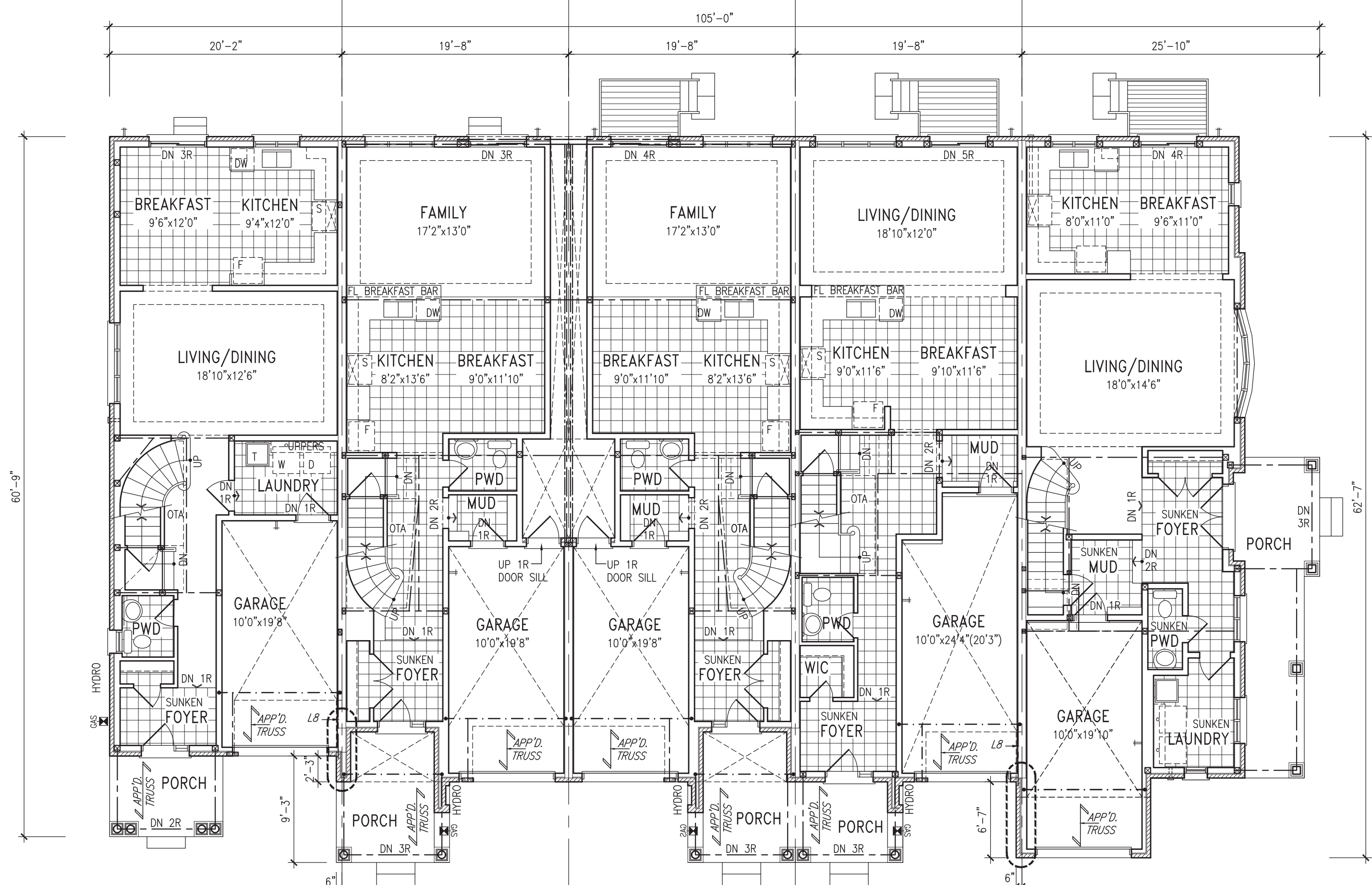
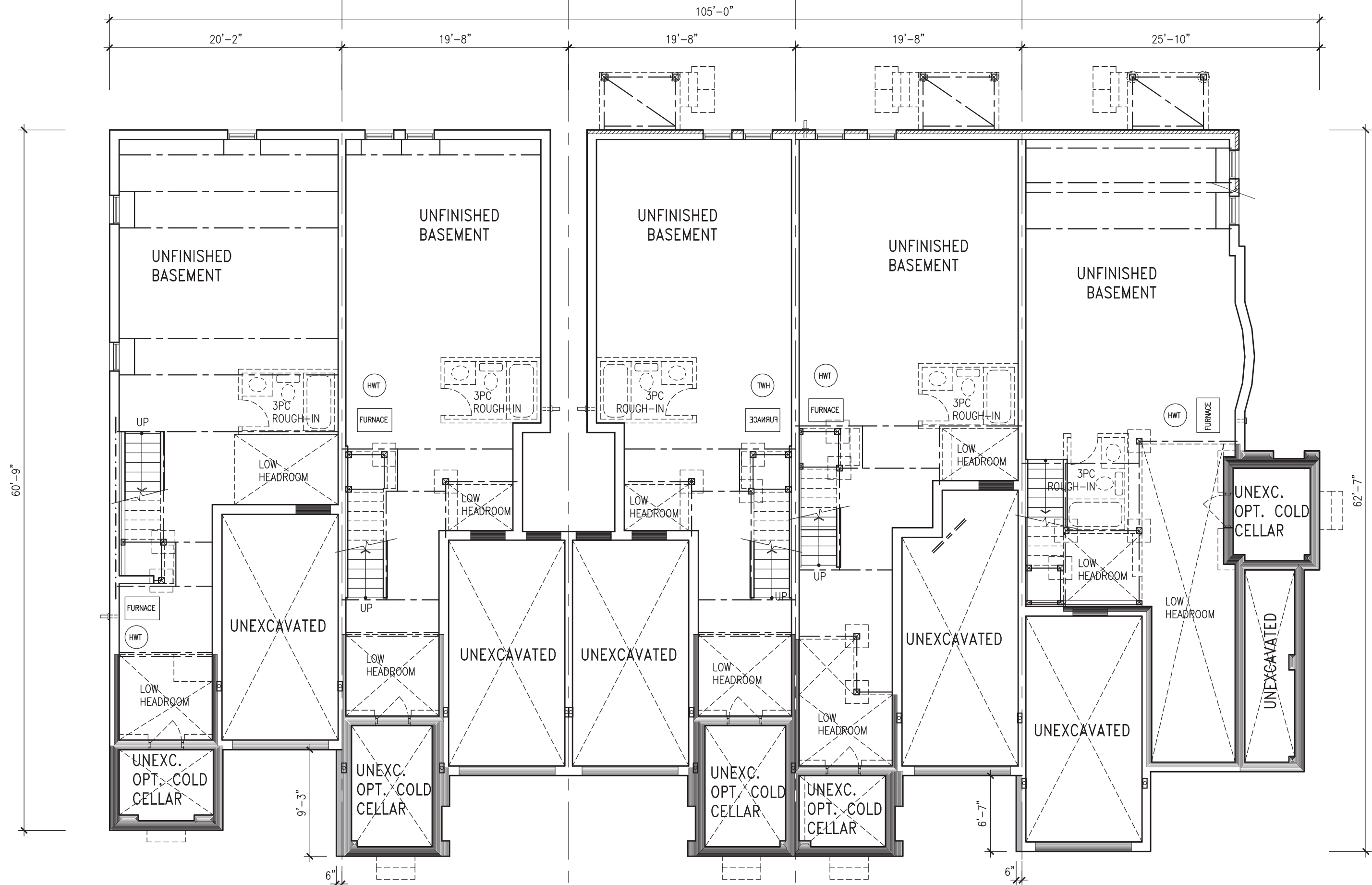


REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



GROUND FLOOR PLAN



BASEMENT PLAN

BUILDING AREA
5881 S.F. (546.36 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. & SB12-2.1.1.8

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: JAN. 18, 2018
This stamp certifies compliance with the applicable Design Guidelines only and does not confer professional responsibility.

10			
9			
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7			
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3			
2	REVISED AS PER ROOF TRUSS CO-ORD.	APR. 17/18 MT	
1	ISSUED FOR ROOF TRUSS 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 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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The architect has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a design professional.

Willingdon Jan-Baptiste 25591
VAS Design Inc. 42858

BAYVIEW WELLINGTON

PROJECT NAME: GREEN VALLEY EAST
PROJECT NO: 16023
LOCATION: BRADFORD
JOB NAME: BLOCK 161

DATE: OCTOBER, 2017
DRAWN BY: [Signature]
CHECKED BY: [Signature]

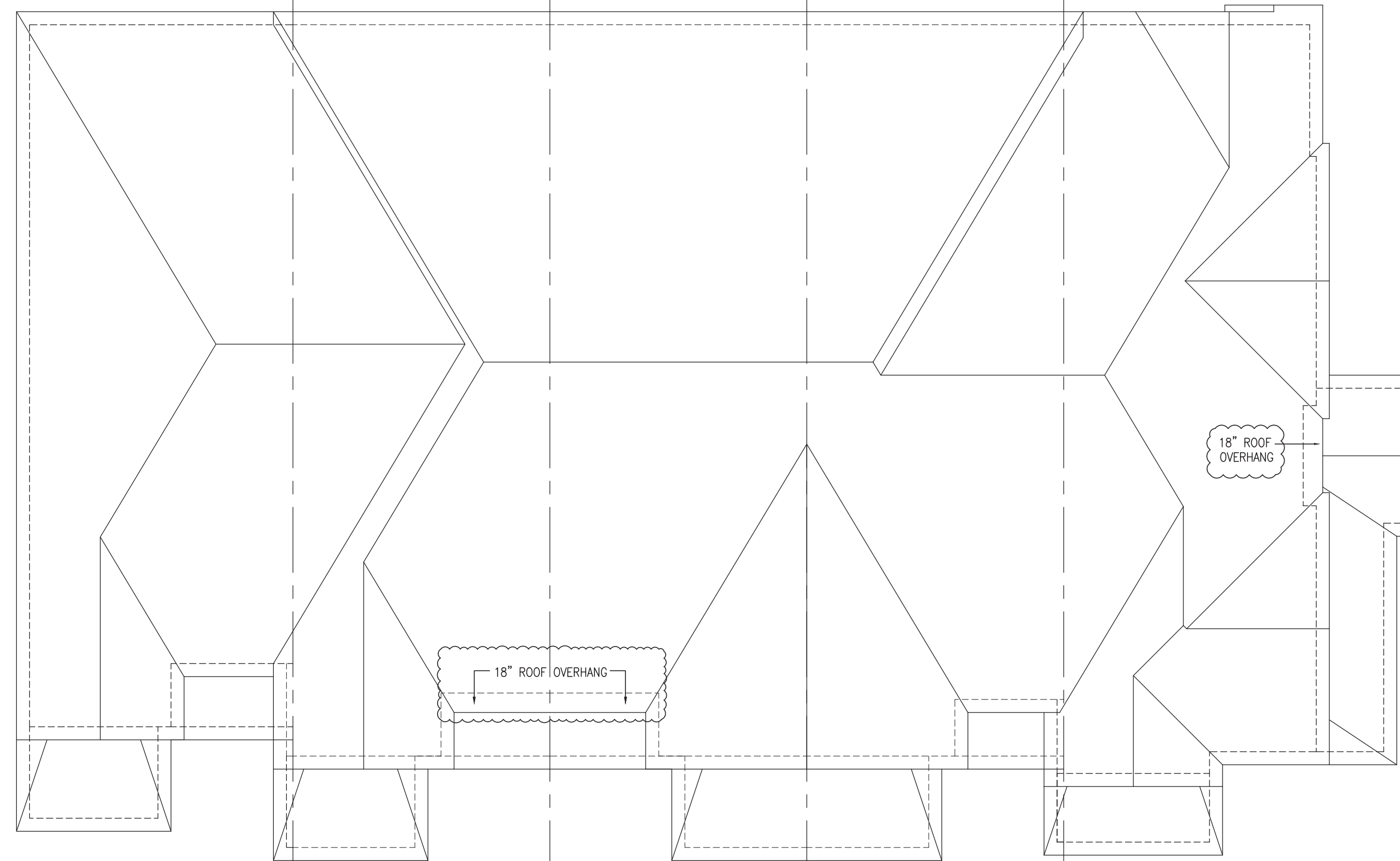
1/8" = 1'-0"
16023-BLOCK1

BLOCK 161

BLOCK PLANS & ELEVATIONS
1

BLOCK 161

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



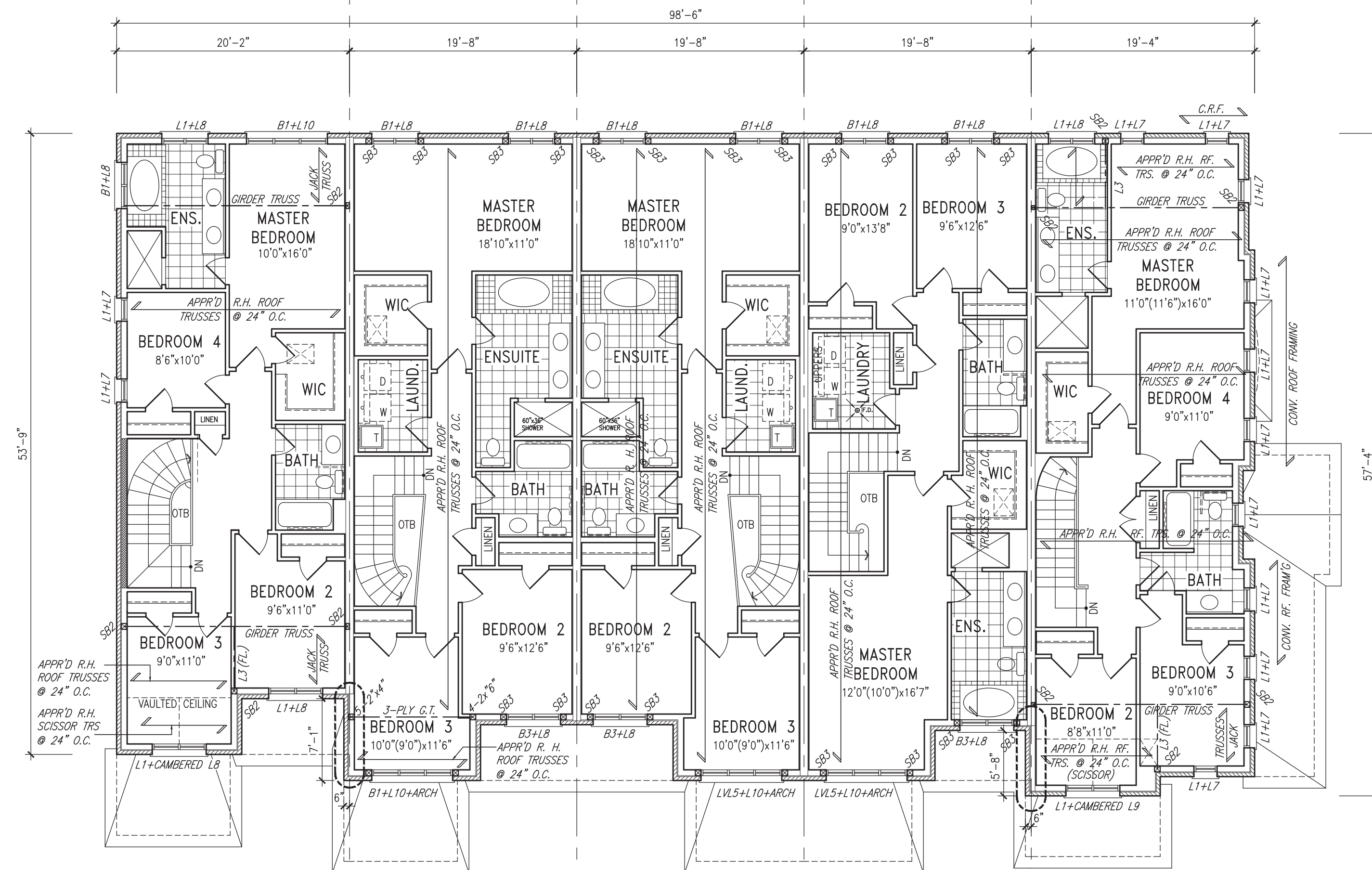
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ELEV. 'A'

2 TH-2
ELEV. 'A'

3 TH-2
ELEV. 'A' MOD.1 (REV)

4 TH-5
ELEV. 'A' MOD.1

5 TH-8C
ELEV. 'A' (REV)



1 TH-6E
ELEV. 'A'

2 TH-2
ELEV. 'A'

3 TH-2
ELEV. 'A' MOD.1 (REV)

4 TH-5
ELEV. 'A' MOD.1

5 TH-8C
ELEV. 'A' (REV)

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:

- 2) 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").

- 5) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.1.7. & SB12-2.1.1.8

- 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.

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

APPROVED BY: 
DATE: Jun 18, 2018

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

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	*	*
	*	*
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	*	*
	*	*
	*	*
REVISED AS PER ROOF TRUSS CO-ORD.	APR. 17/18	W
ISSUED FOR ROOF TRUSS REVIEW	FEB 12-18	W
description	date	b

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

255 Consumers Rd
Suite 120
Toronto ON M2J 1R4
t 416.630.2255
f 416.630.4782
va3design.com

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

Wellington Jno-Baptiste 2555

name signature BC

registration information 4265

VAS Design Inc.

BAYVIEW WELLINGTON

project name	project number
GREEN VALLEY EAST	
locality	
BRADFORD	1600

RADFORD 1802
 name unit n
BLOCK 16

BLOCK PLANS & ELEVATIONS		scale	drawing no.
DATE OCTOBER, 2017		1/8" = 1'-0"	2
DESIGNED BY	CHECKED BY	FILE NAME	

BLOCK 161

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT

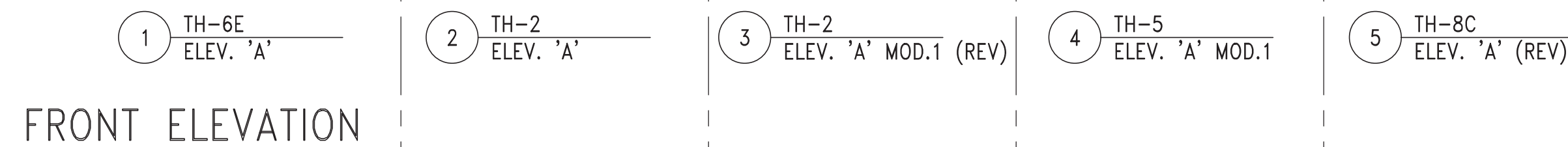
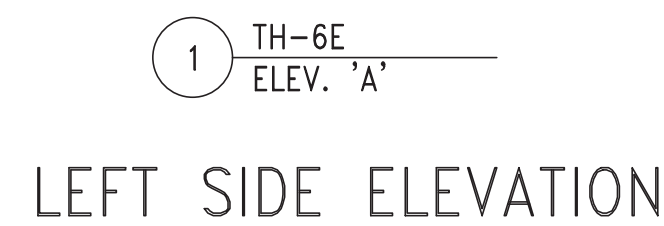
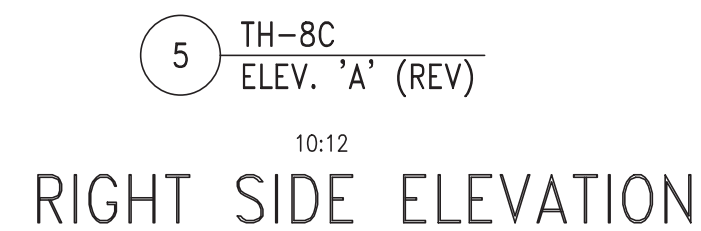


Diagram showing vertical dimensions for a building section:

- TOP OF PLATE
- TOP OF WINDOW
- FIN. SECOND FLOOR
- TOP OF TRANSOM
- TOP OF WINDOW
- FIN. GROUND FLOOR
- FIN. GRADE
- TOP OF SLAB

Vertical dimensions indicated:

- 6'-10"
- 8'-1"
- 6'-10"
- 1'-0"
- 10'-2"
- 8'-7"
- 8'-7"

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	8.0L	(3-1/2" x 3-1/2" x 1/4"L)
L8	—	90	x	90	x	8.0L	(3-1/2" x 3-1/2" x 5/16"L)
L9	—	100	x	90	x	8.0L	(4" x 3-1/2" x 5/16"L)
L10	—	125	x	90	x	8.0L	(5" x 3-1/2" x 5/16"L)
L11	—	125	x	90	x	10.0L	(5" x 3-1/2" x 3/8"L)
L12	—	150	x	100	x	10.0L	(6" x 4" x 3/8"L)
L13	—	180	x	100	x	10.0L	(7" x 4" x 3/8"L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A	1-1	$3/4 \times 7$	$1/4"$	(1-45x184)
LVL1	2-1	$3/4 \times 7$	$1/4"$	(2-45x184)
LVL2	3-1	$3/4 \times 7$	$1/4"$	(3-45x184)
LVL3	4-1	$3/4 \times 7$	$1/4"$	(4-45x184)
LVL4A	1-1	$3/4 \times 9$	$1/2"$	(1-45x240)
LVL4	2-1	$3/4 \times 9$	$1/2"$	(2-45x240)
LVL5	3-1	$3/4 \times 9$	$1/2"$	(3-45x240)
LVL5A	4-1	$3/4 \times 9$	$1/2"$	(4-45x240)
LVL6A	1-1	$3/4 \times 11$	$7/8"$	(1-45x300)
LVL6	2-1	$3/4 \times 11$	$7/8"$	(2-45x300)
LVL7	3-1	$3/4 \times 11$	$7/8"$	(3-45x300)
LVL8	4-1	$3/4 \times 11$	$7/8"$	(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").

- REFER TO INDIVIDUAL UNITS FOR THE FOLLOWING
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- BASEMENT AND GROUND FLOOR LINTELS
- GROUND FLOOR AND SECOND FLOOR STRUCTURE
- DOUBLE VOLUME WALL LOCATION AND DETAILS
- CONCRETE SLABS

NOTE:
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SECOND FLOOR LINTELS
SHOWN ON BLOCK

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

APPROVED BY:
DATE: Jun. 18, 2018

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

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2 REVISED AS PER ROOF TRUSS CO-ORD.		APR. 17/18	WT
1 ISSUED FOR ROOF TRUSS REVIEW		FEB 12-18	VA3
no.	description	date	by

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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 Jno-Baptiste 25591
name
signature
investigation information
VAS Design, Inc., 42658

BAYVIEW WELLINGTON

project name	GREEN VALLEY EAST	project no.
municipality		

BRADFORD	16023
unit name	unit no.
-	BLOCK 161

BLOCK PLANS & ELEVATIONS		title
date OCTOBER, 2017	scale 1/8" = 1'-0"	drawing no. 7

drawn by WT checked by RC file name 16023-BLOCKS

BLOCK 161