



Finished basements require separate permits.

- 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 FRONT, SIDE & REAR EXTERIOR WALLS (TYP)

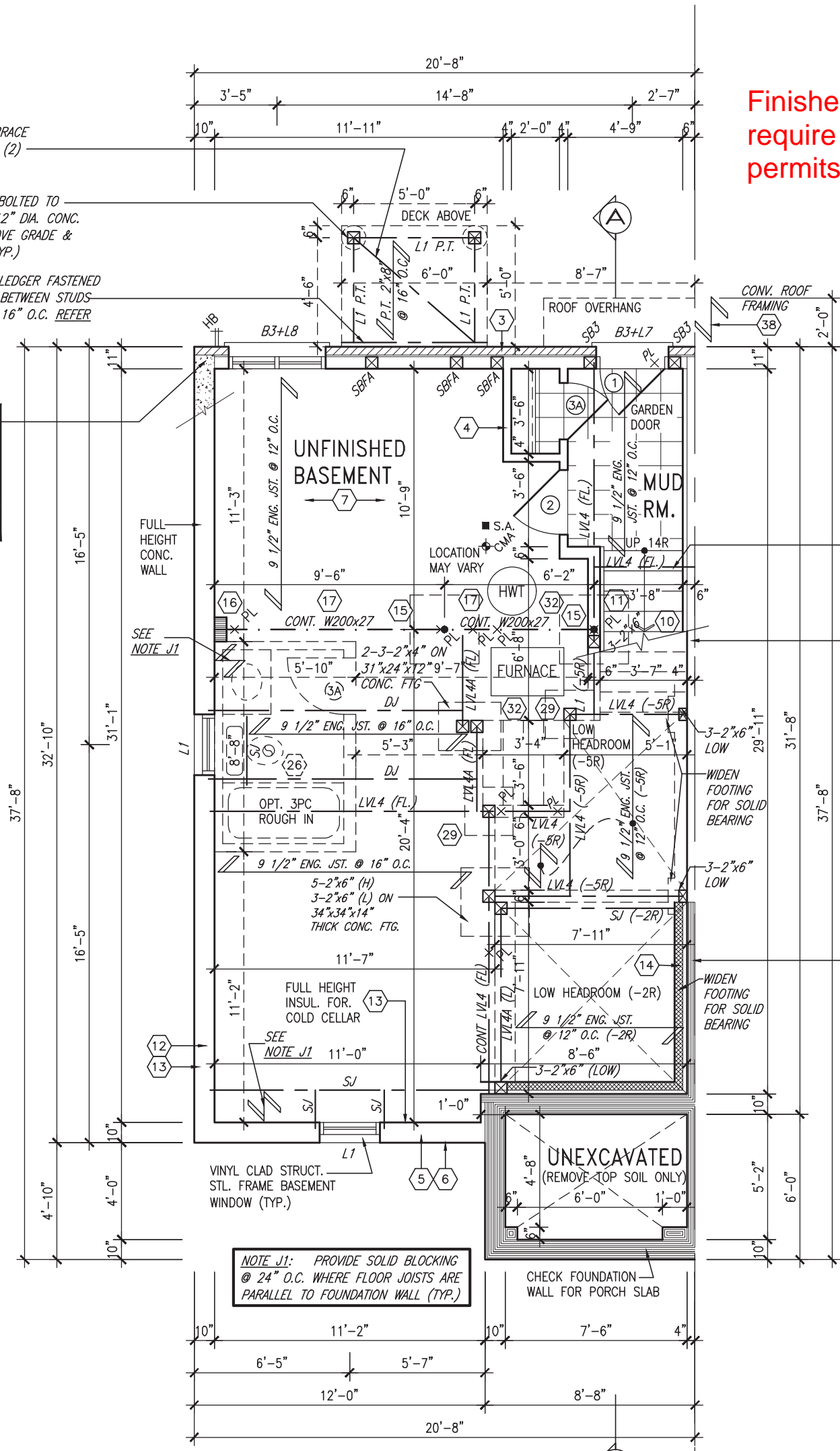
MINIMUM 6'-5" HEADROOM. SEE SLOPED CEILING DETAIL ON PAGE 12

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

CHECK FOUNDATION WALL FOR SUNKEN FOYER

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.



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

BASEMENT PLAN ELEV. 'A' (BLOCKS ON NORTH SIDE)

SEE AREA CHART ON PAGE 5

BLOCK 4

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.

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

APPROVED BY:

DATE: MAR 27, 2023

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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.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name BCIN
5	.	.	.	signature
4	UPDATED TO 2023 OBC	MAR 20/23	NS	registration information
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19	RC	VA3 Design Inc. 42658
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 26-19	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	ISSUED FOR CLIENT REVIEW	NOV. 14/18	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: TP checked by: BCC scale: 3/16" = 1'-0"

project no.: 13049

drawing no.: 1

BASEMENT PLAN EL. 'A'

13049-RL-5E

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RL-5E
KINGFISHER 5

project no.: 13049

drawing no.: 1



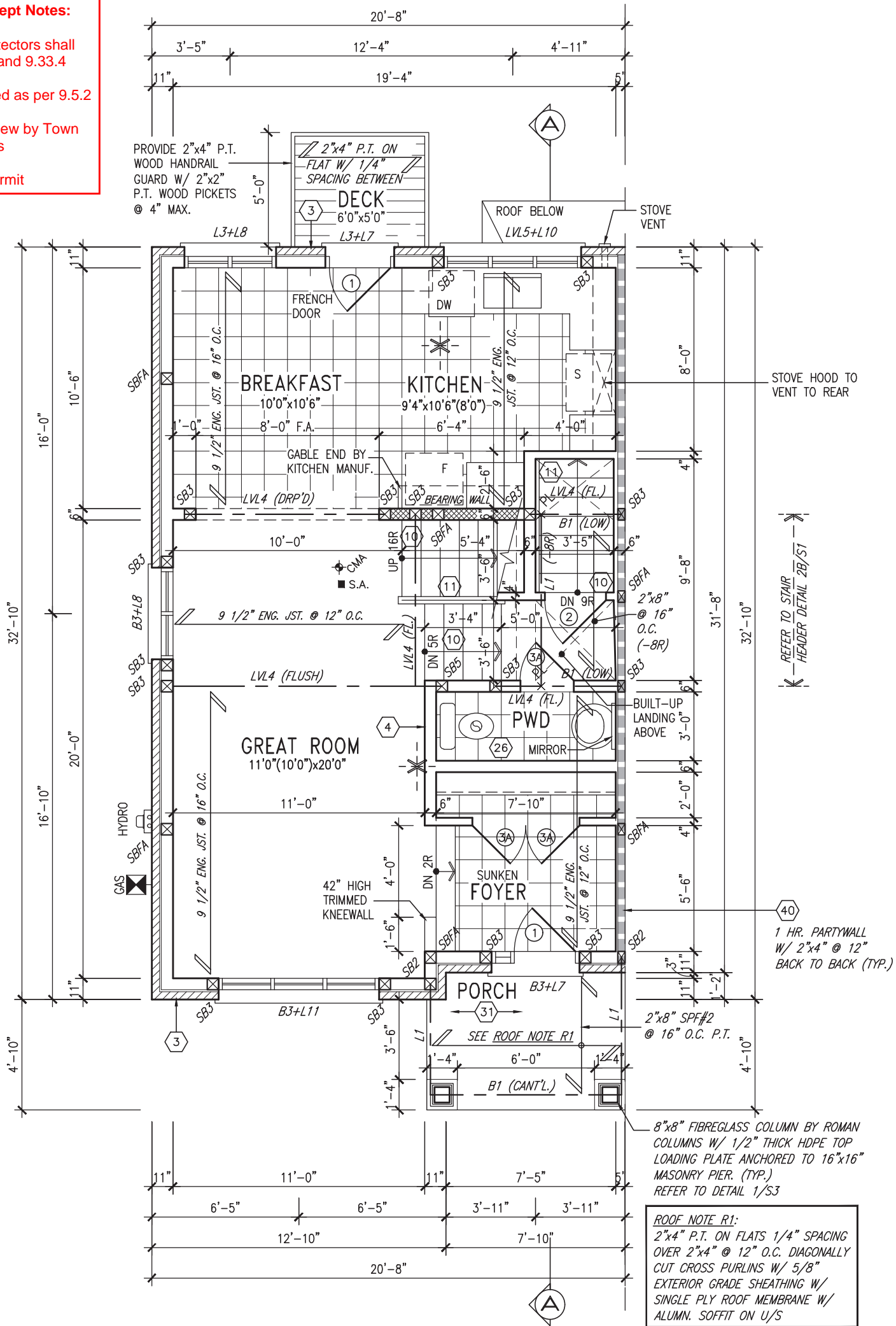
Town of Innisfil Building Dept Notes:

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 ELEV. 'A'
(BLOCKS ON NORTH SIDE)

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

REFER TO STAIR
HEADER DETAIL 2B/ST

1 HR. PARTYWALL
W/ 2"x4" @ 12"
BACK TO BACK (TYP.)

8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 16"x16" MASONRY PIER. (TYP.) REFER TO DETAIL 1/S3

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RL-5E
KINGFISHER 5

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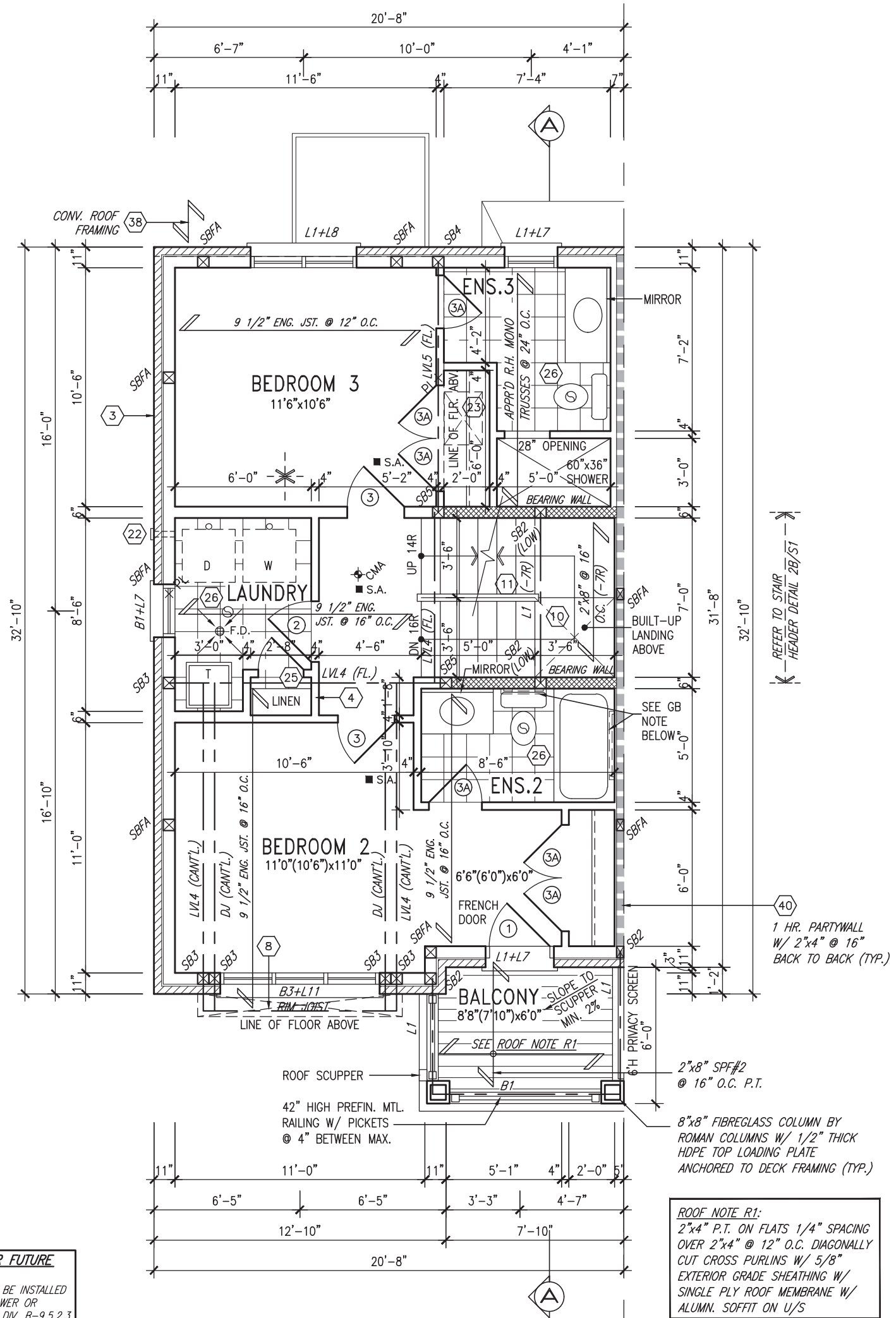
municipality
INNISFIL, ON

drawing no.
2

GROUND FLOOR PLAN EL. 'A'

file name
13049-RL-5E

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SECOND FLOOR ELEV. PLAN 'A'
(BLOCKS ON NORTH SIDE)

GRAB BAR NOTE:

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GB-NOTE-2020.dwg

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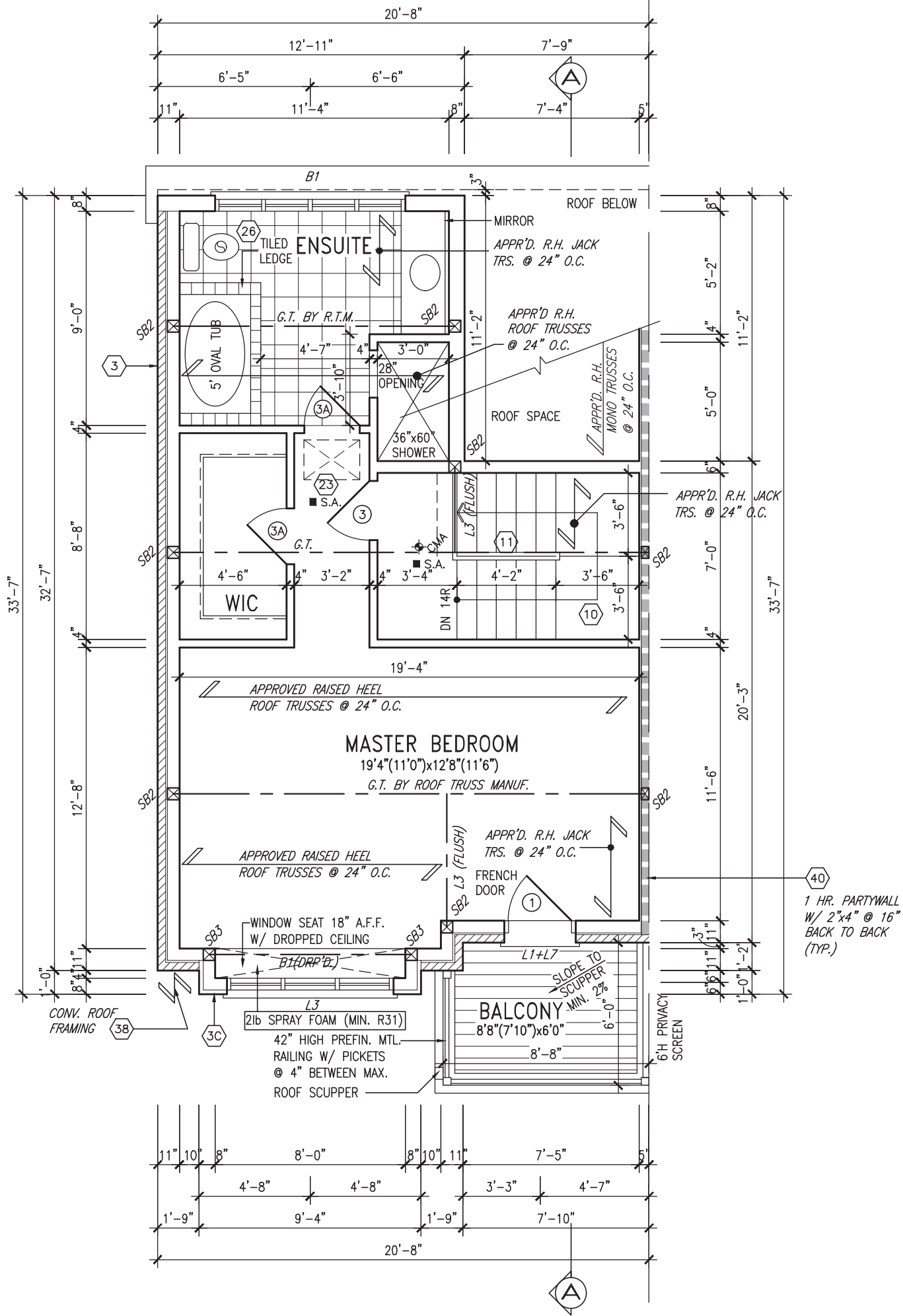
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RL-5E
KINGFISHER 5
project no.
13049
SECOND FLOOR PLAN EL. 'A'
drawing no.
3



THIRD FLOOR PLAN ELEV. 'A'
(BLOCKS ON NORTH SIDE)

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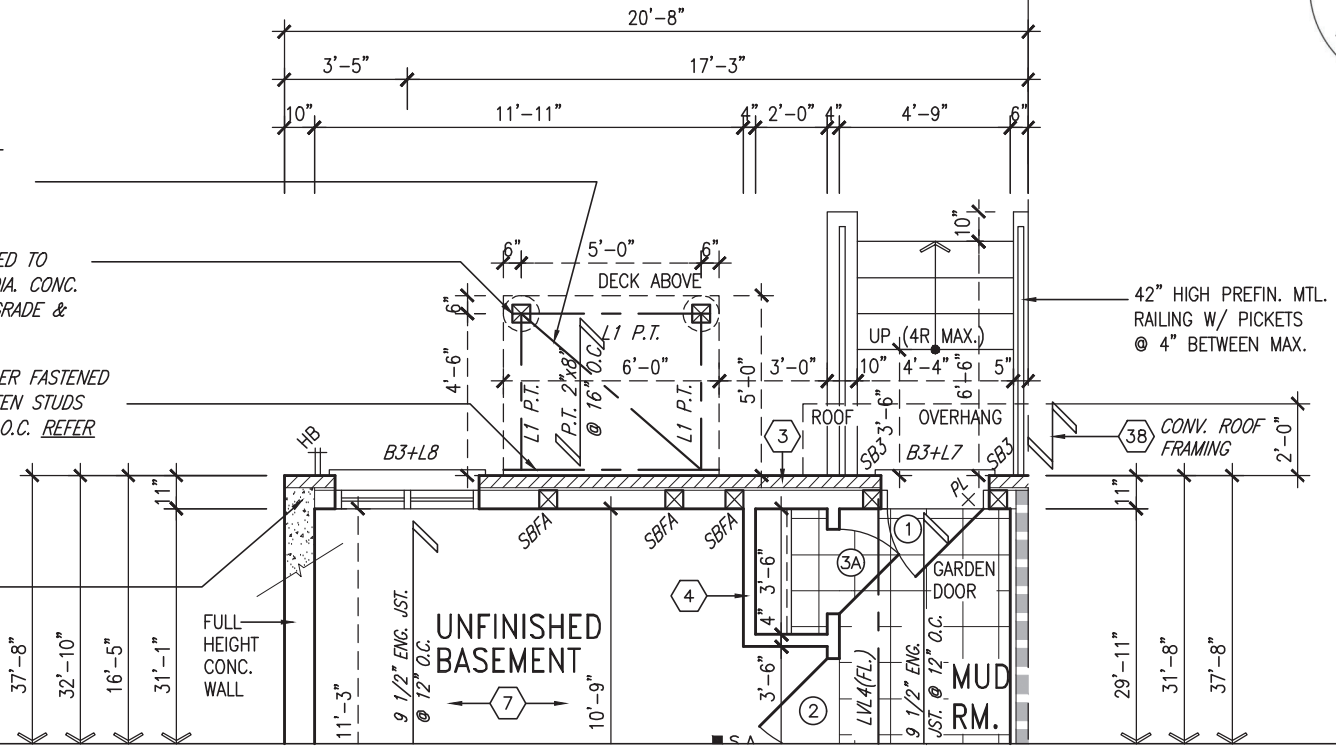


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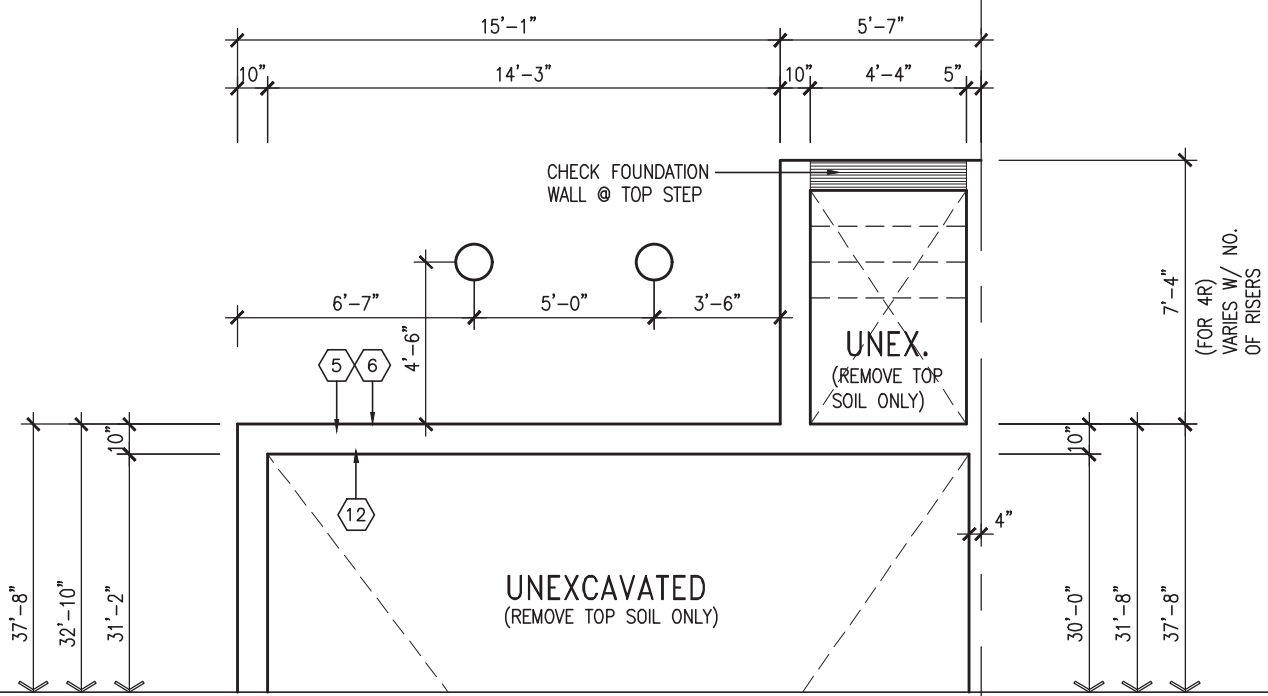
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22"x6" THICK CONC. FOOTING UNDER FRONT, SIDE & REAR EXTERIOR WALLS (TYP)



NOTE:
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PARTIAL BASEMENT PLAN ELEV. 'B'
(NORTH SIDE BLOCK 5 LOT 1)
(WALK-UP CONDITION)



PARTIAL FOUNDATION PLAN ELEV. 'B'
(NORTH SIDE BLOCK 5 LOT 1)
(WALK-UP CONDITION)

	AREA CALCULATIONS		
	ELEV. A (NORTH)	ELEV. B (NORTH)	ELEV. B (SOUTH)
FINISHED BASEMENT AREA	60 SF	60 SF	0 SF
GROUND FLOOR AREA	669 SF	683 SF	683 SF
SECOND FLOOR AREA	669 SF	669 SF	669 SF
THIRD FLOOR AREA	583 SF	574 SF	574 SF
SUBTOTAL	1981 SF	1986 SF	1926 SF
DEDUCT ALL OPENINGS	0 SF	0 SF	0 SF
TOTAL NET AREA	1981 SF	1986 SF	1926 SF
	184.09 m2	184.54 m2	178.97 m2
COVERAGE W/OUT PORCH	669 SF	683 SF	683 SF
	62.19 m2	63.48 m2	63.48 m2
COVERAGE W/ PORCH	720 SF	734 SF	734 SF
	66.93 m2	68.23 m2	68.23 m2
GARAGE	233 SF	233 SF	233 SF
DECK	30 SF	30 SF	0 SF
WALK-UP	39 SF	39 SF	0 SF
COVERAGE W/ PORCH, GARAGE, DECK, WALK-UP, ETC.	1023 SF	1037 SF	968 SF
	95.02 m2	96.31 m2	89.90 m2

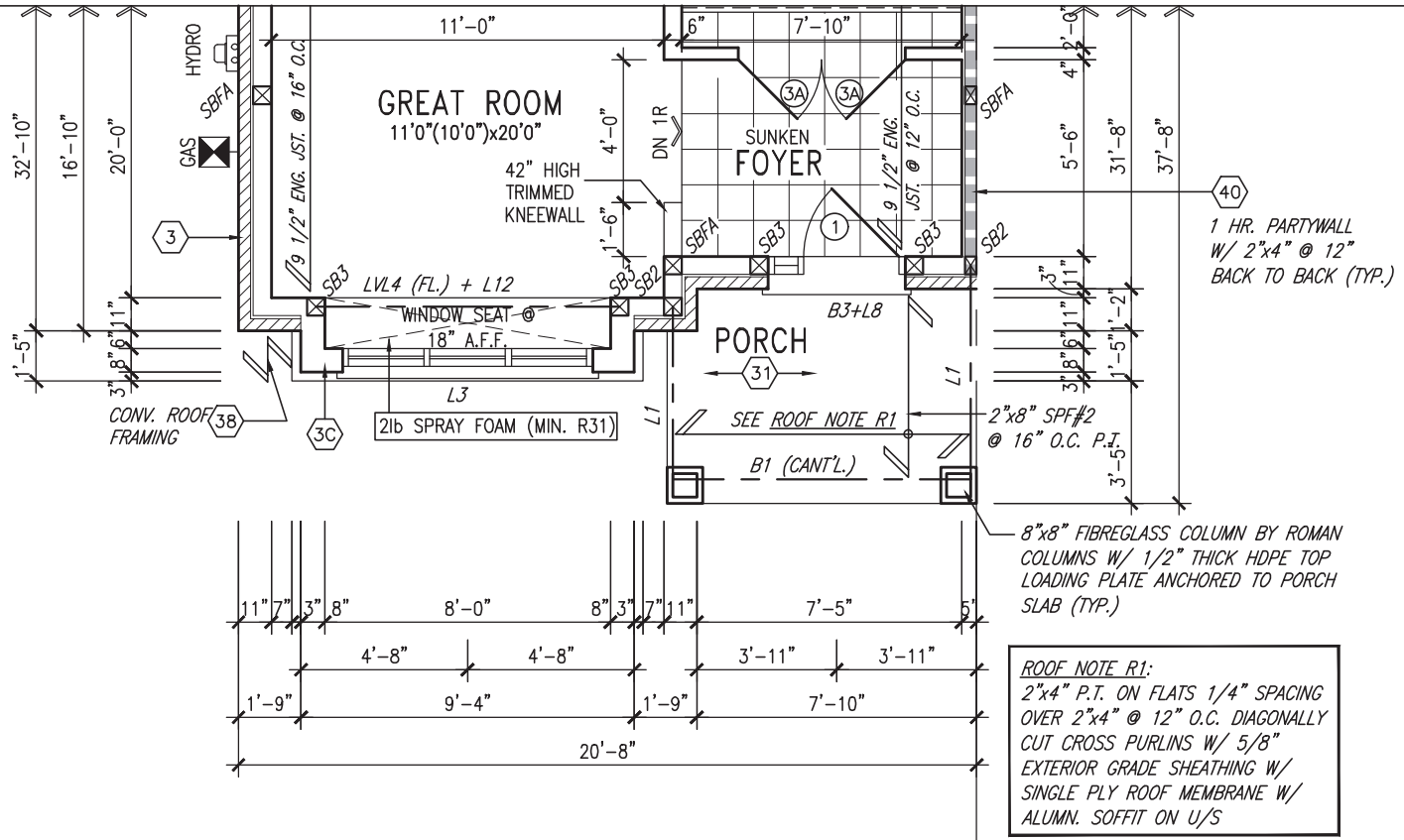
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9 . . . 8 . . . 7 . . . 6 . . . 5 . . . 4 UPDATED TO 2023 OBC MAR 20/23 NS 3 REVISED AS PER ENG'S COMMENTS JUL 11-19 RC 2 REVISED AS PER FLOOR / ROOF LAYOUTS JUN 26-19 RC 1 ISSUED FOR CLIENT REVIEW NOV. 14/18 DB no. description date by	The undersigned 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. registration information Wellington Jno-Baptiste 25591 VA3 Design Inc. 42658	 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 JUNE 2018 drawn by TP checked by BCC scale 3/16" = 1'-0"	municipality INNISFIL, ON project no. 13049	RL-5E KINGFISHER 5 drawing no. 5



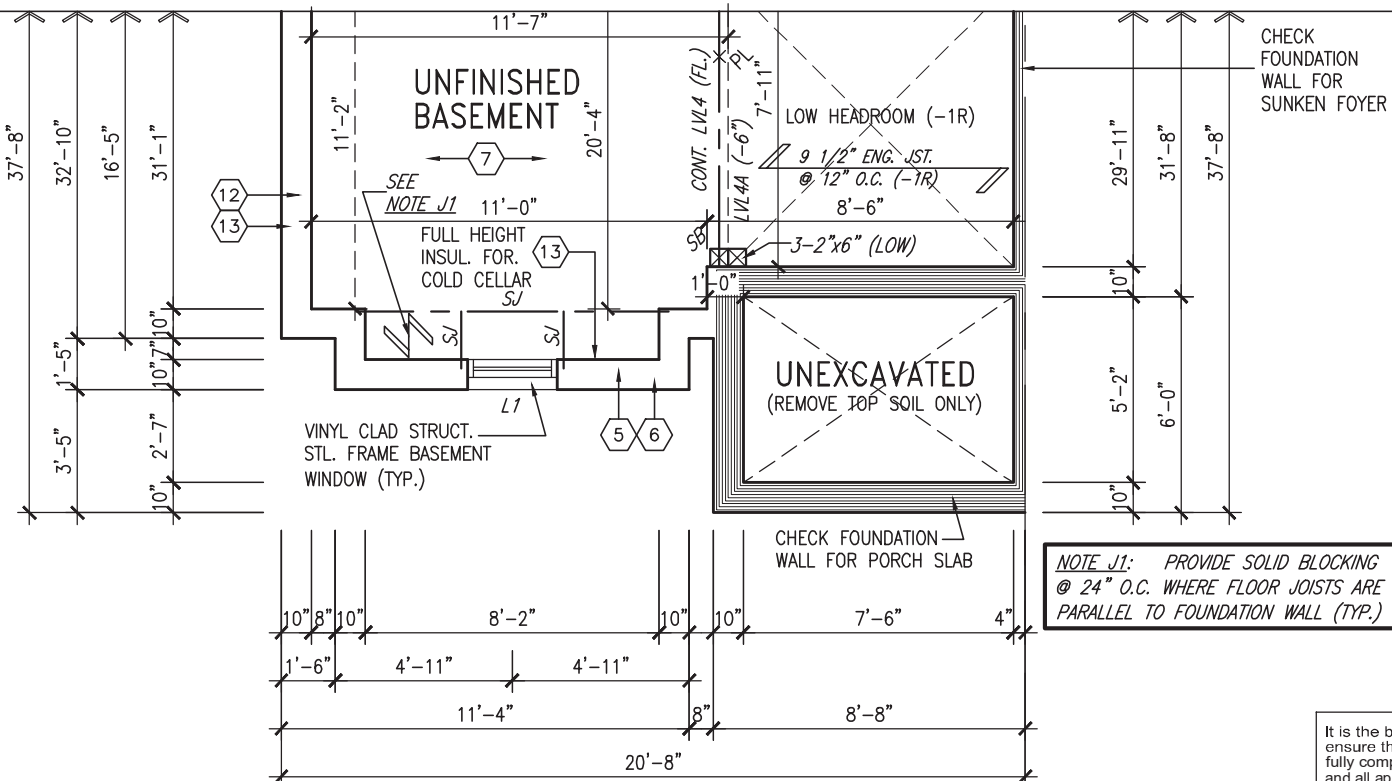
GROUND FLOOR PLAN ELEV. 'B'

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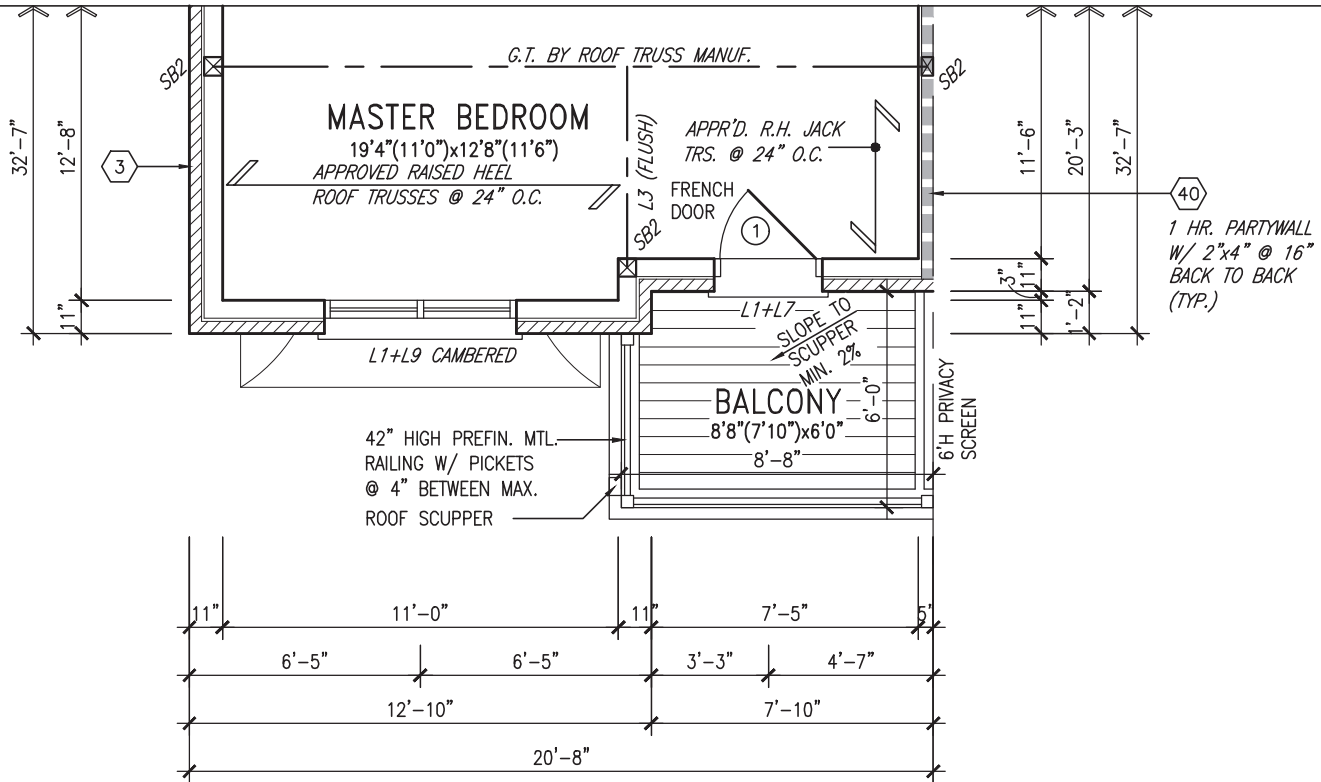
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THIRD FLOOR PLAN ELEV. 'B'

GRAB BAR NOTE:

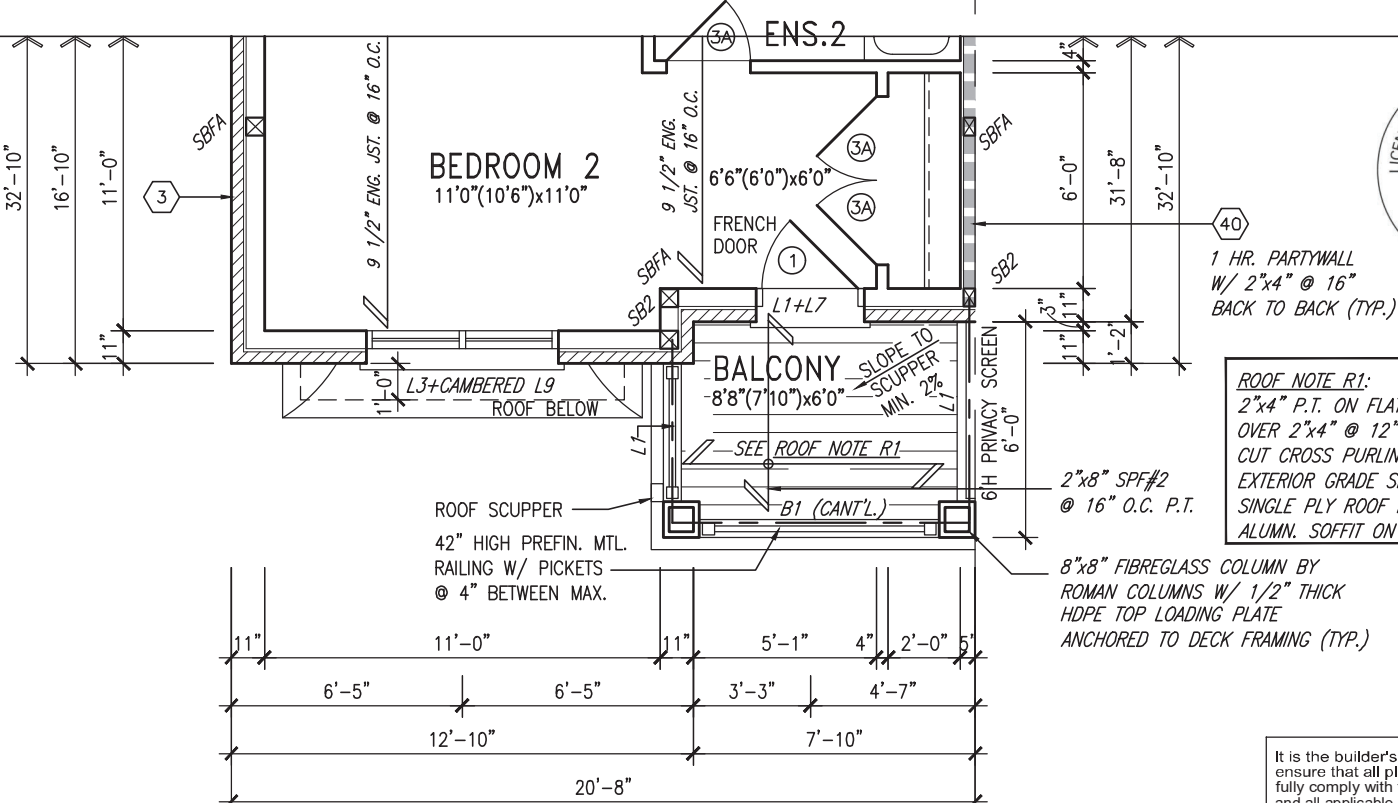
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8	.	.	Wellington Jno-Baptiste 25591	255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com					PARTIAL FLOOR PLANS EL. 'B' file name 13049-RL-5E	drawing no. 7
7	.	.	VA3 Design Inc. 42658							
6	.	.	.	Contractor 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.	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-OBC VER 2023 CURRENT\13049-RL-5E.dwg - Thu - Mar 23 2023 - 1:04 PM					
5	.	.	.							
4	UPDATED TO 2023 OBC	MAR 20/23	NS							
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19	RC							
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 26-19	RC							
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB							
no.	description	date	by							

Town of Innisfil Certified Model

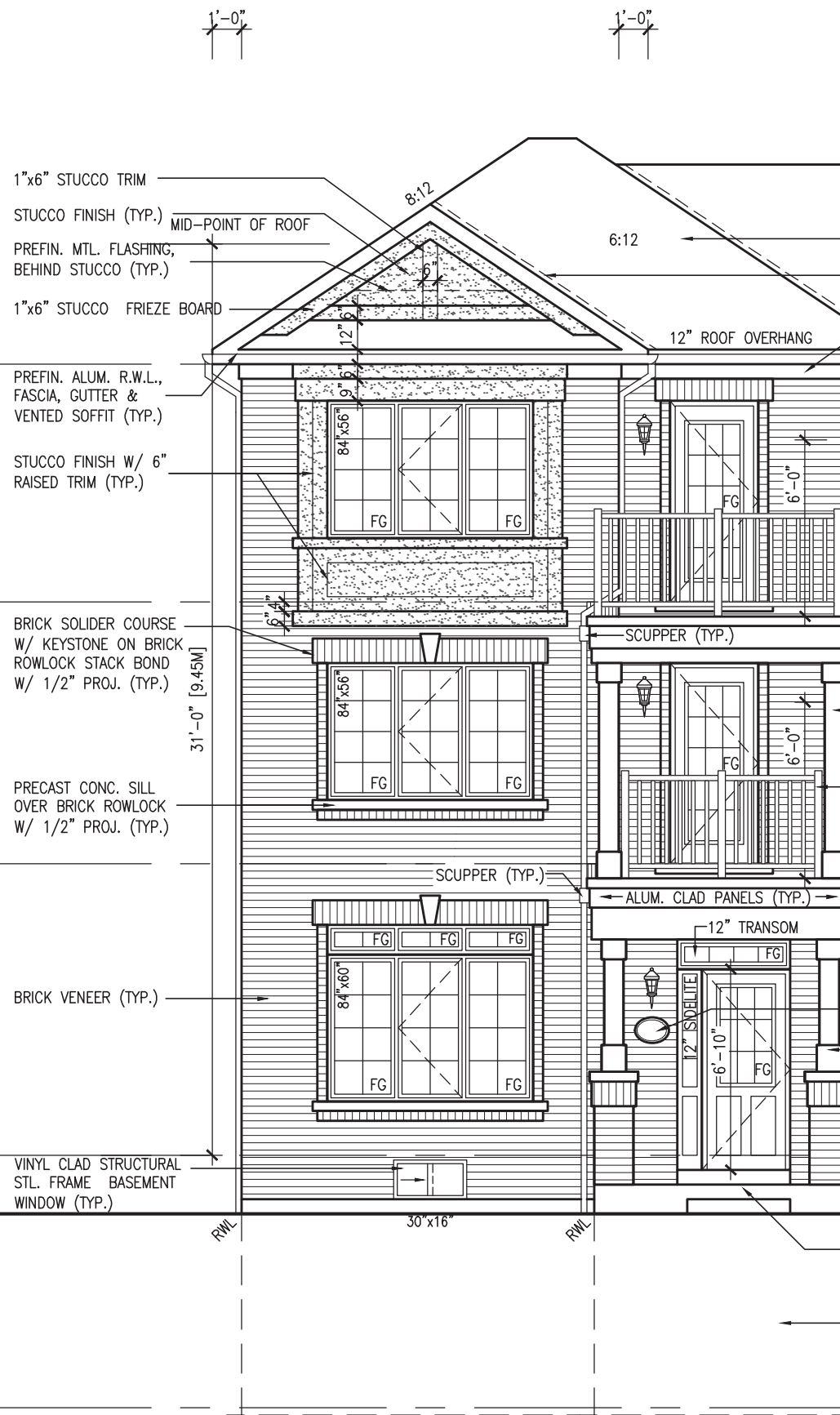
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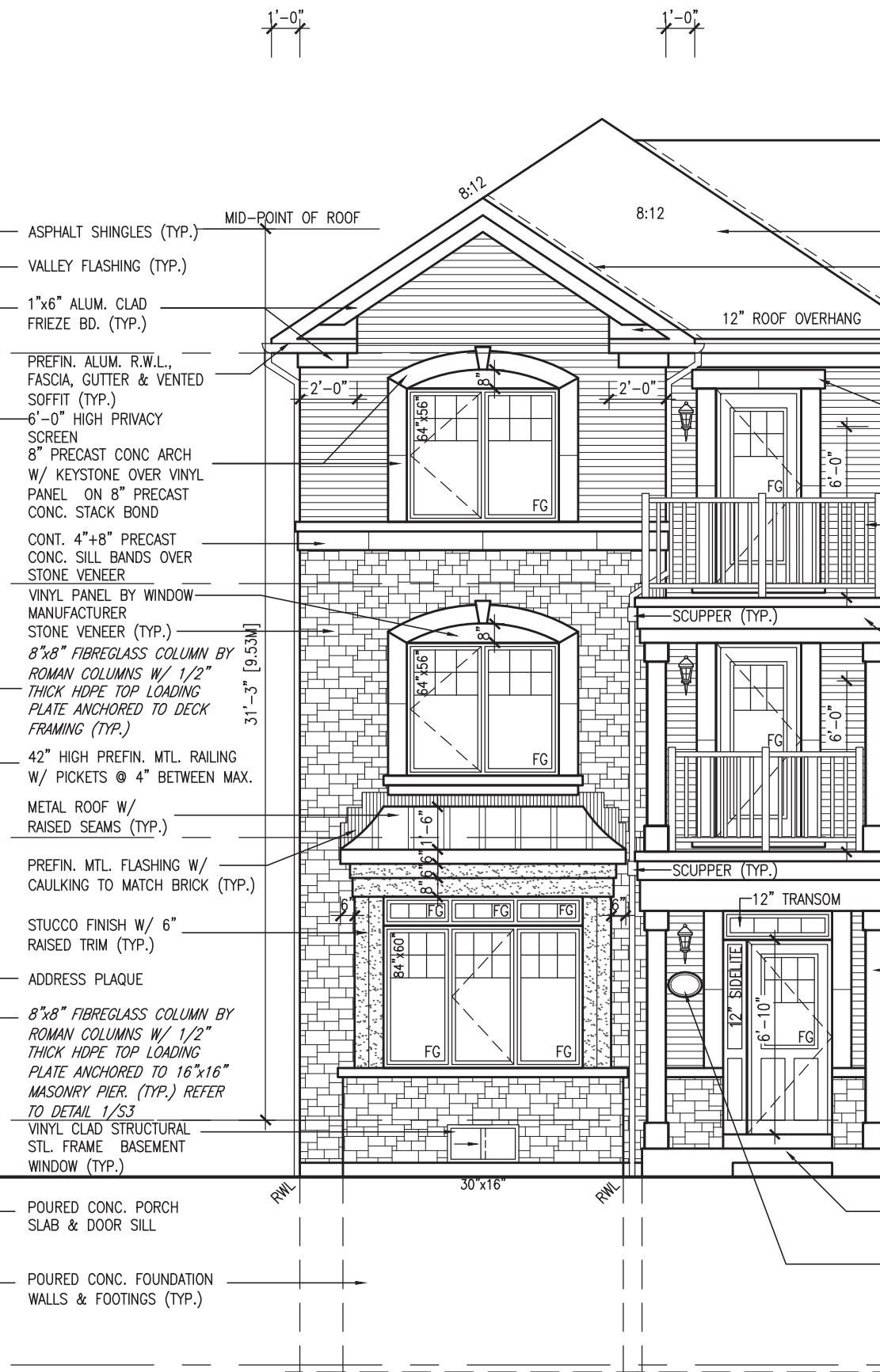
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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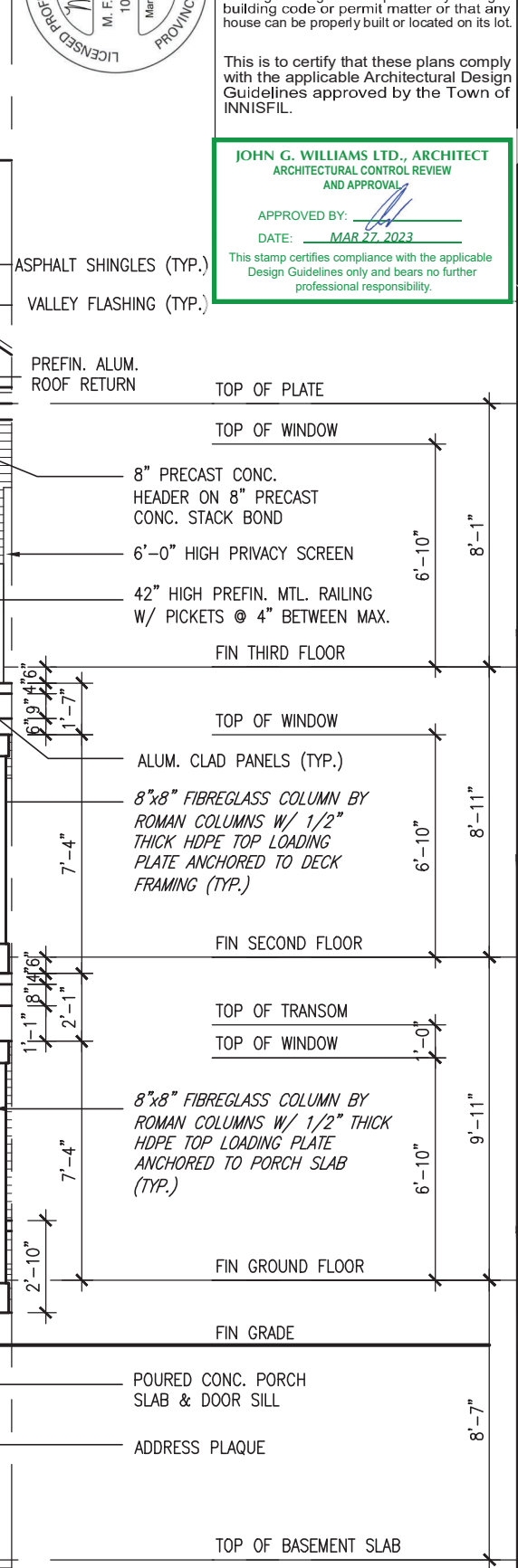
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: MAR 27, 2023
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



FRONT ELEVATION 'A' BLOCK 4



FRONT ELEVATION 'B' BLOCK 5



9.	NO.	description	date	by
8.				
7.				
6.				
5.				
4.	UPDATED TO 2023 OBC	MAR 20/23 NS		
3.	REVISED AS PER ENG'S COMMENTS	JUN 11-19 RC		
2.	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 26-19 RC		
1.	ISSUED FOR CLIENT REVIEW	NOV. 14/18 DB		

project name	BAYVIEW WELLINGTON	municipality	INNISFIL, ON
project no.	RL-5E KINGFISHER 5	project no.	13049
file name	FRONT ELEVATION 'A' & 'B'	drawing no.	8
checked by	BC	scale	3/16" = 1'-0"
drawn by	TP		
date	JUNE 2018		

name	Wellington Jno-Baptiste	signature	[Signature]	BCIN	25591
registration information	VAS Design Inc.			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.



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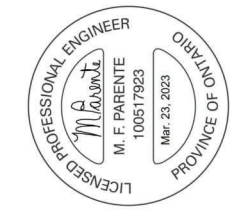
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: MAR 27, 2023

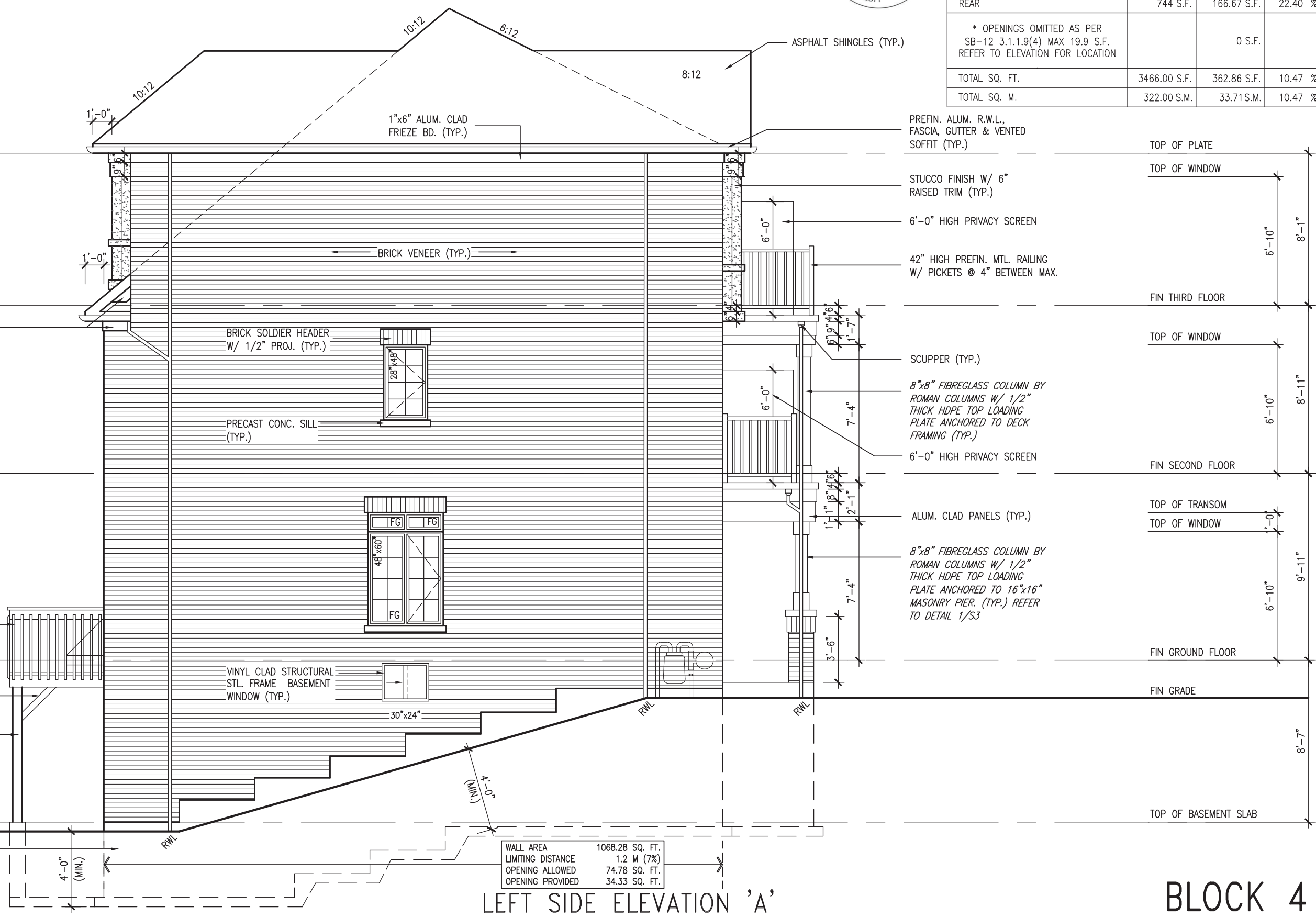
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
RL-5E ELEVATION 'A'	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	598 S.F.	157.86 S.F.	26.40 %
LEFT SIDE	1062 S.F.	38.33 S.F.	3.61 %
RIGHT SIDE	1062 S.F.	0 S.F.	0.00 %
REAR	744 S.F.	166.67 S.F.	22.40 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3466.00 S.F.	362.86 S.F.	10.47 %
TOTAL SQ. M.	322.00 S.M.	33.71 S.M.	10.47 %



WALL AREA	1068.28 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	74.78 SQ. FT.
OPENING PROVIDED	34.33 SQ. FT.

LEFT SIDE ELEVATION 'A'

BLOCK 4

project name	BAYVIEW WELLINGTON	project no.	13049
	ALCONA		drawing no.
municipality	INNISFIL, ON	file name	13049-RL-5E
date	JUNE 2018	checked by	BCC
drawn by	TP	scale	3/16" = 1'-0"
<p>Richard - H:\ARCHIVE\WORKING\2013\13049-BAYVIEW\UNITS\RL-5E\VER 2023 CURRENT\13049-RL-5E.dwg - Thu - Mar 23 2023 - 1:04 PM</p>			
<p>VAS DESIGN 255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com</p>		<p>signature:  25581 BCIN 42658 name: Jno-Baptiste registration information: VAS Design Inc.</p>	
<p>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>		<p>9 date</p> <p>8 by</p> <p>7</p> <p>6</p> <p>5</p> <p>4</p> <p>3</p> <p>2</p> <p>1</p>	

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

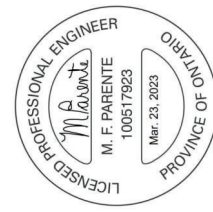
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

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

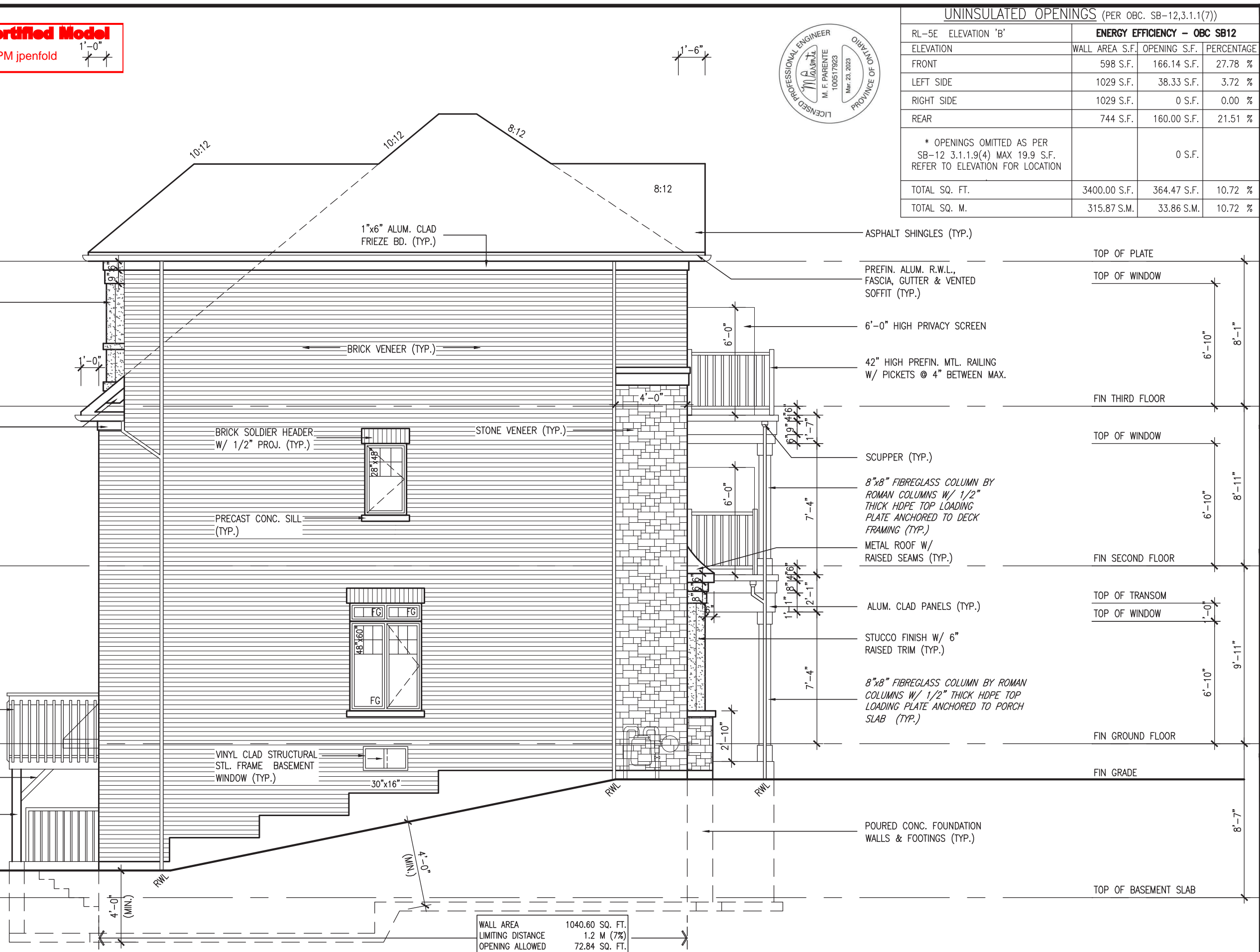
APPROVED BY: _____
DATE: MAR 27, 2023

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

Town of Innisfil Certified Model
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
RL-5E ELEVATION 'B'	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	598 S.F.	166.14 S.F.	27.78 %
LEFT SIDE	1029 S.F.	38.33 S.F.	3.72 %
RIGHT SIDE	1029 S.F.	0 S.F.	0.00 %
REAR	744 S.F.	160.00 S.F.	21.51 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3400.00 S.F.	364.47 S.F.	10.72 %
TOTAL SQ. M.	315.87 S.M.	33.86 S.M.	10.72 %



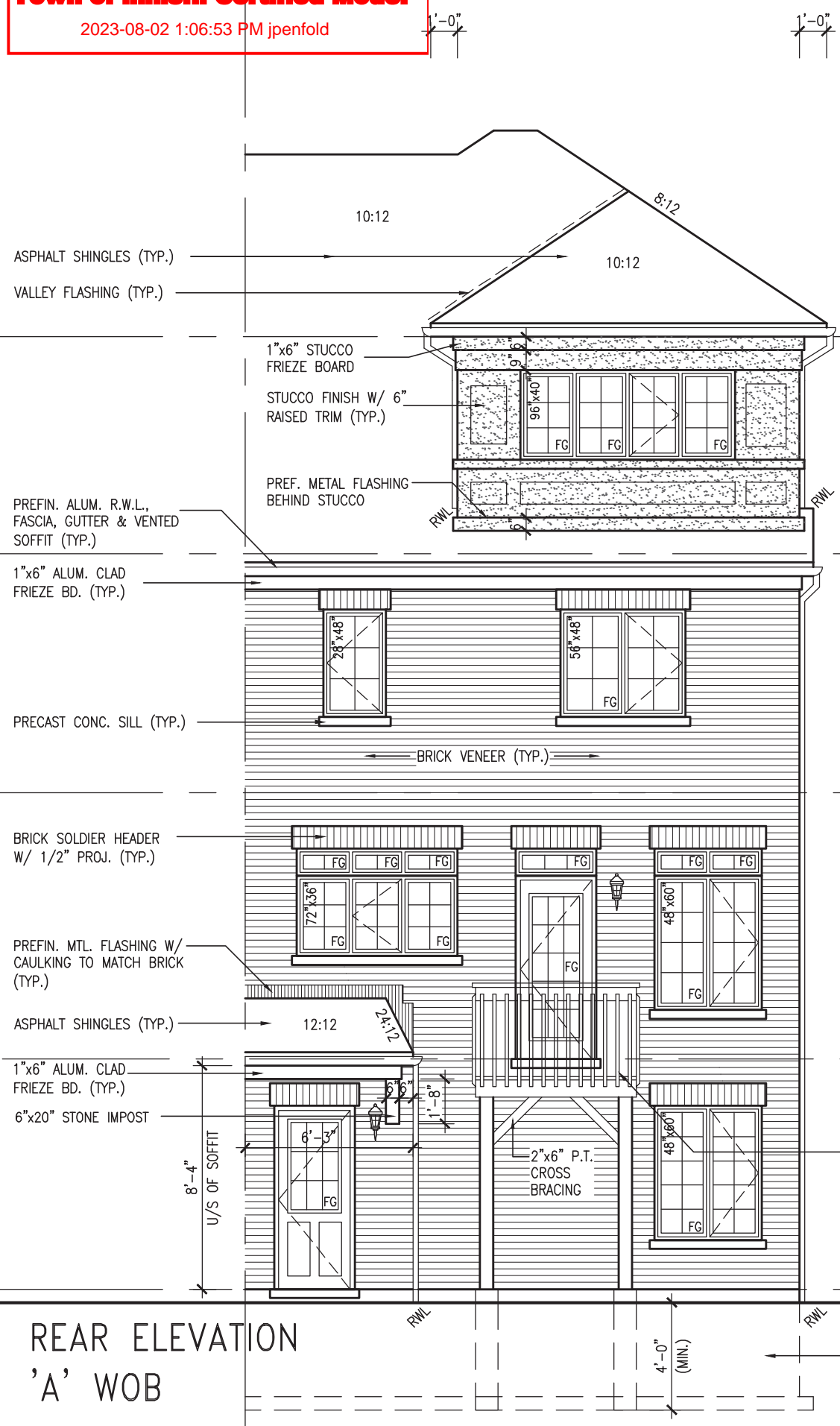
WALL AREA	1040.60 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	72.84 SQ. FT.
OPENING PROVIDED	32.66 SQ. FT.

LEFT SIDE ELEVATION 'B'

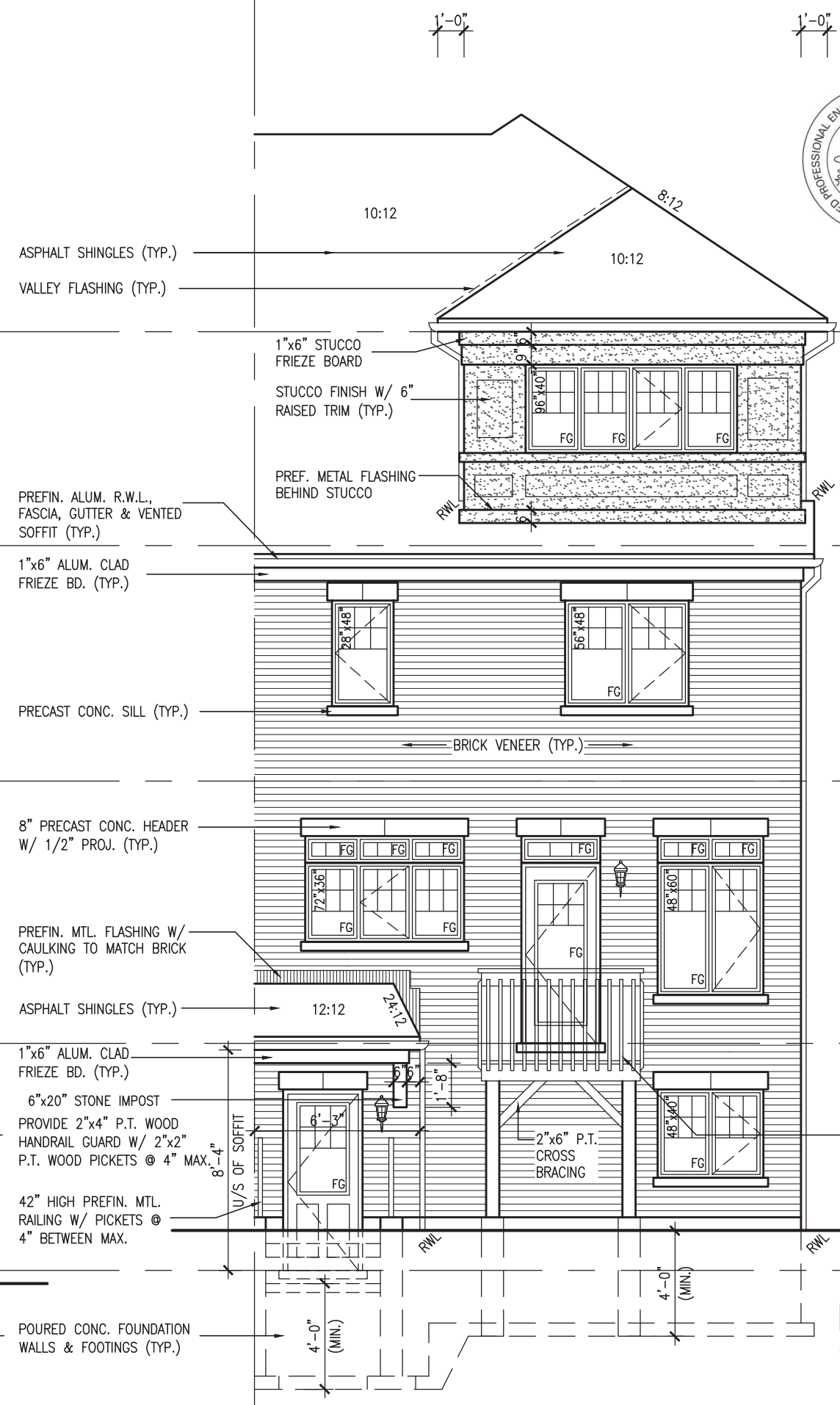
BLOCK 5

BAYVIEW WELLINGTON project name ALCONA date JUNE 2018 drawn by TP	RL-5E KINGFISHER 5 municipality INNISFIL, ON project no. 13049 drawing no. 10	 VAS DESIGN 255 Consumers Rd. Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	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.
			signature Wellington Jno-Baptiste registration information VAS Design Inc. name VAS Design Inc. BCIN 42658
4. UPDATED TO 2023 OBC MAR 20/23 NS 3. REVISED AS PER ENG'S COMMENTS JUL 11-19 RC 2. REVISED AS PER FLOOR / ROOF LAYOUTS JUN 26-19 RC 1. ISSUED FOR CLIENT REVIEW NOV. 14/18 DB	date by	10. All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.	

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REAR ELEVATION
'A' WOB



REAR ELEVATION
'B' WUB



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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.

TOP OF PLATE
TOP OF WINDOW
FIN THIRD FLOOR
TOP OF WINDOW
FIN SECOND FLOOR
TOP OF TRANSOM
TOP OF DOOR/WINDOW
FIN GROUND FLOOR
TOP OF DOOR/WINDOW
FIN GRADE
TOP OF BASEMENT SLAB

8'-11"
6'-10"
8'-11"
6'-10"
9'-11"
6'-10"
8'-7"

project no. 13049
drawing no. 11
file name 13049-RL-5E
checked by BCC
scale 3/16" = 1'-0"
date JUNE 2018
drawn by TP

BAYVIEW WELLINGTON
project name ALCONA
municipality INNISFIL, ON
REAR ELEVATION 'A' & 'B'

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

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

Wellington, Jno-Baptiste
signature
25581 BCIN
42658

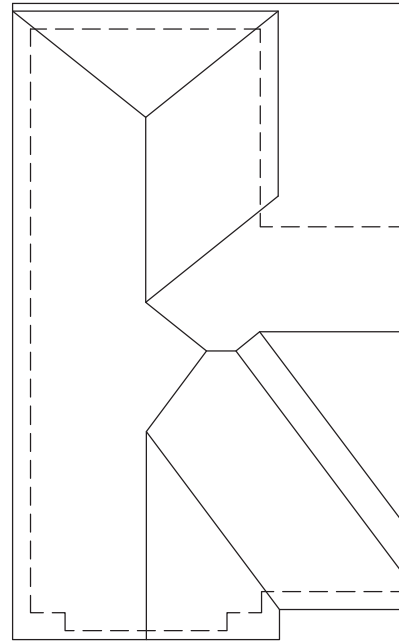
name registration information VAS Design Inc.
contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion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

no.	description	date	by
9			
8			
7			
6			
5			
4	UPDATED TO 2023 OBC	MAR 20/23 NS	
3	REVISED AS PER ENG'S COMMENTS	JUL 11-19 RC	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUN 26-19 RC	
1	ISSUED FOR CLIENT REVIEW	NOV. 14/18 DB	

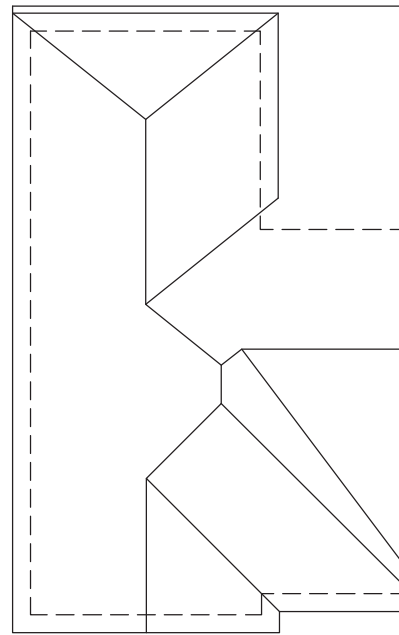
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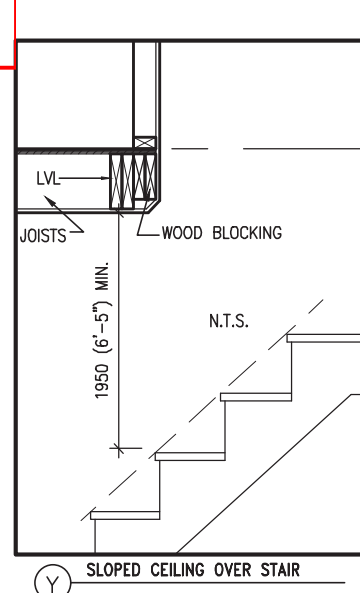
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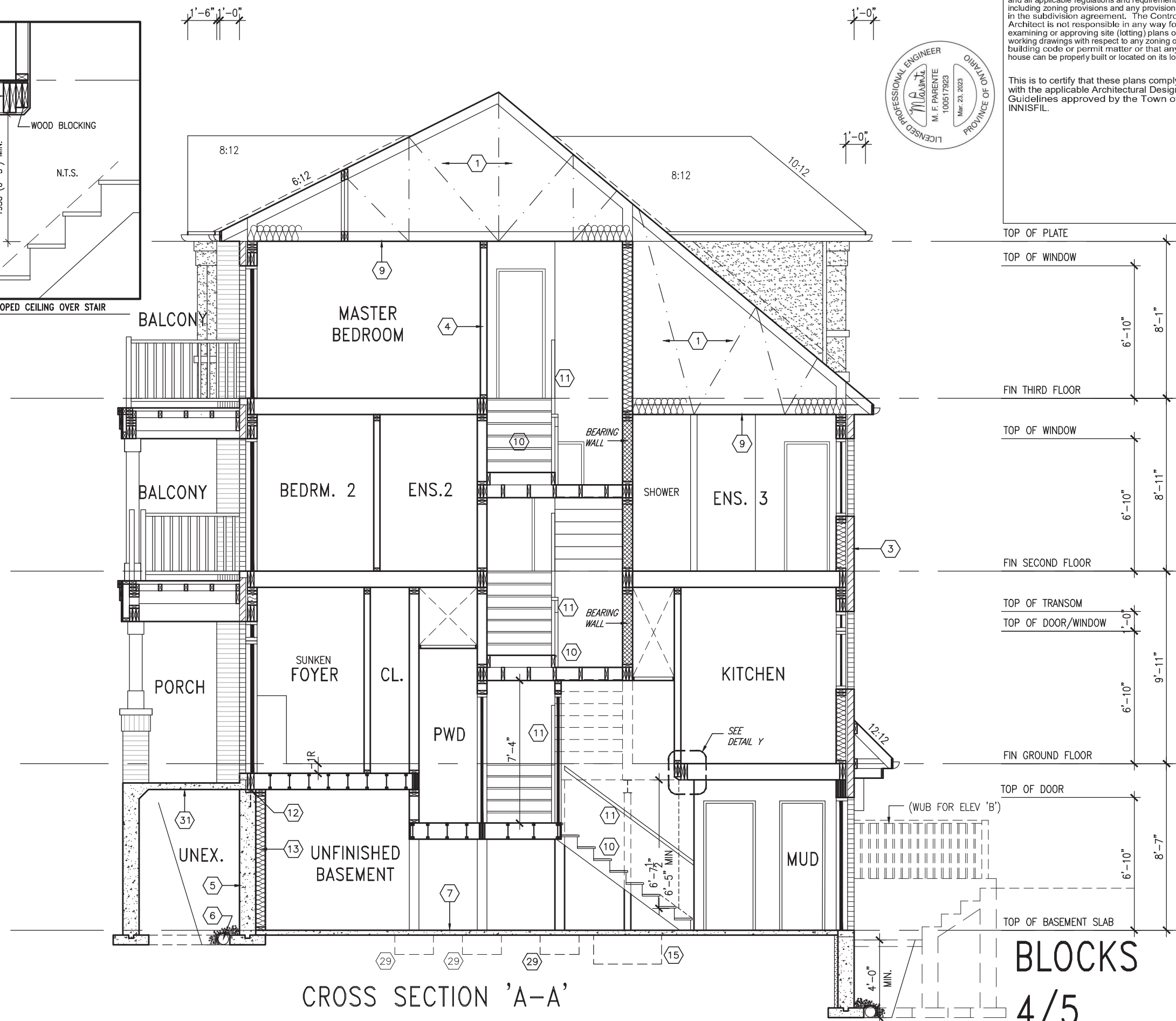
ROOF PLAN 'A'



ROOF PLAN 'B'



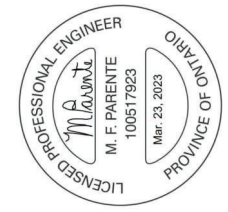
Y SLOPED CEILING OVER STAIR



CROSS SECTION 'A-A'

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

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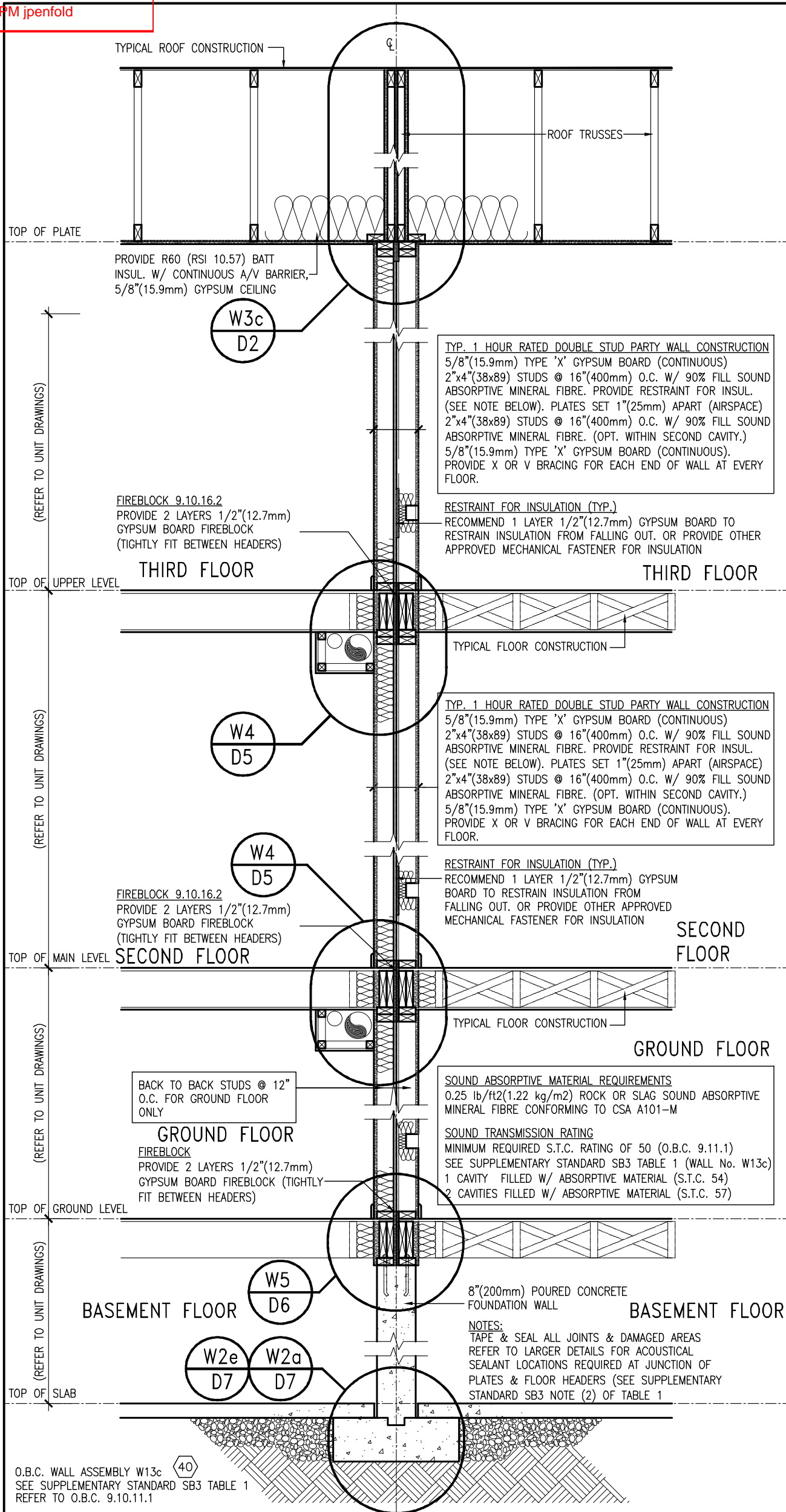


TOP OF PLATE	
TOP OF WINDOW	6'-10"
FIN THIRD FLOOR	8'-1"
TOP OF WINDOW	6'-10"
FIN SECOND FLOOR	8'-11"
TOP OF TRANSOM	
TOP OF DOOR/WINDOW	1'-0"
FIN GROUND FLOOR	9'-11"
TOP OF DOOR	6'-10"
TOP OF BASEMENT SLAB	8'-7"

BLOCKS
4/5

<p>VAS DESIGN 255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com</p>		<p>BAYVIEW WELLINGTON project name ALCONA date JUNE 2018 drawn by TP</p>	<p>RL-5E KINGFISHER 5 project no. 13049 drawing no. 12</p>
<p>VAS DESIGN 255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com</p>		<p>WELLINGTON name registration information Jno-Baptiste signature #signature 25591 BCIN 42658</p>	<p>CROSS SECTION 'A-A' municipality INNISFIL, ON file name 13049-RL-5E checked by BCC scale 3/16" = 1'-0" drawn by TP date JUNE 2018</p>
<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 .</p>	<p>NOV. 14/18 DB</p>	<p>JUN 26-19 RC</p>	<p>MAR 20/23 NS</p>
<p>no. description</p>	<p>date</p>	<p>by</p>	<p>date</p>

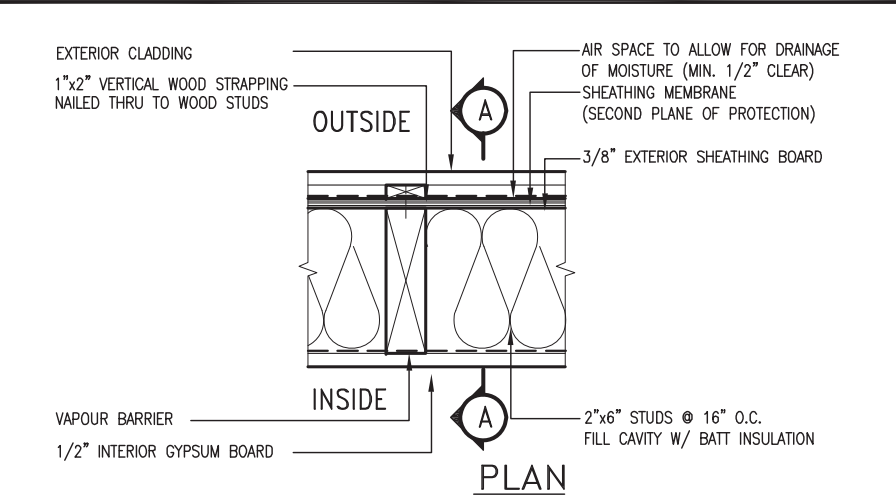
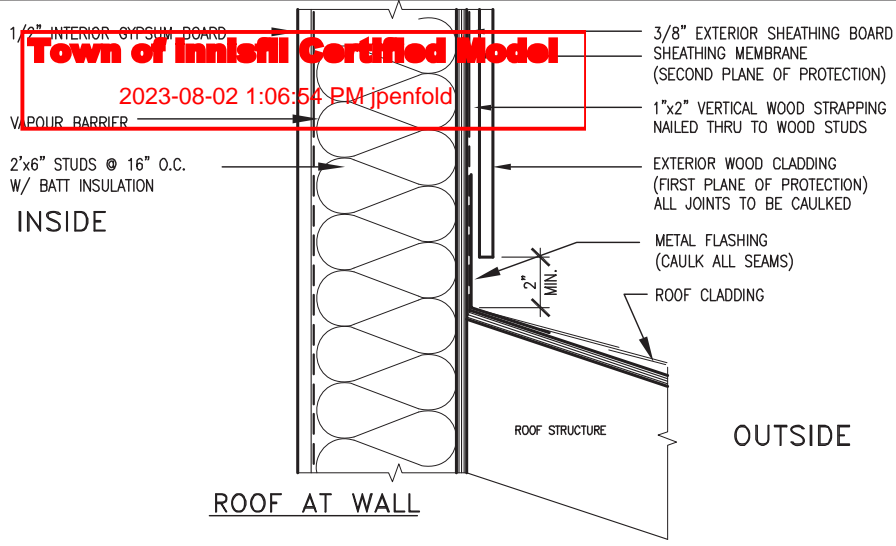
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W1a (3 STOREY) 1 HOUR RATED DBL. STUD PARTY WALL (REAR LANE)
D27 SCALE: 1/2" = 1'-0"



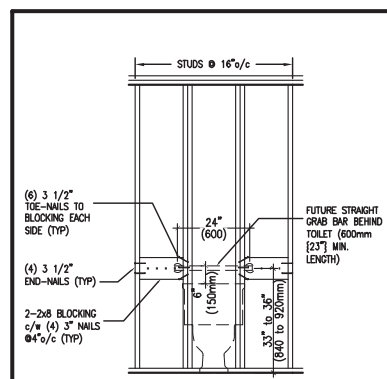
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON	DETAILS	project no. 13049
8	.	.	qualification information					
7	.	.	Wellington Jno-Baptiste 25591					
6	.	.	name registration information	VA3 Design Inc. 42658	project name ALCONA	municipality INNISFIL, ON	date APRIL 2018	project no. 13049
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	drawn by VA3	checked by -	scale 3/16" = 1'-0"	file name 13049-DETAIL
4	.	.			RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\details\1-OBC 2023 CURRENT\13049-detail.dwg - Thu - Mar 23 2023 - 1:15 PM	details D27	drawing no. D27	
3	.	.						
2	.	.						
1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3					
no.	description	date	by					



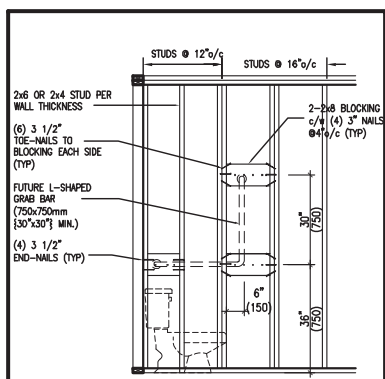
EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

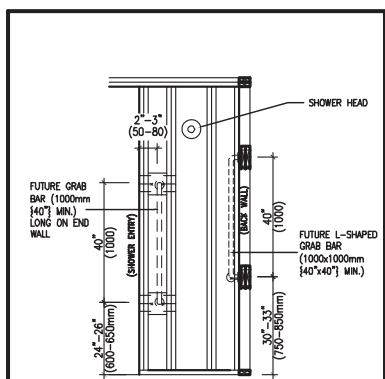
REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC, DIV. B- WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g).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



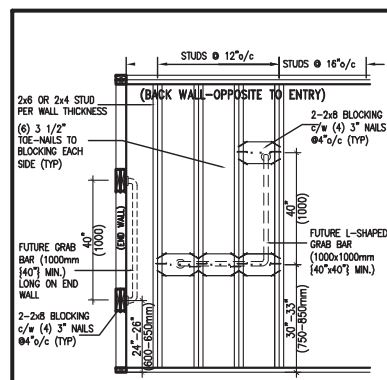
QGB1 FUTURE GRAB BAR @ TOILET (BACK WALL)



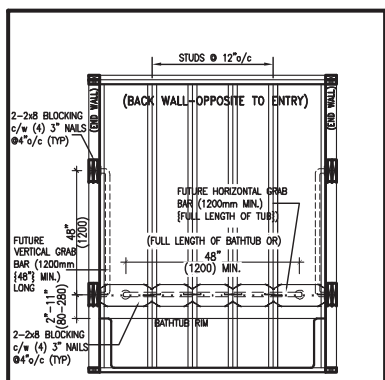
QGB1A FUTURE L-SHAPE GRAB BAR DETAIL @ TOILET (*ONLY IF SIDE WALL PRESENT)



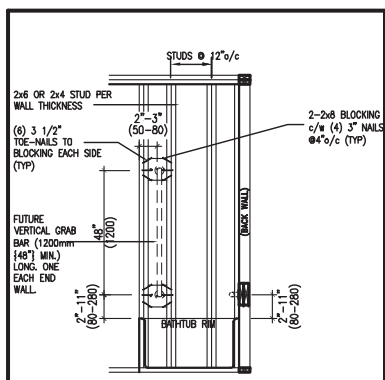
QGB2 FUTURE GRAB BAR IN SHOWER (VERTICAL BAR LOCATED @ EACH END WALL)



QGB2A FUTURE L-SHAPE GRAB BAR DETAIL @ SHOWER (BACK WALL)



QGB3 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)



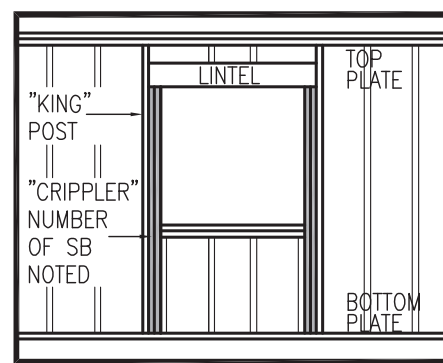
QGB3A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED @ EACH END WALL)

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
 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"**

CONSTRUCTION NOTES
 13049-CN-A1 VER 2022

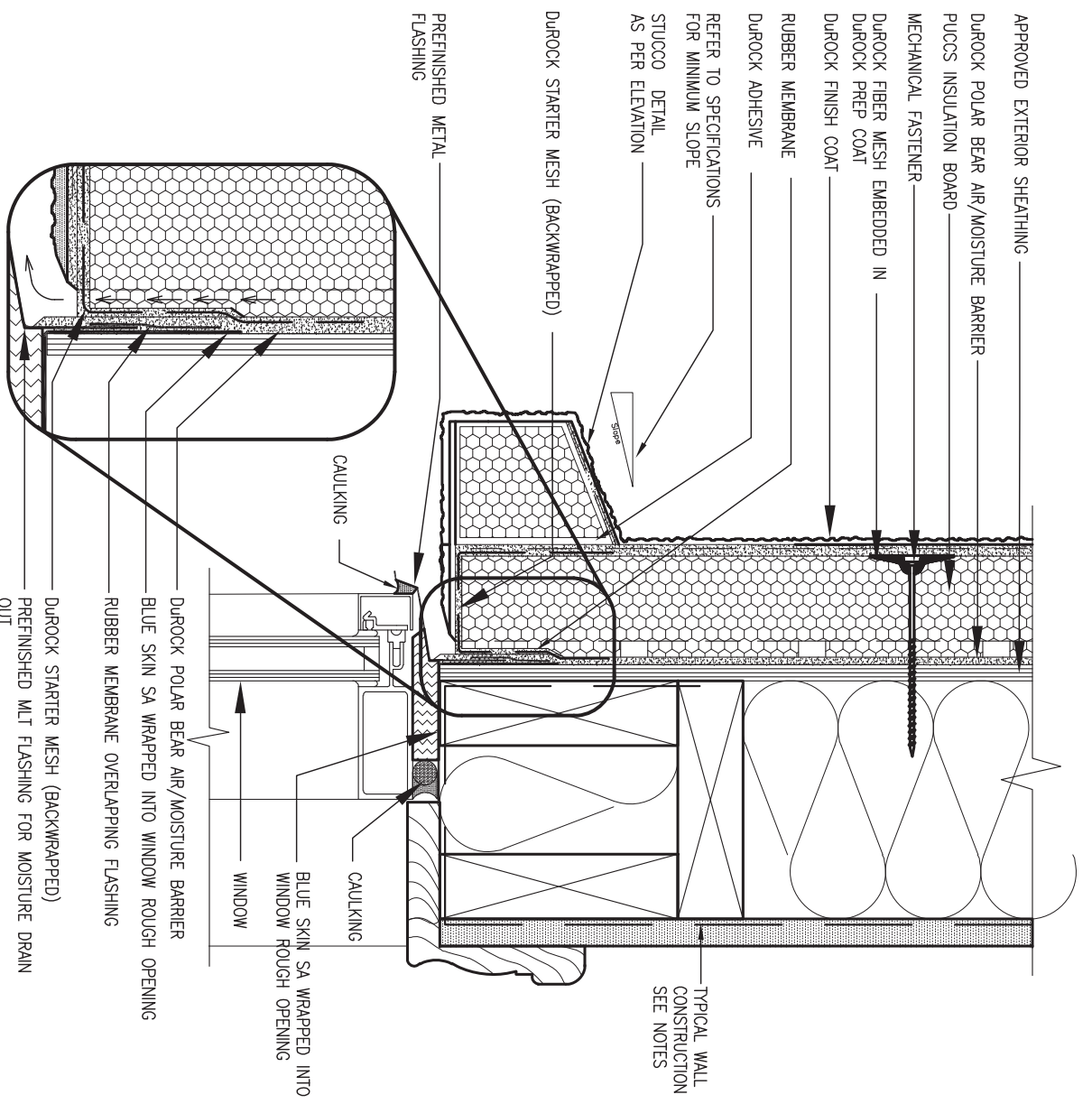
CONST NOTE

project no. **13049**

drawing no. **CN2**

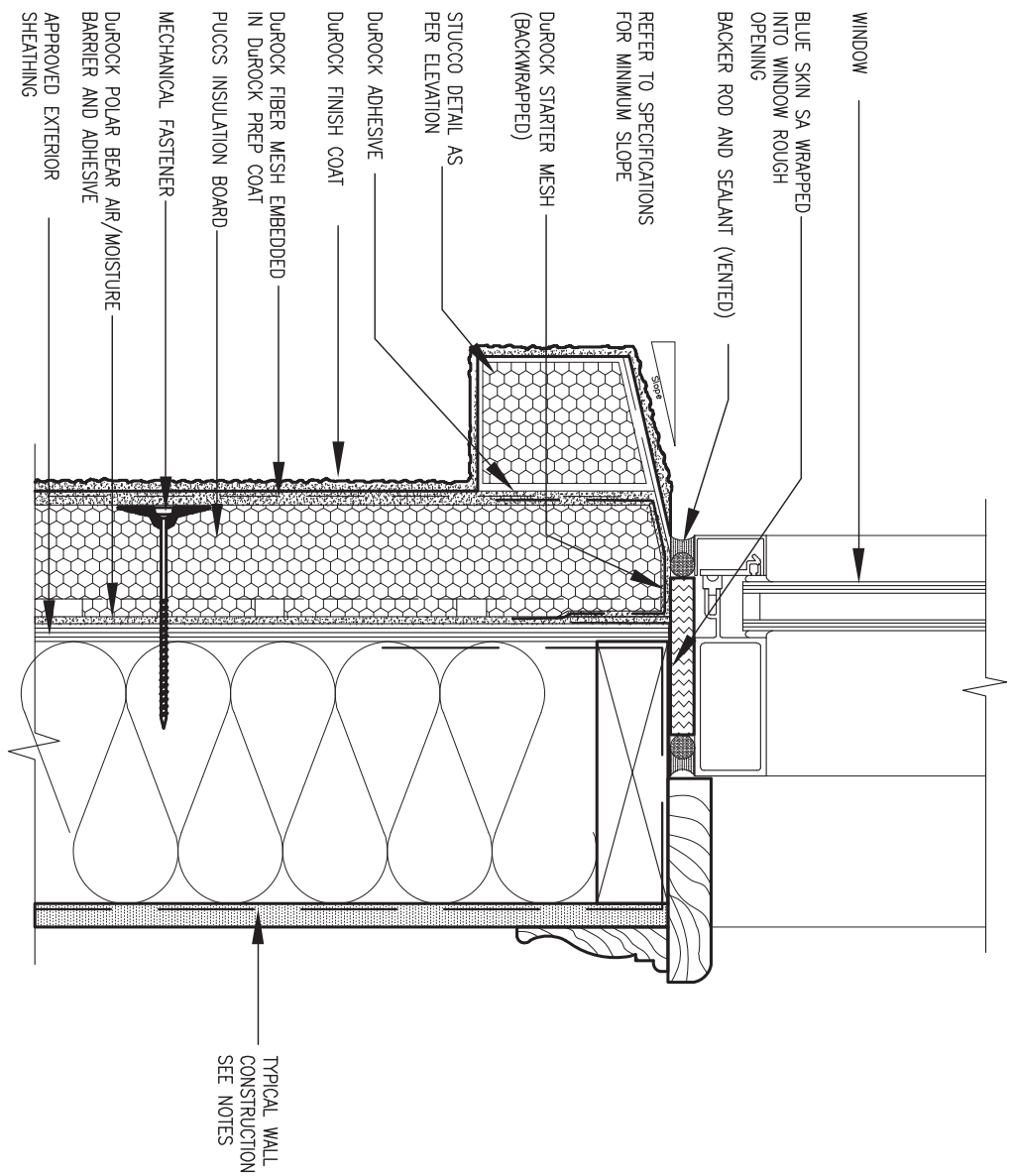
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1 WINDOW HEADER
 CN3 SCALE: 3"=1'-0"

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

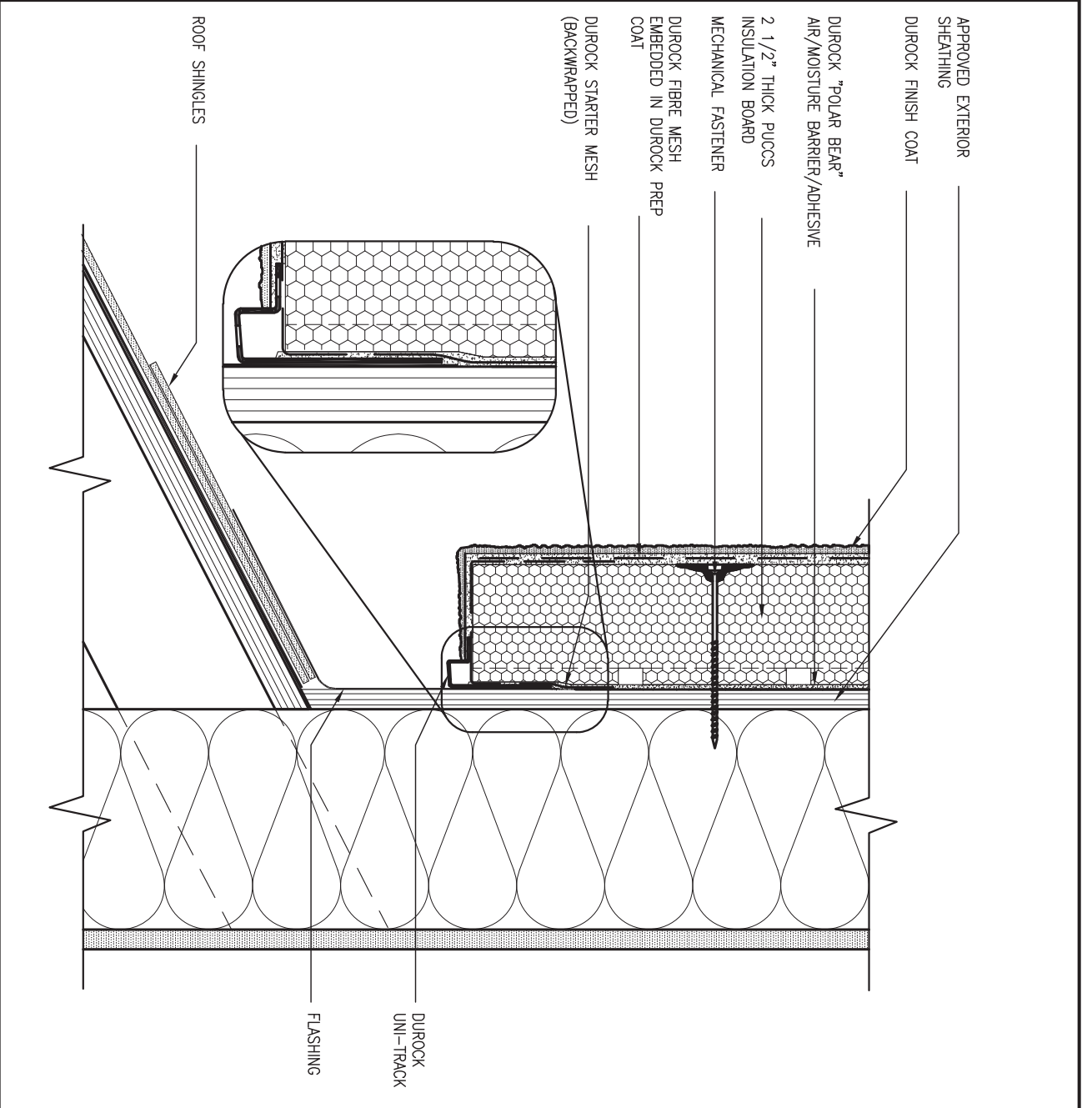
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 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON **CONST NOTE**

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

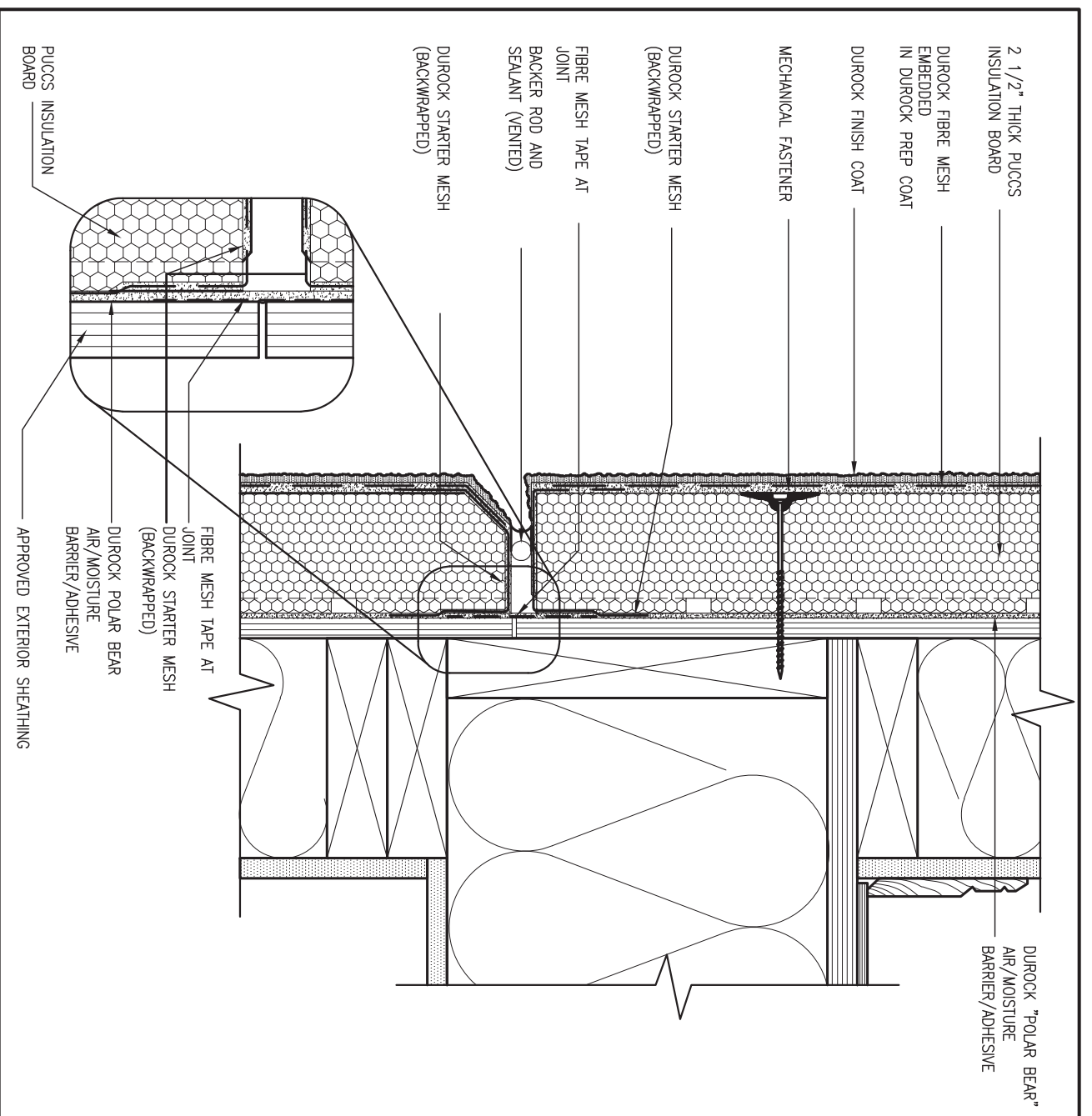
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drawn by **RC** checked by **-** RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM



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"



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4	.	.	.	signature
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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

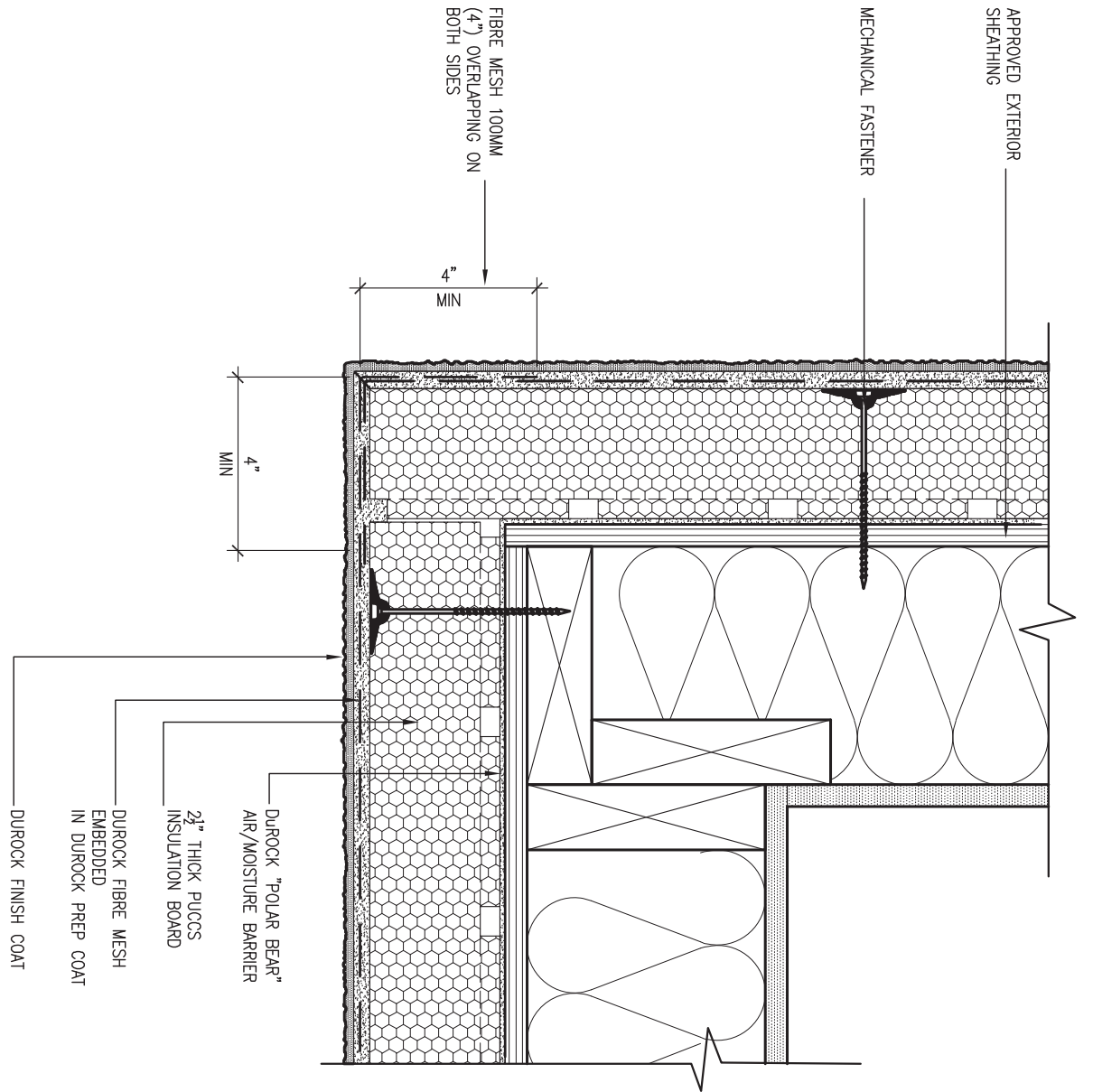
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drawn by: RC drawing no.: CN4

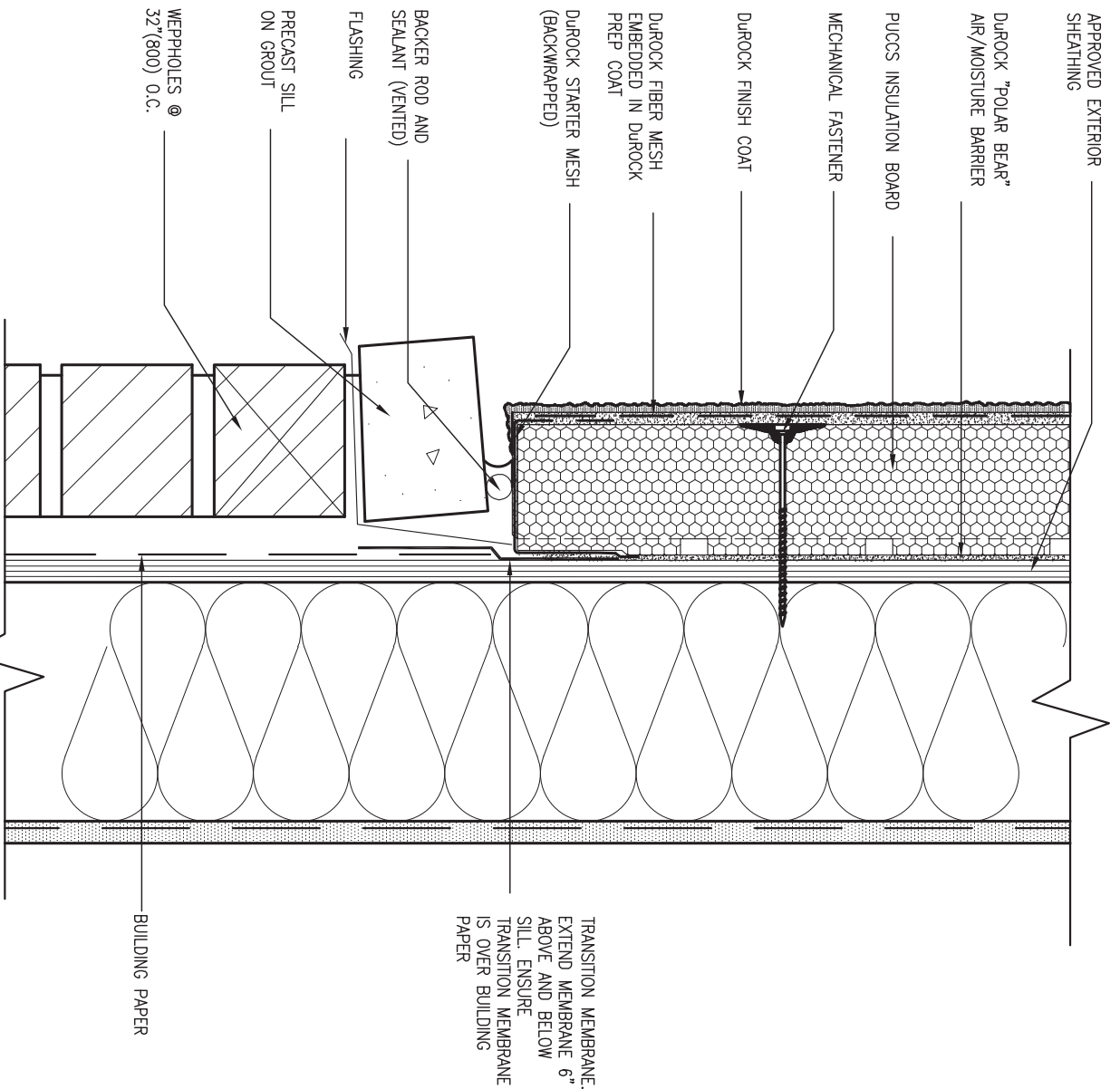
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5 CORNER DETAIL
CNS SCALE: 3"=1'-0"



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



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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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Wellington Jno-Baptiste 25591
signature BCIN

VA3 Design Inc. 42658
registration information

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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

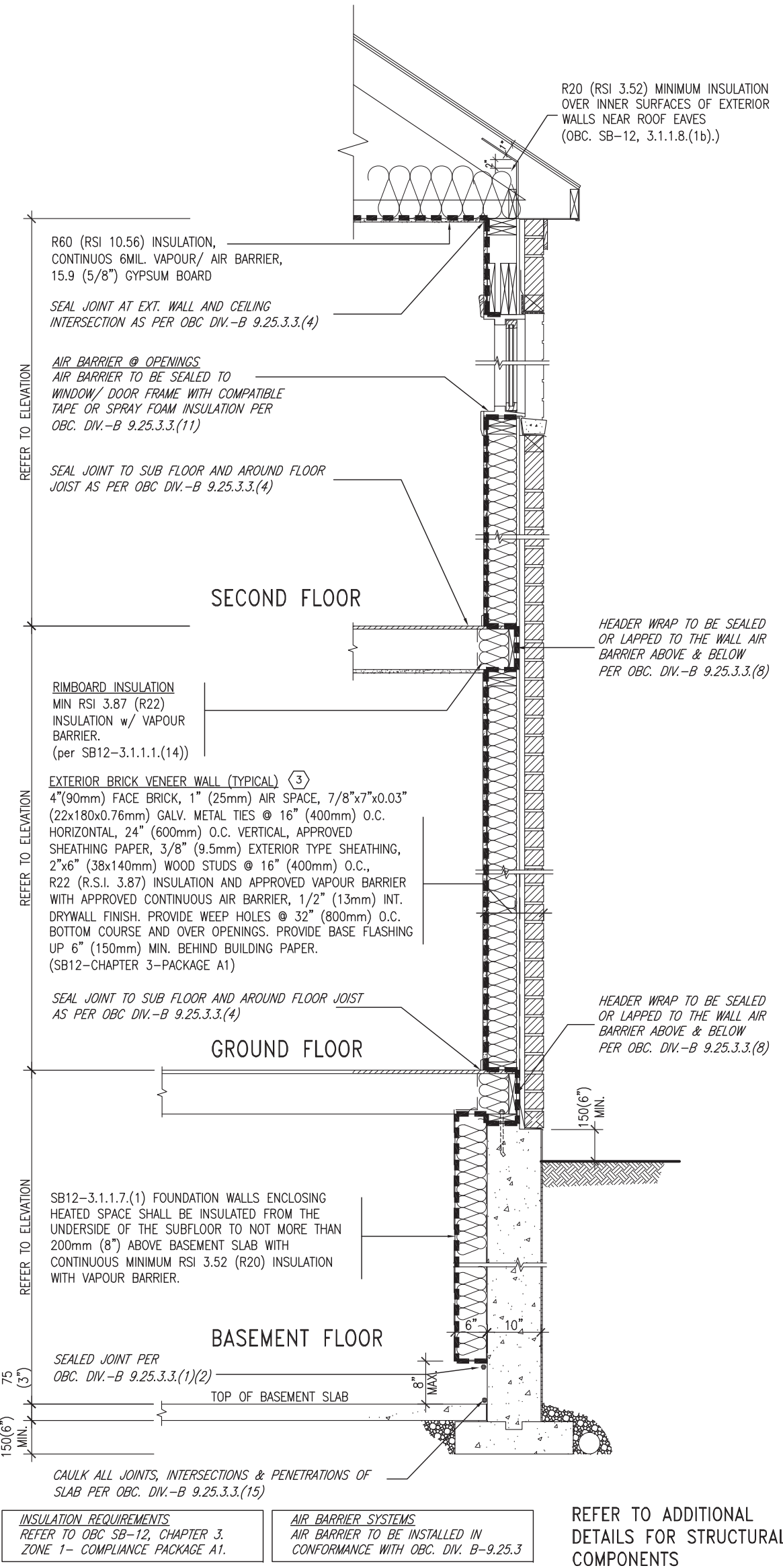
project no. 13049

CONSTRUCTION NOTES file name 13049-CN-A1 VER 2022

CNS drawing no.

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SB12-COMPLIANCE PACKAGE 'A1'

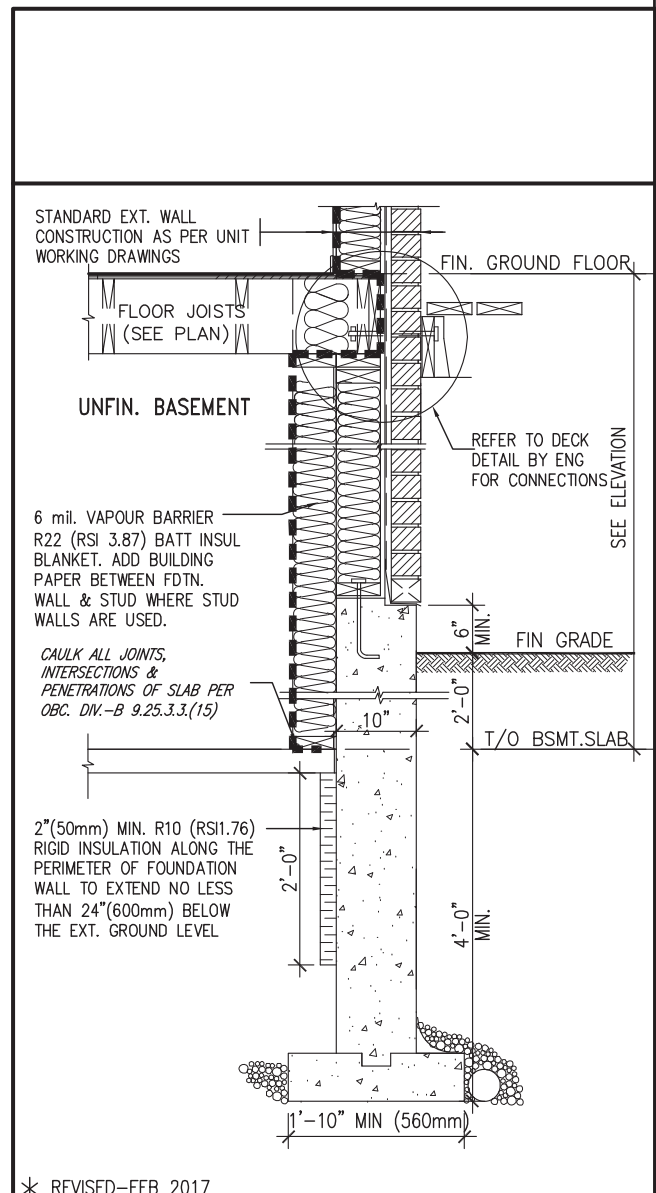


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

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	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Walls Above Grade	3.87 (R22)	6" R22 BATT
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors	1.6	
Skylights	2.8U	
Space Heating Equipment	96% Min.	NATURAL GAS
Hot Water Heater	0.8	NATURAL GAS
HRV	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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8				qualification information
7				Wellington Jno-Baptiste 25591
6				name BCIN
5				VA3 Design Inc. 42658
4				registration information
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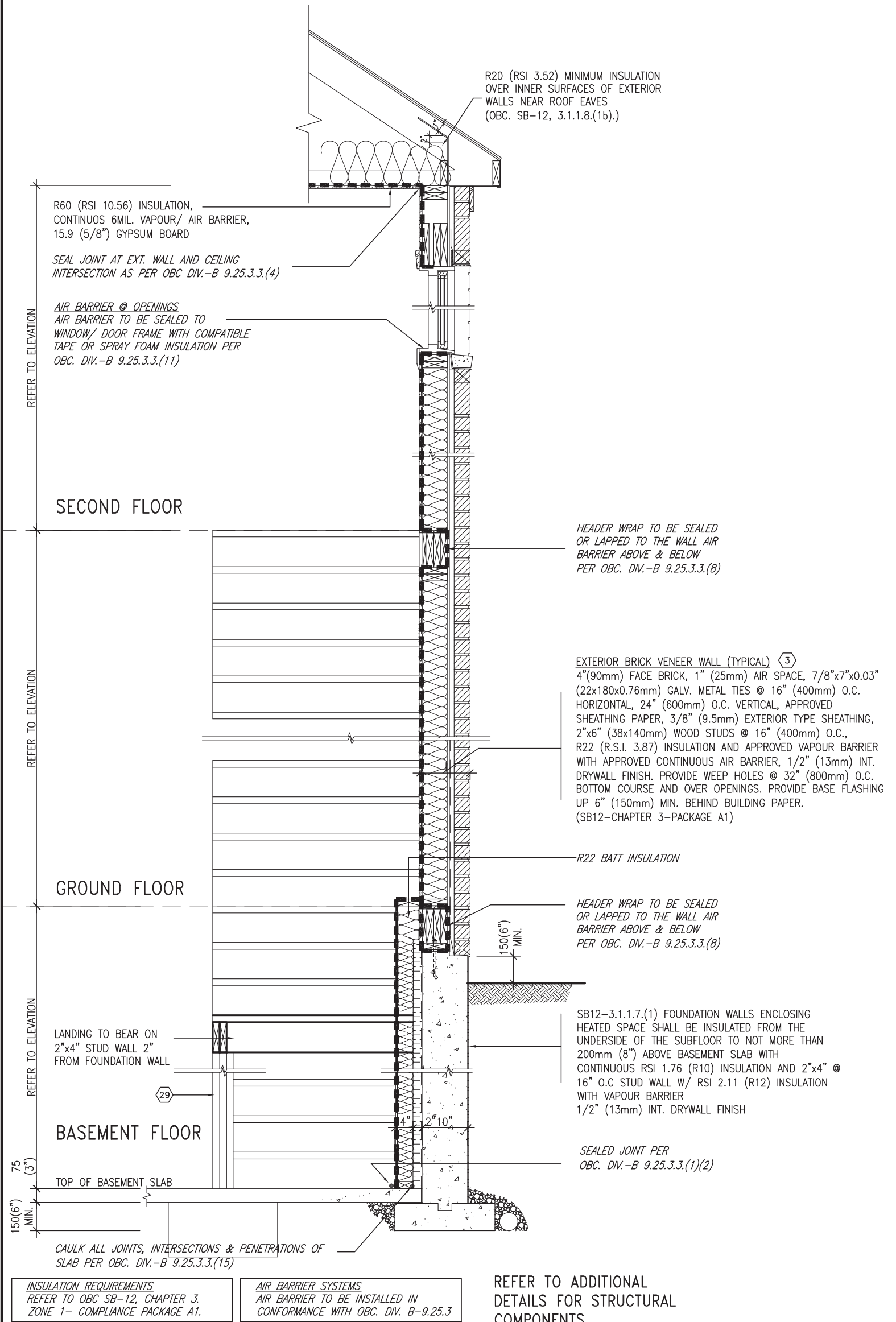
BAYVIEW WELLINGTON **CONST NOTE**

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

date **MAY 2016** checked by **scale 3/16" = 1'-0"** file name **13049-CN-A1 VER 2022** drawing no. **CN6**

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SB12-COMPLIANCE PACKAGE 'A1'



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

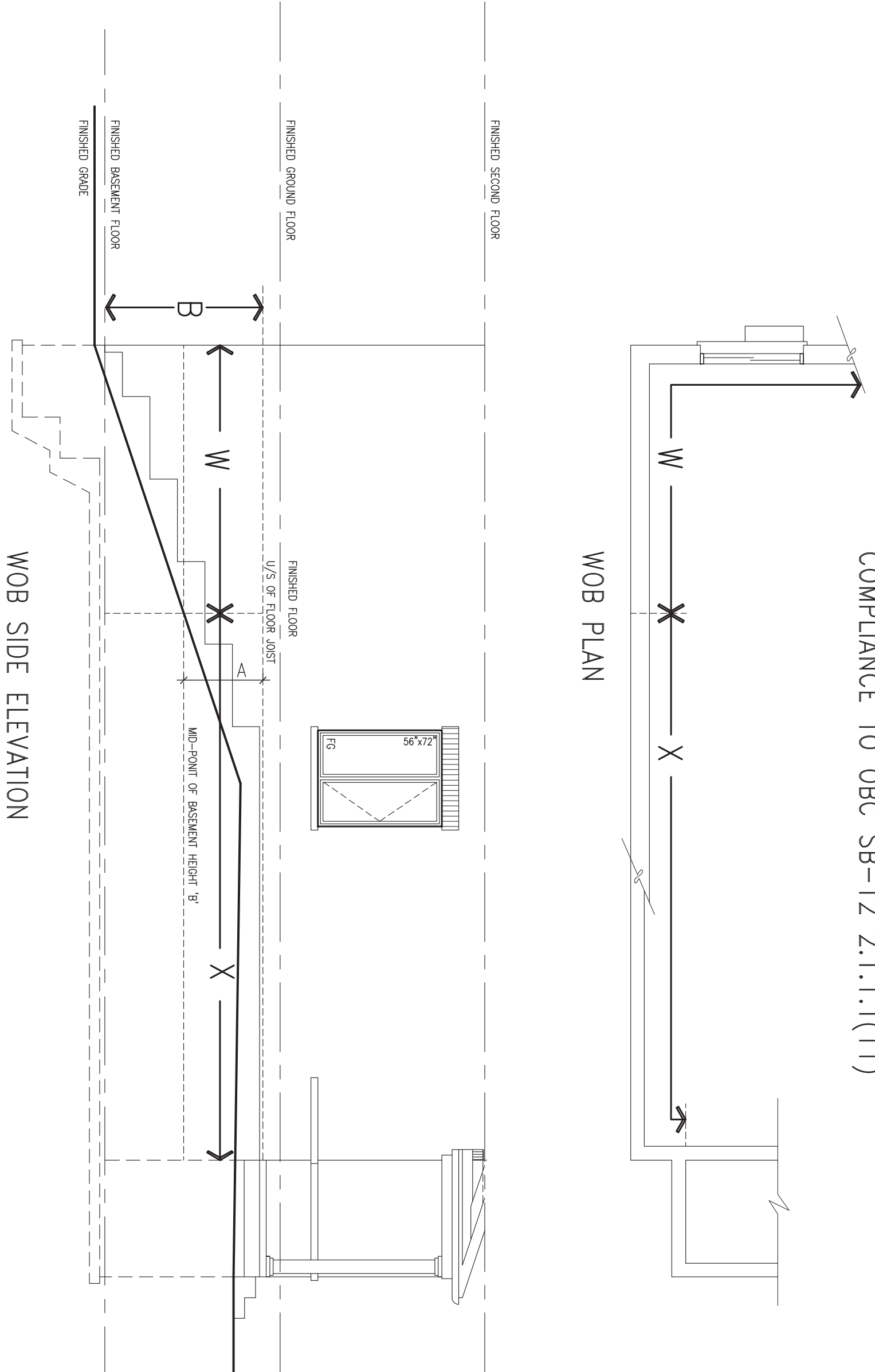
AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC. DIV. B-9.25.3

REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS



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 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 file name 13049-CN-A1 VER 2022 drawing no. CN7
8	.	.	Wellington Jno-Baptiste 25591				
7	.	.	name registration information VA3 Design Inc. 42658				
6	.	.	signature BCIN				
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3	UPDATE TO OBC VER 2022	FEB 16-22	RC				
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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



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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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BAYVIEW WELLINGTON

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

date **MAY 2016**

drawn by **RC** checked by **-** scale **3/16" = 1'-0"**

CONST NOTE

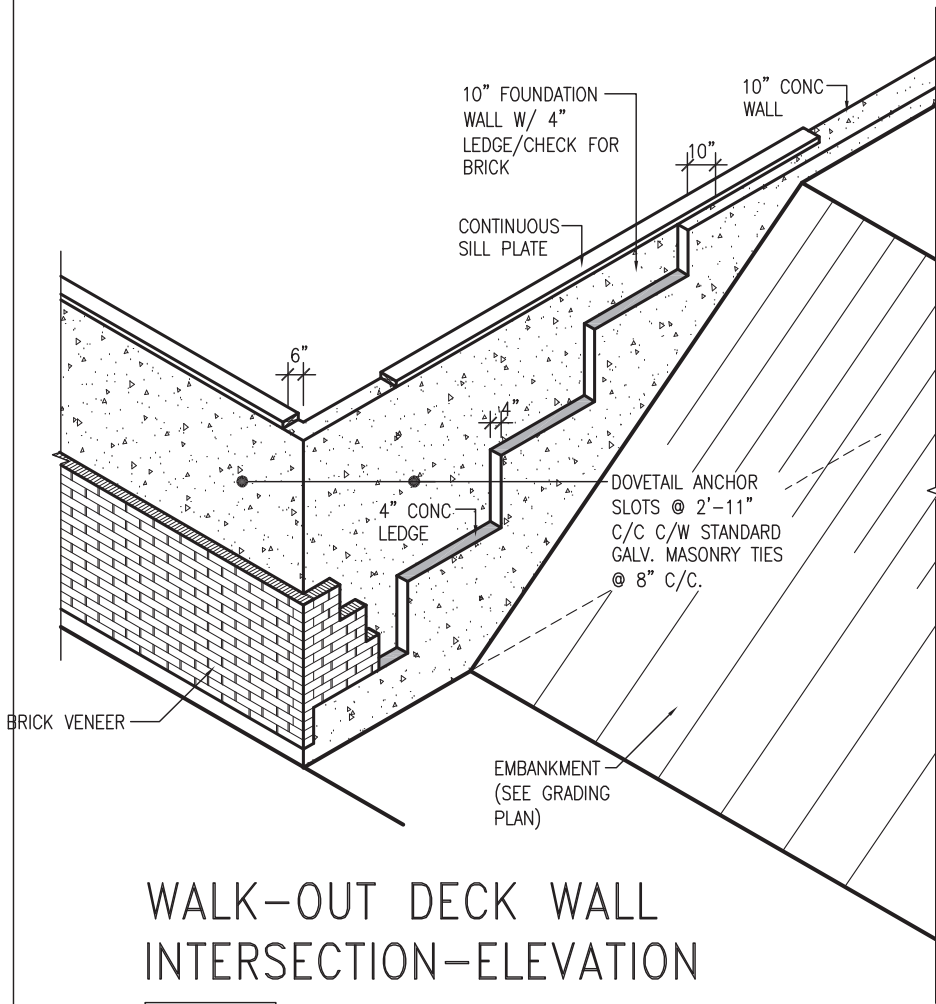
project no. **13049**

CONSTRUCTION NOTES

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

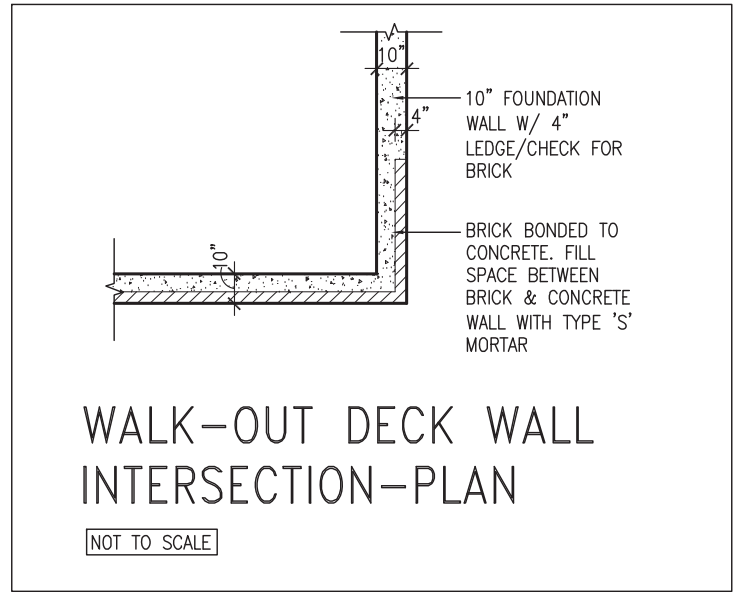
drawing no. **CN8**

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WALK-OUT DECK WALL INTERSECTION-ELEVATION

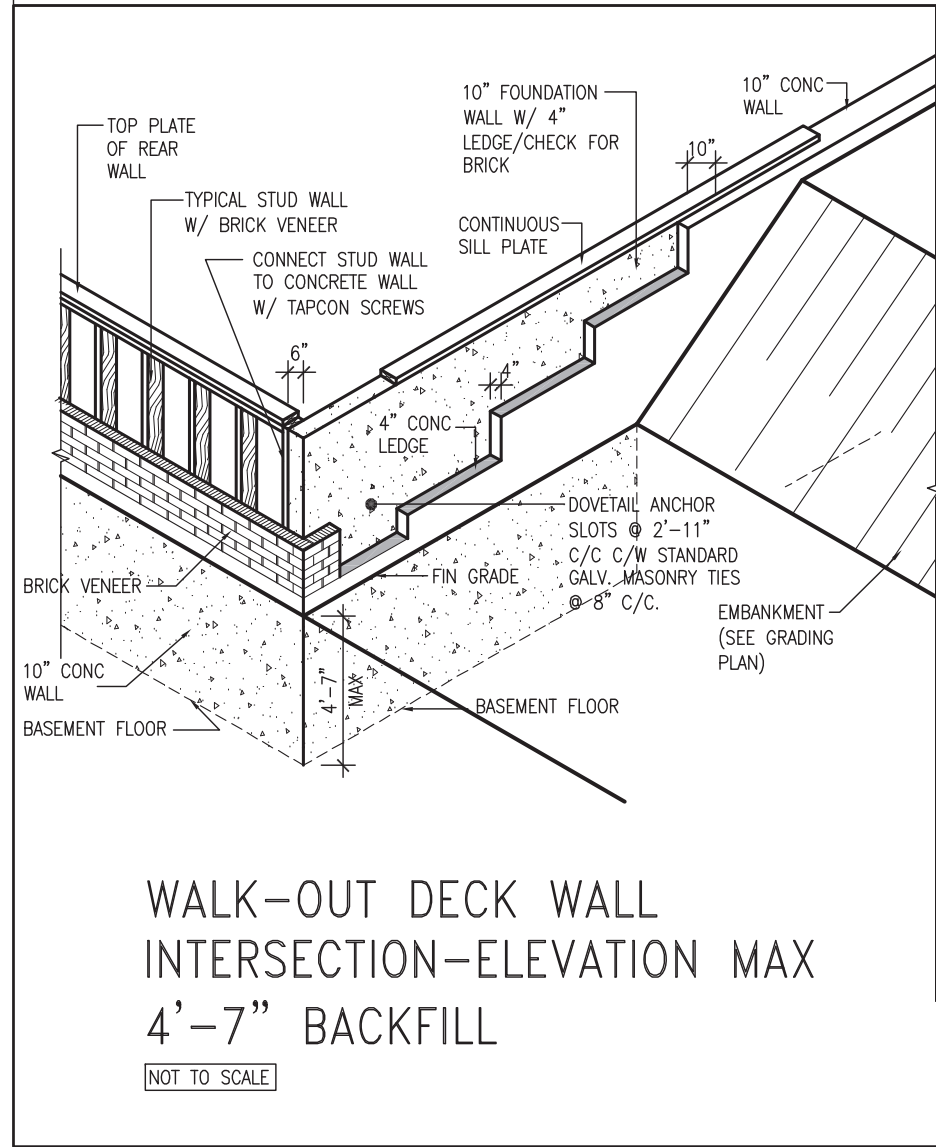
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

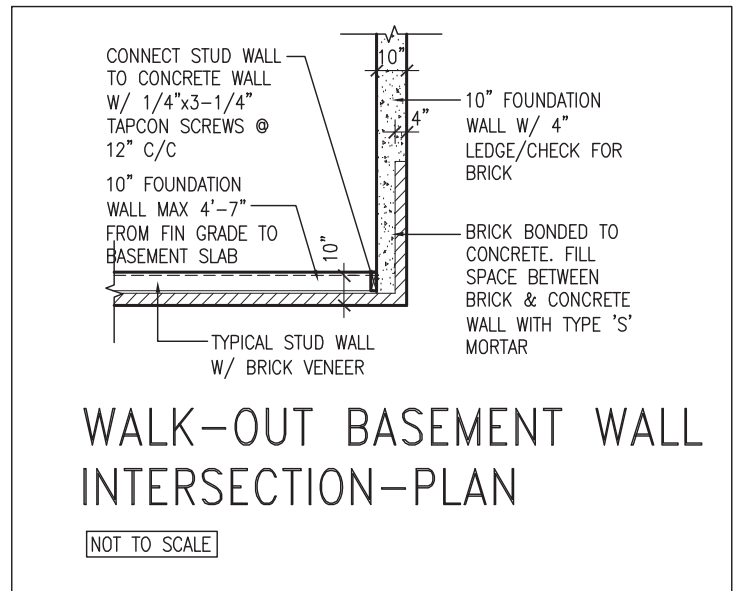
NOT TO SCALE

(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)



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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	
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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 -

CONST NOTE

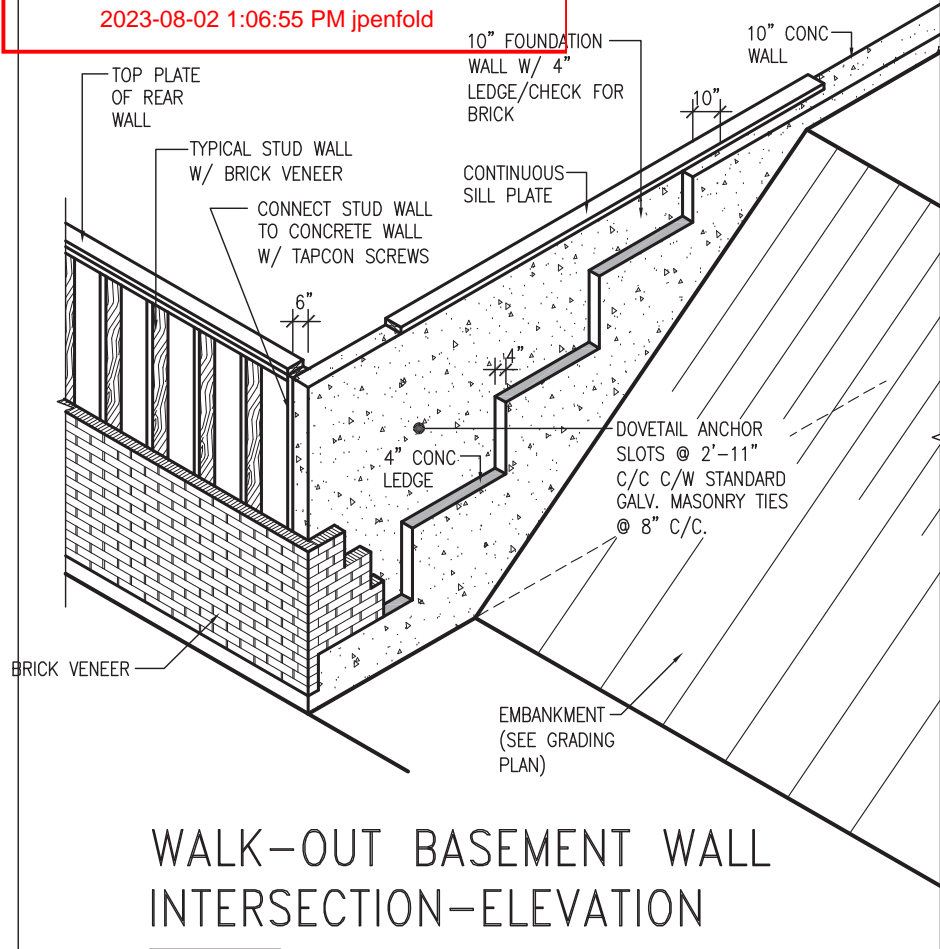
project no. 13049

CONSTRUCTION NOTES file name 13049-CN-A1 VER 2022

drawing no. **CN10**

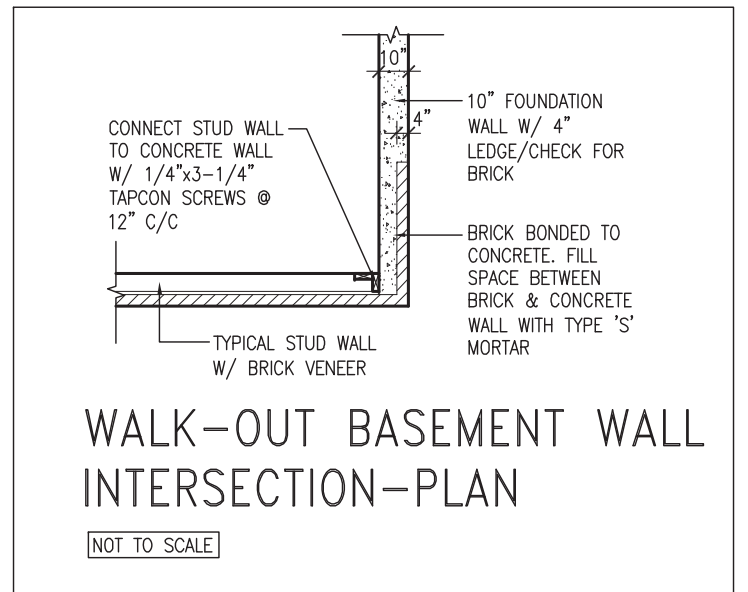
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2023-08-02 1:06:55 PM jpenfold



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

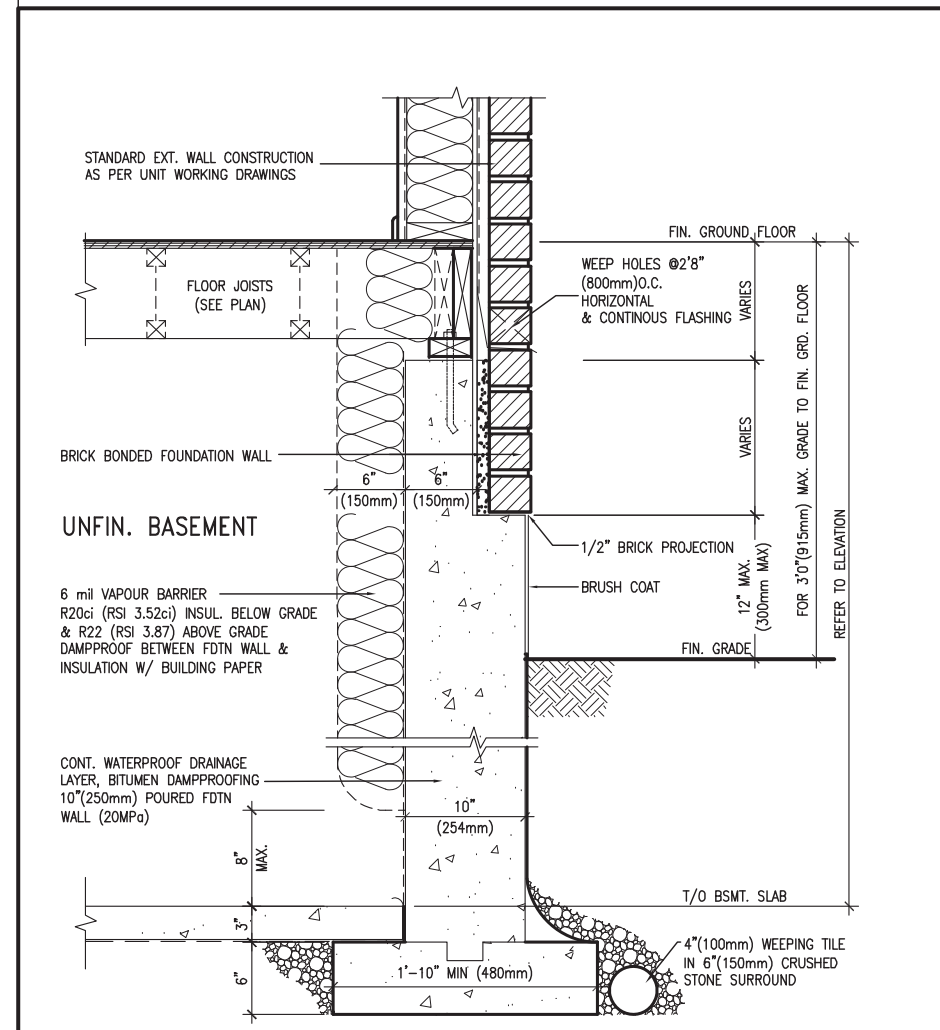
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

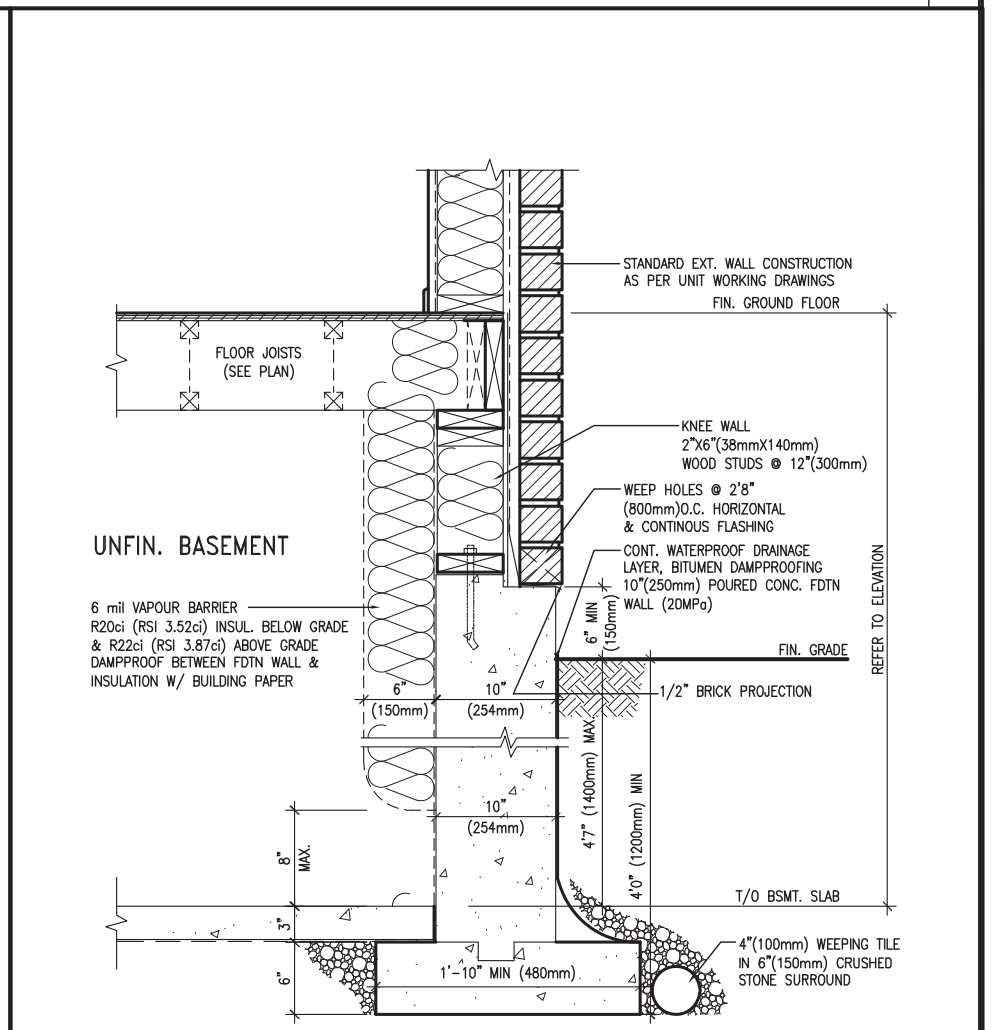
(10" FOUNDATION WALL)



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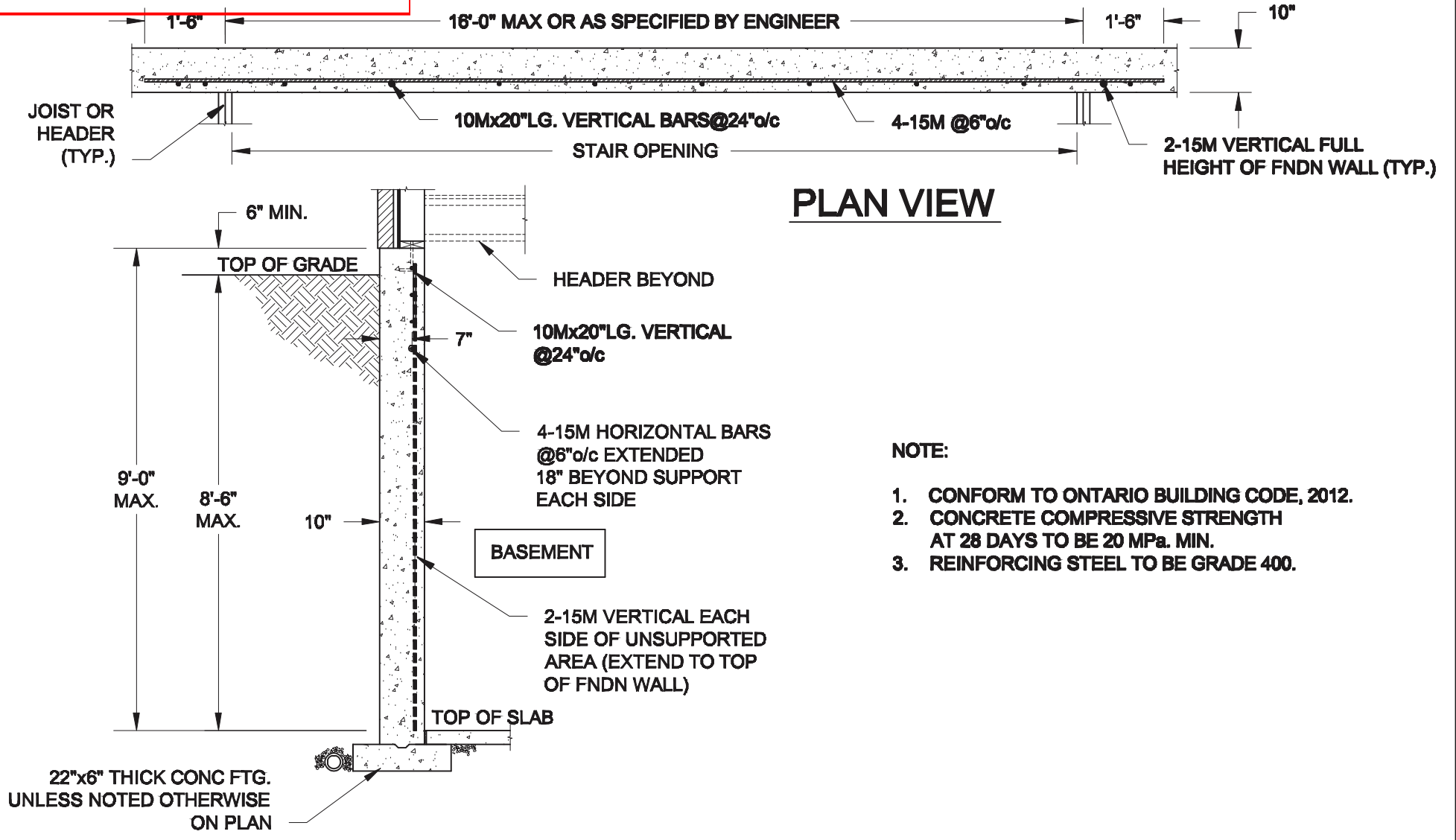
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BAYVIEW WELLINGTON		CONST NOTE	
project name ALCONA	municipality INNISFIL, ON.	project no. 13049	
date MAY 2016	checked by	scale 3/16" = 1'-0"	CONSTRUCTION NOTES
drawn by RC		file name 13049-CN-A1 VER 2022	drawing no. CN11
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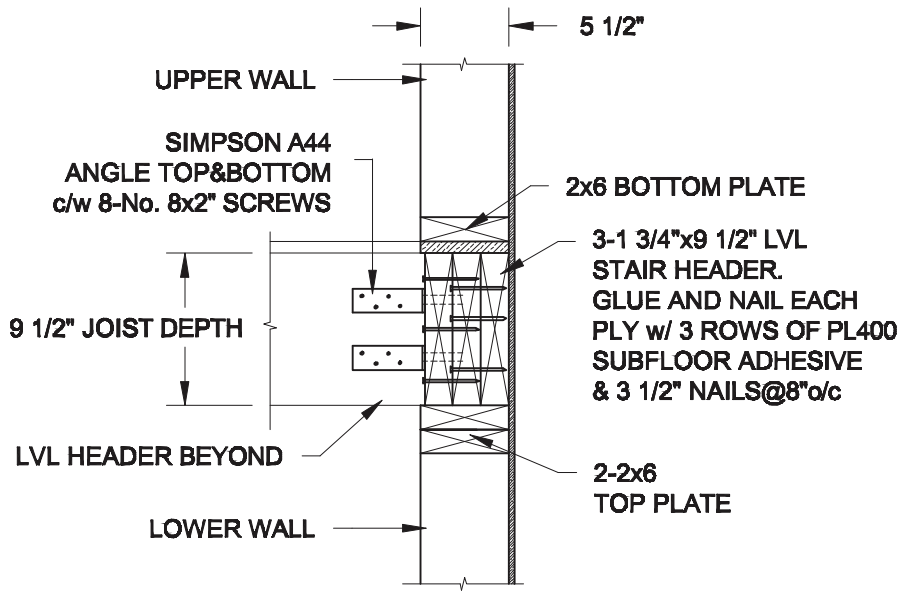


PLAN VIEW

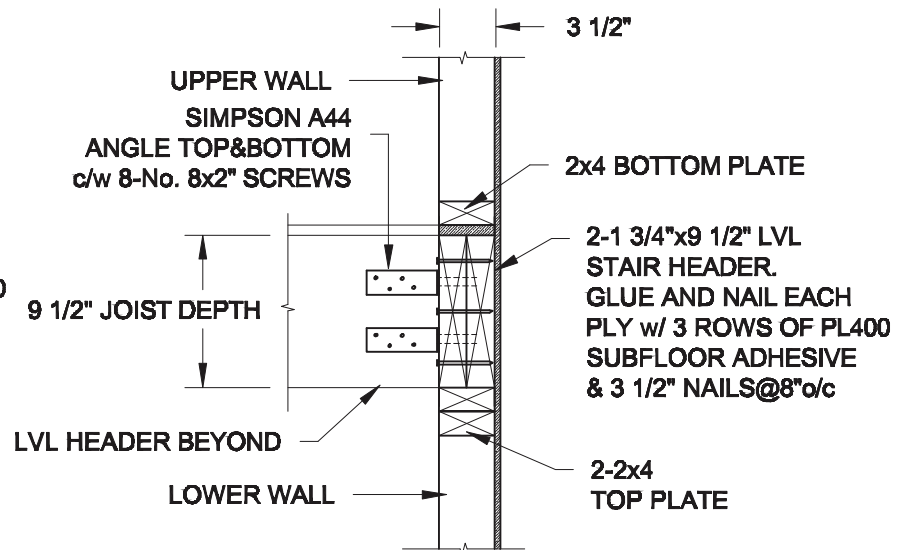
NOTE:

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:

Engineer's Seal:



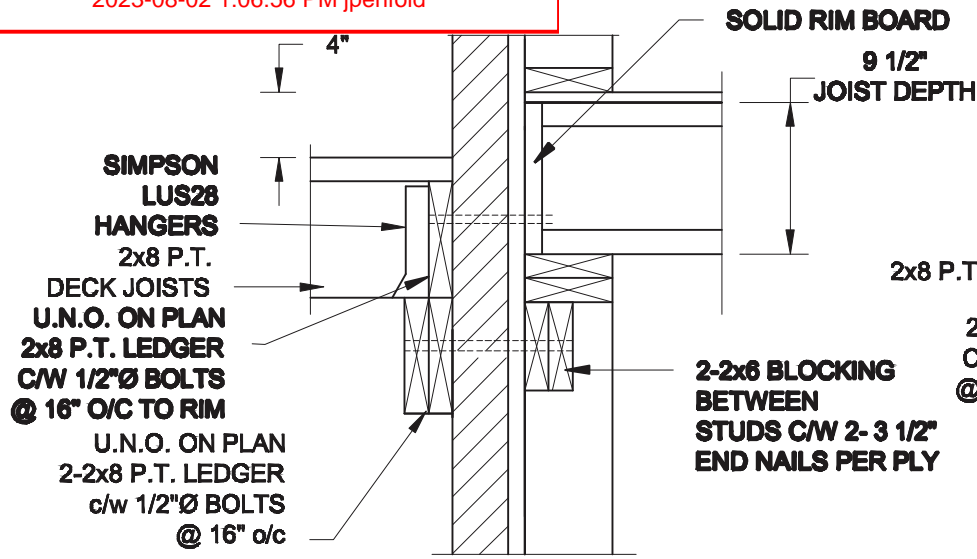
Project:
**BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS
 INNISFIL, ONTARIO**

TYPICAL STRUCTURAL DETAILS FOR SINGLES

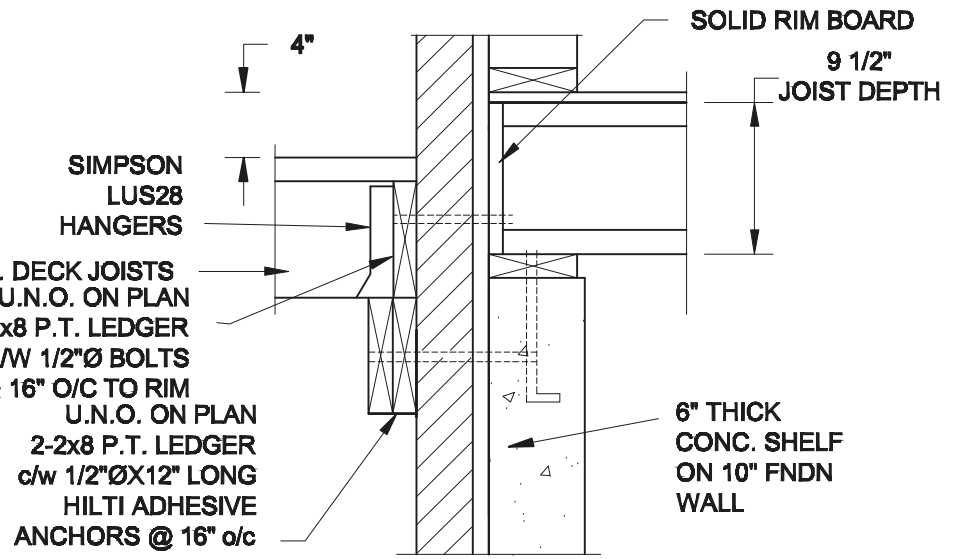
Project No.:

Drawing No.:

S1

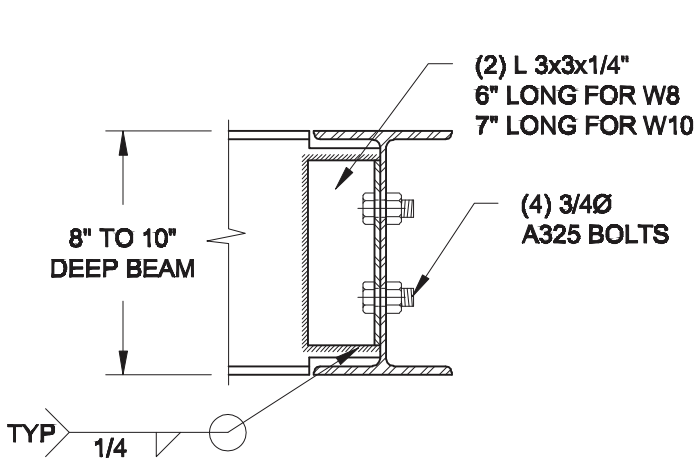


1A DECK FASTEN DETAIL
S2 SCALE: 1" = 1'-0"



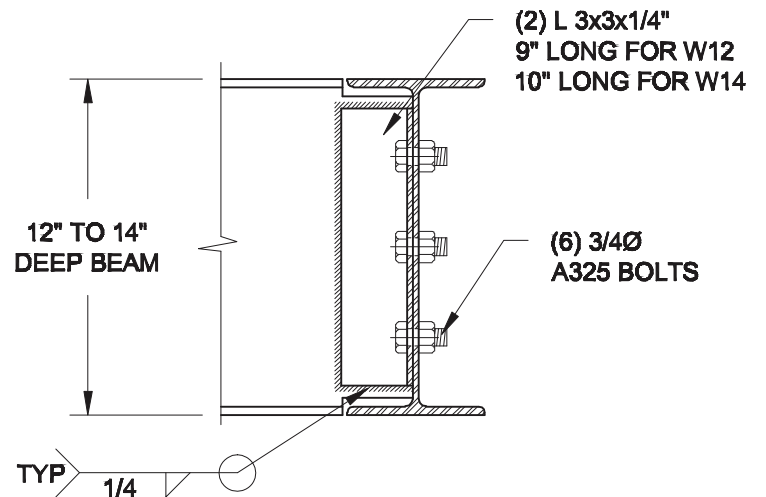
1B DECK FASTEN DETAIL
S2 SCALE: 1" = 1'-0"

- 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.



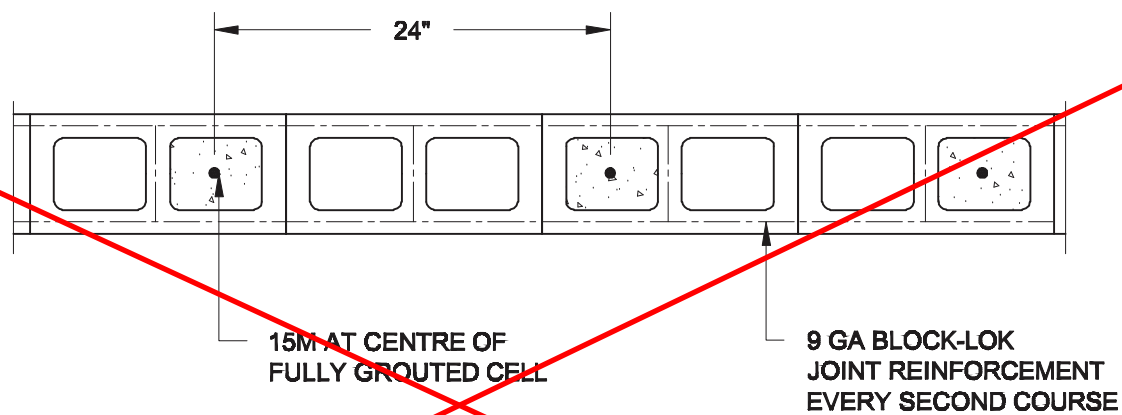
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

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 2 hr firewall detail required 3-storey condition.



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

2023-08-02 1:06:56 PM jpenfold

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.

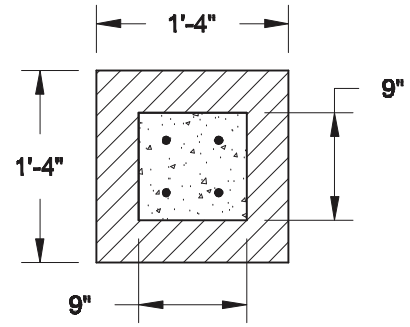
4-15M BARS, DRILLED
& EPOXIED INTO
CONC. FNDN w/
HILTI HIT HY-200 ADHESIVE

CONC. FNDN

PRECAST
CONC. CAP

REFER TO
ELEVATION
FOR PIER HEIGHT

CONC SLAB
AS PER PLAN



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