

PART. BASEMENT  
PLAN 'A'  
LOT 135

PART. GROUND FLR. PLAN 'A'  
LOT 135

PART. SECOND FLR. PLAN 'A'  
LOT 135

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.

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.

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

NOTE: ROOF FRAMING

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

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 regulations and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building drawings with respect to the framing or building details of the house. The framing details of the 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.

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	REVISED AS PER ENG'S COMMENTS	JUL 15-21	RC
7	ADDED SIDE UPGRADE FOR LOT 135	JUN 17-21	KL
6	REV AS PER ENG COMMENTS	APR 22-21	RC
5	ADD OPT. 9' BASEMENT	APR 15-21	RC
4	REVISED AS PER ENG COMMENTS	AUG 08-17	RC
3	REVISED TO 10" FOUNDATION WALLS	DEC 20-16	AJE
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC
no.	description	date	by

**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**

date  
NOV. 2015

drawn by  
RC

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

scale

project no.  
13049

municipality  
INNISFIL, ONTARIO

LOT 135 - PARTIAL PLANS 'A'

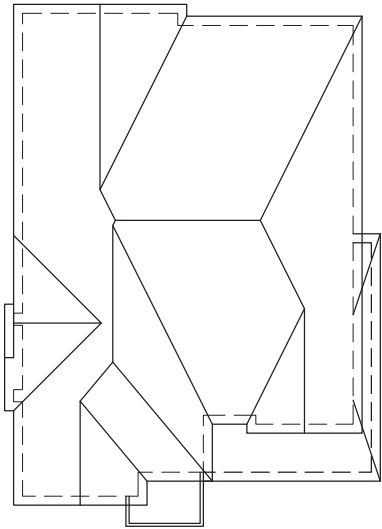
file name  
13049-S45-3

drawing no.  
25

**S45-3**  
HUMMINGBIRD 3

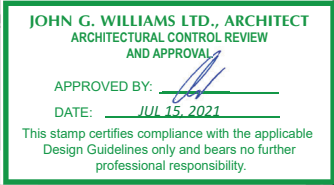
project no.  
13049

drawing no.  
25



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SELF SUPPORTING BRICK ROWLOCK ARCH OVER SELF SUPPORTING BRICK SOLIDER ARCH W/ KEYSTONE OVER BRICK STACK BOND W/ 1/2" PROJECTION

1'-4" BRICK PILASTER W/ 1" PROJECTION W/ BRICK ROWLOCK CAPITAL AND BASE

PRECAST CONC. SILL OVER BRICK ROWLOCK W/ 1/2" PROJECTION

CONT. PRECAST CONC. SILL ON CONT. BRICK SOLIDER COURSE W/ 1/2" PROJECTION (TYP.)

POURED CONC. PORCH SLAB AND DOOR SILL



ASPHALT SHINGLES

MID POINT OF ROOF

VAULTED CEILING INSIDE SLOPE 6:12  
PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)

TOP OF PLATE

TOP OF WINDOW

1"x6" ALUM. CLAD FRIEZE BD.

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

FIN SECOND FLOOR

STEEL BEAM LOCATION

TOP OF TRANSOM  
TOP OF WINDOW

BRICK ROWLOCK HEADER OVER BRICK SOLIDER HEADER W/ 1/2" PROJ W/ KEYSTONE

CONT. PRECAST CONC. SILL ON CONT. BRICK SOLIDER COURSE W/ 1/2" PROJECTION (TYP.)

FIN GROUND FLOOR

BRICK VENEER (TYP.)

FIN GRADE

U/S GARAGE FOOTING  
FIN BASEMENT FLOOR

STEPPED FOOTING  
(30)

FRONT ELEVATION 'A'  
LOT 135

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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:   
DATE: JUL 15, 2021

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

S45-3

HUMMINGBIRD 3

BAYVIEW WELLINGTON

ALCONA

INNISFIL, ONTARIO

LOT 135 - UPGRADED LEFT SIDE ELEVATION 'A'

drawn by

checked by

scale

3/16" = 1'-0"



255 Consumers Rd. Suite 120  
Toronto, ON M2J 1P4  
t 416.630.2255 f 416.630.4782  
vo3design.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.

qualification information

Wellington Jno-Baptiste 25591 BCN

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.

8. REVISED AS PER ENG'S COMMENTS JUL 15-21 RC

7. ADDED SIDE UPGRADE FOR LOT 135 JUN 17-21 KL

6. REV AS PER ENG COMMENTS APR 22-21 RC

5. ADD OPT. 9' BASEMENT APR 15-21 RC

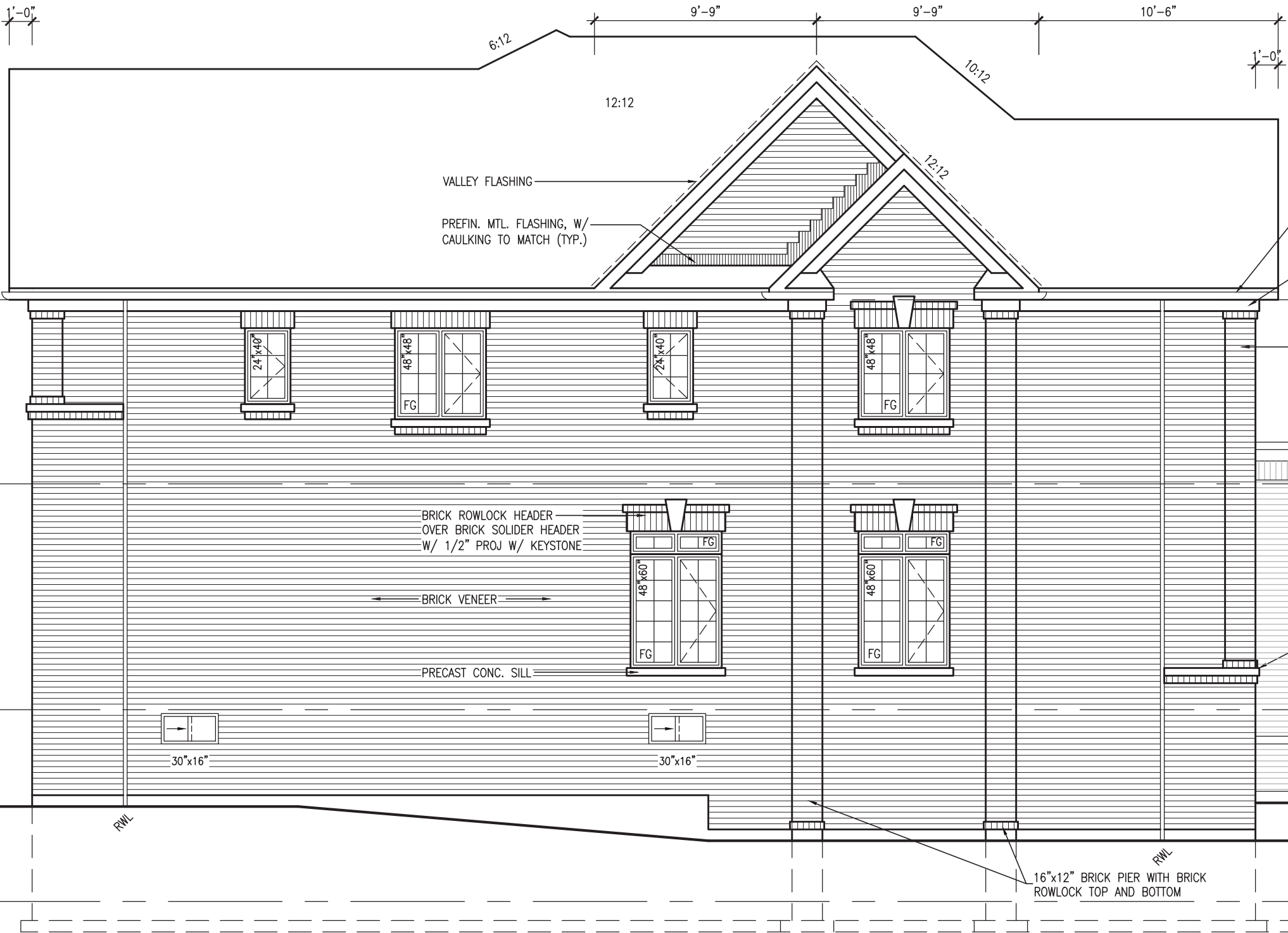
4. REVISED TO 10" FOUNDATION WALLS AUG 08-17 RC

3. REVISED INSULATION AT STAIRS DEC 20-16 ALE

2. REVISED INSULATION AT STAIRS SEPT 19/16 SB

1. ISSUED FOR CLIENT REVIEW MAY 16-16 RC

no. description date by



UPGRADED LEFT SIDE ELEVATION 'A'  
LOT 135

WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED

1243.58 SQ. FT.  
1.69 M (7%)  
87.05 SQ. FT.  
64.13 SQ. FT. (GLASS AREA ONLY)

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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: JUL 15, 2021

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

<div> <div>project name</div> <div>ALCONA</div> </div>		<div> <div>municipality</div> <div>INNISFIL, ONTARIO</div> </div>		<div> <div>project no.</div> <div>13049</div> </div>	
<div> <div>date</div> <div>NOV. 2015</div> </div>		<div> <div>drawn by</div> <div>RC</div> </div>		<div> <div>drawing no.</div> <div>28</div> </div>	
<div> <div>lot</div> <div>LOT 135</div> </div>		<div> <div>description</div> <div>UPGRADED REAR ELEVATION 'A'</div> </div>		<div> <div>file name</div> <div>13049-S45-3</div> </div>	
<div> <div>scale</div> <div>3/16" = 1'-0"</div> </div>		<div> <div>checked by</div> <div></div> </div>		<div> <div>date</div> <div>THU 15 JUN 2021</div> </div>	
<div> <div>drawn by</div> <div>RC</div> </div>		<div> <div>checked by</div> <div></div> </div>		<div> <div>date</div> <div>THU 15 JUN 2021</div> </div>	

**VA3**  
**DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vo3design.com

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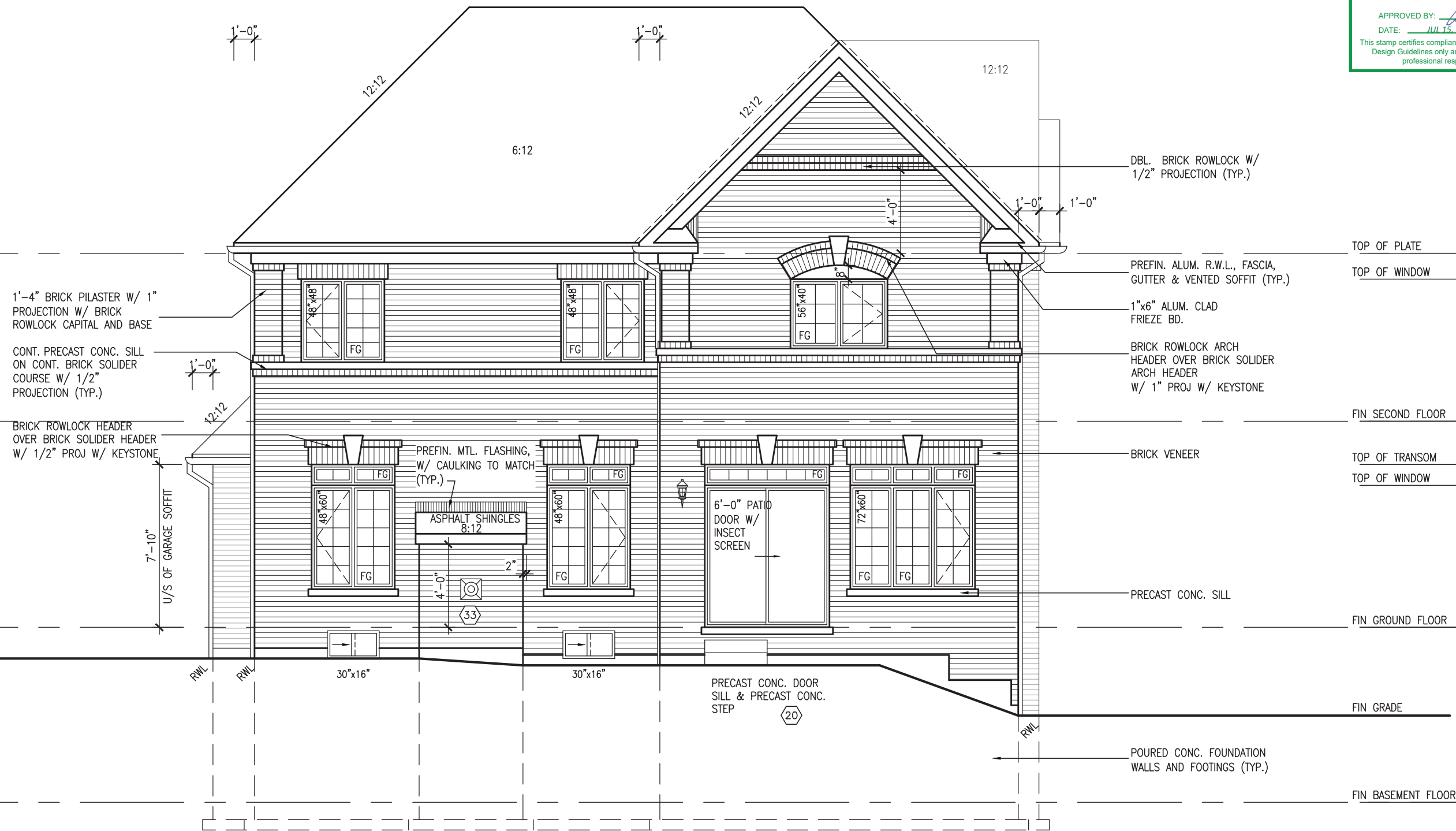
qualification information  
**Wellington Inc-Baptiste**  
name  
registration information  
**RYAS Design Inc.**

signature  
BCIN  
25591  
42658

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1	ISSUED FOR CLIENT REVIEW				
no.	description			date	by

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UPGRADED REAR ELEVATION 'A'  
LOT 135