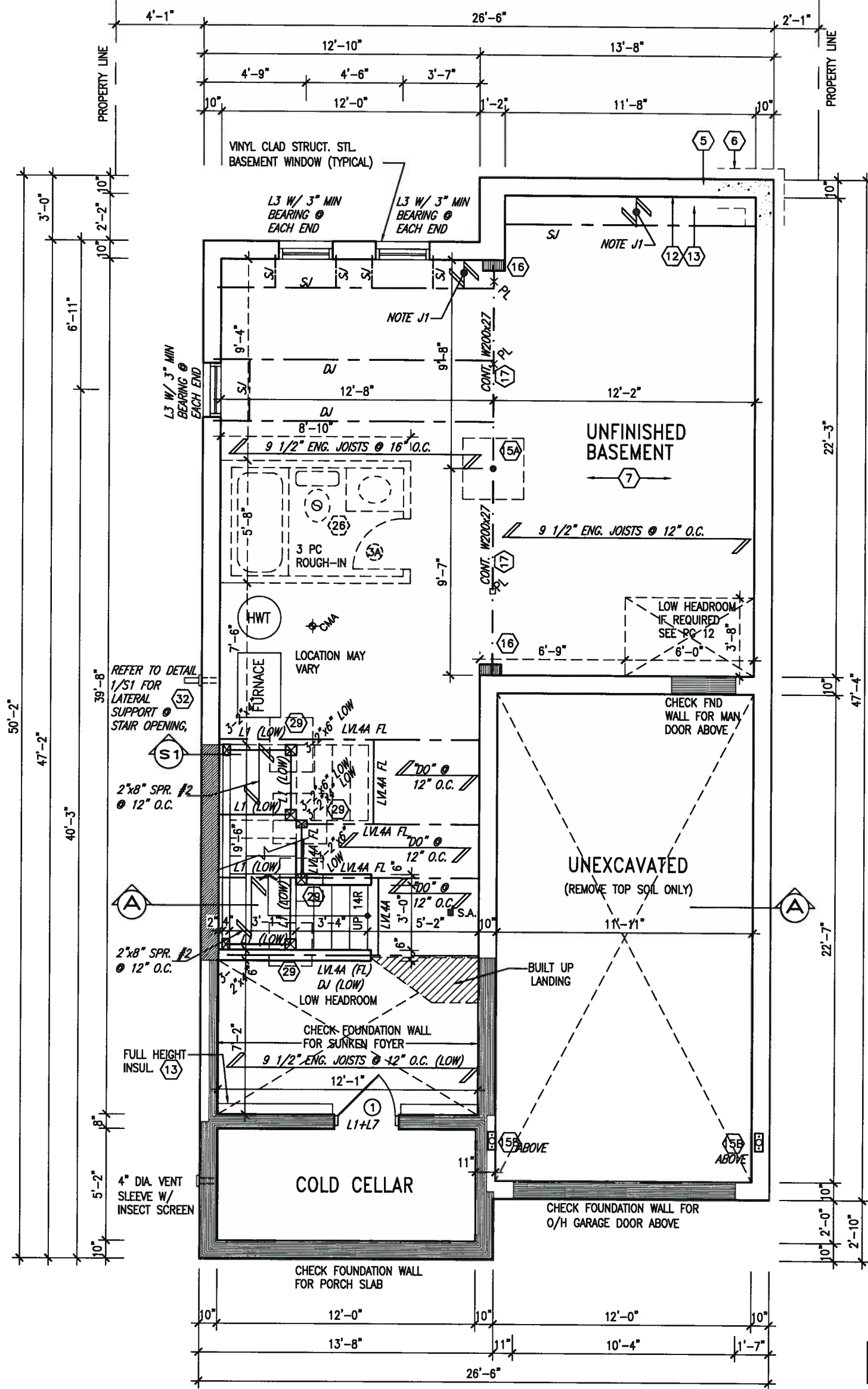




MIN. SOIL BEARING
CAPACITY OF 150KPa

BASEMENT PLAN 'A' 12'0" 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	869 SF	869 SF
SECOND FLOOR AREA	1115 SF	1107 SF
SUBTOTAL	1984 SF	1976 SF
DEDUCT ALL OPEN AREAS	14 SF	14 SF
TOTAL NET AREA	1970 SF (183.02 m ²)	1962 SF (182.28 m ²)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1175 SF (109.16 m ²)	1175 SF (109.16 m ²)
COVERAGE W/ PORCH	1255 SF (116.6 m ²)	1243 SF (115.48 m ²)

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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.	REVISED AS PER ENG'S COMMENTS	JUL 20-17	RC	Wellington Jno-Baptiste 25591
6.	REVISED TO 10" FOUNDATION WALLS	DEC 12-16	AJE	name
5.	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	registration information
4.	REVISED INSULATION AT STAIRS	SEPT 20/16	SB	VA3 Design Inc. 42658
3.	ADD WOD AND REAR UPGRADE	JUL 22-16	SB	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.	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB	
no.	description	date	by	



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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
ALCONA

municipality
INNISFIL, ONTARIO

S32-1-12G
PELICAN 1-12

project no.
13049

date
JUN 2016

drawn by
SB

checked by

scale
3/16" = 1'-0"

BASEMENT PLAN 'A'

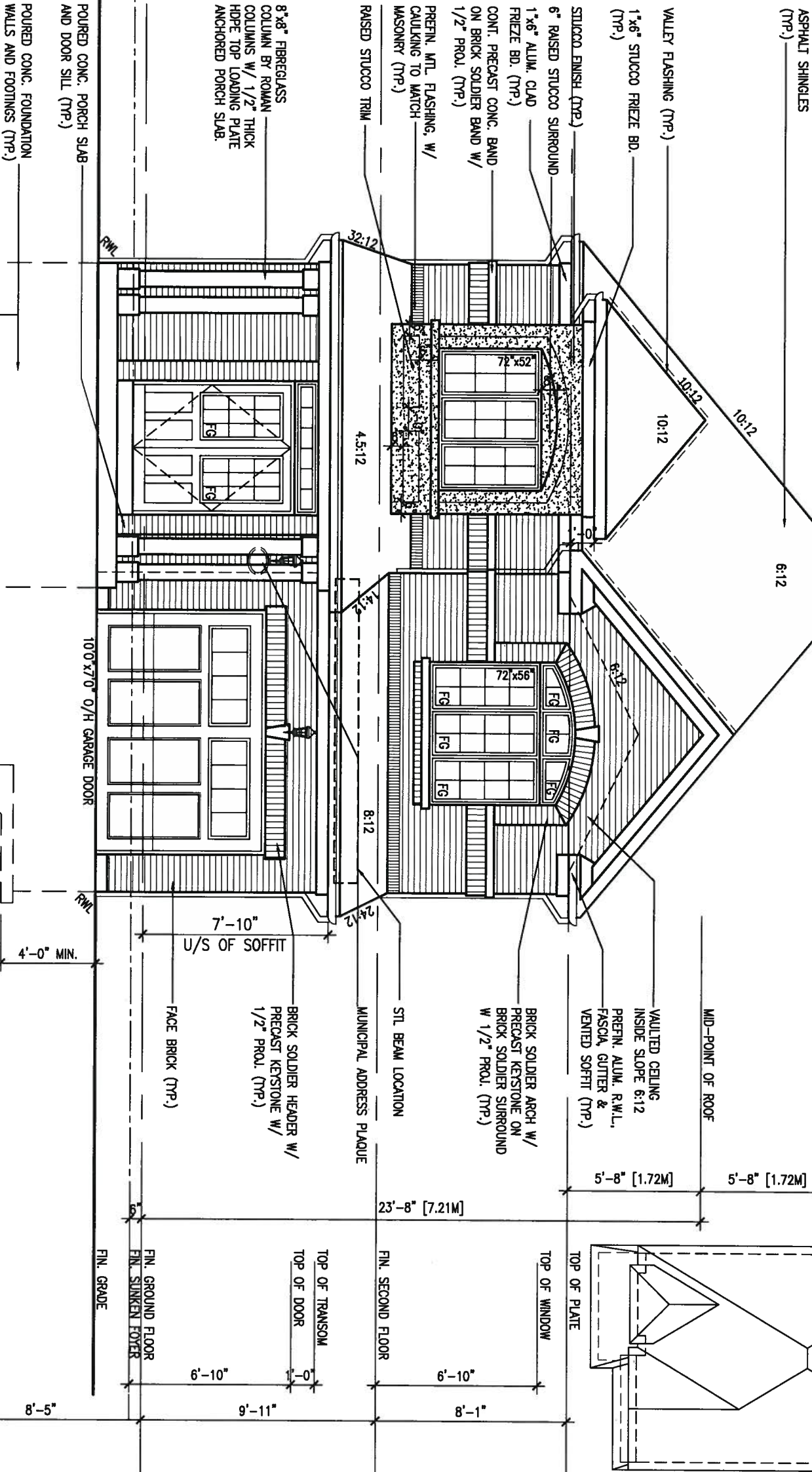
file name
13049-S32-1-12

drawing no.
1

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



UNINSULATED OPENINGS (PER OBC: SB-12.3.1(7))			
32-1-12 ELEVATION A	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	547 S.F.	105.773 S.F.	19.34 %
LEFT SIDE	864 S.F.	62 S.F.	7.18 %
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.	2811.00 S.F.	324.77 S.F.	11.55 %
TOTAL SQ. M.	261.15 S.M.	30.17 S.M.	11.55 %

FRONT ELEVATION 'A'
12'0" GARAGE

ROOF PLAN A
N.T.S.



no.	description	date	by
9			
8			
7	REVISED AS PER ENG'S COMMENTS	JUL 20-17	RC
6	REVISED TO 10" FOUNDATION WALLS	DEC 12-16	AJE
5	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
4	REVISED INSULATION AT STAIRS	SEPT 20/16	DB
3	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
2			
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB

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

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VA3
DESIGN

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ONTARIO

date JUNE.2016

drawn by SB

checked by

scale 3/16" = 1'-0"

FRONT ELEVATION 'A'

S32-1-12G
PELICAN 1-12

project no. 13049

drawing no. 5

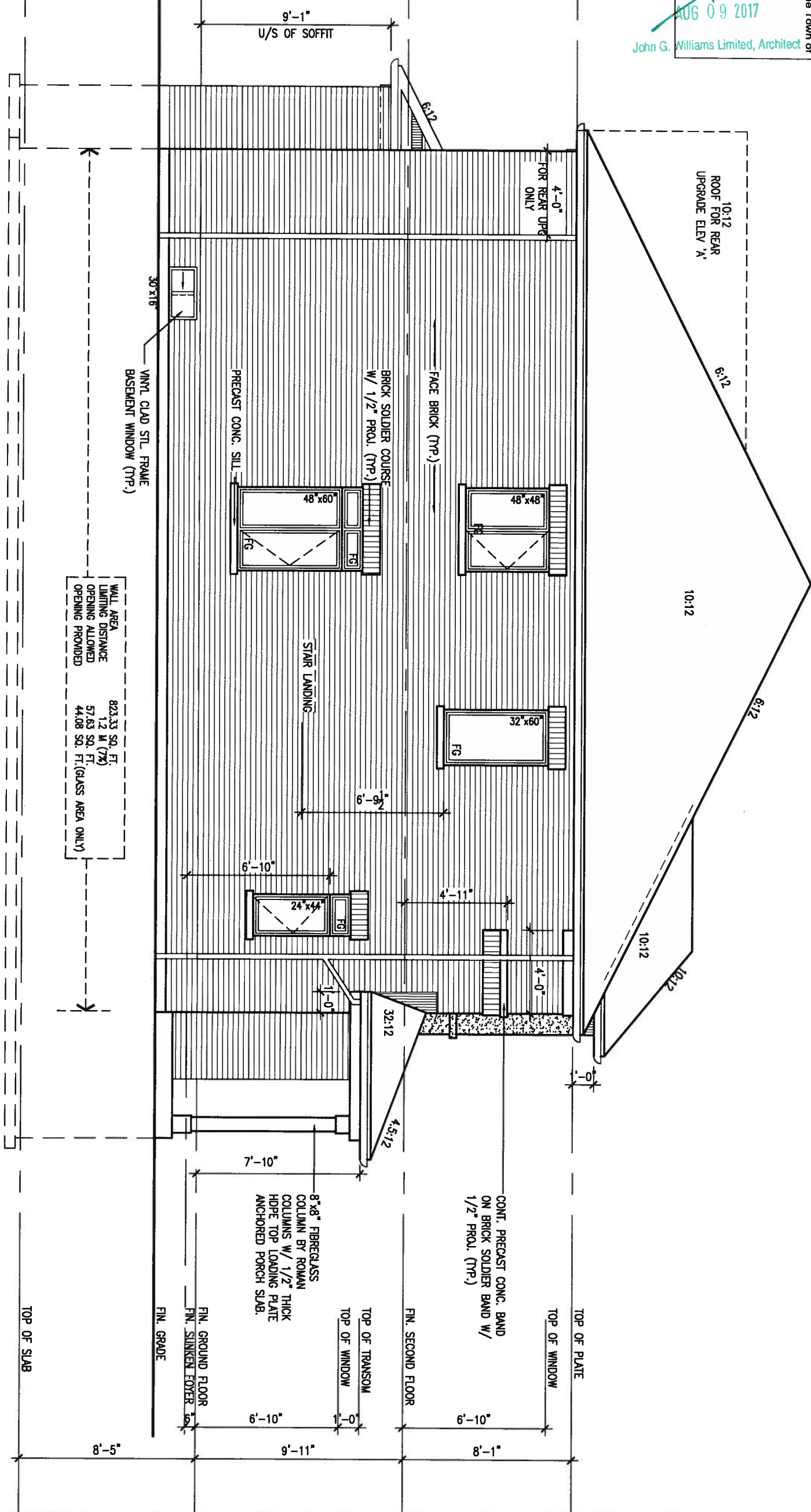
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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect



LEFT SIDE ELEVATION 'A'
12'0" GARAGE



**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	REVISED AS PER ENG'S COMMENTS	JUL 20-17	RC
6	REVISED TO 10" FOUNDATION WALLS	DEC 12-16	AJE
5	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
4	REVISED INSULATION AT STAIRS	SEPT 20/16	DB
3	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
2	.	.	.
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
no.	description	date	by



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BAYVIEW WELLINGTON

S32-1-12G
PELICAN 1-12

project name	municipality
ALCONA	INNISFIL, ONTARIO

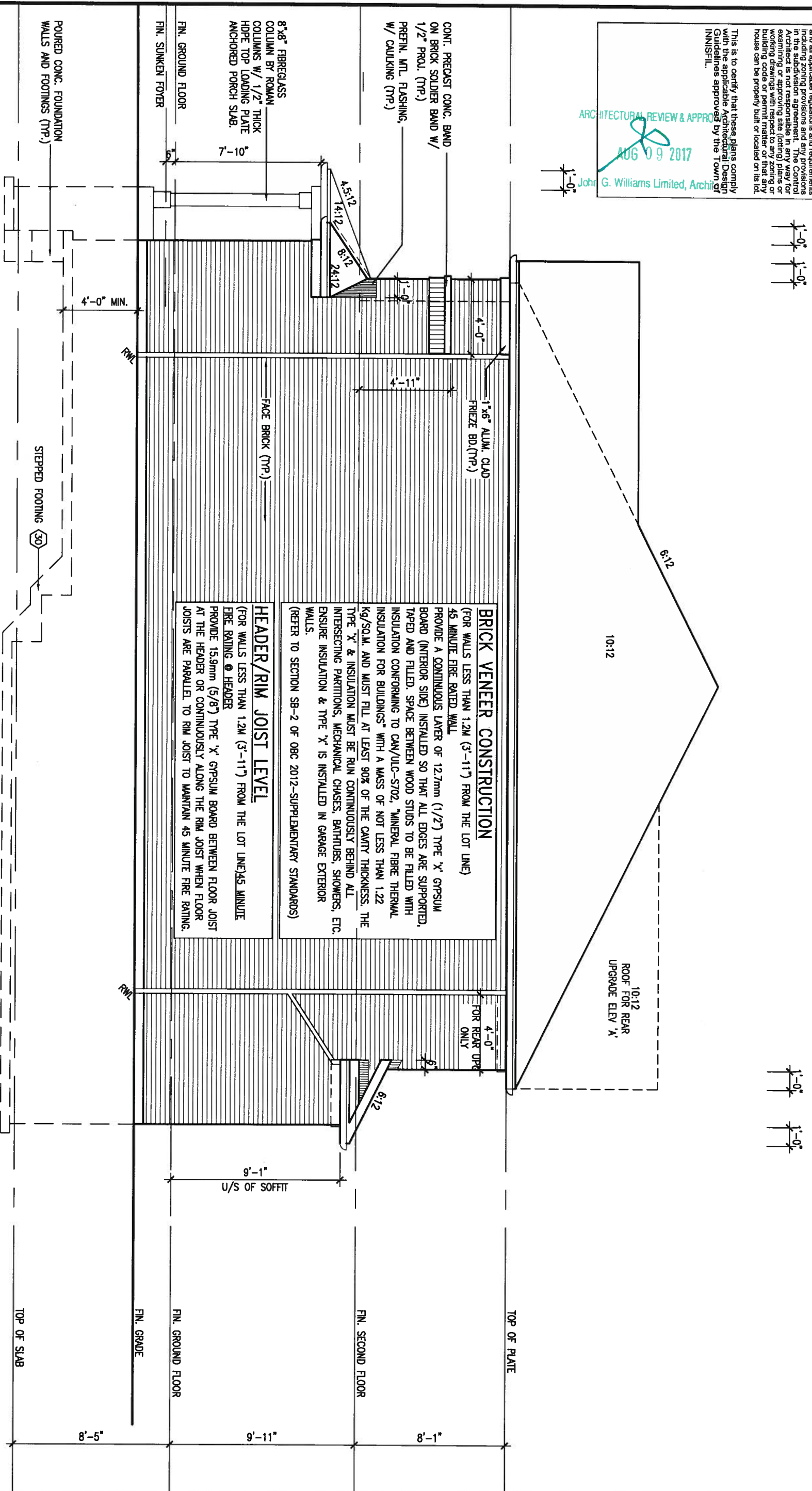
date **NOV. 2015** LEFT SIDE ELEVATION 'A'
 drawn by _____ checked by _____ scale **3/16" = 1'-0"** file name _____
 SB _____
 RICHARD - H:\ARCHIVE\WORKING\2013\13049 RM\UNITS\327\13049-S32-1-12.dwg - Tue Aug 11 2017 12:10 PM

drawing no.
6

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

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



RIGHT SIDE ELEVATION 'A'
12'0" GARAGE

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

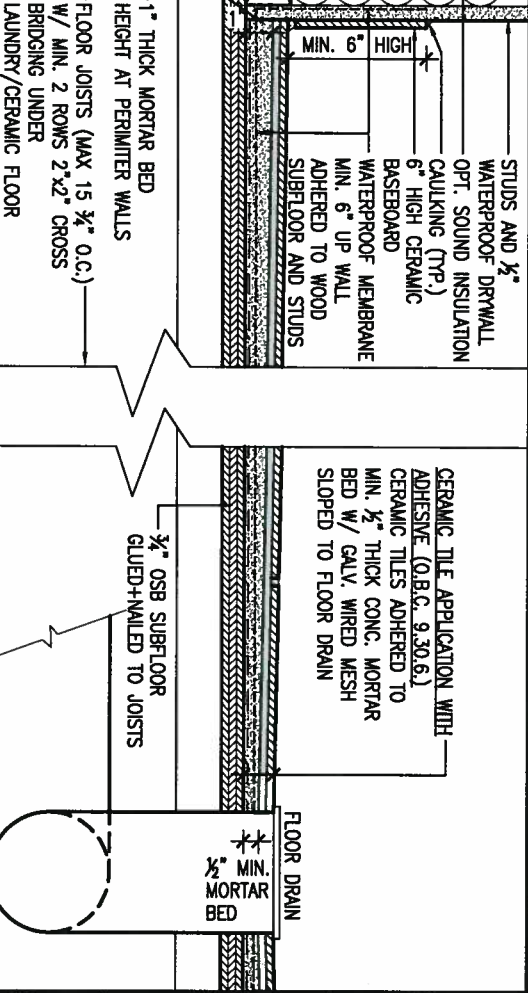
9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.				BAYVIEW WELLINGTON		S32-1-12G PELICAN 1-12			
8 .		qualification information									
7 REVISED AS PER ENG'S COMMENTS		JUL 20-17	RC	Wellington Jno-Baptiste  25591		project name		municipality		project no.	
6 REVISED TO 10" FOUNDATION WALLS		DEC 12-16	AJE	name		ALCONA		INNISFIL, ONTARIO		13049	
5 REVISED AS PER ENG TRUSS LAYOUT		SEP 26-16	RC	signature		BCIN		date		RIGHT SIDE ELEVATION 'A'	
4 REVISED INSULATION AT STAIRS		SEPT 20-16	DB	registration information		VA3 Design Inc.		NOV. 2015		file name	
3 ADD WOD AND REAR UPGRADE		JUL 22-16	SB	42658		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		drawn by		checked by	
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.		scale		3/16" = 1'-0"		SB		13049-S32-1-12	
1 ISSUED FOR CLIENT REVIEW		JUL 04-16	SB	Drawings are not to be scaled.		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-1-12.dwg - Tue - Aug 1 2017 - 12:19 PM		drawing no.		7	
no.		description		date		by					

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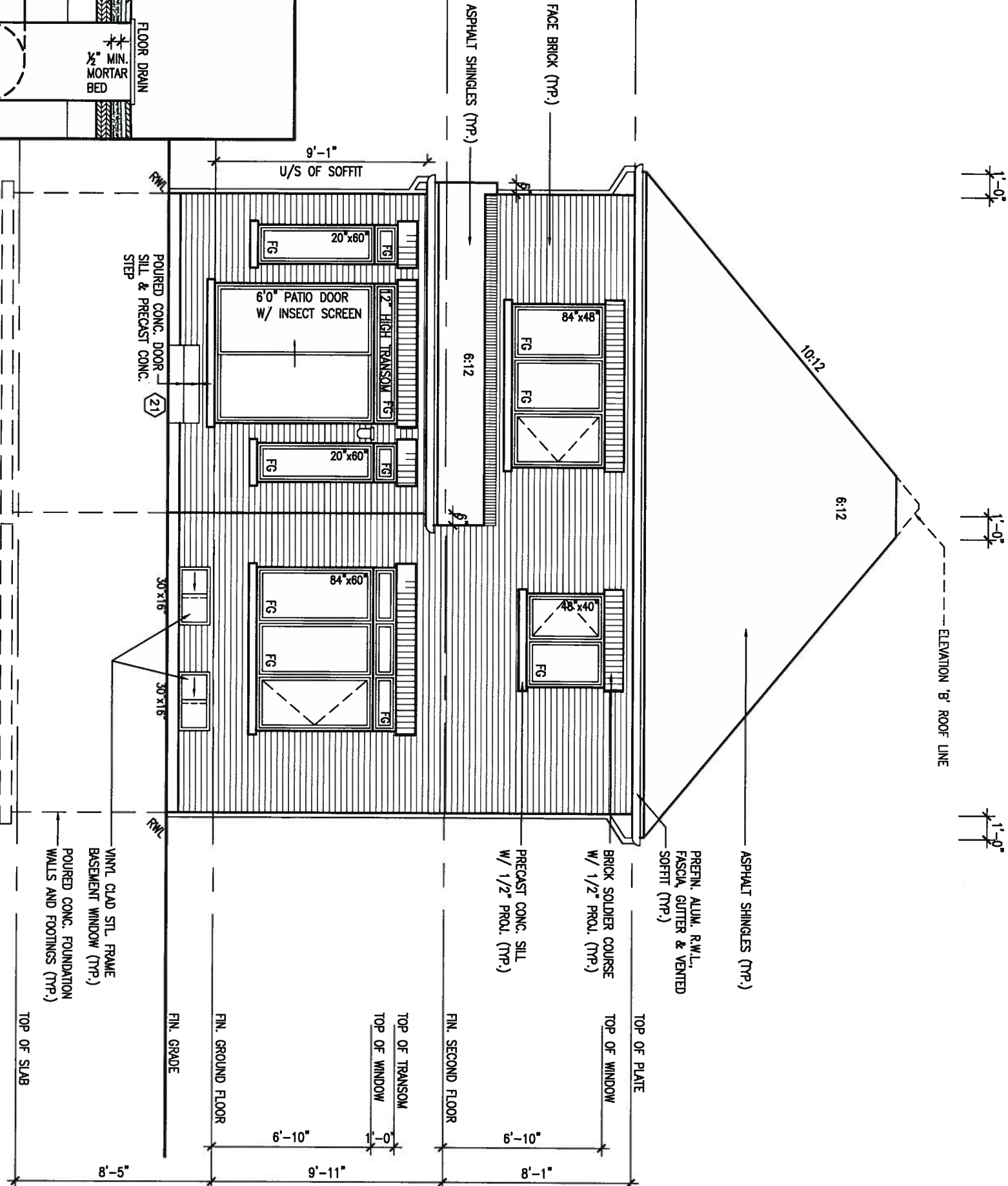
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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



REAR ELEVATION 'A' ('B' SIMILAR)
12'0" GARAGE



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9.	.	.
8.	.	.
7	REVISED AS PER ENG'S COMMENTS	JUL 20-17 RC
6	REVISED TO 10" FOUNDATION WALLS	DEC 12-16 A/E
5	REVISED AS PER ENG TRUSS LAYOUT	SEP 25-16 RC
4	REVISED INSULATION AT STAIRS	SEPT 20/16 DB
3	ADD WOD AND REAR UPGRADE	JUL 22-16 SB
2.	.	.
1	ISSUED FOR CLIENT REVIEW	JUL 04-16 SB
no.	description	date by

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

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t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON

project name
ALCONA

date
NOV. 2015
drawn by
SB

checked by

scale
3/16" = 1'-0"

REAR ELEVATION 'A' ('B' SIMILAR)

S32-1-12G
PELICAN 1-12

municipality
INNISFIL, ONTARIO

project no.
13049

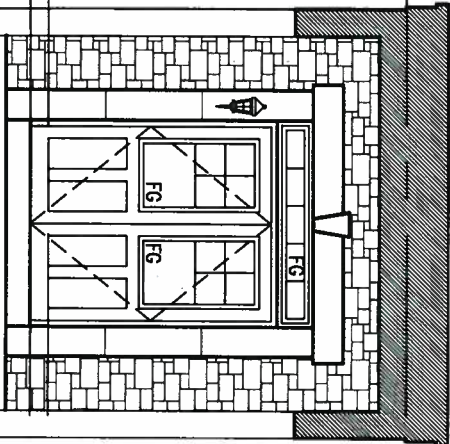
drawing no.
8

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



INSIDE VIEW AT PORTICO

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

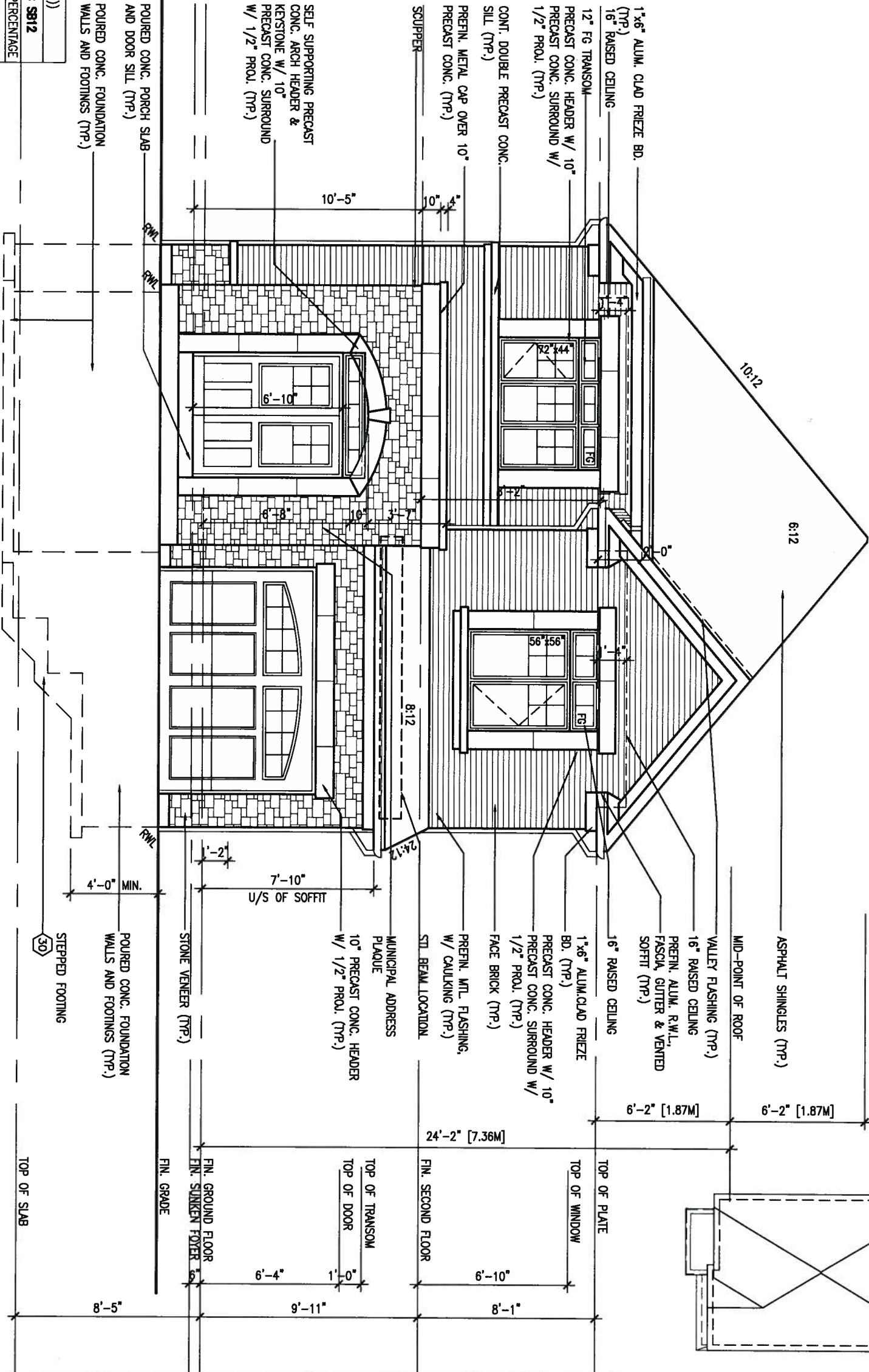
ENERGY EFFICIENCY - OBC S812

32-1-12 ELEVATION B	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	557 S.F.	100.389 S.F.	18.02 %
LEFT SIDE	865 S.F.	62 S.F.	7.17 %
RIGHT SIDE	870 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	157 S.F.	29.62 %

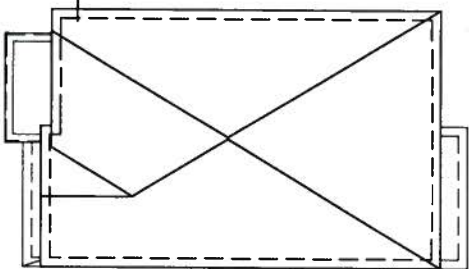
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION

TOTAL SQ. FT.	2822.00 S.F.	319.39 S.F.	11.32 %
TOTAL SQ. M.	262.17 S.M.	29.67 S.M.	11.32 %

FRONT ELEVATION 'B' 12'0" GARAGE



ROOF PLAN B N.T.S.



no.	description	date	by
9			
8			
7	REVISED AS PER ENG'S COMMENTS	JUL 20-17	RC
6	REVISED TO 10" FOUNDATION WALLS	DEC 12-16	AJE
5	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
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3	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
2	REVISED AS PER CLIENT COMMENTS	JAN. 25/16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB

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

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BAYVIEW WELLINGTON

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

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

S32-1-12G
PELICAN 1-12

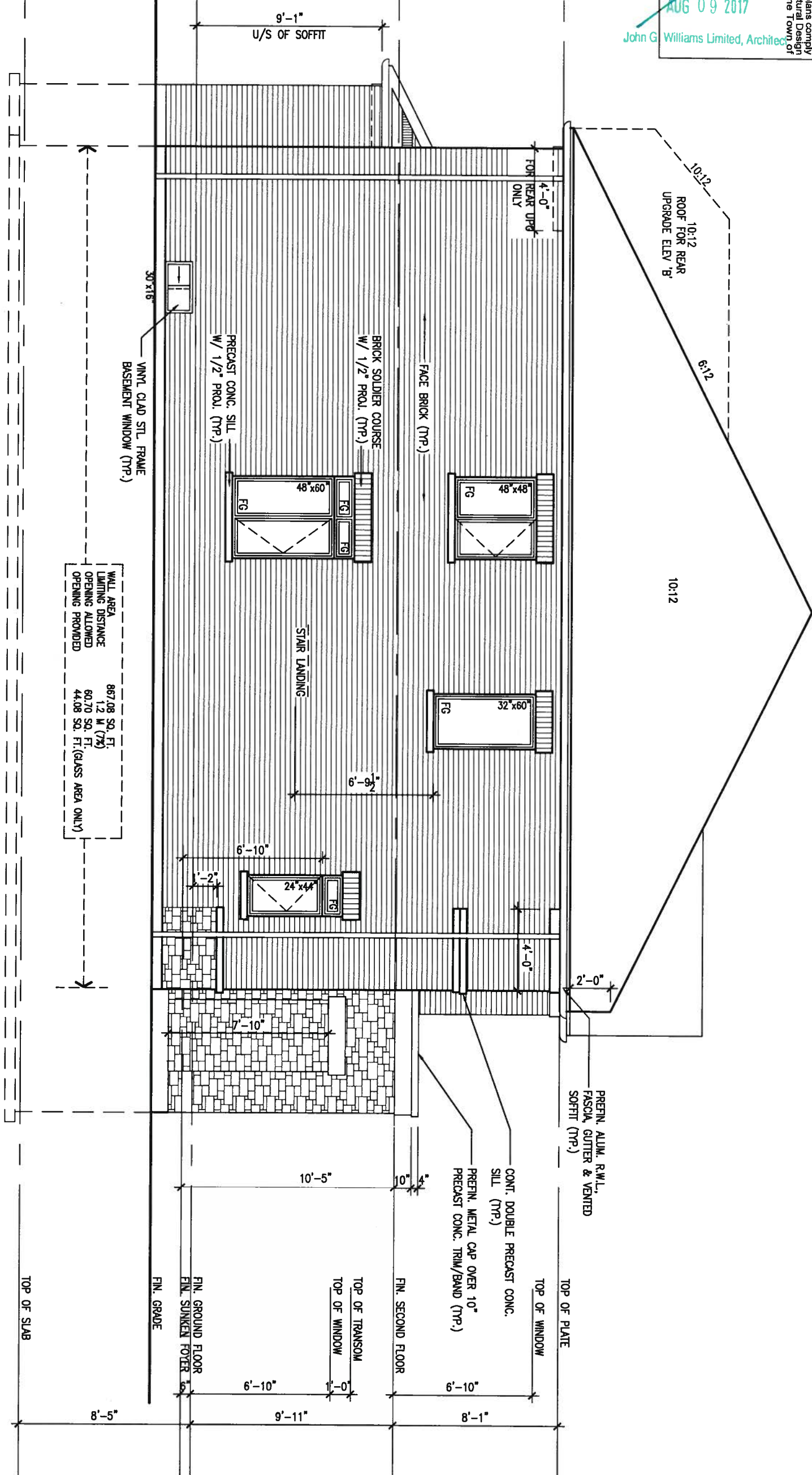
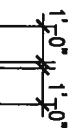
project no. **13049**

FRONT ELEVATION 'B'

file name **13049-S32-1-12**

drawing no. **9**

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



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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5	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	registration information
4	REVISED INSULATION AT STAIRS	SEPT 20/16	DB	VA3 Design Inc.  42558
3	ADD WOOD AND REAR UPGRADE	JUL 22-16	SB	
2	REVISED AS PER CLIENTS COMMENTS	JAN.25/16	SB	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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BAYVIEW WELLINGTON

project name
ALCONA

date
NOV. 2015

drawn by SB checked by . scale $3/16" = 1'-0"$

INNISFIL, ONTARIO municipality

LEFT SIDE ELEVATION 'B'

S32-1-12G
PELICAN 1-12

project no.
13049

drawing no.

10

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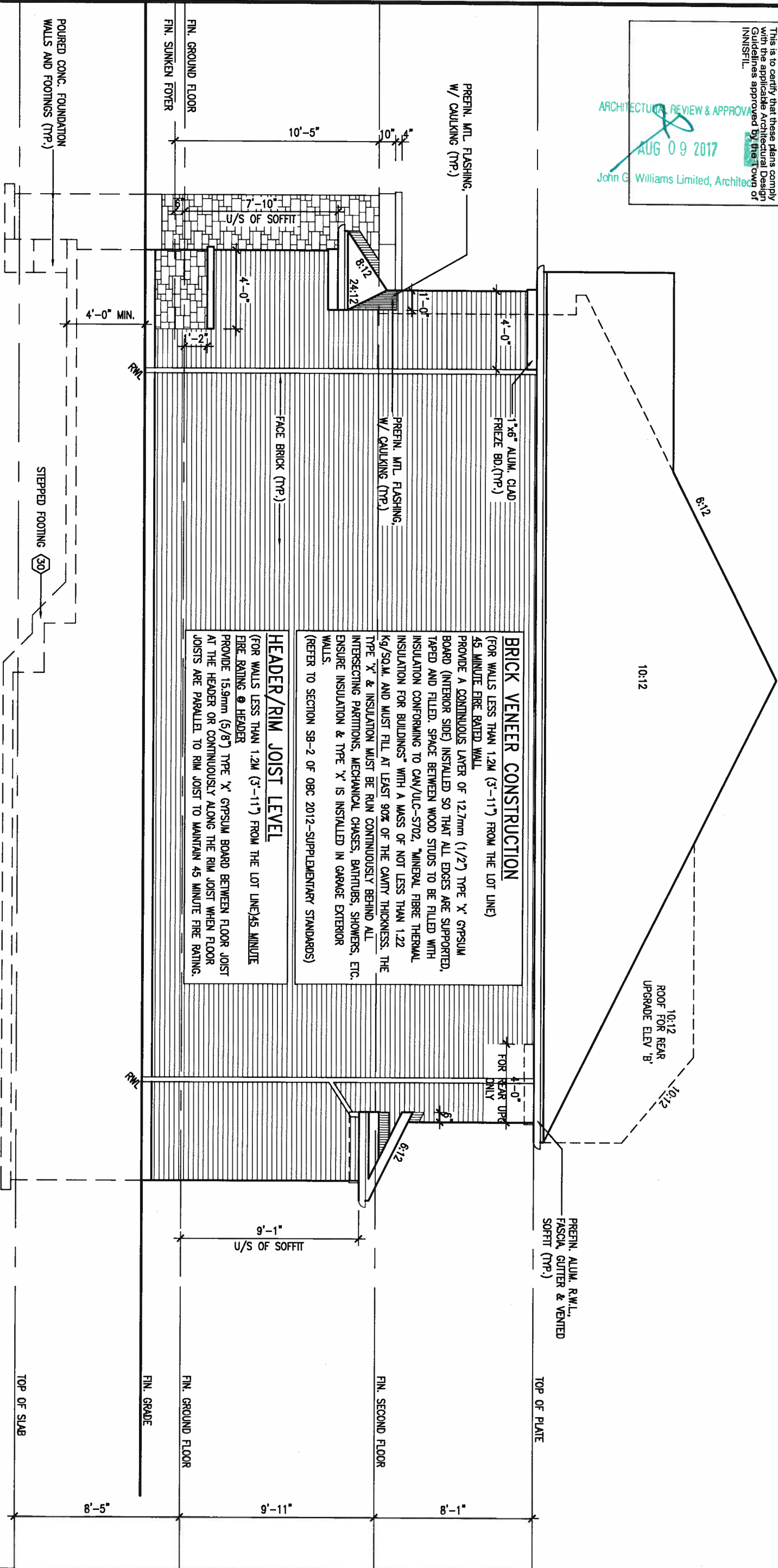
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ARCHITECTURAL REVIEW & APPROVAL
AUG 09 2017
John G. Williams Limited, Architect

1'-0"
1'-0"

1'-0"
1'-0"



RIGHT SIDE ELEVATION 'B'
12'0" GARAGE



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

no.	description	date	by
9			
8			
7	REVISED AS PER ENG'S COMMENTS	JUL 20-17	RC
6	REVISED TO 10" FOUNDATION WALLS	DEC 12-16	AJE
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qualification information	
Wellington Jno-Baptiste	25591
name	BCN
registration information	42658
VA3 Design Inc.	
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BAYVIEW WELLINGTON

project name	ALCONA	municipality	INNISFIL, ONTARIO
date	NOV. 2015	checked by	scale
drawn by	SB	3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2013\13049-BW\UNITS\32\13049-S32-1-12.dwg - Tue - Aug 1 2017 - 12:19 PM			

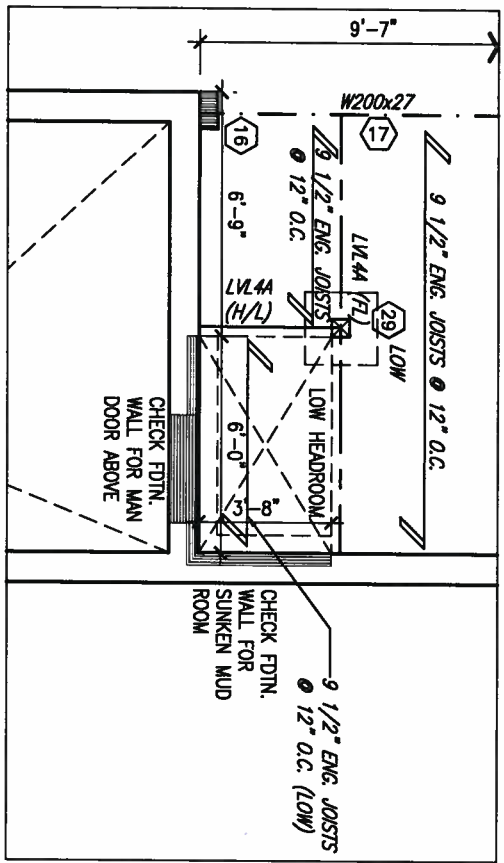
S32-1-12G
PELICAN 1-12

project no.
13049

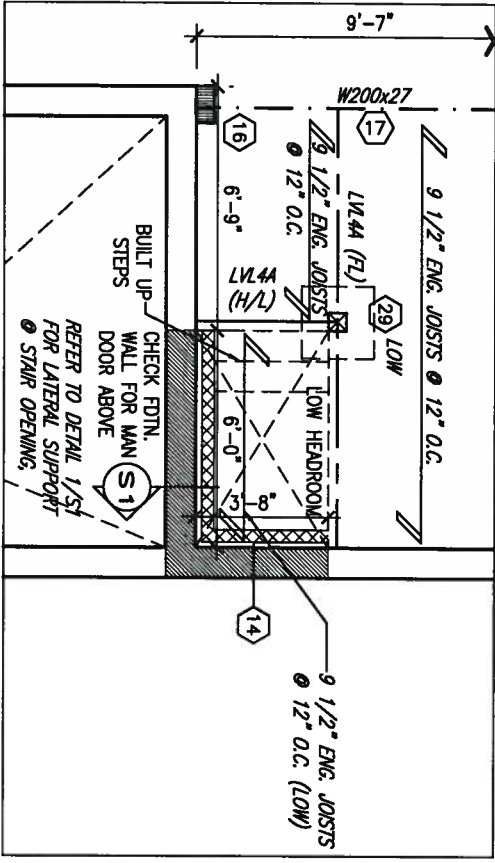
RIGHT SIDE ELEVATION 'B'

file name
13049-S32-1-12

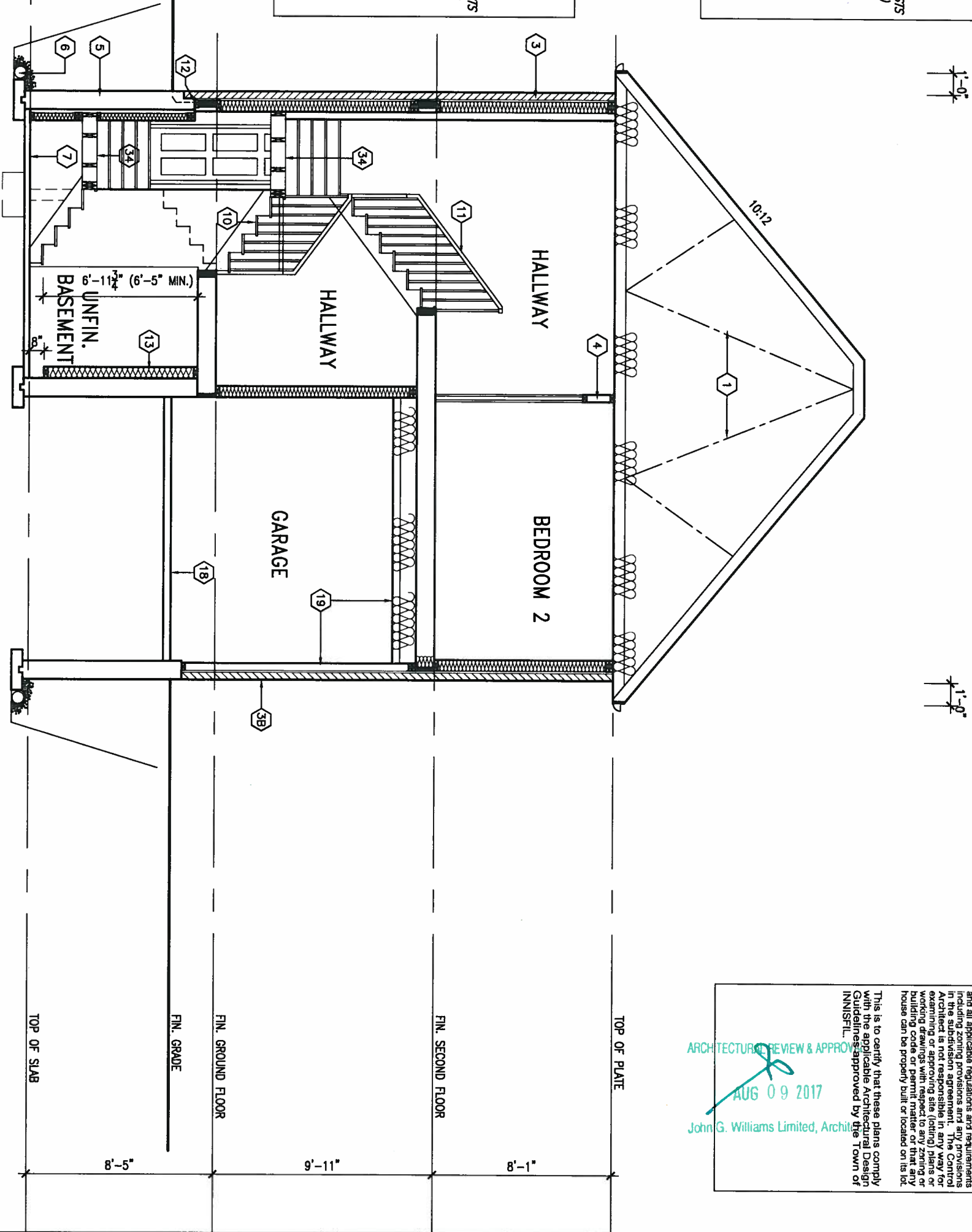
drawing no.
11



PARTIAL BASEMENT PLAN
SUNKEN MUD ROOM 1R



PARTIAL BASEMENT PLAN SUNKEN
MUD ROOM 2R OR MORE



CROSS SECTION 'A-A'
12'0" GARAGE

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



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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8		Wellington Jno-Baptiste		ALCONA		PELICAN 1-12	
7		JUL 20-17 RC		date NOV. 2015		project no. 13049	
6		DEC 12-16 A/E		drawn by SB		municipality INNISFIL, ONTARIO	
5		SEP 26-16 RC		checked by		drawing no. 12	
4		SEPT 20/16 DB		scale 3/16" = 1'-0"		file name 13049-S32-1-12	
3		JUL 22-16 SB		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-1-12.dwg - Tue - Aug 1 2017 - 12:19 PM			
2							
1		JUL 04-16 SB					
no.		description					

Dimensions:

- Overall width: 26'-6"
- Overall depth: 12'-10"
- Top left corner offsets: 4'-1", 2'-1", 7'-0", 5'-10", 12'-0", 1'-2", 11'-8", 10", 6'-2", 3'-4", 10".
- Bottom left corner offsets: 11"-1", 2'-1", 11".
- Interior width: 12'-8", 12'-2"
- Interior depth: 12'-10"

Structural Details & Annotations:

- 10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS MAX BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP**
- B3+L11** (Beam label)
- UNFINISHED BASEMENT** (Room label)
- W200x27** (Wall label)
- VINYL CLAD STRUCT. STL. BASEMENT WINDOW (TYPICAL)**
- L3 W/ 3" MIN BEARING @ EACH END**
- CONC. / BRICK RED**
- 6"x6" P.T. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND 4'-0" BELOW GRADE.**
- 1-2"x4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2) NO.8x3" DECK SCREWS**
- 2-2"x8" P.T. DROPPED LEDGER PL. ANCHORED TO HEADER JOIST W/ 1/2" DIA. BOLTS @ 16" O.C.**
- 10" FULL HEIGHT CONC. ON SIDE WALL W/ BRICK CHECK AS REQUIRED**
- MIN. SOIL BEARING CAPACITY OF 150KPa**

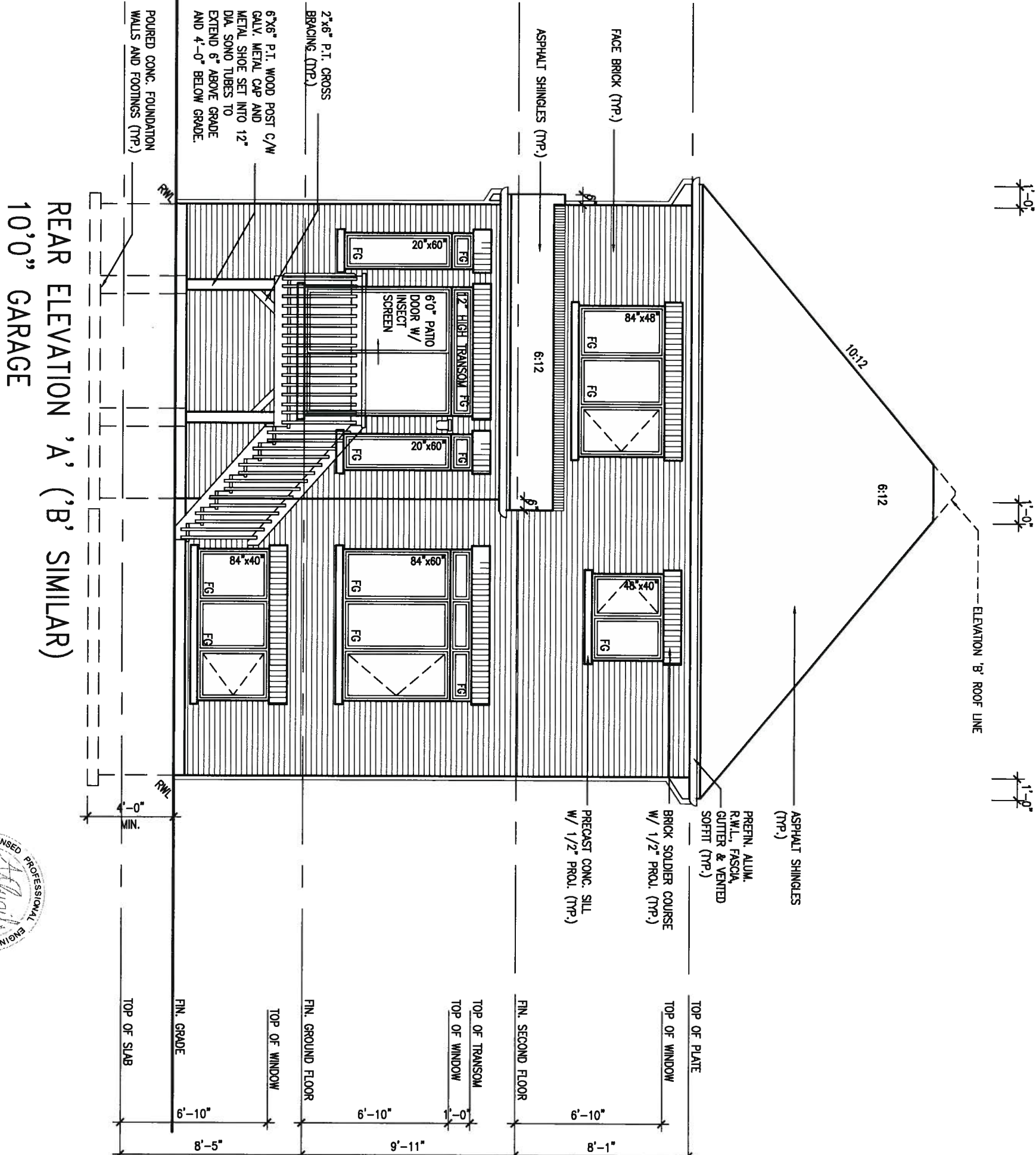
Other Labels:

- SBB** (Soil Boring/Bearing)
- 15B**, **16**, **17**, **5E**, **12**, **13**, **5**, **6** (Survey points or markers)

10

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

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.(7))				
32-1-12 ELEVATION A 9R WOD	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	547 S.F.	105.773 S.F.	19.34	%
LEFT SIDE	864 S.F.	62 S.F.	7.18	%
RIGHT SIDE	870 S.F.	0 S.F.	0.00	%
REAR	636 S.F.	173.667 S.F.	27.31	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				
TOTAL SQ. FT.	2917.00 S.F.	341.44 S.F.	11.71	%
TOTAL SQ. M.	271.00 S.M.	31.72 S.M.	11.71	%
UNINSULATED OPENINGS (PER OBC. SB-12.3.1.(7))				
32-1-12 ELEVATION B 9R WOD	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	557 S.F.	100.389 S.F.	18.02	%
LEFT SIDE	865 S.F.	62 S.F.	7.17	%
RIGHT SIDE	870 S.F.	0 S.F.	0.00	%
REAR	636 S.F.	173.667 S.F.	27.31	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				
TOTAL SQ. FT.	2928.00 S.F.	336.06 S.F.	11.48	%
TOTAL SQ. M.	272.02 S.M.	31.22 S.M.	11.48	%



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					
7	REVISED AS PER ENG'S COMMENTS	JUL 20-17	RC	qualification information	 Wellington Jno-Baptiste name registration information VAS Design Inc. BCRN 42658
6	REVISED TO 10" FOUNDATION WALLS	DEC 12-16	AJE	25591	
5	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC	name	
4	REVISED INSULATION AT STAIRS	SEPT 20-16	DB	registration information	
3	ADD WOOD AND REAR UPGRADE	JUL 22-16	SB	42658	
2					Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. Drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	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
vo3design.com

BAYVIEW WELLINGTON		S32-1-12G PELICAN 1-12	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	
date JULY, 2016		drawing no. 14	
drawn by checked by scale 3/16" = 1'-0"		file name 13049-S32-1-12	
RICHARD = H:\ARCHIVE\WORKING\2013\13049_PWA\LIMITS\13049_S32-1-12.dwg Plot Aug 1, 2017 10:10 AM			



REAR ELEVATION 'A' UPGRADE
12'0" GARAGE

REAR ELEVATION 'B' UPGRADE
12'0" 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

no.	description	date	by
9.			
8.			
7.	REVISED AS PER ENG'S COMMENTS	JUL 20-17	RC
6.	REVISED TO 10" FOUNDATION WALLS	DEC 12-16	A/E
5.	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
4.	REVISED INSULATION AT STAIRS	SEPT 20/16	DB
3.	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
2.	REVISED AS PER CLIENT COMMENTS	JAN. 25/16	SB
1.	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB

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



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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
ALCONA

date
NOV. 2015

drawn by
SB

checked by

scale
3/16" = 1'-0"

REAR ELEVATION 'A' & 'B' UPGRADE

S32-1-12G
PELICAN 1-12

municipality
INNISFIL, ONTARIO

project no.
13049

drawing no.

15

13049-S32-1-12

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-1-12.dwg - Tue - Aug 1 2017 - 12:19 PM

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REAR ELEVATION 'A' UPGRADE
12'0" GARAGE 9R WOD

REAR ELEVATION 'B' UPGRADE
12'0" GARAGE 9R WOD

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.

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ARCHITECTURAL REVIEW & APPROVAL

AUG 09 2017

John G. Williams Limited, Architect

9					
8					
7	REVISED AS PER ENG'S COMMENTS	JUL 20-17	RC		
6	REVISED TO 10" FOUNDATION WALLS	DEC 12-16	AJE		
5	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC		
4	REVISED INSULATION AT STAIRS	SEPT 20/16	DB		
3	ADD WOD AND REAR UPGRADE	JUL 22-16	SB		
2	REVISED AS PER CLIENT COMMENTS	JAN. 25/16	SB		
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB		
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

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VA3
DESIGN

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Toronto ON M2J 1R4
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va3design.com

BAYVIEW WELLINGTON

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

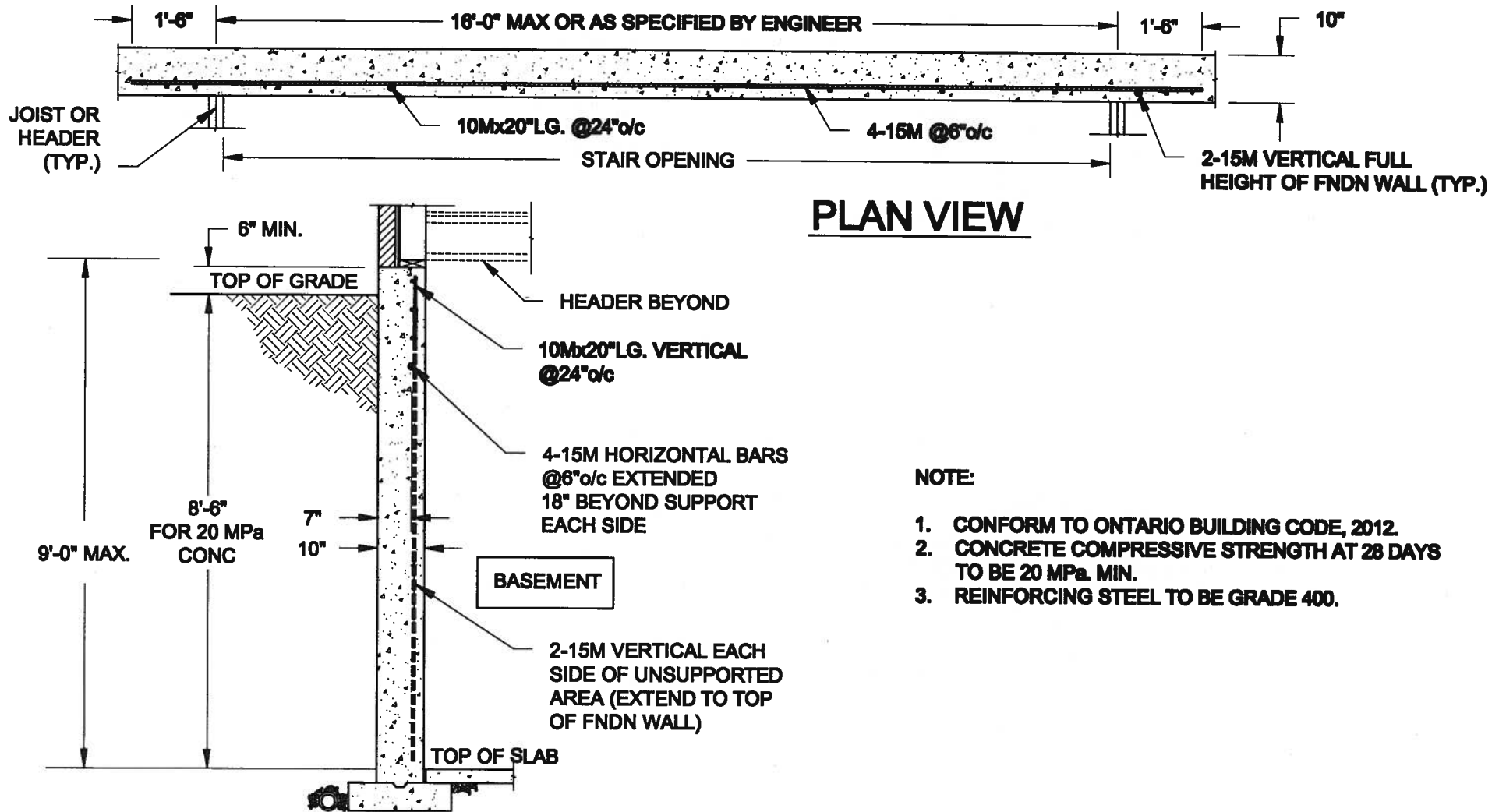
date **NOV. 2015** **REAR ELEVATION 'A' & 'B' UPGRADE 9R WOD CONDITION**
drawn by **SB** checked by **3/16" = 1'-0"** scale
file name **13049-S32-1-12**

S32-1-12G
PELICAN 1-12

project no. **13049**

drawing no.

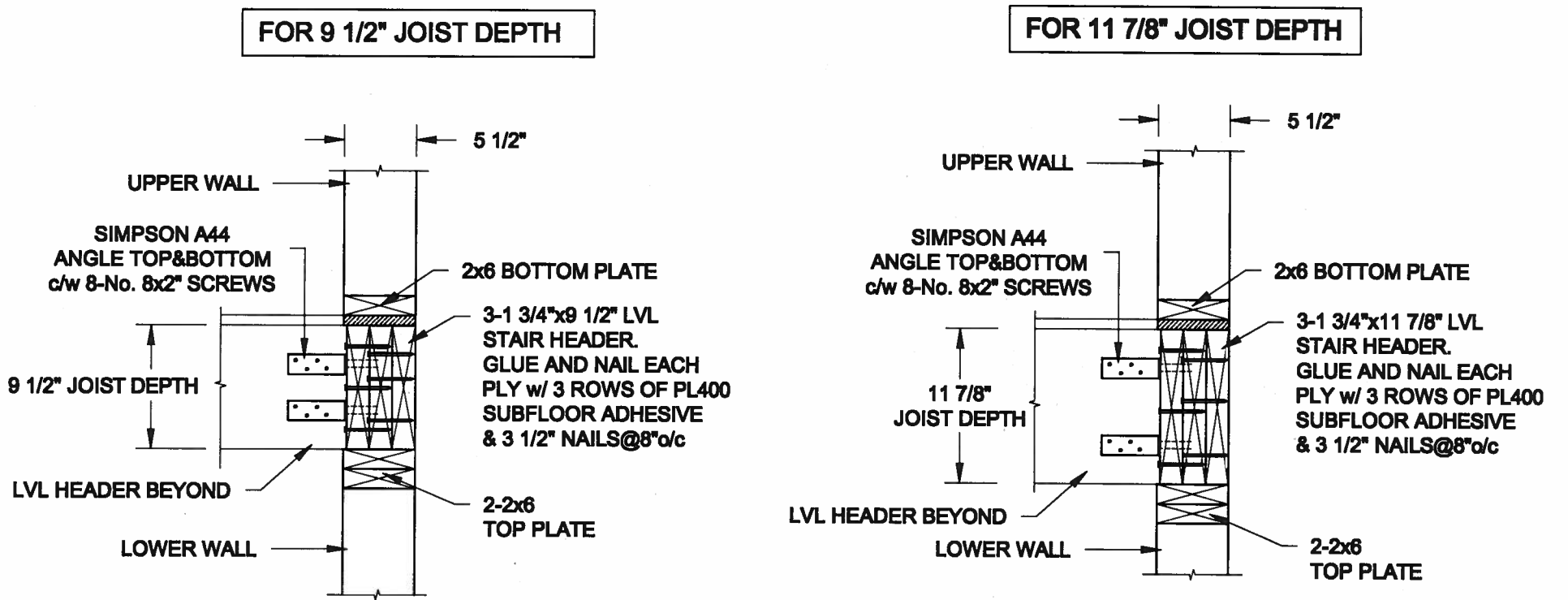
16



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"

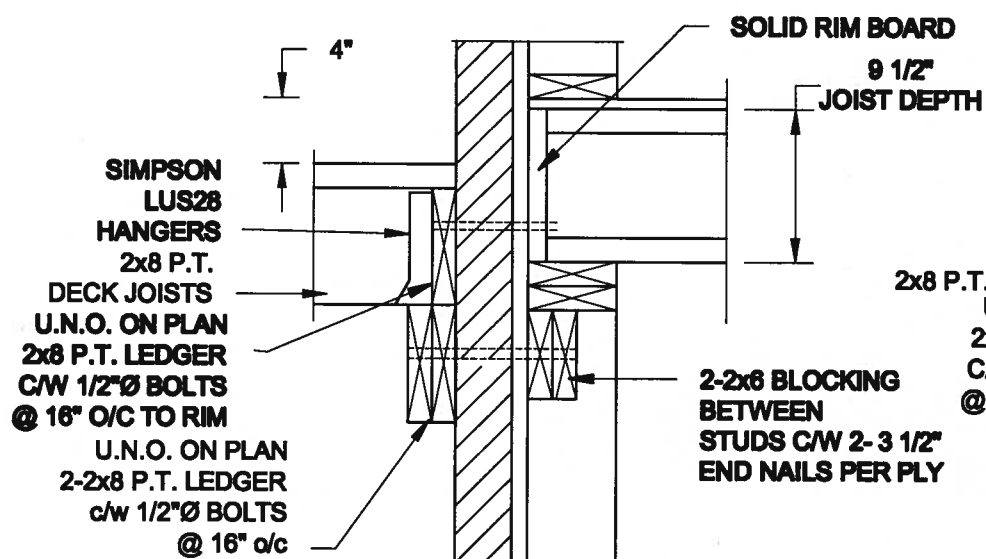


2
S1 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"

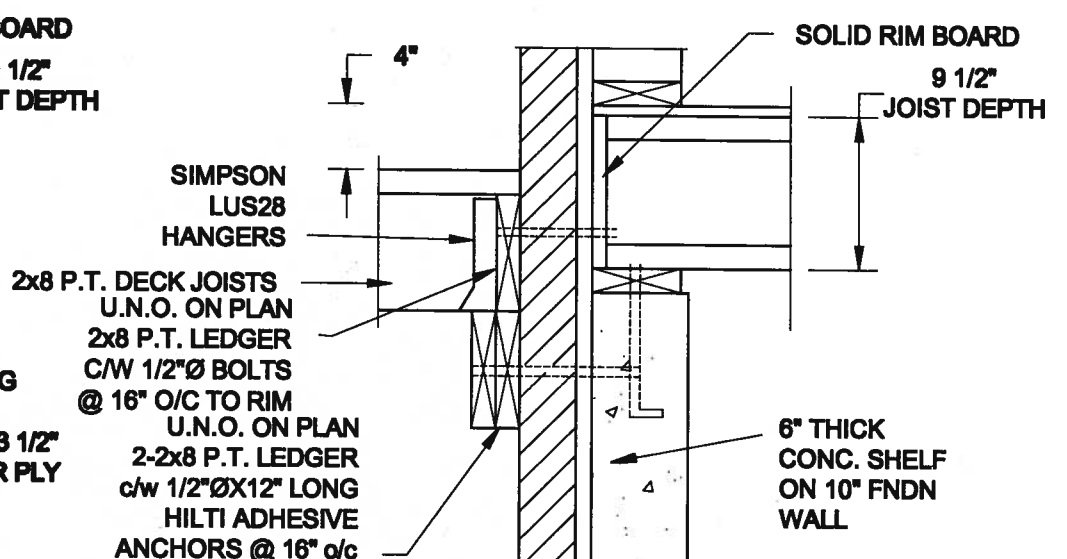


Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNISFIL, ONTARIO	
Date: JUL-31-2017			TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB	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

FOR 9 1/2" JOIST DEPTH



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

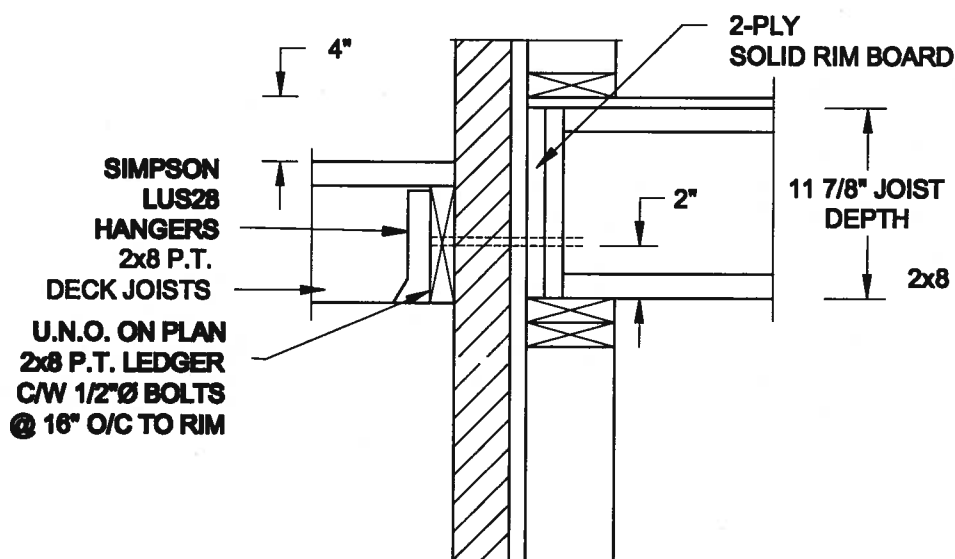


1B DECK FASTENING DETAIL

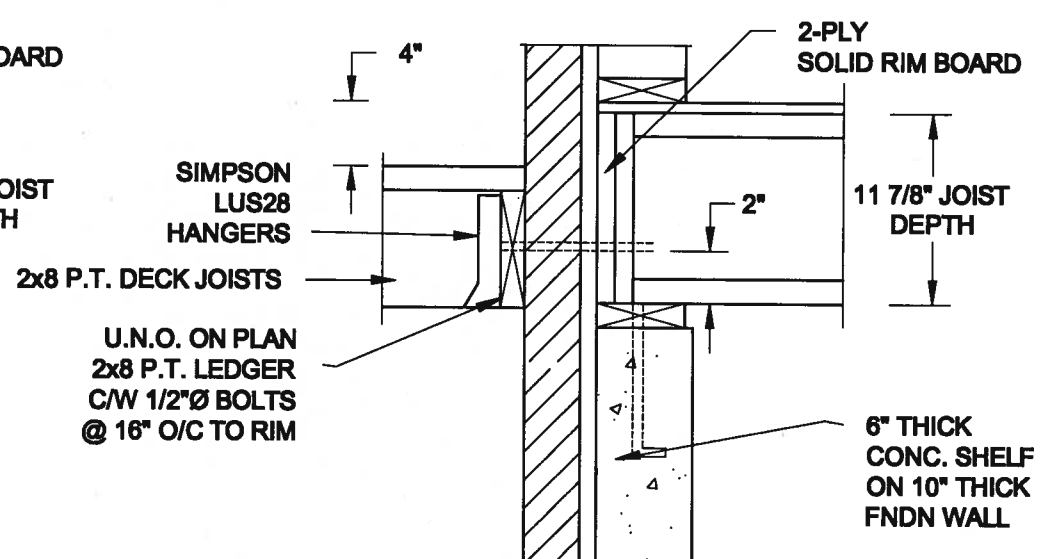
S2 SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 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

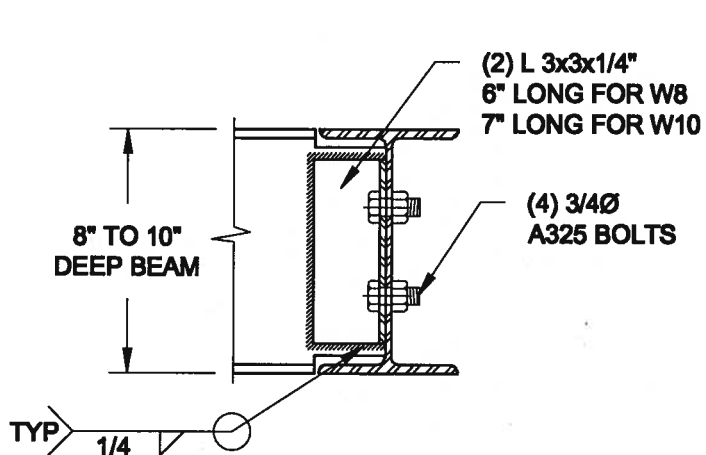


2A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

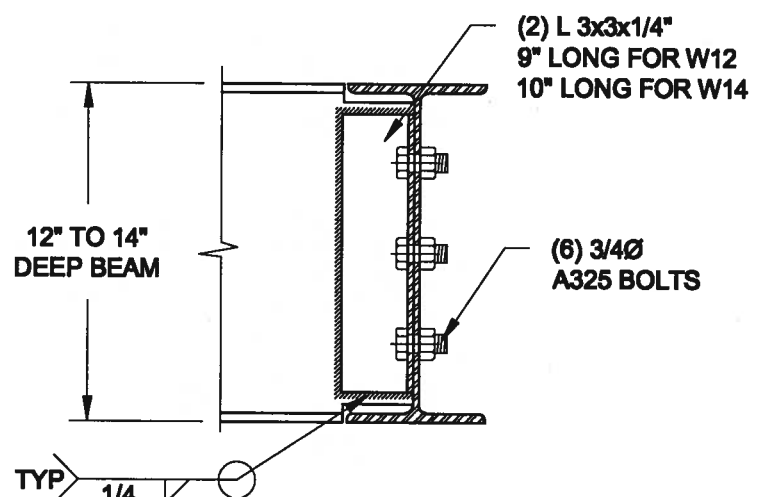


2B **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

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



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



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

3
S2

STEEL BEAM CONNECTION DETAIL

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



Scale:
AS NOTED

Date:
JUL-31-2017

Drawn: SC	Checked: SJB
----------------------------	-------------------------------

QUAILE ENGINEERING LTD.



**38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: qualle.eng@rogers.com**

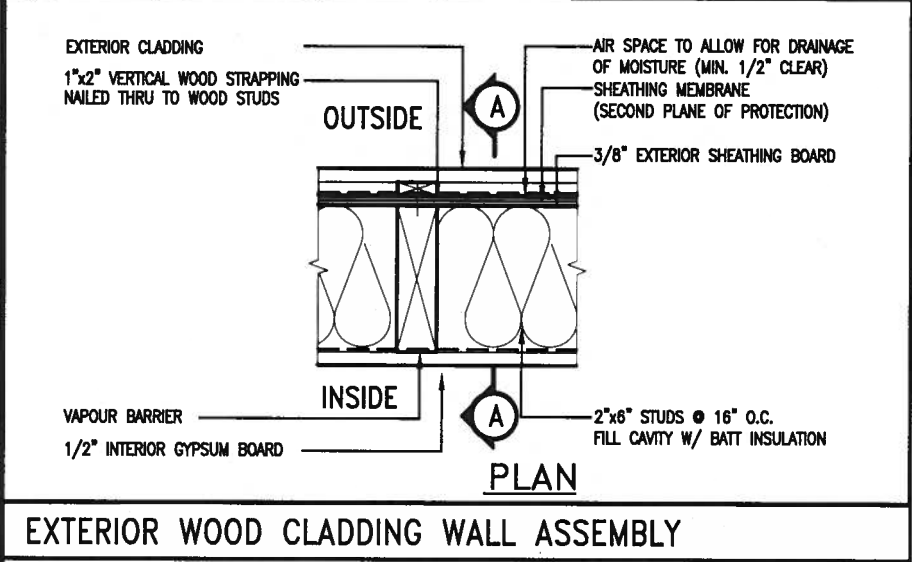
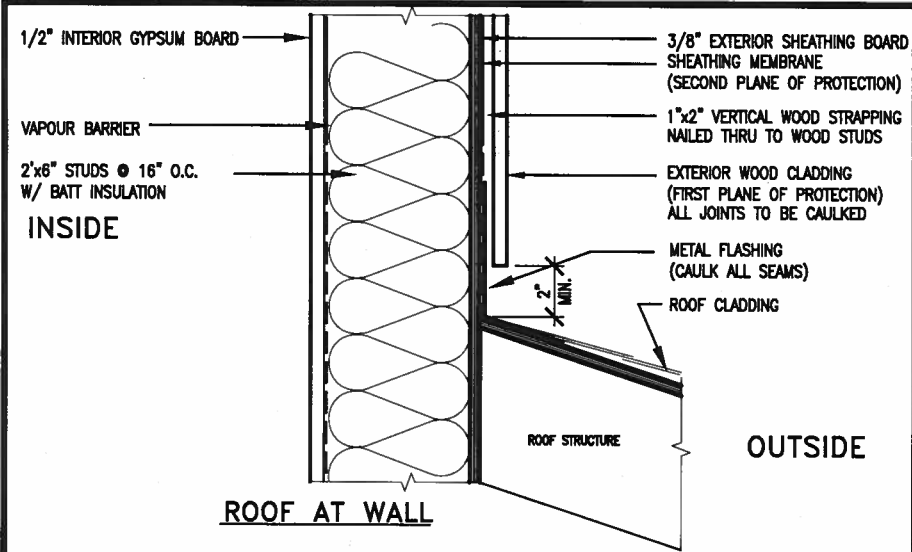
Engineer's Seal:

Project:
BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 16-063

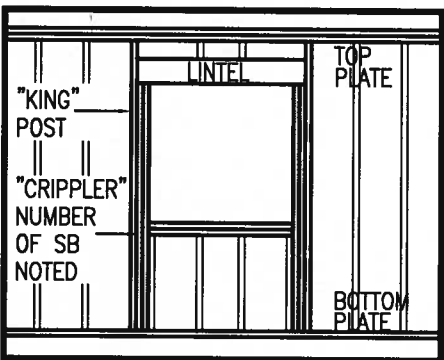
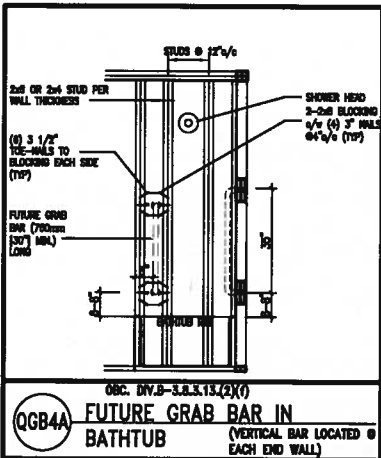
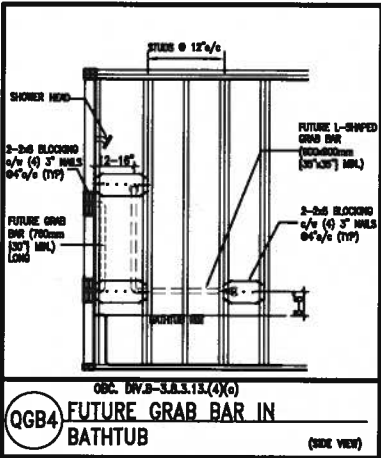
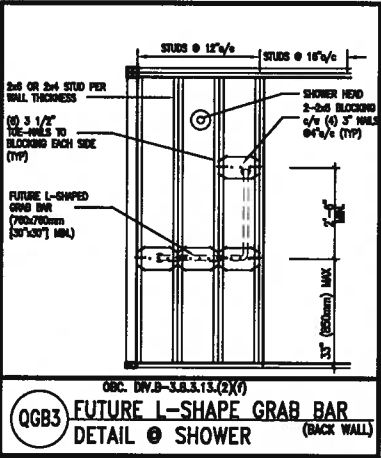
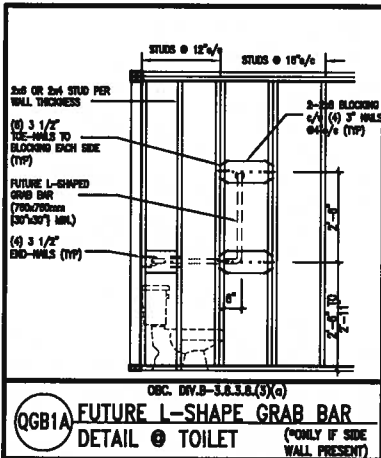
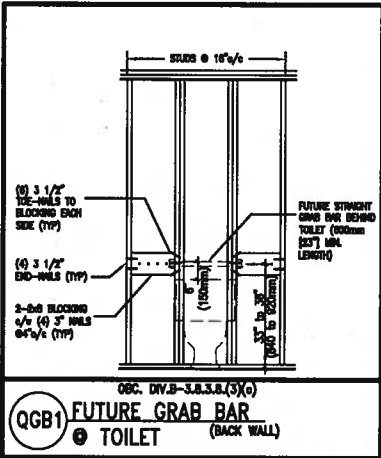
Drawing No.: 82



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.



"CRIPPLE" DETAIL

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

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

- 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 9.2.3.10.1.(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.			
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1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste 25591

name 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

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Toronto ON M2J 1R4
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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**

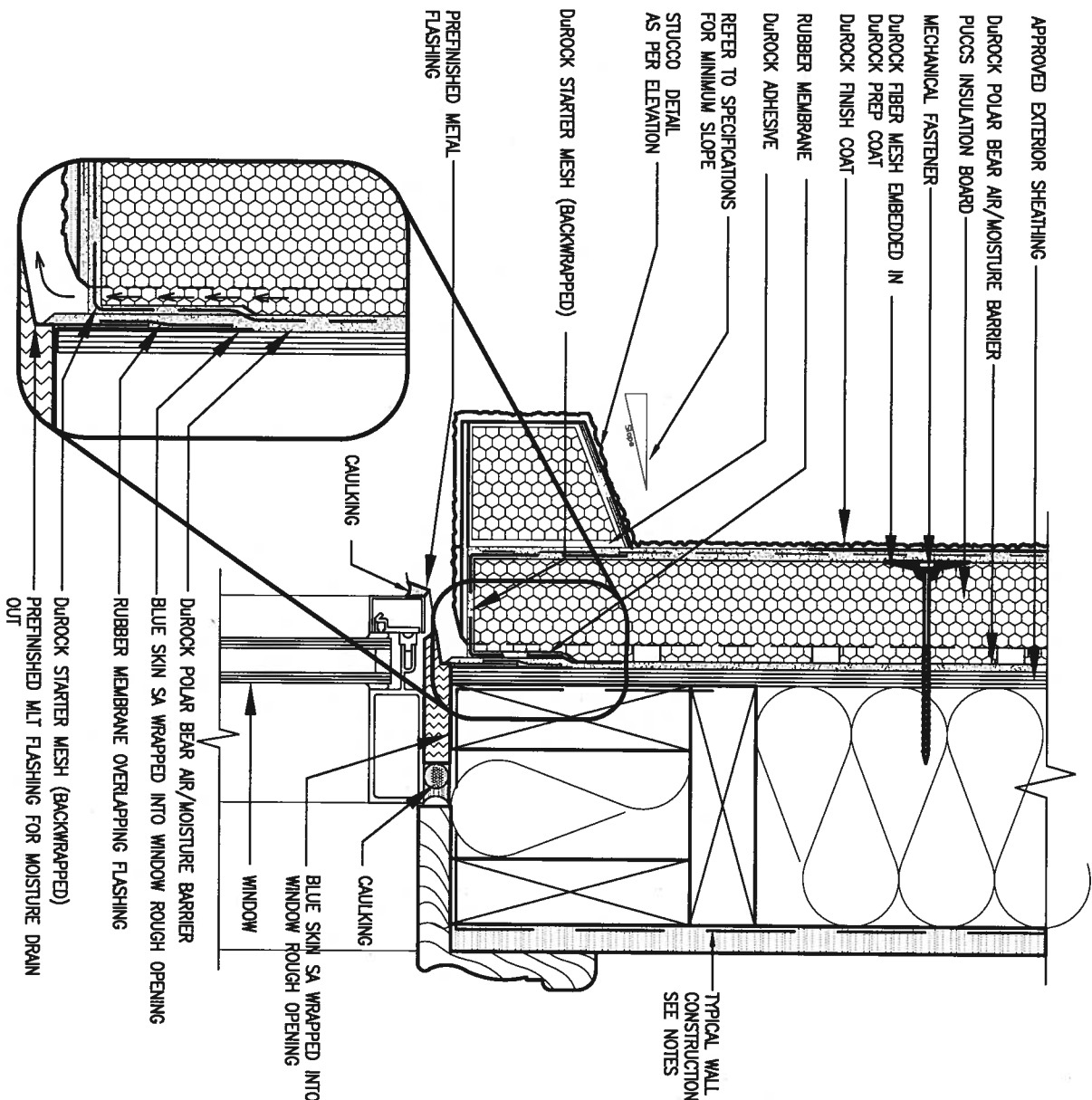
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file name **13049-CN-A1**

17-08-04

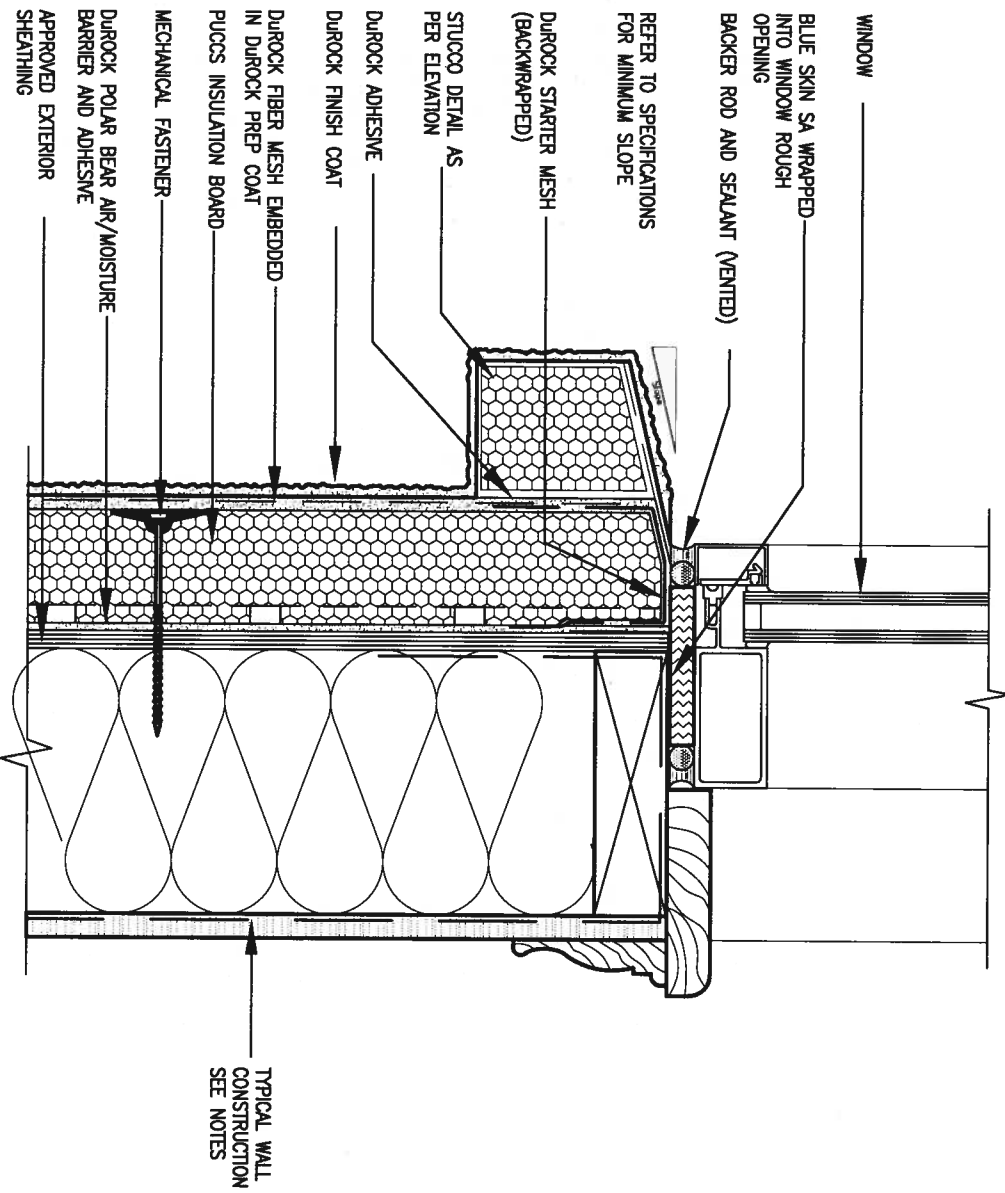
PROVINCE OF ONTARIO

STRUCTURAL



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

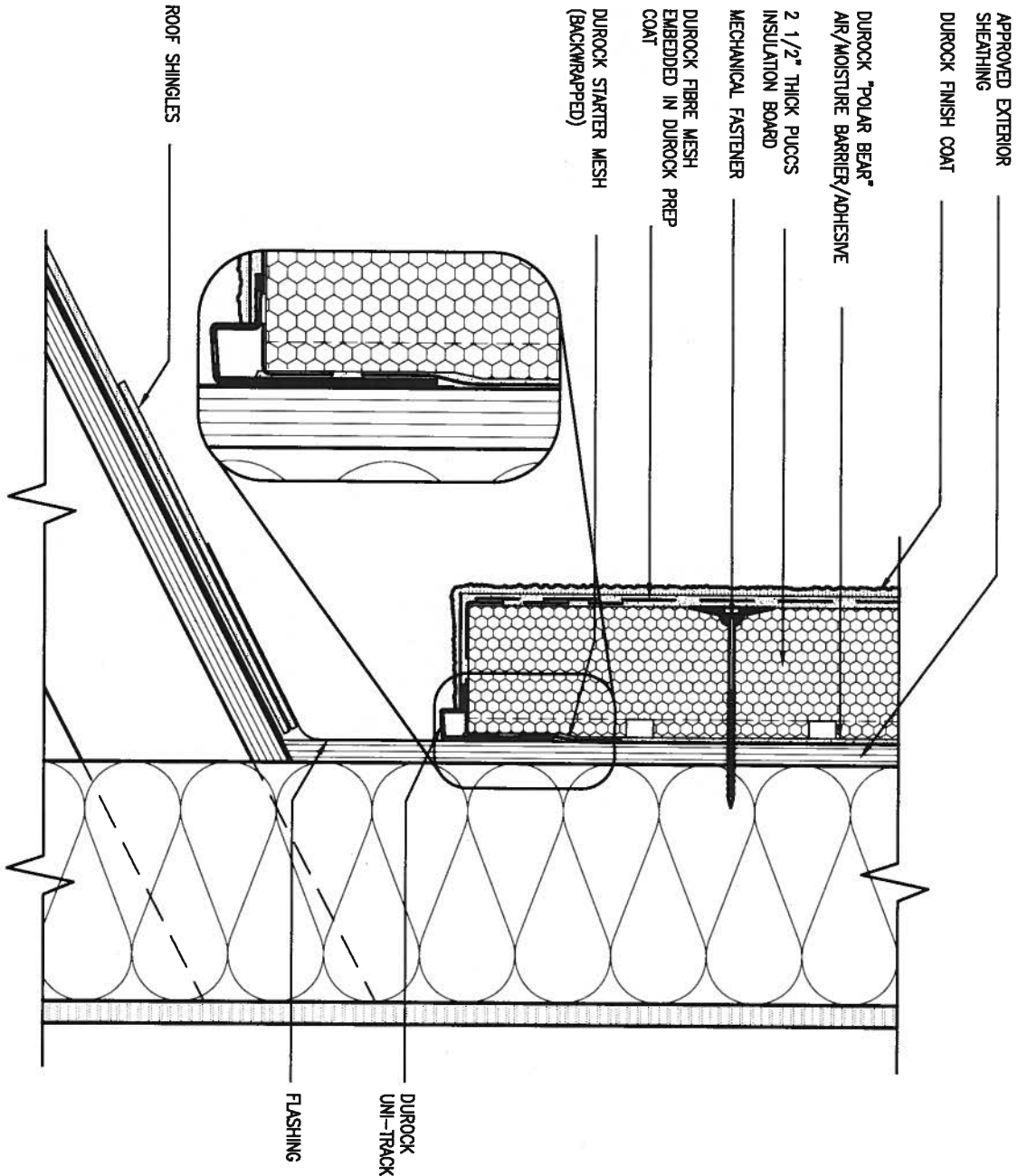
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



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

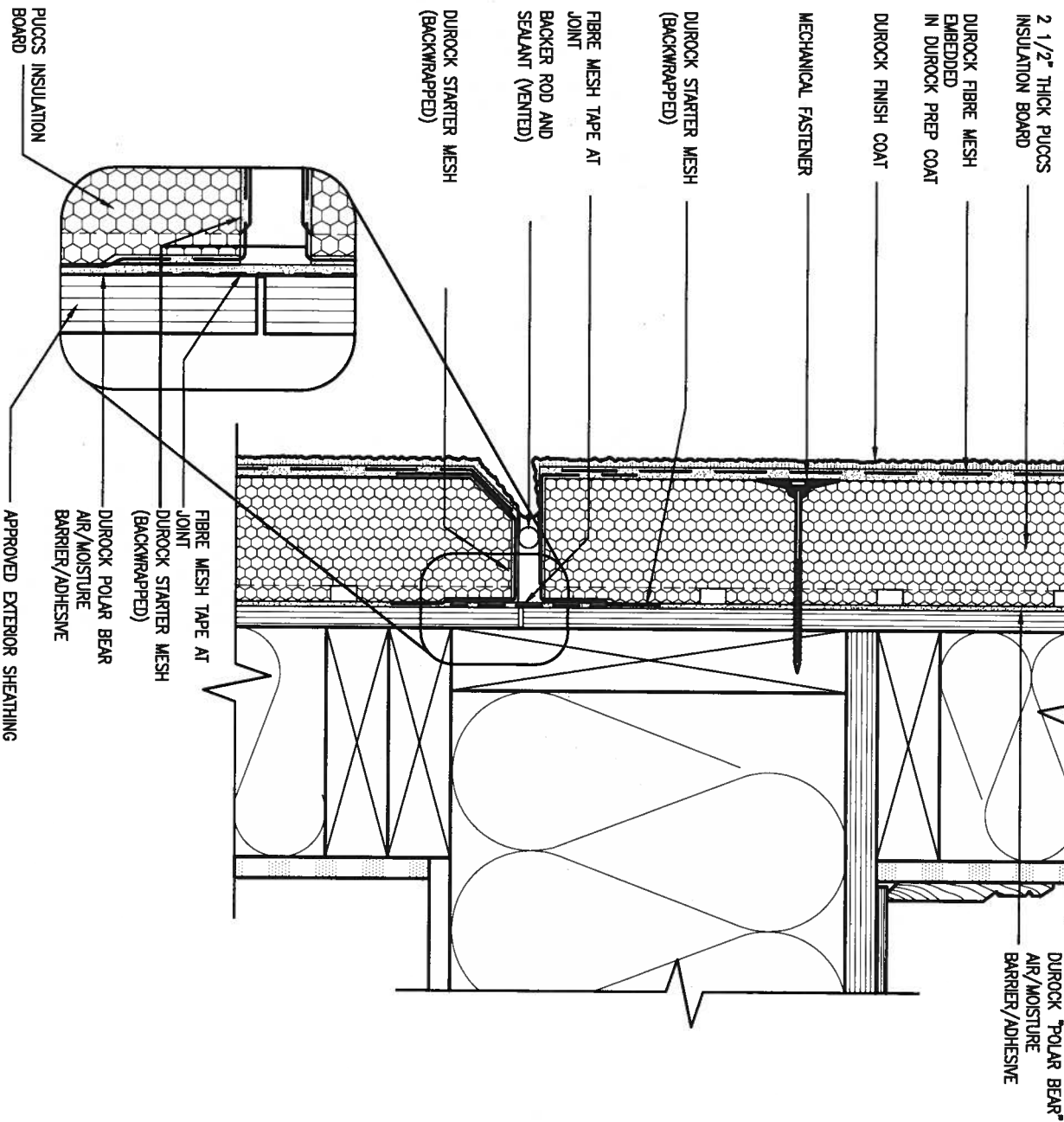


9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	qualification information		project name	municipality	project no.	
7	.	.	Wellington Jno-Baptiste		ALCONA	INNISFIL, ON.	13049	
6	.	.	signature		date	CONSTRUCTION NOTES		
5	.	.	BCIN		MAY 2016	drawing no.		
4	.	.	registration information		drawn by	checked by	scale	file name
3	.	.	VA3 Design Inc.		RC	-	3/16" = 1'-0"	13049-CN-A1
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.		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					
no.	description	date	by					



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

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



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



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

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

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

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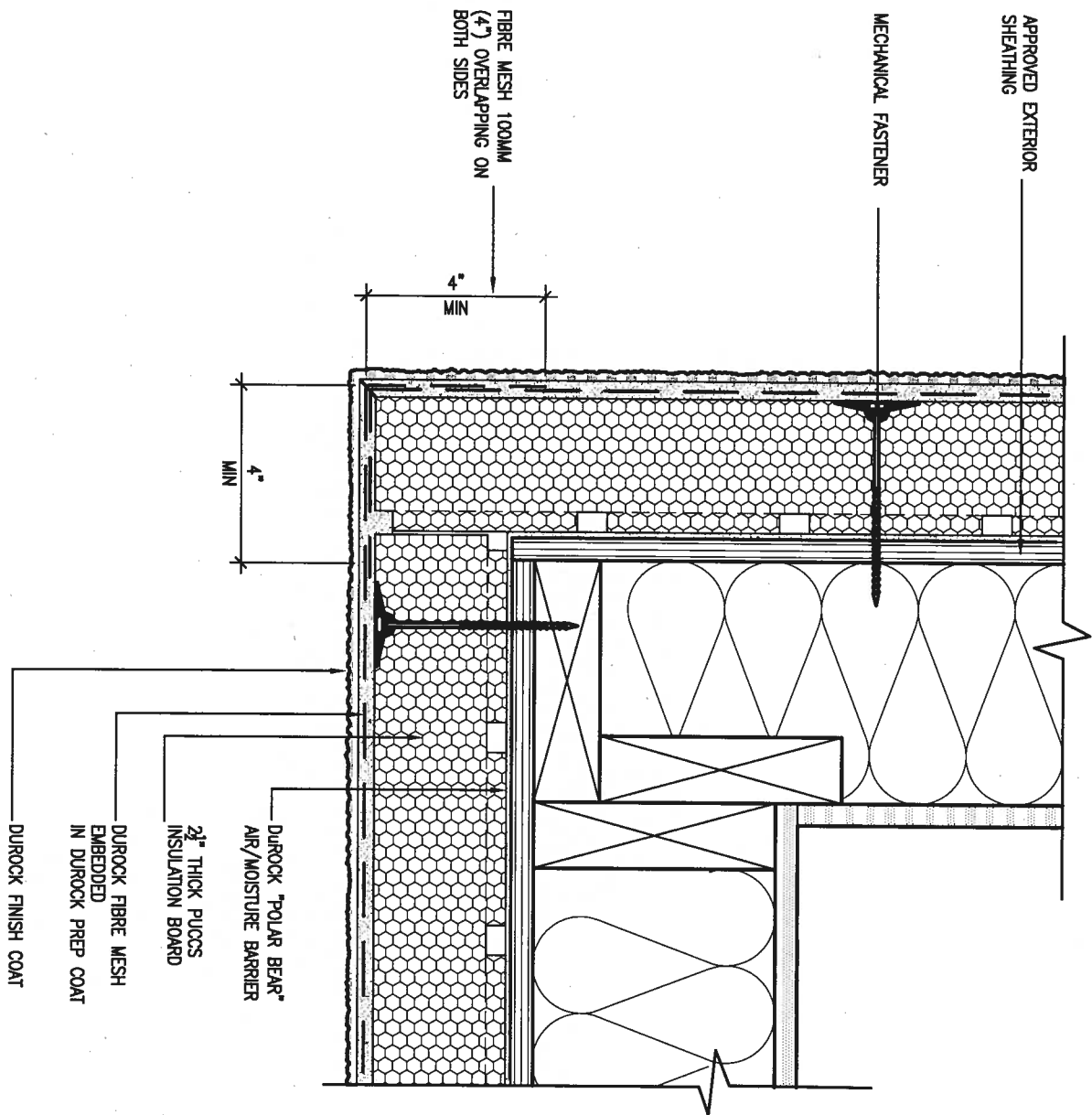
BAYVIEW WELLINGTON	
project name ALCONA	municipality INNISFIL, ON.
date MAY 2016	checked by RC
drawn by RC	scale 3/16" = 1'-0"

CONST NOTE

CONSTRUCTION NOTES

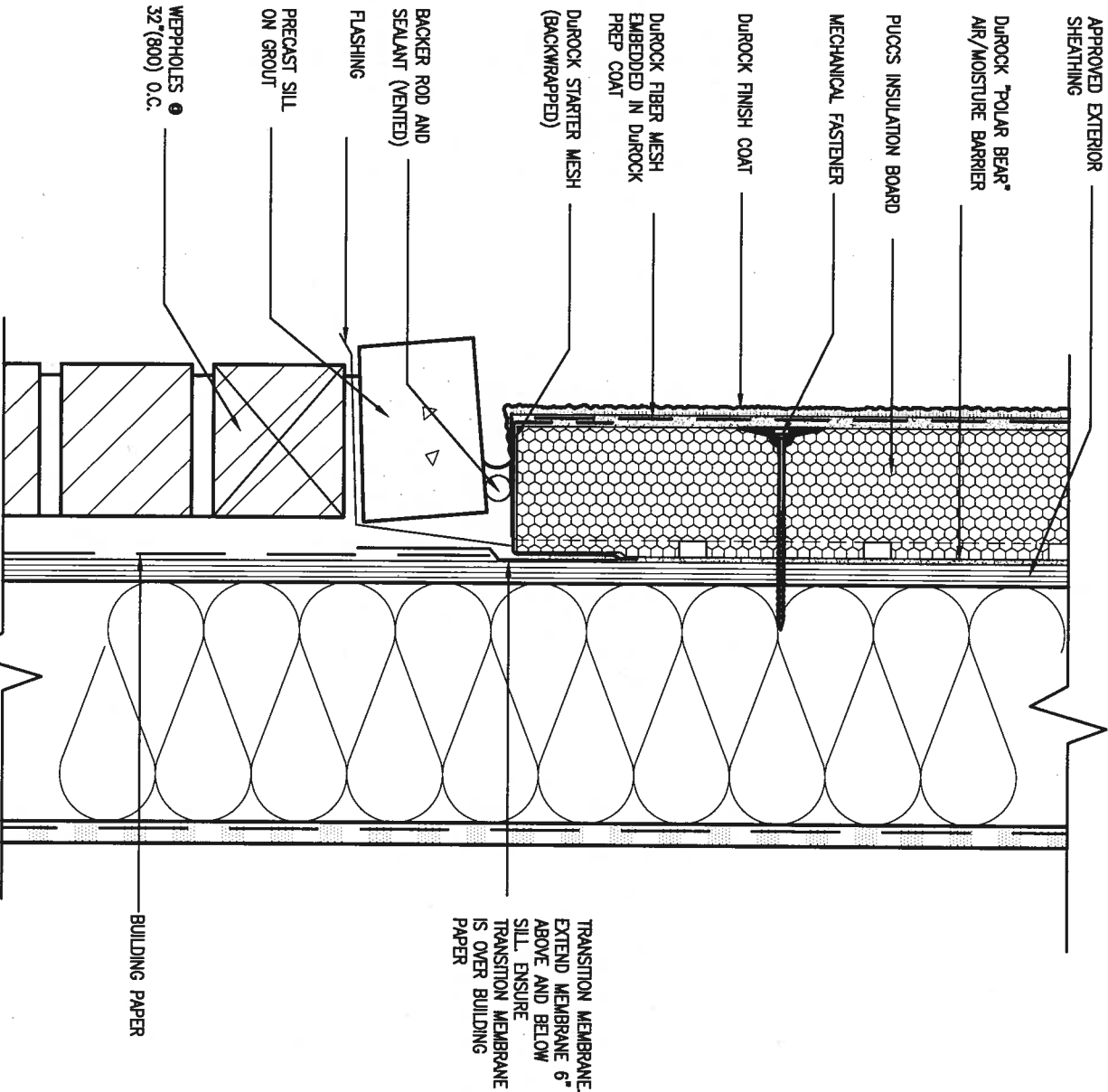
file name
13049-CN-A1

drawing no.
CN4



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"



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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name BCR
registration information VA3 Design Inc. 42658
signature
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



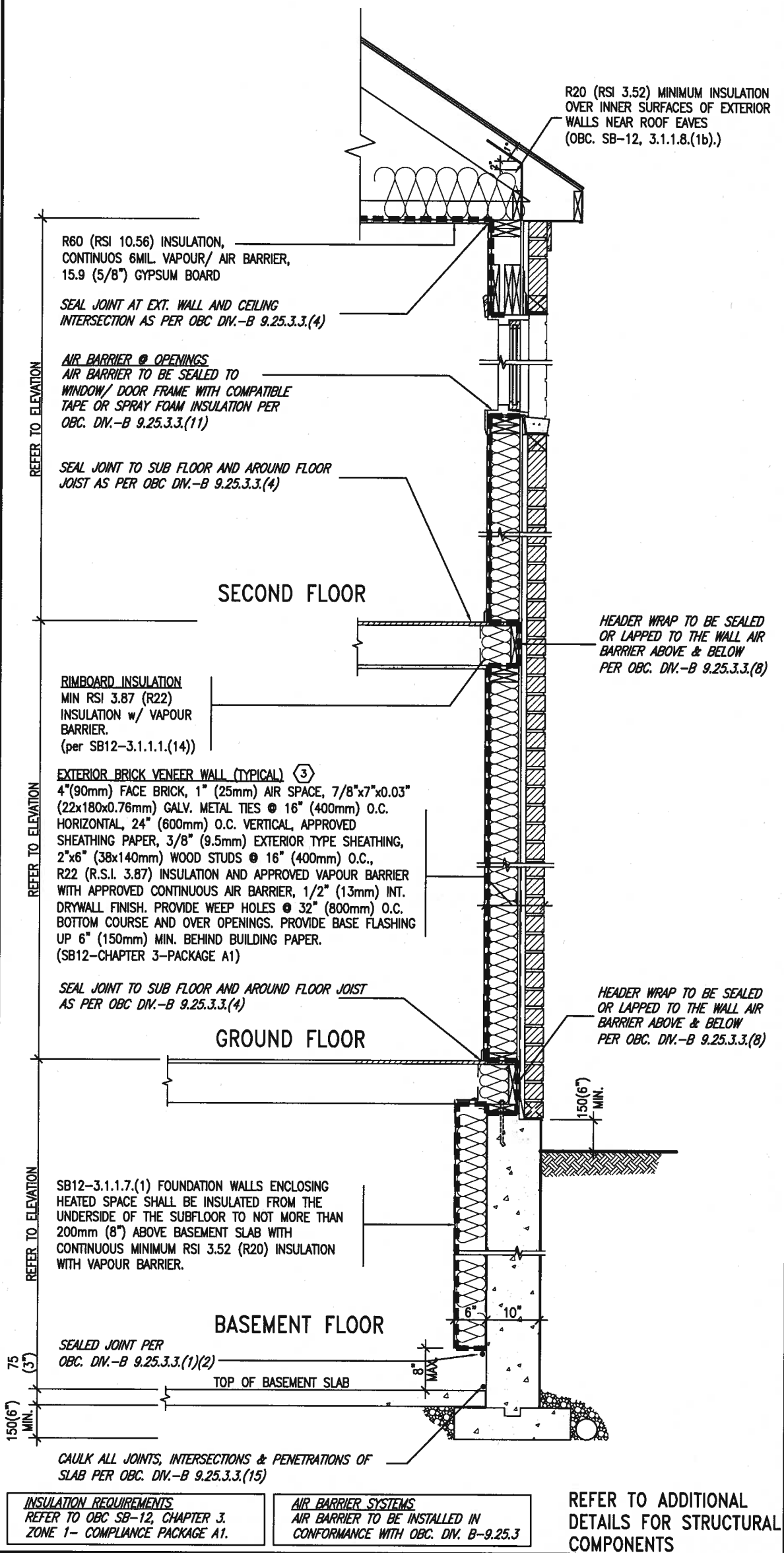
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CONST NOTE

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	file name 13049-CN-A1
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SB12-COMPLIANCE PACKAGE 'A1'

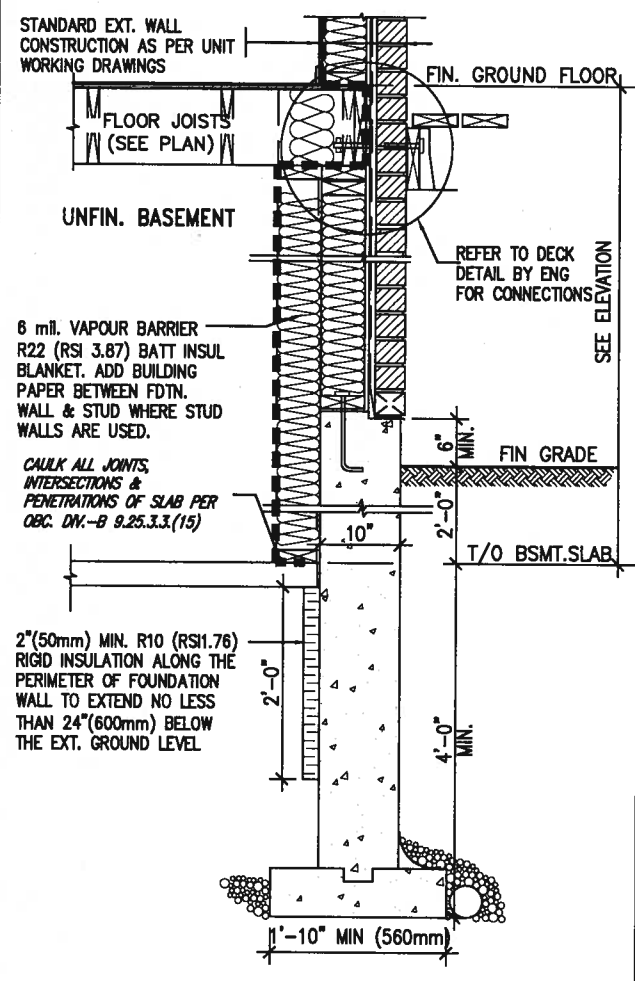


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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

USE SB-12 COMPLIANCE PACKAGE (A1):		
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	R20 at inner face of exterior walls
Minimum RSI (R) value	(R60)	
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE R12+R10ci.
Minimum RSI (R) value	(R20ci)	
Edge of Below Grade Slab ≤600mm below grade	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights	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.

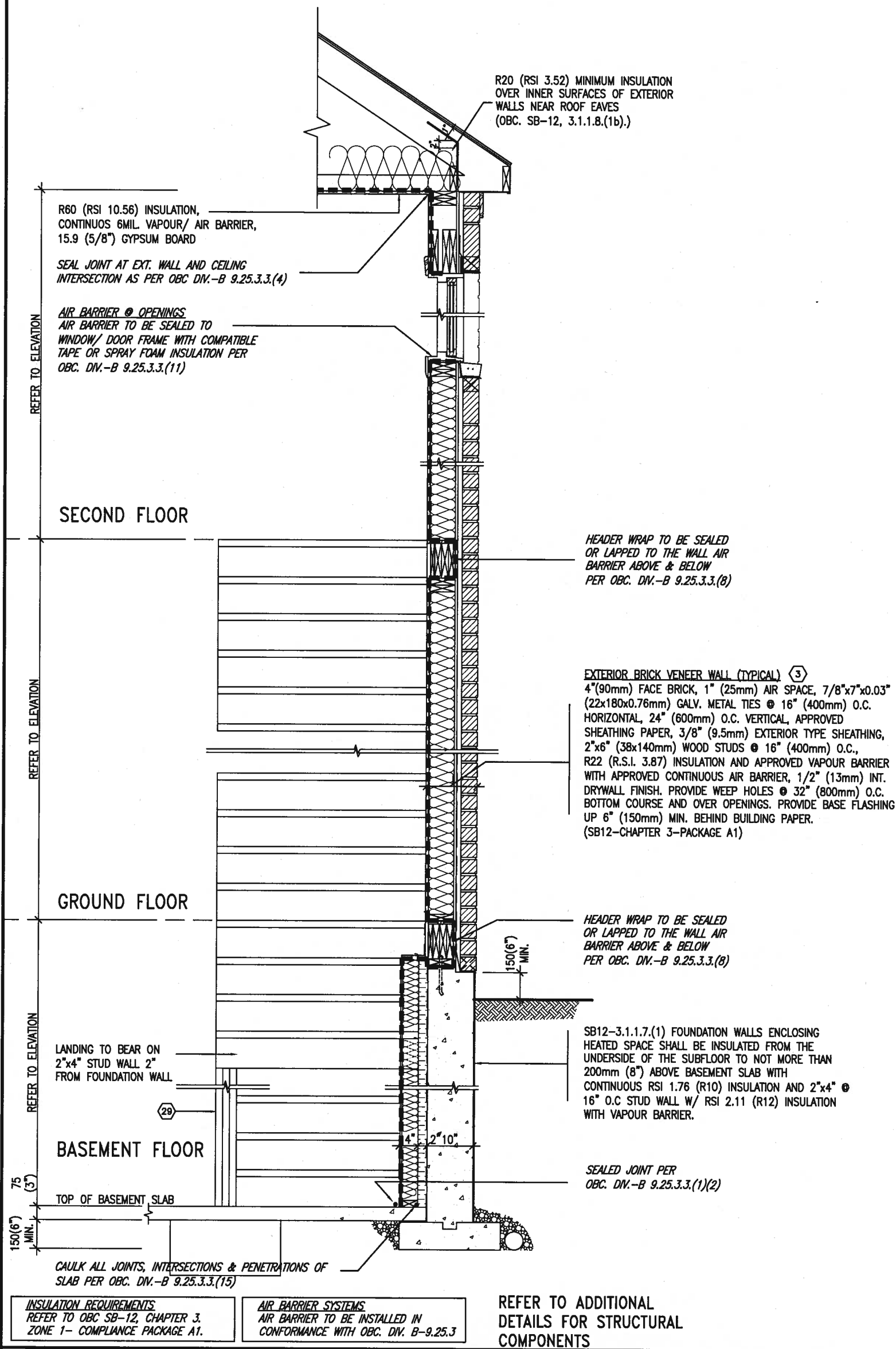


* REVISED-FEB 2017 SECTION AT W.O.D/W.O.B.

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8. qualification information			project name ALCONA		municipality INNISFIL, ON.	
7. Wellington Jno-Baptiste 25591			date MAY 2016		project no. 13049	
6. name Wellington Jno-Baptiste			checked by RC		scale 3/16" = 1'-0"	
5. registration information VA3 Design Inc.		drawn by RC		CONSTRUCTION NOTES		
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.		date AUG 04-17		drawing no. CN6		
1. ISSUE FOR CLIENT REVIEW		no. description		file name 13049-CN-A1		

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SB12-COMPLIANCE PACKAGE 'A1'



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

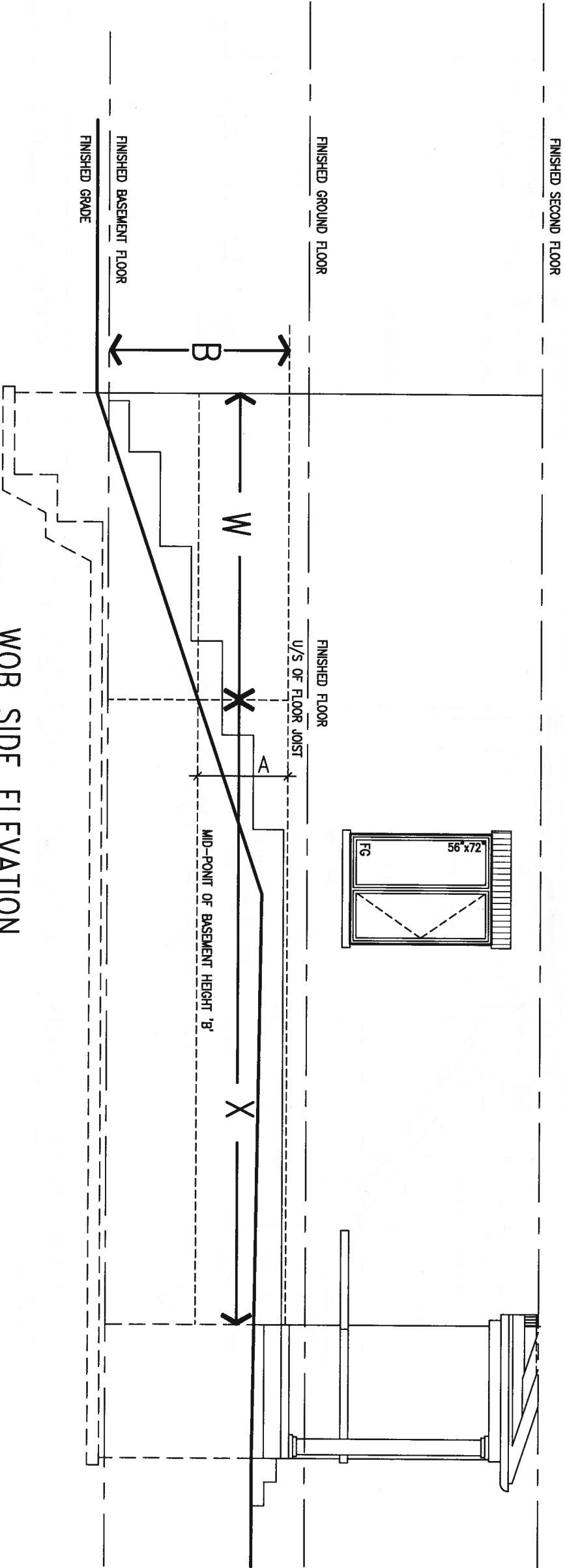


9 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 name signature BCN registration information VAS Design Inc. 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.	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 drawn by RC checked by - scale 3/16" = 1'-0" date MAY 2016 project no. 13049 drawing no. CN7	CONST NOTE CONSTRUCTION NOTES 13049-CN-A1 17-08-04 13049
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

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



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qualification information
Wellington Jno-Baptiste 25591
name
registration information BCI
VA3 Design Inc. 42858

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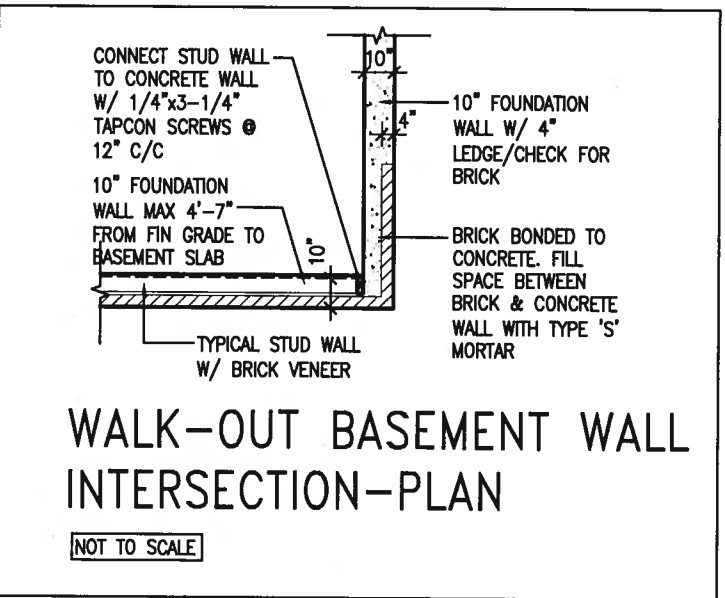
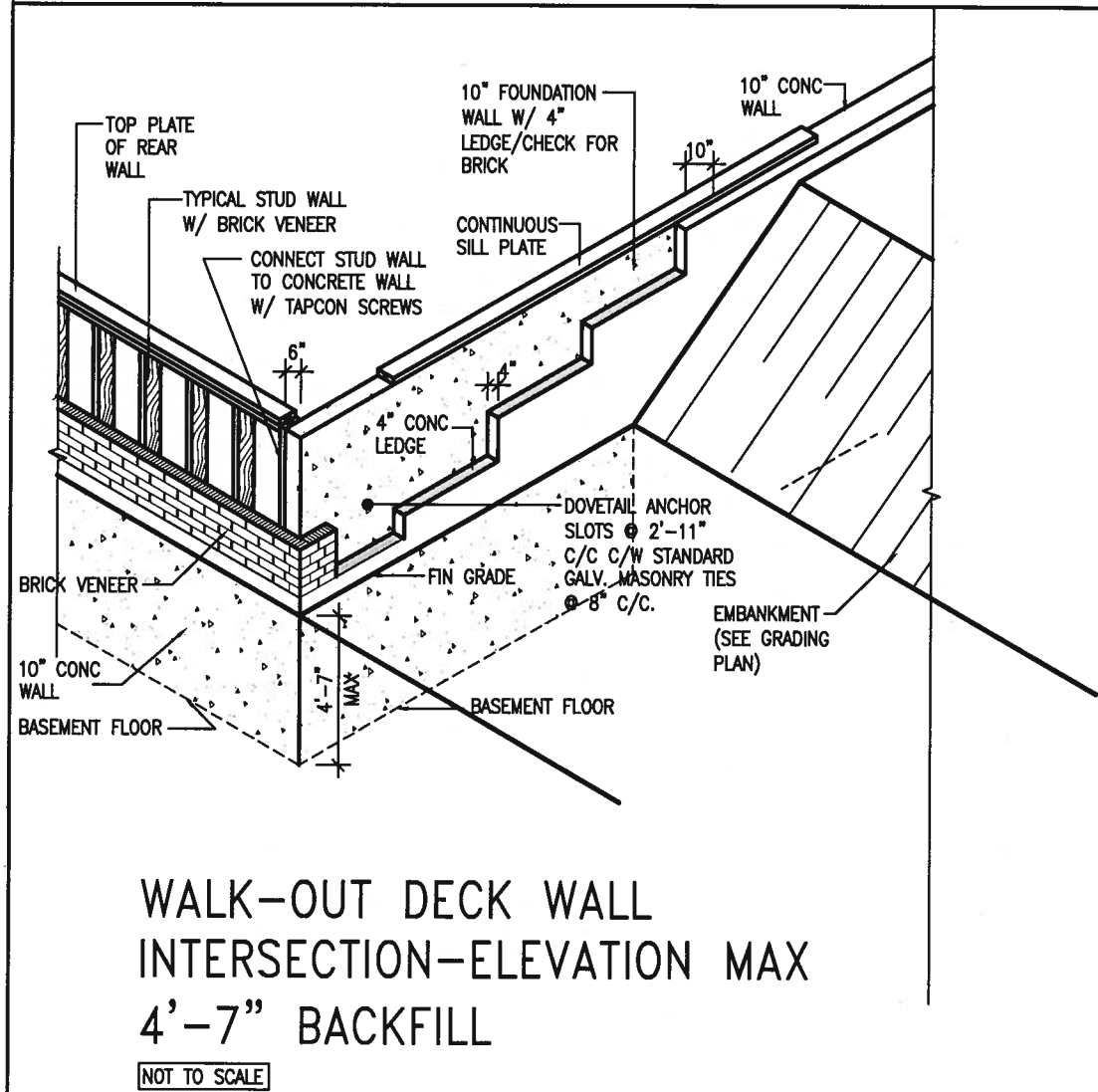
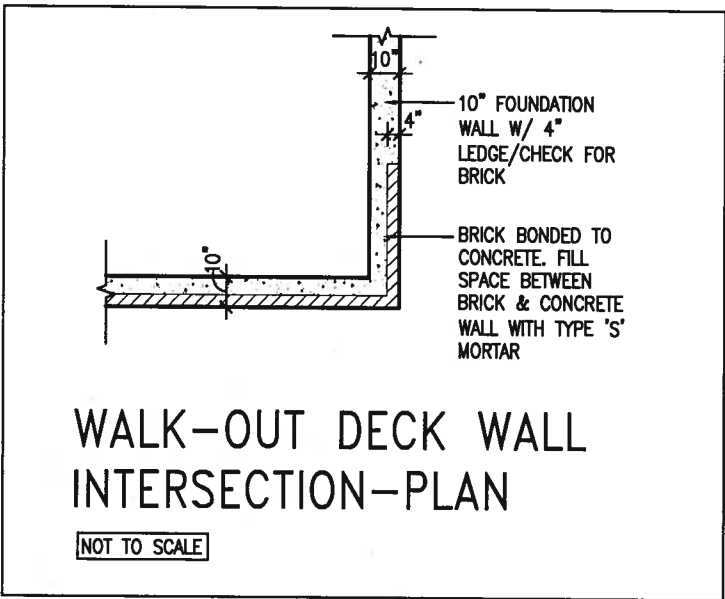
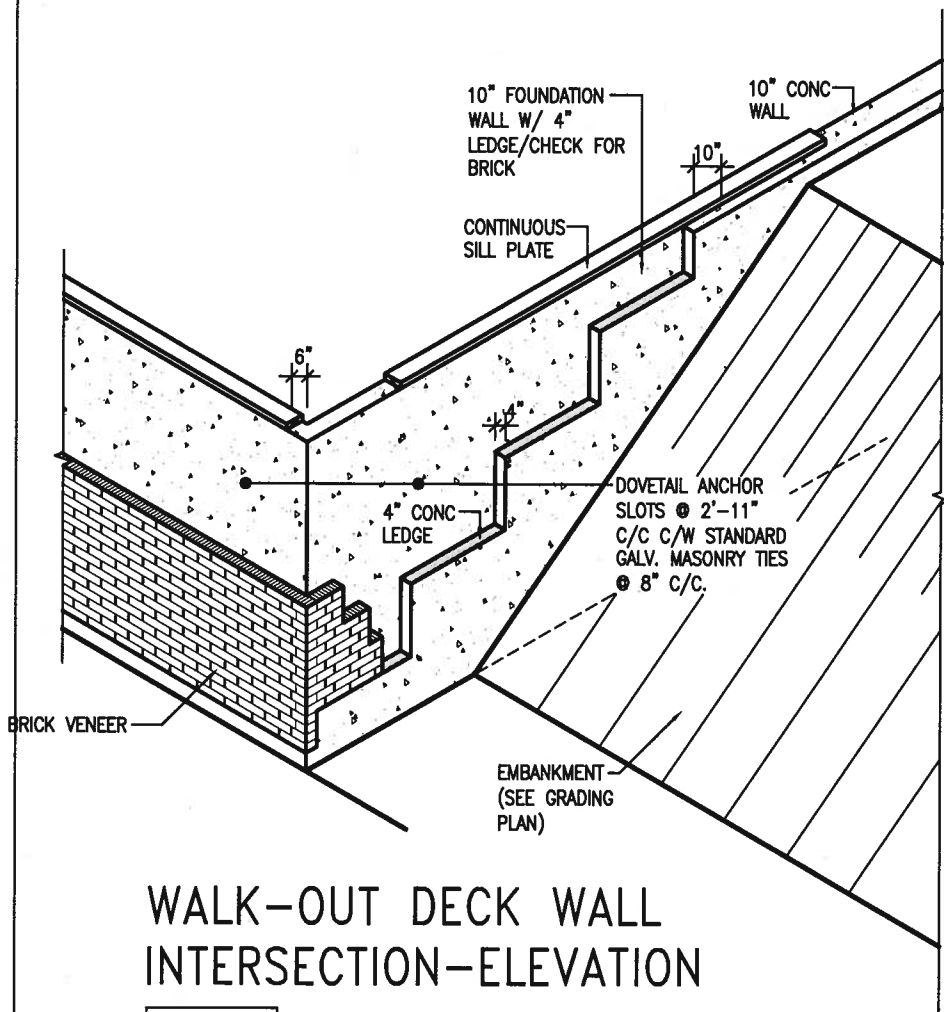
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date MAY 2016	checked by RC
drawn by RC	scale 3/16" = 1'-0"

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CONST NOTE

project no. 13049	drawing no. CN8
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CONSTRUCTION NOTES
file name
13049-CN-A1



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project no. 13049
file name 13049-CN-A1
CN10

CONSTRUCTION NOTES

