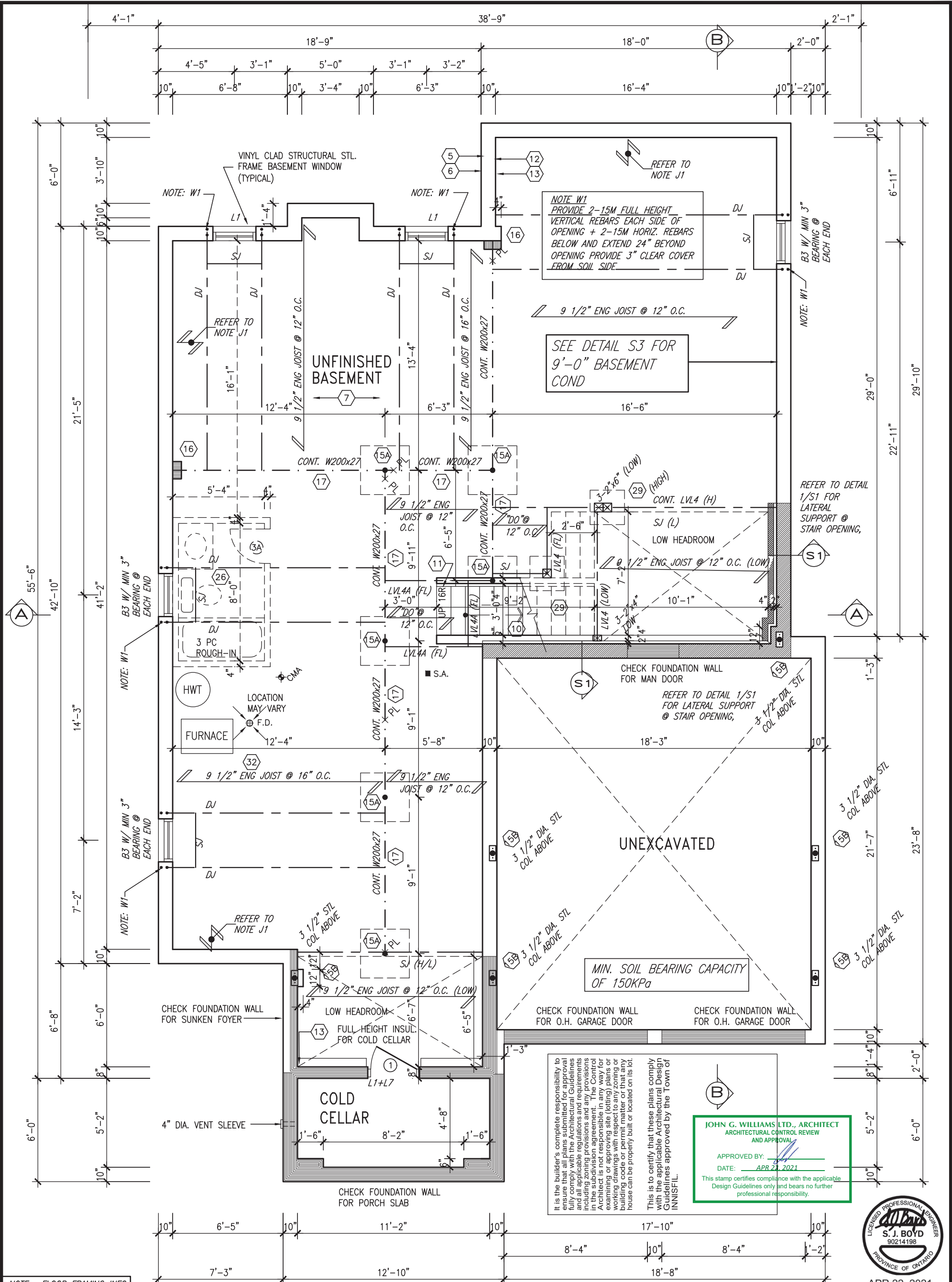




NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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

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.)

AREA CHART ON PAGE 5

BASEMENT FLOOR PLAN 'A' (OPT. 9'0" BASEMENT)

9.			
8	REV AS PER ENG COMMENTS	APR 22-21	RC
7	ADD OPT. 9' BASEMENT	APR 15-21	RC
6	REVISED AS PER ENG'S COMMENTS	DEC 13-17	RC
5.			
4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC
3	REVISED FDN WALLS TO BE 10"	DEC 20/16	SB
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		
no.	description	date	by

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	signature	25591	BCIN
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 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.			

VA3
DESIGN

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

BAYVIEW WELLINGTON

project name	ALCONA	municipality	INNISFIL, ONTARIO
date	NOV. 2015	checked by	scale
drawn by	RC	3/16" = 1'-0"	

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\13049-S45-2.dwg - Thu - Apr 22 2021 - 6:08 AM

S45-2
HUMMINGBIRD 2

project no.	13049
drawing no.	1

BASEMENT FLOOR PLAN 'A'

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S45-2 ELEVATION A 9'0" WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	772 S.F.	147.056 S.F.	19.05 %
LEFT SIDE	1068 S.F.	88.00 S.F.	8.24 %
RIGHT SIDE	1075 S.F.	16.667 S.F.	1.55 %
REAR	1044 S.F.	2295.556 S.F.	219.88 %
* 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.	3959.00 S.F.	2547.28 S.F.	64.34 %
TOTAL SQ. M.	367.80 S.M.	236.65 S.M.	64.34 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S45-2 ELEVATION B 9'0" WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	749 S.F.	169.222 S.F.	22.59 %
LEFT SIDE	1082 S.F.	88.00 S.F.	8.13 %
RIGHT SIDE	1083 S.F.	16.667 S.F.	1.54 %
REAR	1044 S.F.	295.556 S.F.	28.31 %
* 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.	3958.00 S.F.	569.45 S.F.	14.39 %
TOTAL SQ. M.	367.71 S.M.	52.90 S.M.	14.39 %



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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

APPROVED BY:
DATE: APR 22, 2021

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



S45-2
HUMMINGBIRD 2

BAYVIEW WELLINGTON

ALCONA

INNISFIL, ONTARIO

project no. 13049

project name

drawn by

checked by

date NOV. 2015

scale 3/16" = 1'-0"

file name 13049-S45-2

drawing no. 24

VA3 DESIGN

255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
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va3design.com

signature

BCIN 25591

42658

Wellington Jno-Baptiste

VA3 Design Inc.

9

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description

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by

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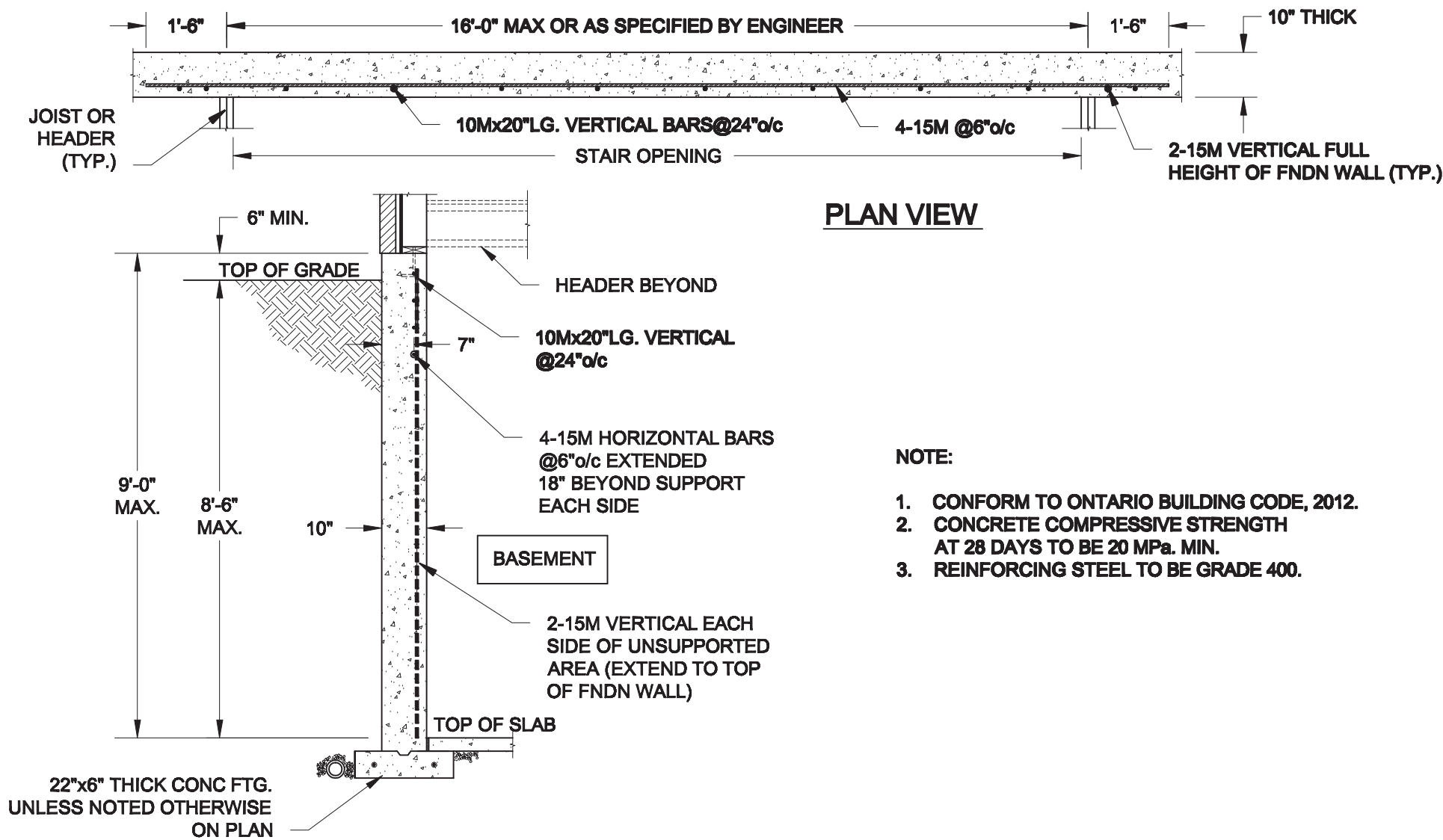
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by

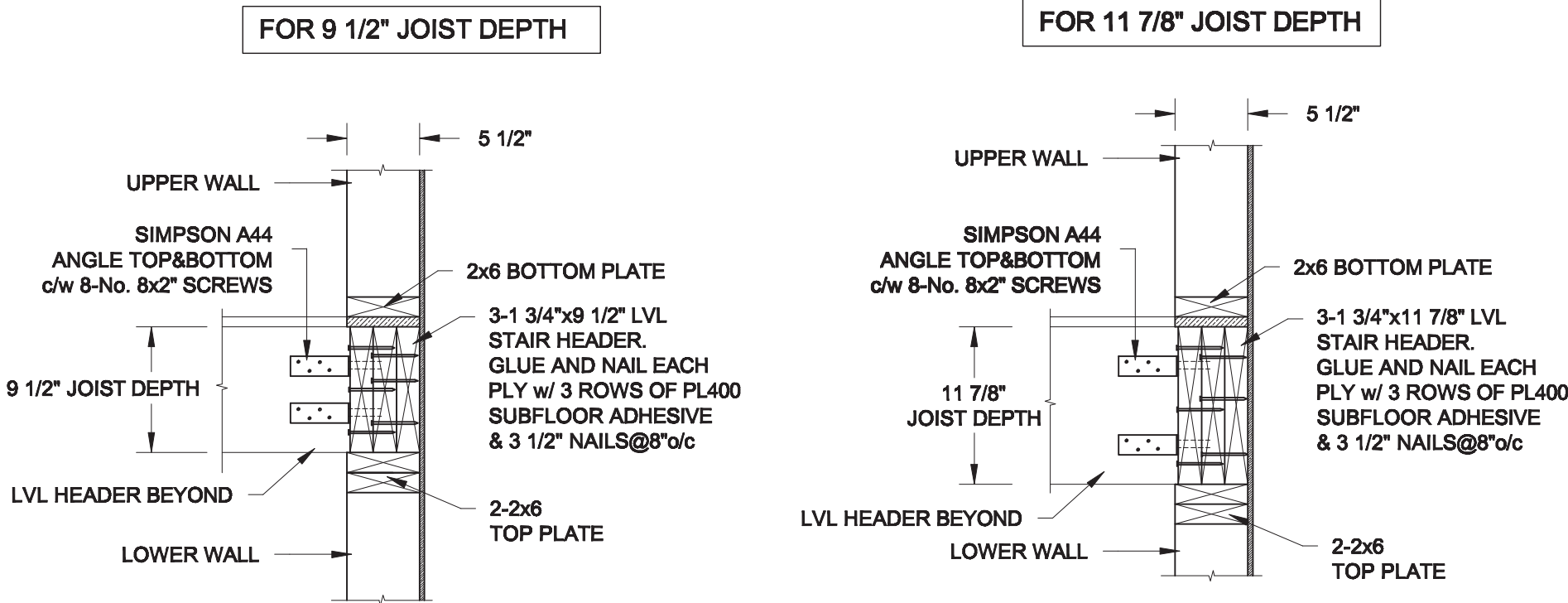
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



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.

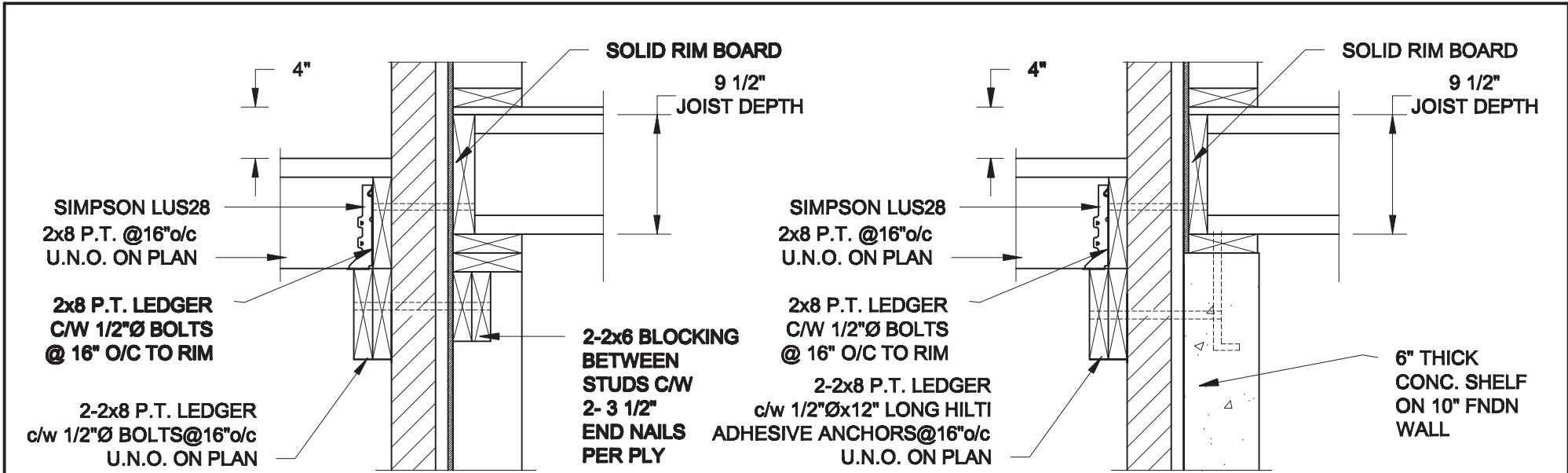
1
S1
LATERALLY UNSUPPORTED WALL
SCALE: 3/8" = 1'-0"



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

Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  APR 22, 2021	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNISFIL, ONTARIO
Date: APR-20-2021			TYPICAL STRUCTURAL DETAILS FOR SINGLES
Drawn: SC	Checked: SJB		Project No.: 21-065

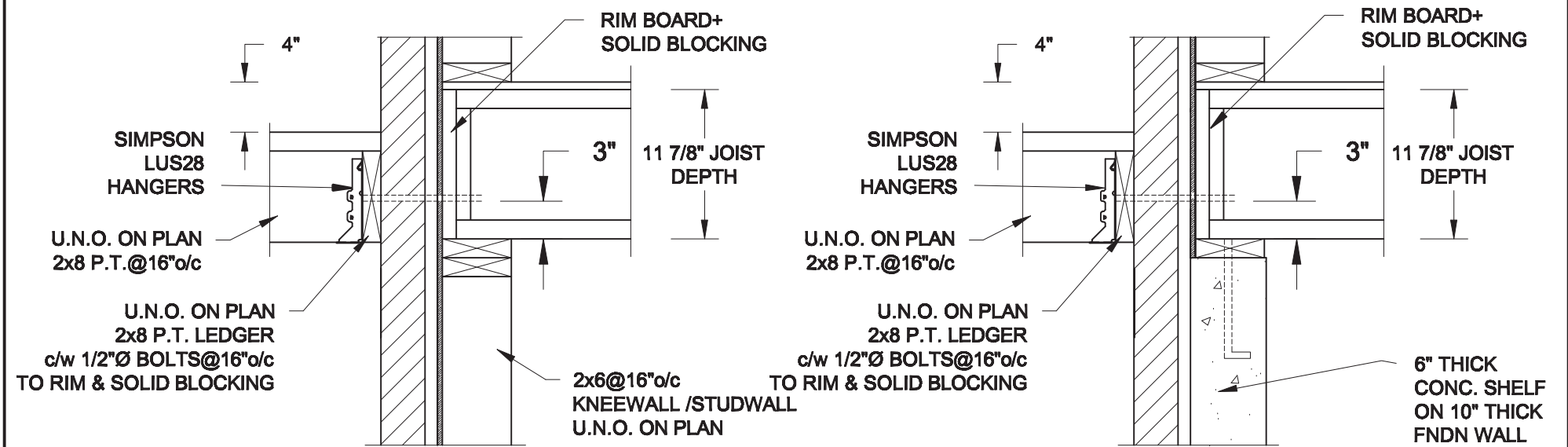
Drawing No.:
S1



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

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

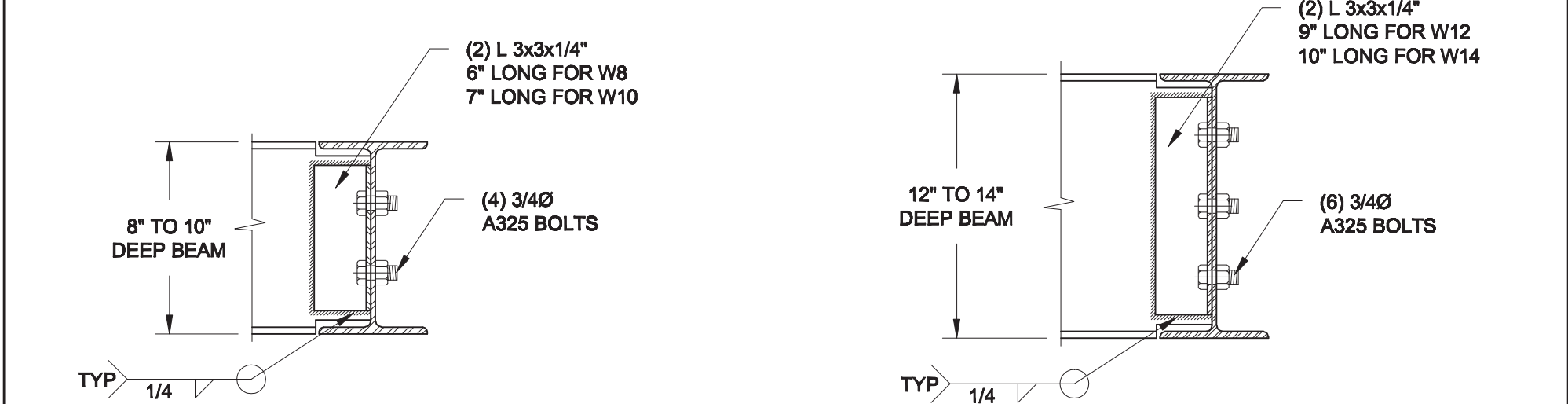
- NOTES: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



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

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

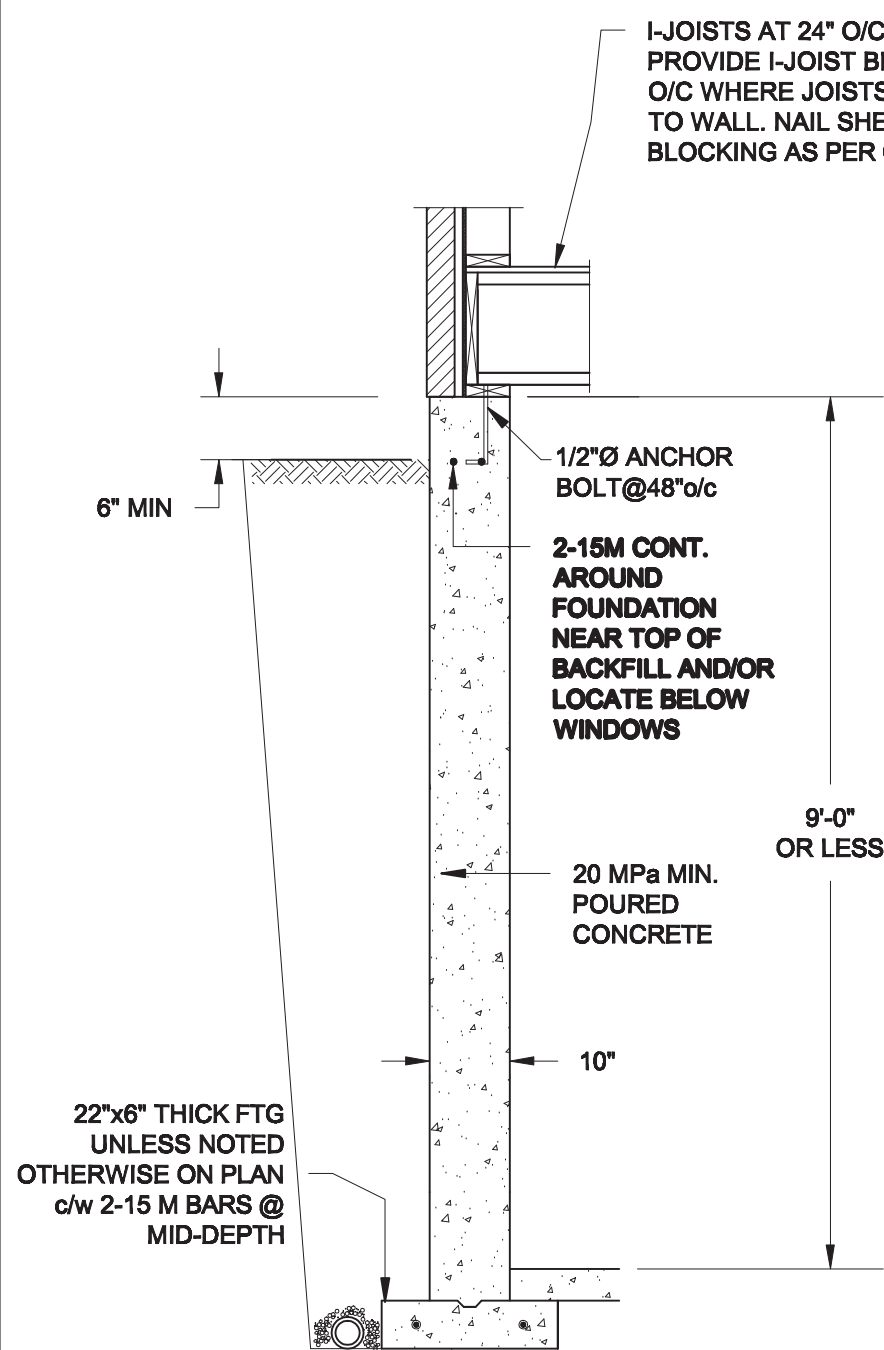
- NOTES: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



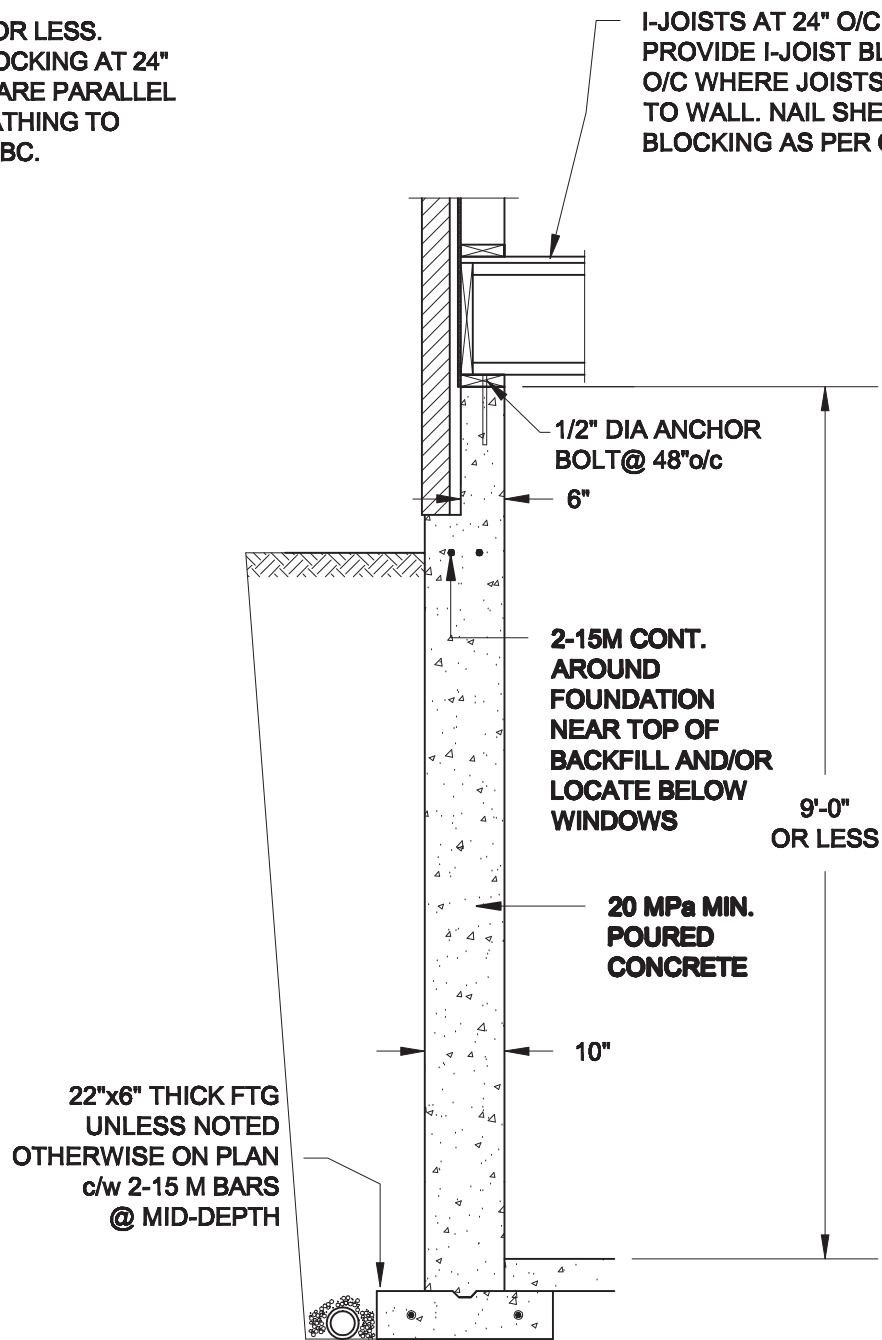
3A
S2 **BEAM CONNECTION**
SCALE: 1 1/2" = 1'-0"

3B
S2 **BEAM CONNECTION**
SCALE: 1 1/2" = 1'-0"

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  APR 22, 2021		Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNISFIL, ONTARIO	
Date: APR-30-2021			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: SC	Checked: SJB		Project No.: 21-065		Drawing No.: S2	



1A
S3 **FOUNDATION WALL**
SCALE: 1/2" = 1' - 0"

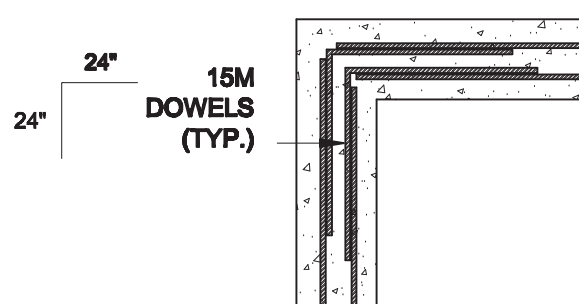


1B
S3 **DROPPED VENEER**
SCALE: 1/2" = 1' - 0"

NOTE:
AT ALL WINDOW OPENINGS,
PROVIDE FULL-HEIGHT 2-15M
VERTICALLY AT EACH SIDE +
2-15M HORIZONTALLY 2" BELOW &
EXTEND 24" BEYOND OPENING

NOTES:

1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING STEEL TO BE GRADE 400.
4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE DETAIL 1C/S3.
5. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.
6. FOUNDATION IS FOR A PART 9 RESIDENTIAL BUILDING.
7. DETAIL IS APPLICABLE TO SITE CLASSES A TO D ONLY AS GIVEN IN TABLE 4.1.8.4.A OF THE OBC (TO BE CONFIRMED BY GEOTECHNICAL ENGINEER).



1C
S3 **TYP. PLAN VIEW AT CORNER**
SCALE: 1/2" = 1'-0"

Scale: AS NOTED	
Date: APR-20-2021	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.



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Newmarket, ON
L3Y 8J9
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E: quaille.eng@rogers.com

Engineer's Seal



APR 22, 2021

Project:

**BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INNISFIL, ONTARIO**

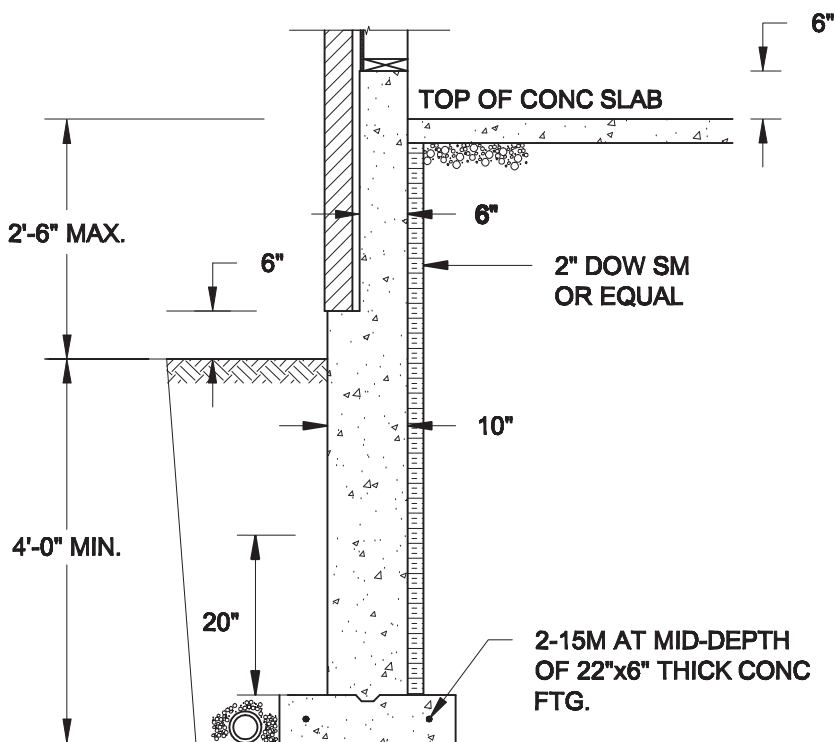
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

21-065

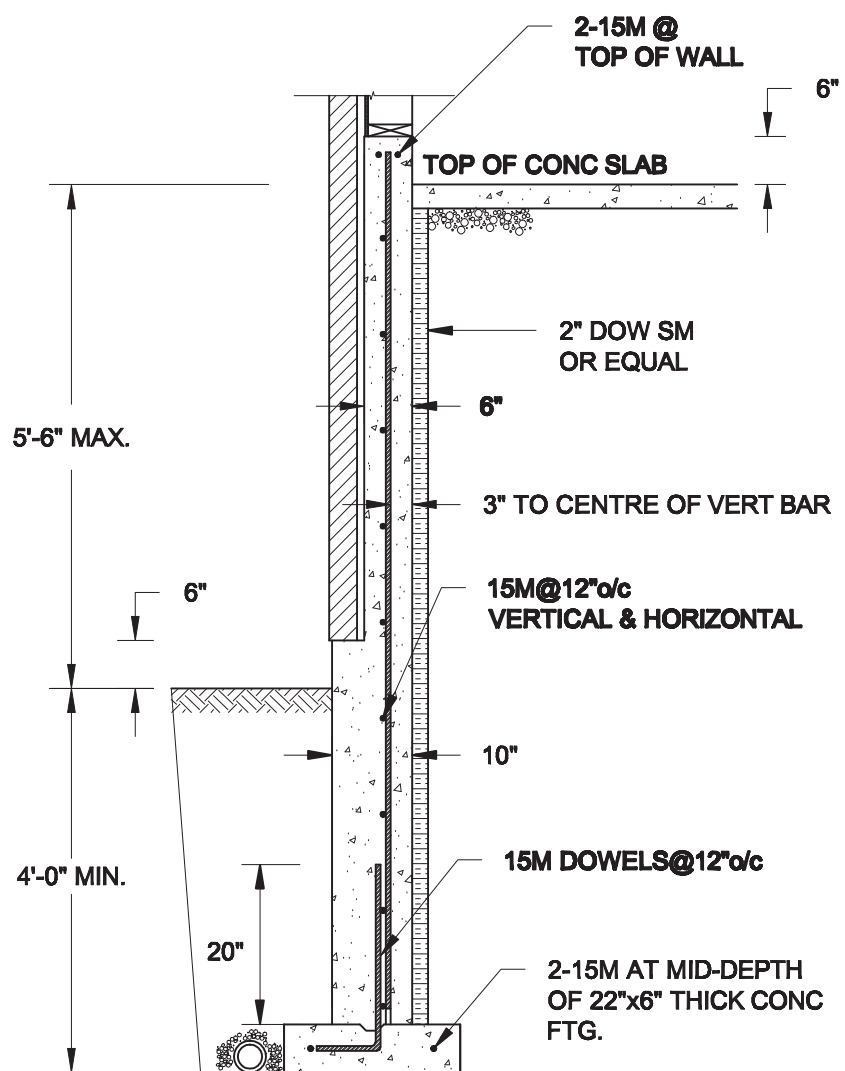
Drawing No.:

S3



1A
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
 3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
 4. PROVIDE 3" COVER TO SOIL MINIMUM.



1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com	Engineer's Seal:  APR 22, 2021	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNISFIL, ONTARIO
Date: APR-20-2021			TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB		Project No.: 21-065	Drawing No.: S4