

BASEMENT PLAN ELEV. 'B'
BLOCK 148B

BLOCK 148B

BASEMENT WALL INSULATION (TYP) (13)
-6" (R20) CONTINUOUS BLANKET INSULATION. INSULATION UNINTERRUPTED BY FRAMING

BASEMENT INSULATION AT STAIR/SUNKEN AREAS
-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16" o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

24"x8" THICK CONC. FOOTING UNDER PARTWALL
32"x12" THICK CONC. FOOTING UNDER FIREWALL
SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150 KPa

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

AREA CALCULATIONS	ELEV. B
GROUND FLOOR AREA	801 SF
SECOND FLOOR AREA	1014 SF
SUBTOTAL	1815 SF
DEDUCT ALL OPEN AREAS	19 SF
TOTAL NET AREA	1796 SF (167.85 m2)
FINISHED BSMT AREA	00 SF
COVERAGE W/OUT PORCH	1014 SF (94.20 m2)
COVERAGE W/ PORCH	1081 SF (100.43 m2)

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

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

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

no.	description	date	by
9			
8			
7			
6			
5	UPDATED TO 2023 OBC	MAR 21/23	NS
4	REVISED AS PER ENG'S COMMENTS	JUN 22/18	SB
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
1	ISSUED FOR CLIENT REVIEW	JAN 15/18	WT

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 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
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vg3design.com

BAYVIEW WELLINGTON
project name: **ALCONA**
municipality: **INNISFIL, ON.**
project no.: **13049**

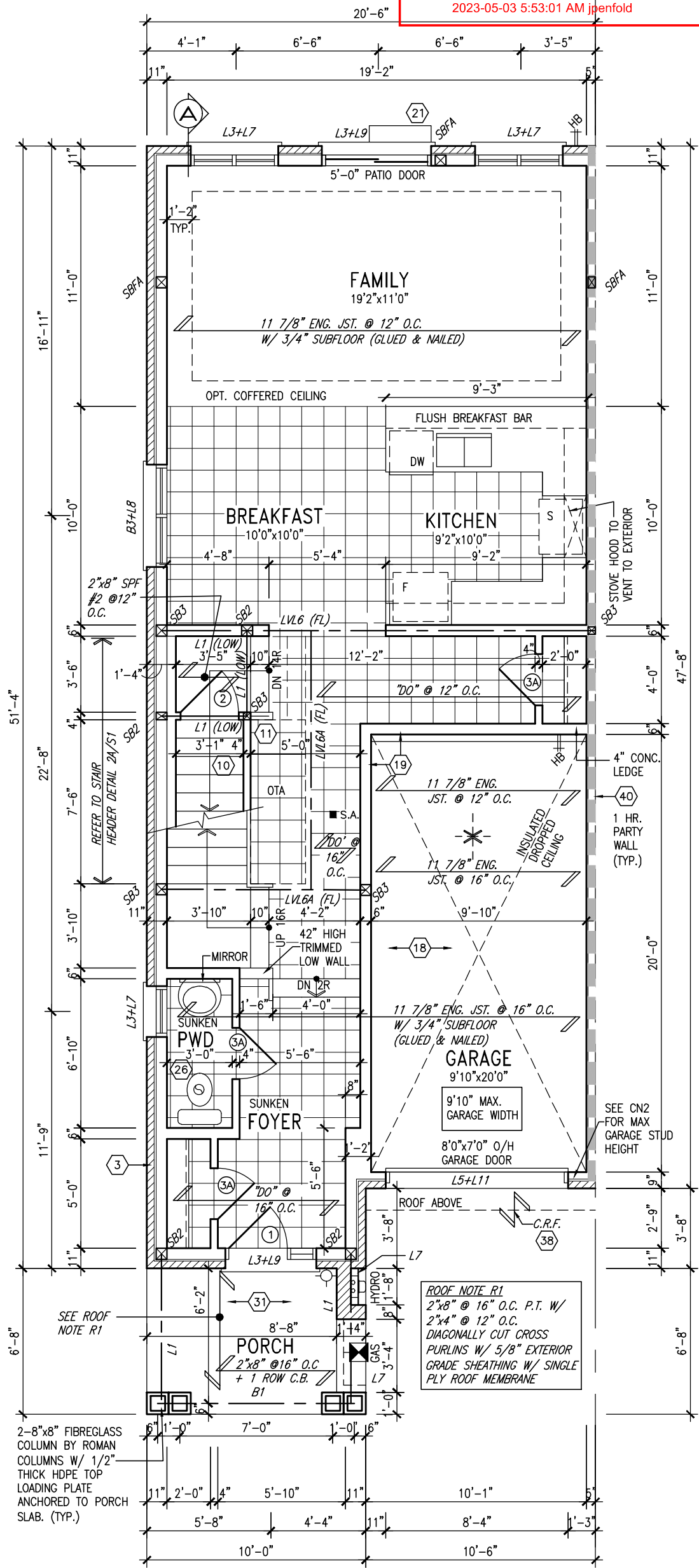
TH-6E CRANE 6

date: **DECEMBER 2017**
checked by: **RC**
scale: **3/16" = 1'-0"**
drawing no.: **13049-TH-6E**
file name: **13049-TH-6E**
drawing no.: **1B**

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2023-05-03 5:53:01 AM jpenfold

Town of Innisfil Building Dept Notes:
All smoke alarms and CO detectors shall comply with O.B.C 9.10.19 and 9.33.4
Main bathroom shall be designed as per 9.5.2
All construction subject to review by Town Building Inspectors
See comments on permit



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GROUND FLOOR PLAN ELEV. 'B'
BLOCK 148B



INDICATES FIRE RATED WALL ASSEMBLY

no.	description	date	by
9			
8			
7			
6			
5	UPDATED TO 2023 OBC	MAR 21/23	NS
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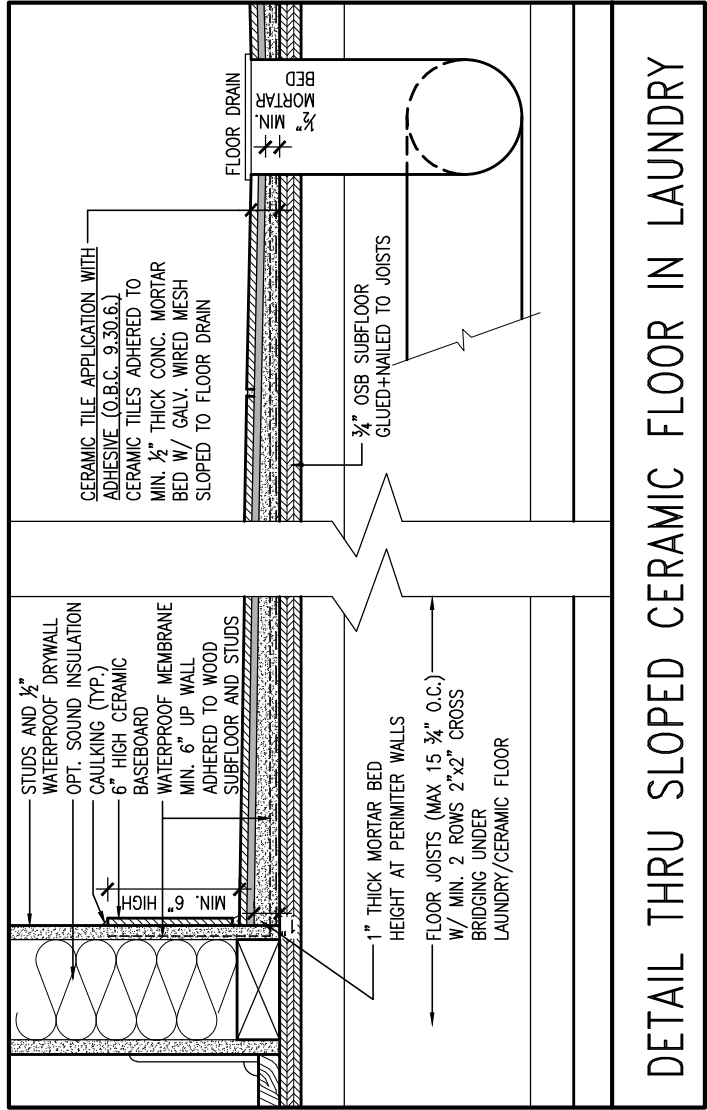
qualification information
Wellington Jno-Baptiste 25591
name BCIN
signature
registration information
VA3 Design Inc. 42658

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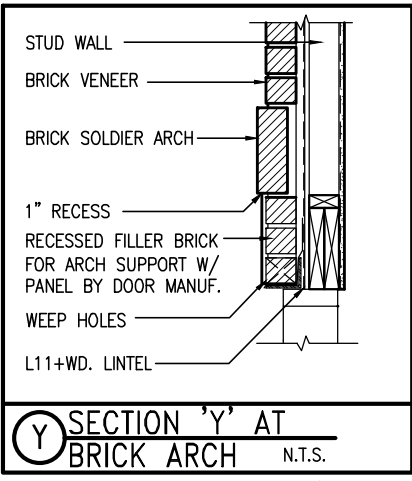
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va3design.com

BAYVIEW WELLINGTON
project name
ALCONA
municipality
INNISFIL, ON.
date
DECEMBER 2017
checked by
RC
scale
3/16" = 1'-0"

TH-6E
CRANE 6
project no.
13049
drawing no.
2B
file name
13049-TH-6E



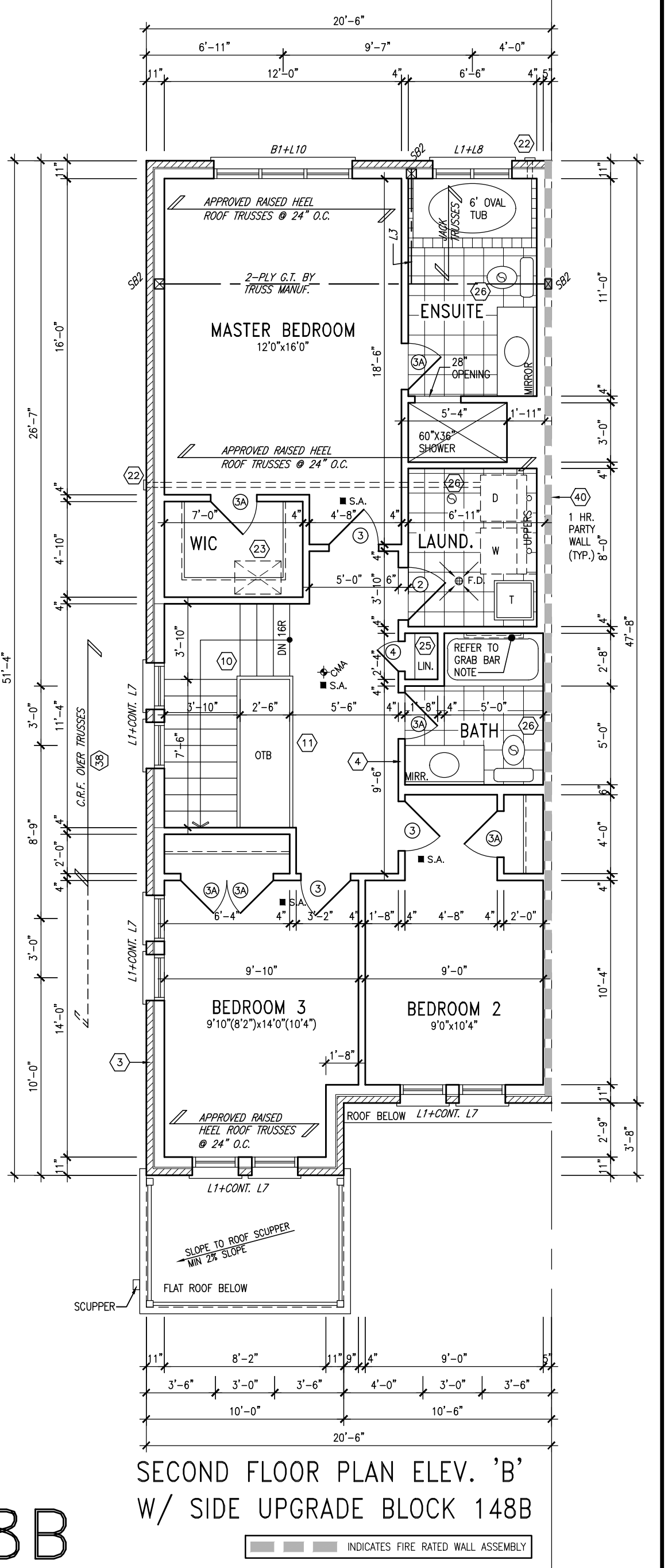
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NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

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

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



BLOCK 148B

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6	.	.	.
5	UPDATED TO 2023 OBC	MAR 21/23	NS
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 qualification information
Wellington Jno-Baptiste 25591
 name registration information BCIN
VA3 Design Inc. 42658
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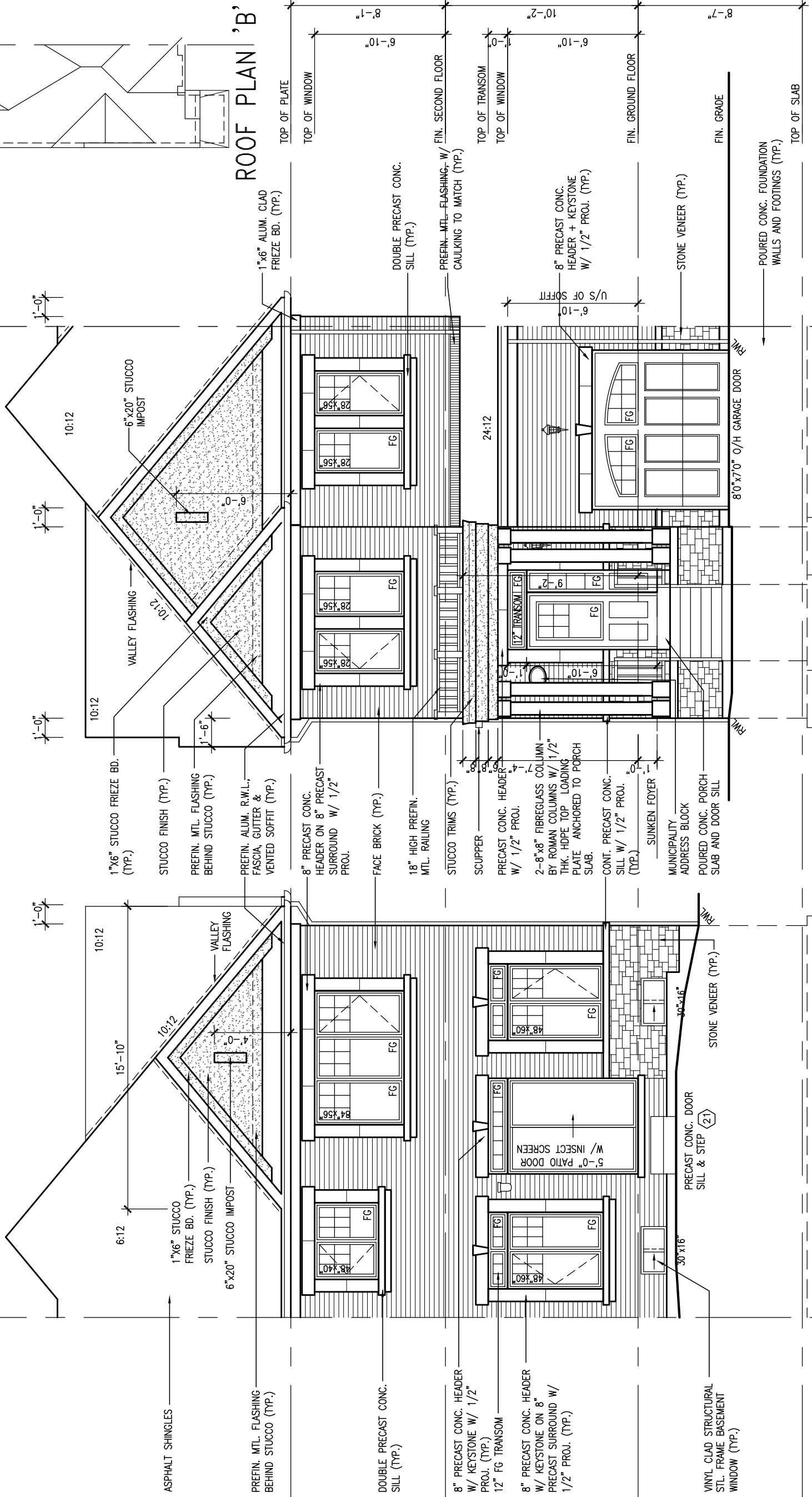
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BAYVIEW WELLINGTON
 project name
ALCONA
 date **DECEMBER 2017**
 drawn by **WT**
 checked by **RC**
 scale **3/16" = 1'-0"**
 municipality **INNISFIL, ON.**
 project no. **13049**
 drawing no. **3B**

TH-6E CRANE 6
 SECOND FLOOR PLAN ELEV. 'A'
 13049-TH-6E

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FRONT ELEVATION 'B'
W/ SIDE UPGRADE COND.

UPGRADED REAR ELEVATION 'B'

BLOCK 148B



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.	25991	25991	25991
8	qualification information	25991	25991	25991
7	name	Wellington Jno-Baptiste	25991	25991
6	registration information	42658	42658	42658
5	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.	42658	42658	42658
4	drawings are not to be scaled.	42658	42658	42658
3	date	JAN 15/18	JAN 15/18	JAN 15/18
2	By	WT	WT	WT
1	no. description	1	1	1
1	ISSUED FOR CLIENT REVIEW	JAN 15/18	JAN 15/18	JAN 15/18
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3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	MAY 22/18	MAY 22/18
4	REVISED AS PER ENG'S COMMENTS	JUN 22/18	JUN 22/18	JUN 22/18
5	UPDATED TO 2023 OBC	MAR 21/23	MAR 21/23	MAR 21/23



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project name: BAYVIEW WELLINGTON
municipality: INNISFIL, ON
project no.: TH-6E CRANE 6
drawing no.: 13049

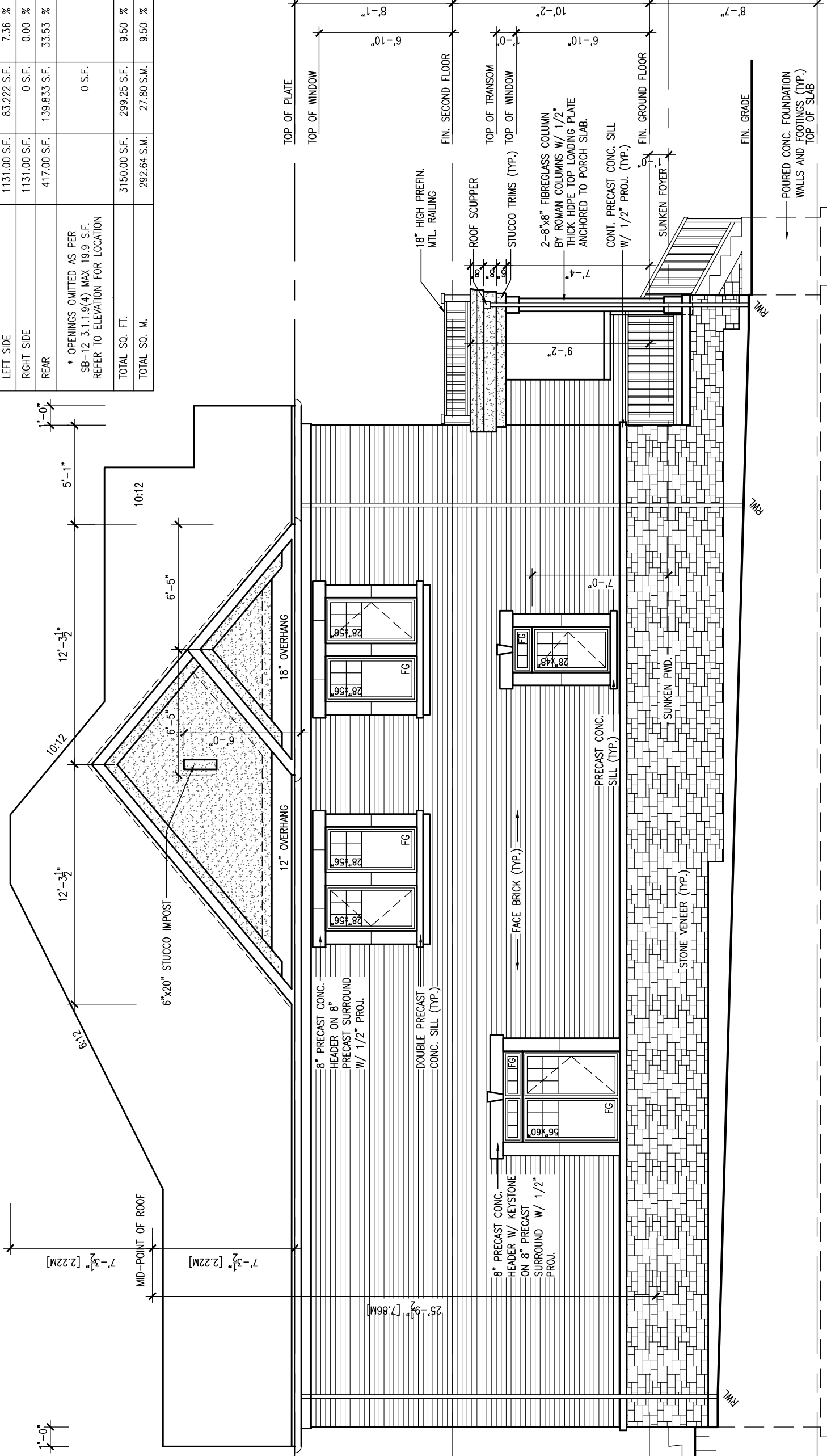
date: DECEMBER 2017
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scale: 3/16" = 1'-0"
file name: 13049-TH-6E
drawing no.: 48

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UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

TH-6E BLOCK 148B ELEVATION 'B'		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	471.00 S.F.	76.19 S.F.	16.18 %
LEFT SIDE	1131.00 S.F.	83.222 S.F.	7.36 %
RIGHT SIDE	1131.00 S.F.	0 S.F.	0.00 %
REAR	417.00 S.F.	139.833 S.F.	33.53 %
* OPENINGS OMITTED AS PER SB-12.3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3150.00 S.F.	299.25 S.F.	9.50 %
TOTAL SQ. M.	292.64 S.M.	27.80 S.M.	9.50 %



UPGRADED LEFT SIDE ELEVATION 'B'

BLOCK 148B

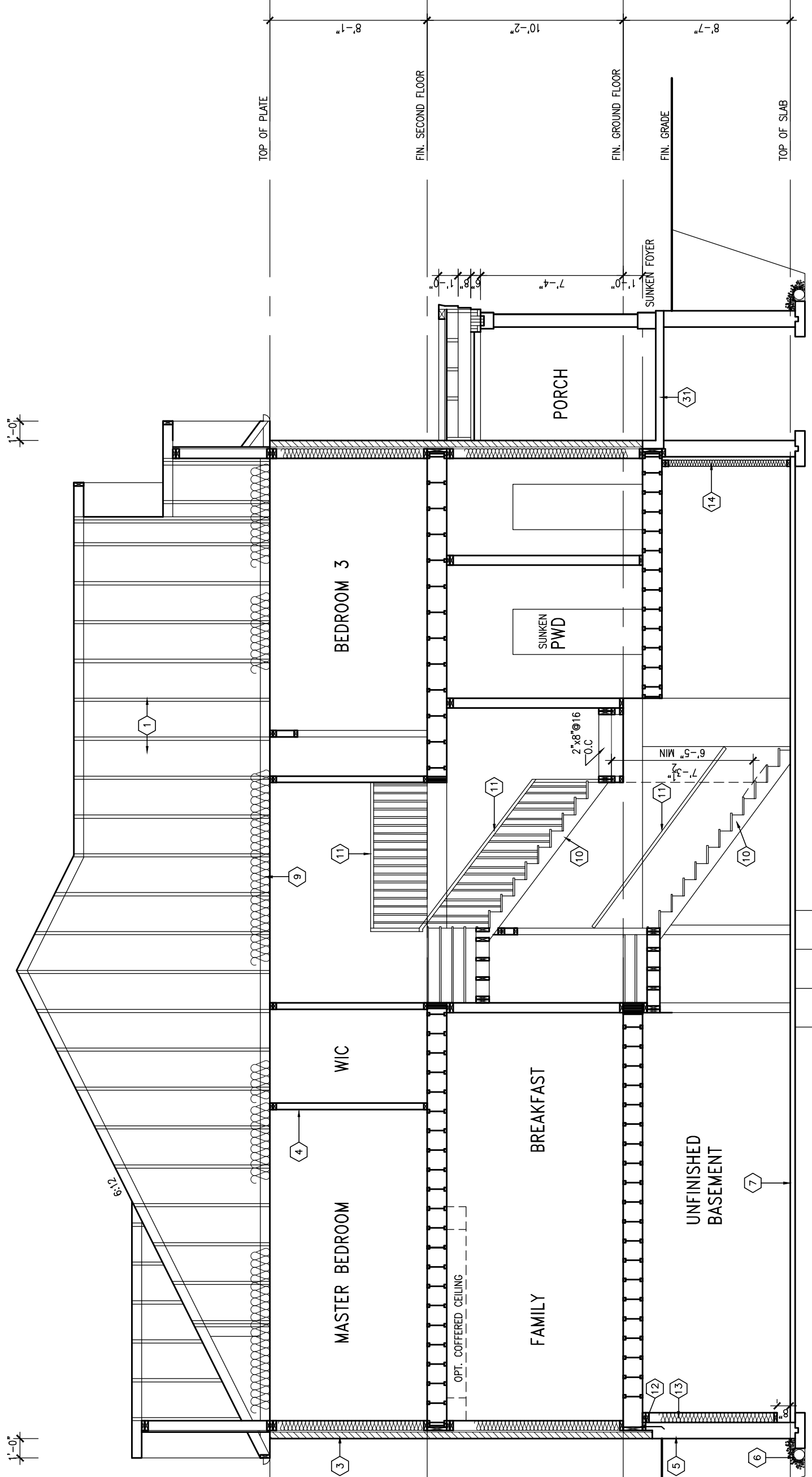


<p>WAB DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 Tel: 416.630.4782 wabdesign.com</p>	<p>ALCONA project name project no. 13049 municipality INNISFIL, ON</p>	<p>TH-6E CRANE 6 project no. 13049</p>	<p>UPGRADED SIDE ELEVATION 'B' file name 13049-TH-6E checked by RC scale 3/16" = 1'-0" date DECEMBER 2017</p>	<p>Richard - H:\ARCHIVE\WORKING\2013\13049.BM\INNS\TH-1-0BC_2023 CURRENT\13049-TH-6E.dwg - Thu - Mar 23 2023 - 2:58 PM</p>	<p>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. qualification information name Wellington Jno-Baptiste registration information VAB Design Inc. 42658</p>	<p>8 . 7 . 6 . 5 UPDATED TO 2023 OBC 4 REVISED AS PER ENG'S COMMENTS 3 REVISED AS PER FLOOR TRUSS COMMENTS. 2 REVISED AS PER ROOF TRUSS COMMENTS. 1 ISSUED FOR CLIENT REVIEW</p>	<p>no. description date by</p>
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BLOCK 148B

SECTION A-A



no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	JAN 15/18	WT
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 18/18	WT
3	REVISED AS PER FLOOR TRUSS COMMENTS.	MAY 22/18	WT
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7			
8			
9			

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qualification information

name: Wellington Jno-Baptiste

signature: *W. Baptiste*

BCIN: 25591

registration information: 42658

VA3 Design Inc.

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VA3 DESIGN

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Tel: 416.630.2255 Fax: 416.630.4782
v3design.com

project name: **BAYVIEW WELLINGTON**

municipality: **INNISFIL, ON**

project no.: **TH-6E CRANE 6**

drawing no.: **SECTION A-A**

file name: **13049-TH-6E**

checked by: **RC**

scale: **3/16" = 1'-0"**

drawn by: **WT**

date: **DECEMBER 2017**

ALCONA

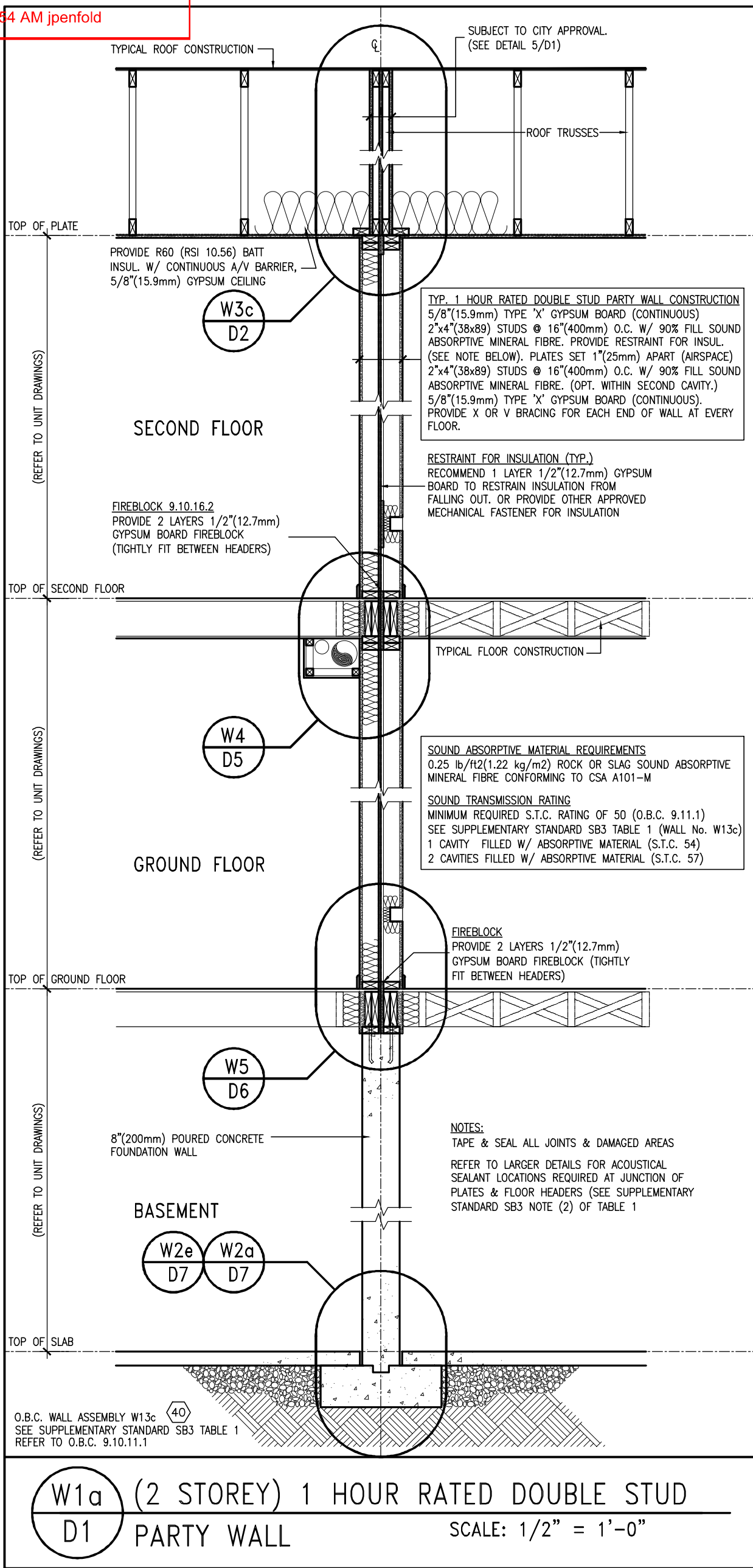
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

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qualification information
Wellington Jno-Baptiste 25591
 name
 registration information
VA3 Design Inc. 42658

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VA3 DESIGN

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 va3design.com

BAYVIEW WELLINGTON

project name: **ALCONA** municipality: **INNISFIL, ON** project no.: **13049**

date: **APRIL 2018** checked by: **VA3** scale: **3/16" = 1'-0"**

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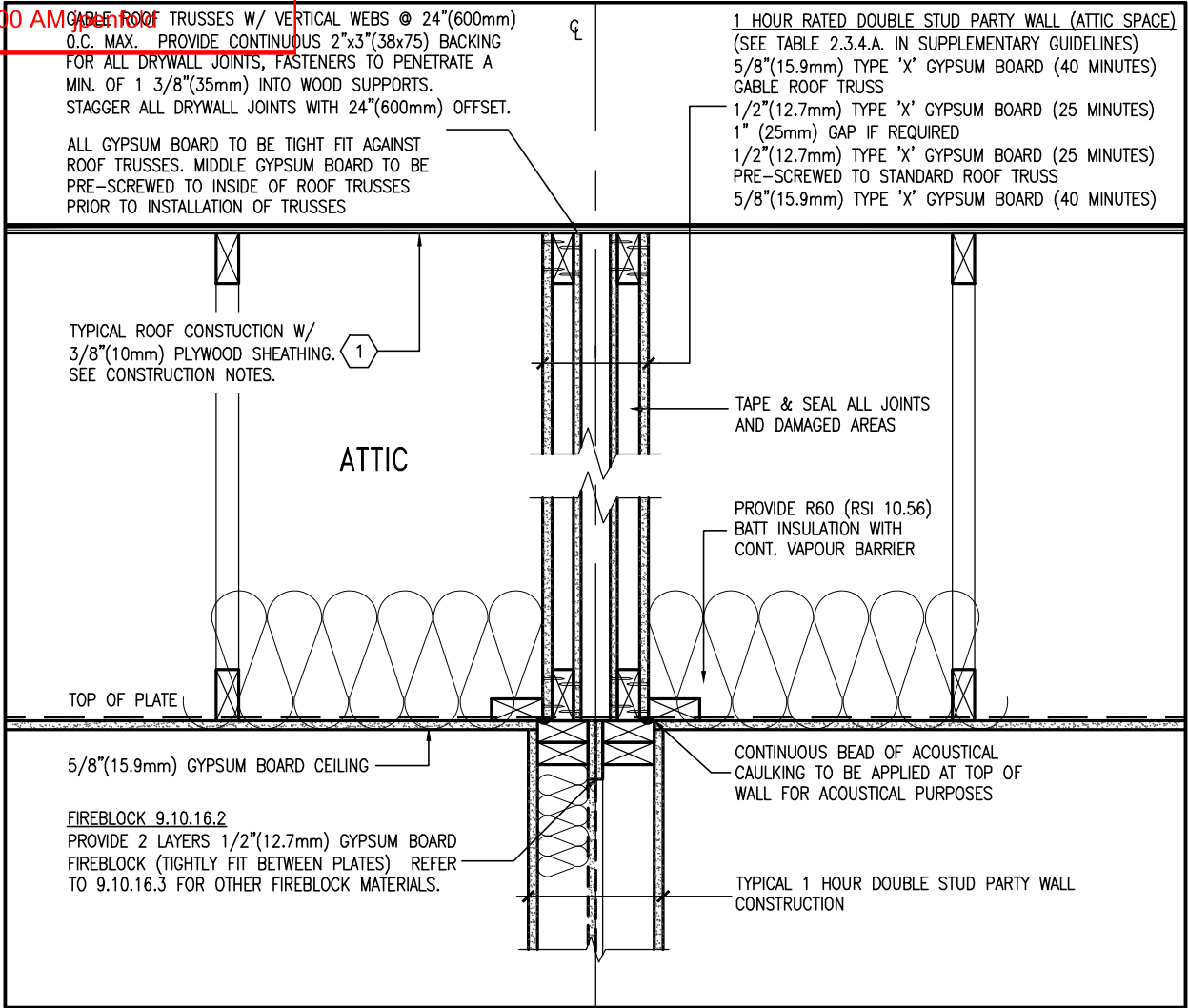
DETAILS

drawing no.: **D1**

file name: **13049-DETAIL**

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W3c DBL. STUD PARTY WALL AT ROOF DETAIL
D2 SCALE: 1"=1'-0" ALTERNATIVE 4 LAYERS

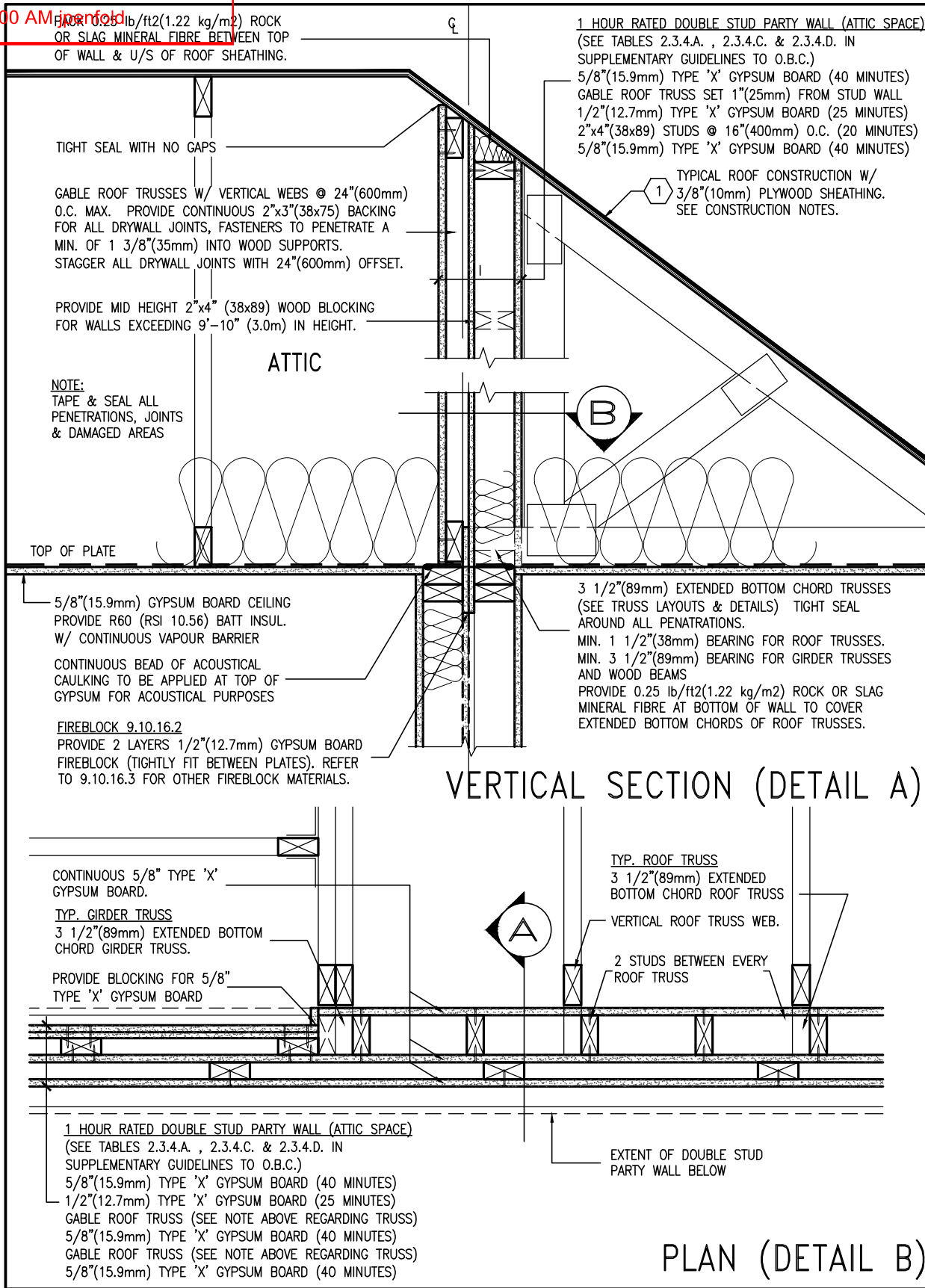


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p> <p>project name ALCONA</p> <p>date APRIL 2018</p> <p>drawn by VA3</p> <p>checked by -</p> <p>scale 3/16" = 1'-0"</p>	<p>DETAILS</p> <p>project no. 13049</p> <p>municipality INNISFIL, ON</p> <p>drawing no. D2</p>
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591				
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no.	description	date	by			file name	
						13049-DETAIL	

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W3f PARALLEL & BEARING ROOF TRUSSES AT
D3 DOUBLE STUD PARTY WALL SCALE: 1"=1'-0"

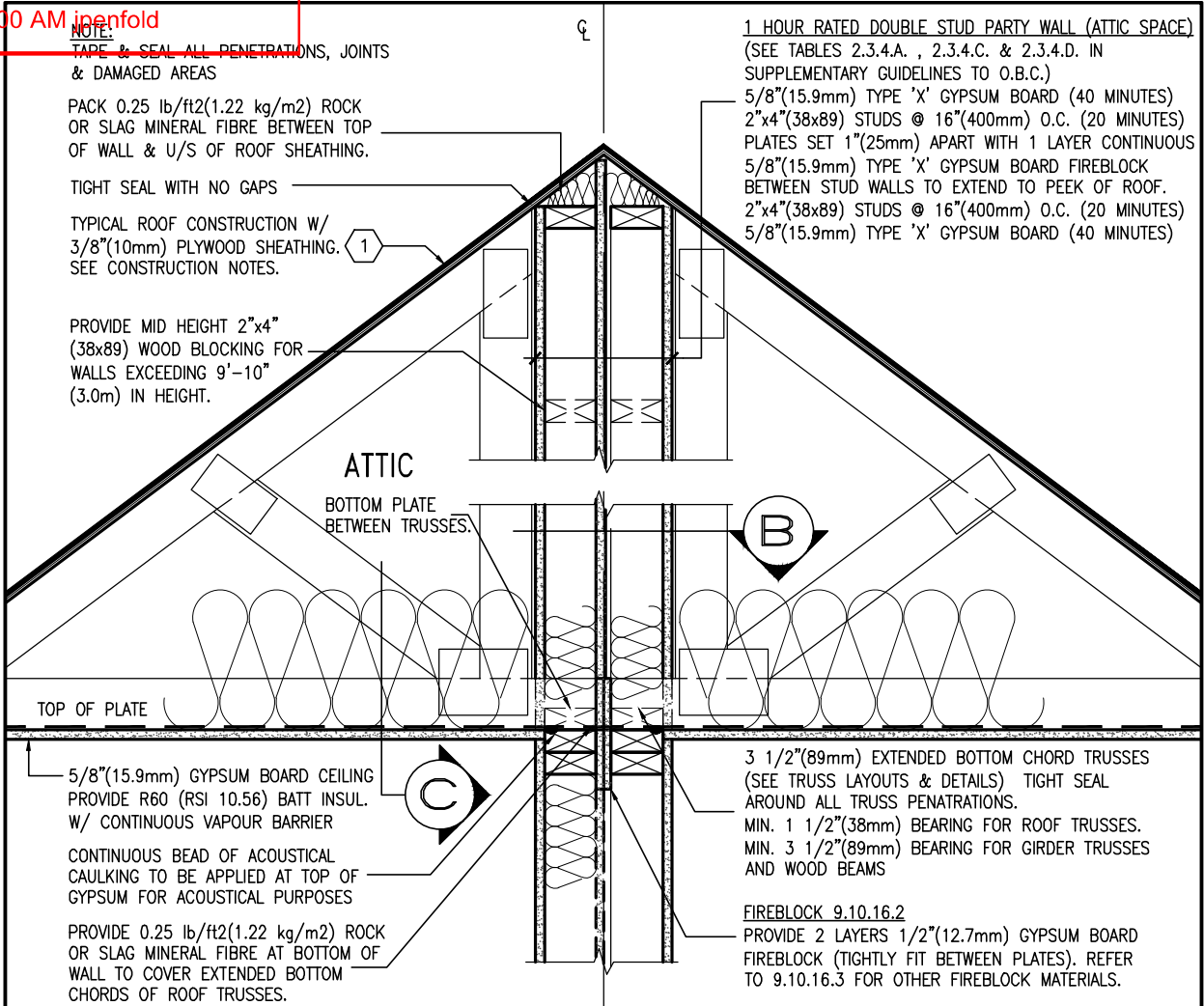


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8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591				
6	.	.	name	BCIN			
5	.	.	signature	42658			
4	.	.	registration information				
3	.	.	VA3 Design Inc.				
2	.	.					
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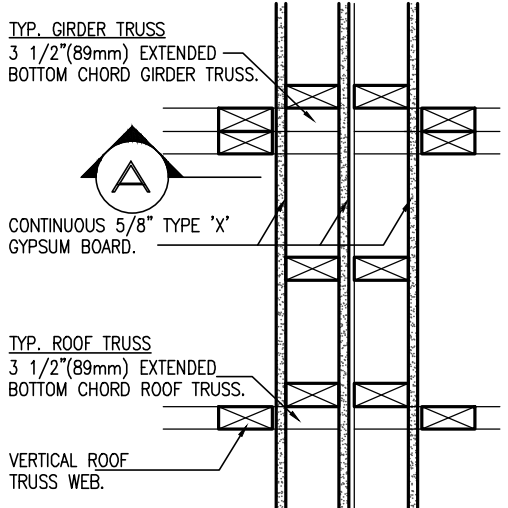
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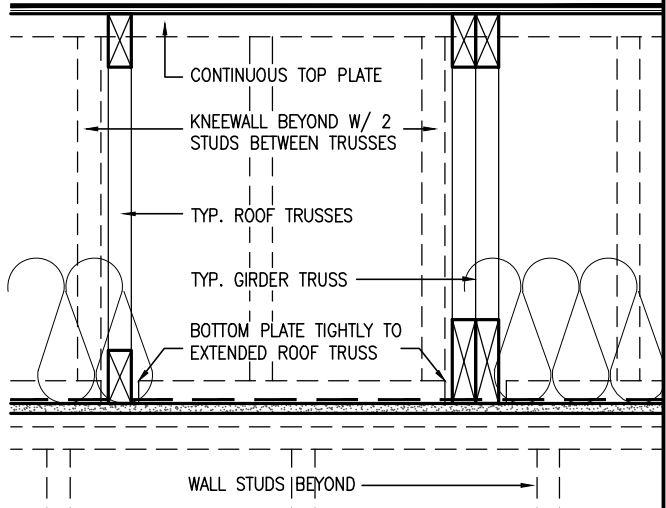
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VERTICAL SECTION (DETAIL A)



PLAN (DETAIL B)



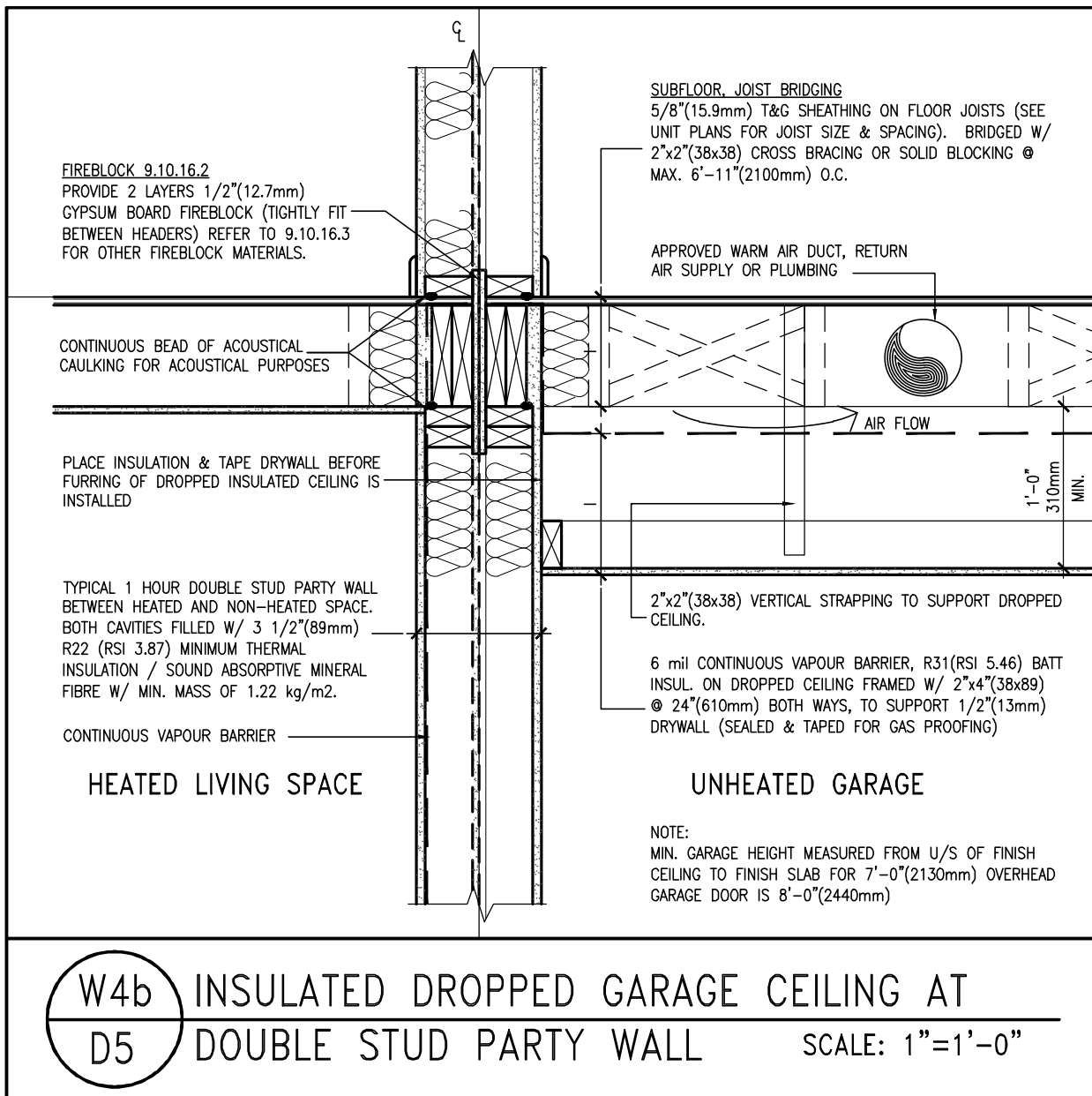
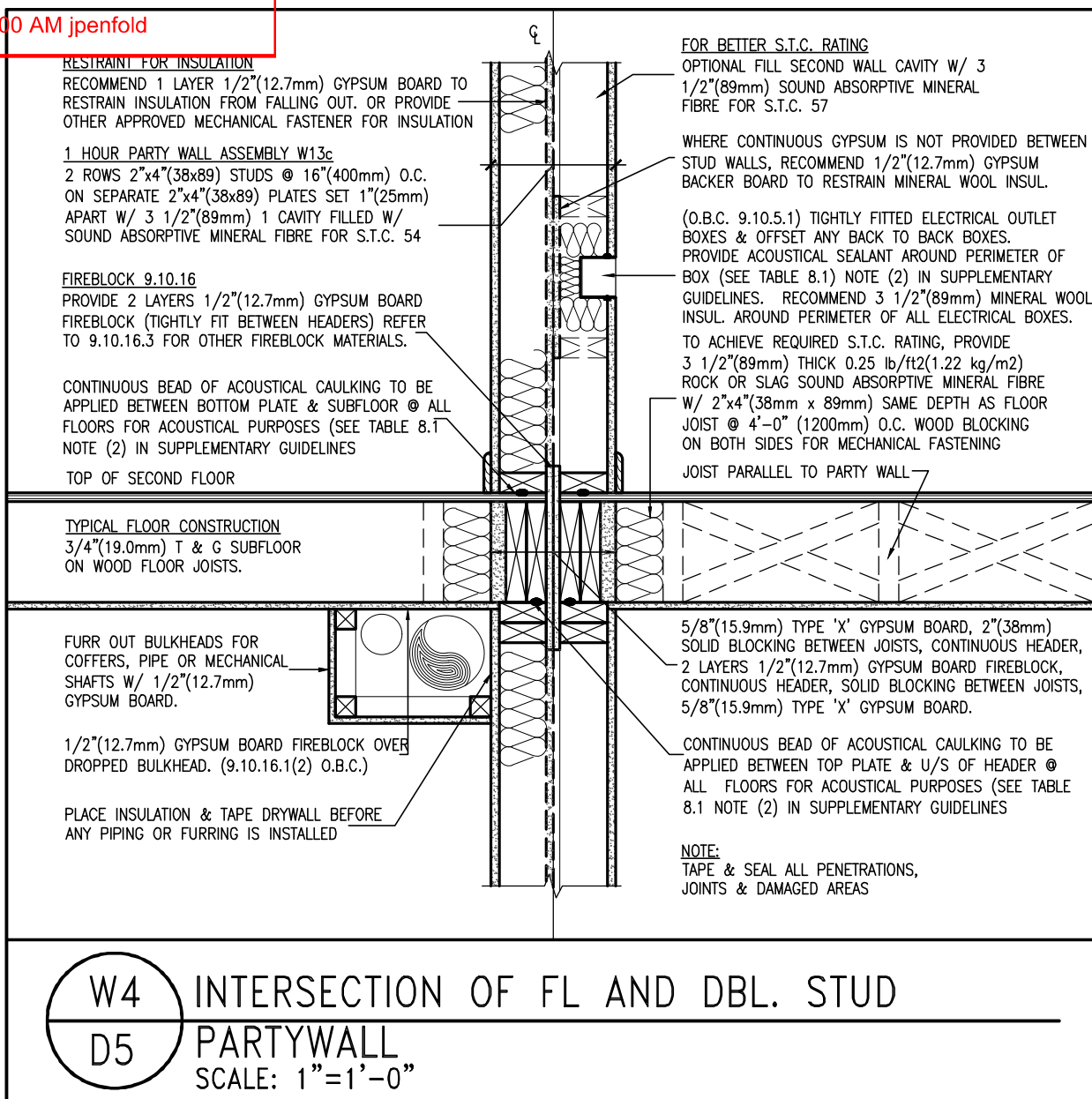
ELEVATION (DETAIL C)

W3g ROOF & GIRDER TRUSSES BEARING ONTO
D4 DOUBLE STUD PARTY WALL SCALE: 1"=1'-0"



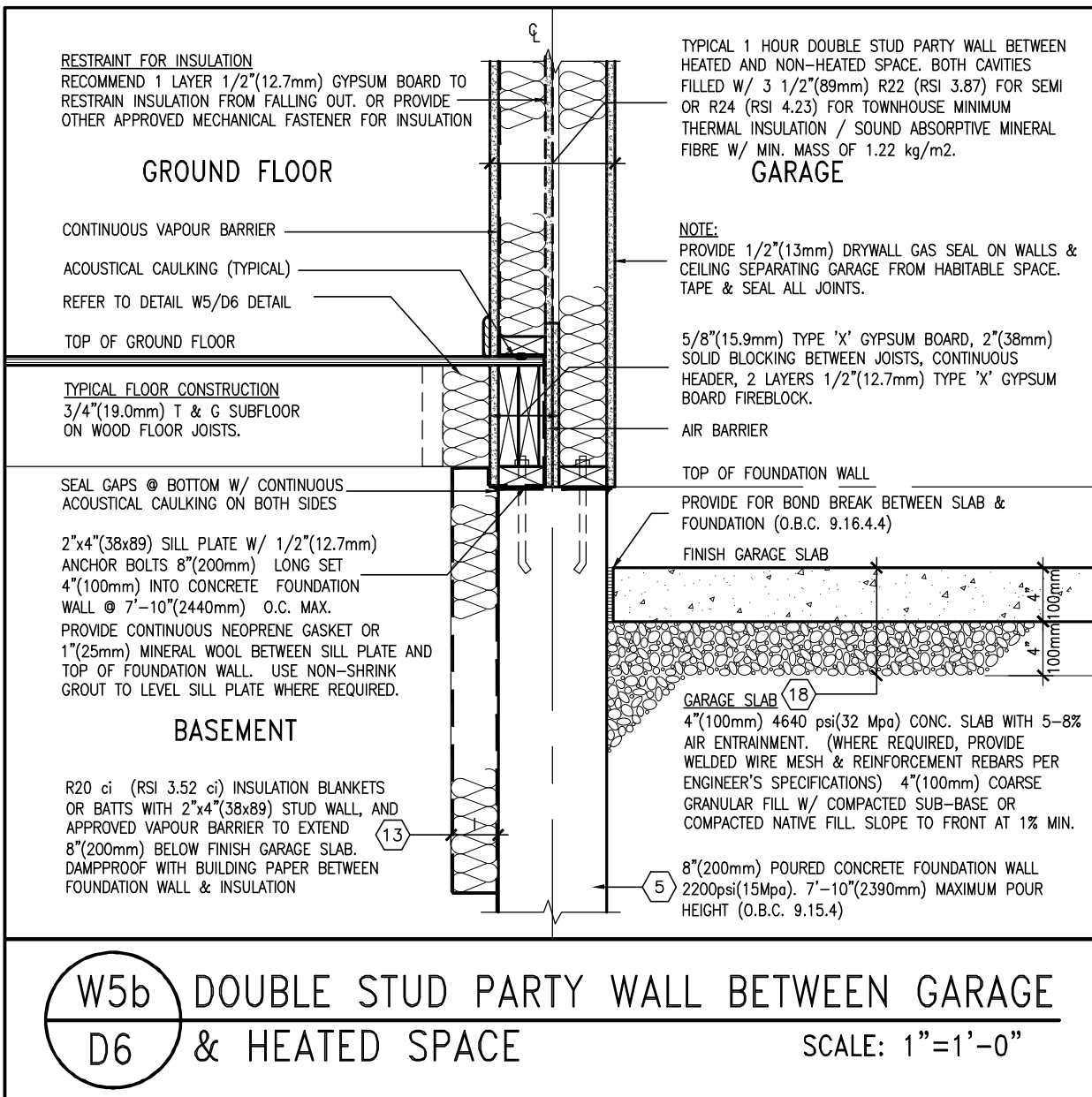
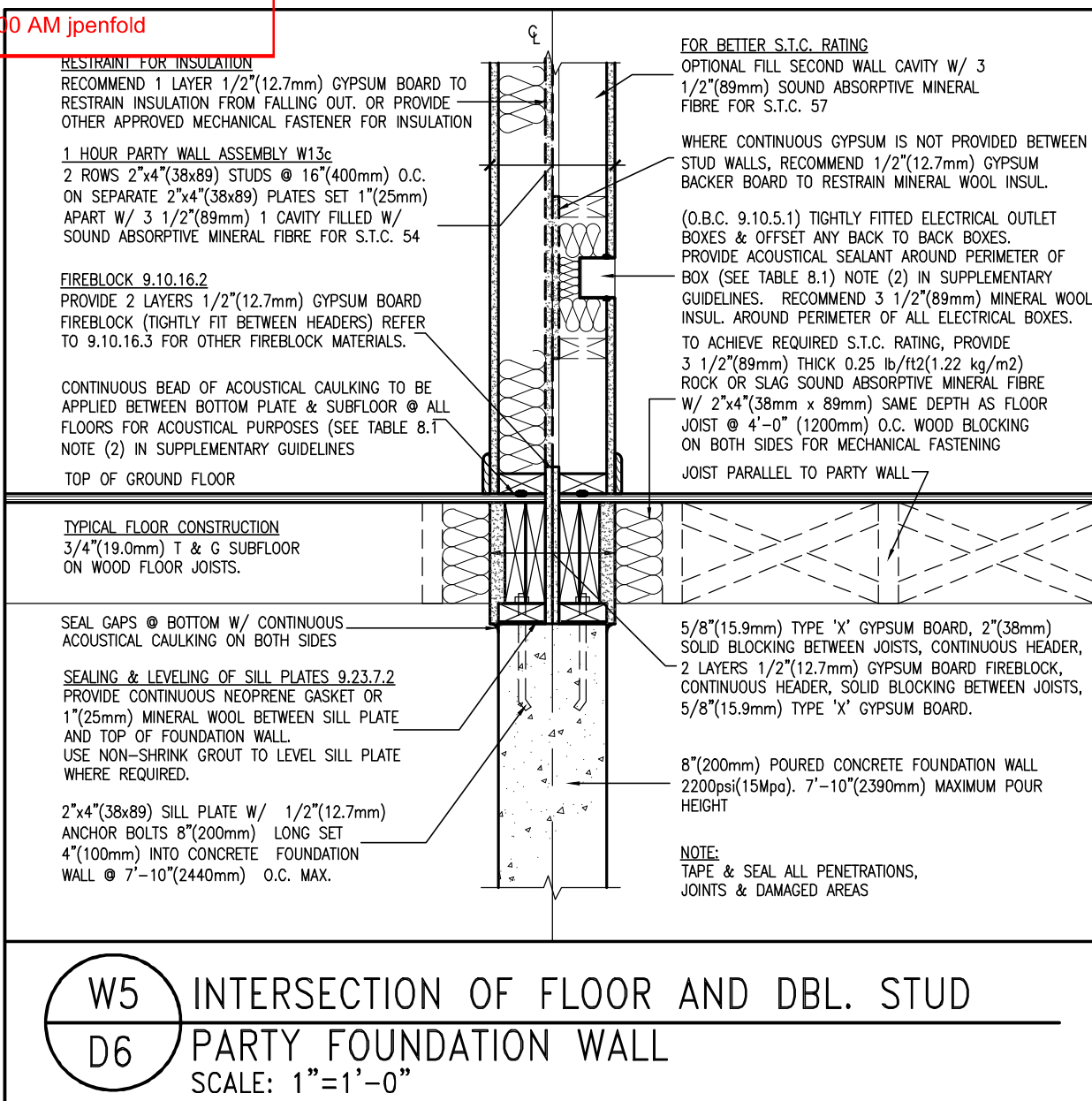
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no.	description	date	by				

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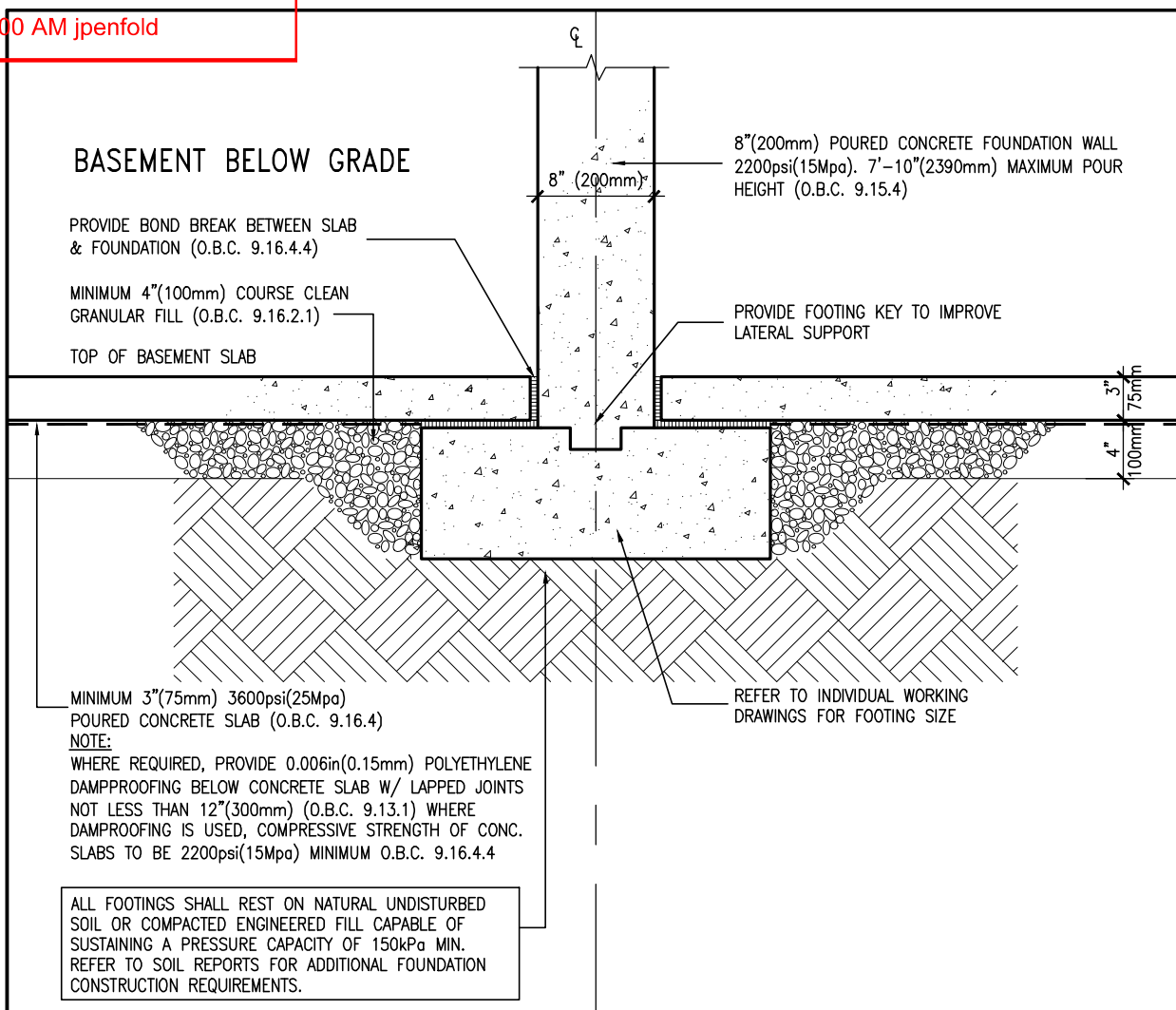


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8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591				
6	.	.	name				
5	.	.	BCIN				
4	.	.	registration information				
3	.	.	VA3 Design Inc. 42658				
2	.	.	Contractor must verify all dimensions on the job and report any discrepancy 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.				
1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3			<p>file name 13049-DETAIL</p>	
no.	description	date	by				

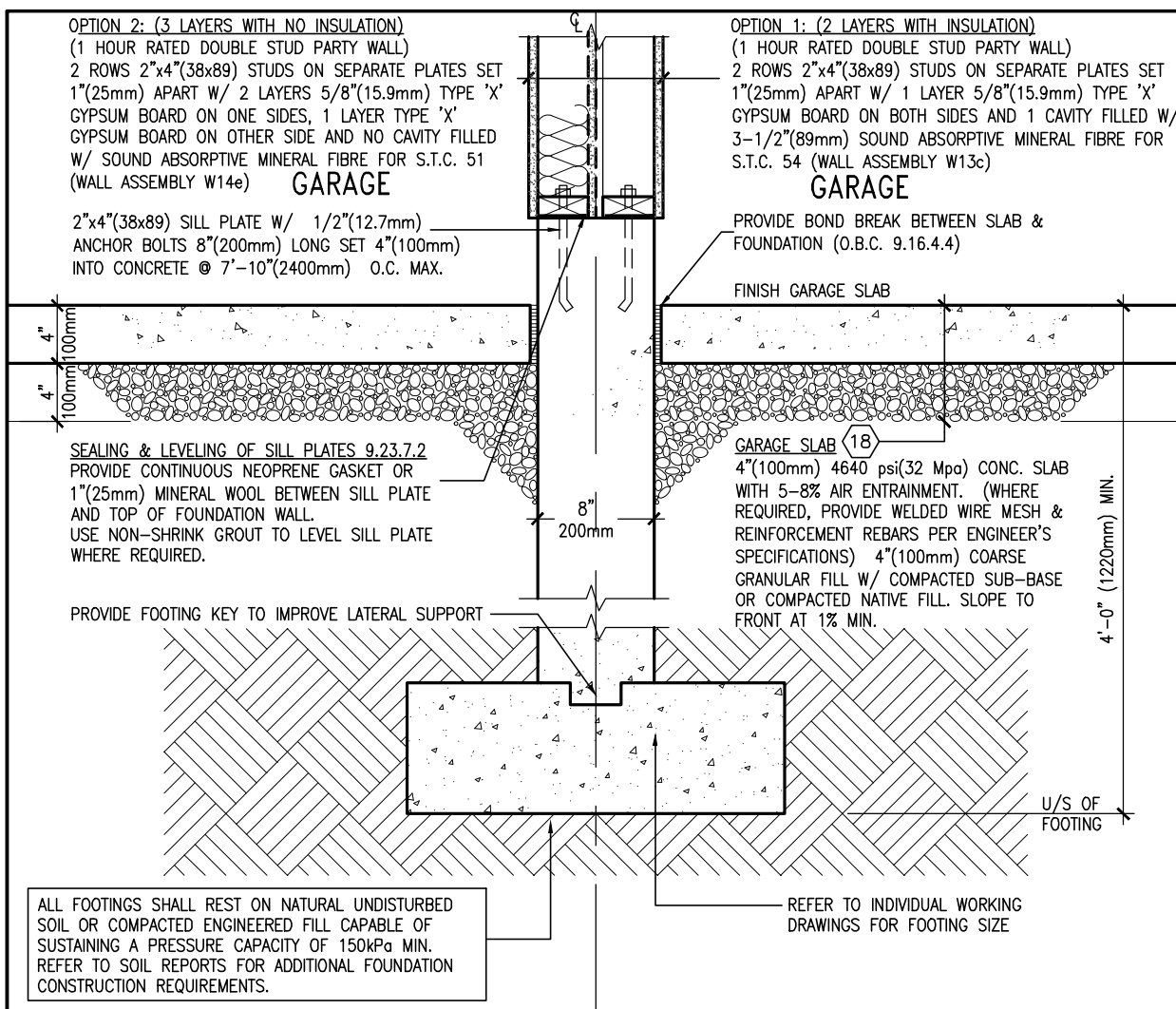
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8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591				
6	.	.	name				
5	.	.	signature				
4	.	.	BCIN				
3	.	.	registration information				
2	.	.	VA3 Design Inc. 42658				
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W2a DOUBLE STUD PARTY WALL FOOTING DETAIL
D7 SCALE: 1"=1'-0"



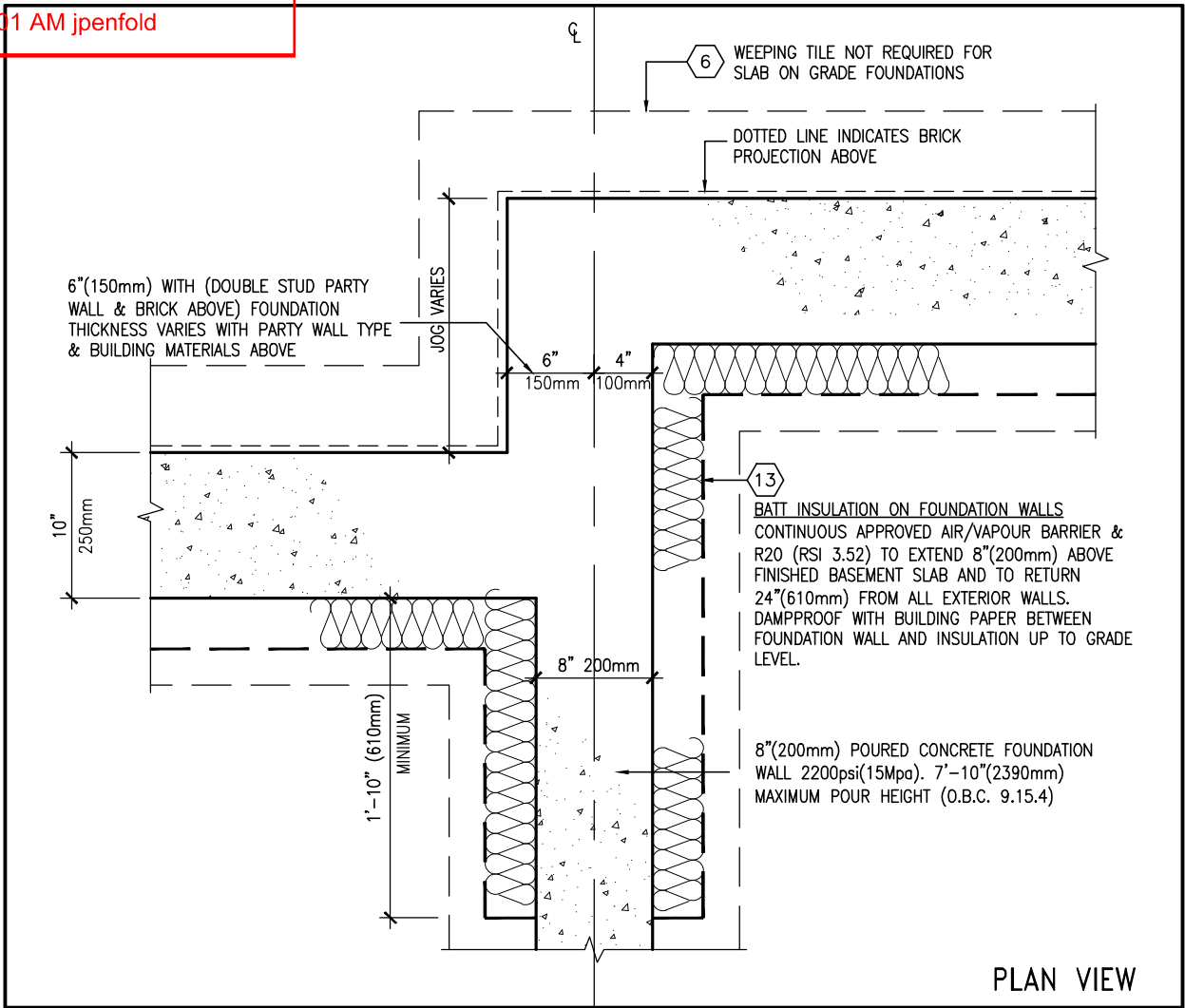
W2e DOUBLE STUD PARTY WALL BETWEEN GARAGES
D7 SCALE: 1"=1'-0"



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8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591 name signature BCIN VA3 Design Inc. 42658 registration information				
6	.	.	.	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.	<p>date APRIL 2018 checked by VA3 scale 3/16" = 1'-0"</p> <p>file name 13049-DETAIL</p>		
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no.	description	date	by				

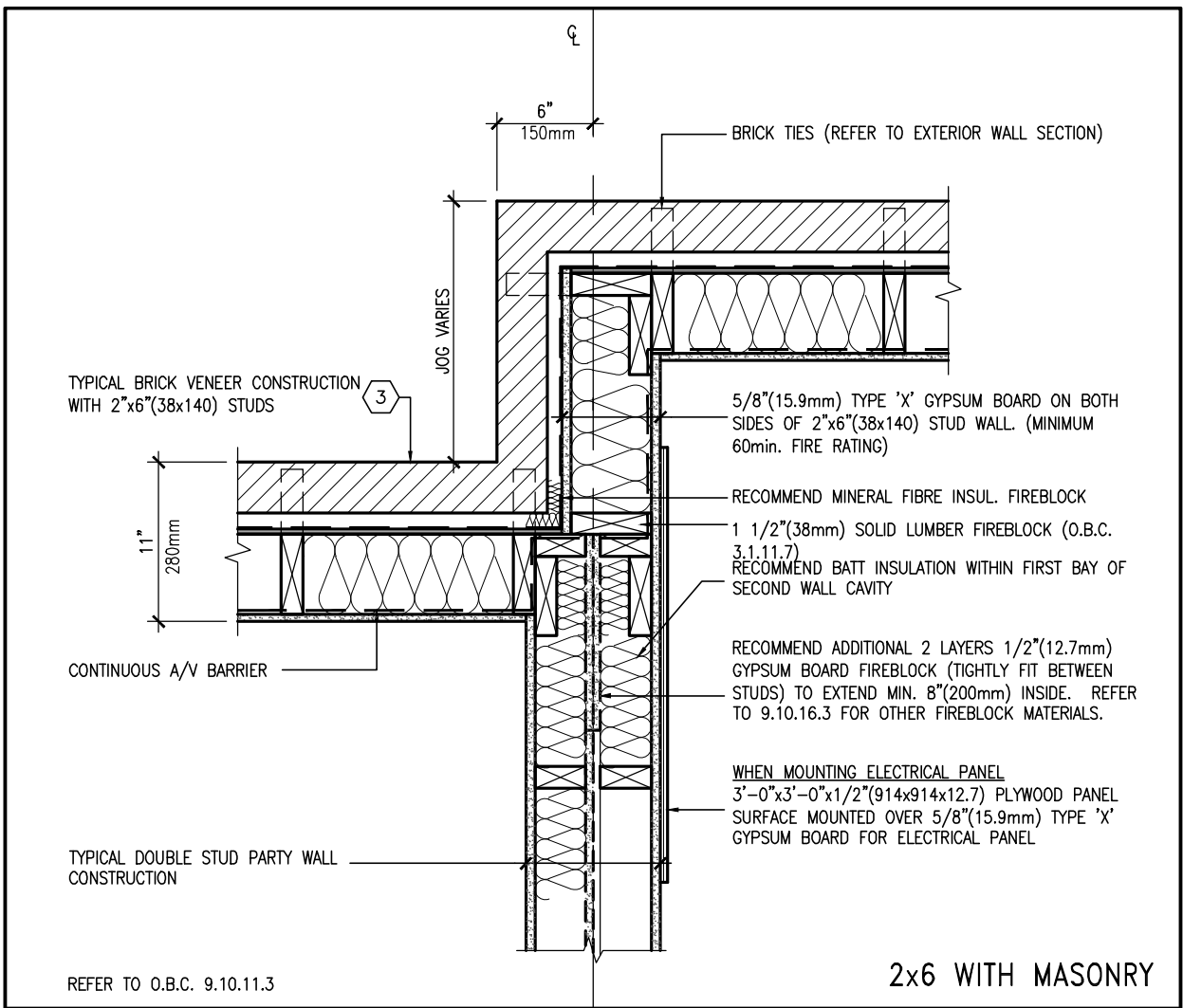
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PLAN VIEW

W6a STAGGERED UNITS AT BASEMENT FOUNDATION
D8 SCALE: 1"=1'-0"



2x6 WITH MASONRY

W8a STAGGERED UNITS AT DBL. STUD PARTY WALL
D8 SCALE: 1"=1'-0" PLAN VIEW



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 name
 registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name: **ALCONA** municipality: **INNISFIL, ON** project no.: **13049**

date: **APRIL 2018** checked by: **VA3** scale: **3/16" = 1'-0"**

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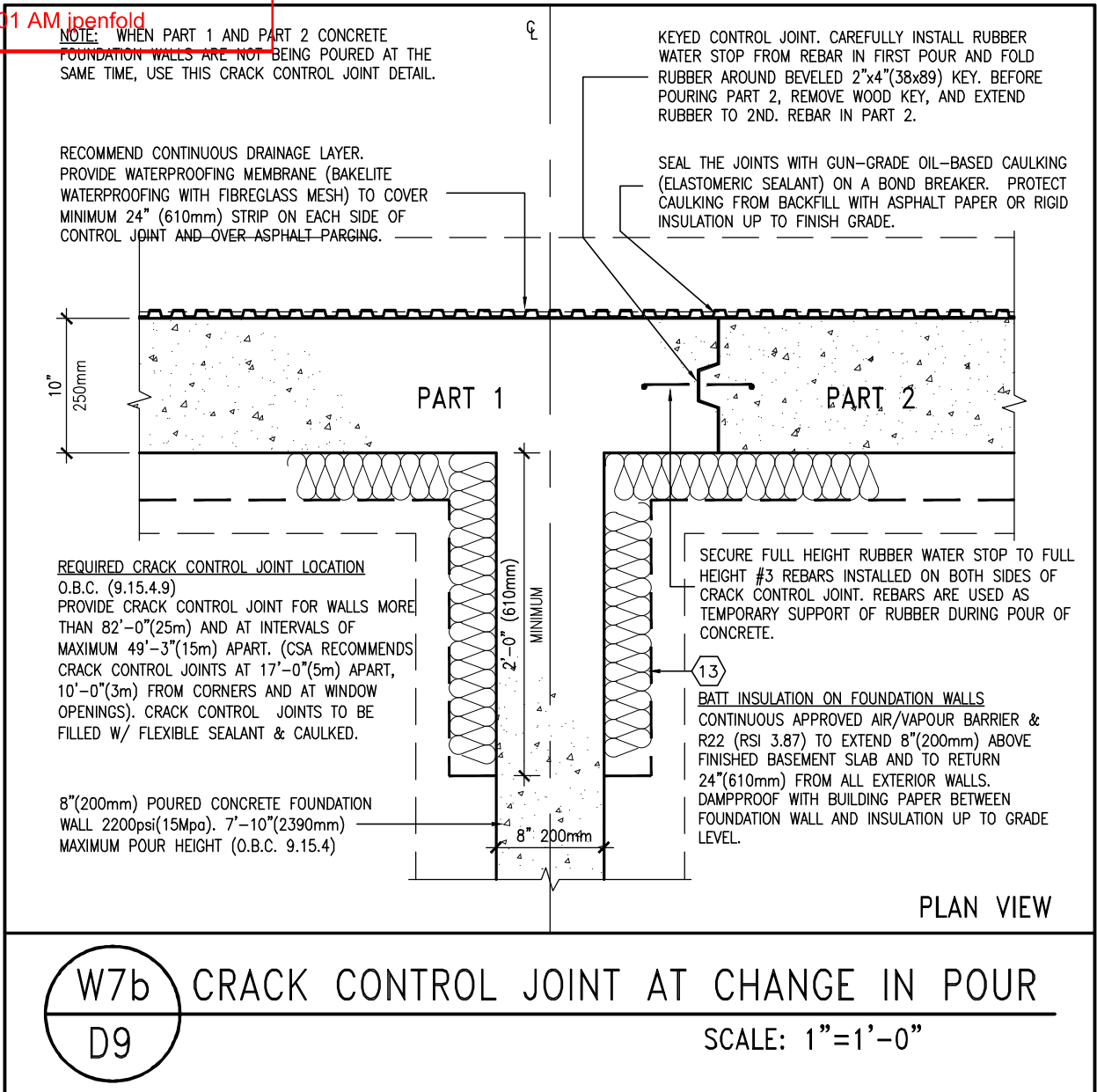
DETAILS

drawing no.: **D8**

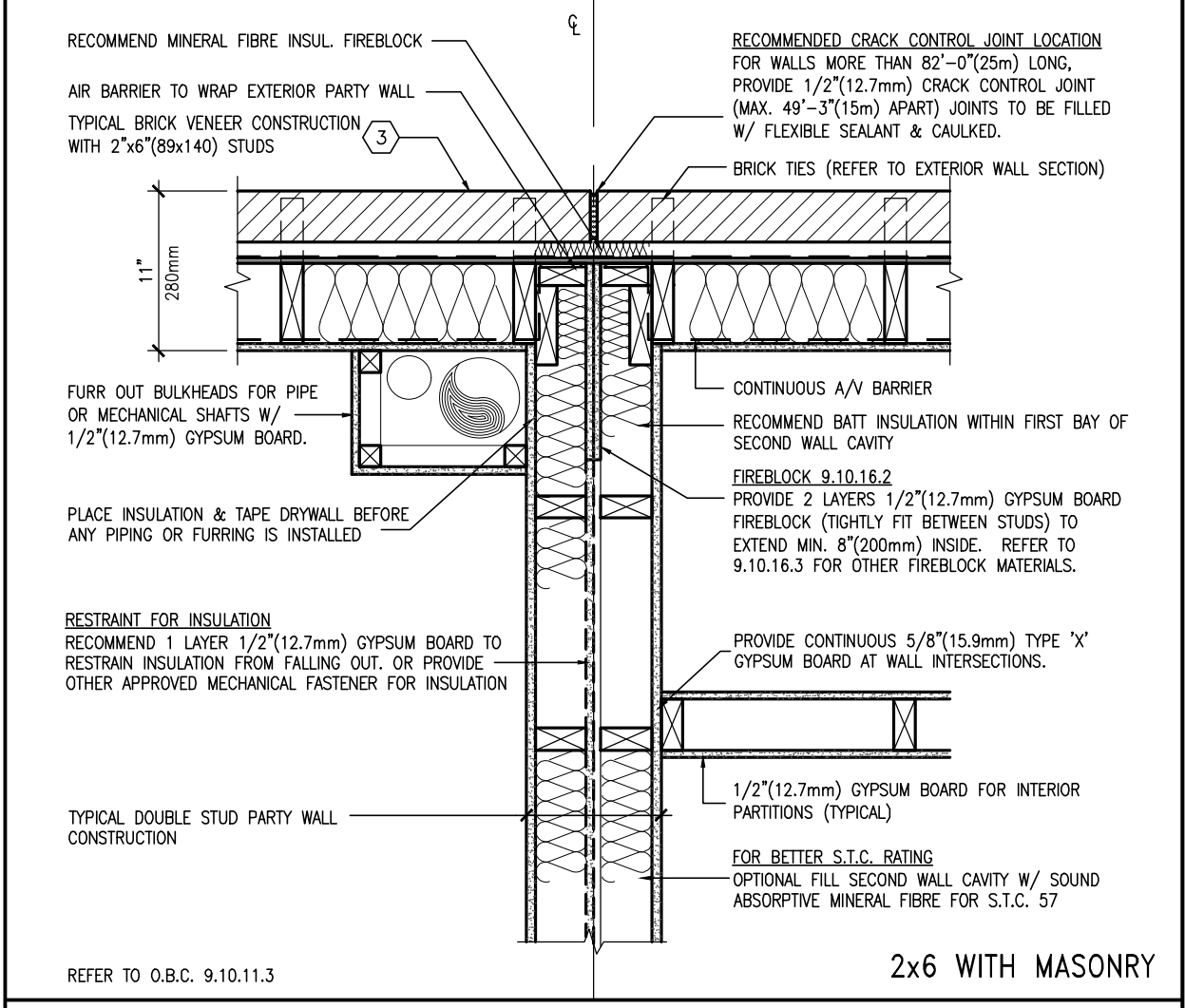
file name: **13049-DETAIL**

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W7b CRACK CONTROL JOINT AT CHANGE IN POUR
D9 SCALE: 1"=1'-0"



W9a FLUSH PAIRING OF DOUBLE STUD PARTY WALL
D9 SCALE: 1"=1'-0" PLAN VIEW

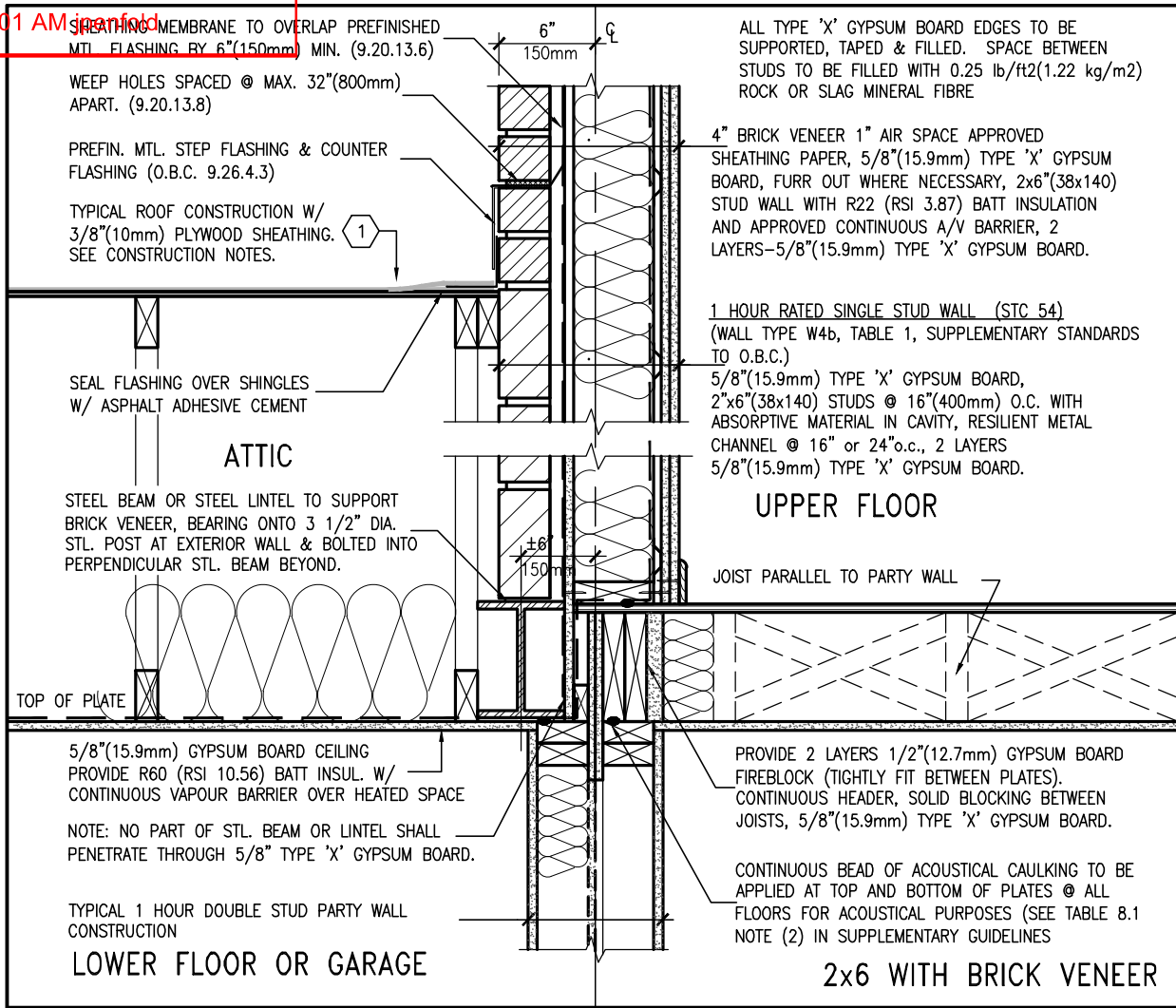


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8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591 name registration information VA3 Design Inc. 42658 BCIN				
6	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding 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	details file name 13049-DETAIL drawing no. D9	
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no.	description	date	by				

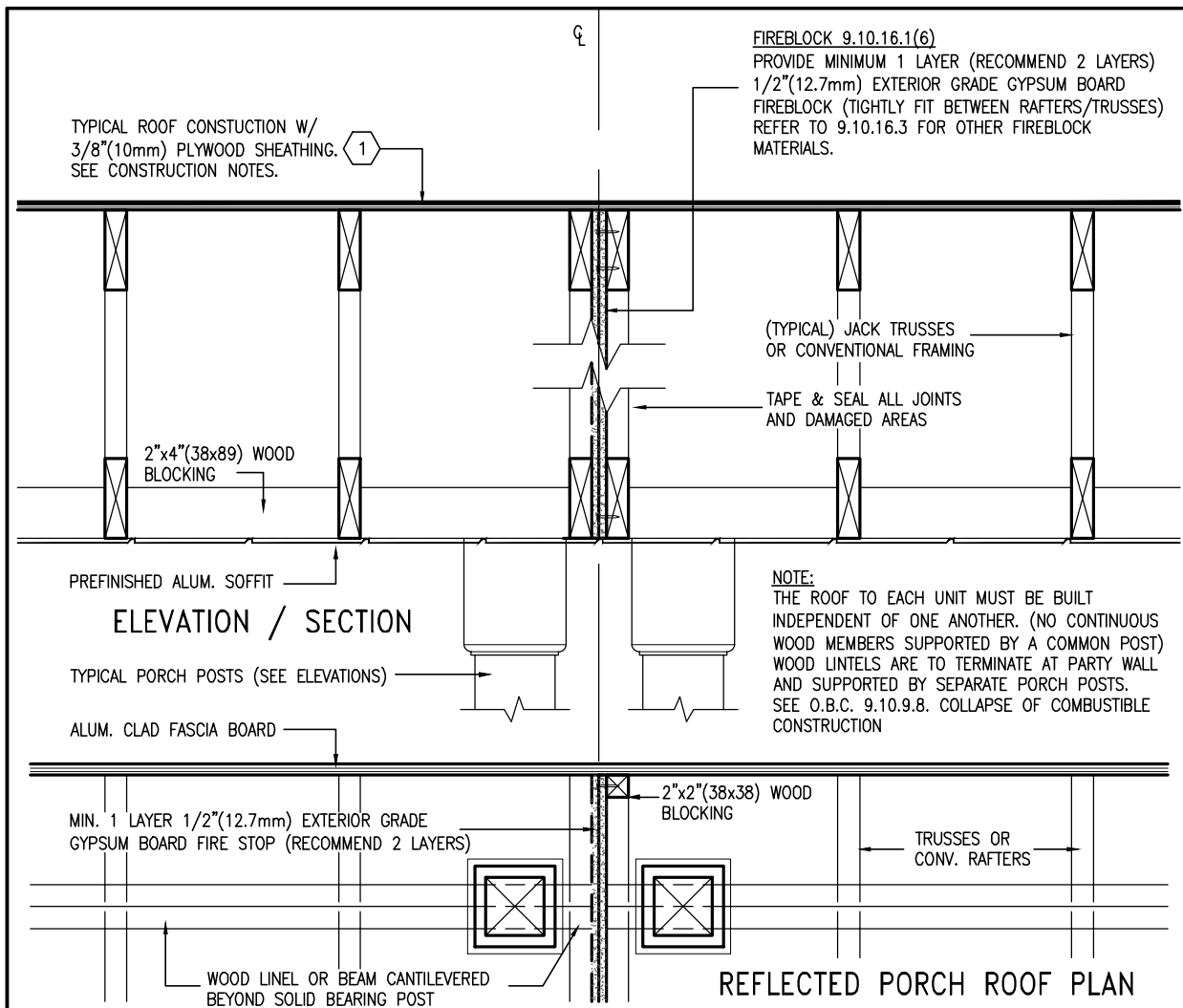
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W13 1 HOUR PARTY WALL BETWEEN ROOF & LIVING
D10 SPACE W/ BRICK VENEER SCALE: 1"=1'-0"

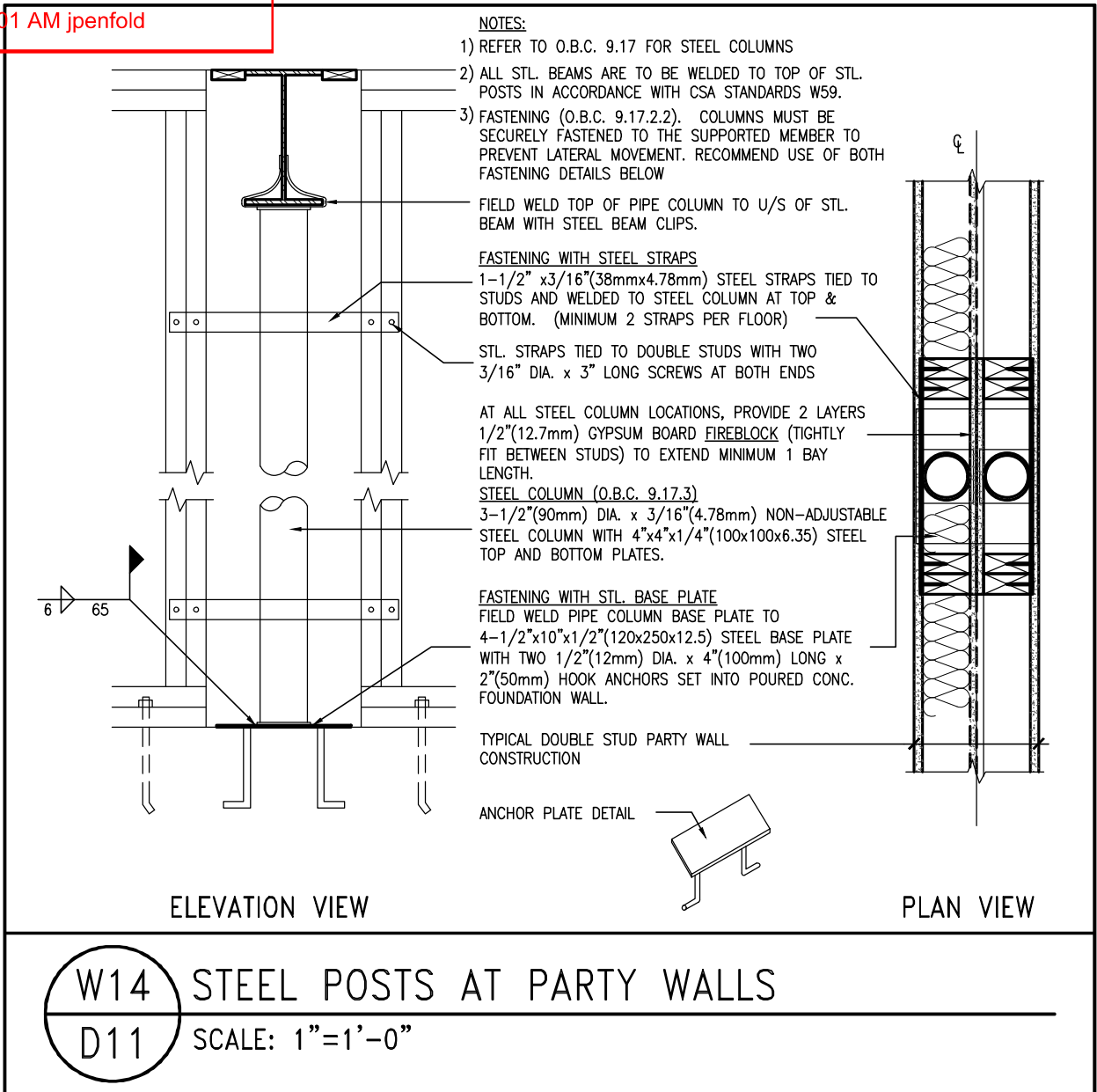


FS2 FIREBLOCK BETWEEN PAIRED PORCHES AT
D10 PARTY WALL LOCATION SCALE: 1"=1'-0"

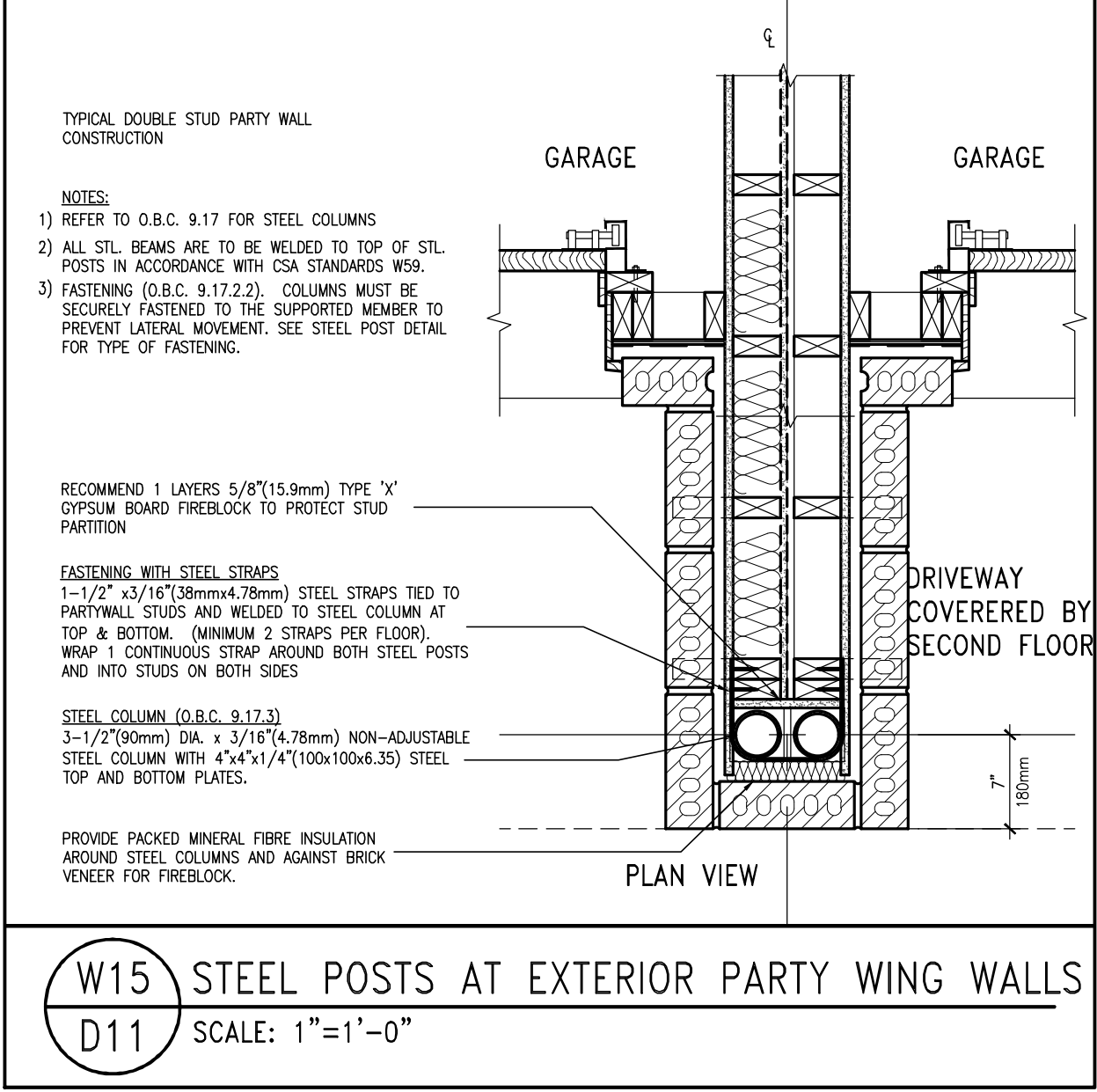


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8	.	.	qualification information					
7	.	.	Wellington Jno-Baptiste 25591 name registration information VA3 Design Inc. 42658					
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W14 STEEL POSTS AT PARTY WALLS
D11 SCALE: 1"=1'-0"



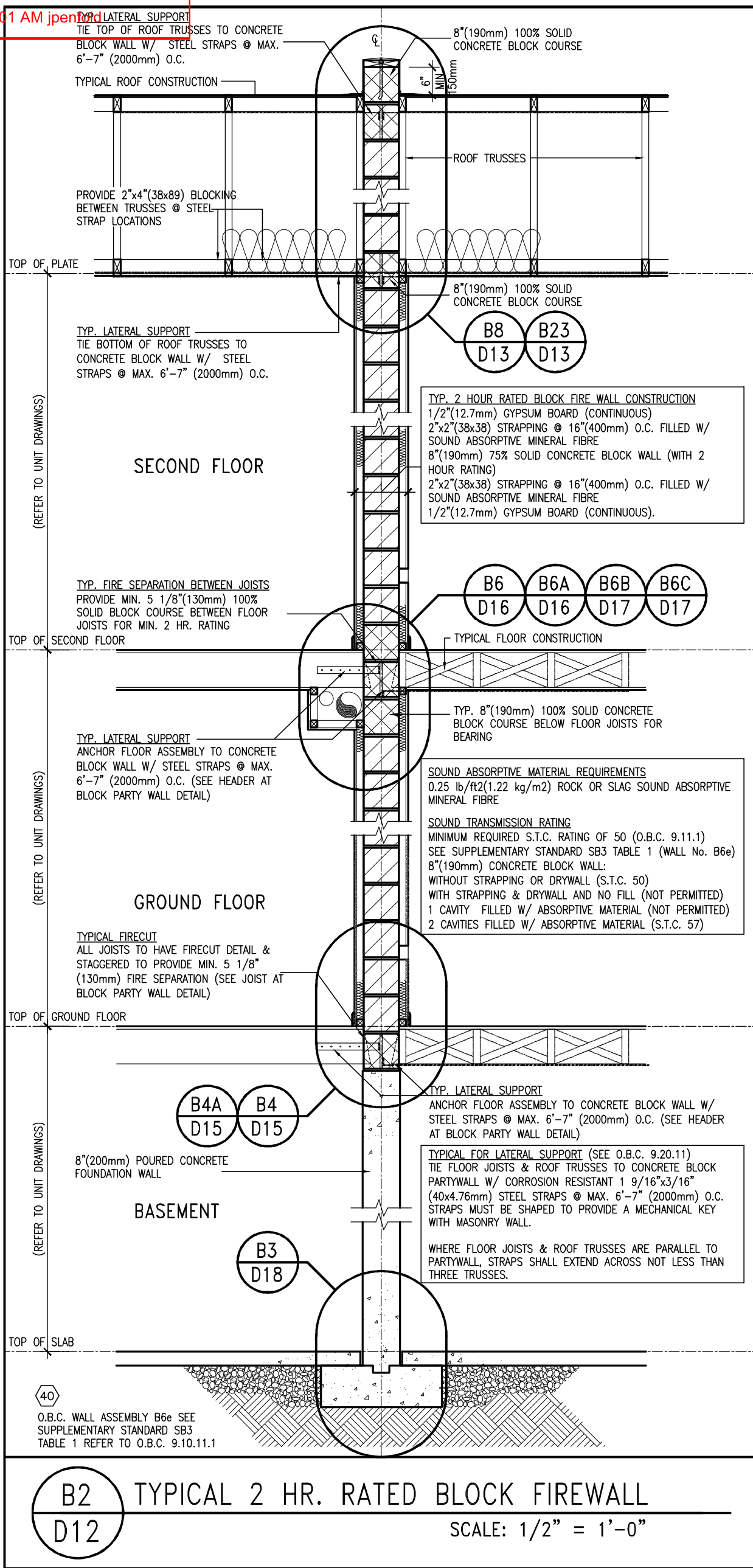
W15 STEEL POSTS AT EXTERIOR PARTY WING WALLS
D11 SCALE: 1"=1'-0"



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8	.	.	qualification information					
7	.	.	Wellington Jno-Baptiste 25591 name registration information VA3 Design Inc. 42658 BCIN signature					
6	.	.	.	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.	details file name 13049-DETAIL			
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 registration information
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BAYVIEW WELLINGTON

project name: **ALCONA** municipality: **INNISFIL, ON** project no.: **13049**

date: **APRIL 2018** checked by: **VA3** scale: **3/16" = 1'-0"**

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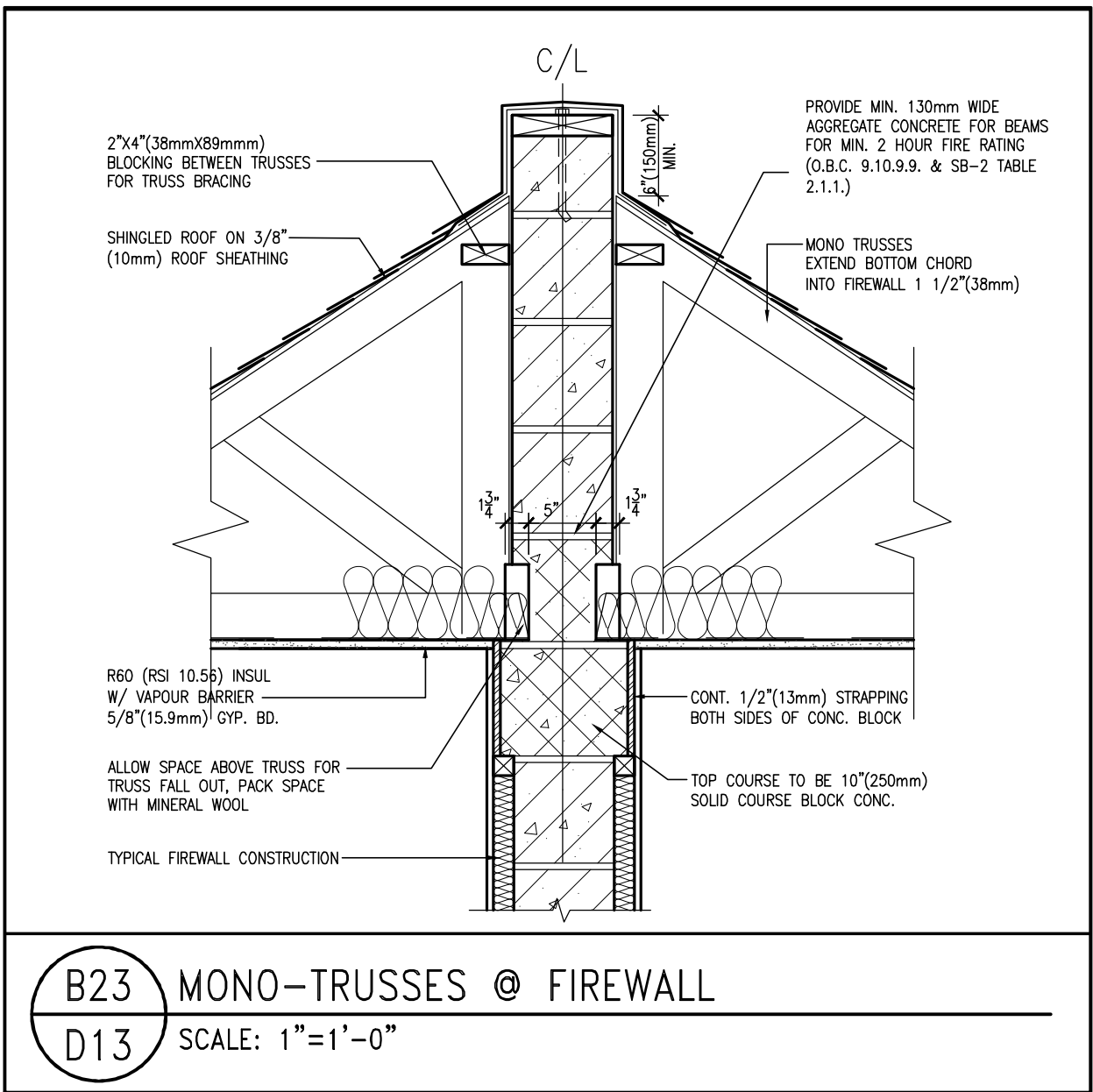
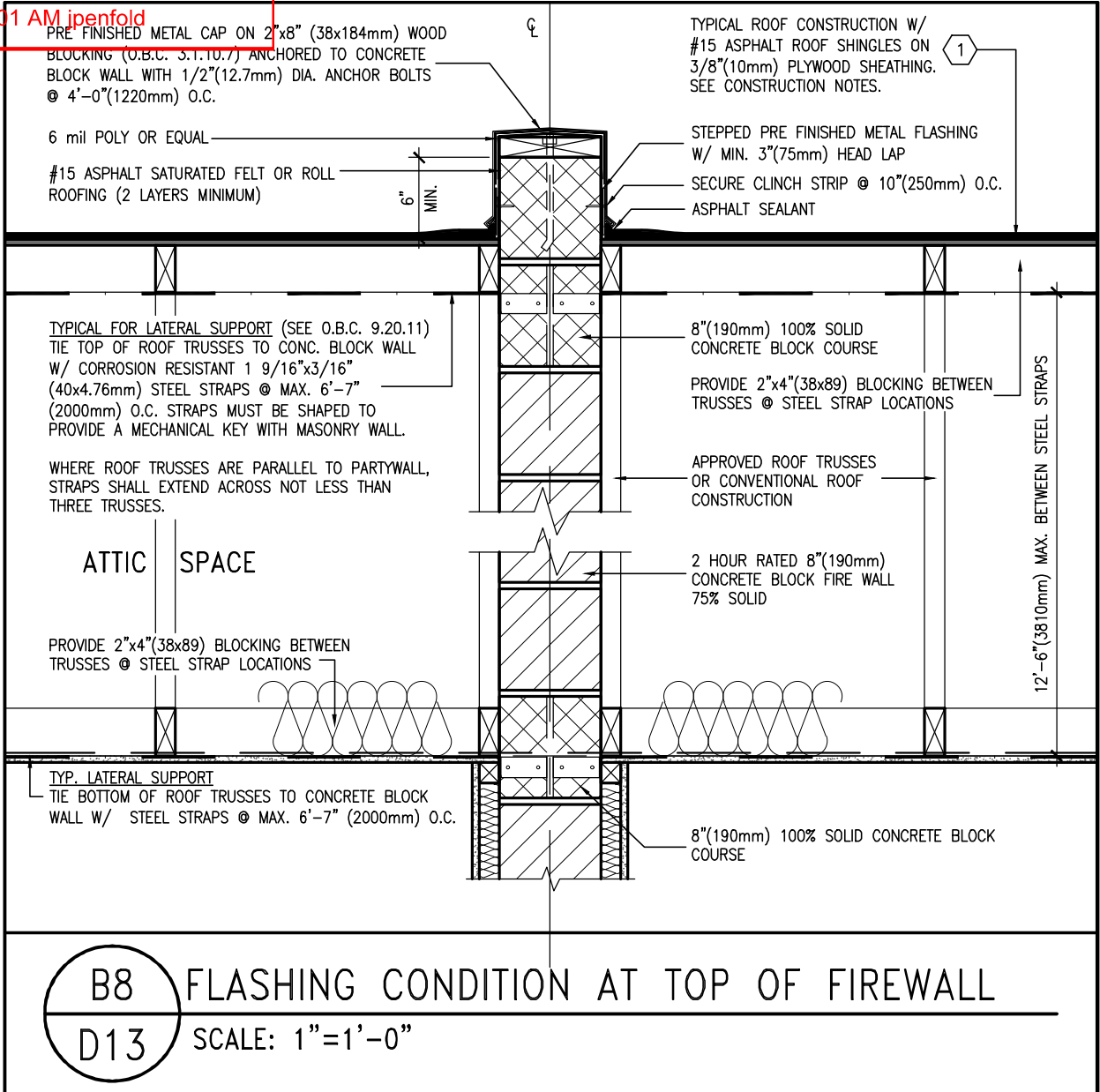
DETAILS

drawing no.: **D12**

file name: **13049-DETAIL**

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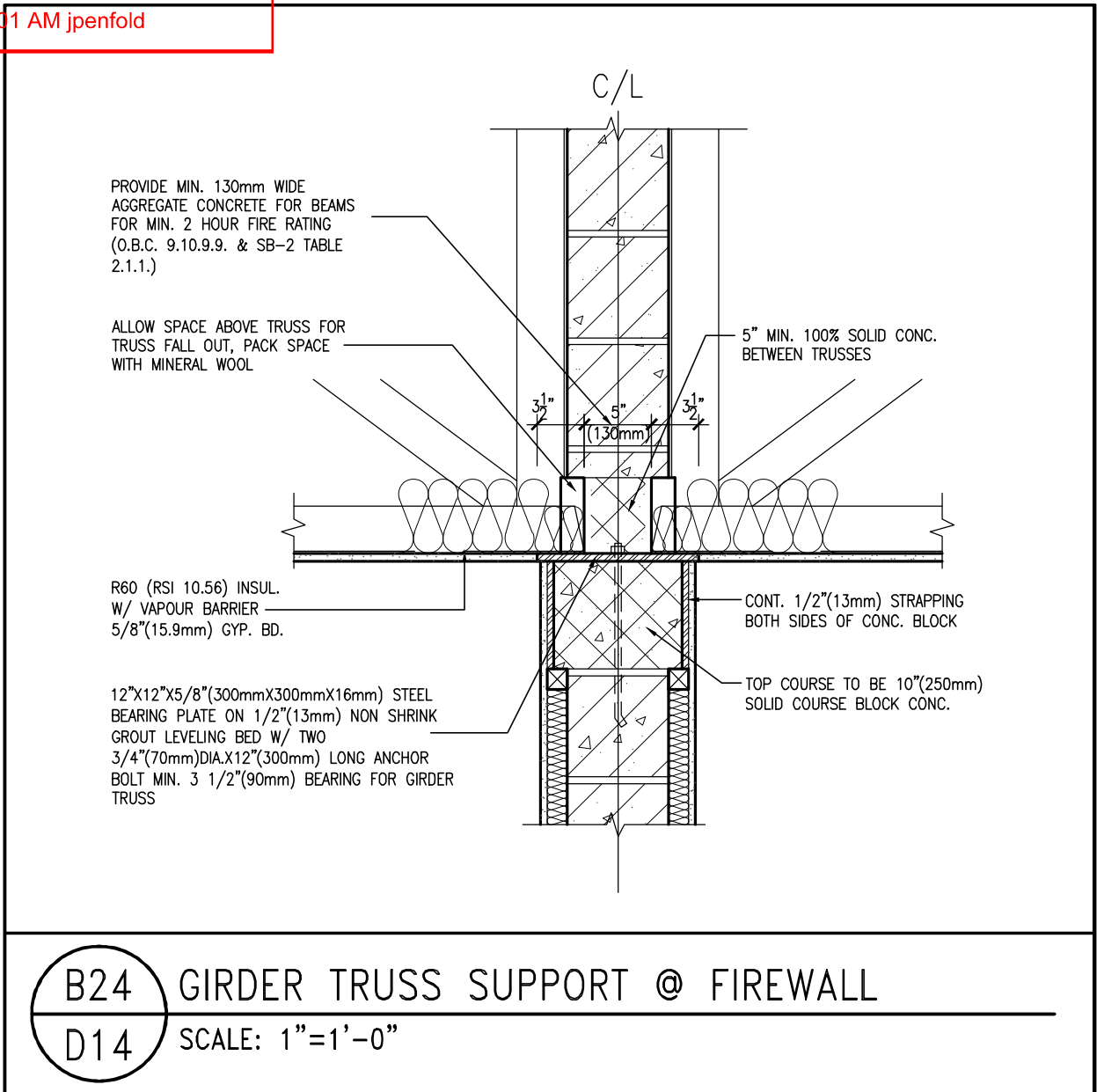


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8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591				
6	.	.	name	BCIN			
5	.	.	registration information	42658			
4	.	.	VA3 Design Inc.				
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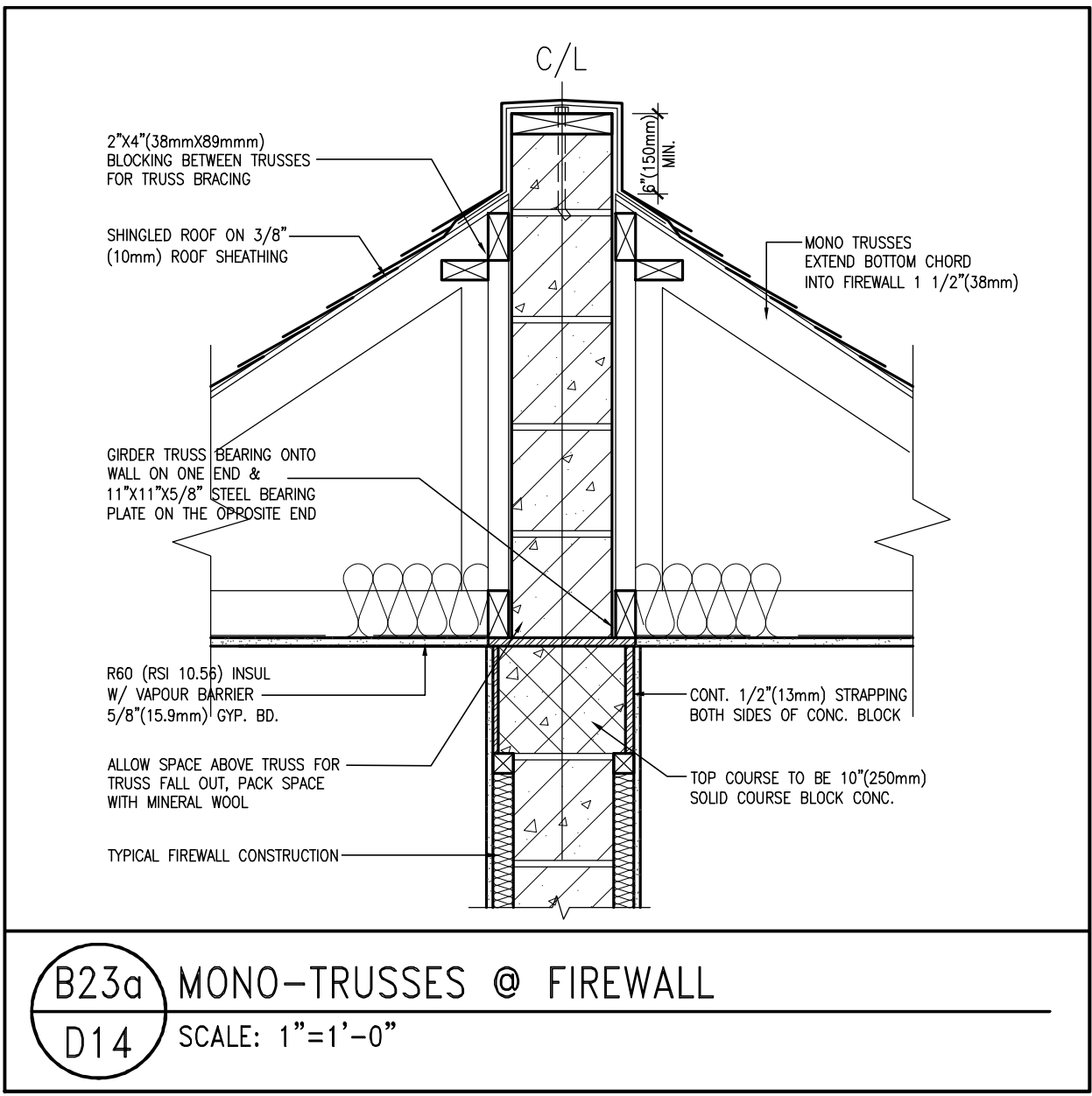
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B24 GIRDER TRUSS SUPPORT @ FIREWALL
D14 SCALE: 1"=1'-0"



B23a MONO-TRUSSES @ FIREWALL
D14 SCALE: 1"=1'-0"

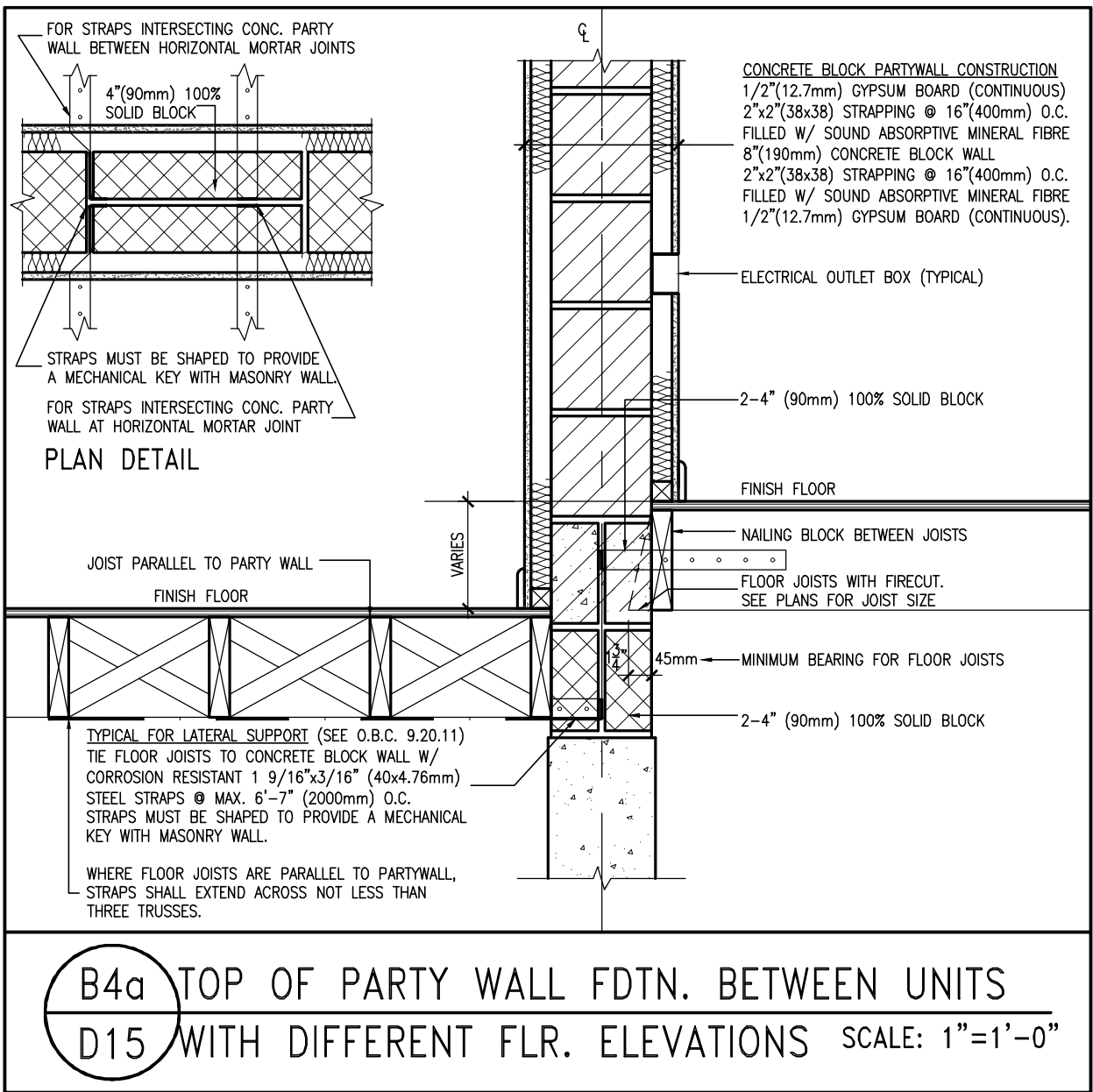
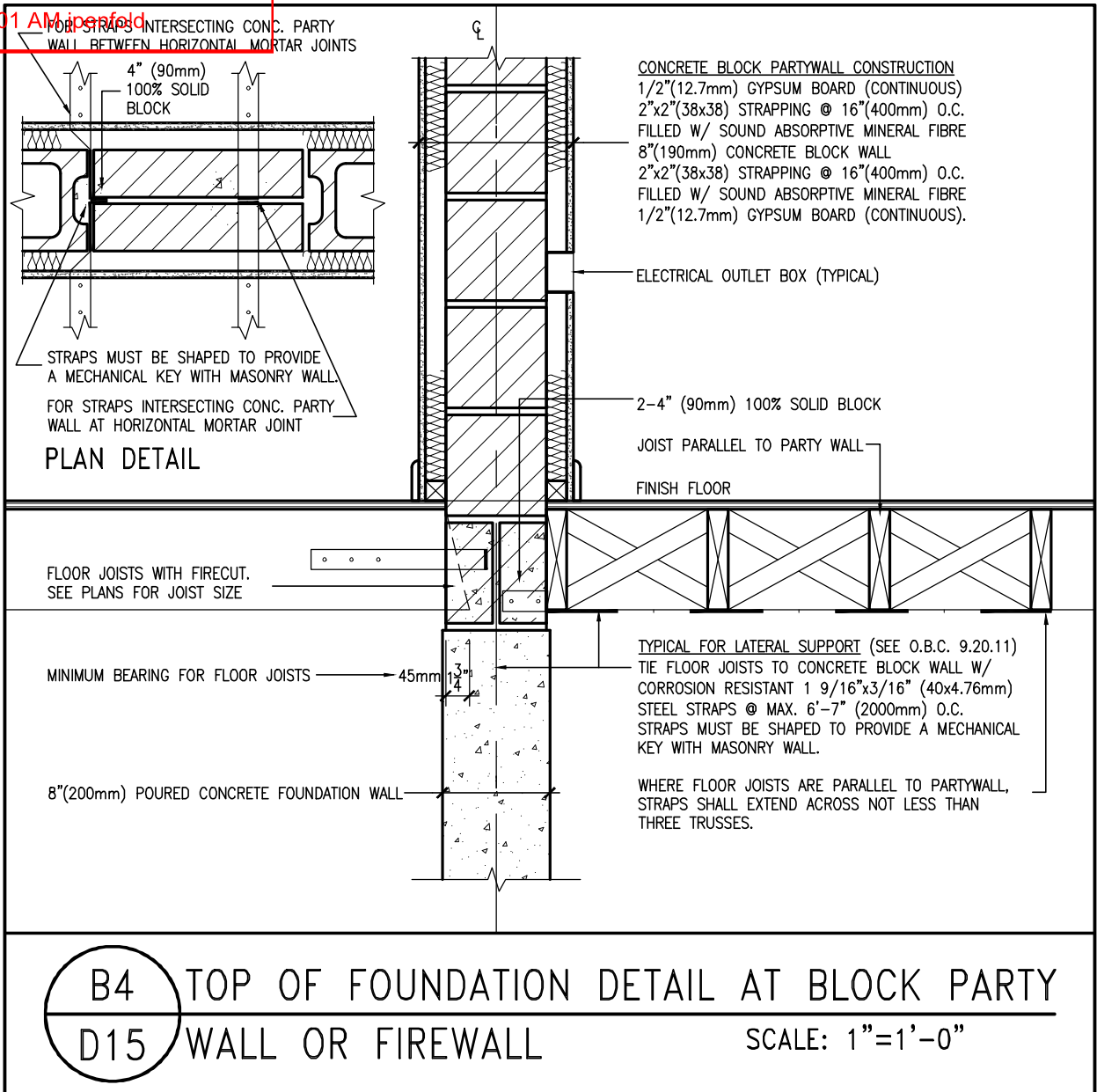


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8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591				
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5	.	.	VA3 Design Inc. 42658				
4	.	.	signature				
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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3				
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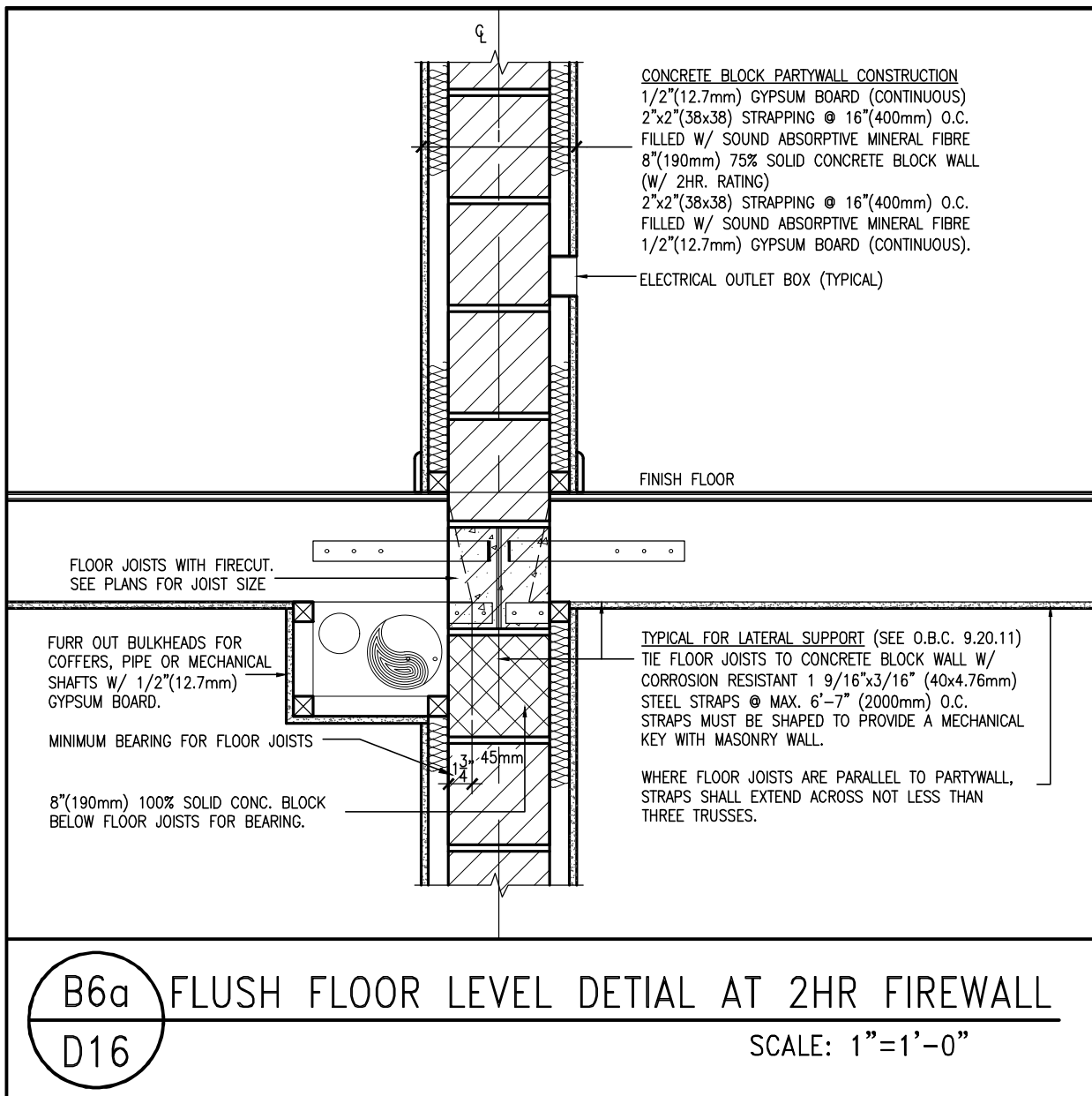
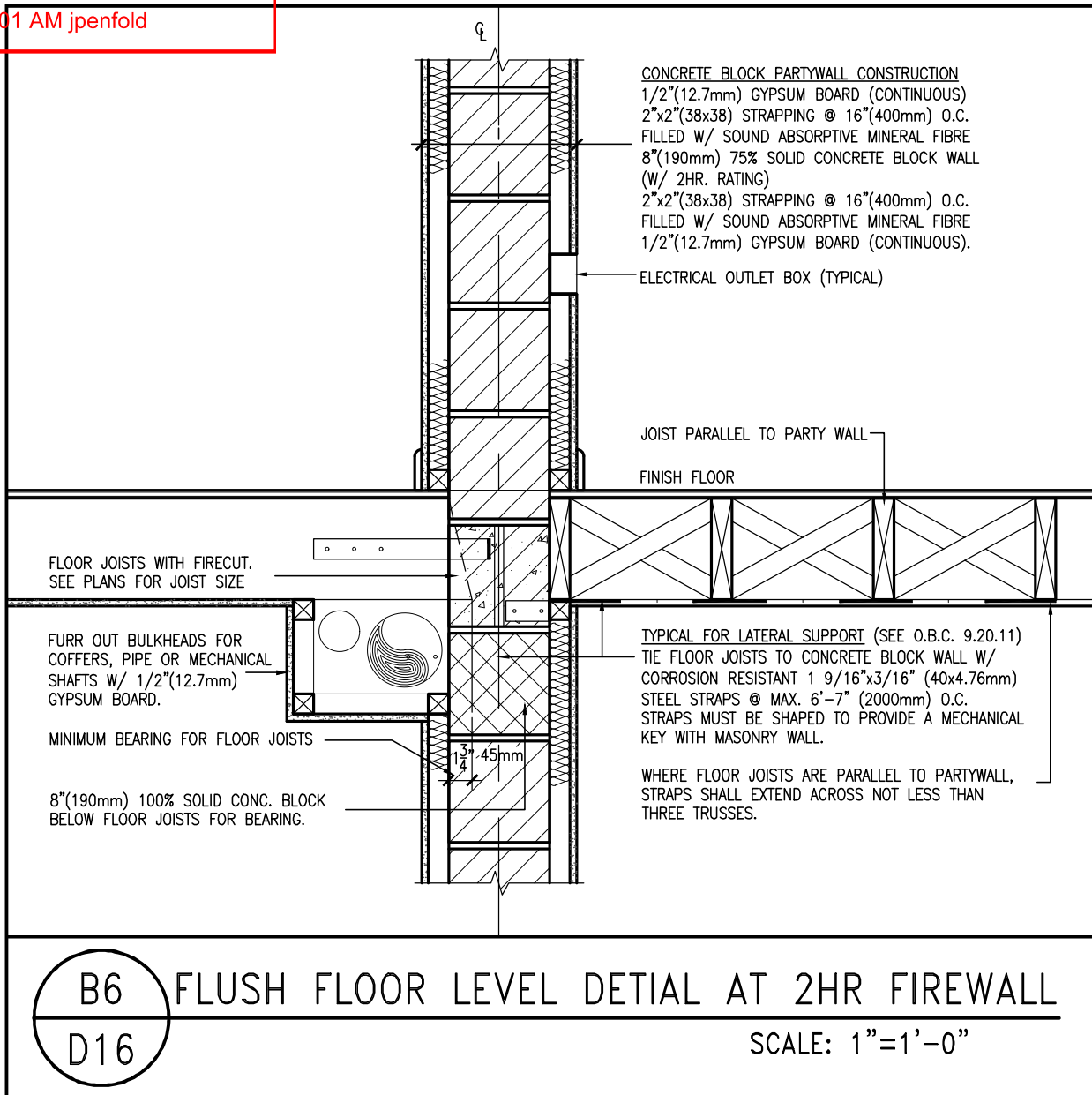
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8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591 name BCIN registration information VA3 Design Inc. 42658 signature				
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BAYVIEW WELLINGTON

project name **ALCONA** municipality **INNISFIL, ON** project no. **13049**

date **APRIL 2018** checked by **VA3** scale **3/16" = 1'-0"**

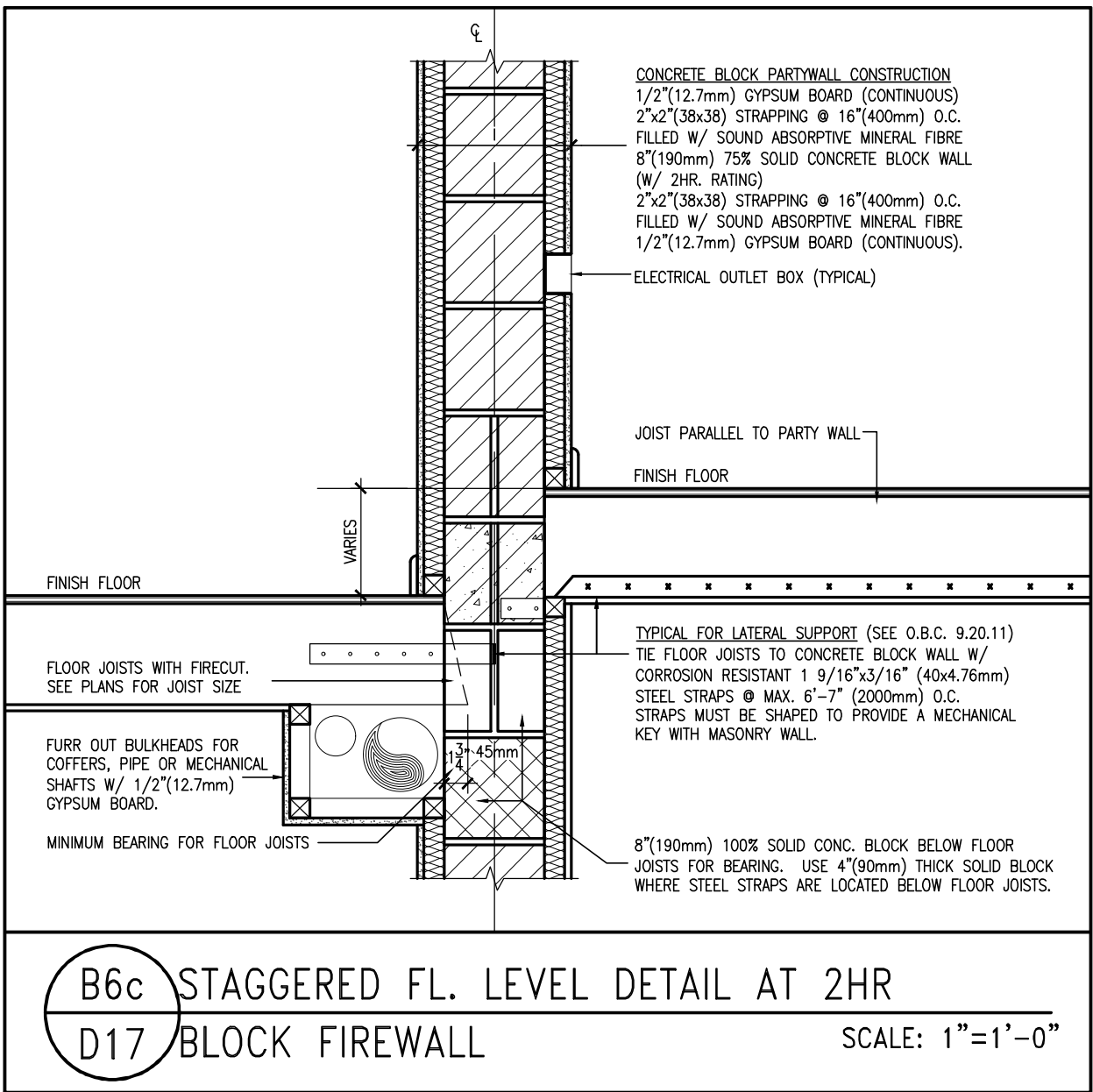
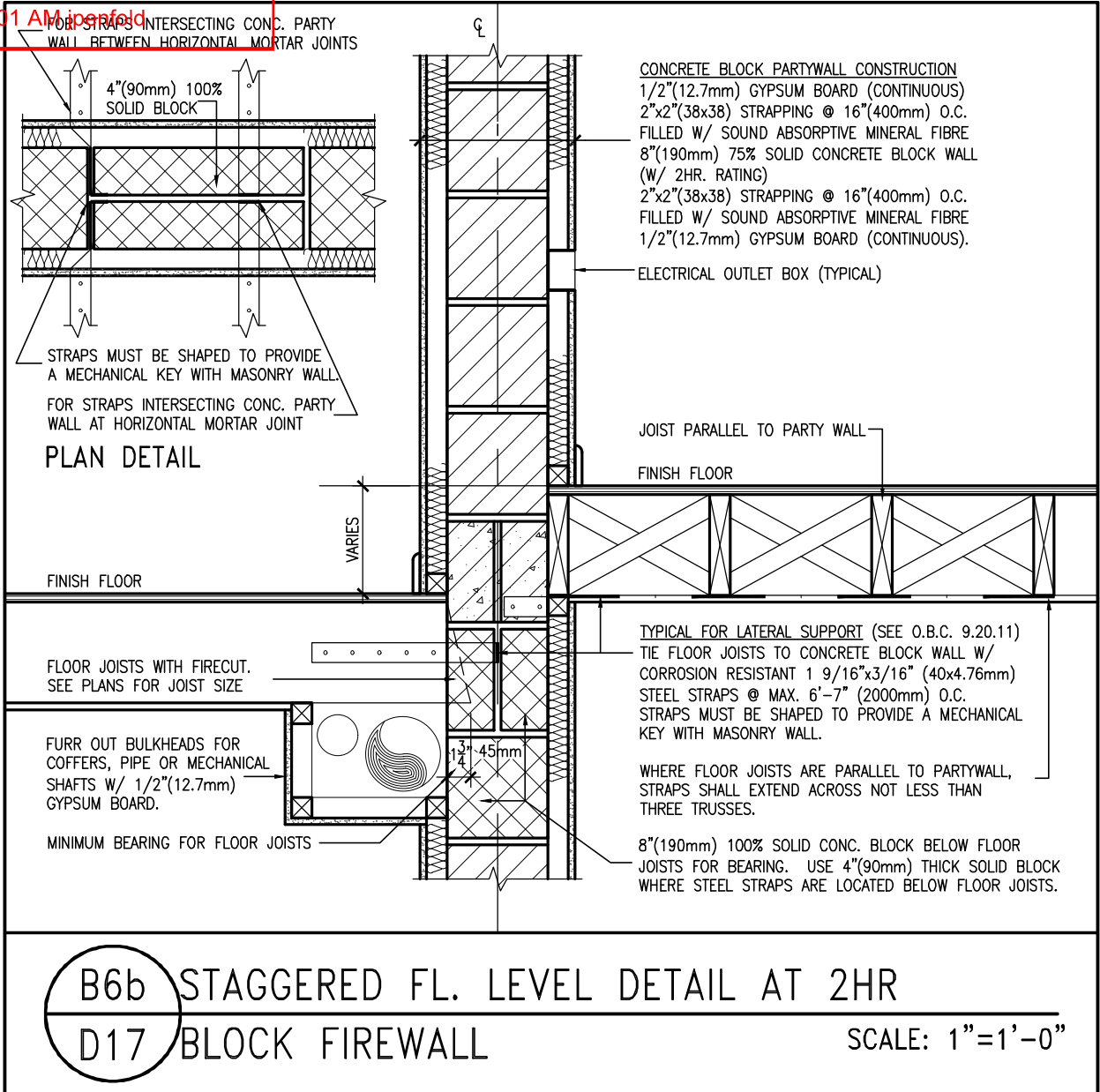
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drawing no. **D16**

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project name: **ALCONA** municipality: **INNISFIL, ON** project no.: **13049**

date: **APRIL 2018** checked by: **VA3** scale: **3/16" = 1'-0"**

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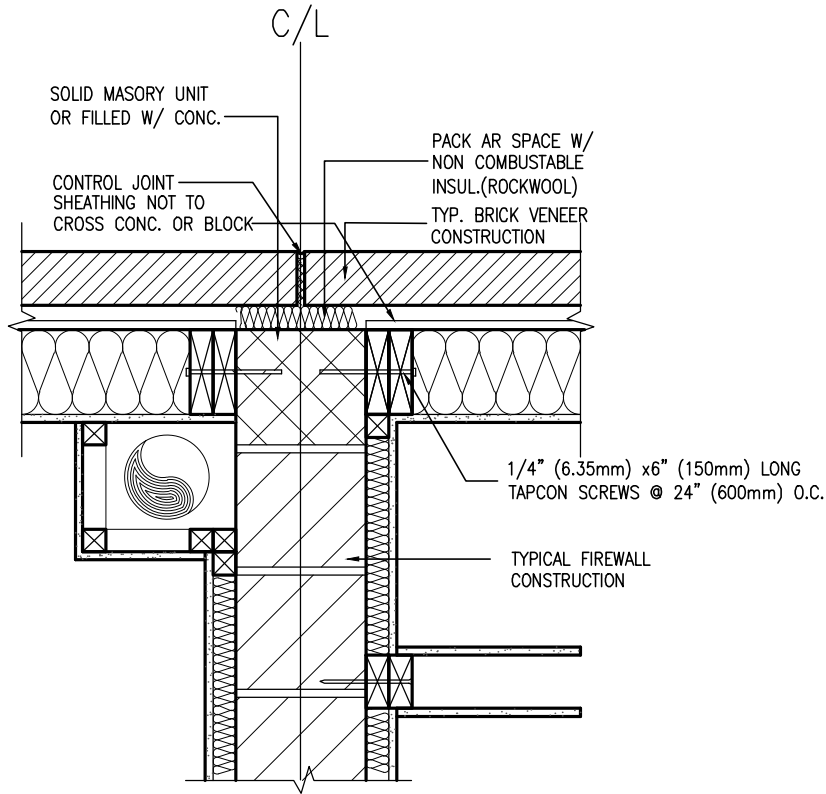
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drawing no.: **D17**

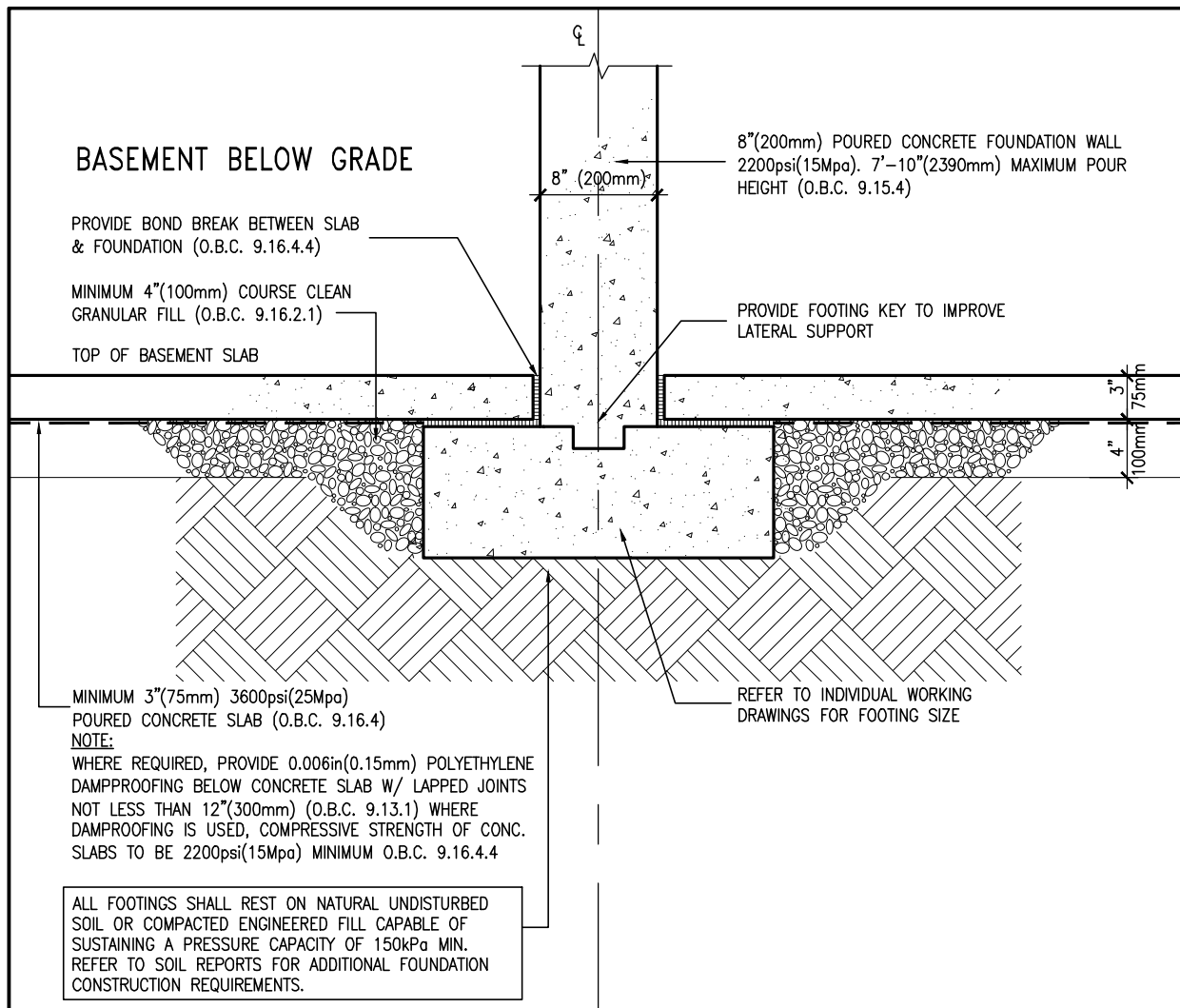
file name: **13049-DETAIL**

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B16A FIREWALL @ EXTERIOR BRICK WALL
D18 SCALE: 1"=1'-0"



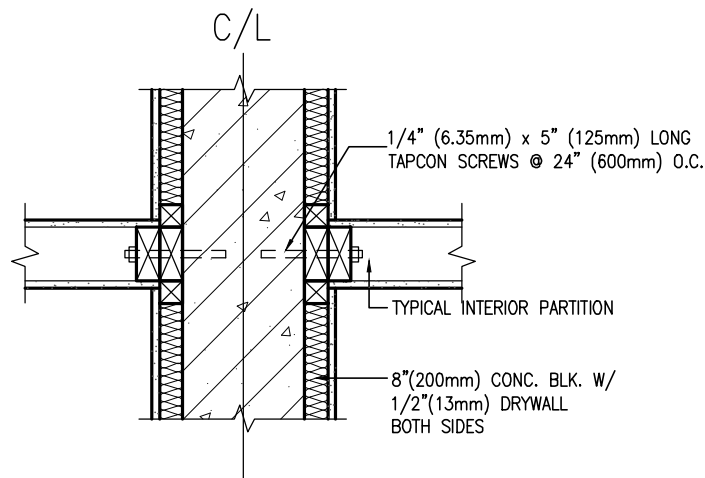
B3 BLOCK FIREWALL FOOTING
D18 SCALE: 1"=1'-0"



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8	.	.	qualification information	<p>Wellington Jno-Baptiste 25591</p>				<p>project name ALCONA</p>	<p>project no. 13049</p>
7	.	.	name registration information	<p>VA3 Design Inc. 42658</p>				<p>date APRIL 2018</p>	<p>checked by VA3</p>
6	.	.	.	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.	<p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>municipality INNISFIL, ON</p>	<p>drawing no. D18</p>		
5	.	.	.			<p>file name 13049-DETAIL</p>			
4	.	.	.			<p>checked by VA3</p>			
3	.	.	.			<p>scale 3/16" = 1'-0"</p>			
2	.	.	.			<p>date APRIL 2018</p>			
1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3			<p>checked by VA3</p>			
no.	description	date	by			<p>checked by VA3</p>			

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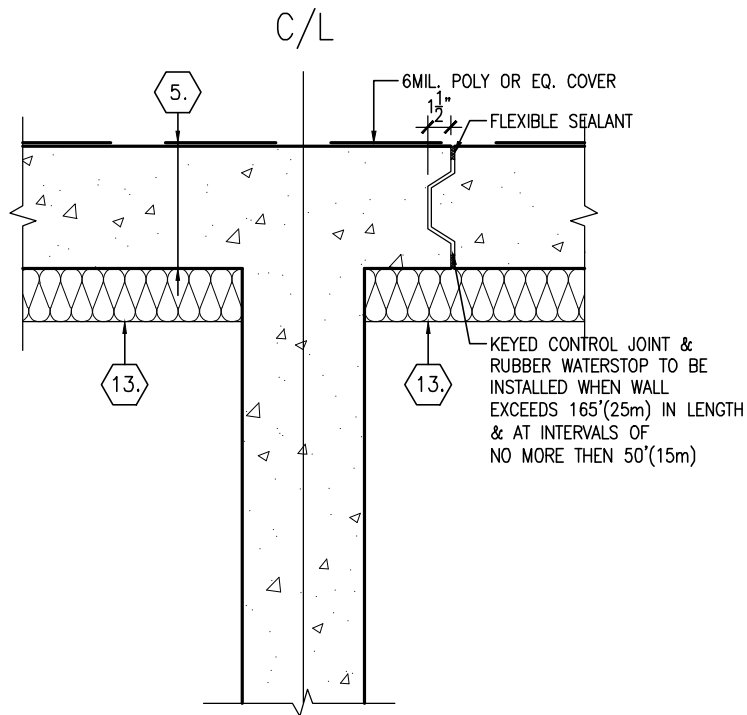
PLAN DETAIL

B19 INTERIOR PARTITION @ PARTYWALL/ FIREWALL
D19 SCALE: 1"=1'-0"

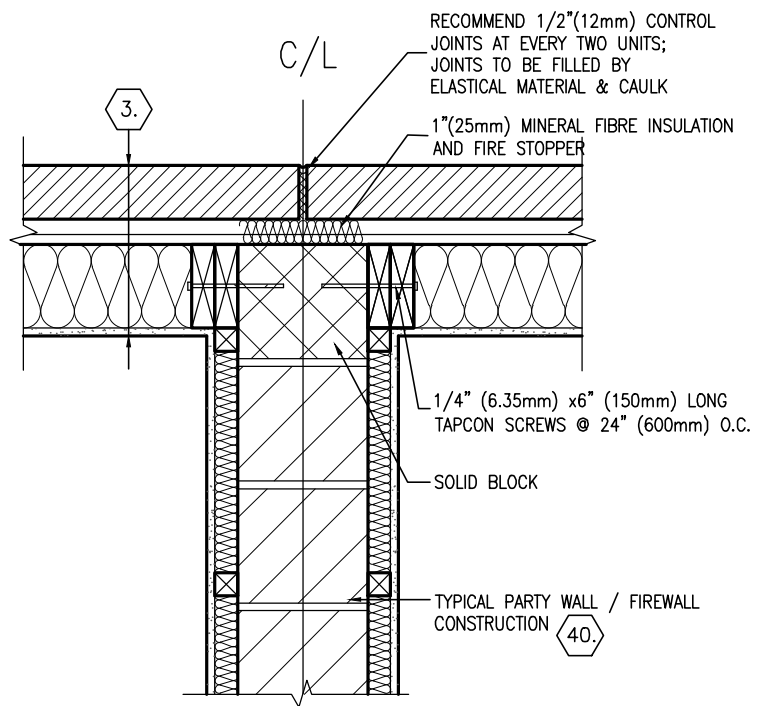


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name ALCONA date APRIL 2018 drawn by VA3 checked by - scale 3/16" = 1'-0"	DETAILS - municipality INNISFIL, ON project no. 13049 drawing no. D19
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591				
6	.	.	name				
5	.	.	signature				
4	.	.	BCIN				
3	.	.	42658				
2	.	.	.	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.	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-OBC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:14 PM		
1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3				
no.	description	date	by				

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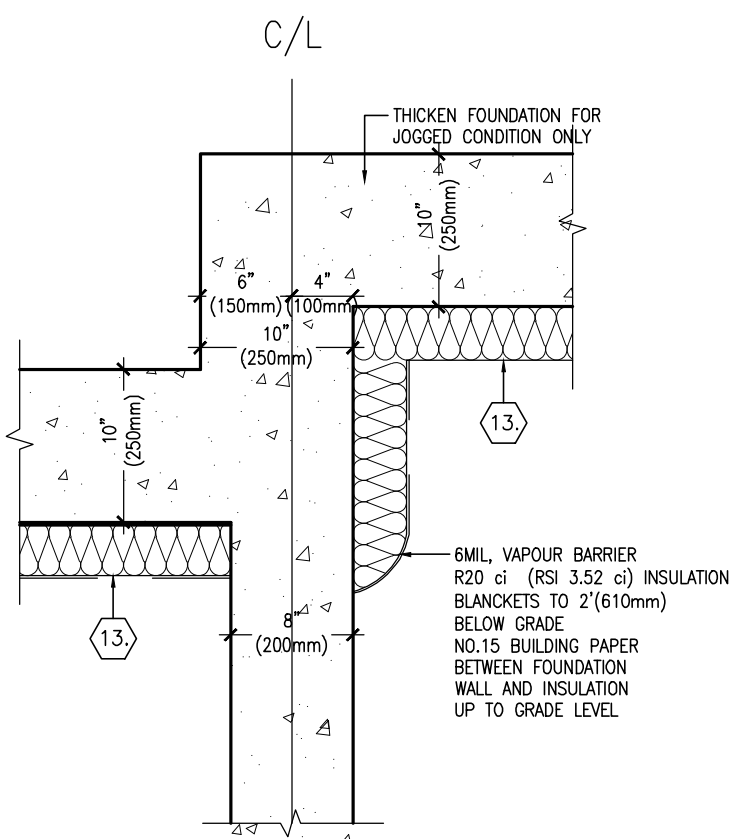


FOUNDATION WALL

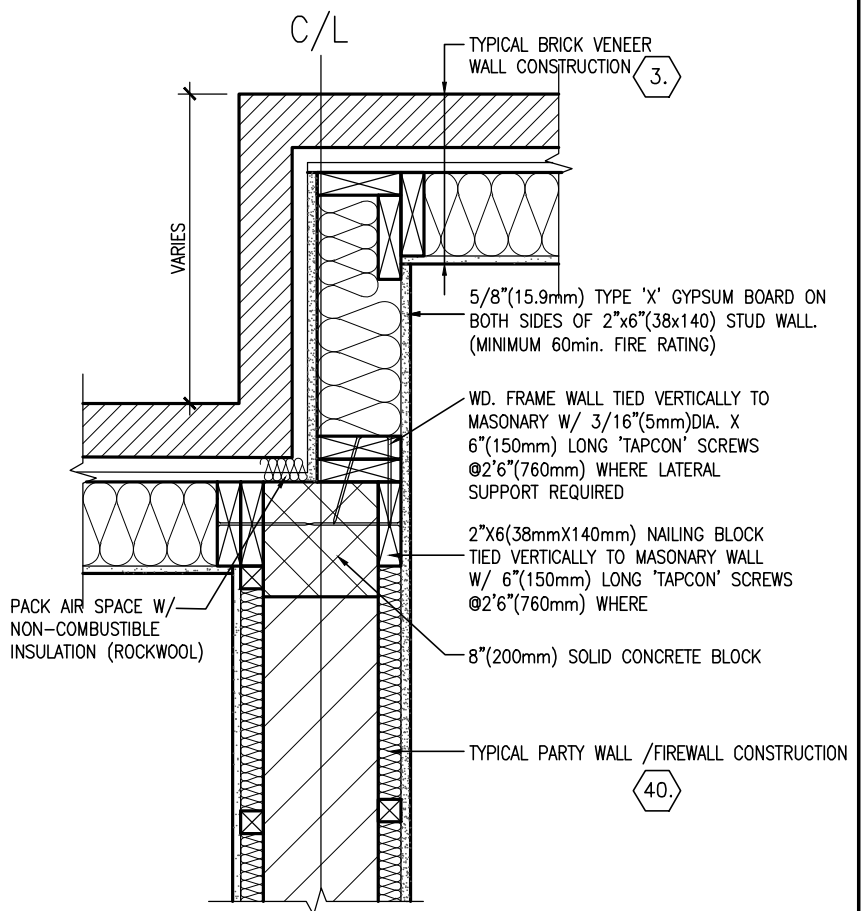


BRICK VENEER CONSTRUCTION

B17 STRAIGHT UNITS WALL DETAIL (PLAN)
D20 SCALE: 1"=1'-0"



FOUNDATION WALL



BRICK VENEER CONSTRUCTION

B18 STAGGERED UNIT WALL DETAIL AT PARTYWALL / FIREWALL (PLAN)
D20 SCALE: 1"=1'-0"

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no.	description	date	by

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qualification information
Wellington Jno-Baptiste 25591
 name registration information BCIN
VA3 Design Inc. 42658
 signature

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.

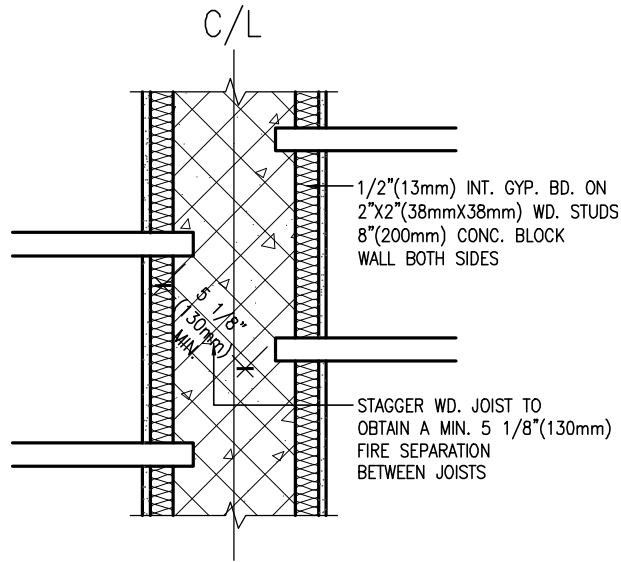
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BAYVIEW WELLINGTON		DETAILS	
project name ALCONA	municipality INNISFIL, ON	project no. 13049	drawing no. D20
date APRIL 2018	checked by VA3	scale 3/16" = 1'-0"	file name 13049-DETAIL
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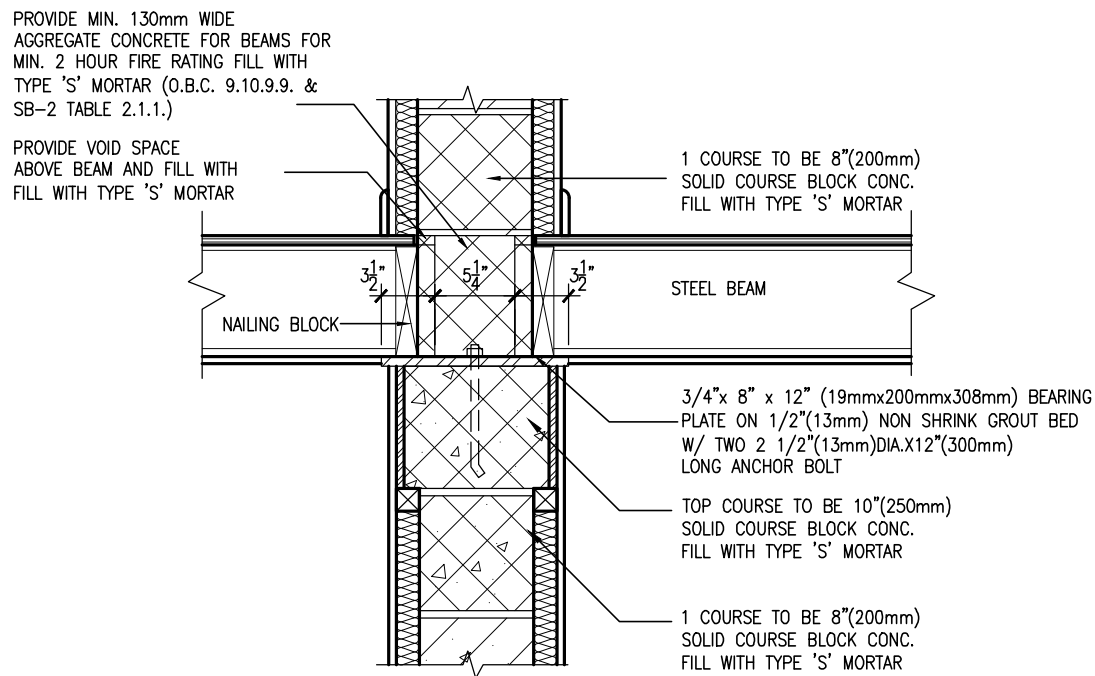
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PLAN DETAIL

B20 JOISTS @ FIREWALL
D21 SCALE: 1"=1'-0"

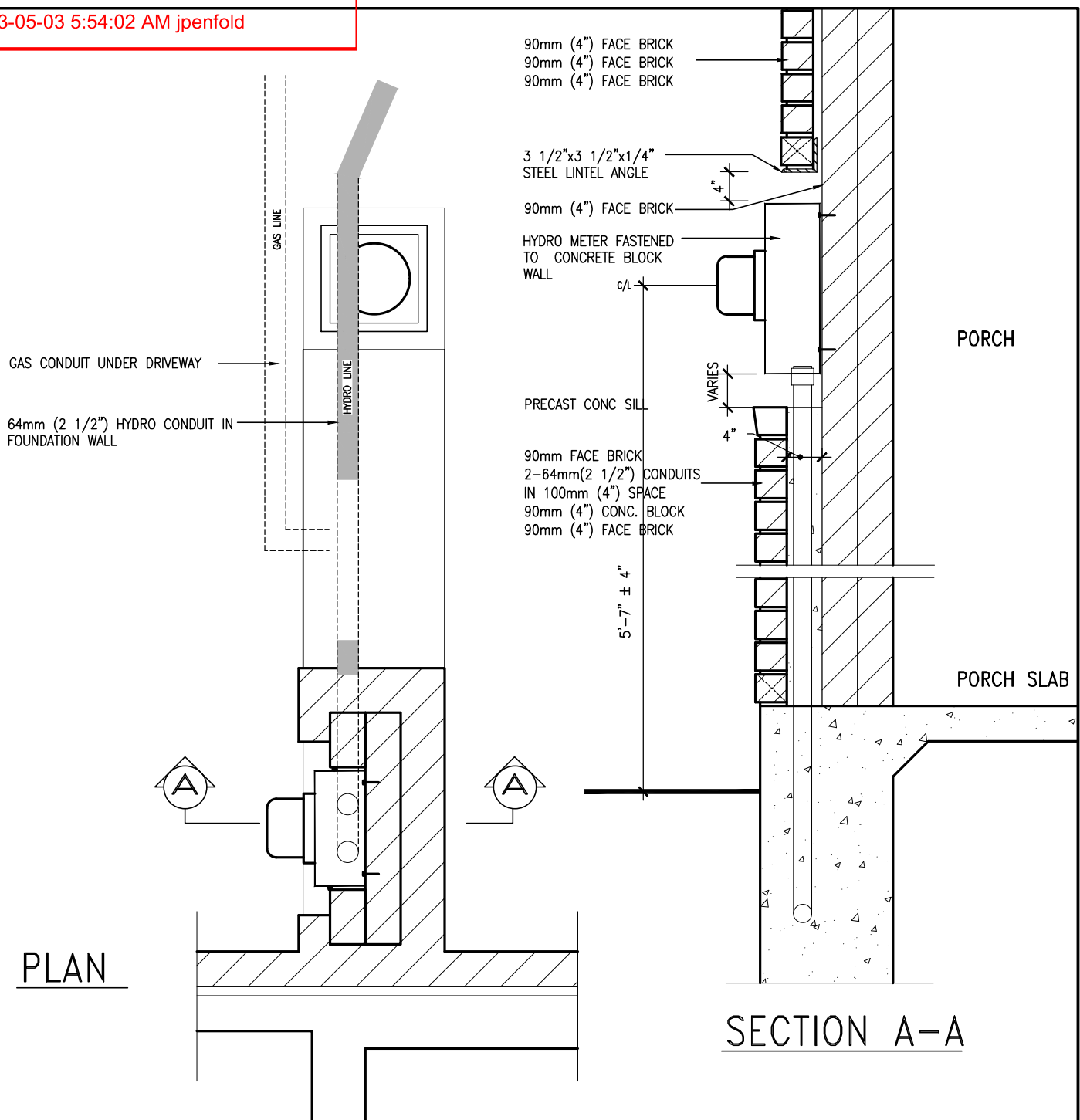


B21 STEEL BEAM SUPPORT AT FIREWALL
D21 SCALE: 1"=1'-0"



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.		BAYVIEW WELLINGTON project name ALCONA municipality INNISFIL, ON	DETAILS - project no. 13049
8	.	.	qualification information				
7	.	.	.	Wellington Jno-Baptiste 25591	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	date APRIL 2018 drawn by VA3	checked by - scale 3/16" = 1'-0"
6	.	.	.	name Wellington Jno-Baptiste registration information VA3 Design Inc. 42658			
5	.	.	.	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.	details file name 13049-DETAIL	drawing no. D21	
4	.	.	.	1 ISSUE FOR CLIENT REVIEW			
3	.	.	.	APR 10-18 VA3	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-0BC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:14 PM		
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1	no.	description	date	by			

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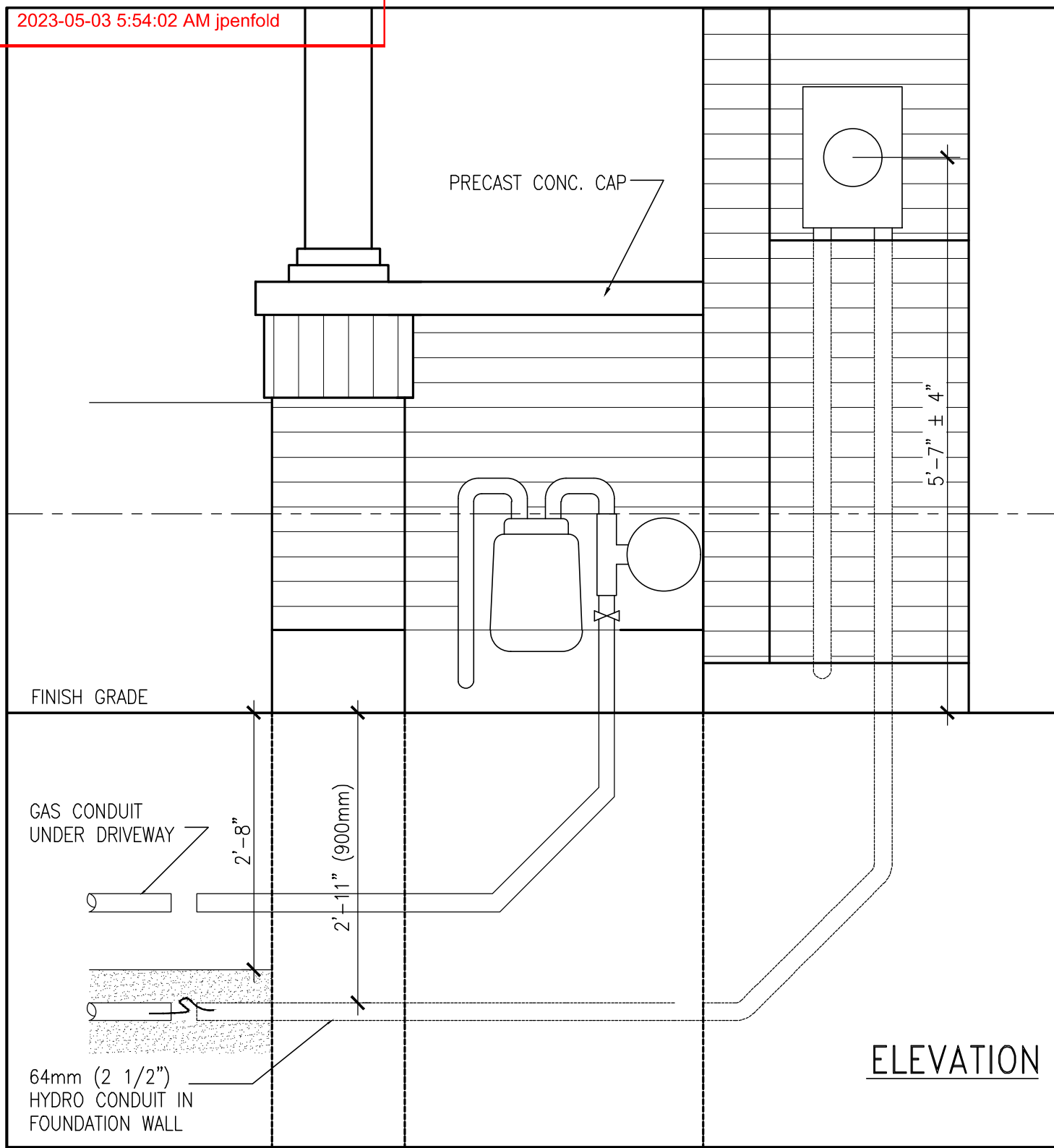
M25 RECESSED HYDRO METER DETAIL
D22 SCALE: 3/4"=1'-0"



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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		DETAILS		
8	.	.	qualification information	project name		ALCONA	municipality	INNISFIL, ON	project no.	13049
7	.	.	Wellington Jno-Baptiste 25591	name		VA3	checked by	VA3	scale	3/16" = 1'-0"
6	.	.	signature	BCIN	date	APRIL 2018	file name	13049-DETAIL	D22	
5	.	.	42658	VA3 Design Inc.	drawn by	VA3	checked by	VA3	scale	3/16" = 1'-0"
4	.	.	.	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.	checked by	VA3	scale	3/16" = 1'-0"	drawing no.	D22
3	.	.	.		checked by	VA3	scale	3/16" = 1'-0"	drawing no.	D22
2	.	.	.		checked by	VA3	scale	3/16" = 1'-0"	drawing no.	D22
1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3		checked by	VA3	scale	3/16" = 1'-0"	drawing no.	D22
no.	description	date	by		checked by	VA3	scale	3/16" = 1'-0"	drawing no.	D22

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M25A RECESSED HYDRO METER ELEVATION
D23 SCALE: 3/4"=1'-0"

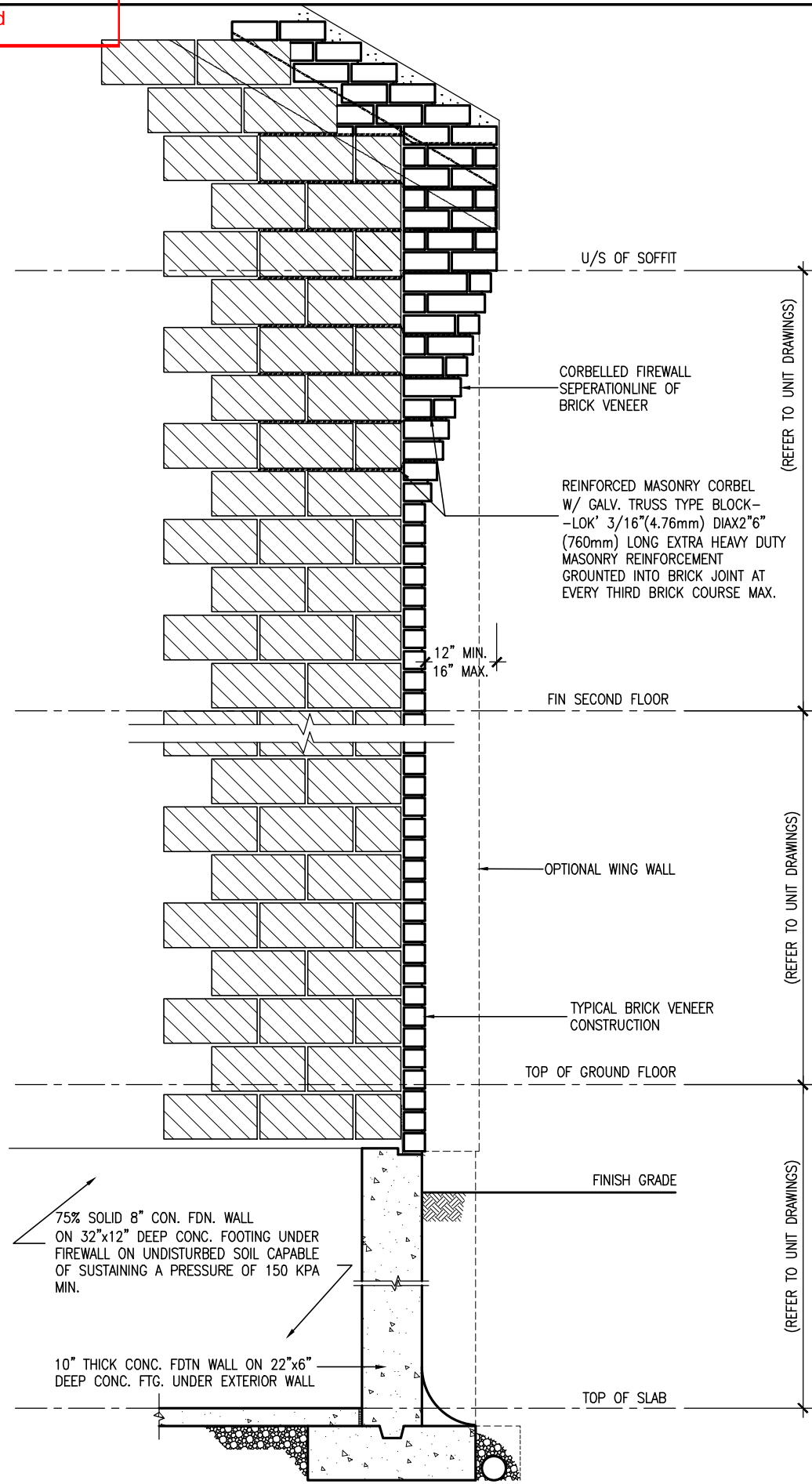


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON project name ALCONA municipality INNISFIL, ON	DETAILS project no. 13049
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	date APRIL 2018	checked by VA3	scale 3/16" = 1'-0"
6	.	.	name registration information VA3 Design Inc. 42658				
5	.	.	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.	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-DBC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:15 PM	file name 13049-DETAIL		
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FS1 SECTION THROUGH EXTERIOR CORBELLED
D24 2HR FIREWALL SCALE: 1/2" = 1'-0"

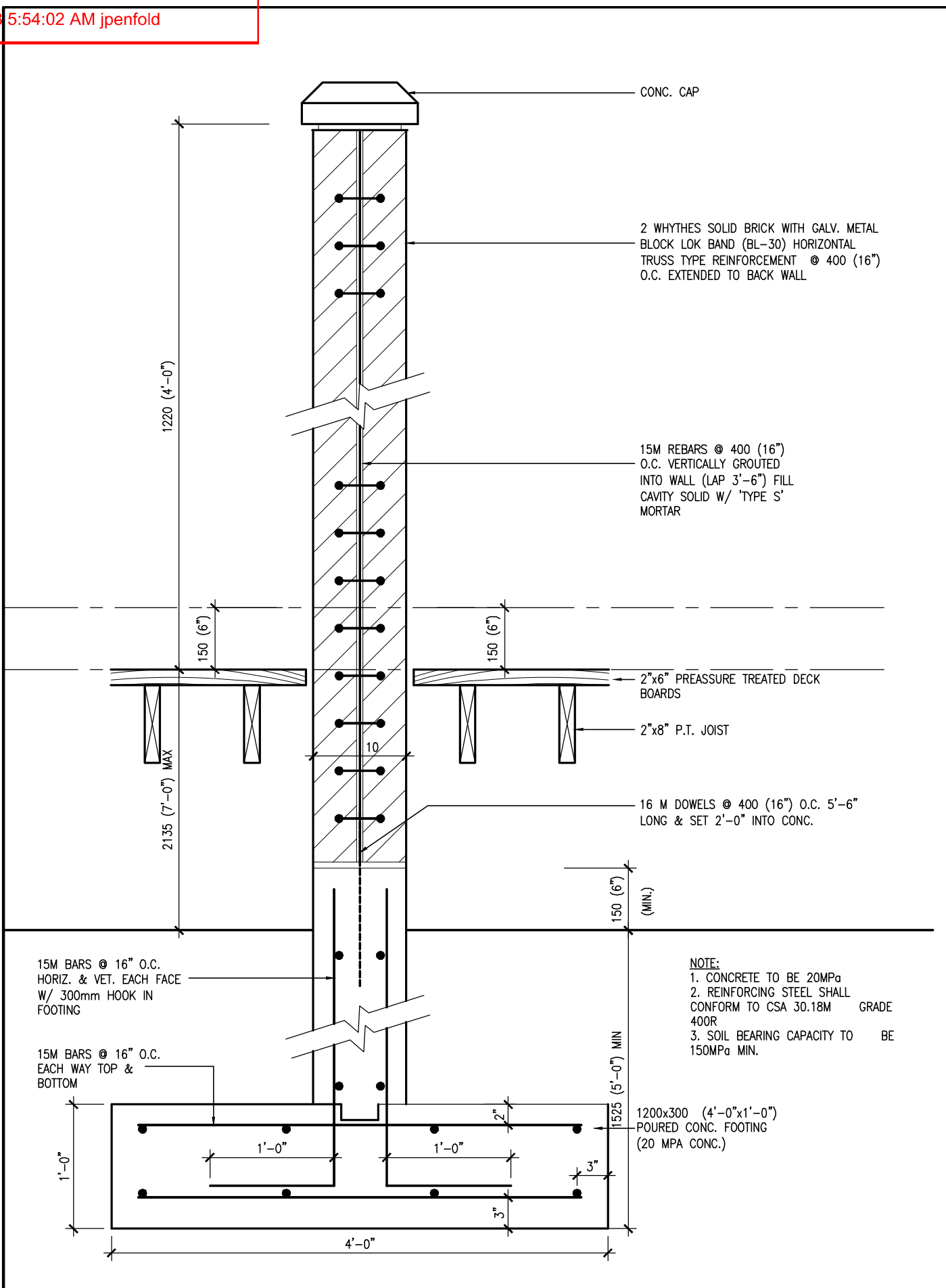


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8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591 name registration information VA3 Design Inc. 42658 signature				
6	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding 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.	details file name 13049-DETAIL		
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DE8
D25

BRICK WALL SEPARATION FOR DECKS

SCALE: 1"=1'-0"



<p>9</p> <p>8</p> <p>7</p> <p>6</p> <p>5</p> <p>4</p> <p>3</p> <p>2</p> <p>1 ISSUE FOR CLIENT REVIEW</p>		<p>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.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste 25591</p> <p>name registration information BCIN</p> <p>VA3 Design Inc. 42658</p> <p>signature</p>	<p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>project name ALCONA municipality INNISFIL, ON project no. 13049</p> <p>date APRIL 2018</p> <p>drawn by VA3 checked by scale 3/16" = 1'-0"</p>	<p>DETAILS</p> <p>file name 13049-DETAIL</p> <p>drawing no. D25</p>
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8	qualification information		
7	name	Wellington Jno-Baptiste	
6	registration information	BCN 25591	
5	signature	<i>Jno-Baptiste</i>	
4	VA3 Design Inc.	42658	
3	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	date	APR 10-18	VA3
1	no. description	ISSUE FOR CLIENT REVIEW	

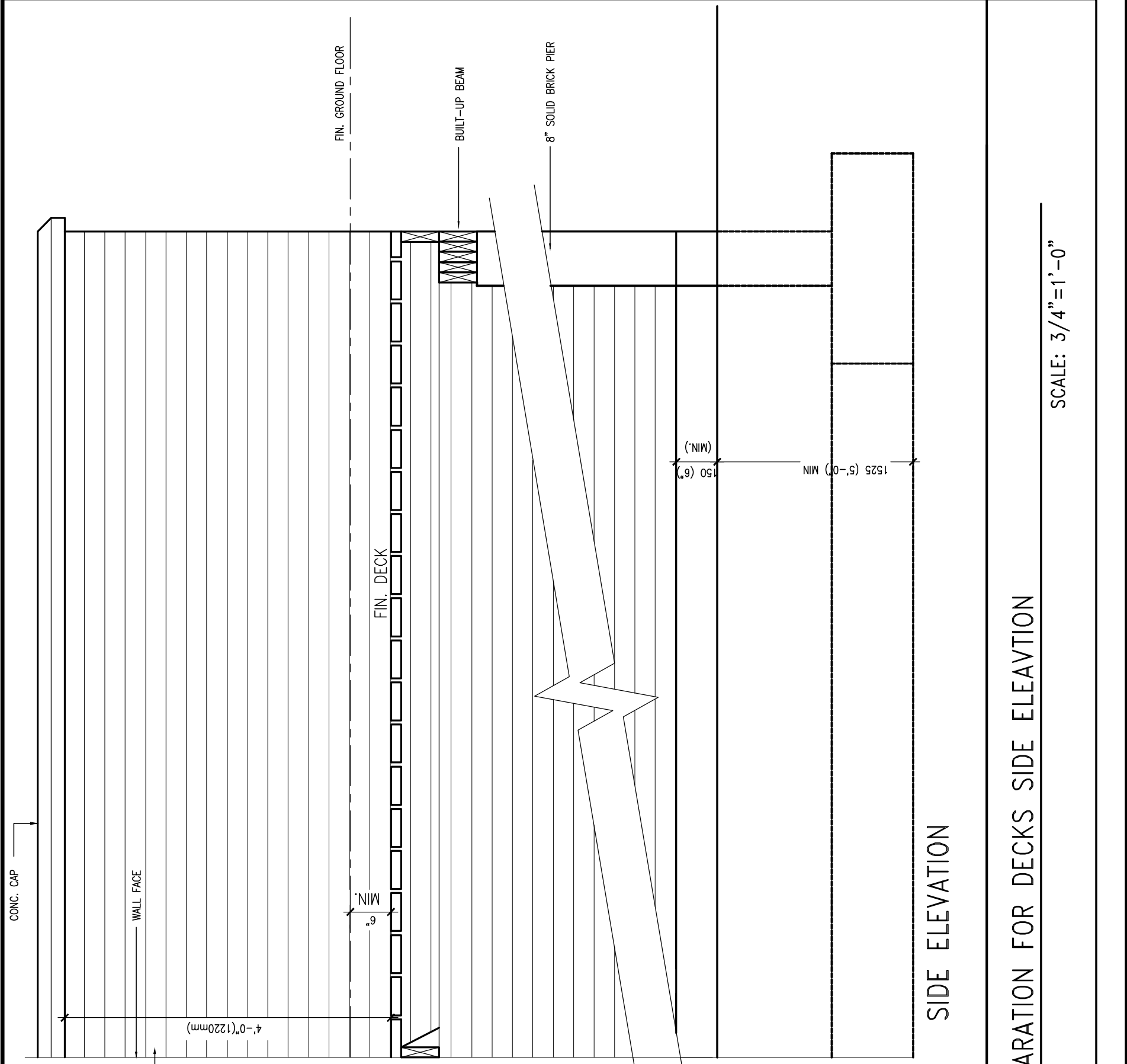
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 scale 3/16" = 1'-0"
 drawing no. 13049-DETAIL
 file name D26

date APRIL 2018
 project name ALCONA
 municipality INNISFIL, ON
 project no. 13049
 drawing no. DETAILS

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 M. F. PARENTE
 100517923
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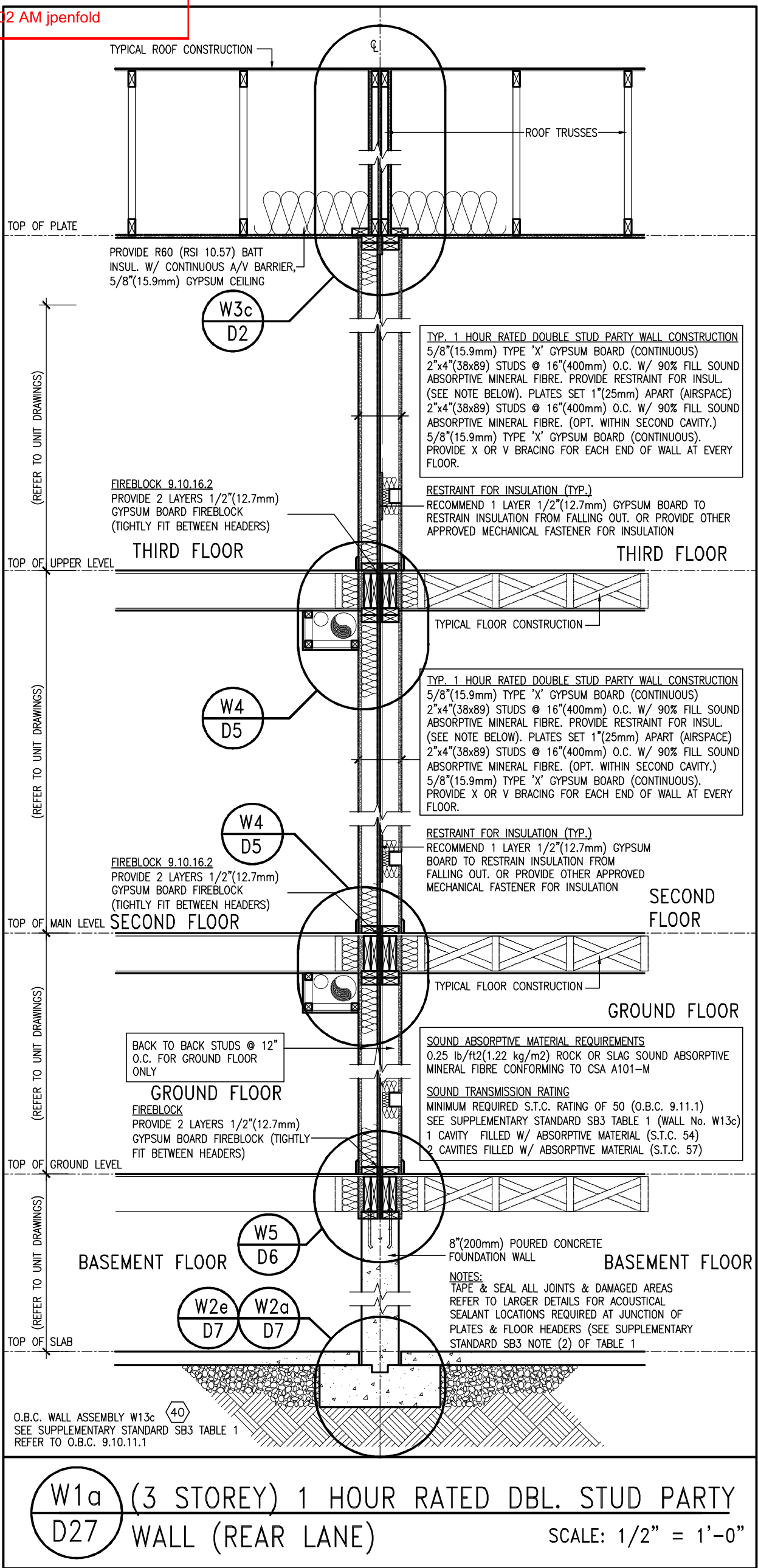
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12MM CONTROL JOINT AND CAULKING
 4'-0" (1220mm)
 6" MIN.
 7'-0" (2135mm) MAX.
 150 (6") MIN.
 1525 (5'-0") MIN.

SIDE ELEVATION
 DE8 BRICK WALL SEPARATION FOR DECKS SIDE ELEVATION
 D26 SIDE ELEVATION
 SCALE: 3/4" = 1'-0"

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qualification information
Wellington Jno-Baptiste 25591
 name
 signature
 registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name: **ALCONA** municipality: **INNISFIL, ON** project no.: **13049**

date: **APRIL 2018** checked by: **VA3** scale: **3/16" = 1'-0"**

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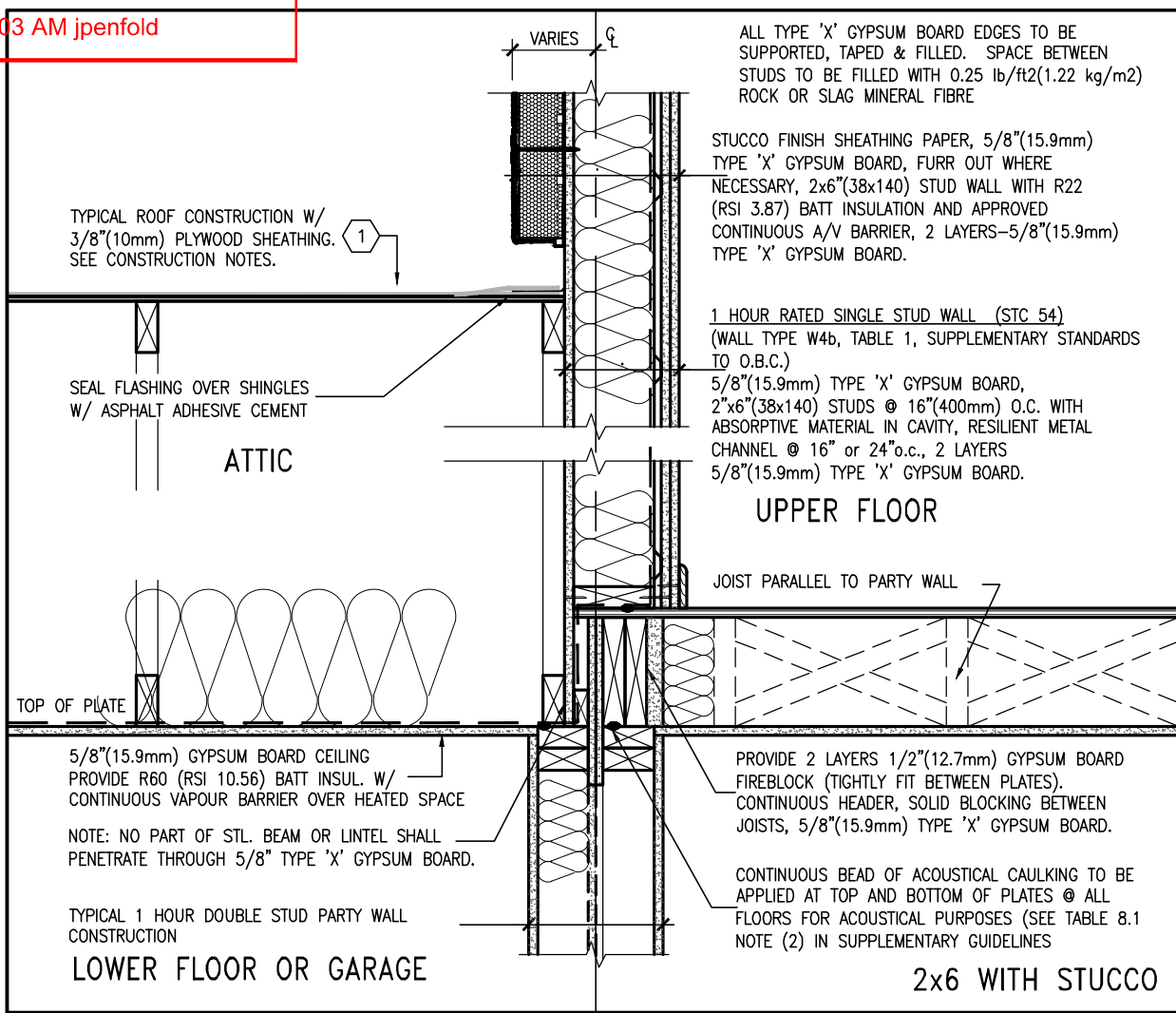
DETAILS

drawing no.: **D27**

file name: **13049-DETAIL**

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W13B 1 HOUR PARTY WALL BETWEEN ROOF & LIVING
D28 SPACE W/ BRICK VENEER SCALE: 1"=1'-0"

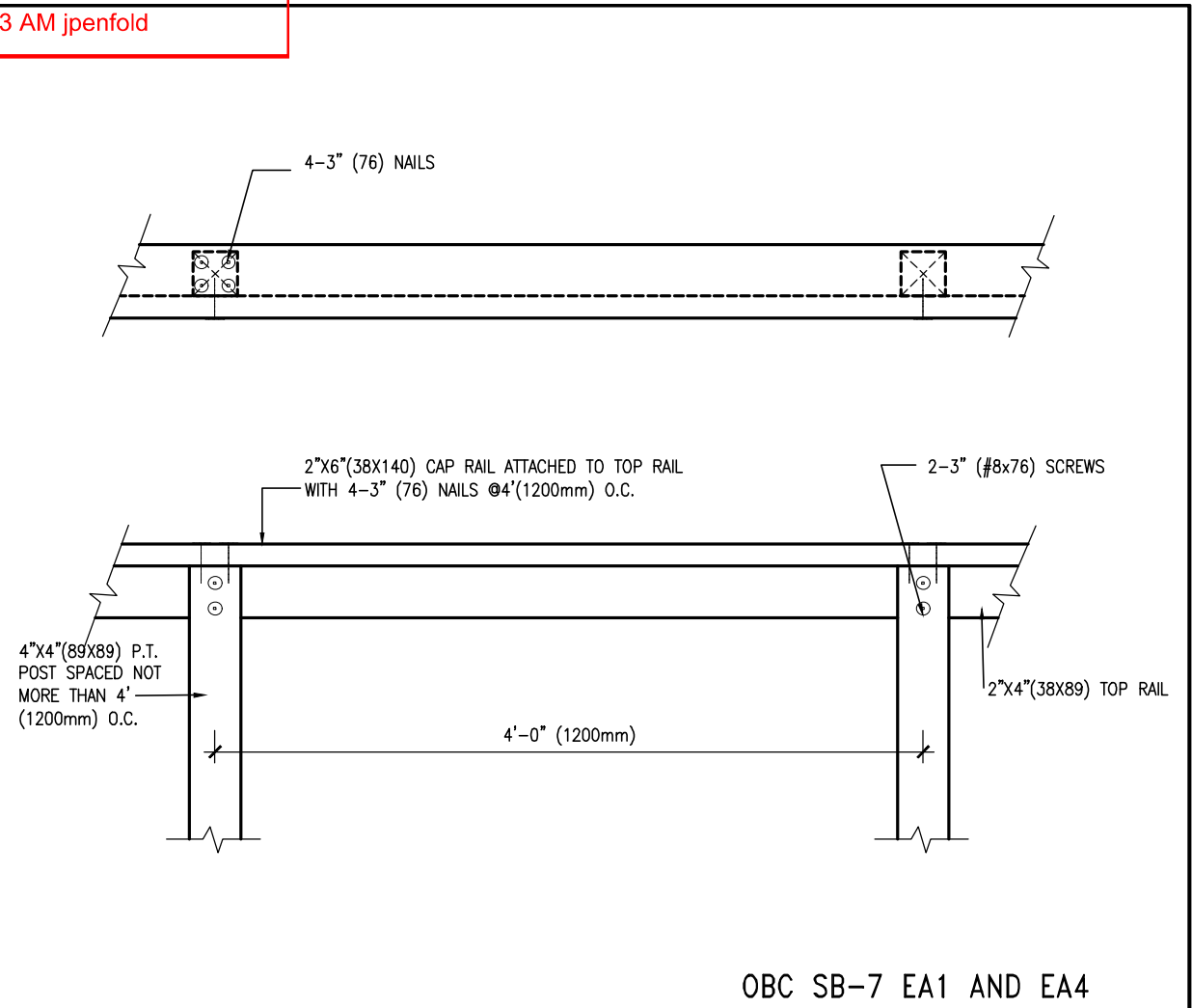


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8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591				
6	.	.	name registration information BCIN 42658				
5	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with 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.	file name 13049-DETAIL		
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no.	description	date	by				

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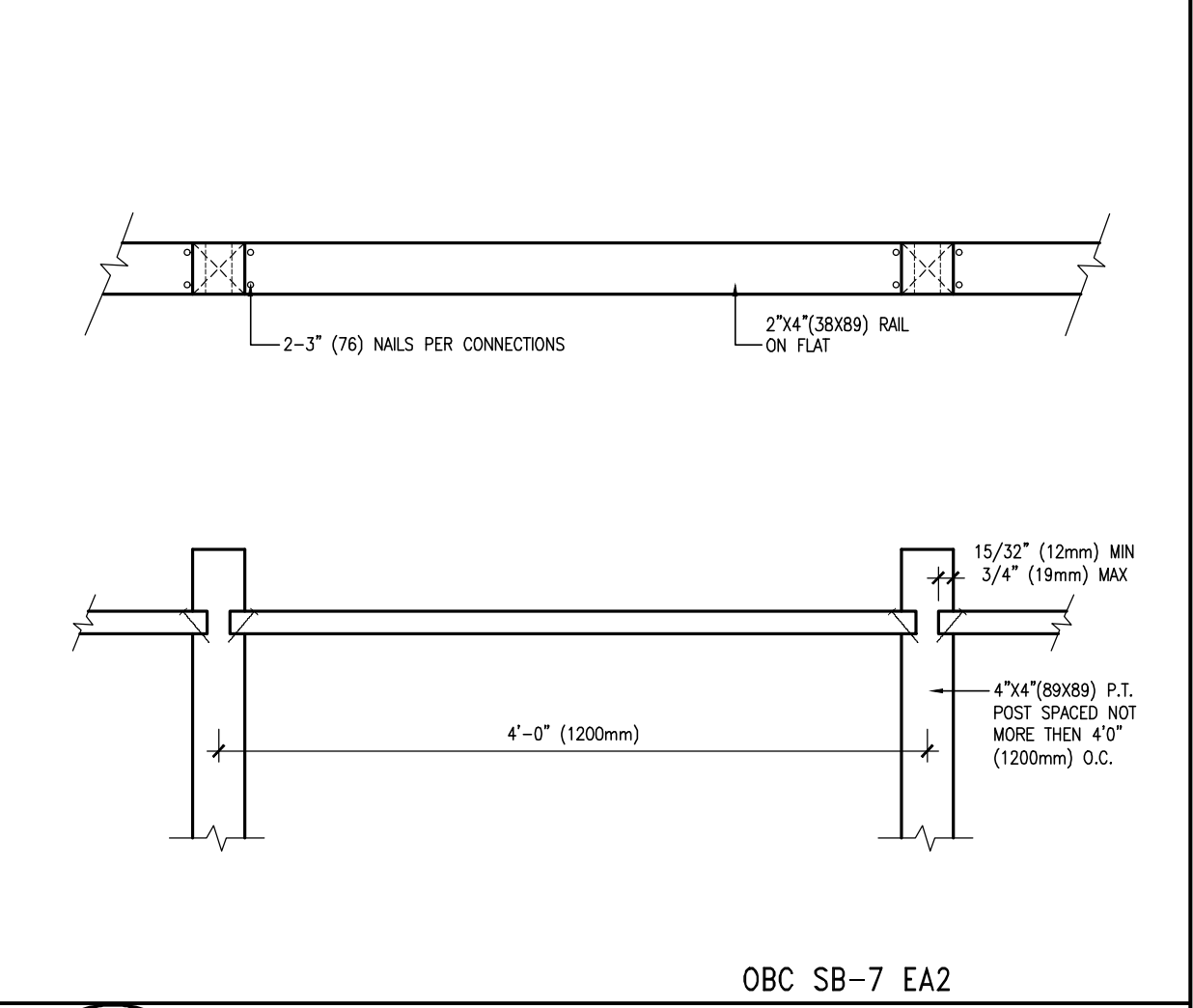
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OBC SB-7 EA1 AND EA4

DE1.03 ATTACHMENT OF TOP RAIL TO POSTS (OPT. 1)
SCALE: 1"=1'0"



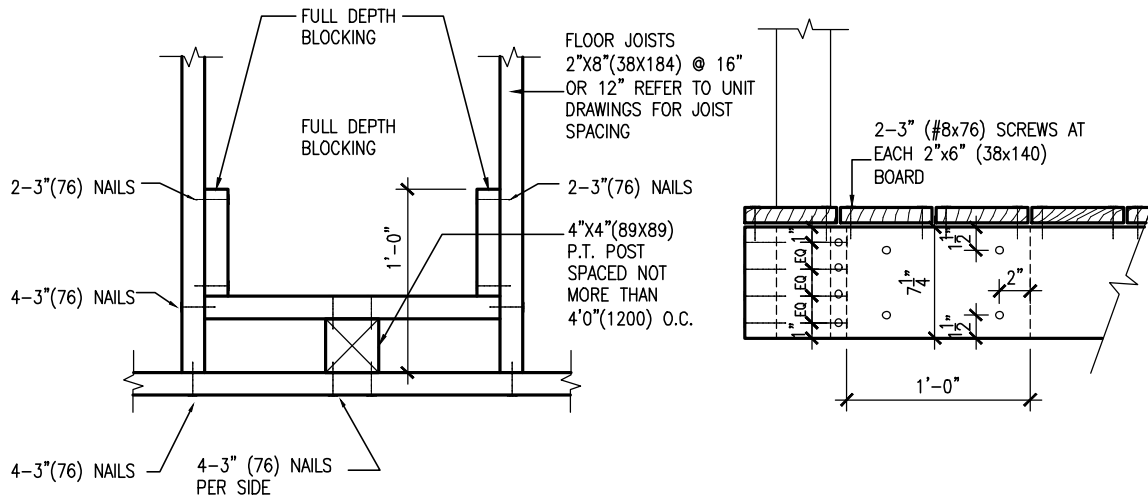
OBC SB-7 EA2

DE1.03a ATTACHMENT OF TOP RAIL TO POSTS (OPT. 2)
SCALE: 1"=1'0"



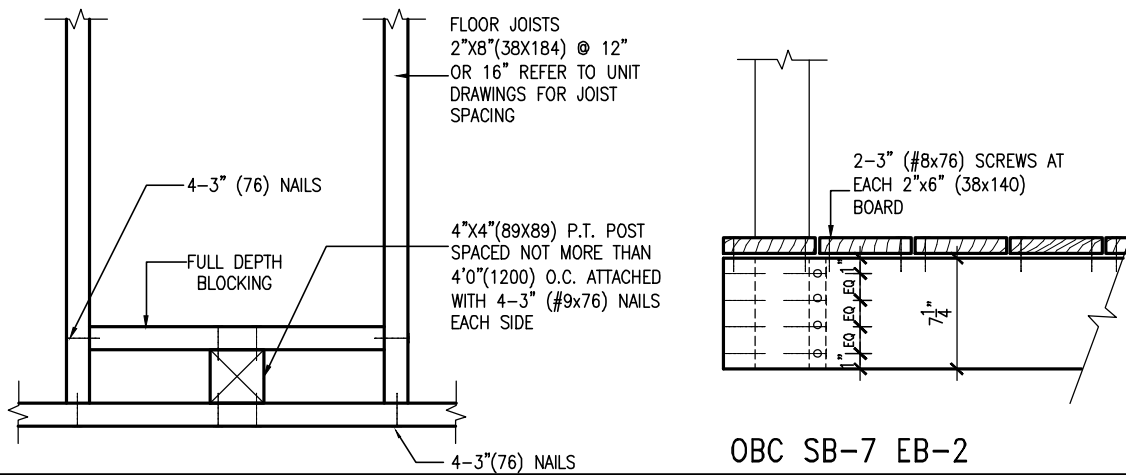
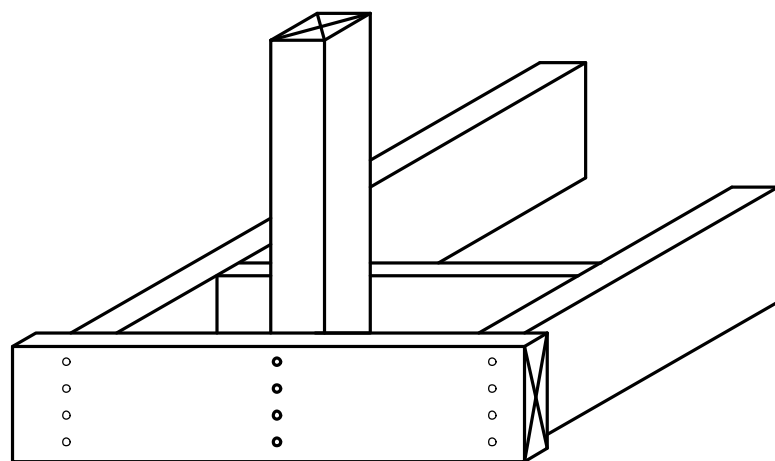
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<p>VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p> <p>project name: ALCONA municipality: INNISFIL, ON</p> <p>date: APRIL 2018 checked by: VA3 scale: 3/16" = 1'-0"</p>	<p>DETAILS</p> <p>project no.: 13049</p> <p>drawing no.: DET1</p>
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591 name: Jno-Baptiste BCIN signature: [Signature] registration information: 42658 VA3 Design Inc.				
6	.	.	.	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.			
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no.	description	date	by				

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OBC SB-7 EB-1

DE1.04 ATTACHMENT OF POSTS TO JOINTS (OPT.1)
 POST NAILED TO RIM JOIST AND BLOCKING
 SCALE: 1"=1'0"



OBC SB-7 EB-2

DE1.04a ATTACHMENT OF POSTS TO JOINTS (OPT.2)
 POST SCREWED TO RIM JOIST
 SCALE: 1"=1'0"



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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

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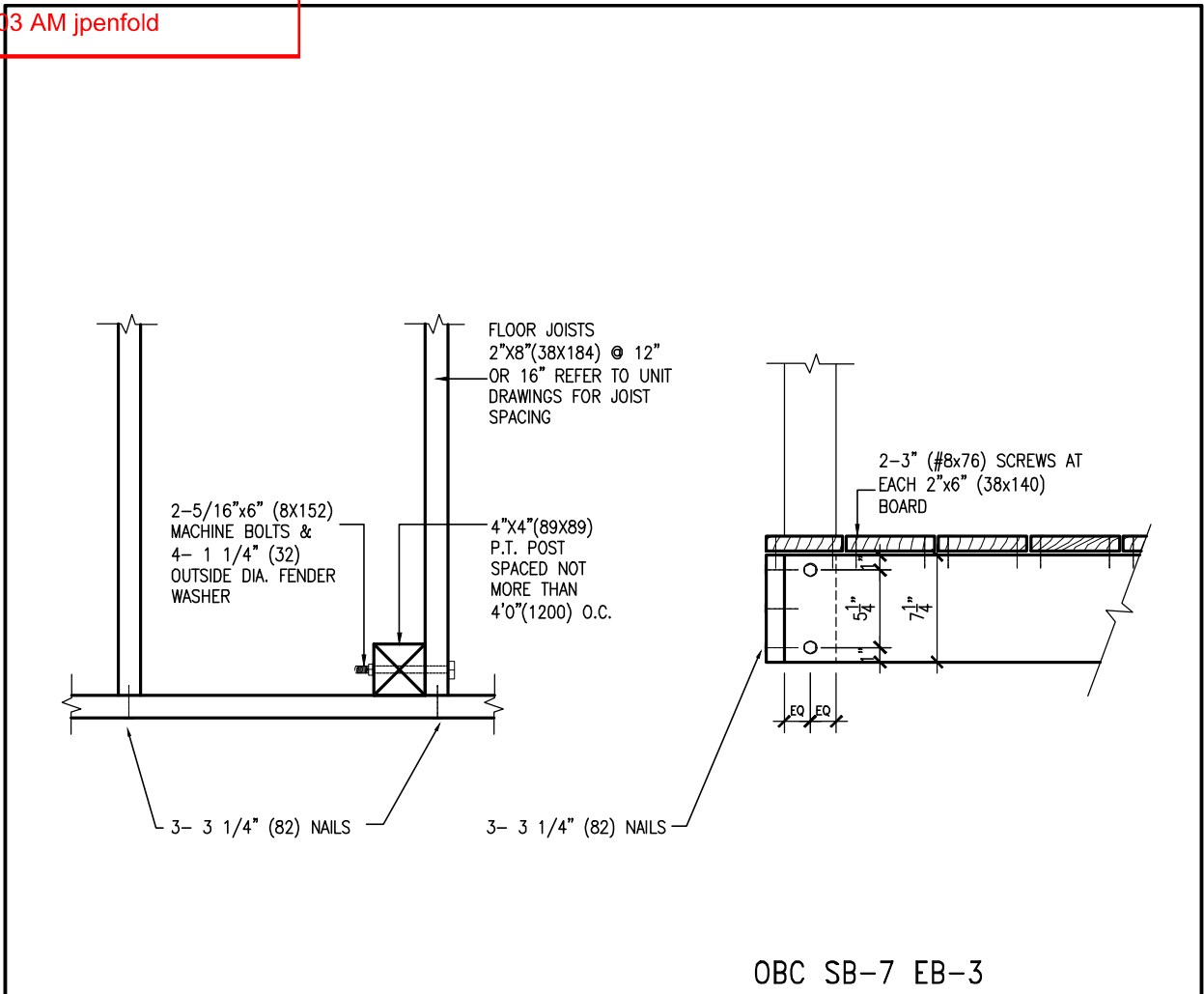
qualification information
Wellington Jno-Baptiste 25591
 name registration information BCIN
VA3 Design Inc. 42658

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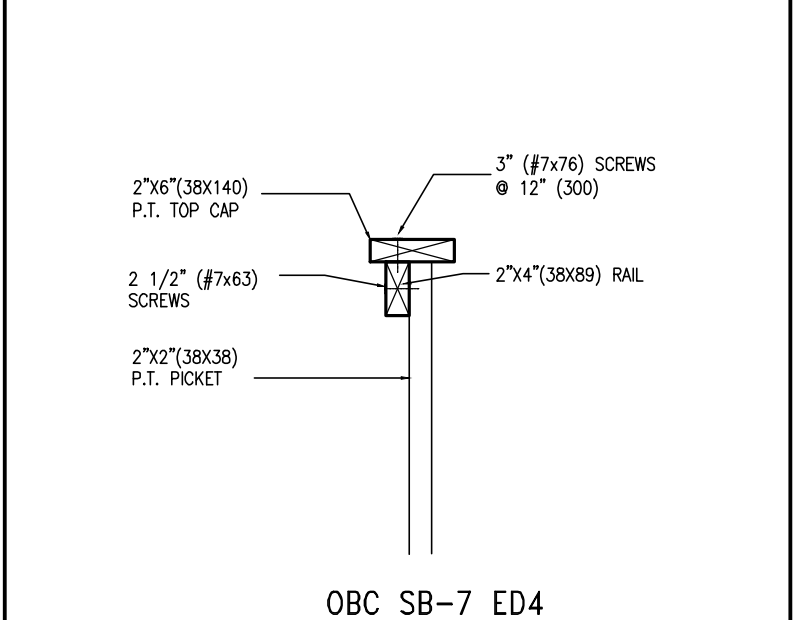
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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	project no.	13049
drawn by	VA3	checked by	
		scale	3/16" = 1'-0"
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			DET2



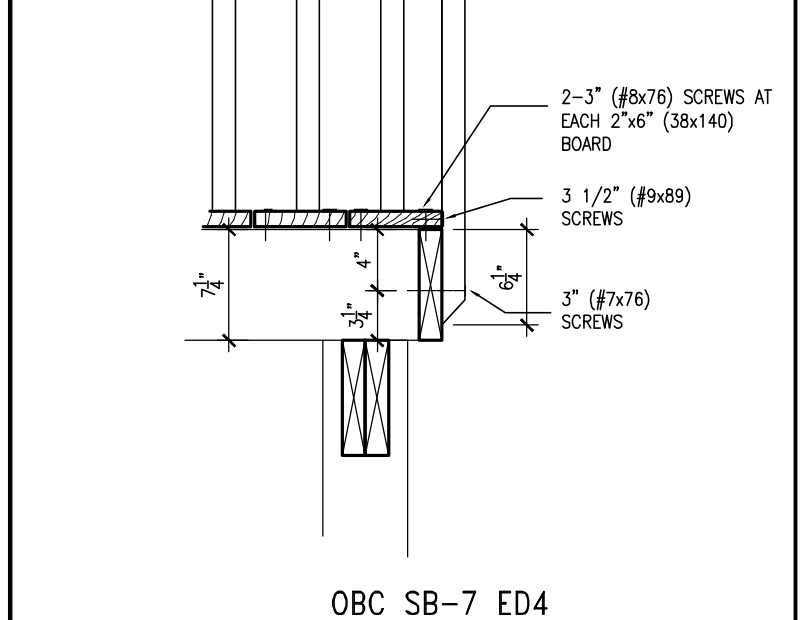
OBC SB-7 EB-3

DE1.04b ATTACHMENT OF POSTS TO JOINTS (OPT.3)
 POST BOLTED TO RIM JOIST
 SCALE: 1"=1'0"



OBC SB-7 ED4

DE1.01 TOP RAIL
 SCALE: 1"=1'0"



OBC SB-7 ED4

DE1.02 RIM JOIST
 SCALE: 1"=1'0"



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1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3
no.	description	date	by

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qualification information
Wellington Jno-Baptiste 25591
 name registration information BCIN
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		DETAILS	
project name	ALCONA	municipality	INNISFIL, ON
date	APRIL 2018	project no.	13049
drawn by	VA3	checked by	scale
			3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-OBC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:15 PM		DETAILS	drawing no.
		13049-DETAIL	DET3

Town of Innisfil Certified Model

2023-05-03 5:54:03 AM jpenfold

2 - #7x63 SCREWS
@ EACH PICKET

89x89 SUPPORT
POSTS @ 1200mm O.C.

2-#7x76 CORROSION
RESISTANT SPIRAL
NAILS OR SCREWS
TYPICAL

DROPPED FRAMING
MEMBER PROVIDE
SIMPSON LSCZ @ EACH
STRINGER

SEE SHEET D01a FOR
ANCHORAGE DETAIL

235mm MIN.
355mm MAX.

125mm MIN.
200mm MAX.

210mm MIN.

140mm
MIN.

285mm MINIMUM
STRINGER DEPTH

2 - 9.5mm DIAMETER
THRU BOLTS C/W
38mm O.D. WASHERS

38x89 WOOD BLOCKING
@ 1200mm O.C. MIN.
BETWEEN STRINGERS

STRINGERS ANCHORED
TO PRECAST CONCRETE
2 - 9.5mm DIAMETER
THRU BOLTS C/W
32mm O.D. WASHERS

LESS THAN 100mm OPENING
BETWEEN PICKETS & NO
MEMBER OR ATTACHMENT
BETWEEN 140mm & 900mm
SHALL FACILITATE CLIMBING

CONTINUOUS
38x140 GUARD

1200mm O.C.
MAX.

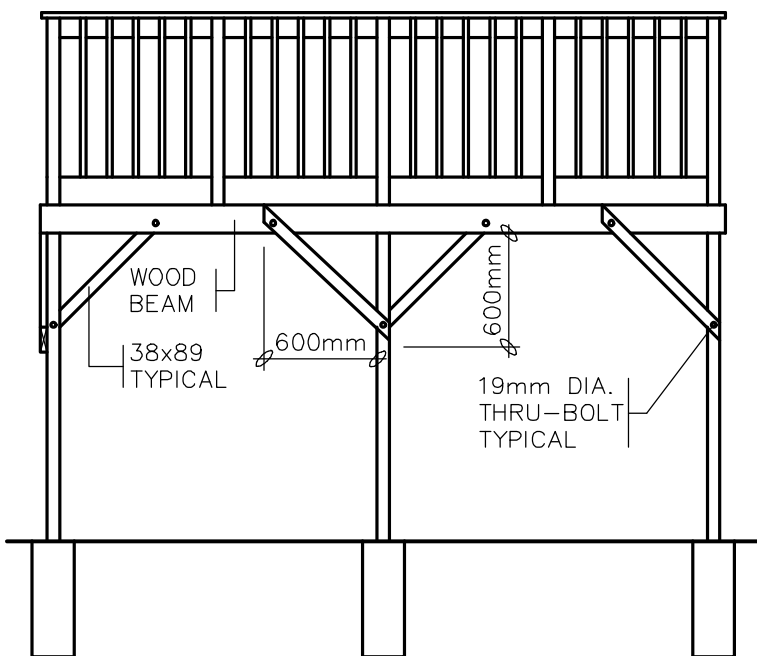
900mm HIGH HANDRAIL
REQUIRED ON STAIRS
IF MORE THAN 3 RISERS

900mm MIN.

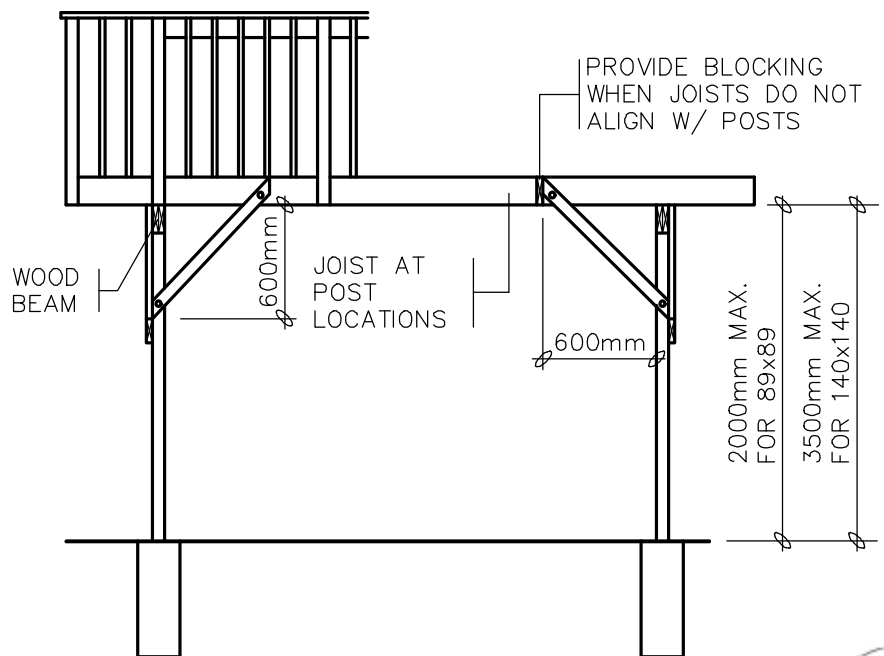
GRADE

SECTION 'B'

8'-6" (2590mm) MAX FOR 36" (0.915mm) WIDE STAIR



BRACING PARALLEL TO BEAM



BRACING PERPENDICULAR TO BEAM



FREE STANDING DECKS GREATER THAN 600mm ABOVE GRADE SHALL RESIST LATERAL LOADING & MOVEMENT. ALL POSTS MUST BE BRACED WHERE THE SUPPORTED AREA EXCEEDS THOSE LISTED IN THE TABLE ON D01d

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 registration information
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BAYVIEW WELLINGTON

project name
ALCONA
 date
APRIL 2018
 drawn by
VA3
 checked by
 -
 scale
N.T.S.

municipality
INNISFIL, ON

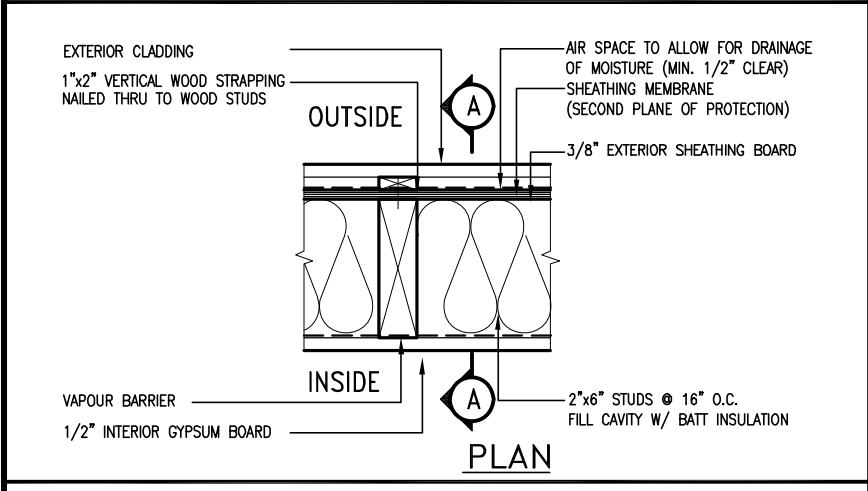
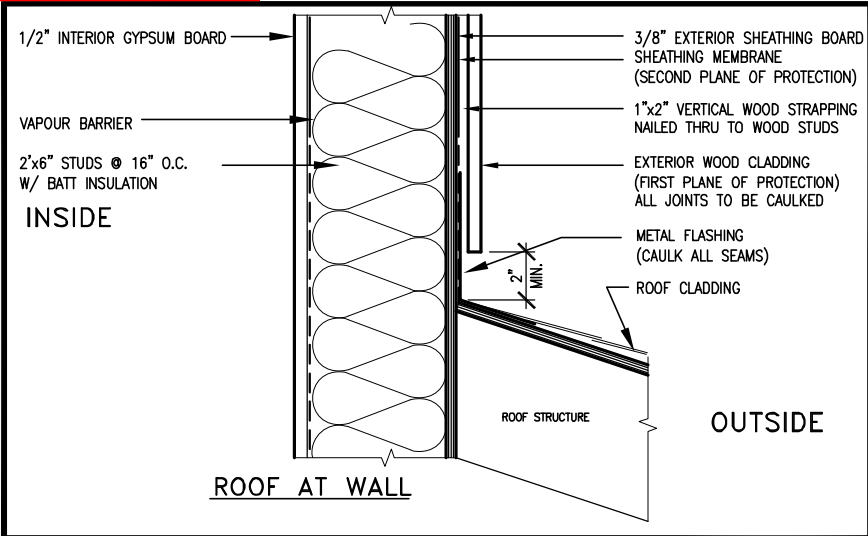
DETAILS

project no.
13049

drawing no.
DET4

file name
13049-DETAIL

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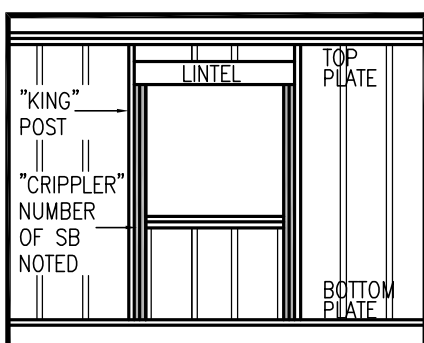
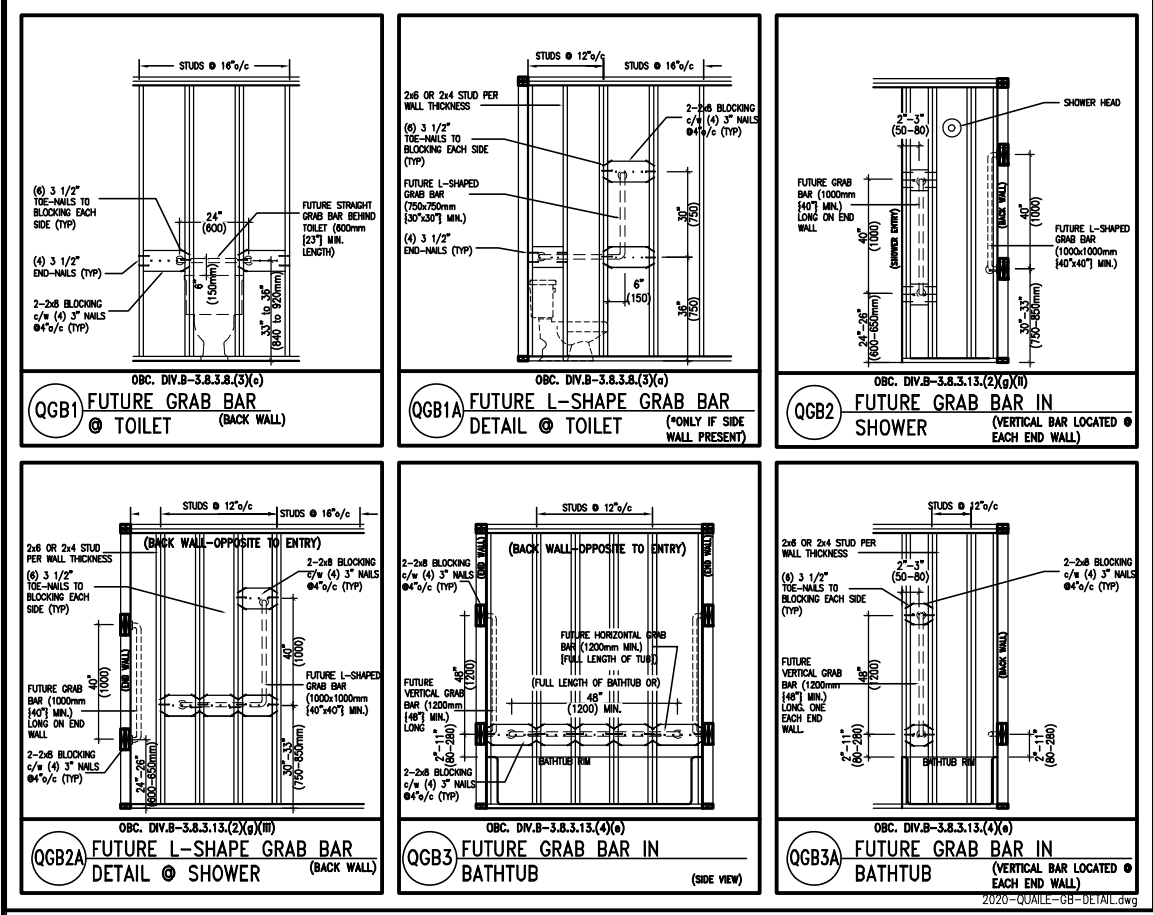
EXTERIOR WOOD CLADDING WALL ASSEMBLY

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)(c) & 3.8.3.8.(3)(c).. SHOWER 3.8.3.13.(2)(g).. & BATHTUB 3.8.3.13.(4)(e). AND DETAILS PROVIDED BELOW.

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



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

- 2"x4" @ 16" O.C. - 9'-10"
- 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.
- STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

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

- 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.
- STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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3	UPDATE TO OBC VER 2022	FEB 16-22	RC
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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qualification information
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name
signature
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

CONST NOTE

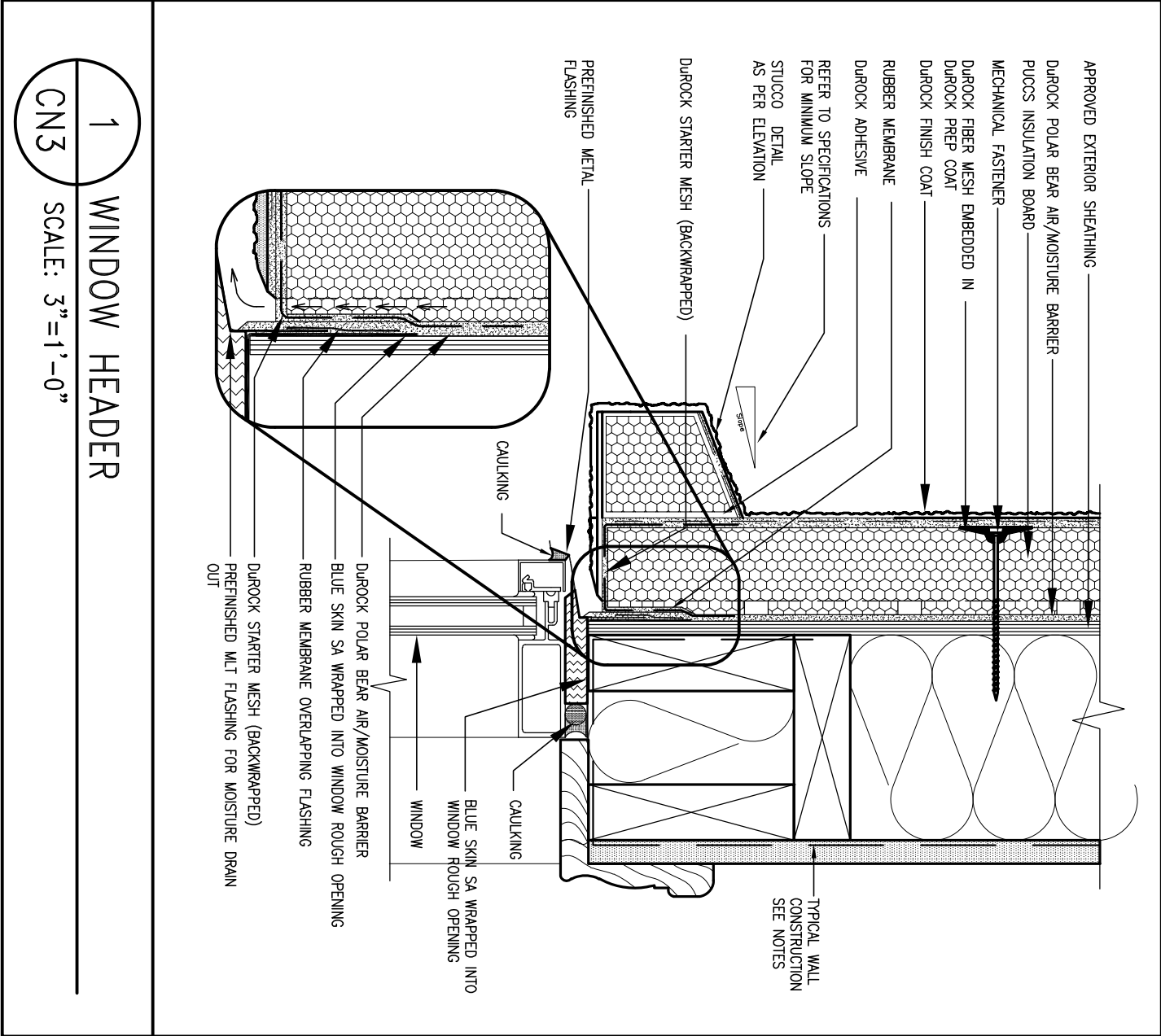
project name: **ALCONA** municipality: **INNISFIL, ON.** project no.: **13049**

date: **MAY 2016** checked by: **RC** scale: **3/16" = 1'-0"** file name: **13049-CN-A1 VER 2022** drawing no.: **CN2**

CONSTRUCTION NOTES

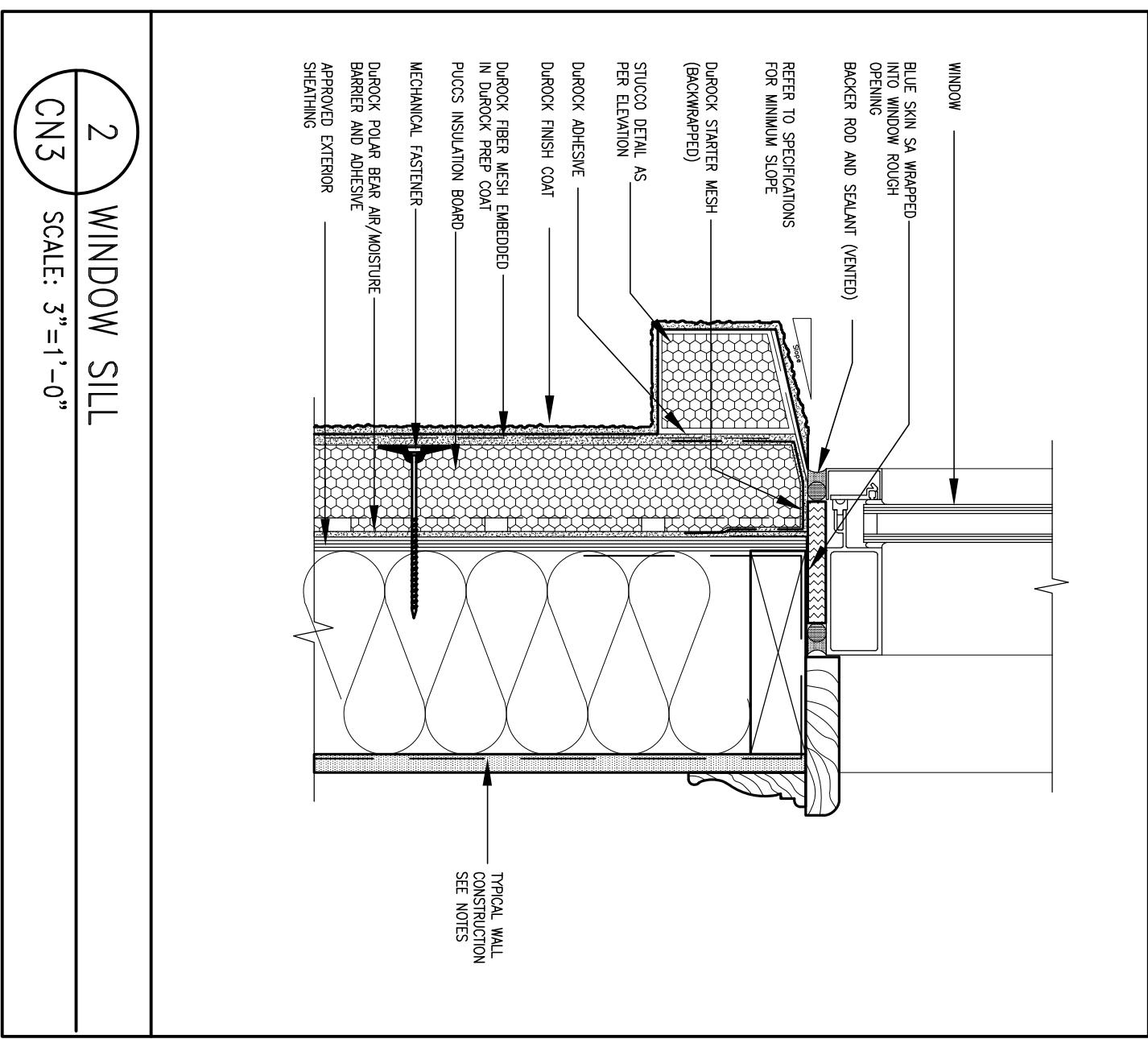
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1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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"



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 name BCIN
 registration information
VA3 Design Inc. 42658
 signature

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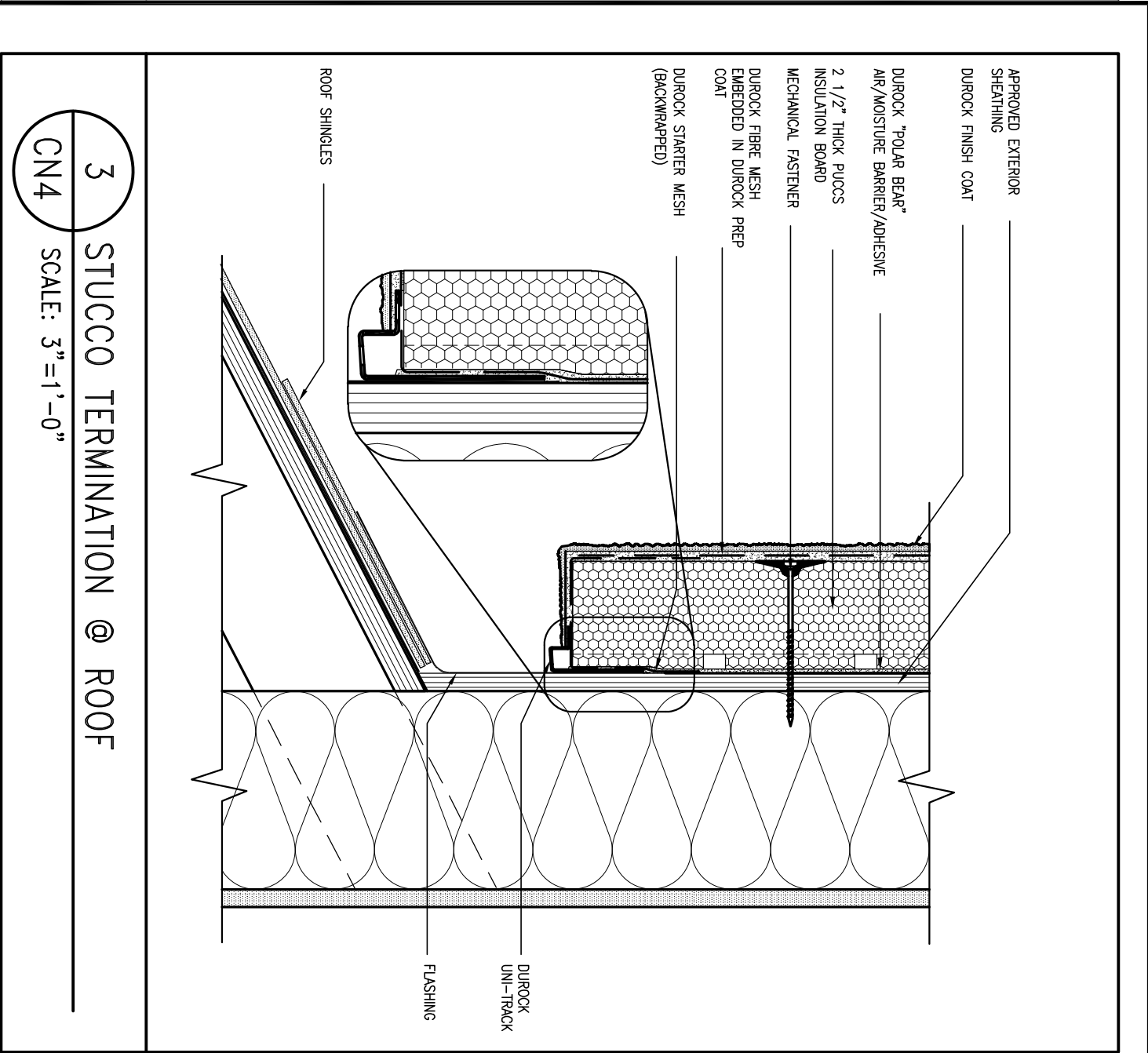
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BAYVIEW WELLINGTON **CONST NOTE**

project name **ALCONA** municipality **INNISFIL, ON.** project no. **13049**

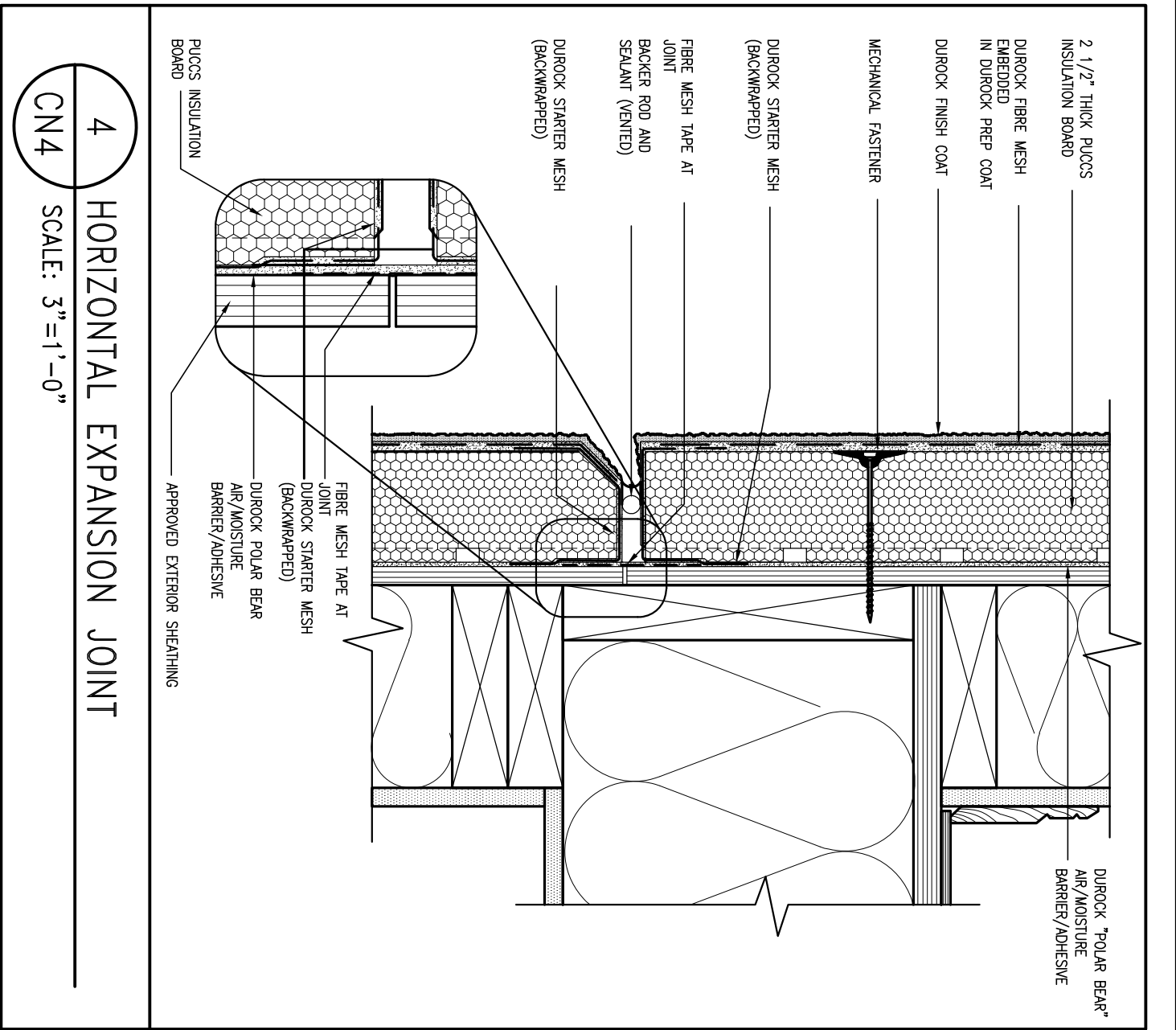
date **MAY 2016** checked by **RC** scale **3/16" = 1'-0"** drawing no. **CN3**

CONSTRUCTION NOTES
 file name **13049-CN-A1 VER 2022**
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3 STUCCO TERMINATION @ ROOF
SCALE: 3" = 1'-0"
CN4

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
SCALE: 3" = 1'-0"
CN4



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no.	description	date	by

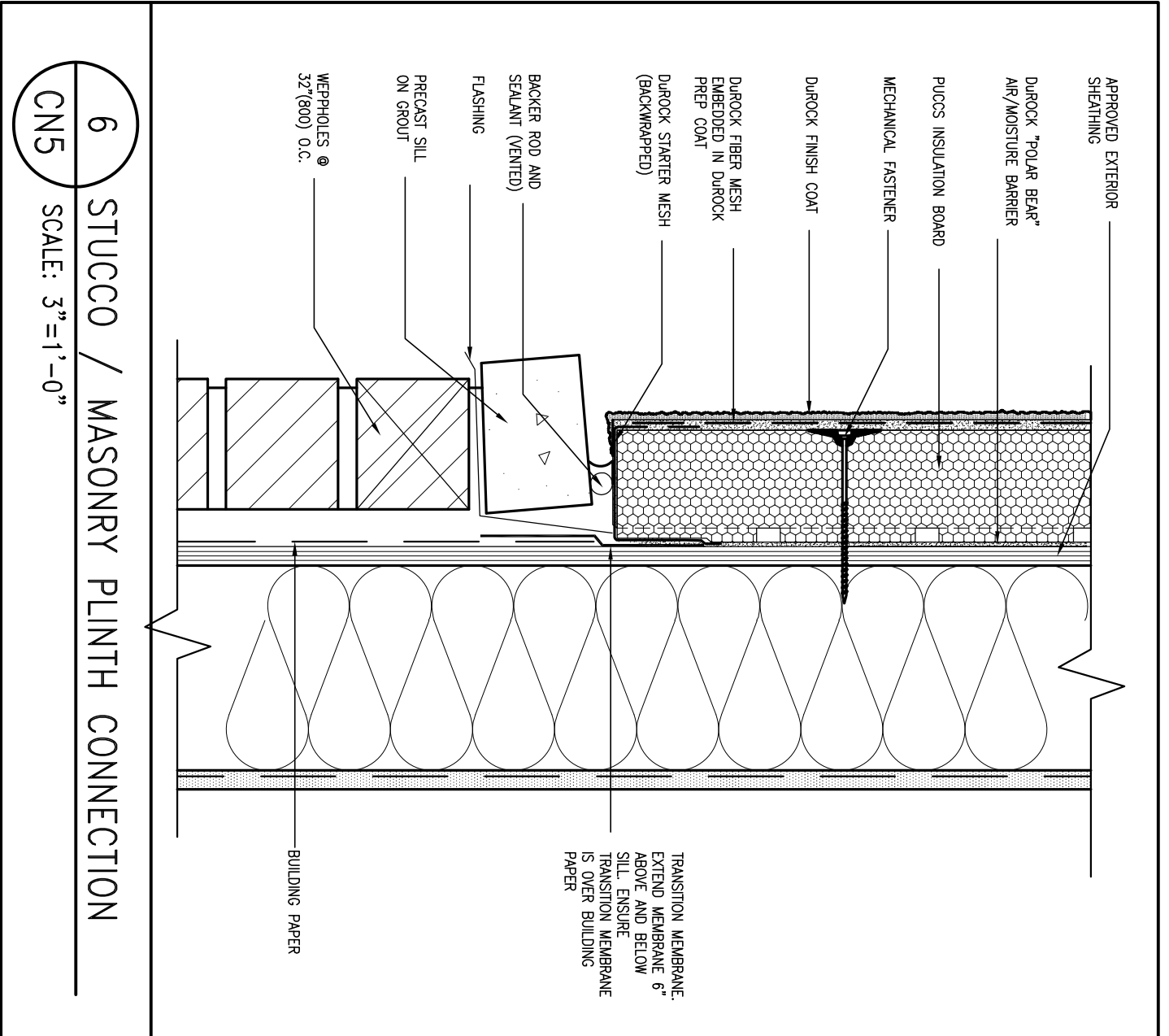
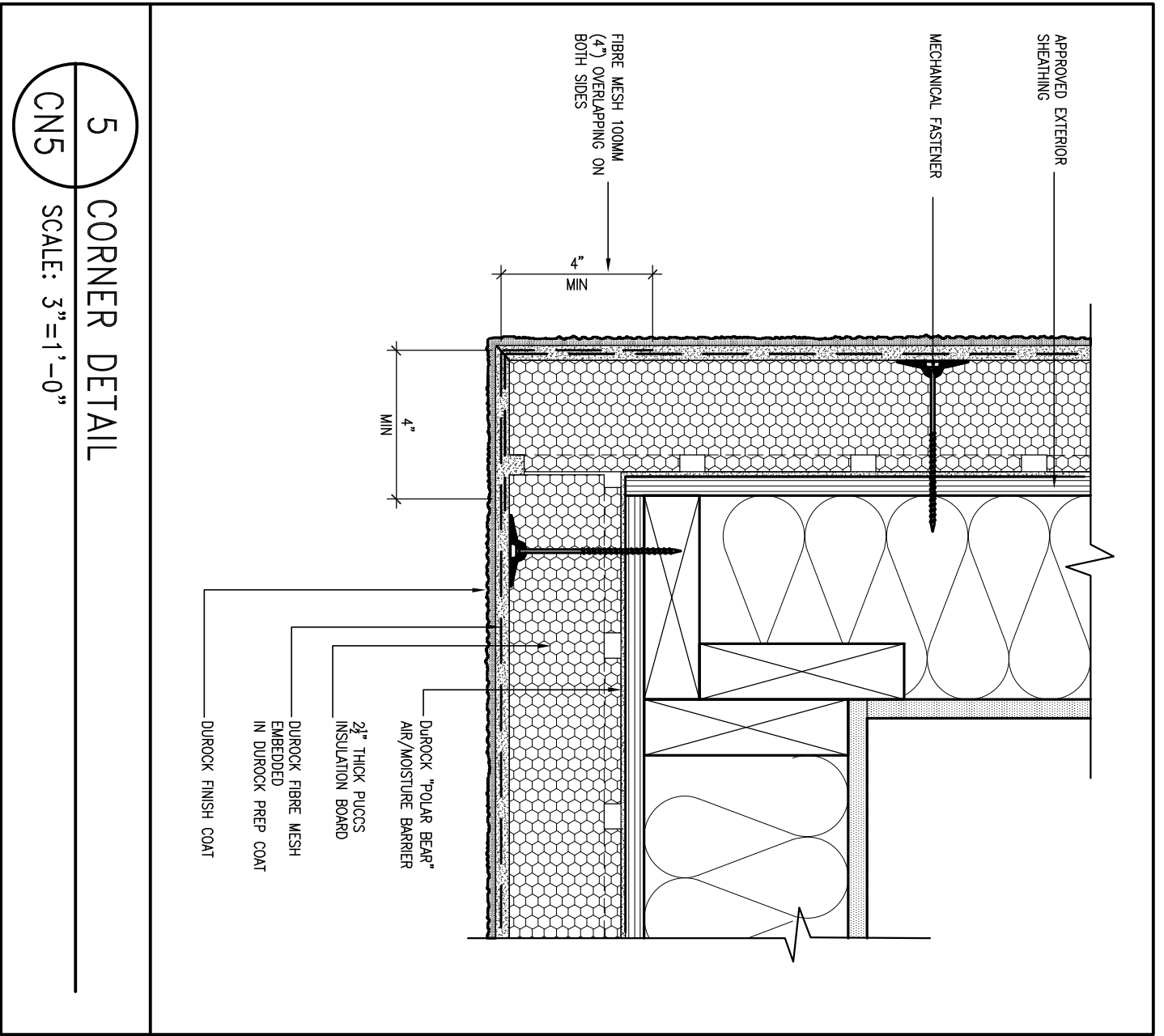
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BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFIL, ON.	project no. 13049	drawing no. CN4
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022
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ALL 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

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

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



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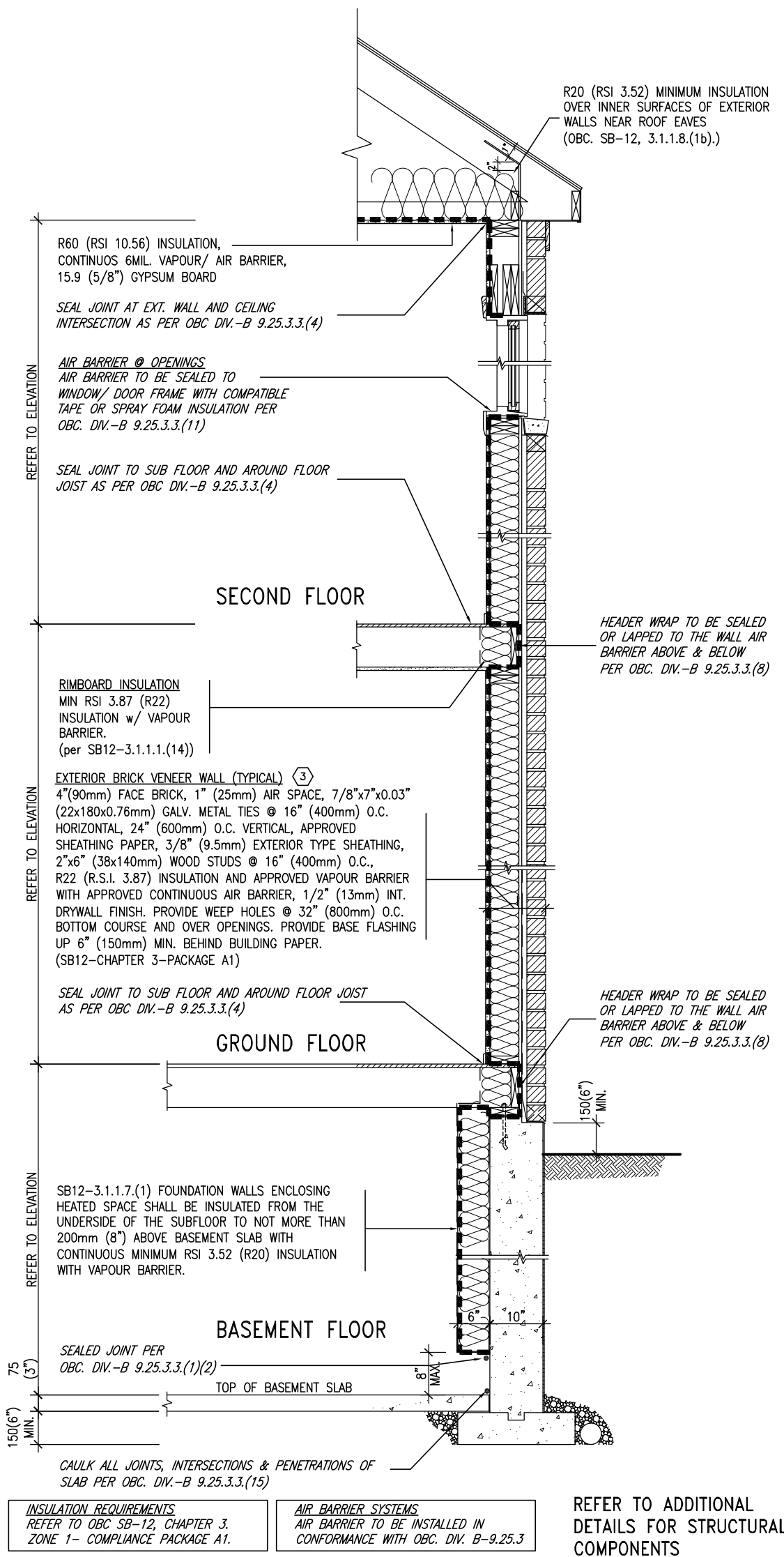
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BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFIL, ON.	project no. 13049	drawing no. CN5
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022
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SB12-COMPLIANCE PACKAGE 'A1'



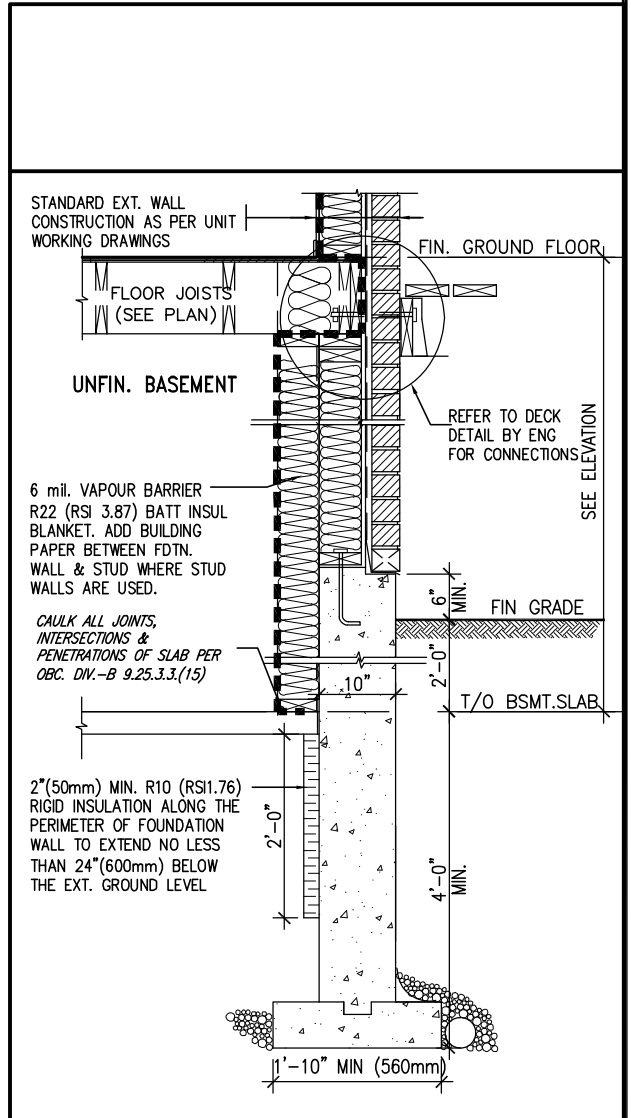
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

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.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	-
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



SECTION AT W.O.D/W.O.B.
* REVISED-FEB 2017

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3	UPDATE TO OBC VER 2022	FEB 16-22	RC
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

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BAYVIEW WELLINGTON

project name: **ALCONA** municipality: **INNISFIL, ON.**

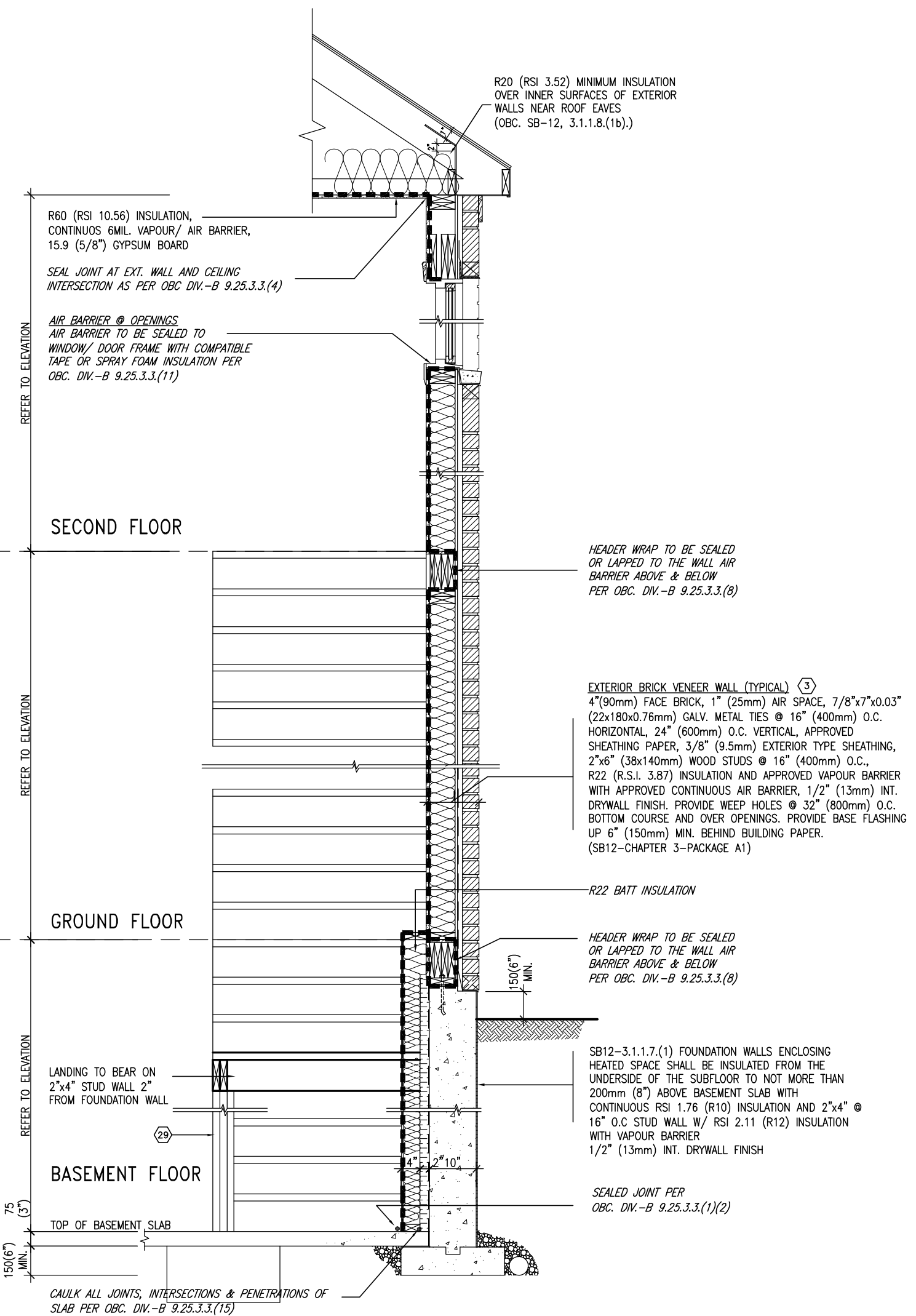
date: **MAY 2016** checked by: **RC** scale: **3/16" = 1'-0"**

CONST NOTE

project no.: **13049** drawing no.: **CN6**

CONSTRUCTION NOTES
file name: **13049-CN-A1 VER 2022**

SB12-COMPLIANCE PACKAGE 'A1'



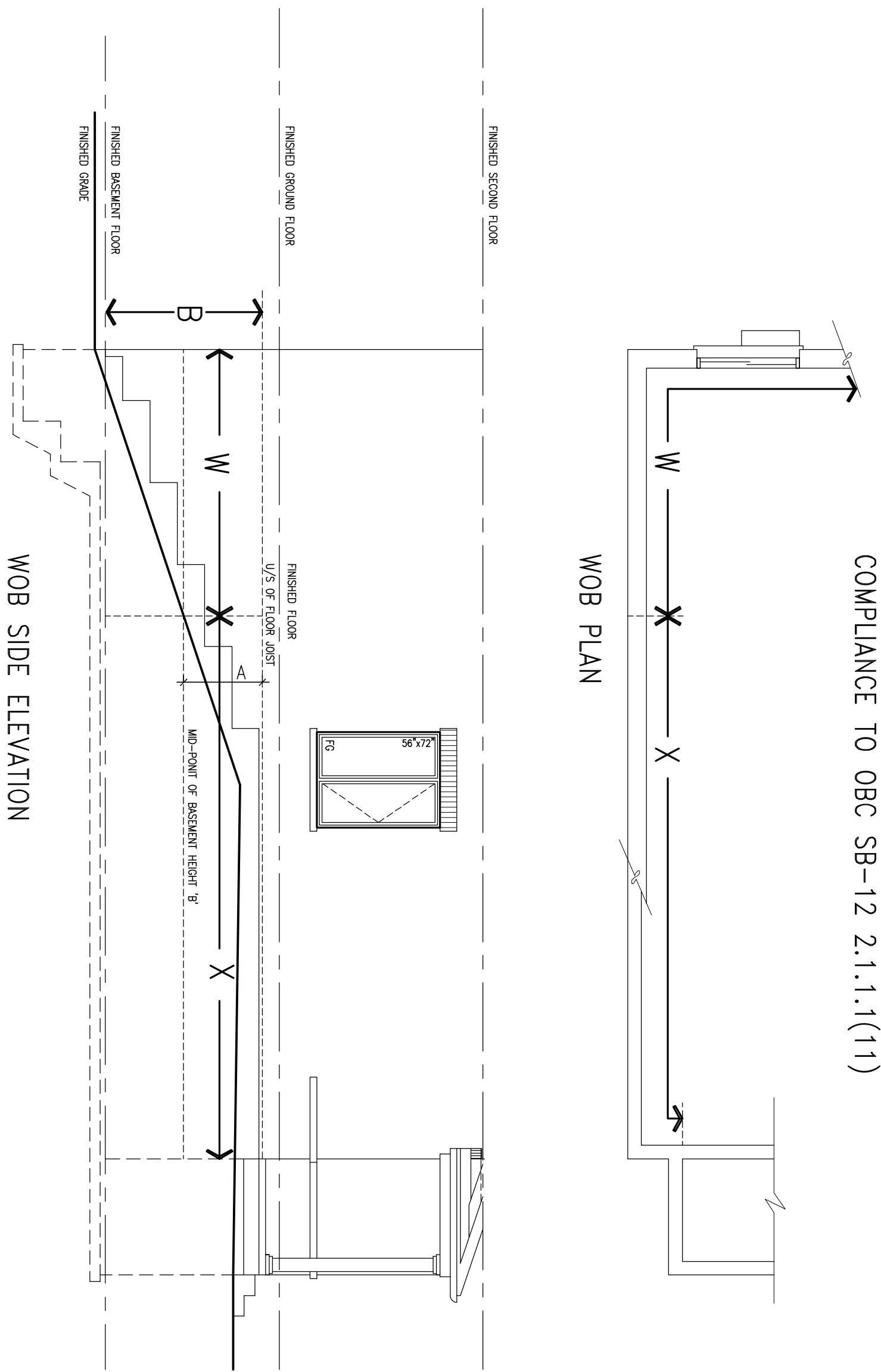
INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3.
ZONE 1- COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN
CONFORMANCE WITH OBC. DIV. B-9.25.3

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.

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 Wellington Jno-Baptiste 25591 name registration information BCIN VA3 Design Inc. 42658 signature	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE				
8			project name			ALCONA	municipality	INNISFIL, ON.	project no.	13049		
7			date			MAY 2016	CONSTRUCTION NOTES					
6			drawn by			RC	checked by		scale	3/16" = 1'-0"	file name	13049-CN-A1 VER 2022
5	3	UPDATE TO OBC VER 2022	FEB 16-22	RC	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM							
4	2	UPDATE TO OBC 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 of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.							
3	1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC								
no.	description	date	by									



WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A



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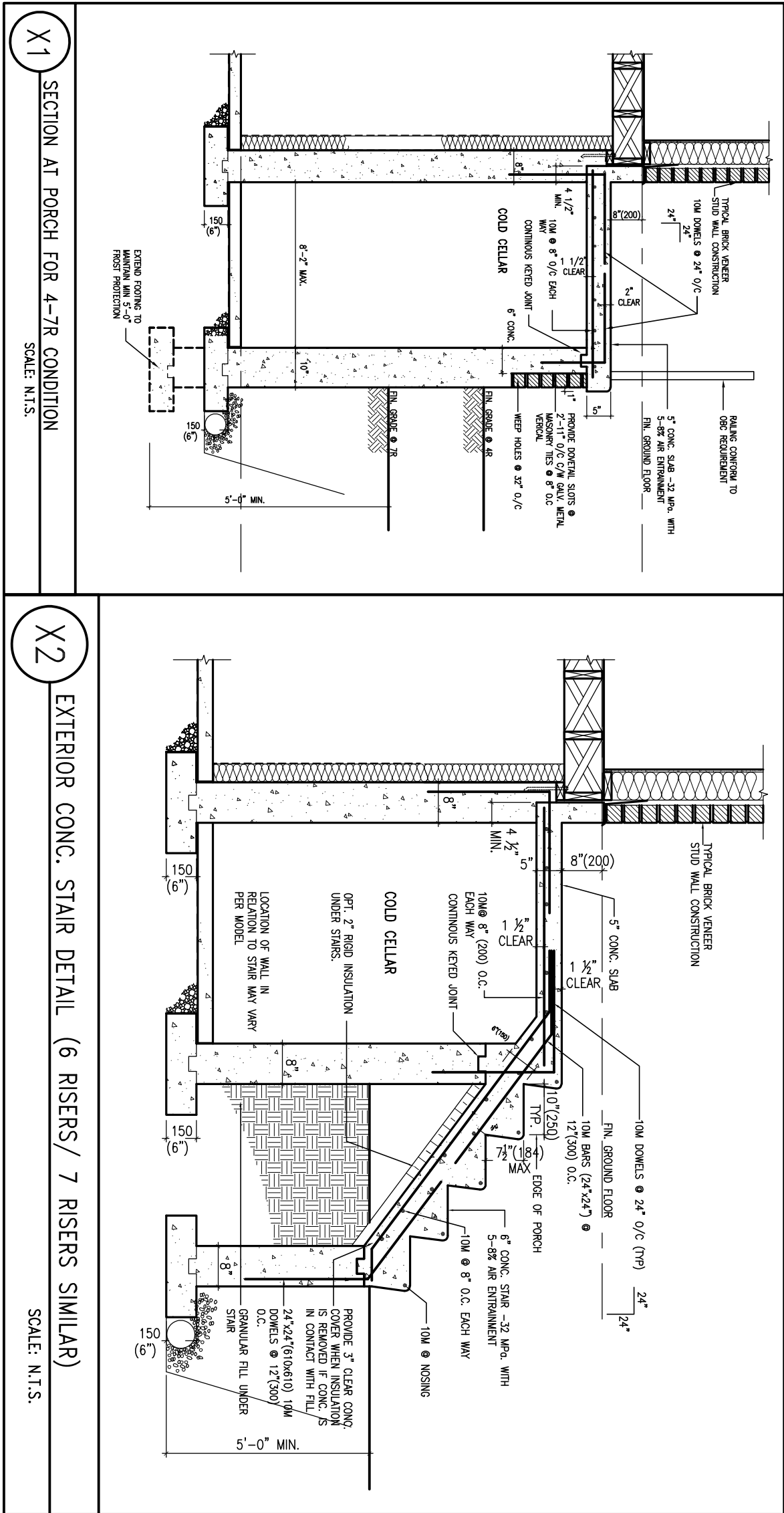
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BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFIL, ON.	project no. 13049	drawing no. CN8
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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
 registration information
VA3 Design Inc. 42658

signature

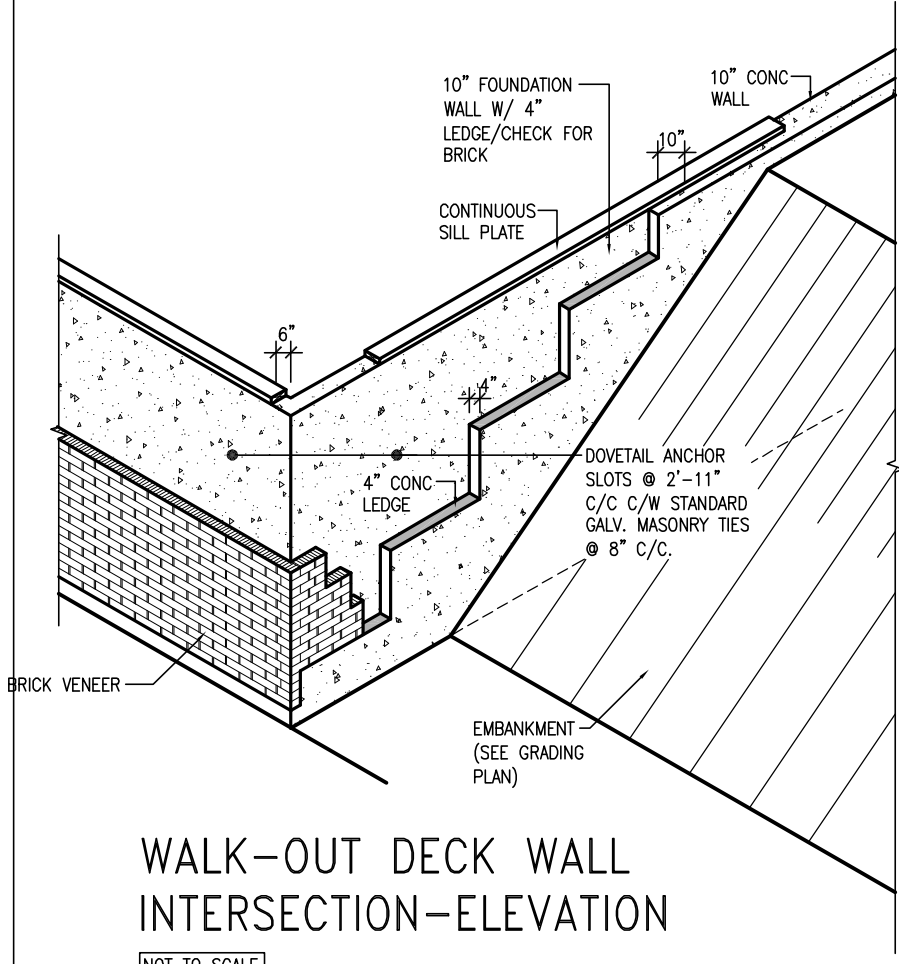
BCIN

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.

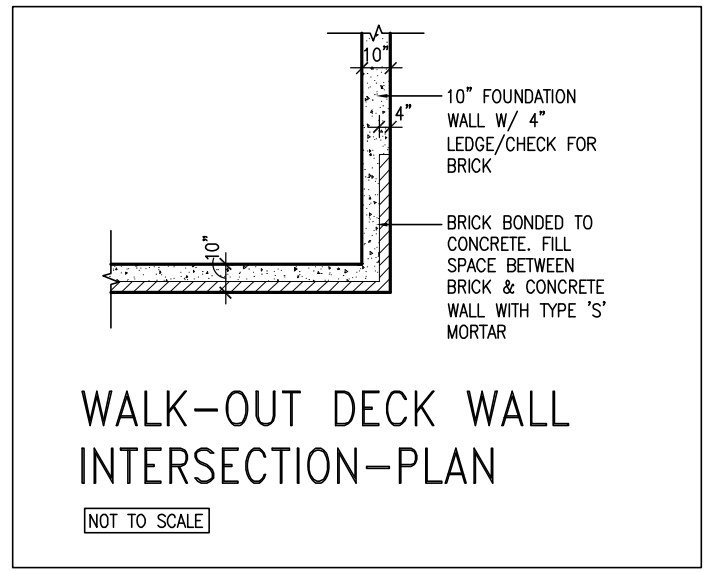
VA3 DESIGN

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

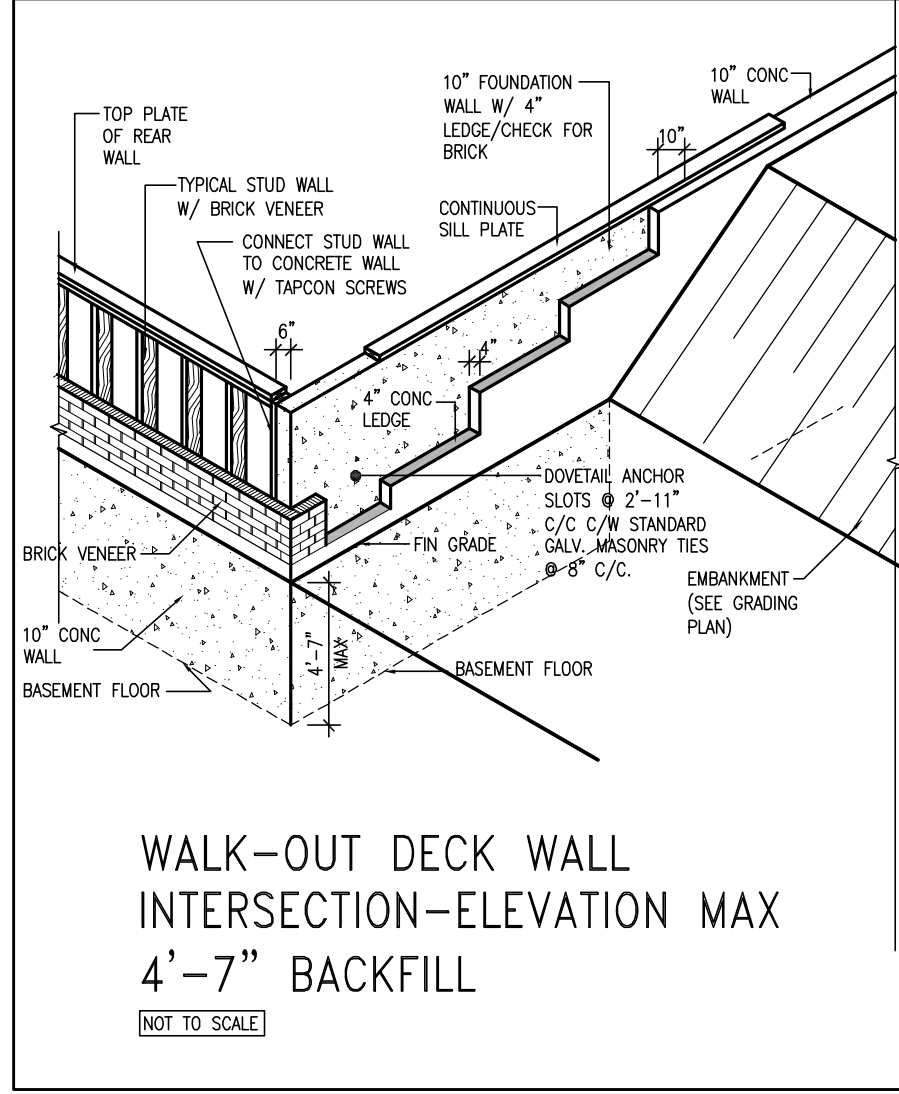
BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFIL, ON.	project no. 13049	drawing no. CN9
date MAY 2016	checked by	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022
drawn by RICHARD	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:10 PM		



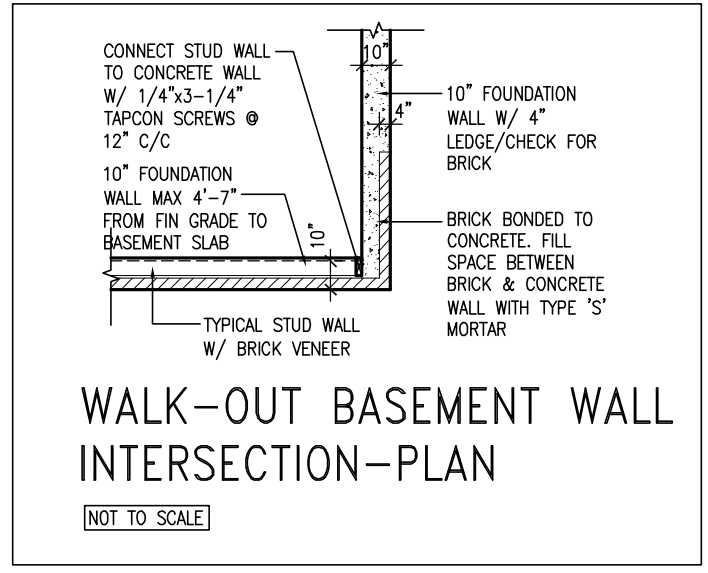
WALK-OUT DECK WALL INTERSECTION-ELEVATION
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN
NOT TO SCALE
(10" FOUNDATION WALL)



WALK-OUT DECK WALL INTERSECTION-ELEVATION MAX 4'-7" BACKFILL
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN
NOT TO SCALE
(10" FOUNDATION WALL)



9			
8			
7			
6			
5			
4			
3	UPDATE TO OBC VER 2022	FEB 16-22	RC
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

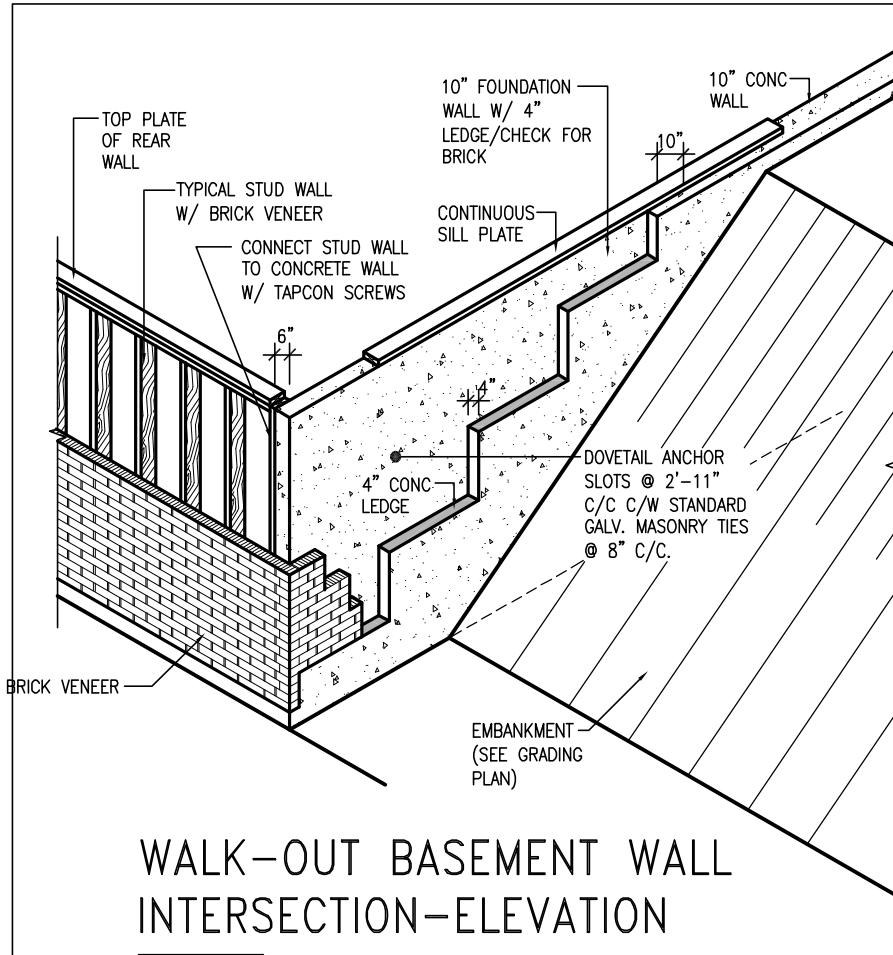
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qualification information
Wellington Jno-Baptiste 25591
name registration information BCIN
VA3 Design Inc. 42658

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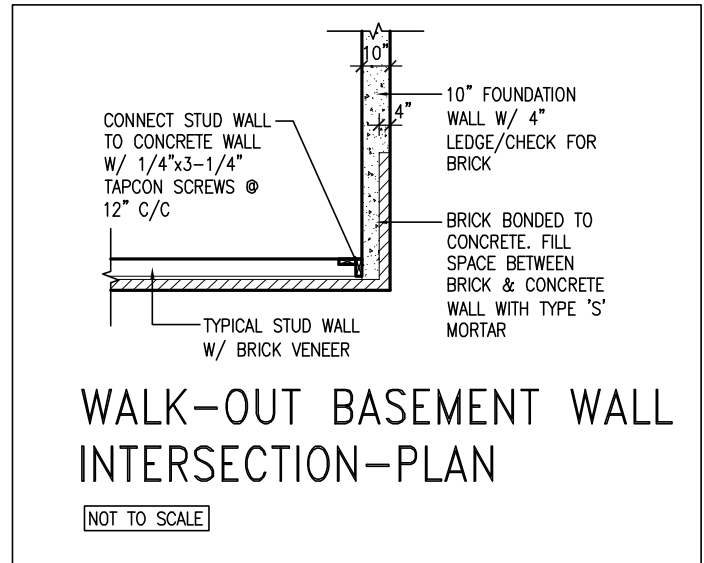
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFIL, ON.	project no. 13049	
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022
CONSTRUCTION NOTES			drawing no. CN10
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:10 PM			



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

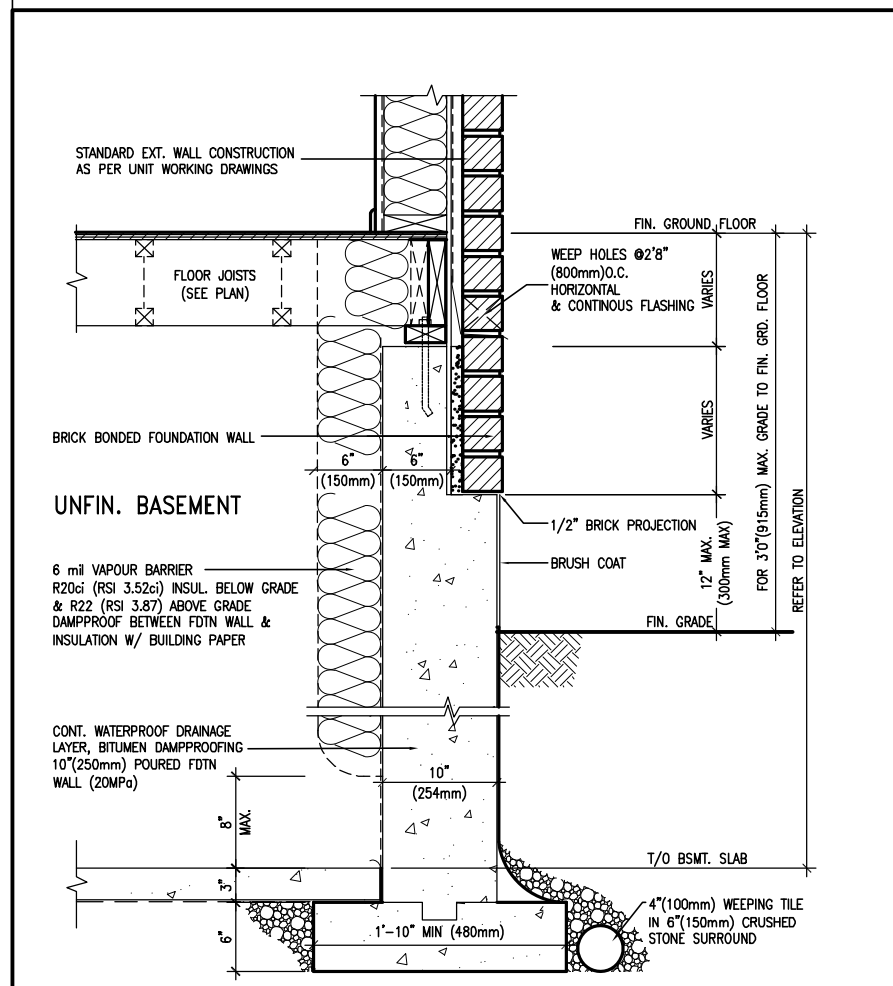
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

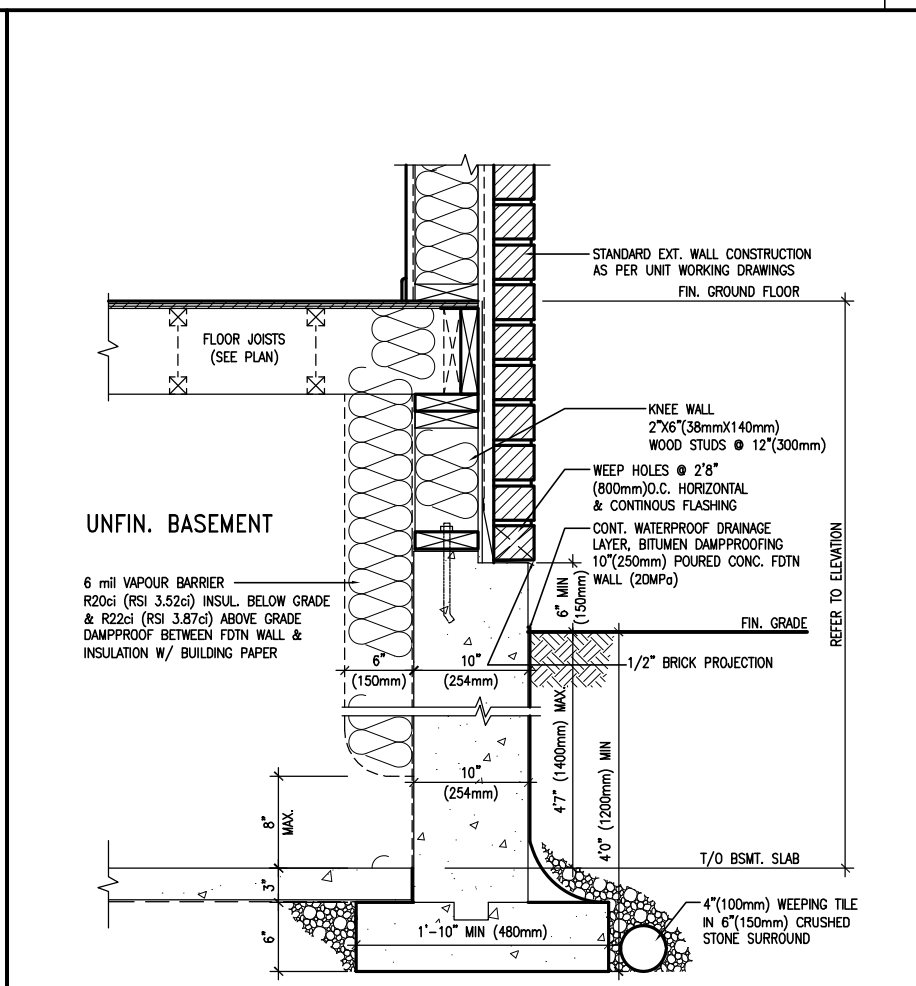
(10" FOUNDATION WALL)



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

EW3.06x
PKG A1

SCALE: N.T.S.



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

EW3.07x
PKG A1

SCALE: N.T.S.



9			
8			
7			
6			
5			
4			
3	UPDATE TO OBC VER 2022	FEB 16-22	RC
2	UPDATE TO OBC VER 2020	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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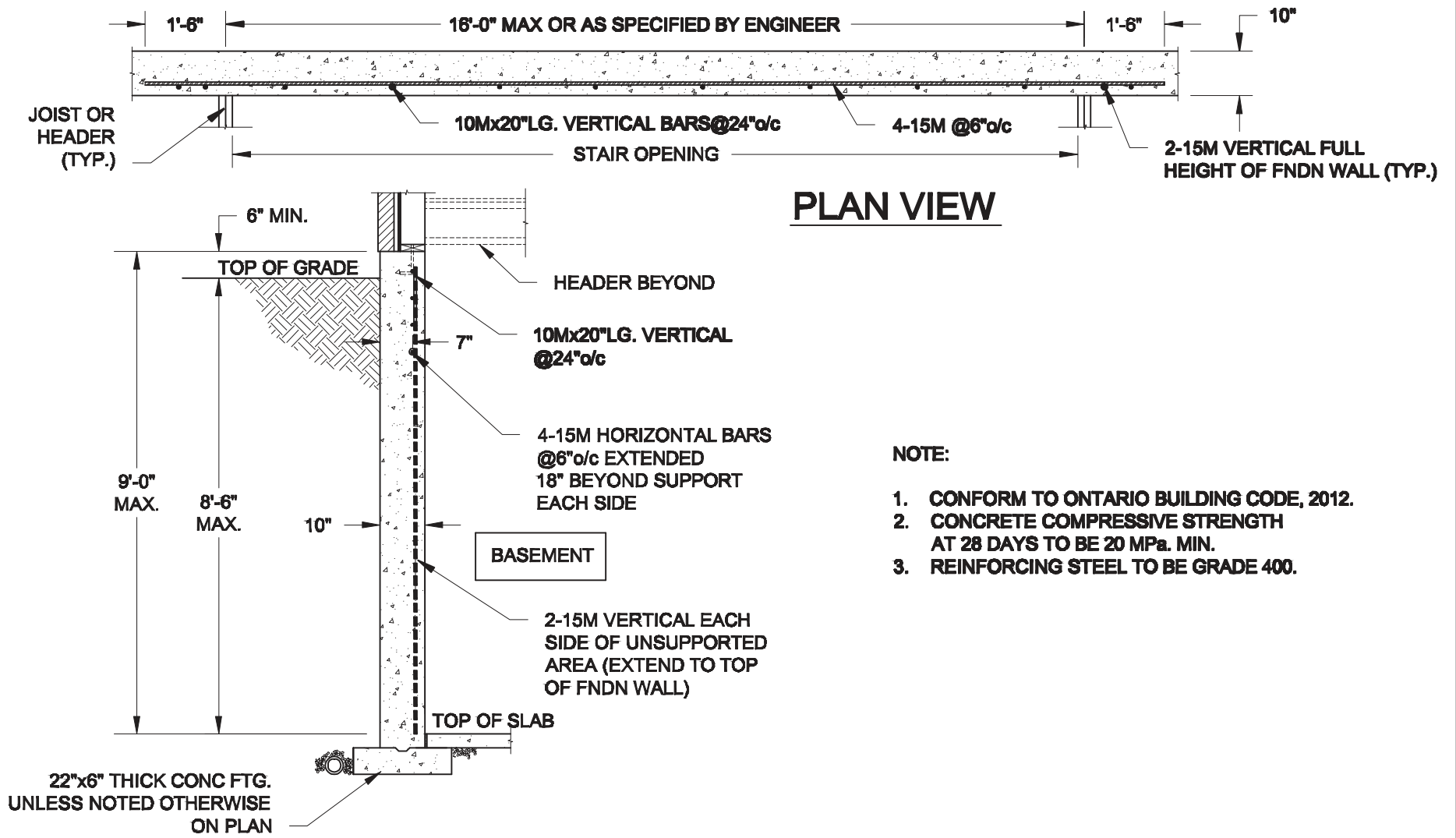
qualification information
Wellington Jno-Baptiste 25591
 name registration information BCIN
VA3 Design Inc. 42658

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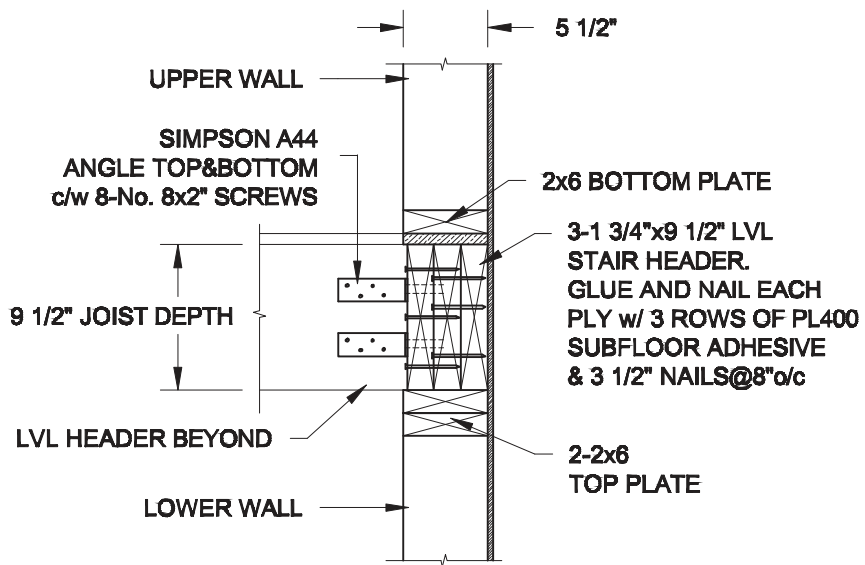
BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFIL, ON.	project no. 13049	drawing no. CN11
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022
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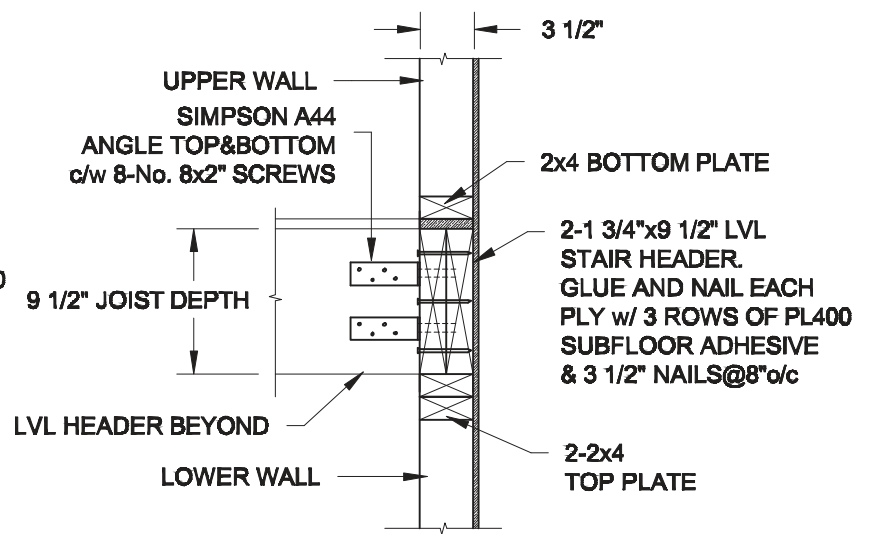
NOTE:

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



2A **STAIR HEADER @ EXTERIOR WALL**
S1 SCALE: 1" = 1'-0"



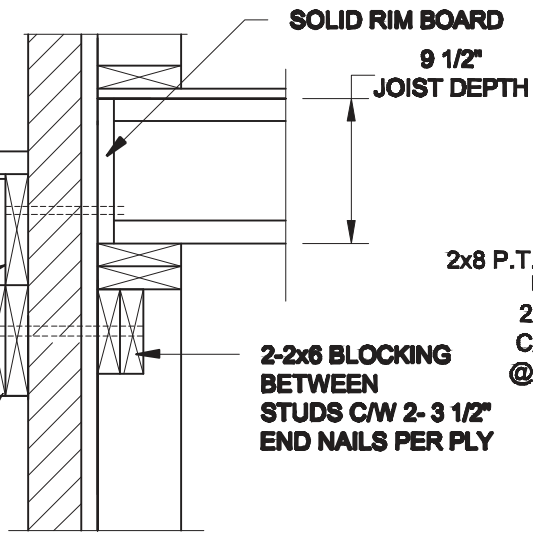
2B **STAIR HEADER @ PARTY WALL**
S1 SCALE: 1" = 1'-0"

Scale: AS NOTED	
Date:	
Drawn:	Checked:



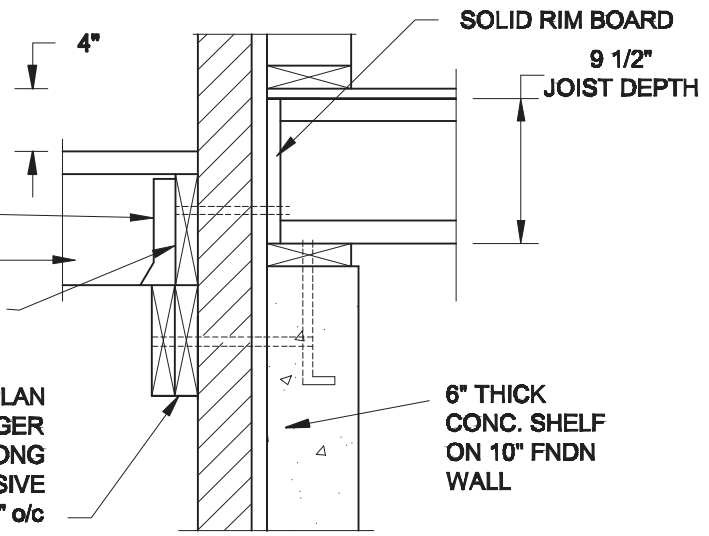
Project: BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO	
TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Project No.:	Drawing No.: S1

4"
SIMPSON LUS28 HANGERS
2x8 P.T. DECK JOISTS
U.N.O. ON PLAN
2x8 P.T. LEDGER
C/W 1/2"Ø BOLTS @ 16" O/C TO RIM
U.N.O. ON PLAN
2-2x8 P.T. LEDGER
c/w 1/2"Ø BOLTS @ 16" o/c



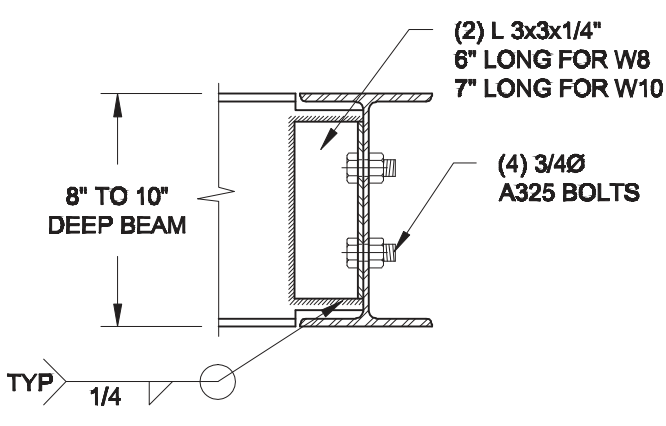
1A DECK FASTEN DETAIL
S2 SCALE: 1" = 1'-0"

4"
SIMPSON LUS28 HANGERS
2x8 P.T. DECK JOISTS
U.N.O. ON PLAN
2x8 P.T. LEDGER
C/W 1/2"Ø BOLTS @ 16" O/C TO RIM
U.N.O. ON PLAN
2-2x8 P.T. LEDGER
c/w 1/2"ØX12" LONG HILTI ADHESIVE ANCHORS @ 16" o/c

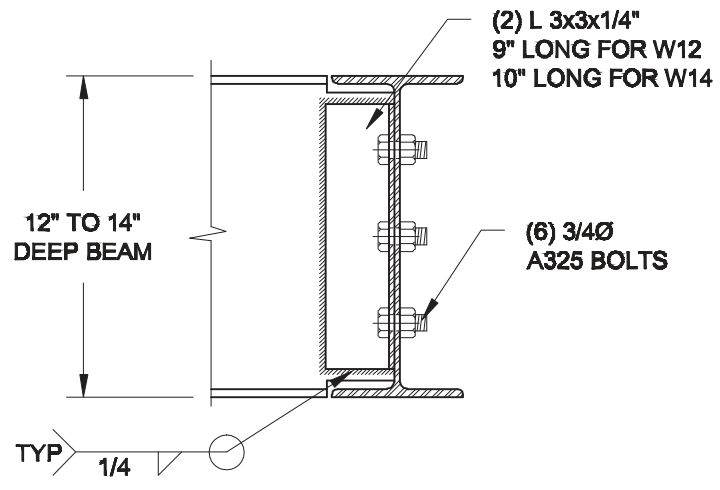


1B DECK FASTEN DETAIL
S2 SCALE: 1" = 1'-0"

- 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.

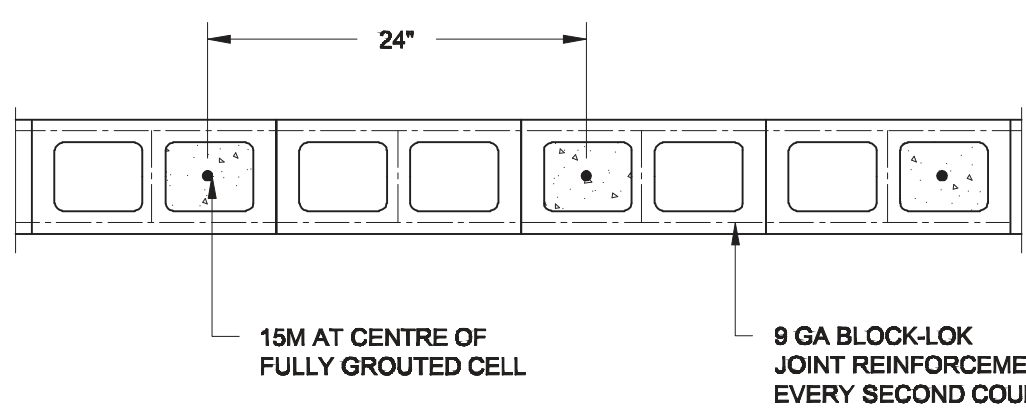


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

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



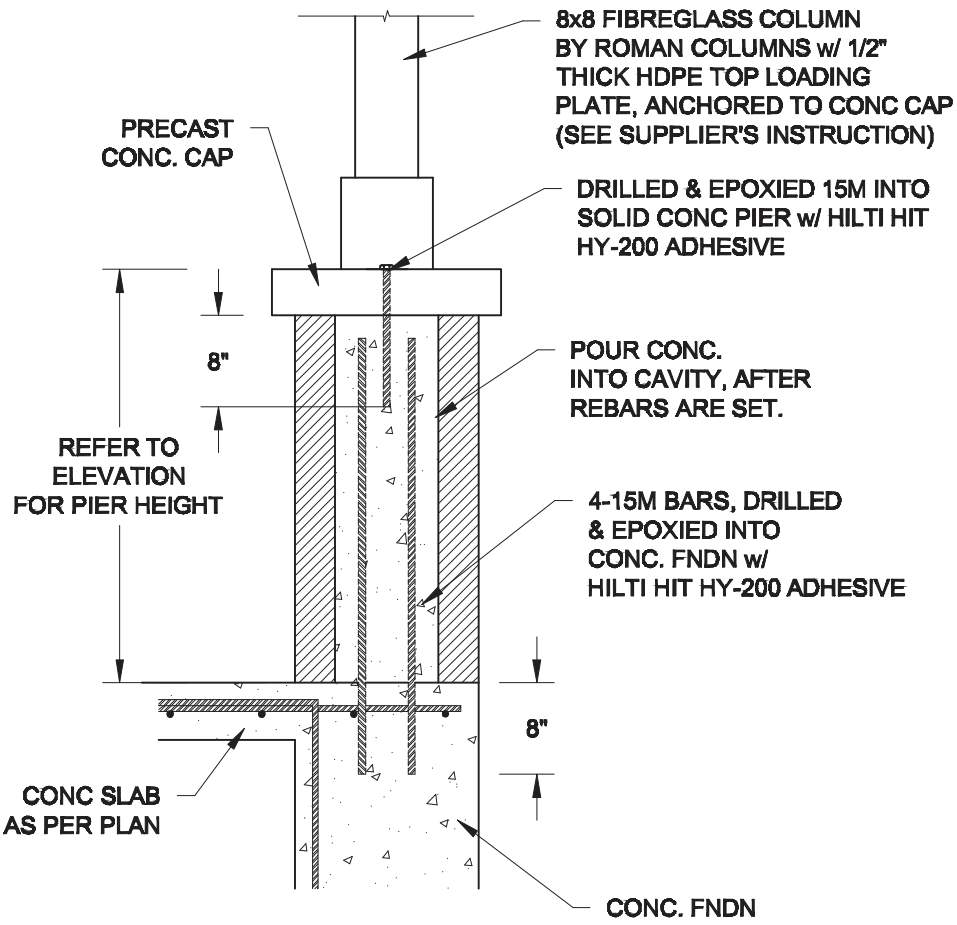
3 PLAN OF FIREWALL @ 2-STOREY CONDITION
S2 SCALE: 1" = 1'-0"

- NOTES:
1. REINFORCING STEEL TO CONFORM TO CSA G30.18, GRADE 400.
2. GROUT TO HAVE A COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS WITH 10" SLUMP. MAXIMUM AGGREGATE SIZE = 3/8".
3. LAP VERTICAL BARS 30" AT ANY SPLICES.

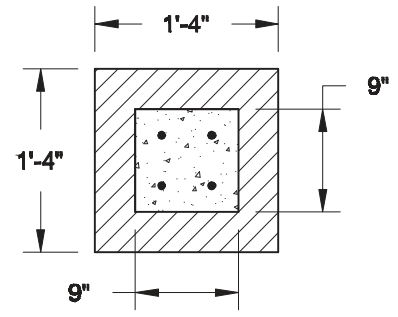
Scale:	AS NOTED
Date:	
Drawn:	Checked:



Project:	BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO	
TYPICAL STRUCTURAL DETAILS FOR SINGLES		
Project No.:		Drawing No.:
		S2



1A
S3 FRONT PORCH COLUMN DETAIL
SCALE: 3/4" = 1'-0"



1B
S3 TOP VIEW @ MASONRY PIER
SCALE: 3/4" = 1'-0"

NOTE:

1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE A 28 DAY MIN. COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING STEEL TO BE GRADE 400.
4. PROVIDE 2" CLEAR COVER FOR REBARS.

Scale: AS NOTED	
Date:	
Drawn:	Checked:

Engineer's Seal:

Project: BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO	
TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Project No.:	Drawing No.: S3