

BASEMENT PLAN 'A'
10'0" GARAGE

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.

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

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

AREA CALCULATIONS	ELEV. A	ELEV. B
GROUND FLOOR AREA	911 SF	911 SF
SECOND FLOOR AREA	1113 SF	1106 SF
SUBTOTAL	2024 SF	2017 SF
DEDUCT ALL OPEN AREAS	0 SF	0 SF
TOTAL NET AREA	2024 SF (188.04 m2)	2017 SF (187.39 m2)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1168 SF (108.51 m2)	1174 SF (109.07 m2)
COVERAGE W/ PORCH	1260 SF (117.06 m2)	1243 SF (115.48 m2)

MIN. SOIL BEARING CAPACITY OF 150KPa

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

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

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect



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 registration information BCN 42658
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC	
4	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE	
3	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC	
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	
1	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF	
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

BAYVIEW WELLINGTON
project name
ALCONA
municipality
INNISFIL, ONTARIO

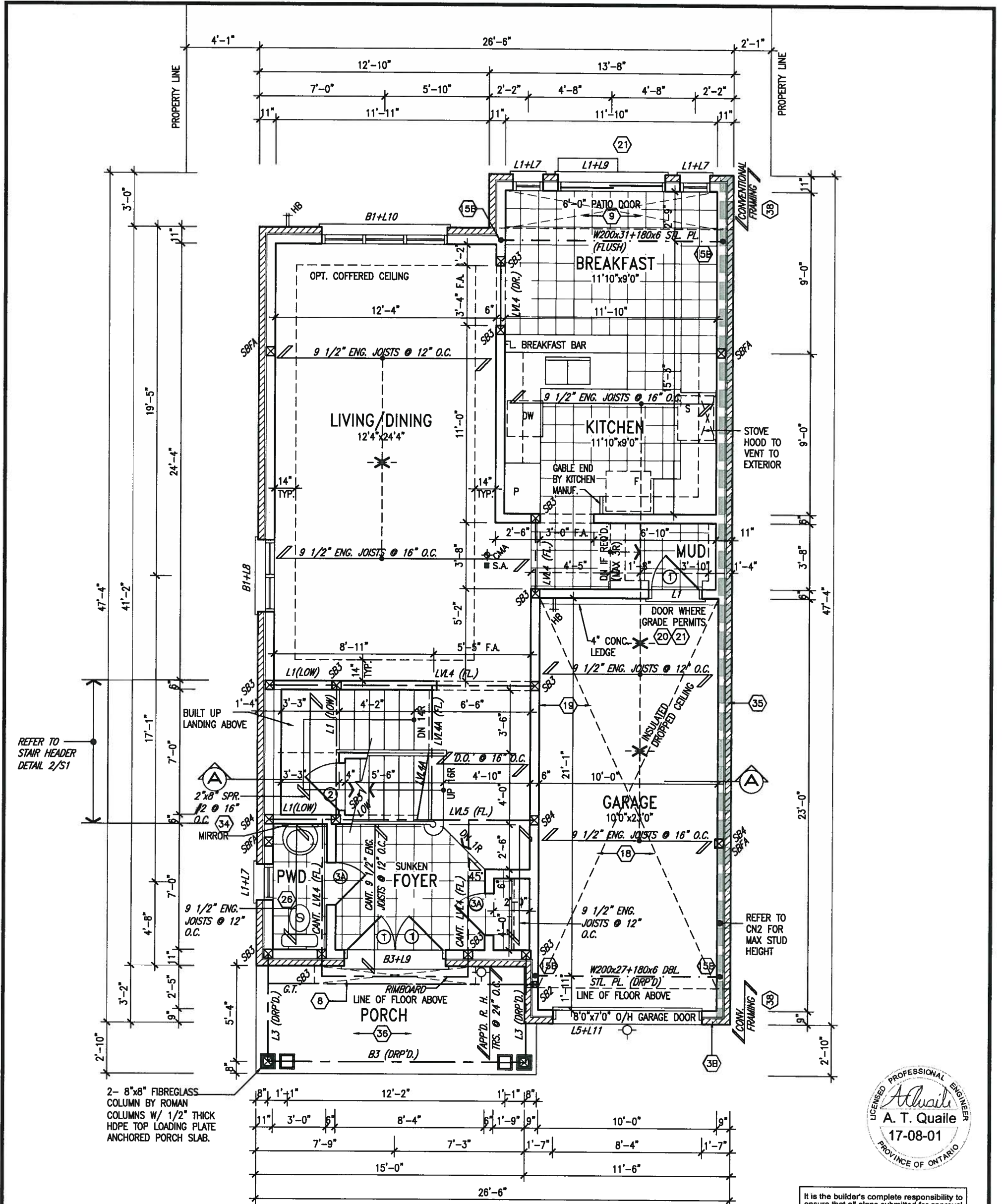
date
NOV. 2015
drawn by
AF
checked by
scale
3/16" = 1'-0"

S32-1-10G
PELICAN 1-10
project no.
13049

BASEMENT PLAN 'A'
drawing no.
1

13049-S32-1-10

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\S32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM



GROUND FLOOR PLAN 'A'
10'0" GARAGE

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



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

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

ARCHITECTURAL REVIEW & APPROVAL

 AUG 09 2017
 John G. Williams Limited, Architect

INDICATES REDUCED SIDE YARD

9.			
8.			
7.			
6.			
5.	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC
4.	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE
3.	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC
2.	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1.	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF
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.

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

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

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

BAYVIEW WELLINGTON

project name **ALCONA** municipality **INNISFIL, ONTARIO**

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

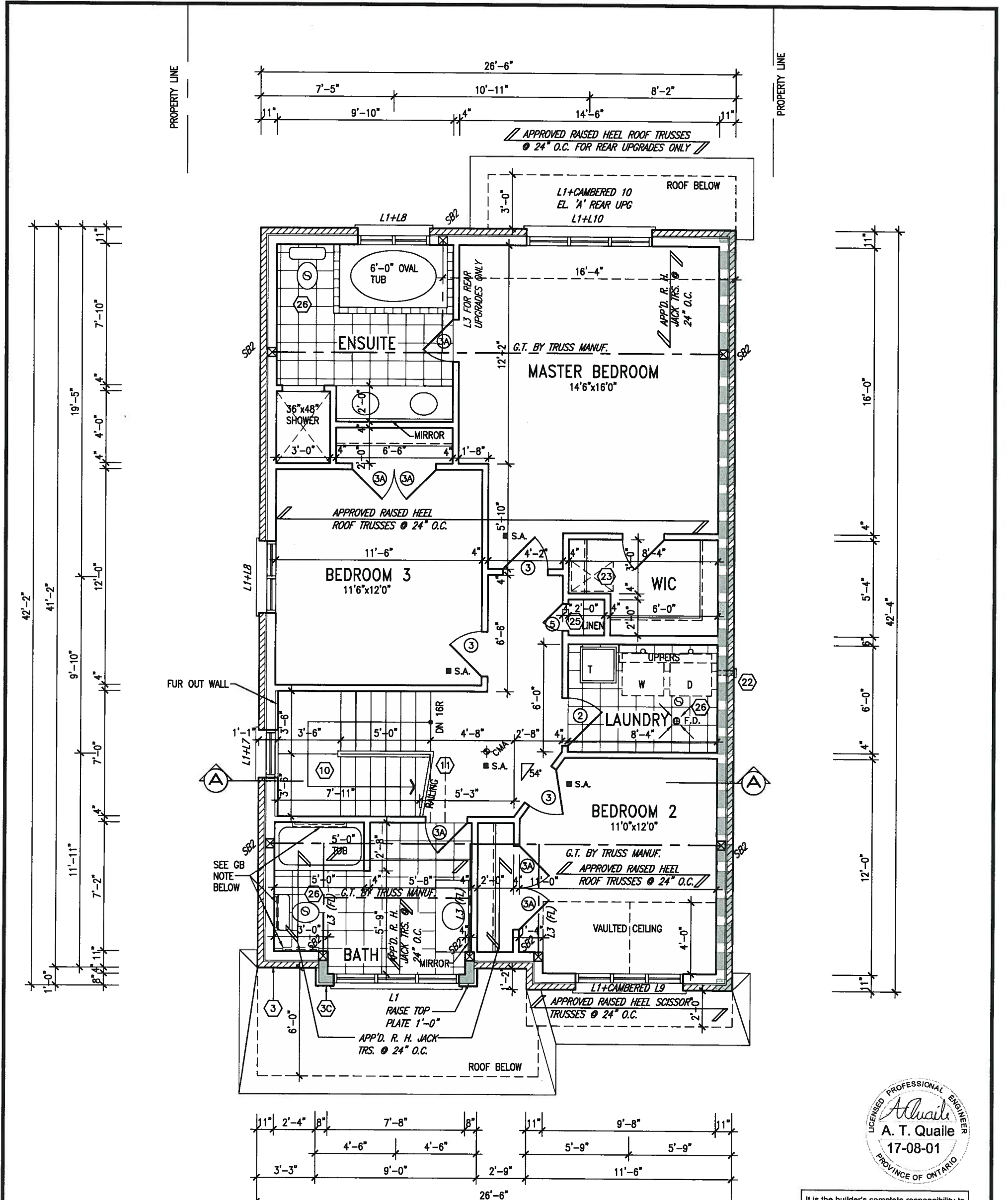
drawn by **AF** file name **13049-S32-1-10**

RICHARD - H:\ARCHIVE\WORKING\2015\13049.BW\UNITS\32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM

S32-1-10G
 PELICAN 1-10

project no. **13049**

drawing no. **2**



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.

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.

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

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

ARCHITECTURAL REVIEW & APPROVAL
 AUG 09 2017
 John G. Williams Limited, Architect

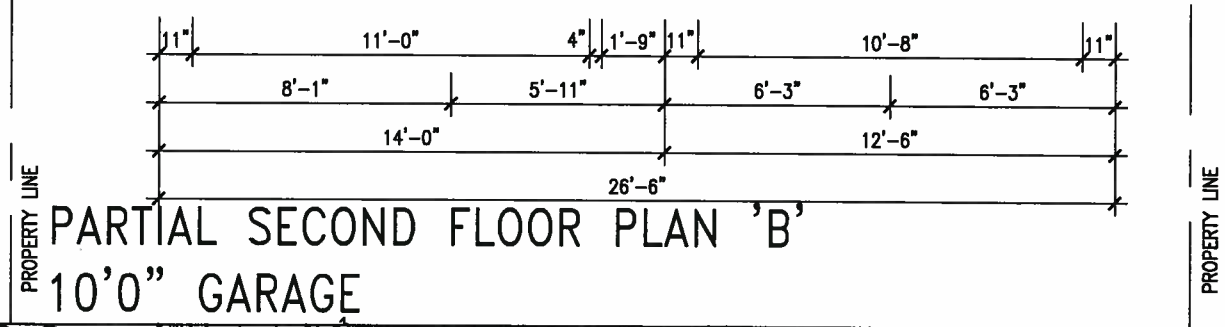
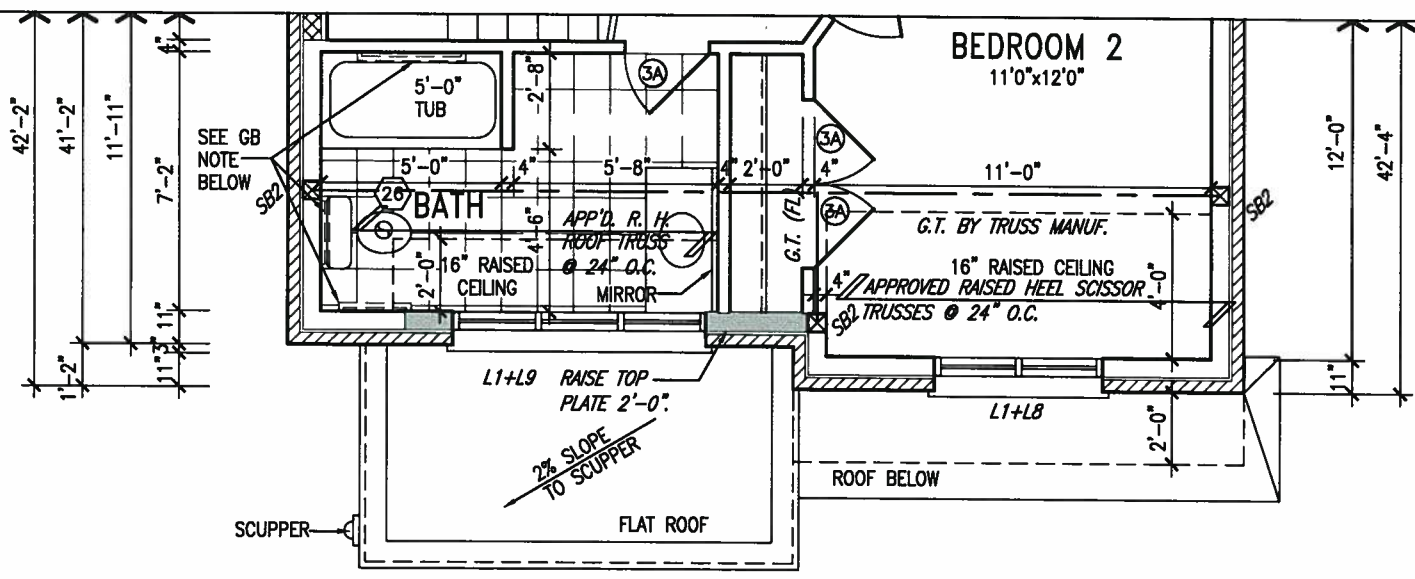


9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name registration information BCIN
5.	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC	signature
4.	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE	42658
3.	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC	
2.	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	
1.	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF	
no.	description	date	by	

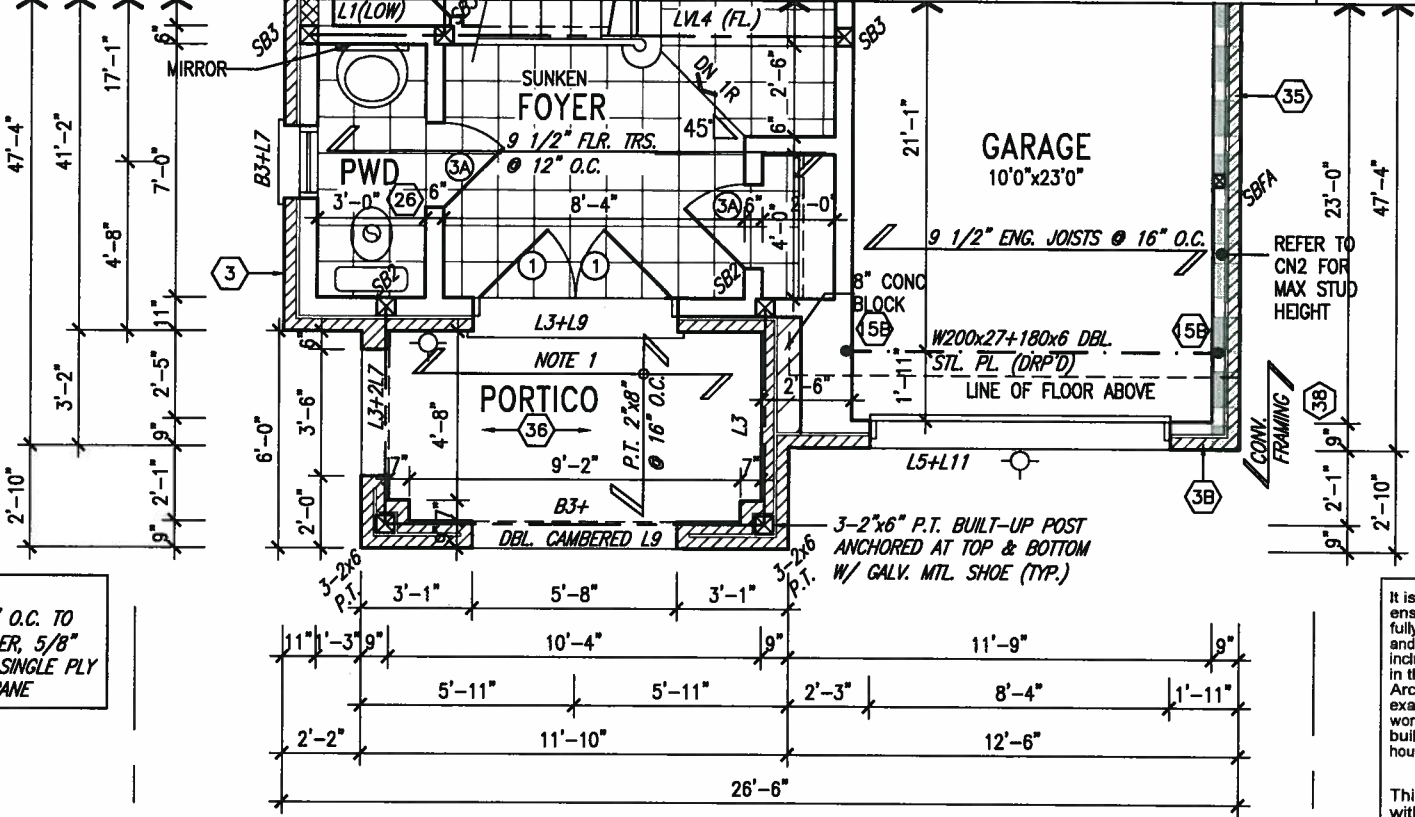
VA3 DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON
 project name ALCONA
 date NOV. 2015
 drawn by AF
 checked by
 scale 3/16" = 1'-0"
 municipality INNISFIL, ONTARIO

S32-1-10G
 PELICAN 1-10
 project no. 13049
 drawing no. 3
 file name 13049-S32-1-10
 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BAY\UNITS\S32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM



PARTIAL SECOND FLOOR PLAN 'B'
10'0" GARAGE



NOTE 1:
2"x4" @ 16" O.C. TO ROOF SCUPPER, 5/8" T&G PLYWD. SINGLE PLY ROOF MEMBRANE

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

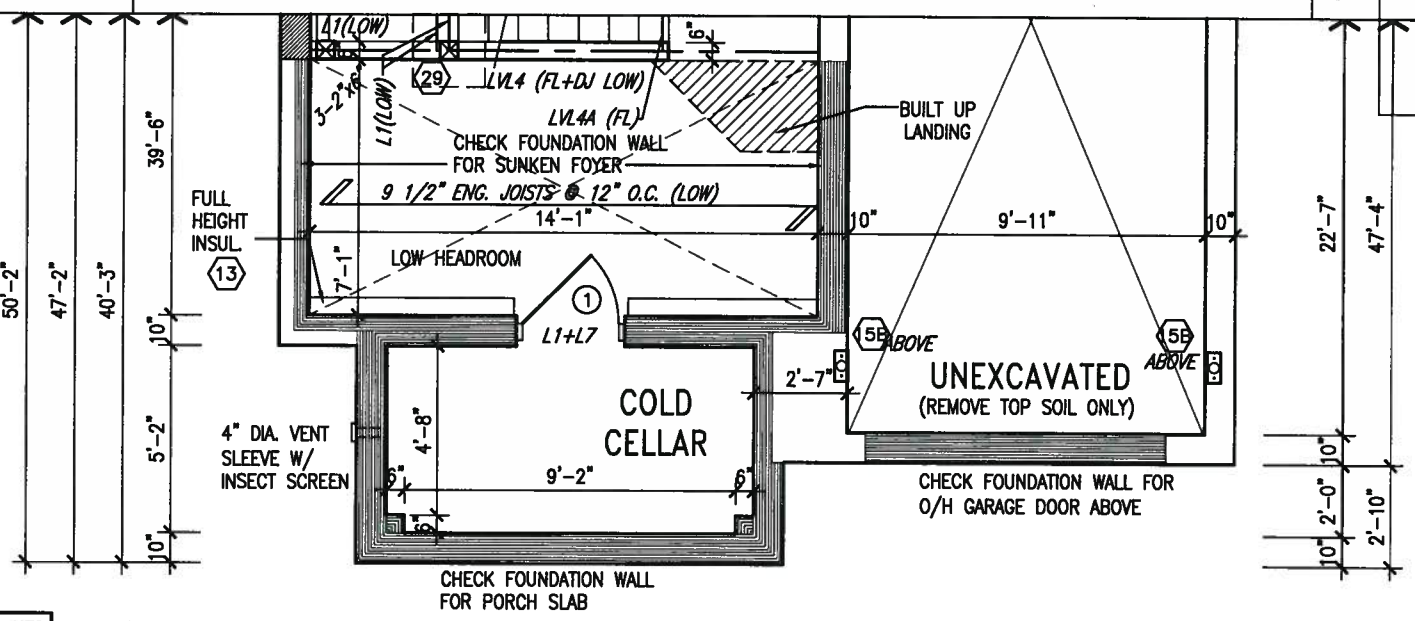
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect

PARTIAL GROUND FLOOR PLAN 'B'
10'0" GARAGE

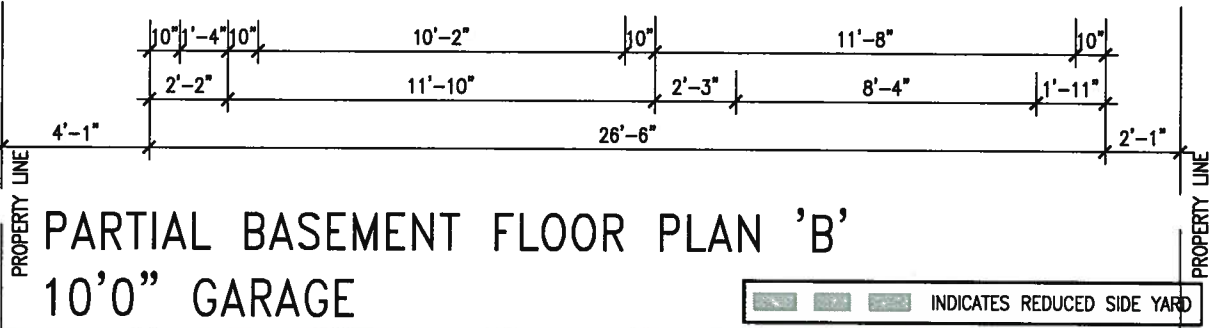


NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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.

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 BATHUB 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.



PARTIAL BASEMENT FLOOR PLAN 'B'
10'0" GARAGE

INDICATES REDUCED SIDE YARD

9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF
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-Baptista 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.

VA3 DESIGN

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

BAYVIEW WELLINGTON

project name
ALCONA

project no.
13049

date
NOV. 2015

drawn by
AF

checked by
AF

scale
3/16" = 1'-0"

municipality
INNISFIL, ONTARIO

file name
13049-S32-1-10

S32-1-10G
PELICAN 1-10

PARTIAL FLOOR PLANS 'B'

drawing no.
4

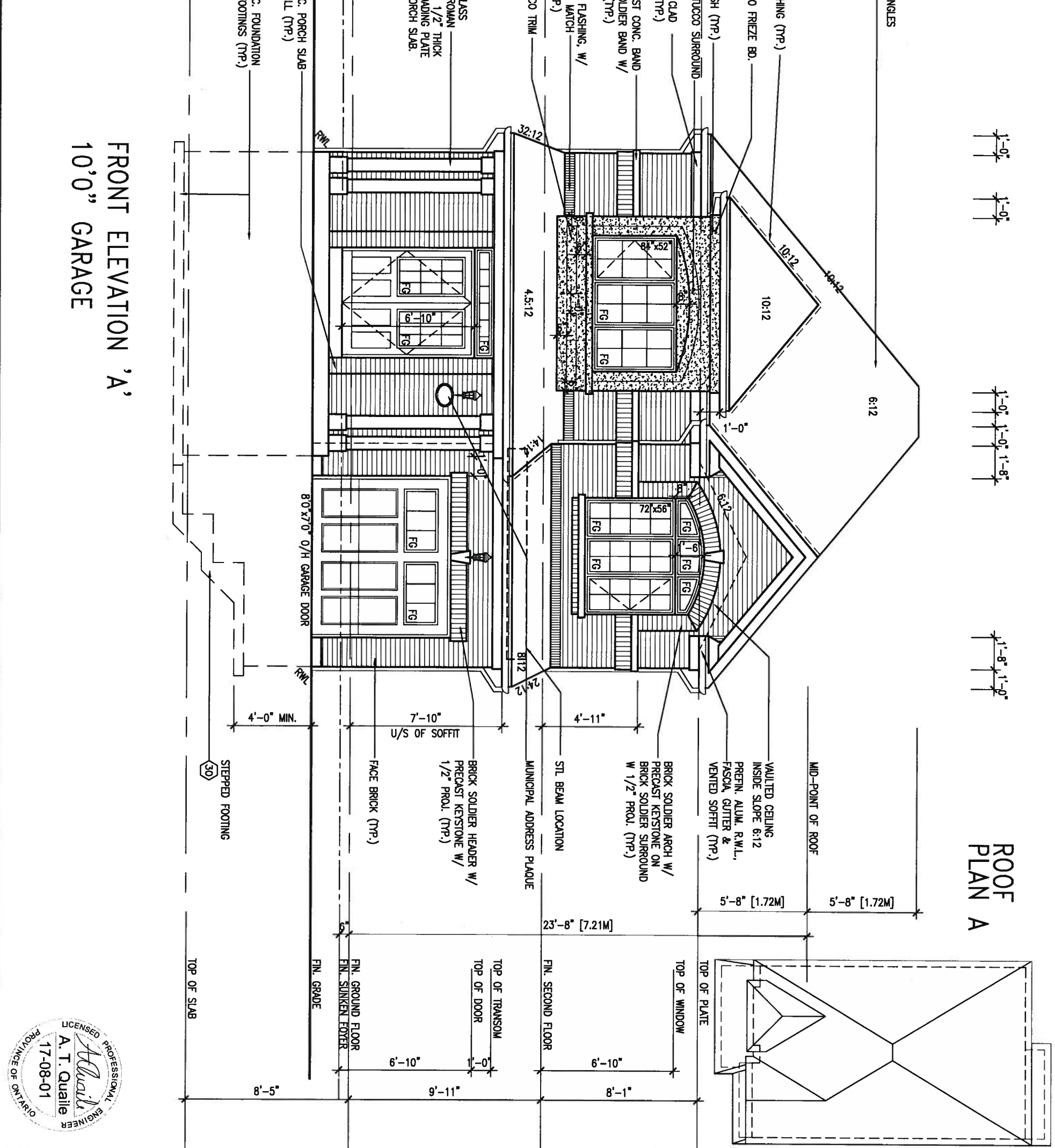
LICENSED PROFESSIONAL ENGINEER
A. T. Quail
17-08-01
PROVINCE OF ONTARIO

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

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

ARCHITECTURAL REVIEW & APPROVAL
 AUG 09 2017
 John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))		
ELEVATION	WALL AREA S.F.	OPENING S.F.
32-1-10 ELEVATION A		
FRONT	542 S.F.	110.106 S.F.
LEFT SIDE	864 S.F.	62 S.F.
RIGHT SIDE	870 S.F.	0 S.F.
REAR	530 S.F.	157 S.F.
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		
TOTAL SQ. FT.	2806.00 S.F.	329.11 S.F.
TOTAL SQ. M.	260.88 S.M.	30.57 S.M.



no.	description	date	by
9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF

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 BCN
 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.

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

BAYVIEW WELLINGTON
 project name
 ALCONA
 data NOV, 2015
 drawn by checked by scale
 AF 3/16" = 1'-0"

municipality
 INNISFIL, ONTARIO

S32-1-10G
 PELICAN 1-10
 project no. 13049
 drawing no. 5
 FRONT ELEVATION 'A'
 13049-S32-1-10
 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\S32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM

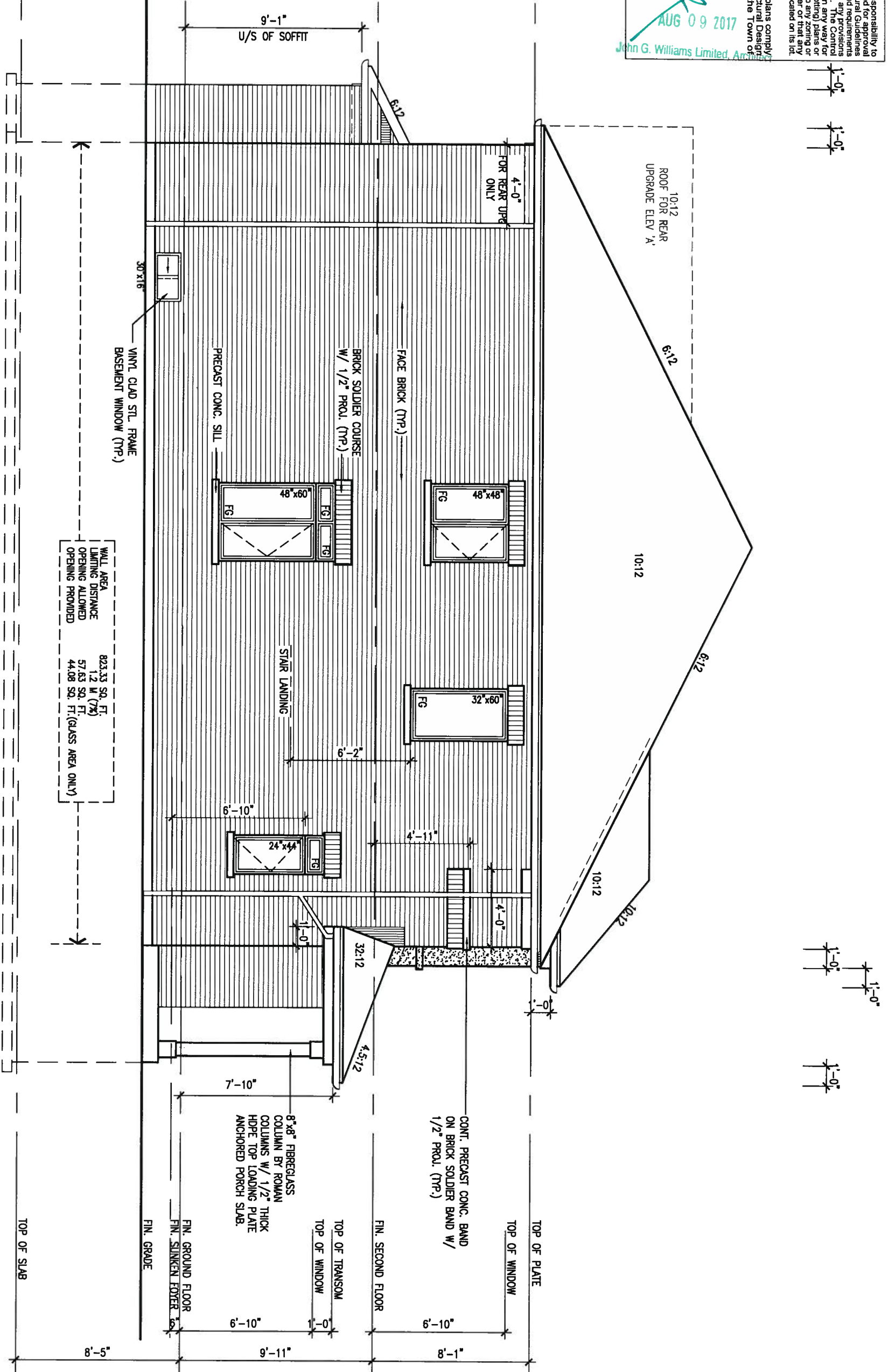


It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Guidelines and all applicable codes and regulations including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or 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.

ARCHITECTURAL REVIEW & APPROVAL
 AUG 09 2017
 John G. Williams Limited, Architect

LEFT SIDE ELEVATION 'A'
 10'0" GARAGE



LICENSED PROFESSIONAL ENGINEER
 A. T. Quaille
 17-08-01
 PROVINCE OF ONTARIO

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

9				
8				
7				
6				
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC	
4	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE	
3	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC	
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	
1	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF	
no.	description	date	by	

VA3 DESIGN
 255 Consumers Rd Suite 12D
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON

project name: **ALCONA**
 municipality: **INNISFIL, ONTARIO**

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

S32-1-10G
 PELICAN 1-10

project no. **13049**
 drawing no. **6**

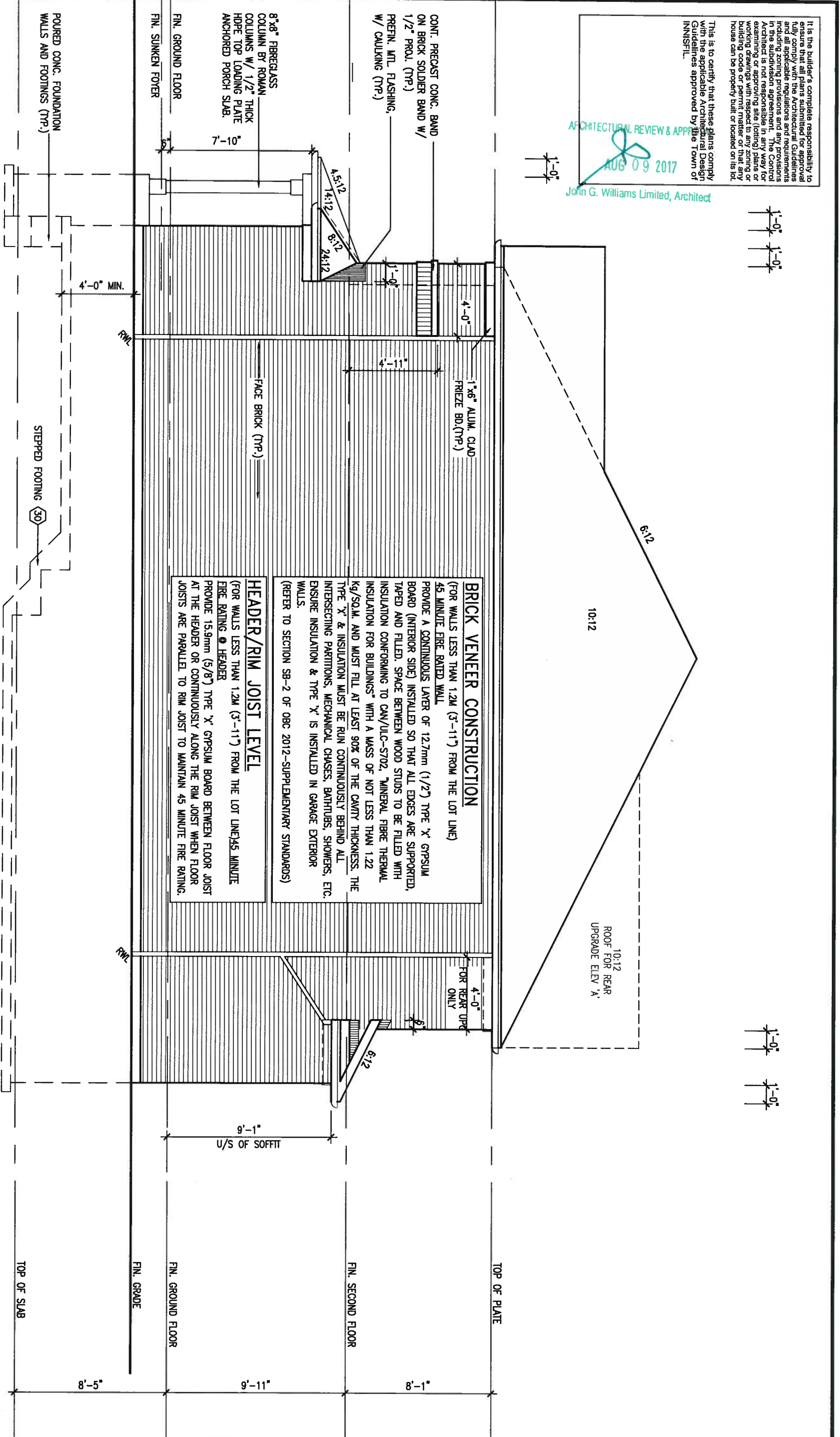
LEFT SIDE ELEVATION 'A'

file name: **13049-S32-1-10**
 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM

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

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 in the subject jurisdiction. The Architect/Architectural Firm is not responsible 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
 AUG 09 2017
 John G. Williams Limited, Architect



RIGHT SIDE ELEVATION 'A'
 10'0" GARAGE

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/SQM. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
 (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

HEADER/RIM JOIST LEVEL
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER
 PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

LICENSED PROFESSIONAL ENGINEER
 A. T. Quailie
 17-08-01
 PROVINCE OF ONTARIO

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

9									
8									
7									
6									
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC						
4	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE						
3	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC						
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB						
1	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF						
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.

Wellington Jno-Baptiste 25591
Jno-Baptiste
 signature BCN

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

BAYVIEW WELLINGTON

project name
ALCONA

date
 NOV, 2015

drawn by
 AF

checked by
 scale
 3/16" = 1'-0"

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM

S32-1-10G
 PELICAN 1-10

project no.
13049

drawing no.
7

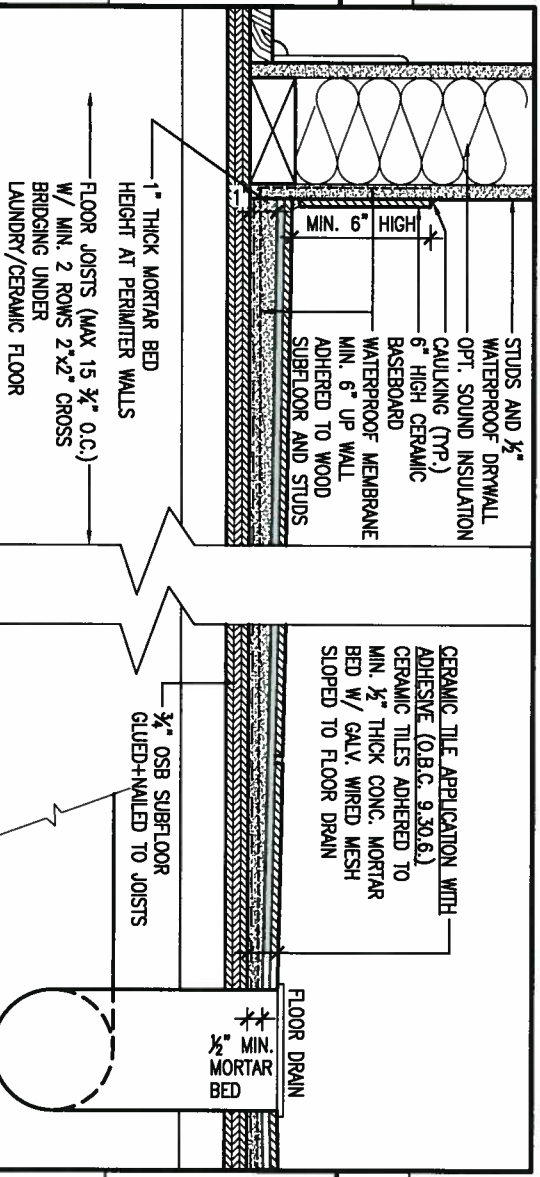
file name
 13049-S32-1-10

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 for that any houses can be properly built or located on this lot.

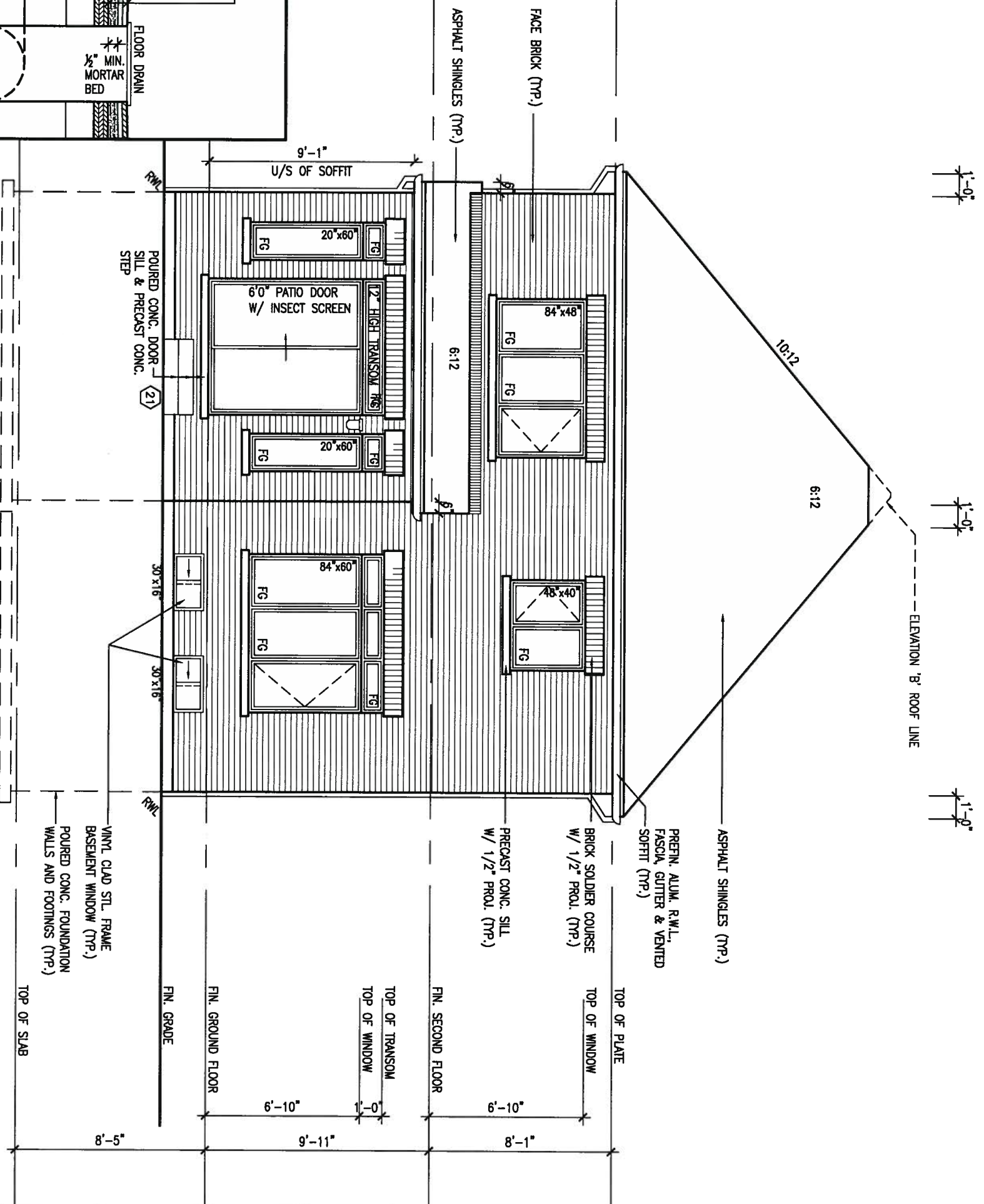
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

ARCHITECTURAL REVIEW & APPROVAL
 AUG 09 2017
 John G. Williams Limited, Architect

DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



REAR ELEVATION 'A' ('B' SIMILAR)
 10'0" GARAGE



LICENSED PROFESSIONAL ENGINEER
 A. T. Quaille
 17-08-01
 PROVINCE OF ONTARIO

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

9.				
8.				
7.				
6.				
5.	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC	
4.	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE	
3.	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC	
2.	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	
1.	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF	
no.	description	date	by	

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

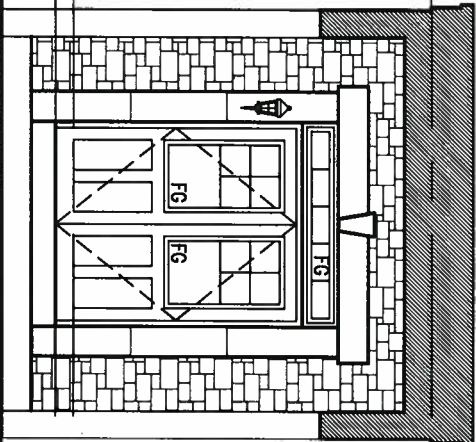
BAYVIEW WELLINGTON
 project name
 ALCONA
 date NOV. 2015
 drawn by AF
 checked by
 scale 3/16" = 1'-0"

S32-1-10G
 PELICAN 1-10
 project no. 13049
 municipality INNISFIL, ONTARIO
 REAR ELEVATION 'A' ('B' SIMILAR)
 drawing no. 8
 13049-S32-1-10
 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM

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.

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

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

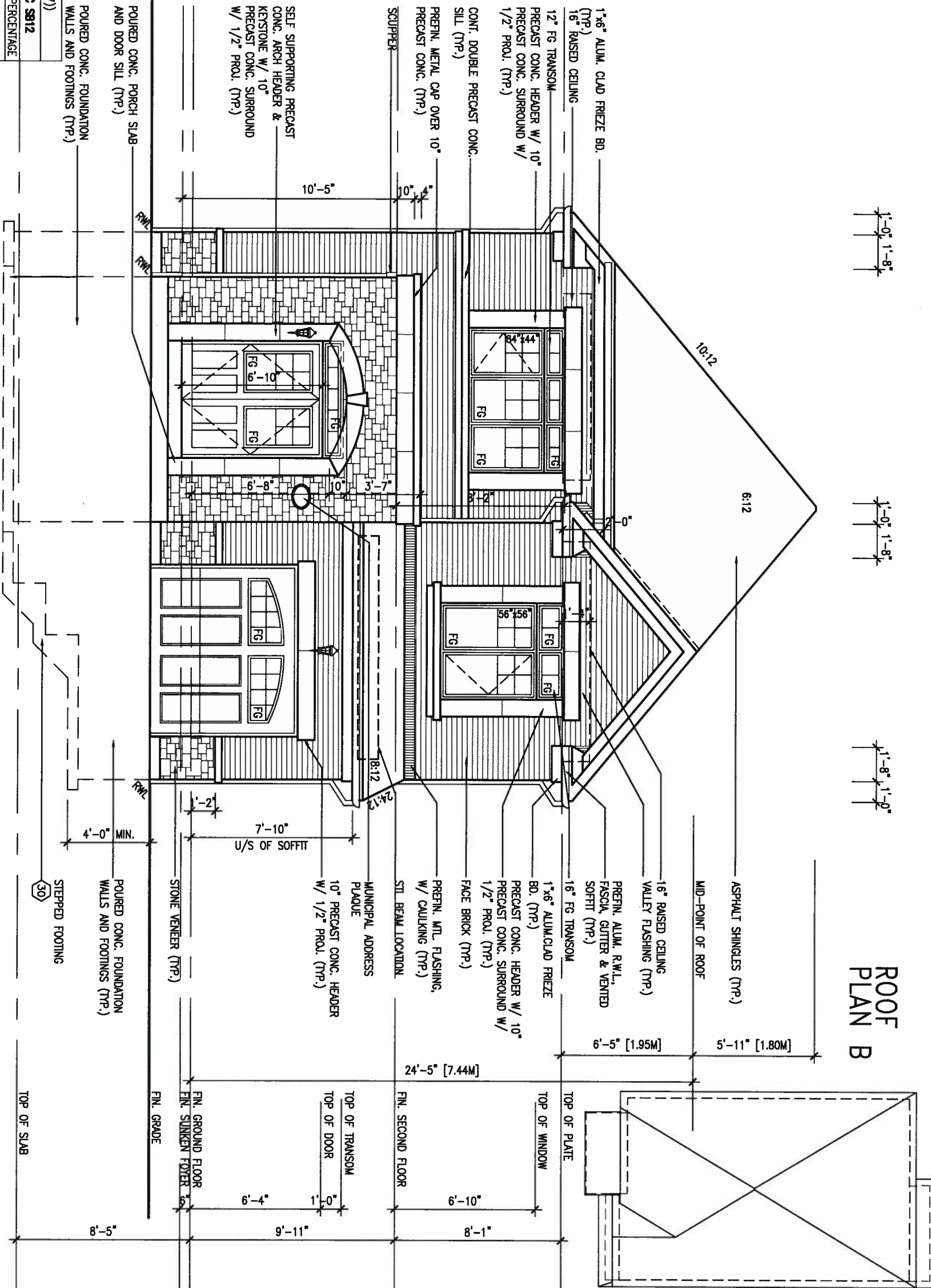


INSIDE VIEW AT PORTICO

UNINSULATED OPENINGS (PER OBC: SB-12.3.1.(7))

ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
32-1-10 ELEVATION B			
FRONT	556 S.F.	105,056 S.F.	18.89 %
LEFT SIDE	865 S.F.	82 S.F.	7.17 %
RIGHT SIDE	870 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	157 S.F.	29.62 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2821.00 S.F.	324.06 S.F.	11.49 %
TOTAL SQ. M.	262.08 S.M.	30.11 S.M.	11.49 %

FRONT ELEVATION 'B'
10'0" GARAGE



ROOF PLAN B



no.	description	date	by
9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF

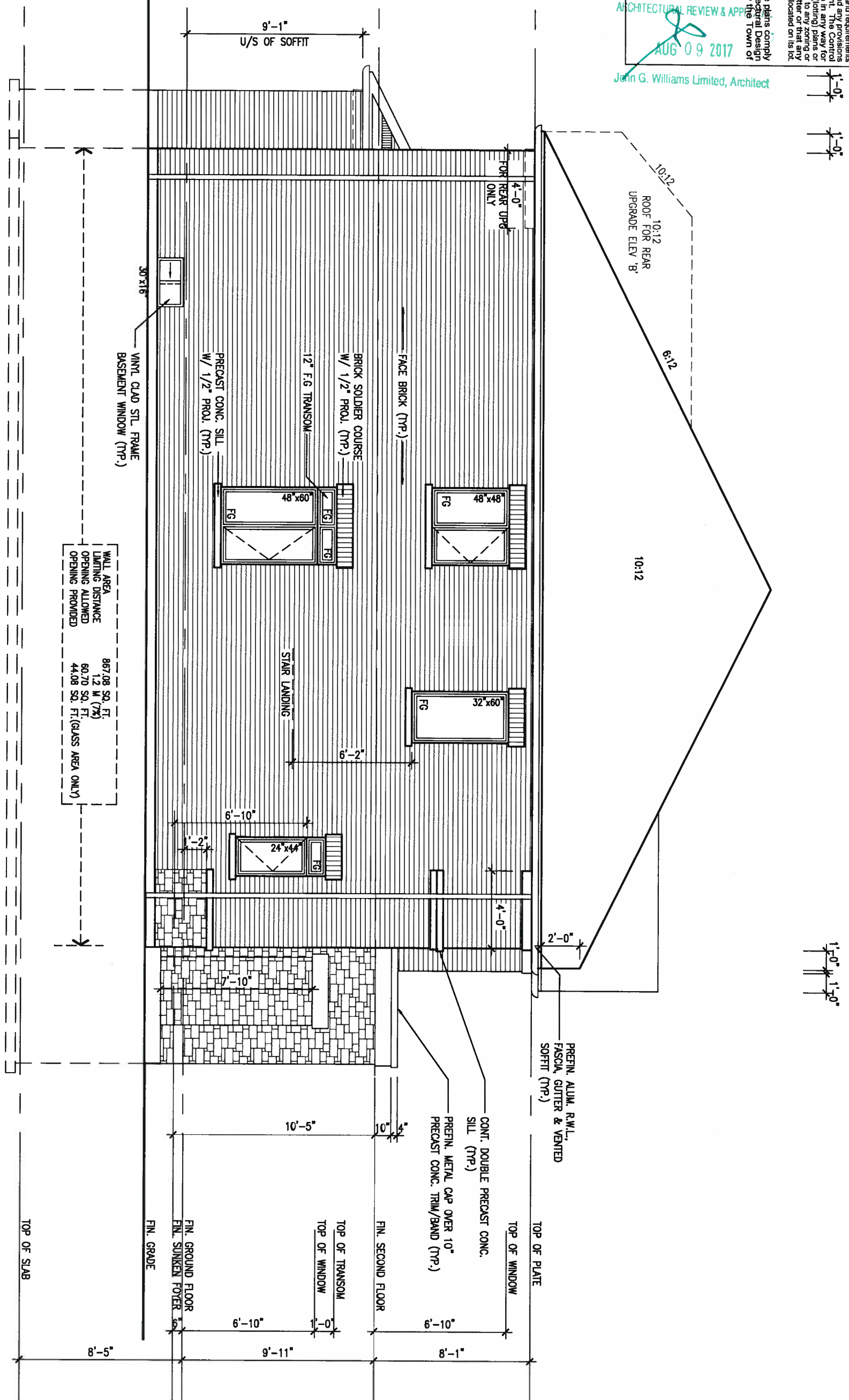
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
project name: **ALCONA**
municipality: **INNISFIL, ONTARIO**
date: **NOV. 2015**
drawn by: **AF**
checked by: **3/16" = 1'-0"**
scale: **3/16" = 1'-0"**

S32-1-10G
PELICAN 1-10
project no.: **13049**
drawing no.: **9**
file name: **13049-S32-1-10**
date: **13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM**

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 applicable zoning by-law. The 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.

ARCHITECTURAL REVIEW & APPROVAL
 AUG 09 2017
 John G. Williams Limited, Architect



LEFT SIDE ELEVATION 'B'
 10'0" GARAGE

WALL AREA	867.08 SQ. FT.
LIGHTING DISTANCE	80.70 SQ. FT. (7%)
OPENING PROVIDED	44.08 SQ. FT. (GLASS AREA ONLY)



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

<p>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.</p> <p>8 qualification information</p> <p>7 Wellington Jno-Baptiste 25591</p> <p>6 name registration information B.C.N.</p> <p>5 VA3 Design Inc. 42658</p>		<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p> <p>project name ALCONA municipality INNISFIL, ONTARIO</p>	<p>S32-1-10G PELICAN 1-10</p> <p>project no. 13049</p>
<p>4 REVISED AS PER ENG'S COMMENTS JUN 12-17 RC</p> <p>3 REVISED AS PER ENG TRUSS LAYOUT SEPT 26-16 RC</p> <p>2 ADD WOD AND REAR UPGRADE JUL 22-16 SB</p> <p>1 ISSUED FOR CLIENT REVIEW JULY 04-16 AF</p> <p>no. description date by</p>			<p>date NOV. 2015</p> <p>drawn by AF checked by scale 3/16" = 1'-0"</p> <p>project name LEFT SIDE ELEVATION 'B' drawing no. 10</p> <p>file name 13049-S32-1-10</p>	

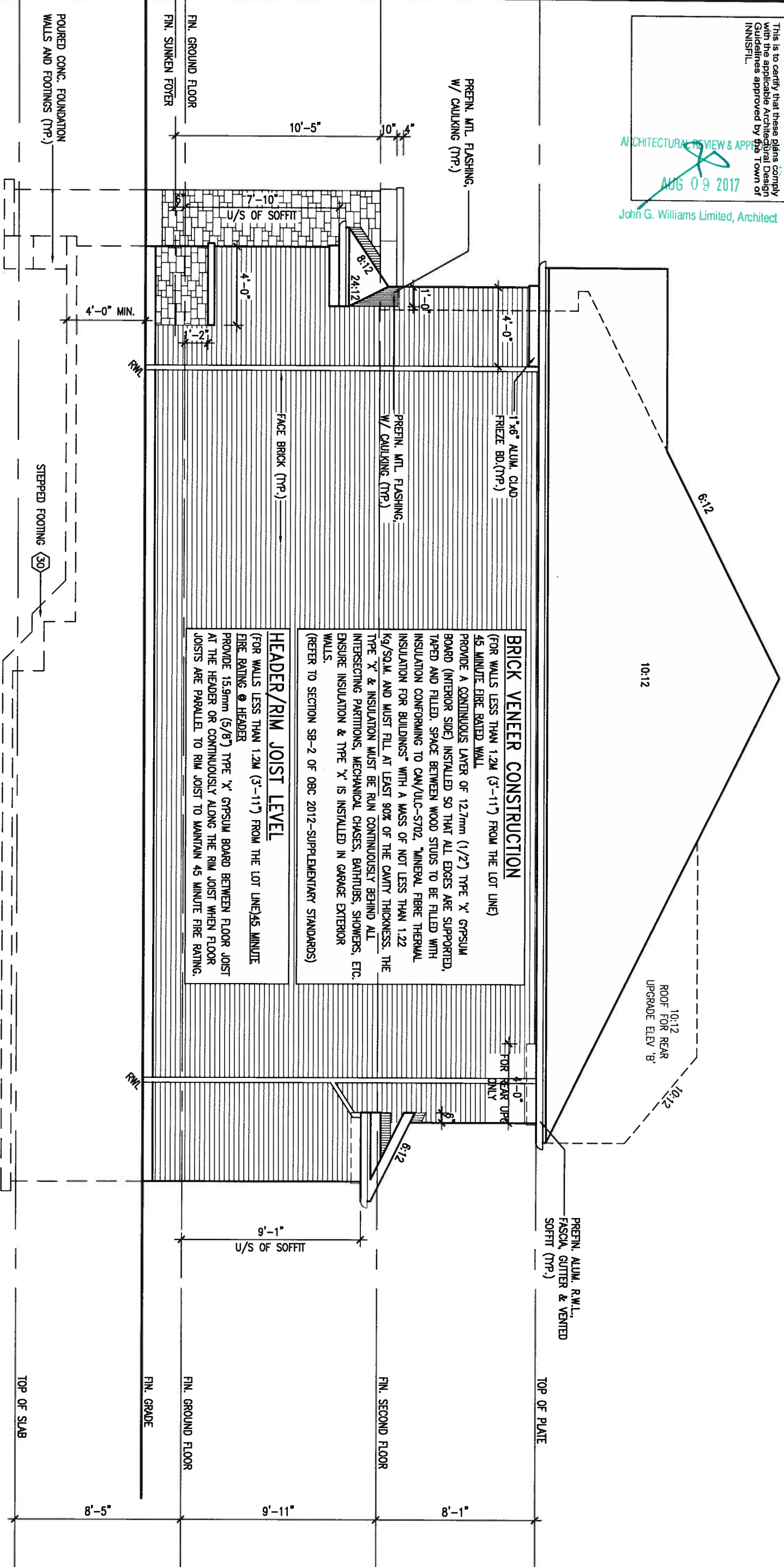
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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

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 of the Innisfil Building Code. The Architect is not responsible for any errors or omissions in the drawings or 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
 AUG 09 2017
 John G. Williams Limited, Architect

1'-0"
 1'-0"



RIGHT SIDE ELEVATION 'B'
 10'0" GARAGE

10:12

10:12
 ROOF FOR REAR
 UPGRADE ELEV 'B'

1'-0"
 1'-0"



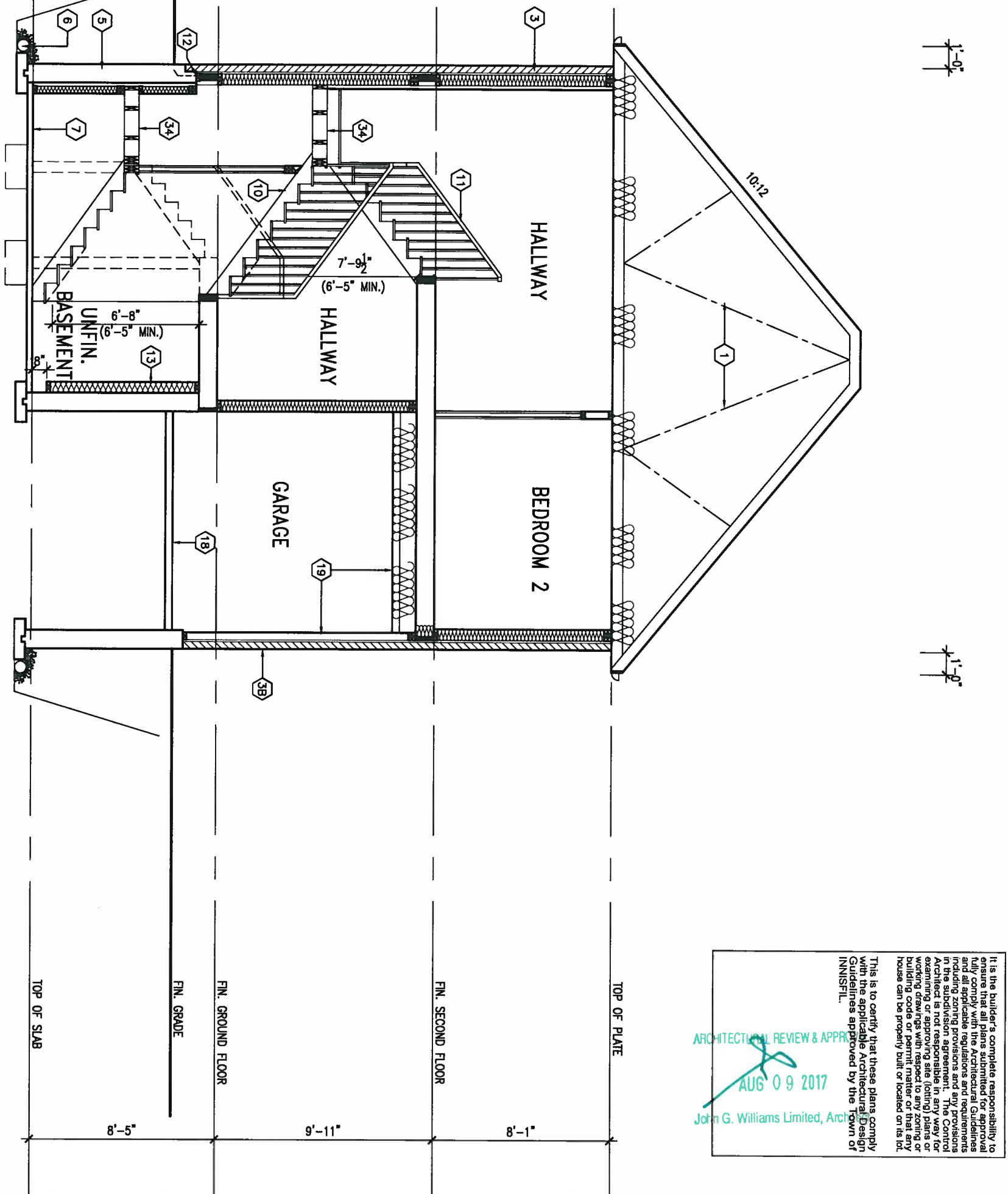
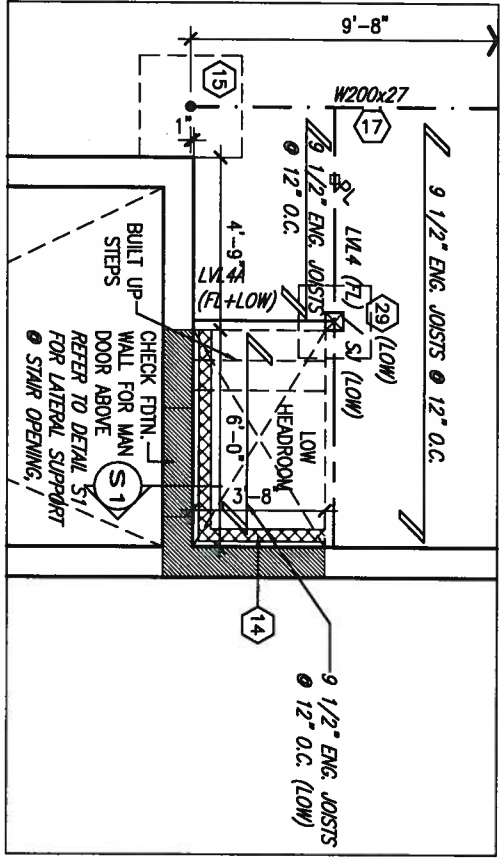
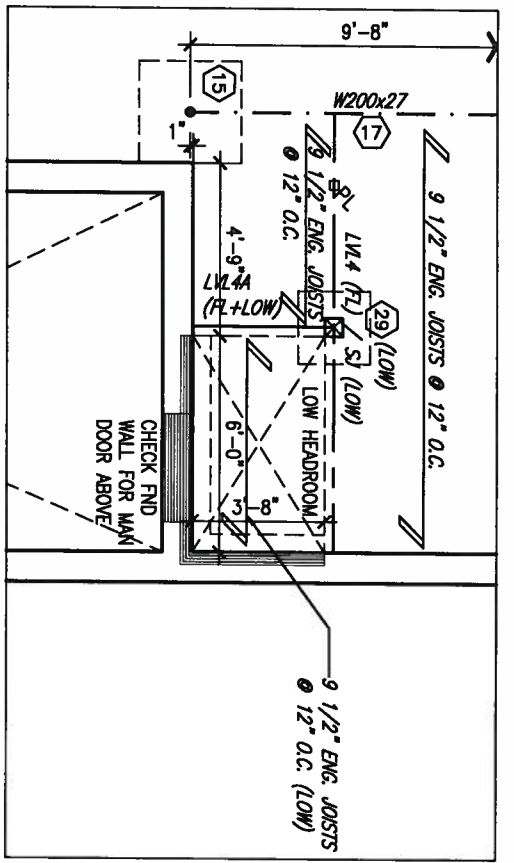
REFER TO FRONT
 ELEVATION FOR TYPICAL
 NOTES & INFORMATION

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 registration information BCN 42658
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF
no.	description	date	by

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

BAYVIEW WELLINGTON
 project name: ALCONA
 municipality: INNISFIL, ONTARIO
 date: NOV. 2015
 drawn by: AF
 checked by: [blank]
 scale: 3/16" = 1'-0"

S32-1-10G
 PELICAN 1-10
 project no. 13049
 drawing no. 11
 RIGHT SIDE ELEVATION 'B'
 file name: 13049-S32-1-10
 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\S32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM



CROSS SECTION 'A-A'
10'0" GARAGE

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

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

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF
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-Baptista 25591
name registration information BCIN
VA3 Design Inc. 42658

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

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

BAYVIEW WELLINGTON
project name
ALCONA municipality
INNISFIL, ONTARIO

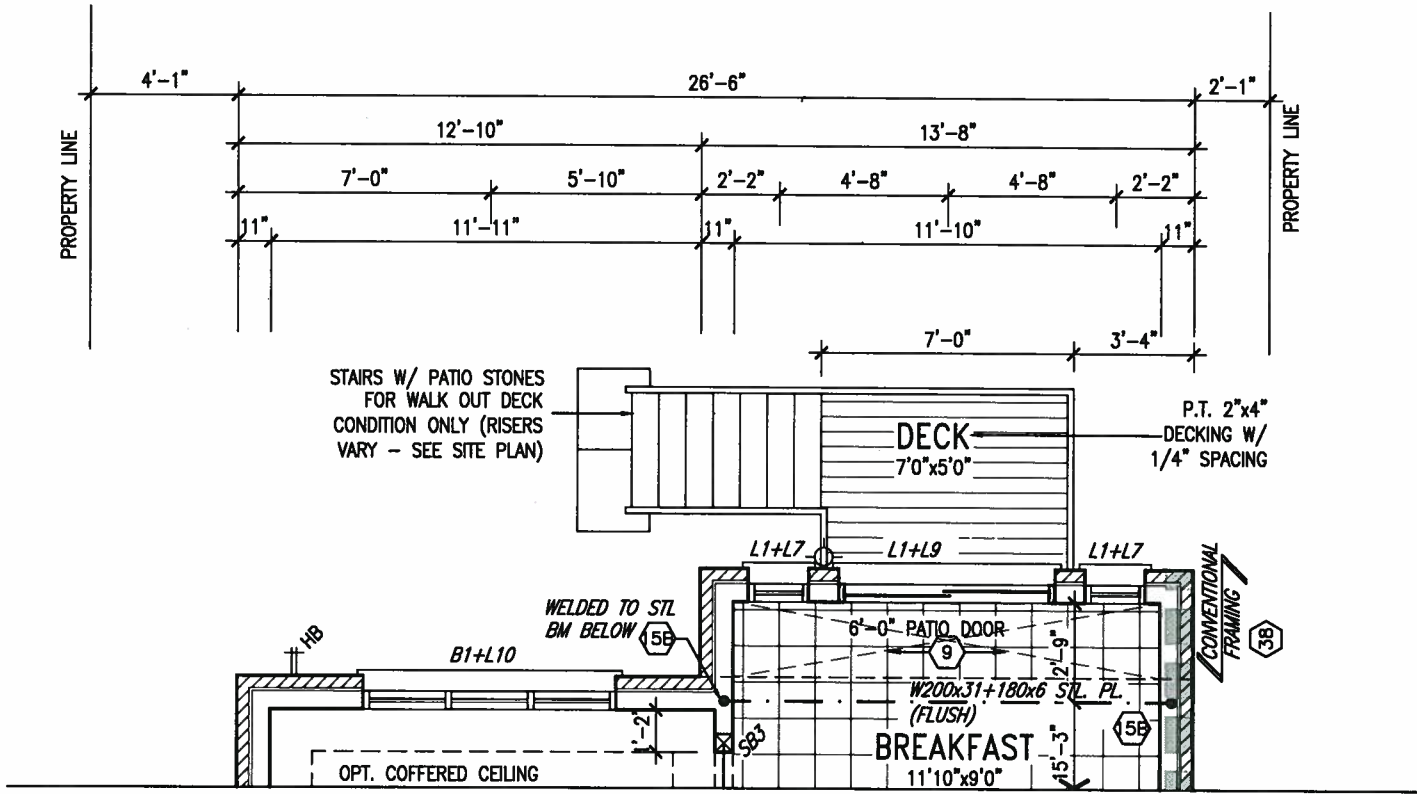
date NOV. 2015
drawn by AF checked by scale 3/16" = 1'-0"

S32-1-10G
PELICAN 1-10 project no.
13049

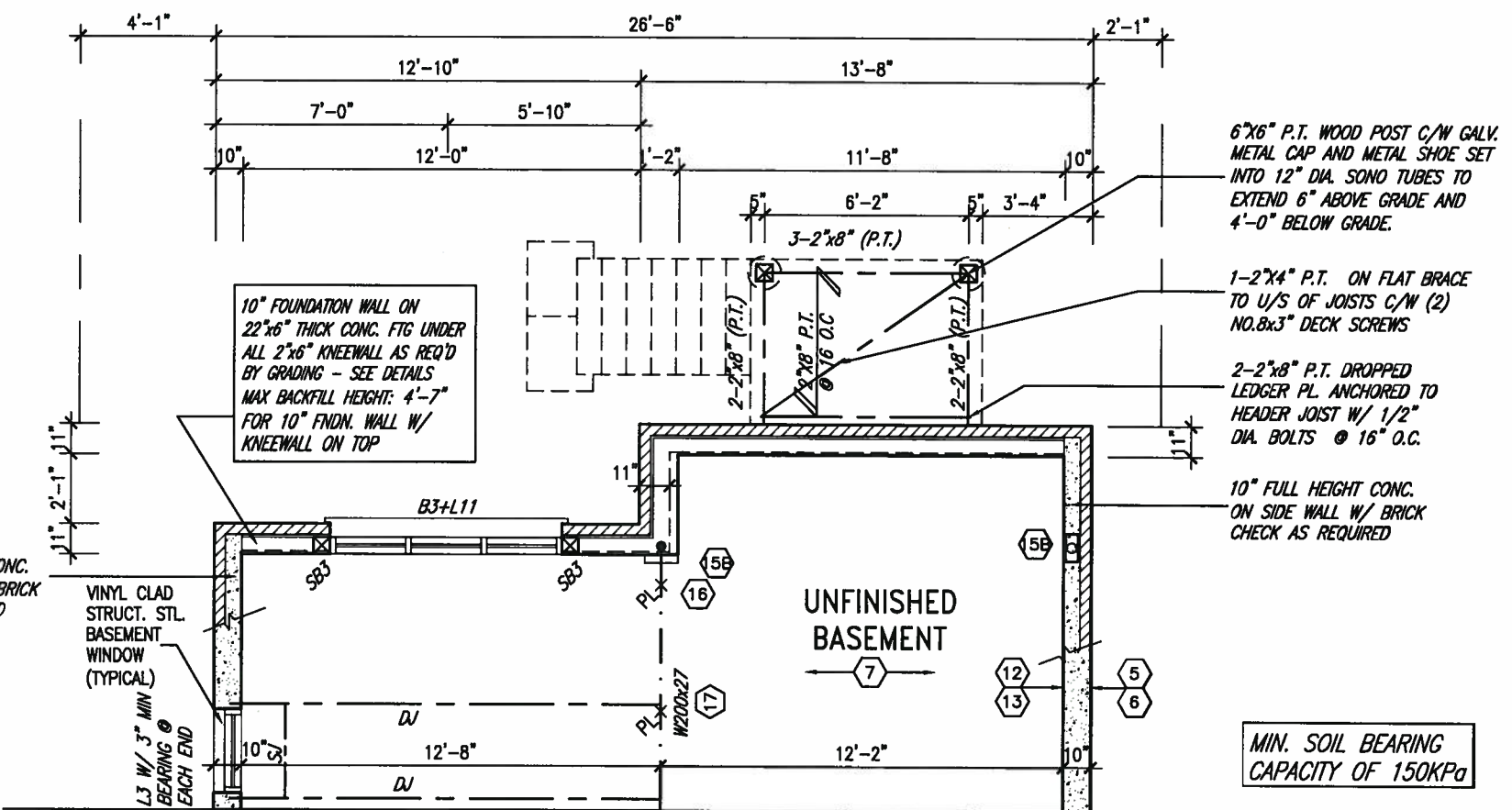
CROSS SECTION 'A-A' drawing no.
12

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM

INDICATES REDUCED SIDE YARD



PARTIAL GROUND FLOOR PLAN 'A' & 'B' W.O.D. 9R AND MORE COND.



PARTIAL BASEMENT FLOOR PLAN 'A' & 'B' W.O.D. 9R AND MORE COND.

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.

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

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

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

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

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect



9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF
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.

Wellington Jno-Baptiste
signature
25591 BCN

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.

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

BAYVIEW WELLINGTON

project name: **ALCONA** municipality: **INNISFIL, ONTARIO**

date: **JULY 2016**

drawn by: **SB** checked by: **scale 3/16" = 1'-0"**

PARTIAL W.O.D. BASEMENT / GROUND FLOOR PLANS

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM

S32-1-10G
PELICAN 1-10

project no. **13049**

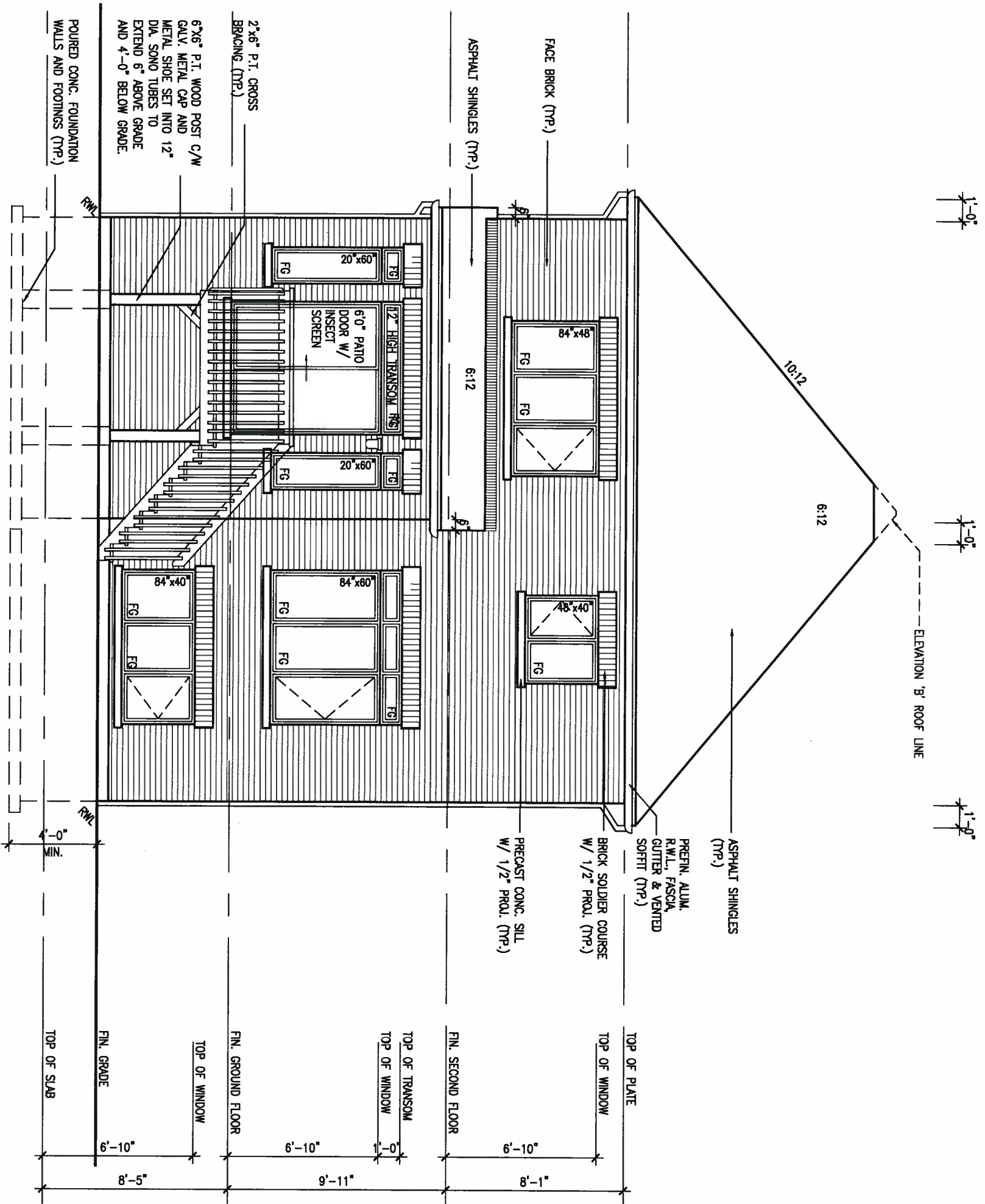
drawing no. **13**

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 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
 AUG 09 2017
 John G. Williams Limited, Architect

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

UNINSULATED OPENINGS (PER OBC: SB-12.3.1.(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
32-1-10 ELEVATION A 9R WOD	542 S.F.	110.106 S.F.	20.31 %
FRONT	864 S.F.	62 S.F.	7.18 %
LEFT SIDE	870 S.F.	0 S.F.	0.00 %
RIGHT SIDE	636 S.F.	173.667 S.F.	27.31 %
REAR	* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		
TOTAL SQ. FT.	2912.00 S.F.	345.77 S.F.	11.87 %
TOTAL SQ. M.	270.53 S.M.	32.12 S.M.	11.87 %
UNINSULATED OPENINGS (PER OBC: SB-12.3.1.(7))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
32-1-10 ELEVATION B 9R WOD	556 S.F.	105.056 S.F.	18.89 %
FRONT	865 S.F.	62 S.F.	7.17 %
LEFT SIDE	870 S.F.	0 S.F.	0.00 %
RIGHT SIDE	636 S.F.	173.667 S.F.	27.31 %
REAR	* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		
TOTAL SQ. FT.	2927.00 S.F.	340.72 S.F.	11.64 %
TOTAL SQ. M.	271.92 S.M.	31.65 S.M.	11.64 %



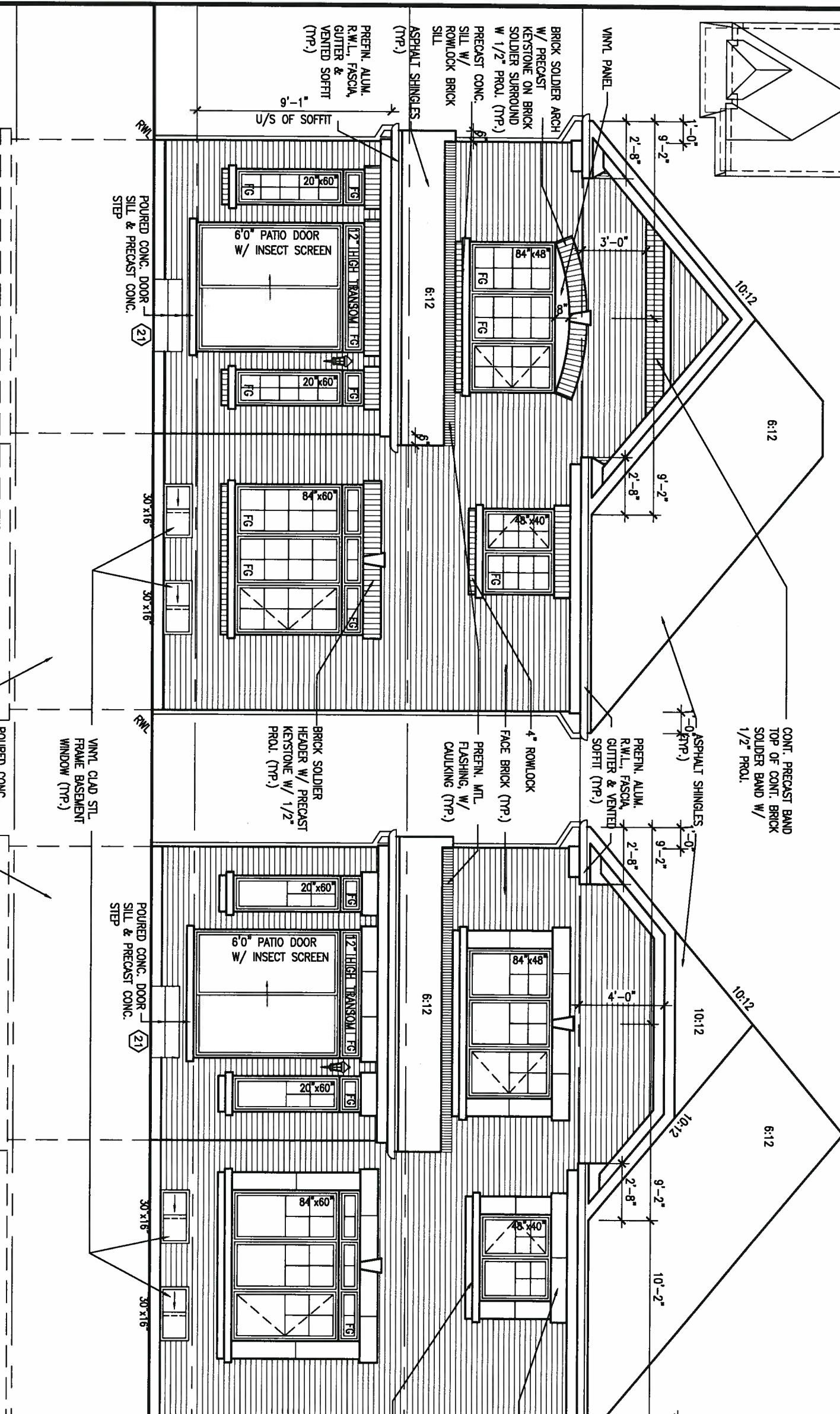
REAR ELEVATION 'A' ('B' SIMILAR)
 10'0" GARAGE

LICENSED PROFESSIONAL ENGINEER
 A. T. Quaille
 17-08-01
 PROVINCE OF ONTARIO

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

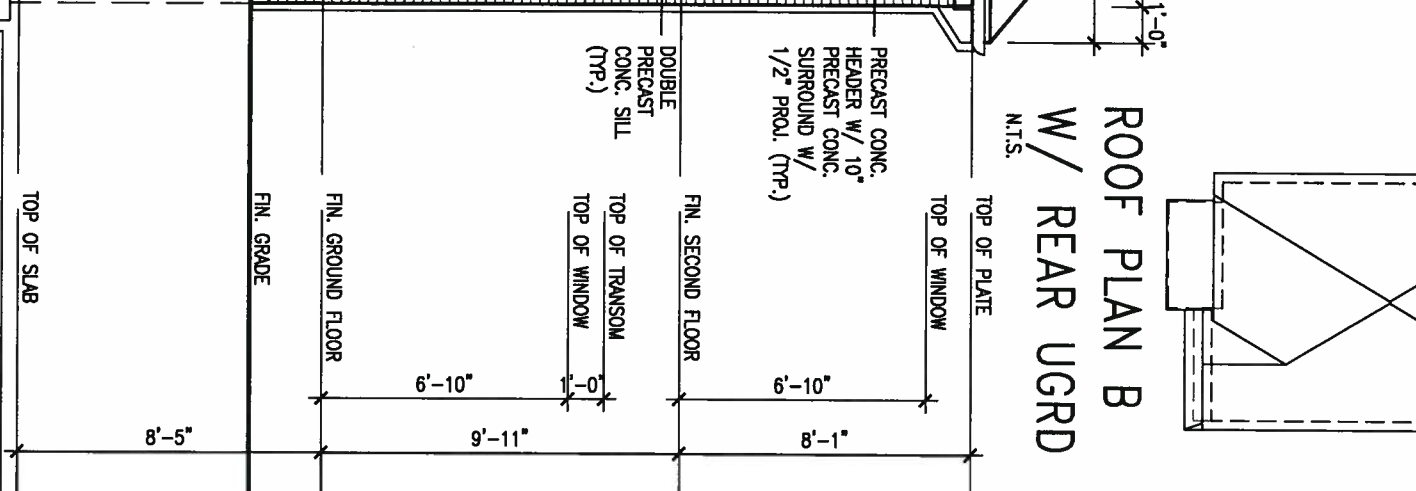
<p>9 .</p> <p>8 .</p> <p>7 .</p> <p>6 .</p> <p>5 REVISED AS PER ENG'S COMMENTS JUN 12-17 RC</p> <p>4 REVISED TO 10" FOUNDATION WALLS DEC 09-16 AJE</p> <p>3 REVISED AS PER ENG TRUSS LAYOUT SEPT 26-16 RC</p> <p>2 ADD WOD AND REAR UPGRADE JUL 22-16 SB</p> <p>1 ISSUED FOR CLIENT REVIEW JULY 04-16 AF</p> <p>no. description date by</p>		<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p> <p>Wellington Jno-Baptista 25591</p> <p>name registration information BCIN</p> <p>VA3 Design Inc. 42658</p> <p>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.</p>	<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p> <p>project name ALCONA municipality INNISFIL, ONTARIO</p>	<p>S32-1-10G PELICAN 1-10 project no. 13049</p> <p>date JULY, 2016</p> <p>drawn by SB</p> <p>checked by W.O.D.</p> <p>scale 3/16" = 1'-0"</p> <p>file name 13049-S32-1-10</p> <p>drawing no. 14</p> <p>RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\S32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM</p>
---	--	---	--	--	---

ROOF PLAN A
W/ REAR UGRD
N.T.S.



REAR ELEVATION 'A' UPGRADE
10'0" GARAGE

REAR ELEVATION 'B' UPGRADE
10'0" GARAGE



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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

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

ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC
2	ADD WOOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF
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 BCIN
VA3 Design Inc. 42658

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

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

BAYVIEW WELLINGTON

project name **ALCONA** municipality **INNISFIL, ONTARIO**

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

drawn by **AF** file name **13049-S32-1-10**

S32-1-10G
PELICAN 1-10

project no. **13049** drawing no. **15**

REAR ELEVATION 'A' & 'B' UPGRADE

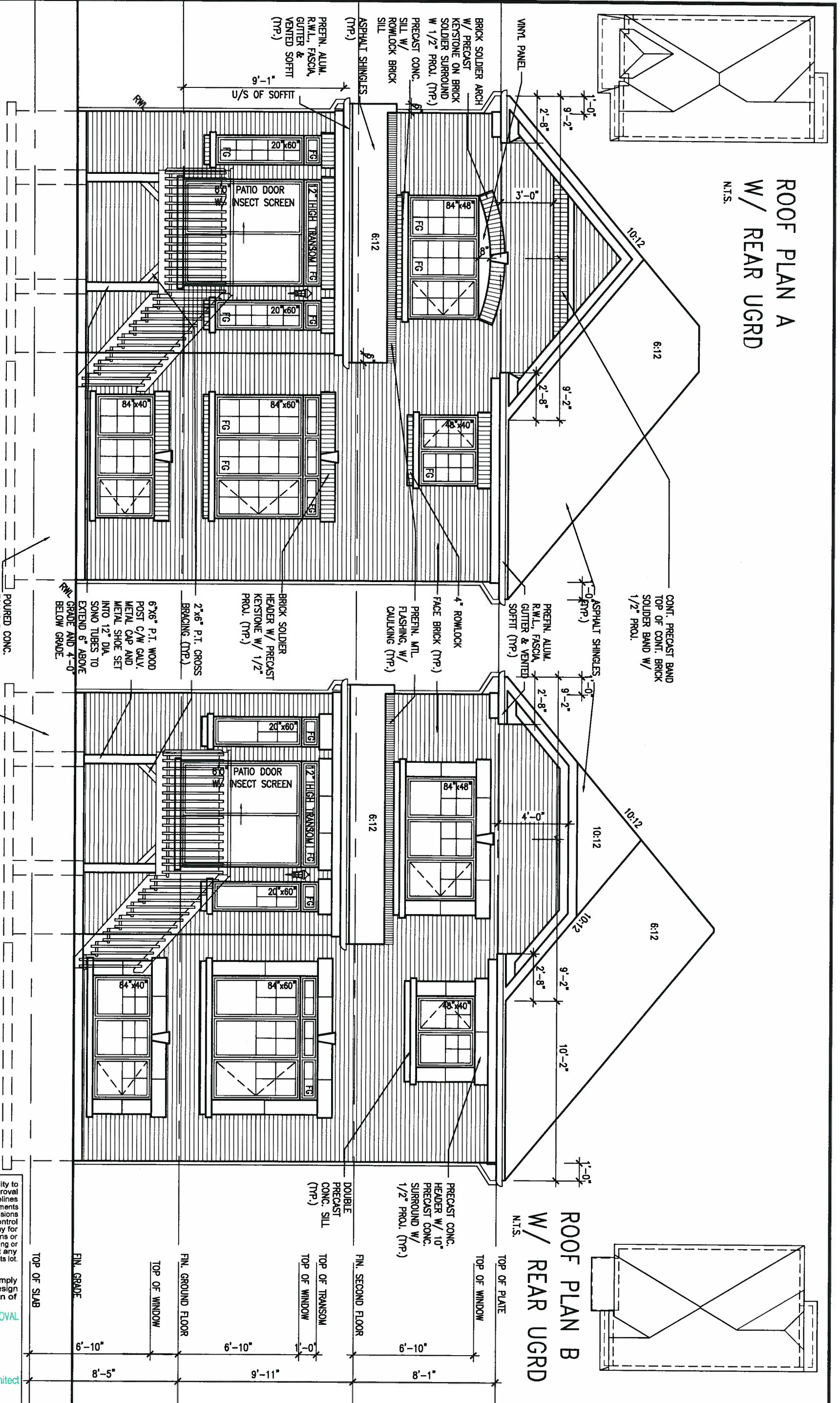


REAR ELEVATION 'A' UPGRADE
10'0" GARAGE 9R WOD

REAR ELEVATION 'B' UPGRADE
10'0" GARAGE 9R WOD

ROOF PLAN A
W/ REAR UGRD
N.T.S.

ROOF PLAN B
W/ REAR UGRD
N.T.S.



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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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

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

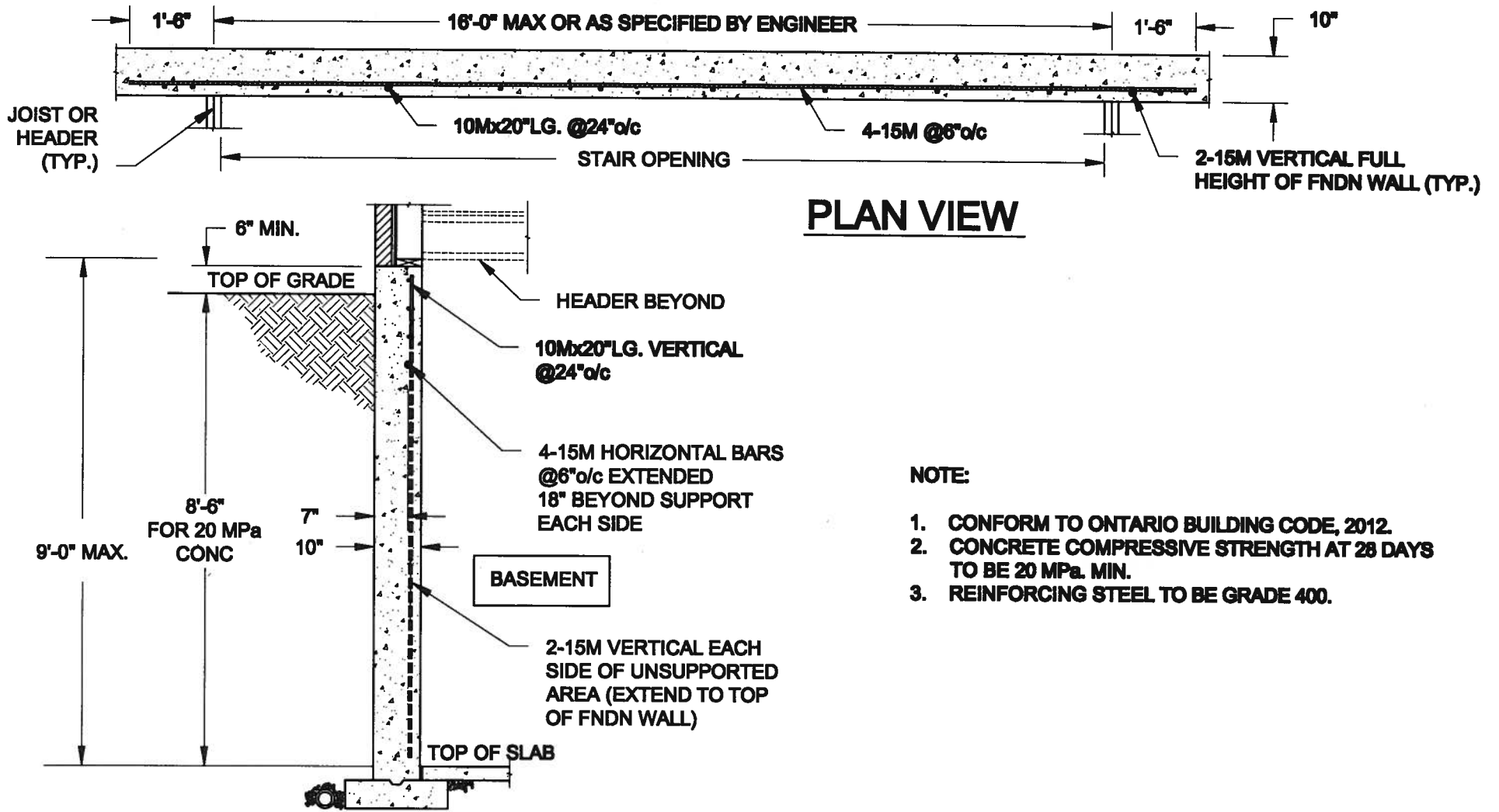
ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

9				
8				
7				
6				
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC	
4	REVISED TO 10" FOUNDATION WALLS	DEC 09-16	AJE	
3	REVISED AS PER ENG TRUSS LAYOUT	SEPT 26-16	RC	
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	
1	ISSUED FOR CLIENT REVIEW	JULY 04-16	AF	
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 BCN
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.

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

BAYVIEW WELLINGTON		S32-1-10G
project name ALCONA		project no. 13049
municipality INNISFIL, ONTARIO		drawing no. 16
date NOV. 2015		
REAR ELEVATION 'A' & 'B' UPGRADE 9R WOD CONDITION		
drawn by AF	checked by 3/16" = 1'-0"	file name 13049-S32-1-10
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\S32\13049-S32-1-10.dwg - Tue - Aug 1 2017 - 12:15 PM		

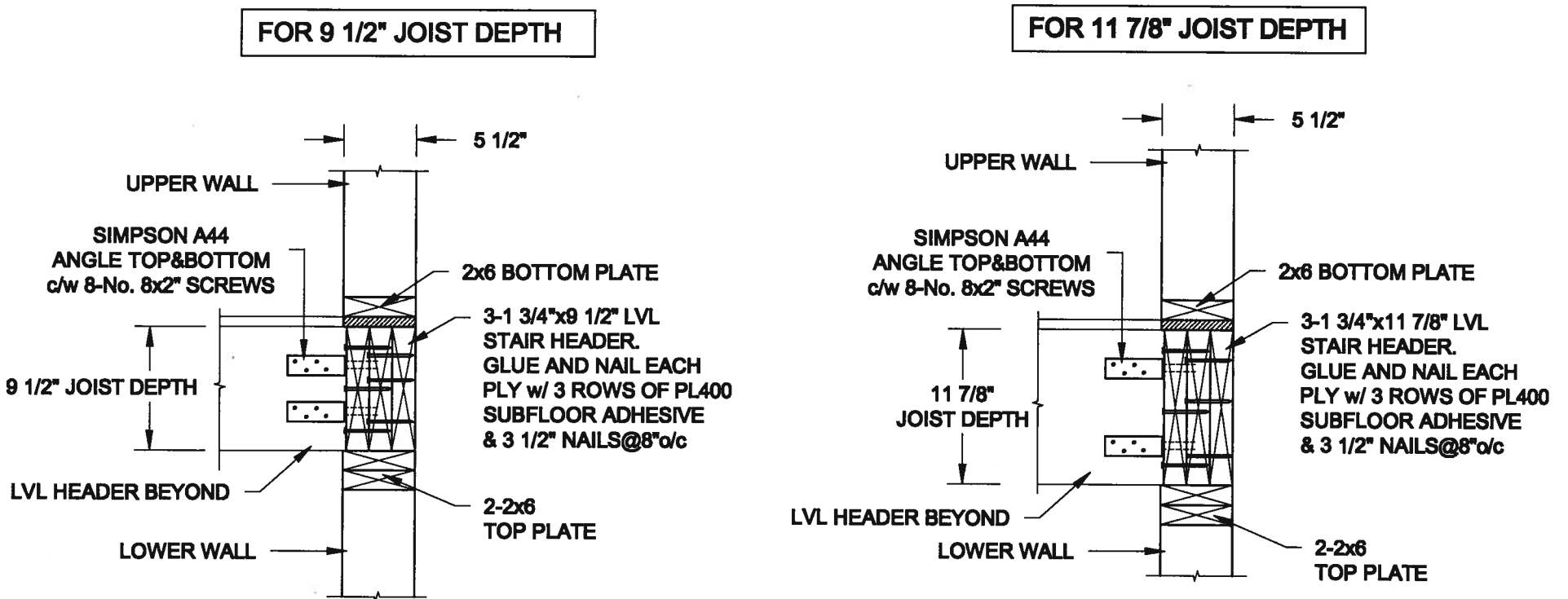


PLAN VIEW

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

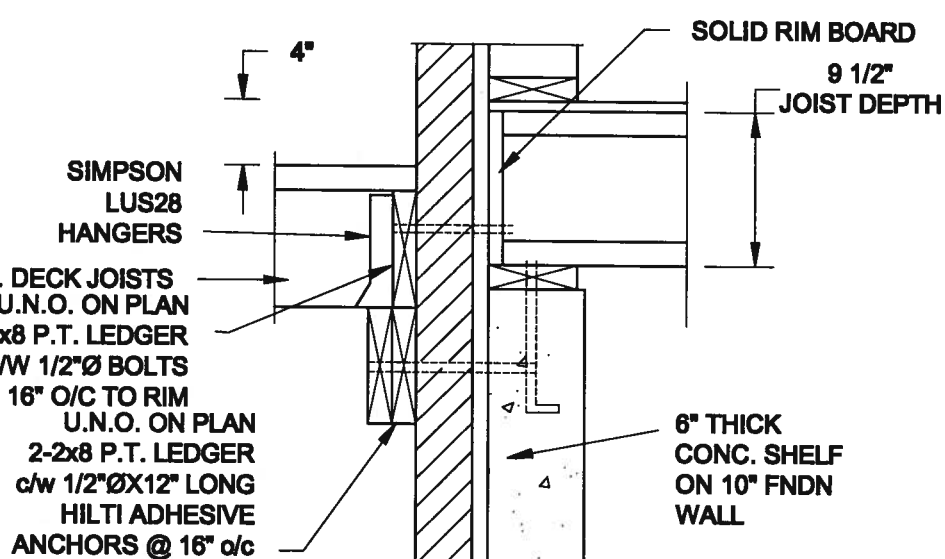
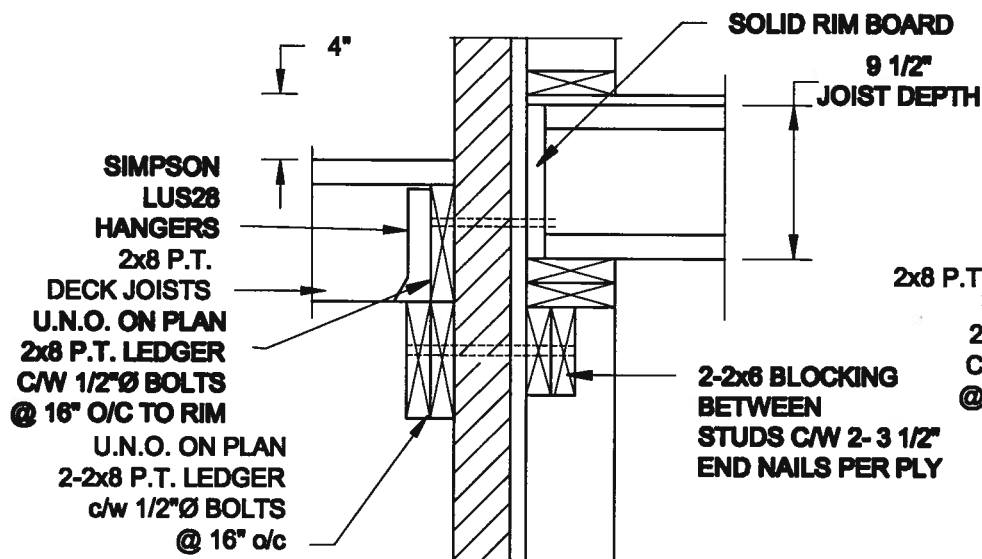


2
S1 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"



Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNISFIL, ONTARIO
Date: JUL-31-2017		Project No.: 16-083	Drawing No.: S1
Drawn: SC	Checked: SJB	TYPICAL STRUCTURAL DETAILS FOR SINGLES	

FOR 9 1/2" JOIST DEPTH

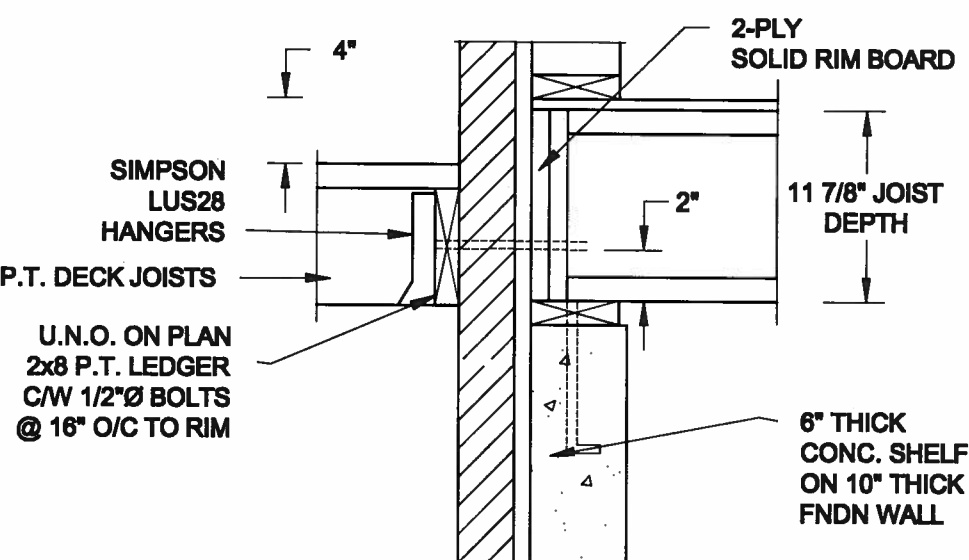
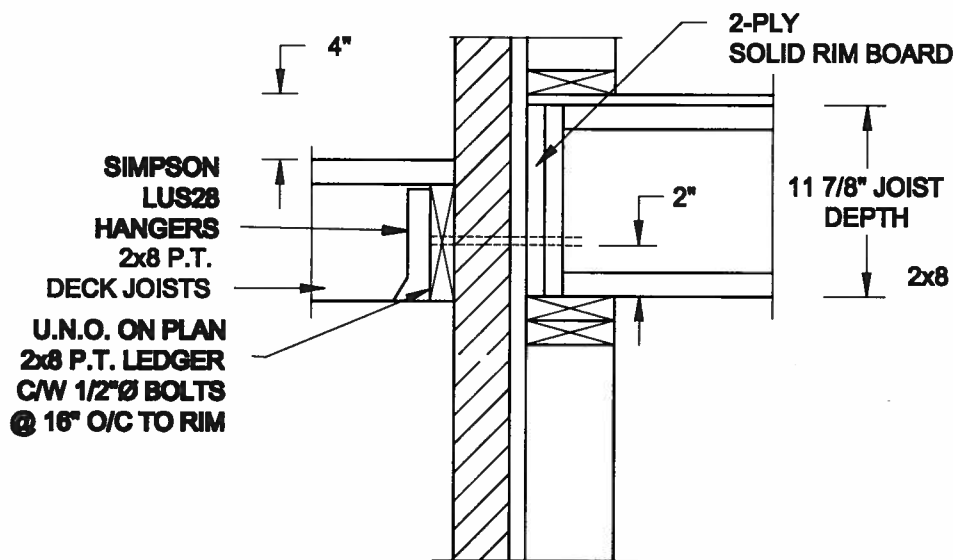


1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

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

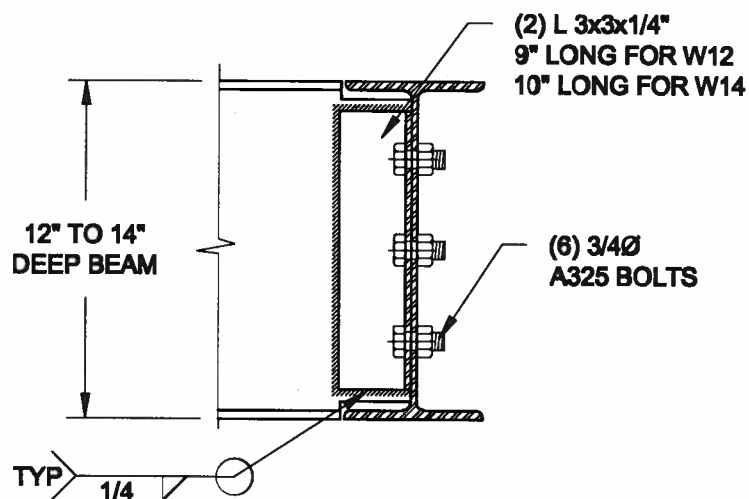
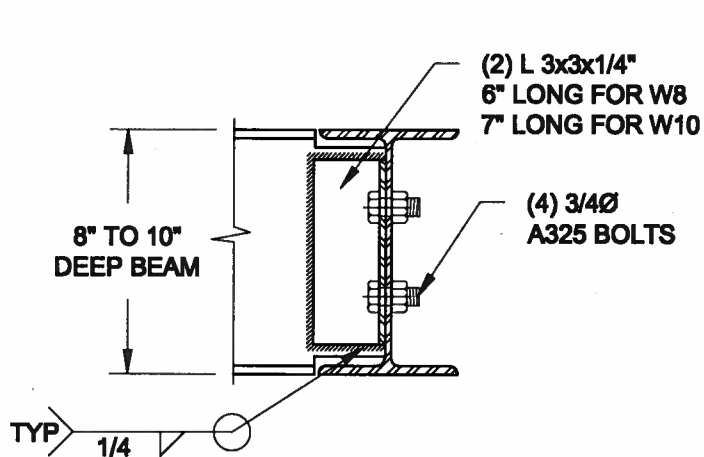
FOR 11 7/8" JOIST DEPTH



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

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

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.




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

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

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



Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Sect:	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT BNSFL, ONTARIO
Date: JUL-91-2017		TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC		Checked: SJB	Project No.: 16-083

CONSTRUCTION NOTES (Unless otherwise noted)

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

- 1. ROOF CONSTRUCTION
NO.210 [10.25kg/m2] ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm [24"] O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm [3'-0"] FROM EDGE OF ROOF AND MIN. 300mm [12"] BEYOND INNER FACE OF EXTERIOR WALL. [EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER] 38x89 [2'x4"] TRUSS BRACING @ 1830mm [6'-0"] O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, R/WL & 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.].

- 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
MAX. RISE = 200 (7-7/8")
MIN. RUN = 210 (8-1/4")
MIN. TREAD = 235 (9-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")
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 (7'-1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-1").

- 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 (7/8") 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 [17] LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.
THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (2'4") 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.

- 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 3-38x140 [3-2'x6"] CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP. BOTTOM PLATES AND HEADERS.
40. TYPICAL 1 HOUR RATED PARTY WALL
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
41. FOUNDATION WALL (W.O.D./W.O.B.)
- WHERE GRADE TO 1/0 BASEMENT SLAB EXCEEDS 1200mm [3'-11"] A 250mm [10"] WIDE FOUNDATION WALL IS REQUIRED.
42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 [2'x6"] STUDS @ 400mm [16"] o.c. OR 38x89 [2'x4"] STUDS @ 300mm [12"] o.c.

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. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm [1'-3"].
2) WINDOW GUARDS - OBC 9.8.11(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. & SB12-3.1.1.9
GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8. 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM 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 BATH/TUB IN MAIN BATHROOM. REFER TO OBC 9.5.2.3, 3.8.3.8.1.(1)(d) & 3.8.3.13.(1)(i). SEE DETAIL.
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV-8 9.5.2.3.
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 20F-2950F 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 ml POLYETHYLENE FILM, NO. 50 (45lb.) ROLL ROOFING 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 9.9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
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.

ONT. REG. 332/12-2012 OBC
REVISED
Amendment O. Reg. 388/13
MR-16-5-28 JAN. 25, 2017

WOOD LITELS AND BUILT-UP WOOD BEAMS

Table with 2 columns: Size, Description. Includes L1 2/38 x 184 (2/2" x 8") SPR.#2, B1 3/38 x 184 (3/2" x 8") SPR.#2, etc.

LOOSE STEEL LITELS

Table with 2 columns: Size, Description. Includes L7 89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L), L8 89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L), etc.

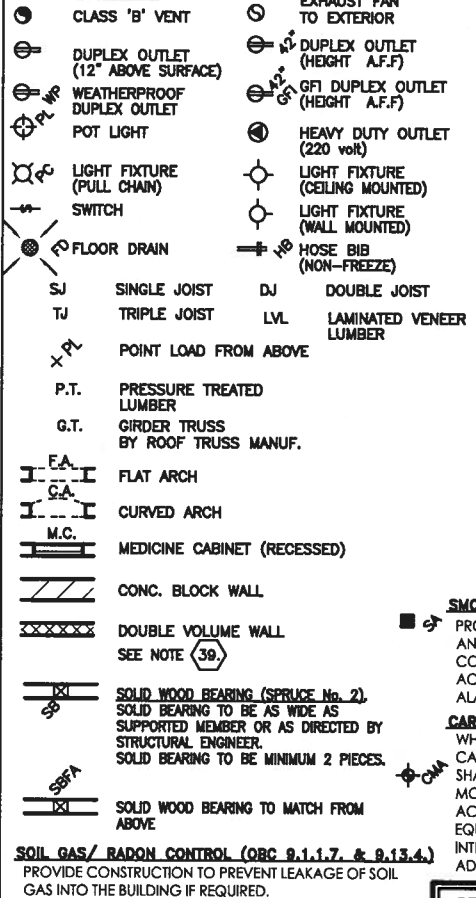
LAMINATED VENEER LUMBER (LVL) BEAMS

Table with 2 columns: Size, Description. Includes LVL1A 1-1 3/4"x7 1/4" (1-45x184), LVL1 2-1 3/4"x7 1/4" (2-45x184), etc.

DOOR SCHEDULE

Table with 2 columns: Door Type, Description. Includes 1) EXTERIOR 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4"), 1A) EXTERIOR 885 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4"), etc.

LEGEND



MECHANICAL SYMBOLS



SMOKE ALARM (REFER TO OBC 9.10.18)

PROVIDE 1 PER FLOOR. NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.13)

CARBON MONOXIDE ALARMS (OBC 9.33.4.)

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDITIONAL REQUIREMENTS.

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE A1 TO BE USED FOR THIS MODEL. The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

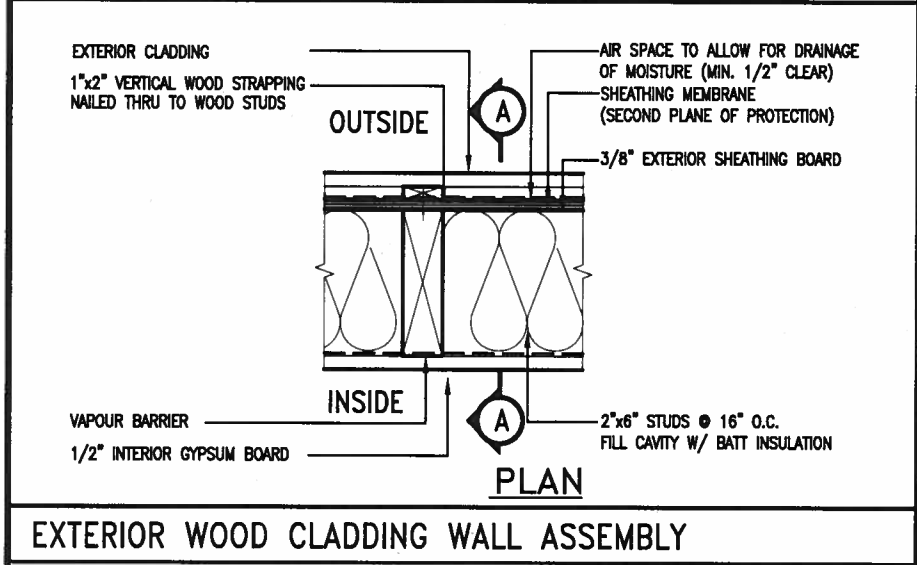
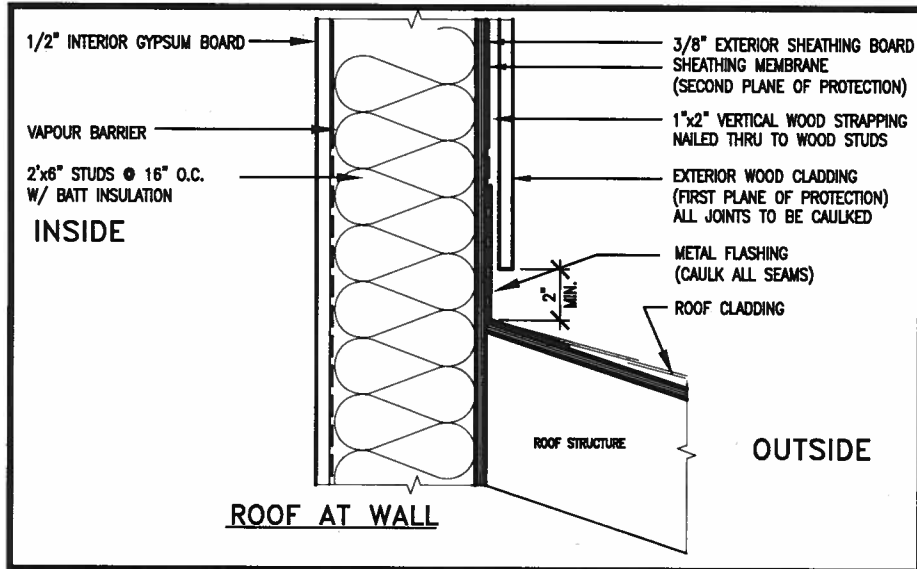
2017 A1
VA3 REFERENCE NUMBER

Table with 3 columns: No., description, date. Includes 1) ISSUE FOR CLIENT REVIEW, AUG 04-17, RC.

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

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

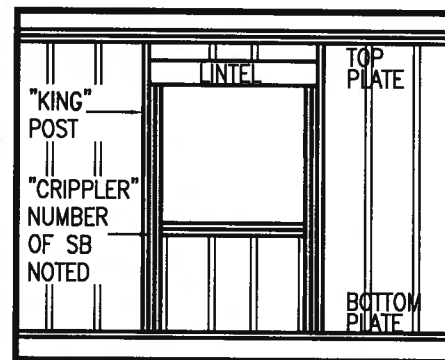
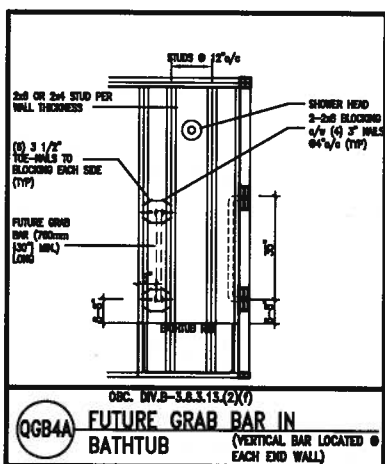
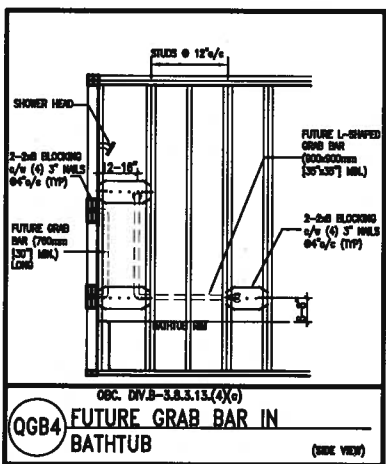
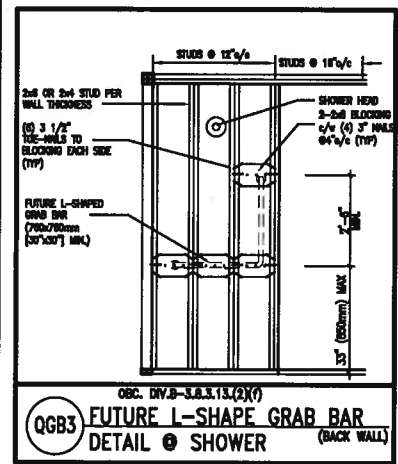
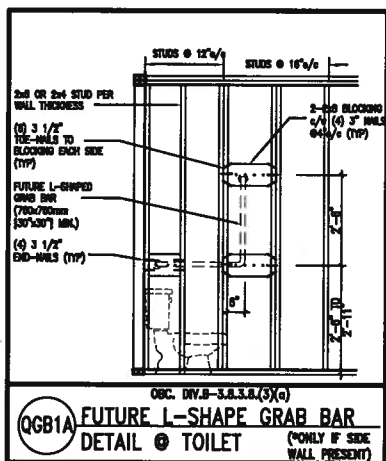
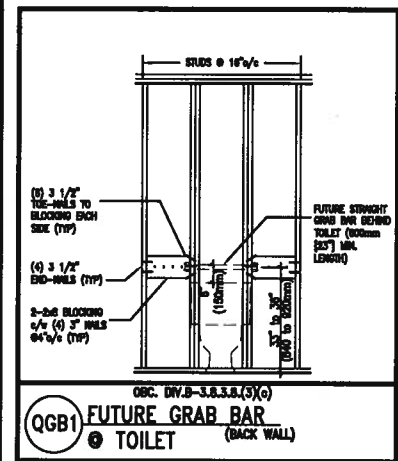
BAYVIEW WELLINGTON CONST NOTE
project name ALCONA
municipality INNISFIL, ON.
project no. 13049
date MAY 2016
checked by RC
scale 3/16" = 1'-0"
CONSTRUCTION NOTES
file name 13049-CN-A1
drawing no. CN1
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BM\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 9:11 AM



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\"/>

2\"/>
2\"/>
3\"/>
3\"/>

MAX. HEIGHT FOR 2\"/>

2\"/>
2\"/>
2\"/>
2\"/>

- 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.

- 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 9.2.3.10.1.(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



9				
8				
7				
6				
5				
4				
3				
2				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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

BAYVIEW WELLINGTON

project name: **ALCONA** municipality: **INNISFIL, ON.**

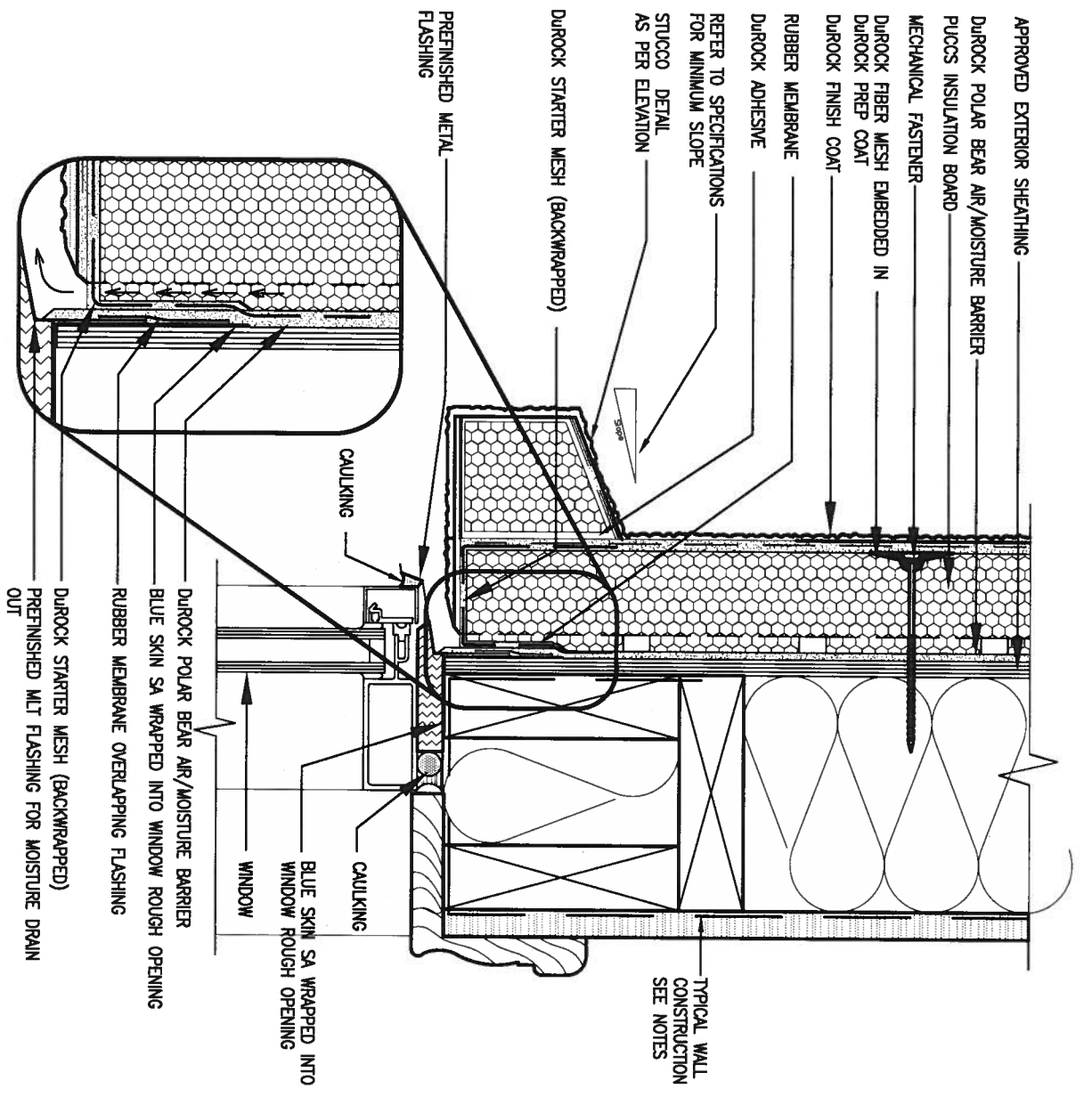
date: **MAY 2016** checked by: **RC** scale: **3/16" = 1'-0"**

CONST NOTE

project no. **13049**

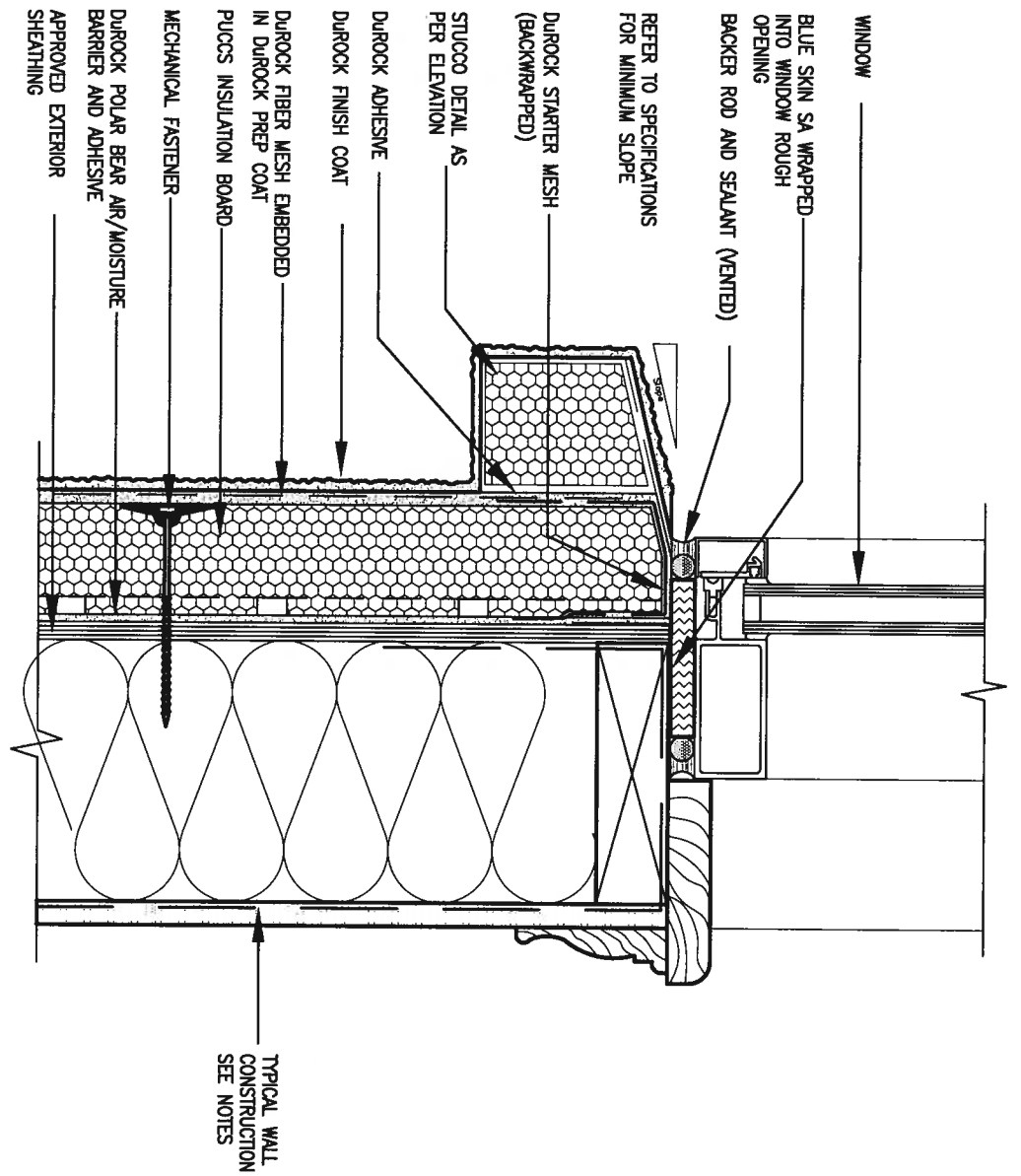
CONSTRUCTION NOTES drawing no. **CN2**

file name: **13049-CN-A1**



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"



9				
8				
7				
6				
5				
4				
3				
2				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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

qualification information
 Wellington Jno-Baptiste 25591
 name registration information BCN
 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.

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

BAYVIEW WELLINGTON

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

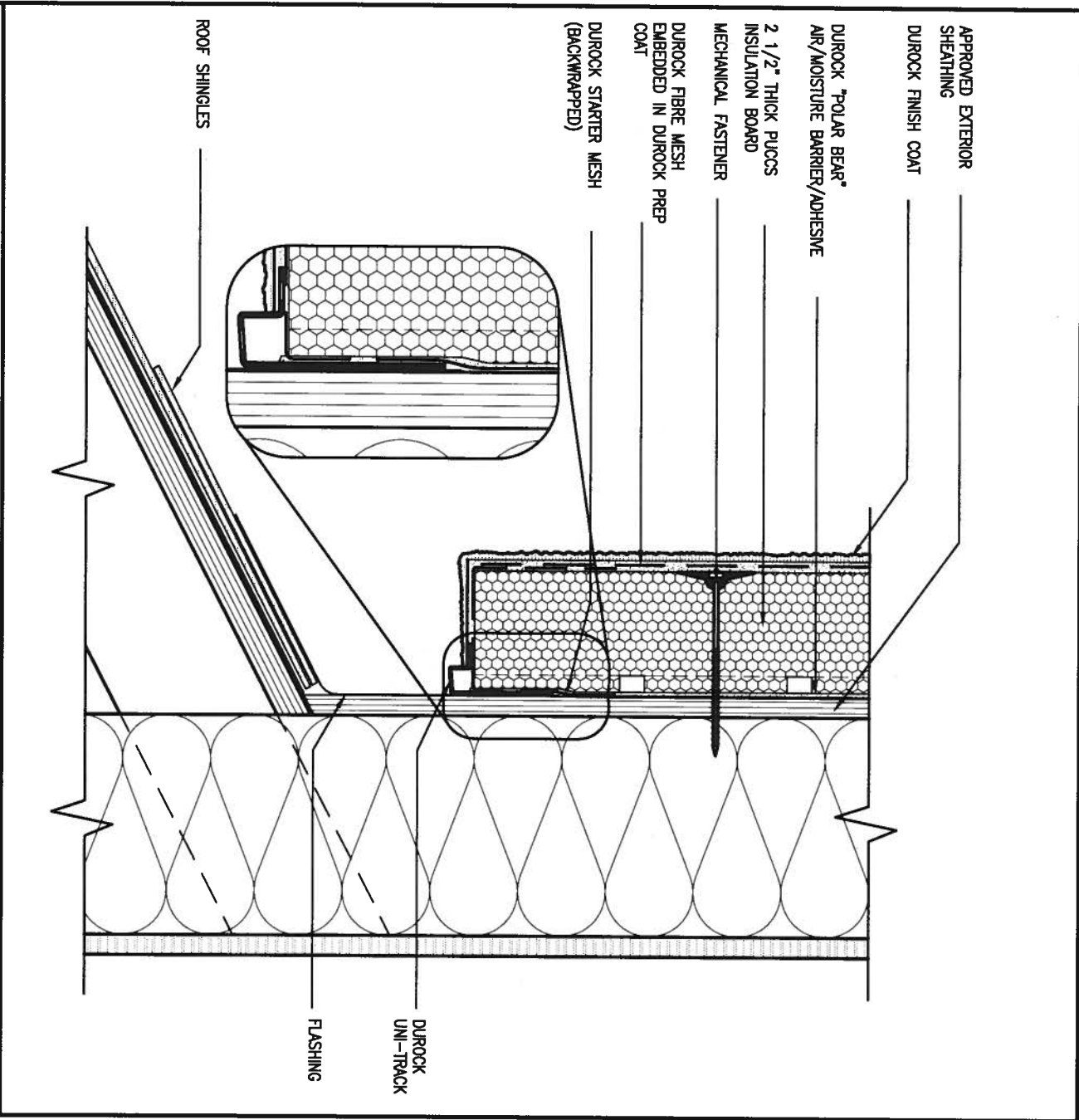
date MAY 2016 checked by RC scale 3/16" = 1'-0"

CONSTRUCTION NOTES drawing no. CN3

file name 13049-CN-A1

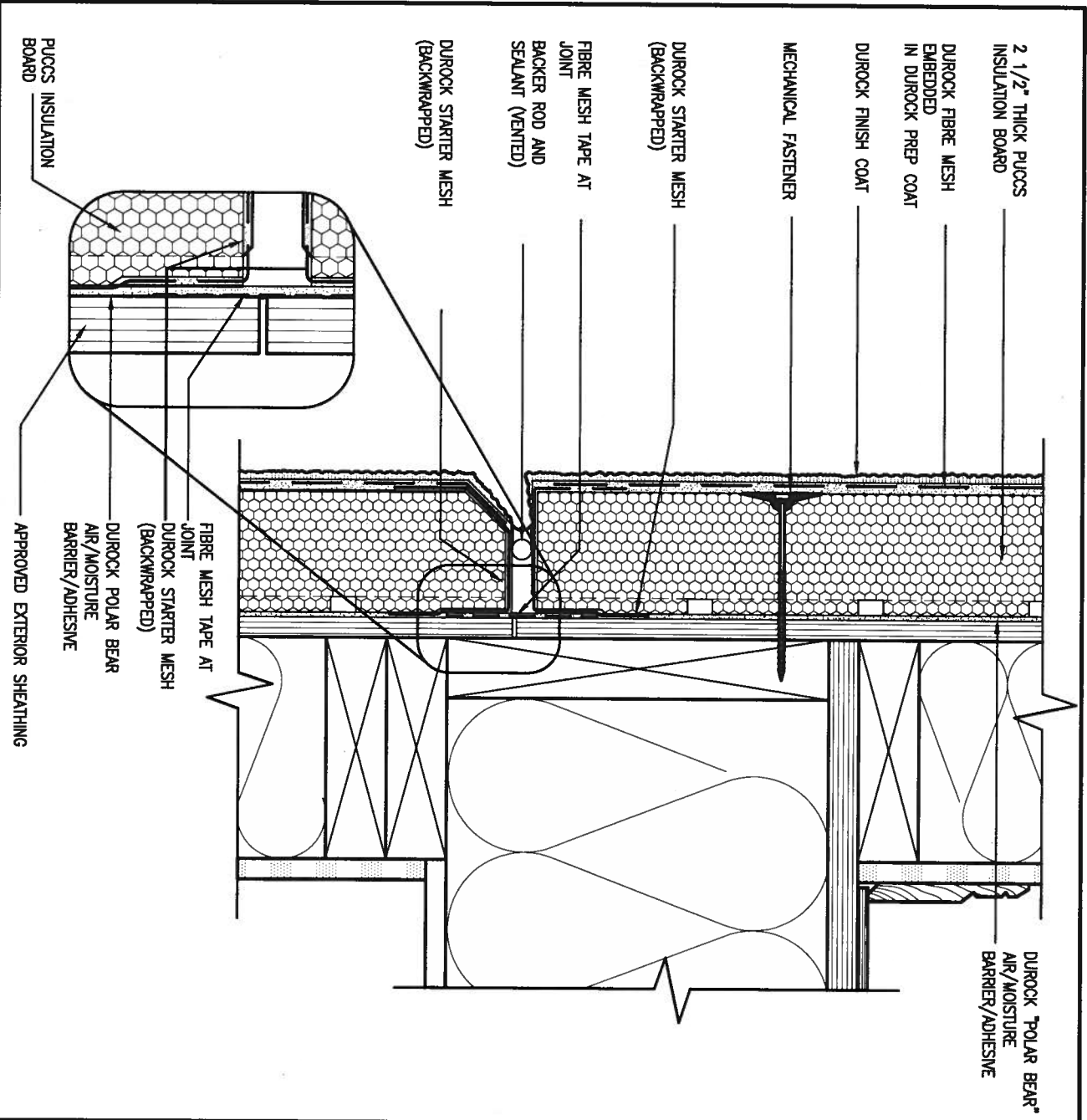
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM

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.



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

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



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



9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

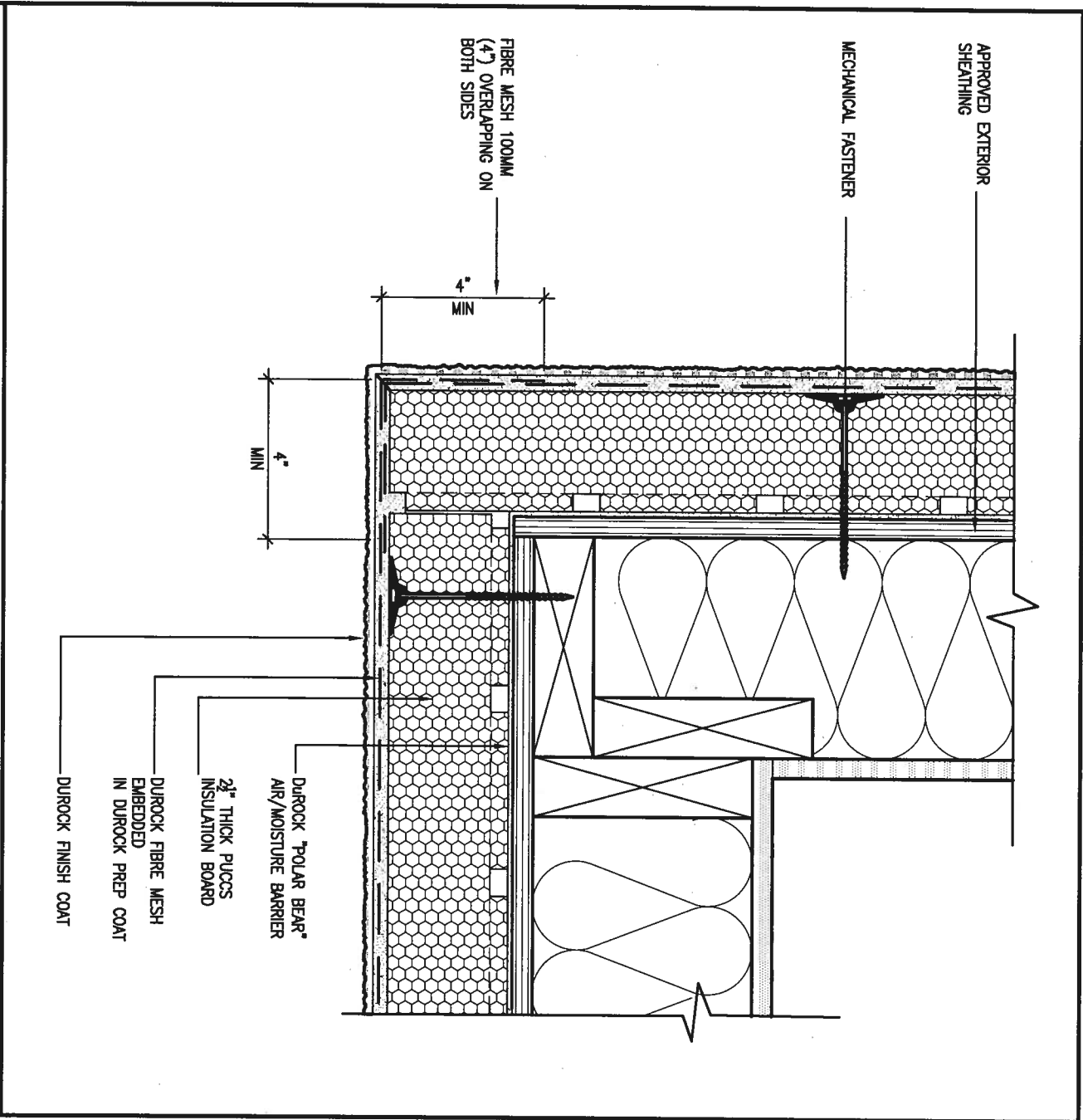
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 qualification information
 Wellington Jno-Baptiste 25591
 name registration information BCIN
 VA3 Design Inc. 42658
 Contractor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

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

BAYVIEW WELLINGTON
 project name ALCONA
 date MAY 2016
 drawn by RC
 checked by
 scale 3/16" = 1'-0"

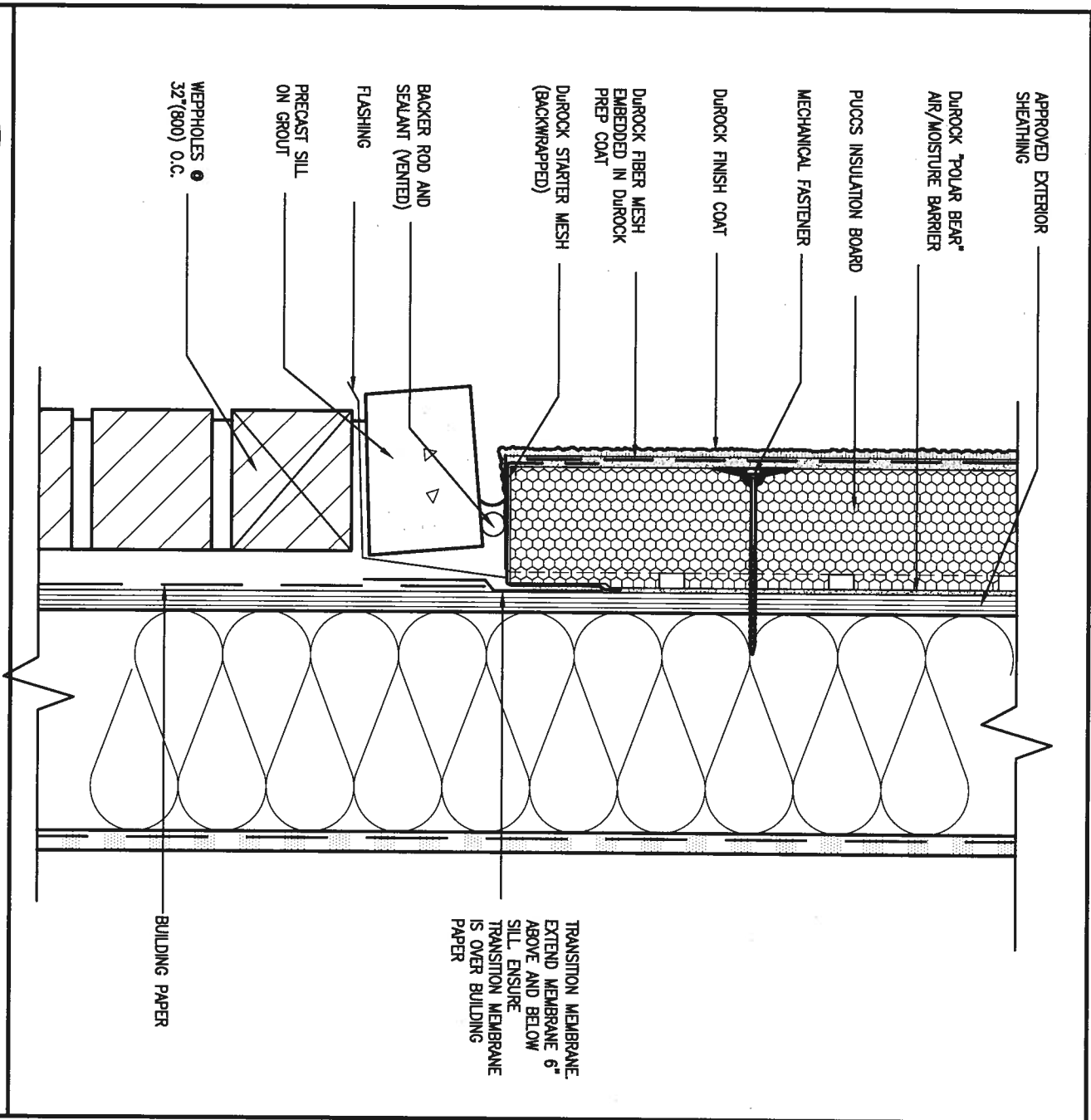
CONST NOTE
 project no. 13049
 municipality INNISFIL, ON.
CONSTRUCTION NOTES
 file name 13049-CN-A1
CN4
 drawing no. 13049-CN-A1
 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM

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
 CNS SCALE: 3"=1'-0"

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



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

TRANSITION MEMBRANE. EXTEND MEMBRANE 6" ABOVE AND BELOW SILL. ENSURE TRANSITION MEMBRANE IS OVER BUILDING PAPER



9.									
8.									
7.									
6.									
5.									
4.									
3.									
2.									
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						

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

qualification information
Wellington Jno-Baptista 25591
signature BCN
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.

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

BAYVIEW WELLINGTON

project name **ALCONA** municipality **INNISFIL, ON.**

date **MAY 2016** checked by **RC** scale **3/16" = 1'-0"**

drawn by **RC**

CONST NOTE

project no. **13049**

drawing no. **CN5**

CONSTRUCTION NOTES

file name **13049-CN-A1**

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM

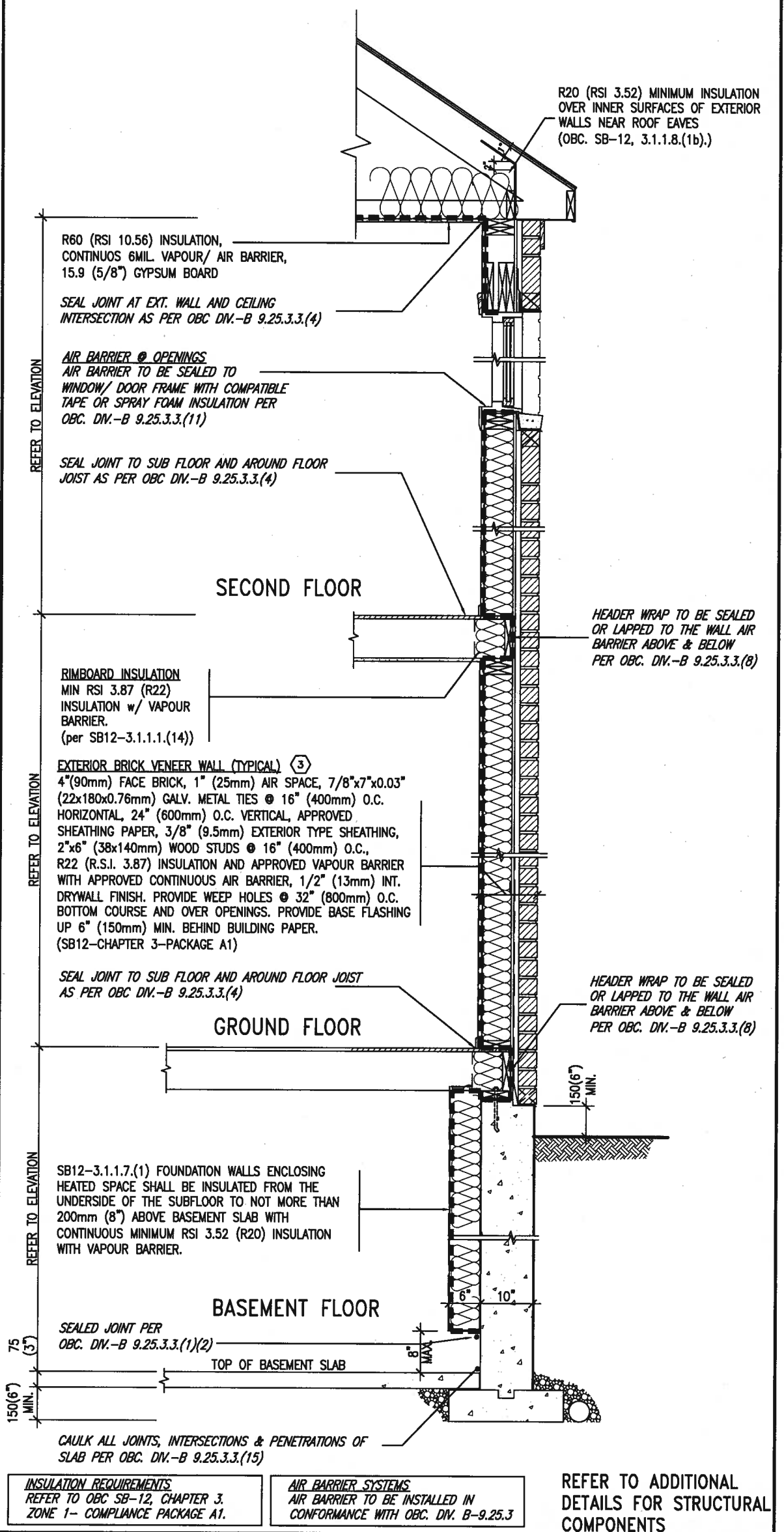
SB12-COMPLIANCE PACKAGE 'A1'

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

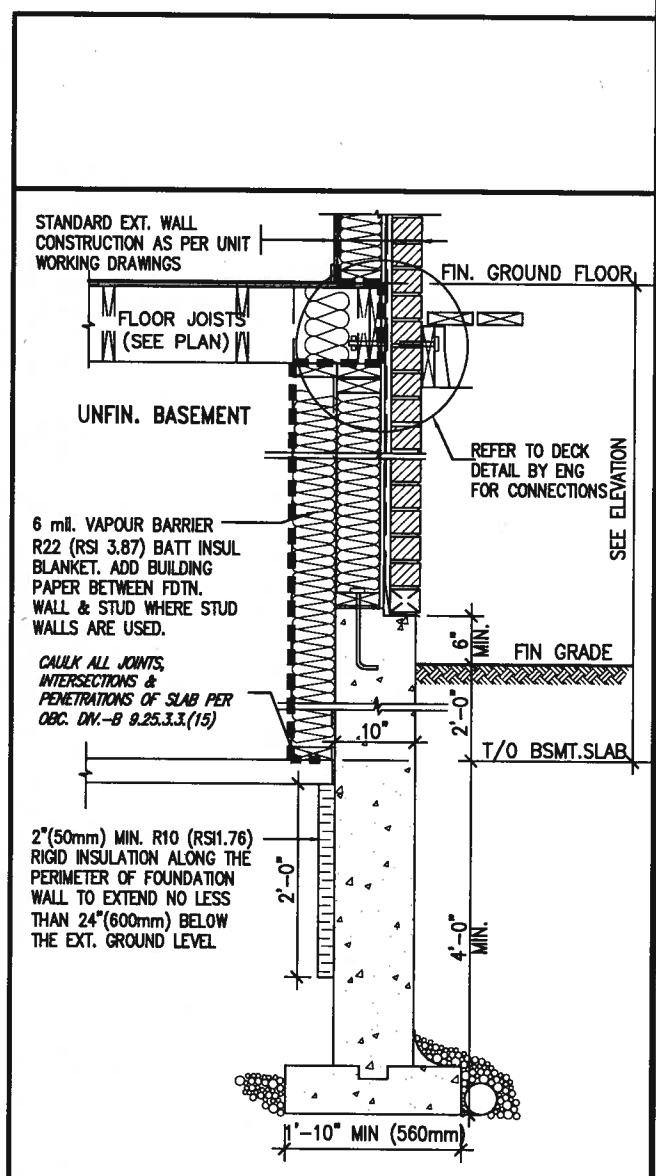
USE SB-12 COMPLIANCE PACKAGE (A1):

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

ci- Denotes Continuous Insulation without framing interruption.



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



SECTION AT W.O.D/W.O.B. * REVISED-FEB 2017

9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

qualification information
 Wellington Jno-Baptiste 25591
 name registration information BCN
 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.

VA3 DESIGN

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

BAYVIEW WELLINGTON

project name **ALCONA** municipality **INNISFIL, ON.**

date **MAY 2016** checked by **RC** scale **3/16" = 1'-0"**

CONST NOTE

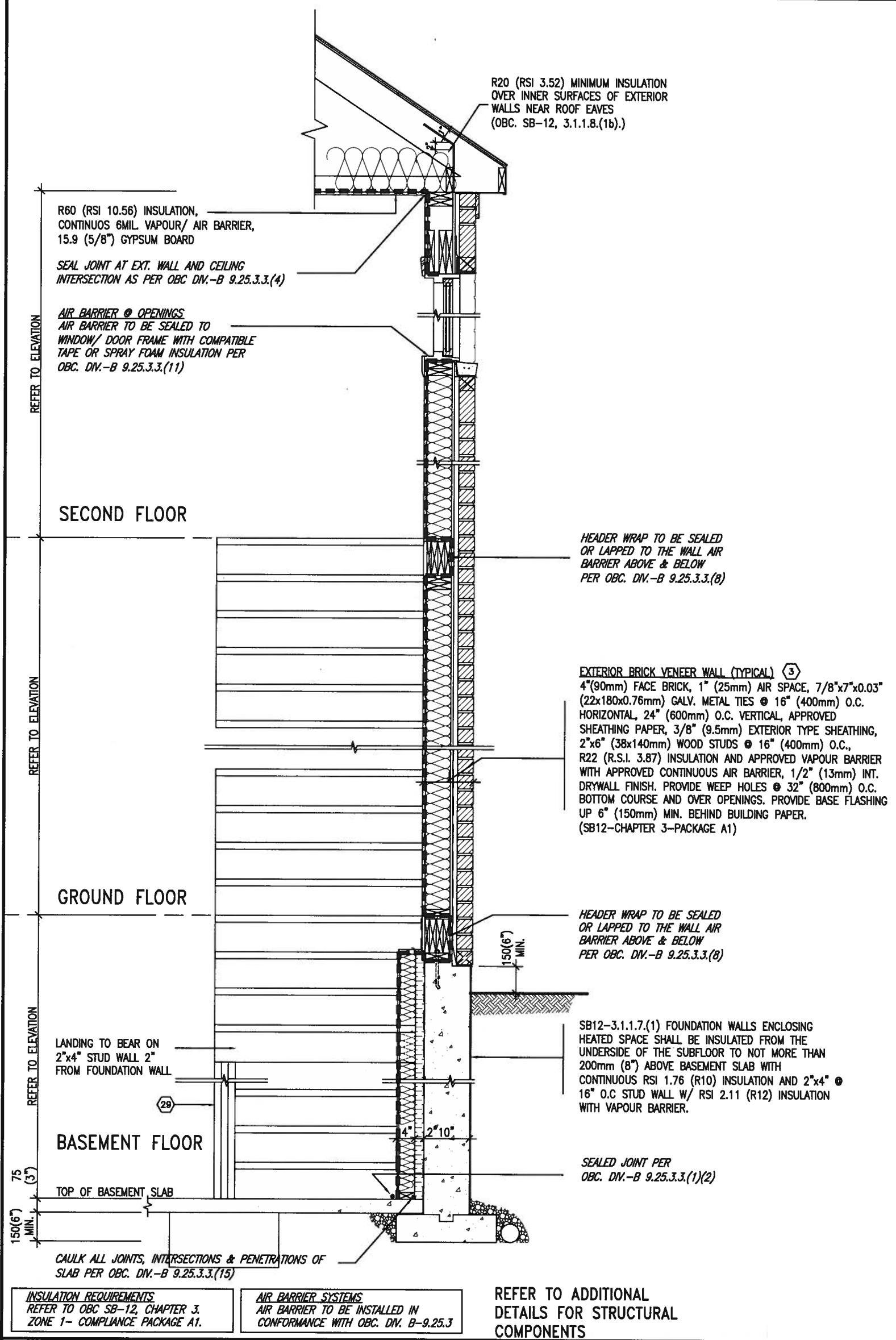
project no. **13049**

CONSTRUCTION NOTES drawing no. **CN6**

file name **13049-CN-A1**

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:49 AM

SB12-COMPLIANCE PACKAGE 'A1'



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

REGISTERED PROFESSIONAL ENGINEER
A. T. Quail
A. T. Quail
17-08-04
PROVINCE OF ONTARIO
STRUCTURAL

9						The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON	CONST NOTE			
8										project name ALCONA	municipality INNISFIL, ON.	project no. 13049
7						qualification information Wellington Jno-Baptiste 25591	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	date MAY 2016	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES file name 13049-CN-A1	drawing no. CN7
6						name Jno-Baptiste						
5						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.	date AUG 04-17	by RC	description 1 ISSUE FOR CLIENT REVIEW	date AUG 04-17	by RC
4						description 1 ISSUE FOR CLIENT REVIEW						
3												
2												
1												

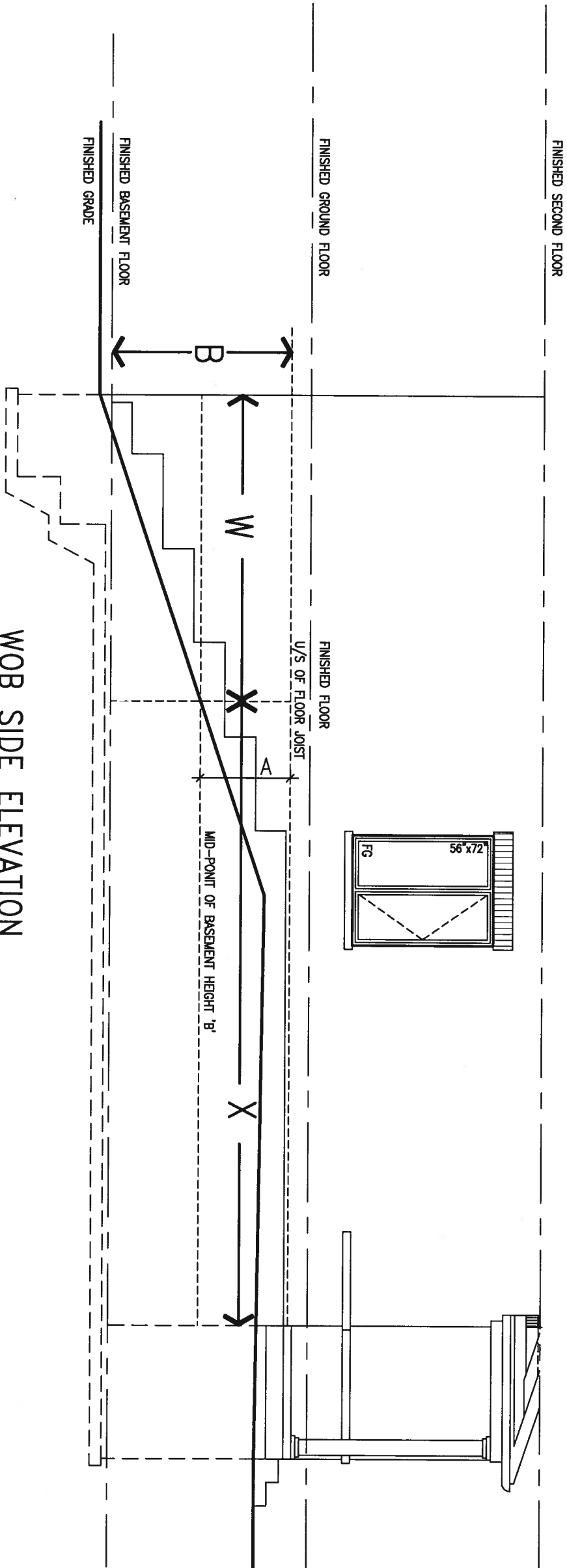
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN



WOB SIDE ELEVATION



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

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



9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

qualification information
 Wellington Jno-Baptiste 25591
 name registration information BCN
 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.

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

BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON.

date MAY 2016 checked by RC scale 3/16" = 1'-0"

CONST NOTE

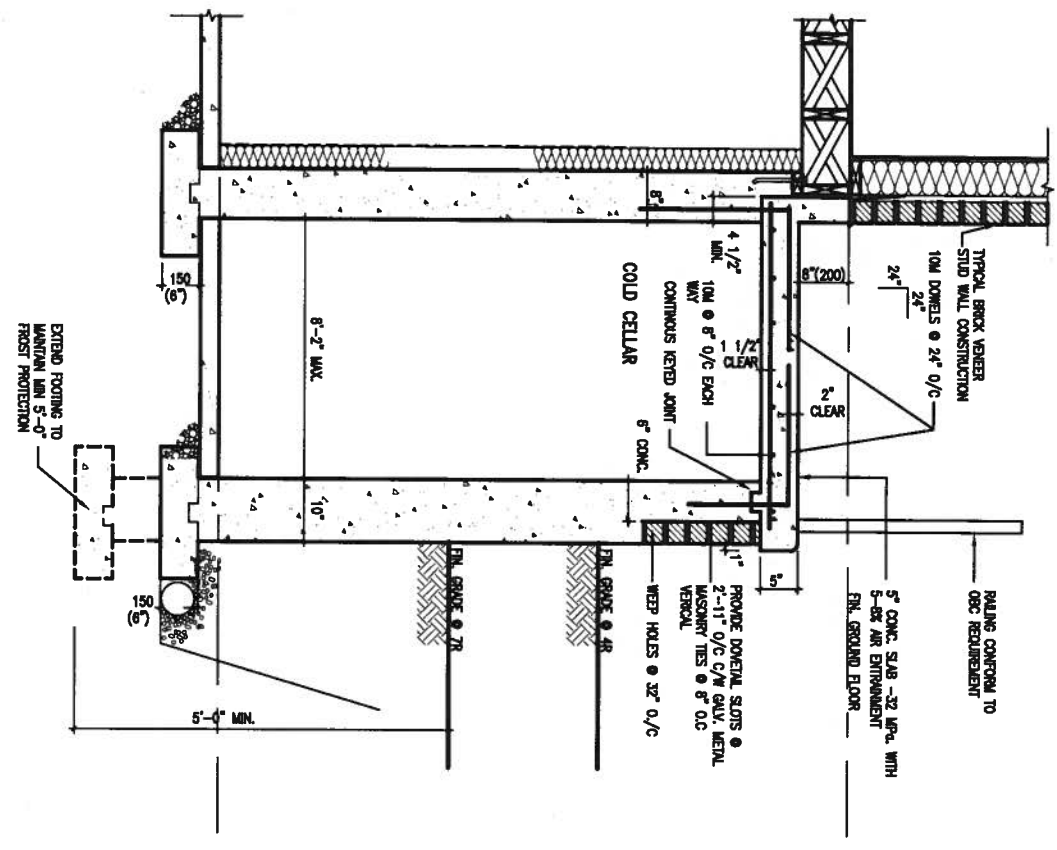
project no. 13049

CONSTRUCTION NOTES drawing no. CN8

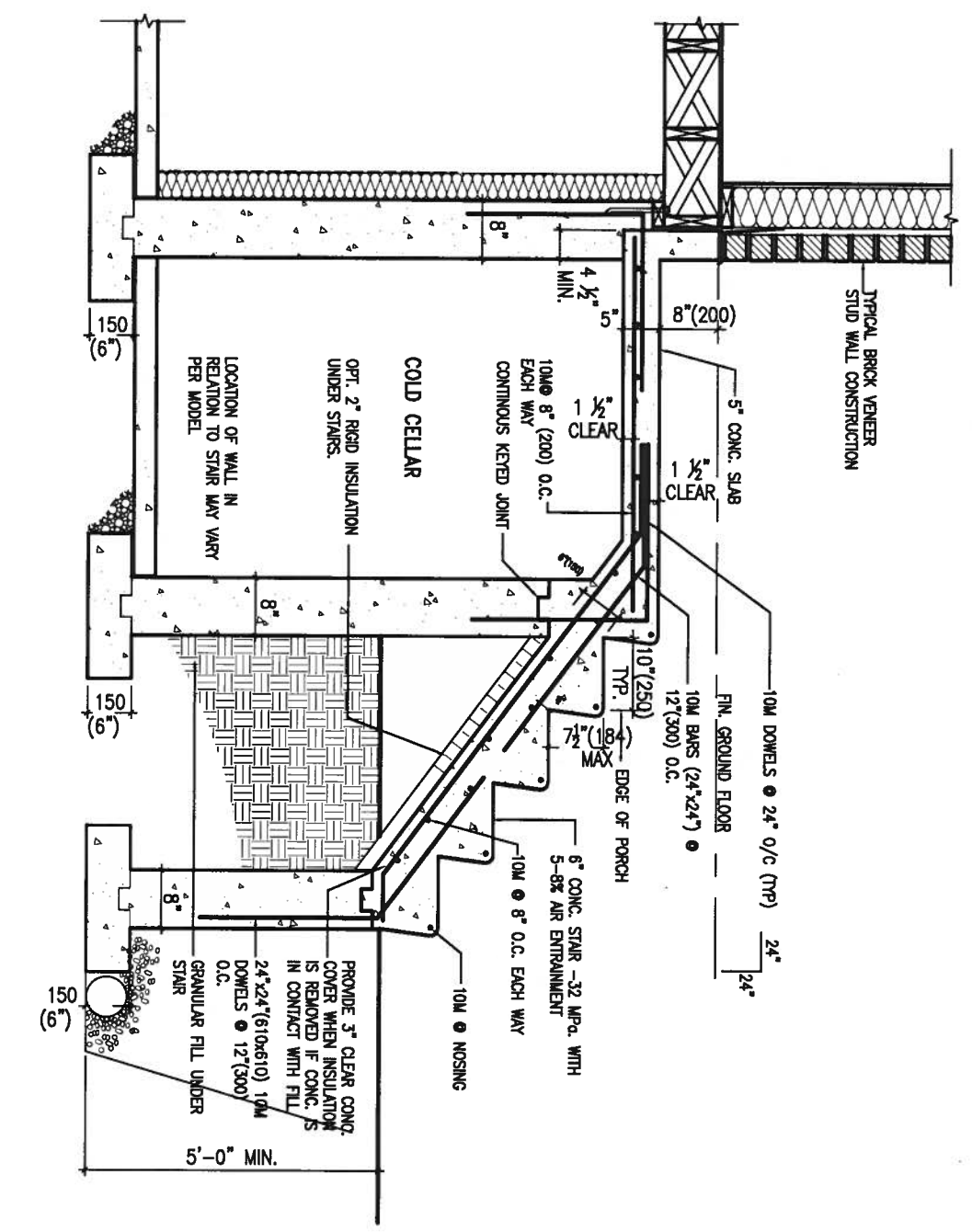
file name 13049-CN-A1

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM

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



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



9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

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

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

VA3 DESIGN

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

BAYVIEW WELLINGTON

project name **ALCONA** municipality **INNISFIL, ON.**

date **MAY 2016** checked by **RC** scale **3/16" = 1'-0"**

drawn by **RC**

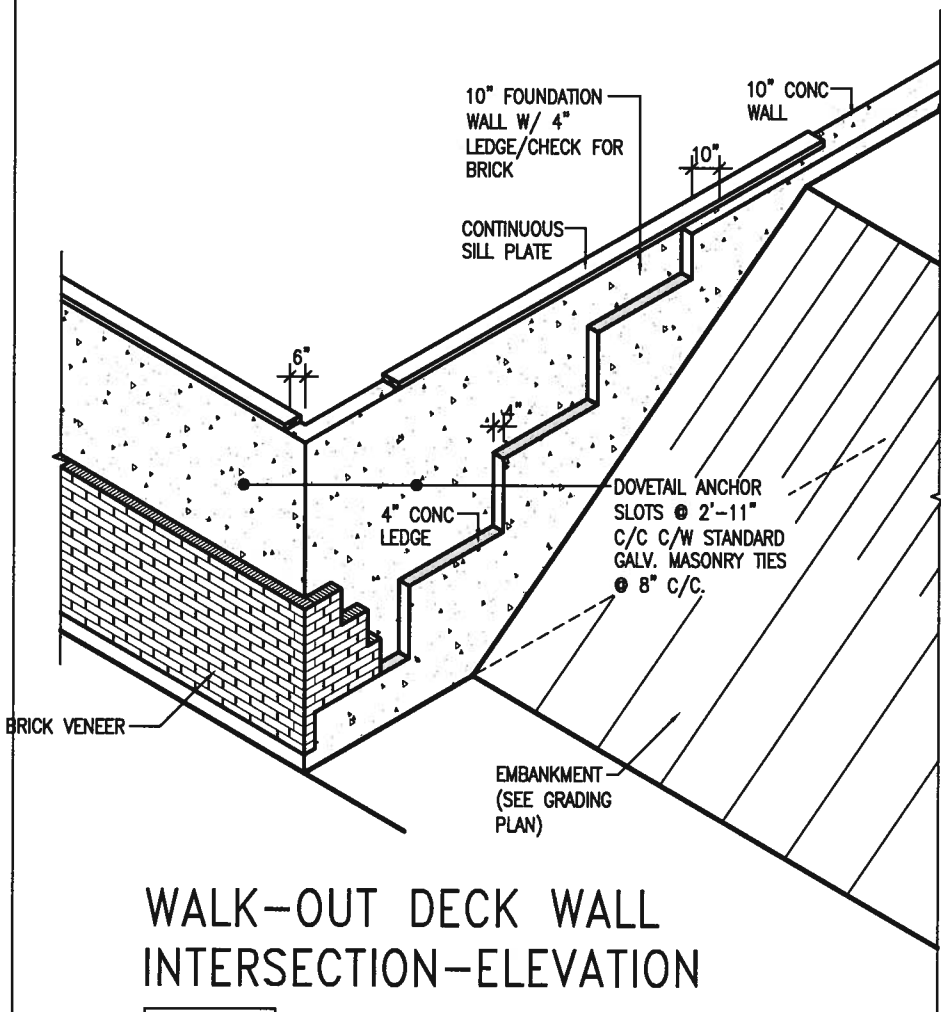
CONST NOTE

project no. **13049**

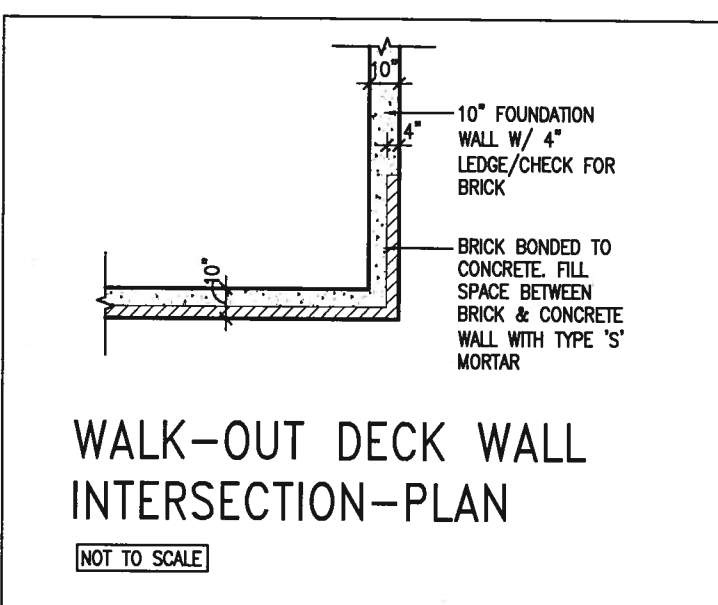
CONSTRUCTION NOTES drawing no. **CN9**

file name **13049-CN-A1**

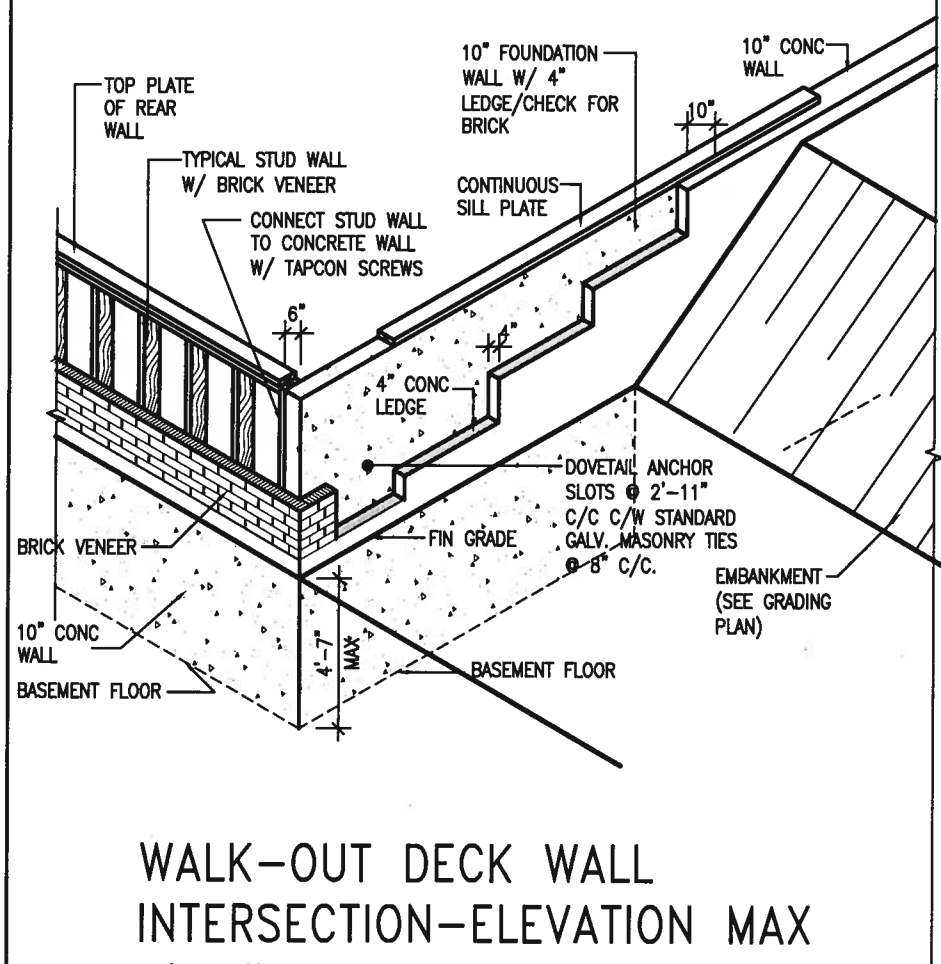
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Note\13049-CN-A1.dwg - Fri - Aug 4 2017 - 9:52 AM



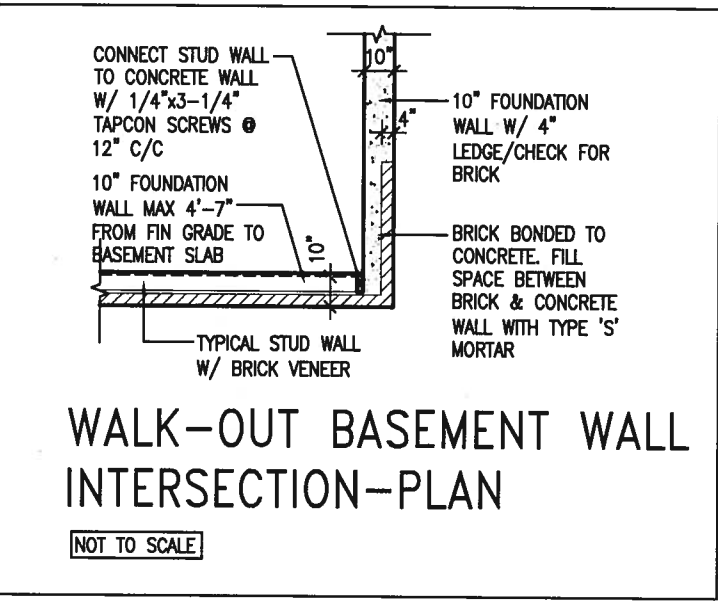
WALK-OUT DECK WALL INTERSECTION-ELEVATION
 NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN
 NOT TO SCALE
 (10" FOUNDATION WALL)



WALK-OUT DECK WALL INTERSECTION-ELEVATION MAX 4'-7" BACKFILL
 NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN
 NOT TO SCALE
 (10" FOUNDATION WALL)



9				
8				
7				
6				
5				
4				
3				
2				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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

BAYVIEW WELLINGTON

project name: **ALCONA** municipality: **INNISFIL, ON.**

date: **MAY 2016** checked by: **RC** scale: **3/16" = 1'-0"**

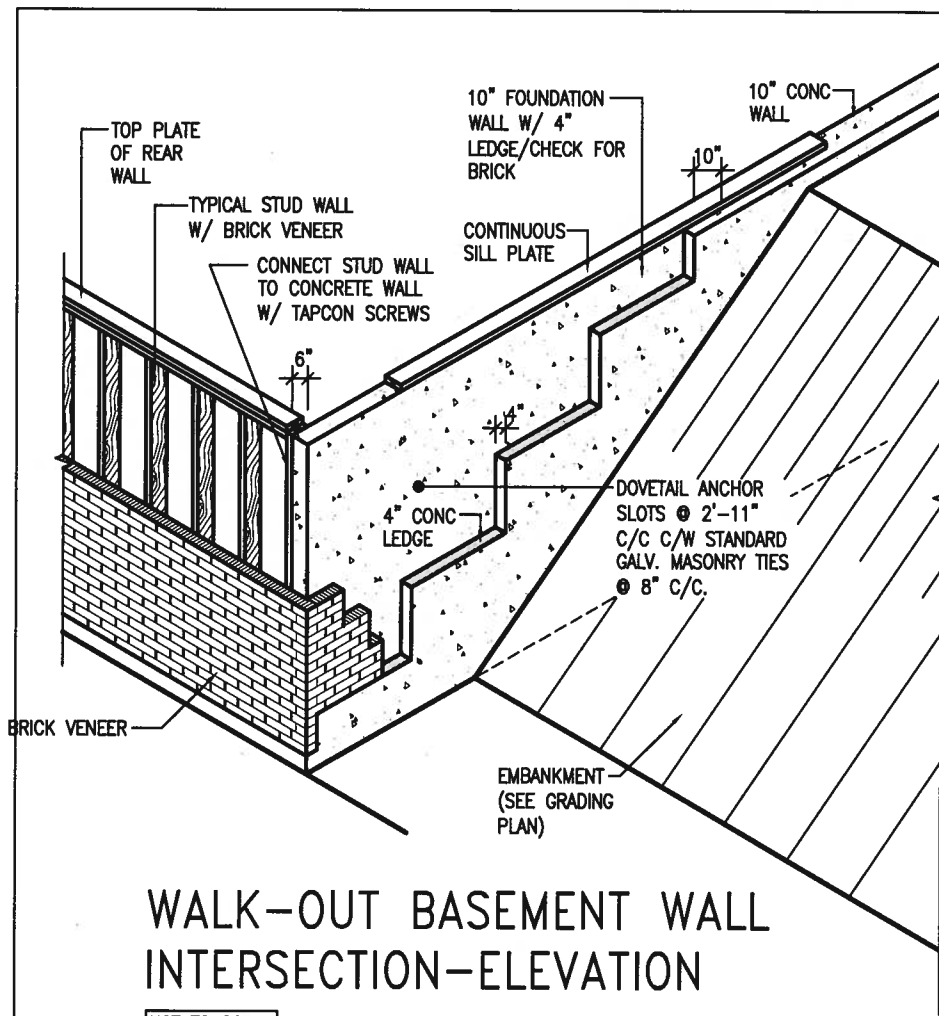
drawn by: **RC**

CONST NOTE

project no. **13049**

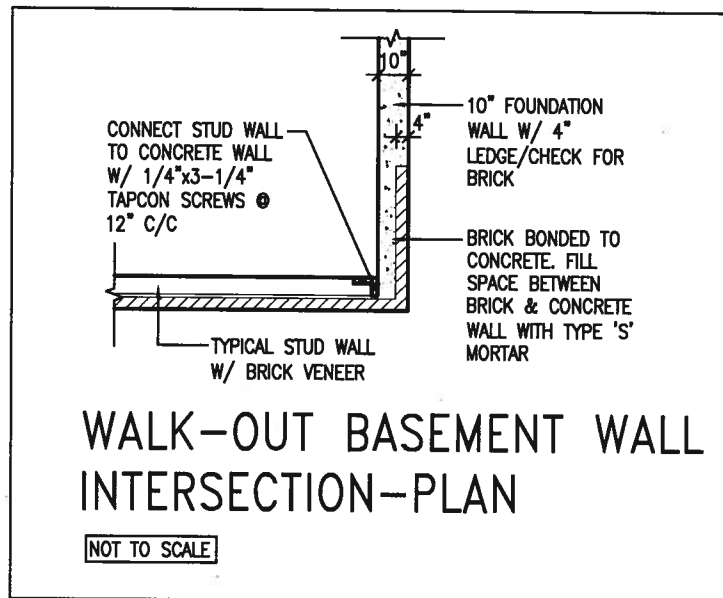
drawing no. **CN10**

file name: **13049-CN-A1**



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

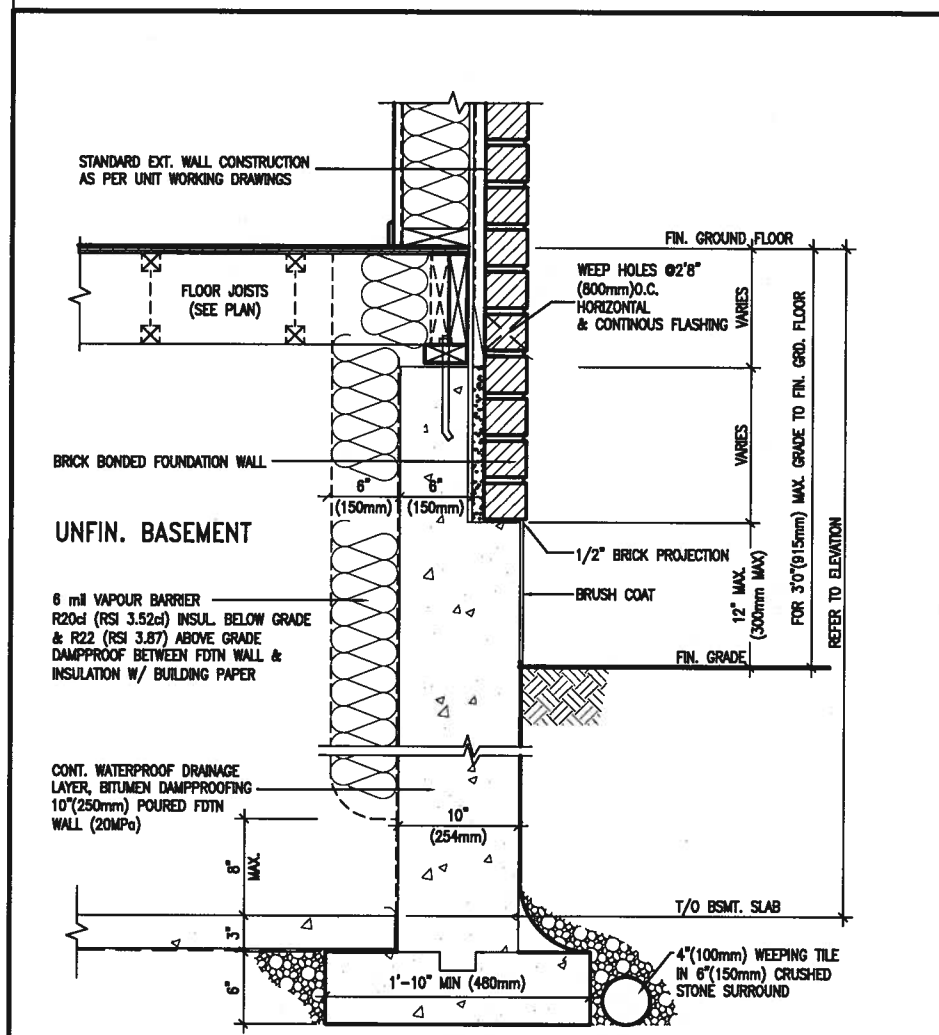
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

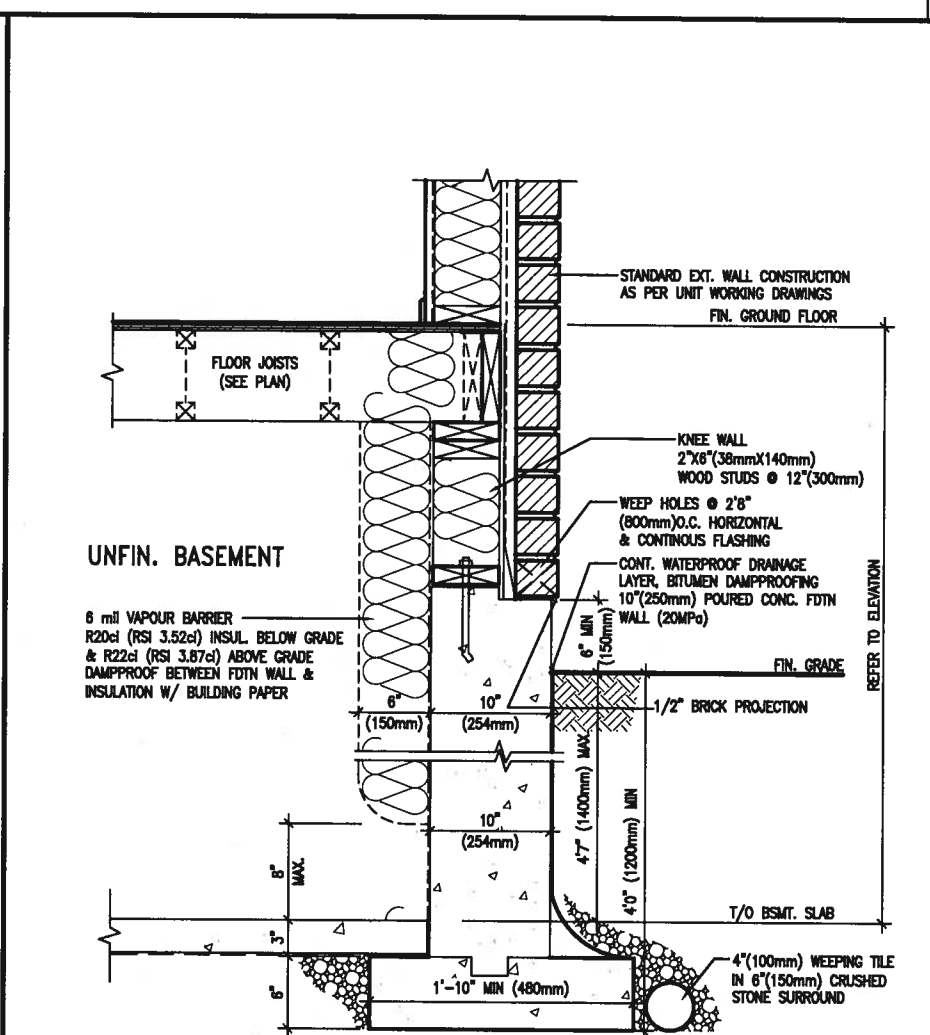
(10" FOUNDATION WALL)



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

EW3.06x
PKG A1

SCALE: N.T.S.



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

EW3.07x
PKG A1

SCALE: N.T.S.



9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

Wellington Jno-Baptiste 25591
 name registration information BCN
 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.

VA3 DESIGN

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

BAYVIEW WELLINGTON

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

date MAY 2016 checked by RC scale 3/16" = 1'-0"

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM

CONST NOTE

CONSTRUCTION NOTES

file name 13049-CN-A1 drawing no. CN11

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.