

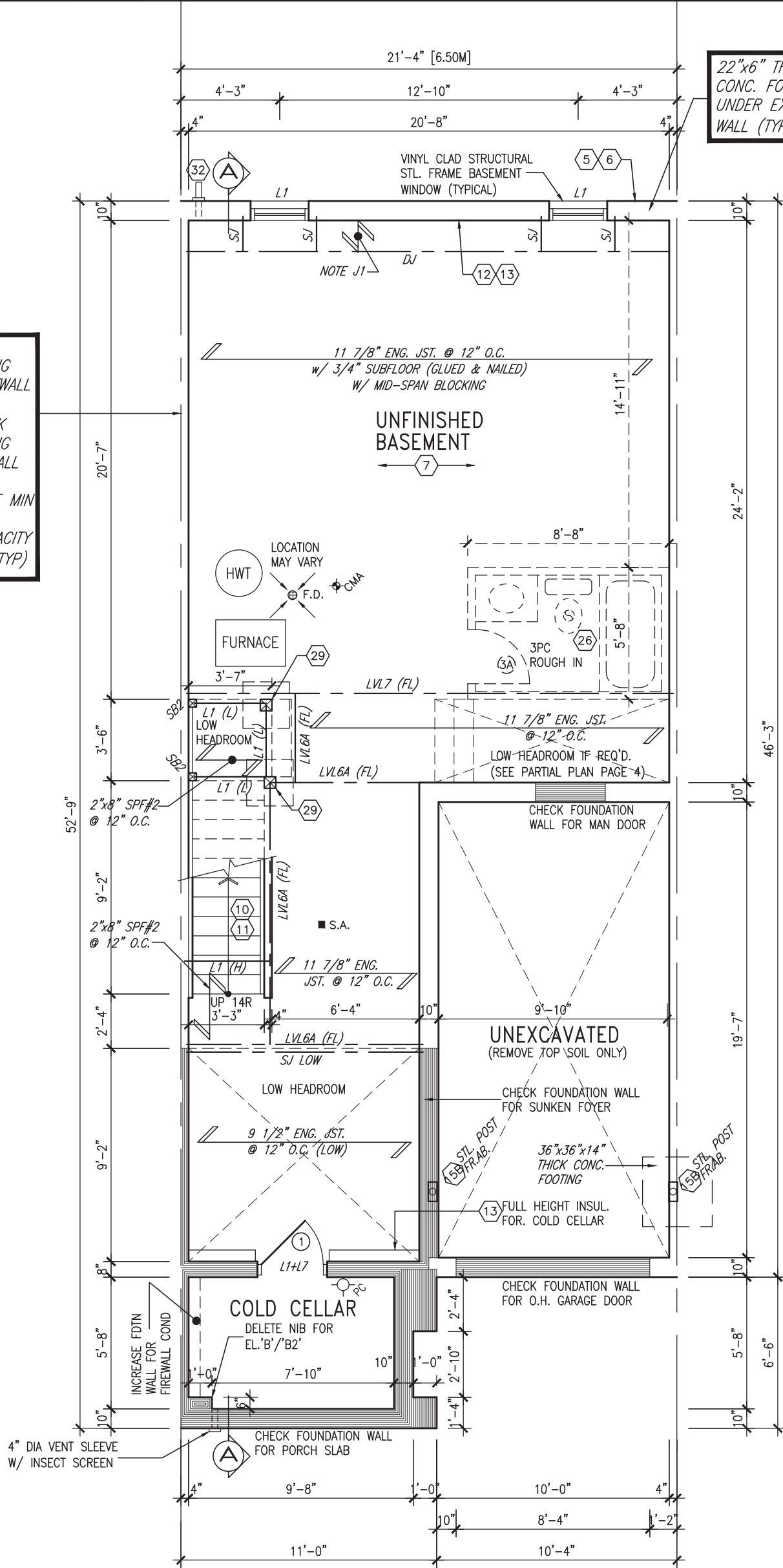
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
 ARCHITECTURAL CONTROL REVIEW  
 AND APPROVAL  
 APPROVED BY:   
 DATE: Jun. 28, 2018  
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

**24"x8" THICK  
 CONG. FOOTING  
 UNDER PARTYWALL**  
**32"x12" THICK  
 CONG. FOOTING  
 UNDER FIREWALL**  
 SOIL TO HAVE MIN  
 ALLOWABLE  
 BEARING CAPACITY  
 OF 150KPa (TYP)

**22"x6" THICK  
 CONG. FOOTING  
 UNDER EXTERIOR  
 WALL (TYP)**



**BASEMENT PLAN 'A'/'B'/'B2'**

AREA CALCULATIONS ELEV. A/B/B2	
GROUND FLOOR AREA	775 SF
SECOND FLOOR AREA	963 SF
SUBTOTAL	1738 SF
DEDUCT ALL OPEN AREAS	18 SF
<b>TOTAL NET AREA</b>	<b>1720 SF</b> (159.79 m <sup>2</sup> )
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	987 SF (91.70 m <sup>2</sup> )
<b>COVERAGE W/ PORCH</b>	<b>1058 SF</b> (98.29 m <sup>2</sup> )

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

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

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

**ENGINEERED FLOOR SUBFLOORS**  
 ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.



no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.	REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB
3.	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
2.	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
1.	ISSUED FOR CLIENT REVIEW	DEC. 30-17	CM

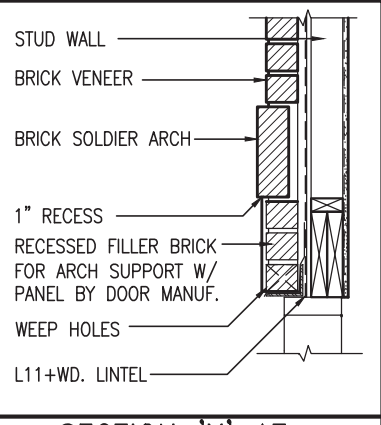
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
 qualification information  
**Wellington Jno-Baptiste** 25591  
 name BCIN  
 registration information  
**VA3 Design Inc.** 42658  
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 255 Consumers Rd Suite 120  
 Toronto ON M2J 1R4  
 t 416.630.2255 f 416.630.4782  
 va3design.com

**BAYVIEW WELLINGTON**  
 project name  
**ALCONA SHORES**  
 municipality  
**INNISFIL, ON.**  
 date  
**DECEMBER 2017**  
 drawn by  
**CM**  
 checked by  
 scale  
**3/16" = 1'-0"**  
 project no.  
**13049**  
 drawing no.  
**1**

**TH-5  
 CRANE 5**  
 project no.  
**13049**  
 drawing no.  
**1**

INDICATES FIRE RATED WALL ASSEMBLY



SECTION 'Y' AT BRICK ARCH N.T.S.

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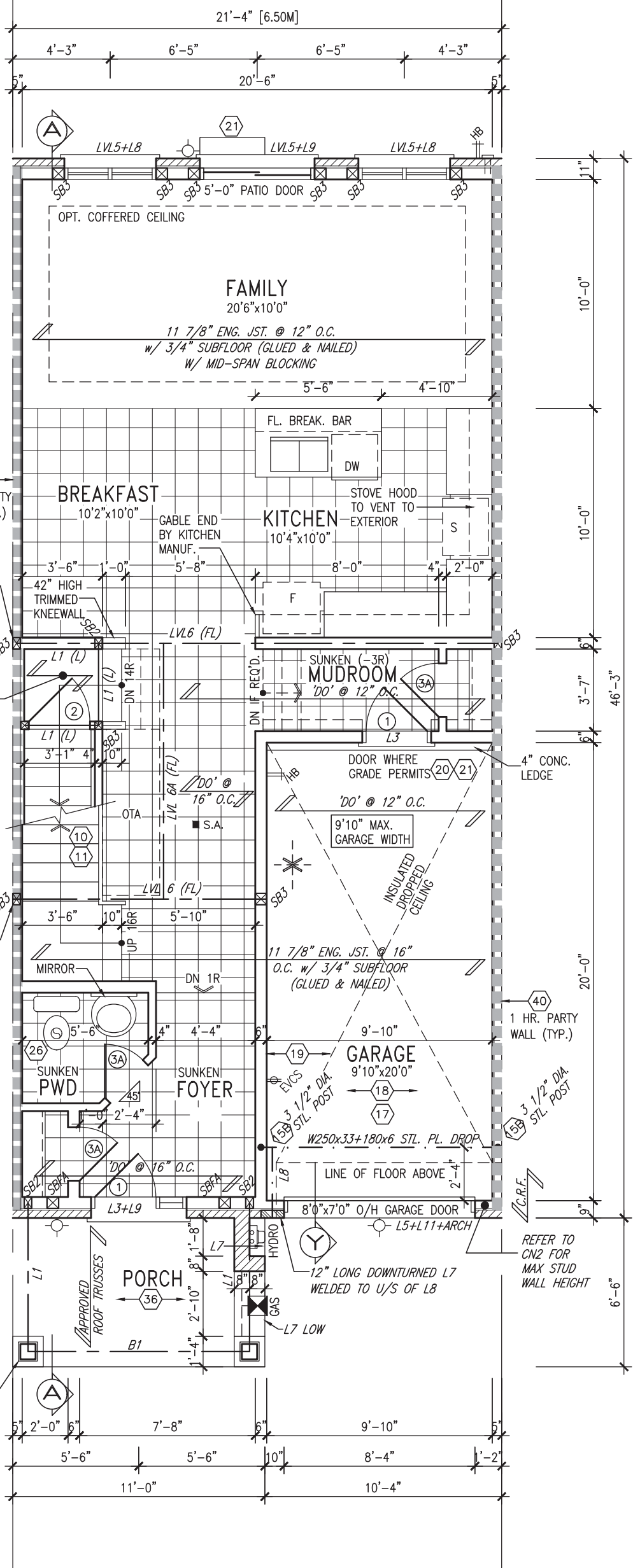
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ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: \_\_\_\_\_  
DATE: Jun. 28, 2018

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REFER TO STAIR HEADER DETAIL 2B/S1 FOR PARTYWALL DETAIL 3/S2 FOR FIREWALL



8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 16"x16" MASONRY PIER. (TYP.)



GROUND FLOOR PLAN 'A'

**ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)**  
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE:

- A minimum 200 amp Panelboard,
- Conduit that is not less than 1 1/16" (27mm) trade size,
- A square 4 11/16" (119mm) trade size electrical outlet box.
- Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC. 9.34.4.

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

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

**ENGINEERED FLOOR SUBFLOORS**  
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	REVISED AS PER ENG'S COMMENTS	JUN 25-18	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.
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT	
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT	
1	ISSUED FOR CLIENT REVIEW	DEC. 30-17	CM	
no.	description	date	by	

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va3design.com

**BAYVIEW WELLINGTON**

project name ALCONA SHORES municipality INNISFIL, ON.

date DECEMBER 2017 checked by scale 3/16" = 1'-0"

drawn by CM

**TH-5 CRANE 5**

project no. 13049

drawing no. 2

file name 13049-TH-5

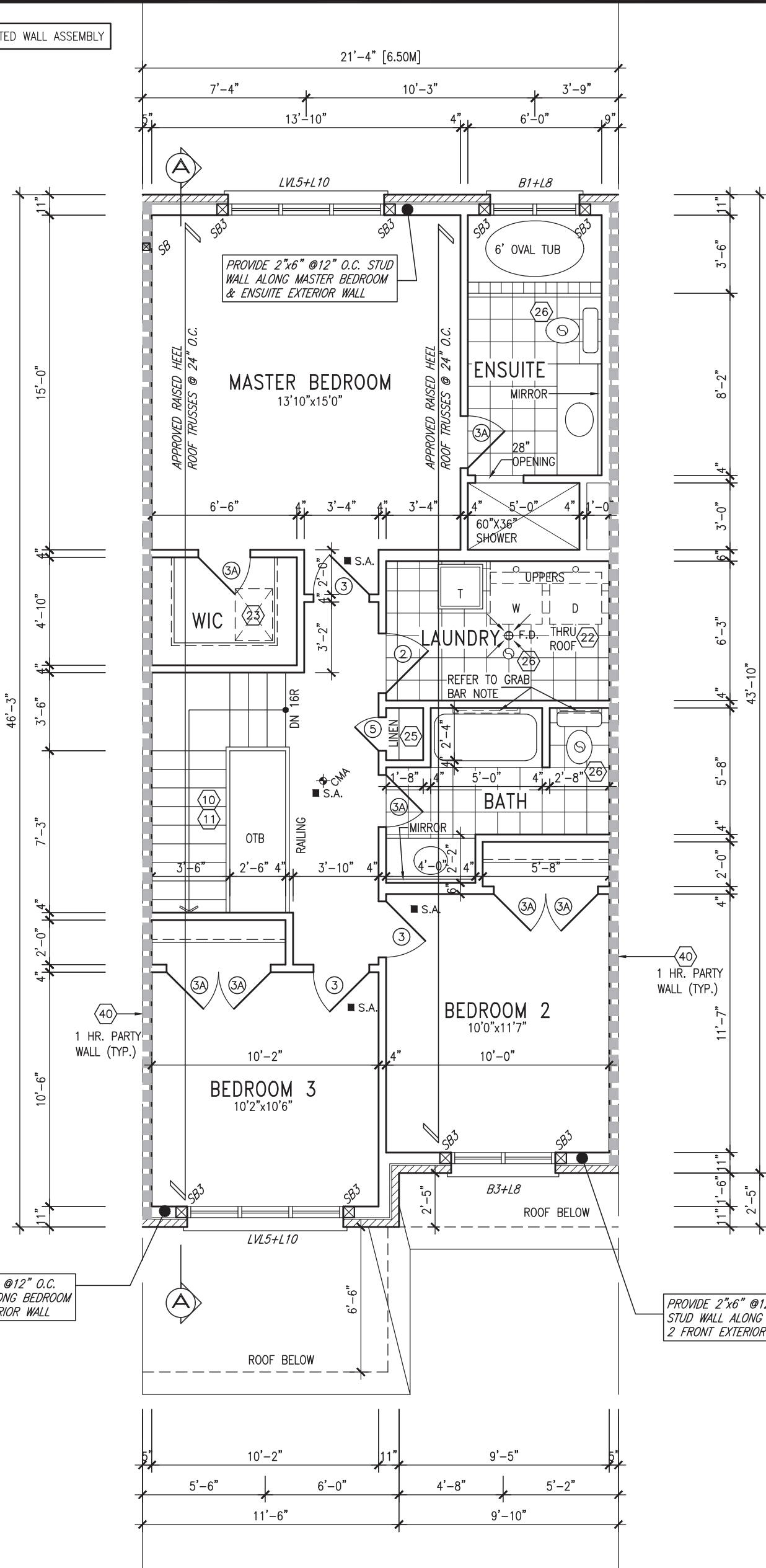
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INDICATES FIRE RATED WALL ASSEMBLY

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SECOND FLOOR PLAN 'A'

**NOTE: ROOF STRUCTURE MAY VARY**  
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

**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 AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) 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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6.	.	.	.	registration information
5.	.	.	.	VA3 Design Inc. 42658
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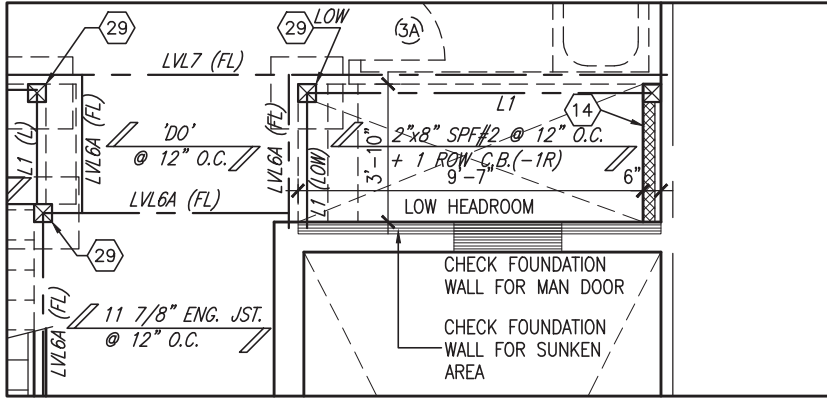
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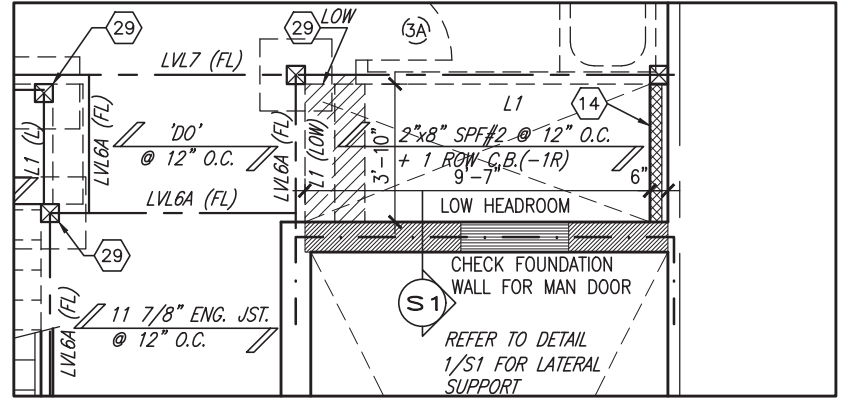
**BAYVIEW WELLINGTON**  
project name  
ALCONA SHORES  
municipality  
INNISFIL, ON.  
project no.  
13049  
date  
DECEMBER 2017  
drawn by  
CM  
checked by  
-  
scale  
3/16" = 1'-0"  
file name  
13049-TH-5  
drawing no.  
3

**TH-5**  
CRANE 5  
project no.  
13049  
drawing no.  
3

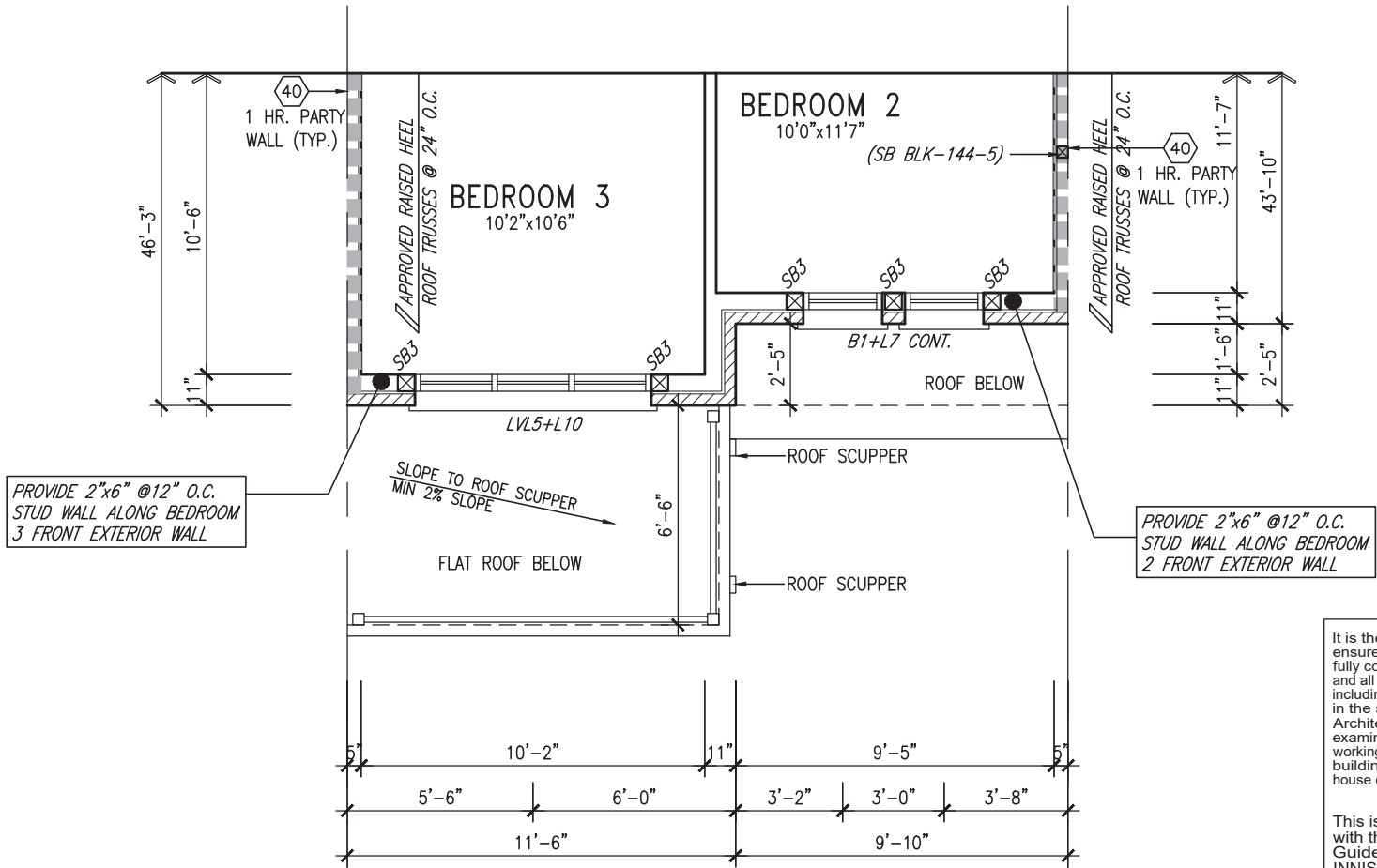
INDICATES FIRE RATED WALL ASSEMBLY



PARTIAL PLAN SUNKEN 1R COND.



PARTIAL PLAN SUNKEN 2R OR MORE COND



SECOND FLOOR PLAN 'B'/'B2'

11 7/8\"/>

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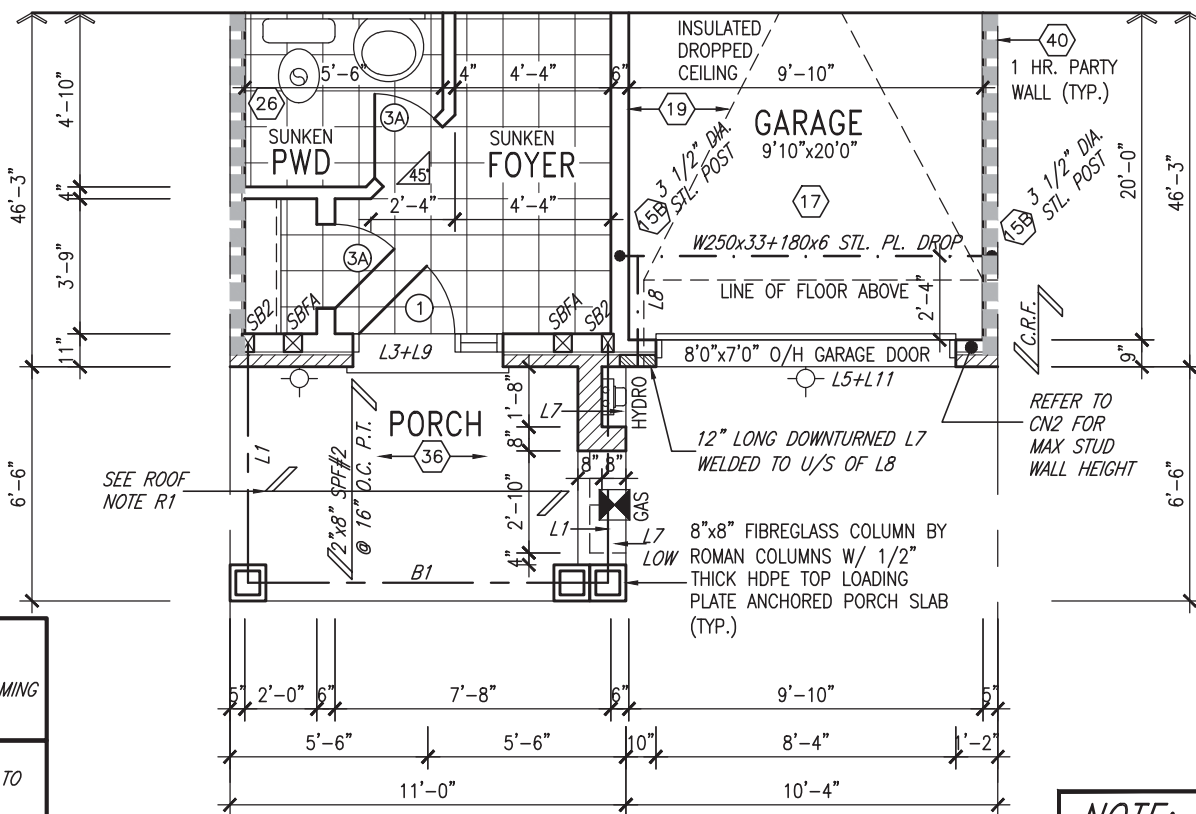
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DATE: Jun. 28, 2018

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GROUND FLOOR PLAN 'B'/'B2'

**NOTE: ROOF STRUCTURE MAY VARY**  
 REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

**ROOF NOTE R1**  
 2x8 @ 16\"/>

**NOTE: ROOF FRAMING**  
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**NOTE:**  
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**ENGINEERED FLOOR SUBFLOORS**  
 ALL SUBFLOORS TO BE 3/4\"/>

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7.	.	.	Wellington Jno-Baptiste 25591
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**BAYVIEW WELLINGTON**

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

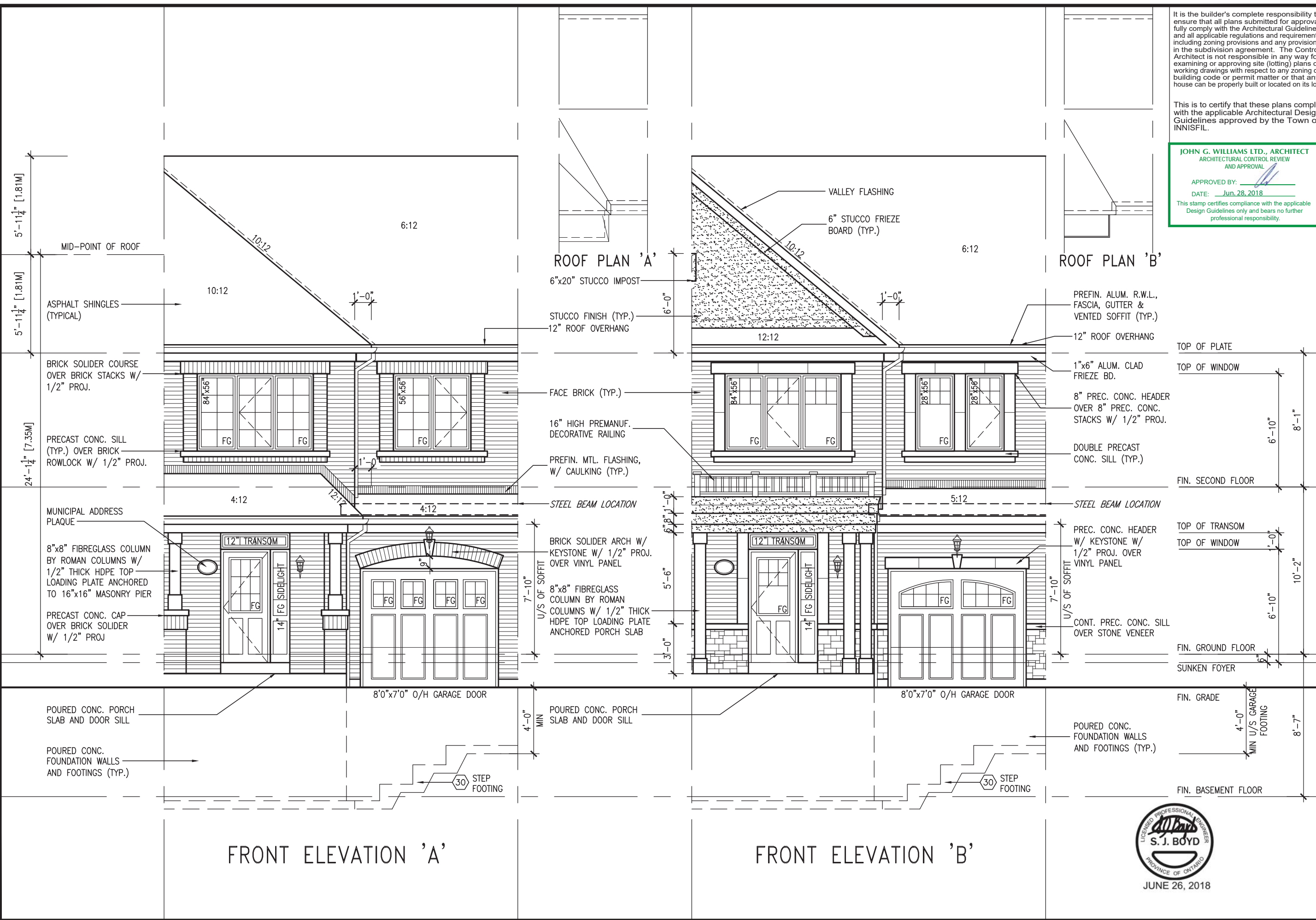
date: **DECEMBER 2017** checked by: **CM** scale: **3/16" = 1'-0"**

**TH-5 CRANE 5** project no. **13049**

file name: **PARTIAL PLANS 'B'/'B2'** drawing no. **4**

13049-TH-5

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 ARCHITECTURAL CONTROL REVIEW  
 AND APPROVAL

APPROVED BY: \_\_\_\_\_  
 DATE: Jun. 28, 2018

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project no.	13049
drawing no.	5
project name	TH-5 CRANE 5
municipality	INNISFIL, ON.
project name	BAYVIEW WELLINGTON
project name	ALCONA SHORES
date	DECEMBER 2017
checked by	CM
scale	3/16" = 1'-0"
drawn by	CM
file name	13049-TH-5
date	13049-TH-5.dwg
drawn by	CM

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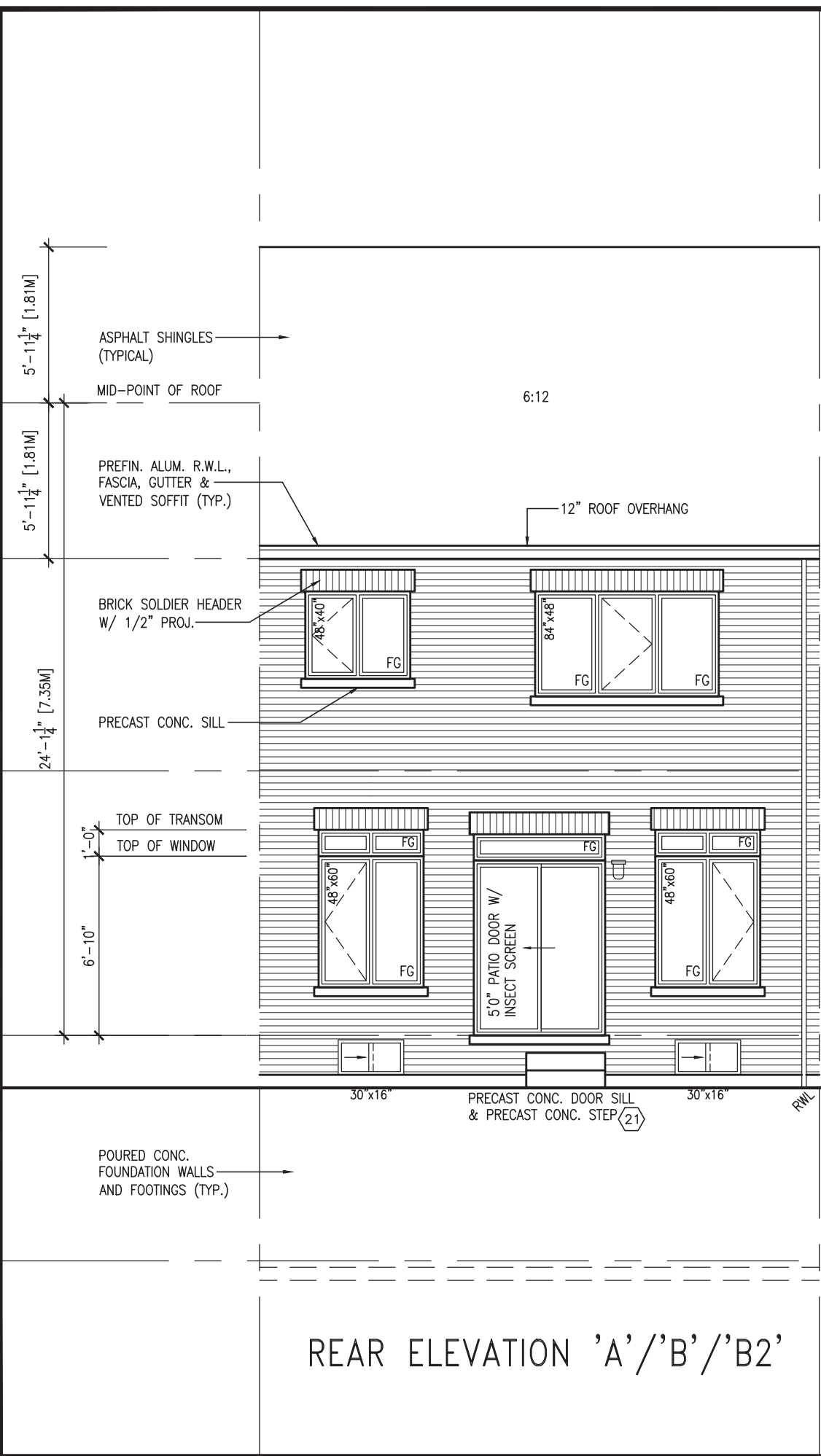
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 Wellington Jno-Baptiste 25591 BCIN  
 VAS Design Inc. 42658

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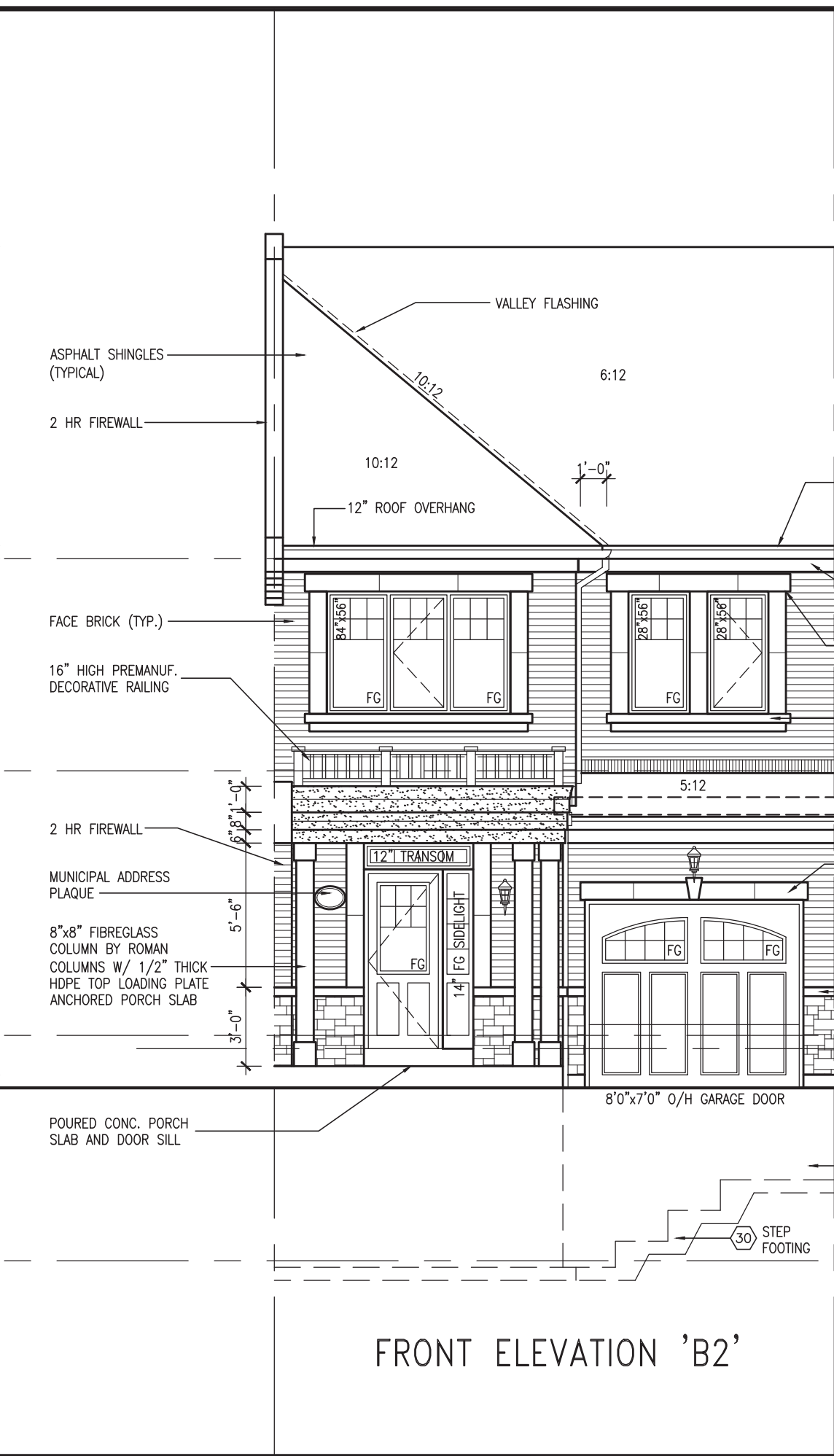
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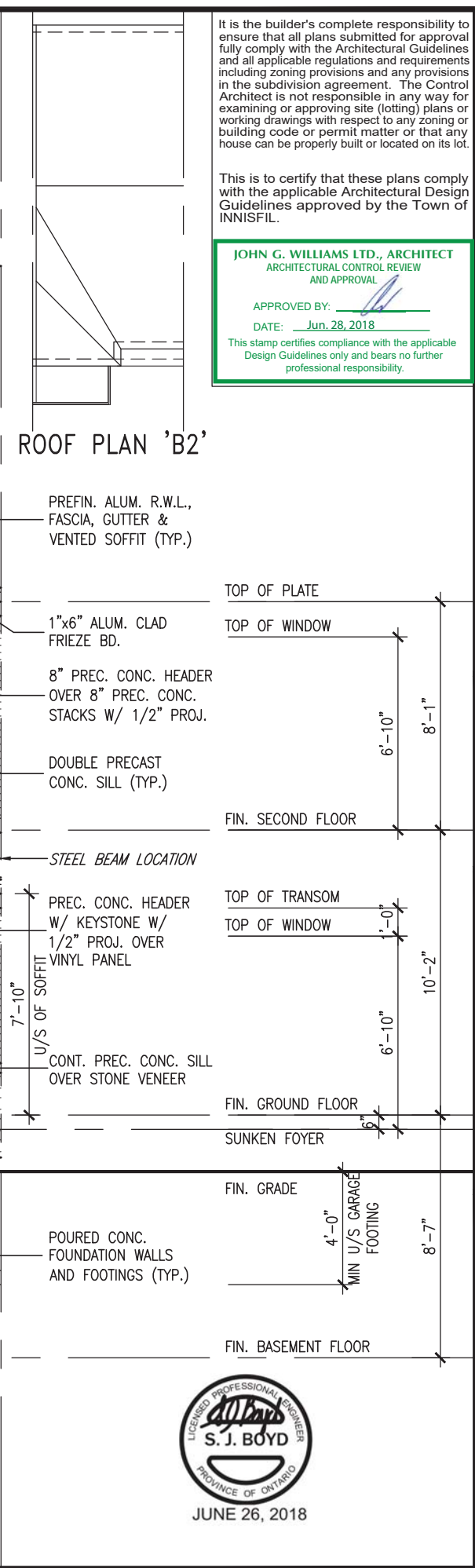
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REAR ELEVATION 'A'/'B'/'B2'



FRONT ELEVATION 'B2'



ROOF PLAN 'B2'

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: \_\_\_\_\_  
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**BAYVIEW WELLINGTON**

**ALCONA SHORES** municipality **INNISFIL, ON.**

project no. **13049**

drawing no. **6**

TH-5 CRANE 5

FRONT ELEVATION 'B2' / REAR ELEVATION

checked by **CM** date **DECEMBER 2017**

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

drawn by **CM** file name **13049-TH-5**

drawn on **13049-BW-UNITS-TH-13049-TH-5.dwg** date **Mon, Jun 25 2018 8:16 AM**

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qualification information  
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**VAS Design Inc.** 42658

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5				
4				
3				
2				
1				

date by

description

**S. J. BOYD**  
LICENSED PROFESSIONAL ENGINEER  
PROVINCE OF ONTARIO

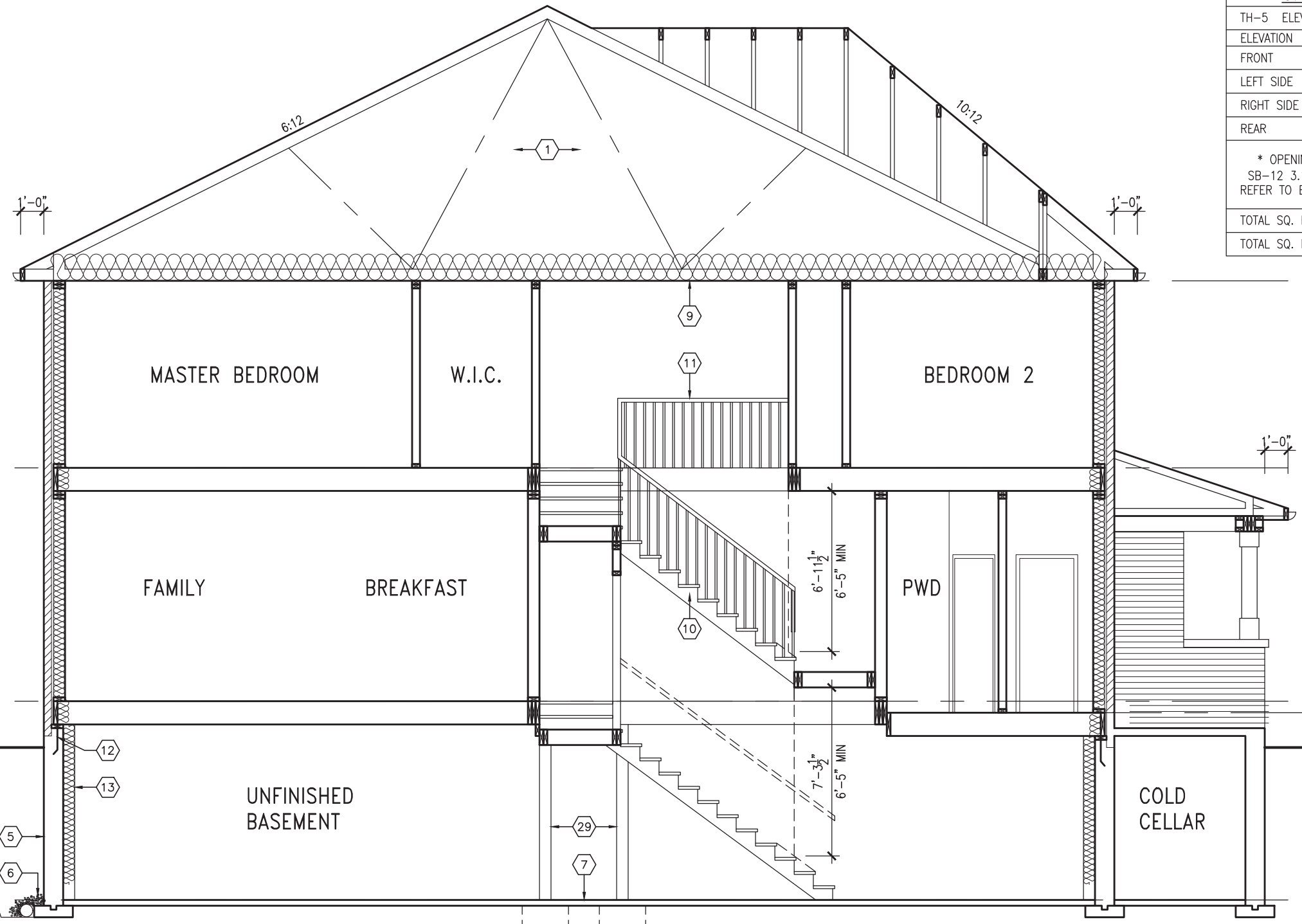
JUNE 26, 2018

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-5 ELEVATION 'A'		ENERGY EFFICIENCY -- OBC SB12		TH-5 ELEVATION 'A' W.O.D		ENERGY EFFICIENCY -- OBC SB12		TH-5 ELEVATION 'B'/'B2'		ENERGY EFFICIENCY -- OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	430.00 S.F.	73.25 S.F.	17.03 %	FRONT	430.00 S.F.	73.25 S.F.	17.03 %	FRONT	430.00 S.F.	73.25 S.F.	17.03 %
LEFT SIDE	937.75 S.F.	0 S.F.	0.00 %	LEFT SIDE	937.75 S.F.	0 S.F.	0.00 %	LEFT SIDE	937.75 S.F.	0 S.F.	0.00 %
RIGHT SIDE	937.75 S.F.	0 S.F.	0.00 %	RIGHT SIDE	937.75 S.F.	0 S.F.	0.00 %	RIGHT SIDE	937.75 S.F.	0 S.F.	0.00 %
REAR	430.00 S.F.	134.33 S.F.	31.24 %	REAR	487.00 S.F.	137.667 S.F.	28.27 %	REAR	430.00 S.F.	134.33 S.F.	31.24 %
* 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.		* 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.	2735.50 S.F.	207.58 S.F.	7.59 %	TOTAL SQ. FT.	2792.50 S.F.	210.92 S.F.	7.55 %	TOTAL SQ. FT.	2735.50 S.F.	207.58 S.F.	7.59 %
TOTAL SQ. M.	254.13 S.M.	19.28 S.M.	7.59 %	TOTAL SQ. M.	259.43 S.M.	19.59 S.M.	7.55 %	TOTAL SQ. M.	254.13 S.M.	19.28 S.M.	7.59 %

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-5 ELEVATION 'B'/'B2' W.O.D		ENERGY EFFICIENCY -- OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	430.00 S.F.	73.25 S.F.	17.03 %
LEFT SIDE	937.75 S.F.	0 S.F.	0.00 %
RIGHT SIDE	937.75 S.F.	0 S.F.	0.00 %
REAR	487.00 S.F.	137.667 S.F.	28.27 %
* 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.	2792.50 S.F.	210.92 S.F.	7.55 %
TOTAL SQ. M.	259.43 S.M.	19.59 S.M.	7.55 %



SECTION A-A

BAYVIEW WELLINGTON

TH-5 CRANE 5

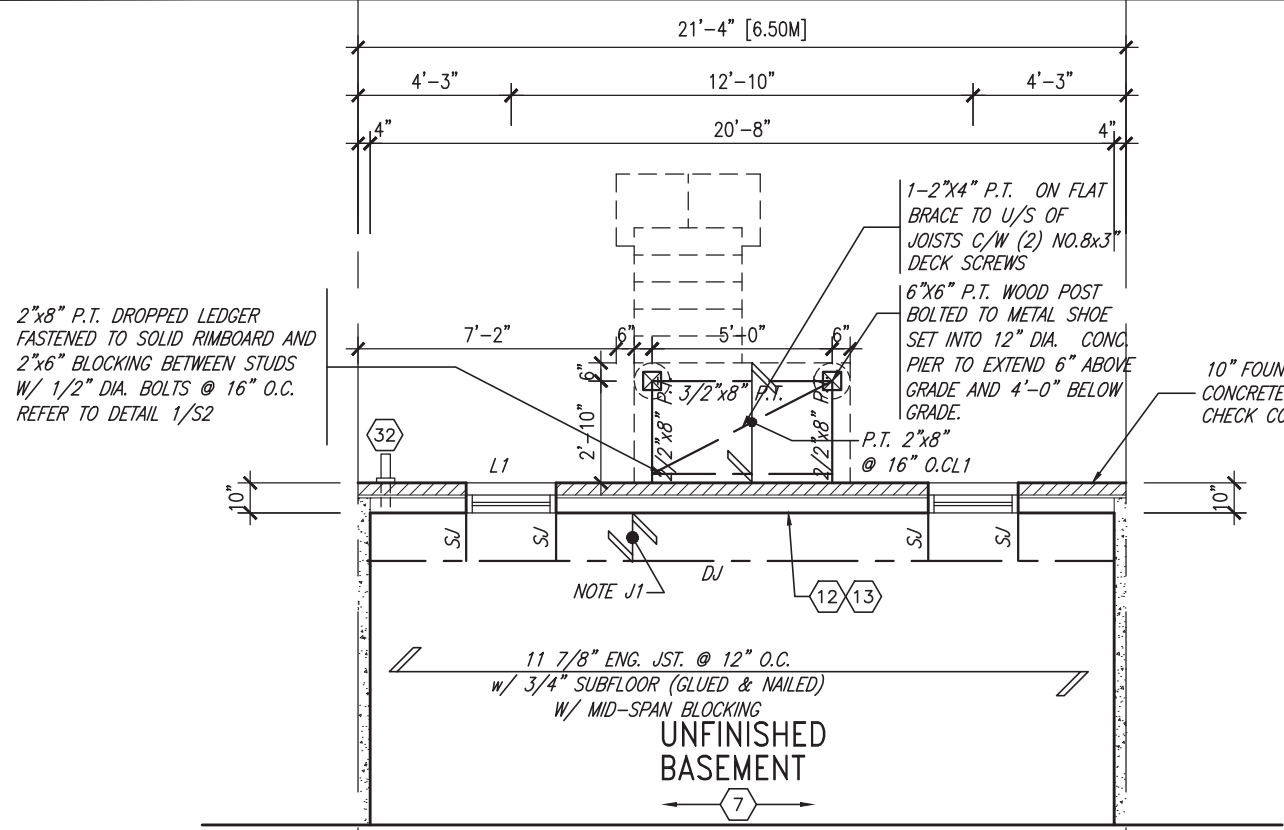
project name: ALCONA SHORES  
 municipality: INNISFILL, ON.  
 project no.: 13049  
 drawing no.: 7  
 date: DECEMBER 2017  
 checked by: CM  
 scale: 3/16" = 1'-0"

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 t 416.630.2255 f 416.630.4782  
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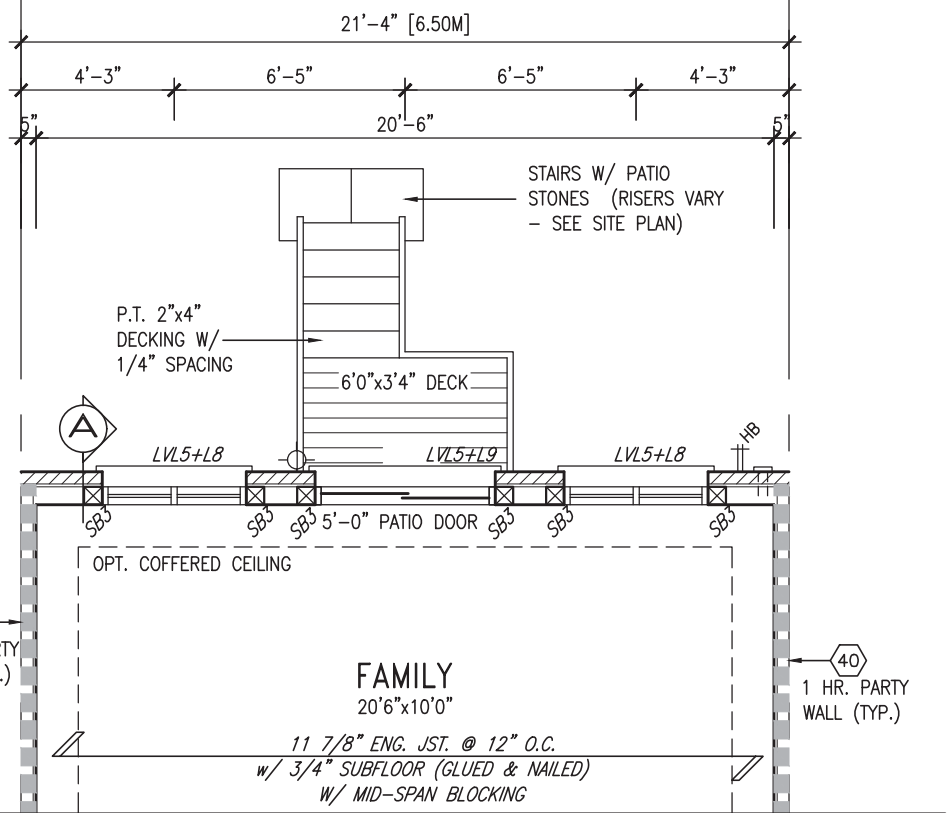
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
 qualification information  
 Wellington, Jno - Baptiste  
 name: Wellington, Jno - Baptiste  
 registration information: VAS Design Inc.  
 BCIN: 25591  
 BCIN: 42658

no.	description	date	by
4	REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
1	ISSUED FOR CLIENT REVIEW	DEC. 30-17	CM

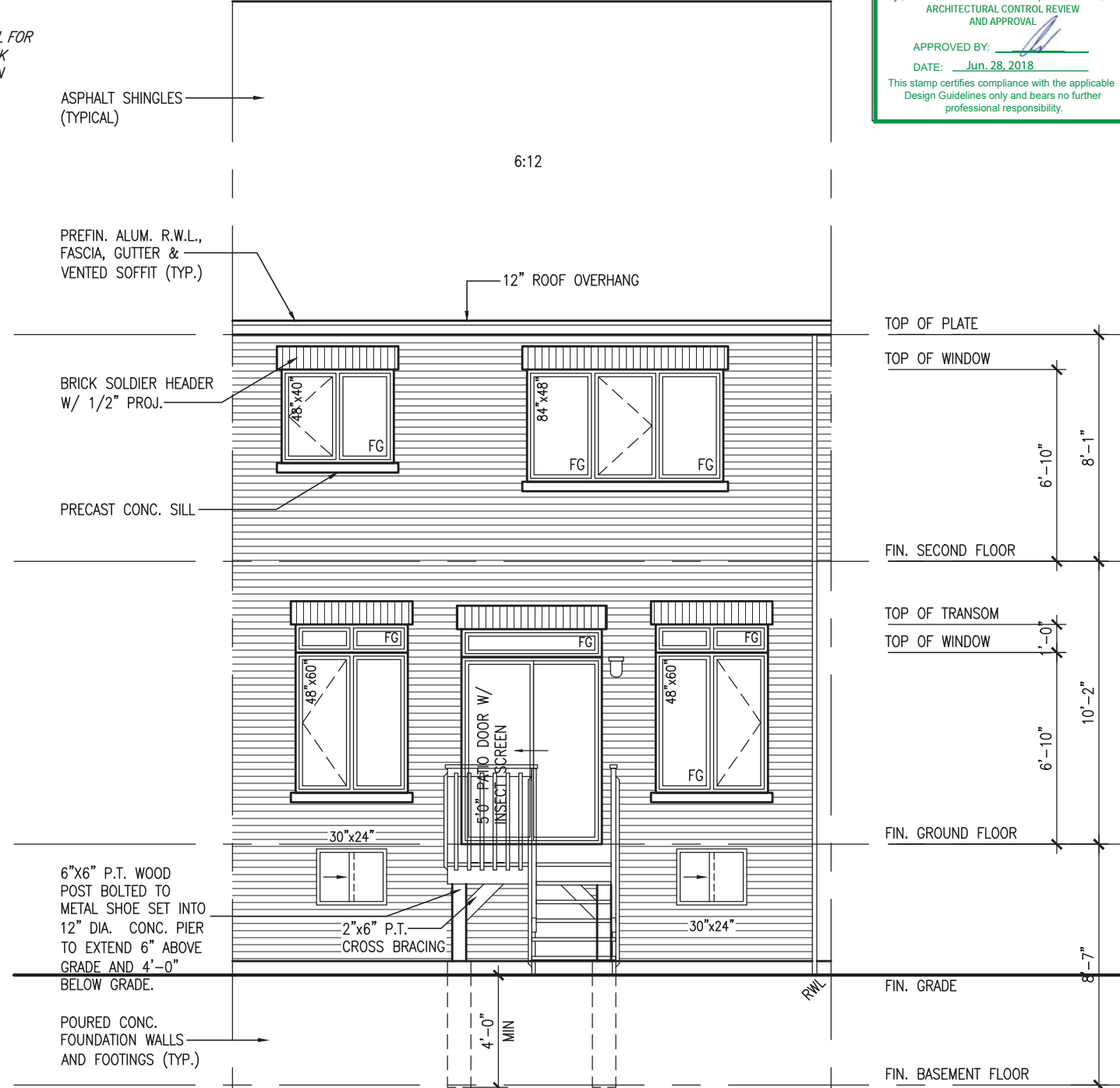
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**PARTIAL BASEMENT FLOOR  
PLAN 7R W.O.D. COND.**



**PARTIAL GROUND FLOOR  
PLAN 7R W.O.D. COND.**



**W.O.D. 7R W.O.D. COND. REAR  
ELEVATION 'A'/'B'/'B2'**

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.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: *[Signature]*  
DATE: Jun. 28, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

project no.	13049
drawing no.	8
project name	TH-5 CRANE 5
municipality	INNISFIL, ON.
project name	BAYVIEW WELLINGTON
project name	ALCONA SHORES
date	DECEMBER 2017
checked by	CM
drawn by	CM
scale	3/16" = 1'-0"
drawn by	CM
checked by	CM
date	DEC 2017
drawn by	CM
checked by	CM
date	DEC 2017
drawn by	CM
checked by	CM
date	DEC 2017

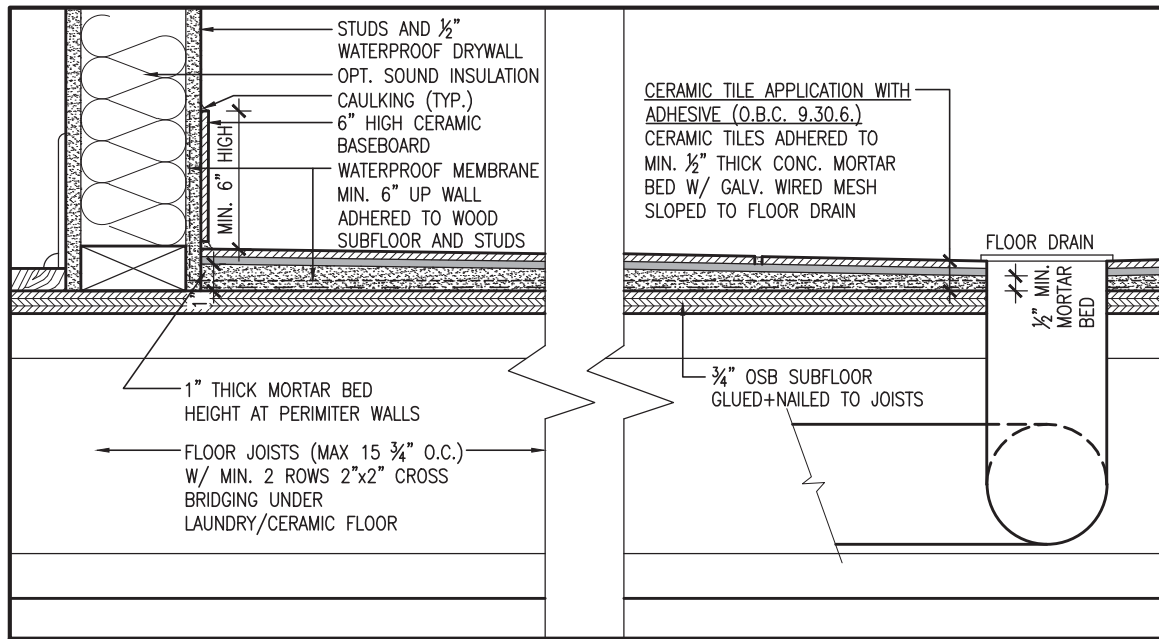
**VAS DESIGN**  
255 Consumers Rd, Suite 120  
Toronto, ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vasdesign.com

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.	25591	BCIN
Wellington Jno-Baptiste	42658	
name	25591	BCIN
registration information	42658	
WAS Design Inc.		
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.		
4 REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB
3 REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
2 REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
1 ISSUED FOR CLIENT REVIEW	DEC. 30-17	CM
no. description	date	by

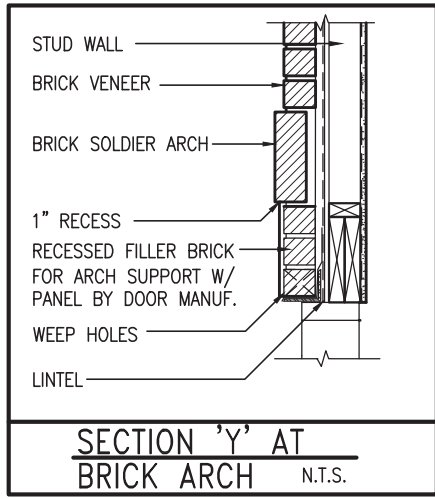


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DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



9								
8								
7								
6								
5								
4	REVISED AS PER ENG'S COMMENTS	JUN 25-18	SB	25591	BCIN			
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT	42658				
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT					
1	ISSUED FOR CLIENT REVIEW	DEC. 30-17	CM					
no.	description	date	by					

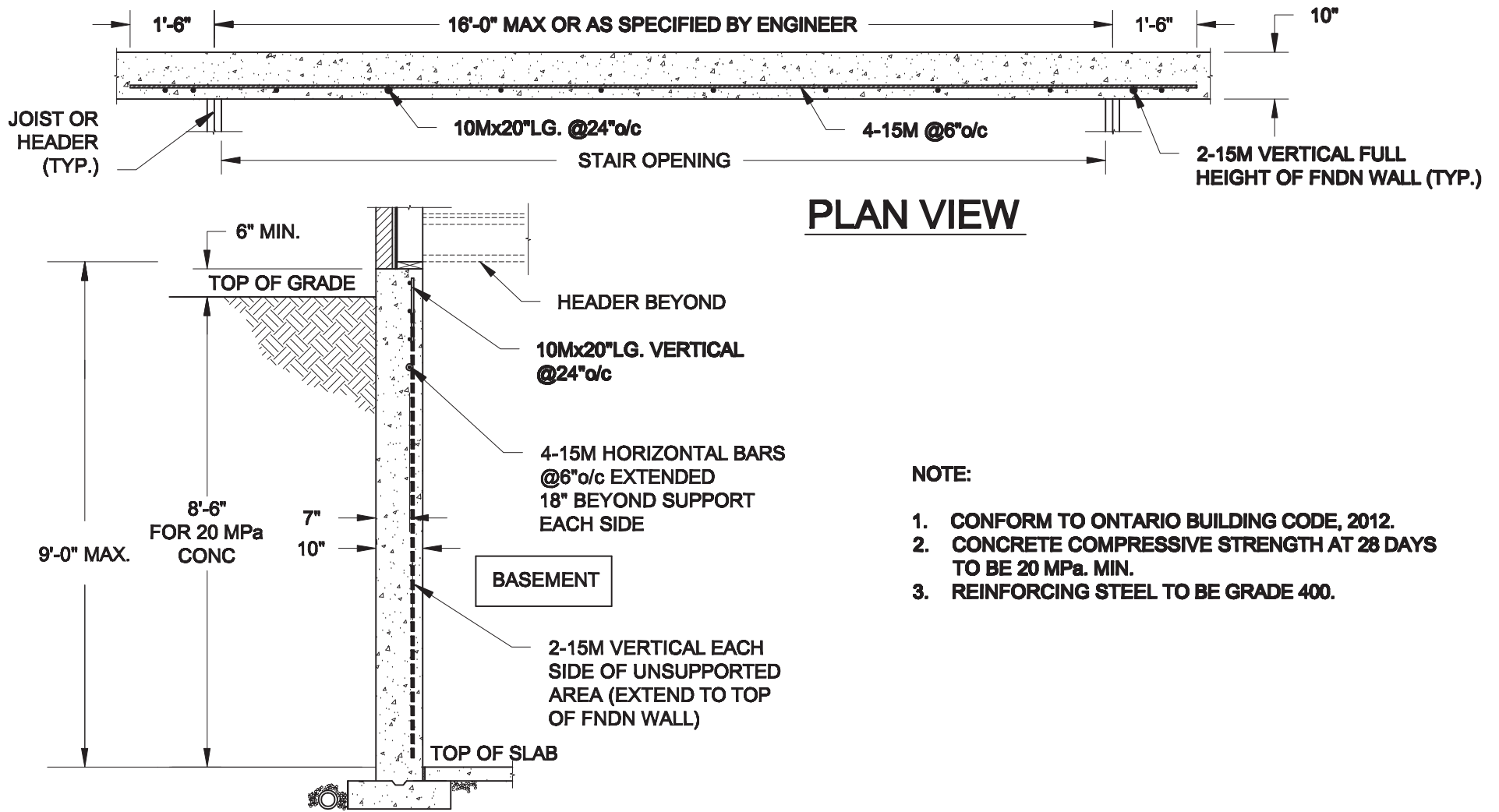
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information  
**Wellington, Jno-Baptiste**  
 name: Wellington, Jno-Baptiste  
 registration information: VAS Design Inc.  
 BCIN: 25591  
 B.O.N.: 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.

project name: **BAYVIEW WELLINGTON**  
 municipality: **INNISFIL, ON.**  
 project no.: **TH-5**  
 crane: **CRANE 5**  
 date: **DECEMBER 2017**  
 drawn by: **CM**  
 checked by: **—**  
 scale: **3/16" = 1'-0"**  
 drawing no.: **9**  
 file name: **13049-TH-5**  
 RICHARD — H:\ARCHIVE\WORKING\2013\13049\B.W. UNITS\TH\13049-TH-5.dwg — Mon, Jun 25 2018 8:16 AM

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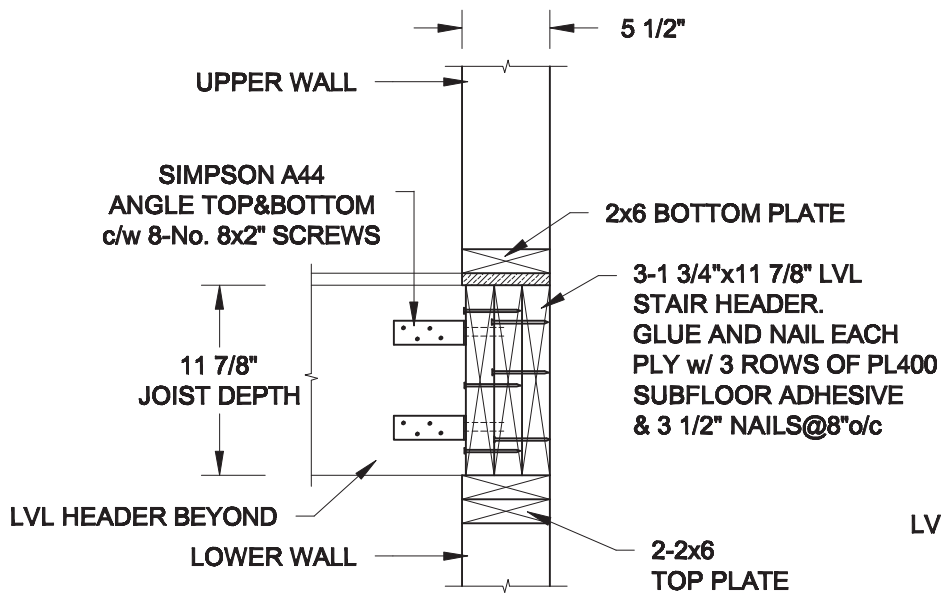


**PLAN VIEW**

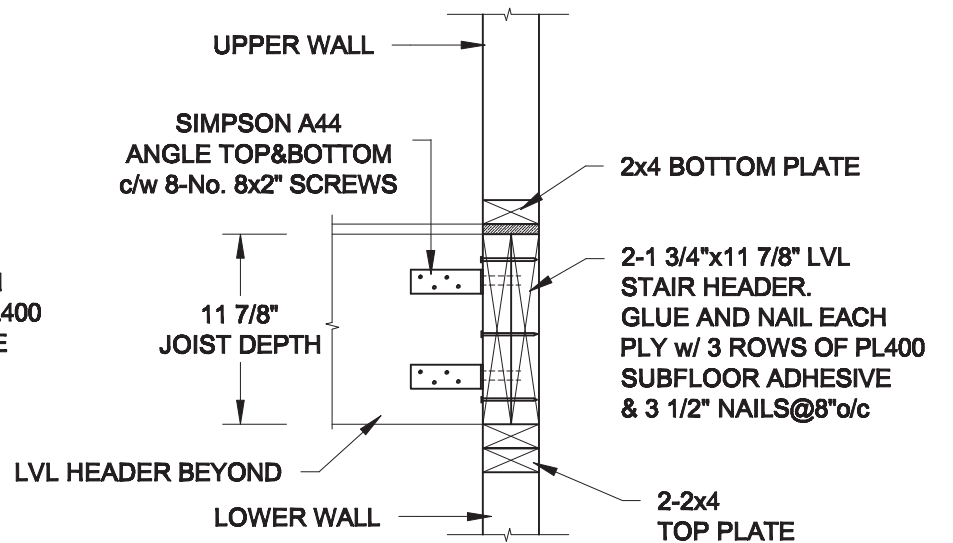
**NOTE:**

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"

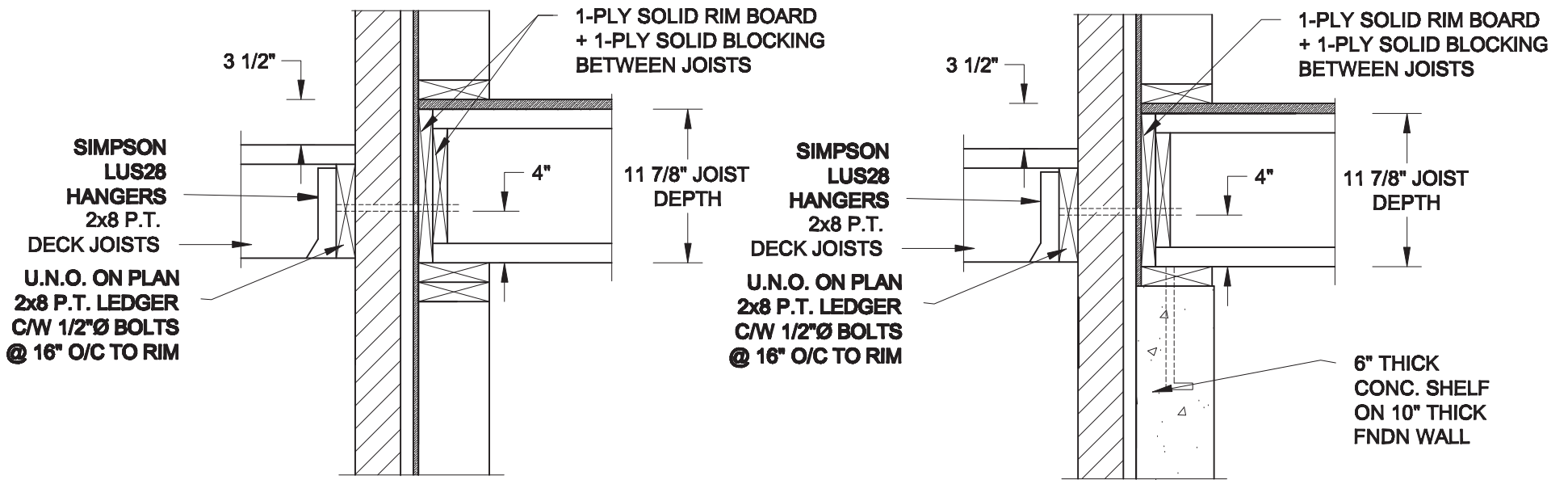


**2A**  
**S1** **HEADER @ EXTERIOR WALL**  
SCALE: 1" = 1'-0"



**2B**  
**S1** **HEADER @ PARTY WALL**  
SCALE: 1" = 1'-0"

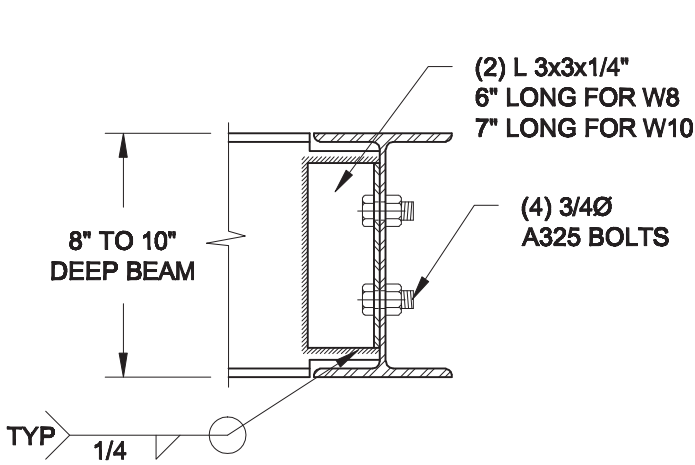
Scale: AS NOTED	<b>QUAILE ENGINEERING LTD.</b>  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com	Engineer's Seal:  S. J. BOYD LICENSED PROFESSIONAL ENGINEER PROVINCE OF ONTARIO JUNE 22, 2018	Project: BAYVIEW WELLINGTON HOMES - ALCONA TOWNS INNISFIL, ONTARIO		
Date: MAY-31-2018		TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: SC	Checked: SJB	Project No.:	18-104	Drawing No.:	S1



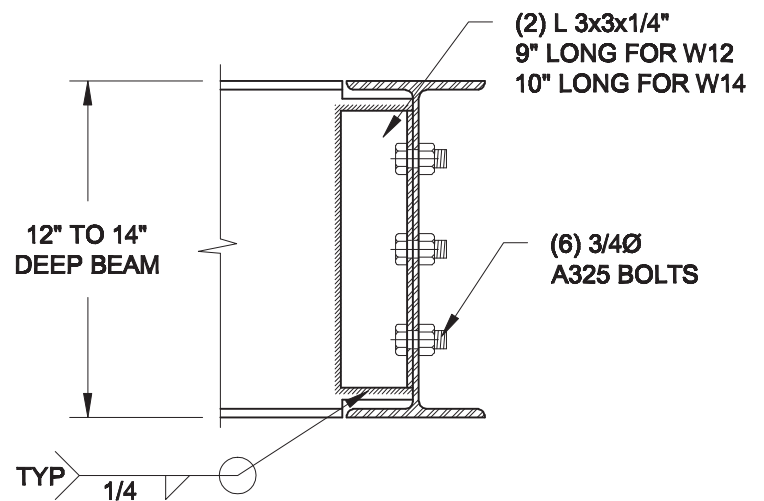
**1A** DECK FASTENING DETAIL  
**S2** SCALE: 1" = 1'-0"

**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.

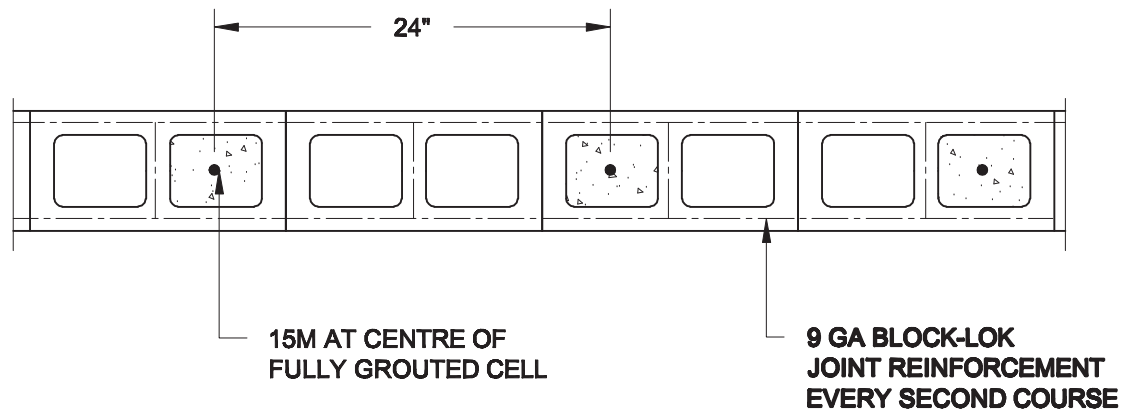


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

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



**3** PLAN OF FIREWALL AT 2 STOREY CONDITION  
**S2** SCALE: 1" = 1'-0"

NOTES:

1. REINFORCING STEEL TO CONFORM TO CSA G30.18, GRADE 400.  
 2. GROUT TO HAVE A COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS WITH 10" SLUMP. MAXIMUM AGGREGATE SIZE = 3/8".  
 3. LAP VERTICAL BARS 30" AT ANY SPLICES.

Scale: AS NOTED	
Date: JUN-22-2018	
Drawn: SC	Checked: SJB

**QUAILE ENGINEERING LTD.**



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

Engineer's Seal



Project:

BAYVIEW WELLINGTON HOMES - ALCONA TOWNS  
 INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

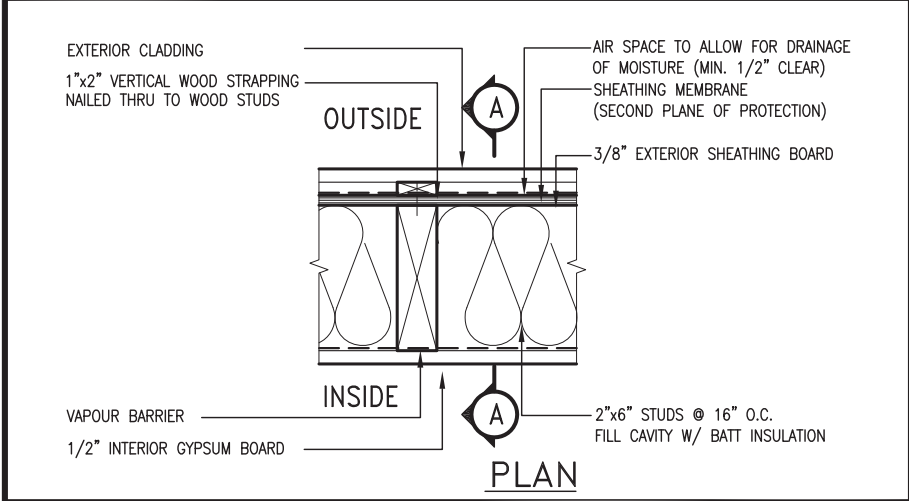
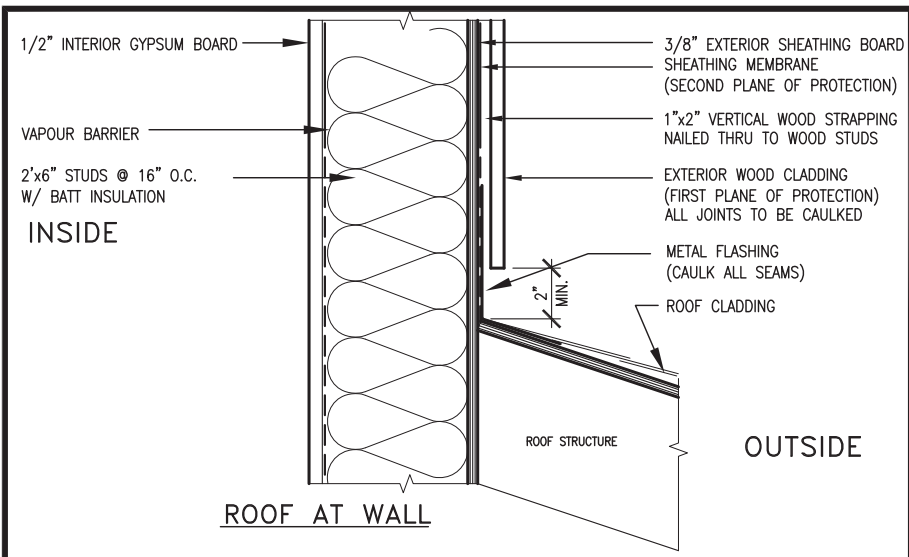
Project No.:

18-104

Drawing No.:

S2

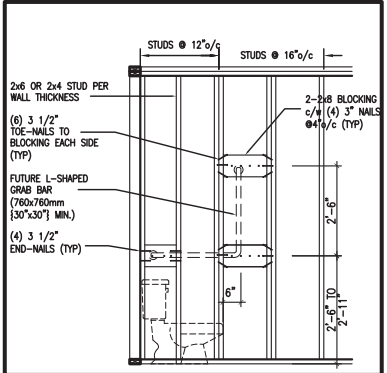
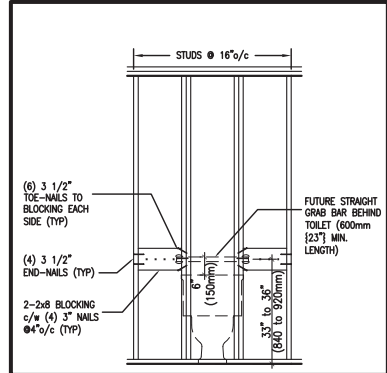




**EXTERIOR WOOD CLADDING WALL ASSEMBLY**

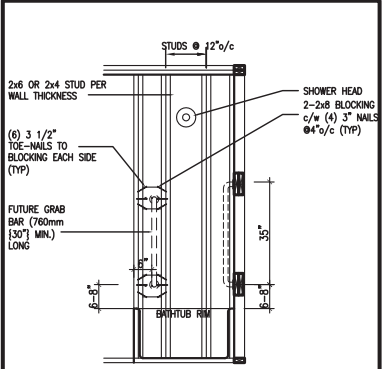
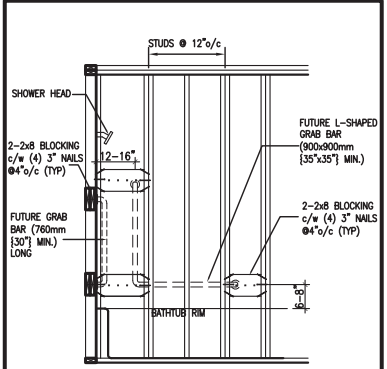
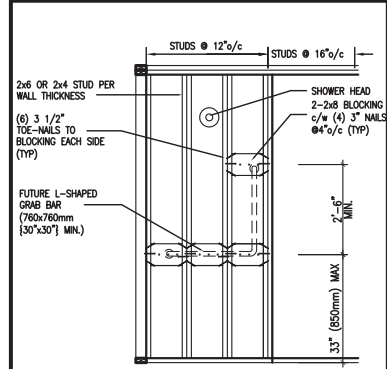
**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**

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)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



**QGB1 FUTURE GRAB BAR @ TOILET (BACK WALL)**

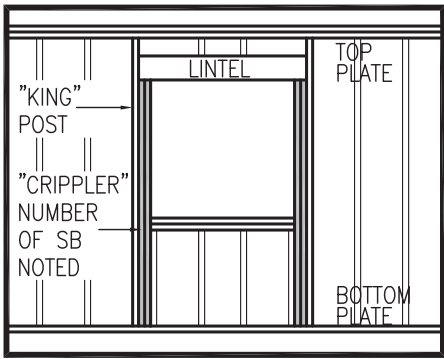
**QGB1A FUTURE L-SHAPE GRAB BAR DETAIL @ TOILET (\*ONLY IF SIDE WALL PRESENT)**



**QGB3 FUTURE L-SHAPE GRAB BAR DETAIL @ SHOWER (BACK WALL)**

**QGB4 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)**

**QGB4A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED @ EACH END WALL)**



**"CRIPPLE" DETAIL**

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

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

\*\* 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"x6" @ 16" O.C.	- 15'-0"
2"x6" @ 12" O.C.	- 17'-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"x8" EXTERIOR WALL IS AS FOLLOWS:
- |                  |          |
|------------------|----------|
| 2"x8" @ 16" O.C. | - 16'-0" |
| 2"x8" @ 12" O.C. | - 17'-9" |
| 2"x8" @ 16" O.C. | - 20'-4" |
| 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 9.23.10.1.(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

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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.

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.

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 t 416.630.2255 f 416.630.4782  
 va3design.com

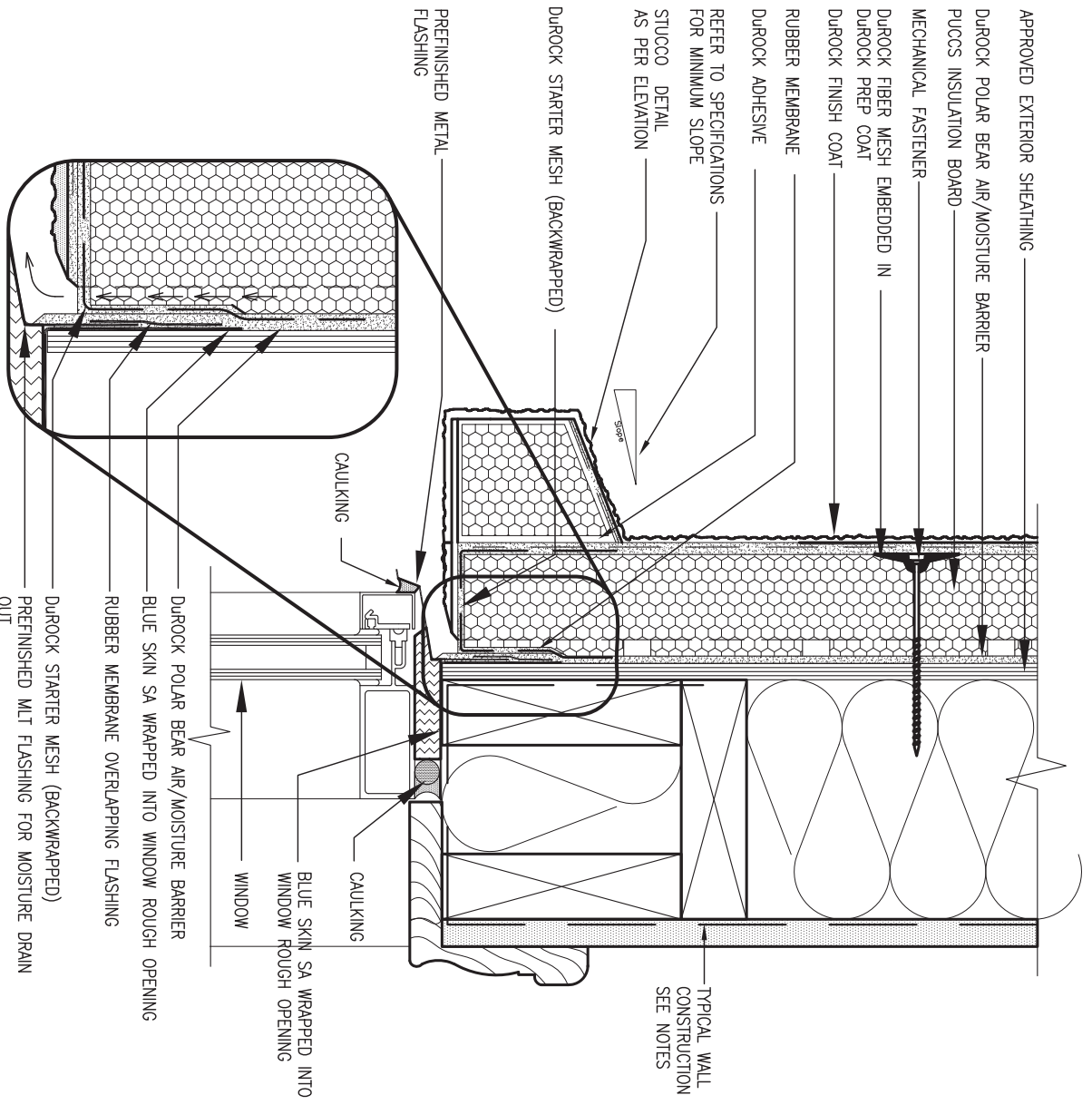
**BAYVIEW WELLINGTON**

project name ALCONA municipality INNISFIL, ON.  
 date MAY 2016 checked by RC scale 3/16" = 1'-0"  
 drawing no. 13049-CN-A1

**CONST NOTE**

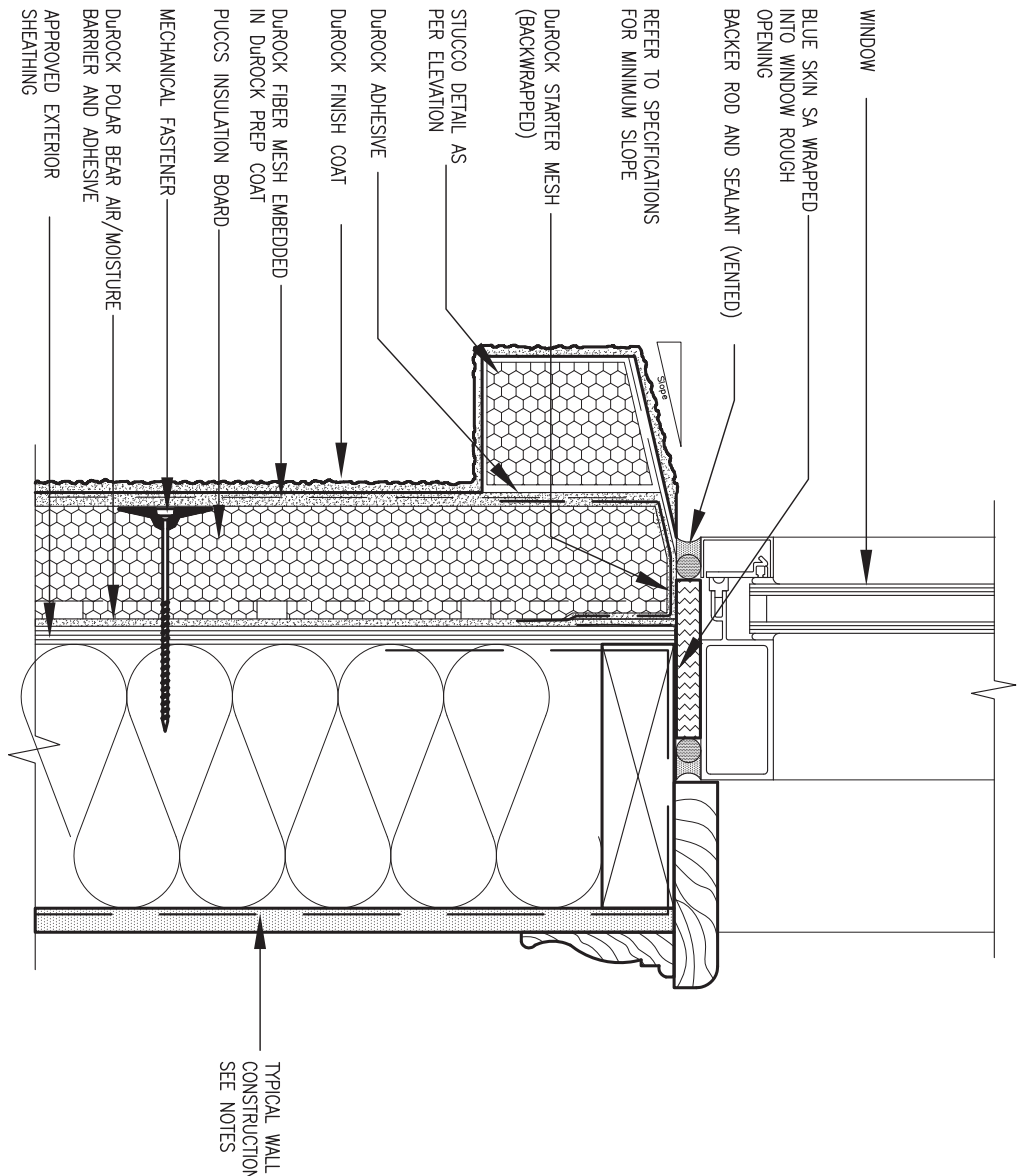
project no. 13049  
 drawing no. CN2





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.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information VA3 Design Inc. 42658
5	.	.	.	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.
4	.	.	.	
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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

**BAYVIEW WELLINGTON** **CONST NOTE**

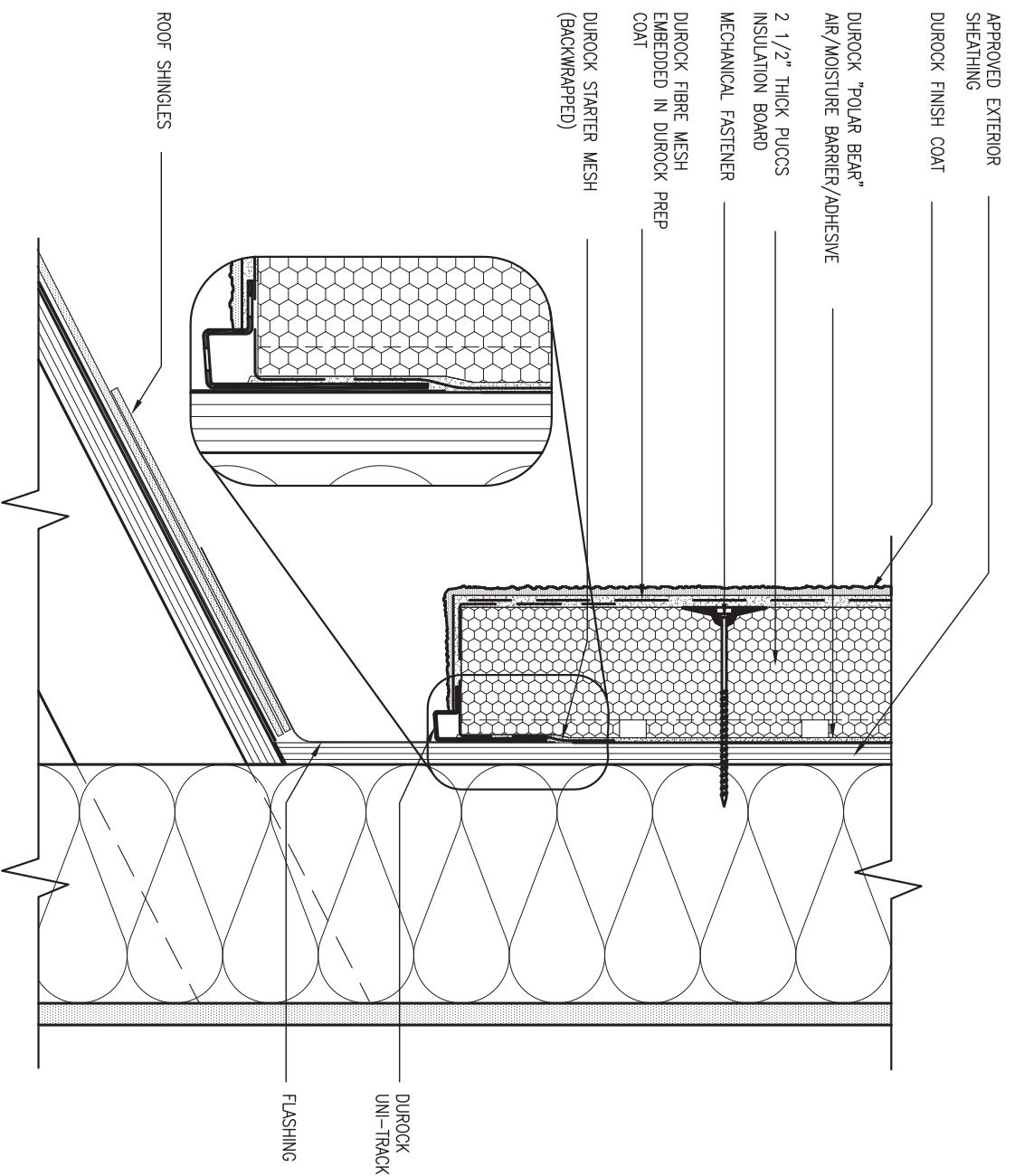
project name: **ALCONA** municipality: **INNISFIL, ON.** project no.: **13049**

date: **MAY 2016** checked by: **RC** scale: **3/16" = 1'-0"** file name: **13049-CN-A1** drawing no.: **CN3**

CONSTRUCTION NOTES

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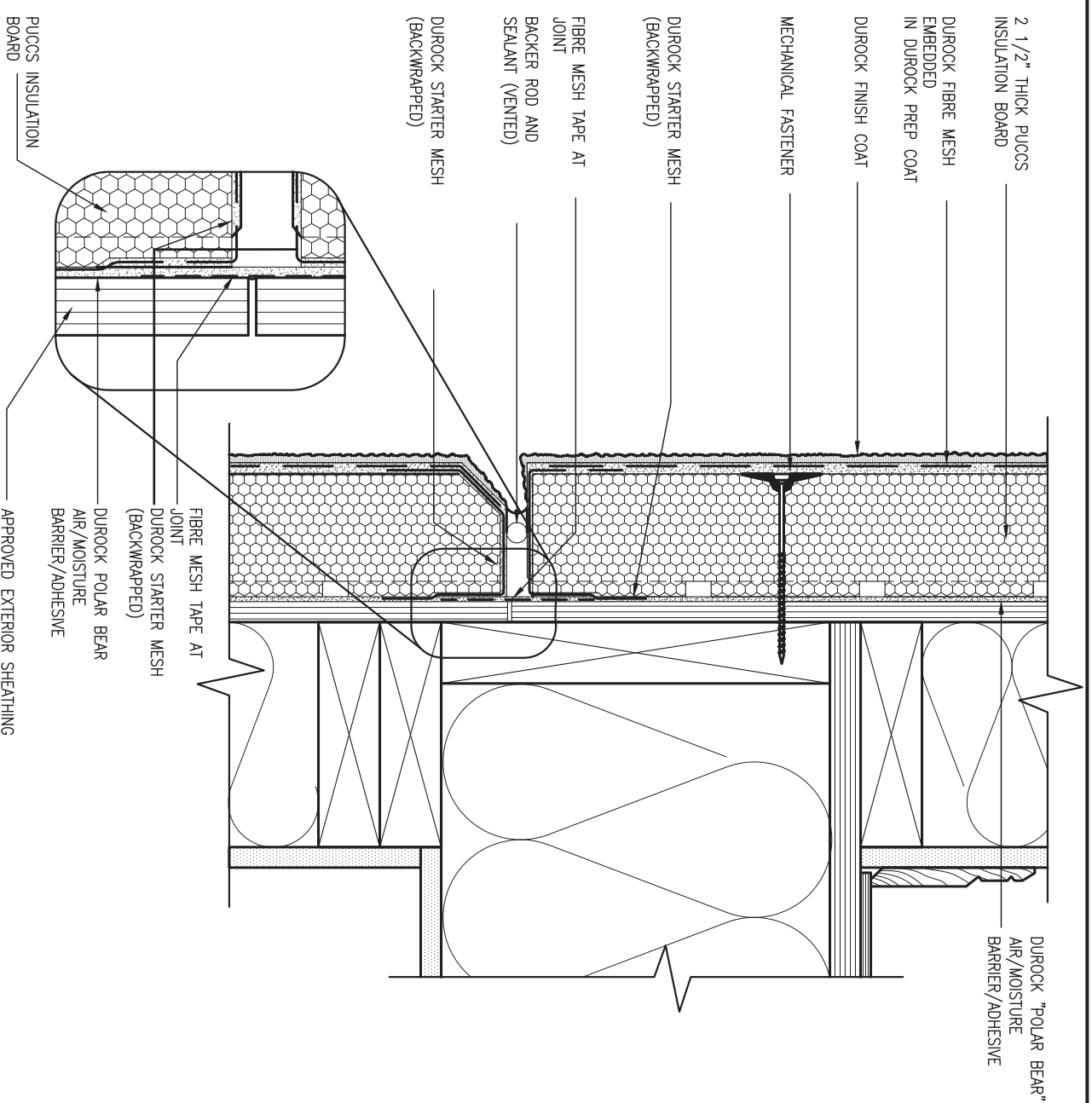


3  
CN4

STUCCO TERMINATION @ ROOF

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  
CN4

HORIZONTAL EXPANSION JOINT

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.

Wellington Jno-Baptiste 25591  
signature BCIN

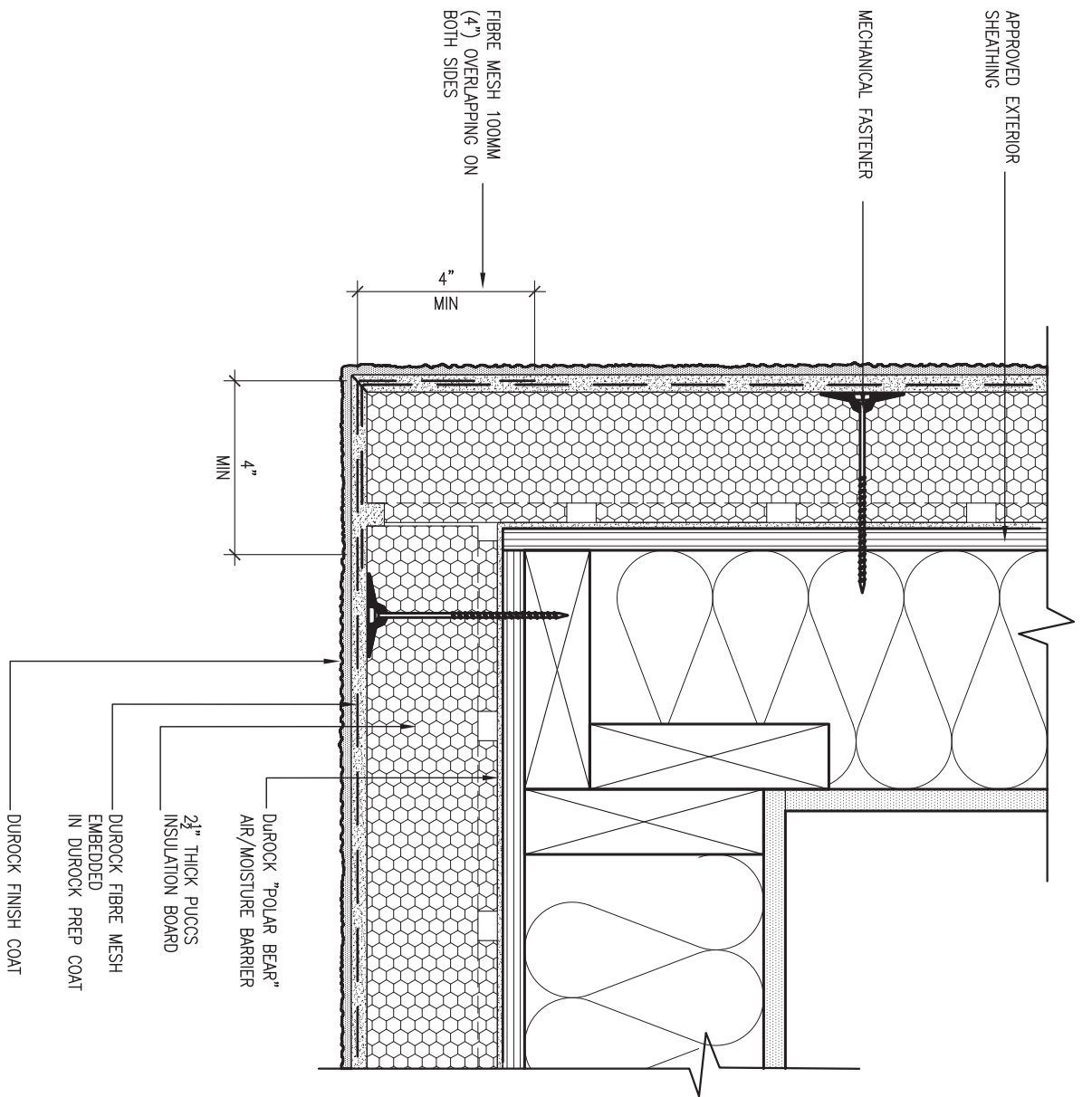
VA3 Design Inc. 42658  
registration information

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**VA3 DESIGN**

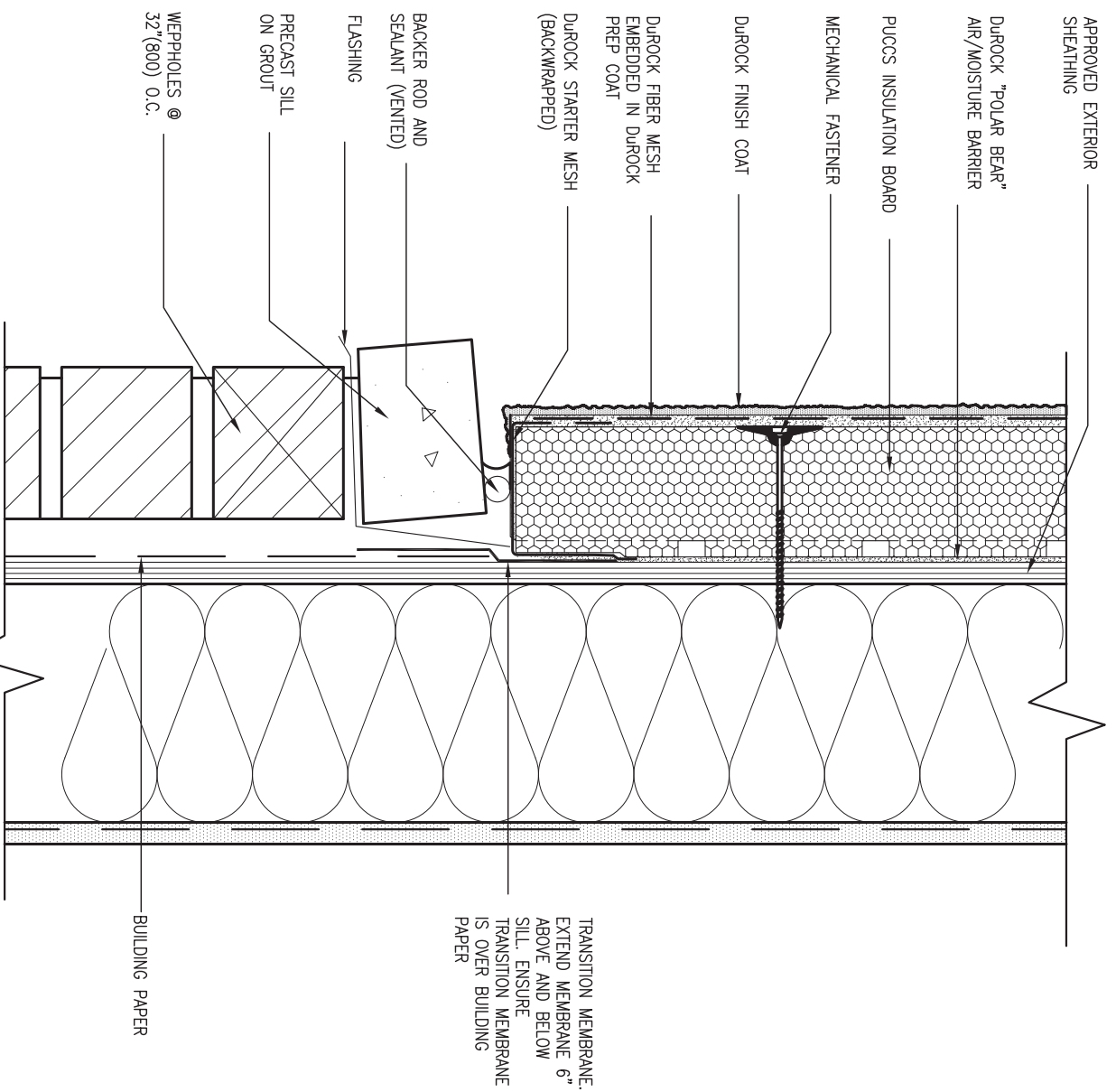
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name <b>ALCONA</b>	municipality INNISFIL, ON.	project no. 13049	drawing no. <b>CN4</b>
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13049-CN-A1
CONSTRUCTION NOTES			
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1.dwg - Fri - Aug 4 2017 - 8:48 AM			



**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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3	.	.	.
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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.

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

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

**CONST NOTE**

project no. 13049  
 drawing no. CNS

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

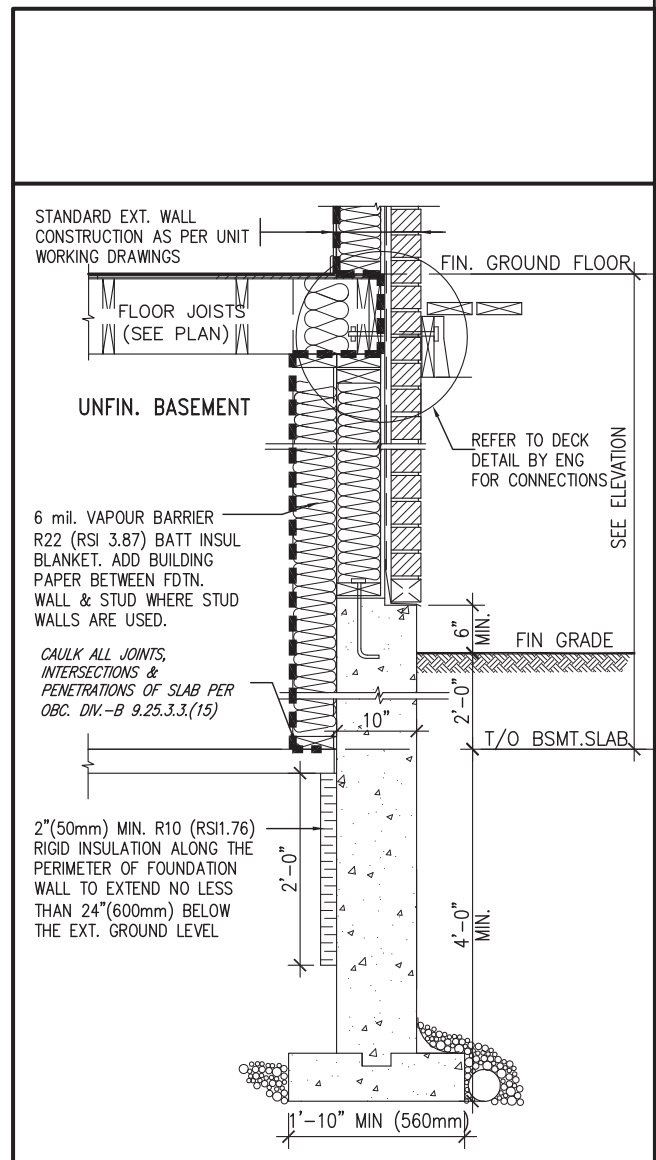
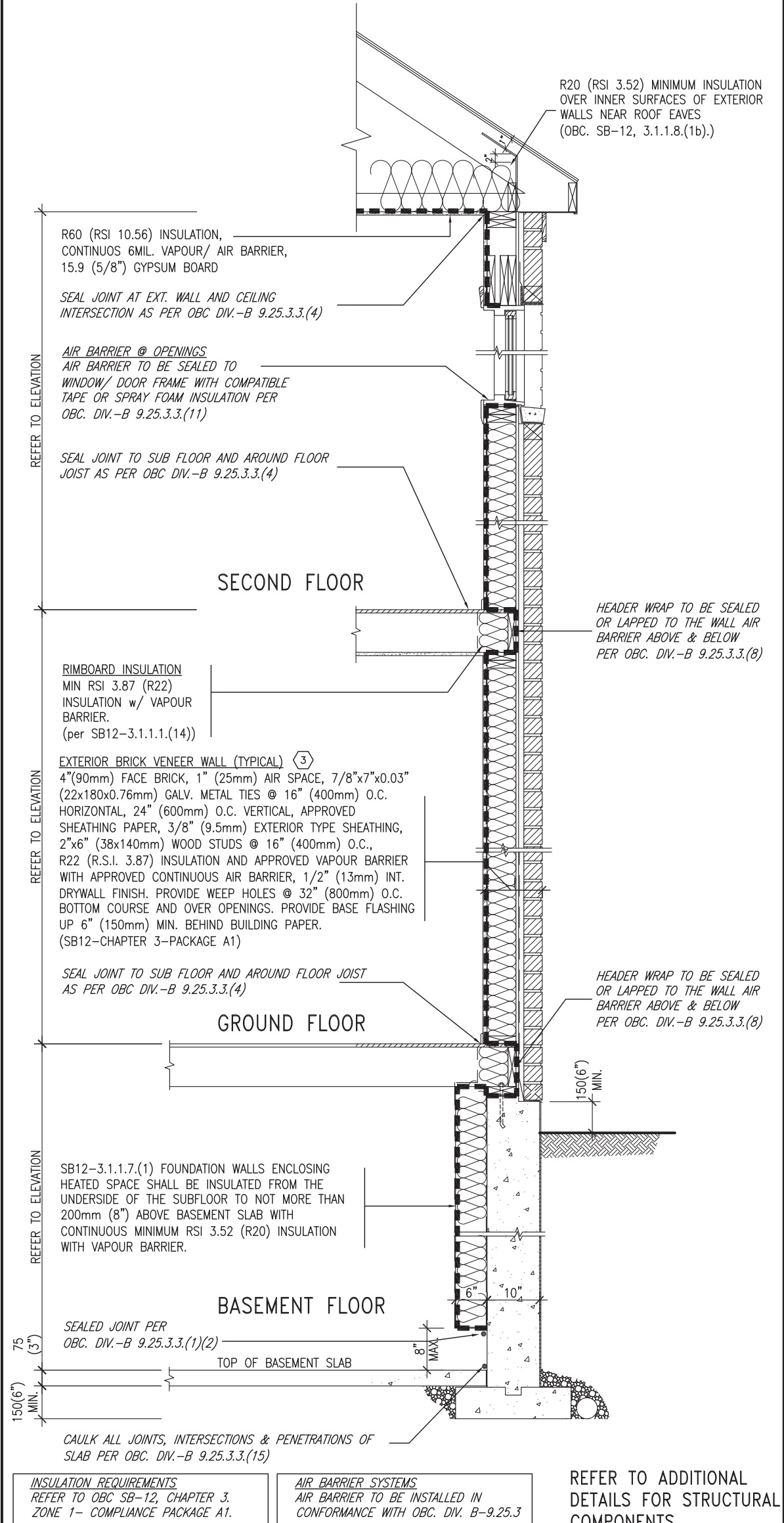


# SB12-COMPLIANCE PACKAGE 'A1'

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

USE SB-12 COMPLIANCE PACKAGE (A1):		
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	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		
Maximum U-value	2.8U	
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.

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

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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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 t 416.630.2255 f 416.630.4782  
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**BAYVIEW WELLINGTON**

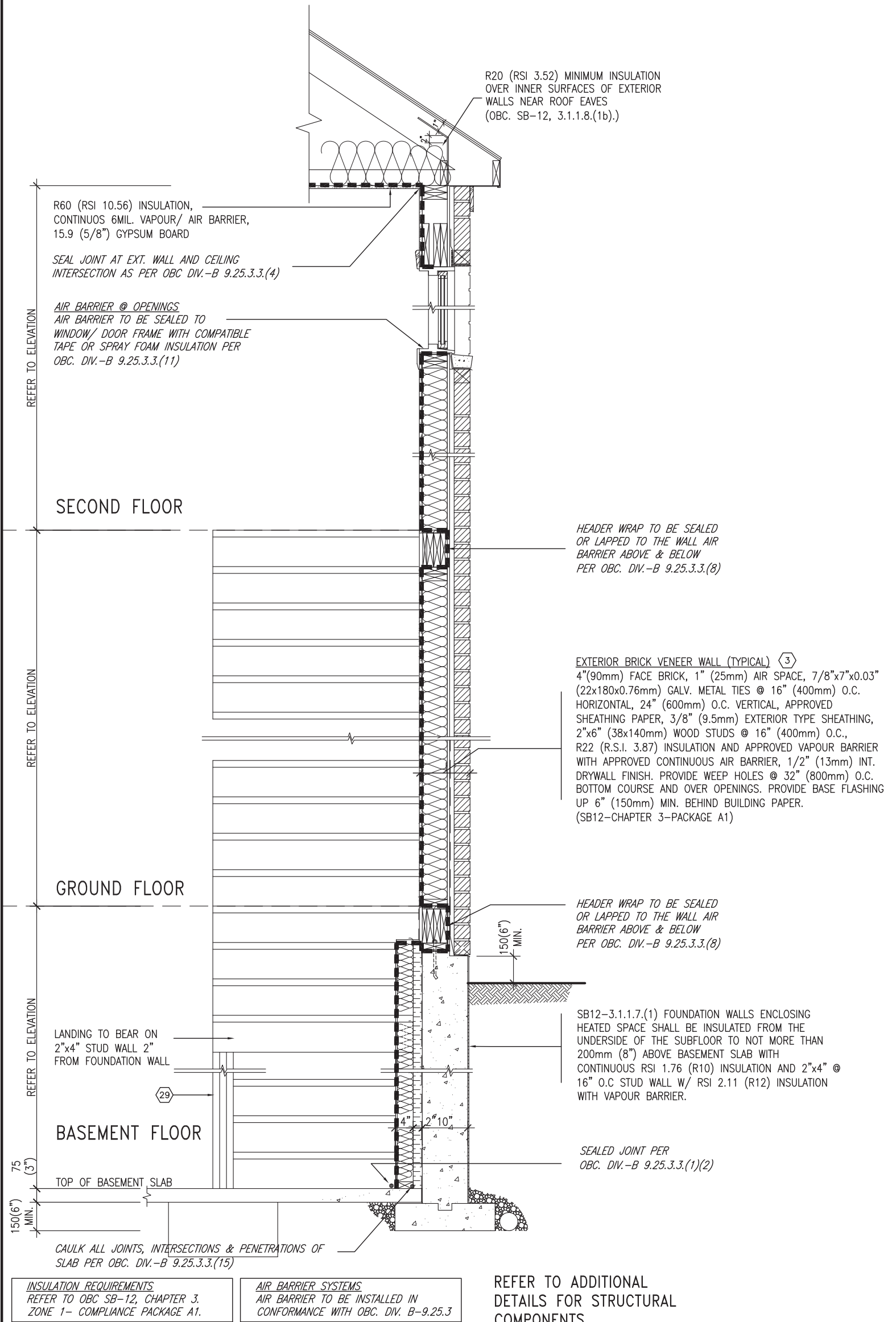
project name **ALCONA** municipality **INNISFIL, ON.** project no. **13049**

date **MAY 2016** checked by **RC** scale **3/16" = 1'-0"** drawing no. **CN6**

**CONSTRUCTION NOTES** 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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b> project name <b>ALCONA</b> date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0" municipality INNISFIL, ON.	<b>CONST NOTE</b> project no. 13049 drawing no. <b>CN7</b>
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591 name BCIN signature registration information VA3 Design Inc. 42658				
6	.	.	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.				
5	.	.	.			CONSTRUCTION NOTES	
4	.	.	.			file name 13049-CN-A1	
3	.	.	.			date AUG 04-17	
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by				

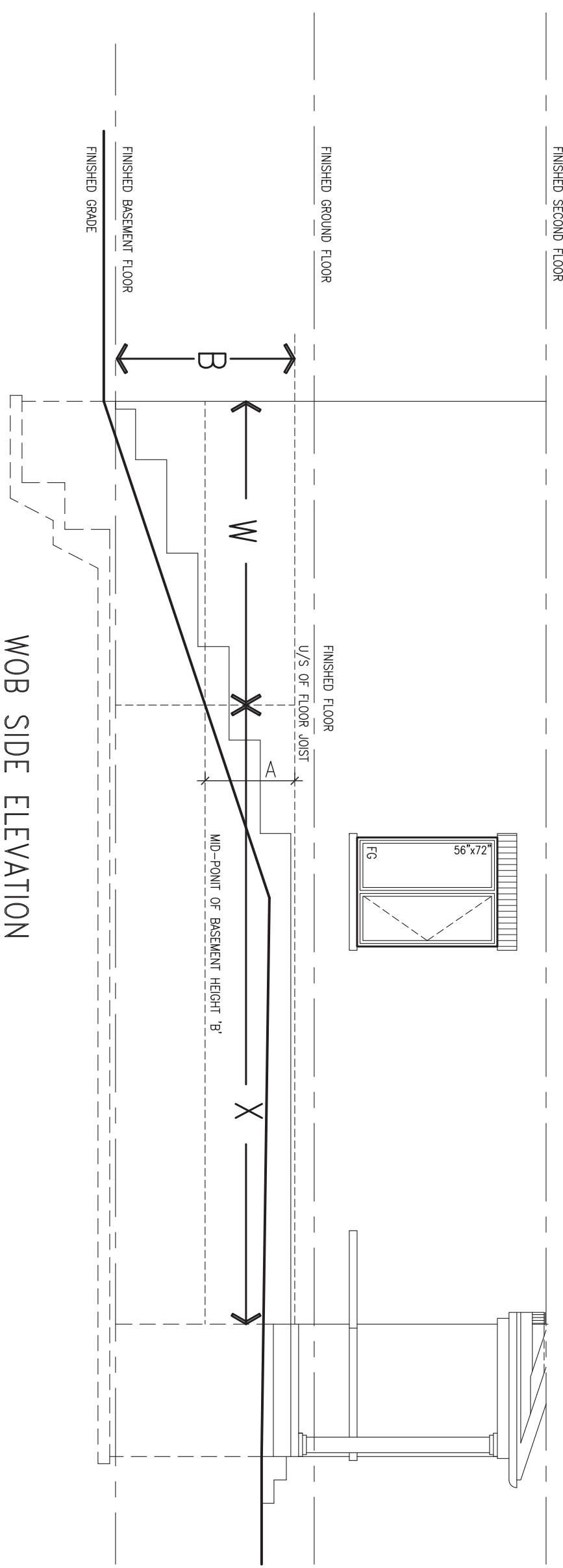
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)

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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 name BCIN  
 registration information signature  
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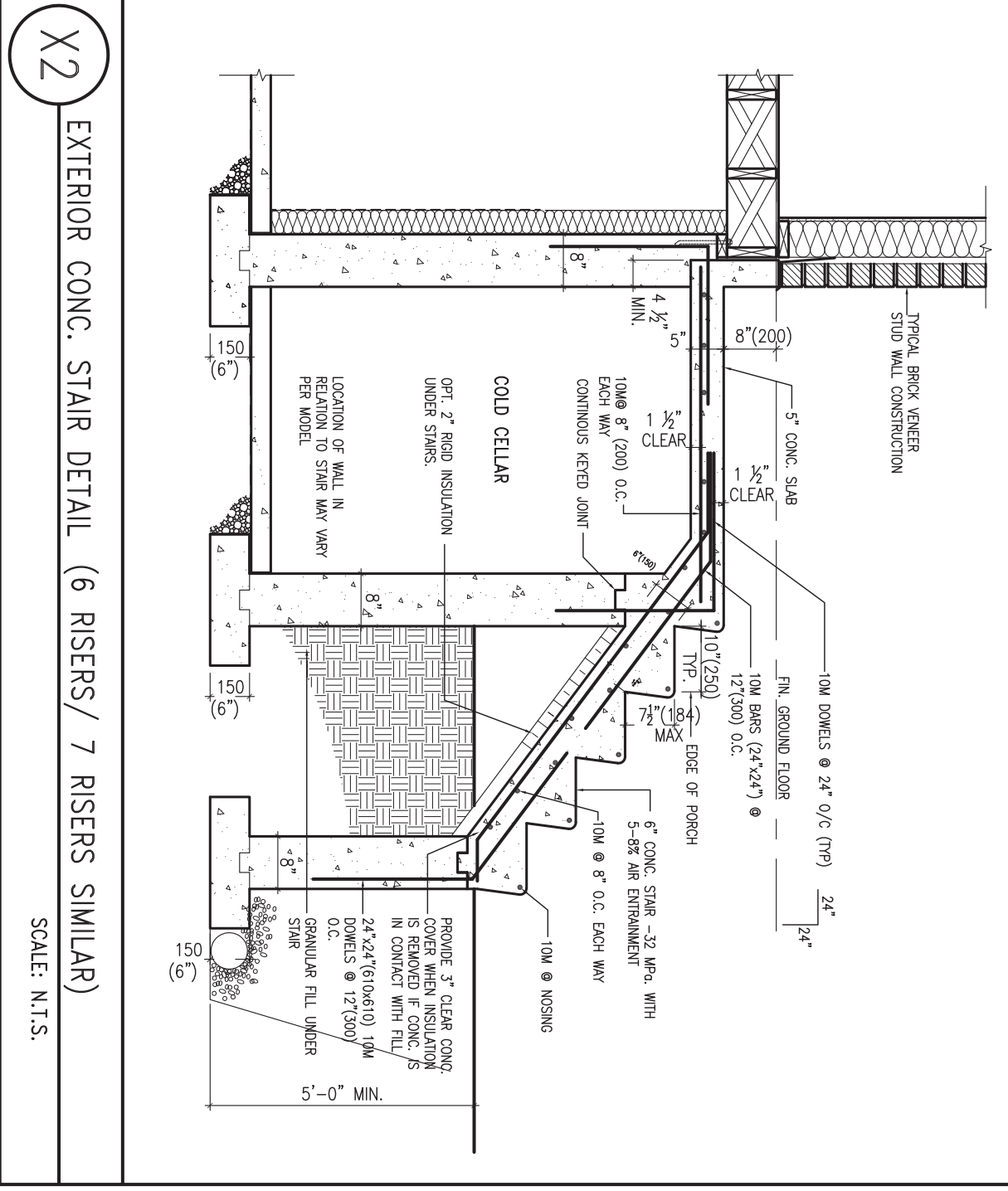
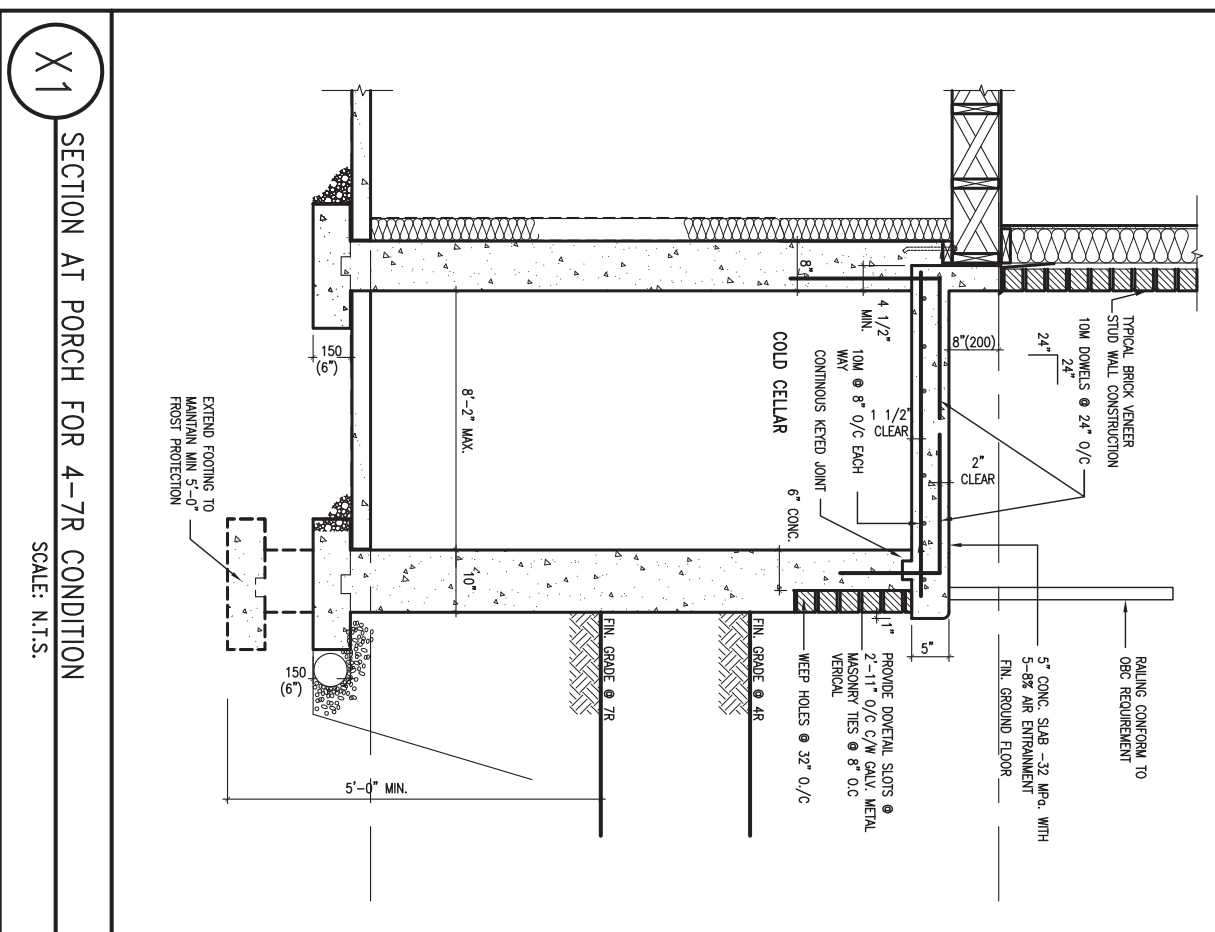
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**BAYVIEW WELLINGTON**

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

**CONST NOTE**

project no. 13049  
 drawing no. CN8  
 file name 13049-CN-A1  
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qualification information  
 Wellington Jno-Baptiste 25591  
 name registration information BCIN  
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**BAYVIEW WELLINGTON**

project name ALCONA municipality INNISFIL, ON.

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

**CONST NOTE**

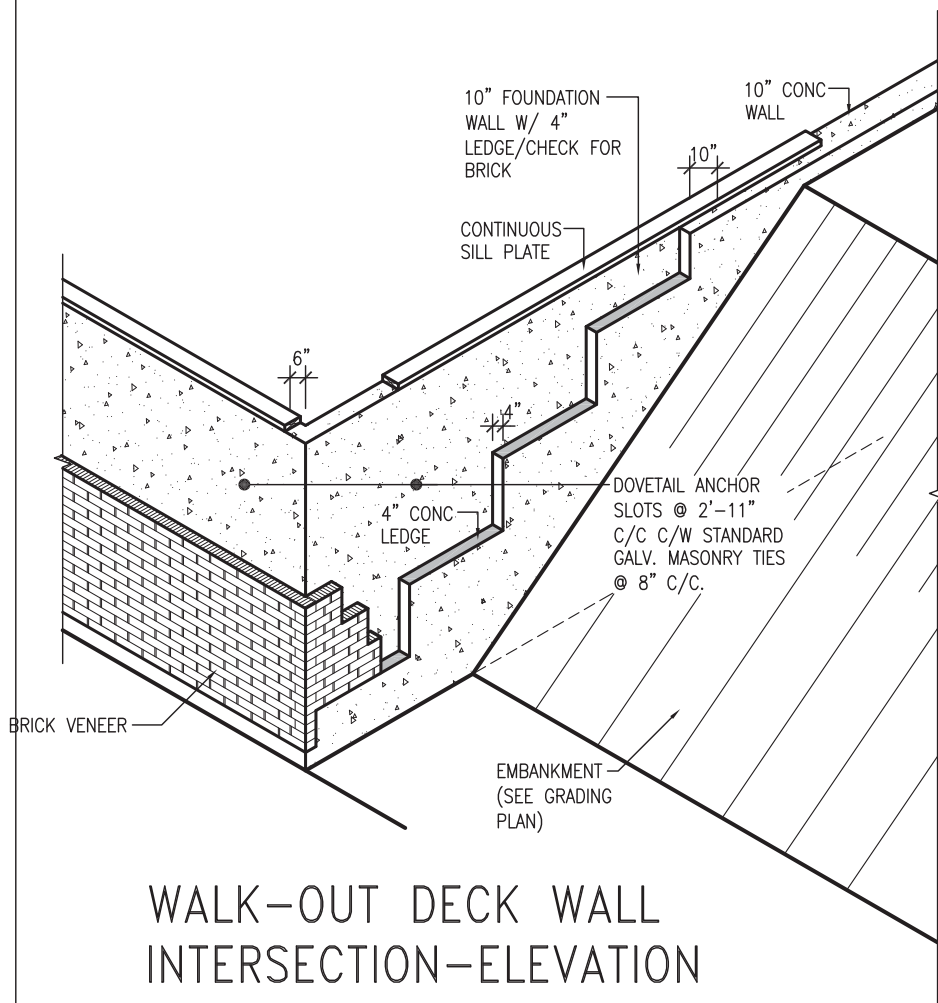
project no. 13049

CONSTRUCTION NOTES

file name 13049-CN-A1

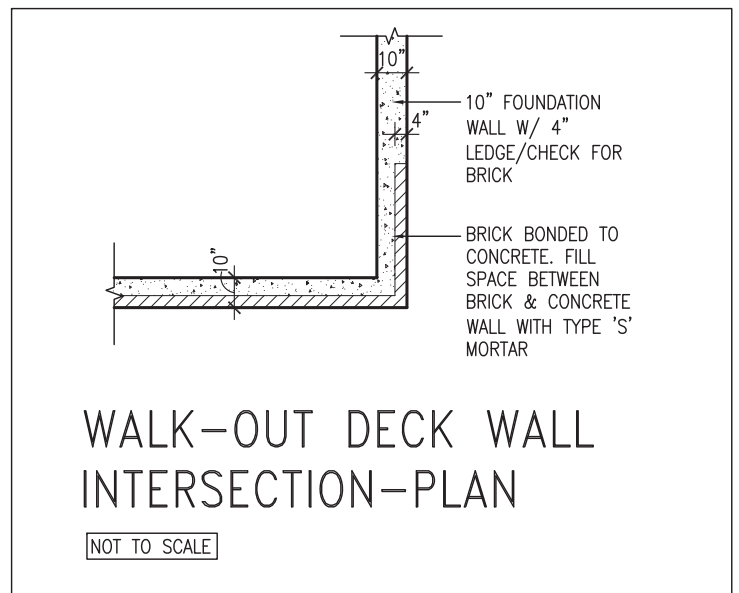
drawing no. **CN9**

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WALK-OUT DECK WALL INTERSECTION-ELEVATION

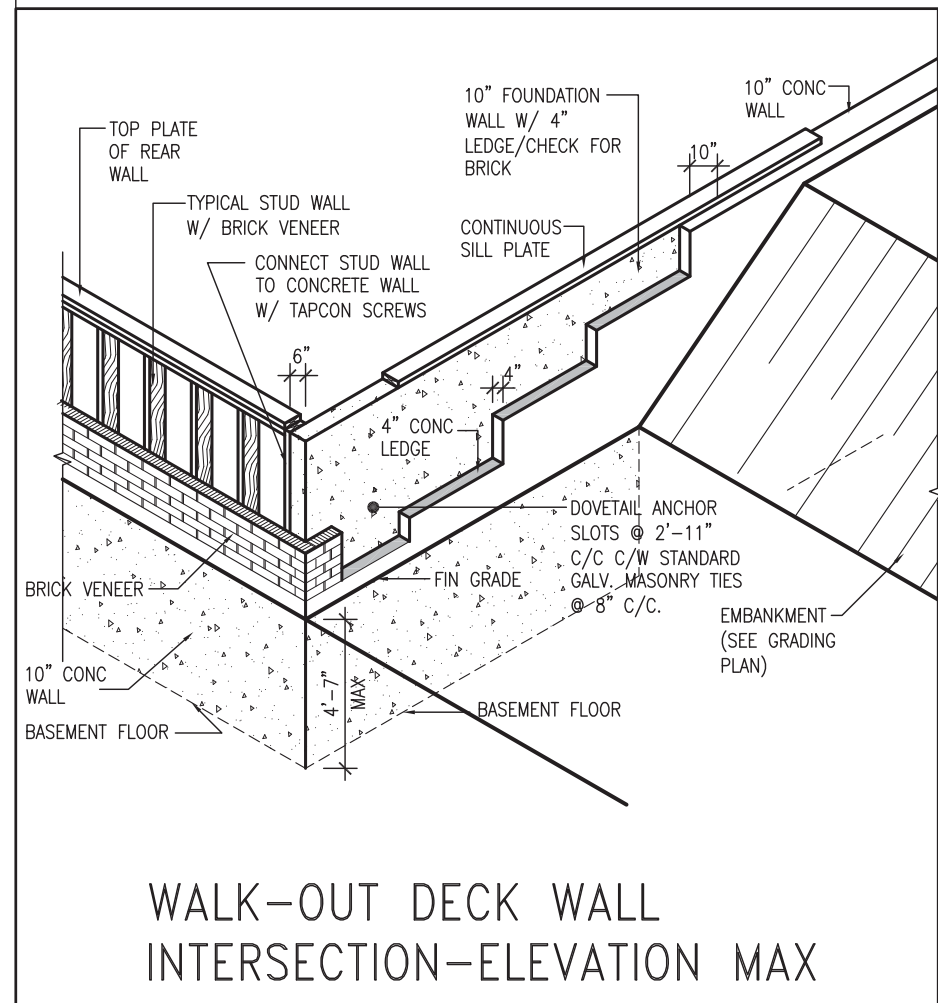
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

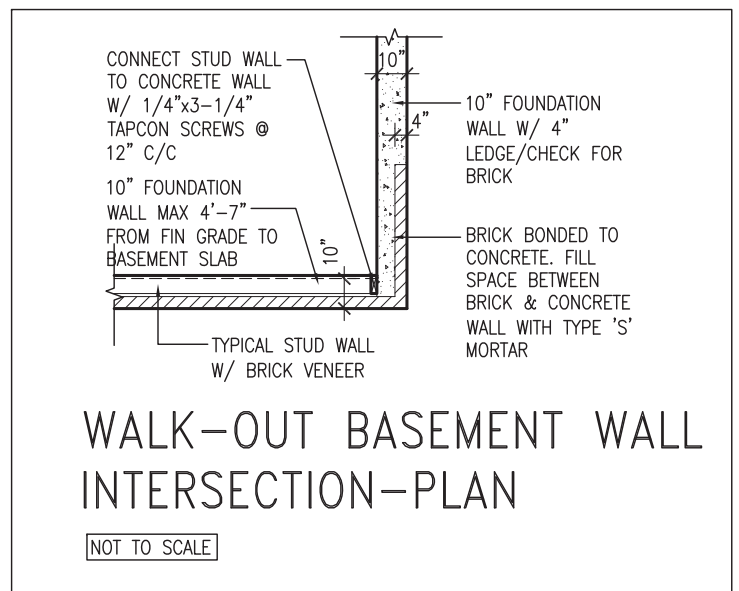
NOT TO SCALE

(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)



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

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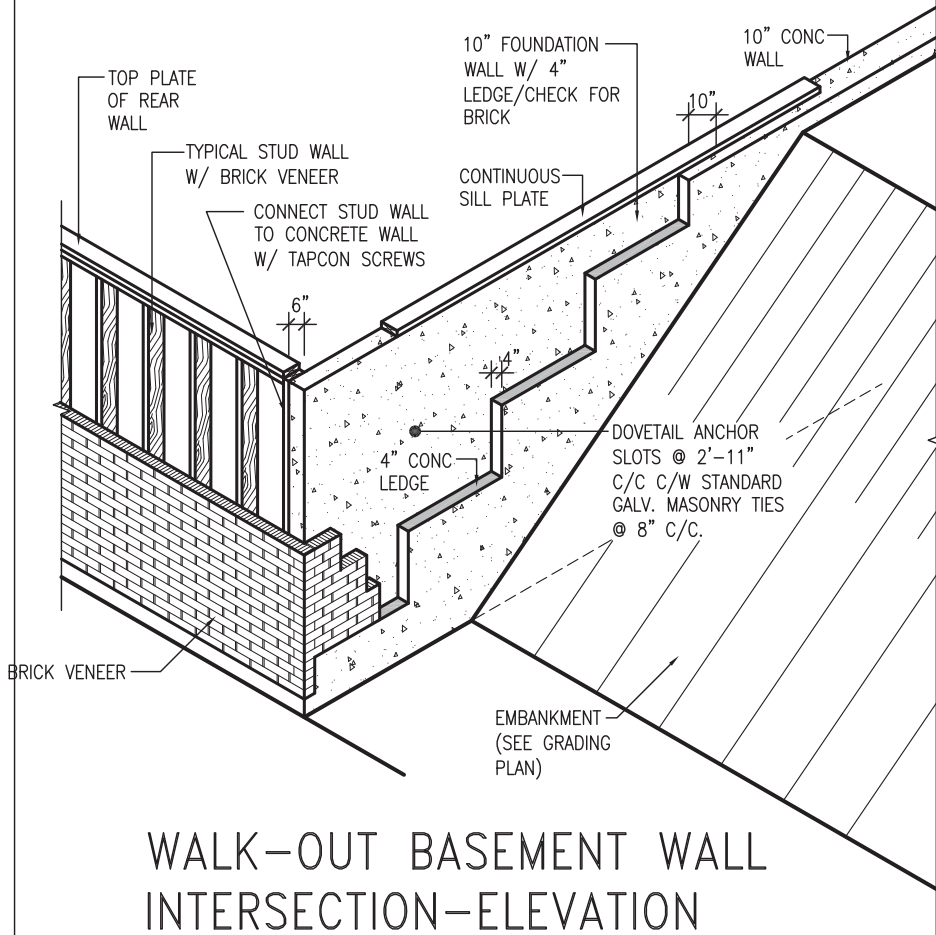
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project name ALCONA municipality INNISFIL, ON.  
 date MAY 2016 scale 3/16" = 1'-0"  
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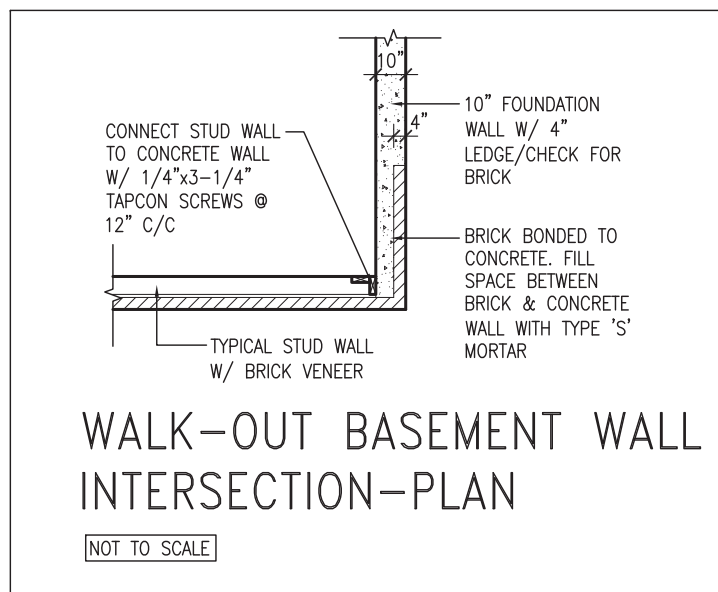
**CONST NOTE**

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



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

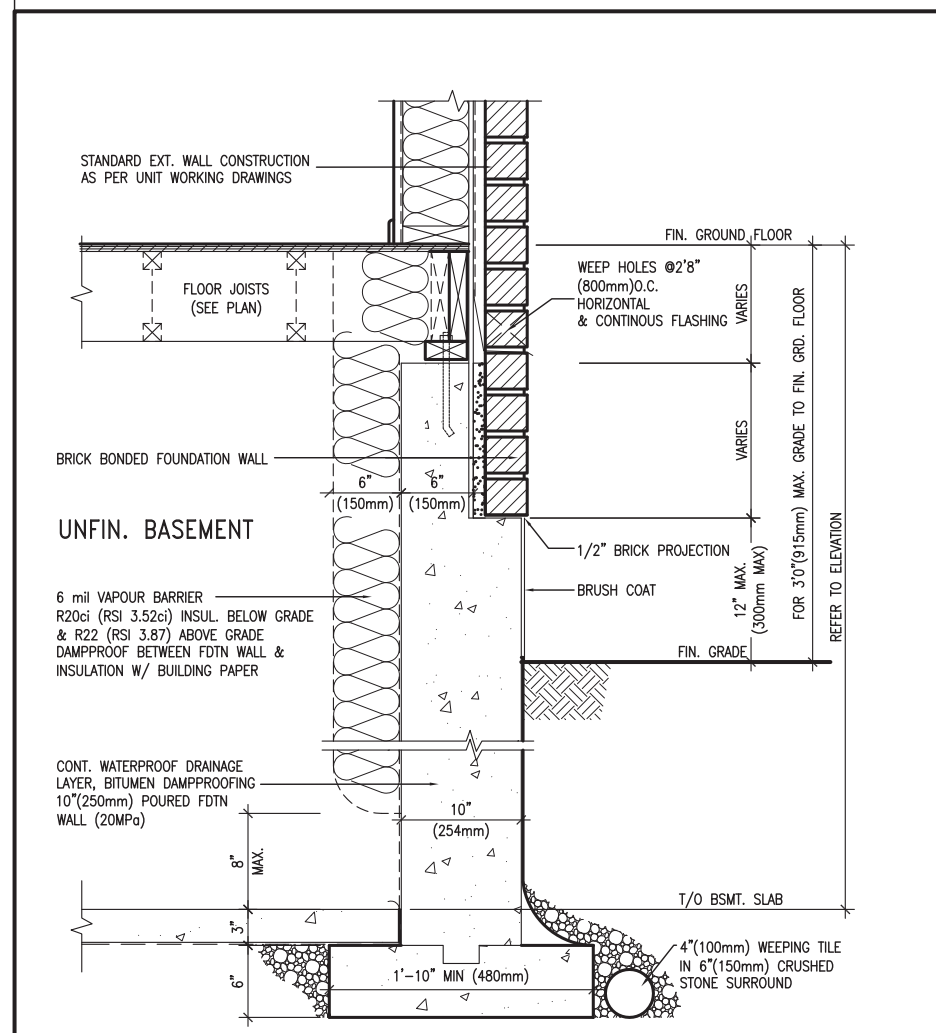
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WALK-OUT BASEMENT WALL INTERSECTION-PLAN

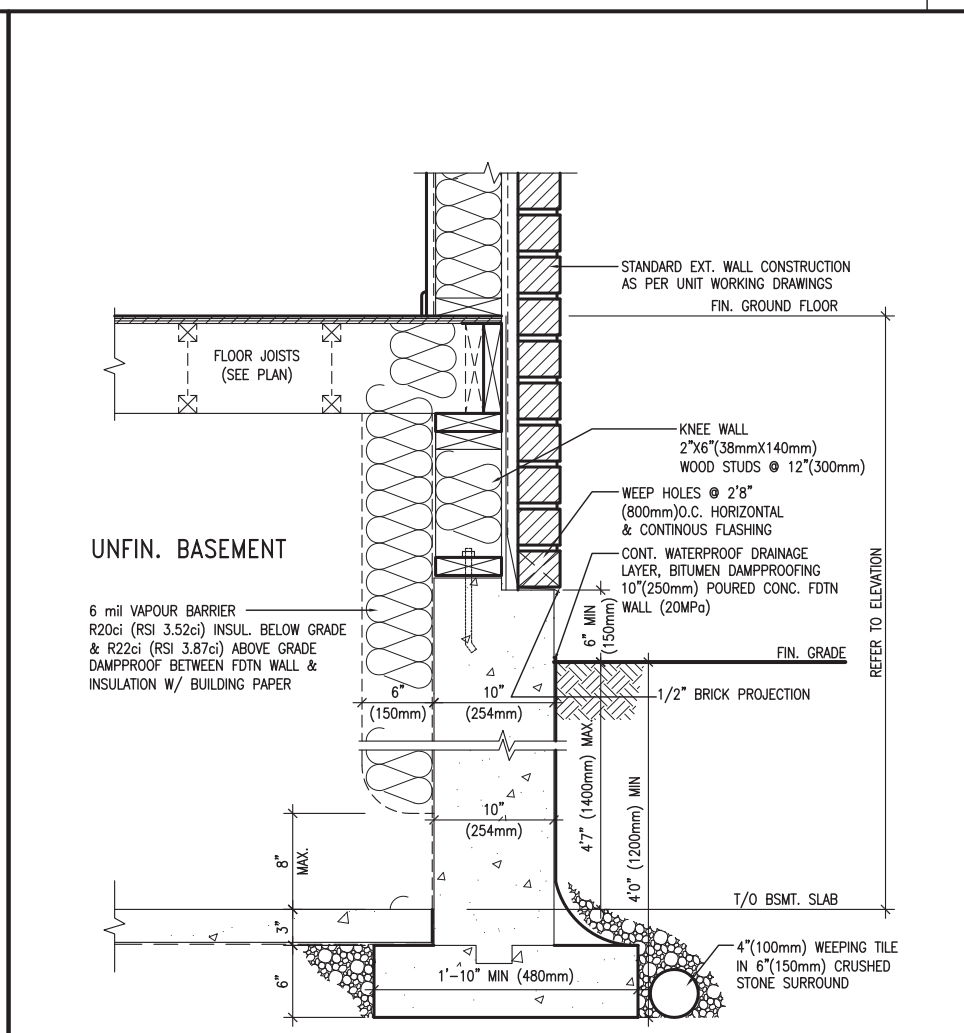
NOT TO SCALE

(10" FOUNDATION WALL)



EW3.06x  
PKG A1  
WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE

SCALE: N.T.S.



EW3.07x  
PKG A1  
WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7" (1400mm) MAX. HEIGHT DIFFERENCE

SCALE: N.T.S.



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<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	scale <b>3/16" = 1'-0"</b>	file name <b>13049-CN-A1</b>
drawn by <b>RC</b>			<b>CN11</b>
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