



2023-0514
2023-0533
2023-0524
2023-0546
2023-0520

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

APPROVED BY: [Signature]
DATE: June 22, 2023
The above certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

BUILDING AREA W/O PORCH	
4587.6 SF	426.2 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"L)
L8	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L)
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)
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)
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

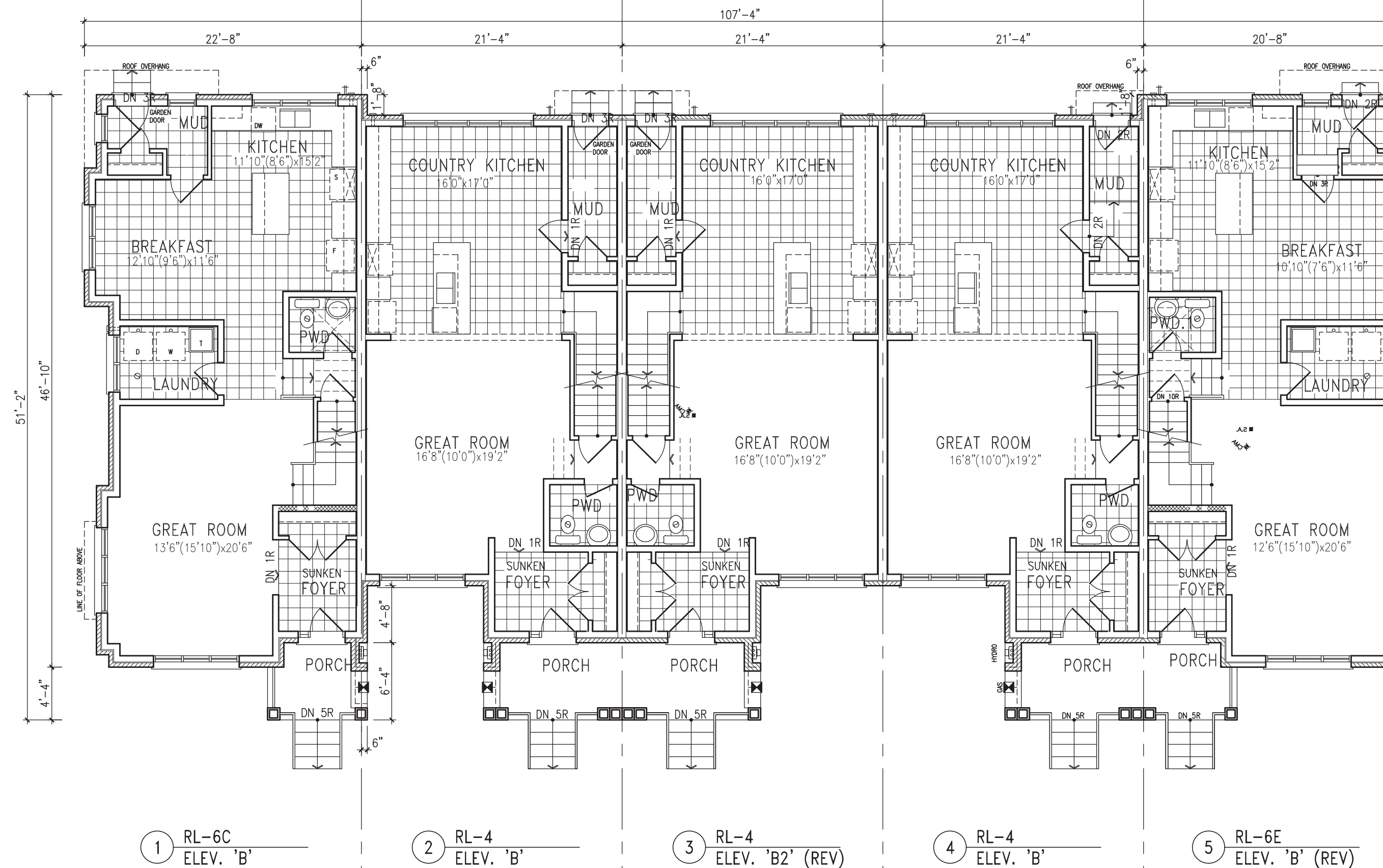
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

REFER TO INDIVIDUAL UNITS FOR THE FOLLOWING

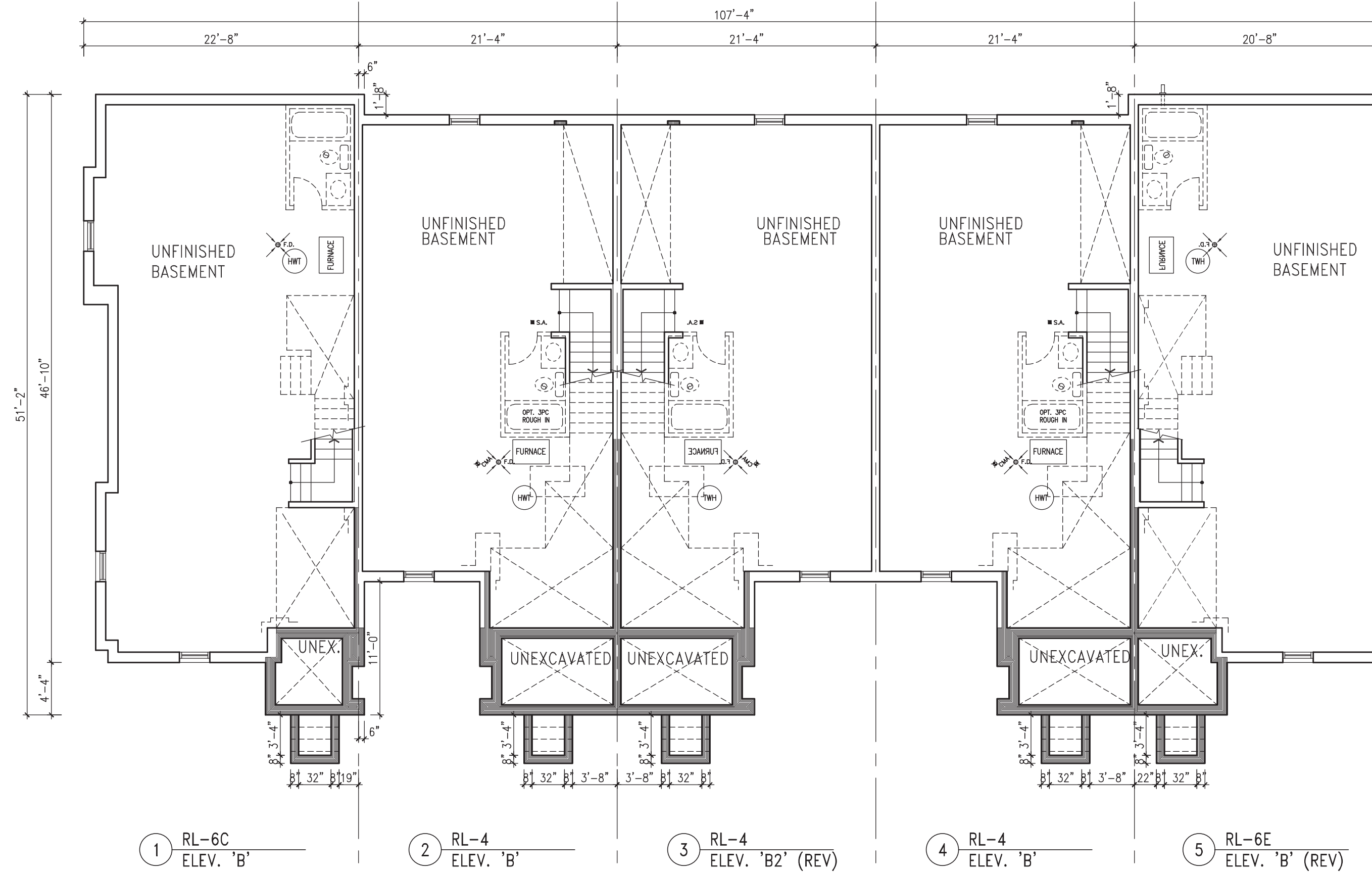
- GROUND FLOOR ROOF STRUCTURE
- BASEMENT AND GROUND FLOOR LINTELS
- GROUND FLOOR AND SECOND FLOOR STRUCTURE
- DOUBLE VOLUME WALL LOCATION AND DETAILS
- CONCRETE SLABS

NOTE:

ROOF TRUSSES AND SECOND FLOOR LINTELS SHOWN ON BLOCK



GROUND FLOOR PLANS



BASEMENT PLANS

no.	description	date	by
10			
9			
8			
7			
6	REVISED AS PER ENG'S COMMENTS	JUL 18-19 RC	
5	ISSUE FOR TRUSS CORO.	MAY 21-19 VAS	
4	ADD ADDRESS PLaque TO GARAGE ELEVATION	MAY 15-18 RC	
3	REVISED BLOCK 1 AS PER REV GRADING	JAN 09-18 RC	
2	REVISED AS PER TOWN'S COMMENTS	NOV 06-17 SB	
1	ISSUED FOR SPA	JUL 10-17 SB	

Comments 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
Suite 120
Toronto ON M2J 1R4
t 416.630.2255
f 416.630.4782
vasdesign.com

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name: Wellington, Inno-Bayshore	date: 25591
registration information: VAS Design Inc.	date: 42658

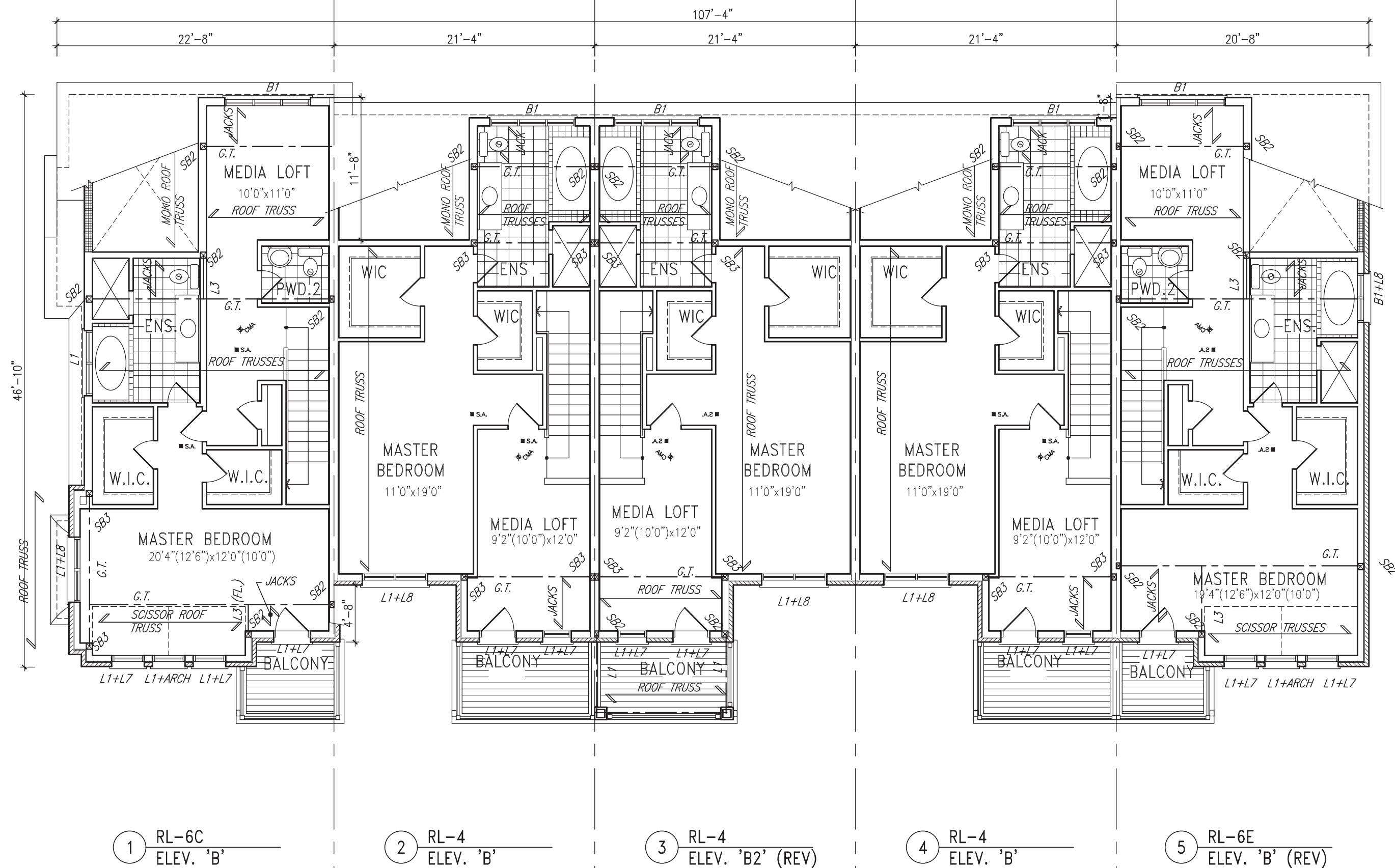
BAYVIEW WELLINGTON

project name: ALCONA	project no: 13049
location: INNISFILL, ON	unit no: 1
date: JULY 2017	drawing no: 1
drawn by: [Signature]	checked by: [Signature]
scale: 1/8" = 1'-0"	sheet no: 13049-BLOCKS BL-EXPLODED

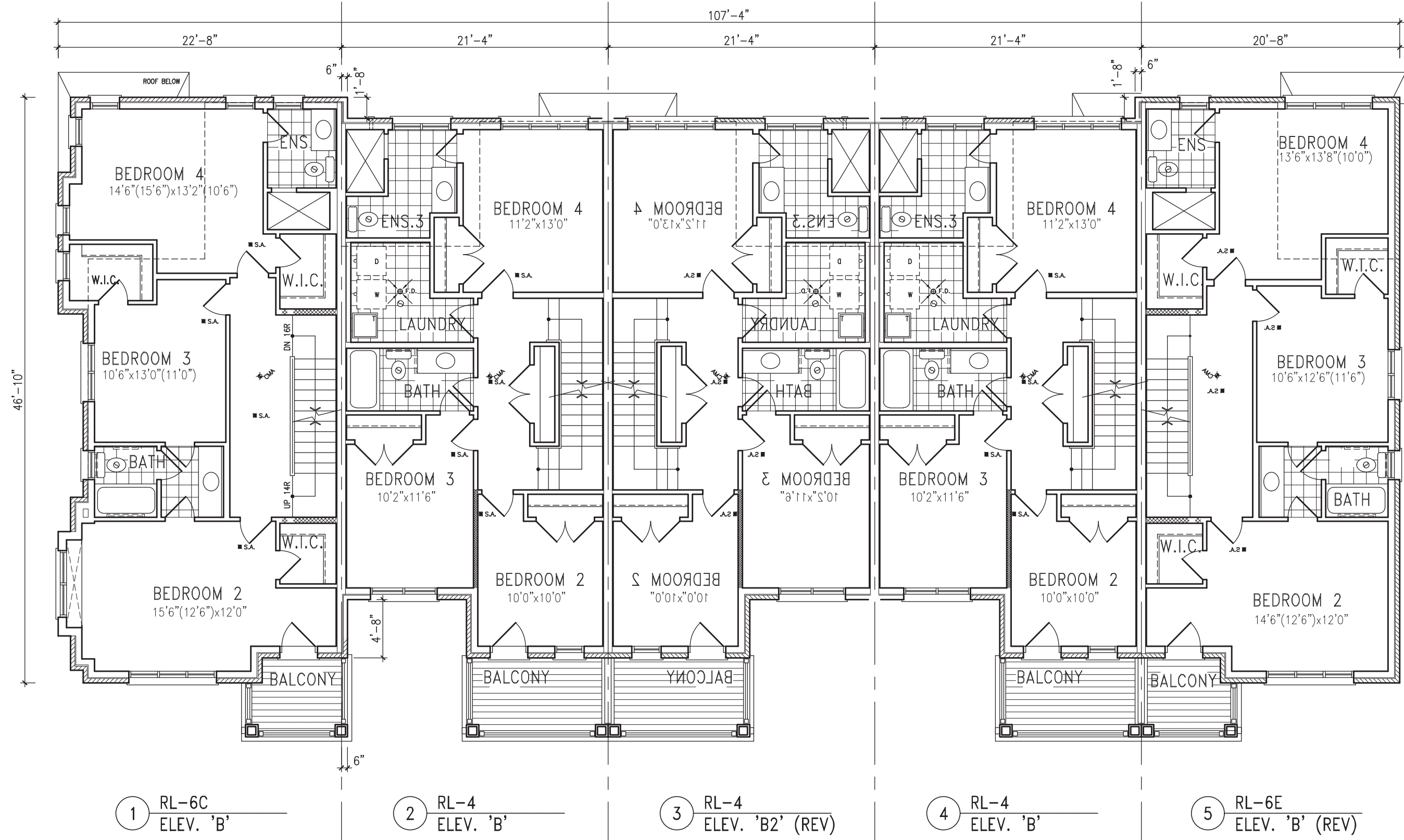
BLOCK 1



2023-0514
2023-0533
2023-0524
2023-0546
2023-0520



THIRD FLOOR PLANS



SECOND FLOOR PLANS

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: [Signature]
DATE: MAY 22, 2023
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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
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L5	2/38 x 286 (2/2" x 12") SPR.#2
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L8	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L)
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)
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L11	125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L)
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LVL1A	1-1 3/4"x7 1/4" (1-45x184)
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- WINDOWS:**
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SHALL COMPLY WITH OBC DIV.-B 9.7.1.7. & SB12-2.1.1.8

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NOTE:
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no.	description	date	by
10			
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Wellington, Jan-Baptiste [Signature] 25591
[Signature] 42558

BAYVIEW WELLINGTON

PROJECT: ALCONA	PROJECT NO: 13049
LOCATION: INNISFIL, ON	UNIT NO: 2
DATE: SP-2017-051	DATE: BLOCK 1 FLOOR PLANS
DATE: JULY 2017	DATE: 1/8" = 1'-0"
DATE: JULY 2017	DATE: 1/8" = 1'-0"
DATE: JULY 2017	DATE: 1/8" = 1'-0"

BLOCK 1



2023-0514
2023-0533
2023-0524
2023-0546
2023-0520

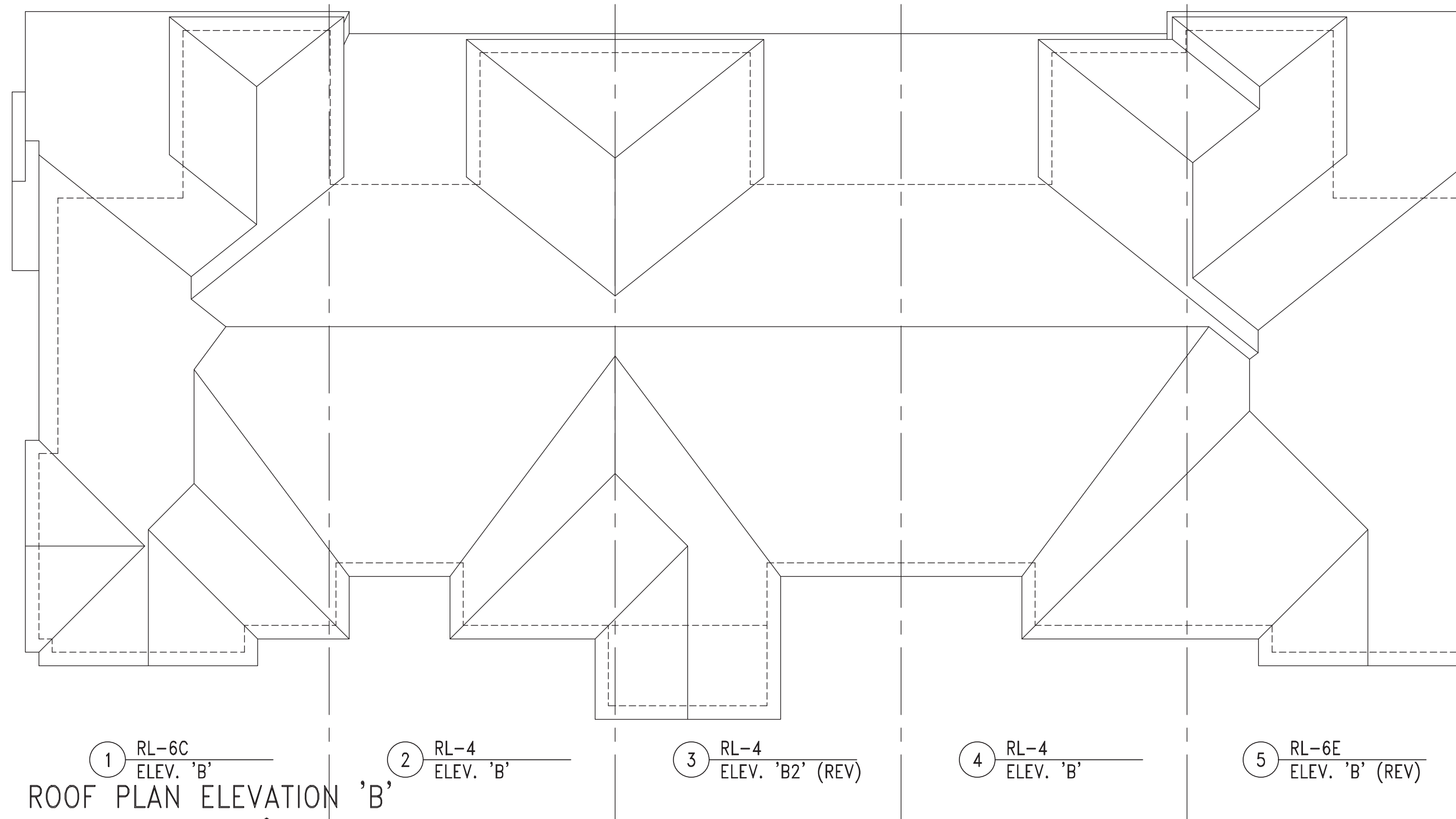


FLANKAGE ELEVATION 'B'

□ 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 □



FRONT ELEVATION 'B'



ROOF PLAN ELEVATION 'B'



RIGHT SIDE ELEVATION 'B'



REAR ELEVATION 'B'



TOP OF PLATE	8'-10"
TOP OF WINDOW	8'-11"
FIN THIRD FLOOR	8'-11"
TOP OF WINDOW	8'-11"
FIN SECOND FLOOR	8'-11"
TOP OF TRANSOM	8'-11"
TOP OF WINDOW	8'-11"
FIN GROUND FLOOR	8'-11"
FIN GRADE	8'-11"
TOP OF SLAB	8'-11"

WOOD LINTELS AND BUILT-UP WOOD BEAMS		
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NOTE:
ROOF TRUSSES AND SECOND FLOOR LINTELS SHOWN ON BLOCK

10	1	1	1
9	1	1	1
8	1	1	1
7	1	1	1
6	1	1	1
5	1	1	1
4	1	1	1
3	1	1	1
2	1	1	1
1	1	1	1

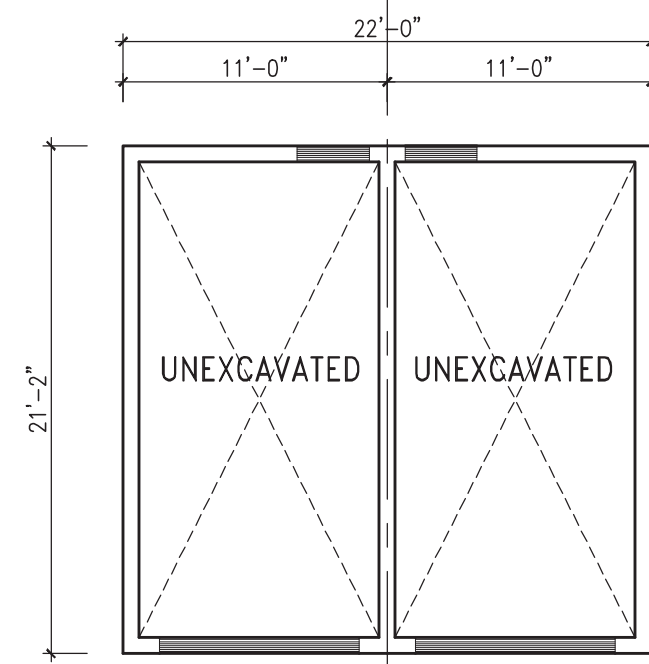
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BAYVIEW WELLINGTON

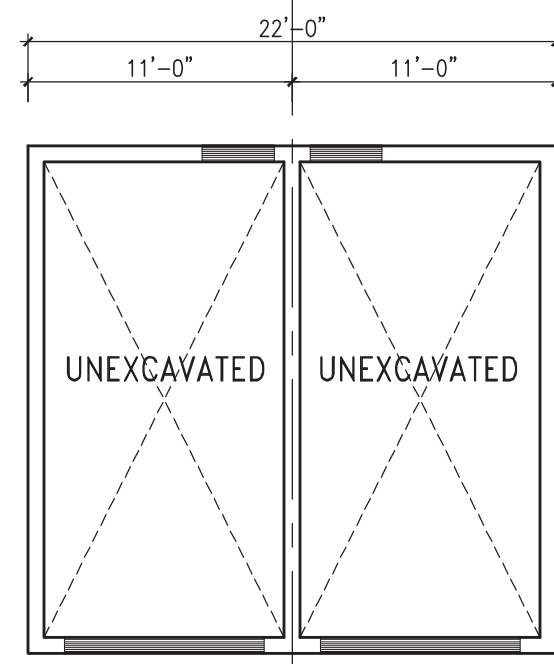
ALCONA
INNSIFIL, ON
SP-2017-051
BLOCK 1 ELEVATION
JULY 2017
1/8" = 1'-0"
13049-BLOCKS BL-EXPLODED
3



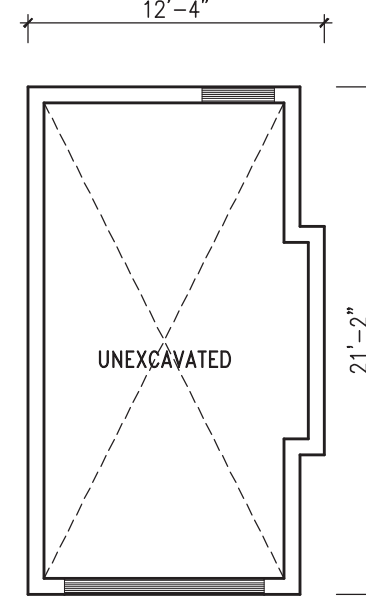
2023-0514
2023-0533
2023-0524
2023-0546
2023-0520



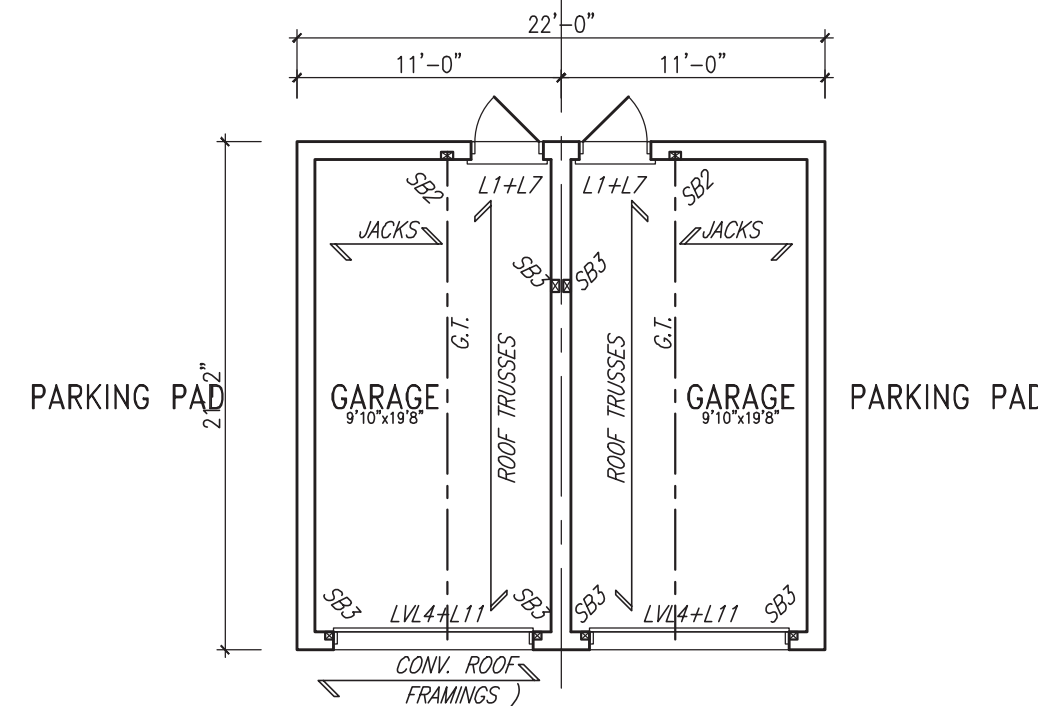
⑤ DG-1 ELEV. 'B2' (REV) ④ DG-1 ELEV. 'B'
FOUNDATION PLANS 'B'



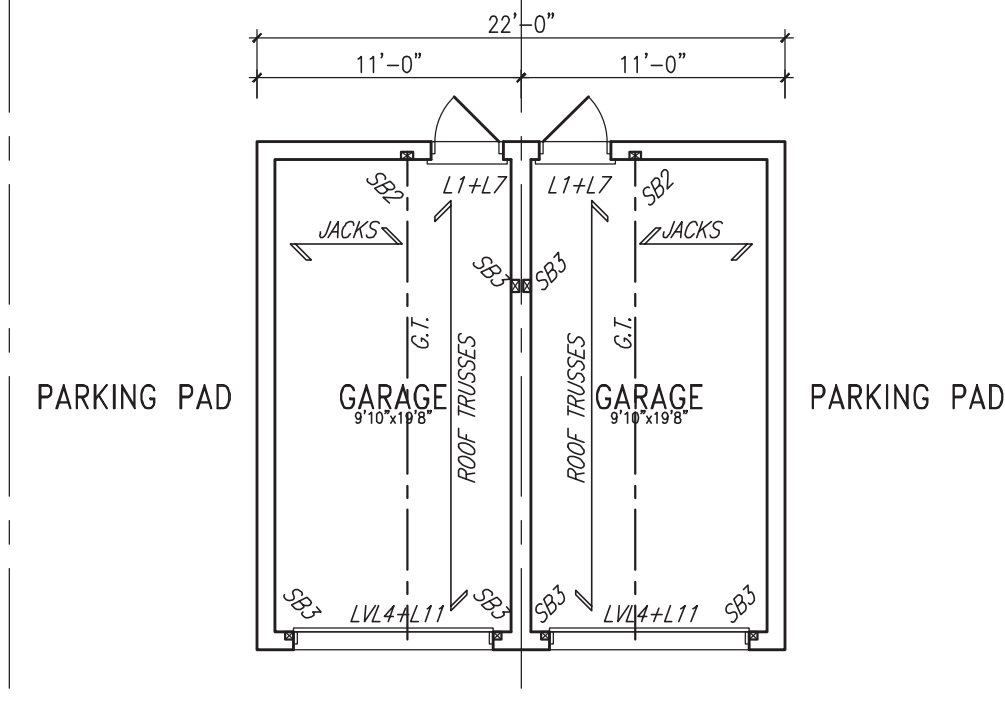
③ DG-1 ELEV. 'B2' (REV) ② DG-1 ELEV. 'B'



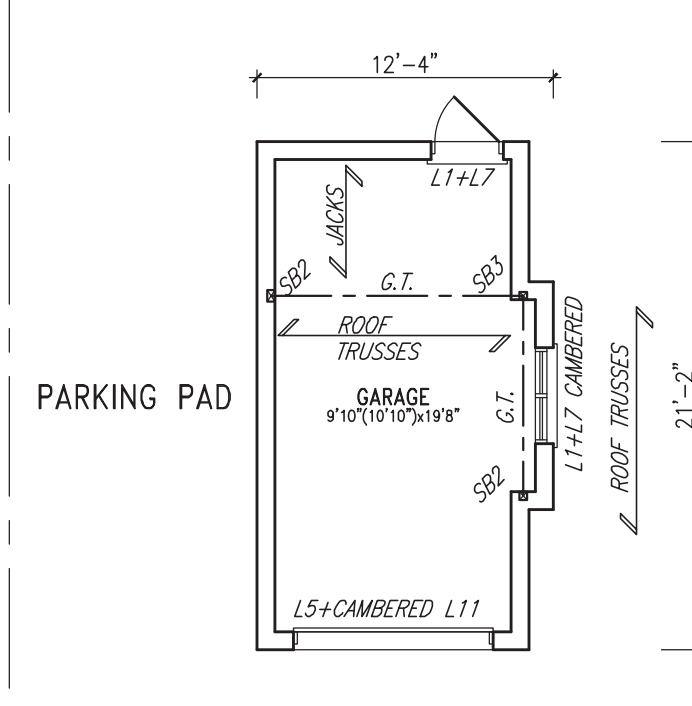
① DG-3 ELEV. 'B'



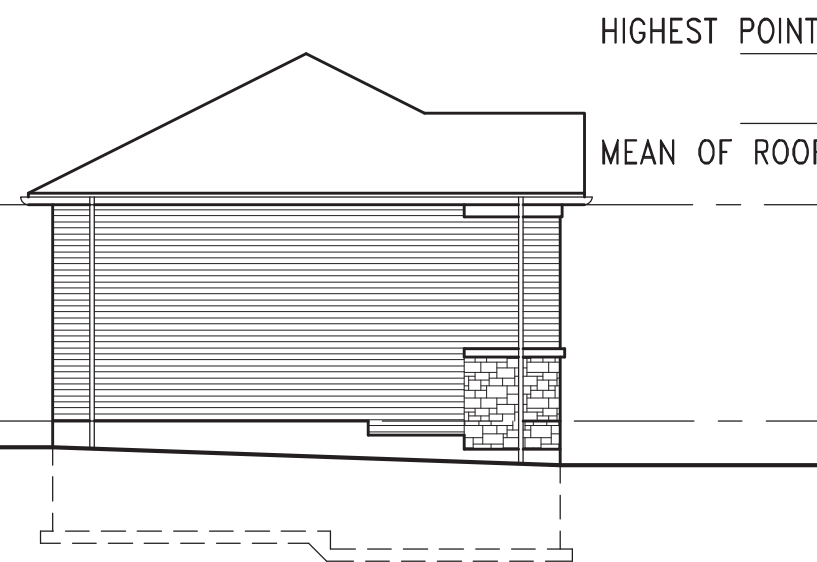
⑤ DG-1 ELEV. 'B2' (REV) ④ DG-1 ELEV. 'B'
FLOOR PLANS 'B'



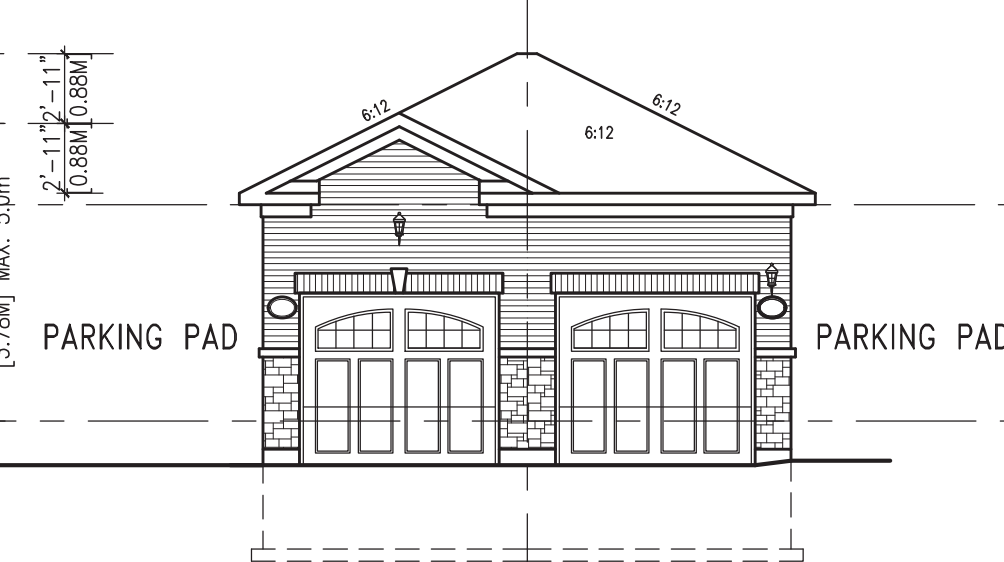
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① DG-3 ELEV. 'B'

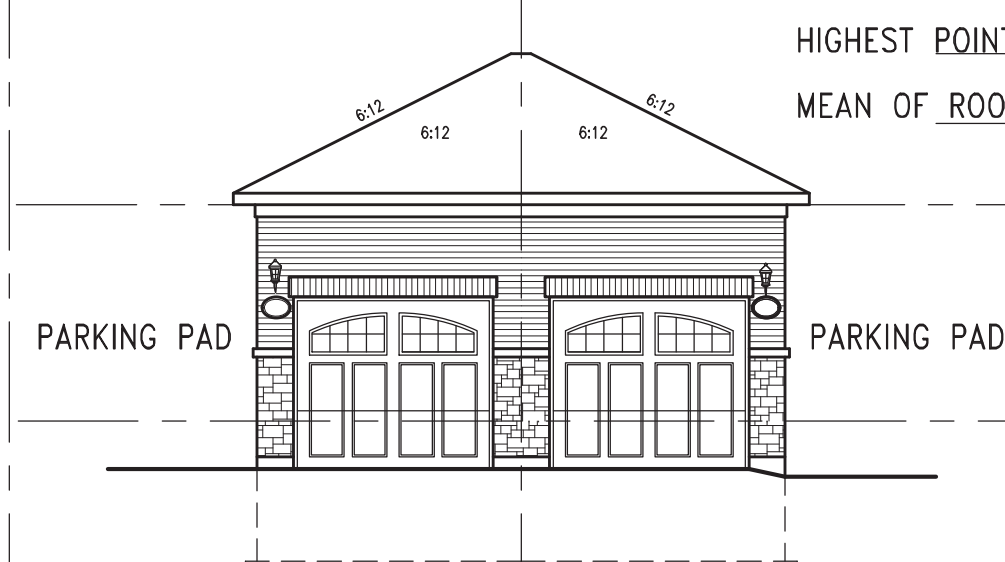


⑤ DG-1 ELEV. 'B2' (REV)

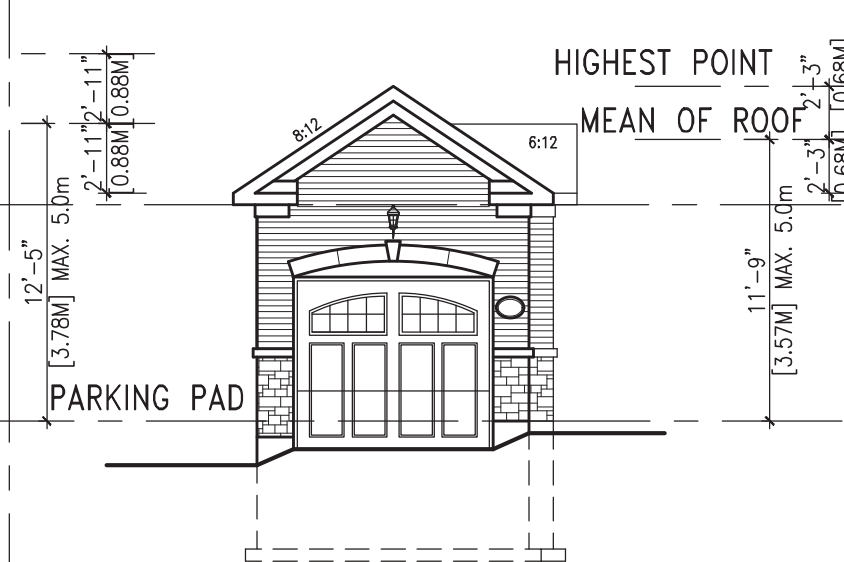


⑤ DG-1 ELEV. 'B2' (REV) ④ DG-1 ELEV. 'B'

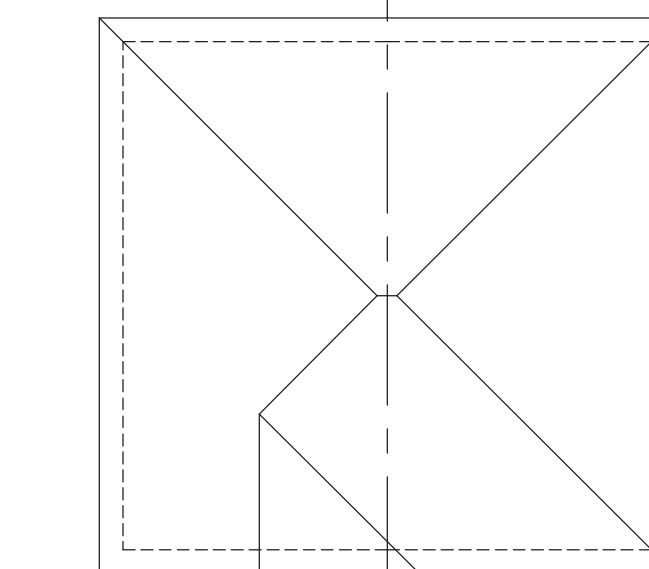
FRONT ELEVATION 'B'



③ DG-1 ELEV. 'B' (REV) ② DG-1 ELEV. 'B'

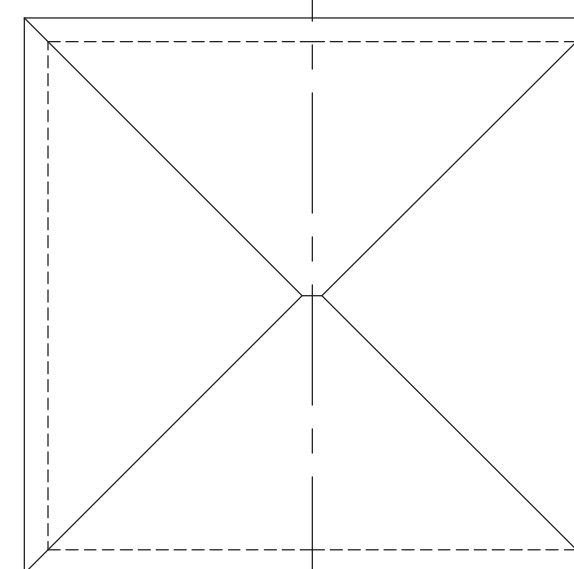


① DG-3 ELEV. 'B'

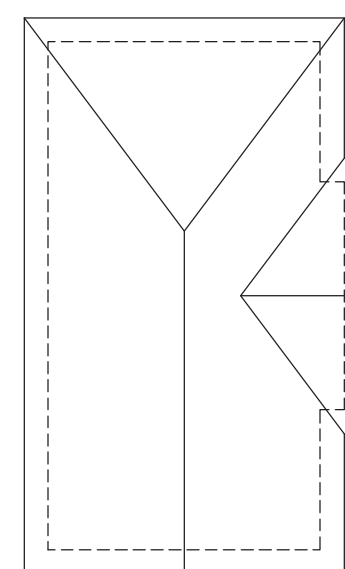


⑤ DG-1 ELEV. 'B2' (REV) ④ DG-1 ELEV. 'B'

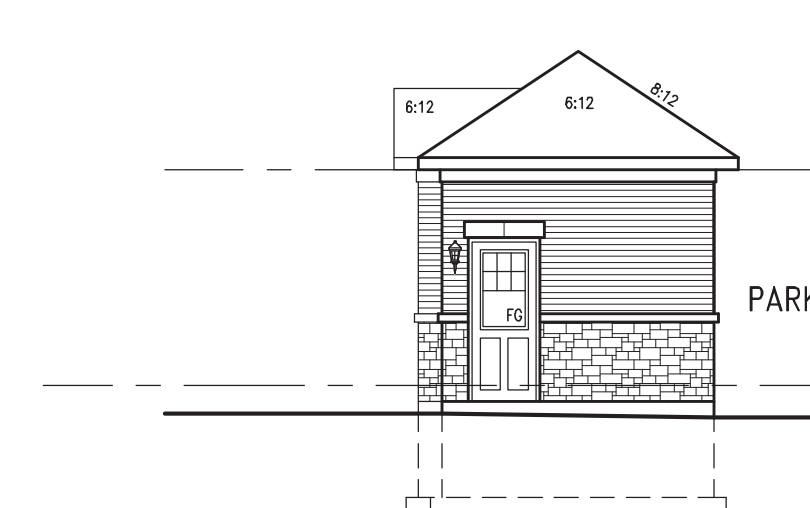
ROOF PLANS ELEVATION 'B'



③ DG-1 ELEV. 'B2' (REV) ② DG-1 ELEV. 'B'

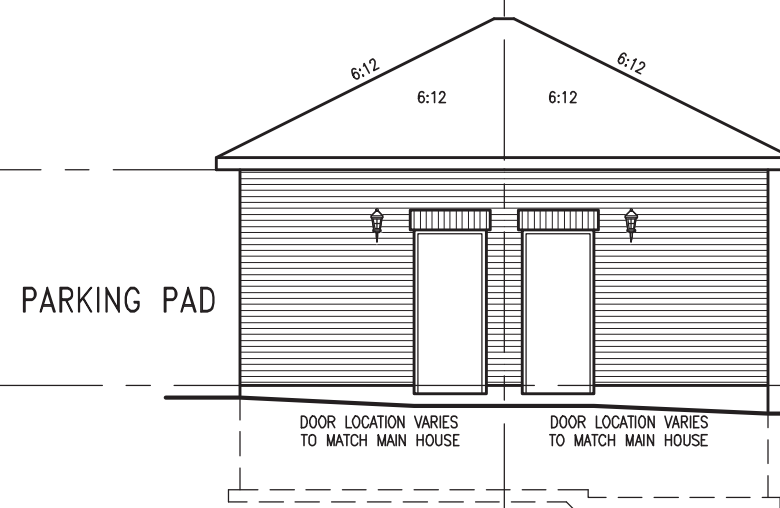


① DG-3 ELEV. 'B'

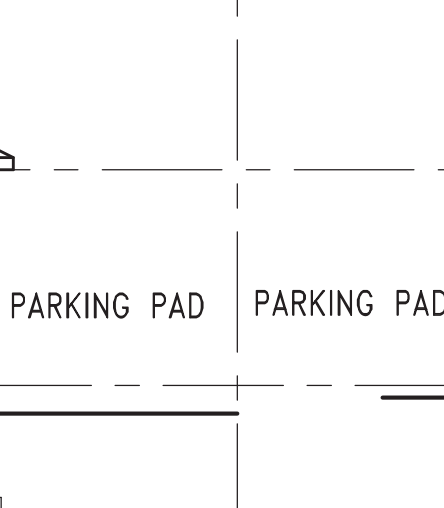


① DG-3 ELEV. 'B'

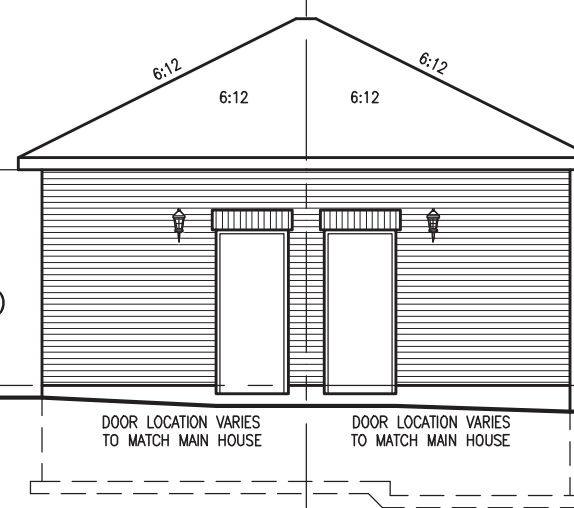
REAR ELEVATION 'B'



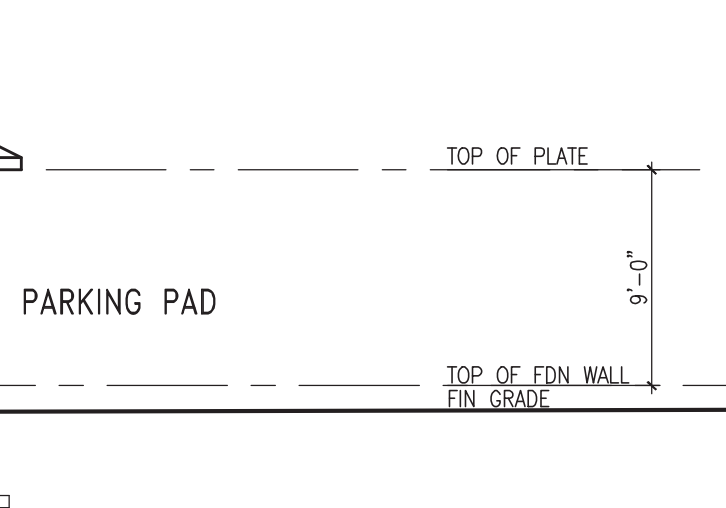
② DG-1 ELEV. 'B'



③ DG-1 ELEV. 'B' (REV)



④ DG-1 ELEV. 'B'



⑤ DG-1 ELEV. 'B2' (REV)

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

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

This stamp certifies compliance with the applicable Design Guidelines only and does not further 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
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

no.	description	date	by
10			
9			
8			
7			
6	REVISED AS PER ENG'S COMMENTS	JUL 18-19 RC	
5	ISSUE FOR TRUSS CORO.	MAR 21-19 VAS	
4	ADD ADDRESS PLaque TO GARAGE ELEVATION	MAR 15-18 RC	
3	REVISED BLOCK 1 AS PER REV GRADING	JAN 09-18 RC	
2	REVISED AS PER TOWN'S COMMENTS	NOV 06-17 SB	
1	ISSUED FOR SPA	JUL 10-17 SB	

Client 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.

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The architect has reviewed and taken responsibility for the design and for the specification and construction requirements set out in the drawings. Liability can be held by a licensed professional engineer.

Wellington, Jan-Bagplate
Vas Design Inc.
25591
42658

BAYVIEW WELLINGTON

project no. **ALCONA**
location **INNISFIL, ON**
drawing no. **13049**
date **JULY 2017**
scale **1/8" = 1'-0"**
drawing no. **4**

BLOCK 1