



2023-0521
2023-0529
2023-0515
2023-0519
2023-0525
2023-0513

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

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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: [Signature]
DATE: 2023.07.20
The stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

BUILDING AREA W/O PORCH	
4544.2 SF	422.2 SM

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
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)
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LVL6A	1-1 3/4"x11 7/8" (1-45x300)
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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

NO.	DESCRIPTION	DATE	BY
10			
9			
8			
7			
6	REVISED AS PER ENG'S COMMENTS	JUL 18-19 BC	
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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 scaled.

VAS DESIGN
255 Consumers Rd
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vasdesign.com

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The contractor has reviewed and taken responsibility for the design and for the verification and construction requirements set out in the qualification information.

Wellington, Jan-Baptiste
signature
42551

signature
42558

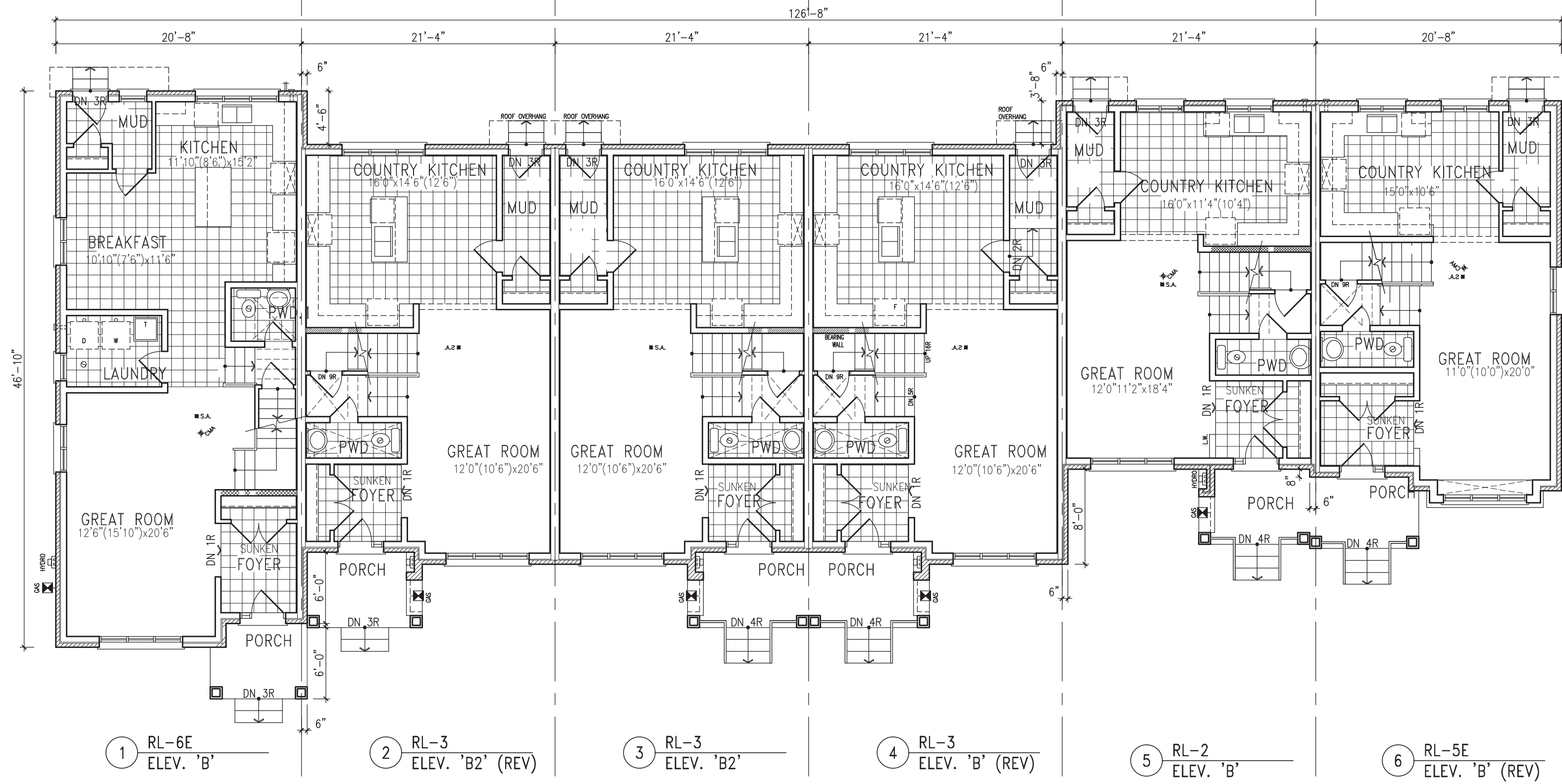
BAYVIEW WELLINGTON

PROJECT NO:
ALCONA
PROJECT:
INNISFIL, ON
DATE:
JULY 2017

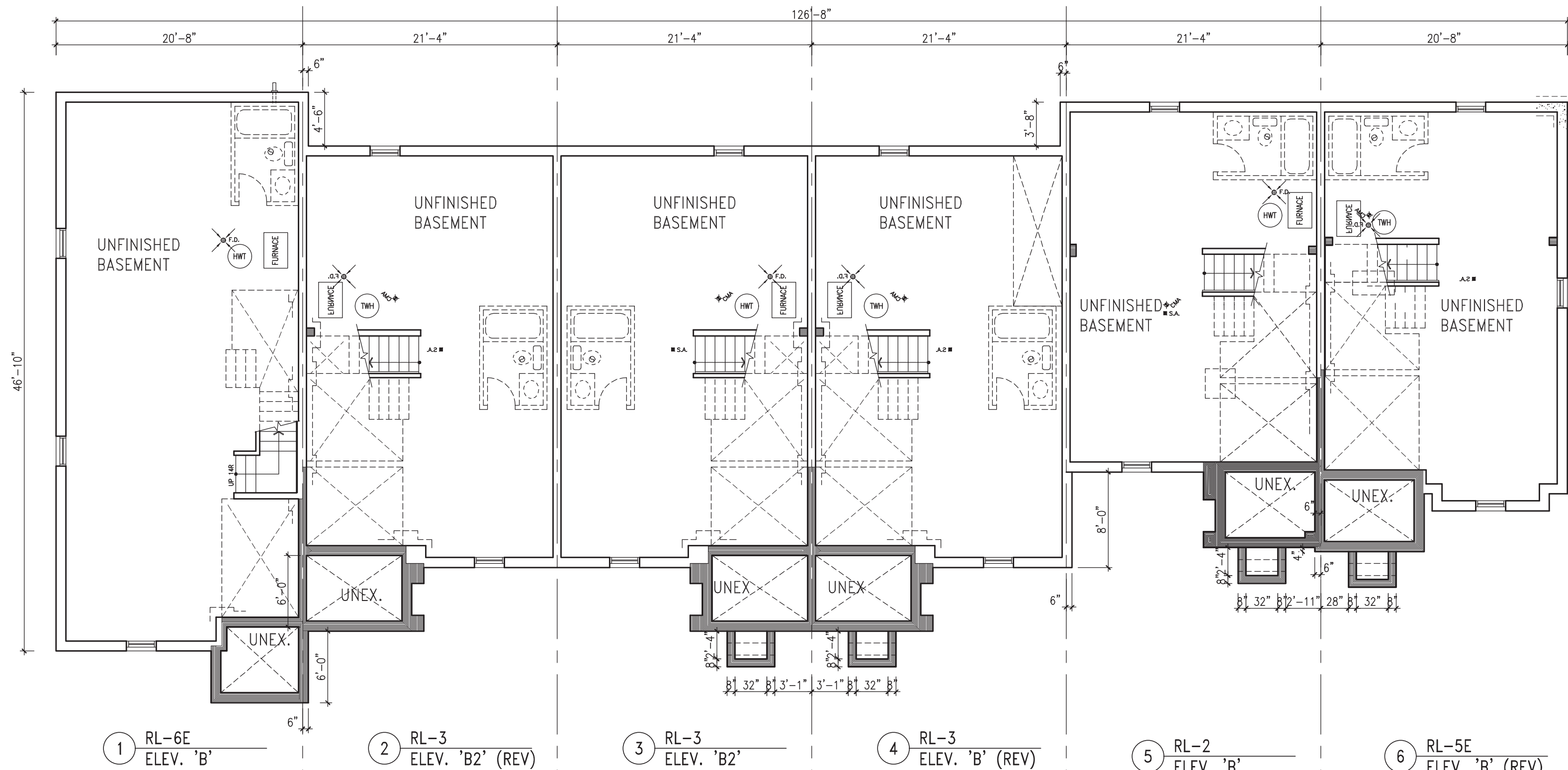
PROJECT NO:
13049
DATE:
JULY 2017

SP-2017-051
BLOCK 3 FLOOR PLANS
DATE:
JULY 2017
DRAWN BY:
13049-BLOCKS BL-EXPLODED

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13049
DATE:
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DRAWN BY:
13049-BLOCKS BL-EXPLODED



GROUND FLOOR PLAN 'B'



BASEMENT PLAN ELEV. 'B'

Finished basement require separate permits.

BLOCK 3



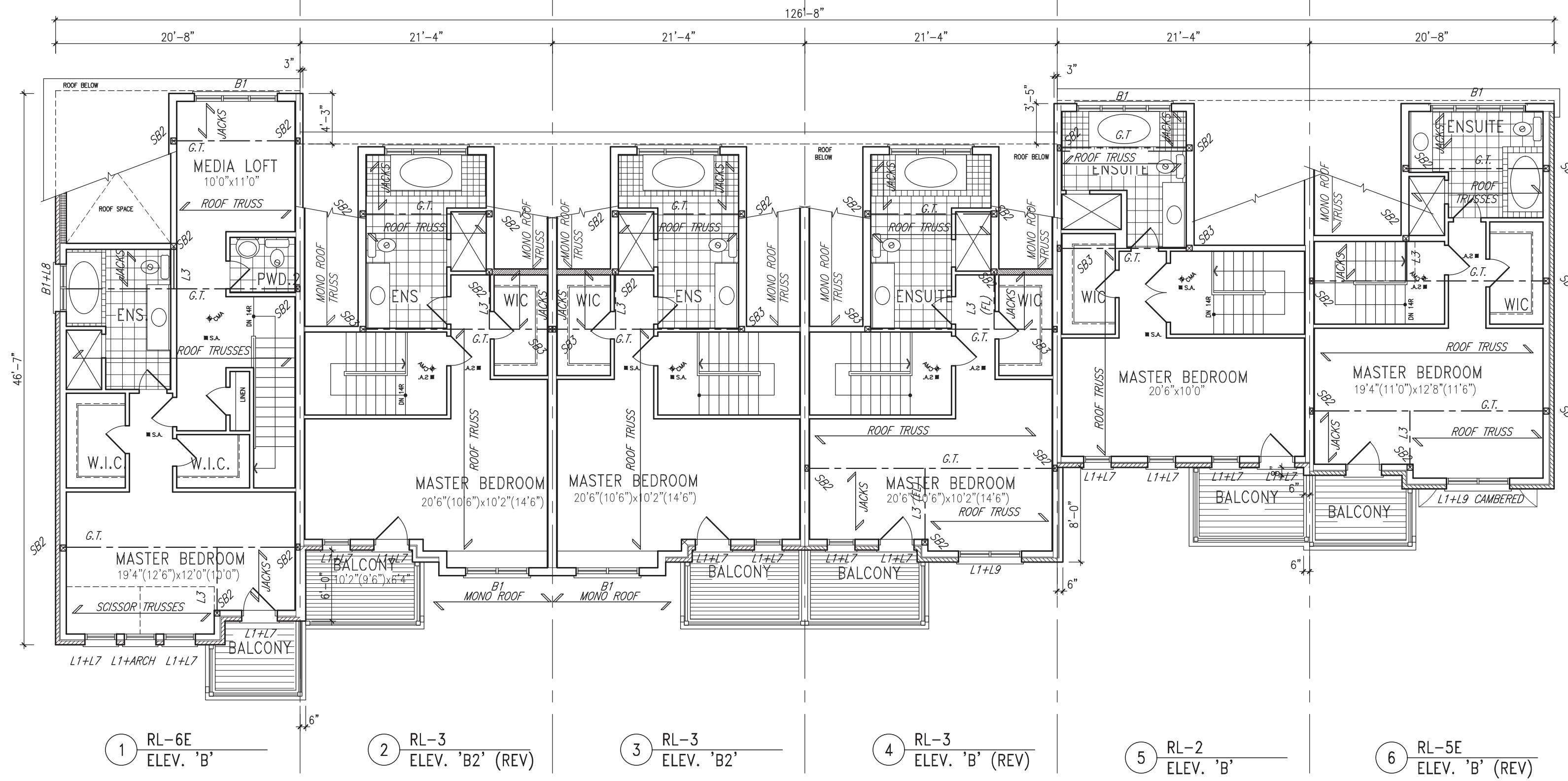
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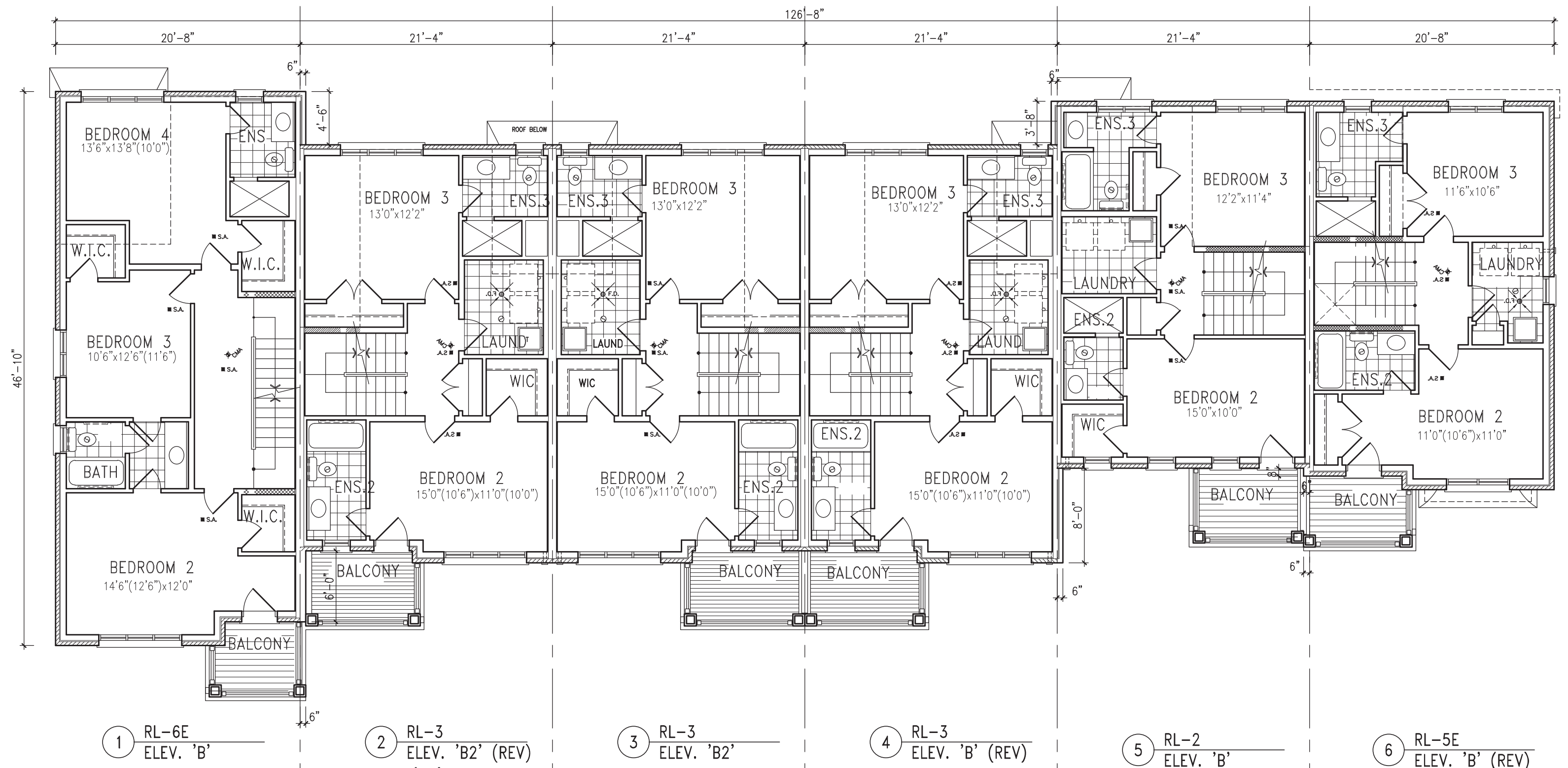
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: AUG 22, 2023

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THIRD FLOOR PLAN ELEV. 'B'



SECOND FLOOR PLAN ELEV. 'B'

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Wellingdon, Inno-Bayshore
42559

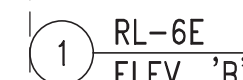
BAYVIEW WELLINGTON

PROJECT: **ALCONA**
PROPERTY: **INNISFIL, ON**
and name

SP-2017-051
JULY 2017
drawn by
checked by
13049-BLOCKS BL-EXPLODED

BLOCK 3 FLOOR PLANS
drawing no. **13049**
sheet no. **2**

BLOCK 3



The downspouts shall be located such that the discharged water is directed to the side yard swales in order to minimize the possible development of standing water within areas of "sheet drainage", and to minimize any negative impact on adjoining properties.



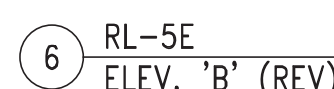
2 RL-3 FILEV 'B2' (RFV)

3 RL-3
ELEV 'B2

4 RL-3 SIZE TO 30"
FLEV 'B' (REV)

5 RL-2

6 RL-5E



6 RL-5E
ELEV. 'B' (REV.)

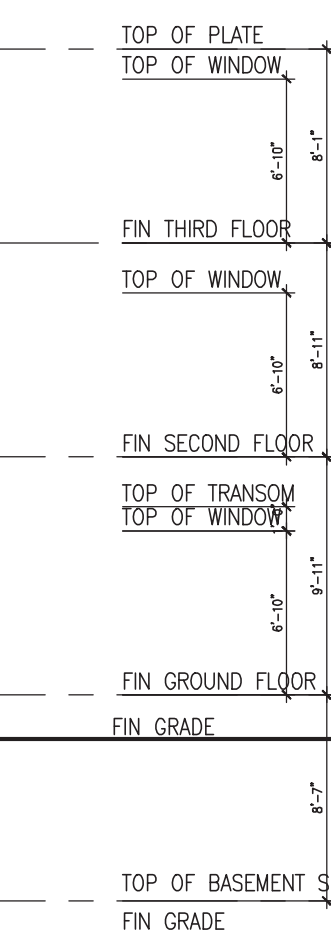
5 RL-2
ELEV. 'B

4 RL-3
ELEV. 'B' (REV

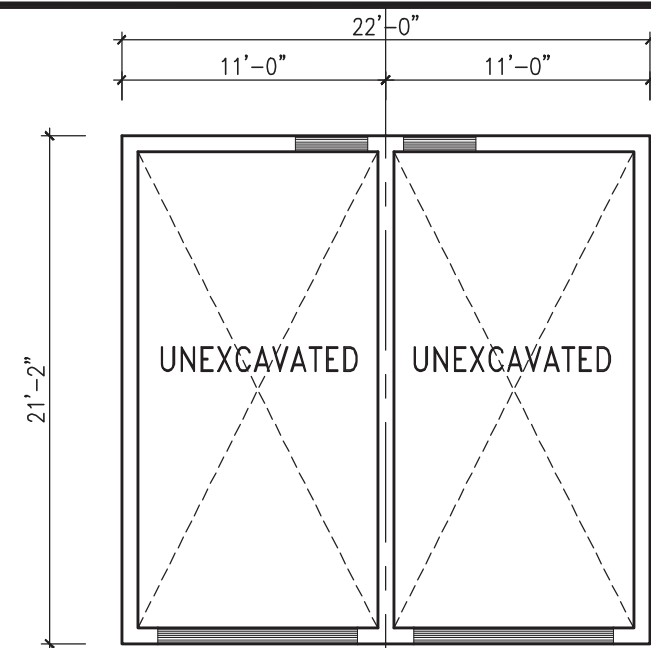
3 RL-3
ELEV. 'B2'

2 RL-3
ELEV. 'B2' (REV)

1 RL-6E
ELEV. 'B'

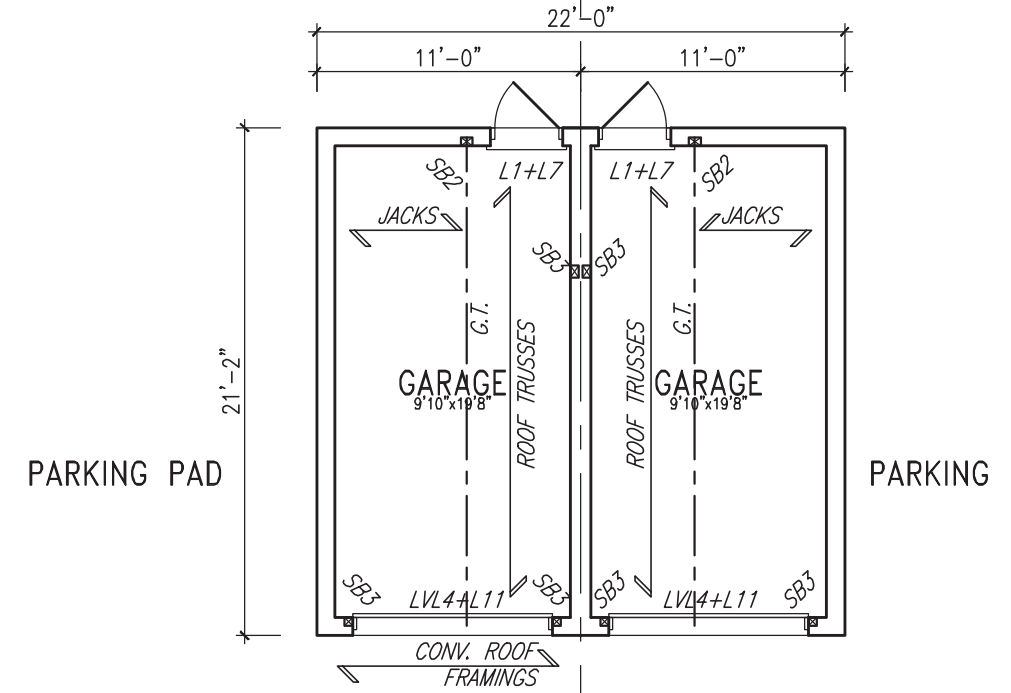


BLOCK 3



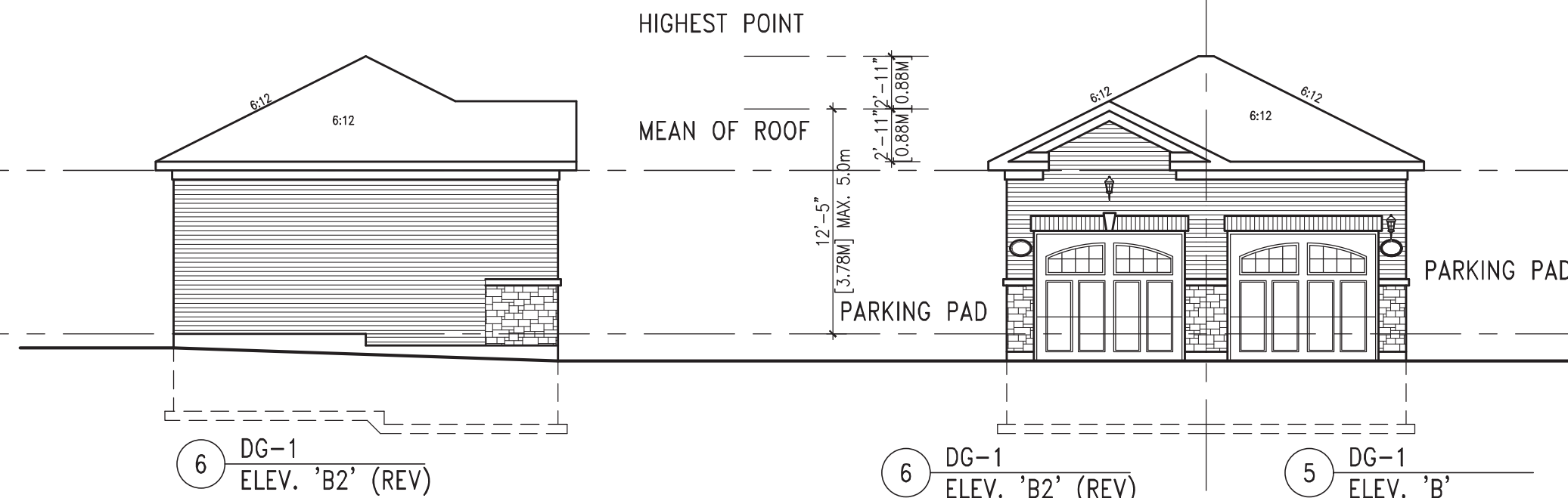
6 DG-1 ELEV. 'B2' (REV) 5 DG-1 ELEV. 'B'

FOUNDATION PLANS 'B'



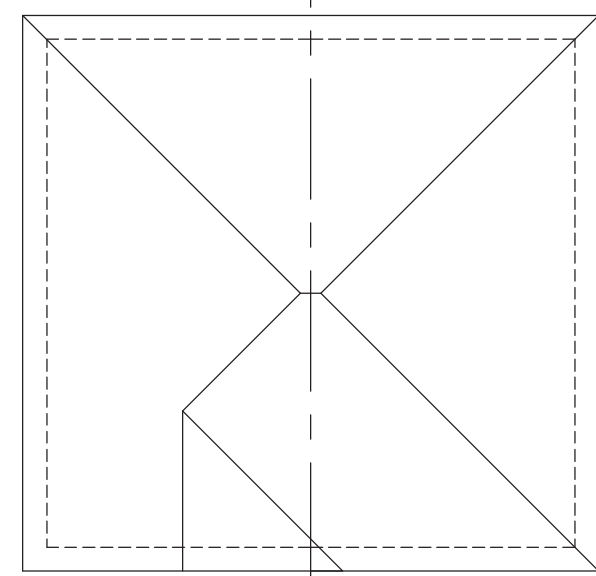
6 DG-1 ELEV. 'B2' (REV) 5 DG-1 ELEV. 'B'

FLOOR PLANS 'B'



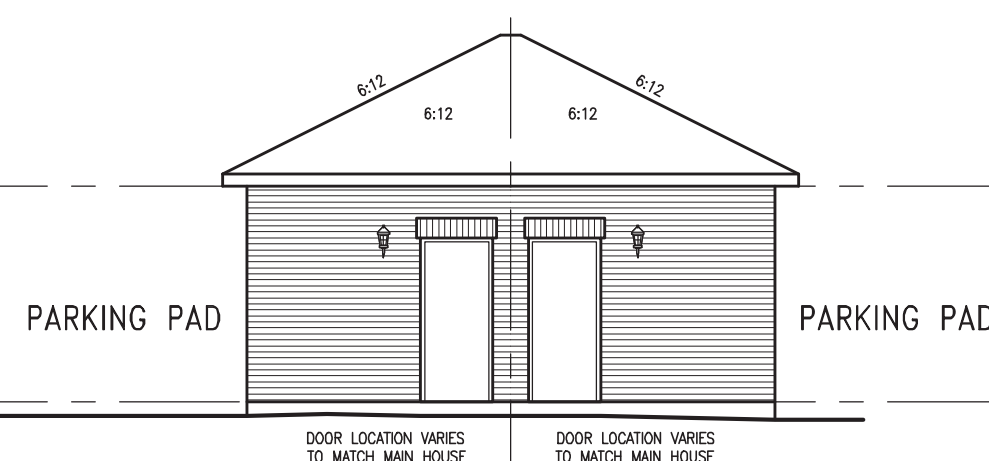
6 DG-1 ELEV. 'B2' (REV) 5 DG-1 ELEV. 'B'

FRONT ELEVATION 'B'



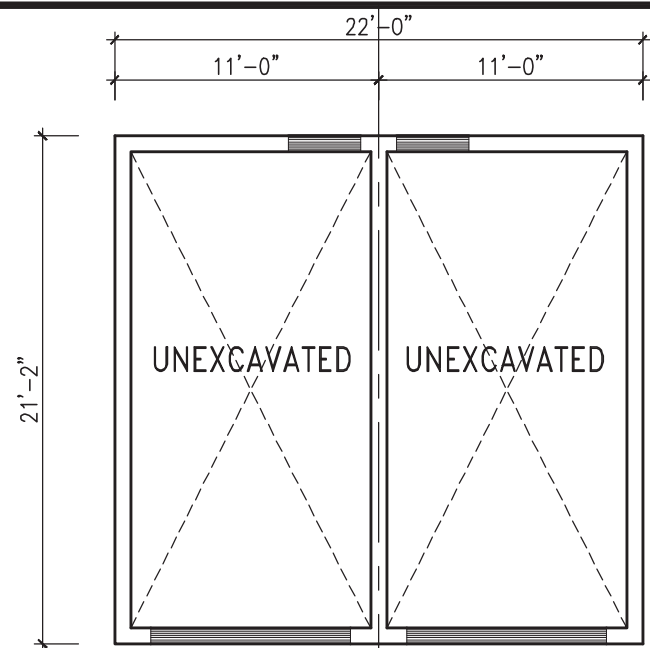
6 DG-1 ELEV. 'B2' (REV) 5 DG-1 ELEV. 'B'

ROOF PLAN 'B'



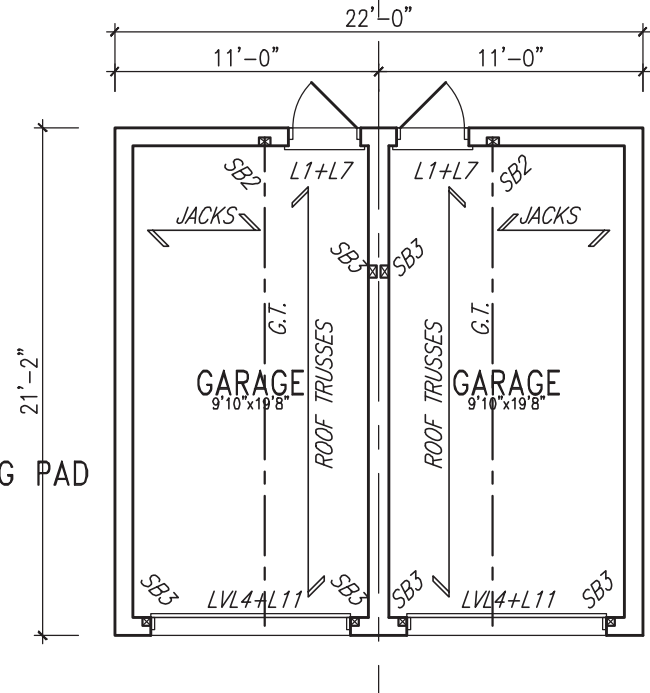
1 DG-1 ELEV. 'B2' 2 DG-1 ELEV. 'B' (REV)

REAR ELEVATION 'B'



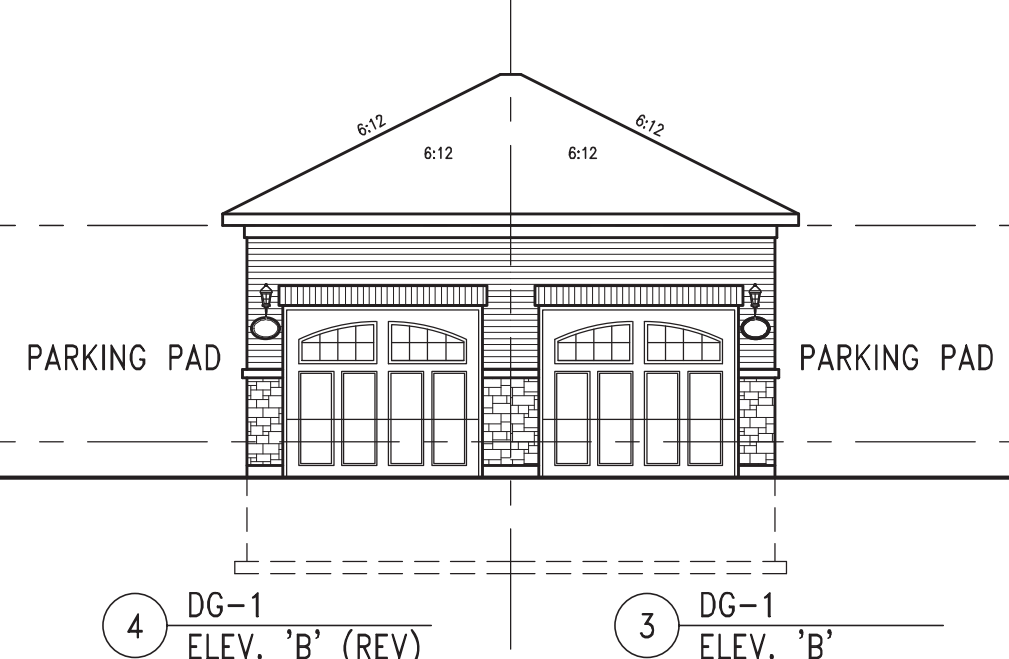
4 DG-1 ELEV. 'B' (REV) 3 DG-1 ELEV. 'B'

FOUNDATION PLANS 'B'



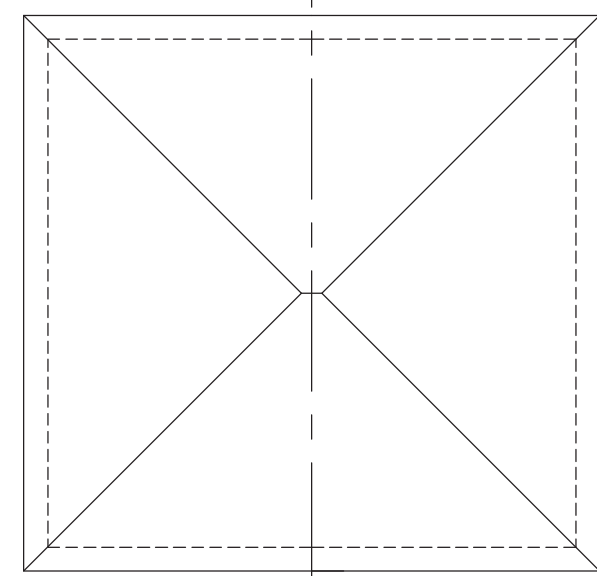
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FLOOR PLANS 'B'



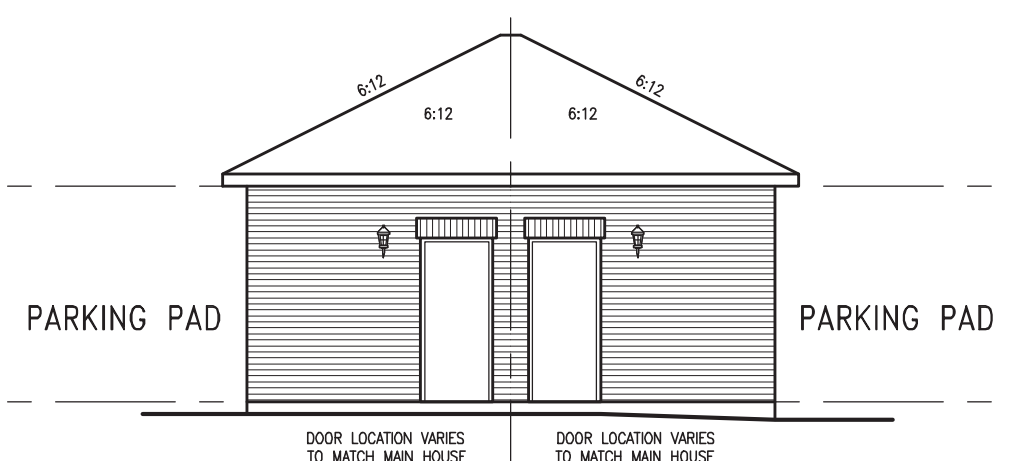
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FRONT ELEVATION 'B'



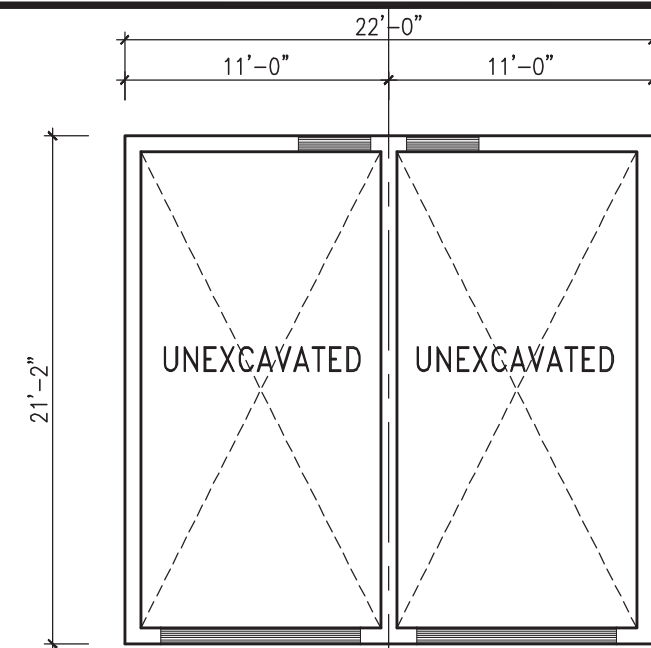
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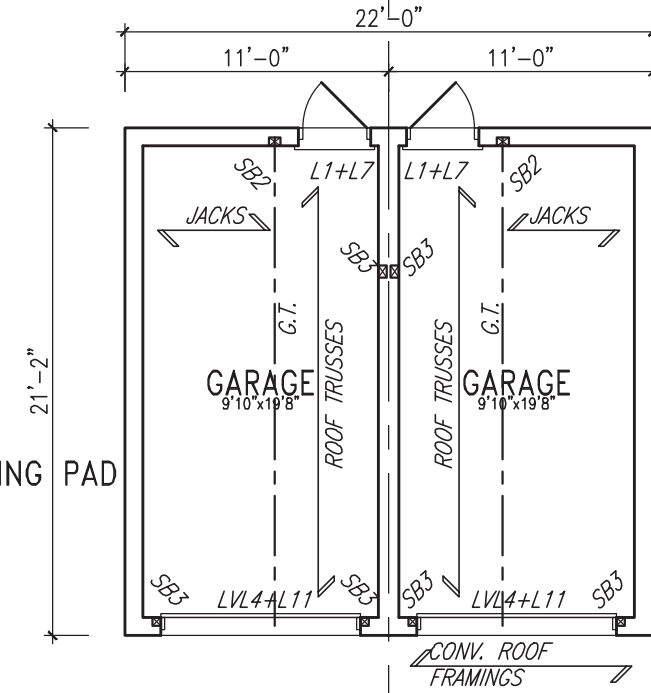
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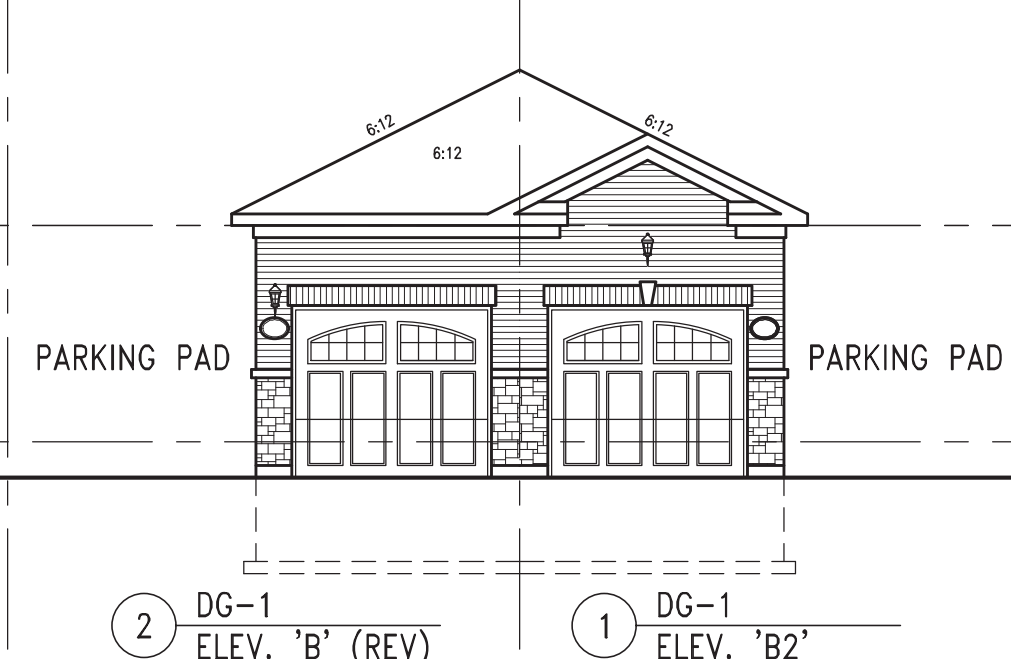
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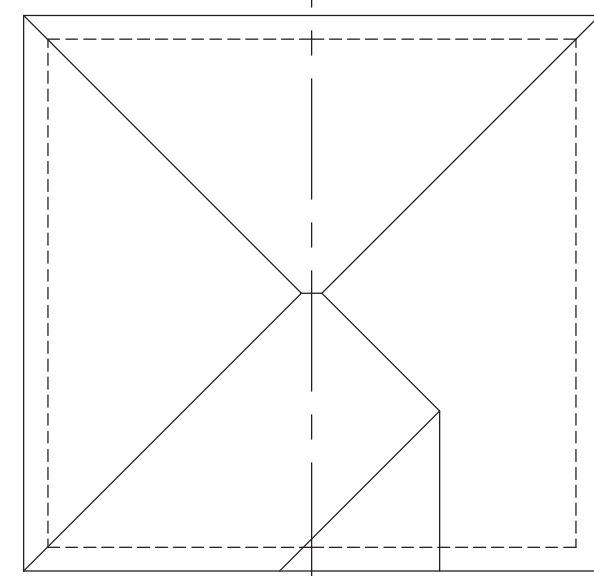
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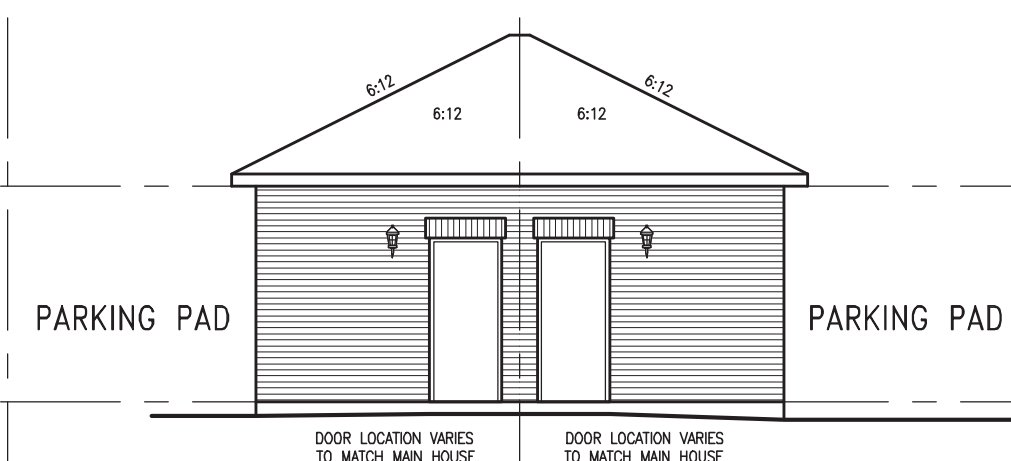
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ROOF PLAN 'B'



5 DG-1 ELEV. 'B' 6 DG-1 ELEV. 'B2' (REV)

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Wellington, Jan-Baptiste [Signature] 25591
name: registration information: VAS Design Inc. 42658

BAYVIEW WELLINGTON

project name: **ALCONA**
location: **INNISFIL, ON**
drawing no.: **13049**
sheet no.: **4**

SP-2017-051 BLOCK 3 DG ELEVATION
date: JULY 2017
scale: 1/8" = 1'-0"
drawing no.: 4
sheet no.: 13049-BLOCKS BL-EXPLAINED

BLOCK 3