

AREA CALCULATIONS	
	ELEV. A
GROUND FLOOR AREA	1042 SF
SECOND FLOOR AREA	1265 SF
SUBTOTAL	2307 SF
DEDUCT ALL OPENINGS	15 SF
TOTAL NET AREA	2292 SF
	212.93 m2
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1322 SF
	122.82 m2
COVERAGE W/ PORCH	1437 SF
	133.50 m2

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.



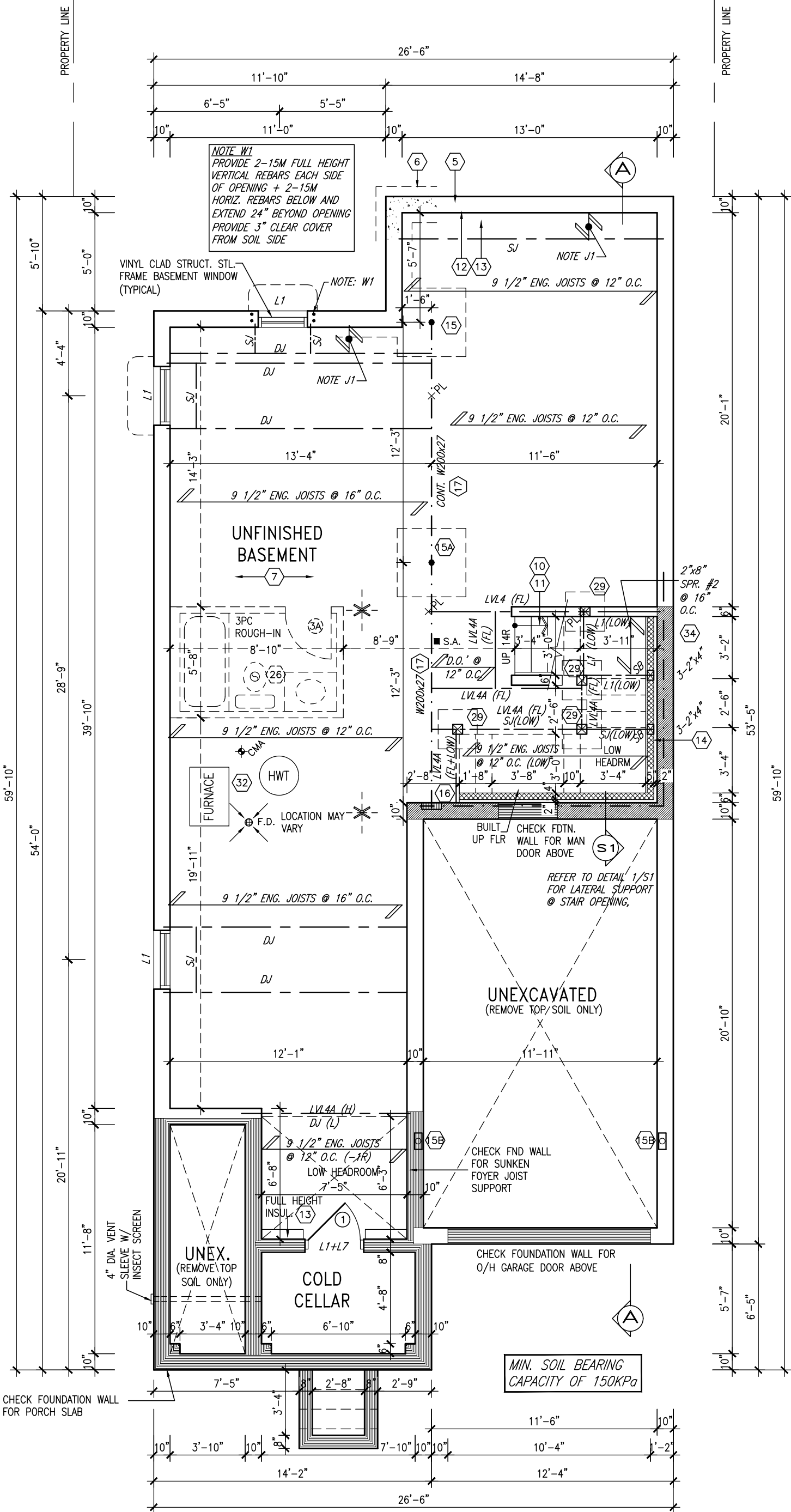
SEP 22, 2021

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

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



BASEMENT PLAN 'A' (12'0" GARAGE)

9	.	.	.
8	.	.	.
7	REV AS PER ENG COMMENTS	SEP 22-21	RC
6	ADD 10' GDN FOR LOT 127	SEP 15-21	RC
5	REVISED AS PER ENG'S COMMENTS	JUL 21-17	RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 14-16	AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
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.			



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

BAYVIEW WELLINGTON

S32-3-12G-L127
PELICAN 3-12

project name
ALCONA

municipality
INNISFIL, ONTARIO

project no.
13049

date
JUNE. 2016

drawn by
SB

checked by
.

scale
3/16" = 1'-0"

BASEMENT PLAN 'A'

file name
13049-S32-3-12-L127

drawing no.
1

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\Lot Specific\L127\13049-S32-3-12-L127.dwg - Wed - Sep 22 2021 - 3:16 PM

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.

ALL TOP OF ARCHWAY TO BE 8'-0"

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.
• KITCHEN EXHAUST. 3.0m
• DRIVEWAY, PARKING SPACE, ROAD. 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m
KIT-EX-NOTE-2020.dwg



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

10' GROUND FLOOR PLAN 'A' (12'0" GARAGE)

INDICATES REDUCED SIDE YARD

9.	.	.
8.	.	.
7	REV AS PER ENG COMMENTS	SEP 22-21 RC
6	ADD 10' GDN FOR LOT 127	SEP 15-21 RC
5	REVISED AS PER ENG'S COMMENTS	JUL 21-17 RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 14-16 AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16 RC
2	ADD WOD AND REAR UPGRADE	JUL 22-16 SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16 SB
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 25591
name
signature
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

S32-3-12G-L127
PELICAN 3-12

project name
ALCONA municipality
INNISFIL, ONTARIO

project no.
13049

date
JUNE. 2016 scale
drawn by
SB checked by
3/16" = 1'-0"

GROUND FLOOR PLAN 'A'

drawing no.
2

file name
13049-S32-3-12-L127
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\Lot Specific\L127\13049-S32-3-12-L127.dwg - Wed - Sep 22 2021 - 3:16 PM

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.



SEP 22, 2021

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

GB-NOTE-2020.dwg

NOTE:

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

INDICATES REDUCED SIDE YARD

SECOND FLOOR PLAN 'A' (12'0" GARAGE)

9.	.	.
8.	.	.
7	REV AS PER ENG COMMENTS	SEP 22-21 RC
6	ADD 10" GDN FOR LOT 127	SEP 15-21 RC
5	REVISED AS PER ENG'S COMMENTS	JUL 21-17 RC
4	REVISED TO 10" FOUNDATION WALLS	DEC 14-16 AJE
3	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16 RC
2	ADD WOD AND REAR UPGRADE	JUL 22-16 SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16 SB
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 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.



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

BAYVIEW WELLINGTON

S32-3-12G-L127
PELICAN 3-12

project name ALCONA municipality INNISFIL, ONTARIO

project no. 13049

date JUNE. 2016 drawn by SB SECOND FLOOR PLAN 'A'

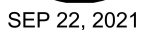
drawing no.

checked by scale 3/16" = 1'-0" file name 13049-S32-3-12-L127

3

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\Lot Specific\L127\13049-S32-3-12-L127.dwg - Wed - Sep 22 2021 - 3:16 PM

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



SEP 22, 2021

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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

WALL AREA	1195.86 SQ. FT.	
LIMITING DISTANCE	1.2 M (7%)	_____
OPENING ALLOWED	83.71 SQ. FT.	
OPENING PROVIDED	72.16 SQ. FT.	(GLASS AREA)

— VALLEY FLASHING (TYP.)

TOP OF PLATE

TOP OF WINDOW

PREFIN. MTL. FLASHING, W/
- CAULKING TO MATCH
MASONRY (TYP.)

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

8"x8" FIBREGLASS
COLUMN BY ROMAN
— COLUMNS W/ 1/2" THICK
HDPE TOP LOADING PLATE
ANCHORED TO 16"x16"
MASONRY PIER.

FIN. GROUND FLOOR

FIN. SUNKEN FOYER

FIN. GRADE

FIN. BASEMENT FLOOR

S32-3-12G-L127
PELICAN 3-12

BAYVIEW WELLINGTON

project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049
date		drawing no.

5
drawing no.

N 'A'	file name
	2-L127

3:16 PM

RICHARD - H:\ARCHIVE\WORKING\2013\13048 BW UNITS\Lot Specific\127\13049-S32-3-12-127.dwg - Wed - Sep 22 2021 - 3:16 PM

V3

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782

va3design.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

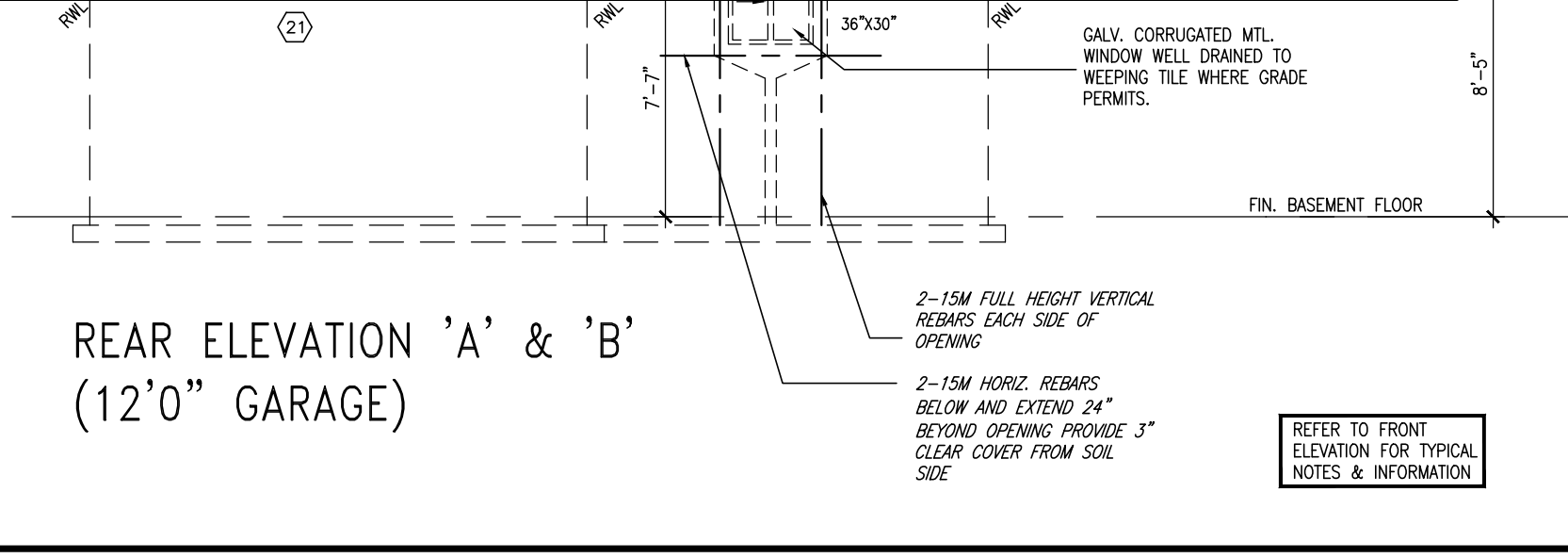
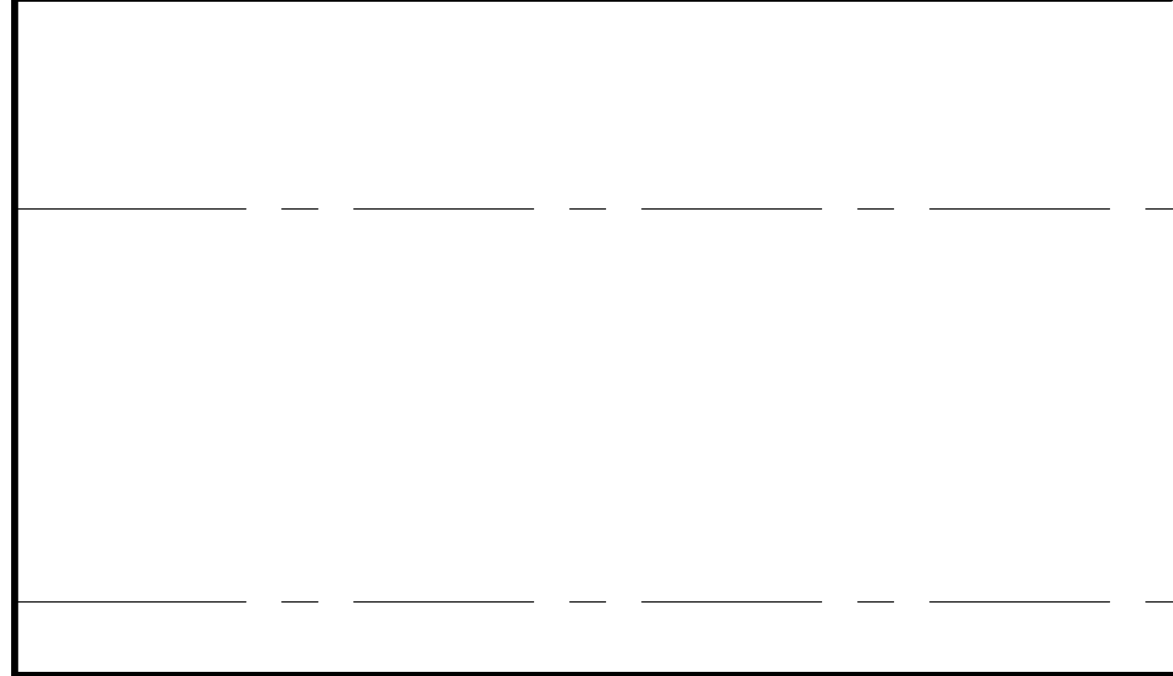
name	signature	BCIN
registration information		

42658
A3 Design Inc.

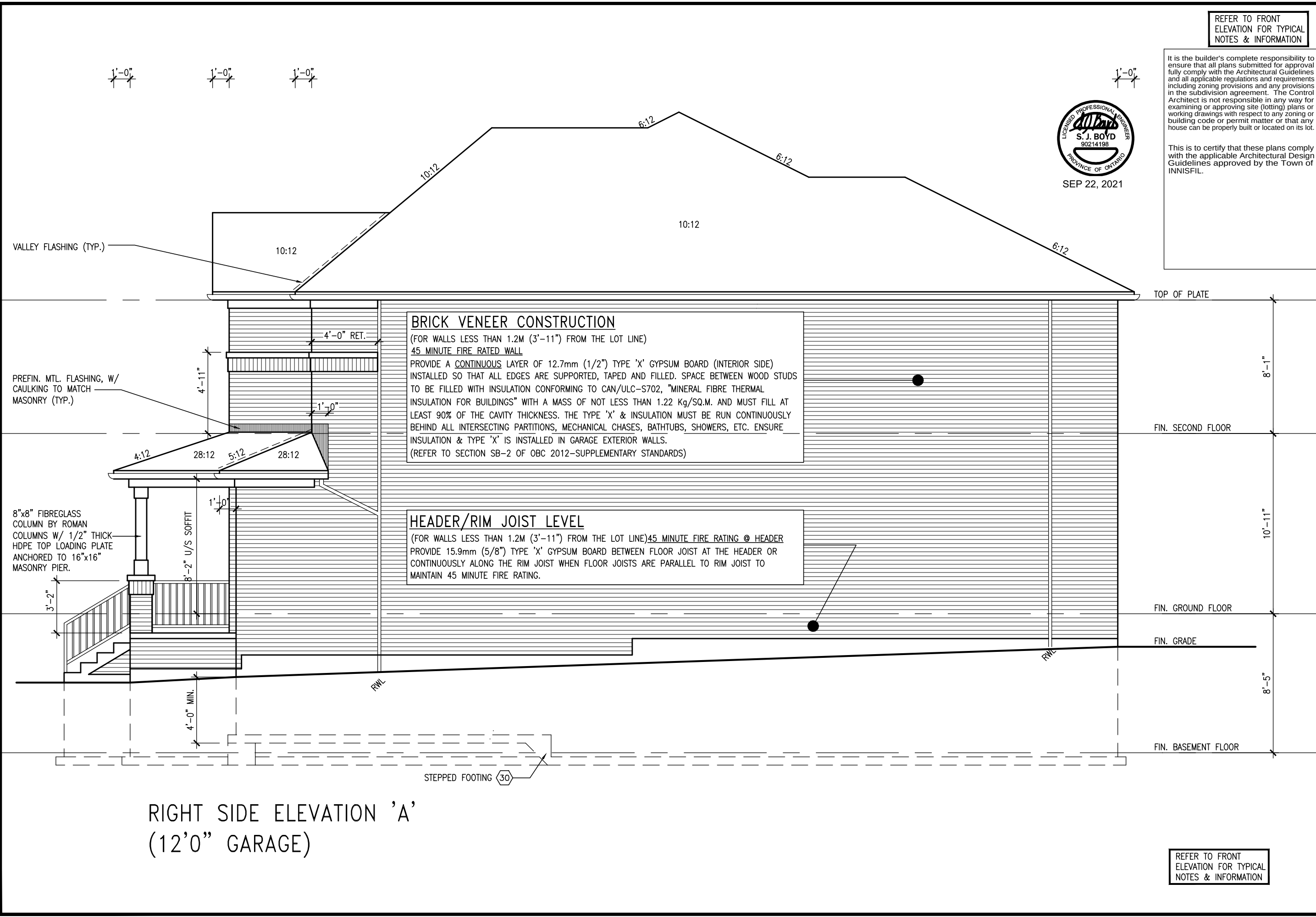
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.

Drawings are not to be scaled.

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.

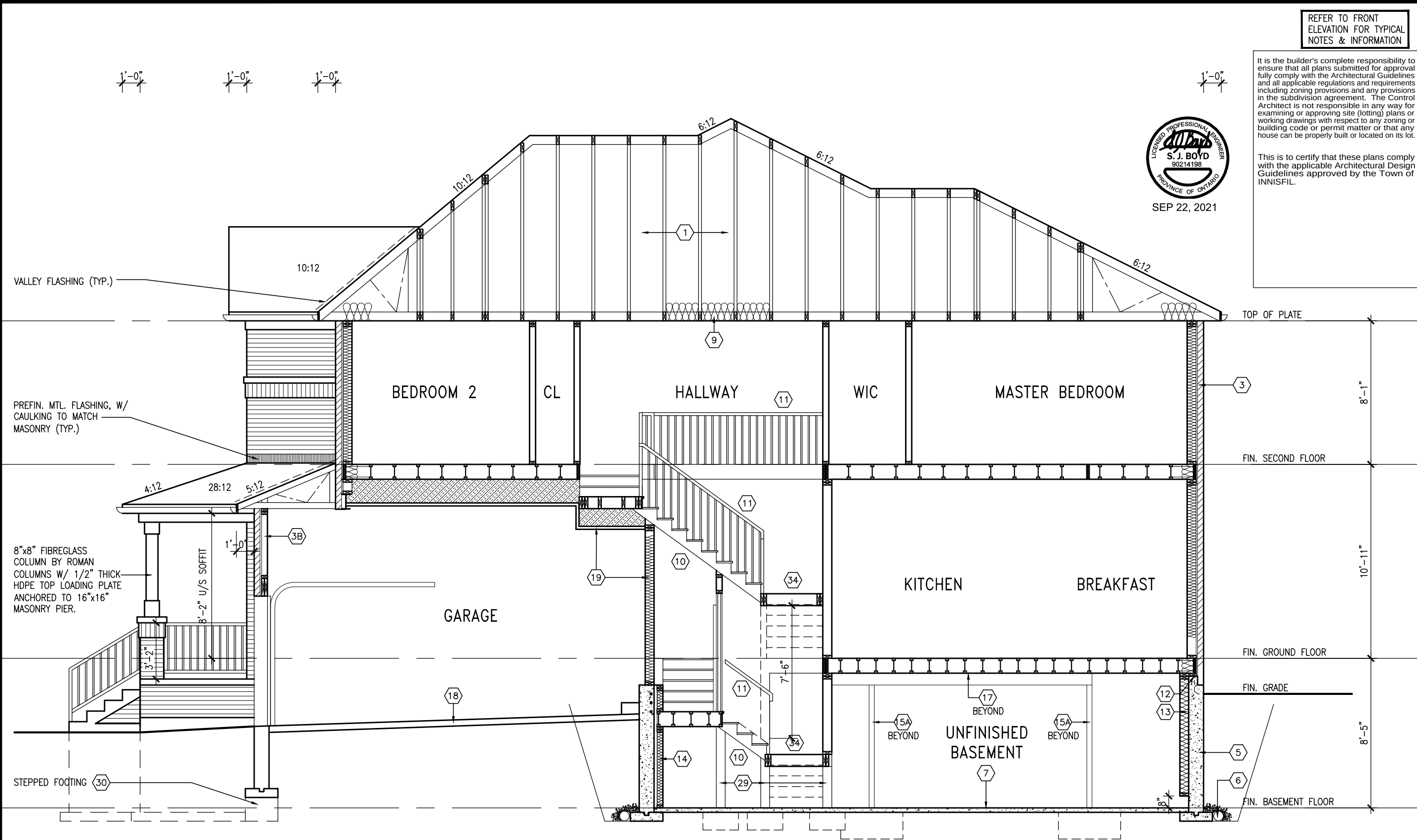


9	.	.	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
7	REV AS PER ENG COMMENTS	SEP 22-21	RC	Wellington Jno-Baptiste	25591	
6	ADD 10' GDN FOR LOT 127	SEP 15-21	RC	Wellington Jno-Baptiste	25591	
5	REVISED AS PER ENG'S COMMENTS	JUL 21-17	RC	some registration information BCIN	42658	
4	REVISED TO 10' FOUNDATION WALLS	DEC 14-16	AJE	VA3 Design Inc.	42658	
3	REVISED AS PER ENG TRUSS LAYOUT	SEP 28-16	RC			
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB			
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB			
no.	description	date	by	Drawings are not to be scaled.		



BAYVIEW WELLINGTON		S32-3-12G-L127		PELICAN 3-12	
project no.	13049	project name	ALCONA	municipality	INNISFIL, ONTARIO
date	JUNE, 2016	checked by	SB	drawn by	
scale	3/16" = 1'-0"	file name	13049-S32-3-12-L127	drawing no.	7
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNIS\Lot Specific\L127\13049-S32-3-12-L127.dwg - Wed - Sep 22 2021 - 3:16 PM					

VA3 DESIGN		255 Consumers Rd Suite 120		Toronto, ON M2J 1P4	
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		25591	
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 Inc.		42658	
no.	description	date	by	no.	description
9				7	REV AS PER ENG COMMENTS
8				6	ADD 10' GDN FOR LOT 127
7		SEP 22-21	RC	5	REVISED AS PER ENG'S COMMENTS
6		SEP 15-21	RC	4	REVISED TO 10" FOUNDATION WALLS
5		JUL 21-17	RC	3	REVISED AS PER ENG TRUSS LAYOUT
4		DEC 14-16	AJE	2	ADD WOD AND REAR UPGRADE
3		SEP 26-16	RC	1	ISSUED FOR CLIENT REVIEW
2		JUL 22-16	SB		
1		JUL 04-16	SB		



CROSS SECTION 'A-A'
(12'0" GARAGE)

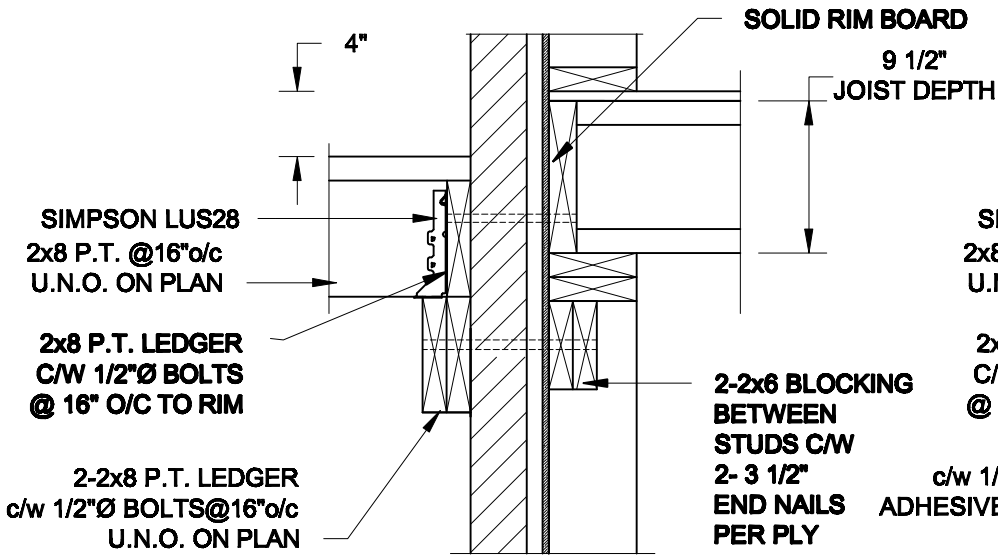


REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

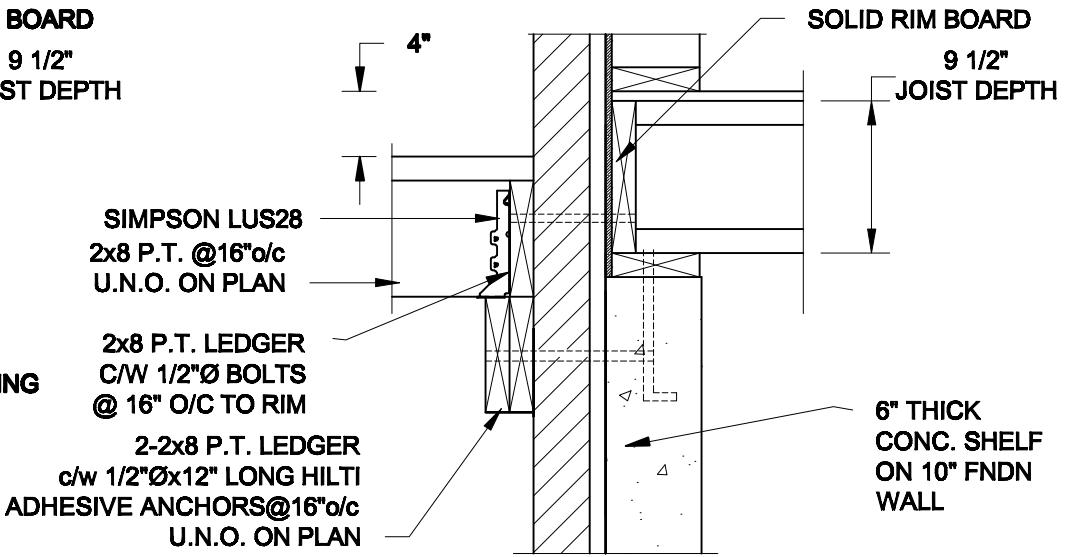
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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		S32-3-12G-L127		PELICAN 3-12	
project name	ALCONA	project no.	13049	drawing no.	8
date	JUNE, 2016	checked by	SB	scale	3/16" = 1'-0"
drawn by	SB	file name	13049-S32-3-12-L127	drawn by	SB
CROSS SECTION 'A-A'		INNISFIL, ONTARIO		Municipality	
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		BCIN 25591	
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.		VAS Design Inc.		42658	
no. description		date		by	
7 REV AS PER ENG COMMENTS		SEP 22-21		RC	
6 ADD 10' GDN FOR LOT 127		SEP 15-21		RC	
5 REVISED AS PER ENG'S COMMENTS		JUL 21-17		RC	
4 REVISED TO 10" FOUNDATION WALLS		DEC 14-16		AJE	
3 REVISED AS PER ENG TRUSS LAYOUT		SEP 26-16		RC	
2 ADD WOD AND REAR UPGRADE		JUL 22-16		SB	
1 ISSUED FOR CLIENT REVIEW		JUL 04-16		SB	

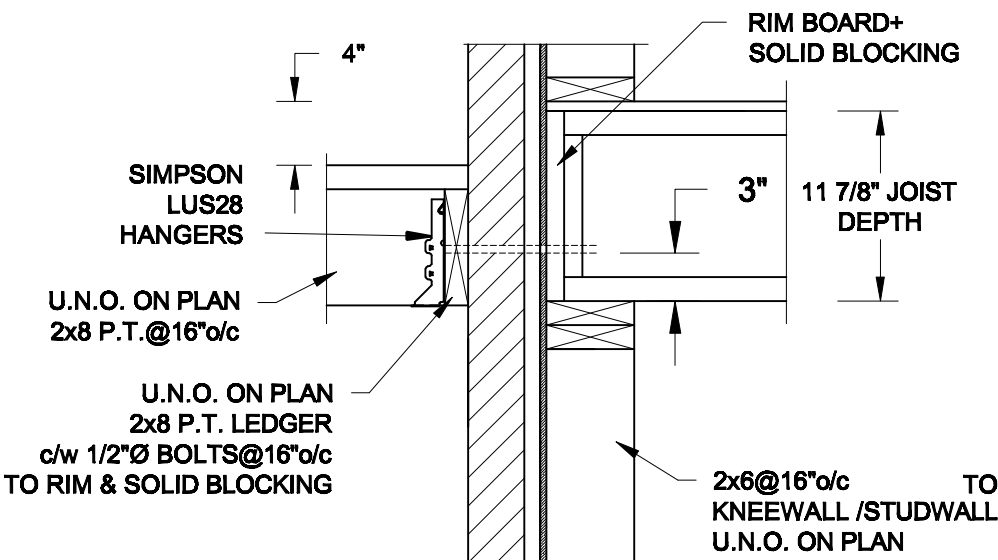


1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

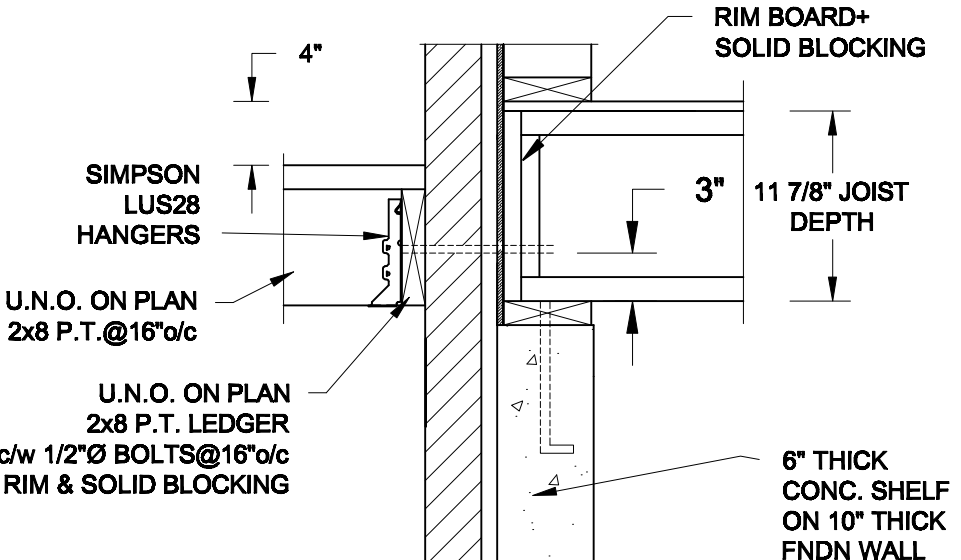


1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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.

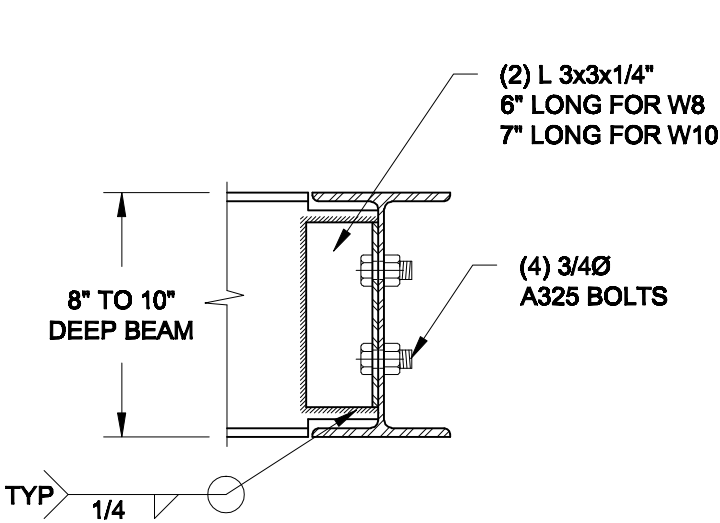


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



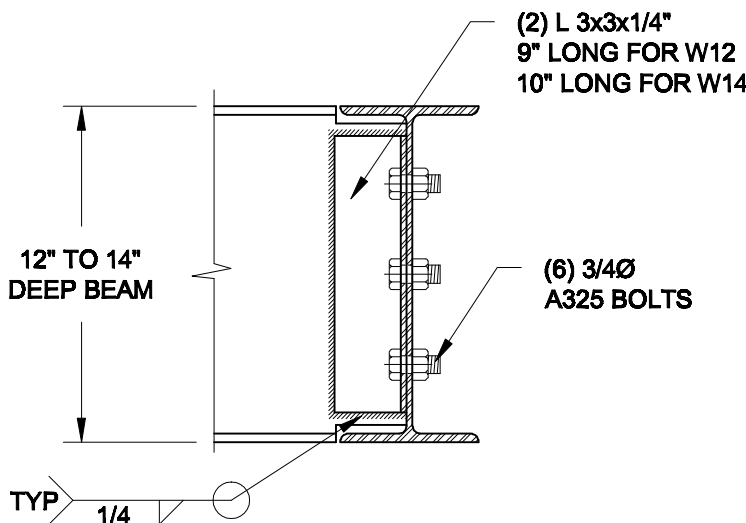
2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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.



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

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



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

3B BEAM CONNECTION
S2 SCALE: 1 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: quaile.eng@rogers.com

Engineer's Seal



APR 22, 2021

Project:

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INNISFIL, ONTARIO

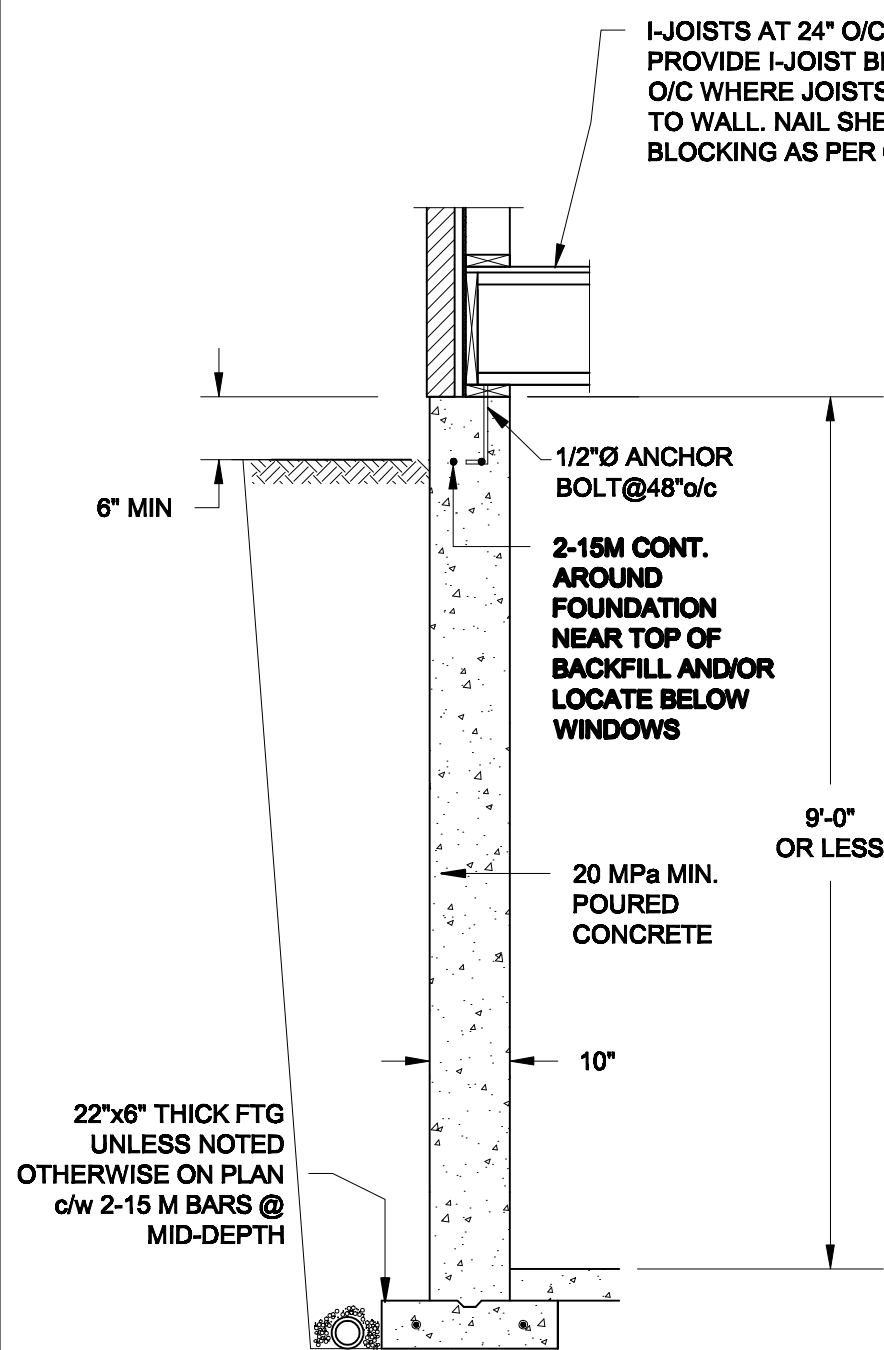
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

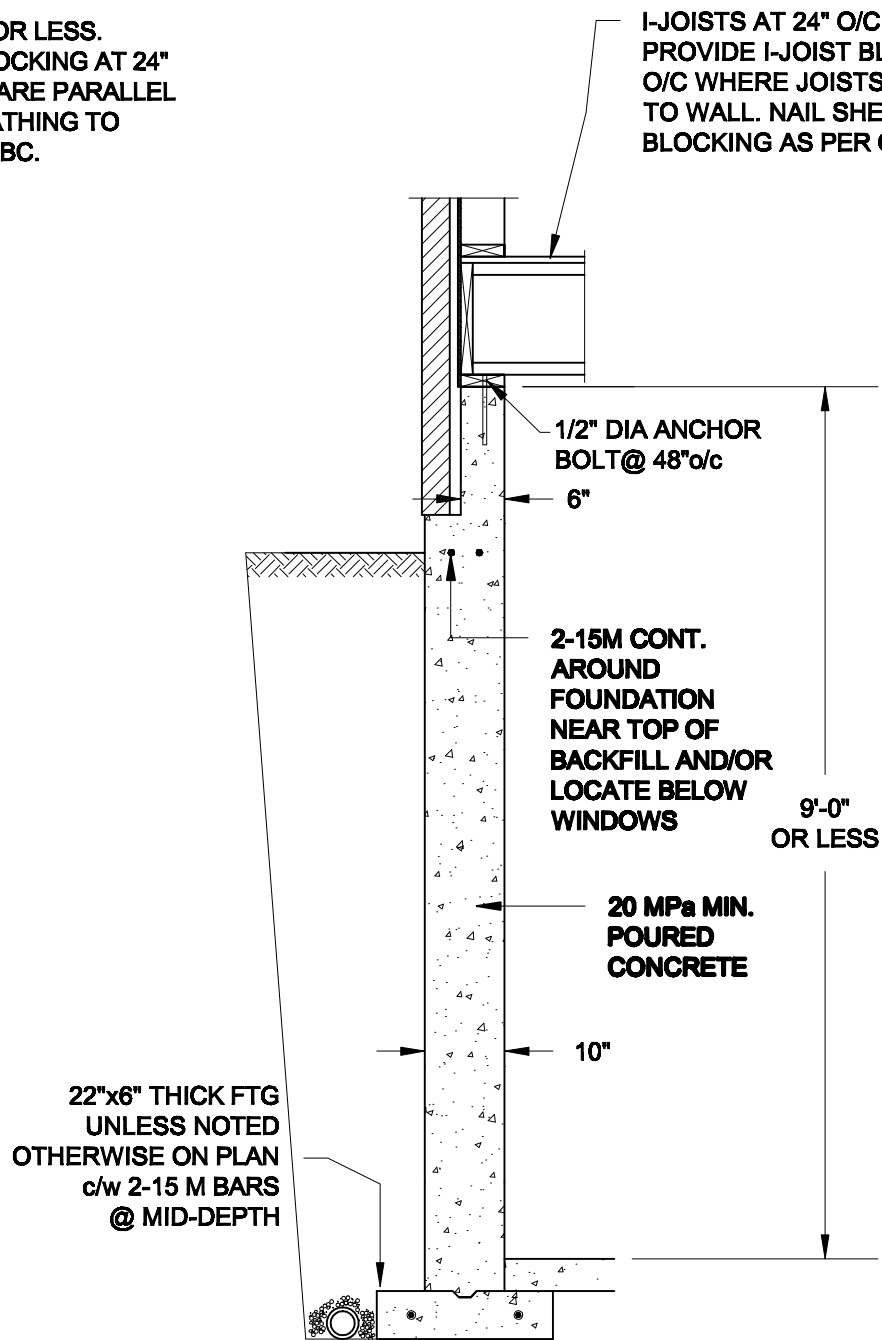
21-065

Drawing No.:

S2



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

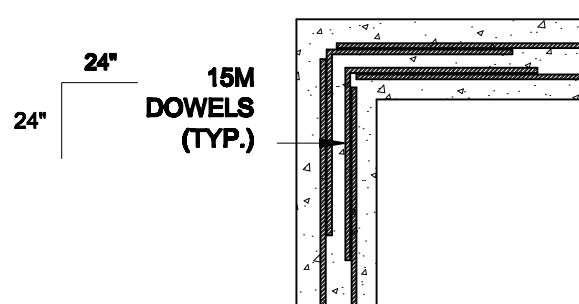


1B
S3 **DROPPED VENEER**
SCALE: 1/2" = 1' - 0"

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**

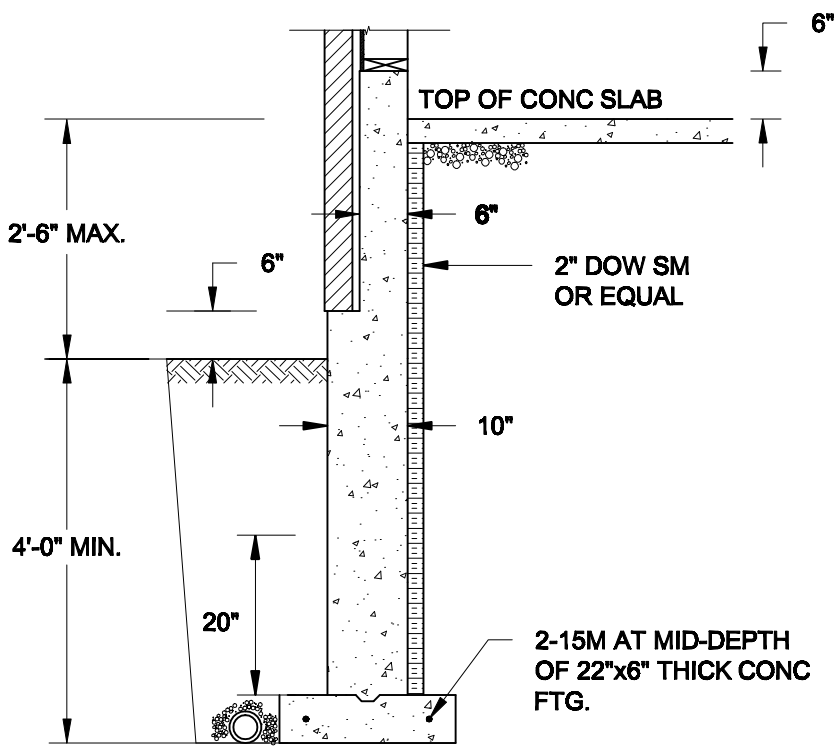
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

21-065

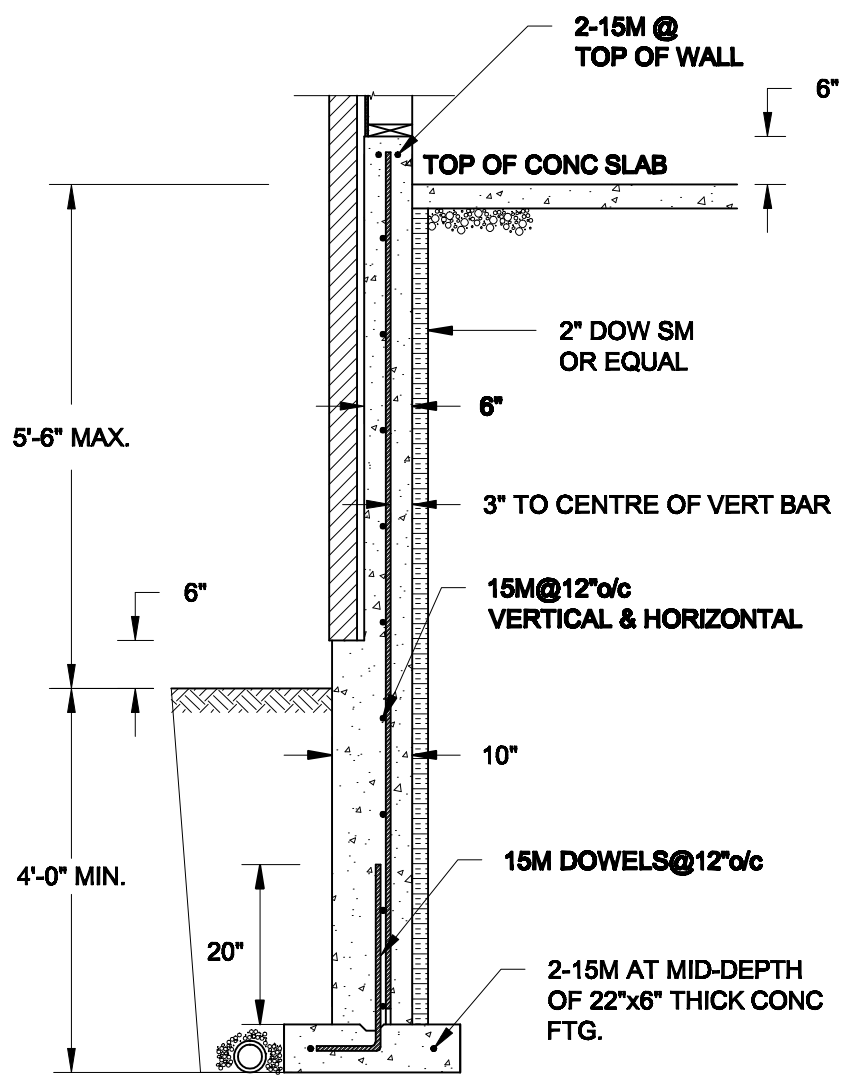
Drawing No.:

S3

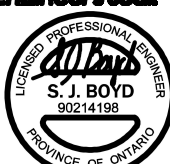


1A
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

- 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	