



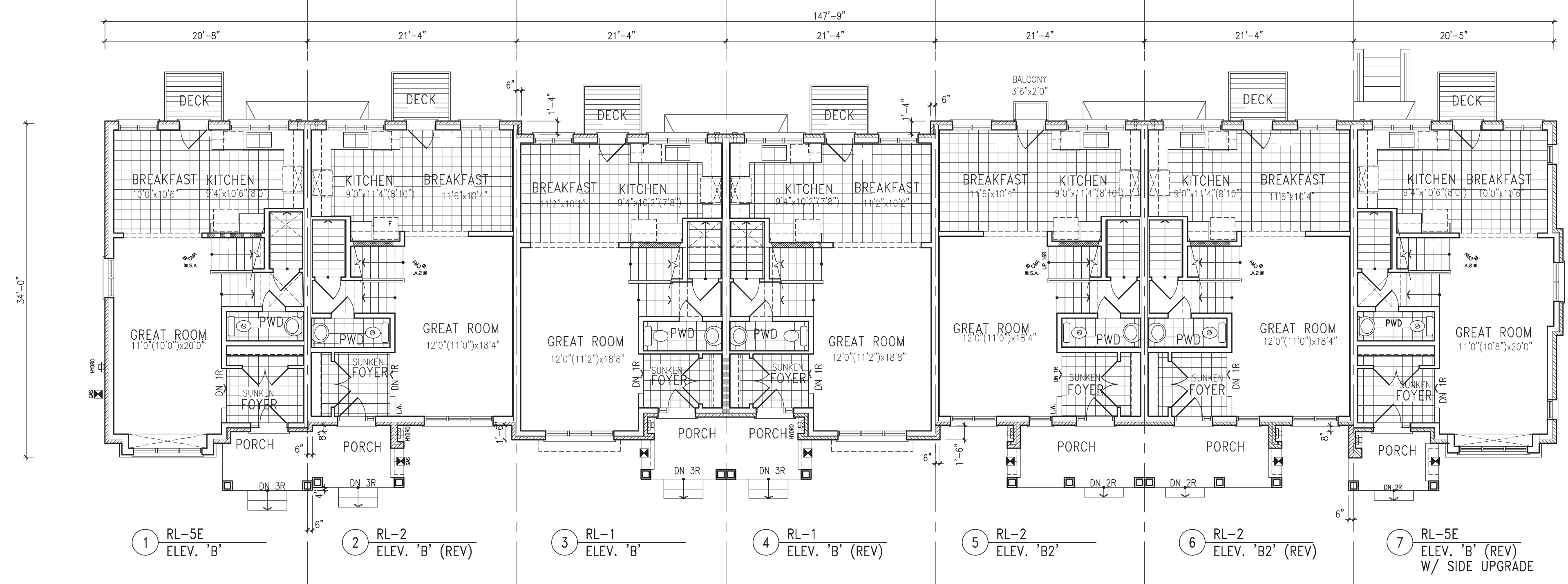
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including, but not limited to, the Building Code. The Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any aspect of building code or permit matters for which a house can be properly built or located on its lot.

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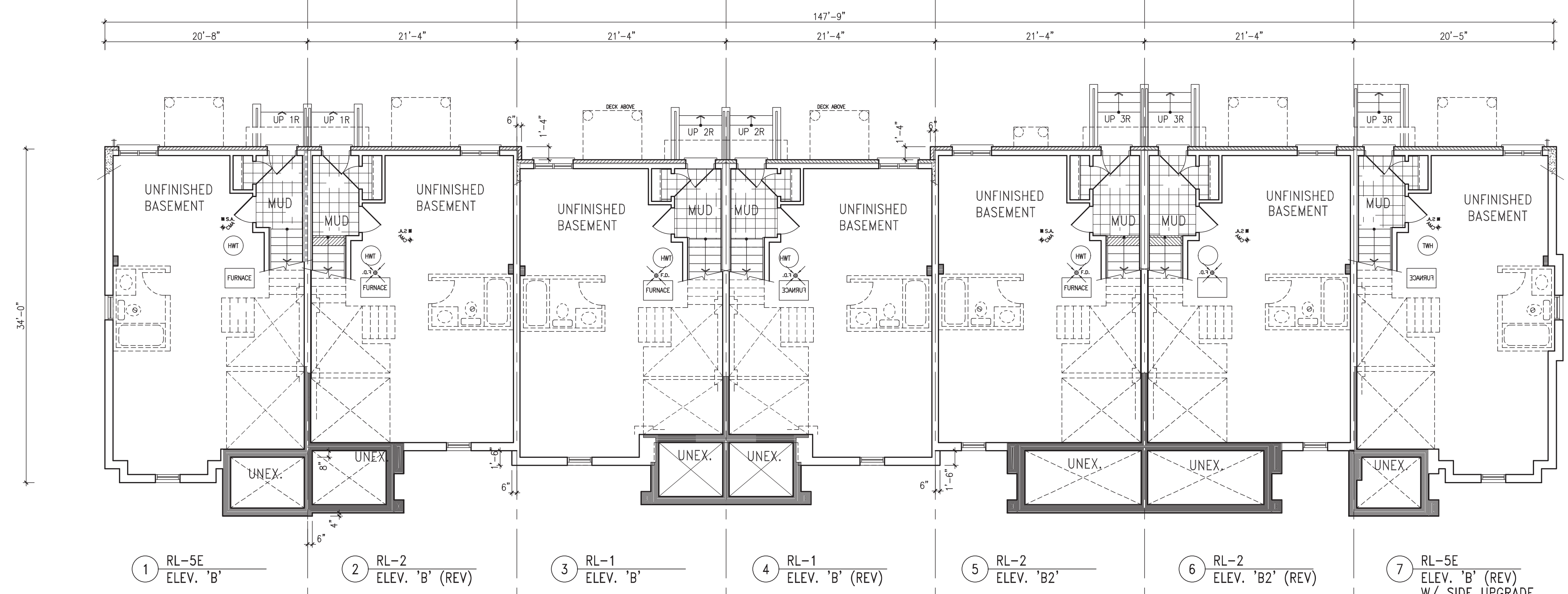
APPROVED BY: JOHN C. WILLIAMS LTD., ARCHITECT  
DATE: MAR 22, 2023

This stamp certifies compliance with the applicable Design Guidelines only and does not confer professional responsibility.

BUILDING AREA W/O PORCH	
4673.3 SF	434.2 SM



GROUND FLOOR PLANS



BASEMENT PLANS

**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

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")
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:

- MINIMUM BEDROOM WINDOW - OBC 9.7.1.3. - AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO HAVE MIN. 0.35m<sup>2</sup> UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").
- 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").
- 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

Finished basements require separate permits.

10			
9			
8			
7			
6	REVISED AS PER ENG'S COMMENTS	JUL 18-19 BC	
5	ISSUE FOR TRUSS CORRECTION	MAR 21-19 UCL	
4	ADD ADDRESS PLaque TO GARAGE ELEVATION	MAR 15-18 BC	
3	REVISED BLOCK 1 AS PER REV GRADING	JAN 09-18 BC	
2	REVISED AS PER TOWN'S COMMENTS	NOV 04-17 SB	
1	ISSUED FOR SPA	JUL 10-17 SB	
0	DESCRIPTION	DATE	BY

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Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255  
f 416.630.4182  
va3design.com

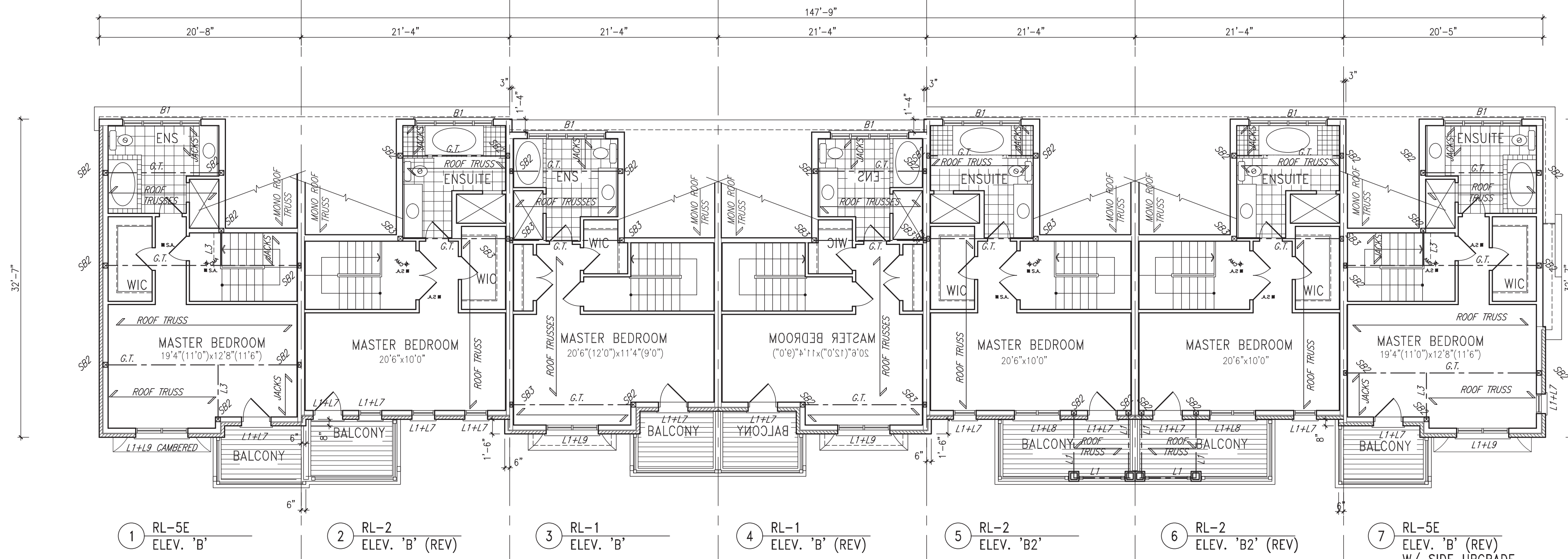
**V3 DESIGN**

**BAYVIEW WELLINGTON**

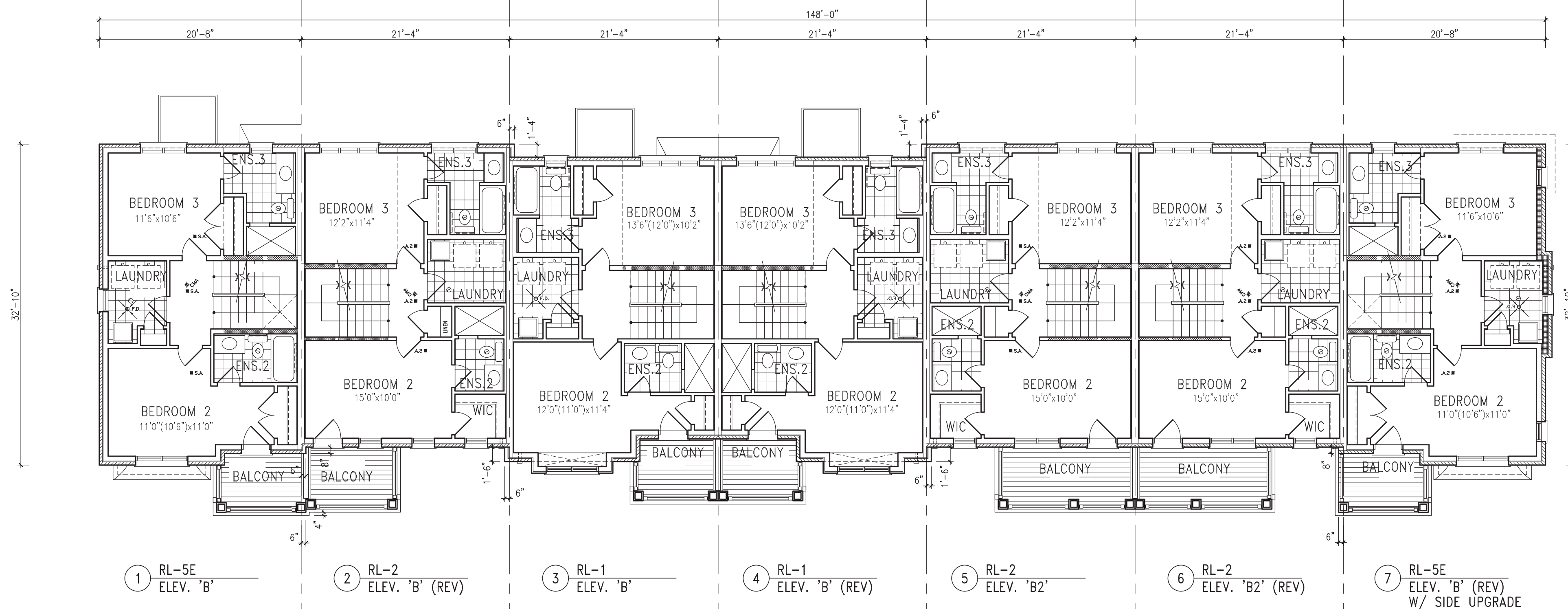
SP-2017-051 BLOCK 5 PLANS  
JULY 2017 1/8" = 1'-0" drawing scale  
1

BLOCK 5





THIRD FLOOR PLANS



SECOND FLOOR PLANS

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JOHN C. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL DESIGN REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: MAR 22, 2017

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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  
 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  
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 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)  
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- WINDOWS:**
- MINIMUM BEDROOM WINDOW** — OBC, 9.7.1.3. — AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO HAVE MIN. 0.35m<sup>2</sup> UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").
  - 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").
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**VENEER CUT**  
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

- REFER TO INDIVIDUAL UNITS FOR THE FOLLOWING:**
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  - BASEMENT AND GROUND FLOOR LINTELS
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  - CONCRETE SLABS

**NOTE:**  
ROOF TRUSSES AND SECOND FLOOR LINTELS SHOWN ON BLOCK

10	ISSUED FOR SPA	JUL 10-17 18
9	ISSUED FOR SPA	JUL 10-17 18
8	ISSUED FOR SPA	JUL 10-17 18
7	ISSUED FOR SPA	JUL 10-17 18
6	REVISED AS PER ENG'S COMMENTS	JUL 18-19 18
5	ISSUE FOR TRUSS CORRECTION	MAR 21-19 18
4	ADD ADDRESS PLATE TO GARAGE ELEVATION	MAR 15-18 18
3	REVISED BLOCK 1 AS PER REV GRADING	JAN 09-18 18
2	REVISED AS PER TOWN'S COMMENTS	NOV 04-17 18
1	ISSUED FOR SPA	JUL 10-17 18

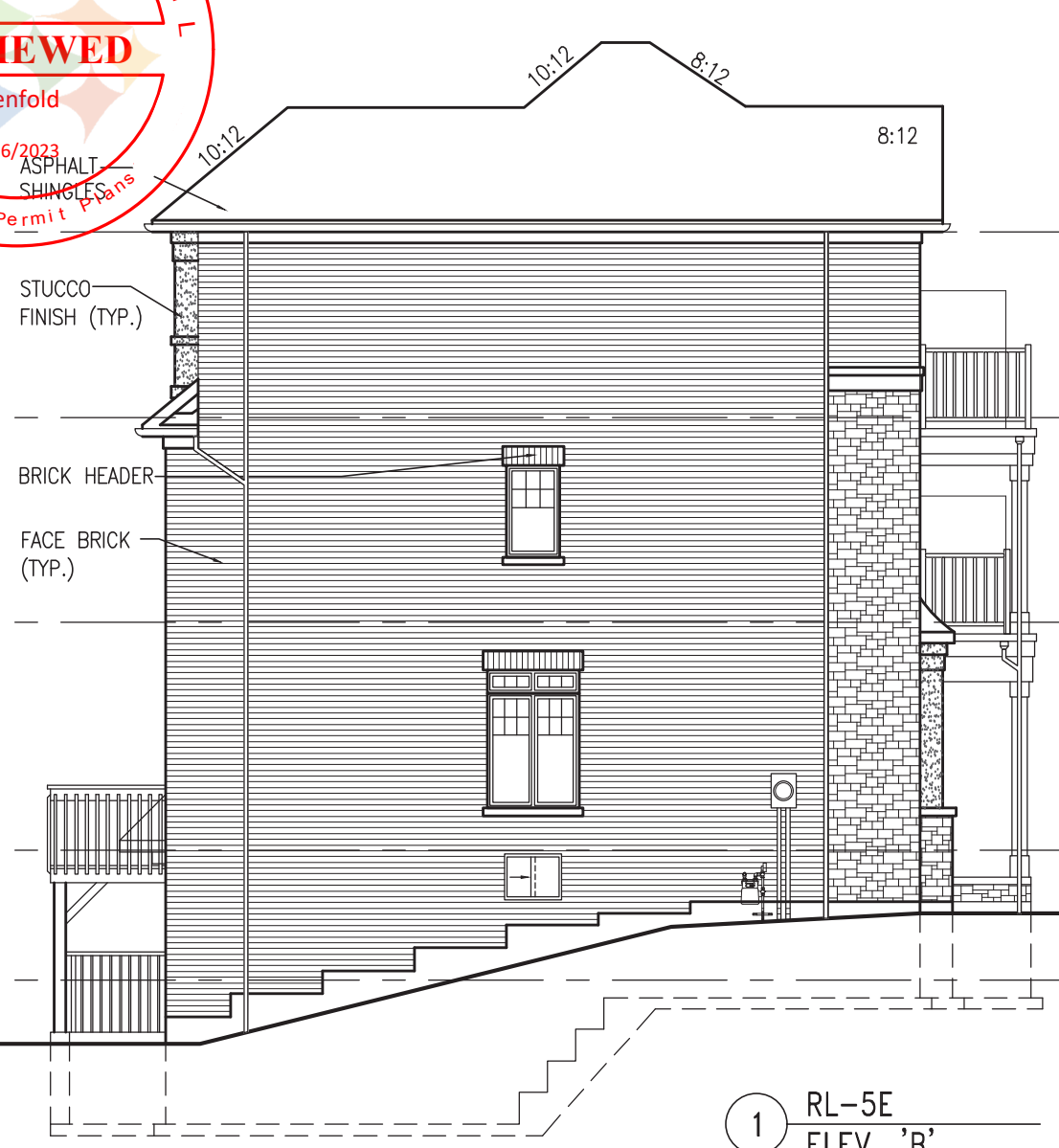
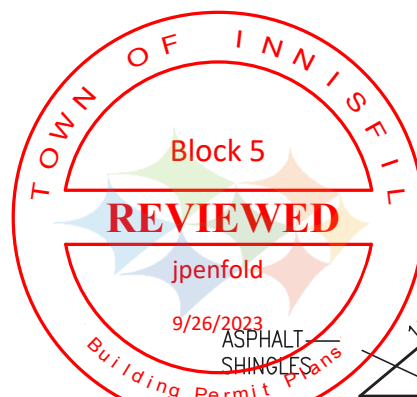
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**VAD DESIGN**  
255 Consumers Rd  
Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255  
f 416.630.4182  
vad3design.com

**BAYVIEW WELLINGTON**  
PROJECT NO: ALCONA  
PROJECT: INNISFIL, ON  
DATE: Mar 23, 2017  
DRAWING NO: 13049



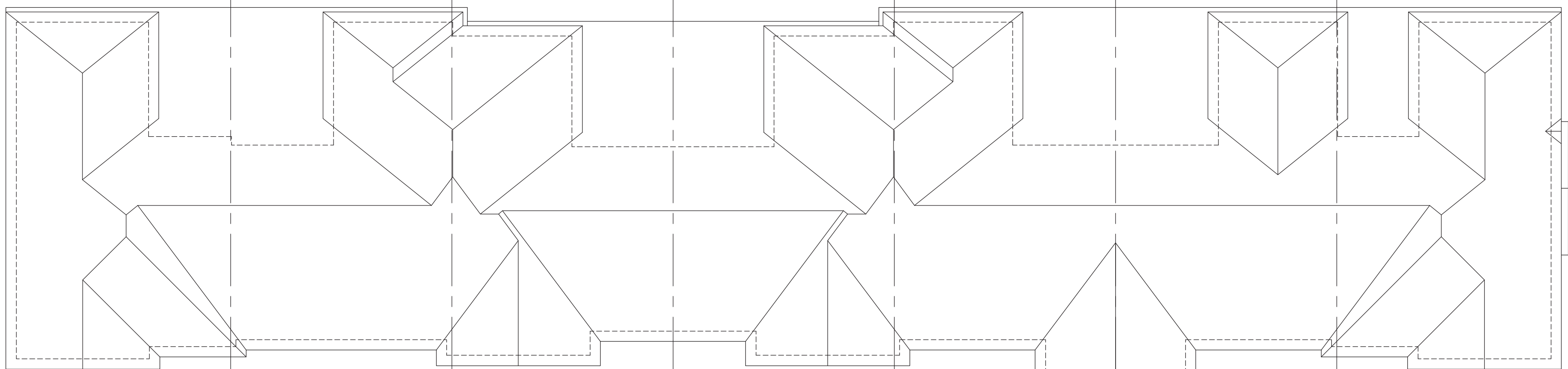




LEFT SIDE ELEV 'B'



FRONT ELEVATION 'B'



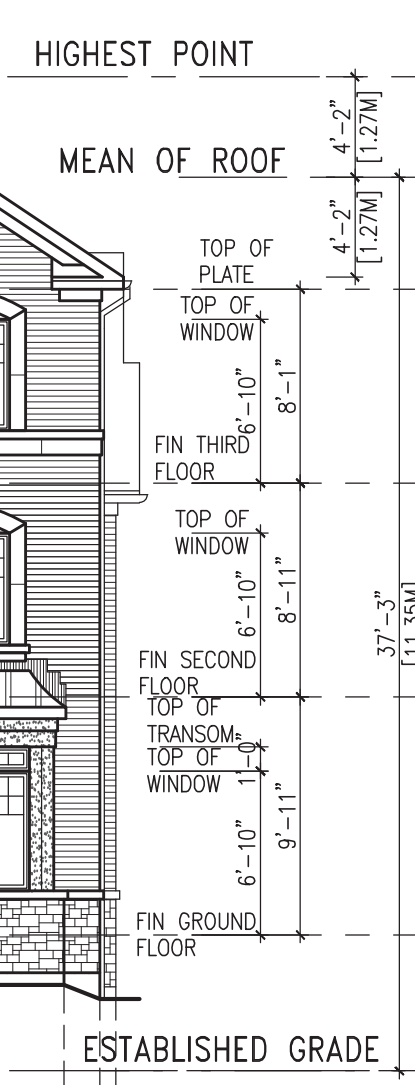
ROOF PLAN ELEVATION 'B'



RIGHT SIDE ELEV 'B'



REAR ELEVATION 'B'



HIGHEST POINT  
MEAN OF ROOF  
TOP OF PLATE  
TOP OF WINDOW  
FIN THIRD FLOOR  
TOP OF WINDOW  
FIN SECOND FLOOR  
TOP OF TRANSOM  
TOP OF WINDOW  
FIN GROUND FLOOR  
ESTABLISHED GRADE

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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  
AGREEMENT

APPROVED BY: [Signature]  
DATE: MAR 22 2024  
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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 ROOF 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	TOP OF PLATE	8'-0"
9	TOP OF WINDOW	8'-0"
8	FIN THIRD FLOOR	8'-0"
7	TOP OF WINDOW	8'-0"
6	FIN SECOND FLOOR	8'-0"
5	TOP OF TRANSOM	8'-0"
4	TOP OF WINDOW	8'-0"
3	FIN GROUND FLOOR	8'-0"
2	TOP OF WINDOW	8'-0"
1	TOP OF BASEMENT SLAB	8'-0"
0	FIN GRADE	8'-0"

**VAD DESIGN**

255 Consumers Rd  
Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255  
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vadesign.com

**BAYVIEW WELLINGTON**

ALCONA  
INNISFIL, ON  
13049

SP-2017-051  
JULY 2017  
BLOCK 5 ELEVATION  
1/8" = 1'-0"  
3





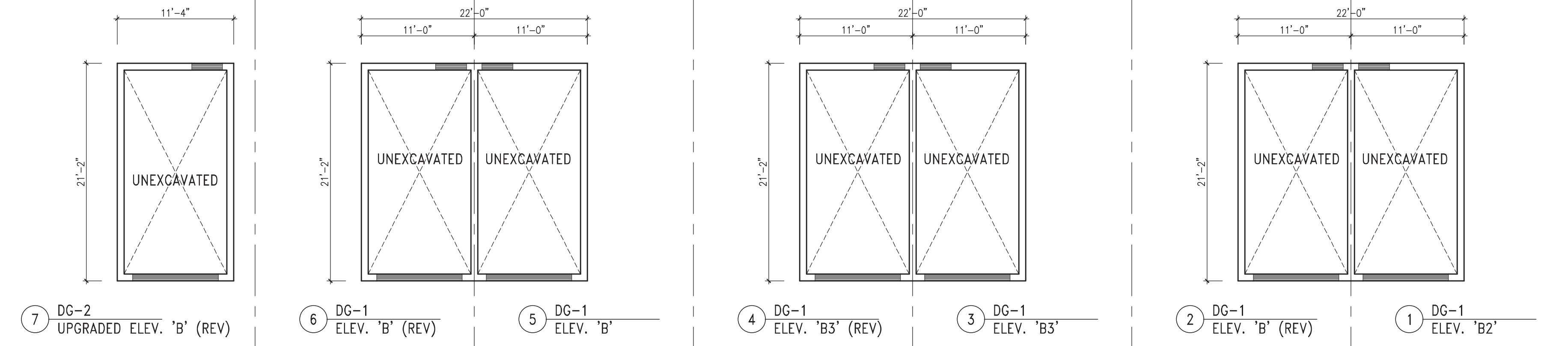
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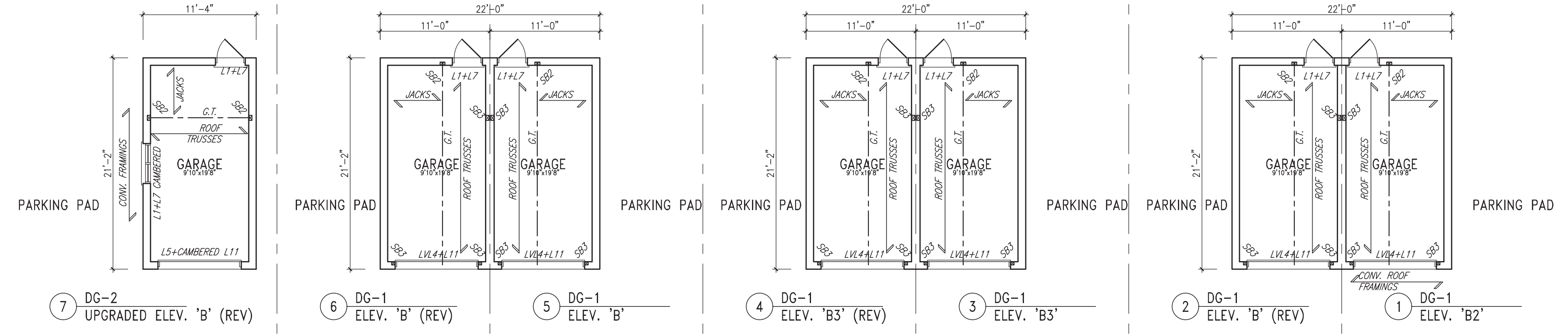
JOHN C. WILLIAMS LTD. ARCHITECT  
ARCHITECTURAL DESIGN REVIEW  
AND APPROVAL

APPROVED BY: *[Signature]*  
DATE: 24.07.2023

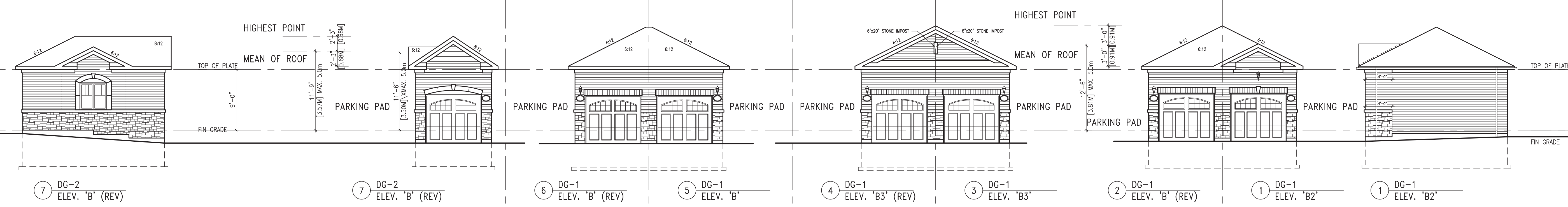
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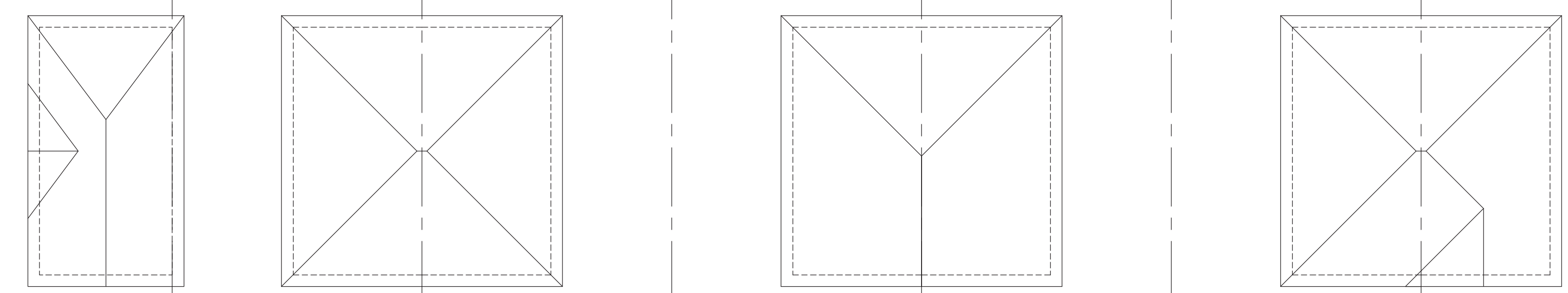
FOUNDATION PLANS 'B'



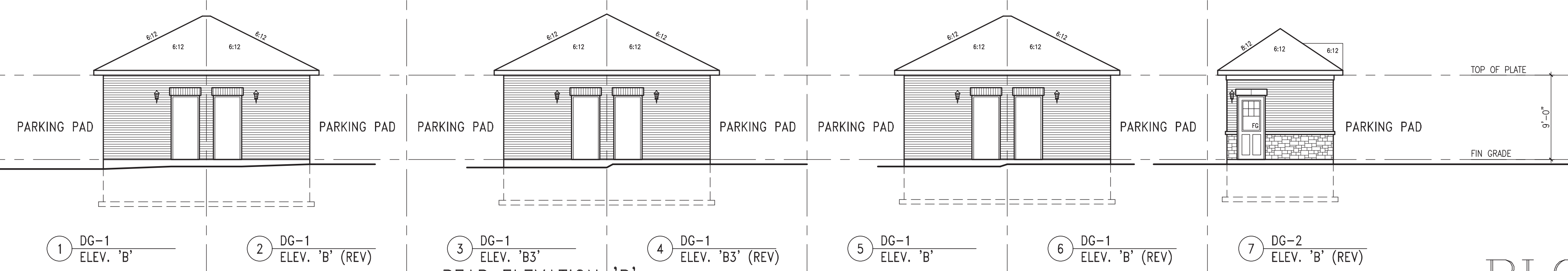
GARAGE PLANS 'B' BLOCK 5



FRONT ELEVATION 'B'



ROOF PLAN ELEV 'B'



REAR ELEVATION 'B'

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR SPA	JUL 10-17 2018	SP
2	REVISED AS PER TOWN'S COMMENTS	NOV 05-17 2018	SP
3	REVISED BLOCK 1 AS PER REV GRADING	JAN 09-18 2018	SP
4	ADD ADDRESS PLaque TO GARAGE ELEVATION	MAR 15-18 2018	SP
5	ISSUE FOR TRUSS CORE	MAR 21-18 2018	SP
6	REVISED AS PER ENG'S COMMENTS	JUL 18-19 2018	SP
7	ISSUE FOR TRUSS CORE	MAR 21-18 2018	SP
8	ISSUE FOR TRUSS CORE	MAR 21-18 2018	SP
9	ISSUE FOR TRUSS CORE	MAR 21-18 2018	SP
10	ISSUE FOR TRUSS CORE	MAR 21-18 2018	SP

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**V3 DESIGN**  
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v3design.com

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Willingdon, Joe-Bagshaw  
42658

**BAYVIEW WELLINGTON**

PROJECT NO: **ALCONA**  
PROFESSIONAL: **M. F. PARENTE**  
100517923  
DATE: 23.07.2023  
PROJECT NO: 13049  
UNIT NO:

SP-2017-051 BLOCK 5 DG ELEVATION  
JULY 2017 1/8" = 1'-0"  
drawn by: checked by: 4  
13049-BLOCKS BL-DRAWING

**BLOCK 5**