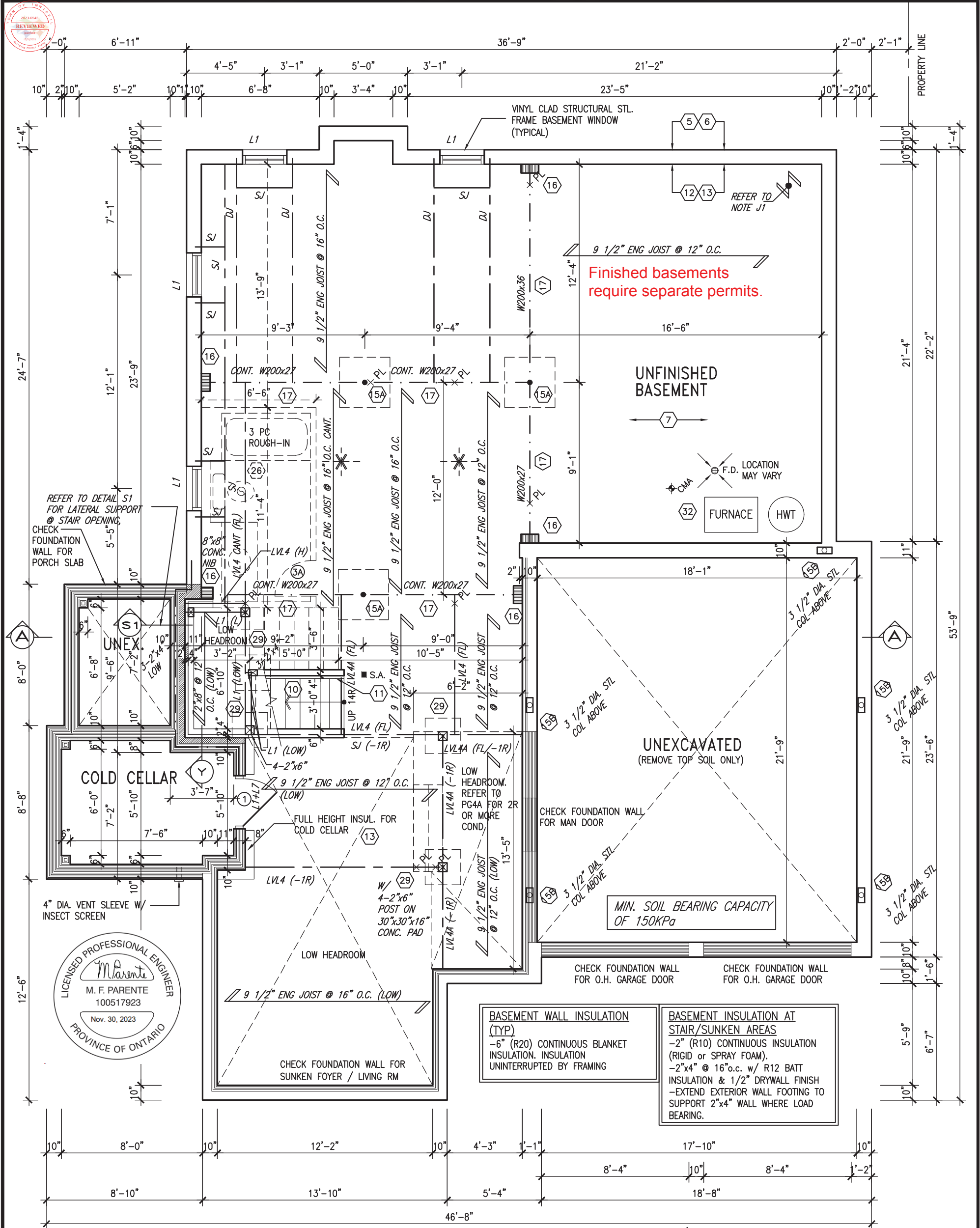




OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.
• KITCHEN EXHAUST. 3.0m
• DRIVEWAY, PARKING SPACE, ROAD. 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m
KIT-EX-NOTE-2020.dwg

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

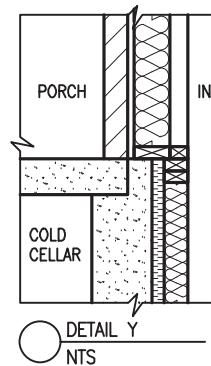
NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

BASEMENT FLOOR PLAN 'A'

AREA CHART ON PAGE 4A



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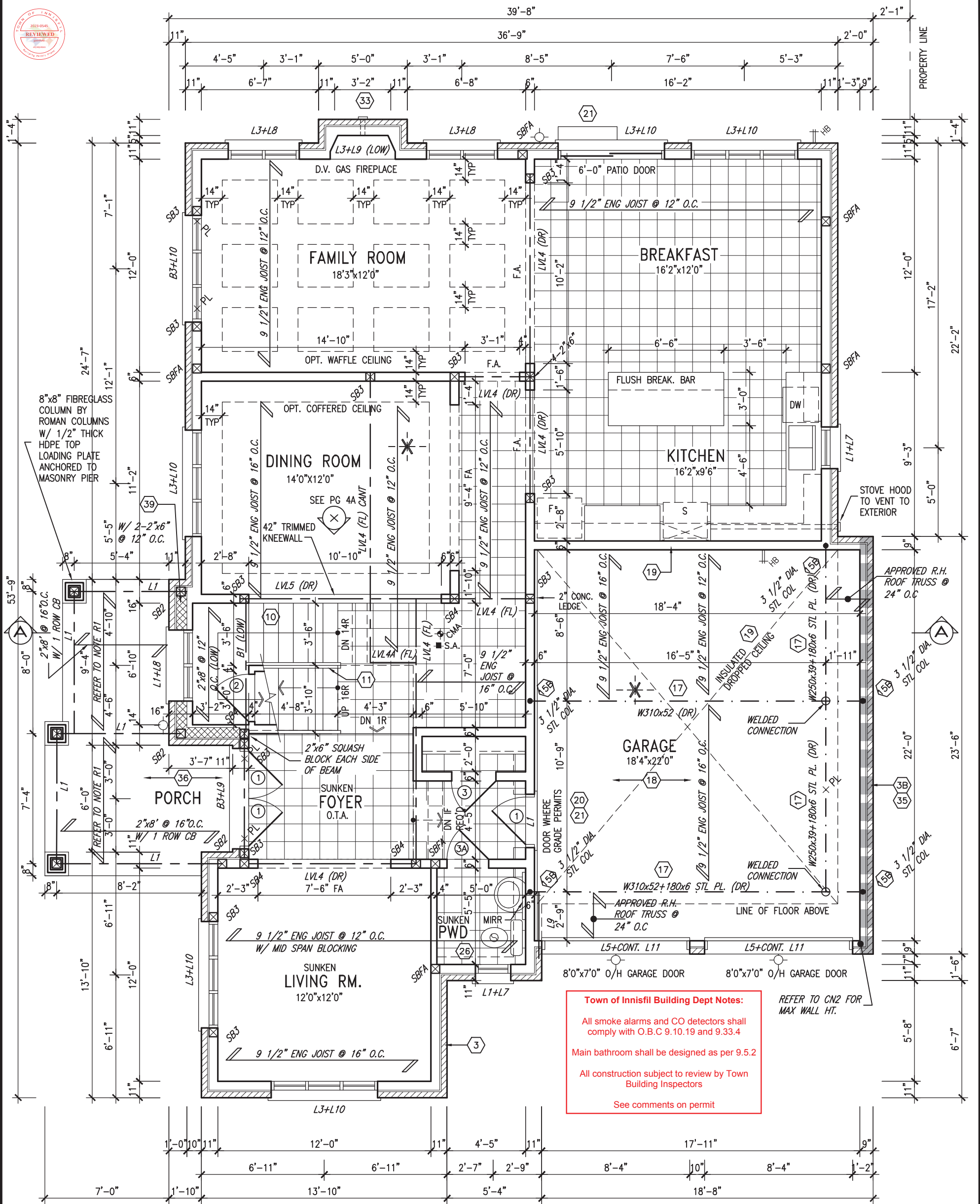
APPROVED BY: DATE: NOV 30, 2023

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

no.	description	date	by
9			
8			
7	REVISED AS PER ENG'S COMMENTS	23-11-28	RC
6	REVISED AS PER FLOOR / ROOF LAYOUTS	23-11-22	RC
5	UPDATE TO OBC 2023	23-10-30	RC
4	REVISED AS PER ENG COMMENTS	AUG 10-17	RC
3	REVISED TO 10" FOUNDATION WALLS	DEC 21-16	AJE
2	REVISED INSULATION AT STAIRS	SEPT 19-16	SB
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S45-4C HUMMINGBIRD 4	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	drawing no. 1A
date NOV. 2015	BASEMENT FLOOR PLAN 'A'		
drawn by RC	checked by 3/16" = 1'-0"	scale 13049-S45-4C-0BC VER 2023	file name RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\VER 2023 (CURRENT)\13049-S45-4C-0BC VER 2023.dwg - Tue - Nov 28 2023 - 11:23 AM



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

REFER TO CN2 FOR MAX WALL HT.



GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

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

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

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: NOV 30, 2023
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no.	description	date	by

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qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
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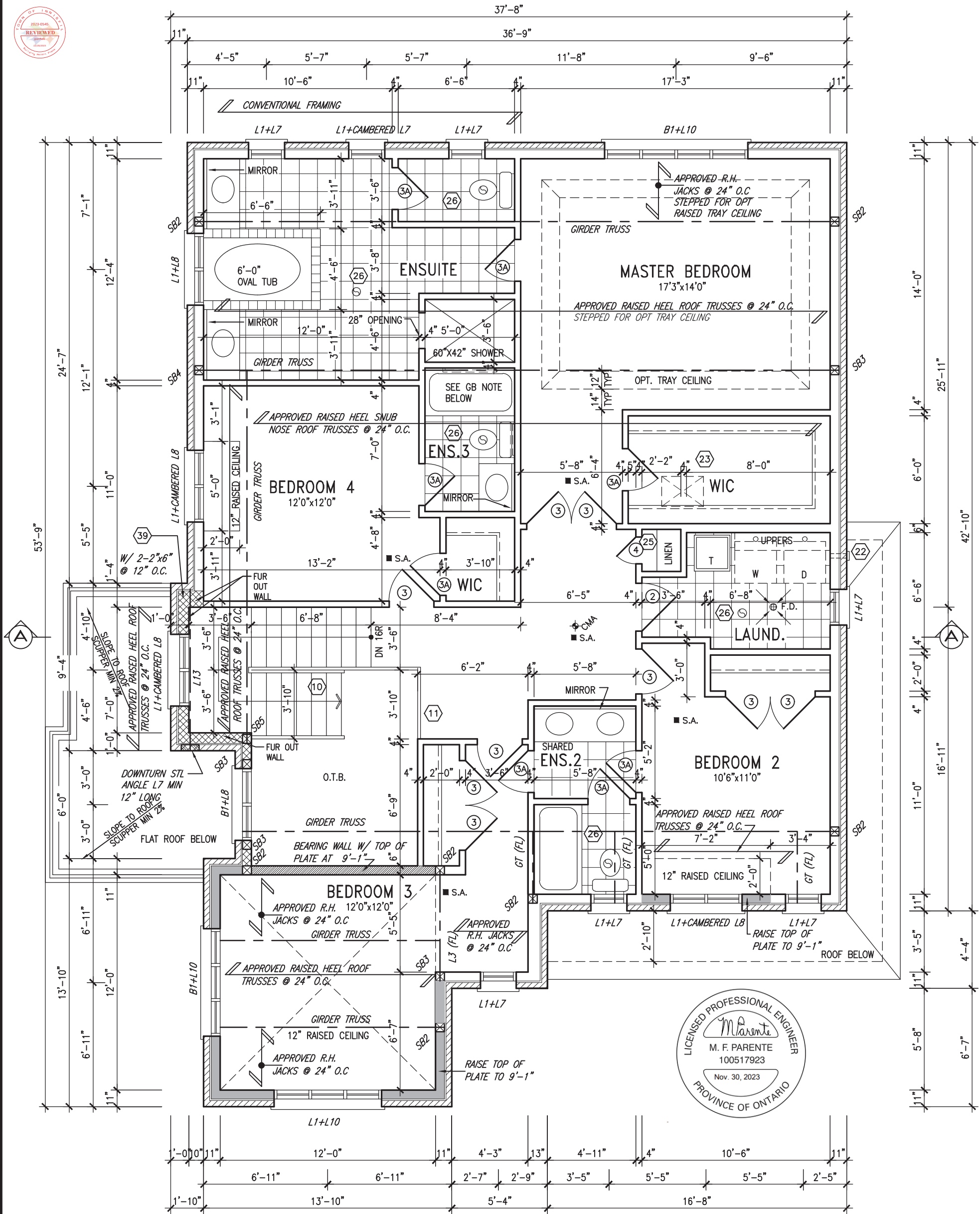
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va3design.com

BAYVIEW WELLINGTON

S45-4C
HUMMINGBIRD 4

project name
ALCONA
municipality
INNISFIL, ONTARIO
date
NOV. 2015
drawn by
RC
checked by
3/16" = 1'-0"
scale
13049-S45-4C-OBC VER 2023
drawing no.
2A

project no.
13049
drawing no.
2A



GRAB BAR NOTE:

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

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

SECOND FLOOR PLAN 'A'



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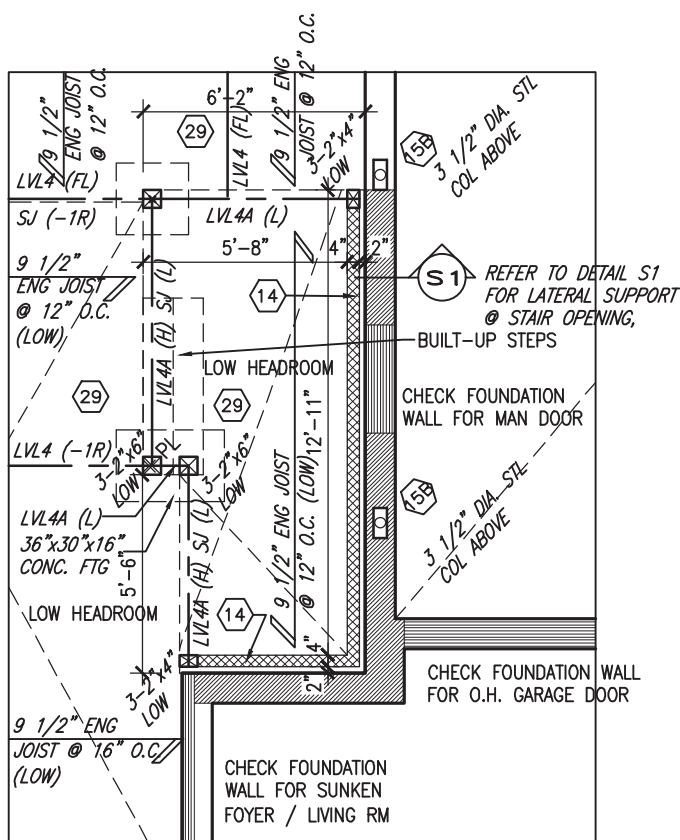
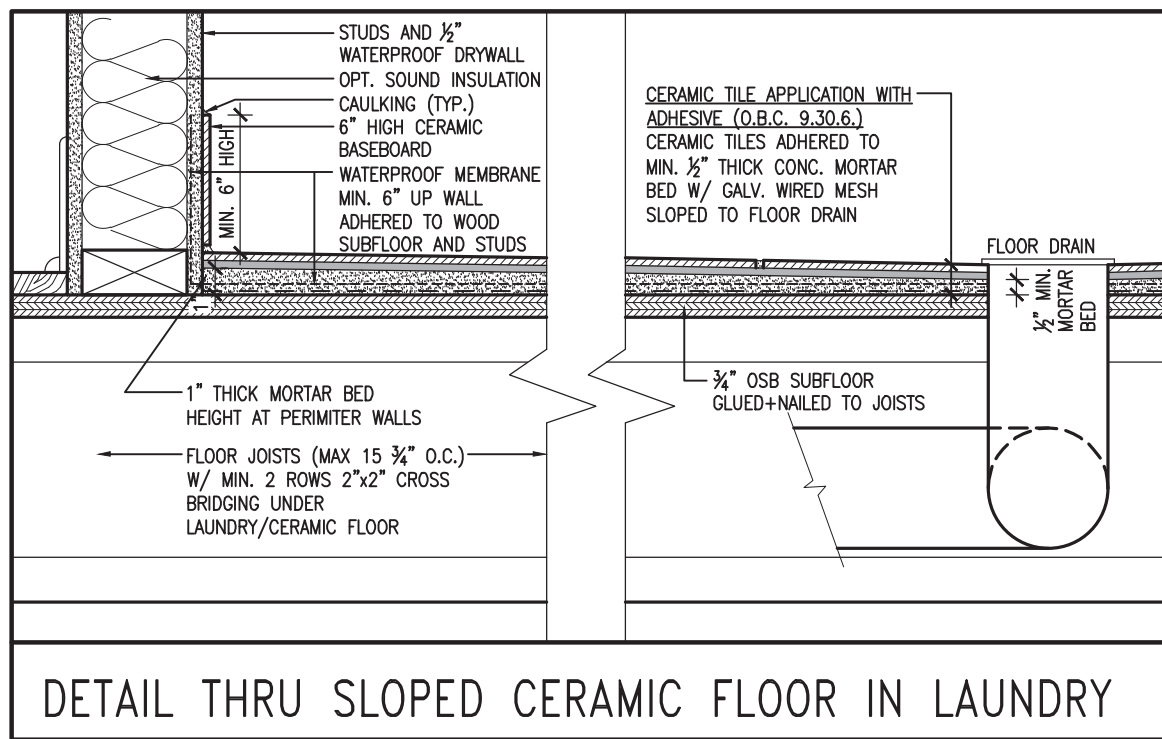
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JOHN G. WILLIAMS LTD., ARCHITECT AND APPROVAL
APPROVED BY:
DATE: NOV. 30, 2023
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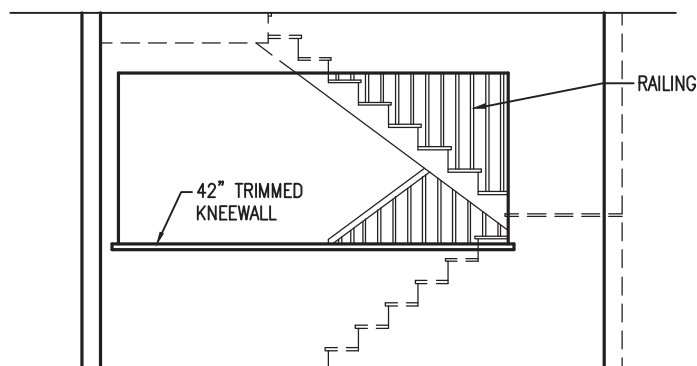
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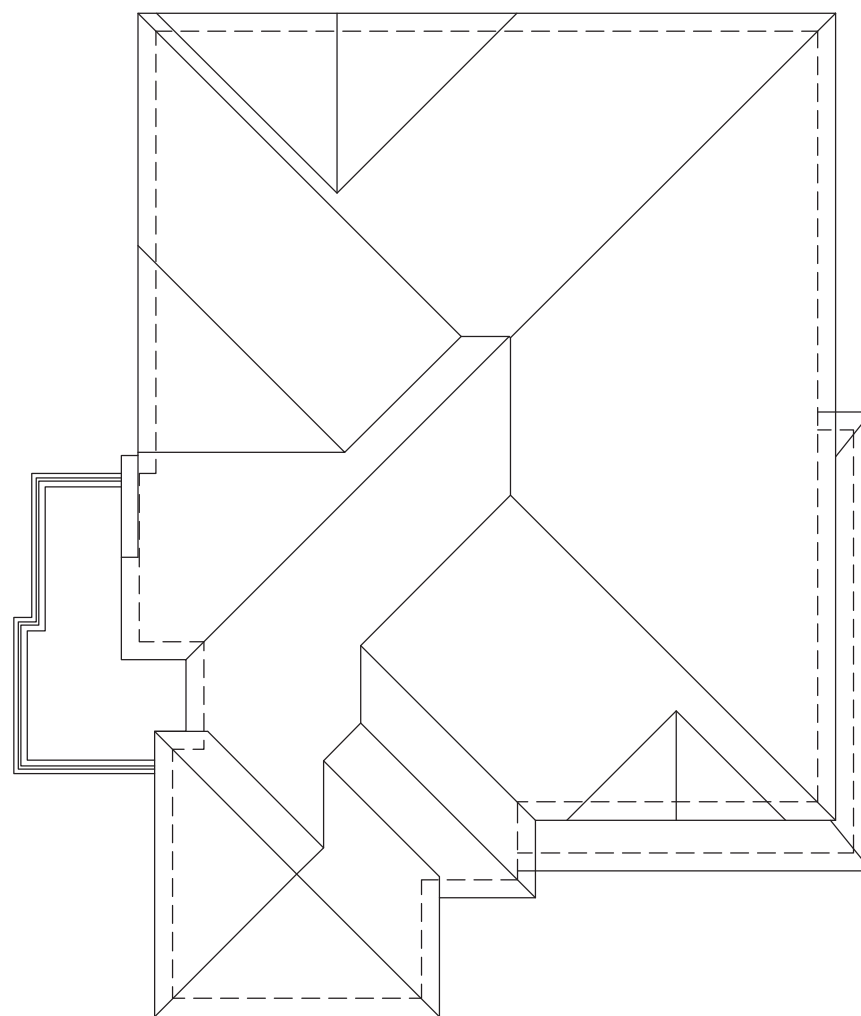
BAYVIEW WELLINGTON		S45-4C HUMMINGBIRD 4	
project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049	drawing no. 3A
date NOV. 2015	checked by RC	scale 3/16" = 1'-0"	file name 13049-S45-4C-0BC VER 2023
SECOND FLOOR PLAN 'A'			
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\VER 2023 (CURRENT)\13049-S45-4C-0BC VER 2023.dwg - Tue - Nov 28 2023 - 11:23 AM			



PARTIAL MUD ROOM
-2R OR MORE



INTERIOR ELEVATION 'X'



ROOF PLAN 'A'



AREAS	ELEV 'A'	ELEV 'B'
Ground floor area	1397 SF	0
Second floor area	1738 SF	0
Subtotal	3135 SF	0
Deduct all open area	82 SF	0
Total net area	3053 SF	0
Finished basement area	0000 SF	0
Coverage	1834 SF	0
without porch	170.38 SM	0
Coverage	1969 SF	0
with porch	182.93 SM	0

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW

APPROVED BY: _____
DATE: NOV 30, 2023

DATE: 10/26/2019

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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. qualification information Wellington Jno-Baptiste 25591 name BCIN signature 42658 registration information V43 Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
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no.	description	date	by	



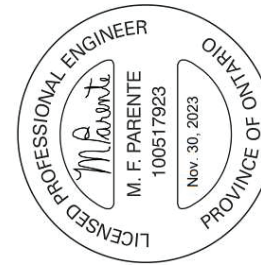
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name ALCONA	municipality INNISFIL, ONTARIO	project no. 13049
date NOV. 2015 drawing no. 4A drawn by RC checked by scale 3/16" = 1'-0" file name 13049-S45-4C-0BC VER 2023 RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\VER 2023 (CURRENT)\13049-S45-4C-0BC VER 2023.dwg - Tue - Nov 28 2023 - 11:23 AM		

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4-BASEMENT WINDOWS ARE DELETED AS PER CODE SB-12 3.1.1.9.(3)
2 ARCHED WINDOWS ON THE LEFT SIDE ELEVATION AS PER CODE SB-12 3.1.1.9.(4)



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

APPROVED BY: 

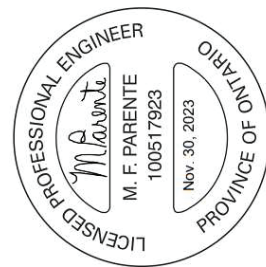
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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 

DATE: NOV 30, 2023

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BAYVIEW WELLINGTON S45-4C HUMMINGBIRD 4	project name ALCONA	municipality ONTARIO	project no. 13049
	date NOV. 2015	left side elevation A	drawing no. 6A

VA3
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

The undersigned has released 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

signature

BCIN

42658

design information

V43 Design Inc.

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FLANKAGE ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

1'-0"

1'-0"

1'-0"

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

1"x6" ALUM. CLAD
FRIEZE BD.

PREFIN. MTL. FLASHING, W/
CAULKING TO MATCH (TYP.)

CONT. PRECAST CONC. SILL
(TYP.)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

RWL

RWL

RWL

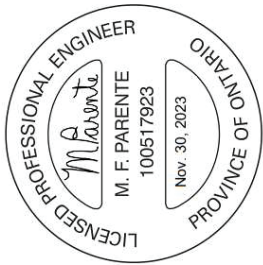
WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
OPENING PROVIDED

856.67 SQ. FT.
1.2 M (7%)
59.96 SQ. FT.
18.11 SQ. FT.

STEPPED FOOTING
30

RIGHT SIDE ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
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TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

U/S GARAGE FOOTING

FIN BASEMENT FLOOR

BAYVIEW WELLINGTON

S45-4C
HUMMINGBIRD 4

project name
ALCONA

project no.
13049

municipality
INNISFIL, ONTARIO

drawing no.
7A

date
NOV. 2015

checked by
RC

drawn by
RC

scale
3/16" = 1'-0"

file name
13049-S45-4C-0BC VER 2023

date
NOV 28 2023 - 11:23 AM

checked by
RC

drawn by
RC

scale
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date
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Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

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qualification information

Wellington Jno-Baptiste 25591 BCIN

name registration information

VAS Design Inc. 42658

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date by

9 .

8 .

7 REVISED AS PER ENG'S COMMENTS 23-11-28 RC

6 REVISED AS PER FLOOR / ROOF LAYOUTS 23-11-22 RC

5 UPDATE TO OBC 2023 23-10-30 RC

4 REVISED AS PER ENG COMMENTS AUG 10-17 RC

3 REVISED TO 10" FOUNDATION WALLS DEC 21-16 ALE

2 REVISED INSULATION AT STAIRS SEPT 19/16 SB

1 ISSUED FOR CLIENT REVIEW MAY 16-16 RC

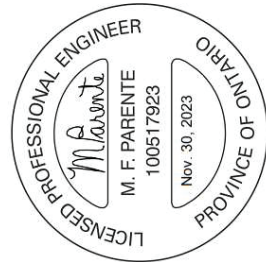
no. description

date

by

description

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY:
DATE: NOV 30, 2023
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PRECAST CONC. ARCH OVER VINYL
PANEL BY WINDOW MANUF ON
PRECAST CONC SURROUND ON DBL.
PRECAST CONC. SILL

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

CONT. PRECAST CONC. SILL

FIN BASEMENT FLOOR

REAR ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



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BAYVIEW WELLINGTON

S45-4C
HUMMINGBIRD 4

project name
ALCONA

project no.
13049

municipality
INNISFIL, ONTARIO

date
NOV. 2015

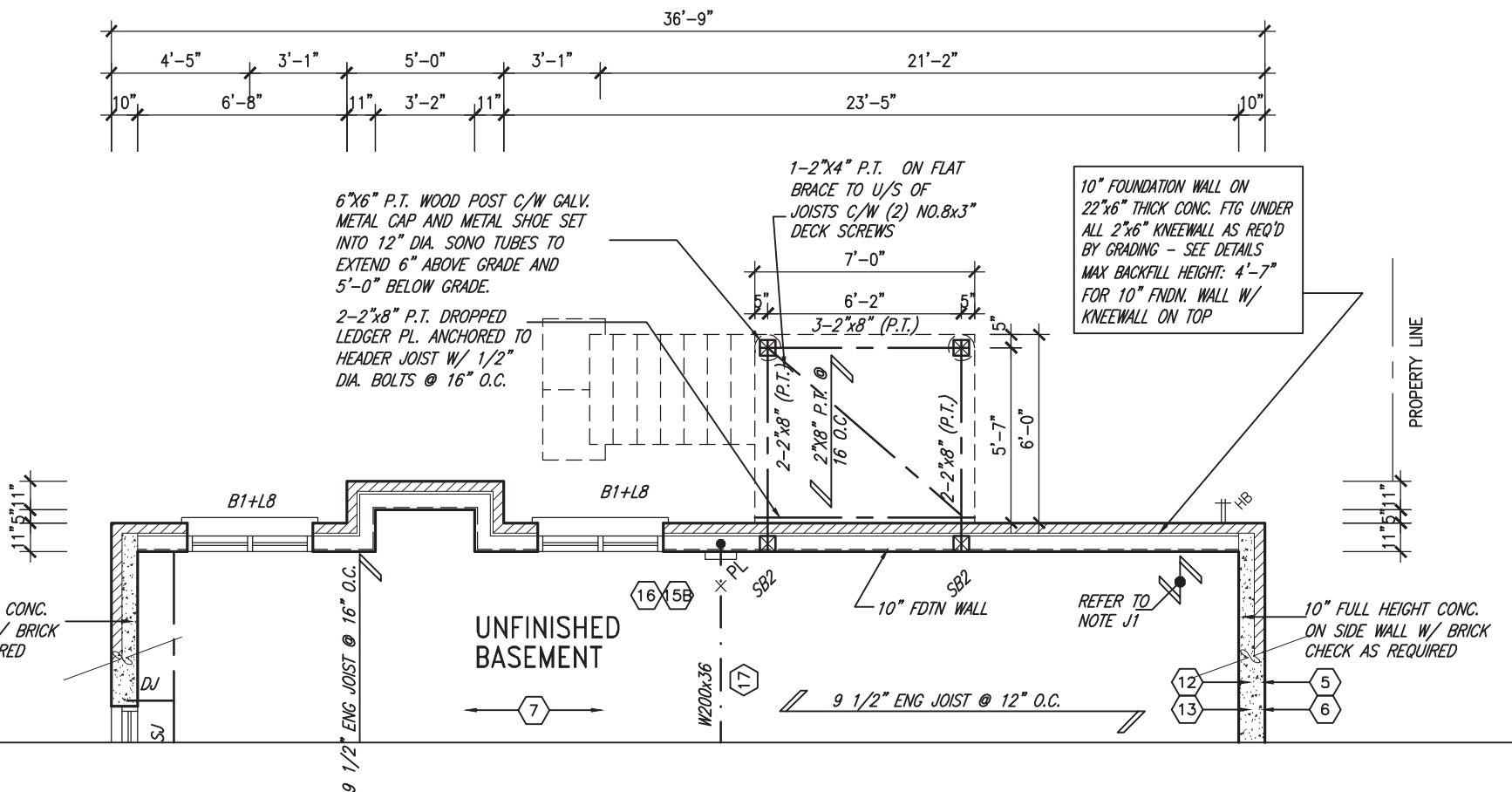
checked by
RC

drawn by
RC

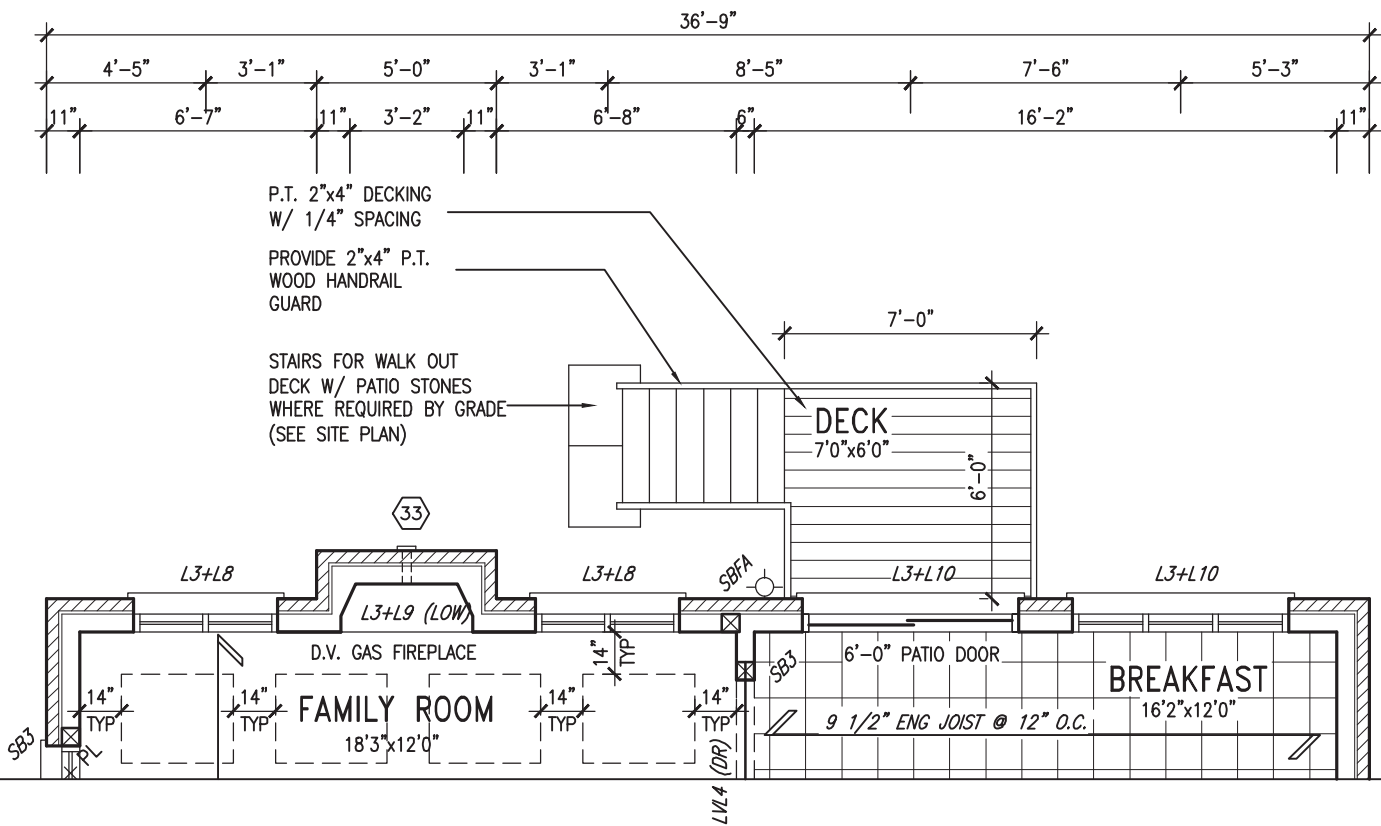
scale
3/16" = 1'-0"

drawing no.
8A

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PARTIAL BASEMENT FLOOR PLAN W.O.D.
9R AND MORE COND.



PARTIAL GROUND FLOOR PLAN W.O.D.
9R AND MORE COND.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S45-4C ELEVATION A 9R WOD		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	773 S.F.	127.15 S.F.	16.45 %
LEFT SIDE	1092 S.F.	289.451 S.F.	26.51 %
RIGHT SIDE	1075 S.F.	18.111 S.F.	1.68 %
REAR	904 S.F.	223 S.F.	24.67 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		11.94 S.F.	
TOTAL SQ. FT.	3844.00 S.F.	645.77 S.F.	16.80 %
TOTAL SQ. M.	357.12 S.M.	59.99 S.M.	16.80 %

2-BASEMENT WINDOWS ARE DELETED AS PER CODE SB-12 3.1.1.9.(3)
2 ARCHED WINDOWS ON THE LEFT SIDE ELEVATION AS PER CODE SB-12 3.1.1.9.(4)



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 planning or building requirements that may be required for a 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: NOV. 30, 2023

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	REVISED AS PER ENG'S COMMENTS	23-11-28	RC	Wellington Jno-Baptiste 25591
6	REVISED AS PER FLOOR / ROOF LAYOUTS	23-11-22	RC	name registration information BCIN
5	UPDATE TO OBC 2023	23-10-30	RC	VA3 Design Inc. 42658
4	REVISED AS PER ENG COMMENTS	AUG 10-17	RC	
3	REVISED TO 10" FOUNDATION WALLS	DEC 21-16	AJE	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	REVISED INSULATION AT STAIRS	SEPT 19/16	SB	
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC	
no.	description	date	by	

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BAYVIEW WELLINGTON

project name **ALCONA** municipality **INNISFIL, ONTARIO**

date **NOV. 2015**

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

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\45\VER 2023 (CURRENT)\13049-S45-4C-OBC VER 2023.dwg - Tue - Nov 28 2023 - 11:23 AM

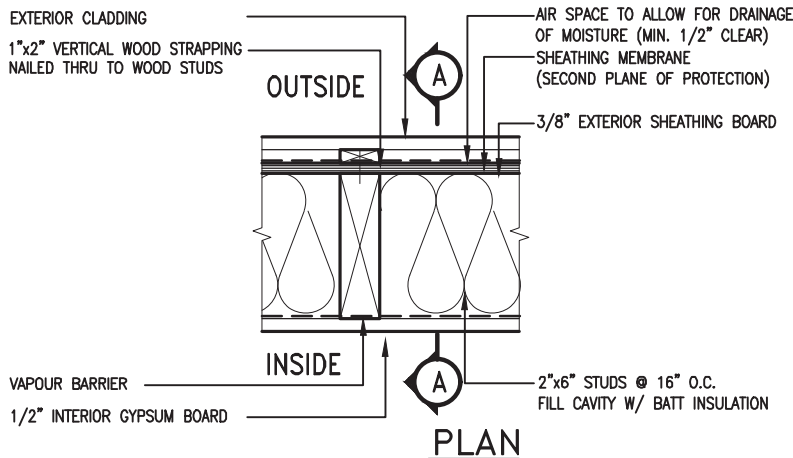
S45-4C
HUMMINGBIRD 4

project no. **13049**

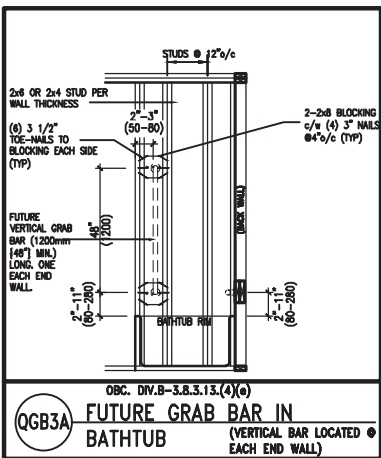
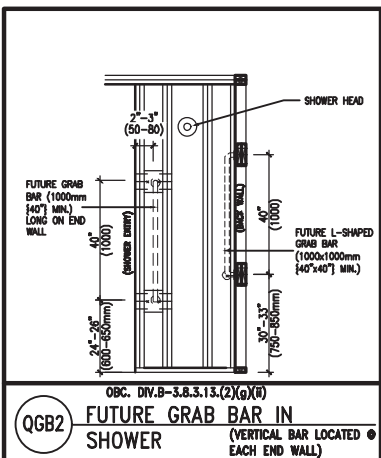
drawing no. **10A**

PARTIAL PLAN W.O.D.

file name **13049-S45-4C-OBC VER 2023**



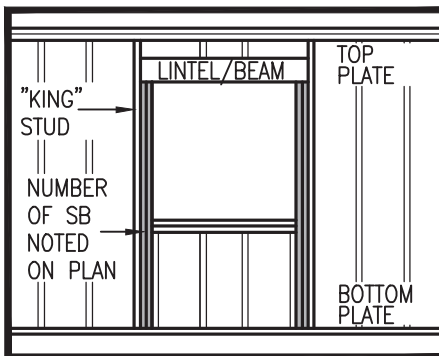
REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 LB).
REFER TO OBC, DIV. B WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(g),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



ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.1.2.

- KITCHEN EXHAUST. 3.0m
- DRIVEWAY, PARKING SPACE, ROAD. 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

KIT-EX-NOTE-2020.dwg



**SOLID BEARING MEMBERS TO BE BOLTED OR
NAILED TOGETHER AS PER OBC 9.17.4.2.

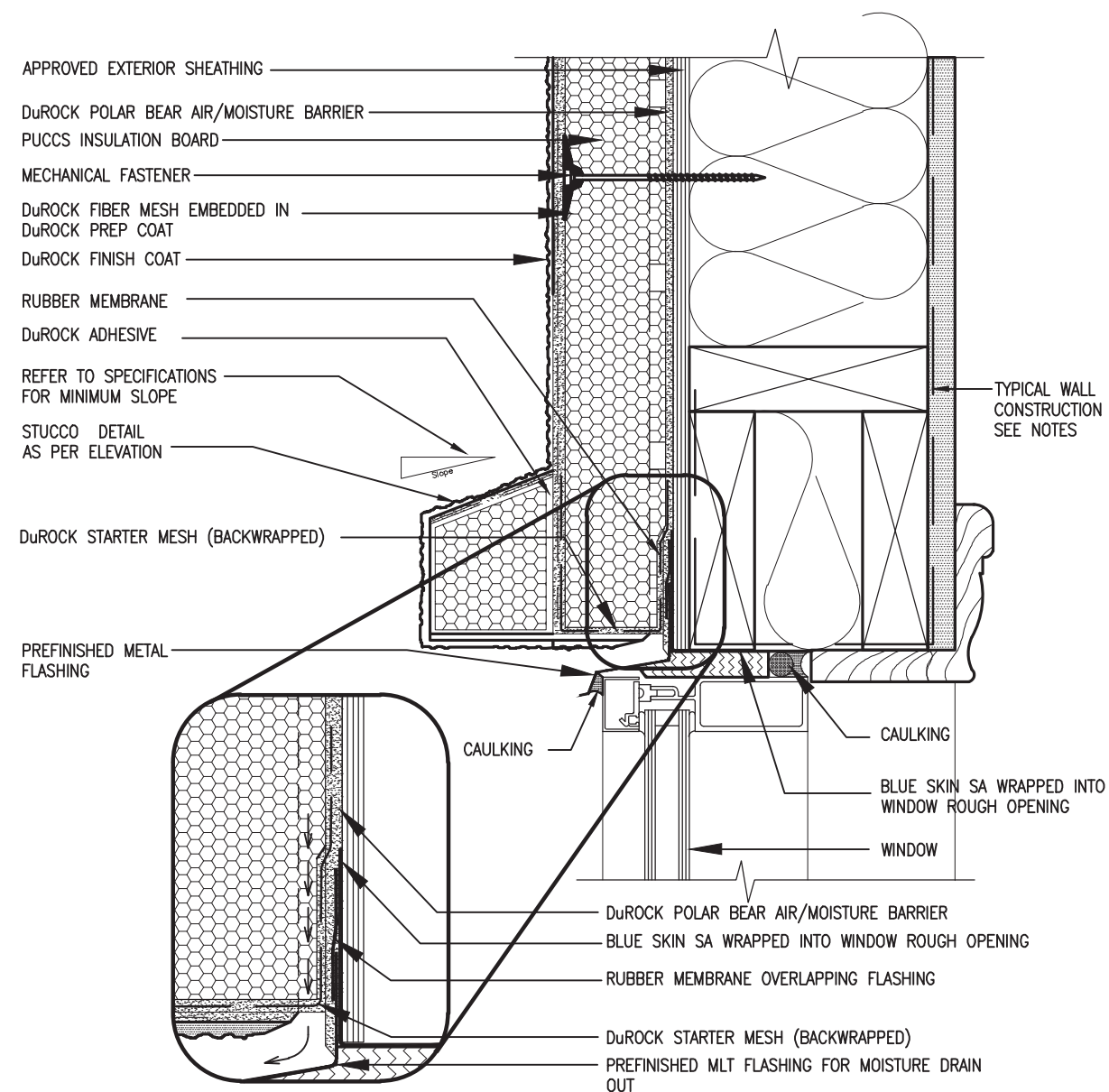
** STUD INFORMATION TAKEN FROM OBC TABLE A-30



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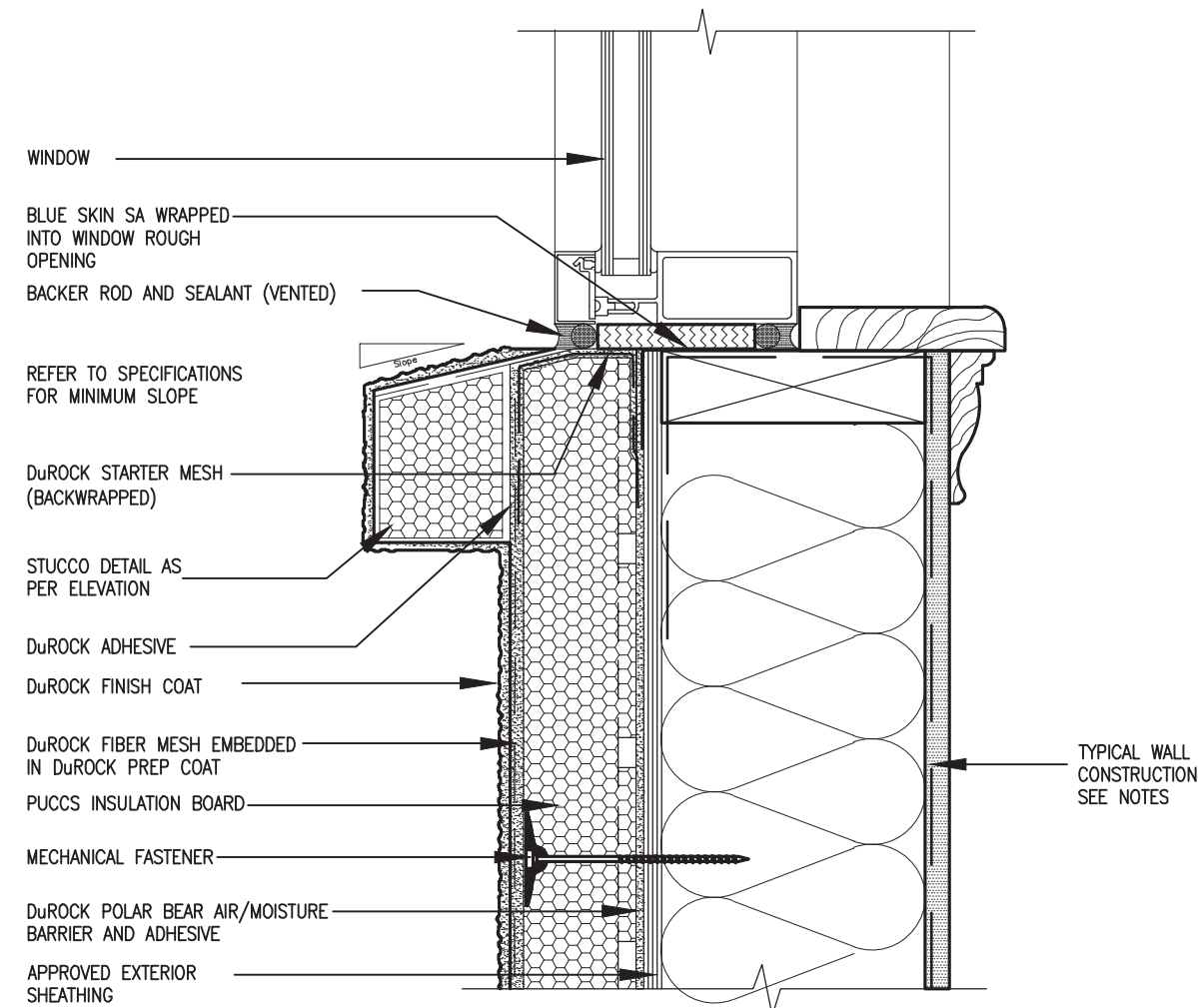
project name ALCONA		municipality INNISFIL, ON.		project no. 13049	
date MAY 2016		CONSTRUCTION NOTES			
drawing no. RC		checked by -		scale 3/16" = 1'-0"	
				file name 13049-CN-A1 VER 2023	
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2023.dwg - Wed - Nov 22 2023 - 10:58 AM					
					CN2



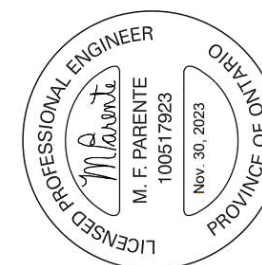


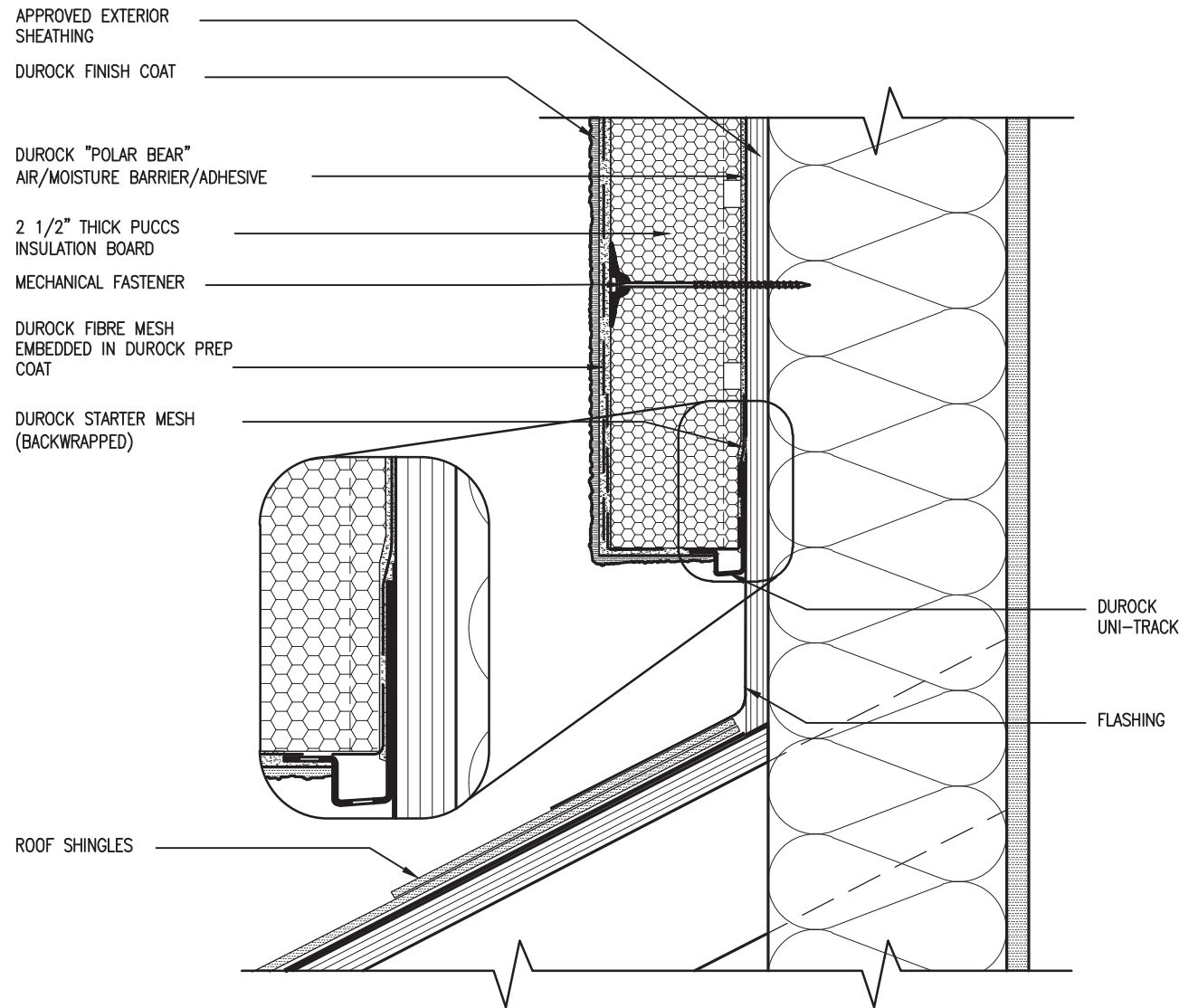
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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



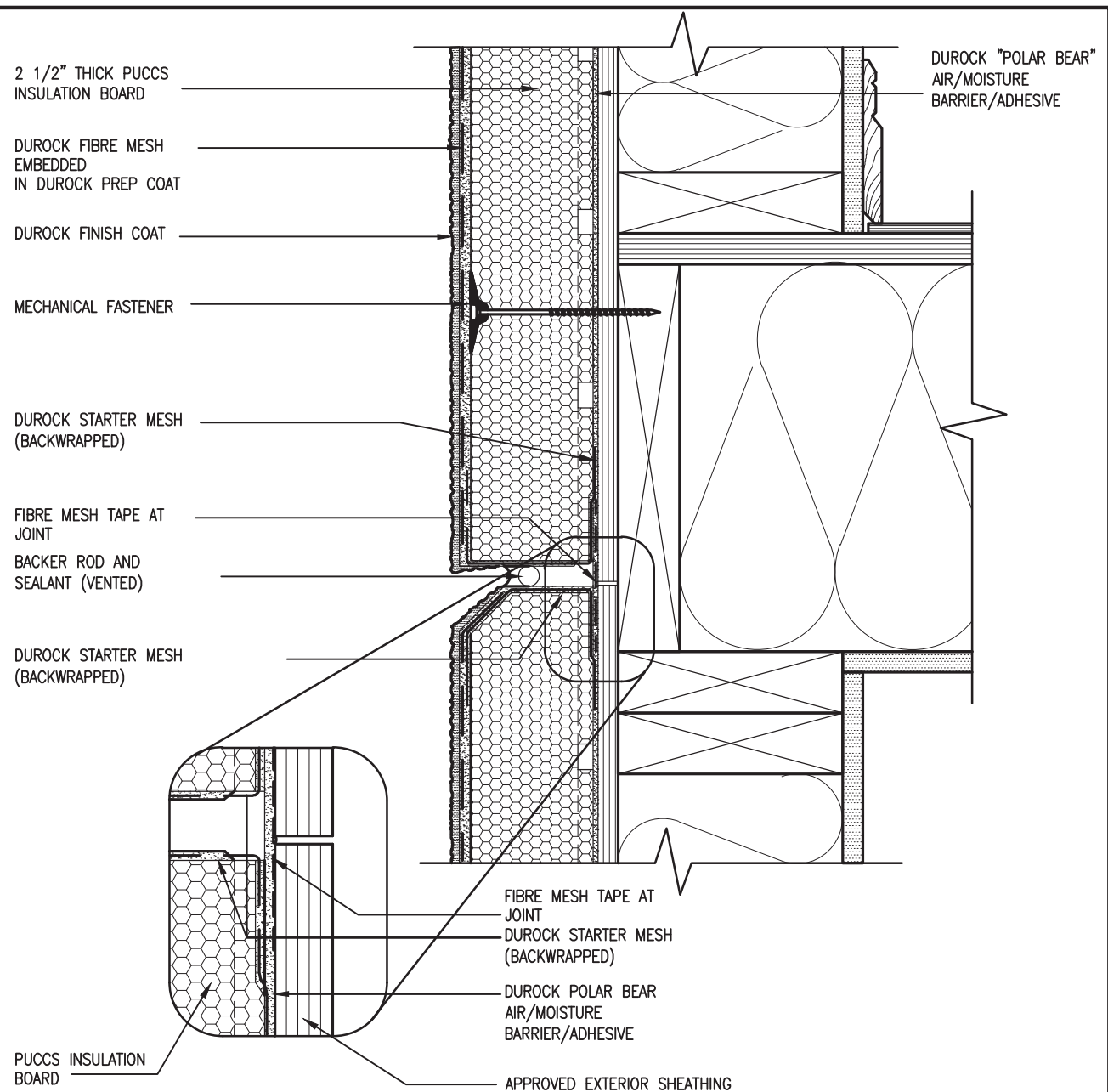
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

[illegible]

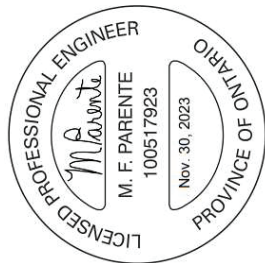


3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

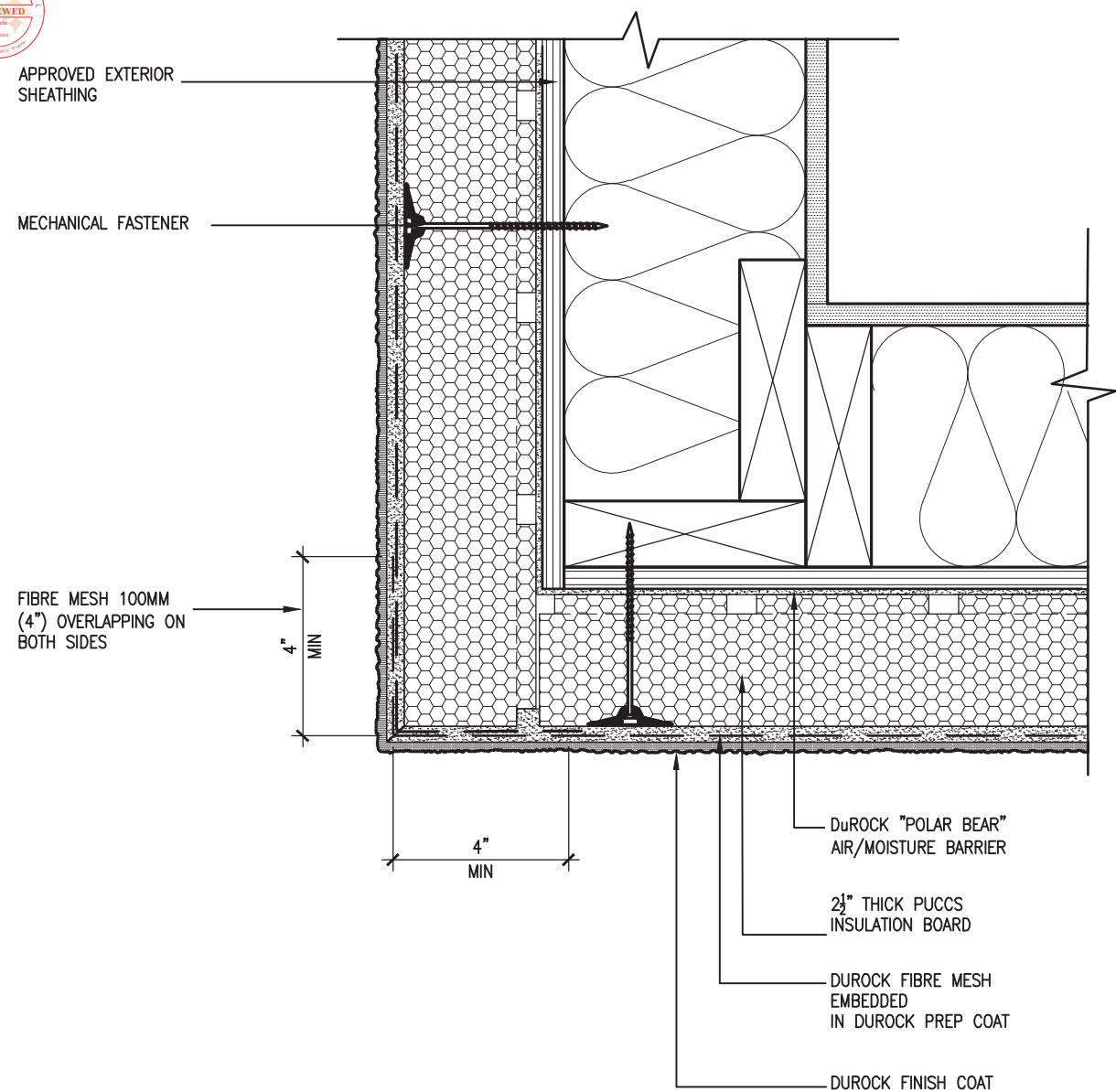
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

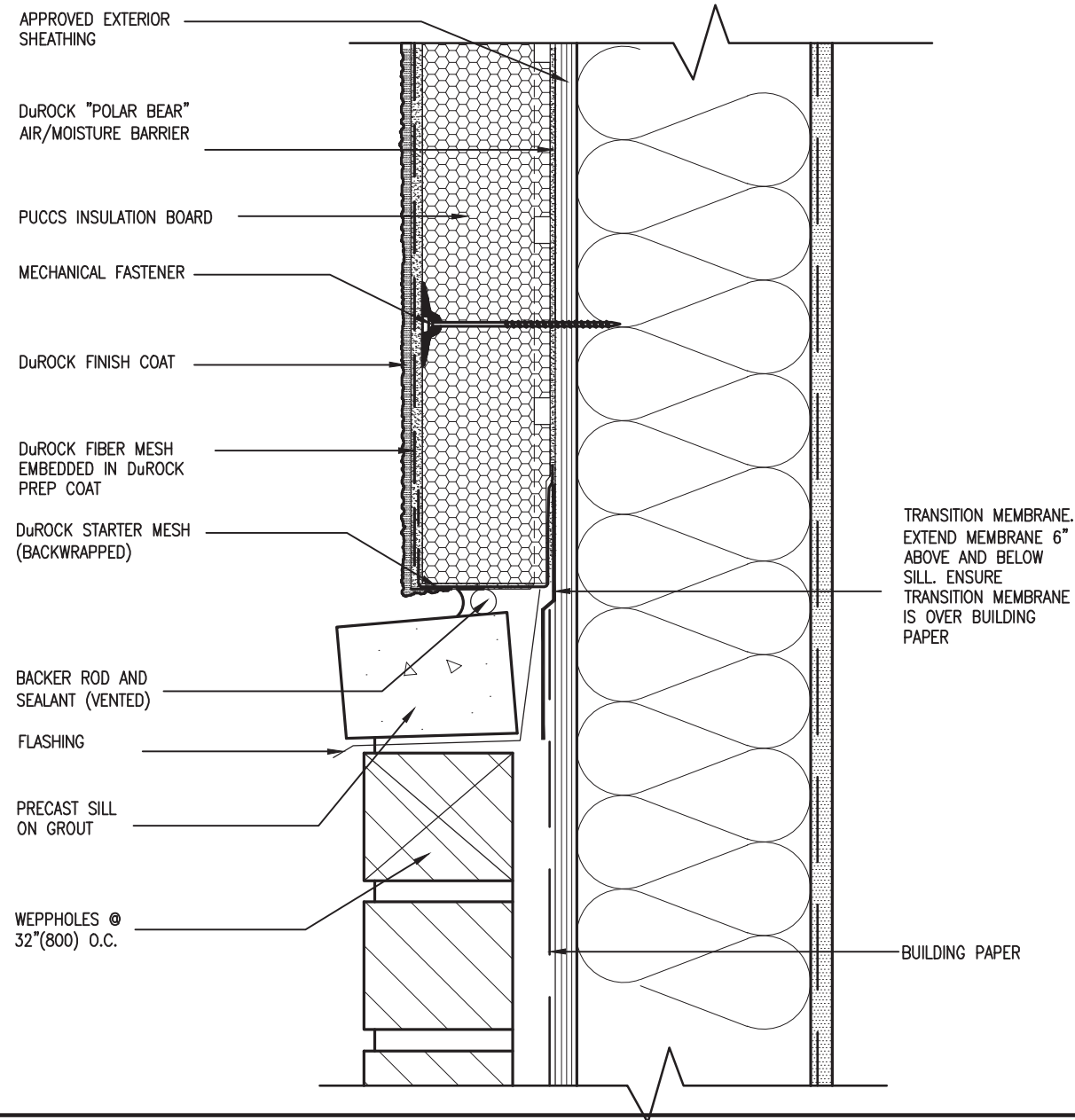


CONST NOTE		BAYVIEW WELLINGTON		ALCONA		INNISFIL, ON.		CONSTRUCTION NOTES		CN4	
9	.	.	.	.	.	.	.	.	.	.	.
8	.	.	.	.	.	.	.	.	.	.	.
7	.	.	.	.	.	.	.	.	.	.	.
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5	.	.	.	.	.	.	.	.	.	.	.
4	UPDATE TO OBC VER 2023	NOV 22-23	RC	NOV 22-23	RC	NOV 22-23	RC	NOV 22-23	RC	NOV 22-23	RC
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	FEB 16-22	RC	FEB 16-22	RC	FEB 16-22	RC	FEB 16-22	RC
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	FEB 09-21	RC	FEB 09-21	RC	FEB 09-21	RC	FEB 09-21	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	AUG 04-17	RC	AUG 04-17	RC	AUG 04-17	RC	AUG 04-17	RC
no. description		date		date		date		date		date	
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		25591		BCIN		42658		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	
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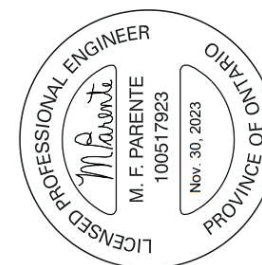


5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

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"



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.	25591
8	.	.	.	qualification information	
7	.	.	.		
6	.	.	.	Wellington Jno-Baptiste	
5	.	.	.	name registration information	BCIN
4	UPDATE TO OBC VER 2023	NOV 22-23	RC	VA3 Design Inc.	42658
3	UPDATE TO OBC VER 2022	FEB 16-22	RC		
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		

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CONST NOTE

BAYVIEW WELLINGTON

project name
ALCONA

project no.
13049

date
MAY 2016

checked by
RC

scale
3/16" = 1'-0"

drawing no.
CN5

CONSTRUCTION NOTES

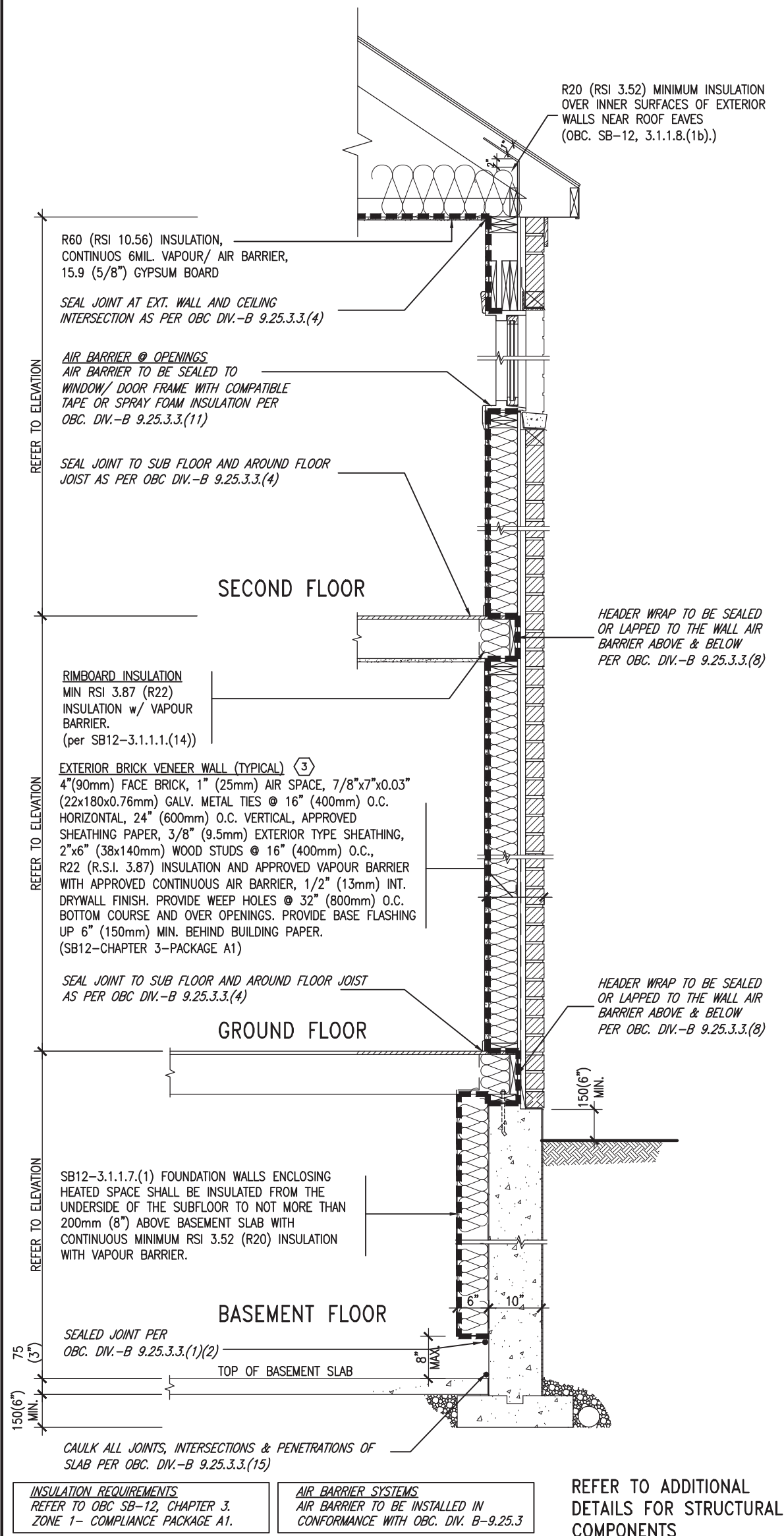
file name
13049-CN-A1 VER 2023

drawn by
RC

units: 13049-CN-A1 VER 2023.dwg - West - Nov 22 2023 - 11:00 AM



SB12-COMPLIANCE PACKAGE 'A1'

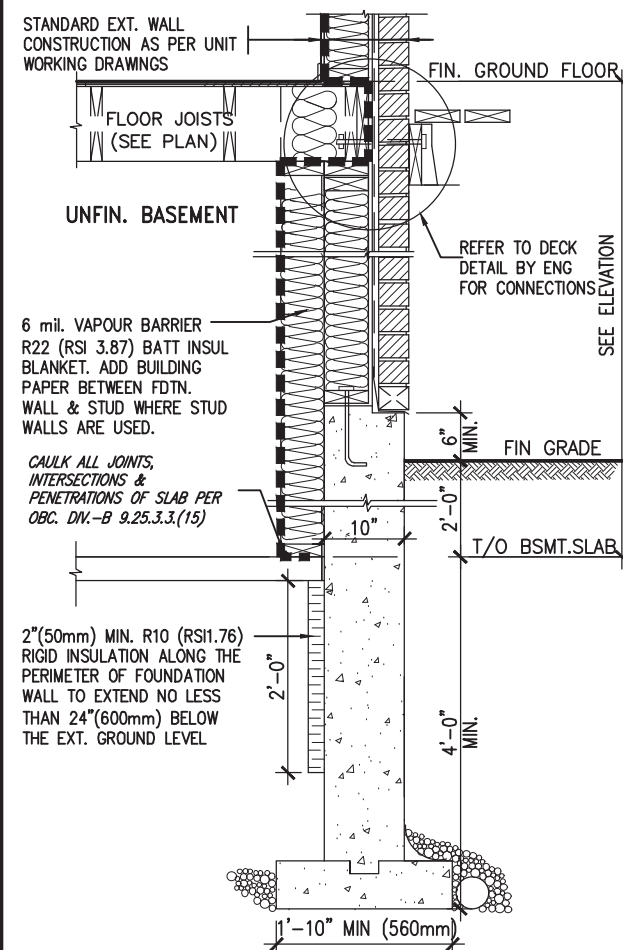


THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space 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.

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
5	.	.	.	BCIN
4	UPDATE TO OBC VER 2023	NOV 22-23	RC	registration information
3	UPDATE TO OBC VER 2022	FEB 16-22	RC	VA3 Design Inc. 42658
2	UPDATE TO OBC VER 2020	FEB 09-21	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	



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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 2023	drawing no. CN6
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2023.dwg - Wed - Nov 22 2023 - 11:00 AM		



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

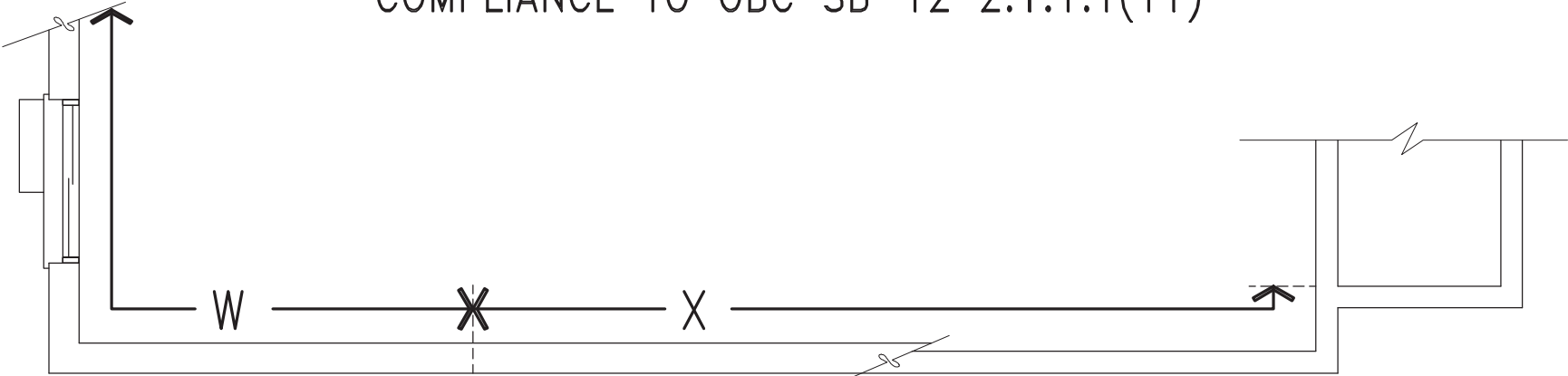


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste name signature registration information VA3 Design Inc.	25591	BCIN	VA3 DESIGN 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	municipality		project no.			
7	.	.	.		ALCONA	INNISFIL,ON.		13049			
6	.	.	.		date	CONSTRUCTION NOTES		drawing no.			
5	.	.	.		MAY 2016			CN7			
4	UPDATE TO OBC VER 2023	NOV 22-23	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.	drawn by	checked by	scale	file name			
3	UPDATE TO OBC VER 2022	FEB 16-22	RC		RC	-	3/16" = 1'-0"	13049-CN-A1 VER 2023			
2	UPDATE TO OBC VER 2020	FEB 09-21	RC		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\CN Notes\13049-CN-A1 VER 2023.dwg - Wed - Nov 22 2023 - 11:01 AM						
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC								
no.	description	date	by								

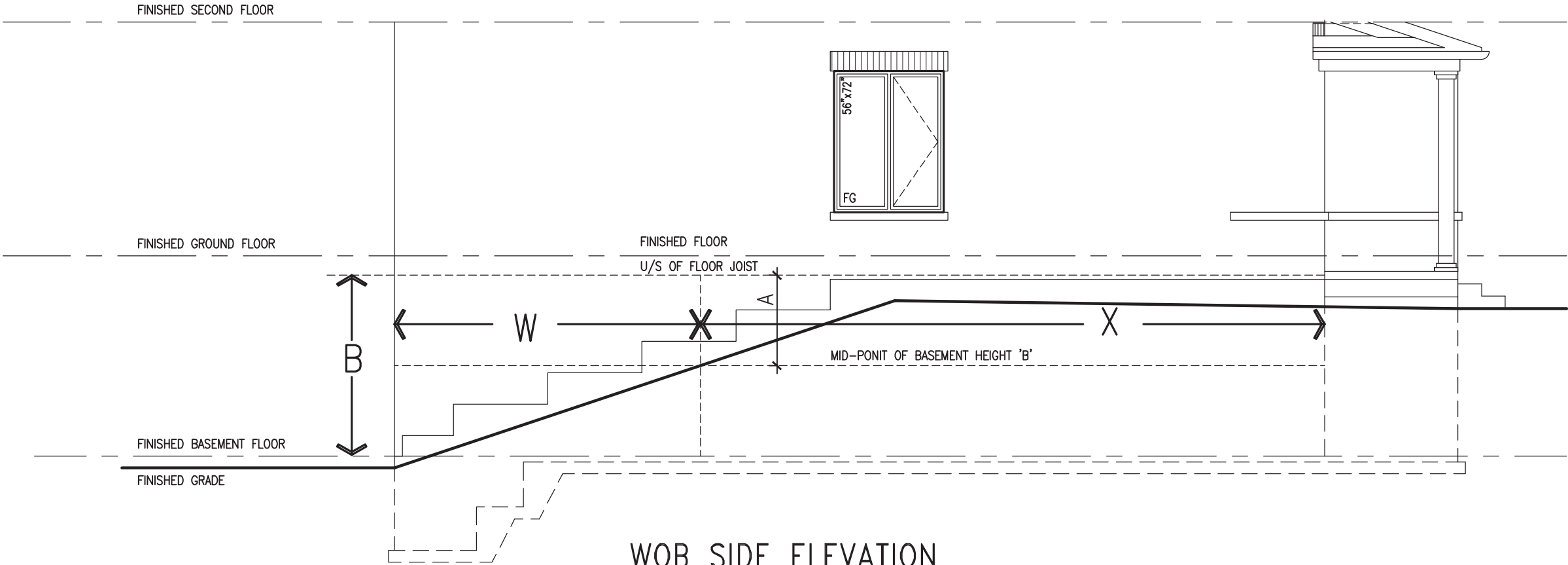
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



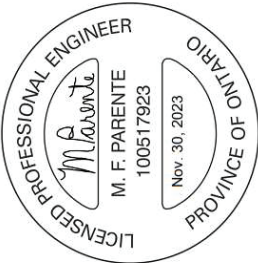
WOB PLAN



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



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

qualification information

Wellington Jno-Baptiste 25591 BCIN

name

registration information

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.

no.	description	date	by
9			
8			
7			
6			
5			
4	UPDATE TO OBC VER 2023	NOV 22-23	RC
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

BAYVIEW WELLINGTON

CONST NOTE

project name
ALCONA

project no.
13049

date
MAY 2016

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

13049-CN-A1 VER 2023

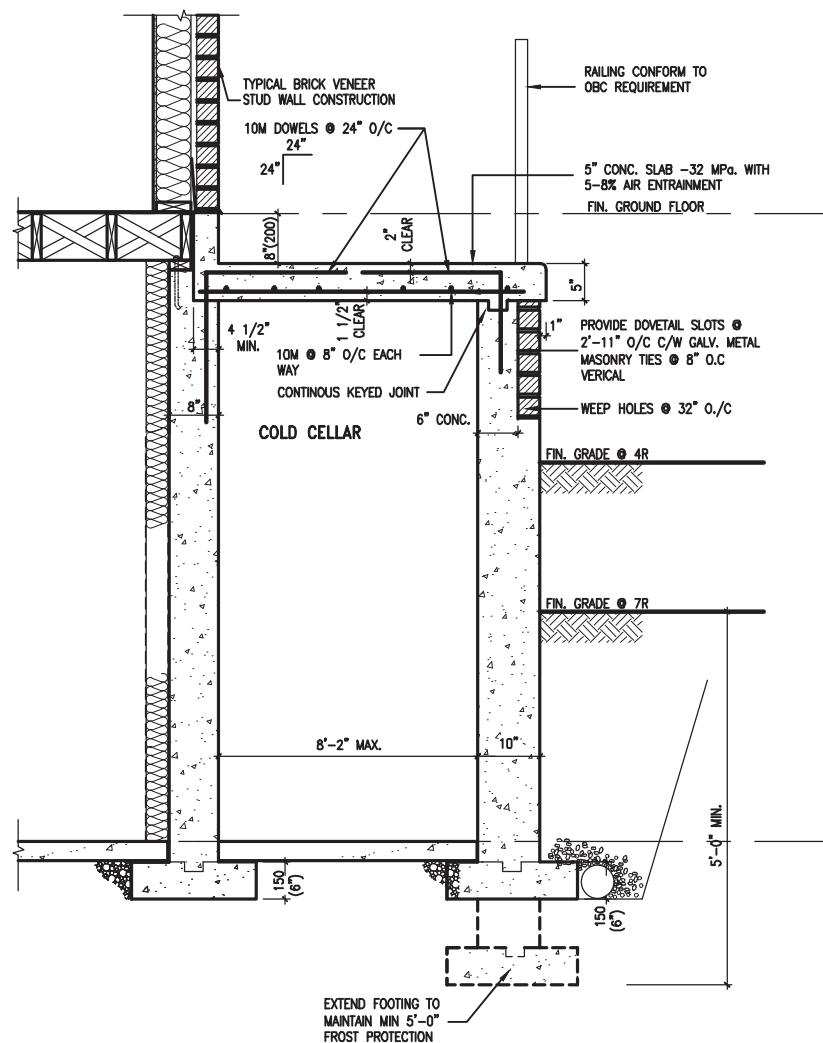
file name
13049-CN-A1

drawing no.
CN8

13049-CN-A1 VER 2023 - Wed - Nov 22 2023 - 10:58 AM

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TYPICAL BRICK VENEER STUD WALL CONSTRUCTION

FIN. GROUND FLOOR

EDGE OF PORCH

COLD CELLAR

OPT. 2" RIGID INSULATION UNDER STAIRS.

LOCATION OF WALL IN RELATION TO STAIR MAY VARY PER MODEL

6" CONC. STAIR -32 MPa. WITH 5-8% AIR ENTRAINMENT

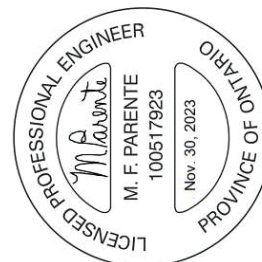
PROVIDE 3" CLEAR CONC. COVER WHEN INSULATION IS REMOVED IF CONC. IS IN CONTACT WITH FILL

GRANULAR FILL UNDER STAIR

Labels and Dimensions:

- 10M DOWELS @ 24" O/C (TYP)
- 5" CONC. SLAB
- 8"(200)
- 1 1/2" CLEAR
- 10M BARS (24"x24") @ 12"(300) O.C.
- 10"(250) TYP.
- 7 1/2" (194) MAX
- 10M @ 8" (200) O.C. EACH WAY CONTINUOUS KEYED JOINT
- 10M @ 8" O.C. EACH WAY
- 10M @ NOSING
- 4 1/2" MIN.
- 8"
- 8"
- 150 (6")
- 150 (6")
- 150 (6")
- 5'-0" MIN.
- 24"
- 24"
- 24"x24"(610x610) 10M DOWELS @ 12"(300) O.C.

X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR) 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.	25591
8.	.	.	.	.	qualification information	
7.	.	.	.	.		
6.	.	.	.	.		
5.	.	.	.	.	name	BCIN
4.	UPDATE TO OBC VER 2023	NOV 22-23	RC	.	registration information	
3.	UPDATE TO OBC VER 2022	FEB 16-22	RC	.	V43 Design Inc.	42658
2.	UPDATE TO OBC VER 2020	FEB 09-21	RC	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of this Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	.	date	by
no.	description					

VA3 DESIGN

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Toronto ON M2J 1R4
t 416.650.2255 f 416.650.4782
va3design.com

CONST NOTE

BAYVIEW WELLINGTON

project name
ALCONA

project no.
13049

municipality
INNISFIL ON.

date
MAY 2016

checked by
RC

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13049-CN-A1 VER 2023

drawing no.
CN9

drawn by
RC

checked by
RC

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13049-CN-A1 VER 2023

drawing no.
CN9

drawn by
RC

checked by
RC

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
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drawing no.
CN9

drawn by
RC

checked by
RC

scale
3/16" = 1'-0"

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file name
13049-CN-A1 VER 2023

drawing no.
CN9

drawn by
RC

checked by
RC

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13049-CN-A1 VER 2023

drawing no.
CN9

drawn by
RC

checked by
RC

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13049-CN-A1 VER 2023

drawing no.
CN9

drawn by
RC

checked by
RC

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
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CN9

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checked by
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3/16" = 1'-0"

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drawing no.
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drawn by
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checked by
RC

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

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CN9

drawn by
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checked by
RC

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13049-CN-A1 VER 2023

drawing no.
CN9

drawn by
RC

checked by
RC

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13049-CN-A1 VER 2023

drawing no.
CN9

drawn by
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scale
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CONSTRUCTION NOTES

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CONSTRUCTION NOTES

file name
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drawing no.
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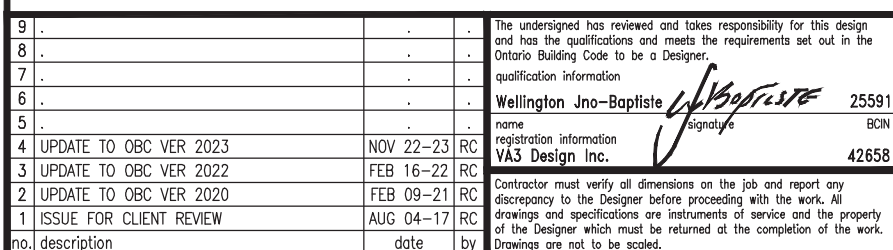
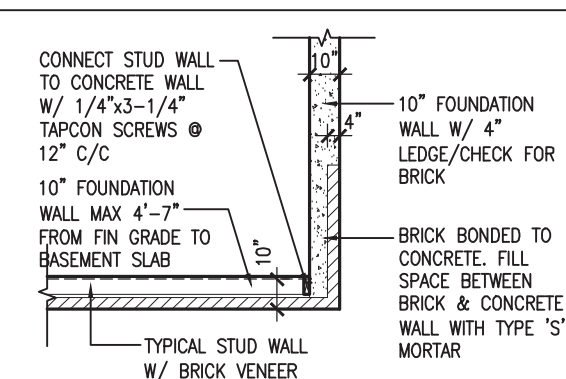
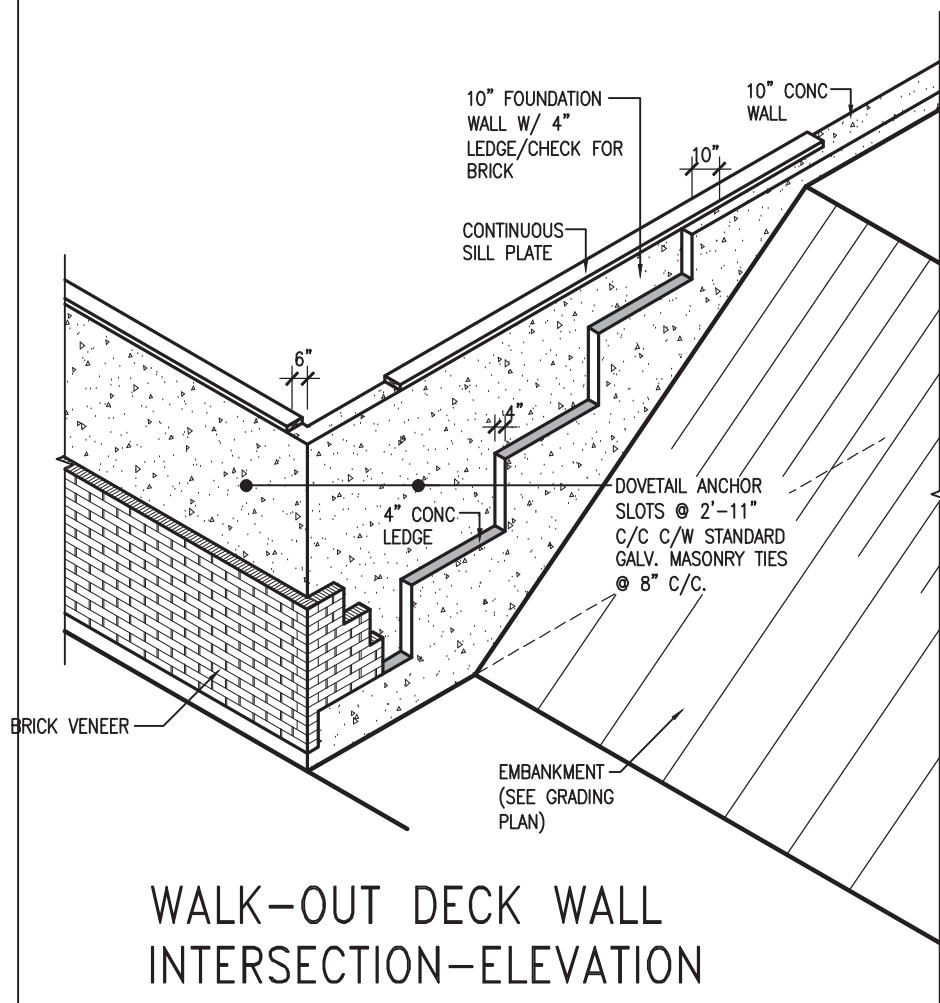
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CONSTRUCTION NOTES

file name
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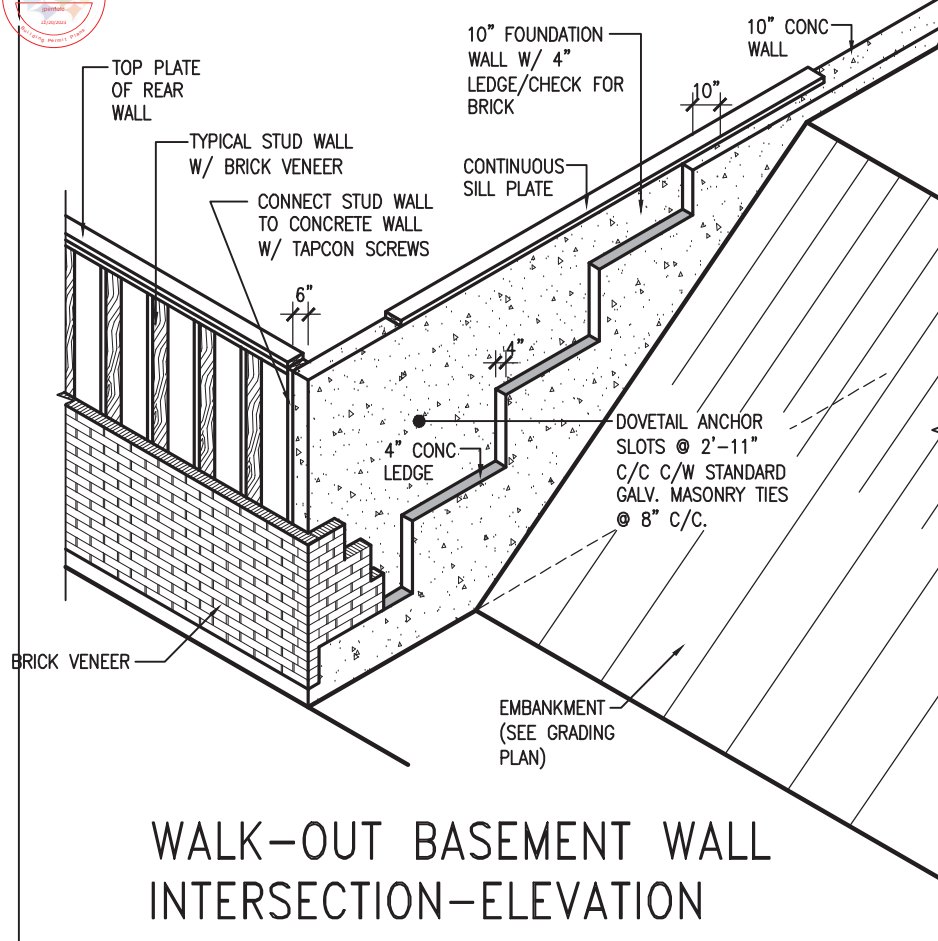
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vg3design.com

BAYVIEW WELLINGTON

CONST NOTE

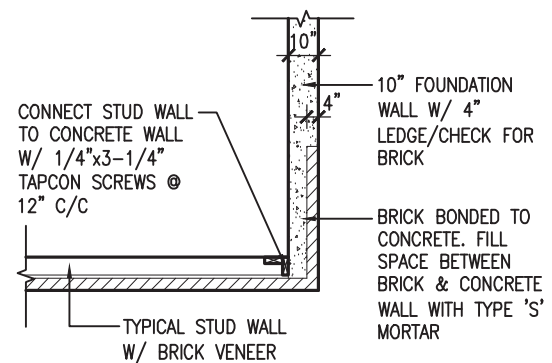
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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

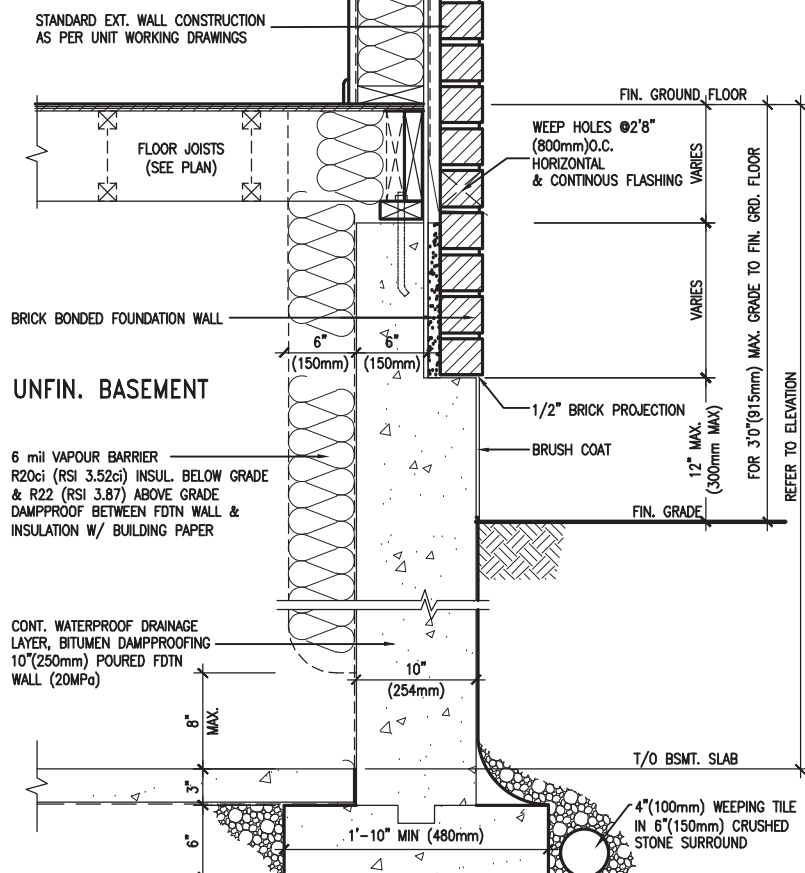
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WALK-OUT BASEMENT WALL INTERSECTION-PLAN

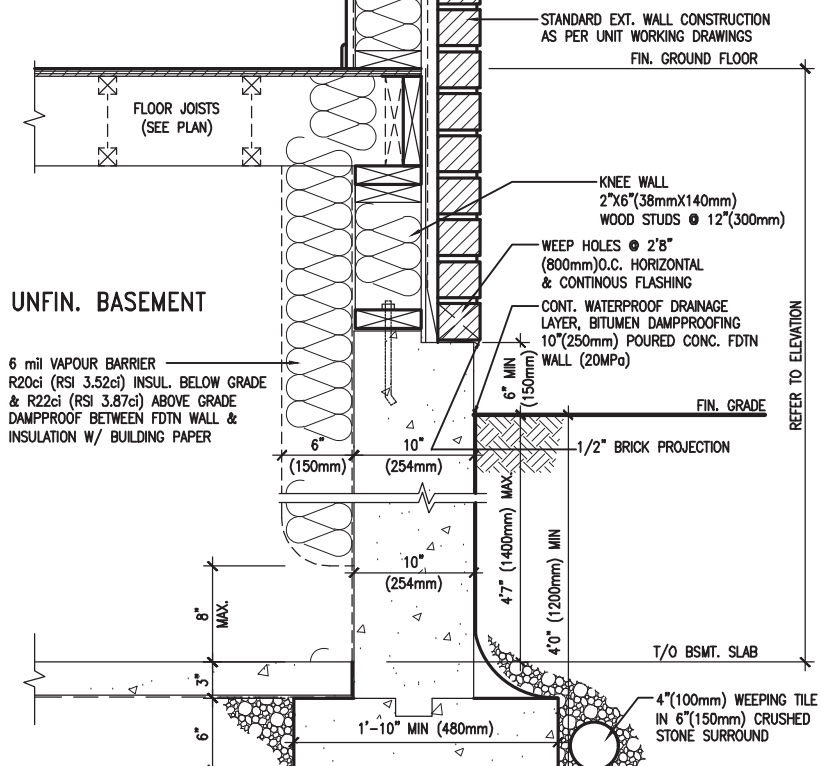
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.



9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 name signature BCIN registration information VA3 Design Inc. 42658
8	.	.	.	
7	.	.	.	
6	.	.	.	
5	.	.	.	
4	UPDATE TO OBC VER 2023	NOV 22-23	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.
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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CONST NOTE

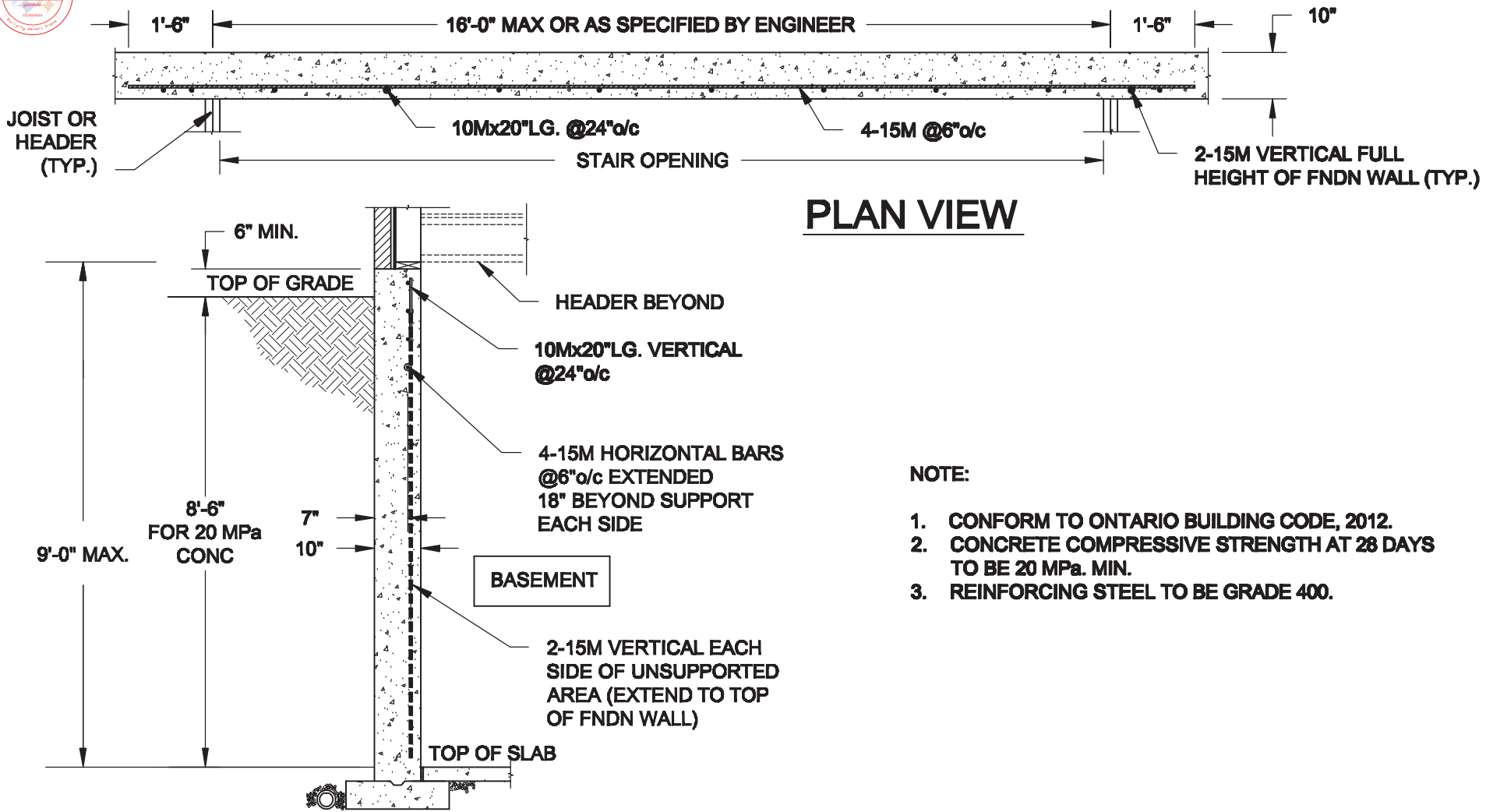
project name	municipality
ALCONA	INNISFIL ON.

project no.
13049

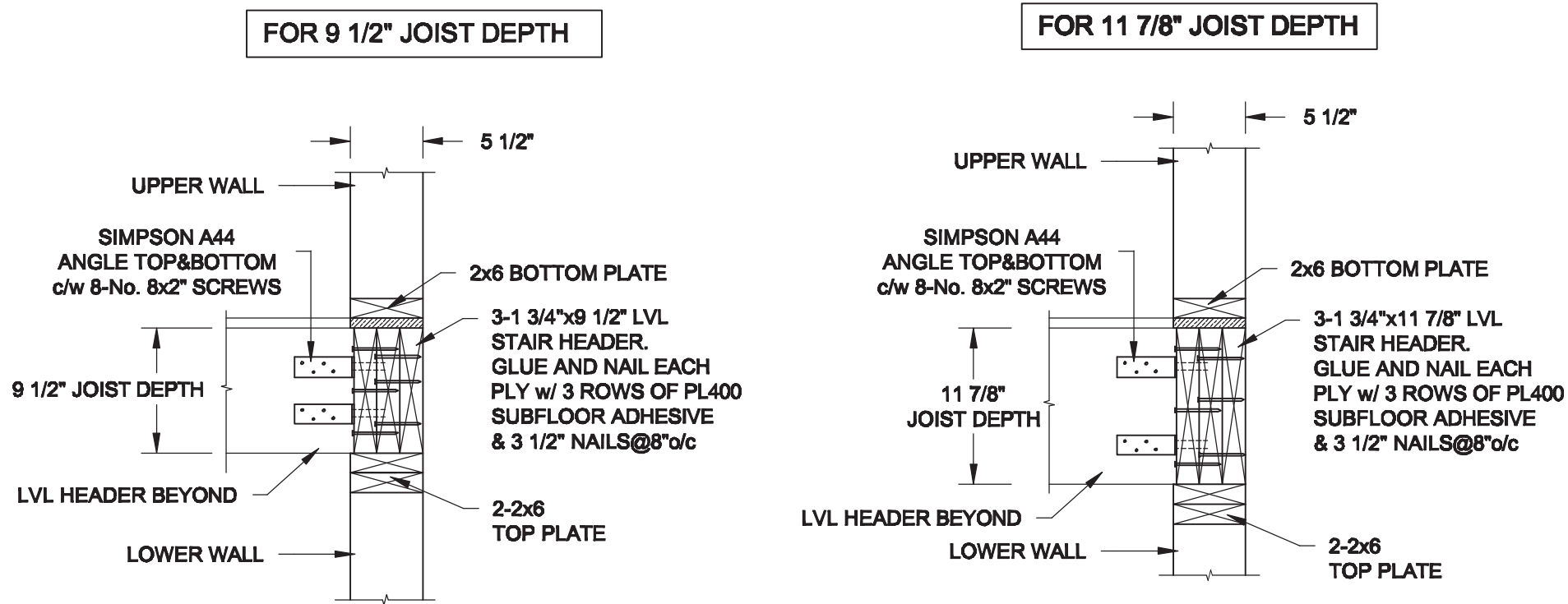
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drawing no.
CN11

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



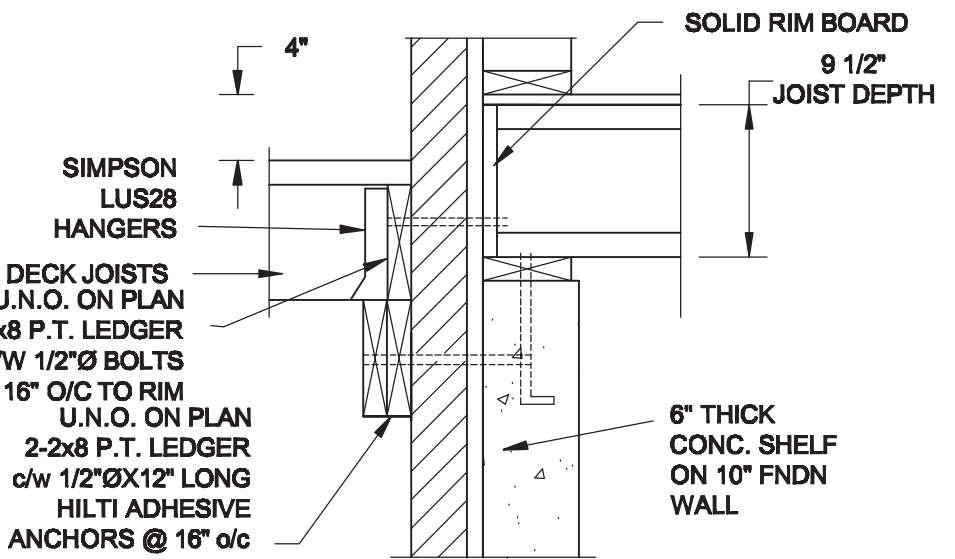
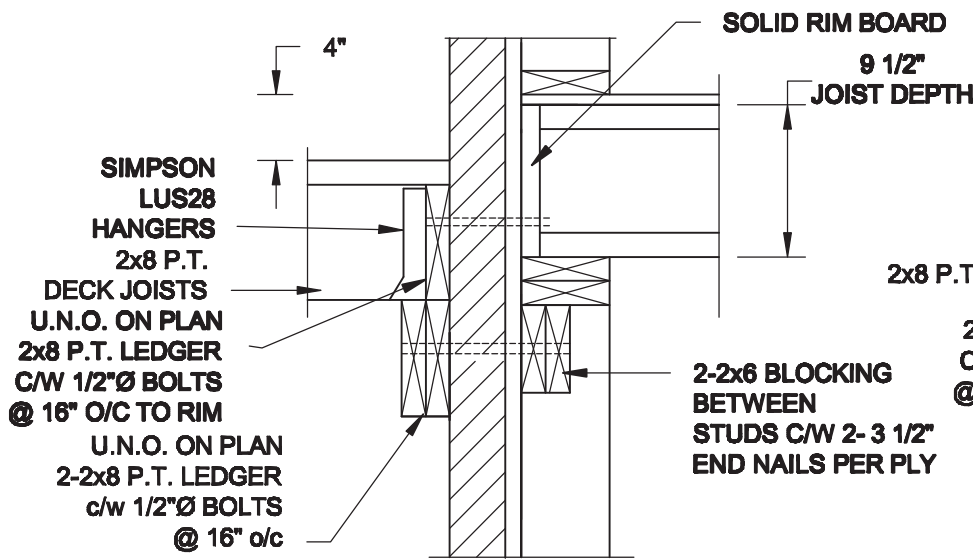
2
S1 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"



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



FOR 9 1/2" JOIST DEPTH

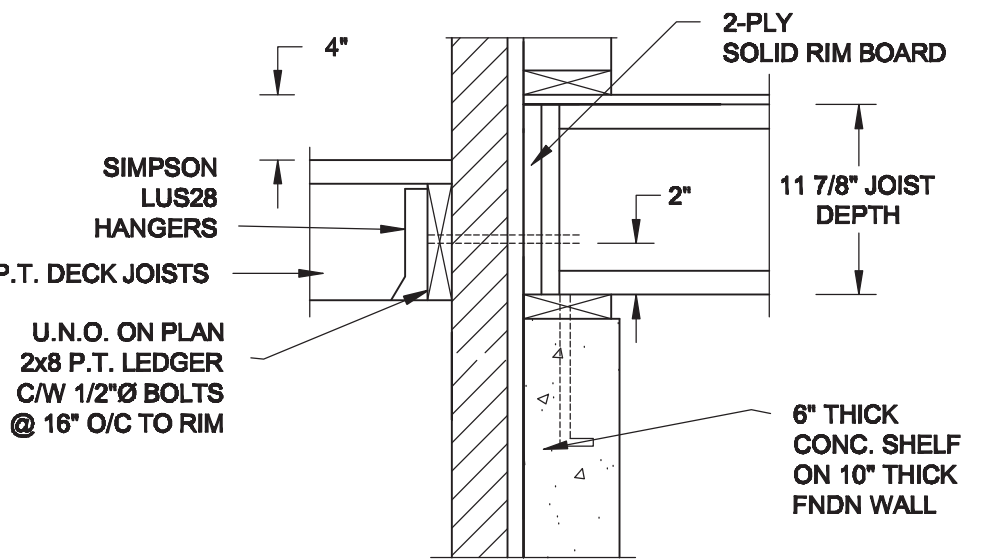
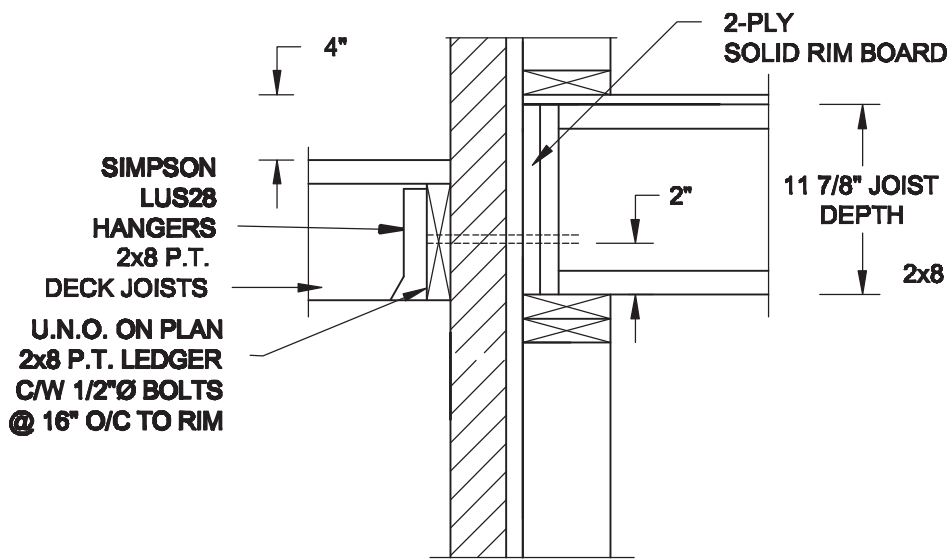


1A
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

1B
S2 DECK FASTENING 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.

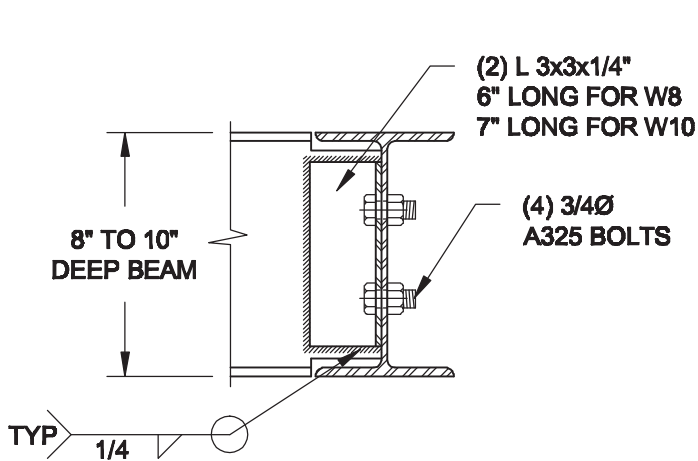
FOR 11 7/8" JOIST DEPTH



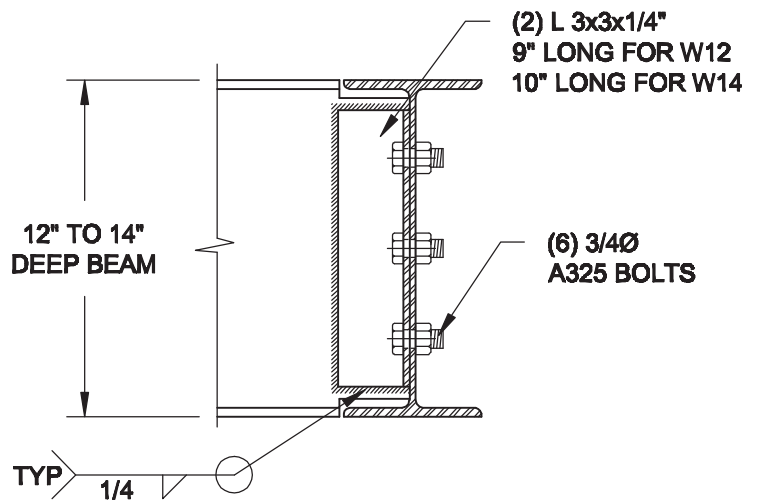
2A
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

2B
S2 DECK FASTENING 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.

3
S2 STEEL BEAM CONNECTION DETAIL
SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED	
Date:	
Drawn:	Checked:



Engineer's Seal	Project: BAYVIEW WELLINGTON HOMES - ALCONA PROJECT INNSFIL, ONTARIO	
	TYPICAL STRUCTURAL DETAILS FOR SINGLES	
	Project No.:	Drawing No.: S2