

 NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT

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

APPROVED BY: _____
DATE: OCT 12, 2018

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



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

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

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3	REVISED LOT NUMBERS TO MATCH MUNICIPAL ADDRESS	OCT 17-18	RC
2	REVISED AS PER ROOF TRUSS COMMENTS.	MAY 15/18	WT
1	ISSUED FOR TRUSS LAYOUT	WAR 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 scaled.

VA3
DESIGN

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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Wellington Ivo-Baptiste	25591
name	BCIN
registration information	
VAS Design Inc.	42658

BAYVIEW WELLINGTON

project name
ALCONA SHORES

municipality	project no.
INNISFIL	13049
unit name	unit no.

— BLOCK 142

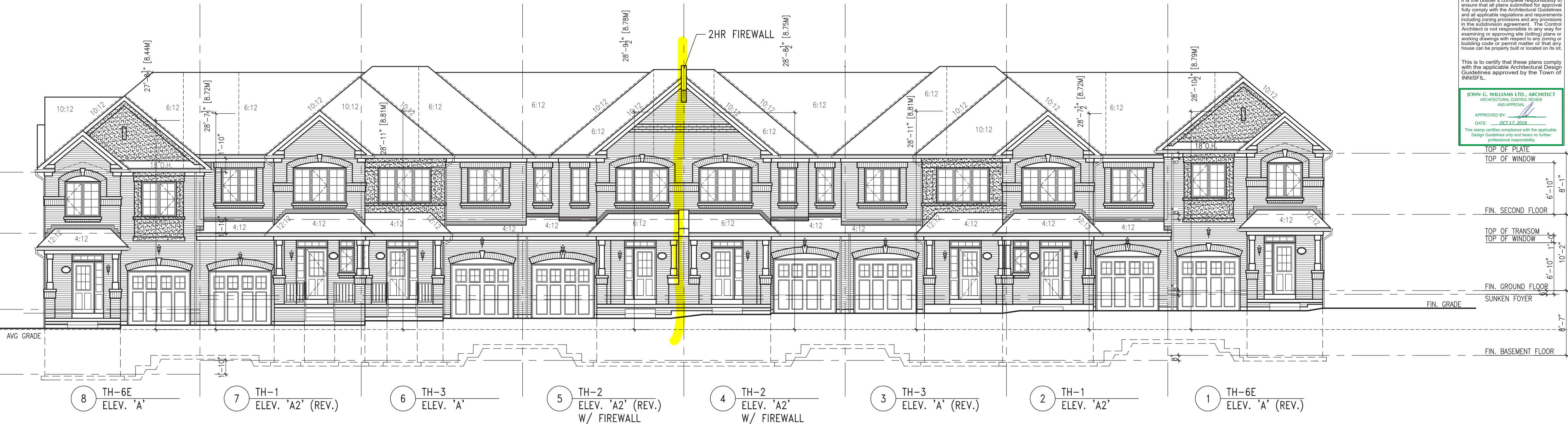
date		scale	drawing no.
FEBRUARY 2018		1/8" = 1'-0"	B142.2
drawn by	checked by	file name	

13049-BLOCKS D142.2

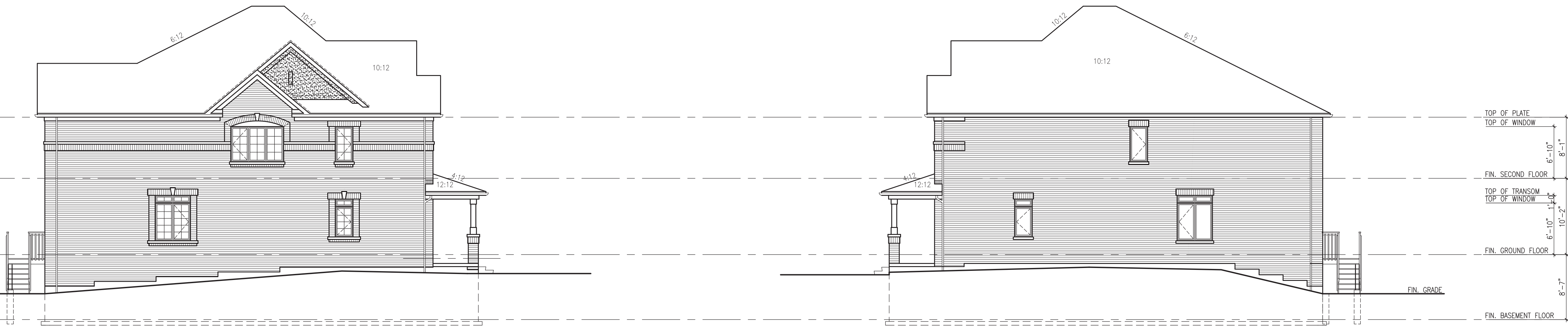
BLOCK 142

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT

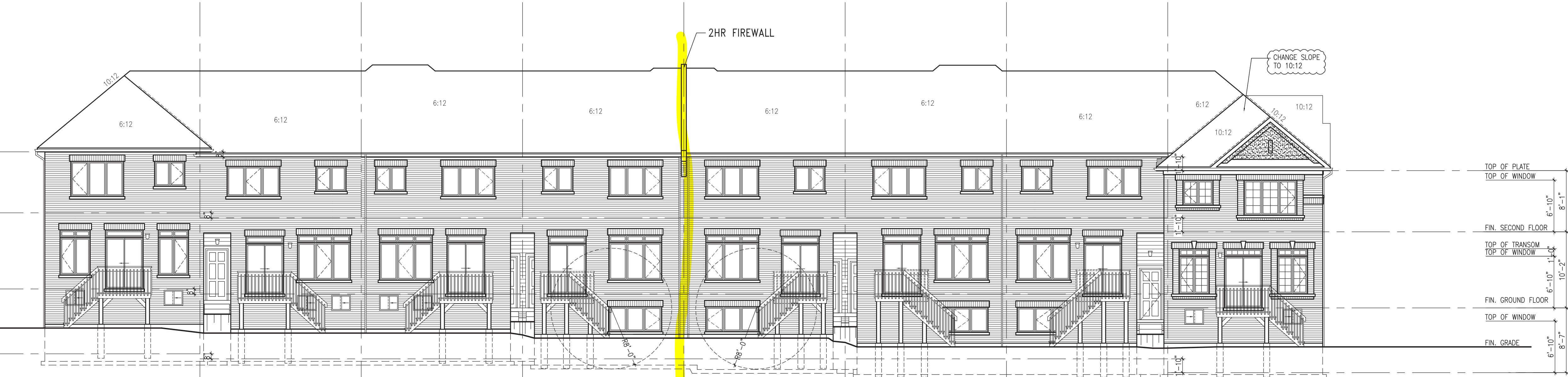


FRONT ELEVATION



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION



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 8.0L (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
1	ISSUED FOR TRUSS LAYOUT	MAR 26-18 RC	
2	REVISED FOR ROOF TRUSS COMMENTS	MAR 15/18 WF	
3	REVISED LOT NUMBERS TO MATCH MUNICIPAL ADDRESS	OCT 17-18 RC	

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

Wellington Jan-Baptiste
Professional Engineer
425891

BAYVIEW WELLINGTON

PROJECT NAME
ALCONA SHORES

PROJECT NO.
13049

LOCATION
INNISFIL

DATE
FEBRUARY 2018

BLOCK 142

BLOCK ELEVATIONS

1/8" = 1'-0"

8142.3