



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.

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ARCHITECTURAL REVIEW & APPROVAL

MAY 8 1 2018

John G. Williams Limited, Architect

TOWN OF INNISFIL  
BUILDING PERMIT PLANS/DOCUMENTS  
PERMIT NO. 2016-0626  
DATE AUTHORIZED 08/2/16  
OWNERS COPY  
TO BE KEPT AT SITE

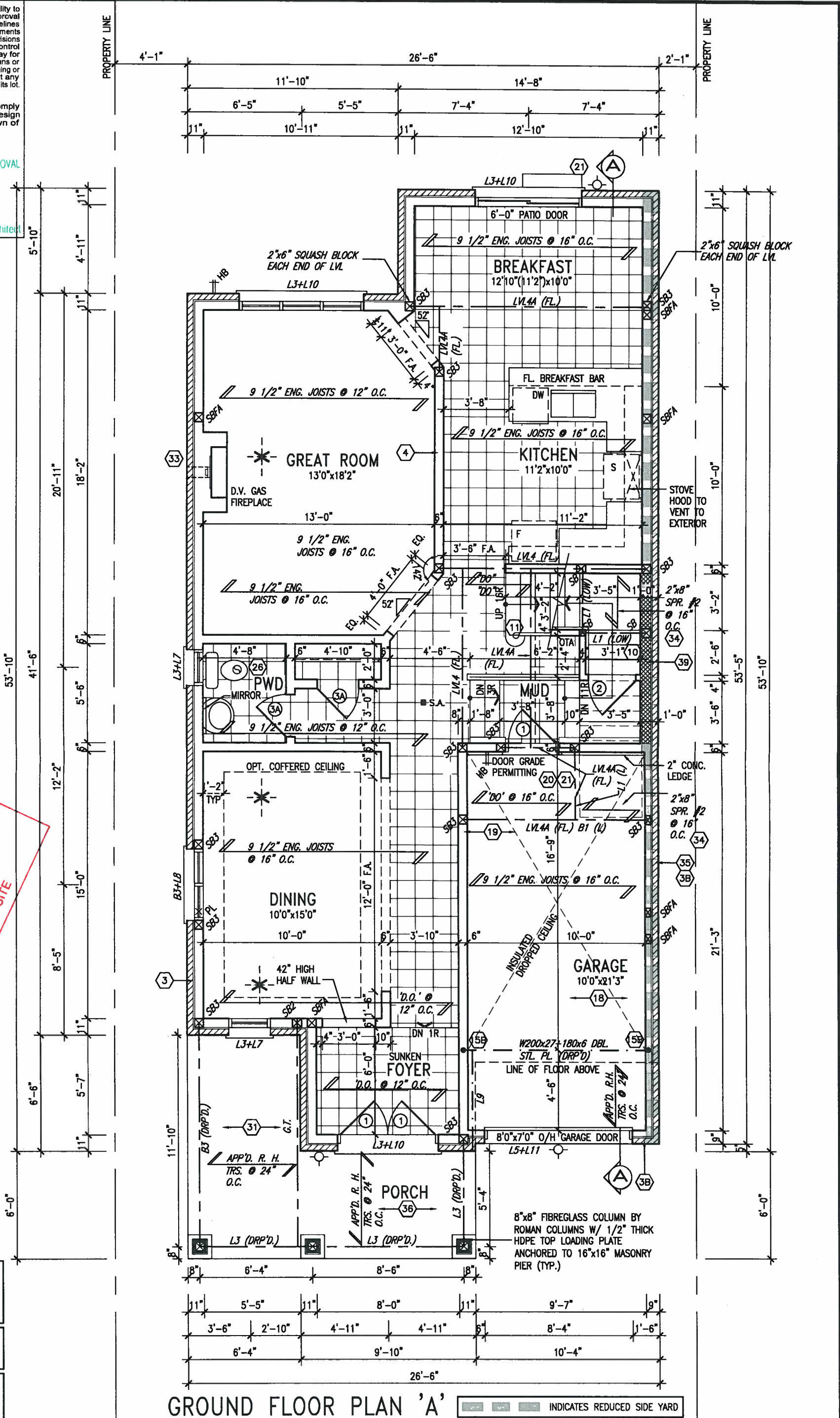


JUNE 1, 2016

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 LVL'S SUPPORTING  
FLOOR LOADS ARE TO BE  
SPECIFIED BY FLOOR TRUSS  
MANUFACTURER.



GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

no.	description	date	by
3	REVISED AS PER ENG COMMENTS	MAY 27-16	RC
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM

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

qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information  
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.



300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

BAYVIEW WELLINGTON

S32-3

project name  
ALCONA

municipality  
INNISFIL, ONTARIO

project no.  
13049

date  
NOV. 2015

GROUND FLOOR PLAN 'A'

drawing no.

drawn by  
BO.BIM

checked by

scale  
3/16" = 1'-0"

file name  
13049-S32-3-10

2

RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S3B-1.dwg - Wed - Jun 1 2016 - 5:42 AM



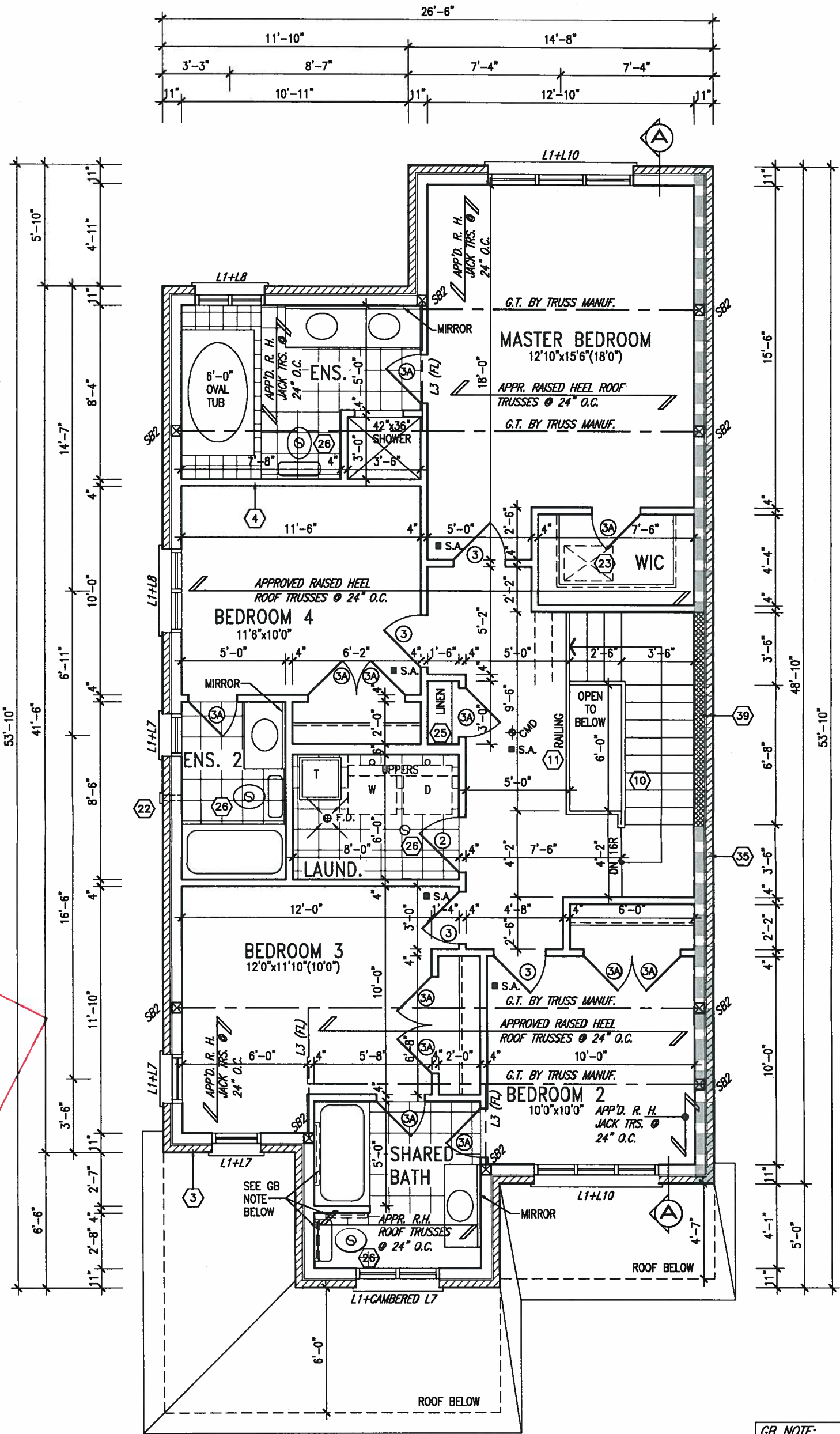
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ARCHITECTURAL REVIEW & APPROVAL

MAY 31 2016

John G. Williams Limited, Architect



SECOND FLOOR PLAN 'A'

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

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

9.					
8.					
7.					
6.					
5.					
4.					
3.	REVISED AS PER ENG COMMENTS	MAY 27-16	RC		
2.	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC		
1.	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM		
no.	description	date	by		

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

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**VA3 DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

project name ALCONA municipality INNISFIL, ONTARIO

date NOV. 2015 checked by scale 3/16" = 1'-0"

drawn by BD.BIM

RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Wed - Jun 1 2016 - 5:42 AM

**S32-3**

project no. 13049

SECOND FLOOR PLAN 'A'

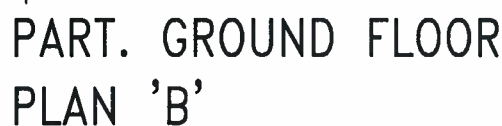
file name 13049-S32-3-10

drawing no. 3

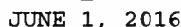
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

John G. Williams Limited, Architect

**NOTE:**  
REFER TO STANDARD FLOOR PLANS  
FOR ADDITIONAL INFORMATION.



TOWN OF INNISFIL  
BUILDING PERMIT PLANS/DOCUMENTS  
PERMIT NO. 2016-0626  
DATE AUTHORIZED Aug. 2/16  
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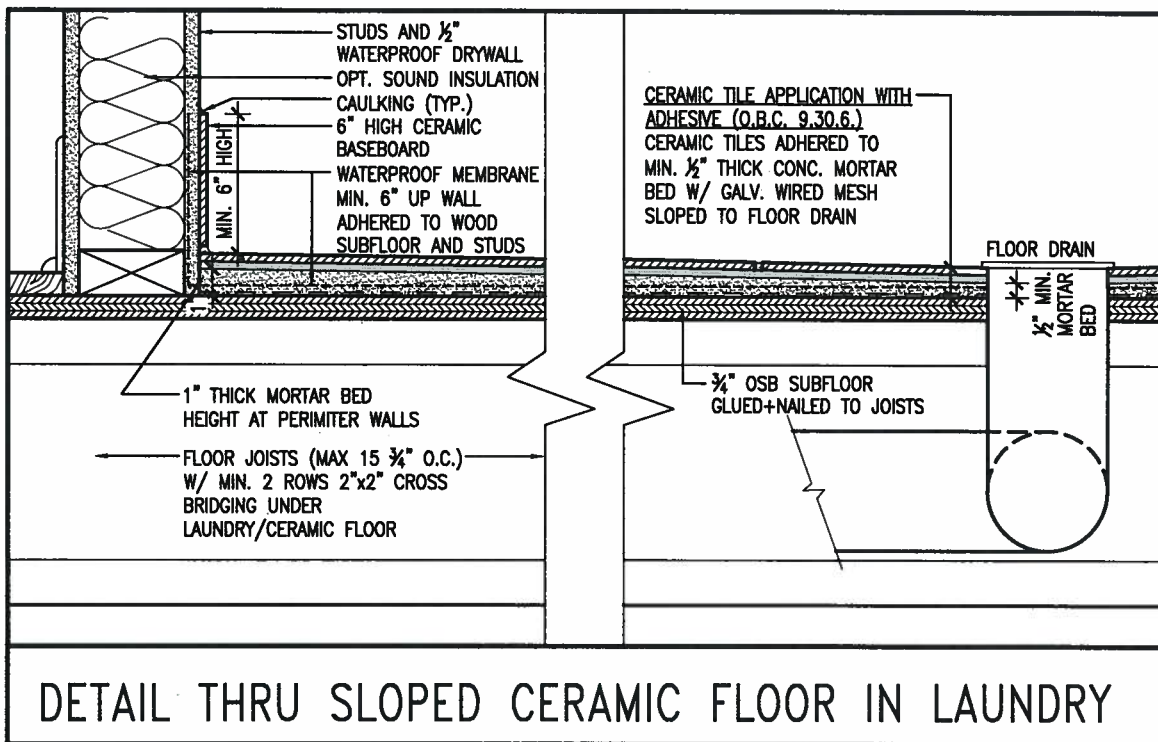
**NOTE J1:** PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

project name <b>ALCONA</b>	municipality <b>INNISFIL, ONTARIO</b>	project no. <b>13049</b>
date <b>NOV. 2015</b>		drawing no. <b>4</b>
PARTIAL PLANS 'B' drawn by <b>BD,BIM</b>		
checked by <b>BD,BIM</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13049-S32-3-10</b>
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Wed - Jun 1 2016 - 5:42 AM		

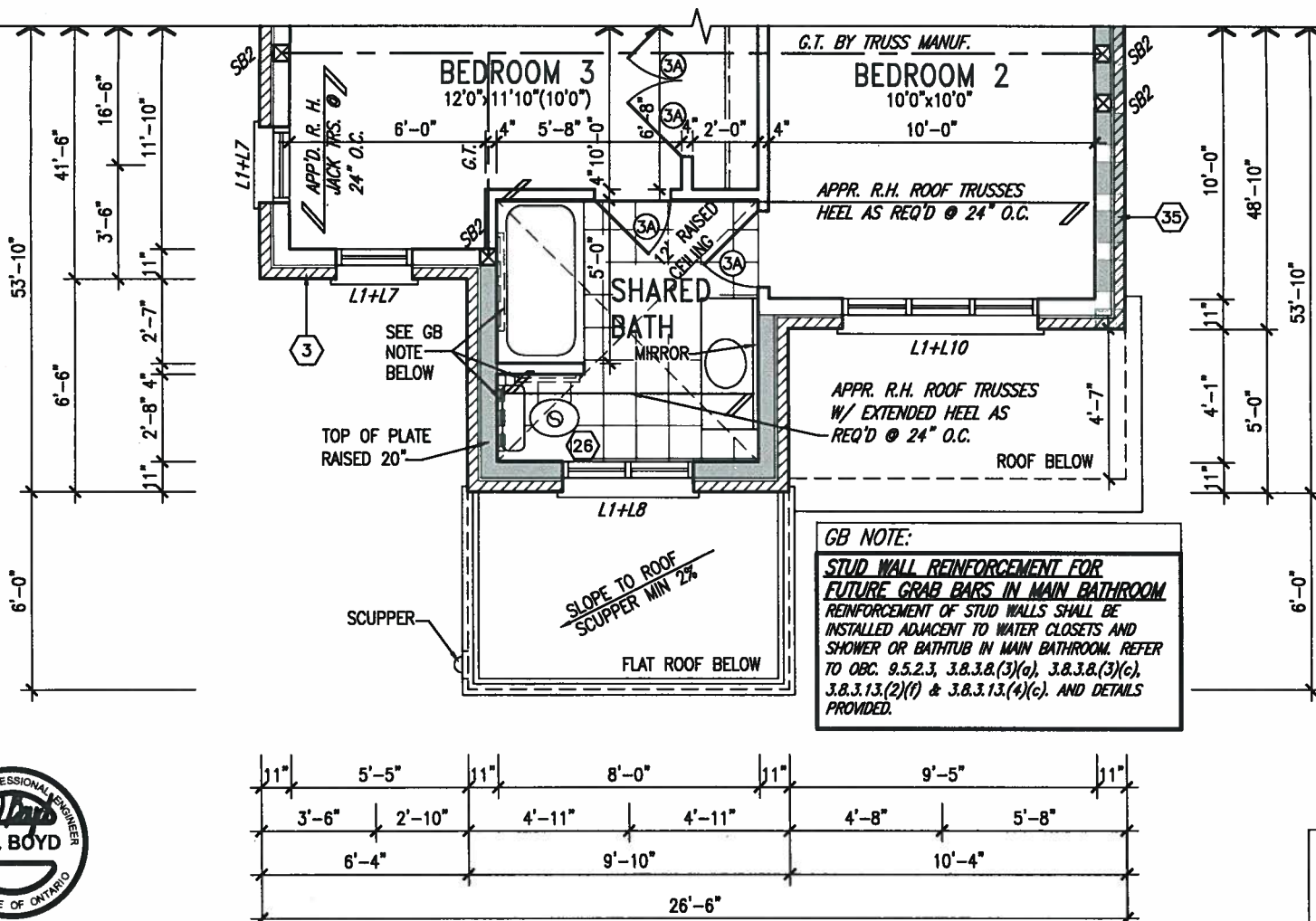
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NOTE:  
REFER TO STANDARD FLOOR PLANS  
FOR ADDITIONAL INFORMATION.



TOWN OF INNISFIL  
BUILDING PERMIT PLANS/DOCUMENTS  
PERMIT N° 2016-0626  
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PART. SECOND FLOOR  
PLAN 'B'

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ARCHITECTURAL REVIEW & APPROVAL

MAY 31 2016

John G. Williams Limited, Architect

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

INDICATES REDUCED SIDE YARD

9	.	.	.	.	.
8	.	.	.	.	.
7	.	.	.	.	.
6	.	.	.	.	.
5	.	.	.	.	.
4	.	.	.	.	.
3	REVISED AS PER ENG COMMENTS	MAY 27-16	RC	.	.
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC	.	.
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM	.	.
no.	description	date	by	.	.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information  
VA3 Design Inc. 42658  
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**VA3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

**S32-3**

project name  
**ALCONA**  
municipality  
**INNISFIL, ONTARIO**  
date  
**NOV. 2015**  
drawn by  
**BD.BIM**  
checked by  
**3/16" = 1'-0"**  
scale  
**13049-S32-3-10**  
project no.  
**13049**  
drawing no.  
**5**

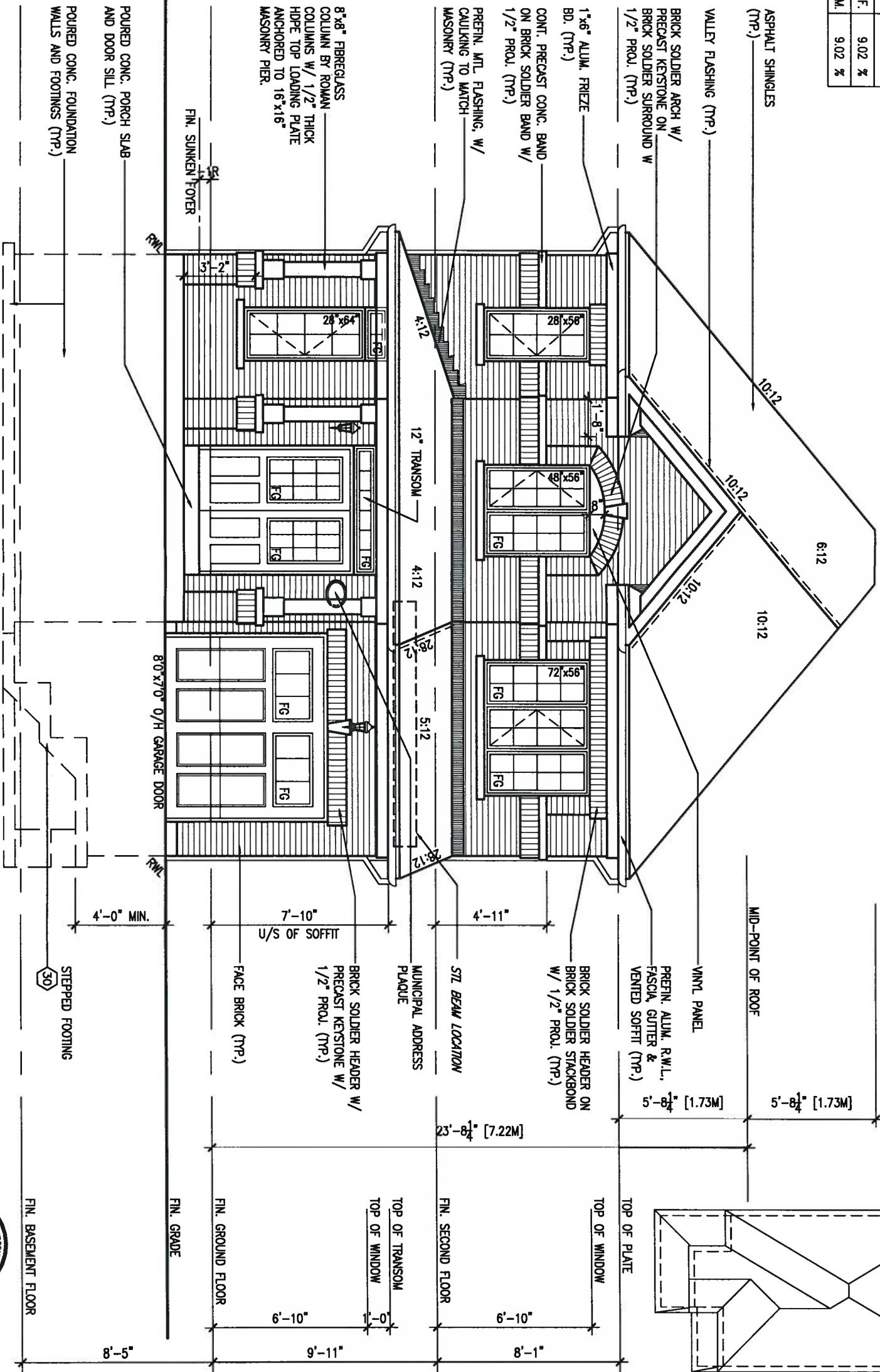
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S32-3 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	530.00 S.F.	78.00 S.F.	14.72 %
LEFT SIDE	1076.67 S.F.	78.32 S.F.	7.27 %
RIGHT SIDE	1076.67 S.F.	0.00 S.F.	0.00 %
REAR	530.00 S.F.	133.66 S.F.	25.22 %
TOTAL SQ. FT.	3213.34 S.F.	289.98 S.F.	9.02 %
TOTAL SQ. M.	298.53 S.M.	26.94 S.M.	9.02 %

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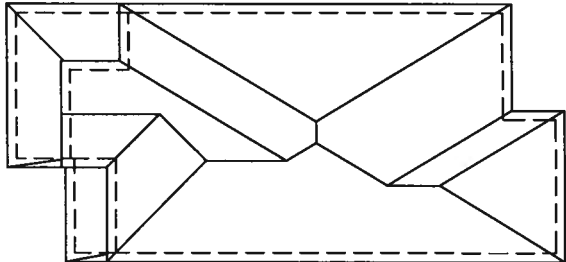
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ARCHITECTURAL REVIEW & APPROVAL  
MAY 31 2016  
John G. Williams Limited, Architect

FRONT ELEVATION 'A'



ROOF PLAN 'A'



JUNE 1, 2016

9					
8					
7					
6					
5					
4					
3	REVISED AS PER ENG COMMENTS	MAY 27-16	RC		
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC		
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM		
no.	description	date	by		

The Engineer has reviewed and takes responsibility for this design and the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
signature	25591
name	Wellington Jno-Baptiste
registration information	BCN
VA3 Design Inc.	42658

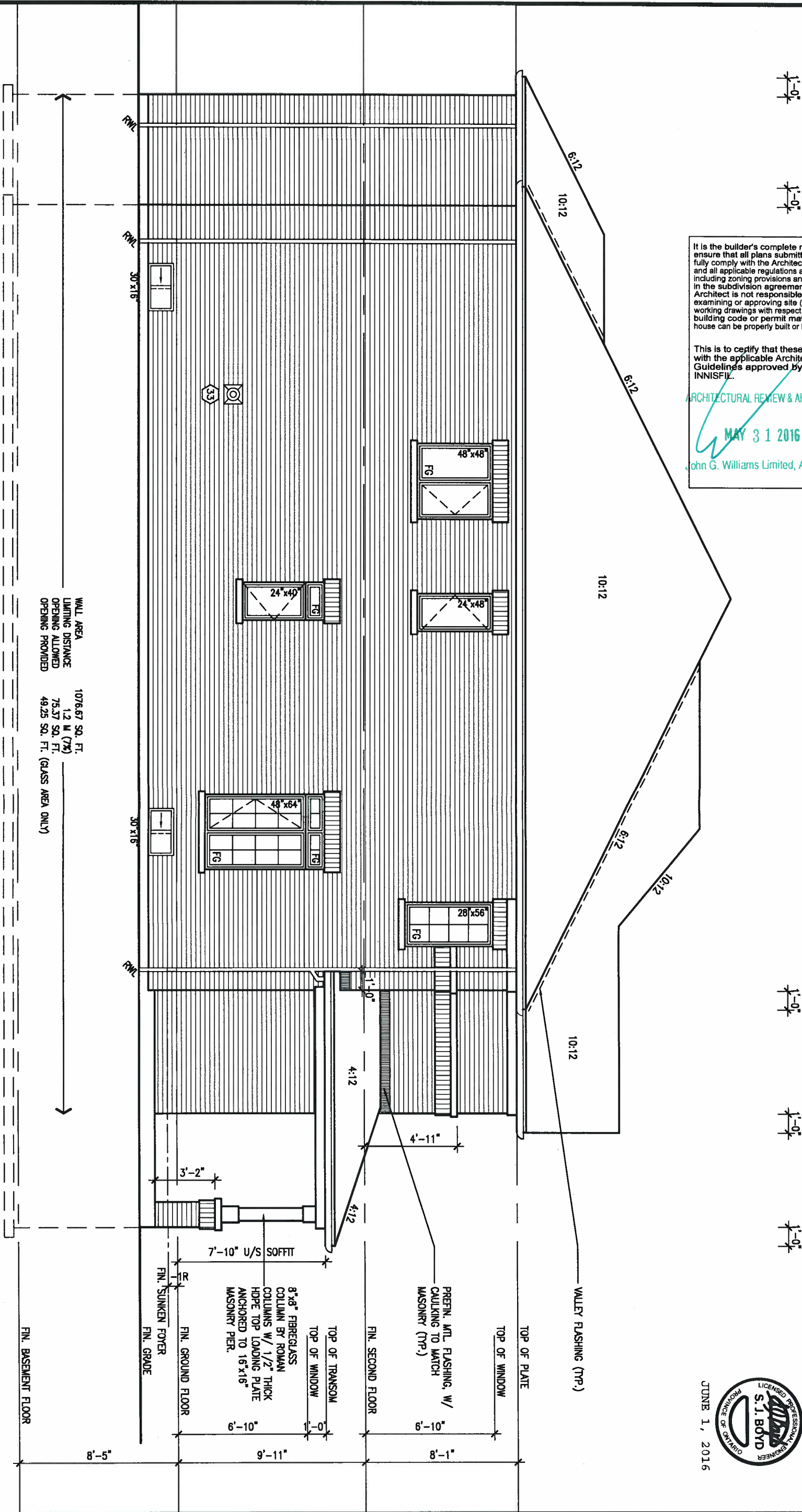
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---	--

VA3 DESIGN	
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Toronto ON M3H 1S8	
t 416.630.2255 f 416.630.4782	
va3design.com	

BAYVIEW WELLINGTON		S32-3	
project name		municipality	
ALCONA		INNISFIL, ONTARIO	
date		project no.	
NOV. 2015		13049-S32-3-10	
drawn by		file name	
BD.BIM		13049-S32-3-10	
checked by		scale	
		3/16" = 1'-0"	
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S3B-1.dwg - Wed - Jun 1 2016 - 5:42 AM		drawing no.	
		6	



LEFT SIDE ELEVATION 'A'



WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED

1076.67 SQ. FT.  
1.2 M (7X)  
75.37 SQ. FT.  
49.25 SQ. FT. (GLASS AREA ONLY)

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ARCHITECTURAL REVIEW & APPROVAL

MAY 31 2016

John G. Williams Limited, Architect

JUNE 1, 2016



REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	REVISED AS PER ENG COMMENTS	MAY 27-16	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 scaled.
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC	
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM	
no.	description	date	by	



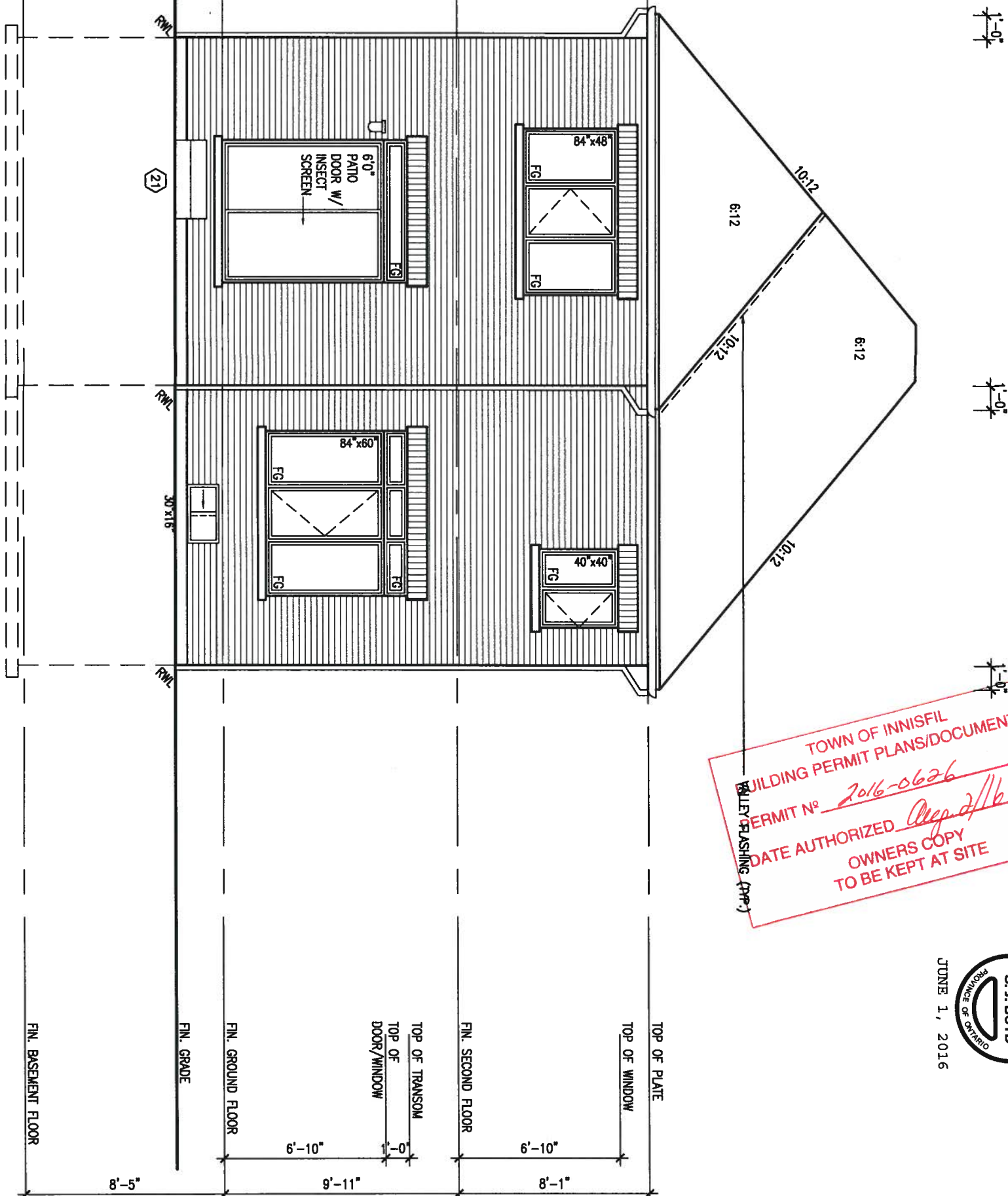
BAYVIEW WELLINGTON		S32-3	
project name	ALCONA	municipality	INNISFIL, ONTARIO
date	NOV. 2015	project no.	13049
drawn by	BD.BIM	LEFT SIDE ELEVATION 'A'	file name
checked by		3/16" = 1'-0"	13049-S32-3-10
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Wed - Jun 1 2016 - 5:42 AM			

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ARCHITECTURAL REVIEW & APPROVAL  
MAY 31 2016  
John G. Williams Limited, Architect

REAR ELEVATION 'A' & 'B'



TOWN OF INNISFIL  
BUILDING PERMIT PLANS/DOCUMENTS  
PERMIT NO. 2016-0626  
DATE AUTHORIZED Aug 2/16  
OWNERS COPY  
TO BE KEPT AT SITE



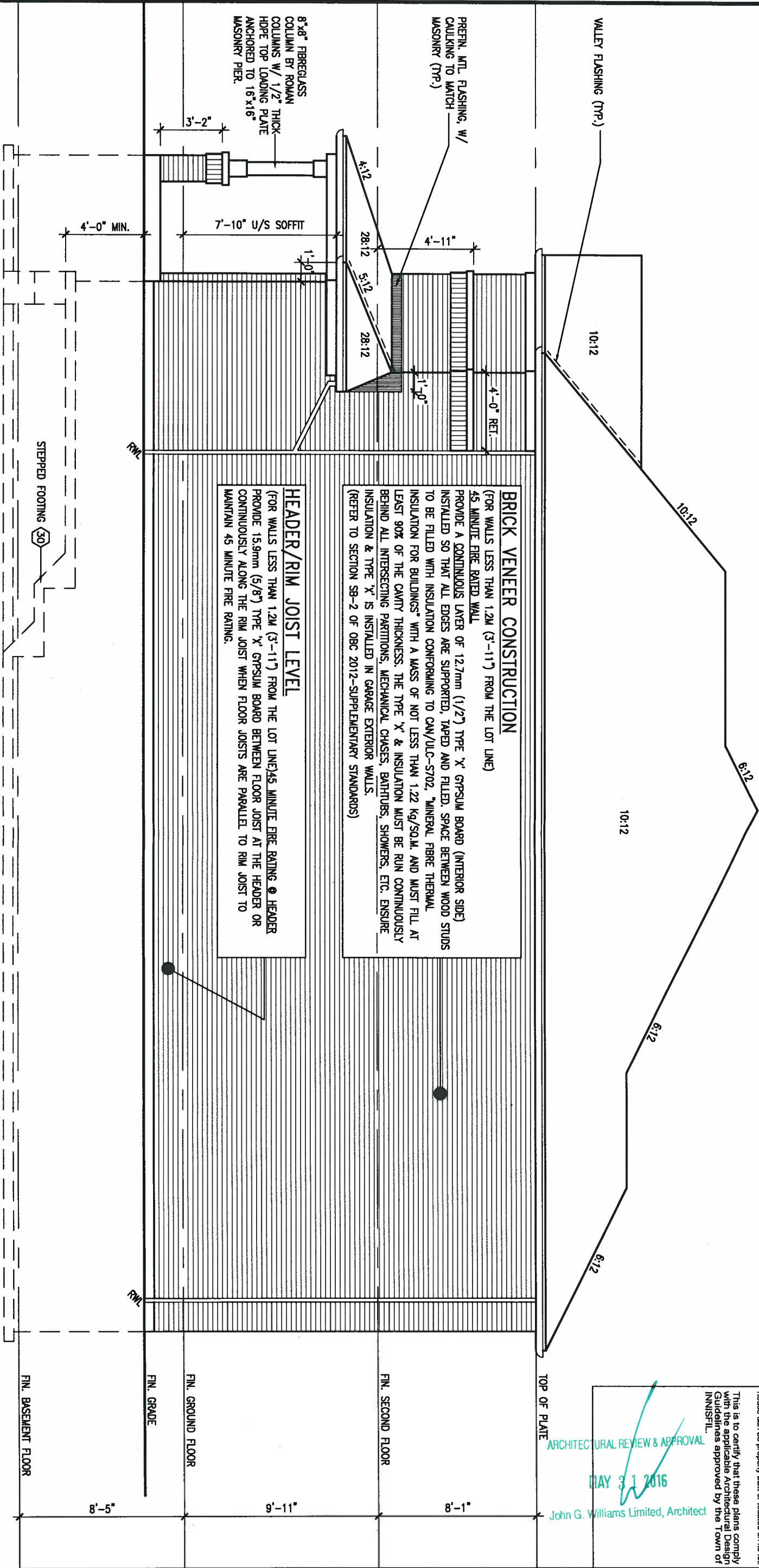
REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591	BCN	42658	VA3 DESIGN	project name	ALCONA	municipality	INNISFIL, ONTARIO	project no.	13049
8	.	.	qualification information	Wellington Jno-Baptiste	signature	25591	300A Wilson Avenue	date	NOV. 2015	scale	3/16" = 1'-0"	file name	13049-S32-3-10
7	.	.	name	Wellington Jno-Baptiste	signature	25591	Toronto ON M3H 1S8	drawn by	BD.BIM	checked by		drawing no.	8
6	.	.	registration information	VA3 Design Inc.	signature	42658	t 416.630.2255 f 416.630.4782	RICHARD	D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg	scale	3/16" = 1'-0"	file name	13049-S32-3-10
5	.	.	VA3 Design Inc.				va3design.com	WED	Jun 1 2016	5:42 AM			
4	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.										
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2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC										
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM										
no.	description	date	by										



RIGHT SIDE ELEVATION 'A'



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

ARCHITECTURAL REVIEW & APPROVAL

MAY 31 2016

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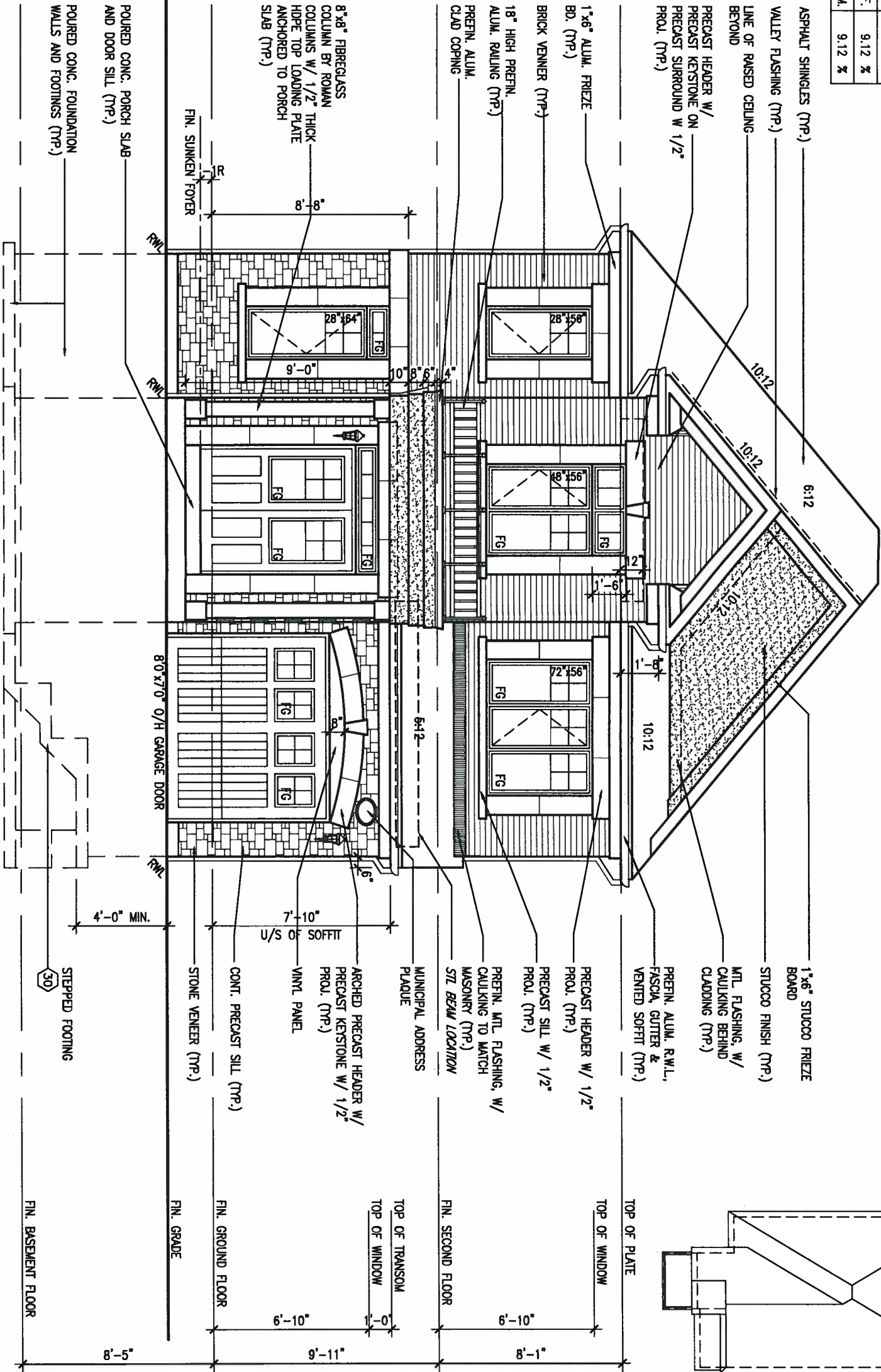
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8		Wellington Jno-Baptiste		300A Wilson Avenue		ALCONA		INNISFIL, ONTARIO	
7		signature		Toronto ON M3H 1S8		project name		project no.	
6		25591		t 416.630.2255 f 416.630.4782		date		13049	
5		BCIN		va3design.com		drawn by		drawing no.	
4		42658				checked by		9	
3		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.				scale		RIGHT SIDE ELEVATION 'A'	
2						3/16" = 1'-0"		file name	
1								13049-S32-3-10	
no. description		date by				RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Wed - Jun 1 2016 - 5:42 AM			
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2		REVISED AS PER TRUSS LAYOUTS		APR 27-16		RC			
1		ISSUED FOR CLIENT REVIEW		NOV 15-15		BM			

UNINSULATED OPENINGS (PER OBC SB-12.2.1.1(7))			
S32-3 ELEVATION A	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	540.65 S.F.	84.00 S.F.	15.54 %
LEFT SIDE	1087.50 S.F.	78.32 S.F.	7.20 %
RIGHT SIDE	1087.50 S.F.	0.00 S.F.	0.00 %
REAR	530.00 S.F.	133.66 S.F.	25.22 %
TOTAL SQ. FT.	3245.65 S.F.	295.98 S.F.	9.12 %
TOTAL SQ. M.	301.53 S.M.	27.50 S.M.	9.12 %

It is the builder's complete responsibility to ensure that all construction complies with the applicable provisions and requirements of the Building Code of Ontario and all applicable 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 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.

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ARCHITECTURAL REVIEW & APPROVAL  
MAY 31 2016  
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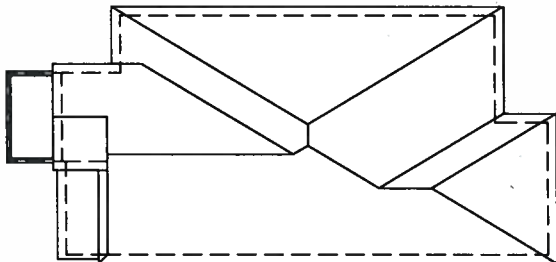


FRONT ELEVATION 'B'



JUNE 1, 2016

ROOF PLAN 'B'  
N.T.S.



TO BE KEPT AT CITY  
OWNERS COPY  
DECEMBER 2016  
2016-09-26  
UNINSULATED PERMIT PERMITTING BUILDING  
INISFIL

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		S32-3	
8		Wellington Jno-Baptiste		ALCONA		INNISFIL, ONTARIO	
7		name registration information		date		project no.	
6		VA3 Design Inc.		NOV. 2015		13049	
5		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.		checked by		drawing no.	
4		25591		scale		10	
3		MAY 27-16		3/16" = 1'-0"		FRONT ELEVATION 'B'	
2		APR 27-16		drawn by		file name	
1		NOV 15-15		BD.BIM		13049-S32-3-10	
no.		description		RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Wed - Jun 1 2016 - 5:42 AM			



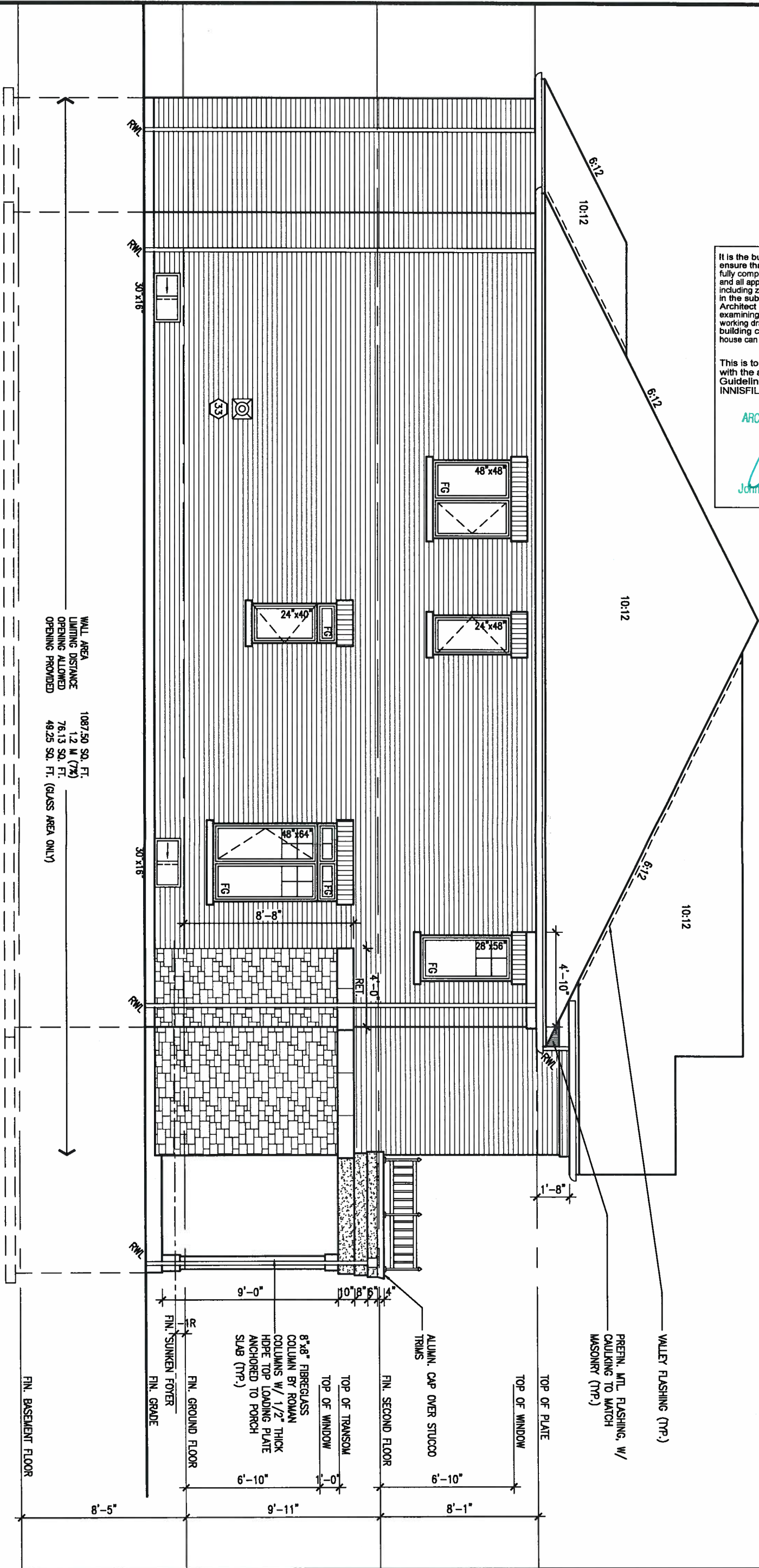
LEFT SIDE ELEVATION 'B'

WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED

1087.50 SQ. FT.  
1.2 M (7%)  
76.13 SQ. FT.  
49.25 SQ. FT. (GLASS AREA ONLY)

TOWN OF INNISFIL  
BUILDING PERMIT PLANS/DOCUMENTS  
PERMIT NO. 2016-0626  
DATE AUTHORIZED Aug 21/16  
OWNERS COPY  
TO BE KEPT AT SITE

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION



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ARCHITECTURAL REVIEW & APPROVAL

MAY 31 2016

John G. Williams Limited, Architect

JUNE 1, 2016



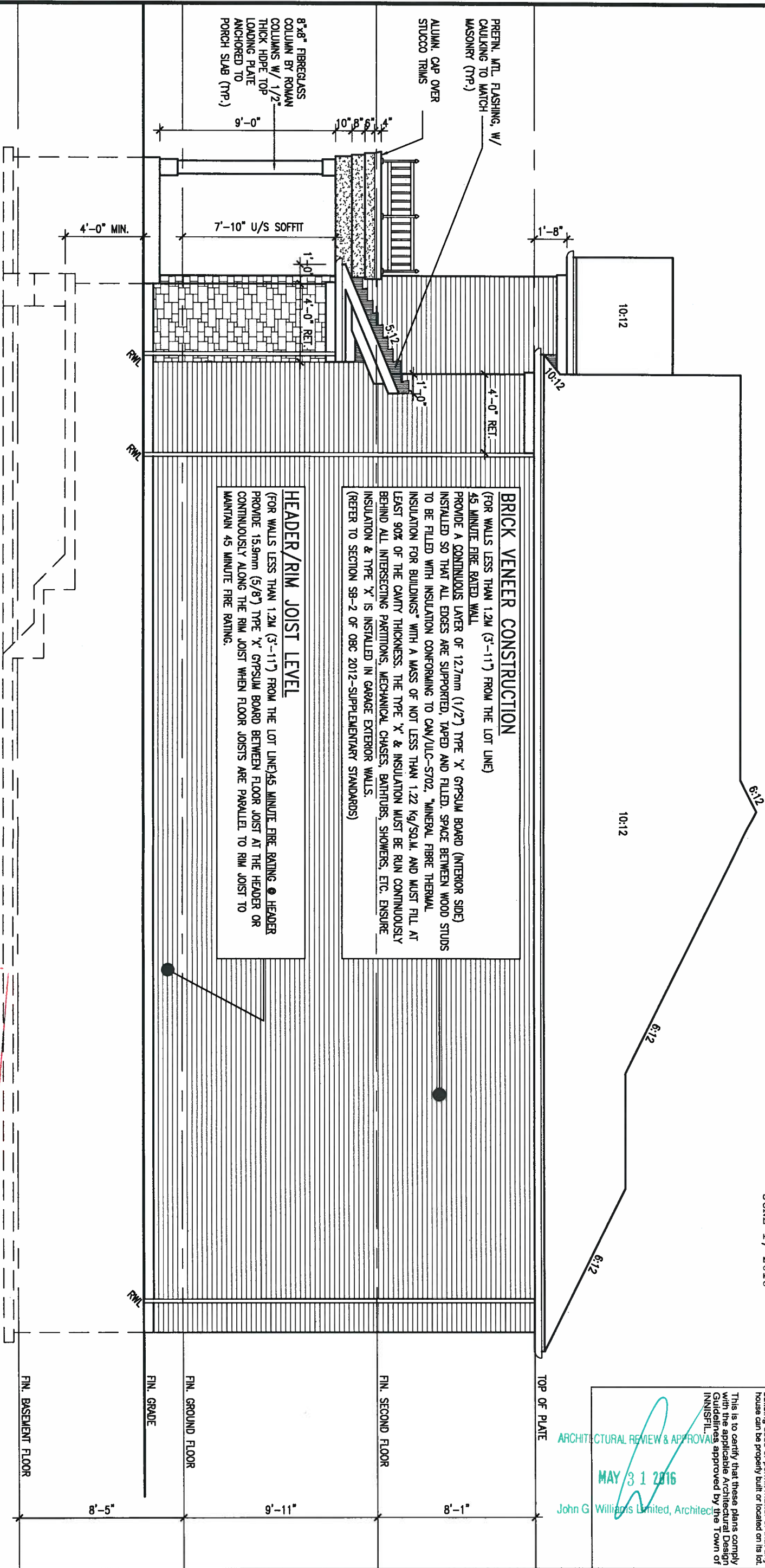
REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCN
5	.	.	.	VAS Design Inc. 42658
4	.	.	.	
3	REVISED AS PER ENG COMMENTS	MAY 27-16	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 scaled.
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC	
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM	
no.	description	date	by	

**VAS3 DESIGN**  
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BAYVIEW WELLINGTON		S32-3	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	drawing no. 11
date NOV. 2015	checked by BO.BIM	scale 3/16" = 1'-0"	file name 13049-S32-3-10
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S32-1.dwg - Wed - Jun 1 2016 - 5:42 AM			

RIGHT SIDE ELEVATION 'B'



TOWN OF INNISFIL  
BUILDING PERMIT PLANS/DOCUMENTS  
PERMIT N° 2015-0526  
DATE AUTHORIZED *May 31 2016*  
OWNERS COPY  
TO BE KEPT AT SITE



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.

ARCHITECTURAL REVIEW & APPROVAL  
MAY 31 2016  
John G. Williams Limited, Architect

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		S32-3	
8 .		qualification information		project name		project no.	
7 .		Wellington Jno-Baptiste		ALCONA		13049	
6 .		name		municipality		project no.	
5 .		Wellington Jno-Baptiste		INNISFIL, ONTARIO		13049	
4 .		registration information		date		drawing no.	
3		VA3 Design Inc.		NOV. 2015		RIGHT SIDE ELEVATION 'B'	
2		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		drawn by		file name	
1		ISSUED FOR CLIENT REVIEW		checked by		13049-S32-3-10	
no.		description		scale		12	
		date		3/16" = 1'-0"			
		by		RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Wed - Jun 1 2016 - 5:42 AM			



[illegible]

JUNE 1, 2016

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

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

**S32-3**

Project no.  
3049

...wing no.

drawn by **BD.BIM** checked by **scale** **3/16" = 1'-0"** file name **13049-S32-3-10**  
 RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S3B-1.dwg - Wed - Jun 1 2016 - 5:42 AM

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

qualification information

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

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

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3	REVISED AS PER ENG COMMENTS	MAY 27-16	RC
2	REVISED AS PER TRUSS LAYOUTS	APR 27-16	RC
1	ISSUED FOR CLIENT REVIEW	NOV 15-15	BM
no.	description	date	by

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CONSTRUCTION NOTES (Unless otherwise noted)

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

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

**2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)**  
SIDING AS PER ELEV., 19x38 (1'x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

**2A. FRAME WALL CONSTRUCTION (2"x6") (R2B)**  
SIDING AS PER ELEV., 19x38 (1'x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

**2B. FRAME WALL CONSTRUCTION (2"x4")- GARAGE WALLS**  
SIDING AS PER ELEV., 19x38 (1'x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2'x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")). WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

**2C. RESERVED**

**2D. STUCCO WALL CONSTRUCTION (2"x6")-GARAGE WALLS**  
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2'x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

**2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING**  
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

**3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)**  
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. 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 SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

**3A. BRICK VENEER CONSTRUCTION (2"x6") (R2B)**  
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

**3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS**  
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2'x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. 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. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

**3C. STUCCO WALL CONSTRUCTION (2"x6")**  
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2'x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

**4. INTERIOR STUD PARTITIONS**  
FOR BEARING PARTITIONS 38x89 (2'x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2'x4") @ 600mm (24") O.C. PROVIDE 38x89 (2'x4") BOTTOM PLATE AND 2/38x89 (2'x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2'x6") STUDS/PLATES WHERE NOTED.

**5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.2))**  
200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 90 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED	W/ MASONRY VENEER	W/ SIDING ONLY
1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP

-SEE OBC 9.15.3.  
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").  
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

**STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)**  
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:

2 STOREY WITH WALK-OUT BASEMENT 545x175 (2'x7")

**6. FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3.**  
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

**7. BASEMENT SLAB OBC 9.13.6(1)(b), 9.16.4.5(1), 9.25.3.3(15)**  
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

**8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A)**  
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

**9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7)**  
RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER. 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

**10. ALL STAIRS/EXTERIOR STAIRS -OBC 9.8.-**  
UNIFORM RISE  
-5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS  
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT  
= 200 (7'-7/8")  
= 210 (8'-1/4")  
= 235 (9'-1/4")  
MAX. RISE  
MIN. RUN  
MIN. TREAD  
MAX. NOSING  
MIN. HEADROOM  
RAIL @ LANDING  
RAIL @ STAIR  
= 25 (1")  
= 1950 (6'-5")  
= 900 (2'-11")  
= 865 (2'-10") TO 965 (3'-2")  
= 860 (2'-10")  
MIN. STAIR WIDTH  
**FOR CURVED STAIRS**  
MIN. RUN  
MIN. AVG. RUN  
= 150 (6")  
= 200 (8")

**11. HANDRAILS -OBC 9.8.7.-**  
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

**INTERIOR GUARDS -OBC 9.8.8.-**  
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH  
**EXTERIOR GUARDS -OBC 9.8.8.**  
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

**SILL PLATE -OBC 9.23.7.**  
200mm (8") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

**BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6)**  
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

**BEARING STUD PARTITION**  
38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

**STEEL BASEMENT COLUMN (SEE OBC 9.15.3.3)**  
89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CSSG 7-2-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM, 87x87x10x10 (34"x34"x1/4") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

**STEEL BASEMENT COLUMN (SEE OBC 9.15.3.3)**  
89mm (3-1/2") DIA x 4.78mm (1/8") FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

**STEEL COLUMN**  
90mm (3-1/2") DIA x 4.78mm (1/8") NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x1"x2") FIELD WELD COL. TO BASE PLATE.

**16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS.**  
MIN. BEARING 90mm (3-1/2")

**17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.**

**18. GARAGE SLAB**  
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.

**19. GARAGE CEILINGS/INTERIOR WALLS**  
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1.6. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

**20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.**

**21. EXTERIOR STEP**  
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.

**22. DRYER EXHAUST (OBC 9.8.2.3.7) & 6.2.4.1.1)**  
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

**23. INSULATED ATTIC ACCESS (OBC 9.8.12.1 & SB12-2.1.1.7)**  
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

**24. FIREPLACE CHIMNEYS -OBC 9.21.**  
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

**25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.**

**26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.**

**27. STEEL BEARING PLATE FOR MASONRY WALLS**  
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

**OR**  
**SOLID WOOD BEARING FOR WOOD STUD WALLS**  
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

**28. RESERVED**

**29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)**  
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

**30. STEPPED FOOTINGS OBC 9.15.3.9.**  
MIN. HORIZ. STEP = 600mm (24")  
MAX. VERT. STEP = 600mm (24")

**SLAB ON GRADE**  
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

**32. DIRECT VENTING GAS FURNACE/ H.W.T. VENT**  
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

**33. DIRECT VENTING GAS FIREPLACE VENT**  
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

**34. SUBFLOOR, JOIST STRAPPING AND BRIDGING**  
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (\* SEE OBC 9.30.6. \* 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE OBC 9.30.2. \*)  
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2'x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (\* SEE OBC 9.23.9.4. \*)

**35. EXPOSED BUILDING FACE OBC 9.10.15 & SB-2-2.3.5(2)**  
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

**36. COLD CELLAR PORCH SLAB (OBC 9.39.)**  
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (1/2") LUNTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

**37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.**

**38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)**  
38x140 (2'x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2'x8") RIDGE BOARD, 38x89 (2'x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2'x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2'x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2'x4") @ 600mm (24") O.C. WITH A 38x89 (2'x4") CENTRE POST TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

**WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.-**  
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m<sup>2</sup> UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").  
**2) WINDOW GUARDS -OBC 9.8.8.1.(6).**  
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")  
**3) EXTERIOR WINDOWS**  
SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-2.1.1.8

**GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8. 6.2.2. SEE MECHANICAL DRAWINGS.**  
**2) ALL DOWNSPOUTS TO DRAIN AROUND THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.**  
**3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.**  
**4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3. 3.8.3.8.(1)(c) & 3.8.3.13.(1)(i). SEE DETAIL.  
**5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.**  
**6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.**

**LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.**  
**2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.**  
**3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.**  
**4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.**  
**5) LVL BEAMS SHALL BE 2.0E-2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.**  
**6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.**  
**7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.**  
**8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mm. POLYETHYLENE FILM, No. 50 (450µ) ROLL BACKING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.**

**STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W, HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 9-23.4.3.**  
**2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 40R.**

**STUCCO: 1) 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.**

**LEGEND**

	CLASS 'B' VENT		EXHAUST FAN TO EXTERIOR
	DUPLEX OUTLET (12" ABOVE SURFACE)		DUPLEX OUTLET (HEIGHT A.F.F)
	WEATHERPROOF DUPLEX OUTLET		GFI DUPLEX OUTLET (HEIGHT A.F.F)
	POT LIGHT		HEAVY DUTY OUTLET (220 volt)
	LIGHT FIXTURE (PULL CHAIN)		LIGHT FIXTURE (CEILING MOUNTED)
	SWITCH		LIGHT FIXTURE (WALL MOUNTED)
	FLOOR DRAIN		HOSE BIB (NON-FREEZE)

SJ SINGLE JOIST  
DJ DOUBLE JOIST  
TJ TRIPLE JOIST  
LVL LAMINATED VENEER LUMBER  
X/P POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED LUMBER  
G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.  
F.A. FLAT ARCH  
C.A. CURVED ARCH  
M.C. MEDICINE CABINET (RECESSED)  
CONC. BLOCK WALL  
DOUBLE VOLUME WALL  
SEE NOTE 39  
SOLID WOOD BEARING (SPRUCE No. 2) SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER.  
SOLID BEARING TO BE MINIMUM 2 PIECES.  
SOLID WOOD BEARING TO MATCH FROM ABOVE

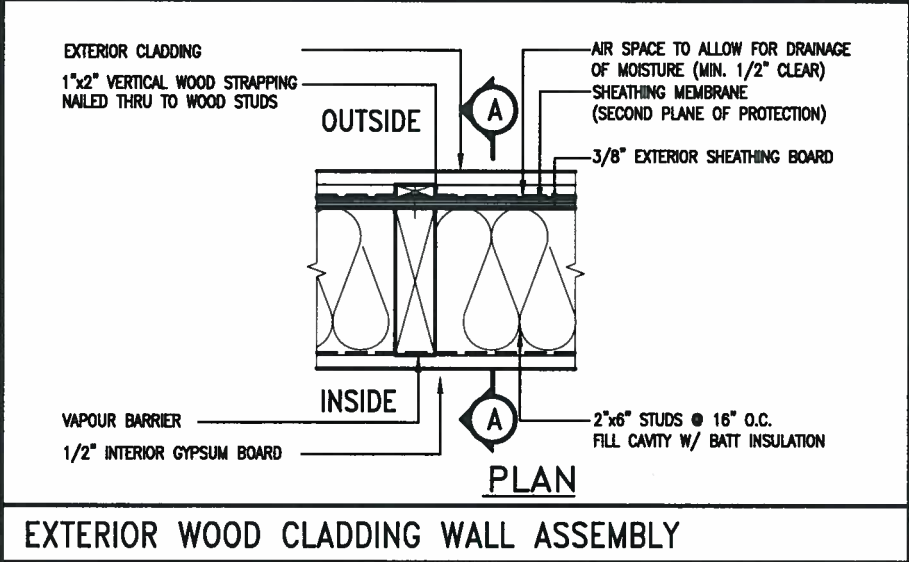
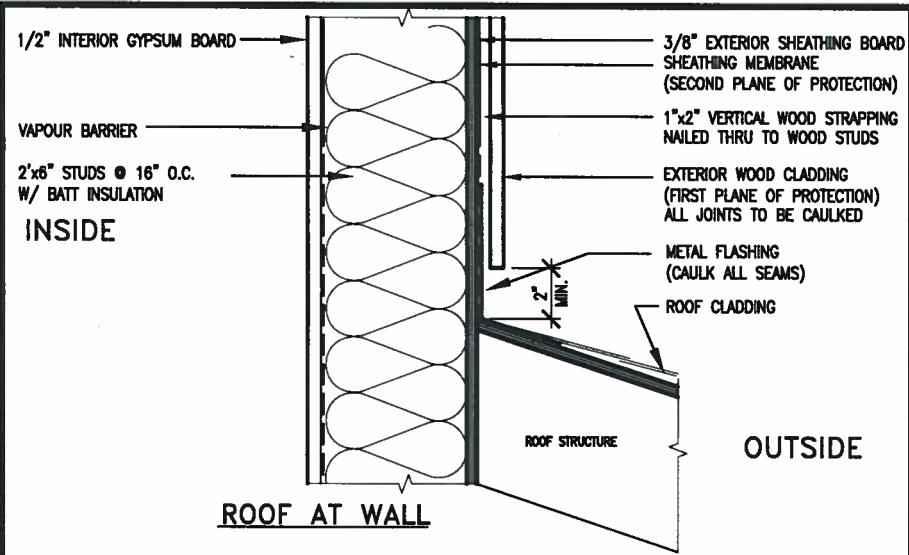
**PROFESSIONAL ENGINEER**  
**S. J. BOYD**  
PROVINCE OF ONTARIO  
JUNE 1, 2016

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO V&3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF V&3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

**39. TWO STOREY VOLUME SPACES**  
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2'x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"). PROVIDE 38x140 (2'x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2'x6") TOP PLATES + 1-38x140 (1-2'x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2'x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

**40. TYPICAL 1 HOUR RATED PARTYWALL.**  
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

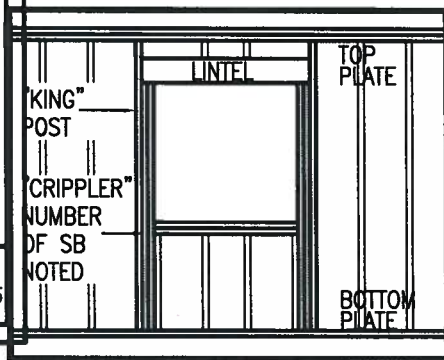
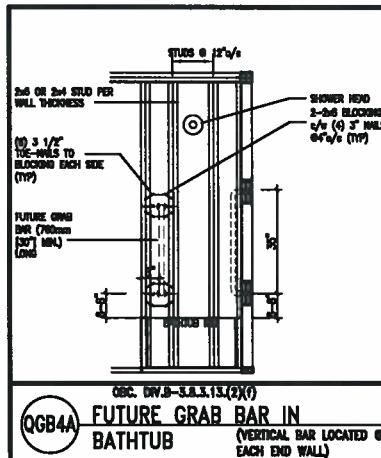
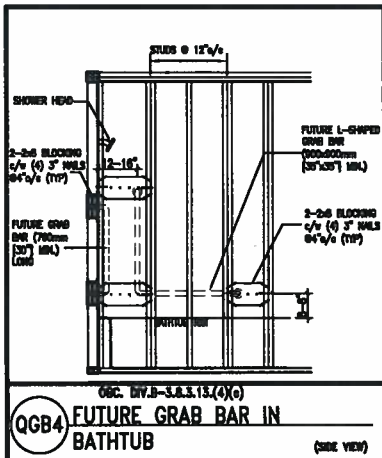
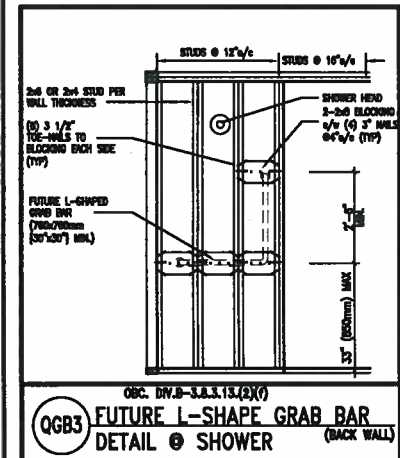
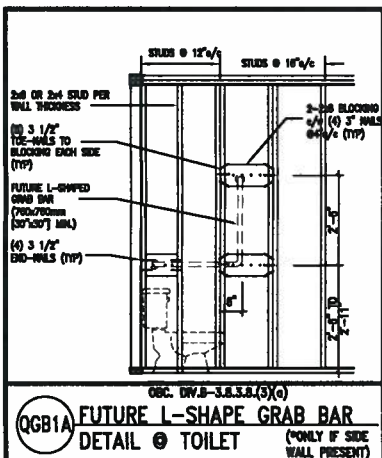
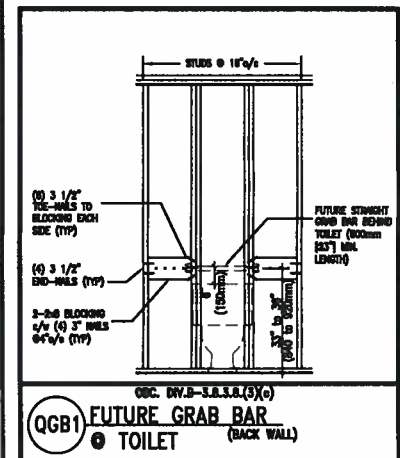




EXTERIOR WOOD CLADDING WALL ASSEMBLY

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**

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



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

- 2"x4" @ 16" O.C. - 9'-10"
- 2-2"x4" @ 12" O.C. - 10'-9"
- 3-2"x4" @ 16" O.C. - 11'-2"
- 2-2"x4" @ 12" O.C. - 12'-4"

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

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

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

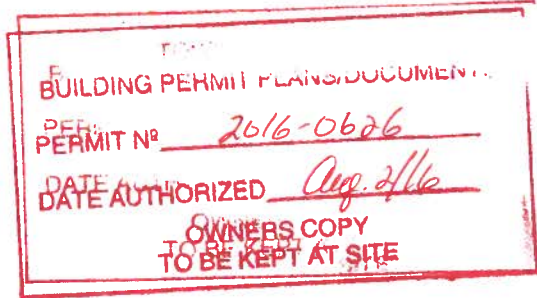
**MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:**

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

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

\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30

"CRIPPLE" DETAIL



9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUE FOR CLIENT REVIEW	MAY 27-16	RC
no.	description	date	by

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

qualification information  
Wellington Jno-Baptiste 25591

name  
VAS Design Inc. 42658

registration information  
VAS Design Inc. 42658

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

**VA3 DESIGN**

300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

project name  
ALCONA

drawn by  
MAY 2016

checked by  
RC

scale  
3/16" = 1'-0"

municipality  
INNISFIL, ON.

project no.  
13049

**CONST NOTE**

CONSTRUCTION NOTES

file name  
13049-CONST-0BC 2015

drawing no.  
CN2

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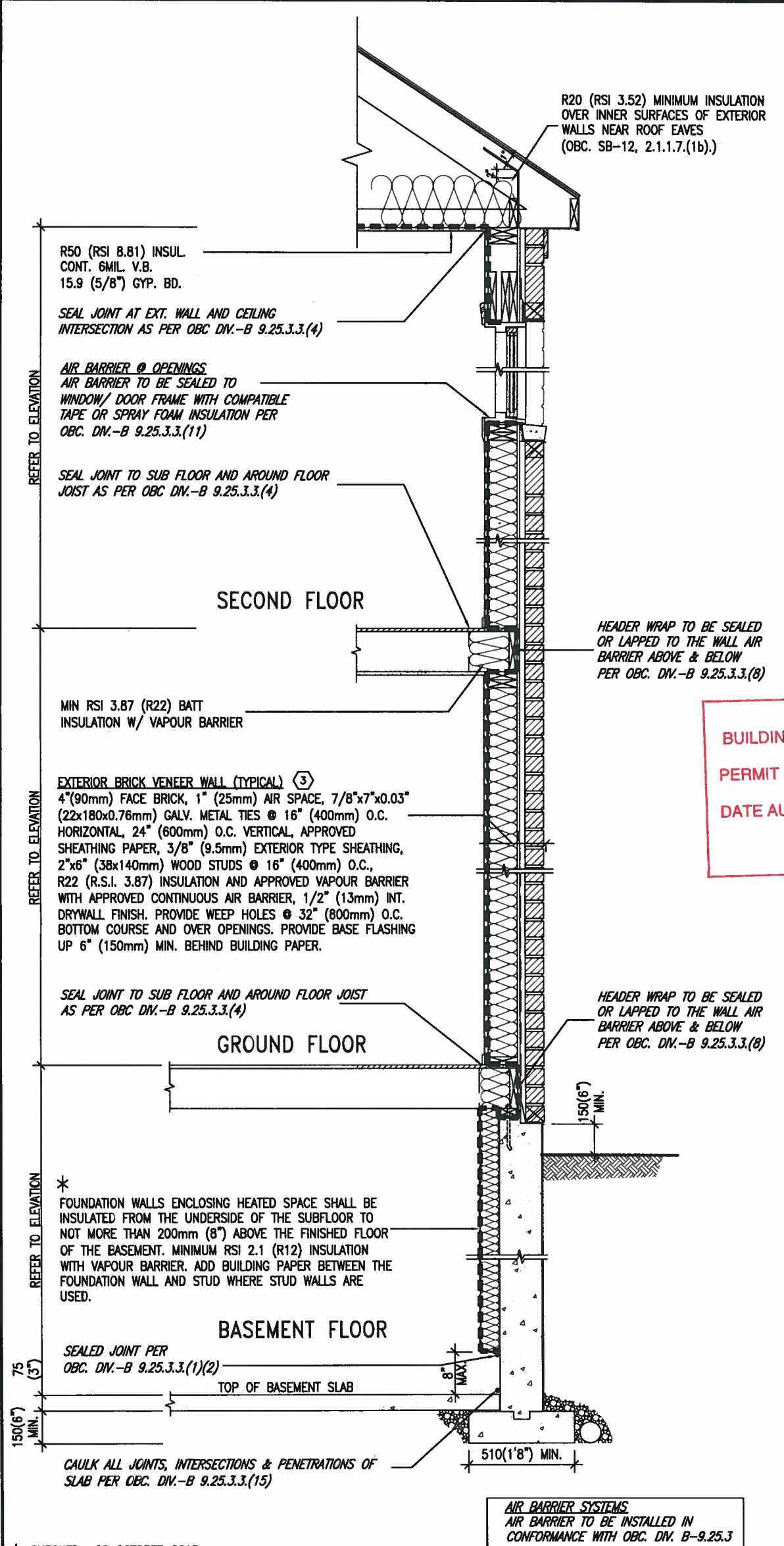








# SB12-COMPLIANCE PACKAGE 'J'



\* CHECKED- 22 OCTOBER 2013

EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY  
SECTION W/ BRICK VENEER SCALE: N.T.S.

## SEMI & SINGLES ONLY

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 2.1.1.1

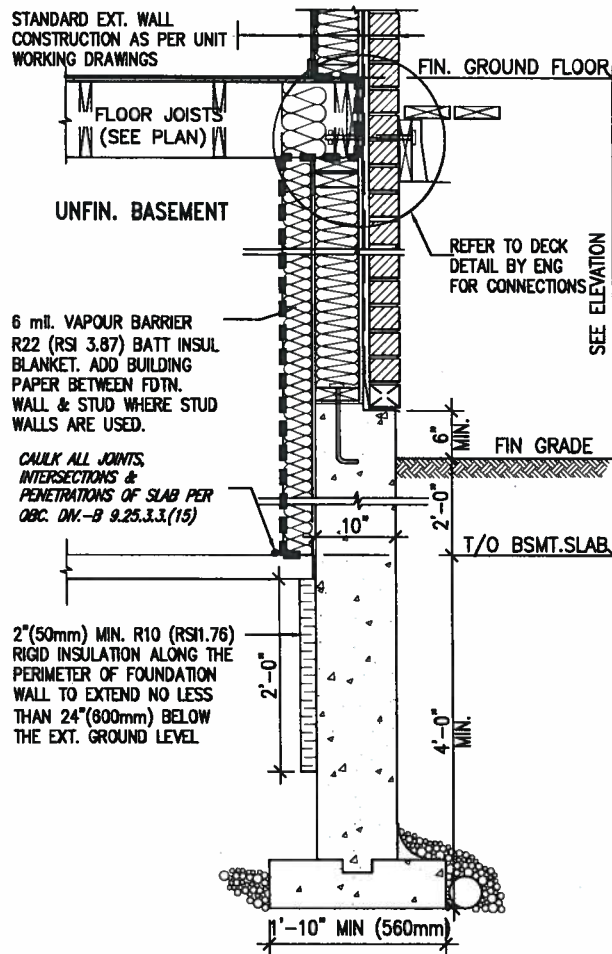
### USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space	8.81 (R50)	BLOWN -LOOSE
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Walls Above Grade	3.87 (R22)	6" R22 BATT
Basement Walls	2.11 (R12)	4" R12 BLANKET
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors	1.8	DOUBLE PANE LOW EMISSMITY
Skylights	2.8	DOUBLE PANE LOW EMISSMITY
Space Heating Equipment	94%	NATURAL GAS
Hot Water Heater	0.67	NATURAL GAS
HRV	60%	-



JUNE 1, 2016

TOWN OF INNISFIL  
BUILDING PERMIT PLANS/DOCUMENTS  
PERMIT # 2016-0626  
DATE AUTHORIZED Aug-2/16  
OWNERS COPY  
TO BE KEPT AT SITE



\* REVISED- 15 MARCH 2013

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2	.	.	.	
1	ISSUE FOR CLIENT REVIEW	MAY 27-16	RC	
no.	description	date	by	

**VA3 DESIGN**  
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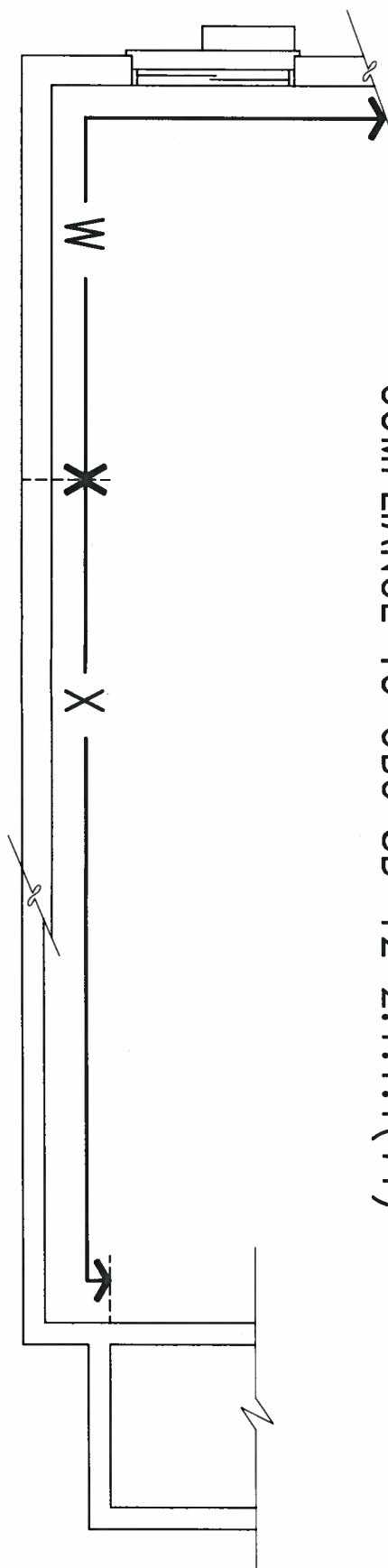
BAYVIEW WELLINGTON

CONST NOTE

project name ALCONA	municipality INNISFIL, ON.	project no. 13049
date MAY 2016	checked by RC	scale 3/16" = 1'-0"
drawn by RC	CONSTRUCTION NOTES 13049-CONST-OBC 2015	file name CN6

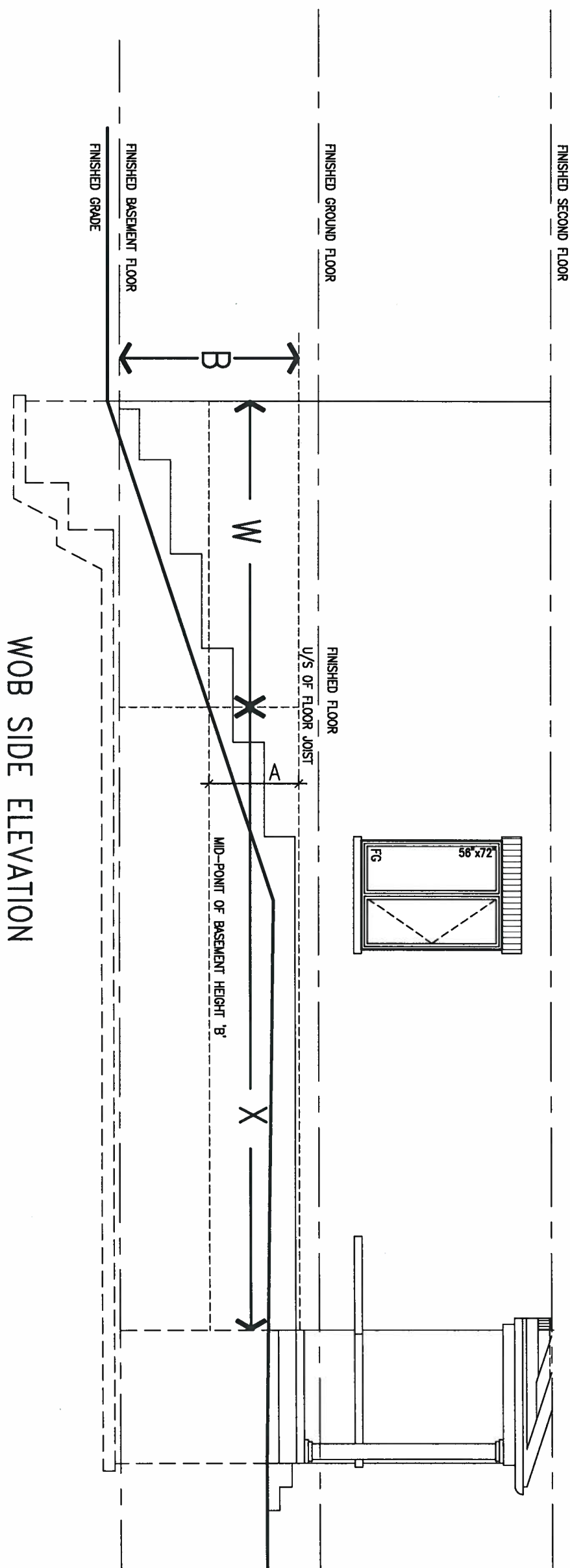


COMPLIANCE TO OBC SB-12 2.1.1.1(11)



# WOB PLAN

TOWN OF INNISFIL  
BUILDING PERMIT PLANS/DOCUMENTS  
PERMIT N° 2016-0626  
DATE AUTHORIZED Aug. 2/16  
OWNERS COPY  
TO BE KEPT AT SITE



## WOB SIDE ELEVATION

WHEN EXPOSED WALL "A" IS GREATER THAN 50%  
OF BASEMENT WALL HEIGHT "B"

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

9.	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	.	qualification information
7.	.	.	.	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591
6.	.	.	.	name BCIN
5.	.	.	.	registration information
4.	.	.	.	VA3 Design Inc. 42658
3.	.	.	.	
2.	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
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no.	description	date	by	

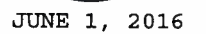


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va3design.com

<h2>BAYVIEW WELLINGTON</h2>		<h2>CONST NOTE</h2>
project name <b>ALCONA</b>	municipality <b>INNISFIL, ON.</b>	project no. <b>13049</b>
date <b>MAY 2016</b>		drawing no. <b>CN7</b>
<div style="display: flex; justify-content: space-between;"> <div>drawn by <b>RC</b></div> <div>checked by <b>-</b></div> <div>scale <b>3/16" = 1'-0"</b></div> </div>		<div style="text-align: center;"> <b>CONSTRUCTION NOTES</b>              file name  <b>13049-CONST-0BC 2015</b> </div>
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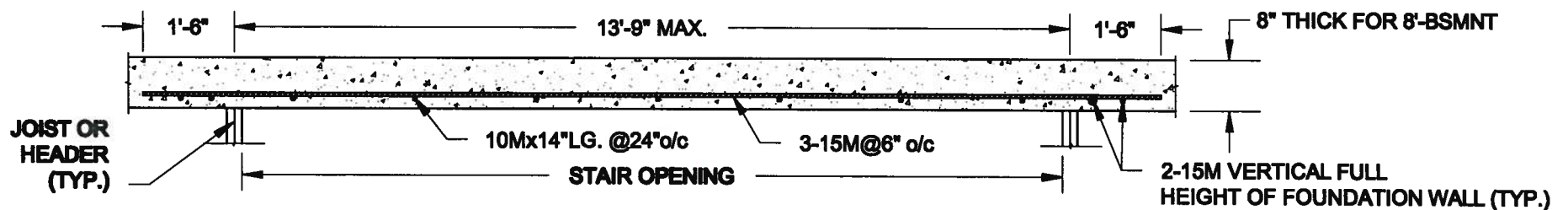


9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 <b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
8				qualification information		project name <b>ALCONA</b>	municipality <b>INNISFIL, ON.</b>	project no. <b>13049</b>	
7				Wellington Jno-Baptista		date <b>MAY 2016</b>	<b>CONSTRUCTION NOTES</b>		drawing no.
6				name <i>J. Baptista</i>		checked by <b>RC</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13049-CONST-0BC 2015</b>	<b>CN8</b>
5				registration information <b>VA3 Design Inc.</b>		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\13049-CONST-0BC 2015.dwg - Tue - May 31 2016 - 9:50 AM			
4				42658					
3				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.					
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1	<b>ISSUE FOR CLIENT REVIEW</b>	<b>MAY 27-16</b>	<b>RC</b>						
no.	description	date	by						

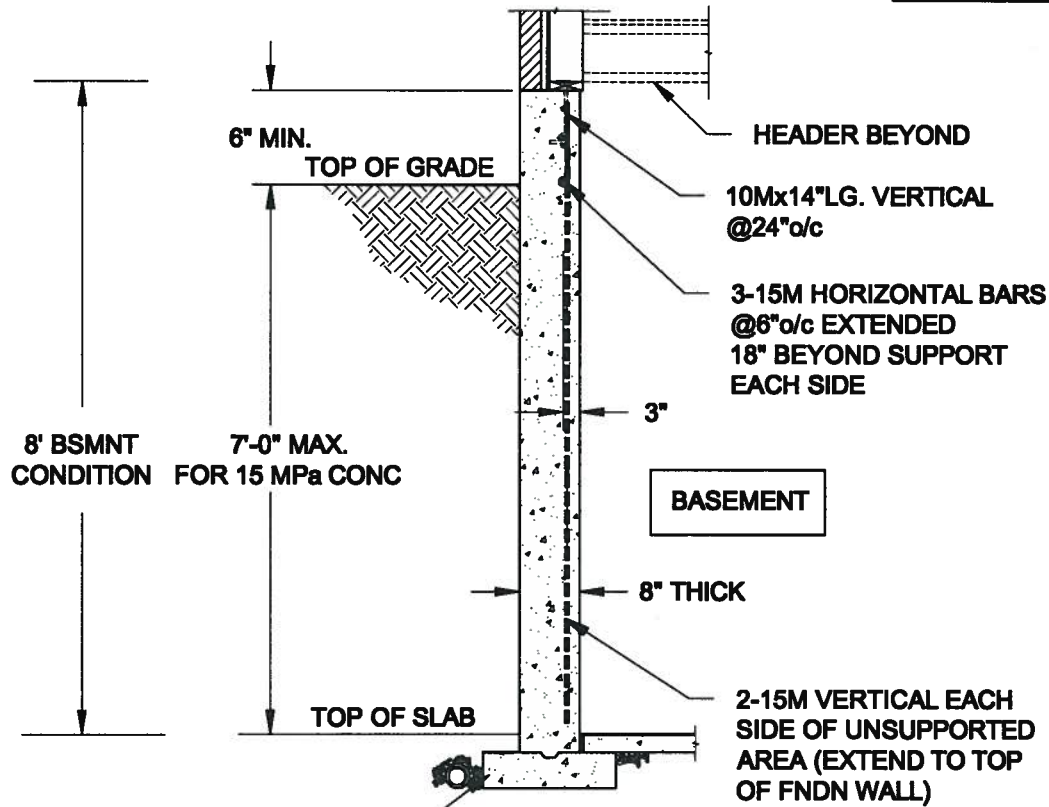
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## PLAN VIEW



FTG. SIZE AS PER PLAN

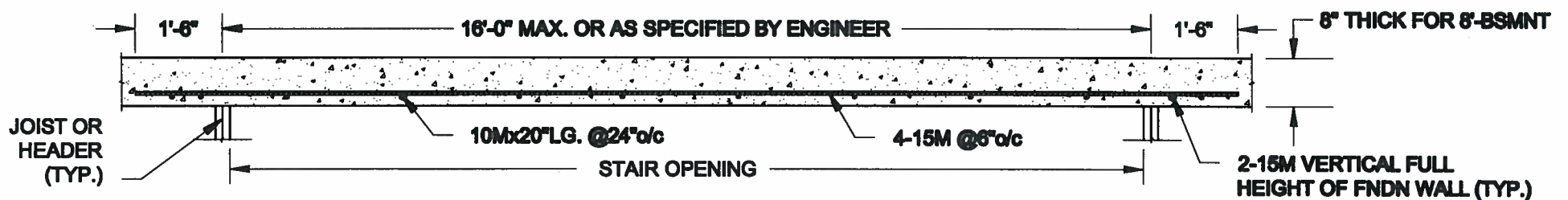
1A  
S1

## LATERALLY UNSUPPORTED WALL

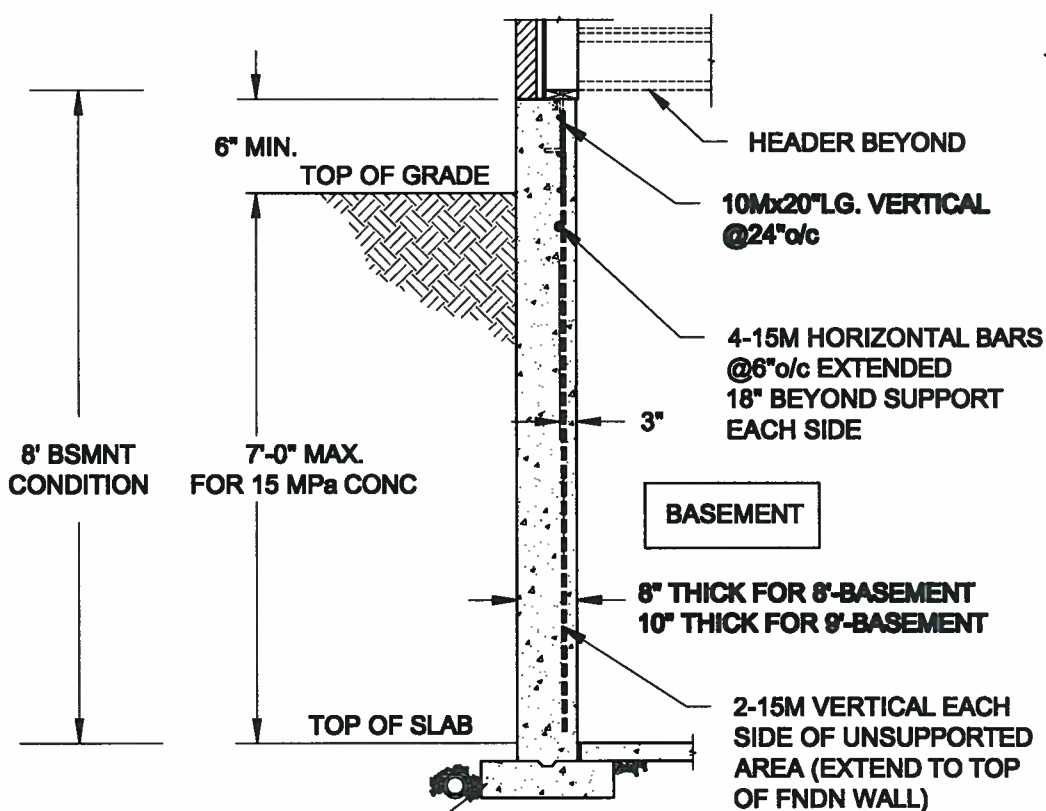
SCALE: 3/8" = 1'-0"

### NOTES:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.



## PLAN VIEW



FTG. SIZE AS PER PLAN

1B  
S1

## LATERALLY UNSUPPORTED WALL

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

### NOTES:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

TOWN OF INNISFIL  
BUILDING PERMIT PLANS/DOCUMENTS  
PERMIT NO. 2016-0626  
DATE AUTHORIZED Aug, 2/16  
OWNERS COPY  
TO BE KEPT AT SITE

Scale:  
AS NOTED

Date:  
MAY-03-2016

Drawn: SC  
Checked: SJB

QUAILE ENGINEERING LTD.



39 Parkside Drive, UNIT 7  
Newmarket, ON  
L3Y 8J9  
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E: quaile.eng@rogers.com

Engineer's Seal:



MAY 31, 2016

Project:

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT  
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

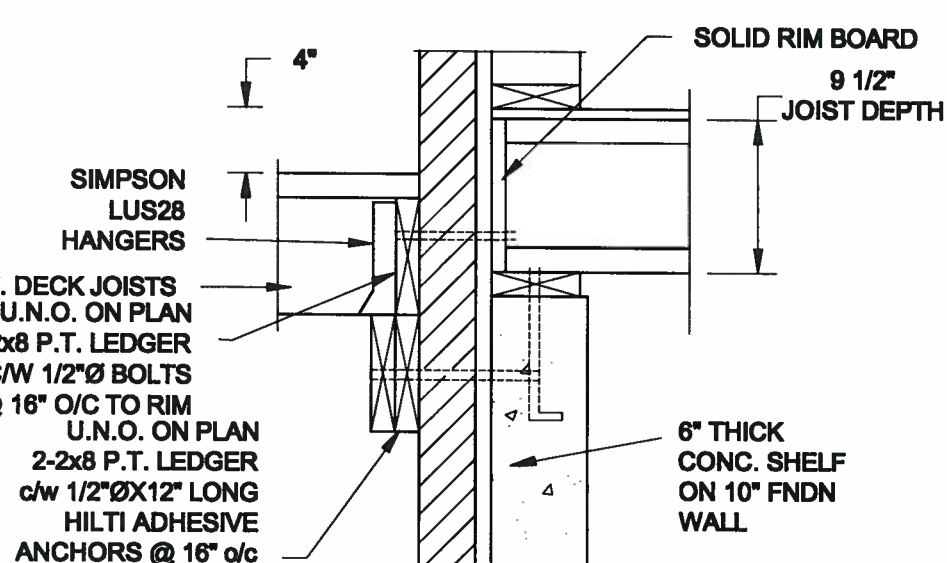
Project No.:

16-083

Drawing No.:

S1

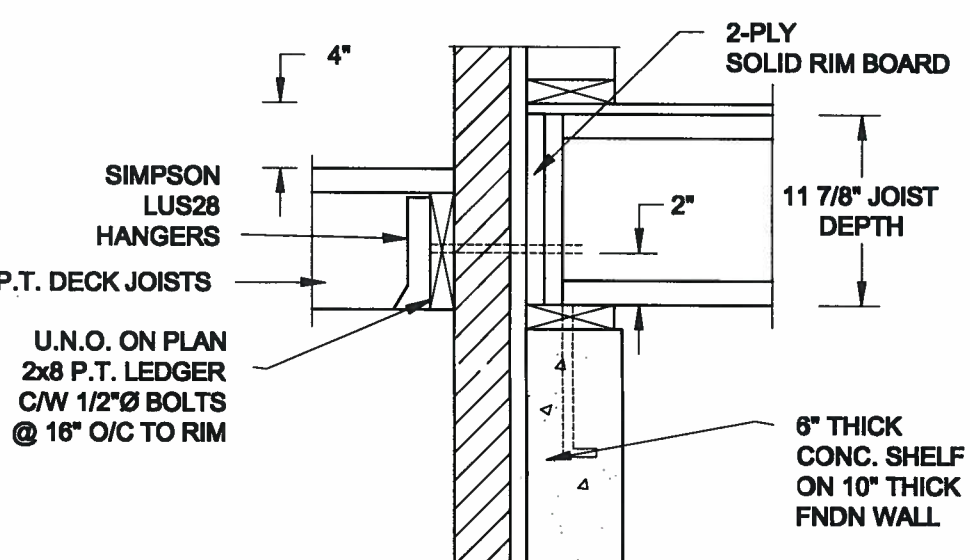
**FOR 9 1/2" JOIST DEPTH**



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

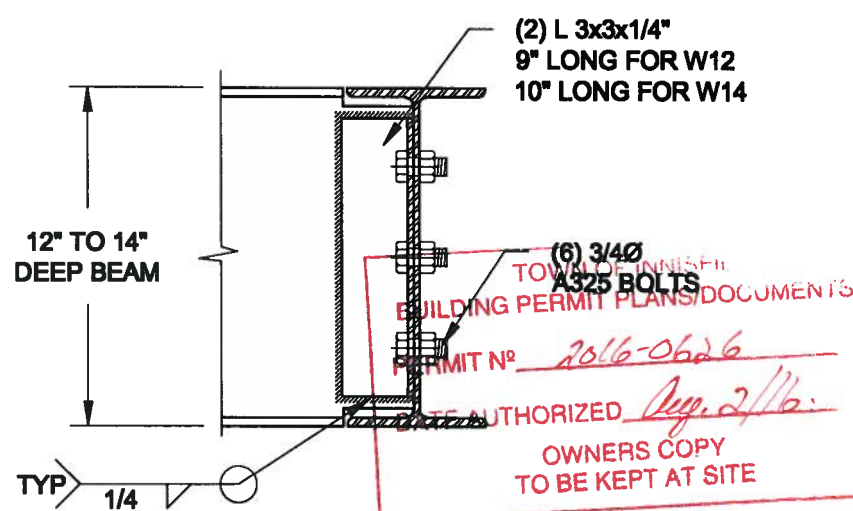
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL**  
**2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL**  
**3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.**

**FOR 11 7/8" JOIST DEPTH**



**2B** **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.**



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

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

**Drawing No.:** **S2**