

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 building drawings with respect to any zoning or building regulations that may apply to the house can be properly built or located on its lot.

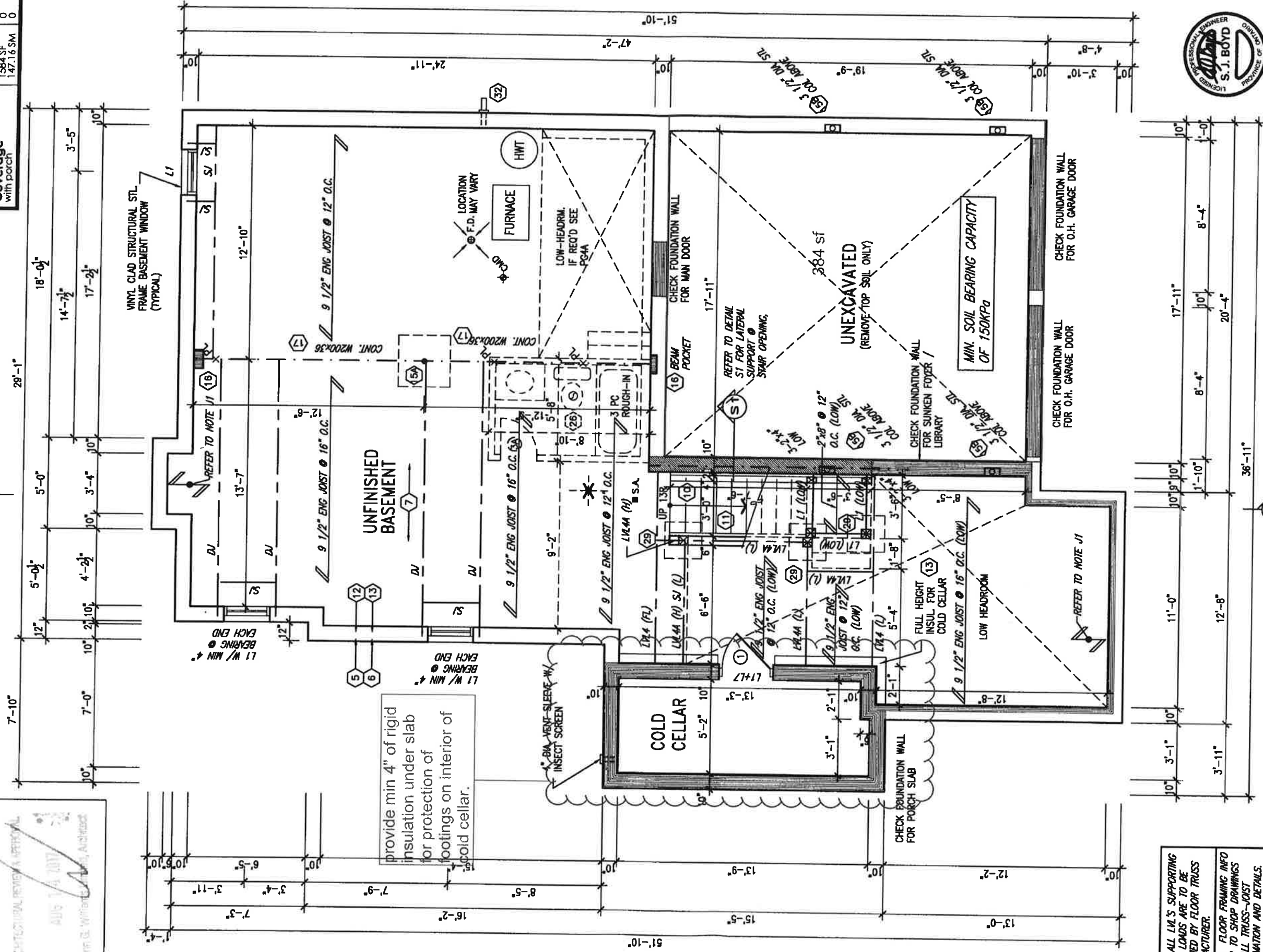
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.

ARCHITECTURAL REVIEW & APPROVAL
AUG 14 2017
JENNIFER WILSON, Architect

Town of Innisfil Certified Model

09/03/2018 10:01:21 AM kgervels

AREAS	ELEV 'A'	ELEV 'B'
Ground floor area	1091 SF	0
Second floor area	1462 SF	0
Subtotal	2553 SF	0
Deduct all open area	0 SF	0
Total net area	2553 SF	0
Finished basement area	0000 SF	0
Coverage without porch	1494 SF	0
Coverage	138.80 SM	0
Coverage with porch	1584 SF	0
	147.16 SM	0



BASEMENT FLOOR PLAN 'A'

AUG 10, 2017

1.	ISSUED FOR CLIENT REVIEW	date	by
2.	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
3.	REVISED TO 10" FOUNDATION WALLS	DEC 15-16 A/E	
4.	REVISED AS PER ENG COMMENTS	AUG 04-17 RC	
5.			
6.			
7.			
8.			
9.			

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

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

VAS3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2A 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

The undersigned has reviewed and makes responsibility for this design and for the construction and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
name registration information
Wellington Jno-Baptiste 25591 BCN
VAS Design Inc. 42558
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 must be returned to the completion of the work. Drawings are not to be copied.

BAYVIEW WELLINGTON

S39-2COR
STARLING 2

project name
ALCONA
date
NOV. 2015
drawn by
RC
checked by
3/16" = 1'-0"
scale
drawing no.
13049-S39-2C
project no.
13049

project no.
13049
drawing no.
1A

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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 D. Williams, Director

09/03/2018 10:05:03 AM kgervais



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

INDICATES REDUCED SIDE YARD

AUG 10, 2017

All drawings, specifications, related documents and design are the copyright property of WJ DESIGN. Reproduction of this property in whole or in part is strictly prohibited without WJ DESIGN's written permission.

Town of Lincoln Certified Model
09/03/2018 10:06:23 AM kgervais

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

ACQUISITION REVIEW REPORT

Aug 14 2013

John D. Williams, Jr., Architect

Architectural Floor Plan Details:

- Overall Dimensions:** 33'-0" (Total Width) x 28'-1" (Total Depth).
- Rooms and Dimensions:**
 - Master Bedroom:** 13'0" x 16'0"
 - Bedroom 2:** 13'11" x 10'6"
 - Bedroom 3:** 12'6" x 10'0"
 - Bedroom 4:** 10'10" x 12'6"
- Bathrooms and Closets:**
 - Ensuite 1 (Master):** Includes a 6'-0" oval tub, mirror, and 28" opening.
 - Ensuite 2 (Bedroom 2):** Includes a 60" x 42" shower, mirror, and 12" raised ceiling.
 - Ensuite 3 (Bedroom 3):** Includes a mirror and 28" opening.
 - Wardrobe (WIC):** Located in the Master Bedroom.
 - Laundry:** Located between the Master Bedroom and Bedroom 3.
- Structural and Material Notes:**
 - Roofing:** 2"x4" @ 8" O.C. w/ 3/8" exterior grade plywood w/ ice & water shield, rolled roof to match shingle.
 - Trusses:** Approved raised heel roof trusses @ 24" O.C.
 - Windows:** Approved R.H. Jacks @ 24" O.C.
 - Other:** 12" raised top plate, metal roof below, L1+cambered L7, L1+cambered L8, L1+cambered L10.

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

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	17/09/2015	BOH
registration information		

VA3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All decisions and modifications must be approved by the Designer.

Drawings are not to be needed of the Designer which must be returned at the completion of the work.

Formed as an arm of the



255 Consumers Rd Suite 120
Toronto ON M2J 1B4

415.630.2255 f 415.630.4782

www.design.com

to their publication history. Surveys of

BAYVIEW WELLINGTON

INNISFIL,

5

checked by	scale
------------	-------

3/16" = 1'-0"

right property of VAS DESIGN. Reproduction of this property in whole or

SECOND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

S39-2COR
STARLING 2

Project	170

1304 diameter mm

PLAN A

13049-S39-2C

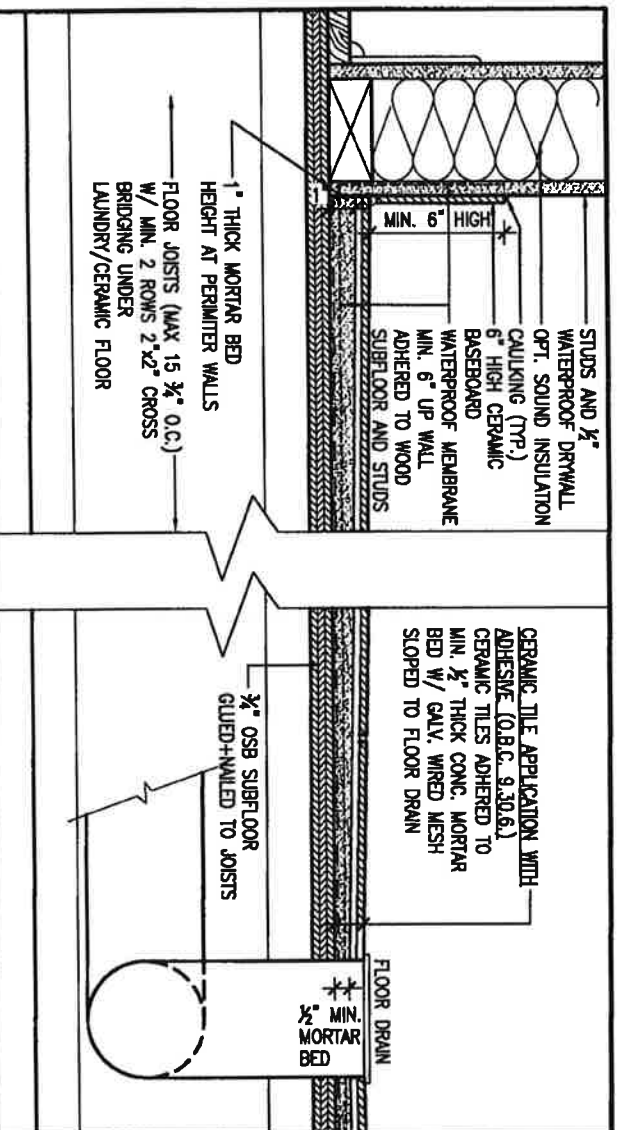
2017 - 1:13 PM

ended without VA design: within parallel

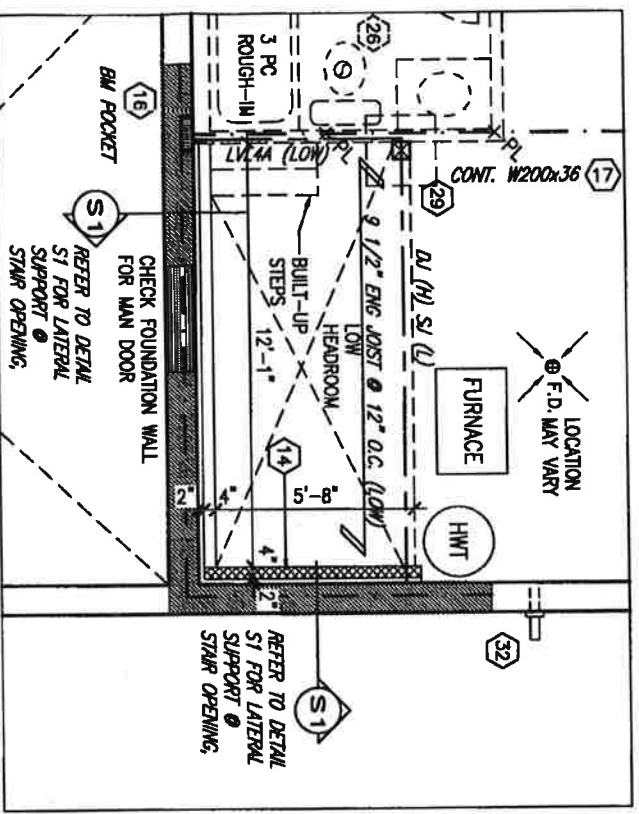
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning, fire, and building codes. The Architect is not responsible in any way for examining or approving site (lotting) plans or building 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.

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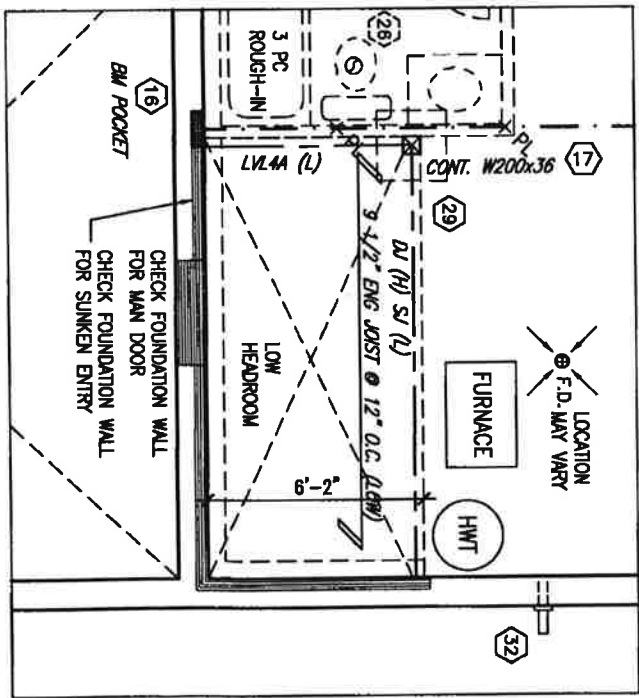
APPROVED FOR REVIEW AND APPROVAL
AUG 10, 2017
JENNIFER WILSON, ARCHITECT



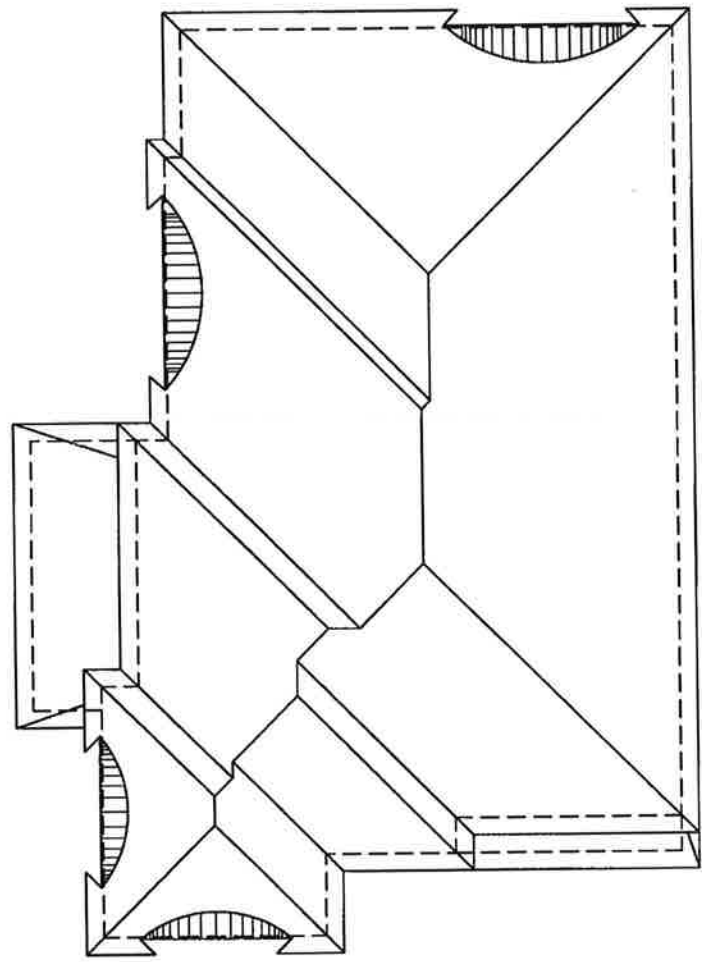
DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



SUNKEN ENTRY 2R OR MORE



SUNKEN ENTRY 1R



ROOF PLAN 'A'

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.
NOTE: FLOOR FRAMING AND REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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

9.			
8.			
7.			
6.			
5.			
4.	REVISED AS PER ENG. COMMENTS	AUG 04-17 RC	
3.	REVISED TO 10" FOUNDATION WALLS	DEC 15-16 AJE	
2.	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
1.	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	
No.	Description	date	by

The undersigned has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
questionnaire information
Wallington and Beattie Architects
V.A.S. Design Inc.
42555

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4762
vo@vdesign.com

BAYVIEW WELLINGTON

S39-2COR
STARLING 2

Project name
ALCONA

Project no.
13049

Location
INNISFIL, ONTARIO

Partially
PARTIAL PLAN 'A'

Drawn by
NOV. 2015

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

Scale
13049-S39-2C

Sheet no.
4A



AUG 10, 2017

Town of Innisfil Certified Model
09/03/2018 10:06:30 AM kgeneals

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

S39-2C ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	660 S.F.	80.889 S.F.	12.26 %
LEFT SIDE	1041 S.F.	234.158 S.F.	22.49 %
RIGHT SIDE	1037 S.F.	0 S.F.	0.00 %
REAR	660 S.F.	142.778 S.F.	21.63 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3398.00 S.F.	457.83 S.F.	13.47 %
TOTAL SQ. M.	315.68 S.M.	42.53 S.M.	13.47 %

Town of Innisfil Certified Model

09/03/2018 10:07:17 AM kgervais



AUG 10, 2017

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BAYVIEW WELLINGTON		S39-2COR	
ALCONA		STARLING 2	
project no.	13049	project no.	13049
date	NOV. 2015	date	NOV. 2015
drawn by	RC	checked by	RC
scale	3/16" = 1'-0"	scale	3/16" = 1'-0"
FRONT ELEVATION A		FRONT ELEVATION A	
13049-S39-2C		13049-S39-2C	
5A		5A	

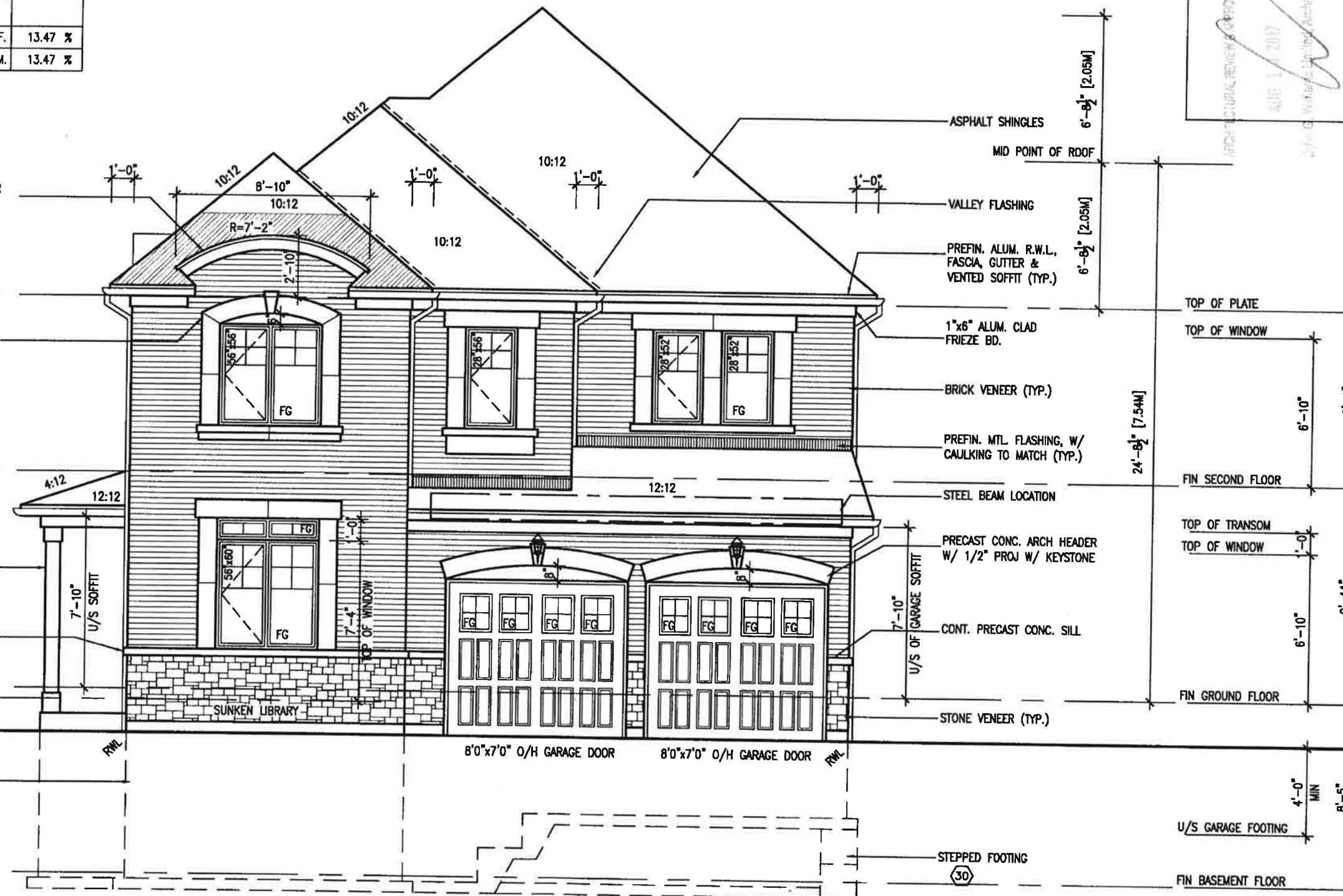
2"x4" @ 8" O.C. W/ 3/8" EXTERIOR GRADE PLYWD. W/ ICE & WATER SHIELD ROLLED ROOF TO MATCH SHINGLE

PRECAST CONC. ARCH W/ KEYSTONE OVER VINYL PANEL PRECAST CONC. SURROUND W/ 1/2" PROJECTION OVER DBL PRECAST CONC. SILL

2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB

CONT. PRECAST CONC. SILL OVER STONE VENEER

POURED CONC. PORCH SLAB AND DOOR SILL



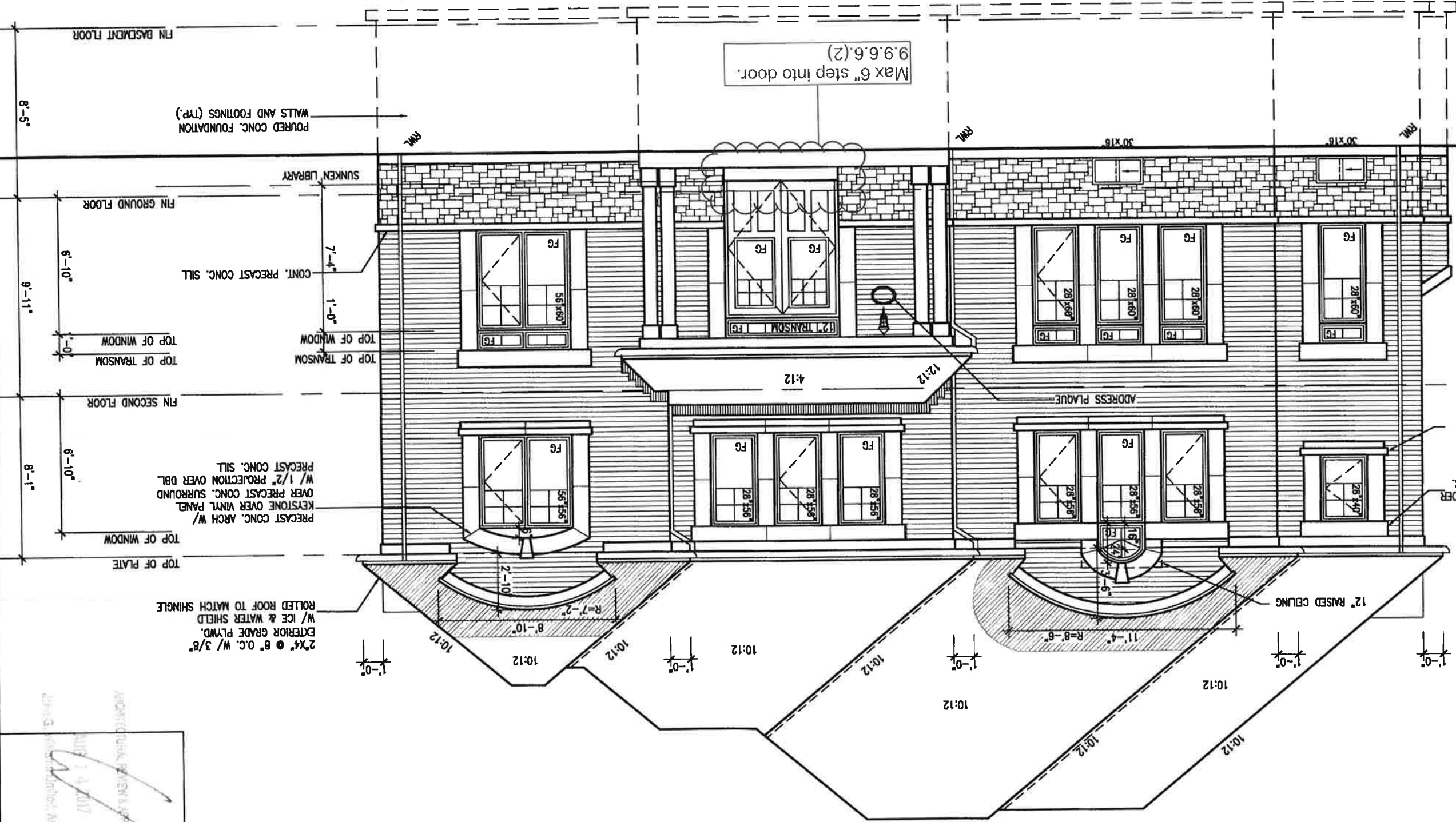
FRONT ELEVATION 'A'

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 taken responsibility for this design and has the specifications and details of the design set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste 25591	
signature		signature	
name		name	
VAS Design Inc.		VAS Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer immediately. All drawings and specifications are the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		Contractor must verify all dimensions on the job and report any discrepancy to the Designer immediately. All drawings and specifications are 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
4	REVISED AS PER ENG COMMENTS	AUG 04-17 RC	RC
3	REVISED TO 10" FOUNDATION WALLS	DEC 15-16 ALE	ALE
2	REVISED INSULATION AT STAIRS	SEPT 19-16 SB	SB
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	RC

Town of Lincoln Certified Model
09/03/2018 10:07:21 AM kgervais

LEFT SIDE ELEVATION, 'A'



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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Architect

AUG 10, 2017



no.	description	date	by
9		*	*
8		*	*
7		*	*
6		*	*
5		*	*
4	RENISED AS PER ENG COMMENTS	AUG 04-17 RC	
3	RENISED TO 10" FOUNDATION WALLS	DEC 15-16 A/E	
2	RENISED INSULATION AT STAIRS	SEPT 19/16 SC	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work and the property owner must be notified of any discrepancy. The Engineer is not responsible for the completion of the work.

Designer is not to be excused.

25591

42658

VAD3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vad3design.com

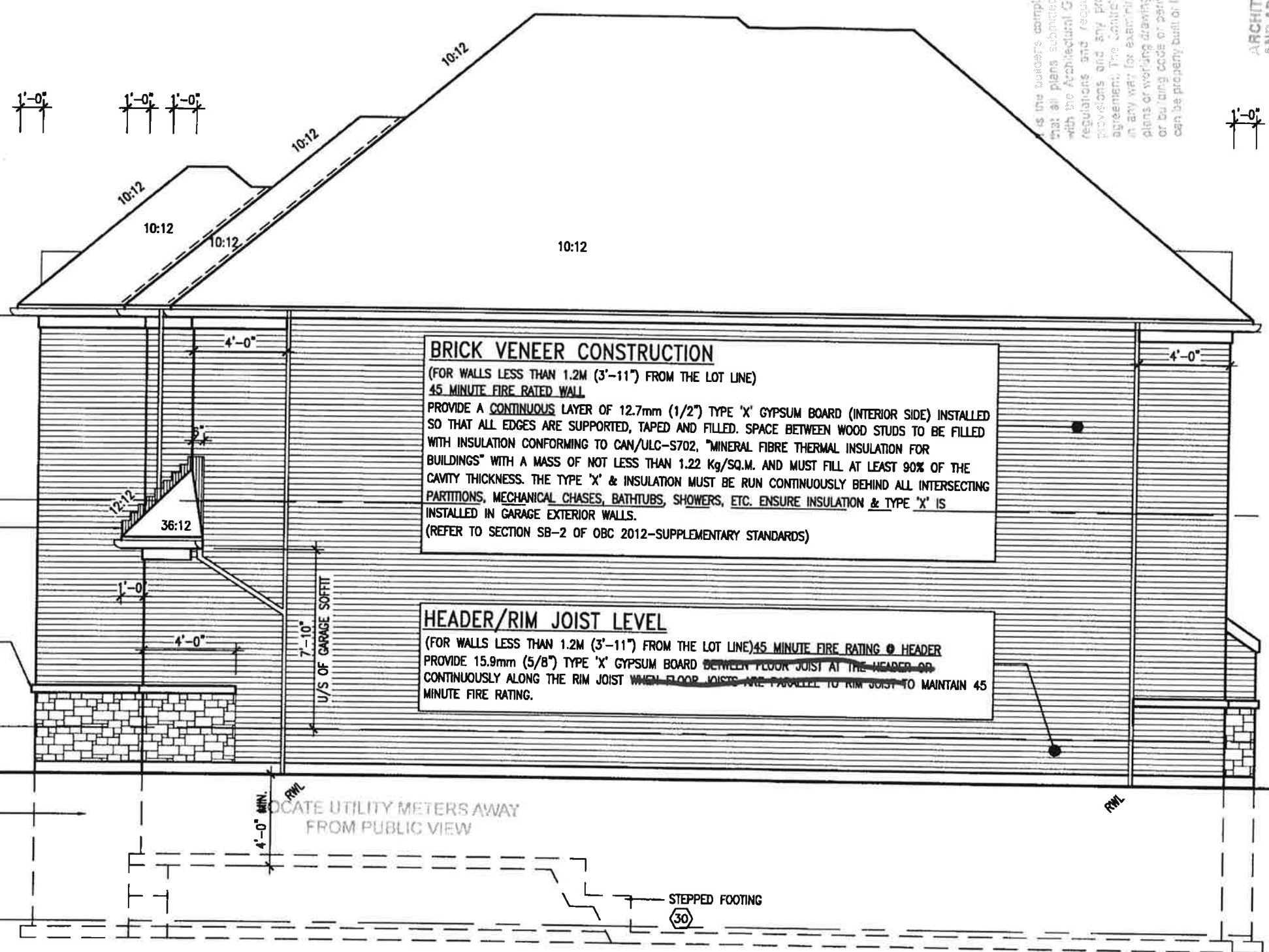
project name ALCONA	multiplicity INNISFIL, ONTARIO	project no. 13046
title revision by 2015	checked by 3/16" = 1'-0"	drawing no. 6A
description 13046-S39-2C	area 13046-S39-2C	the name LEFT SIDE ELEVATION A

Town of Innisfil Certified Model
09/03/2018 10:09:34 AM kgervais

As 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 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 a lot.

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF INNISFIL
Signed: AUG 14 2017
Dated: AUG 14 2017
John G. Williams Limited Architect

S. J. BOYD
PROFESSIONAL ENGINEER
AUG 10, 2017



RIGHT SIDE ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

BAYVIEW WELLINGTON		S39-2COR STARLING 2	
project name	ALCONA	project no.	13049
city	INNISFIL, ONTARIO	drawing no.	7A
date	NOV. 2015	RIGHT SIDE ELEVATION A	
drawn by	RC	scale	3/16" = 1'-0"
checked by		file name	13049-S39-2C
RICHARD - H:\ARCHIVE\WORKING\2013\13049-S39-2C.dwg - FR - Aug 4 2017 - 11:13 PM			

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 taken responsibility for this design and has the qualifications and the requirements set out in the Ontario Building Code to be a Designer.		25591	
Wellington Jno-Baptista		RCM	
name		VA3 Design Inc.	
registration information		AUG 04-17 RC	
42658		DEC 15-16 A/E	
Contractor must verify all dimensions on the job and report any discrepancies to the Designer immediately.		SEPT 19/16 SB	
drawings and specifications are to be returned to the property of the Designer which must be retained at the completion of the work.		MAY 16-16 RC	
Drawings are not to be scaled.		date	
no. description		by	



AUG 10, 2017

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BAYVIEW WELLINGTON

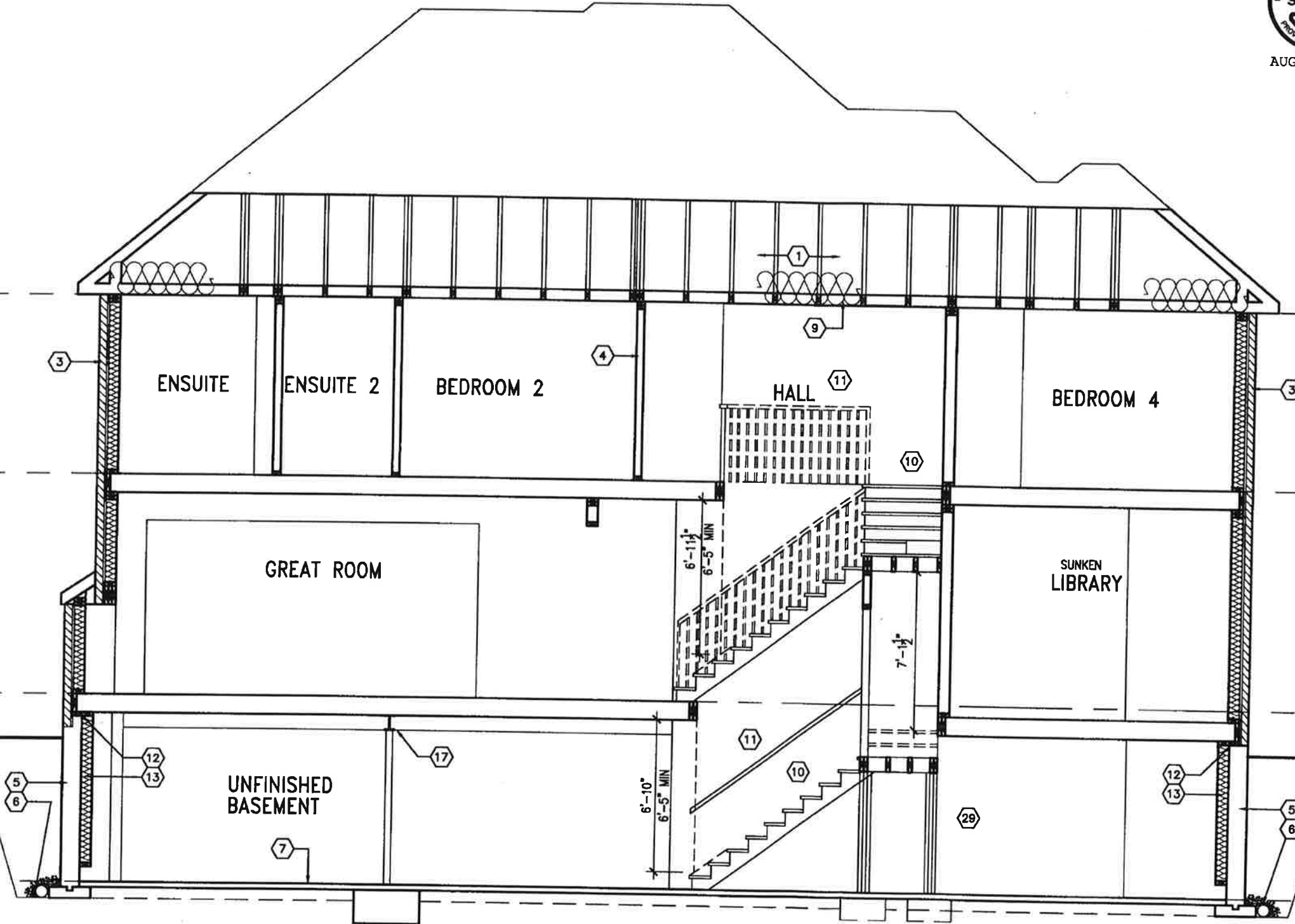
S39-2COR
STARLING 2

project no. 13049
drawing no. 9A
SECTION 'A-A'
scale 3/16" = 1'-0"
checked by
date NOV. 2015
drawn by
RC
RICHARD - IN ARCHIVE WORKING\2013\13049-S39-2C.dwg - P1 - Aug 4 2017 - 1:13 PM

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 taken 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-Bopstis 25591
name
registration information
VAS 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 statements of services 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
4	REVISED AS PER ENG COMMENTS	AUG 04-17 RC	25591
3	REVISED TO 10" FOUNDATION WALLS	DEC 15-16 A/E	42658
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	



TOP OF PLATE
TOP OF WINDOW

FIN SECOND FLOOR

FIN GROUND FLOOR

FIN BASEMENT FLOOR

SECTION 'A-A'

APPROPRIATE REVIEW & APPROVAL
AUG 14 2007
SCOTT S. WILSON, General Auditor

Diagram showing four vertical lines with horizontal segments above them labeled 11", 5", and 11".

1-2"x4" P.T. ON FLAT
BRACE TO U/S OF
JOISTS C/W (2) NO. 8x3"
DECK SCREWS

L1 W/ MIN 4
BEARING @
EACH END

10" FDN WALL

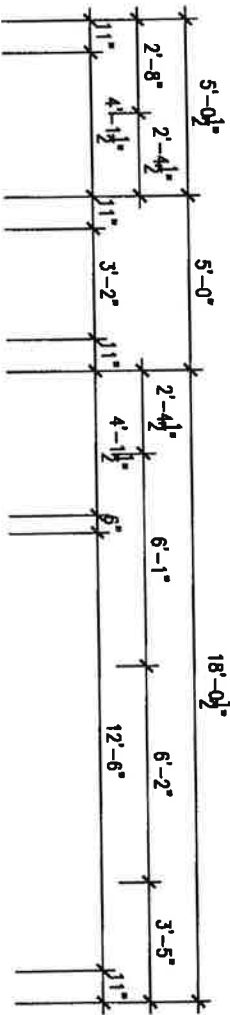
12"-10"

UNFINISHED BASEMENT

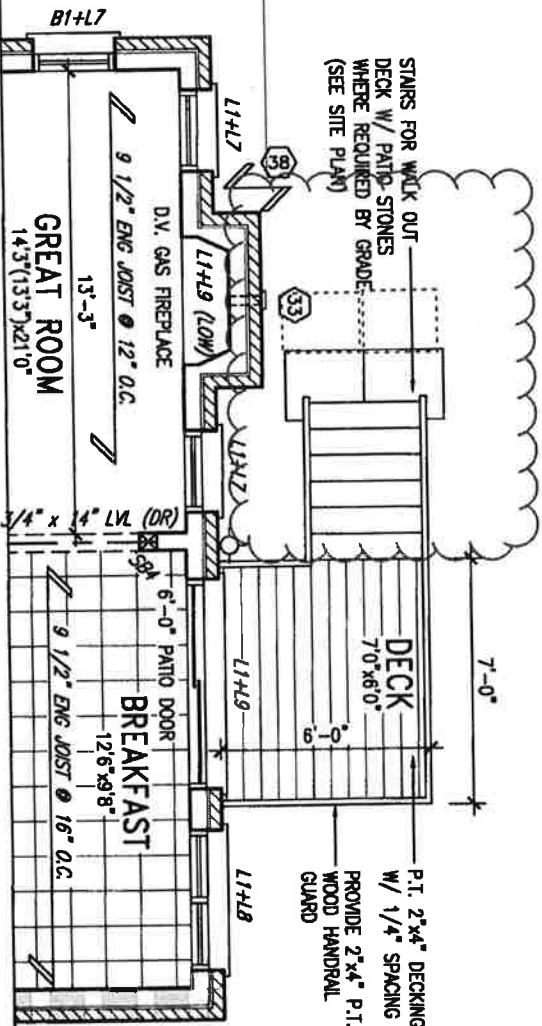
ON SLAB WALL W/ DRINK CHECK AS REQUIRED

12, 13, 5, 6

10" FULL HEIGHT CONC.
ON SIDE WALL W/ BRICK
CHECK AS REQUIRED



STAIRS FOR WALK OUT —
DECK W/ PATIO STONES
WHERE REQUIRED BY GRADE
(SEE SITE PLAN)



Town of Hudson Certified Model
09/03/2018 10:12:00 AM kaervais

UNINSULATED OPENINGS (PER OBC SB-12.3.1.17))			
S39-2C ELEVATION A 9R	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	660 S.F.	80,889 S.F.	12.26 %
LEFT SIDE	1041 S.F.	234,158 S.F.	22.49 %
RIGHT SIDE	1037 S.F.	0 S.F.	0.00 %
REAR	764 S.F.	152,778 S.F.	19.49 %
* 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.	3522.00 S.F.	467.83 S.F.	13.28 %
TOTAL SQ. M.	327.20 S.M.	43.46 S.M.	13.28 %

9.	THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE CHARTER BUILDING CODE TO BE A DESIGNER.				
8.	CHARTER BUILDING CODE TO BE A DESIGNER.				
7.	SEATTLE BUILDING CODE TO BE A DESIGNER.				
6.					
5.					
4.	REMOVED AS PER ENG COMMENTS	AUG 04-17	RC		
3.	REMOVED TO 10" FOUNDATION WALLS	DEC 15-16	A/E		
2.	REMOVED INSULATION AT STAIRS	SEPT 19-16	SC		
1.	ISSUED FOR CLIENT REVIEW	MAY 19-16	RC		
no.	description	date	by		

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 submitted for the Designer's approval. The Designer is not responsible for the completion of the work. Drawings are not to be resubmitted.

Wellspring Inc. 42658
WAS Design Inc. 42658
signature: [Signature] 25591
RCM

VAD
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
Tel: 416.630.2255 F: 416.630.4782
vadisign.com

project name	date	manuscript	project no.
ALCONA	NOV. 2015	INNISFIL, ONTARIO	13049
drawn by	checked by	scale	
RC		$3/16" = 1'-0"$	
PARTIAL FLOOR PLAN WOD			drawing no.
13049-S39-2C			130A

REVISION: 1. RE-ARCHITECT WORKING 2013.13049 BIR YAMINS 3/13049-S39-2C-dwg - 7/5 - Aug 4 2012 - 1:15 PM
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Town of Innisfil Certified Model
09/03/2018 10:13:27 AM kgervais



AUG 10, 2017

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BAYVIEW WELLINGTON		S39-2C0R		STARLING 2	
project name	ALCONA	project no.	13049	drawing no.	11A
city	INNISFIL, ONTARIO	date	NOV. 2015	checked by	RC
REAR ELEVATION A WOD		scale	3/16" = 1'-0"	drawn by	RC
checked by		drawn by	drawn by	drawn by	drawn by

VA3 DESIGN	
255 Consumers Rd. Suite 120	
Toronto, ON M2J 1R4	
t. 416.630.2235 f. 416.630.4792	
va3design.com	

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
Wellington Inc.-Bopistis		42658	
revision information		revision information	
1. REVISED AS PER ENG COMMENTS		AUG 04-17 RC	
2. REVISED TO 10" FOUNDATION WALLS		DEC 15-16 A/E	
3. REVISED INSULATION AT STAIRS		SEPT 19/16 SB	
4. ISSUED FOR CLIENT REVIEW		MAY 16-16 RC	
no. description		date	

2"x4" @ 8" O.C. W/ 3/8" EXTERIOR GRADE PLYWD. W/ ICE & WATER SHIELD ROLLED ROOF TO MATCH SHINGLE

PRECAST CONC. ARCH W/ KEYSTONE OVER VINYL PANEL OVER PRECAST CONC. SURROUND W/ 1/2" PROJECTION OVER DBL. PRECAST CONC. SILL

max 6" step into door. 9.9.6.6.(2)

CONT. PRECAST CONC. SILL

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

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

2"x6" P.T. CROSS BRACING

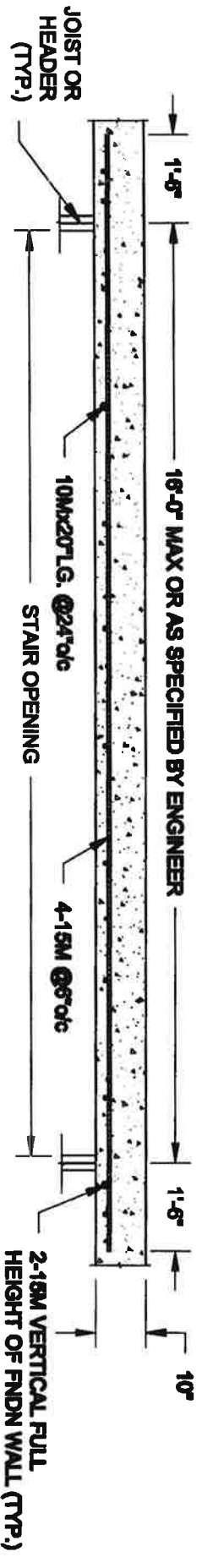
PRECAST CONC. HEADER OVER PRECAST CONC. SURROUND W/ 1/2" PROJECTION OVER DBL. PRECAST CONC. SILL

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

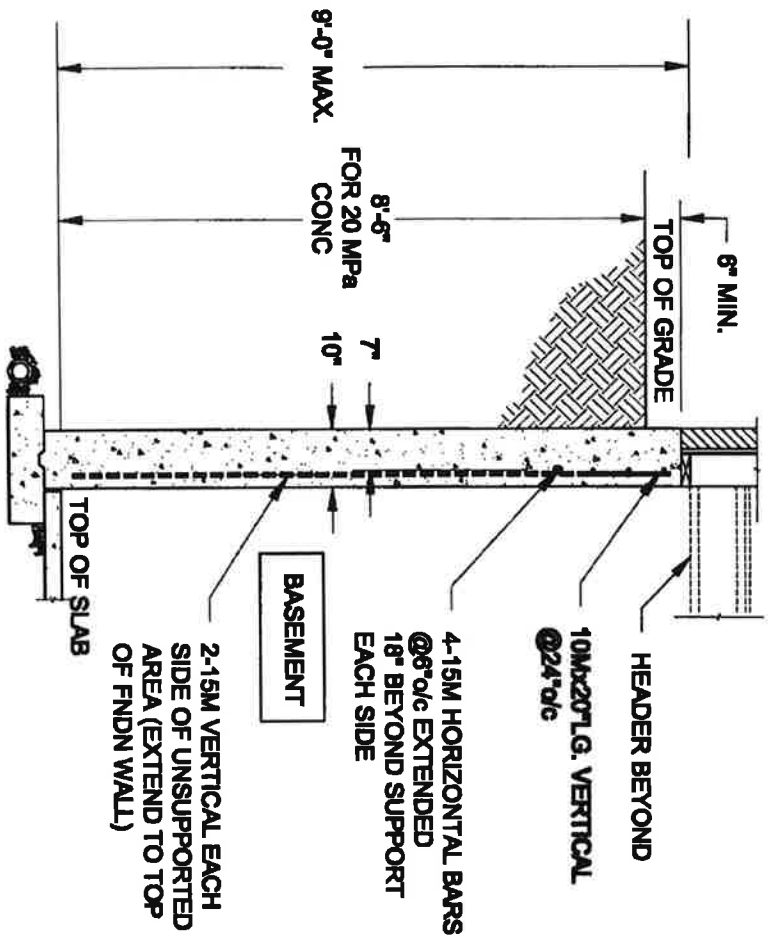
REAR ELEVATION 'A' WOD

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



PLAN VIEW



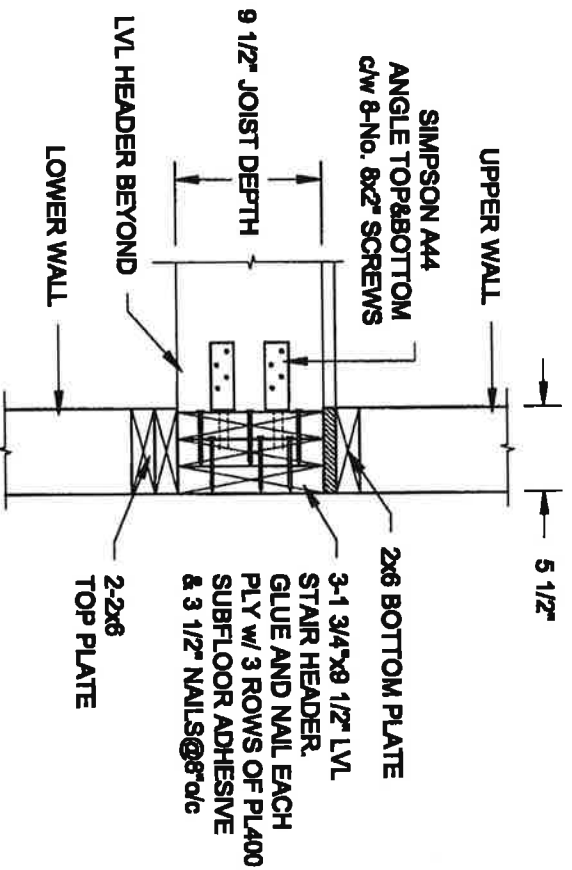
- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

1 LATERALLY UNSUPPORTED WALL

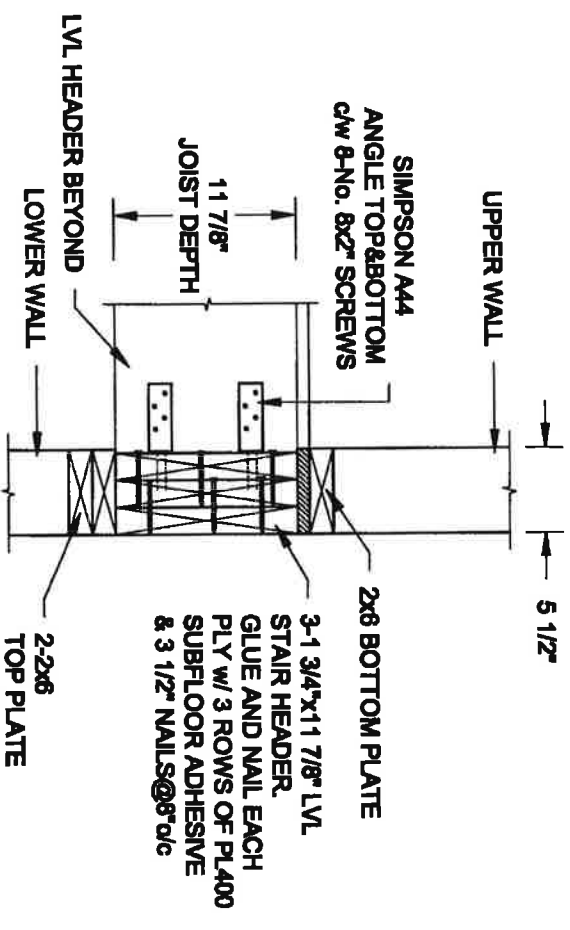
SCALE: 3/8" = 1'-0"

Town of Inverness Certified Model
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FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH

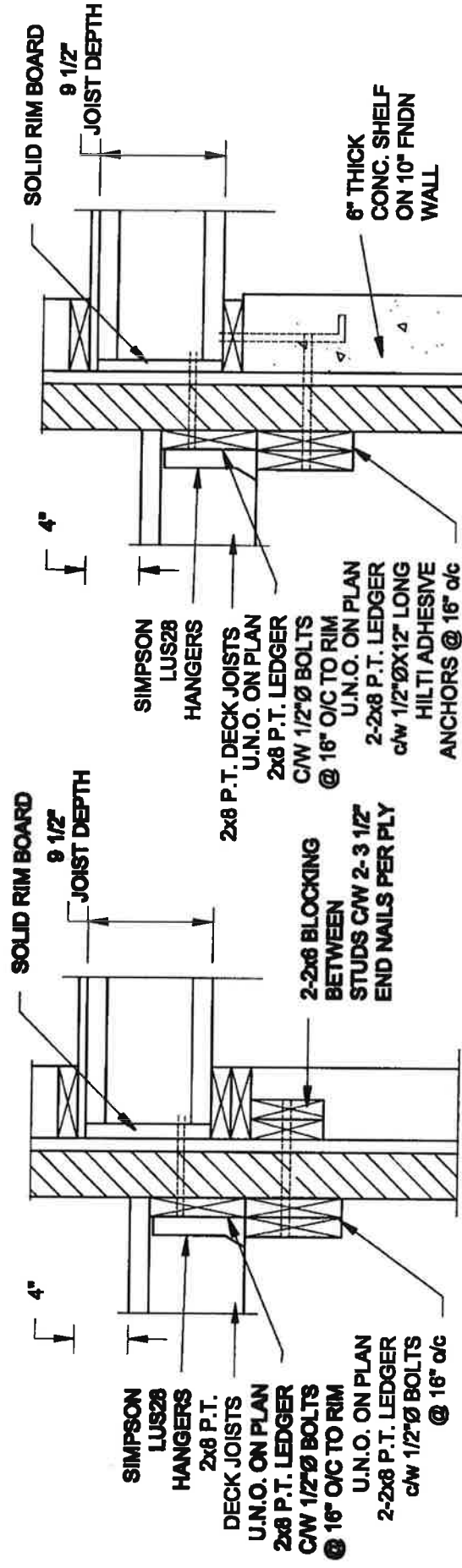


2 STAIR HEADER @ EXTERIOR WALL

SCALE: 1" = 1'-0"

Scale: AS NOTED	QUALE ENGINEERING LTD.		Engineer's Sect: 	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNSFLL, ONTARIO
Date: JUL-31-2017			38 Fairbairn Dr., UNIT 7 Newmarket, ON L3Y 8J9 T: 905-883-8647 E: quale_eng@rogers.com	TYPICAL STRUCTURAL DETAILS FOR SINGLES
Drawn: SC	Checked: SJB	16-083		Drawing No.: S1

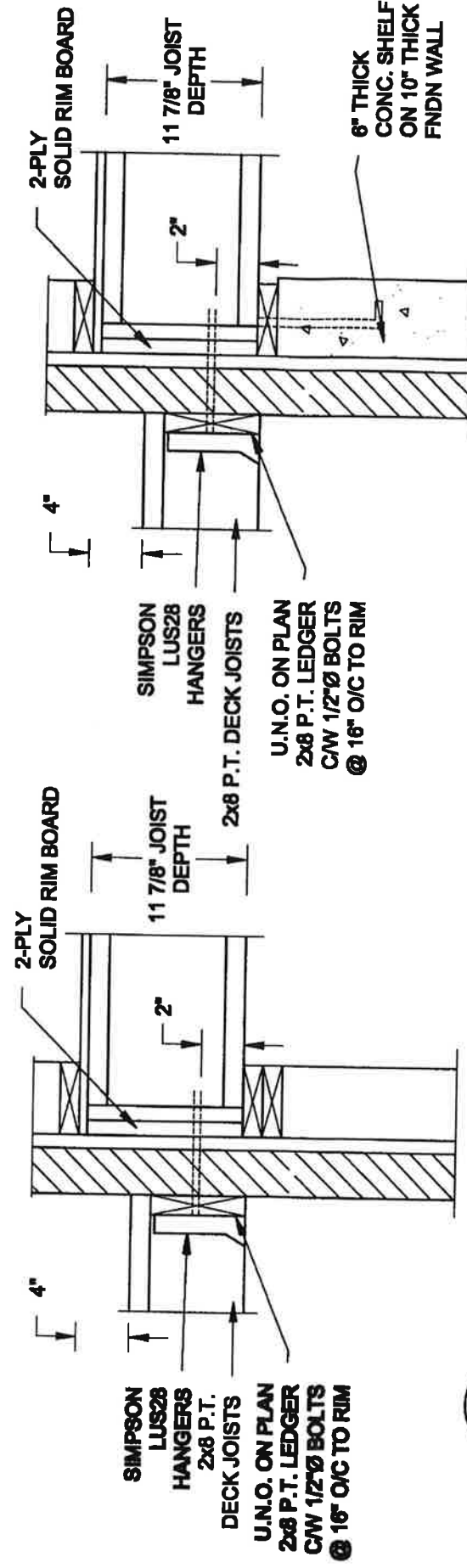
FOR 9 1/2" JOIST DEPTH



1A **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.

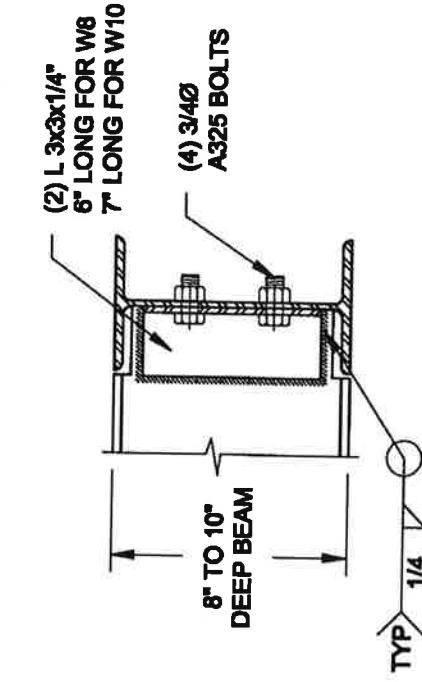
1B **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**



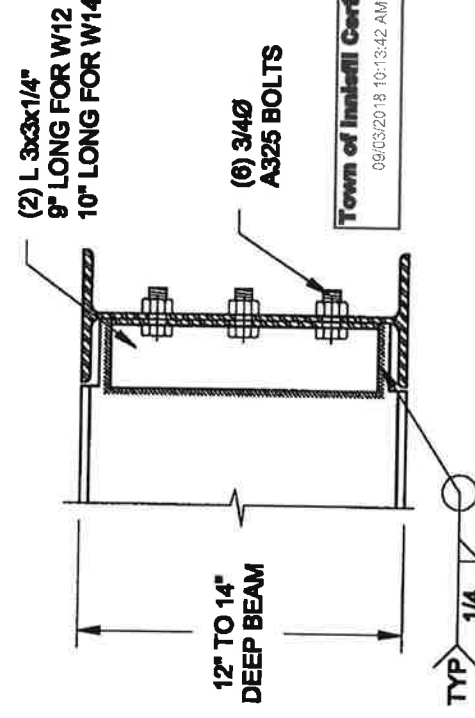
2A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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



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"**

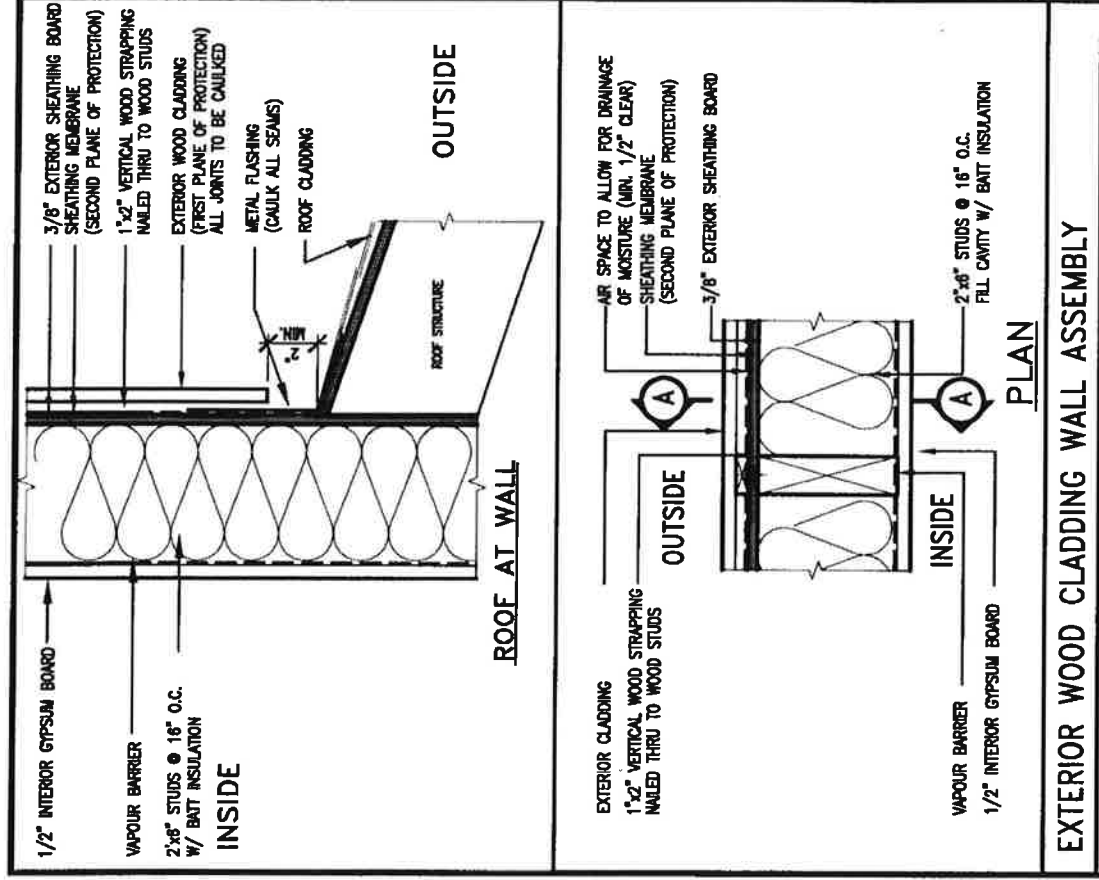
Scale: AS NOTED	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT MISSISSAUGA, ONTARIO		Project No.: 16-083	Drawing No.: 82
	Typical Structural Details For Singles			
Date: JUL-01-2017	Engineer's Seal:  S. J. BOYD LICENSED PROFESSIONAL ENGINEER PROVINCE OF ONTARIO		Project No.: 16-083	
Drawn: SC	Checked: SJB	Project No.: 16-083		

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012, OBC

- Town of Inverell Certified Model**
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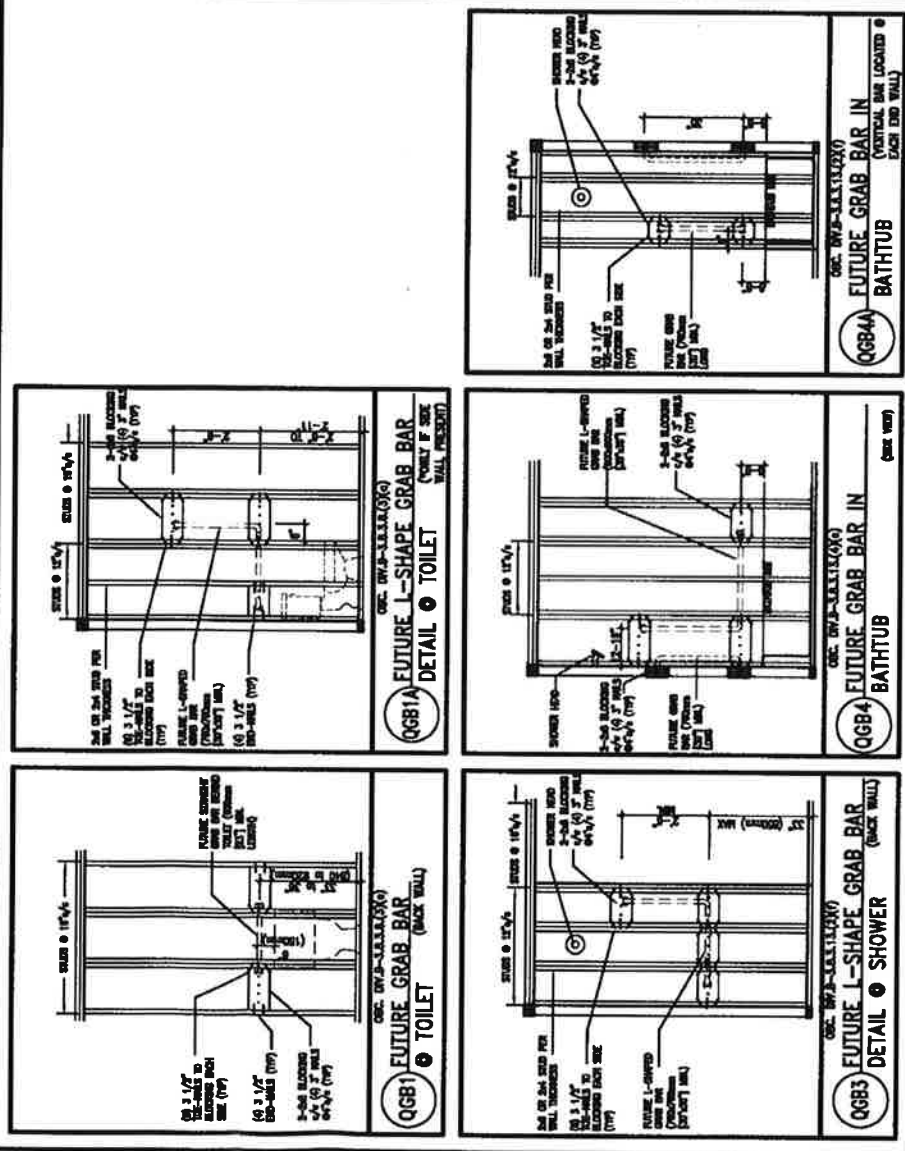
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| <p>39. TWO STORY VOLUME SPACES</p> <p>FOR A MAXIMUM 5400 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2.38x140 (2'-2 3/4") SPR #2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9/6 (3/8") THICK EXT. FLOOR WOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1200 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HOIST DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2.38x140 (2"x6") TOP PLATES. 1-38x140 (1-2"x6") BOTTOM PLATE. MINIMUM OF 3.38x184 (3-2"x6") CONT. HEADER AT GROUND CEILING LEVEL. JOE-WALLED & GUELED AT TOP. BOTTOM PLATES AND HEADERS.</p> | <p>40. TYPICAL 1 HOUR RATED PARTY WALL</p> <p>REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.</p> | <p>41. FOUNDATION WALL (C.O.D./M.O.A.)</p> <p>-WHERE GRADE TO 10' TO BASEMENT SLAB EXCEEDS 1200mm (3'-11 1/2") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.</p> | <p>42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS</p> <p>THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.</p> | <p>PER SPIRIT 3.11.11.2, A DRAIN WATER HEAT RECOVERY (DWH) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECOVER DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERING AREAS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BATHWATER ANY OF THE SHOWERS.</p> <p>DNF REG. 332/12-2012 GBC</p> <p>Amendment 0, Reg. 332/12</p> <p>RE-12-2012</p> | <p>WOOD UNITS AND BUILT-UP WOOD BEAMS</p> <p>REVERSED</p> <table> <tr> <td>L1</td><td>2/38 x 184 (2/2" x 8")</td><td>SPR #2</td></tr> <tr> <td>B1</td><td>3/38 x 184 (3/2" x 8")</td><td>SPR #2</td></tr> <tr> <td>B2</td><td>4/38 x 184 (4/2" x 8")</td><td>SPR #2</td></tr> <tr> <td>B7</td><td>5/38 x 184 (5/2" x 8")</td><td>SPR #2</td></tr> <tr> <td>L3</td><td>2/38 x 225 (2/2" x 10")</td><td>SPR #2</td></tr> <tr> <td>B3</td><td>3/38 x 225 (3/2" x 10")</td><td>SPR #2</td></tr> <tr> <td>B4</td><td>4/38 x 225 (4/2" x 10")</td><td>SPR #2</td></tr> <tr> <td>L5</td><td>2/38 x 288 (2/2" x 12")</td><td>SPR #2</td></tr> <tr> <td>B5</td><td>3/38 x 288 (3/2" x 12")</td><td>SPR #2</td></tr> <tr> <td>B6</td><td>4/38 x 288 (4/2" x 12")</td><td>SPR #2</td></tr> </table> | L1 | 2/38 x 184 (2/2" x 8") | SPR #2 | B1 | 3/38 x 184 (3/2" x 8") | SPR #2 | B2 | 4/38 x 184 (4/2" x 8") | SPR #2 | B7 | 5/38 x 184 (5/2" x 8") | SPR #2 | L3 | 2/38 x 225 (2/2" x 10") | SPR #2 | B3 | 3/38 x 225 (3/2" x 10") | SPR #2 | B4 | 4/38 x 225 (4/2" x 10") | SPR #2 | L5 | 2/38 x 288 (2/2" x 12") | SPR #2 | B5 | 3/38 x 288 (3/2" x 12") | SPR #2 | B6 | 4/38 x 288 (4/2" x 12") | SPR #2 | <p>LOOSE STEEL UNITS</p> <table> <tr> <td>L7</td><td>89 x 89 x 5.4 (3-1/2" x 3-1/2" x 1/4")</td></tr> <tr> <td>L8</td><td>89 x 89 x 7.0 (3-1/2" x 3-1/2" x 5/16")</td></tr> <tr> <td>L9</td><td>102 x 89 x 7.6 (4" x 3-1/2" x 5/16")</td></tr> <tr> <td>L10</td><td>127 x 89 x 7.6 (5" x 3-1/2" x 5/16")</td></tr> <tr> <td>L11</td><td>152 x 89 x 10.0 (6" x 3-1/2" x 3/8")</td></tr> <tr> <td>L12</td><td>152 x 102 x 11.0 (6" x 4" x 7/16")</td></tr> <tr> <td>L13</td><td>178 x 102 x 11.0 (7" x 4" x 7/16")</td></tr> </table> | L7 | 89 x 89 x 5.4 (3-1/2" x 3-1/2" x 1/4") | L8 | 89 x 89 x 7.0 (3-1/2" x 3-1/2" x 5/16") | L9 | 102 x 89 x 7.6 (4" x 3-1/2" x 5/16") | L10 | 127 x 89 x 7.6 (5" x 3-1/2" x 5/16") | L11 | 152 x 89 x 10.0 (6" x 3-1/2" x 3/8") | L12 | 152 x 102 x 11.0 (6" x 4" x 7/16") | L13 | 178 x 102 x 11.0 (7" x 4" x 7/16") | <p>LAMINATED VENEER LUMBER (LVL) BEAMS</p> <table> <tr> <td>LV1A</td><td>1-1 3/4"x7 1/4" (1-45x184)</td></tr> <tr> <td>LV1</td><td>2-1 3/4"x7 1/4" (2-45x184)</td></tr> <tr> <td>LV2</td><td>3-1 3/4"x7 1/4" (3-45x184)</td></tr> <tr> <td>LV3</td><td>4-1 3/4"x7 1/4" (4-45x184)</td></tr> <tr> <td>LV4A</td><td>1-1 3/4"x8 1/2" (2-45x240)</td></tr> <tr> <td>LV4</td><td>2-1 3/4"x8 1/2" (2-45x240)</td></tr> <tr> <td>LV5</td><td>3-1 3/4"x8 1/2" (3-45x240)</td></tr> <tr> <td>LV6</td><td>4-1 3/4"x8 1/2" (4-45x240)</td></tr> <tr> <td>LV6A</td><td>1-1 3/4"x11 7/8" (1-45x300)</td></tr> <tr> <td>LV6B</td><td>2-1 3/4"x11 7/8" (2-45x300)</td></tr> <tr> <td>LV7</td><td>3-1 3/4"x11 7/8" (3-45x300)</td></tr> <tr> <td>LV8</td><td>4-1 3/4"x11 7/8" (4-45x300)</td></tr> </table> | LV1A | 1-1 3/4"x7 1/4" (1-45x184) | LV1 | 2-1 3/4"x7 1/4" (2-45x184) | LV2 | 3-1 3/4"x7 1/4" (3-45x184) | LV3 | 4-1 3/4"x7 1/4" (4-45x184) | LV4A | 1-1 3/4"x8 1/2" (2-45x240) | LV4 | 2-1 3/4"x8 1/2" (2-45x240) | LV5 | 3-1 3/4"x8 1/2" (3-45x240) | LV6 | 4-1 3/4"x8 1/2" (4-45x240) | LV6A | 1-1 3/4"x11 7/8" (1-45x300) | LV6B | 2-1 3/4"x11 7/8" (2-45x300) | LV7 | 3-1 3/4"x11 7/8" (3-45x300) | LV8 | 4-1 3/4"x11 7/8" (4-45x300) | <p>DOOR SCHEDULE</p> <table> <tr> <td>1.</td><td>EXTERIOR 815 x 2030 x 45</td></tr> <tr> <td></td><td>(2'-4" x 6'-8" x 1-3/4")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td></td><td>INSULATED LVL RSJ 02 (M)</td></tr> <tr> <td>1A</td><td>EXTERIOR 885 x 2030 x 45</td></tr> <tr> <td></td><td>(2'-10" x 6'-8" x 1-3/4")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td>1B</td><td>EXTERIOR 815 x 2030 x 45</td></tr> <tr> <td></td><td>(2'-4" x 6'-8" x 1-3/4")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td></td><td>INSULATED LVL RSJ 02 (M)</td></tr> <tr> <td>1C</td><td>EXTERIOR 815 x 2430 x 45</td></tr> <tr> <td></td><td>(2'-4" x 8'-0" x 1-3/4")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td></td><td>INSULATED LVL RSJ 02 (M)</td></tr> <tr> <td>1D</td><td>EXTERIOR 815 x 2430 x 45</td></tr> <tr> <td></td><td>(2'-4" x 8'-0" x 1-3/4")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td></td><td>INSULATED LVL RSJ 02 (M)</td></tr> <tr> <td>2.</td><td>INTERIOR 815 x 2030 x 35</td></tr> <tr> <td></td><td>(2'-4" x 6'-8" x 1-3/8")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td>2A</td><td>EXTERIOR 815 x 2030 x 45</td></tr> <tr> <td></td><td>(2'-4" x 6'-8" x 1-3/4")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td></td><td>INSULATED LVL RSJ 02 (M)</td></tr> <tr> <td></td><td>WITH REMOVED SET CLOSURE</td></tr> <tr> <td>2B</td><td>EXTERIOR 815 x 2030 x 45</td></tr> <tr> <td></td><td>(2'-4" x 6'-8" x 1-3/4")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td></td><td>INSULATED LVL RSJ 02 (M)</td></tr> <tr> <td></td><td>WITH REMOVED SET CLOSURE</td></tr> <tr> <td>2C</td><td>EXTERIOR 815 x 2430 x 45</td></tr> <tr> <td></td><td>(2'-4" x 8'-0" x 1-3/4")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td></td><td>INSULATED LVL RSJ 02 (M)</td></tr> <tr> <td>2D</td><td>EXTERIOR 815 x 2430 x 45</td></tr> <tr> <td></td><td>(2'-4" x 8'-0" x 1-3/4")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td></td><td>INSULATED LVL RSJ 02 (M)</td></tr> <tr> <td>3.</td><td>INTERIOR 780 x 2030 x 35</td></tr> <tr> <td></td><td>(2'-6" x 6'-8" x 1-3/8")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td>3A</td><td>INTERIOR 710 x 2030 x 35</td></tr> <tr> <td></td><td>(2'-4" x 6'-8" x 1-3/8")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td>3B</td><td>INTERIOR 780 x 2430 x 35</td></tr> <tr> <td></td><td>(2'-6" x 8'-0" x 1-3/8")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td>3C</td><td>INTERIOR 710 x 2430 x 35</td></tr> <tr> <td></td><td>(2'-4" x 8'-0" x 1-3/8")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td>4.</td><td>INTERIOR 910 x 2030 x 35</td></tr> <tr> <td></td><td>(2'-7" x 6'-8" x 1-3/8")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td>4A</td><td>INTERIOR 860 x 2030 x 35</td></tr> <tr> <td></td><td>(2'-5" x 6'-8" x 1-3/8")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td>4C</td><td>INTERIOR 860 x 2430 x 35</td></tr> <tr> <td></td><td>(2'-5" x 8'-0" x 1-3/8")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td>5</td><td>INTERIOR 460 x 2030 x 35</td></tr> <tr> <td></td><td>(1'-6" x 6'-8" x 1-3/8")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td>6.</td><td>EXTERIOR 815 x 2030 x 45</td></tr> <tr> <td></td><td>(2'-4" x 6'-8" x 1-3/4")</td></tr> <tr> <td></td><td>DOOR</td></tr> <tr> <td></td><td>3/20 WOOD FRAME</td></tr> </table> | 1. | EXTERIOR 815 x 2030 x 45 | | (2'-4" x 6'-8" x 1-3/4") | | DOOR | | INSULATED LVL RSJ 02 (M) | 1A | EXTERIOR 885 x 2030 x 45 | | (2'-10" x 6'-8" x 1-3/4") | | DOOR | 1B | EXTERIOR 815 x 2030 x 45 | | (2'-4" x 6'-8" x 1-3/4") | | DOOR | | INSULATED LVL RSJ 02 (M) | 1C | EXTERIOR 815 x 2430 x 45 | | (2'-4" x 8'-0" x 1-3/4") | | DOOR | | INSULATED LVL RSJ 02 (M) | 1D | EXTERIOR 815 x 2430 x 45 | | (2'-4" x 8'-0" x 1-3/4") | | DOOR | | INSULATED LVL RSJ 02 (M) | 2. | INTERIOR 815 x 2030 x 35 | | (2'-4" x 6'-8" x 1-3/8") | | DOOR | 2A | EXTERIOR 815 x 2030 x 45 | | (2'-4" x 6'-8" x 1-3/4") | | DOOR | | INSULATED LVL RSJ 02 (M) | | WITH REMOVED SET CLOSURE | 2B | EXTERIOR 815 x 2030 x 45 | | (2'-4" x 6'-8" x 1-3/4") | | DOOR | | INSULATED LVL RSJ 02 (M) | | WITH REMOVED SET CLOSURE | 2C | EXTERIOR 815 x 2430 x 45 | | (2'-4" x 8'-0" x 1-3/4") | | DOOR | | INSULATED LVL RSJ 02 (M) | 2D | EXTERIOR 815 x 2430 x 45 | | (2'-4" x 8'-0" x 1-3/4") | | DOOR | | INSULATED LVL RSJ 02 (M) | 3. | INTERIOR 780 x 2030 x 35 | | (2'-6" x 6'-8" x 1-3/8") | | DOOR | 3A | INTERIOR 710 x 2030 x 35 | | (2'-4" x 6'-8" x 1-3/8") | | DOOR | 3B | INTERIOR 780 x 2430 x 35 | | (2'-6" x 8'-0" x 1-3/8") | | DOOR | 3C | INTERIOR 710 x 2430 x 35 | | (2'-4" x 8'-0" x 1-3/8") | | DOOR | 4. | INTERIOR 910 x 2030 x 35 | | (2'-7" x 6'-8" x 1-3/8") | | DOOR | 4A | INTERIOR 860 x 2030 x 35 | | (2'-5" x 6'-8" x 1-3/8") | | DOOR | 4C | INTERIOR 860 x 2430 x 35 | | (2'-5" x 8'-0" x 1-3/8") | | DOOR | 5 | INTERIOR 460 x 2030 x 35 | | (1'-6" x 6'-8" x 1-3/8") | | DOOR | 6. | EXTERIOR 815 x 2030 x 45 | | (2'-4" x 6'-8" x 1-3/4") | | DOOR | | 3/20 WOOD FRAME | <p>MECHANICAL SYMBOLS</p> <table> <tr> <td>HEAT PIPE</td><td>WIND AIR</td></tr> <tr> <td>PLUMBING (TOILET)</td><td>RETURN AIR DUCT</td></tr> <tr> <td>PLUMBING (BATH, S</td></tr></table> | HEAT PIPE | WIND AIR | PLUMBING (TOILET) | RETURN AIR DUCT | PLUMBING (BATH, S |
| L1 | 2/38 x 184 (2/2" x 8") | SPR #2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B1 | 3/38 x 184 (3/2" x 8") | SPR #2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1. | EXTERIOR 815 x 2030 x 45 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| HEAT PIPE | WIND AIR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBING (TOILET) | RETURN AIR DUCT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBING (BATH, S | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Town of Innisfil Certified Model
09/03/2018 10:13:55 AM kgervais

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 CBC, DIV. 6 - 9.5.2.1, WATER CLOSET 3.8.3.6.(3)(a) & 3.8.3.6.(3)(c), SHOWER 3.8.3.13.(2)(a), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



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

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

NOTES:

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

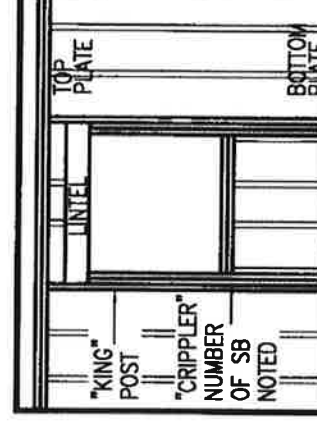
MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:

- 2"x6" @ 16" O.C. - 12'-6"
- 2"x6" @ 12" O.C. - 13'-10"
- 2-2"x6" @ 16" O.C. - 15'-0"
- 2-2"x6" @ 12" O.C. - 17'-4"

NOTES:

- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa, SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
- PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
- WALL FRAMING SHALL CONFORM TO CBC 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 CBC TABLE A-30



"CRIPPLE" DETAIL



no.	description	date	by
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
2			
3			
4			
5			
6			
7			
8			
9			

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2H 1R4
t 416.630.2235 f 416.630.4782
va3design.com

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

Wellington Jiro-Baptista 25591
VAS Design Inc. 42658

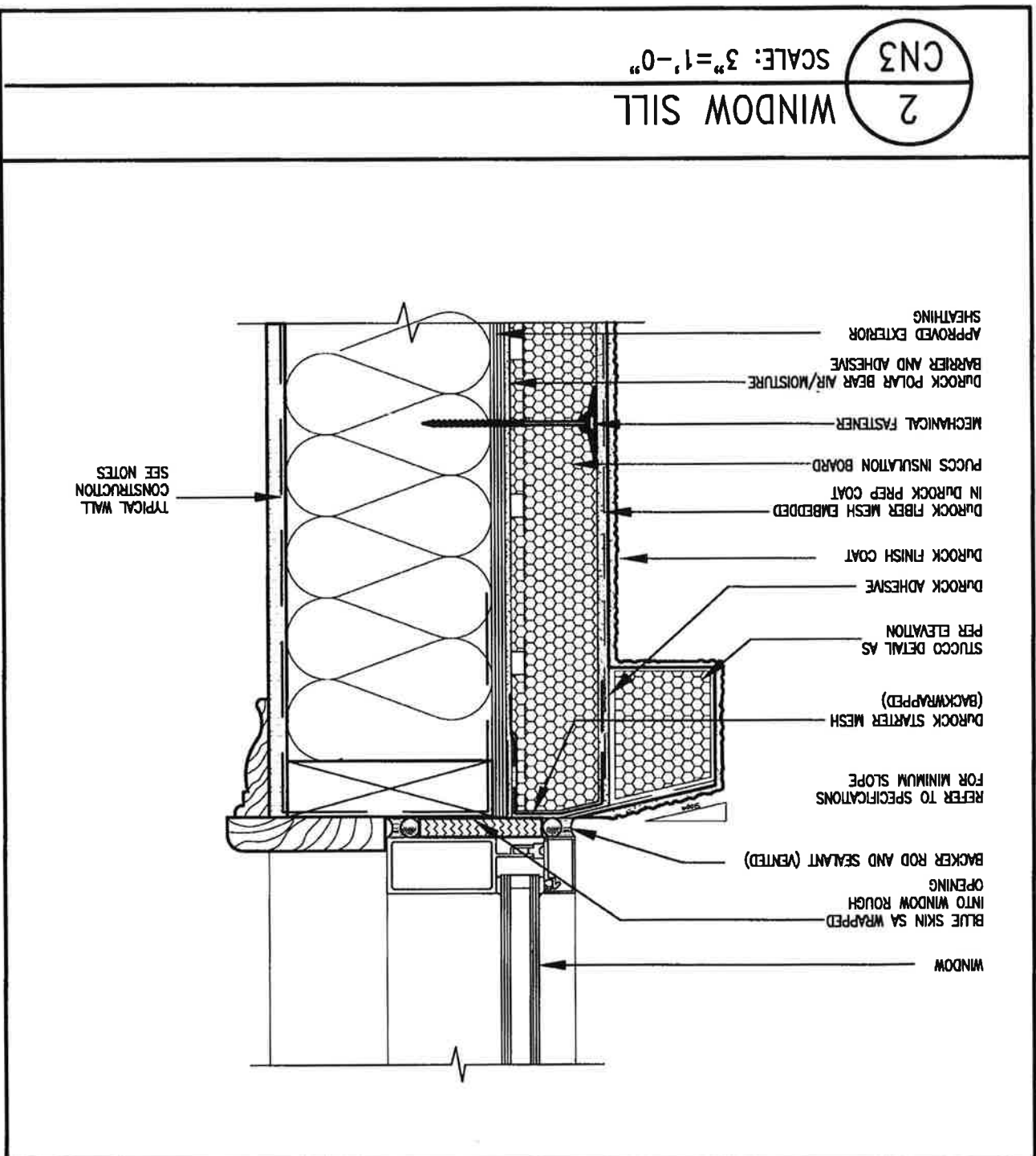
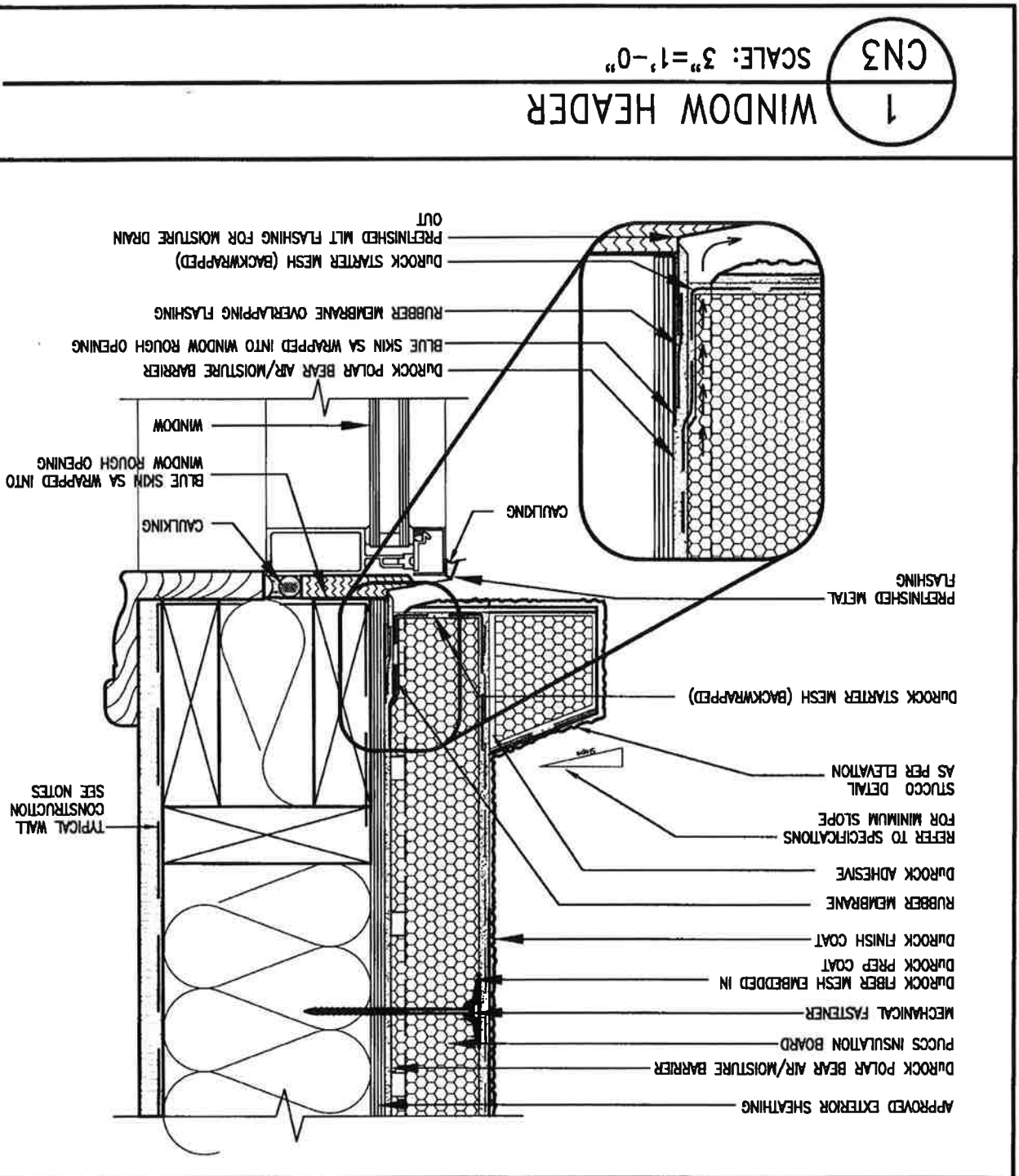
BAYVIEW WELLINGTON
project name: ALCONA
municipality: INNISFIL ON.
CONST. NOTE

checked by: 3/16" = 1'-0"
drawn by: MAY 2016
scale: 1/8" = 1'-0"
project no.: 13049
drawing no.: CN2

CONSTRUCTION NOTES
13049-CN-A1
17-08-04
13049-CN-A1
17-08-04

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

DETAILS ARE BASED ON DURROCK PUCCS SYSTEM



Town of Inishin Certified Model

1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
2			
3			
4			
5			
6			
7			
8			
9			
10	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 Jiro-Bogdan *J. Bogdan* 25591
 Design Information
 VAS Design Inc. *J. Bogdan* 42653
 Design Information
 VAS Design Inc. 42653

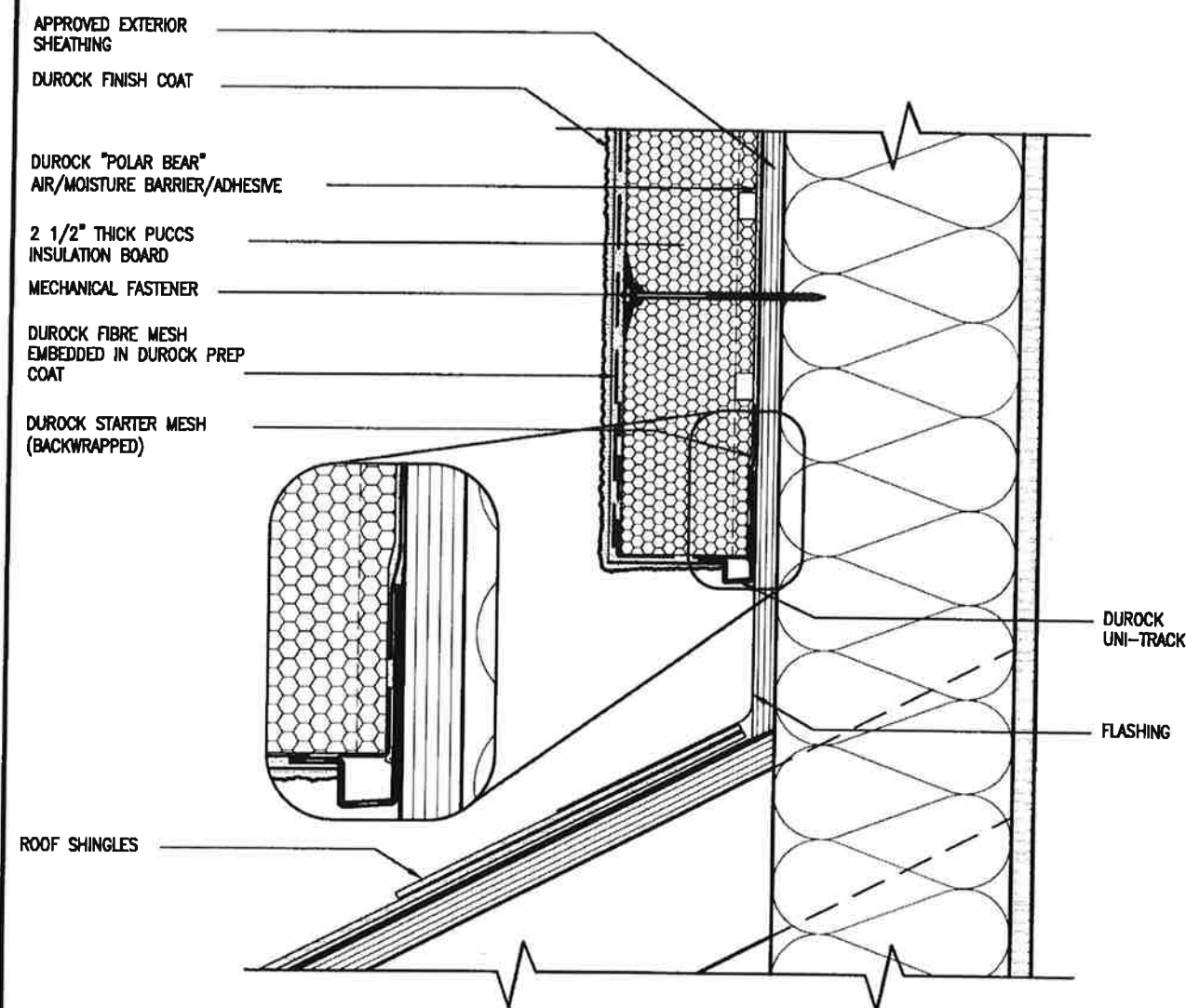
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



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

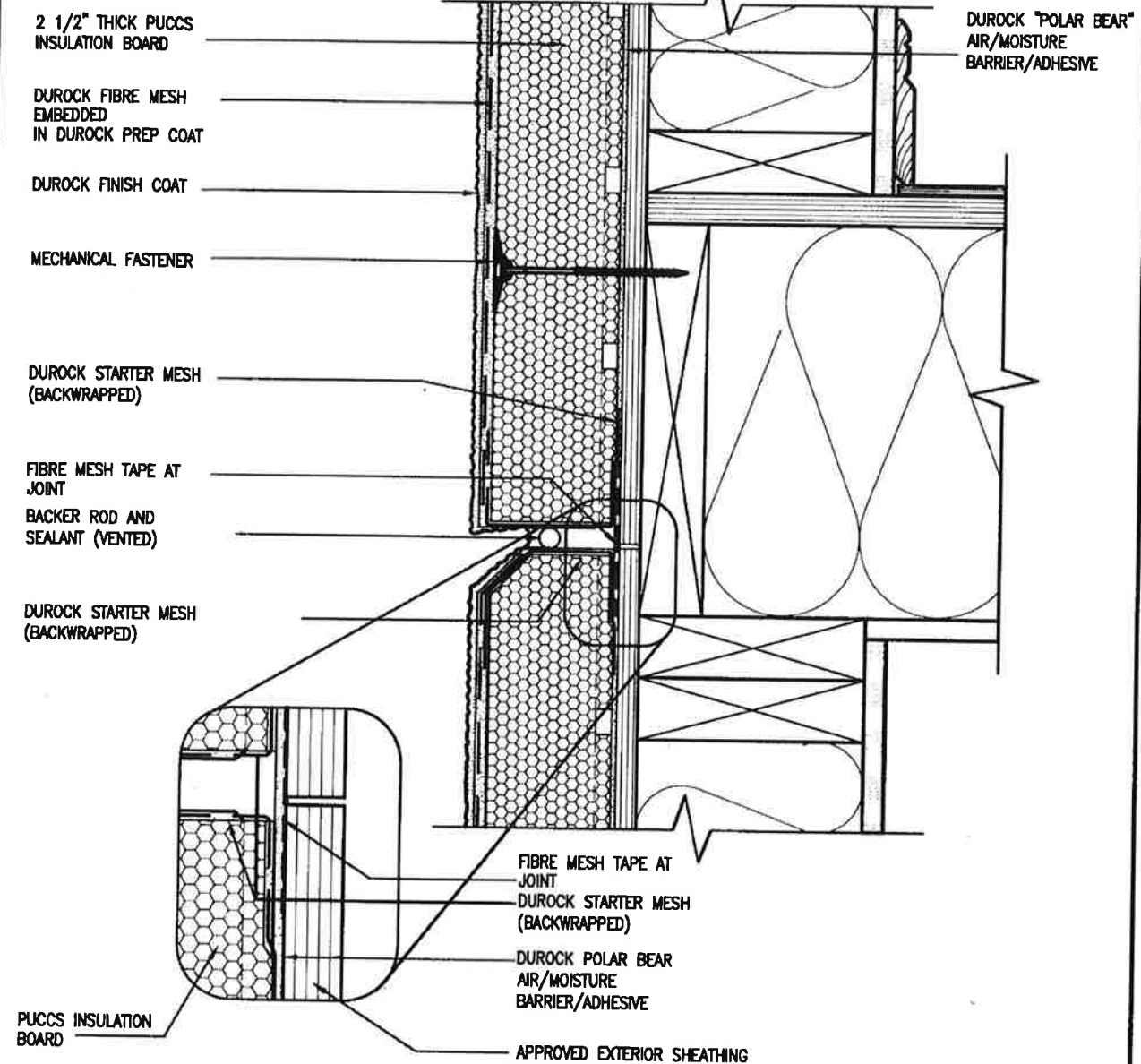
BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	project no. 13049
location INMISFLON.	manipulated by CONSTRUCTION NOTES
date MAY 2016	drawn by RC
checked by 3/16" = 1'-0"	scale 13049-CH-A1
drawn by RC	drawing no. CN3

RICHARD - H:\ARCHIVE\WORKING\2013\13049-BAYVIEW\CH Notes\13049-CH-A1.dwg - Fr - Aug 4 2017 - 8:46 AM



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

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



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

Town of Innisfil Certified Model
09/03/2018 10:14:11 AM kgervais



9	*	The undersigned has reviewed and takes responsibility for the design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	*	qualification information
7	*	
6	*	Wellington Jno-Baptista
5	*	name
4	*	qualification information
3	*	VAS Design Inc.
2	*	
1	*	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions are measurements of members and the property of the material. The Contractor is returned of the completion of the work. Drawings are not to be modified.
no. description	AUG 04-17	date by
1	ISSUE FOR CLIENT REVIEW	

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

BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	multiplicity INNSFTL ON.	project no. 13049	
date MAY 2016	checked by —	CONSTRUCTION NOTES	
drawn by BC	scale 3/16" = 1'-0"	file name 13049-ON-1	

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RICHARD - H (ARCHIVE) \WORKBOOKS\2013\13049-EM\UNITS\CH\Notes\13049-CH-A1.dwg - Fri - Aug 4 2017 - 8:48 AM

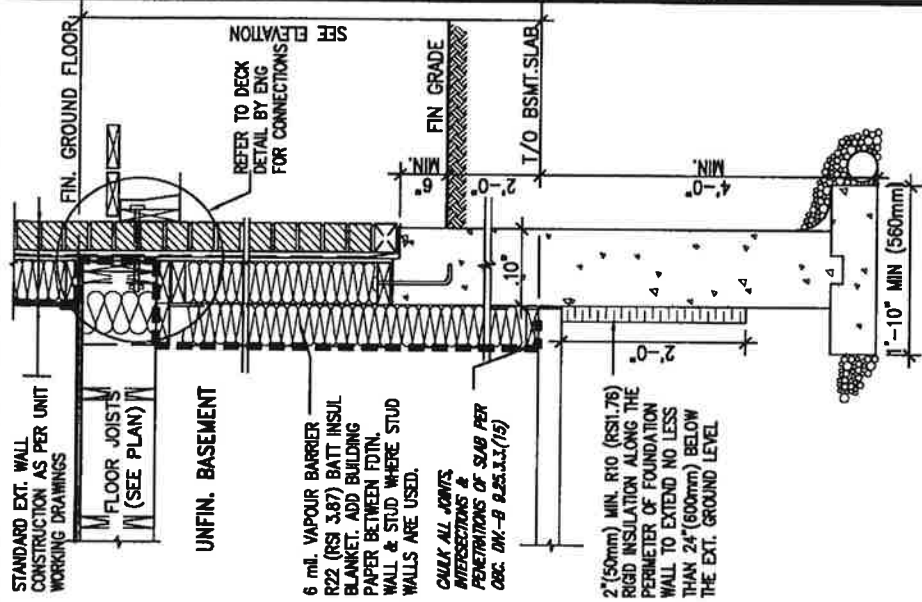
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM

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

TRANSITION MEMBRANE
EXTEND MEMBRANE 6"
ABOVE AND BELOW
SILT ENSURE
TRANSITION MEMBRANE
IS OVER BUILDING
PAPER

[illegible]

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.



*** REVISED - FEB 2017**

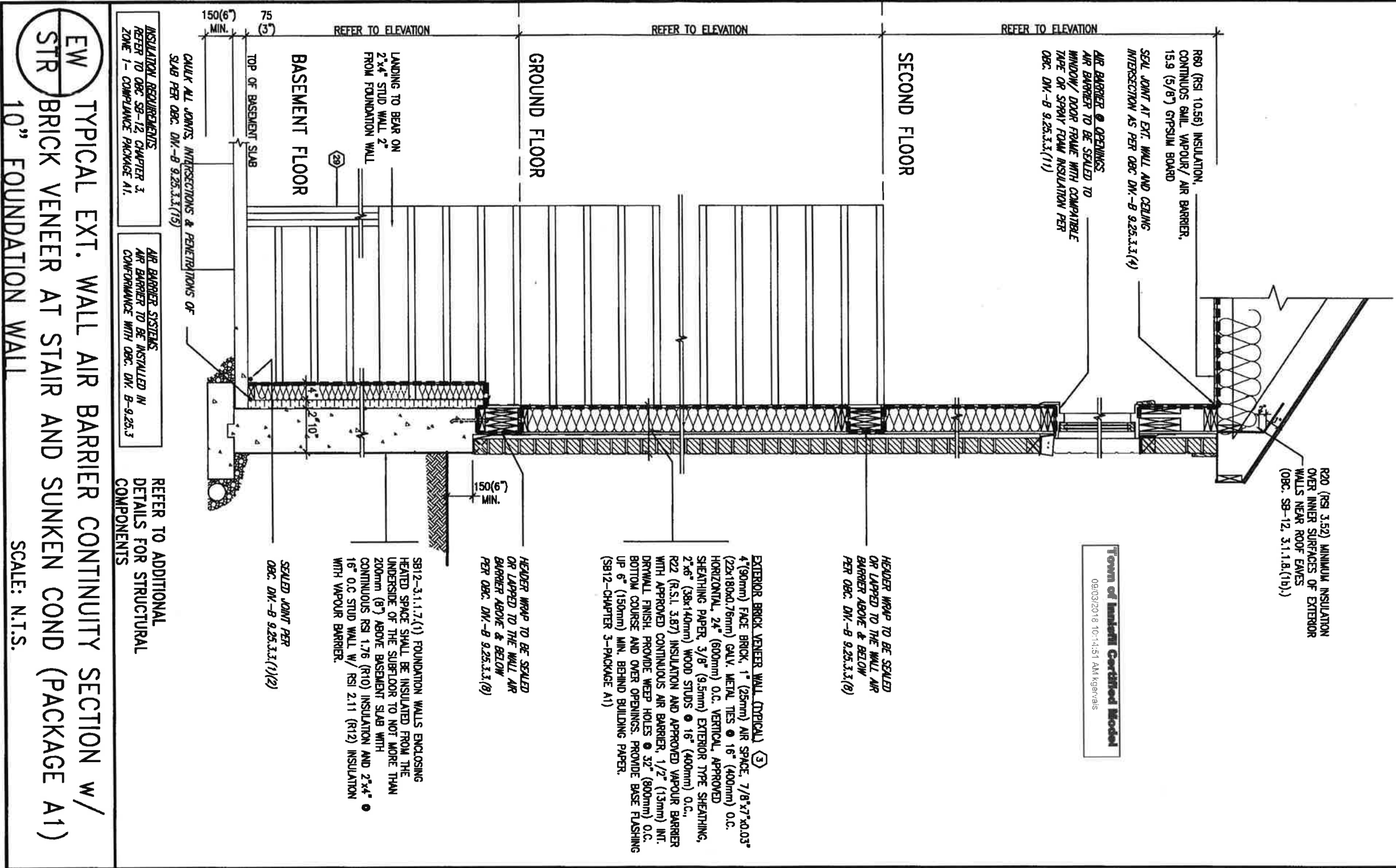
SECTION AT W.O.D/W.O.B.

9	*		*	The undersigned has reviewed and takes responsibility for this design.
8	*		*	I am the responsible person who prepared or checked the design drawings and made the requirements set out in the Ontario Building Code to be a Designer.
7	*		*	Qualification Information
6	*		*	Wellington Jno-Baptista 25581
5	*		*	Name
4	*		*	Registration Information BDM
3	*		*	VAS Design Inc. 42858
2	*		*	
1	*		*	Contractor must verify all dimensions on the job and report any discrepancies to the supervisor immediately proceeding with the work. All drawings and specifications are subject to change without notice and the property of the Designer which must be returned at the completion of the work.
no.	description	date	by	Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC		

BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	multiplicity NNISFTLON.
date MAY 2016	project no. 13049
drawn by RC	drawing no. CN6
checked by -	construction notes file name 13049-CN-A1
scale 3/16" = 1'-0"	

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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)
SCALE: N.T.S.

101 description		date		by	
1. ISSUE FOR CLIENT REVIEW		AUG 04-17 RC		[Signature]	
2. [Blank]		[Blank]		[Blank]	
3. [Blank]		[Blank]		[Blank]	
4. [Blank]		[Blank]		[Blank]	
5. [Blank]		[Blank]		[Blank]	
6. [Blank]		[Blank]		[Blank]	
7. [Blank]		[Blank]		[Blank]	
8. [Blank]		[Blank]		[Blank]	

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

Wellington John Bayview 25591
VLS Design Inc. 42658

255 Connaught Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vlsdesign.com

BAYVIEW WELLINGTON		CONST NOTE	
ALCONA		INNSTL.O.N.L.	
dated MAY 2016		checked by 3/16" = 1'-0"	
drawn by [Blank]		scale 13049-CN-A1	
CONSTRUCTION NOTES		drawing no. 13049	
CN7		project no. 13049	



provide a min 4" of rigid insulation under slab for protection of footings on interior of cold cellar.

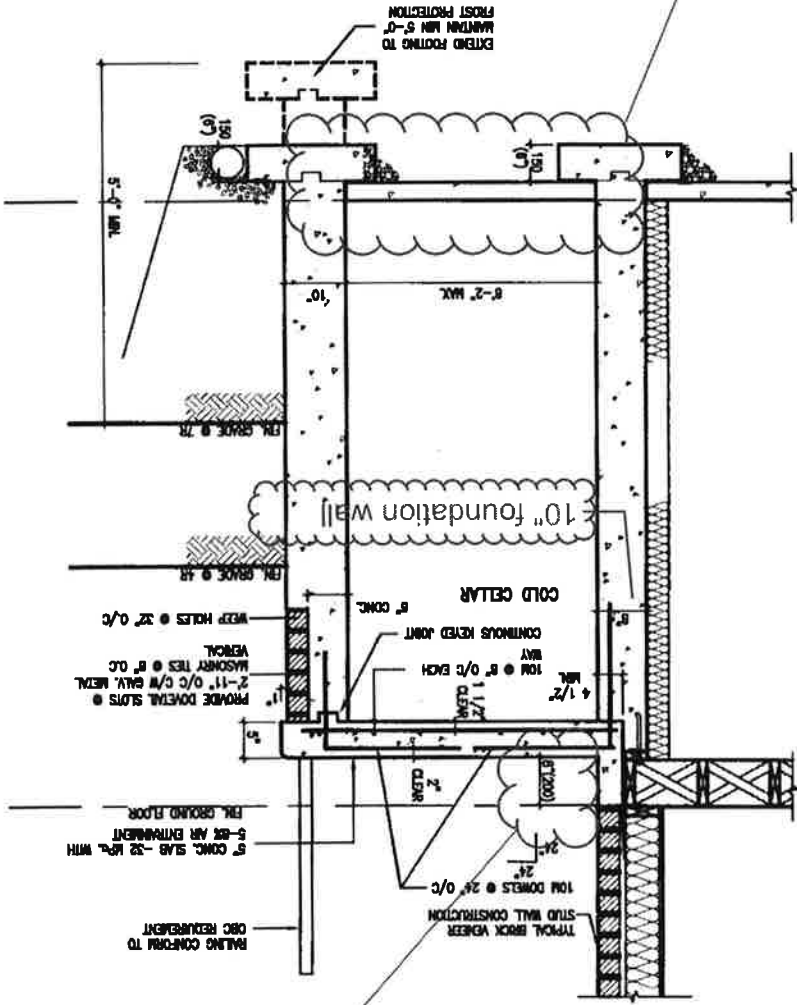
provide a min 4" of rigid insulation under slab for protection of footings on interior of cold cellar.

drainage shall be provided at the bottom of every foundation wall that contains the building interior.

(X1)

SECTION AT PORCH FOR 4-7R CONDITION

SCALE: N.T.S.

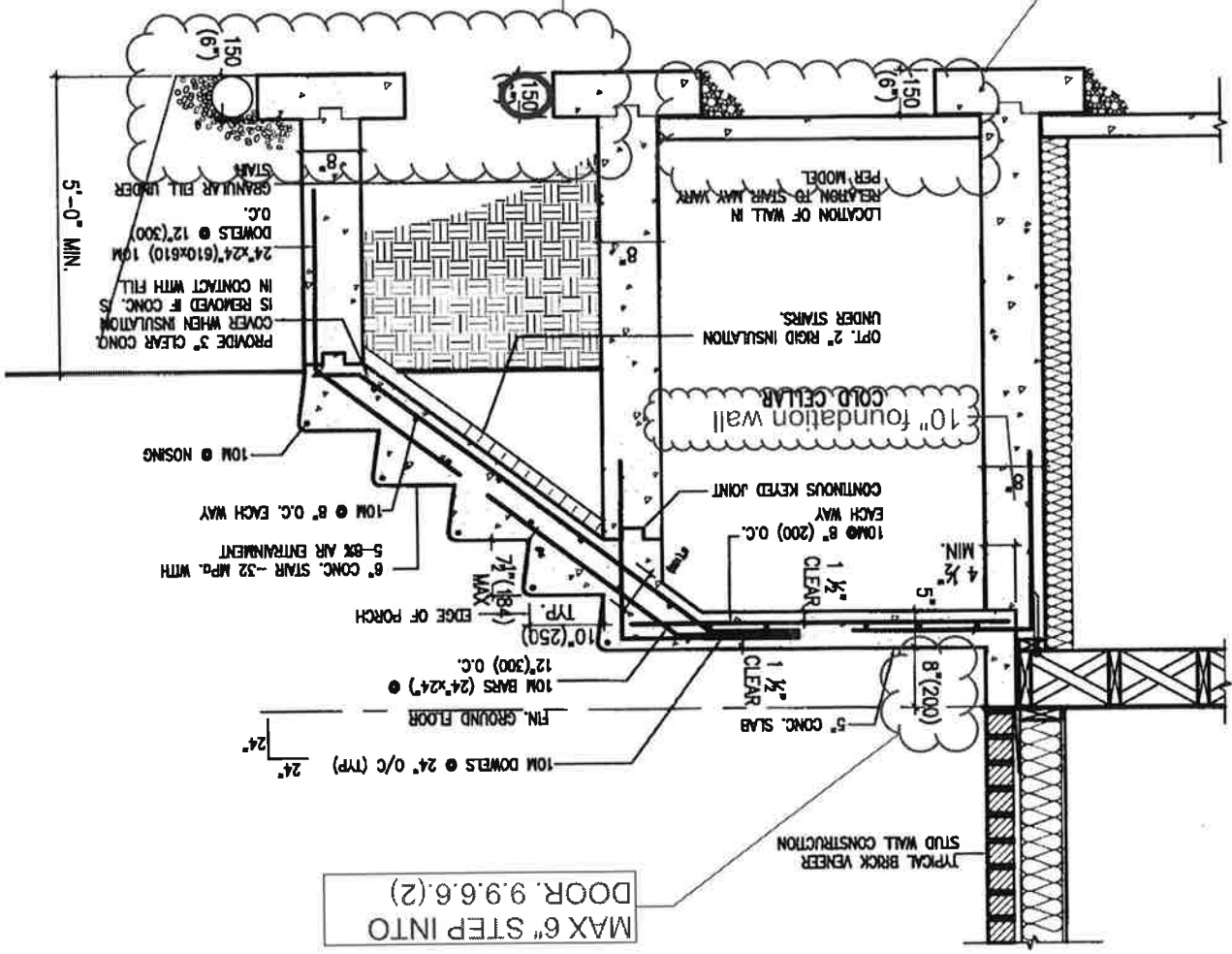


Town of Inishitt Certified Model

X2

EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)

SCALE: N.T.S.

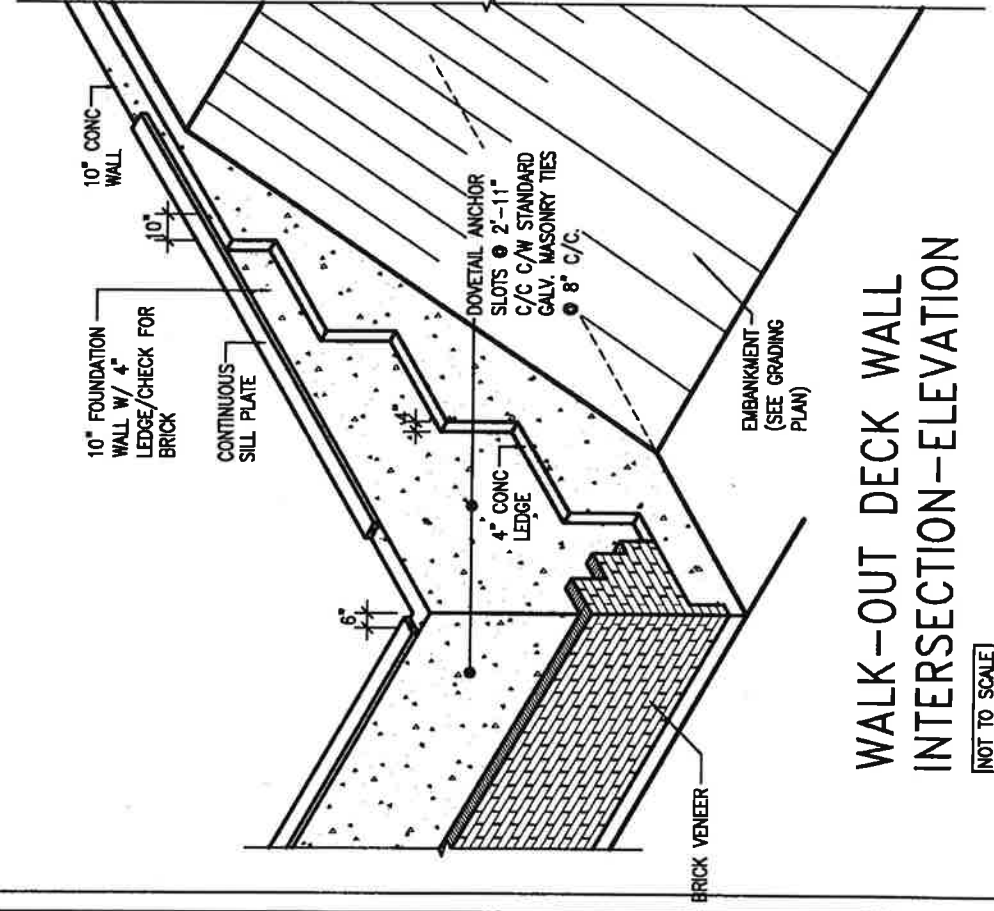


9		-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Outline Bidding Code to be a Designer.	
8	*	*	qualifications information	
7	*	*	Wilmington Two-Boprite	25591
6	*	*	address	SCM
5	*	*	registration information	
4	*	*	VMS Design Inc.	42838
3	*	*		
2	*	*		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC		
no. description		date	by	

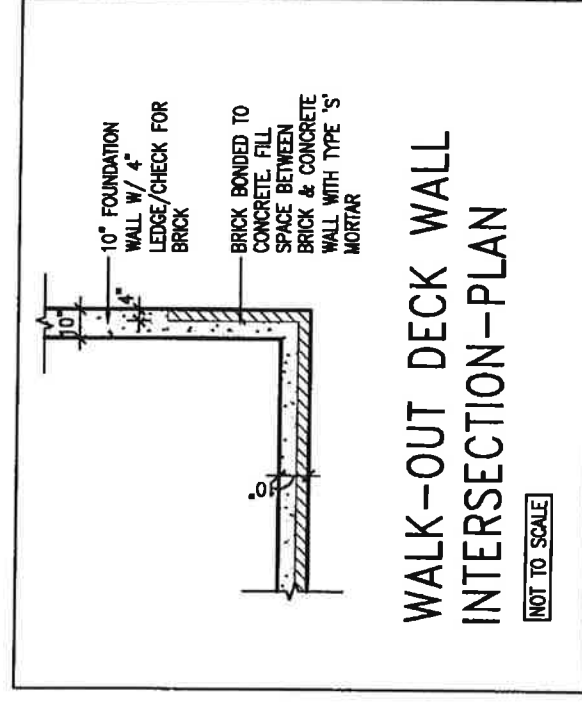
Contractor must verify all dimensions on the job and report any discrepancy to the Designer on completion of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VAB
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 / 416.630.4782
vabdesign@gmail.com

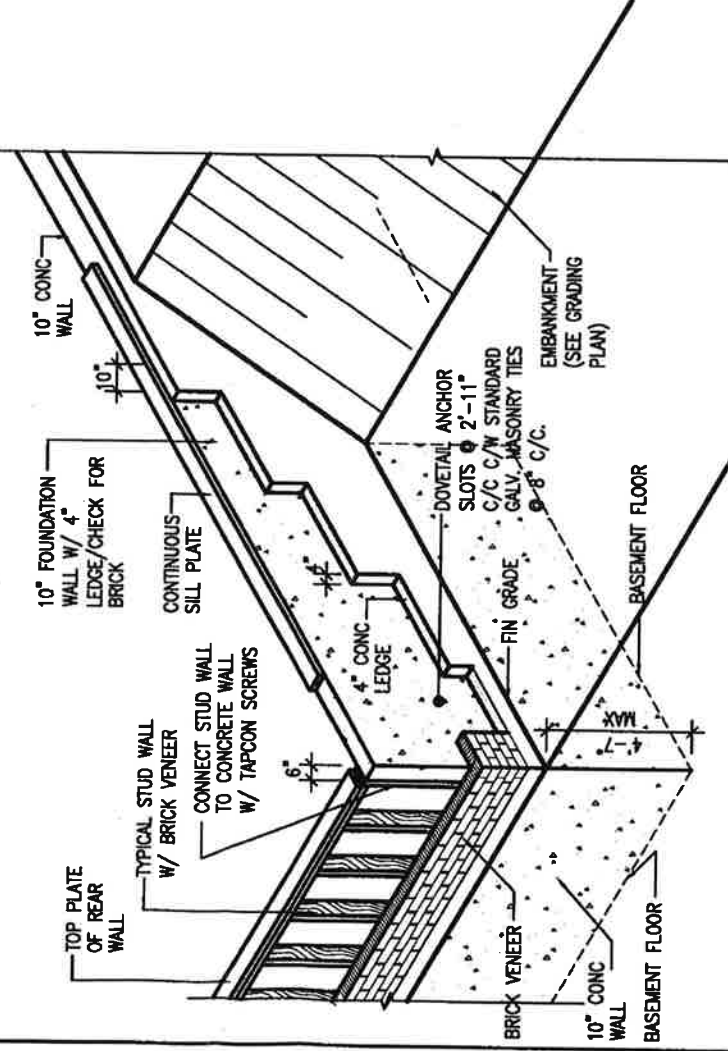
BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	project no. 13049
date MAY 2016	revision 13049-CH-AI
drawn by —	designed by CN9
checked by —	the notes 13049-CH-AI
scale 3/16" = 1'-0"	date MAY 2017
CONSTRUCTION NOTES	
RECORDED - RE-APPROPRIATE WORKING (20) 31.13049-BW-WUMTS (CN Notes) 13049-CH-AI desig. - F.T. - MAY 4 2017 9:52 AM	



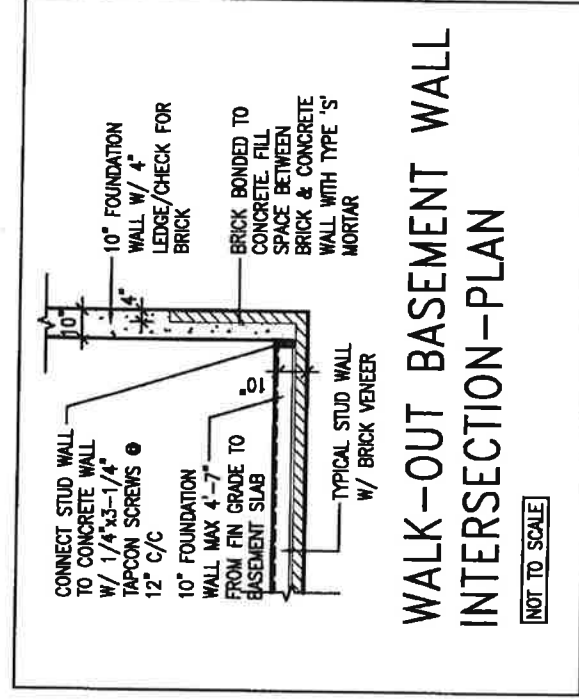
WALK-OUT DECK WALL INTERSECTION-ELEVATION



WALK-OUT DECK WALL INTERSECTION-PLAN



WALK-OUT DECK WALL
INTERSECTION-ELEVATION MAX
4'-7" BACKFILL



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

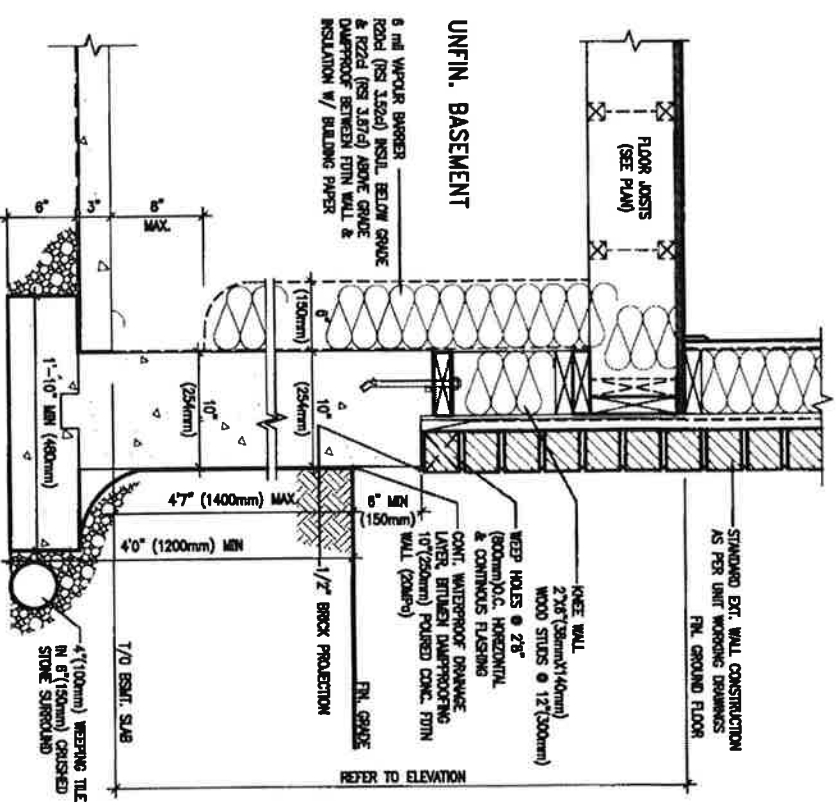
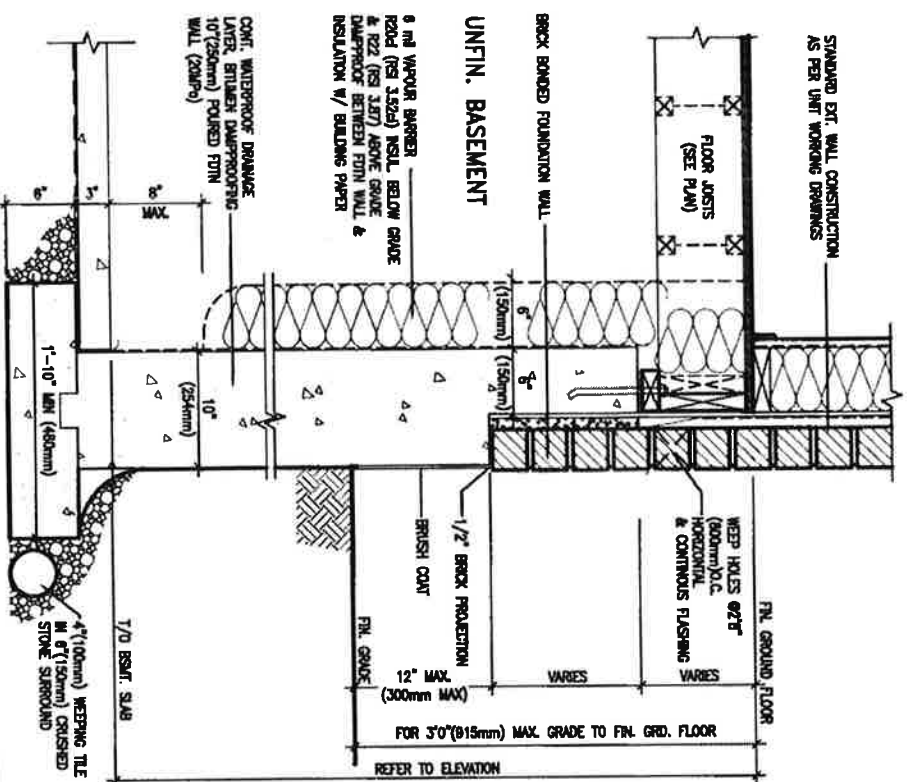
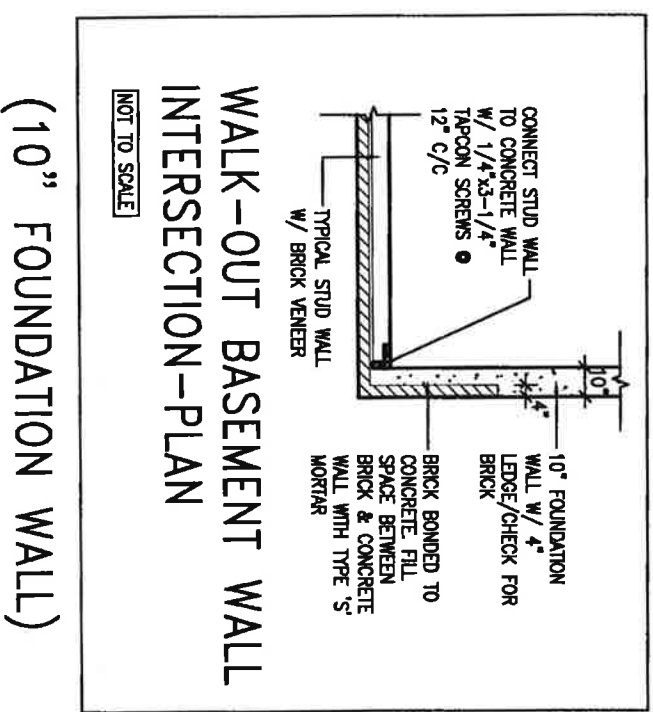
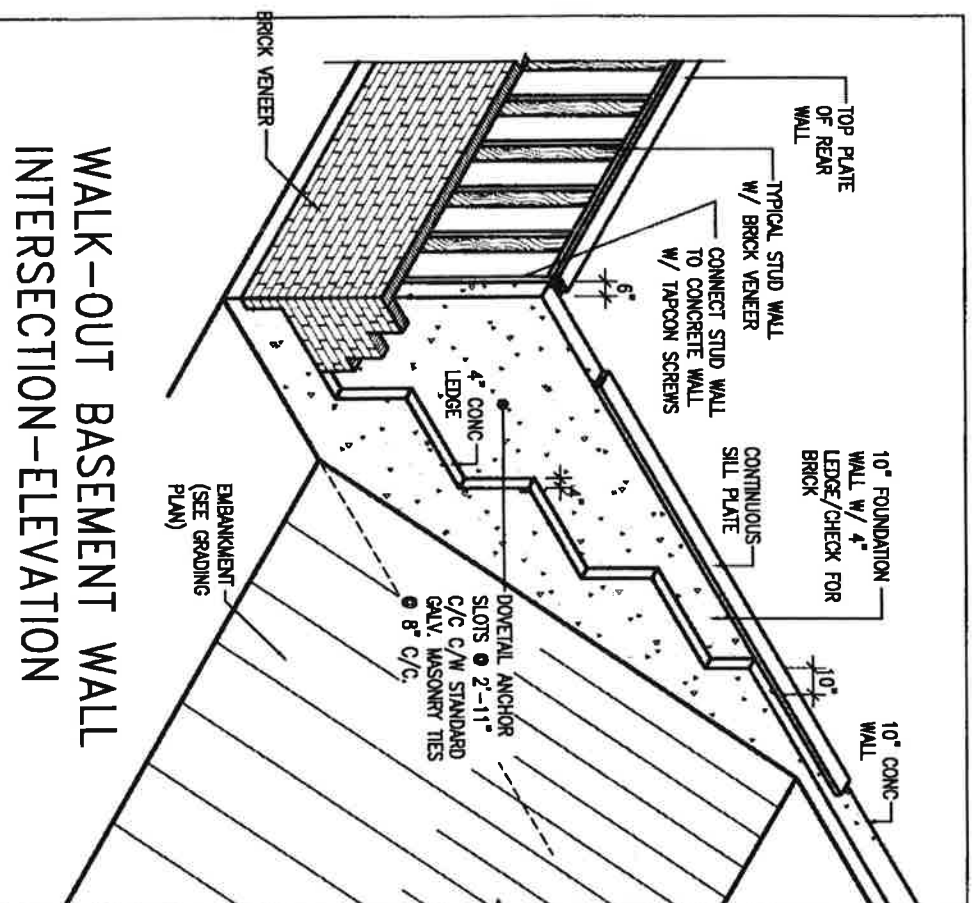
Town of Innisfil Certified Model
09/03/2018 10:24:05 AM kgervais


 A circular professional engineer seal for A. T. Quail, License No. 17-08-04, Province of Ontario. The seal includes the text "LICENSED PROFESSIONAL ENGINEER" and "PROVINCE OF ONTARIO".

9	*	*	*	
8	*	*	*	
7	*	*	*	
6	*	*	*	
5	*	*	*	
4	*	*	*	
3	*	*	*	
2	*	*	*	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RE	
no.	description	date	by	

BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	municipality INNISFIL ON.
date MAY 2016	project no. 13049
drawn by RC	drawing no. CN10
checked by -	scale 3/16" = 1'-0"
CONSTRUCTION NOTES	
RICHARD - H:\ARCHIVE\WORKING\2015\13049.BW\UNITS\ON Notes\13049-CN-A1.dwg - FH - Aug. 4 2017 - 8:57 AM 13049-CN-A1	

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Town of Lincoln Certified Model
09/03/2018 10:22:20 AM kjervais

9	the undersigned has retained and holds responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25597	25597	ECN	428558
8	Ontario Building Code to be a Designer.				
7	qualification information				
6	Wellington Ave-Bayview				
5	name information				
4	VAS Design Inc.				
3	signature				
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 copied.				
1	ISSUE FOR CLIENT REVIEW				
no. description	date	by			



VAB DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 Tel: 416.631.2255 Fax: 416.630.4782
 info@vabdesign.com

BAYVIEW WELLINGTON

CONST NOTE

Project name	ALCONA		Project no.
Client	INNSFIL, ON.		13049
Unit	checked by	CONSTRUCTION NOTES	drawing no.
Unit 2016	3/16" = 1'-0"	13049-CH-A1	CN111
Drawn by	scale	file name	
RC	3/16" = 1'-0"	13049-CH-A1	

ROCKLAND - H:\WORKING\WORKING\2013\13049-BV\UNIT\CH Notes\13049-CH-A1.dwg - Fri - Aug 4 2017 - 8:48 AM
 ROCKLAND - H:\WORKING\WORKING\2013\13049-BV\UNIT\CH Notes\13049-CH-A1.dwg - Fri - Aug 4 2017 - 8:48 AM

09/03/2018 10:24:13 AM kgervais

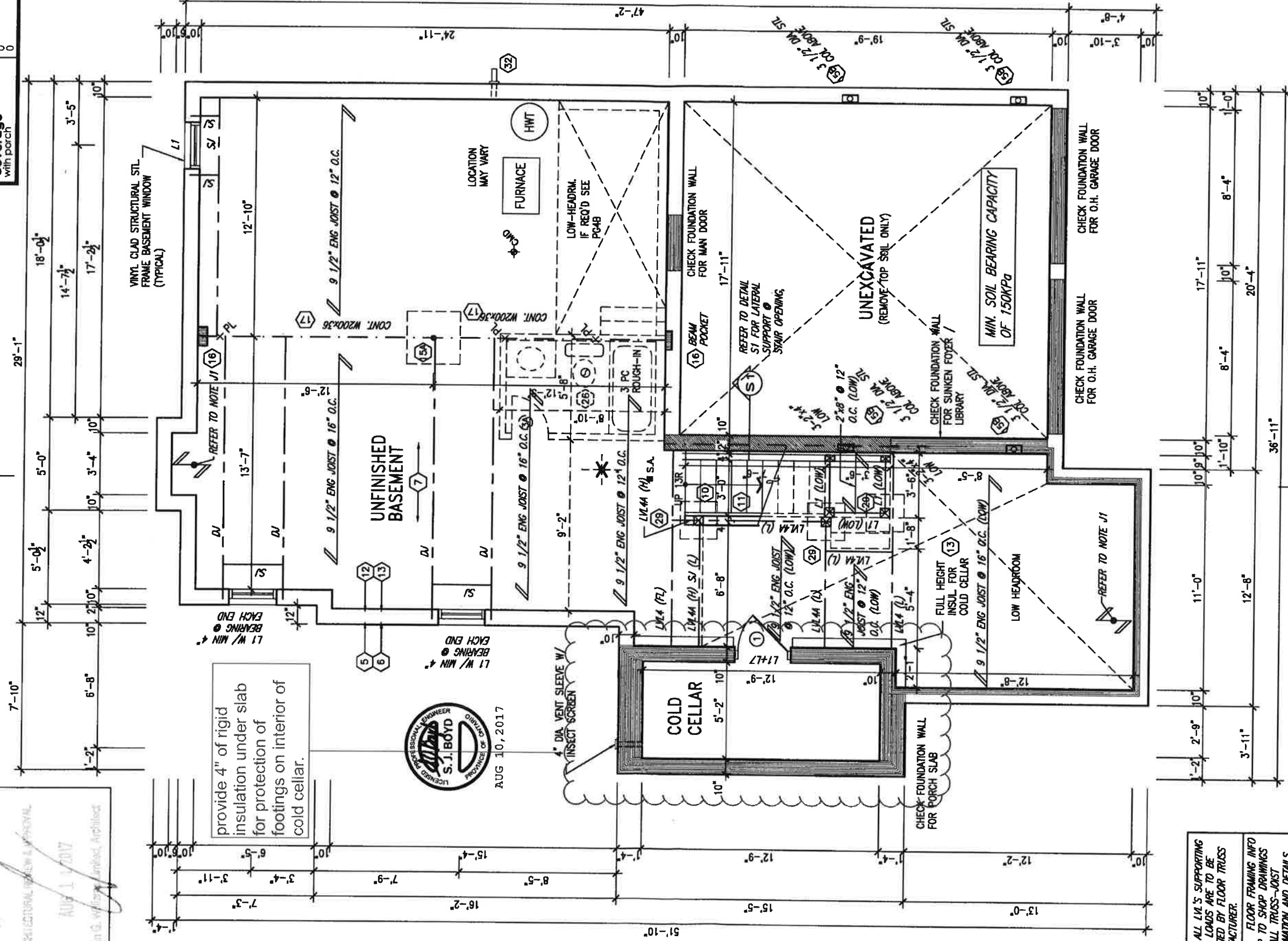
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

ARCHITECTURAL REVIEW & APPROVAL

2007

John G. Williams Limited, Architect

AREAS	ELEV 'A'	ELEV 'B'
Ground floor area	0	1091 SF
Second floor area	0	1462 SF
Subtotal	0	2553 SF
Deduct all open area	0	0 SF
Total net area	0	2553 SF
Finished basement area	0	0000 SF
Coverage	0	1494 SF
without porch	0	136.80 SM
Coverage	0	1584 SF
with porch	0	147.16 SM



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

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

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.	NOTE - J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)
---	--

BASEMENT FLOOR PLAN 'B'



BAYVIEW WELLINGTON

NEW VIEW MEETING ROOM

project name	project no
ALCONA	13049
municipality	
INNISFIL, ONTARIO	

BASEMENT FLOOR PLAN 'B'
 NOV. 2015
 drawn by RC
 checked by RC
 scale 3/16" = 1'-0"
 in room 1304B-S39-2C
 1B

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It is the builder's complete responsibility to ensure that these plans are submitted for approval fully comply with the applicable zoning bylaws 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 building drawings with respect to any zoning or building regulations. It is the responsibility of the house owner to ensure that any building can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

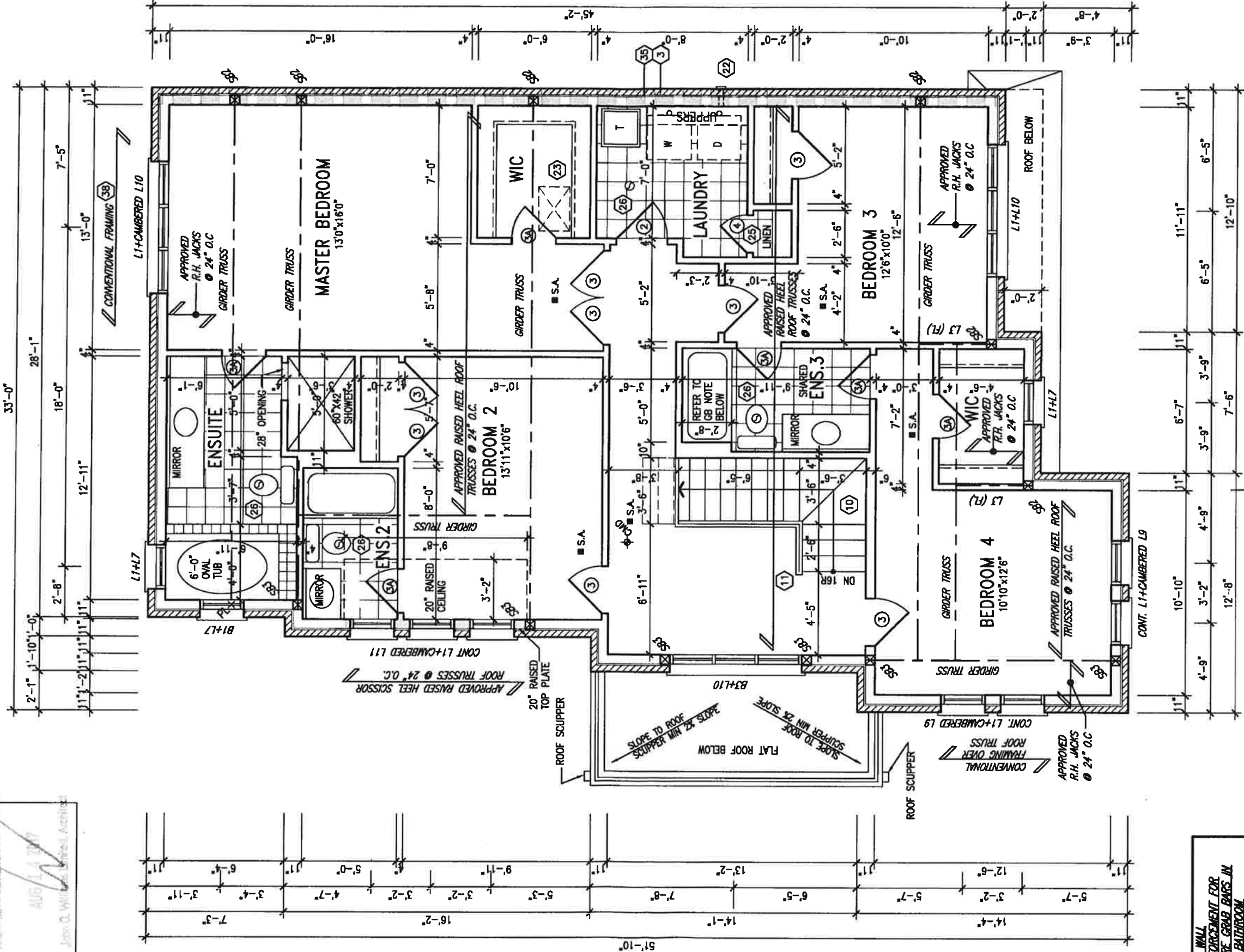
AUG 14 2017

John Q. Williams, Architect

Town of Innisfil Certified Model
09/03/2018 10:26:16 AM Kgeervais



AUG 10, 2017



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

STUD WALL
REINFORCEMENT FOR
FUTURE GRAB BARS IN
MAIN BATHROOM
REINFORCEMENT OF STUD WALLS
SHALL BE INSTALLED ADJACENT
TO WATER CLOSETS AND SHOWER
OR BATHTUB IN MAIN BATHROOM.
REFER TO D.C. 9.5.2.3
3.8.1.8(3)(c), 3.8.1.8(3)(c),
3.8.1.13(2)(i) & 3.8.1.13(4)(c).
AND DETAILS PROVIDED.

SECOND FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD

no.	description	date	by
9			
8			
7			
6			
5			
4	REVISED AS PER ENG COMMENTS	AUG 04-17 RC	WAS Design Inc.
3	REVISED TO 10' FOUNDATION WALLS	DEC 15-16 A/E	WAS Design Inc.
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	WAS Design Inc.
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	WAS Design Inc.

VA3 DESIGN
255 Consumers Rd Suite 120
Innisfil ON N2B 1M4
t 416.630.2255 f 416.630.4762
va3design.com

BAYVIEW WELLINGTON

S39-2COR
STARLING 2

INNISFIL, ONTARIO

ALCONA

NOV. 2015

RC

checked by

3/16" = 1'-0"

scale

SECOND FLOOR PLAN 'B'

13049-S39-2C

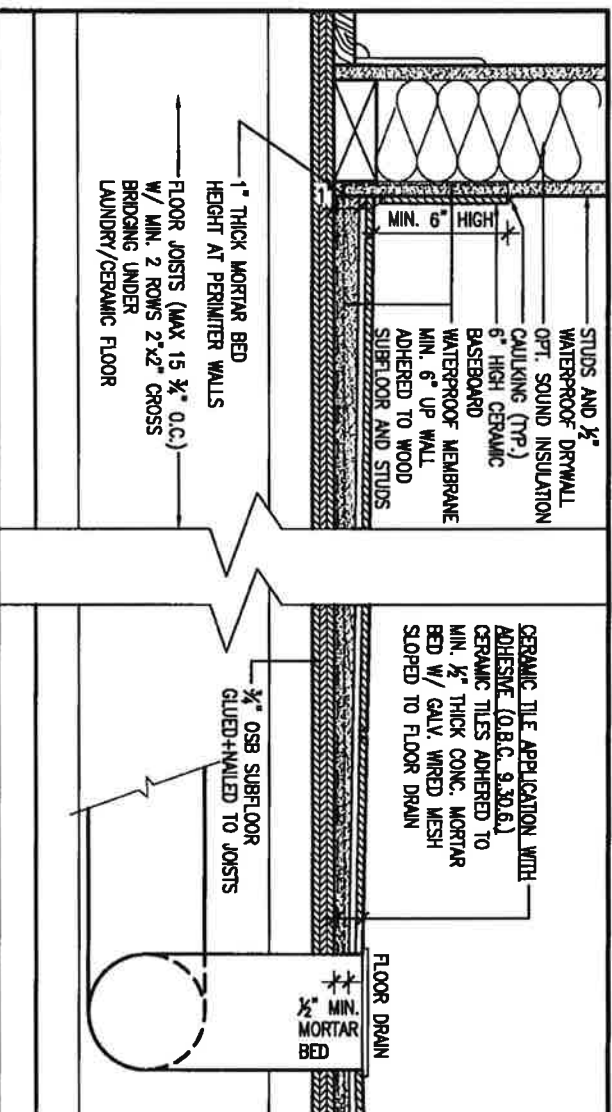
13049

3B

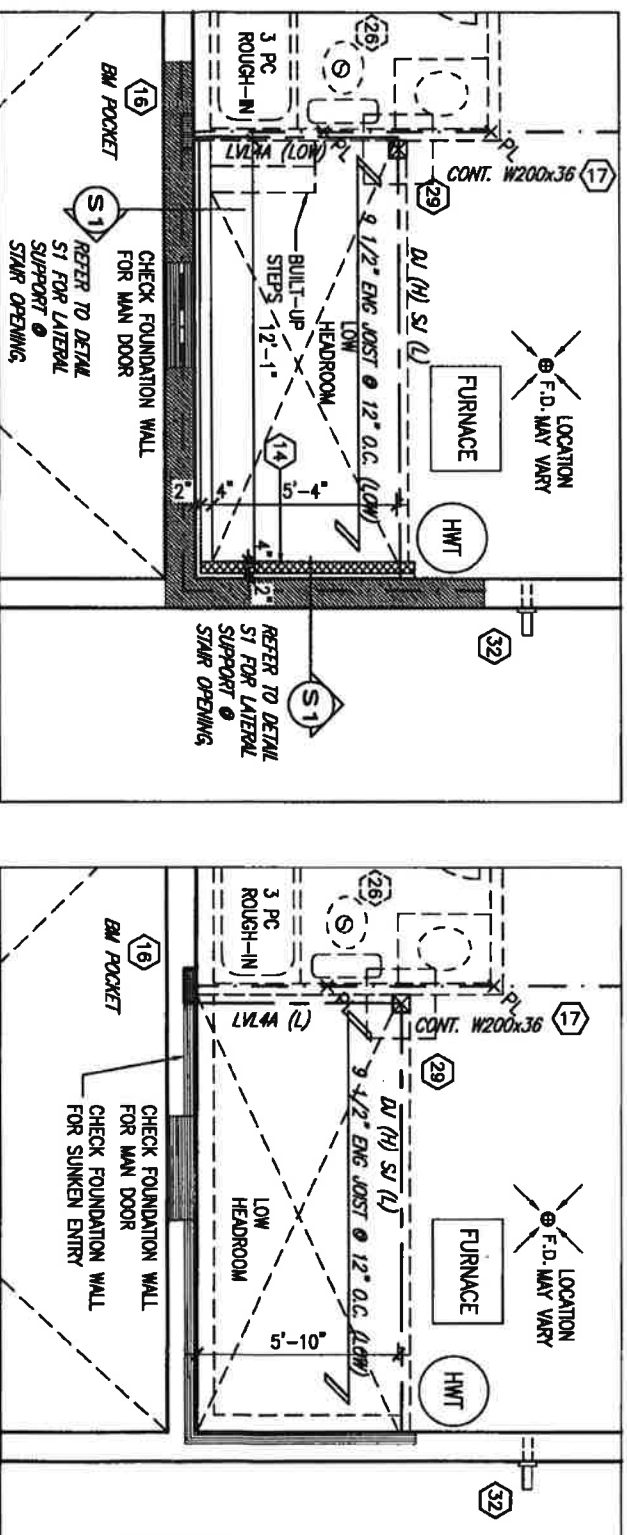
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

AGRICULTURAL REVENUE APOORAN
 ALICE 4/2017
 01/15/18 with Mrs. L. Allen, Assistant

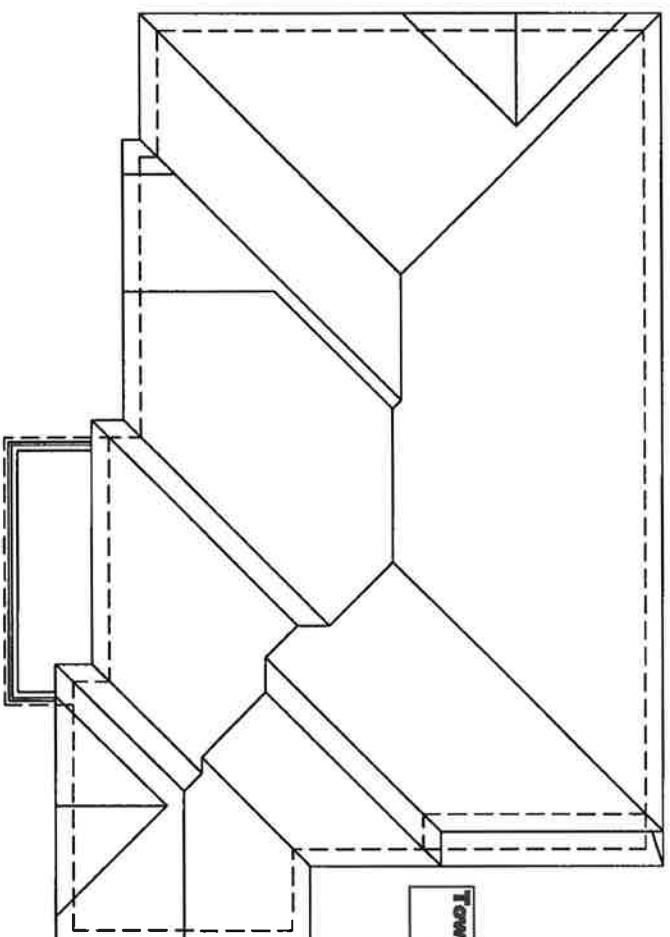


DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



SUNKEN ENTRY 2R OR MORE

SUNKEN ENTRY 1R



Town of Inishin Certified Model
09/03/2018 10:25:22 AM kgervais

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

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

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

no.	description	date	by	location
9	RECEIVED FOR CLIENT REVIEW	AUG 04-17 '87	by	the
8	RECEIVED FOR CLIENT REVIEW	DEC 15-16 '86	by	the
7	RECEIVED FOR CLIENT REVIEW	SEPT 19/16 '86	by	the
6	RECEIVED FOR CLIENT REVIEW	MAY 16-16 '86	by	the
5	RECEIVED FOR CLIENT REVIEW	AUG 04-17 '87	by	the
4	RECEIVED FOR CLIENT REVIEW	DEC 15-16 '86	by	the
3	RECEIVED FOR CLIENT REVIEW	SEPT 19/16 '86	by	the
2	RECEIVED FOR CLIENT REVIEW	MAY 16-16 '86	by	the
1	RECEIVED FOR CLIENT REVIEW	AUG 04-17 '87	by	the

[illegible]

VAD
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2155 / 416.630.7182
vadesign.com

project name	ALCONA	multiplicity	ININISFIL, ONTARIO	project no.	130A9
date	NOV. 2015	scale	PARTIAL PLAN 'B'	drawing no.	4B
drawn by		checked by			
RC					
RICHARD - H:\ARCHIVE\WORKING\2015\130A9.BM\PLANETS\B' 130A9-S39-2C.dwg - Tue - Aug 8 2017 - 11:04 AM		3/16" = 1'-0"		130A9-S39-2C	

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UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
S39-2C ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	660 S.F.	105.00 S.F.	15.91 %
LEFT SIDE	1053 S.F.	255.577 S.F.	24.27 %
RIGHT SIDE	1037 S.F.	0 S.F.	0.00 %
REAR	660 S.F.	143.556 S.F.	21.75 %
* 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.	3410.00 S.F.	504.13 S.F.	14.78 %
TOTAL SQ. M.	316.80 S.M.	46.84 S.M.	14.78 %

Town of Innisfil Certified Model
09/03/2018 10:25:33 AM kgervais



AUG 10, 2017

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for 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.

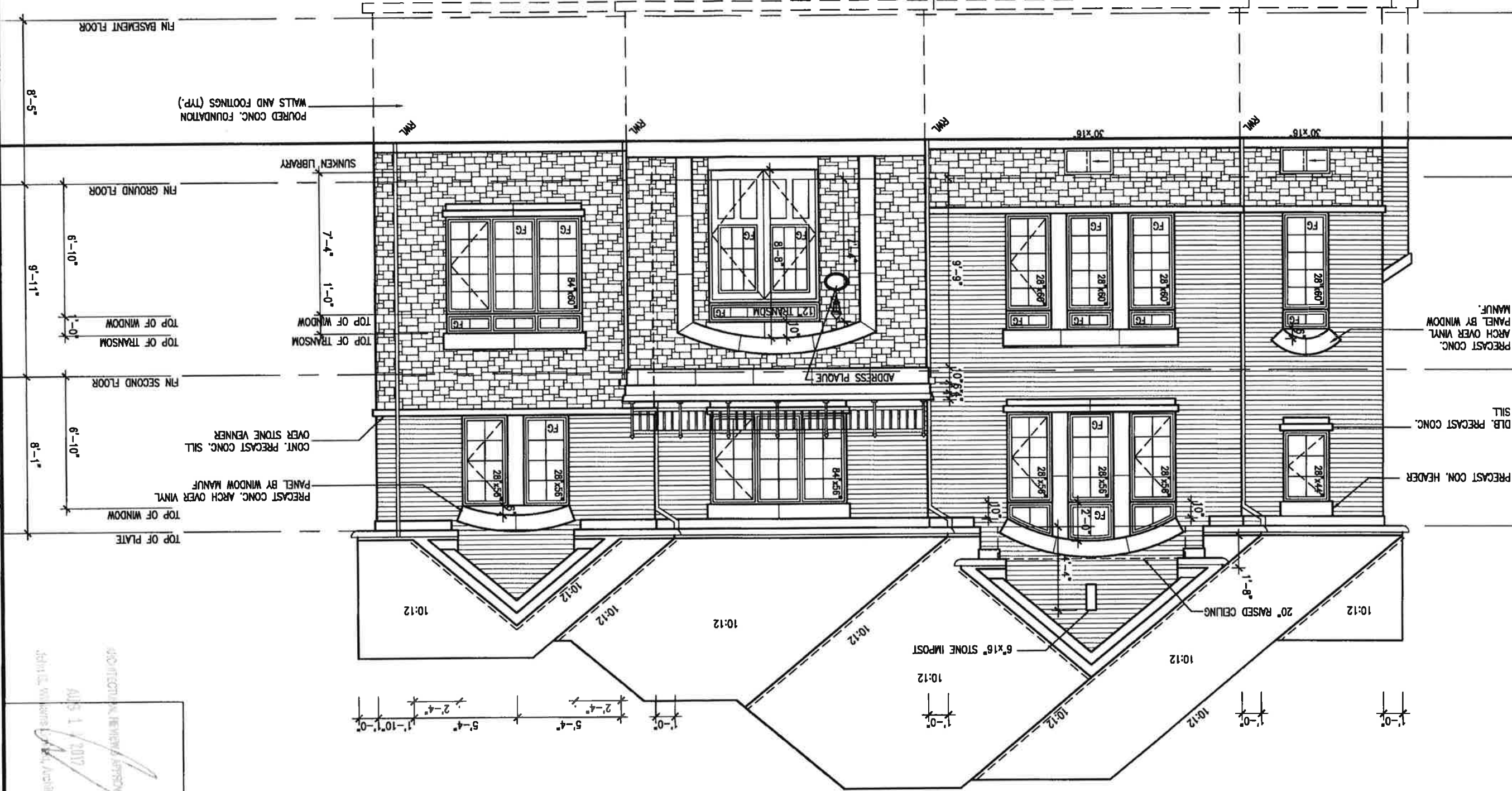
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.



FRONT ELEVATION 'B'

BAYVIEW WELLINGTON		S39-2C0R		STARLING 2	
ALCONA		INNISFIL, ONTARIO		13049	
255 Consumers Rd Suite 120		255 Consumers Rd Suite 120		255 Consumers Rd Suite 120	
Toronto ON M2J 1R4		Toronto ON M2J 1R4		Toronto ON M2J 1R4	
t 416.630.2255 f 416.630.4782		t 416.630.2255 f 416.630.4782		t 416.630.2255 f 416.630.4782	
va3design.com		va3design.com		va3design.com	
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
Wellington, Jho-Baptiste		Wellington, Jho-Baptiste		Wellington, Jho-Baptiste	
25591		25591		25591	
42658		42658		42658	
AUG 04-17 RC		AUG 04-17 RC		AUG 04-17 RC	
DEC 15-16 A/E		DEC 15-16 A/E		DEC 15-16 A/E	
SEPT 19/16 SB		SEPT 19/16 SB		SEPT 19/16 SB	
MAY 16-16 RC		MAY 16-16 RC		MAY 16-16 RC	
date		date		date	
description		description		description	
REVISED AS PER ENG COMMENTS		REVISED AS PER ENG COMMENTS		REVISED AS PER ENG COMMENTS	
REVISED TO 10" FOUNDATION WALLS		REVISED TO 10" FOUNDATION WALLS		REVISED TO 10" FOUNDATION WALLS	
REVISED INSULATION AT STAIRS		REVISED INSULATION AT STAIRS		REVISED INSULATION AT STAIRS	
ISSUED FOR CLIENT REVIEW		ISSUED FOR CLIENT REVIEW		ISSUED FOR CLIENT REVIEW	

LEFT SIDE ELEVATION 'B'



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9	REVISED AS PER ENG. COMMENTS	AUG 04-17 RC	DATE
8	REVISED TO 10" FOUNDATION WALLS	DEC 15-16 A/E	DATE
7	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	DATE
6	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	DATE
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Toronto ON M2A 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
ALCONA
NOV. 2015
checked by
3/16" = 1'-0"
RC
13049-S39-2C
6B



It is the builder's complete responsibility to ensure that all plans submitted for approval 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.

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 Council/Committee is not responsible in any way for examining or approving site, lot, 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 it lot.

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF INDIAN
Signed _____
Dated AUG 14 2017
John O. Williams Limited, Architect



AUG 10, 2017

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	
2	REVIEWED INSULATION AT STAIRS	SEPT 19/16 SB	
3	REVIEWED 10" FOUNDATION WALLS	DEC 15-16 AJE	
4	REVISED AS PER ENG COMMENTS	AUG 04-17 RC	
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va3design.com

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va3design.com

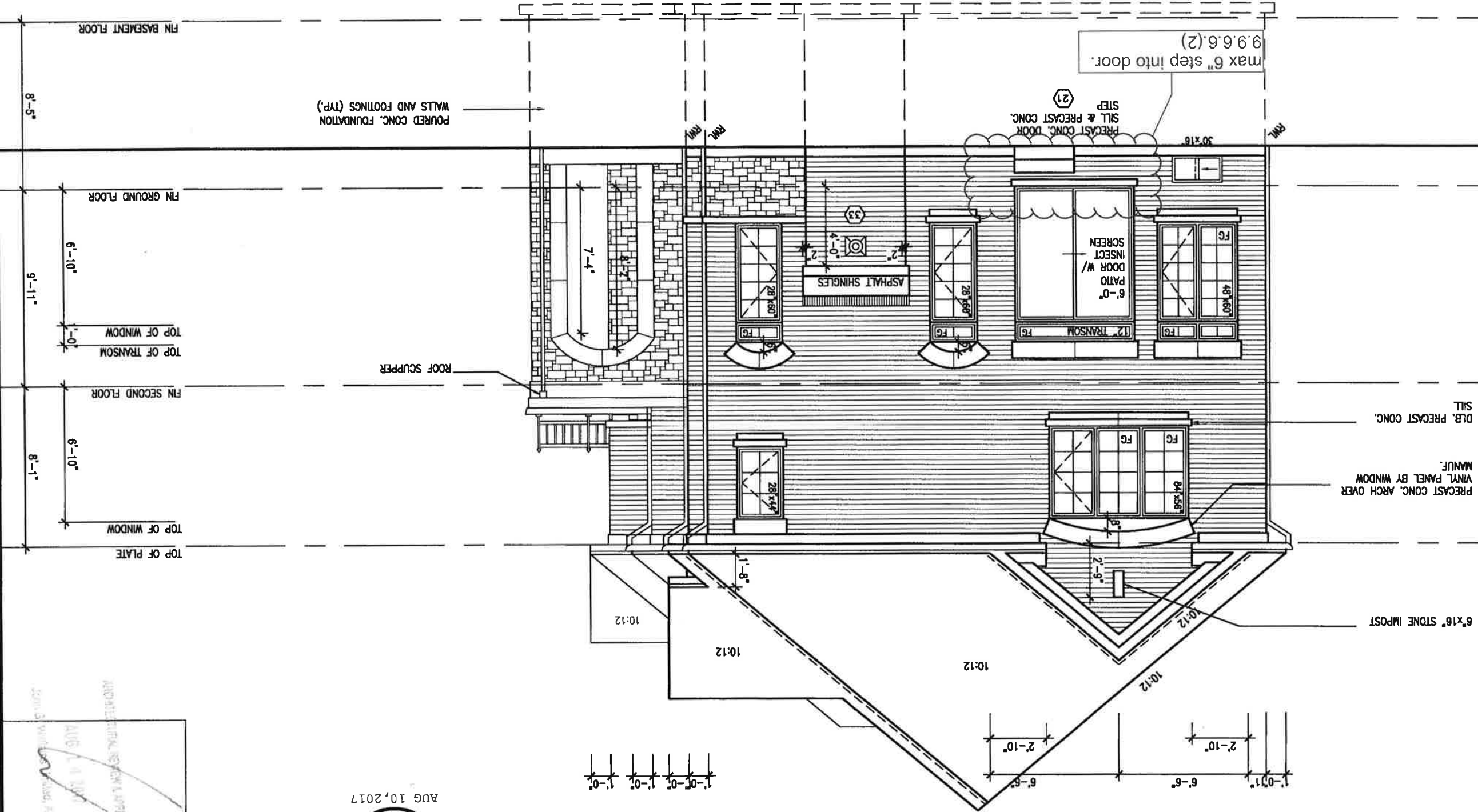
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t 416.530.2255 f 416.530.4782
va3design.com

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REAR ELEVATION 'B'



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9.	no. description	date	by
8.			
7.			
6.			
5.	4. REVERSED AS PER ENG COMMENTS	AUG 04-17 RC	Wellingdon Jno-Boplish
4.	3. REVERSED TO 10" FOUNDATION WALLS	DEC 15-16 A/E	VAS Design Inc.
3.	2. REVERSED INSULATION AT STAIRS	SEPT 19/16 SB	
2.	1. ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	
1.			

VAS DESIGN
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Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON
INNISFIL, ONTARIO
S39-2COR
STARLING 2
project no. 13049
drawing no. 8B
date NOV. 2015
checked by 3/16" = 1'-0"
drawn by RC
13049-S39-2C
13049-AM
1104-AM

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations and requirements in the subdivision agreement. The Council Architect is not responsible in any way for examining or approving site (lotting) plans or building code or permit matter or that any house can be properly built or located on its lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.

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SECTION 'B-B'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the applicable zoning by-law. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities and for ensuring that the construction complies with the applicable zoning and 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.

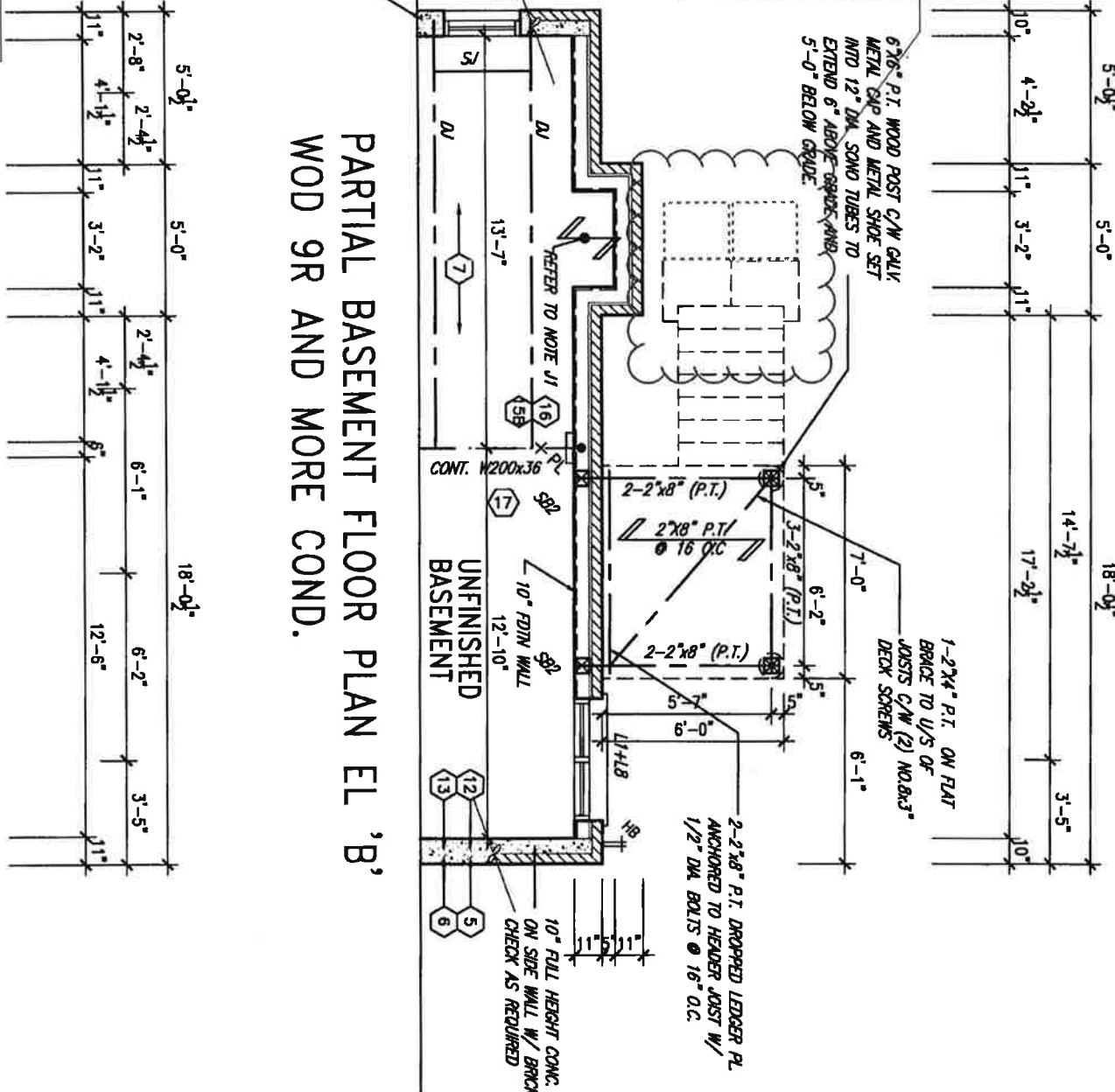
APPROVED FOR THE TOWN OF INNISFIL
AUG 10, 2017
John S. Boyd, Architect

where patio stones are provided ensure min landing depth of 2'-11" is achieved.

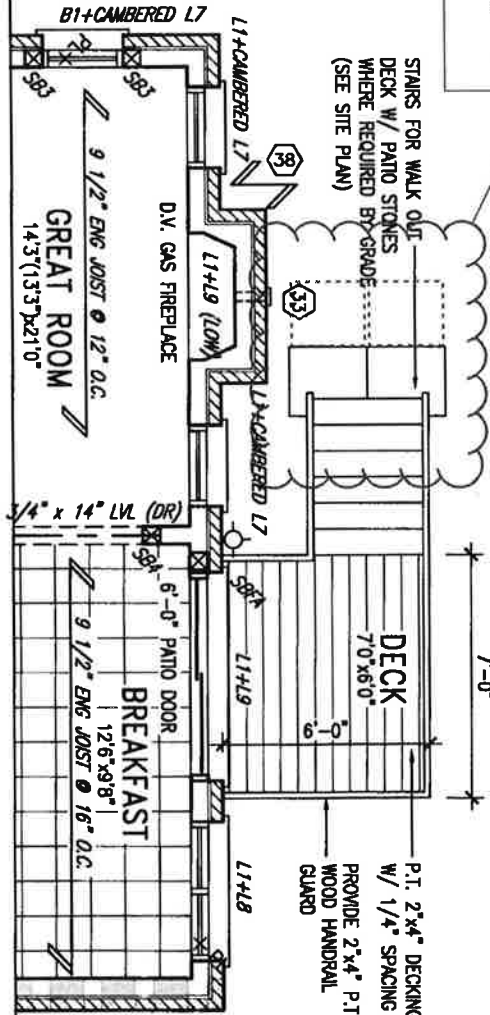
10" FOUNDATION WALL ON 22"x8" THICK CONC. FTB UNDER ALL 2"x8" KNEEWALL AS REQD BY GRADING - SEE DETAILS MAX BRICKL HEIGHT: 4'-7" FOR 10" FIBER WALL W/ KNEEWALL ON TOP

10" FULL HEIGHT CONC. ON SIDE WALL W/ BRICK CHECK AS REQUIRED

PARTIAL BASEMENT FLOOR PLAN EL 'B' WOD 9R AND MORE COND.



where patio stones are provided ensure min landing depth of 2'-11" is achieved.



PARTIAL GROUND FLOOR PLAN EL 'B' WOD 9R AND MORE COND.

UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))			
S39-2C ELEVATION B 9R	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	660 S.F.	105.00 S.F.	15.91 %
LEFT SIDE	1053 S.F.	255.577 S.F.	24.27 %
RIGHT SIDE	1037 S.F.	0 S.F.	0.00 %
REAR	784 S.F.	153.556 S.F.	19.59 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.		3534.00 S.F.	514.13 S.F.
TOTAL SQ. M.		328.32 S.M.	47.76 S.M.

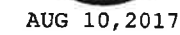
Town of Innisfil Certified Model
09/03/2018 10:35:35 AM kgervais

9					
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4	REVISED AS PER ENG COMMENTS	AUG 04-17 RC			
3	REVISED TO 10' FOUNDATION WALLS	DEC 15-16 LAR			
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB			
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC			
NO	description	date	by		

VAS3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2L 1R4
1 416.630.2255 / 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON		S39-2COR	
ALCONA	INNISFIL, ONTARIO	STARLING 2	
NOV, 2015	checked by	3/16" = 1'-0"	13049
RC	13049-S39-2C	10B	

09/03/2018 10:36:08 AM kgervais



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

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

13049

18

INNISFIL, ONTARIO

ON B WOD

13049-S39-2C
2017 - 11:04 AM

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

production of this propo

checked by _____

• C:\NC\2013\

NOV. 2015

RC
RICHARD - H:\ARCHIVE\WORK

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Toronto ON M2J 1R4

416.630.2255 / 416.630.4782
vo3design.com

specifications, related documents and design

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-Bopfiste *J. Bopfiste* 25591

name

address

city

registration information
VAS Design Inc.
42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the owner's

Drawings are not to be scaled.

Al Grady

SEPT 19/16	58
MAY 16-16	BC

max 10-10	by
date	

198

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2	REVISED INSULATION AT STAIR
1	ISSUED FOR CLIENT REVIEW

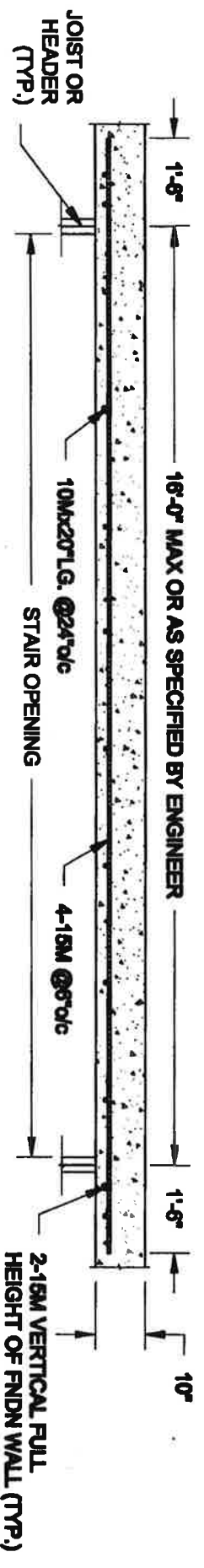
no.	description
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max 6" step into door.
9.9.6.6.(2)

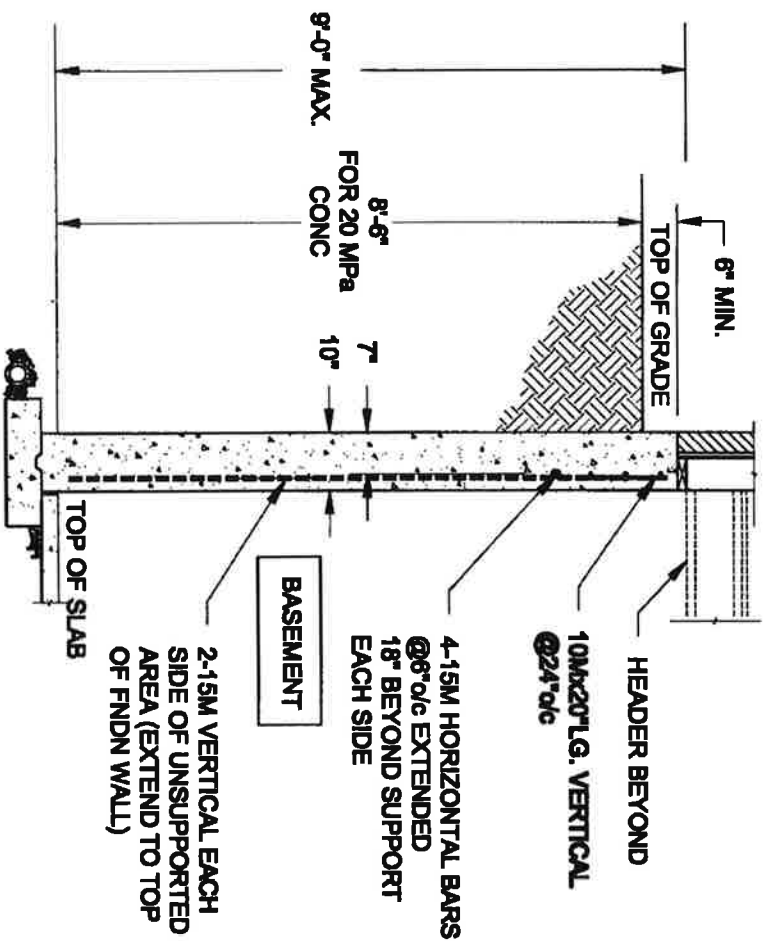
REAR ELEVATION 'B' WOD

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



PLAN VIEW



NOTE:

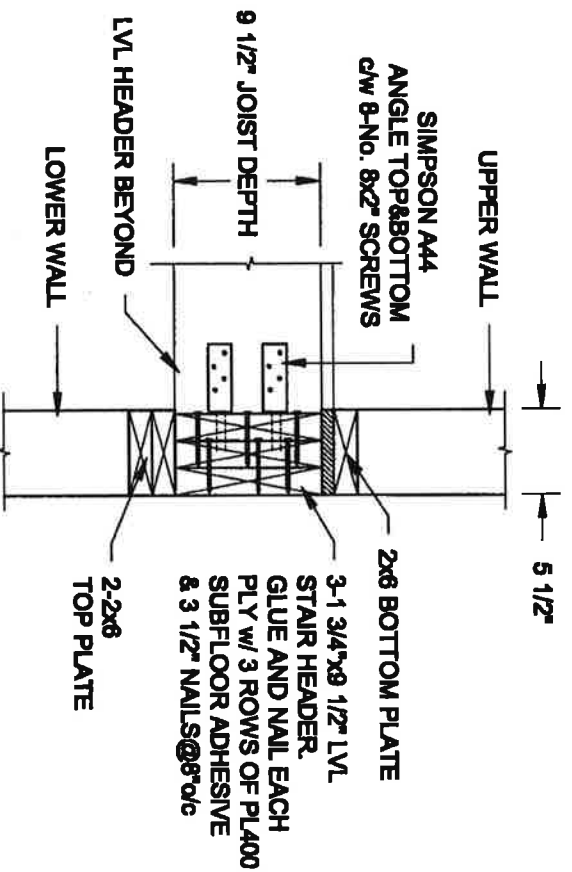
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1 LATERALLY UNSUPPORTED WALL

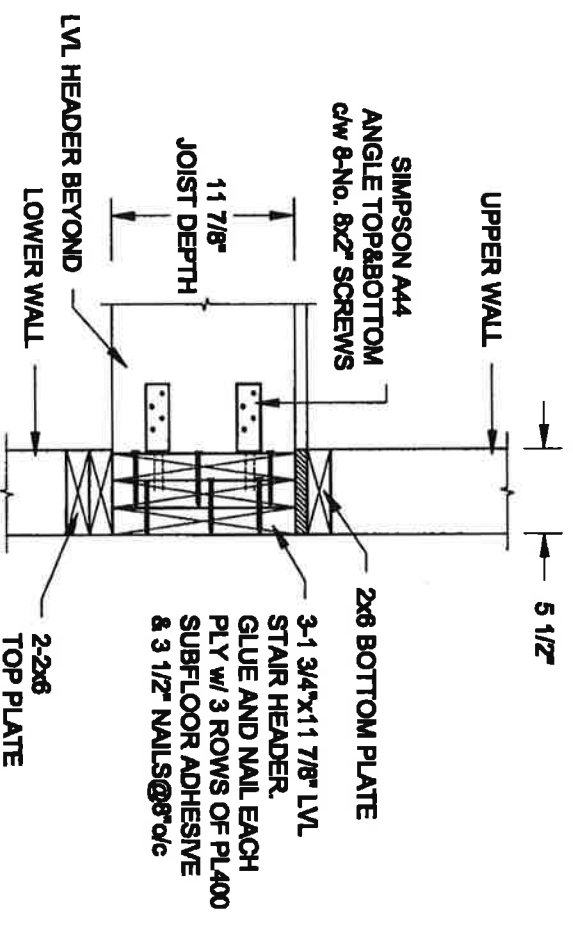
SCALE: 3/8" = 1'-0"

Town of Lunenburg Certified Model
09/03/2018 10:36:41 AM kpernas

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



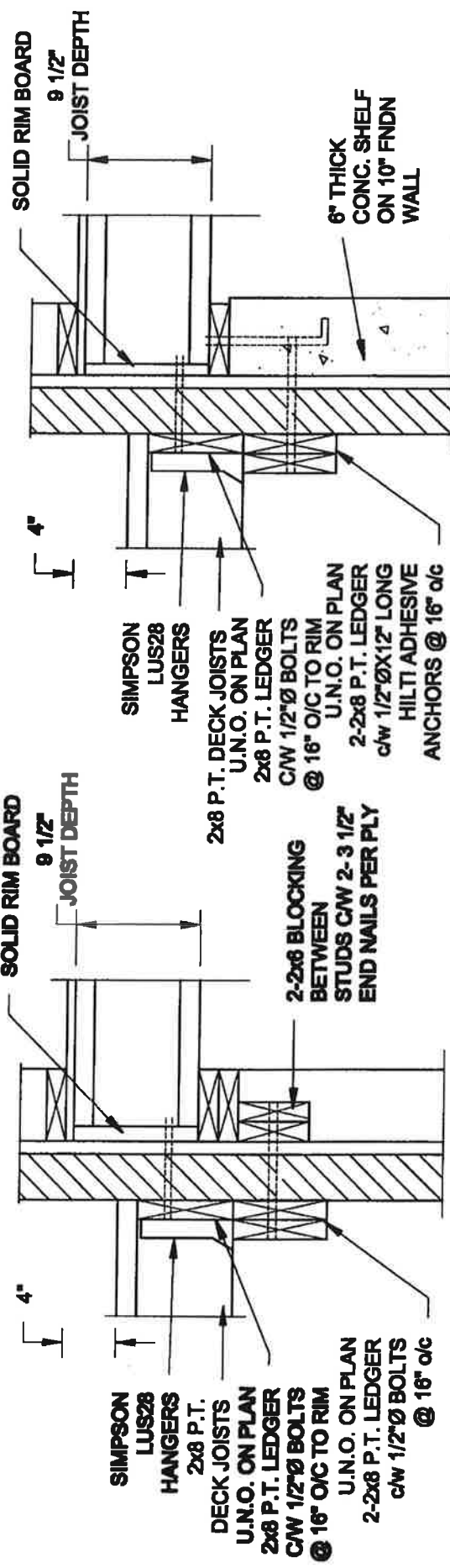
2 STAIR HEADER @ EXTERIOR WALL

SCALE: 1" = 1'-0"

Scale: AS NOTED	QUALE ENGINEERING LTD.		Engineer's Sect:  S.J. BOYD AUG 10, 2017	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNSFIL, ONTARIO
Date: JUL-31-2017			38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 4J7 T: 905-883-8847 E: quale.eng@rogers.com	TYPICAL STRUCTURAL DETAILS FOR SINGLES
Drawn: SC	Checked: SJB	Project No.: 16-083		Drawing No.: S1

P:\BAYVIEW\16-083 BAYVIEW WELLINGTON ALCONA SINGLES\16-083.dwg

FOR 9 1/2" JOIST DEPTH



1A DECK FASTENING DETAIL

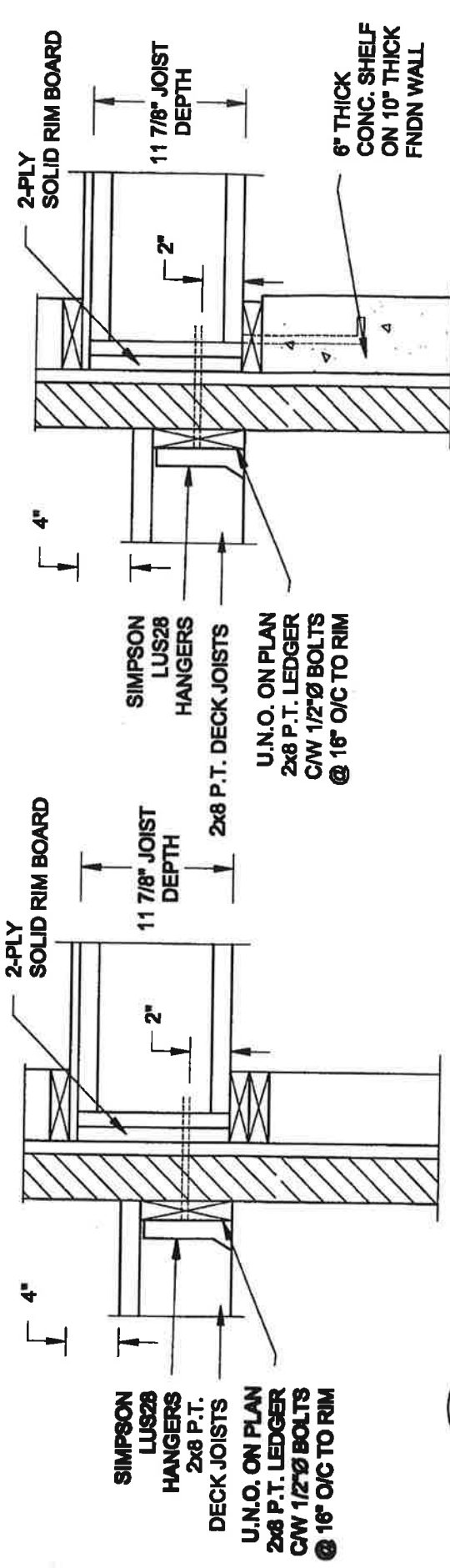
S2 SCALE: 1" = 1'-0"

- 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.

1B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



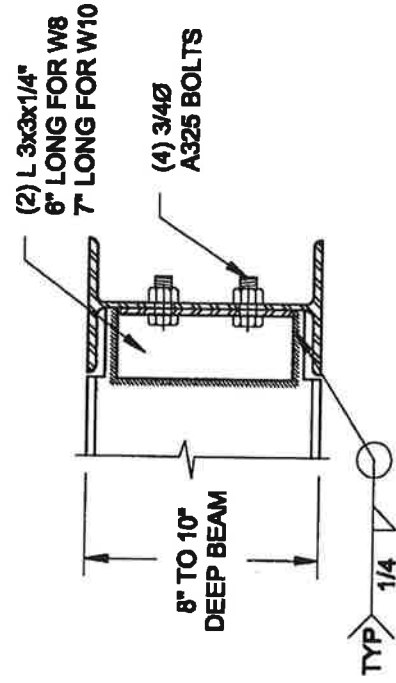
2A DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

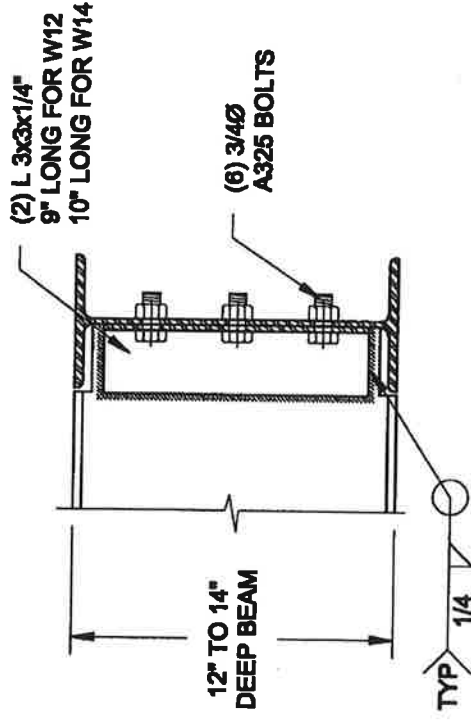
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

2B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"



NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x56) 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"

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-863-8647
E: quaile.eng@rogers.com



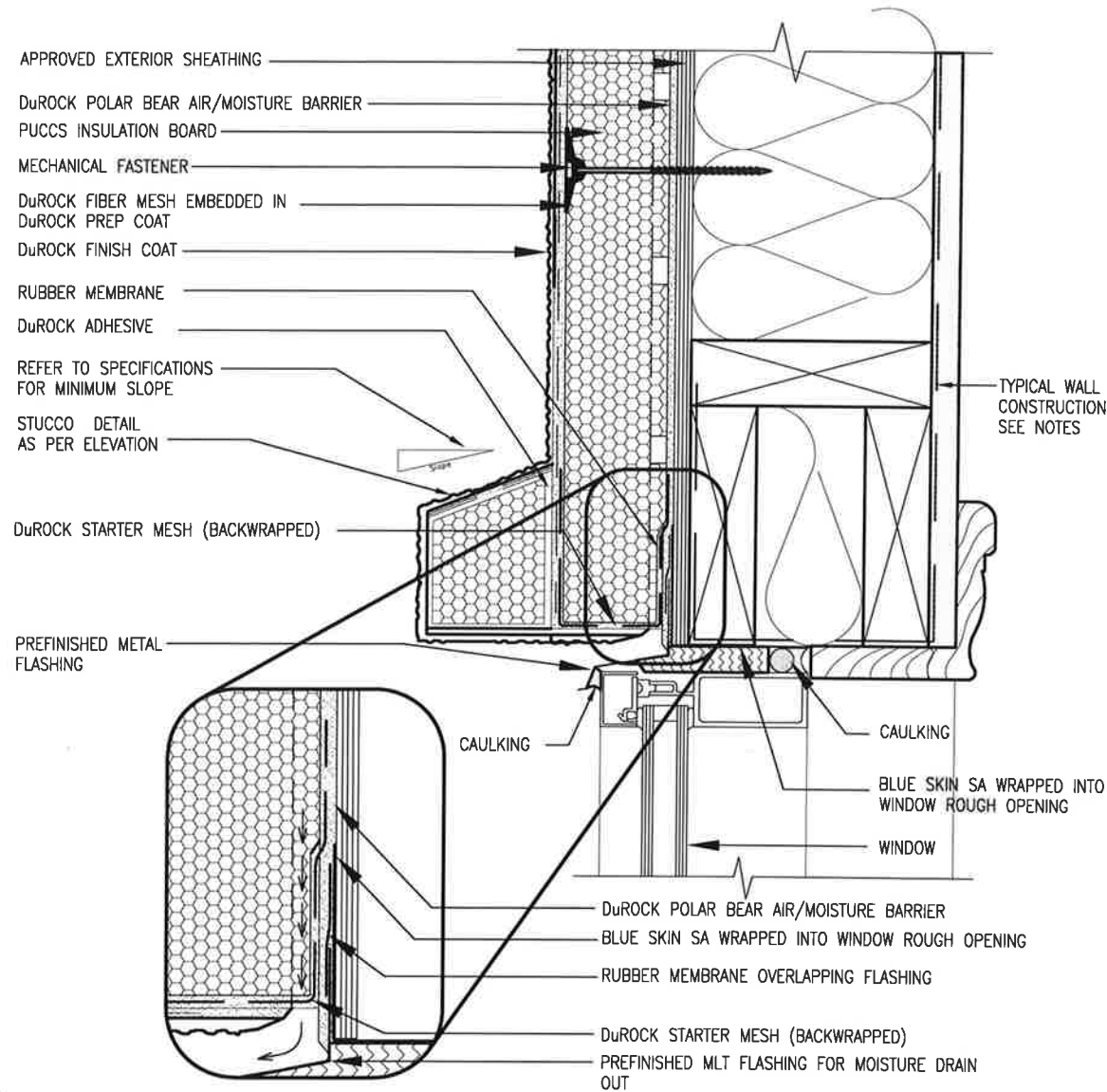
AUG 10, 2017

Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
BAYVIEW, ONTARIO

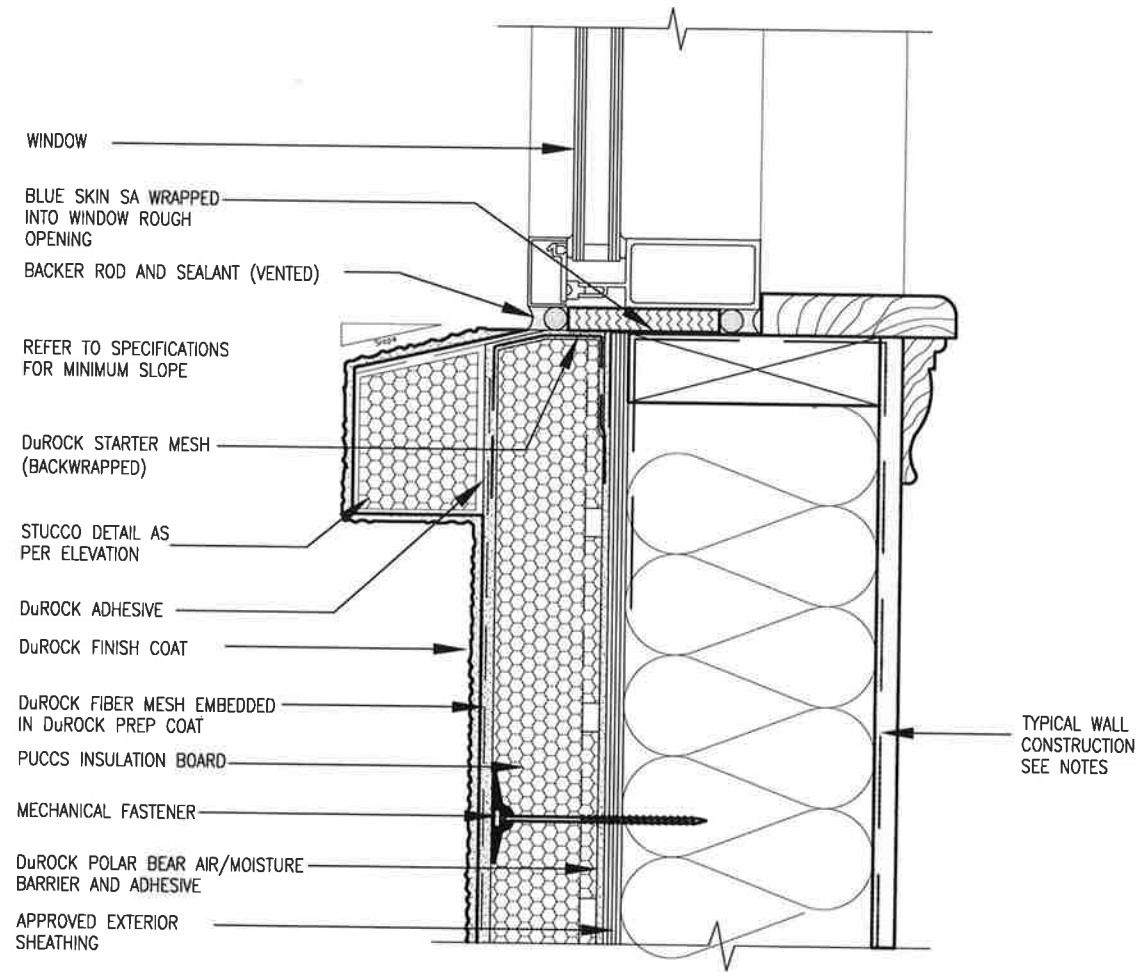
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 16-068 Drawing No.: S2

Town of Innisfil Certified Model
09/03/2018 10:36:46 AM kgervais



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

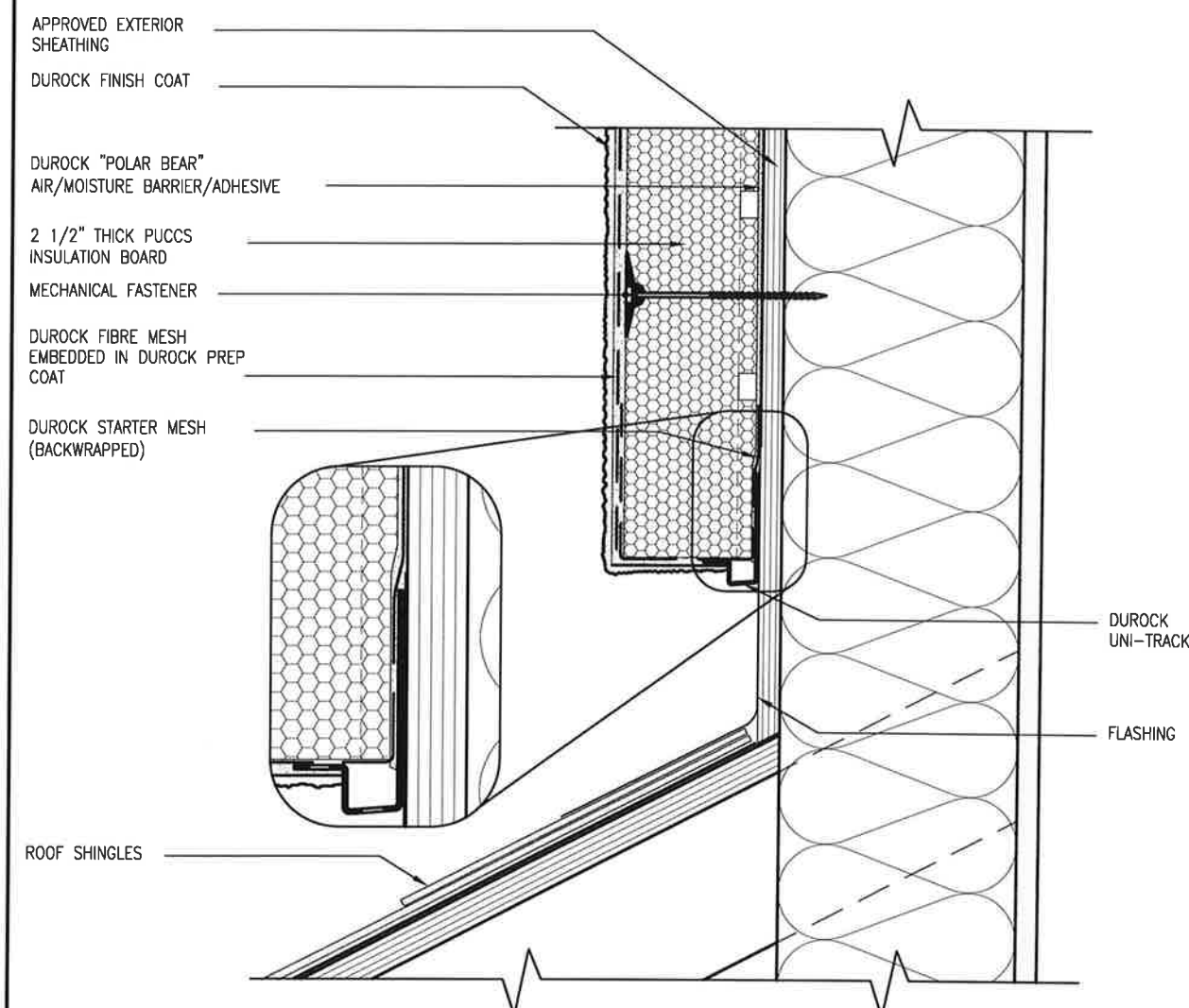


2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

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

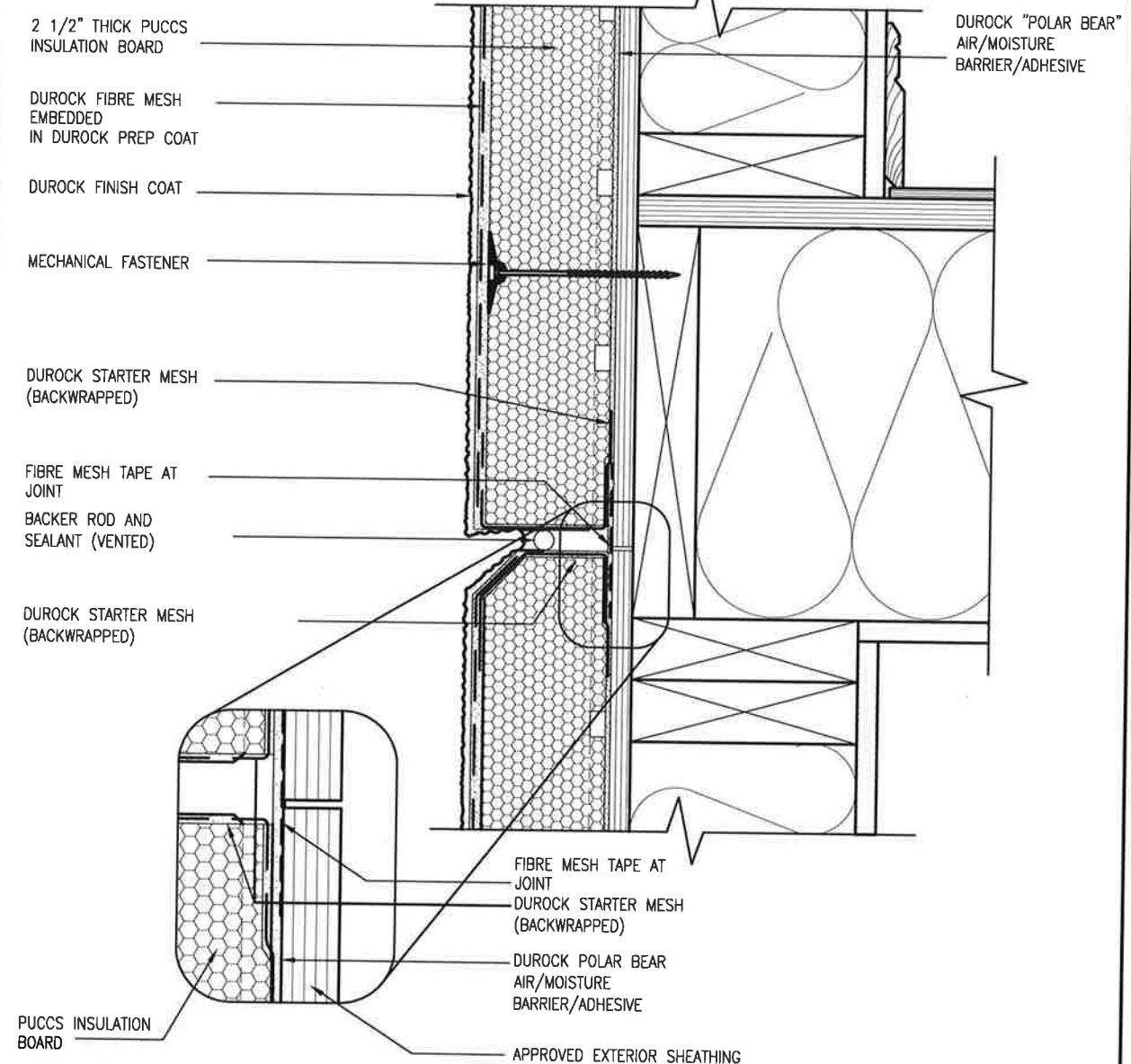
CONST NOTE		BAYVIEW WELLINGTON		ALCONA		INNSFILON		CONSTRUCTION NOTES		CN3	
project no.	13049	project name	ALCONA	date	MAY 2016	checked by	RC	scale	3/16" = 1'-0"	file name	13049-CN-A1 VER 2020
drawing no.	13049	drawn by	RC	checked by	RC	scale	3/16" = 1'-0"	file name	13049-CN-A1 VER 2020	date	FEB 9 2021
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 Uniform Building Code to be a Designer. qualification information name Wellington Jno-Baptiste registration information VA3 Design Inc. 25591 ECN 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are the property of the Designer and must be returned at the completion of the work. Drawings are not to be scaled.											
no.	9	description		date		by					
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1		ISSUE FOR CLIENT REVIEW		AUG 04-17 RC							

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

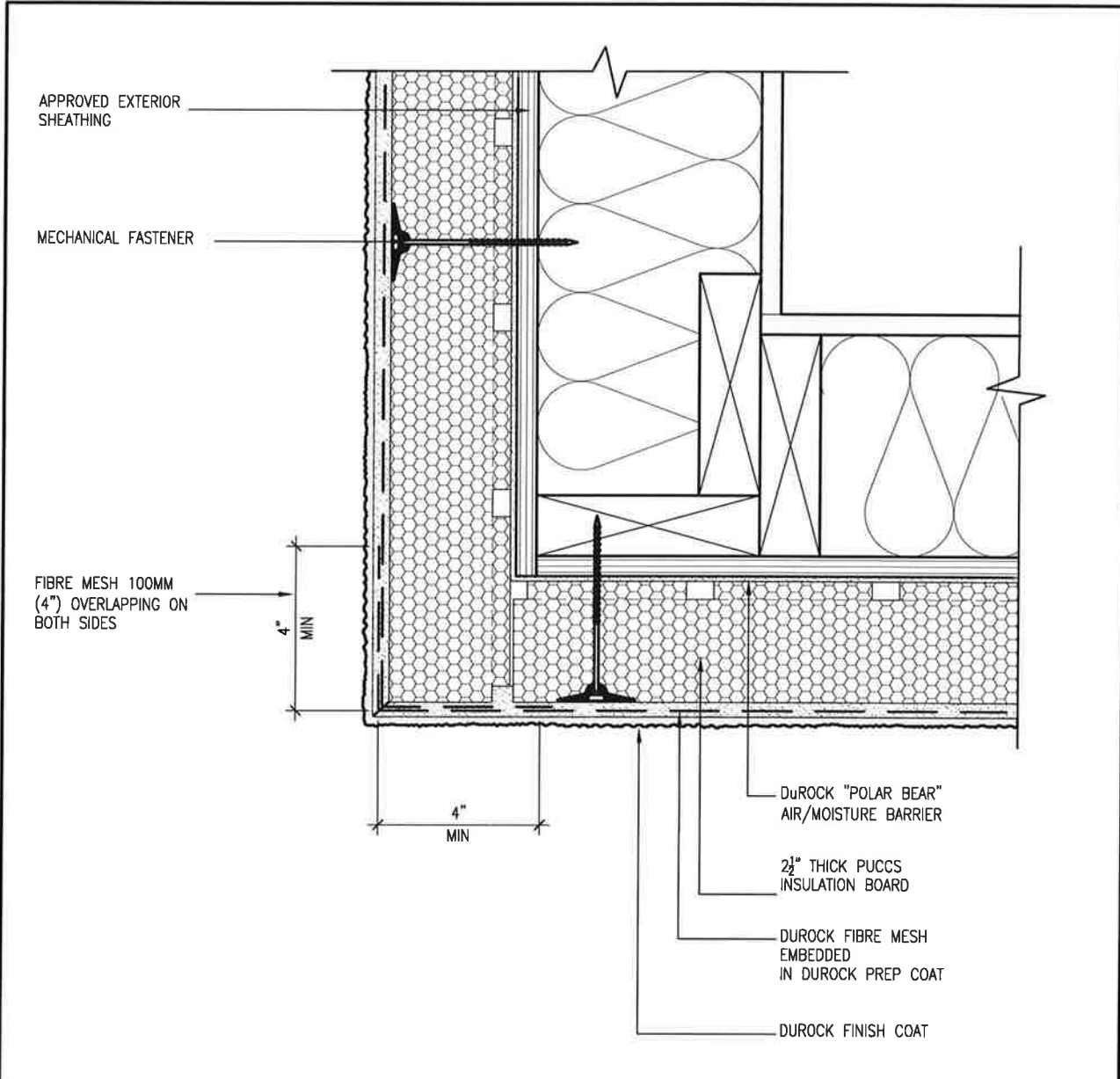
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



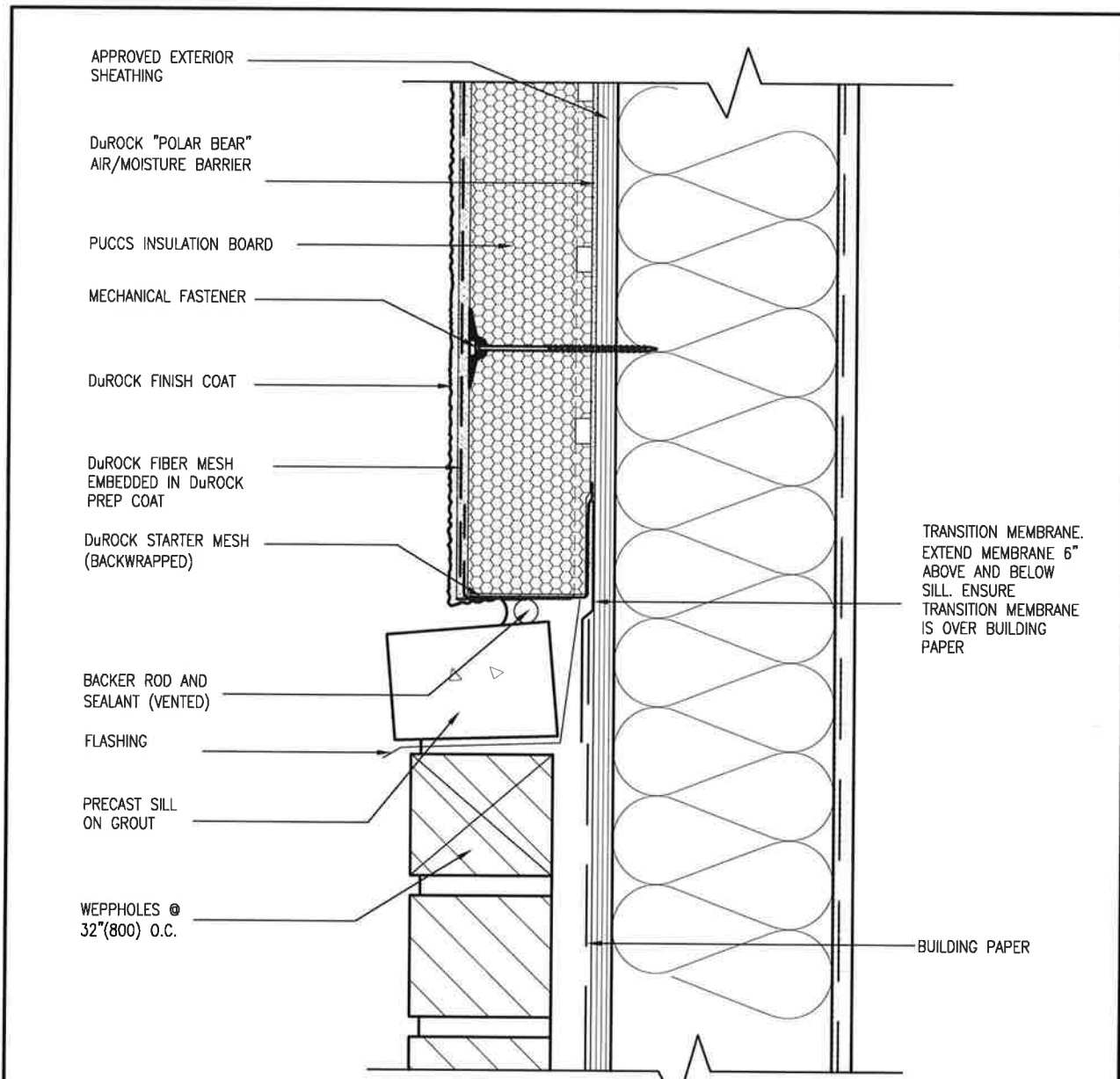
4
CN4 HORIZONTAL EXPANSION JOINT
SCALE: 3"=1'-0"

BAYVIEW WELLINGTON project name: ALCONA municipality: INNISFIL, ON.		CONST NOTE	
		project no: 13049 drawing no: CN4	
CONSTRUCTION NOTES 13049-CN-A1 VER 2020 scale: 3/16" = 1'-0" checked by: RC date: MAY 2016 drawn by: RC		project name: ALCONA municipality: INNISFIL, ON.	
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2235 f 416.630.4782 va3design.com			
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2. UPDATE TO OBC VER 2020 1. ISSUE FOR CLIENT REVIEW		FEB 09-21 RC AUG 04-17 RC date by	
no. description			

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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

CONST NOTE		BAYVIEW WELLINGTON		ALCONA		INNSFILL ON		CONSTRUCTION NOTES		CN5	
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1	ISSUE FOR CLIENT REVIEW										
no.	description										

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Wellington Jno-Baptiste
Signature
25591 BCN
42858

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vo3design.com

VA3 DESIGN

project name ALCONA municipality INNSFILL ON project no. 13049 drawing no. 13049

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

CONSTRUCTION NOTES 13049-CN-A1 VER 2020

file name CN5

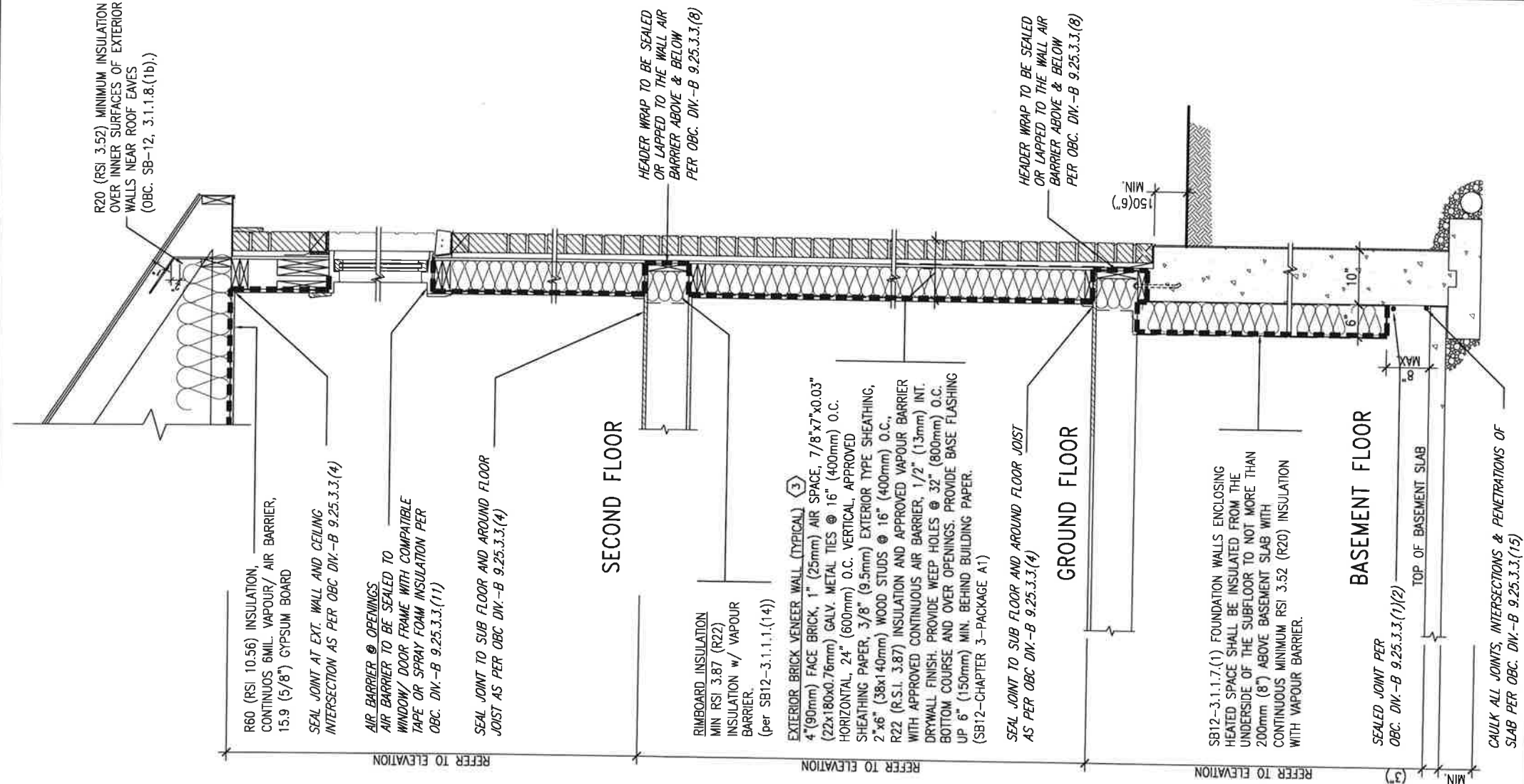
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date 13049-CN-A1 VER 2020

date 13049-CN-A1 VER 2020

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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 IRC DIV B-0 25 3

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

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

SCALE: N.T.S.

9	*								
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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

All drawings



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tions, related documents and

BAYVIEW WELLINGTON

municipality
SFIL ON

100

CONSTRUCTION NOTES

CONSTRUCTION NOTES

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

\\G\2013\13049.BW\2015\CN Notes\13049

- Tue - Feb 9 2021 - 11:18 AM

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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

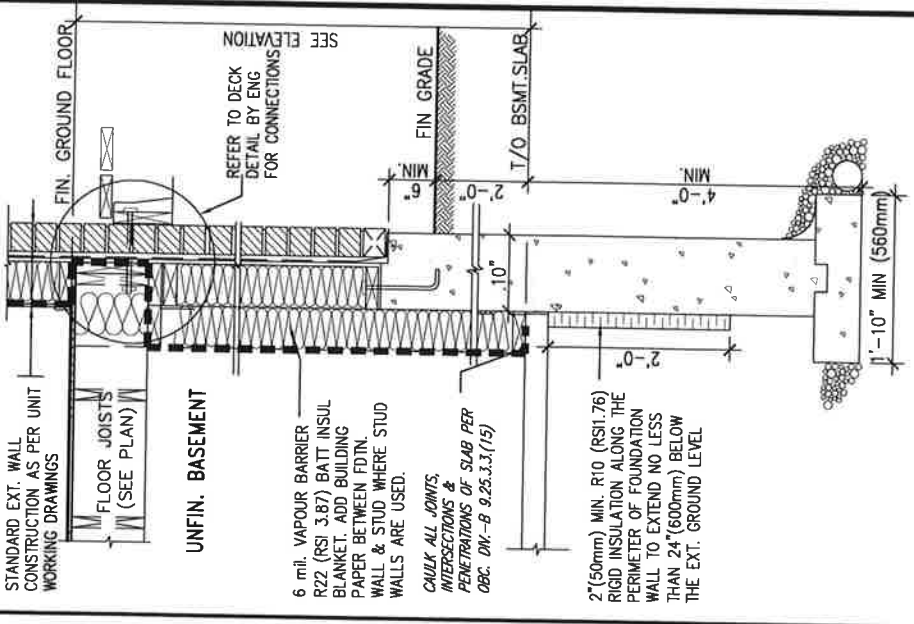
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	R20 at inner face
Minimum RSI (R) value	(R60)	of exterior walls
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
Minimum RSI (R) value	(R20ci)	R12+R10ci.
Edge of Below Grade Slab	1.76	RIGID INSUL
<600mm below grade	(R10)	
Minimum RSI (R) value		
Windows & Sliding glass		
Doors	1.6	
Maximum U-value		
Skylights	2.8U	
Maximum U-value		
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.



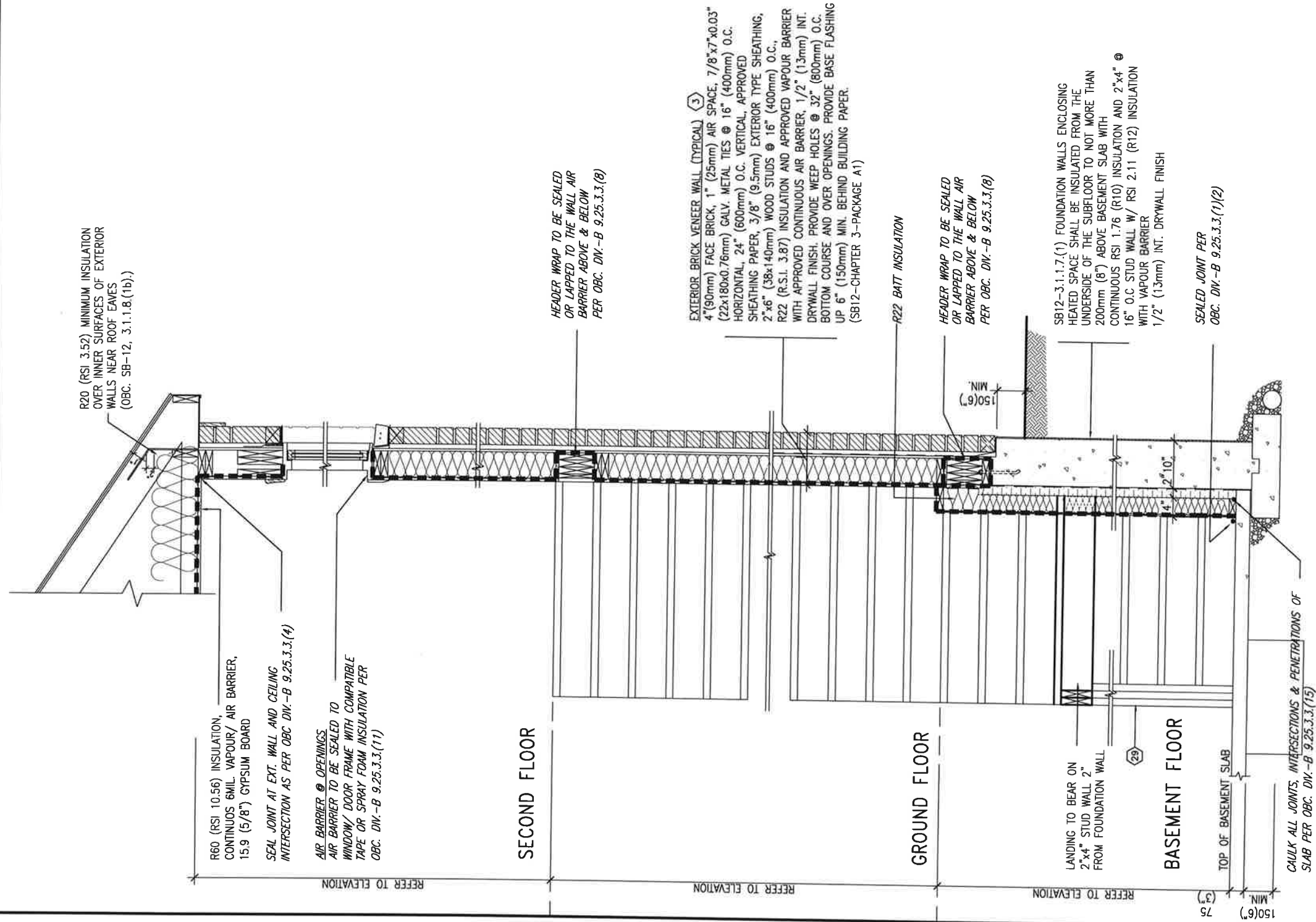
FEB 9, 2021



* REVISED—FEB 2017

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

SB12-COMPLIANCE PACKAGE 'A1'



REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

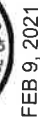
EW STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)

10" FOUNDATION WALL

SCALE: N.T.S.



BAYVIEW WELLINGTON				CONST NOTE	
project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by	RC	drawing no.	CN7
drawn by	RC	scale	3/16" = 1'-0"	CONSTRUCTION NOTES	13049-CN-A1 VER 2020
FOOTNOTES - H:\ARCHIVE\WORKING\2013\13049 BAYVIEW\CON Notes\13049-CN-A1 VER 2020.dwg - Tue - Feb 9 2021 - 11:18 AM					
no.	description	date	by		
2	UPDATE TO OBC VER 2020	FEB 09-21 RC			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC			



BAYVIEW WELLINGTON	CONST NOTE
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VA 3

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

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qualification information

Wellington Jno-Baptiste

25591

VA3 Design Inc.
registration information

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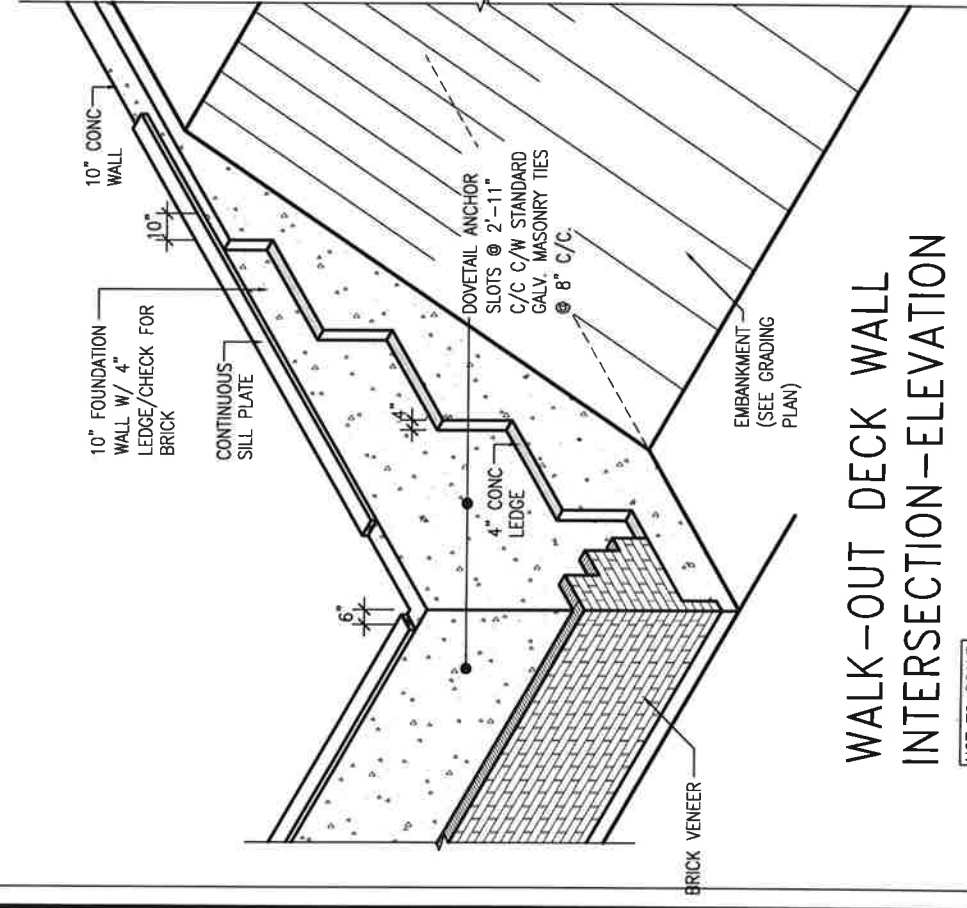
All drawings

project name	ALCONA	municipality	INNISFILLON	project no.	13040
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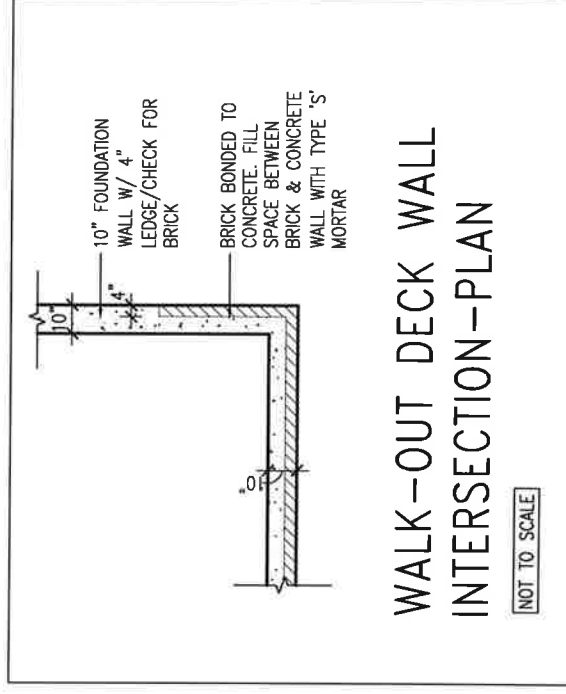
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DATE	2/10	BY	RC	CHECKED BY	-	SCALE	$3/16" = 1'-0"$	CONSTRUCTION NOTES	FILE NAME	13049-CN-A1 VER 2020
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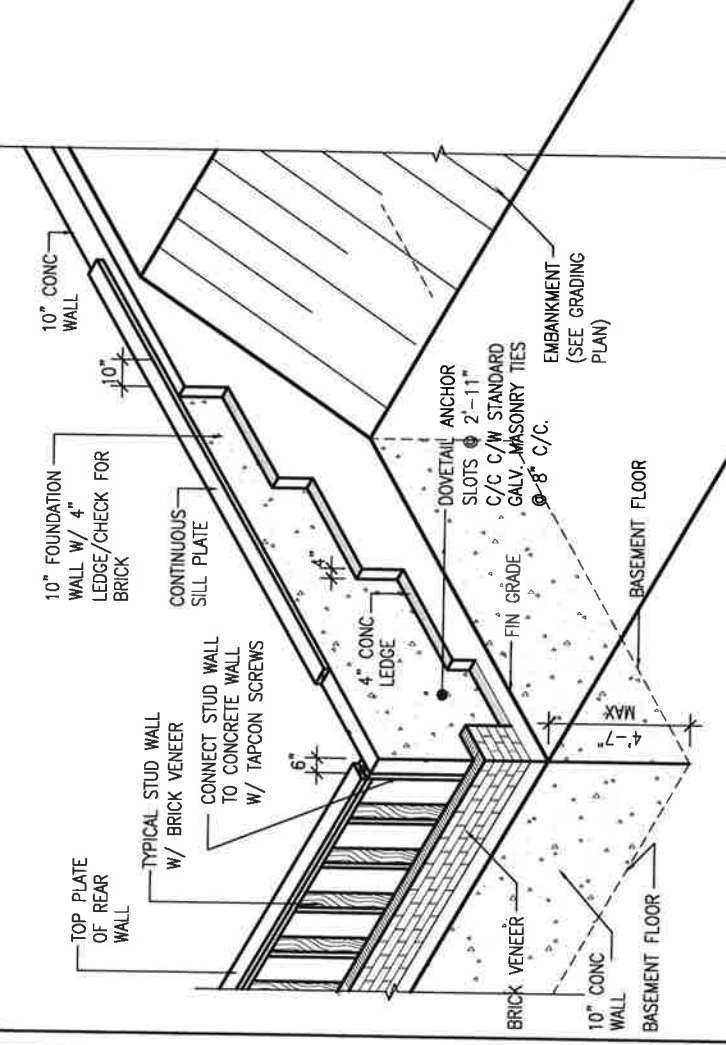
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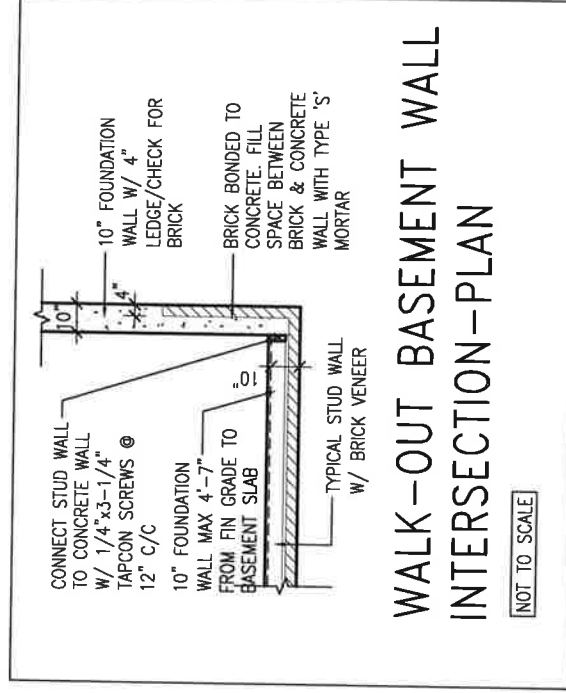
WALK-OUT DECK WALL INTERSECTION-ELEVATION



WALK-OUT DECK WALL INTERSECTION-PLAN



WALK-OUT DECK WALL
INTERSECTION-ELEVATION MAX
4'-7" BACKFILL



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN



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	*				
7	*				qualification information
6	*				Wellington Jho - Boplatse
5	*				name
4	*				Professional Information
3	*				WAS Design Inc.
2	UPDATE TO OBC VER 2020				BCON
1	ISSUE FOR CLIENT REVIEW	FEB 09-21	RC		Signature
no. description		AUG 04-17	RC		42658
		date	by		

BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	municipality INNISFIL, ON.
date MAY 2016	project no. 13049
drawn by	drawing no.
checked by	CONSTRUCTION NOTES
scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2020
RC	CN10
RECORD - IN ARCHIVE WORKING DRAWINGS 13049-BAYVIEW-ON Notes\13049-CN-A1 VER 2020.dwg - Tue - Feb 9 2021 - 11:16 AM	

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