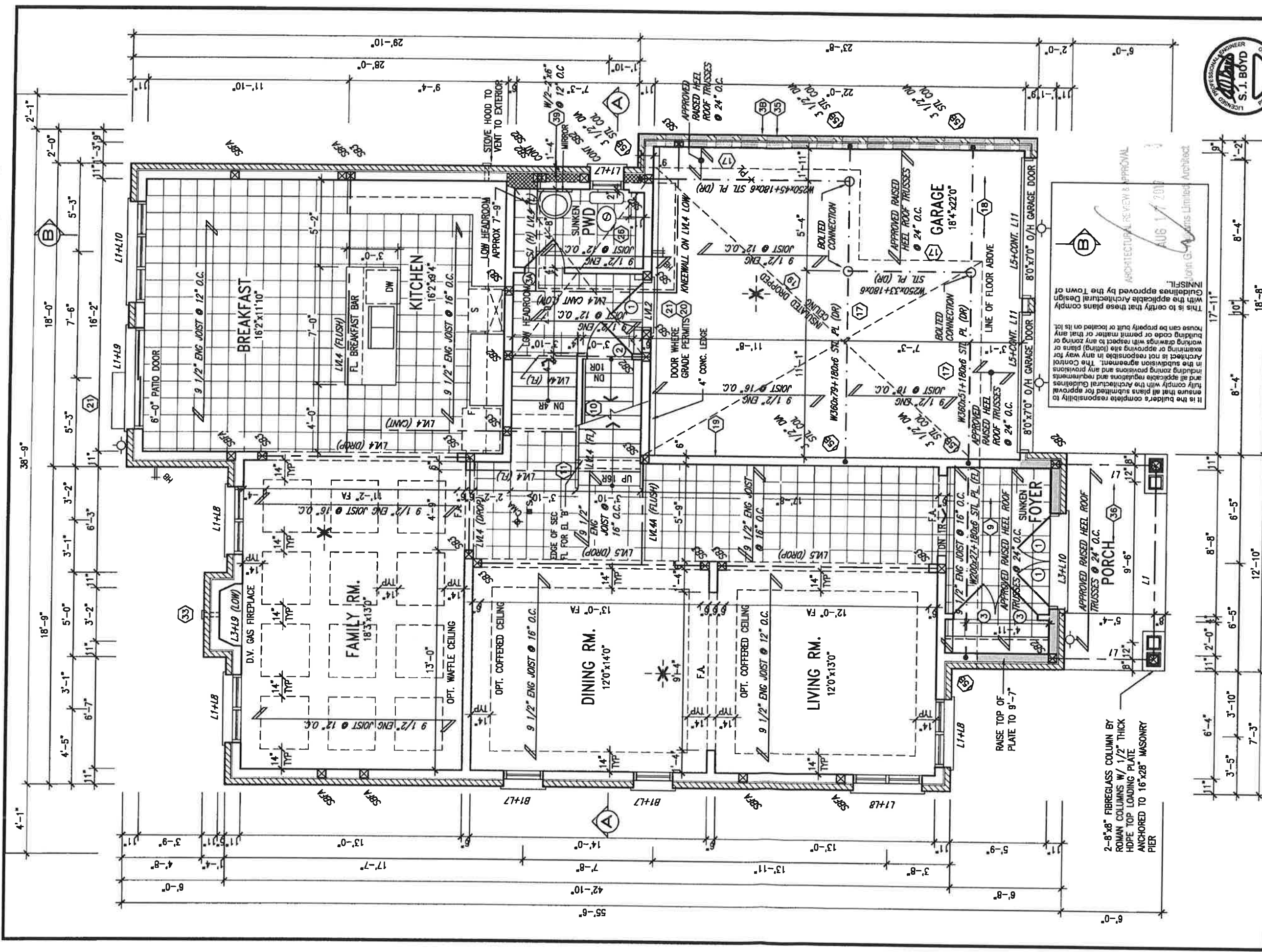




ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS SLOPE TO FRONT W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

ROOF NOTE R2
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS SLOPE TO FRONT W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

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

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

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

ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John G. Williams Limited Architect

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable zoning regulations and requirements including zoning regulations and any provisions in the subdivision agreement. The Contractor is not responsible in any way for examining or approving site (lotting) plans or building drawings with respect to any zoning or other applicable regulations and any provisions in the subdivision agreement. It is the builder's responsibility to ensure that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.

2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 16"x28" MASONRY PIER

RAISE TOP OF PLATE TO 9'-7"

GROUND FLOOR PLAN 'A'

Town of Innisfil Certified Model AUG 16, 2017
03/01/2018 1:30:53 PM kgervais

PROJECT NO. 13049

PROJECT NAME ALCONA

CLIENT NOV 2015

DESIGNER NOV 2015

DATE 13049-S45-2

SCALE 3/16" = 1'-0"

PROJECT NO. 13049-S45-2

PROJECT NAME HUMMINGBIRD 2

CLIENT INNISFIL, ONTARIO

DESIGNER INNISFIL, ONTARIO

DATE 13049-S45-2

SCALE 3/16" = 1'-0"

PROJECT NO. 13049-S45-2

PROJECT NAME HUMMINGBIRD 2

CLIENT INNISFIL, ONTARIO

DESIGNER INNISFIL, ONTARIO

DATE 13049-S45-2

SCALE 3/16" = 1'-0"

VA3 DESIGN

255 Consumers Rd Suite 120

Toronto ON M2J 1R4

416.630.2255 f 416.630.4782

va3design.com

DESIGNER Jno-Baptiste

DATE 25591

REVISIONS

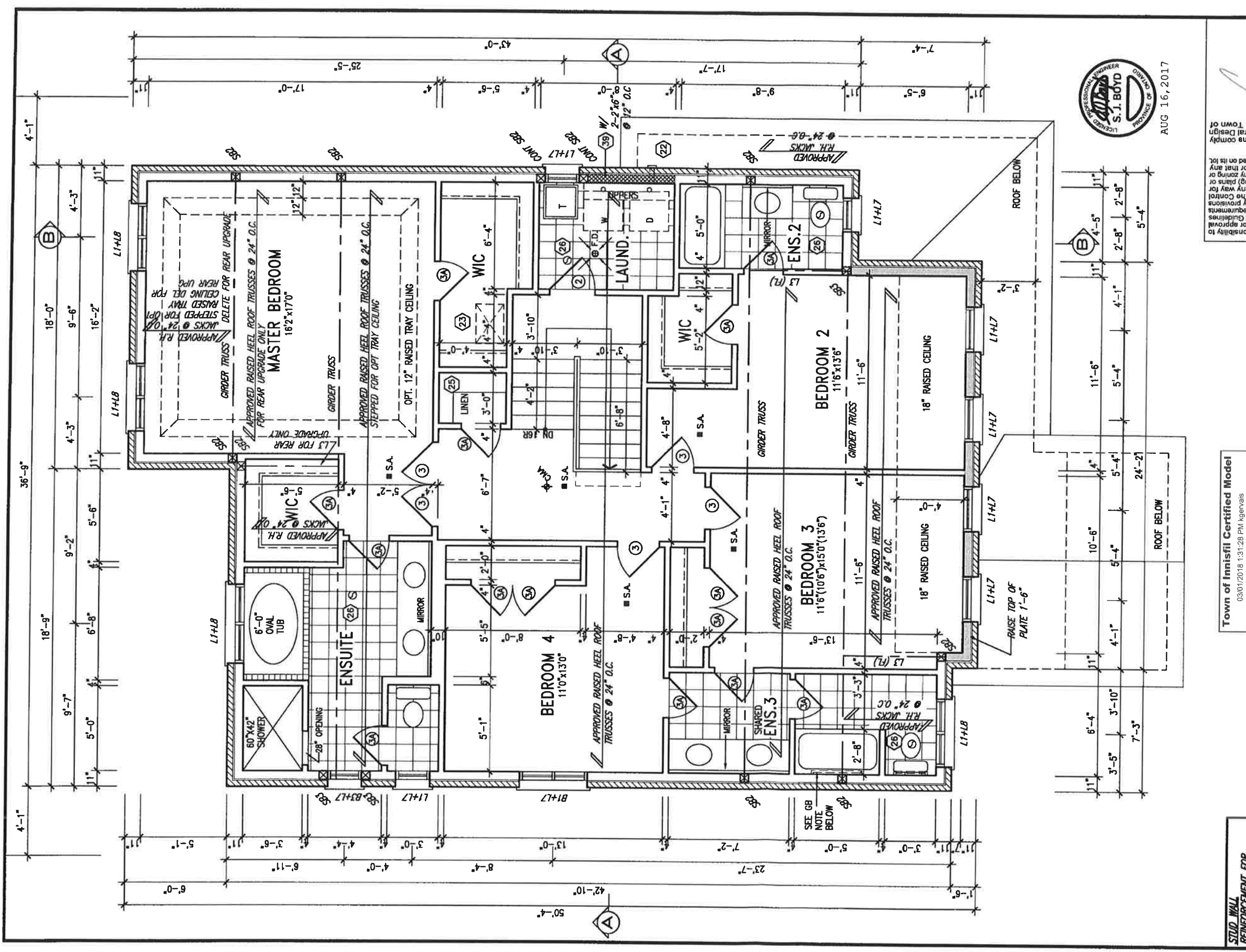
4. REVISED AS PER ENG COMMENTS

3. REVISED FOR WALLS TO BE 10"

2. REVISED INSULATION AT STAIRS

1. ISSUED FOR CLIENT REVIEW

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AUG 16, 2017

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. REFER TO OBC, 9.5.2.3, 3.8.3.1.3(1/6), 3.8.3.1.3(2/6), 3.8.3.1.3(3/6), 3.8.3.1.3(4/6), 3.8.3.1.3(5/6) AND DETAILS PROVIDED.

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

Town of Innisfil Certified Model
03/01/2018 1:31:28 PM kgervais

SECOND FLOOR PLAN 'A'

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 working drawings or approving site (posting) plans 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.

REVIEW & APPROVAL
AUG 17 2017
S.J. Boyd Limited, Architect

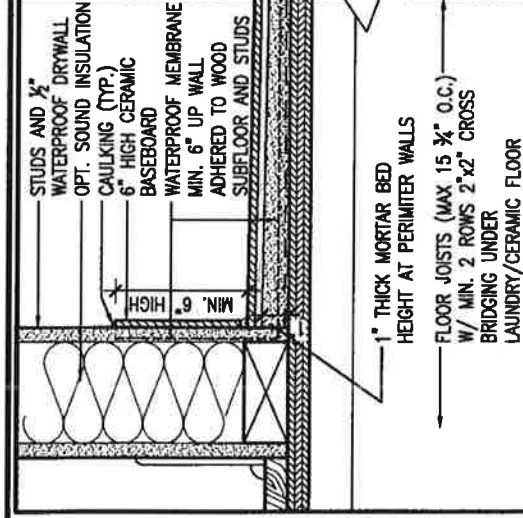
project name		project no.	
ALCONA		13049	
location		drawing no.	
INNISFIL, ONTARIO		13049-S45-2	
date		scale	
NOV, 2015		3/16" = 1'-0"	
drawn by		checked by	
RC		RC	
revision		revision	
NO		NO	
description		description	
1 ISSUED FOR CLIENT REVIEW		2 SECOND FLOOR PLAN 'A'	
3 REVISED FOR INSULATION AT STAIRS		4 REVISED AS PER ENG COMMENTS	
4 REVISED FOR WALLS TO BE 10"		5 AUG 08-17 RC	
5 DEC 20/16 SB		6	
7		8	
9		10	

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

BAYVIEW WELLINGTON

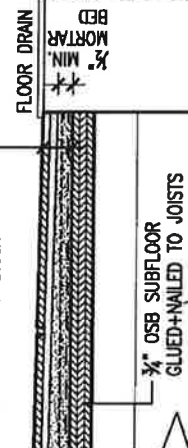
S45-2

HUMMINGBIRD 2



1" THICK MORTAR BED
HEIGHT AT PERIMETER WALLS
FLOOR JOISTS (MAX 15 1/2" O.C.)
W/ MIN. 2 ROWS 2"x2" CROSS
BRIDGING UNDER
LAUNDRY/CERAMIC FLOOR

CERAMIC TILE APPLICATION WITH
ADHESIVE (Q.B.C. 9.30.6.)
CERAMIC TILES ADHERED TO
MIN. 1/2" THICK CONC. MORTAR
BED W/ GALV. WIRE MESH
SLOPED TO FLOOR DRAIN



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

Town of Innisfil Certified Model

03/01/2018 1:38:47 PM kgervais

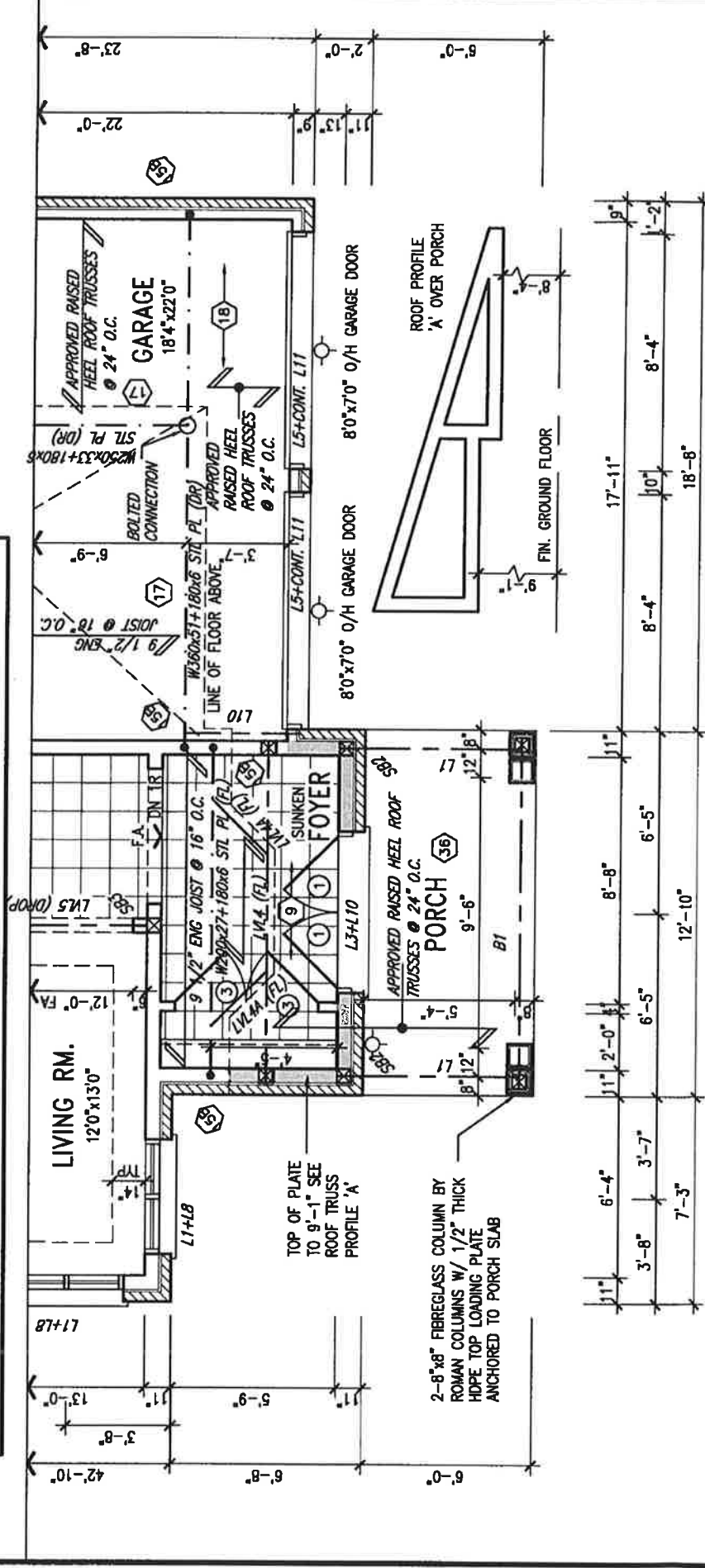
It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines and all applicable zoning provisions and requirements in the subdivision agreement. The Control Architect is not responsible in any way for examining drawings with respect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

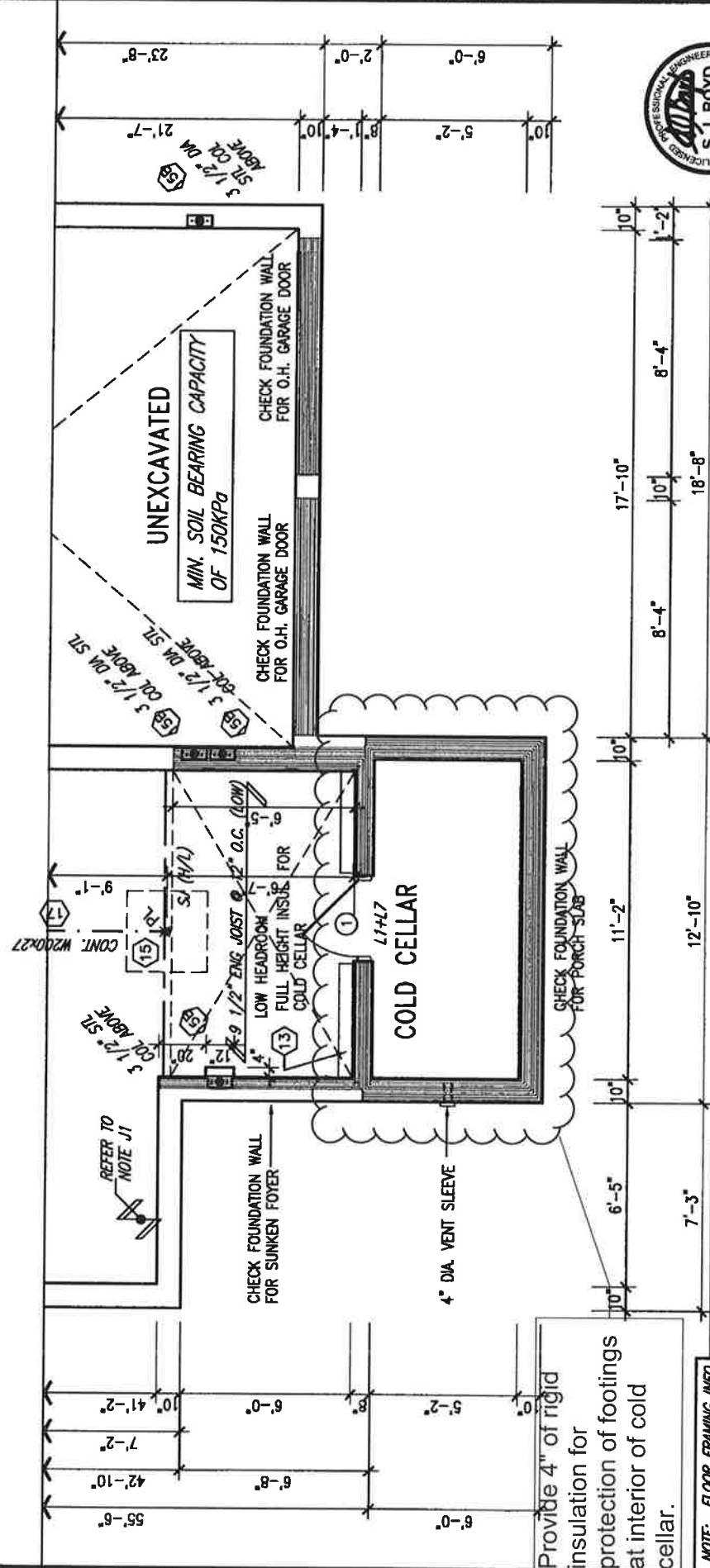
ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017

Acacia Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT FLOOR PLAN 'B'

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.

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

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

qualification information

Wellington Jno-Boplatte 25591

name

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 are the property of the Designer and shall be returned at the completion of the work. Drawings are not to be used.

date by

VA3
DESIGN

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

BAYVIEW WELLINGTON

S45-2

HUMMINGBIRD 2

project no. 13049

drawing no. 4

project name ALCONA

city INNISFIL, ONTARIO

date NOV. 2015

drawn by PC

checked by 3/16" = 1'-0"

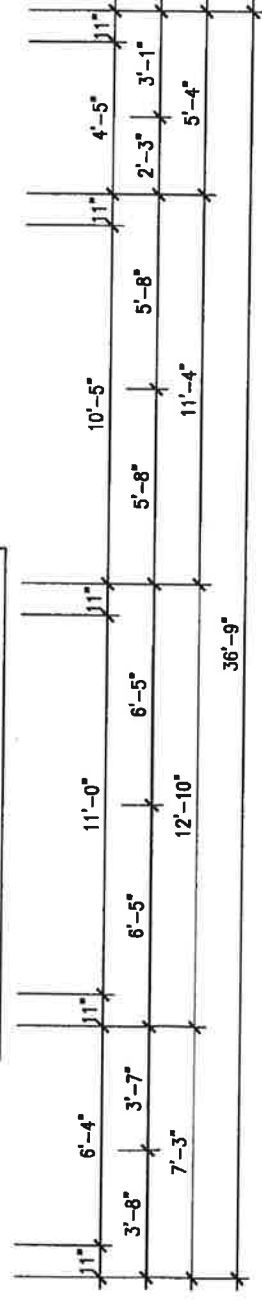
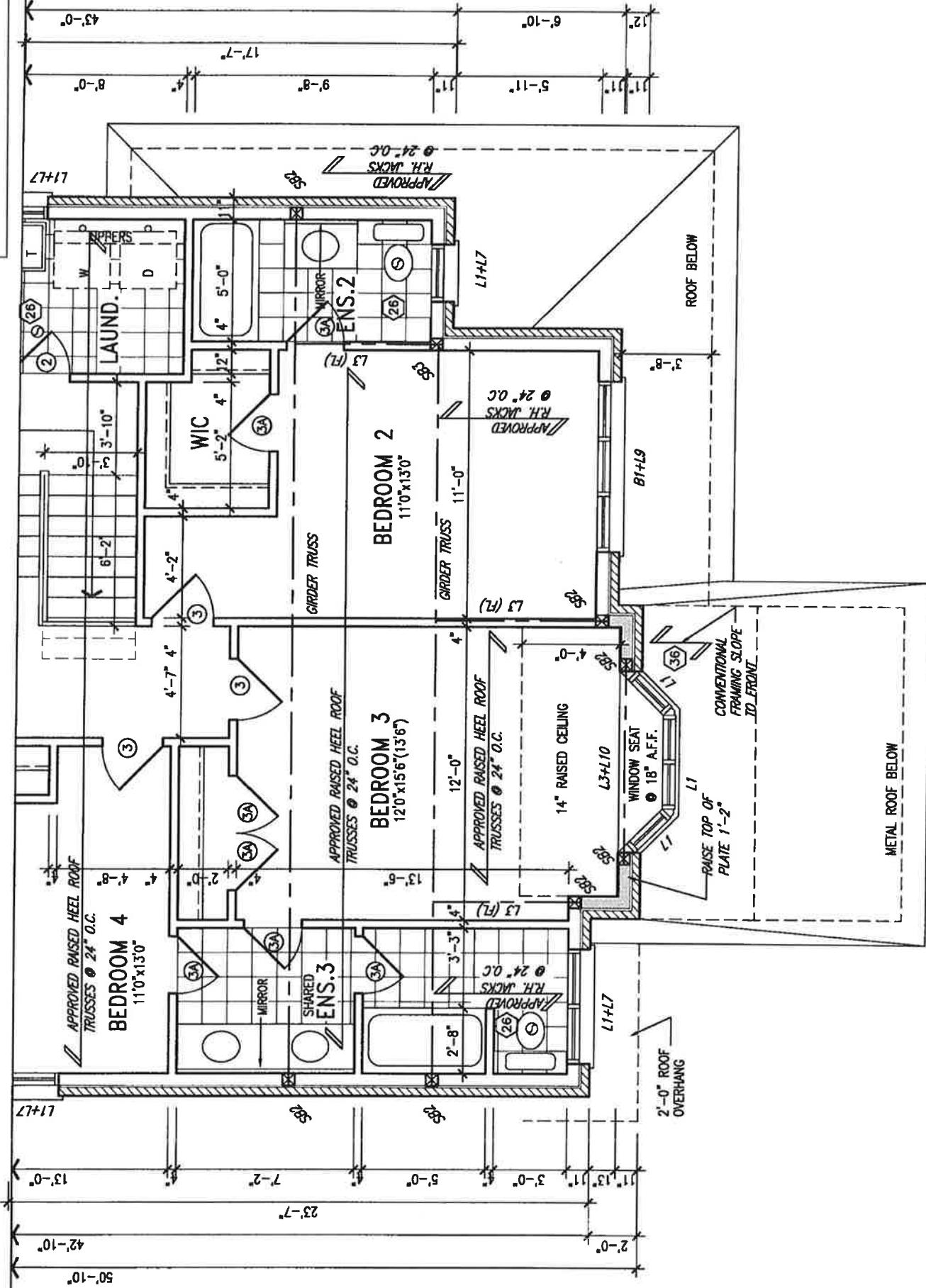
scale 13049-S45-2

file name

13049-S45-2

date

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PARTIAL SECOND FLOOR PLAN 'B'



AUG 16, 2017

AREA CALCULATIONS		ELEV. A	ELEV. B
GROUND FLOOR AREA		1457 SF	1457 SF
SECOND FLOOR AREA		1687 SF	1687 SF
SUBTOTAL		3144 SF	3154 SF
DEDUCT ALL OPEN AREAS		0 SF	0 SF
TOTAL NET AREA		3144 SF (292.09 m ²)	3154 SF (293.02 m ²)
FINISHED BSMT AREA		0 SF	0 SF
COVERAGE W/OUT PORCH		1892.79 SF (175.85 m ²)	1892.79 SF (175.85 m ²)
COVERAGE W/ PORCH		1976.46 SF (183.62 m ²)	1976.46 SF (183.62 m ²)

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

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

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

VA3 DESIGN
255 Consumers Rd, Suite 120
Toronto, ON M2J 1R4
T 416.630.2255 F 416.630.4782
va3design.com

The undersigned has reviewed and taken responsibility for this design and has the qualifications and needs the requirements set out in the Ontario Building Code to be a Designer.
Wellington, Jno-Baptista
Signature
25591
RCN
42658
VA3 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.

BAYVIEW WELLINGTON

S45-2
HUMMINGBIRD 2

Project name	Project no.
ALCONA	13049
City	Project name
NOV. 2015	13049-S45-2
Drawn by	Checked by
RC	RC
Scale	Sheet
3/16" = 1'-0"	5
Particular Plan	Particular Plan
INNISFIL, ONTARIO	INNISFIL, ONTARIO

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 provisions and any provisions in the applicable zoning by-law. The 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.

ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John S. Boyd Limited, Architect

03/01/2018 1:39:57 PM kgervais

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AN 'A' ARCHITECTURAL REVIEW APPROVAL
AUG 17 2017
John G. Williams, Licensed Architect

BAYVIEW WELLINGTON	project name	ALCONA	checked by	scale	3/16" = 1'-0"
	submitted by	NOV. 2015			
	city	INNISFIL, ONTARIO			
	front elevation				

VA
DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2J 1H4
416.630.2255 f 416.630.4782
va@design.com

Qualification Information Ontario Building Code to be a Designer Registration Information W3 Design Inc.	25391 BCN 42658
---	-----------------------

no.	description	date	by
4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC
3	REVISED FIN WALLS TO BE 10"	DEC 20/16	SB
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		

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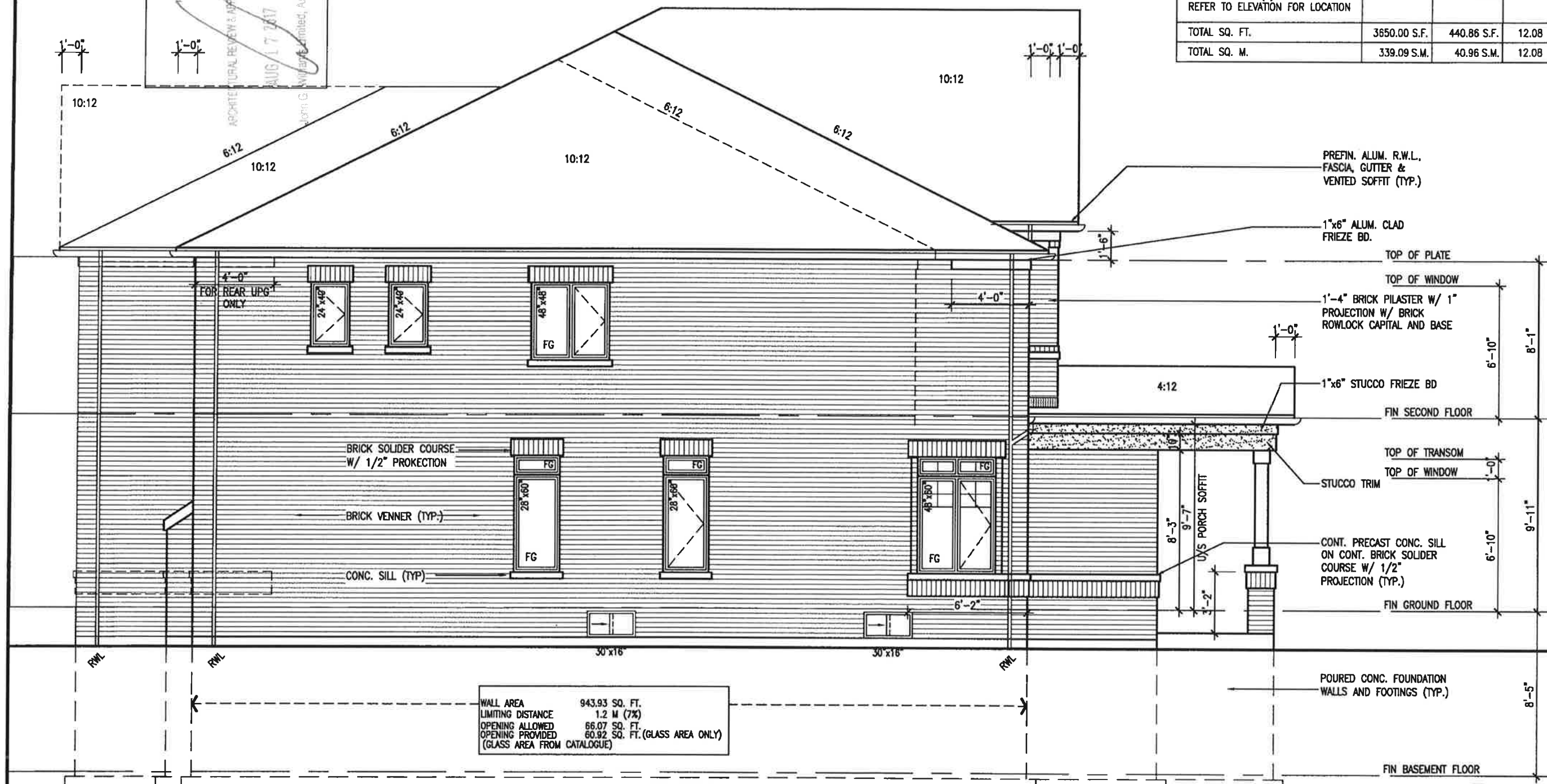
AUG 16, 2017

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

Town of Innisfil Certified Model
03/01/2018 1:40:00 PM kgervais

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S45-2 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	772 S.F.	147.056 S.F.	19.05 %
LEFT SIDE	1068 S.F.	88.00 S.F.	8.24 %
RIGHT SIDE	1075 S.F.	16.667 S.F.	1.55 %
REAR	735 S.F.	189.139 S.F.	25.73 %
* 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.	3650.00 S.F.	440.86 S.F.	12.08 %
TOTAL SQ. M.	339.09 S.M.	40.96 S.M.	12.08 %



LEFT SIDE ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



AUG 16, 2017

BAYVIEW WELLINGTON		S45-2 HUMMINGBIRD 2	
project name	ALCONA	municipality	INNISFIL, ONTARIO
project no.	13049	drawing no.	7
date	NOV. 2015	checked by	3/16" = 1'-0"
drawn by	RC	scale	3/16" = 1'-0"
DESIGNER: VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 416.630.2255 / 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.			
Wellington Jno-Baptista 25591 RCN			
name: Jno-Baptista 25591 RCN			
registration information: VAS 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.			
no.	description	date	by
4	REVISED AS PER ENG COMMENTS	AUG 08-17 RC	
3	REVISED FIN WALLS TO BE 10"	DEC 20/16 SB	
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
1	ISSUED FOR CLIENT REVIEW		

Town of Innisfil Certified Model
03/01/2018 1:40:04 PM kgervais

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

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ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John G. Williams Limited Architect

Project No.	13049
Project Name	S45-2 HUMMINGBIRD 2
City	INNISFIL, ONTARIO
Drawn by	RC
Checked by	RC
Date	NOV. 2015
Scale	3/16" = 1'-0"
Sheet No.	8
Sheet Title	RIGHT SIDE ELEVATION 'A'

Project Name	ALCONA
City	INNISFIL, ONTARIO
Drawn by	RC
Checked by	RC
Date	NOV. 2015
Scale	3/16" = 1'-0"
Sheet No.	8
Sheet Title	RIGHT SIDE ELEVATION 'A'

Project Name	ALCONA
City	INNISFIL, ONTARIO
Drawn by	RC
Checked by	RC
Date	NOV. 2015
Scale	3/16" = 1'-0"
Sheet No.	8
Sheet Title	RIGHT SIDE ELEVATION 'A'

Project Name	ALCONA
City	INNISFIL, ONTARIO
Drawn by	RC
Checked by	RC
Date	NOV. 2015
Scale	3/16" = 1'-0"
Sheet No.	8
Sheet Title	RIGHT SIDE ELEVATION 'A'

Project Name	ALCONA
City	INNISFIL, ONTARIO
Drawn by	RC
Checked by	RC
Date	NOV. 2015
Scale	3/16" = 1'-0"
Sheet No.	8
Sheet Title	RIGHT SIDE ELEVATION 'A'

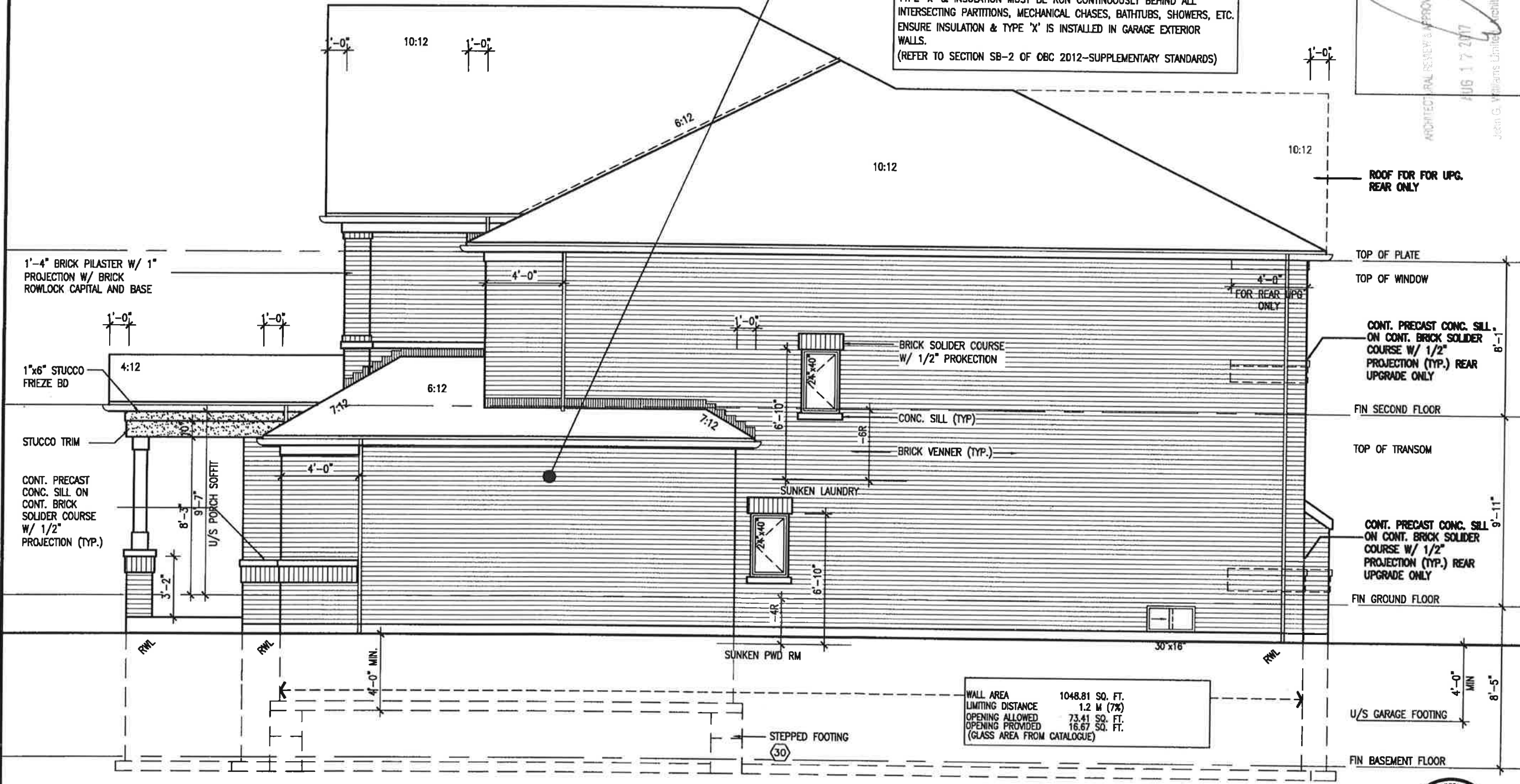
RIGHT SIDE ELEVATION 'A'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



AUG 16, 2017

WALL AREA	1048.81 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	73.41 SQ. FT.
OPENING PROVIDED	16.67 SQ. FT.
(GLASS AREA FROM CATALOGUE)	



Town of Innisfil Certified Model
03/01/2018 1:53:13 PM kgervais

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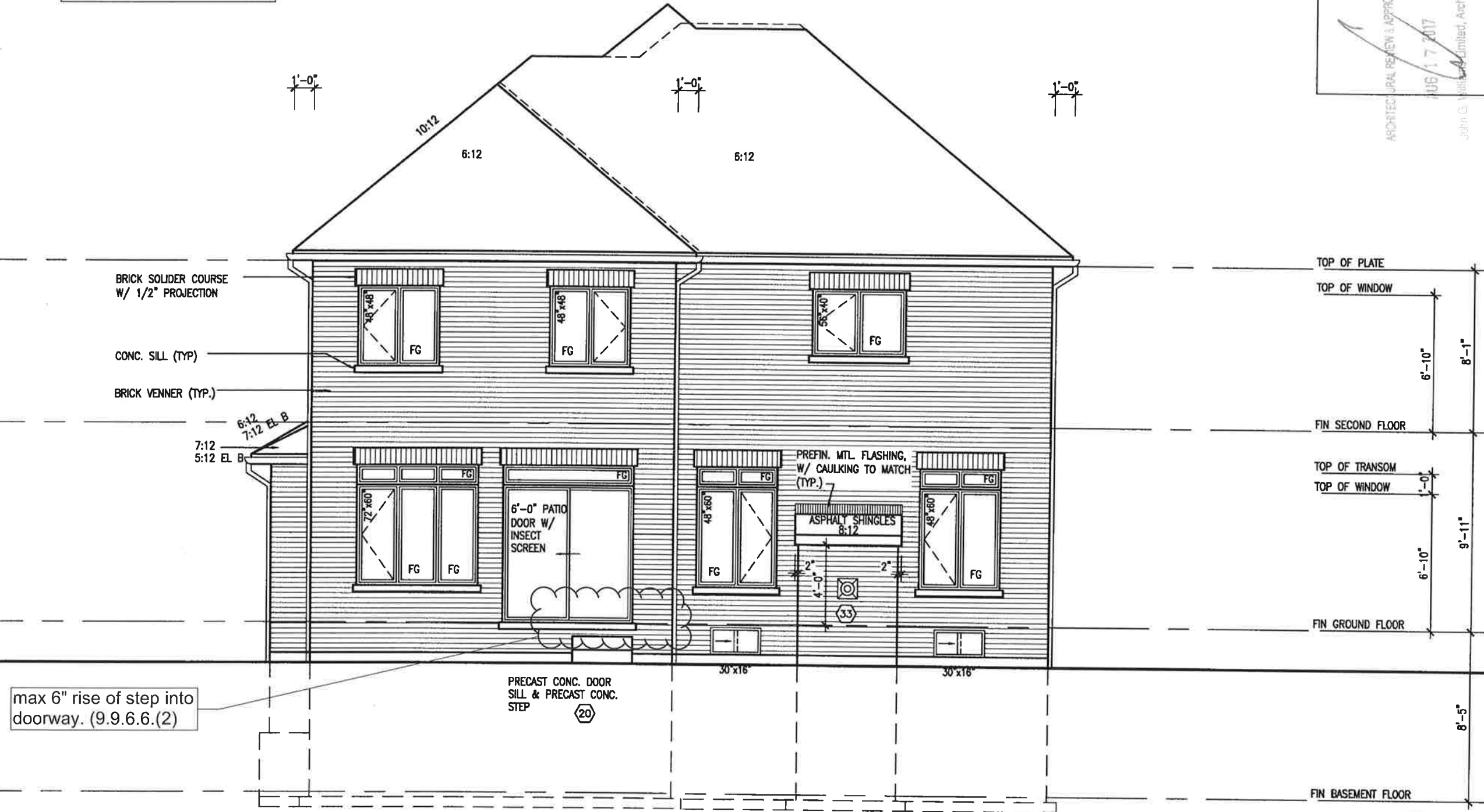
ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John G. Miller, Architect

project name		project no.	
ALCONA		13049	
municipality		drawing no.	
INNISFIL, ONTARIO		13049-S45-2	
date		scale	
NOV. 2015		3/16" = 1'-0"	
drawn by		checked by	
RC		RC	
date		date	
AUG 14 2017		AUG 14 2017	

project name		project no.	
ALCONA		13049	
municipality		drawing no.	
INNISFIL, ONTARIO		13049-S45-2	
date		scale	
NOV. 2015		3/16" = 1'-0"	
drawn by		checked by	
RC		RC	
date		date	
AUG 14 2017		AUG 14 2017	

project name		project no.	
ALCONA		13049	
municipality		drawing no.	
INNISFIL, ONTARIO		13049-S45-2	
date		scale	
NOV. 2015		3/16" = 1'-0"	
drawn by		checked by	
RC		RC	
date		date	
AUG 14 2017		AUG 14 2017	

project name		project no.	
ALCONA		13049	
municipality		drawing no.	
INNISFIL, ONTARIO		13049-S45-2	
date		scale	
NOV. 2015		3/16" = 1'-0"	
drawn by		checked by	
RC		RC	
date		date	
AUG 14 2017		AUG 14 2017	



REAR ELEVATION 'A & B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



AUG 16, 2017

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<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12.3.1.1(7))			
S45-2 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	749 S.F.	169.222 S.F.	22.59 %
LEFT SIDE	1082 S.F.	88.00 S.F.	8.13 %
RIGHT SIDE	1083 S.F.	16.667 S.F.	1.54 %
REAR	735 S.F.	189.139 S.F.	25.73 %
* 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.	3649.00 S.F.	463.03 S.F.	12.69 %
TOTAL SQ. M.	339.00 S.M.	43.02 S.M.	12.69 %

S45-2
HUMMINGBIRD 2

BAYVIEW WELLINGTON



For a free information packet, please call 1-800-368-5868 or write to: **ASD Design, Inc.**, 10000 13th Avenue, Suite 200, Denver, CO 80231. **25591**

no.	description	date	by
4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC
3	REVISED FOR WALLS TO BE 10"	DEC 20/16	SB
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		
5			
6			
7			
8			
9			
10			

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RICARDO - VA ARCHITECT WORKING 2013.11.5949.BW. UNITS 45' x 3049-545-2.dwg - Mon - Aug 14 2017 - 3:48 PM

VASDESIGN.COM

10499-545-2

LEFT SIDE ELEVATION ~~A~~ 'B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

A circular professional engineer seal for S. J. Boyd, Province of Ontario. The seal features the text "LICENSED PROFESSIONAL ENGINEER" around the top and "PROVINCE OF ONTARIO" around the bottom. In the center, the name "S. J. BOYD" is printed below a stylized signature. A semi-circular design element is at the bottom of the seal.

AUG 16, 2017

Town of Innisfil Certified Model
03/01/2018 1:55:58 PM kgervais

BRICK VENEER CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

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

ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John G. Williams Limited, Architect

project no.	S45-2
project name	HUMMINGBIRD 2
project location	ALCONA
city	INNISFIL, ONTARIO
date	NOV. 2015
drawn by	RC
checked by	RC
scale	3/16" = 1'-0"
drawing no.	13049
file name	13049-S45-2
sheet no.	12

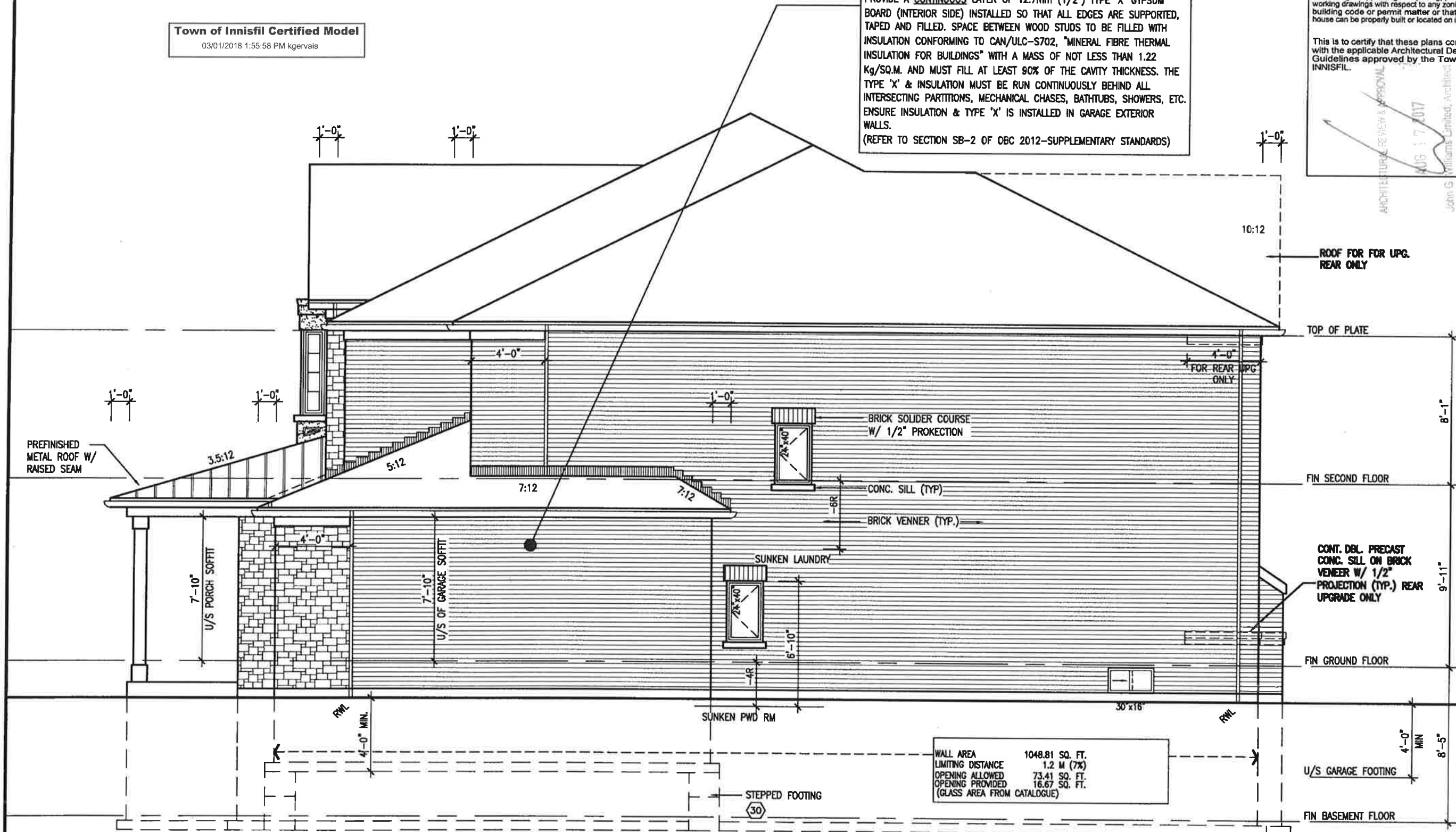
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

The undersigned has reviewed and takes responsibility for this design. The design complies with the requirements of the Ontario Building Code and the requirements set out in the qualification information.

Wellington, Jan-Baptiste
signature
25591
BCN

42658
VA3 Design Inc.
registration information
VA3 Design Inc.
Contractor must verify all dimensions on the job and report any discrepancies to the design professional. The design professional is not responsible for the construction of the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
4	REVISED AS PER ENG COMMENTS	AUG 08-17 RC	
3	REVISED FOR WALLS TO BE 10"	DEC 20/16 SB	
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SB	
1	ISSUED FOR CLIENT REVIEW		



WALL AREA	1048.81 SQ. FT.
LIMITING DISTANCE	1.2 M (7X)
OPENING ALLOWED	73.41 SQ. FT.
OPENING PROVIDED	16.67 SQ. FT.
(GLASS AREA FROM CATALOGUE)	

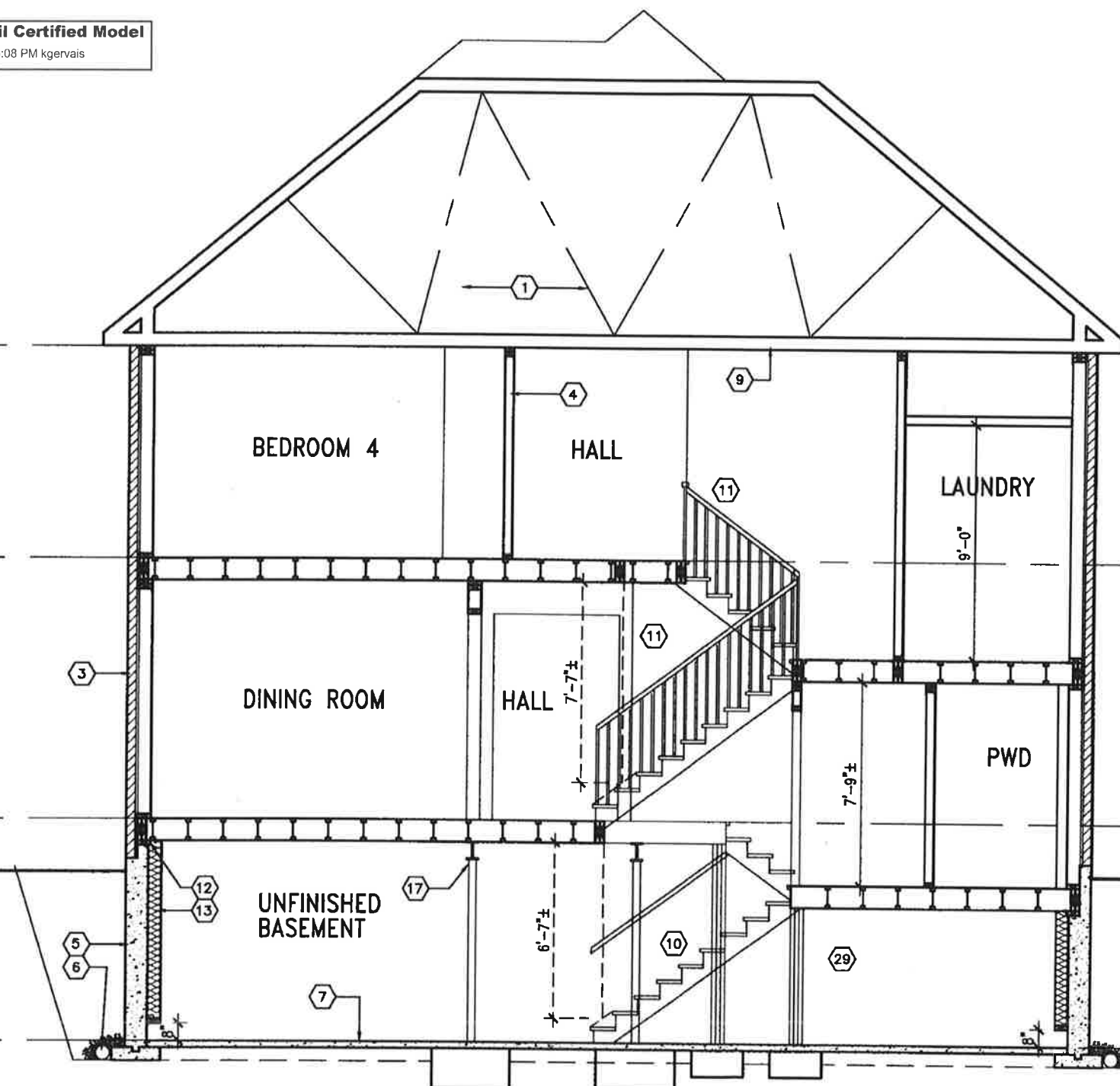
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



AUG 16, 2017

It is the builder's complete responsibility to ensure that all plans submitted for approval 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.



SECTION 'A-A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



AUG 16, 2017

9	-	The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	-	qualification Information
7	-	Wellington, Jno-Baptiste 25591
6	-	signature <i>Jno-Baptiste</i>
5	-	name Jno-Baptiste
4	REVISED AS PER ENG COMMENTS	AUG 08-17 RC
3	REVISED FOR WALLS TO BE 10"	DEC 20/16 SR
2	REVISED INSULATION AT STAIRS	SEPT 19/16 SR
1	ISSUED FOR CLIENT REVIEW	date by
no.	description	



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

BAYVIEW WELLINGTON

S45-2
HUMMINGBIRD 2

project name
ALCONA

location
NOV. 2015

scale
3/16" = 1'-0"

checked by
RC

date
NOV. 2015

project no.
13049

drawing no.
SECTION A-A

file name
13049-S45-2

project name
ALCONA

location
NOV. 2015

scale
3/16" = 1'-0"

checked by
RC

date
NOV. 2015

project no.
13049

drawing no.
SECTION A-A

file name
13049-S45-2

project name
ALCONA

location
NOV. 2015

scale
3/16" = 1'-0"

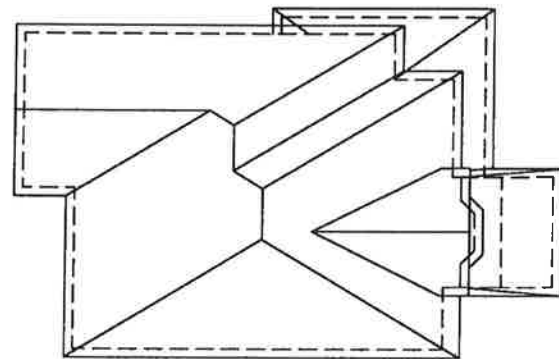
checked by
RC

date
NOV. 2015

project no.
13049

drawing no.
SECTION A-A

file name
13049-S45-2



ROOF PLAN 'B'
REAR UPG.

Town of Innisfil Certified Model

03/01/2018 1:57:53 PM kgervais

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ARCHITECTURAL REVIEW & APPROVAL

AUG 17 2017
John S. Millar, Architect

S45-2

HUMMINGBIRD 2

project no.
13049

drawing no.
15

BAYVIEW WELLINGTON

INNISFIL, ONTARIO

REAR ELEVATION 'B' UPGRADE

scale
3/16" = 1'-0"

checked by
RC

drawn by
RC

date
NOV. 2015

project name
ALCONA

VAB
DESIGN

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
1 416.630.2255 1 416.630.4782
vabdesign.com

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

Wellington, Ontario
25591

signature
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. Drawings are not to be reused.

date

description

no.

1

2

3

4

5

6

7

8

9

6"x16" STONE IMPOST

PRECAST CONC. HEADER W/
1/2" PROJECTION

BRICK SOLIDER COURSE
W/ 1/2" PROJECTION
(TYP.)

CONT. DBL. PRECAST CONC.
SILL ON BRICK VENEER W/
1/2" PROJECTION (TYP.)

max 6" rise of step into
doorway. (9.9.6.6.(2))

PRECAST CONC. DOOR
SILL & PRECAST CONC.
STEP

ASPHALT SHINGLES

VALLEY FLASHING
(TYP.)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER & VENTED
SOFFIT (TYP.)

1"x6" ALUM. CLAD
FRIEZE BD.

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

ASPHALT SHINGLES
8:12

BRICK VENEER (TYP.)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

REAR ELEVATION 'B' UPGRADE

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



AUG 16, 2017

Town of Innisfil Certified Model
03/01/2018 2:01:48 PM kgervais



AUG 16, 2017

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

TECHNICAL REVIEW & APPROVAL

John C. Williams Limited, Architect

S45-2

BAYVIEW WELLINGTON

project no.
13049

INNISFIL, ONTARIO municipality

17
drawing no.

ELEVATION WOD	file name 13049-S45-2
---------------	--------------------------

0" REAR EL

checked by ^{people} $3/16'' = 1'-$

NOV. 2015
drawn by
RC

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
www.ideation.com

on the job and report any
before proceeding with the work. All
instruments of service and the property
be returned at the completion of the work.

Contractor must verify all discrepancy to the Designer drawings and specifications of the Designer which must drawings are not to be acce-

SEPT 19/16	SB
.	.
date	by

REVIEW

REVISED INSULATION / ISSUED FOR CLIENT R	description
---	-------------

All drawings, specifications, related documents and designs on the copyright property of WJ DESIGN. Reproduction of this property in whole or in part is strictly prohibited and WJ DESIGN will not be held responsible.

RICHARD - H. ARCHITECT, WORKING 2013 | 15049 BW \ UNITS \ 45 | 15049 - 545 - 2,447 - Mon - Aug 14 2017 - 3:48 PM

Table 1

1

100

1

Town of Innisfil Certified Model
03/01/2018 2:02:05 PM kgervais



AUG 16, 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.

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ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
John G. Williams, Architect

S45-2
HUMMINGBIRD 2
project no. 13049
drawing no. 18

BAYVIEW WELLINGTON
project name
ALCONA
municipality
INNISFIL, ONTARIO
date NOV. 2015
checked by RC
drawn by RC
scale 3/16" = 1'-0"
REAR ELEVATION 'A' UPGRADE 9R OR MORE 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 seal of the Professional Engineer in the Province of Ontario Building Code to be a Design Professional.	25591	RC
8	Qualification Information	Wellington Jno-Baptista	42658
7	name	VA3 Design Inc.	RC
6	registration information	AUG 08-17 RC	SB
5	4 REVISED AS PER ENG COMMENTS	DEC 20/16 SB	SB
4	3 REVISED FIN WALLS TO BE 10"	SEPT 19/16 SB	SB
3	2 REVISED INSULATION AT STAIRS		
2	1 ISSUED FOR CLIENT REVIEW		
1	no. description	date	by

PRECAST STONE DETAIL

BRICK SOLIDER HEADER ON
BRICK ROWLOCK SURROUND
W/ 1/2" PROJECTION

BRICK SOLIDER COURSE W/
1/2" PROJECTION (TYP.)

PROVIDE 2"x4" P.T. WOOD
HANDRAIL GUARD W/ 2"x2" P.T.
WOOD PICKETS @ 4" MAX.

CONT. PRECAST CONC. SILL
ON CONT. BRICK SOLIDER
COURSE W/ 1/2"
PROJECTION (TYP.)

6"x6" P.T. WOOD POST C/W
GALV. METAL CAP AND METAL
SHOE SET INTO 12" DIA. SONO
TUBES TO EXTEND 6" ABOVE
GRADE AND 4'-0" BELOW
GRADE.

max 6" (150mm) rise
into door. (9.9.6.6.(2))

REAR ELEVATION 'A' UPGRADE 9R OR MORE

BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL
CLAD STRUCTURAL STEEL
FRAME BASEMENT WINDOWS

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ASPHALT SHINGLES

VALLEY FLASHING
(TYP.)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER & VENTED
SOFFIT (TYP.)

1"x6" ALUM. CLAD
FRIEZE BD.

PRECAST CONC. SILL ON
BRICK SOLIDER COURSE W/
1/2" PROJECTION (TYP.)

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

ASPHALT SHINGLES
8:12

BRICK VENEER (TYP.)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF WINDOW

FIN BASEMENT FLOOR

Town of Innisfil Certified Model
03/01/2018 2:03:48 PM kgervais



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ARCHITECTURAL REVIEW & APPROVAL
AUG 17 2017
JOHN G. WILKINS Limited, Architect

BAYVIEW WELLINGTON

project name

S45-2

project no.

HUMMINGBIRD 2

project no.

ALCONA

municipality

INNISFIL, ONTARIO

municipality

NOV. 2015

date

NOV. 2015

date

REAR ELEVATION 'A' UPGRADE WALK OUT BASEMENT

checked by

3/16" = 1'-0"

scale

13049-S45-2

drawing no.

22

sheet no.

VAS3 DESIGN

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

25591

BCN

42658

BCN

AUG 08-17 RC

revision

DEC 20/16 SB

revision

SEPT 19/16 SB

revision

1 ISSUED FOR CLIENT REVIEW

revision

2

revision

3

revision

4

revision

5

revision

6

revision

7

revision

8

revision

9

revision

PRECAST STONE DETAIL

BRICK SOLIDER HEADER ON
BRICK ROWLOCK SURROUND
W/ 1/2" PROJECTION

BRICK SOLIDER COURSE W/
1/2" PROJECTION (TYP.)

PROVIDE 2"x4" P.T. WOOD
HANDRAIL GUARD W/ 2"x2" P.T.
WOOD PICKETS @ 4" MAX.

CONT. PRECAST CONC. SILL
ON CONT. BRICK SOLIDER
COURSE W/ 1/2"
PROJECTION (TYP.)

6"x6" P.T. WOOD POST C/W
GALV. METAL CAP AND
METAL SHOE SET INTO 12"
DIA. SONO TUBES TO
EXTEND 6" ABOVE GRADE
AND 4'-0" BELOW GRADE.

max 6"
(150mm) rise
into door.
(9.9.6.6.(2))



ASPHALT SHINGLES
VALLEY FLASHING
(TYP.)
PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER & VENTED
SOFFIT (TYP.)

1"x6" ALUM. CLAD
FRIEZE BD.
PRECAST CONC. SILL ON
BRICK SOLIDER COURSE W/
1/2" PROJECTION (TYP.)

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

ASPHALT SHINGLES
8:12

BRICK VENEER (TYP.)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

REAR ELEVATION 'A' UPGRADE WOB

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

Town of Innisfil Certified Model
03/01/2018 2:04:22 PM kgervais



AUG 16, 2017

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APPROVED FOR REVIEW & APPROVAL
AUG 17 2017
John G. Williams Limited, Architect

BAYVIEW WELLINGTON		S45-2 HUMMINGBIRD 2	
project name	ALCONA	municipality	INNISFIL, ONTARIO
project no.	13049	drawing no.	23
date	NOV. 2015	drawn by	RC
checked by		scale	3/16" = 1'-0"
REAR ELEVATION 'B' UPGRADE WALK OUT BASEMENT			



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 design comply with the requirements set out in the Ontario Building Code to be a Designer.	25591	RC
8.	Qualification Information		
7.	name	Wellington Jno-Baptista	signature
6.	registration information	VAS Design Inc.	42558
5.	name	AUG 08-17 RC	
4.	REVISED AS PER ENG COMMENTS	DEC 20/16 SB	
3.	REVISED FDN WALLS TO BE 10"	SEPT 19/16 SB	
2.	REVISED INSULATION AT STAIRS		
1.	ISSUED FOR CLIENT REVIEW		
no.	description	date	by

6"x16" STONE IMPOST

PRECAST CONC. HEADER W/
1/2" PROJECTION

BRICK SOLIDER COURSE W/
1/2" PROJECTION (TYP.)

PROVIDE 2"x4" P.T. WOOD
HANDRAIL GUARD W/ 2"x2" P.T.
WOOD PICKETS @ 4" MAX.

CONT. DBL. PRECAST CONC.
SILL ON BRICK VENEER W/
1/2" PROJECTION (TYP.)

6"x6" P.T. WOOD POST C/W
GALV. METAL CAP AND
METAL SHOE SET INTO 12"
DIA. SONO TUBES TO
EXTEND 6" ABOVE GRADE
AND 4'-0" BELOW GRADE.

max 6"
(150mm) rise
into door.
(9.9.6.6.(2))

1'-0"

1'-0"

1'-0"

10:12

6:12

ASPHALT SHINGLES

VALLEY FLASHING
(TYP)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER & VENTED
SOFFIT (TYP.)

1"x6" ALUM. CLAD
FRIEZE BD.

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF WINDOW

BRICK VENEER (TYP.)

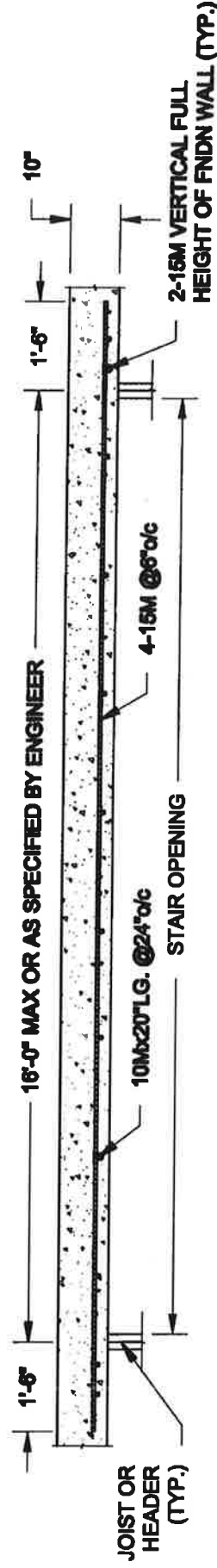
POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

FIN BASEMENT FLOOR

4'-0" MIN

REAR ELEVATION 'B' UPGRADE WOB

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



PLAN VIEW

Town of Innisfil Certified Model
03/01/2018 2:04:33 PM kgervais

NOTE:

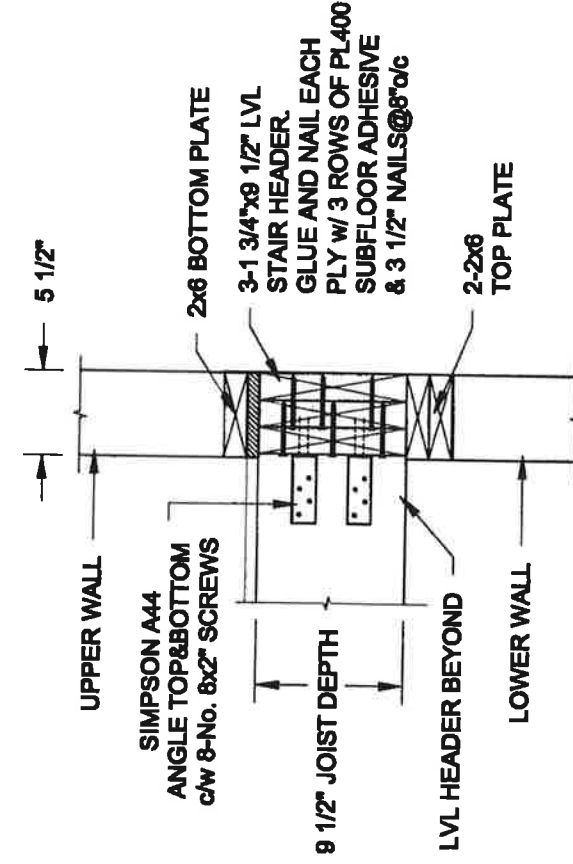
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1 LATERALLY UNSUPPORTED WALL

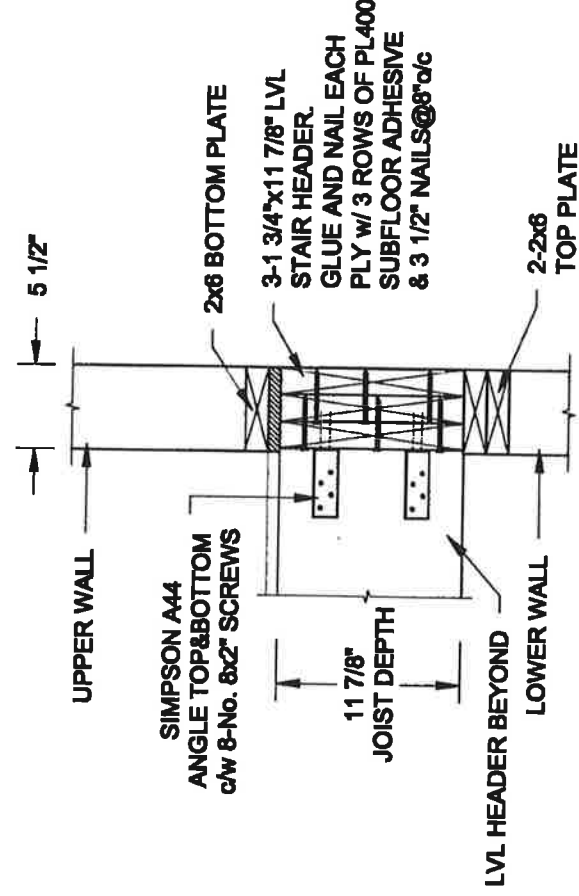
SCALE: 3/8" = 1'-0"

1
S1

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



2 STAIR HEADER @ EXTERIOR WALL

SCALE: 1" = 1'-0"

2
S1

Scale:

AS NOTED

Date:

JUL-31-2017

Drawn:

SC

Checked:

SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8847
E: quaile_eng@rogers.com

Engineer's Seal:



Project:

BAYVIEW WELLINGTON HOMES - ALCONA PROJECT
INNISFIL, ONTARIO

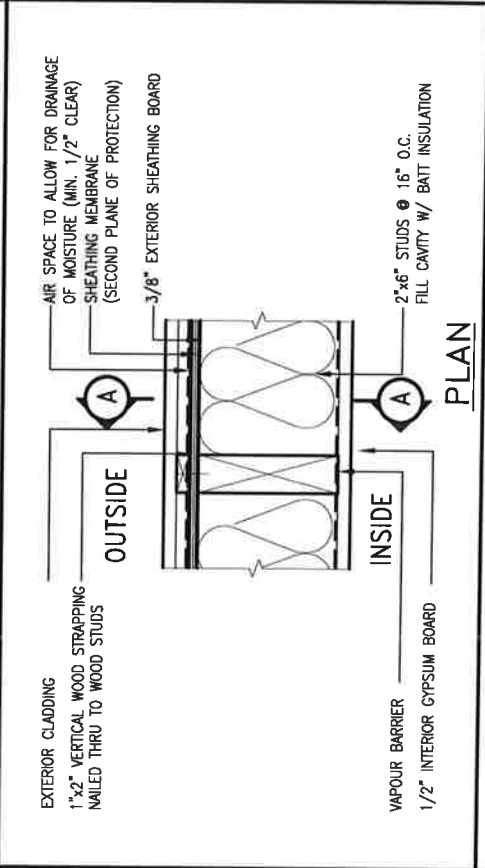
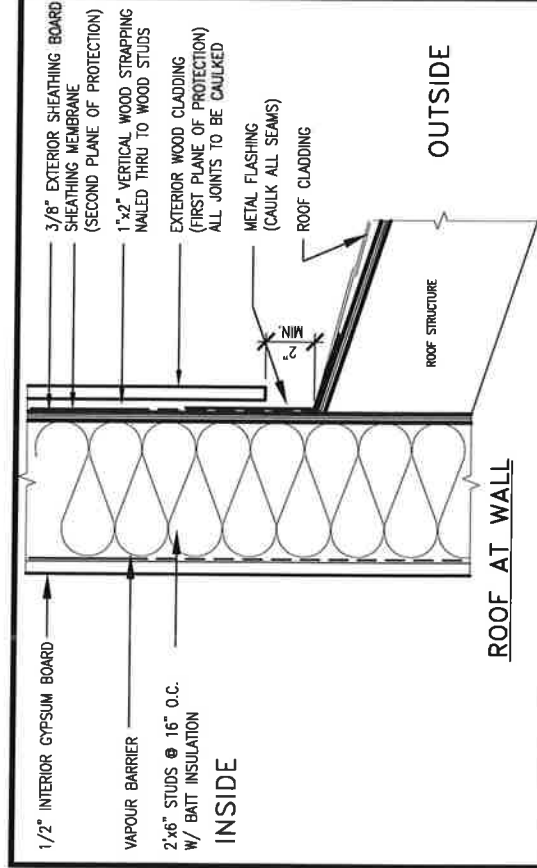
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-083

Drawing No.:

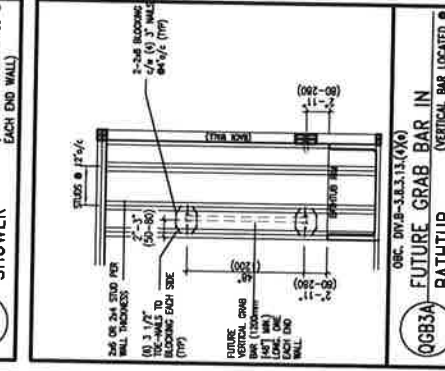
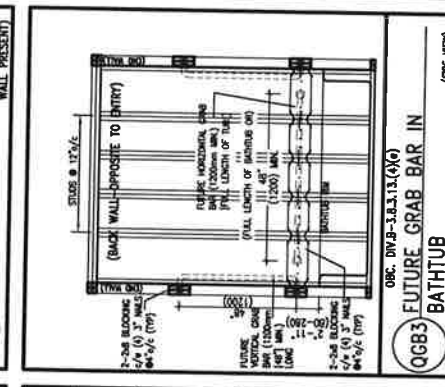
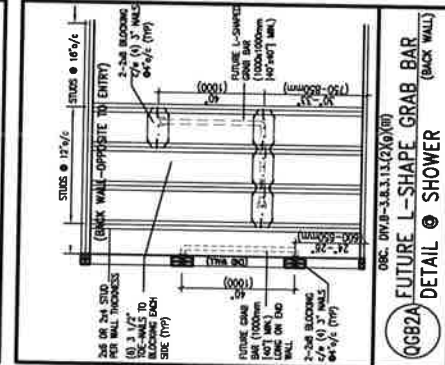
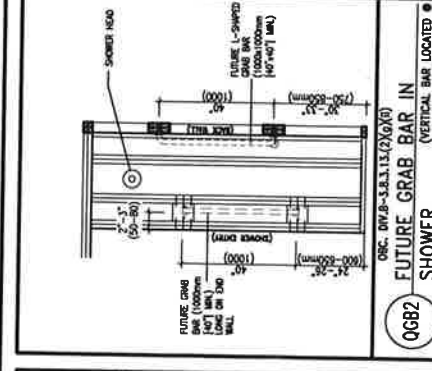
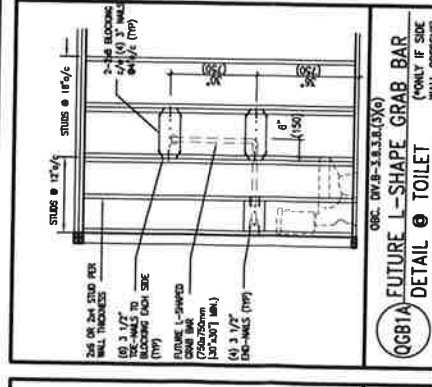
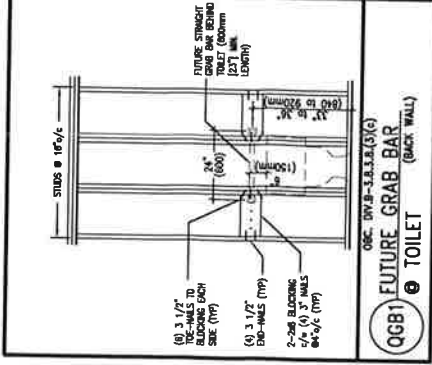
S1



EXTERIOR WOOD CLADDING WALL ASSEMBLY

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 BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC. DIV. B- 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)(c). AND DETAILS PROVIDED BELOW.



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:

- 2"x4" @ 16" O.C. - 9'-10"
- 2-2"x4" @ 12" O.C. - 10'-9"
- 3-2"x4" @ 16" O.C. - 11'-2"
- 3-2"x4" @ 12" O.C. - 12'-4"

NOTES:

- 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.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
- PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa, STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF SIDING.
- STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:

- 2"x6" @ 16" O.C. - 12'-6"
- 2"x6" @ 12" O.C. - 13'-10"
- 2-2"x6" @ 16" O.C. - 15'-0"
- 2-2"x6" @ 12" O.C. - 17'-4"

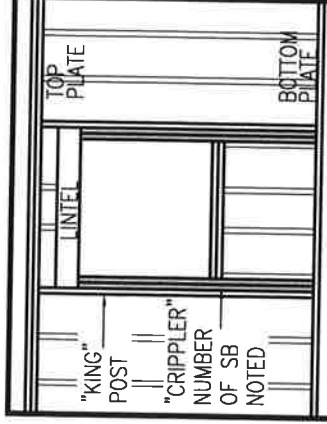
MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

- 2"x8" @ 16" O.C. - 16'-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:

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



"CRIPPLE" DETAIL

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



FEB 9, 2021

no.	description	date	by
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	

name	Wellington Jho-Baptiste	25591
signature		
registration information	VAS Design Inc.	42658
BCN		

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.

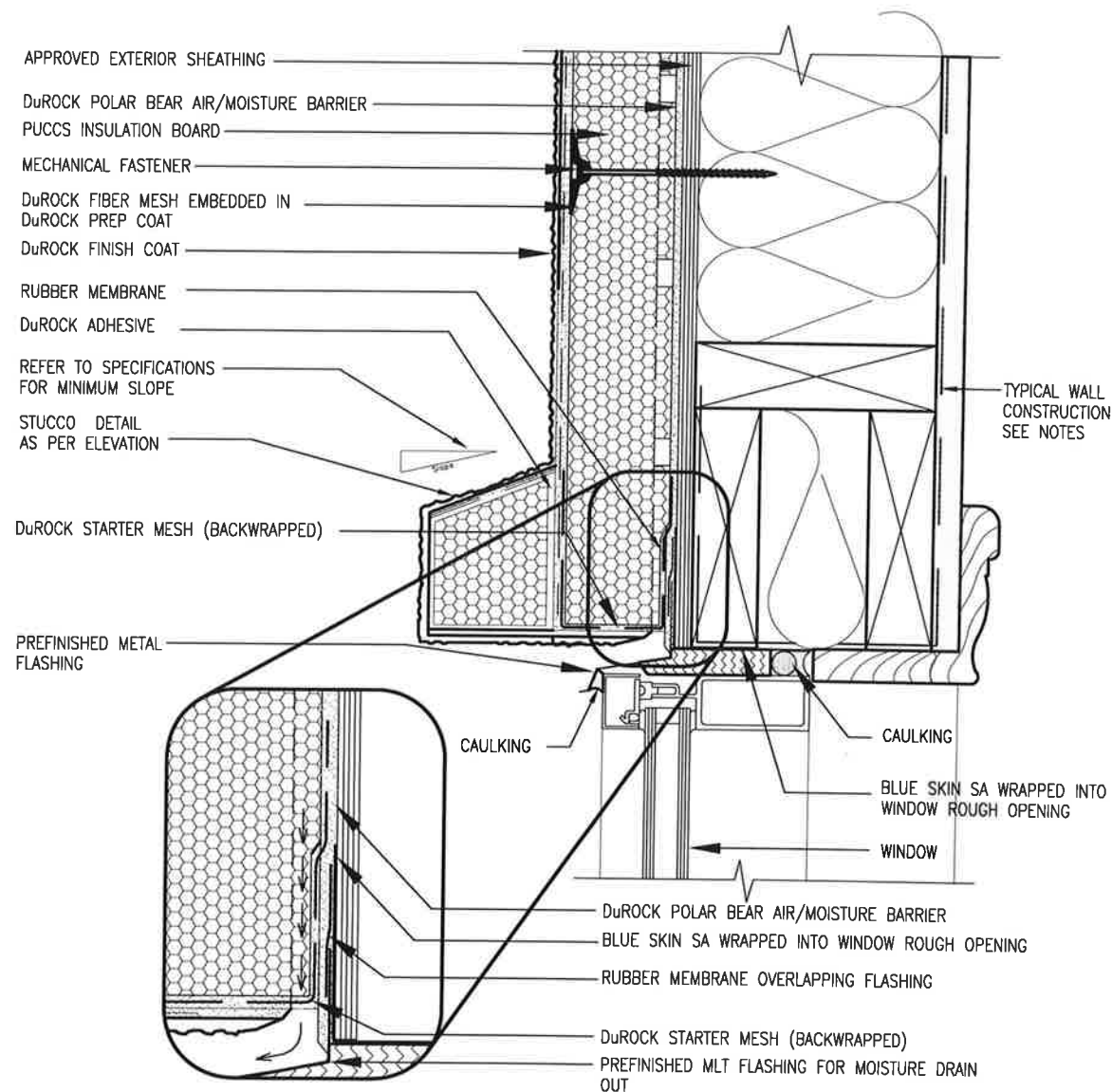
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON

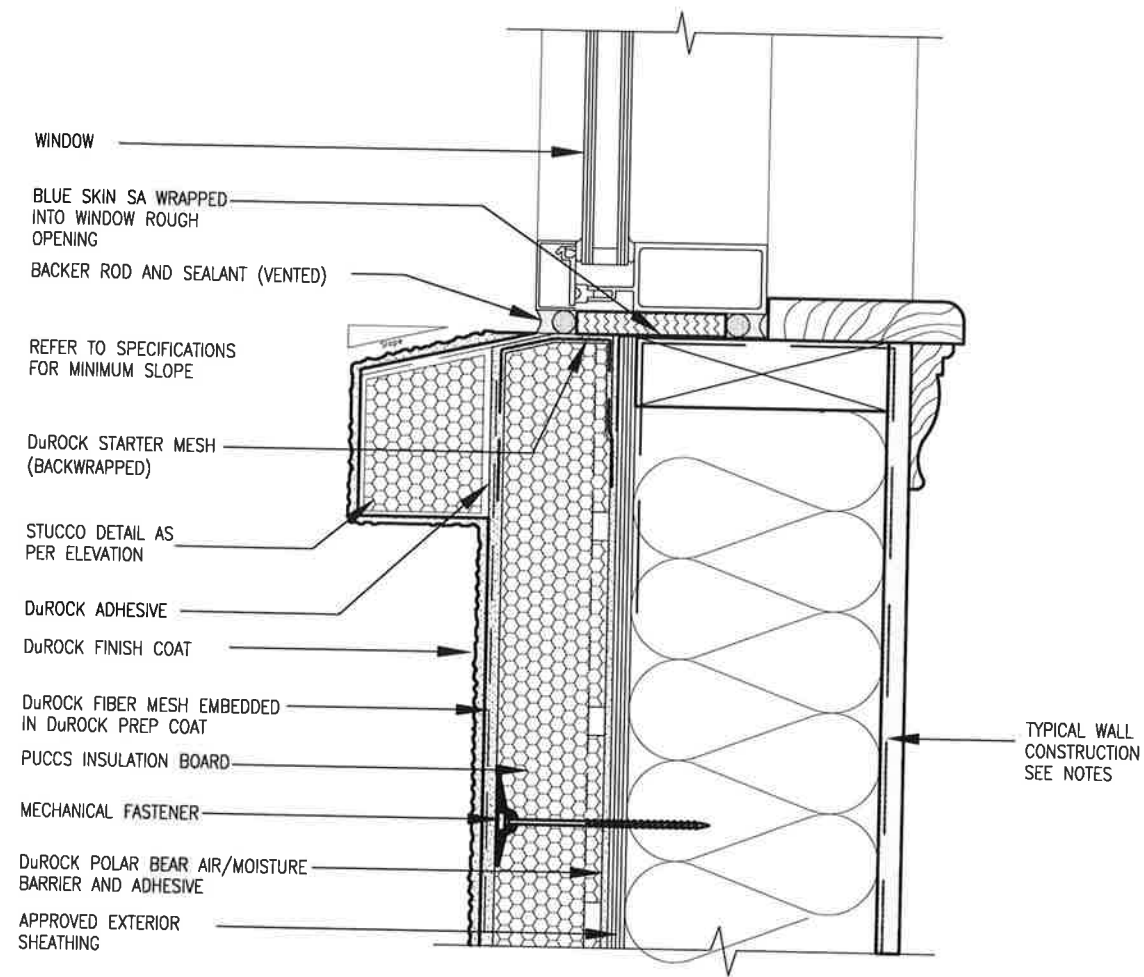
CONST NOTE

project name	ALCONA	project no.	13049
date	MAY 2016	drawing no.	CN2
drawn by	RC	checked by	
scale	3/16" = 1'-0"	file name	13049-CN-A1 VER 2020
checked by		CONSTRUCTION NOTES	
drawn by		date	FEB 9 2021

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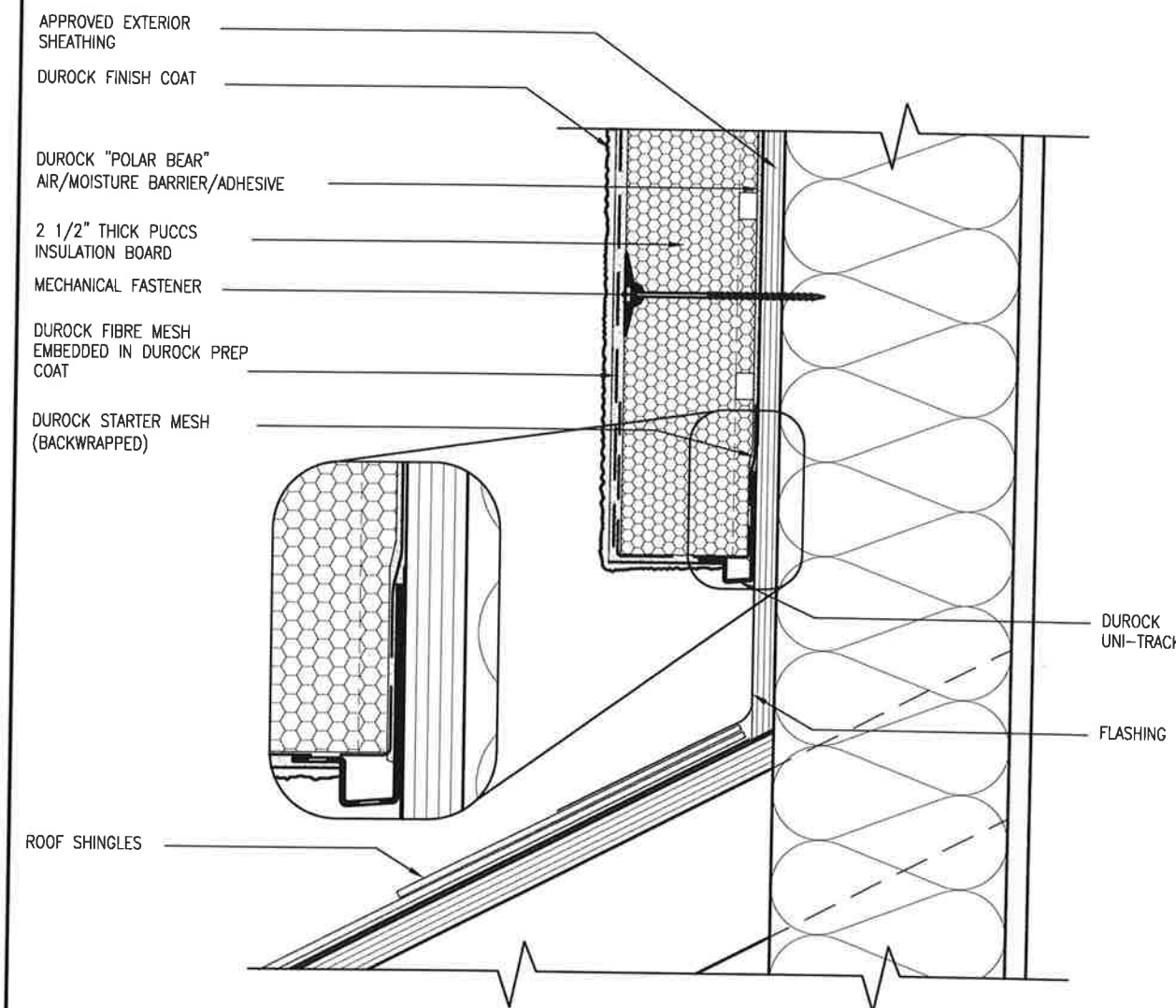
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"



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

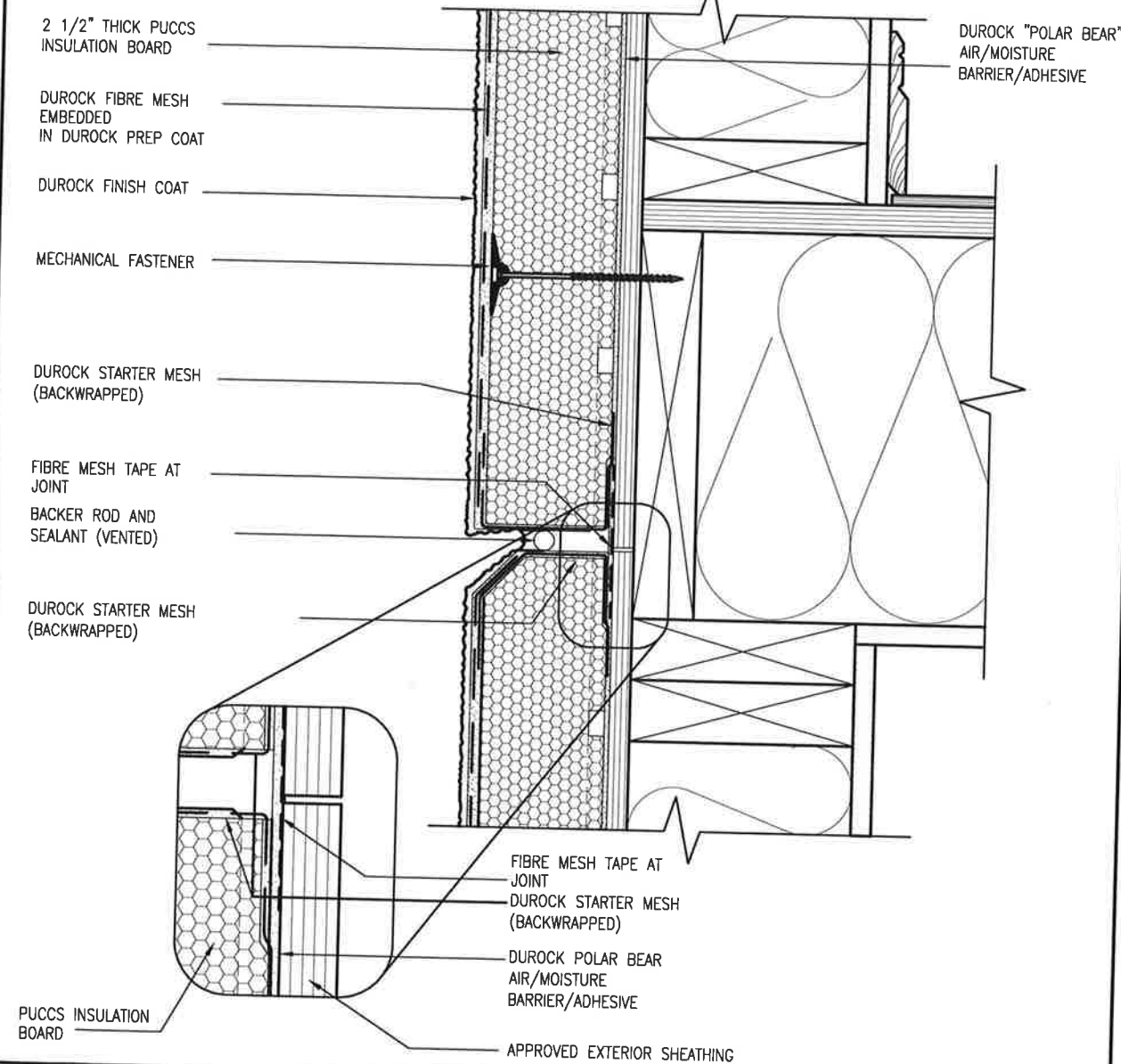
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

BAYVIEW WELLINGTON		CONST NOTE	
Project name: ALCONA		Project no: 13049	
City: MAY 2016		Drawing no: CN3	
Date: MAY 2016		File name: 13049-CN-A1-VER 2020	
Drawn by: RC		Scale: 3/16" = 1'-0"	
Checked by: -		Date: Feb 9 2022 - 11:17 AM	
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		CONSTRUCTION NOTES 13049-CN-A1-VER 2020	
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. Signature: <i>[Signature]</i> Name: Wellington Jno-Baptiste Title: Designer Firm: VA3 Design Inc. BCN: 25591 BCN: 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		FEB 09-21 RC	
1. ISSUE FOR CLIENT REVIEW		AUG 04-17 RC	
no. description		date by	



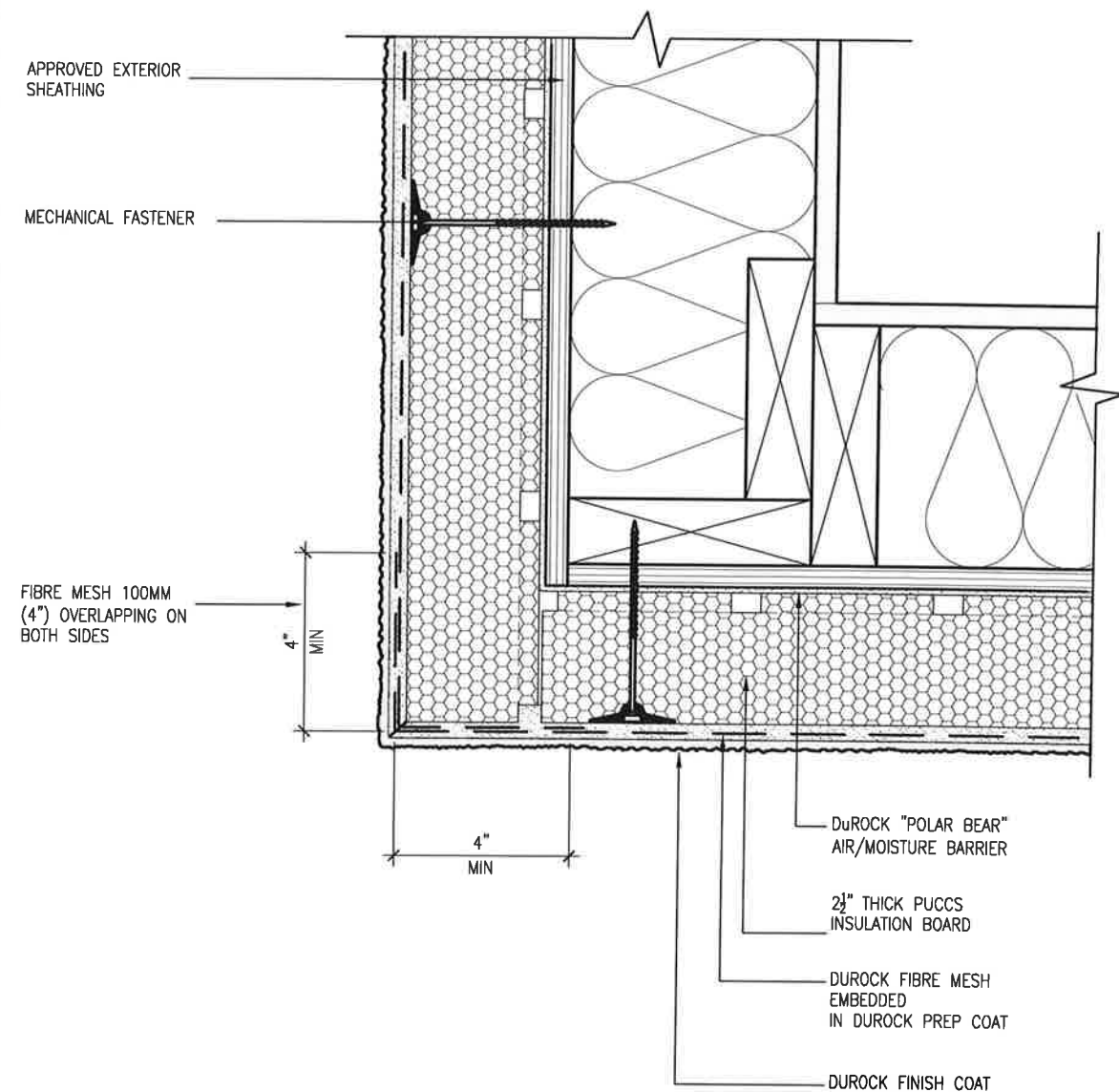
3
CN4 STUCCO TERMINATION @ ROOF
SCALE: 3"=1'-0"

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



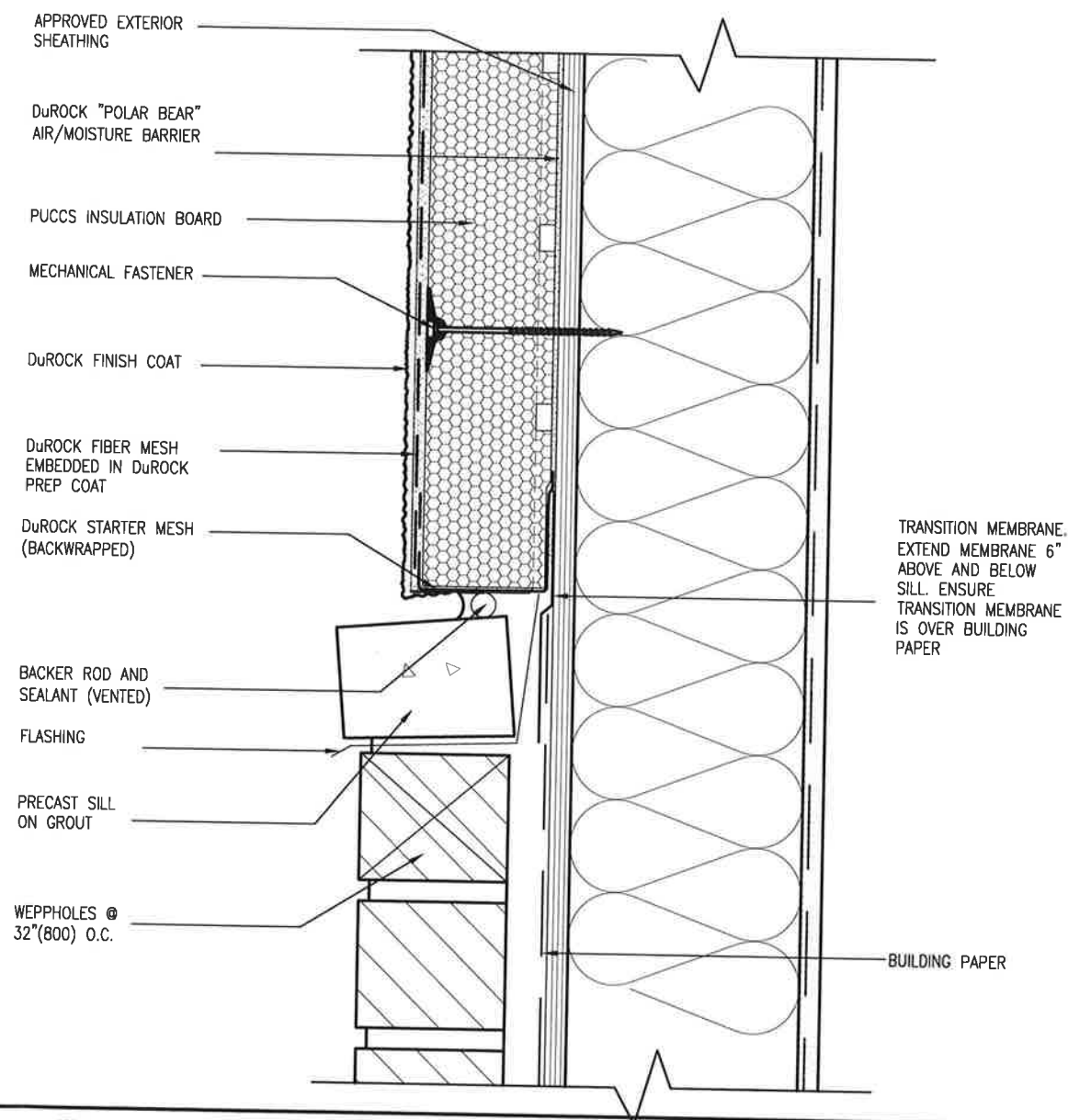
4
CN4 HORIZONTAL EXPANSION JOINT
SCALE: 3"=1'-0"

BAYVIEW WELLINGTON project name: ALCONA municipality: INNISFIL, ON.		CONST NOTE	
		project no: 13049 drawing no: CN4	
CONSTRUCTION NOTES date: MAY 2016 checked by: RC scale: 3/16" = 1'-0"		13049-CN-A1 VER 2020 file name: 13049-CN-A1 VER 2020.dwg date: FEB 9 2021 time: 11:17 AM	
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 1 416.630.2255 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: name: Wellington Jno-Baptiste signature: <i>[Signature]</i> BCN: 25591 VA3 Design Inc. BCN: 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.			
no.	description	date	by
2	UPDATE TO OBC VER 2020	FEB 09-21 RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	



5 CORNER DETAIL
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



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

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. qualification information Wellspring Jno-Baptiste	25591
8	-		name
7	-		BCON
6	-		signature
5	-	Wellspring Jno-Baptiste	42658
4	-	Wellspring Jno-Baptiste	42658
3	-	Wellspring Jno-Baptiste	42658
2	UPDATE TO CBC VER 2020	FEB 09-21 RC	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 which must be returned at the completion of the work.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	Drawings are not to be used for construction.
no.	description	date	by



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t 416.630.2295 f 416.630.7782

BAYVIEW WELLINGTON

CONST NOTE

project name
ALCONA

city
MAY 2016

drawn by
RC

checked by
-

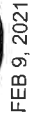
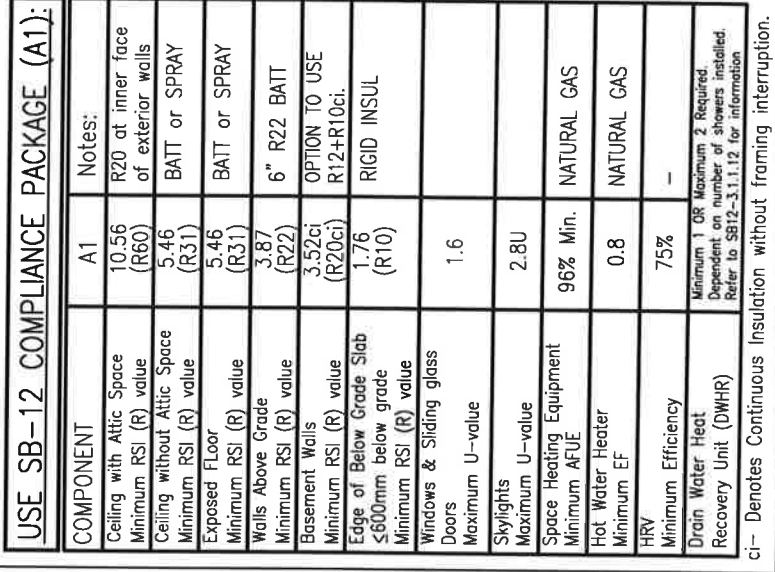
scale
3/16" = 1'-0"

file name
13049-CN-A1 VFB 2020

drawing no.
CN5

project name ALCONA	municipality INNISFIL ON.	project no. 13049
city MAY 2016	construction notes CONSTRUCTION NOTES	drawing no. CN5
drawn by RC	checked by -	file name 13049-CN-A1 VFB 2020
scale 3/16" = 1'-0"		

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER CBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.



EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

The undersigned hereby certifies that the information furnished herein is true and correct and that the undersigned is duly qualified to perform the work. The undersigned further certifies that the undersigned is not a member of the Ontario Building Code Council and is not a member of the Ontario Building Code Council's Advisory Committee. The undersigned further certifies that the undersigned is not a member of the Ontario Building Code Council's Advisory Committee. The undersigned further certifies that the undersigned is not a member of the Ontario Building Code Council's Advisory Committee.

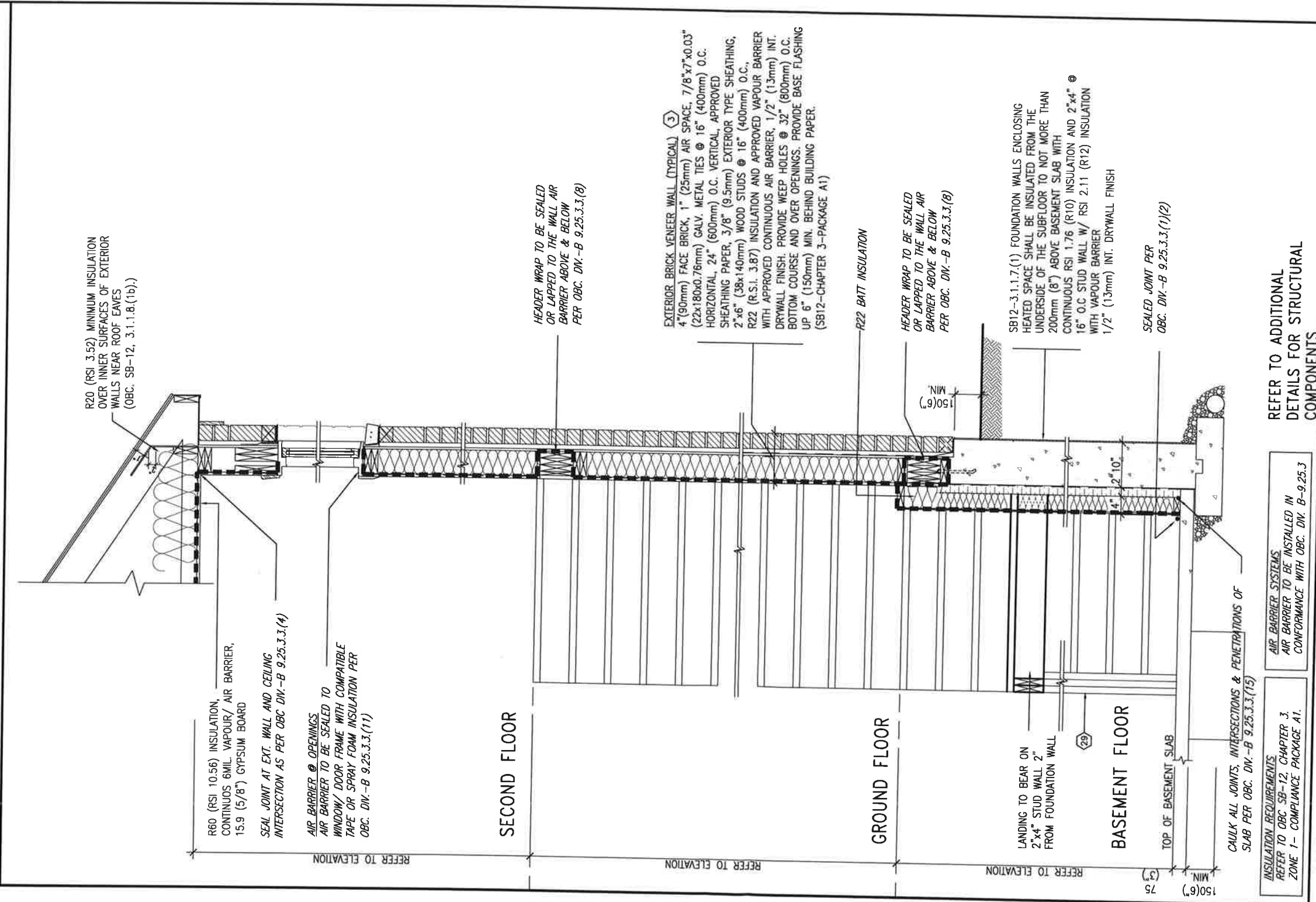
name **Wellington Info-Bopliste** **25591** **BCN**
 position **Manager**
 company **KAS Design Inc.** **42658**

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. The Contractor must be insured for the completion of the work. The Contractor must be bonded for the completion of the work.

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CN6

SB12-COMPLIANCE PACKAGE 'A1'



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.

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.
8	-				
7	*				qualification information
6	*				
5	*				Wellington Jno-Baptiste
4	*				name
3	*				signature
2	UPDATE TO OBC VER 2020				VAS Design Inc.
1	ISSUE FOR CLIENT REVIEW				BCIN
no. description					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 reproduced without written permission.
					DATE FEB 09-21 RC
					AUG 04-17 RC
					date by

project name ALCONA		city ALCONA		county ALCONA		project no. 13049	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
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drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		date MAY 2016		checked by -		scale 3/16	

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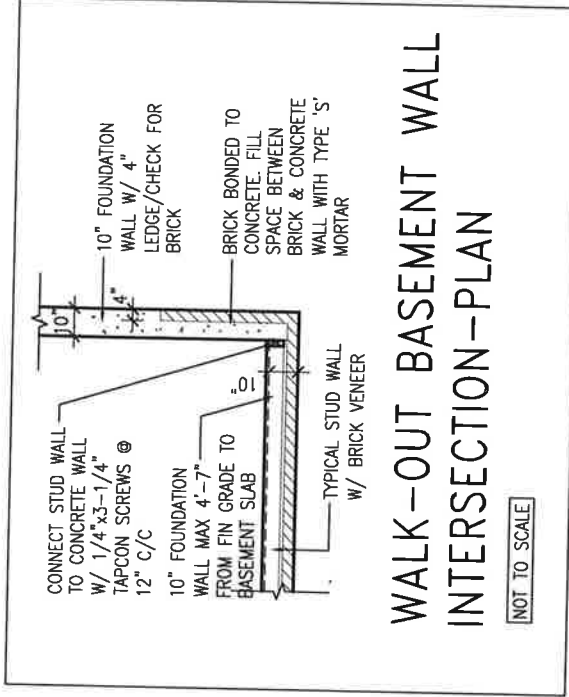
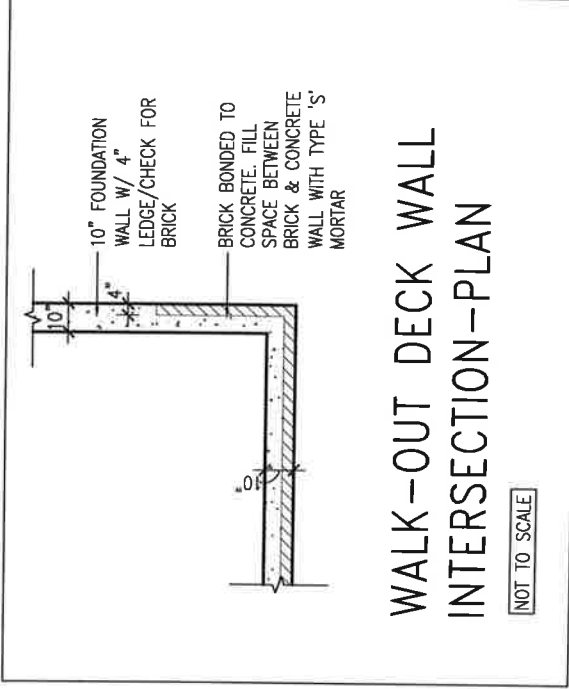
9	-	The undersigned has reviewed and takes responsibility for this design and has the authority and meets the requirements set out in the Ontario Building Code to be a Designer.
8	-	qualification information
7	-	Wellington Jno-Baptiste 25591
6	-	name
5	-	signature
4	-	registration information
3	-	VAS Design Inc. BCIN 42658
2	UPDATE TO OBC VER 2020	Contractor must verify all dimensions as the job and report any discrepancy to the Designer before proceeding with the work.
1	ISSUE FOR CLIENT REVIEW	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	
	date	by
	FEB 09-21	RC
	AUG 04-17	RC



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t 416.630.2255 f 416.630.4782
vasdesign.com

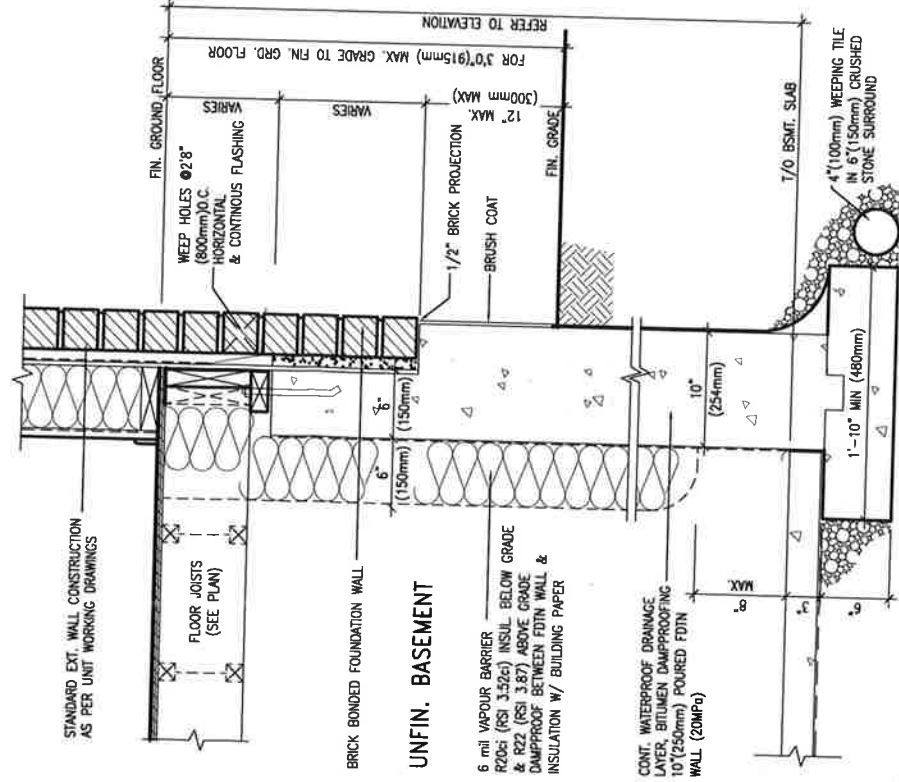
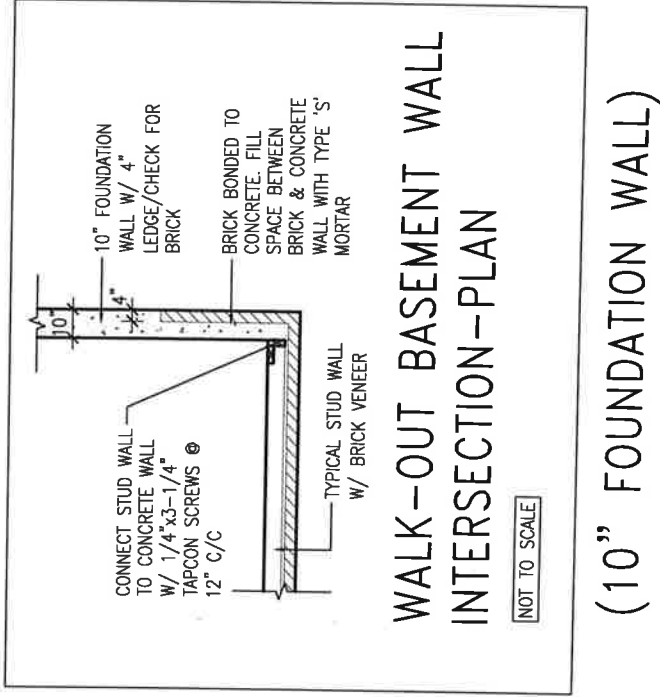
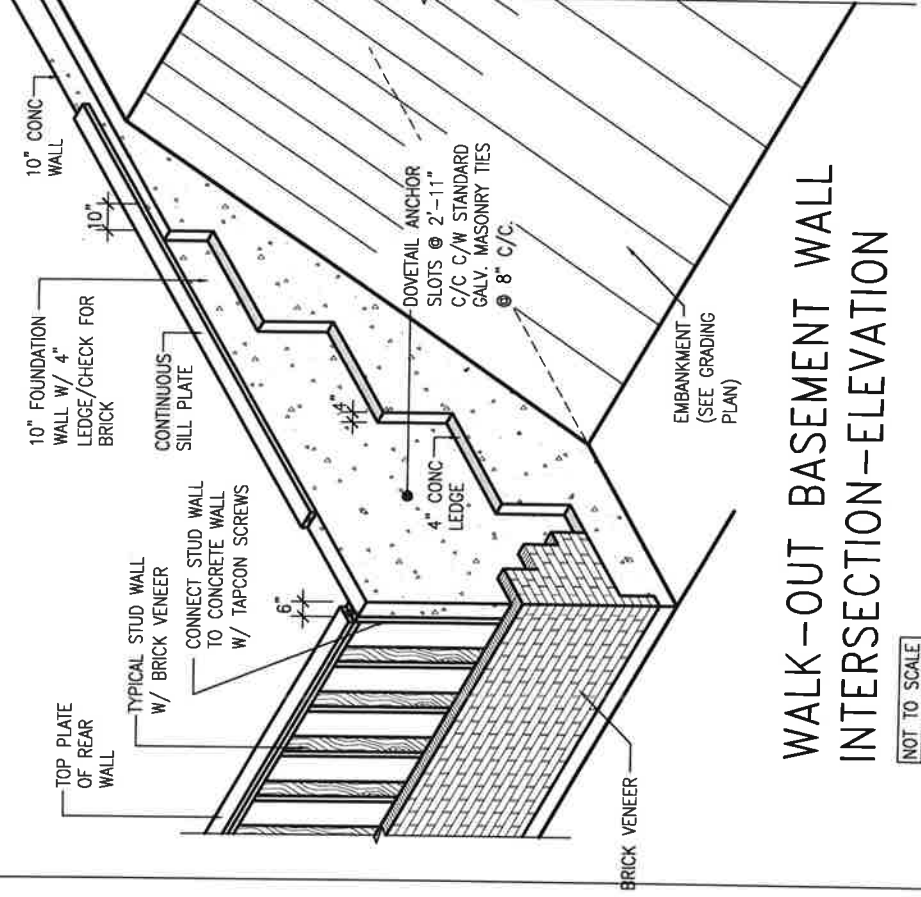
BAYVIEW WELLINGTON		CONST NOTE	
project name	municipality	project no	
ALCONA	INNISFIL, ON.	13049	
date MAY 2016		drawing no.	
drawn by RC		checked by -	scale 3/16" = 1'-0"
		CONSTRUCTION NOTES	file name
		13049-CN-A1	VER 2020
		REV - FEB 9 2021 - 1115 AM	

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[illegible]

BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFIL, ON.	project no. 13049	
date MAY 2016	checked by -	scale 3/16" = 1'-0"	drawing no. CN10
drawn by RC			file name 13049-CN-A1.dwg

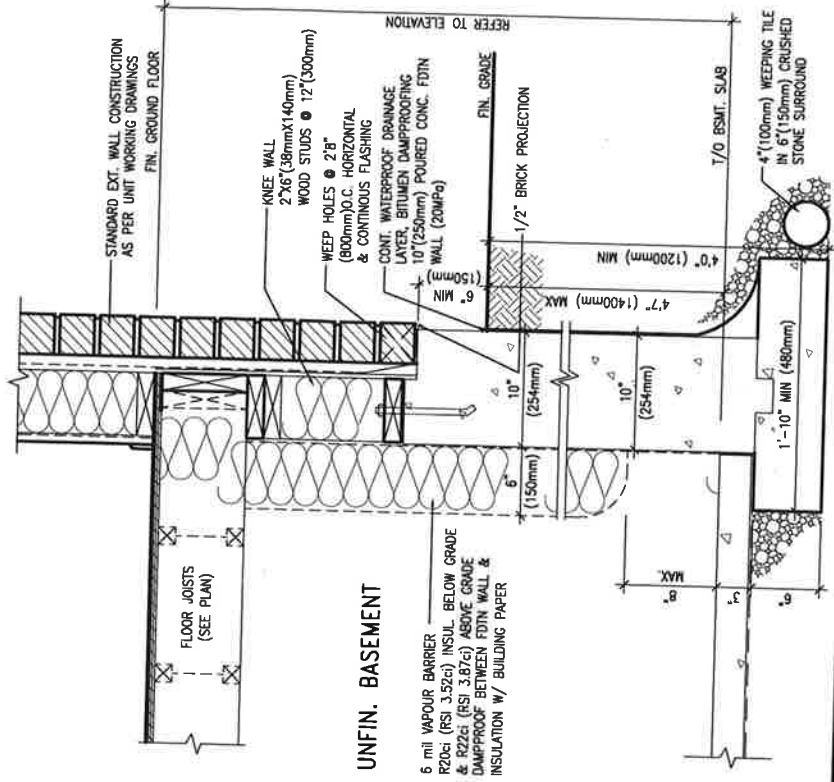
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EW3.06x
PKG A1

WALL SECTION FOR GRADE TO FIN.
FLOOR MORE THAN 4'7" (1400mm)
MAX. HEIGHT DIFFERENCE

SCALE: N.T.S.



EW3.07x
PKG A1

WALL SECTION FOR GRADE TO BASEMENT
SLAB 4'7" (1400mm)
MAX. HEIGHT DIFFERENCE

SCALE: N.T.S.



FEB 9, 2021

no.	description	date	by
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
3			
4			
5			
6			
7			
8			
9			

qualification information	Wellington Jno-Baptiste	25591
name	WAS Design Inc.	42658
signature		
date		

VAS3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

project name	ALCONA	municipality	INNISFIL ON.	CONST NOTE	
project no.	13049	drawing no.	CN11		
date	MAY 2016	checked by	RC	CONSTRUCTION NOTES	
drawn by	RC	scale	3/16" = 1'-0"	file name	13049-CN-A1 VER 2020

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