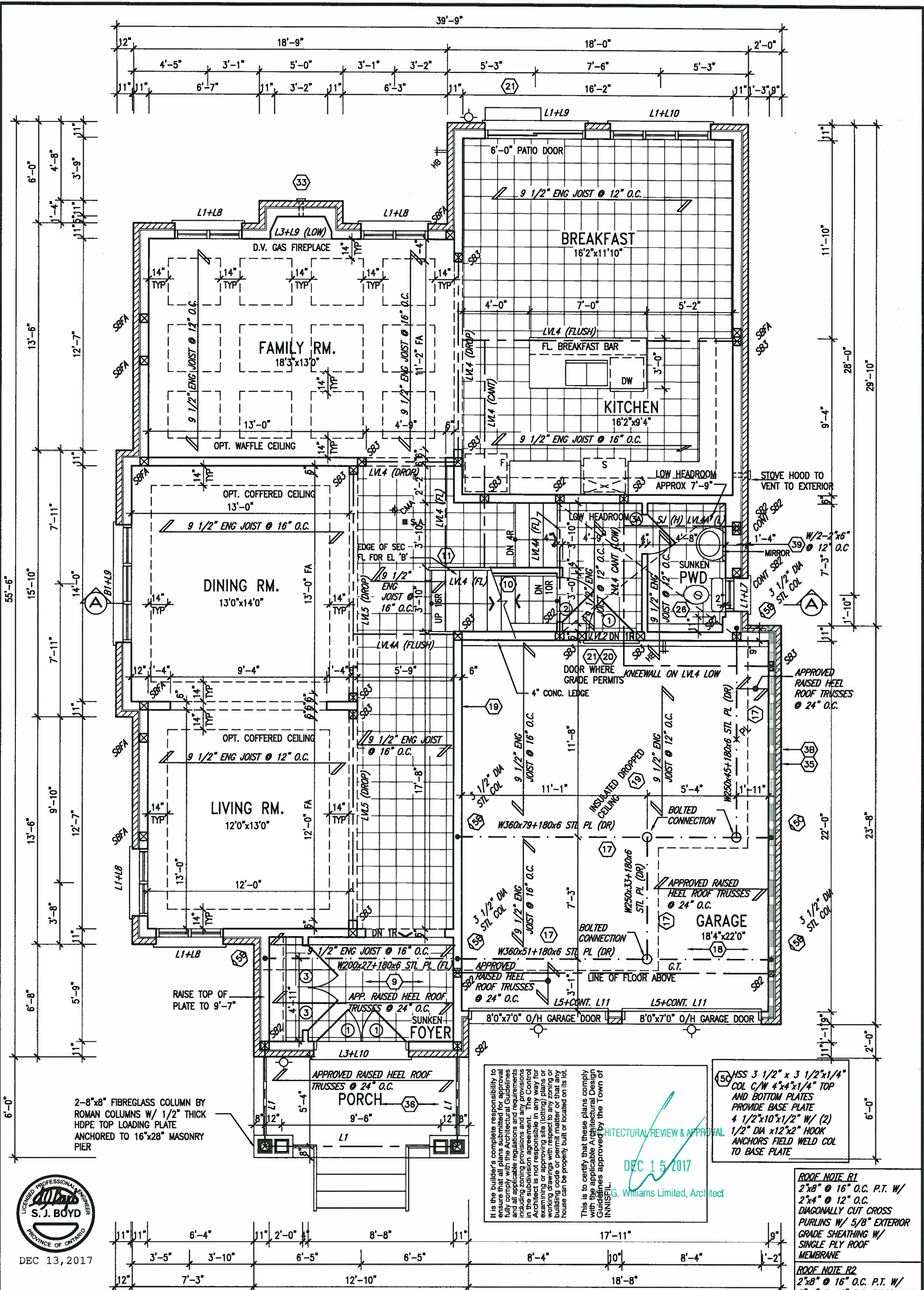




INDICATES REDUCED SIDE YARD			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		BAYVIEW WELLINGTON		S45-2 LOT 12 HUMMINGBIRD 2	
9			Wellington Jno-Baptiste	25591	project name	ALCONA	municipality	INNISFIL, ONTARIO	project no.	13049
8			name registration information	42658	date	NOV. 2015	drawn by	RC	checked by	scale
7			Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	13049-S45-2	13049-S45-2	13049-S45-2	13049-S45-2	13049-S45-2
6	REVISED AS PER ENG'S COMMENTS	DEC 13-17	RC							
5	REVISED FOR LOT 12	AUG 22-17	SB							
4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC							
3	REVISED FDN WALLS TO BE 10"	DEC 20/16	SB							
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB							
1	ISSUED FOR CLIENT REVIEW									
no.	description	date	by							

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ROOF PLAN 'A'

John G. Williams Limited, Architect

FRONT ELEVATION 'A'-LOT 12
w/ SIDE UPGRADE

FIN BASEMENT FLOOR

U/S GARAGE FOOTING

4

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

LOT 12

DEC 13, 2017

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.(7))			
S4S-2 ELEVATION A	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	837 S.F.	147.056 S.F.	17.57 %
LEFT SIDE	1135 S.F.	114.0 S.F.	10.04 %
RIGHT SIDE	1109 S.F.	16.667 S.F.	1.50 %
REAR	770 S.F.	189.139 S.F.	24.56 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX. 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3851.00 S.F.	466.86 S.F.	12.12 %
TOTAL SQ. M.	357.77 S.M.	43.37 S.M.	12.12 %

10-12

ARCHITECTURAL REVIEW & APPROVAL

DEC 15 2017

John G. Williams Limited, Architect

John G. Williams Limited, Archi

LEFT SIDE ELEVATION 'A'-LOT 12

**REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION**

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste  25591
6	REVISED AS PER ENG'S COMMENTS	DEC 13-17	RC	name
5	REVISED FOR LOT 12	AUG 22-17	SB	registration information
4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC	VAS Design Inc.  42658
3	REVISED FDN WALLS TO BE 10"	DEC 20/16	SB	
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	
1	ISSUED FOR CLIENT REVIEW	.	.	
no.	description	date	by	



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BAYVIEW WELLINGTON

S45-2 LOT 12
HUMMINGBIRD 2

project name	ALCONA		municipality	INNISFIL, ONTARIO
date	NOV. 2015		LEFT SIDE	
drawn by	checked by	scale		
RC		$3/16" = 1'-0"$		
RICHARD - H.A. ARCHITECTS WORKING'S 2011/11/10/09 RWA LIMITED 453 17040 545-72 plan Word				

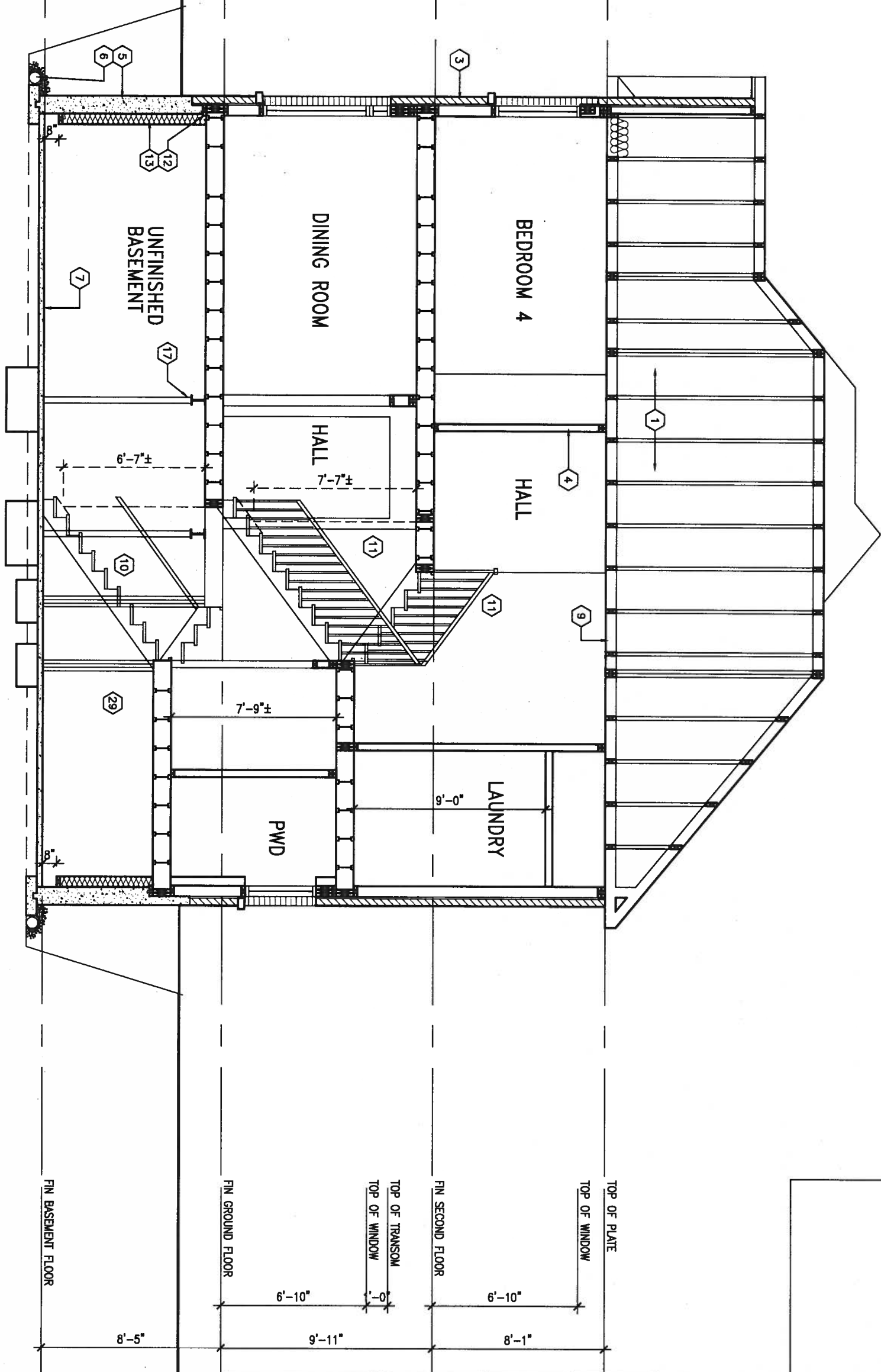
LEFT SIDE ELEVATION A

drawing no.

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LOT 12

SECTION 'A-A'



DEC 13, 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 Authority is not responsible in any way for approving or issuing a permit for any building 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.

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

9			
8			
7			
6	REVISED AS PER ENG'S COMMENTS	DEC 13-17	RC
5	REVISED FOR LOT 12	AUG 22-17	SB
4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC
3	REVISED FDN WALLS TO BE 10"	DEC 20/16	SB
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		
no.	description	date	by

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1 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
ALCONA

municipality
INNISFIL, ONTARIO

S45-2 LOT 12
HUMMINGBIRD 2

project no.
13049

date
NOV. 2015

checked by
RC

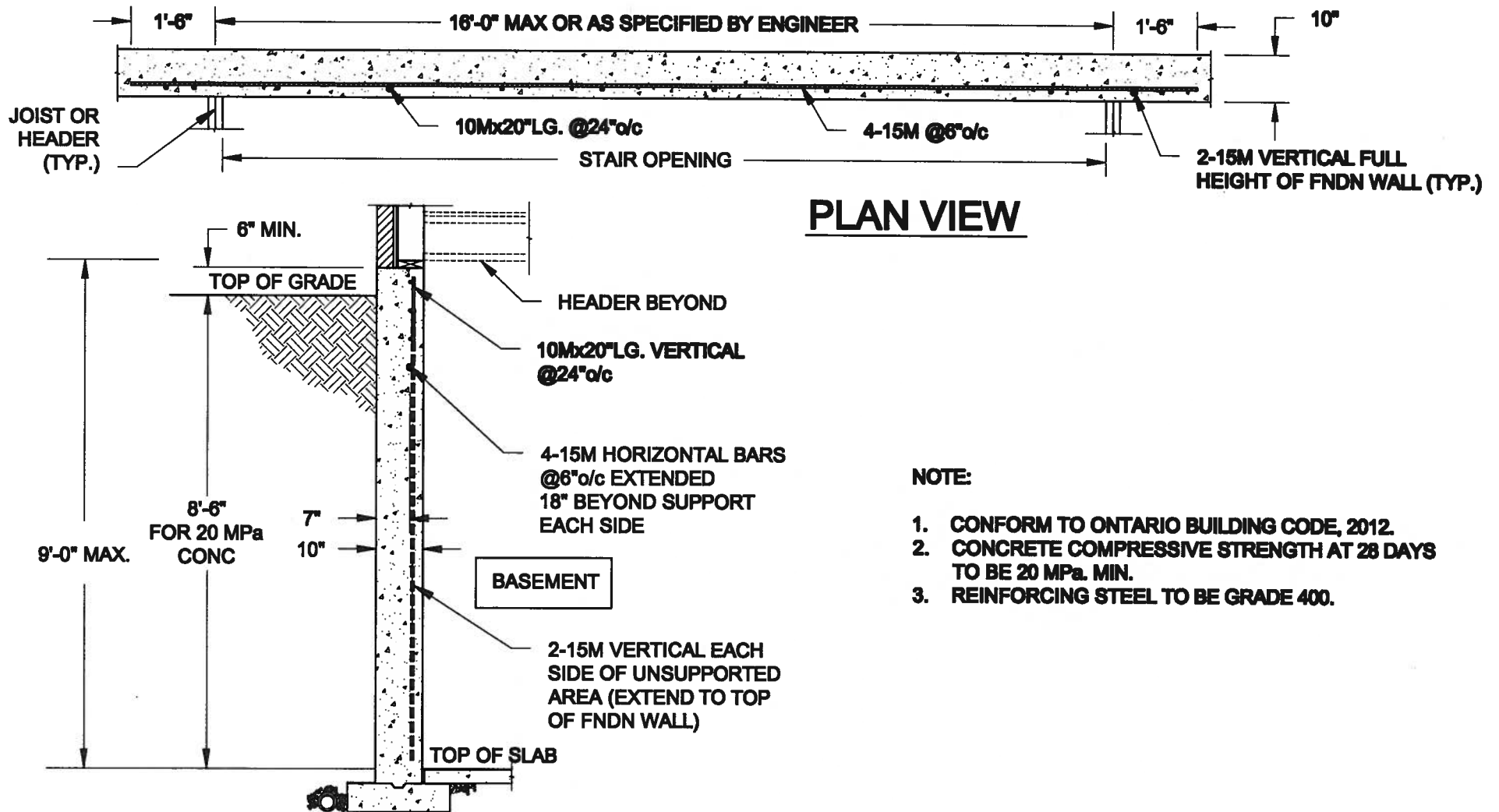
scale
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SECTION A-A

file name
13049-S45-2

drawing no.
8

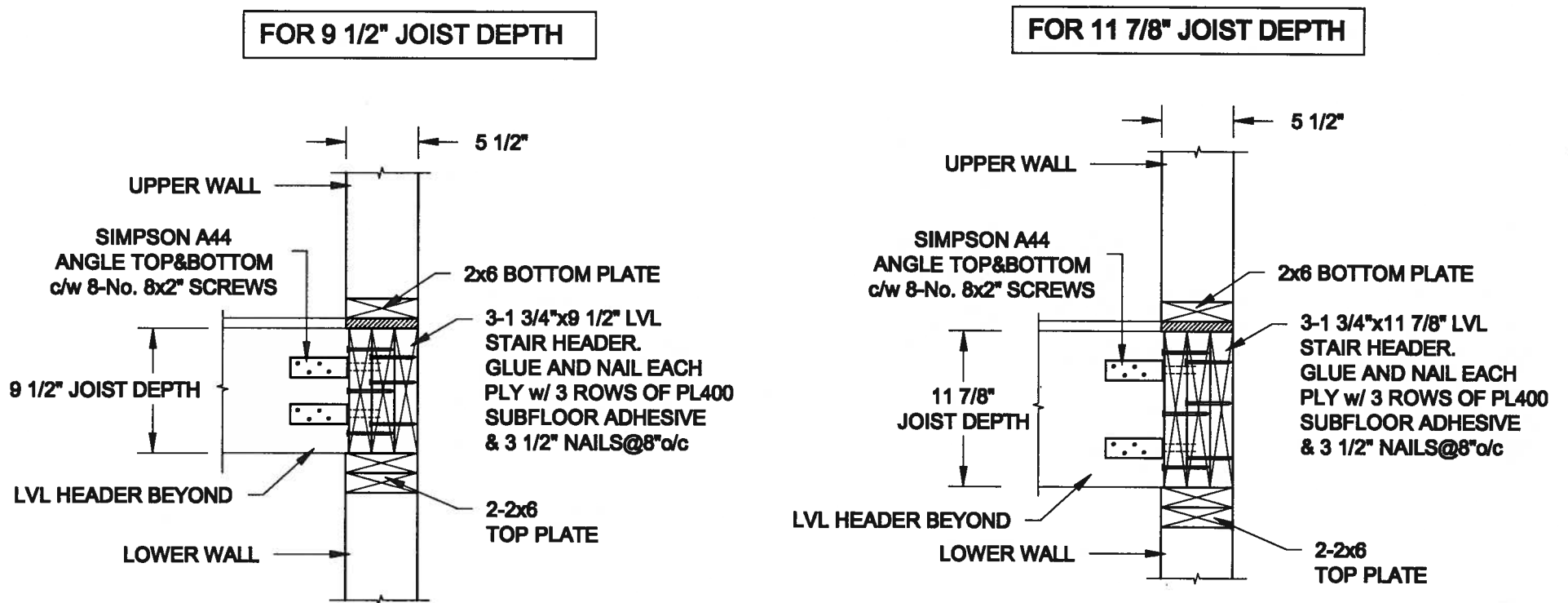
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\13049-S45-2.dwg - Wed - Dec 13 2017 - 7:20 AM



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

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: quaile.eng@rogers.com

Engineer's Seal:



AUG 10, 2017

Project:

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

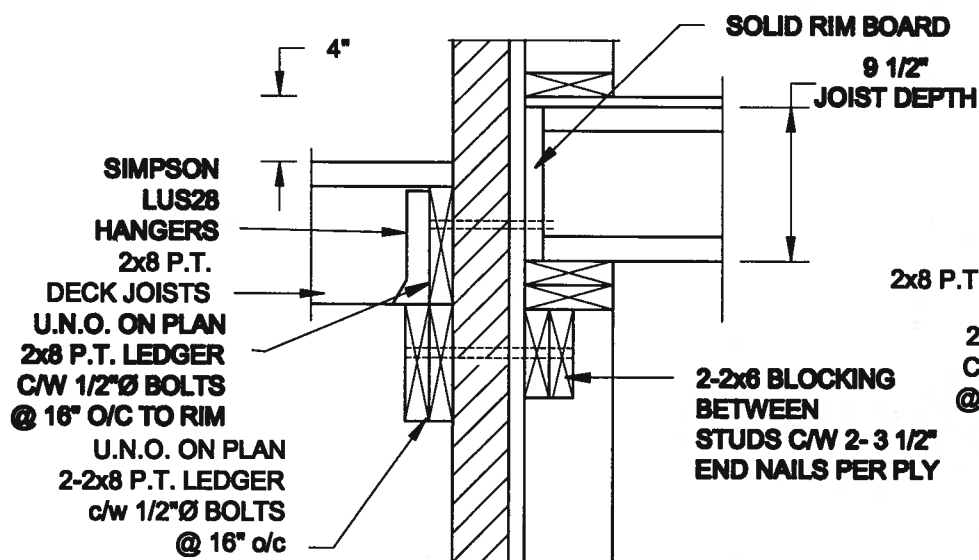
Project No.:

16-083

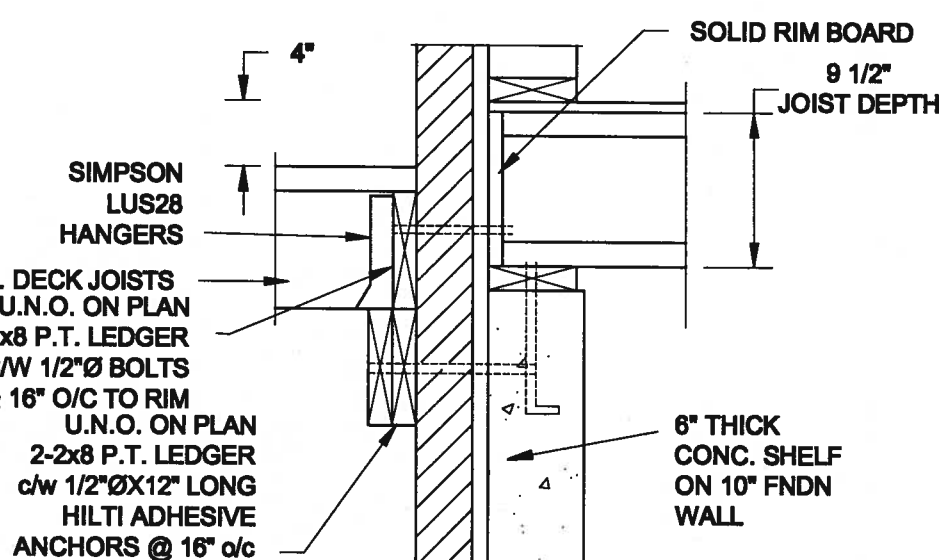
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



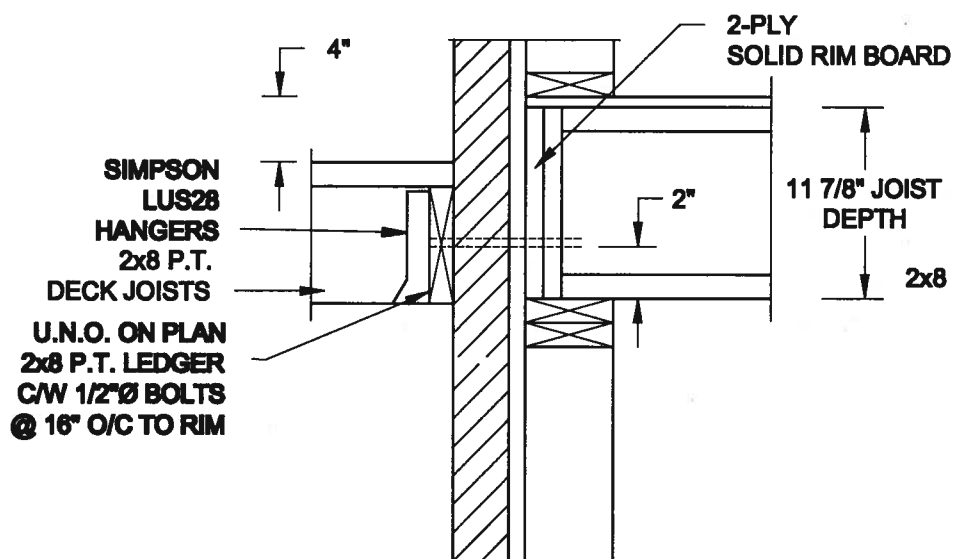
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



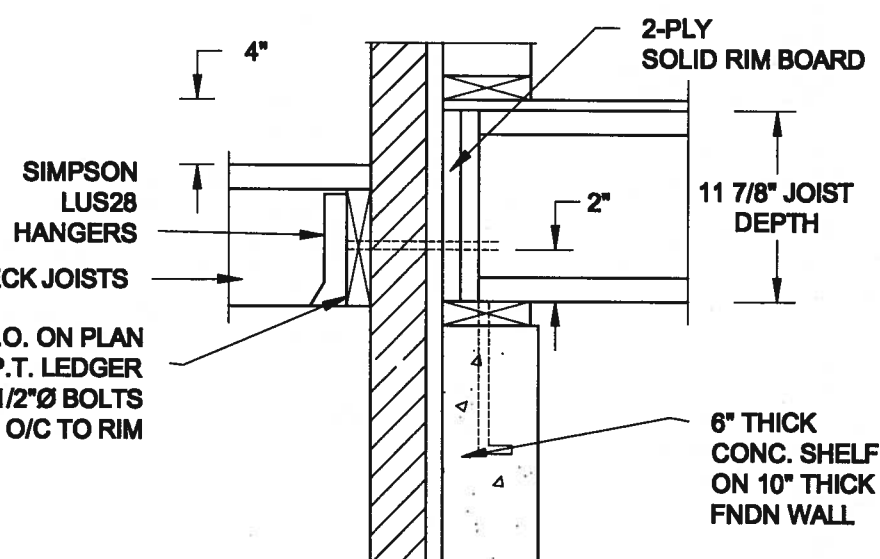
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH

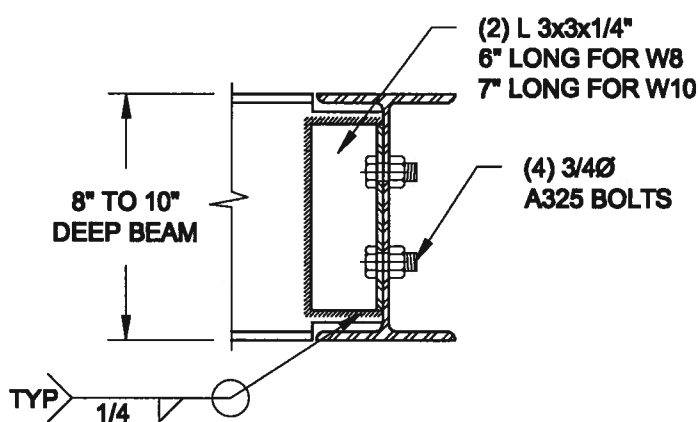


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

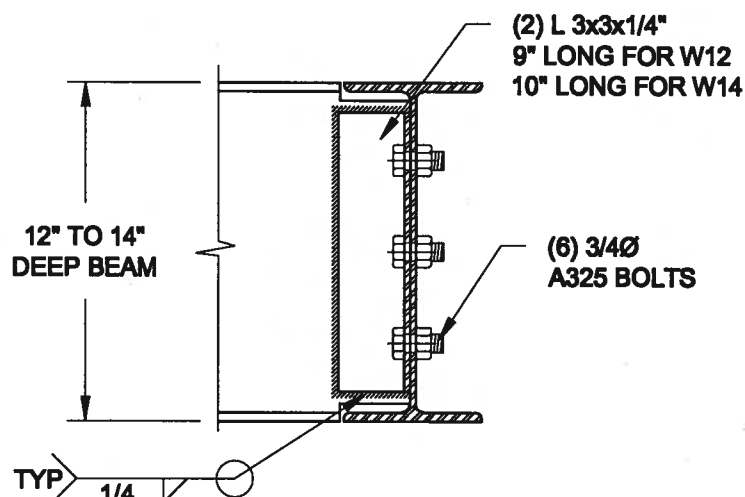


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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"x8" 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:
SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-863-8547
E: quaile.eng@rogers.com

Engineer's Seal



AUG 10, 2017

Project

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
MISSISSAUGA, ONTARIO

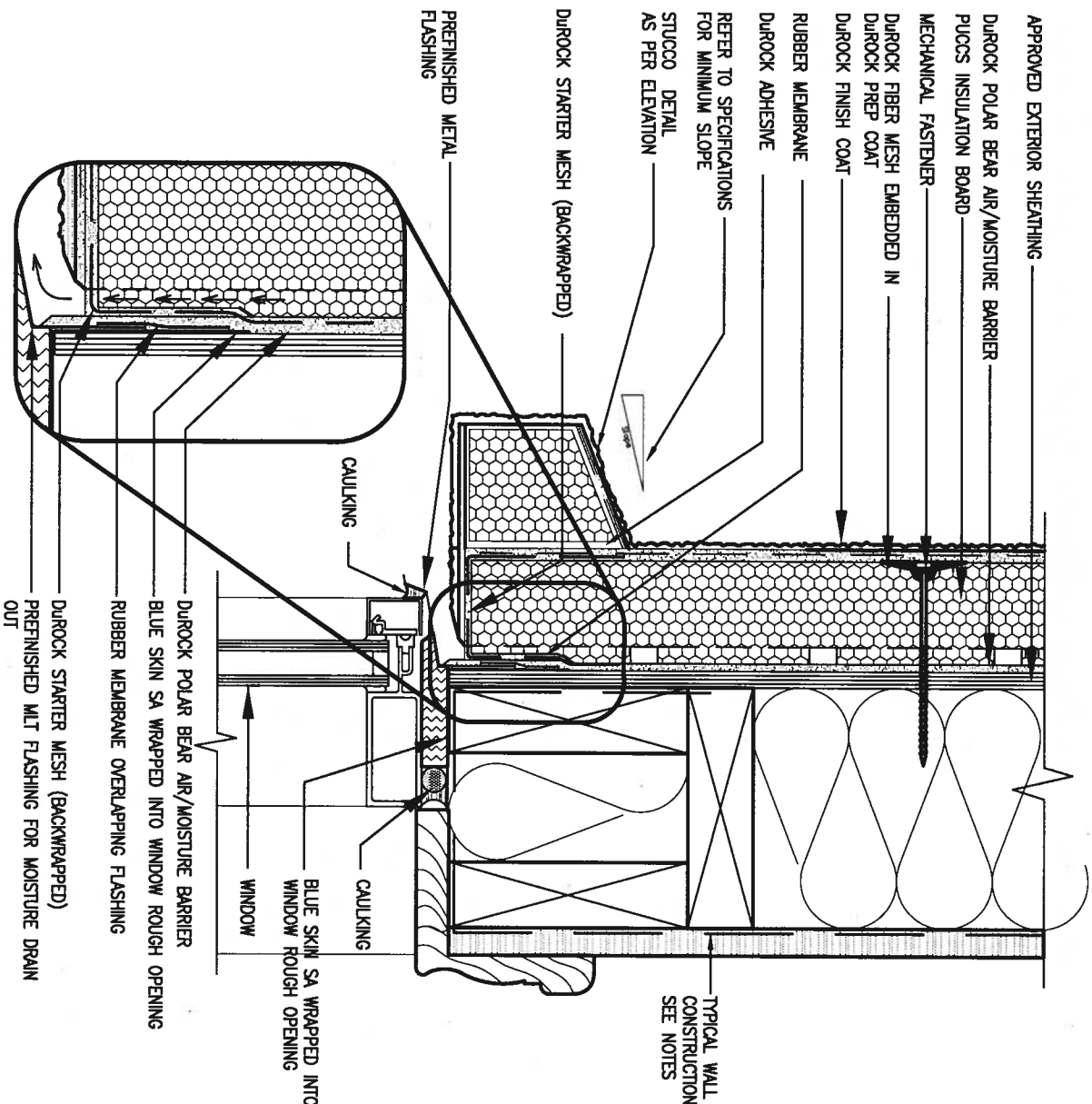
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No:

16-063

Drawing No:

S2

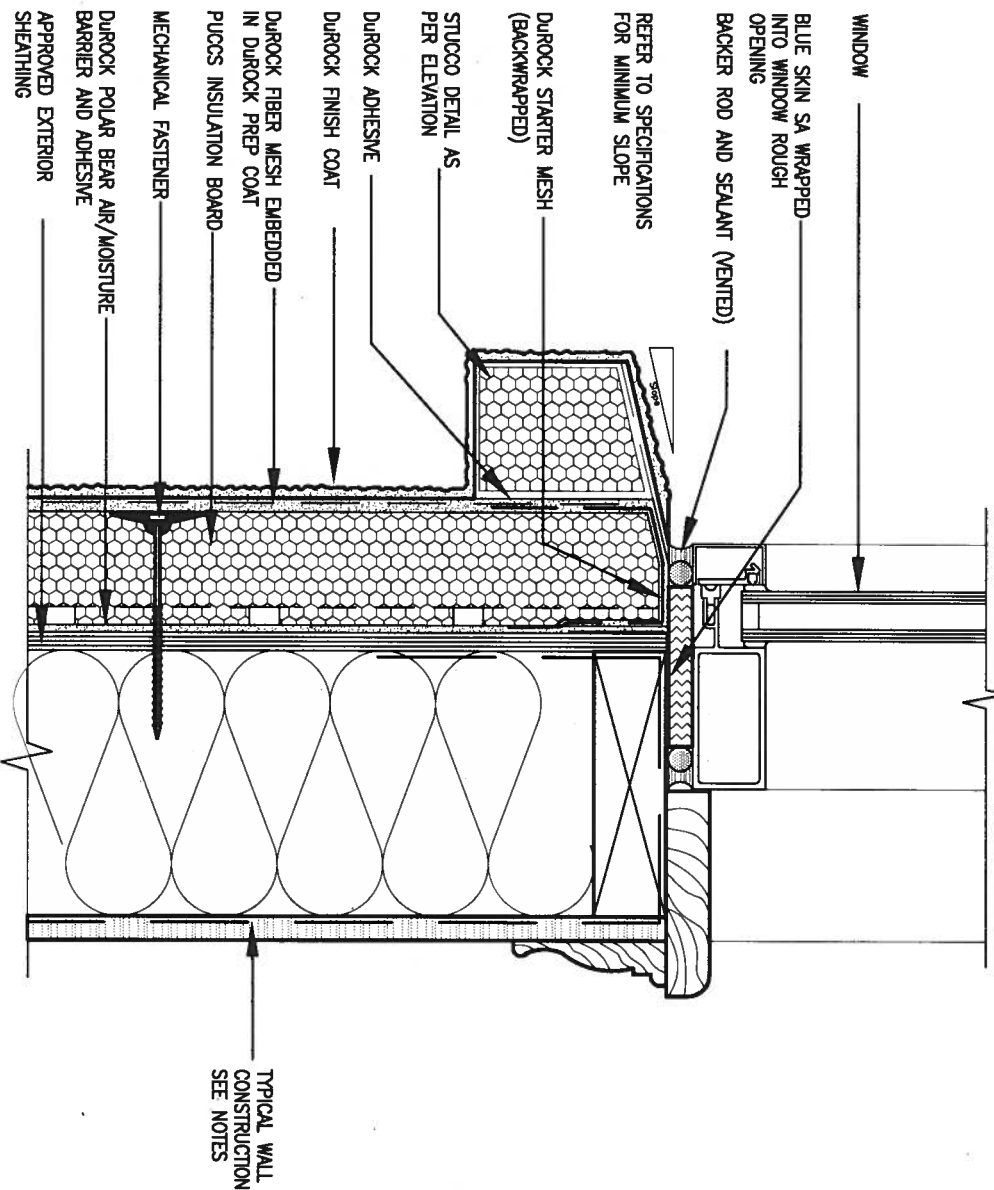


1 WINDOW HEADER

CN3

SCALE: 3"=1'-0"

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



2 WINDOW SILL

CN3

SCALE: 3"=1'-0"



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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Wellington Jno-Baptiste	25591
name	
registration information	
VA3 Design Inc.	42658
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va3design.com

BAYVIEW WELLINGTON

project name
ALCONA

date
MAY 2016

drawn by
RC

checked by

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13049-CN-A1

drawing no.

CN3

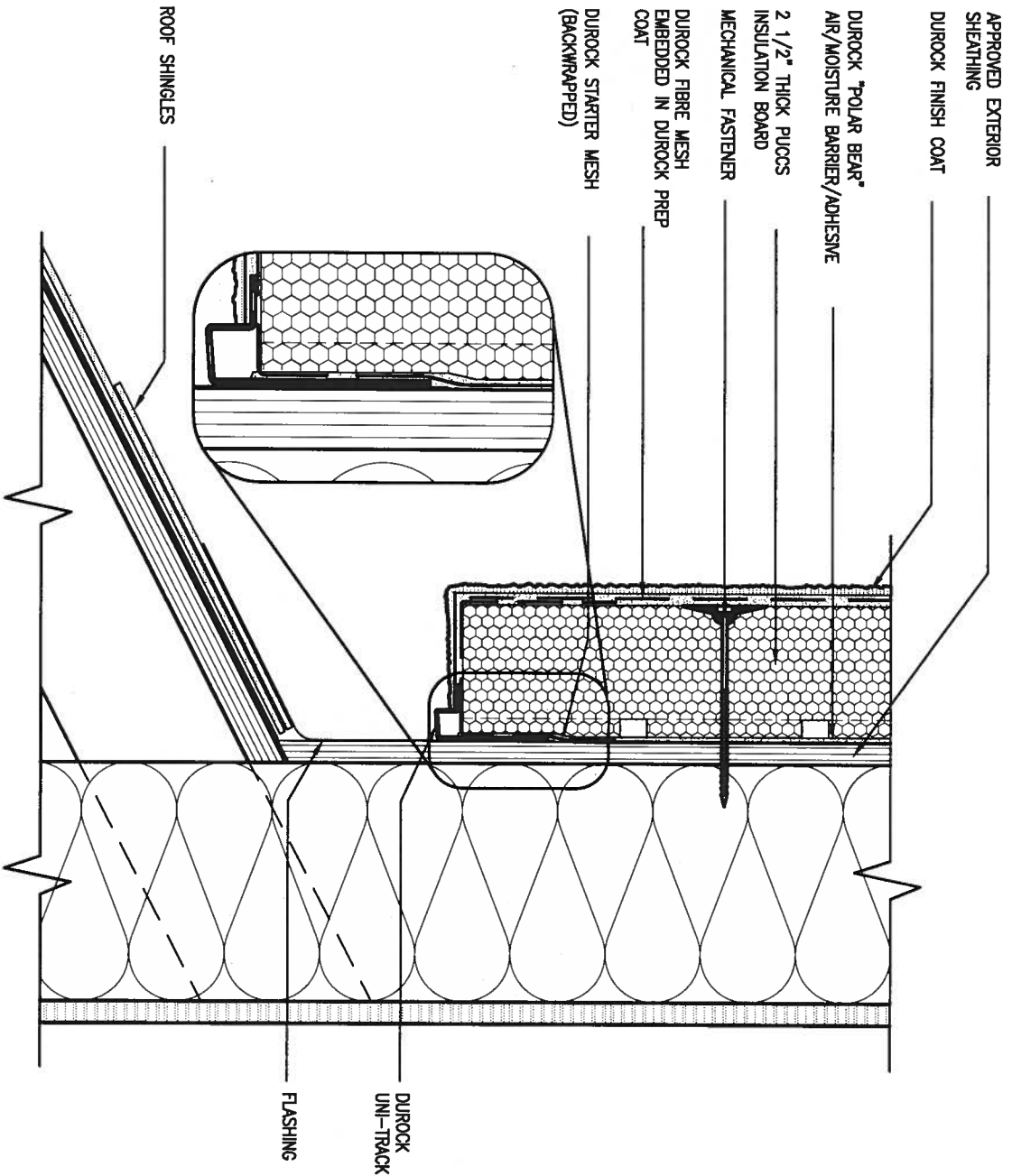
CONST NOTE

project no.
13049

municipality
INNISFIL, ON.

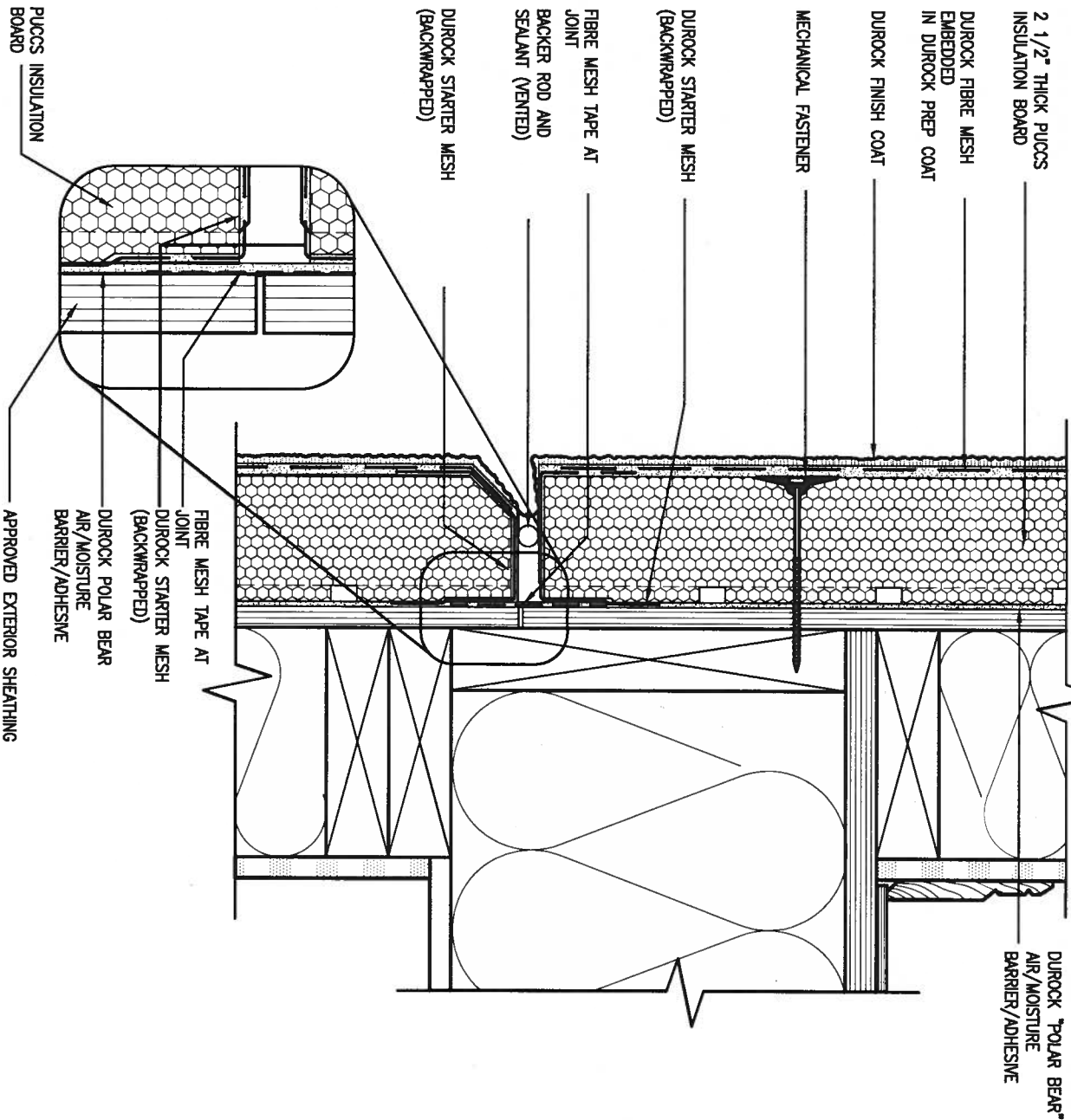
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM

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

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DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



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

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

9.					
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1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		

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qualification information
Wellington Jno-Baptiste 25591 BCN

name registration information
VA3 Design Inc. 42658

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DESIGN

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project name
ALCONA

municipality
INNISFIL, ON.

date
MAY 2016

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

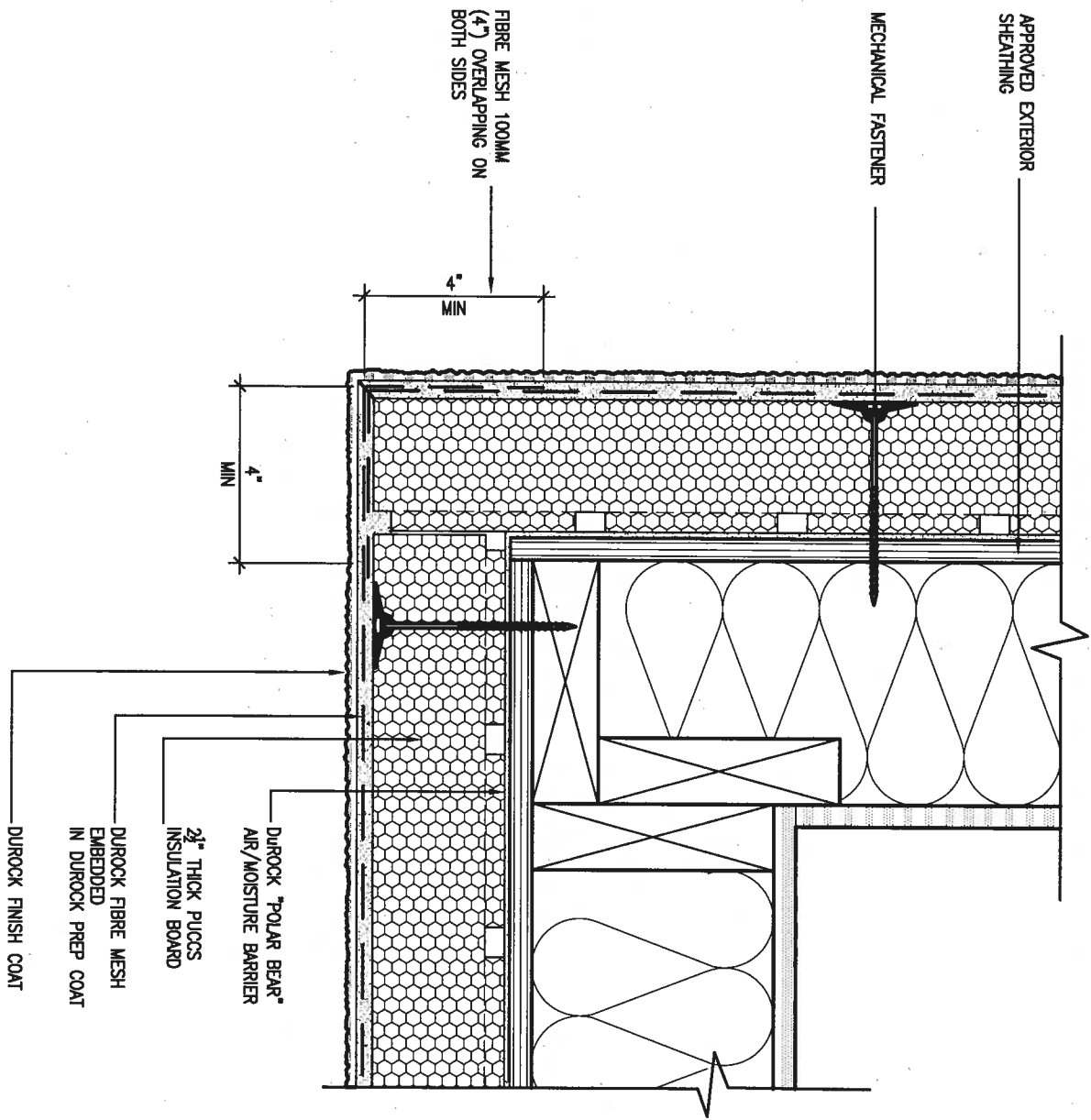
CONST NOTE

project no.
13049

CONSTRUCTION NOTES

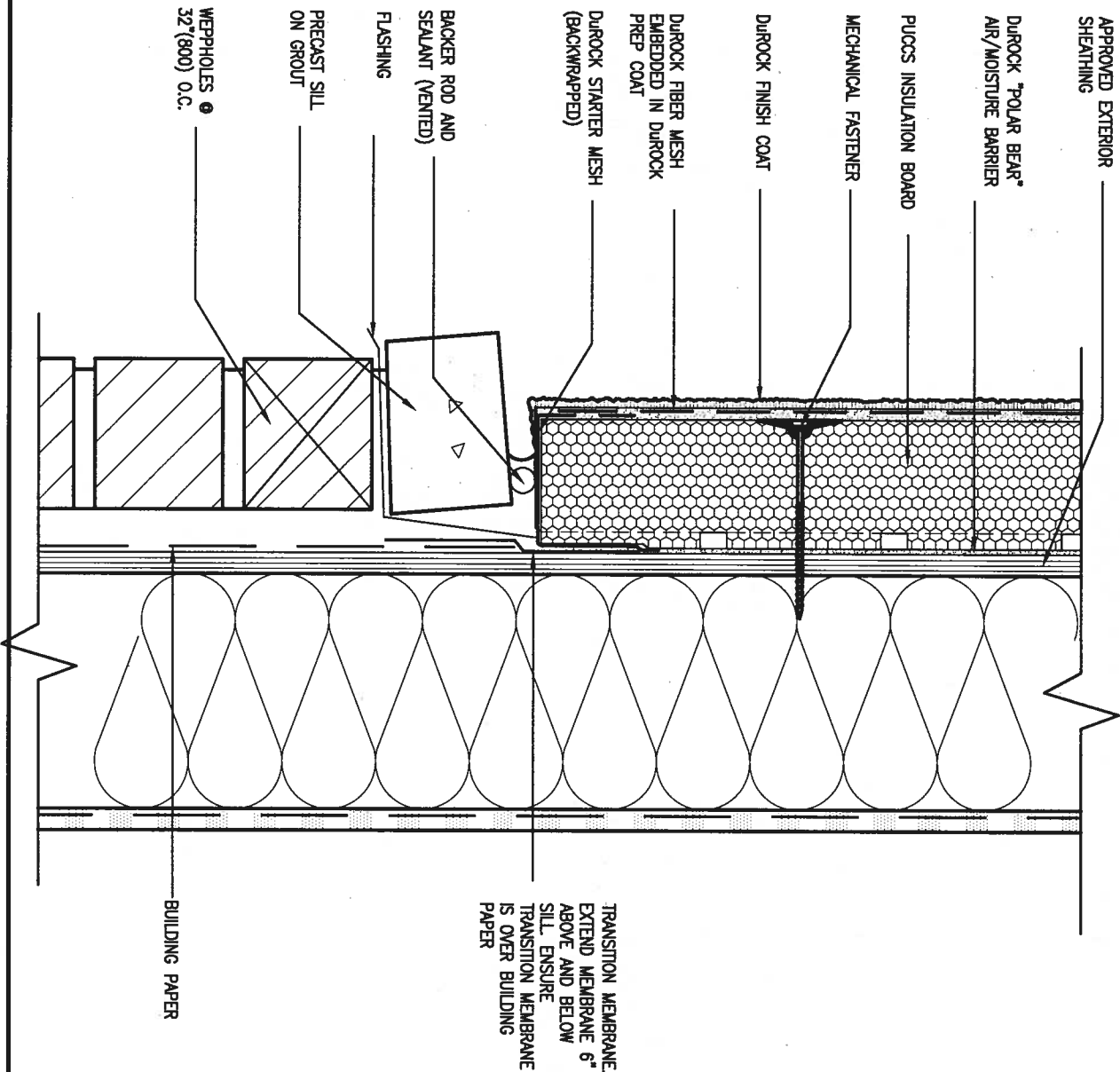
file name
13049-CN-A1

drawing no.
CN4



5 CORNER DETAIL
CN5 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
CN5 SCALE: 3"=1'-0"



9			
8			
7			
6			
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4			
3			
2			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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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BAYVIEW WELLINGTON

CONST NOTE

project name
ALCONA

municipality
INNISFIL, ON.

project no.
13049

date
MAY 2016

drawn by
RC

checked by

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

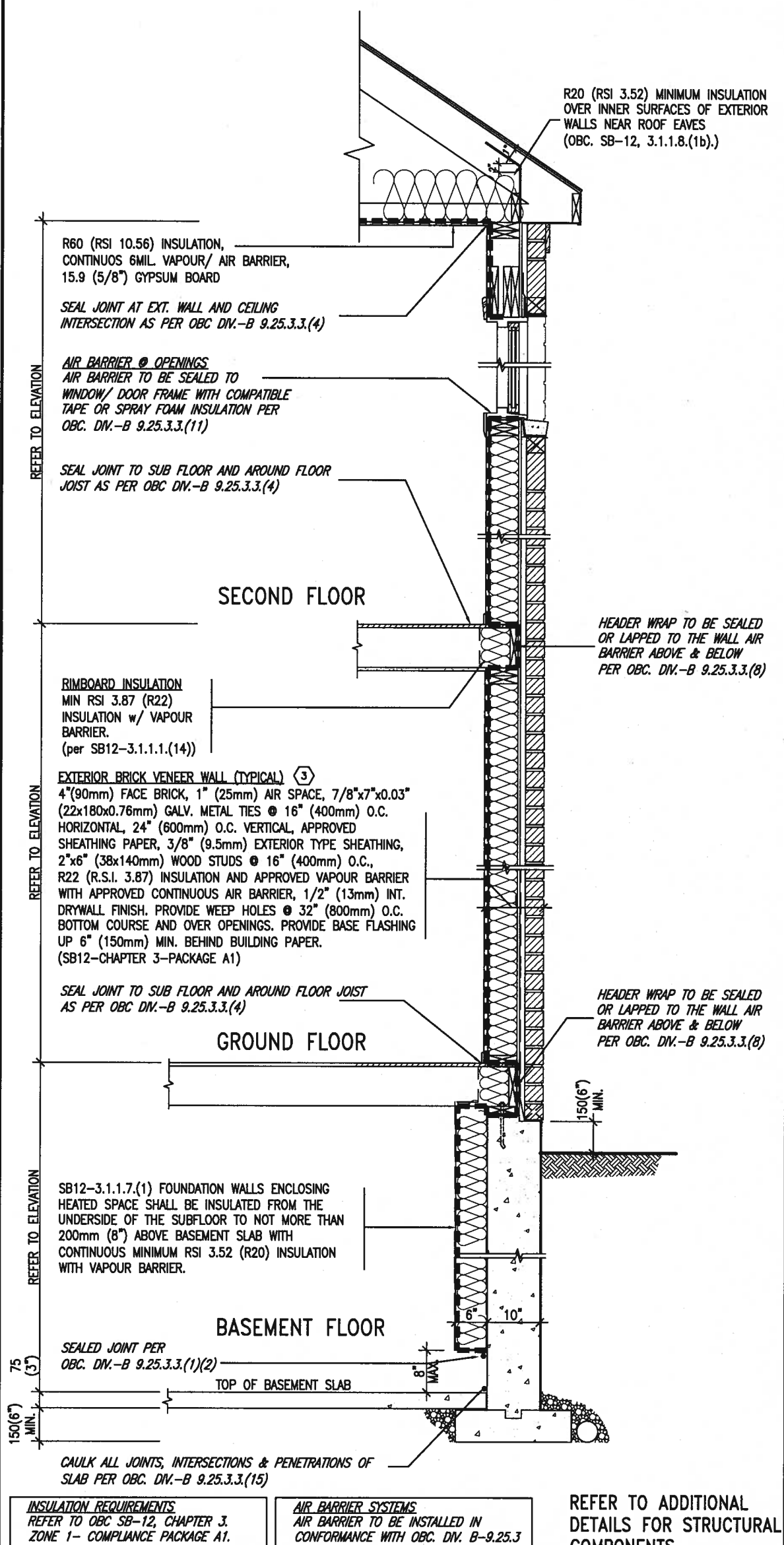
file name
13049-CN-A1

drawing no.

CN5

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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.

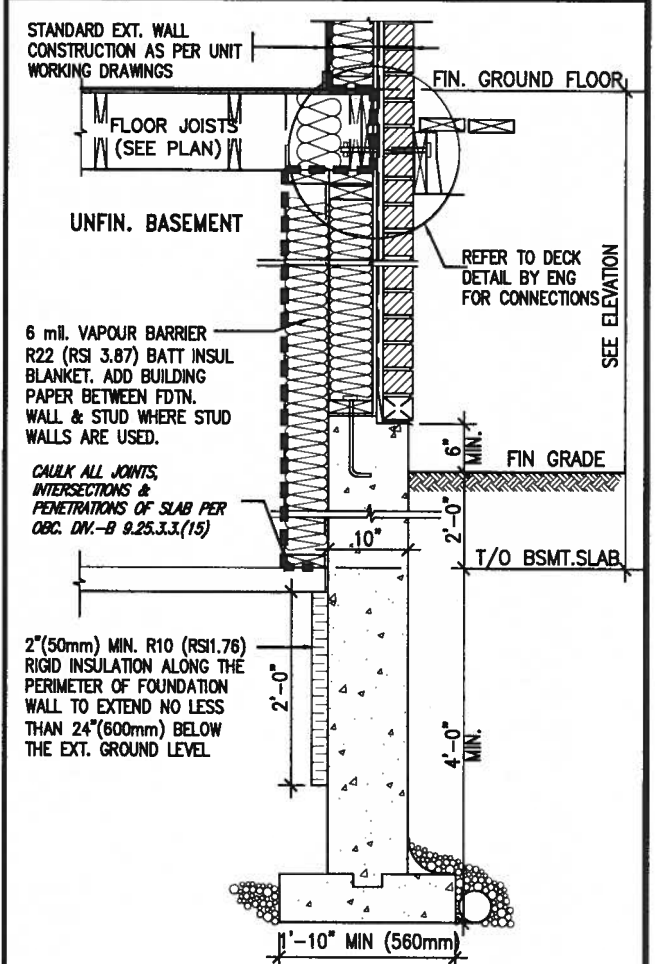
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space 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.

ci- Denotes Continuous Insulation without framing interruption.



* REVISED—FEB 2017

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

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name <i>J. Baptiste</i> BCIN
5.	.	.	registration information <i>signature</i>
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	
no.	description	date	by



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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name
ALCONA

INNISEIL ON

project no.
3049

MAY 2016

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

CONSTRUCTION NOTES

Drawing no.

drawn by
RC

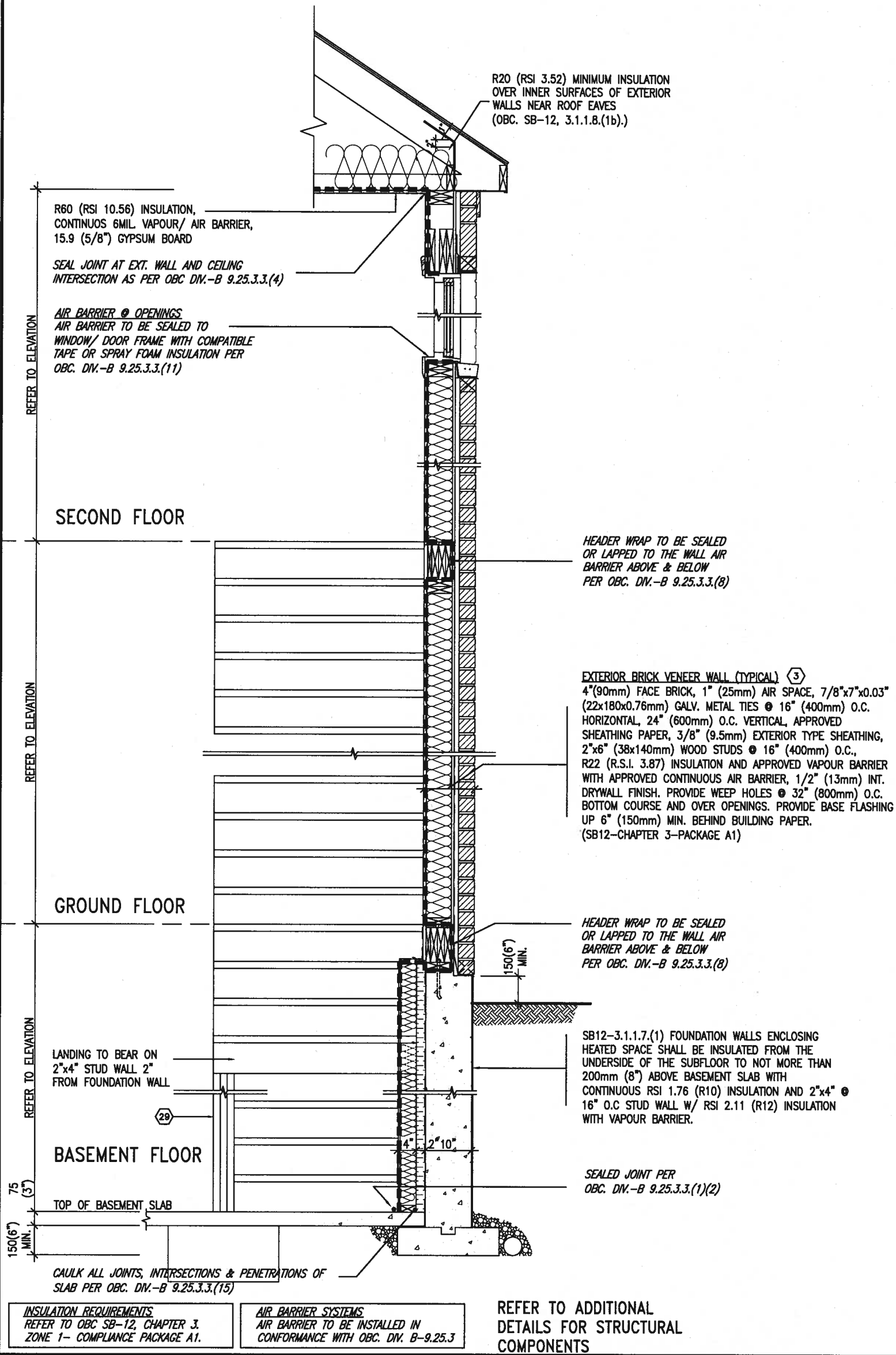
13049-CN-A1

CN6

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SB12-COMPLIANCE PACKAGE 'A1'



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.			
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7.			
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5.			
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

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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

drawn by
RC

checked by
-

scale
3/16\" = 1'-0\"

date
MAY 2016

municipality
INNISFIL, ON.

CONST NOTE

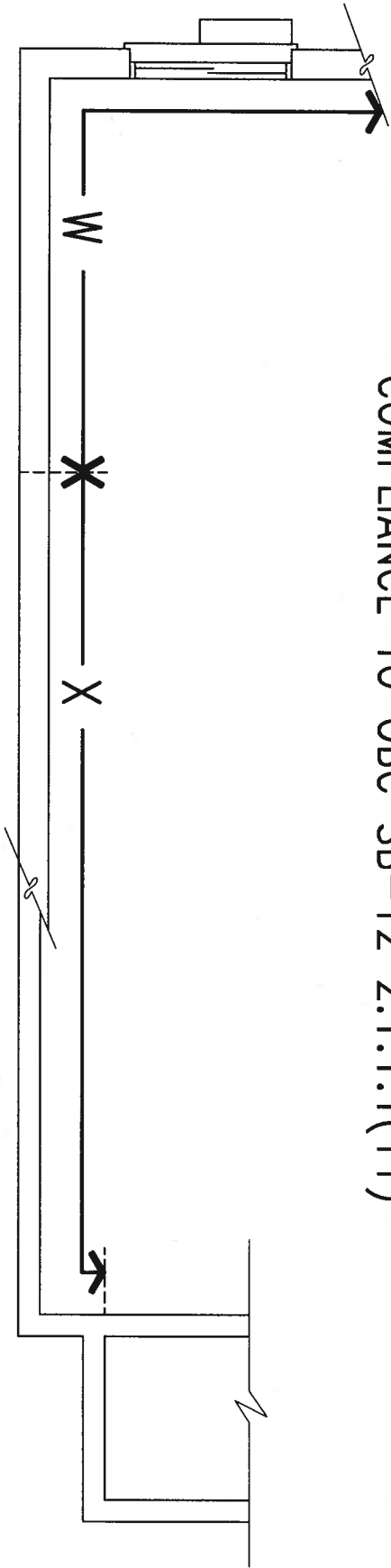
project no.
13049

CONSTRUCTION NOTES

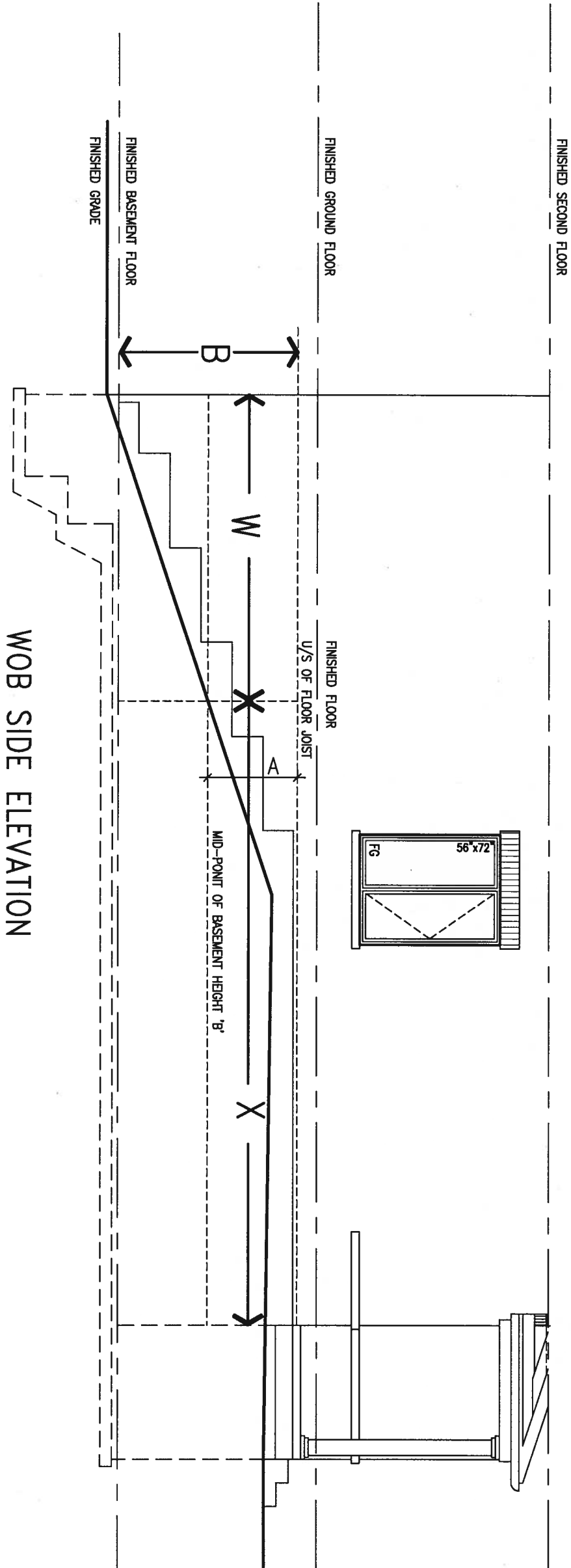
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13049-CN-A1

drawing no.
CN7

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN

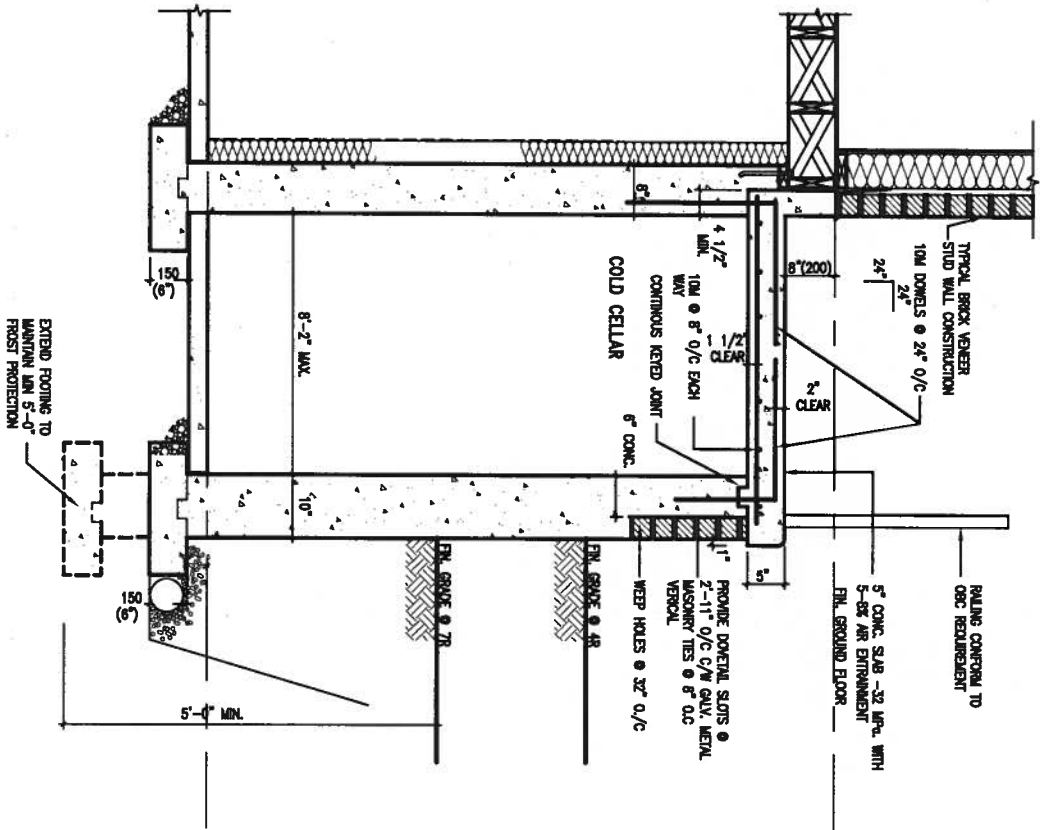


WOB SIDE ELEVATION

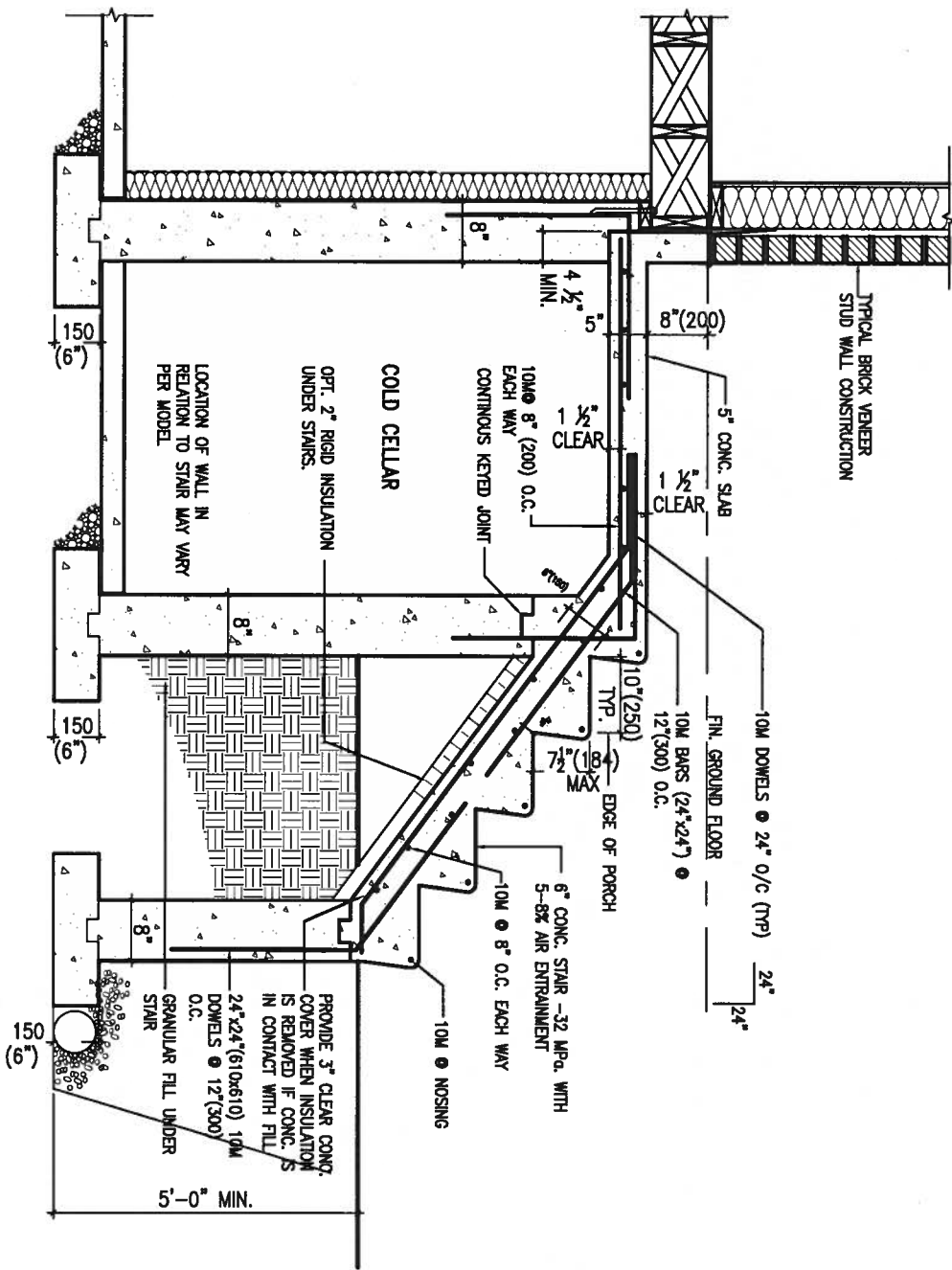
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		CONST NOTE	
8 .		Wellington Jno-Baptiste 25591		project name		project no.	
7 .		name		ALCONA		13049	
6 .		registration information		municipality		drawing no.	
5 .		VA3 Design Inc. 42658		INNISFILON.		CN8	
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		file name	
3 .		AUG 04-17 RC		MAY 2016		13049-CN-A1	
2 .		1 ISSUE FOR CLIENT REVIEW		drawn by		checked by	
1 .		no. description		RC		scale	
						3/16" = 1'-0"	
						RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:47 AM	



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



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



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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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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255 Consumers Rd Suite 120
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BAYVIEW WELLINGTON

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

municipality
INNISFIL, ON.

CONST NOTE

project no.
13049

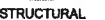
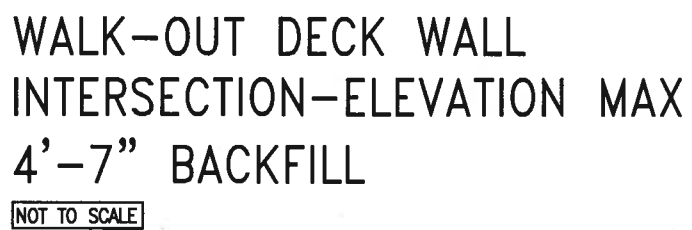
CONSTRUCTION NOTES

file name
13049-CN-A1

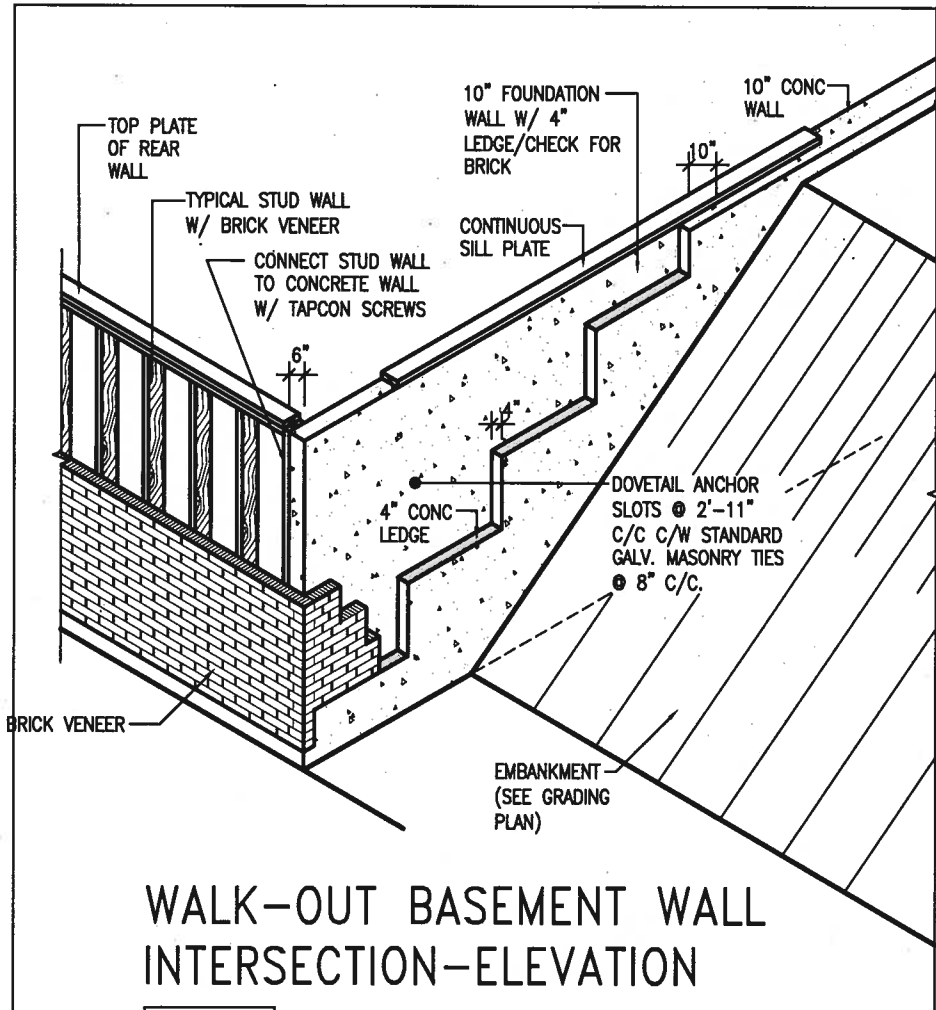
drawing no.
CN9

17-08-04

STRUCTURAL

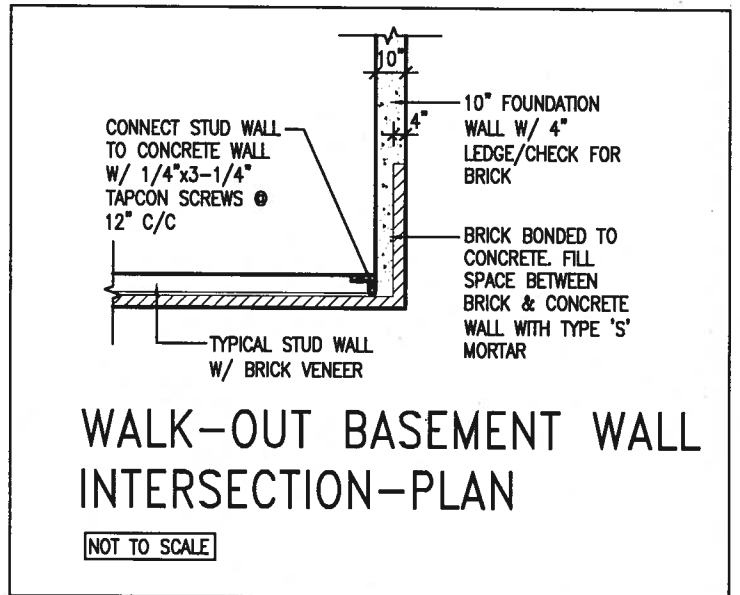


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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

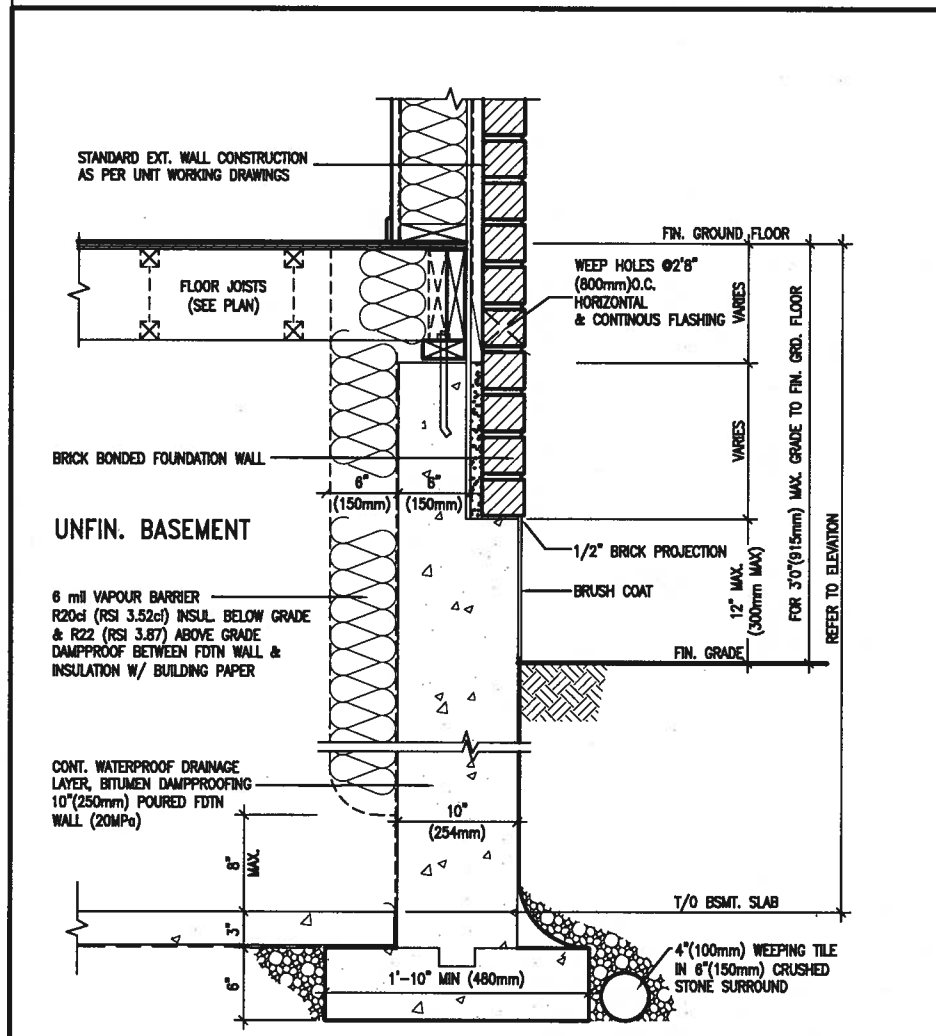
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

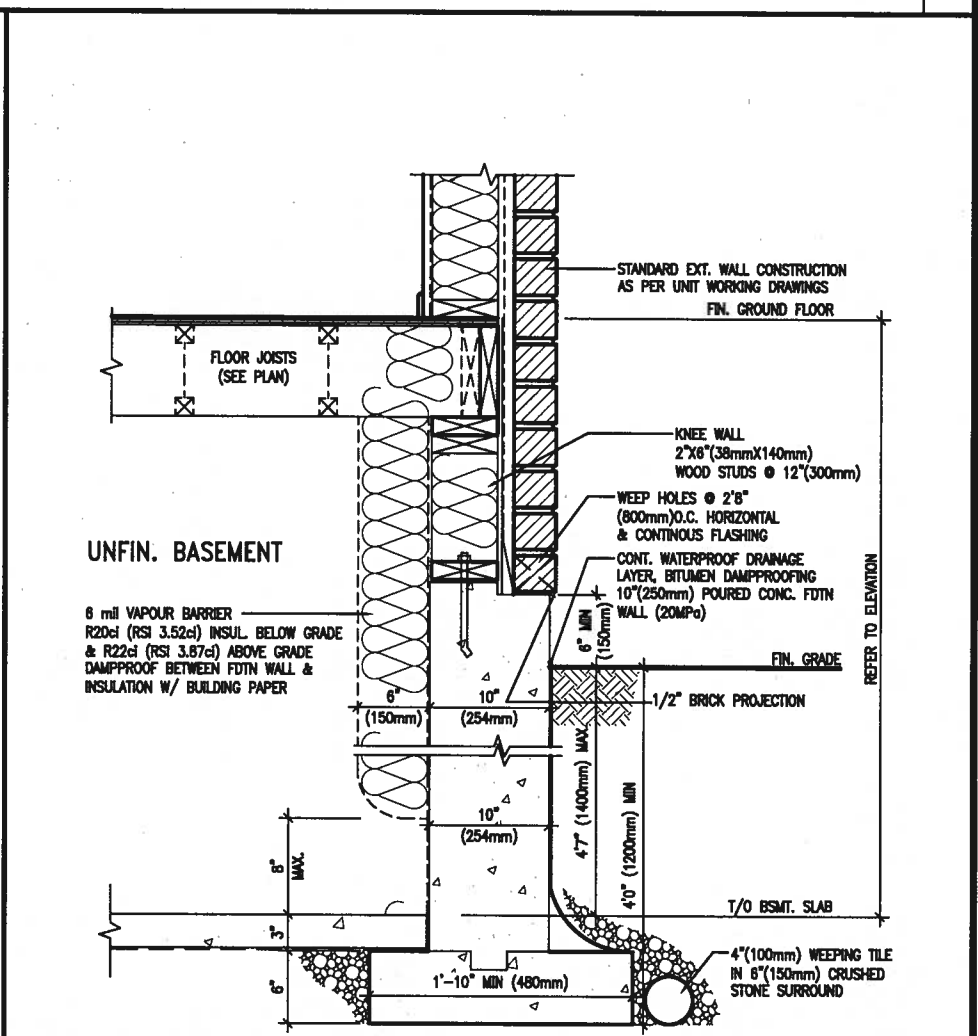
(10" FOUNDATION WALL)



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

EW3.06x
PKG A1

SCALE: N.T.S.



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

EW3.07x
PKG A1

SCALE: N.T.S.



9			
8			
7			
6			
5			
4			
3			
2			
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no.	description	date	by

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CONST NOTE

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CONSTRUCTION NOTES

file name
13049-CN-A1

drawing no.
CN11

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