

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: JUL 15, 2021

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



JULY 15, 2021

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

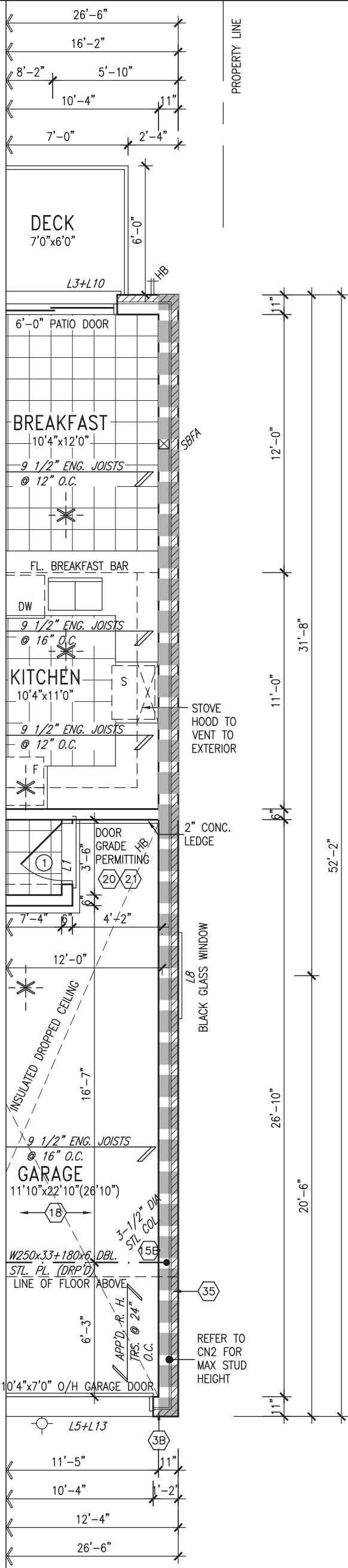
OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.
• KITCHEN EXHAUST. 3.0m
• DRIVEWAY, PARKING SPACE, ROAD. 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m
KIT-EX-NOTE-2020.dwg

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

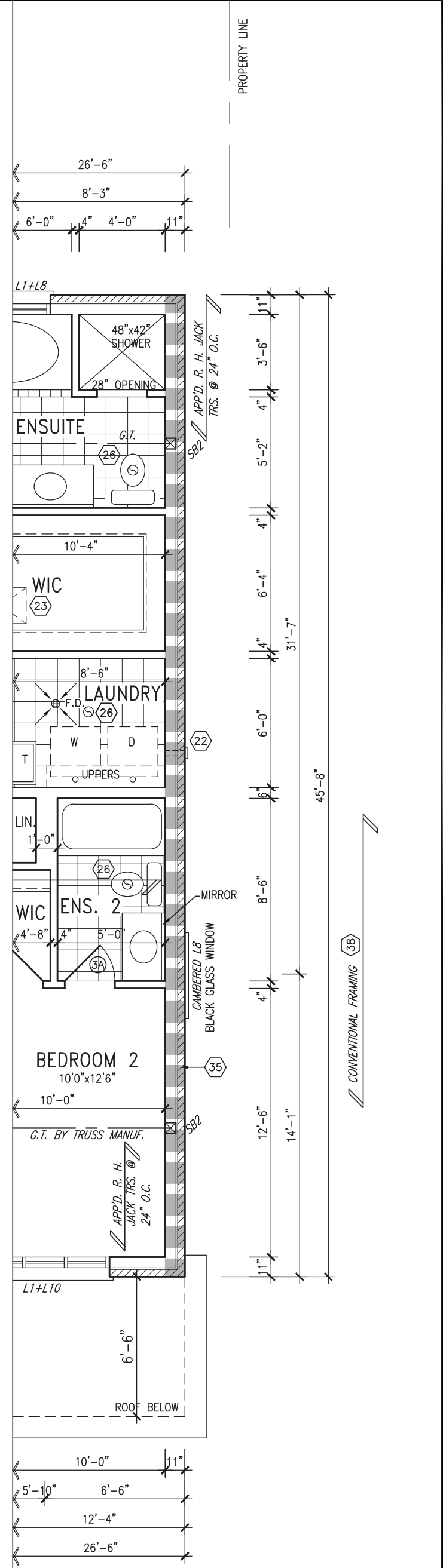
NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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

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



PART. GROUND FLOOR
PLAN 'B' 12'0" GARAGE
LOT 134



PART. SECOND FLOOR
PLAN 'B' 12'0" GARAGE
LOT 134

INDICATES REDUCED SIDE YARD

no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	ADDED SIDE UPGRADE FOR LOT 134	JUN 16-21	KL
5	REVISED FDN WALLS TO 10"	DEC 14-16	SB
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS	SEPT 20/16	SB
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB

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 **S32-4-12G**
ALCONA **INNISFIL, ONTARIO** **PELICAN 4-12**

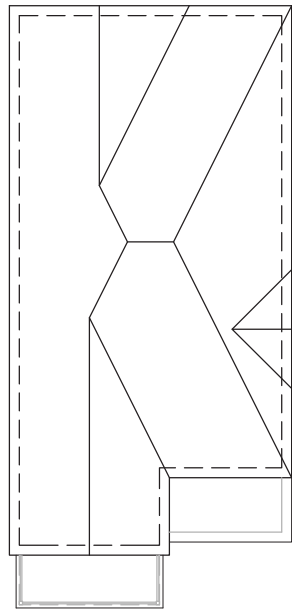
project name ALCONA municipality INNISFIL, ONTARIO project no. 13049

date JUNE, 2016 drawn by SB checked by SB scale 3/16" = 1'-0" drawing no. 17

LOT 134 - PARTIAL FLOOR PLANS 'B'

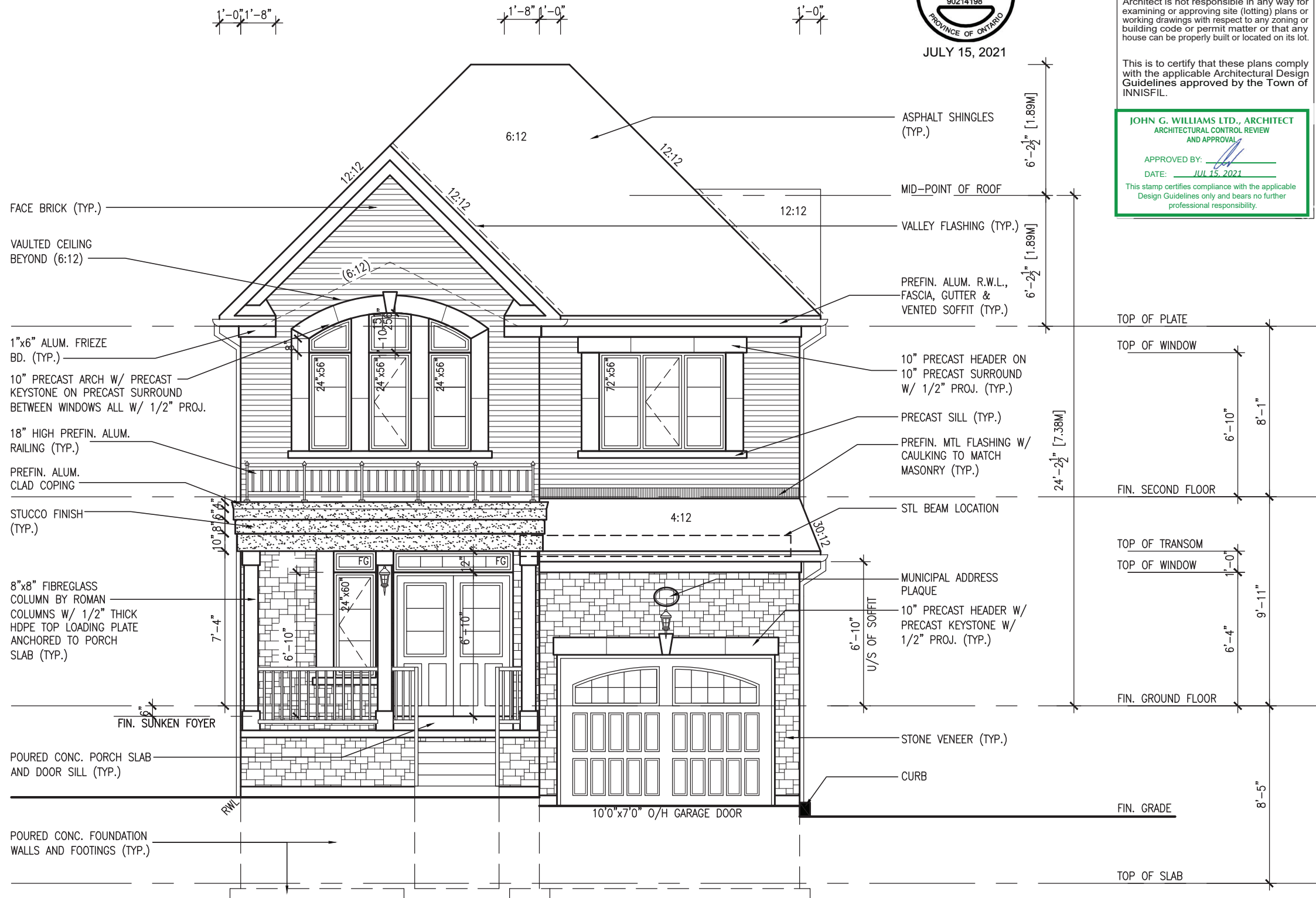
13049-S32-4-12

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\32\13049-S32-4-12.dwg - Thu - Jul 15 2021 - 6:05 AM



ROOF PLAN B
W/ REAR & SIDE
UPGRADE
LOT 134

N.T.S.



FRONT ELEVATION 'B'
12'0" GARAGE
LOT 134



JULY 15, 2021

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: *[Signature]*
DATE: JUL 15, 2021

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

project no. 13049		drawing no. 18	
project name S32-4-12G		file name 13049-S32-4-12	
municipality PELICAN 4-12		date JUL 15 2021 - 6:05 AM	
project name BAYVIEW WELLINGTON		checked by SB	
municipality INNISFIL, ONTARIO		scale 3/16" = 1'-0"	
project name ALCONA		date JUNE, 2016	
municipality LOT 134 - FRONT ELEVATION 'B'		drawn by SB	

 255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	Wellington Jno-Baptiste name Jno-Baptiste registration information BCIN 25591 VAS 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 9 . 8 . 7 . 6 ADDED SIDE UPGRADE FOR LOT 134 JUN 16-21 KL 5 REVISED FDN WALLS TO 10" DEC 14-16 SB 4 REVISED AS PER ENG TRUSS LAYOUT SEP 26-16 RC 3 REVISED INSULATION AT STAIRS JUL 22-16 SB 2 ADD WOD AND REAR UPGRADE JUL 22-16 SB 1 ISSUED FOR CLIENT REVIEW JUL 04-16 SB

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

1'-0" 1'-0" 1'-0"

CONVENTIONAL FRAMING 38



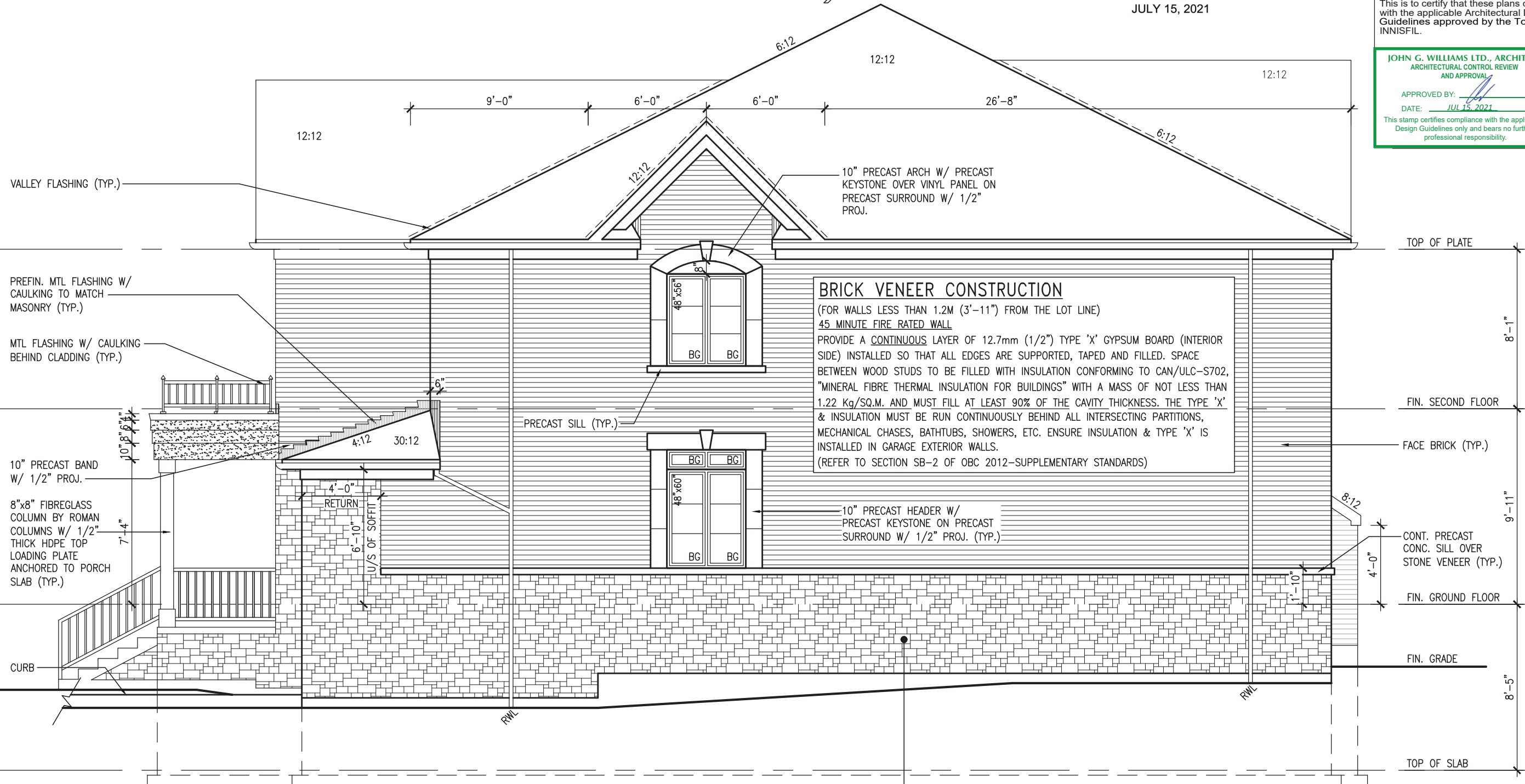
JULY 15, 2021

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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: [Signature]
DATE: JUL 15, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



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)

HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

RIGHT SIDE ELEVATION 'B'
12'0" GARAGE
LOT 134

BAYVIEW WELLINGTON
project name: ALCONA
municipality: INNISFIL, ONTARIO
project no.: 13049
drawing no.: 19

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

LOT 134 - UPGRADED RIGHT SIDE ELEVATION 'B'
date: JUNE, 2016
checked by: [Signature]
drawn by: SB
scale: 3/16" = 1'-0"

no.	description	date	by
9			
8			
7			
6	ADDED SIDE UPGRADE FOR LOT 134	JUN 16-21 KL	
5	REVISED FDN WALLS TO 10"	DEC 14-16 SB	
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16 RC	
3	REVISED INSULATION AT STAIRS	SEPT 20/16 SB	
2	ADD WOD AND REAR UPGRADE	JUL 22-16 SB	
1	ISSUED FOR CLIENT REVIEW	JUL 04-16 SB	

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
name: Jno-Baptiste
registration information: 25591
BCIN: 42658
Vas Design Inc.
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN'S written permission.

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



JULY 15, 2021

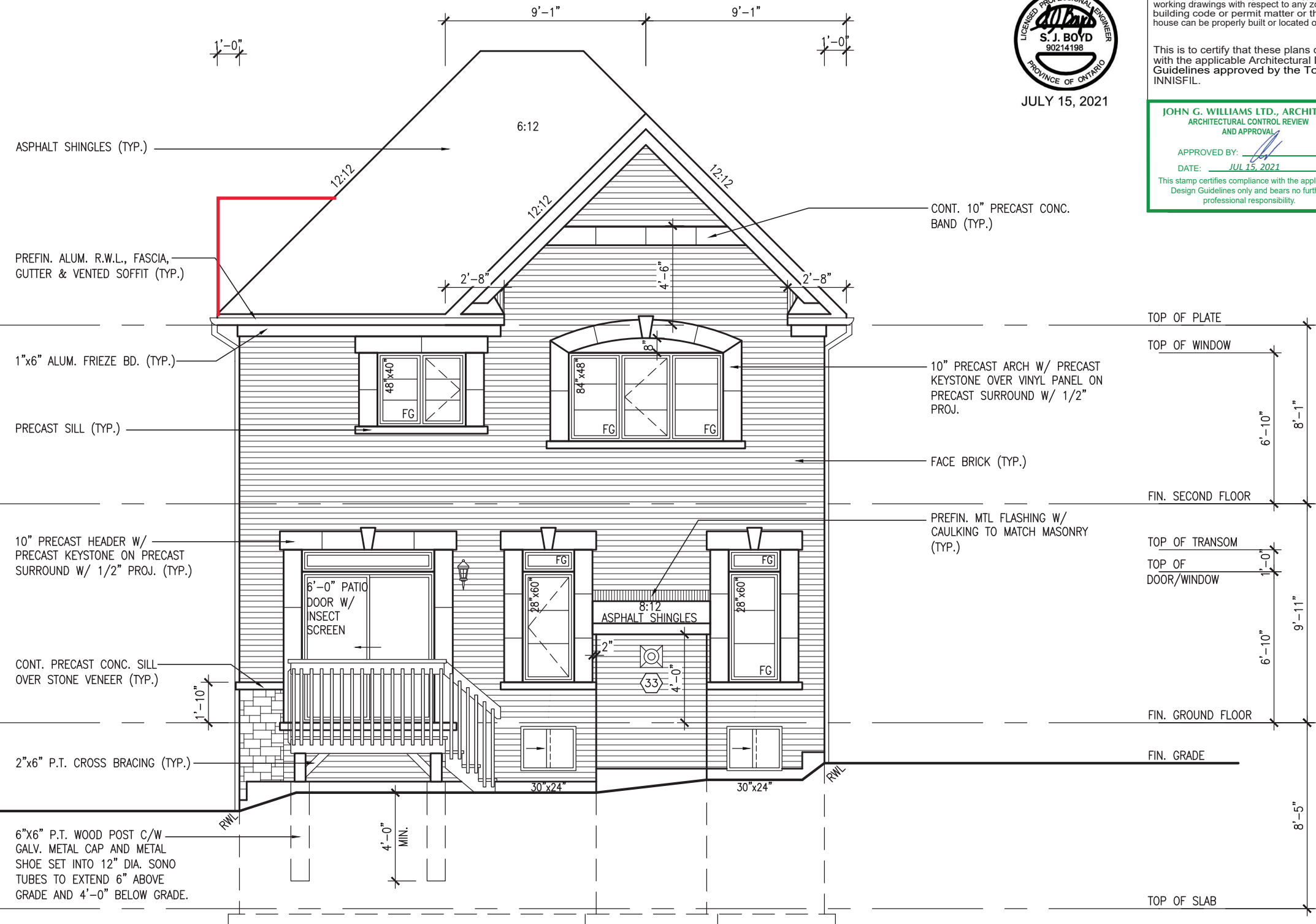
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: *[Signature]*
DATE: JUL 15, 2021

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



BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL
CLAD STRUCTURAL STEEL
FRAME BASEMENT WINDOWS

REAR UPGRADED ELEVATION 'B'
12'0" GARAGE
LOT 134

BAYVIEW WELLINGTON		project no. 13049	
project name ALCONA		drawing no. 20	
municipality INNISFIL, ONTARIO		file name 13049-S32-4-12	
date JUNE, 2016		checked by SB	
scale 3/16" = 1'-0"		drawn by SB	
checked by SB		date JUL 15 2021 - 6:05 AM	
<p>VAS DESIGN</p> <p>255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com</p>			
<p>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.</p> <p>Wellington Jno-Baptiste 25591 BCIN signature <i>[Signature]</i> 42658</p> <p>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</p>			
9			
8			
7			
6	ADDED SIDE UPGRADE FOR LOT 134	JUN 16-21	KL
5	REVISED FDN WALLS TO 10"	DEC 14-16	SB
4	REVISED AS PER ENG TRUSS LAYOUT	SEP 26-16	RC
3	REVISED INSULATION AT STAIRS	SEPT 20/16	SB
2	ADD WOD AND REAR UPGRADE	JUL 22-16	SB
1	ISSUED FOR CLIENT REVIEW	JUL 04-16	SB
no.	description	date	by

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.