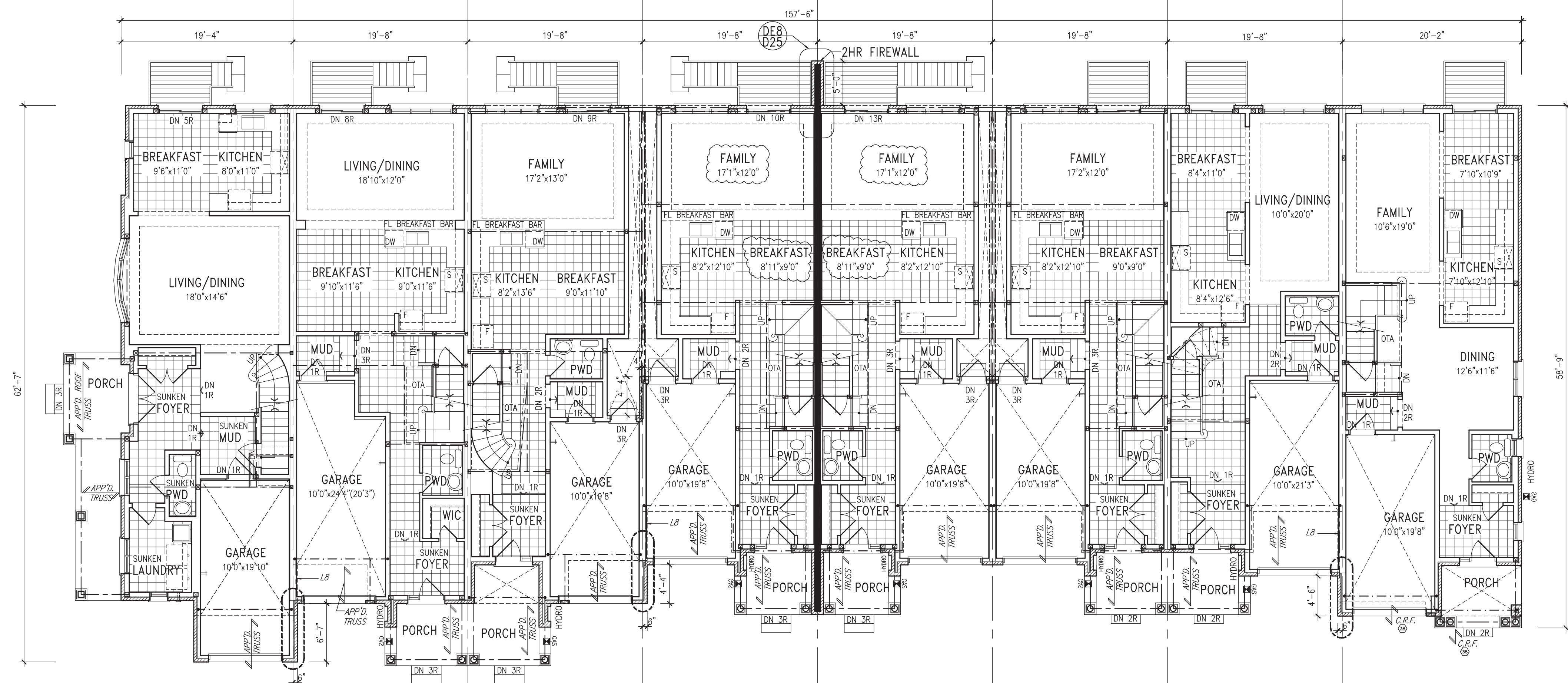


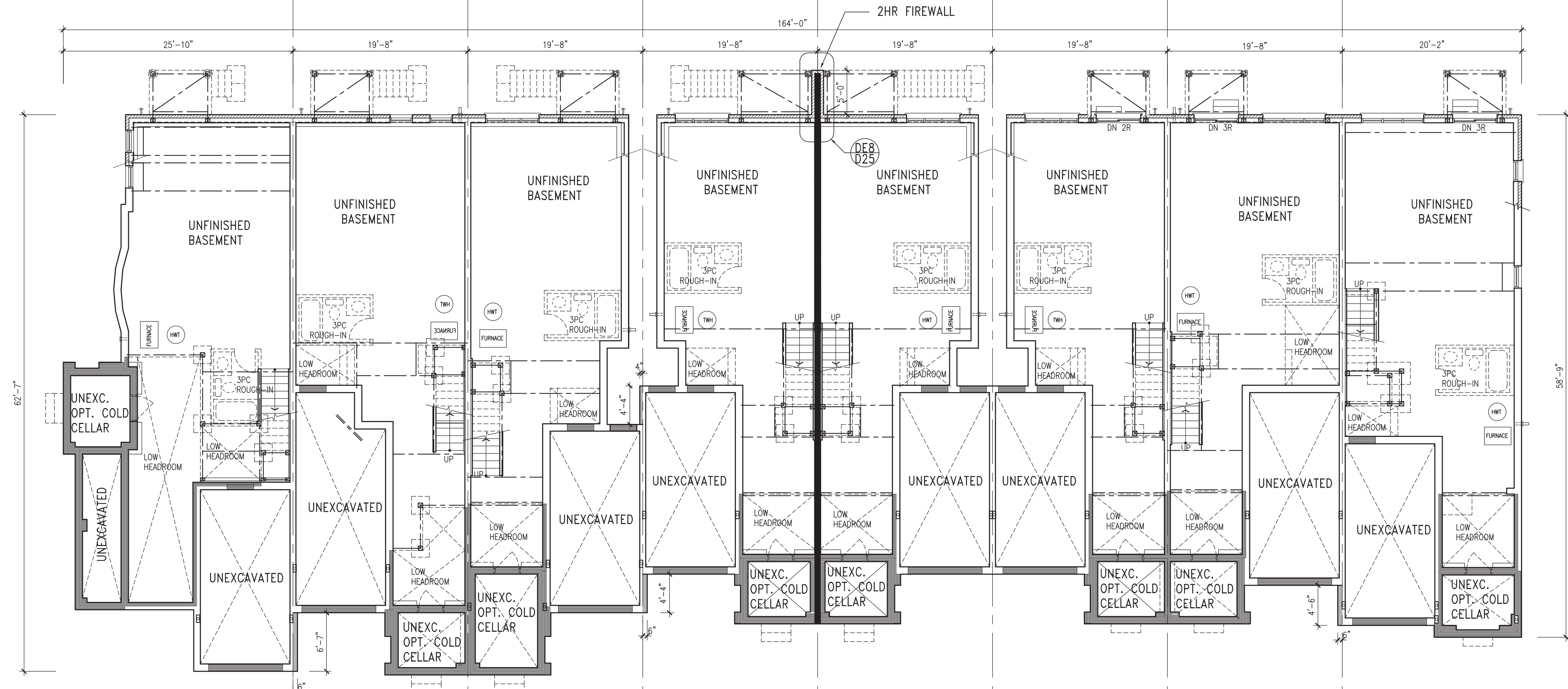
REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



GROUND FLOOR PLAN

1 TH-8C ELEV. 'A'
2 TH-5 ELEV. 'A' (REV.)
3 TH-2 ELEV. 'A'
4 TH-1 ELEV. 'A' MOD.1 (REV) W/ FIREWALL
5 TH-1 ELEV. 'A' MOD.1 W/ FIREWALL
6 TH-1 ELEV. 'A' (REV)
7 TH-3 ELEV. 'A' MOD.2
8 TH-7E ELEV. 'A' (REV)



BASEMENT PLAN

1 TH-8C ELEV. 'A'
2 TH-5 ELEV. 'A' (REV.)
3 TH-2 ELEV. 'A'
4 TH-1 ELEV. 'A' MOD.1 (REV) W/ FIREWALL
5 TH-1 ELEV. 'A' MOD.1 W/ FIREWALL
6 TH-1 ELEV. 'A' (REV)
7 TH-3 ELEV. 'A' MOD.2
8 TH-7E ELEV. 'A' (REV)

BUILDING AREA
9019 S.F. (837.33 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
B3 5/38 x 184 (5/2" x 8") SPR.#2
L7 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 zoning 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.

JOHN G. WILLIAMS LTD., ARCHITECT
AND APPROVAL
DATE: JUL 18, 2018
This stamp certifies compliance with the applicable Design Guidelines and does not constitute professional responsibility.

255 Consumers Rd
Suite 120
Toronto, ON M2J 1R4
t 416.630.2255
f 416.630.4182
v3design.com

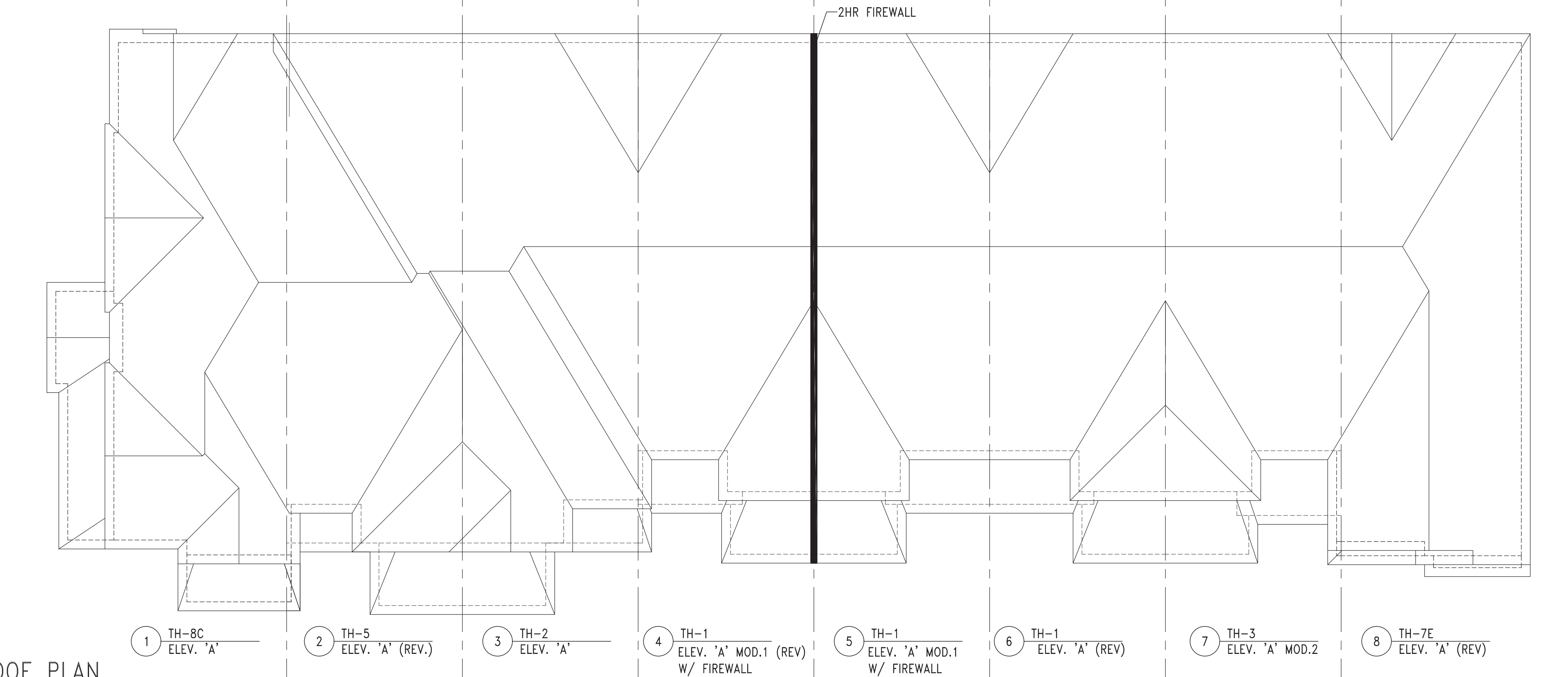
BAYVIEW WELLINGTON
GREEN VALLEY EAST
BRADFORD
BLOCK 158
OCTOBER, 2017
1/8" = 1'-0"

BLOCK 158
BLOCK PLANS & ELEVATIONS
1

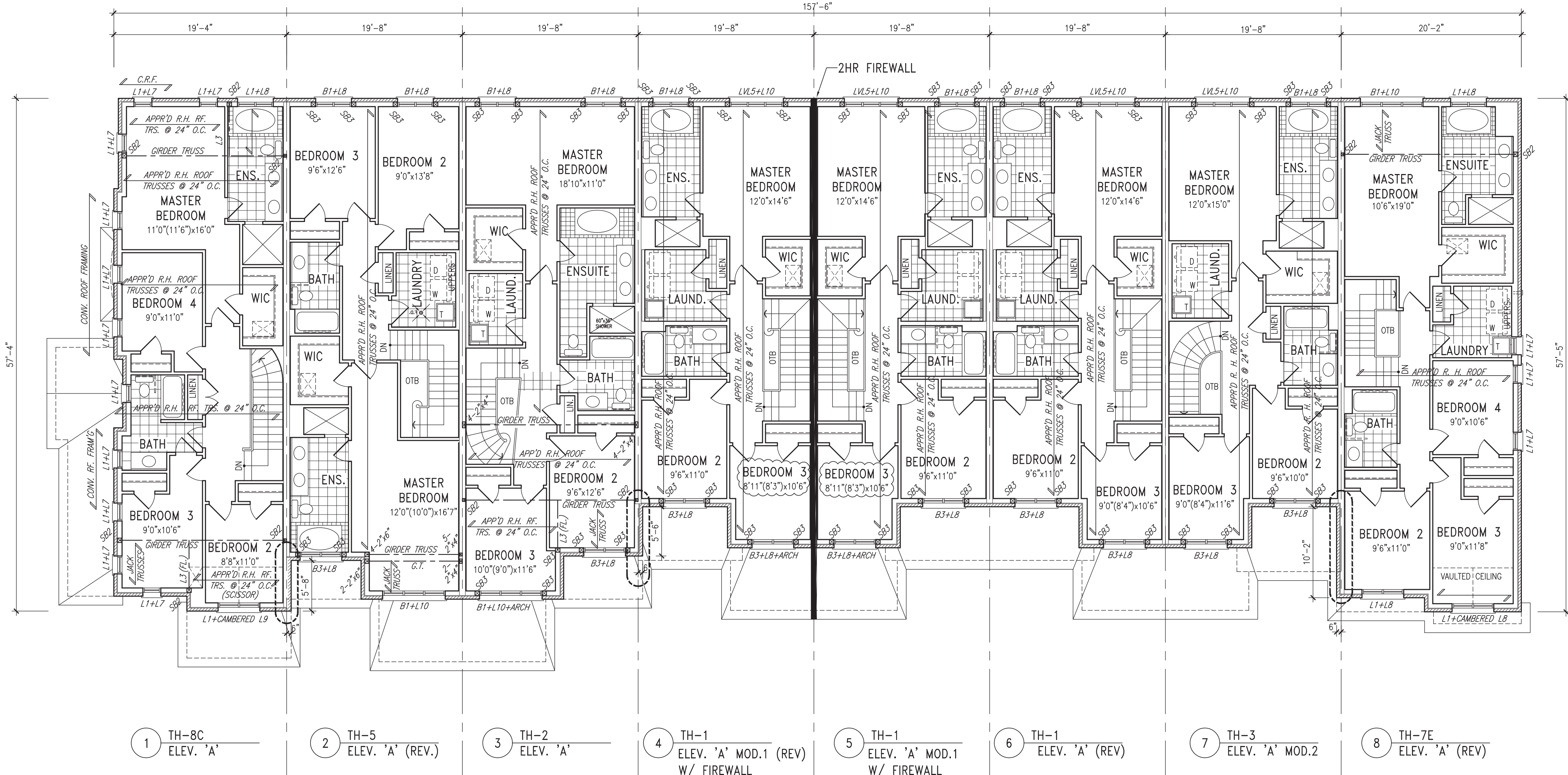
REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT

ROOF PLAN



SECOND FLOOR PLAN



REFER TO INDIVIDUAL
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STRUCTURE
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FLOOR LINTELS
-GROUND FLOOR AND
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STRUCTURE
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LOCATION AND DETAILS
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APPROVED BY: [Signature]
DATE: Jan. 18, 2018
This stamp certifies compliance with the applicable Design Guidelines and does not constitute professional responsibility.

10				
9				
8				
7				
6				
5				
4				
3				
2	REVISED AS PER ROOF TRUSS CO-ORD.	APR. 17/18	WT	
1	ISSUED FOR ROOF TRUSS REVIEW	FEB 12-18	WAS	
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.

VAS DESIGN
255 Consumers Rd
Suite 120
Toronto ON M2J 1R4
t 416.630.2255
f 416.630.4782
vasdesign.com

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WELLINGTON: Jao-Baptiste
DATE: Jan. 18, 2018
This stamp certifies compliance with the applicable Design Guidelines and does not constitute professional responsibility.

BAYVIEW WELLINGTON

PROJECT NAME: GREEN VALLEY EAST
PROJECT NO: 16023
LOCATION: BRADFORD
DATE: OCTOBER, 2017
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
SHEET NO: 2
BLOCK 158
BLOCK PLANS & ELEVATIONS
16023-BLOCK158

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



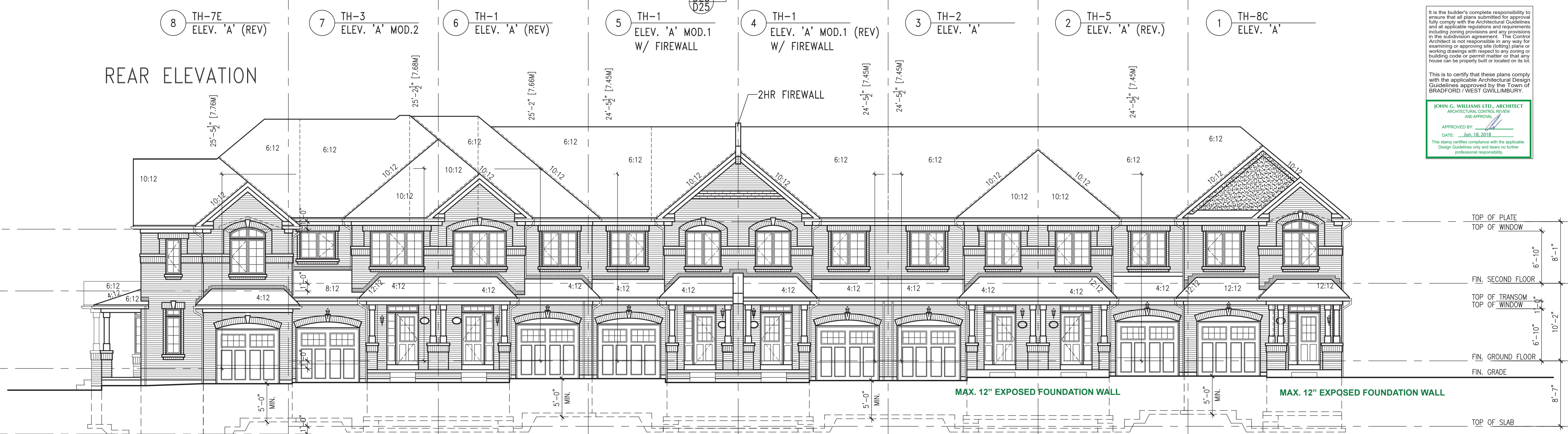
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

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	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
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LVL1	2-1 3/4"x7 1/4" (2-45x184)
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LVL3	4-1 3/4"x7 1/4" (4-45x184)
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LVL4	2-1 3/4"x9 1/2" (2-45x240)
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- WINDOWS:**
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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").
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LOCATION AND DETAILS
-CONCRETE SLABS

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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 GUILDFORD.

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: [Signature]
DATE: JUN 18, 2018
The stamp certifies compliance with the applicable Design Guidelines only and does not confer professional responsibility.

NO.	REVISION	DATE	BY
1	ISSUED FOR ROOF TRUSS REVIEW	FEB 12-18	VA3
2	REVISED AS PER ROOF TRUSS CO-ORD.	APR 17-18	WT

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t 416.630.2255
f 416.630.4782
va3design.com

Bayview Wellington
Project Name: GREEN VALLEY EAST
Project No: 16023
Location: BRADFORD
Date: OCTOBER, 2017
Drawing No: 3

BLOCK 158
BLOCK PLANS & ELEVATIONS
1/8" = 1'-0"