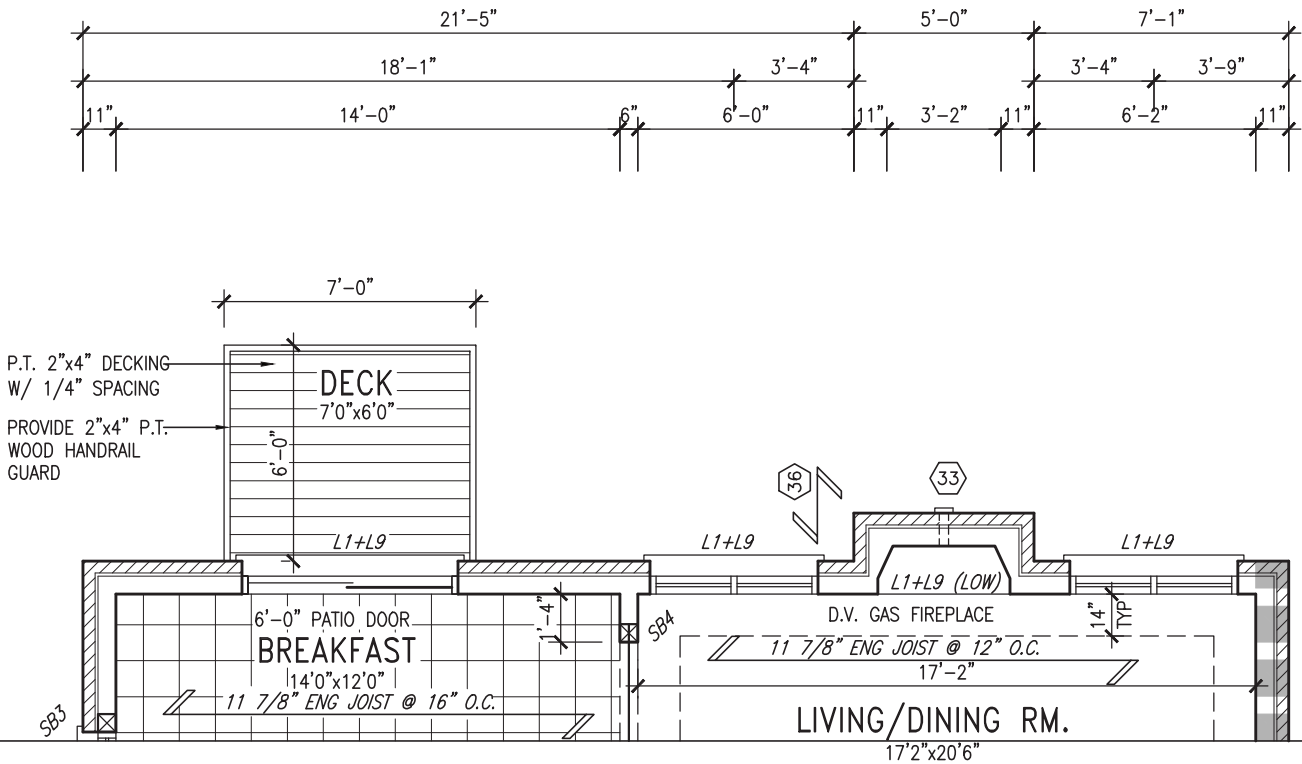


PARTIAL BASEMENT FLOOR PLAN W.O.B.



PARTIAL GROUND FLOOR PLAN W.O.B.



SEPT 9, 2021

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S39-1 ELEVATION A WOB	ENERGY EFFICIENCY – OBC SB12			S39-1 ELEVATION B WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	682 S.F.	124.500 S.F.	18.26 %	FRONT	670 S.F.	117.500 S.F.	17.54 %
LEFT SIDE	1027 S.F.	87.33 S.F.	8.50 %	LEFT SIDE	897 S.F.	87.33 S.F.	9.74 %
RIGHT SIDE	1027 S.F.	0 S.F.	0.00 %	RIGHT SIDE	1027 S.F.	0 S.F.	0.00 %
REAR	902 S.F.	240.444 S.F.	26.66 %	REAR	902 S.F.	240.444 S.F.	26.66 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3638.00 S.F.	452.27 S.F.	12.43 %	TOTAL SQ. FT.	3496.00 S.F.	445.27 S.F.	12.74 %
TOTAL SQ. M.	337.98 S.M.	42.02 S.M.	12.43 %	TOTAL SQ. M.	324.79 S.M.	41.37 S.M.	12.74 %

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: SEP 10, 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	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	ADD WOB COND	SEP 09-21	RC	VA3 Design Inc. 42658
3	REVISED AS PER ENG COMMENTS	AUG 01-17	RC	
2	REVISED TO 10" FOUNDATION WALLS	DEC 13-16	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.
1	ISSUED FOR CLIENT REVIEW	MAY 16-16	RC	
no.	description	date	by	



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

BAYVIEW WELLINGTON

project name ALCONA municipality INNISFIL, ONTARIO

date NOV. 2015 scale 3/16" = 1'-0"

drawn by RC checked by . file name 13049-S39-1

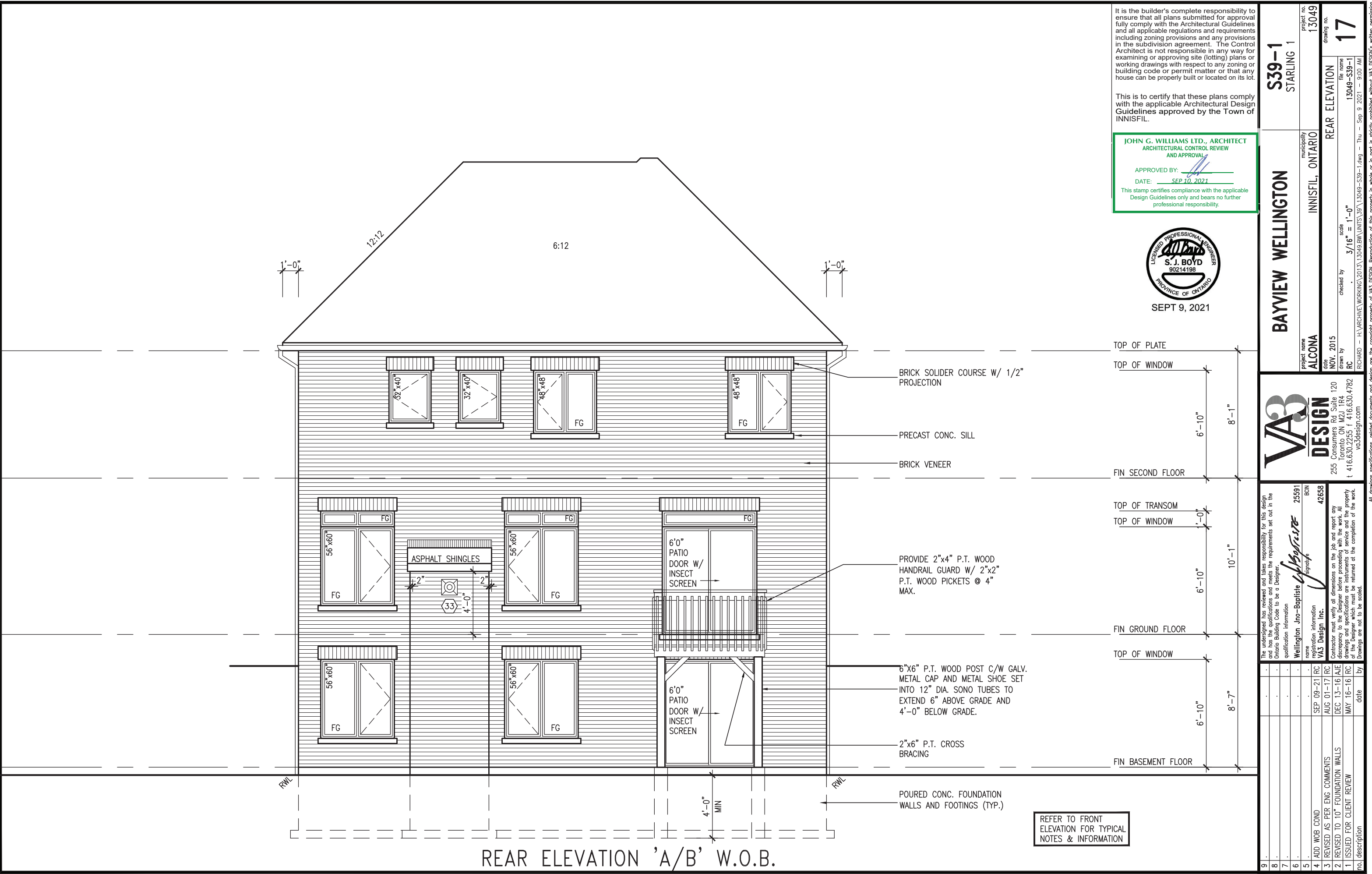
RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\39\13049-S39-1.dwg - Thu - Sep 9 2021 - 9:06 AM

S39-1
STARLING 1

project no.
13049

drawing no.

16



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

APPROVED BY: _____
DATE: SEP 10, 2021

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SEPT 9, 2021

TOP OF PLATE

TOP OF WINDOW

BRICK SOLIDER COURSE W/ 1/2" PROJECTION

PRECAST CONC. SILL

BRICK VENEER

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

PROVIDE 2"x4" P.T. WOOD HANDRAIL GUARD W/ 2"x2" P.T. WOOD PICKETS @ 4" MAX.

FIN GROUND FLOOR

TOP OF WINDOW

6"x6" P.T. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND 4'-0" BELOW GRADE.

2"x6" P.T. CROSS BRACING

FIN BASEMENT FLOOR

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

project no. 13049		project name ALCONA		municipality INNISFIL, ONTARIO		drawing no. 17	
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