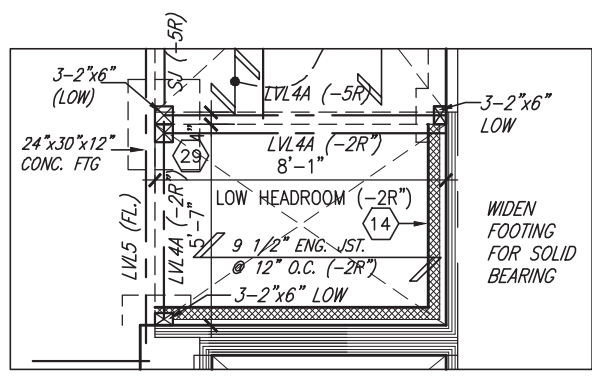




Town of Innisfil Certified Model
2023-06-21 11:55:53 AM ipentold

INDICATES FIRE RATED WALL ASSEMBLY



**PART. PLAN SUNKEN FOYER
2R OR MORE COND.**

1-2"x4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2)
NO. 8x3" DECK SCREWS

6"x6" P.T. WOOD POST BOLTED TO METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE & 4'-0" BELOW GRADE. (TYP.)

2-2"x8" P.T. DROPPED LEDGER FASTENED TO 2-2"x6" BLOCKING BETWEEN STUDS W/ 1/2" DIA. BOLTS @ 16" O.C. REFER TO DETAIL 1/S2

SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150 KPa

BASEMENT WALL INSULATION (TYP.)
-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.

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

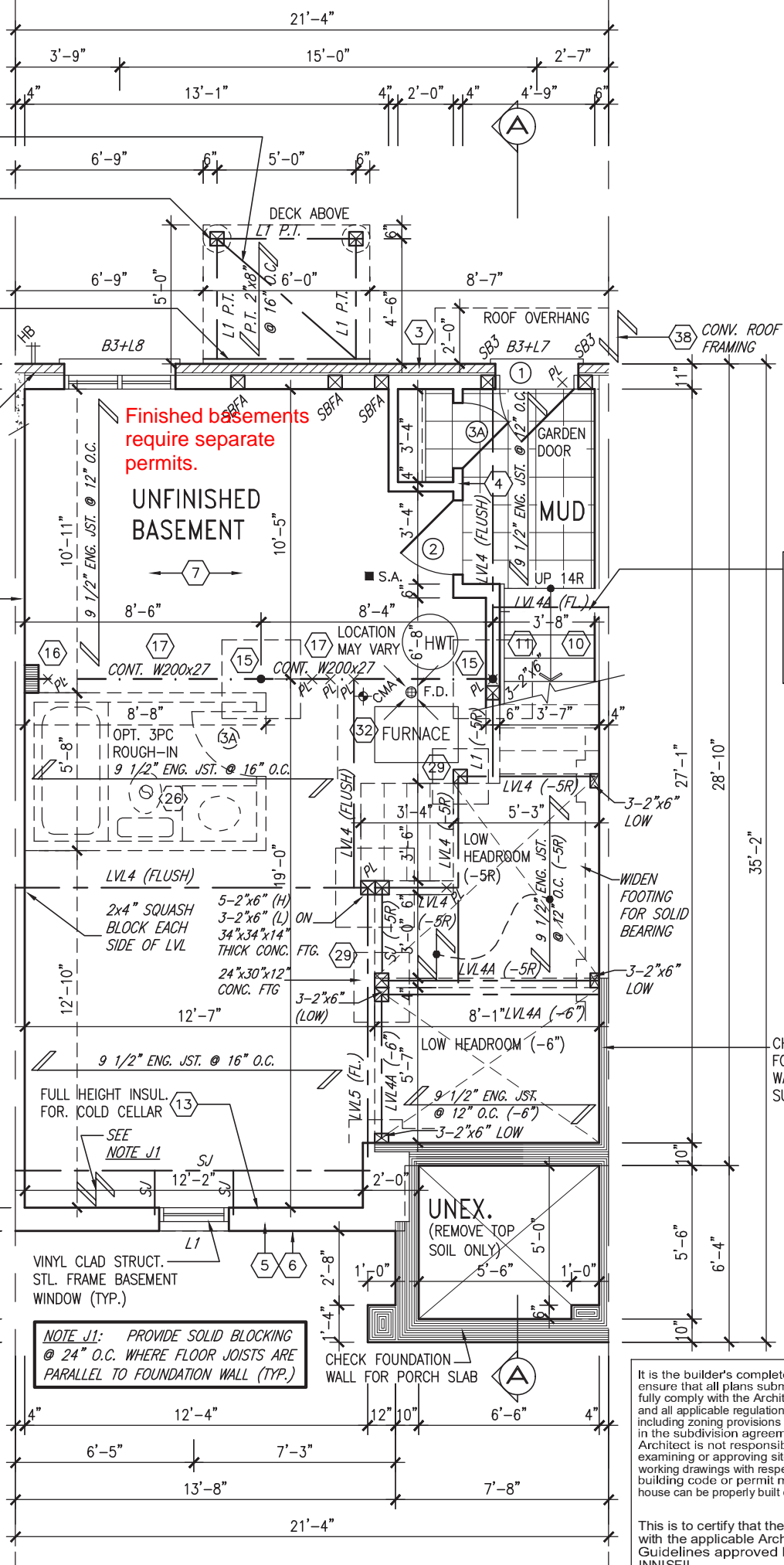
NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

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

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

22"x6" THICK CONC. FOOTING UNDER EXTERIOR FRONT AND REAR WALLS (TYP)

28"x10" THICK CONC. FOOTING UNDER PARTYWALL SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150 KPa



AREA CALCULATIONS		
	ELEV. A/A2	ELEV. B
FINISHED BASEMENT AREA	58 SF	58 SF
GROUND FLOOR AREA	646 SF	646 SF
SECOND FLOOR AREA	646 SF	654 SF
THIRD FLOOR AREA	533 SF	533 SF
SUBTOTAL	1883 SF	1891 SF
DEDUCT ALL OPENINGS	0 SF	0 SF
TOTAL NET AREA	1883 SF	1891 SF
	174.98 m2	175.72 m2
COVERAGE W/OUT PORCH	646 SF	654 SF
	60.04 m2	60.78 m2
COVERAGE W/ PORCH	700 SF	708 SF
	64.99 m2	65.73 m2
GARAGE	0 SF	0 SF
DECK	30 SF	30 SF
WALK-UP	39 SF	39 SF
COVERAGE W/ PORCH, GARAGE, DECK, WALK-UP, ETC.	769 SF	777 SF
	71.45 m2	72.19 m2

BASEMENT PLAN 'A'/'A2' FOR WOB CONDITION

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: MAR 27, 2023
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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	.	.	qualification information
7	.	.	Wellington Jno-Baptiste 25591
6	.	.	name registration information BCIN
5	.	.	VA3 Design Inc. 42658
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2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 06-19	RC
1	ISSUED FOR CLIENT REVIEW	MAR 21-19	DB
no.	description	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
project name ALCONA municipality INNISFIL, ON
date JUNE 2018
drawn by N.HUR checked by [Signature] scale 3/16" = 1'-0"
project no. 13049
drawing no. 1

RL-1 KINGFISHER 1
project no. 13049
drawing no. 1

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APPROVED BY: *[Signature]*
DATE: MAR 27 2023

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Town of Innisfil Certified Model
2023-06-21 11:55:53 AM ipenlod

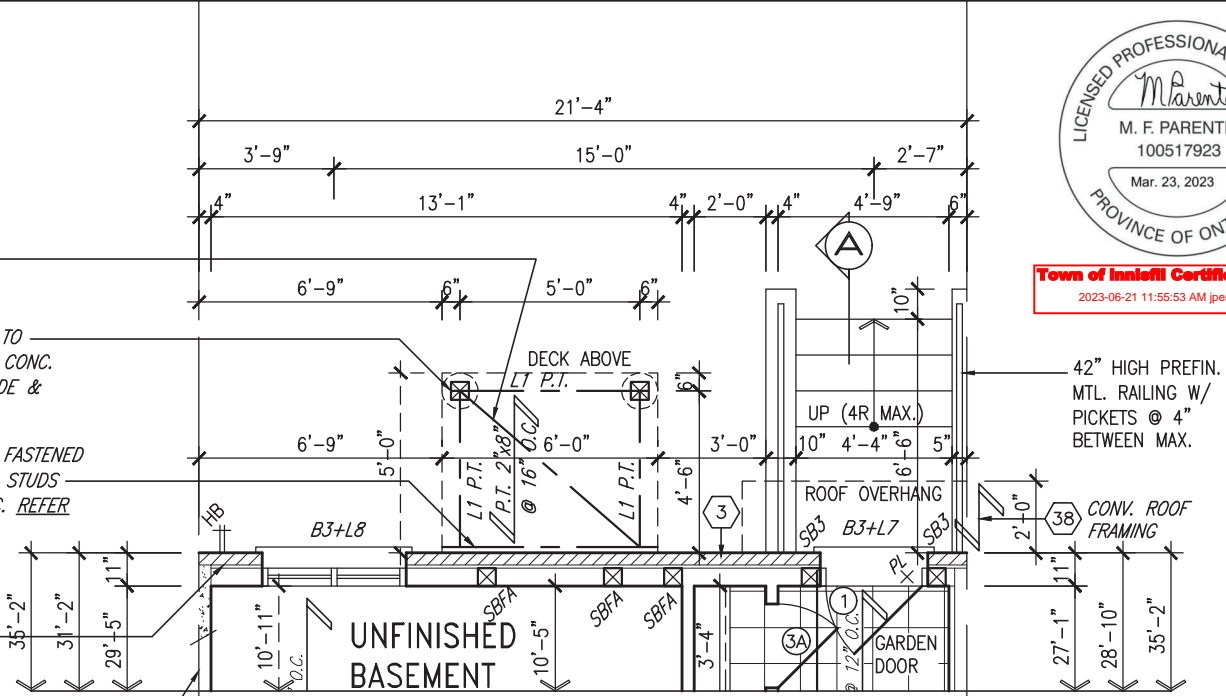
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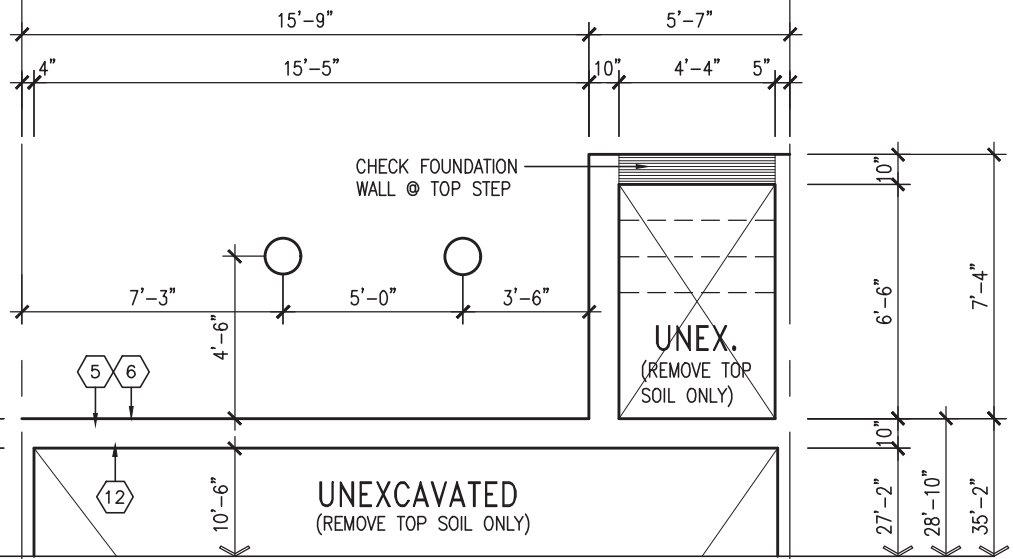
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22"x6" THICK CONC. FOOTING UNDER EXTERIOR FRONT AND REAR WALLS (TYP)

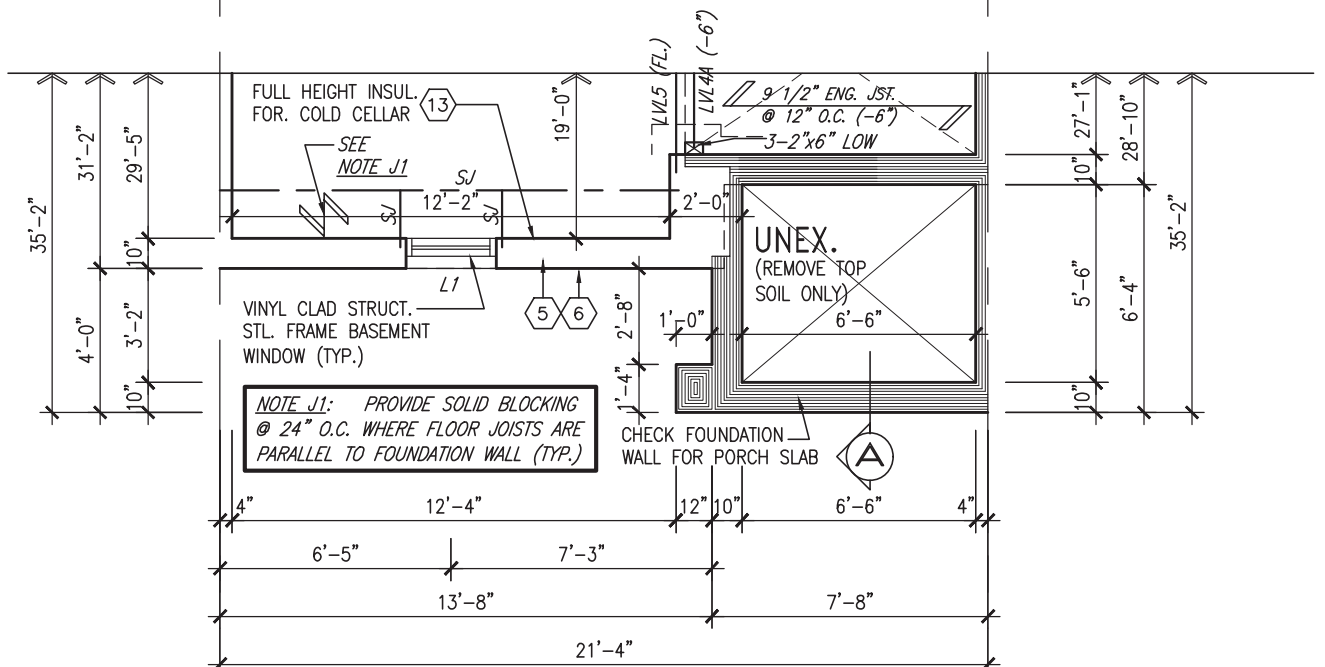
28"x10" THICK CONC. FOOTING UNDER PARTYWALL SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150 KPa



PARTIAL GROUND FLOOR PLAN 'B' FOR WALK-UP CONDITION



PARTIAL FOUNDATION PLAN 'B' FOR WALK-UP CONDITION



PARTIAL BASEMENT PLAN 'B'

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

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

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

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

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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name BCIN
5	.	.	.	registration information VA3 Design Inc. 42658
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no.	description	date	by	

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VA3 DESIGN

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t 416.630.2255 f 416.630.4782
vg3design.com

BAYVIEW WELLINGTON

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

date: **JUNE 2018** checked by: **N.HUR** scale: **3/16" = 1'-0"**

PARTIAL PLANS ELEVATION 'B'

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL1-0BC VER 2023 CURRENT\13049-RL-1.dwg - Thu - Mar 23 2023 - 12:59 PM

RL-1
KINGFISHER 1

project no. **13049**

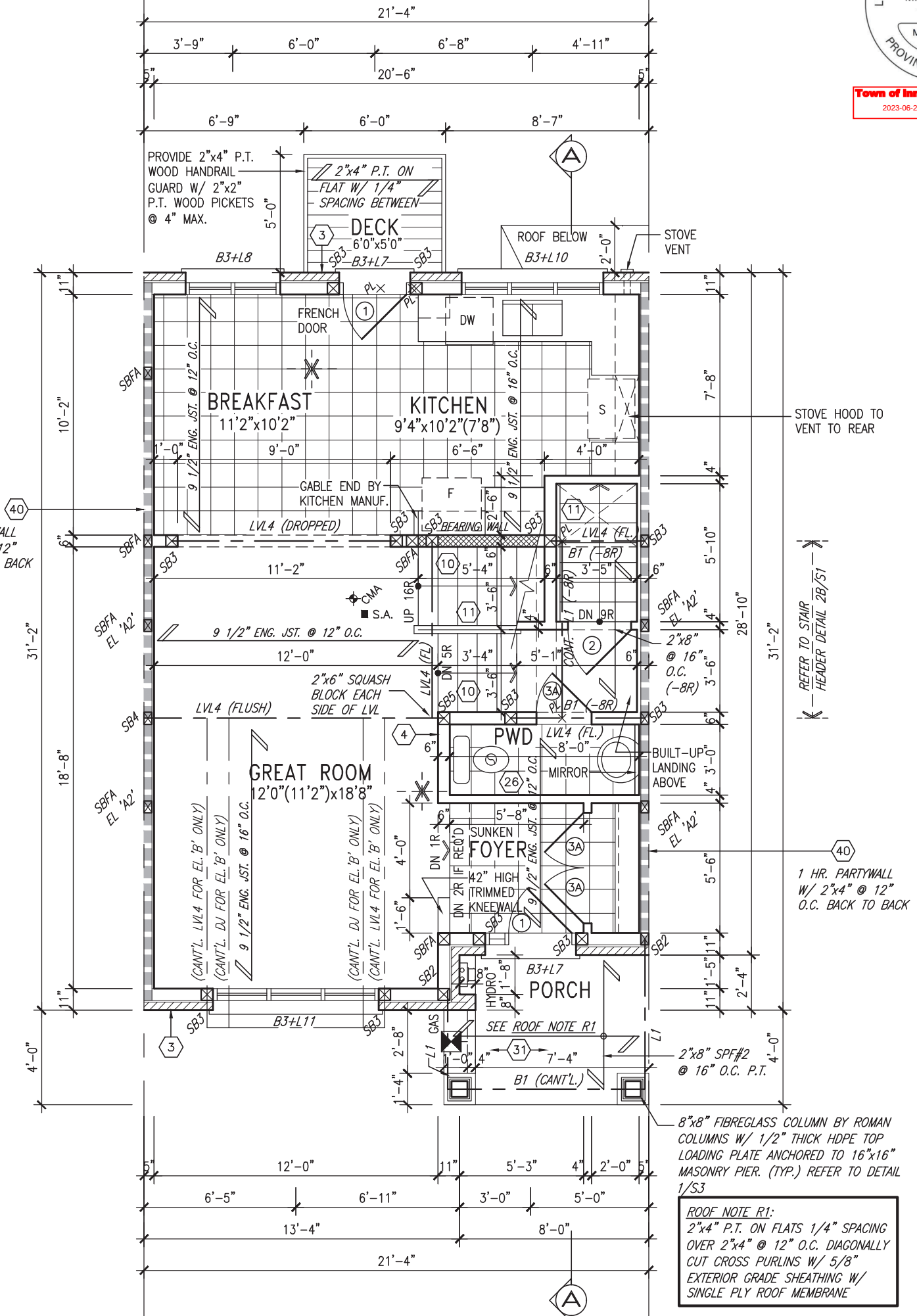
drawing no. **2**



Town of Innisfil Certified Model
2023-06-21 11:55:53 AM ipentold

INDICATES FIRE RATED WALL ASSEMBLY

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



GROUND FLOOR PLAN 'A'/'A2'

ROOF NOTE R1:
2"x4" P.T. ON FLATS 1/4" SPACING OVER 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

NOTE:
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NOTE:
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APPROVED BY: [Signature]
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no.	description	date	by	Drawings are not to be scaled.

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
project name
ALCONA
municipality
INNISFIL, ON

project no.
13049
date
JUNE 2018
drawn by
N.HUR
checked by
-
scale
3/16" = 1'-0"

RL-1
KINGFISHER 1
drawing no.
3

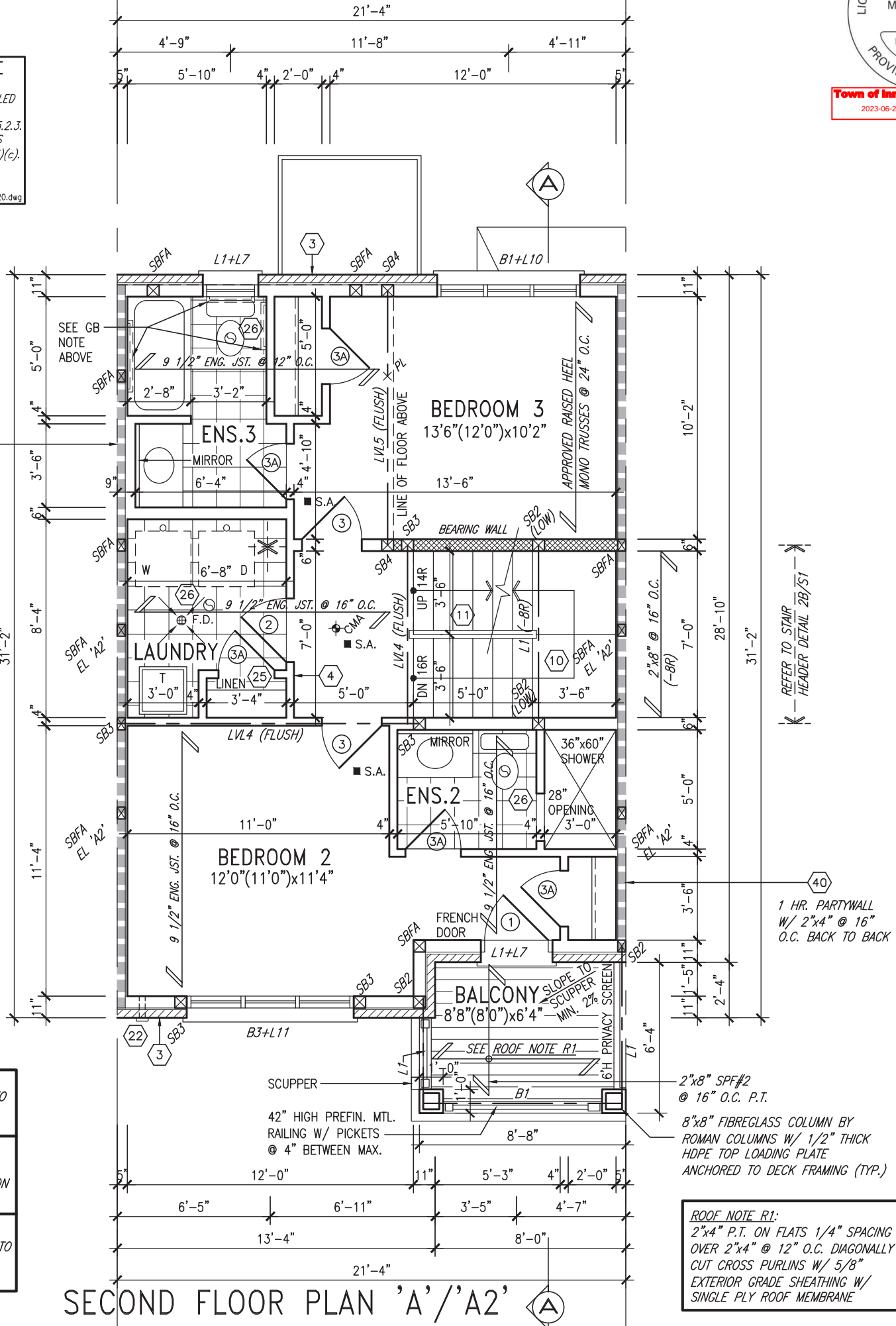


Town of Innisfil Certified Model
2023-06-21 11:55:53 AM ipenfold

INDICATES FIRE RATED WALL ASSEMBLY

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.
GB-NOTE-2020.dwg

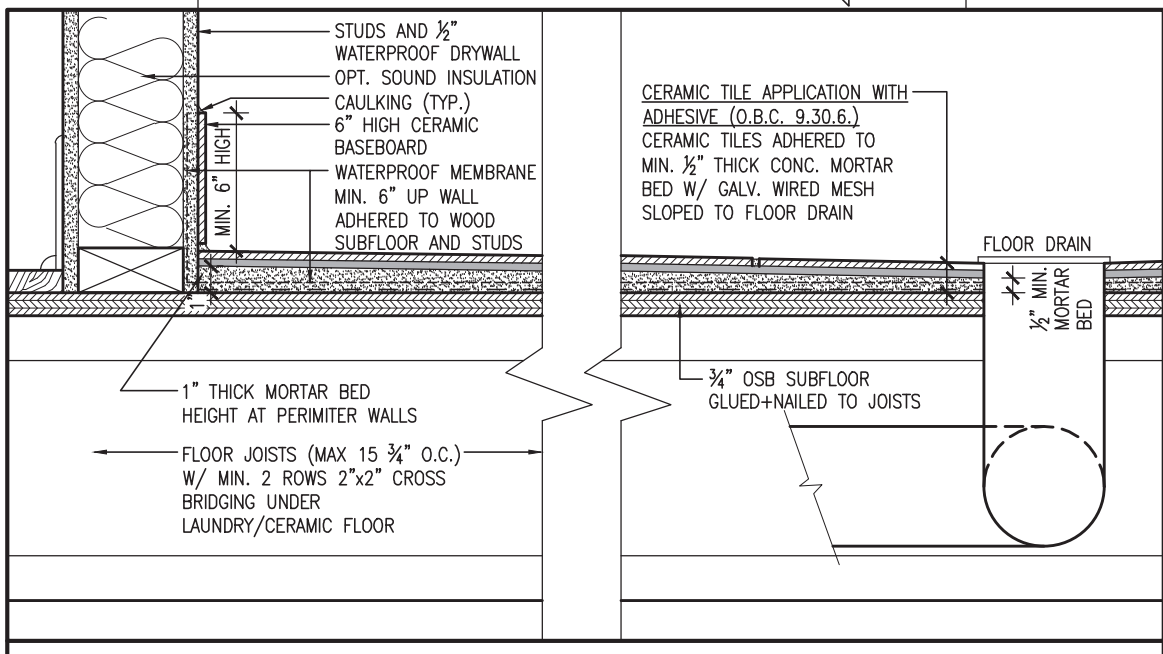


NOTE:
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ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

ROOF NOTE R1:
2"x4" P.T. ON FLATS 1/4" SPACING OVER 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

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BAYVIEW WELLINGTON

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

date: **JUNE 2018** checked by: **N.HUR** scale: **3/16" = 1'-0"**

project no.: **13049** file name: **13049-RL-1**

SECOND FLOOR PLAN EL. 'A'/'A2'

RL-1
KINGFISHER 1

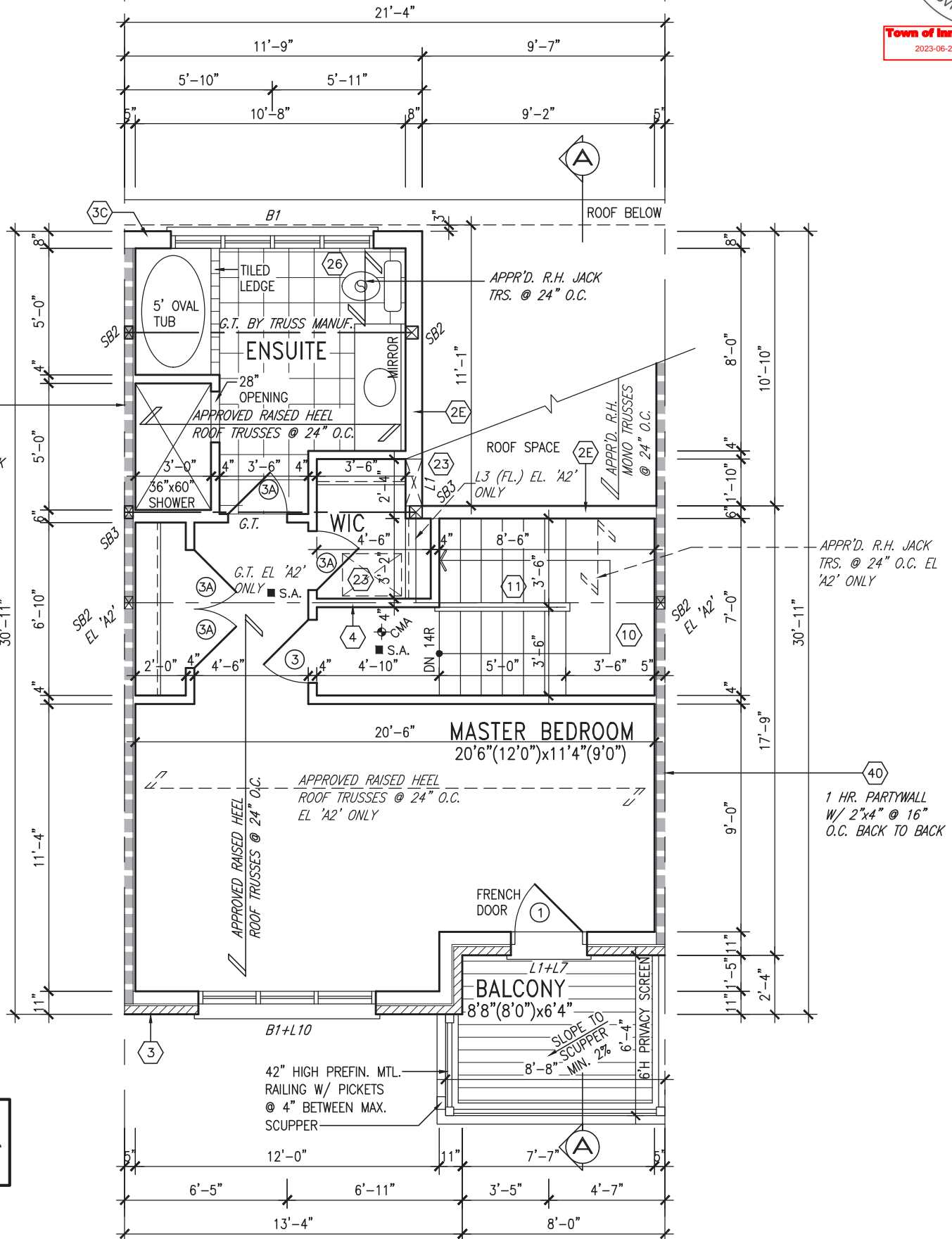
drawing no.: **4**

INDICATES FIRE RATED WALL ASSEMBLY



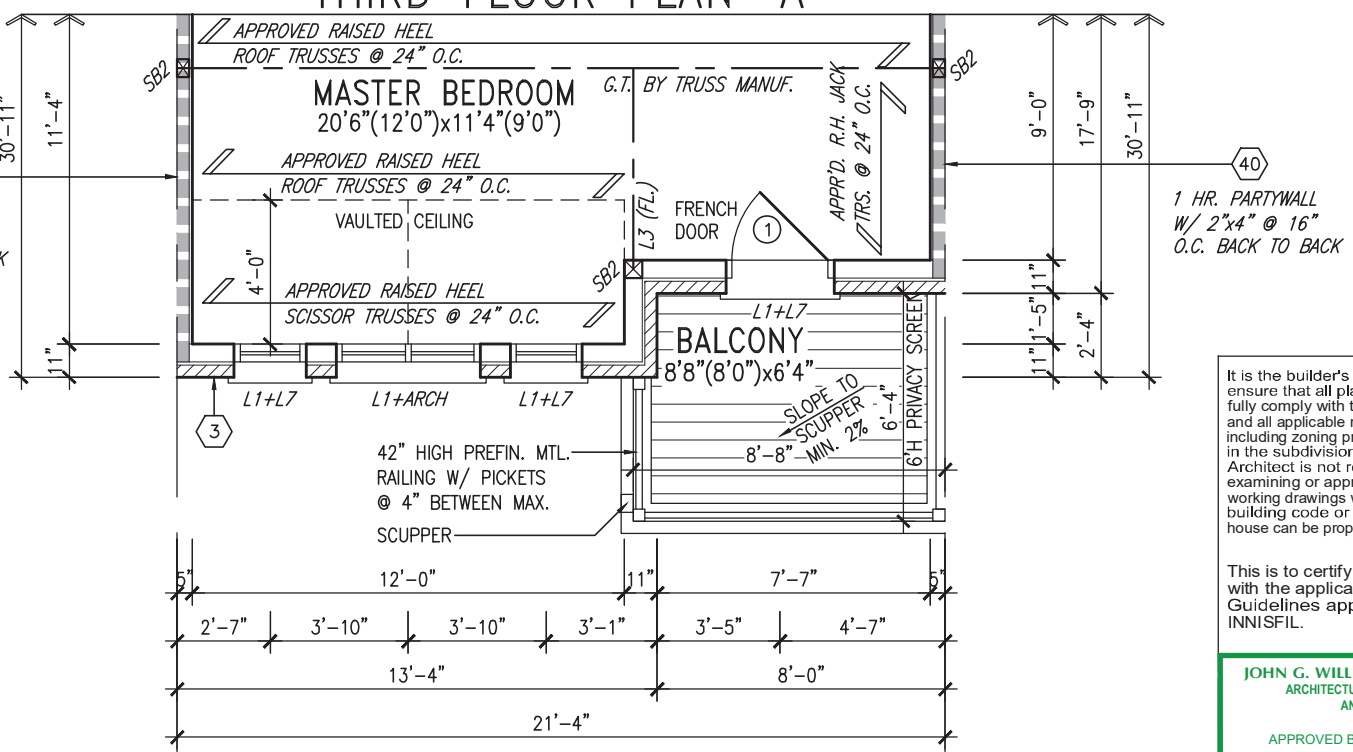
Town of Innisfil Certified Model
2023-06-21 11:55:53 AM pentold

1 HR. PARTYWALL
W/ 2"x4" @ 16"
O.C. BACK TO BACK



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

1 HR. PARTYWALL
W/ 2"x4" @ 16"
O.C. BACK TO BACK



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ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: _____
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NOTE:
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BAYVIEW WELLINGTON

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

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THIRD FLOOR PLANS EL. 'A'/'A2'

RL-1
KINGFISHER 1

project no. **13049**

file name: **13049-RL-1**

5

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

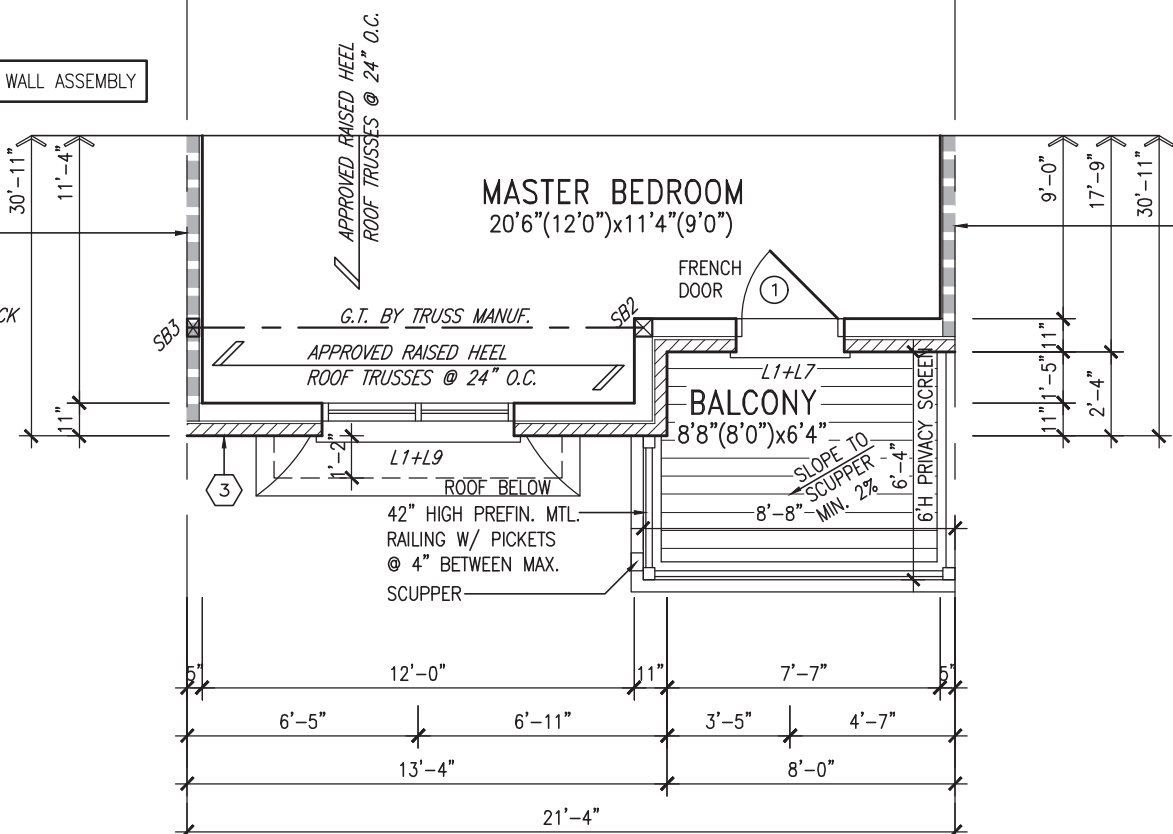
INDICATES FIRE RATED WALL ASSEMBLY



Town of Innisfil Certified Model
2023-06-21 11:55:53 AM ipenfold

1 HR. PARTYWALL
W/ 2"x4" @ 16"
O.C. BACK TO BACK

1 HR. PARTYWALL
W/ 2"x4" @ 16"
O.C. BACK TO BACK

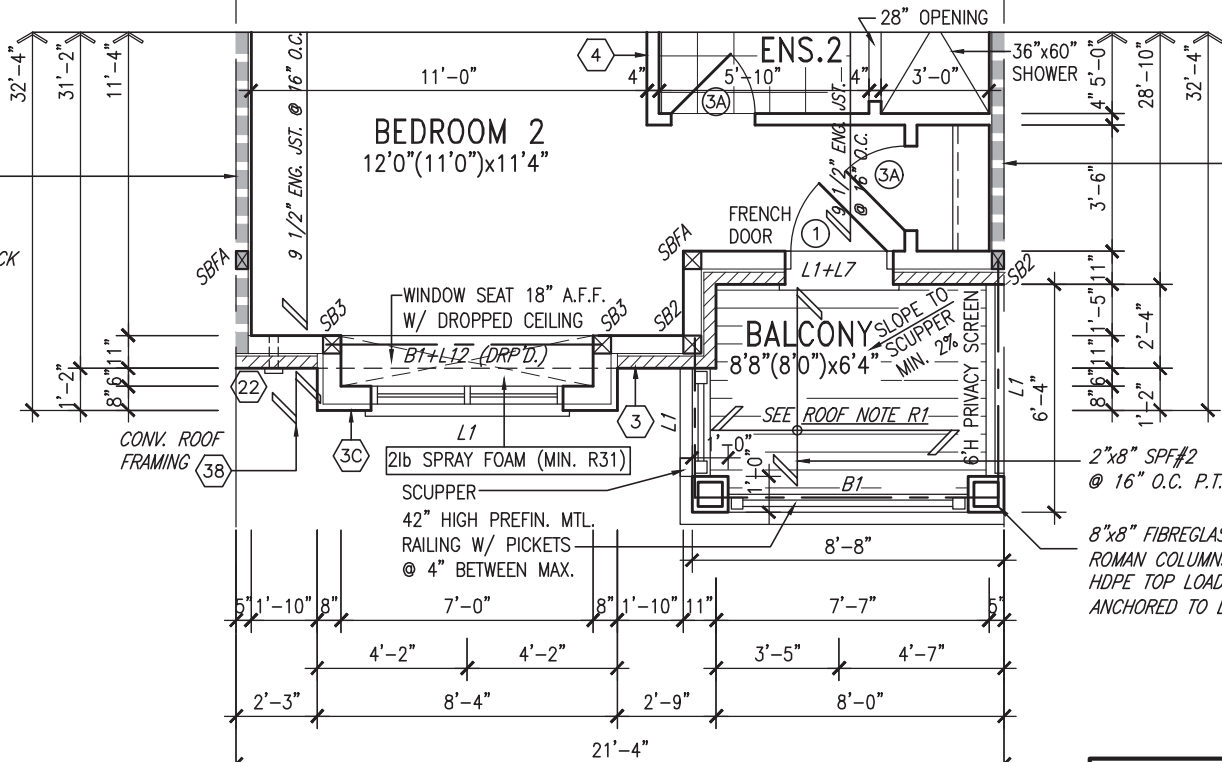


PARTIAL THIRD FLOOR PLAN 'B'

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

1 HR. PARTYWALL
W/ 2"x4" @ 16"
O.C. BACK TO BACK

1 HR. PARTYWALL
W/ 2"x4" @ 16"
O.C. BACK TO BACK

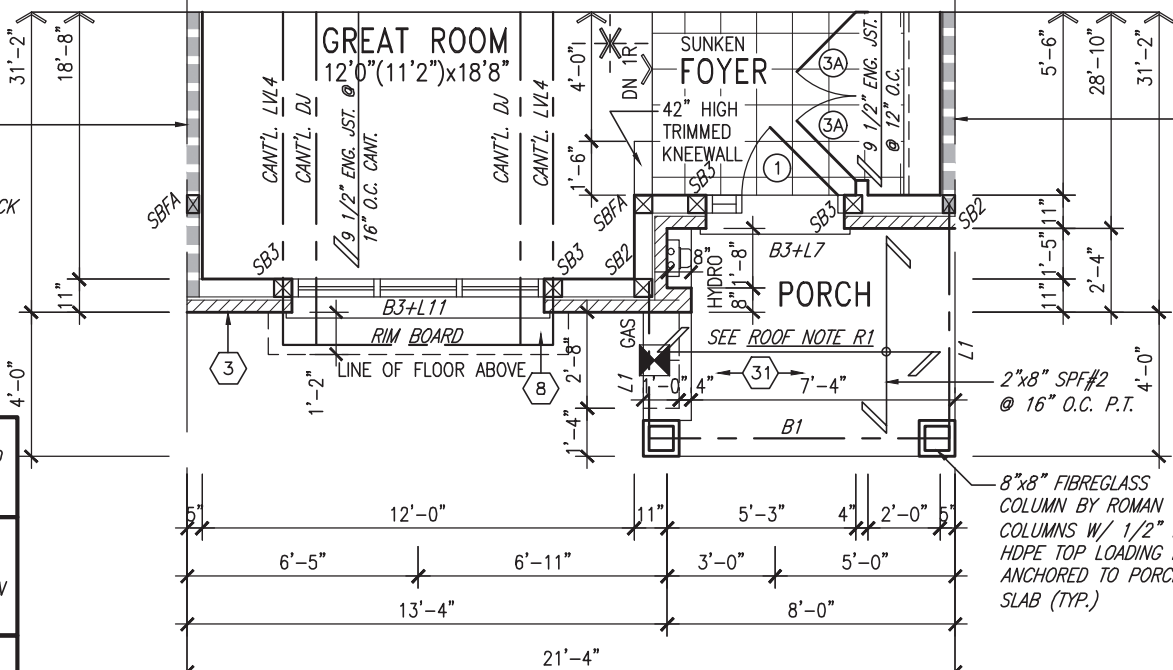


PARTIAL SECOND FLOOR PLAN 'B'

ROOF NOTE R1:
2"x4" P.T. ON FLATS 1/4" SPACING
OVER 2"x4" @ 12" O.C. DIAGONALLY
CUT CROSS PURLINS W/ 5/8"
EXTERIOR GRADE SHEATHING W/
SINGLE PLY ROOF MEMBRANE

1 HR. PARTYWALL
W/ 2"x4" @ 12"
O.C. BACK TO BACK

1 HR. PARTYWALL
W/ 2"x4" @ 12"
O.C. BACK TO BACK



PARTIAL GROUND FLOOR PLAN 'B'

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

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

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO
BE GLUED AND NAILED ON THIS FLOOR FOR
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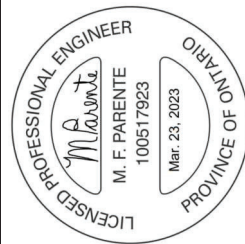
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3/16" = 1'-0"

municipality
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project no.
13049
PART. FLOOR PLANS EL. 'B'

RL-1
KINGFISHER 1
drawing no.
6



1'-0"

1'-0"

1'-0"

Town of Innisfil Certified Model
2023-06-21 11:55:53 AM jpenfold

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

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

APPROVED BY:

DATE: MAR 27, 2023

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

project no. 13049
drawing no. 7
file name 13049-RL-1

project name **RL-1 KINGFISHER 1**

municipality **BAYVIEW WELLINGTON**

project name **ALCONA**

date **JUNE 2018**

checked by **N.HUR**

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

drawn by **RICHARD - H. WACHNE, WORKING\2013\13049-BAYVIEW\RL-1-000-VER 2023 CURRENT\13049-RL-1.dwg - Thu - Mar 23 2023 - 12:59 PM**

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

signature

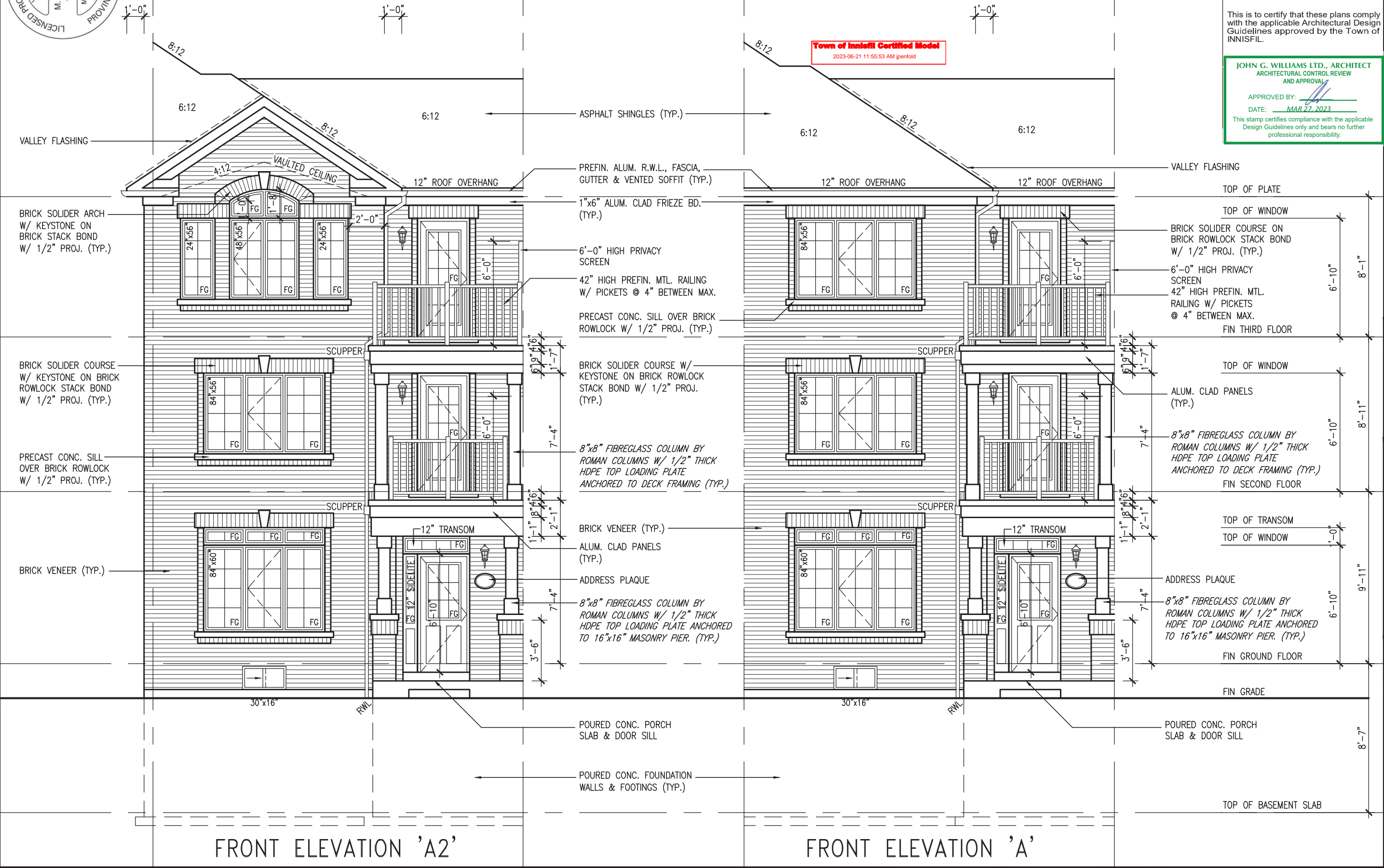
name **Wellington Jno-Baptiste**

registration information **25581**

BCIN **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
1	ISSUED FOR CLIENT REVIEW	MAR 21-19 DB	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 06-19 RC	
3	REVISED AS PER ENG'S COMMENTS	JUL 10-19 RC	
4	UPDATED TO 2023 OBC	MAR 20-23 NS	



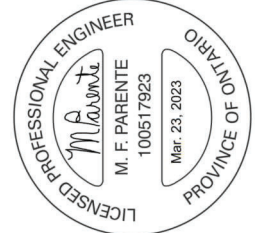
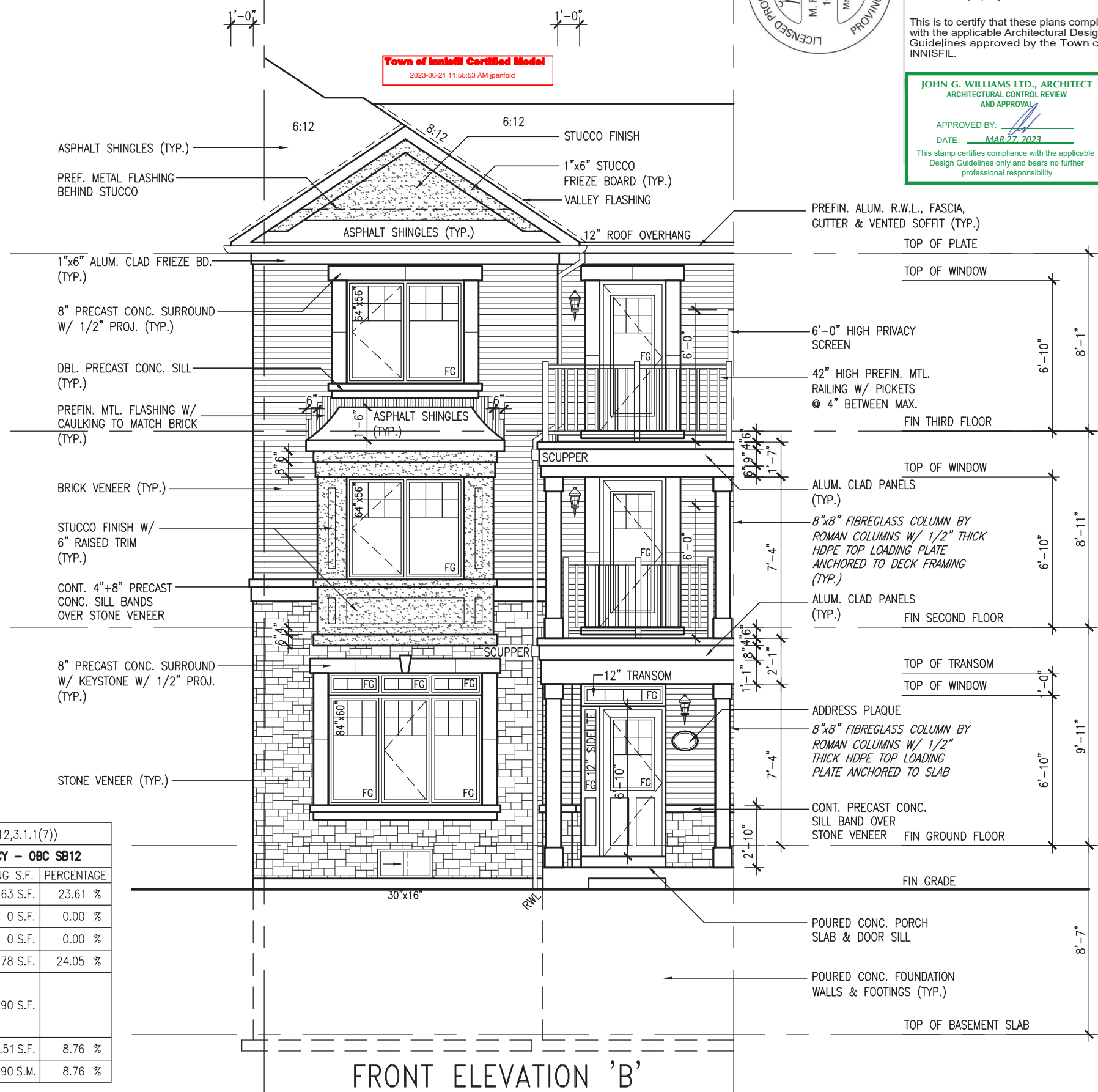
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ROOF PLAN 'A'

ROOF PLAN 'A2'

ROOF PLAN 'B'

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
RL-1 ELEVATION 'B'	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	616.89 S.F.	145.63 S.F.	23.61 %
LEFT SIDE	1003.20 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1003.20 S.F.	0 S.F.	0.00 %
REAR	681.06 S.F.	163.78 S.F.	24.05 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		19.90 S.F.	
TOTAL SQ. FT.	3304.35 S.F.	289.51 S.F.	8.76 %
TOTAL SQ. M.	306.98 S.M.	26.90 S.M.	8.76 %



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

APPROVED BY: [Signature]
DATE: MAR 27, 2023

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

9 .	8 .	7 .	6 .	5 .	4 .	3 .	2 .	1 .	no.	description	date	by	
											MAR 20-23 NS	JUL 10-19 RC	JUN 06-19 RC
										4 .	UPDATED TO 2023 OBC		
										3 .	REVISED AS PER ENG'S COMMENTS		
										2 .	REVISED AS PER FLOOR / ROOF LAYOUTS		
										1 .	ISSUED FOR CLIENT REVIEW		
										6 .	Wellington Jno-Baptiste	25591	BCIN
										5 .	Wellington Jno-Baptiste	42658	BCIN
										4 .	VA3 DESIGN	25591	BCIN
										3 .	255 Consumers Rd, Suite 120	120	
										2 .	Toronto, ON M2J 1R4	1R4	
										1 .	t 416.630.2255 f 416.630.4782	4782	
										0 .	VA3design.com		
										0 .	checked by	3/16" = 1'-0"	
										0 .	drawn by	N.HUR	
										0 .	date	JUNE 2018	
										0 .	project name	ALCONA	
										0 .	municipality	INNISFIL, ON	
										0 .	project no.	13049	
										0 .	drawing no.	8	
										0 .	file name	13049-RL-1	
										0 .	date	13049-RL-1	
										0 .	scale	3/16" = 1'-0"	
										0 .	checked by	N.HUR	
										0 .	drawn by	N.HUR	
										0 .	date	JUNE 2018	
										0 .	project name	ALCONA	
										0 .	municipality	INNISFIL, ON	
										0 .	project no.	13049	
										0 .	drawing no.	8	



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

Wellington Jno-Baptiste

Wellington Jno-Baptiste

25591

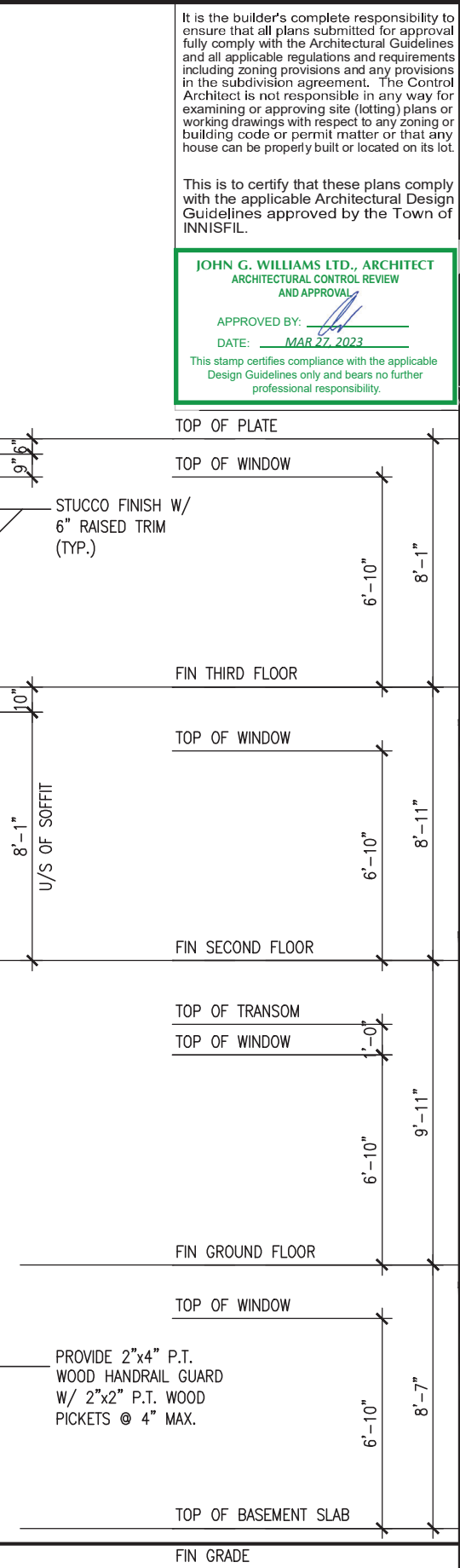
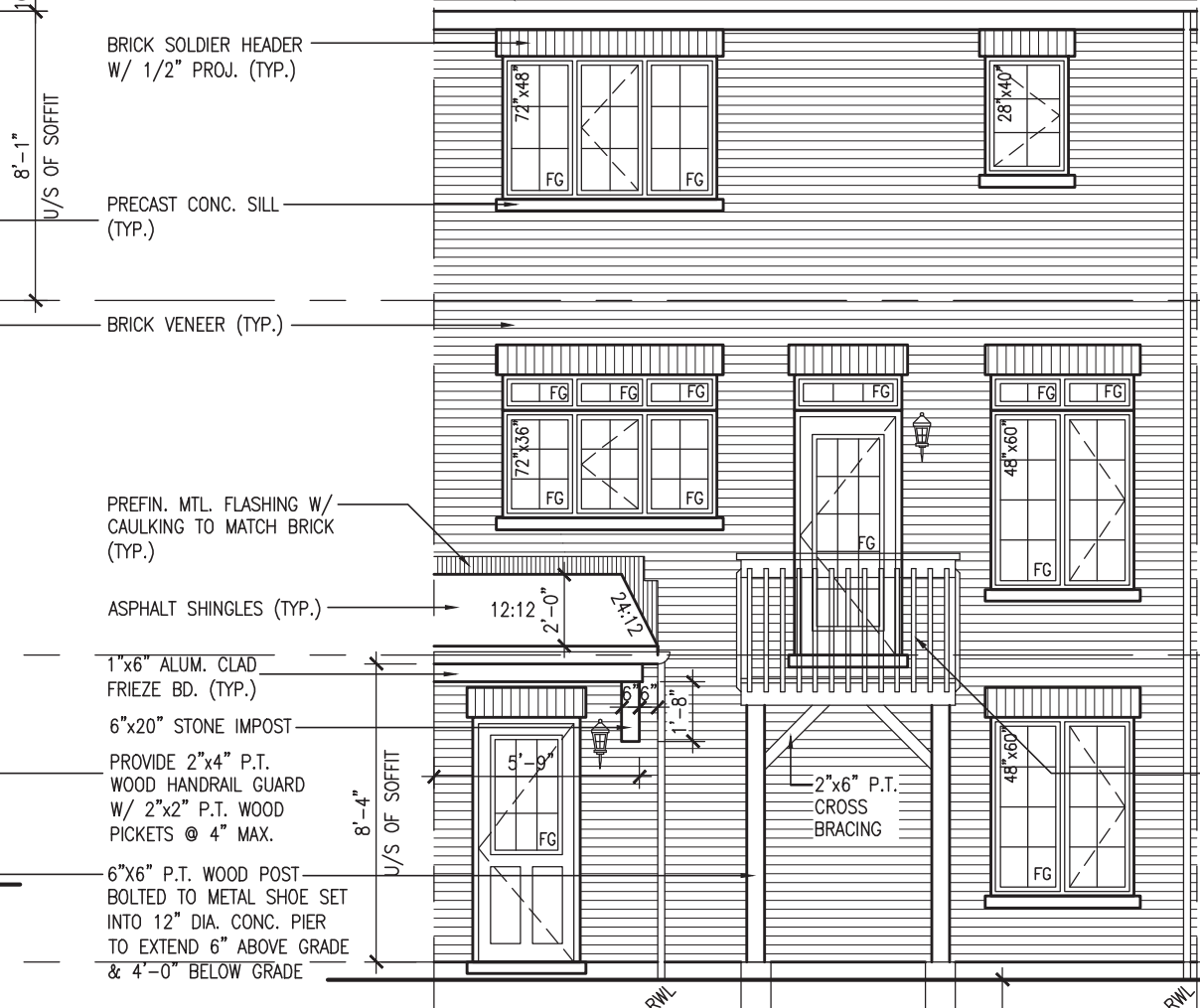
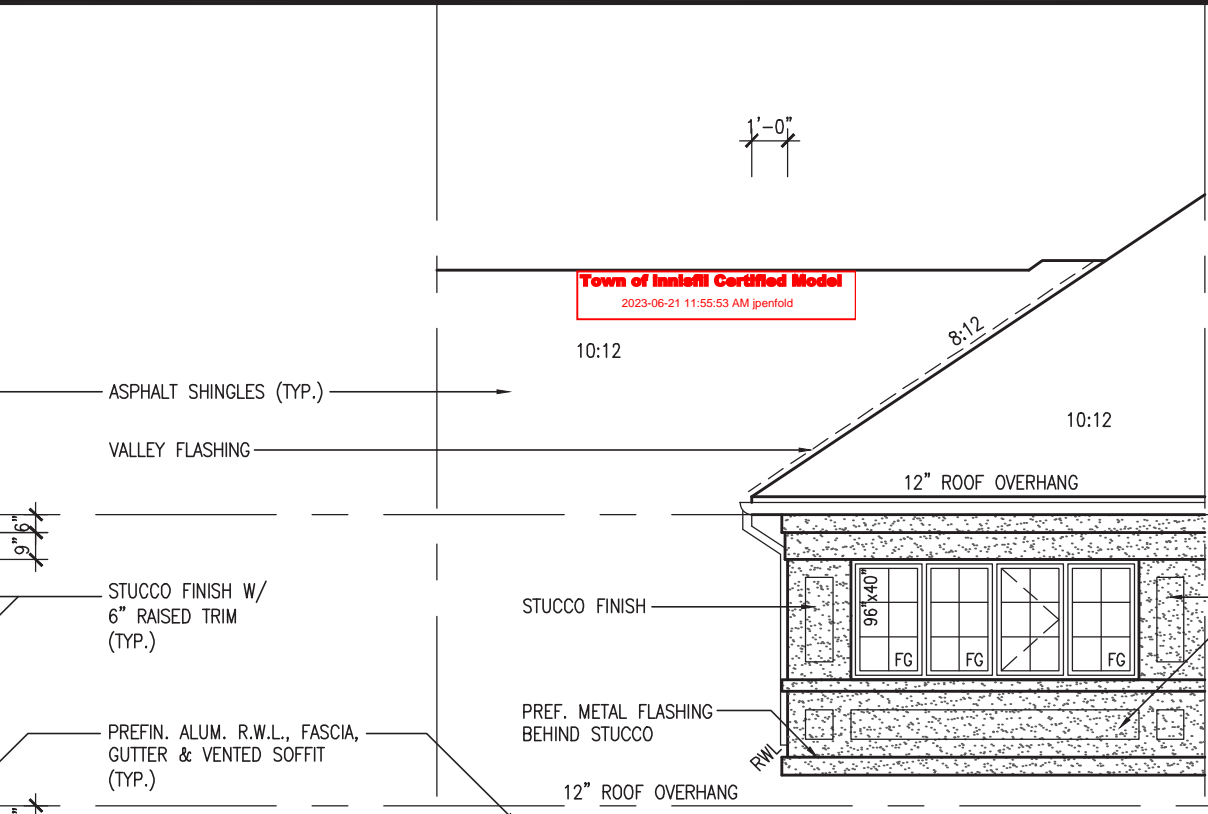
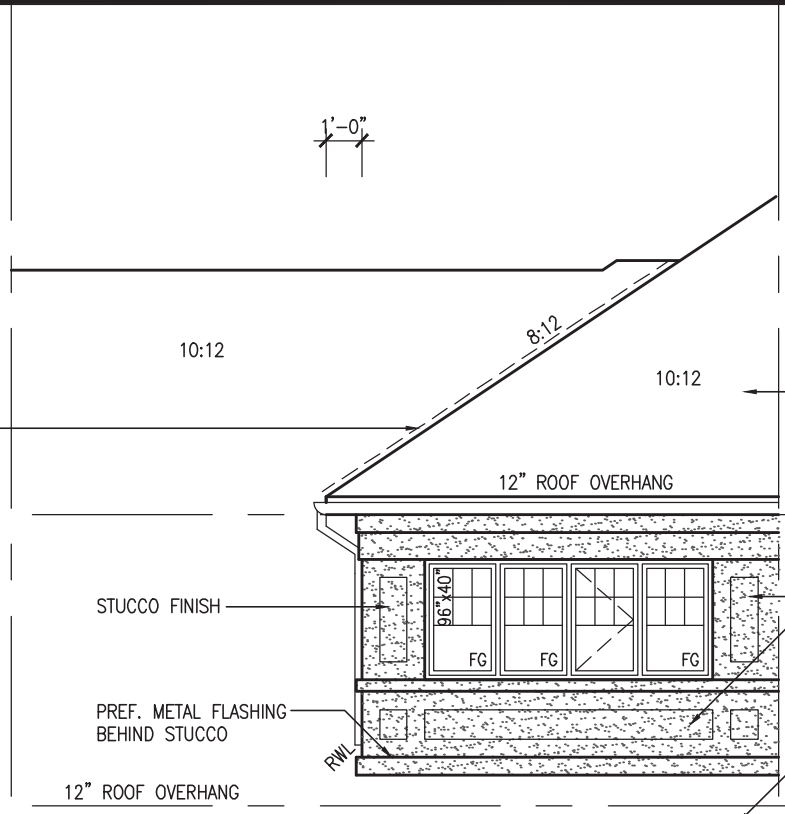
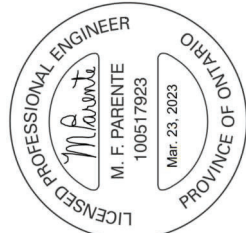
4 . UPDATED TO 2023 OBC

3 . REVISED AS PER ENG'S COMMENTS

2 . REVISED AS PER FLOOR / ROOF LAYOUTS

1 . ISSUED FOR CLIENT REVIEW

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REAR ELEVATION 'B' WUB

REAR ELEVATION 'A'/'A2'

Bell footings at bottom.

Town of Innisfil Certified Model
2023-06-21 11:55:53 AM jpenfold

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

APPROVED BY: [Signature]
DATE: MAR 27 2023

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

BAYVIEW WELLINGTON
project name
ALCONA
municipality
INNISFIL, ON

RL-1
KINGFISHER 1
project no.
13049

REAR ELEVATIONS 'A'/'A2' & 'B'
file name
13049-RL-1
drawing no.
9

checked by: [Signature]
scale: 3/16" = 1'-0"
date: JUNE 18 2018
drawn by: N.HUR
drawn on: RICHARD - H.VARCHER, WORKING\2013\13049-BAYVIEW\RL-1-DB-VER 2023 CURRENT\13049-RL-1.dwg - Thu - Mar 23 2023 - 12:59 PM

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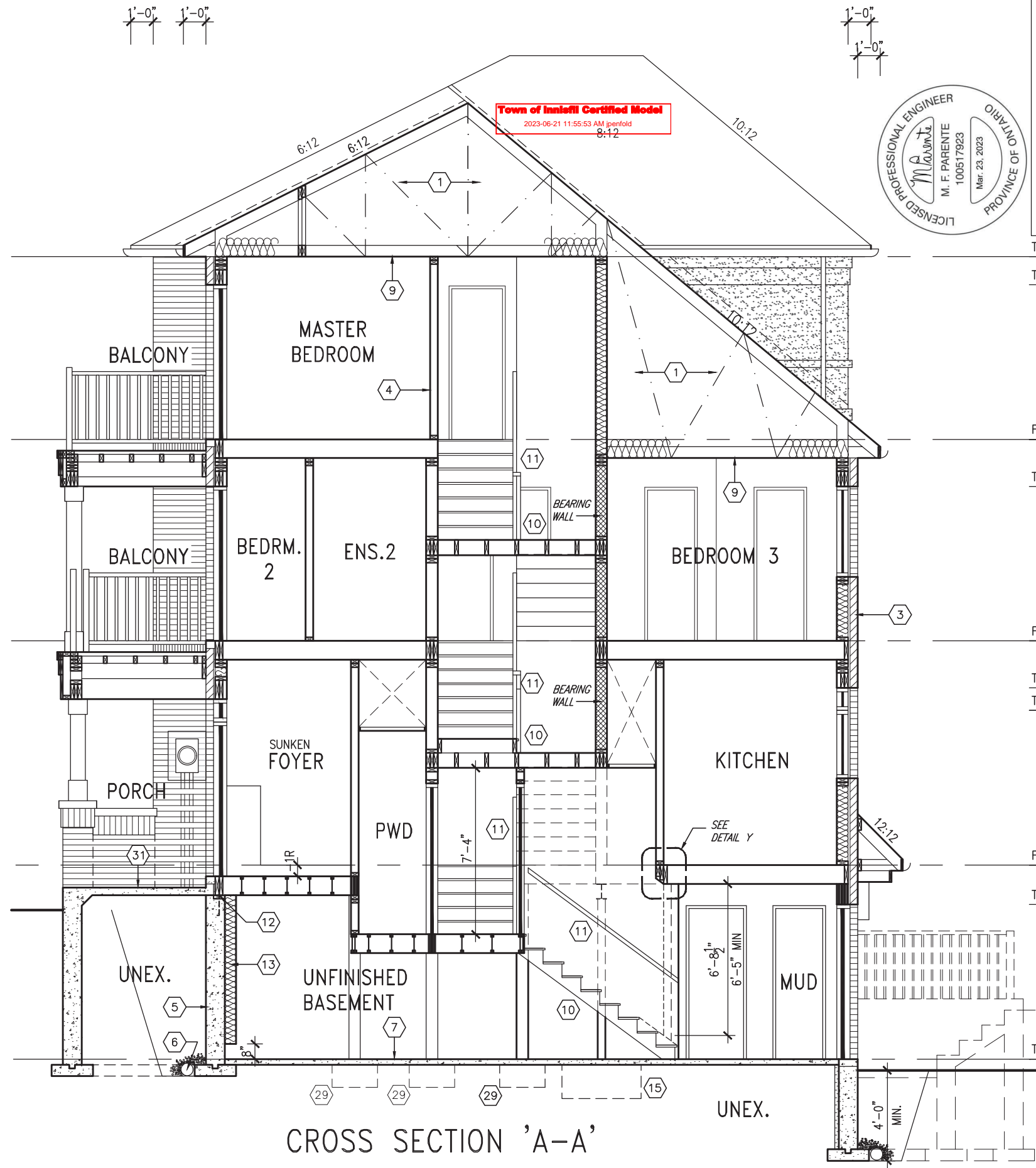
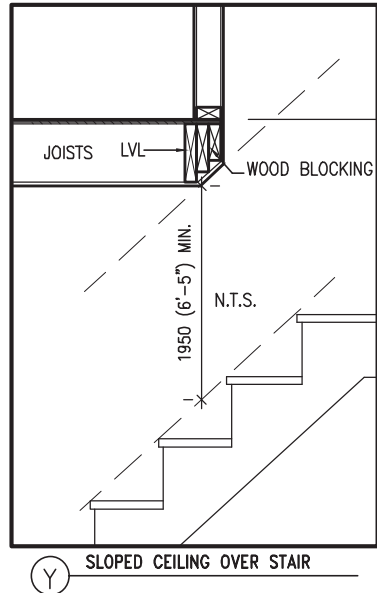
no.	description	date	by
9	ISSUED FOR CLIENT REVIEW	MAR 21-19 DB	
8	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 06-19 RC	
7	REVISED AS PER ENG'S COMMENTS	MAR 20-23 NS	
6	UPDATED TO 2023 OBC		
5			
4			
3			
2			
1			

Wellington Jno-Baptiste [Signature] 25581 BCIN 42658
VAS Design Inc.
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UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
RL-1 ELEVATION 'A'			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	616.89 S.F.	161.19 S.F.	26.13 %
LEFT SIDE	1003.20 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1003.20 S.F.	0 S.F.	0.00 %
REAR	681.06 S.F.	163.78 S.F.	24.05 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		19.90 S.F.	
TOTAL SQ. FT.	3304.35 S.F.	305.07 S.F.	9.23 %
TOTAL SQ. M.	306.98 S.M.	28.34 S.M.	9.23 %

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
RL-1 ELEVATION 'A2'			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	628.89 S.F.	172.52 S.F.	27.43 %
LEFT SIDE	1003.20 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1003.20 S.F.	0 S.F.	0.00 %
REAR	681.06 S.F.	163.78 S.F.	24.05 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		19.90 S.F.	
TOTAL SQ. FT.	3316.35 S.F.	316.40 S.F.	9.54 %
TOTAL SQ. M.	308.10 S.M.	29.39 S.M.	9.54 %



Town of Innisfil Certified Model
2023-06-21 11:55:53 AM ipenfold
8:12

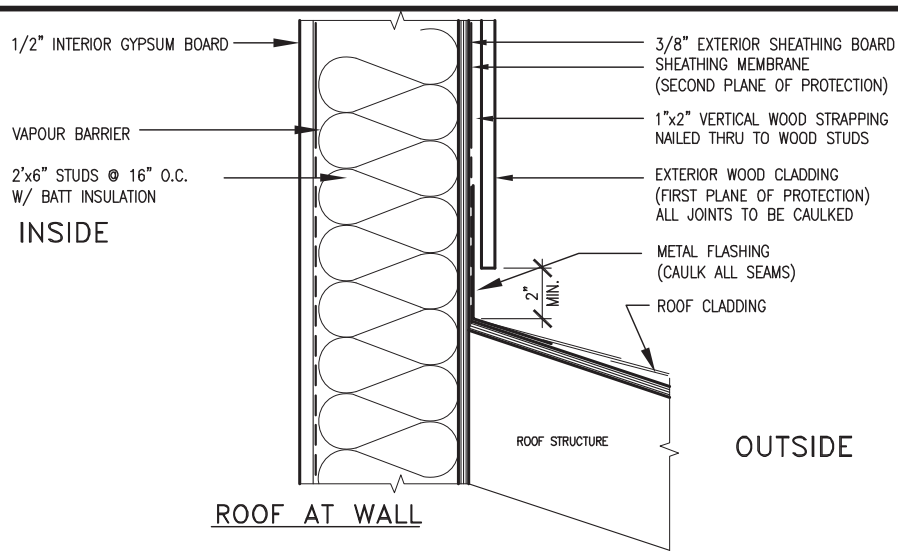
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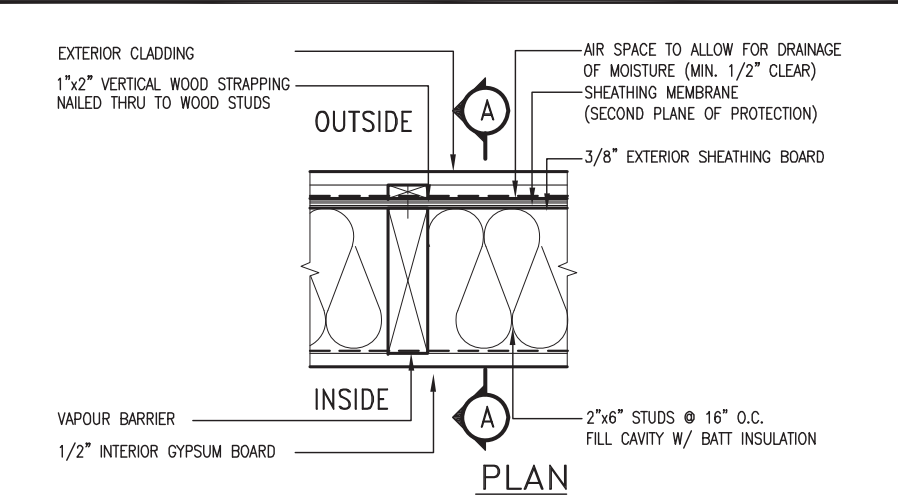
CROSS SECTION 'A-A'

		RL-1 KINGFISHER 1
BAYVIEW WELLINGTON		project no. 13049 drawing no. 10
project name ALCONA date JUNE 2018 drawn by N.HUR checked by [blank] scale 3/16" = 1'-0"		municipality INNISFIL, ON file name 13049-RL-1 CROSS SECTION A-A
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
Wellington, Jno-Baptiste [signature] 25591 BCIN 42658 VAS Design Inc.		
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no.	description	date
4	UPDATED TO 2023 OBC	MAR 20-23 NS
3	REVISED AS PER ENG'S COMMENTS	JUL 10-19 RC
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1	ISSUED FOR CLIENT REVIEW	MAR 21-19 DB

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2023-06-21 11:55:53 AM ipenfold



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

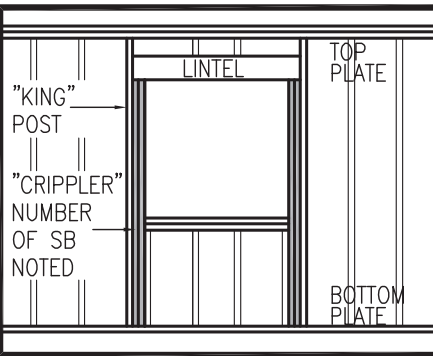
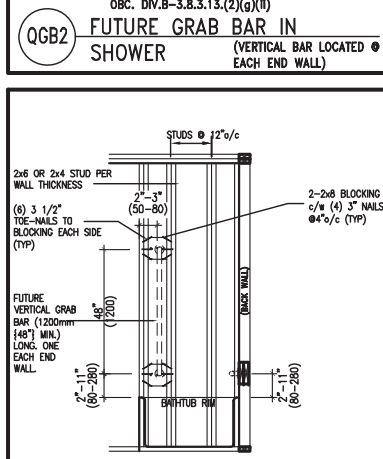
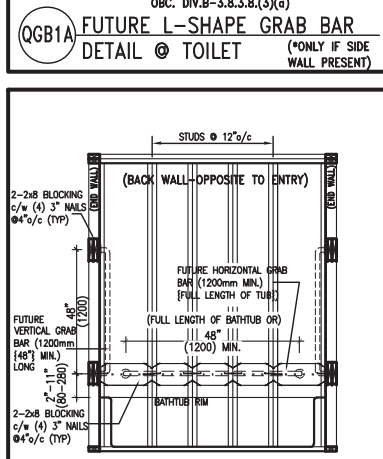
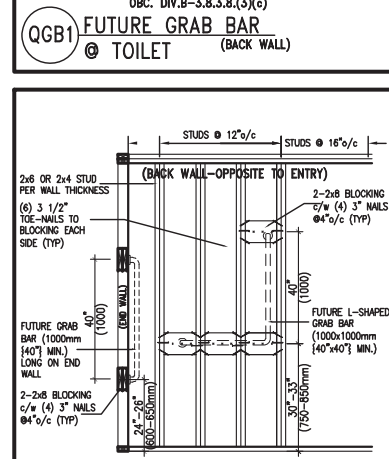
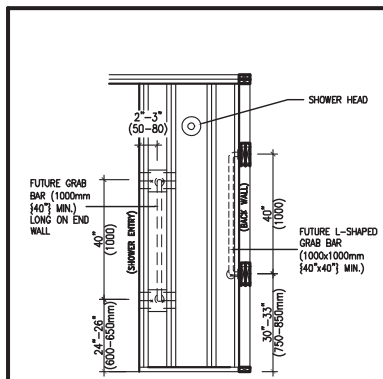
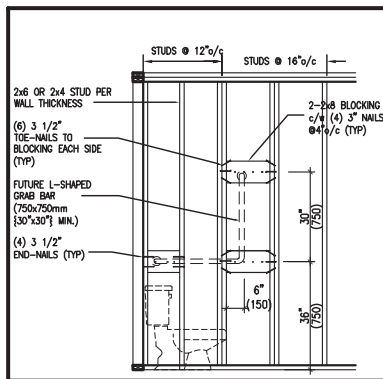
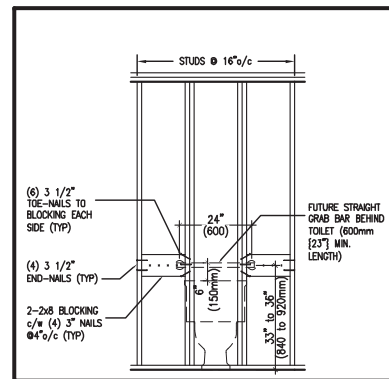
REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC. DIV. B- WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). & BATHTUB 3.8.3.13.(4)(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



"CRIPPLE" DETAIL

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"x4" @ 16" O.C. - 11'-2"
- 3"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"x6" @ 16" O.C. - 15'-0"
- 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"x8" @ 16" O.C. - 20'-4"
 - 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

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

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
signature BCIN

registration information
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

project name ALCONA municipality INNISFIL, ON.

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

CONSTRUCTION NOTES

13049-CN-A1 VER 2022

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:09 PM

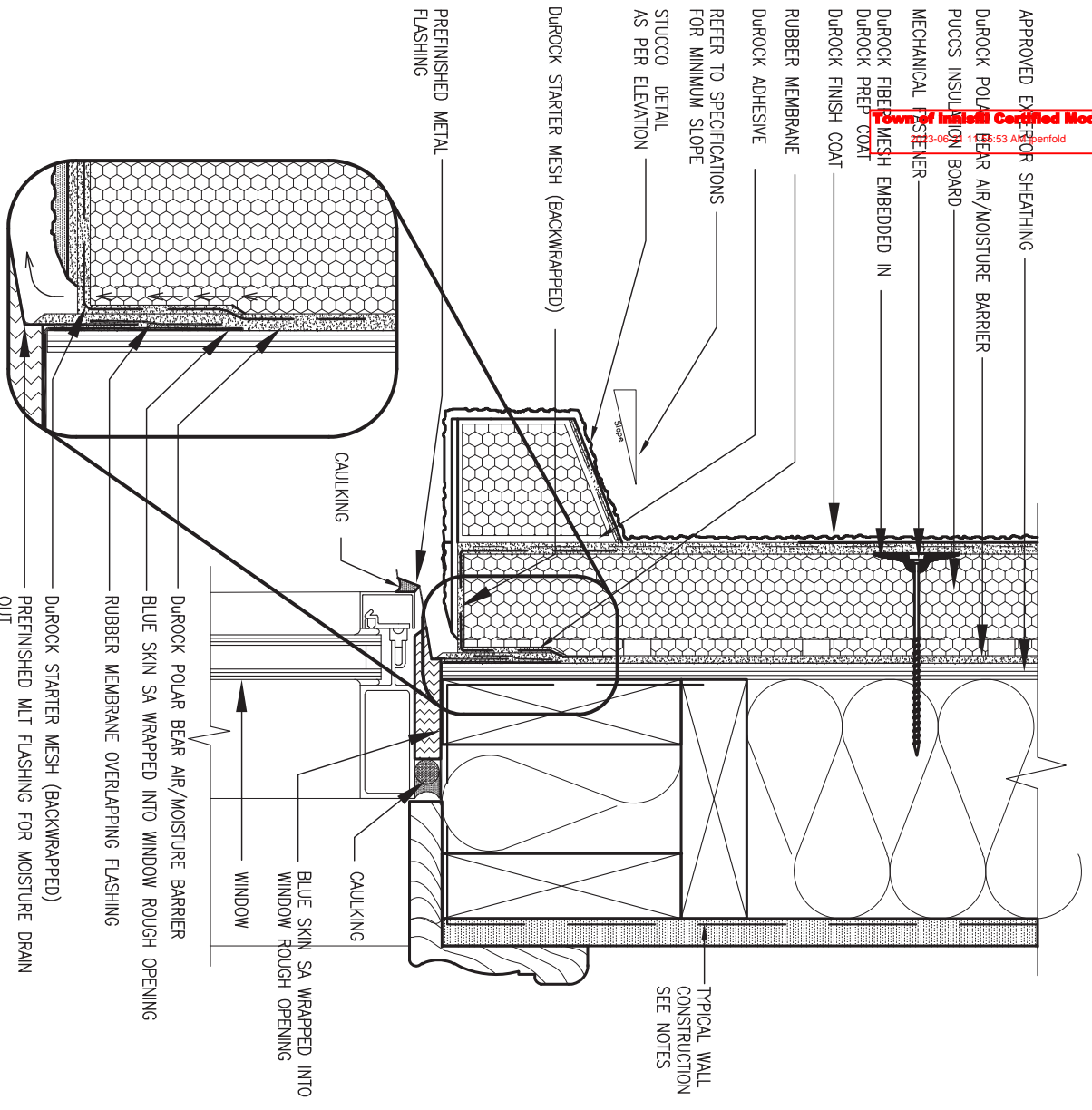
CONST NOTE

project no. 13049

drawing no. CN2

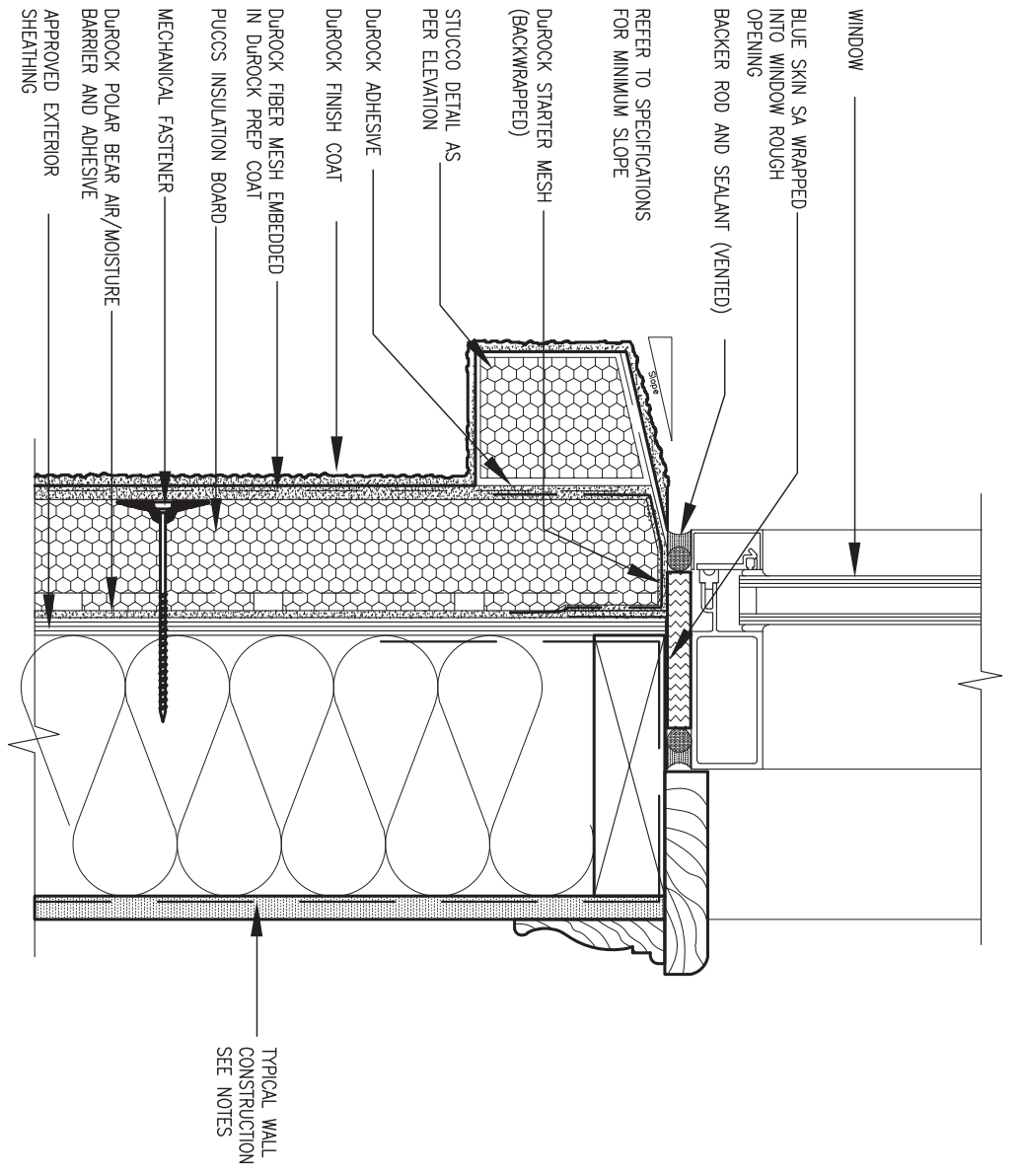


Town of Inverell Certified Model
23-05-2023 10:53 AM Benford



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"



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	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	signature
3	UPDATE TO OBC VER 2022	FEB 16-22	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.
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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

BAYVIEW WELLINGTON

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**

CONST. NOTE

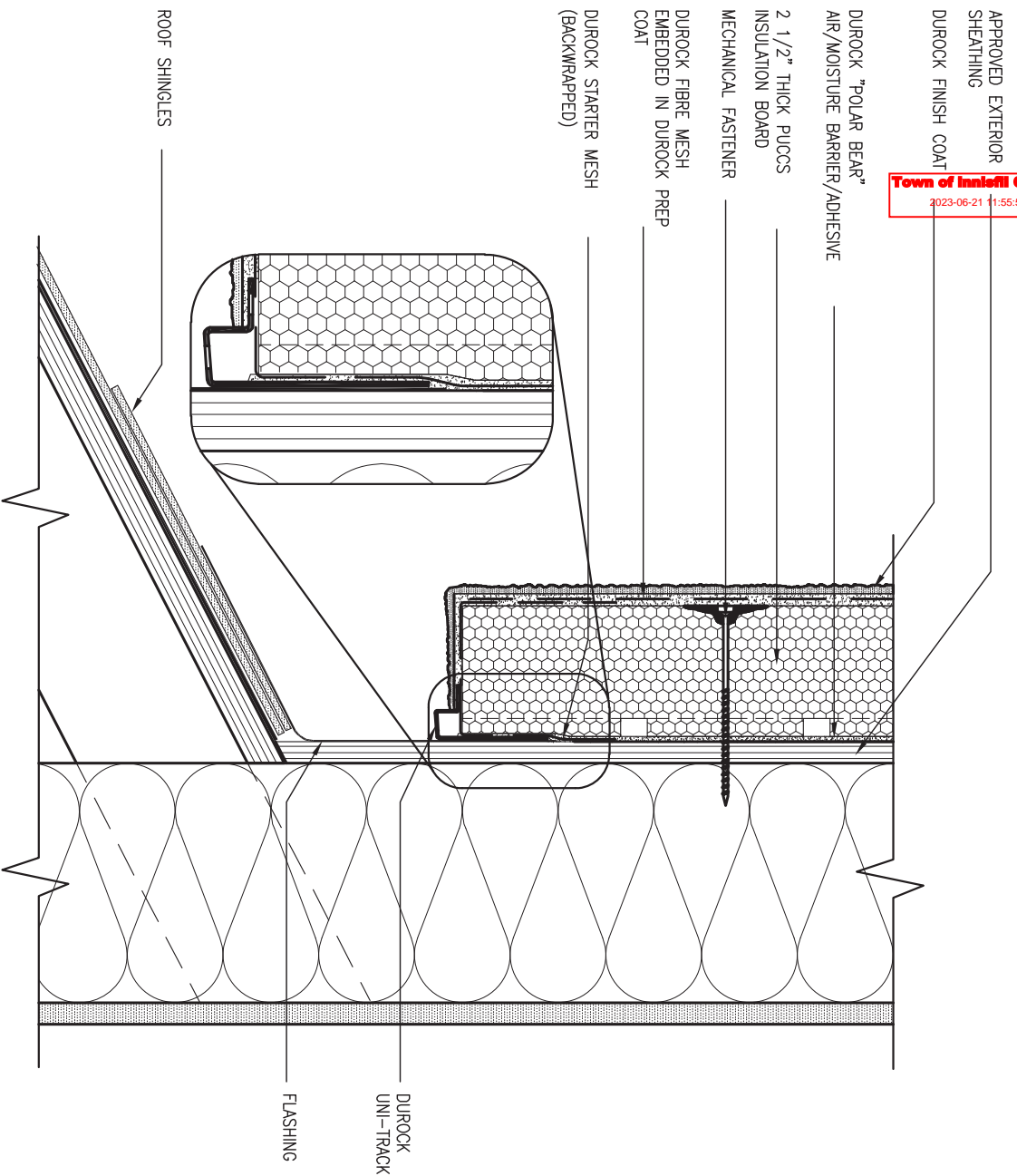
CONSTRUCTION NOTES

CN3

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM

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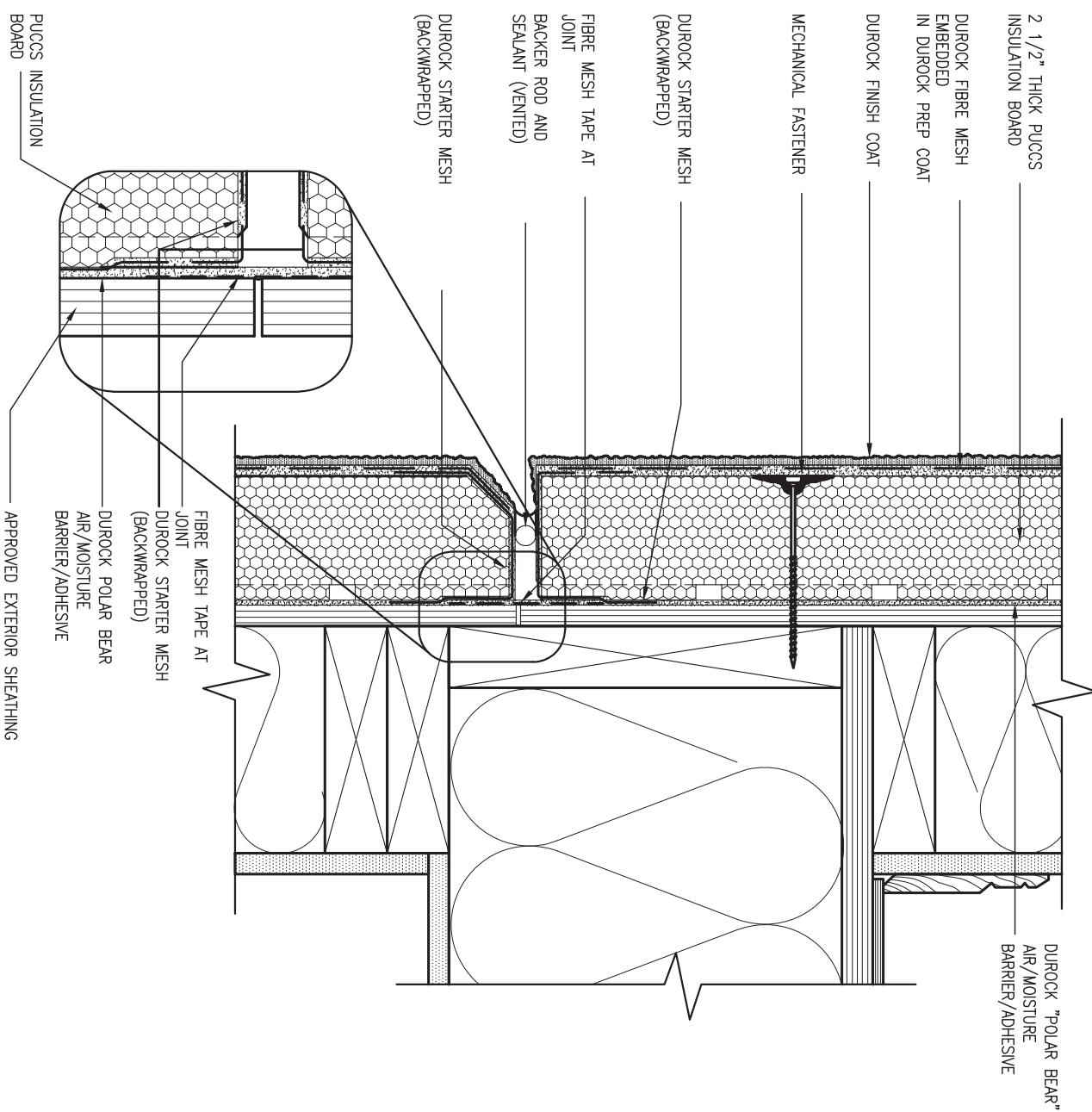
Town of Innisfil Certified Model
2023-06-21 11:55:53 AM ipentold



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



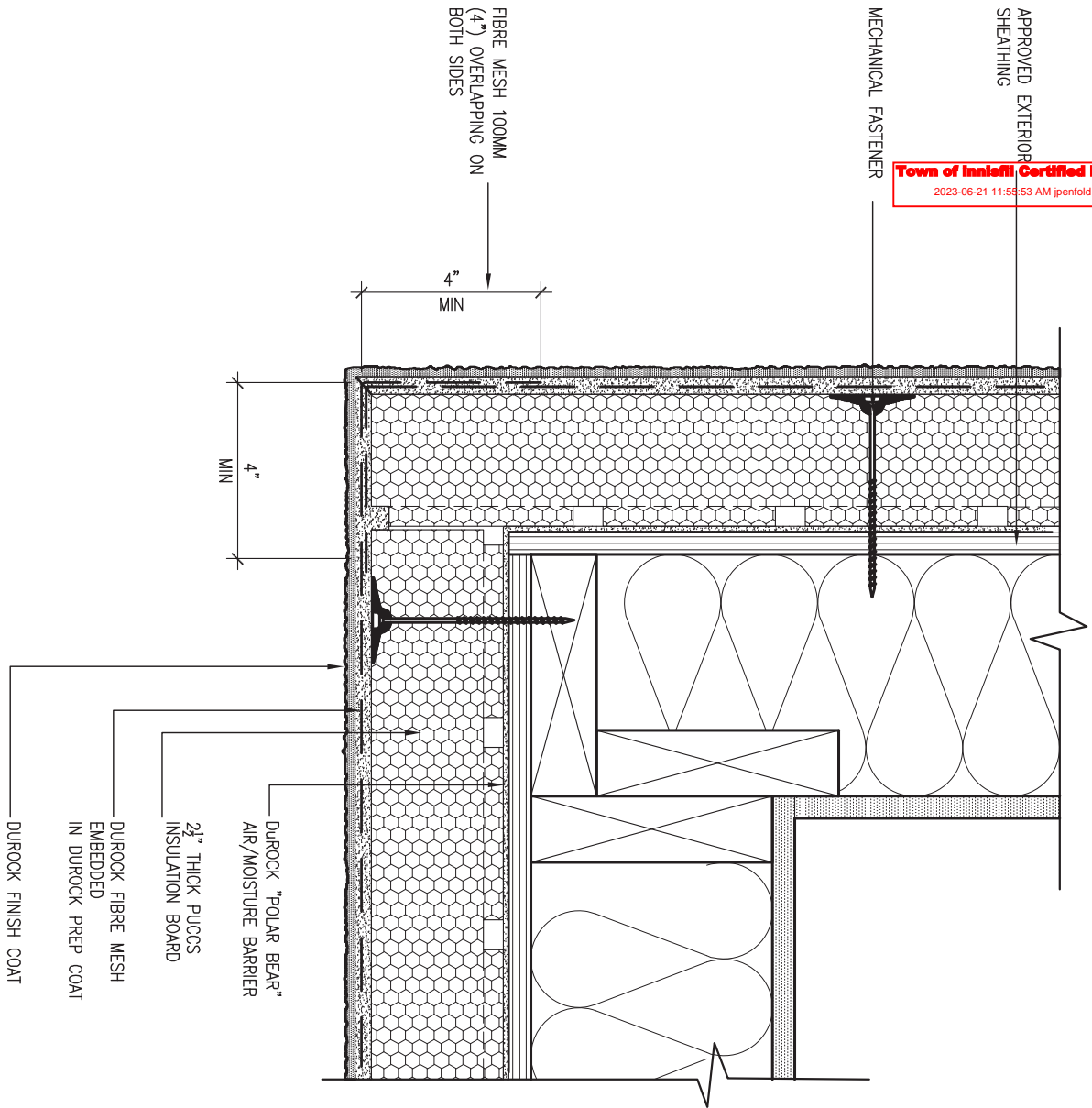
4
CN4

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



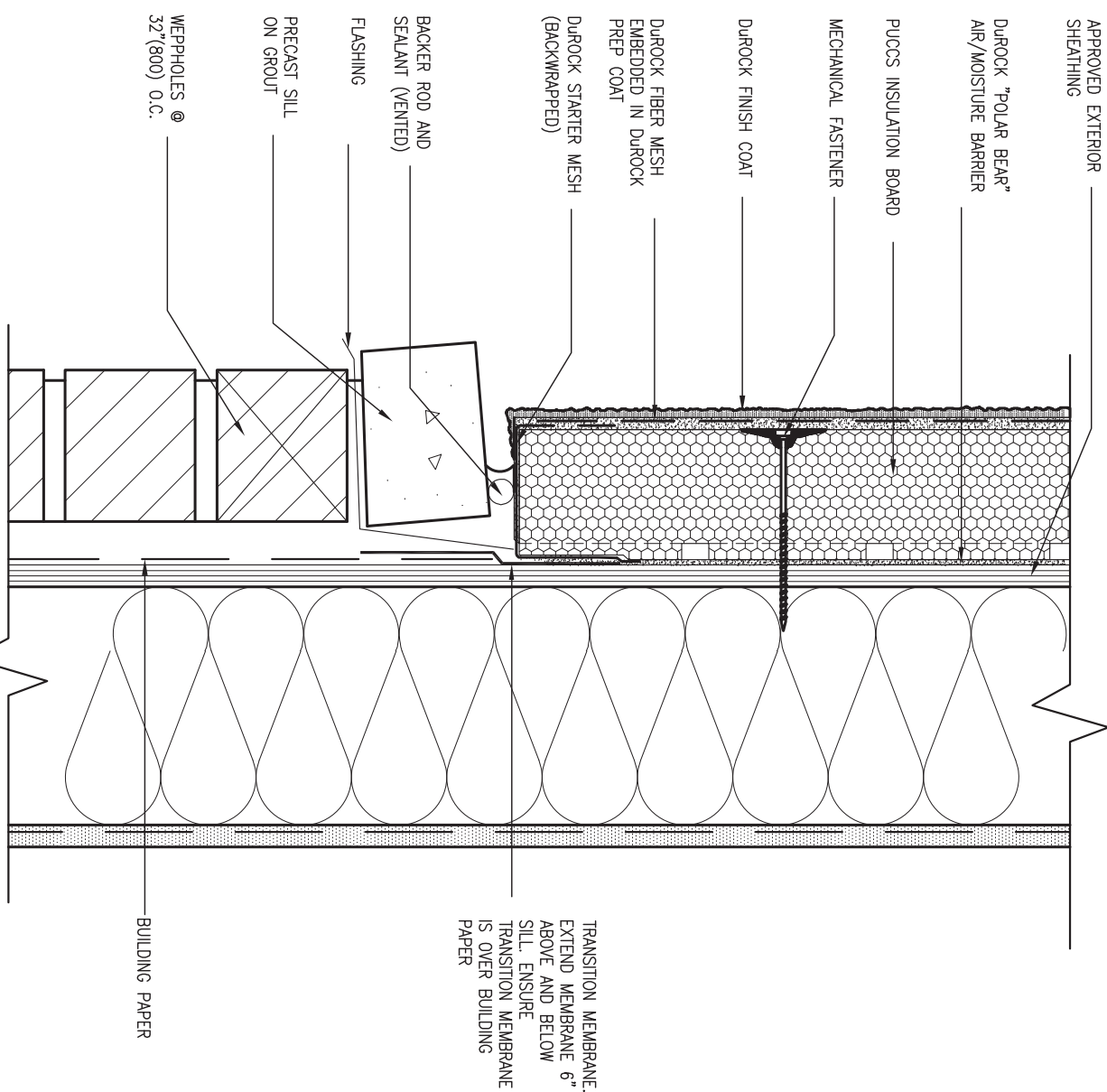
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name ALCONA date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0" municipality INNISFIL, ON. project no. 13049	CONST NOTE - CONSTRUCTION NOTES 13049-CN-A1 VER 2022 drawing no. CN4
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591 signature BCIN				
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\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM		
3	UPDATE TO OBC VER 2022	FEB 16-22	RC				
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5 CORNER DETAIL
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
SCALE: 3" = 1'-0"



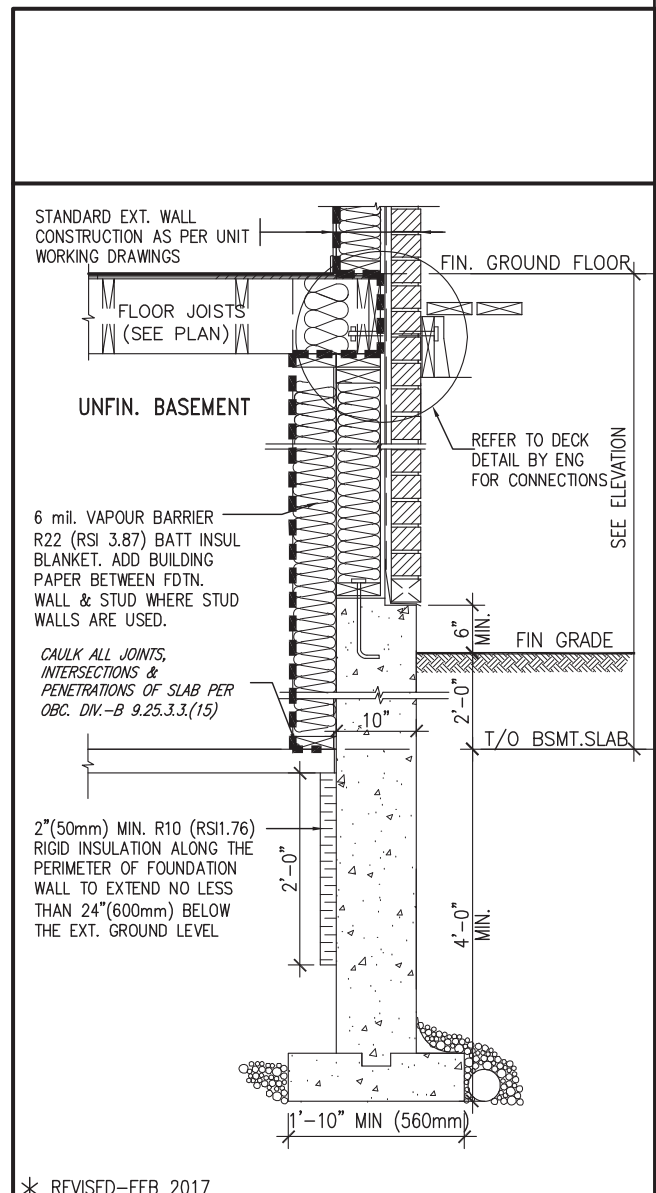
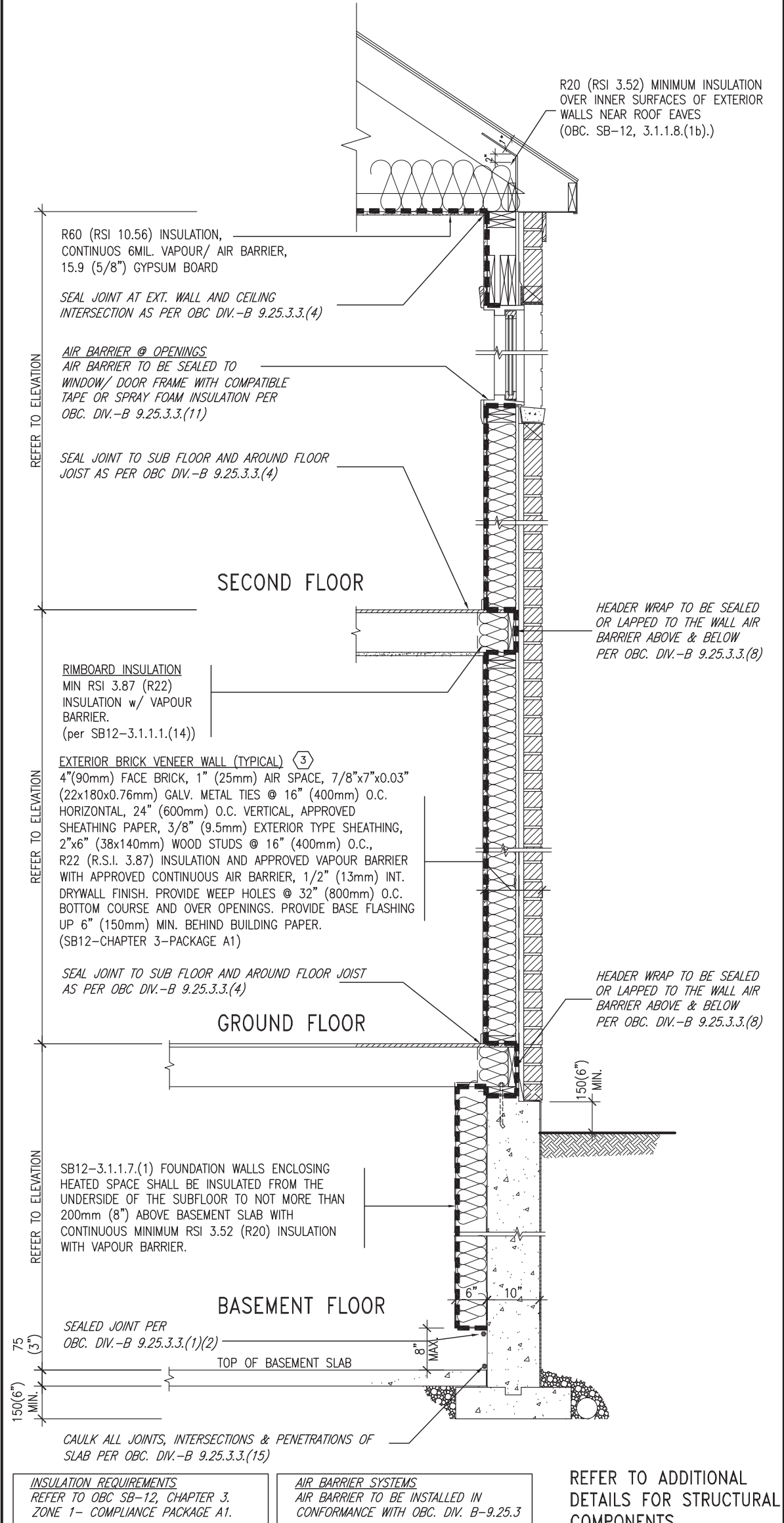
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name ALCONA date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0" municipality INNISFIL, ON. project no. 13049	CONST NOTE - CONSTRUCTION NOTES 13049-CN-A1 VER 2022 drawing no. CN5
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591 signature BCIN				
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.	transition membrane. extend membrane 6" above and below sill. ensure transition membrane is over building paper		
4	.	.	.				
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2	UPDATE TO OBC VER 2020	FEB 09-21	RC				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by				

SB12-COMPLIANCE PACKAGE 'A1'

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	10.56 (R60)	R20 at inner face of exterior walls
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Minimum RSI (R) value		
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights	2.8U	
Maximum U-value		
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	-
Minimum Efficiency		
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.



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

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

no.	description	date	by
9			
8			
7			
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4			
3	UPDATE TO OBC VER 2022	FEB 16-22	RC
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Wellington Jno-Baptiste 25591
 name registration information BCIN
 VA3 Design Inc. 42658

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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**

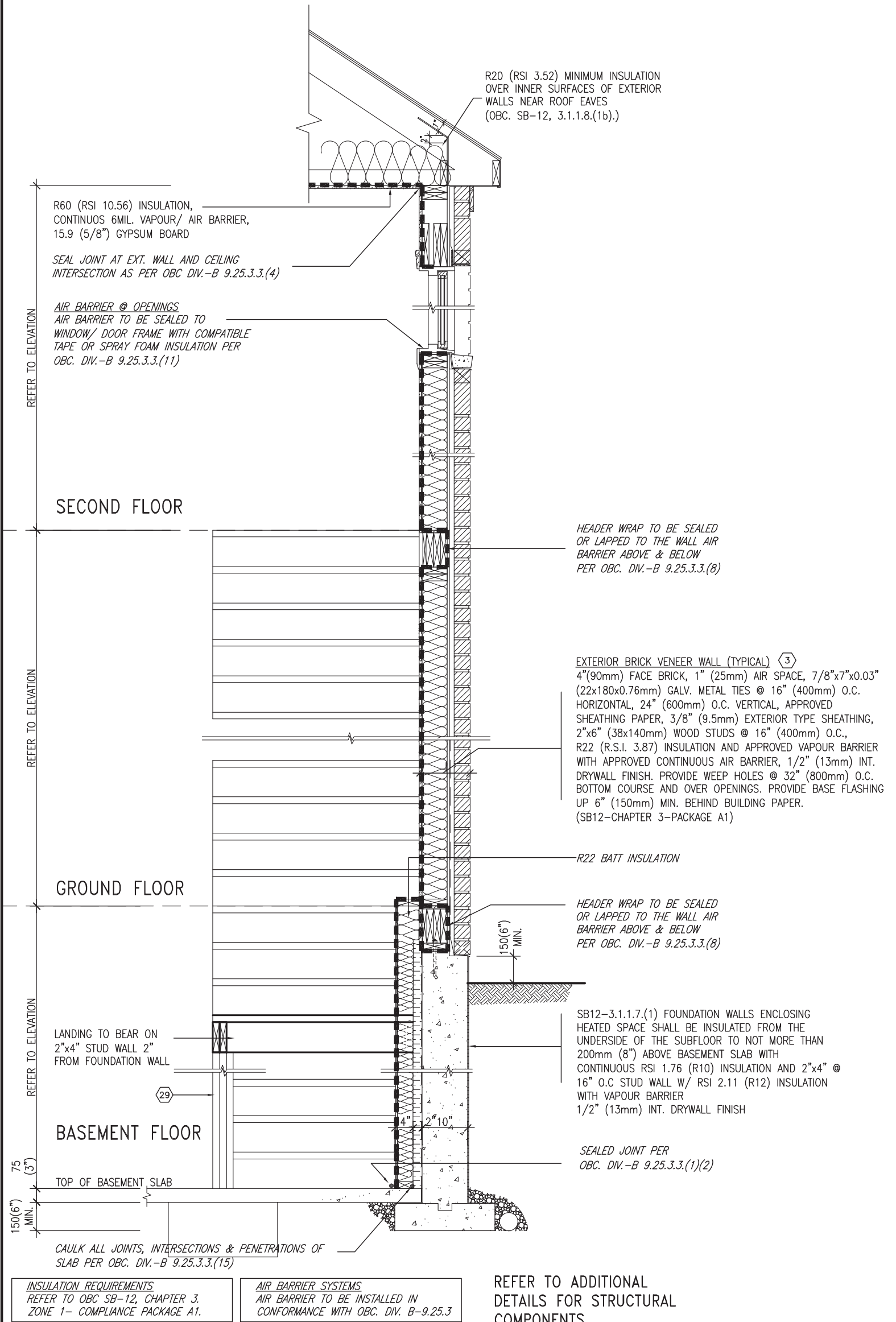
CONSTRUCTION NOTES

13049-CN-A1 VER 2022

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SB12-COMPLIANCE PACKAGE 'A1'

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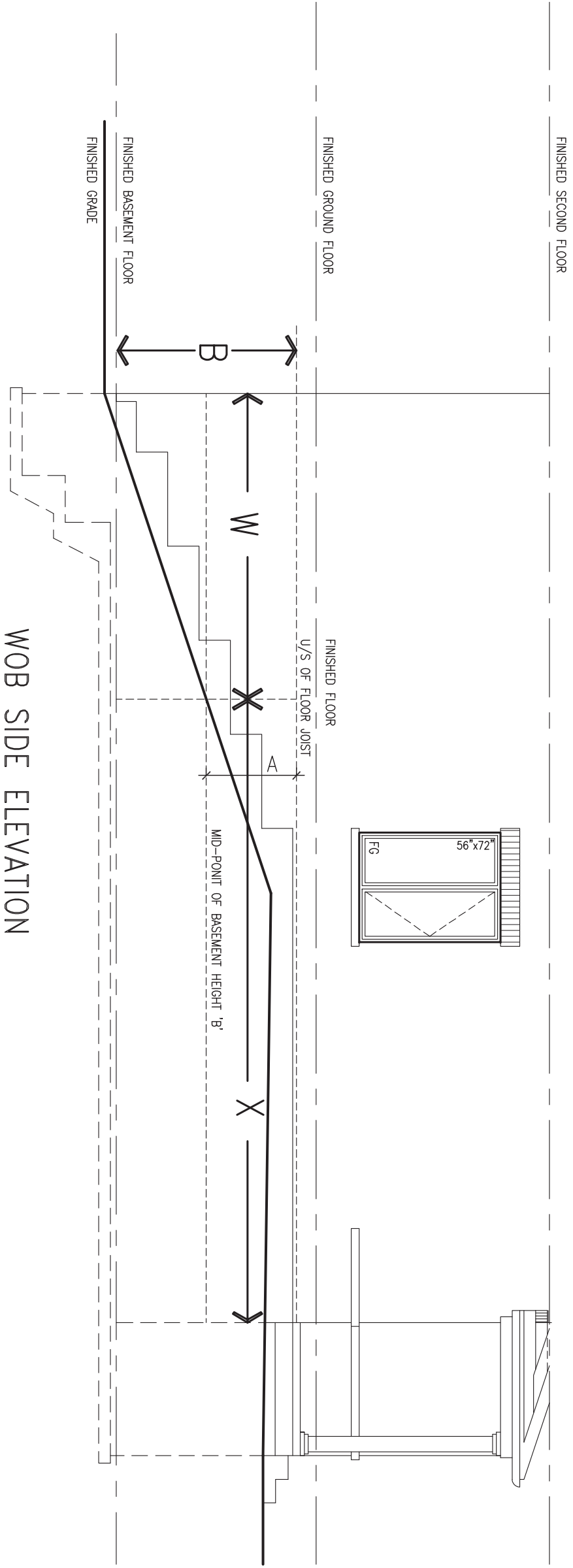
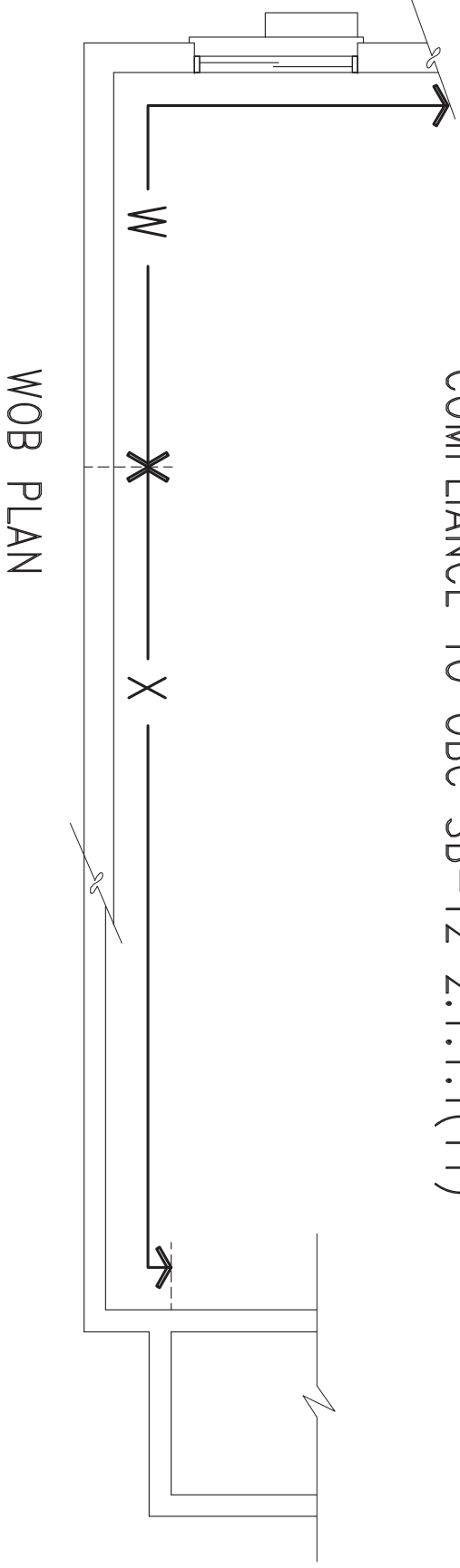


EW STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10\" FOUNDATION WALL SCALE: N.T.S.

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.	<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 MAY 2016</p> <p>drawn by RC</p> <p>checked by -</p> <p>scale 3/16" = 1'-0"</p>	<p>CONST NOTE</p> <p>project no. 13049</p> <p>municipality INNISFIL, ON.</p> <p>file name 13049-CN-A1 VER 2022</p> <p>CN7</p>
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591 signature BCIN				
6	.	.	VA3 Design Inc. 42658 name registration information				
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.	<p>CONSTRUCTION NOTES</p> <p>13049-CN-A1 VER 2022</p>		
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no.	description	date	by				

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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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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3	UPDATE TO OBC VER 2022	FEB 16-22	RC
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name registration information BCIN
VA3 Design Inc. 42658

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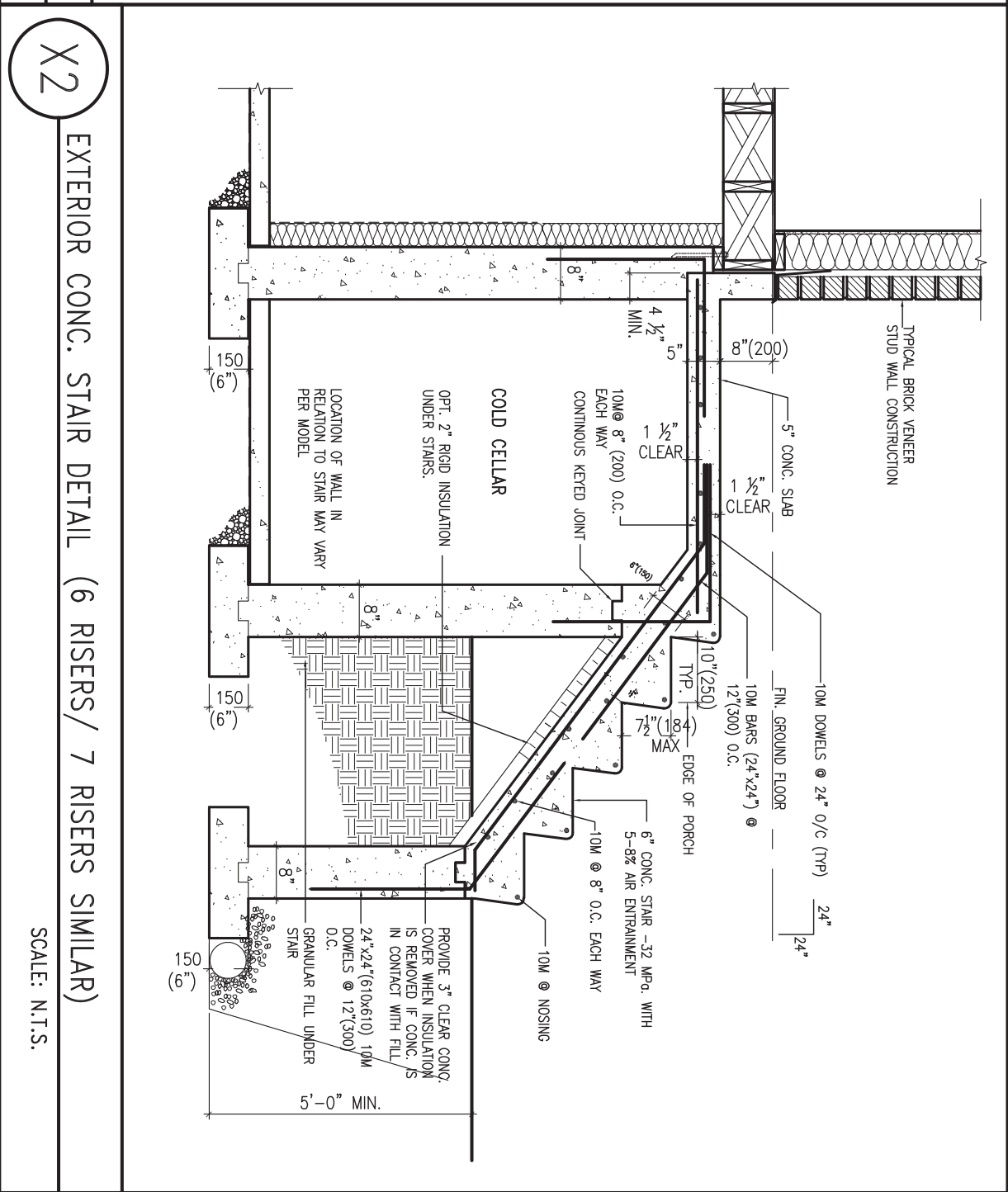
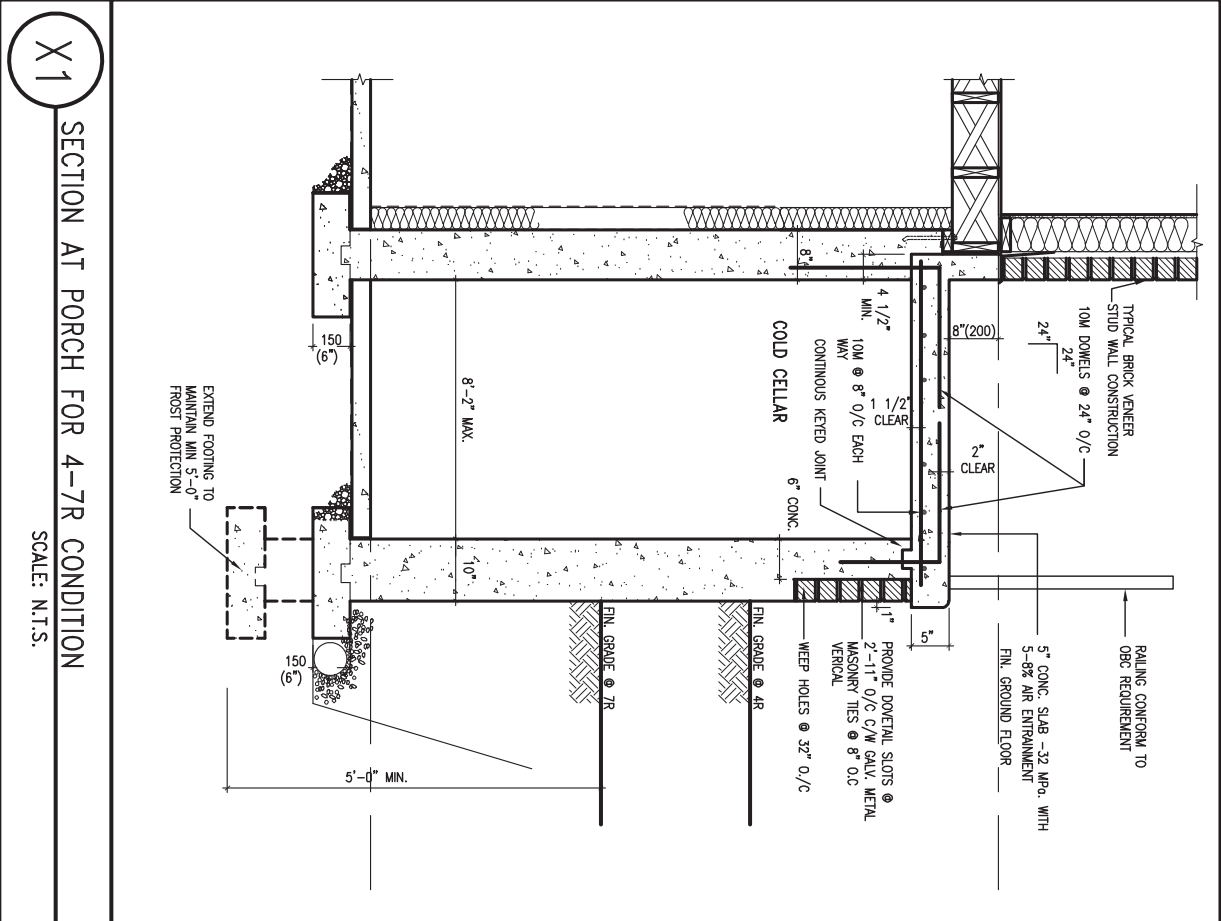
BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ON.

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

CONST NOTE

CONSTRUCTION NOTES
file name 13049-CN-A1 VER 2022
drawing no. CN8



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

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BAYVIEW WELLINGTON

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

date **MAY 2016** scale **3/16" = 1'-0"**

drawn by **RC** checked by **-**

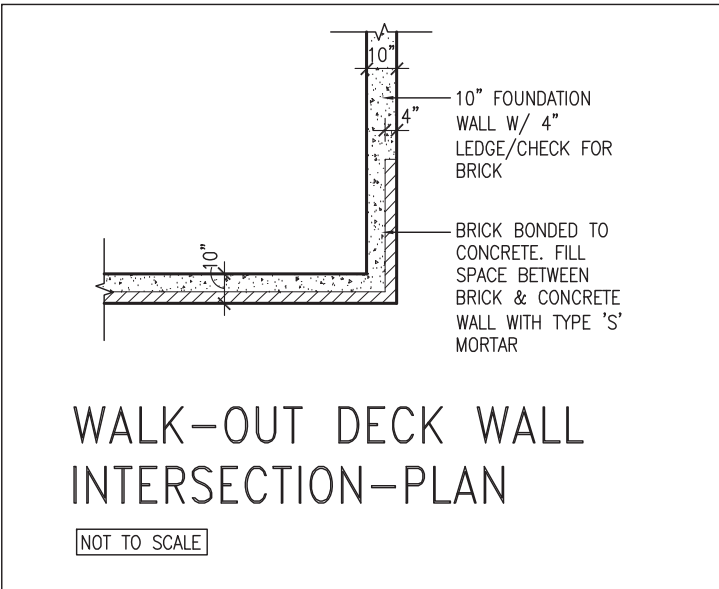
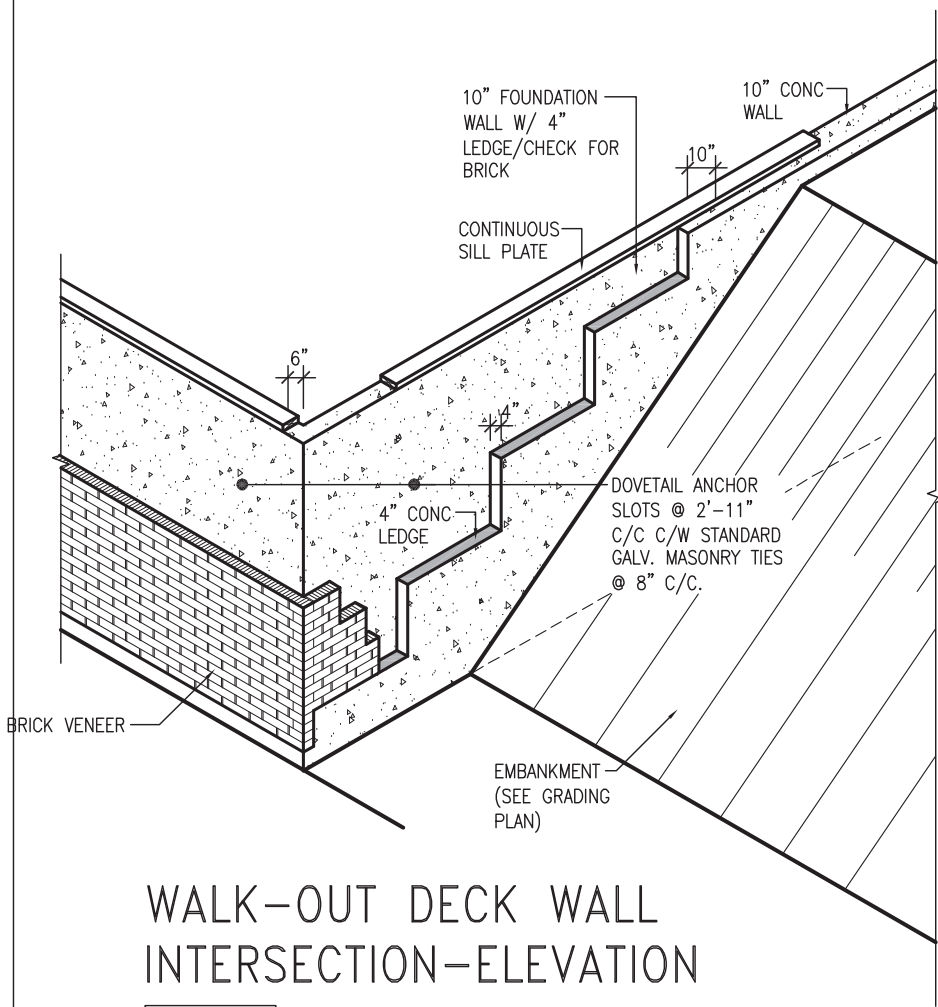
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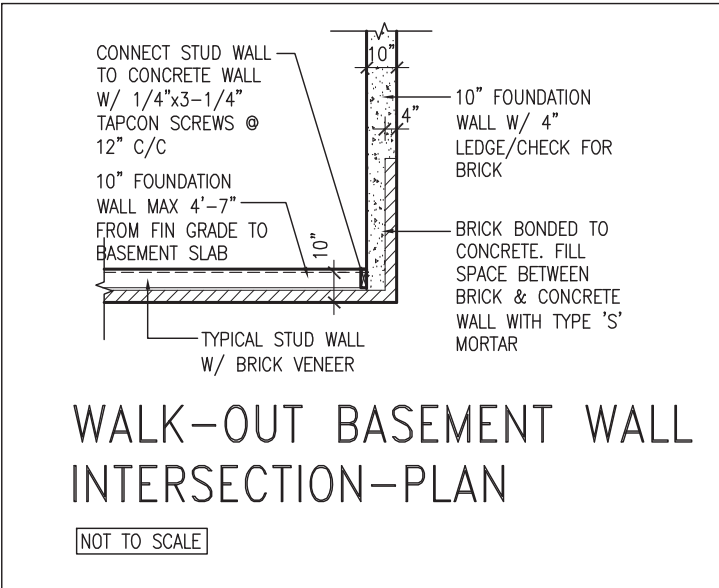
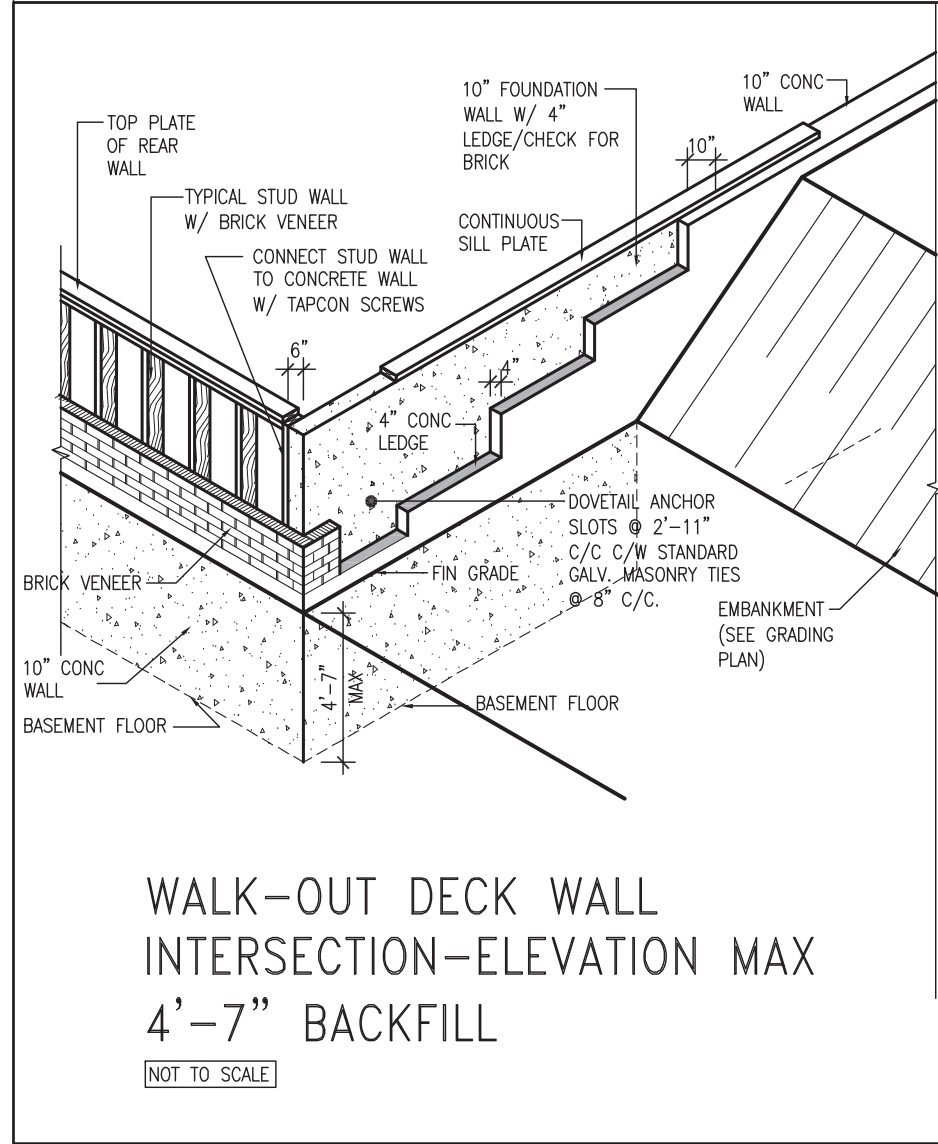
project no. **13049**

CONSTRUCTION NOTES drawing no. **CN9**

file name **13049-CN-A1 VER 2022**



(10" FOUNDATION WALL)



(10" FOUNDATION WALL)



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3	UPDATE TO OBC VER 2022	FEB 16-22	RC
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name registration information BCIN

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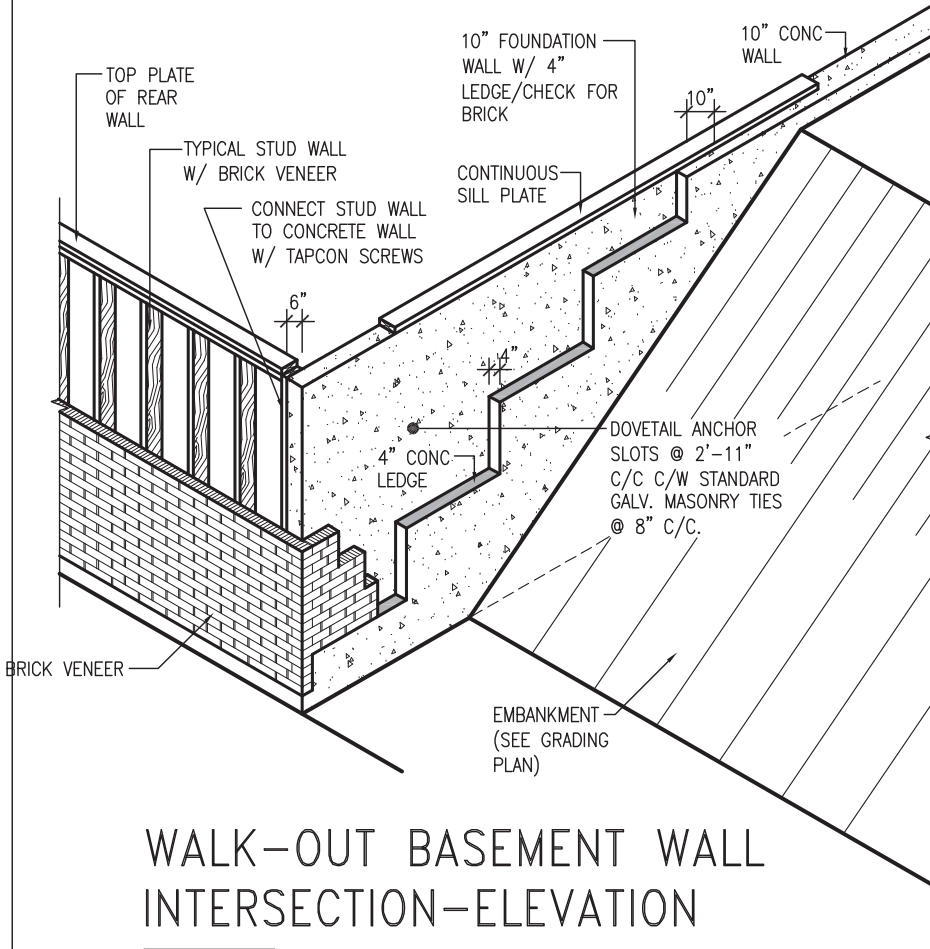
project no. 13049

CONSTRUCTION NOTES

file name 13049-CN-A1 VER 2022

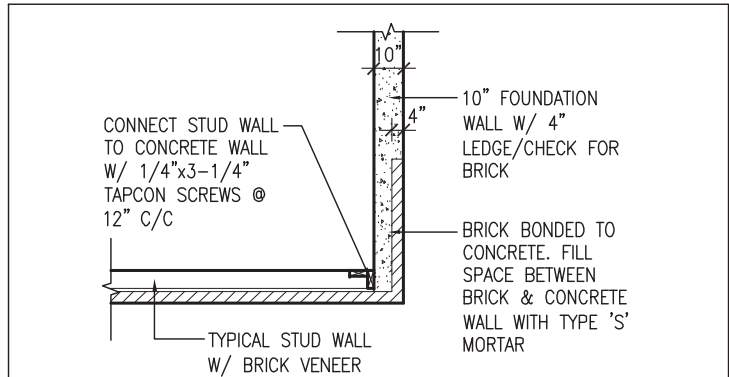
drawing no. **CN10**

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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

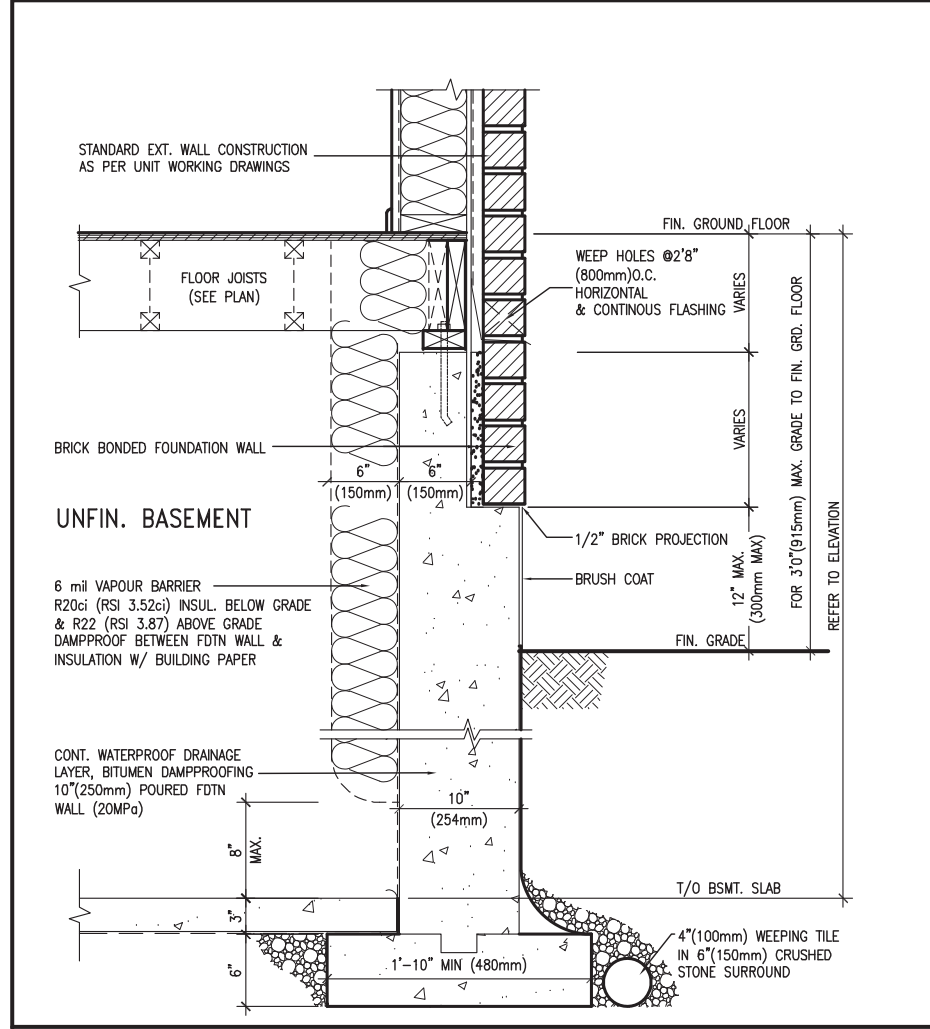
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

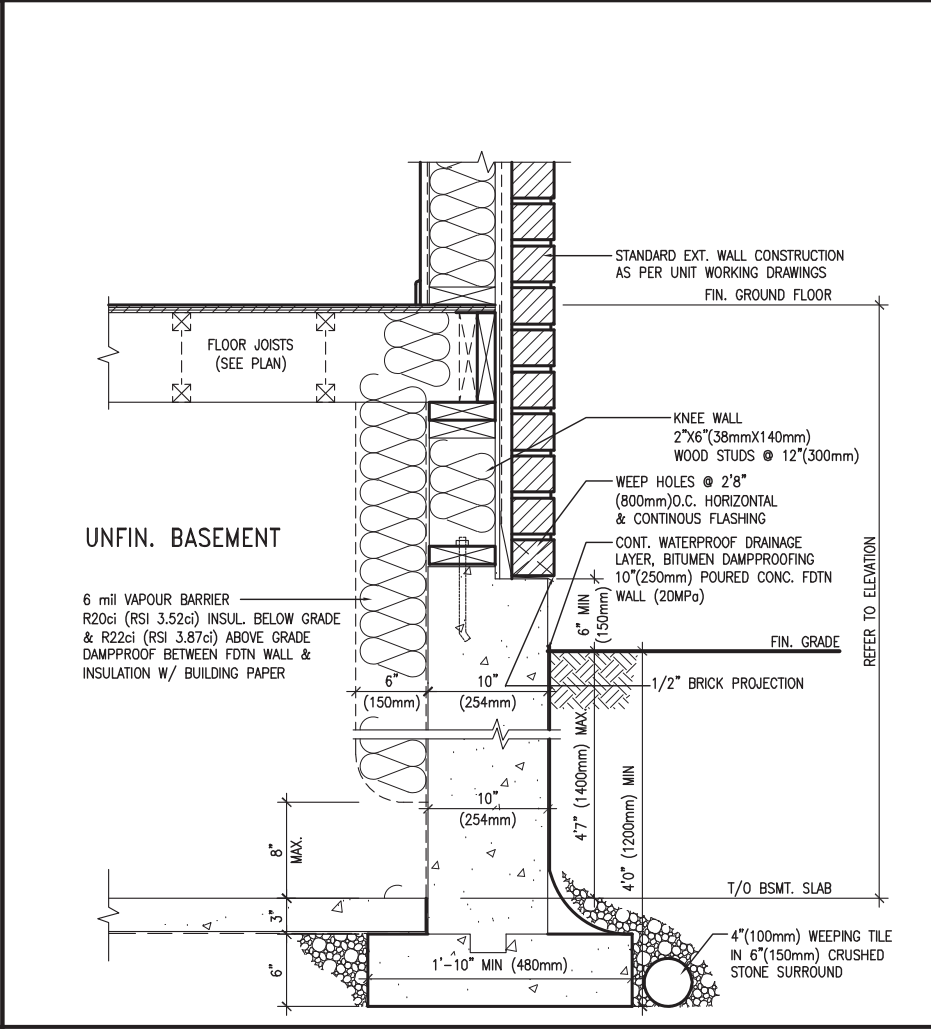
(10" FOUNDATION WALL)



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				
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3	UPDATE TO OBC VER 2022	FEB 16-22	RC	
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project name **ALCONA** municipality **INNISFIL, ON.**

date **MAY 2016** scale **3/16" = 1'-0"**

drawn by **RC** checked by **-**

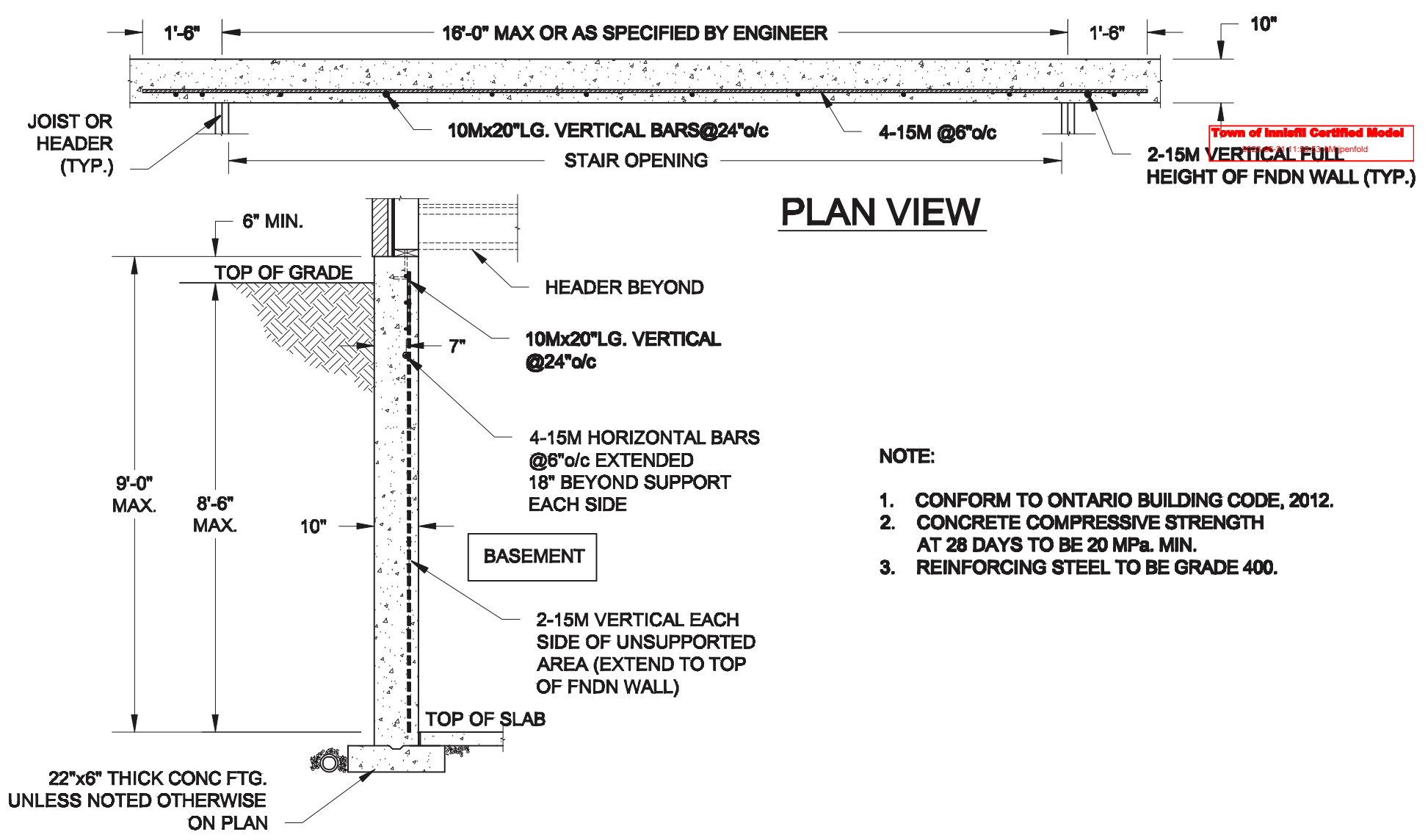
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CONST NOTE

project no. **13049**

CONSTRUCTION NOTES drawing no. **CN11**

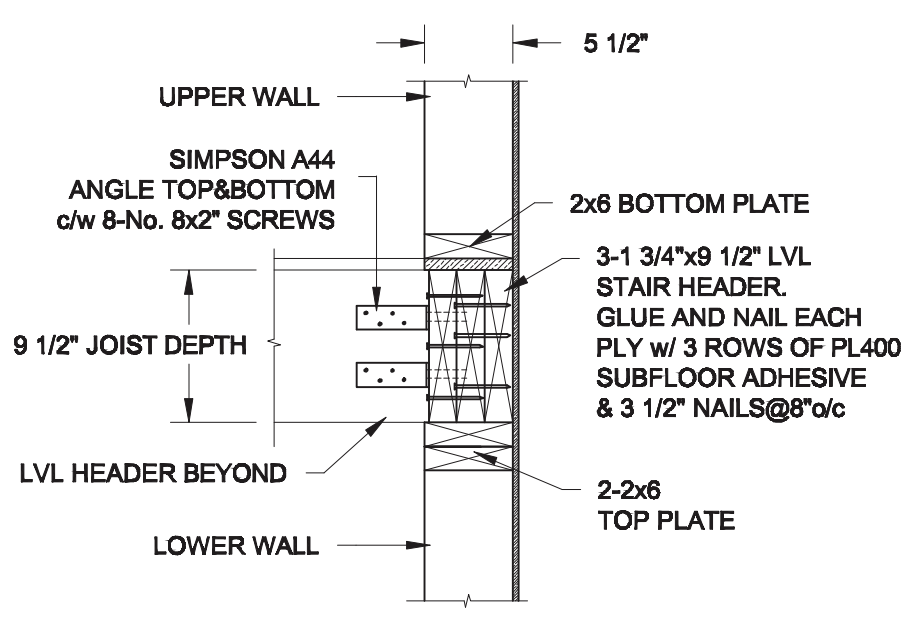
file name **13049-CN-A1 VER 2022**



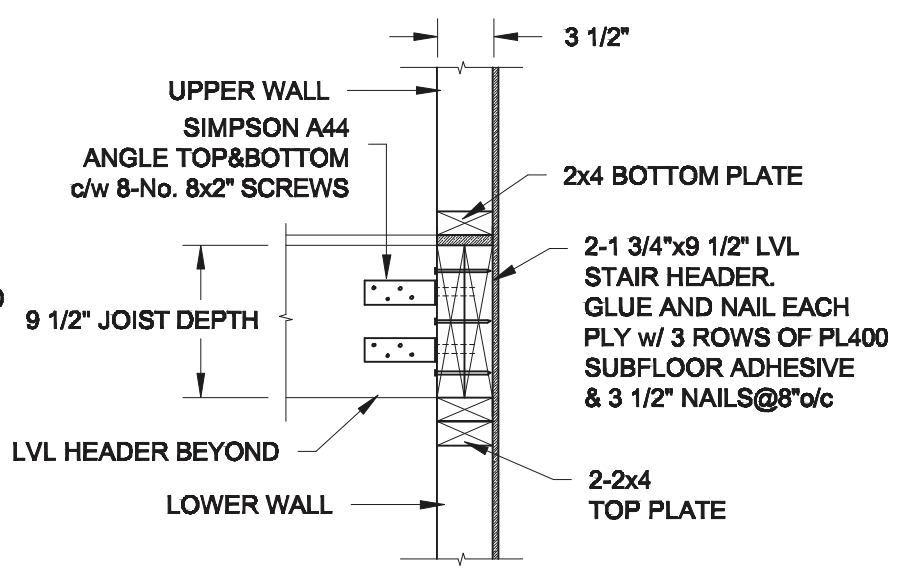
PLAN VIEW

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

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



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

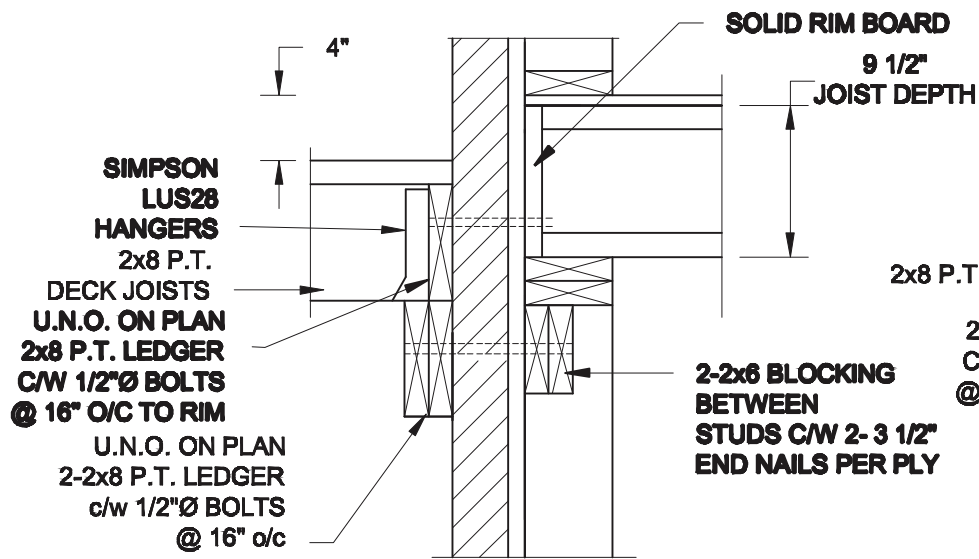


2B **STAIR HEADER @ PARTY WALL**
S1 SCALE: 1" = 1'-0"

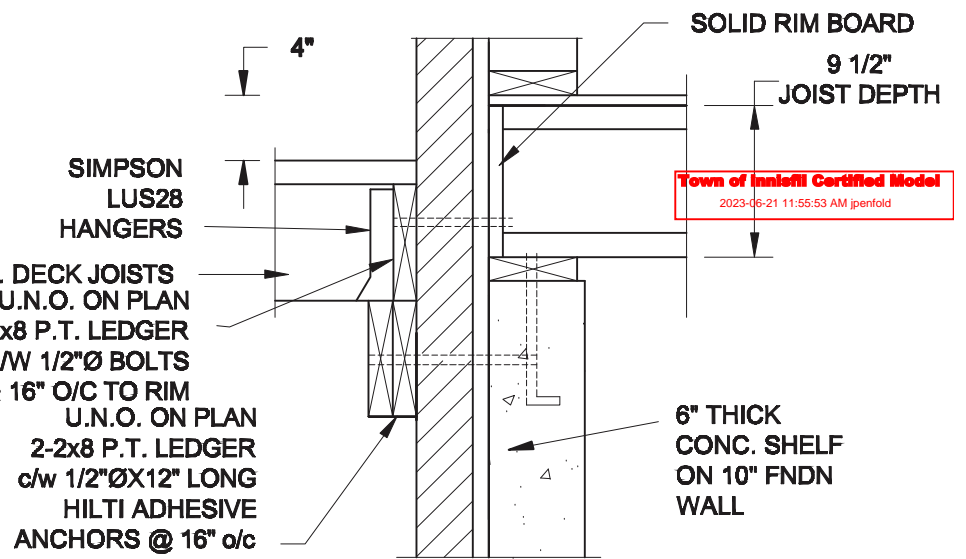
Scale: AS NOTED	
Date:	
Drawn:	Checked:



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

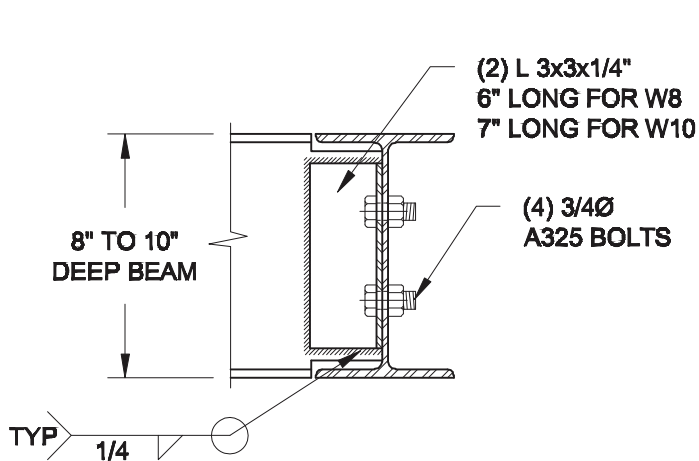


1A DECK FASTEN DETAIL
S2 SCALE: 1" = 1'-0"



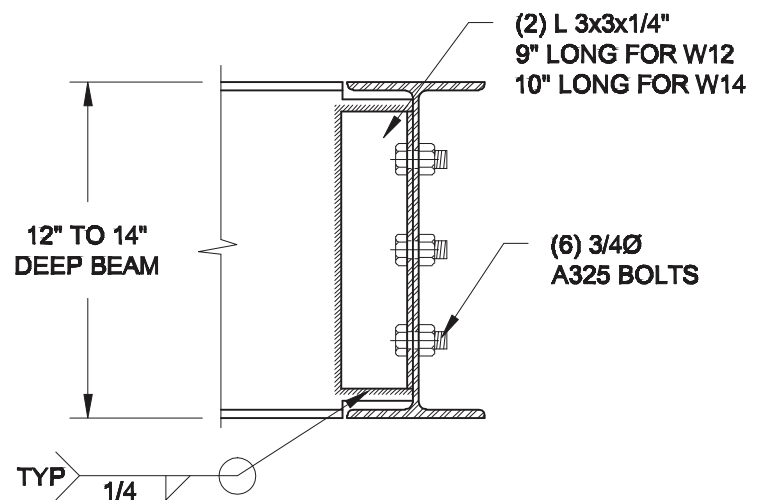
1B DECK FASTEN DETAIL
S2 SCALE: 1" = 1'-0"

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



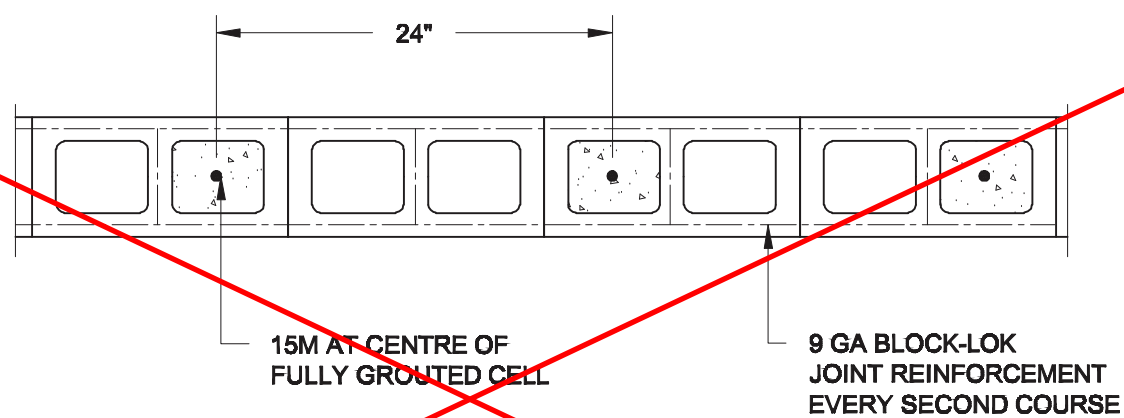
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

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



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

Revised detail needed for 3-storey towns.



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

NOTES:

- REINFORCING STEEL TO CONFORM TO CSA G30.18, GRADE 400.
- GROUT TO HAVE A COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS WITH 10" SLUMP. MAXIMUM AGGREGATE SIZE = 3/8".
- 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

8x8 FIBREGLASS COLUMN
BY ROMAN COLUMNS w/ 1/2"
THICK HDPE TOP LOADING
PLATE, ANCHORED TO CONC CAP
(SEE SUPPLIER'S INSTRUCTION)

DRILLED & EPOXIED 15M INTO
SOLID CONC PIER w/ HILTI HIT
HY-200 ADHESIVE

POUR CONC.
INTO CAVITY, AFTER
REBARS ARE SET.

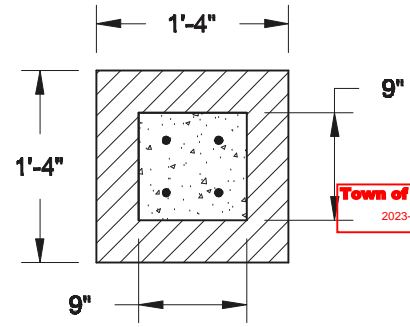
4-15M BARS, DRILLED
& EPOXIED INTO
CONC. FNDN w/
HILTI HIT HY-200 ADHESIVE

CONC. FNDN

PRECAST
CONC. CAP

REFER TO
ELEVATION
FOR PIER HEIGHT

CONC SLAB
AS PER PLAN



Town of Innisfil Certified Model
2023-06-21 11:55:53 AM ipenfold

1B TOP VIEW @ MASONRY PIER
S3 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.

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

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