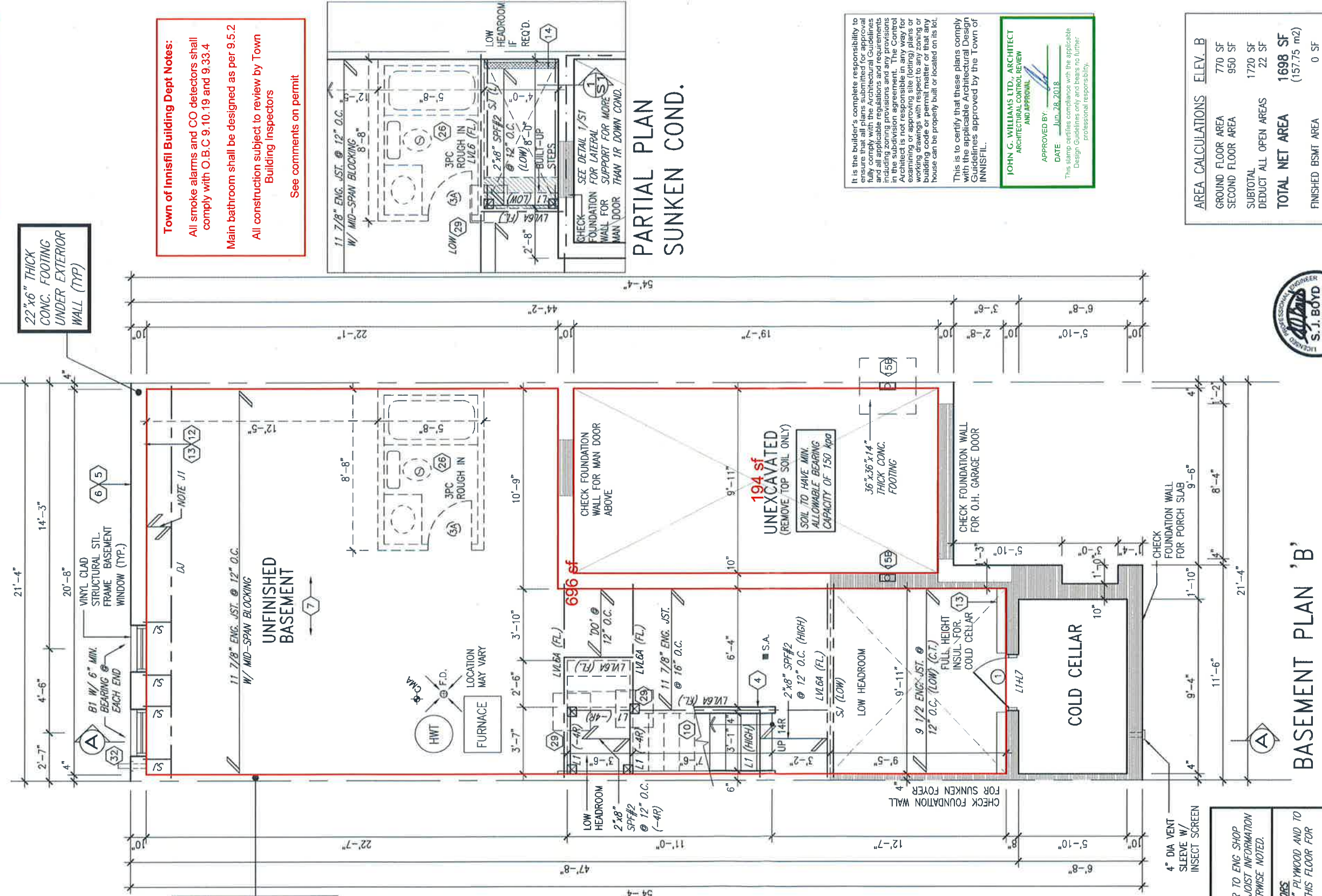


Town of Innisfil Certified Model
10/23/2018 3:20:28 PM kbayley

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

24"x8" THICK
CONC. FOOTING
UNDER PARTWALL
32"x12" THICK
CONC. FOOTING
UNDER FIREWALL
SOIL TO HAVE MIN
ALLOWABLE
BEARING CAPACITY
OF 150 kPa

Town of Innisfil Building Dept Notes:
All smoke alarms and CO detectors shall
comply with O.B.C 9.10.19 and 9.33.4
Main bathroom shall be designed as per 9.5.2
All construction subject to review by Town
Building Inspectors
See comments on permit



**PARTIAL PLAN
SUNKEN COND.**

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 Innisfil Building Code. The 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.

AREA CALCULATIONS	ELEV. B
GROUND FLOOR AREA	770 SF
SECOND FLOOR AREA	950 SF
SUBTOTAL	1720 SF
DEDUCT ALL OPEN AREAS	22 SF
TOTAL NET AREA	1698 SF (157.75 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	982 SF (91.23 m ²)
COVERAGE W/ PORCH	1059 SF (98.38 m ²)



BASEMENT PLAN 'B'

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.

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

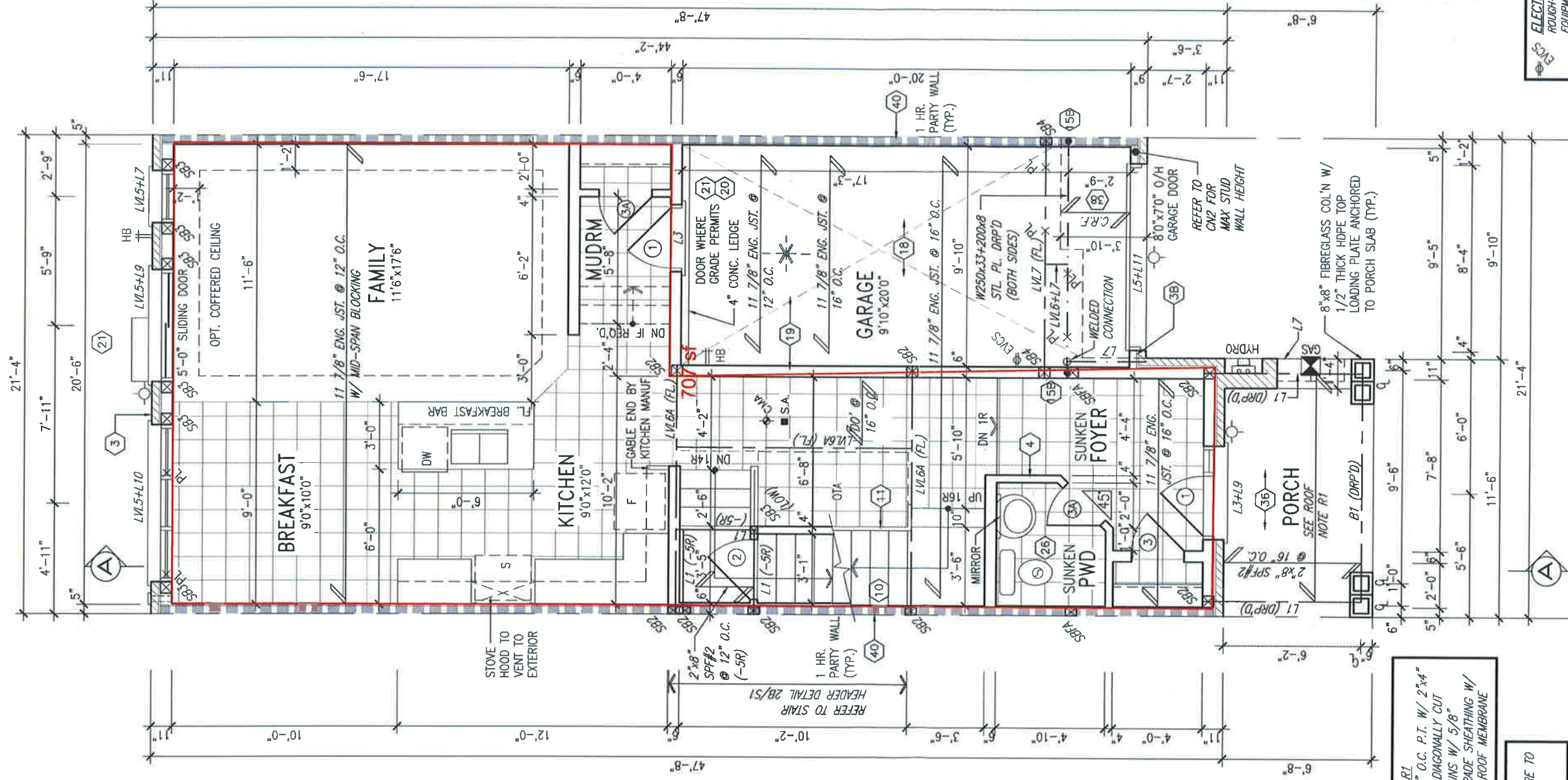
NOTE J1:
PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

no.	description	date	by
9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SB
4	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
3	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
2	REVISED AS PER CONSTRUCTION COMMENTS	MAR. 26-18	PB
1	ISSUE FOR CLIENT REVIEW	JAN 15-18	NS

VAB DESIGN
255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
va3design.com

project name	ALCONA SHORES
date	DECEMBER 2017
drawn by	NS
checked by	NS
scale	3/16" = 1'-0"
file name	13049-TH-4
drawing no.	1

project no.	13045
drawing no.	1
manipulation	INNISFIL
city	BAYVIEW WELLINGTON
area	TH4
description	CRANE 4



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

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.

no.	description	date	by
9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SR
4	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
3	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
2	REVISED AS PER CONSTRUCTION COMMENTS.	MAR. 26-18	PS
1	ISSUE FOR CLIENT REVIEW	JAN 15-18	NS

The undersigned has reviewed and takes responsibility for the design of the work shown on these drawings and meets the requirements set out in the Ontario Building Code to be a Designer.
 Wellington Jno-Baptiste
 name registration information 25591
 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 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

TH4 CRANE 4

project name: **ALCONA SHORES**
 municipality: **INNISFIL**
 project no: **13045**
 date: **DECEMBER 2017**
 ground floor plan 'A'
 drawing no: **2**



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 any errors or omissions on drawings or for any building code or permit matter or that any house can be properly built or located on its lot.

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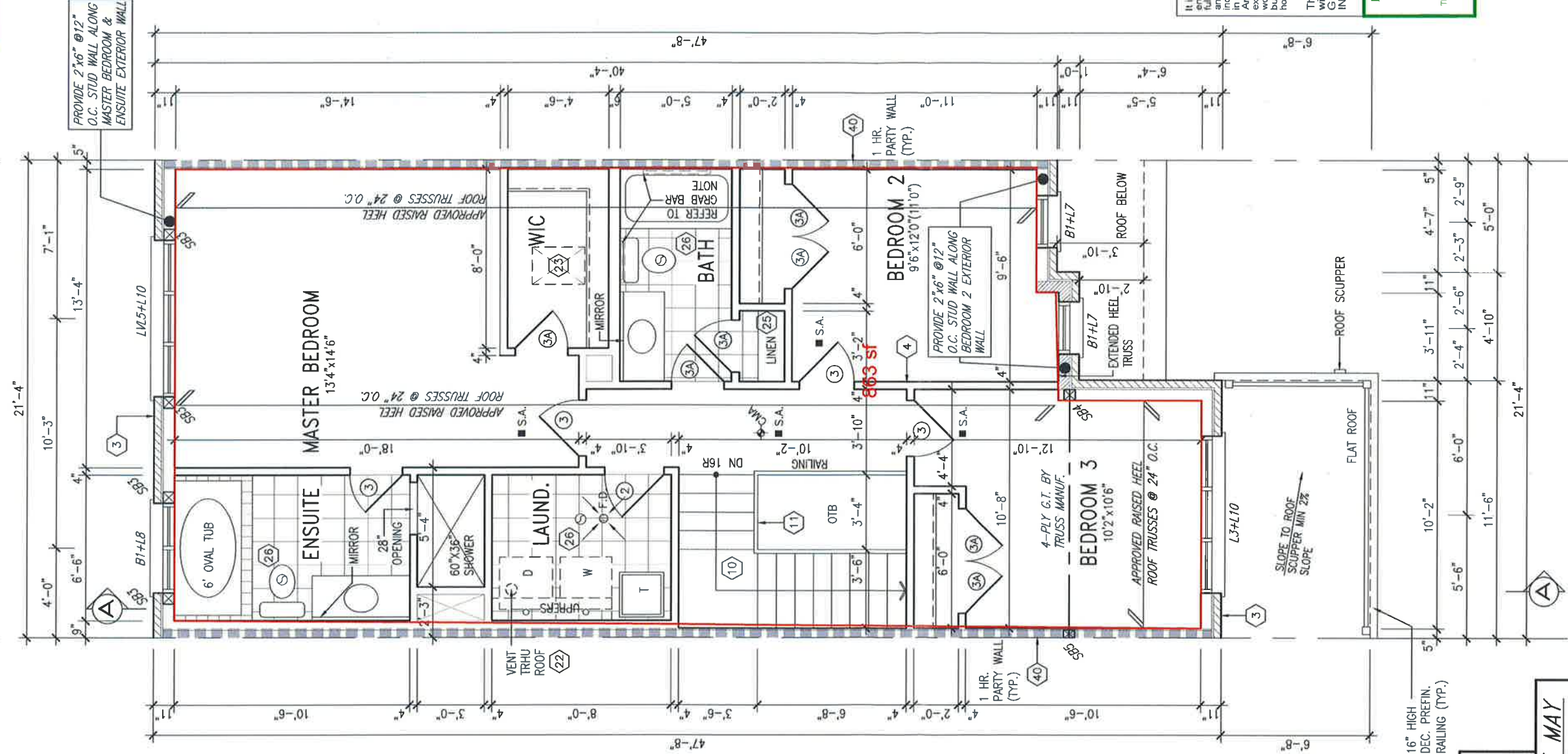
JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL
 APPROVED BY: [Signature]
 DATE: JUN 28, 2018
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS) 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.

Town of Innisfil Certified Model
10/23/2018 3:20:42 PM kbayley



SECOND FLOOR PLAN 'B'

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATH TUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(g), & 3.8.3.13.(1)(i) AND DETAILS PROVIDED

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

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

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JOHN G. WILLIAMS LTD., ARCHITECT
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APPROVED BY: _____
DATE: JUN. 28, 2018
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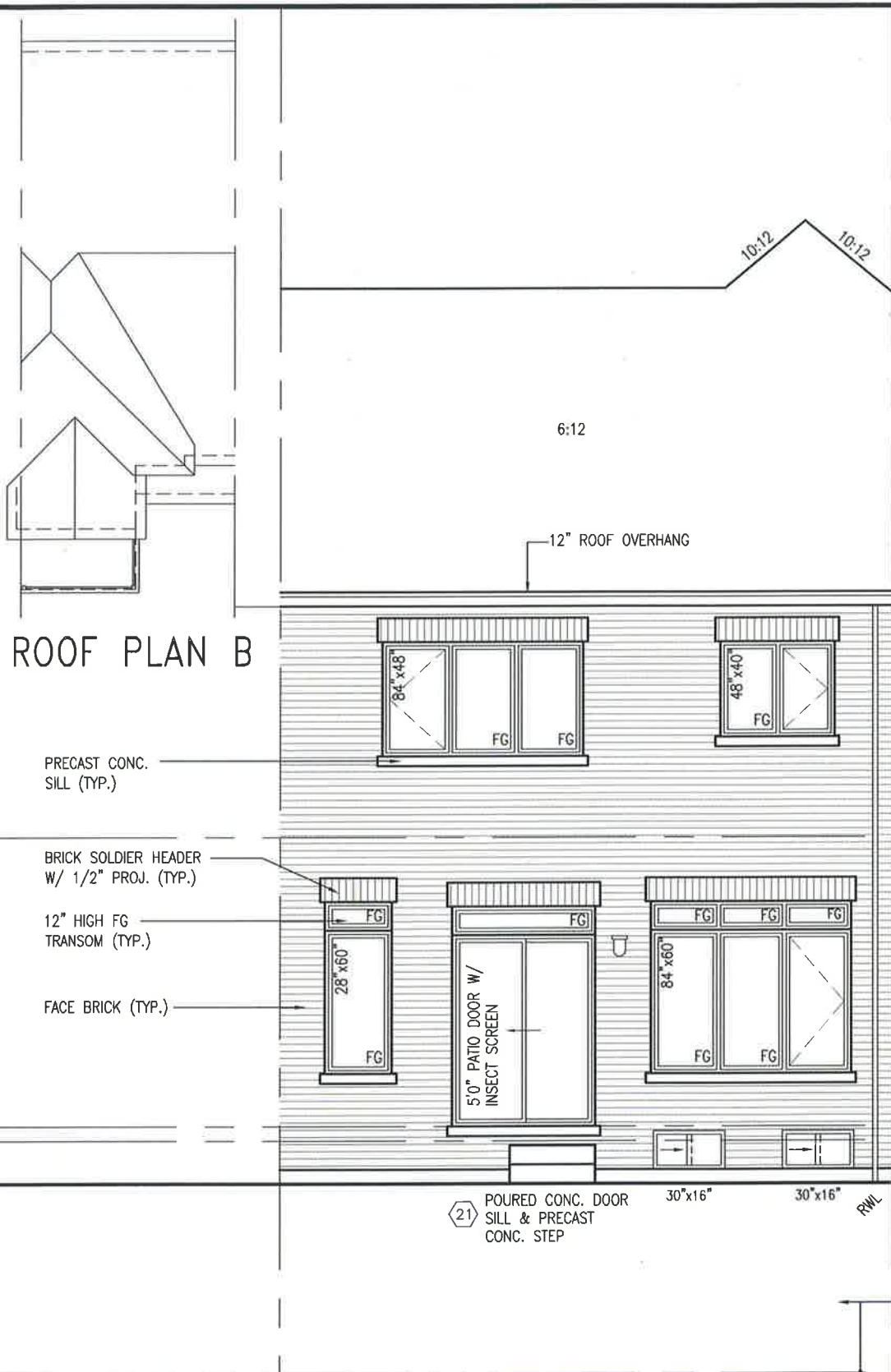
9.				
8.				
7.				
6.				
5.	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SB	25591
4.	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT	42658
3.	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT	
2.	REVISED AS PER CONSTRUCTION COMMENTS	MAR. 26-18	PB	
1.	ISSUE FOR CLIENT REVIEW	JAN 15-18	NS	
no.	description	date	by	

VAS3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
T: 416.630.2235 F: 416.630.4782
vas3design.com

BAYVIEW WELLINGTON
ALCONA SHORES
municipality: INNISFIL
project name: ALCONA SHORES
project no.: 13045
drawing no.: 3
checked by: _____
scale: 3/16" = 1'-0"
drawn by: _____
date: DECEMBER 2017

TH4 CRANE 4
SECOND FLOOR PLAN 'A'
the name: 13049-TH-4
drawing no.: 3
date: JUN. 25 2018 - 3:47 PM

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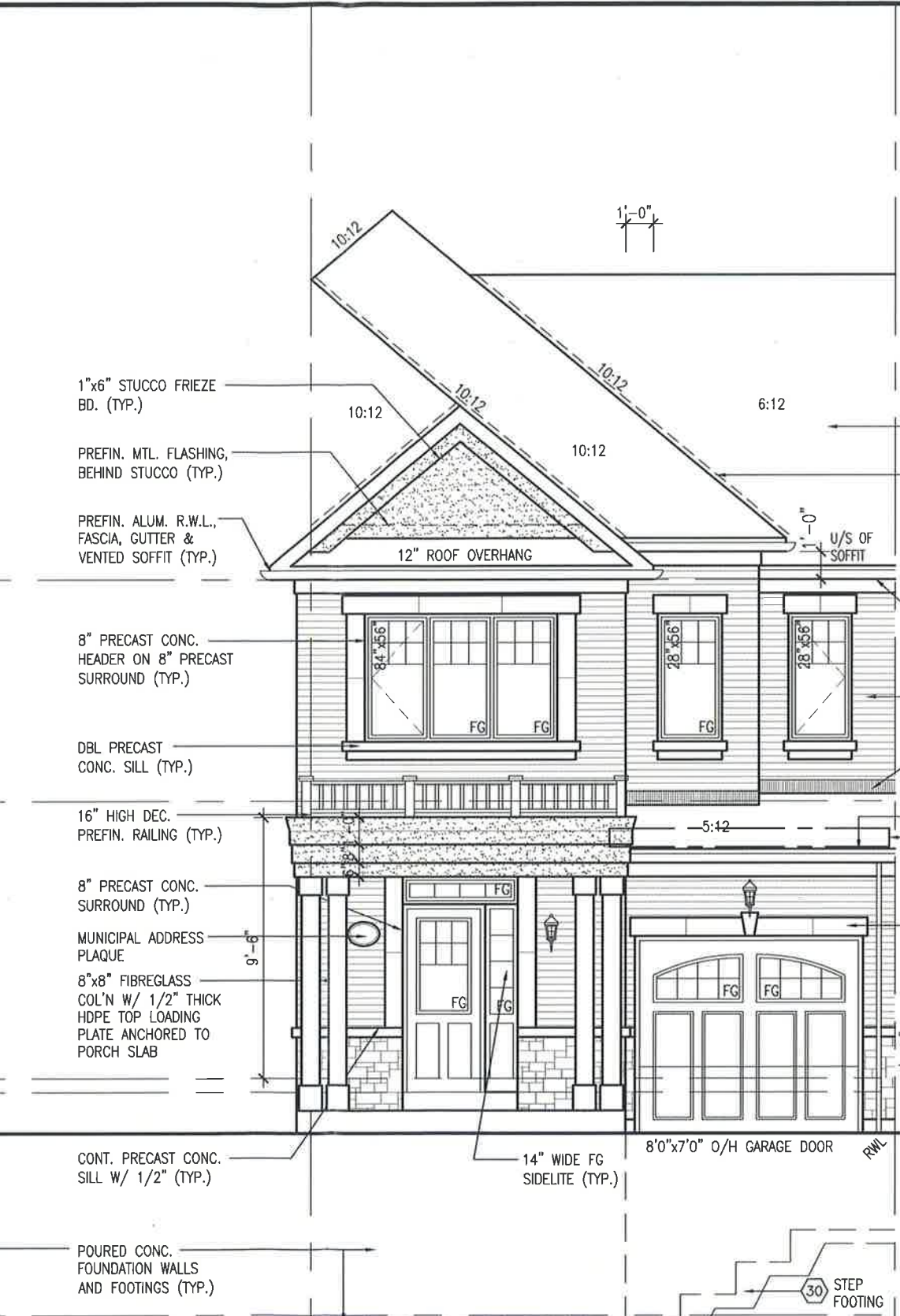
REAR ELEVATION 'B'

ROOF PLAN B



- PRECAST CONC. SILL (TYP.)
- BRICK SOLDIER HEADER W/ 1/2" PROJ. (TYP.)
- 12" HIGH FG TRANSOM (TYP.)
- FACE BRICK (TYP.)

- POURED CONC. DOOR SILL & PRECAST CONC. STEP
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)



FRONT ELEVATION 'B'

- 1"x6" STUCCO FRIEZE BD. (TYP.)
- PREFIN. MTL. FLASHING, BEHIND STUCCO (TYP.)
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- 8" PRECAST CONC. HEADER ON 8" PRECAST SURROUND (TYP.)
- DBL PRECAST CONC. SILL (TYP.)
- 16" HIGH DEC. PREFIN. RAILING (TYP.)
- 8" PRECAST CONC. SURROUND (TYP.)
- MUNICIPAL ADDRESS PLAQUE
- 8"x8" FIBREGLASS COL'N W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB
- CONT. PRECAST CONC. SILL W/ 1/2" (TYP.)
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

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

APPROVED BY: _____
 DATE: Jun 28, 2018

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- ASPHALT SHINGLES (TYP.)
- VALLEY FLASHING (TYP.)
- TOP OF PLATE
- TOP OF WINDOW
- 1"x6" ALUM. CLAD FRIEZE BD. (TYP.)
- FACE BRICK (TYP.)
- PREFIN. MTL. FLASHING, W/ CAULKING (TYP.)
- FIN. SECOND FLOOR
- 12" ROOF OVERHANG
- LOCATION OF STL. BM. BEHIND
- TOP OF TRANSOM
- TOP OF WINDOW
- 8" PRECAST CONC. HEADER W/ KEYSTONE (TYP.)
- FIN. GROUND FLOOR
- SUNKEN FOYER
- FIN. GRADE
- U/S OF FOOTING
- FIN. BASEMENT FLOOR



JUNE 26, 2018

BAYVIEW WELLINGTON
 ALCONA SHORES

project name: TH4 CRANE 4
 municipality: INNISFIL
 project no: 13045
 drawing no: 4

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

file name: 13049-TH-4
 drawn by: _____
 date: JUN 25 2018 - 3:47 PM

location: H:\ARCHIVE\WORKING\2015\13049\BAYVIEW\UNITS\TH4\CRANE-TH-4.dwg - Mon - Jun 25 2018 - 3:47 PM

Richard - H:\ARCHIVE\WORKING\2015\13049\BAYVIEW\UNITS\TH4\CRANE-TH-4.dwg - Mon - Jun 25 2018 - 3:47 PM

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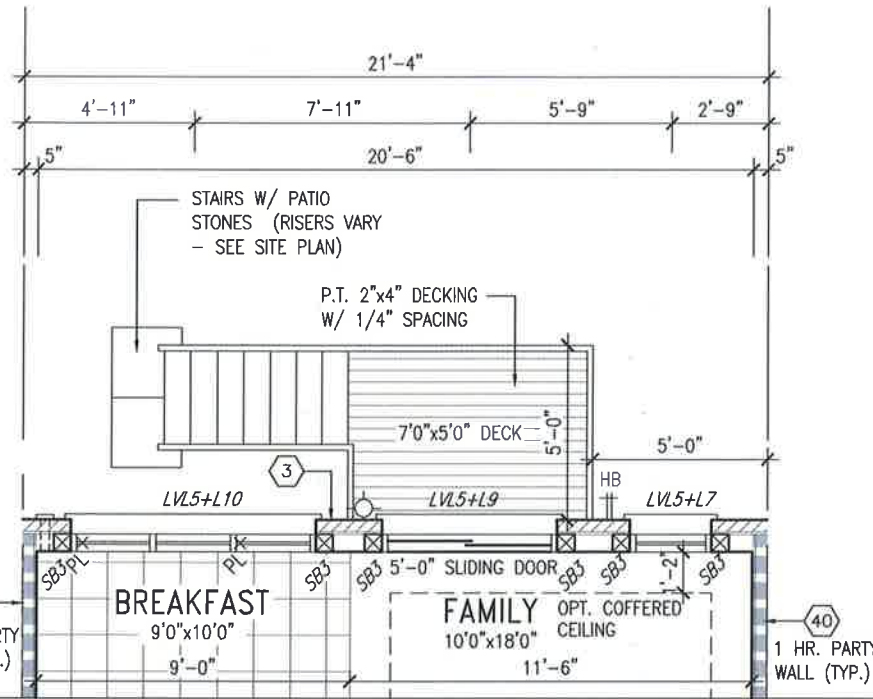
VAS DESIGN
 255 Consumers Rd. Suite 120
 Toronto, ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 vasdesign.com

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.

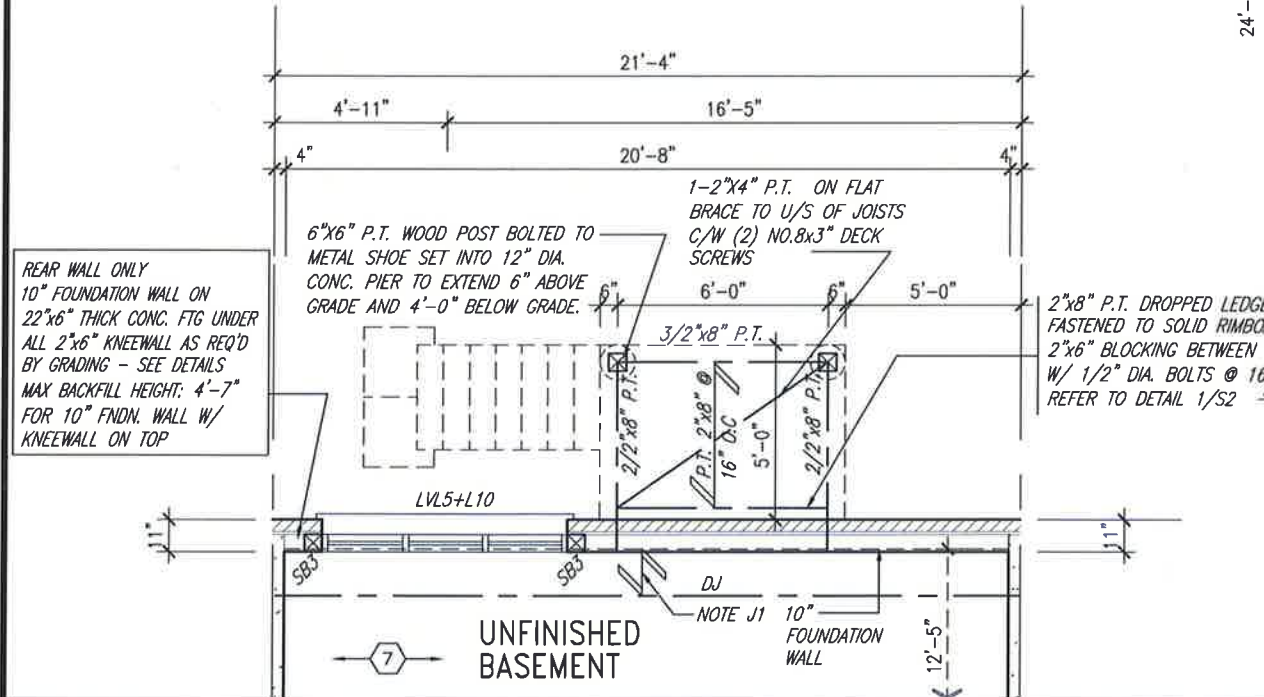
Wellington Jno-Baptiste 25591
 name: Jno-Baptiste Wellington
 registration information: 25591
 VAS Design Inc. 42858

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.

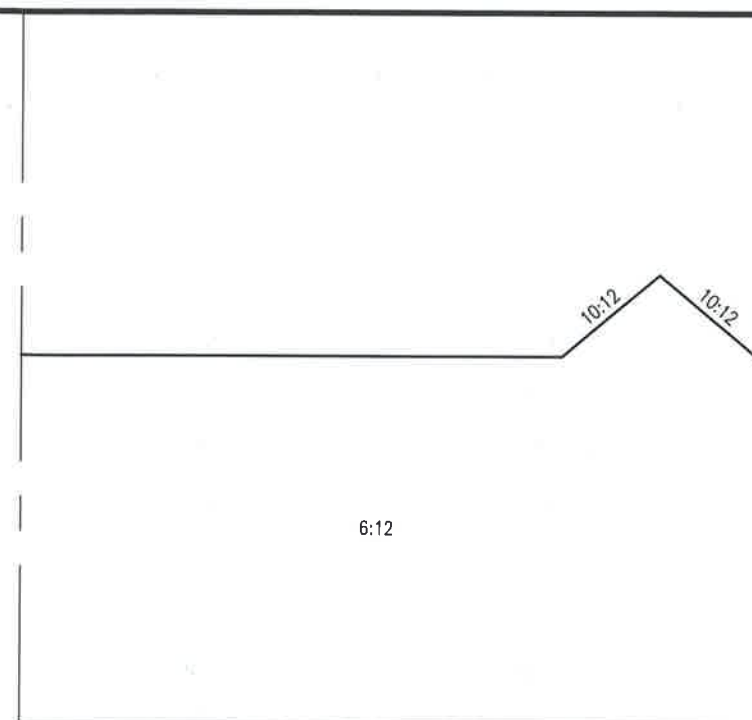
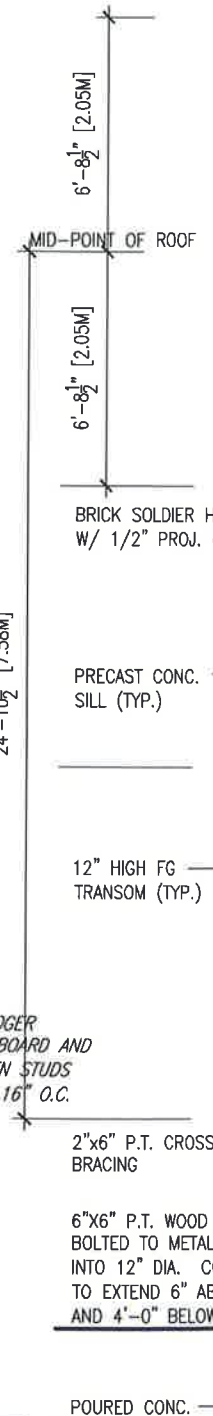
no.	description	date	by
5	REVISED AS PER ENG'S COMMENTS	JUN 21-18 SB	
4	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18 WT	
3	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18 WT	
2	REVISED AS PER CONSTRUCTION COMMENTS	MAR. 26-18 PB	
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PARTIAL GROUND FLOOR PLAN WOD 9R COND.



PARTIAL BASEMENT FLOOR PLAN WOD 9R COND.



REAR ELEVATION 'B' WOD 9R COND. OR MORE

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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.

BAYVIEW WELLINGTON
Municipality: **INNISFIL**

Project Name: **ALCONA SHORES**

Project No: **TH4 CRANE 4**
Drawing No: **13045**

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

WOD CONDITION: **13049-TH-4**
Date: **13049-TH-4**

VAS3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2235 f 416.630.4782
vas3design.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.

no.	description	date	by
9	ISSUE FOR CLIENT REVIEW	JAN 15-18	NS
8	REVISED AS PER CONSTRUCTION COMMENTS	MAR 26-18	PB
7	REVISED AS PER ROOF TRUSS COMMENTS	MAY 18/18	WT
6	REVISED AS PER FLOOR TRUSS COMMENTS	MAY 22/18	WT
5	REVISED AS PER ENG'S COMMENTS	JUN 21-18	SB
4	ISSUE FOR CLIENT REVIEW	JUN 21-18	SB
3	ISSUE FOR CLIENT REVIEW	JUN 21-18	SB
2	ISSUE FOR CLIENT REVIEW	JUN 21-18	SB
1	ISSUE FOR CLIENT REVIEW	JUN 21-18	SB

Signature:
Name: **Wellington Jho-Baptiste**
Registration Information: **VAS Design Inc.**
Registration No: **25591**
BCRN: **42658**



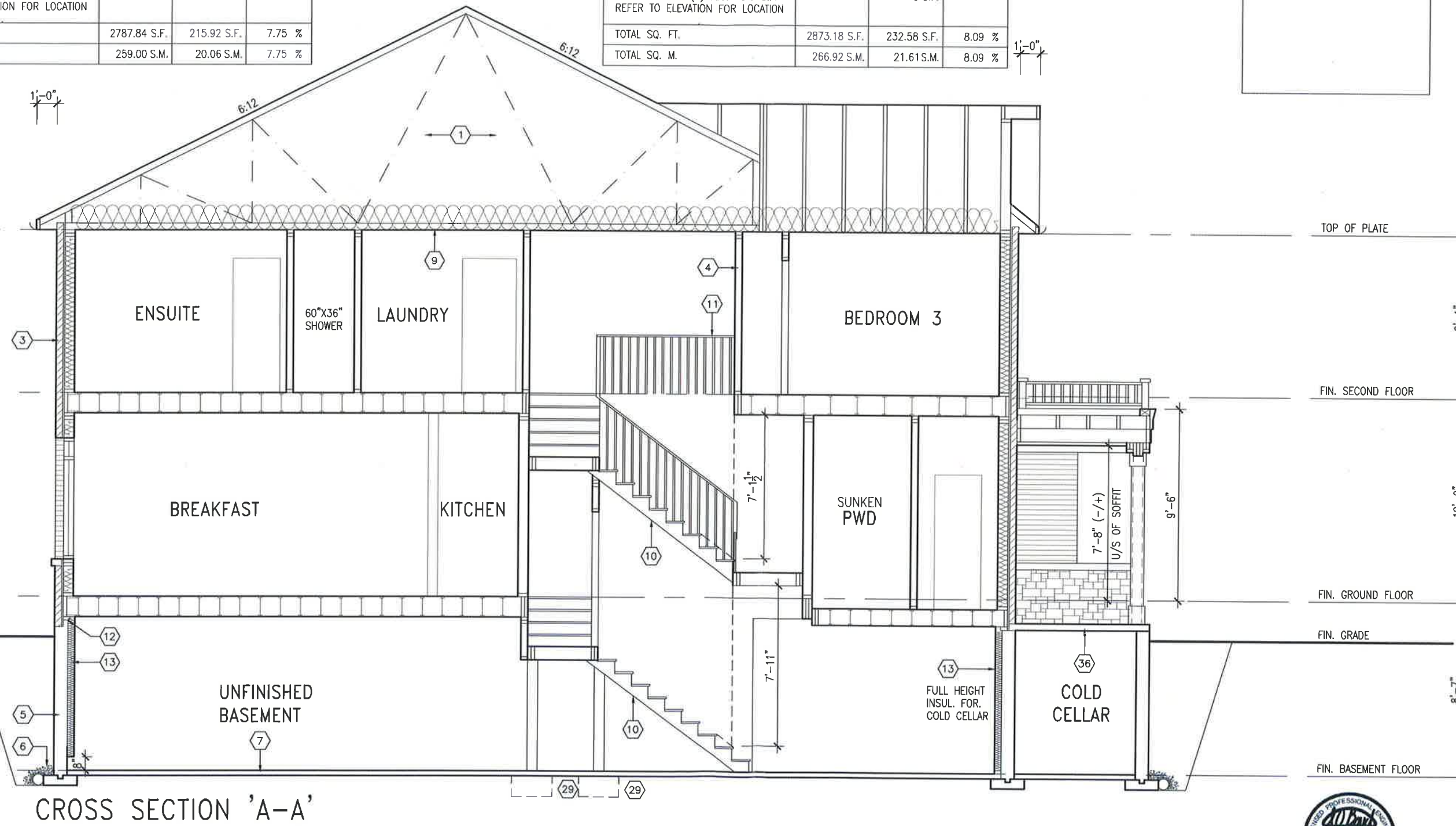
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-4 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	435.06 S.F.	73.59 S.F.	16.91 %
LEFT SIDE	961.28 S.F.	0 S.F.	0.00 %
RIGHT SIDE	961.28 S.F.	0 S.F.	0.00 %
REAR	430.22 S.F.	142.33 S.F.	33.08 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2787.84 S.F.	215.92 S.F.	7.75 %
TOTAL SQ. M.	259.00 S.M.	20.06 S.M.	7.75 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-4 ELEVATION B W.O.D	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	435.06 S.F.	73.59 S.F.	16.91 %
LEFT SIDE	961.28 S.F.	0 S.F.	0.00 %
RIGHT SIDE	961.28 S.F.	0 S.F.	0.00 %
REAR	515.56 S.F.	158.99 S.F.	30.84 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2873.18 S.F.	232.58 S.F.	8.09 %
TOTAL SQ. M.	266.92 S.M.	21.61 S.M.	8.09 %

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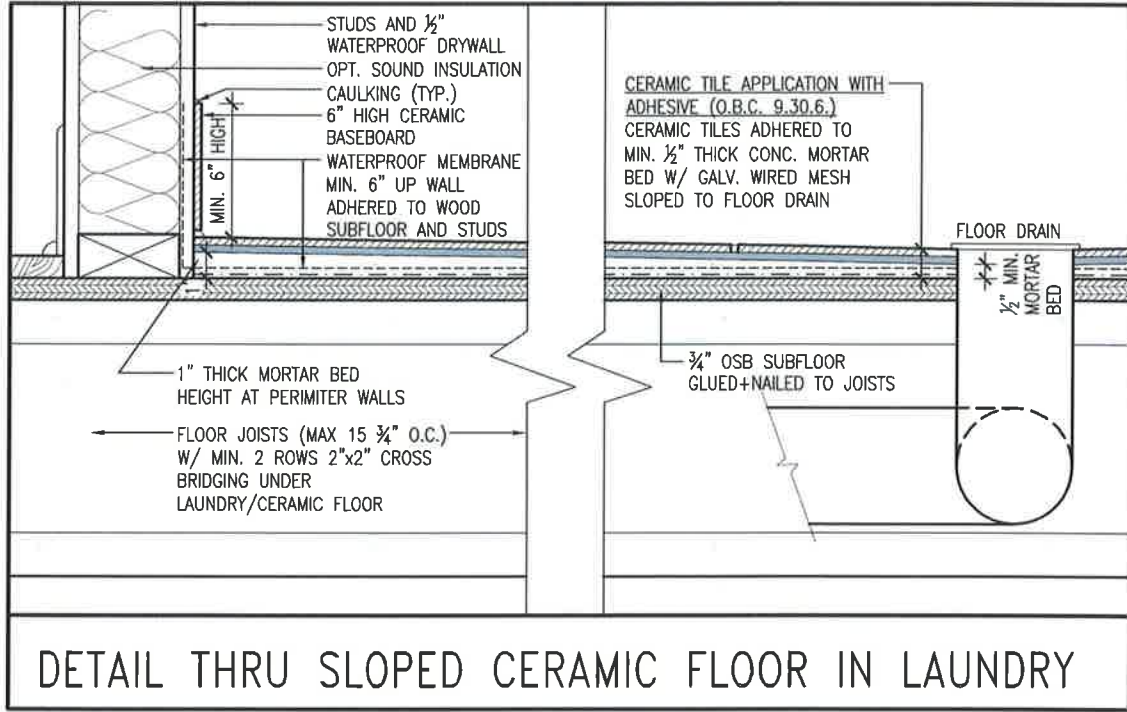


CROSS SECTION 'A-A'

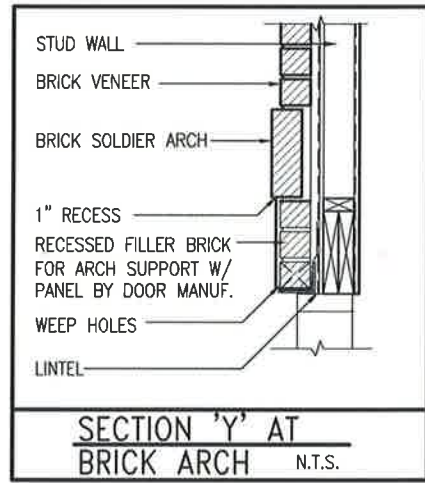


BAYVIEW WELLINGTON		TH4 CRANE 4	
project name	ALCONA SHORES	municipality	INNISFIL
project no.	13045	drawing no.	6
date	DECEMBER 2017	scale	3/16" = 1'-0"
drawn by	NS	checked by	NS
<p>VAS3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1H4 t 416.630.2235 f 416.630.4782 vas3design.com</p>			
<p>The undersigned 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.</p> <p>Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591 BCIN name/signature VAS Design Inc. 42658 BCIN registration information</p> <p>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.</p>			
no.	description	date	by
5	REVISED AS PER ENG'S COMMENTS	JUN 21-18 SB	NS
4	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18 WT	NS
3	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18 WT	NS
2	REVISED AS PER CONSTRUCTION COMMENTS	MAR. 26-18/PB	NS
1	ISSUE FOR CLIENT REVIEW	JAN 15-18 NS	NS

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DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



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



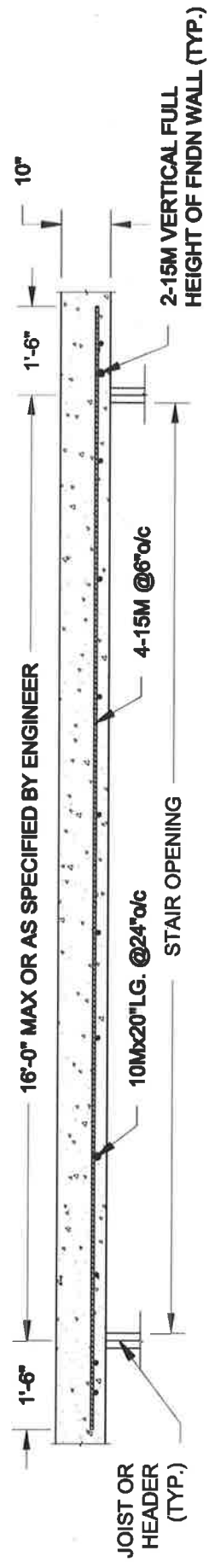
<p>project name BAYVIEW WELLINGTON</p> <p>project no. TH4 CRANE 4</p>		<p>project no. 13045</p> <p>drawing no. 7</p>	
<p>client name ALCONA SHORES</p> <p>date DECEMBER 2017</p>		<p>drawn by NS</p> <p>checked by NS</p> <p>scale 3/16" = 1'-0"</p>	
<p>qualification information Wellington Jno-Baptiste</p> <p>name Wellington Jno-Baptiste</p> <p>signature <i>Jno-Baptiste</i></p> <p>number 25591</p>		<p>qualification information VA3 DESIGN</p> <p>name VA3 Design Inc.</p> <p>signature <i>[Signature]</i></p> <p>number 42658</p>	
<p>5. REVISED AS PER ENG'S COMMENTS</p> <p>4. REVISED AS PER FLOOR TRUSS COMMENTS.</p> <p>3. REVISED AS PER ROOF TRUSS COMMENTS.</p> <p>2. REVISED AS PER CONSTRUCTION COMMENTS</p> <p>1. ISSUE FOR CLIENT REVIEW</p>		<p>JUN 21-18 SB</p> <p>MAY 22/18 WT</p> <p>MAY 18/18 WT</p> <p>MAR. 26-18 PB</p> <p>JAN 15-18 NS</p>	
<p>no. description</p>		<p>date</p>	

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 Toronto, ON M2J 1R4
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 va3design.com

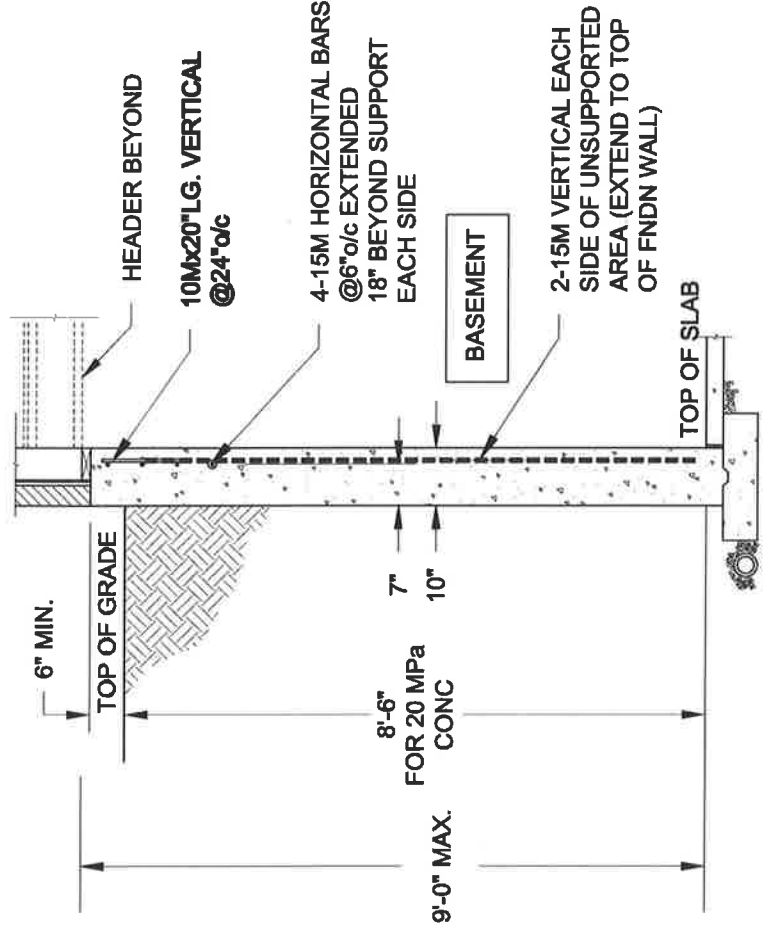
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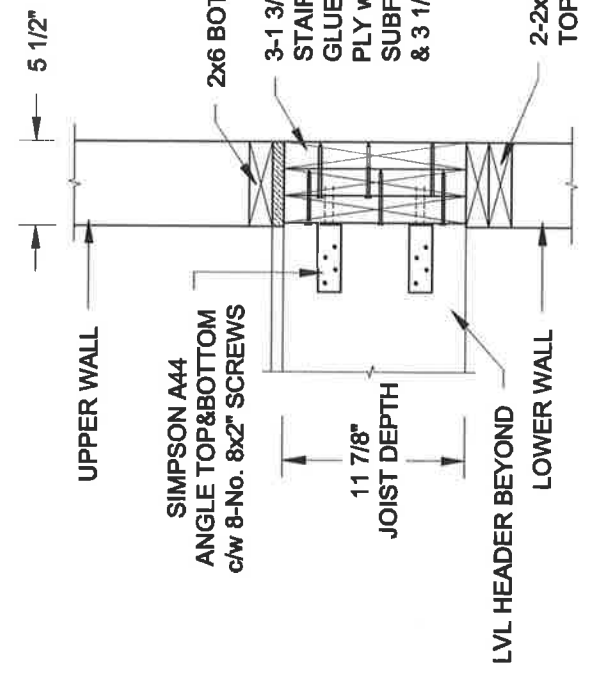
PLAN VIEW



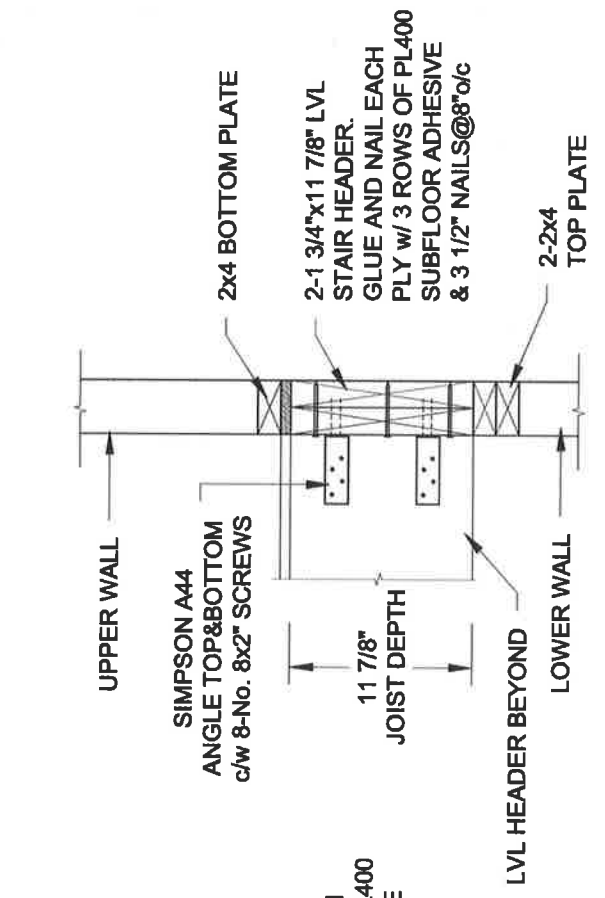
NOTE:

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



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



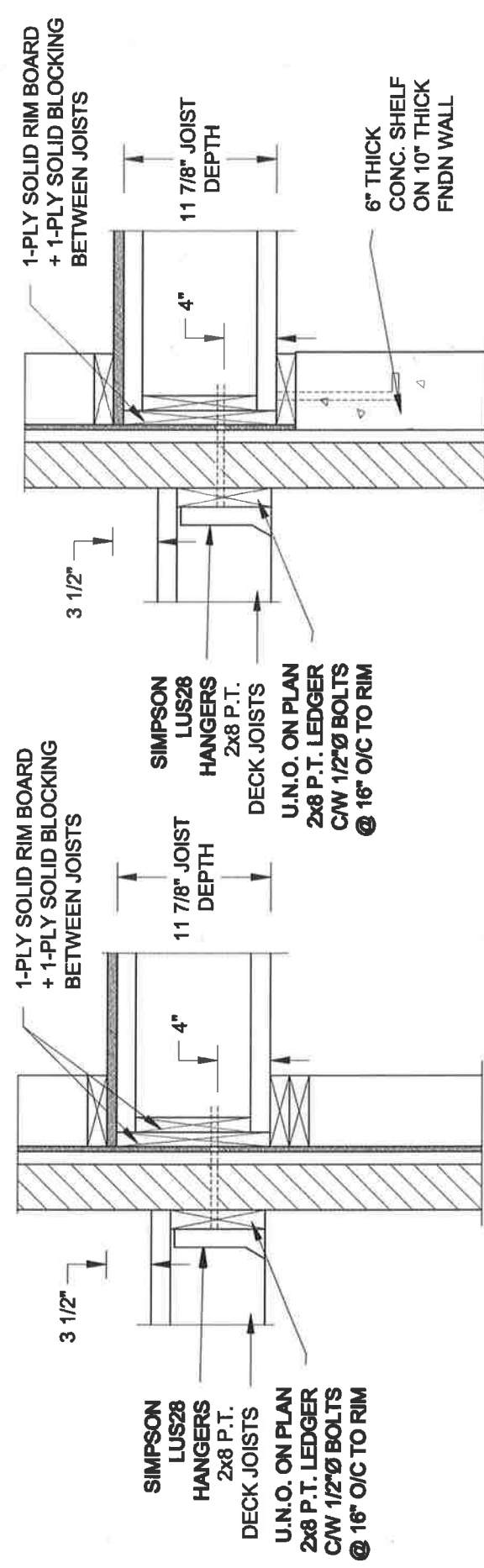
2B HEADER @ PARTY WALL
SCALE: 1" = 1'-0"

Scale: AS NOTED
Date: MAY-31-2018
Drawn: SC
Checked: SJB

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

Engineer's Seal:

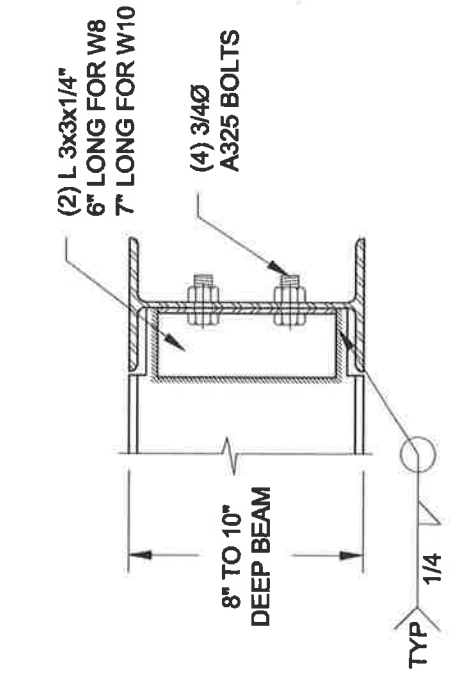
Project: BAYVIEW WELLINGTON HOMES - ALCONA TOWNS
INNISFIL, ONTARIO
Typical Structural Details for Singles
Project No.: 18-104
Drawing No.: S1



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

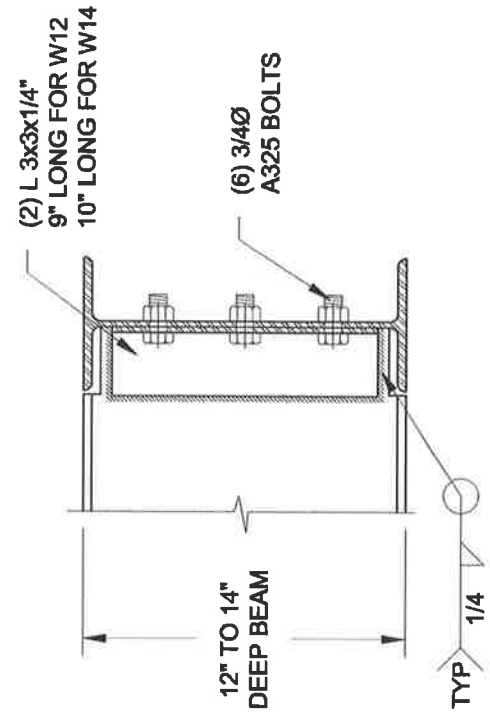
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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.



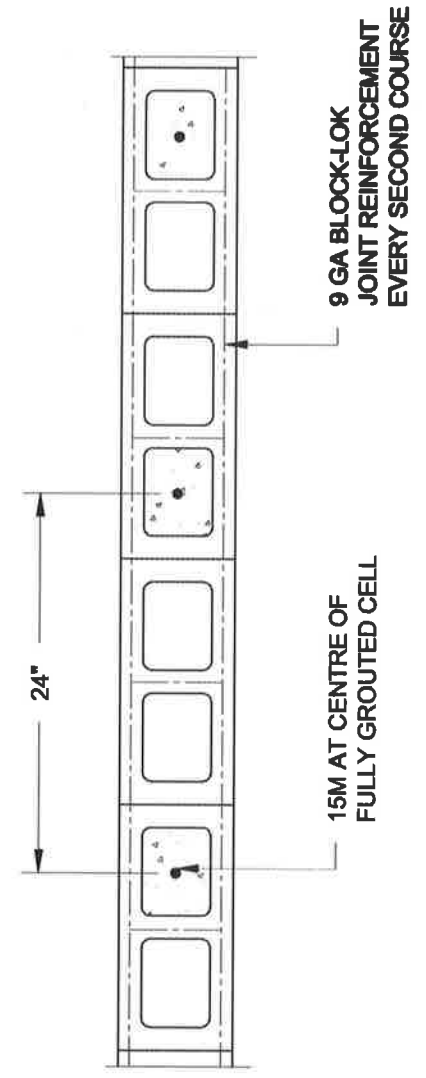
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

2
S2 SCALE: 1-1/2" = 1'-0"



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

2
S2 SCALE: 1-1/2" = 1'-0"



3
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:	SUB

QUAILE ENGINEERING LTD.



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 Newmarket, ON
 L3Y 8J9
 T: 905-853-8547
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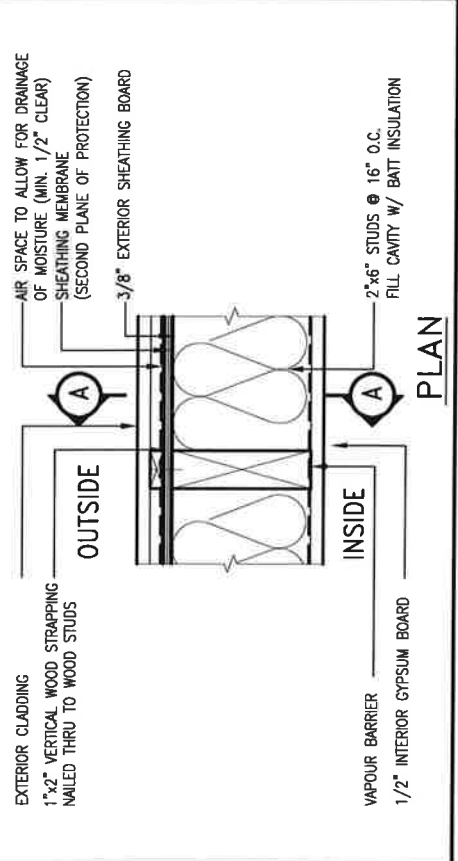
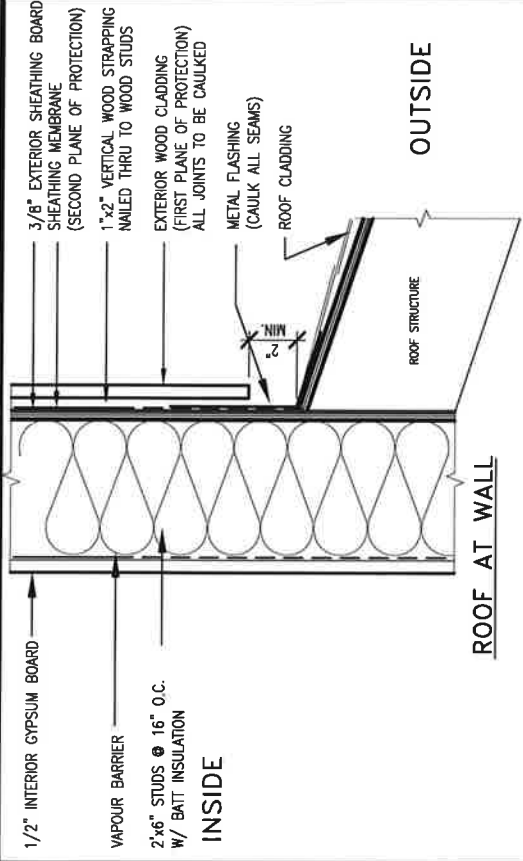
Engineer's Seal

 S. J. BOYD
 ENGINEER
 ONTARIO
 LICENSE NO. 10000
 JUNE 22, 2018

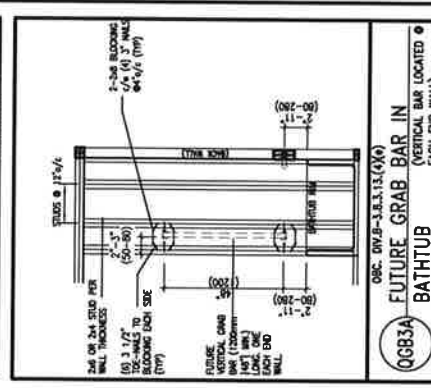
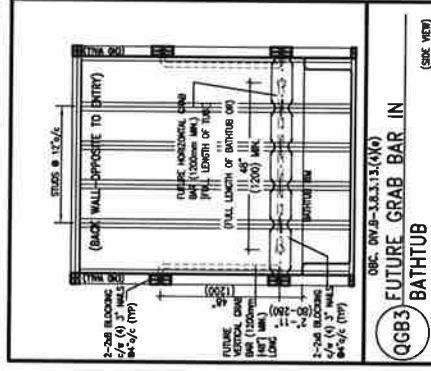
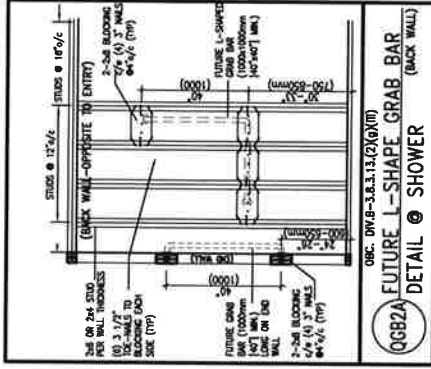
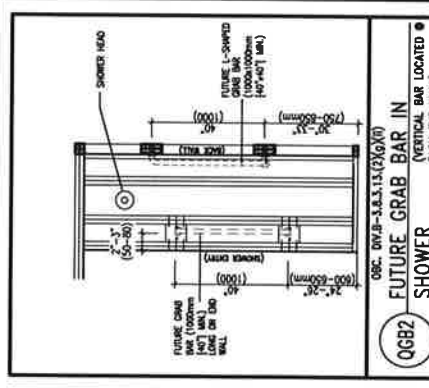
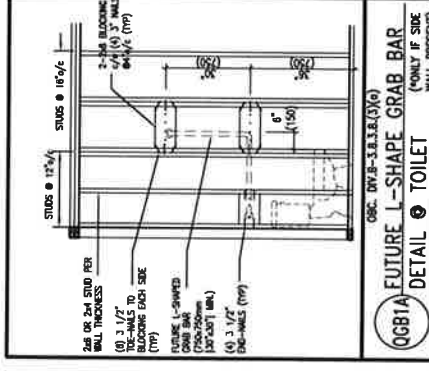
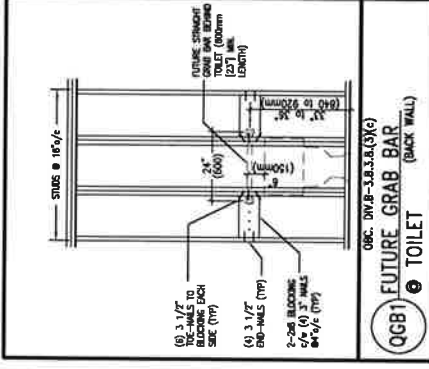
Project: BAYVIEW WELLINGTON HOMES - ALCONA TOWNS
 INNSFILL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 18-104 Drawing No.: S2



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
 REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb). REFER TO OBC. DIV. B- WATER CLOSET 3.8.3.2.(3)(g) & 3.8.3.2.(3)(g), SHOWER 3.8.3.13.(1)(g), & BATHTUB 3.8.3.13.(4)(e), AND DETAILS PROVIDED BELOW.



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:
 1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa, SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
 2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa, STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 5. 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"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
 2"x8" @ 16" O.C. - 16'-0"
 2"x8" @ 12" O.C. - 17'-9"
 2'-2"x8" @ 16" O.C. - 20'-4"
 2'-2"x8" @ 12" O.C. - 22'-4"

NOTES:
 1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa
 2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 4. 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.
 5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

9					
8					
7					
6					
5					
4					
3					
2	UPDATE TO OBC VER 2020	FEB 09-21 RC			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC			
no.	description	date	by		

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

name: Wellington Jno-Baptiste
 title: Designer
 registration no.: 25581
 BCN
 42658

project name: **ALCONA**
 municipality: **INNISFILION.**

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

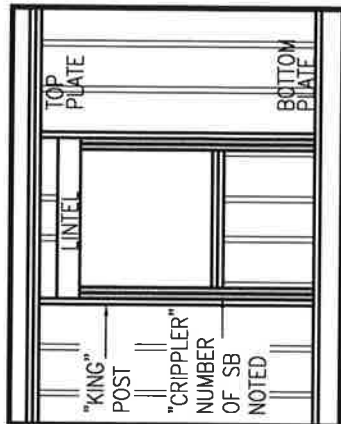
CONSTRUCTION NOTES
13049-CN-A1 VER 2020

project no.: **13049**
 drawing no.: **CN2**

OUTDOOR AIR INTAKE SEPARATION
 ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DIV. B- TABLE 6.2.3.12.

- KITCHEN EXHAUST: 1.5m
- DRIVEWAY, PARKING SPACE, ROAD: 3.0m
- SOLID FUEL APPLIANCE EXHAUST: 3.0m

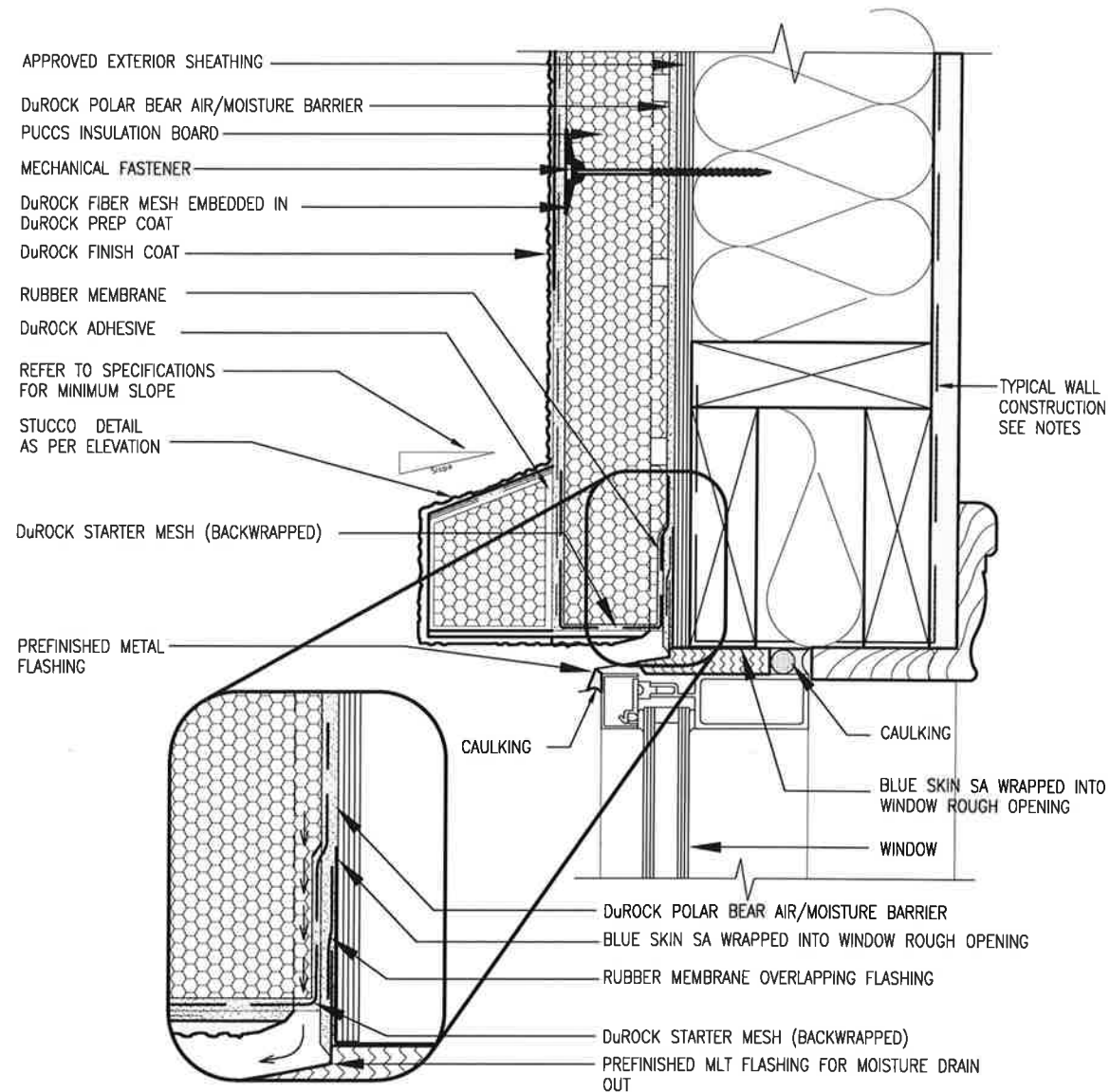
MT-EX-NOTE-2020.dwg



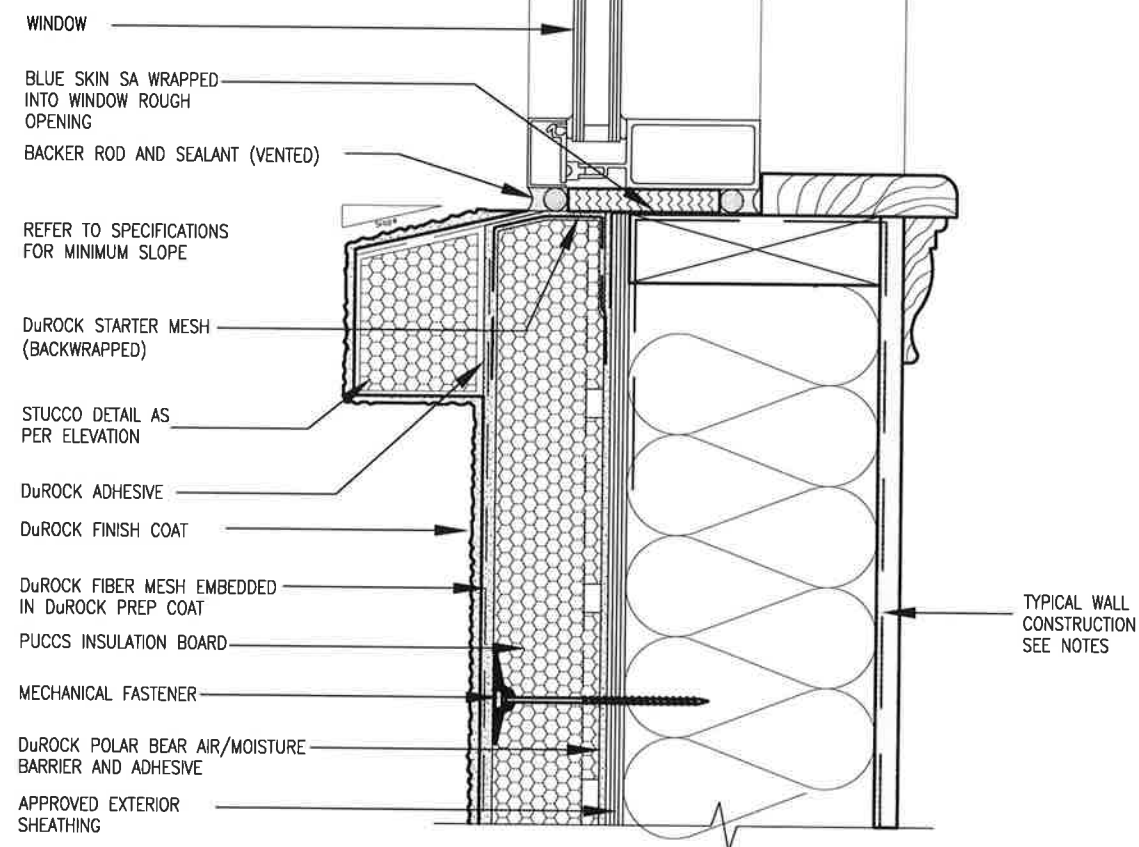
"CRIPPLE" DETAIL



FEB 9, 2021



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



2 WINDOW SILL
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



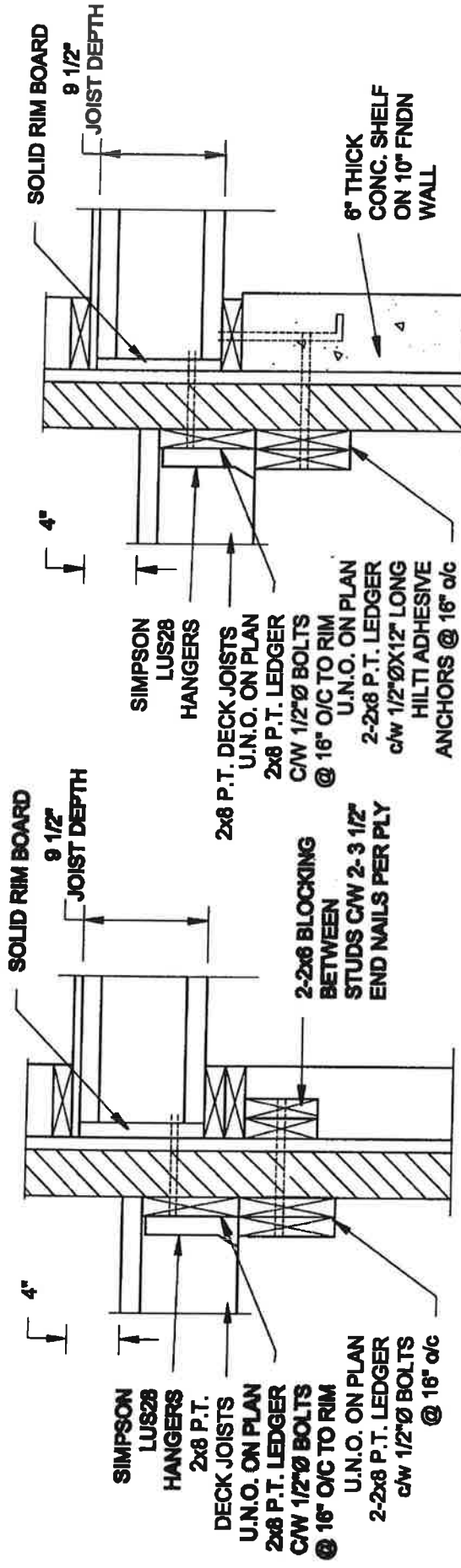
The undersigned has reviewed and takes responsibility for this design for the building, and meets the requirements set out in the Ontario Building Code to be a Designer
 qualification information
 Wellington Jno-Baptista
 name
 registration information
 VA3 Design Inc.
 25591 BCN
 42658
 Contractor must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

no.	description	date	by
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

project name: BAYVIEW WELLINGTON
 municipality: INNISFIL ON.
 project no.: 13049
 drawing no.: CN3
 date: MAY 2016
 drawn by: RC
 checked by: RC
 scale: 3/16" = 1'-0"
 CONSTRUCTION NOTES
 13048-CN-A1 VER 2020
 file name: 13048-CN-A1_VER 2020
 date: Feb 9 2021 - 11:17 AM

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FOR 9 1/2" JOIST DEPTH

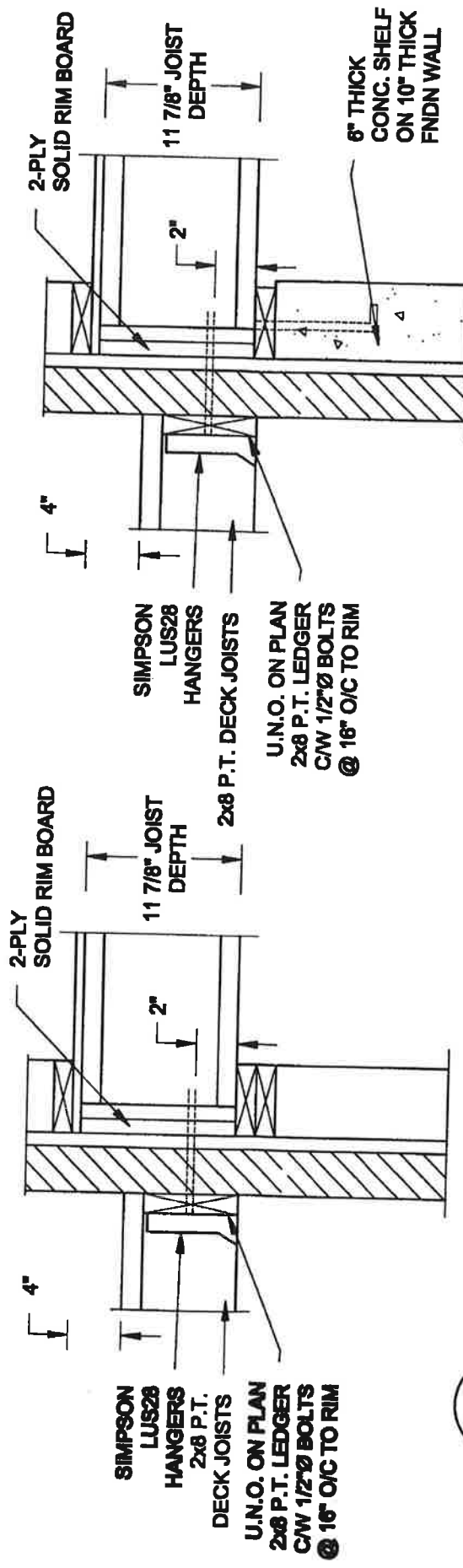


1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

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

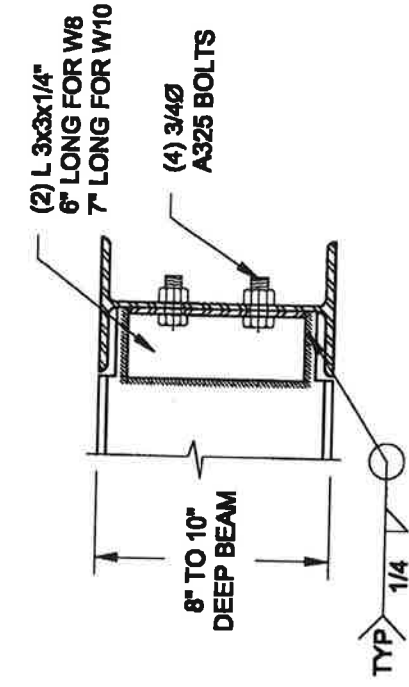
FOR 11 7/8" JOIST DEPTH



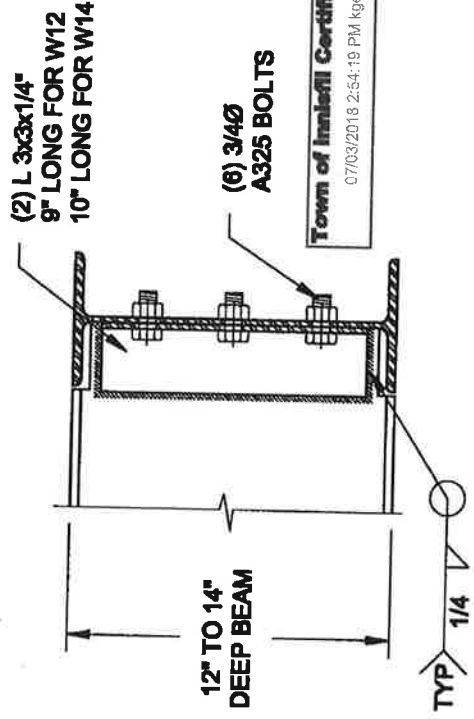
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

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



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

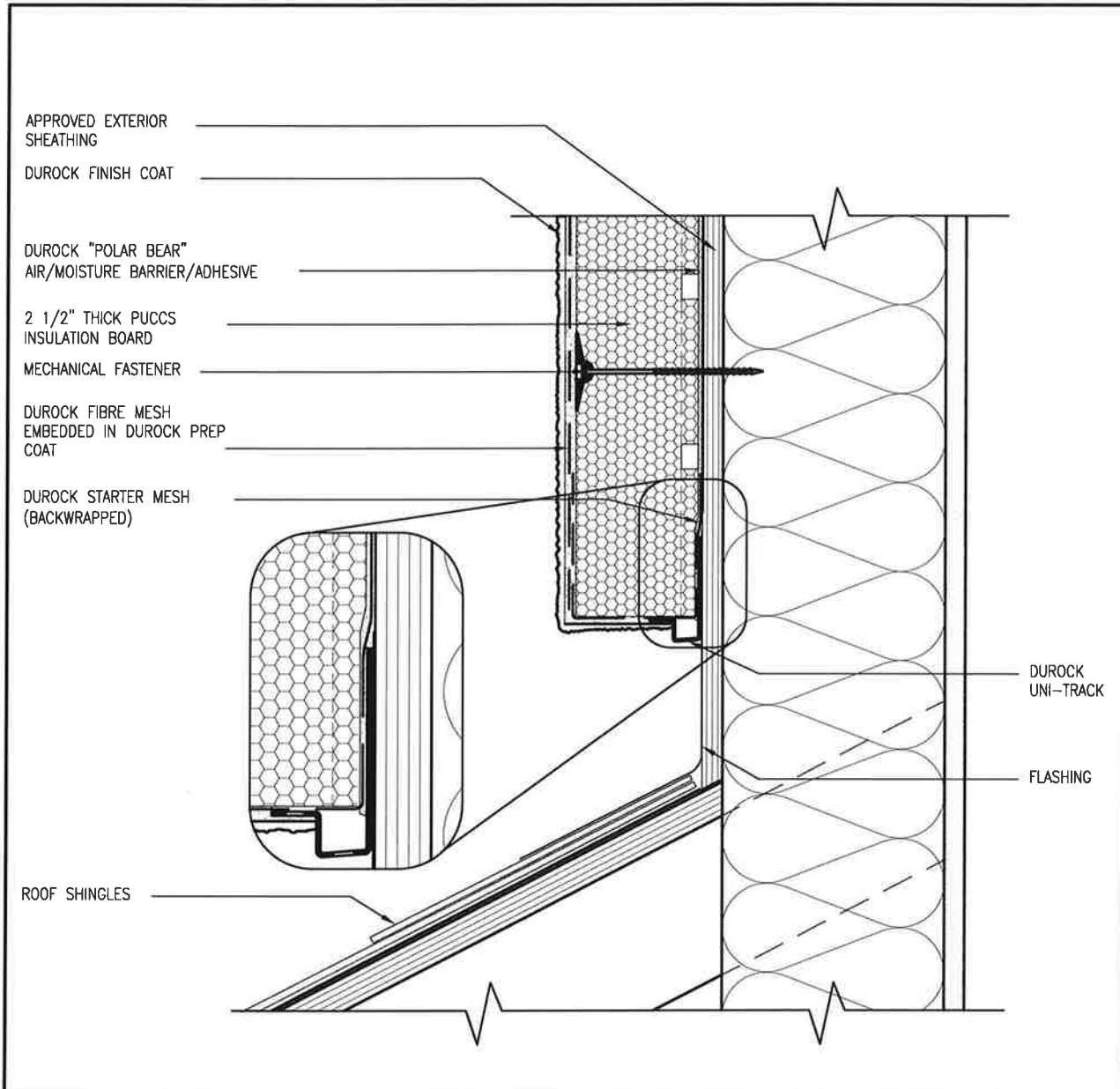


3 STEEL BEAM CONNECTION DETAIL
S2 SCALE: 1-1/2" = 1'-0"

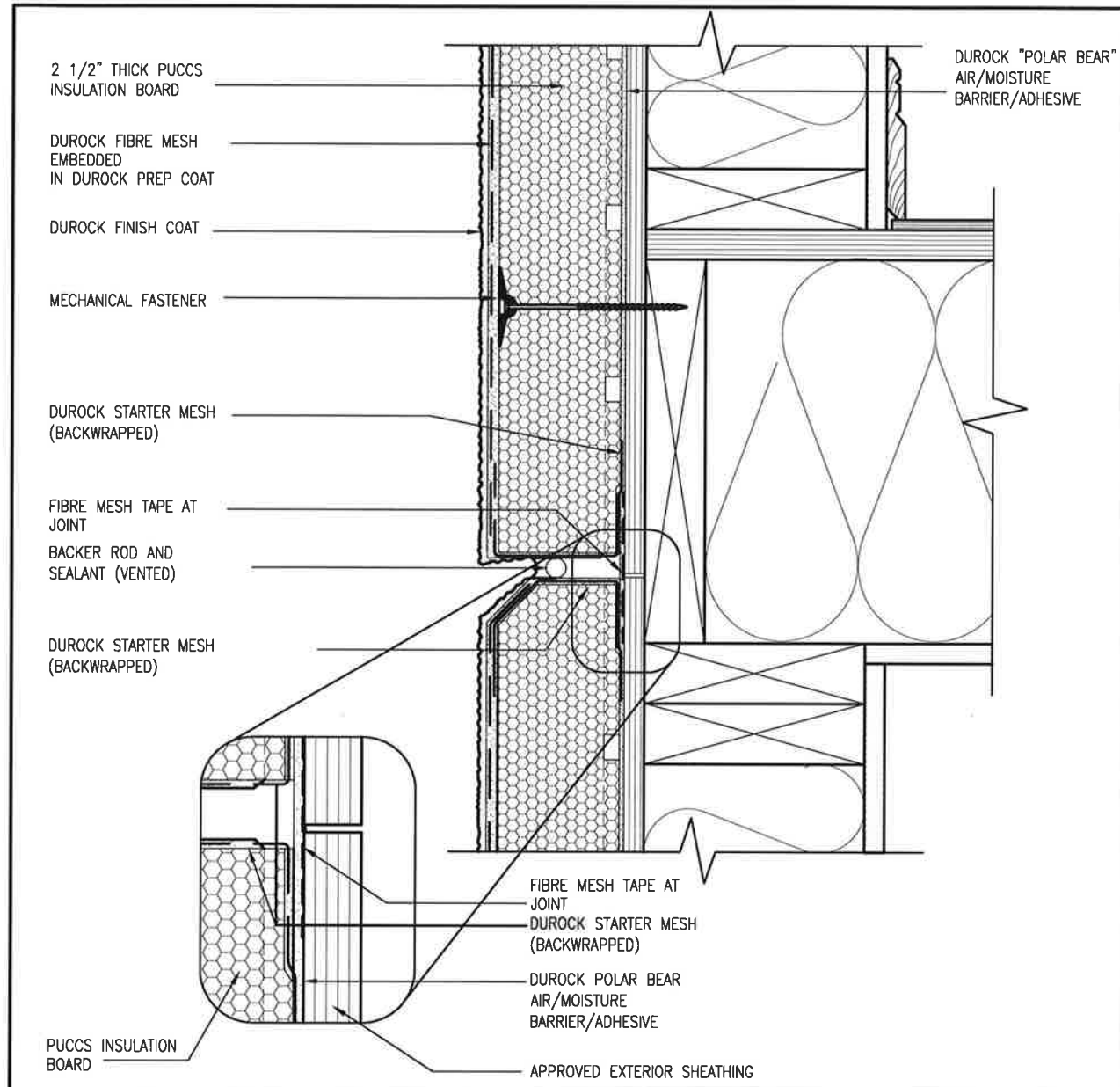
- NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

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

Scale: AS NOTED	Project: BAYVIEW WELLINGTON HOMES - ALGOMA PROJECT INNSFL, ONTARIO
Date: JUL-01-2017	Engineer's Seal: S. J. BOYD
Drawn: EC	Checked: GJB
Project No.: 16-088	Drawing No.: 82
<p>QUAILE ENGINEERING LTD.</p> <p>38 Ferndale Drive, UNIT 7 Newmarket, ON L3Y 2J7 T: 905-853-8847 E: quaile.engineers.com</p>	



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

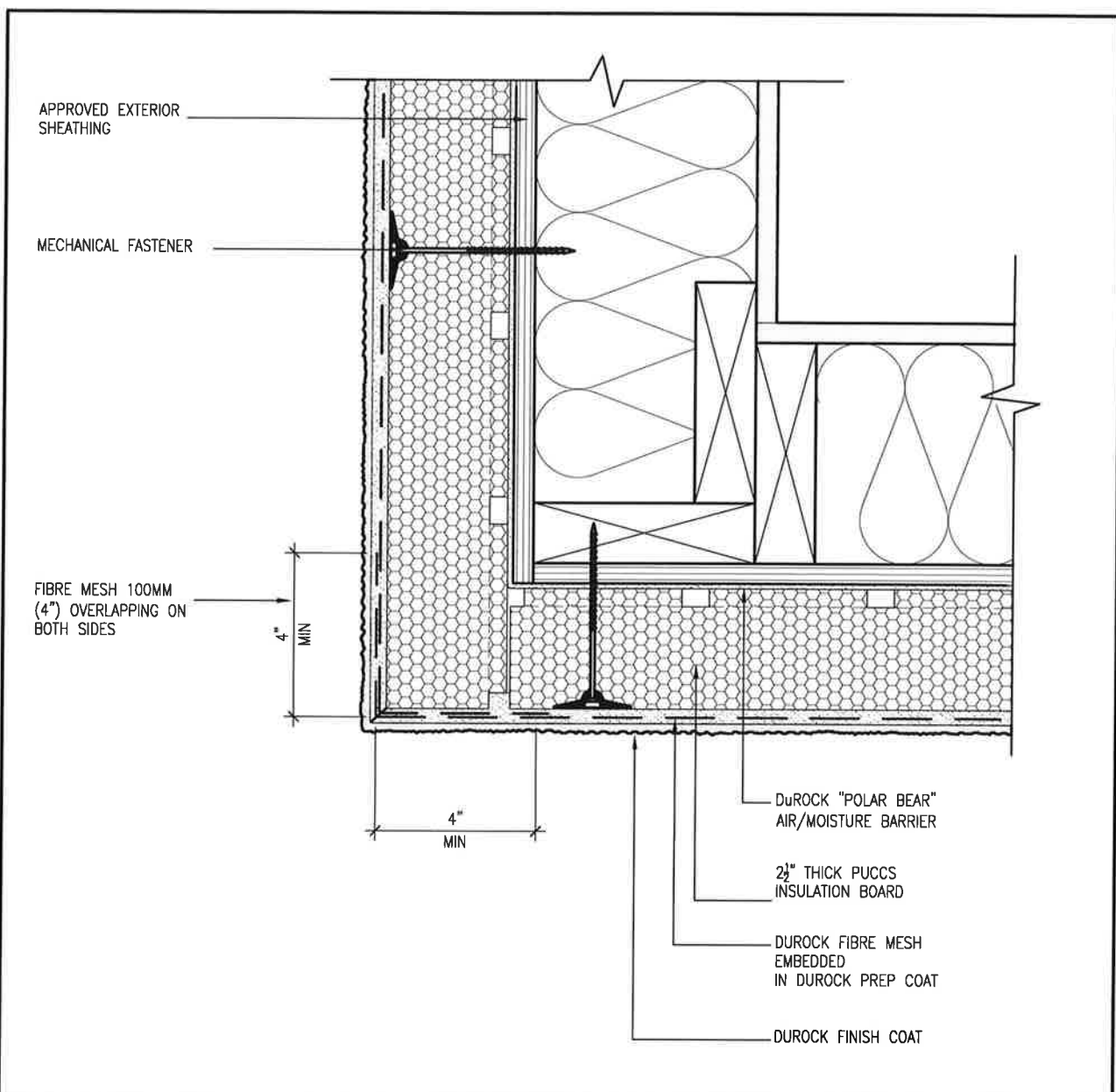


4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

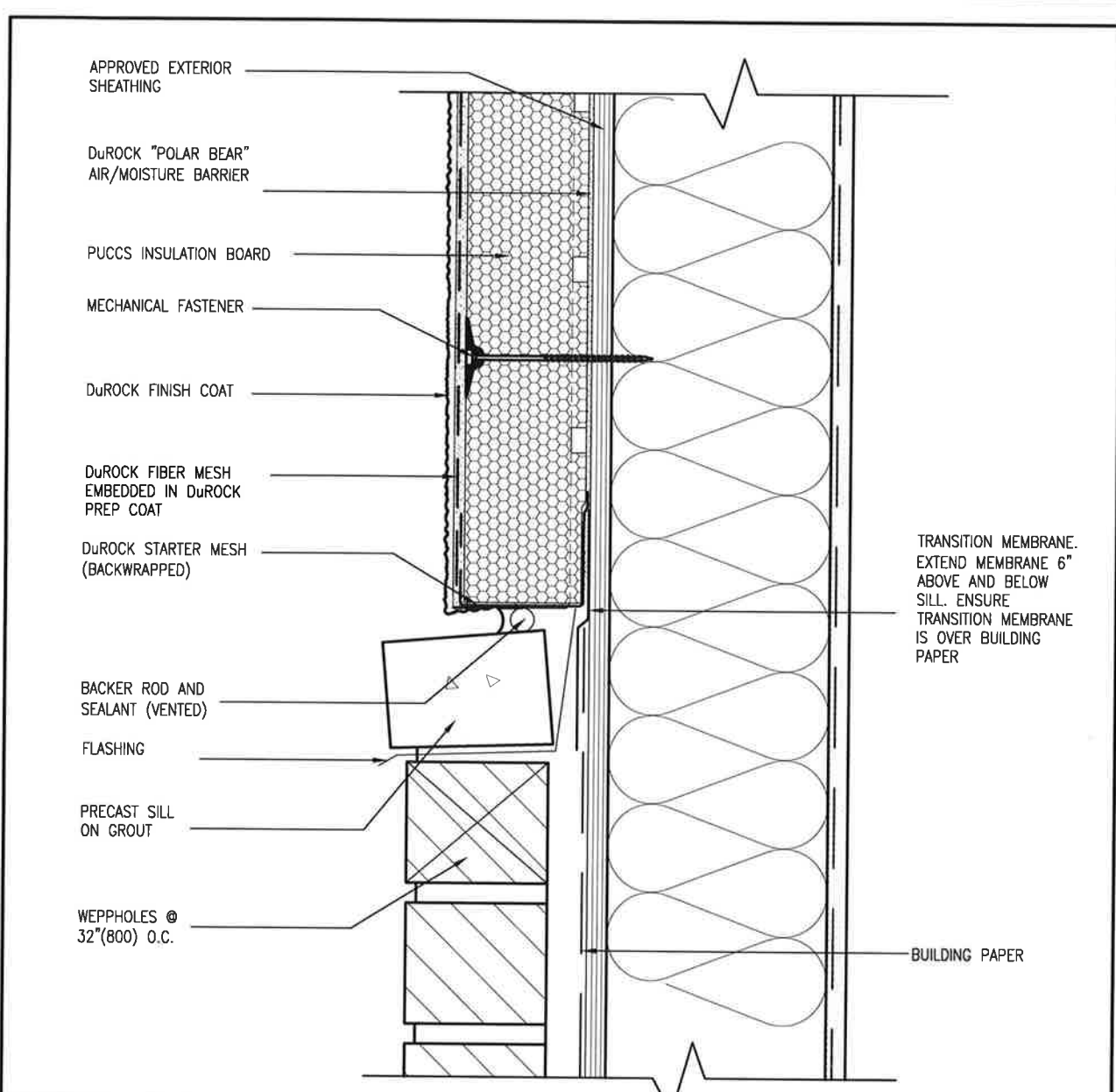
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
 DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFILON	project no. 13049	drawing no. CN4
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13049-CN-A1-VER 2020
<p>VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 v3design.com</p>			
<p>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.</p>		<p>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.</p>	
qualification information Wellington Jno-Baptiste	25591	BCIN	42658
name VA3 Design Inc.			
registration information			
no.	description	date	by
2	UPDATE TO OBC VER 2020	FEB 09-21 RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	

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



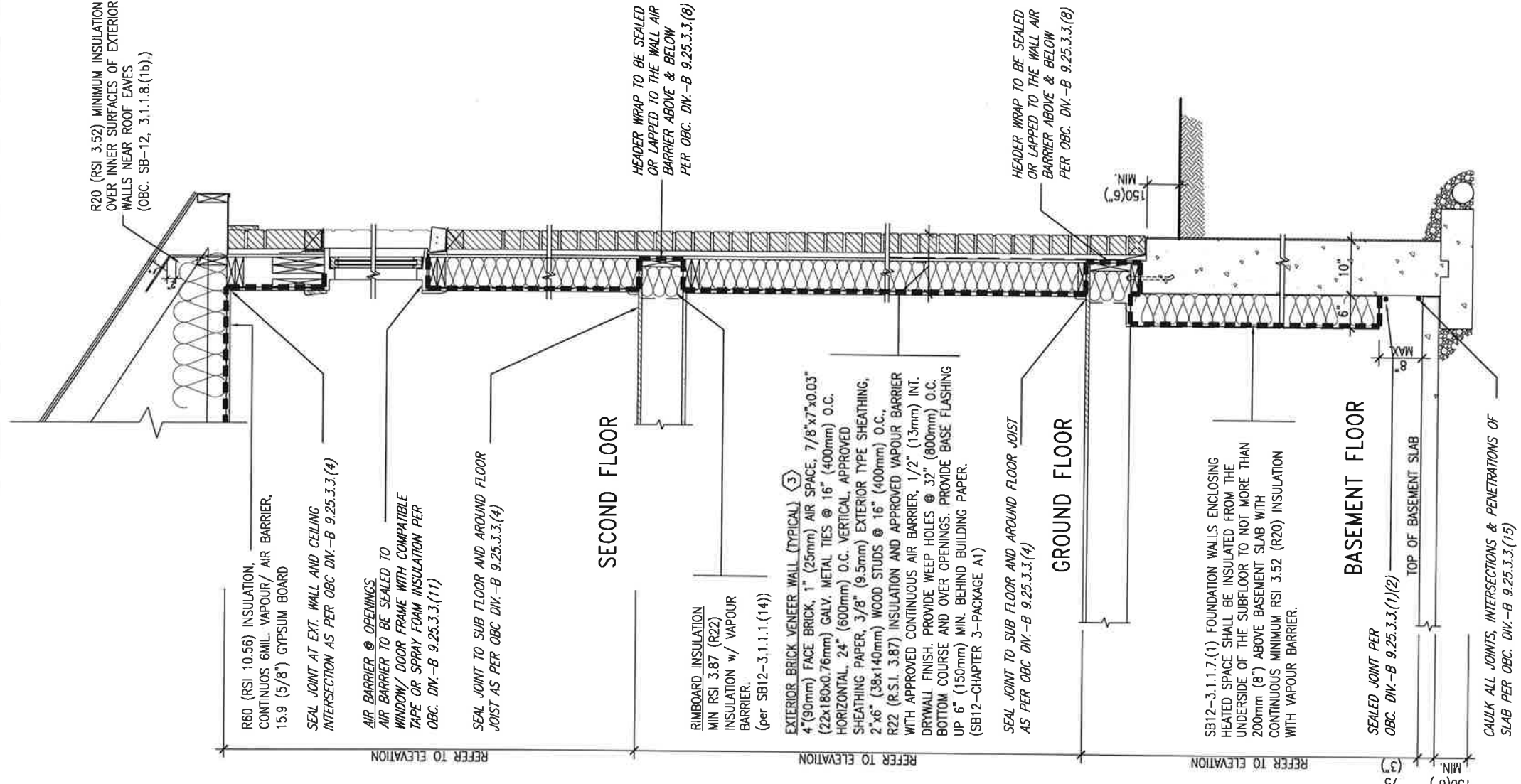
6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

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

BAYVIEW WELLINGTON project name: ALCONA municipality: INNISFIL, ON. project no: 13049 drawing no: CN5		CONST NOTE	
		CONSTRUCTION NOTES 13049-CN-A1 VER 2020 checked by: RC scale: 3/16" = 1'-0" date: MAY 2016 drawn by: RC	
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.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. qualification information: Wellington, Jno-Baptiste name: Jno-Baptiste registration information: 25591 BCN VA3 Design Inc. 42658	
2 UPDATE TO OBC VER 2020 FEB 09-21 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC		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 VA3 Design Inc. and are not to be used. no. description date by	

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SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3,
ZONE 1 - COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN
CONFORMANCE WITH OBC. DIV. B-9.25.3

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

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

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.

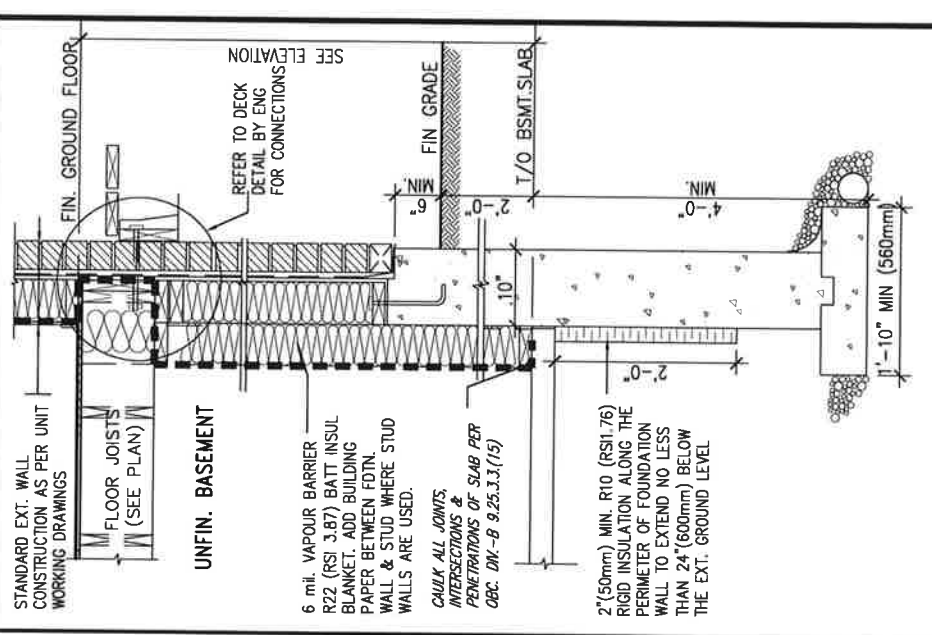
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56 (R60)	R20 at inner face of exterior walls
Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Walls Above Grade	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Edge of Below Grade Slab ≤600mm below grade		
Minimum RSI (R) value	1.6	
Windows & Sliding glass Doors	Maximum U-value	
Maximum U-value	2.8U	
Skylights		
Maximum U-value	96% Min.	NATURAL GAS
Space Heating Equipment	0.8	NATURAL GAS
Minimum AFUE		
Hot Water Heater		
Minimum EF	75%	
HRV		
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)		
	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.2 for information.	

ci- Denotes Continuous Insulation without framing interruption.



FEB 9, 2021



* REVISED-FEB 2017

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

no.	description	date	by
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

no.	description	date	by
1	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

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, Ino-Baptiste
signature
25591
BCN
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. They are to be returned at the completion of the work. Drawings are not to be used.

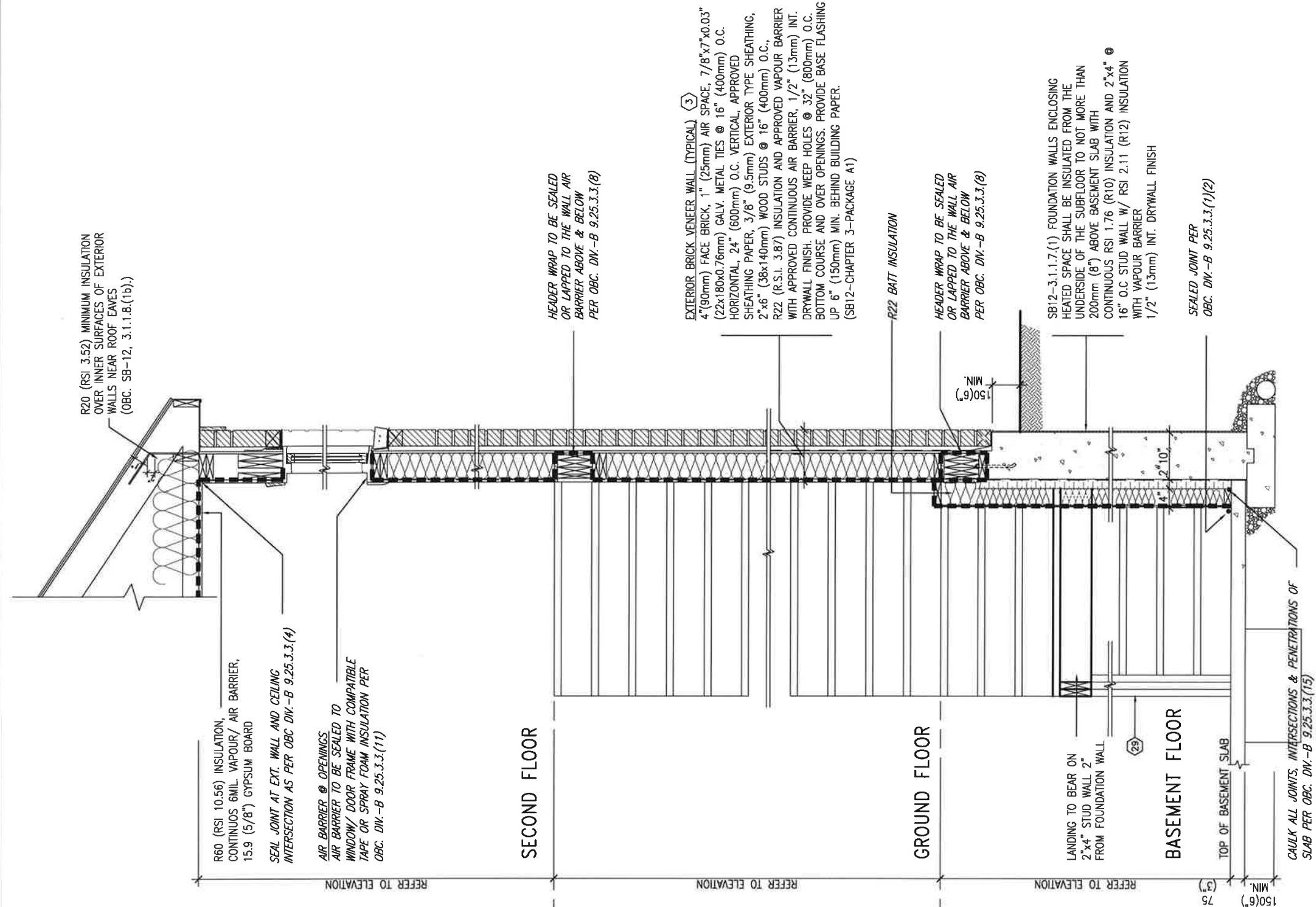
project name: ALCONA
municipality: INNISFIL, ON.
project no.: 13049
drawing no.: CN6

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

CONSTRUCTION NOTES
13049-CN-A1 VER 2020
file name: 13049-CN-A1_VER 2020.dwg - Tue - Feb 9 2021 - 11:18 AM

BAYVIEW WELLINGTON
CONST NOTE

SB12-COMPLIANCE PACKAGE 'A1'



REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

INSULATION REQUIREMENTS REFER TO OBC SB-12, CHAPTER 3, ZONE 1 - COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC DIV. B-9.25.3

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.



FEB 9, 2021

9				
8				
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2	UPDATE TO OBC VER 2020	FEB 09-21 RC		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC		
no.	description	date	by	

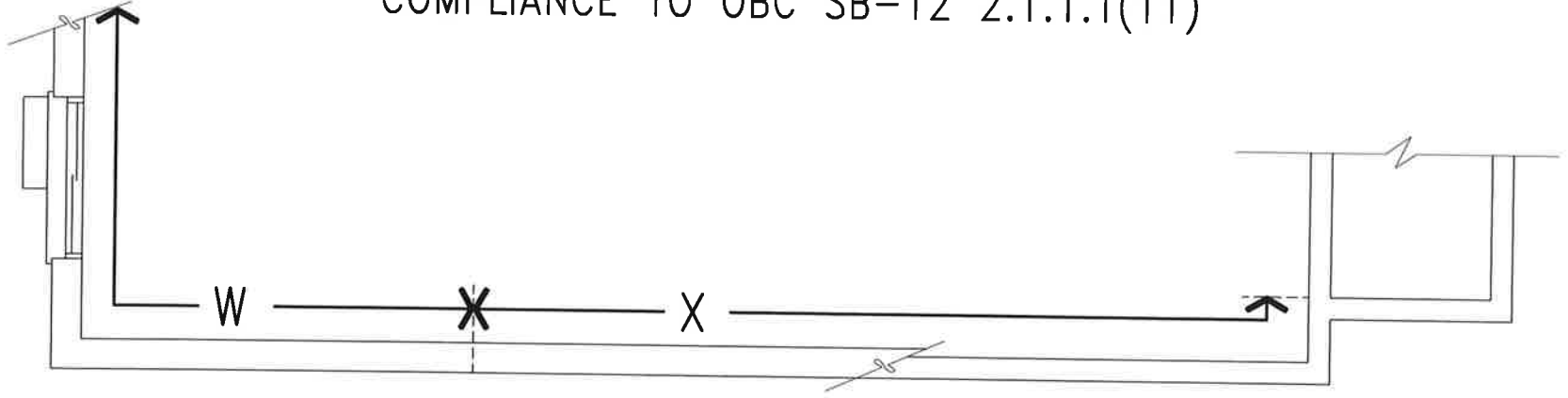
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 qualification information
 Wellington Ino-Bopistite
 name
 registration information
 VAS Design Inc.
 BCIN
 42658

VA3 DESIGN
 255 Consumers Rd, Suite 120
 ONTARIO, CANADA
 t 416.630.2255 f 416.630.4782
 vadesign.com

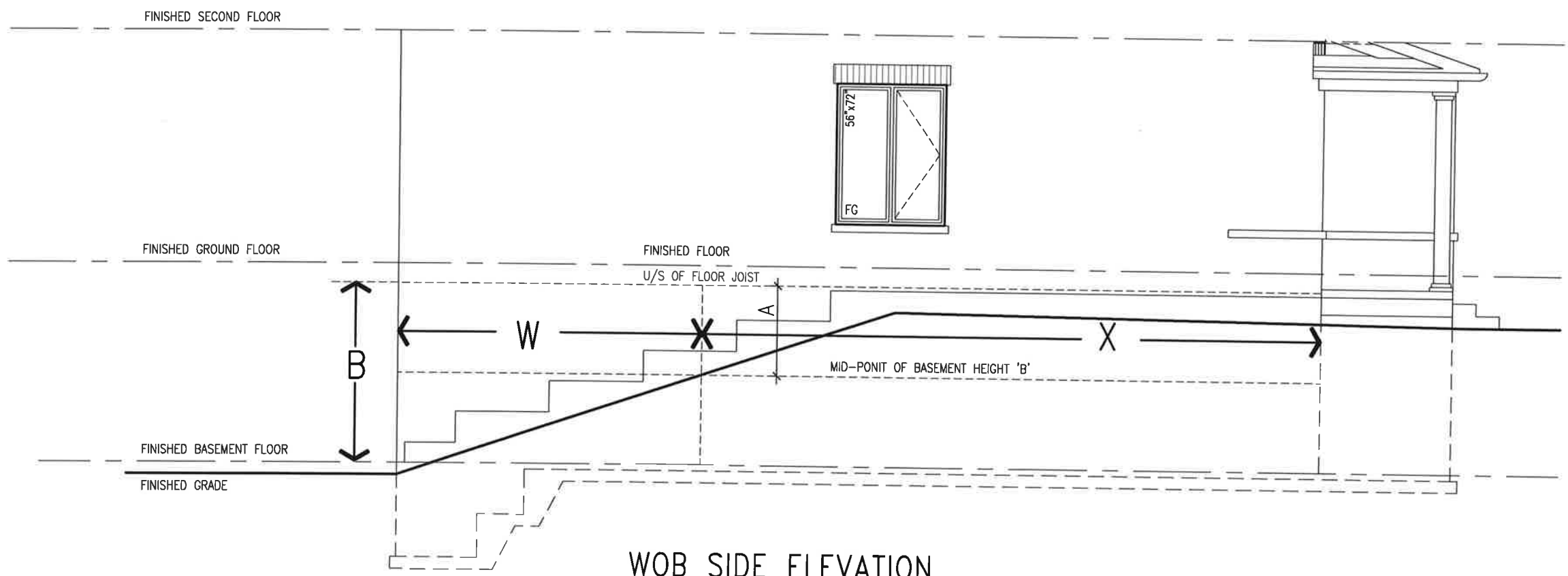
project name
ALCONA
 municipality
INNISFIL, ON.
 date
MAY 2016
 drawn by
RC
 created by
3/16" = 1'-0"
 scale
CONSTRUCTION NOTES
13049-CN-A1 VER 2020
 drawing no.
CN7
 project no.
13049

BAYVIEW WELLINGTON
CONST NOTE

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



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

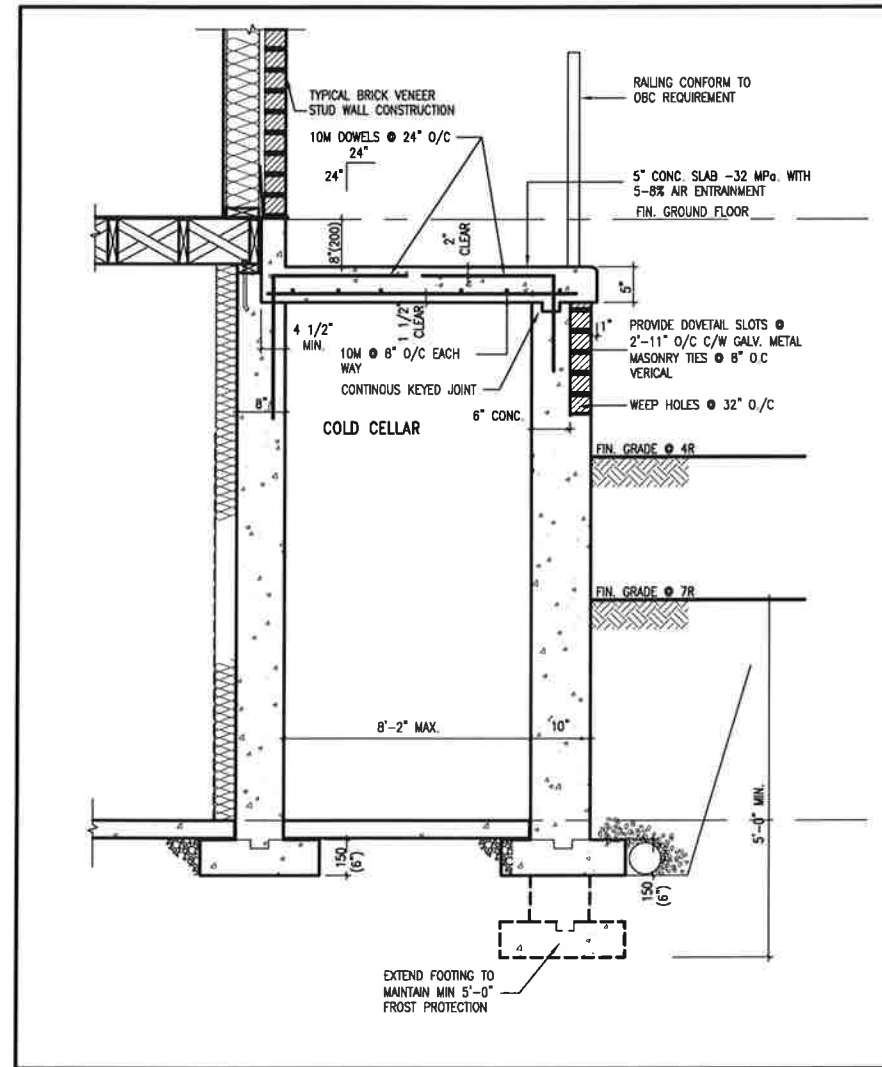
no.	description	date	by
2.	UPDATE TO OBC: VER 2020	FEB 09-21	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

project name	ALCONA	project no.	13049
city	INNISFIL, ON.	drawing no.	CN8
date	MAY 2016	CONSTRUCTION NOTES	13049-CN-A1 VER 2020
drawn by	RC	file name	CN8
checked by	RC	scale	3/16" = 1'-0"

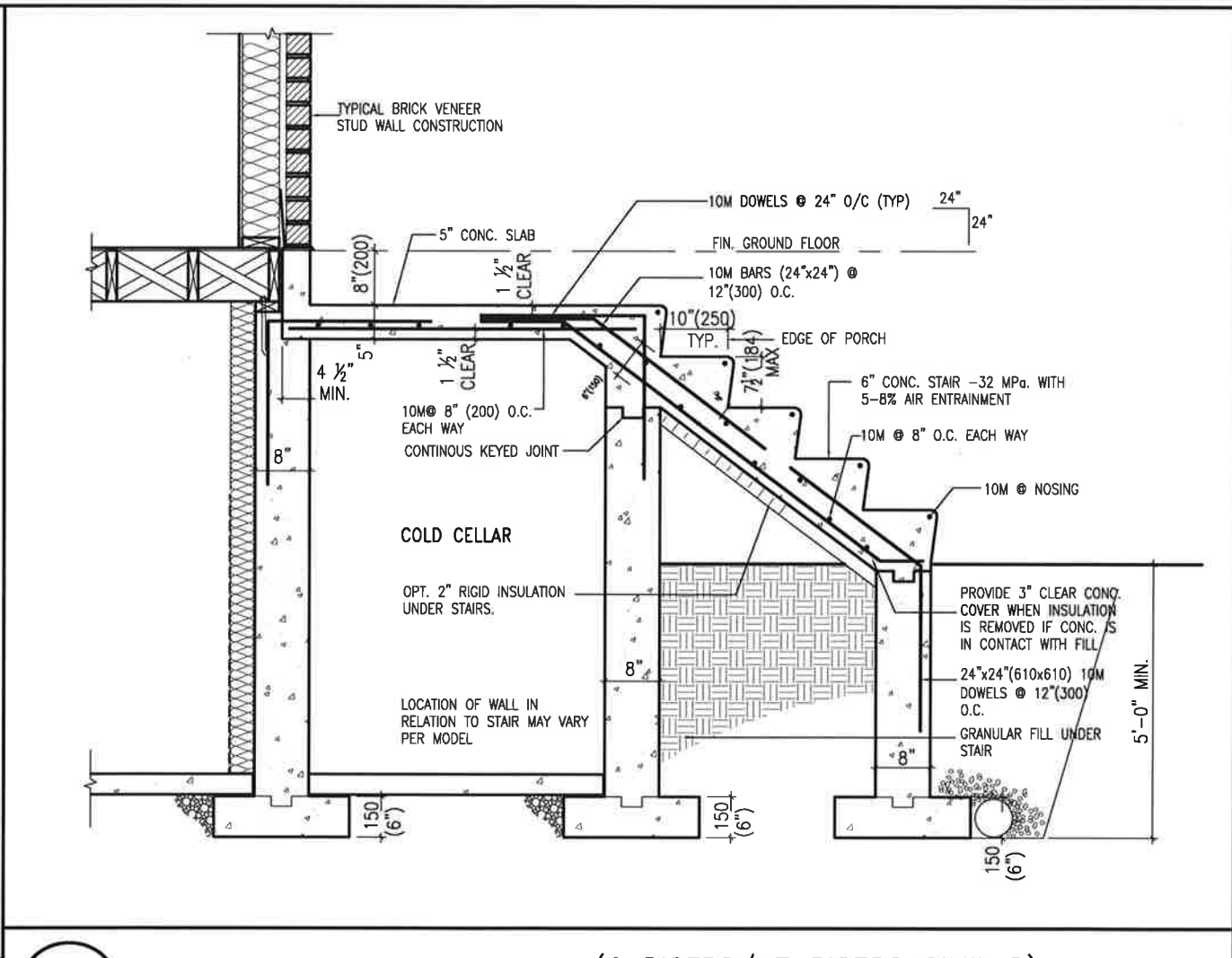
BAYVIEW WELLINGTON CONST NOTE



FEB 9, 2021



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.

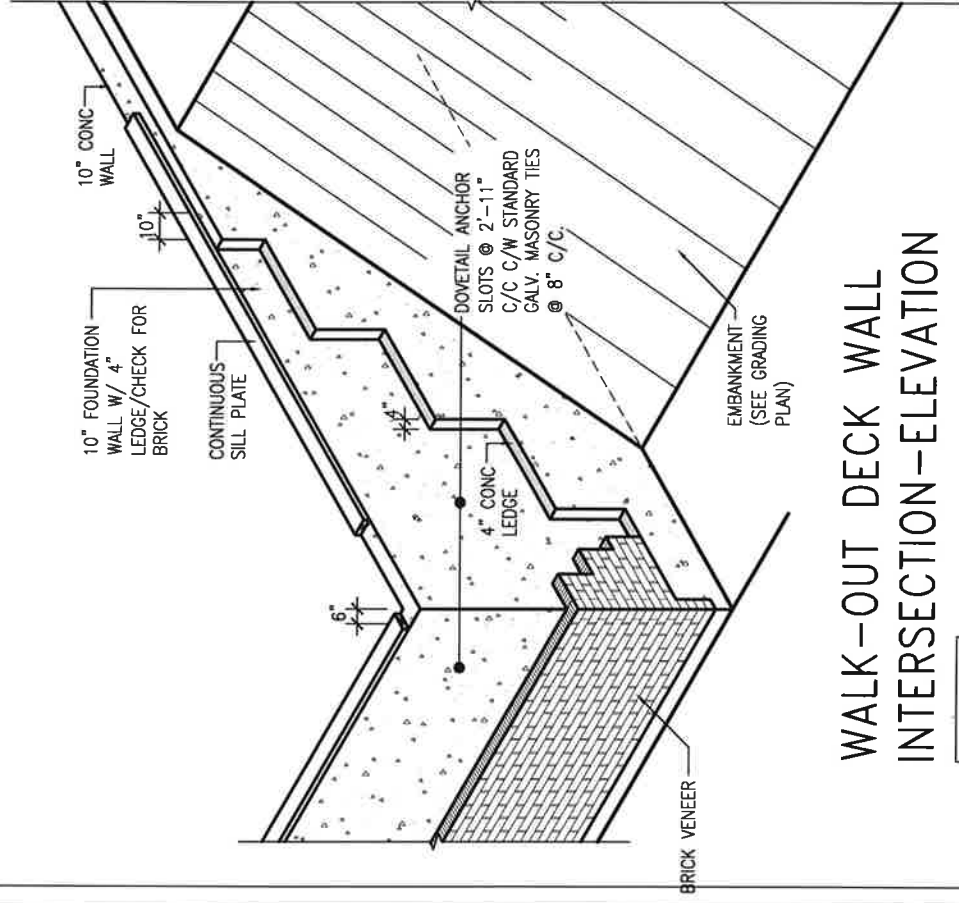


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 qualification information
 Wellington Jno-Baptiste
 name
 registration information
 25591
 BCN
 42658
 VAS Design Inc.
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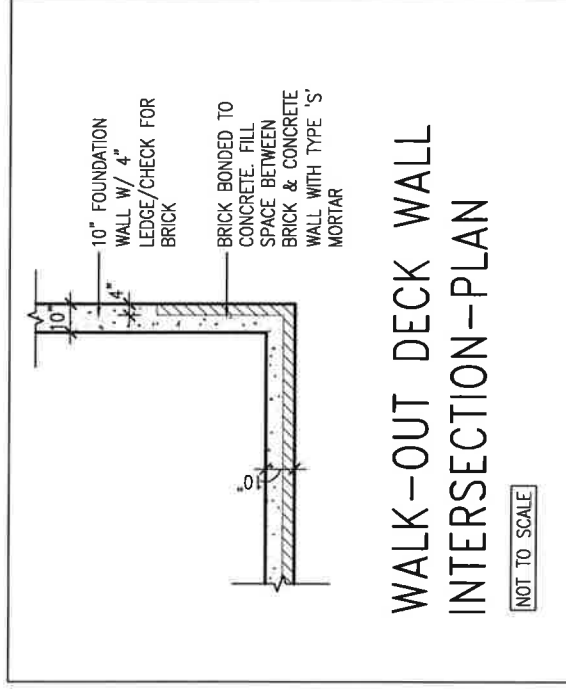
no.	description	date	by
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

project name	BAYVIEW WELLINGTON	project no.	13049
municipality	INNISFILON.	drawing no.	CN9
checked by	RC	checked by	RC
drawn by	RC	scale	3/16" = 1'-0"
date	MAY 2016	CONSTRUCTION NOTES	13049-CN-A1 VER 2020
file name	13049-CN-A1	file name	13049-CN-A1
date	VER 2020	date	VER 2020

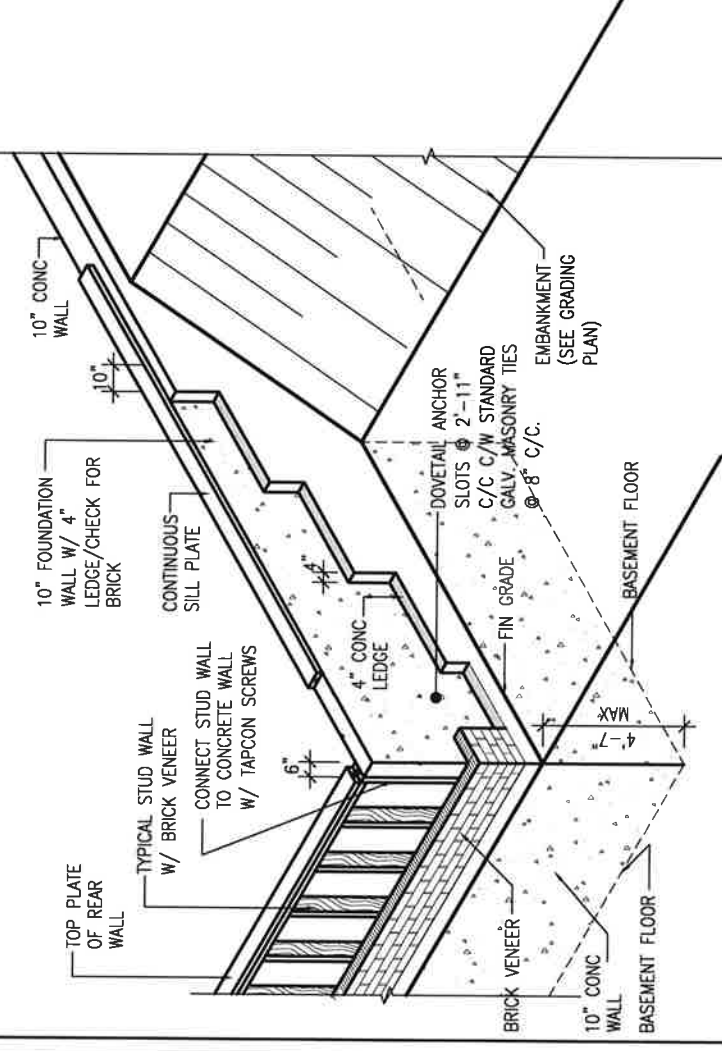
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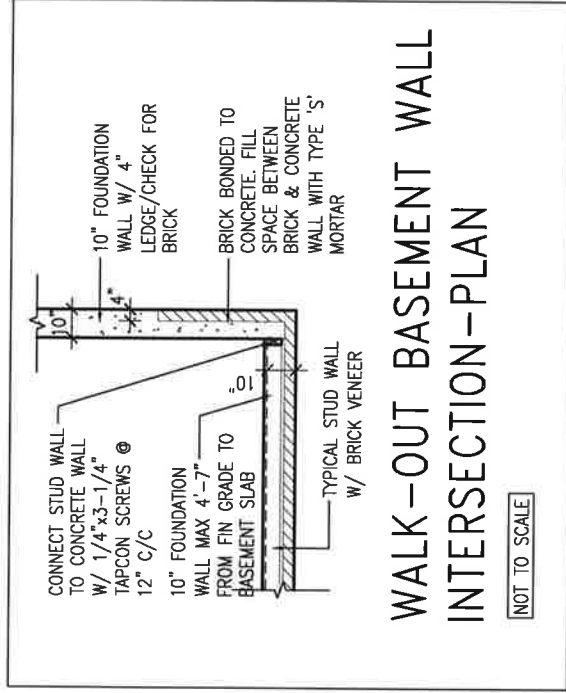
WALK-OUT DECK WALL
INTERSECTION-ELEVATION
NOT TO SCALE



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)



FEB 9, 2021

9					
8					
7					
6					
5					
4					
3					
2	UPDATE TO OBC	VER 2020	FEB 09-21	RC	
1	ISSUE FOR CLIENT REVIEW		AUG 04-17	RC	
no.	description		date	by	

VAS3 DESIGN
255 Consumers Rd, Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesigner.com

BAYVIEW WELLINGTON **CONST NOTE**

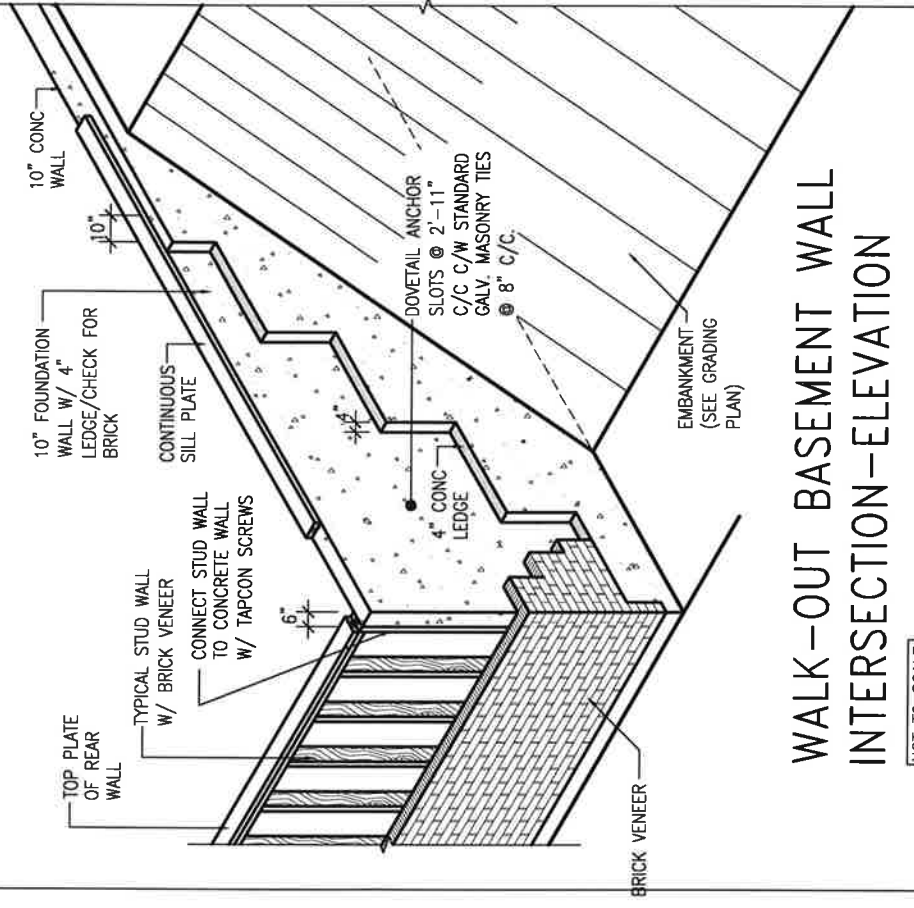
project name: **ALCONA** municipality: **INNISFIL, ON.** project no.: **13049**

date: **MAY 2016** checked by: **RC** scale: **3/16" = 1'-0"** drawing no.: **CN10**

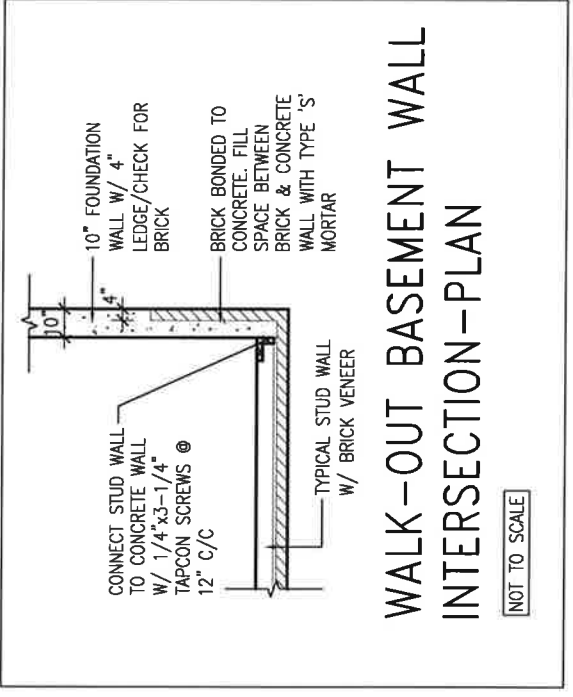
CONSTRUCTION NOTES: **13049-CN-A1 VER 2020** file name: **CN10**

DESIGNED BY: **RICHARD - H. MARCHEME** WORKING DATE: **2013\13049 BAYVIEW\CONSTRUCTION Notes\13049-CN-A1 VER 2020.dwg** DATE: **Feb 9 2021 - 11:15 AM**

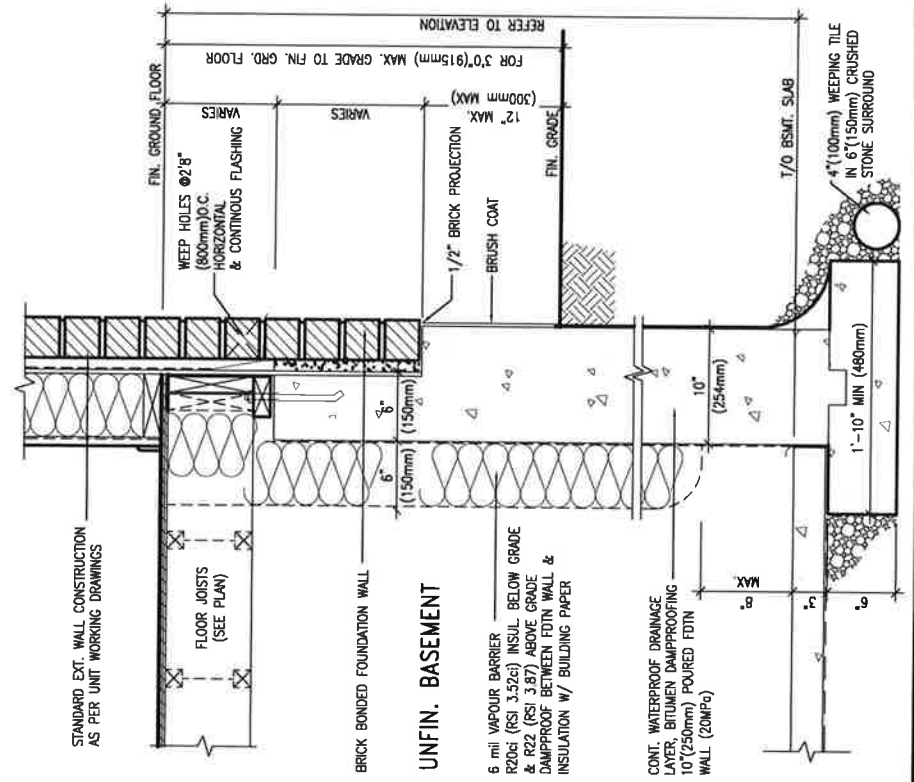
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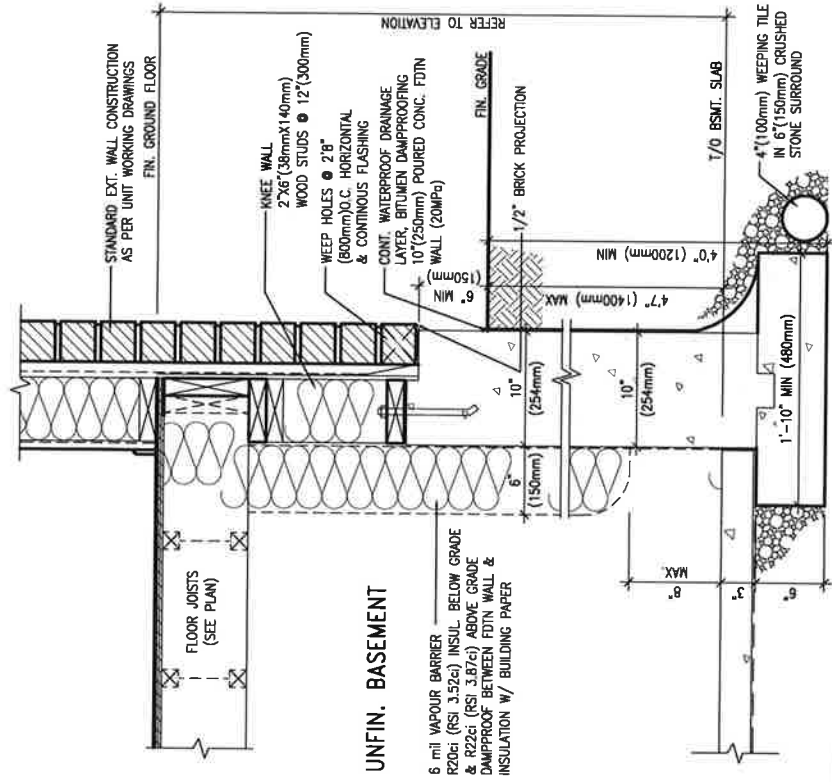
WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION
 NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN
 NOT TO SCALE
 (10" FOUNDATION WALL)



WALL SECTION FOR GRADE TO FIN.
 EW3.06x FLOOR MORE THAN 4'7" (1400mm)
 PKG A1 HEIGHT DIFFERENCE
 SCALE: N.T.S.



WALL SECTION FOR GRADE TO BASEMENT
 EW3.07x SLAB 4'7" (1400mm)
 PKG A1 MAX. HEIGHT DIFFERENCE
 SCALE: N.T.S.

9				
8				
7				
6				
5				
4				
3				
2	UPDATE TO OBC	VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW		AUG 04-17	RC
no.	description	date	by	

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

project name
ALCONA
 municipality
INNISFIL, ON.
 project no.
13049
 drawing no.
CN11
 checked by
 RC
 scale
3/16" = 1'-0"
 CONSTRUCTION NOTES
13049-CN-A1 VER 2020
 FEB 9, 2021 - 11:16 AM



FEB 9, 2021