

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 issuing or approving any building permit or for any building code or zoning 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.

06/01/2018 8:47:05 AM kgervais

Town of Innisfil Certified Model

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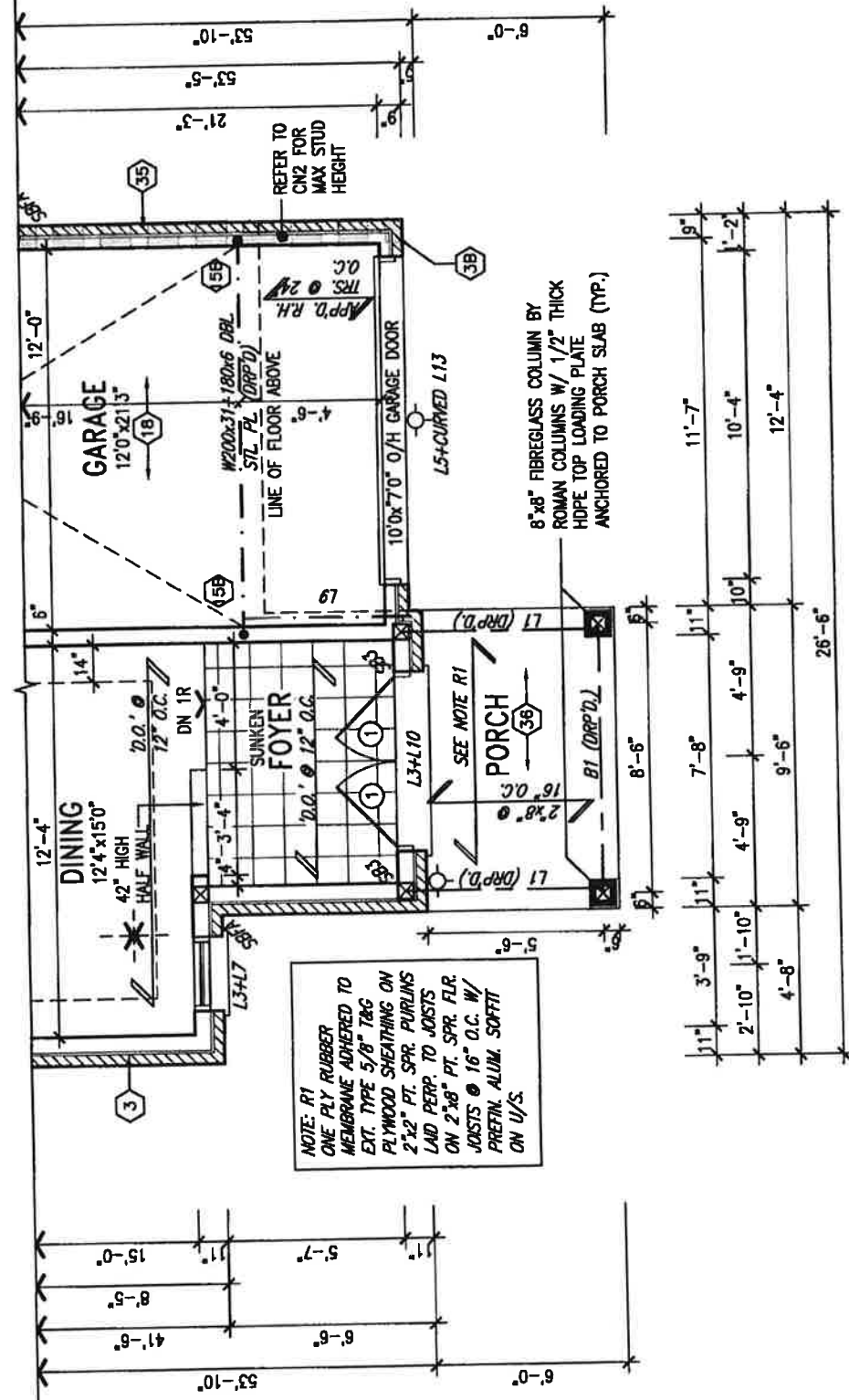
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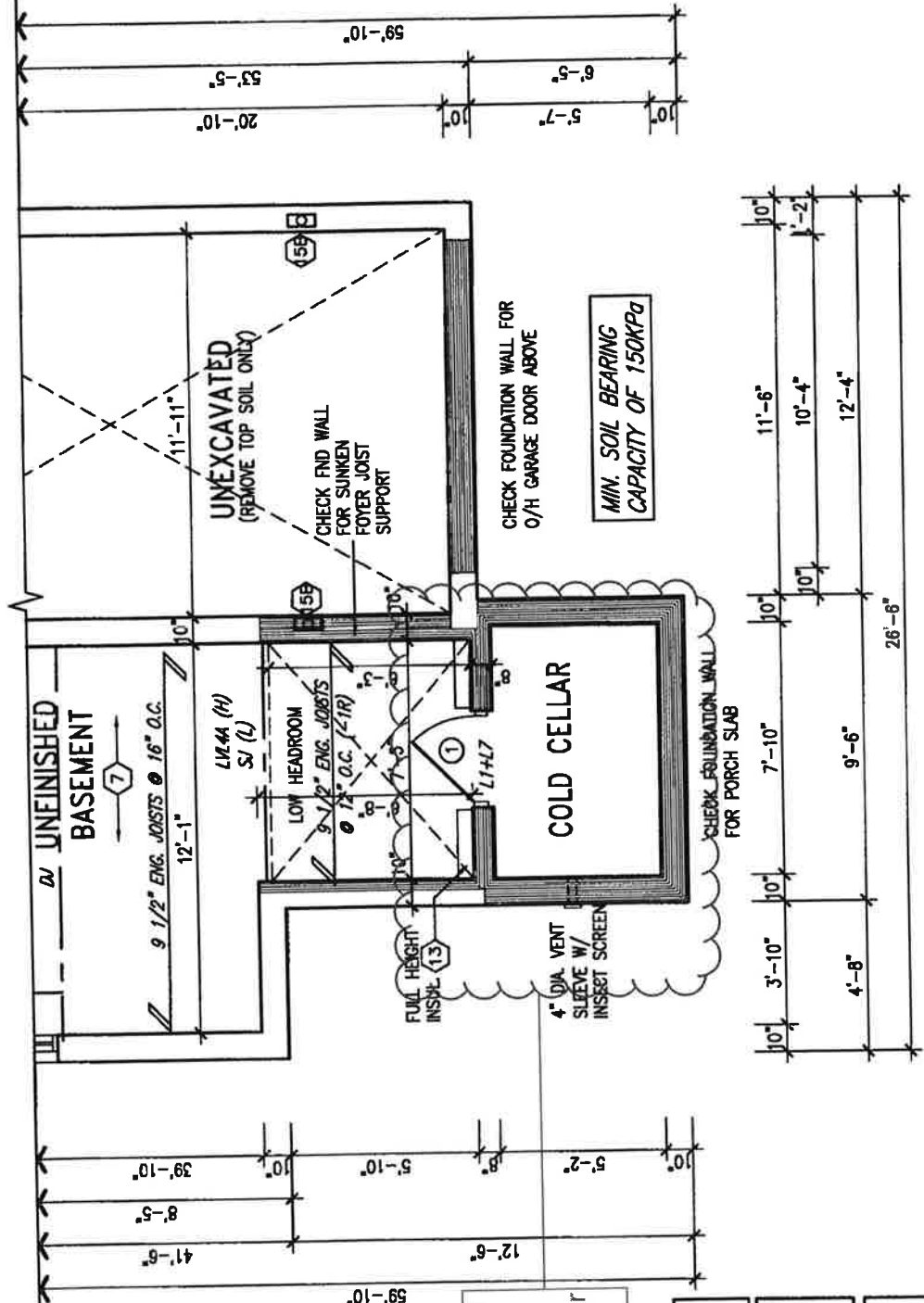
APPROVED FOR SUBMITTAL
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JUL 01 10 17
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NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.



PARTIAL GROUND FLOOR PLAN 'B'
(12'0" GARAGE)

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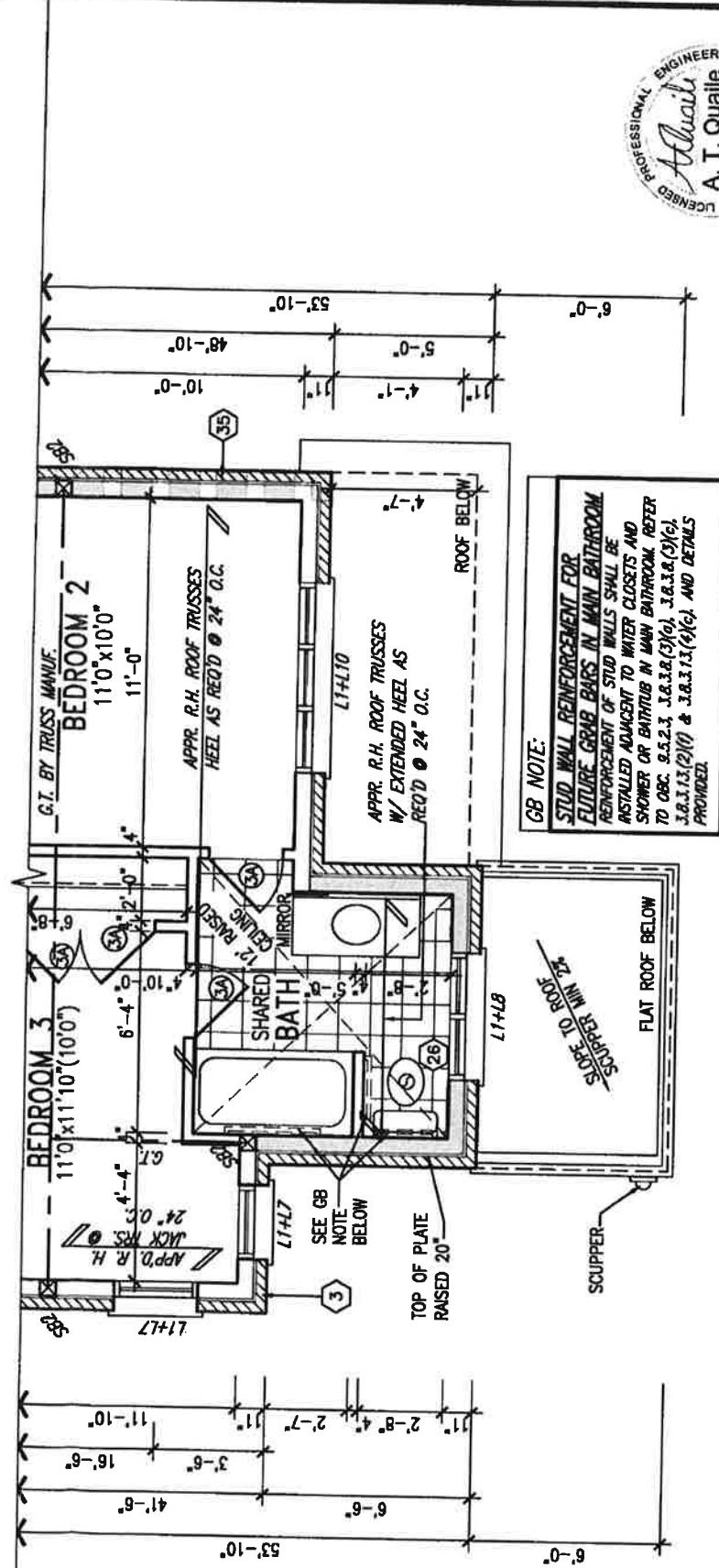
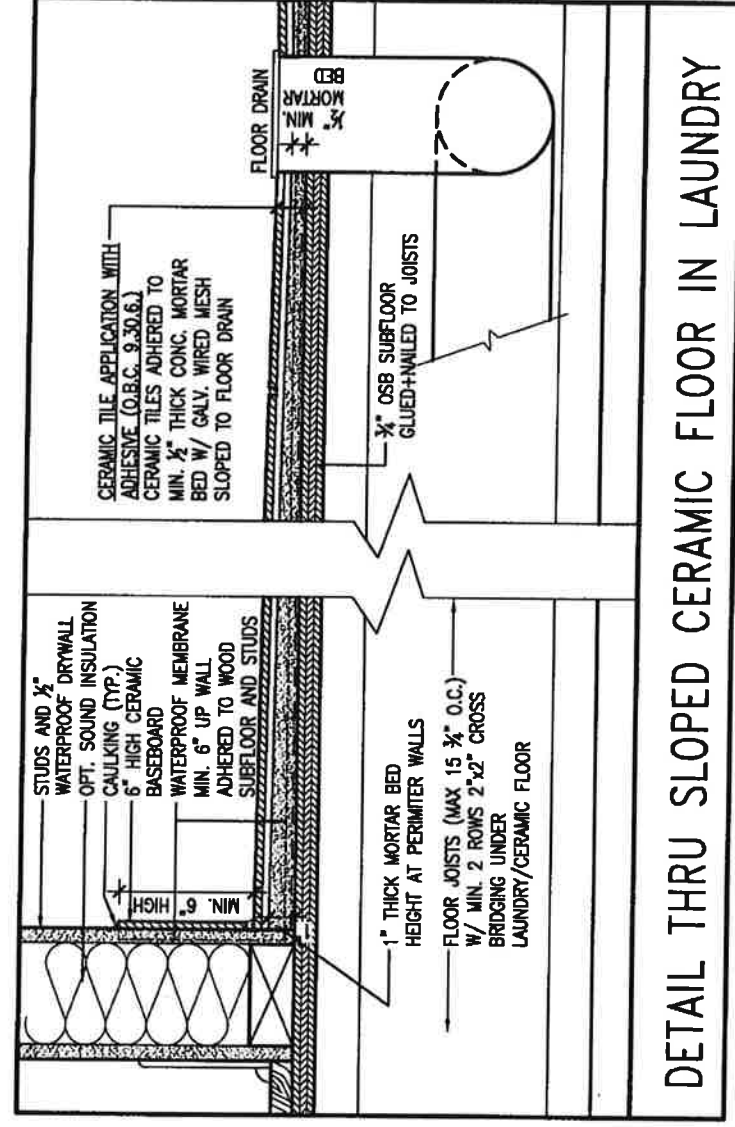
PARTIAL BASEMENT FLOOR PLAN 'B'
(12'0" GARAGE)

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



No.		Description		Date
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NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

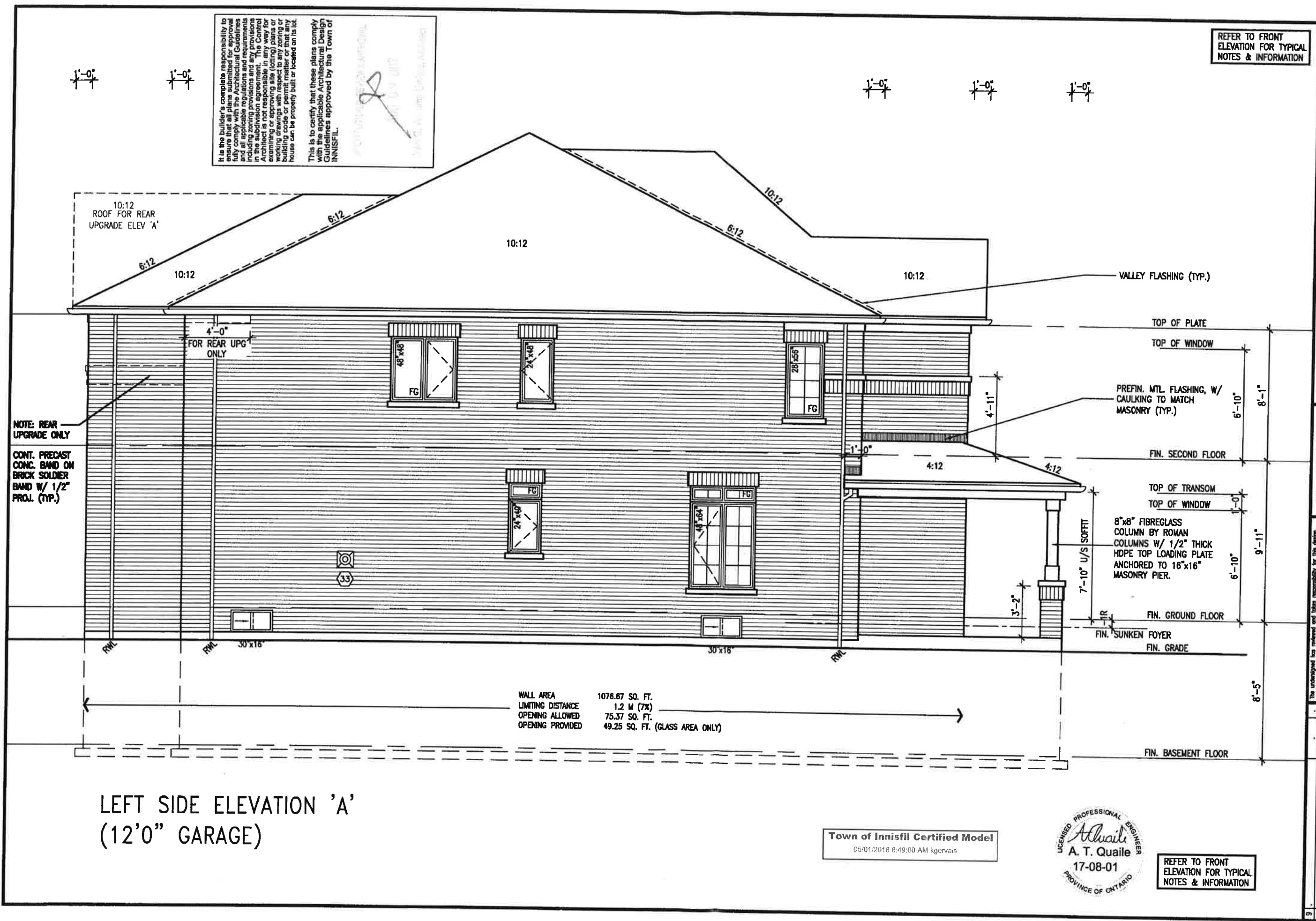


UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
32-3-12 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	530 S.F.	116.722 S.F.	22.02 %
LEFT SIDE	1077 S.F.	75.556 S.F.	7.02 %
RIGHT SIDE	1077 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	131.44 S.F.	24.80 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3214.00 S.F.	323.72 S.F.	10.07 %
TOTAL SQ. M.	298.59 S.M.	30.07 S.M.	10.07 %

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

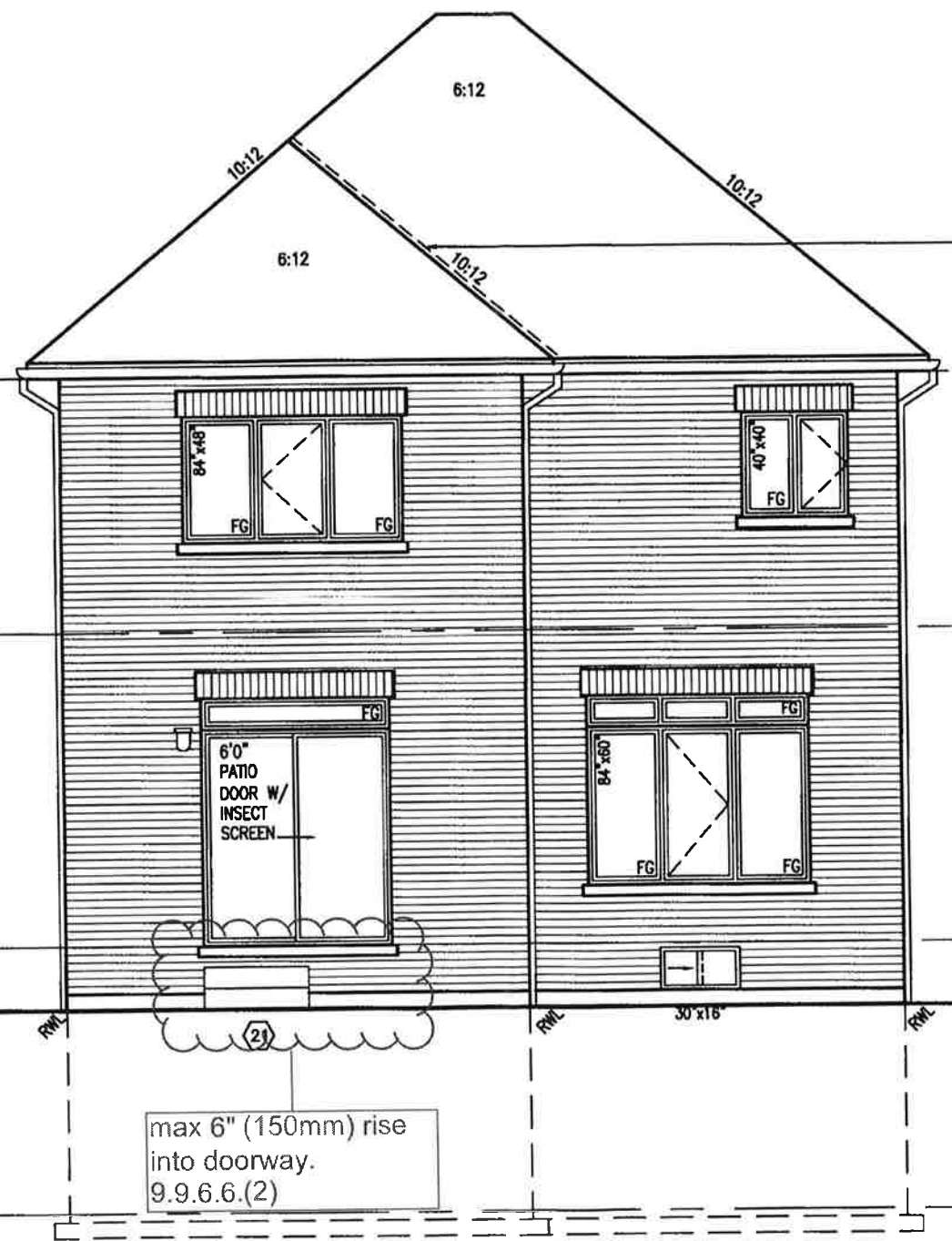
BAYVIEW WELLINGTON		S32-3-12G		PELICAN 3-12	
ALCONA		INNISFIL, ONTARIO		LEFT SIDE ELEVATION 'A'	
JUNE, 2016		JUNE, 2016		3/16" = 1'-0"	
SB		SB		13049-S32-3-12	
7		7		13049-S32-3-12	
13049-S32-3-12		13049-S32-3-12		13049-S32-3-12	
13049-S32-3-12		13049-S32-3-12		13049-S32-3-12	
13049-S32-3-12		13049-S32-3-12		13049-S32-3-12	
13049-S32-3-12					

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

1'-0" 1'-0" 1'-0"



VALLEY FLASHING (TYP.)

TOP OF PLATE
TOP OF WINDOW
6'-10"
8'-1"
FIN. SECOND FLOOR
TOP OF TRANSOM
TOP OF DOOR/WINDOW
1'-0"
6'-10"
9'-11"
FIN. GROUND FLOOR
FIN. GRADE
8'-5"
FIN. BASEMENT FLOOR

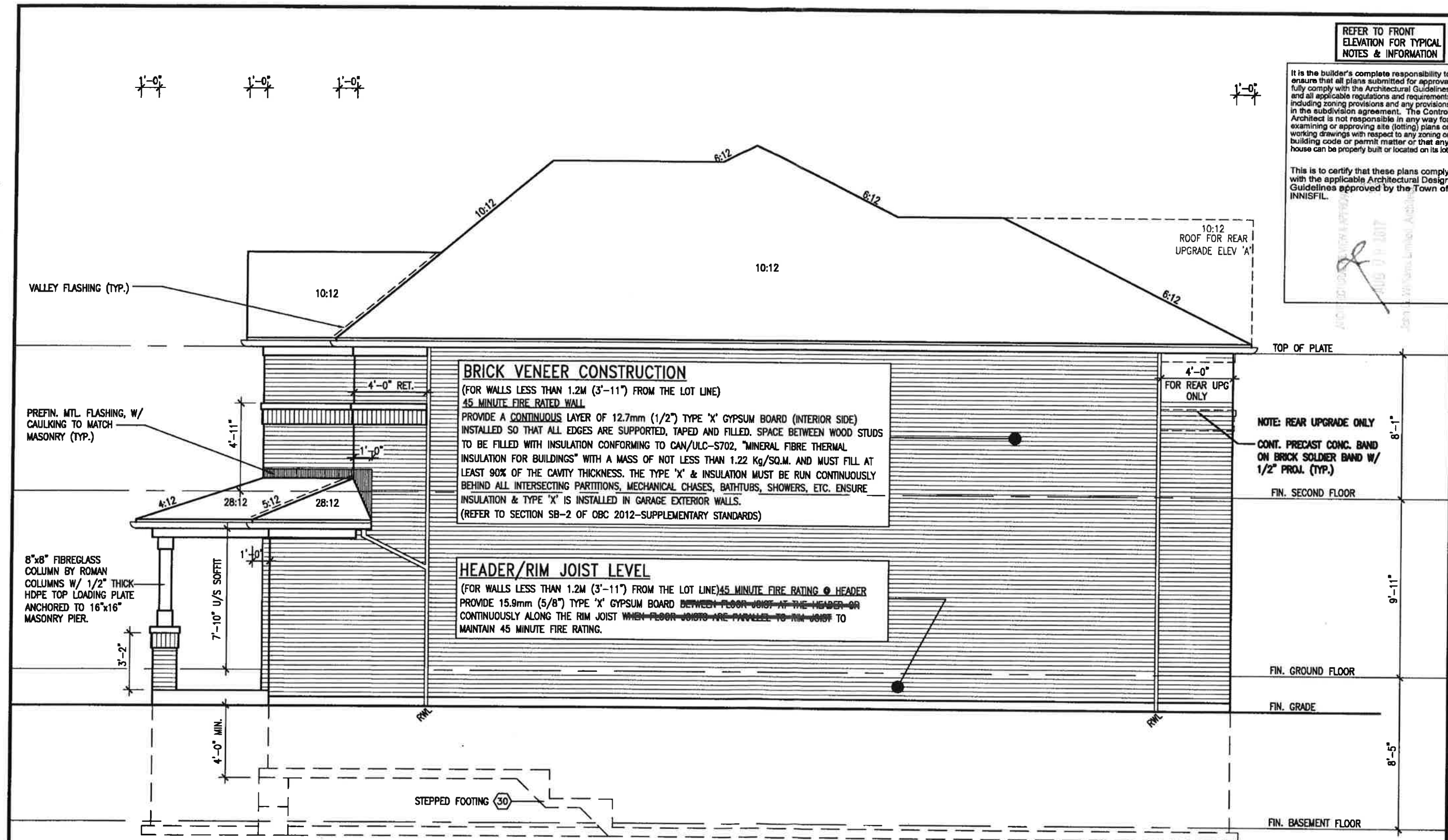
REAR ELEVATION 'A' & 'B'
(12'0" GARAGE)

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05/01/2018 8:49:07 AM kgervais



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

BAYVIEW WELLINGTON		S32-3-12G		PELICAN 3-12	
project name					



RIGHT SIDE ELEVATION 'A'
(12'0" GARAGE)

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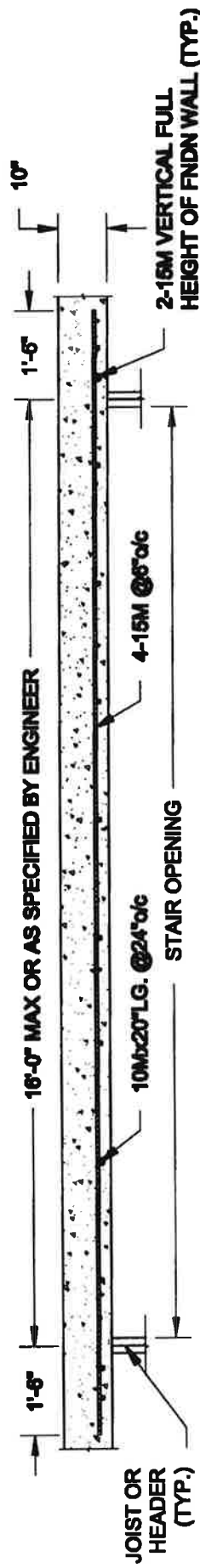
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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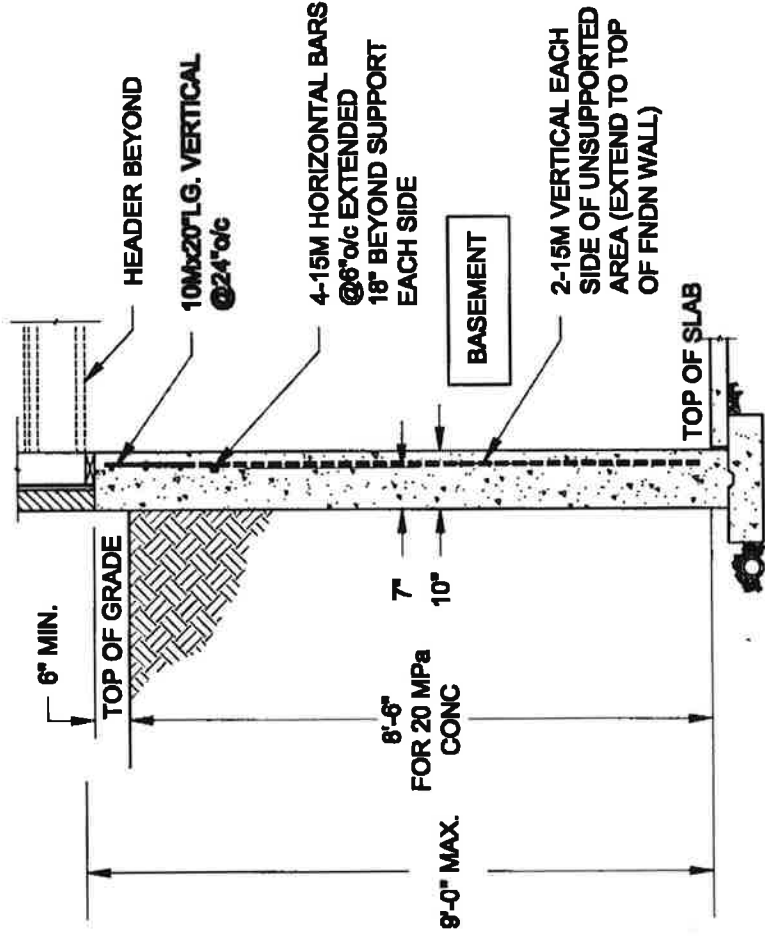
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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BAYVIEW WELLINGTON		S32-3-12G PELICAN 3-12		project no. 13049
ALCONA	INN			



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.

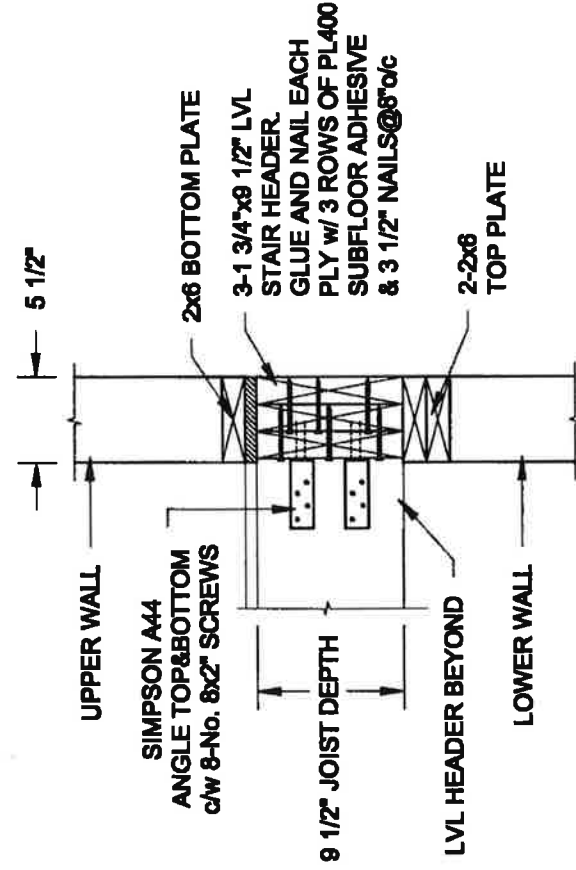
1 LATERALLY UNSUPPORTED WALL

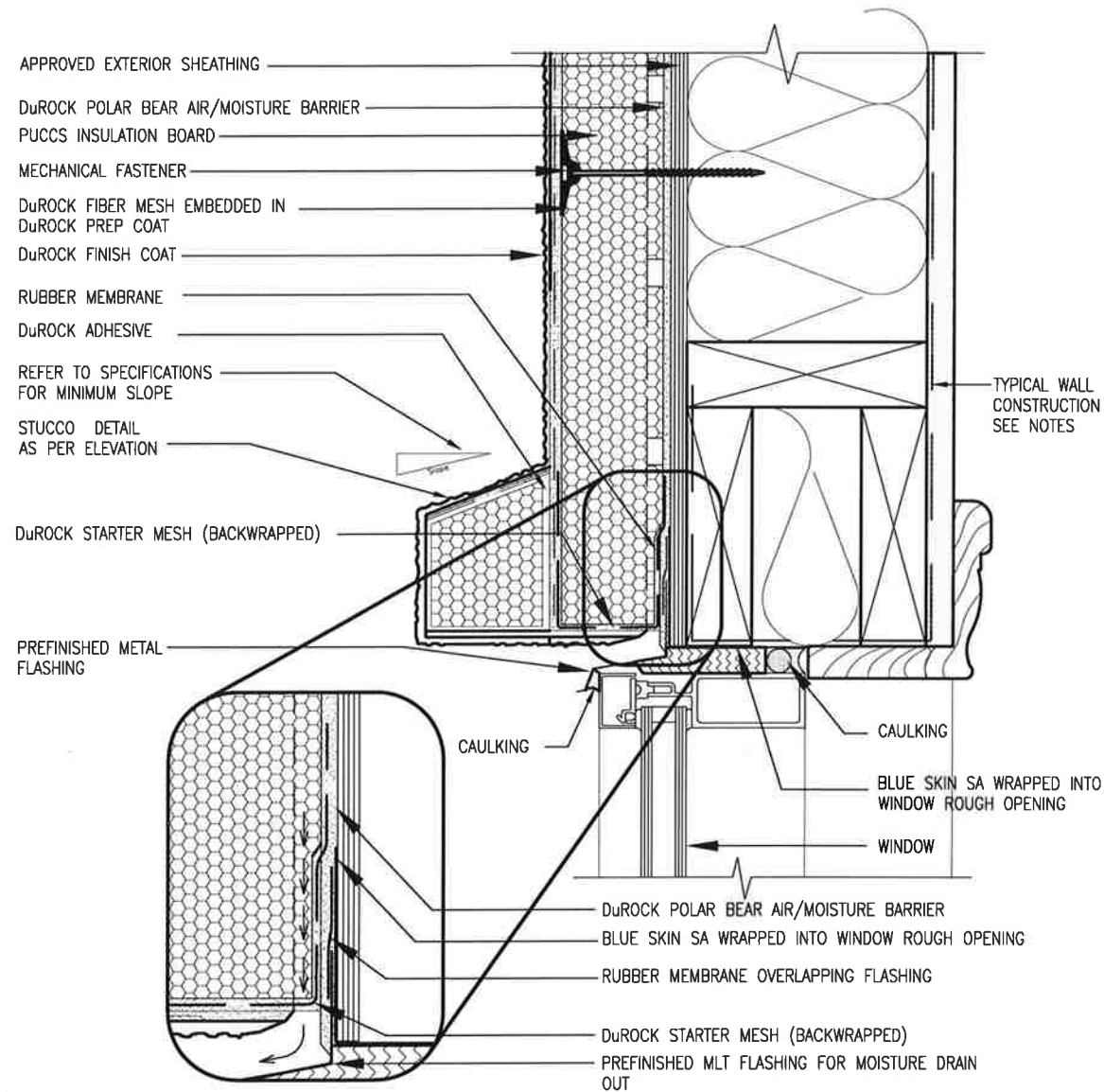
SCALE: 3/8" = 1'-0"

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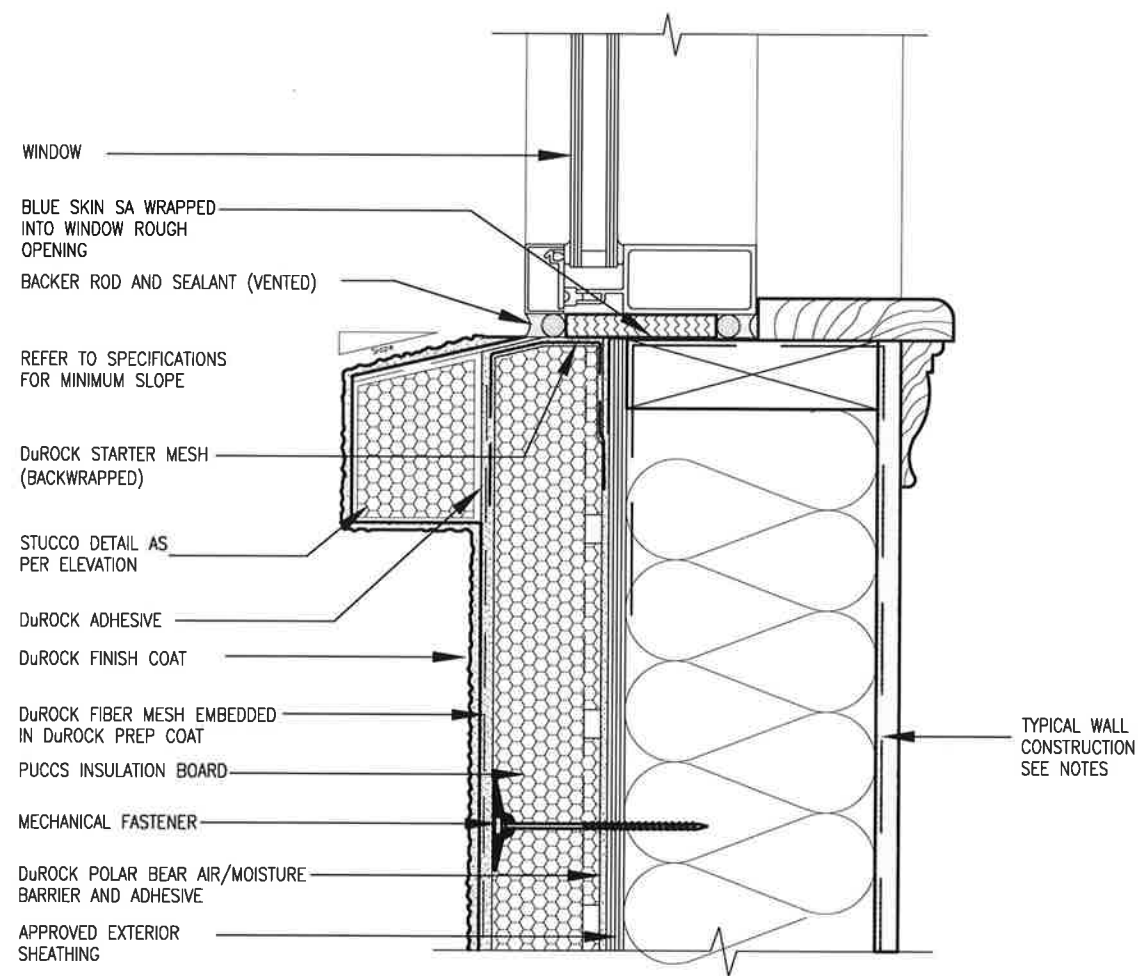
FOR 9 1/2" JOIST DEPTH





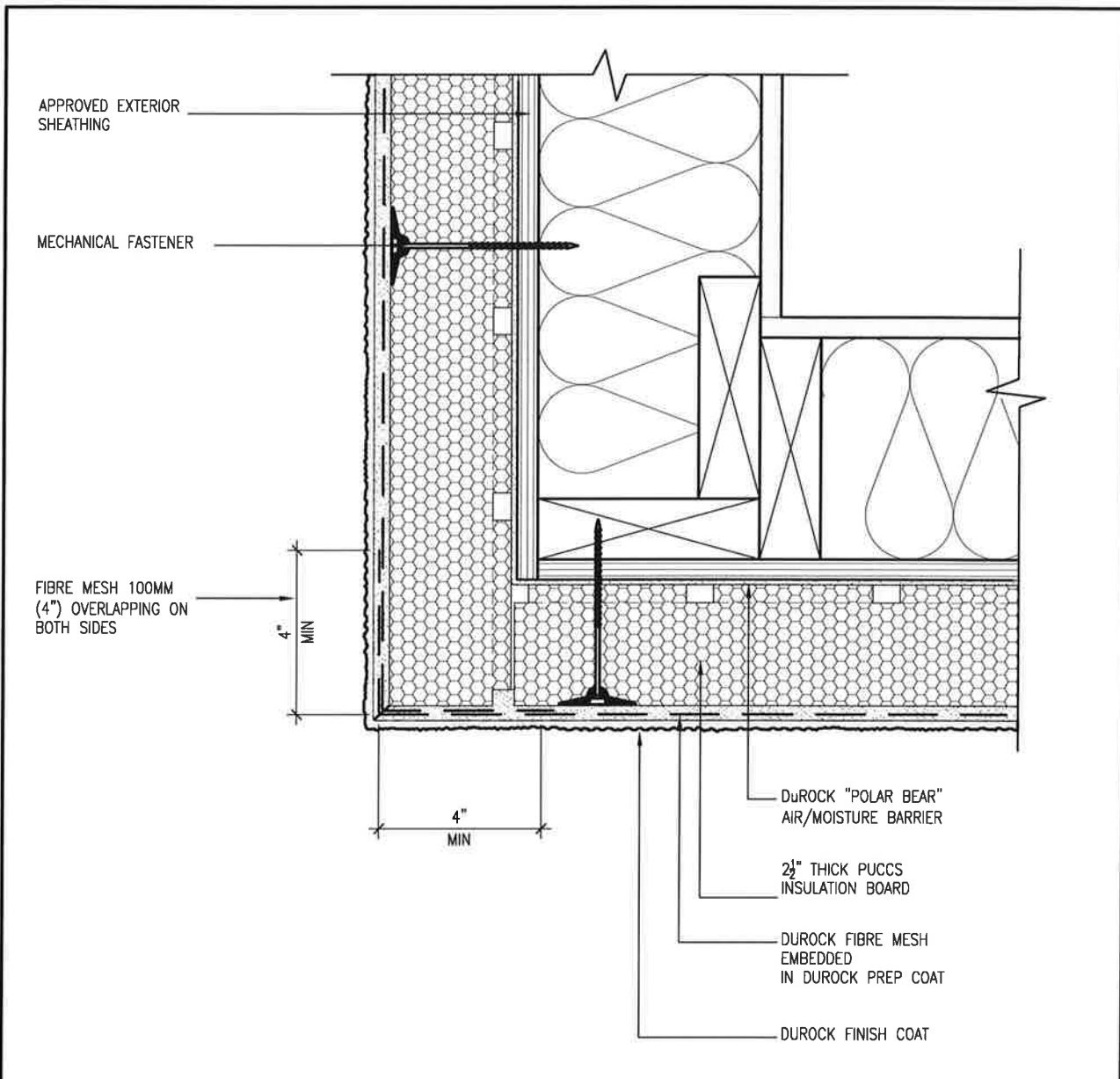
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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



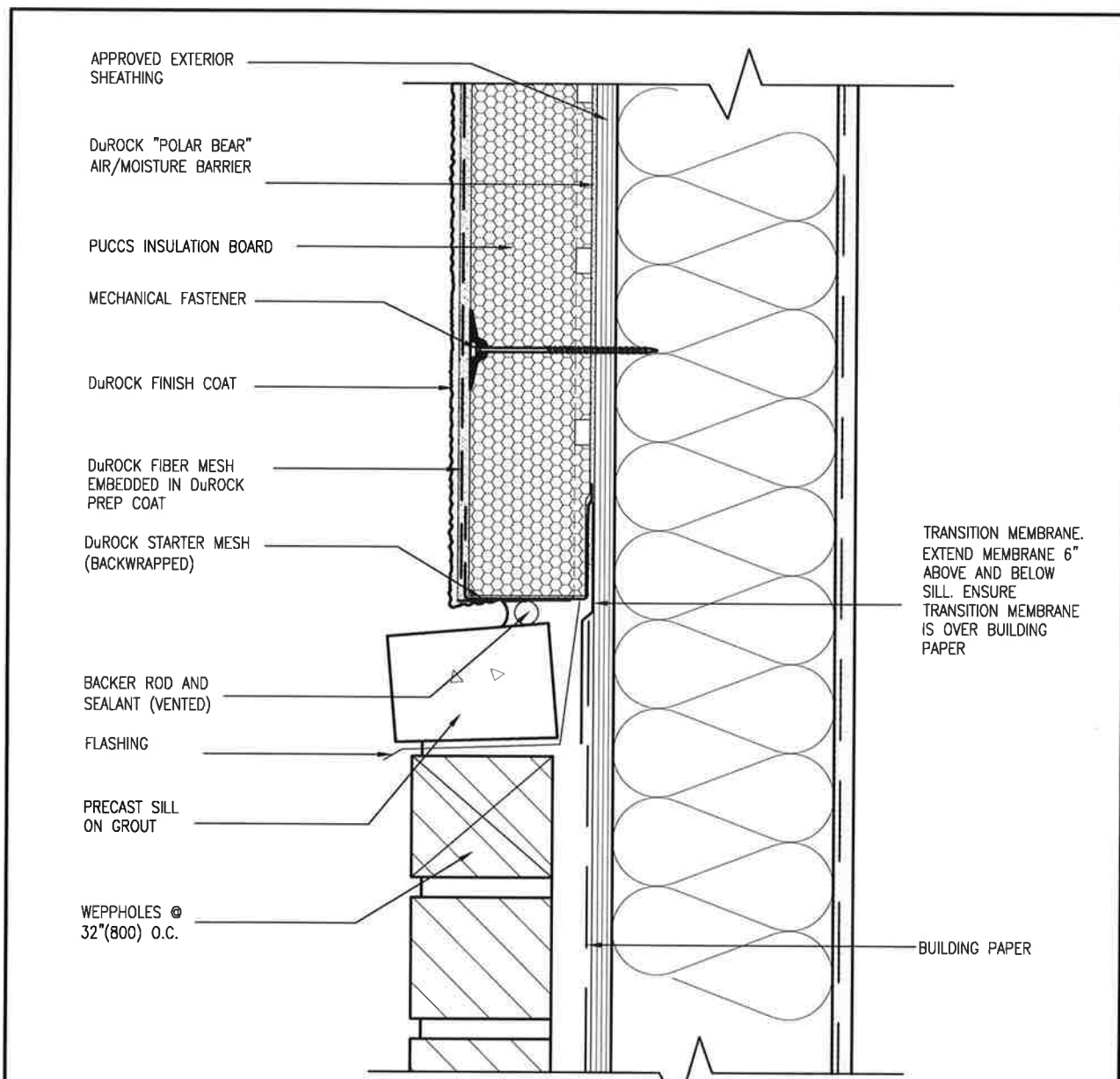
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

CONST NOTE			
BAYVIEW WELLINGTON		Municipality: INNISFIL, ON.	
Project name: ALCONA	Project no: 13049	Construction Notes: 13049-CN-A1 VER 2020	
date: MAY 2016	drawn by: RC	checked by: 3/16" = 1'-0"	scale: 3/16" = 1'-0"



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

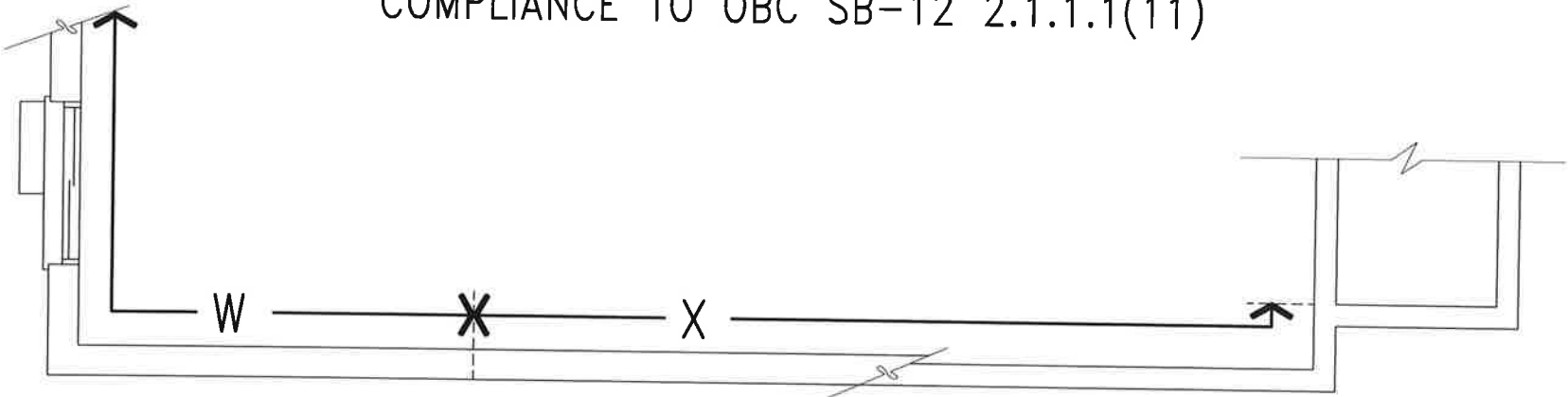
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



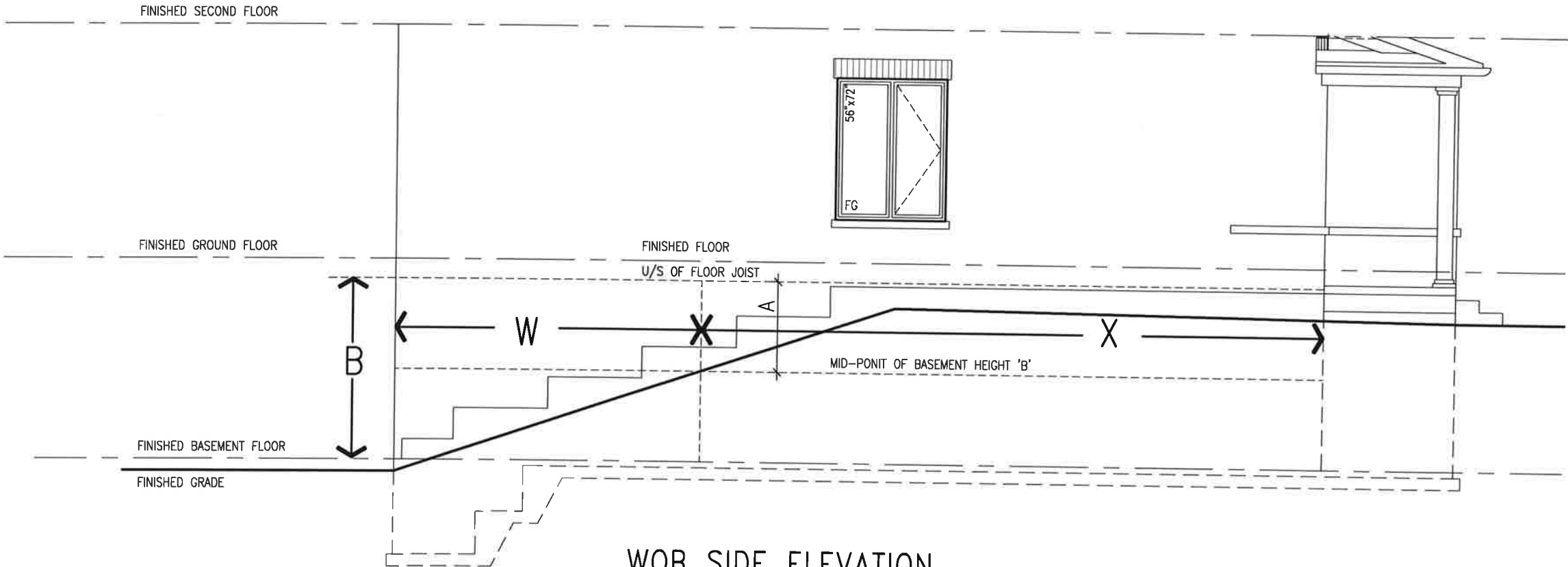
6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

CONST NOTE		BAYVIEW WELLINGTON		ALCONA		INNISILON		CONSTRUCTION NOTES		CN5	
project no. 13049		drawing no. 13049		file name 13049-CN-A1		scale 3/16" = 1'-0"		checked by		drawn by	
MAY 2016		MAY 2016		RC		RC		RC		RC	
255 Consumers Rd Suite 120		Toronto ON M2J 1R4		t 416.630.2285 f 416.							

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 and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name registration information
V3 Design Inc. BCN 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 which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
2			

