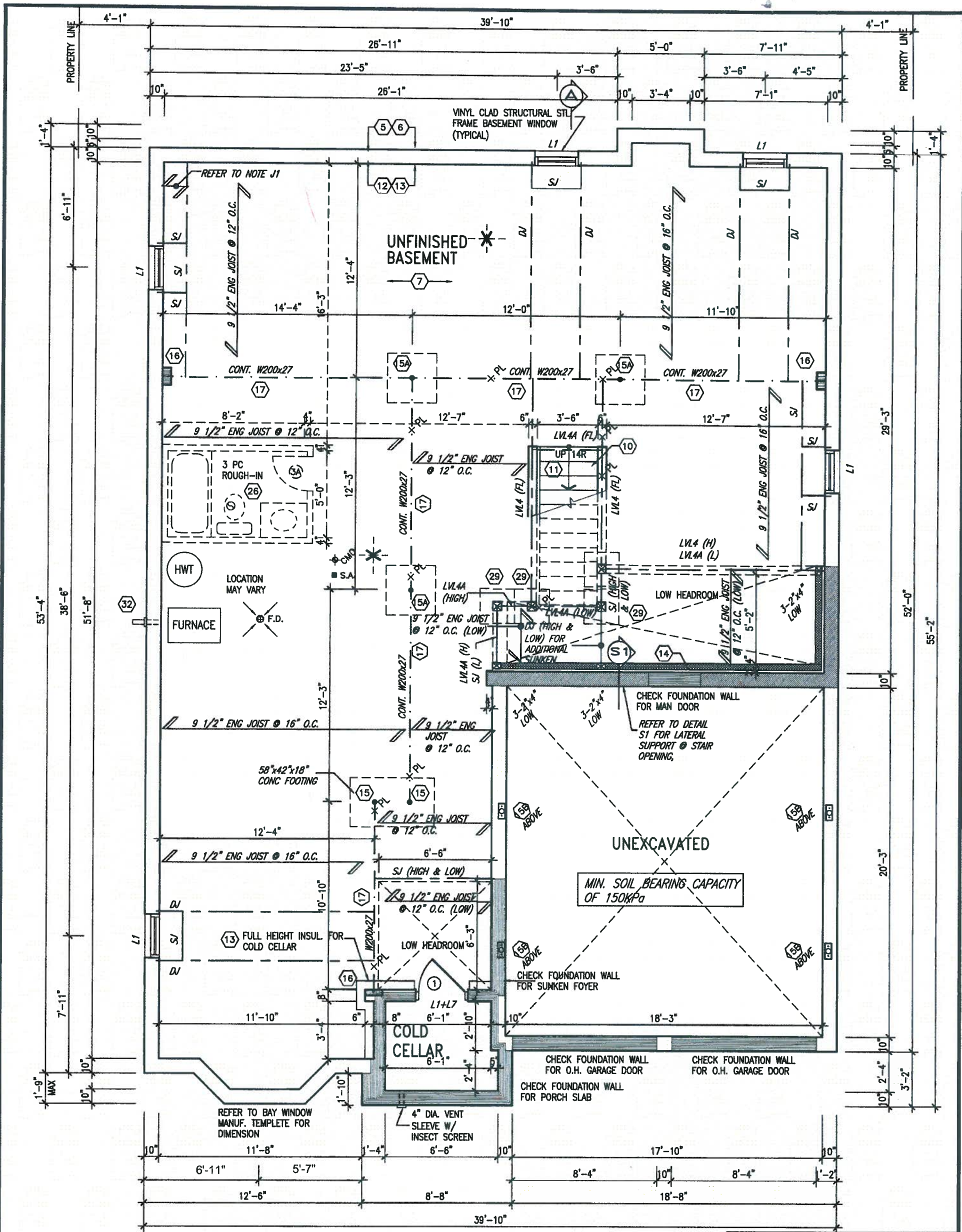




BASEMENT PLAN 'A'

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

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

AREA CHART ON PAGE 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 provisions including zoning regulations and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for building 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.

ARCHITECTURAL REVIEW & APPROVAL

AUG 29 2017

John G. Williams Limited, Architect

no.	description	date	by
9			
8			
7			
6			
5			
4	REVISED AS PER EN COMMENTS	AUG 14-17	RC
3	REVISED FDN WALLS TO BE 10"	DEC 20/16	SB
2	REVISED INSULATION AT STAIRS	SEPT 19/16	SB
1	ISSUED FOR CLIENT REVIEW		

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.

Wellington Jno-Baptiste 25591

name registration information BCN

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 modified.

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** municipality **INNISFIL, ONTARIO**

date **NOV. 2015** checked by **RC** scale **3/16" = 1'-0"**

BASEMENT FLOOR PLAN 'A'

JUSTIN - H:\ARCHIVE\WORKING\2013\13049.BW\UNITS\48\13049-S48-3.dwg - Tue - Aug 22 2017 - 10:07 AM

S48-3
GOLDENEYE 3

project no. **13049**

drawing no. **1**

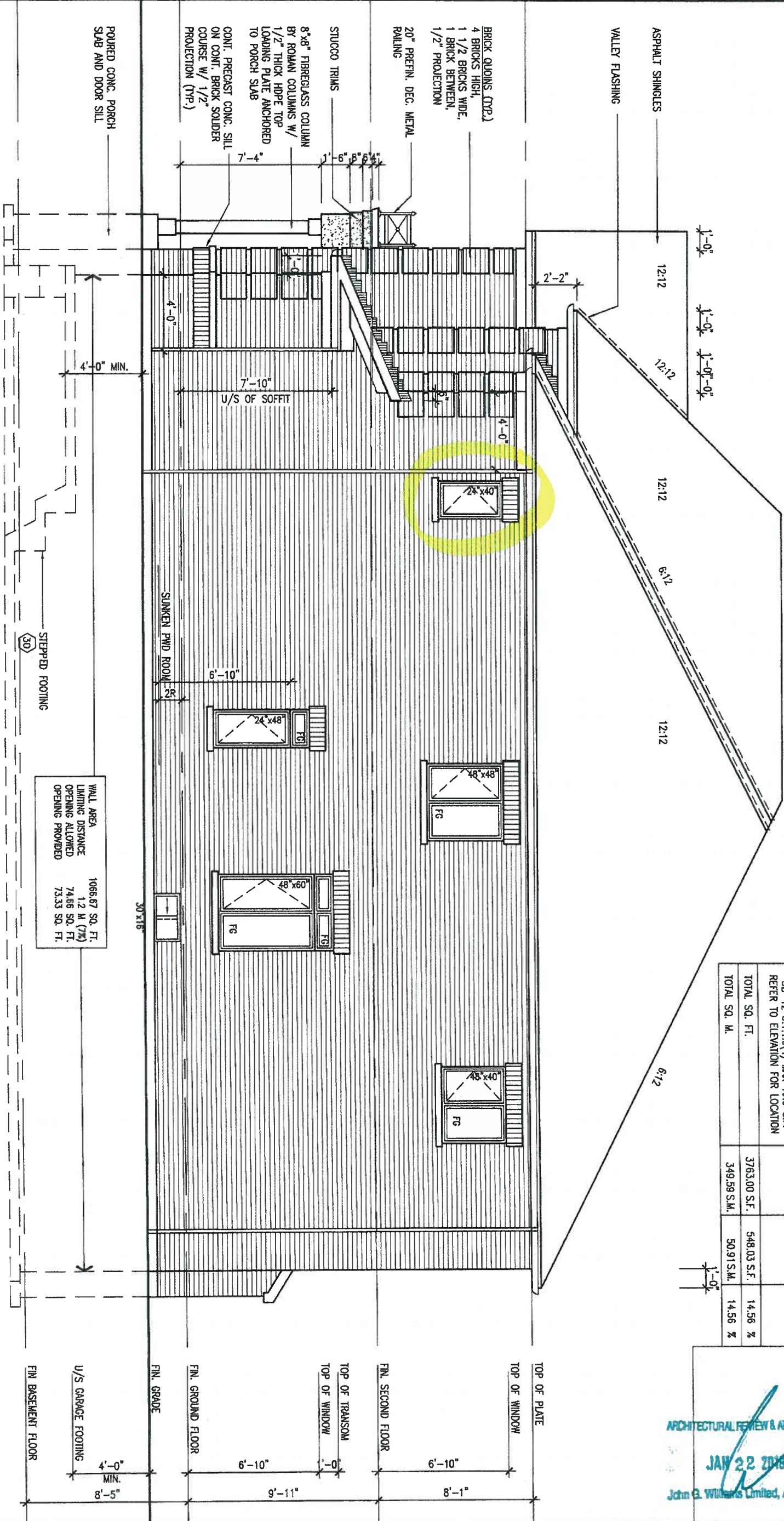


UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))			
S48-3 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	828 S.F.	179.641 S.F.	21.70 %
LEFT SIDE	1067 S.F.	93.33 S.F.	8.75 %
RIGHT SIDE	1071 S.F.	66.667 S.F.	6.22 %
REAR	797 S.F.	208.389 S.F.	26.15 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3763.00 S.F.	548.03 S.F.	14.56 %
TOTAL SQ. M.	349.59 S.M.	50.91 S.M.	14.56 %

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 existing or proposed alterations to the building or for any other building that may be located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL
JAN 22 2018
John G. Williams Limited, Architect



WALL AREA	1066.67 SQ. FT.
OPENING ALLOWED	1.2 M. (7%)
OPENING PROVIDED	74.66 SQ. FT.
	73.33 SQ. FT.

RIGHT SIDE ELEVATION 'A'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

9.					
8.					
7.					
6.					
5.					
4.	REVISED AS PER EN COMMENTS	AUG 14-17	RC		
3.	REVISED FDN WALLS TO BE 10"	DEC 20/16	SB		
2.	REVISED INSULATION AT STAIRS	SEPT 19/16	SB		
1.	ISSUED FOR CLIENT REVIEW				
no.	description	date	by		

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
signature
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.

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va3design.com

BAYVIEW WELLINGTON
project name
ALCONA
date NOV. 2015
drawn by RC
checked by
scale 3/16" = 1'-0"
municipality INNISFIL, ONTARIO

S48-3
GOLDENEYE 3
project no. 13049
drawing no. 8
RIGHT SIDE ELEVATION A
file name 13049-S48-3

1'-6"
1'-0"
1'-0"



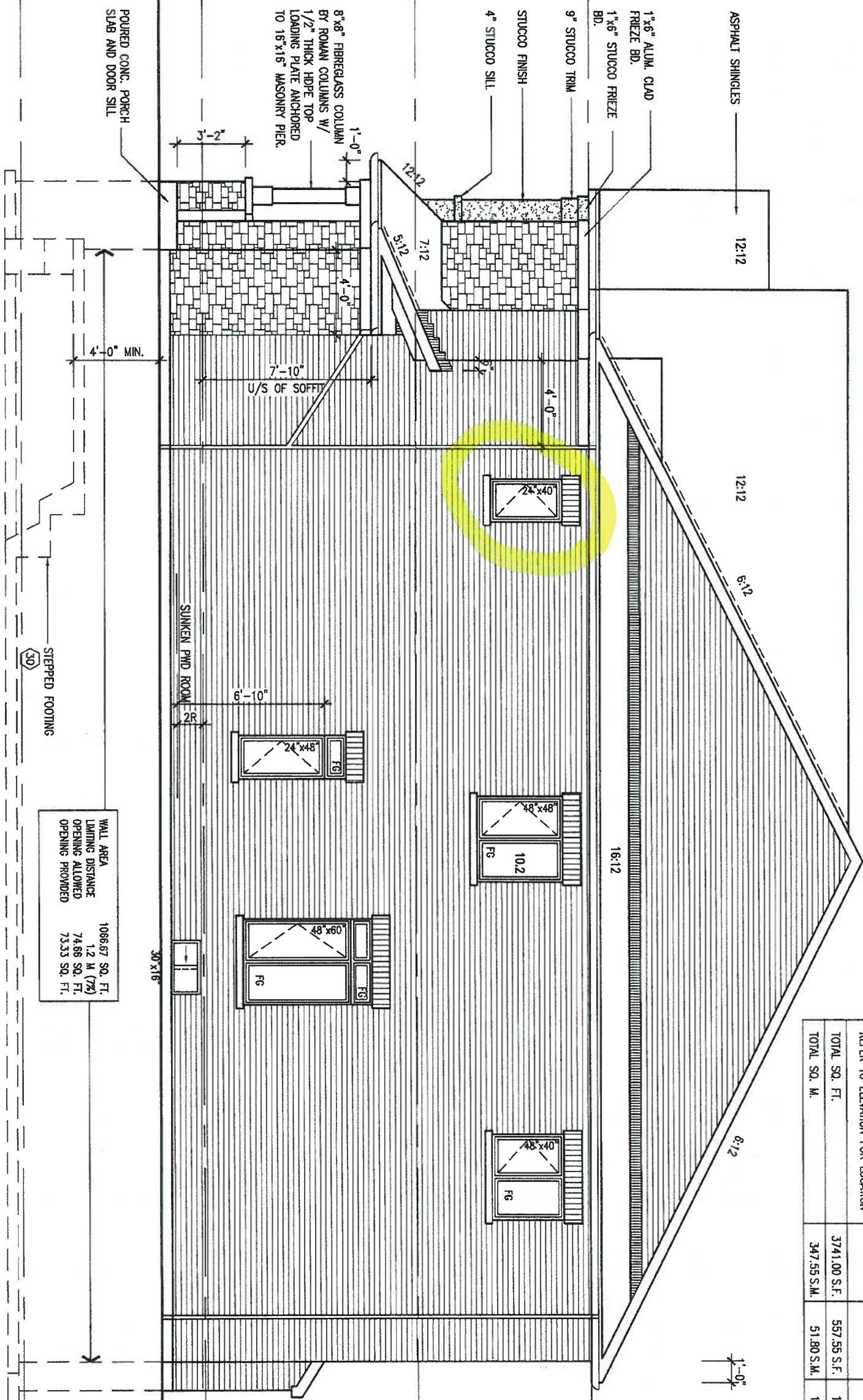
JAN 23, 2018

UNINSULATED OPENINGS (PER OBC: SB-12.3.1.(7))			
S48-3 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	802 S.F.	189.167 S.F.	23.59 %
LEFT SIDE	1067 S.F.	93.33 S.F.	8.75 %
RIGHT SIDE	1075 S.F.	66.667 S.F.	6.20 %
REAR	797 S.F.	208.389 S.F.	26.15 %
* OPENINGS OMITTED AS PER SB-12 3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
		0 S.F.	
TOTAL SQ. FT.	3741.00 S.F.	557.55 S.F.	14.90 %
TOTAL SQ. M.	347.55 S.M.	51.80 S.M.	14.90 %

It is the builder's complete responsibility to ensure that the building is constructed in full compliance with the applicable Building Code 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 extending or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter. Only 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.

ARCHITECTURAL REVIEW & APPROVAL
JAN 22 2018
John G. Williams Limited, Architect



WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
OPENING PROVIDED

1066.67 SQ. FT.
1.2 M (7%)
74.66 SQ. FT.
73.33 SQ. FT.

STEPPED FOOTING

FIN. BASEMENT FLOOR
U/S GARAGE FOOTING
FIN. GRADE
FIN. GROUND FLOOR
FIN. SECOND FLOOR
TOP OF WINDOW
TOP OF TRANSOM
TOP OF PLATE

4'-0" MIN.
8'-5"
6'-10"
9'-11"
6'-10"
8'-1"

RIGHT SIDE ELEVATION 'B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9.					
8.					
7.					
6.					
5.					
4.	REVISED AS PER EN COMMENTS	AUG 14-17	RC		
3.	REVISED FDN WALLS TO BE 10"	DEC 20/16	SB		
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qualification information -
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name registration information BCN
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BAYVIEW WELLINGTON
project name
ALCONA
date NOV. 2015
drawn by RC
checked by
scale 3/16" = 1'-0"

project no. 13049
municipality INNISFIL, ONTARIO

S48-3
GOLDENEYE 3
drawing no. 12

RIGHT SIDE ELEVATION B
file name 13049-S48-3
13049-S48-3
Mon - Jan 22 2018 - 2:23 PM