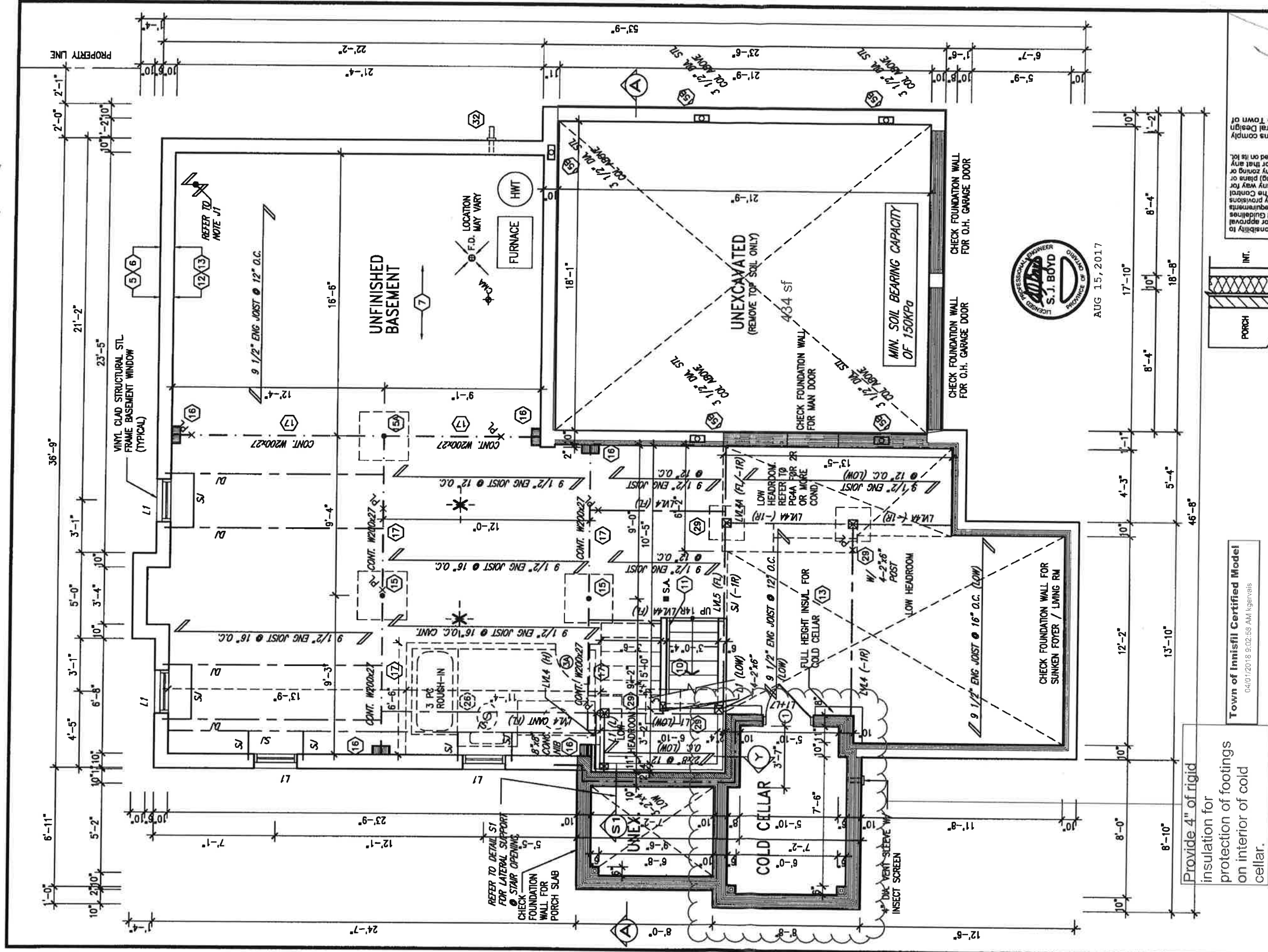
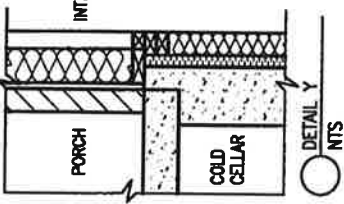




AUG 15, 2017

Provide 4" of rigid insulation for protection of footings on interior of cold cellar.

Town of Innisfil Certified Model
04/01/2018 9:02:59 AM kgervais



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable zoning regulations and provisions including zoning 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 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.

BASEMENT FLOOR PLAN 'A'

AREA CHART ON PAGE 4A

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

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

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

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

no.	description	date	by
4	REVISED AS PER ENG COMMENTS	AUG 10-17 RC	
3	REVISED TO 10" FOUNDATION WALLS	DEC 21-16 AJE	
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	

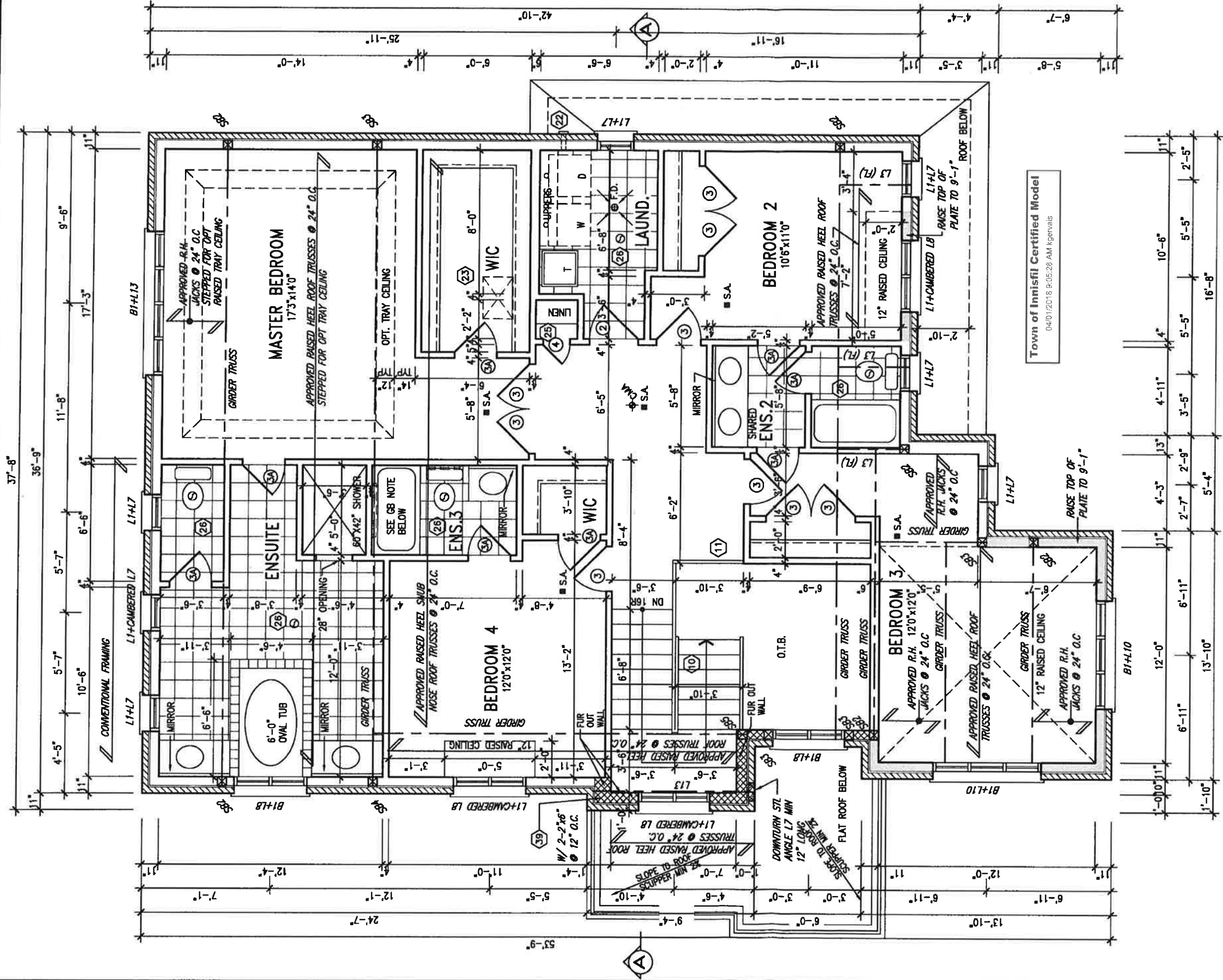
name	signature	date
Wellington Jno-Bogdan		25591
name	signature	date
VAS Design Inc.		42558

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

VAS3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

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

13049-S45-4C
HUMMINGBIRD 4



AUG 15, 2017

STUD WALL
REINFORCEMENT FOR
FUTURE GRAB BARS IN
MAIN BATHROOM
ENHANCEMENT OF STUD WALLS
SHALL BE INSTALLED ADJACENT
TO WATER CLOSETS AND SHOWER
ON BATHROOM IN MAIN BATHROOM.
REFER TO DEC. 9.3.2.1
1.8.1.8(3)(c), 1.8.1.8(3)(c)
1.8.1.13(2)(i) & 1.8.1.13(4)(c).
AND DETAILS PROVIDED.

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

SECOND FLOOR PLAN 'A'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations and requirements including 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.

Town of Innisfil Certified Model
04/01/2018 9:05:28 AM kgervais

no.	description	date	by
4	REVISED AS PER ENG COMMENTS	AUG 10-17 RC	WAS Design Inc.
3	REVISED TO 10' FOUNDATION WALLS	DEC 21-16 ALE	WAS Design Inc.
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	WAS Design Inc.
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	WAS Design Inc.

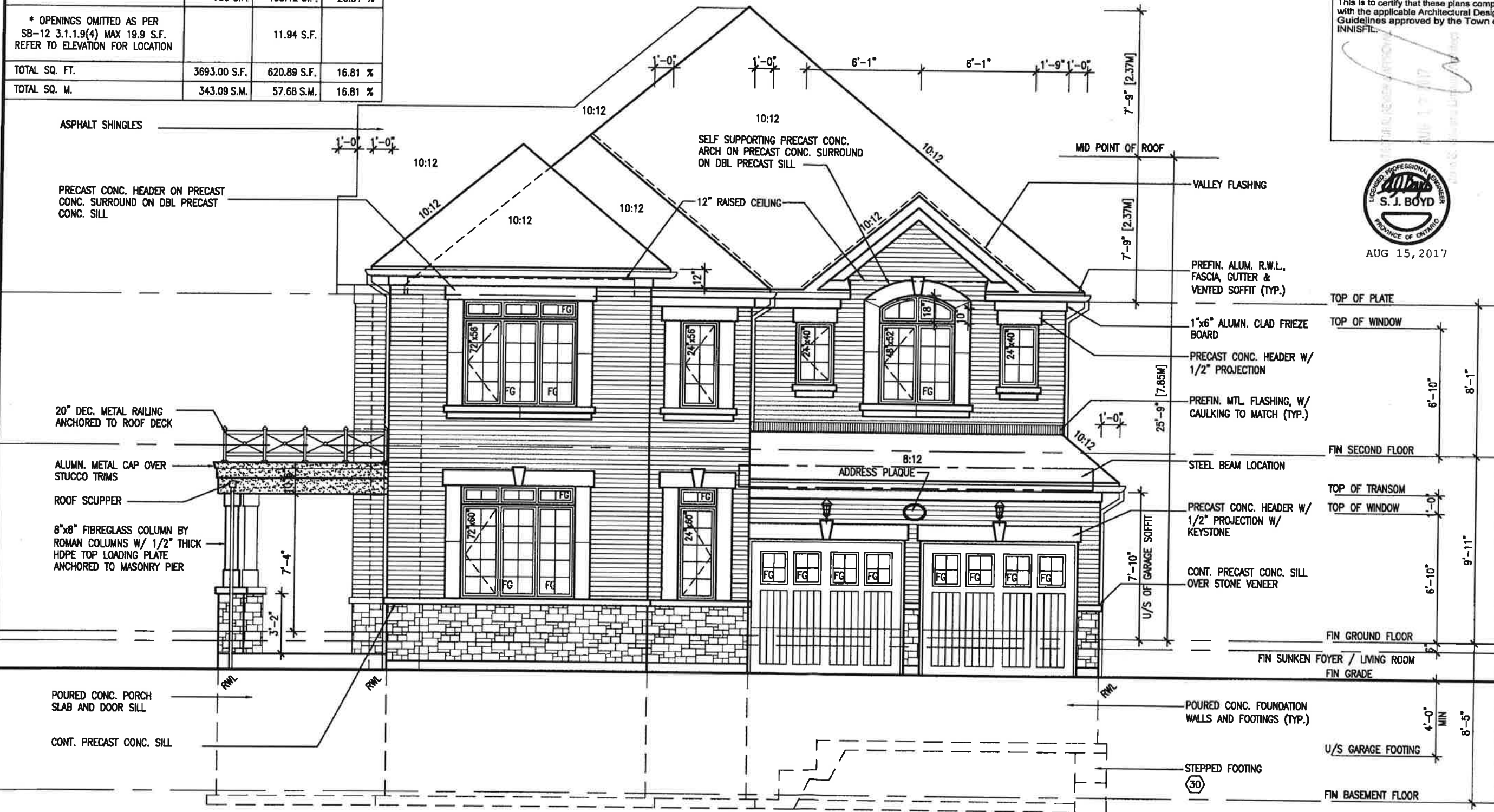
VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
1 416.630.2235 1 416.630.4782
va3design.com

project name	BAYVIEW WELLINGTON	project no.	S45-4C
client	ALCONA	drawing no.	HUMMINGBIRD 4
date	NOV. 2015	sheet	13049
drawn by	RC	second floor plan	'A'
checked by	RC	scale	3/16" = 1'-0"
drawn by	RC	project no.	13049-S45-4C
checked by	RC	drawing no.	3A

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.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S45-4C ELEVATION A		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	773 S.F.	127.15 S.F.	16.45 %
LEFT SIDE	1092 S.F.	289.451 S.F.	26.51 %
RIGHT SIDE	1075 S.F.	18.111 S.F.	1.68 %
REAR	753 S.F.	198.12 S.F.	26.31 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		11.94 S.F.	
TOTAL SQ. FT.	3693.00 S.F.	620.89 S.F.	16.81 %
TOTAL SQ. M.	343.09 S.M.	57.68 S.M.	16.81 %

4-BASEMENT WINDOWS ARE DELETED AS PER CODE SB-12 3.1.1.9.(3)
 2 ARCHED WINDOWS ON THE LEFT SIDE ELEVATION AS PER CODE SB-12 3.1.1.9.(4)



FRONT ELEVATION '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.

S. J. BOYD
 LICENSED PROFESSIONAL ENGINEER
 PROVINCE OF ONTARIO
 AUG 15, 2017

S45-4C
 HUMMINGBIRD 4

BAYVIEW WELLINGTON

ALCONA
 INNISFIL, ONTARIO

FRONT ELEVATION A
 5A

project no. 13049
 drawing no. 5A
 date NOV. 2015
 checked by RC
 drawn by RC
 3/16" = 1'-0"

VA3 DESIGN
 255 Consumers Rd. Suite 120
 Toronto, ON M2J 1K4
 Tel: 416.630.2255 Fax: 416.630.4782
 va3design.com

25591
 42658

Wellington Jno-Baptiste
 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.

no.	description	date	by
4	REVISED AS PER ENG COMMENTS	AUG 10-17 RC	
3	REVISED TO 10" FOUNDATION WALLS	DEC 21-16 AE	
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SD	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	

04/01/2018 9:06:13 AM kgervais

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

AUG 15, 2017

Specifications, Revised documents 11 0

Drawings are not to be scaled.

REFER TO FRONT
ELEVATION FOR TYPIC
NOTES & INFORMATION

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

45 MINUTE FIRE RATED WALL

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

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

Town of Innisfil Certified Model

04/01/2018 9:06:28 AM kgervais



AUG 15, 2017

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

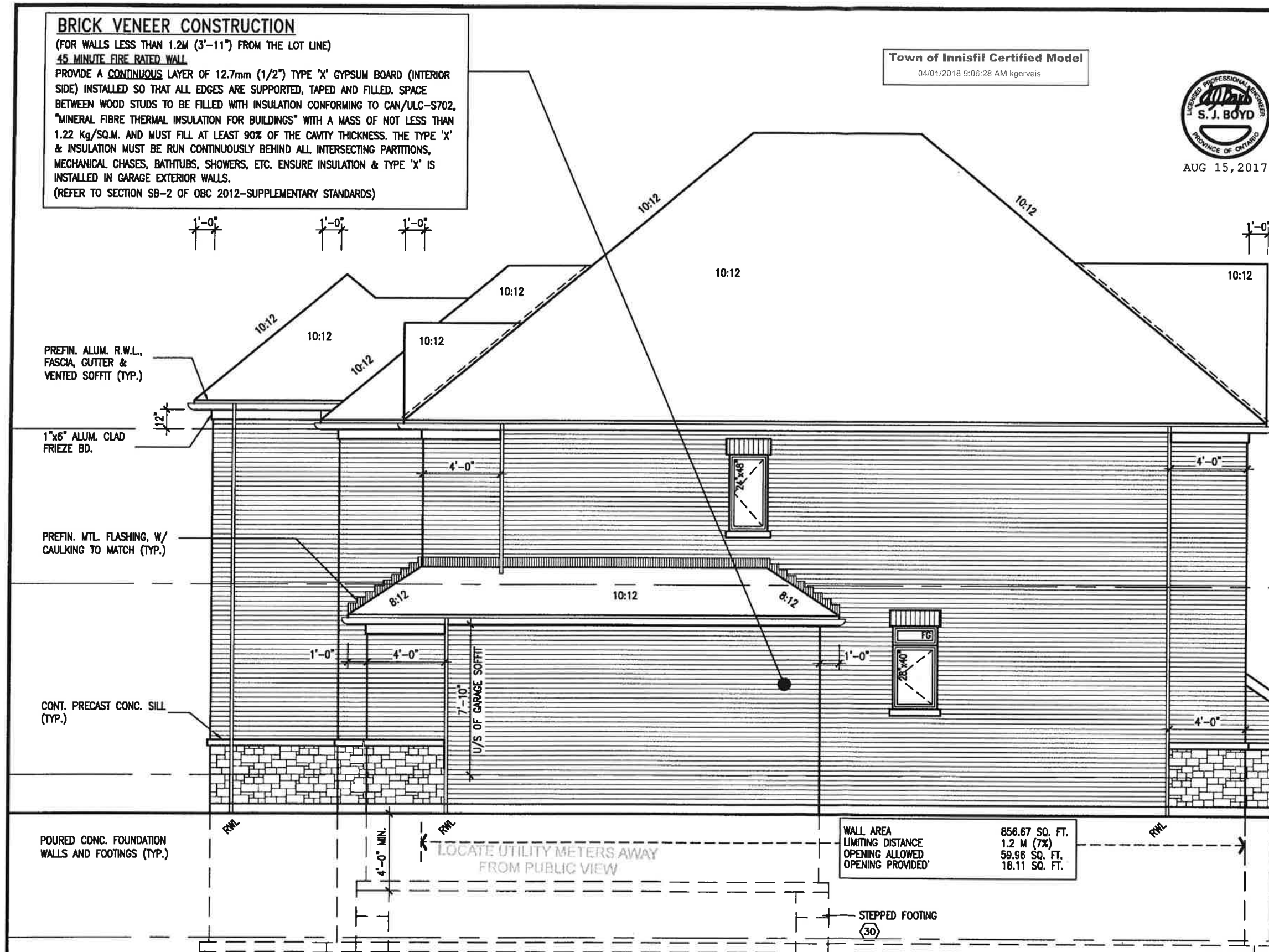
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

project name	ALCONA
project no.	13049
city	INNISFIL, ONTARIO
date	NOV. 2015
drawn by	RC
checked by	3/16" = 1'-0"
scale	
sheet	7A
drawing no.	
project no.	13049-S45-4C
drawing no.	7A

project name	ALCONA
project no.	13049
city	INNISFIL, ONTARIO
date	NOV. 2015
drawn by	RC
checked by	3/16" = 1'-0"
scale	
sheet	7A
drawing no.	
project no.	13049-S45-4C
drawing no.	7A

project name	ALCONA
project no.	13049
city	INNISFIL, ONTARIO
date	NOV. 2015
drawn by	RC
checked by	3/16" = 1'-0"
scale	
sheet	7A
drawing no.	
project no.	13049-S45-4C
drawing no.	7A

project name	ALCONA
project no.	13049
city	INNISFIL, ONTARIO
date	NOV. 2015
drawn by	RC
checked by	3/16" = 1'-0"
scale	
sheet	7A
drawing no.	
project no.	13049-S45-4C
drawing no.	7A



RIGHT SIDE ELEVATION 'A'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

Town of Innisfil Certified Model

04/01/2018 9:06:40 AM kgervais



AUG 15, 2017

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

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

project no.
13049
S45-4C
HUMMINGBIRD 4

project name
BAYVIEW WELLINGTON
municipality
INNISFIL, ONTARIO

project name
VA3
DESIGN

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

revision information
AUG 10-17 RC
DEC 21-16 A/E
SEPT 19-16 SB
MAY 16-16 RC

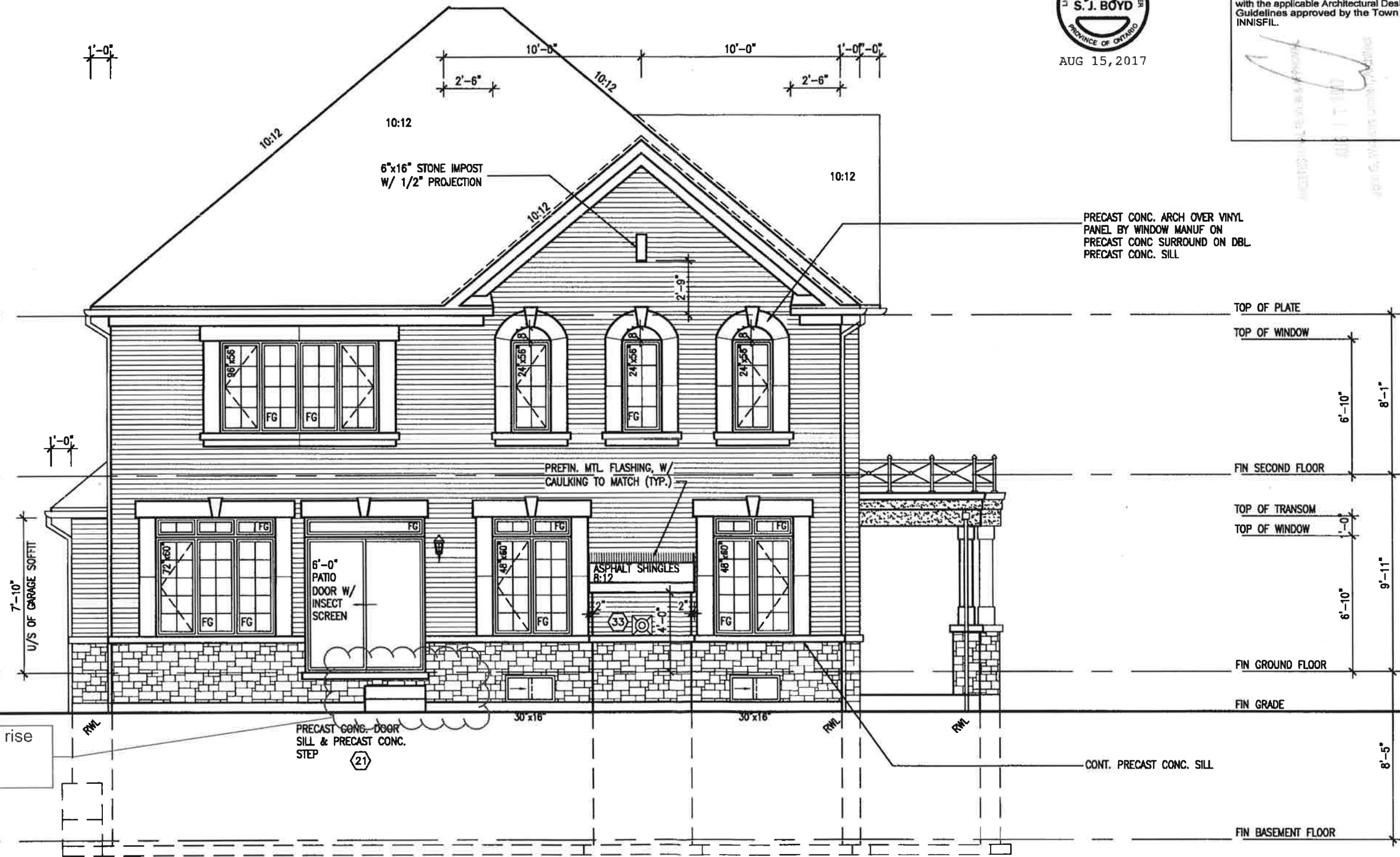
drawing no.
8A

checked by
NOV. 2015
drawn by
BC

checked by
NOV. 2015
drawn by
BC

checked by
NOV. 2015
drawn by
BC

checked by
NOV. 2015
drawn by
BC



REAR ELEVATION 'A'

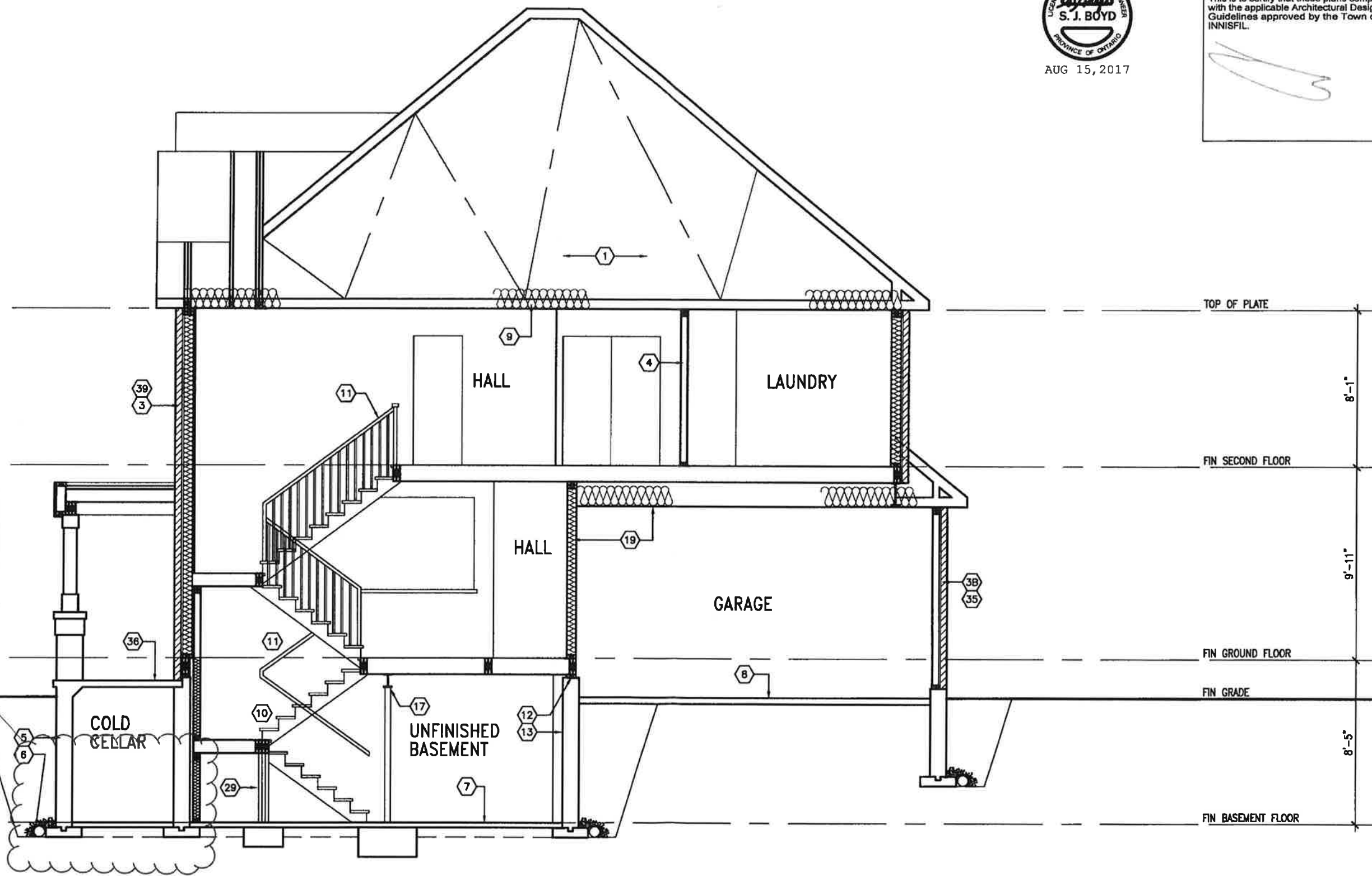
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

Town of Innisfil Certified Model
04/01/2018 9:08:26 AM kgervais



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.

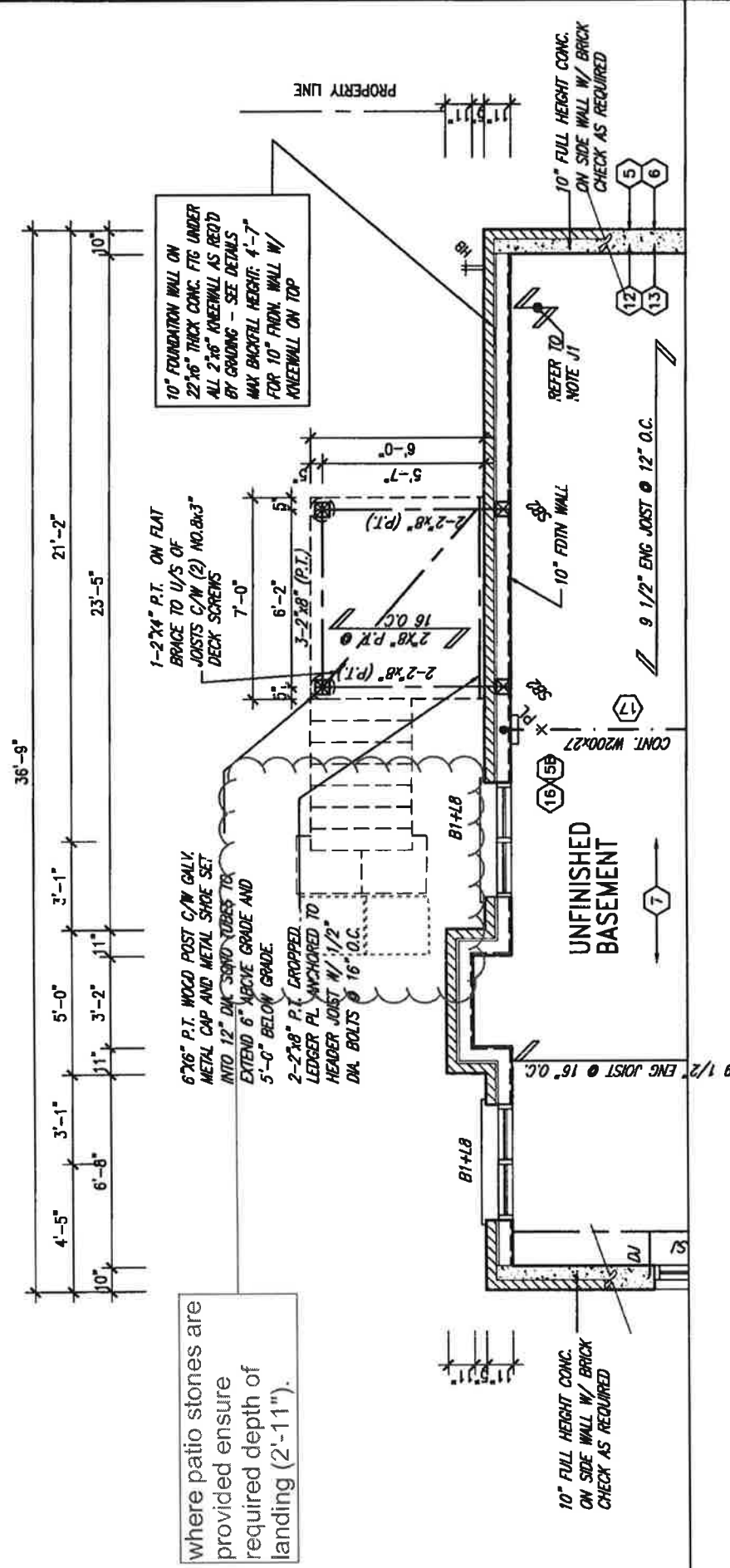


SECTION 'A-A'

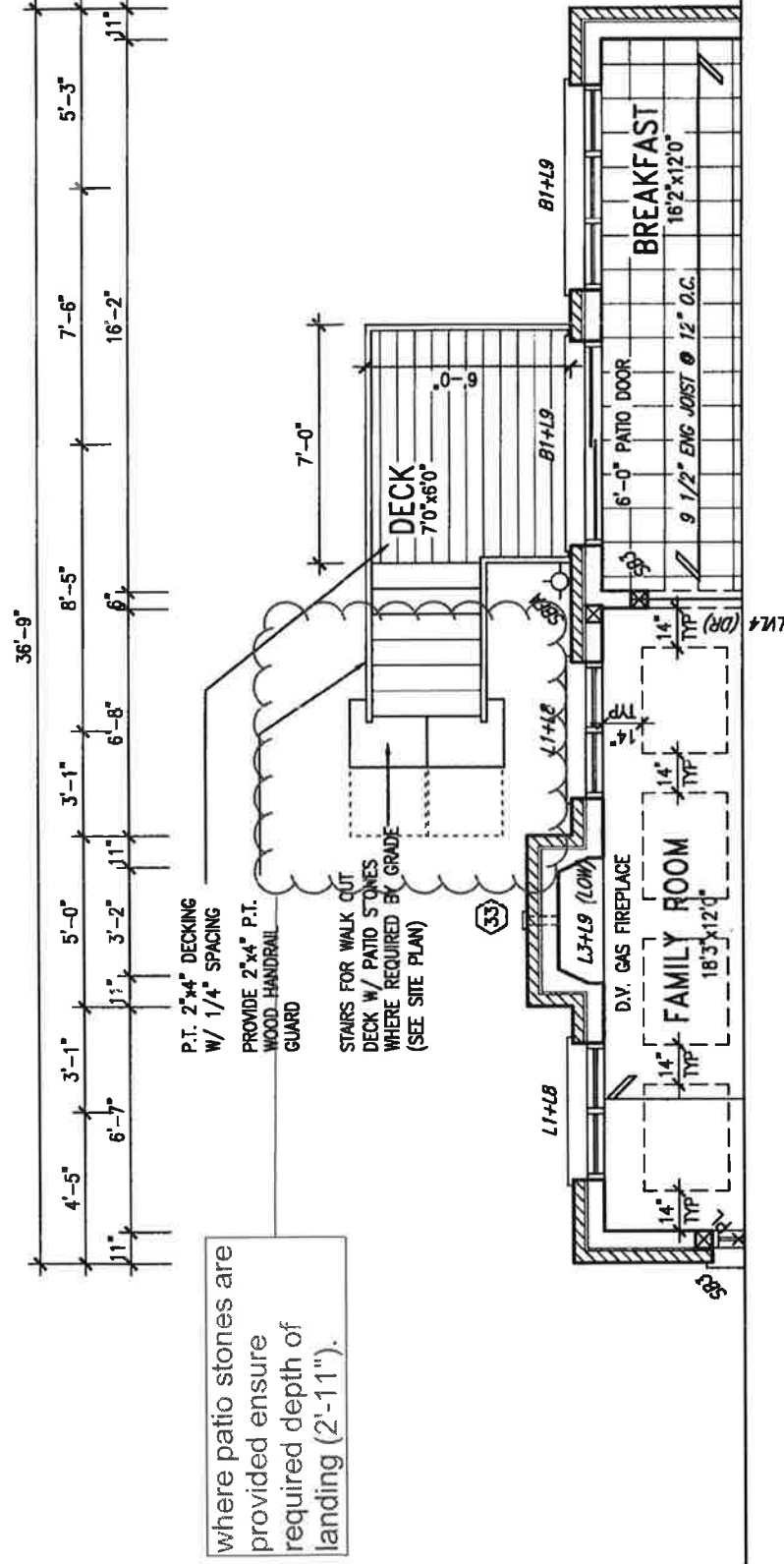
BAYVIEW WELLINGTON		S45-4C HUMMINGBIRD 4	
project name	ALCONA	project no.	13049
location	INNISFIL, ONTARIO	drawing no.	9A
date	NOV. 2015	section	'A-A'
drawn by	BC	scale	3/16" = 1'-0"
checked by		date	13049-S45-4C
RICHARD - H:\ARCHIVE\WORKING\2013\13049-BW\UNITS\S45\13049-S45-4C.dwg - Tue - Aug 15 2017 - 11:20 AM			

VA3 DESIGN	
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 / 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-Boplatte 25591		
registration information	VA3 Design Inc. 42658		
contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
no.	description	date	by
4	REVISED AS PER ENG COMMENTS	AUG 10-17 RC	
3	REVISED TO 10' FOUNDATION WALLS	DEC 21-16 A/E	
2	REVISED INSULATION AT STAIRS	SEPT 19-16 SB	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	



PARTIAL BASEMENT FLOOR PLAN W.O.D.
9R AND MORE COND.



PARTIAL GROUND FLOOR PLAN W.O.D.
9R AND MORE COND.

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))				
S45-4C ELEVATION	ELEVATION A 9R WOOD	ENERGY EFFICIENCY - OBC SB12		
		WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT		773 S.F.	127.15 S.F.	16.45 %
LEFT SIDE		1092 S.F.	289.451 S.F.	26.51 %
RIGHT SIDE		1075 S.F.	18.111 S.F.	1.68 %
REAR		904 S.F.	223 S.F.	24.67 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			11.94 S.F.	
TOTAL SQ. FT.		3844.00 S.F.	645.77 S.F.	16.80 %
TOTAL SQ. M.		357.12 S.M.	59.99 S.M.	16.80 %

2--BASEMENT WINDOWS ARE DELETED AS PER CODE SB-12 3.1.1.9.(3)

2 ARCHED WINDOWS ON THE LEFT SIDE ELEVATION AS PER CODE SB-12 3.1.1.9.(4)

9	-				The architect has retained and takes responsibility for this design from the conditions and standards the requirements set out in the Ontario Building Code to be a Designer.						
8	-										
7	-										
6	-										
5	-										
4	REVISED AS PER ENG COMMENTS			AUG 10-17 RC							
3	REVISED TO 10" FOUNDATION WALLS			DEC 21-16 A/E							
2	REVISED INSULATION AT STAIRS			SEPT 19/16 SB							
1	ISSUED FOR CLIENT REVIEW			MAY 15-15 RC							
no.	description			date							

Contractor must supply all dimensions on the job and report any deviations to the architect 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.

25591
J. Boyle
Wellington Inco-Boniface
registration information
V33 Design Inc.
signature
BCON
426538

Town of Innisfil Certified Model

04/01/2018 9:11:07 AM kaervais



AUG 15, 2017

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



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

BAYVIEW WELLINGTON

S45-4C
HUMMINGBIRD

NTARIO

PARTIAL PLAN W.O.D.

10A

THE COMPANY

Town of Innisfil Certified Model
04/01/2018 9:11:14 AM kgervais



AUG 15, 2017

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

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

project name		S45-4C	
project no.		HUMMINGBIRD 4	
municipality		INNISFIL, ONTARIO	
date		NOV. 2015	
drawn by		RC	
checked by		3/16" = 1'-0"	
drawing no.		11A	
title		REAR ELEVATION A WOD	
project no.		13049-S45-4C	
date		AUG 15 2017 - 11:20 AM	

project name		VA3 DESIGN	
project no.		255 Consumers Rd Suite 120	
municipality		Toronto ON M2J 1R4	
date		1 416.630.2255 / 416.630.4782	
drawn by		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.		25591	
Wellington Jno-Baptista		42658	
name		V.A.S. Design Inc.	
registration information		AUG 10-17 RC	
contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be used.		DEC 21-16 A/E	
4. REVISED AS PER ENG COMMENTS		SEPT 19/16 SB	
3. REVISED TO 10' FOUNDATION WALLS		MAY 16-16 RC	
2. REVISED INSULATION AT STAIRS			
1. ISSUED FOR CLIENT REVIEW			
no. description		date by	

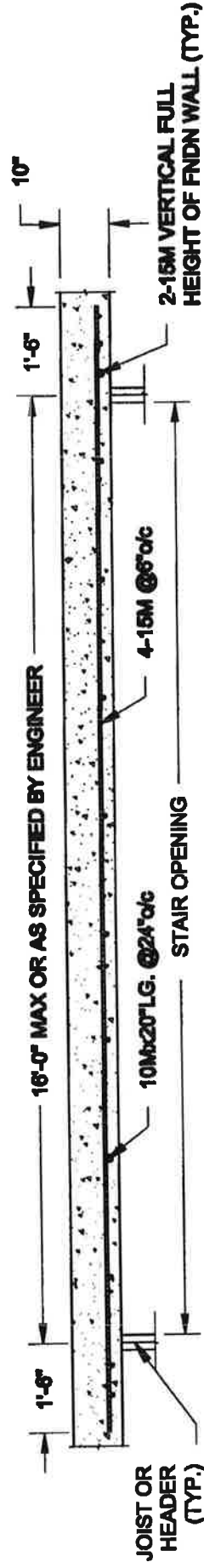


max 6" (150mm) rise
into doorway. 9.9.6.6.(2)

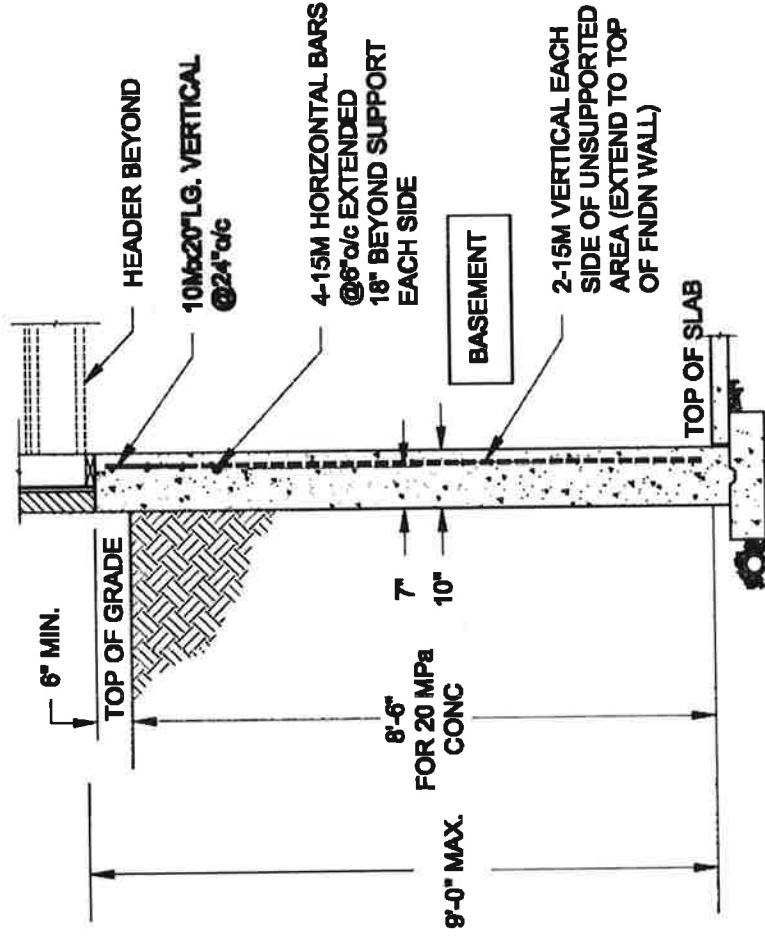
REAR ELEVATION 'A' W.O.D.
9R AND MORE COND.

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



PLAN VIEW



NOTE:

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

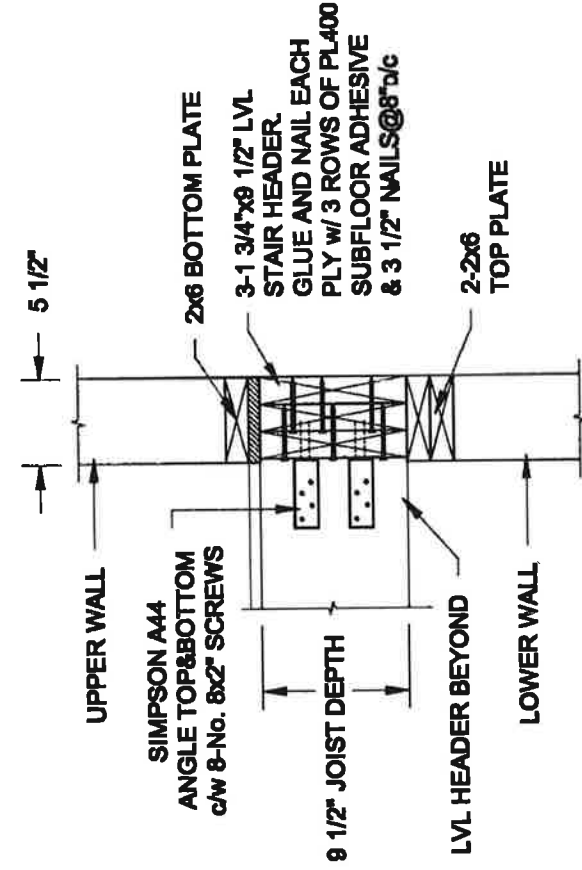
1 LATERALLY UNSUPPORTED WALL

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

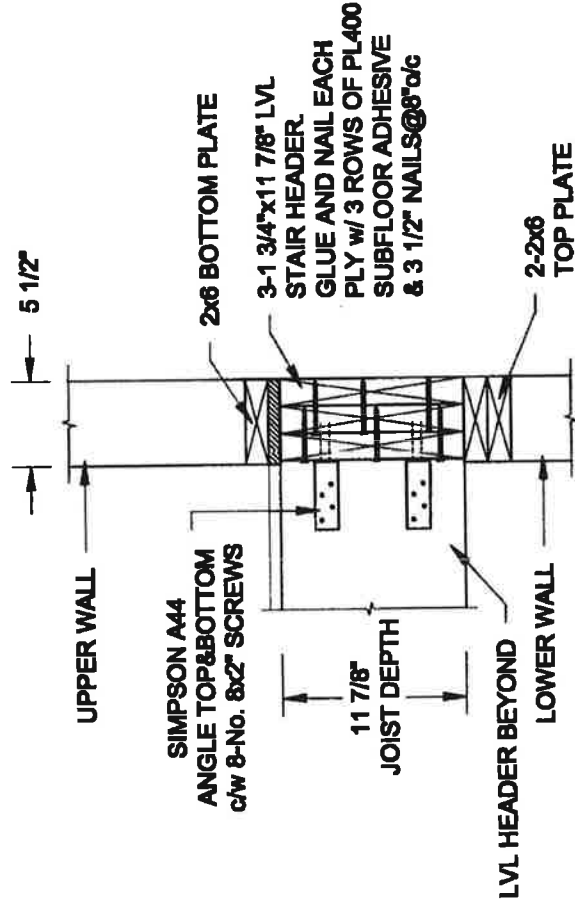
1 S1

Town of Innisfil Certified Model
04/01/2018 9:12:10 AM Ngervais

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



2 STAIR HEADER @ EXTERIOR WALL

SCALE: 1" = 1'-0"

2 S1

QUAILE ENGINEERING LTD.



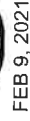
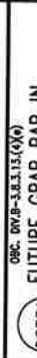
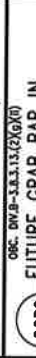
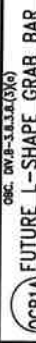
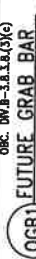
38 Portside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-883-8647
E: quaile.eng@rogers.com

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

Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 16-083 Drawing No.: S1



**	MAX. HEIGHT FOR 2"x6" EXIST.
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"

WALL HEIGHT FOR 2 X 6 EX

1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m O.C.
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 OSC 9.2.3.10.1.(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

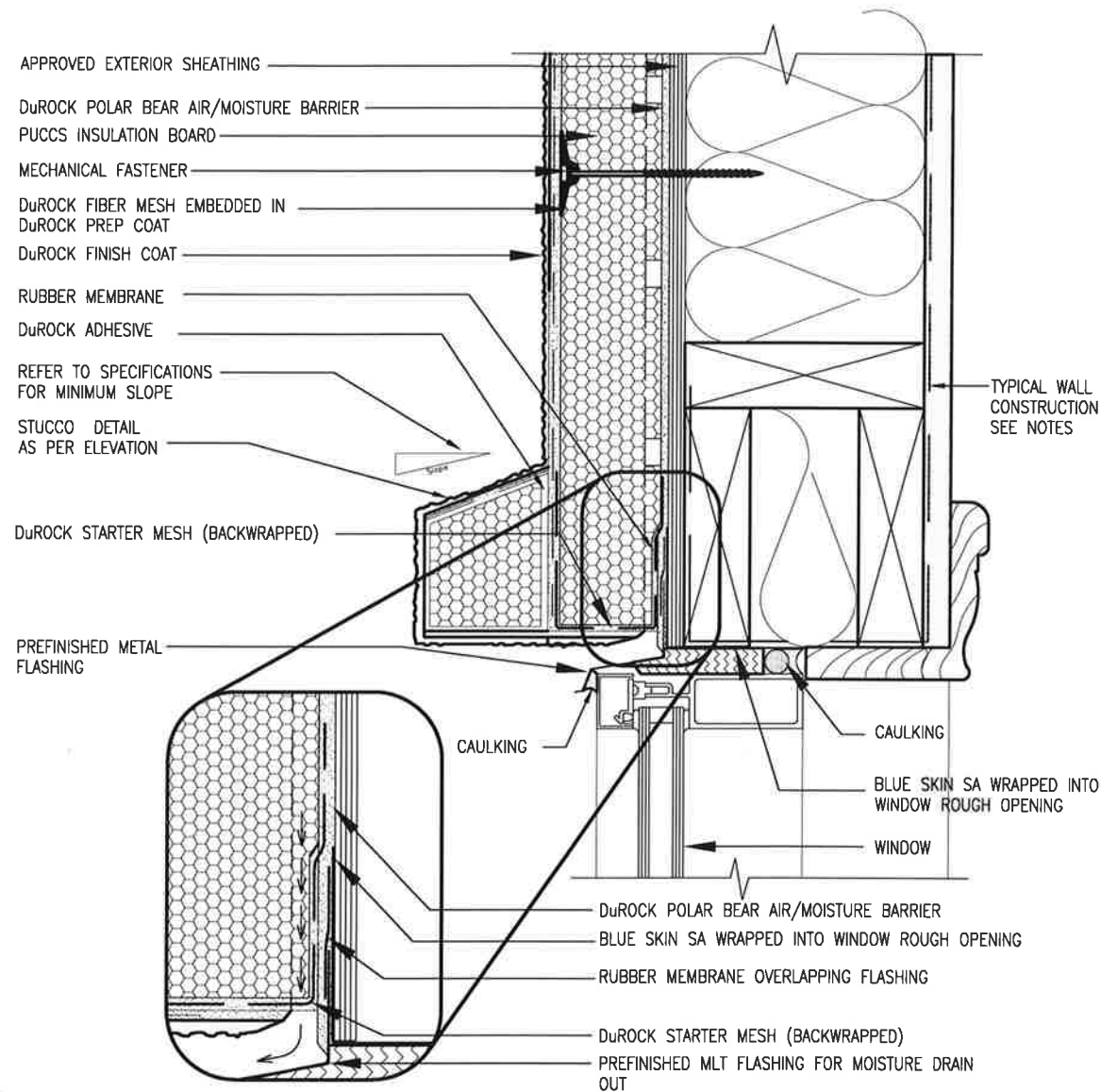
Wellington Jno-Baptiste	signature	BCN	25591
name	registration information		
VA3 Design Inc.			42658

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 not to be scaled.

BAYVIEW WELLINGTON	CONST NOTE

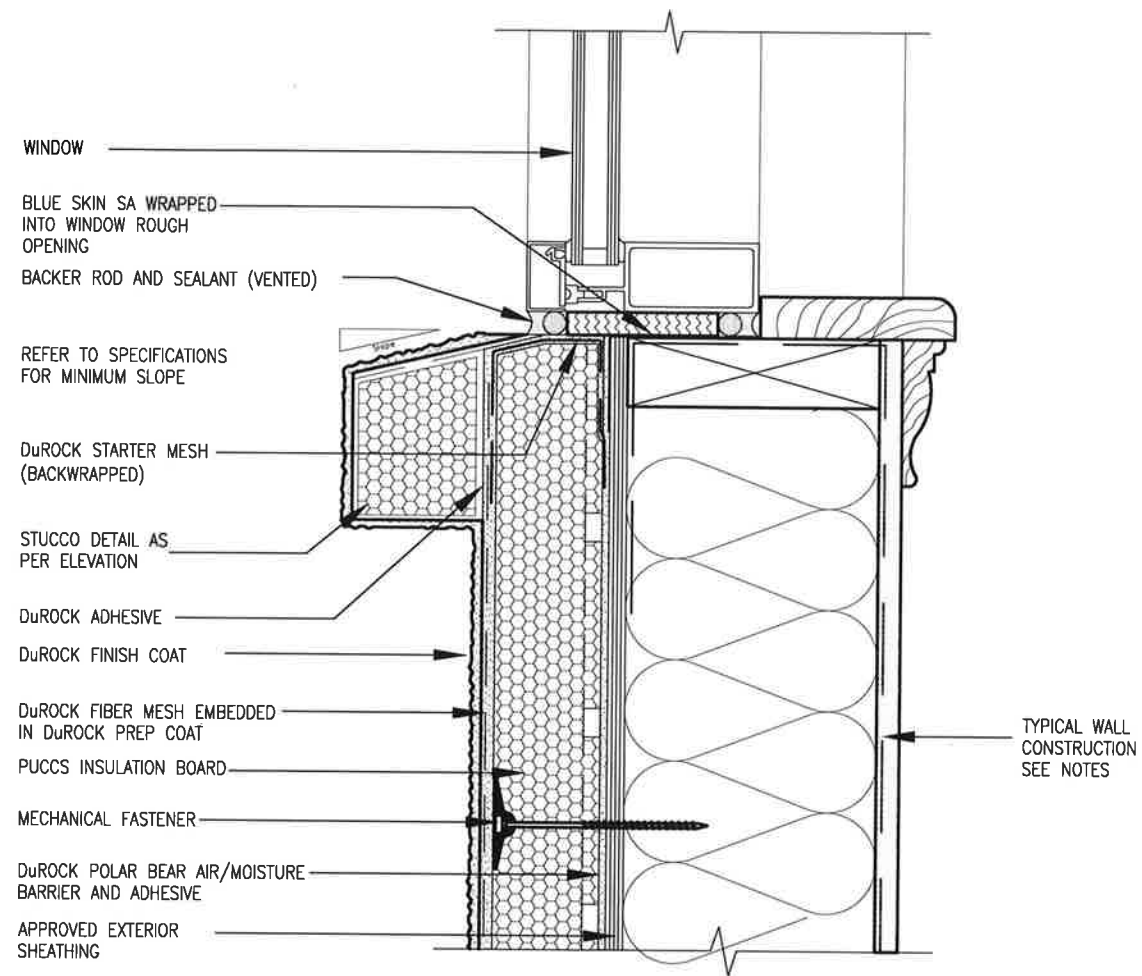
CONSTRUCTION NOTES
 file name
 13049-CN-A1 VER 2020
 03/04 Sat - Tue - Feb 9 2021 - 11:14 AM
 drawing no. **CN2**

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

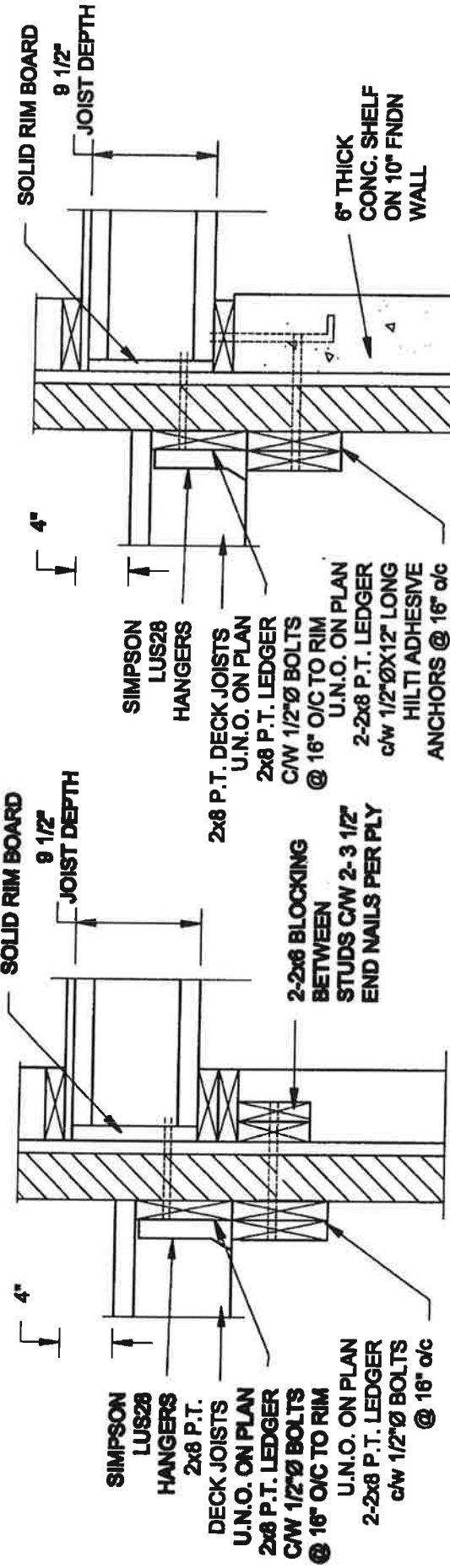


2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

CONST NOTE		BAYVIEW WELLINGTON		ALCONA		INNISFIL ON.		CONSTRUCTION NOTES		CN3	
project no.	13049	project name	ALCONA	date	MAY 2016	checked by	RC	scale	3/16" = 1'-0"	file name	13049-CN-A1 VER 2020
drawing no.	CN3	drawn by	RC	checked by	RC	scale	3/16" = 1'-0"	file name	13049-CN-A1 VER 2020	date	FEB 9 2021 - 11:17 AM
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R8 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 Jan-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. They must be returned at the completion of the work. Drawings are not to be scaled.											
no.	9	description		date		by		no.	2	description	
	8								1	ISSUE FOR CLIENT REVIEW	
	7										
	6										
	5										
	4										
	3										
	2	UPDATE TO 086 VER 2020		FEB 09-21 RC							
	1	ISSUE FOR CLIENT REVIEW		AUG 04-17 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.

FOR 9 1/2" JOIST DEPTH



1A DECK FASTENING DETAIL

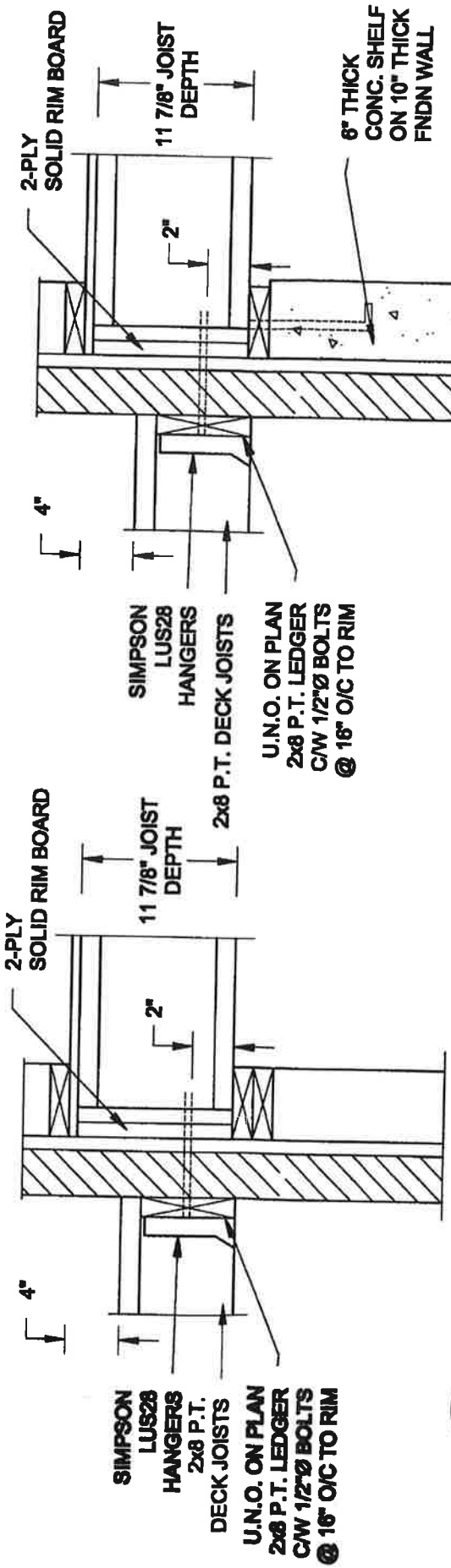
S2 SCALE: 1" = 1'-0"

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

1B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



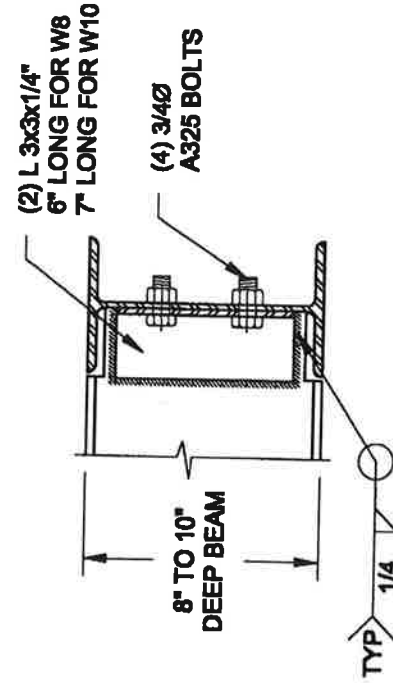
2A DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

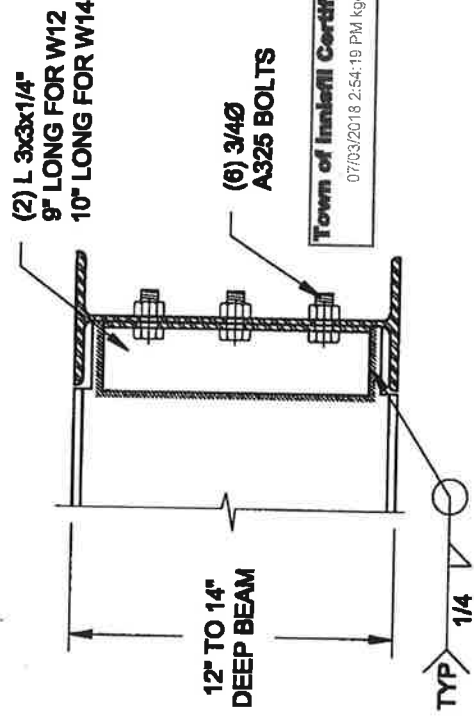
2B DECK FASTENING DETAIL

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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.



NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x58) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W12x68 (W310x88) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

3 STEEL BEAM CONNECTION DETAIL

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

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-863-8847
E: quaile.eng@rogers.com



Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INMARK, ONTARIO

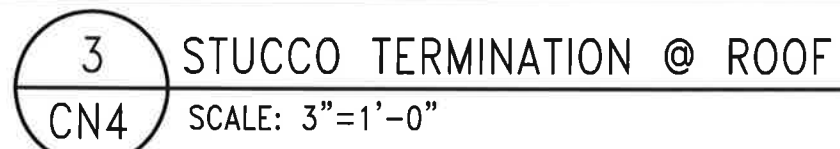
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 16-063 Drawing No.: 92

Scale: AS NOTED

Date: JUL-01-2017

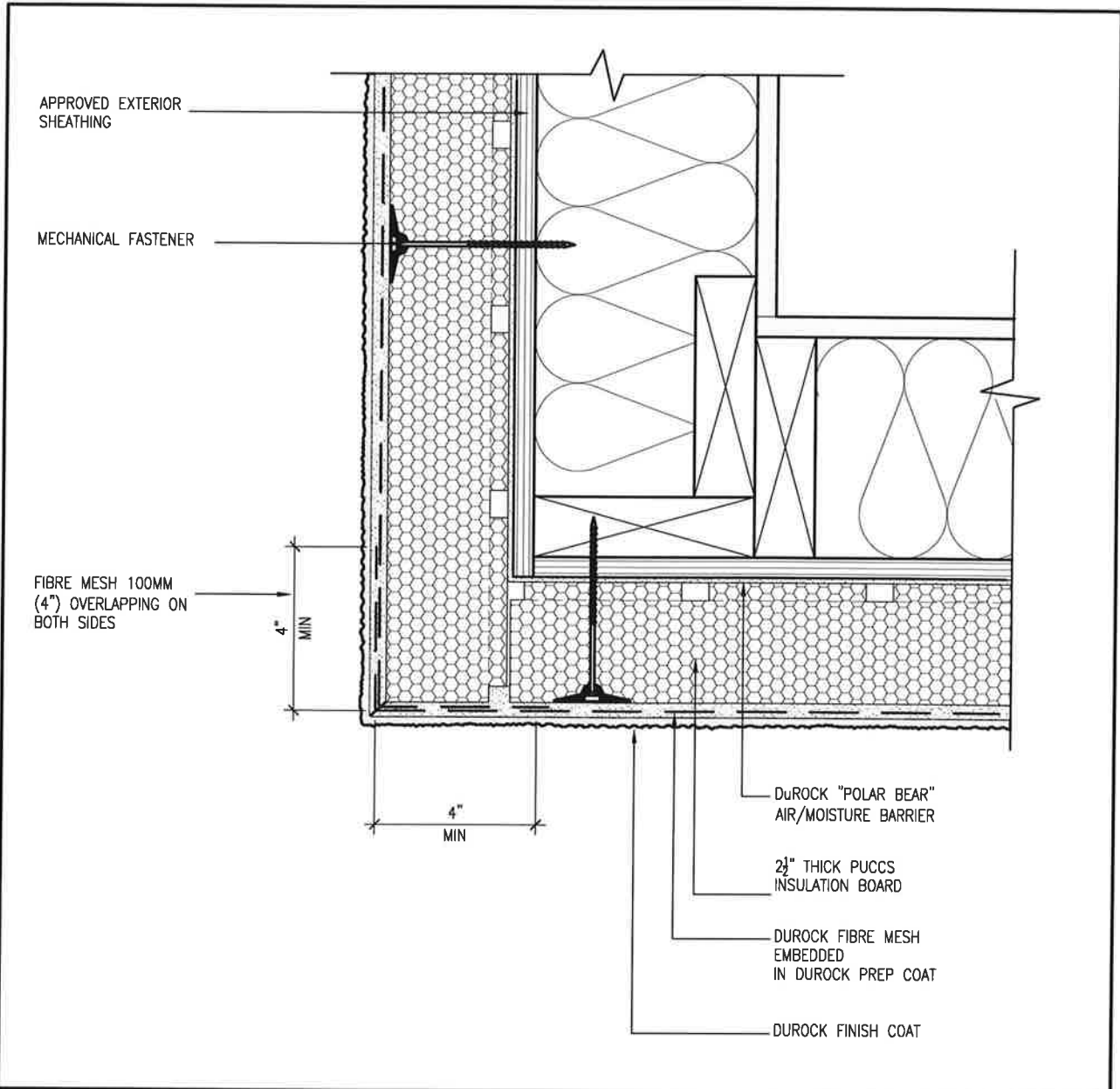
Drawn: SC Checked: SJB



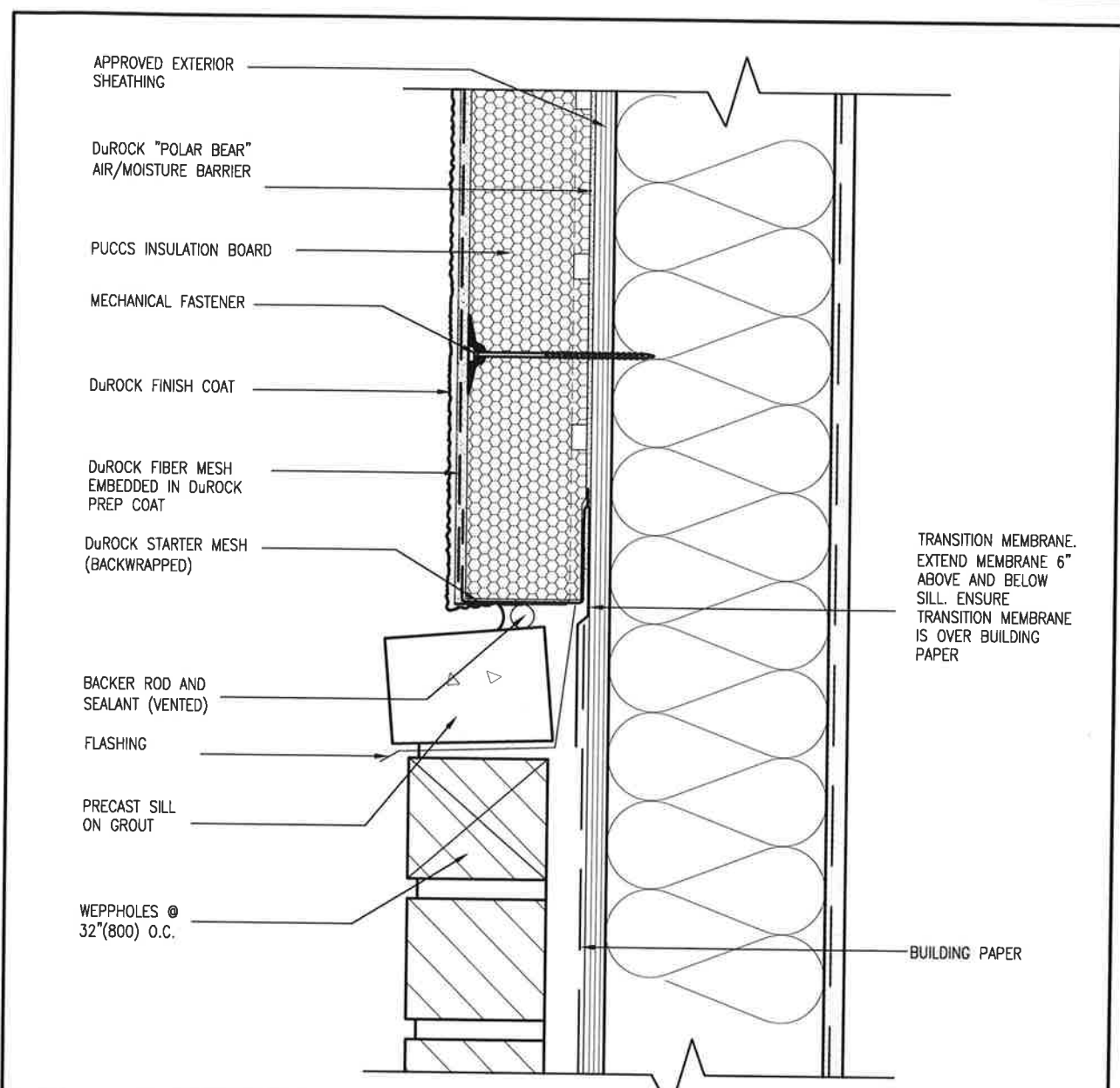
4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

9	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer qualification information Wellington Jno-Baptiste 25591 BCN name registration information 42658 VA3 Design Inc.	 255 Consumers Rd Suite 120 Toronto ON M2L 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE	project name ALCONA municipality INNISFIL ON. project no. 13049
8	-					
7	-					
6	-					
5	-					
4	-	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. The Designer will be responsible for the drawing and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
3	-	1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no. description		date		by		CONSTRUCTION NOTES 13049-CN-A1 VER 2020 3/16" = 1'-0" checked by - drawn by RC date MAY 2016 drawing no. CN4 scale file name 13049-CN-A1 VER 2020 RC - H:\ARCHIVES\W060440\2013\13049 BAYWELL\ON Notes\13049-CN-A1 VER 2020.dwg - Tue - Feb 9, 2021 - 11:17 AM

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.



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



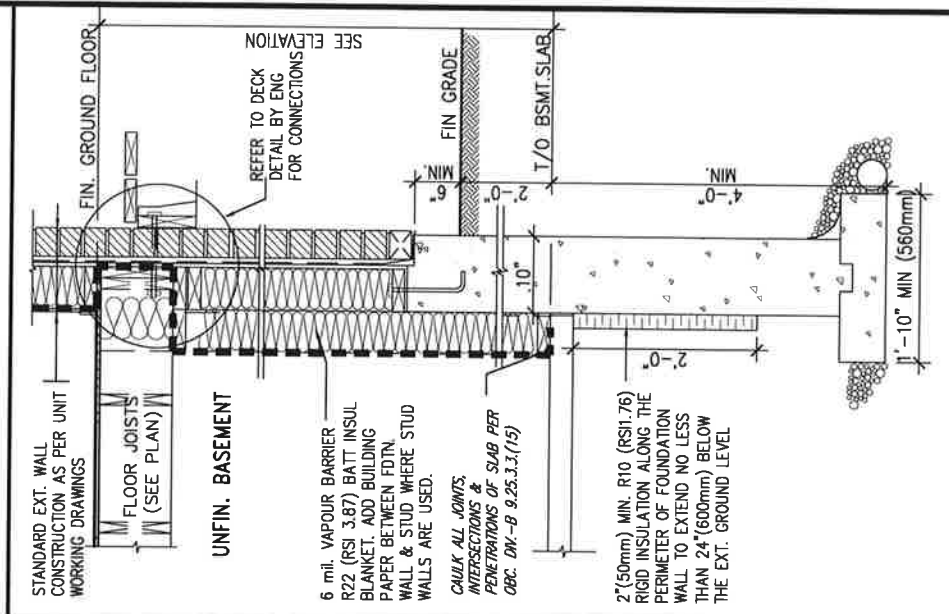
6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

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

The undersigned has retained and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
Wellington Jno-Baptista		signature	
name		BCN	
VA3 Design Inc.		42658	
signature information		signature	
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. Drawings are to be returned at the completion of the work. Drawings are not to be copied.		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. Drawings are to be returned at the completion of the work. Drawings are not to be copied.	
2. UPDATE TO OBC VER 2020		FEB 09-21 RC	
1. ISSUE FOR CLIENT REVIEW		AUG 04-17 RC	
date		date	
by		by	
no.		no.	
description		description	

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

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



* REVISED--FEB 2017

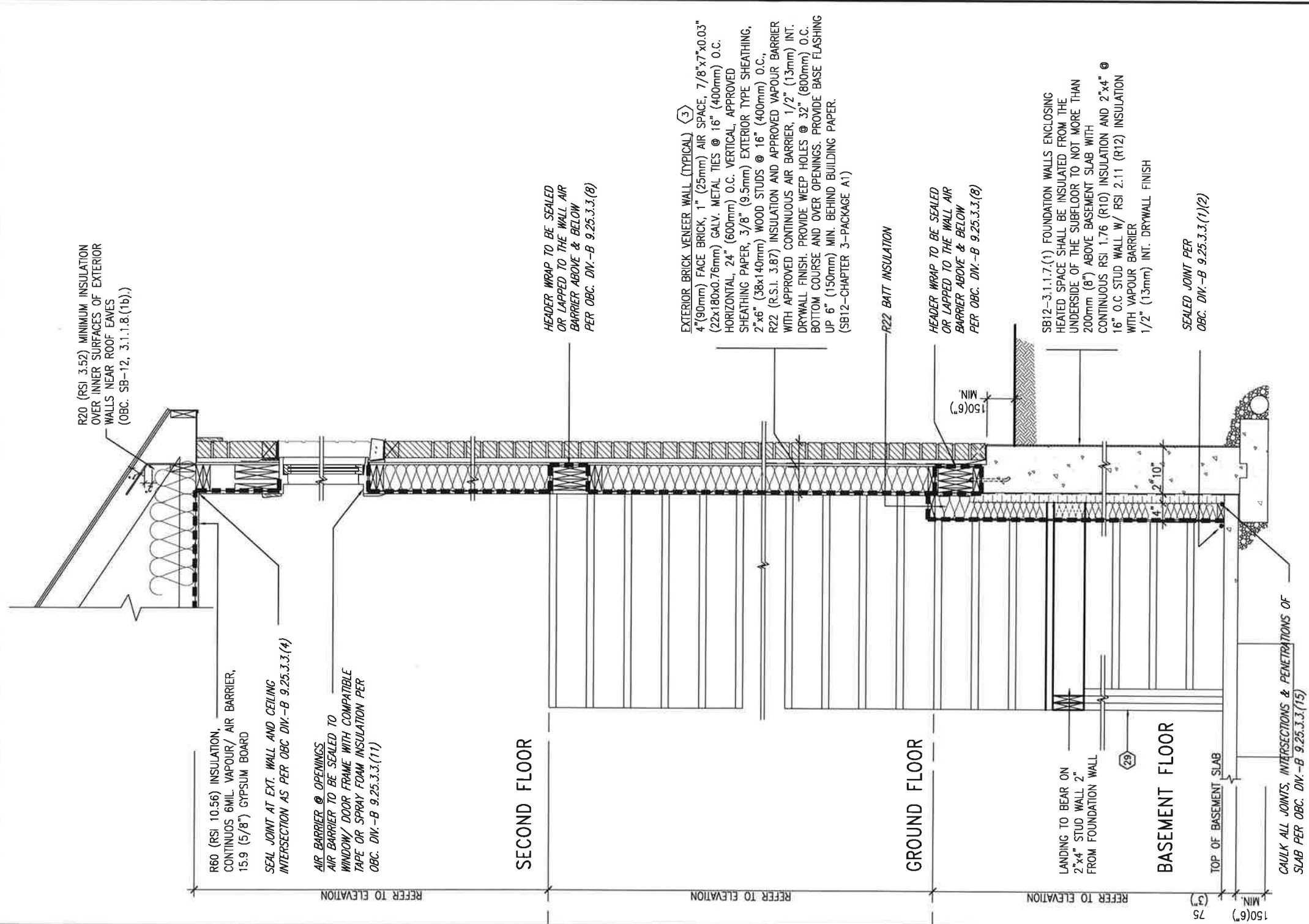
SCALE: N.T.S.

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

BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	municipality INNISFILION.
date MAY 2016	project no. 13049
drawn by JC	drawing no. CN6
checked by —	CONSTRUCTION NOTES
scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2020
PROJECT - H. VACHOWE, WILKINSON, 2017 13049 BAYVIEW/ST. CHARLES CH. NOTES 13049-CN-A1 VER 2020.dwg	DATE - Tue Feb 9 2021 - 11:18

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.

SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS REFER TO OBC SP-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
---	--

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

EW
STR

TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)

10" FOUNDATION WALL

SCALE: N.T.S.

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
5	*		wellington Jno-Baptiste
4	*		name registration information
3	*		BON signature 25591
			VAS Design Inc. 42658
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
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	work specifications are instruments of service and the property of this firm. Drawings are not to be copied, reproduced or returned at the completion of this work.
no.	discription	date	bv

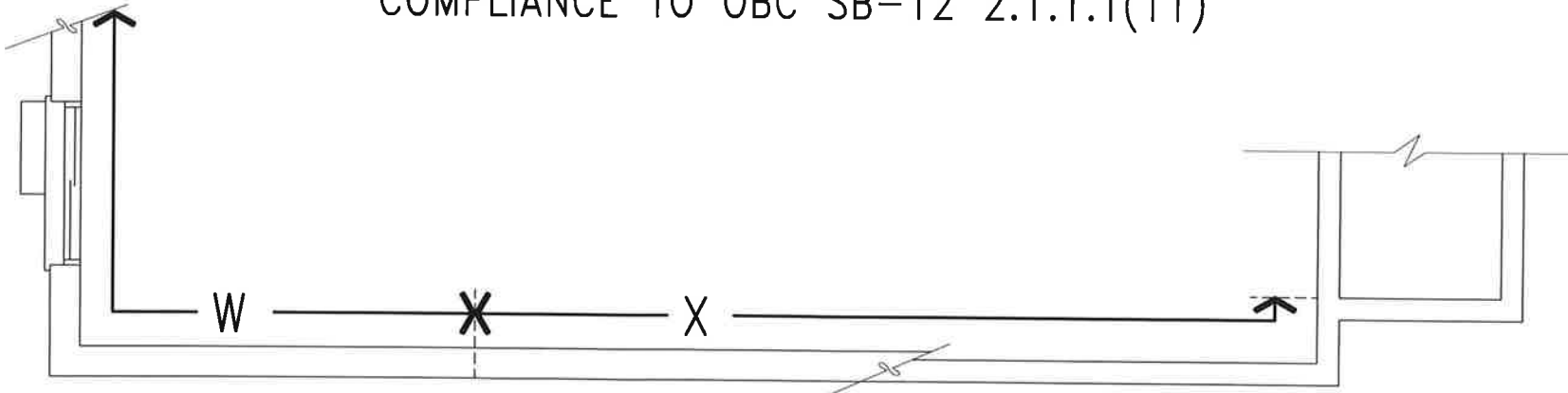
VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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

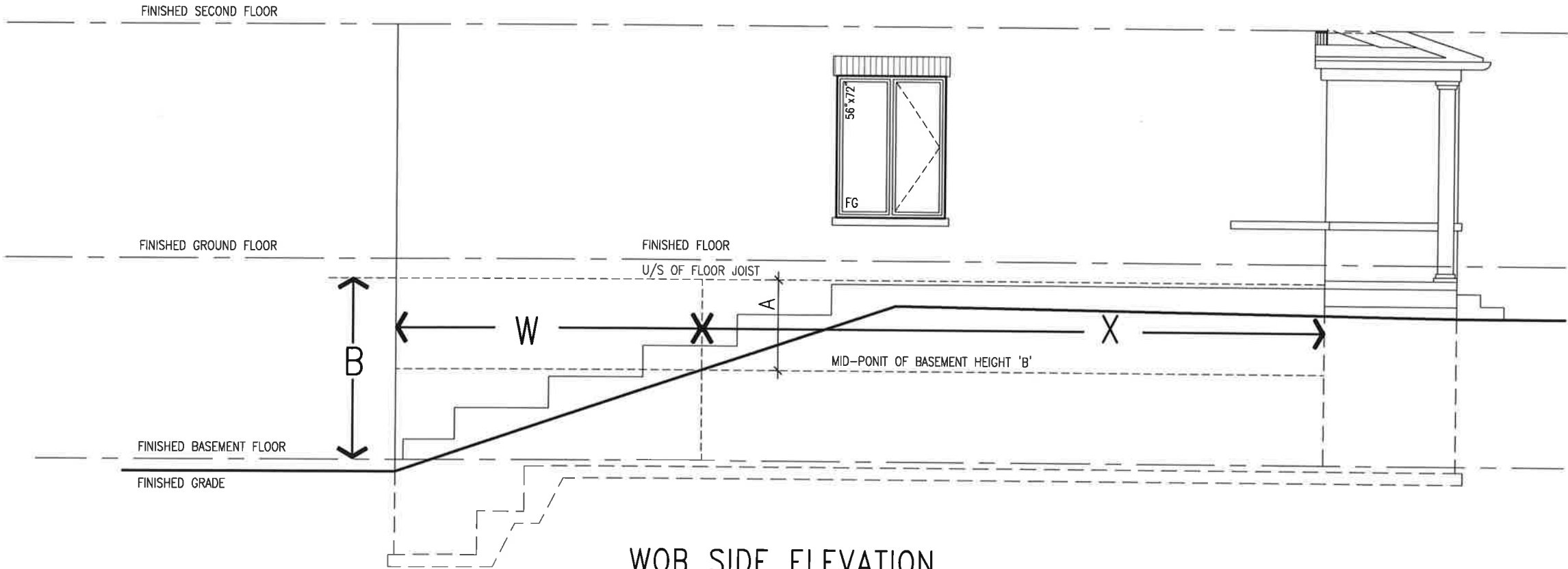
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



FEB 9, 2021



WOB PLAN



WOB SIDE ELEVATION

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

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

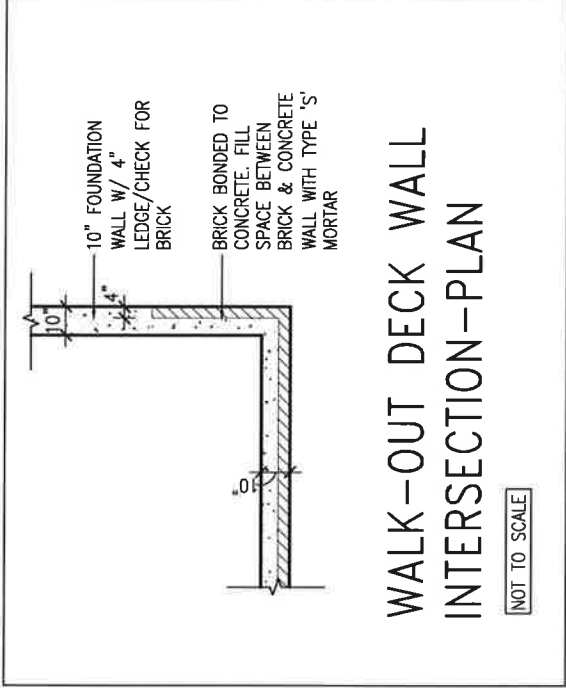


255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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
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 specifications are instruments of service and the property of VA3 Design Inc. and must be returned at the completion of the work. Drawings are not to be copied.

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

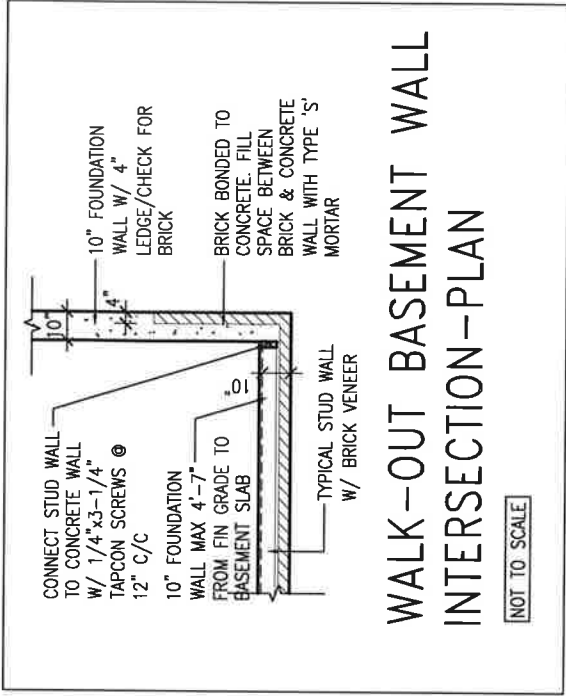
project name	municipality	CONST NOTE
ALCONA	INNISFIL, ON.	
date	checked by	checked by
MAY 2016	RC	3/16" = 1'-0"
drawn by	scale	CONSTRUCTION NOTES
RC		13049-CN-A1 VER 2020
project no.	drawing no.	file name
13049	CN8	13049-CN-A1 VER 2020



WALK-OUT DECK WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)

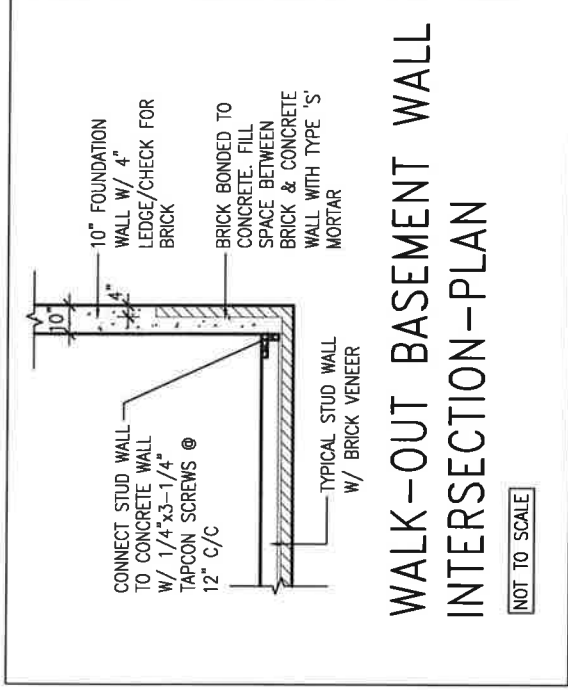


9	*	-		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	*	-		
7	*	-		qualification information
6	*	-		Wellington Jno-Baptiste 25591
5	*	-		name
4	*	-		registration information BCN
3	*	-		VAL3 Design Inc. 42658 <i>J Baptiste</i>
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 drawings are the property of the Designer and shall remain the property of the Designer which must be returned for the completion of the work.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC		Drawings are not to be scaled.
no.	description	date	by	

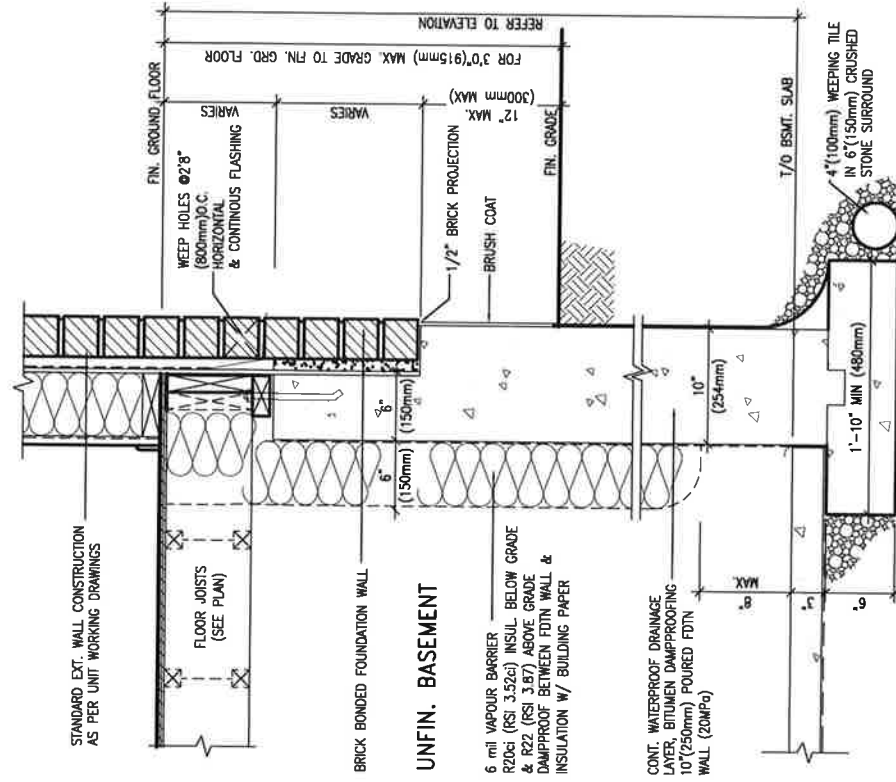
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

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

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.



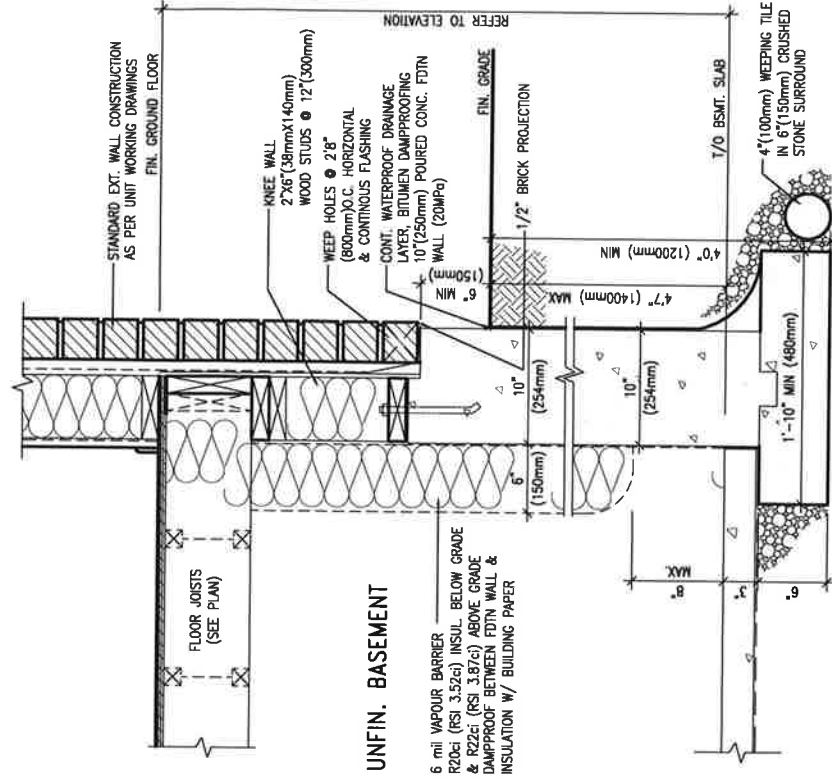
WALK-OUT BASEMENT WALL
INTERSECTION-ELEVATION



EW3.06x
PKG A1

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

SCALE: N.T.S.



EW3.07x
PKG A1

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

SCALE: N.T.S.



9	-	-	The undersigned has reviewed and takes responsibility for this design.
8	-	-	I have the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
7	-	-	qualification information
6	-	-	Wellington Jno-Baptiste 25591
5	-	-	name registration information
4	-	-	VAS Design Inc.
3	-	-	BON 42658
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 specifications are instruments of service and the property of the Designer which will be returned at completion of the work. Drawings are not to be copied.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	
no.	description	date	by

VA3 DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.3300
va3design.com

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	municipality	project no.
ALCONA	INNISFILON.	13049

date MAY 2016	checked by —	scale 3/16" = 1'-0"	file name 13049-CN-A1-VER 2020	drawing no. CN111
CONSTRUCTION NOTES				
RICHARD = H. VARCHAVE, WINDWARD (2013), 13049 BBN LUKES (CN Notes), 13049-CN-A1, VER 2020 and — Tue - Feb 9, 2021 - 11 AM				

