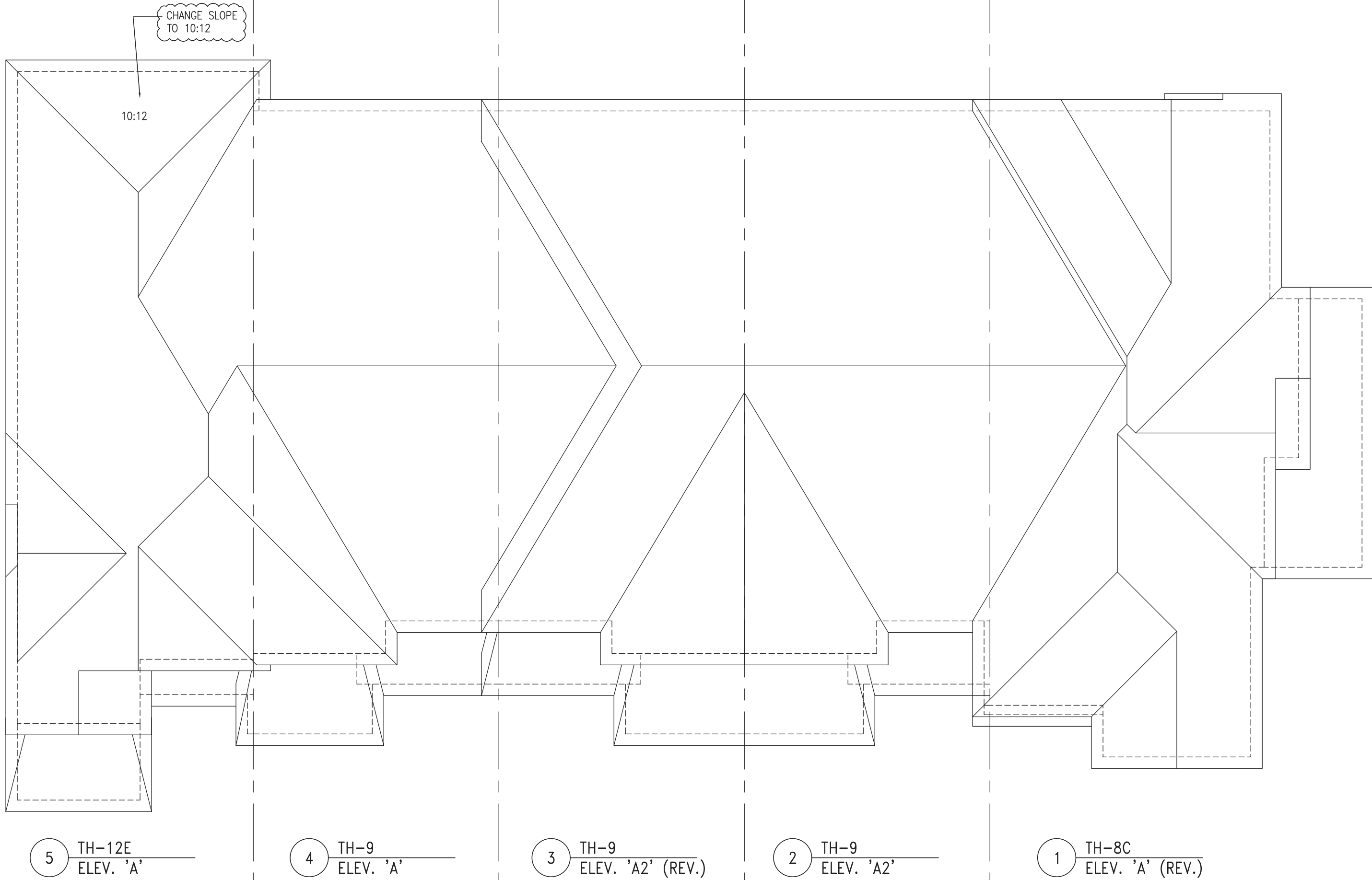
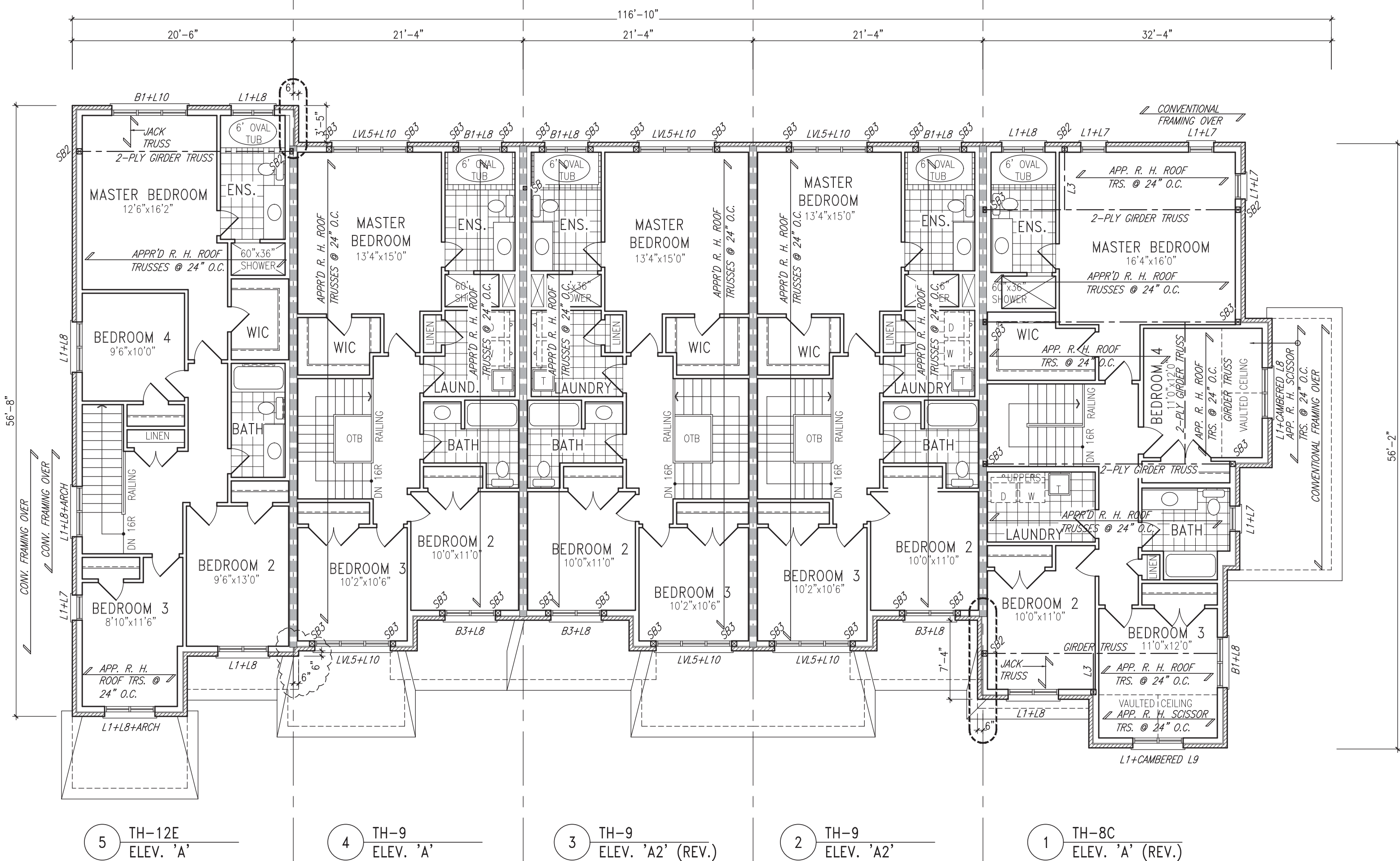


REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



ROOF PLAN



SECOND FLOOR PLAN

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 Council is not responsible in any way for the examining or approving site (footing) 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.

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: OCT 22, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (2/2" x 8")	SPR.#2
B1	2/38 x 184 (3/2" x 8")	SPR.#2
B2	4/38 x 184 (4/2" x 8")	SPR.#2
B7	5/38 x 184 (5/2" x 8")	SPR.#2
L3	2/38 x 235 (2/2" x 10")	SPR.#2
B3	3/38 x 235 (3/2" x 10")	SPR.#2
B4	4/38 x 235 (4/2" x 10")	SPR.#2
L5	2/38 x 286 (2/2" x 12")	SPR.#2
B5	3/38 x 286 (3/2" x 12")	SPR.#2
B6	4/38 x 286 (4/2" x 12")	SPR.#2

LOOSE STEEL LINTELS

L7	90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4")
L8	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16")
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16")
L10	125 x 90 x 8.0L (5" x 3-1/2" x 5/16")
L11	125 x 90 x 10.0L (5" x 3-1/2" x 3/8")
L12	150 x 100 x 10.0L (6" x 4" x 3/8")
L13	180 x 100 x 10.0L (7" x 4" x 3/8")

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A	1-1 3/4"x7 1/4" (1-45x184)
LVL1	2-1 3/4"x7 1/4" (2-45x184)
LVL2	3-1 3/4"x7 1/4" (3-45x184)
LVL3	4-1 3/4"x7 1/4" (4-45x184)
LVL4A	1-1 3/4"x9 1/2" (1-45x240)
LVL4	2-1 3/4"x9 1/2" (2-45x240)
LVL5	3-1 3/4"x9 1/2" (3-45x240)
LVL5A	4-1 3/4"x9 1/2" (4-45x240)
LVL6A	1-1 3/4"x11 7/8" (1-45x300)
LVL6	2-1 3/4"x11 7/8" (2-45x300)
LVL7	3-1 3/4"x11 7/8" (3-45x300)
LVL8	4-1 3/4"x11 7/8" (4-45x300)

WINDOWS:

- 1) MINIMUM BEDROOM WINDOW - OBC 9.7.1.3.-
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").
- 2) WINDOW GUARDS - OBC 9.7.1.6. & 9.8.8.
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").
- 3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING
-GROUND FLOOR ROOF
STRUCTURE
-BASEMENT AND GROUND
FLOOR LINTELS
-GROUND FLOOR AND
SECOND FLOOR
STRUCTURE
-DOUBLE VOLUME WALL
LOCATION AND DETAILS
-CONCRETE SLABS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

10			
9			
8			
7			
6			
5			
4			
3	REVISED LOT NUMBERS TO MATCH MUNICIPAL ADDRESS	OCT 17-18 RC	
2	REVISED RS FOR ROOF TRUSS COMMENTS	MAR 15/18 WF	
1	ISSUED FOR TRUSS LAYOUT	MAR 26-18 RC	
no	description	date	by

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 architect which must be returned at the completion of the work. Drawings are not to be copied.

V3 DESIGN
255 Consumers Rd
Suite 120
Toronto ON M2J 1R4
t 416.630.2255
f 416.630.4182
v3design.com

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The architect has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a design professional.
Wilmington, Ontario
V3 Design Inc.
25591
42588

BAYVIEW WELLINGTON

PROJECT NAME
ALCONA SHORES

PROJECT NO.
13049

PROJECT NAME
INNISFIL

PROJECT NO.
13049-BLOCK145

PROJECT NAME
BLOCK 145

PROJECT NO.
13049-BLOCK145

BLOCK 145

PROJECT NAME
BLOCK 145

PROJECT NO.
13049-BLOCK145

PROJECT NAME
BLOCK 145

PROJECT NO.
13049-BLOCK145



LEFT SIDE ELEVATION

FRONT ELEVATION

REFER TO INDIVIDUAL WORKING DRAWINGS FOR FOOTING SIZES

NOTE: REVISION CLOUD INDICATES CONDITION THAT DIFFERS FROM STANDARD UNIT



RIGHT SIDE ELEVATION

REAR ELEVATION

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APPROVED BY: JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
DATE: OCT 22 2020
The above confirms compliance with the applicable Design Guidelines only and does not constitute a professional responsibility.

WOOD LINTELS AND BUILT-UP WOOD BEAMS	
L1	2/38 x 184 (2/2" x 8") SPR.#2
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LVL5A	4-1 3/4"x9 1/2" (4-45x240)
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LVL6	2-1 3/4"x11 7/8" (2-45x300)
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LVL8	4-1 3/4"x11 7/8" (4-45x300)

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- 3) **EXTERIOR WINDOWS**
SHALL COMPLY WITH OBC DIV.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

- REFER TO INDIVIDUAL UNITS FOR THE FOLLOWING**
- GROUND FLOOR ROOF STRUCTURE
 - BASEMENT AND GROUND FLOOR LINTELS
 - GROUND FLOOR AND SECOND FLOOR STRUCTURE
 - DOUBLE VOLUME WALL LOCATION AND DETAILS
 - CONCRETE SLABS

NOTE:
ROOF TRUSSES AND SECOND FLOOR LINTELS SHOWN ON BLOCK

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR TRUSS LAYOUT	MAR 26-18 RC	
2	REVISED AS PER ROOF TRUSS COMMENTS	MAR 15/18 WF	
3	REVISED LOT NUMBERS TO MATCH MUNICIPAL ADDRESS	OCT 17-18 RC	

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 architect which must be returned at the completion of the work. Drawings are not to be copied.

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

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The undersigned has reviewed and taken responsibility for the design and for the specifications and notes the requirements set out in the design. Building Code is to be a design.

Wellsington Jno-Baptiste 25591
VAS Design Inc. 42658

BAYVIEW WELLINGTON

PROJECT NAME ALCONA SHORES	PROJECT NO. 13049
LOCATION INNISFIL	BLOCK 145
DATE FEBRUARY 2018	BLOCK ELEVATIONS
drawn by	checked by
13049-BLOCK1	8145.3

BLOCK 145