

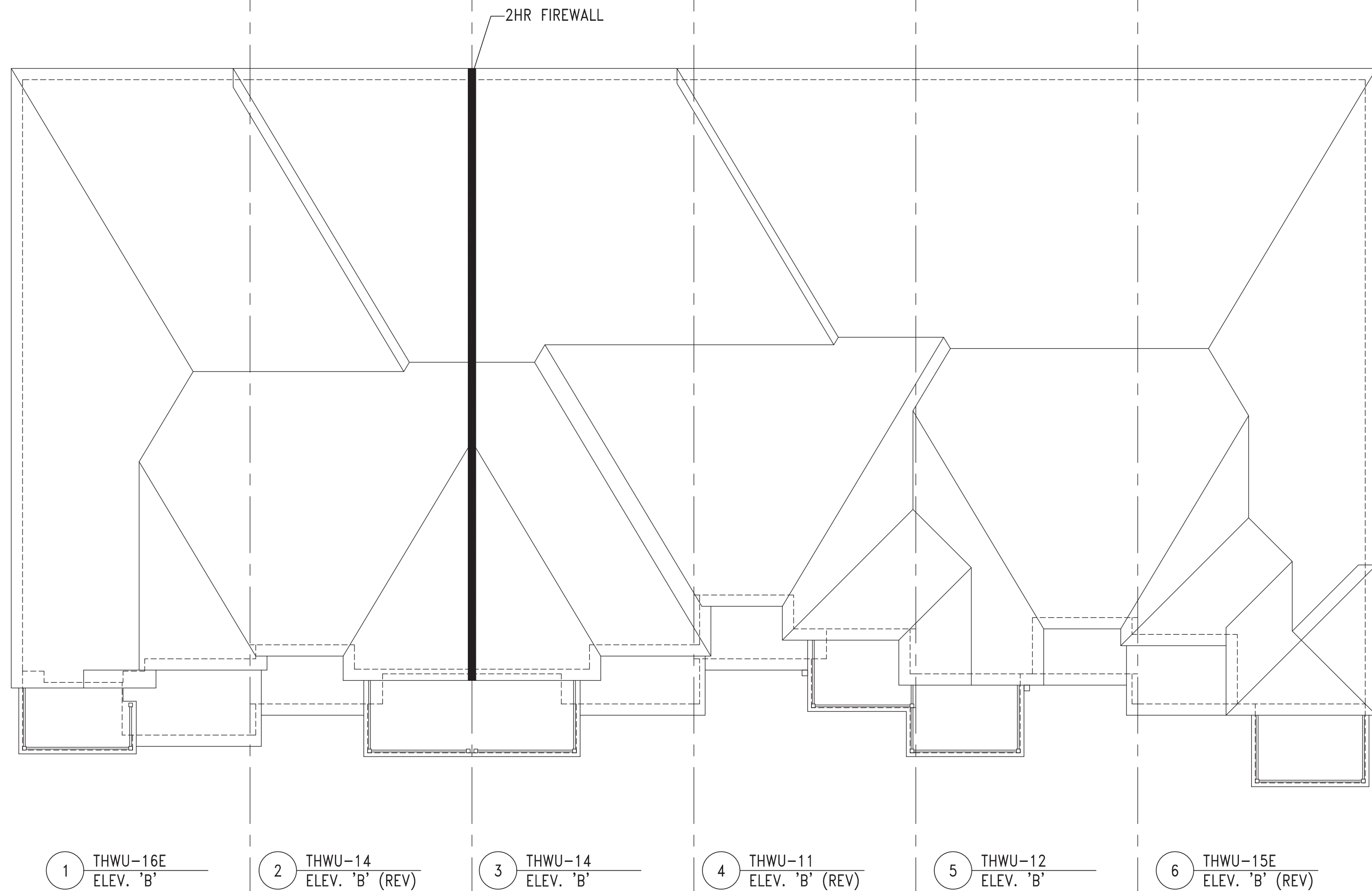
 NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



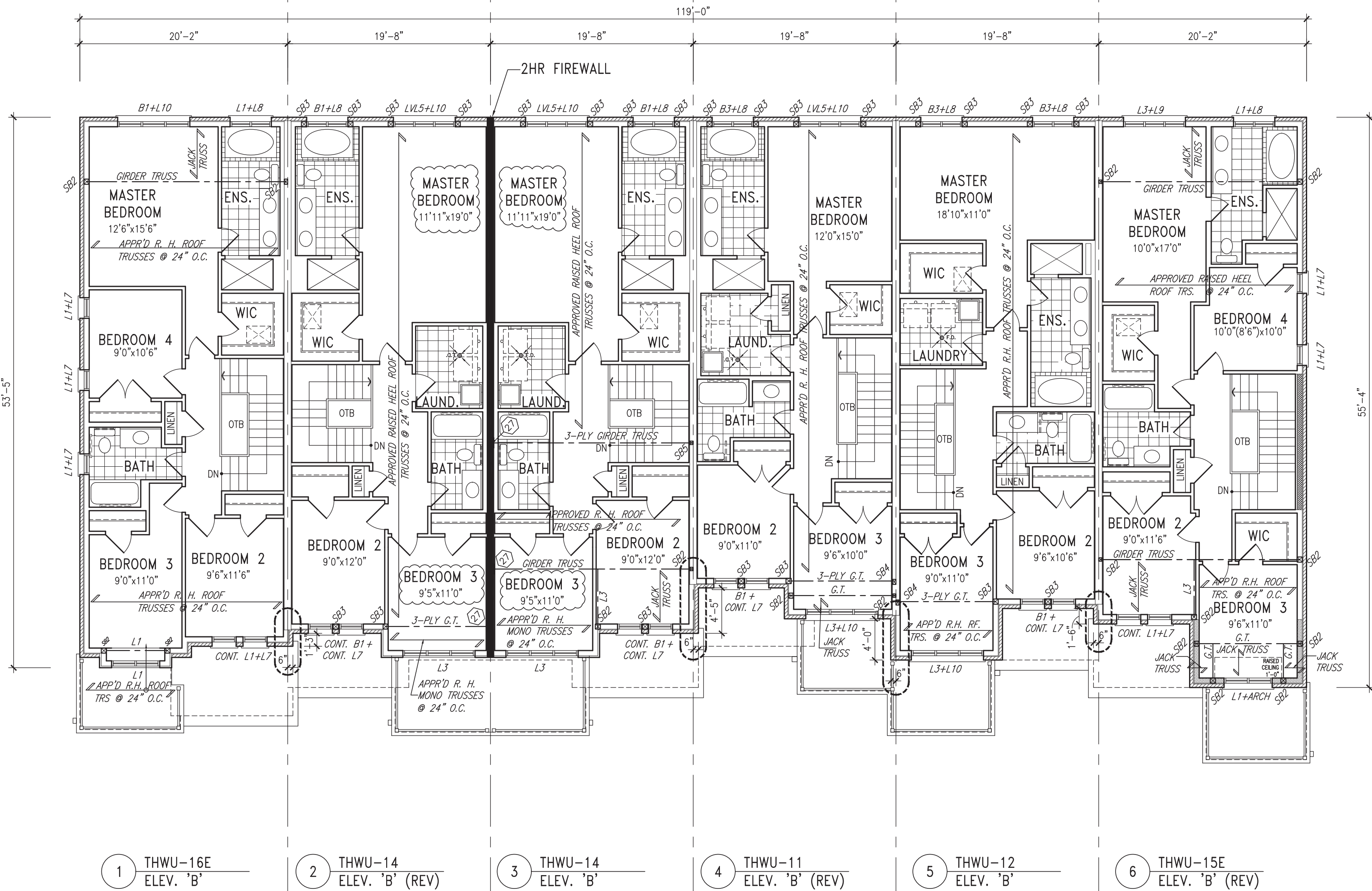
BLOCK 164

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



ROOF PLAN



SECOND FLOOR PLAN

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

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

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 Architect is not responsible in any way for determining or approving any building 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.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford West Gwillimbury.

APPROVED BY: [Signature]
DATE: JUN 18, 2018
This stamp certifies compliance with the applicable Design Guidelines and does not confer professional responsibility.

10					
9					
8					
7					
6					
5					
4					
3	REVISED AS PER FL. TRUS CO-ORD.	APR. 19/18 MT			
2	REVISED AS PER ROOF TRUS CO-ORD.	APR. 17/18 MT			
1	ISSUED FOR ROOF TRUSS REVIEW	FEB 12-18 VAS			
no.	description	date	by		

VAS DESIGN
255 Consumers Rd
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Toronto, ON M2J 1R4
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f 416.630.4782
vasdesign.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 Ontario Building Code to be a design.

Willingdon, Jan-Baptiste
42588

BAYVIEW WELLINGTON

PROJECT NAME
GREEN VALLEY EAST

PROJECT NO.
16023

PROJECT LOCATION
BRADFORD

PROJECT NAME
BLOCK 164

PROJECT NO.
16023-BLOCKS

DATE
OCTOBER, 2017

drawn by
BC

checked by
BC

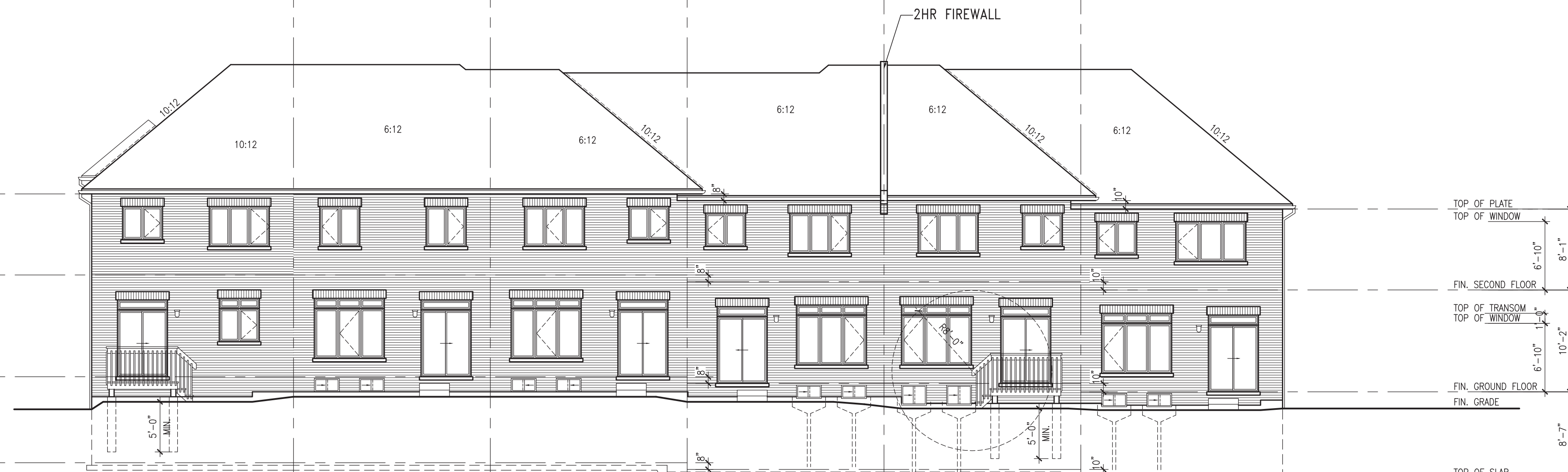
scale
1/8" = 1'-0"

sheet no.
2

 NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



6 THWU-15E
ELEV. 'B' (REV)



6 THWU-15E
ELEV. 'B' (REV)



1 THWU-16E
ELEV. 'D'



1 THWU-16E
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 plan instrument. The Control 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.

This is to certify that these plans comply with the applicable Architectural Design Guidelines appearing in the subdivision plan of BRADFORD / WEST GUILDFORD.

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

APPROVED BY:
DATE: June 18, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no 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

LOOSE STEEL LINTELS

L7	90 × 90 × 6.0L	(3-1/2" × 3-1/2" × 1/4"L)
L8	90 × 90 × 8.0L	(3-1/2" × 3-1/2" × 5/16"L)
L9	100 × 90 × 8.0L	(4" × 3-1/2" × 5/16"L)
L10	125 × 90 × 8.0L	(5" × 3-1/2" × 5/16"L)
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L12	150 × 100 × 10.0L	(6" 4" × 3/8"L)
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LAMINATED VENEER LUMBER (LV) BEAMS			
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LV1	2-1	3" x 4" x 1/4"	(2-45x184)
LV2	2-1	3" x 4" x 1/2"	(2-45x240)
LV3	4-1	3" x 4" x 1/4"	(4-45x184)
LV4A	1-1	3" x 4" x 1/2"	(1-45x240)
LV4	2-1	3" x 4" x 1/2"	(2-45x240)
LV5	3-1	3" x 4" x 1/2"	(3-45x240)
LV5A	4-1	3" x 4" x 1/2"	(4-45x240)
LV6A	1-1	3" x 4" x 1/8"	(1-45x300)
LV6	2-1	3" x 4" x 1/8"	(2-45x300)
LV7	3-1	3" x 4" x 1/8"	(3-45x300)
LV8	4-1	3" x 4" x 1/8"	(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 GRADE 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. & S812-2.1.1.8

<u>REFER TO INDIVIDUAL</u> <u>UNITS FOR THE</u> <u>FOLLOWING</u> -GROUND FLOOR ROOF STRUCTURE -BASEMENT AND GROUND FLOOR LINTELS -GROUND FLOOR AND SECOND FLOOR STRUCTURE -DOUBLE VOLUME WALL LOCATION AND DETAILS -CONCRETE SLABS	
<u>NOTE:</u> ROOF TRUSSES AND SECOND FLOOR LINTELS SHOWN ON BLOCK	

[illegible]

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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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality	project n
BRADFORD	1602
unit name	unit n

BLOCK 164
BLOCK PLANS & ELEVATIONS

date	scale	drawing no.
OCTOBER, 2017	1/8" = 1'-0"	3
drawn by	checked by	file name
WT	DR	16021-BLOCKS

WT	RG	10027-BLUGRS	-
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BLOCK 164