

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S48-2 ELEVATION A 9'0" WOB	ENERGY EFFICIENCY -- OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	824 S.F.	187.902 S.F.	22.80 %
LEFT SIDE	968 S.F.	64 S.F.	6.61 %
RIGHT SIDE	960 S.F.	32.667 S.F.	3.40 %
REAR	1132 S.F.	273.944 S.F.	24.20 %
* 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.	3884.00 S.F.	558.51 S.F.	14.38 %
TOTAL SQ. M.	360.83 S.M.	51.89 S.M.	14.38 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S48-2 ELEVATION B 9'0" WOB	ENERGY EFFICIENCY -- OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	820 S.F.	185.611 S.F.	22.64 %
LEFT SIDE	960 S.F.	64 S.F.	6.67 %
RIGHT SIDE	960 S.F.	32.667 S.F.	3.40 %
REAR	1132 S.F.	273.944 S.F.	24.20 %
* 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.	3872.00 S.F.	556.22 S.F.	14.37 %
TOTAL SQ. M.	359.72 S.M.	51.67 S.M.	14.37 %



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.

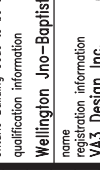
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: APR 22, 2021

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



APR 22, 2021

S48-2 GOLDENEYE 2		BAYVIEW WELLINGTON		VAS3 DESIGN	
project no. 13049	project name ALCONA	municipality INNISFIL, ONTARIO	date NOV. 2015	signature 	BCIN 25591
drawing no. 18	scale 3/16" = 1'-0"	checked by RC	checked by RC	signature 	BCIN 42658
REAR ELEVATION WOB		FIN SECOND FLOOR		FIN GROUND FLOOR	
FIN BASEMENT FLOOR		FIN GRADE		FIN GRADE	
no. description		date		date	
6 REVISED AS PER ENG. COMMENTS		APR 22-21 RC		APR 15-21 RC	
5 ADD OPT. 9'0" BASEMENT		APR 14-17 RC		AUG 14-17 RC	
4 REVISED AS PER ENG COMMENTS		JAN 03/17 SB		JAN 03/17 SB	
3 REVISED FDN WALLS TO 10"		SEPT 19/16 SB		SEPT 19/16 SB	
2 REVISED INSULATION AT STAIRS		SEPT 19/16 SB		SEPT 19/16 SB	
1 ISSUED FOR CLIENT REVIEW		SEPT 19/16 SB		SEPT 19/16 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.

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.

no. description

6 REVISED AS PER ENG. COMMENTS

5 ADD OPT. 9'0" BASEMENT

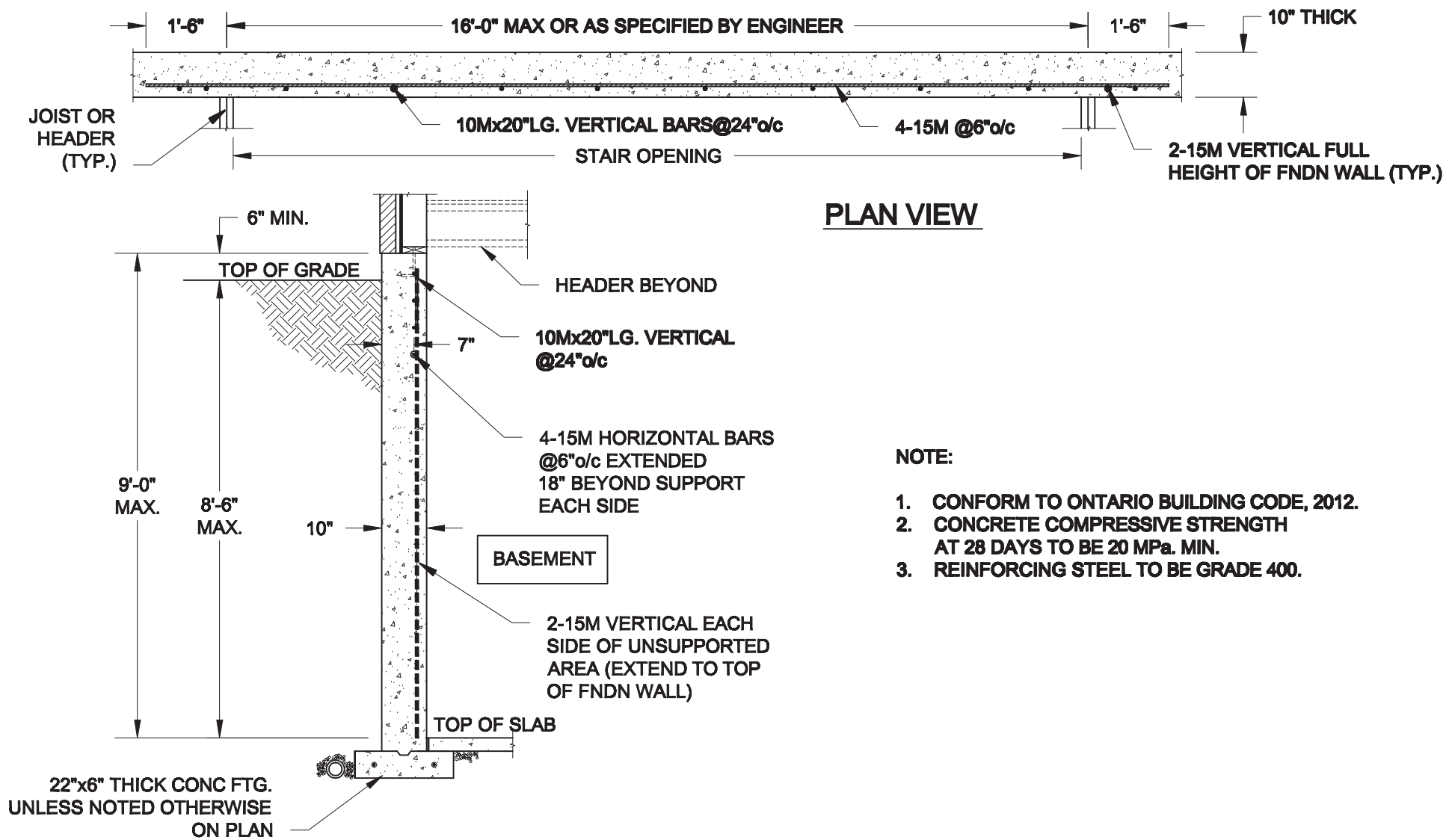
4 REVISED AS PER ENG COMMENTS

3 REVISED FDN WALLS TO 10"

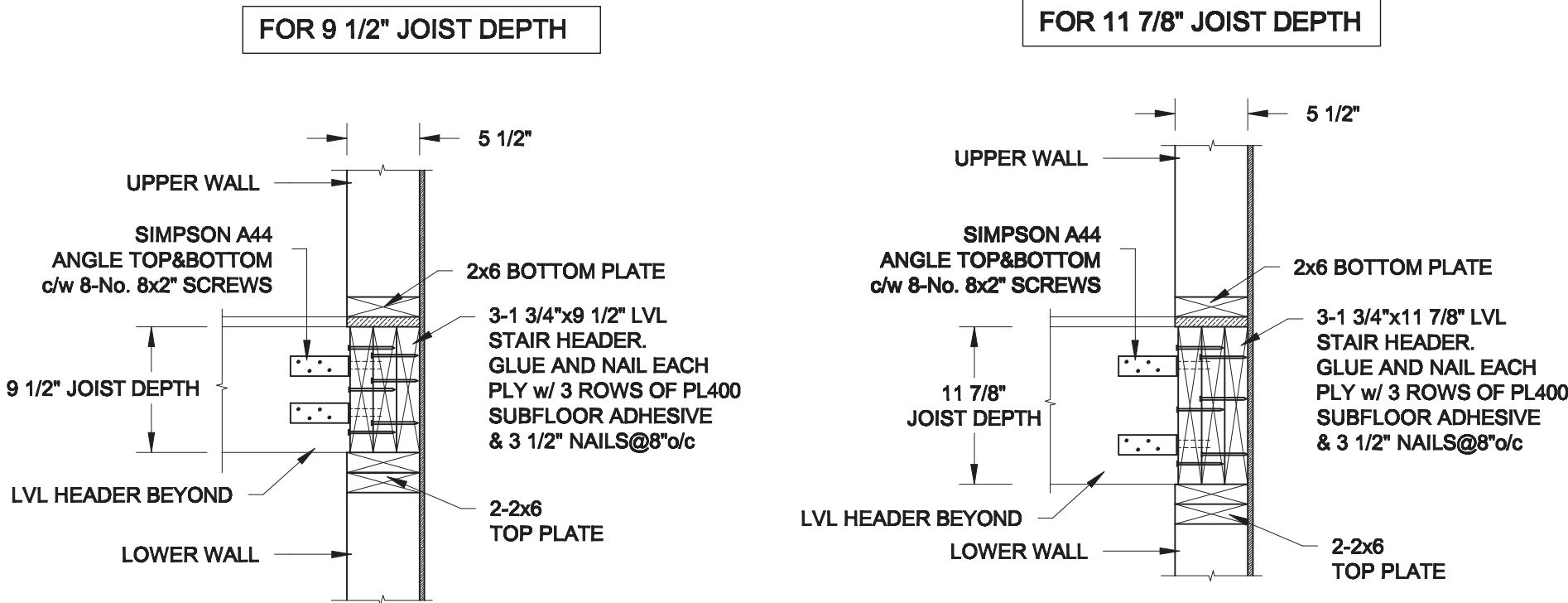
2 REVISED INSULATION AT STAIRS

1 ISSUED FOR CLIENT REVIEW

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



2
S1 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 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: quaile.eng@rogers.com

Engineer's Seal:



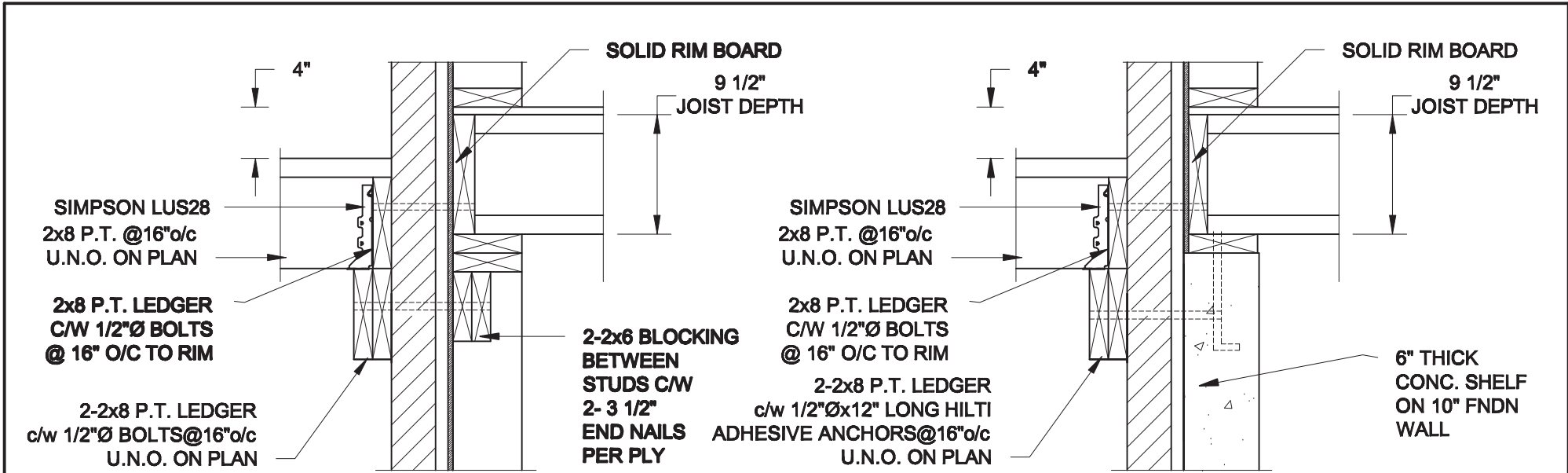
APR 22, 2021

Project:
BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
21-065

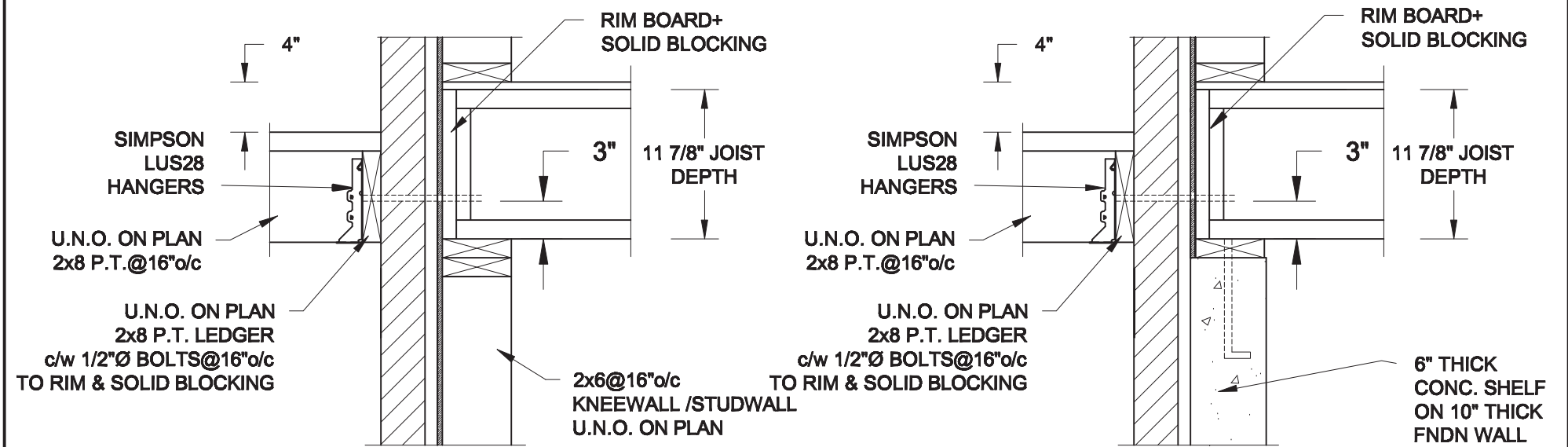
Drawing No.:
S1



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

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

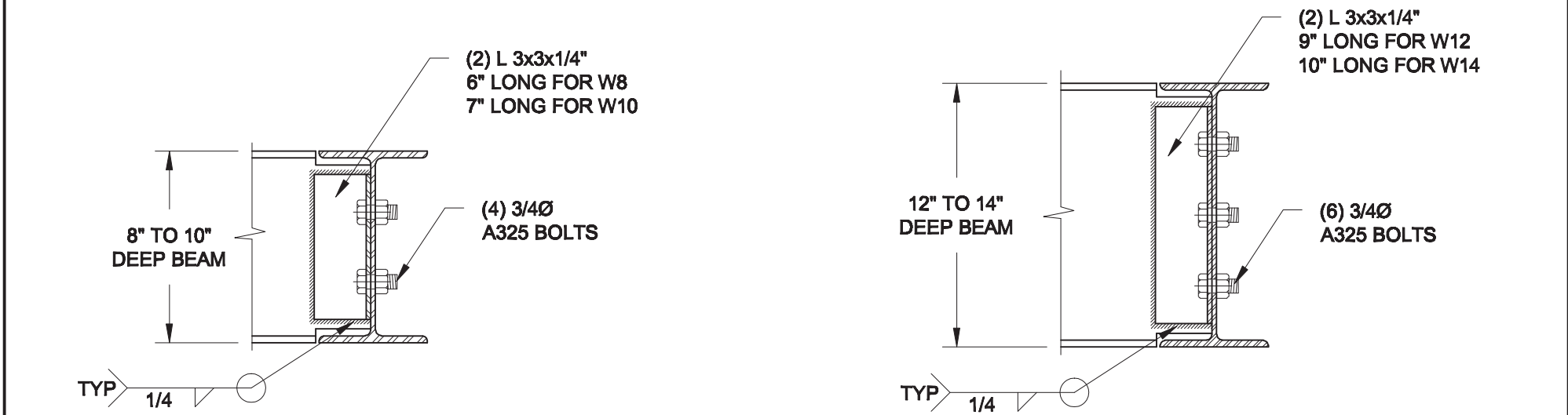
- NOTES: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



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

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

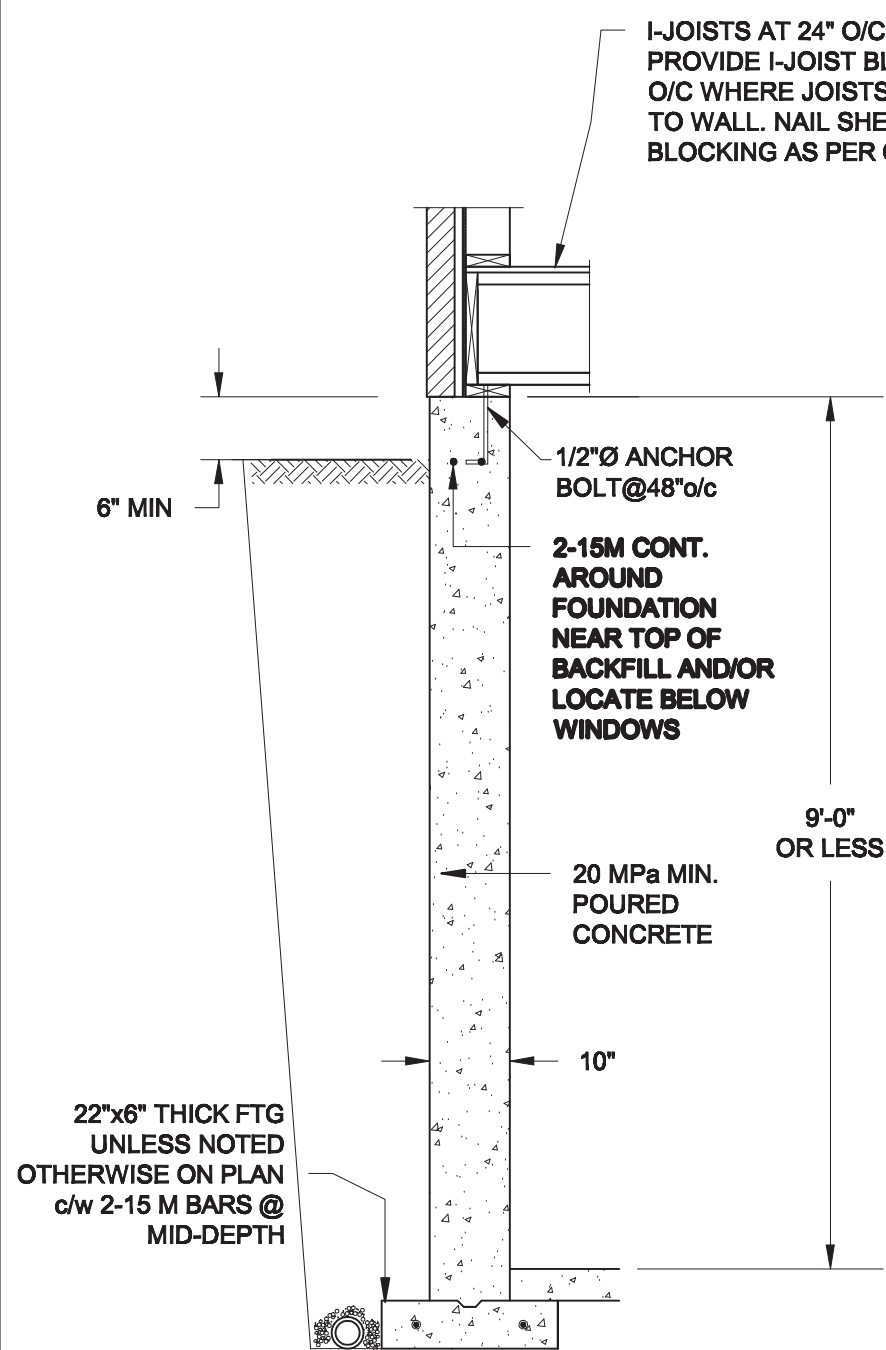
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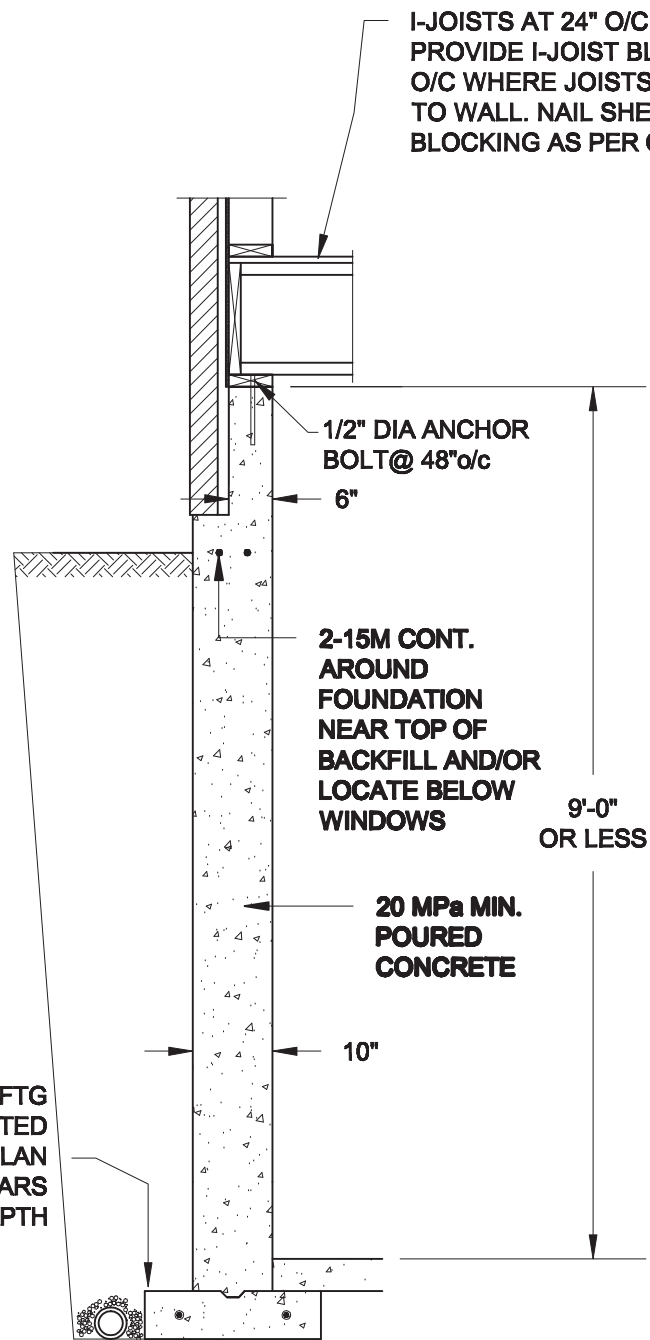
3A
S2 **BEAM CONNECTION**
SCALE: 1 1/2" = 1'-0"

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"

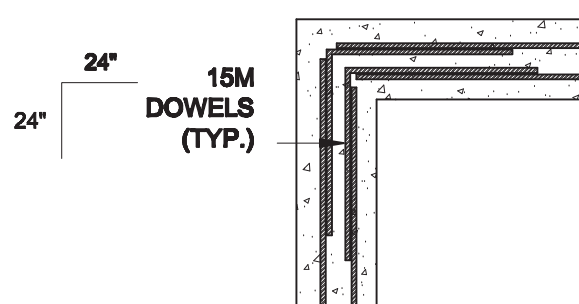


1B
S3 **DROPPED VENEER**
SCALE: 1/2" = 1'-0"

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.



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**

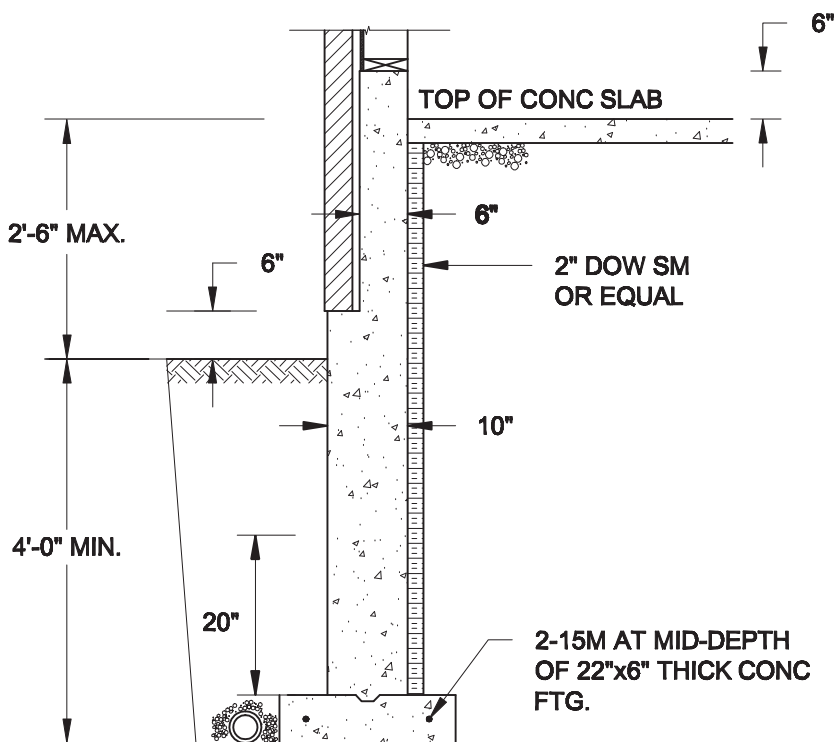
TYPICAL STRUCTURAL DETAILS FOR SINGLES

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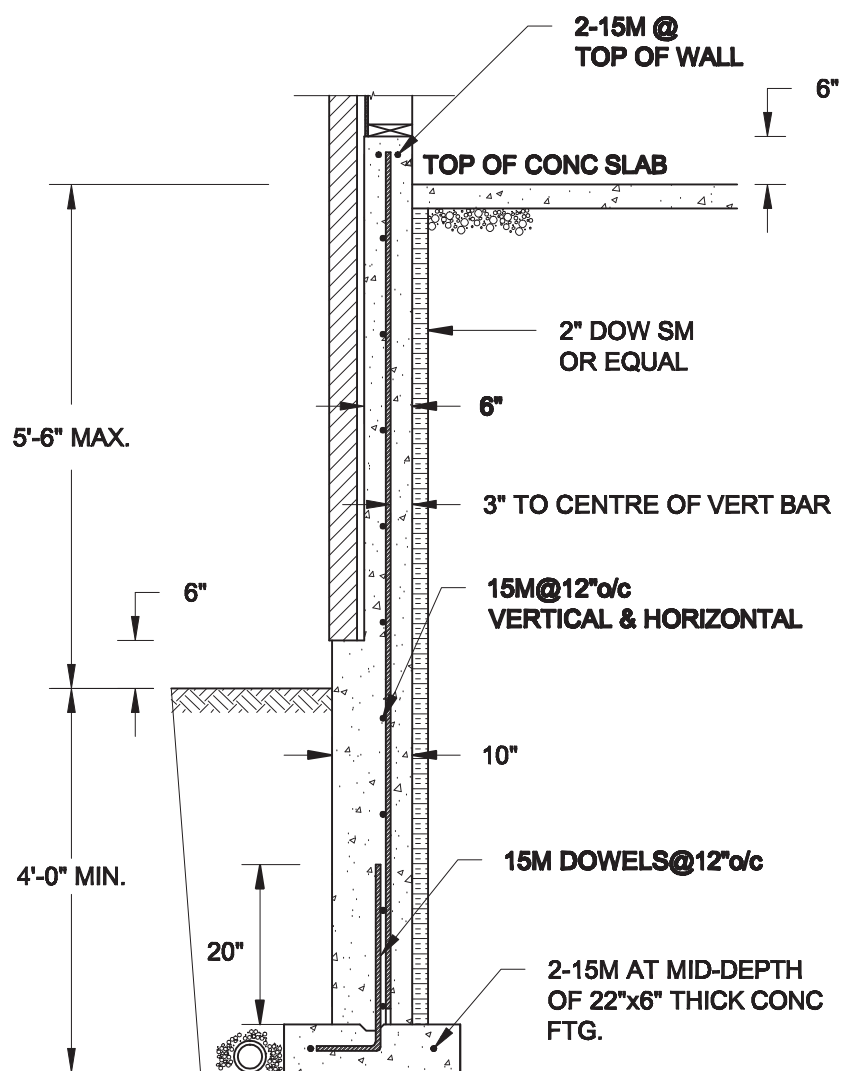
Drawing No.:

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"

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Date: APR-20-2021			TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB		Project No.: 21-065	Drawing No.: S4