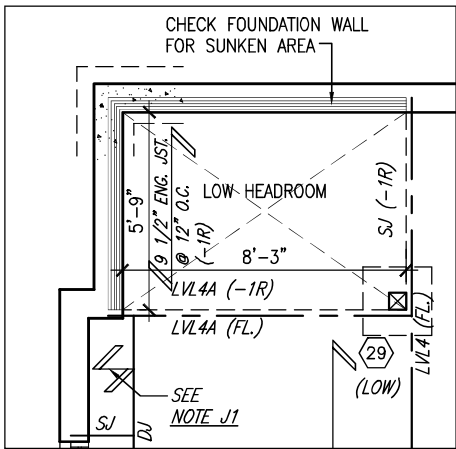


SOIL TO HAVE MIN
ALLOWABLE
BEARING CAPACITY
OF 150 KPa

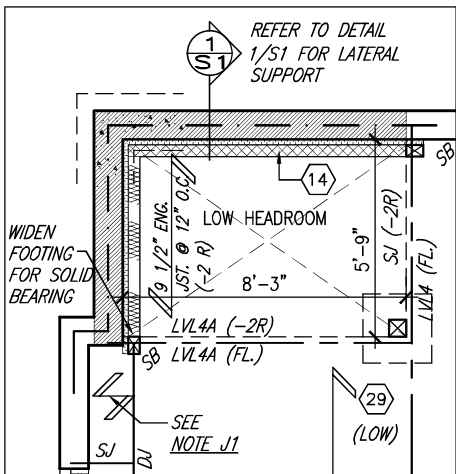
22"x6" THICK
CONC. FOOTING
UNDER FRONT /
REAR AND SIDE
WALL (TYP)

Town of Innisfil Certified Model
2023-08-02 3:28:04 PM jpenfold

28"x10" THICK CONC. FOOTING
UNDER PARTYWALL



PART. PLAN
SUNKEN MUD 1R COND.



22"x6" THICK
CONC. FOOTING
UNDER FRONT /
REAR AND SIDE
WALL (TYP)

PART. PLAN SUNKEN MUD
2R OR MORE COND.

AREA CALCULATIONS	
	ELEV. B
FINISHED BASEMENT AREA	0 SF
GROUND FLOOR AREA	998 SF
SECOND FLOOR AREA	1006 SF
THIRD FLOOR AREA	831 SF
SUBTOTAL	2834 SF
DEDUCT ALL OPENINGS	0 SF
TOTAL NET AREA	2834 SF
	263.29 m2
COVERAGE W/OUT PORCH	1006 SF
	93.43 m2
COVERAGE W/ PORCH	1052 SF
	97.70 m2
GARAGE	233 SF
DECK	0 SF
WALK-UP	0 SF
COVERAGE W/ PORCH, GARAGE, DECK, WALK-UP, ETC.	1285 SF
	119.39 m2

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

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

APPROVED BY:
DATE: MAR 27, 2023

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

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

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.

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.

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

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

BASEMENT PLAN ELEV. 'B'

Finished basements require separate permits.



3	.	.	.
8	.	.	.
7	.	.	.
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5	.	.	.
4	UPDATED TO 2023 OBC	MAR 20/23	NS
3	REVISED AS PER ENG'S COMMENTS	JUL 16-19	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

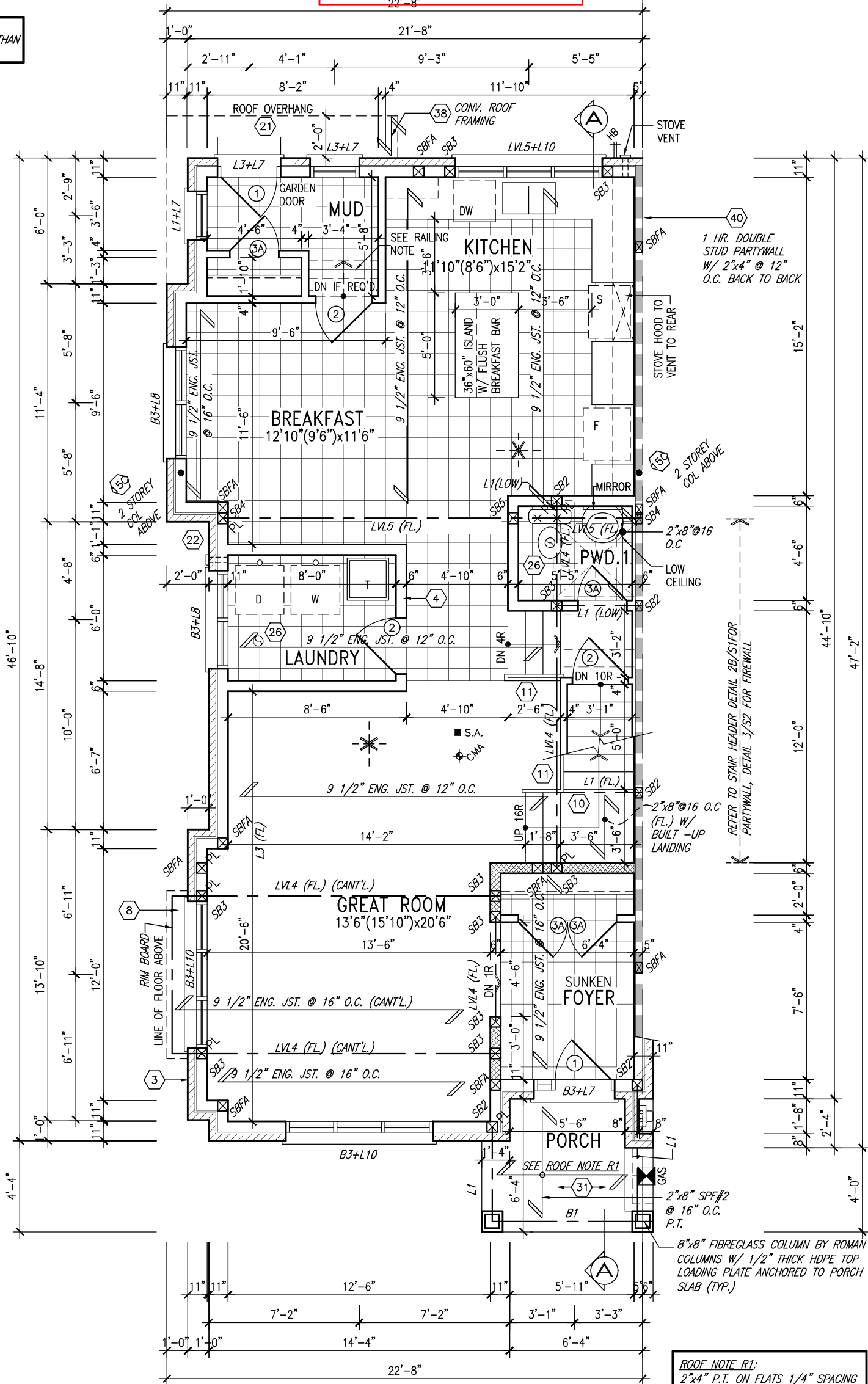
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
signature
Contractor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

VA3
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		RL-6C KINGFISHER 7	
project name ALCONA	municipality INNISFIL, ON	project no. 13049	drawing no. 1
date JUNE 2018	checked by WT	scale 3/16" = 1'-0"	file name 13049-RL-6C
BASEMENT PLAN ELEV. 'B'			
RICHARD -- H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL-6C-VER 2023.CURRENT\13049-RL-6C.dwg -- Thu -- Mar 23 2023 -- 1:06 PM			

RAILING NOTE:
PROVIDE HANDRAILS IF THERE ARE MORE THAN TWO RISERS TO MUDROOM

50 HSS 3 1/2" x 3 1/2" x 3/8"
2 STOREY COL C/W
4"x4"x1/4" TOP AND
BOTTOM PLATES
PROVIDE BASE PLATE
4 1/2"x10"x1/2" W/ (2)
1/2" DIA x12"x2" HOOK
ANCHORS FIELD WELD COL
TO BASE PLATE



GROUND FLOOR PLAN ELEV. 'B'

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

INDICATES FIRE RATED WALL ASSEMBLY

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

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

APPROVED BY: [Signature]

DATE: MAR 27, 2023

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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.

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

name

registration information

VA3 Design Inc.

25591

BCIN

42658

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name

ALCONA

drawn by

JUNE 2018

WT

checked by

scale

3/16" = 1'-0"

scale

scale

scale

scale

GROUND FLOOR PLAN ELEV. 'B'

file name

13049-RL-6C

13049-RL-6C

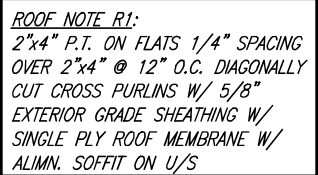
RL-6C
KINGFISHER 7

project no.

13049

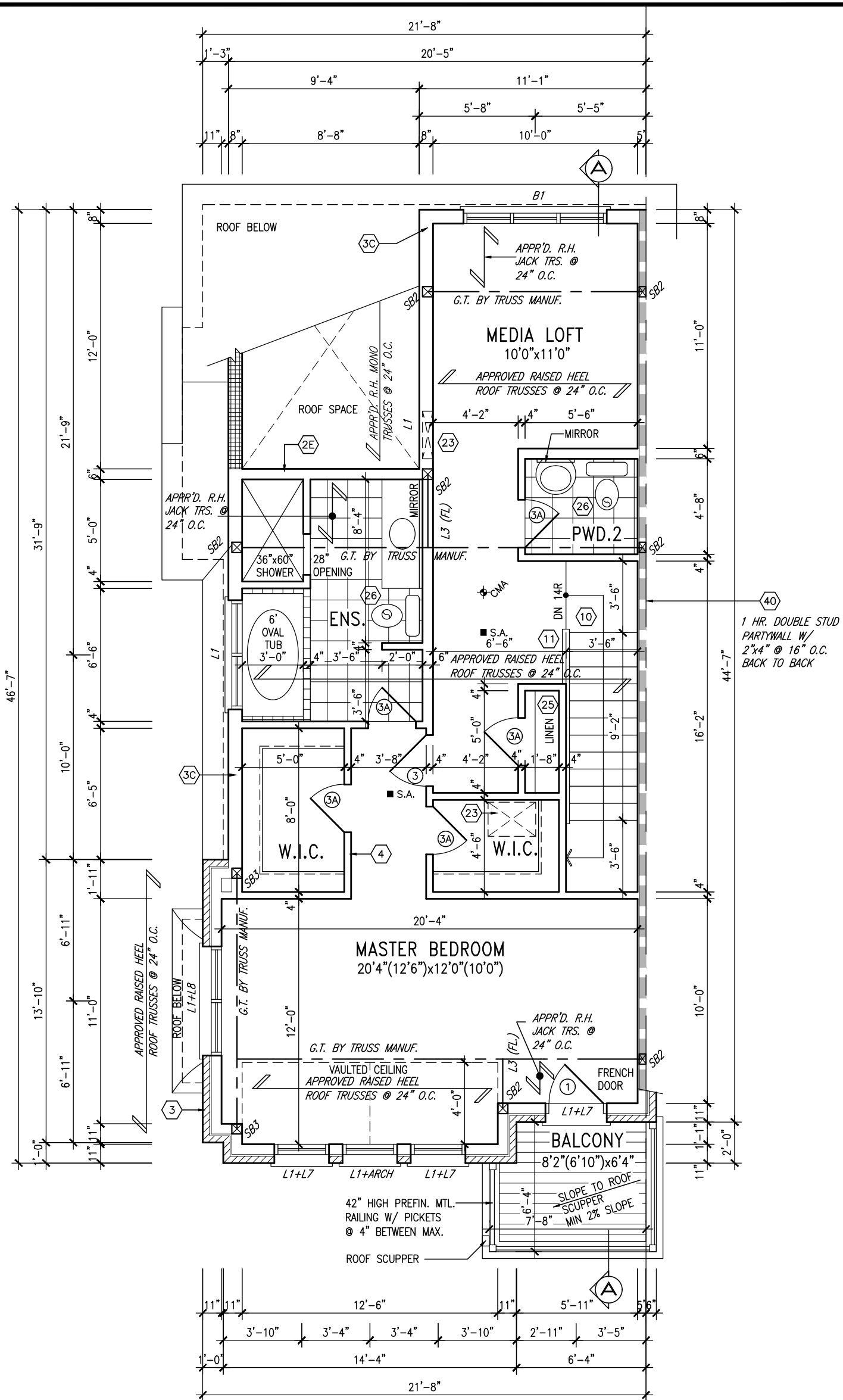
drawing no.

2



GB-NOTE-2020.dwc

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THIRD FLOOR PLAN ELEV. 'B'

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

INDICATES FIRE RATED WALL ASSEMBLY

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	REVISED TOILET IN MASTER BEDROOM ENS.	NOV 21-23	RC
4	UPDATED TO 2023 OBC	MAR 20/23	NS
3	REVISED AS PER ENG'S COMMENTS	JUL 16-19	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
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BAYVIEW WELLINGTON		RL-6C KINGFISHER 7
project name	ALCONA	municipality
date	JUNE 2018	project no.
drawn by	WT	13049
checked by		drawing no.
scale	3/16" = 1'-0"	
THIRD FLOOR PLAN ELEV. 'B'		4
file name		13049-RL-6C
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-0BC VER 2023 CURRENT\13049-RL-6C.dwg - Tue -- Nov 21 2023 -- 1:42 PM		

Town of Innisfil
2023-08-02 2:48 PM
1203-08-0230-248 88916163049-RL-6C.dwg

These guidelines are not intended to be a substitute for the professional judgment of the Architect. The Architect is not responsible for the design of the building or for the construction of the building. The Architect is not responsible for the design of the building or for the construction of the building. The Architect is not responsible for the design of the building or for the construction of the building.

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

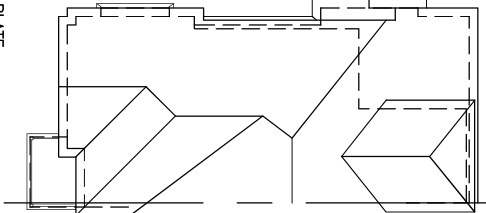
APPROVED BY: [Signature]
DATE: MAY 22, 2023

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8" PRECAST CONC. ARCH
C/W KEYSTONE W/ 1/2" PROL.
(TYP.)

ROOF PLAN 'B'



PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

8" PRECAST CONC. SURROUND
ON 8" PRECAST CONC. SURROUND
W/ 1/2" PROL. (TYP.)

42" HIGH PREFIN. MTL.
RAILING W/ PICKETS
@ 4" BETWEEN MAX.

DECK FLOOR

ALUM. CLAD PANELS (TYP.)

8"x8" FIBREGLASS COLUMN BY
ROMAN COLUMNS W/ 1/2" THICK
HOPE TOP LOADING PLATE
ANCHORED TO DECK FRAMING (TYP.)

ALUM. CLAD PANELS
(TYP.)

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

12" TRANSOM

DECK FLOOR

ADDRESS PLAQUE

8"x8" FIBREGLASS COLUMN BY
ROMAN COLUMNS W/ 1/2" THICK
HOPE TOP LOADING PLATE
ANCHORED TO PORCH SLAB (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

POURED CONC. PORCH
SLAB & DOOR SILL

FIN. SUNKEN FOYER

TOP OF SLAB

8'-7"

9'-11"

6'-10"

8'-11"

6'-10"

8'-1"

6'-10"

8'-1"

6'-10"

8'-1"

6'-10"

8'-1"

6'-10"

8'-1"

6'-10"

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6'-10"

8'-1"

6'-10"

8'-1"

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4	UPDATED TO 2023 OBC	MAR 20/23	NS
3	REVISED AS PER ENG'S COMMENTS	JUL 16-19	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

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qualification information			
Wellington Jno-Baptiste		25591	
name	signature		BCIN
registration information			
VA3 Design Inc.		42658	
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BAYVIEW WELLINGTON		RL-6C KINGFISHER 7	
project name	ALCONA	municipality	INNISFIL, ON
date	JUNE 2018	project no.	13049
drawn by	WT	drawing no.	5
checked by		scale	3/16" = 1'-0"
FRONT & REAR ELEVATION 'B'			
file name 13049-RL-6C			
RICHARD -- H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-0BC-VER 2023-CURRENT\13049-RL-6C.dwg -- Thu -- Mar 23 2023 -- 1:06 PM			

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: MAR 22, 2023
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Town of Innisfil Certified Model

2023-08-02 3:28:08 PM ipentold



UNINSULATED OPENINGS (PER OBC, SB-12.3.1.(7))			
RL6C ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	661 S.F.	189.76 S.F.	28.71 %
LEFT SIDE	1351 S.F.	239.97 S.F.	17.76 %
RIGHT SIDE	1351 S.F.	0.00 S.F.	0.00 %
REAR	648 S.F.	121.50 S.F.	18.75 %
* OPENINGS OMITTED AS PER SB-12 3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4011.00 S.F.	551.23 S.F.	13.74 %
TOTAL SQ. M.	372.63 S.M.	51.21 S.M.	13.74 %



FLANKAGE ELEVATION 'B'

9.	.	.
8.	.	.
7.	.	.
6.	.	.
5.	.	.
4.	UPDATED TO 2023 OBC	MAR 20/23 NS
3.	REVISED AS PER ENG'S COMMENTS	JUL 16-19 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
registration information
VA3 Design Inc. 42658
BCIN

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		RL-6C KINGFISHER 7	
project name	ALCONA	municipality	INNISFIL, ON
date	JUNE 2018	project no.	13049
drawn by	WT	drawing no.	6
checked by	3/16" = 1'-0"	scale	
FLANKAGE ELEVATION 'B'			
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-DBC-VER 2023 CURRENT\13049-RL-6C.dwg -- Thu -- Mar 23 2023 -- 1:06 PM		file name 13049-RL-6C	

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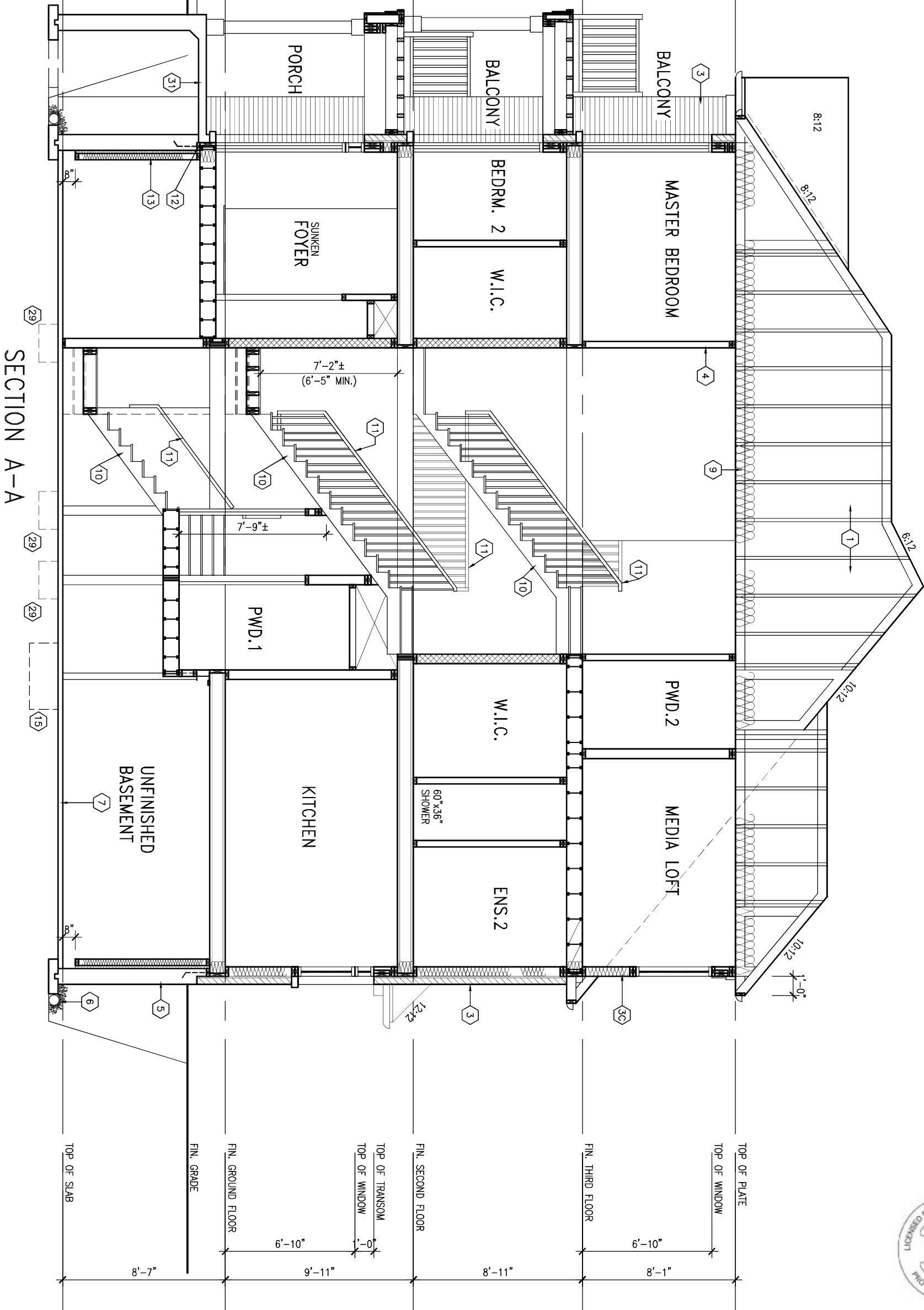
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

Town of Innisfil Certified Model
2023-08-02 3:28:09 PM ipentold



1'-0" = 0"

1'-0" = 0"



BAYVIEW WELLINGTON

RL-6C
KINGFISHER 7

project name
ALCONA

municipality
INNISFIL, ON

project no.
13049

date
JUNE 2018

drawn by
WT

checked by
-

scale
3/16" = 1'-0"

SECTION A-A

file name
13049-RL-6C

drawing no.

7

RICHARD -- H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\RL\1-DBC-VER 2023-CURRENT\13049-RL-6C.dwg -- Thu -- Mar 23 2023 -- 1:06 PM

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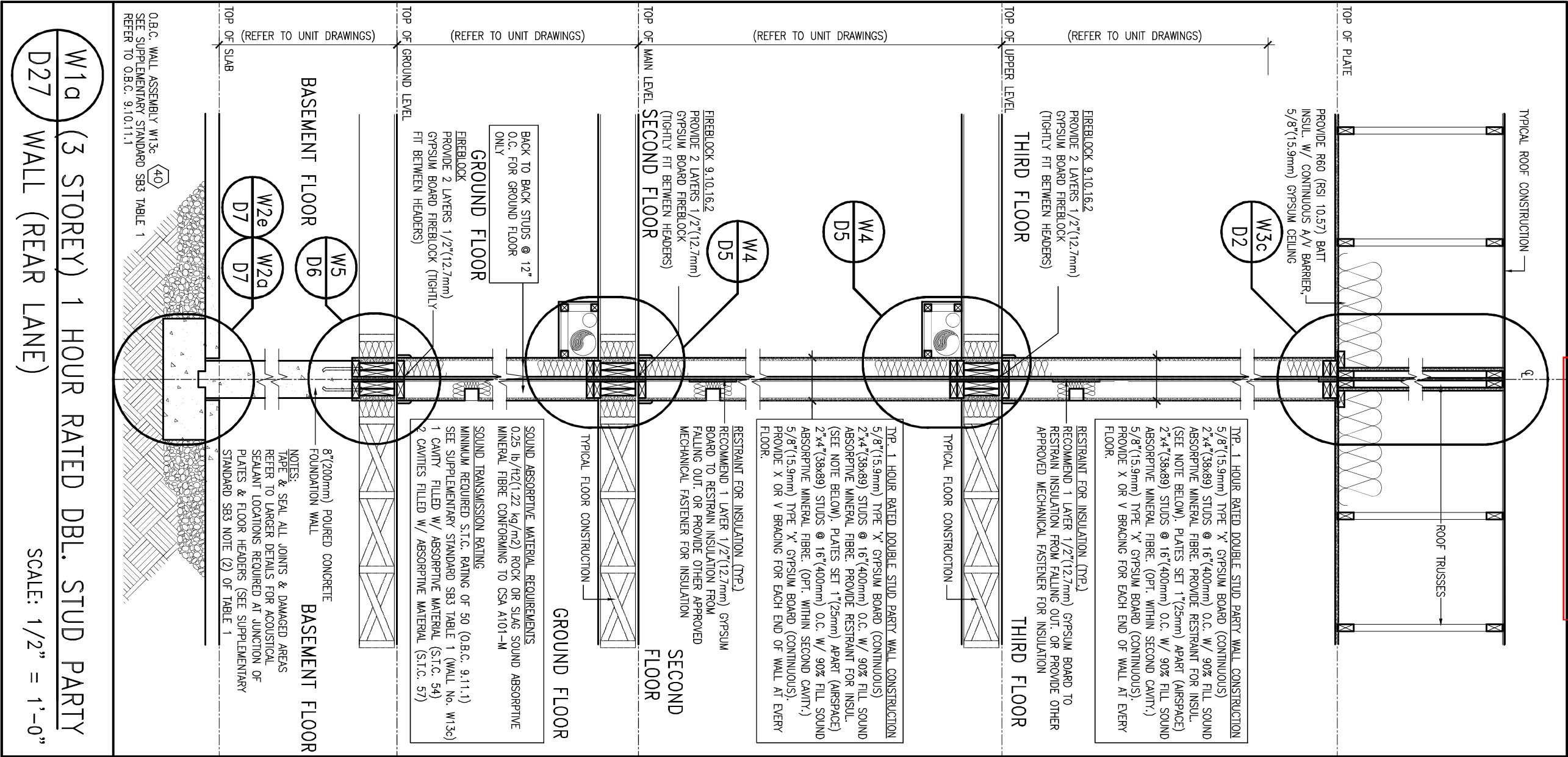
qualification information
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name
registration information
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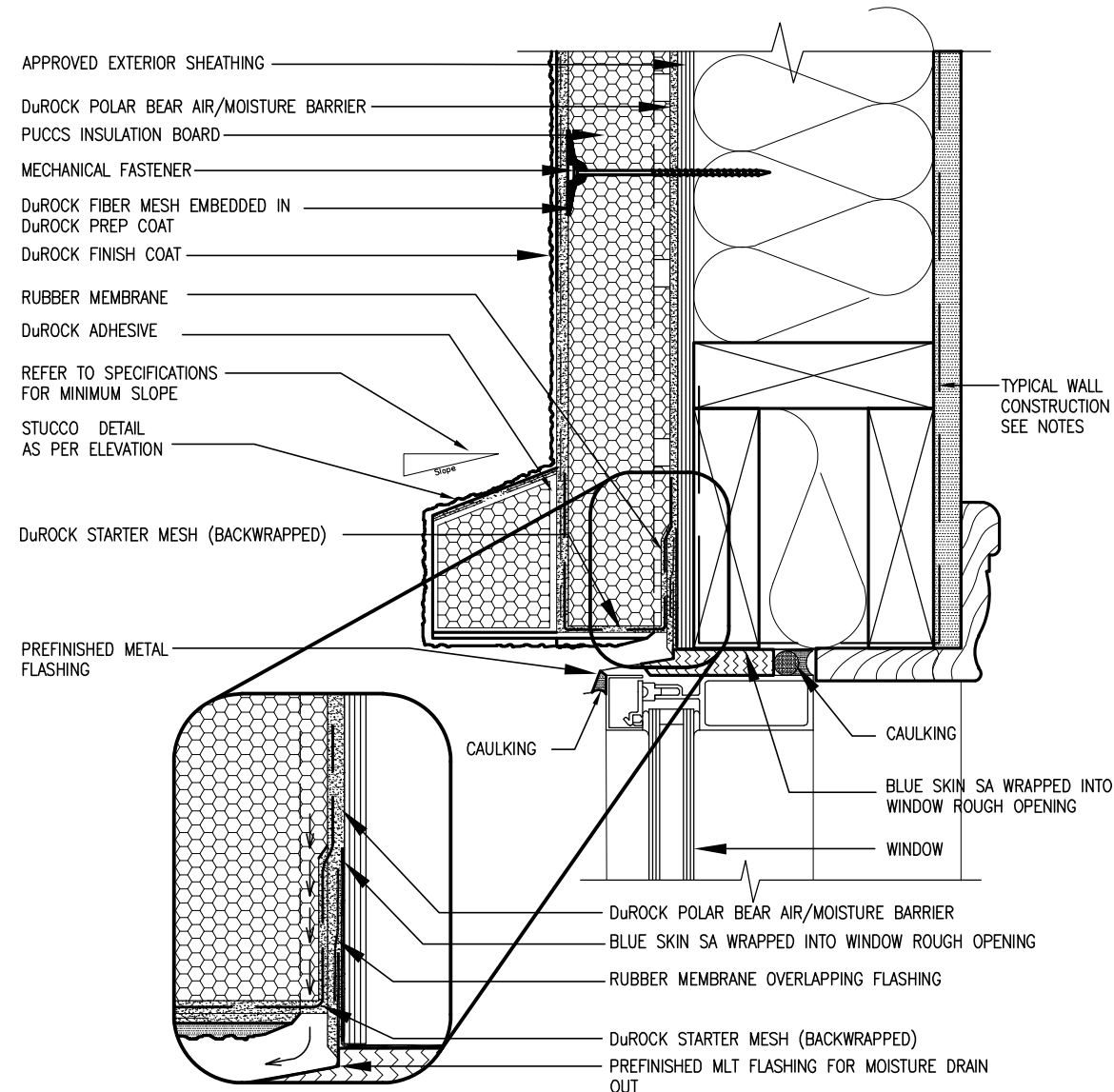
no.	description	date	by
9	.	.	.
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6	.	.	.
5	.	.	.
4	UPDATED TO 2023 OBC	MAR 20/23	NS
3	REVISED AS PER ENG'S COMMENTS	JUL 16-19	RC
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1	ISSUED FOR CLIENT REVIEW	NOV. 14/18	DB



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qualification information		Wellingtton Jno-Baptiste		25591	
name		Vas3 Design Inc.		42658	
registration information		Vas3 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.		date		APR 10-18 VAS	
no. description		by		date	
1		ISSUE FOR CLIENT REVIEW		APR 10-18 VAS	
2					
3					
4					
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7					
8					
9					

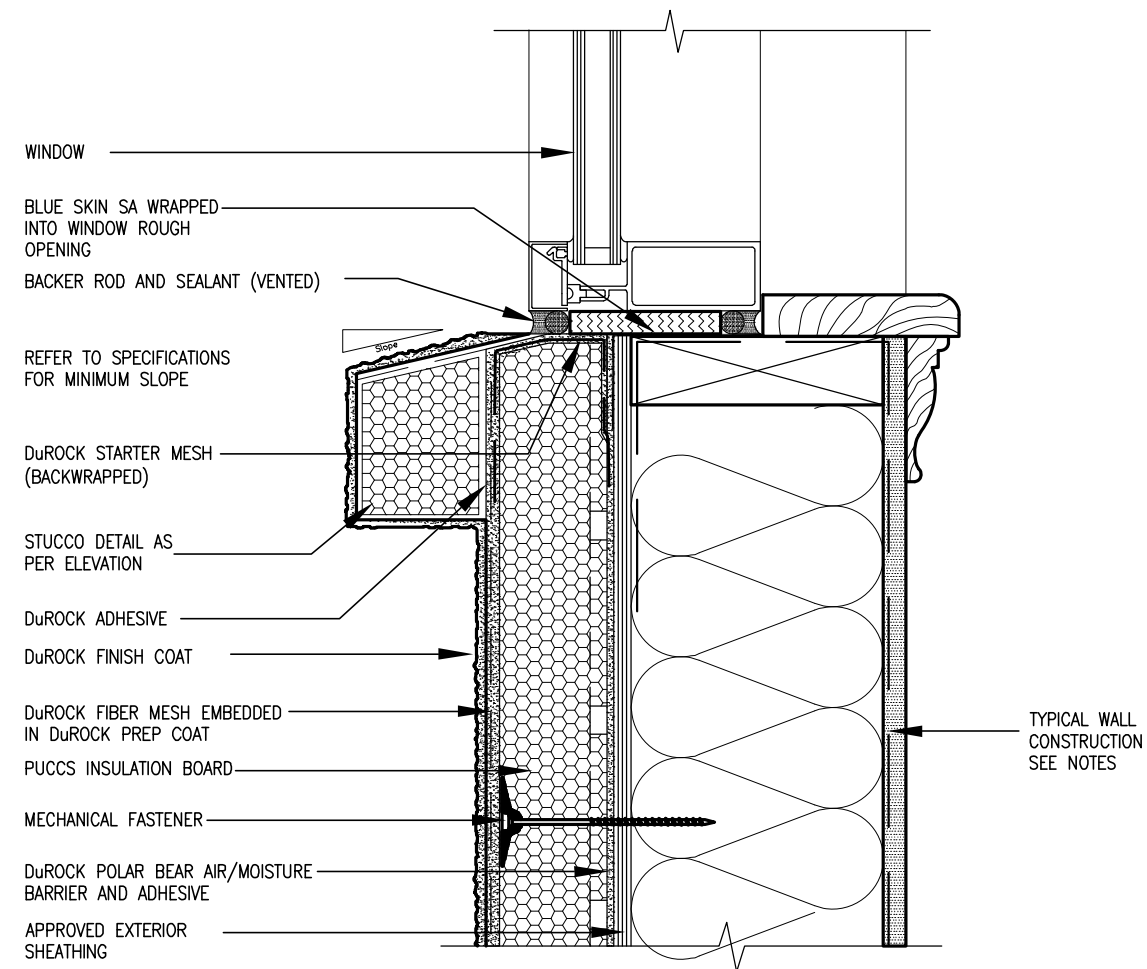
BAYVIEW WELLINGTON		DETAILS	
project name		project no.	
ALCONA		13049	
title		drawing no.	
APRIL 2018		D27	
checked by		scale	
3/16" = 1'-0"			
drawing no.		13049-DETAIL	
drawing no.		D27	

Town of Innisfil Certified Model
2023-08-02 3:28:09 PM jpenfold



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

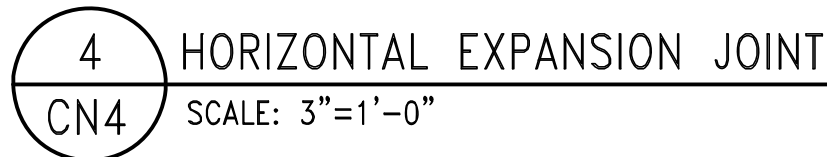
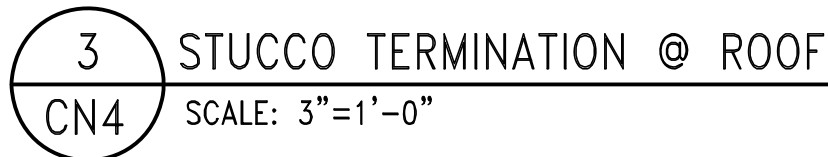


project name ALCONA	project no. 13049
drawn by MAY 2016	drawing no. CN3
date MAY 2016	
checked by RC	
scale 3/16" = 1'-0"	
file name 13049-CN-A1 VER 2022	
revision 1.0	
description ALCONA REPAIRS IMPROVING STREET LIGHTING AND LANDSCAPING	
drawn by MAY 2016	
checked by RC	
scale 3/16" = 1'-0"	
file name 13049-CN-A1 VER 2022	
revision 1.0	
description ALCONA REPAIRS IMPROVING STREET LIGHTING AND LANDSCAPING	
drawn by MAY 2016	
checked by RC	
scale 3/16" = 1'-0"	
file name 13049-CN-A1 VER 2022	
revision 1.0	
description ALCONA REPAIRS IMPROVING STREET LIGHTING AND LANDSCAPING	

RICHARDSON = H. (PACIFIC WASHINGTON) 2013 / J06793W UNITS ON NOISES / J06793W UN-A1 VER ZOLLUNG
r.s.c.c.c.c.g.i.g.e.e.e.e.
1110 - W01 ZJ Z0Z3

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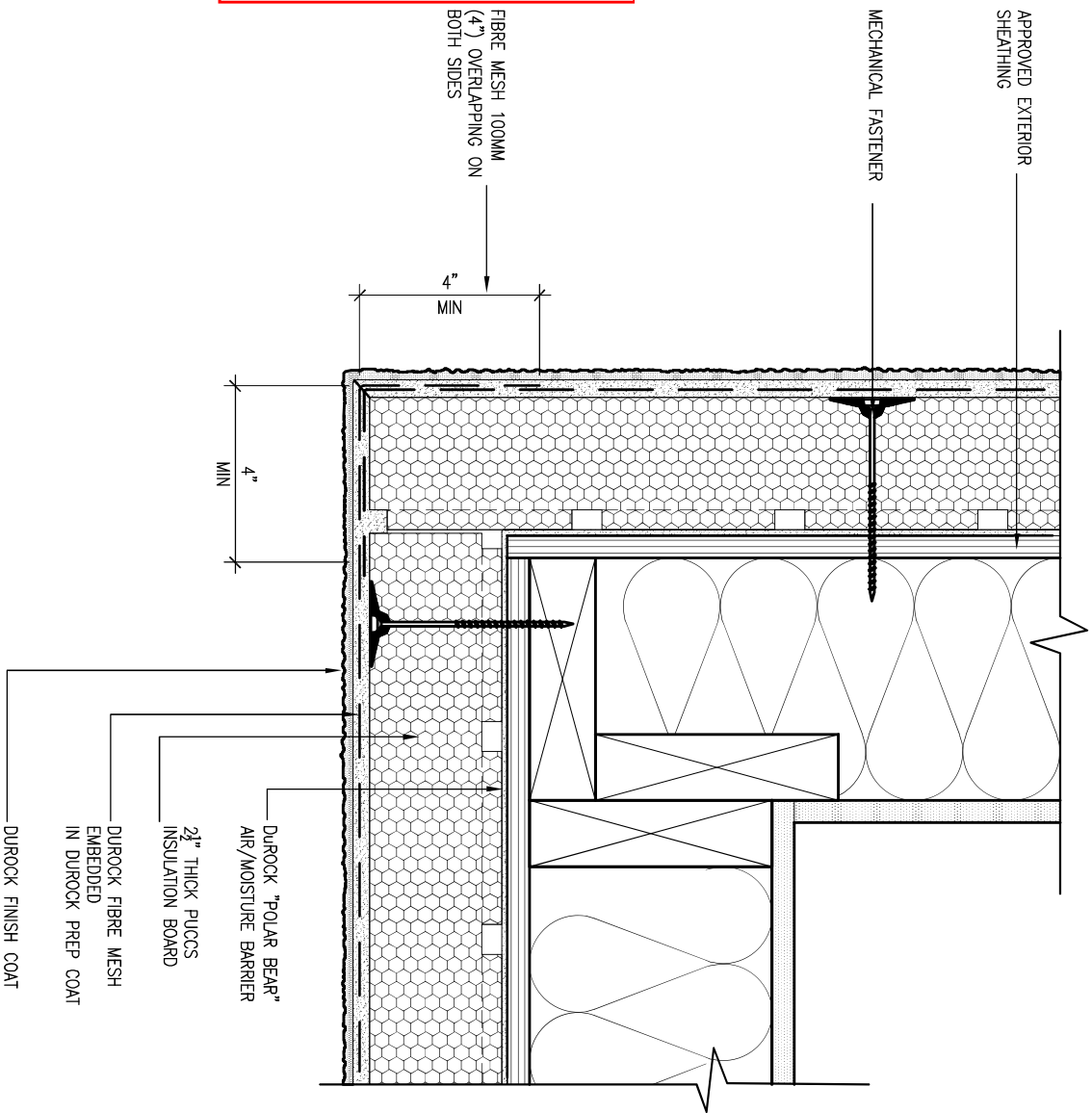


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3.	UPDATE TO OBC VER 2022	FEB 16-22	RC
2.	UPDATE TO OBC VER 2020	FEB 09-21	RC
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no.	description	date	by

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BAYVIEW WELLINGTON						CONST NOTE					
project name ALCONA			municipality INNISFILON.			project no. 13049					
date MAY 2016						drawing no.					
drawn by RC						checked by —					
scale 3/16" = 1'-0"						file names					
						13049-CN-A1 VER 2022					
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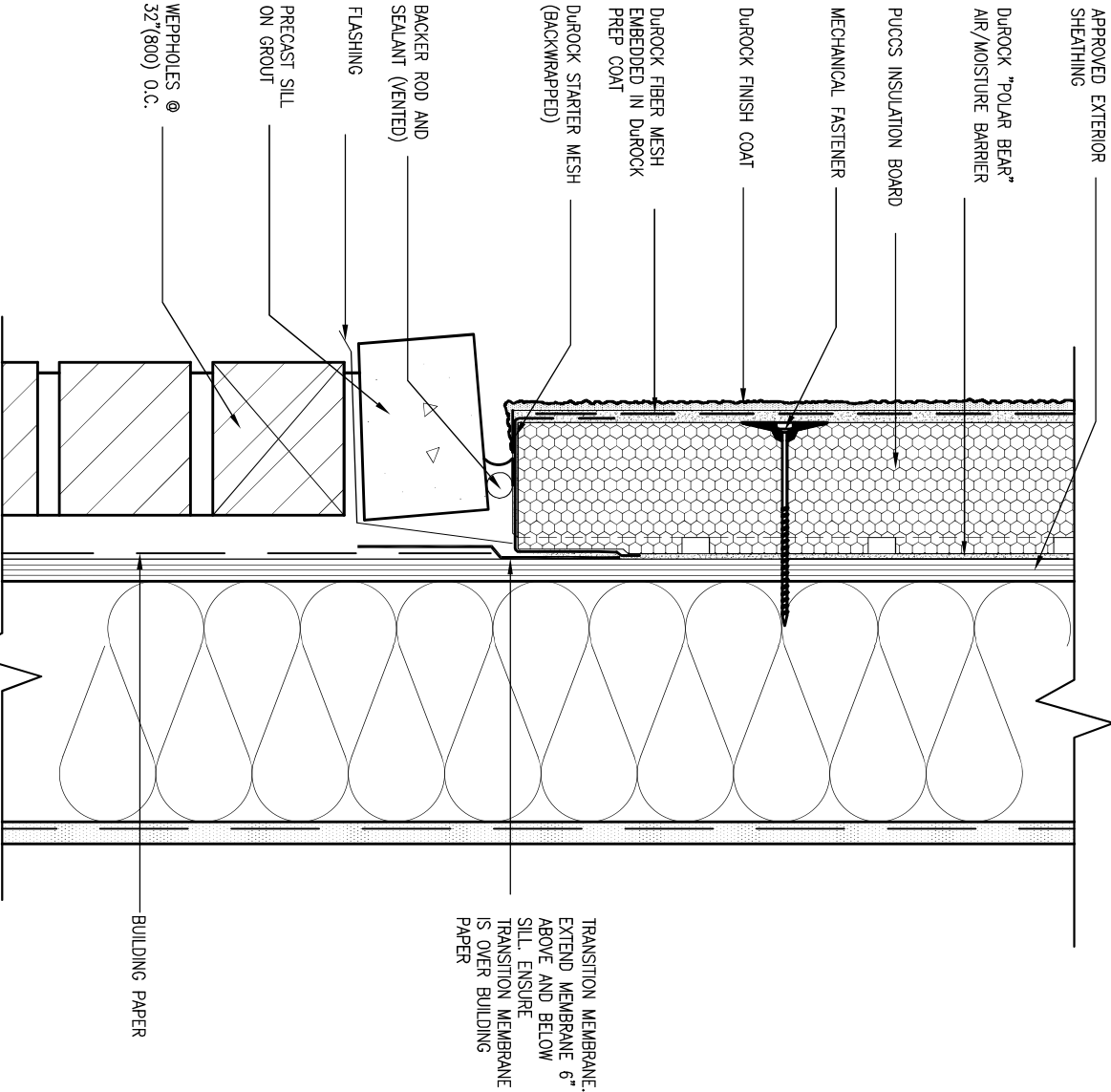
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5 CORNER DETAIL

CN5 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

CN5 SCALE: 3"=1'-0"



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qualification information	
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name	BCIN
registration information	42658
VA3 Design Inc.	
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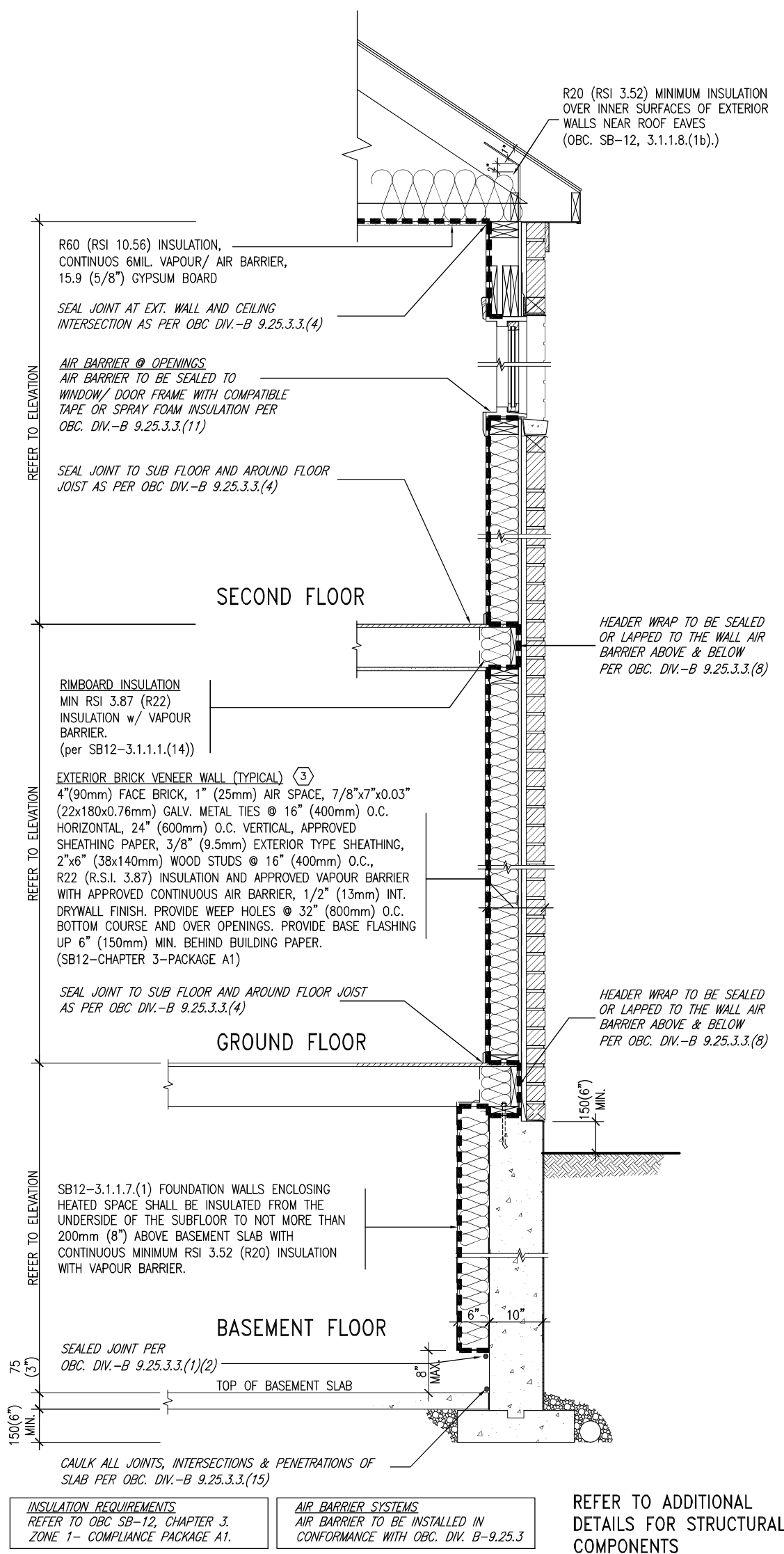
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BAYVIEW WELLINGTON		CONST NOTE	
project name	ALCONA	municipality	INNISFIL ON.
date	MAY 2016	checked by	scale
drawn by	RC	-	3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13049-CN-A1 VER 2022
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SB12-COMPLIANCE PACKAGE 'A1'



EW

TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL

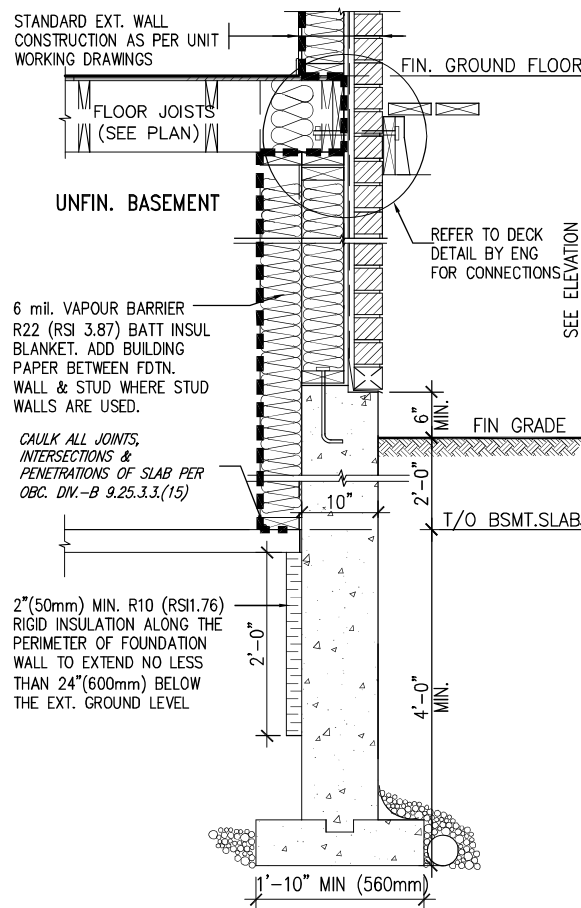
SCALE: N.T.S.

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

USE SB-12 COMPLIANCE PACKAGE (A1):

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

ci- Denotes Continuous Insulation without framing interruption.



* REVISED-FEB 2017

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

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BAYVIEW WELLINGTON

CONST NOTE

project name
ALCONAmunicipality
INNISFIL, ON.project no.
13049date
MAY 2016

CONSTRUCTION NOTES

drawing no.

drawn by
RC

checked by

scale

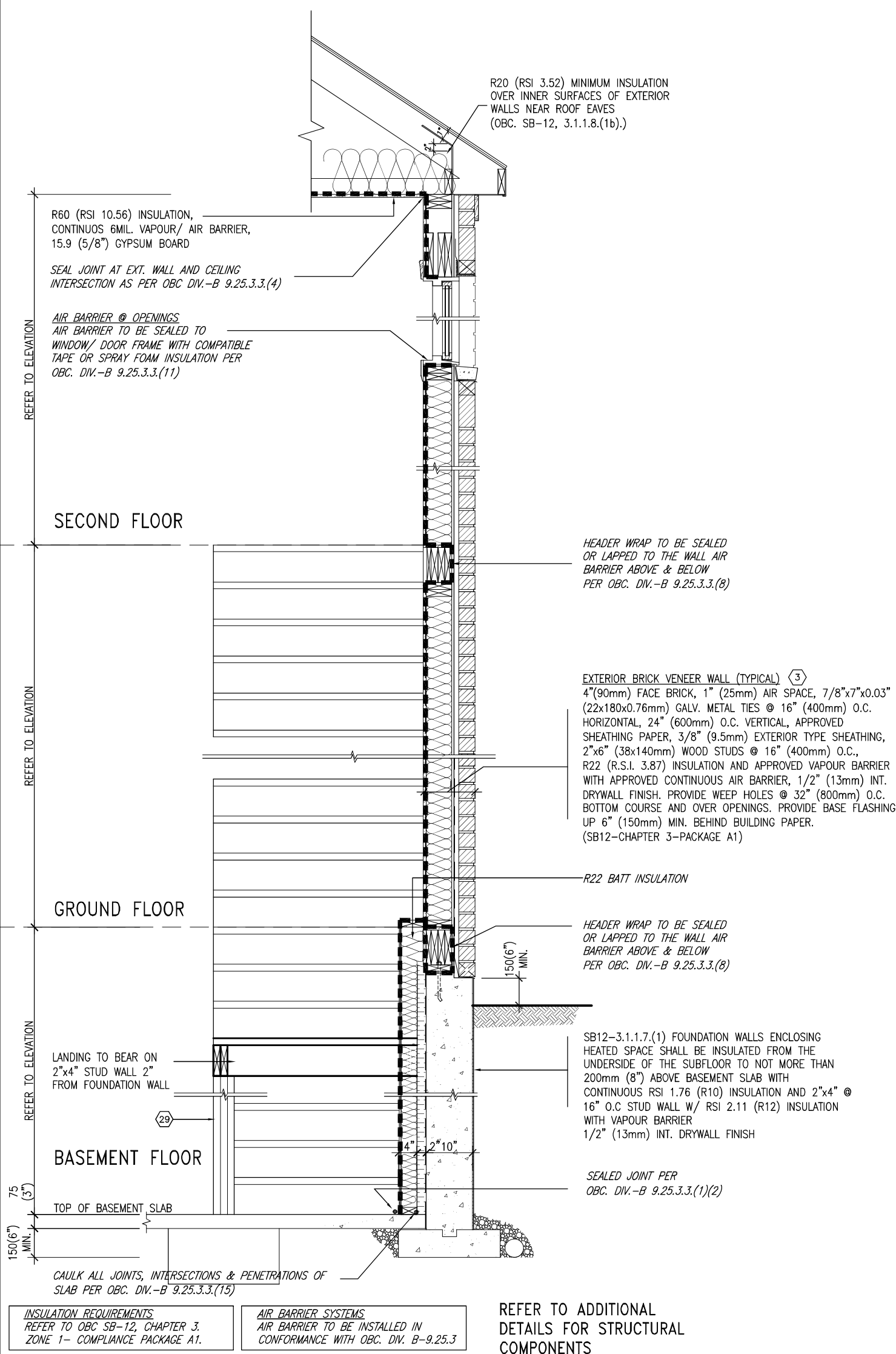
3/16" = 1'-0"

file name
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.

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13049date
MAY 2016

CONSTRUCTION NOTES

drawing no.

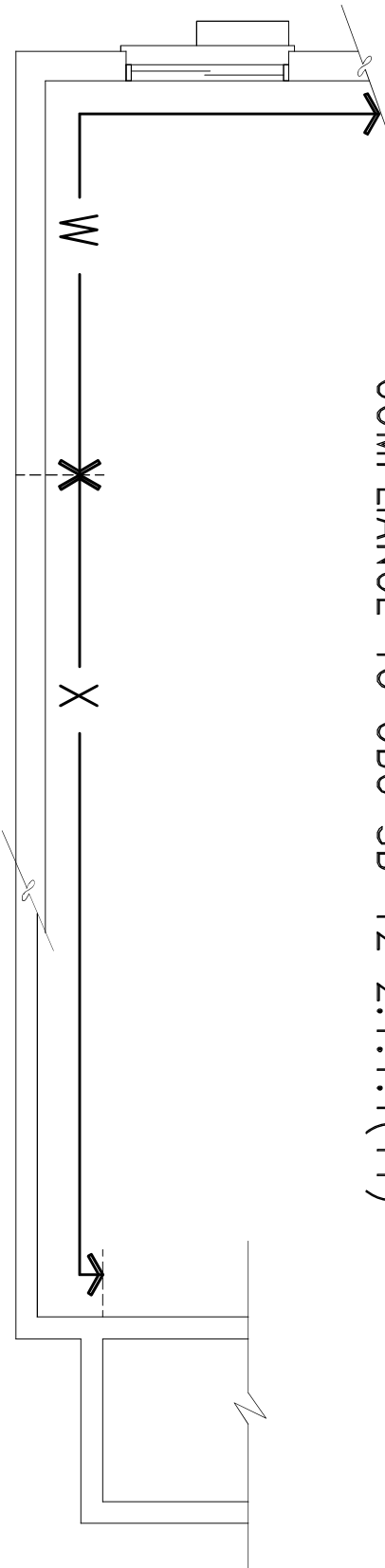
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13049-CN-A1 VER 2022

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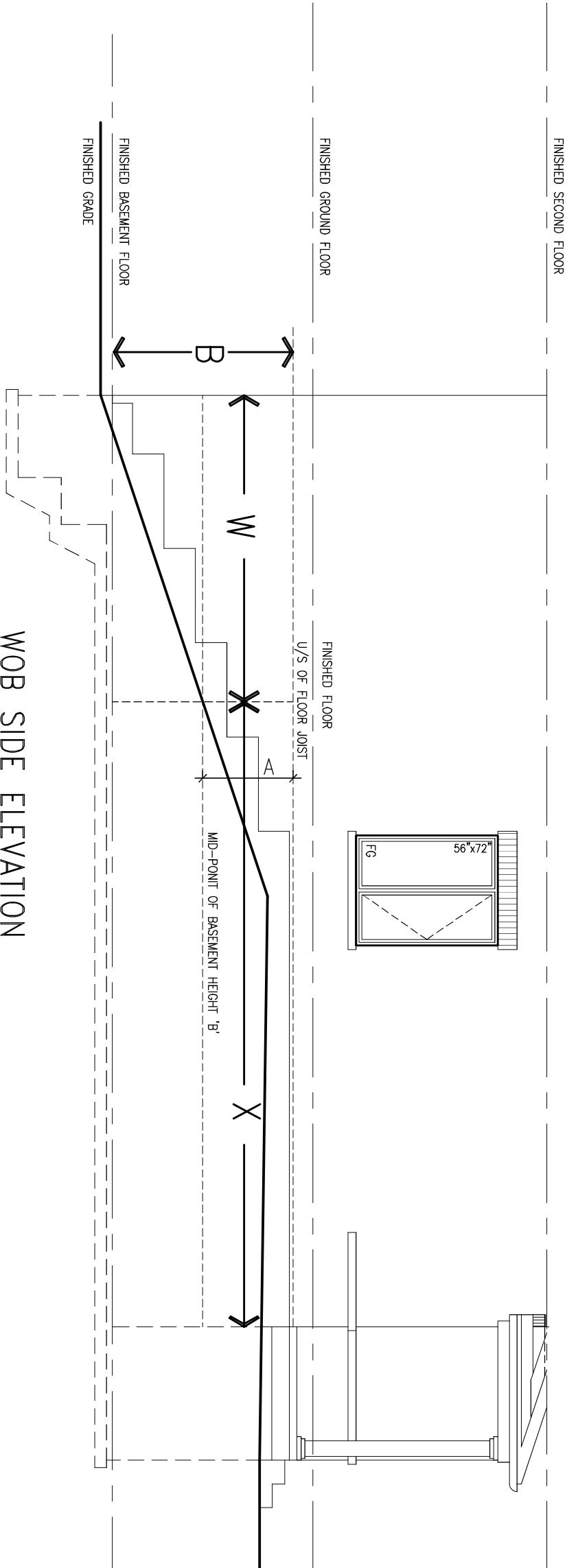
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)

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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project name ALCONA municipality INNISFIL, ON.

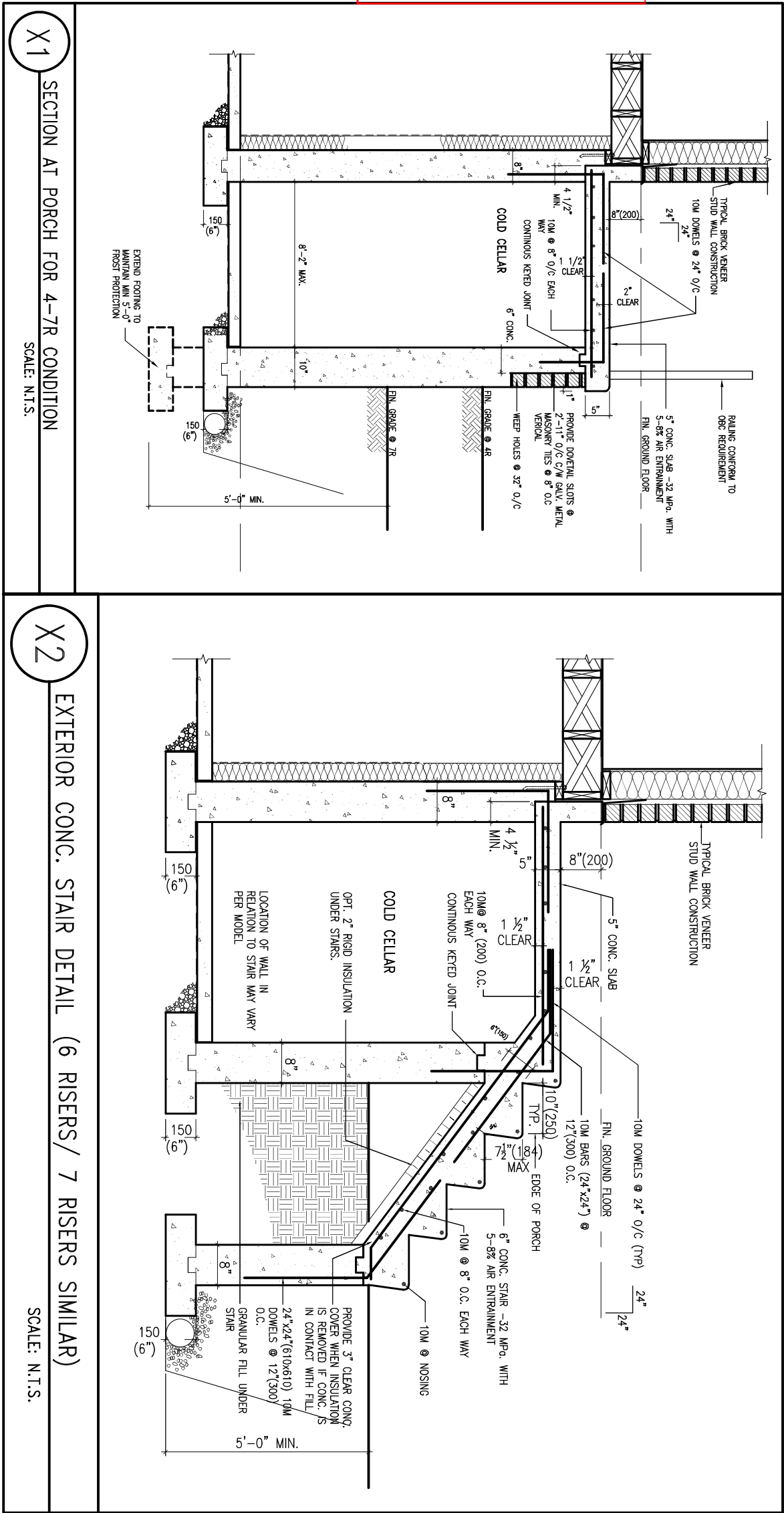
project no. 13049

date MAY 2016	checked by	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022
drawn by RC			
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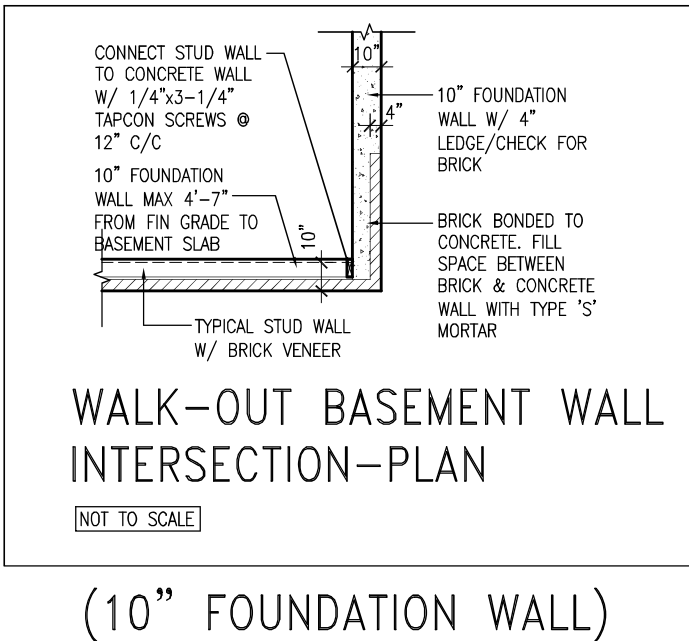
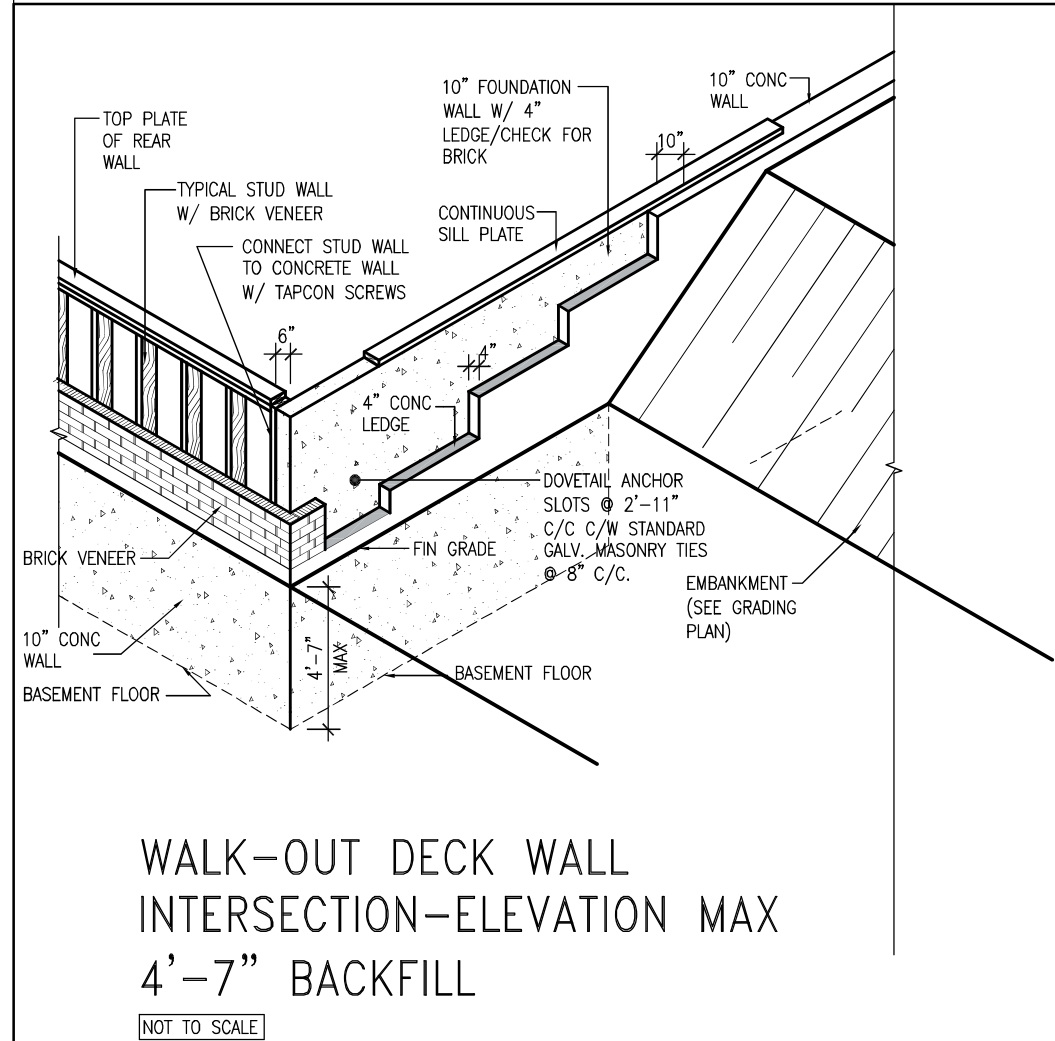
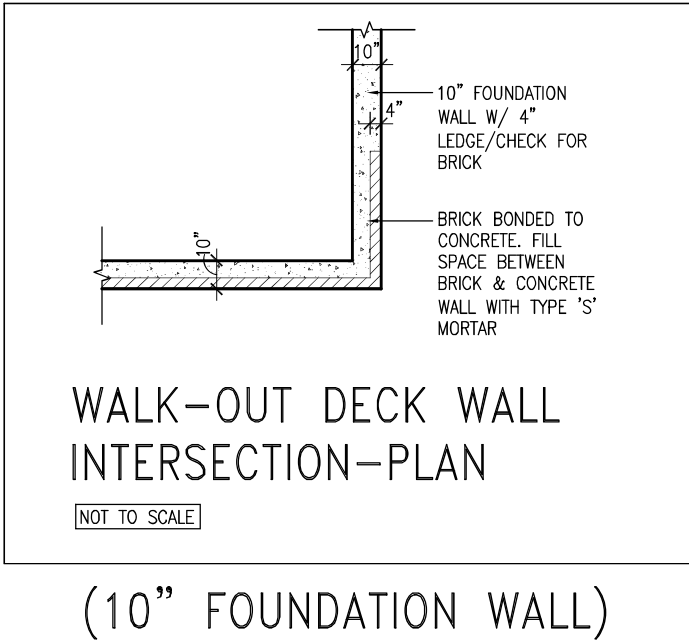
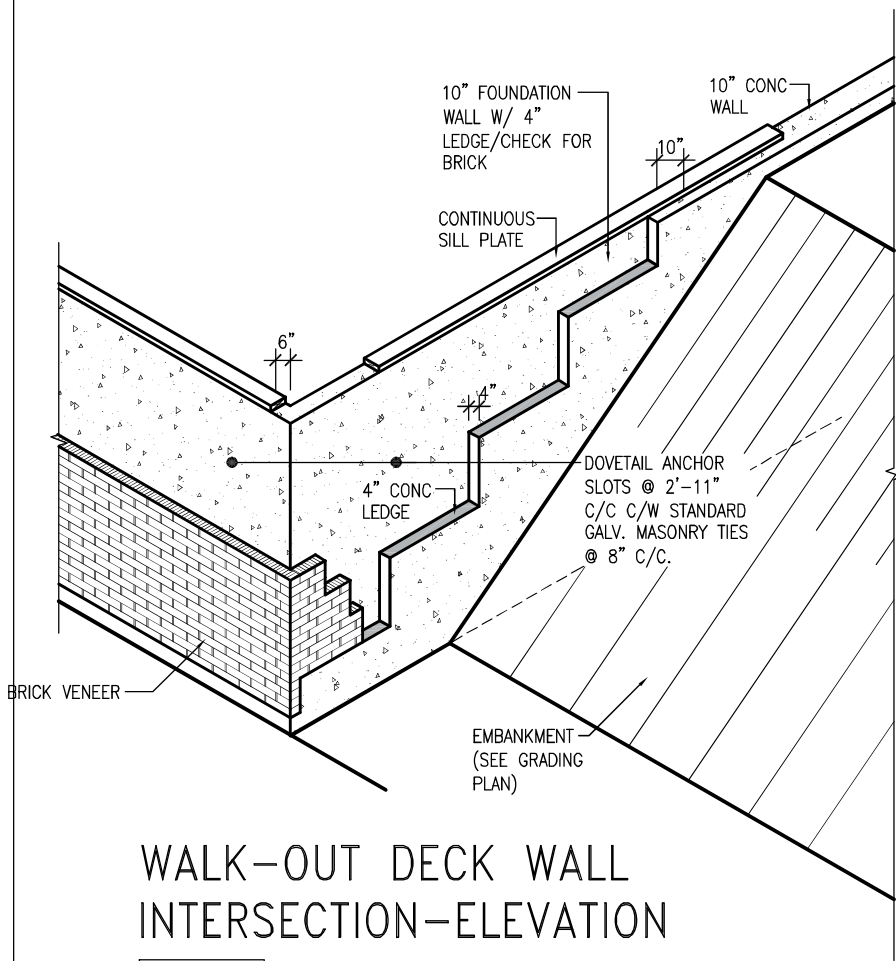
CONSTRUCTION NOTES

drawing no.

CN8



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8 .			7 .			project name			project no.		
6 .			5 .			ALCONA			13049		
4 .			3 UPDATE TO OBC VER 2022			date			municipality		
2 UPDATE TO OBC VER 2020			FEB 16-22 RC			MAY 2016			INNISFIL, ON.		
1 ISSUE FOR CLIENT REVIEW			FEB 09-21 RC			drawn by			checked by		
no. description			AUG 04-17 RC			RC			scale		
			date			-			3/16" = 1'-0"		
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CONST NOTE

project name ALCONA municipality INNISFIL, ON.

project no.

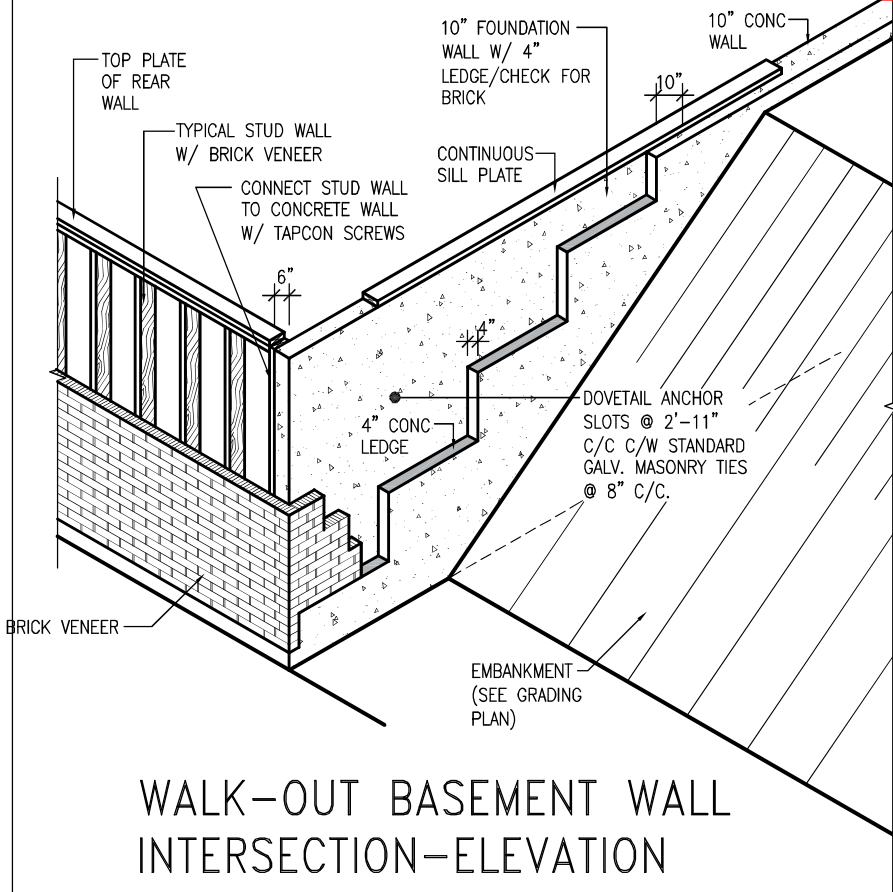
13049

date MAY 2016	checked by	scale 3/16" = 1'-0"	file name 13049-CN-A1 VER 2022
drawn by RC			
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CONSTRUCTION NOTES

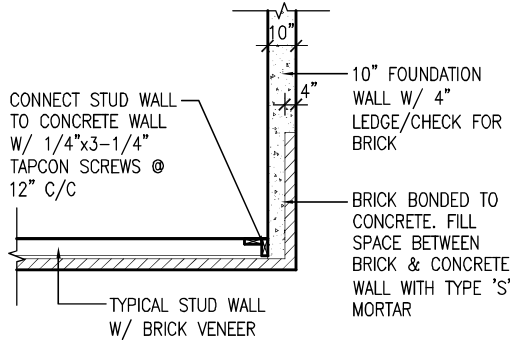
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WALK-OUT BASEMENT WALL
INTERSECTION-ELEVATION

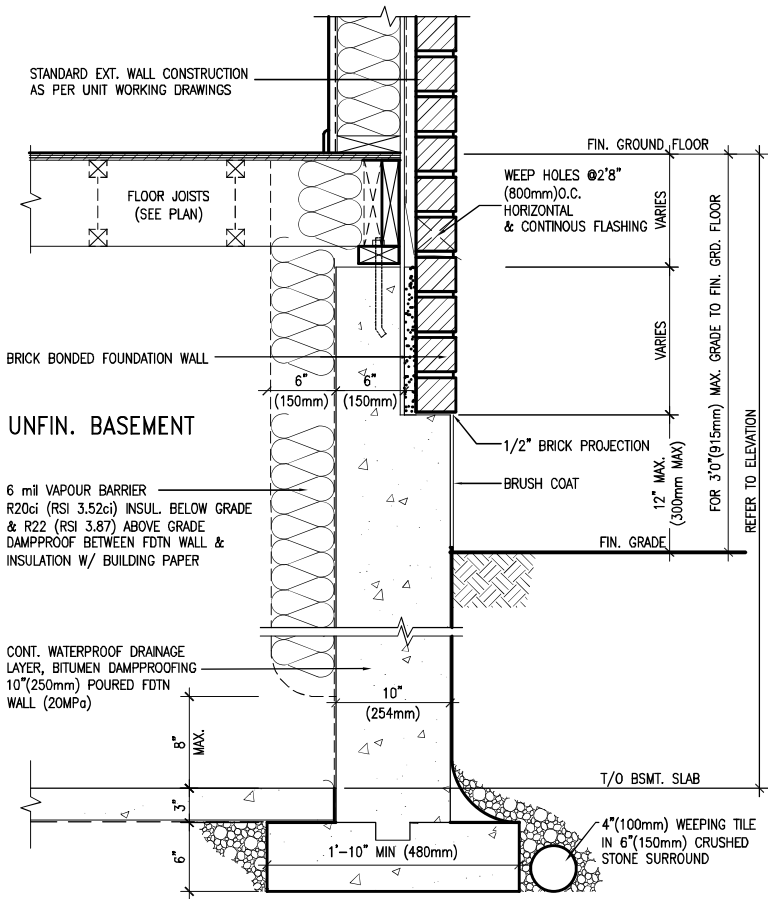
NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

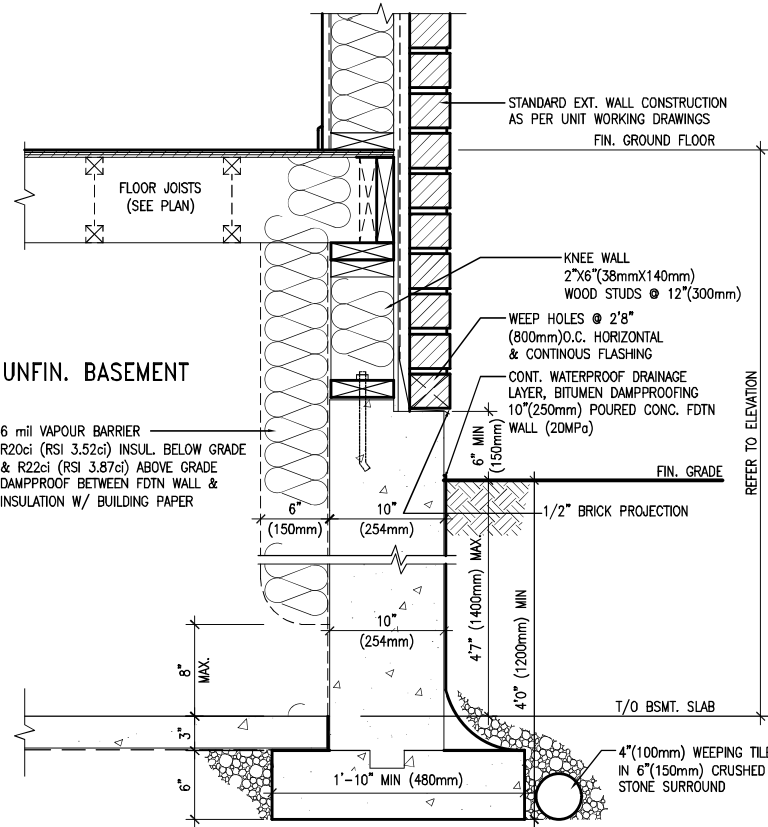
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.



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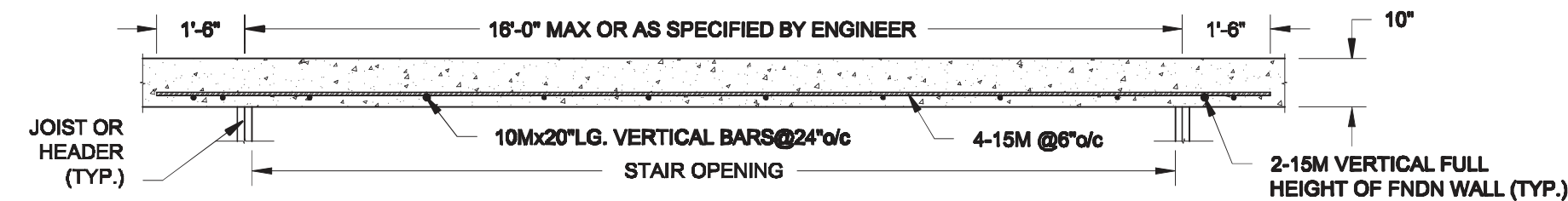


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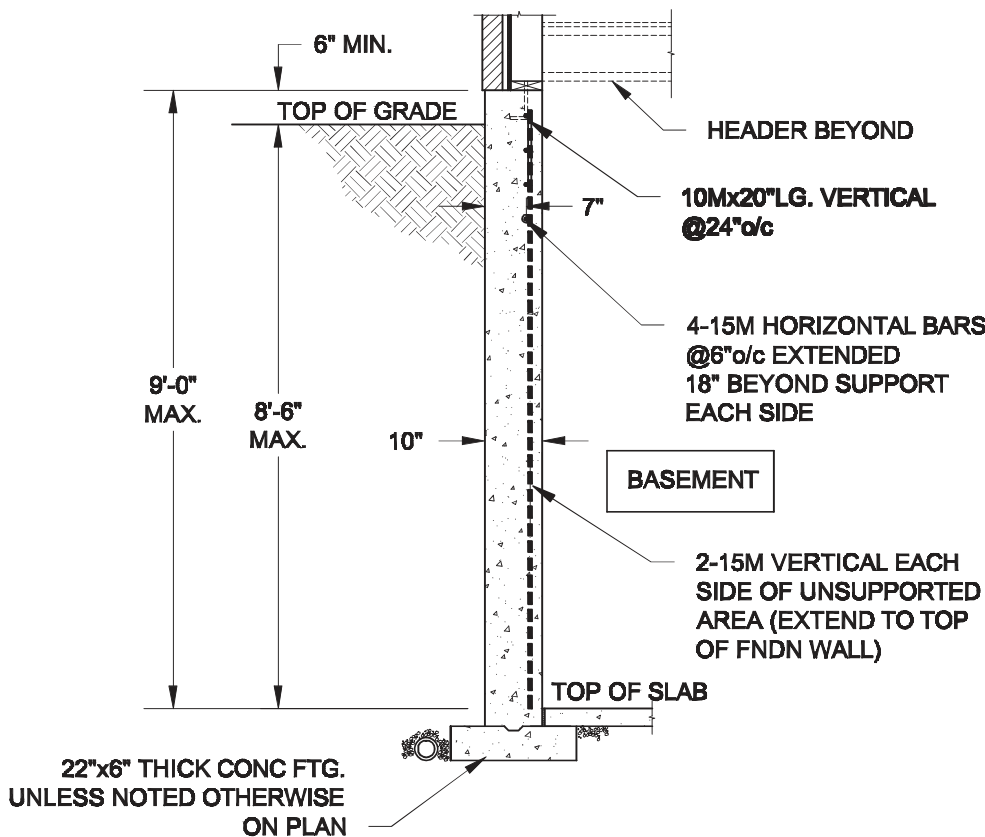
BAYVIEW WELLINGTON

CONST NOTE

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

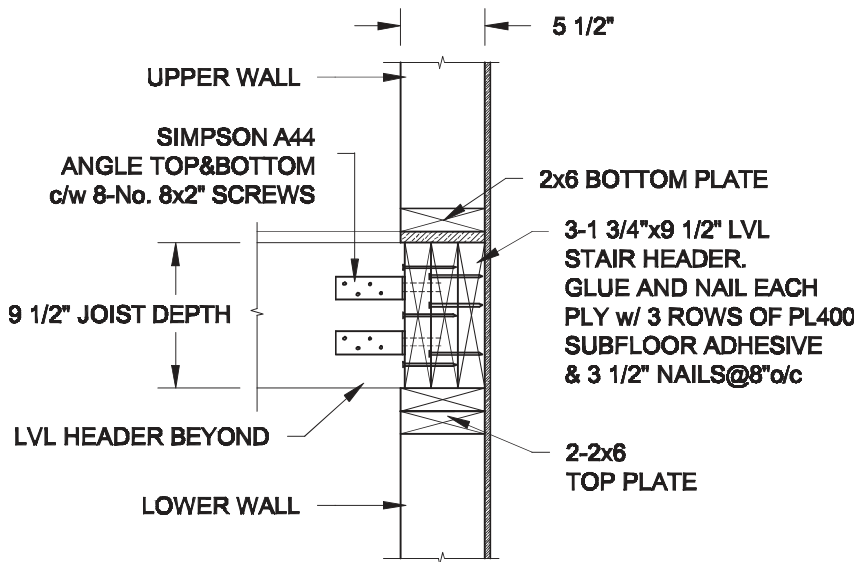


NOTE:

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.

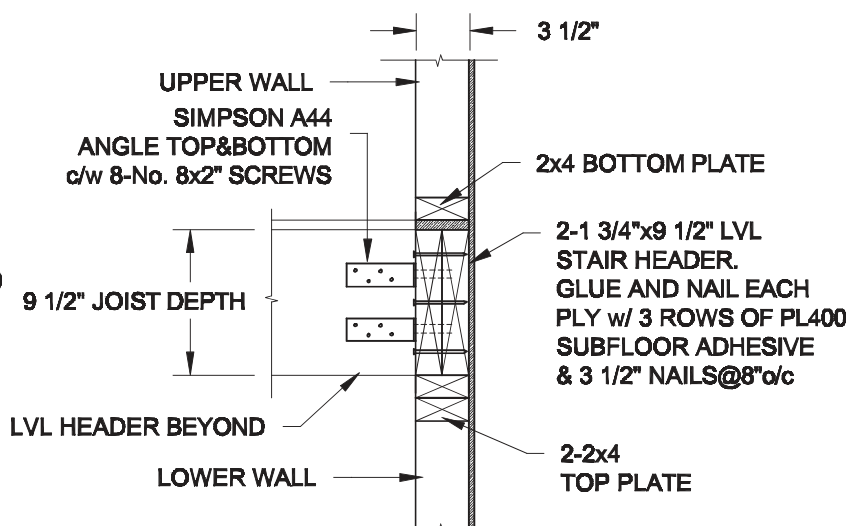
1 LATERALLY UNSUPPORTED WALL

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:

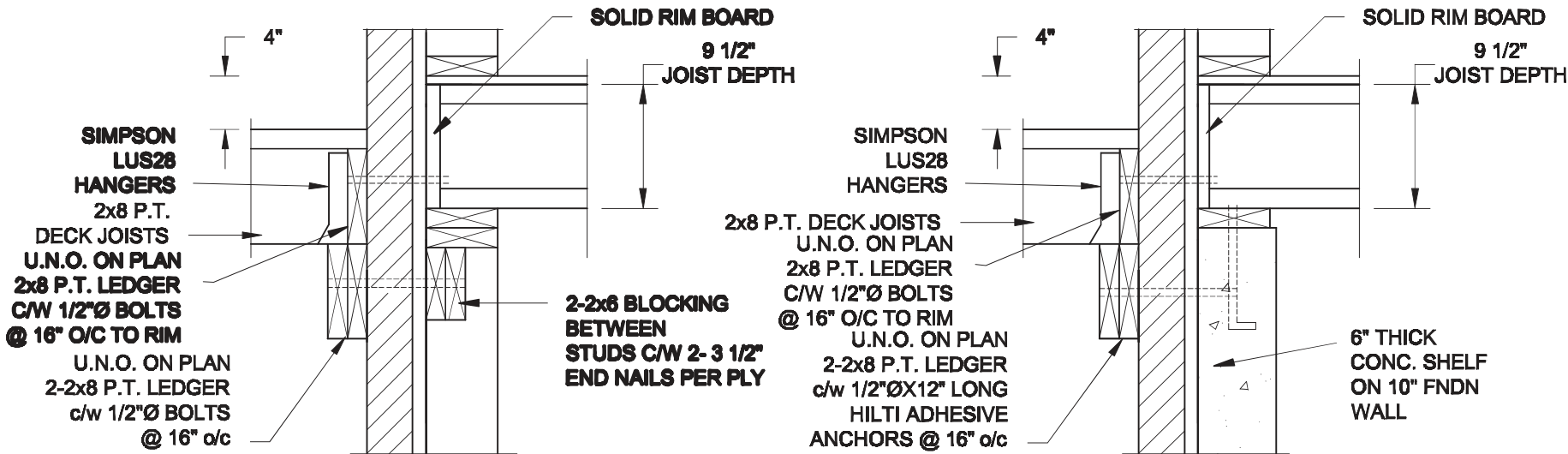
BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

Drawing No.:

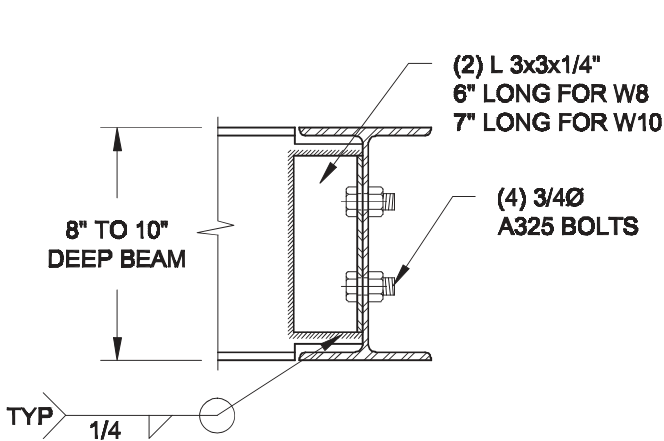
S1



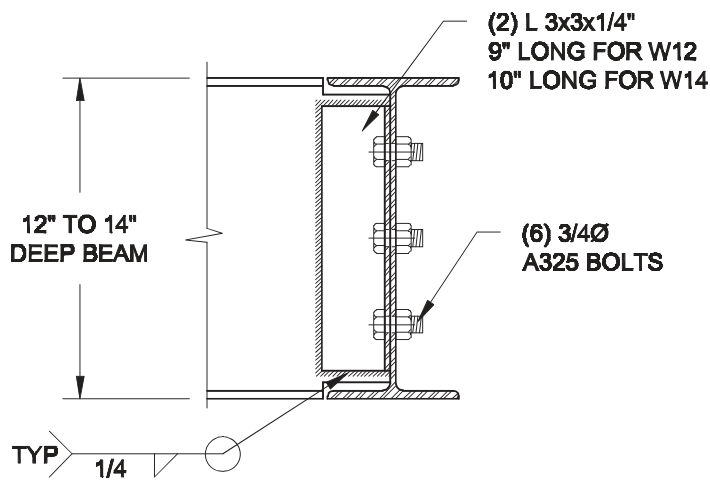
1A
S2 **DECK FASTEN DETAIL**
SCALE: 1" = 1'-0"

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.



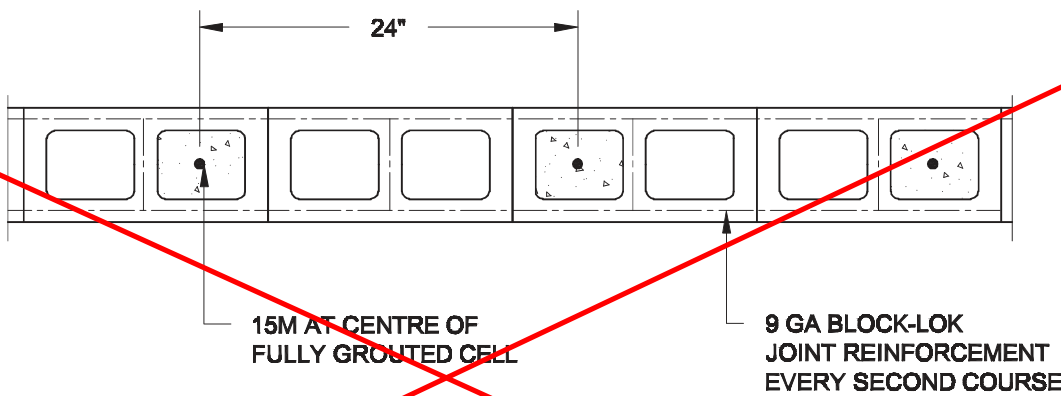
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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 detail is
required for the
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:

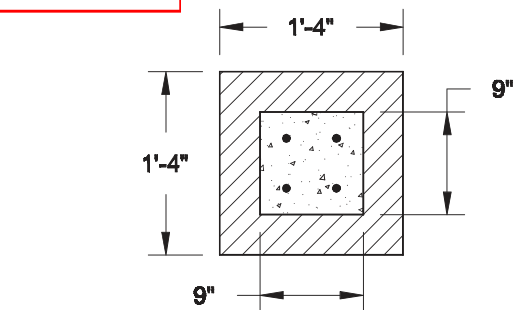
BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS
INNISFIL, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

Drawing No.:


S2



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:			<div>Engineer's Seal: </div>	Project:	
AS NOTED				BAYVIEW WELLINGTON HOMES - ALCONA REAR LANE TOWNS INNSFIL, ONTARIO	
Date:				TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn:	Checked:			Project No.:	Drawing No.:
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