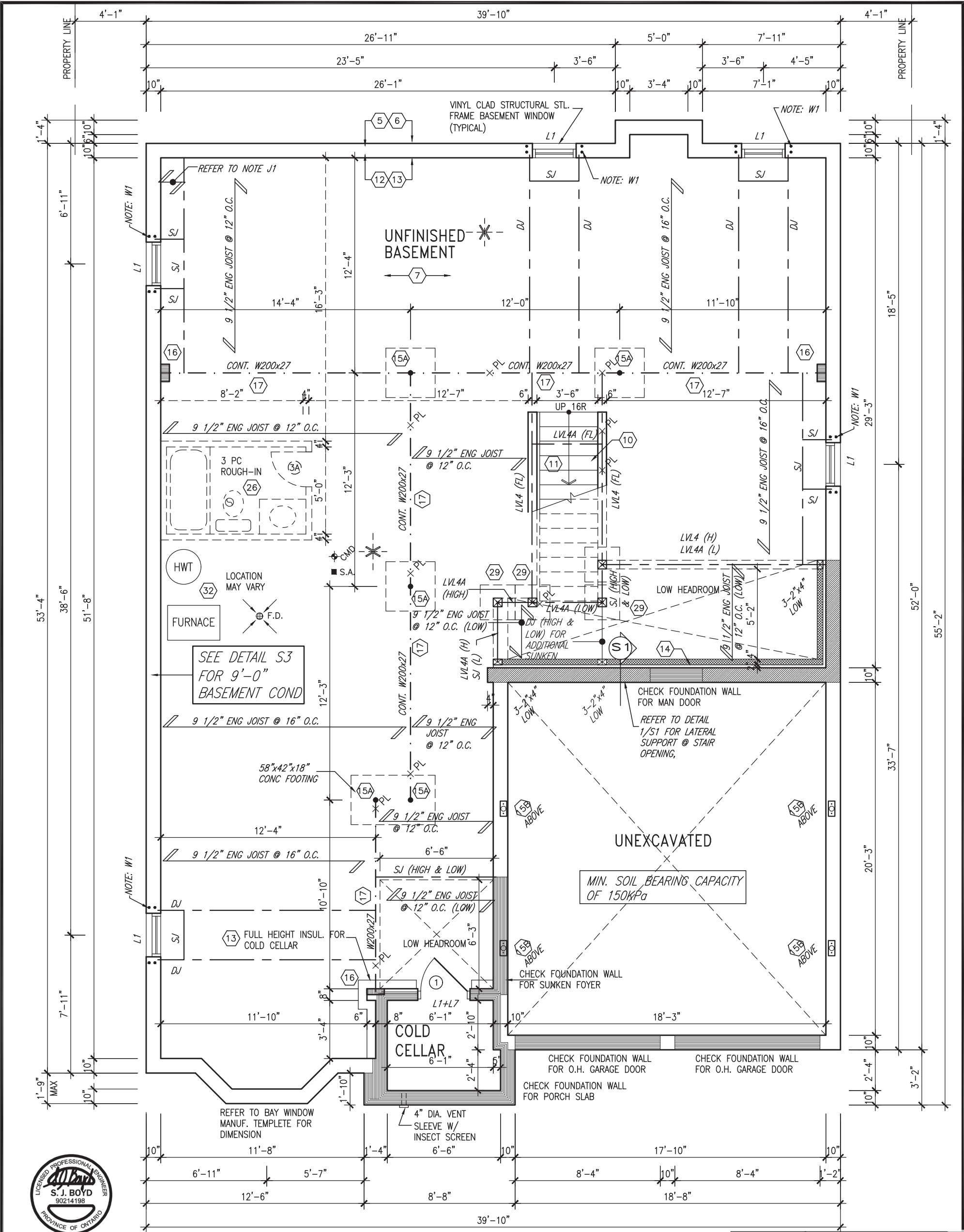




NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

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

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

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

NOTE W1: PROVIDE 2-15M FULL HEIGHT VERTICAL REBARS EACH SIDE OF OPENING + 2-15M HORIZ. REBARS BELOW AND EXTEND 24" BEYOND OPENING PROVIDE 3" CLEAR COVER FROM SOIL SIDE

7 REV AS PER ENG COMMENTS

6 CREATE SIDE/REAR UPGRADE FOR LOT 11

5 ADD 9'0" BASEMENT PLAN

4 REVISED AS PER EN COMMENTS

3 REVISED FDN WALLS TO BE 10"

2 REVISED INSULATION AT STAIRS

1 ISSUED FOR CLIENT REVIEW

APR 22-21 RC

APR. 13/21 WT

APR. 13/21 WT

AUG 14-17 RC

DEC 20/16 SB

SEPT 19/16 SB

-

-

RC

WT

WT

RC

SB

SB

-

-

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

signature

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

date

NOV. 2015

drawn by

RC

municipality

INNISFIL, ONTARIO

checked by

scale

3/16" = 1'-0"

file name

13049-S48-3

project no.

13049

drawing no.

1A

S48-3

GOLDENEYE 3

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. The Control Architect is not liable for any damages or losses incurred by the builder or house located on its lot.

This is to certify that this design complies with the applicable Architectural Guidelines and the applicable Building Code of 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 Control Architect is not responsible in any way for examining or approving site (lotting) plans or building drawings. The Control Architect is not liable for any damages or losses incurred by the builder or house located on its lot.

This is to certify that this design complies with the applicable Architectural Guidelines and the applicable Building Code of the Town of Innisfil.

JOHN WILLIAMS LTD., ARCHITECT

ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]

DATE: APR 22, 2021

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

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S48-3 ELEVATION A 9'0 WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	828 S.F.	179.641 S.F.	21.70 %
LEFT SIDE	1067 S.F.	93.33 S.F.	8.75 %
RIGHT SIDE	1071 S.F.	66.667 S.F.	6.22 %
REAR	1132 S.F.	292.778 S.F.	25.86 %
* 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.	4098.00 S.F.	632.42 S.F.	15.43 %
TOTAL SQ. M.	380.71 S.M.	58.75 S.M.	15.43 %



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S48-3 ELEVATION B 9'0" WOB	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL	AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT		802 S.F.	189.167 S.F.	23.59 %
LEFT SIDE		1067 S.F.	93.33 S.F.	8.75 %
RIGHT SIDE		1075 S.F.	66.667 S.F.	6.20 %
REAR		11132 S.F.	292.778 S.F.	2.63 %
* 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.		14076.00 S.F.	641.94 S.F.	4.56 %
TOTAL SQ. M.		1307.69 S.M.	59.64 S.M.	4.56 %

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

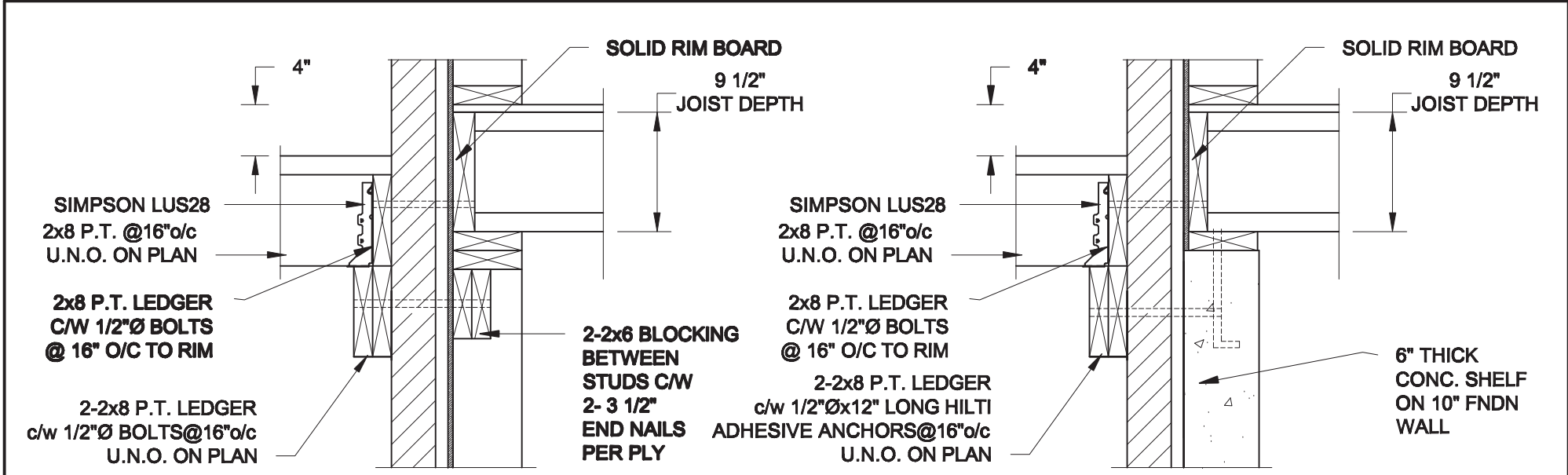
APPROVED BY: _____

DATE: APR 22, 2021

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

[illegible]

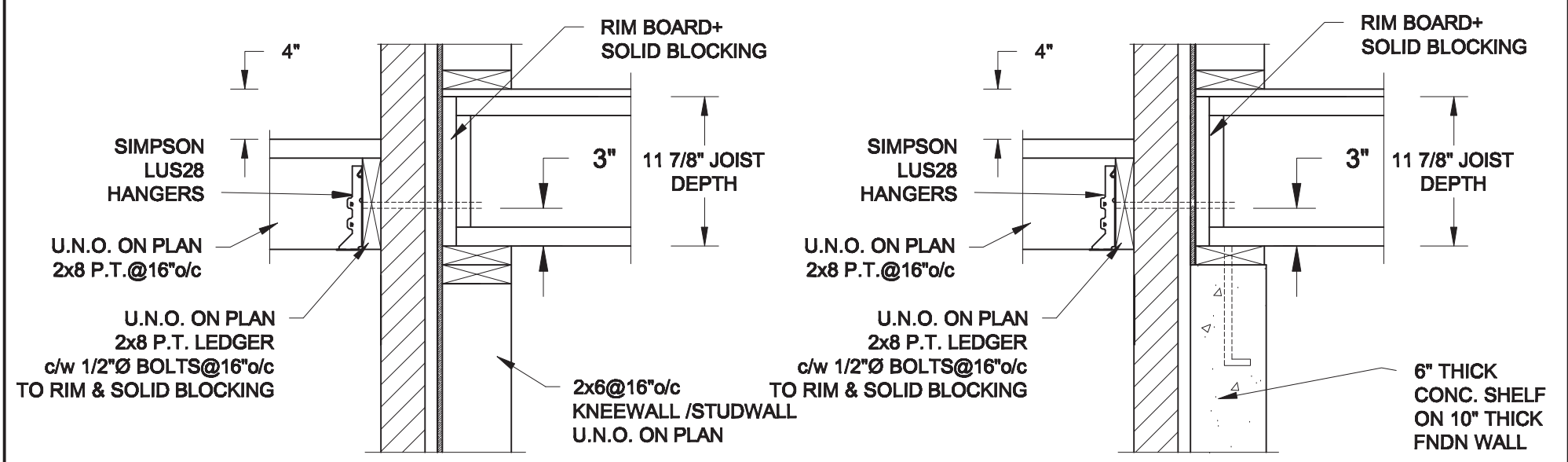
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



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

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

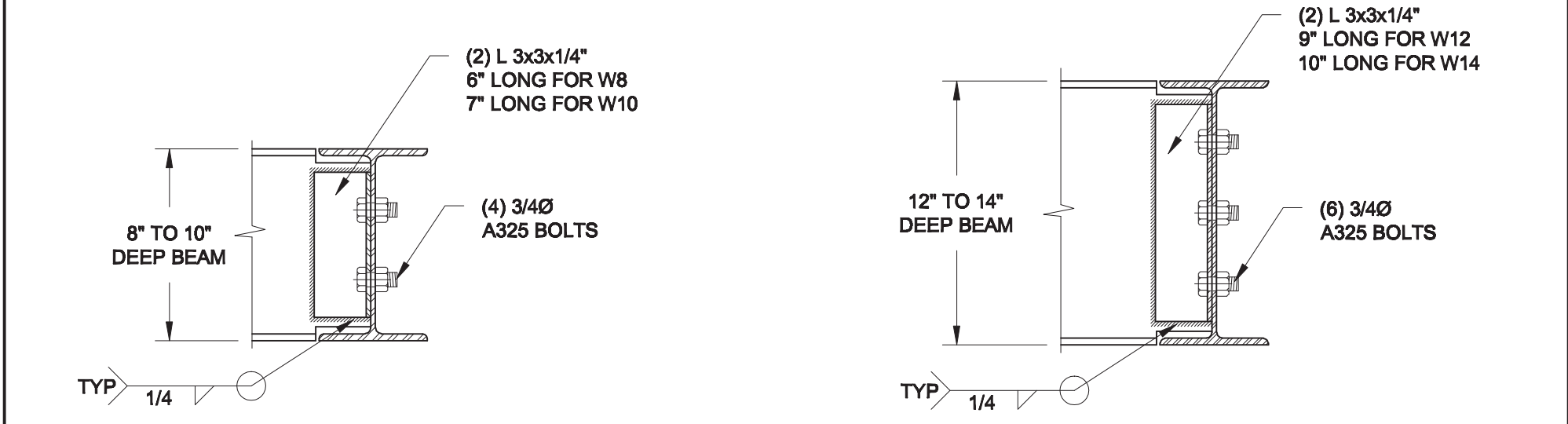
- NOTES: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



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.



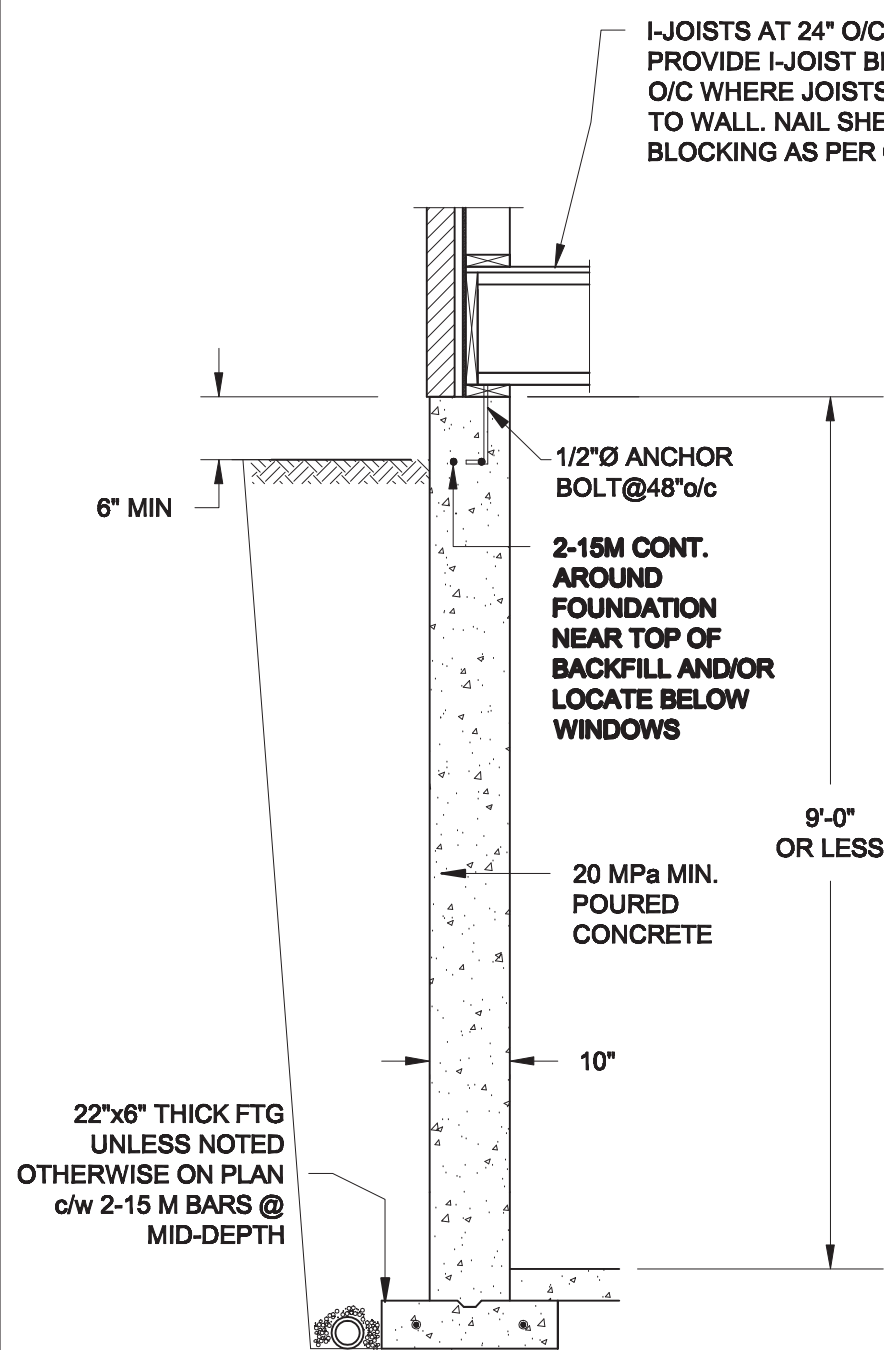
3A
S2 **BEAM CONNECTION**
SCALE: 1 1/2" = 1'-0"

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

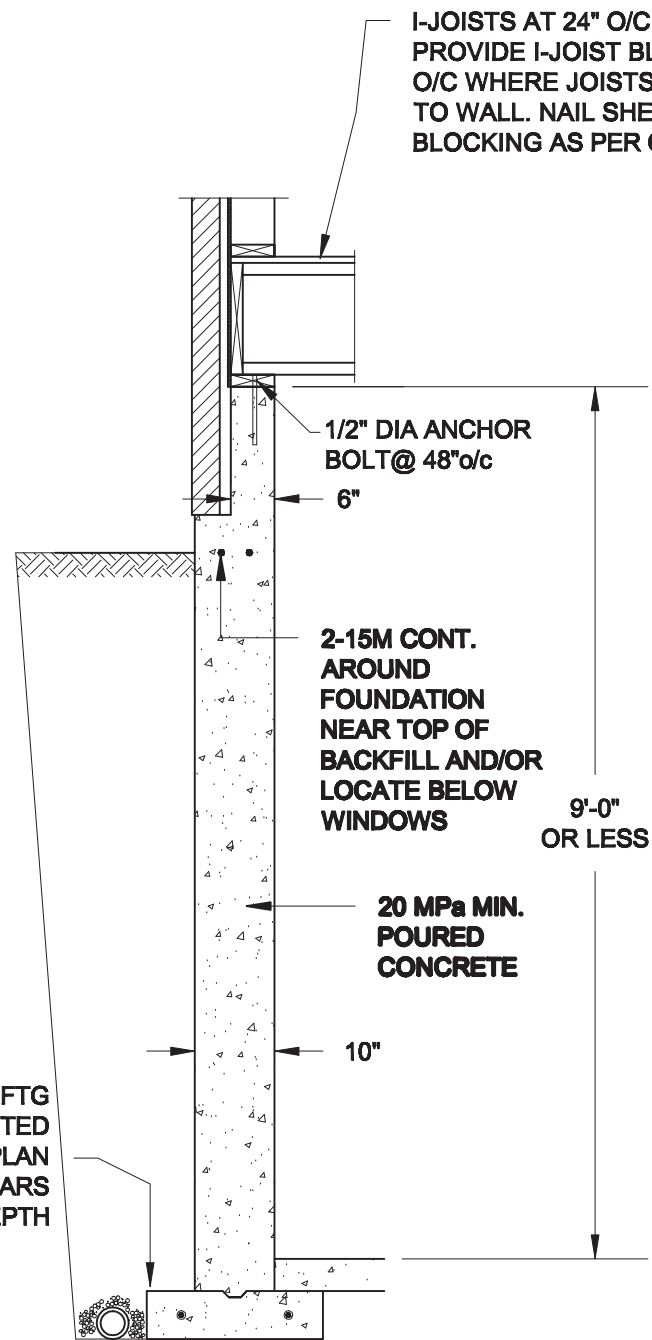
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

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

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"

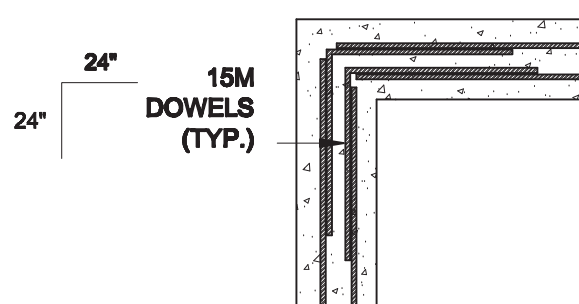


1B
S3 **DROPPED VENEER**
SCALE: 1/2" = 1'-0"

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.



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**

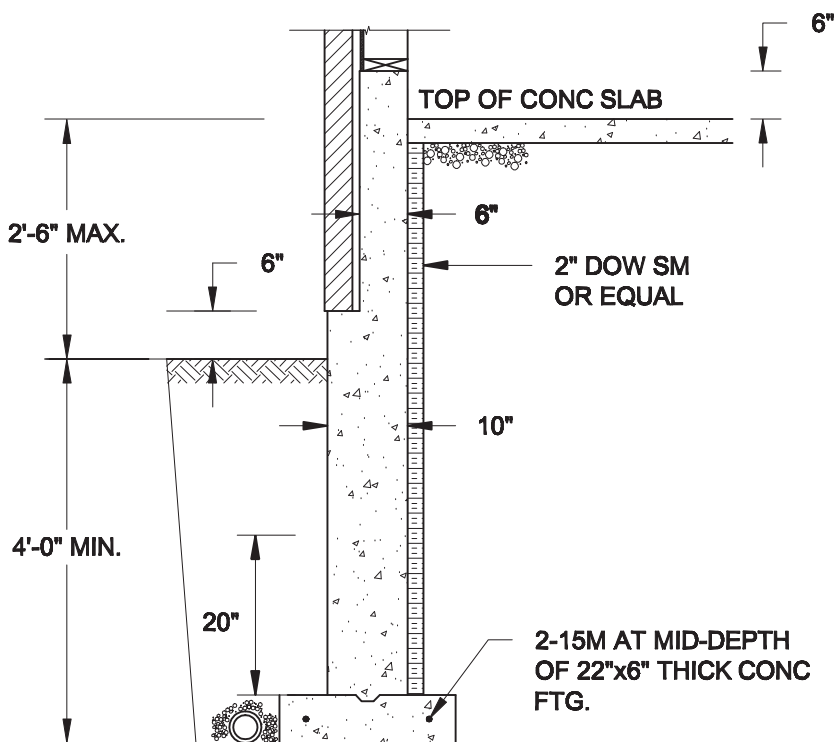
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

21-065

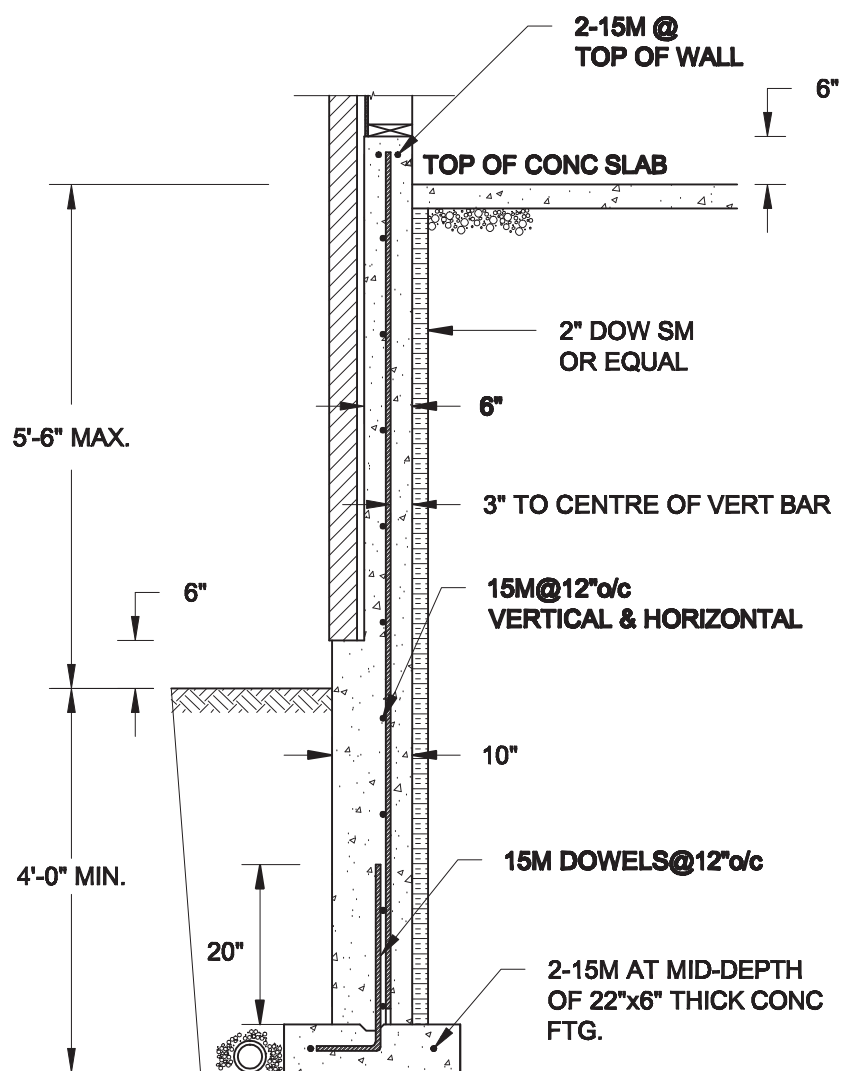
Drawing No.:

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