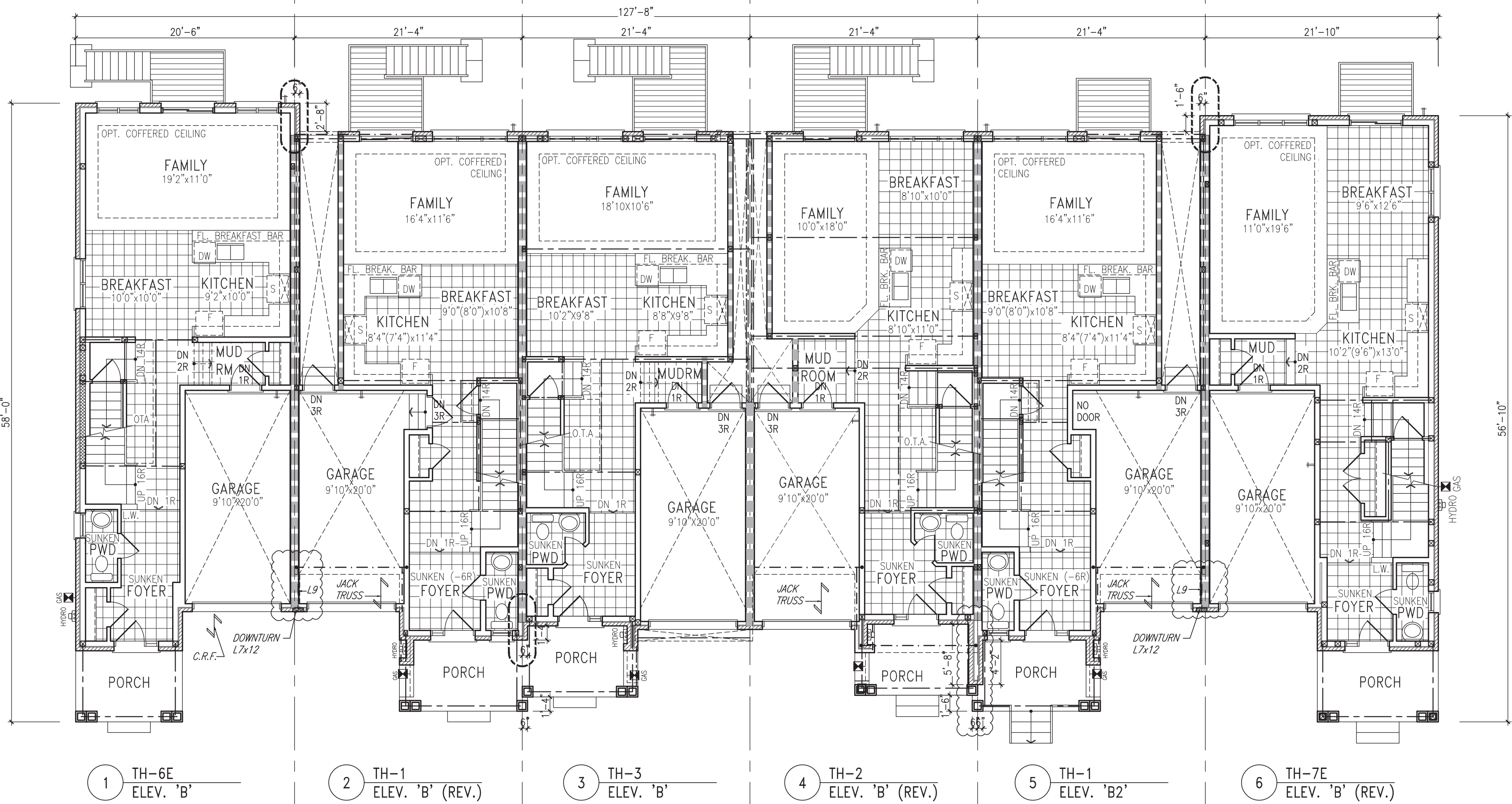
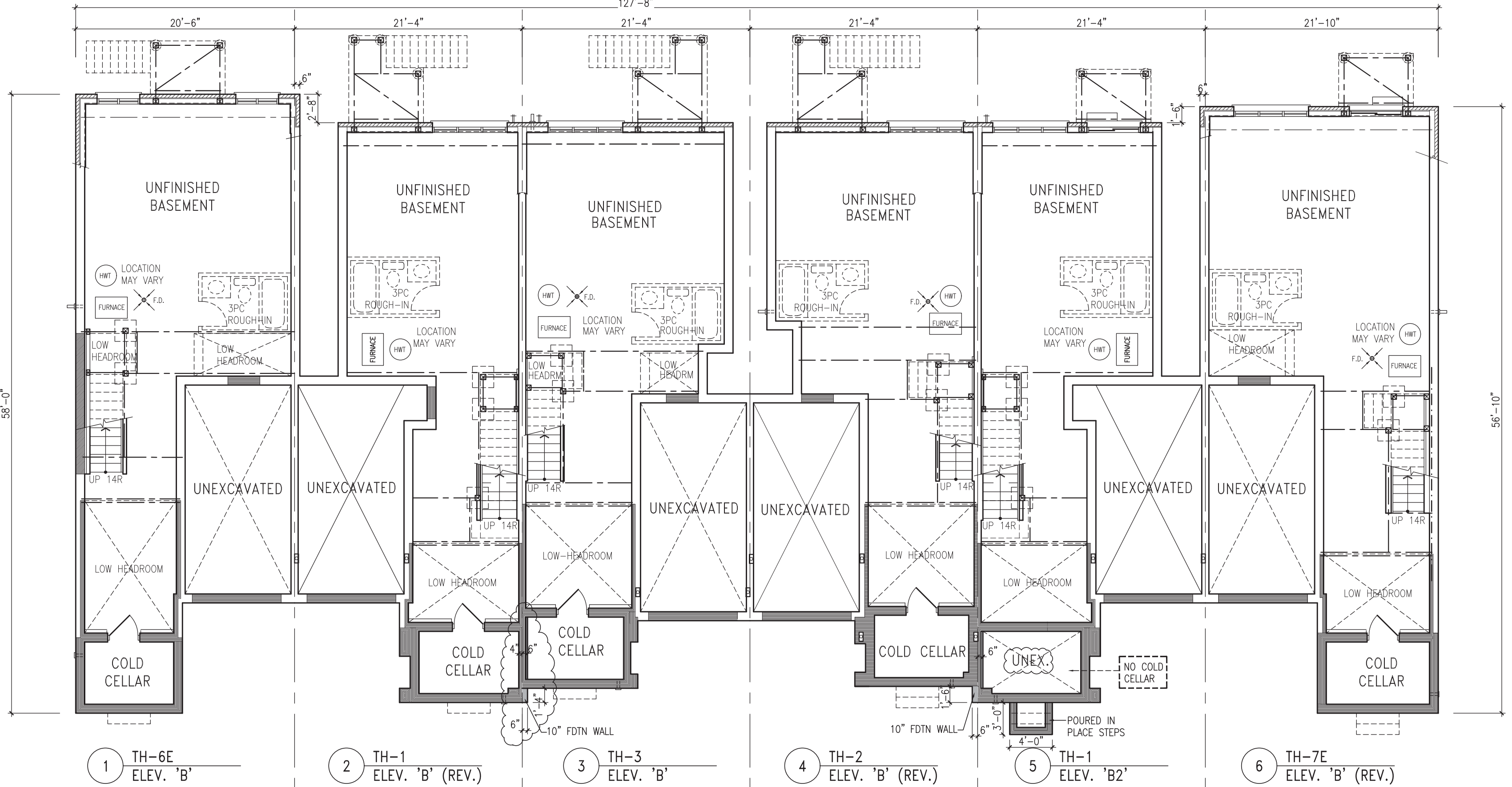


REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

Unfinished basements require
separate permits.

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 Architect is not responsible in any way for 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.

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: JUN 29, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

Town of Innisfil Building Dept Notes:

All smoke alarms and CO detectors shall comply with O.B.C 9.10.19 and 9.33.4

Main bathroom shall be designed as per 9.5.2

All construction subject to review by Town Building Inspectors

See comments on permit



BUILDING AREA
6418 S.F. (596.25 m2)

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			
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 15/18	WT
1	ISSUED FOR TRUSS LAYOUT	MAR 28-18	RC
0	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.

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 a design.

Wilmington, Jan-Baptiste
VAS Design Inc.

BAYVIEW WELLINGTON

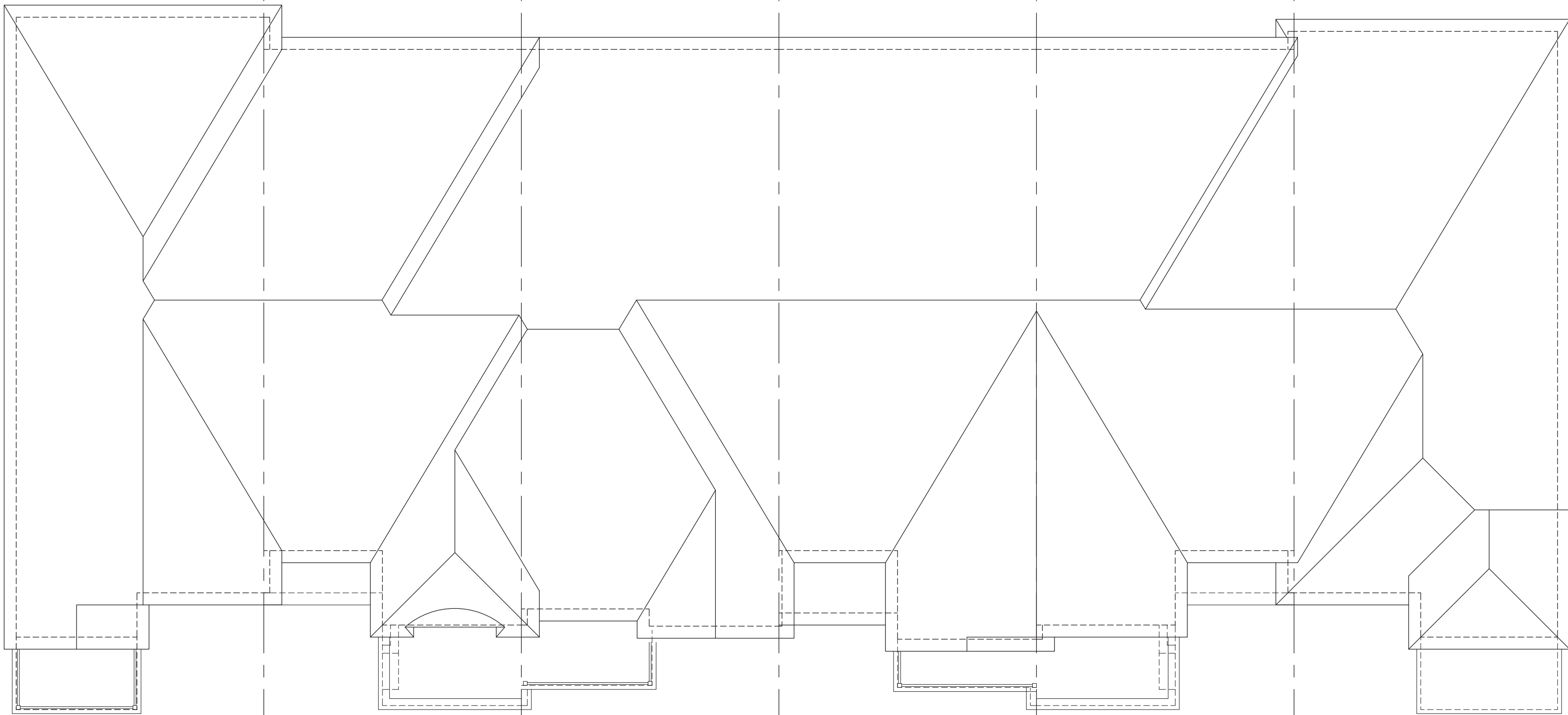
PROJECT NAME	ALCONA SHORES	PROJECT NO.	13049
CLIENT	INNISFIL	DATE	FEBRUARY 2018
DESIGNER	INNISFIL	DATE	FEBRUARY 2018
DATE	FEBRUARY 2018	checked by	1/8" = 1'-0"
drawn by		scale	13049-BLOCK

BLOCK 146

BLOCK 146
BLOCK PLANS
B146.1

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



1 TH-6E ELEV. 'B'

2 TH-1 ELEV. 'B' (REV.)

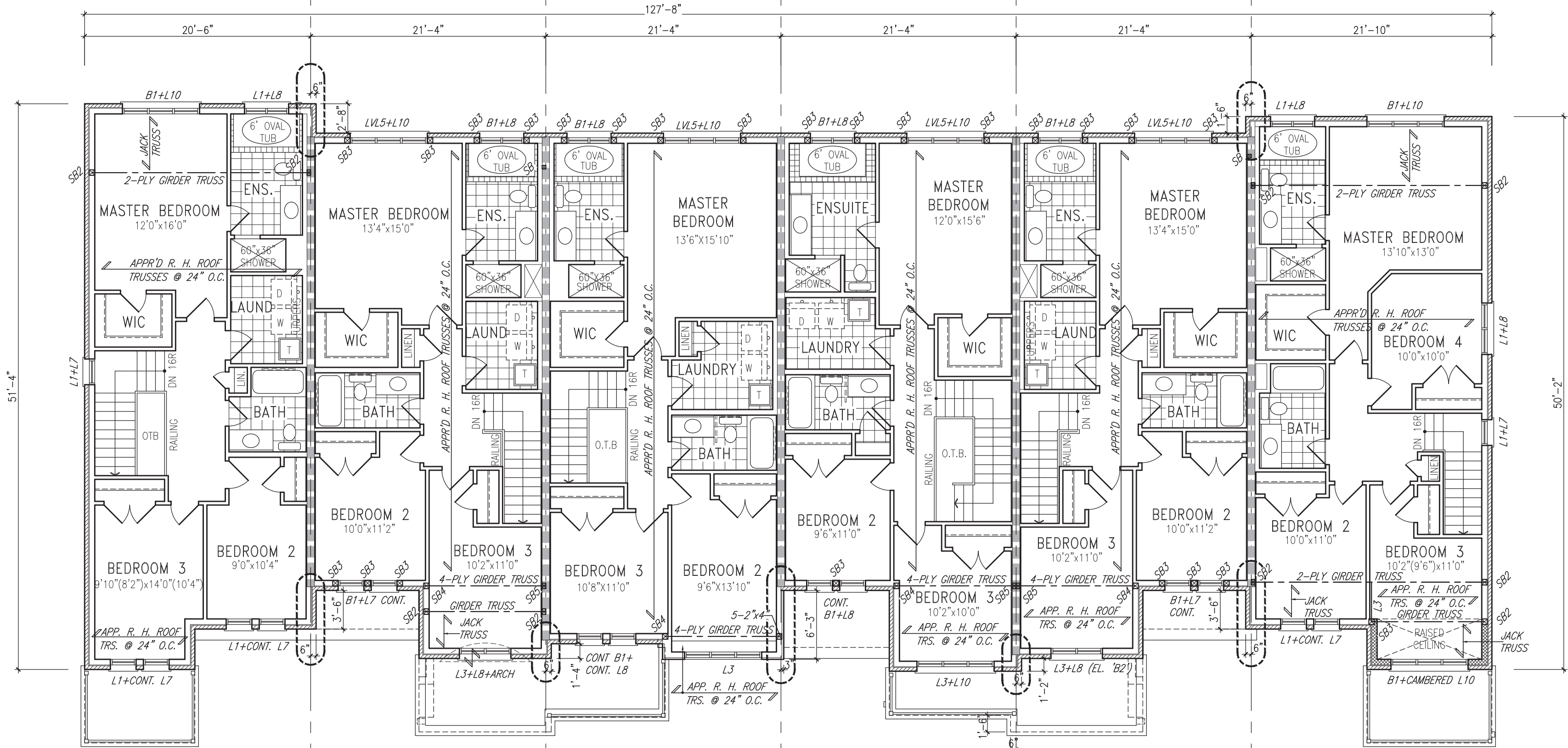
3 TH-3 ELEV. 'B'

4 TH-2 ELEV. 'B' (REV.)

5 TH-1 ELEV. 'B2'

6 TH-7E ELEV. 'B' (REV.)

ROOF PLAN



1 TH-6E ELEV. 'B'

2 TH-1 ELEV. 'B' (REV.)

3 TH-3 ELEV. 'B'

4 TH-2 ELEV. 'B' (REV.)

5 TH-1 ELEV. 'B2'

6 TH-7E ELEV. 'B' (REV.)

SECOND FLOOR PLAN

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: [Signature]
DATE: JUN. 22, 2021
The above certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.



WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (2/2" x 8")	SPR.#2
B1	3/38 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
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L5	2/38 x 286 (2/2" x 12")	SPR.#2
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LOOSE STEEL LINTELS

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

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)
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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)
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- WINDOWS:
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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
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- 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			
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2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 15/18 WT	
1	ISSUED FOR TRUSS LAYOUT	MAR 28-18 RC	
0	description	date	by

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f 416.630.4182
vasdesign.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.

Wellingdon Jan-Baptiste
42558

BAYVIEW WELLINGTON

PROJECT NAME: ALCONA SHORES
PROJECT NO: 13049
LOCATION: INNISFIL
JOB NAME: BLOCK 146
DATE: FEBRUARY 2018
DRAWN BY: 13049-BLOCK146
CHECKED BY: 13049-BLOCK146
DESIGNED BY: 13049-BLOCK146
BLOCK 146
BLOCK PLANS & ROOF PLAN
B146.2

BLOCK 146

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT

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

APPROVED BY: 
DATE: Jun. 29, 2018

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

146

		BLOCK ELEV			
date		scale		drawn by	
FEBRUARY 2018		1/8" = 1'-0"		file name	B1
drawn by	checked by			13049-BLOCKS	
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RIGHT SIDE ELEVATION

UPGRADE REAR ELEVATION

BLOCK 146