

**BASEMENT FLOOR PLAN 'A'**

AREA CHART ON PAGE 4



AUG 16, 2017

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

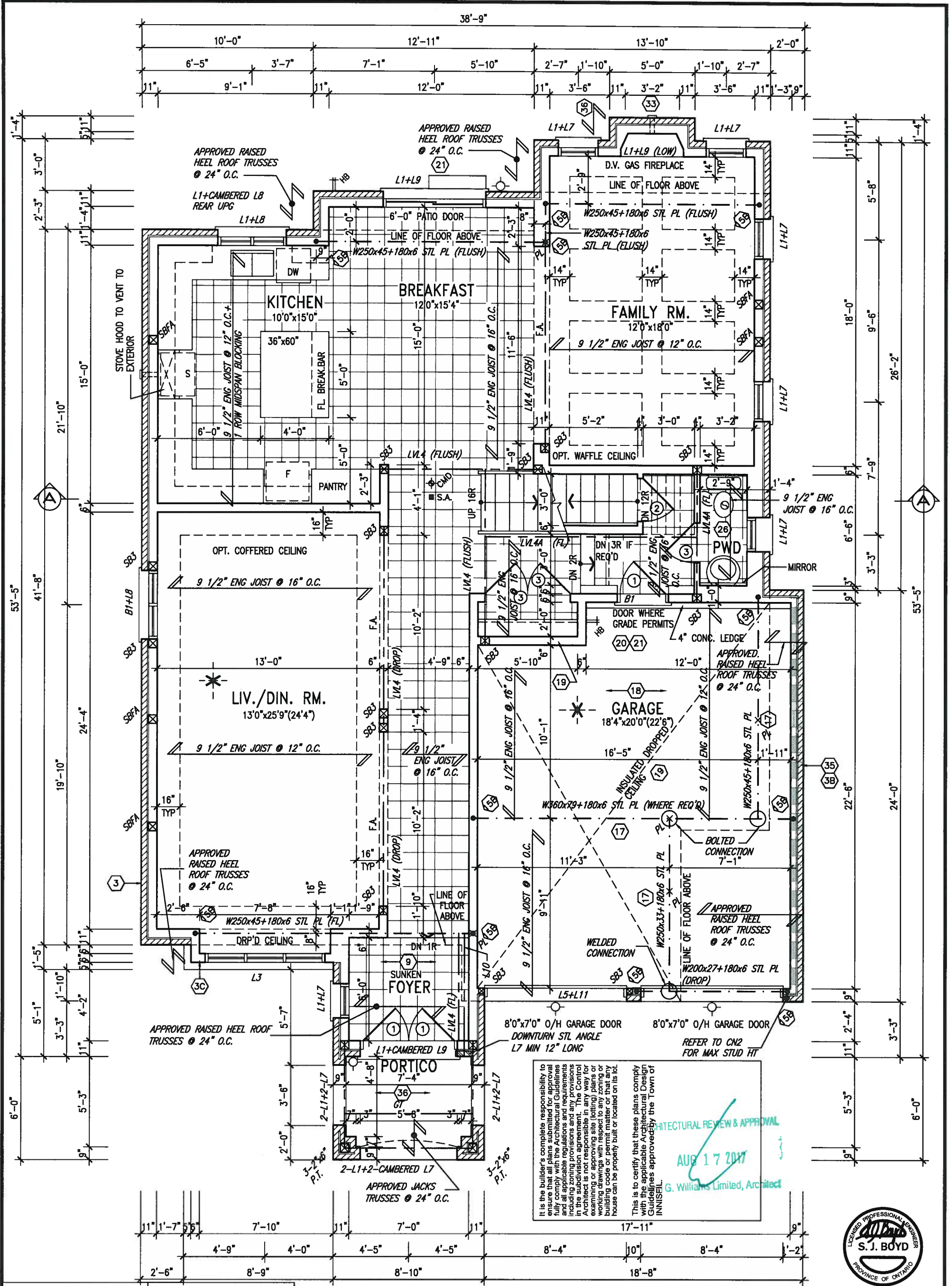
**NOTE:** J.I. PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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
5				VAS Design Inc. 42658
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.
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	

**VAS DESIGN**  
 255 Consumers Rd Suite 120  
 Toronto ON M2J 1R4  
 t 416.630.2255 f 416.630.4782  
 vo3design.com

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

**S45-1 HUMMINGBIRD 1**  
 project no. **13049**  
 drawing no. **1**  
 BASEMENT FLOOR PLAN 'A'  
 13049-S45-1  
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**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  
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 INFORMATION AND DETAILS.  
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**NOTE: SPACE ALL FLOOR**  
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project name: **ALCONA** municipality: **INNISFIL, ONTARIO** project no.: **13049**

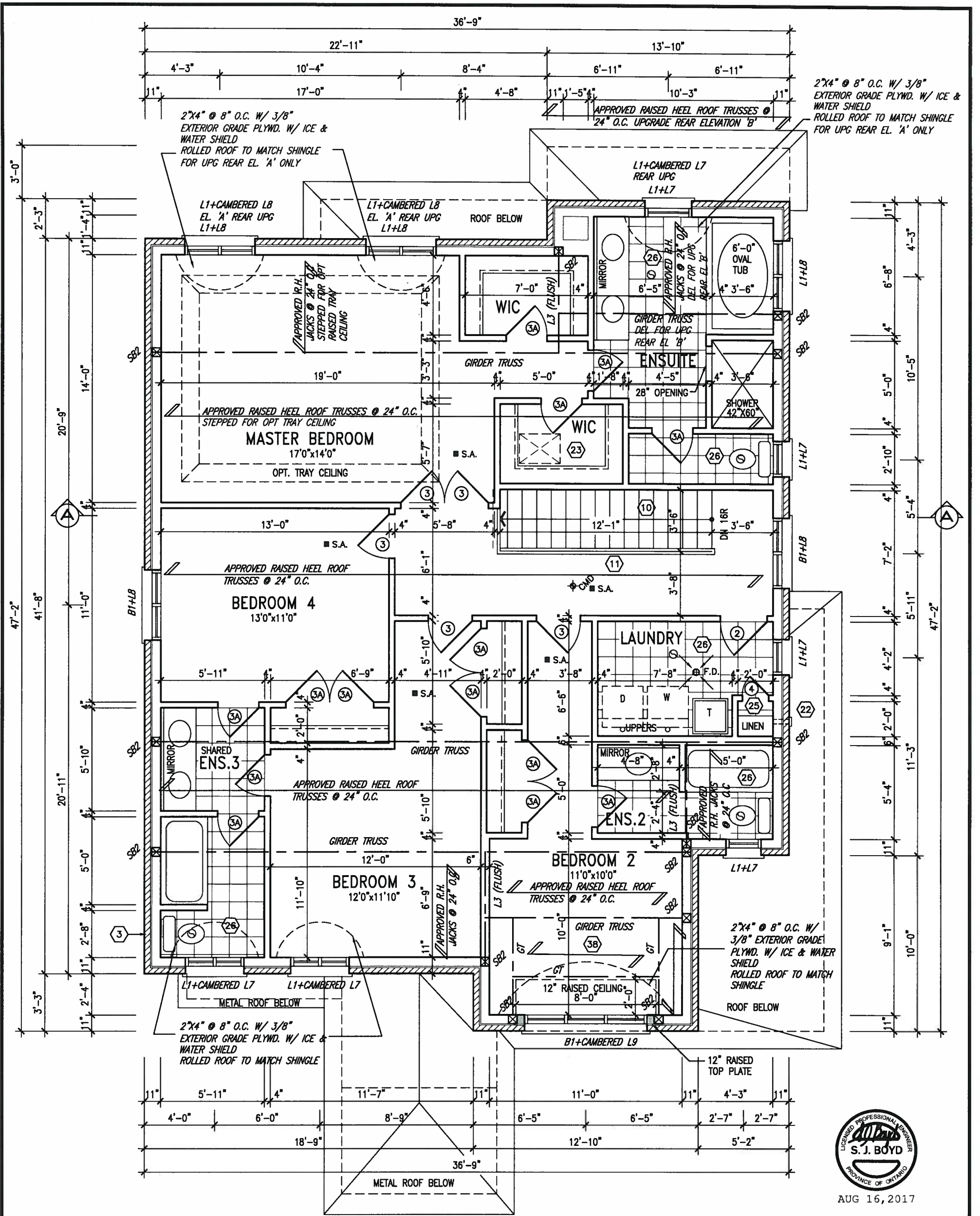
date: **NOV. 2015** checked by: **scale: 3/16" = 1'-0"** drawing no.: **2**

**GROUND FLOOR PLAN 'A'**

file name: **13049-S45-1**

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2"x4" @ 8" O.C. W/ 3/8" EXTERIOR GRADE PLYWD. W/ ICE & WATER SHIELD ROLLED ROOF TO MATCH SHINGLE FOR UPG REAR EL. 'A' ONLY



AUG 16, 2017

### SECOND FLOOR PLAN 'A'

**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.

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TECTORIAL REVIEW & APPROVAL  
AUG 17 2017  
Williams Limited, Architect

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

project no. 13049  
municipality INNISFIL, ONTARIO  
file name SECOND FLOOR PLAN 'A'  
file no. 13049-S45-1

**S45-1 HUMMINGBIRD 1**  
project no. 13049  
drawing no. 3

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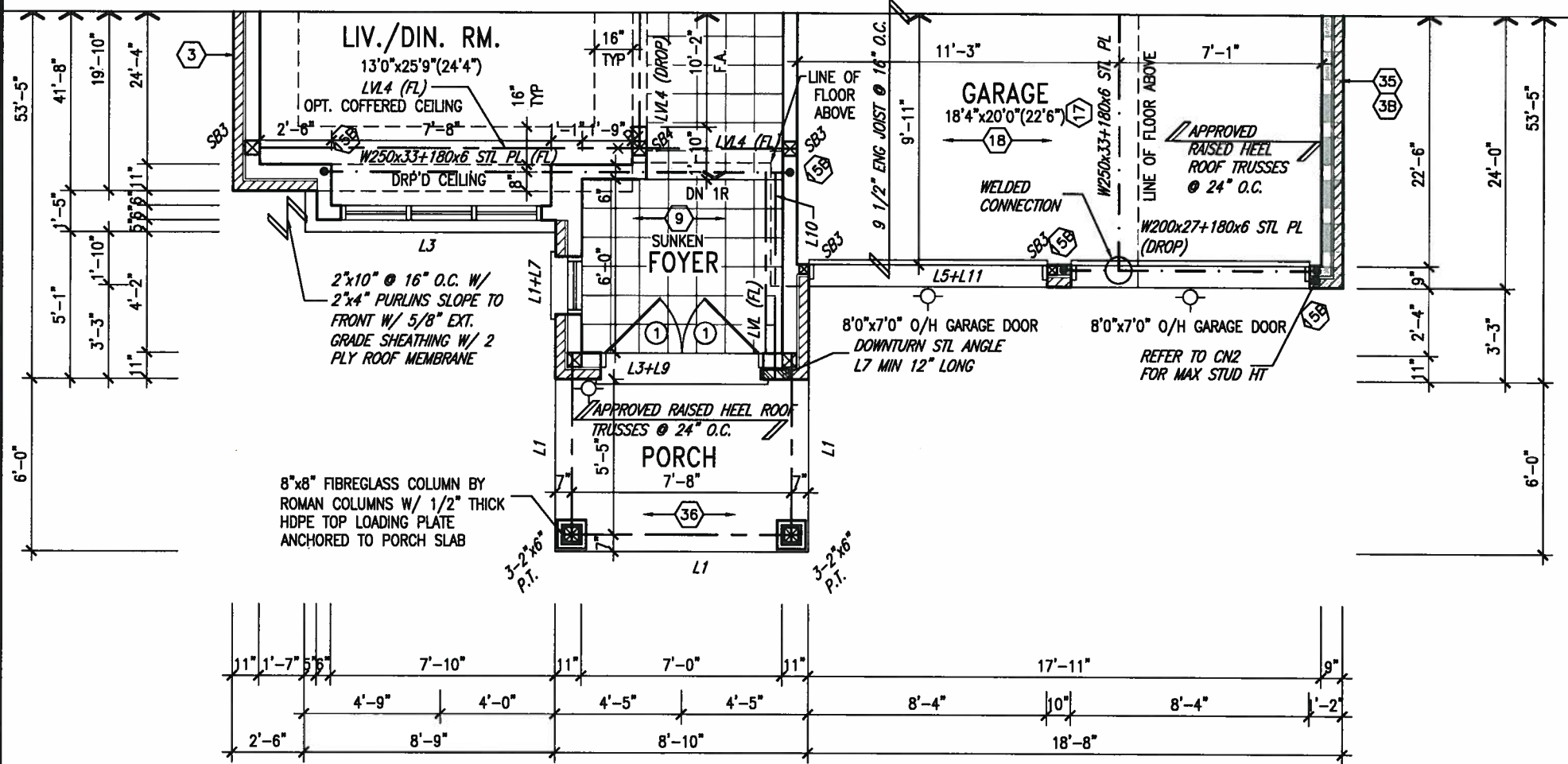
ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017

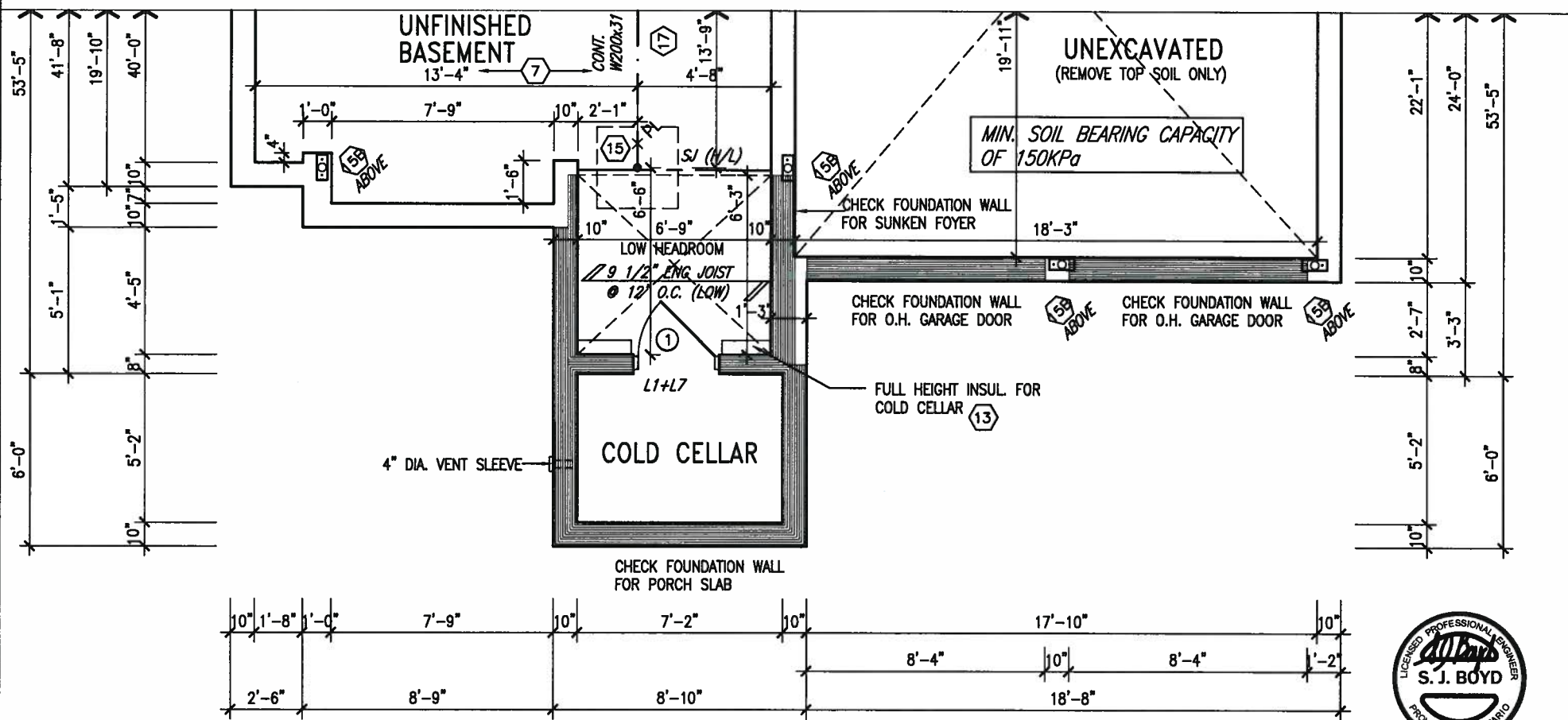
John G. Williams Limited, Architect

AREA CALCULATIONS

	ELEV. A	ELEV. B
GROUND FLOOR AREA	1372 SF	1372 SF
SECOND FLOOR AREA	1569 SF	1564 SF
SUBTOTAL	2941 SF	2936 SF
DEDUCT ALL OPEN AREAS	XX SF	XX SF
<b>TOTAL NET AREA</b>	<b>2941 SF</b> (273.22 m <sup>2</sup> )	<b>2936 SF</b> (272.76 m <sup>2</sup> )
FINISHED BSMT AREA	XX SF	XX SF
COVERAGE W/OUT PORCH	1812 SF (168.34 m <sup>2</sup> )	1812 SF (168.34 m <sup>2</sup> )
<b>COVERAGE W/ PORCH</b>	<b>1865 SF</b> (173.26 m <sup>2</sup> )	<b>1865 SF</b> (173.26 m <sup>2</sup> )



PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT FLOOR PLAN 'B'



AUG 16, 2017

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INDICATES REDUCED SIDE YARD

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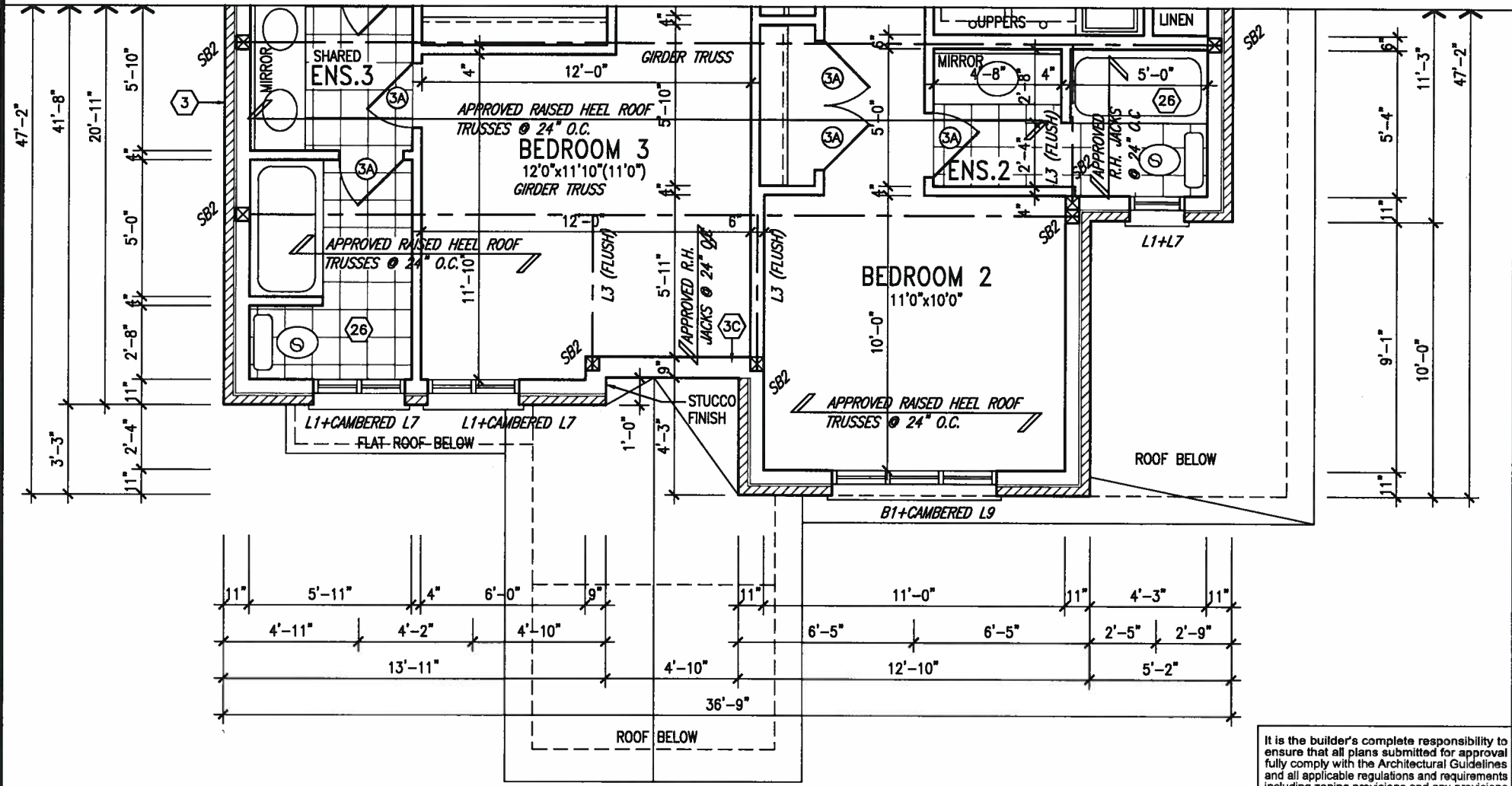
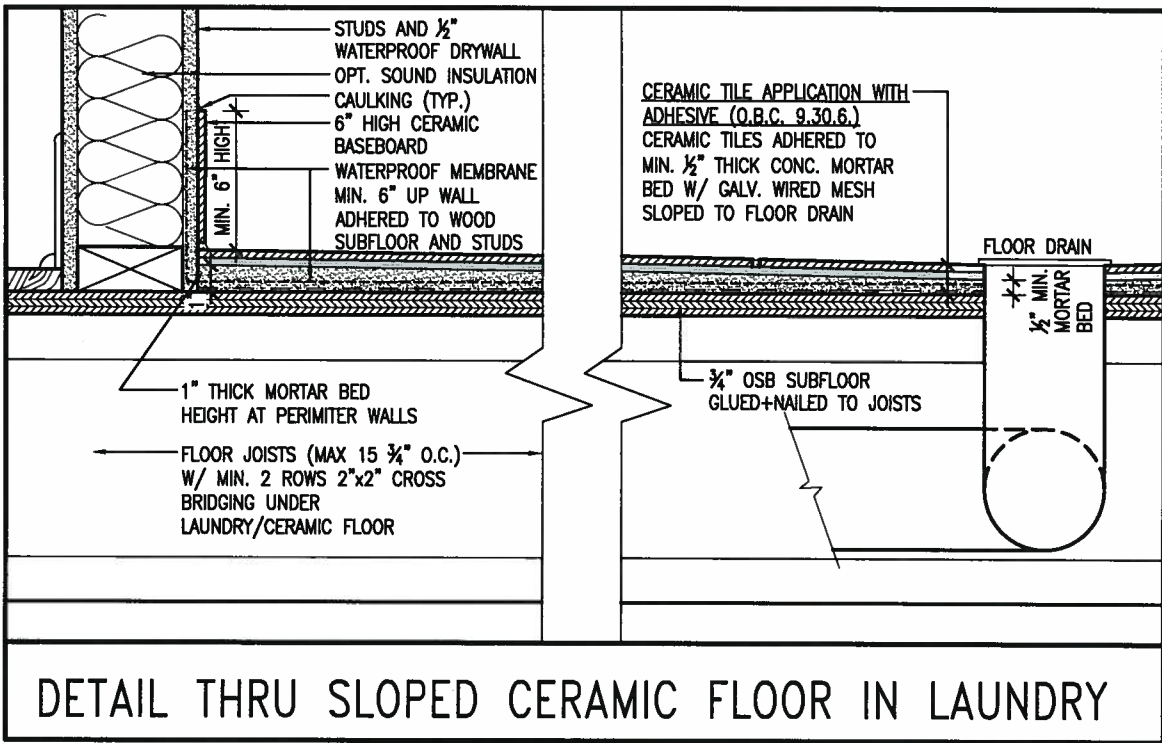
PARTIAL PLAN 'B'

file name  
13049-S45-1

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**S45-1**  
HUMMINGBIRD 1



**PARTIAL SECOND FLOOR PLAN 'B'**



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ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017

John G. Williams Limited, Architect

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HUMMINGBIRD 1

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PARTIAL PLAN 'B'

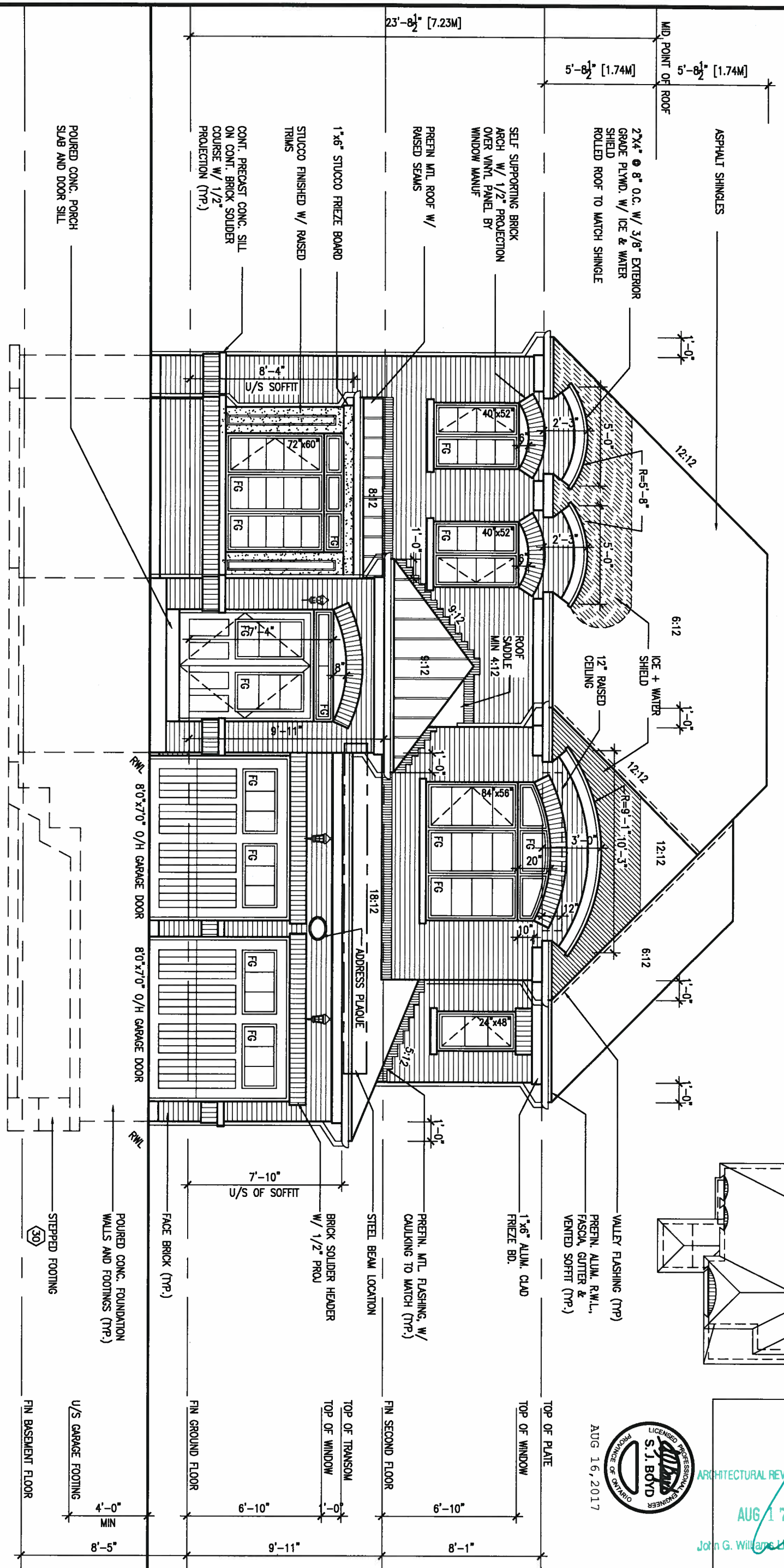
file name  
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drawing no.  
**5**

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FRONT ELEVATION 'A'

ROOF PLAN 'A'



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

scale

FRONT ELEVATION A

**S45-1 HUMMINGBIRD 1**

municipality  
 INNISFIL, ONTARIO

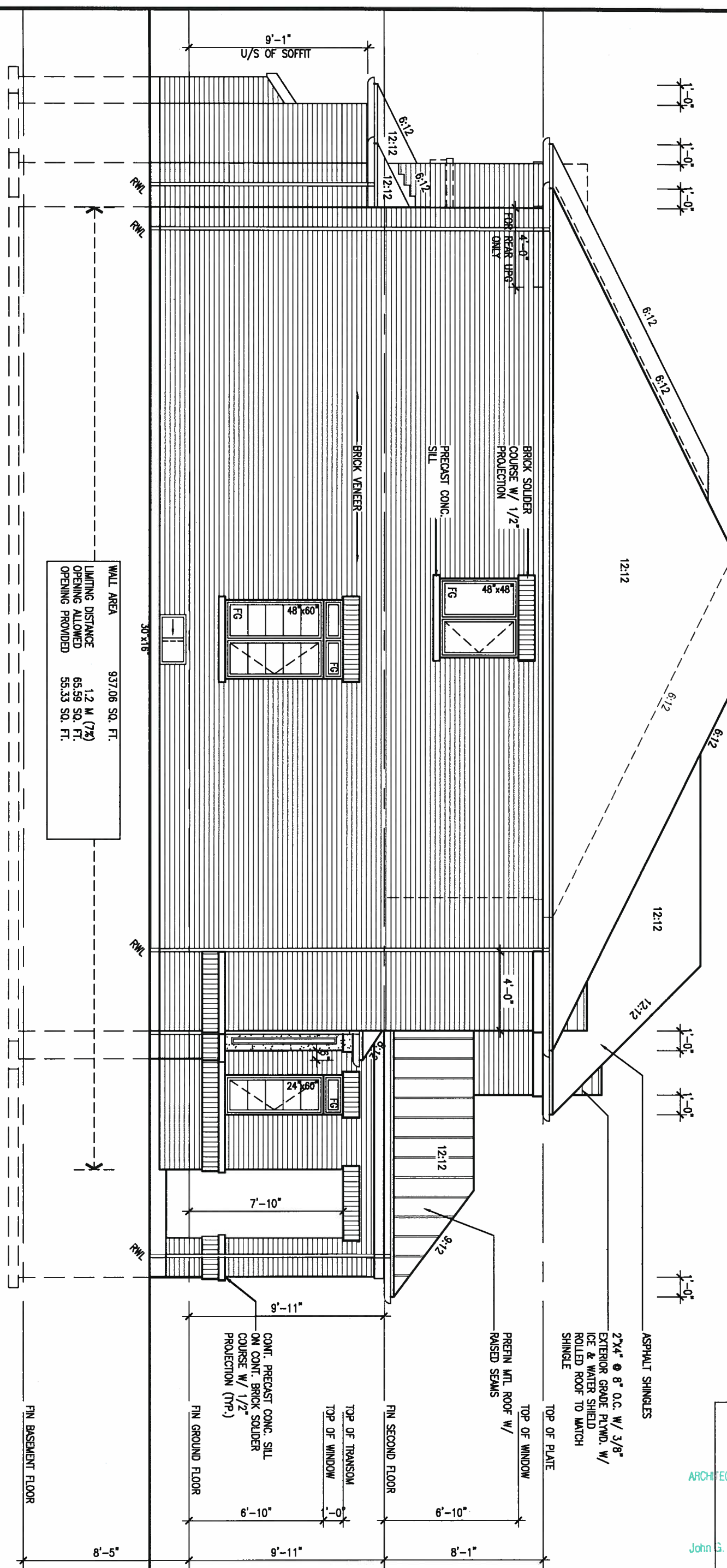
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# LEFT SIDE ELEVATION 'A'



WALL AREA	937.06 SQ. FT.
LIMITING DISTANCE OPENING ALLOWED	1.2 M (7%)
OPENING PROVIDED	65.59 SQ. FT.
	55.33 SQ. FT.

UNINSULATED OPENINGS (PER OBC: SB-12.3.1.1(7))			
S45-1 ELEVATION A	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	743 S.F.	159.71 S.F.	21.50 %
LEFT SIDE	1015 S.F.	55.33 S.F.	5.45 %
RIGHT SIDE	1015 S.F.	80 S.F.	7.88 %
REAR	735 S.F.	143.22 S.F.	19.49 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3508.00 S.F.	438.26 S.F.	12.49 %
TOTAL SQ. M.	325.90 S.M.	40.72 S.M.	12.49 %



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REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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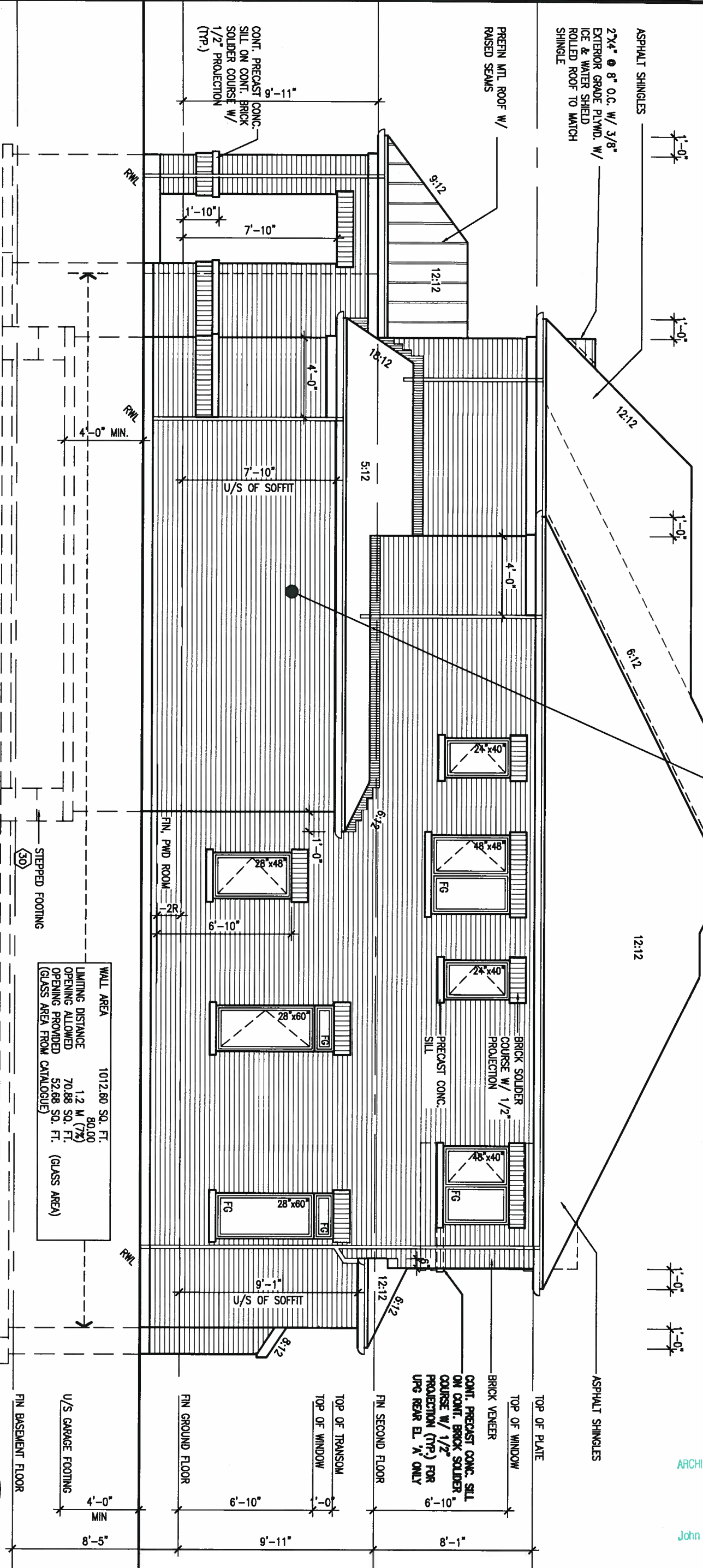
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**BRICK VENEER CONSTRUCTION**  
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)  
 45 MINUTE FIRE RATED WALL  
 PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702. MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS\* WITH A MASS OF NOT LESS THAN 1.22 KG/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.  
 (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

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RIGHT SIDE ELEVATION 'A'

WALL AREA	1012.60 SQ. FT.
LIMITING DISTANCE	80.00
OPENING ALLOWED	1.2 M (7%)
OPENING PROVIDED	70.88 SQ. FT.
(GLASS AREA FROM CATALOGUE)	52.88 SQ. FT. (GLASS AREA)

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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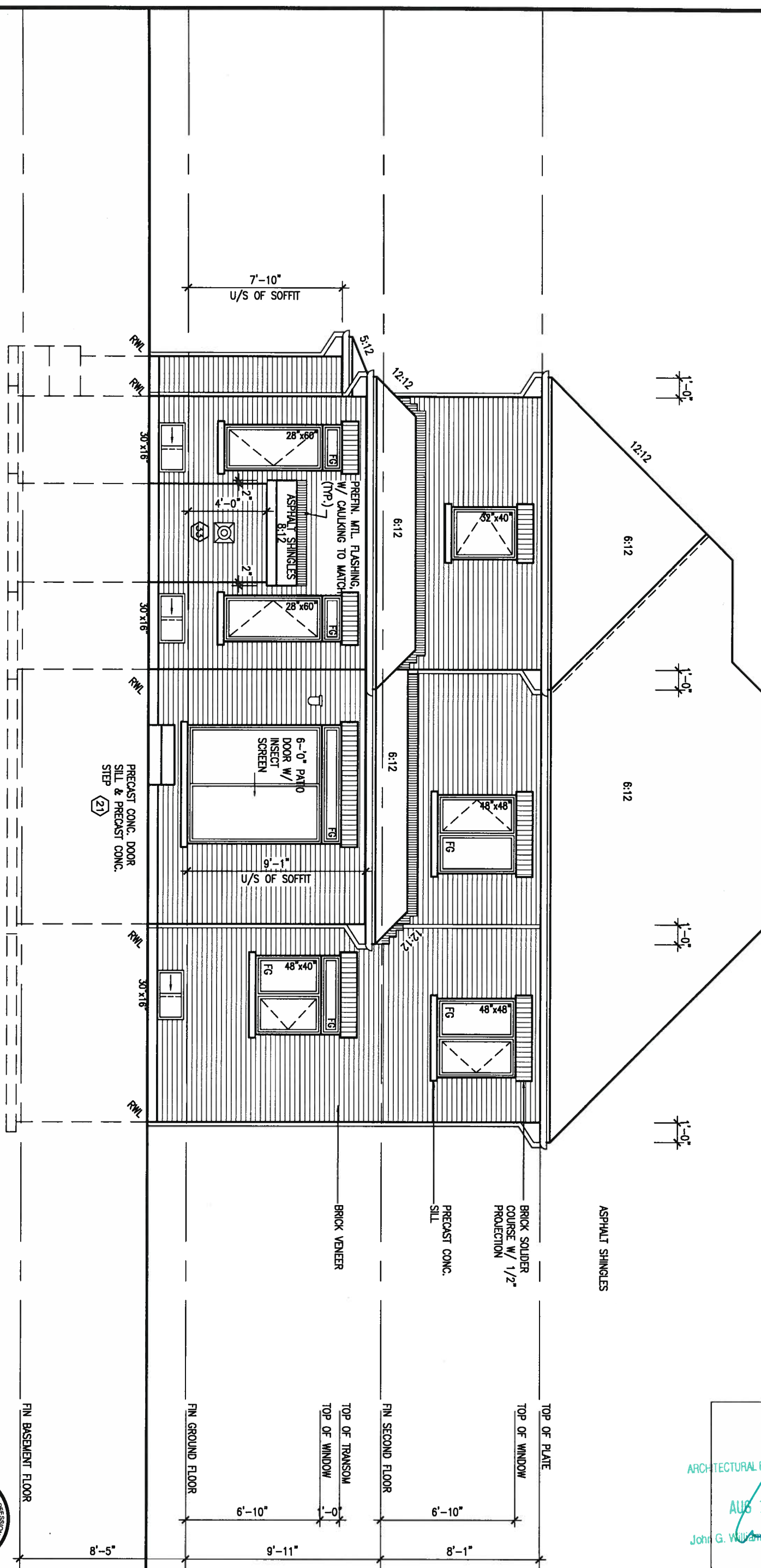
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 RIGHT SIDE ELEVATION A  
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REAR ELEVATION 'A & B'



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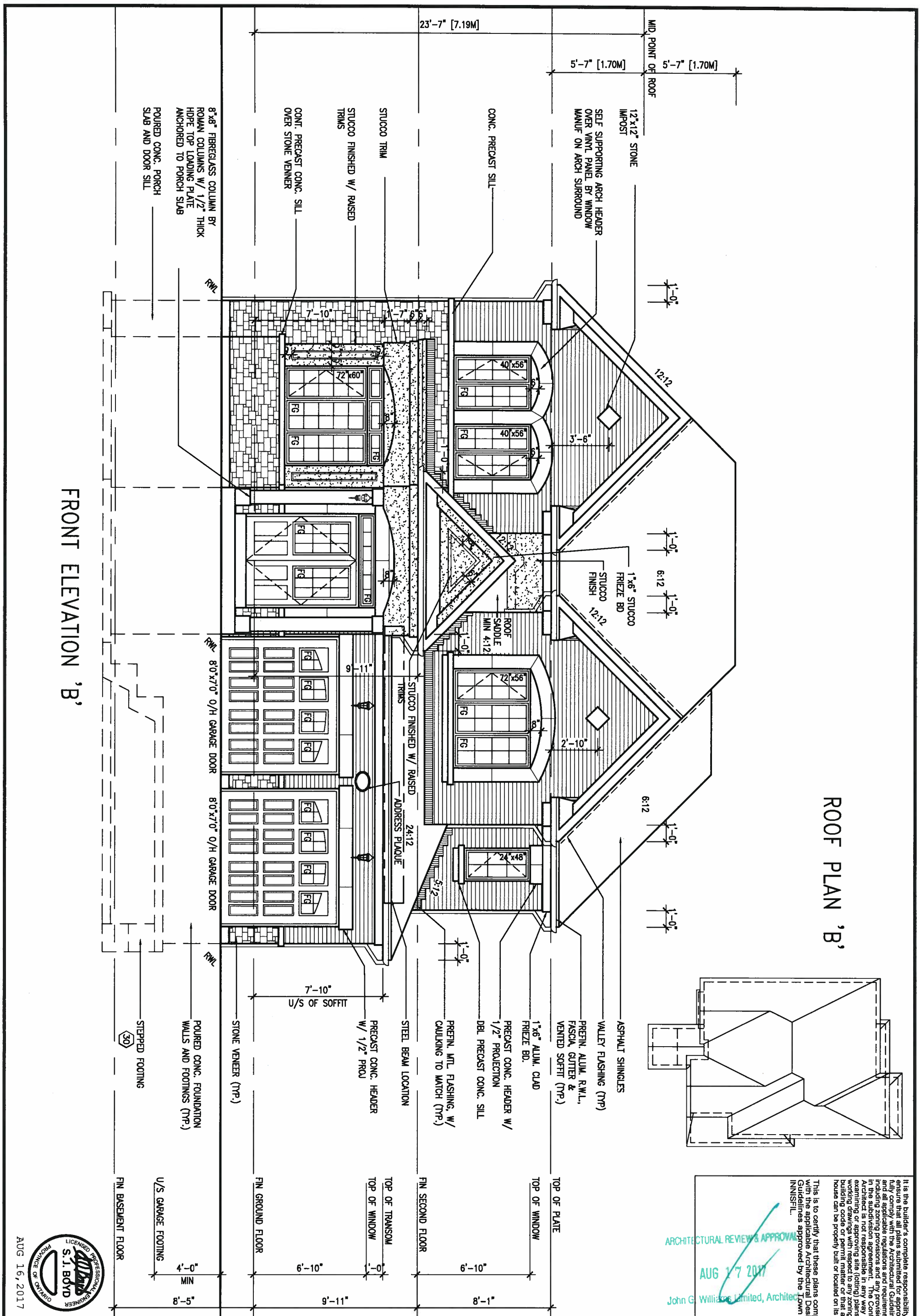
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**REAR ELEVATION A & B**

drawing no. **9**

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FRONT ELEVATION 'B'

ROOF PLAN 'B'

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4			
3	REVISED TO 10" FOUNDATION WALLS	DEC 20/15	AJE
2	REVISED INSULATION AT STAIRS	SEPT 19/15	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 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 NOV. 2015 checked by RC scale 3/16" = 1'-0"

drawn by RC

FRONT ELEVATION B

file name 13049-S45-1

**S45-1 HUMMINGBIRD 1**

project no. 13049

drawing no. 10

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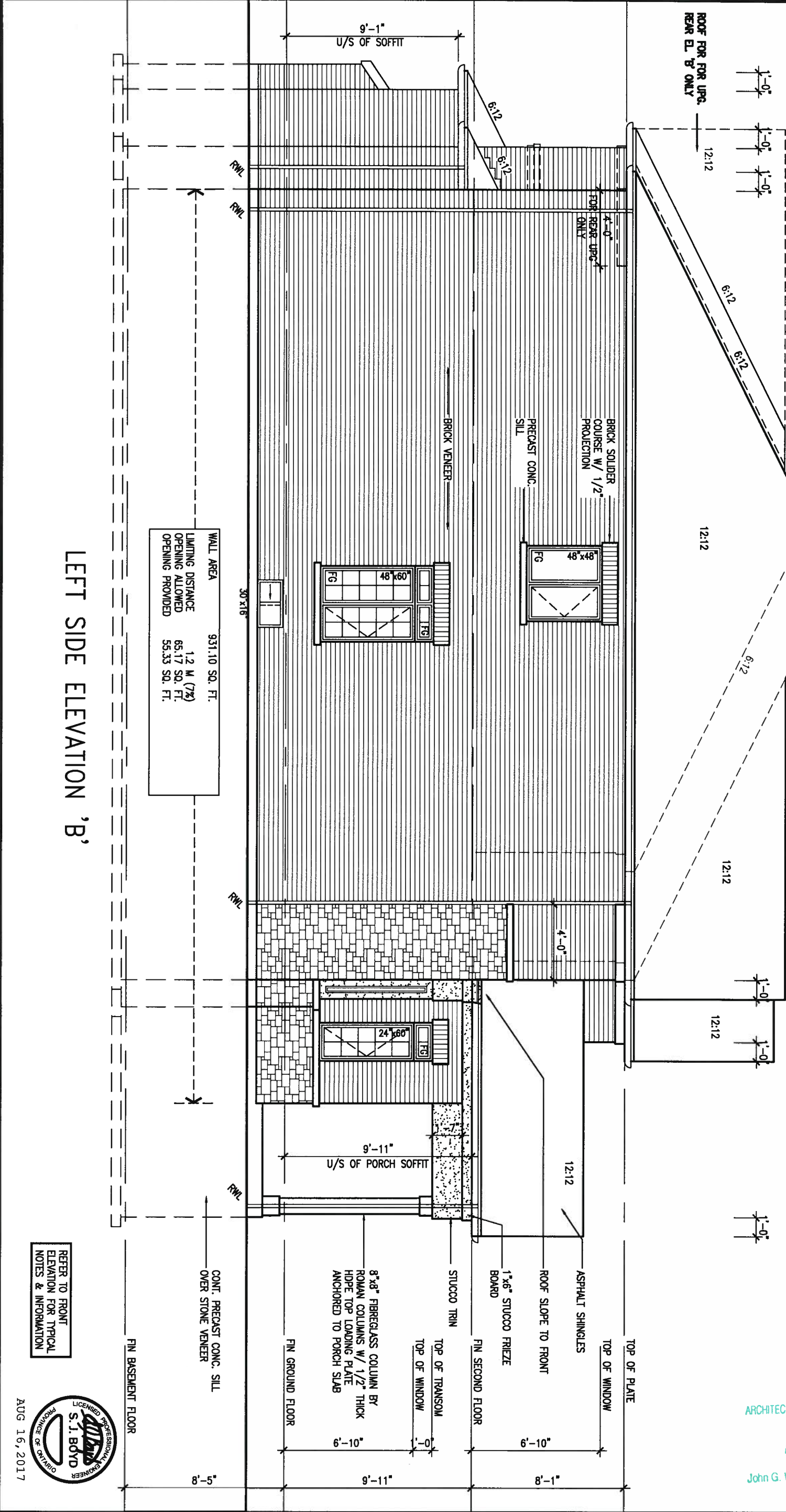
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UNINSULATED OPENINGS (PER OBC. SB-12.3.1.(7))			
S45-1 ELEVATION B	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION	735 S.F.	147.5 S.F.	20.07 %
FRONT	1009 S.F.	55.33 S.F.	5.48 %
LEFT SIDE	1009 S.F.	80 S.F.	7.93 %
RIGHT SIDE	735 S.F.	143.22 S.F.	19.49 %
REAR			
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3488.00 S.F.	426.05 S.F.	12.21 %
TOTAL SQ. M.	324.04 S.M.	39.58 S.M.	12.21 %

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ARCHITECTURAL REVIEW & APPROVAL  
AUG 17 2017  
John G. Williams Limited, Architect



WALL AREA	931.10 SQ. FT.
LIMITING DISTANCE OPENING ALLOWED	1.2 M (7%)
OPENING PROVIDED	65.17 SQ. FT.
	55.33 SQ. FT.

LEFT SIDE ELEVATION 'B'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



9			
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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

**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**  
municipality  
INNISFIL, ONTARIO

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

**S45-1 HUMMINGBIRD 1**  
project no.  
13049

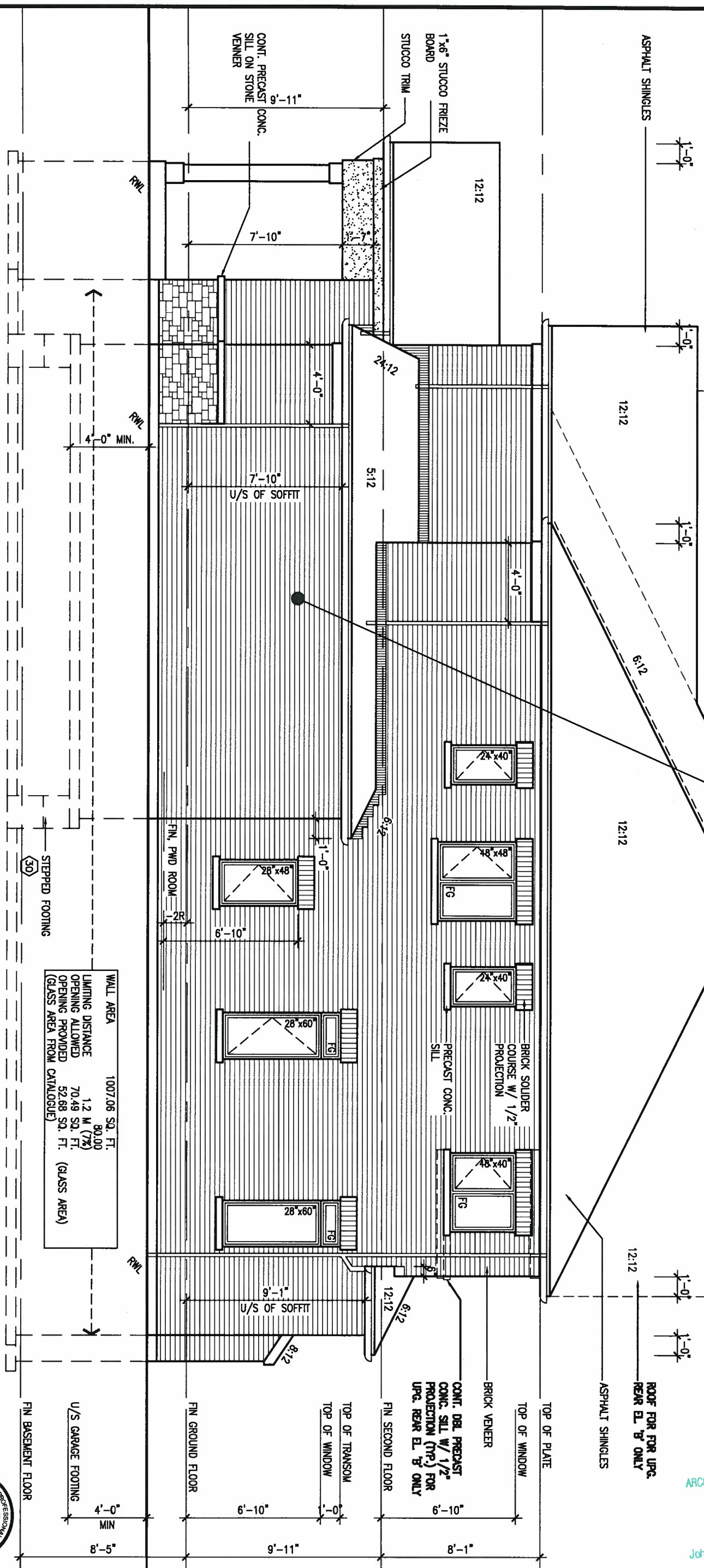
**LEFT SIDE ELEVATION B**  
drawing no.  
11

file name  
13049-S45-1

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# RIGHT SIDE ELEVATION 'B'



**BRICK VENEER CONSTRUCTION**  
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)  
 45 MINUTE FIRE RATED WALL  
 PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 KG/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.  
 (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

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 the accuracy of any information appearing on these drawings or for any errors or omissions. The Control Architect is not responsible for any 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 17 2017  
 John G. Williams Limited, Architect

WALL AREA	1007.06 SQ. FT.
LIMITING DISTANCE	80.00
OPENING ALLOWED	1.2 M (7%)
OPENING PROVIDED	70.49 SQ. FT.
(GLASS AREA FROM CATALOGUE)	52.88 SQ. FT. (GLASS AREA)

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



no.	description	date	by
3	REVISED TO 10" FOUNDATION WALLS	DEC 20/16	AJE
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		

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.

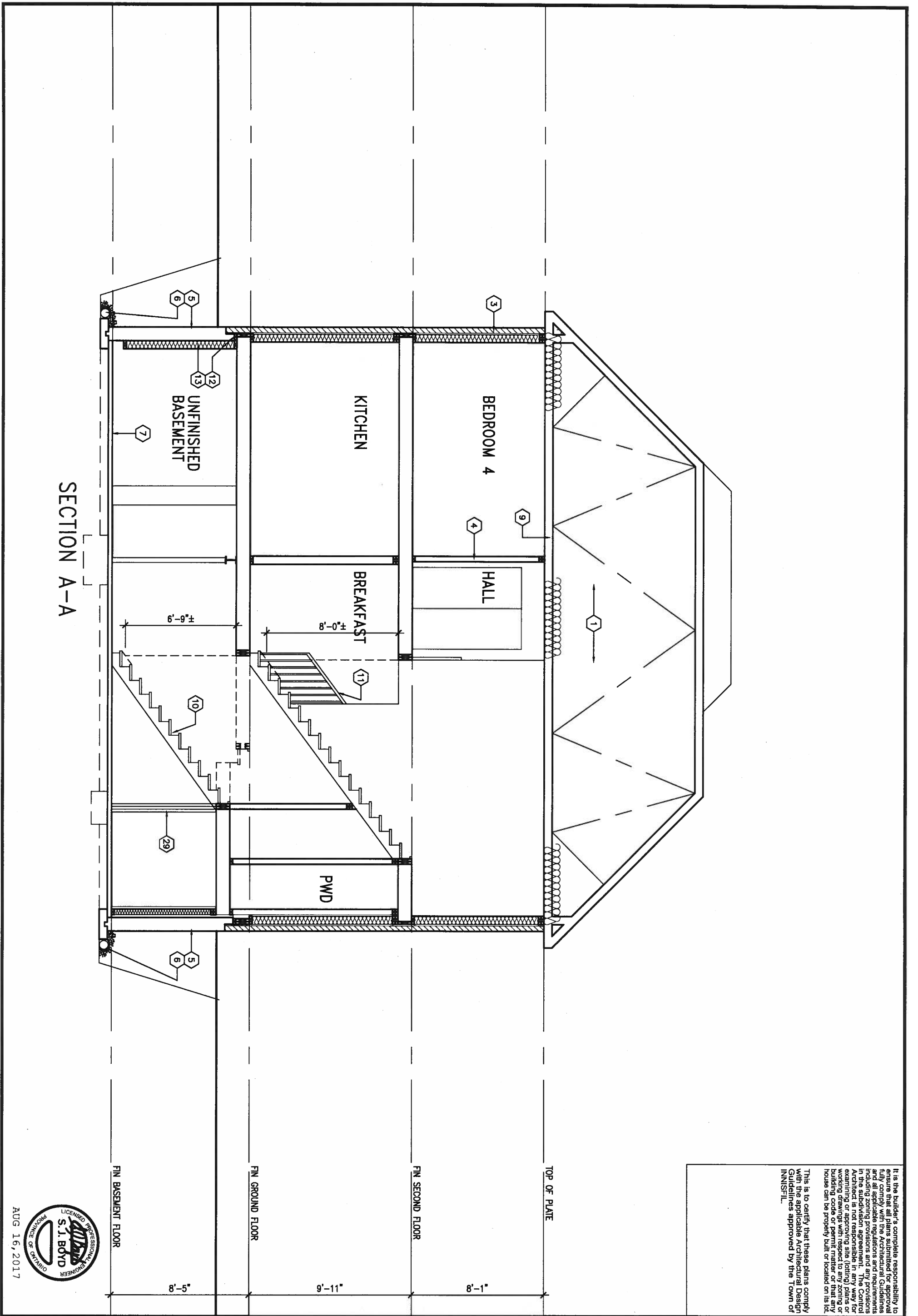
qualification information  
 Wellington Jno-Baptiste 25591  
 name registration information BCN  
 VA3 Design Inc. 42658

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  
 date NOV. 2015  
 drawn by RC  
 checked by  
 scale 3/16" = 1'-0"  
 municipality INNISFIL, ONTARIO

**S45-1**  
 HUMMINGBIRD 1  
 project no. 13049  
 drawing no. 12  
 file name 13049-S45-1  
 date Mon - Aug 14 2017 - 3:47 PM



SECTION A-A

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 zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for extending or approving site (lotting) plans or zoning changes without the approval of the building code department. The location of the house can be properly built or located on its lot.



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3.	REVISED TO 10" FOUNDATION WALLS	DEC 20/16	AJE
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qualification information  
 Wellington Jno-Baptiste 25591  
 name  
 registration information  
 VA3 Design Inc. 42658

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 va3design.com

**BAYVIEW WELLINGTON**

project name  
**ALCONA**  
 date  
 NOV. 2015  
 drawn by  
 RC

municipality  
 INNISFIL, ONTARIO

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

**S45-1**  
**HUMMINGBIRD 1**

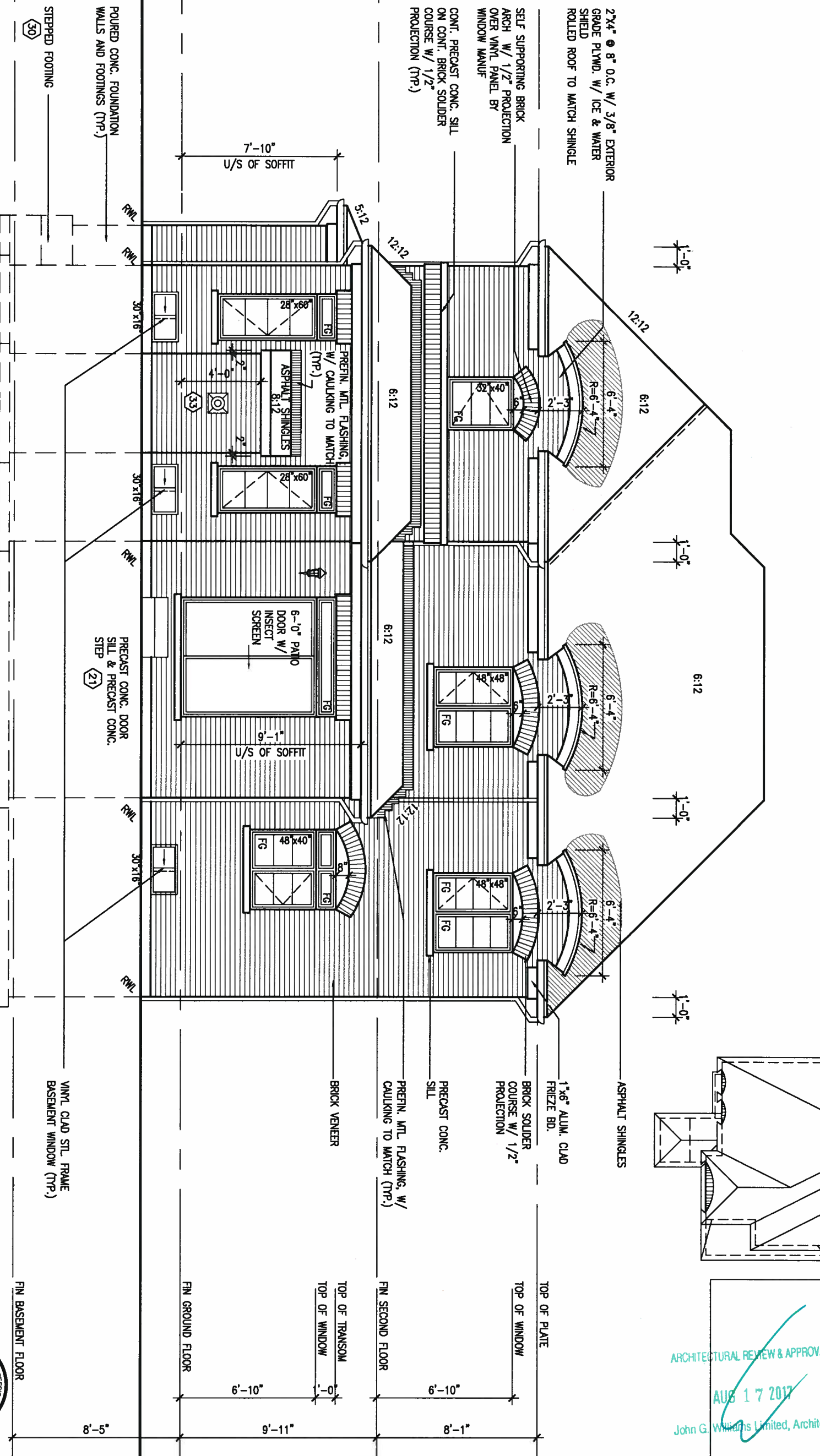
project no.  
 13049

drawing no.  
**13**

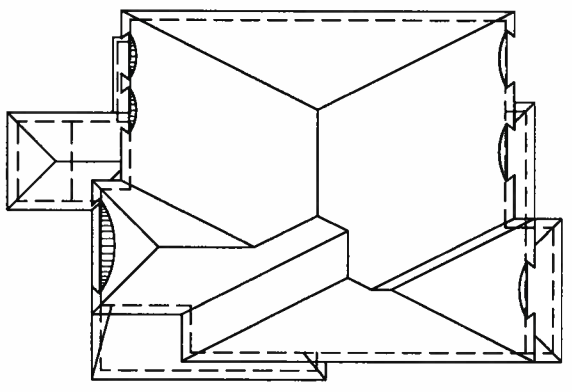
SECTION A-A  
 file name  
 13049-S45-1

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ROOF PLAN 'A'  
UPG REAR ELEV



REAR ELEVATION 'A' UPGRADE



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ARCHITECTURAL REVIEW & APPROVAL  
AUG 17 2017  
John G. Williams Limited, Architect

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



9			
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qualification information  
Wellington Jno-Baptiste 25591  
name BCIN  
registration information VA3 Design Inc. 42658

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va3design.com

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

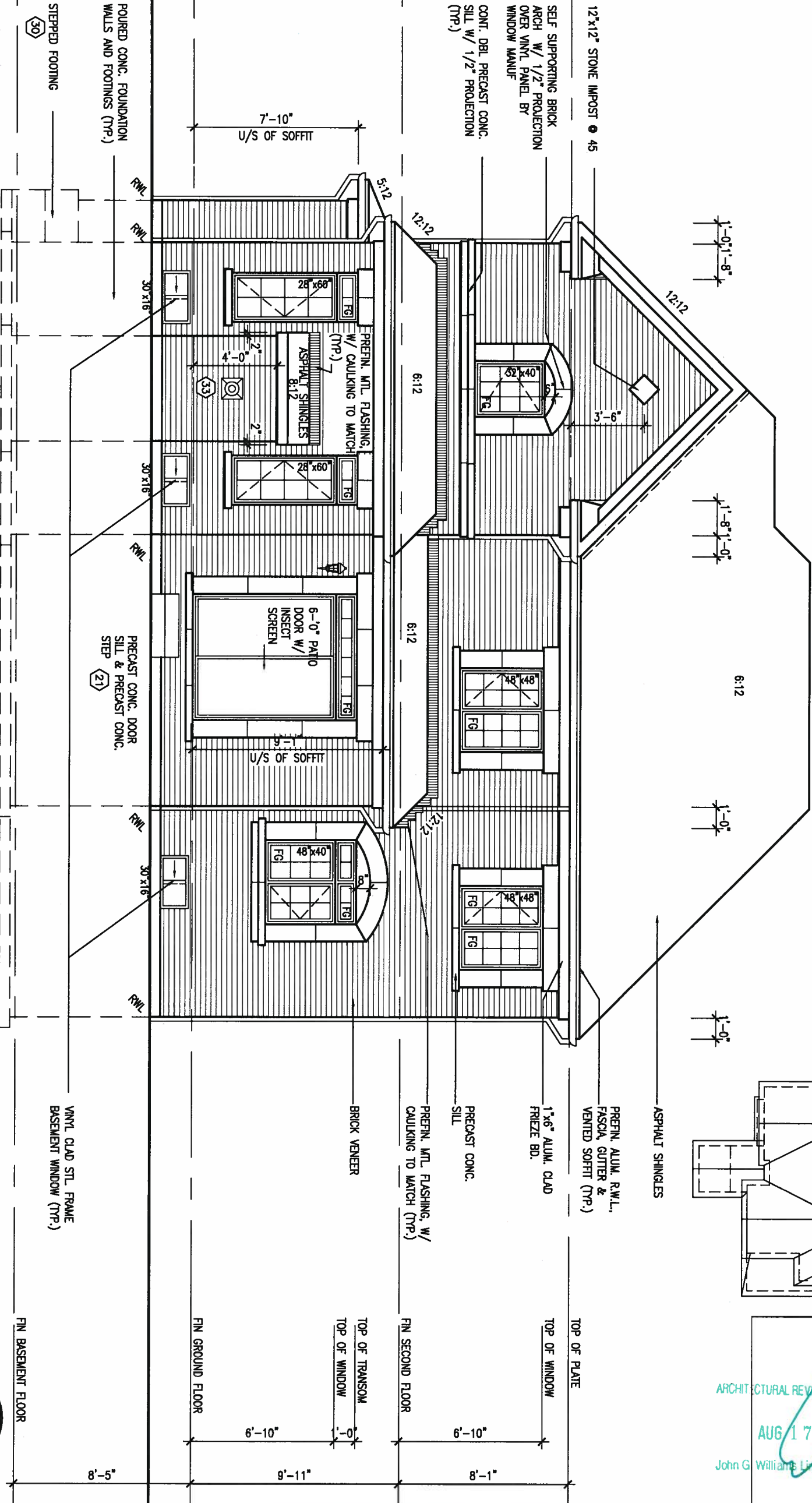
municipality INNISFIL, ONTARIO

REAR ELEVATION 'A' UPGRADE

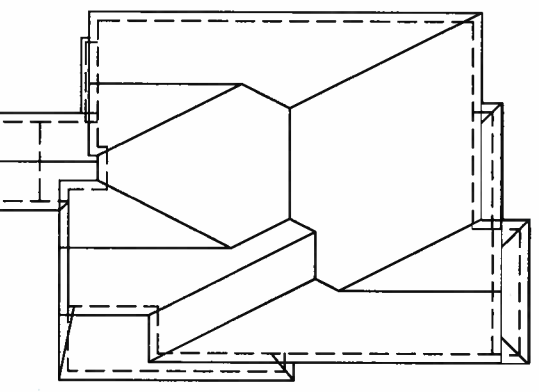
**S45-1 HUMMINGBIRD 1**  
project no. 13049  
drawing no. 14

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ROOF PLAN 'B'  
UPG REAR ELEV



REAR ELEVATION 'B' UPGRADE



ARCHITECTURAL REVIEW & APPROVAL  
AUG 17 2017  
John G. Williams Limited, Architect

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

LICENSED PROFESSIONAL ENGINEER  
S.J. BOYD  
PROVINCE OF ONTARIO  
AUG 16, 2017

9			
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3	REVISED TO 10" FOUNDATION WALLS	DEC 20/16	AJE
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1	ISSUED FOR CLIENT REVIEW		
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qualification information  
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name  
registration information  
VA3 Design Inc. 42658

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

**BAYVIEW WELLINGTON**

project name  
**ALCONA**

date  
NOV. 2015

checked by  
RC

municipality  
INNISFIL, ONTARIO

scale  
3/16" = 1'-0"

**S45-1**  
HUMMINGBIRD 1

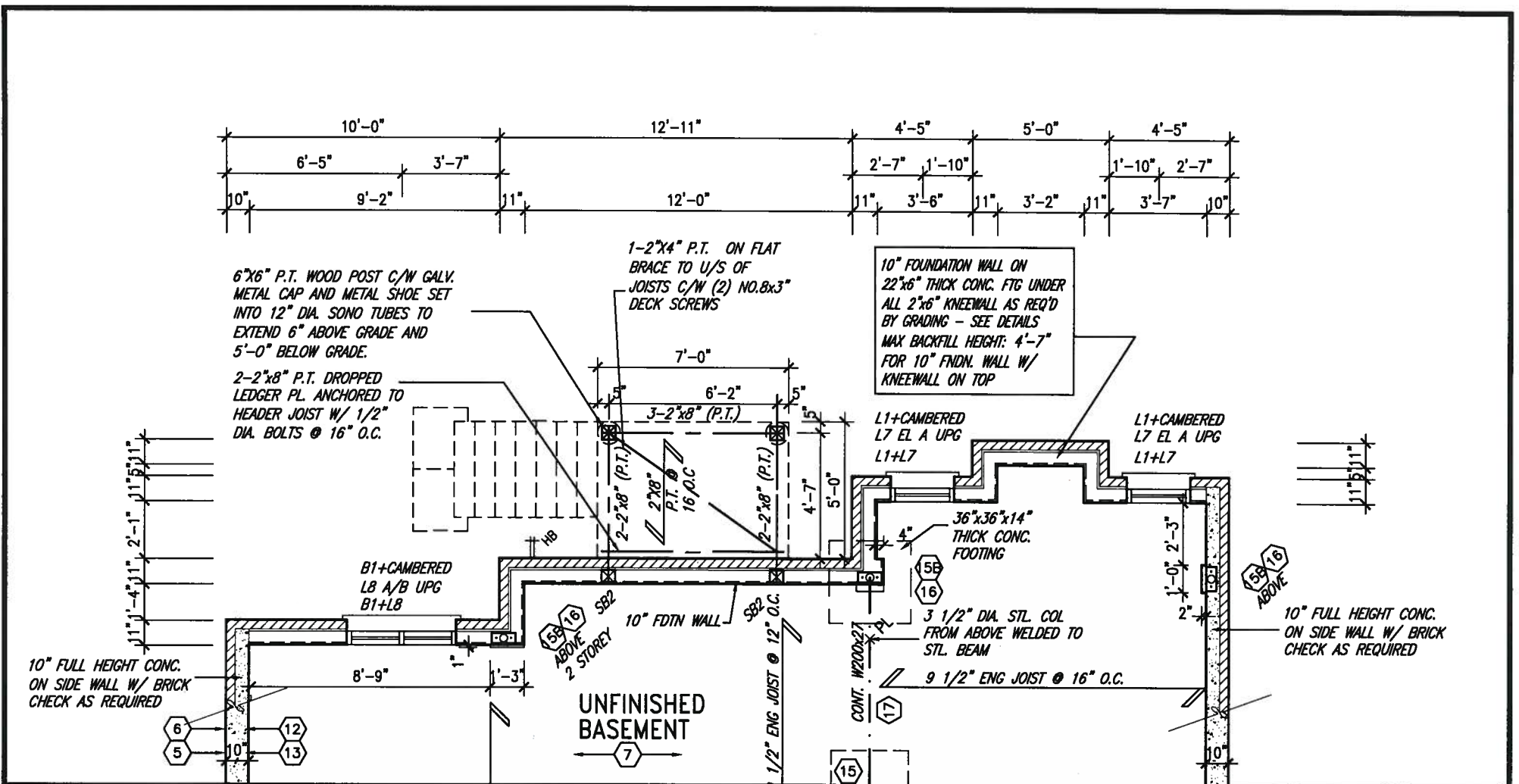
project no.  
13049

drawing no.  
15

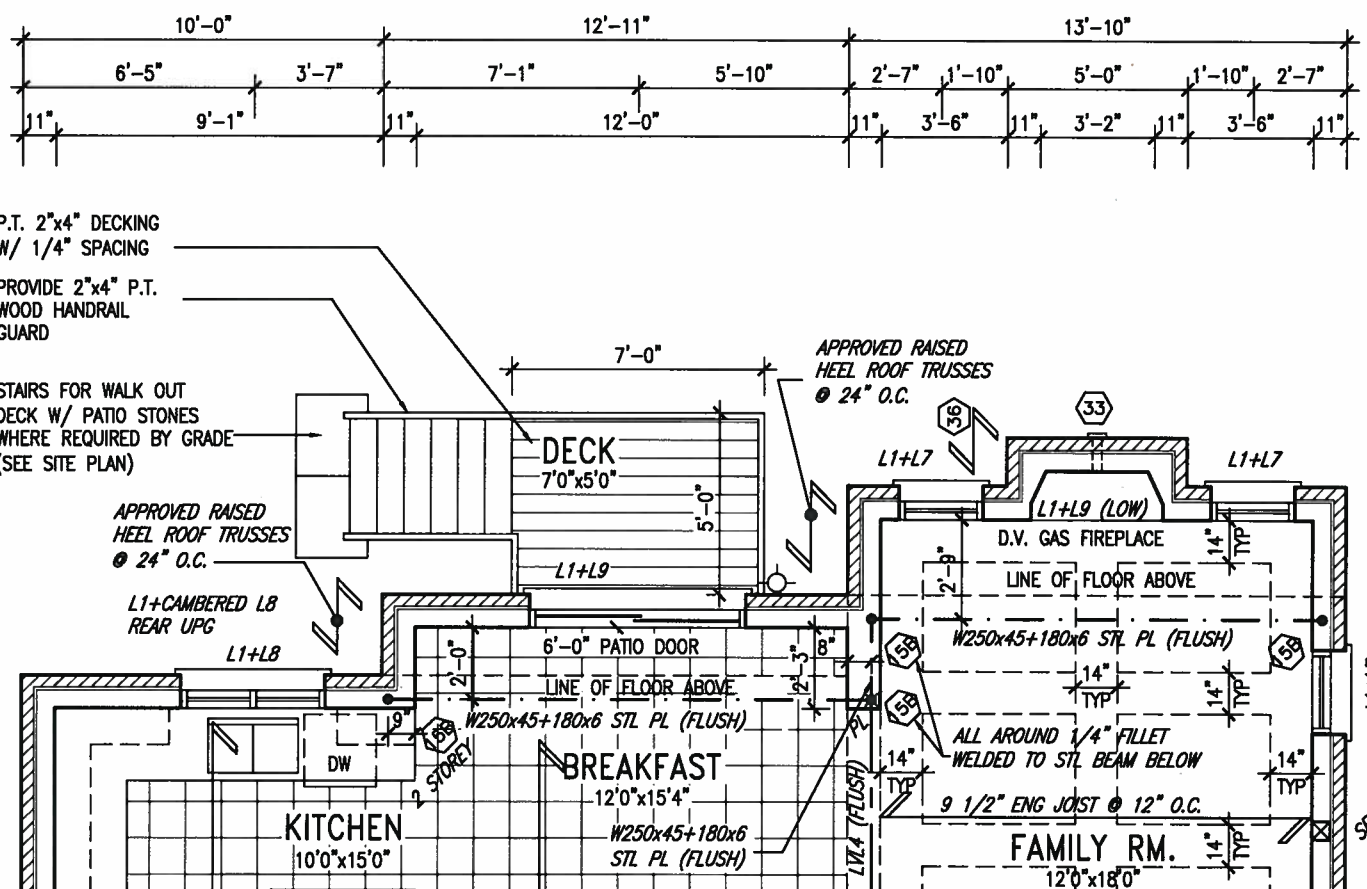
file name  
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REAR ELEVATION 'B' UPGRADE

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



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



AUG 16, 2017

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S45-1 ELEVATION A-9R WOD	ENERGY EFFICIENCY - OBC SB12			S45-1 ELEVATION B-9R WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	743 S.F.	159.71 S.F.	21.50 %	FRONT	735 S.F.	147.5 S.F.	20.07 %
LEFT SIDE	1015 S.F.	55.33 S.F.	5.45 %	LEFT SIDE	1009 S.F.	55.33 S.F.	5.48 %
RIGHT SIDE	1015 S.F.	80 S.F.	7.88 %	RIGHT SIDE	1009 S.F.	80 S.F.	7.93 %
REAR	882 S.F.	162.11 S.F.	18.38 %	REAR	882 S.F.	162.11 S.F.	18.38 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3655.00 S.F.	457.15 S.F.	12.51 %	TOTAL SQ. FT.	3635.00 S.F.	444.94 S.F.	12.24 %
TOTAL SQ. M.	339.56 S.M.	42.47 S.M.	12.51 %	TOTAL SQ. M.	337.70 S.M.	41.34 S.M.	12.24 %

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

ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017

John G. Williams Limited, Architect

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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.

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** scale: **3/16" = 1'-0"**

drawn by: **RC** checked by: **RC**

**PARTIAL FLOOR PLAN WOD** file name: **13049-S45-1**

**S45-1**  
**HUMMINGBIRD 1**

project no. **13049**

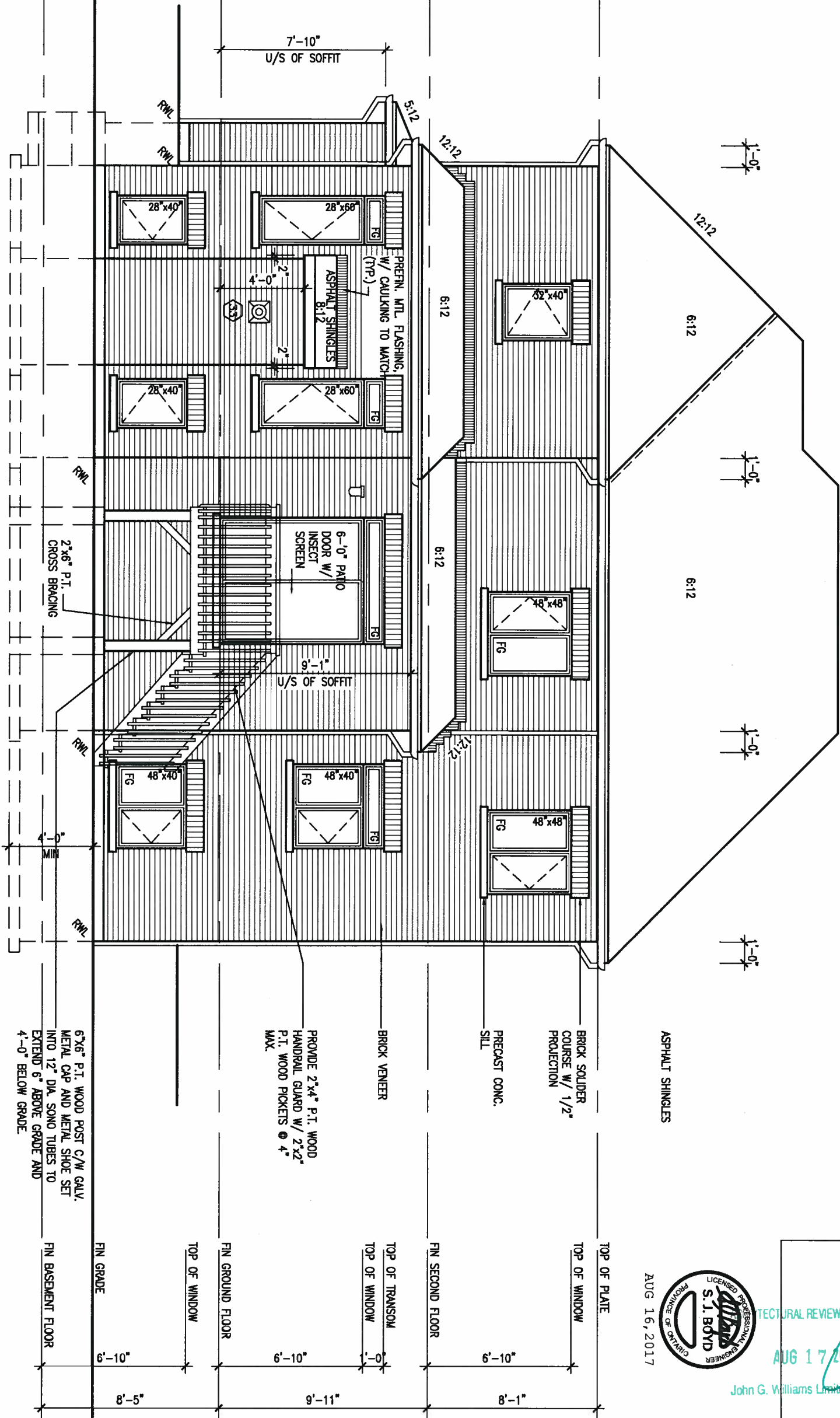
drawing no. **16**

drawn by: **RC** checked by: **RC** scale: **3/16" = 1'-0"** file name: **13049-S45-1**

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REAR ELEVATION 'A & B' WOD  
9R AND MORE COND.



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

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION



STRUCTURAL REVIEW & APPROVAL  
AUG 17 2017  
John G. Williams Limited, Architect

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no.	description	date	by
9.			
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3.	REVISED TO 10" FOUNDATION WALLS	DEC 20/16	AJE
2.	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1.	ISSUED FOR CLIENT REVIEW		

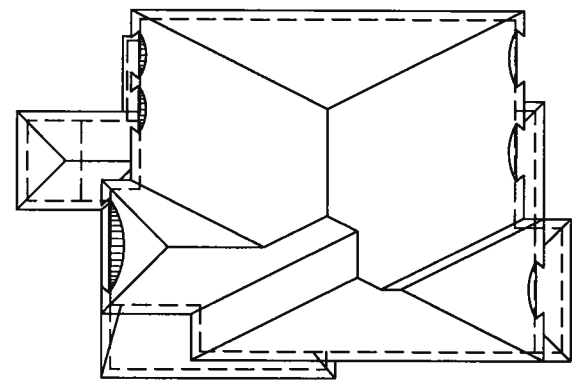
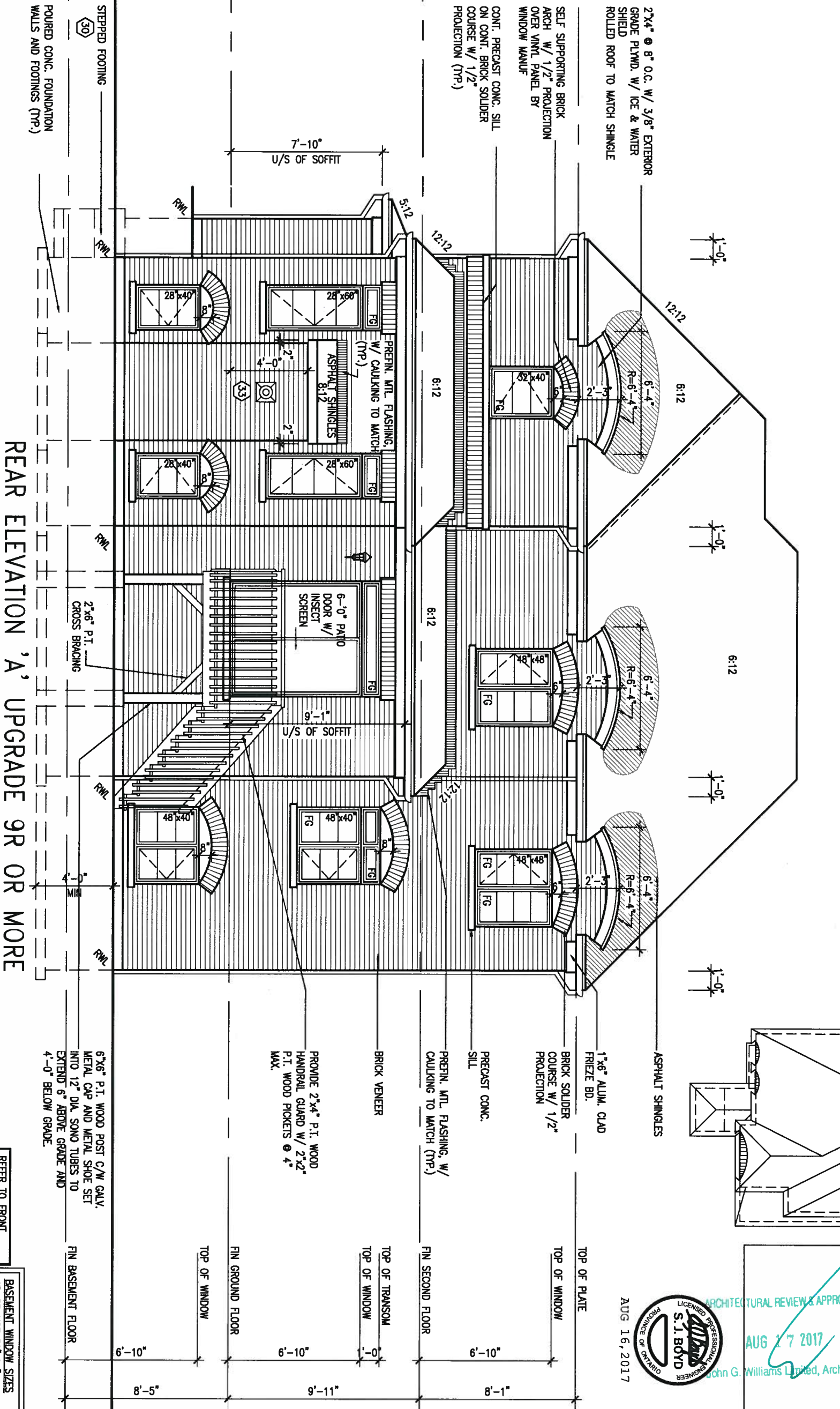
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
qualification information  
Wellington Jno-Baptiste 25591  
name registration information BOM  
VA3 Design Inc. 42658  
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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  
date NOV. 2015  
drawn by RC  
checked by  
scale 3/16" = 1'-0"  
municipality INNISFIL, ONTARIO

**S45-1**  
HUMMINGBIRD 1  
project no. 13049  
drawing no. 17  
REAR ELEVATION WOD  
file name 13049-S45-1  
Mon - Aug 14 2017 - 3:47 PM

# ROOF PLAN 'A' UPG REAR ELEV



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

ARCHITECTURAL REVIEW & APPROVAL  
AUG 17 2017  
John G. Williams Limited, Architect



## REAR ELEVATION 'A' UPGRADE 9R OR MORE

STEPPED FOOTING  
POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

6"x6" P.T. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SOND TUBES TO EXTEND 6" ABOVE GRADE AND 4'-0" BELOW GRADE.

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION  
BASEMENT WINDOW SIZES: 4R-BR USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS

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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

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

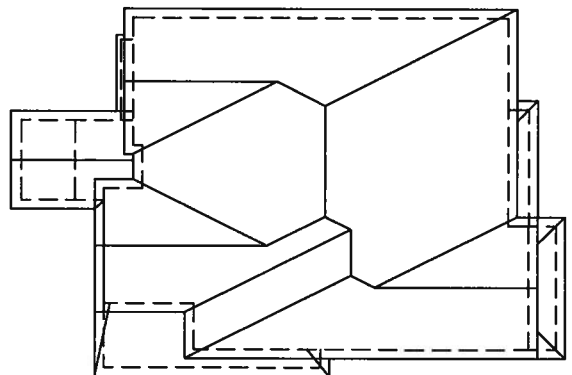
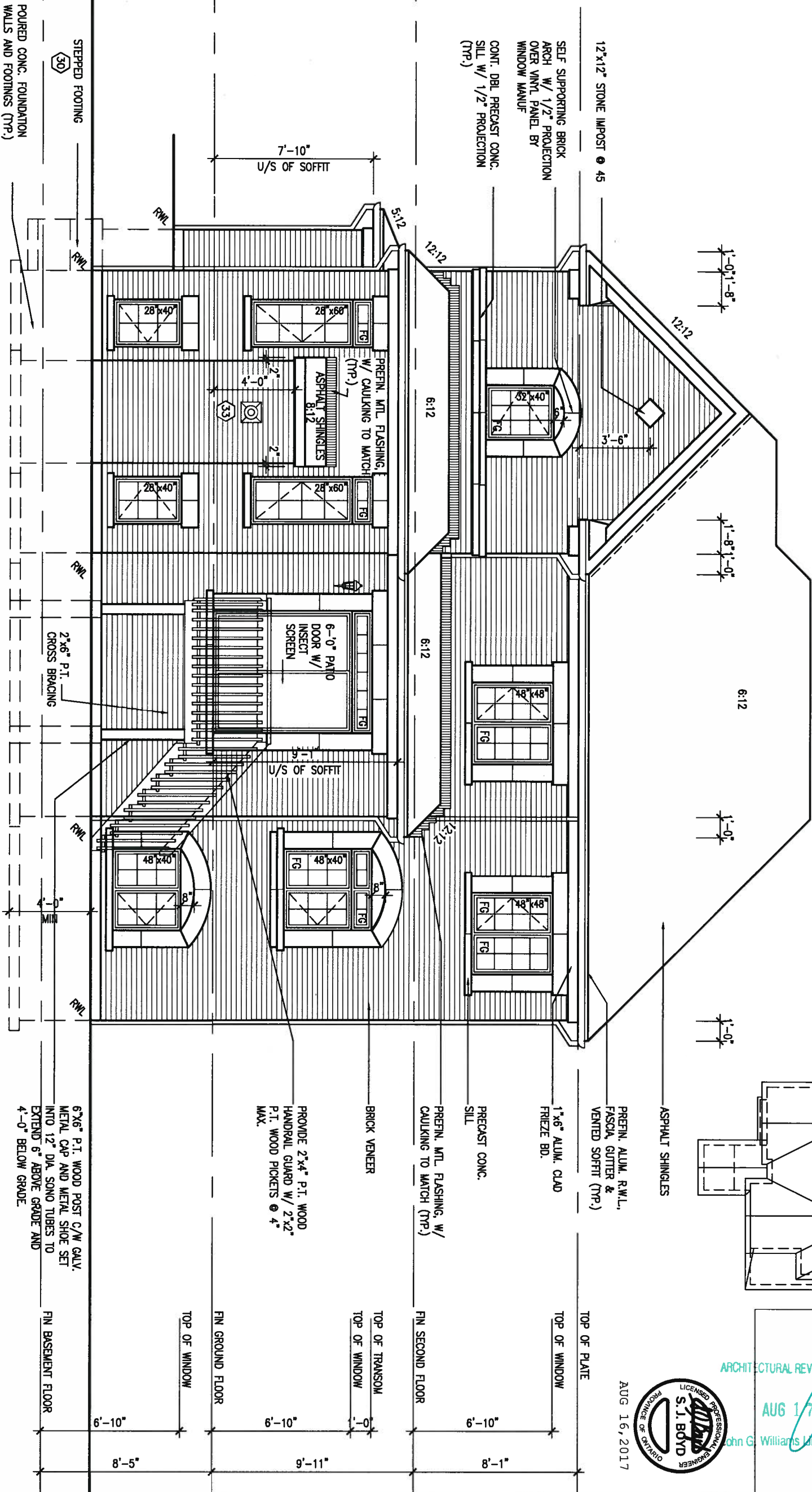
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t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**  
project name: ALCONA  
municipality: INNSIFIL, ONTARIO  
date: NOV. 2015  
drawn by: RC  
checked by: RC  
scale: 3/16" = 1'-0"  
file name: 13049-S45-1

**S45-1**  
HUMMINGBIRD 1  
project no. 13049  
drawing no. 18  
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# ROOF PLAN 'B' UPG REAR ELEV



ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017

John G. Williams Limited, Architect



AUG 16, 2017

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for obtaining or applying site planning plans or zoning bylaws. The Control Architect is not responsible for obtaining a building code or permit number or that any house can be properly built or located on its lot.

# REAR ELEVATION 'B' UPGRADE 9R OR MORE WOD

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TRP.)

SELF SUPPORTING BRICK ARCH W/ 1/2" PROJECTION OVER VINYL PANEL BY WINDOW MANUF  
CONT. DBL PRECAST CONC. SILL W/ 1/2" PROJECTION (TRP.)

6"x6" P.I. 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.

PROVIDE 2"x4" P.I. WOOD HANDRAIL GUARD W/ 2"x2" P.I. WOOD PICKETS @ 4" MAX.

PREFN. MTL. FLASHING, W/ CAULKING TO MATCH (TRP.)

1"x6" ALUM. CLAD FRIEZE BD.

PREFN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TRP.)

ASPHALT SHINGLES

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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

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3	REVISED TO 10" FOUNDATION WALLS	DEC 29/16	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.

Wellington Jno-Baptiste 25591 BCIN  
*John Baptiste*  
 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 municipality: INNISFIL, ONTARIO

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

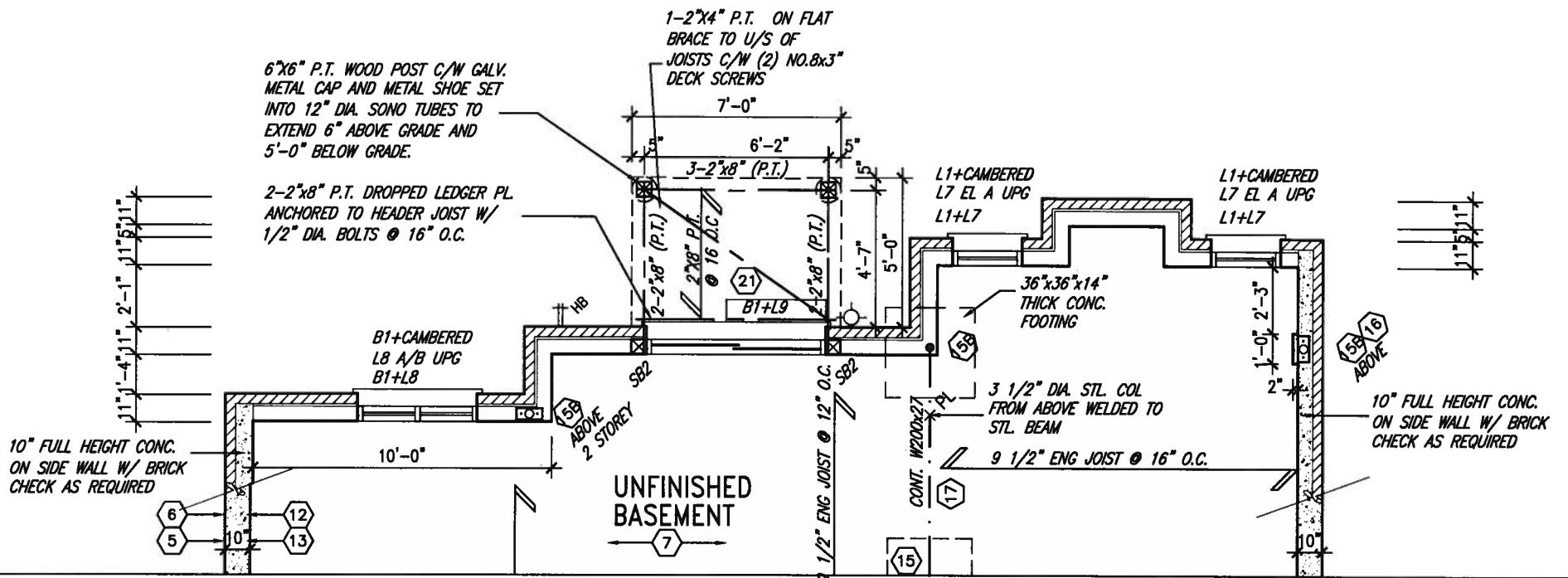
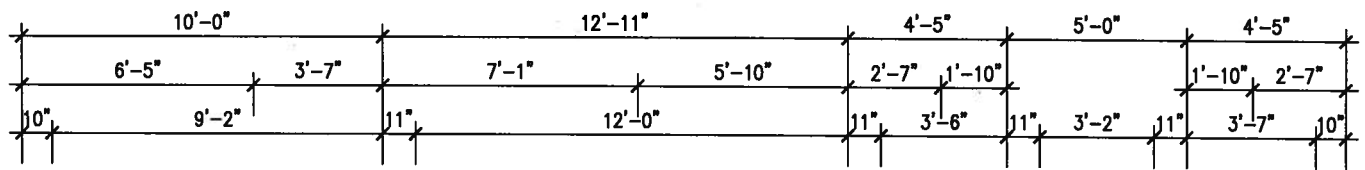
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**S45-1 HUMMINGBIRD 1**

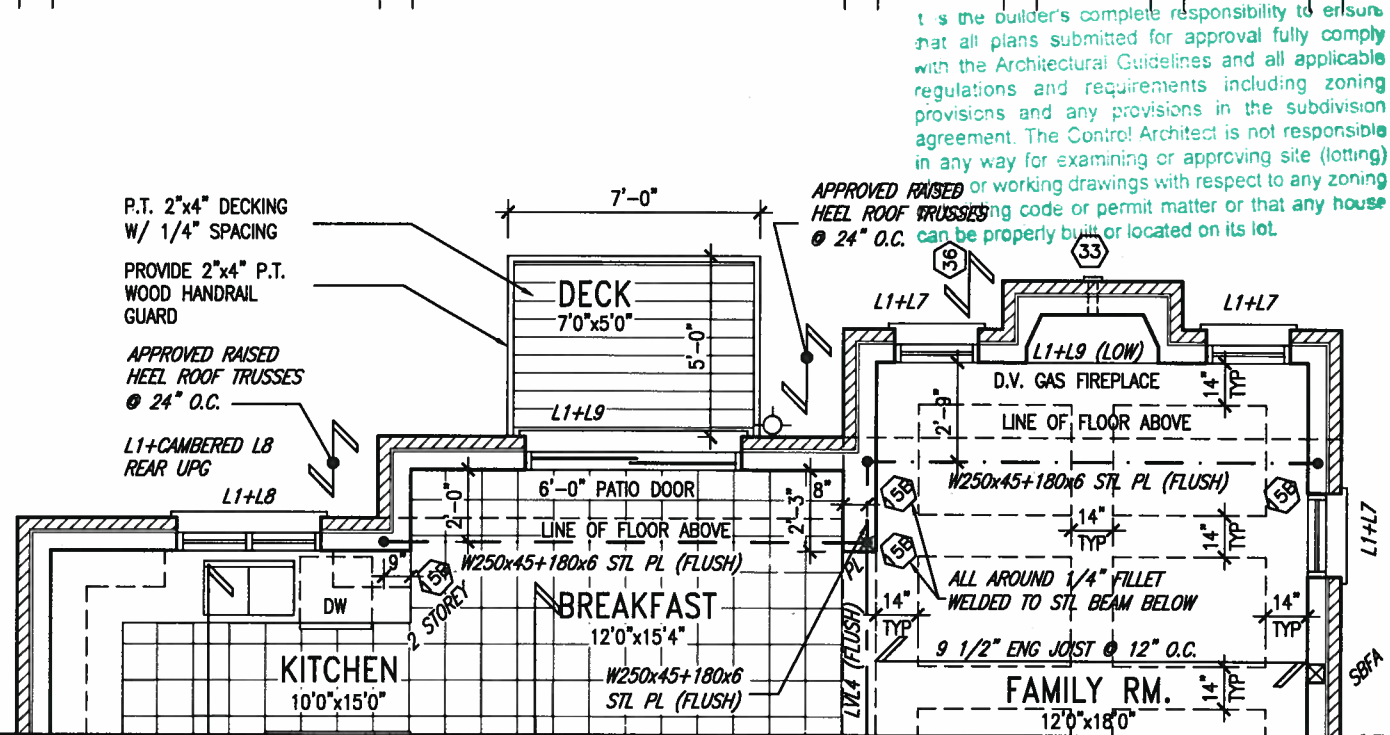
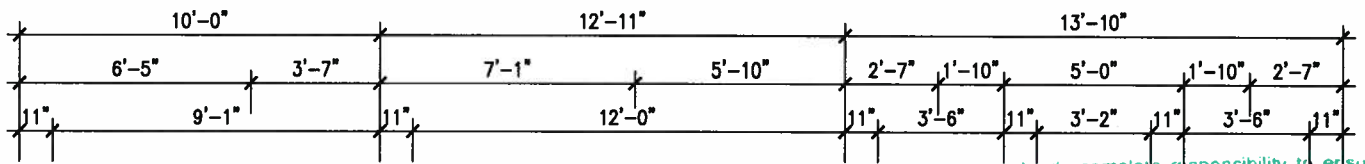
project no. 13049 drawing no. 19

file name: 13049-S45-1

Richard - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\13049-S45-1.dwg - Mon - Aug 14 2017 - 3:47 PM



PARTIAL BASEMENT FLOOR PLAN W.O.B.



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PARTIAL GROUND FLOOR PLAN W.O.B.

ARCHITECTURAL REVIEW AND APPROVAL TOWN OF INNISFIL  
 Signed: \_\_\_\_\_  
 Dated: AUG 17 2017  
 John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S45-1 ELEVATION A-WOB	ENERGY EFFICIENCY - OBC SB12			S45-1 ELEVATION B-WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	743 S.F.	159.71 S.F.	21.50 %	FRONT	735 S.F.	147.5 S.F.	20.07 %
LEFT SIDE	1015 S.F.	55.33 S.F.	5.45 %	LEFT SIDE	1009 S.F.	55.33 S.F.	5.48 %
RIGHT SIDE	1015 S.F.	80 S.F.	7.88 %	RIGHT SIDE	1009 S.F.	80 S.F.	7.93 %
REAR	989 S.F.	217.556 S.F.	22.00 %	REAR	989 S.F.	217.556 S.F.	22.00 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3762.00 S.F.	512.60 S.F.	13.63 %	TOTAL SQ. FT.	3742.00 S.F.	500.39 S.F.	13.37 %
TOTAL SQ. M.	349.50 S.M.	47.62 S.M.	13.63 %	TOTAL SQ. M.	347.64 S.M.	46.49 S.M.	13.37 %

no.	description	date	by
3	REVISED TO 10" FOUNDATION WALLS	DEC 20/16	AJE
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		

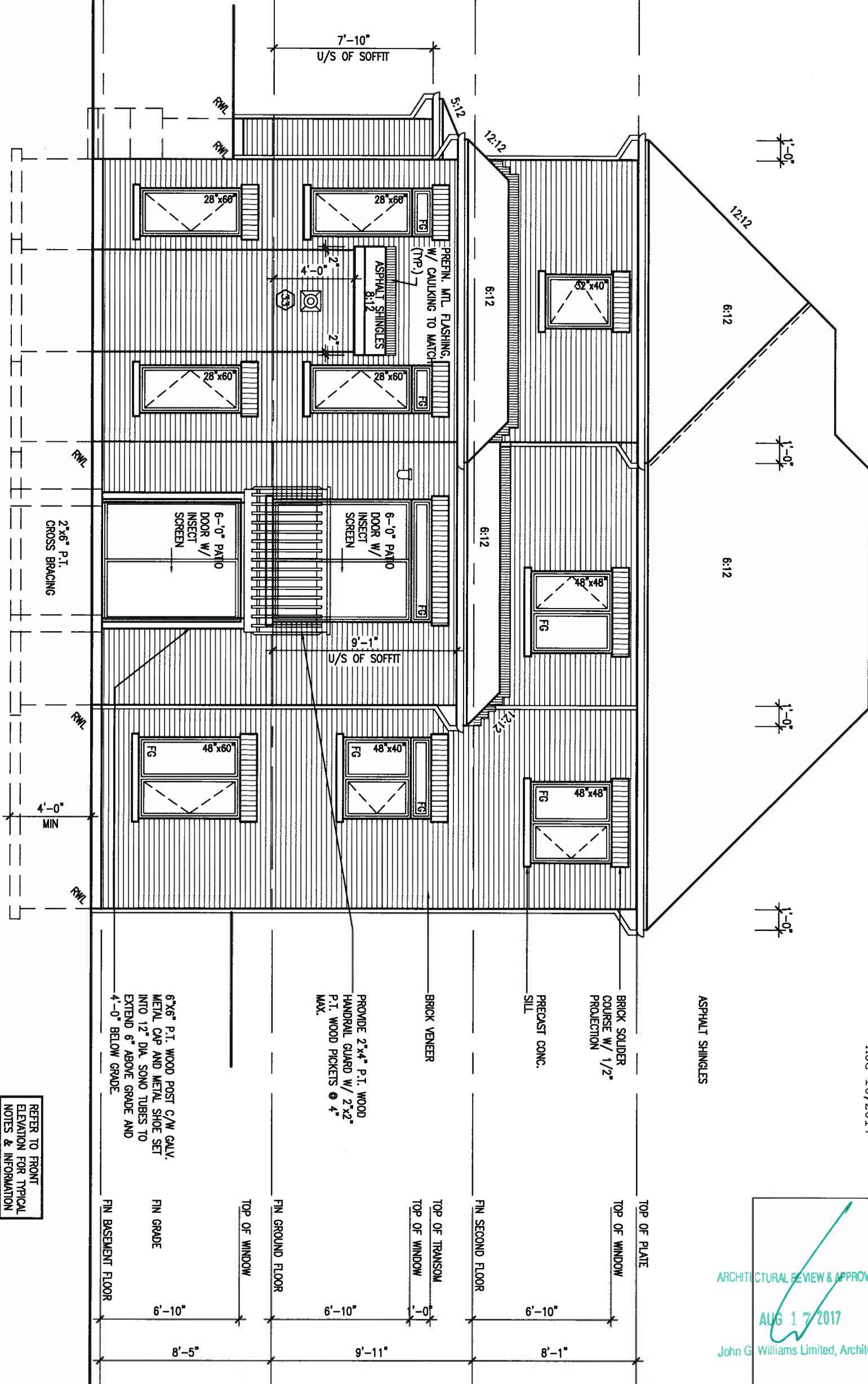
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
 qualification information  
 Wellington Jno-Baptiste 25591  
 name signature BCIN  
 registration information VAS Design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

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

**BAYVIEW WELLINGTON**  
**S45-1 HUMMINGBIRD 1**  
 project name ALCONA municipality INNISFIL, ONTARIO project no. 13049  
 date NOV. 2015 drawn by RC checked by scale 3/16" = 1'-0" PARTIAL FLOOR PLAN WOB file name 13049-S45-1 drawing no. 20  
 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\13049-S45-1.dwg - Mon - Aug 14 2017 - 3:47 PM

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REAR ELEVATION 'A & B' WOB



AUG 16, 2017



ARCHITECTURAL REVIEW & APPROVAL  
 AUG 17 2017  
 John G. Williams Limited, Architect

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

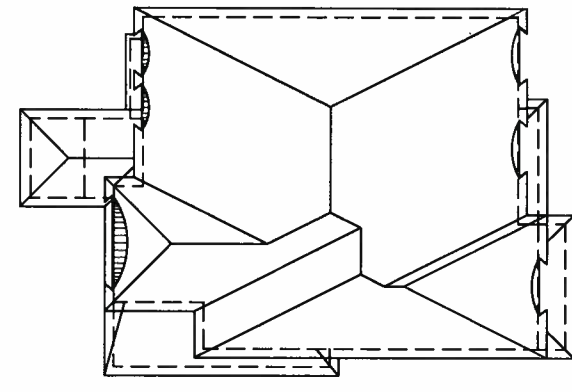
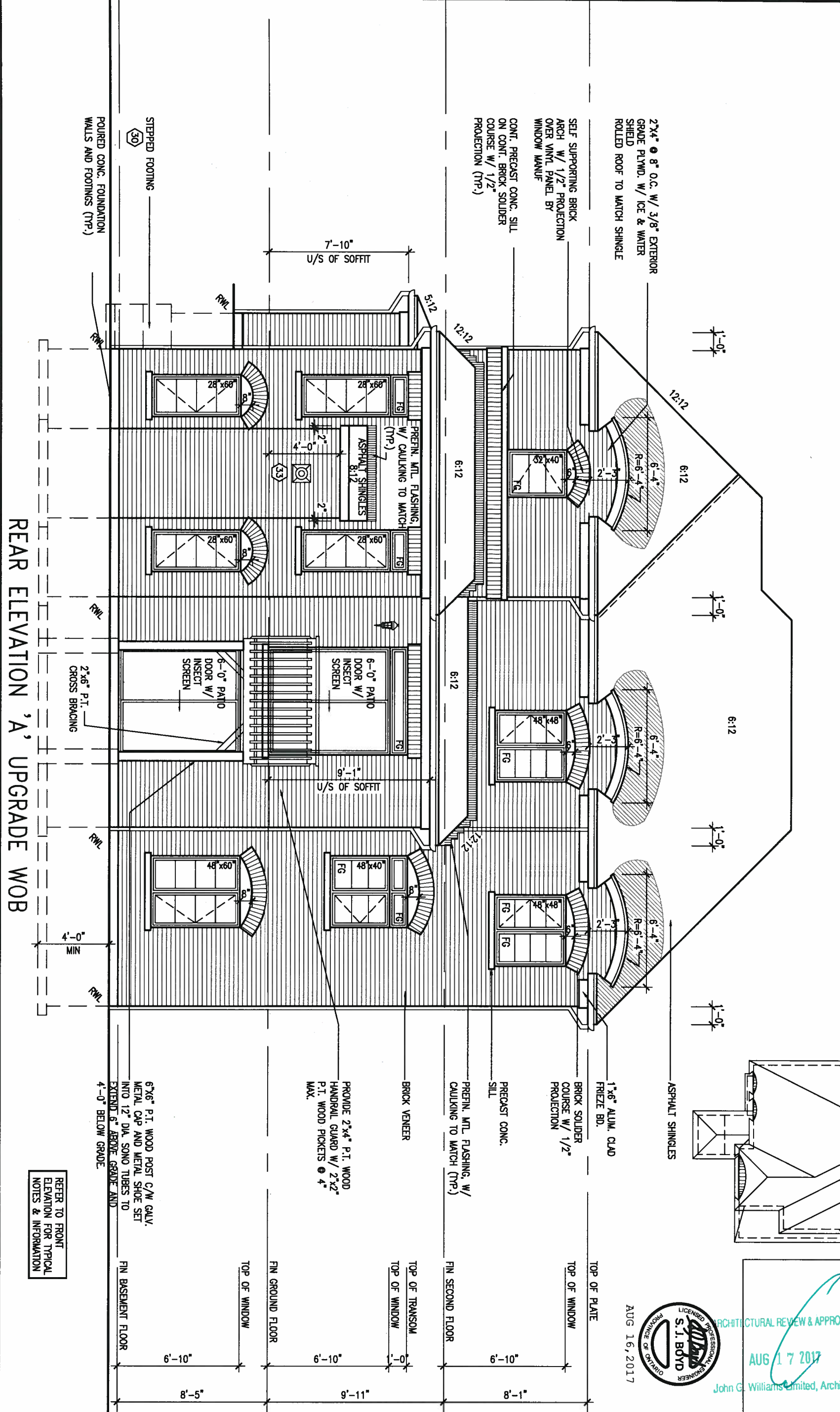
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 registration information  
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**BAYVIEW WELLINGTON**  
 project name ALCONA  
 date NOV. 2015  
 drawn by RC  
 checked by  
 scale 3/16" = 1'-0"  
 municipality INNISFIL, ONTARIO  
 project no. 13049  
 REAR ELEVATION WOB  
 file name 13049-S45-1  
 Mon - Aug 14 2017 - 3:47 PM

**S45-1 HUMMINGBIRD 1**  
 project no. 13049  
**21**

# ROOF PLAN 'A' UPG REAR ELEV



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 layout plans or other drawings submitted for approval. The building code or permit number of that any house can be properly built or located on its lot.

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ARCHITECTURAL REVIEW & APPROVAL  
AUG 17 2017  
John G. Williams Limited, Architect



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no.	description	date	by

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

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t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

project name  
**ALCONA**

date  
NOV. 2015

drawn by  
RC

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

scale

project no.  
13049

municipality  
INNISFIL, ONTARIO

drawing no.  
22

file name  
13049-S45-1

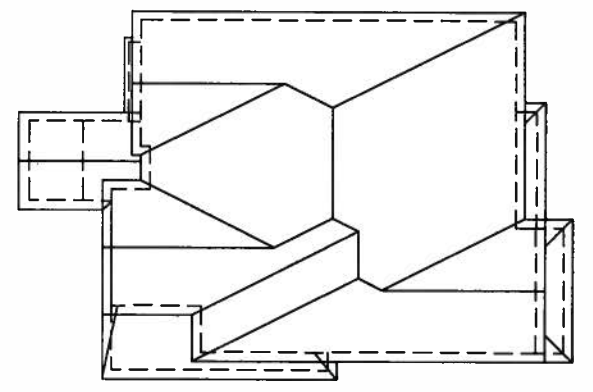
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**S45-1**  
**HUMMINGBIRD 1**

project no.  
13049

drawing no.  
22

ROOF PLAN 'B'  
UPG REAR ELEV

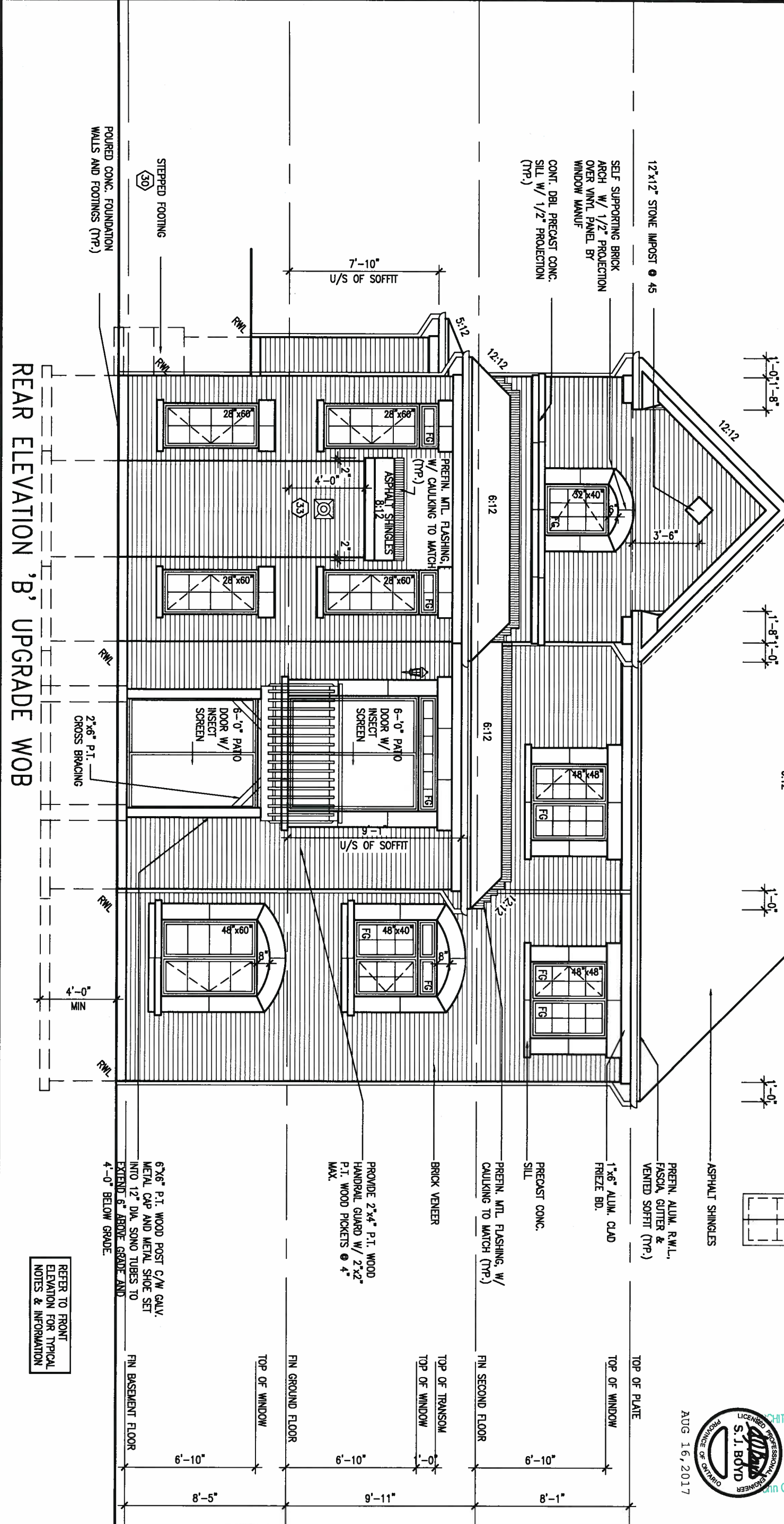


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ARCHITECTURAL REVIEW & APPROVAL  
AUG 17 2017  
John G. Williams Limited, Architect

LICENCED PROFESSIONAL ENGINEER  
S.J. BOYD  
AUG 16, 2017



REAR ELEVATION 'B' UPGRADE WOB

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

9			
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**BAYVIEW WELLINGTON**

project name  
**ALCONA**

date  
NOV. 2015

drawn by  
RC

checked by  
RC

scale  
3/16" = 1'-0"

municipality  
INNISFIL, ONTARIO

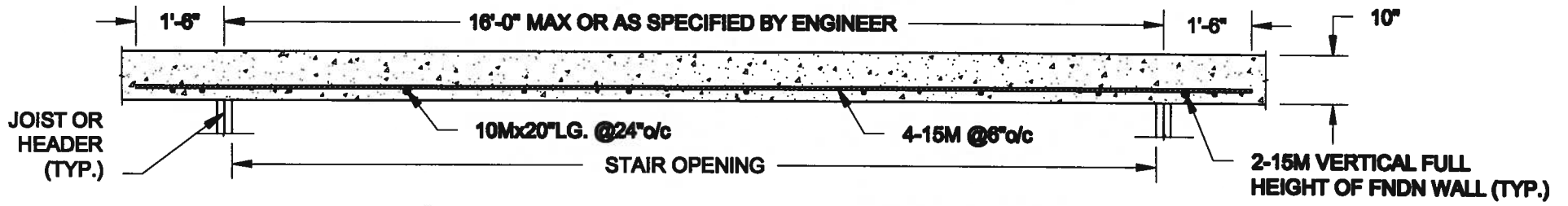
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HUMMINGBIRD 1

project no.  
13049

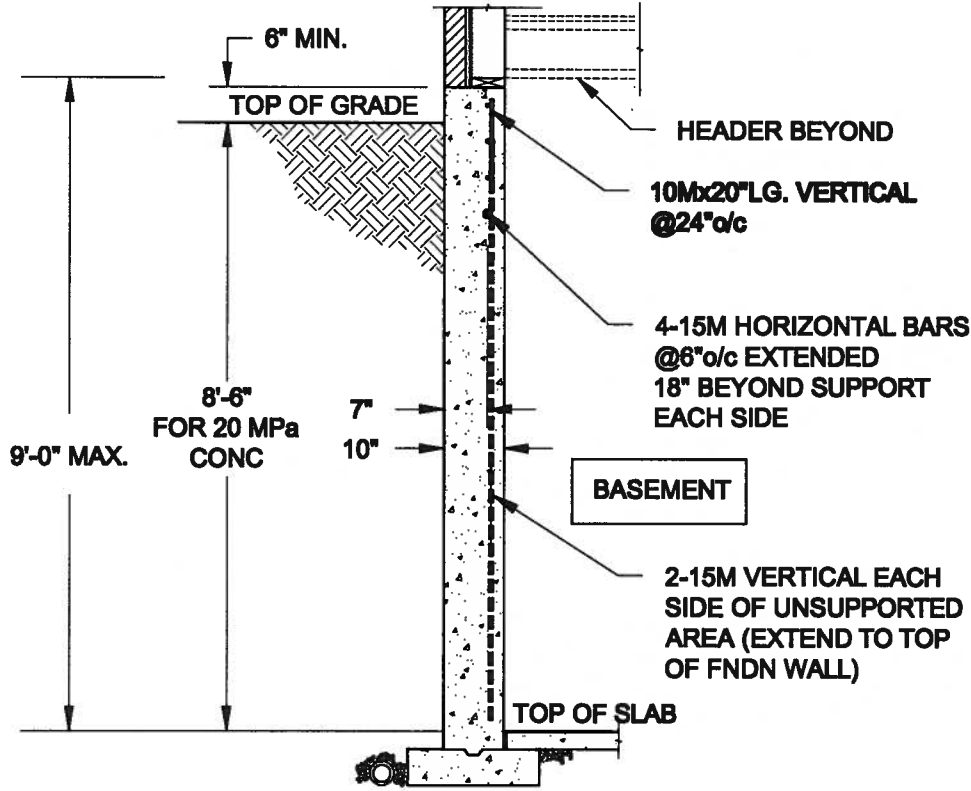
drawing no.  
**23**

file name  
13049-S45-1

date  
Mon - Aug 14 2017 - 3:47 PM



**PLAN VIEW**

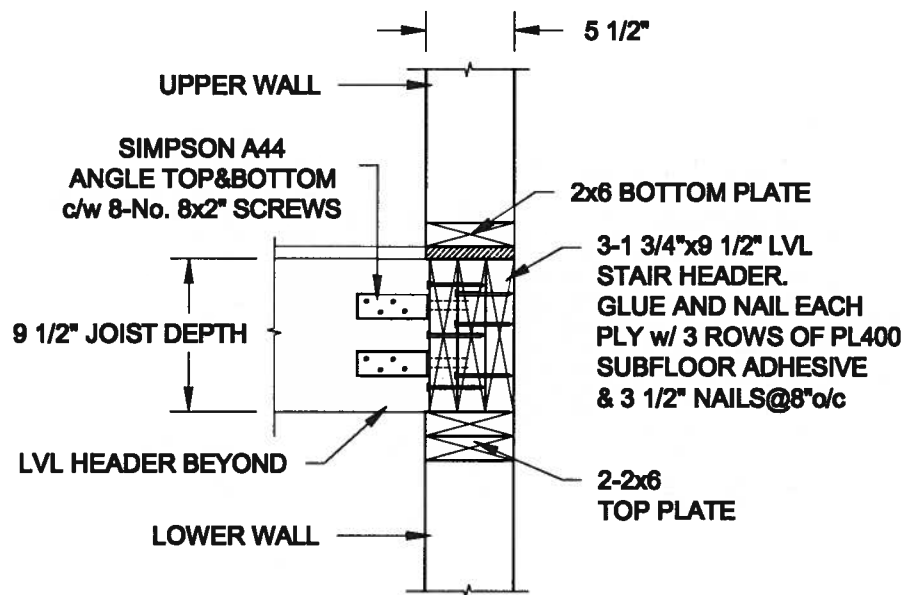


**NOTE:**

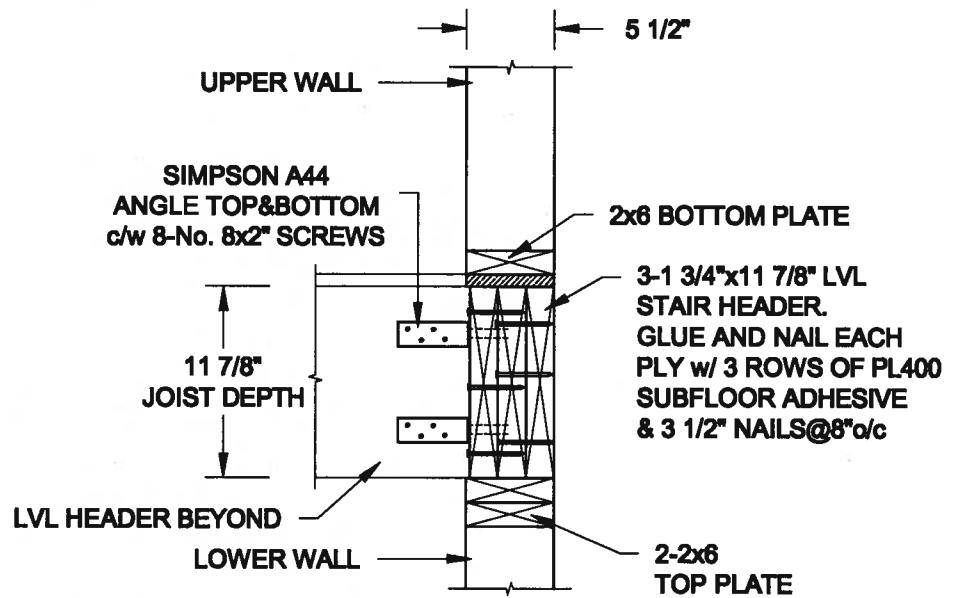
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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

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



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



**2**  
**S1** **STAIR HEADER @ EXTERIOR WALL**  
SCALE: 1" = 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: quails.eng@rogers.com

Engineer's Seal:



AUG 10, 2017

Project:

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT  
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

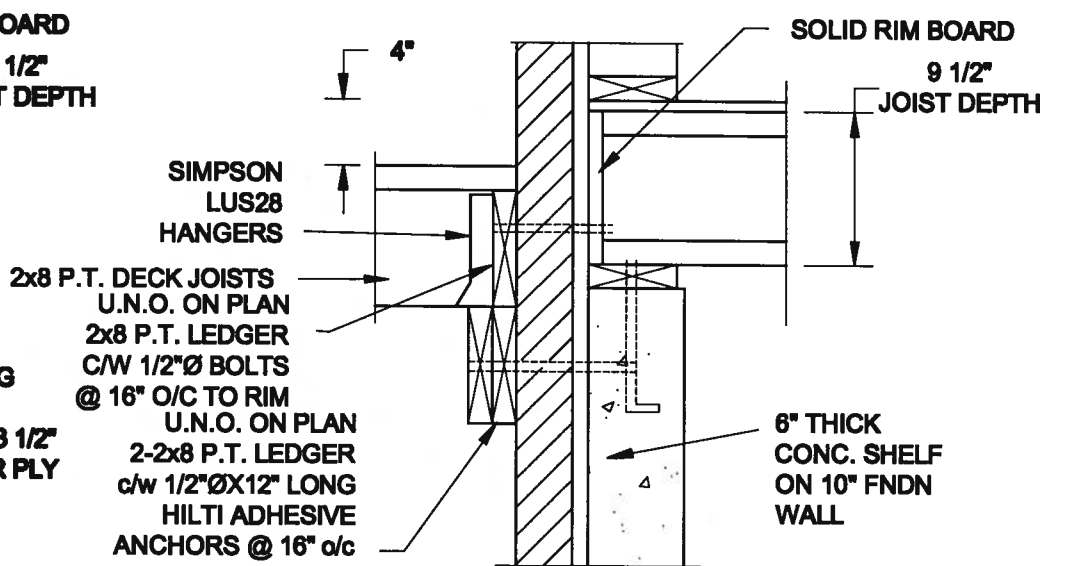
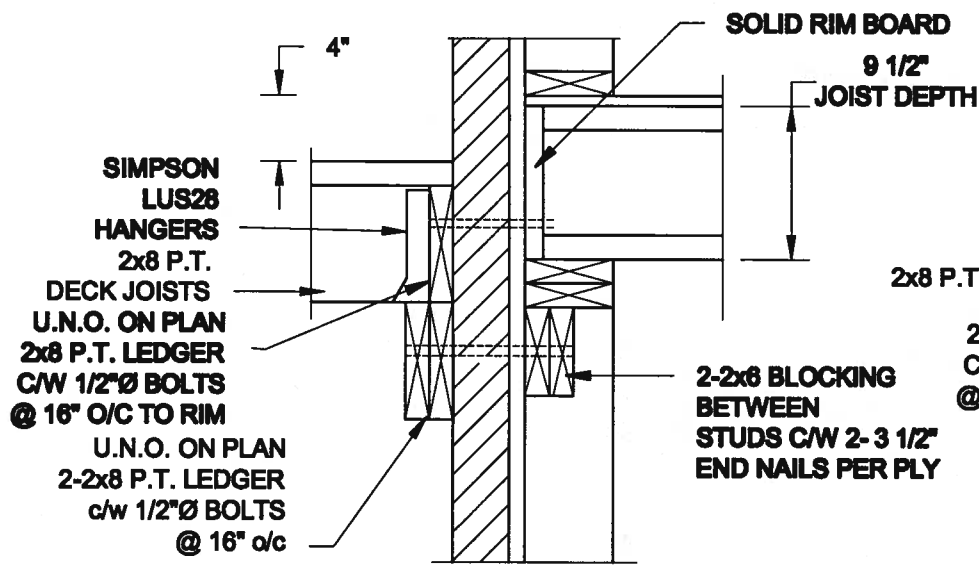
16-083

Drawing No.:

S1



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

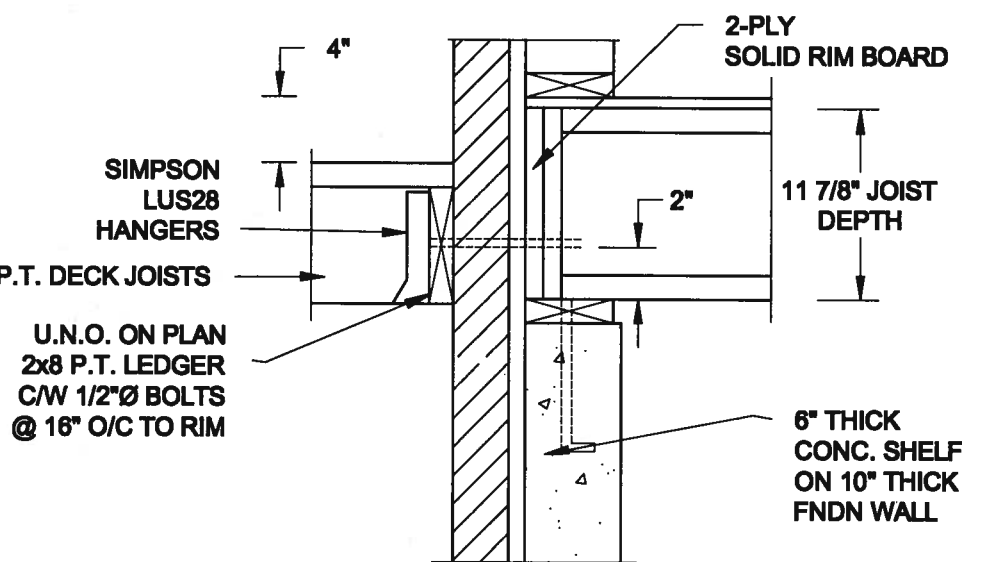
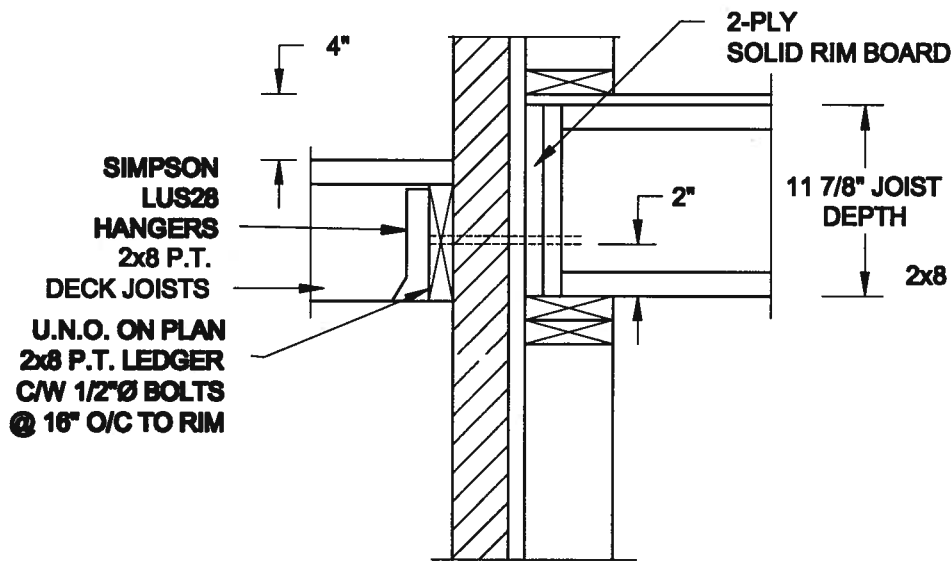


**1A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

**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.

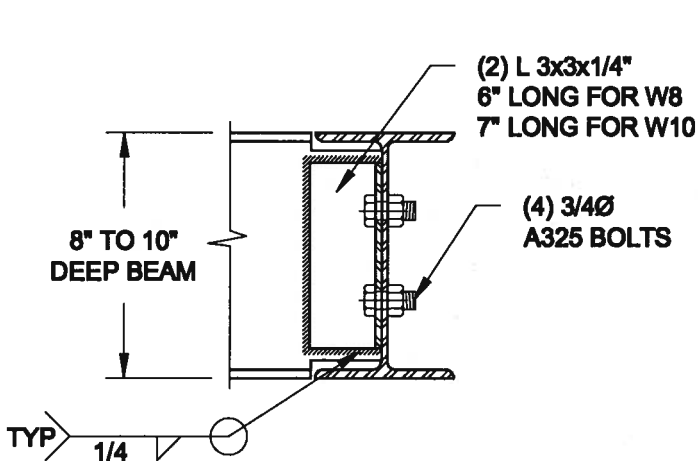
**FOR 11 7/8" JOIST DEPTH**



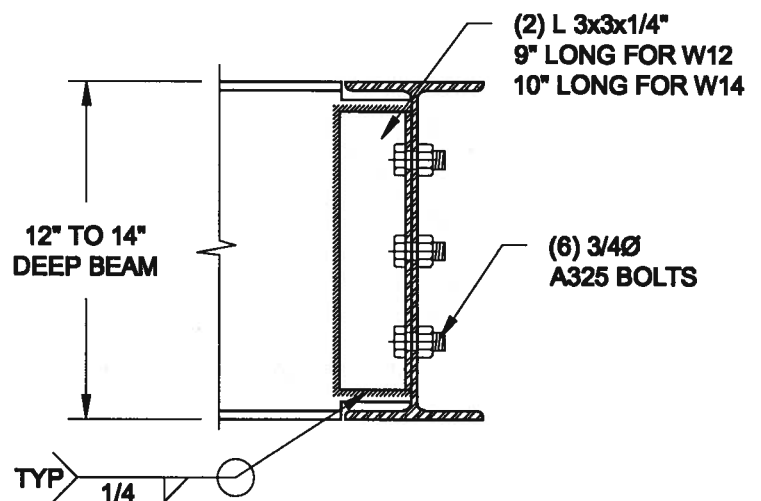
**2A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

**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  
Date: JUL-01-2017  
Drawn: SC  
Checked: S.S.

**QUAILE ENGINEERING LTD.**



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

Engineer's Seal



AUG 10, 2017

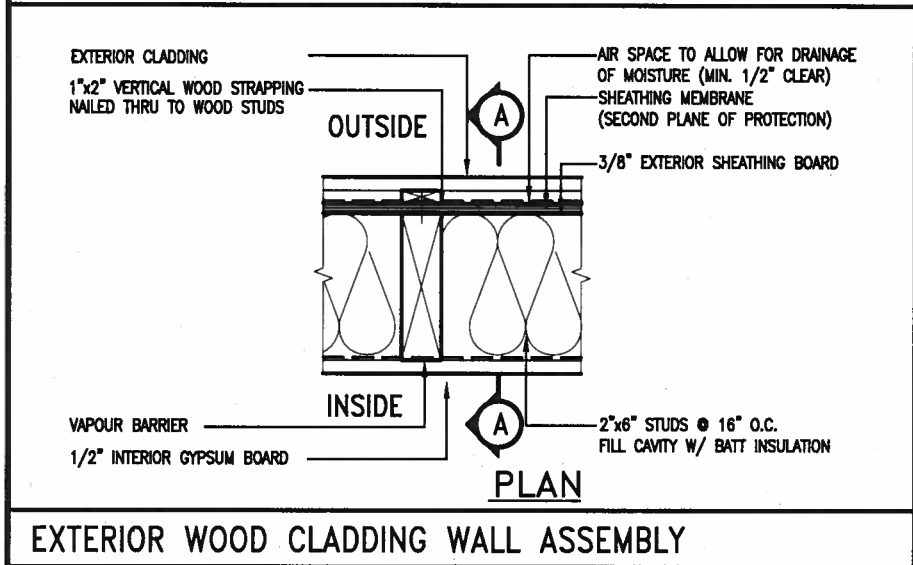
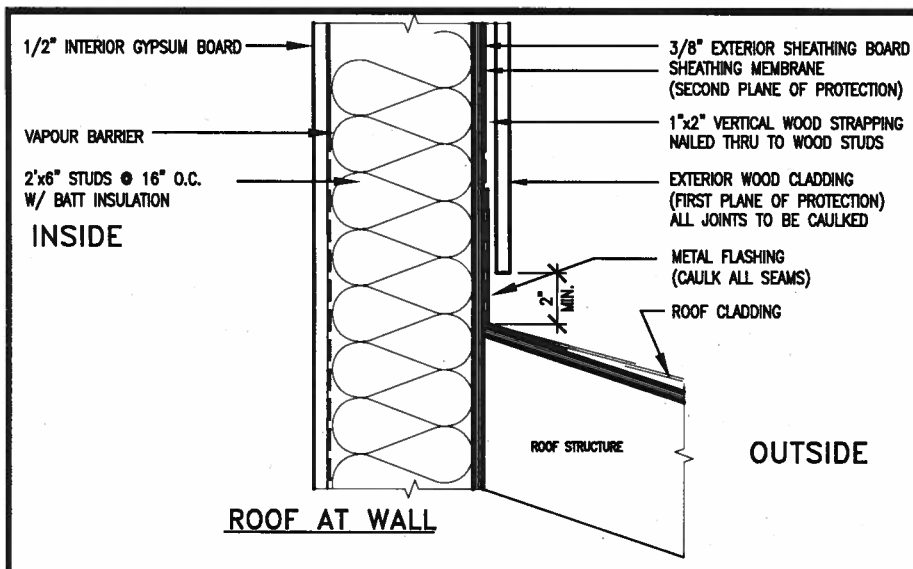
Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT  
BRNSFL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 16-063

Drawing No.: S2

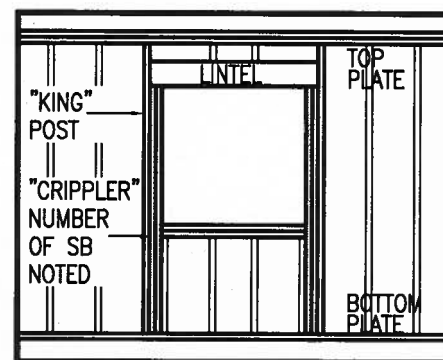
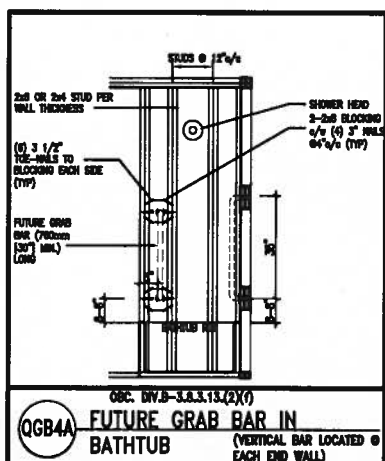
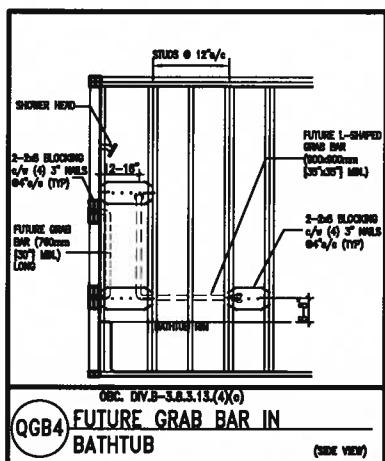
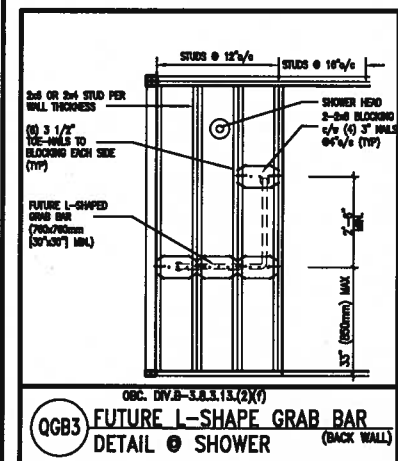
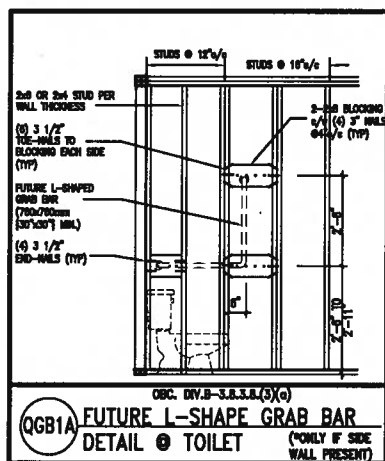
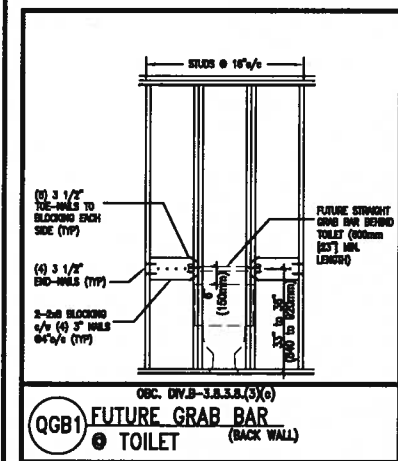




**EXTERIOR WOOD CLADDING WALL ASSEMBLY**

**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)(1), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



**"CRIPPLE" DETAIL**

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

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 FOLLOWS:**

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"

- NOTES:**
- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
  - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
  - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
  - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
  - WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
  - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.8 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**



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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 *[Signature]* 25591

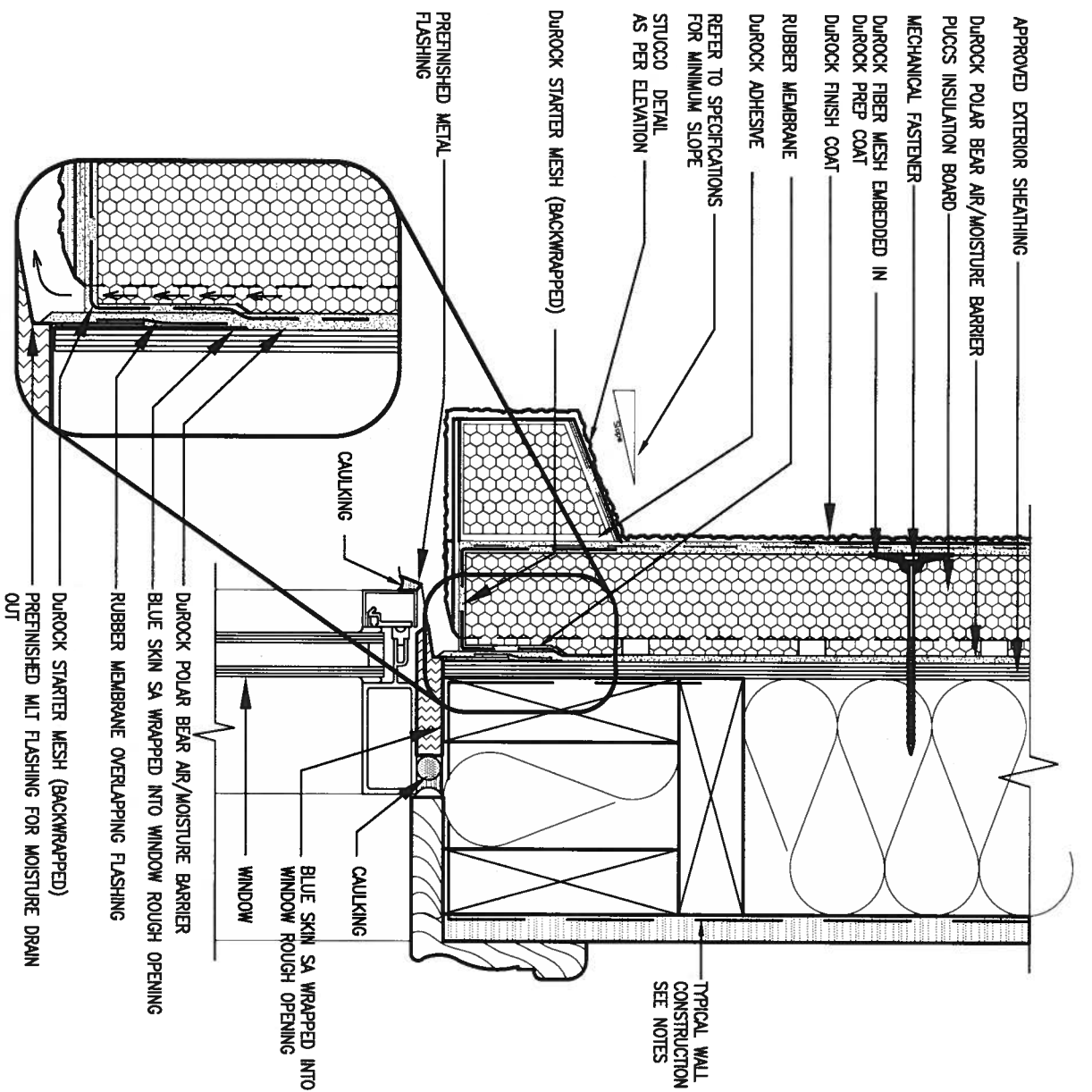
name registration information VAS Design Inc. 42658

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**VA3 DESIGN**

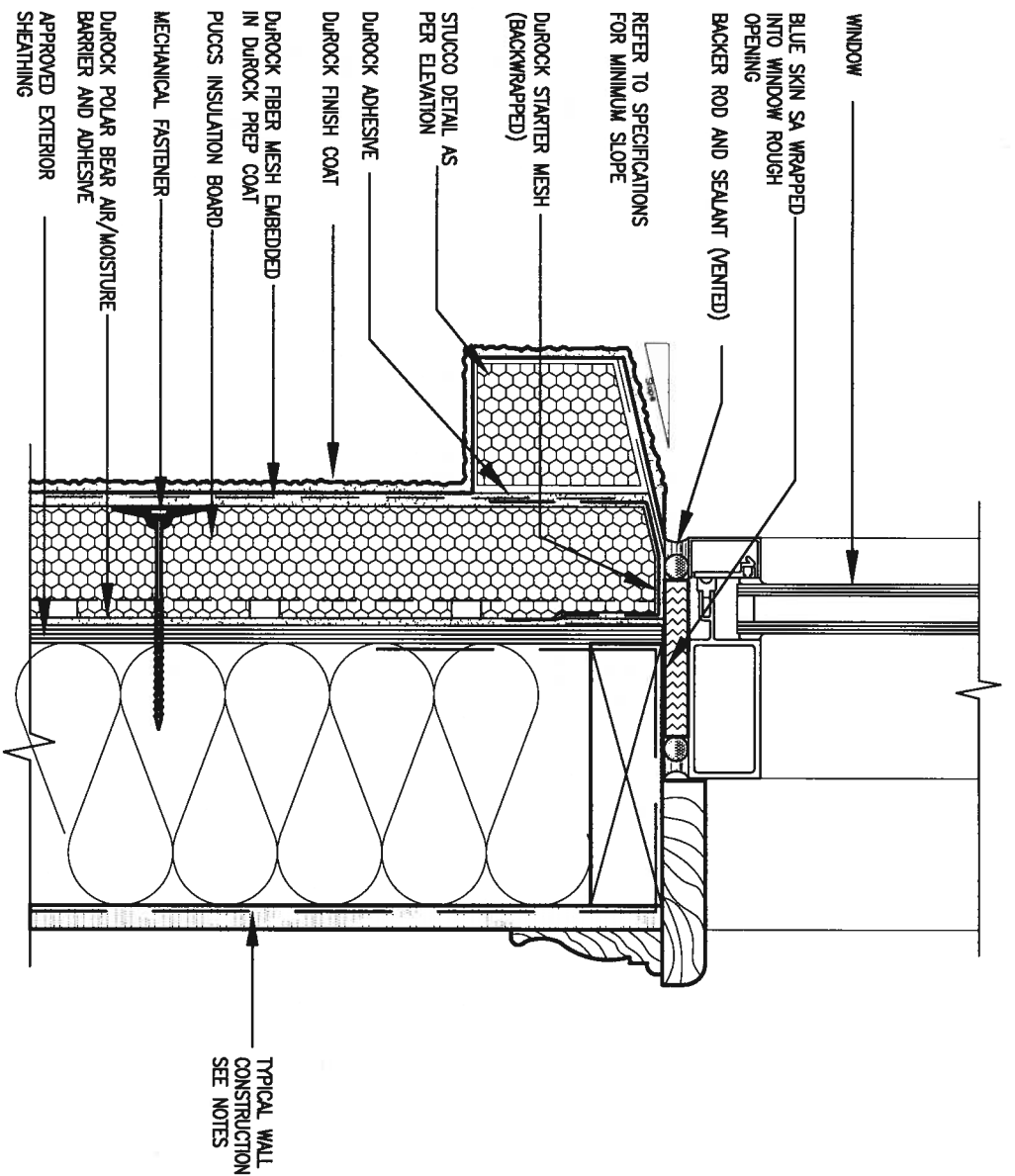
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name <b>ALCONA</b>	municipality <b>INNISFIL, ON.</b>	project no. <b>13049</b>	
date <b>MAY 2016</b>	checked by <b>RC</b>	scale <b>3/16" = 1'-0"</b>	CONSTRUCTION NOTES drawing no. <b>CN2</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM			



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 DURROCK PUCCS SYSTEM



2 WINDOW SILL  
 CN3 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 BCM  
 registration information  
 VA3 Design Inc. 42658

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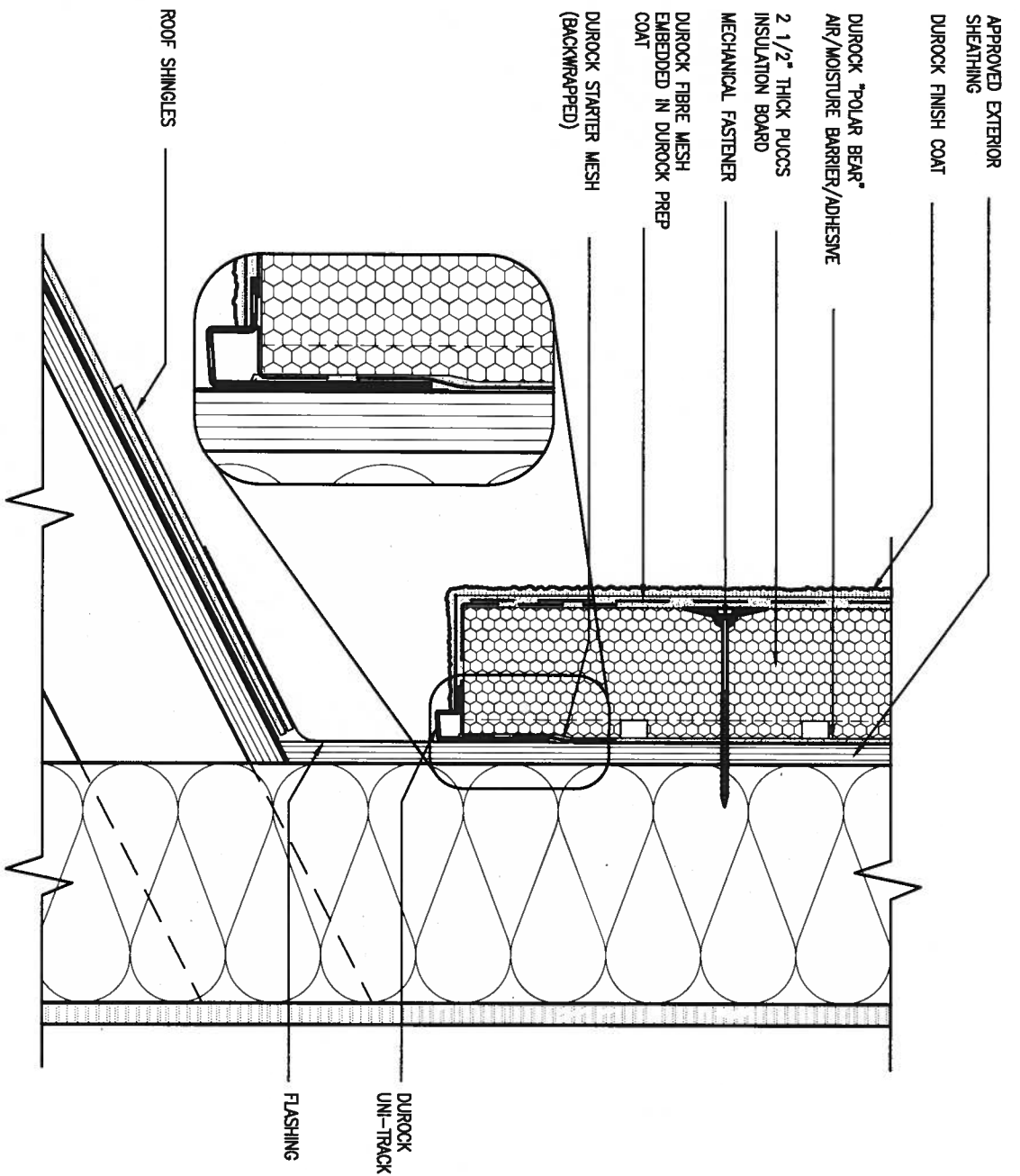
**VA3 DESIGN**  
 255 Consumers Rd Suite 120  
 Toronto ON M2J 1R4  
 t 416.630.2255 f 416.630.4782  
 va3design.com

**BAYVIEW WELLINGTON**

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

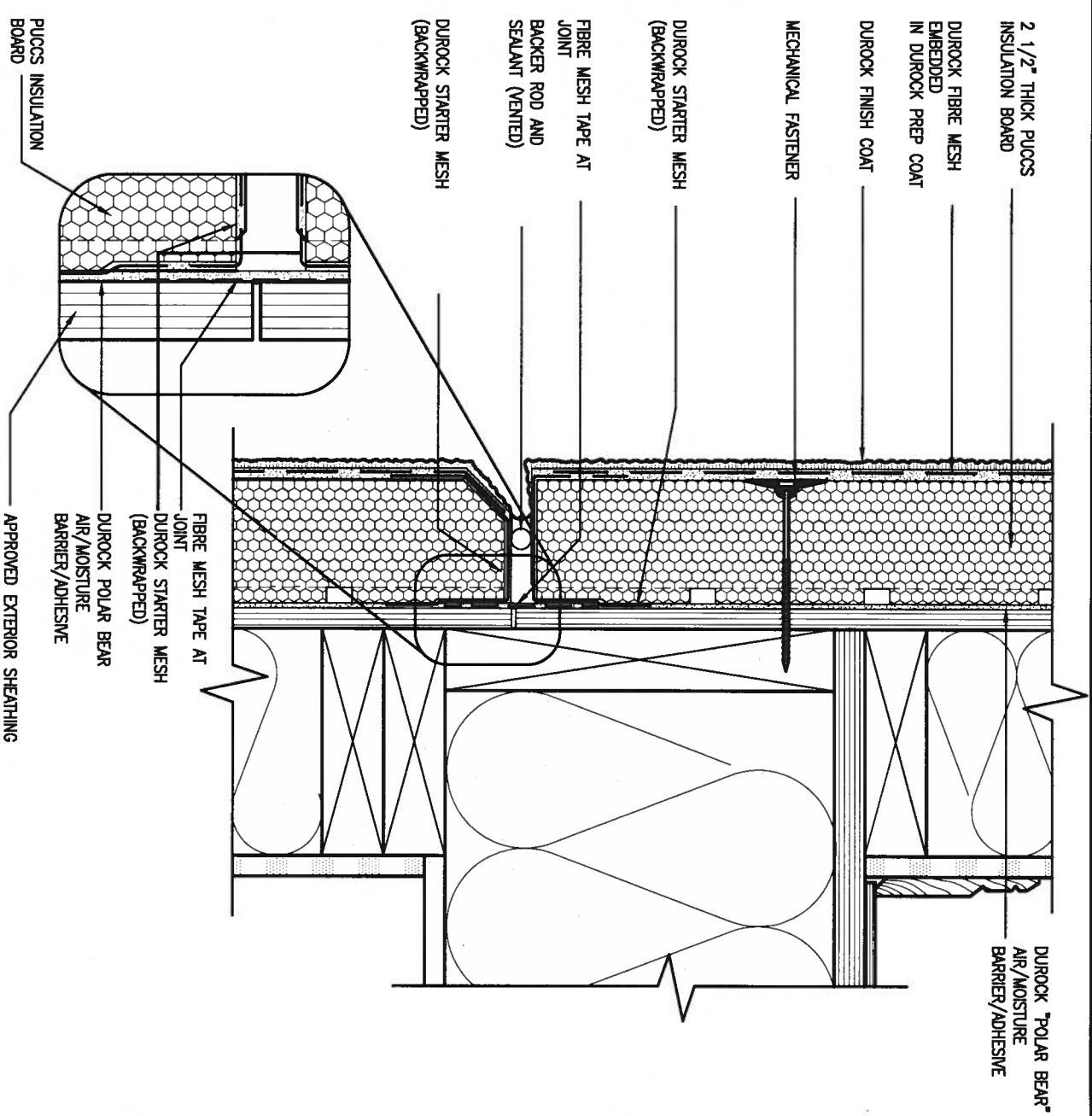
**CONST NOTE**

project no. 13049  
 drawing no. 13049-CN-A1  
**CN3**



**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

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

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**BAYVIEW WELLINGTON**

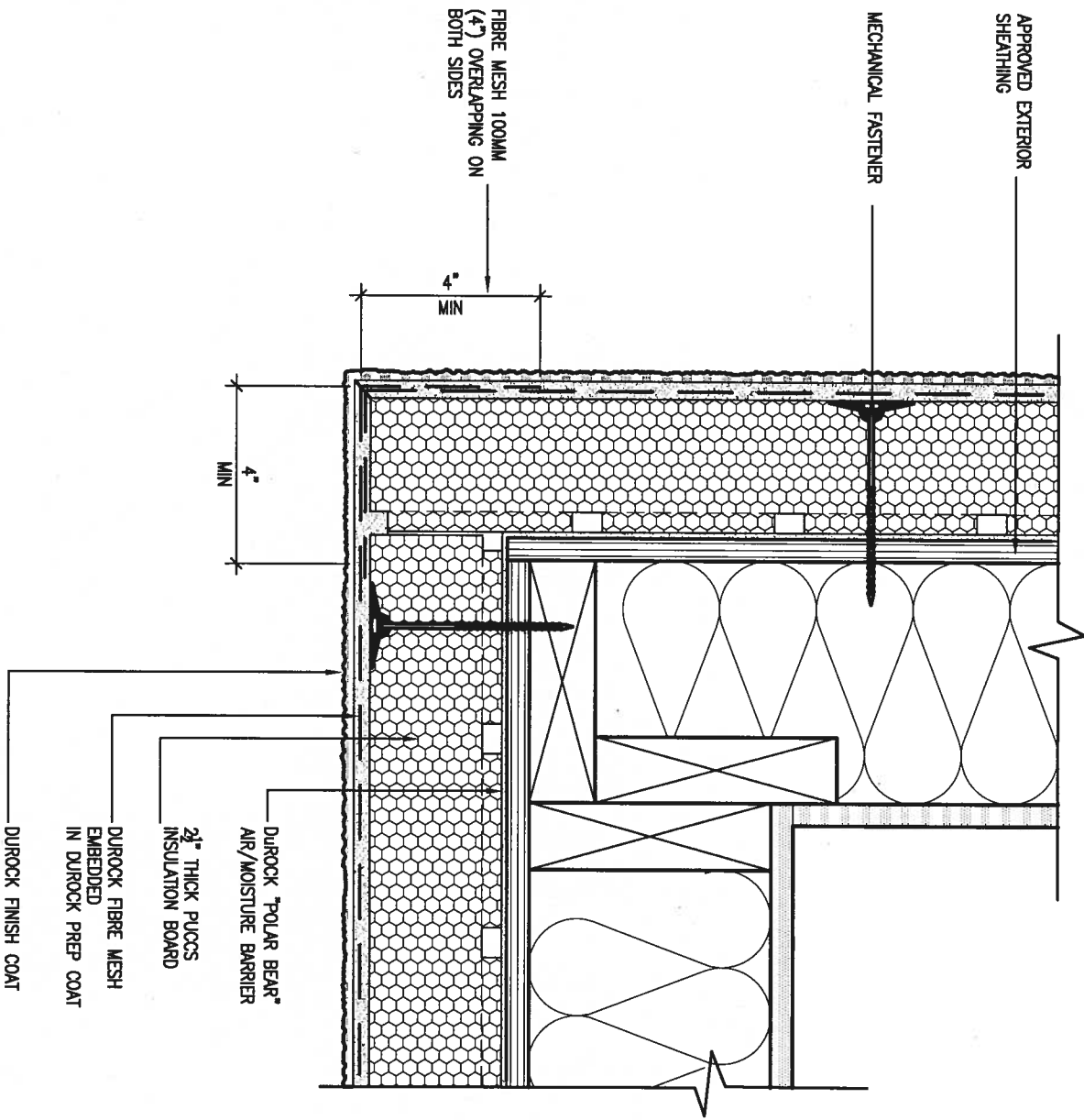
project name ALCONA municipality INNISFIL, ON.  
 date MAY 2016 checked by RC scale 3/16" = 1'-0"  
 drawn by

**CONST NOTE**

project no. 13049  
 CONSTRUCTION NOTES  
 file name 13049-CN-A1  
**CN4**

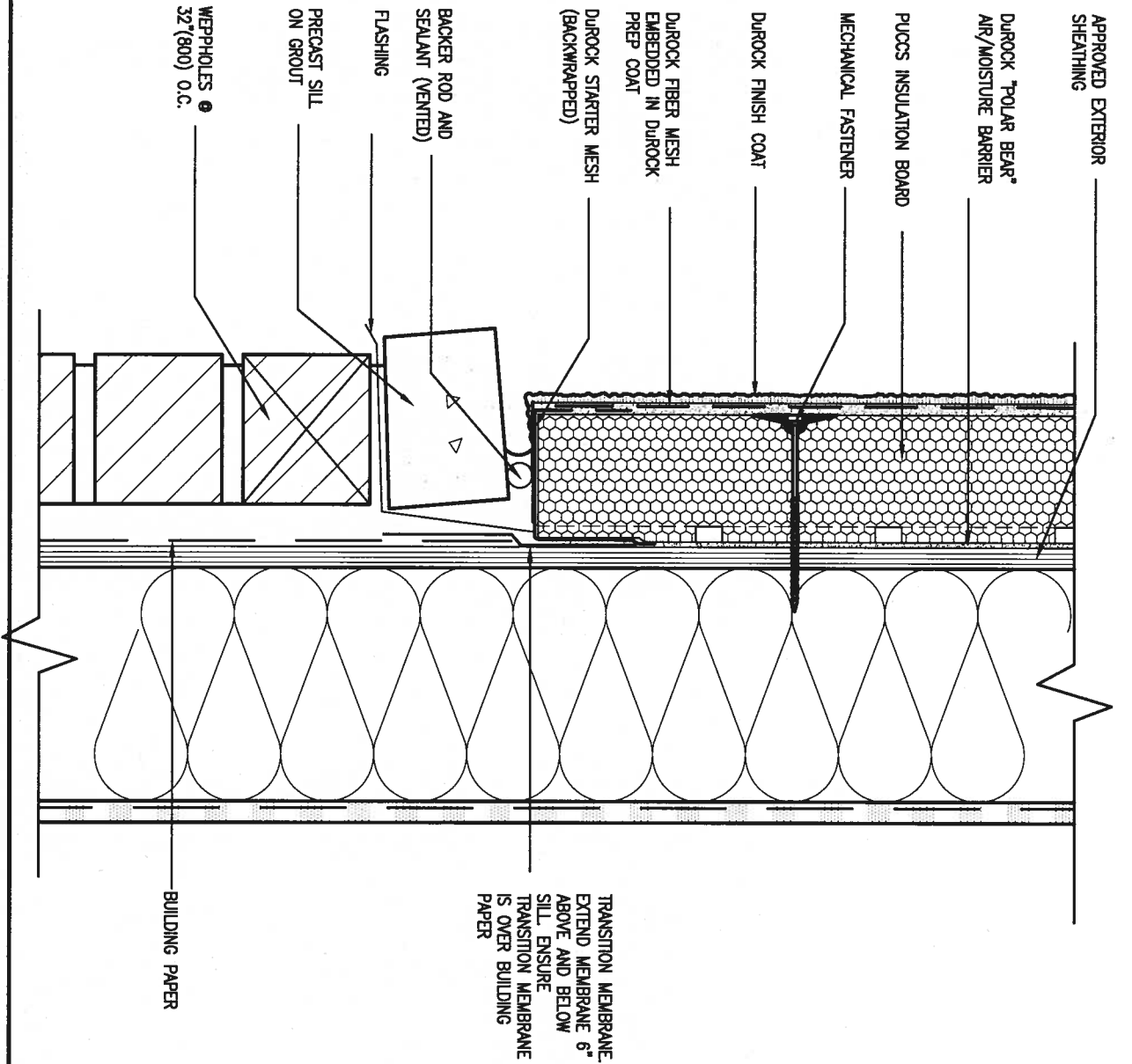
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5 CORNER DETAIL  
SCALE: 3"=1'-0"

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  
SCALE: 3"=1'-0"



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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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qualification information  
Wellington Jno-Baptiste 25591  
name registration information BCN  
VA3 Design Inc. 42658

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**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  
**CN5**

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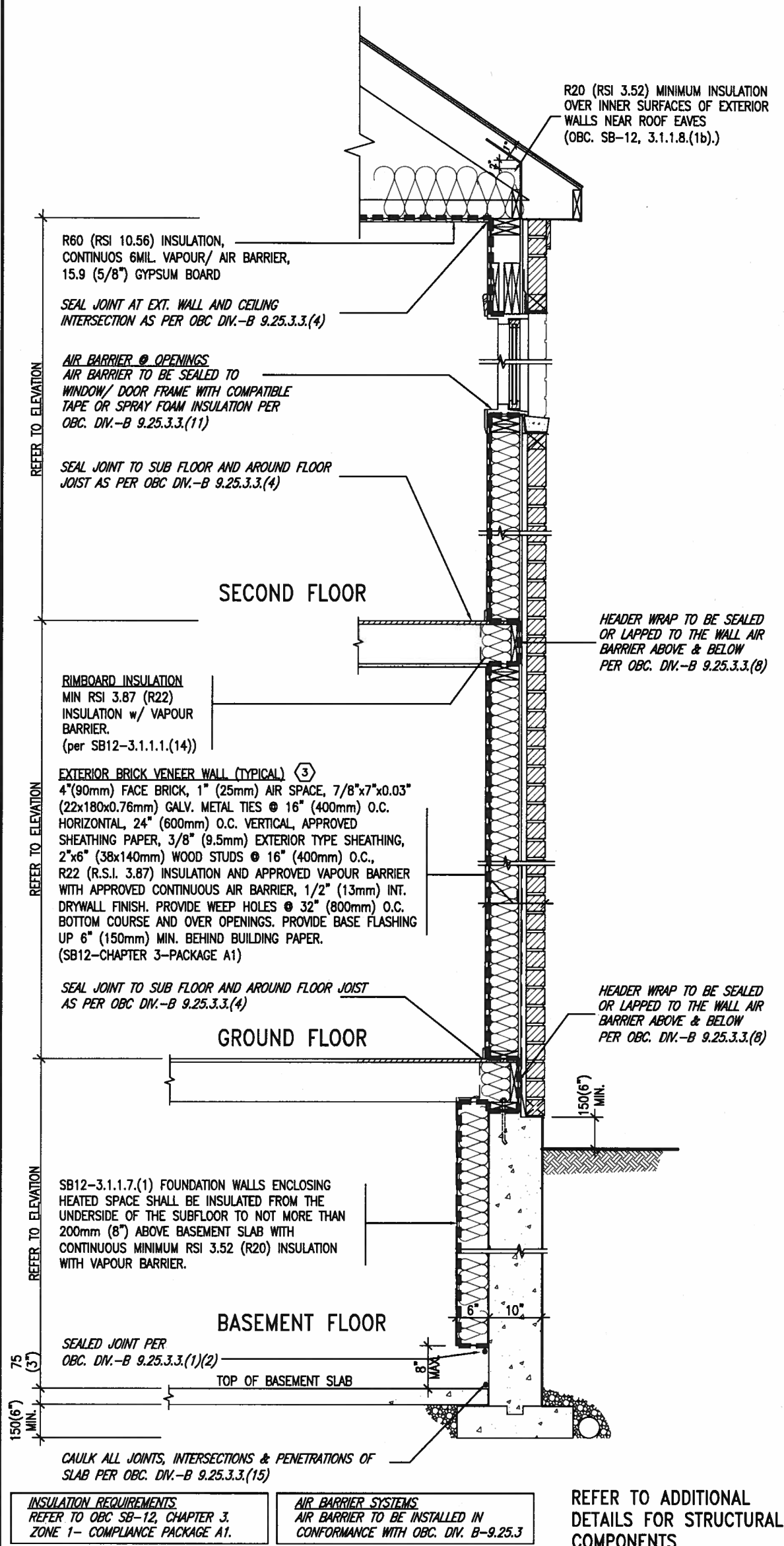
# SB12-COMPLIANCE PACKAGE 'A1'

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.

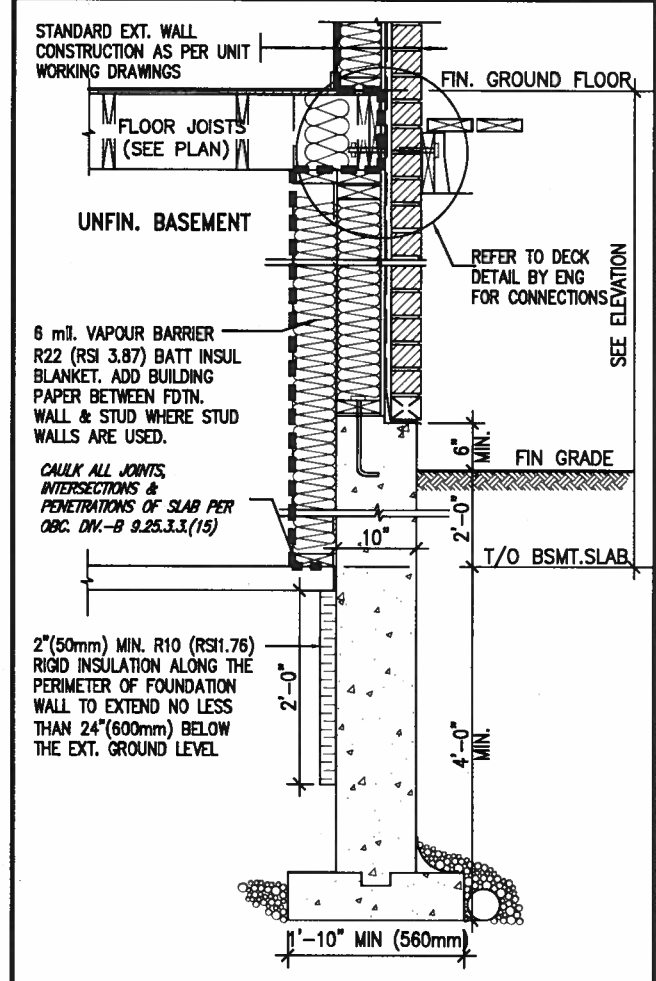
## USE SB-12 COMPLIANCE PACKAGE (A1):

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

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

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

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**BAYVIEW WELLINGTON**

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

**CONST NOTE**

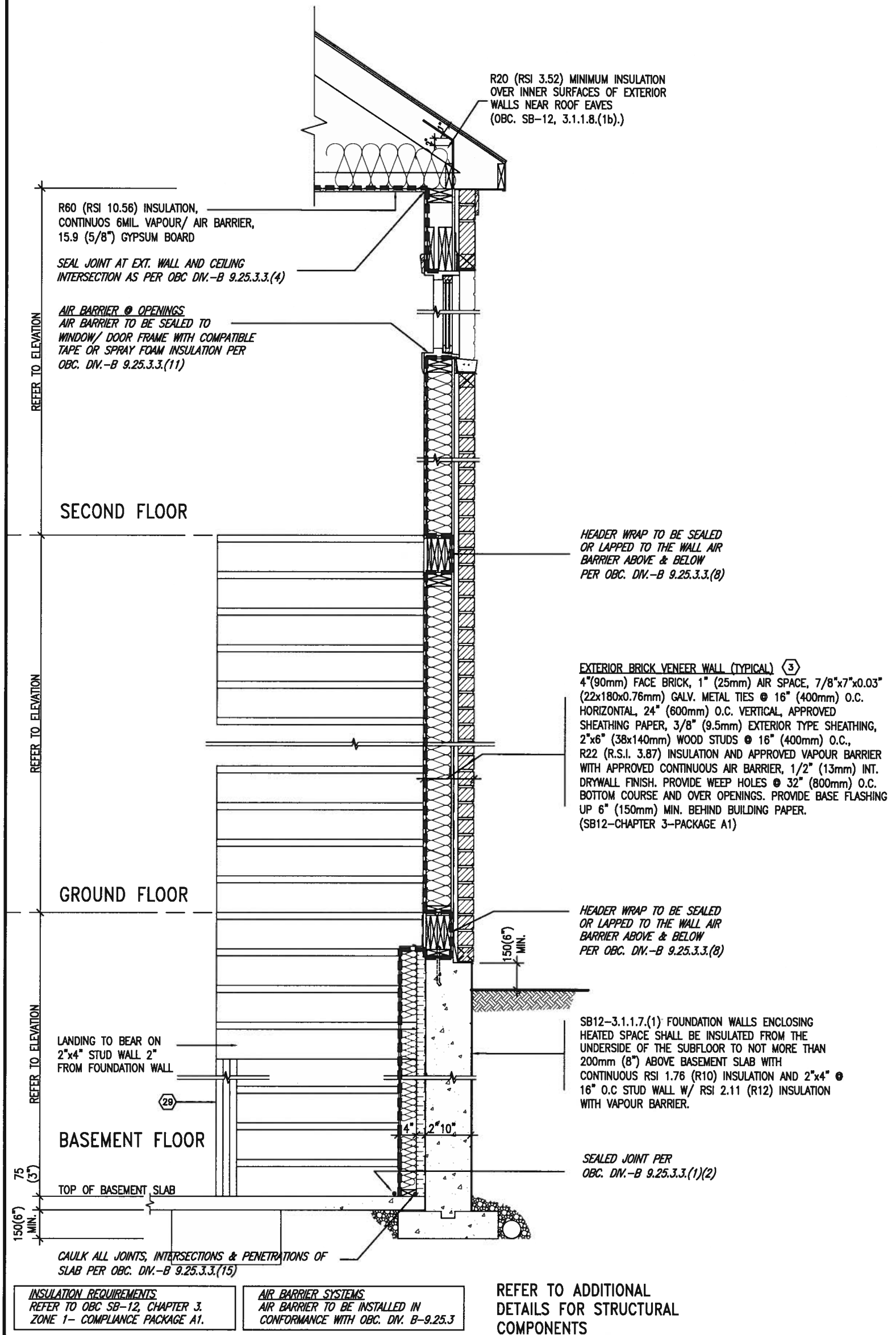
project no. 13049

**CONSTRUCTION NOTES** drawing no. CN6

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.

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

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

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

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**BAYVIEW WELLINGTON**

project name  
**ALCONA**

drawn by  
RC

checked by  
-

scale  
3/16" = 1'-0"

date  
MAY 2016

project no.  
13049

municipality  
INNISFIL, ON.

CONSTRUCTION NOTES

file name  
13049-CN-A1

drawing no.  
**CN7**

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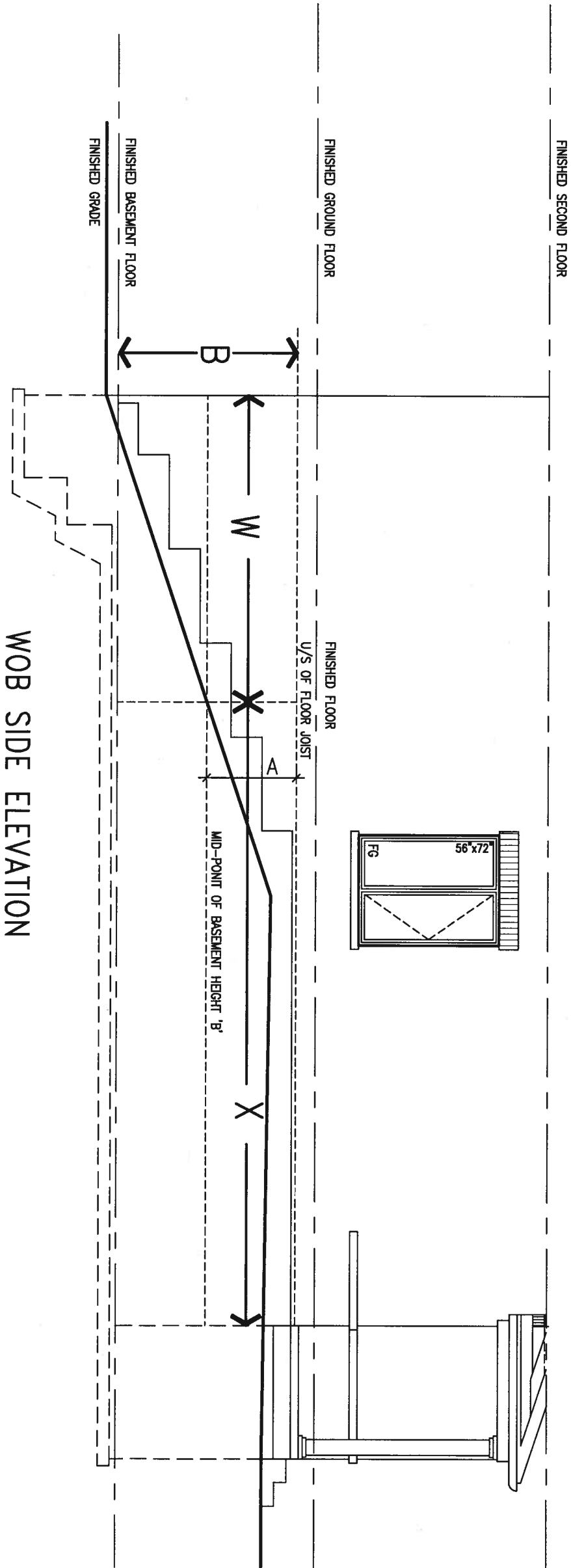
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)

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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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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qualification information  
 Wellington Jno-Baptiste 25591  
 name registration information BCN  
 VA3 Design Inc. 42658

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**BAYVIEW WELLINGTON**

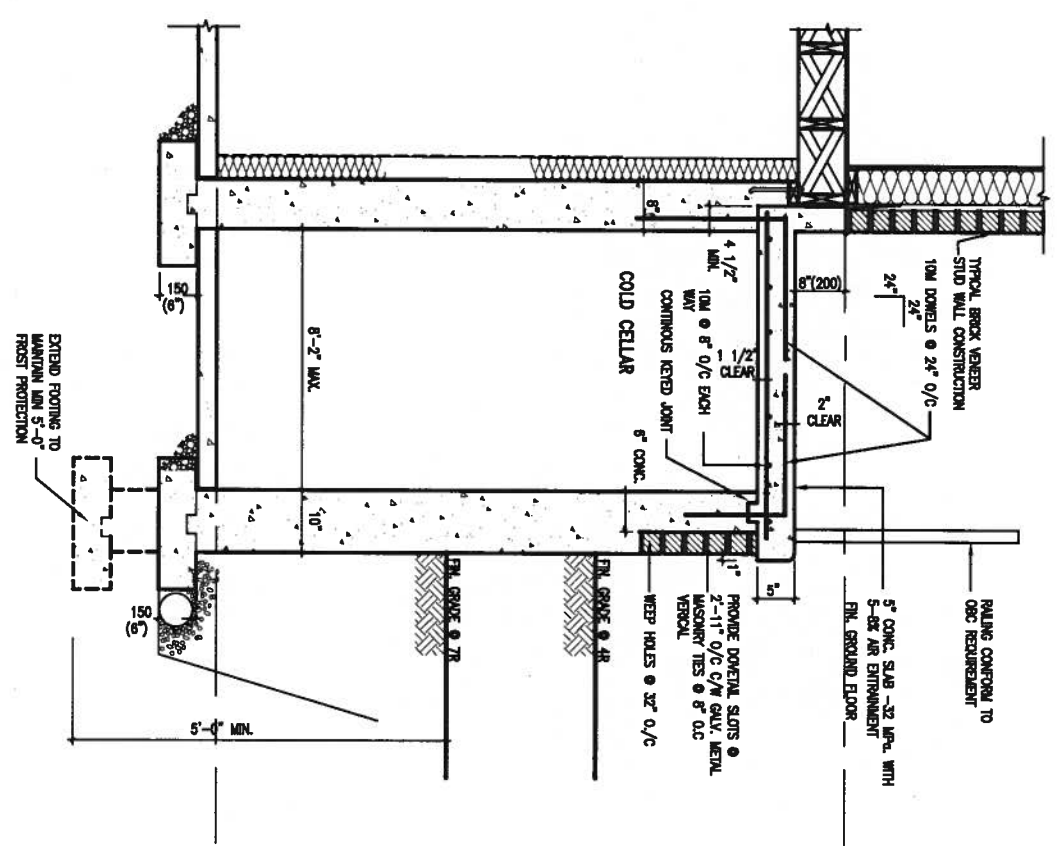
project name ALCONA municipality INNISFIL, ON.  
 date MAY 2016 checked by RC scale 3/16" = 1'-0"  
 drawn by RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM

**CONST NOTE**

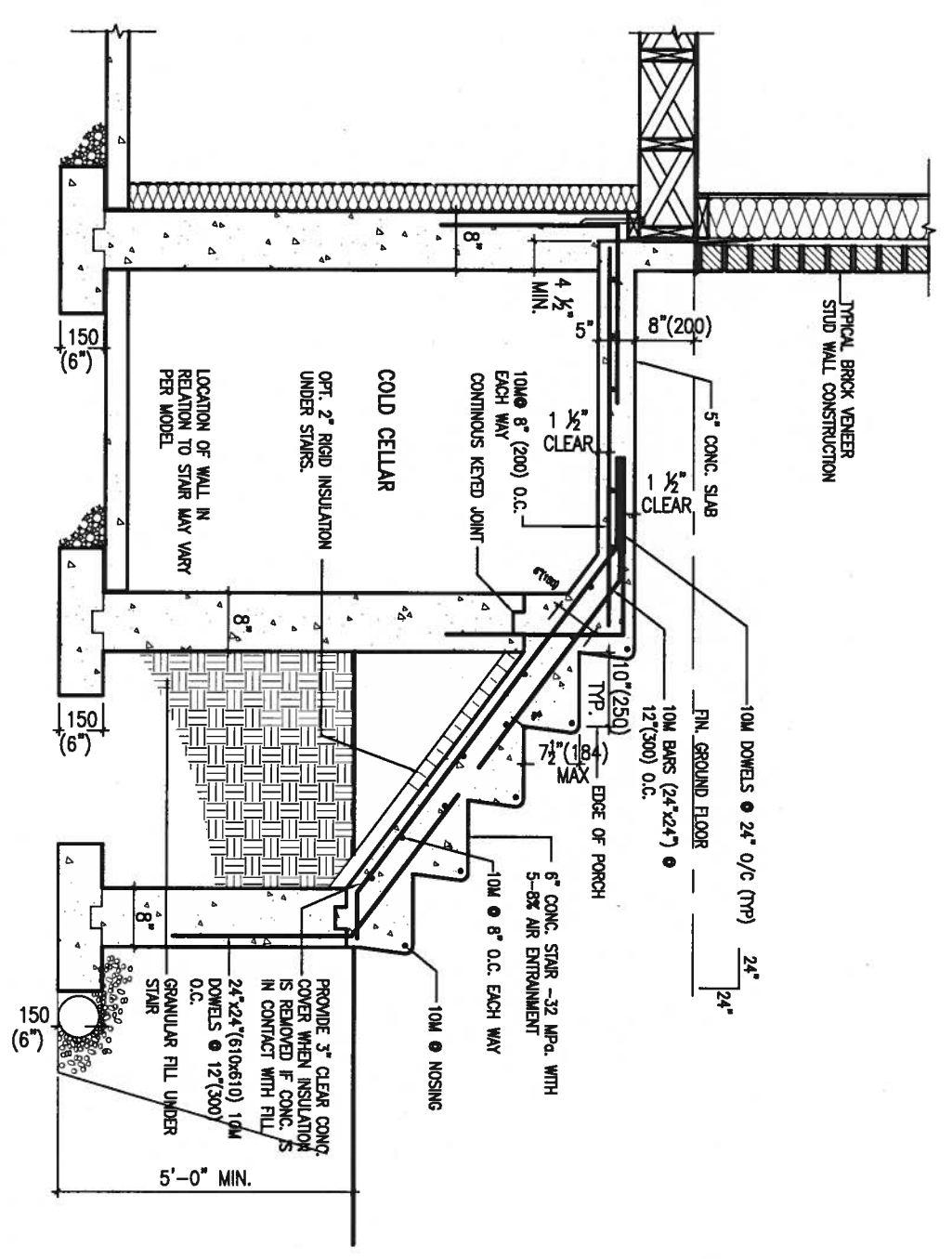
project no. 13049  
 drawing no. CN8

**CONSTRUCTION NOTES**  
 file name 13049-CN-A1

**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.



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

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

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**BAYVIEW WELLINGTON**

project name: ALCONA  
 date: MAY 2016  
 drawn by: RC  
 checked by: [blank]  
 scale: 3/16" = 1'-0"

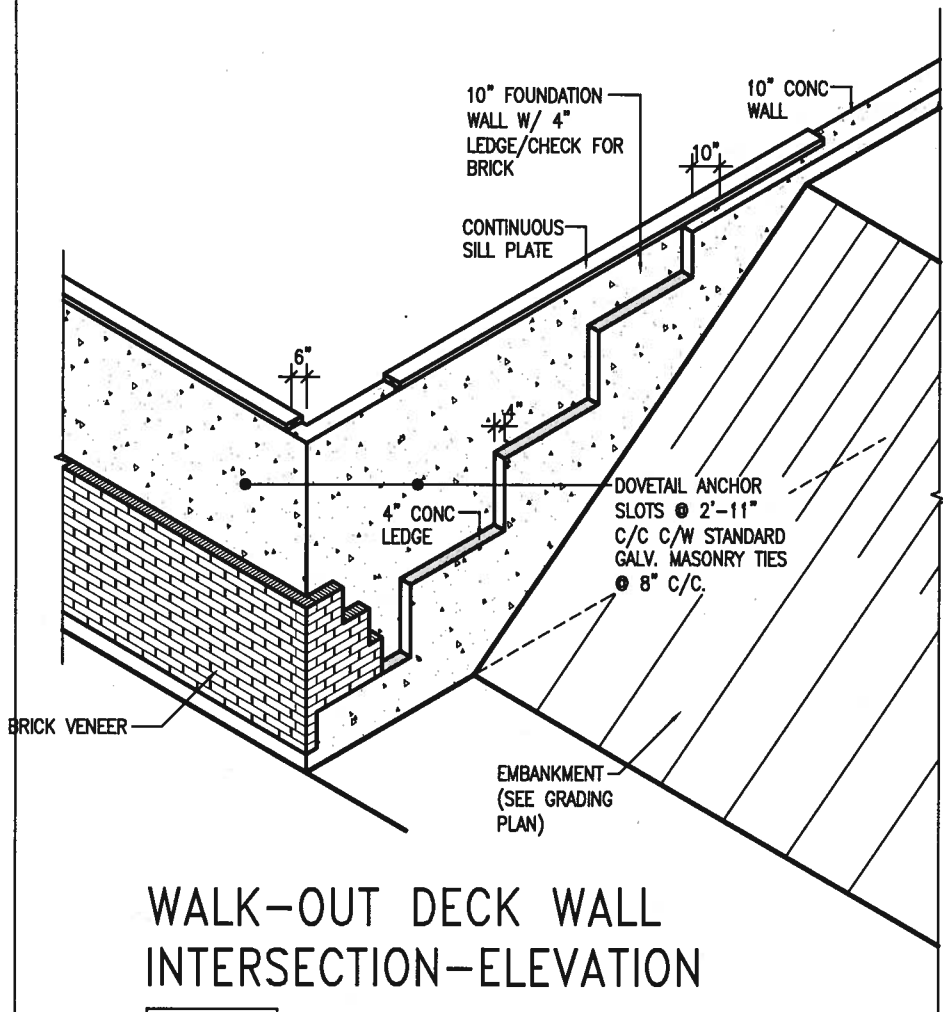
municipality: INNISFIL, ON.

**CONST NOTE**

project no. 13049  
 drawing no. CN9

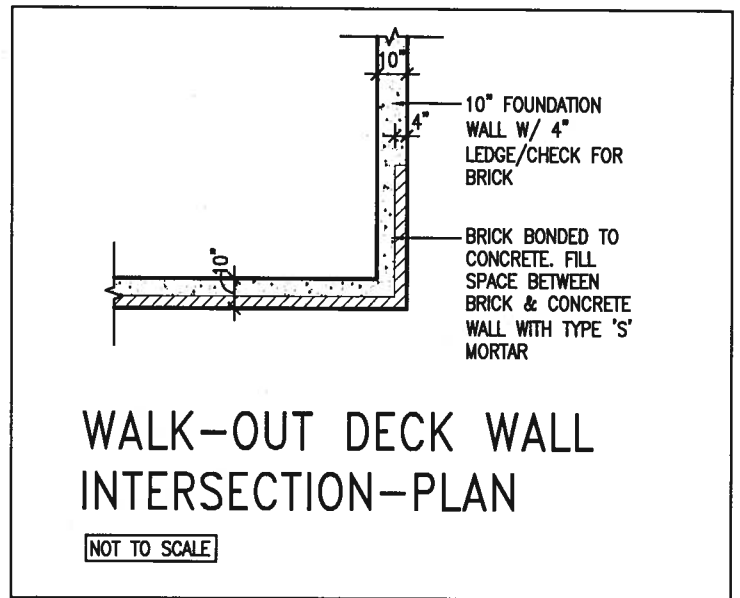
**CONSTRUCTION NOTES**

file name: 13049-CN-A1



WALK-OUT DECK WALL INTERSECTION-ELEVATION

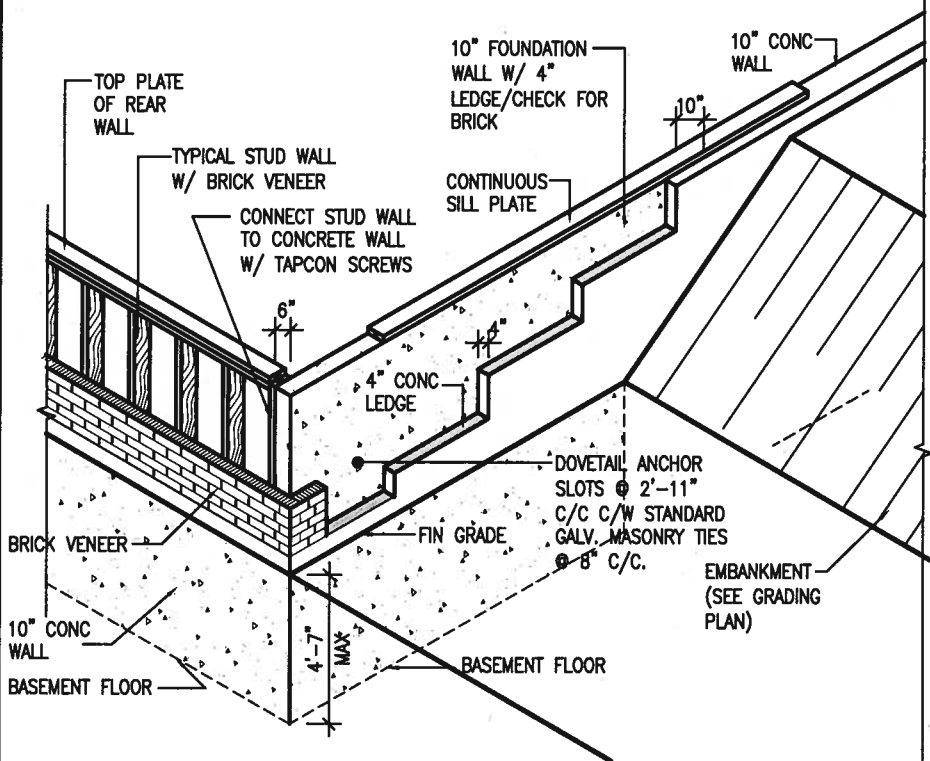
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

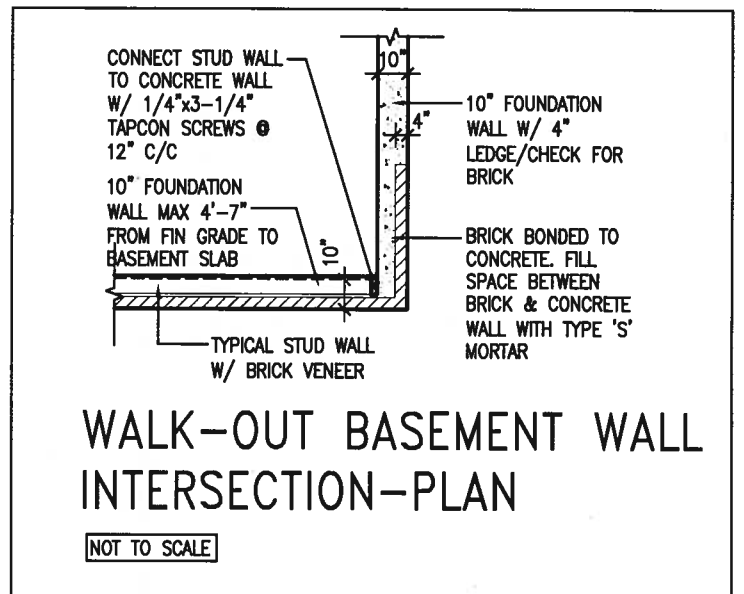
NOT TO SCALE

(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)



STRUCTURAL

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

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 name registration information BCIN  
 VA3 Design Inc. 42658

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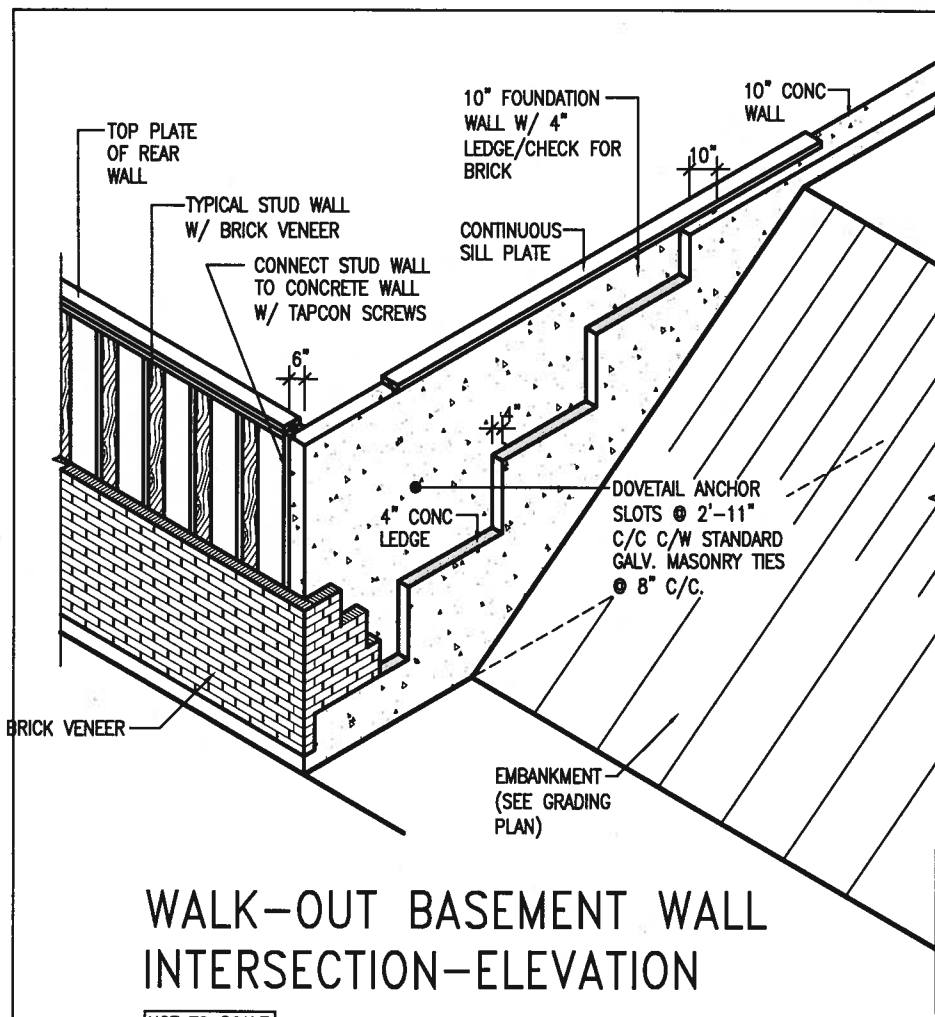
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**BAYVIEW WELLINGTON**

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

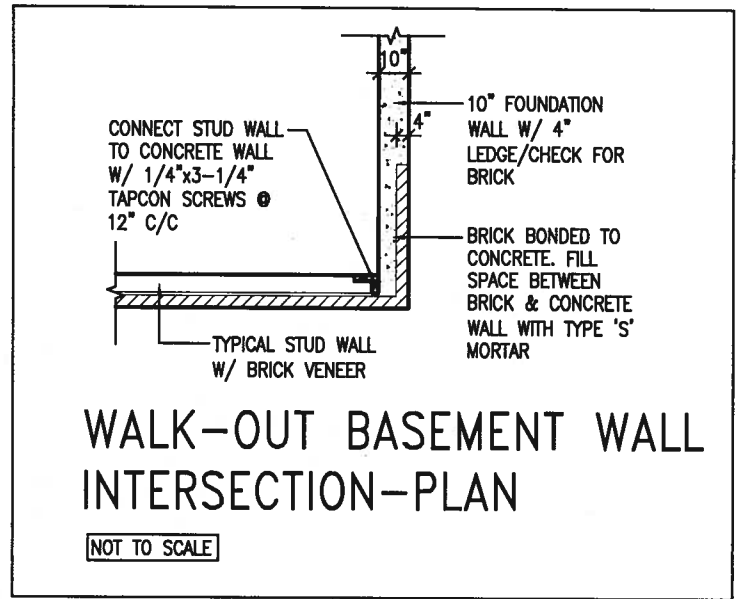
**CONST NOTE**

project no. 13049  
 CONSTRUCTION NOTES  
 file name 13049-CN-A1  
**CN10**



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

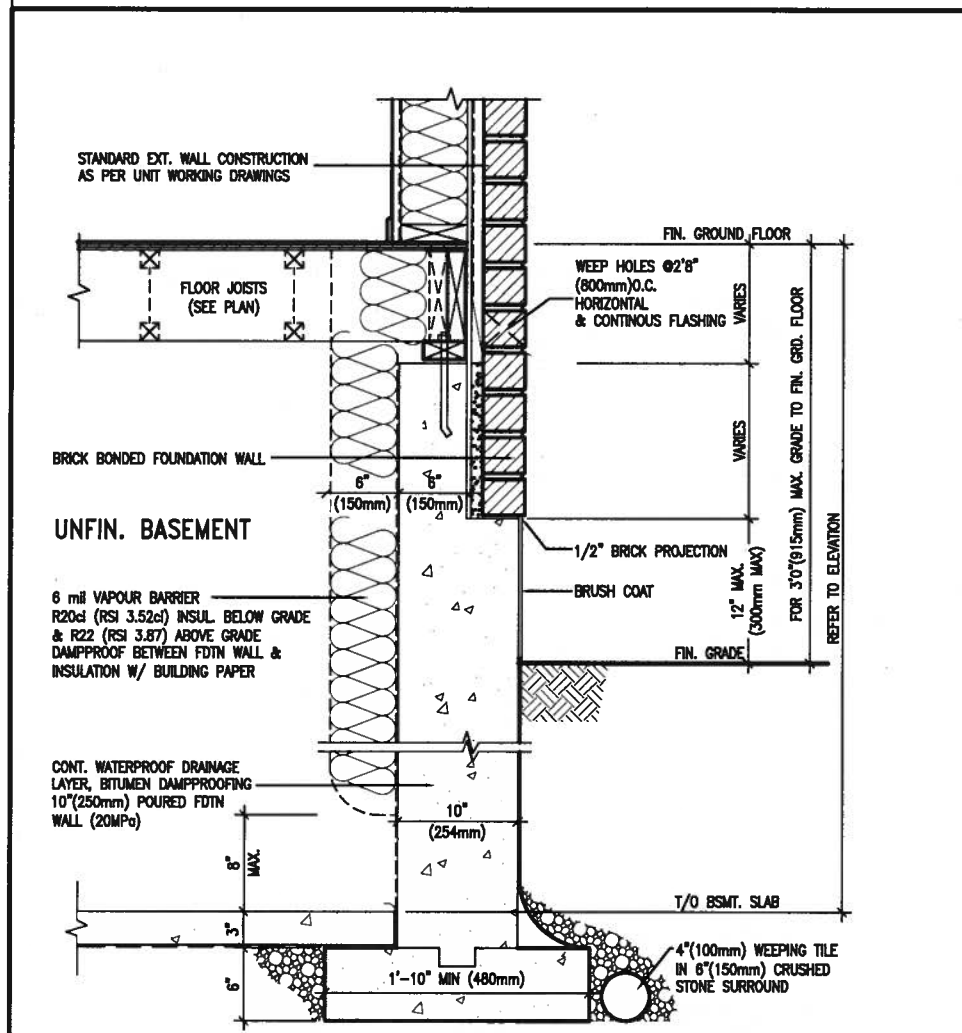
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

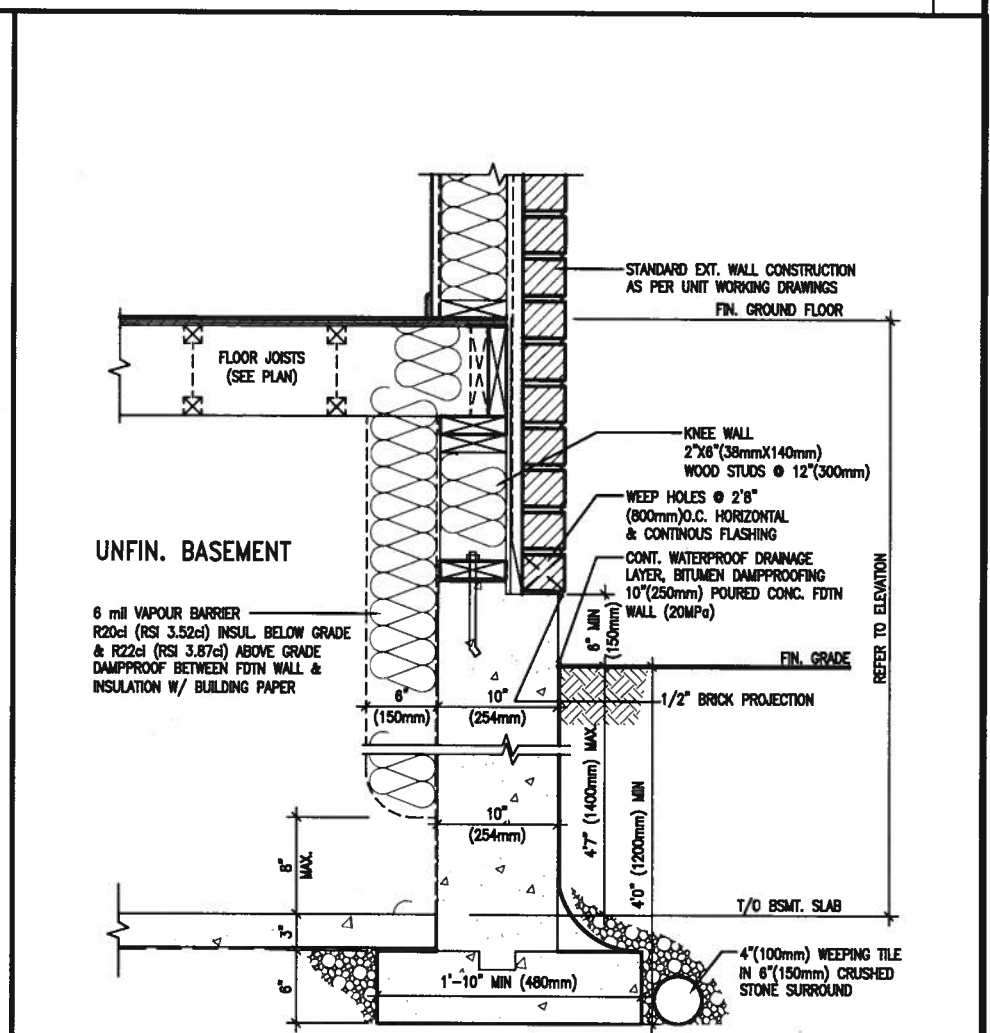
(10" FOUNDATION WALL)



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.



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name registration information BCN  
VA3 Design Inc. 42658

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project name ALCONA municipality INNISFIL, ON.

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

drawn by RC

**CONST NOTE**

project no. 13049

CONSTRUCTION NOTES file name 13049-CN-A1

drawing no. **CN11**

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