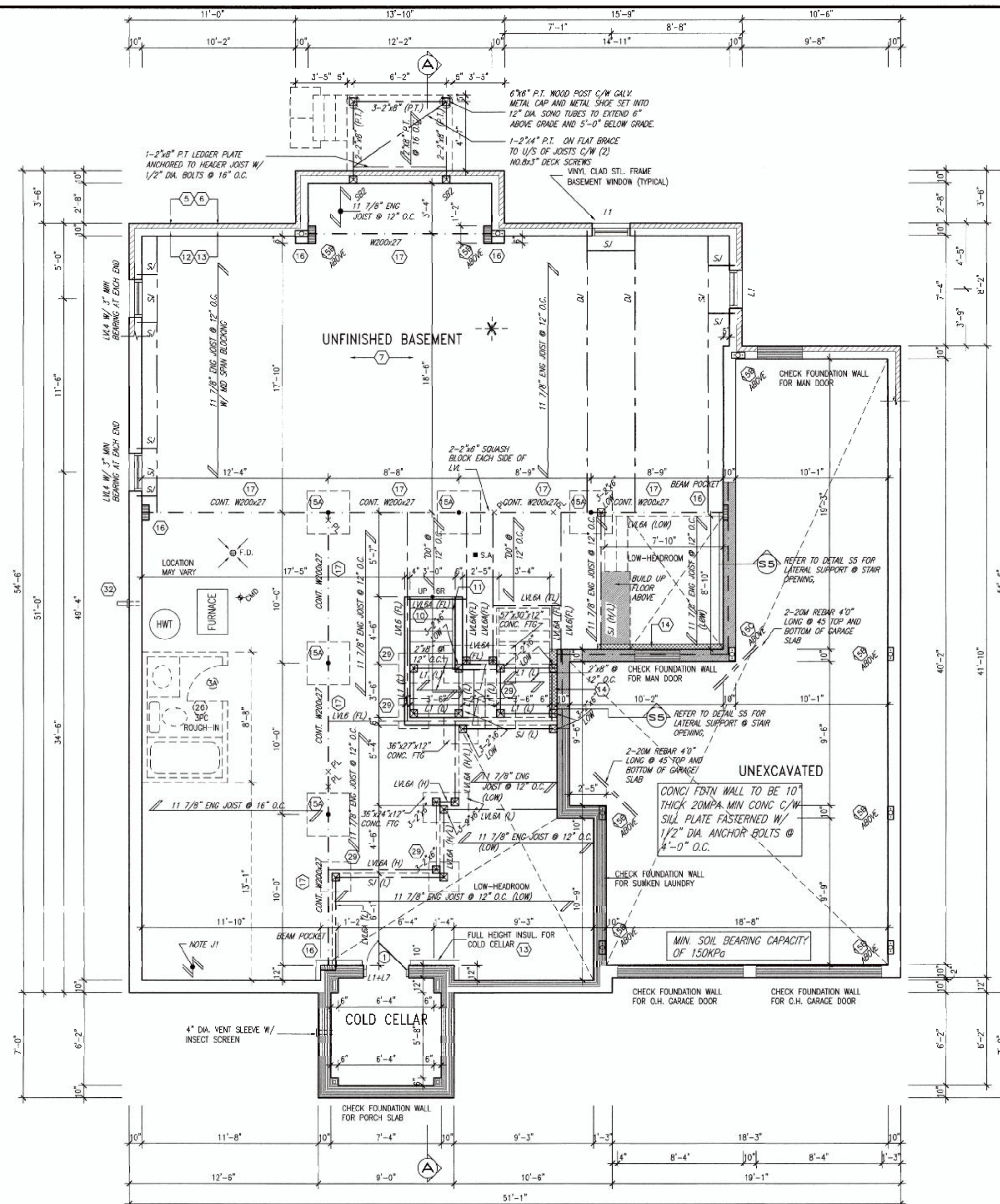
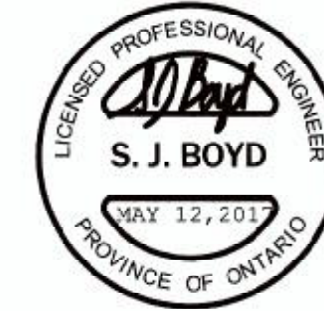


Ground floor area	1880 sq ft
Second floor area	2052 sq ft
Subtotal	3932 sq ft
Deduct all open area	82 sq ft
Total net area	3850 sq ft
Finished basement area	00 sq ft
Coverage without porch	2543 sq ft
Coverage with porch	2612 sq ft
	242.66 sq m



BASEMENT FLOOR PLAN 'A'

LOT 123



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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.

ARCHITECTURAL REVIEW & APPROVAL

MAY 16 2017

John G. Williams Limited, Architect

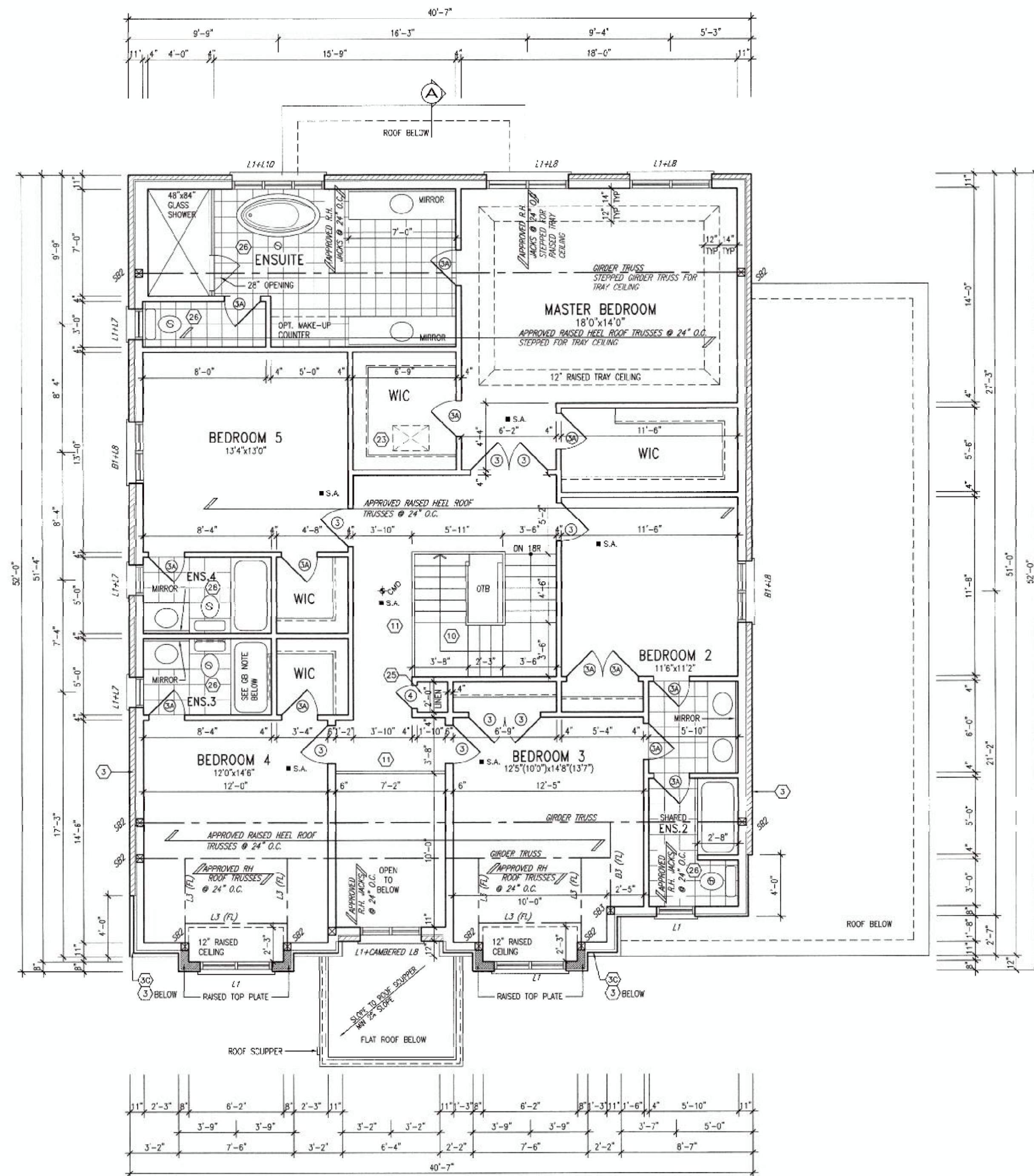
1	DESIGNED FOR LOT 123	MAY 12-17	AF
2	REV AS PER ENG COMMENTS	NOV 01-16	RC
3	ISSUED FOR CLIENT REVIEW	21-09-16	RC
4	NO DESCRIPTION		

VAS DESIGN

255 Consumers Rte Suite 120
Toronto, ON M2J 1R4
416.630.2255 f 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON		S60-1	
GREEN VALLEY ESTATES		ROTHCHILD 1	
BRADFORD, ON.		project no. 13045	
date: AUG 2016		drawing no. 1	
drawn by: checked by: scale: 3/16" = 1'-0"		file name: 13045-S60-1-LOT 123	
date: MAY 12 2017		time: 1:12 PM	

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SECOND FLOOR PLAN 'A'

GB NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM. REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO GRC 9.5.2.1, 3.8.3.8(3)(a), 3.8.3.8(3)(c), 3.8.3.13(2)(f) & 3.8.3.13(4)(c), AND DETAILS PROVIDED.

NOTE: ROOF FRAMING ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

3	REVISED FOR LOT 123	MAY 12-17	AF
2	REV AS PER ENG COMMENTS	NOV 01-16	RC
1	ISSUED FOR CLIENT REVIEW	21-09-16	RC
no.	description	date	by

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

Wallingford Jno-Baptiste 25591
V&S Design Inc. 42658

Customer 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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.

255 Consumer Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
v&sdesign.com



BAYVIEW WELLINGTON		S60-1 ROTHCHILD 1	
project name	GREEN VALLEY ESTATES	BRADFORD, ON.	project no. 13045
date	AUG 2016		drawing no. 3
drawn by	checked by	scale	file name
RC	RC	3/16" = 1'-0"	13045-S60-1-L01 123
REVIEWED - BY ARCHITECT/WORKING/CLIENT/ENGINEER/INVESTIGATOR/OTHERS - 13045-S60-1-L01 123.dwg - Fri May 12 2017 - 1:15 PM			



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 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.

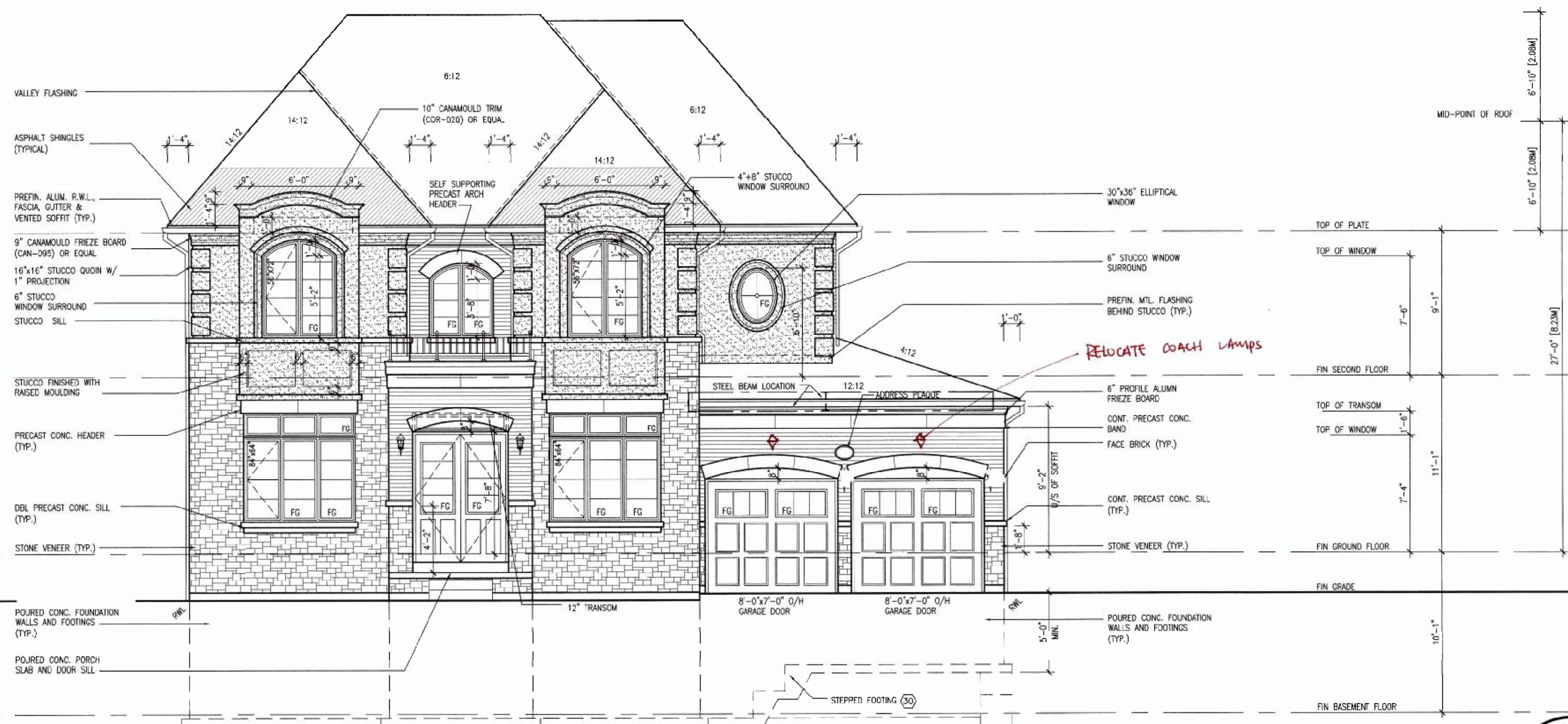
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

ARCHITECTURAL REVIEW & APPROVAL
MAY 16 2017
John G. Williams Limited, Architect

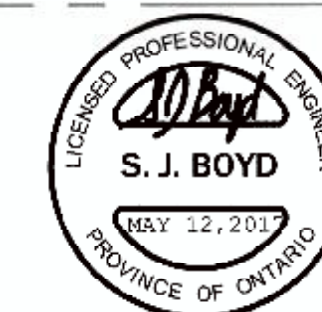
LOT 123

Diagram of a cold cellar door. The door is 7'-8" high and 4'-2" wide. It features a 12" transom window at the top, labeled "12\" transom" and "FG". The main door is divided into four panels, each labeled "FG". The door is set into a stone wall. The label "COLD CELLAR" is at the bottom.

INSIDE ELEVATION
OF POTRICO



FRONT ELEVATION 'A'



This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRANFORD, WEST GUILFORD.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

MAY 16 2017

John G. Williams Limited, Architect

LOT 123

9	-	-	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.	 255 Consumers Rd Suite 120 Toronto ON M2M 1R4 Tel 416-630-2292 Fax 416-630-4782 www.vabdesign.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES municipality BRADFORD, ON.	S60-1 ROTHCHILD 1 project no. 13045
8	-	-	signature <i>William Jno Baptiste</i> name William Jno Baptiste phone 42855			
7	-	-	email jbaptiste@vabdesign.com			
6	-	-	address 255 Consumers Rd Suite 120			
5	-	-	city Toronto			
4	3	REVISED FOR LOT 123	NOV-17-17 AF			
3	2	REV AS PER ENG COMMENTS	NOV-01-16 RC			
2	1	ISSUED FOR CLIENT REVIEW	21-09-16 RC			
1	no	description	date by			



LEFT SIDE ELEVATION 'A'

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES



LOT 123

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 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.

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ARCHITECTURE REVIEW & APPROVAL
MAY 16 2017
John G. Williams Limited, Architect

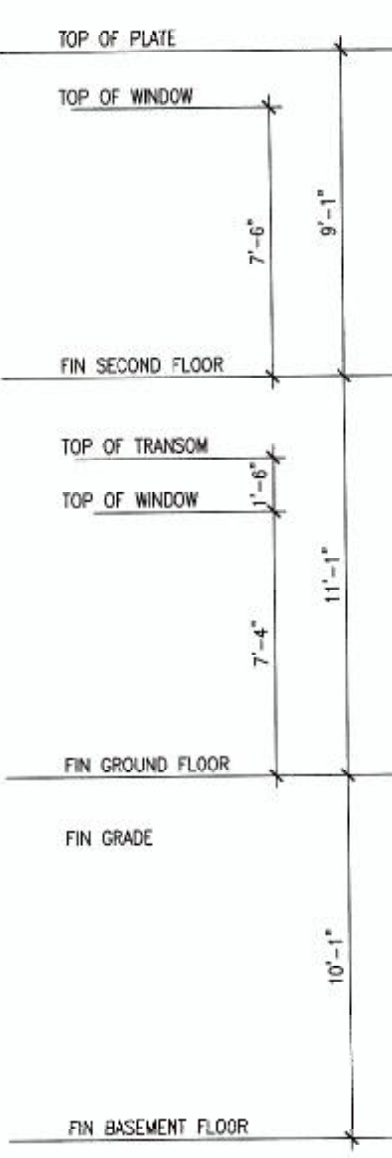
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 416.630.2255 / 416.630.4782 va3design.com		BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD, ON.		S60-1 ROTHCHILD 1
9 8 7 6 5 4 3 2 1 0	REVISED FOR LOT 123 REV AS PER ENG COMMENTS ISSUED FOR CLIENT REVIEW no. description	MAY 12-17 AF NOV 01-16 RC 21-09-16 RC Date by	project name site drawn by checked by scale 3/16" = 1'-0" project no. 13045 drawing no. 5	LEFT SIDE ELEVATION A 13045-S60-1-LOT 123 MAY 12 2017 - 11:15 AM

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REAR ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR
ADDITIONAL NOTES



42" HIGH P.T. RAILING W/
PICKETS @ 4" O.C. W/ 4"x4"
MIDPOST @ 5'0" O.C. MAX. (TYP.)

6"x6" P.T. WOOD POST BOLTED TO
METAL SHOE SET INTO 12" DIA.
CONC. PIER TO EXTEND 6" ABOVE
GRADE AND 5'-0" BELOW GRADE.



LOT 123

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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.

ARCHITECTURAL REVIEW & APPROVAL
MAY 16 2017
John G. Williams Limited, Architect

1	ISSUED FOR CLIENT REVIEW	21-09-16	RC	
2	REV AS PER ENG COMMENTS	NOV 21-16	RC	
3	REVISED FOR LOT 123	MAY 12-17	AF	
4				
5				
6				
7				
8				
9				

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

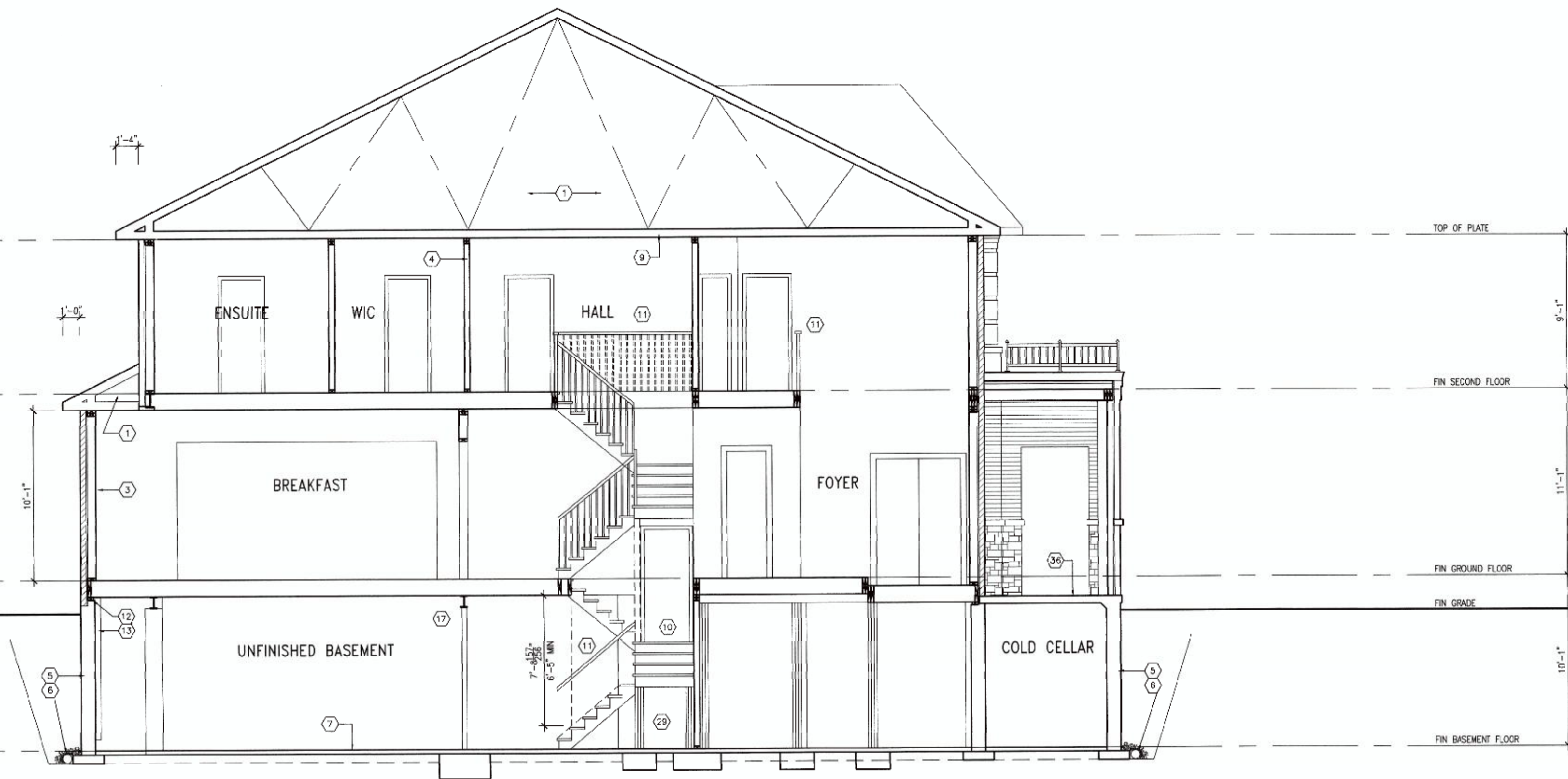
qualification information
Wellington John-Baptiste 25091
registration information
VAS Design Inc. 42658

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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.

date by



BAYVIEW WELLINGTON		S60-1 ROTHCHILD 1	
project name GREEN VALLEY ESTATES	city/township BRADFORD, ON.	project no. 13045	drawing no. 7
date AUG 2016	checked by RC	scale 3/16" = 1'-0"	file name 13045-S60-1-LOT 123
REVISIONS - H:\ARCHIVE\WORKING\2015\13045\BAYVIEW\S60\PHAS\13045-S60-1-LOT 123.dwg - Plt - May 12, 2017 - 1:15 PM			



SECTION 'A-A'



LOT 123

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 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.

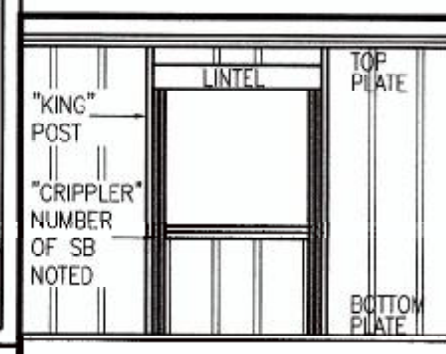
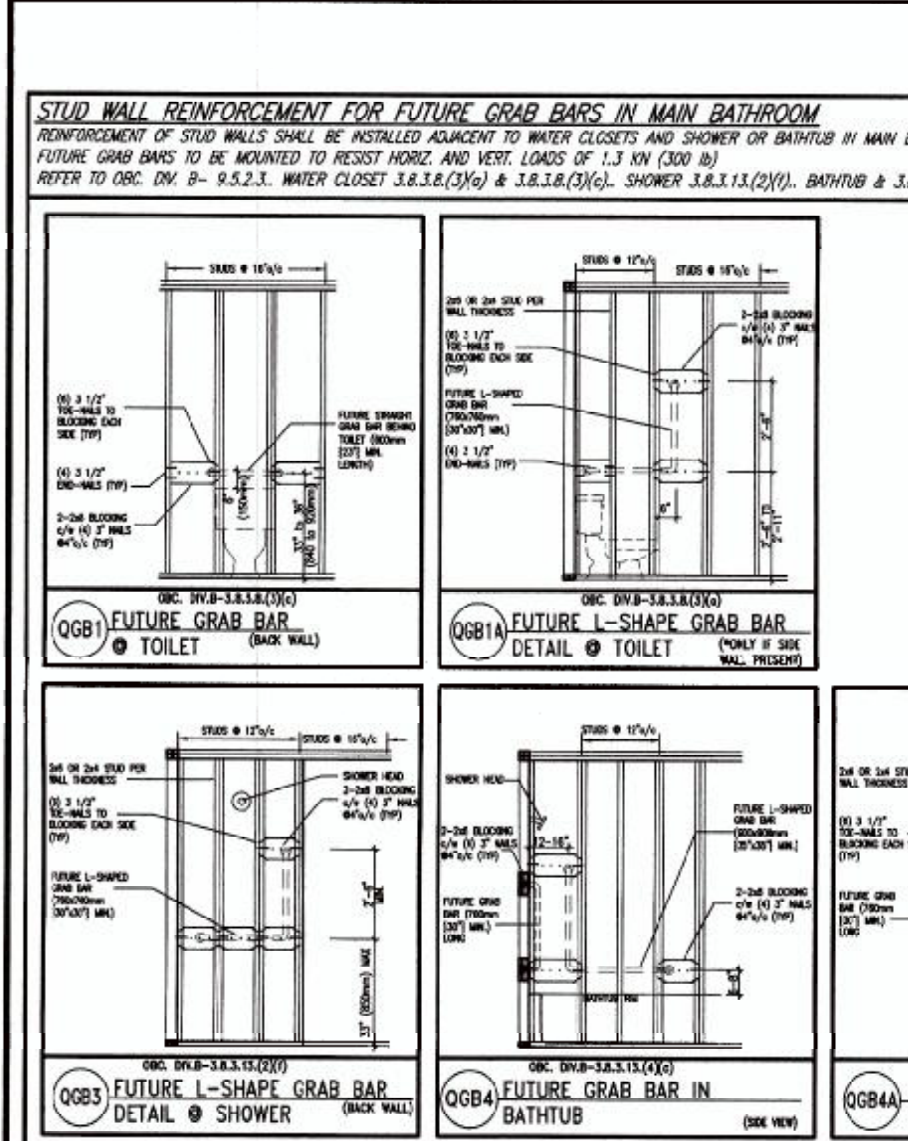
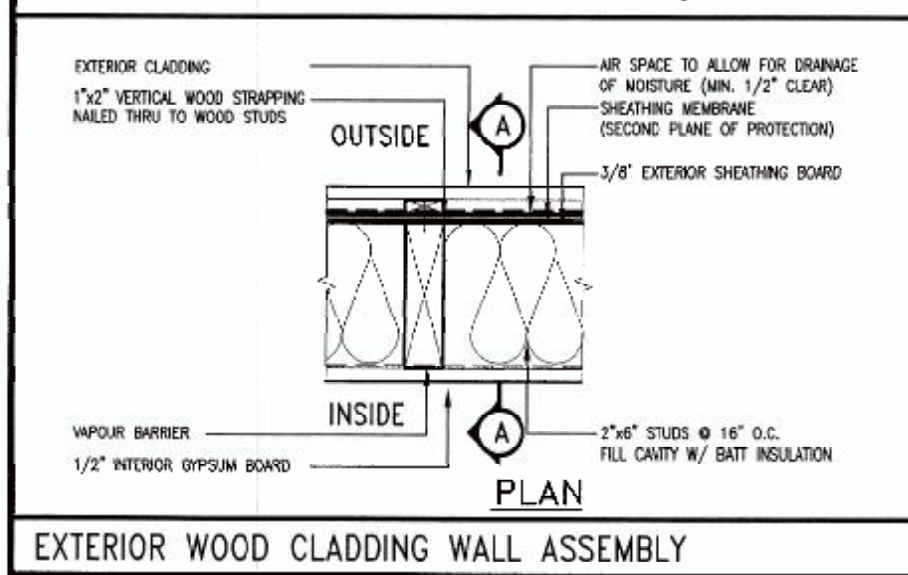
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST OLLIMBURY.

3	REVISED FOR LOT 123	MAY 12-17	AF
2	REV AS PER ENG COMMENTS	NOV 01-16	RC
1	ISSUED FOR CLIENT REVIEW	21-08-16	RC
0	no description		

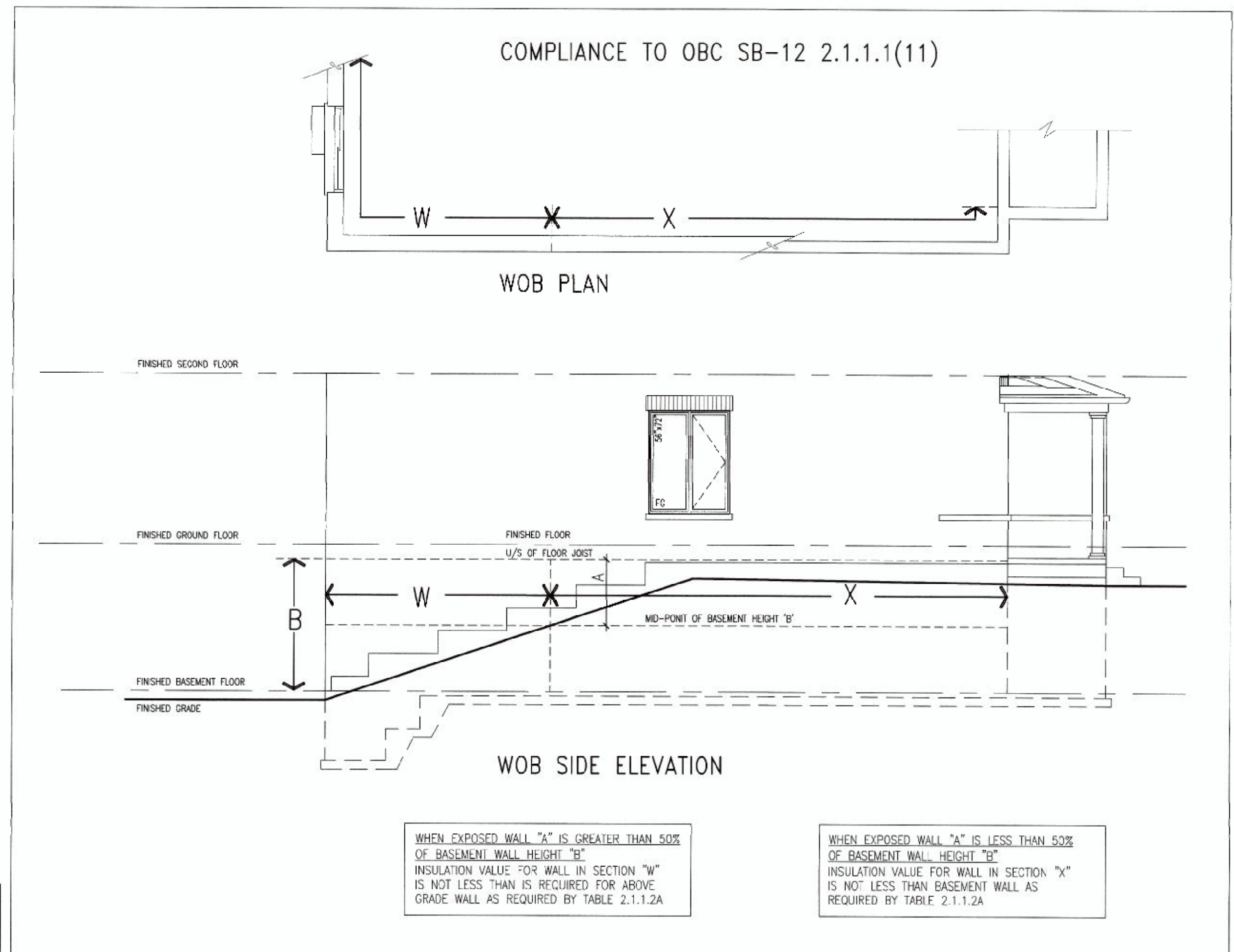
VAS DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t. 416.630.2255 f. 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
BRADFORD, ON.
municipality
date
AUG 2016
drawn by
RC
checked by
RC
scale
3/16" = 1'-0"
file name
13045-S60-1-LOT 123

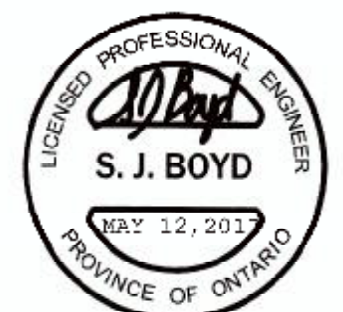
S60-1
ROTHCHILD 1
project no.
13045
drawing no.
8

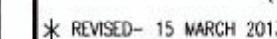
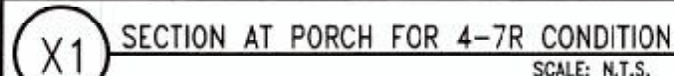


"CRIPPLE" DETAIL

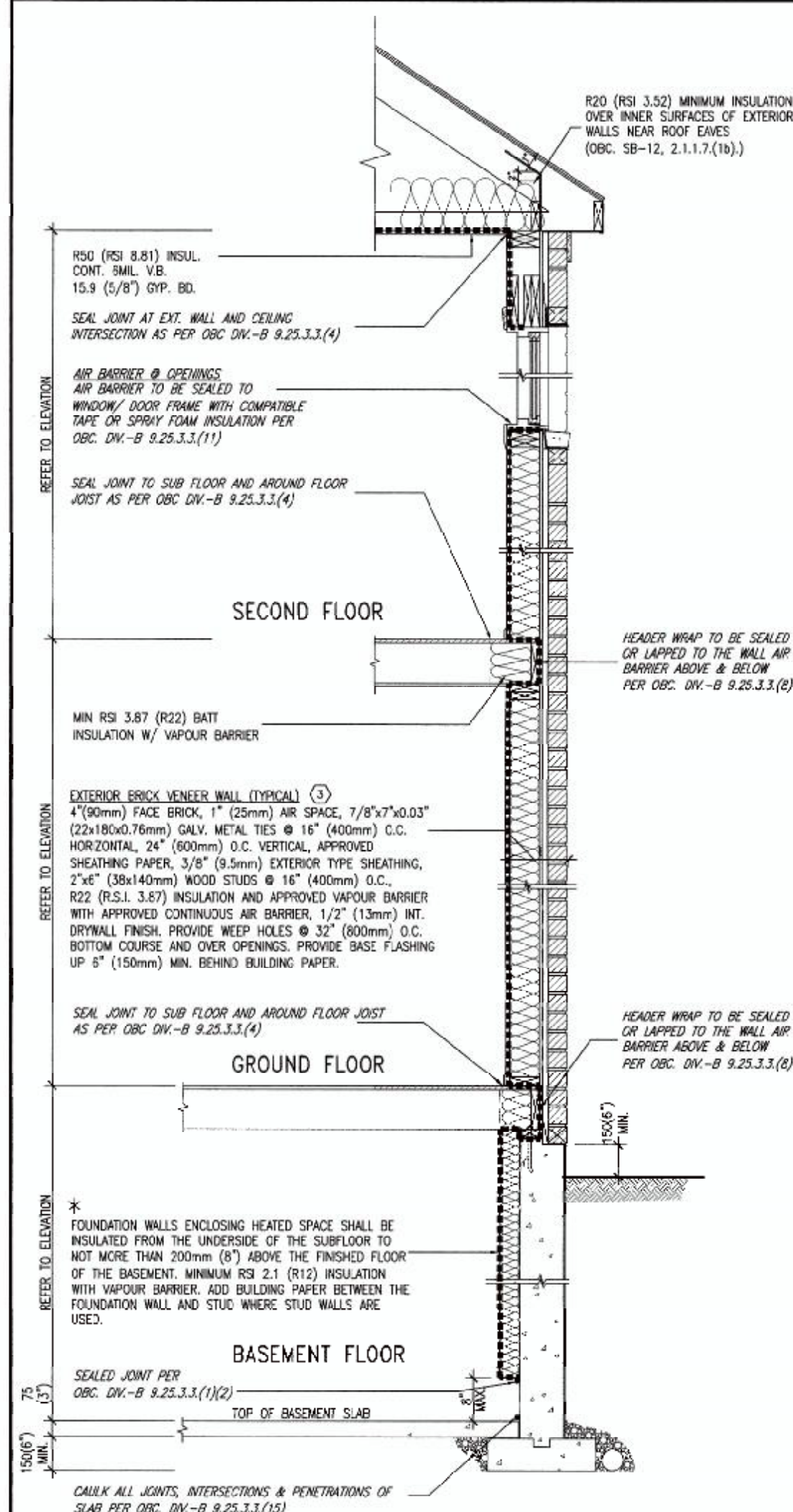


BAYVIEW WELLINGTON		S60-1 ROTHCHILD I	
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON.	
date AUG 2015		project no. 13045	
drawing by RC		drawing no. CN2	
checked by RC		scale 3/16" = 1'-0"	
drawing no. 13045-S60-1-LOT 123		drawing no. CN2	





SECTION AT W.O.D/W.O.B.



* CHECKED- 22 OCTOBER 2013

W) TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION W/ BRICK VENEER SCALE: N.T.S.

9	.	.	The undersigned has reviewed and takes responsibility for this report and has the qualifications and meets the requirements set in the Ontario Building Code to be a Designer.	
8	.	.	qualification information	
7	.	.	qualification information	
6	.	.	Wellington Jno-Baptiste	25
5	.	.	name	
4	.	.	regulation information	
3	REVISED FOR LOT 123	MAY 12-17 AM	VAS Design Inc.	42
2	REV AS PER ENG COMMENTS	NOV 01-16 RC		
1	ISSUED FOR CLIENT REVIEW	21-09-16 RC		
	no description	date	by	



BAYVIEW WELLINGTON

S60-1
ROTHCHILD 1

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

date: AUG. 2018 REAR

20	AUG 2016				REAR
21	drawn by	checked by	scale		

B2	RC	RC	$3/16" = 1-0"$
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BM\units\60\PH\13045-560-1-LOT 123.dwg -			

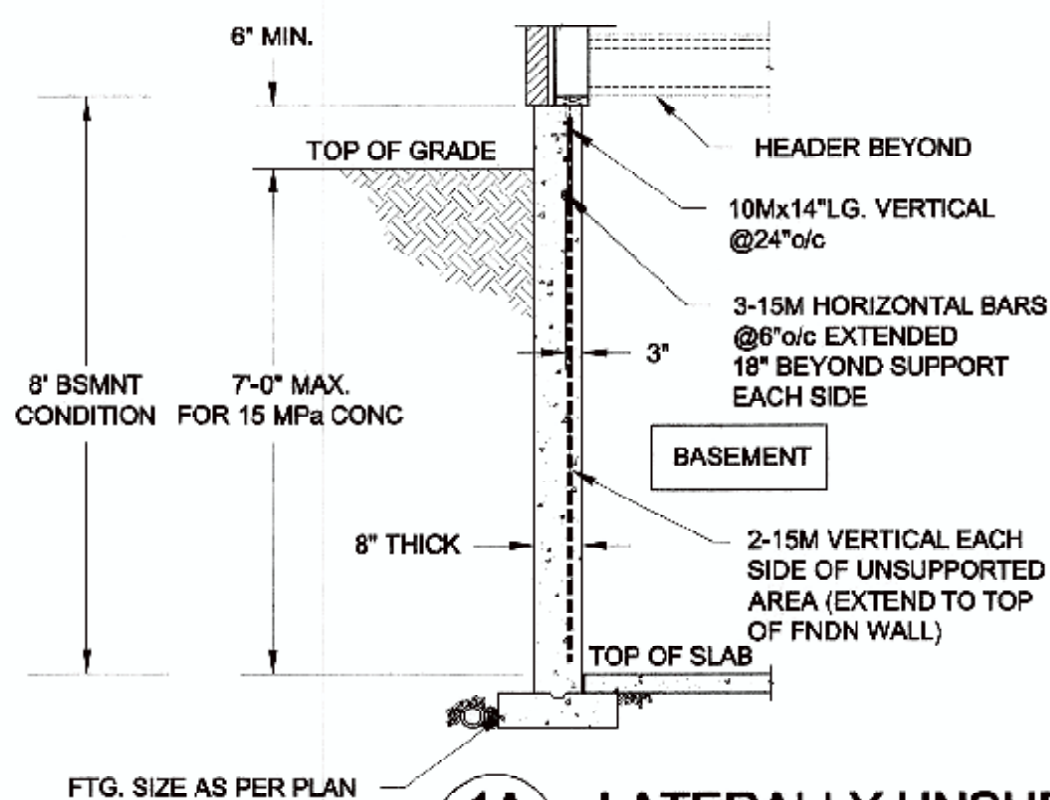
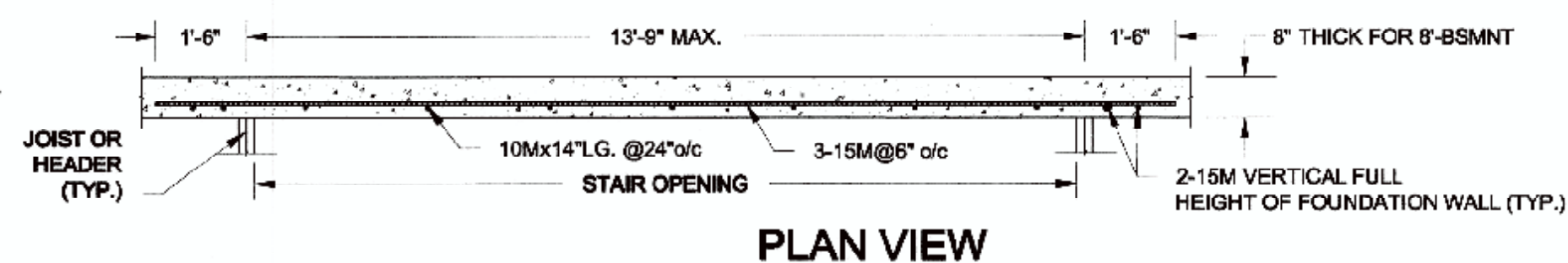
Right property of V&J DESIGN. Reproduction of this property in whole or in part is strictly prohibited without

drawing no.

CNZ

23
PM
CNS

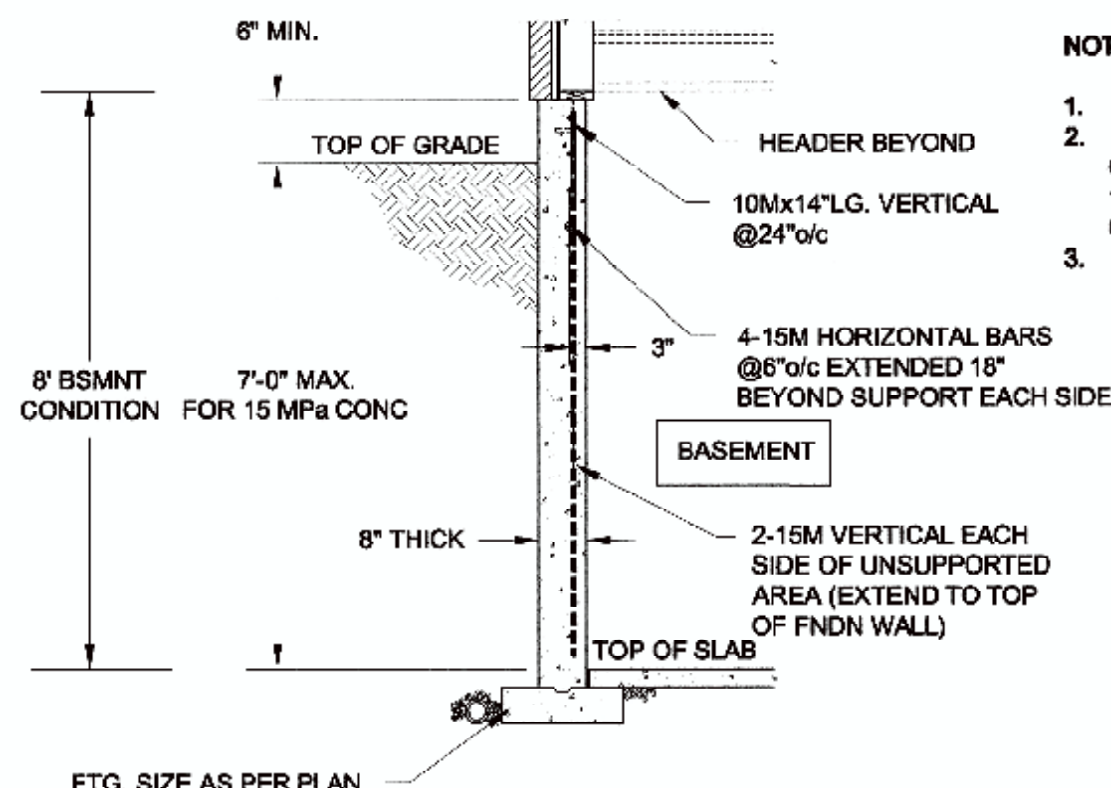
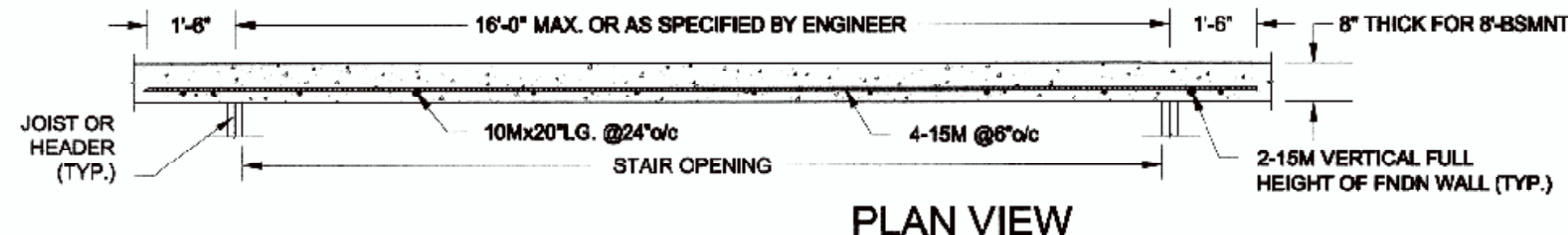
928



1A
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

NOTES:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

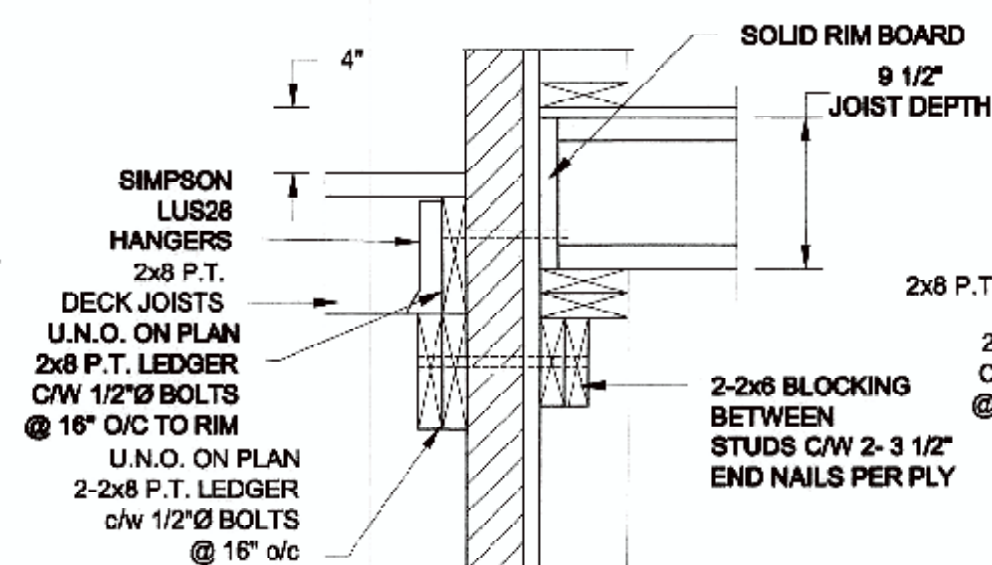


1B
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

NOTES:

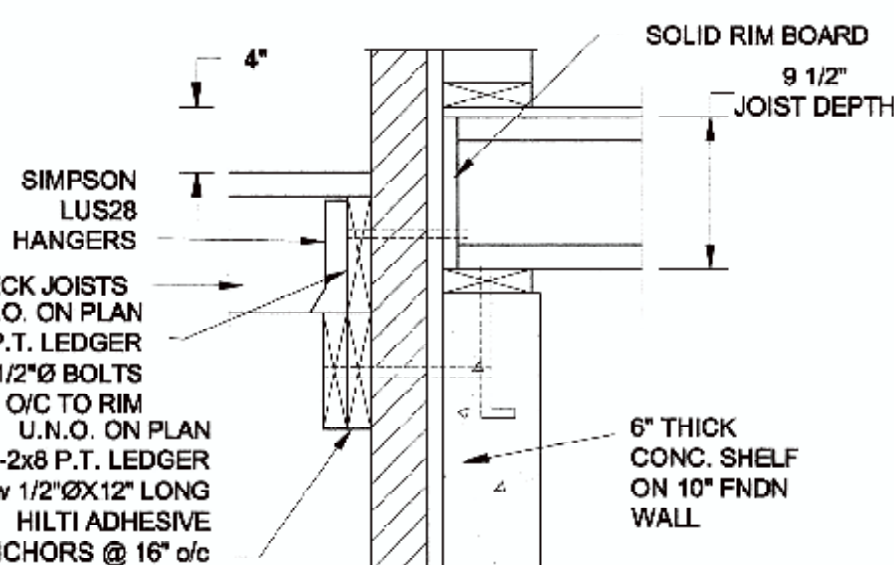
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FOR 9 1/2" JOIST DEPTH



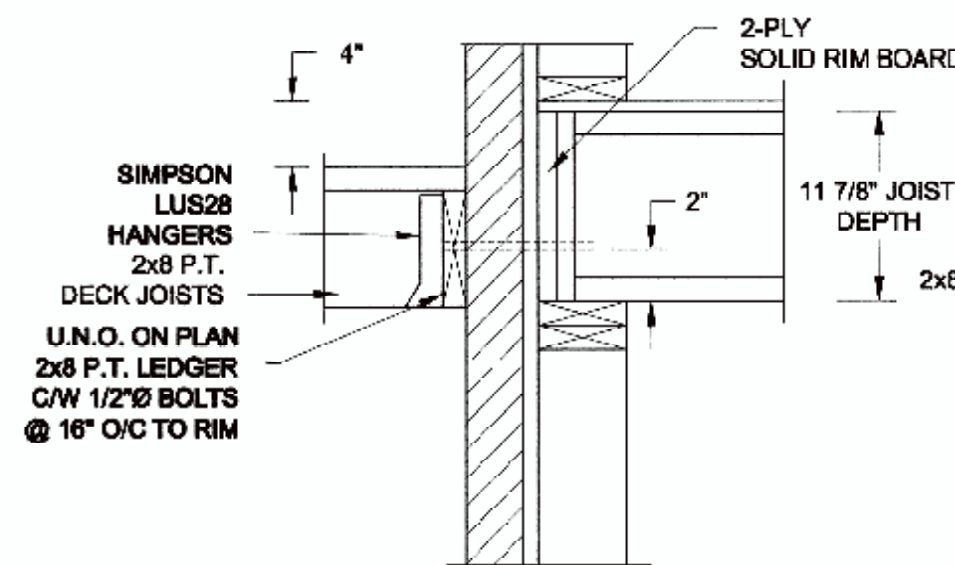
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- NOTE:**
1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL.
 2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL.
 3. FOOTING TO BE 22"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.



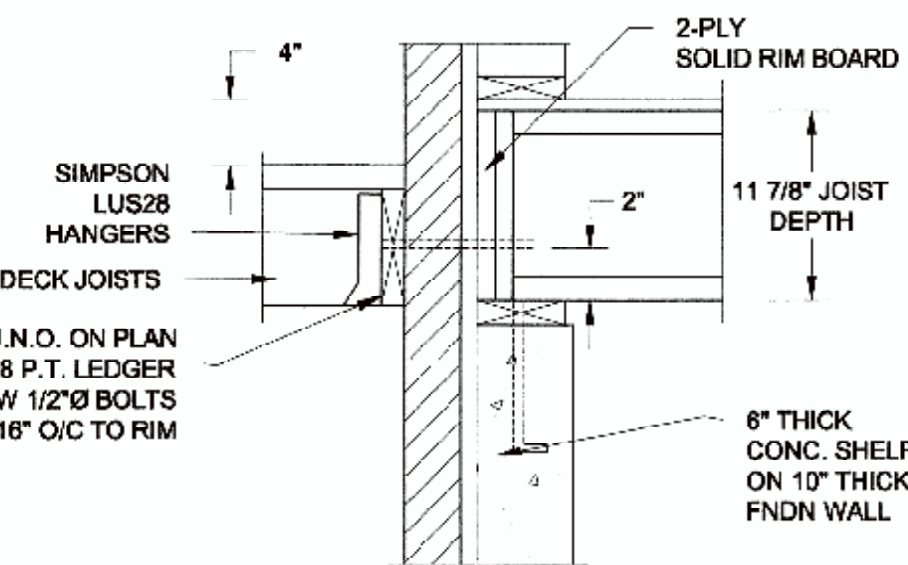
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH

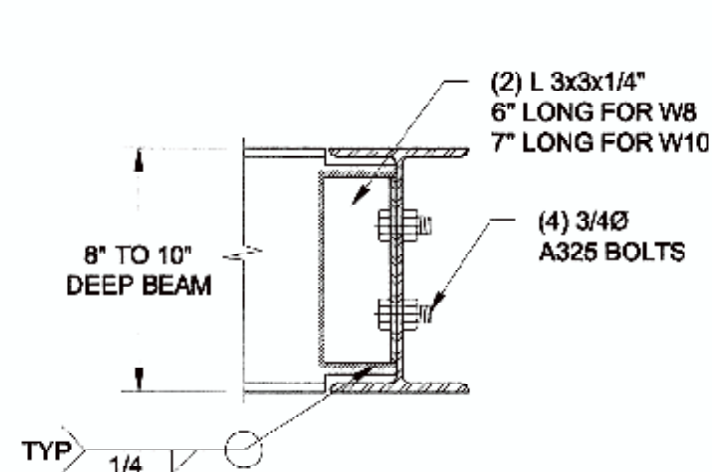


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

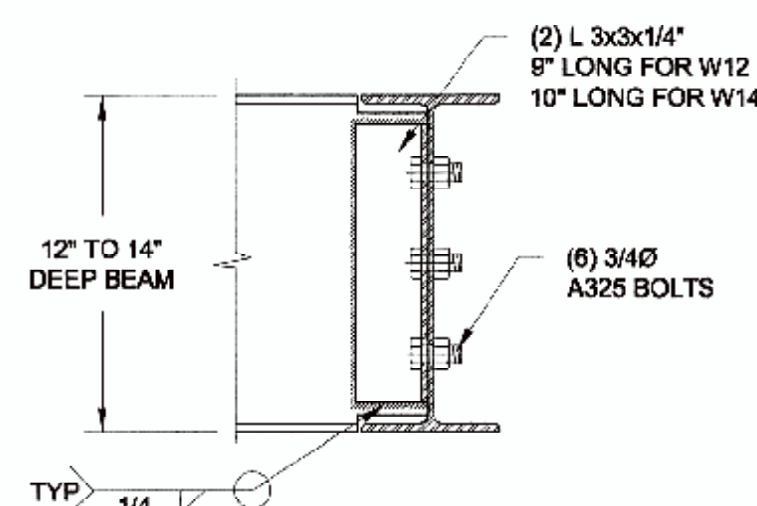
- NOTE:**
1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL.
 2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL.
 3. FOOTING TO BE 22"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.



2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



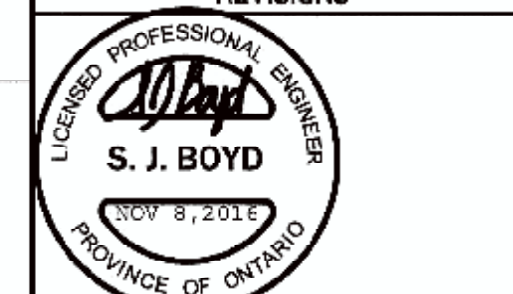
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

3
S2 **STEEL BEAM CONNECTION DETAIL**
SCALE: 1-1/2" = 1'-0"

No.	DESCRIPTION	DATE

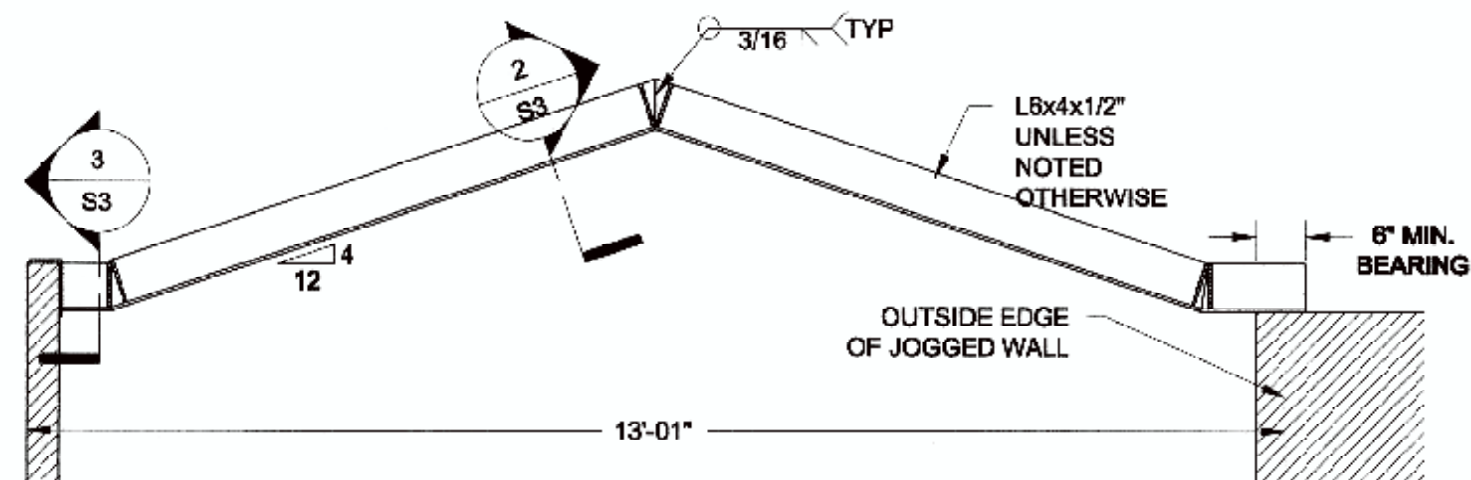


QUAILE ENGINEERING LTD.
38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-863-8647
E: quaille.enr@rogers.com

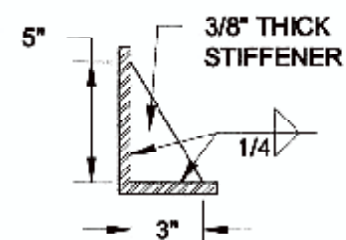
BAYVIEW WELLINGTON HOMES
GREEN VALLEY ESTATES
BRADFORD, ONTARIO

16-102
AS NOTED
NOV-02-2016

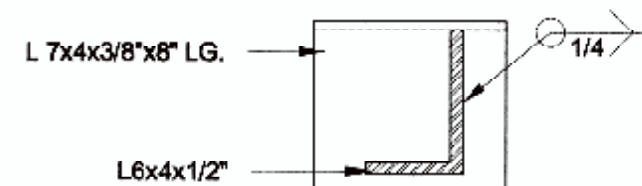
STRUCTURAL DETAILS AND NOTES
Q1



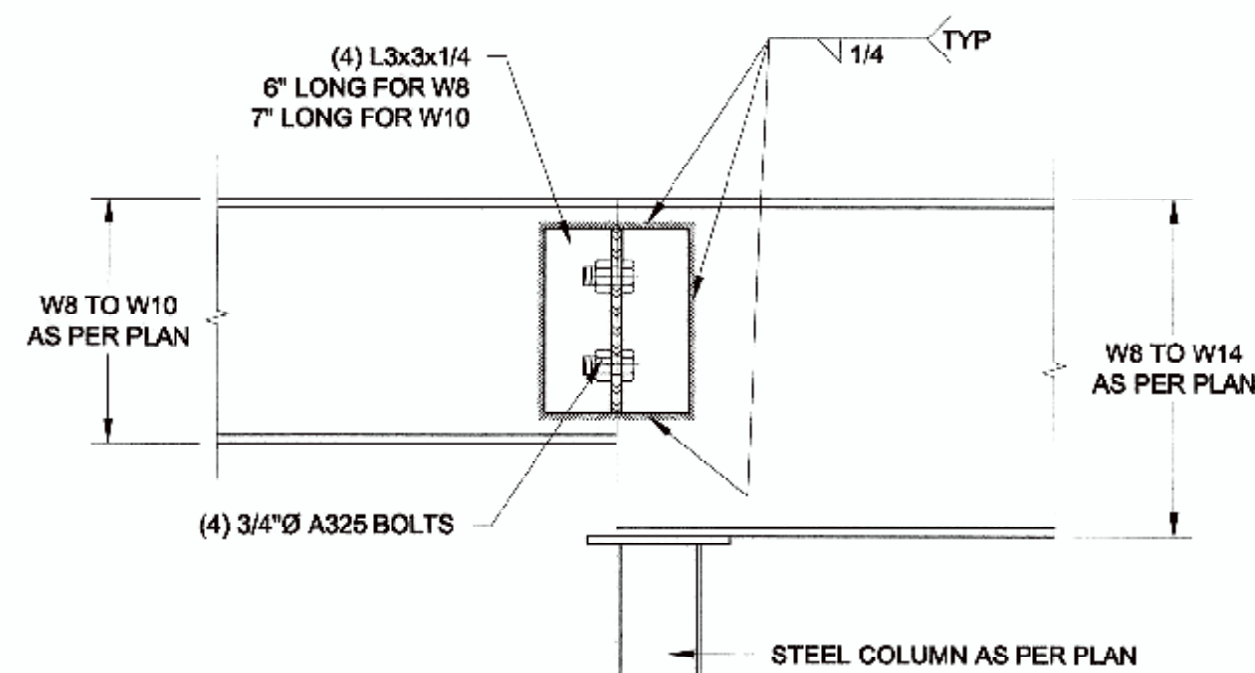
1 STEEL LINTEL AT GABLE
S3 SCALE: 1/2" = 1'-0"



2 TYP. STIFFENER
S3 SCALE: 1 1/2" = 1'-0"

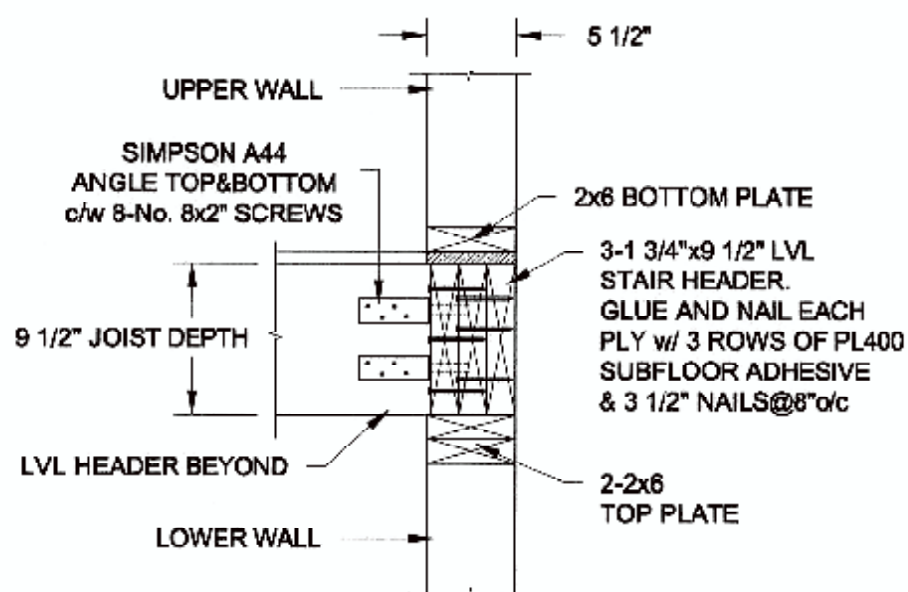


3 INVERTED ANGLE
S3 SCALE: 1 1/2" = 1'-0"



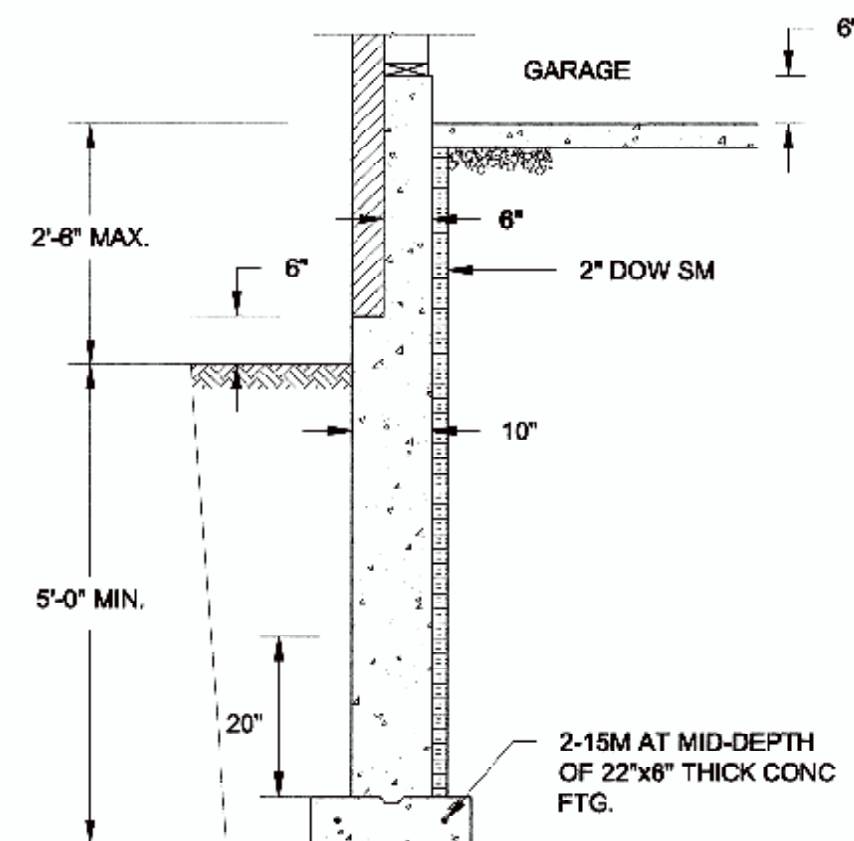
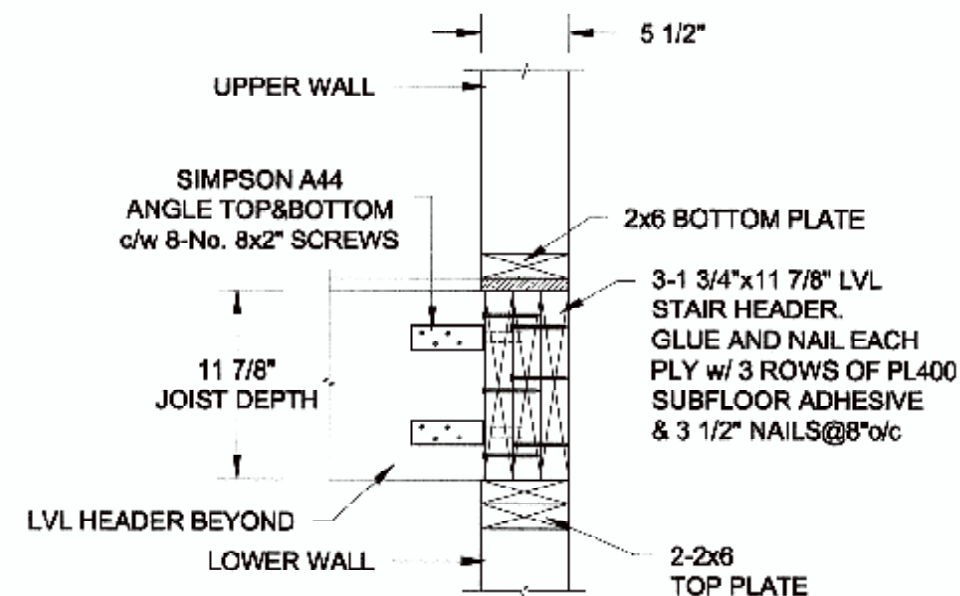
4 STEEL BEAM CONNECTION
S3 SCALE: 1 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH

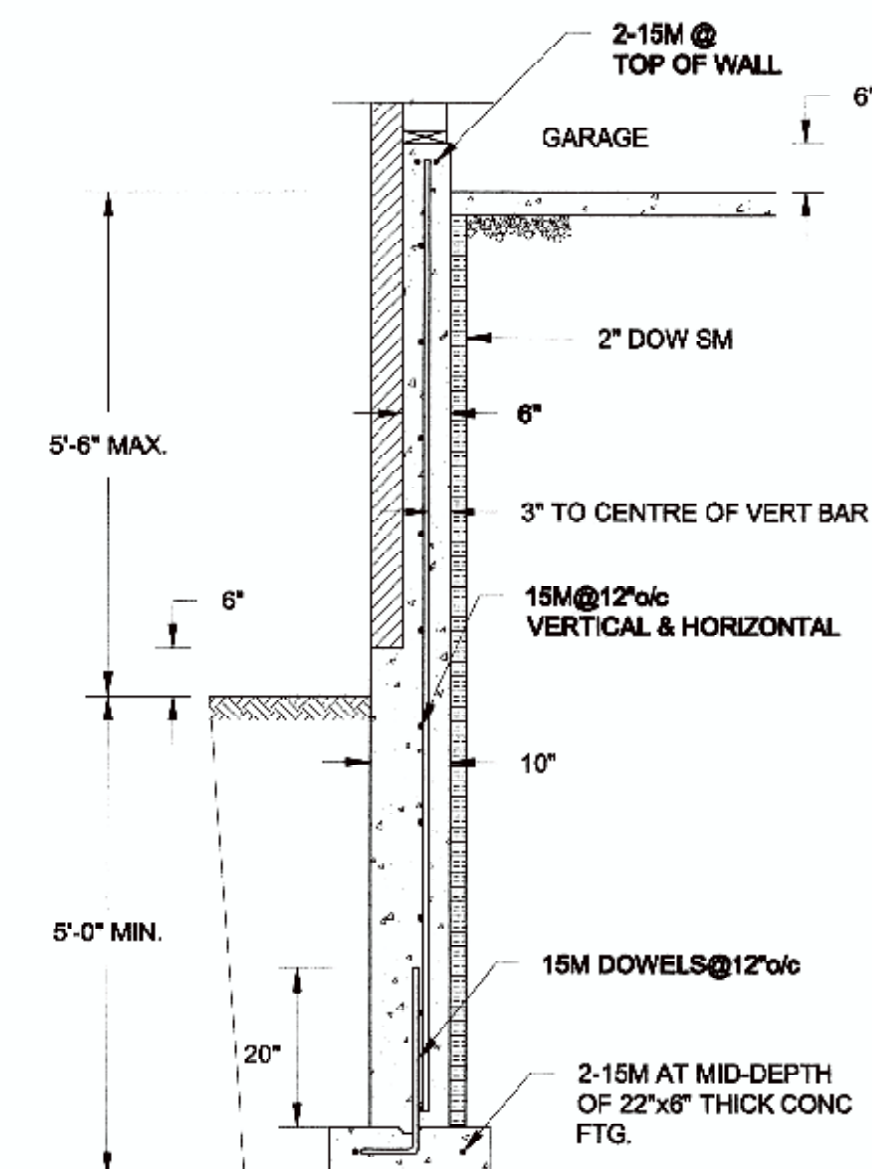


2 STAIR HEADER @ EXTERIOR WALL
S4 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



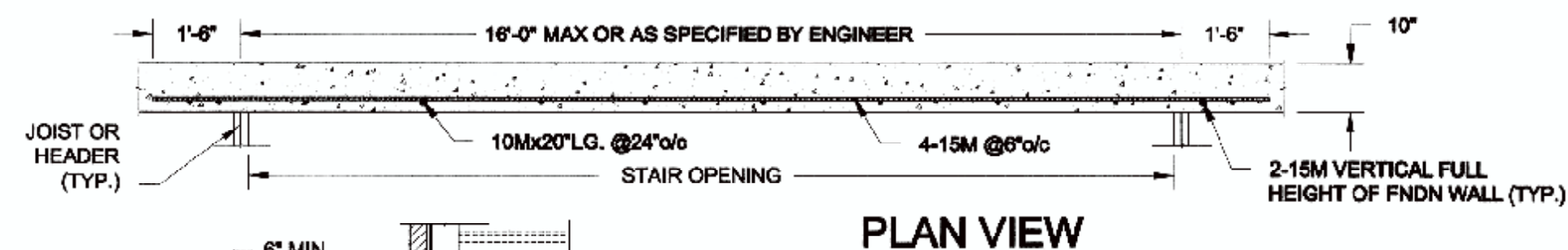
1A REINFORCED BRICKSHELF
S4 SCALE: 1/2" = 1'-0"



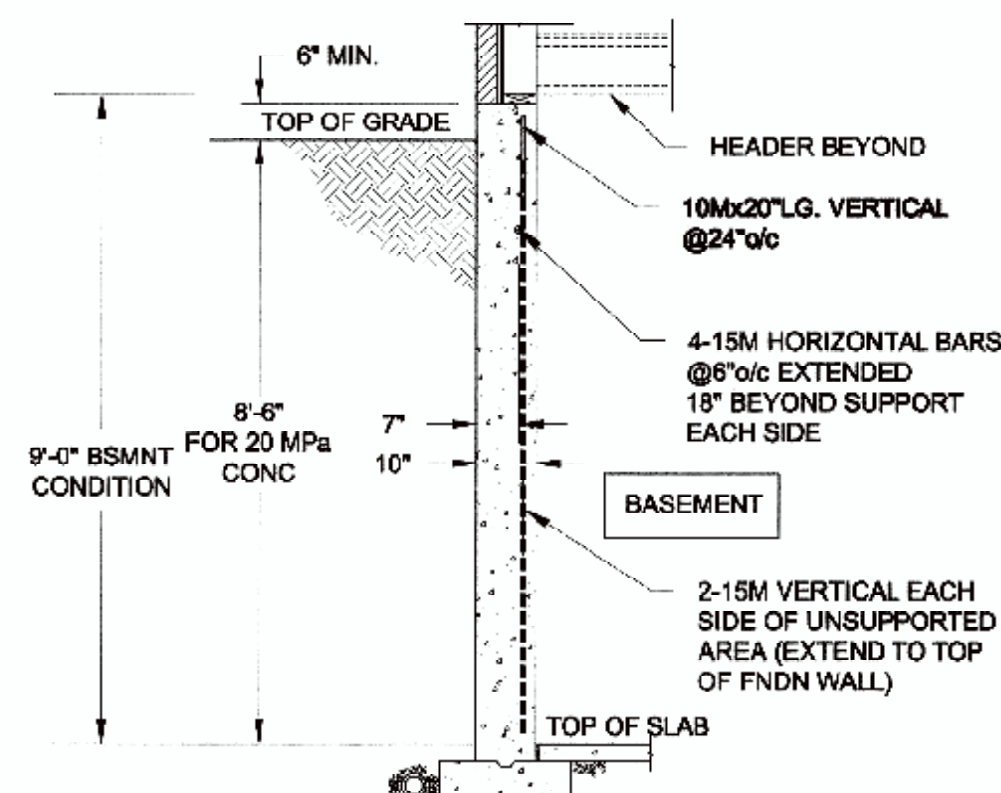
1B REINFORCED BRICKSHELF
S4 SCALE: 1/2" = 1'-0"

NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.



PLAN VIEW

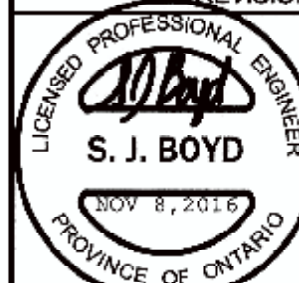


NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1 LATERALLY UNSUPPORTED WALL
S5 SCALE: 3/8" = 1'-0"

No.	DESCRIPTION	DATE
REVISIONS		



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BAYVIEW WELLINGTON HOMES
GREEN VALLEY ESTATES
BRADFORD, ONTARIO

NO	16-102	AS NOTED
REV		NOV-20-2016
STRUCTURAL DETAILS AND NOTES		Q2