

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



see approved engineering
drawing for 2 HR firewall.

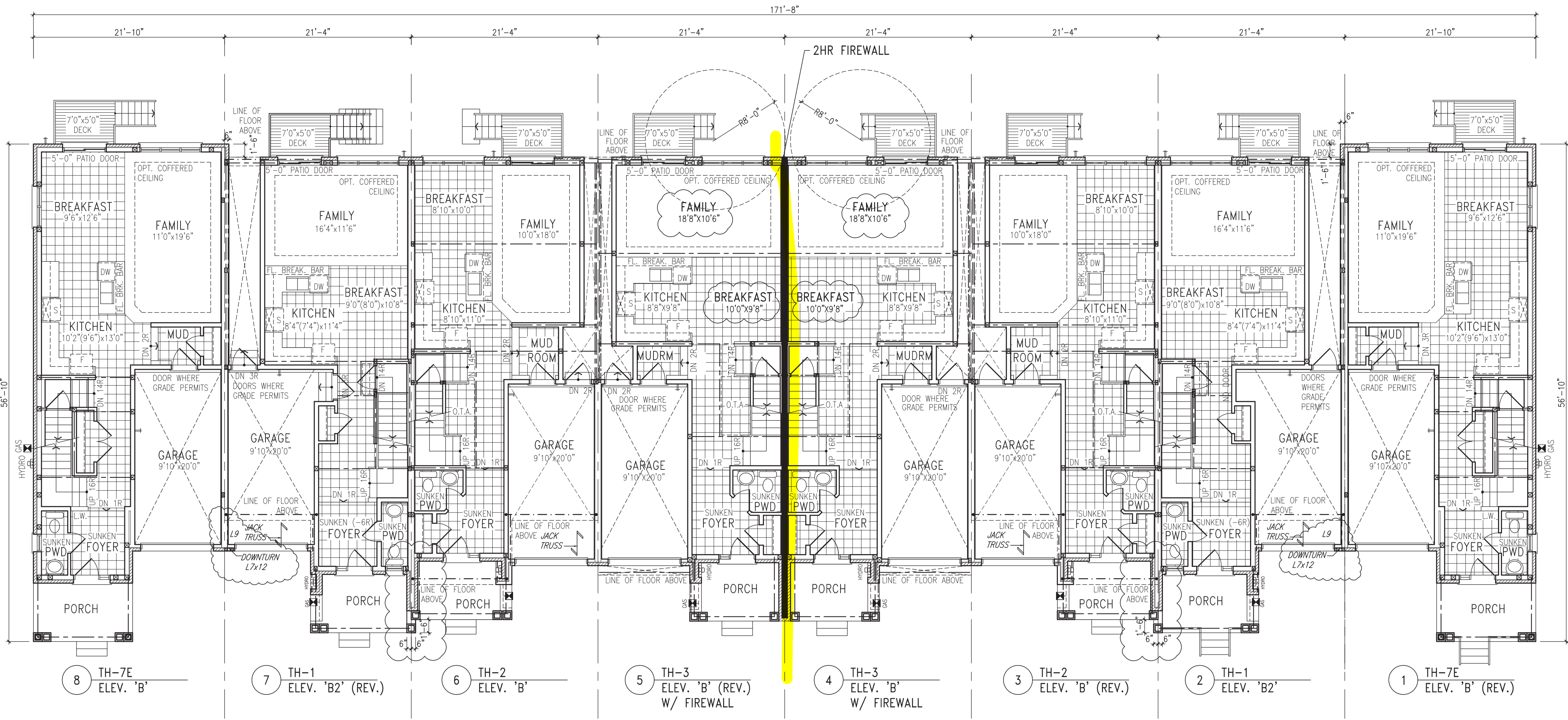
Town of Innisfil Building Dept Notes:

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

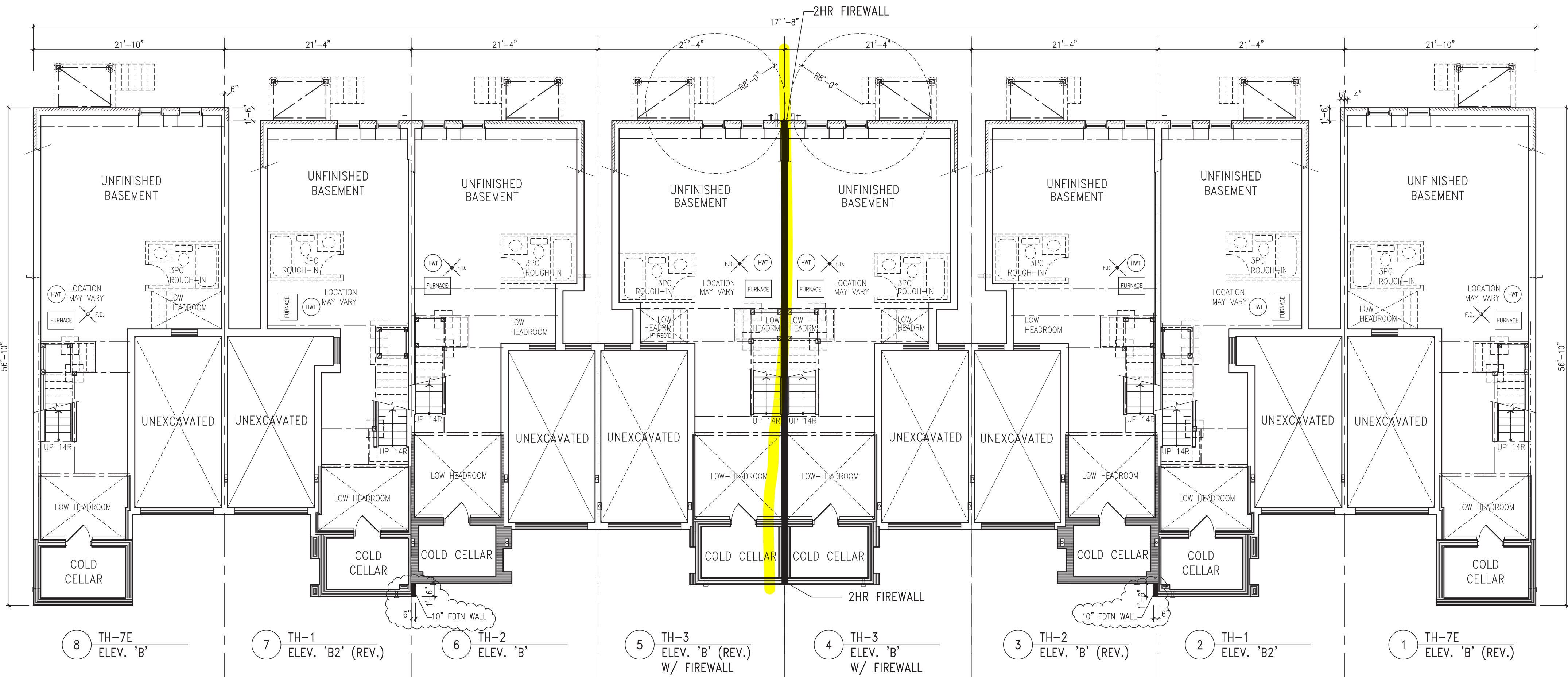
Main bathroom shall be designed as per 9.5.2

All construction subject to review by Town
Building Inspectors

See comments on permit



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

It is the builder's complete responsibility to
ensure that all plans submitted for approval
comply with the applicable 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 (lotting) 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 G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: [Signature]
DATE: OCT 17, 2018
This stamp certifies compliance with the applicable
Design Guidelines only and does not constitute
professional responsibility.

BUILDING AREA
8632 S.F. (801.94 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	REVISED LOT NUMBERS TO MATCH MUNICIPAL ADDRESS	OCT 17-18 RC		
2	REVISED AS PER ROOF TRUSS COMMENTS	MAY 15/18 WF		
1	ISSUED FOR TRUSS LAYOUT	MAY 26-18 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 scaled.

V3 DESIGN
255 Consumers Rd
Suite 120
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t 416.630.2255
f 416.630.4782
v3design.com

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documents and design are the
copyright property of V3 DESIGN.
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whole or in part is strictly
prohibited without V3 DESIGN's
written permission.

The architect has reviewed and taken responsibility for the design
and construction of the project and the requirements set out in the
contract. The architect is not responsible for the design or construction
of the project.

Wellington, Jan-Baptiste
V3 Design Inc.

BAYVIEW WELLINGTON

PROJECT NAME
ALCONA SHORES

PROJECT NO.
13049

PROJECT NO.
13049

PROJECT NO.
13049

PROJECT NO.
13049

PROJECT NO.
13049

PROJECT NO.
13049

PROJECT NO.
13049

BLOCK 141

BLOCK 141

BLOCK 141

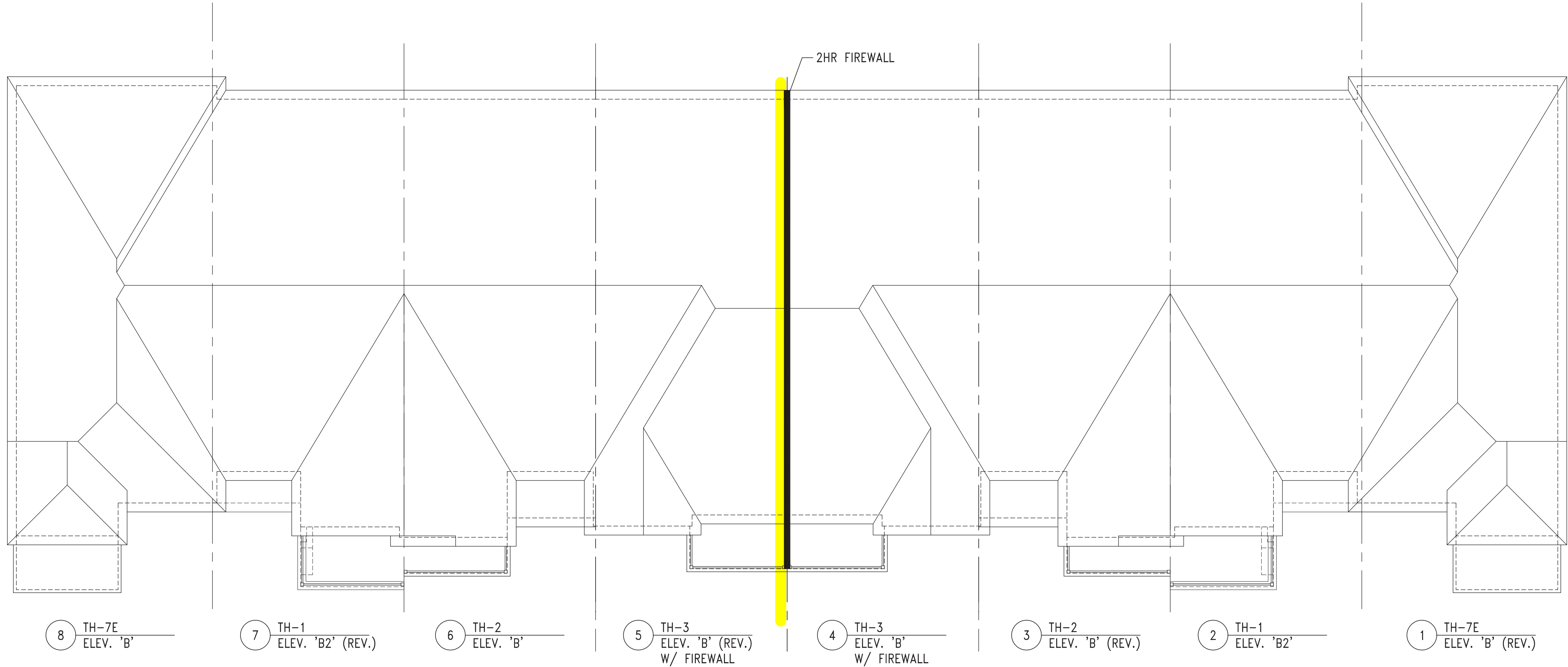
BLOCK 141

BLOCK 141

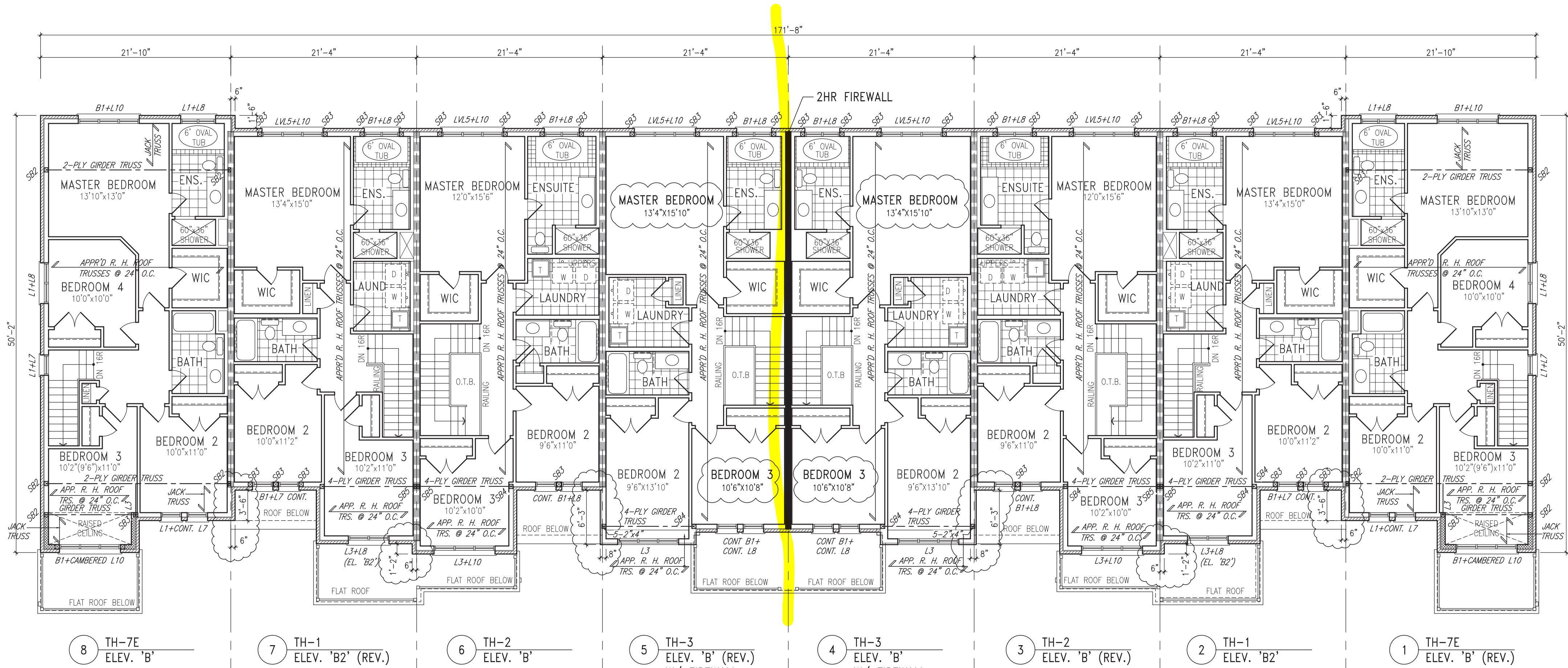
BLOCK 141

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
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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 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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
NO. APPROVAL
APPROVED BY: [Signature]
DATE: OCT 22, 2018
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

BUILDING AREA
8632 S.F. (801.94 m²)

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
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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")
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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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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
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REFER TO INDIVIDUAL
UNITS FOR THE
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- 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			
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 scaled.

V3 DESIGN
255 Consumers Rd
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 for the specifications and notes the requirements set out in the design. Building Code is to be followed.
Verification Information
Wellington Jan-Baptiste 25591
V3 Design Inc. 42588

BAYVIEW WELLINGTON

PROJECT NAME: **ALCONA SHORES**
PROJECT NO: **13049**
SUBJECT: **INNISFIL**
DATE: **2018**

BLOCK 141
BLOCK PLANS & ROOF PLAN

DATE: **FEBRUARY 2018**
DRAWN BY: **13049-BLOCK141**
CHECKED BY: **13049-BLOCK141**
SCALE: **1/8" = 1'-0"**
SHEET NO: **8141.2**

BLOCK 141

 NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



Architectural elevation drawing of a three-story building facade. The drawing shows a long, symmetrical structure with multiple windows and balconies. A central vertical yellow line is labeled "2HR FIREWALL". The roof is gabled with a 10:12 pitch. The facade is divided into sections by vertical dashed lines. The drawing includes various annotations such as "6:12", "10:12", "4'-0" MIN.", and "R3-10".

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

2 TH-1
ELEV. 'B2'

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

4 TH-3
ELEV. 'B'
W/ FIREWALL

5 TH-3
ELEV. 'B' (REV.)
W/ FIREWALL

6 TH-2
ELEV. 'B'

7 TH-1
ELEV. 'B2' (REV.)

8 TH-7E
ELEV. 'B'

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 Architectural and Control Engineer has the way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit violation 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

DATE: _____
APPROVED BY: OCCT 12, 2018

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

WOOD LINTELS AND BUILT-UP WOOD BEAMS

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)
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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	$3/4 \times 9$	$1/2"$	(1-45x240)
LVL4	—	2-1	$3/4 \times 9$	$1/2"$	(2-45x240)
LVL5	—	3-1	$3/4 \times 9$	$1/2"$	(3-45x240)
LVL5A	—	4-1	$3/4 \times 9$	$1/2"$	(4-45x240)
LVL6A	—	1-1	$3/4 \times 11$	$7/8"$	(1-45x300)
LVL6	—	2-1	$3/4 \times 11$	$7/8"$	(2-45x300)
LVL7	—	3-1	$3/4 \times 11$	$7/8"$	(3-45x300)
LVL8	—	4-1	$3/4 \times 11$	$7/8"$	(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.-8 9.7.1.7, & SB12-2.1.1.8

VEENER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
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- 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	R
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 15/18	R
1	ISSUED FOR TRUSS LAYOUT	MAR 26-18	R
	description	date	

No.	Description	Date	By
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VA3
DESIGN

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Toronto ON M2J 1R4
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f 416.630.4782
va3design.com

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BAYVIEW WELLINGTON

project name	ALCONA SHORES
municipality	INNISFIL
project no.	13049

unit name		unit no.	
---		BLOCK 141	
		title	
		BLOCK ELEVATIONS	
date	scale	drawing no.	
FEBRUARY 2018	1/8" = 1'-0"	B141.3	
drawn by	checked by	file name	
--	--	13049-BLOCK	