

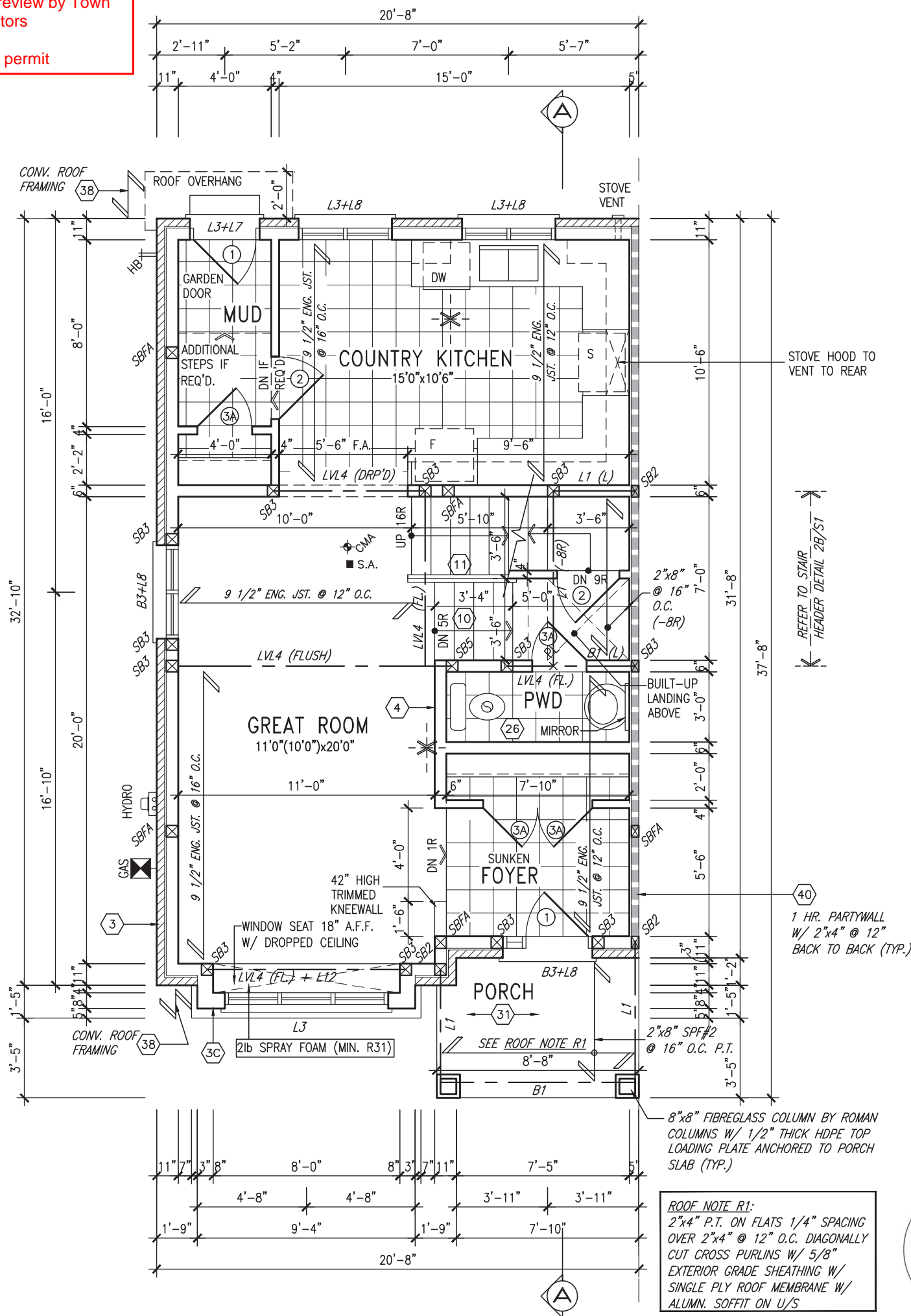
Town of Innisfil Building Dept Notes:

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. 'B'
(BLOCKS ON SOUTH SIDE)

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.

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.

BLOCK 3

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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.	
qualification information	
Wellington Jno-Baptiste	25591
name	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.	

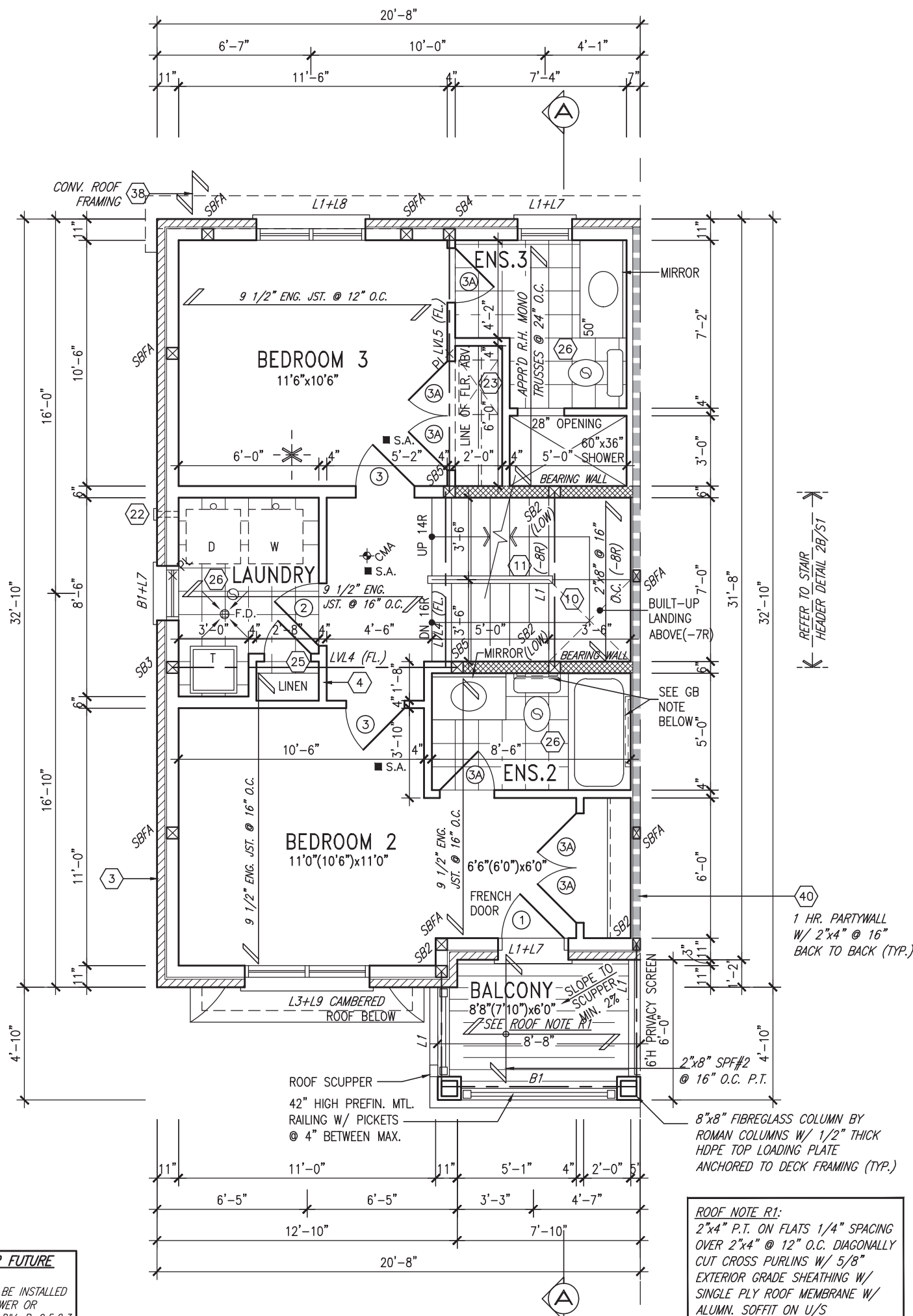
VA3
DESIGN

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

BAYVIEW WELLINGTON

RL-5E
KINGFISHER 5

project name	ALCONA	municipality	INNISFIL, ON	project no.	13049
date	JUNE 2018	checked by	BCC	scale	3/16" = 1'-0"
drawn by	TP	file name	13049-RL-5E	drawing no.	2
GROUND FLOOR PLAN EL. 'B'					
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-OBC VER. 2023 CURRENT\13049-RL-5E.dwg - Thu - Mar 23 2023 - 1:05 PM					



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

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NOTE:

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SECOND FLOOR ELEV. PLAN 'B'
(BLOCKS ON SOUTH SIDE)

BLOCK 3



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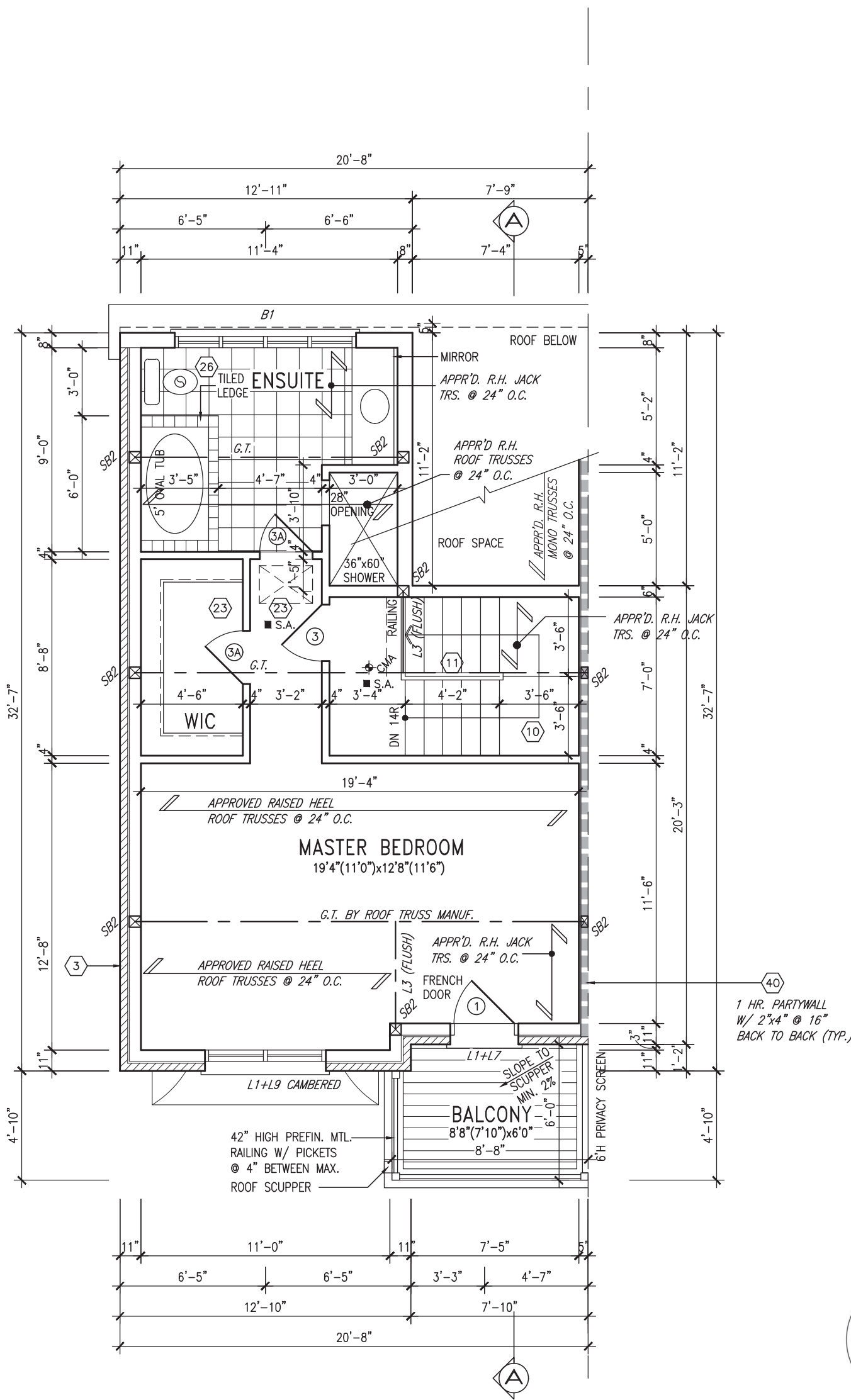
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255 Consumers Rd. Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

RL-5E
KINGFISHER 5

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drawn by	TP	file name	13049-RL-5E	drawing no.	3
SECOND FLOOR PLAN EL. 'B'					
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-OBC VER. 2023 CURRENT\13049-RL-5E.dwg - Thu - Mar 23 2023 - 1:05 PM					



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AND APPROVAL

APPROVED BY:

DATE: MAR 27, 2023

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NOTE: ROOF FRAMING

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

BLOCK 3

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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature BCIN
5	.	.	.	registration information
4	UPDATED TO 2023 OBC	MAR 20/23	NS	VA3 Design Inc. 42658
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VA3
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255 Consumers Rd. Suite 120
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t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON**RL-5E**
KINGFISHER 5

project name	ALCONA	municipality	INNISFIL, ON	project no.	13049
date	JUNE 2018	checked by	BCC	scale	3/16" = 1'-0"
drawn by	TP	file name	13049-RL-5E	drawing no.	4
THIRD FLOOR PLAN EL. 'B'					
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-0BC VER. 2023 CURRENT\13049-RL-5E.dwg - Thu - Mar 23 2023 - 1:05 PM					

Town of Innisfil Certified Model

2023-08-02 12:30:58 PM jpenfold



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ARCHITECTURAL CONTROL REVIEW
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RL-5E
KINGFISHER 5

BAYVIEW WELLINGTON

project name
ALCONA

project no.
13049

municipality
INNISFIL, ON

date
JUNE 2018

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Town of Innisfil Certified Model

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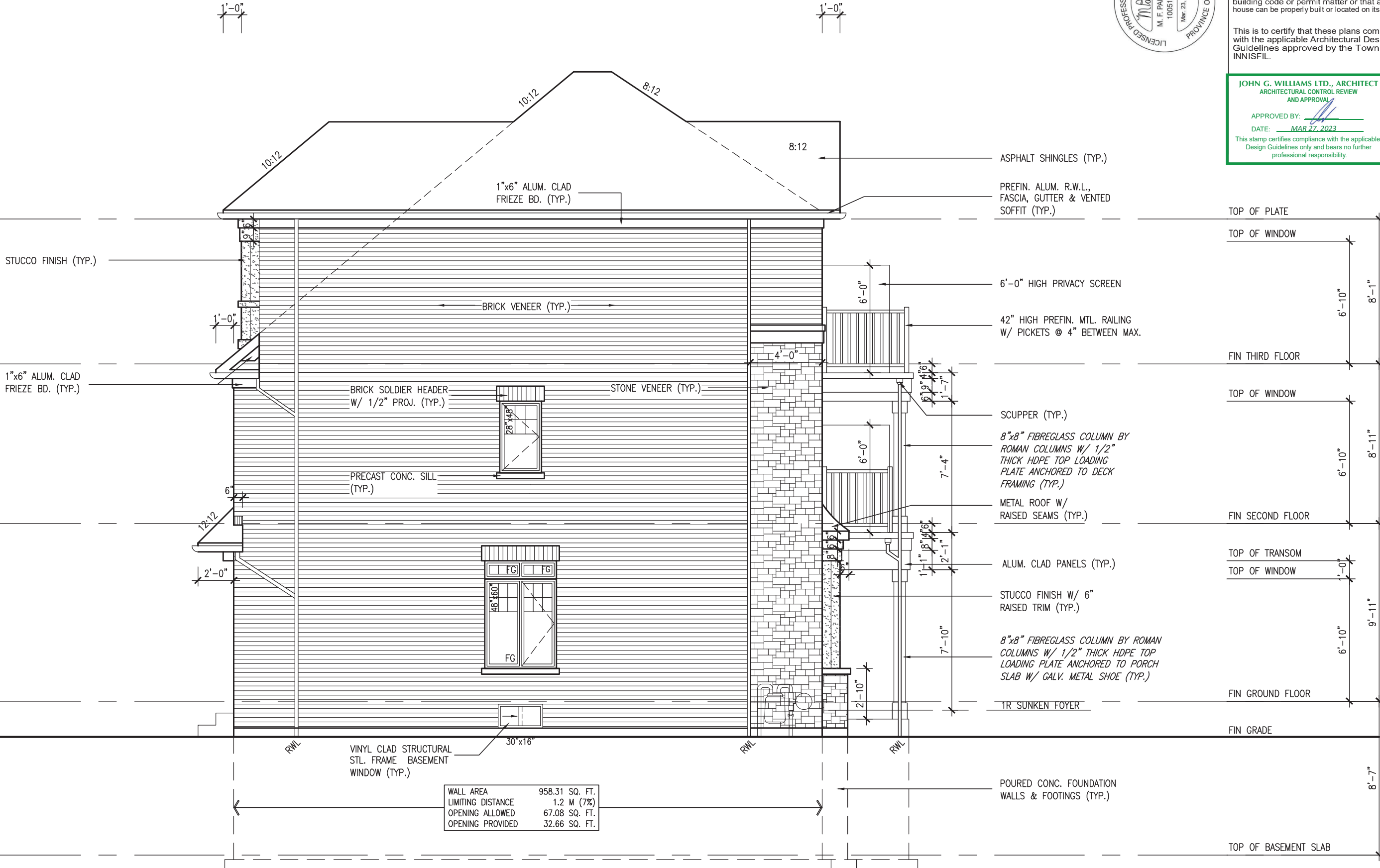
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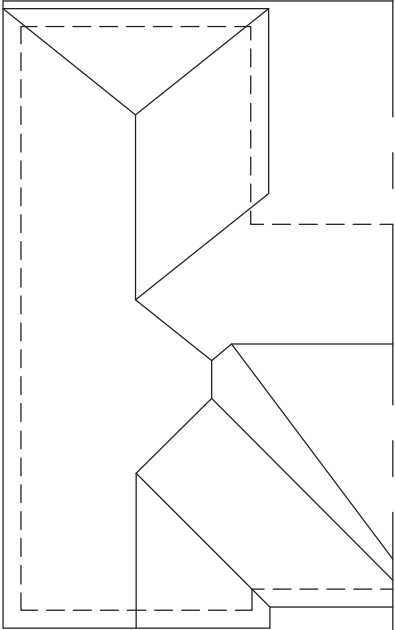
LEFT SIDE ELEVATION 'B'

BLOCK 3

BAYVIEW WELLINGTON		RL-5E	KINGFISHER 5
project name	ALCONA	municipality	INNISFIL, ON
project no.	13049	drawing no.	6
date	JUNE 2018	checked by	BCC
drawn by	TP	scale	3/16" = 1'-0"
LEFT SIDE ELEVATION 'B'		file name	13049-RL-5E
RICHARD - H:\ARCHIVE\WORKING\2013\13049-BW\UNITS\RL\1-0BC-VER 2023 CURRENT\13049-RL-5E.dwg		Thu - Mar 23 2023 - 1:05 PM	

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Wellington Jno-Baptiste		signature		42658	BCIN
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V3 DESIGN		255 Consumers Rd, Suite 120		Toronto, ON M2J 1P4	
		t 416.630.2255 f 416.630.4782		v3design.com	

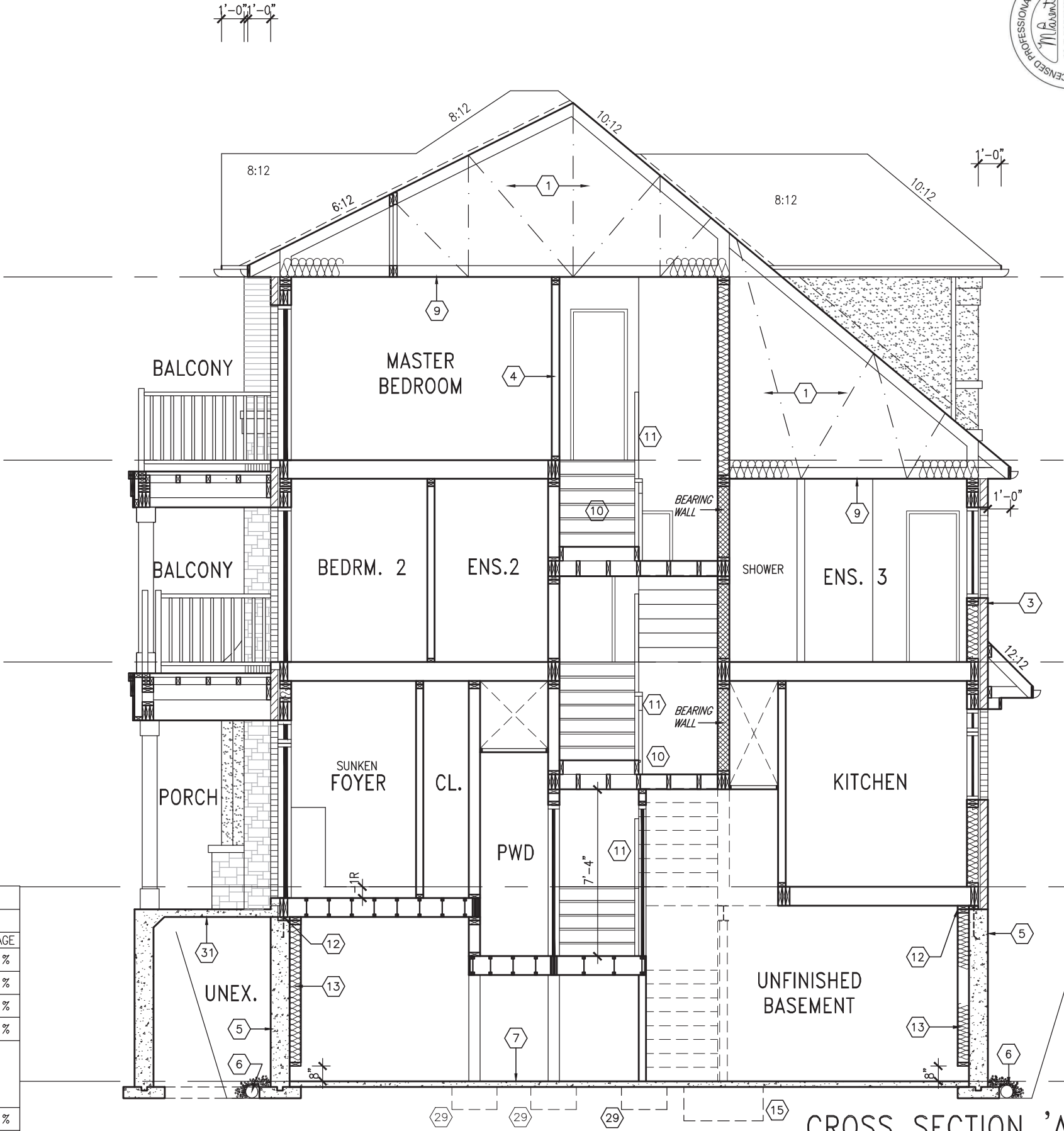
AREA CALCULATIONS	
	ELEV. B (SOUTH)
FINISHED BASEMENT AREA	0 SF
GROUND FLOOR AREA	683 SF
SECOND FLOOR AREA	669 SF
THIRD FLOOR AREA	578 SF
SUBTOTAL	1930 SF
DEDUCT ALL OPENINGS	0 SF
TOTAL NET AREA	1930 SF
	179.35 m2
COVERAGE W/OUT PORCH	683 SF
	63.48 m2
COVERAGE W/ PORCH	734 SF
	68.23 m2
GARAGE	233 SF
DECK	0 SF
WALK-UP	0 SF
COVERAGE W/ PORCH, GARAGE, DECK, WALK-UP, ETC.	968 SF
	89.90 m2



ROOF PLAN 'B'

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
RL-5E ELEVATION 'B' BLOCK-3	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	958 S.F.	36.67 S.F.	3.83 %
RIGHT SIDE	958 S.F.	0 S.F.	0.00 %
REAR	598 S.F.	121.50 S.F.	20.32 %
* 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.	3112.00 S.F.	324.31 S.F.	10.42 %
TOTAL SQ. M.	289.11 S.M.	30.13 S.M.	10.42 %

Town of Innisfil Certified Model
2023-08-02 12:30:55 PM jpenfold



CROSS SECTION 'A-A' BLOCK 3



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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	6'-10"
TOP OF DOOR/WINDOW	9'-11"
FIN GROUND FLOOR	8'-7"
TOP OF BASEMENT SLAB	



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signature	25591 BCIN
Wellington Jno-Baptiste	42658
name	BCIN
registration information	42658
VAS Design Inc.	
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BAYVIEW WELLINGTON

RL-5E
KINGFISHER 5

project name
ALCONA

municipality
INNISFIL, ON

project no.
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date
JUNE 2018

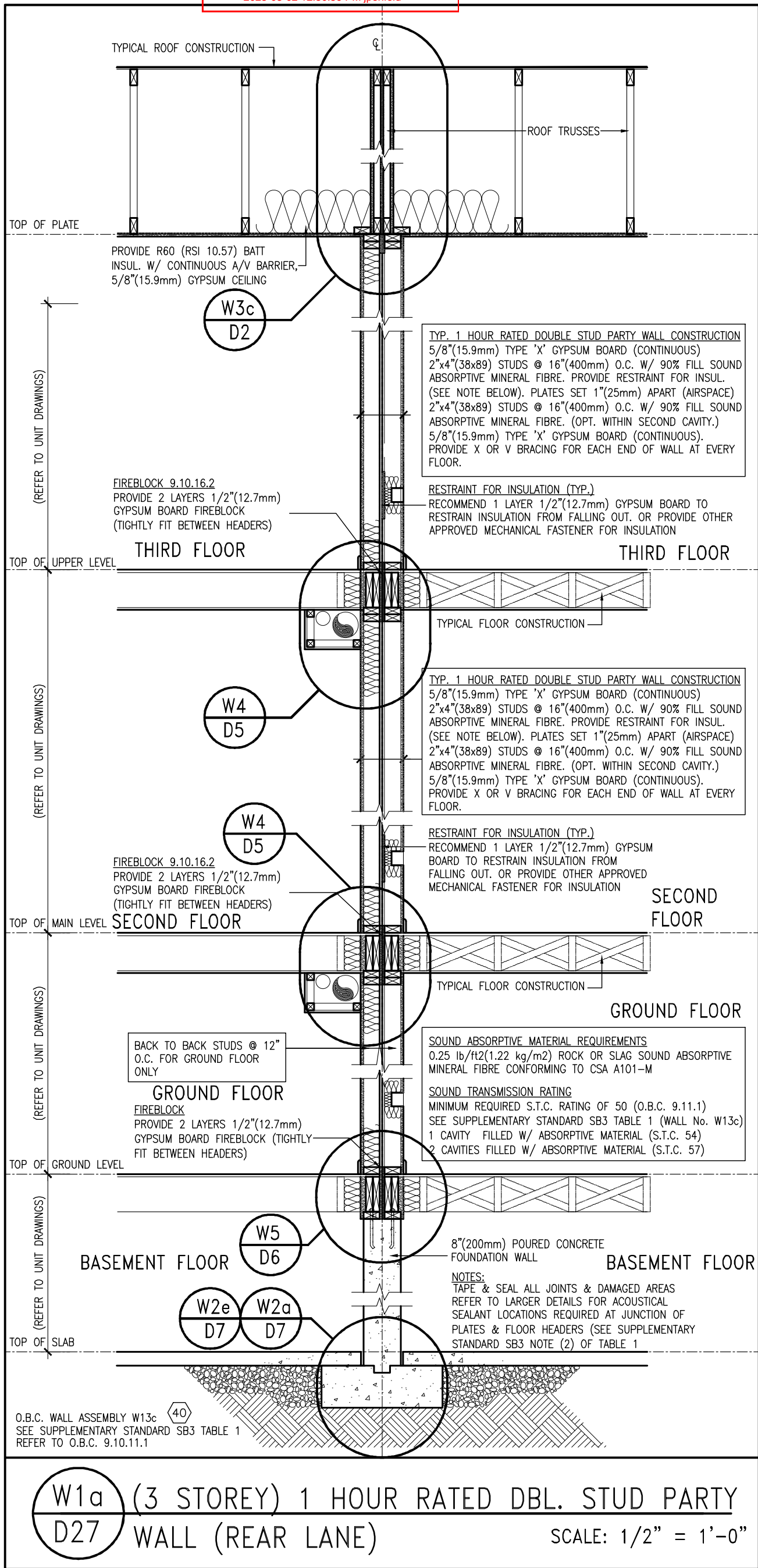
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BCC

drawing no.
7

scale
3/16" = 1'-0"

cross section 'A-A'

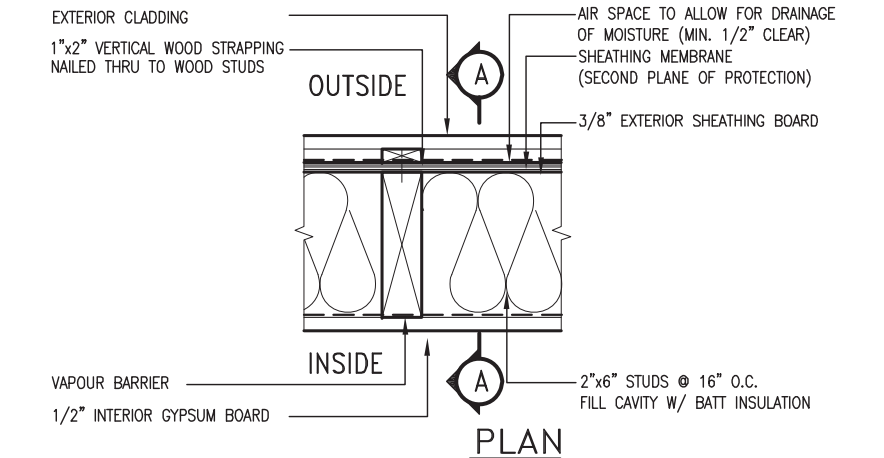
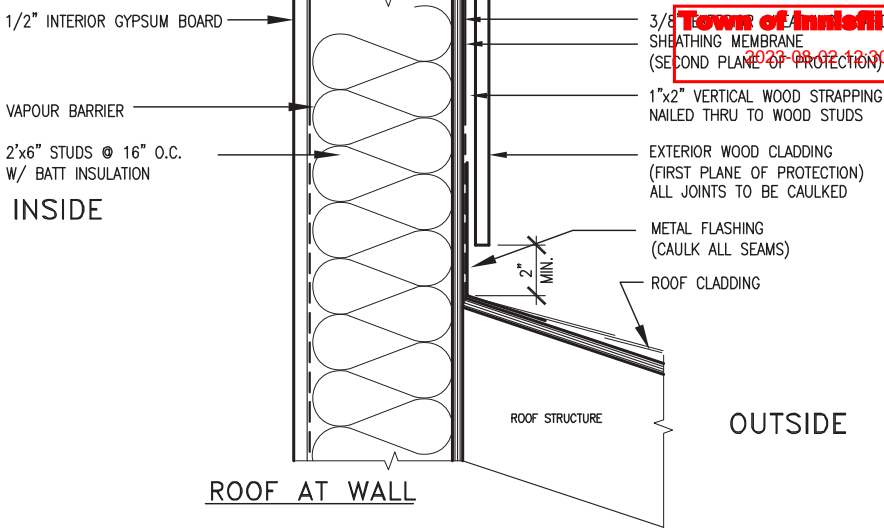
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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



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						
7	.	.	.	Wellington Jno-Baptiste 25591						
6	.	.	.	name						
5	.	.	.	registration information						
4	.	.	.	VA3 Design Inc. 42658						
3	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.						
2	.	.	.							
1	ISSUE FOR CLIENT REVIEW	APR 10-18	VA3							
no.	description	date	by							

Town of Innisfil Certified Model

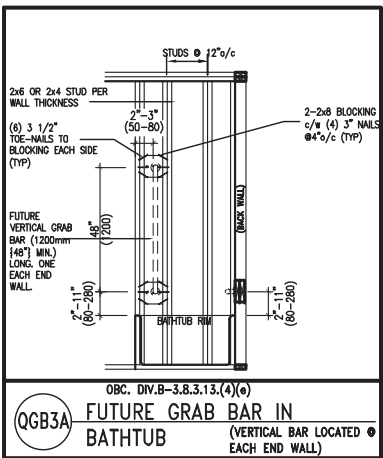
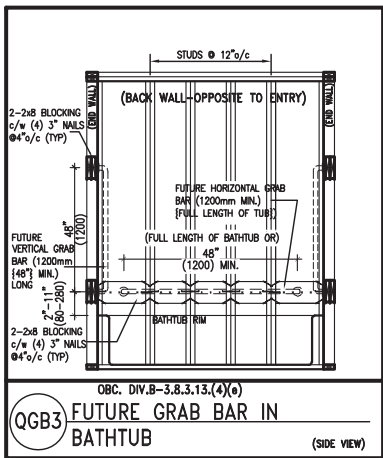
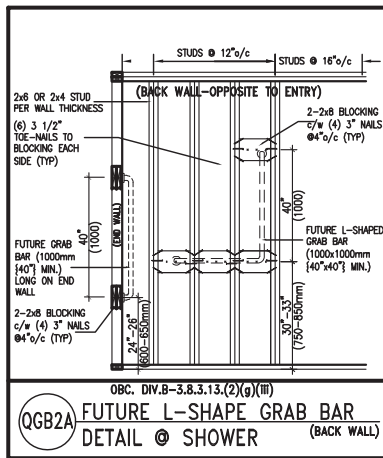
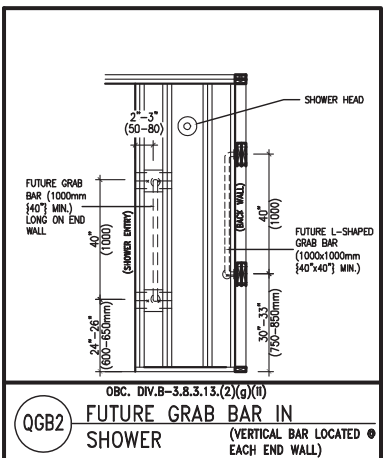
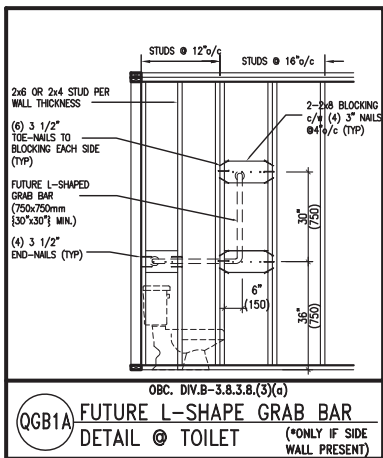
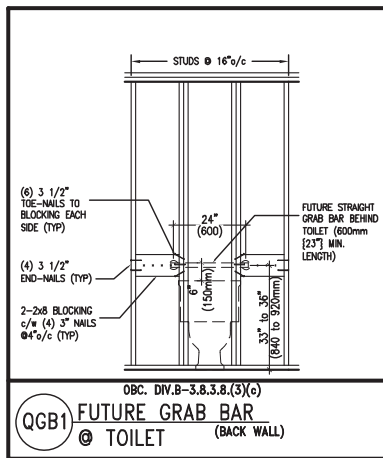
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EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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

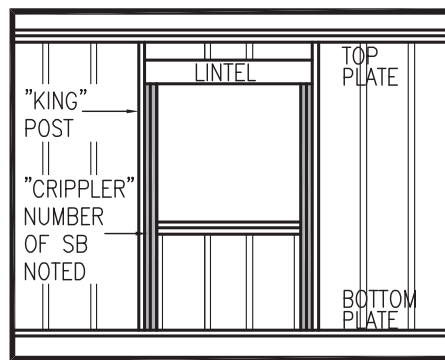


OUTDOOR AIR INTAKE SEPARATION

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:

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

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

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

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

- 2"x8" @ 16" O.C. - 16'-0"
- 2"x8" @ 12" O.C. - 17'-9"
- 2-2"x8" @ 16" O.C. - 20'-4"
- 2-2"x8" @ 12" O.C. - 22'-4"

NOTES:

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



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	

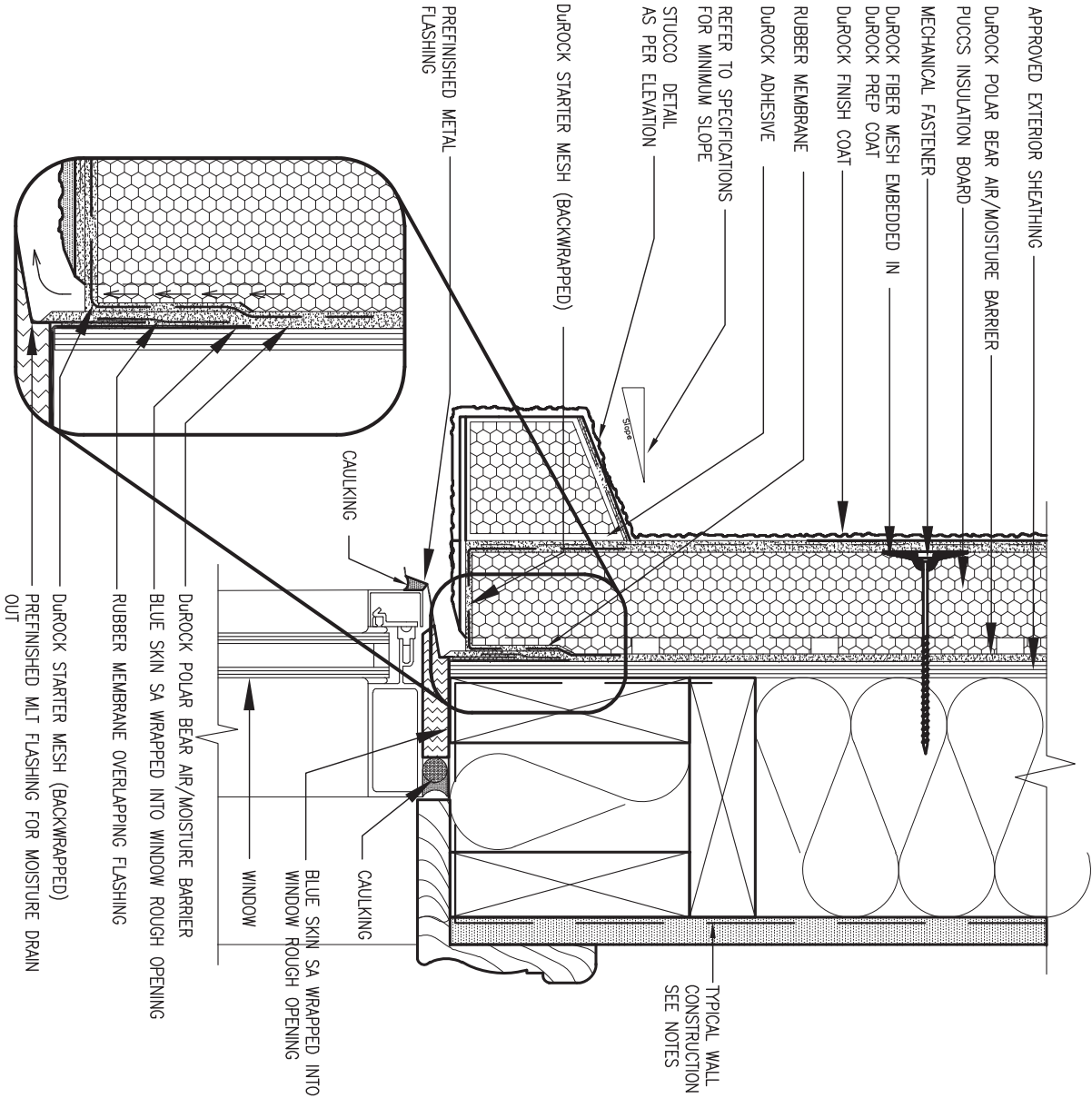


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BAYVIEW WELLINGTON

CONST NOTE

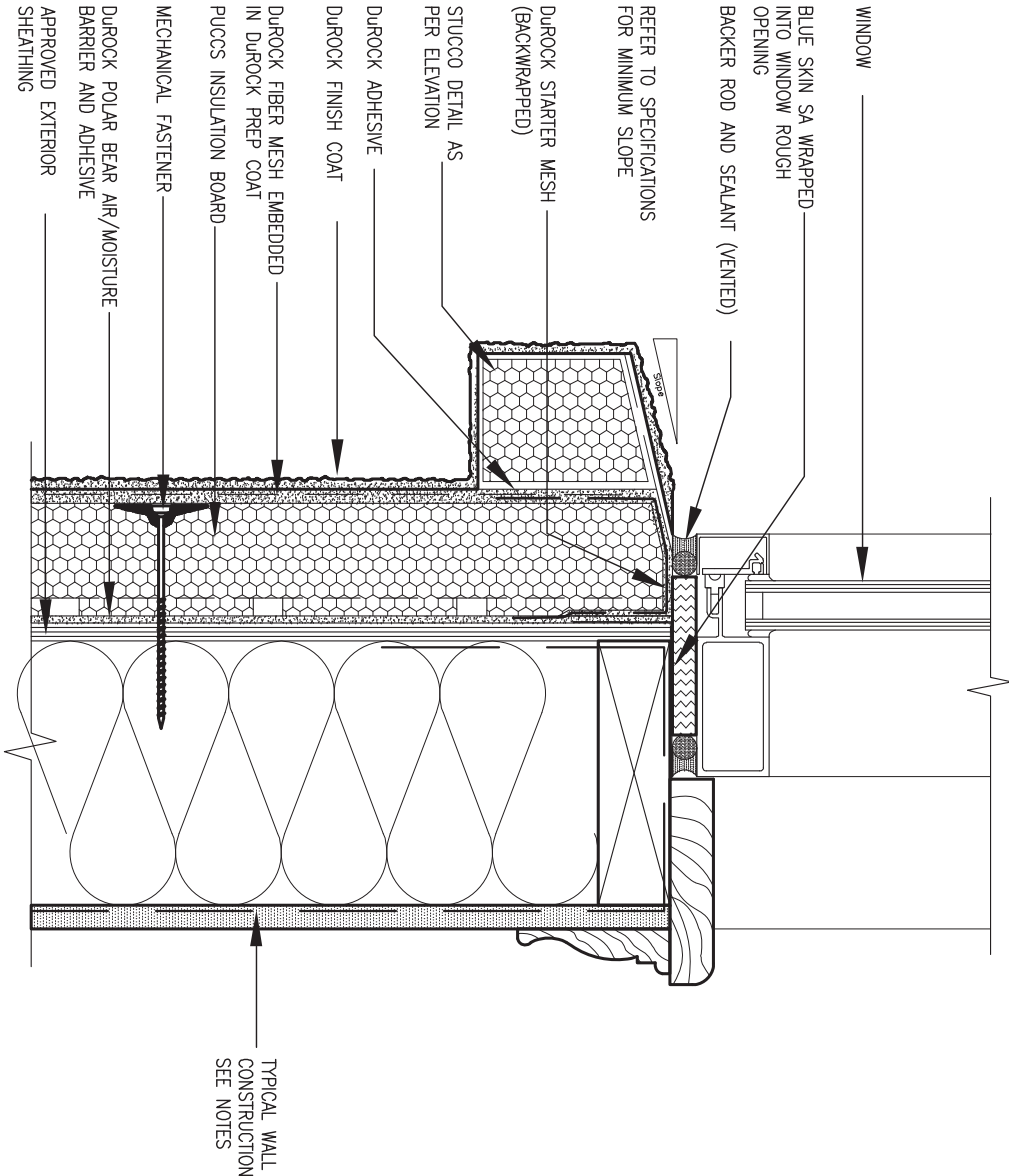
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date MAY 2016	checked by RC	scale 3/16" = 1'-0"
drawn by RC	file name 13049-CN-A1 VER 2022	drawing no. CN2
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1 WINDOW HEADER

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	.	.	.	<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>registration information</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>	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	.			project name	municipality	project no.	
7	.	.	.			ALCONA	INNISFIL, ON.	13049	
6	.	.	.			date	CONSTRUCTION NOTES		
5	.	.	.			MAY 2016	drawing no.		
4	.	.	.	drawn by	checked by	scale	file name	CN3	
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	RC	-	3/16" = 1'-0"	13049-CN-A1 VER 2022		
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM					
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						

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LICENSED PROFESSIONAL ENGINEER

M. Parente

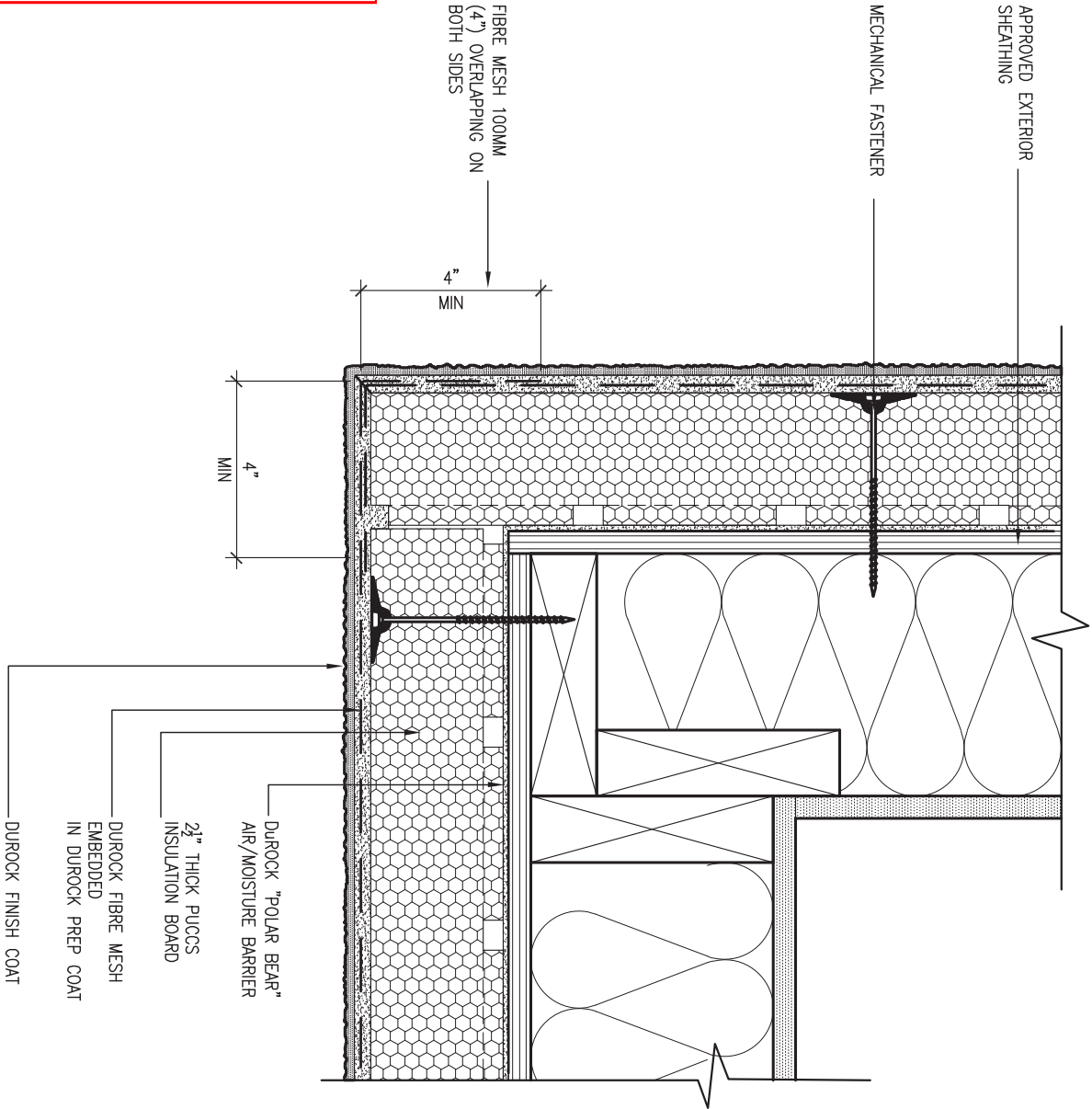
M. F. PARENTE
100517923

Mar. 23, 2023

PROVINCE OF ONTARIO



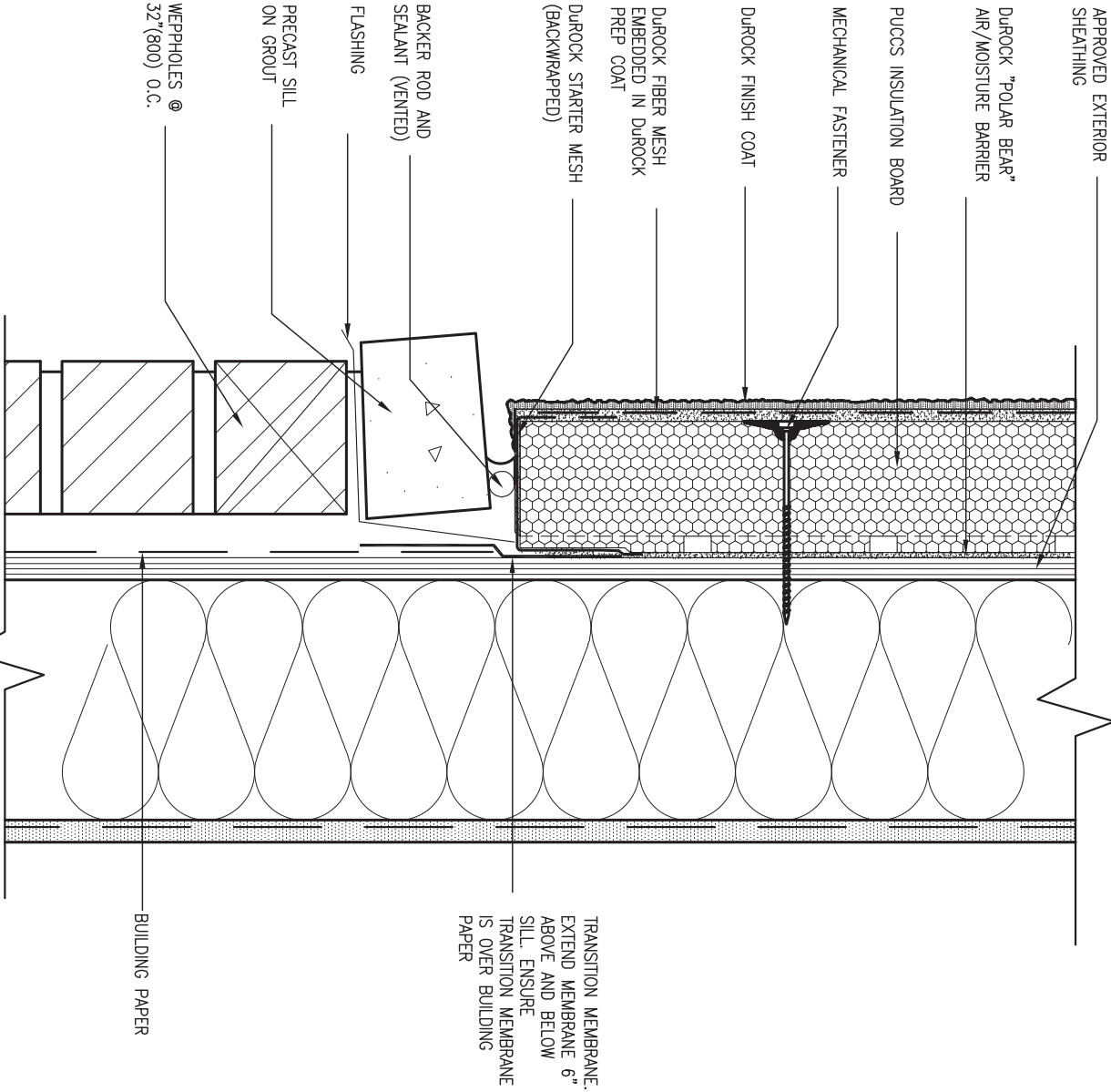
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5 CORNER DETAIL

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"

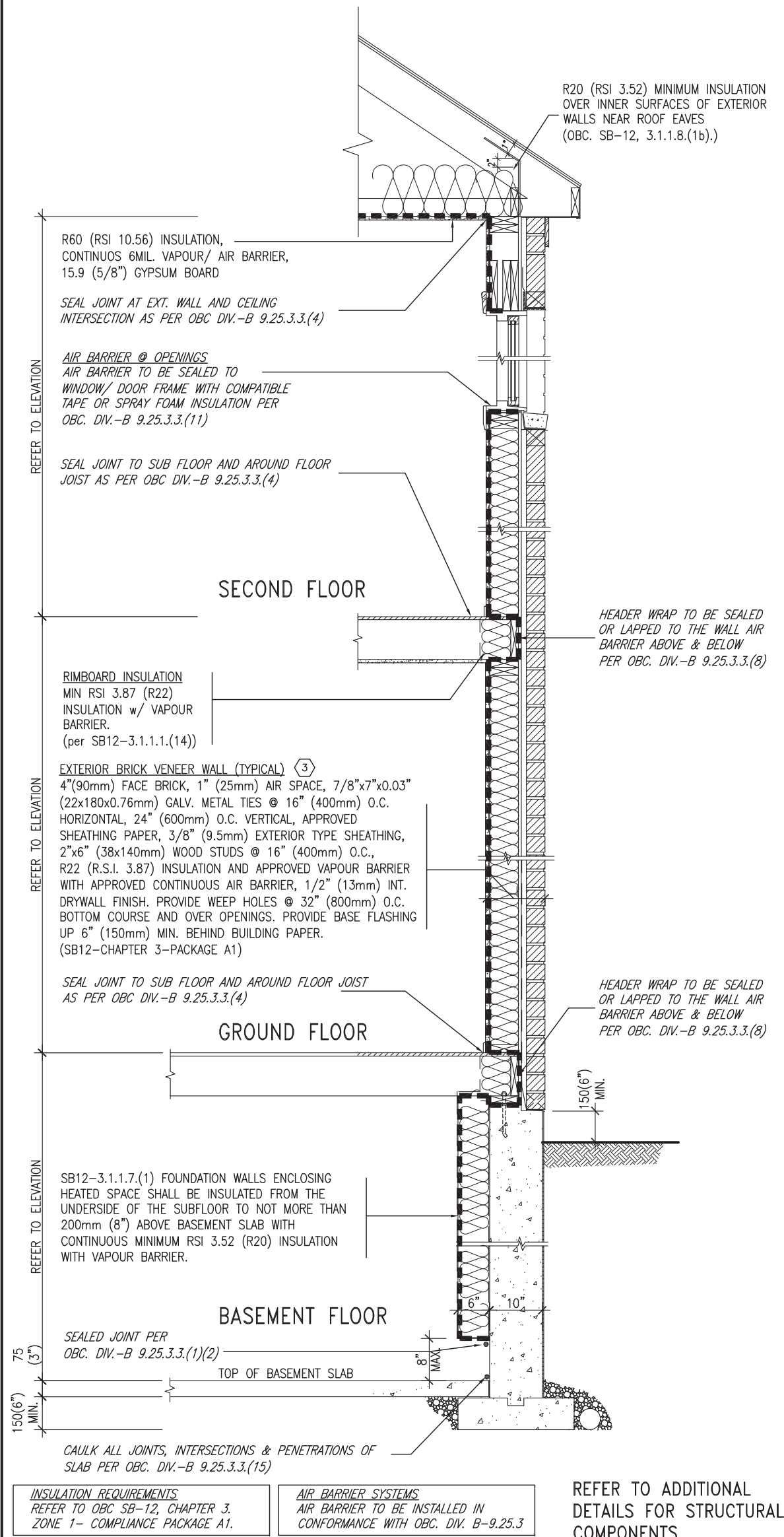


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON	project name ALCONA	municipality INNISFIL, ON.	CONST NOTE -	project no. 13049
8	.	.	.							
7	.	.	.							
6	.	.	.							
5	.	.	.	Wellington Jno-Baptiste	25591	CONSTRUCTION NOTES	drawing no. CN5			
4	.	.	.	name registration information VA3 Design Inc.	BCIN 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							

Richard

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SB12-COMPLIANCE PACKAGE 'A1'



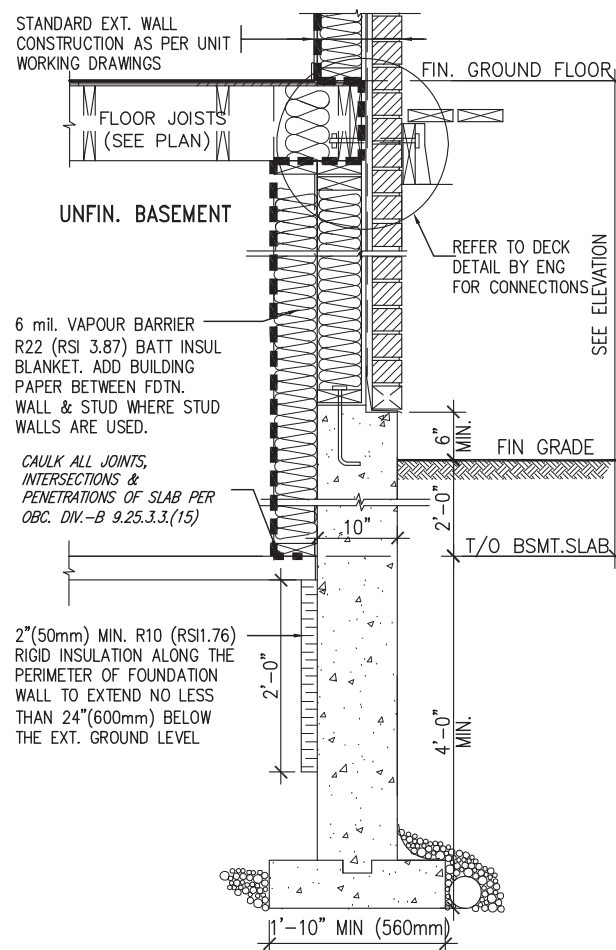
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

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

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R21)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	—
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



* 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.
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	



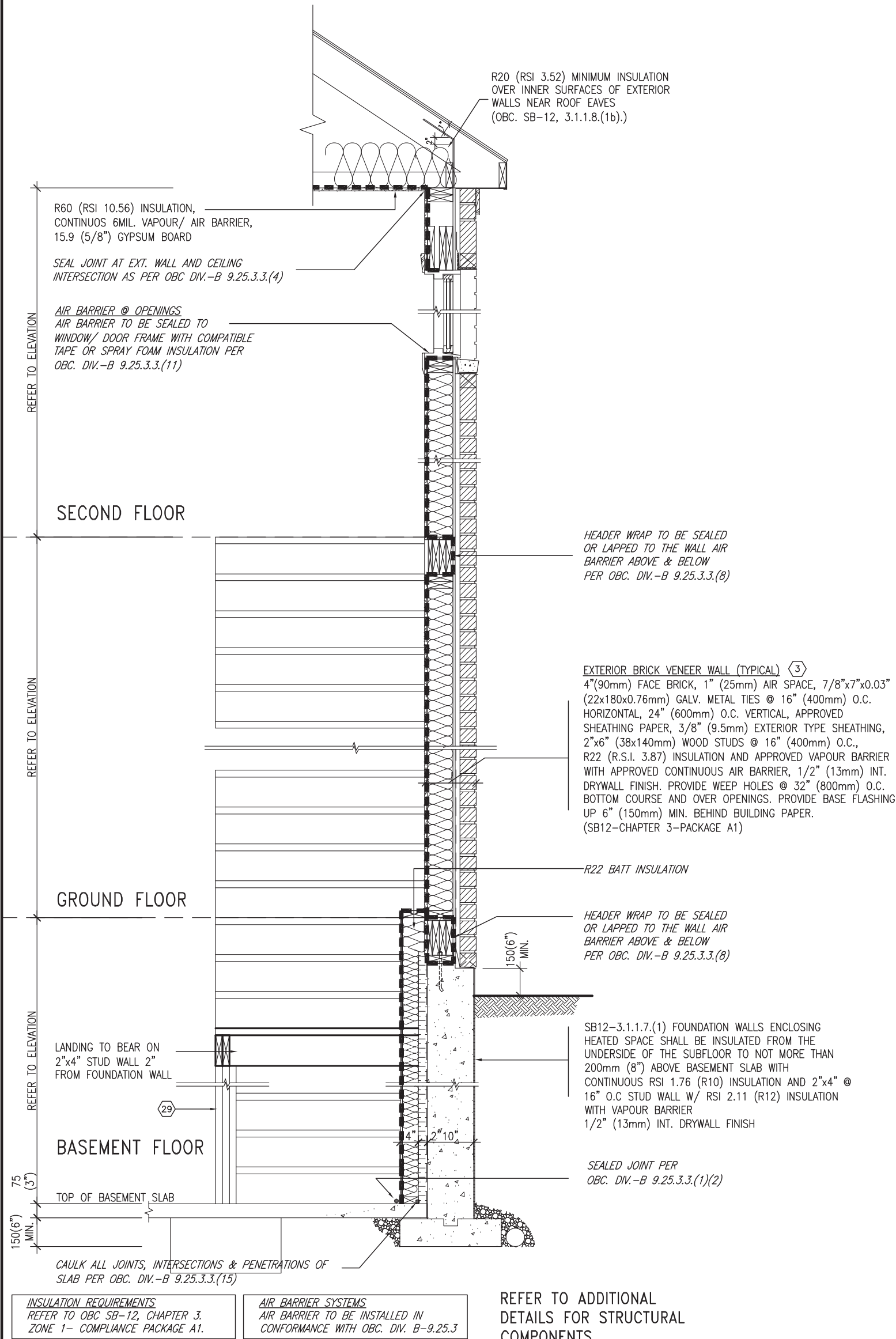
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BAYVIEW WELLINGTON

CONST NOTE

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

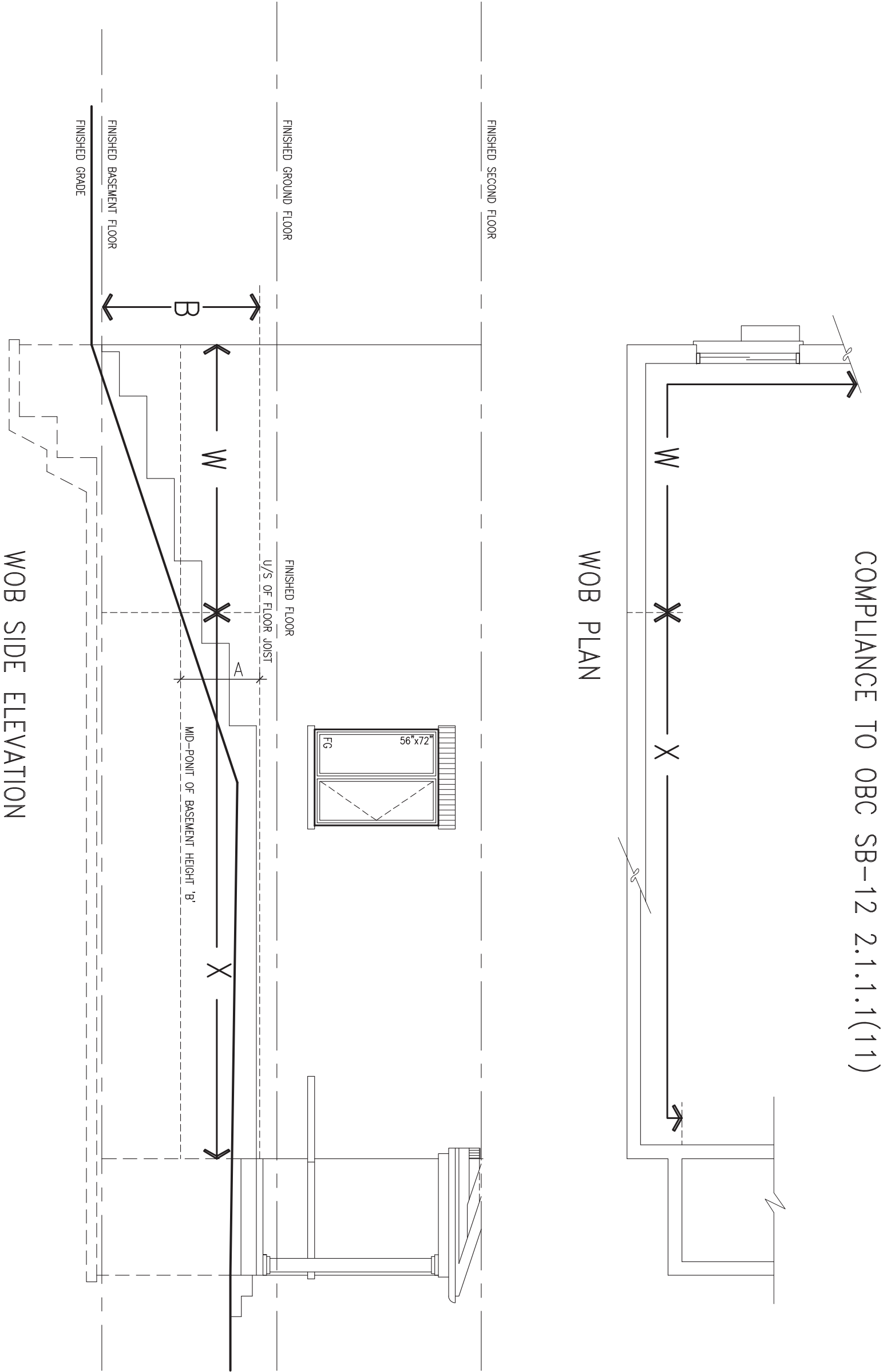


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TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL

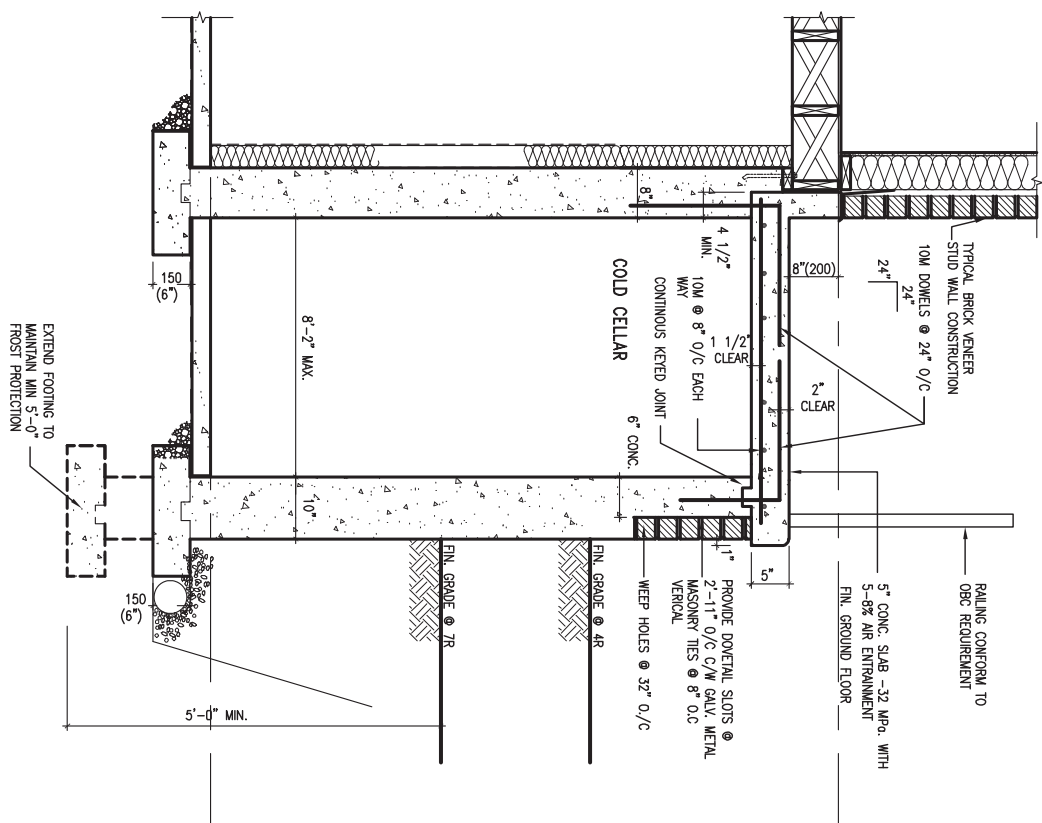
SCALE: N.T.S.

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.	<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></div>	BAYVIEW WELLINGTON		CONST NOTE	
8	-	-	qualification information		project name		project no.	
7	-	-	Wellington Jno-Baptiste		ALCONA		13049	
6	-	-	signature		date		drawing no.	
5	-	-	name		MAY 2016		CN7	
4	-	-	registration information	drawn by		checked by		
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	scale		CONSTRUCTION NOTES		
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	3/16" = 1'-0"		file name		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:11 PM		13049-CN-A1 VER 2022		
no.	description	date	by					

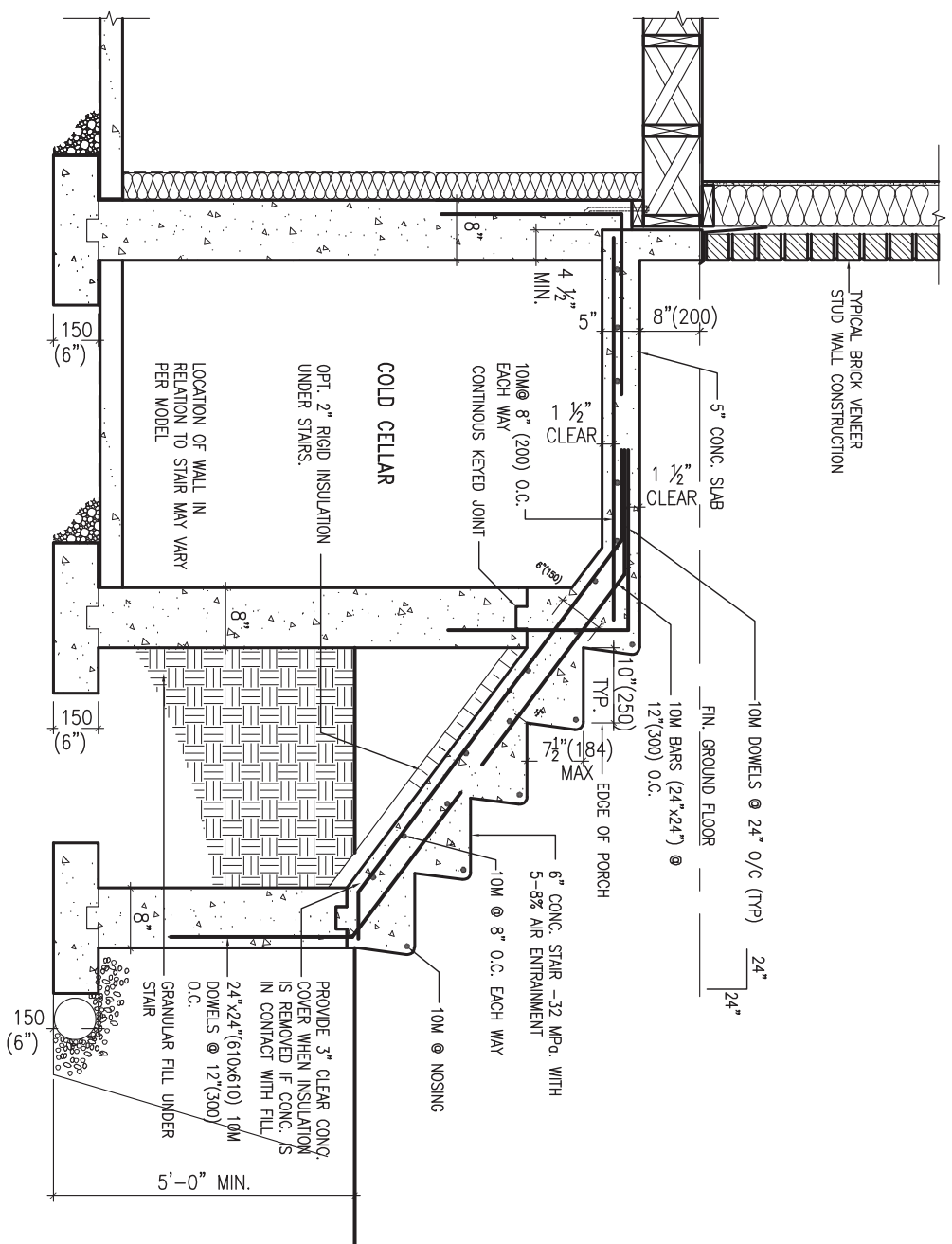


9	-	-	-	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591</div> <div>signature BCIN</div> <div>VA3 Design Inc. 42658</div>	<div>VA3 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>municipality</div> <div>INNISFIL, ON.</div>	<div>CONST NOTE</div> <div>-</div> <div>project no.</div> <div>13049</div>	
8	-	-	-					
7	-	-	-					
6	-	-	-					
5	-	-	-					
4	-	-	-	-	-	-	-	
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	<div>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.</div>			<div>date</div> <div>MAY 2016</div> <div>checked by</div> <div>RC</div> <div>scale</div> <div>3/16" = 1'-0"</div> <div>file name</div> <div>13049-CN-A1 VER 2022</div>	<div>drawing no.</div> <div>CN8</div>
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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SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)
SCALE: N.T.S.



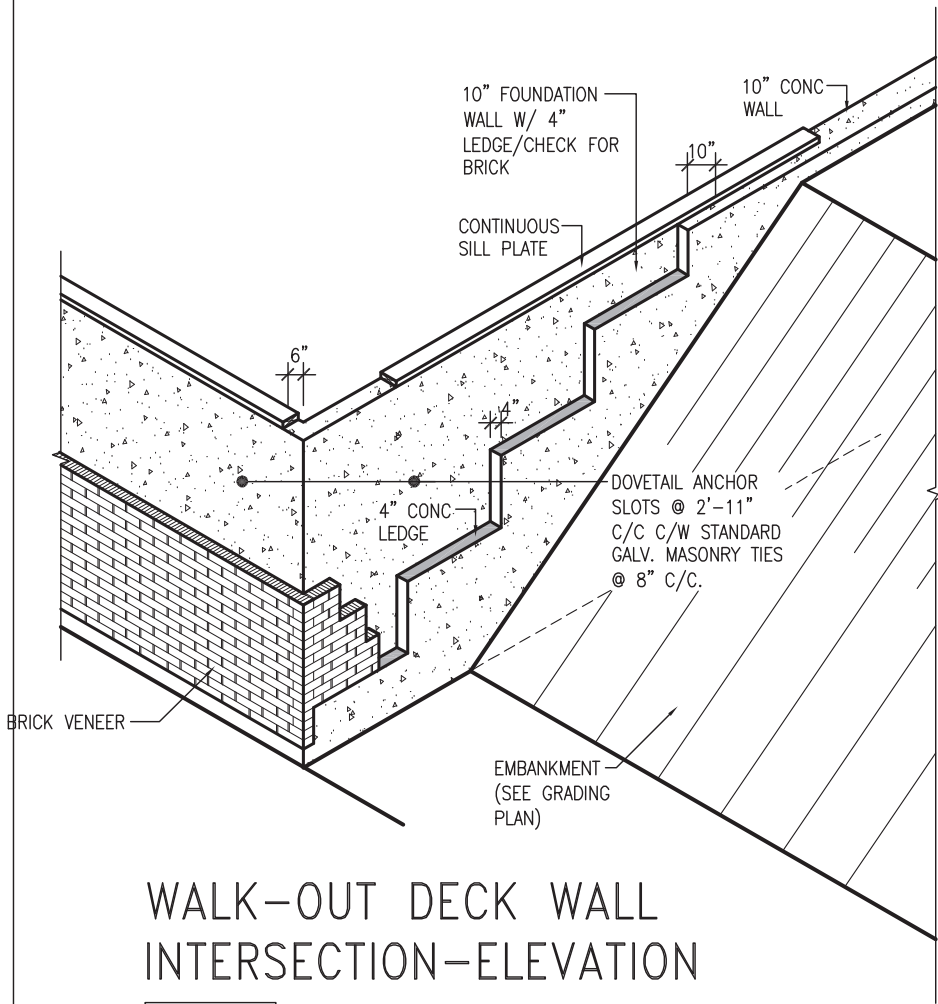
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8	.	.	qualification information	
7	.	.	Wellington Jno-Baptiste	25591
6	.	.	name	BCIN
5	.	.	signature	
4	.	.	registration information	
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	42658
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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.



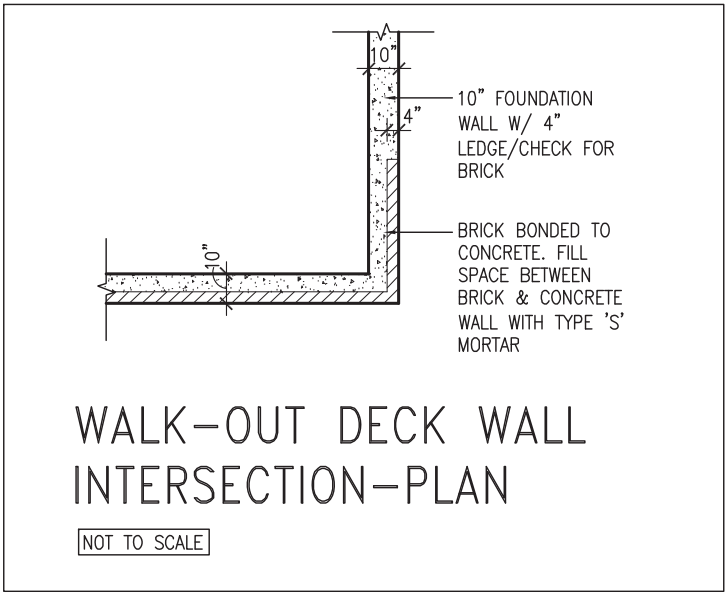
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project name ALCONA	municipality INNISFIL, ON.	project no. 13049	
date MAY 2016	CONSTRUCTION NOTES		drawing no. CN9
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022
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WALK-OUT DECK WALL INTERSECTION-ELEVATION

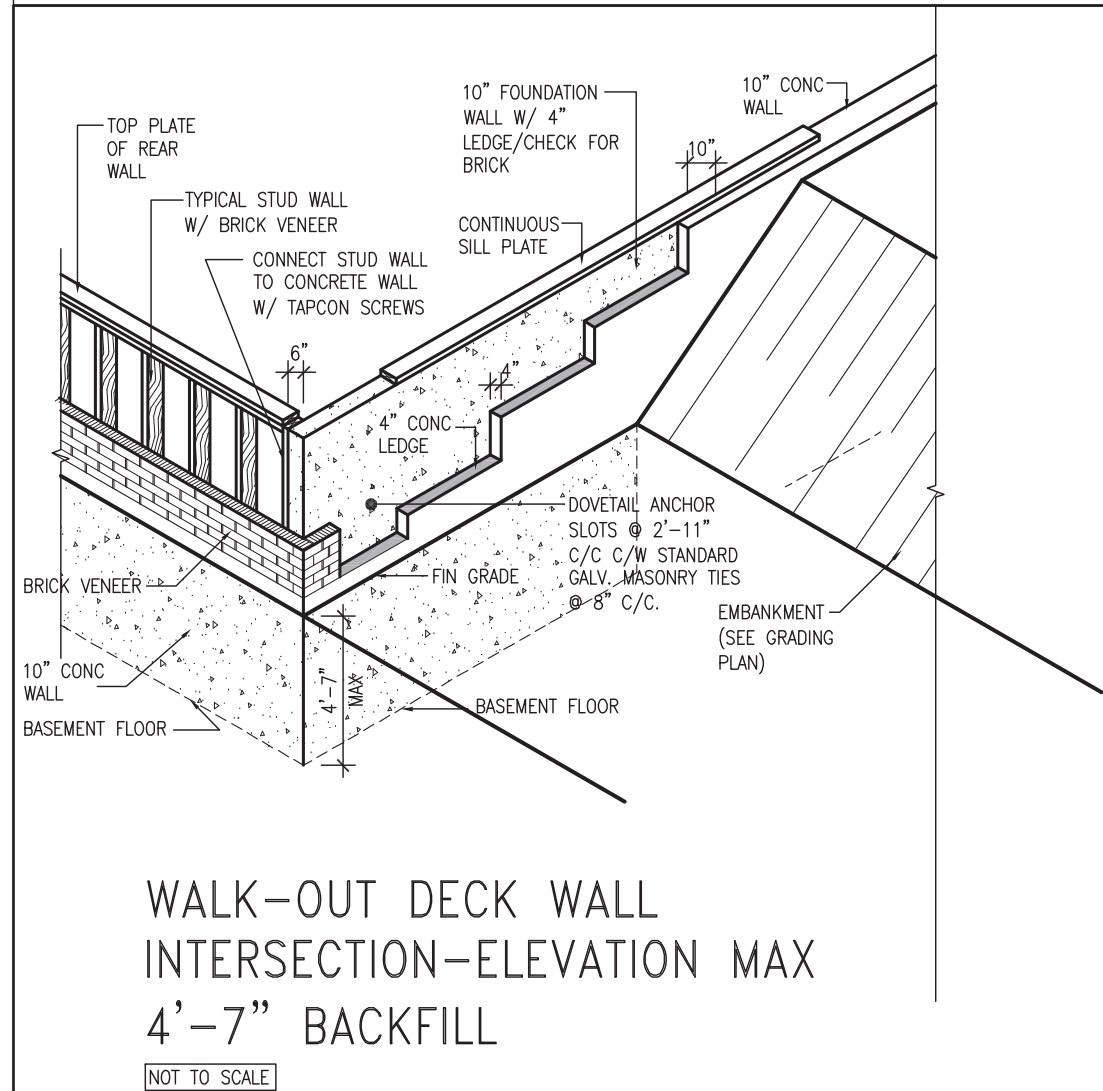
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

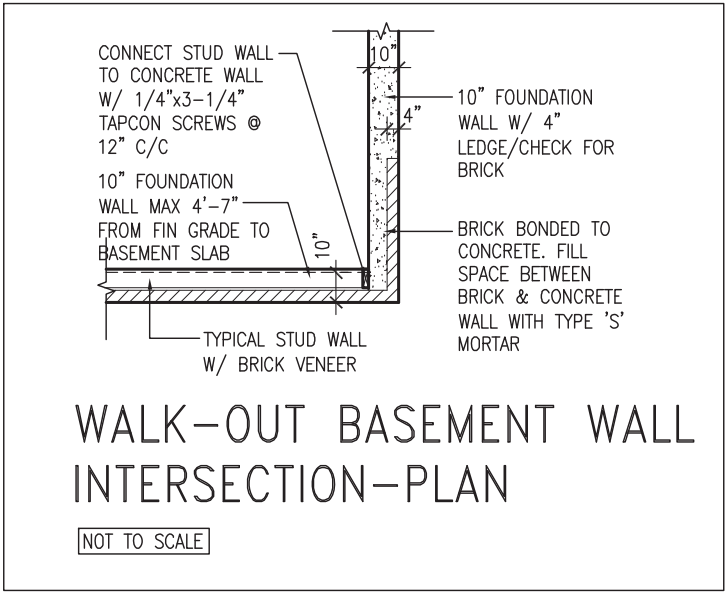
NOT TO SCALE

(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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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
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

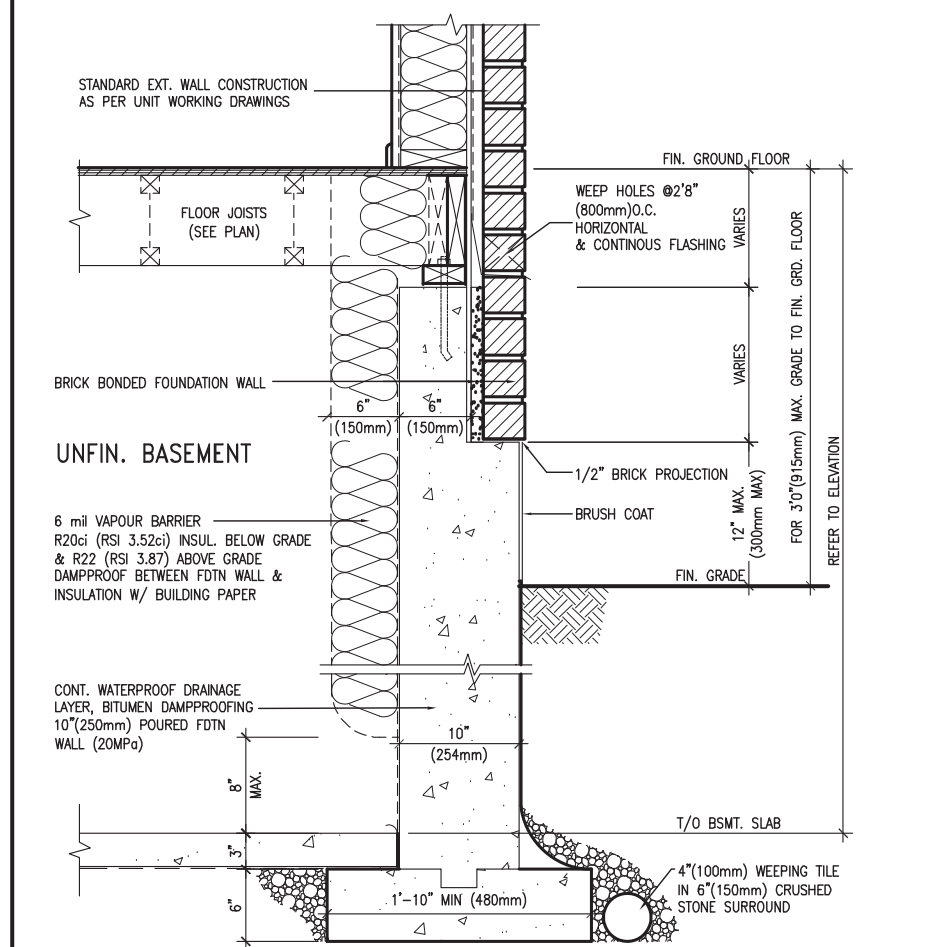
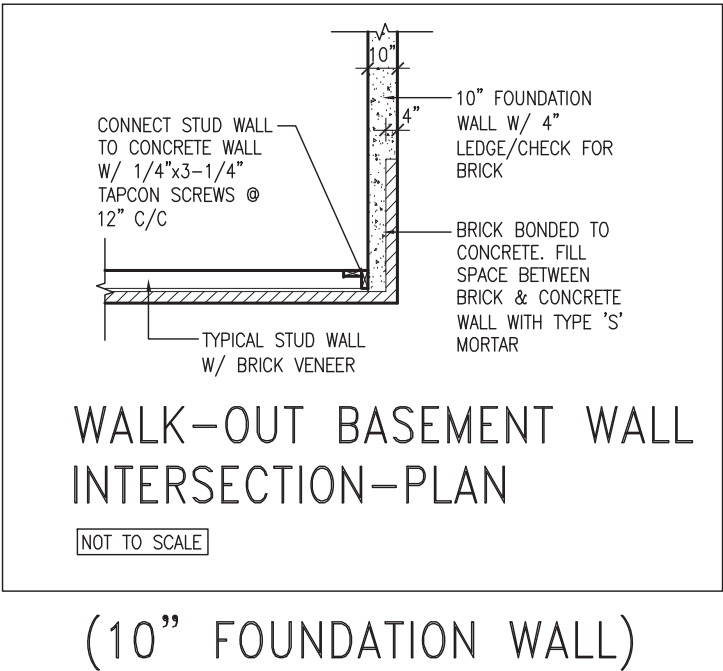
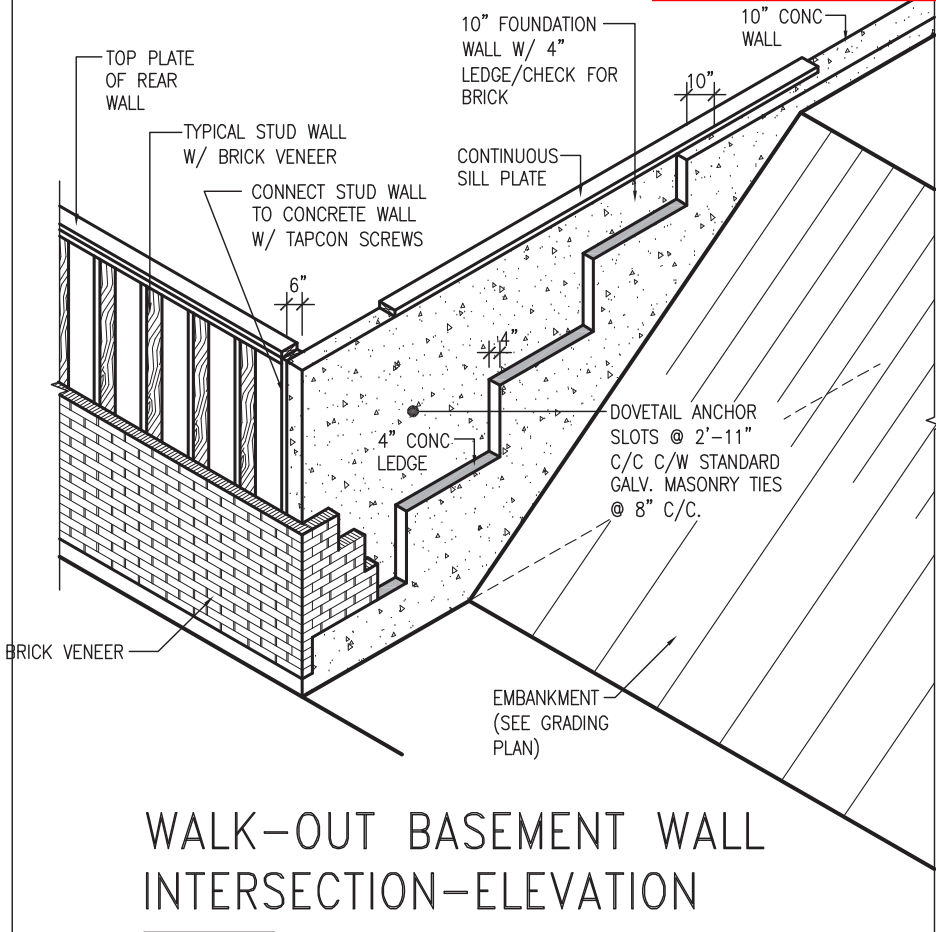


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t 416.630.2255 f 416.630.4782
va3design.com

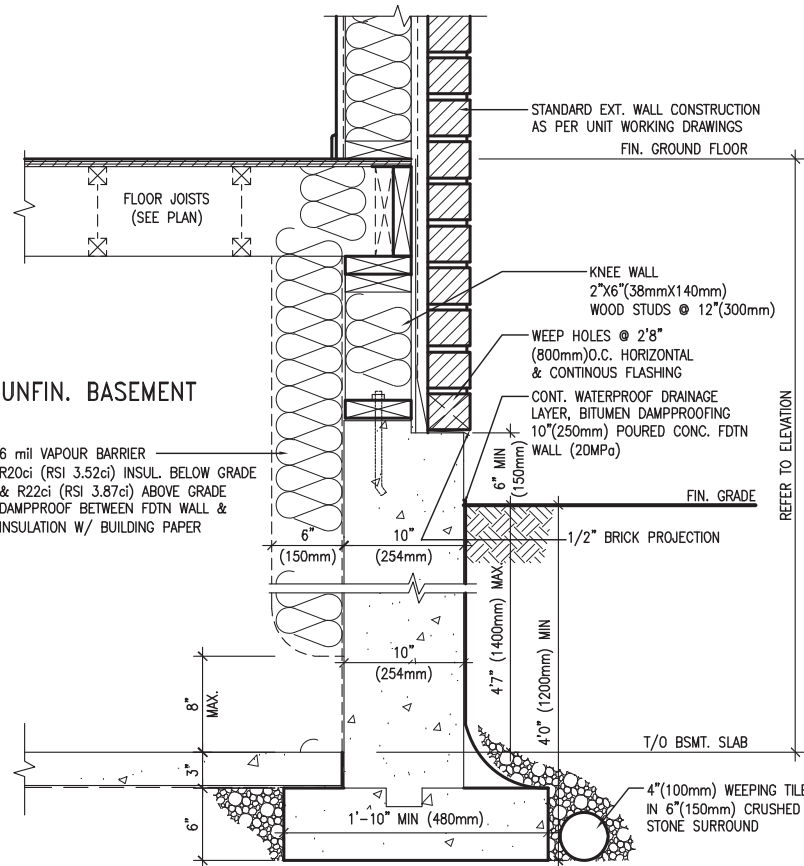
BAYVIEW WELLINGTON

CONST NOTE

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



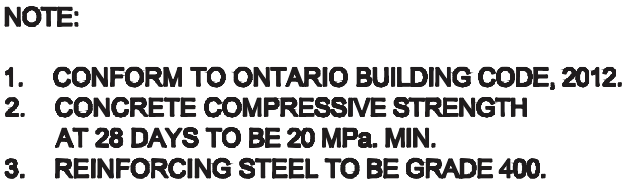
EW3.06x
PKG A1
WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE
SCALE: N.T.S.




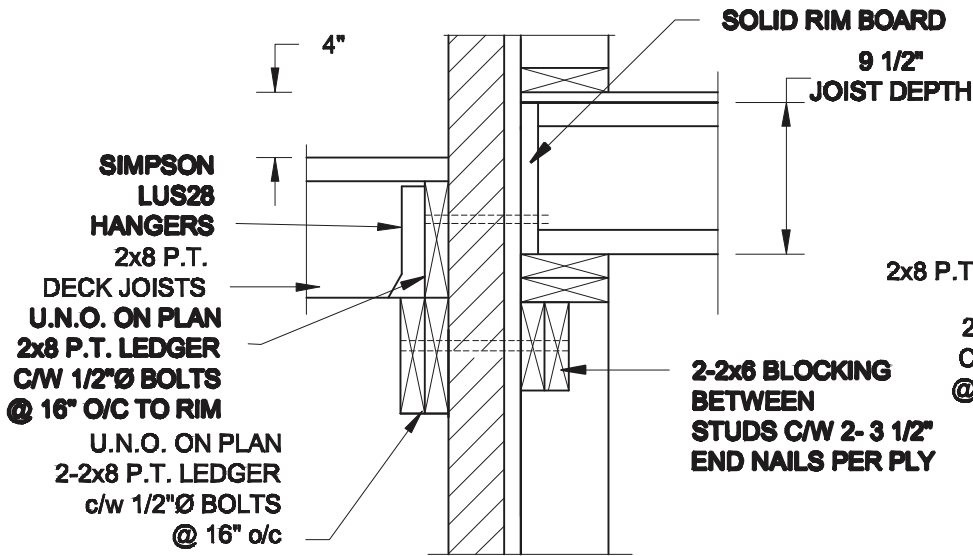
EW3.07x
PKG A1
WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7" (1400mm) MAX. HEIGHT DIFFERENCE
SCALE: N.T.S.



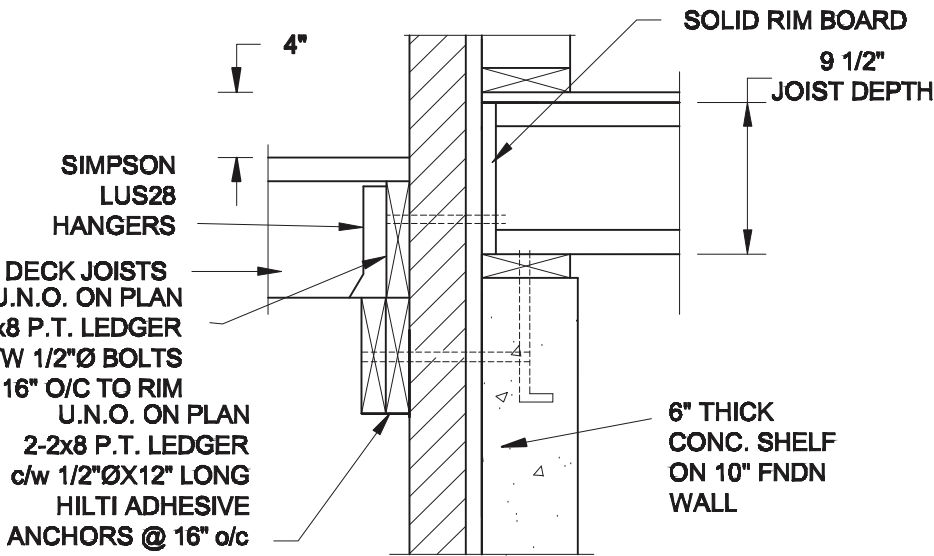
9	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE		
8	-	-			project name ALCONA	municipality INNISFIL, ON.	project no. 13049		
7	-	-	qualification information		CONSTRUCTION NOTES				drawing no.
6	-	-	Wellington Jno-Baptiste		date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022	CN11
5	-	-	name VA3 Design Inc.		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2022.dwg - Thu - Mar 23 2023 - 1:10 PM				
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						



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	

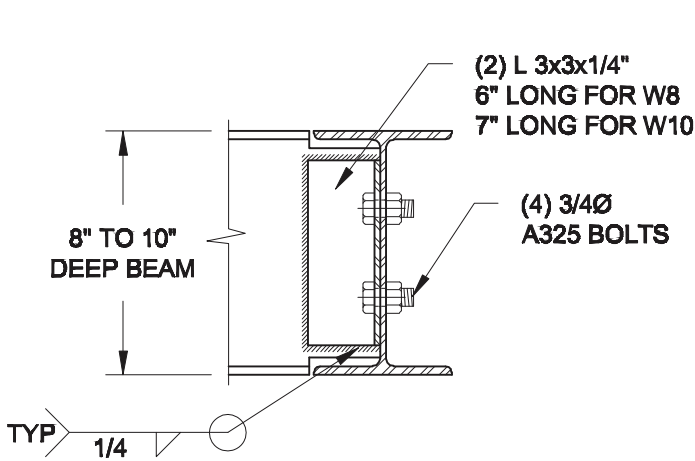


1A
S2 **DECK FASTEN DETAIL**
SCALE: 1" = 1'-0"

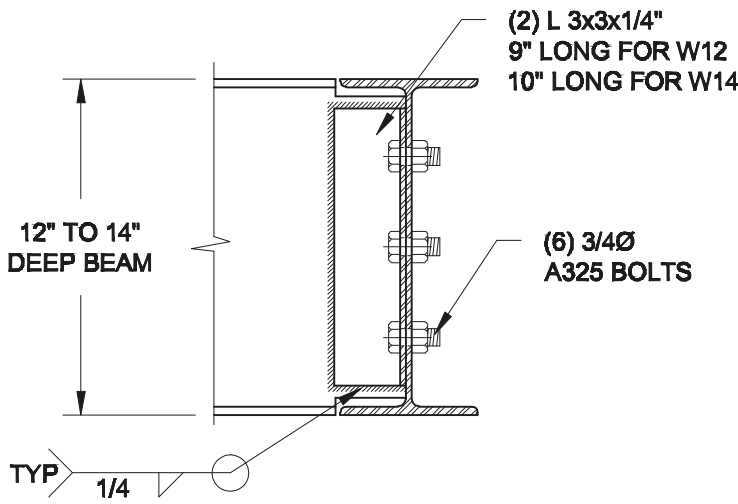


1B
S2 **DECK FASTEN DETAIL**
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



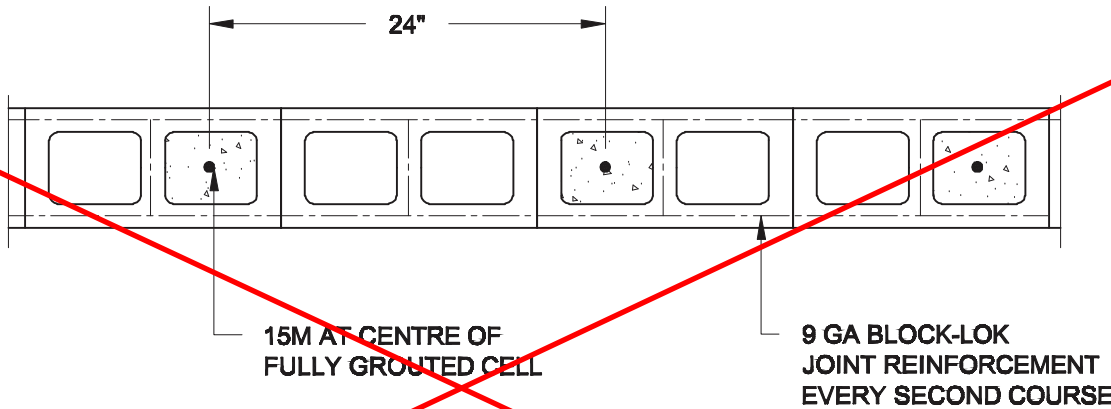
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

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

Revised 2 hr firewall required for 3-storey condition.



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

NOTES:

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

Scale:
AS NOTED

Date:

Drawn: Checked:

Engineer's Seal



Project:

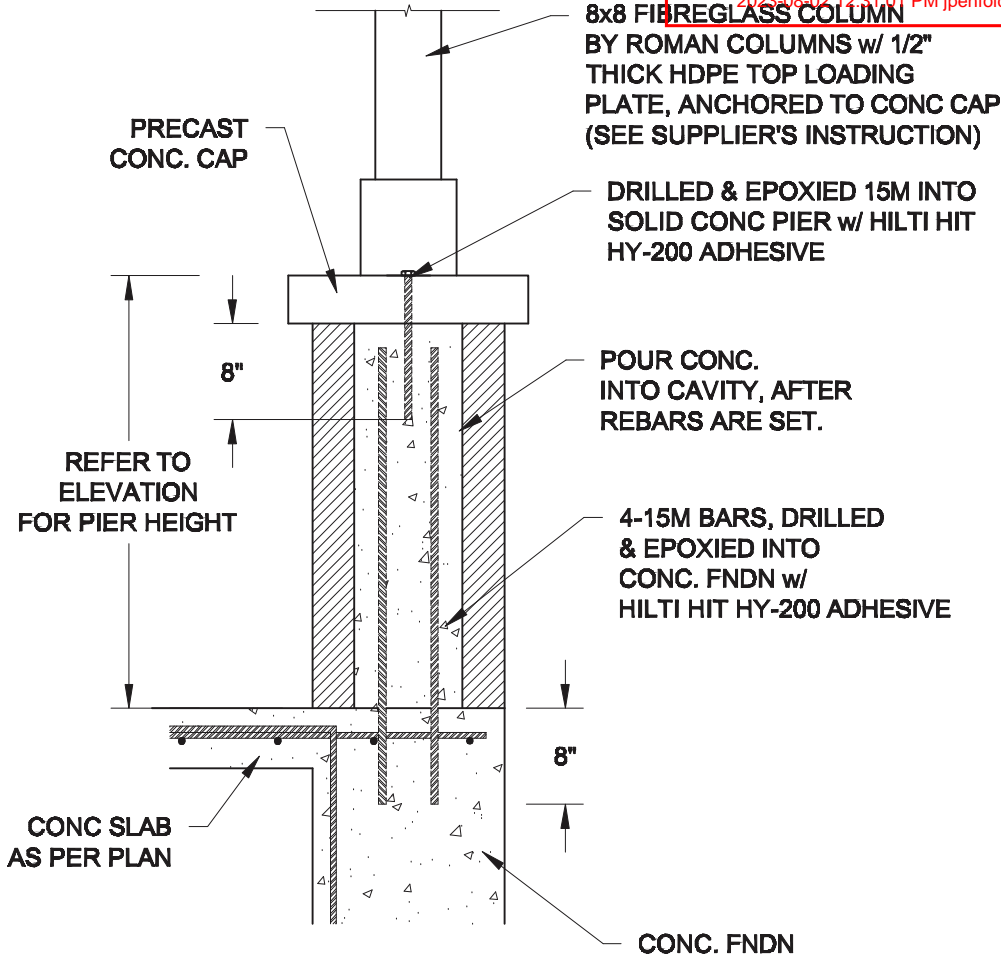
BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

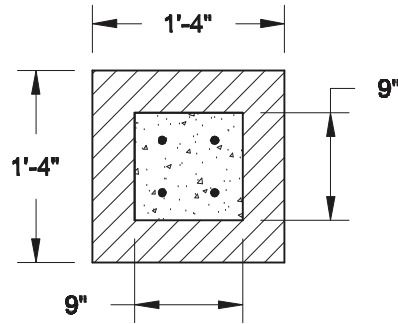
Project No.:

Drawing No.:

S2



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



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

NOTE:

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

Scale:
AS NOTED

Date:

Drawn: Checked:

Engineer's Seal:



Project:

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

Drawing No.:

S3