

Finished basements require separate permits.

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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.



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

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

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.

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.

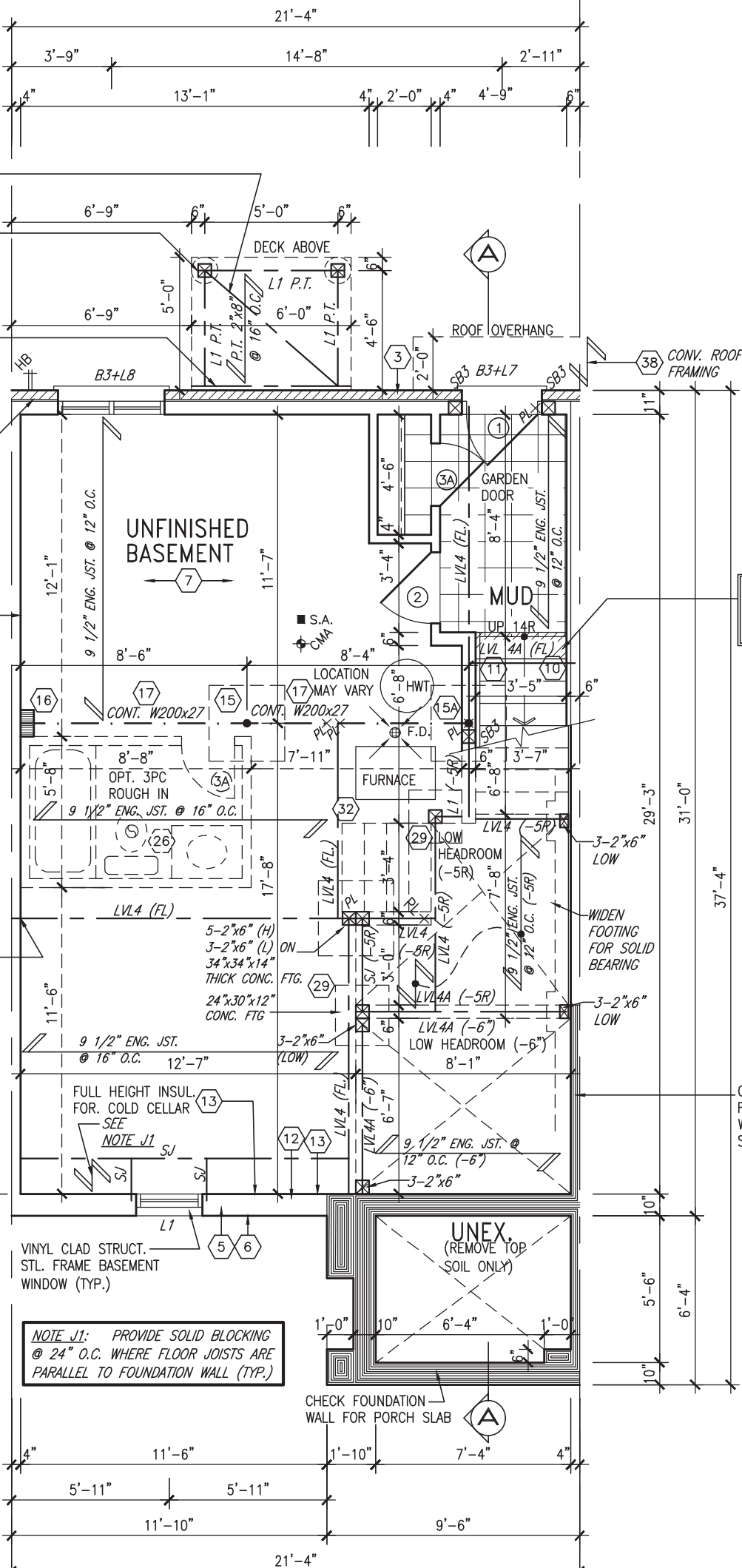
NOTE:

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.

2"x4" SQUASH
BLOCK EACH SIDE
OF LVL



MINIMUM 6'-5"
HEADROOM. SEE
SLOPED CEILING
DETAIL ON PAGE 12

CHECK
FOUNDATION
WALL FOR
SUNKEN FOYER

BASEMENT PLAN 'A' W.O.B.
(BLOCKS ON NORTH SIDE) BLOCKS 4 & 5

9	.	.	.
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4	UPDATED TO OBC 2023	MAR 20/23	NS
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19	RC
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 06-19	RC
1	ISSUED FOR CLIENT REVIEW	MAR 21-19	DB
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste	[Signature]	25591	BCIN
name registration information		42658	
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va3design.com

BAYVIEW WELLINGTON

RL-2
KINGFISHER 2

project name	ALCONA	municipality	INNISFIL, ON	project no.	13049
date	JUNE 2018	checked by	scale	BASEMENT PLAN EL. 'A'	drawing no.
drawn by	EKO		3/16" = 1'-0"	13049-RL-2	1
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL1-0BC VER 2023 CURRENT\13049-RL-2.dwg - Thu - Mar 23 2023 - 1:00 PM					

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TO U/S OF JOISTS C/W (2)
NO.8x3" DECK SCREWS

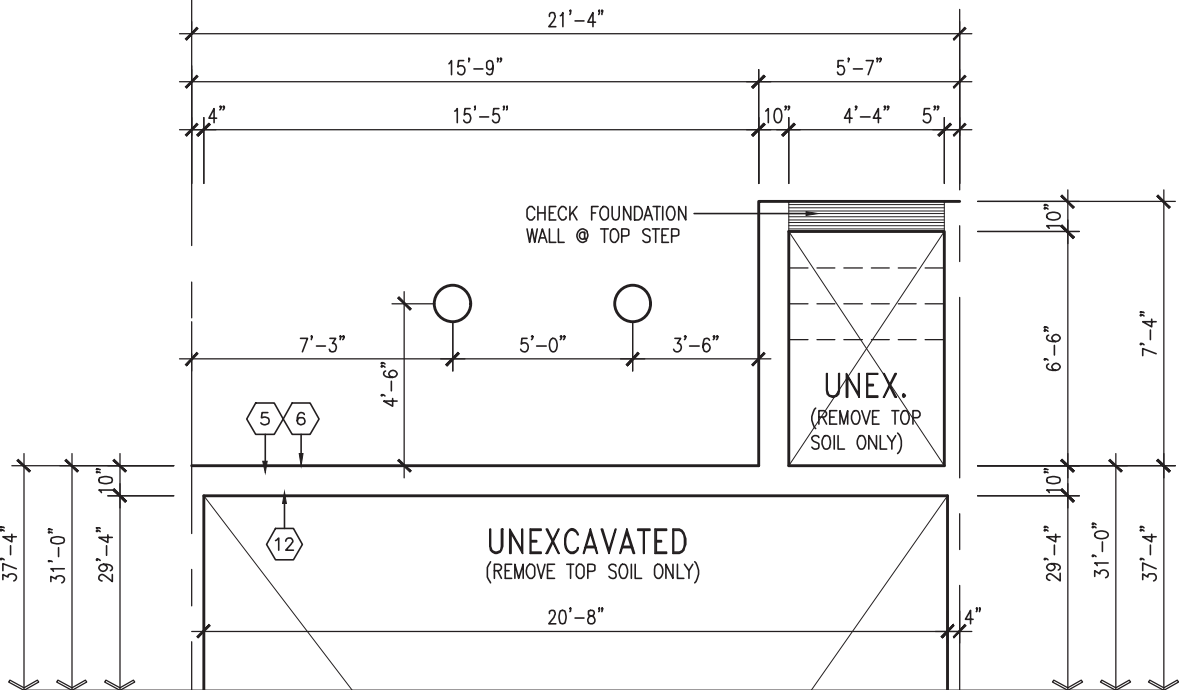
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22"x6" THICK
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UNDER EXTERIOR
FRONT AND REAR
WALLS (TYP)

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

PARTIAL BASEMENT PLAN 'B' & 'B2'
FOR WALK-UP CONDITION



PARTIAL FOUNDATION PLAN 'B'
& 'B2' FOR WALK-UP
CONDITION

AREA CALCULATIONS				
	ELEV. A (NORTH)	ELEV. B (NORTH)	ELEV. B2 (NORTH)	ELEV. B2 (B5 L5)
FINISHED BASEMENT AREA	67 SF	67 SF	67 SF	67 SF
GROUND FLOOR AREA	661 SF	661 SF	661 SF	661 SF
SECOND FLOOR AREA	661 SF	661 SF	661 SF	661 SF
THIRD FLOOR AREA	535 SF	535 SF	535 SF	535 SF
SUBTOTAL	1925 SF	1925 SF	1925 SF	1925 SF
DEDUCT ALL OPENINGS	0 SF	0 SF	0 SF	0 SF
TOTAL NET AREA	1925 SF	1925 SF	1925 SF	1925 SF
	178.81 m2	178.81 m2	178.81 m2	178.81 m2
COVERAGE W/OUT PORCH	661 SF	661 SF	661 SF	661 SF
	61.44 m2	61.44 m2	61.44 m2	61.44 m2
COVERAGE W/ PORCH	722 SF	724 SF	750 SF	750 SF
	67.03 m2	67.23 m2	69.68 m2	69.68 m2
GARAGE	233 SF	233 SF	233 SF	233 SF
DECK	30 SF	30 SF	30 SF	7 SF
WALK-UP	39 SF	39 SF	39 SF	39 SF
COVERAGE W/ PORCH, GARAGE, DECK, WALK-UP, ETC.	1024 SF	1026 SF	1052 SF	1029 SF
	95.12 m2	95.31 m2	97.77 m2	95.63 m2

BLOCKS 4 & 5

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qualification information

Wellington Jno-Baptiste 25591

signature

BCIN

name

registration information

VA3 Design Inc. 42658

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VA3
DESIGN

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BAYVIEW WELLINGTON

project name
ALCONA

drawn by
EKO

checked by
-

scale
3/16" = 1'-0"

date
JUNE 2018

municipality
INNISFIL, ON

project no.
13049

BASEMENT PLAN EL. 'A'

file name
13049-RL-2

drawing no.
2

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RL-2
KINGFISHER 2

project no.
13049

drawing no.
2

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

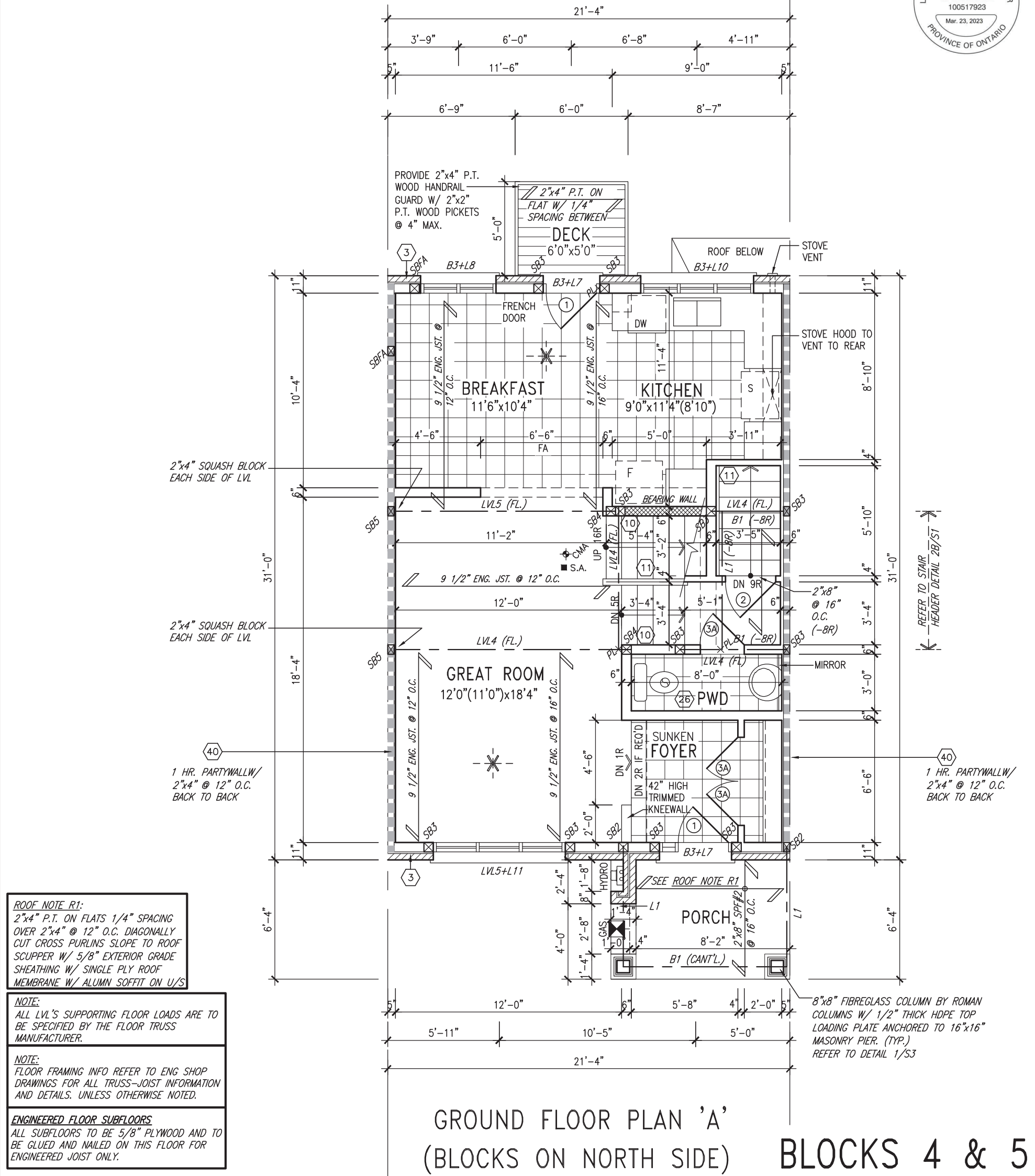
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GROUND FLOOR PLAN 'A'
(BLOCKS ON NORTH SIDE) BLOCKS 4 & 5

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

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

NOTE:
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RL-2
KINGFISHER 2

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date	JUNE 2018	checked by	scale	GROUND FLOOR PLAN 'A'	drawing no.
drawn by	EKO	checked by	3/16" = 1'-0"	13049-RL-2	3
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL-1-OBC VER 2023 CURRENT\13049-RL-2.dwg - Thu - Mar 23 2023 - 1:00 PM					

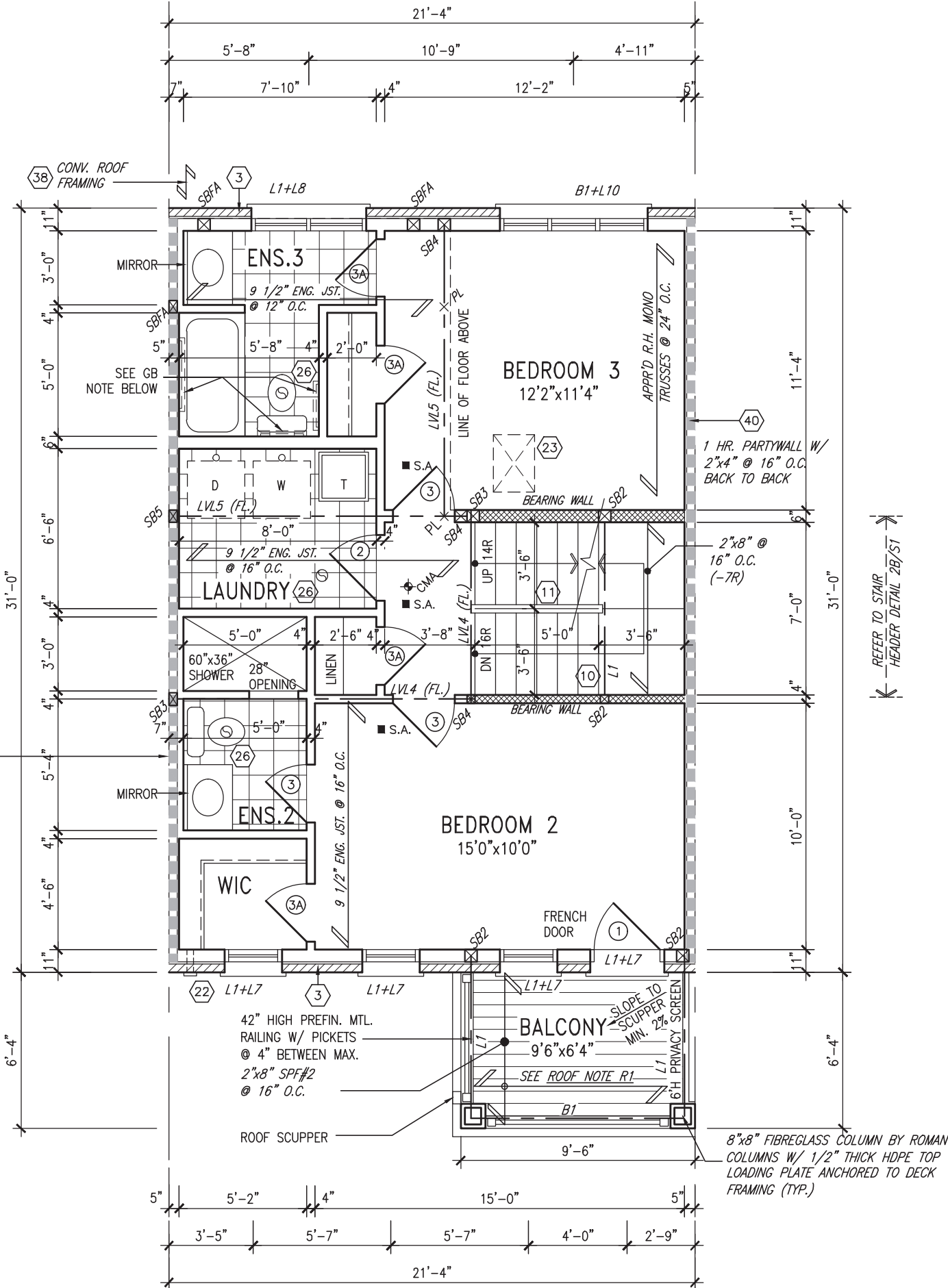
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GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED AS NOTED 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

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 W/ ALUMN SOFFIT ON U/S

NOTE:

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SECOND FLOOR PLAN 'A'
(BLOCKS ON NORTH SIDE) BLOCKS 4 & 5

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drawn by	EKO	checked by	-	scale	3/16" = 1'-0"
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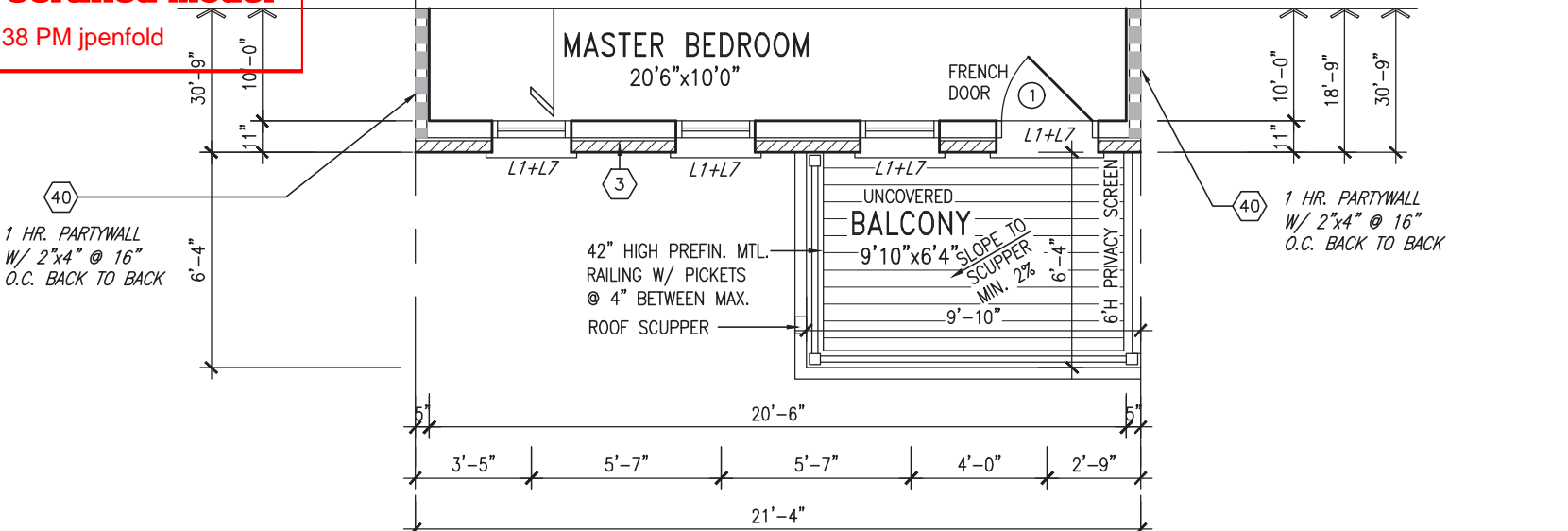
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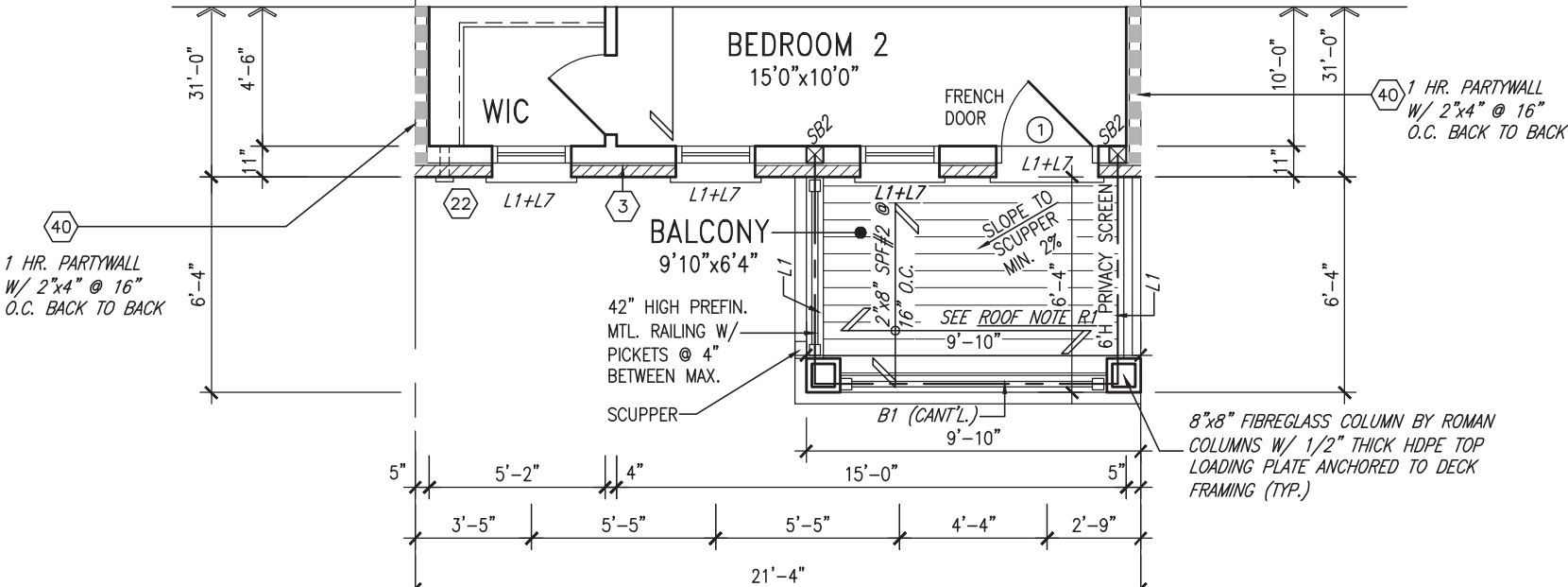
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RL-2
KINGFISHER 2

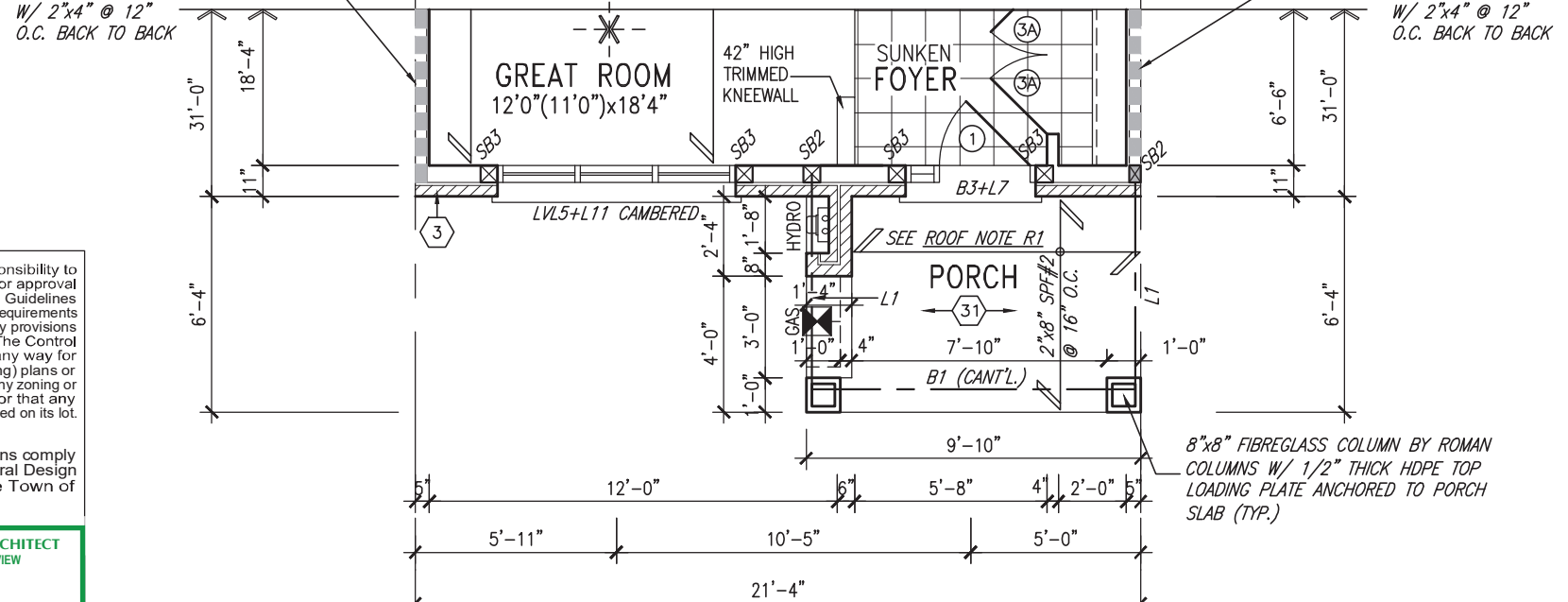
project name ALCONA		municipality INNISFIL, ON		project no. 13049	
date JUNE 2018		<div>THIRD FLOOR PLAN 'A'</div> <div>drawing no. 5</div>			
drawn by EKO		checked by -		scale 3/16" = 1'-0"	
				file name 13049-RL-2	
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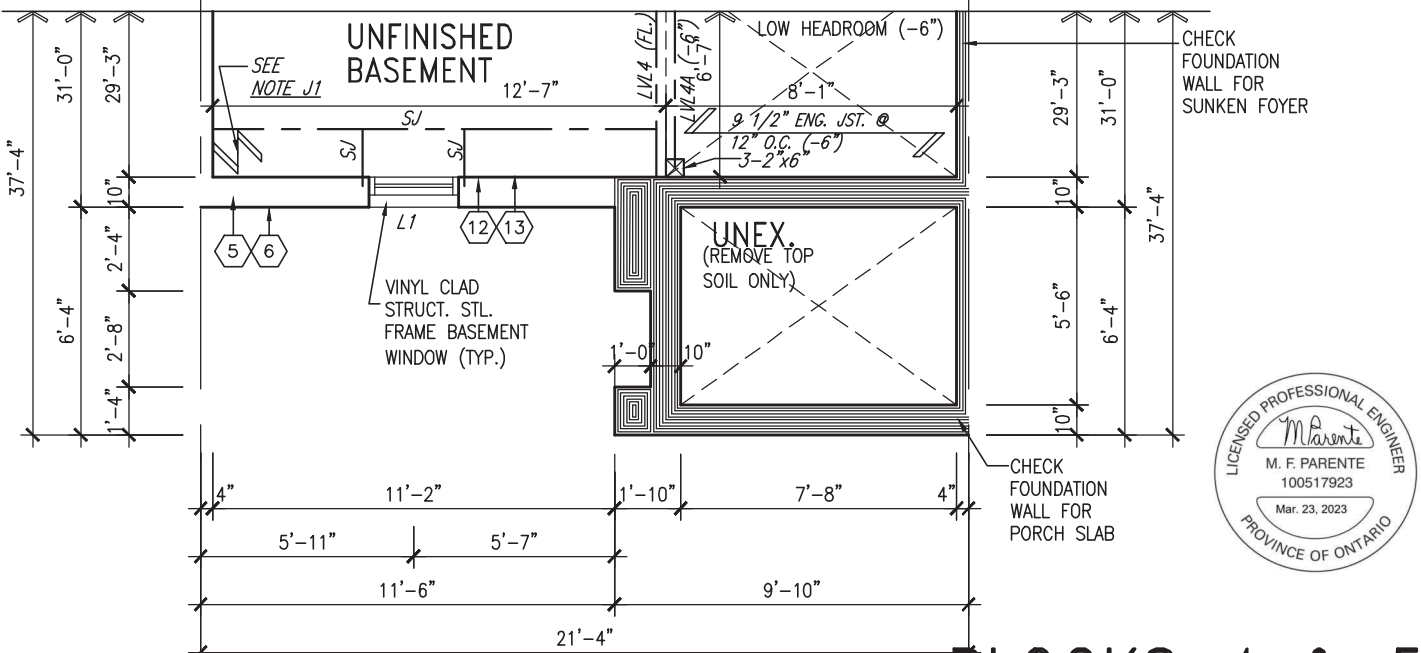
PARTIAL THIRD FLOOR PLAN 'B'



PARTIAL SECOND FLOOR PLAN 'B'



PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT PLAN 'B' BLOCKS 4 & 5

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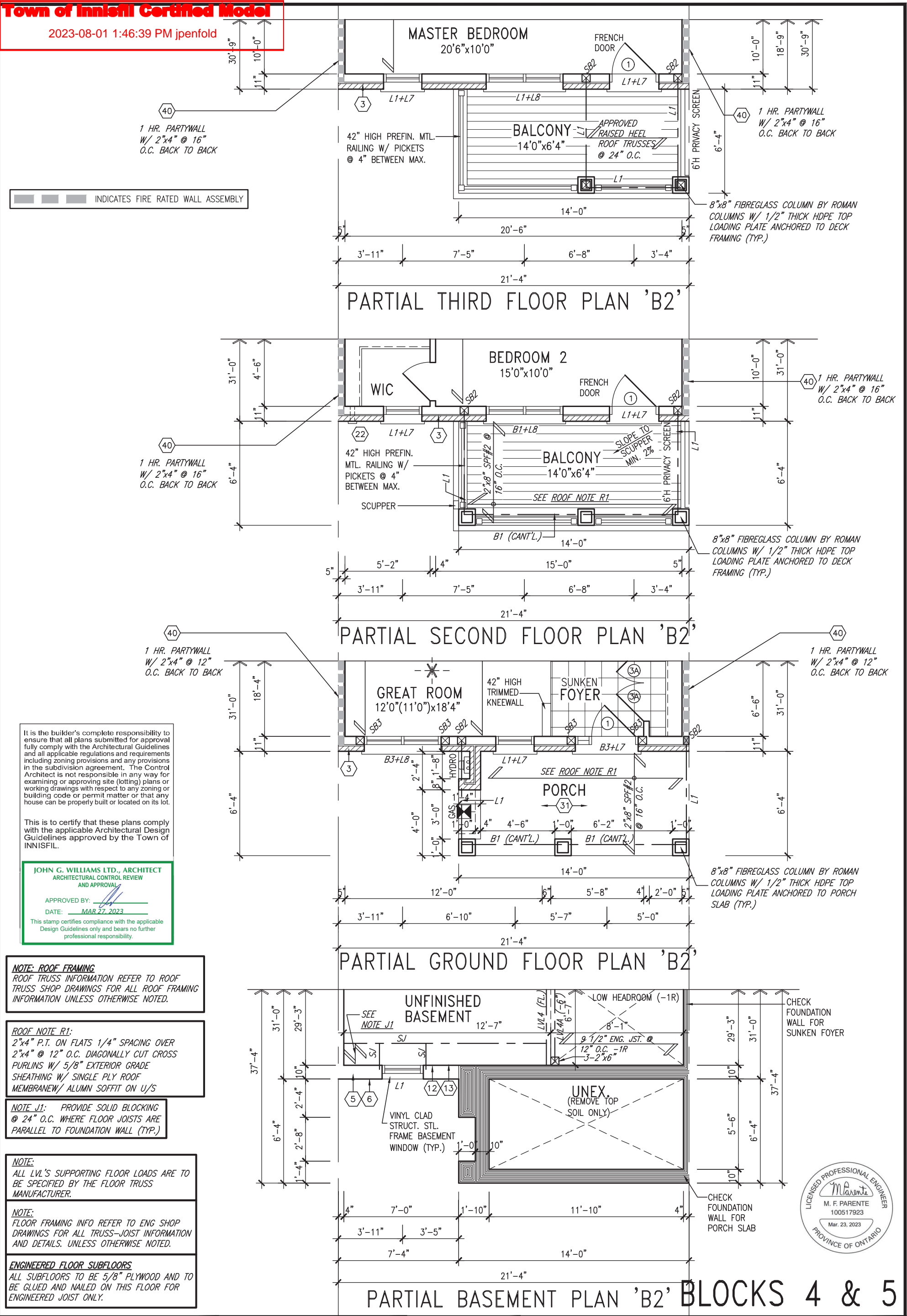


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NOTE J1:

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

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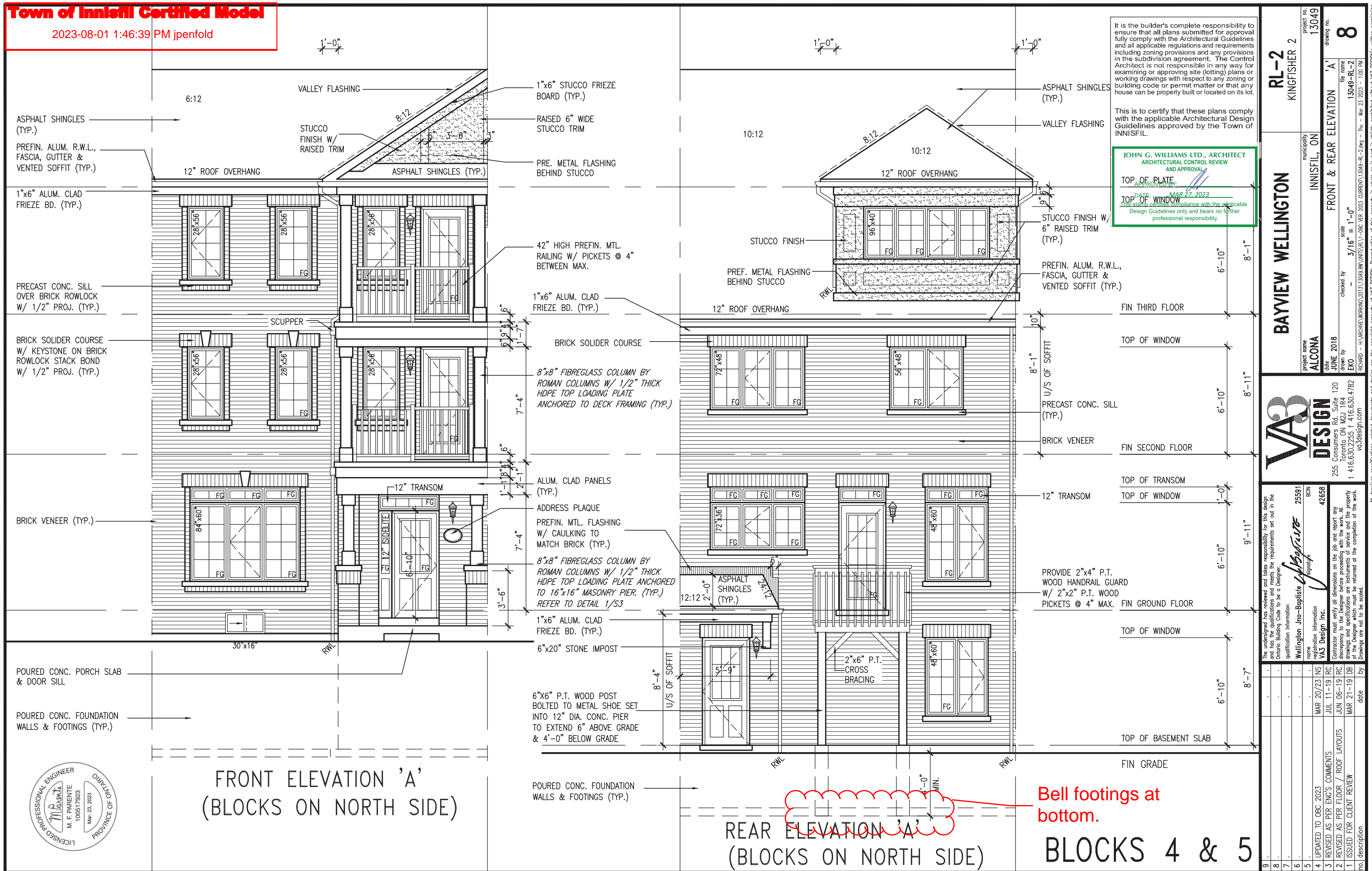


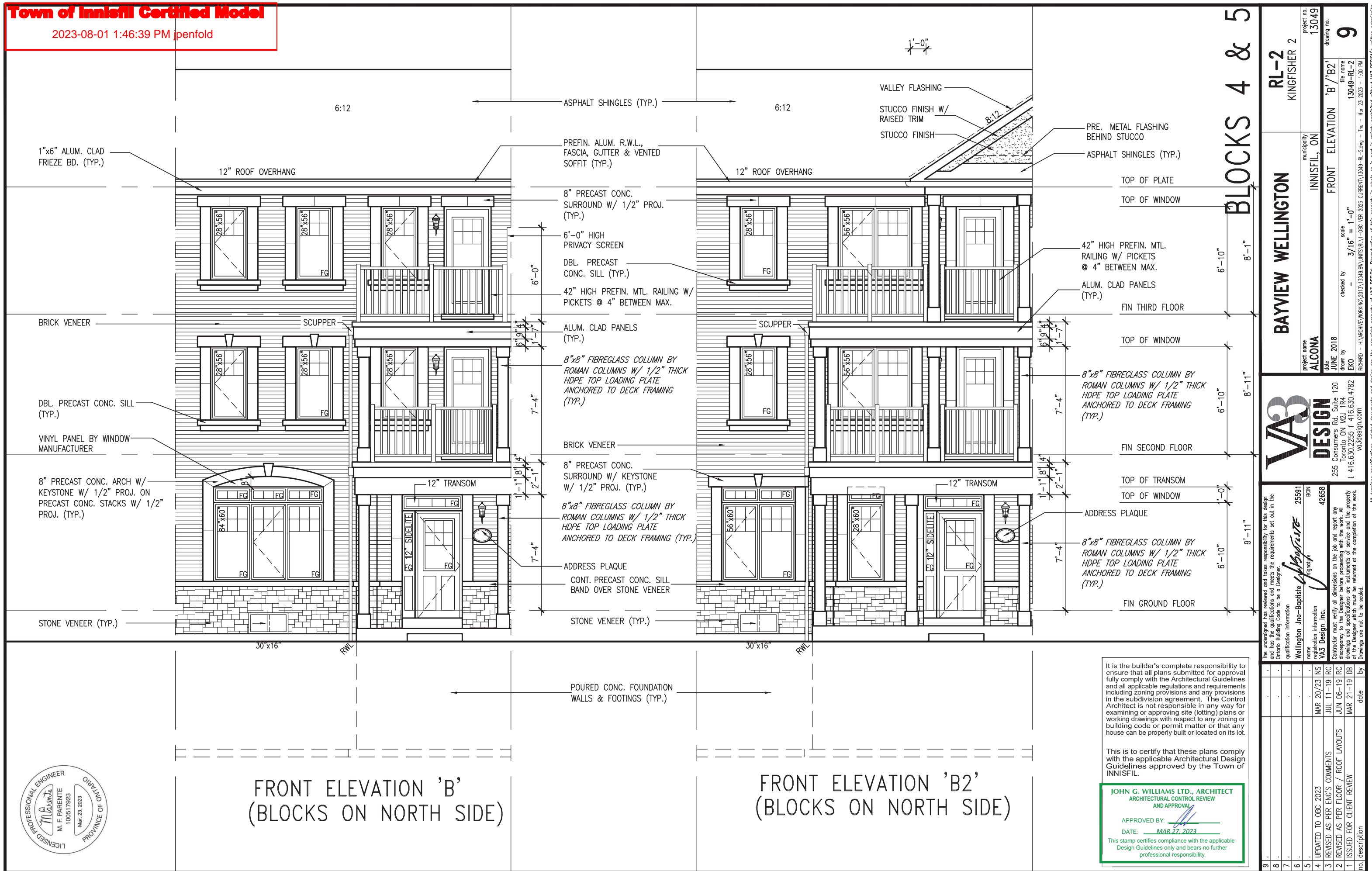
255 Consumers Rd. Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

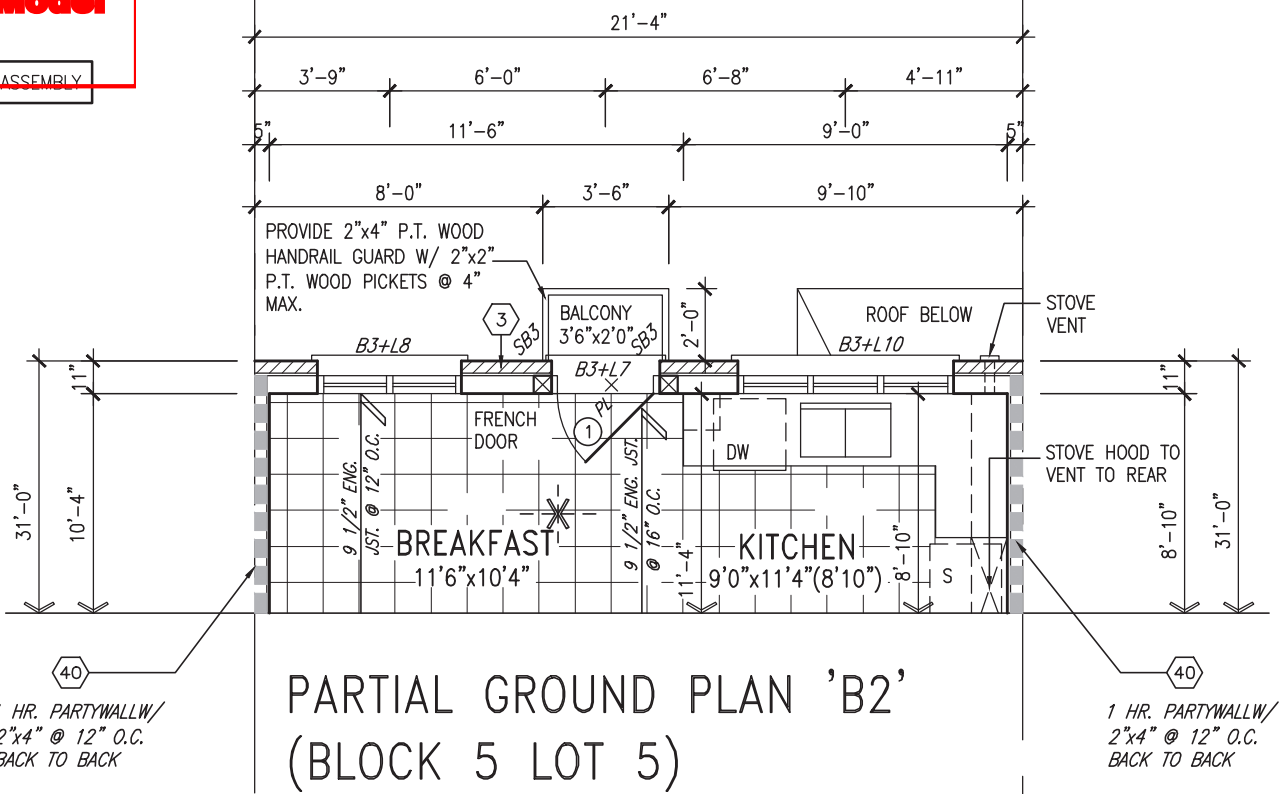
BAYVIEW WELLINGTON

**RL-2
KINGFISHER 2**

project name	ALCONA	municipality	INNISFIL, ON	project no.	13049
date	JUNE 2018	checked by	scale	file name	drawing no.
EKO		3/16" = 1'-0"		13049-RL-2	7
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL-1-OBC VER 2023 CURRENT\13049-RL-2.dwg - Thu - Mar 23 2023 - 1:00 PM					







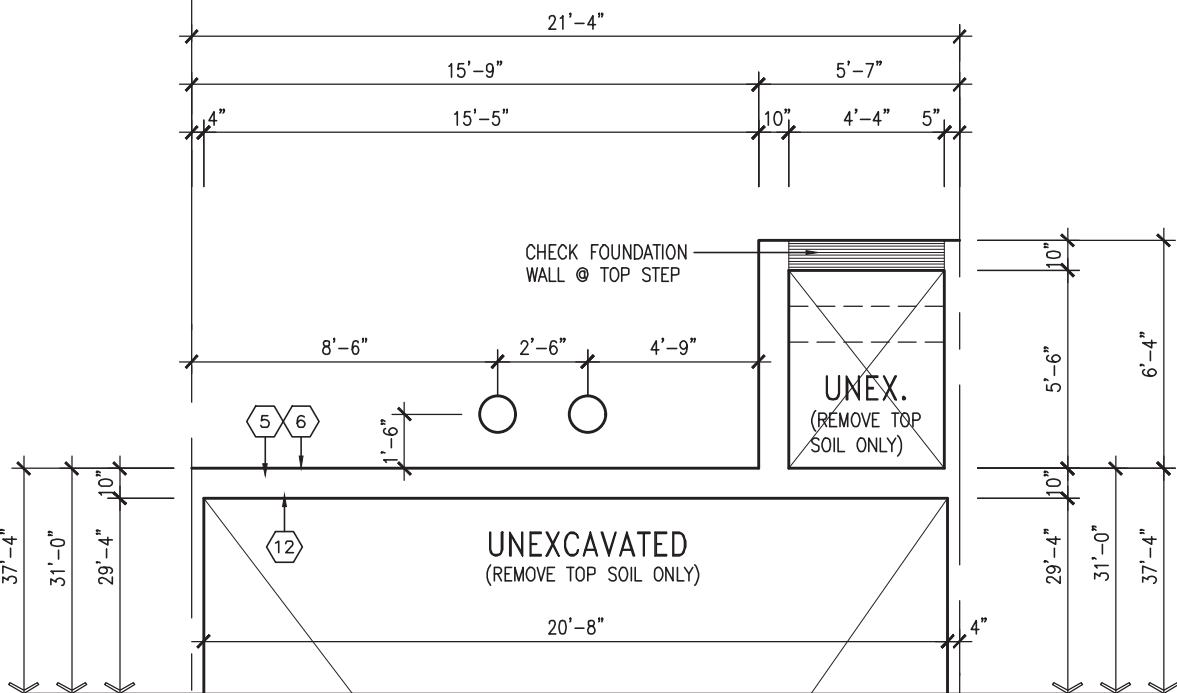
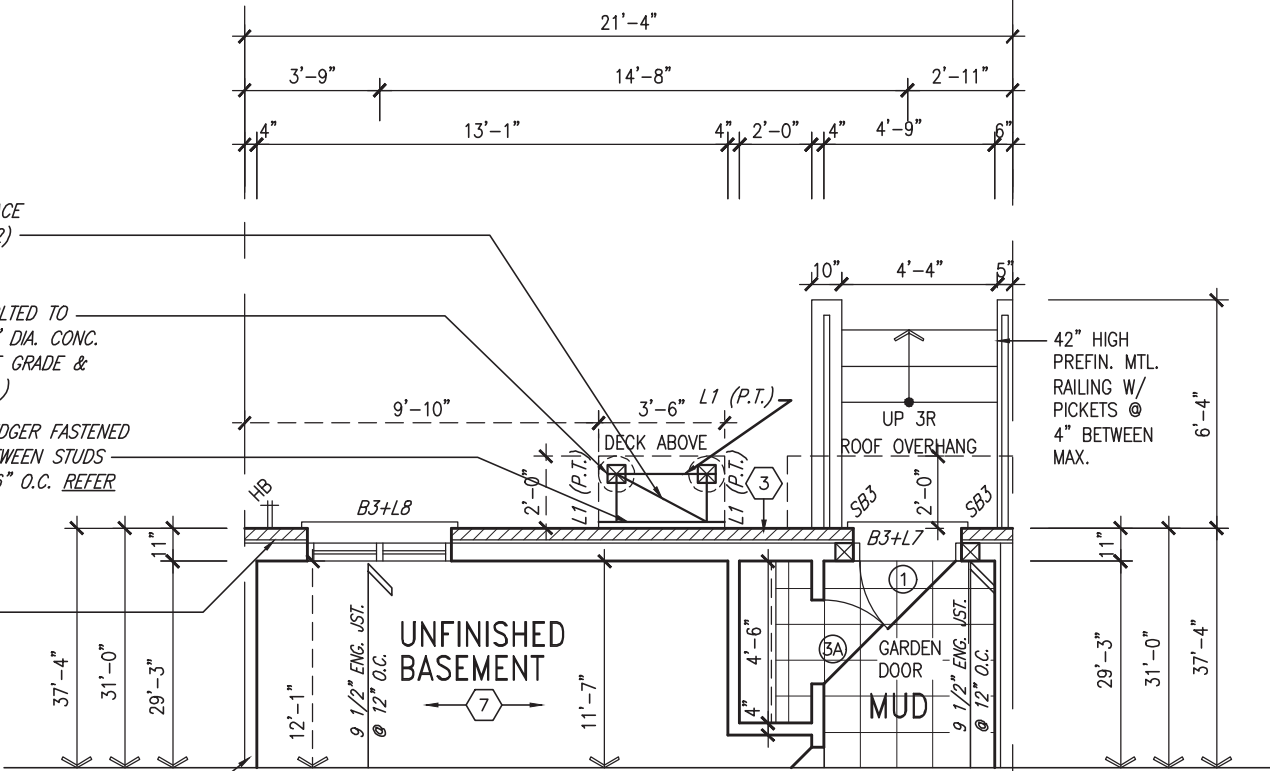
1-2"x4" P.T. ON FLAT BRACE
TO U/S OF JOISTS C/W (2)
NO.8x3" DECK SCREWS

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

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



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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

APPROVED BY: 
DATE: MAR 27, 2023

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



PARTIAL FOUNDATION PLAN 'B2'
(BLOCK 5 LOT 5)

BLOCKS 4 & 5

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	UPDATED TO OBC 2023	MAR 20/23	NS
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19	RC
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 06-19	RC
1	ISSUED FOR CLIENT REVIEW	MAR 21-19	DB
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste	signature	25591	BCIN
registration information			
VA3 Design Inc.		42658	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			



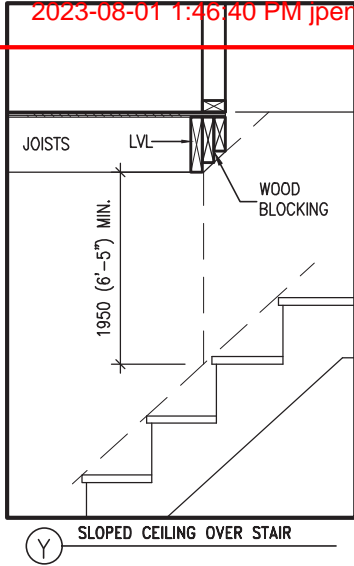
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va3design.com

BAYVIEW WELLINGTON

RL-2
KINGFISHER 2

project name	ALCONA	municipality	INNISFIL, ON	project no.	13049
date	JUNE 2018	drawn by	EKO	checked by	scale
					3/16" = 1'-0"
PARTIAL PLANS 'B2'				file name	13049-RL-2
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-OBC VER 2023 CURRENT\13049-RL-2.dwg - Thu - Mar 23 2023 - 1:00 PM				drawing no.	10

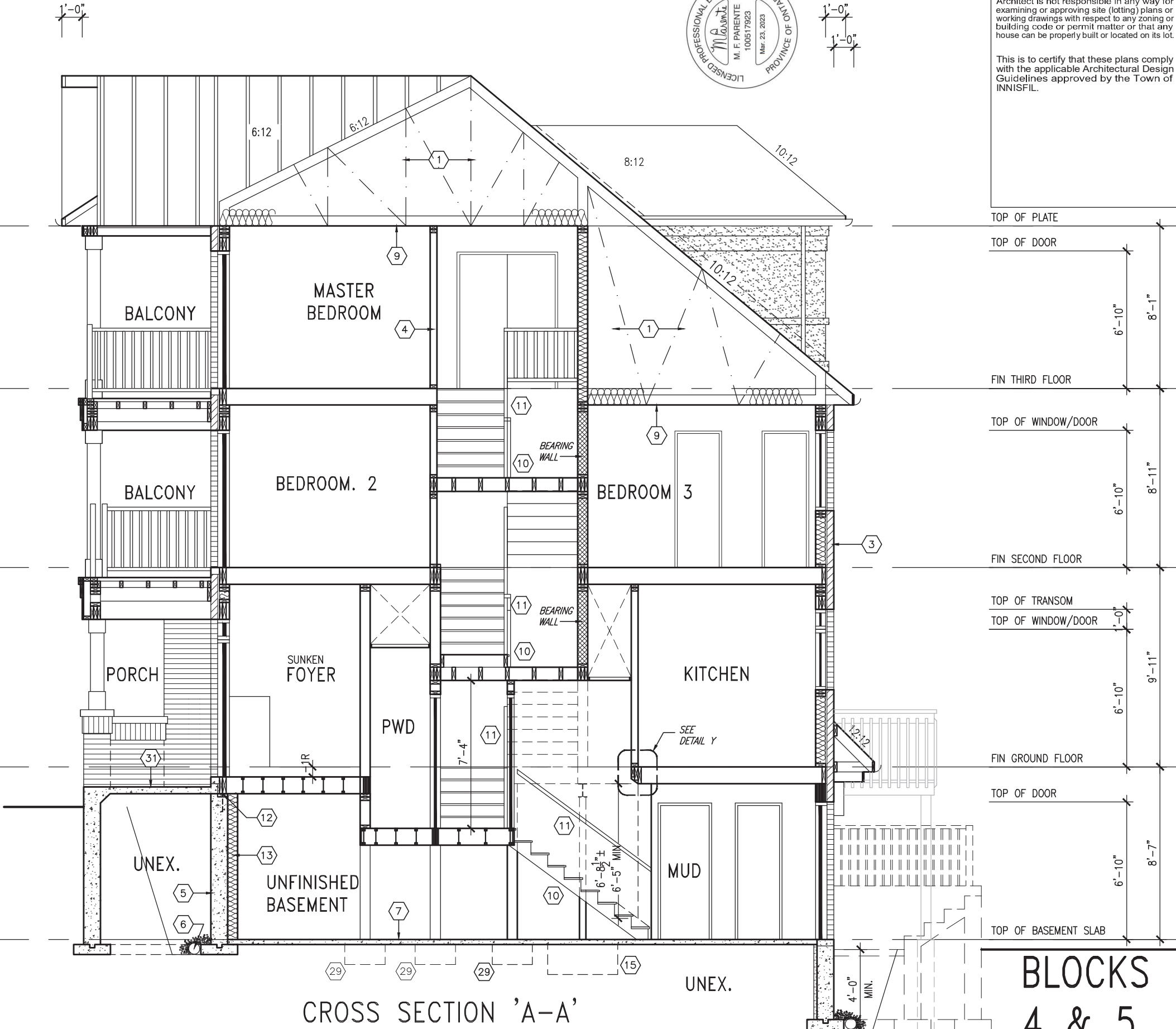
2023-08-01 1:46:40 PM jpenfold



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
RL-2 ELEVATION 'A'	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	616.89 S.F.	161.20 S.F.	26.13 %
LEFT SIDE	998.73 S.F.	0 S.F.	0.00 %
RIGHT SIDE	998.73 S.F.	0 S.F.	0.00 %
REAR	679.58 S.F.	174.67 S.F.	25.70 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3293.93 S.F.	335.87 S.F.	10.20 %
TOTAL SQ. M.	306.01 S.M.	31.20 S.M.	10.20 %

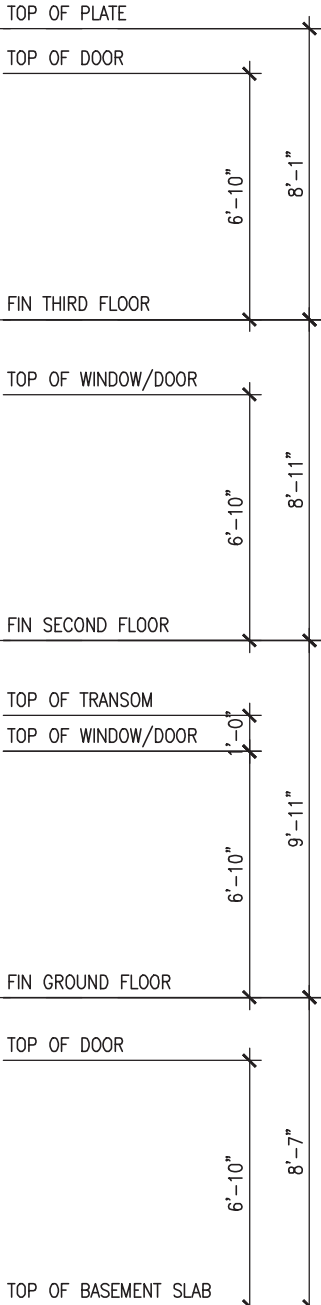
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
RL-2 ELEVATION 'B'	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	616.89 S.F.	161.20 S.F.	26.13 %
LEFT SIDE	998.73 S.F.	0 S.F.	0.00 %
RIGHT SIDE	998.73 S.F.	0 S.F.	0.00 %
REAR	632.98 S.F.	174.67 S.F.	27.59 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3247.33 S.F.	335.87 S.F.	10.34 %
TOTAL SQ. M.	301.68 S.M.	31.20 S.M.	10.34 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
RL-2 ELEVATION 'B2'	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	616.89 S.F.	161.20 S.F.	26.13 %
LEFT SIDE	998.73 S.F.	0 S.F.	0.00 %
RIGHT SIDE	998.73 S.F.	0 S.F.	0.00 %
REAR	632.98 S.F.	174.67 S.F.	27.59 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3247.33 S.F.	335.87 S.F.	10.34 %
TOTAL SQ. M.	301.68 S.M.	31.20 S.M.	10.34 %



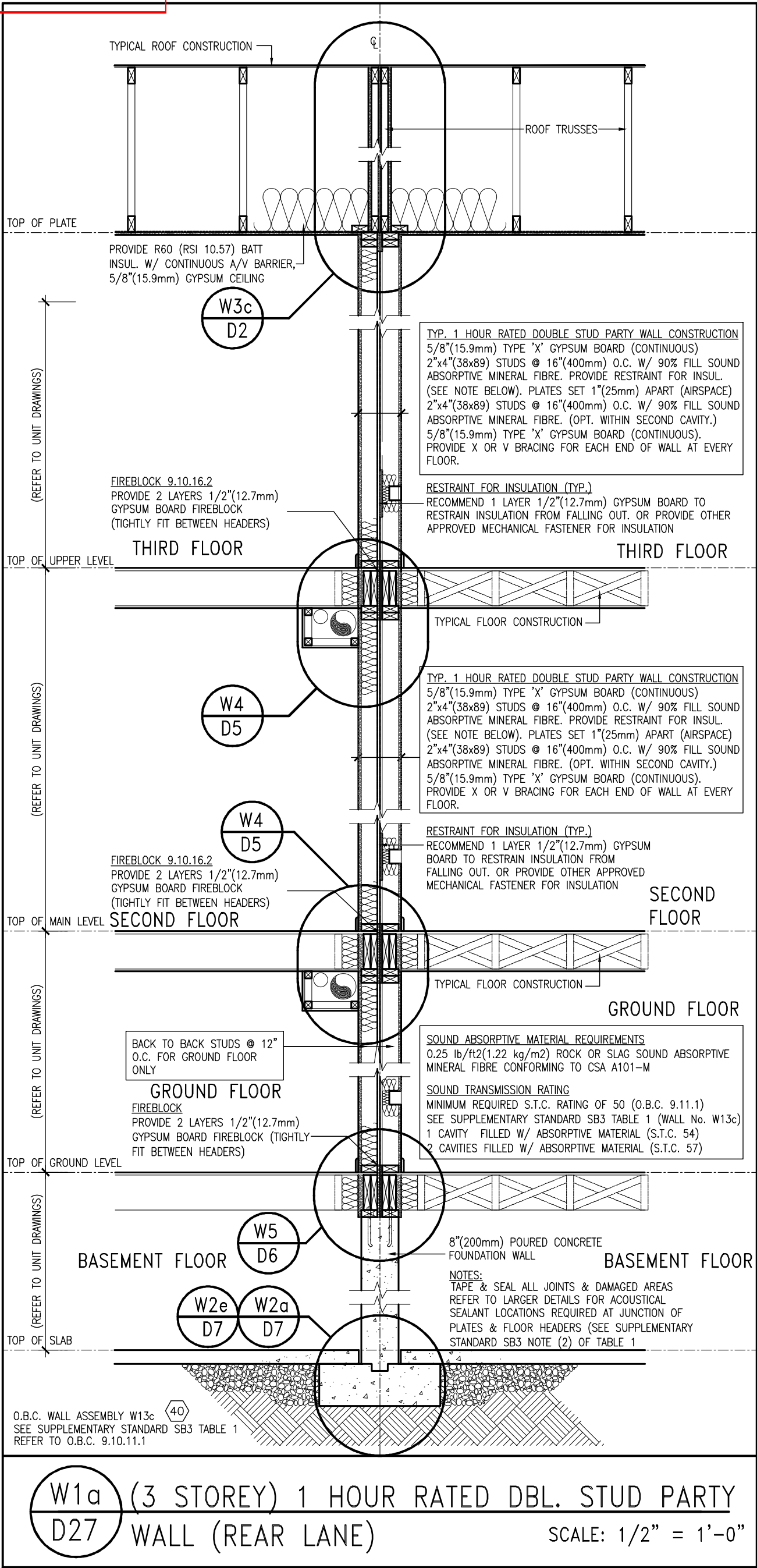
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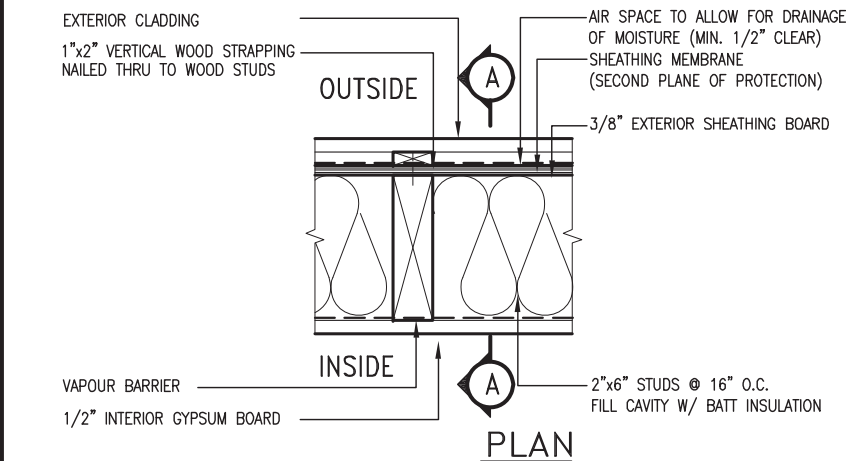
BAYVIEW WELLINGTON		RL-2 KINGFISHER 2	
project name	ALCONA	municipality	INNISFIL, ON
project no.	13049	drawing no.	12
date	JUNE 2018	file name	13049-RL-2
drawn by	N.HUR	checked by	3/16" = 1'-0"
CROSS SECTION A-A			
no. description			
9.			
8.			
7.			
6.			
5.			
4.	UPDATED TO OBC 2023	MAR 20/23 NS	
3.	REVISED AS PER ENG'S COMMENTS	JUL 11-19 RC	
2.	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 06-19 RC	
1.	ISSUED FOR CLIENT REVIEW	MAR 21-19 DB	

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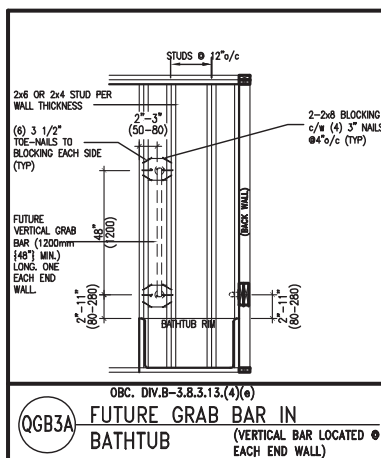
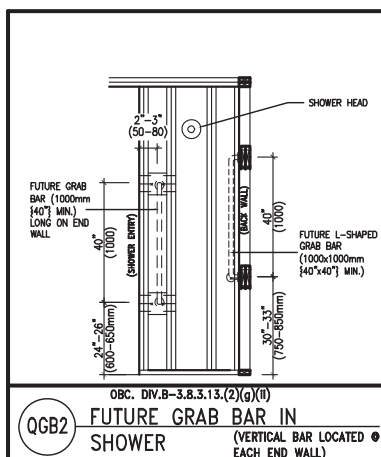
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	project name ALCONA	municipality INNISFIL, ON	project no. 13049	DETAILS
8	.	.	.	qualification information Wellington Jno-Baptiste 25591 signature BCIN						
7	.	.	.	registration information VA3 Design Inc. 42658						
6	.	.	.							
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.	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"	file name 13049-DETAIL	D27
4	.	.	.							
3	.	.	.							
2	.	.	.							
1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3							
no.	description	date	by							

1/2" INTERIOR GYPSUM BOARD →



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.

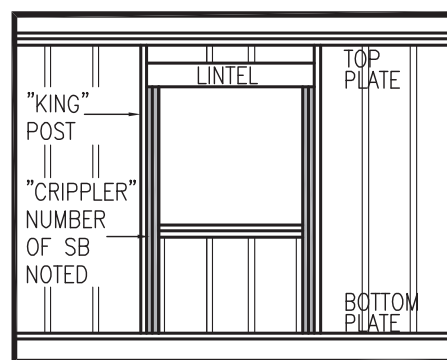


OUTDOOR AIR INTAKE SEPARATION

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

NOTES:

1. 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.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
6. 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:

- | MAX. HEIGHT FOR 2 X 8 LA |
|-----------------------------|
| 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:

1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. 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.
5. WALL FRAMING SHALL CONFORM TO OBC 9.2.3.10.1.(2)
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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	BCIN
5	.	.	.	registration information	
4	.	.	.	VAS Design Inc.	42658
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.	
2	UPDATE TO OBC VER 2020	FEB 09-21	RC		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		



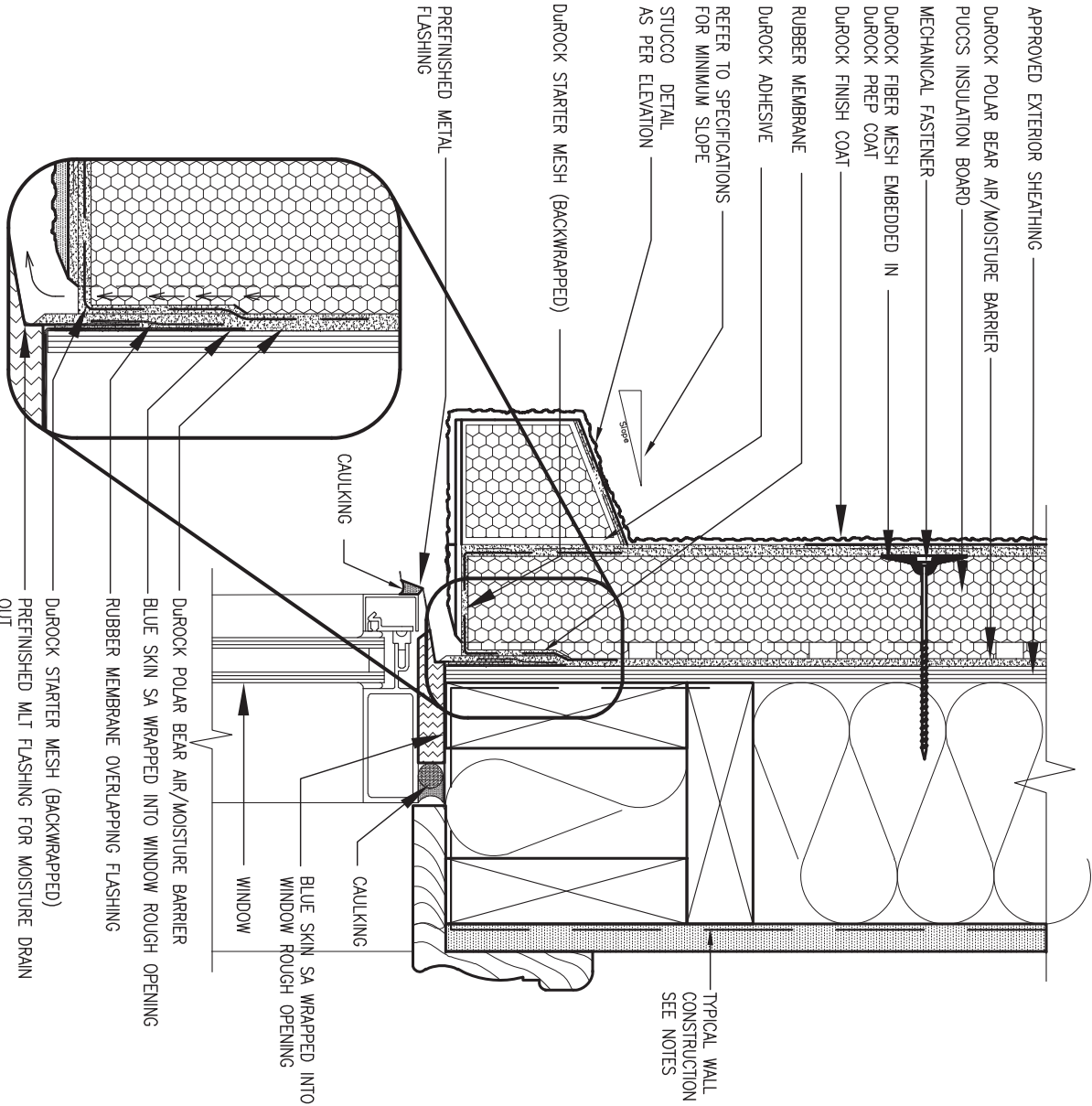
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t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON

CONST NOTE

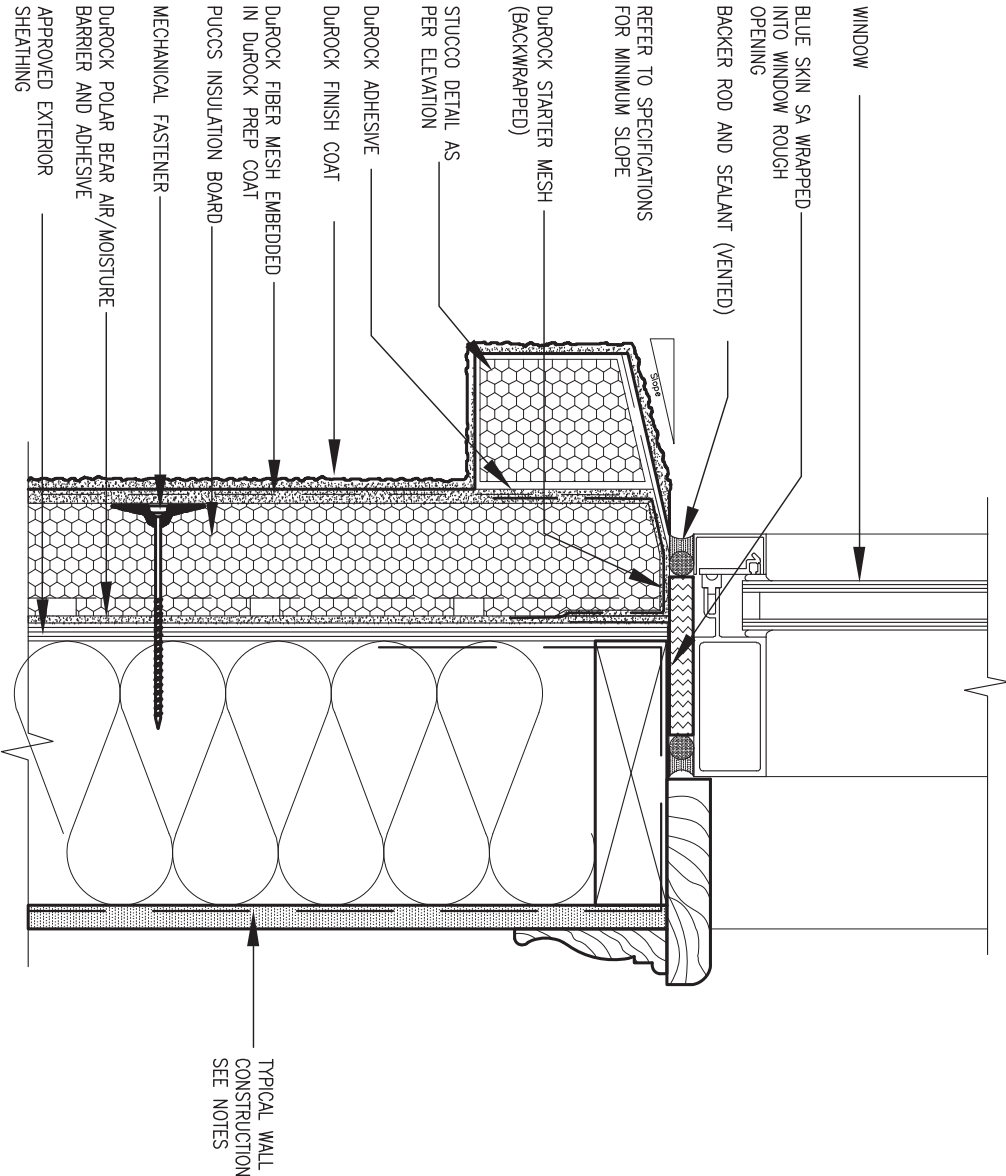
project name	municipality		project no.
ALCONA	INNISFIL, ON.		13049
date	CONSTRUCTION NOTES		drawing no.
MAY 2016			CN2
drawn by	checked by	scale	file name
RC	—	3/16" = 1'-0"	13049—CN—A1 VER 2022
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049—CN—A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:09 PM			

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

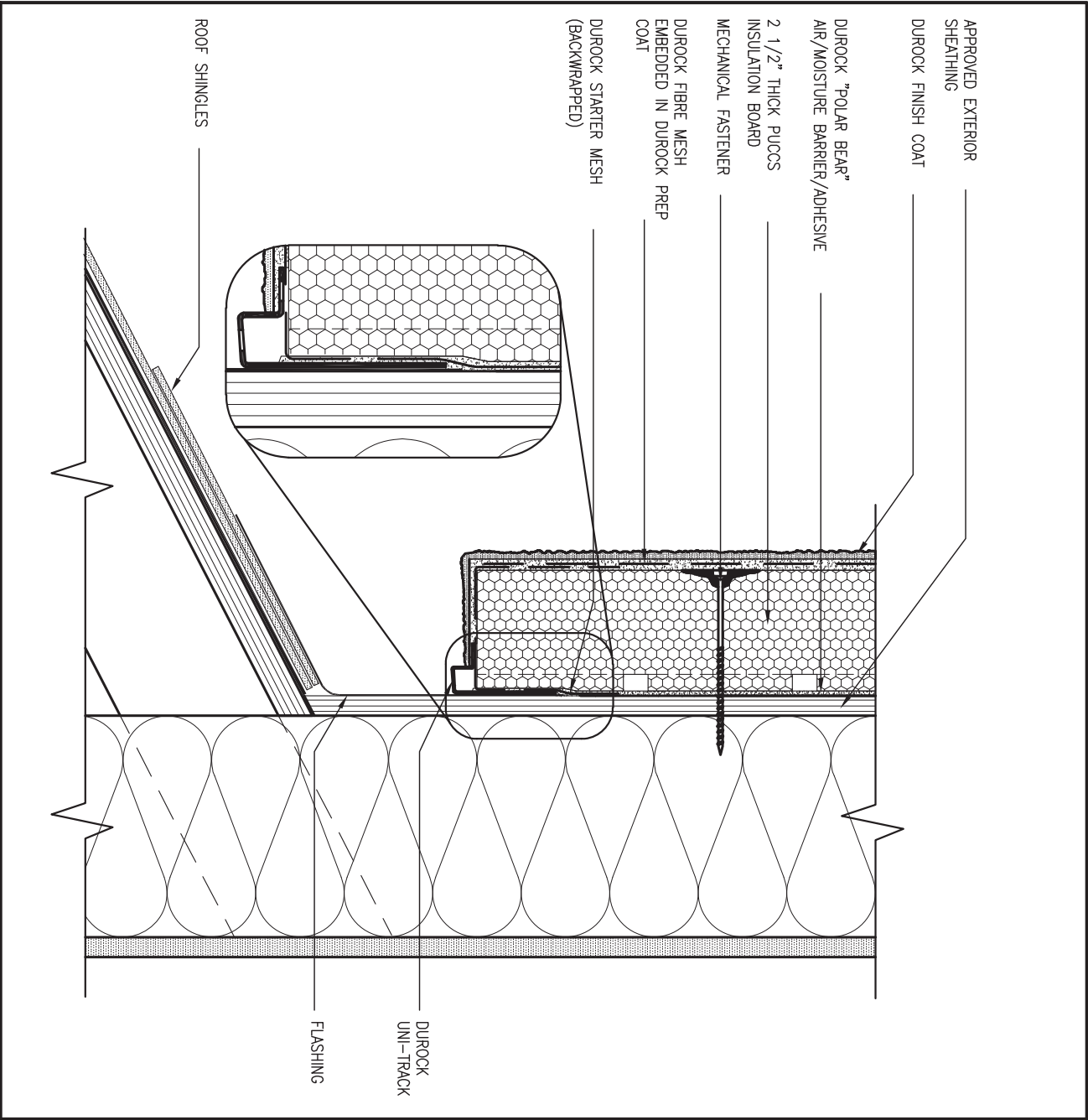
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



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

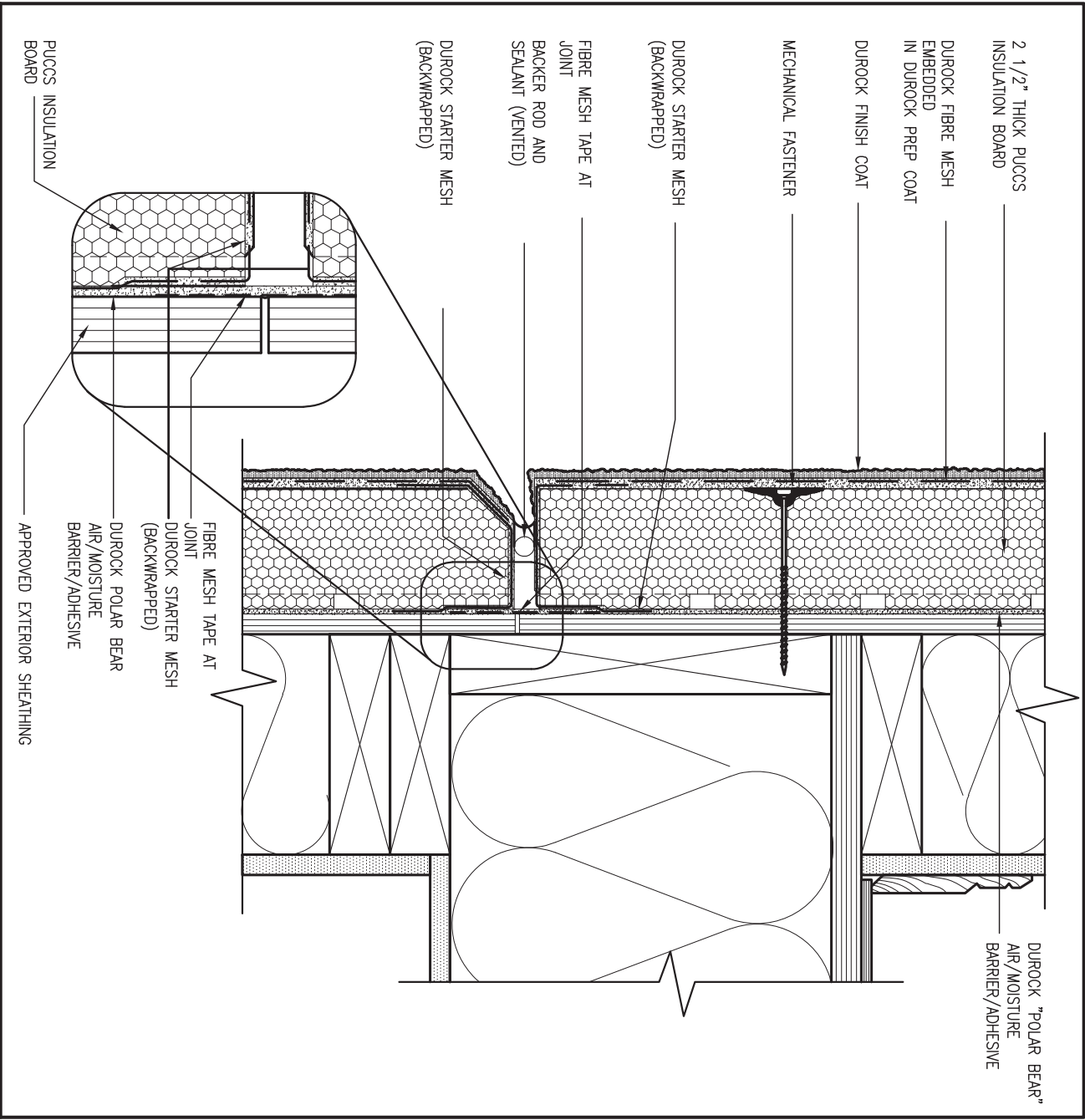


9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste 25591</div> <div>signature BCIN</div> <div>VA3 Design Inc. 42658</div>	<div>VA3</div> <div>DESIGN</div> <div>255 Consumers Rd Suite 120</div> <div>Toronto ON M2J 1R4</div> <div>t 416.630.2255 f 416.630.4782</div> <div>va3design.com</div>	<div>BAYVIEW WELLINGTON</div> <div>project name</div> <div>ALCONA</div> <div>date</div> <div>MAY 2016</div> <div>drawn by</div> <div>RC</div> <div>checked by</div> <div>-</div> <div>scale</div> <div>3/16" = 1'-0"</div>	<div>municipality</div> <div>INNISFIL,ON.</div> <div>CONSTRUCTION NOTES</div> <div>file name</div> <div>13049-CN-A1 VER 2022</div> <div>RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM</div>	<div>CONST NOTE</div> <div>project no.</div> <div>13049</div> <div>drawing no.</div> <div>CN3</div>
8	.	.	.					
7	.	.	.					
6	.	.	.					
5	.	.	.					
4	.	.	.	name registration information				
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.				
2	UPDATE TO OBC VER 2020	FEB 09-21	RC					
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					
no.	description	date	by					



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



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	BCIN
name registration information		42658	
VA3 Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			

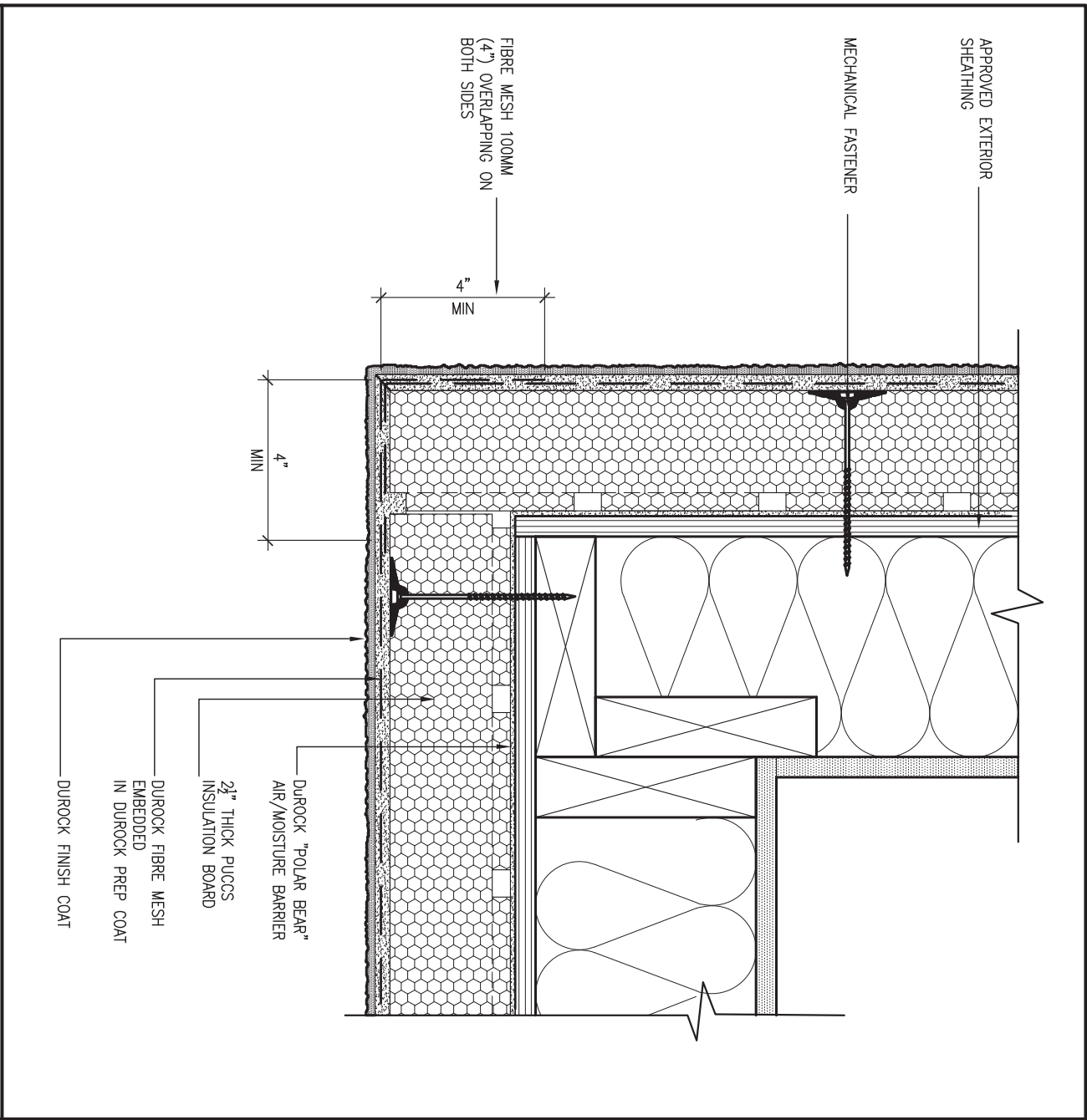


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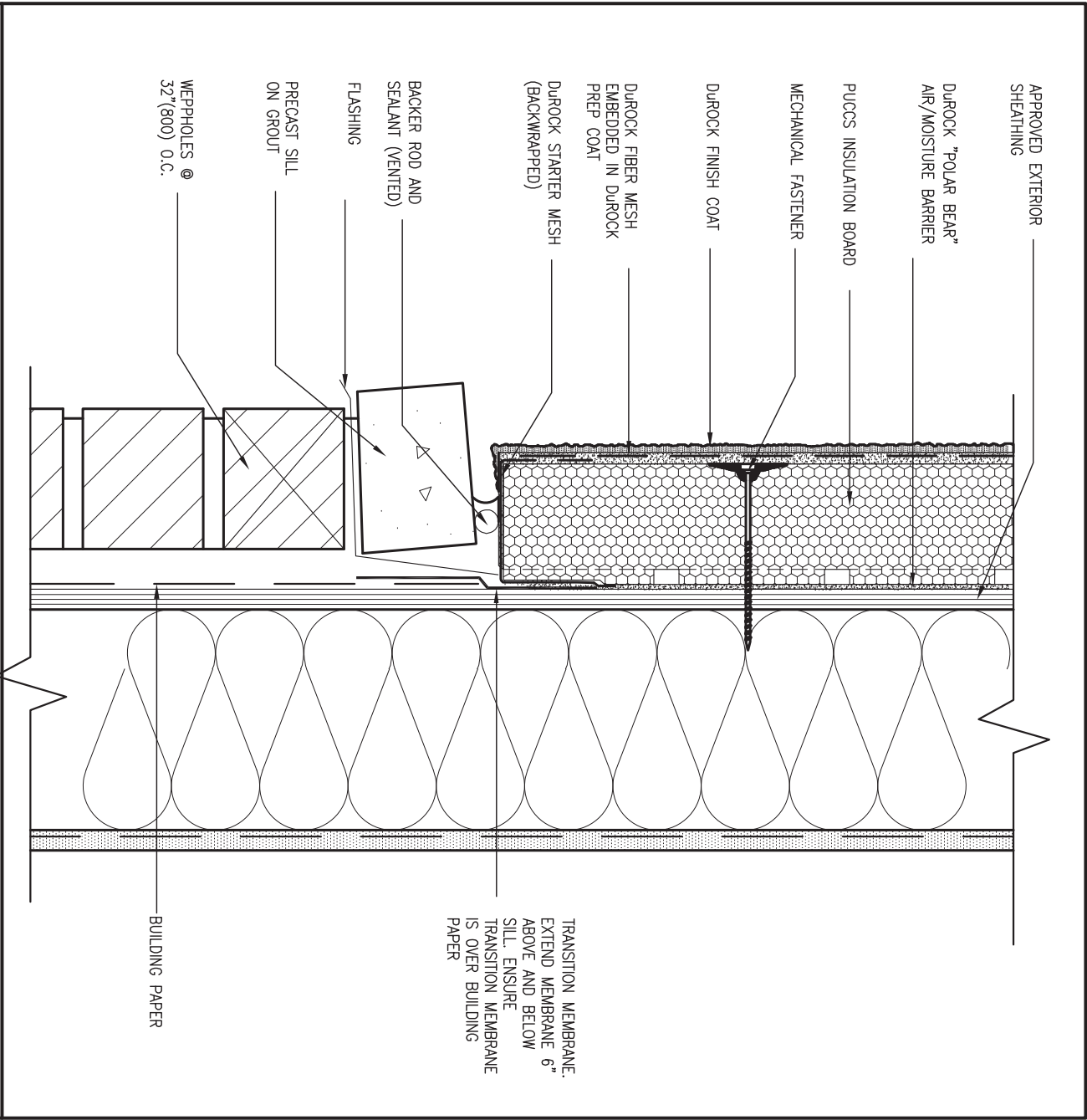
CONST NOTE

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by	RC	CONSTRUCTION NOTES	file name
drawn by	RC	scale	3/16" = 1'-0"	13049-CN-A1 VER 2022	CN4
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM					



5 CORNER DETAIL
CNS 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

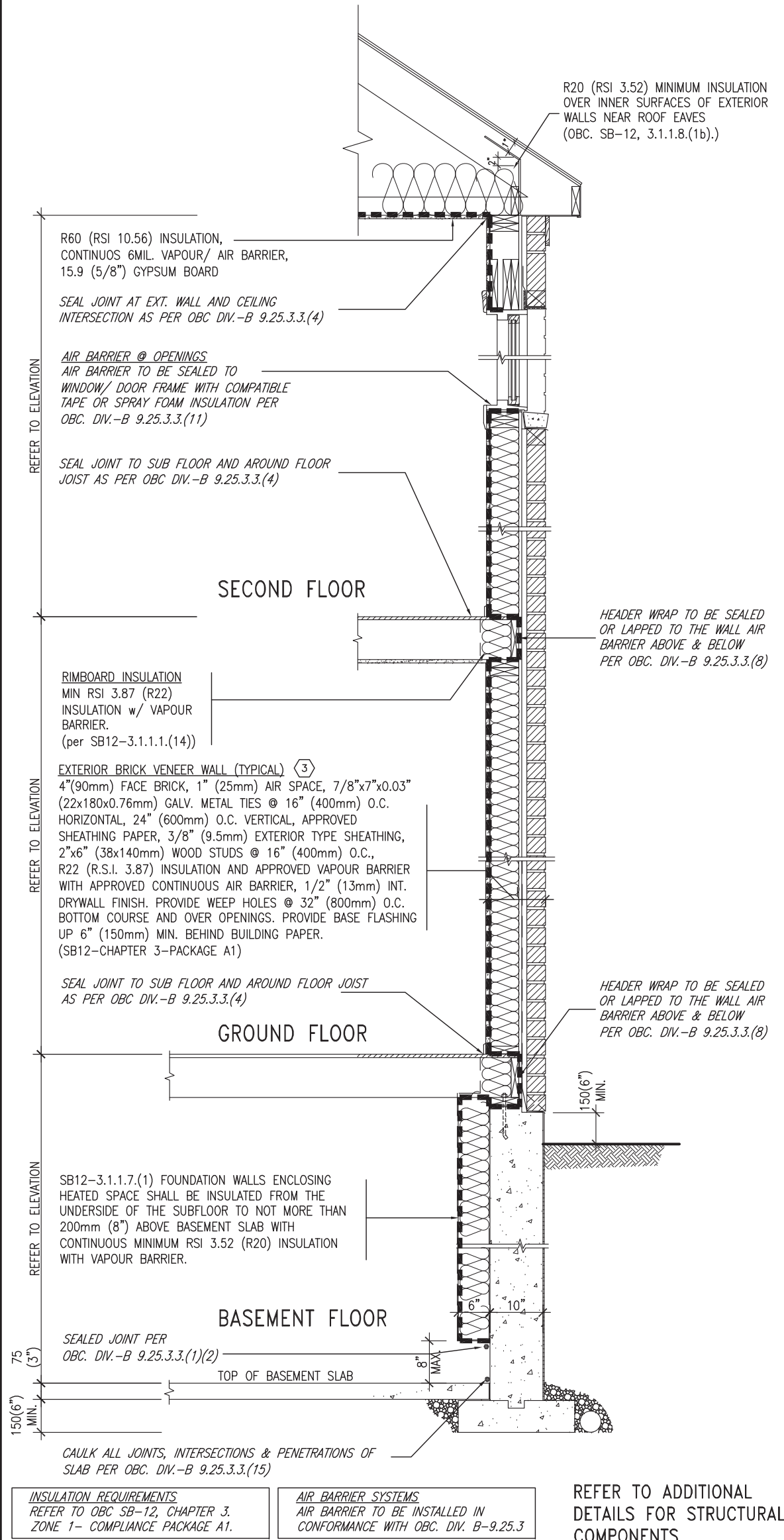


6 STUCCO / MASONRY PLINTH CONNECTION
CNS SCALE: 3"=1'-0"



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.		BAYVIEW WELLINGTON	CONST NOTE -			
8	-	-	-	qualification information				project name ALCONA	municipality INNISFIL, ON.	project no. 13049
7	-	-	-	Wellington Jno-Baptiste 25591 signature				date MAY 2016	CONSTRUCTION NOTES	
6	-	-	-	VA3 Design Inc. 42658 name registration information				drawn by RC	checked by -	scale 3/16" = 1'-0"
5	-	-	-		255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	drawing no. CN5				
4	-	-	-			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	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.						
2	UPDATE TO OBC VER 2020	FEB 09-21	RC							
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							

SB12-COMPLIANCE PACKAGE 'A1'

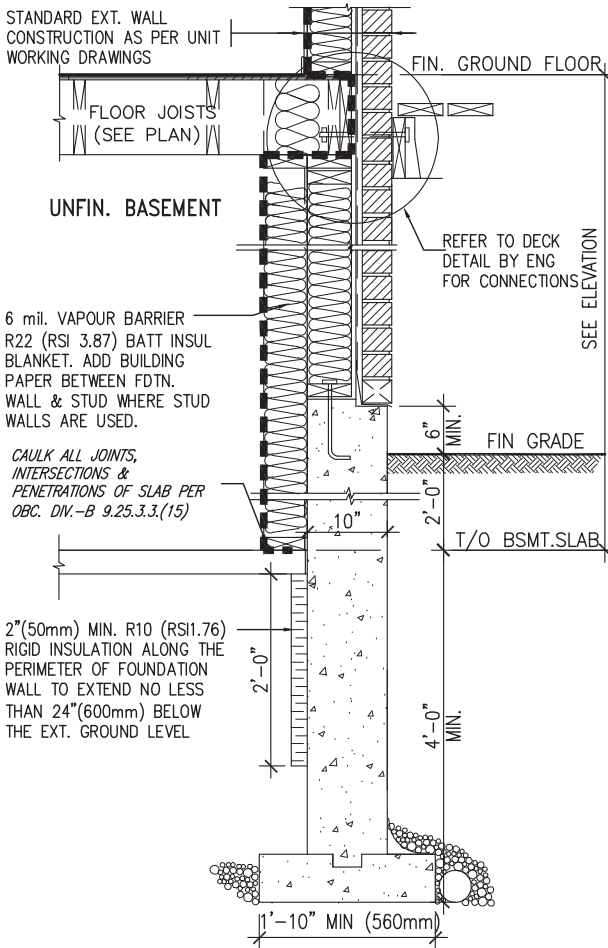


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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



* REVISED-FEB 2017

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

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	.	.	.	signature BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	registration information
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.
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	



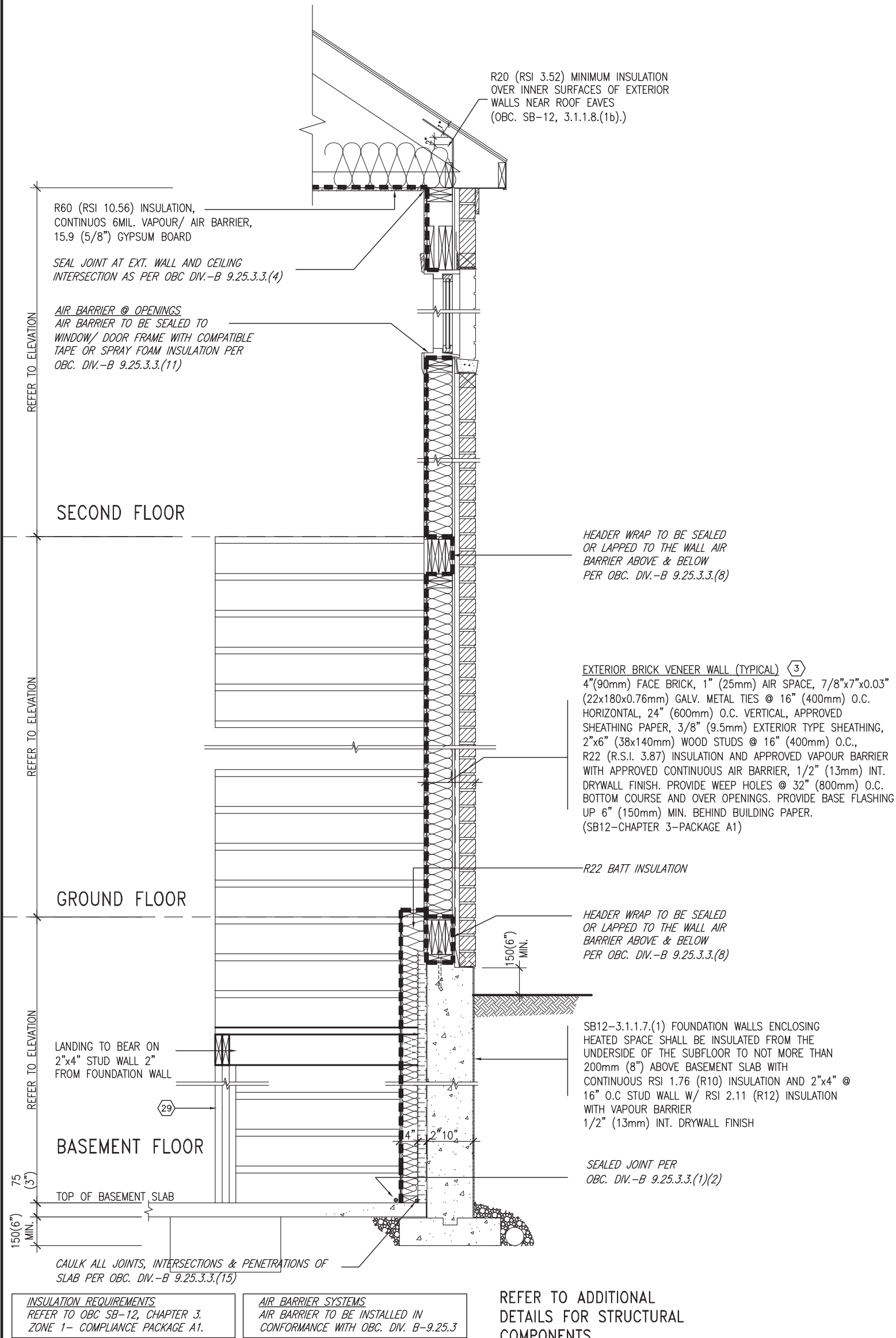
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

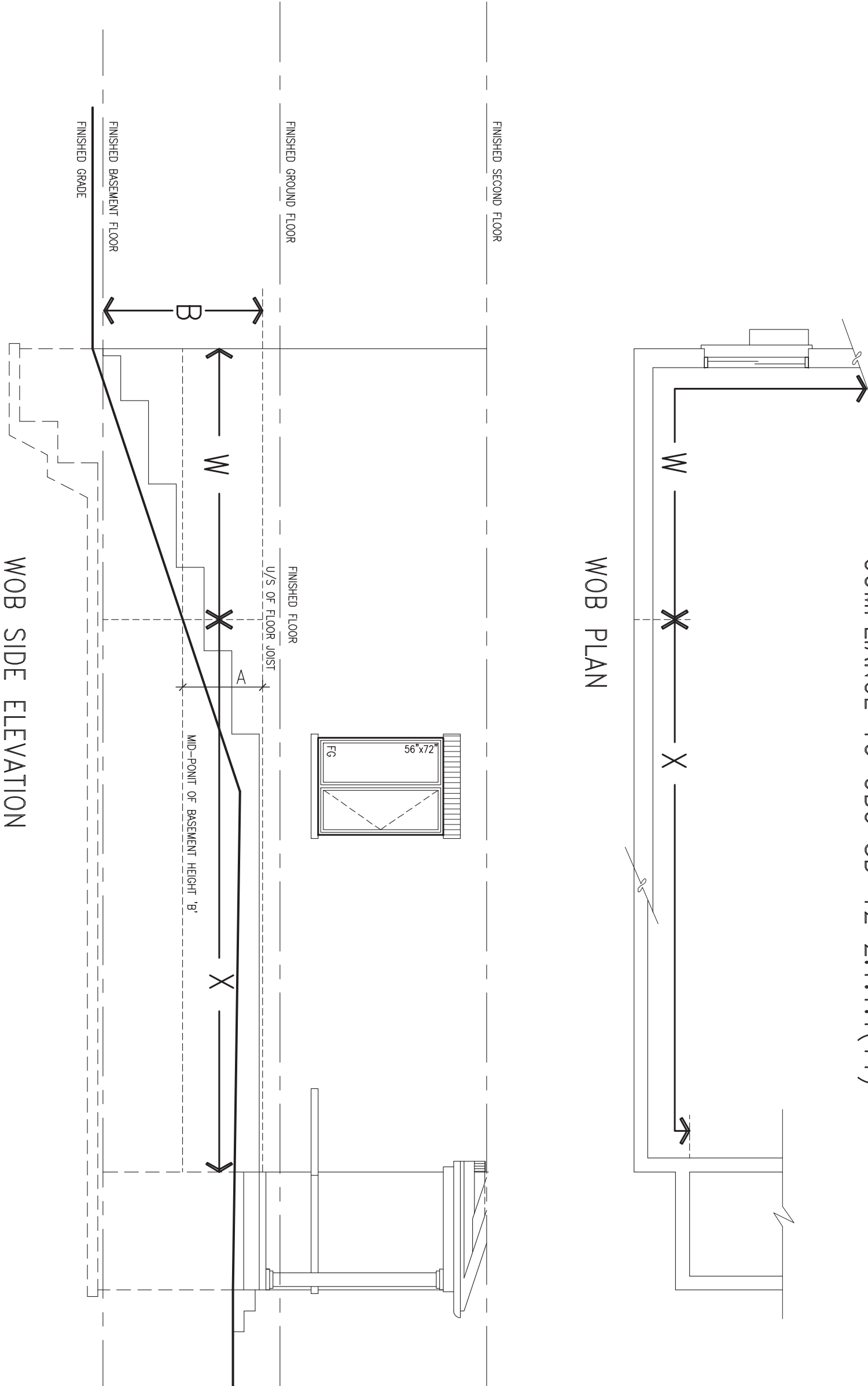
project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	13049-CN-A1 VER 2022	CN6
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SB12-COMPLIANCE PACKAGE 'A1'



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.	 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8	-	-	qualification information		project name	municipality	project no.	
7	-	-	Wellington Jno-Baptiste		ALCONA	INNISFIL, ON.	13049	
6	-	-	name		date	CONSTRUCTION NOTES		drawing no.
5	-	-	registration information		MAY 2016	13049-CN-A1 VER 2022		CN7
4	-	-	VA5 Design Inc.	drawn by	checked by	scale	file name	
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	RC	-	3/16" = 1'-0"		
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.				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					
no.	description	date	by					



COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN

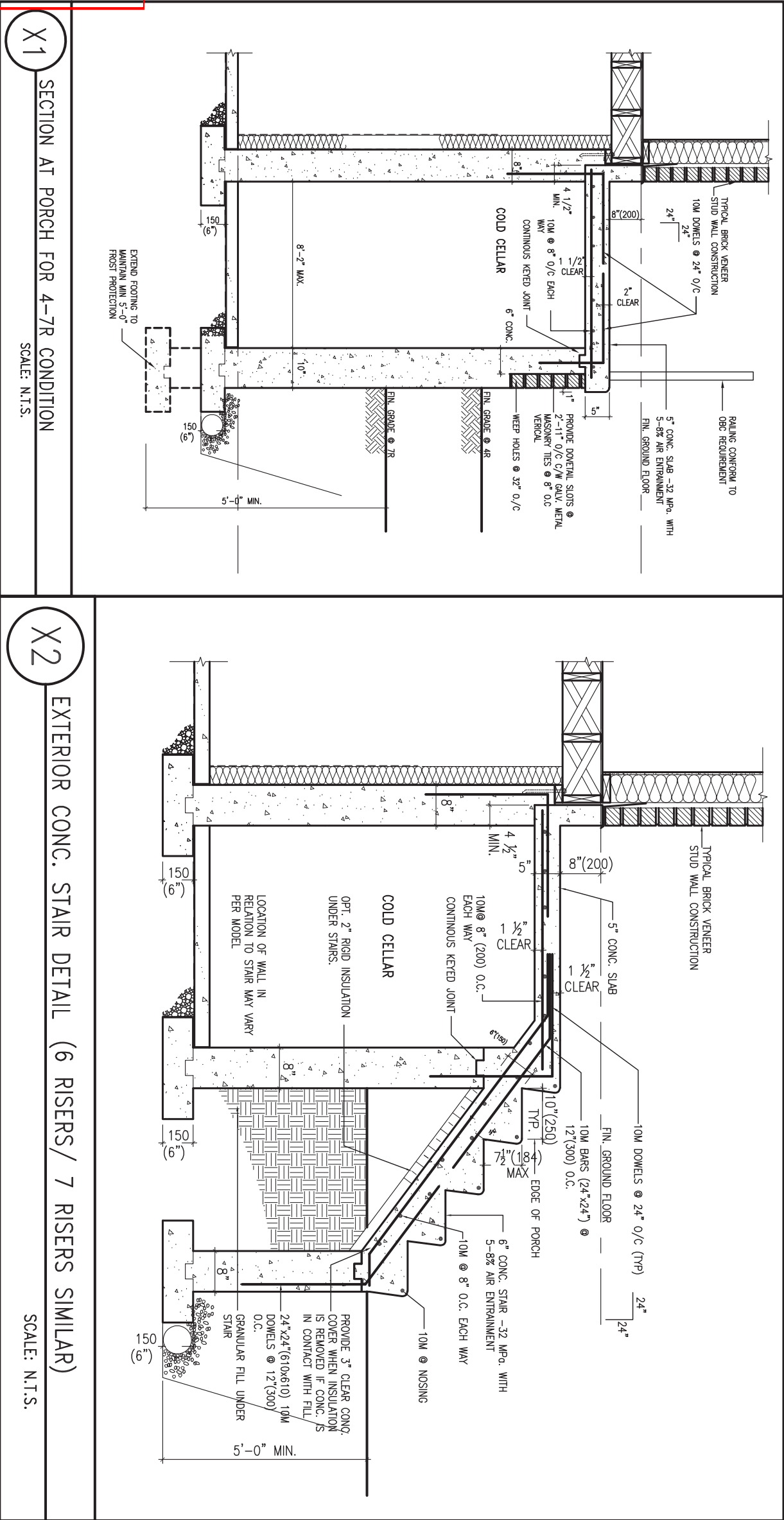
WOB SIDE ELEVATION

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



9	.	.	.	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591</div> <div>name signature BCIN</div> <div>registration information VA3 Design Inc. 42658</div>	<div>VA3</div> <div>DESIGN</div> <div>255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	BAYVIEW WELLINGTON		CONST NOTE				
8	.	.	.			project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049	
7	.	.	.			date	MAY 2016				CONSTRUCTION NOTES	drawing no.
6	.	.	.			drawn by	RC	checked by	-	scale	3/16" = 1'-0"	file name
5	.	.	.								13049-CN-A1 VER 2022	CN8
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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.						
2	UPDATE TO OBC VER 2020			FEB 09-21	RC							
1	ISSUE FOR CLIENT REVIEW			AUG 04-17	RC							
no.	description			date	by							



9	.	.	.
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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	BCIN
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.		

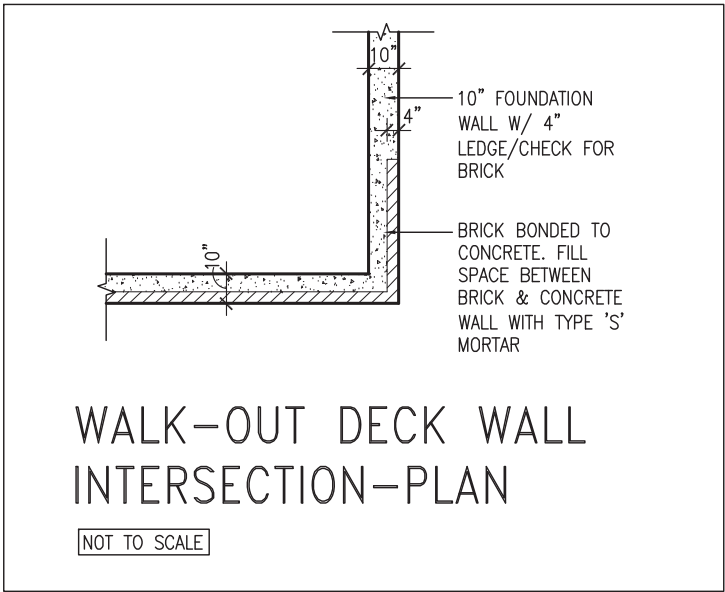
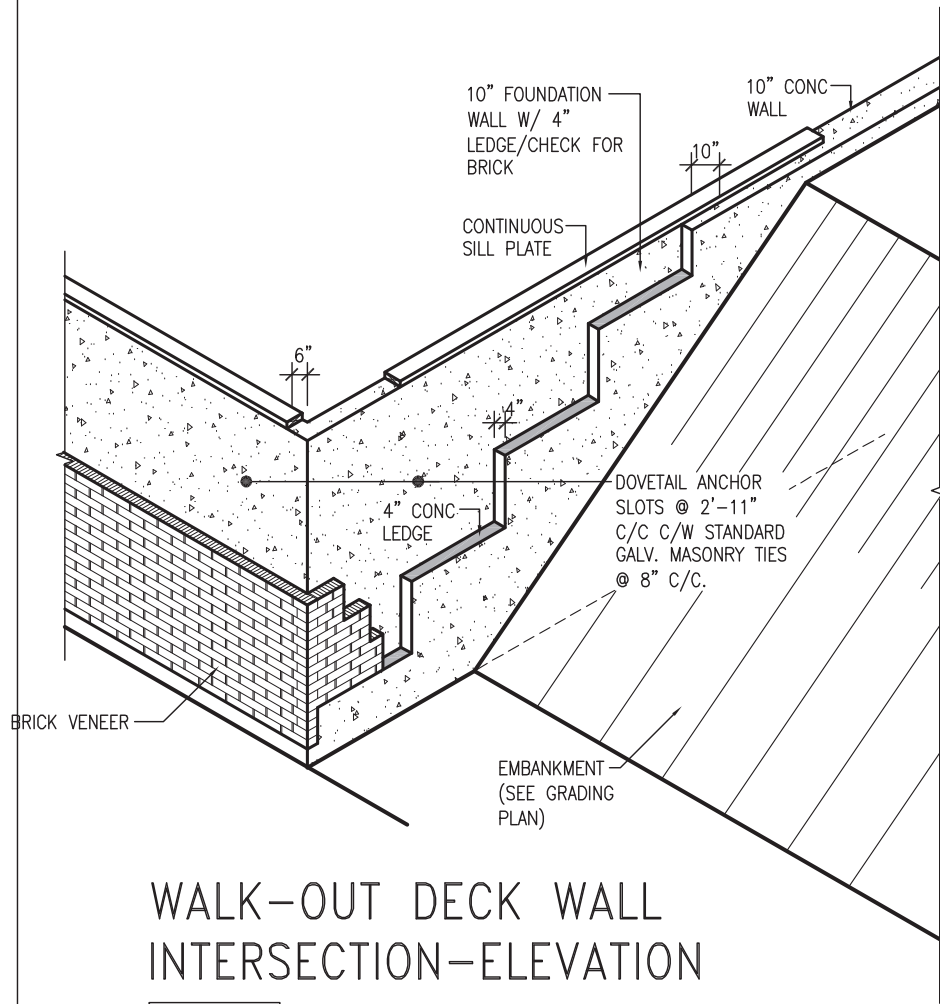
VA3

DESIGN

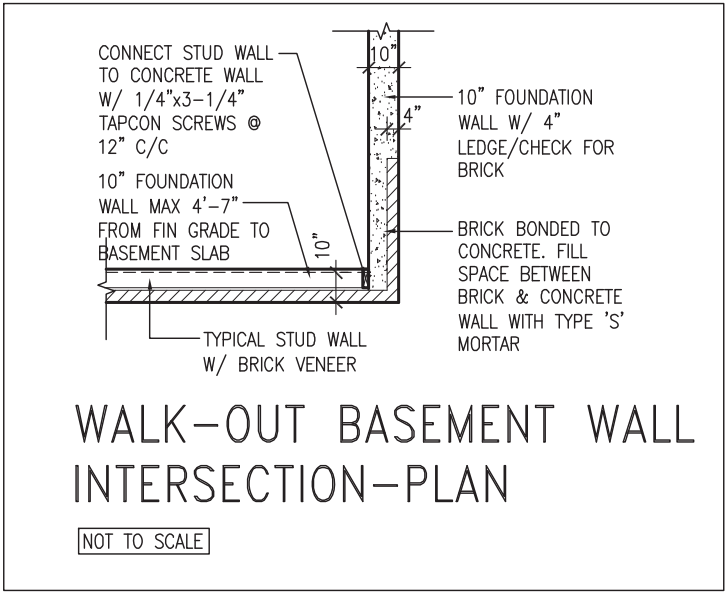
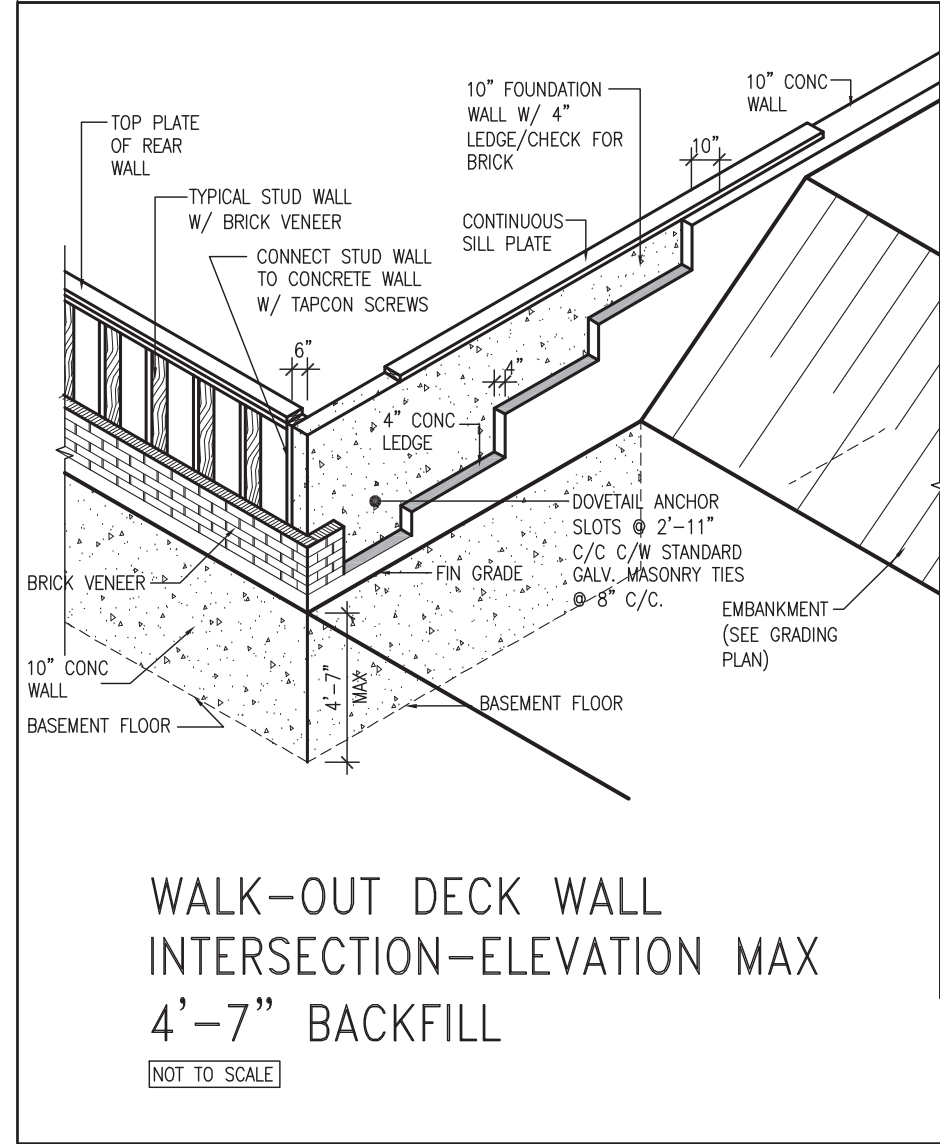
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va3design.com

BAYVIEW WELLINGTON	
project name	ALCONA
date	MAY 2016
drawn by	RC
checked by	-
scale	3/16" = 1'-0"
municipality	INNISFIL, ON.

CONST NOTE	
-	
project no.	13049
drawing no.	CN9
CONSTRUCTION NOTES	
13049-CN-A1 VER 2022	
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(10" FOUNDATION WALL)



(10" FOUNDATION WALL)

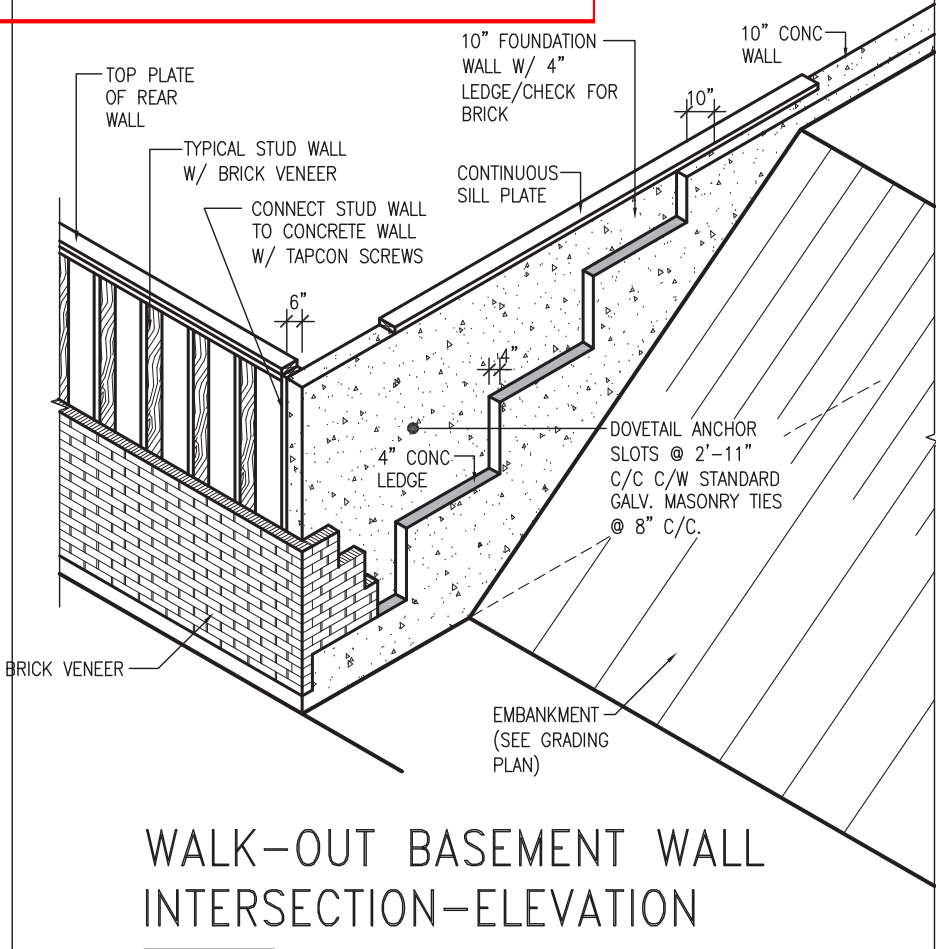


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	
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.
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description		date	by

VA3
DESIGN

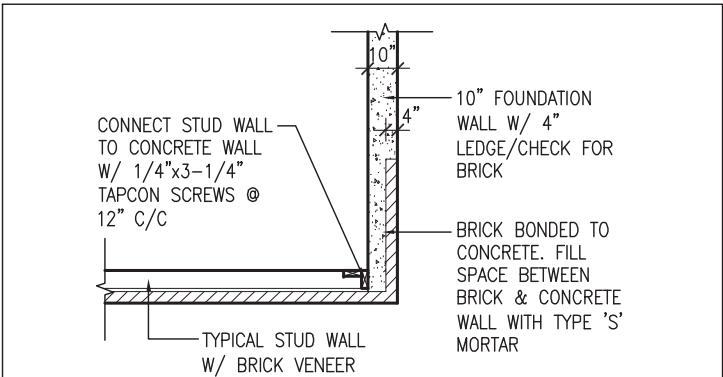
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BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL, ON.
date	MAY 2016	project no.	13049
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	file name	13049-CN-A1 VER 2022
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		drawing no. CN10	



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

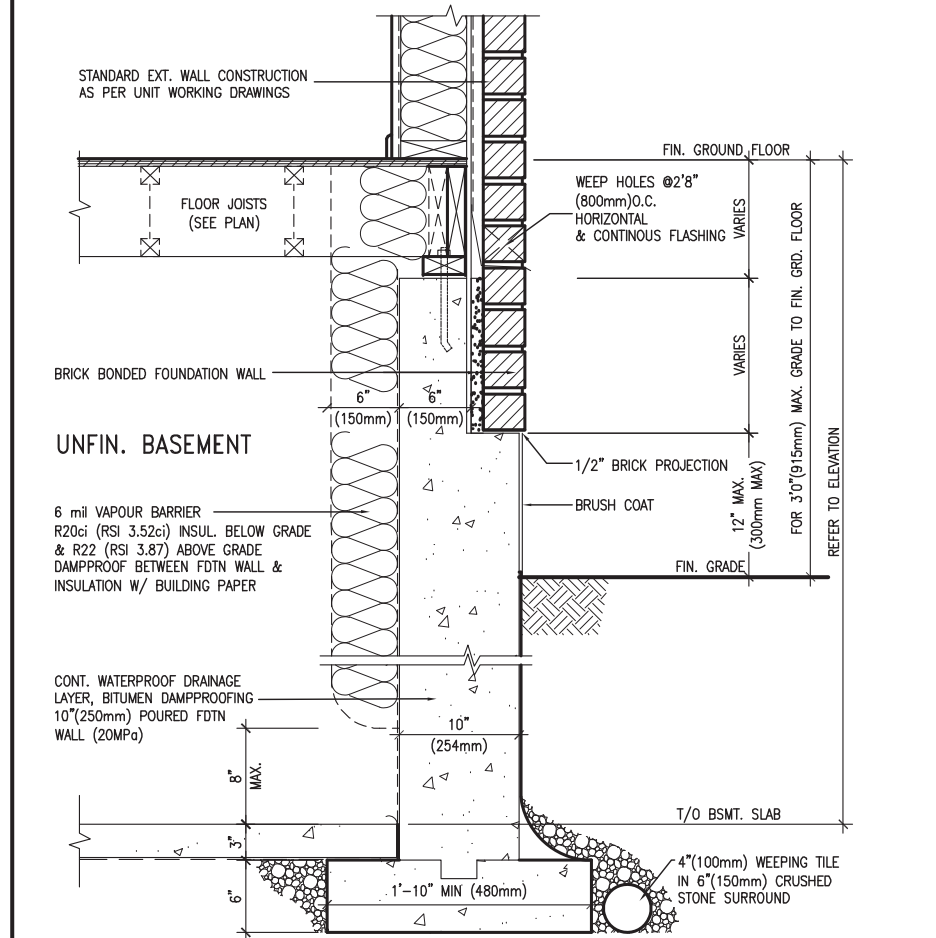
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

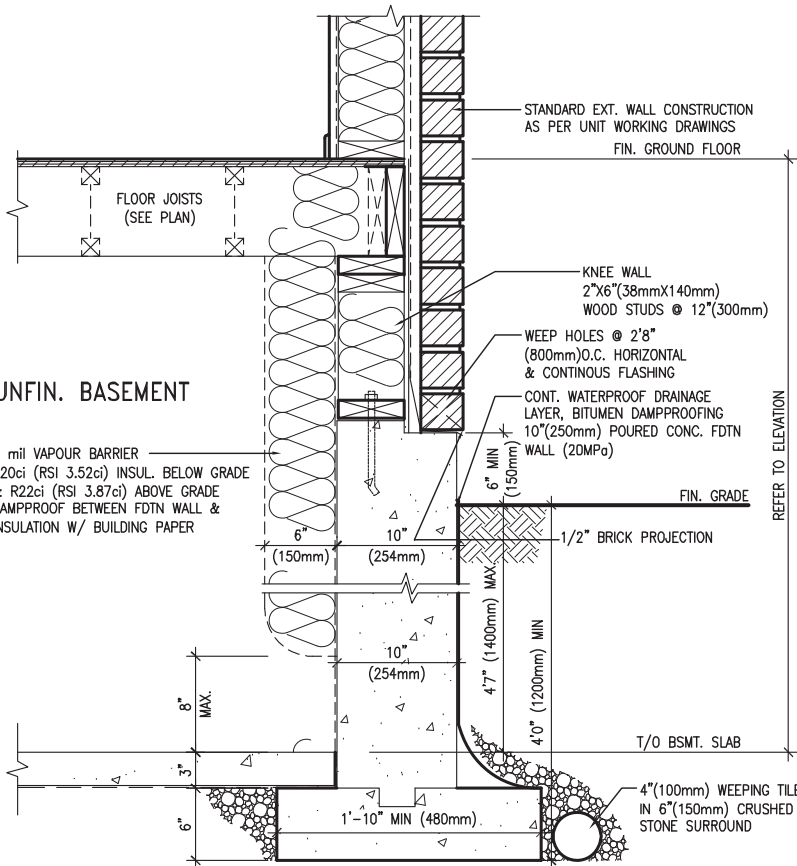
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.



9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature BCIN
5	.	.	.	name registration information 42658
4	.	.	.	VA3 Design Inc.
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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no.	description		date	by



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BAYVIEW WELLINGTON

CONST NOTE

project name	ALCONA	municipality	INNISFIL, ON.	project no.	13049
date	MAY 2016	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	13049-CN-A1 VER 2022	CN11
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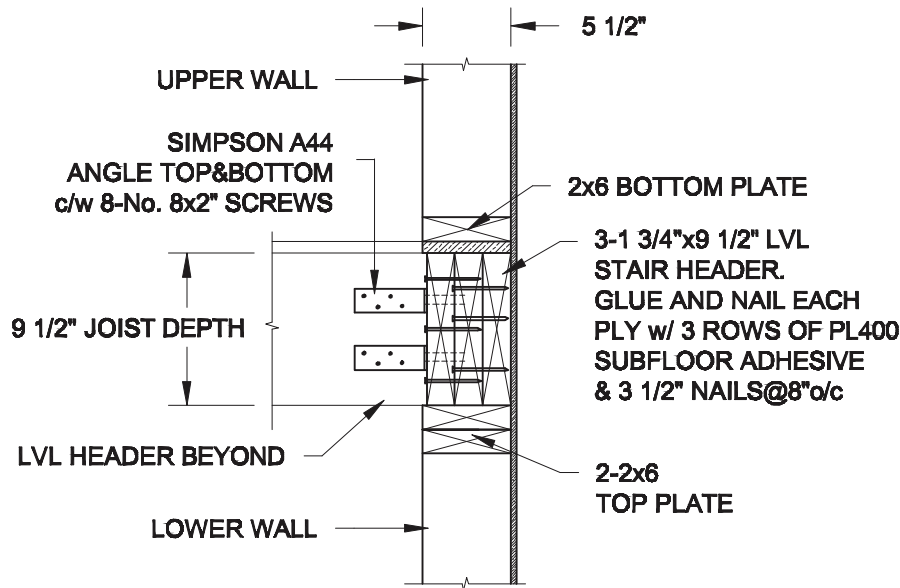


- NOTE:**
- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.**
 - 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.**
 - 3. REINFORCING STEEL TO BE GRADE 400.**

1 S1

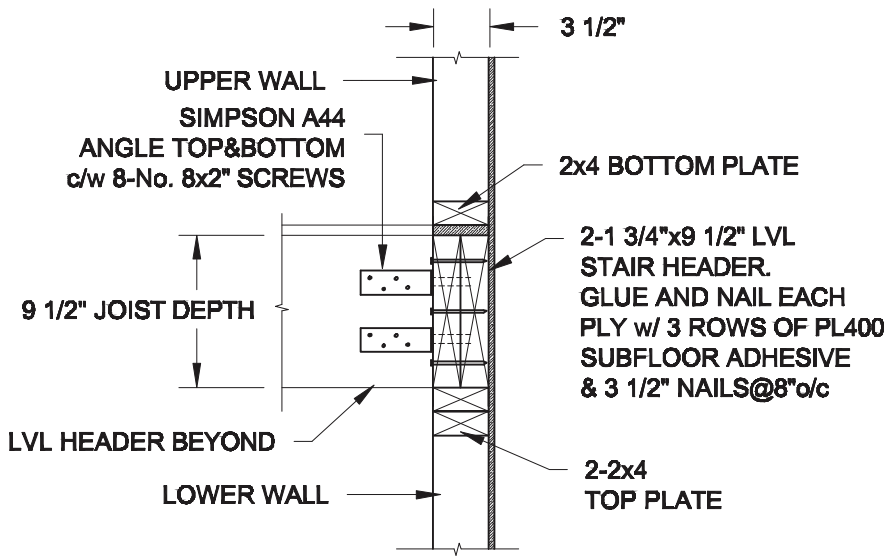
LATERALLY UNSUPPORTED WALL

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




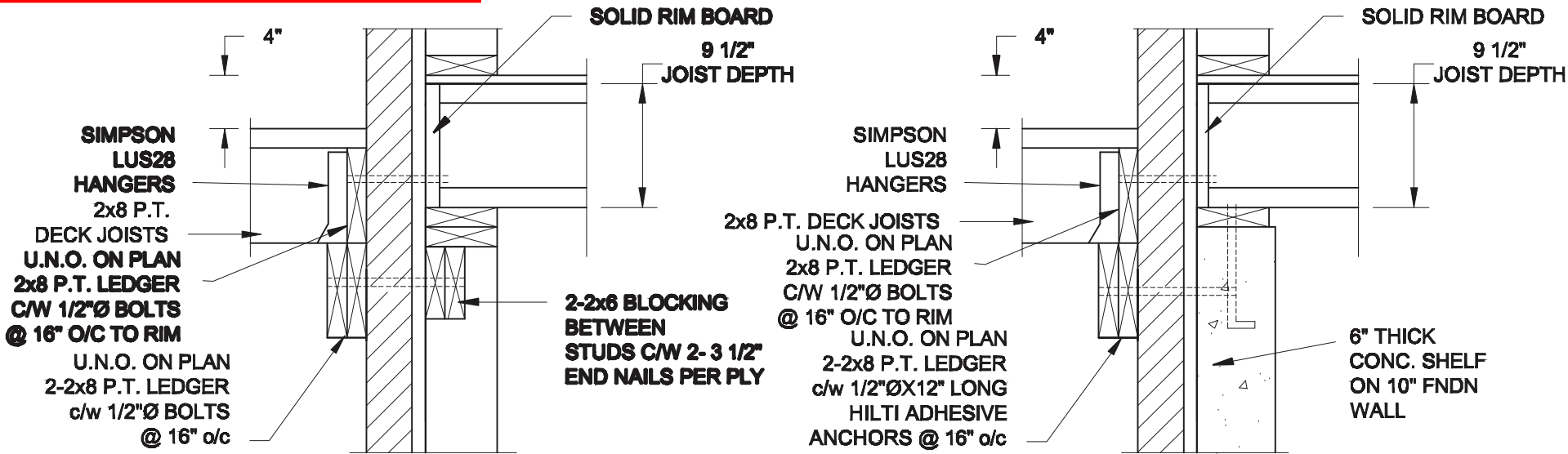
2A STAIR HEADER @ EXTERIOR WALL

S1 SCALE: 1" = 1'-0"

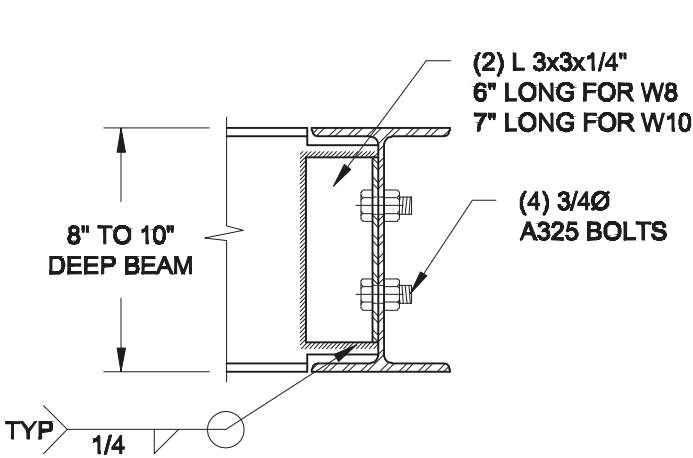


2B STAIR HEADER @ PARTY WALL
S1 SCALE: 1" = 1'-0"

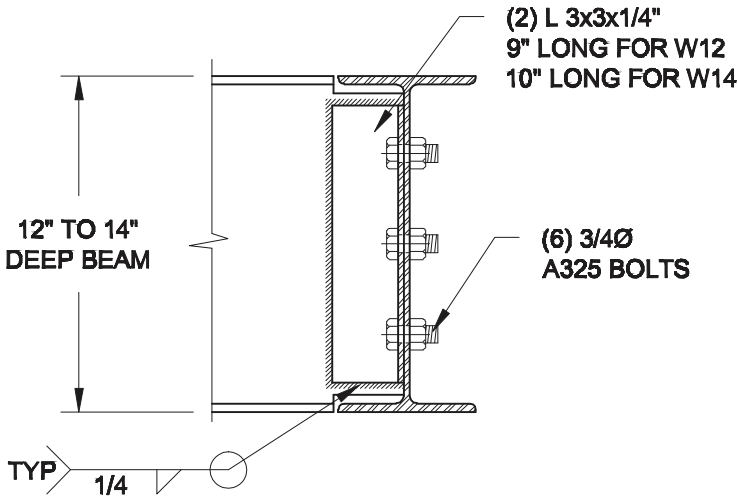
Scale: AS NOTED				Engineer's Seal:		Project: BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO	
Date:				TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn:	Checked:			Project No.:		Drawing No.:	
						S1	



- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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.

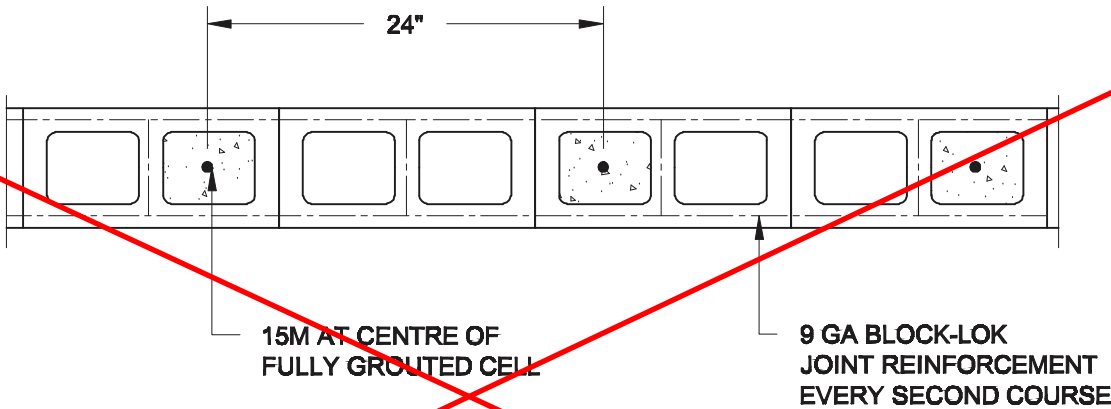


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



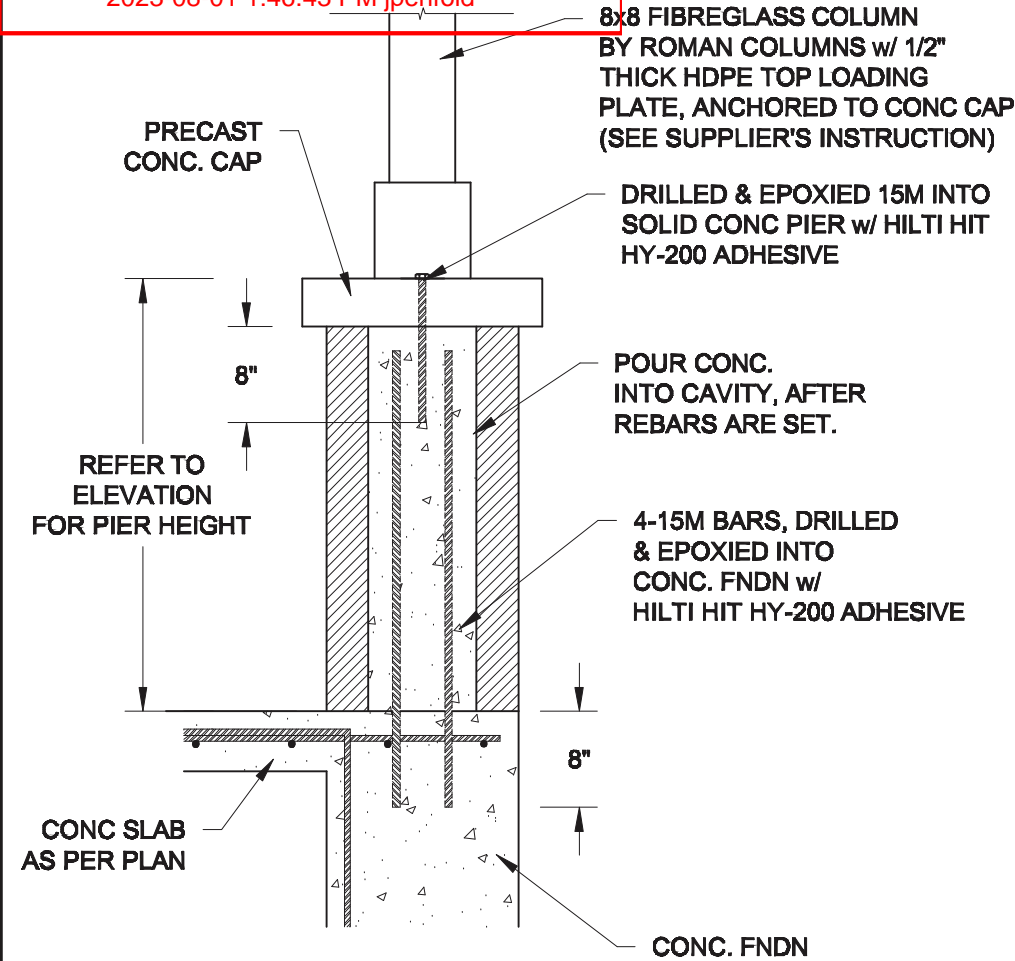
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

A fire wall plan is required for the 3-storey condition.

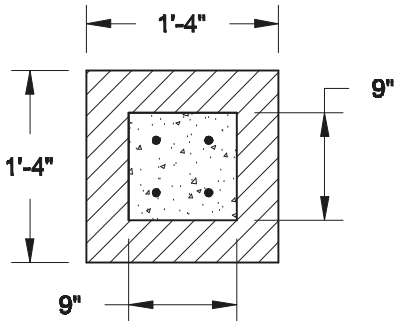


NOTES:

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.



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



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.

Scale: AS NOTED			Project: BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNISFIL, ONTARIO	
Date:			TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn:	Checked:		Project No.:	Drawing No.: S3