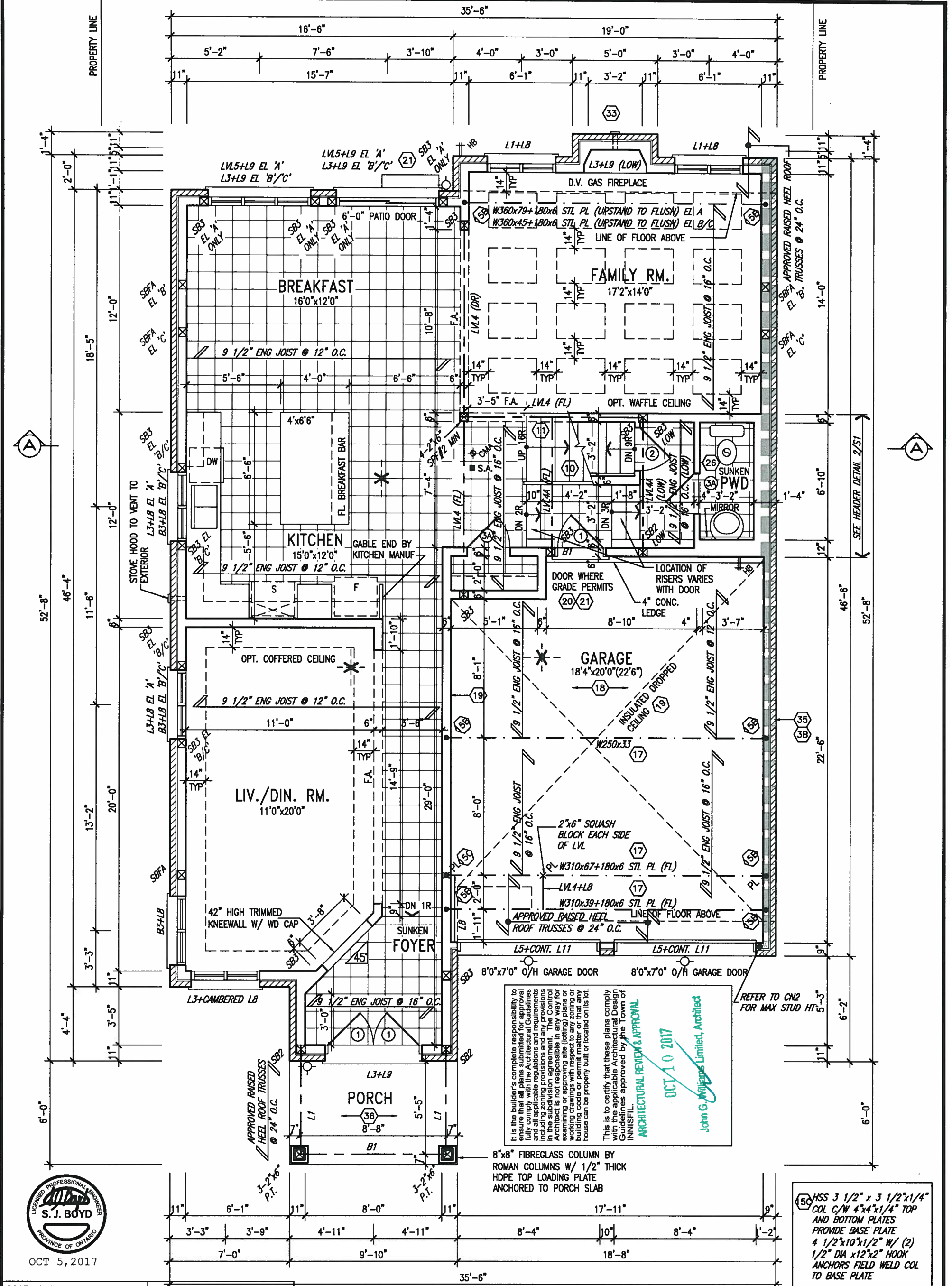




GROUND FLOOR PLAN 'A'

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

ROOF NOTE R2
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS SLOPE TO FRONT W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

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

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

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

INDICATES REDUCED SIDE YARD

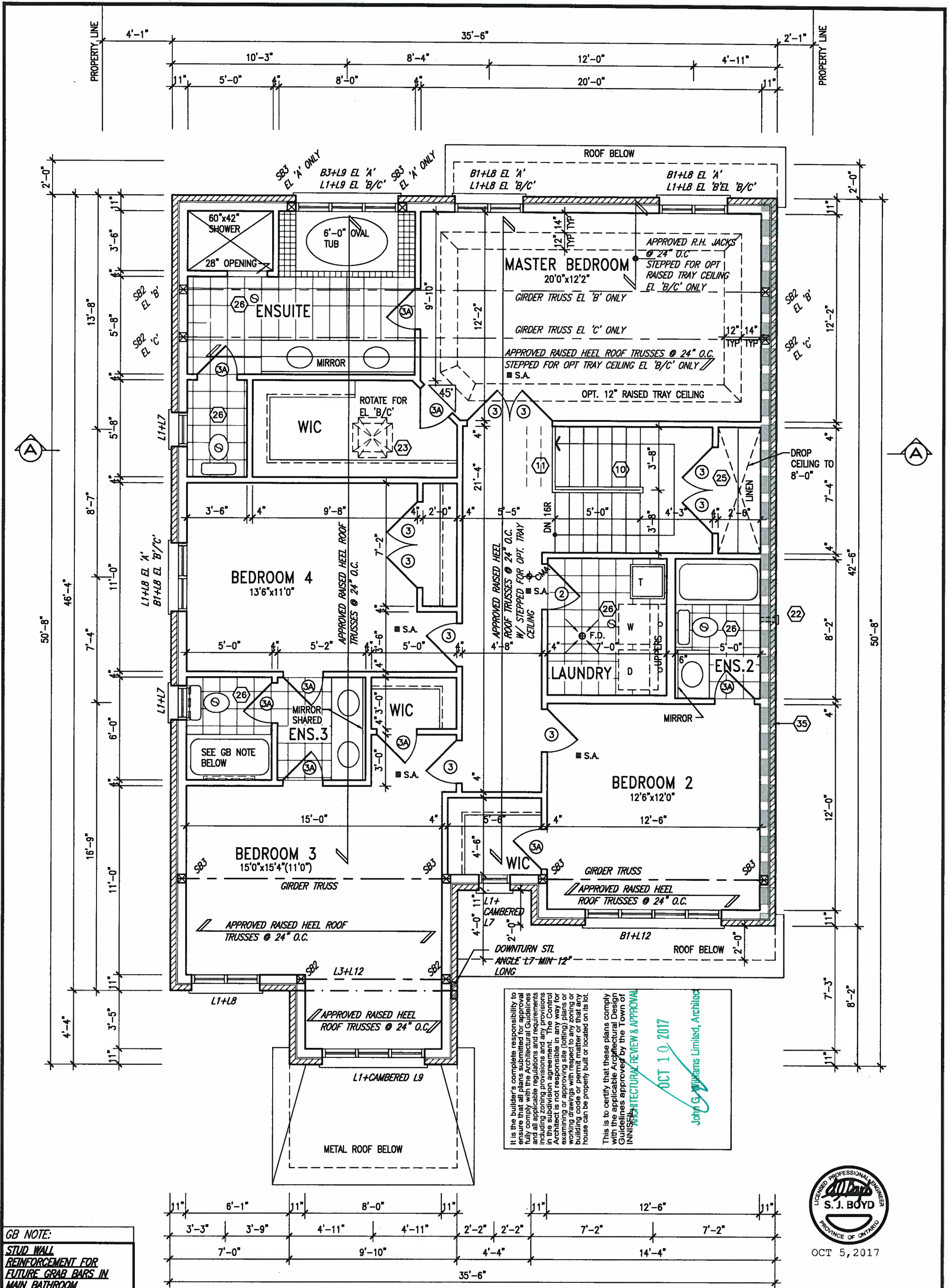
PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
OCT 5, 2017

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
RC
checked by
scale
3/16" = 1'-0"
municipality
INNISFIL, ONTARIO
project no.
13049

S41-1
drawing no.
2

GROUND FLOOR PLAN 'A'
file name
13049-S41-1
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\41\13049-S41-1.dwg - Thu - Oct 5 2017 - 3:32 PM



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

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

9			
8			
7			
6			
5			
4	REVISED AS PER ENG'S COMMENTS	OCT 05-17	RC
3	REVISED TO 10" FOUNDATION WALLS	DEC 20/16	AJE
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name registration information
VA3 Design Inc. 42658
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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BAYVIEW WELLINGTON		S41-1	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	drawing no. 3
date NOV. 2015	checked by RC	scale 3/16" = 1'-0"	file name 13049-S41-1
SECOND FLOOR PLAN 'A'			
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\41\13049-S41-1.dwg - Thu - Oct 5 2017 - 3:32 PM			

1'-0"

1'-0"

6:12

12:12

10:12

PREFIN. MTL FLASHING, W/
CAULKING (TYP.)

9'-1"
U/S OF SOFFIT

R/W

30'x16'

30'x16'

R/W

(21)

PRECAST CONC.
DOOR SILL &
PRECAST CONC.
STEP

R/W

FIN. GRADE

FIN. GROUND FLOOR

TOP OF TRANSOM
TOP OF DOOR

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

ROOF LINE FOR ELEVATION C
ROOF LINE FOR ELEVATION B

FACE BRICK (TYP.)

BRICK SOLDIER COURSE
W/ 1/2" PROL. (TYP.)

PRECAST CONC. SILL
W/ 1/2" PROL. (TYP.)

REAR ELEVATION 'A/B/C'

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 applicable zoning by-law. The Architect is not responsible in any way for examining or approving site (lotting) plans 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

OCT 13/0 2017

John G. Williams Limited, Architect

LICENCED PROFESSIONAL ARCHITECT
S.J. BOYD
PROVINCE OF ONTARIO

OCT 5, 2017

S41-1

BAYVIEW WELLINGTON

project name
ALCONA

municipality
INNISFIL, ONTARIO

project no.
13049

date
NOV. 2015

drawn by
RC

checked by

scale
3/16" = 1'-0"

REAR ELEVATION A/B

file name
13049-S41-1

drawing no.
9

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**VA3
DESIGN**

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va3design

