

It is the builder's complete responsibility to ensure that the construction of this house fully complies with the Architectural Guidelines approved by the Town of Innisfil. The 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.

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ARCHITECTURAL REVIEW & APPROVAL

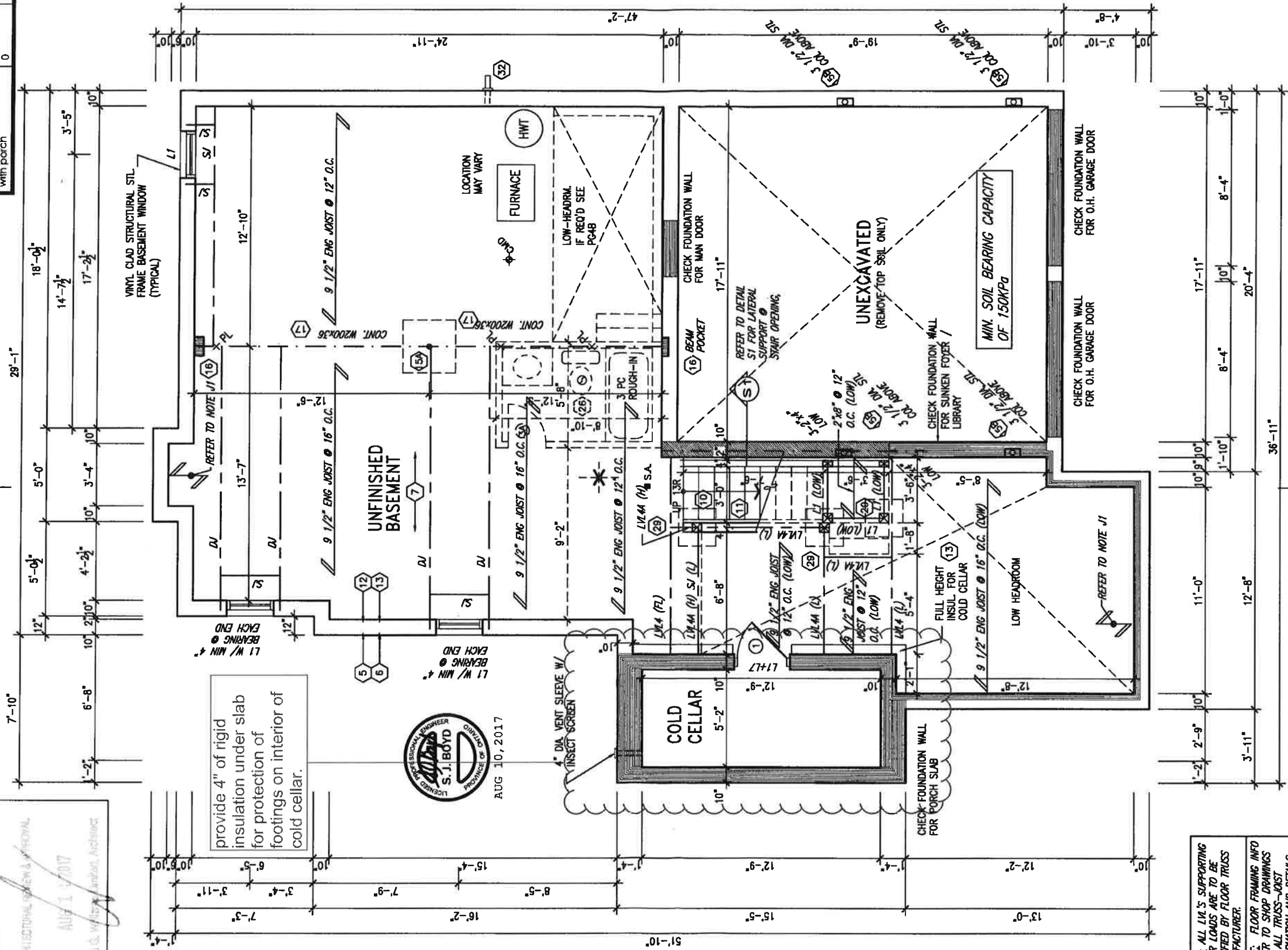
AUG 1 4 2017

John G. McIsaac, Architect, Architect

Town of Innisfil Certified Model

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

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 without porch	0	1494 SF
Coverage	0	136.80 SM
with porch	0	1584 SF
		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: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

BASEMENT FLOOR PLAN 'B'



255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 | 416.630.4782
info@va3design.com

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

qualification information

name: Wellington Inc-Baptiste

signature: Baptiste

BCR: 25591

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.

BAYVIEW WELLINGTON

S39-2COR
STARLING 2

project no: 13049
drawing no: 1B

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

project no: 13049-S39-2C
drawing no: 1B

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

project no: 13049-S39-2C
drawing no: 1B

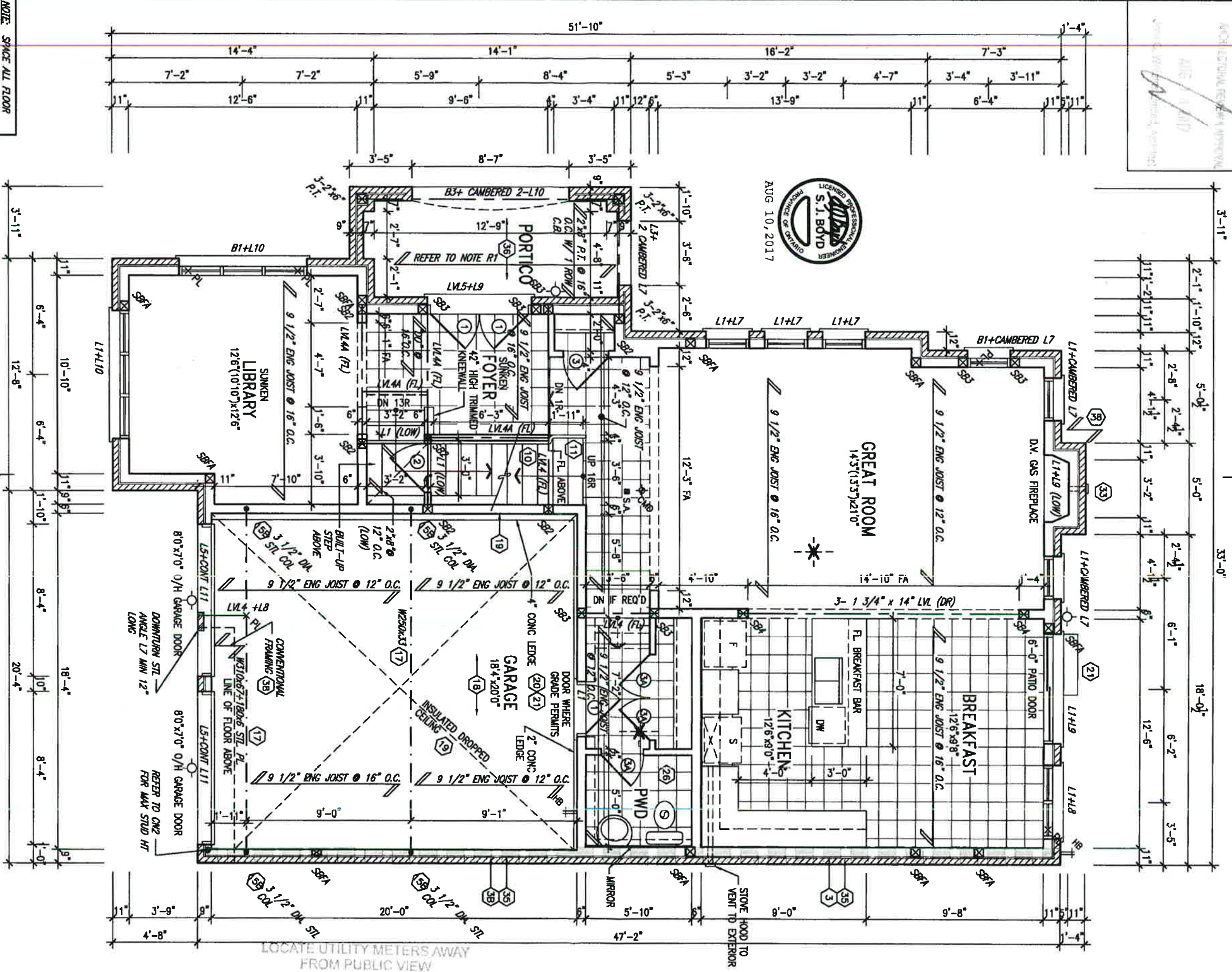
project name: ALCONA
city: INNISFIL, ONTARIO
date: NOV. 2015
checked by: RC
scale: 3/16" = 1'-0"

project no: 13049-S39-2C
drawing no: 1B

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

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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.530.2253 1.416.530.4702
vasdesigninc.com

PROJECT NO.: 13049

DATE: NOV. 2015

CHECKED BY: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

PROJECT NO.: 13049

DATE: NOV. 2015

CHECKED BY: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

PROJECT NO.: 13049

DATE: NOV. 2015

CHECKED BY: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



AUG 10, 2017

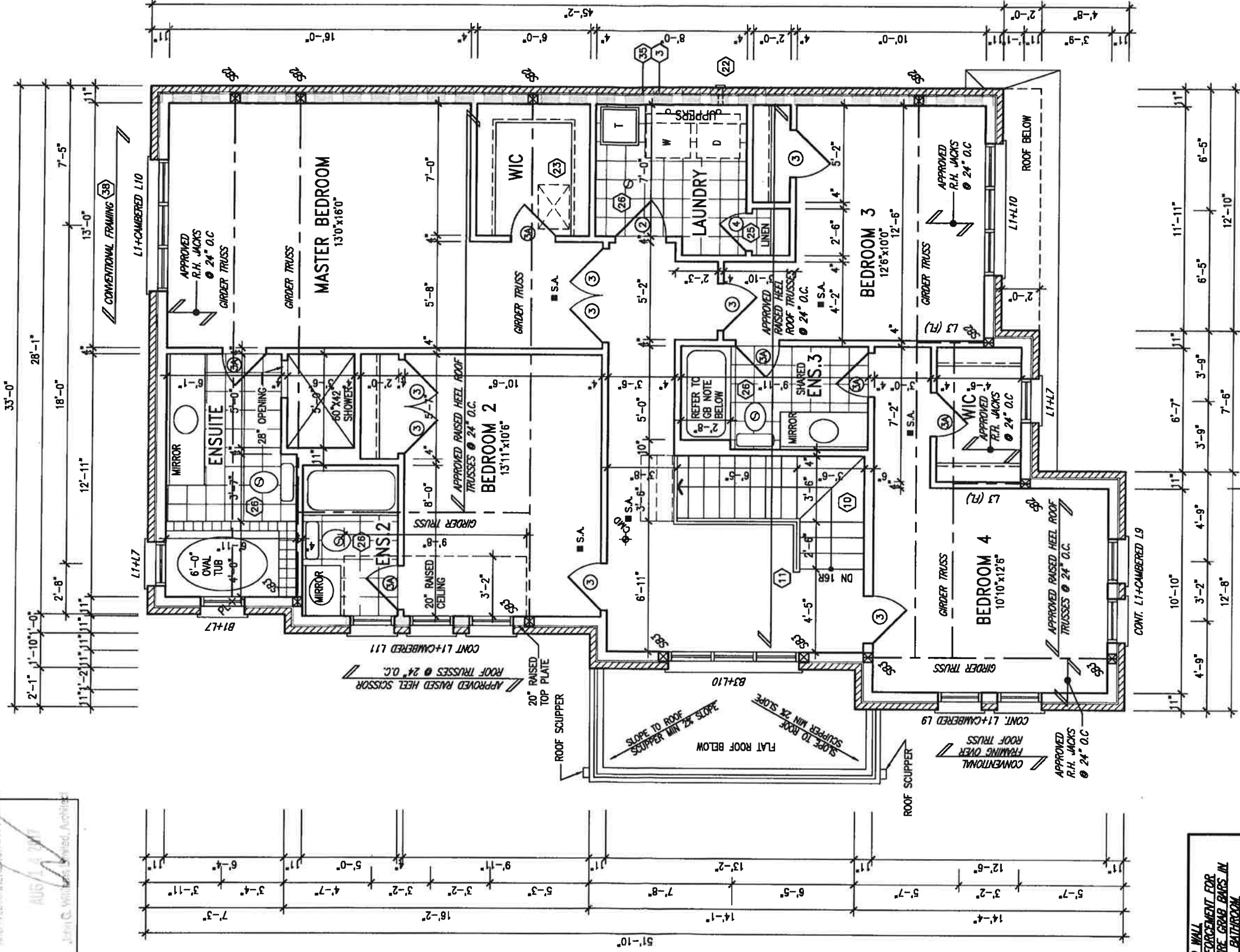
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFILL.

LIBRARY OF THE NEW YORK PUBLIC

AUG 2 1967

2

John G. Williams, Limited, Auctioneer



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

SECOND FLOOR PLAN 'B'

PLAN B

INDICATES REDUCED SIDE YARD

BAYVIEW WELLINGTON

S39-2COR

STARLING 2



DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

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

Wellington Jno-Baptiste	2559
name	BO
registration information	42658
VAS Design Inc.	

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.

10

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11:04 AM Aug 8 2017 - 11:04 AM

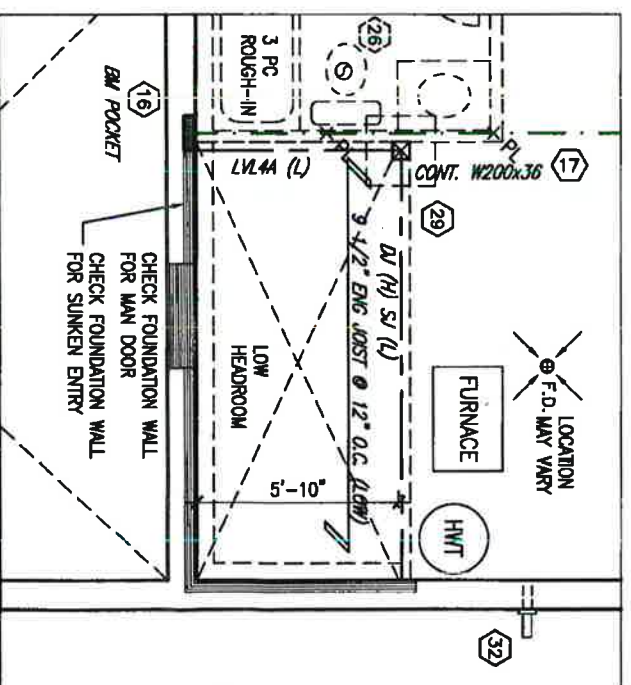
AFCOLIT CULTURE REVIEW & APPROVAL

AUG 14 2017

Approved by: _____
Signature: _____
Name: _____



AUG 10, 2017



SUNKEN ENTRY 1R



NOTE: FLOOR FRAMING INFORMATION 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.

9	*		* The undersigned has reviewed and takes responsibility for this delivery and has the qualifications and meets the requirements set out in the qualification information.	Wellingdon Jiro-Baptiste	J.B.A./J.R.E	25697	RCH	428556
8	*		*	Oscar Building Cebu to be a Inspector.				
7	*		*					
6	*		*					
5	*		*					
4	REMOVED AS PER ENG COMMENTS	AUG-04-17	RC	name	qualifications Information			
3	REVISED TO 10' FOUNDATION WALLS	DEC-15-16	M/E	Civil Engineer	V&B Design Inc.			
2	RESED INSULATION AT STAIRS	SEPT-19/16	S/S	The undersigned 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 shall be retained at the completion of the work. Drawings are not to be copied.				
1	ISSUED FOR CLIENT REVIEW	MAY-15-16	RC					
No.	Description	Date	By	Name	Qualification Information	Signature	RCH	428556

VAD
DESIGN
235 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vadesign.com

project name ALCONA date NOV. 2015 drawn by RC checked by + scale 3/16" = 1'-0" REMARKS - 14" VACUUM/16" WORKING (2013) 13049 2ND FLOOR LAYOUT 13044-SB-22-dwg - Tue - Aug 8 2017 - 11:04 AM	municipality INNISFIL, ONTARIO PARTIAL PLAN 'B' 13049-S39-2C 13049-S39-2C 13049-S39-2C	project no. 13044
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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.

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

VAS3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

25591

25591

42558

The undersigned has reviewed and takes responsibility for this design and for the construction and erection of the structure and for the compliance with the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste

25591

25591

42558

Wellington Jno-Baptiste

25591

25591

42558

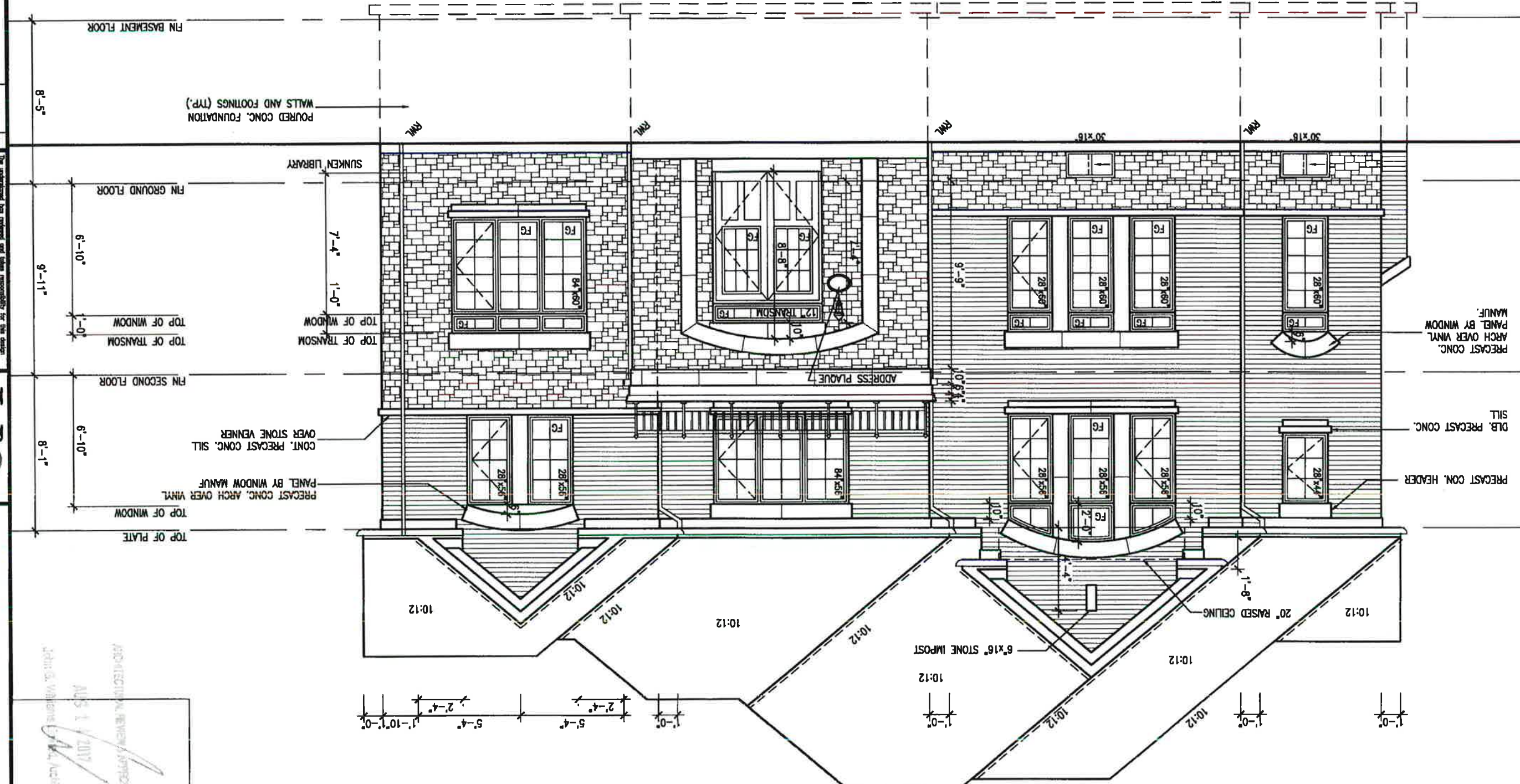
no.	description	date	by
4	REVISED AS PER ENG COMMENTS	AUG 04-17 RC	
3	REVISED TO 10" FOUNDATION WALLS	DEC 15-16 A/E	
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	



FRONT ELEVATION 'B'

LEFT SIDE ELEVATION 'B'

NOTES & INFORMATION
REFER TO FRONT
ELEVATION FOR TYPICAL



AUG 10, 2017
S.J. BOYD
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
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 zoning regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor 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.

9	REVISED AS PER ENG COMMENTS	AUG 04-17 RC	name	Wallingford Inc-Bayview	25591	DCM
8	REVISED TO 10" FOUNDATION WALLS	DEC 15-16 JAE	revision information	VAS Design Inc.	42558	DCM
7	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	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 assumed to be correct and the property of the Designer which must be retained at the completion of the work. Drawings are not to be scaled.	Wallingford Inc-Bayview	25591	DCM
6	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	date	by		
5						
4						
3						
2						
1						
0						

9	REVISED AS PER ENG COMMENTS	AUG 04-17 RC	name	Wallingford Inc-Bayview	25591	DCM
8	REVISED TO 10" FOUNDATION WALLS	DEC 15-16 JAE	revision information	VAS Design Inc.	42558	DCM
7	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	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 assumed to be correct and the property of the Designer which must be retained at the completion of the work. Drawings are not to be scaled.	Wallingford Inc-Bayview	25591	DCM
6	ISSUED FOR CLIENT REVIEW	MAY 16-16 RC	date	by		
5						
4						
3						
2						
1						
0						

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2L 1R4
416.630.2255 / 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON
project name
ALCONA
date NOV. 2015
drawn by 3/16" = 1'-0"
checked by 3/16" = 1'-0"
scale
RICHARD - H. LARSEN/WORKING/2013/13049 BAYVIEW/UNITS/2013/13049-S39-2C-dwg - 1st - Aug 8 2017 - 11:04 AM

INNISFIL, ONTARIO
municipality
LEFT SIDE ELEVATION B
13049-S39-2C
drawing no.
13049

S39-2COR
STARLING 2

6B

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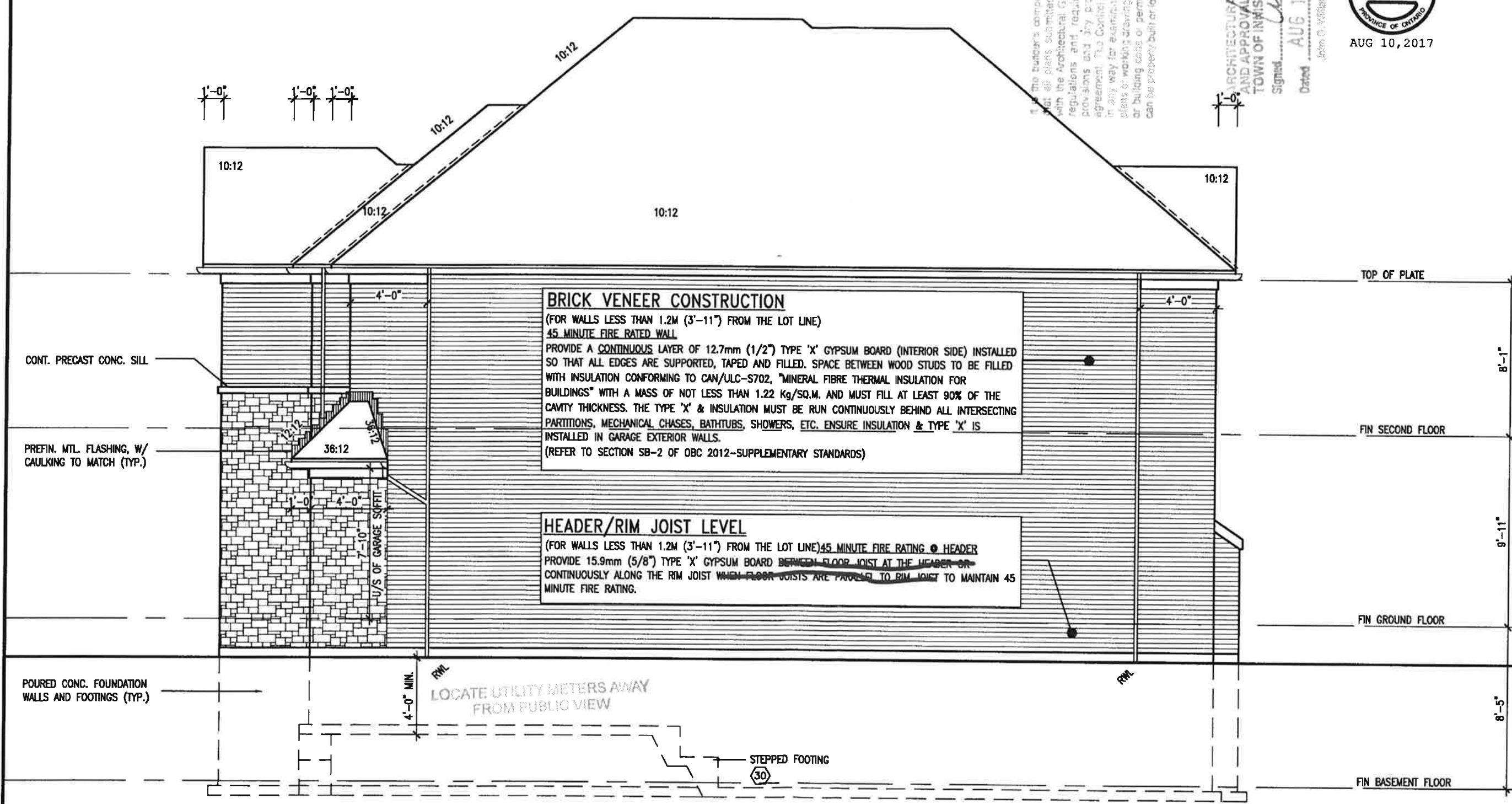
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any concerns in the subdivision agreement. The Council/Committee is not responsible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

1'-0"

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF INWISSETT

Signed _____
Dated AUG 14 2017

Robert C. Williams, Chairman, Architectural Review Board



RIGHT SIDE ELEVATION 'B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

[illegible]

Town of Inland Certified Model

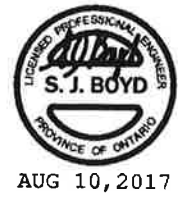


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VAD
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.650.2255 / 416.650.4782
vad@vadr.com

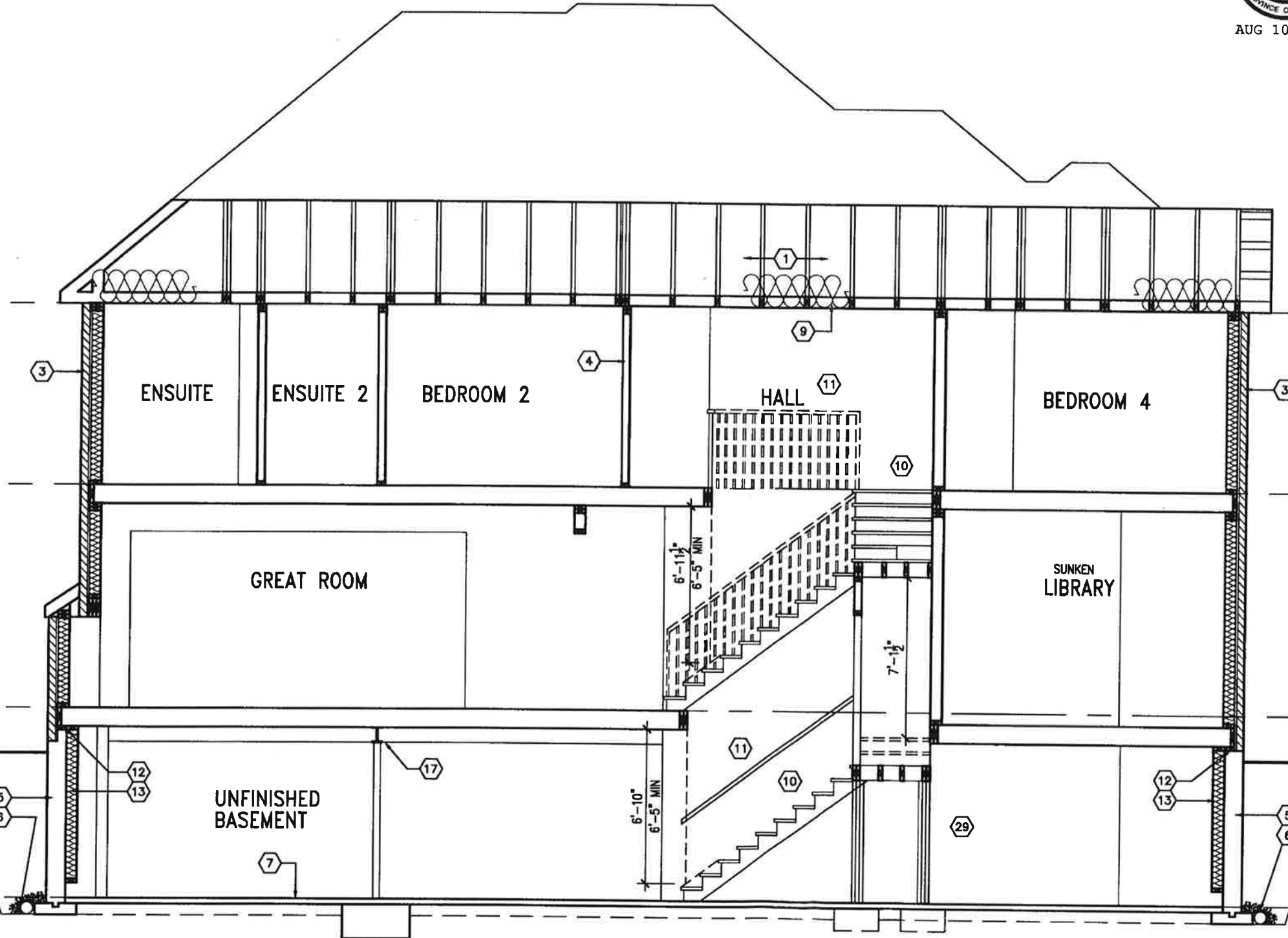
project name ALCONA	date NOV, 2015	drawn by RC	checked by 3/16" = 1'-0"	scale 13049-S39-2C	the name 13049-S39-2C	project no. 13049
ININISFIL, ONTARIO		REAR ELEVATION B		drawing no. 8B		
BAYVIEW WELLINGTON				S39-2COR STARLING 2		

Town of Innisfil Certified Model
09/03/2018 10:26:47 AM kgervais



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TOP OF PLATE
TOP OF WINDOW
FIN SECOND FLOOR
FIN GROUND FLOOR
FIN BASEMENT FLOOR

8'-1"
9'-11"
8'-5"

SECTION 'B-B'

BAYVIEW WELLINGTON		S39-2C0R		STARLING 2	
Project name: ALCONA		Municipality: INNISFIL, ONTARIO		Project no: 13049	
Date: NOV. 2015		Checked by: RC		Drawing no: 9B	
Drawn by: RC		Scale: 3/16" = 1'-0"		File name: 13049-S39-2C	
Revision history: 1. ISSUED FOR CLIENT REVIEW 2. REVISED INSULATION AT STAIRS 3. REVISED TO 10" FOUNDATION WALLS 4. REVISED AS PER ENG COMMENTS 5. AUG 04-17 RC 6. DEC 15-16 AE 7. SEPT 19/16 SB 8. MAY 16-16 RC					

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

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Wellington Jno-Baptiste 25591
Vas Design Inc. 42658

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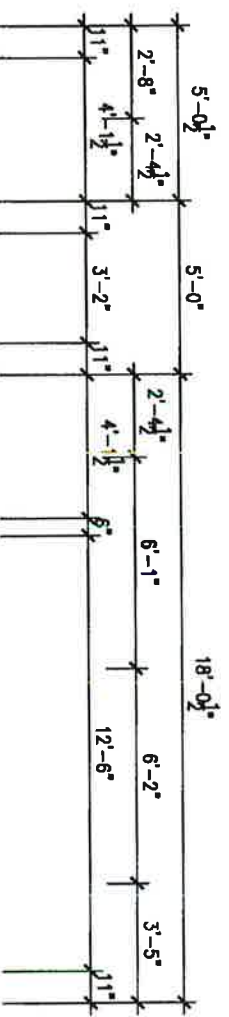
22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS
MAX BACKFILL HEIGHT: 4'-7" FOR 10" THICK WALL W/ KNEEWALL ON TOP

Architectural drawing of the UNFINISHED BASEMENT. The drawing shows a cross-section of the basement with various structural elements and dimensions. Key features include:

- Walls:** A 10" full height conc. on side wall w/ brick check as required. A 10" FDN WALL 12'-10" is shown.
- Columns:** Columns are labeled with numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 8

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

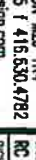
where patio stones are provided ensure min landing depth of 2'-11" is achieved.



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

UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))			
S39-2C ELEVATION B 9R	ENERGY EFFICIENCY - OBC S912		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	680 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		0 S.F.	
TOTAL SQ. FT.	3534.00 S.F.	514.13 S.F.	14.55 %
TOTAL SQ. M.	328.32 S.M.	47.76 S.M.	14.55 %

9		*		The undersigned has reviewed and holds responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25589	DCA
8		*		qualification information		
7		*		Wellington Ave-Baptiste		
6		*		signature		
5		*		regulation information		
4	REMOVED AS PER ENG COMMENTS	AUG 04-17	RC	Contract number	42658	
3	REVISED TO 10' FOUNDATION WALLS	DEC 15-16	JAE	VIA Design Inc.		
2	REMOVED INSULATION AT STAIRS	SEPT 19/16	SB	Contract 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.		
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC			
no	description	date	by			



255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.530.2255 f 416.530.4782
vcdesign.com

BAYVIEW WELLINGTON

S39-2C0R
STARLING 2

project name ALCONA location INNISFIL, ONTARIO	project no. 13049
date NOV, 2015 drawn by J/16" checked by 3/16" = 1'-0" scale	for name 13049-S39-2C drawing no. 10B
PARTIAL FLOOR PLAN W/D	
REMARKS - R:\ARCHIVE\WORKING\2015\13049.BW\UNITS\39\13049-S39-2C.dwg - Tue - Aug 8 2017 - 11:04 AM	

Town of Innisfil Certified Model
09/03/2018 10:36:08 AM kgervais



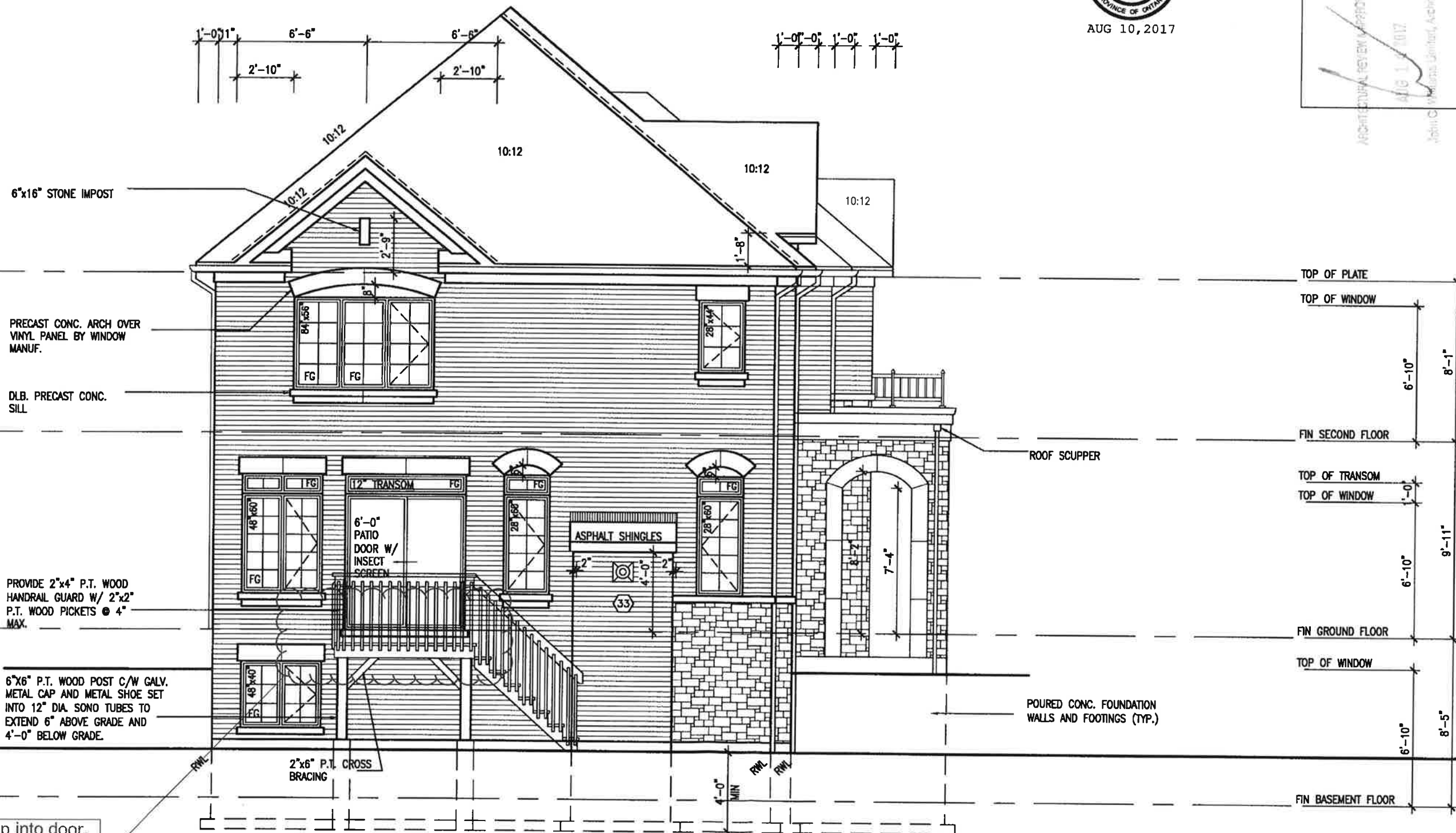
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

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

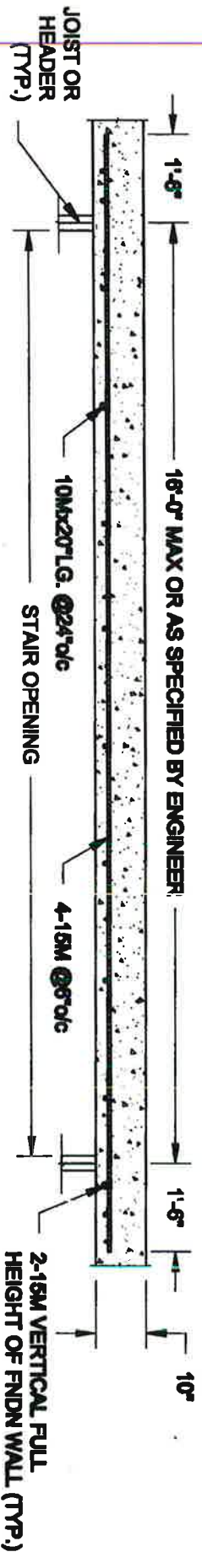
9.	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591	RCM
8.	qualification information	Wellington Jho-Baptiste	42858
7.	name	VA3 Design Inc.	
6.	registration information	AUG 04-17 RC	DEC 15-16 ALE
5.	revised as per ENG COMMENTS	SEP 19/16 SB	MAY 16-16 RC
4.	REVISD TO 10" FOUNDATION WALLS		
3.	REVISD INSULATION AT STAIRS		
2.	ISSUED FOR CLIENT REVIEW		
1.	no. description		



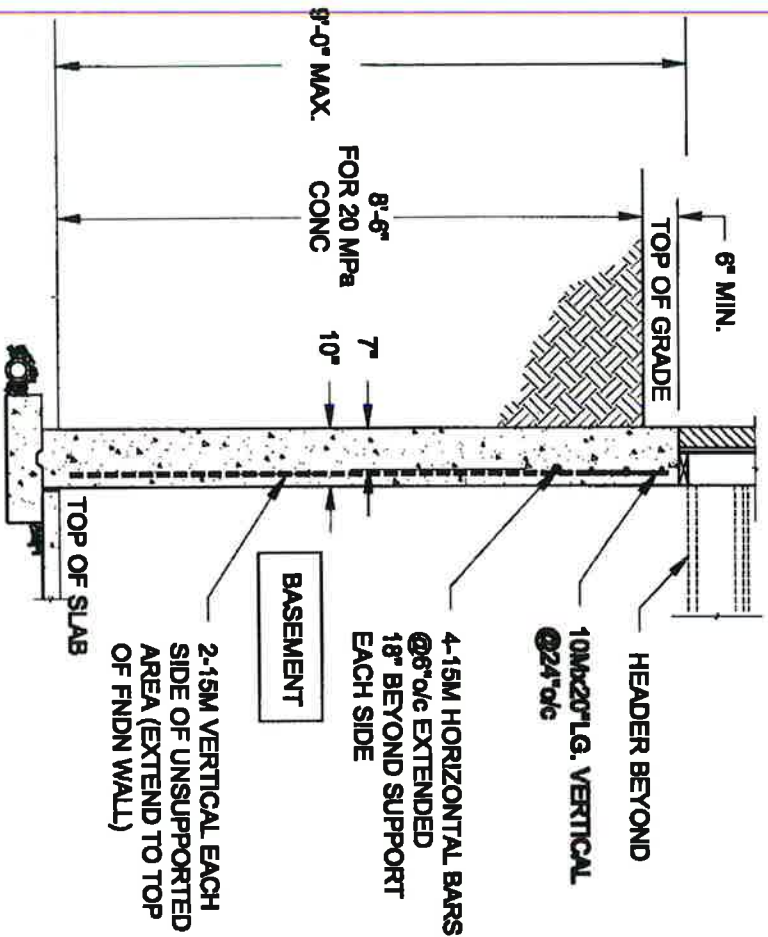
REAR ELEVATION 'B' WOD

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:

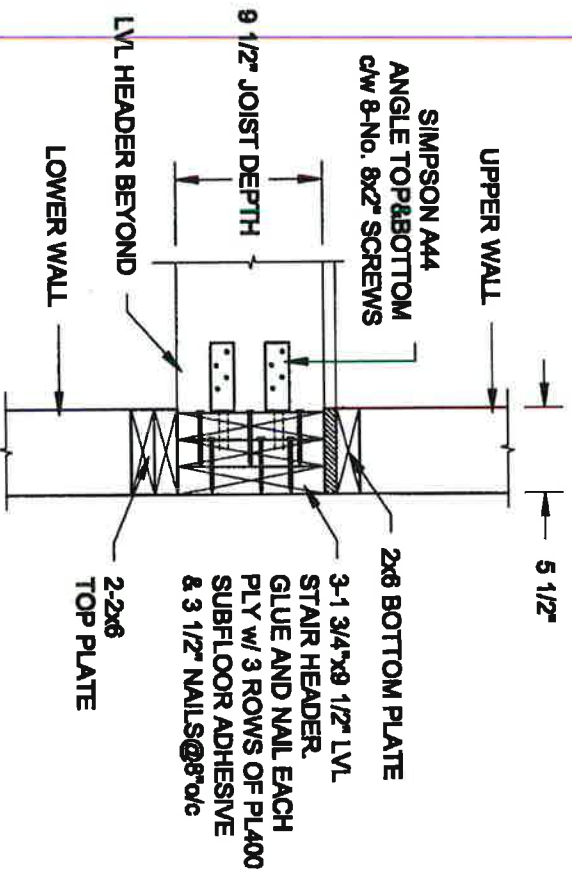
1. CONFORM TO ONTARIO BUILDING CODE, 2012
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1 LATERALLY UNSUPPORTED WALL

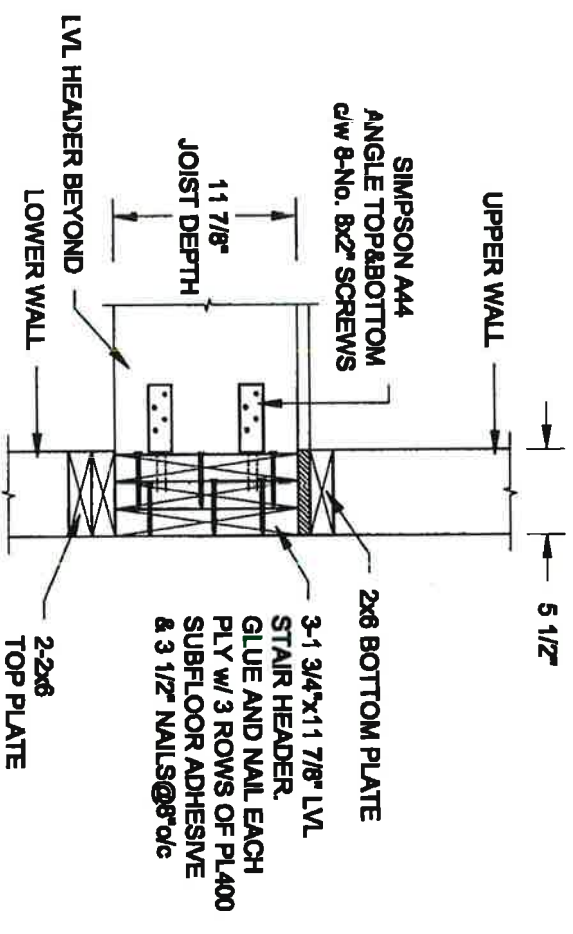
SCALE: 3/8" = 1'-0"

Town of Lincoln Certified Model
09/03/2018 10:36:41 AM kser/mals

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH

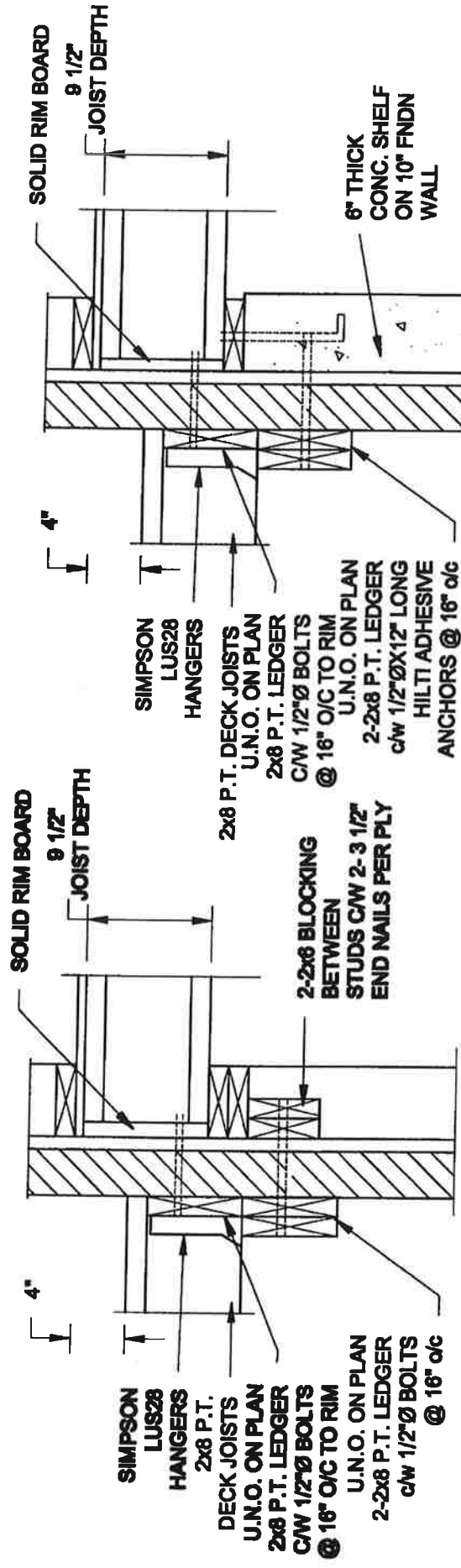


2 STAIR HEADER @ EXTERIOR WALL

SCALE: 1" = 1'-0"

Scale: AS NOTED	QUALE ENGINEERING LTD.			Engineer's Seal: 	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INISFIL, ONTARIO
Date: JUL-31-2017				38 Perivale Drive, UNIT 7 Newmarket, ON L3Y 8J9 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	

FOR 9 1/2" JOIST DEPTH



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

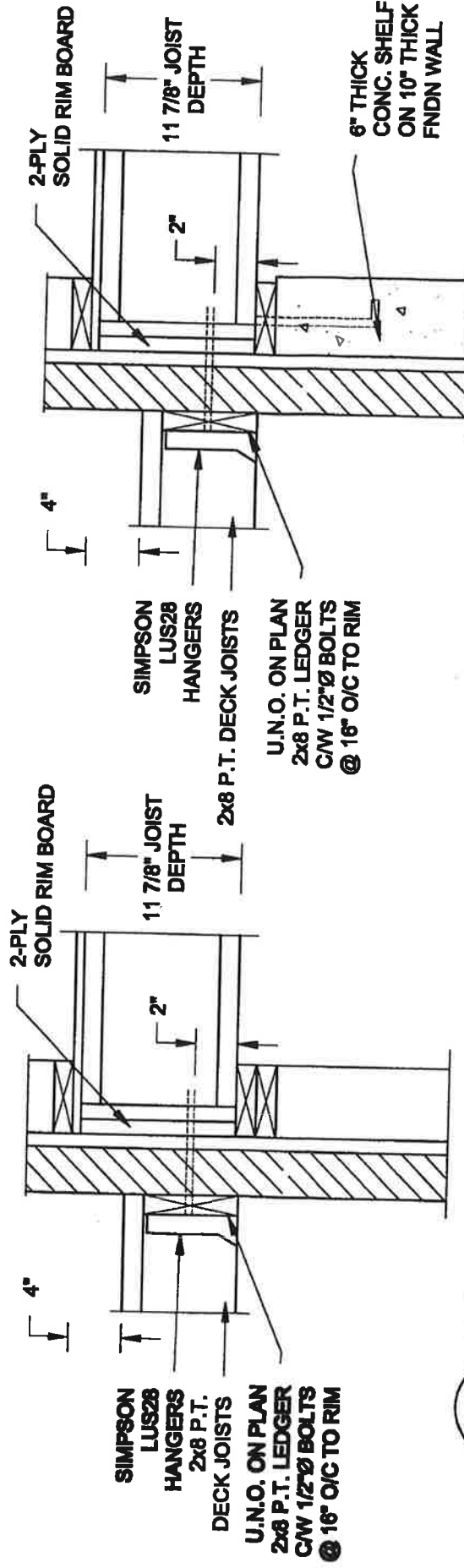
SCALE: 1" = 1'-0"

- 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.

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

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



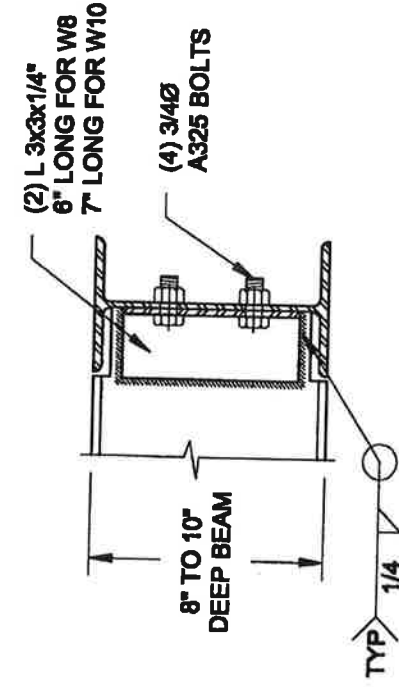
2A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

SCALE: 1" = 1'-0"

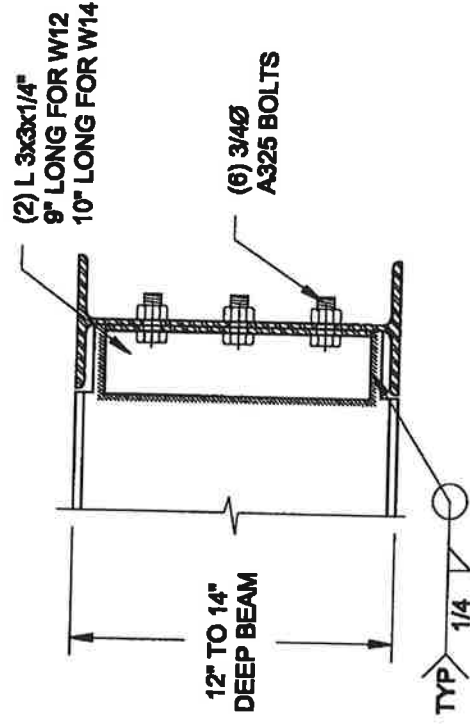
- NOTE:**
1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
 2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
 3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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

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 (W380x72) BEAM MAX.**

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

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

Scale: AS NOTED		 QUAILE ENGINEERING LTD. 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-883-8647 E: quaile.eng@rogers.com	 Engineer's Seal Project: DAYVIEW WILLINGTON HOMES - ALCONA PROJECT RANDOLPH, ONTARIO TYPICAL STRUCTURAL DETAILS FOR SINGLETS Project No.: 16-083 Drawing No.: 82	
Date: JUL-01-2017				AUG 10, 2017
Drawn: SC	Checked: SJB			

CONSTRUCTION NOTES (Unless otherwise noted)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S 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**

1. ROOF CONSTRUCTION

- NO.210 (110.23kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CUTS, APPROVED WOOD TRUSSES @ 400mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. LEAVES PROTECTION NOT REQ'D FOR ROOF SLOPE 8:12 OR GREATER. 38x89 (2'x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUMN. EAVESTRUUGH, FASCIA, RVL. & VENTED SOFFIT, PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING, ROOF SHEATHING TO BE FASTENED 150 (6") C/G ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE [OBC 9.1.1.2].
- 2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)**
SIDING AS PER ELEV., 19x38 (1'x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
- 2A** RESERVED

2B. FRAME WALL CONSTRUCTION (2"x4")-GARAGE WALLS

- SIDING AS PER ELEV., 19x38 (1'x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2'x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING, SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4")-GARAGE WALLS

- STUCCO CLADDING SYSTEM CONFORMING TO OBC C, 9.27.1.1 (2) & 7.28 THAT EMPLOY A MINIMUM 100mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPOSED OR EXTERIOR RIGID POLYSTYRENE ON APPROVED AIR/MIDSTORY BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2'x4") STUDS @ 400 (16") O.C. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.
- 2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING**
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") EXTERIOR DRYWALL FINISH, MID-HEIGHT BLOCKING REQ'D IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)

- 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (8"x18"x3") GALV. MET. TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL, APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") EXTERIOR DRYWALL FINISH, PROVIDE WEEP HOLES @ 600mm (30") O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
- BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

3B. BRICK VENEER CONSTRUCTION (2"x4")-GARAGE WALLS

- 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (8"x18"x3") GALV. MET. TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL, APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2'x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPR. DIAGONAL WALL BRACING, PROVIDE WEEP HOLES @ 600mm (30") O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.
- BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)**
STUCCO CLADDING SYSTEM CONFORMING TO OBC C, 9.27.1.1 (2) & 7.28 THAT EMPLOY A MINIMUM 100mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPOSED OR EXTERIOR RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MIDSTORY BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

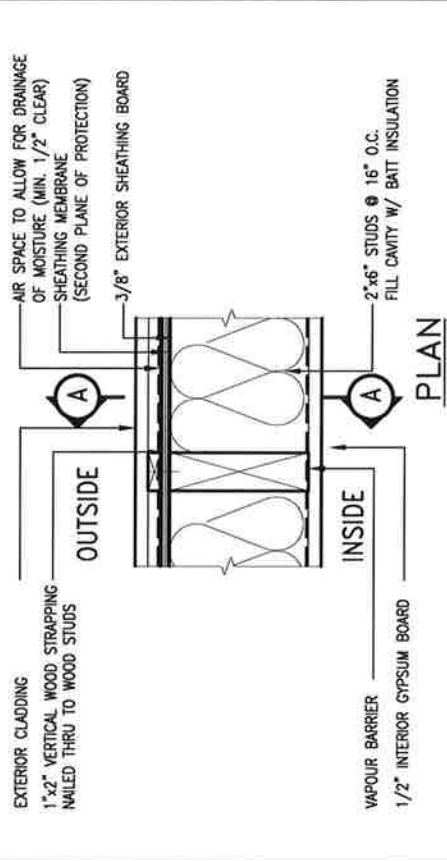
4. INTERIOR STUD PARTITIONS

- FOR BEARING PARTITIONS 38x89 (2'x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2'x4") @ 600mm (24") O.C. PROVIDE 38x89 (2'x4") BOTTOM PLATE AND 27x8x89 (2'2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2'x6") STUDS/PLATES WHERE NOTED.

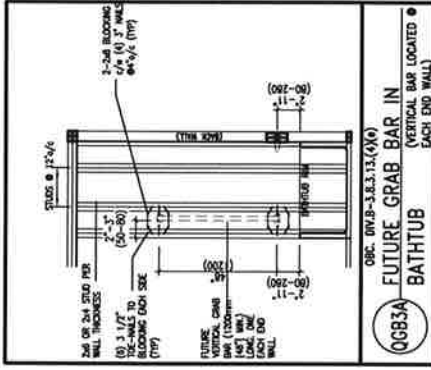
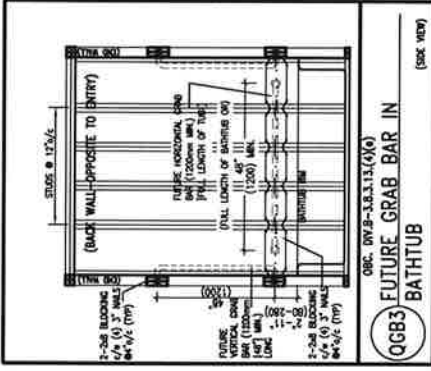
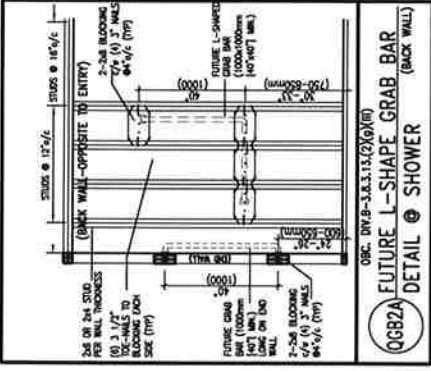
5. FOUNDATION WALL/FOOTINGS: (9.15.1, 9.15.4, 9.13.2, 9.14.2.1, 9.14.2.2)

- 230mm (10") POURED CONC. FDN. WALL 20x20x20 (2'0"x20"x20") WITH TENUOUS DAMPROOFING AND DRAINAGE LAYER, DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE, DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALL IS WATERPROOFED, MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FIG. BRACE FDN. WALL PRIOR TO BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

- STOIRS SUPPORTED [W/ MASONRY VENEER (W/ SIDING ONLY)]**
1. 18" WIDE x 6" DEEP
2. 22" WIDE x 6" DEEP
3. 28" WIDE x 6" DEEP
4. 34" WIDE x 6" DEEP
5. 40" WIDE x 6" DEEP
6. 46" WIDE x 6" DEEP
7. 52" WIDE x 6" DEEP
8. 58" WIDE x 6" DEEP
9. 64" WIDE x 6" DEEP
10. 70" WIDE x 6" DEEP
11. 76" WIDE x 6" DEEP
12. 82" WIDE x 6" DEEP
13. 88" WIDE x 6" DEEP
14. 94" WIDE x 6" DEEP
15. 100" WIDE x 6" DEEP
16. 106" WIDE x 6" DEEP
17. 112" WIDE x 6" DEEP
18. 118" WIDE x 6" DEEP
19. 124" WIDE x 6" DEEP
20. 130" WIDE x 6" DEEP
21. 136" WIDE x 6" DEEP
22. 142" WIDE x 6" DEEP
23. 148" WIDE x 6" DEEP
24. 154" WIDE x 6" DEEP
25. 160" WIDE x 6" DEEP
26. 166" WIDE x 6" DEEP
27. 172" WIDE x 6" DEEP
28. 178" WIDE x 6" DEEP
29. 184" WIDE x 6" DEEP
30. 190" WIDE x 6" DEEP
31. 196" WIDE x 6" DEEP
32. 202" WIDE x 6" DEEP
33. 208" WIDE x 6" DEEP
34. 214" WIDE x 6" DEEP
35. 220" WIDE x 6" DEEP
36. 226" WIDE x 6" DEEP
37. 232" WIDE x 6" DEEP
38. 238" WIDE x 6" DEEP
39. 244" WIDE x 6" DEEP
40. 250" WIDE x 6" DEEP
41. 256" WIDE x 6" DEEP
42. 262" WIDE x 6" DEEP
43. 268" WIDE x 6" DEEP
44. 274" WIDE x 6" DEEP
45. 280" WIDE x 6" DEEP
46. 286" WIDE x 6" DEEP
47. 292" WIDE x 6" DEEP
48. 298" WIDE x 6" DEEP
49. 304" WIDE x 6" DEEP
50. 310" WIDE x 6" DEEP
51. 316" WIDE x 6" DEEP
52. 322" WIDE x 6" DEEP
53. 328" WIDE x 6" DEEP
54. 334" WIDE x 6" DEEP
55. 340" WIDE x 6" DEEP
56. 346" WIDE x 6" DEEP
57. 352" WIDE x 6" DEEP
58. 358" WIDE x 6" DEEP
59. 364" WIDE x 6" DEEP
60. 370" WIDE x 6" DEEP
61. 376" WIDE x 6" DEEP
62. 382" WIDE x 6" DEEP
63. 388" WIDE x 6" DEEP
64. 394" WIDE x 6" DEEP
65. 400" WIDE x 6" DEEP
66. 406" WIDE x 6" DEEP
67. 412" WIDE x 6" DEEP
68. 418" WIDE x 6" DEEP
69. 424" WIDE x 6" DEEP
70. 430" WIDE x 6" DEEP
71. 436" WIDE x 6" DEEP
72. 442" WIDE x 6" DEEP
73. 448" WIDE x 6" DEEP
74. 454" WIDE x 6" DEEP
75. 460" WIDE x 6" DEEP
76. 466" WIDE x 6" DEEP
77. 472" WIDE x 6" DEEP
78. 478" WIDE x 6" DEEP
79. 484" WIDE x 6" DEEP
80. 490" WIDE x 6" DEEP
81. 496" WIDE x 6" DEEP
82. 502" WIDE x 6" DEEP
83. 508" WIDE x 6" DEEP
84. 514" WIDE x 6" DEEP
85. 520" WIDE x 6" DEEP
86. 526" WIDE x 6" DEEP
87. 532" WIDE x 6" DEEP
88. 538" WIDE x 6" DEEP
89. 544" WIDE x 6" DEEP
90. 550" WIDE x 6" DEEP
91. 556" WIDE x 6" DEEP
92. 562" WIDE x 6" DEEP
93. 568" WIDE x 6" DEEP
94. 574" WIDE x 6" DEEP
95. 580" WIDE x 6" DEEP
96. 586" WIDE x 6" DEEP
97. 592" WIDE x 6" DEEP
98. 598" WIDE x 6" DEEP
99. 604" WIDE x 6" DEEP
100. 610" WIDE x 6" DEEP
101. 616" WIDE x 6" DEEP
102. 622" WIDE x 6" DEEP
103. 628" WIDE x 6" DEEP
104. 634" WIDE x 6" DEEP
105. 640" WIDE x 6" DEEP
106. 646" WIDE x 6" DEEP
107. 652" WIDE x 6" DEEP
108. 658" WIDE x 6" DEEP
109. 664" WIDE x 6" DEEP
110. 670" WIDE x 6" DEEP
111. 676" WIDE x 6" DEEP
112. 682" WIDE x 6" DEEP
113. 688" WIDE x 6" DEEP
114. 694" WIDE x 6" DEEP
115. 700" WIDE x 6" DEEP
116. 706" WIDE x 6" DEEP
117. 712" WIDE x 6" DEEP
118. 718" WIDE x 6" DEEP
119. 724" WIDE x 6" DEEP
120. 730" WIDE x 6" DEEP
121. 736" WIDE x 6" DEEP
122. 742" WIDE x 6" DEEP
123. 748" WIDE x 6" DEEP
124. 754" WIDE x 6" DEEP
125. 760" WIDE x 6" DEEP
126. 766" WIDE x 6" DEEP
127. 772" WIDE x 6" DEEP
128. 778" WIDE x 6" DEEP
129. 784" WIDE x 6" DEEP
130. 790" WIDE x 6" DEEP
131. 796" WIDE x 6" DEEP
132. 802" WIDE x 6" DEEP
133. 808" WIDE x 6" DEEP
134. 814" WIDE x 6" DEEP
135. 820" WIDE x 6" DEEP
136. 826" WIDE x 6" DEEP
137. 832" WIDE x 6" DEEP
138. 838" WIDE x 6" DEEP
139. 844" WIDE x 6" DEEP
140. 850" WIDE x 6" DEEP
141. 856" WIDE x 6" DEEP
142. 862" WIDE x 6" DEEP
143. 868" WIDE x 6" DEEP
144. 874" WIDE x 6" DEEP
145. 880" WIDE x 6" DEEP
146. 886" WIDE x 6" DEEP
147. 892" WIDE x 6" DEEP
148. 898" WIDE x 6" DEEP
149. 904" WIDE x 6" DEEP
150. 910" WIDE x 6" DEEP
151. 916" WIDE x 6" DEEP
152. 922" WIDE x 6" DEEP
153. 928" WIDE x 6" DEEP
154. 934" WIDE x 6" DEEP
155. 940" WIDE x 6" DEEP
156. 946" WIDE x 6" DEEP
157. 952" WIDE x 6" DEEP
158. 958" WIDE x 6" DEEP
159. 964" WIDE x 6" DEEP
160. 970" WIDE x 6" DEEP
161. 976" WIDE x 6" DEEP
162. 982" WIDE x 6" DEEP
163. 988" WIDE x 6" DEEP
164. 994" WIDE x 6" DEEP
165. 1000" WIDE x 6" DEEP
166. 1006" WIDE x 6" DEEP
167. 1012" WIDE x 6" DEEP
168. 1018" WIDE x 6" DEEP
169. 1024" WIDE x 6" DEEP
170. 1030" WIDE x 6" DEEP
171. 1036" WIDE x 6" DEEP
172. 1042" WIDE x 6" DEEP
173. 1048" WIDE x 6" DEEP
174. 1054" WIDE x 6" DEEP
175. 1060" WIDE x 6" DEEP
176. 1066" WIDE x 6" DEEP
177. 1072" WIDE x 6" DEEP
178. 1078" WIDE x 6" DEEP
179. 1084" WIDE x 6" DEEP
180. 1090" WIDE x 6" DEEP
181. 1096" WIDE x 6" DEEP
182. 1102" WIDE x 6" DEEP
183. 1108" WIDE x 6" DEEP
184. 1114" WIDE x 6" DEEP
185. 1120" WIDE x 6" DEEP
186. 1126" WIDE x 6" DEEP
187. 1132" WIDE x 6" DEEP
188. 1138" WIDE x 6" DEEP
189. 1144" WIDE x 6" DEEP
190. 1150" WIDE x 6" DEEP
191. 1156" WIDE x 6" DEEP
192. 1162" WIDE x 6" DEEP
193. 1168" WIDE x 6" DEEP
194. 1174" WIDE x 6" DEEP
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312. 1882" WIDE x 6" DEEP
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314. 1894" WIDE x 6" DEEP
315. 1900" WIDE x 6" DEEP
316. 1906" WIDE x 6" DEEP
317. 1912" WIDE x 6" DEEP
318. 1918" WIDE x 6" DEEP
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320. 1930" WIDE x 6" DEEP
321. 1936" WIDE x 6" DEEP
322. 1942" WIDE x 6" DEEP
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329. 1984" WIDE x 6" DEEP
330. 1990" WIDE x 6" DEEP
331. 1996" WIDE x 6" DEEP
332. 2002" WIDE x 6" DEEP
333. 2008" WIDE x 6" DEEP
334. 2014" WIDE x 6" DEEP
335. 2020" WIDE x 6" DEEP
336. 2026" WIDE x 6" DEEP
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349. 2104" WIDE x 6" DEEP
350. 2110" WIDE x 6" DEEP
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353. 2128" WIDE x 6" DEEP
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474. 2854" WIDE x 6" DEEP
475. 2860" WIDE x 6" DEEP
476. 2866" WIDE x 6" DEEP



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KW (300 lb)
REFER TO OBC. DWG. B- WATER CLOSET 3.8.3.2.3(3)(a) & 3.8.3.2.3(3)(c). SHOWER 3.8.3.2.3(2)(g). & BATHTUB



1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.
SUPPORTED ROOF TRUSS LENGTH OF 6.0M AND FLOOR
JOIST LENGTH OF 2.5M OF ONE FLOOR.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
3. PROVIDE A MINIMUM OF 9.3mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa,
STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
5. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
SIDING.

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

2"x8" @ 16" O.C. - 17'-0"
2"x8" @ 12" O.C. - 17'-9"
2'-2"x8" @ 16" O.C. - 20'-4"
2'-2"x8" @ 12" O.C. - 22'-4"

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GIPSUM BOARD ON THE INTERIOR FACE.
5. WALL FRAMING SHALL CONFORM TO CBC 9.23.10.1.(2)
6. FOR A 1/50 YEAR RETURN PERIOD WIND PRESSURE OF 0.6 KPa
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

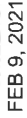
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste	name	BOON	25591
	registration information	signature	
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 dimensions are to be confirmed by the Contractor and the property owner. The Designer is not responsible for the accuracy of the property dimensions or the location of the property lines. The property owner is responsible for the accuracy of the property dimensions and the location of the property lines. The Designer is not responsible for the accuracy of the property dimensions or the location of the property lines. The property owner is responsible for the accuracy of the property dimensions and the location of the property lines.

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VA
DESIGN
55 Consumers Rd Suite
Toronto ON M2J 1R4
+1.6.30.2255 f 416.630.
va3design.com

project name	municipality	project number
ALCONA	INNISFIL ON.	130

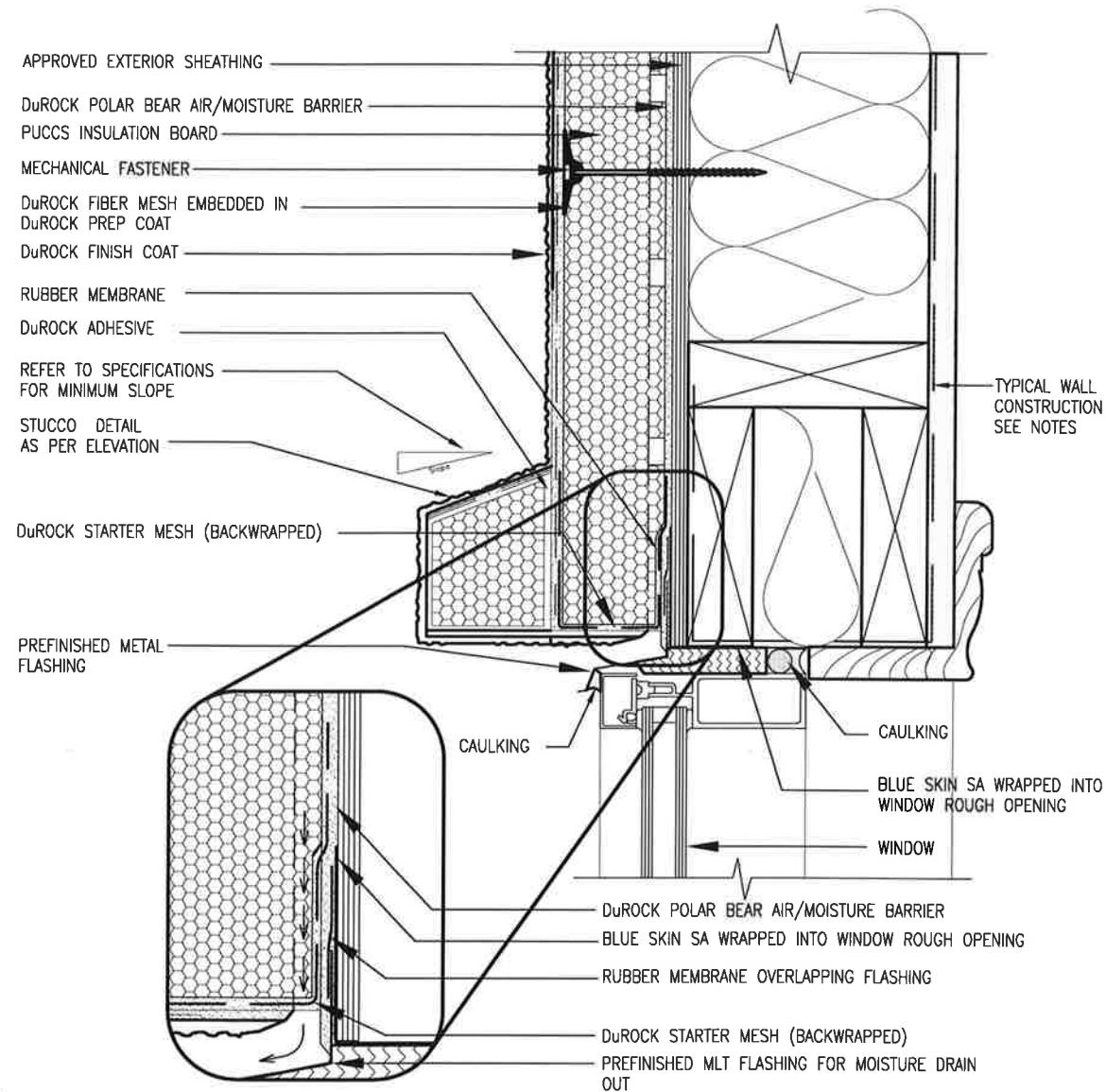
date	checked by	scale	file name
MAY 2016		3/16" = 1'-0"	13049-CN-A1 VER 2010
drawn by			
richard			13049-CN-A1 VER 2010.dwg - Tue - Feb 9 2021 11:14 AM

CNZ

13049-CN-A1 VER 2020
120.mg - Tue - Feb 9 2021 - 11:14 AM

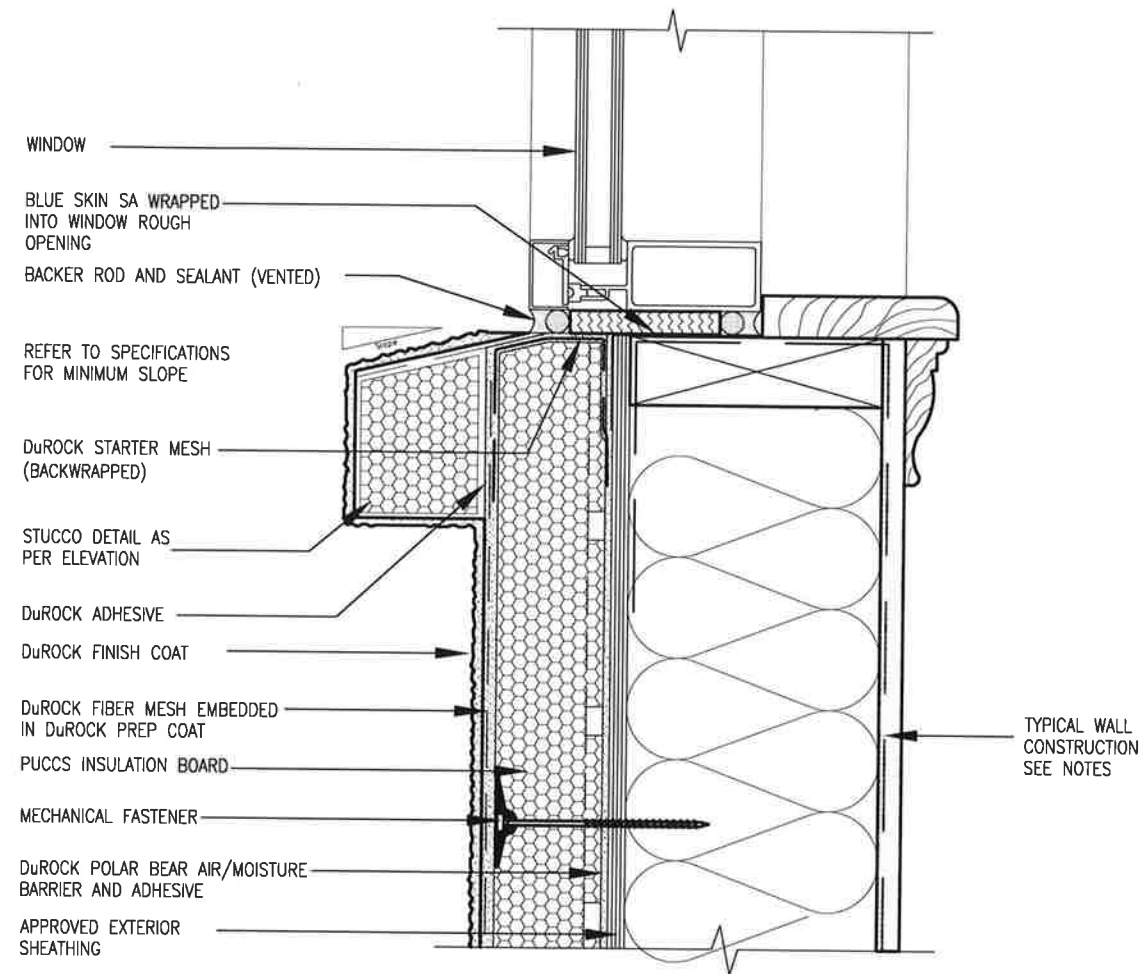
checked by	scale
-	$3/16'' = 1'-0''$

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



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

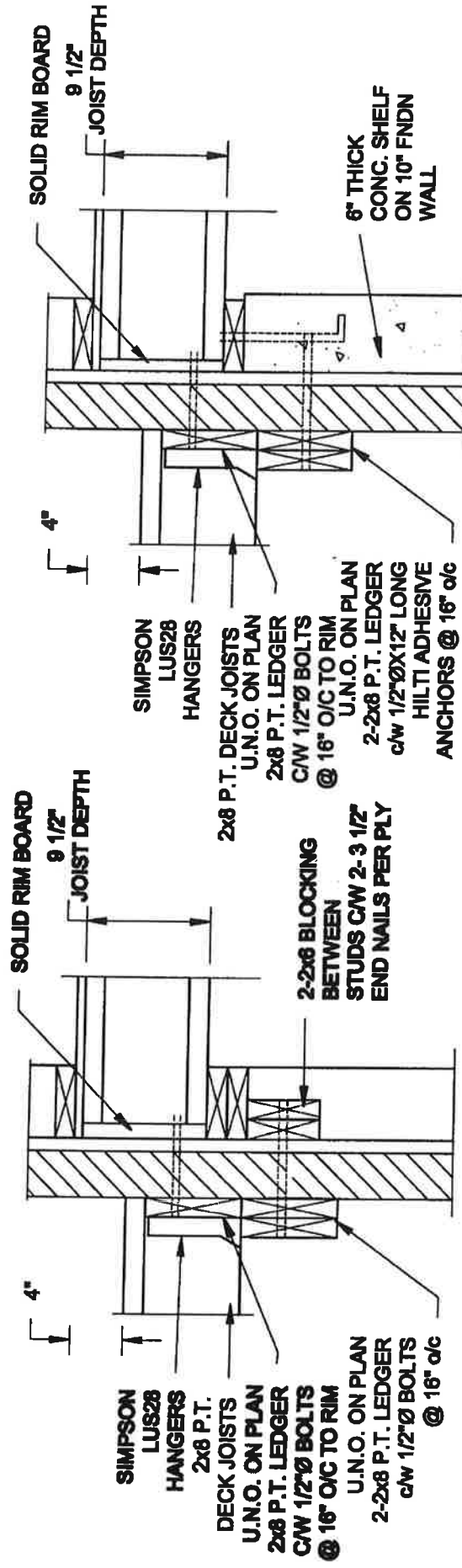


2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

CONST NOTE		BAYVIEW WELLINGTON		INNSFILON		ALCONA		CONSTRUCTION NOTES		CN3	
project no.	13049	project name	ALCONA	municipality	INNSFILON	date	MAY 2016	checked by	RC	scale	3/16" = 1'-0"
drawing no.	13049	file name	13049-CN-A1	version	VER 2020	drawn by	RC	checked by	RC	scale	3/16" = 1'-0"
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1K4 t 416.630.2235 f 416.630.4782 v3design.com											
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 BCN name registration information VA3 Design Inc. 42858 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.											
9											
8											
7											
6											
5											
4											
3											
2	UPDATE TO OBC VER 2020	FEB 09-21	RC								
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC								
no.	description										

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FOR 9 1/2" JOIST DEPTH

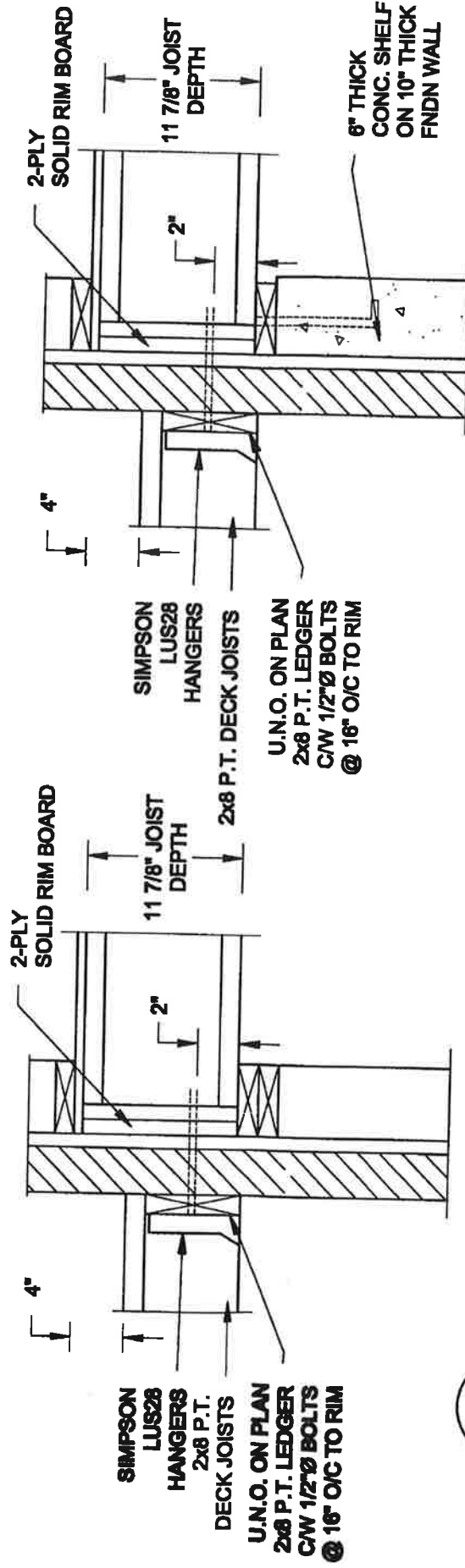


1A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

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

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

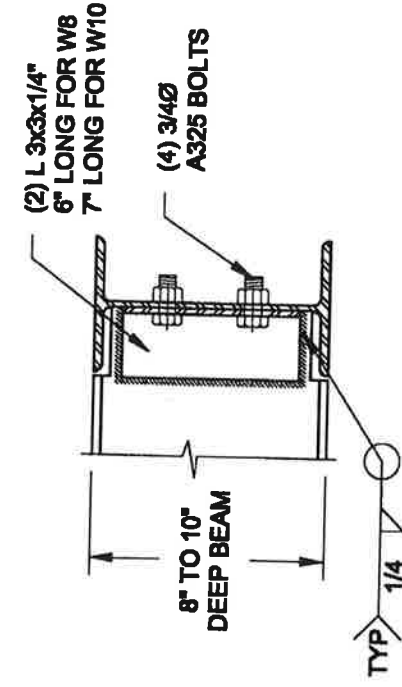
FOR 11 7/8" JOIST DEPTH



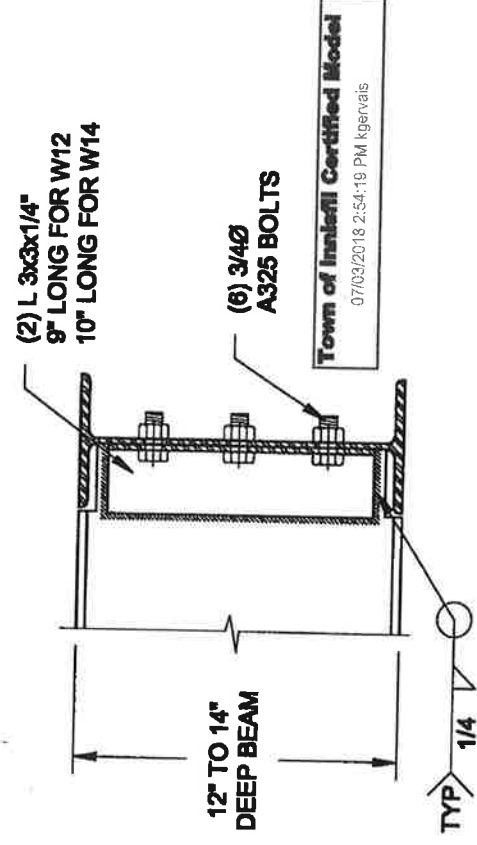
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 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.



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

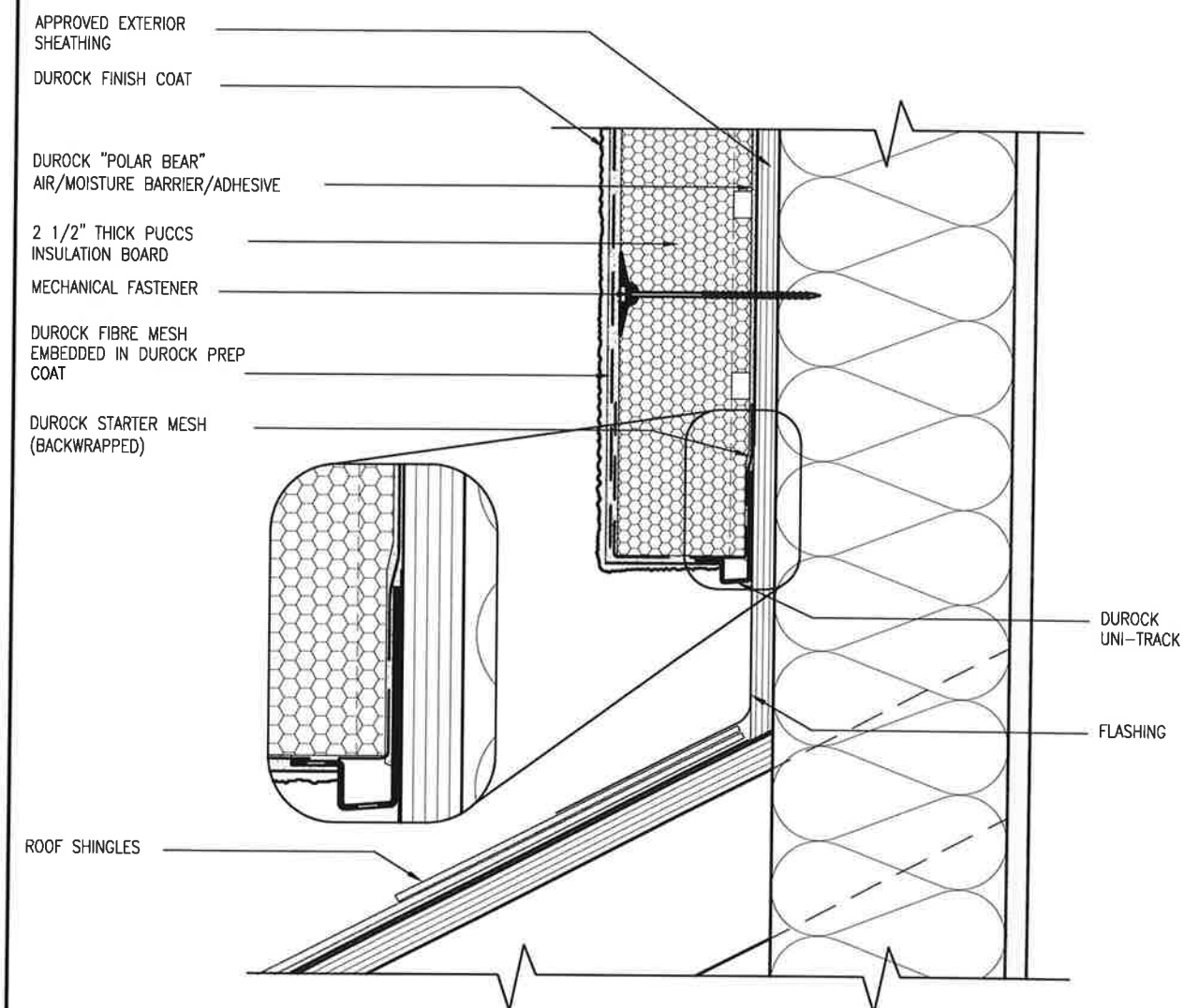


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

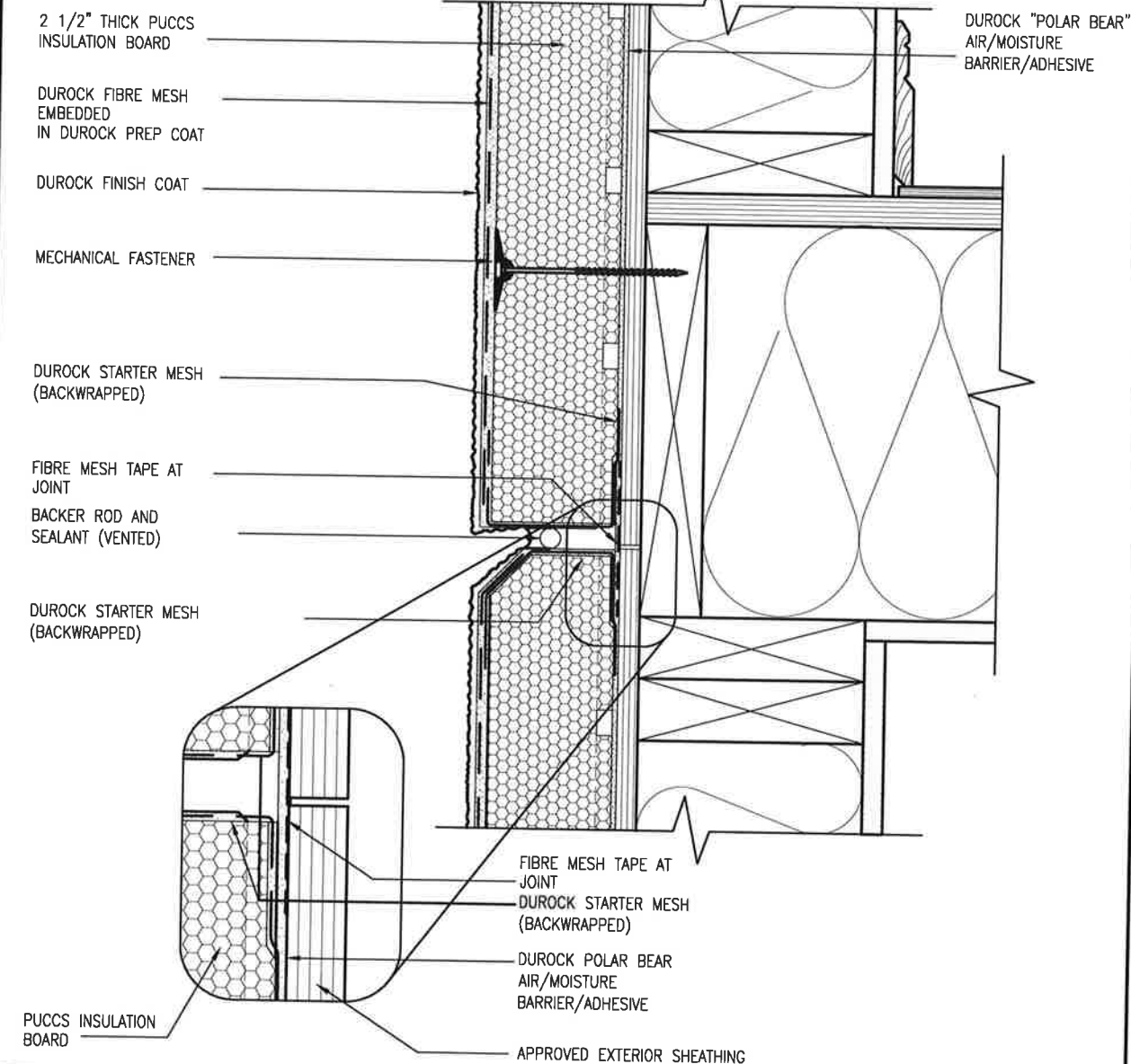
SCALE: 1-1/2" = 1'-0"

Scale:	AS NOTED	 QUAILE ENGINEERING LTD. 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-863-8547 E: quale.engineering@gmail.com	Engineer's Seal 	Project: DAYVIEW WELLINGTON HOMES - ALCONA PROJECT NEWFPL, ONTARIO TYPICAL STRUCTURAL DETAILS FOR SINGLE	Project No.: 16-083 Drawing No.: 92
Date:	JUL-01-2017				
Drawn:	Checked: SC EMB				



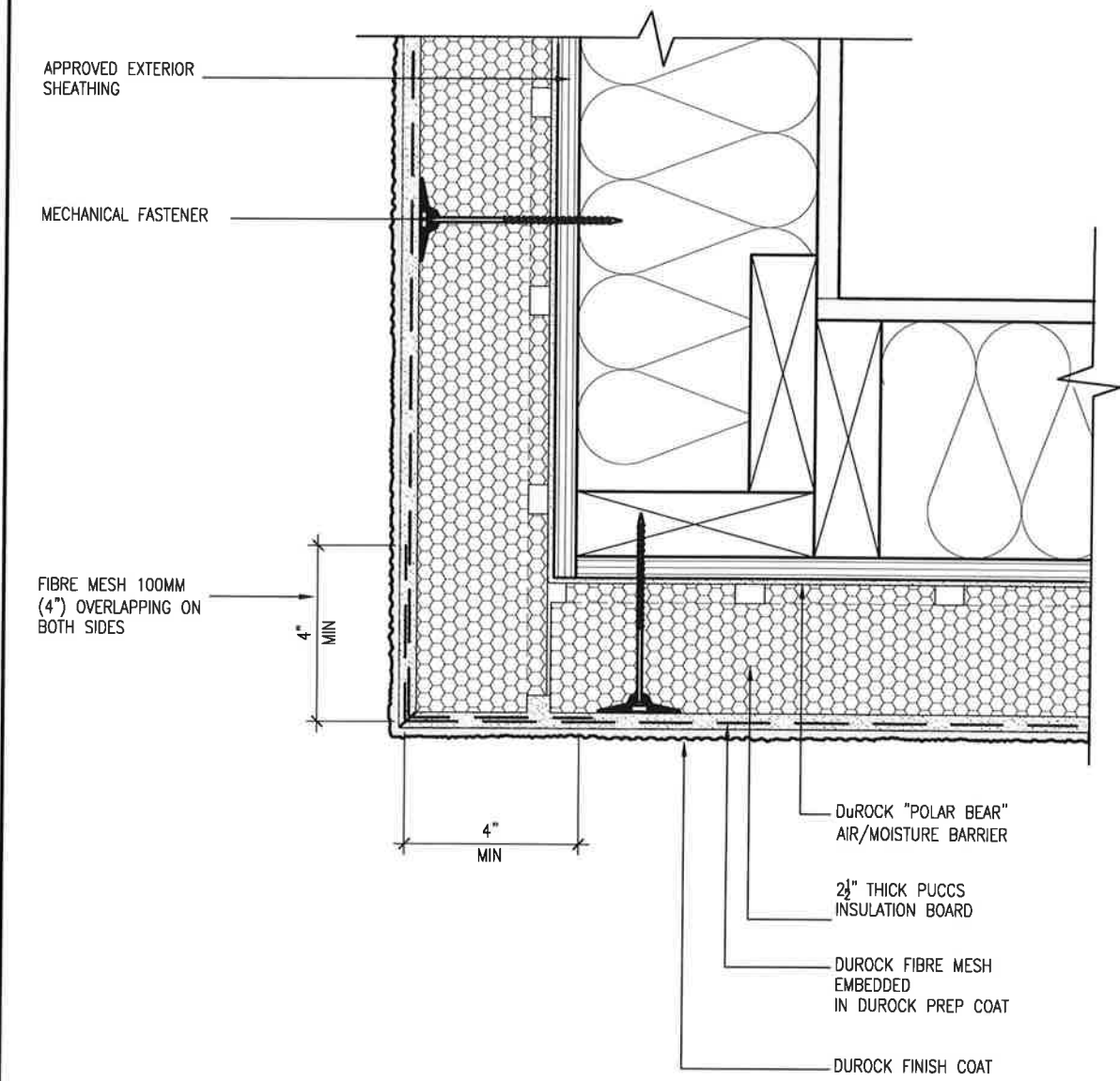
3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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

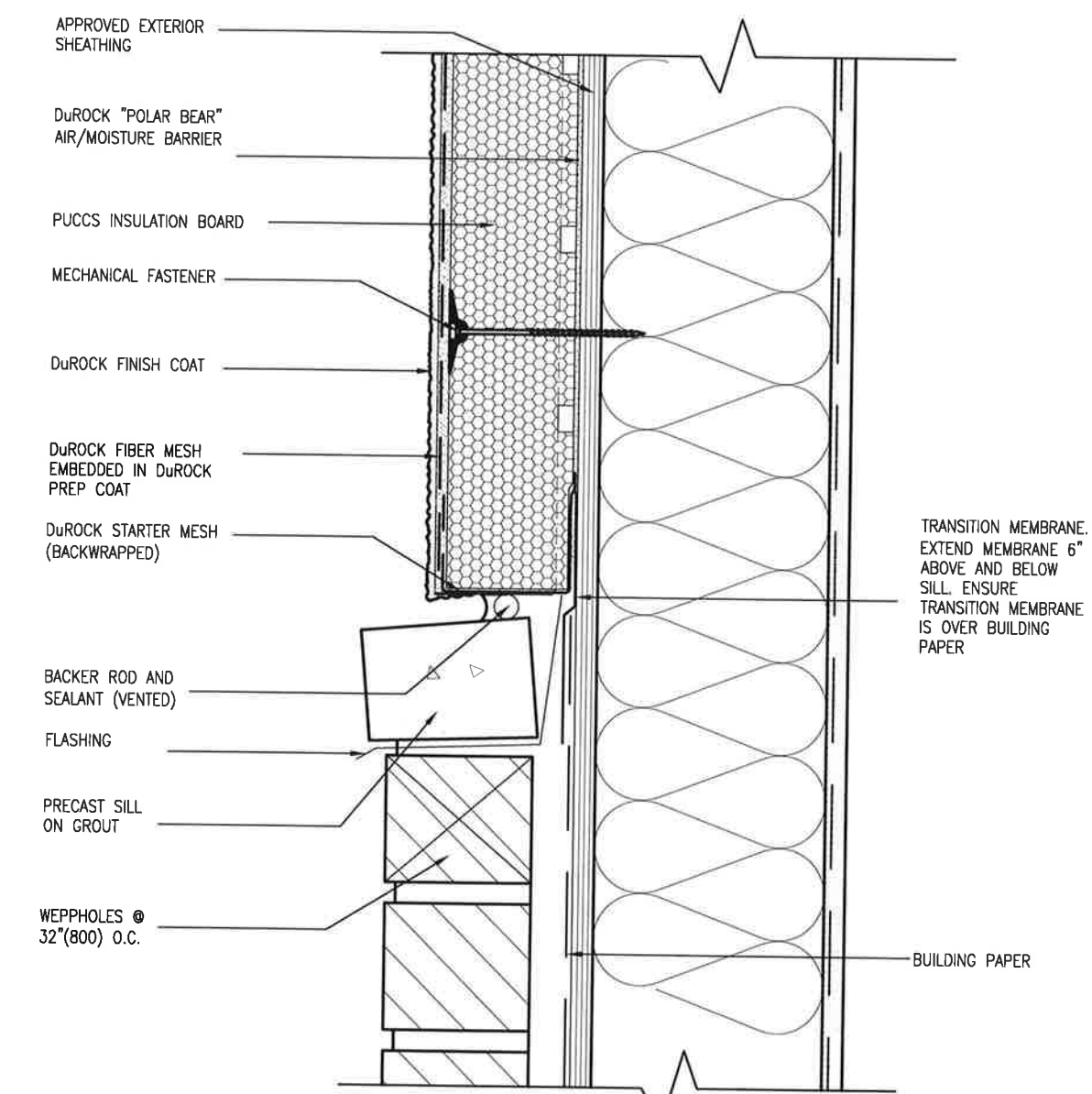


4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

[illegible]



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



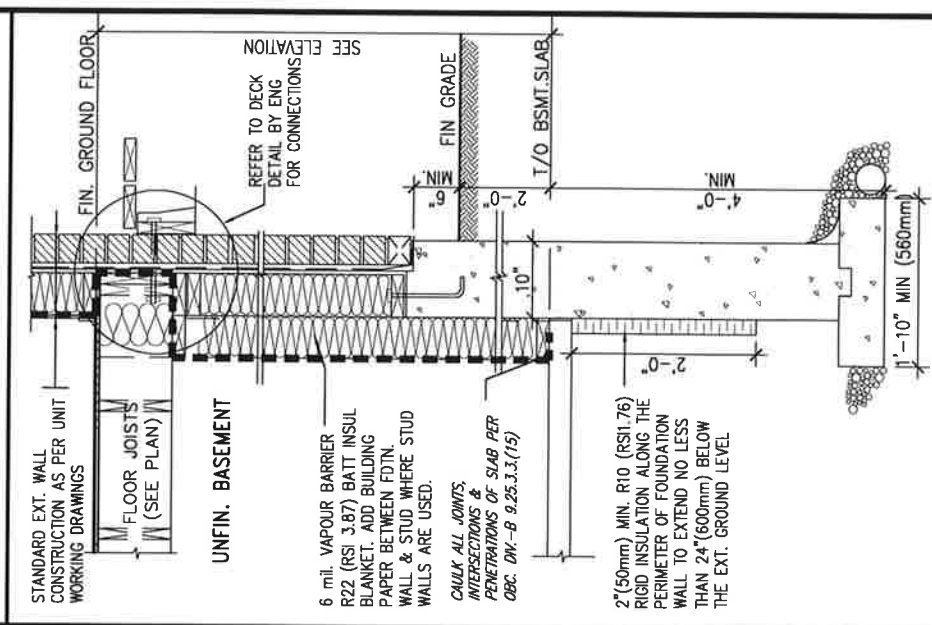
6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

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		project name	ALCONA
		municipality	INNISFIL ON.
		project no.	13049
		drawing no.	CN5
CONSTRUCTION NOTES			
		date	MAY 2016
		drawn by	RC
		checked by	
		scale	3/16" = 1'-0"
13049-CN-A1 VER 2020 RC - H. VARCHOKI (W0000000130131) (J004 EMM UNITS) (CN Notes) (3049-CN-A1) VER 2020.dwg Tue Feb 9 2021 11:17 AM			
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qualification information Wellington Jno-Baptiste name VAS Design Inc. registration information BCIN 25591 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.	
2 UPDATE TO OBC VER 2020 1 ISSUE FOR CLIENT REVIEW		date FEB 09-21 RC AUG 04-17 RC	by RC
no.	description	date	by

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.

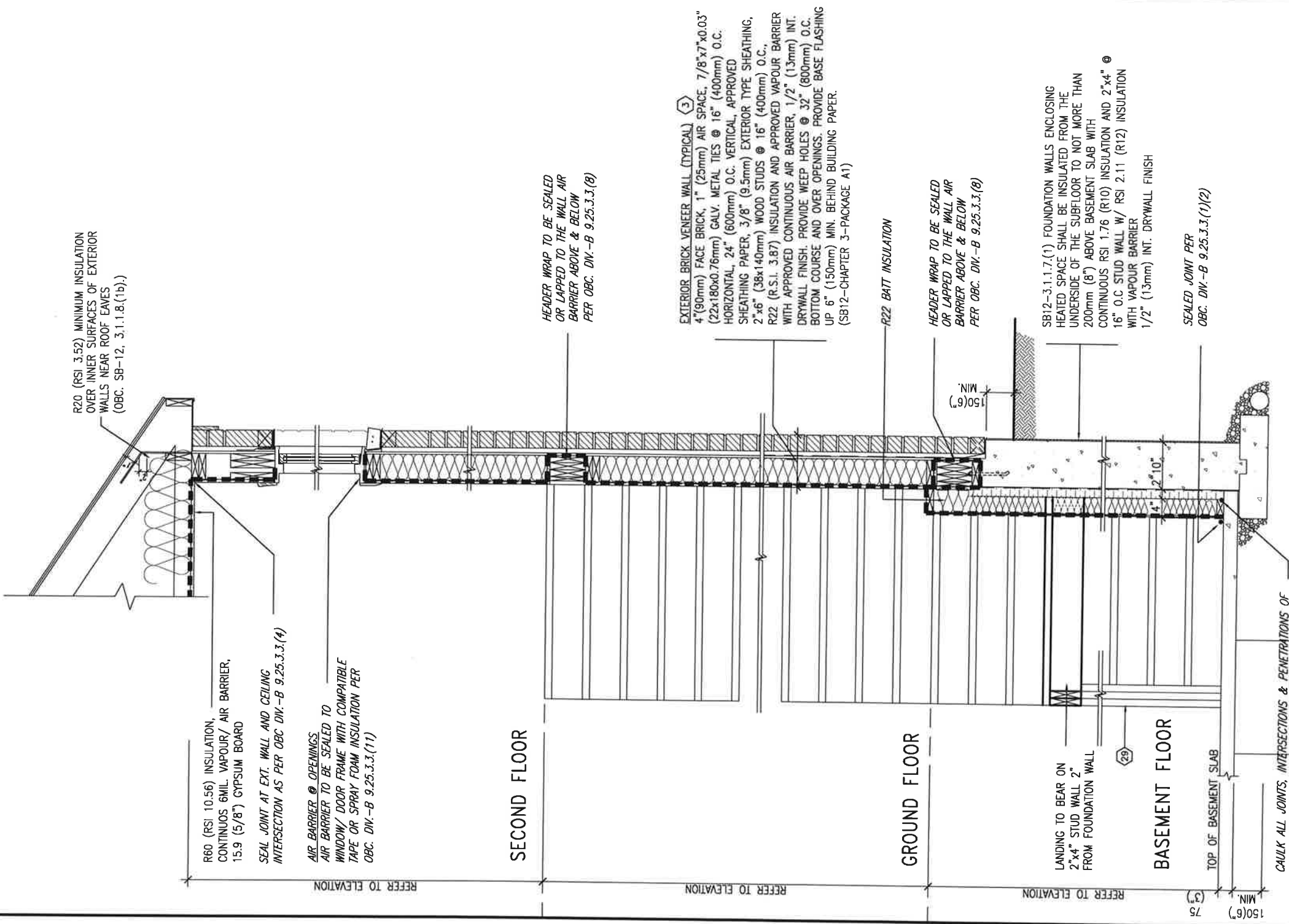


SECTION AT W.O.D/W.O.B.

[illegible]

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SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS:
REFER TO OBC SB-12, CHAPTER 3,
ZONE 1- 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.

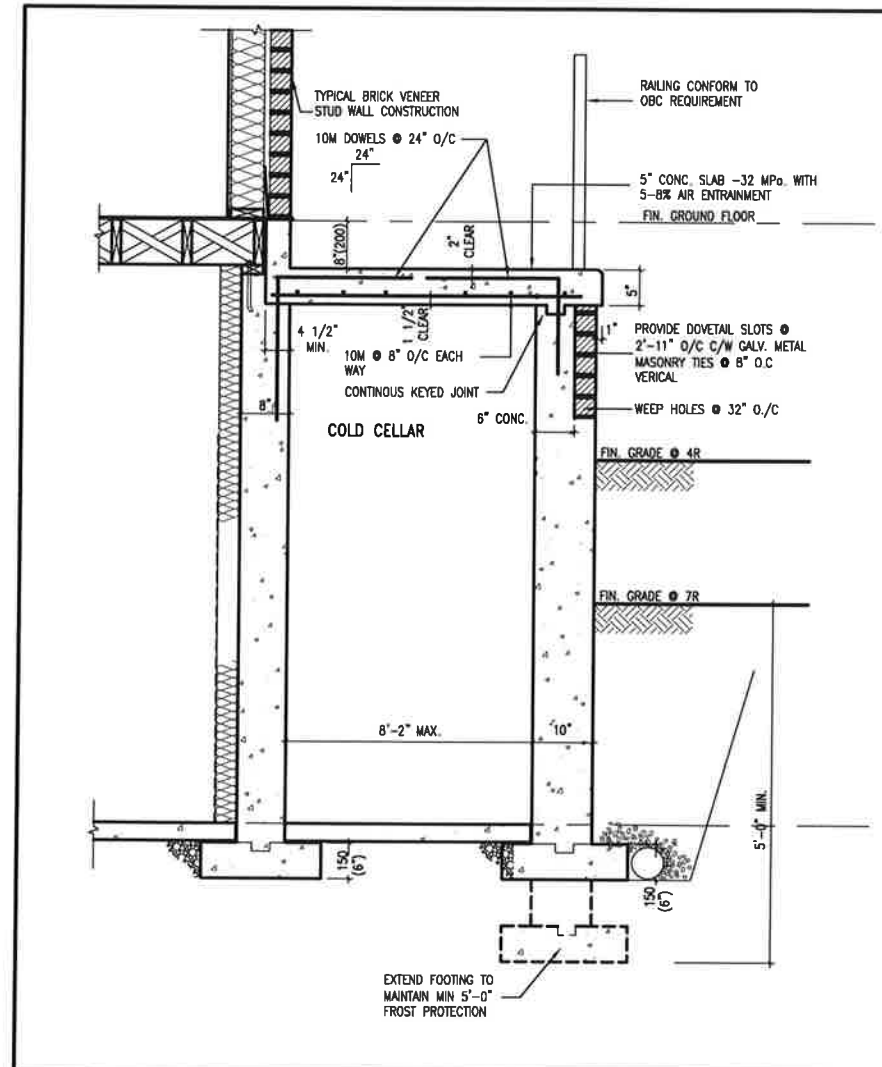
[illegible]

VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

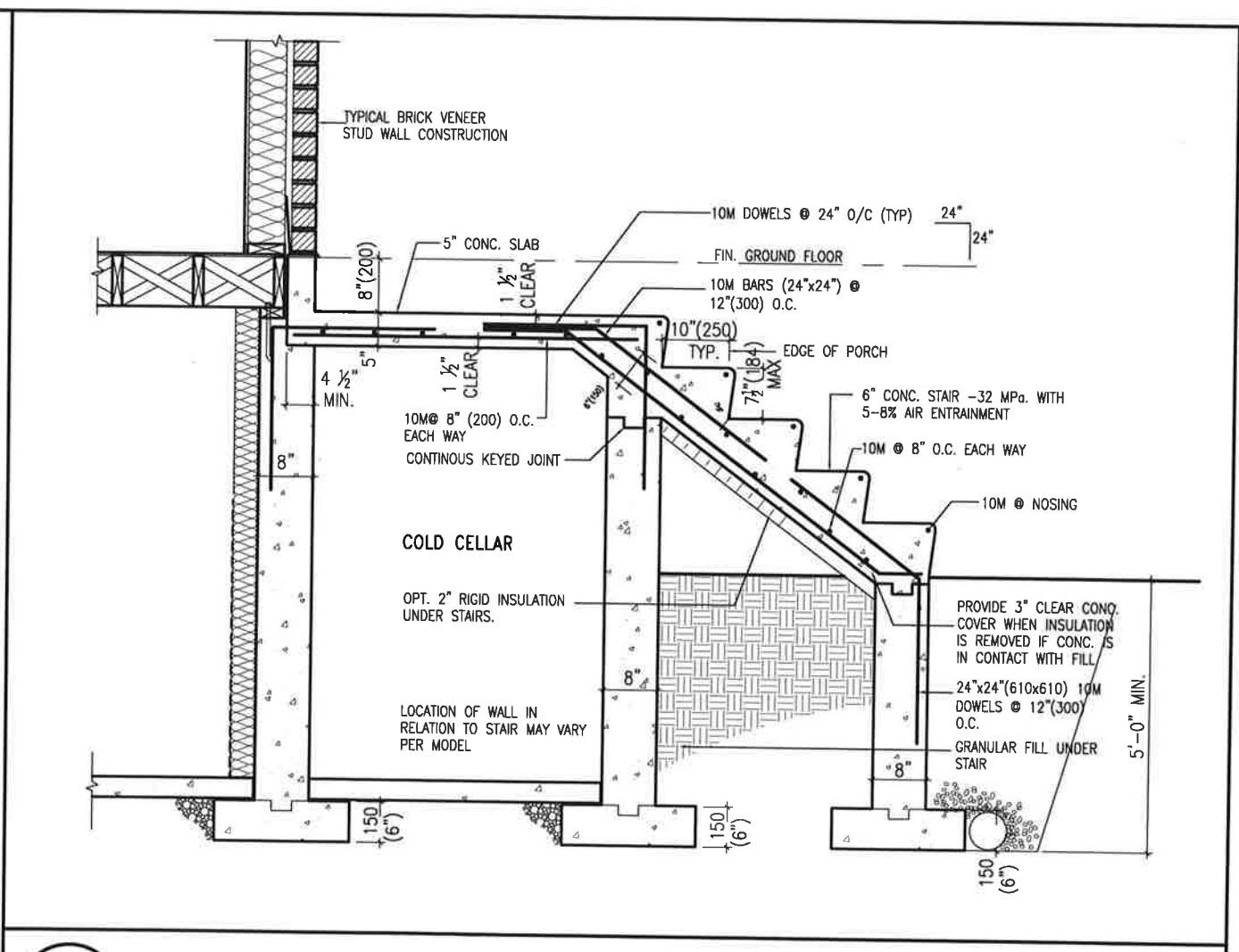
project name ALCONA		municipality INNISFILLON		project no 13049	
BAYVIEW WELLINGTON		CONST NOTE		drawing no. CN7	
date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		CONSTRUCTION NOTES		file name 13049-CN-A1 VER 2020	



FEB 9, 2021



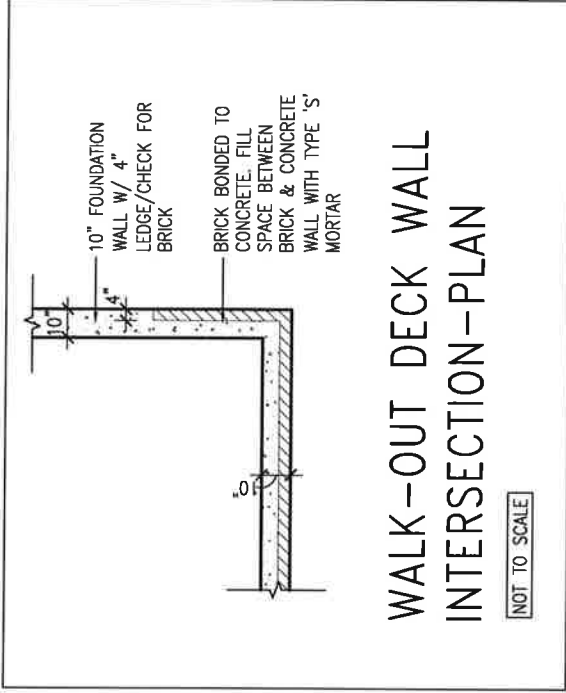
X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.

BAYVIEW WELLINGTON			CONST NOTE		
ALCONA			INNSFILON.		
MAY 2016			13049-CN-A1		
RC			CN9		
255 Consumers Rd Suite 120			13049-CN-A1		
Toronto ON M2J 1R4			13049-CN-A1		
t 416.630.2255 f 416.630.4782			13049-CN-A1		
va3design.com			13049-CN-A1		
The undersigned has reviewed and taken responsibility for this design			13049-CN-A1		
and has the qualifications and meets the requirements set out in the			13049-CN-A1		
Ontario Building Code to be a Designer			13049-CN-A1		
Wellington Jno-Baptiste 25591			13049-CN-A1		
VA3 Design Inc. 42658			13049-CN-A1		
Contractor must verify all dimensions on the job site report any			13049-CN-A1		
discrepancy to the Designer before instruments of service are issued			13049-CN-A1		
drawings and specifications are instruments of service and the property			13049-CN-A1		
of the Designer which must be returned at the completion of the work.			13049-CN-A1		
Drawings are not to be scaled.			13049-CN-A1		
FEB 09-21 RC			FEB 09-21 RC		
AUG 04-17 RC			AUG 04-17 RC		
1 ISSUE FOR CLIENT REVIEW			1 ISSUE FOR CLIENT REVIEW		
no. description			no. description		

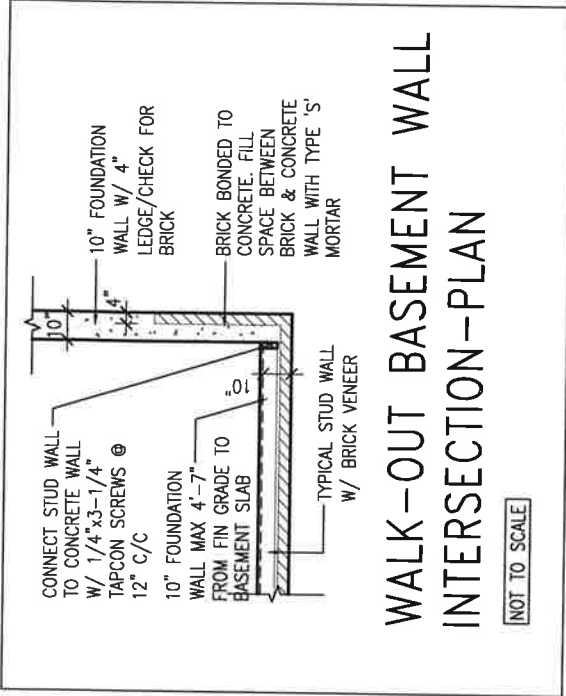
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WALK-OUT DECK WALL INTERSECTION-ELEVATION

NOT TO SCALE

(10" FOUNDATION WALL)



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

NOT TO SCALE

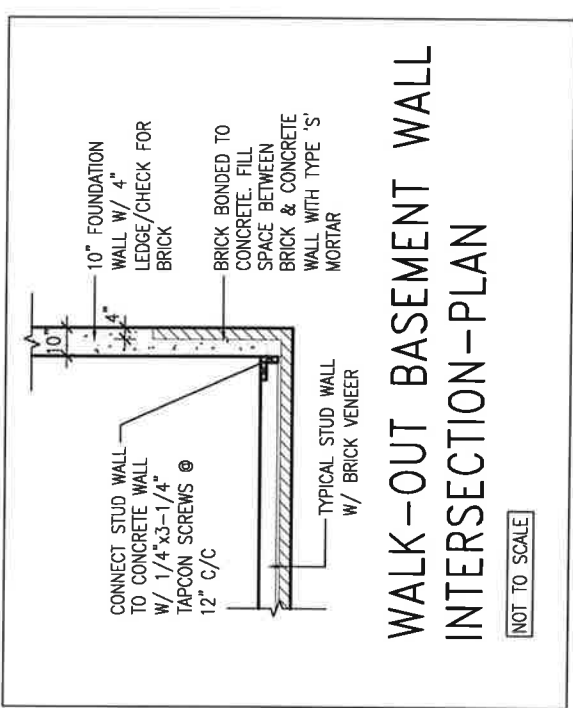


FEB 9, 2021

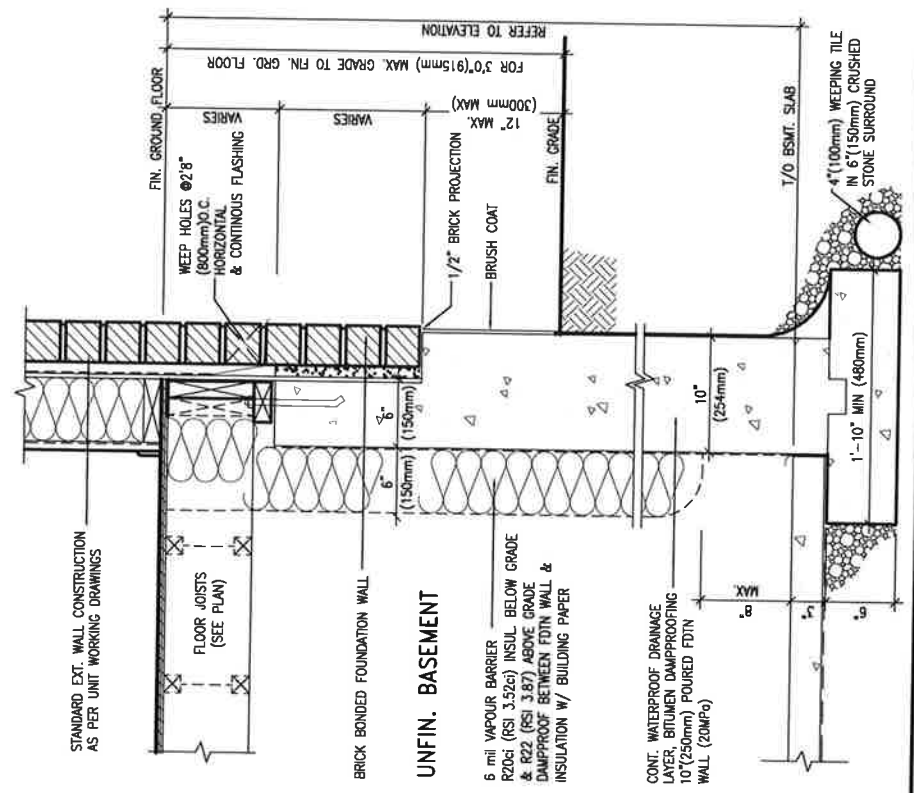
[illegible]

BAYVIEW WELLINGTON	CONST NOTE
project name ALCONA	municipality INNISFIL ON.
date MAY 2016	project no. 13049
drawing by RC	drawing no. CN10
checked by —	scale 3/16" = 1'-0"
file name 13049-CN-A1 VER 2020	
RECHABD - H. VARCHAVE, WORKING 2017-11-10-19 BWM LANTIS (CN Notes) \13049-CN-A1_VER_2020.dwg - Tue - Feb 9, 2021 - 11:41 AM	

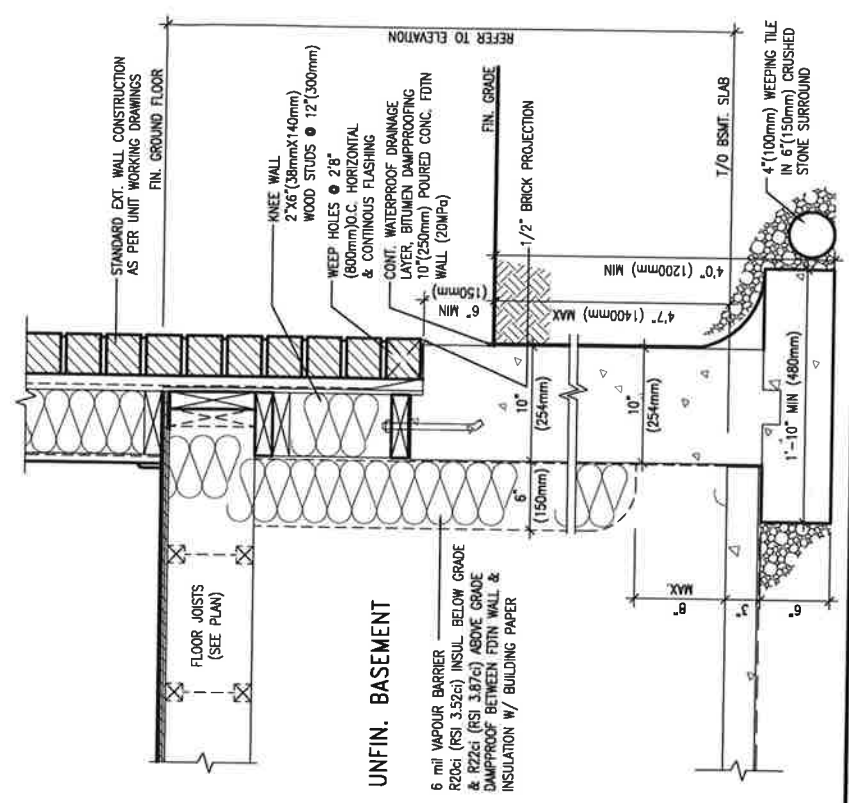
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WALK-OUT BASEMENT WALL
INTERSECTION-ELEVATION



EW3.06x
PKG A1



EW3.07x
PKG A1

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



9									
8	-								
7	-								
6	-								
5	-								
4	-								
3	-								
2	UPDATE TO OBC VER 2020								
1	ISSUE 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

name registration information

BCON

signature

25591

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 scored.

project name ALCONA		municipality INNISFIL, ON.		project no. 13049	
date MAY 2016		checked by _____		drawing no. CN11	
scale 3/16" = 1'-0"		file name 13049-CN-A1 VER 2020			
RICHARD - H ARCHIVE WORKING ON A 13049 BAYVIEW ON ROAD MAP - 13049-CN-A1 VER 2020					

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