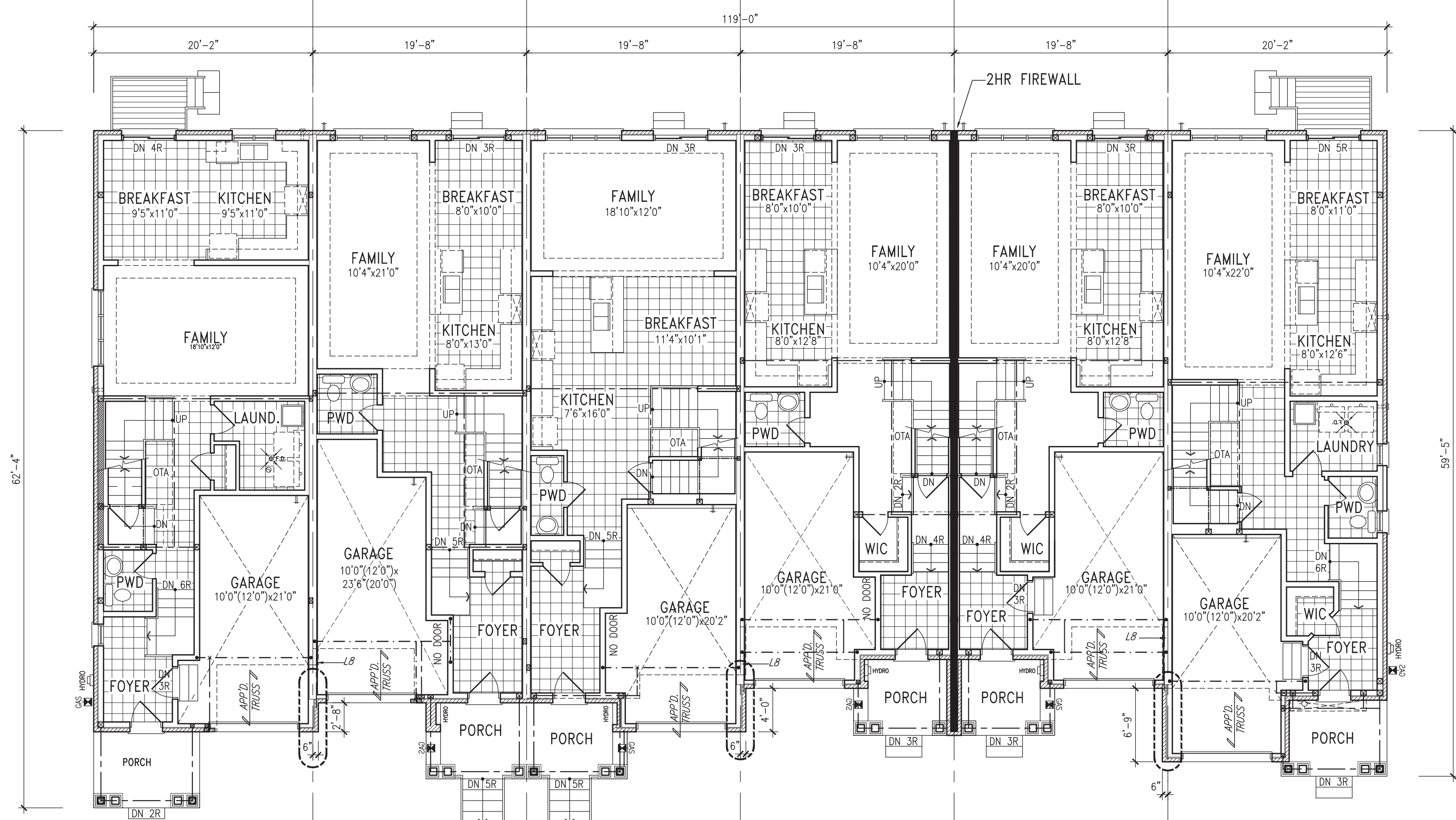
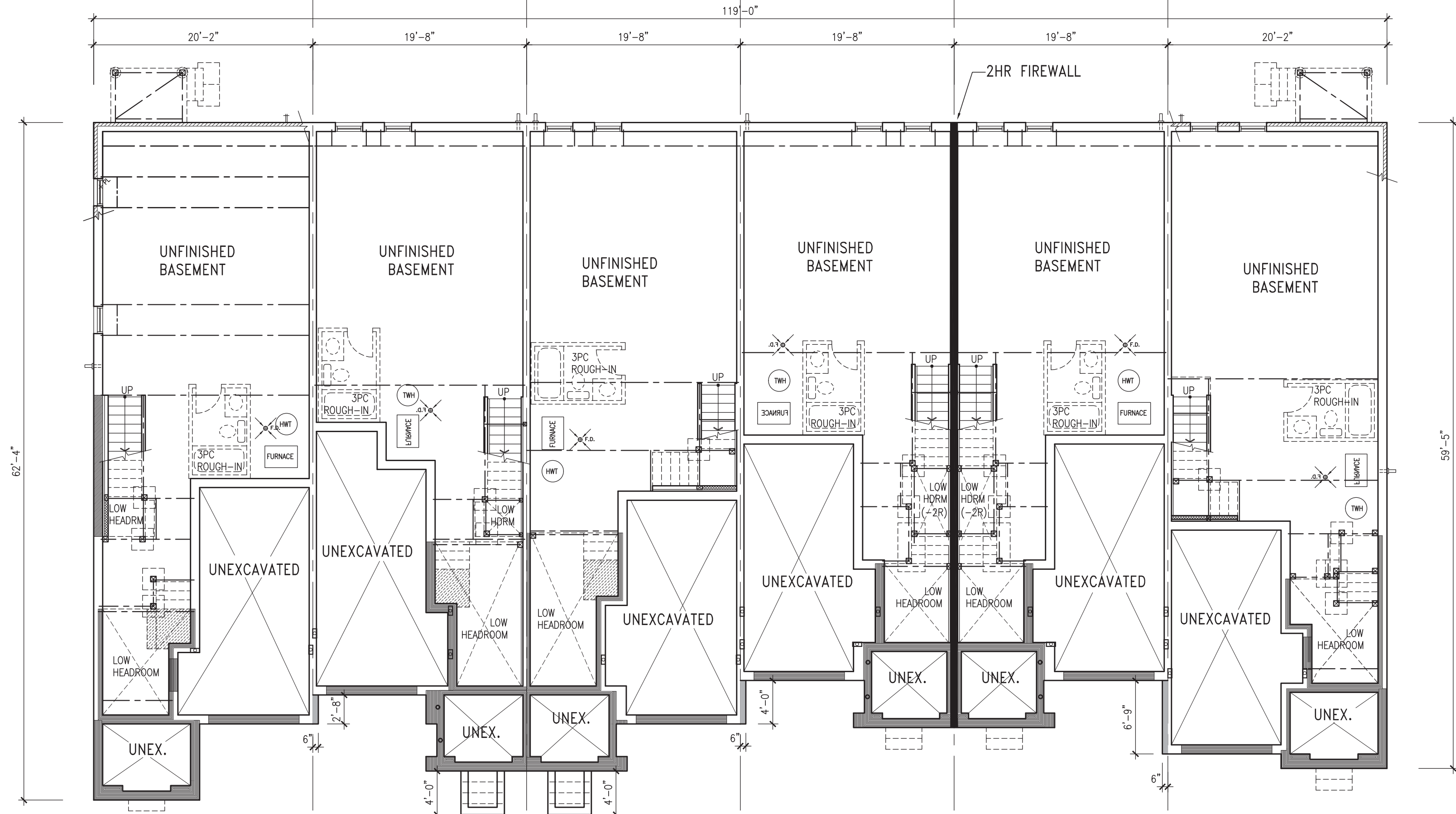


REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



GROUND FLOOR PLAN



BASEMENT PLAN

BUILDING AREA
6703 S.F. (622.73 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
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. & SB12-2.1.18

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 obtaining or approving any existing 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, 2019
This stamp certifies compliance with the applicable Design Guidelines and means no further professional responsibility.

10			
9			
8			
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4			
3	REVISED AS PER FL. TRUS CO-ORD.	APR. 19/18 WF	
2	REVISED AS PER ROOF TRUS CO-ORD.	APR. 17/18 WF	
1	ISSUED FOR ROOF TRUS REVIEW	FEB 12-18 VAS	
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 copied.

VAS DESIGN
255 Consumers Rd
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f 416.630.4782
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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 Jao-Baptiste
VAS Design Inc.
42588

BAYVIEW WELLINGTON

PROJECT NAME
GREEN VALLEY EAST

PROJECT NO.
BRADFORD 16023

PROJECT NO.
BLOCK 162

BLOCK PLANS & ELEVATIONS

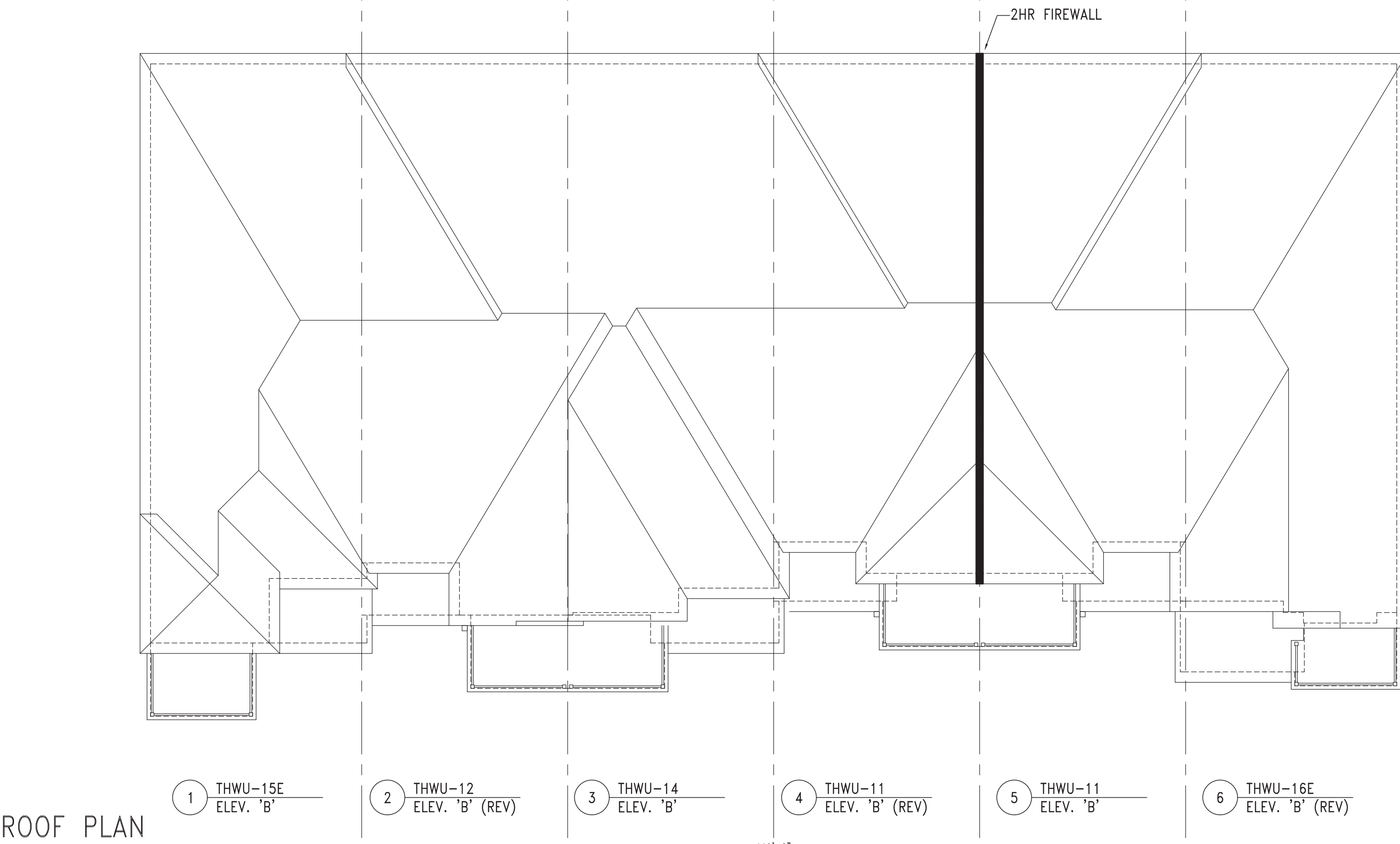
DATE: OCTOBER, 2017
drawn by: [Signature]
checked by: [Signature]
scale: 1/8" = 1'-0"

sheet no.: 16023-BLOCK1

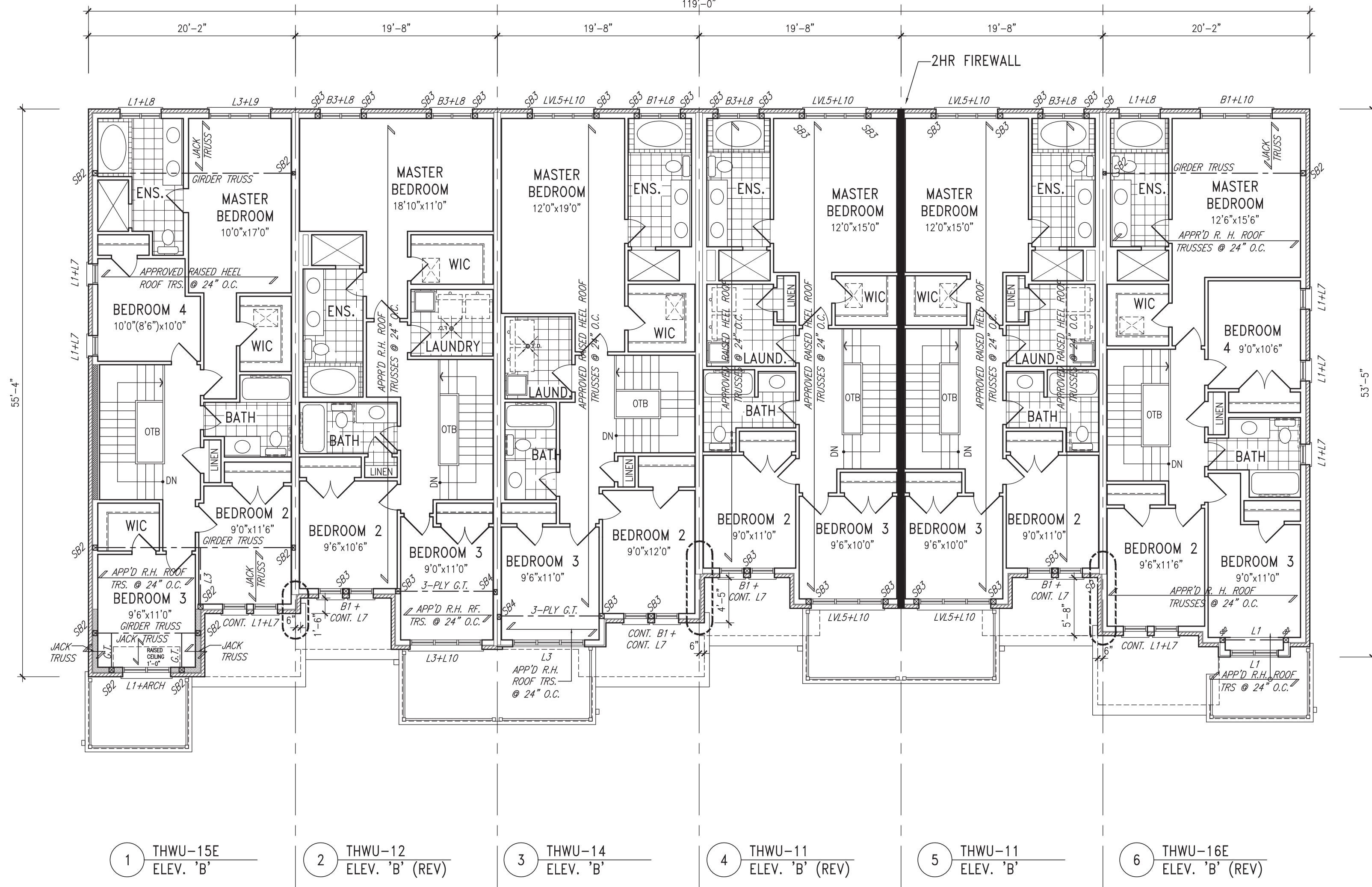
BLOCK 162

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.
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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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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, 2019
This stamp certifies compliance with the applicable Design Guidelines only and does not confer professional responsibility.

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3	REVISED AS PER FL. TRUS CO-ORD.	APR. 19/18	WT
2	REVISED AS PER ROOF TRUS CO-ORD.	APR. 17/18	WT
1	ISSUED FOR ROOF TRUS REVIEW	FEB 12-18	WAS
no	description	date	by

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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
VAS Design Inc.

BAYVIEW WELLINGTON

PROJECT NAME
GREEN VALLEY EAST

PROJECT NO.
16023

PROJECT
BRADFORD

DATE
16023-BLOCKS

DATE
OCTOBER, 2017

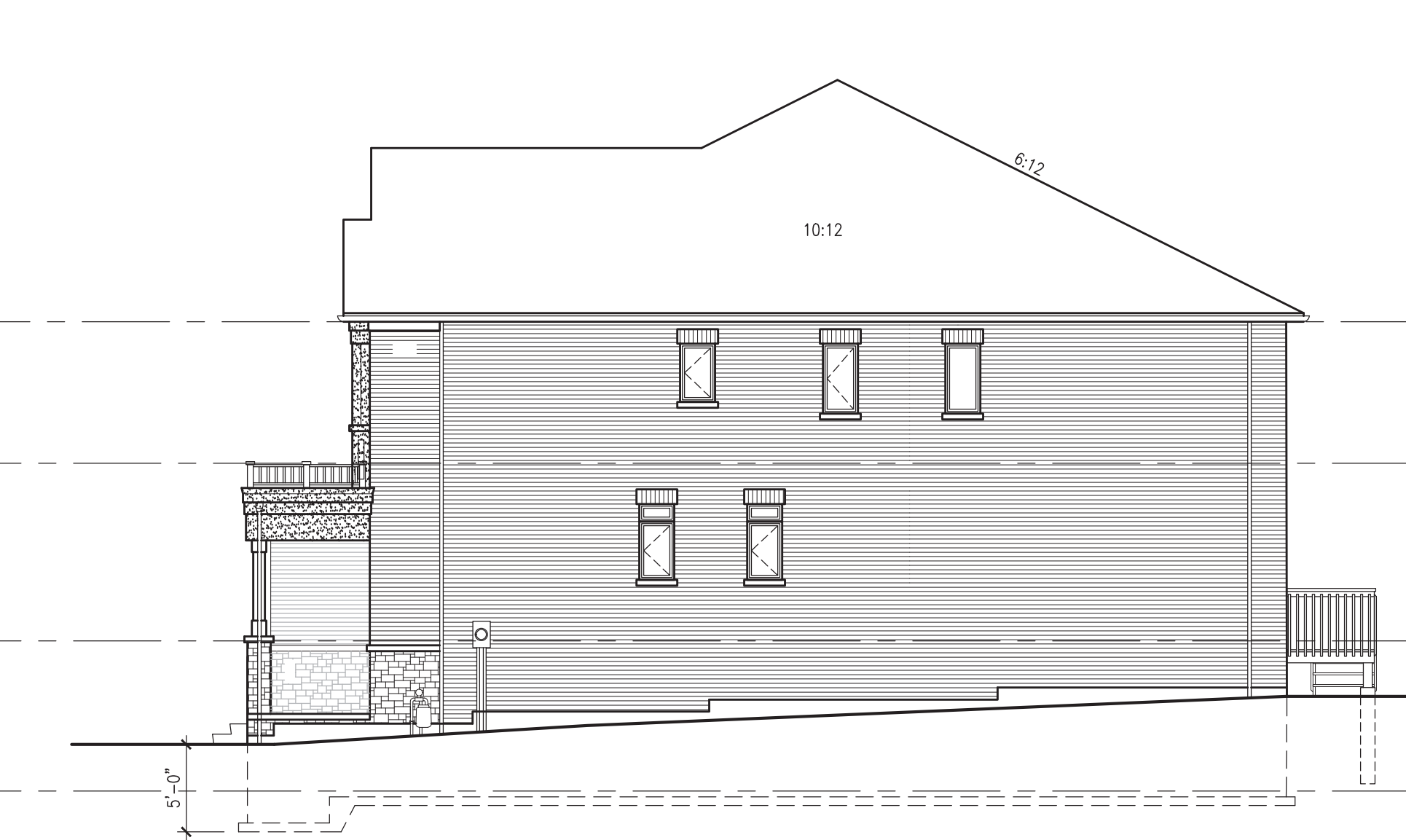
DATE
1/8" = 1'-0"

DATE
16023-BLOCKS

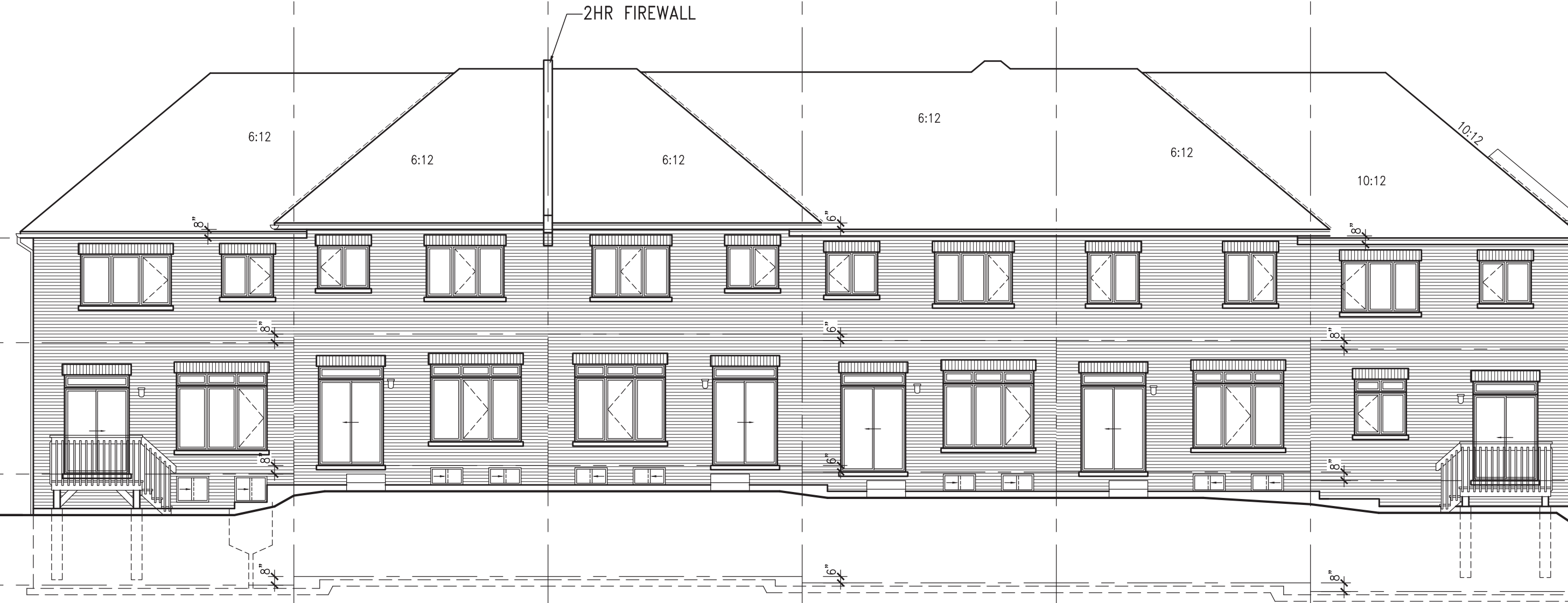
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2

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



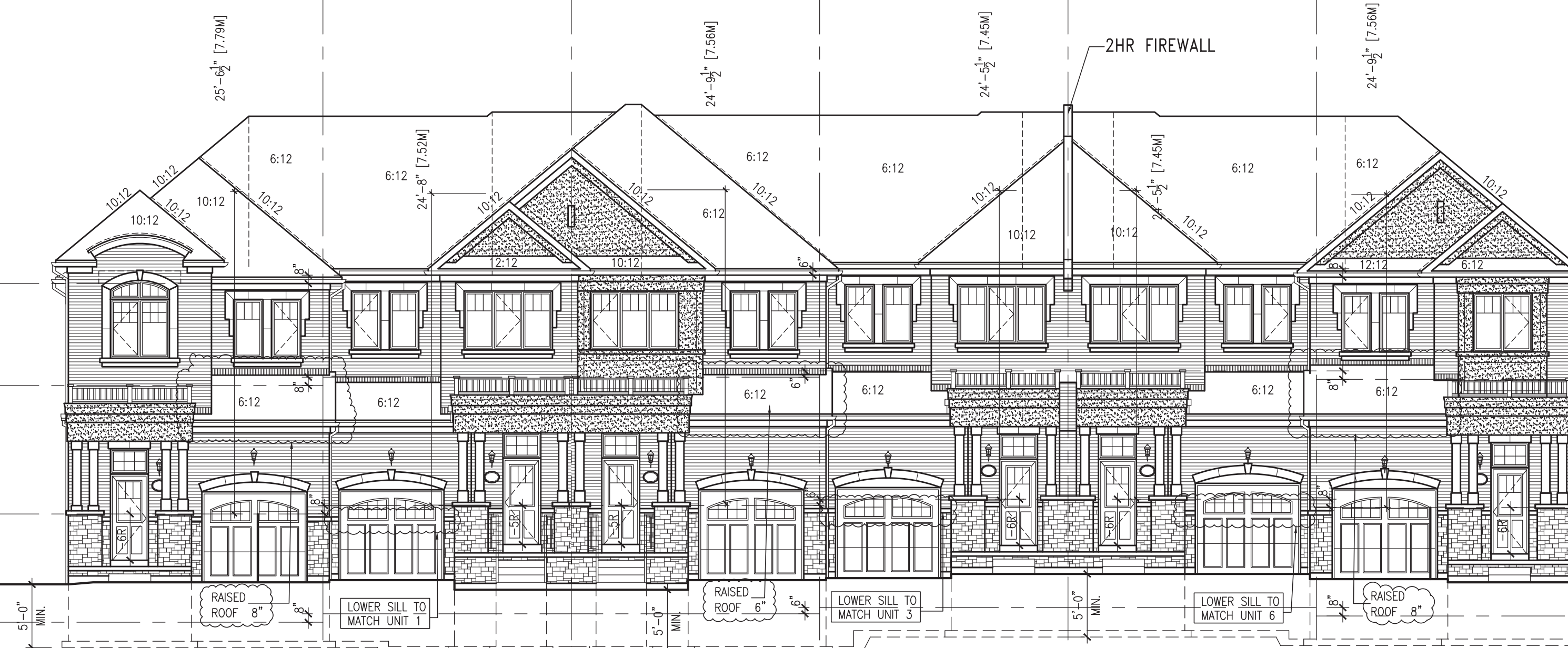
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

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 Contractor/Architect is not responsible in any way for examining or approving any (plans) 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 GUILDFORD.

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL DESIGN
APPROVED BY: [Signature]
DATE: JUN 18, 2018
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute 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
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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
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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)
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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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255 Consumers Rd
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f 416.630.4182
v3design.com

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The undersigned has reviewed and taken responsibility for the design and construction of the building and its components as shown on the drawings. Building Code is to be followed. Verification Information

Wellington, Jan-Baptiste [Signature] 25591
V3 DESIGN Inc. 42858

BAYVIEW WELLINGTON

PROJECT NAME: **GREEN VALLEY EAST**
PROJECT NO: **16023**
PROJECT ADDRESS: **BRADFORD**

BLOCK 162

BLOCK PLANS & ELEVATIONS

DATE: **OCTOBER, 2017** CHECKED BY: **BC** DRAWING NO: **16023-BLOCK3**

BLOCK 162