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ARCHITECTURAL REVIEW APPROVAL

John G. Williams Limited, Architect

DATE: 01.11.2017

Town of Innisfil Certified Model

06/03/2018 2:21:34 PM kgervais

8" THICK FOUNDATION WALL UNDER LANDING ON 20"x6" CONC. FTG.

provide 4" of rigid insulation under slab for protection of footings on interior of cold cellar.

AREA CALCULATIONS	ELEV. A	ELEV. B
GROUND FLOOR AREA	890 SF	890 SF
SECOND FLOOR AREA	1174 SF	1188 SF
SUBTOTAL	2064 SF	2078 SF
DEDUCT ALL OPEN AREAS	17 SF	17 SF
TOTAL NET AREA	2047 SF (190.17 m ²)	2061 SF (191.47 m ²)
FINISHED BSMT AREA	- SF	- SF
COVERAGE W/OUT PORCH	1240 SF (115.20 m ²)	1240 SF (115.20 m ²)
COVERAGE W/ PORCH	1307 SF (121.42 m ²)	1307 SF (121.42 m ²)

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

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

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

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

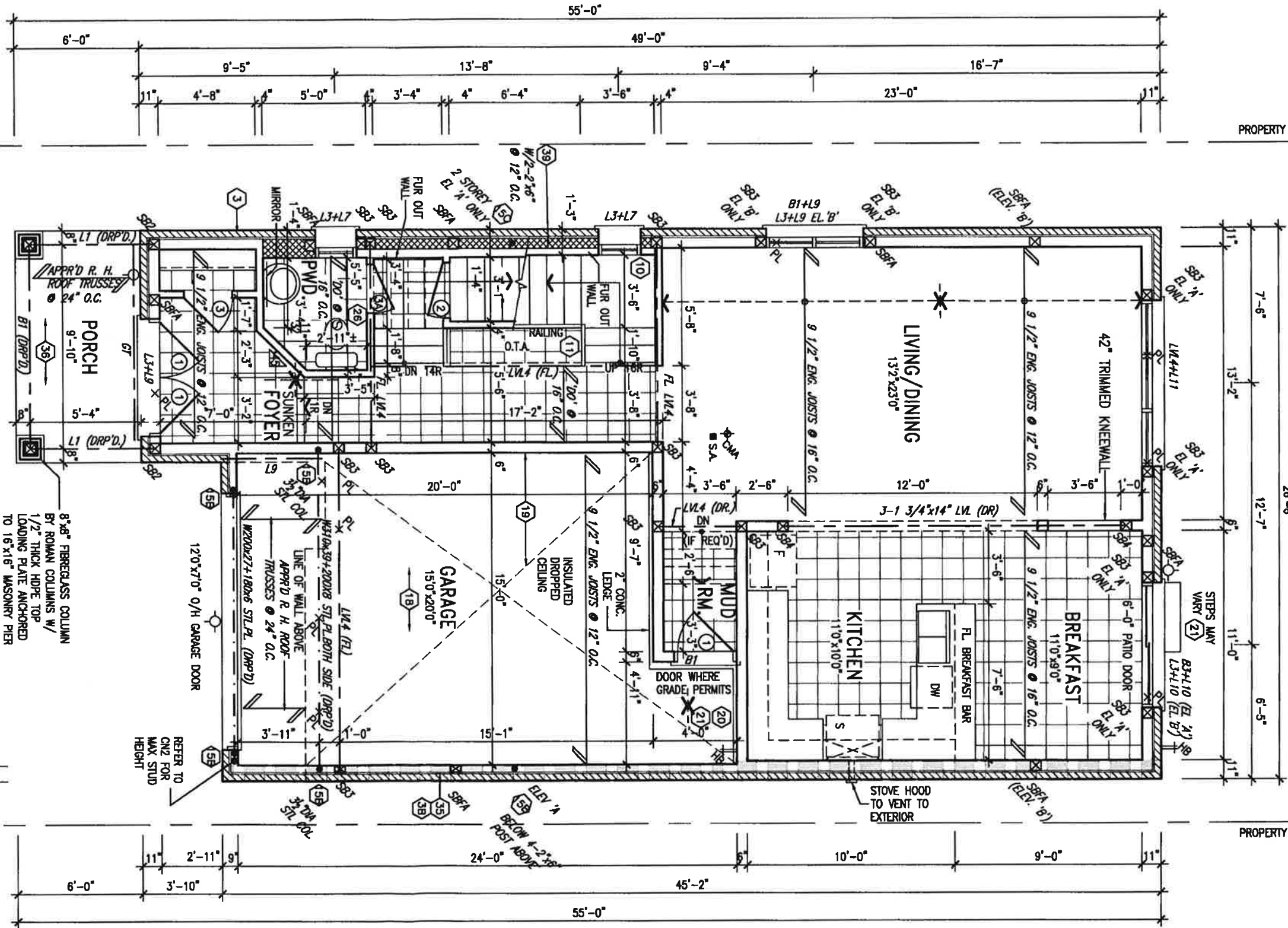
no.	description	date	by
6	REVISED AS PER ENG COMMENTS	JUL 27-17	RC
5	REVISED FDN WALLS TO BE 10"	DEC 16-16	SR
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS	SEPT 19/16	SR
2	AUD WOOD AND REAR UPGRADE	JUL 22-16	SR
1</			

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ADAPTIVE DESIGN APPROVAL
APR 01 2017
JASON WILSON, Architect

PROPERTY LINE



PROPERTY LINE

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

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

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

Town of Innisfil Certified Model
06/03/2018 2:21:39 PM kgervais

GROUND FLOOR PLAN 'A'
SEE PAGE 13. FOR AREA CHART

PROFESSIONAL ENGINEER
A. T. Quaille
17-08-03
PROVINCE OF ONTARIO
STRUCTURAL

9	no. description	date	by	The undersigned has reviewed and taken 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 John-Baptista
6	DESIGNED AS PER ENG COMMENTS	JUL 27-17 RC		25591
5	REVISED FPN WALLS TO BE 10"	DEC 16-16 SR		BSM
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16 RC		
3	REVISED INSULATION AT STAIRS	SEPT 19/16 SR		42858
2	ADD WOOD AND REAR UPGRADE	JUL 22-16 SR		
1	ISSUED FOR CLIENT REVIEW	JUL 04-16 NC		

VA3 DESIGN

255 Consumers Rd

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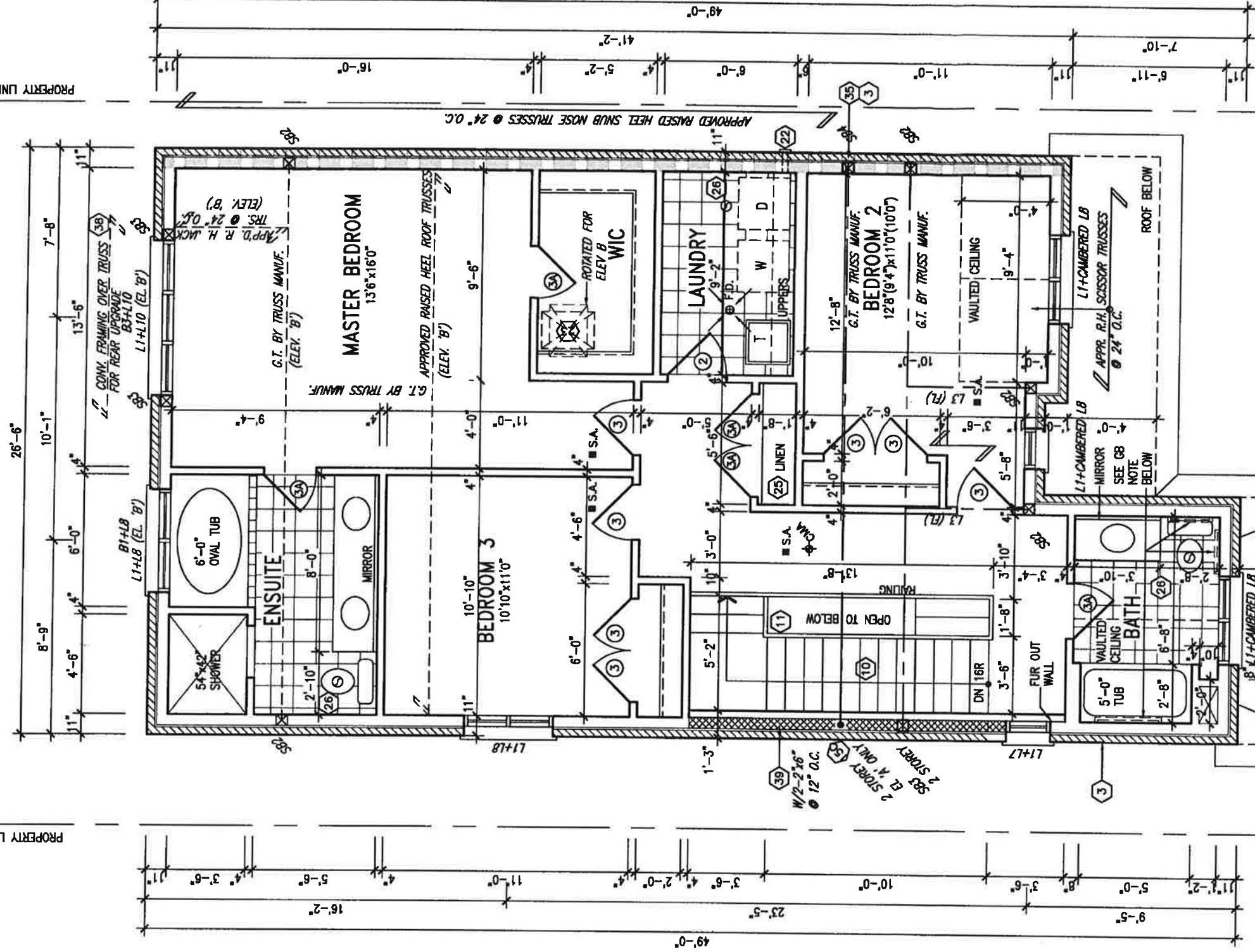
APPROVED FOR ARCHITECTURAL REVIEW

DATE: 10/13/2017

JOHN S. WILLIAMS LIMITED, ARCHITECT

PROPERTY LINE

PROPERTY LINE



53 HSS 3 1/2" x 3 1/2" x 1/4" 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

GB 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. REFER TO CBC 9.3.2.3 3.8.3.8(3)(c), 3.8.3.8(3)(c), 3.8.3.13(2)(i) & 3.8.3.13(4)(c) AND DETAILS PROVIDED.

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

SECOND FLOOR PLAN 'A'



Town of Innisfil

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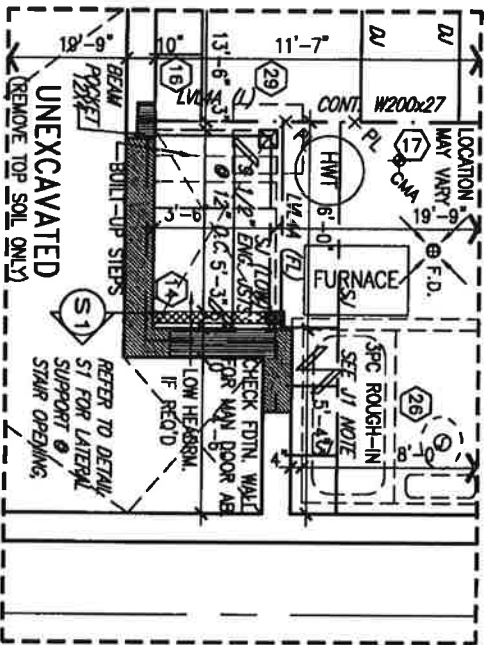
DATE: 04-04-2017

04-04-2017

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APPROVED
JUL 13 2017
J. Williams Limited, Architect

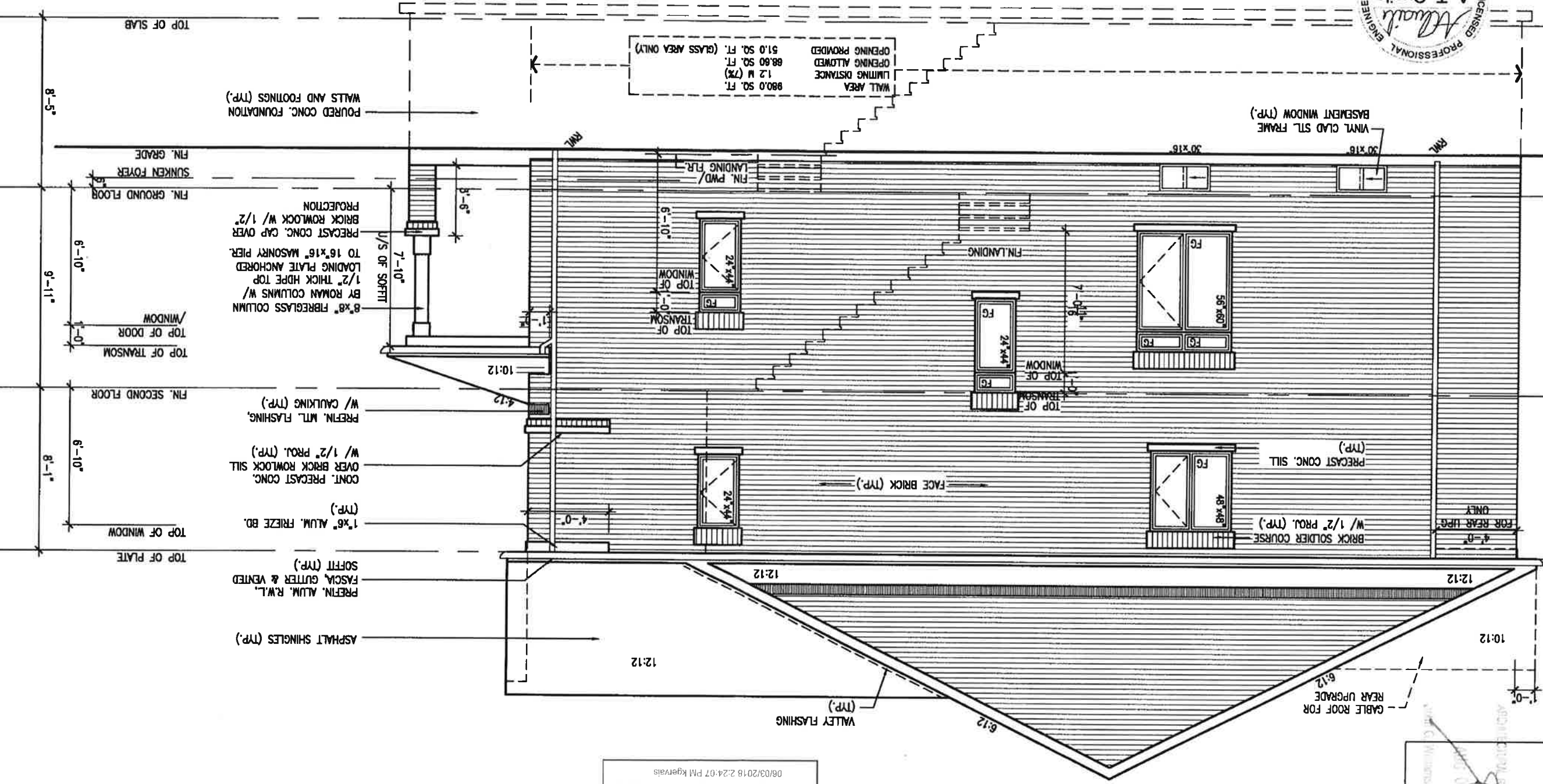


UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
32-7-15 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	552 S.F.	97.363 S.F.	17.64 %
LEFT SIDE	980 S.F.	76.667 S.F.	7.82 %
RIGHT SIDE	980 S.F.	0 S.F.	0.00 %
REAR	530 S.F.	141.889 S	



LEFT SIDE ELEVATION 'A'

S32-7-15G

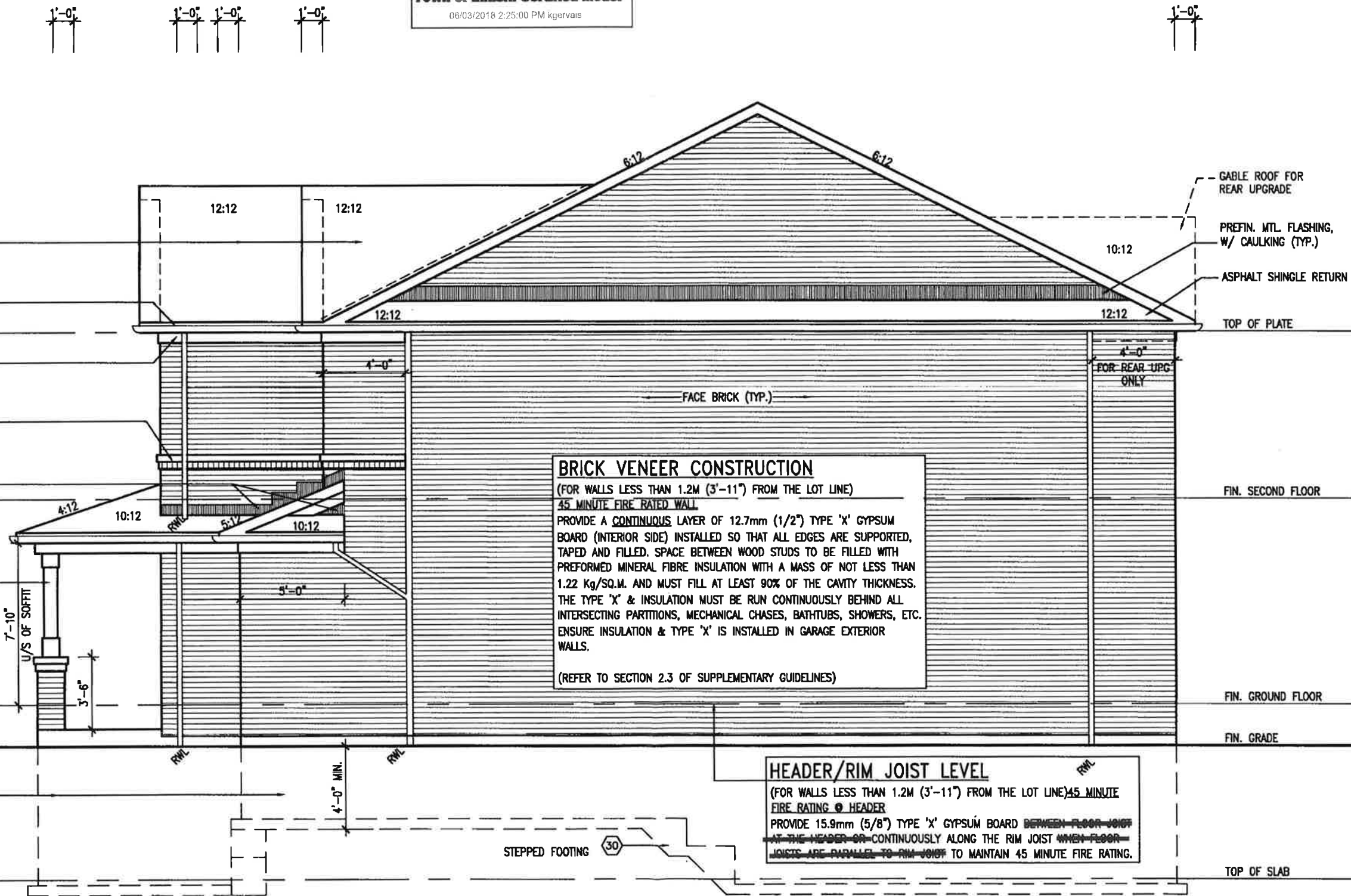


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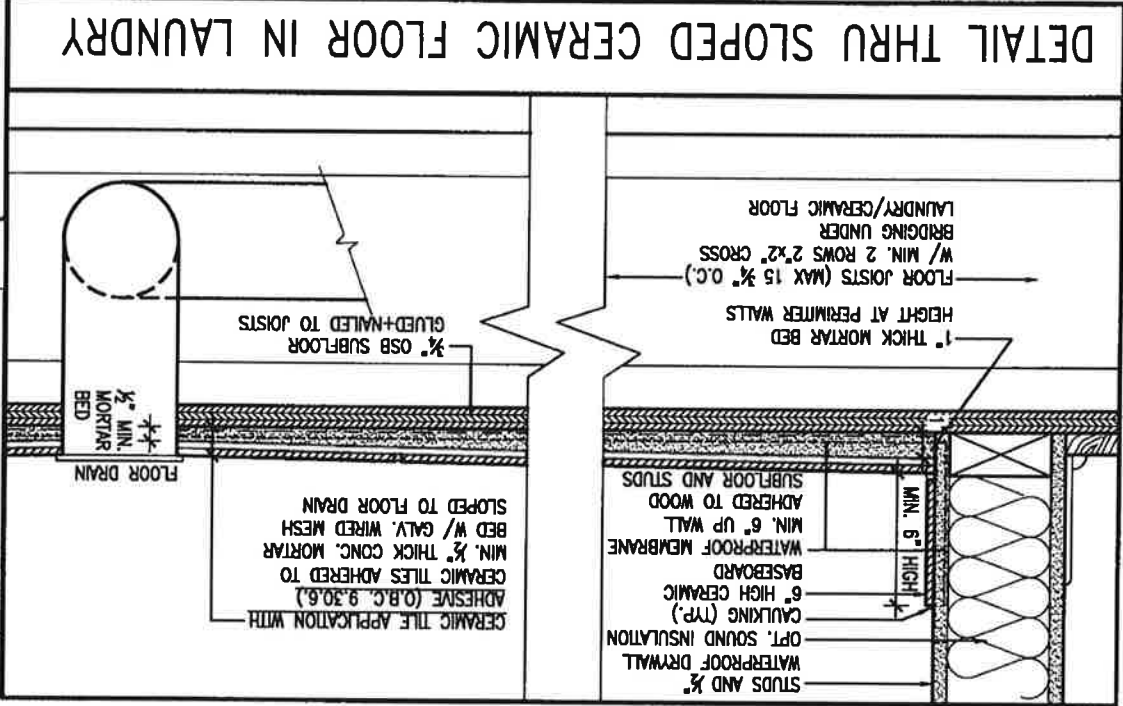
Town of Innisfil Certified Model

06/03/2018 2:25:00 PM kgervais



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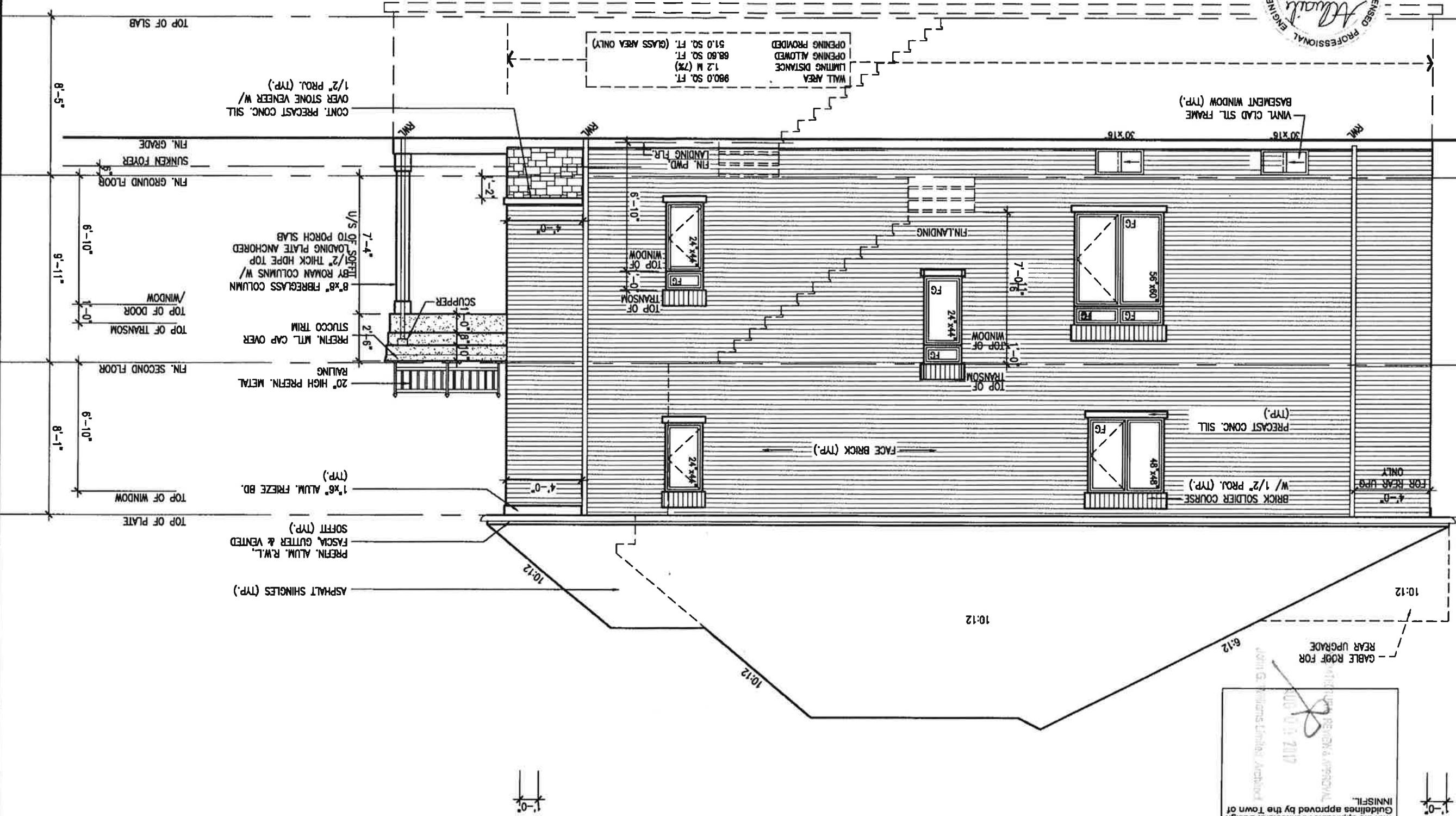
DATE: 11/19/2017
JAMES L. WILLIAMS LIMITED, ARCHITECT





LEFT SIDE ELEVATION 'B'

S32-7-15G



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Town of Innisfil Certified Model
06/03/2018 2:

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

ARCHITECTURAL REVIEW APPROVED
DATE: 10/19/2017
M.A. Williams Limited, Architect

where patio stones are provided, ensure min landing depth of 2'-11" is achieved.

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APPROVED FOR SUBMITTAL
JUL 19 2017
Architectural Design
Lynn G. Williams Limited, Architect

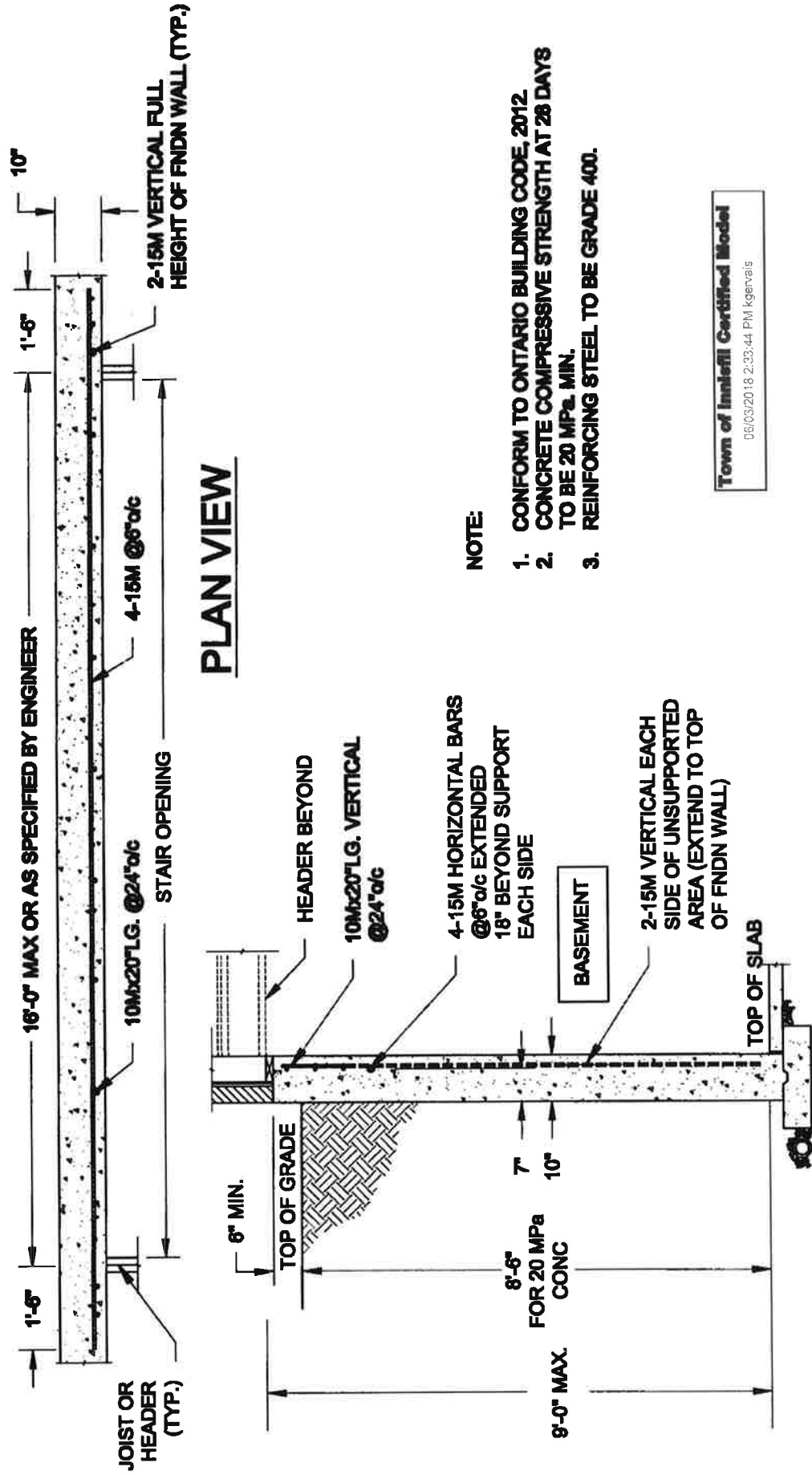
Town of Innisfil Certified Model



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With the applicable Architectural Design Guidelines approved by the Town of Innisfil.

MODIFIED REVIEW APPROVAL
AUG 07 2017
John E. Williams, Linc. Eng. Archt.

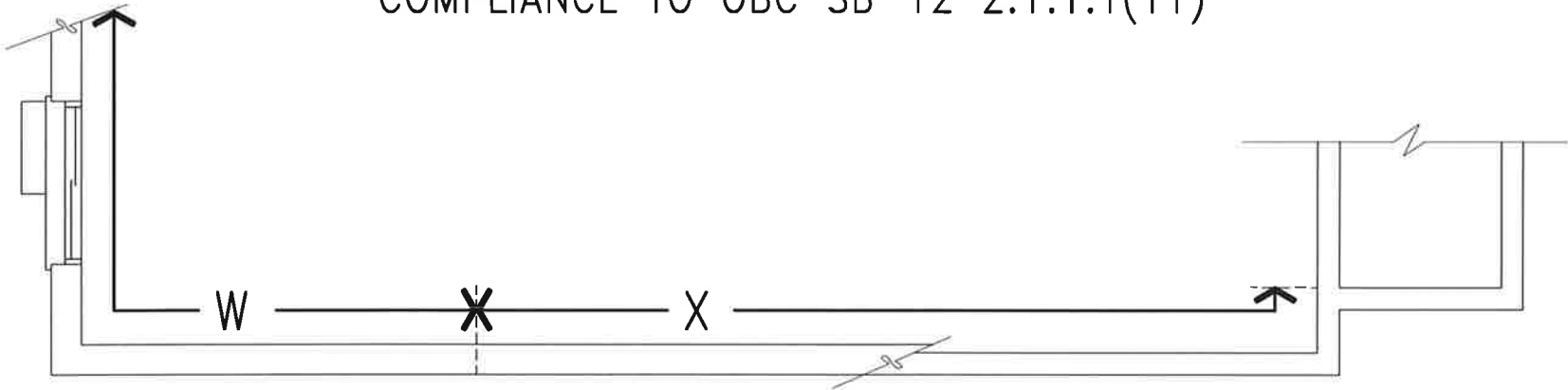


PLAN VIEW

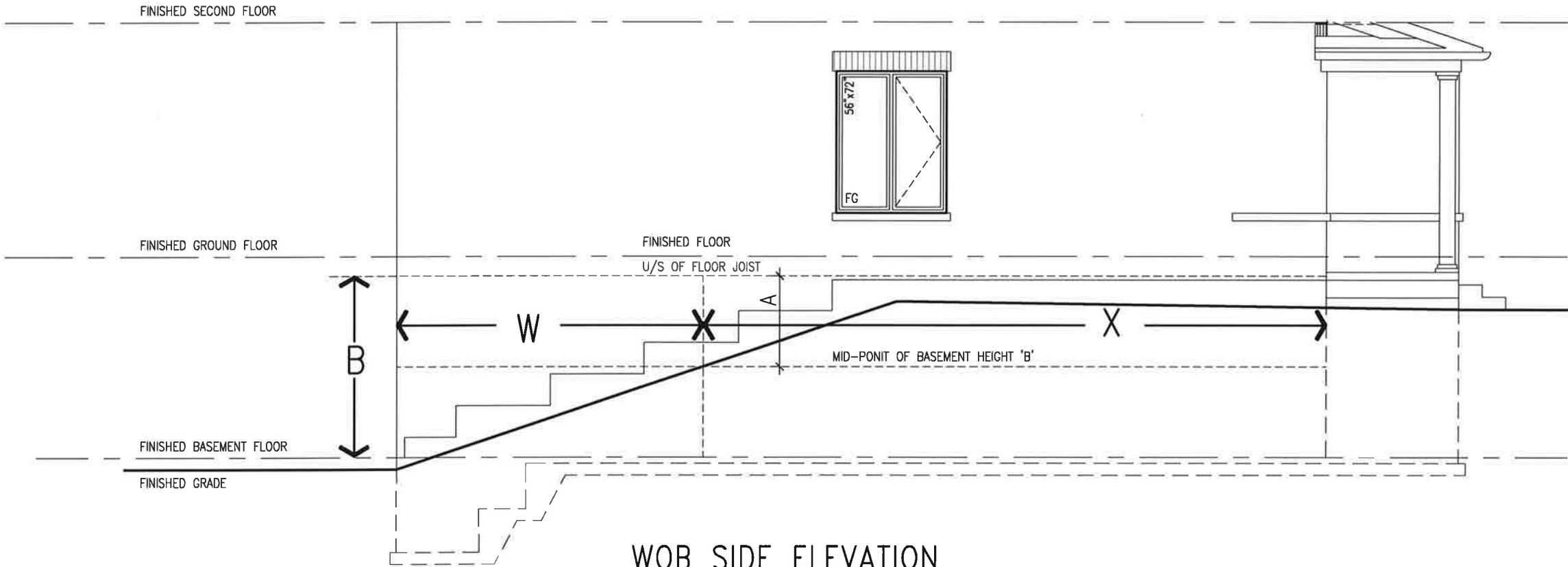
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



FEB 9, 2021



WOB PLAN





FEB 9, 2021

