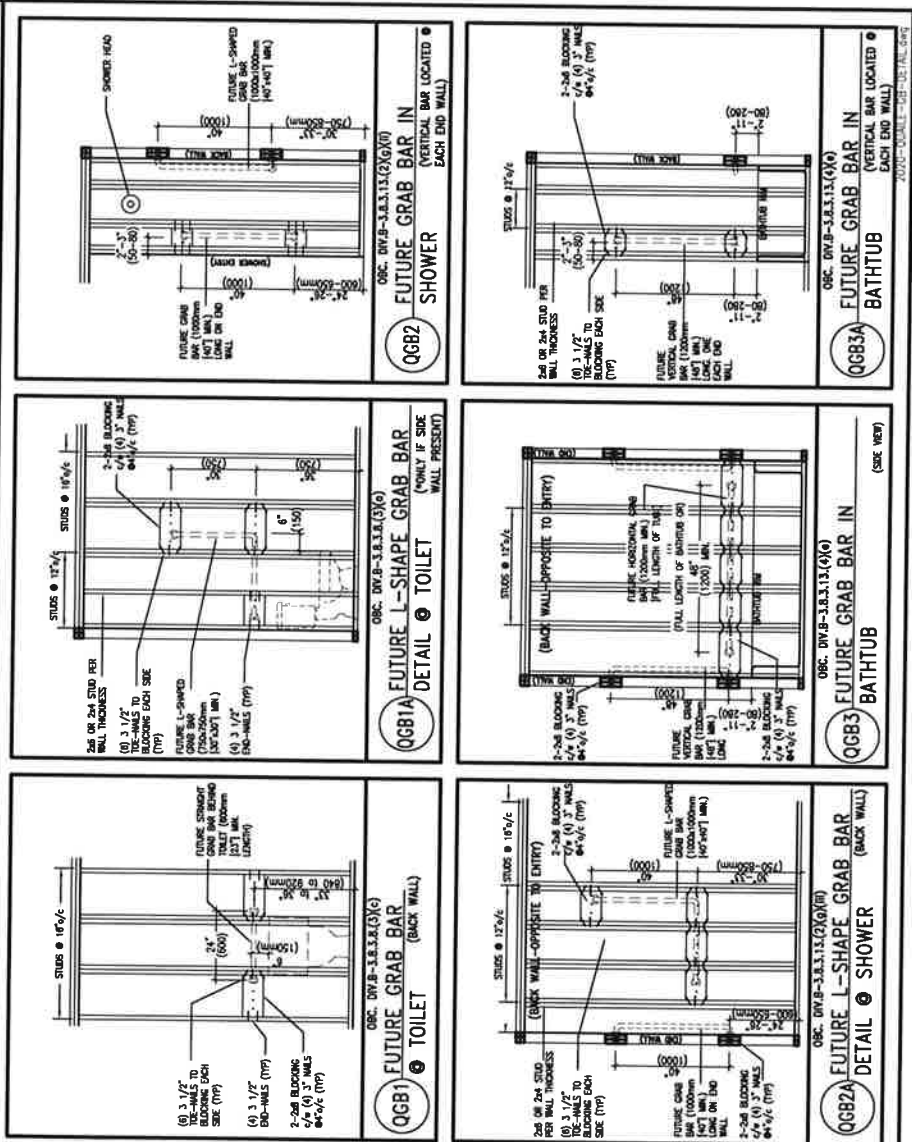
BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x26mm (7/8"x7"x10.03") GALV. METAL TIES @ 400mm (1'-6") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL, APRR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (1'-6") O.C. (MAX. HEIGHT 3000mm) 9'-0") WITH APRR. DIAGONAL WALL BRACING, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.
STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.27.1.1 (2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APRR. PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON AIR/MOISTURE BARRIER @ 400 (1'-6") O.C. RSI 3.87 (R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD, THERMAL INSULATION REQUIREMENTS, STUCCO 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS, STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.
INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (1'-6") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 400mm (1'-6") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 278x89 (2"x4") TOP PLATE, 15mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

3C.

FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.15.5, 9.15.6, 9.15.7, 9.15.8, 9.15.9, 9.15.10, 9.15.11, 9.15.12, 9.15.13, 9.15.14, 9.15.15, 9.15.16, 9.15.17, 9.15.18, 9.15.19, 9.15.20, 9.15.21, 9.15.22, 9.15.23, 9.15.24, 9.15.25, 9.15.26, 9.15.27, 9.15.28, 9.15.29, 9.15.30, 9.15.31, 9.15.32, 9.15.33, 9.15.34, 9.15.35, 9.15.36, 9.15.37, 9.15.38, 9.15.39, 9.15.40, 9.15.41, 9.15.42, 9.15.43, 9.15.44, 9.15.45, 9.15.46, 9.15.47, 9.15.48, 9.15.49, 9.15.50, 9.15.51, 9.15.52, 9.15.53, 9.15.54, 9.15.55, 9.15.56, 9.15.57, 9.15.58, 9.15.59, 9.15.60, 9.15.61, 9.15.62, 9.15.63, 9.15.64, 9.15.65, 9.15.66, 9.15.67, 9.15.68, 9.15.69, 9.15.70, 9.15.71, 9.15.72, 9.15.73, 9.15.74, 9.15.75, 9.15.76, 9.15.77, 9.15.78, 9.15.79, 9.15.80, 9.15.81, 9.15.82, 9.15.83, 9.15.84, 9.15.85, 9.15.86, 9.15.87, 9.15.88, 9.15.89, 9.15.90, 9.15.91, 9.15.92, 9.15.93, 9.15.94, 9.15.95, 9.15.96, 9.15.97, 9.15.98, 9.15.99, 9.15.100, 9.15.101, 9.15.102, 9.15.103, 9.15.104, 9.15.105, 9.15.106, 9.15.107, 9.15.108, 9.15.109, 9.15.110, 9.15.111, 9.15.112, 9.15.113, 9.15.114, 9.15.115, 9.15.116, 9.15.117, 9.15.118, 9.15.119, 9.15.120, 9.15.121, 9.15.122, 9.15.123, 9.15.124, 9.15.125, 9.15.126, 9.15.127, 9.15.128, 9.15.129, 9.15.130, 9.15.131, 9.15.132, 9.15.133, 9.15.134, 9.15.135, 9.15.136, 9.15.137, 9.15.138, 9.15.139, 9.15.140, 9.15.141, 9.15.142, 9.15.143, 9.15.144, 9.15.145, 9.15.146, 9.15.147, 9.15.148, 9.15.149, 9.15.150, 9.15.151, 9.15.152, 9.15.153, 9.15.154, 9.15.155, 9.15.156, 9.15.157, 9.15.158, 9.15.159, 9.15.160, 9.15.161, 9.15.162, 9.15.163, 9.15.164, 9.15.165, 9.15.166, 9.15.167, 9.15.168, 9.15.169, 9.15.170, 9.15.171, 9.15.172, 9.15.173, 9.15.174, 9.15.175, 9.15.176, 9.15.177, 9.15.178, 9.15.179, 9.15.180, 9.15.181, 9.15.182, 9.15.183, 9.15.184, 9.15.185, 9.15.186, 9.15.187, 9.15.188, 9.15.189, 9.15.190, 9.15.191, 9.15.192, 9.15.193, 9.15.194, 9.15.195, 9.15.196, 9.15.197, 9.15.198, 9.15.199, 9.15.200, 9.15.201, 9.15.202, 9.15.203, 9.15.204, 9.15.205, 9.15.206, 9.15.207, 9.15.208, 9.15.209, 9.15.210, 9.15.211, 9.15.212, 9.15.213, 9.15.214, 9.15.215, 9.15.216, 9.15.217, 9.15.218, 9.15.219, 9.15.220, 9.15.221, 9.15.222, 9.15.223, 9.15.224, 9.15.225, 9.15.226, 9.15.227, 9.15.228, 9.15.229, 9.15.230, 9.15.231, 9.15.232, 9.15.233, 9.15.234, 9.15.235, 9.15.236, 9.15.237, 9.15.238, 9.15.239, 9.15.240, 9.15.241, 9.15.242, 9.15.243, 9.15.244, 9.15.245, 9.15.246, 9.15.247, 9.15.248, 9.15.249, 9.15.250, 9.15.251, 9.15.252, 9.15.253, 9.15.254, 9.15.255, 9.15.256, 9.15.257, 9.15.258, 9.15.259, 9.15.260, 9.15.261, 9.15.262, 9.15.263, 9.15.264, 9.15.265, 9.15.266, 9.15.267, 9.15.268, 9.15.269, 9.15.270, 9.15.271, 9.15.272, 9.15.273, 9.15.274, 9.15.275, 9.15.276, 9.15.277, 9.15.278, 9.15.279, 9.15.280, 9.15.281, 9.15.282, 9.15.283, 9.15.284, 9.15.285, 9.15.286, 9.15.287, 9.15.288, 9.15.289, 9.15.290, 9.15.291, 9.15.292, 9.15.293, 9.15.294, 9.15.295, 9.15.296, 9.15.297, 9.15.298, 9.15.299, 9.15.300, 9.15.301, 9.15.302, 9.15.303, 9.15.304, 9.15.305, 9.15.306, 9.15.307, 9.15.308, 9.15.309, 9.15.310, 9.15.311, 9.15.312, 9.15.313, 9.15.314, 9.15.315, 9.15.316, 9.15.317, 9.15.318, 9.15.319, 9.15.320, 9.15.321, 9.15.322, 9.15.323, 9.15.324, 9.15.325, 9.15.326, 9.15.327, 9.15.328, 9.15.329, 9.15.330, 9.15.331, 9.15.332, 9.15.333, 9.15.334, 9.15.335, 9.15.336, 9.15.337, 9.15.338, 9.15.339, 9.15.340, 9.15.341, 9.15.342, 9.15.343, 9.15.344, 9.15.345, 9.15.346, 9.15.347, 9.15.348, 9.15.349, 9.15.350, 9.15.351, 9.15.352, 9.15.353, 9.15.354, 9.15.355, 9.15.356, 9.15.357, 9.15.358, 9.15.359, 9.15.360, 9.15.361, 9.15.362, 9.15.363, 9.15.364, 9.15.365, 9.15.366, 9.15.367, 9.15.368, 9.15.369, 9.15.370, 9.15.371, 9.15.372, 9.15.373, 9.15.374, 9.15.375, 9.15.376, 9.15.377, 9.15.378, 9.15.379, 9.15.380, 9.15.381, 9.15.382, 9.15.383, 9.15.384, 9.15.385, 9.15.386, 9.15.387, 9.15.388, 9.15.389, 9.15.390, 9.15.391, 9.15.392, 9.15.393, 9.15.394, 9.15.395, 9.15.396, 9.15.397, 9.15.398, 9.15.399, 9.15.400, 9.15.401, 9.15.402, 9.15.403, 9.15.404, 9.15.405, 9.15.406, 9.15.407, 9.15.408, 9.15.409, 9.15.410, 9.15.411, 9.15.412, 9.15.413, 9.15.414, 9.15.415, 9.15.416, 9.15.417, 9.15.418, 9.15.419, 9.15.420, 9.15.421, 9.15.422, 9.15.423, 9.15.424, 9.15.425, 9.15.426, 9.15.427, 9.15.428, 9.15.429, 9.15.430, 9.15.431, 9.15.432, 9.15.433, 9.15.434, 9.15.435, 9.15.436, 9.15.437, 9.15.438, 9.15.439, 9.15.440, 9.15.441, 9.15.442, 9.15.443, 9.15.444, 9.15.445, 9.15.446, 9.15.447, 9.15.448, 9.15.449, 9.15.450, 9.15.451, 9.15.452, 9.15.453, 9.15.454, 9.15.455, 9.15.456, 9.15.457, 9.15.458, 9.15.459, 9.15.460, 9.15.461, 9.15.462, 9.15.463, 9.15.464, 9.15.465, 9.15.466, 9.15.467, 9.15.468, 9.15.469, 9.15.470, 9.15.471, 9.15.472, 9.15.473, 9.15.474, 9.15.475, 9.15.476, 9.15.477, 9.15.478, 9.15.479, 9.15.480, 9.15.481, 9.15.482, 9.15.483, 9.15.484, 9.15.485, 9.15.486, 9.15.487, 9.15.488, 9.15.489, 9.15.490, 9.15.491, 9.15.492, 9.15.493, 9.15.494, 9.15.495, 9.15.496, 9.15.497, 9.15.498, 9.15.499, 9.15.500, 9.15.501, 9.15.502, 9.15.503, 9.15.504, 9.15.505, 9.15.506, 9.15.507, 9.15.508, 9.15.509, 9.15.510, 9.15.511, 9.15.512, 9.15.513, 9.15.514, 9.15.515, 9.15.516, 9.15.517, 9.15.518, 9.15.519, 9.15.520, 9.15.521, 9.15.522, 9.15.523, 9.15.524, 9.15.525, 9.15.526, 9.15.527, 9.15.528, 9.15.529, 9.15.530, 9.15.531, 9.15.532, 9.15.533, 9.15.534, 9.15.535, 9.15.536, 9.15.537, 9.15.538, 9.15.539, 9.15.540, 9.15.541, 9.15.542, 9.15.543, 9.15.544, 9.15.545, 9.15.546, 9.15.547, 9.15.548, 9.15.549, 9.15.550, 9.15.551, 9.15.552, 9.15.553, 9.15.554, 9.15.555, 9.15.556, 9.15.557, 9.15.558, 9.15.559, 9.15.560, 9.15.561, 9.15.562, 9.15.563, 9.15.564, 9.15.565, 9.15.566, 9.15.567, 9.15.568, 9.15.569, 9.15.570, 9.15.571, 9.15.572, 9.15.573, 9.15.574, 9.15.575, 9.15.576, 9.15.577, 9.15.578, 9.15.579, 9.15.580, 9.15.581, 9.15.582, 9.15.583, 9.15.584, 9.15.585, 9.15.586, 9.15.587, 9.15.588, 9.15.589, 9.15.590, 9.15.591, 9.15.592, 9.15.593, 9.15.594, 9.15.595, 9.15.596, 9.15.597, 9.15.598, 9.15.599, 9.15.600, 9.15.601, 9.15.602, 9.15.603, 9.15.604, 9.15.605, 9.15.606, 9.15.607, 9.15.608, 9.15.609, 9.15.610, 9.15.611, 9.15.612, 9.15.613, 9.15.614, 9.15.615, 9.15.616, 9.15.617, 9.15.618, 9.15.619, 9.15.620, 9.15.621, 9.15.622, 9.15.623, 9.15.624, 9.15.625, 9.15.626, 9.15.627, 9.15.628, 9.15.629, 9.15.630, 9.15.631, 9.15.632, 9.15.633, 9.15.634, 9.15.635, 9.15.636, 9.15.637, 9.15.638, 9.15.639, 9.15.640, 9.15.641, 9.15.642, 9.15.643, 9.15.644, 9.15.645, 9.15.646, 9.15.647, 9.15.648, 9.15.649, 9.15.650, 9.15.651, 9.15.652, 9.15.653, 9.15.654, 9.15.655, 9.15.656, 9.15.657, 9.15.658, 9.15.659, 9.15.660, 9.15.661, 9.15.662, 9.15.663, 9.15.664, 9.15.665, 9.15.666, 9.15.667, 9.15.668, 9.15.669, 9.15.670, 9.15.671, 9.15.672, 9.15.673, 9.15.674, 9.15.675, 9.15.676, 9.15.677, 9.15.678, 9.15.679, 9.15.680, 9.15.681, 9.15.682, 9.15.683, 9.15.684, 9.15.685, 9.15.686, 9.15.687, 9.15.688, 9.15.689, 9.15.690, 9.15.691, 9.15.692, 9.15.693, 9.15.694, 9.15.695, 9.15.696, 9.15.697, 9.15.698, 9.15.699, 9.15.700, 9.15.701, 9.15.702, 9.15.703, 9.15.704, 9.15.705, 9.15.706, 9.15.707, 9.15.708, 9.15.709, 9.15.710, 9.15.711, 9.15.712, 9.15.713, 9.15.714, 9.15.715, 9.15.716, 9.15.717, 9.15.718, 9.15.719, 9.15.720, 9.15.721, 9.15.722, 9.15.723, 9.15.724, 9.15.725, 9.15.726, 9.15.727, 9.15.728, 9.15.729, 9.15.730, 9.15.731, 9.15.732, 9.15.733, 9.15.734, 9.15.735, 9.15.736, 9.15.737, 9.15.738, 9.15.739, 9.15.740, 9.15.741, 9.15.742, 9.15.743, 9.15.744, 9.15.745, 9.15.746, 9.15.747, 9.15.748, 9.15.749, 9.15.750, 9.15.751, 9.15.752, 9.15.753, 9.15.754, 9.15.755, 9.15.756, 9.15.757, 9.15.758, 9.15.759, 9.15.760, 9.15.761, 9.15.762, 9.15.763, 9.15.764, 9.15.765, 9.15.766, 9.15.767, 9.15.768, 9.15.769, 9.15.770, 9.15.771, 9.15.772, 9.15.773, 9.15.774, 9.15.775, 9.15.776, 9.15.777, 9.15.778, 9.15.779, 9.15.780, 9.15.781, 9.15.782, 9.15.783, 9.15.784, 9.15.785, 9.15.786, 9.15.787, 9.15.788, 9.15.789, 9.15.790, 9.15.791, 9.15.792, 9.15.793, 9.15.794, 9.15.795, 9.15.796, 9.15.797, 9.15.798, 9.15.799, 9.15.800, 9.15.801, 9.15.802, 9.15.803, 9.15.804, 9.15.805, 9.15.806, 9.15.807, 9.15.808, 9.15.809, 9.15.810, 9.15.811, 9.15.812, 9.15.813, 9.15.814, 9.15.815, 9.15.816, 9.15.817, 9.15.818, 9.15.819, 9.15.820, 9.15.821, 9.15.822, 9.15.823, 9.15.824, 9.15.825, 9.15.826, 9.15.827, 9.15.828, 9.15.829, 9.15.830, 9.15.831, 9.15.832, 9.15.833, 9.15.834, 9.15.835, 9.15.836, 9.15.837, 9.15.838, 9.15.839, 9.15.840, 9.15.841, 9.15.842, 9.15.843, 9.15.844, 9.15.845, 9.15.846, 9.15.847, 9.15.848, 9.15.849, 9.15.850, 9.15.851, 9.15.852, 9.15.853, 9.15.854, 9.15.855, 9.15.856, 9.15.857, 9.15.858, 9.15.859, 9.15.860, 9.15.861, 9.15.862, 9.15.863, 9.15.864, 9.15.865, 9.15.866, 9.15.867, 9.15.868, 9.15.869, 9.15.870, 9.15.871, 9.15.872, 9.15.873, 9.15.874, 9.15.875, 9.15.876, 9.15.877, 9.15.878, 9.15.879, 9.15.880, 9.15.881, 9.15.882, 9.15.883, 9.15.884, 9.15.885, 9.15.886, 9.15.887, 9.15.888, 9.15.889, 9.15.890, 9.15.891, 9.15.892, 9.15.893, 9.15.894, 9.15.895, 9.15.896, 9.15.897, 9.15.898, 9.15.899, 9.15.900, 9.15.901, 9.15.902, 9.15.903, 9.15.904, 9.15.905, 9.15.906, 9.15.907, 9.15.908, 9.15.909, 9.15.910, 9.15.911, 9.15.912, 9.15.913, 9.15.914, 9.15.915, 9.15.916, 9.15.917, 9.15.918, 9.15.919, 9.15.920, 9.15.921, 9.15.922, 9.15.923, 9.15.924, 9.15.925, 9.15.926, 9.15.927, 9.15.928, 9.15.929, 9.15.930, 9.15.931, 9.15.932, 9.15.933, 9.15.934, 9.15.935, 9.15.936, 9.15.937, 9.15.938, 9.15.939, 9.15.940, 9.15.941, 9.15.942, 9.15.943, 9.15.944, 9.15.945, 9.15.946, 9.15.947, 9.15.948, 9.15.949, 9.15.950, 9.15.951, 9.15.952, 9.15.953, 9.15.954, 9.15.955, 9.15.956, 9.15.957, 9.15.958, 9.15.959, 9.15.960, 9.15.961, 9.15.962, 9.15.963, 9.15.964, 9.15.965, 9.15.966, 9.15.967, 9.15.968, 9.15.969, 9.15.970, 9.15.971, 9.15.972, 9.15.973, 9.15.974, 9.15.975, 9.15.976, 9.15.977, 9.15.978, 9.15.979, 9.15.980, 9.15.981, 9.15.982, 9.15.983, 9.15.984, 9.1



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



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

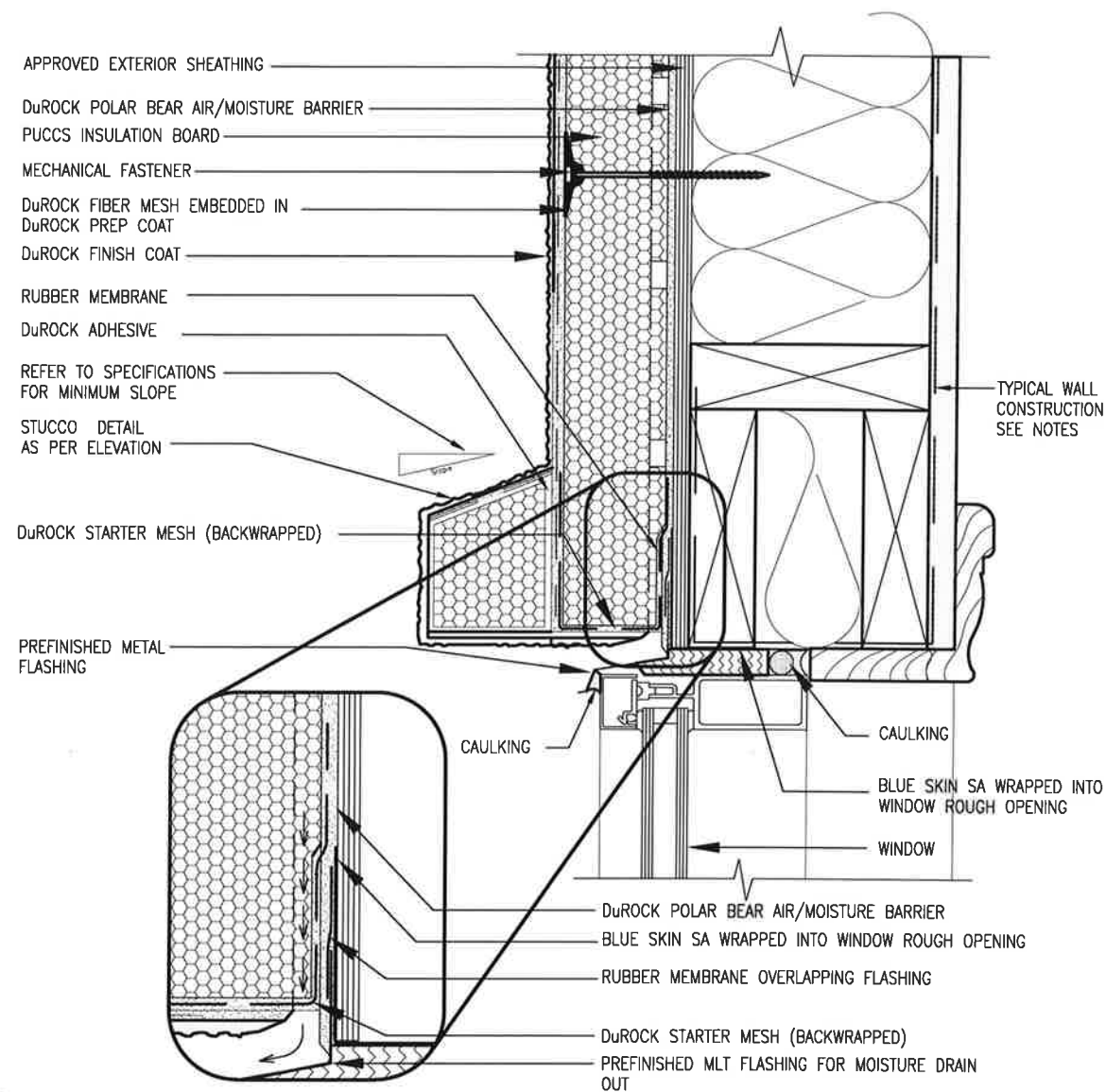
MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:

- | | |
|--|--|
| <p>2-2"x4" @ 12" O.C. - 10'-9"</p> <p>3-2"x4" @ 16" O.C. - 11'-2"</p> <p>3-2"x4" @ 12" O.C. - 12'-4"</p> | <p>2"x6" @ 16" O.C. - 12'-6"</p> <p>2"x6" @ 12" O.C. - 13'-10"</p> <p>2-2"x6" @ 16" O.C. - 15'-0"</p> <p>2-2"x6" @ 12" O.C. - 17'-4"</p> |
|--|--|
-
- | | |
|---|--|
| <p>2"x8" @ 16" O.C. - 16'-0"</p> <p>2"x8" @ 12" O.C. - 17'-9"</p> <p>2-2"x8" @ 16" O.C. - 20'-4"</p> <p>2-2"x8" @ 12" O.C. - 22'-4"</p> | <p>MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:</p> |
|---|--|
-
- | | |
|---|--|
| <p>1. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.</p> <p>2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")</p> <p>3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.</p> <p>4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.</p> <p>5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.</p> <p>6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.</p> | <p>NOTES:</p> <p>1. SUPPORTED ROOF TRUSS LENGTH OF 2.5 KPa.</p> <p>2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.</p> <p>3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")</p> <p>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.</p> <p>5. WALL FRAMING SHALL CONFORM TO CBC 9.23.10.1(2)</p> <p>6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa</p> <p>7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF</p> <p>8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.</p> |
|---|--|

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

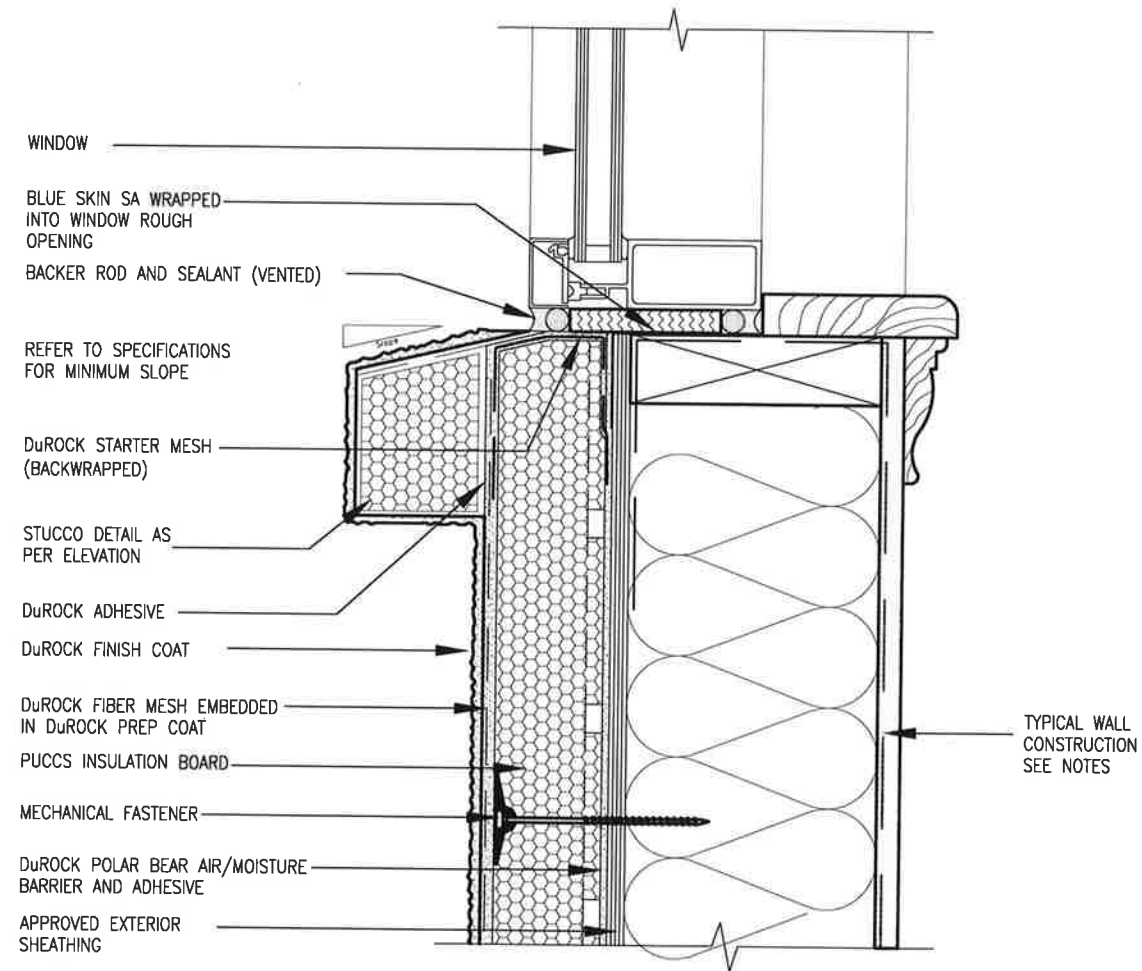
[illegible]

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



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

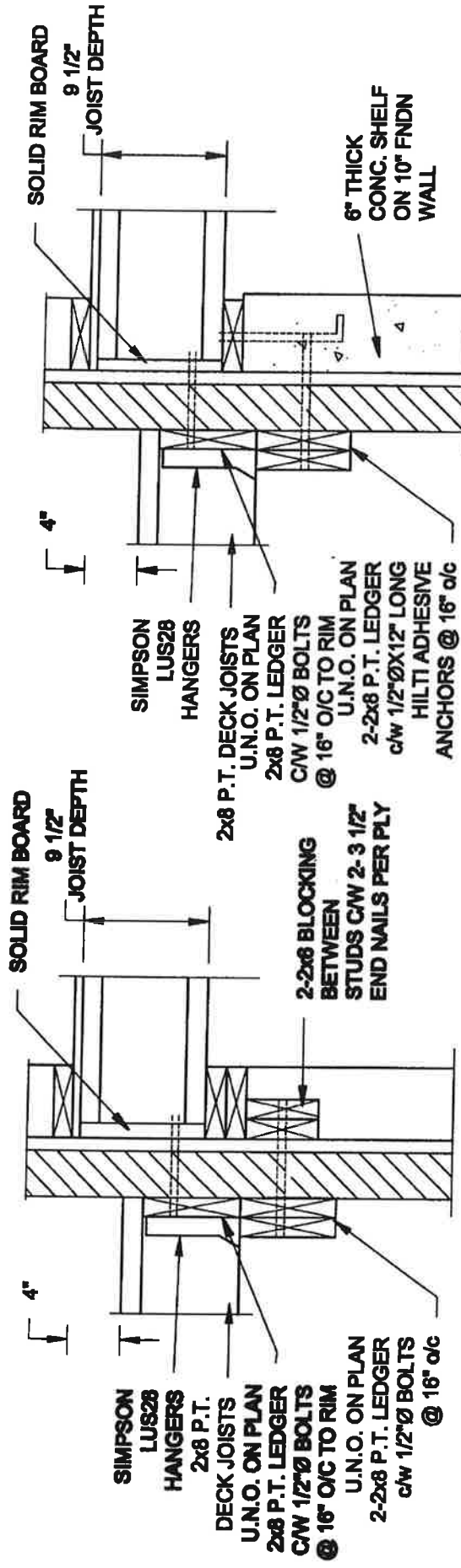
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



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

CONST NOTE		BAYVIEW WELLINGTON		INNSFILION		CONSTRUCTION NOTES		CN3	
project no.	13049	project name	ALCONA	date	MAY 2016	checked by	RC	scale	3/16" = 1'-0"
drawing no.	13049	file name	13049-CN-A1	date	VER 2020	checked by	RC	scale	3/16" = 1'-0"
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 Wellington Jno-Baptiste 25591 BCN 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 shall be returned at the completion of the work. Drawings are not to be scaled.									
no.	description	date	by						
2	UPDATE TO OBC VER 2020	FEB 09-21	RC						
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						

FOR 9 1/2" JOIST DEPTH

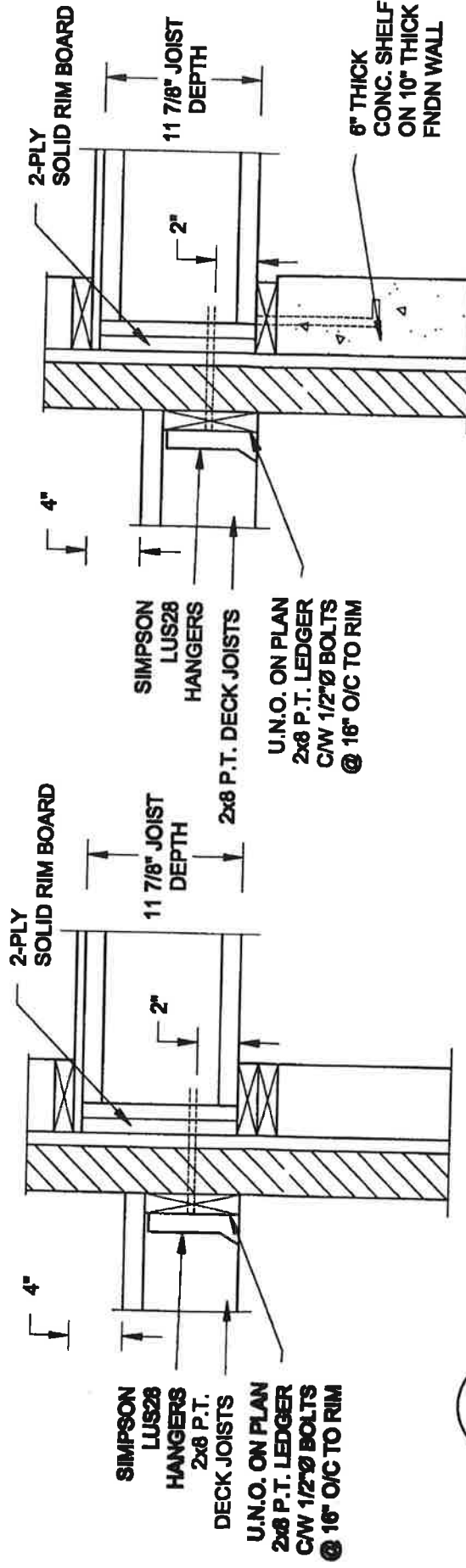


1A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

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

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" oc 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.

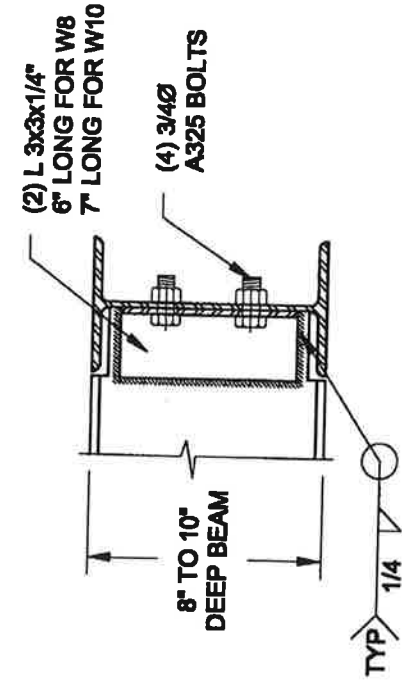
FOR 11 7/8" JOIST DEPTH



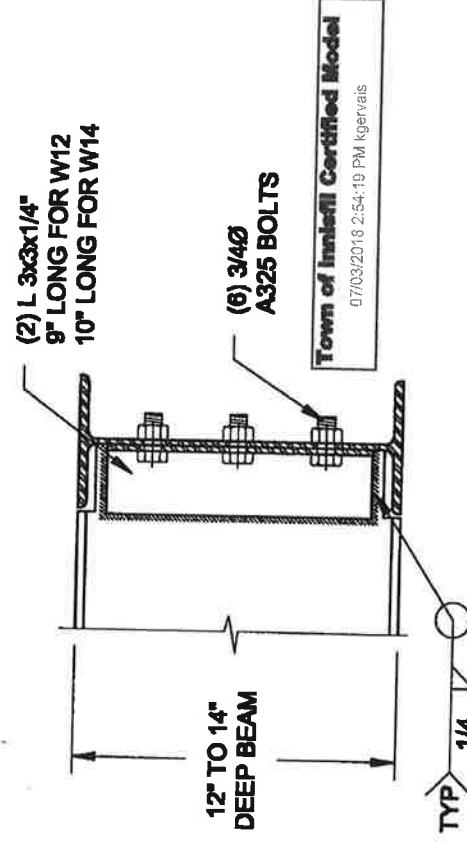
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

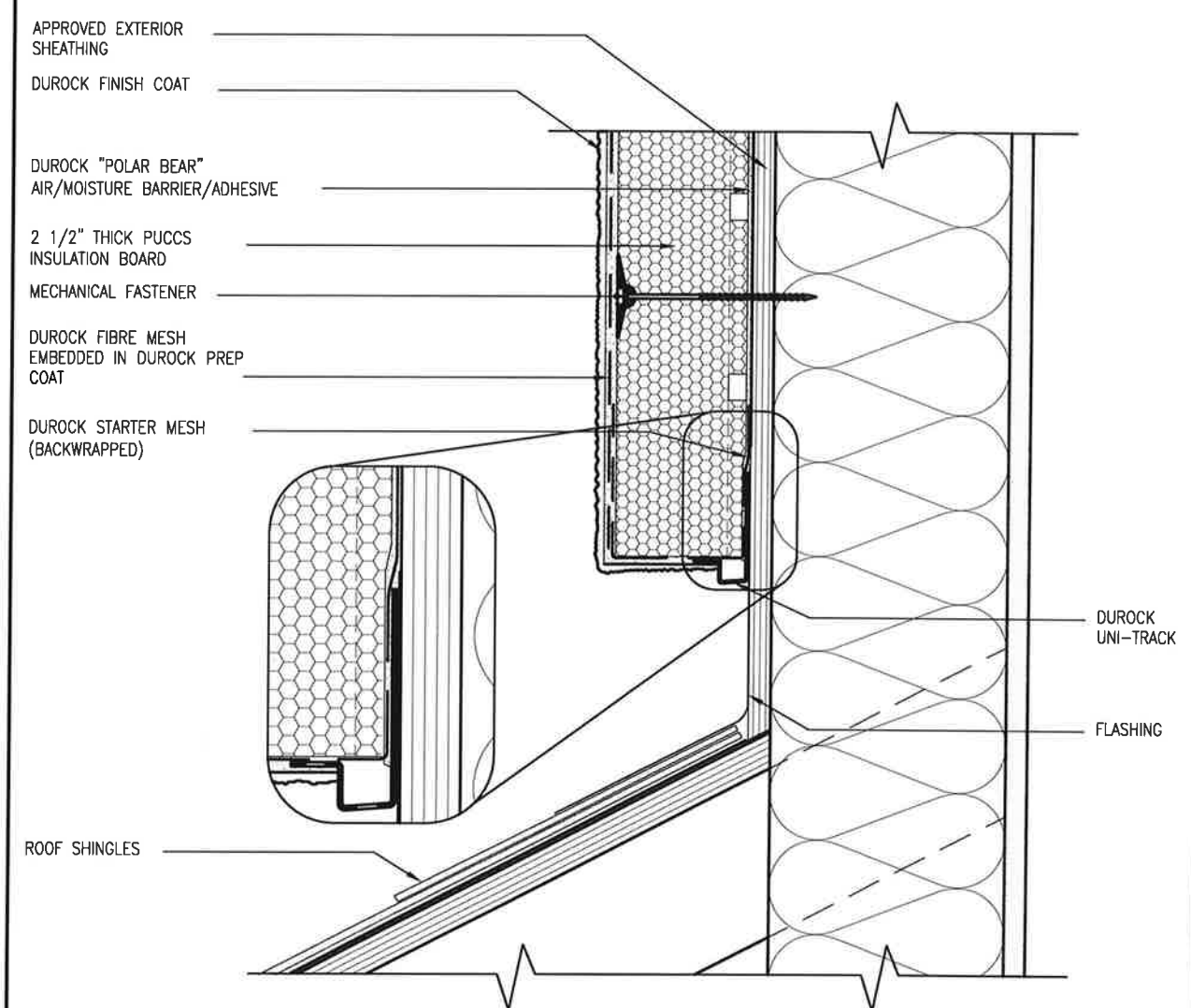
SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED		Engineer's Seal: 		Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT MISSISSAUGA, ONTARIO
Date: JUL-01-2017		Project No.: 16-063		Drawing No.: 82
Drawn: SC		Checked: SJB		Project Name: TYPICAL STRUCTURAL DETAILS FOR GARAGES

38 Parkside Drive, UNIT 7
 Newmarket, ON
 L3Y 8J9
 T: 905-863-8547
 E: quaileng@rogers.com

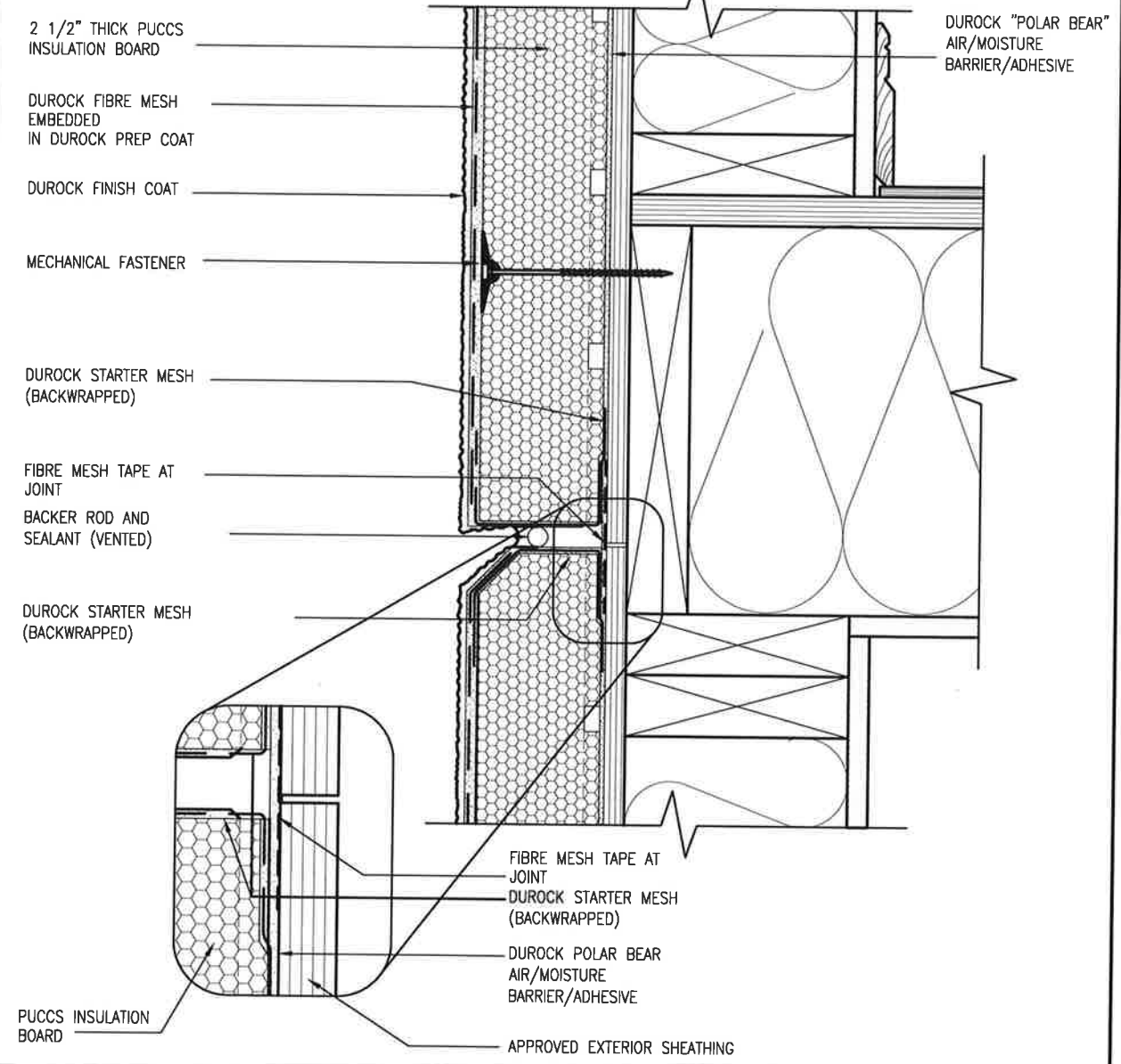

QUAILE ENGINEERING LTD.

AUG 10, 2017



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

CONST NOTE		BAYVIEW WELLINGTON		INNISFIL ON.		CONSTRUCTION NOTES		CN4	
project no.	13049	project name	ALCONA	municipality	INNISFIL ON.	scale	3/16" = 1'-0"	checked by	RC
drawing no.	CN4	date	MAY 2016	drawn by	RC	file name	13049-CN-A1 VER 2020	drawn by	RC
2. UPDATE TO OBC VER 2020 1. ISSUE FOR CLIENT REVIEW									
no.	description	date	by						
9									
8									
7									
6									
5									
4									
3									
2	UPDATE TO OBC VER 2020	FEB 09-21	RC						
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						

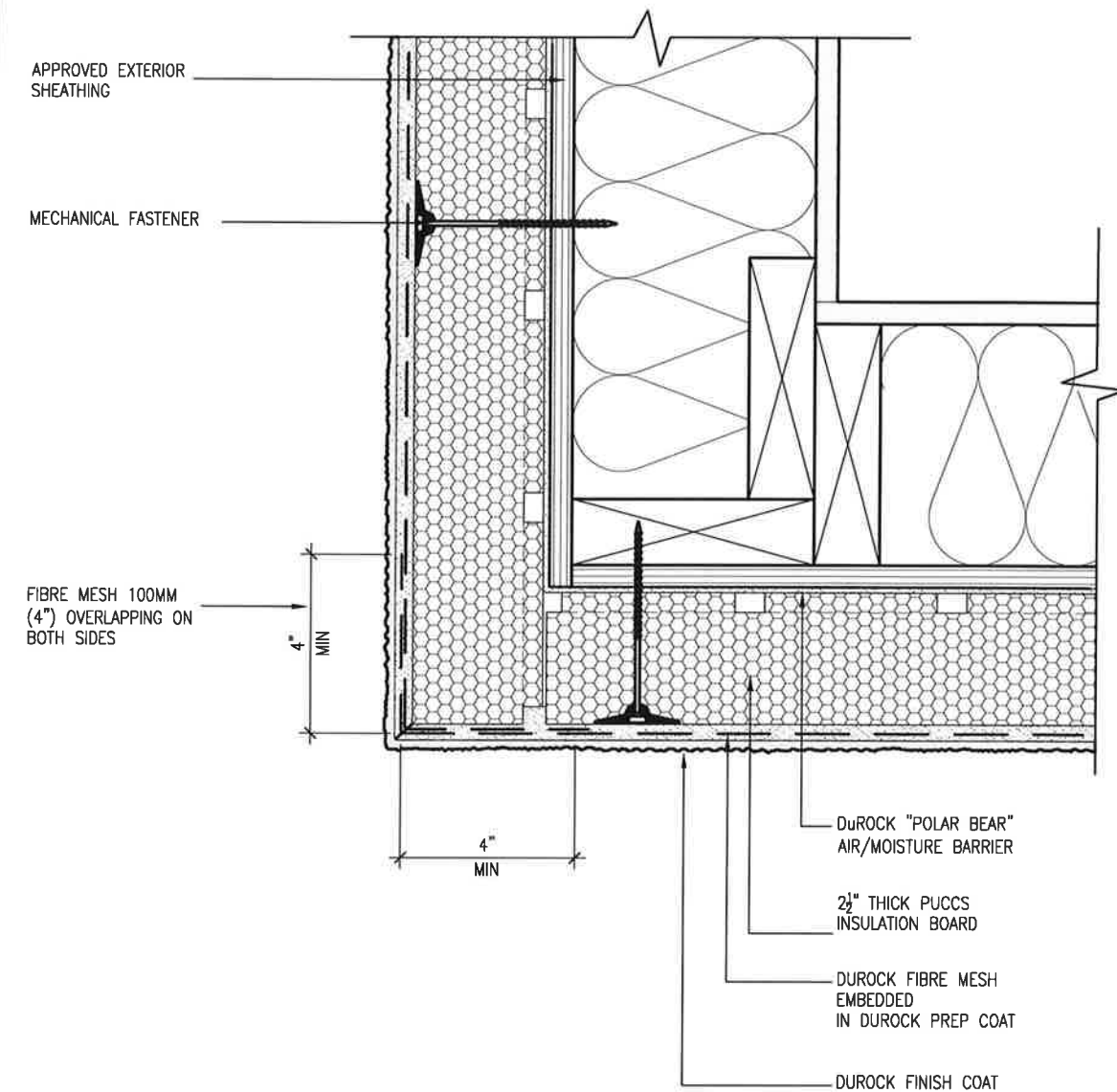
VAS DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1K4
t 416.630.2235 f 416.630.4782
vasdesign.com

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

qualification information
Wellington Jno-Baptista 25591 BCN
name VAS Design Inc. 42658
signature

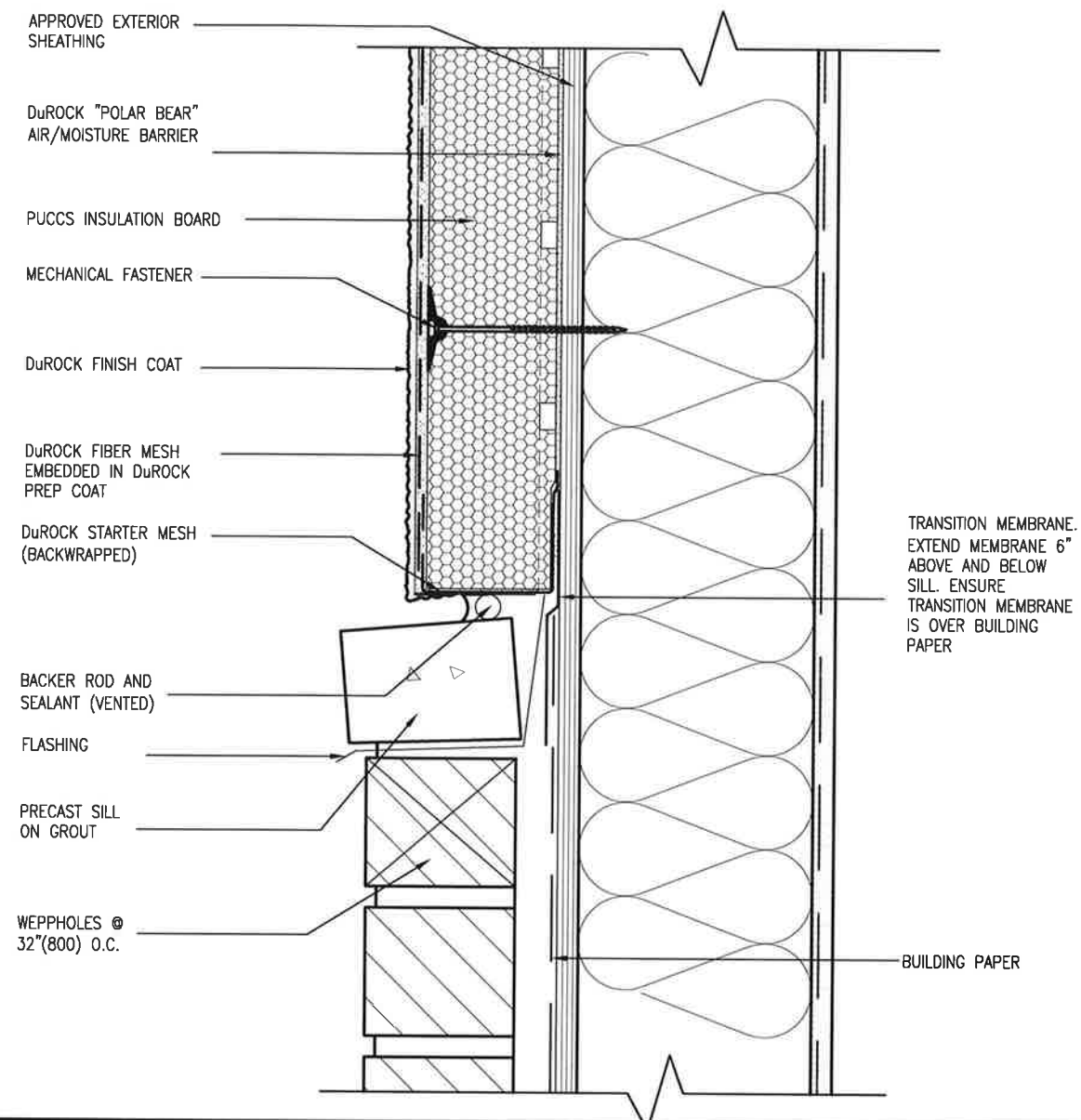
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



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

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



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

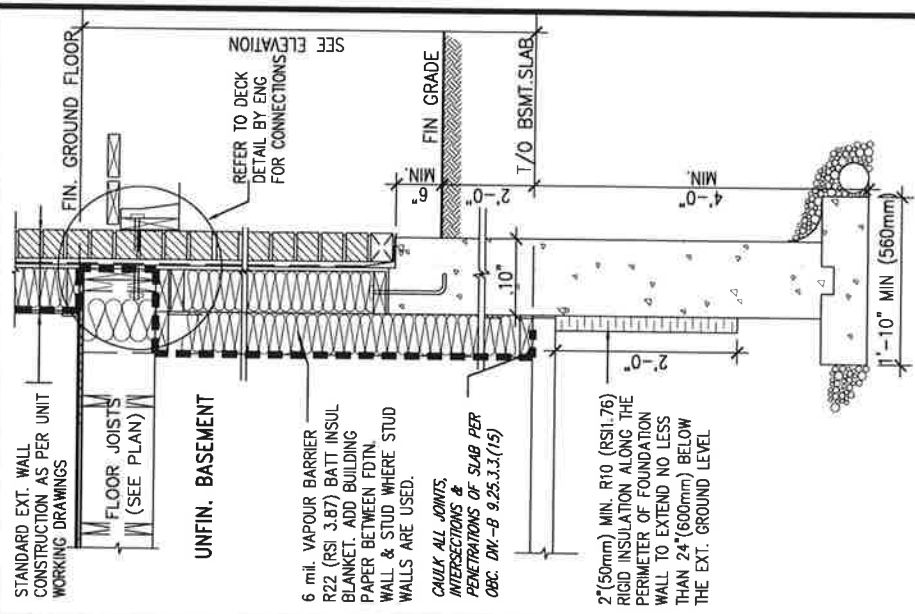
	9	-	*	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
	8	-	*	
	7	-	*	
	6	-	*	qualification information Wellington Jno-Baptiste
	5	-	*	name Wellington Jno-Baptiste 255591
	4	-	*	registration information BCN
	3	-	*	VAS Design Inc. signature
	2	FEB 09-21 RC	* * *	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are submitted as instruments of service and the property of the firm. Drawings are returned at the completion of the work. Drawings are not to be copied.
1)	1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	date by
2)	2	UPDATE TO QRC FEB 2020		description

VA3 DESIGN
255 Consumers Rd Suite 121
Toronto ON M2J 1R4
416.630.2255 f 416.630.4700
va3design.com

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

NOTED
-----3-----
IN VARCHIVE WORKING \2013\13049 EPR UNITS\UN INDEXES\3049-CN-AI-NEW 2020-0-01-1-17 AM
feb 9 2021 - 1:17 AM

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.



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

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
---	--

SECTION w/ BRICK VENEER (PACKAGE A1)

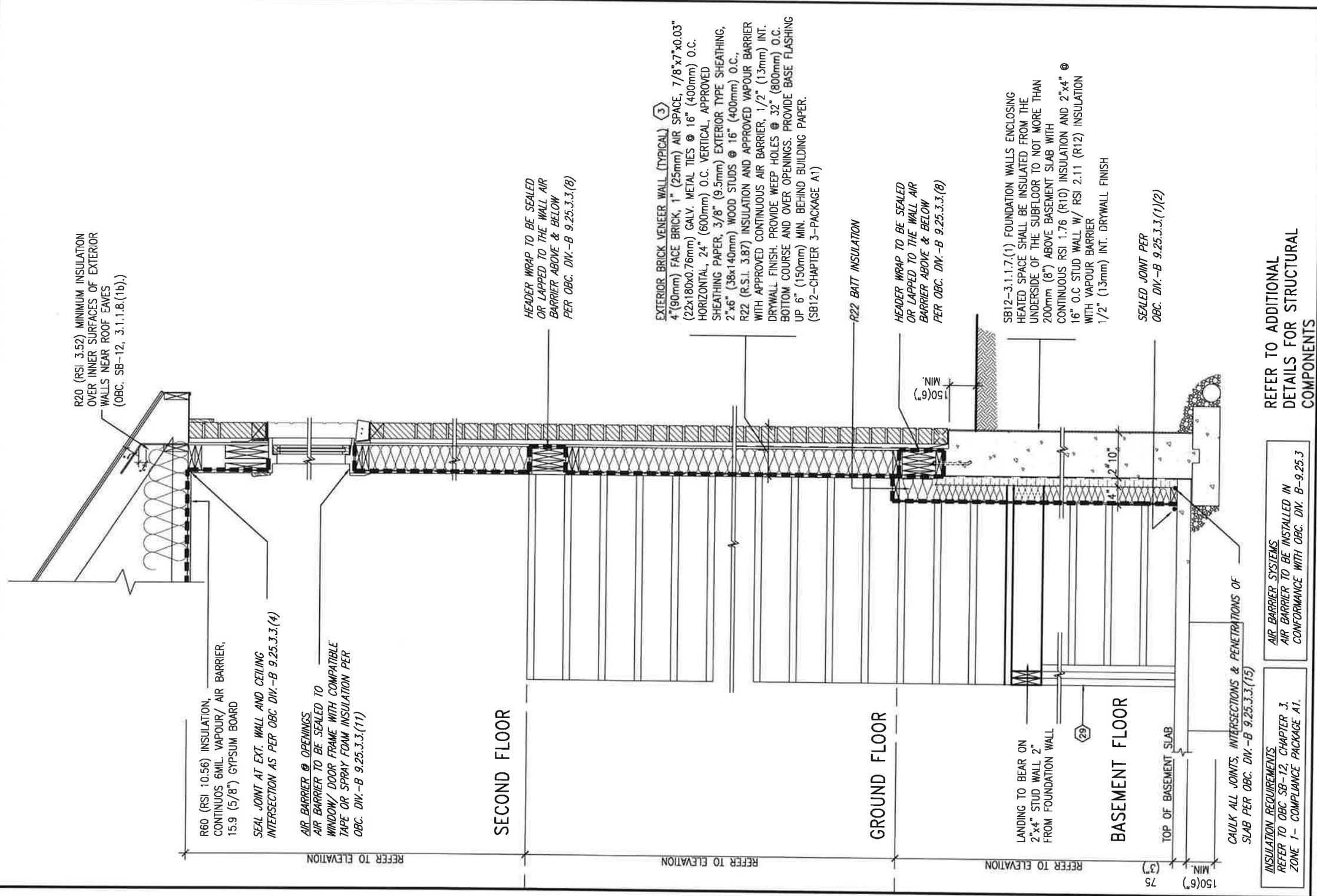
SCALE: N.T.S.

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

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	project no. 13049
date MAY 2016	drawing no.
drawn by	municipality INNISFIL ON.
checked by	CONSTRUCTION NOTES
scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2020
RC	REVISIONS IN WORKING COPY \\\DATA\BAYVIEW\WORKING\13049-CN-A1 VER 2020.dwg Tue - Feb 9 2021 - 11:41 AM
	CN6

SB12-COMPLIANCE PACKAGE 'A1'



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

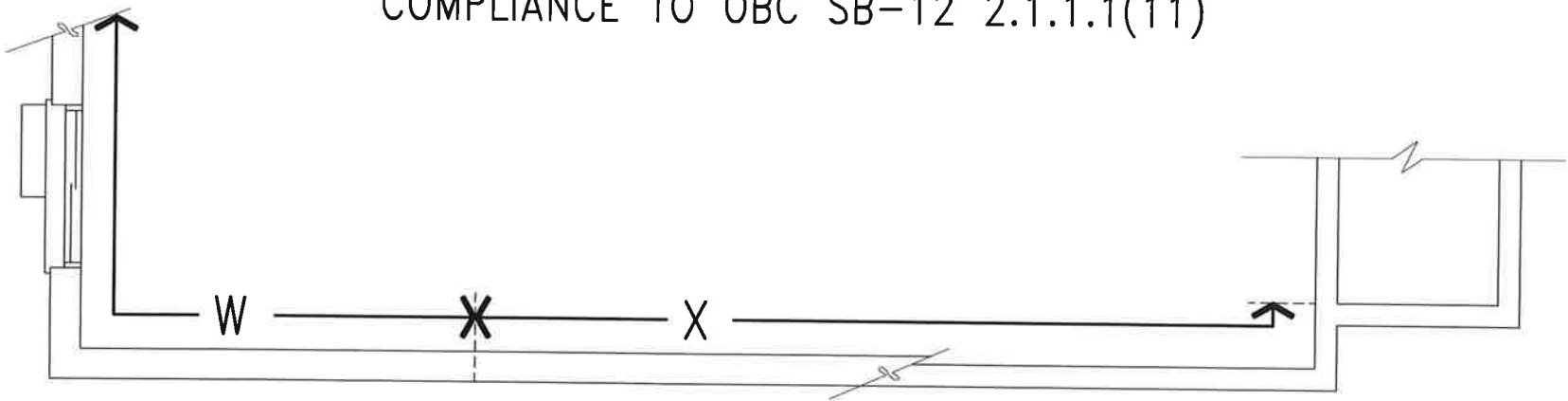
 TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

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. qualification information Wellington Ino-Boplatse <i>[Signature]</i> 255591 name designation information V&J Design Inc. BCN signature 42858
8	*			
7	*			
6	*			
5	*			
4	*			
3	*			
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions are subject to change as long as specifications are instruments of service and the property of the Designer. Drawings are returned at completion of the work.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	date by
no.	description			

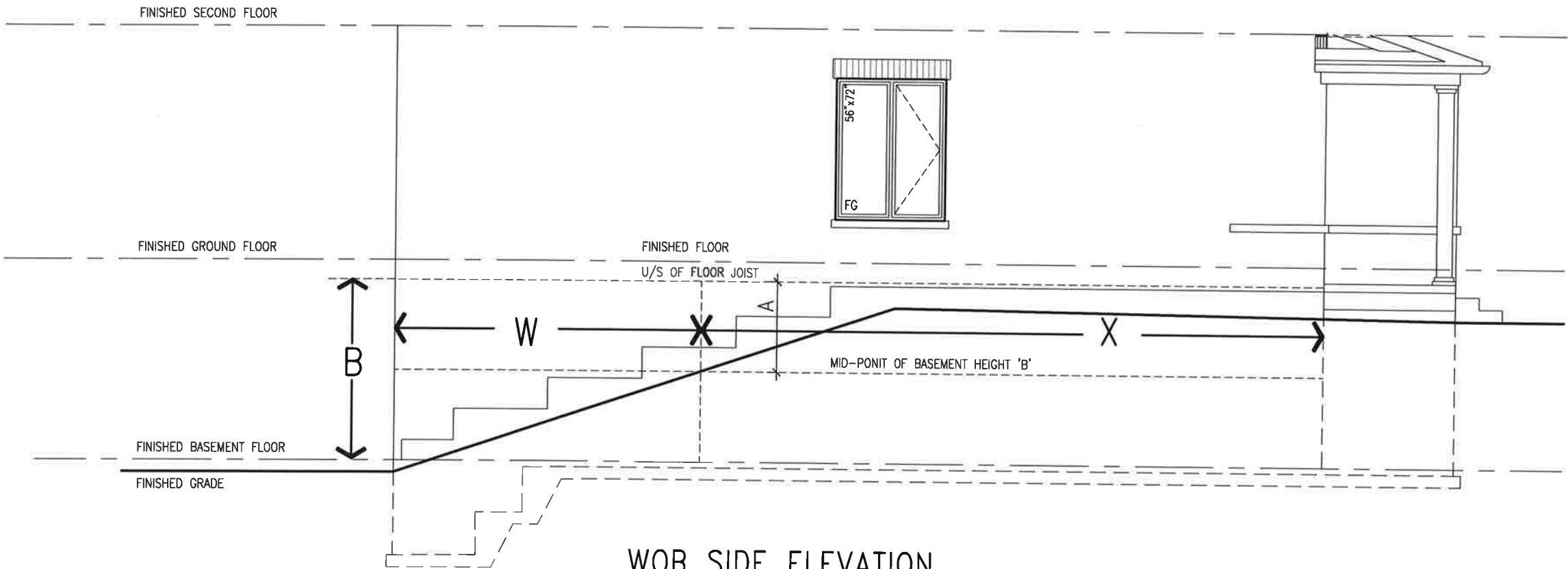
 35 Consumers Rd Suite 120 Toronto, ON M2J 1R4 16.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
	project name ALCONA	municipality INNISFIL ON.	project no. 13049	drawing no. CN7
	date MAY 2016	CONSTRUCTION NOTES		
	drawn by RC	checked by 	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2020

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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



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

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

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



FEB 9, 2021

CONST NOTE

BAYVIEW WELLINGTON

project name

ALCONA

project no.

13049

drawing no.

CN9

checked by

RC

scale

3/16" = 1'-0"

CONSTRUCTION NOTES

13049-CN-A1 VER 2020

date

MAY 2016

drawn by

RC

VA3 DESIGN

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

signature

25591

signature

42658

no.

9

description

UPDATE TO OBC VER 2020

date

FEB 09-21

by

RC

no.

8

description

ISSUE FOR CLIENT REVIEW

date

AUG 04-17

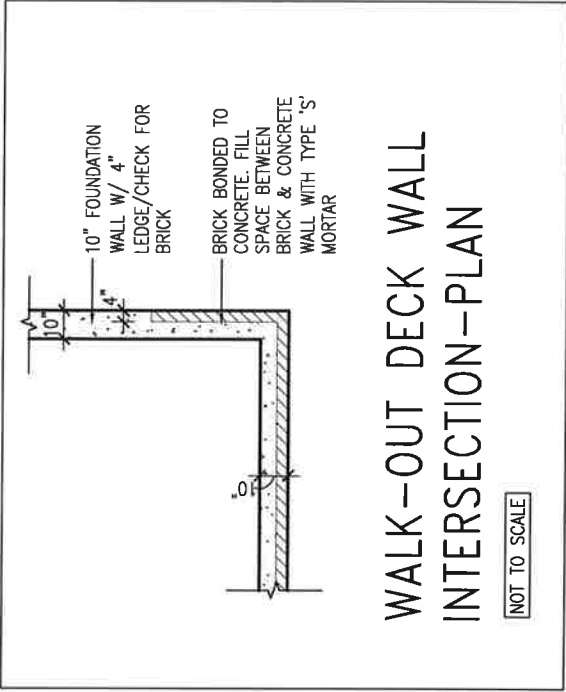
by

RC

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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

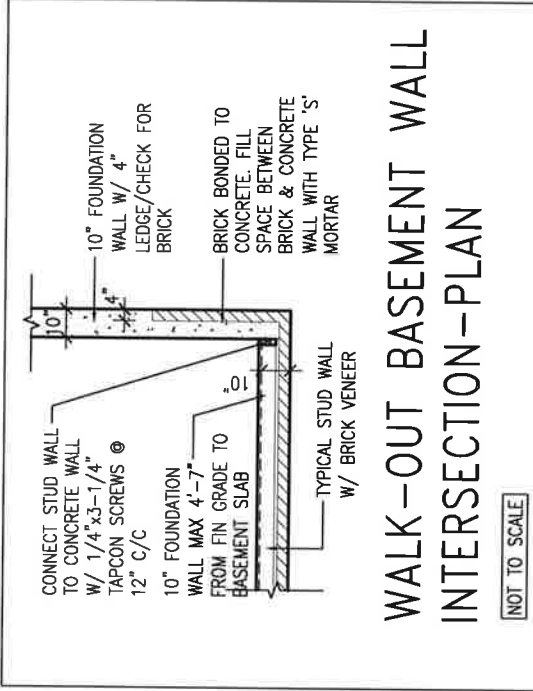
X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.



WALK-OUT DECK WALL INTERSECTION-ELEVATION

NOT TO SCALE

(10" FOUNDATION WALL)



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

NOT TO SCALE

(10" FOUNDATION WALL)



FEB 9, 2021

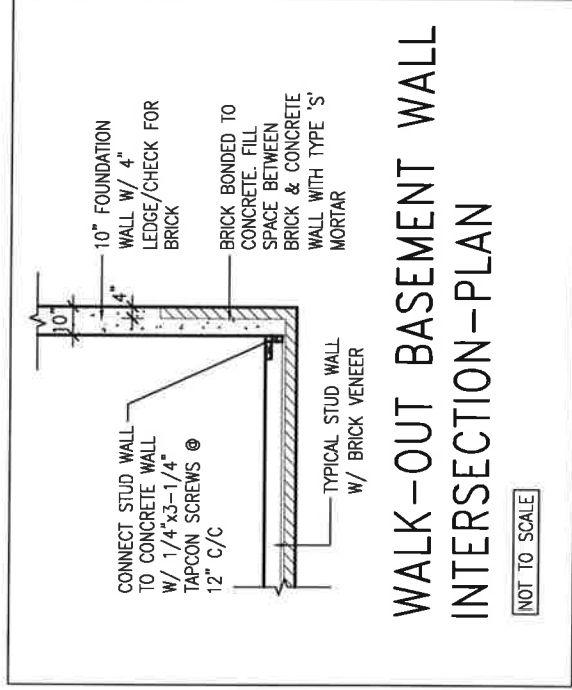
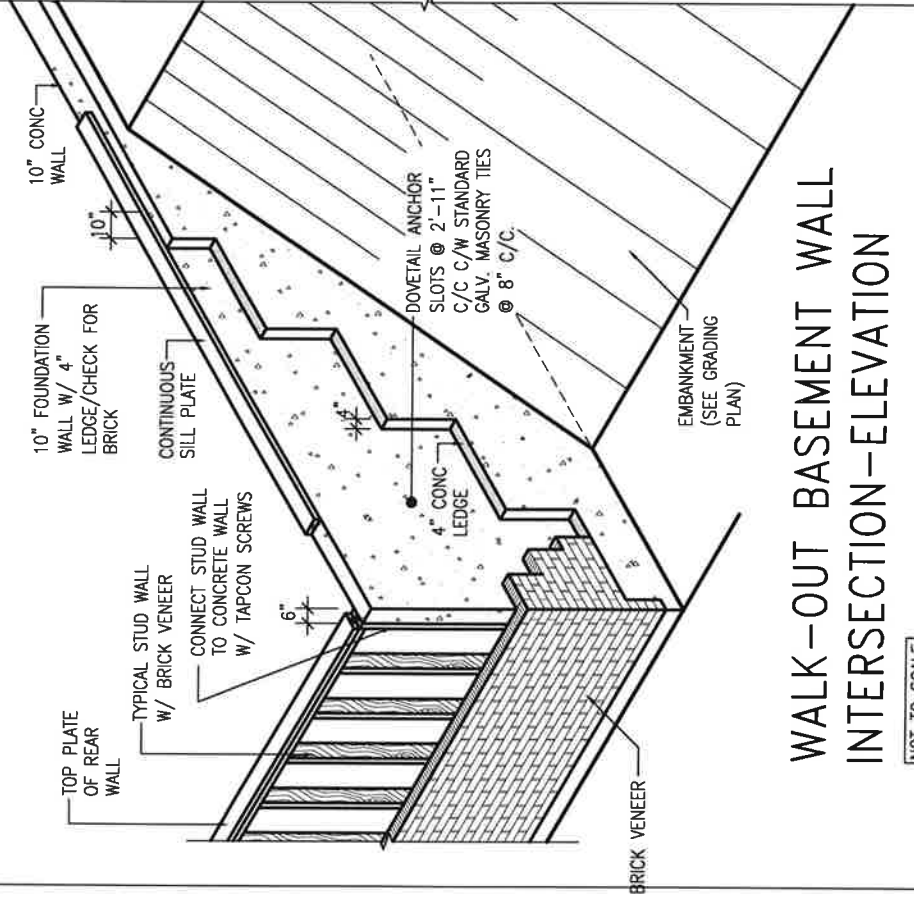
9	*	*	
8	*	*	
7	*	*	
6	*	*	
5	*	*	
4	*	*	
3	*	*	
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

All drugs

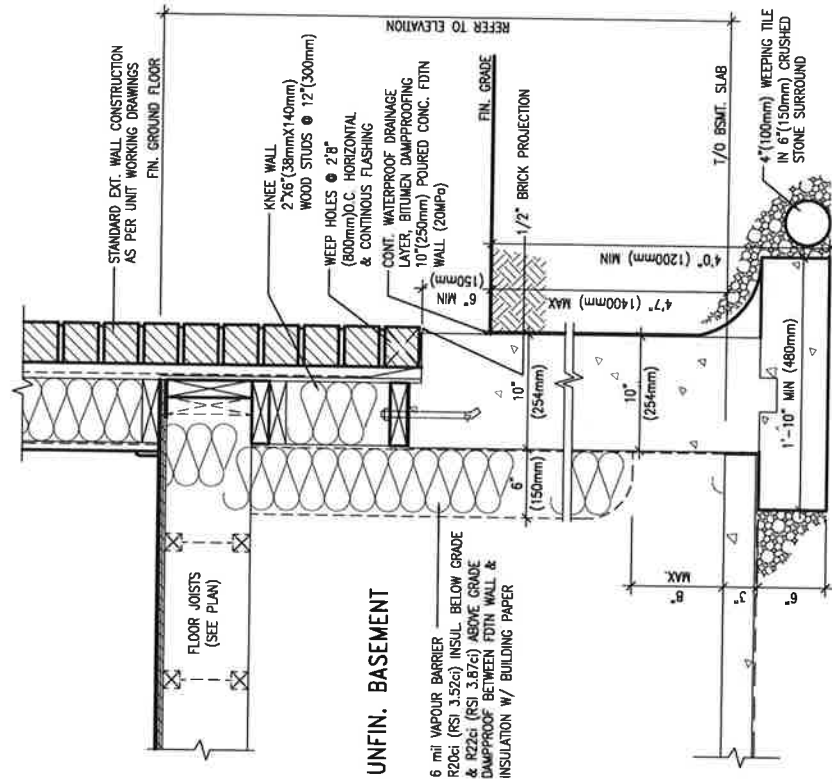
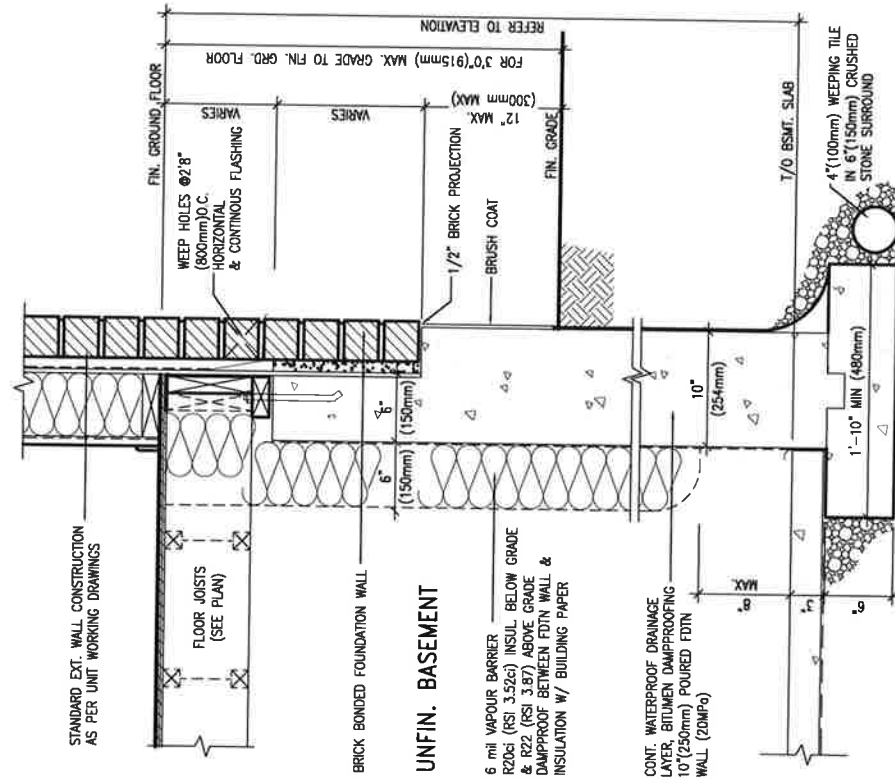
VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

project name ALCONA	municipality INNISFIL, ON.	CONST NOTE _
date MAY 2016	project no. 13049	
drawn by RC	checked by _	drawing no. CN10
scale 3/16" = 1'-0"	file name 13049-CN-A1	VER 2020

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



(10" FOUNDATION WALL)



EW3.06x
PKG A1

EW3.07x
PKG A1



FEB 9, 2021

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

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

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

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 name ALCONA	municipality INNISFILION.	project no. 13049
date MAY 2016	checked by RC	drawing no. CN11
drawn by RC	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2020
RC-HRD - IN ARCHIVE WORKING 2013\13049-BAYVIEW\CN-A1		13049-CN-A1 VER 2020.dwg - Sat 12 Feb 9 2021 - 11:16 AM

CONSTRUCTION NOTES

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.