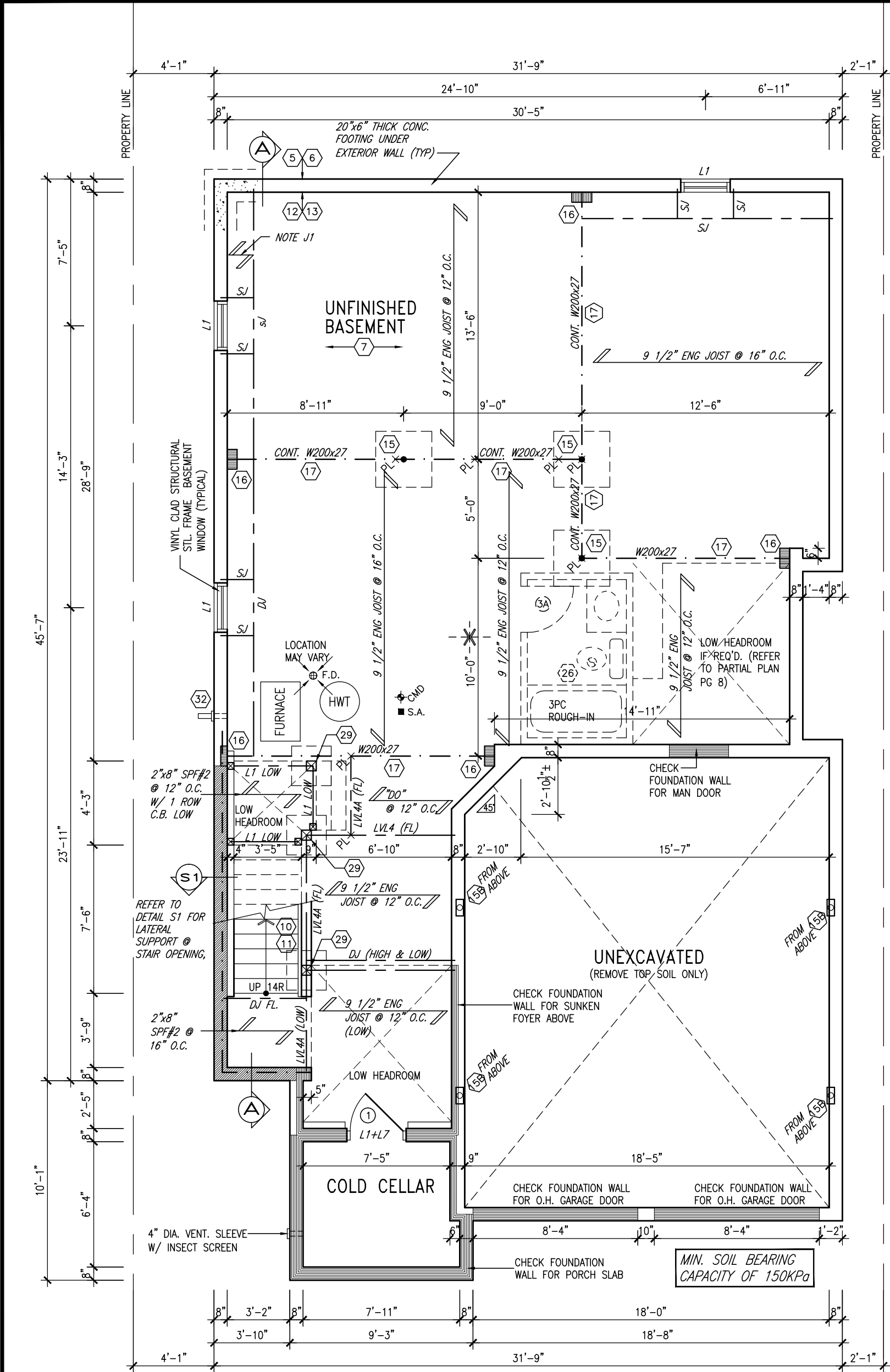




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AREA CALCULATIONS

	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1146 SF	1146 SF	1140 SF
SECOND FLOOR AREA	1435 SF	1440 SF	1457 SF
SUBTOTAL	2581 SF	2581 SF	2597 SF
DEDUCT ALL OPEN AREAS	93 SF	93 SF	93 SF
TOTAL NET AREA	2488 SF (231.14 m ²)	2493 SF (231.61 m ²)	2504 SF (232.63 m ²)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE W/OUT PORCH	1596 SF (148.27 m ²)	1596 SF (148.27 m ²)	1590 SF (147.72 m ²)
COVERAGE W/ PORCH	1656 SF (153.85 m ²)	1656 SF (153.85 m ²)	1650 SF (153.29 m ²)

BASEMENT PLAN 'A'

NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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2.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-07-04	LM
no.	description	date	by

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.

Wellington Jno-Baptiste
signature
name
registration information
VA3 Design Inc.
42658

25591
BCIN

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.

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

S38-3
BAROSSA 3

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON.

project no.
13045

date
2014-04

drawn by
LM

checked by
-

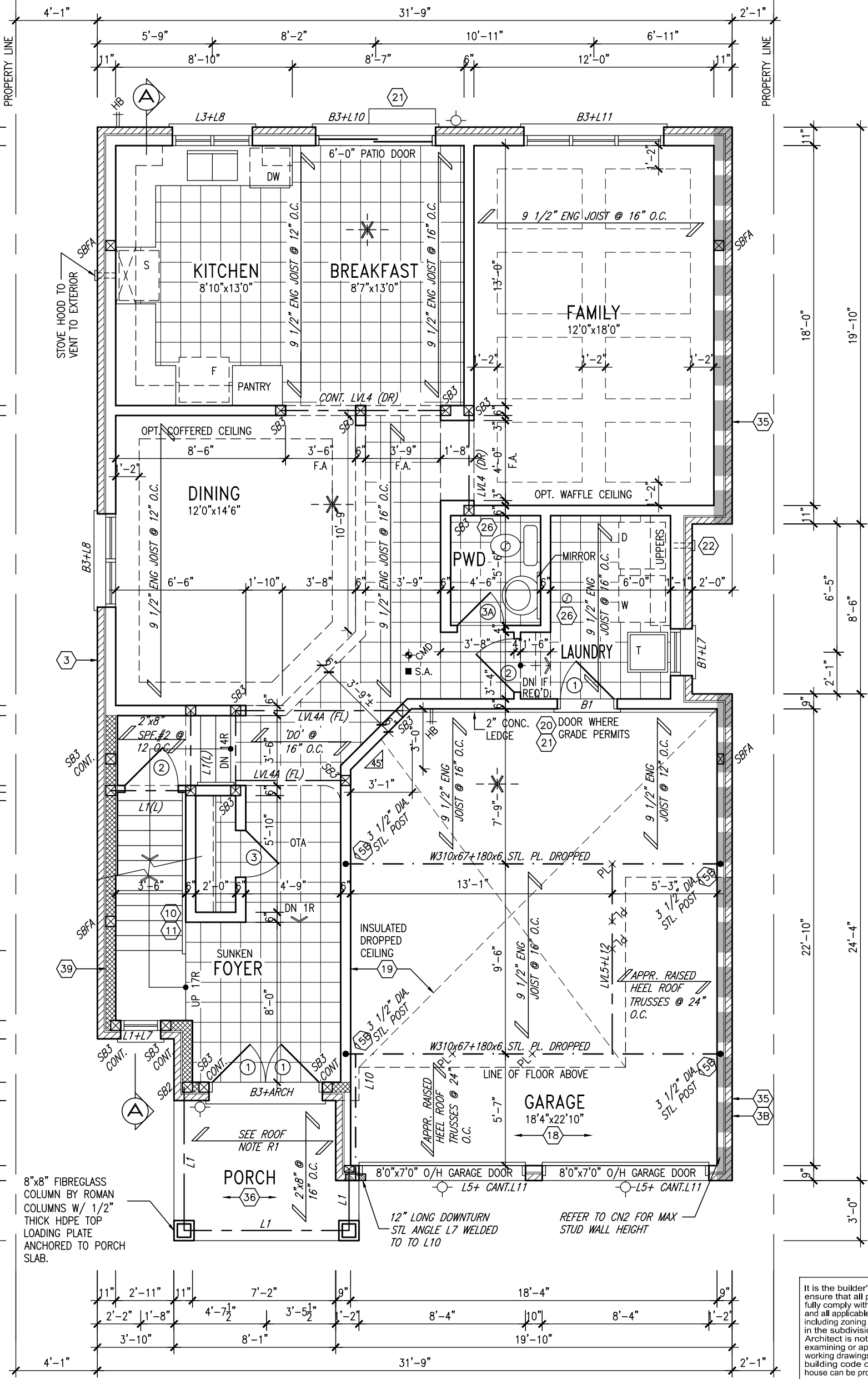
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3/16" = 1'-0"

file name
13045-S38-3

BASEMENT PLAN ELEV. 'A'

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drawing no.
1



GROUND FLOOR PLAN 'A'

NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

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qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658

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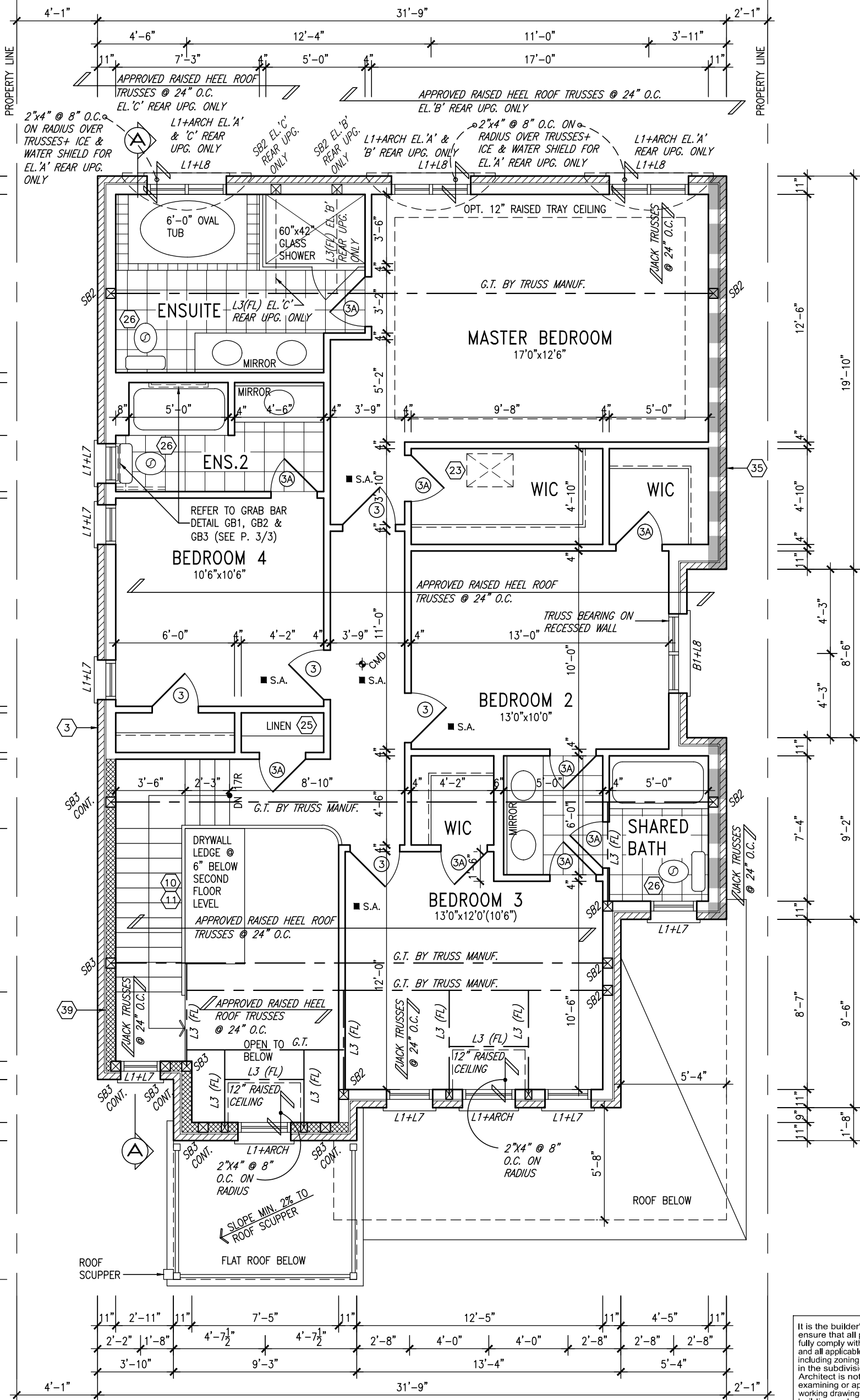
VA3 DESIGN

300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-3 BAROSSA 3
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045
date 2014-04	drawing no. 2	
GROUND FLOOR PLAN ELEV. 'A'		
drawn by LM	checked by -	scale 3/16" = 1'-0"
file name 13045-S38-3		
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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 OBC. 9.5.2.3, 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.

SECOND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

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2.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
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no.	description	date	by

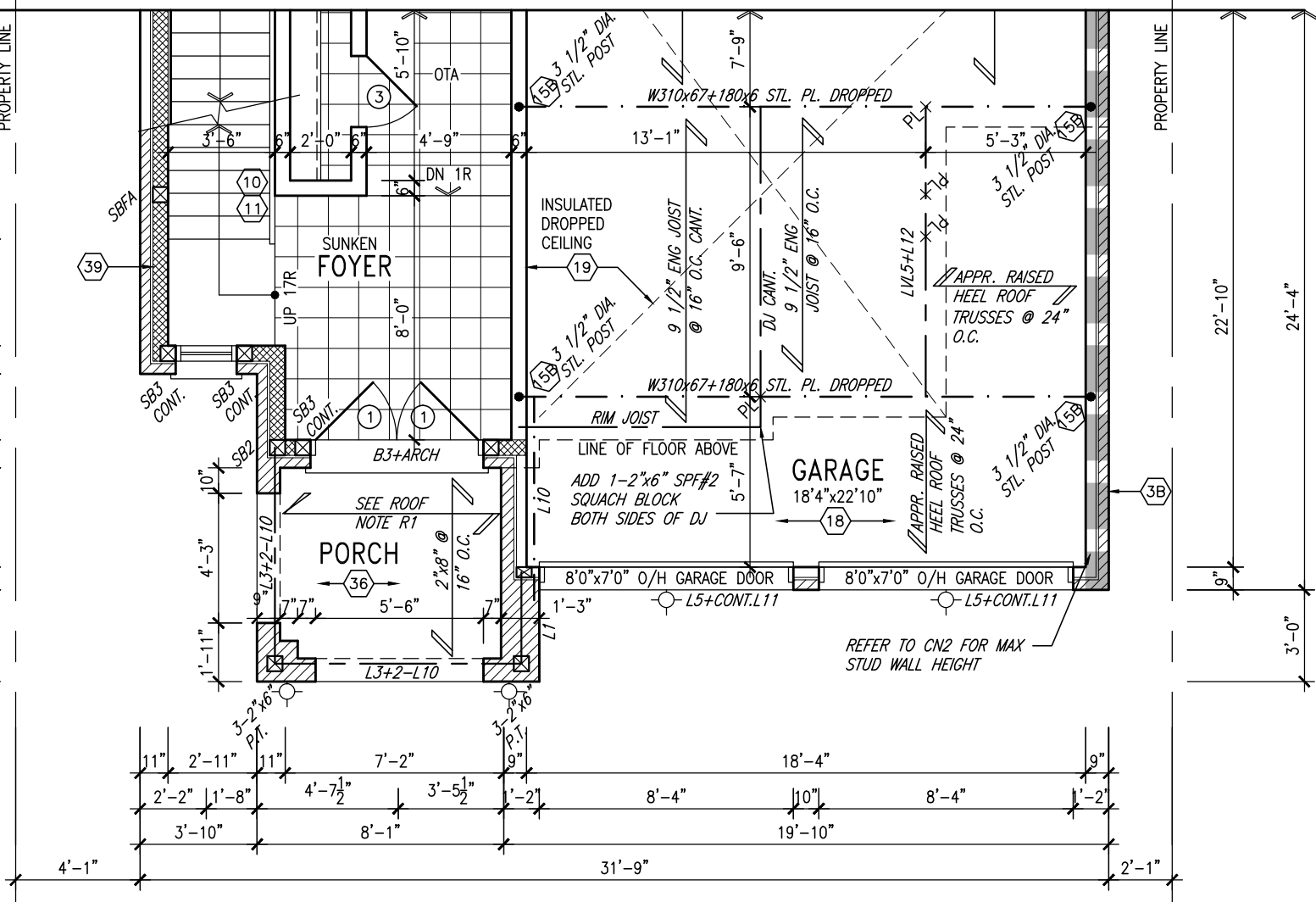
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Wellington Jno-Baptiste 25591
name
signature
registration information
VA3 Design Inc. 42658
BCIN

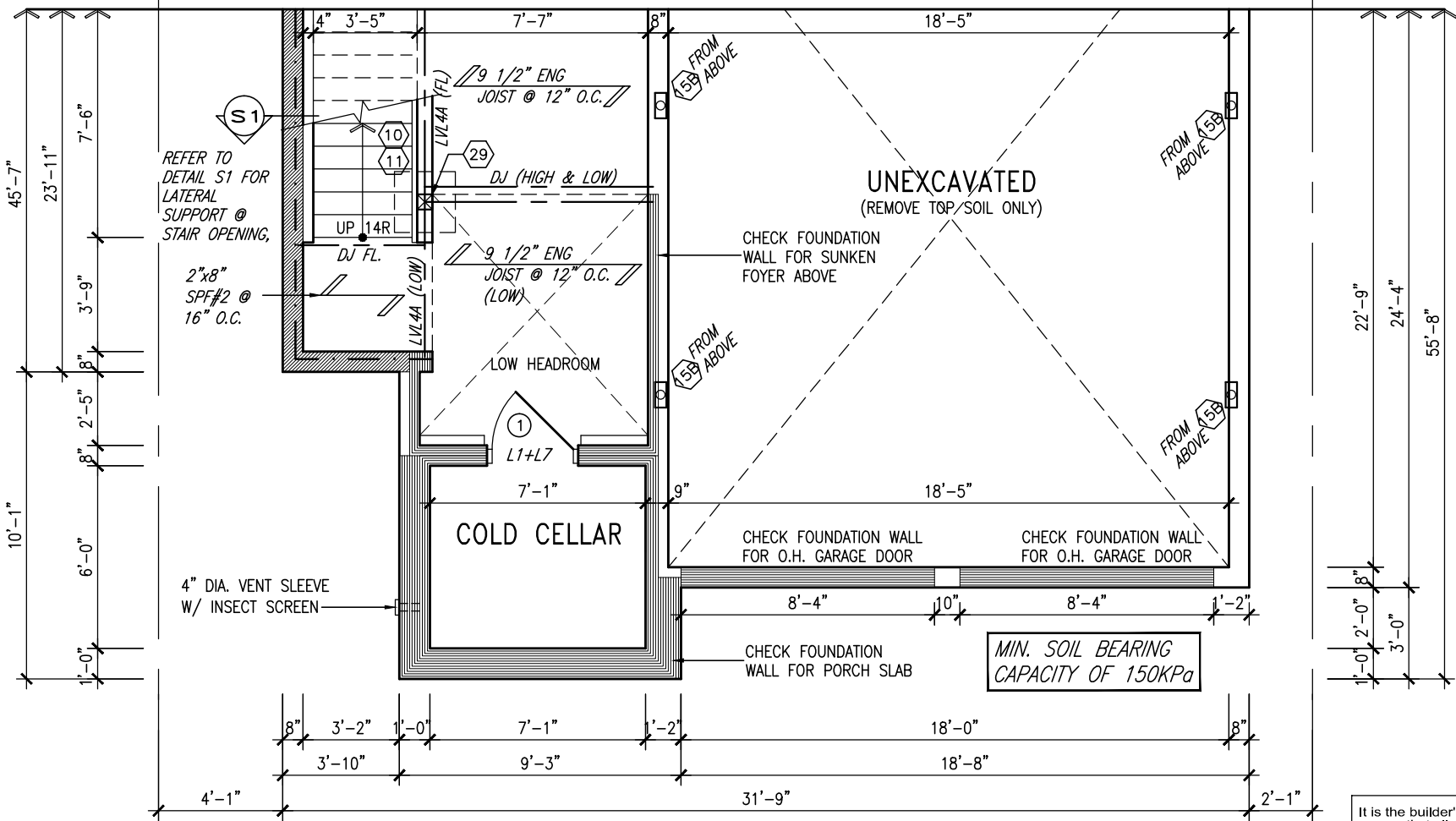
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VA3 DESIGN
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t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON		S38-3 BAROSSA 3	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	drawing no. 3
date 2014-04	SECOND FLOOR PLAN ELEV. 'A'		
drawn by LM	checked by -	scale 3/16" = 1'-0"	file name 13045-S38-3
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PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT PLAN 'B'

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.			
NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.			
NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.			
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2.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-07-04	LM
no.	description	date	by

ROOF NOTE R1			
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE			
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Wellington Jno-Baptiste 25591			
name signature BCIN			
VA3 Design Inc. 42658			
registration information			
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VA3 DESIGN

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va3design.com

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

date 2014-04

drawn by LM checked by scale 3/16" = 1'-0"

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S38-3
BAROSSA 3

project no. 13045

drawing no. 4

PARTIAL PLANS ELEV. 'B'

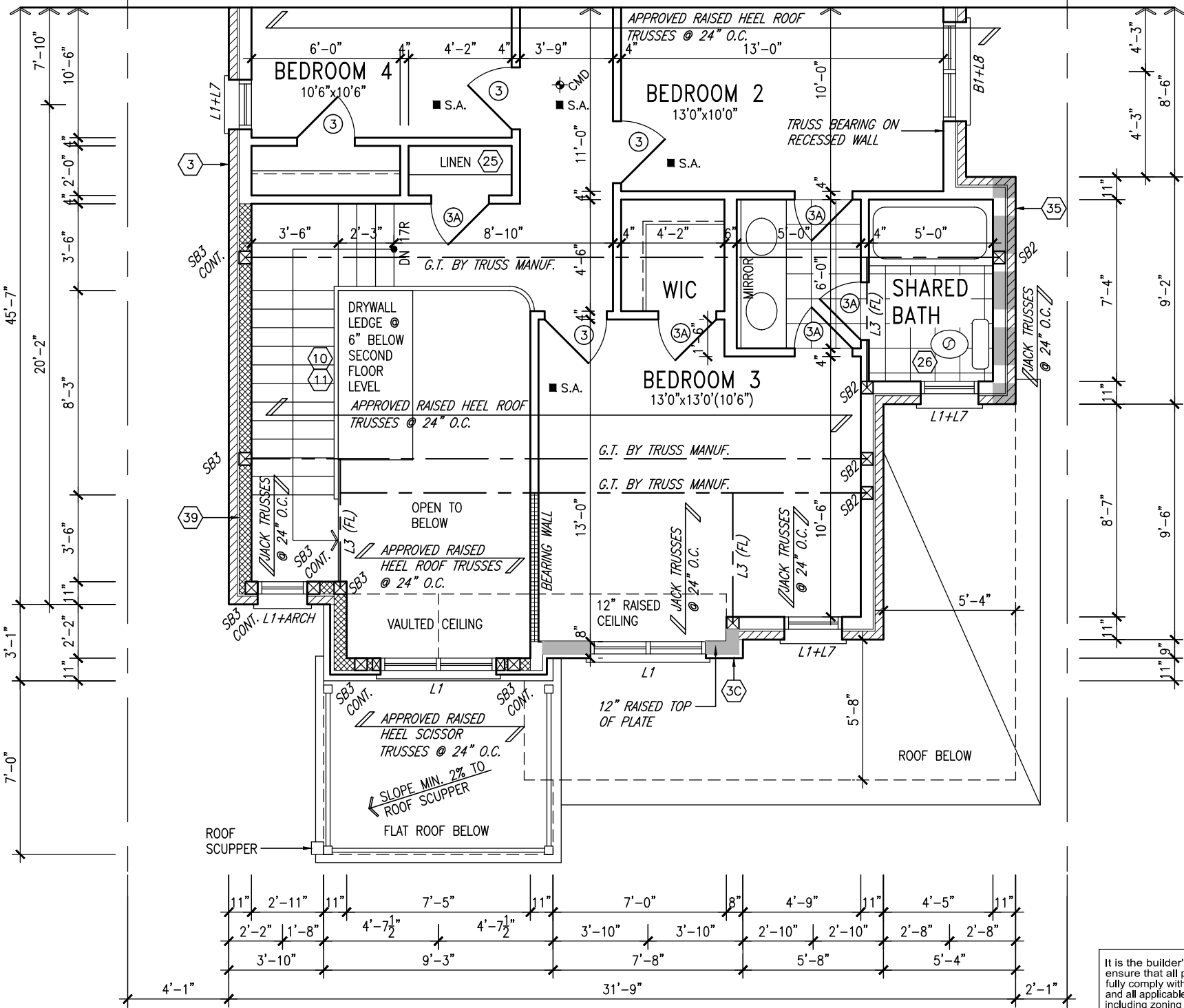
file name 13045-S38-3

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PROPERTY LINE

PROPERTY LINE



PARTIAL SECOND FLOOR PLAN 'B'

GB NOTE:
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NOTE: ROOF FRAMING
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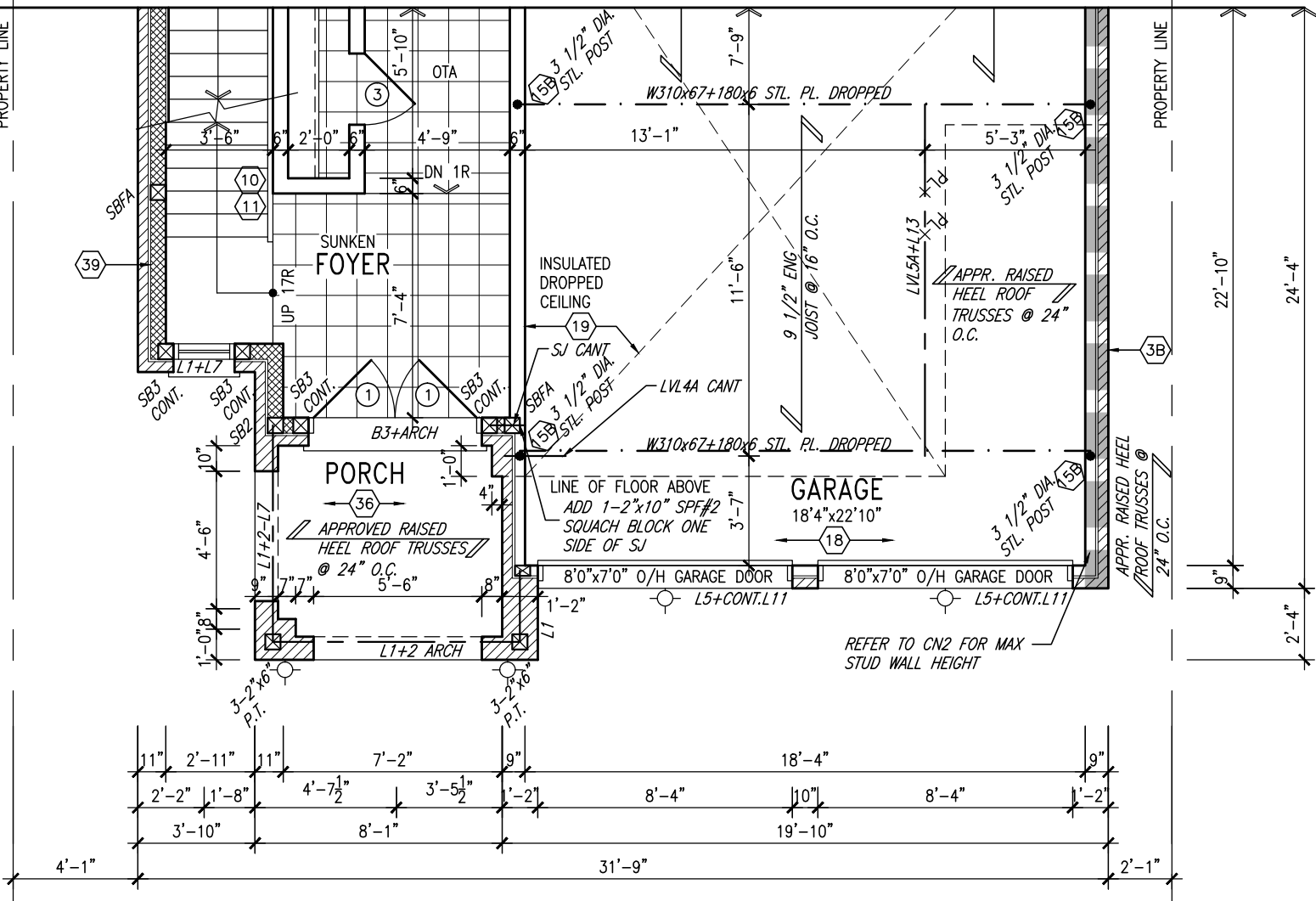
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Wellington Jno-Baptiste 25591
signature BCIN
registration information
VA3 Design Inc. 42658

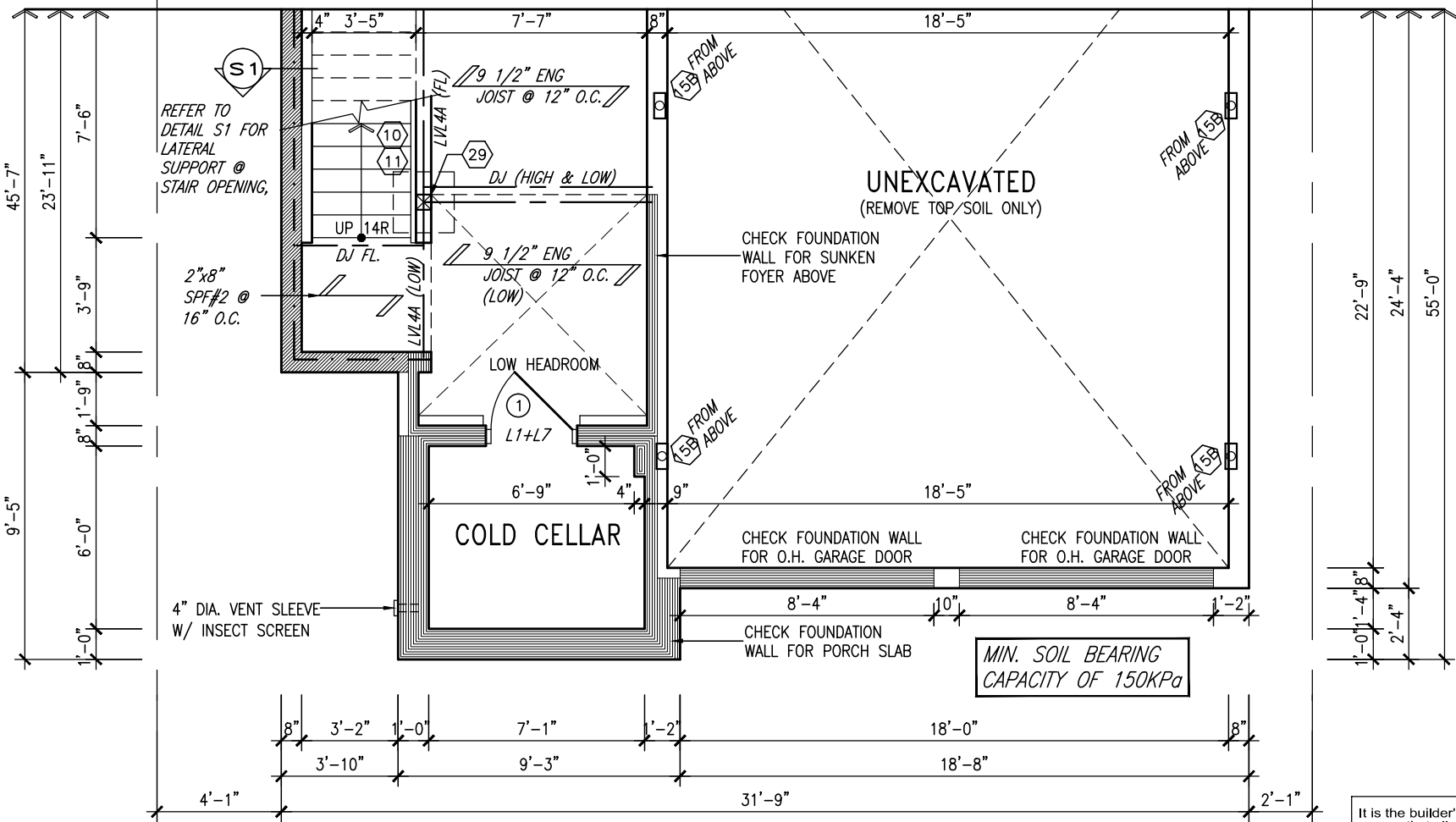
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BAYVIEW WELLINGTON		S38-3 BAROSSA 3	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	
date 2014-04	checked by LM	scale 3/16" = 1'-0"	file name 13045-S38-3
PARTIAL PLANS ELEV. 'B'		drawing no. 5	
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PARTIAL GROUND FLOOR PLAN 'C'



PARTIAL BASEMENT PLAN 'C'

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

ROOF NOTE R1 2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

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VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com

BAYVIEW WELLINGTON

S38-3 BAROSSA 3

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

project no. 13045

date 2014-04

PARTIAL PLANS ELEV. 'C'

drawing no.

drawn by LM

checked by scale 3/16" = 1'-0"

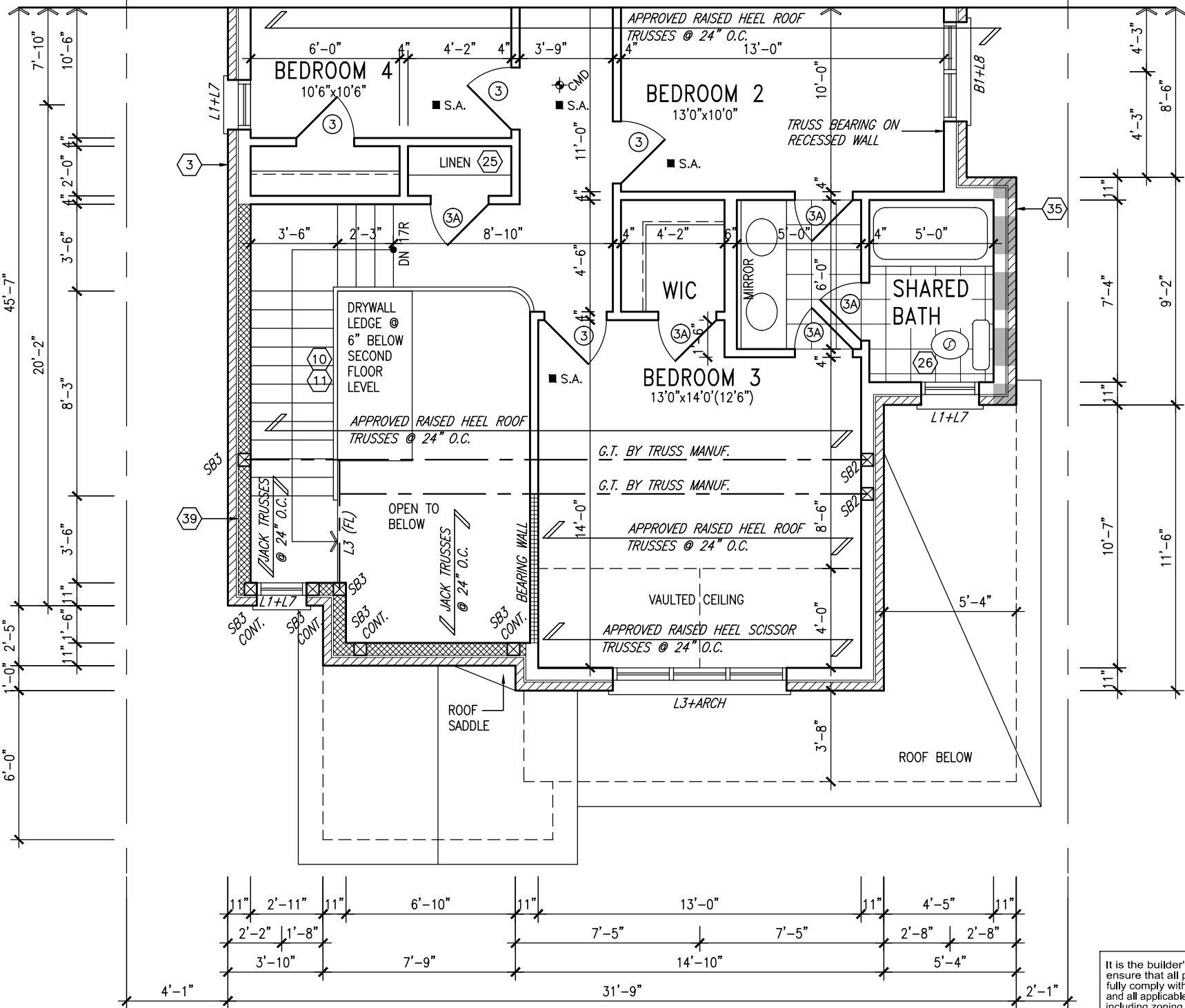
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PROPERTY LINE

PROPERTY LINE



PARTIAL SECOND FLOOR PLAN 'C'

GB NOTE:
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2.	REVISED AS PER ENG'S COMMENTS	21-04-15 RC
1.	ISSUED FOR CLIENT REVIEW	14-07-04 LM
no.	description	date by

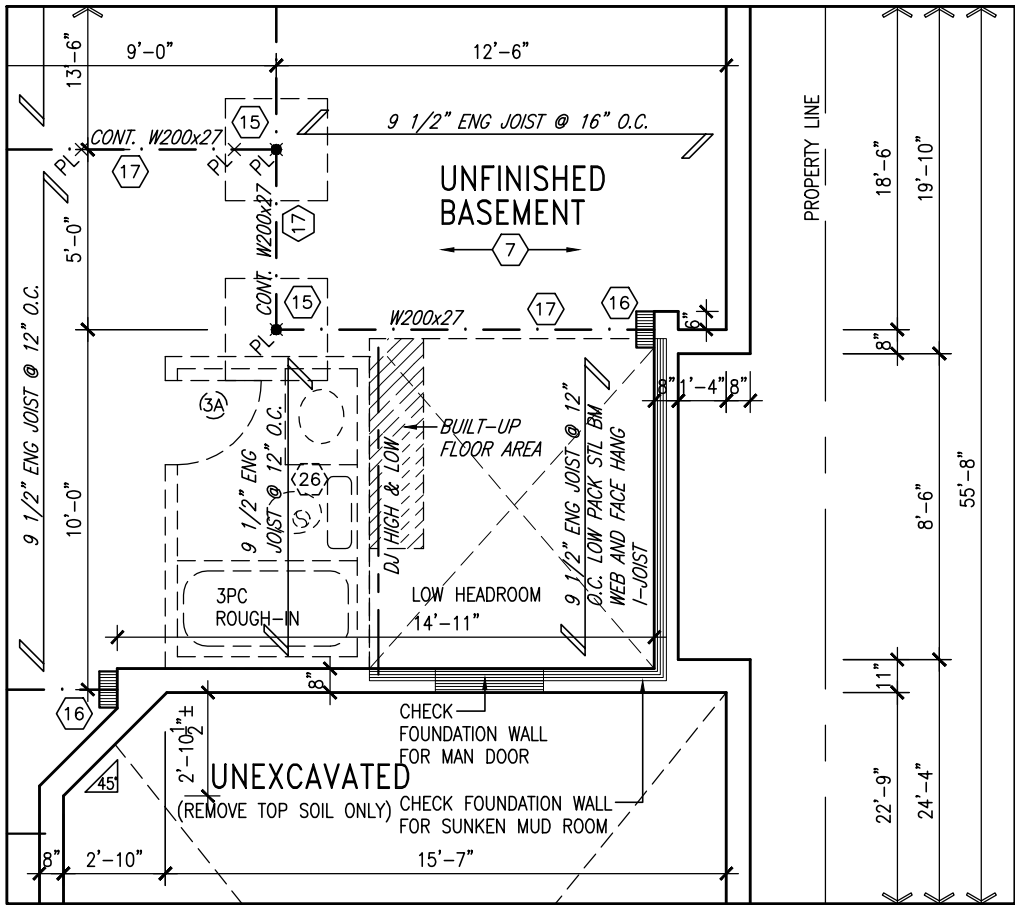
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Wellington Jno-Baptiste 25591
name signature BCIN
registration information
VA3 Design Inc. 42658

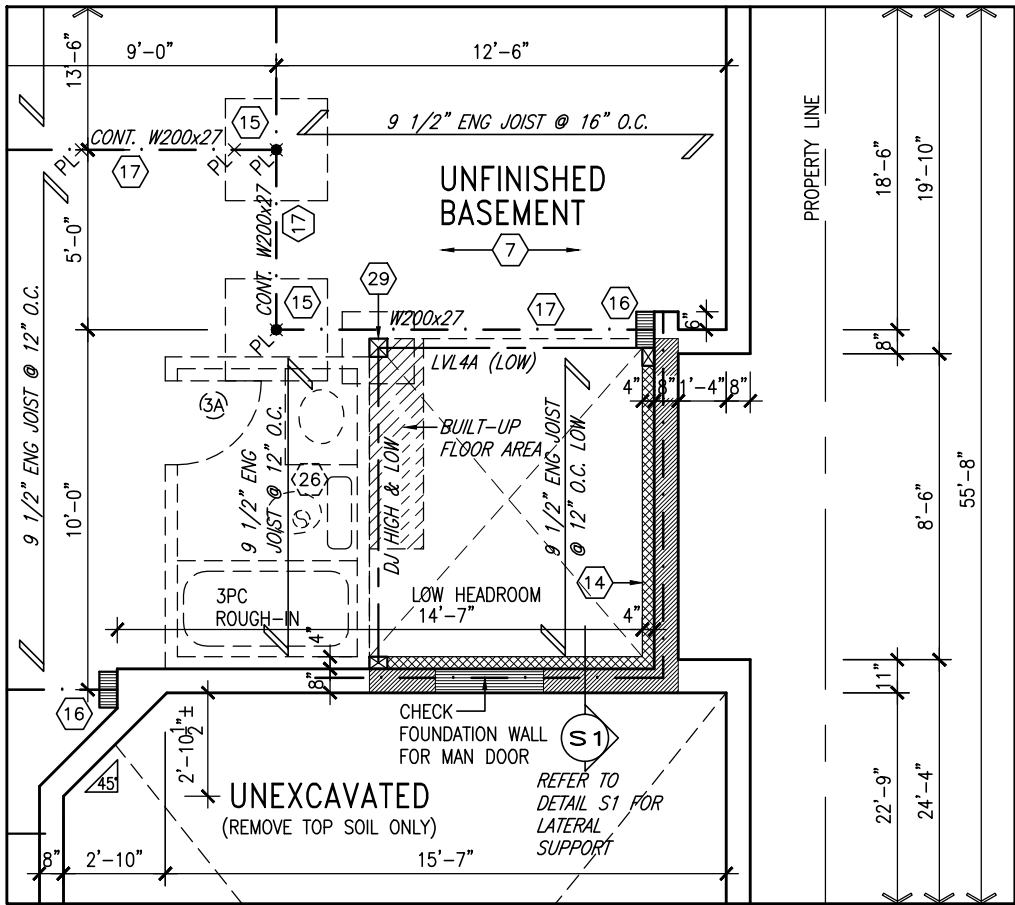
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BAYVIEW WELLINGTON		S38-3 BAROSSA 3
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045
date 2014-04	PARTIAL PLANS ELEV. 'C'	
drawn by LM	checked by -	scale 3/16" = 1'-0"
file name 13045-S38-3		drawing no. 7
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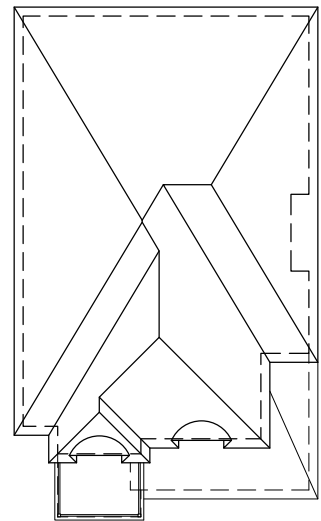


PARTIAL BASEMENT
PLAN W/ SUNKEN
LAUNDRY 1R
CONDITION



PARTIAL BASEMENT
PLAN W/ SUNKEN
LAUNDRY 2R-3R
CONDITION

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.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		S38-3 BAROSSA 3		
8	.	.	qualification information		project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045		
7	.	.	Wellington Jno-Baptiste 25591		date 2014-04	PARTIAL BASEMENT PLANS W/ SUNKEN LAINDRY			drawing no.
6	.	.	name signature BCIN		drawn by LM	checked by -	scale 3/16" = 1'-0"	file name 13045-S38-3	8
5	.	.	registration information VA3 Design Inc. 42658	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-3.dwg - Wed - Jun 3 2015 - 10:29 AM					
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3	.	.							
2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC						
1	ISSUED FOR CLIENT REVIEW	14-07-04	LM						
no.	description	date	by						



ROOF PLAN 'A'

2"x4" @ 6'9" O.C ON RADIUS W/
3/8" EXT. GRADE PLYWOOD SHEATHING
& ICE & WATER SHIELD ROLL ROOFING
W/ PREFINISHED METAL FINISH

DOUBLE BRICK ROWLOCK
ARCH OVER ROWLOCK
STACKS W/ 1/2" PROJ.

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

DOUBLE BRICK
ROWLOCK COURSE
OVER ROWLOCK STACKS
W/ 1/2" PROJ.

24" HIGH PREFIN.
DECORATIVE METAL RAILING

PREFIN. ALUM. CAP OVER
BUILT-UP STUCCO TRIMS (TYP.)

8"x8" FIBREGLASS COLUMN
BY ROMAN COLUMNS W/
1/2" THICK HDPE TOP
LOADING PLATE ANCHORED TO
PORCH SLAB.

CONT. PRECAST CONC. SILL
ON BRICK ROWLOCK

SUNKEN FOYER

POURED CONC. PORCH
SLAB AND DOOR SILL

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)



FRONT ELEVATION 'A'

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UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-3 ELEVATION 'A'	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	642 S.F.	90.84 S.F.	14.15 %
LEFT SIDE	976 S.F.	57.33 S.F.	5.87 %
RIGHT SIDE	976 S.F.	26.11 S.F.	2.68 %
REAR	635 S.F.	158.67 S.F.	24.99 %
TOTAL SQ. FT.	3229.00 S.F.	332.95 S.F.	10.31 %
TOTAL SQ. M.	299.98 S.M.	30.93 S.M.	10.31 %



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 BCN
VAS Design Inc. 42658

name registration information
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no.	description	date	by
9	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
8	ISSUED FOR CLIENT REVIEW	14-07-04	LM
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BAYVIEW WELLINGTON

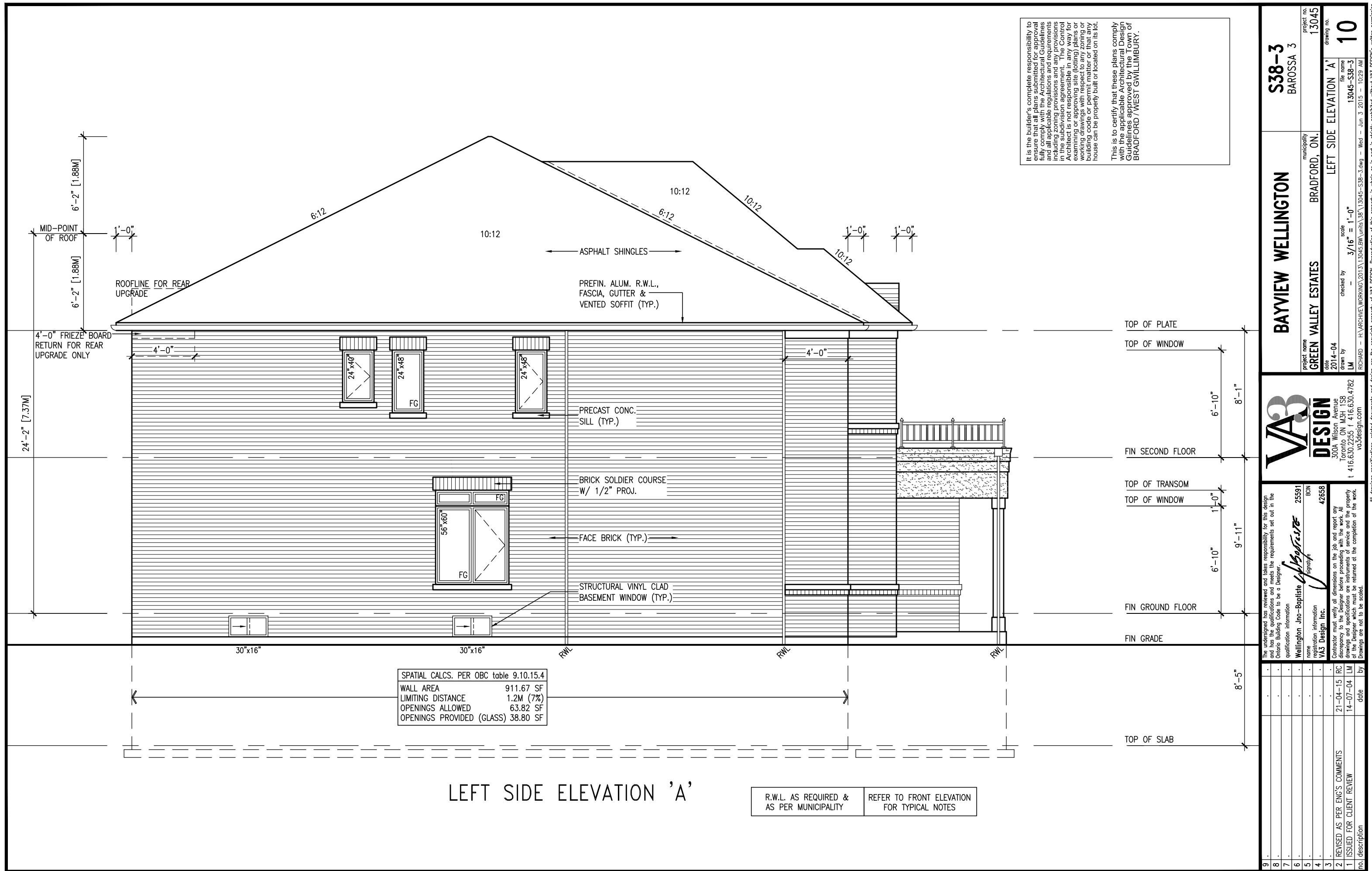
GREEN VALLEY ESTATES
BRADFORD, ON.

S38-3
BAROSSA 3

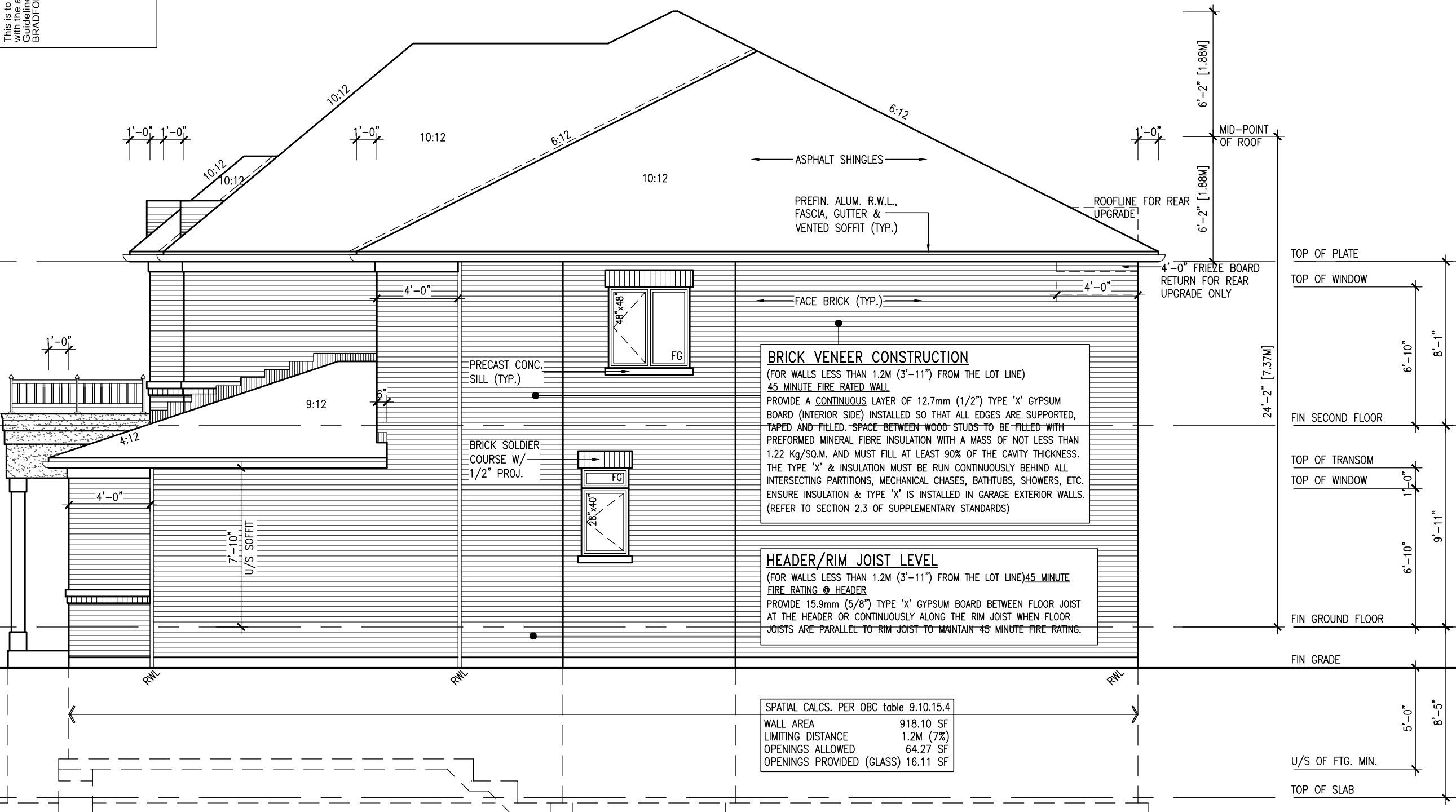
project no. 13045
drawing no. 9
project name
date 2014-04
checked by
drawn by LM
scale 3/16" = 1'-0"

project no. 13045
drawing no. 9
file name 13045-S38-3
date 2015-03-03
checked by
drawn by LM
scale 3/16" = 1'-0"

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations, 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 GWILLIMBURY.



RIGHT SIDE ELEVATION 'A'

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

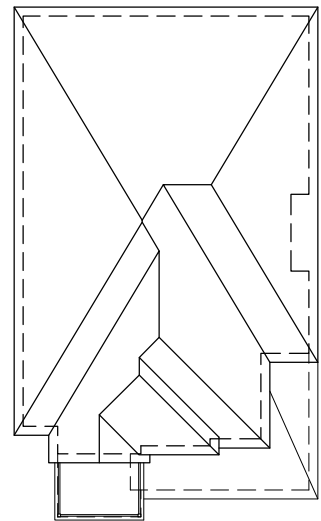
[illegible]

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



REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

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.	25591
8	.	.	qualification information	BOIN
7	.	.	Wellington Jno-Baptiste	
6	.	.	name	25591
5	.	.	registration information	BOIN
4	.	.	VA3 Design Inc.	42658
3	.	.	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.	
2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	
1	ISSUED FOR CLIENT REVIEW	14-07-04	LM	
no.	description	date	by	



ROOF PLAN 'B'



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations, 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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FRONT ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S38-3 ELEVATION 'B'	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	642 S.F.	103.43 S.F.	16.11 %
LEFT SIDE	973 S.F.	57.33 S.F.	5.89 %
RIGHT SIDE	973 S.F.	26.11 S.F.	2.68 %
REAR	635 S.F.	158.67 S.F.	24.99 %
TOTAL SQ. FT.	3223.00 S.F.	345.54 S.F.	10.72 %
TOTAL SQ. M.	299.42 S.M.	32.10 S.M.	10.72 %



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.

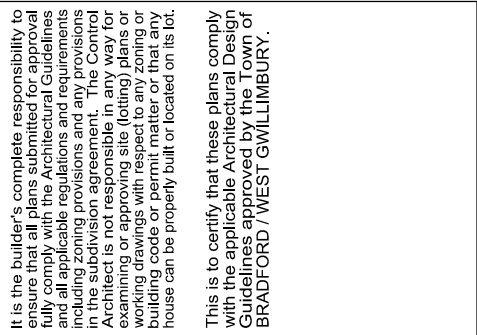
qualification information
Wellington Jno-Baptiste 25591 BCN
name registration information VAS Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

21-04-15 RC
14-07-04 LM

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS		
1	ISSUED FOR CLIENT REVIEW		

BAYVIEW WELLINGTON

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.	project no.	S38-3 BAROSSA 3
date	2014-04	checked by	LM	drawing no.	13045-538-3
drawn by	LM	scale	3/16" = 1'-0"	file name	13045-538-3
FRONT ELEVATION 'B'				project no.	13045
				drawing no.	13



R.W.L. AS REQUIRED & AS PER MUNICIPALITY	REFER TO FRONT ELEVATION FOR TYPICAL NOTES
---	---

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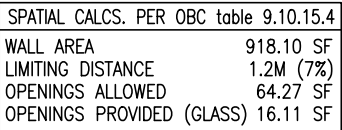
V3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
16.630.2255 f 416.630.4163
va3design.com

BAYVIEW WELLINGTON	S38-3 BAROSSA 3
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.
date 2014-04	project no. 13045
drawn by LM	checked by —
scale 3/16" = 1'-0"	checked by —
LEFT SIDE ELEVATION 'B'	
file name 13045-S38-3	drawing no. 14
RICHARD — H:\ARCHIVE WORKING\2013\13045\BW\units\38\13045-S38-3.dwg — Wed Jun 3 2015 — 10:29 AM	

BAYVIEW WELLINGTON

S38-3
BAROSSA 3

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



R.W.L. AS REQUIRED & AS PER MUNICIPALITY	REFER TO FRONT ELEVATION FOR TYPICAL NOTES
---	---

The undersigned has reviewed and takes responsibility for this design and the specifications and details shown on the drawings and certifies that he/she understands the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information	2559 BCIN 425558
Wellington Jno-Baptiste name	signature
registration information VNA3 Design Inc.	Contractor must verify all dimensions on the job and report any discrepancies to the Designer immediately. The Designer will be responsible for any and all design errors and specifications. The fee of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.
va3design.com

BAYVIEW

BAYVIEW WELLINGTON

W	S38-3 BAROSSA 3
municipality FORD, ON.	project no. 13045
RIGHT SIDE ELEVATION 'B'	
title name 13045-S38-3	15
8-3.dwg - Wed - Jun 3 2015 - 10:29 AM	

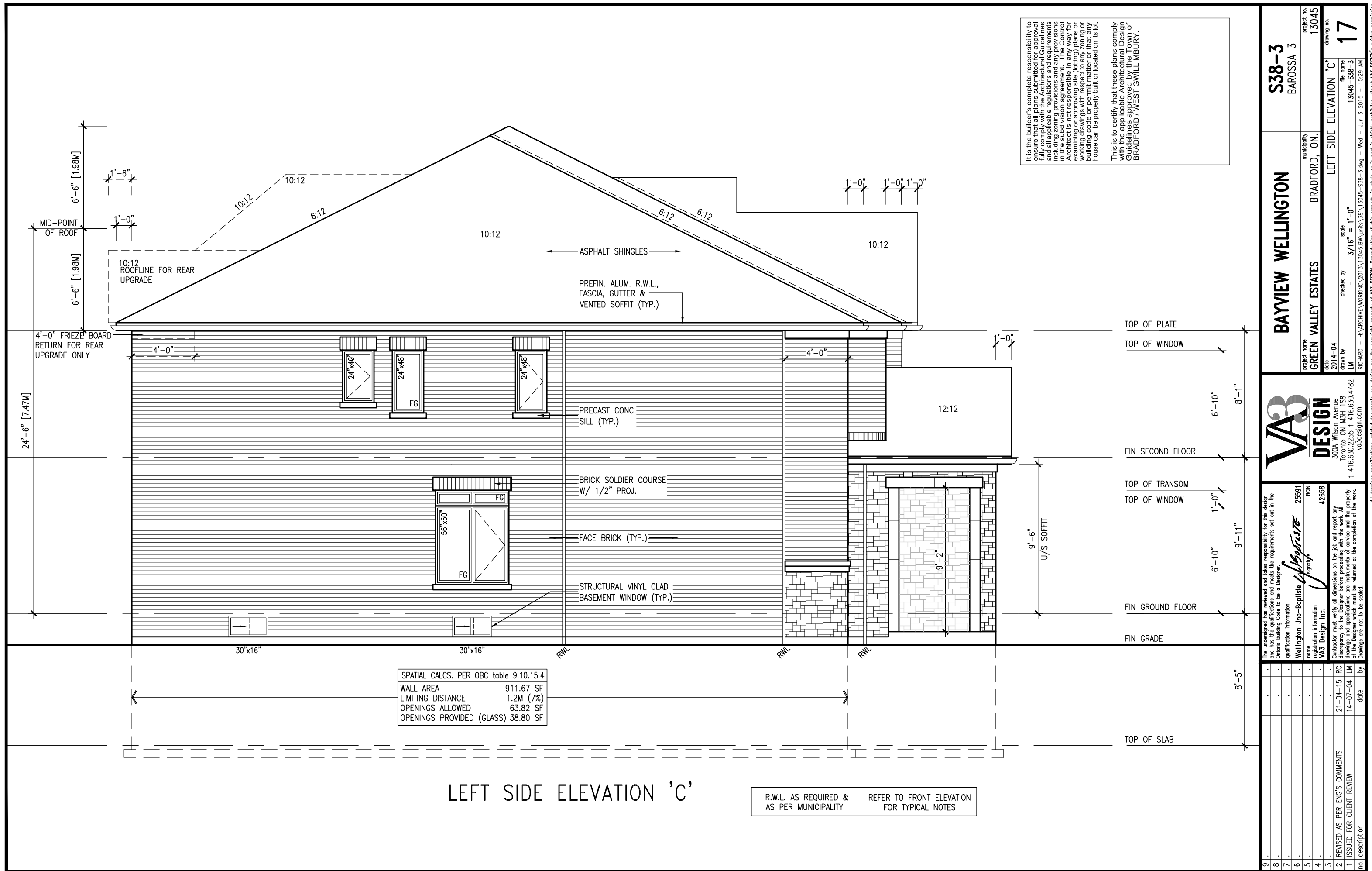
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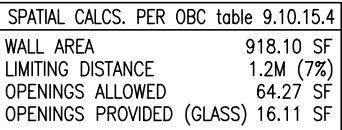
UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-3 ELEVATION 'C'	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	649 S.F.	83.36 S.F.	12.84 %
LEFT SIDE	969 S.F.	57.33 S.F.	5.92 %
RIGHT SIDE	969 S.F.	26.11 S.F.	2.69 %
REAR	635 S.F.	158.67 S.F.	24.99 %
TOTAL SQ. FT.	3222.00 S.F.	325.47 S.F.	10.10 %
TOTAL SQ. M.	299.33 S.M.	30.24 S.M.	10.10 %

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 building codes or the respective zoning or building codes or permit rules that apply. A house can be properly built or located on its lot.

[illegible]



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R.W.L. AS REQUIRED & AS PER MUNICIPALITY	REFER TO FRONT ELEVATION FOR TYPICAL NOTES
---	---

The undersigned has reviewed and takes responsibility for this design and the information contained herein. The undersigned has read and understands the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information	Wellington Jno-Baptiste	25539
name registration information	<i>Jno-Baptiste</i> signature	BCIN
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. No part of this instrument is to be used for the completion of the work.	VA3 Design Inc.	4265858

project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD, ON.	13045

DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.
va3design.com

VA3 Design Inc. 42655

Work description	Date	DWG.	Drawings are not to be source	Inventor	Designated as a Visual Basic Name	Name
All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.						Vasodan Nair



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

6'-2" [1.88M]
(6'-6" ELEV. 'C')

MID-POINT OF ROOF

24'-2" [7.37M]
(24'-6" ELEV. 'C')

TOP OF PLATE

TOP OF WINDOW

6'-10"

8'-1"

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

1'-0"

6'-10"

9'-11"

FIN GROUND FLOOR

CROSS BRACING (TYP.)

TOP OF WINDOW

WOOD POST C/W
AL CAP AND
E SET INTO 12"
TUBES TO
ABOVE GRADE

6'-10"

8'-5"

FIN GRADE

CONC. FOUNDATION
FOOTINGS (TYP.)

TOP OF SLAB

<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,2.1.1.(7)			
S38-3 ELEVATION 'C' W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	649 S.F.	83.36 S.F.	12.84 %
LEFT SIDE	969 S.F.	57.33 S.F.	5.92 %
RIGHT SIDE	969 S.F.	26.11 S.F.	2.69 %
REAR	762 S.F.	201.33 S.F.	26.42 %
TOTAL SQ. FT.	3349.00 S.F.	368.13 S.F.	10.99 %
TOTAL SQ. M.	311.13 S.M.	34.20 S.M.	10.99 %

R.W.L. AS REQUIRED & AS PER MUNICIPALITY	REFER TO FRONT ELEVATION FOR TYPICAL NOTES
---	---

9.	.	.	.	.	.	Wellingdon Jno-Baptiste	25591
8.	.	.	.	.	.	name	BCIN
7.	.	.	.	.	.	registration information	42658
6.	.	.	.	.	.	signature	
5.	.	.	.	.	.	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.	
4.	.	.	.	.	.	date	by
3.	.	.	.	.	.	21-04-15	RC
2.	REVISED AS PER ENG'S COMMENTS					14-07-04	LM
1.	ISSUED FOR CLIENT REVIEW						
no.	description						



DESIGN
300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2235 f 416.630.4782
vozdesign.com

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD, ON.

project name

project no. 13045

date 2014-04

drawn by LM

checked by —

scale 3/16" = 1'-0"

W.O.D. REAR ELEVATION 'A', 'B' & 'C'

drawing no. 20

file name 13045-S38-3

signature *W. J. Baptiste*

no. 25591

BCIN 42658

registration information

signature

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 21-04-15

by RC

14-07-04

LM

1 ISSUED FOR CLIENT REVIEW

2 REVISED AS PER ENG'S COMMENTS

no.

description

S38-3

BAROSSA 3

project no. 13045

drawing no. 20

file name 13045-S38-3

signature *W. J. Baptiste*

no. 25591

BCIN 42658

registration information

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by RC

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14-07-04

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by RC

14-07-04

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date 21-04-15

by RC

14-07-04

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date 21-04-15

by RC

14-07-04

LM

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2 REVISED AS PER ENG'S COMMENTS

no.

description

S38-3

BAROSSA 3

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drawing no. 20

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date 21-04-15

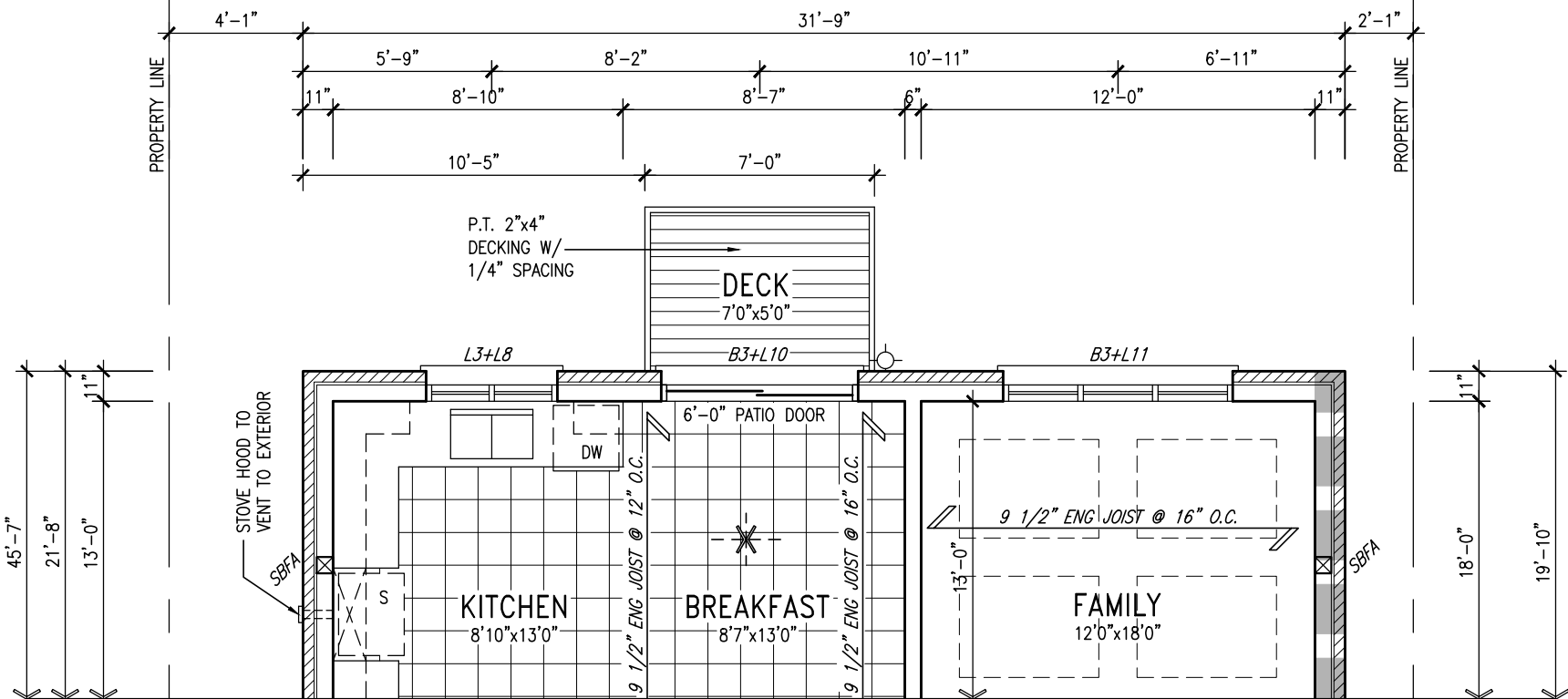
by RC

14-07-04

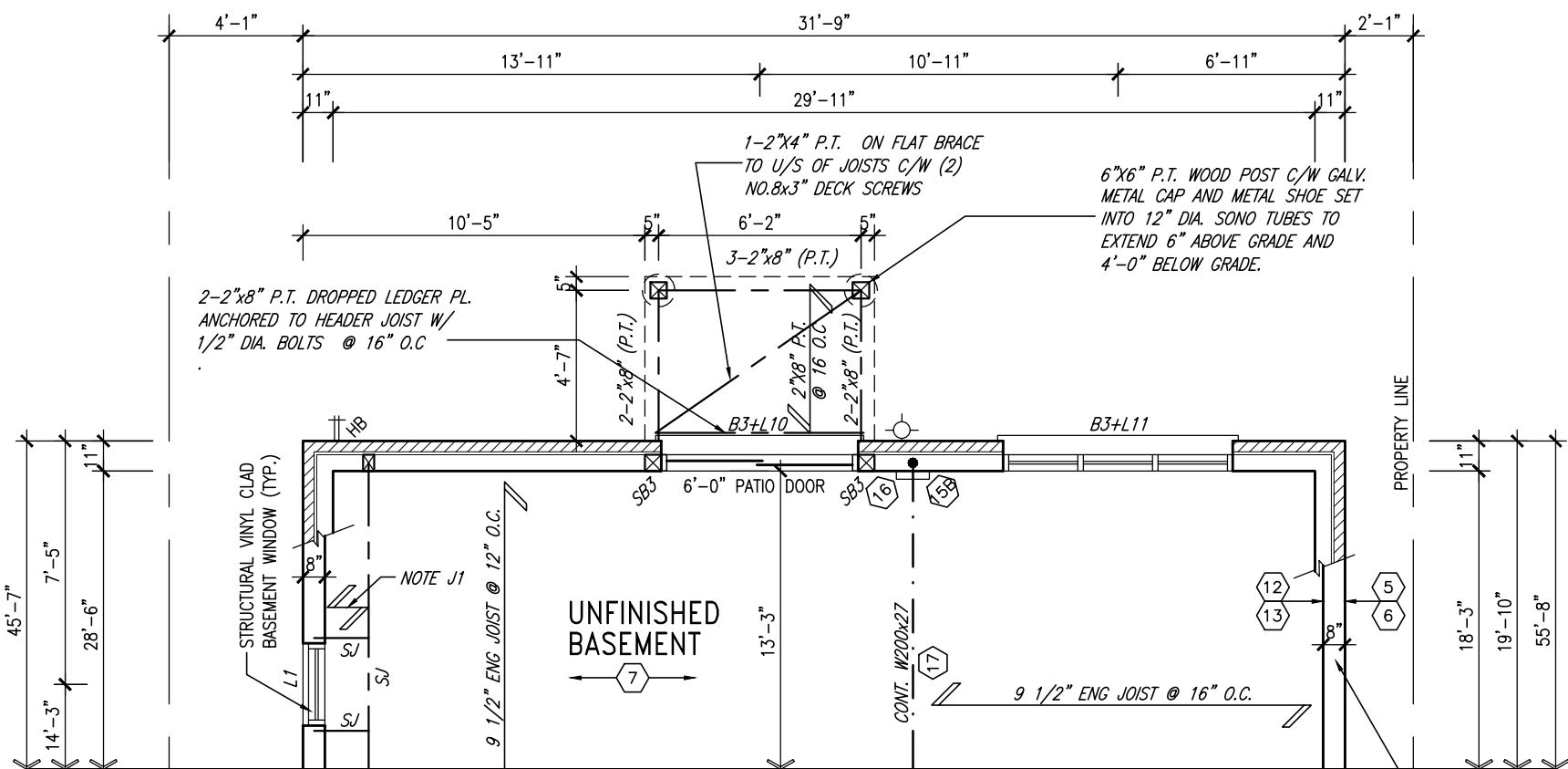
LM

<

INDICATES REDUCED SIDE YARD



PARTIAL W.O.B. GROUND FLOOR PLAN 'A', 'B' & 'C'



PARTIAL W.O.B. BASEMENT FLOOR PLAN 'A', 'B' & 'C'

10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS MAX BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP

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NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-07-04	LM
no.	description	date	by

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

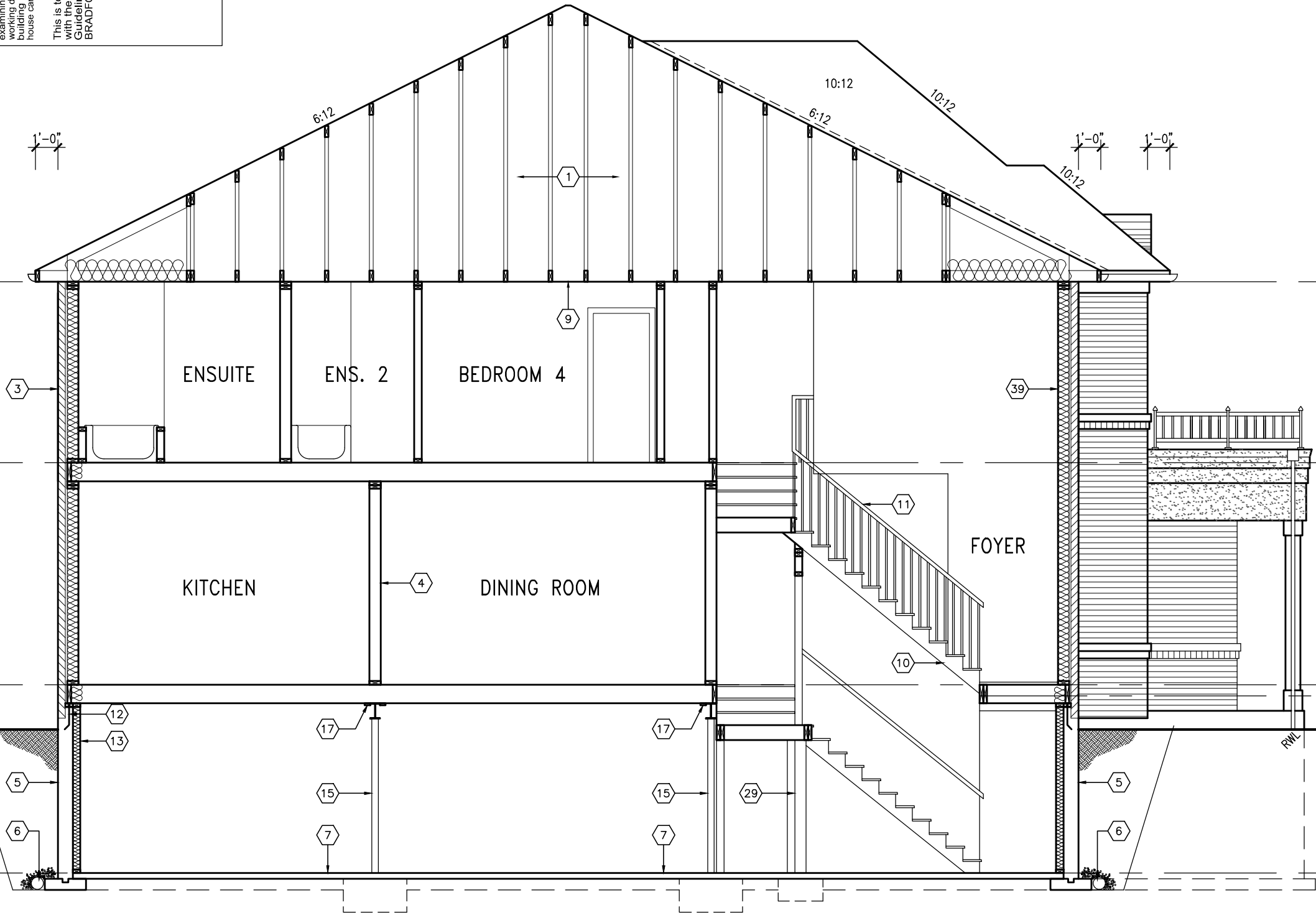
BAYVIEW WELLINGTON

S38-3
BAROSSA 3

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.	project no.	13045
date	2014-04	scale	3/16" = 1'-0"	file name	13045-S38-3
drawn by	LM	checked by		drawing no.	21
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-3.dwg - Wed - Jun 3 2015 - 10:30 AM					

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SECTION A-A

TOP OF PLATE

FIN SECOND FLOOR

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

SUNKEN FOYER

RWIL

BAYVIEW WELLINGTON

S38-3
BAROSSA 3

project name
GREEN VALLEY ESTATES
project no.
13045
drawing no.
23

municipality
BRADFORD, ON.

date
2014-04
checked by
LM
scale
3/16" = 1'-0"

file name
13045-S38-3
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S38-3.dwg - Wed - Jun 3 2015 - 10:30 AM

VAS
DESIGN

300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

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 BCN

name
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

21-04-15 RC
14-07-04 LM

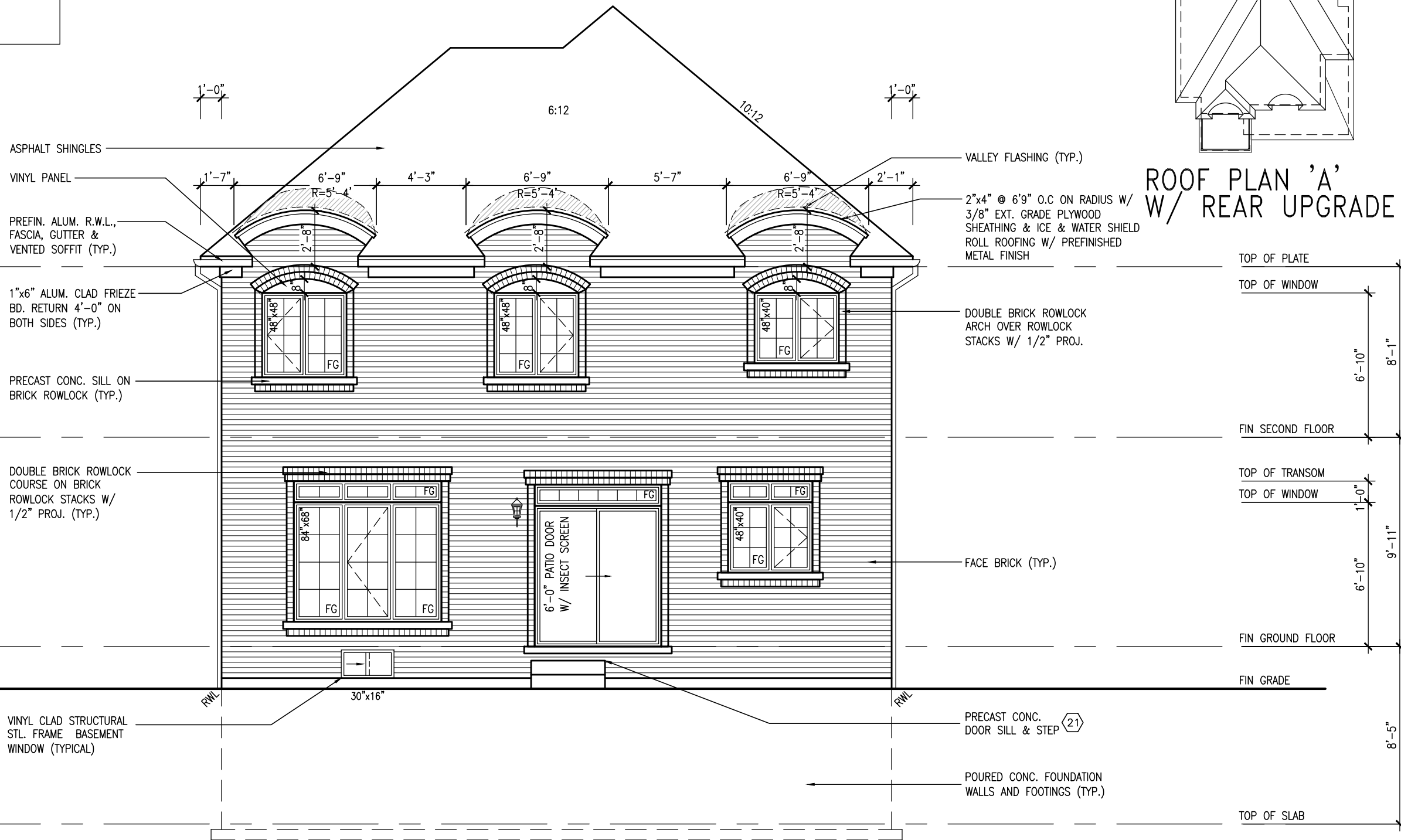
REVISED AS PER ENG'S COMMENTS
ISSUED FOR CLIENT REVIEW

no. description

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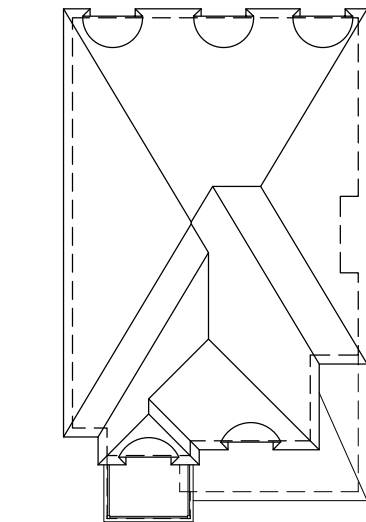
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UPGRADED REAR ELEVATION 'A'

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES



ROOF PLAN 'A'
W/ REAR UPGRADE

BAYVIEW WELLINGTON

S38-3
BAROSSA 3

project no.	13045
project name	GREEN VALLEY ESTATES
municipality	BRADFORD, ON.
date	2014-04
drawn by	LM
checked by	3/16" = 1'-0"
scale	
drawing no.	24
file name	13045-S38-3

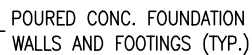
VAS
DESIGN

300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

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qualification information		signature		42658	
name		Wellington Jno-Baptiste			
registration information		VAS Design Inc.			
RC		21-04-15			
REVISED AS PER ENG'S COMMENTS		14-07-04			
ISSUED FOR CLIENT REVIEW		LM			
no.	description	date	by		

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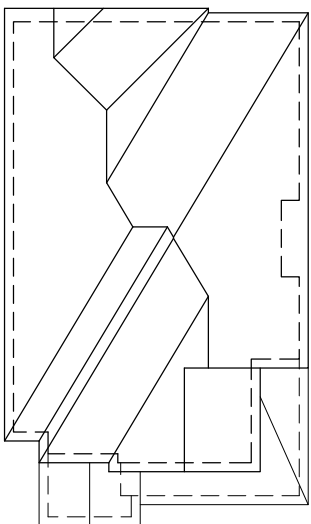


TOP OF SLAB

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

[illegible]

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



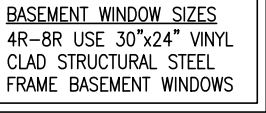
REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS		
1	ISSUED FOR CLIENT REVIEW	21-04-15 14-07-04	RC LM
no.	description	date	by

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

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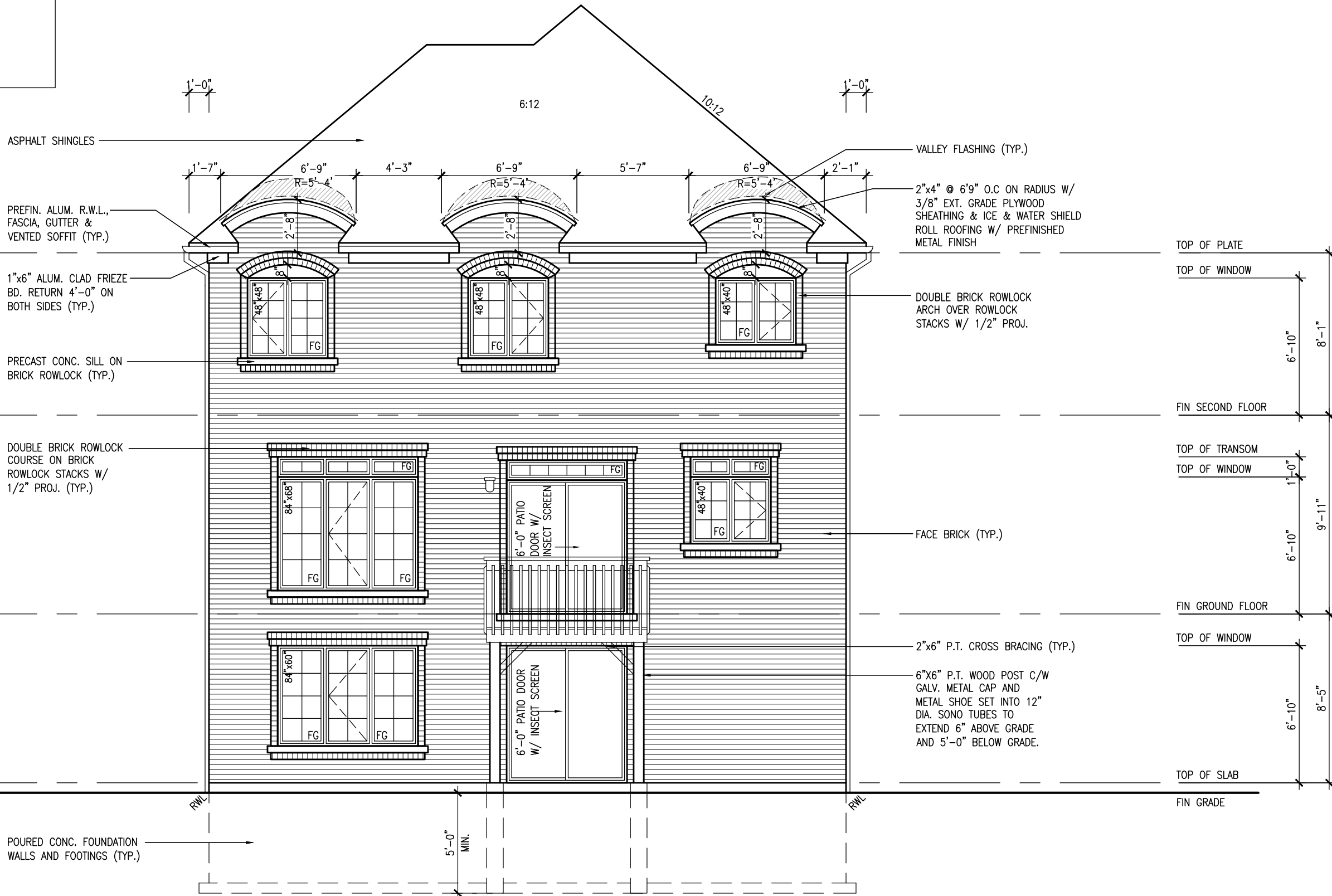


REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

[illegible]

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 in the applicable jurisdiction. 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 GWILLIMBURY.



BAYVIEW WELLINGTON		S38-3	
GREEN VALLEY ESTATES		BAROSSA 3	
project name	BRADFORD, ON.	project no.	13045
date	2014-04	drawing no.	30
drawn by	LM	file name	13045-S38-3
checked by	-	scale	3/16" = 1'-0"
UPGRADED REAR ELEVATION 'A' - WOB COND.			
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S38-3.dwg - Wed - Jun 3 2015 - 10:30 AM			
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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	25591
Wellington Jno-Baptiste	BCN
name	42658
registration information	VAS Design Inc.
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.	
21-04-15	RC
14-07-04	LM
2	REVISED AS PER ENG'S COMMENTS
1	ISSUED FOR CLIENT REVIEW
no.	description

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

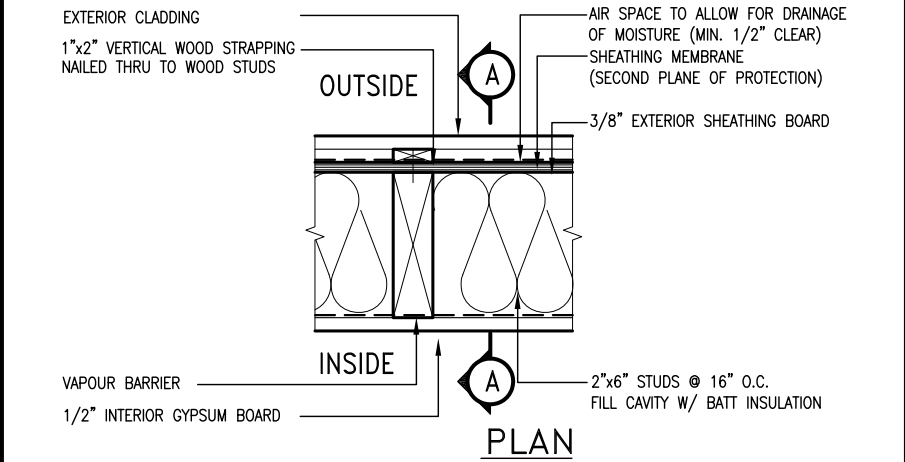
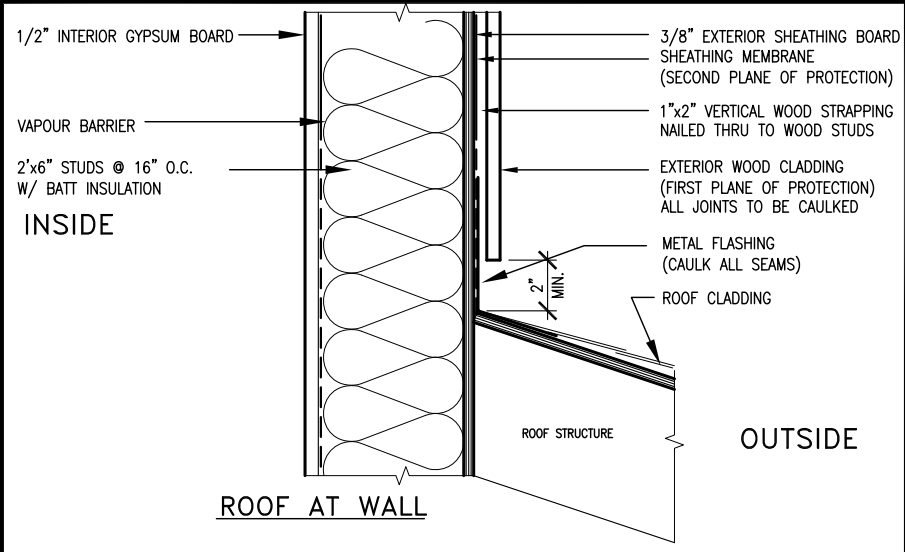


REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

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2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-07-04	LM
no.	description	date	by

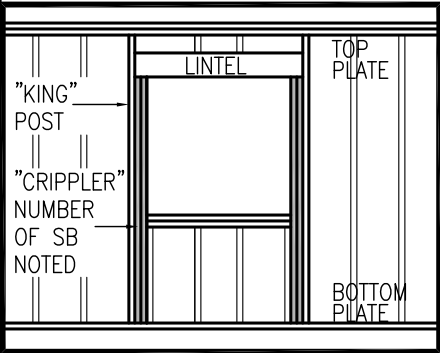
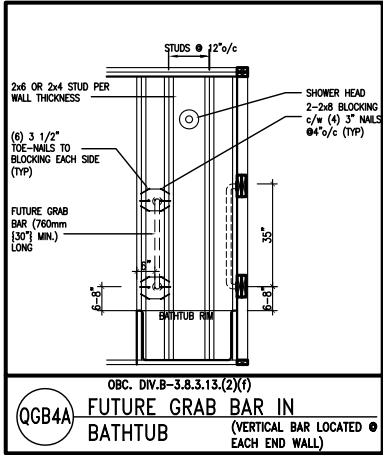
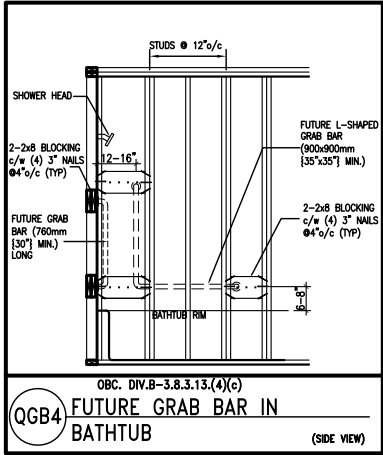
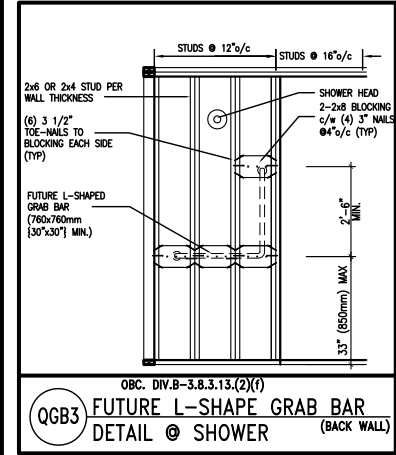
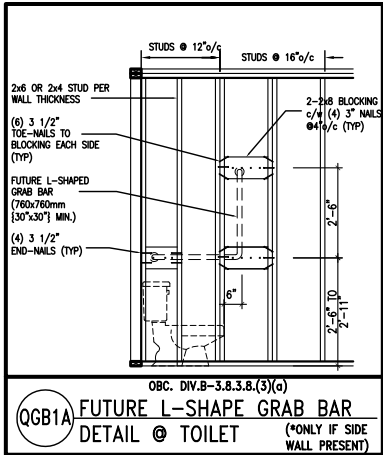
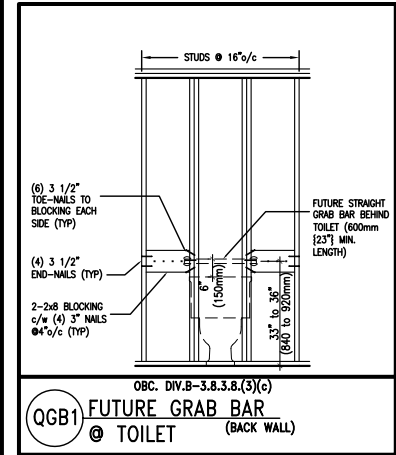
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.





EXTERIOR WOOD CLADDING WALL ASSEMBLY

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.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC, DIV. B- 9.5.2.3., WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" @ 16" O.C. - 9'-10"
2'-2"x4" @ 12" O.C. - 10'-9"
3'-2"x4" @ 16" O.C. - 11'-2"
3'-2"x4" @ 12" O.C. - 12'-4"

- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
2"x6" @ 16" O.C. - 12'-6"
2"x6" @ 12" O.C. - 13'-10"
2'-2"x6" @ 16" O.C. - 15'-0"
2'-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
2"x8" @ 16" O.C. - 16'-0"
2"x8" @ 12" O.C. - 17'-9"
2'-2"x8" @ 16" O.C. - 20'-4"
2'-2"x8" @ 12" O.C. - 22'-4"

- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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

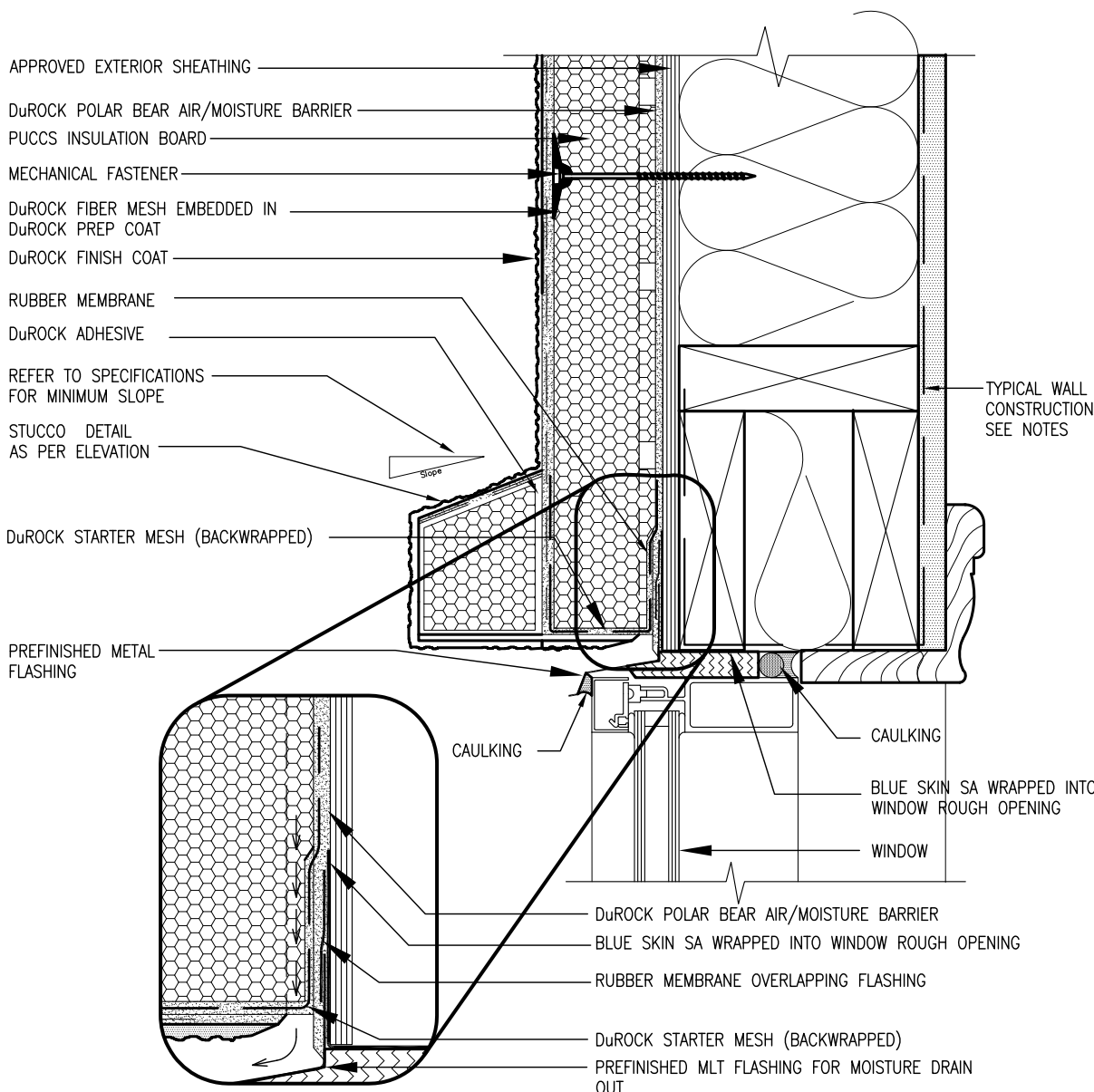
Wellington Jno-Baptiste 25591
signature BCIN

registration information
VA3 Design Inc. 42658

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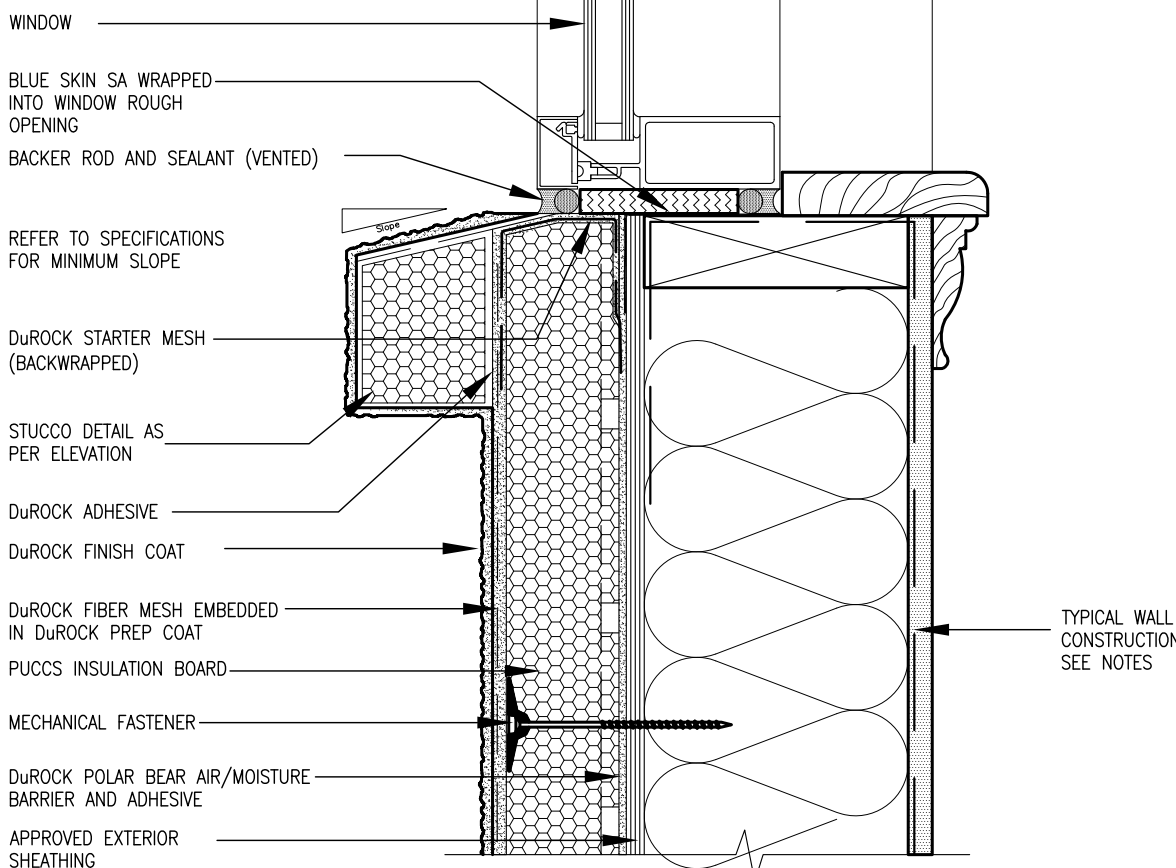
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES		municipality BRADFORD	project no. 13045
date APR 2014		CONSTRUCTION NOTES	
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM		drawing no. CN2	



1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



2 WINDOW SILL
CN3 SCALE: 3"=1'-0"



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qualification information
Wellington Jno-Baptiste 25591 BCIN
name
signature
V3 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.

no.	description	date	by
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2	UPDATE TO CODE	APR 16-15 RC	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	

BAYVIEW WELLINGTON

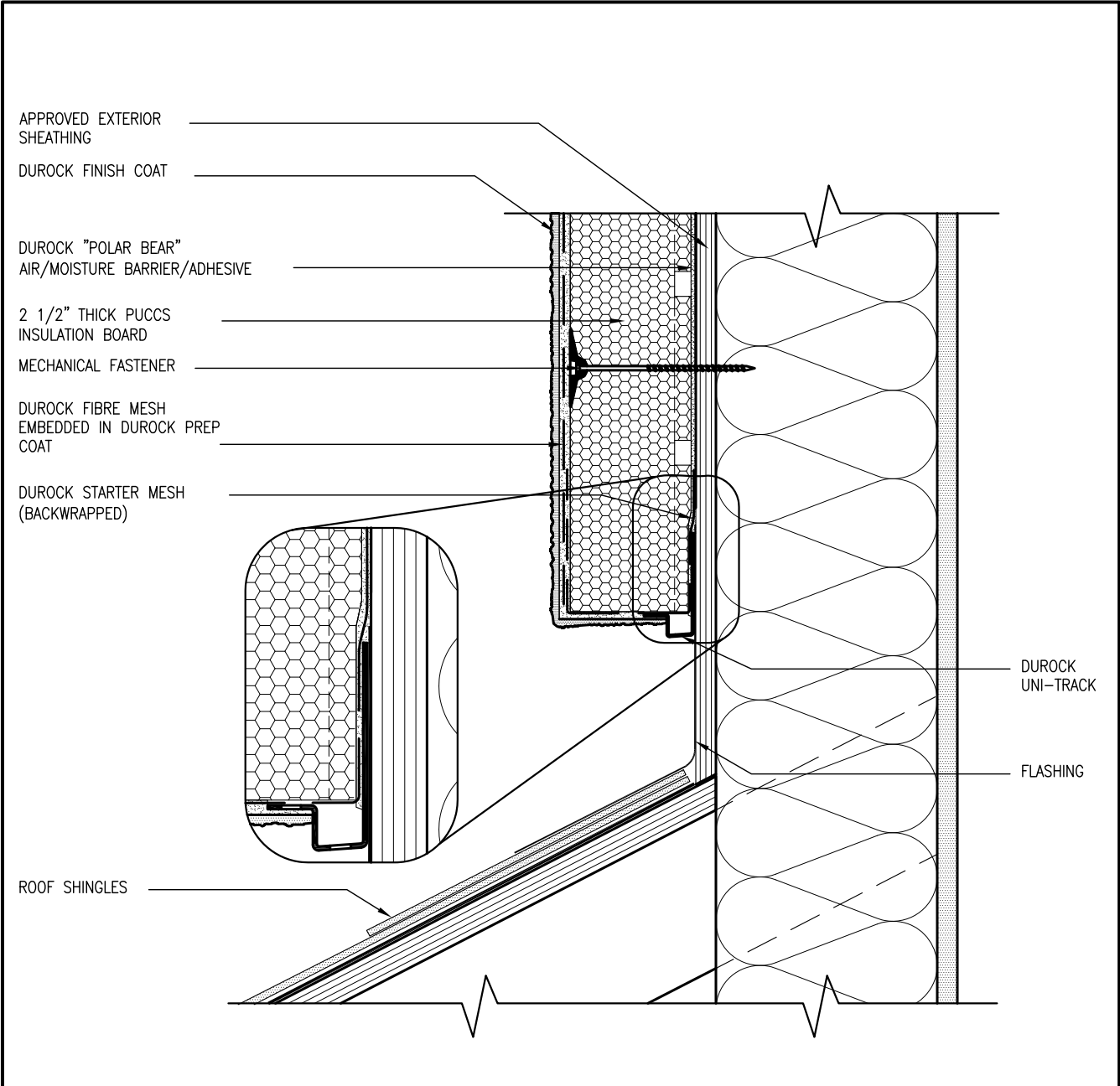
GREEN VALLEY ESTATES

CONST NOTE

project name	GREEN VALLEY ESTATES	municipality	BRADFORD
project no.	13045	drawing no.	CN3
date	APR 2014	checked by	RC
down by	RC	scale	3/16" = 1'-0"
file name	13045-CONST-08C 2015		

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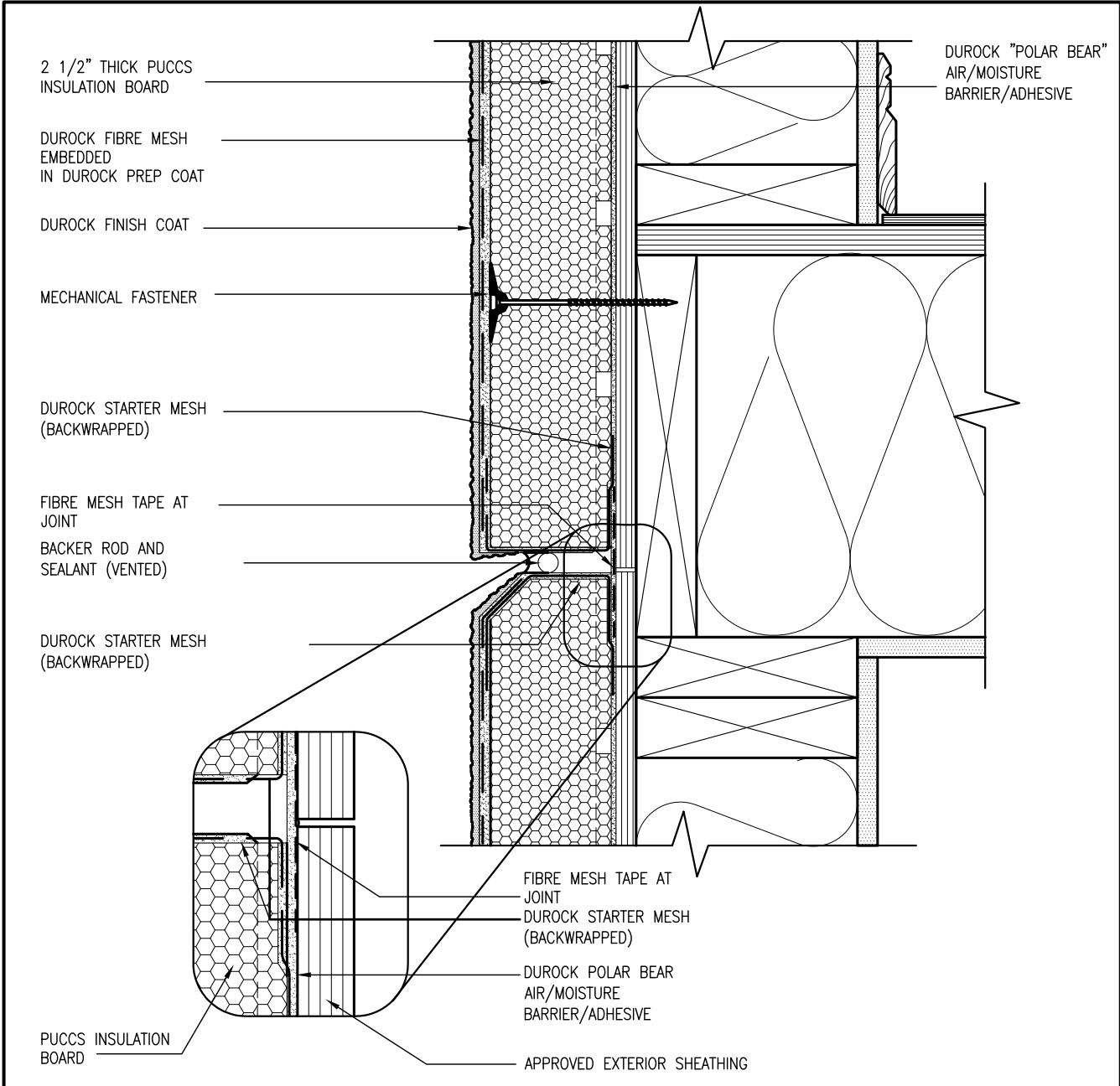
3

CN4

STUCCO TERMINATION @ ROOF

SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



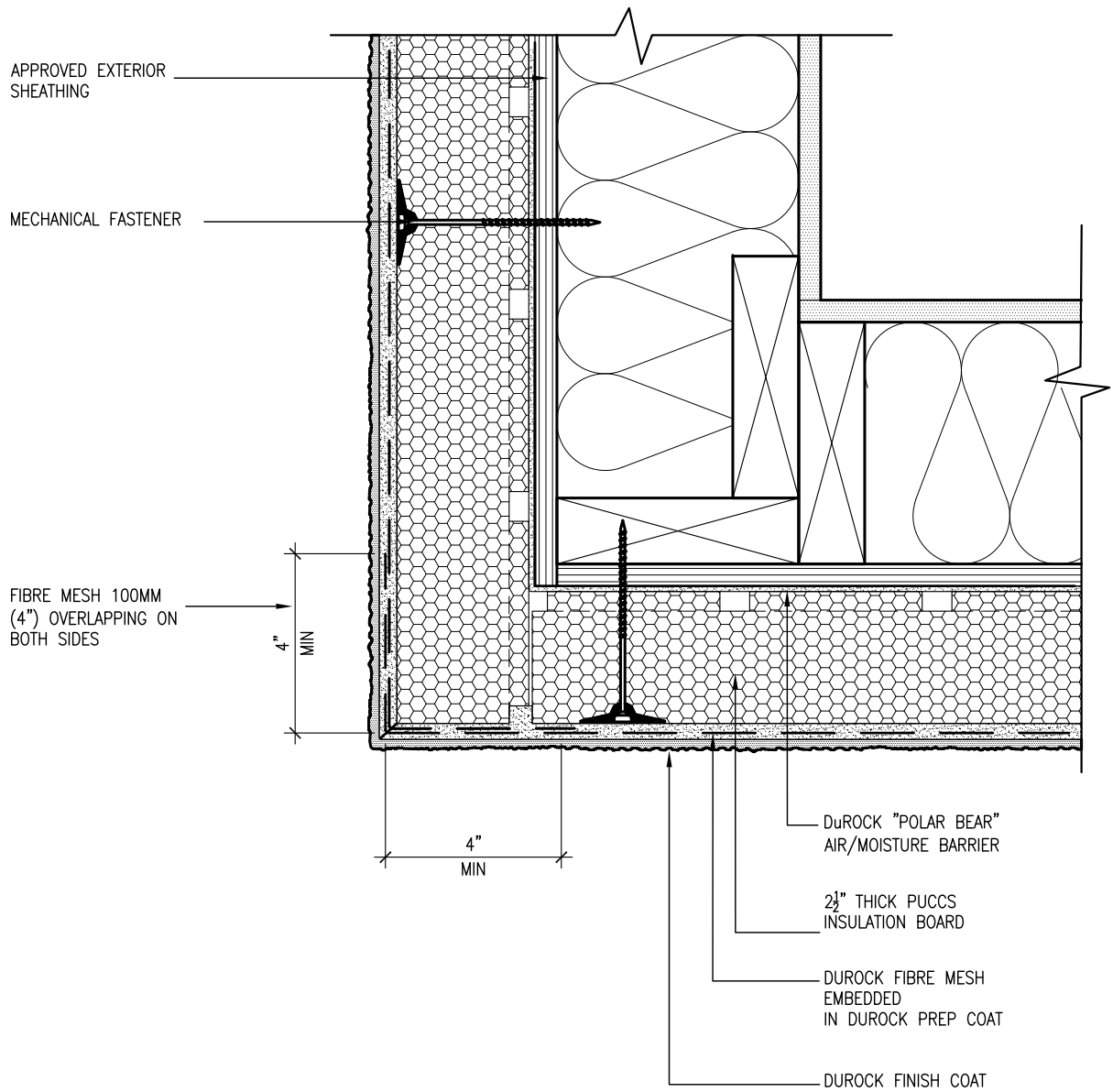
4

CN4

HORIZONTAL EXPANSION JOINT

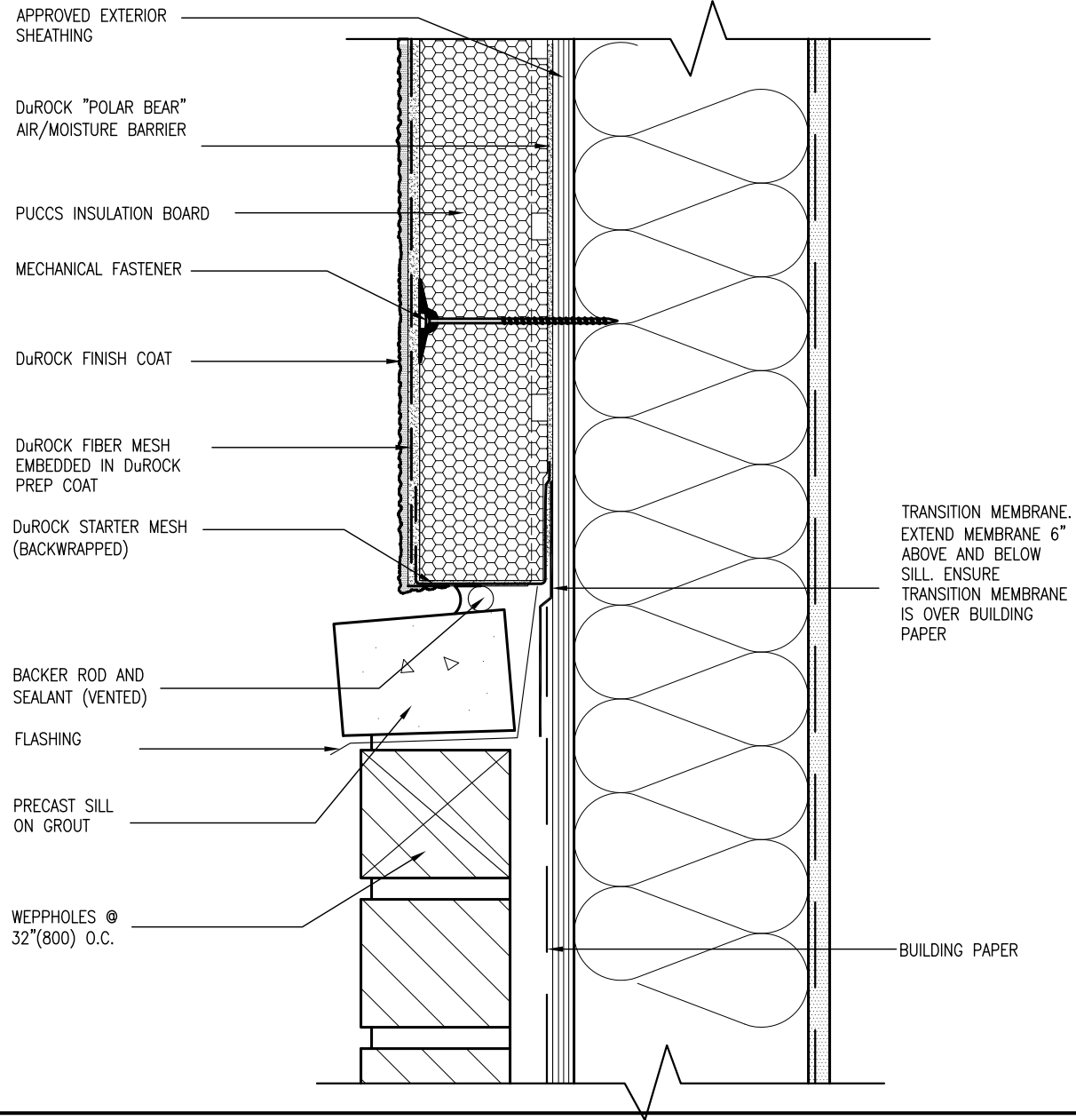
SCALE: 3"=1'-0"

CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY ESTATES		BRADFORD		CONSTRUCTION NOTES		CN4	
project no.	13045	project name	GREEN VALLEY ESTATES	municipality	BRADFORD	date	APR 2014	checked by	RC	scale	3/16" = 1'-0"
drawing no.	CN4	file name	13045-CONST-08C 2015	date	APR 16 2015	checked by	RC	checked by	RC	scale	3/16" = 1'-0"
9 8 7 6 5 4 3 2 1 no. description UPDATE TO CODE ISSUE FOR CLIENT REVIEW date APR 16-15 RC MAY 07-14 RC date											
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 BCN 42658 name Wellington Jno-Baptiste registration information VAS Design Inc. 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.											

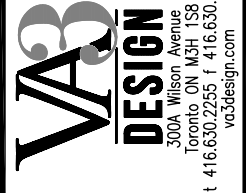


5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"



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qualification information
name Wellington Jno-Baptiste 25591 BCIN
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.

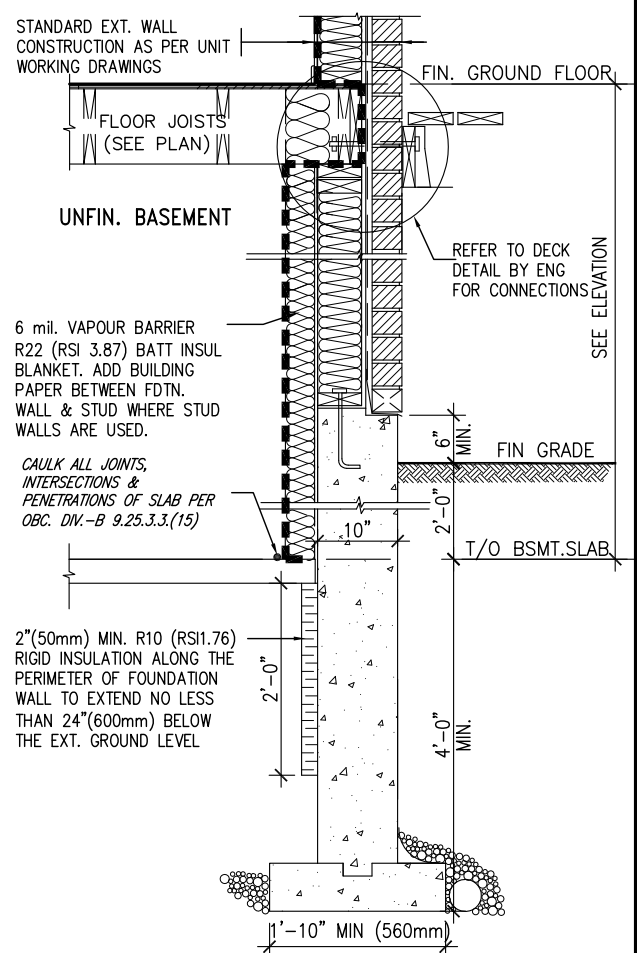
no.	description	date	by
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2	UPDATE TO CODE	APR 16-15 RC	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	RC

project name	project no.	municipality	CONST NOTE
GREEN VALLEY ESTATES	13045	BRADFORD	
date	checked by	scale	checked by
APR 2014	RC	3/16" = 1'-0"	
down by	file name	CONSTRUCTION NOTES	drawing no.
RC	13045-CONST-08C 2015		CN5

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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

COMPONENT	J	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN –LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	2.11 (R12)	4" R12 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U–value	1.8	DOUBLE PANE LOW EMISSIVITY
Skylights Maximum U–value	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	–



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

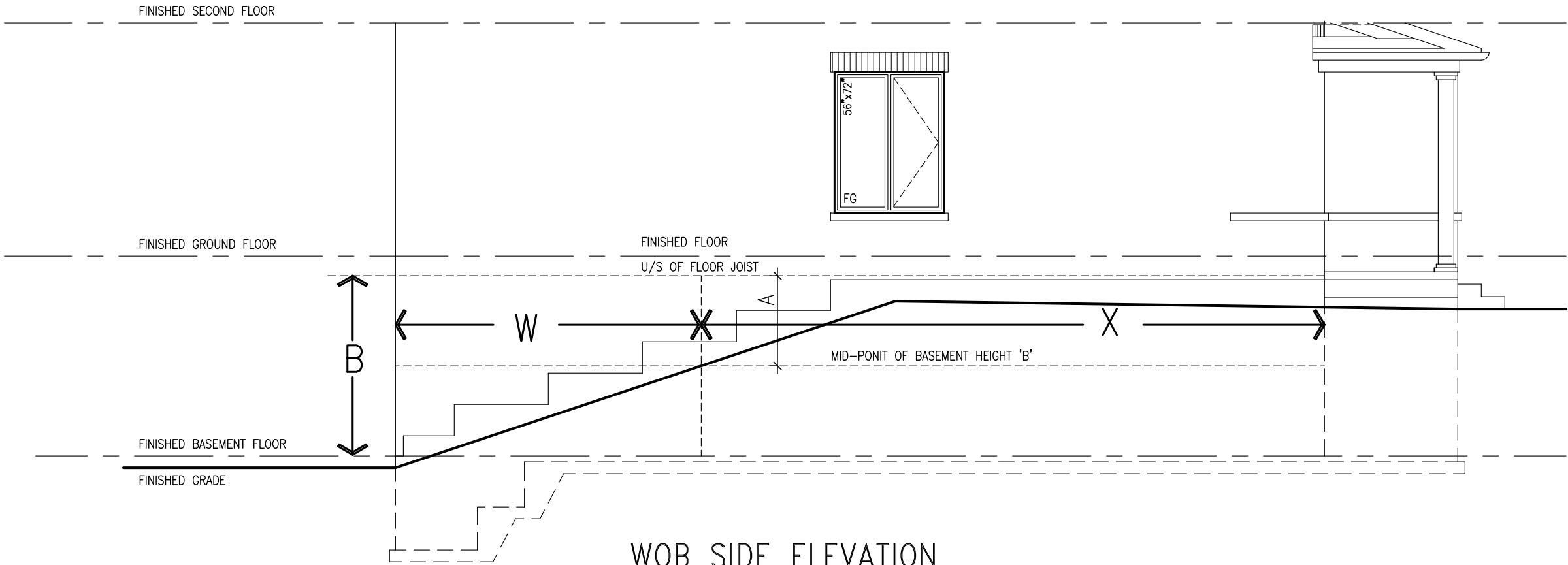
SEMI & SINGLES ONLY

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. qualification information Wellington Jno-Baptiste name signature 25591 BCIN registration information VA3 Design Inc. 42658	
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2	UPDATE TO CODE		APR 16-15	RC	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.
1	ISSUE FOR CLIENT REVIEW		MAY 07-14	RC	
no.	description		date	by	

VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	
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BAYVIEW WELLINGTON		CONST NOTE	
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD	
project no.		13045	
date		CONSTRUCTION NOTES	
APR 2014			
drawing no.		drawing no.	
drawn by		checked by	
-		scale	
-		3/16" = 1'-0"	
13045-CONST-0BC 2015		file name	
CN6			
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WOB PLAN

WOB SIDE ELEVATION

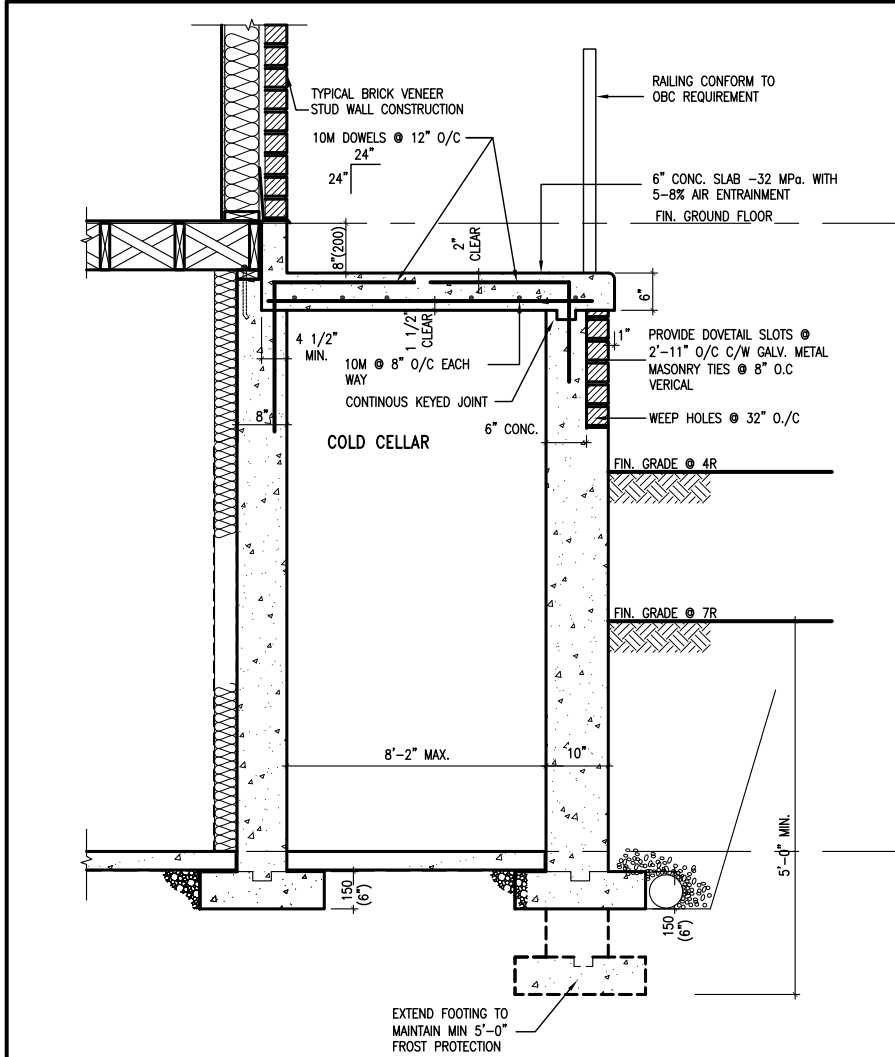
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

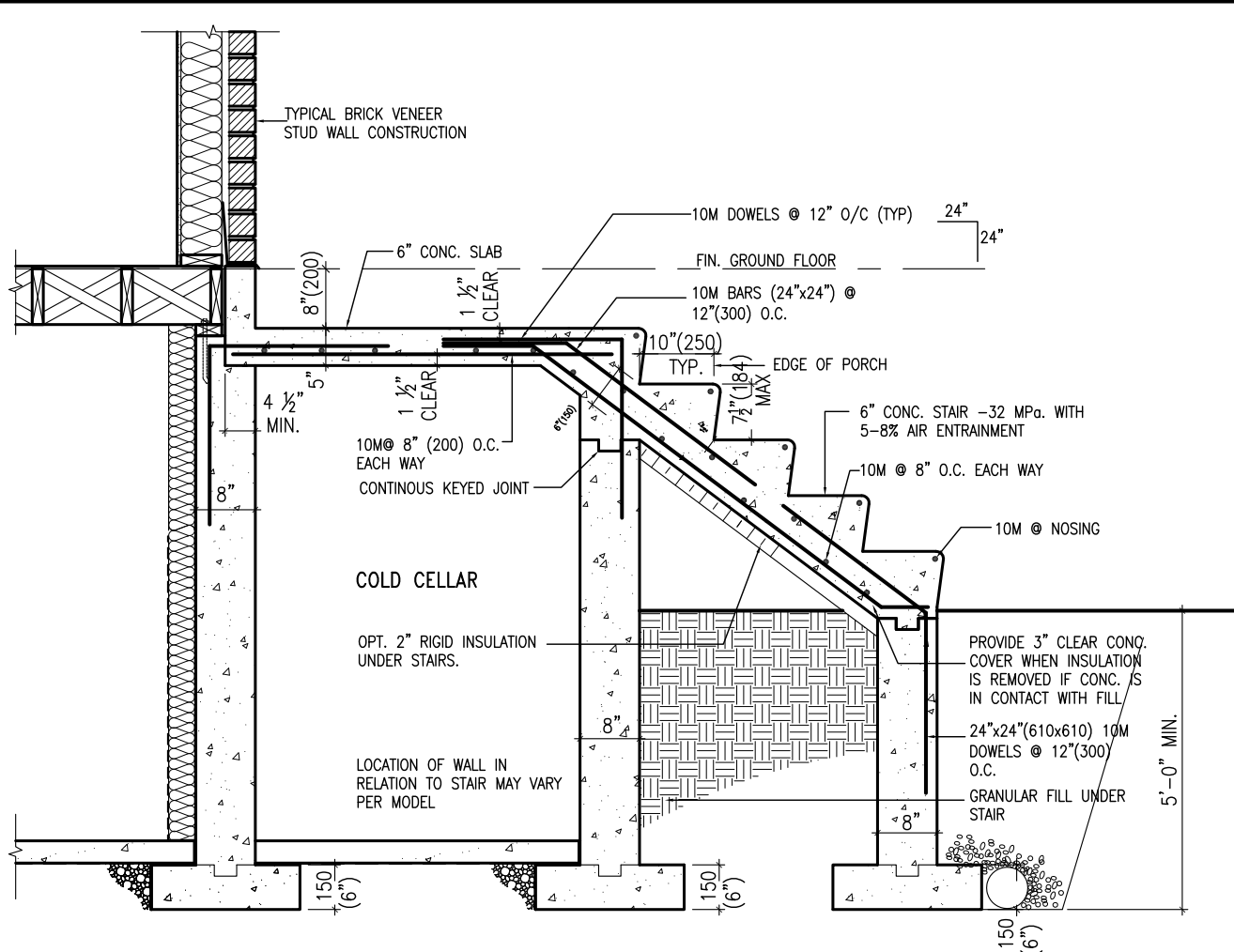
COMPLIANCE TO OBC SB-12 2.1.1.1(11)

BAYVIEW WELLINGTON			CONST NOTE								
no.	project name		project no.		drawing no.						
	GREEN VALLEY ESTATES		BRADFORD								
	date		municipality								
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	RC		RC								
	scale		scale								
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qualification information			qualification information		
Wellington Jno-Baptiste			Wellington Jno-Baptiste		
signature			signature		
25591			25591		
BCIN			BCIN		
42658			42658		
name			name		
VAS Design Inc.			VAS Design Inc.		
registration information			registration information		
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APR 16-15 RC			APR 16-15 RC		
MAY 07-14 RC			MAY 07-14 RC		
UPDATE TO CODE			UPDATE TO CODE		
ISSUE FOR CLIENT REVIEW			ISSUE FOR CLIENT REVIEW		
no. description			no. description		



X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.

BAYVIEW WELLINGTON

CONST NOTE

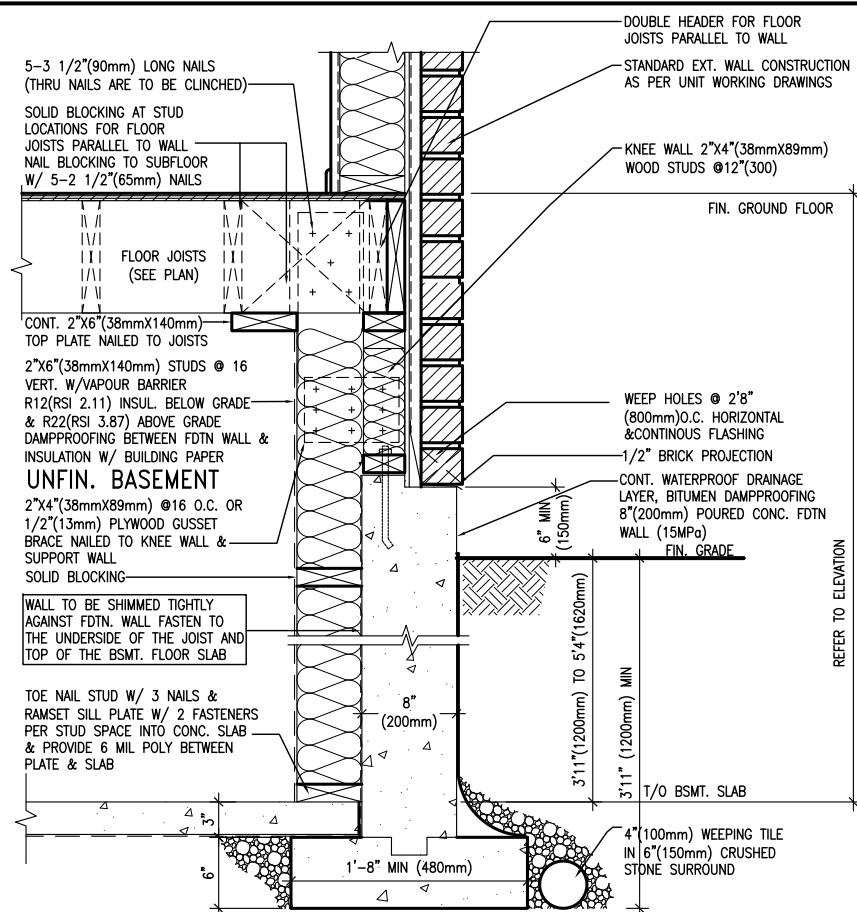
VAS DESIGN
3004 Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

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qualification information
Wellington Jno-Baptiste 25591 BCIN
name signature
registration information
VAS Design Inc. 42658
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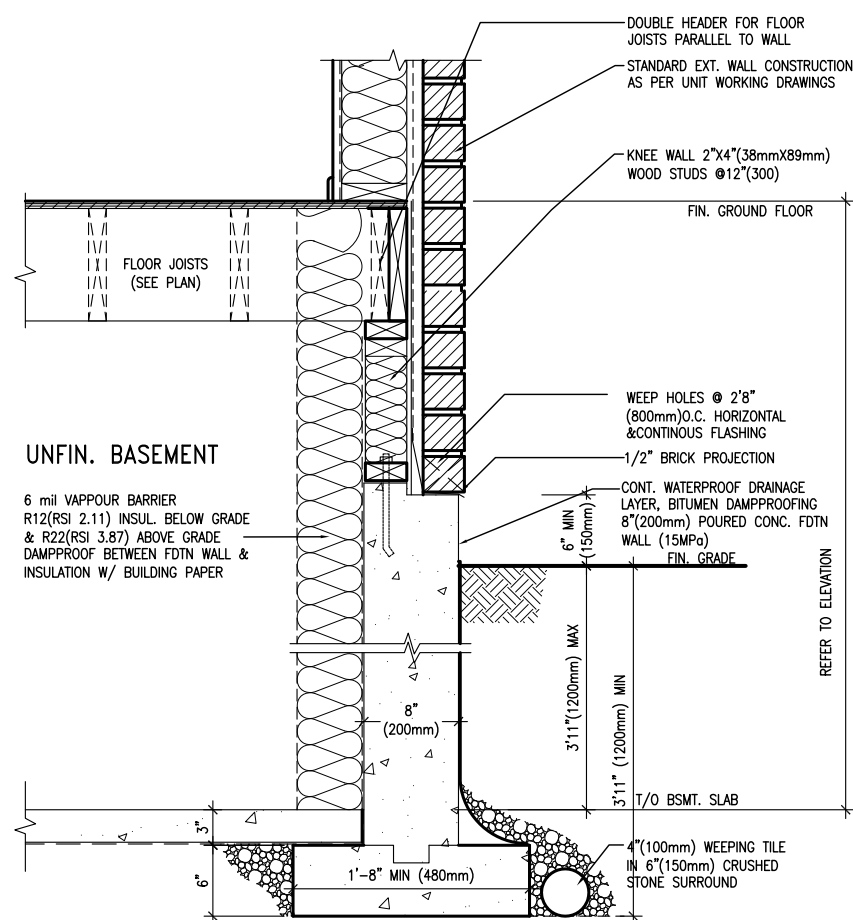
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2	UPDATE TO CODE	APR 16-15 RC	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	

project name
GREEN VALLEY ESTATES
municipality
BRADFORD
project no.
13045
drawing no.
CN8
date
APR 2014
checked by
RC
scale
3/16" = 1'-0"
checked by
RC
file name
13045-CONST-0BC 2015
date
May 12 2015 - 8:51 AM
RICHARD - H:\ARCHIVE\WORKING\2013\13045-BW Units\13045-CONST-0BC 2015.dwg - Tue - May 12 2015 - 8:51 AM

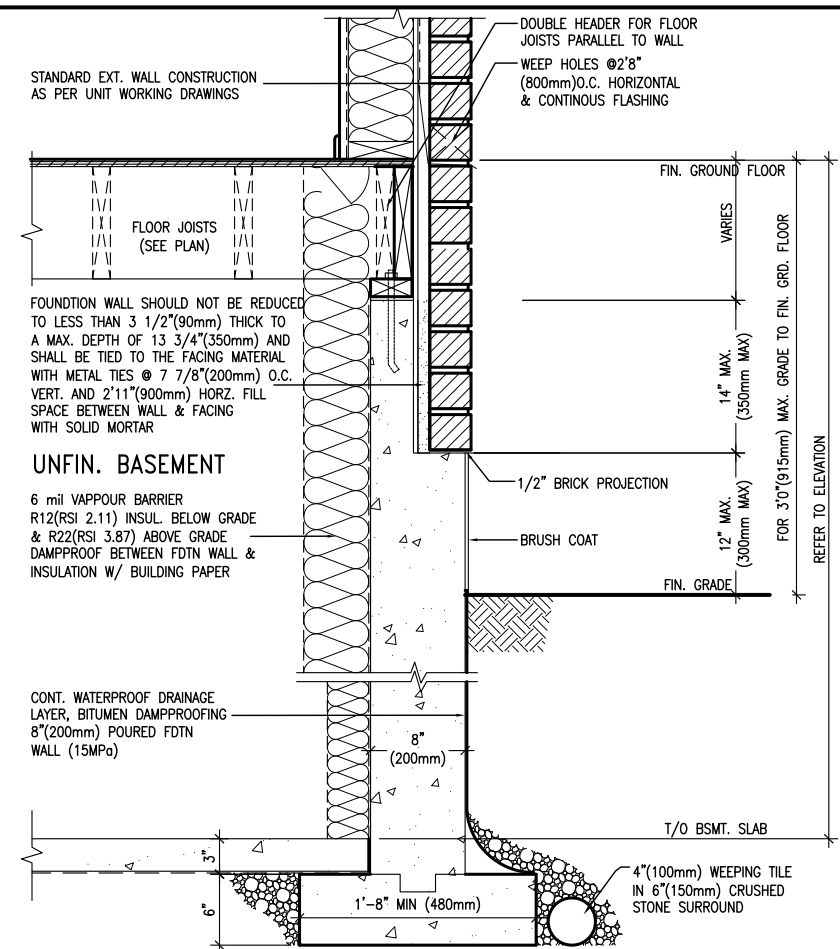
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EW3.08B	WALK-OUT WALL SECTION FOR GRADE
	HEIGHTS BETWEEN 3'11"(1200mm) AND
	5'4"(1620mm) BASEMENT SLAB TO GRADE
	N.T.S.



EW3.07B	WALK-OUT DECK WALL SECTION FOR GRADE
	TO BASEMENT SLAB 3'11" (1200mm)
	MAX. HEIGHT DIFFERENCE
	N.T.S.



EW3.06B	WALK-OUT DECK WALL SECTION FOR
	GRADE TO FIN. FLOOR 3'0"(900mm)
	MAX. HEIGHT DIFFERENCE
	N.T.S.

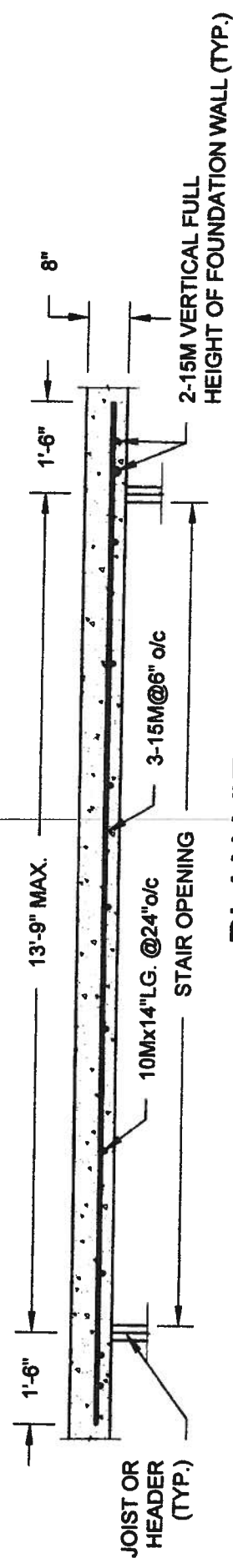
BAYVIEW WELLINGTON	CONST NOTE
--------------------	------------

V3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
6.630.2255 f 416.630.
va3design.com

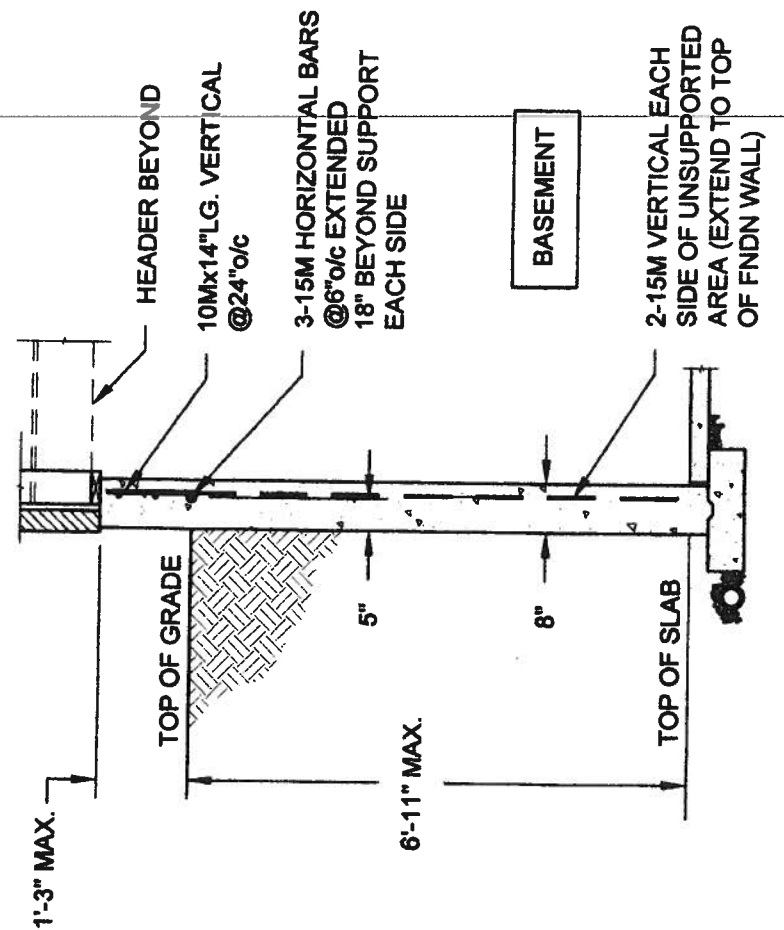
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste	name signature 25591	BCIN 42658
registration information VA3 Design Inc.	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.	

[illegible]

.....

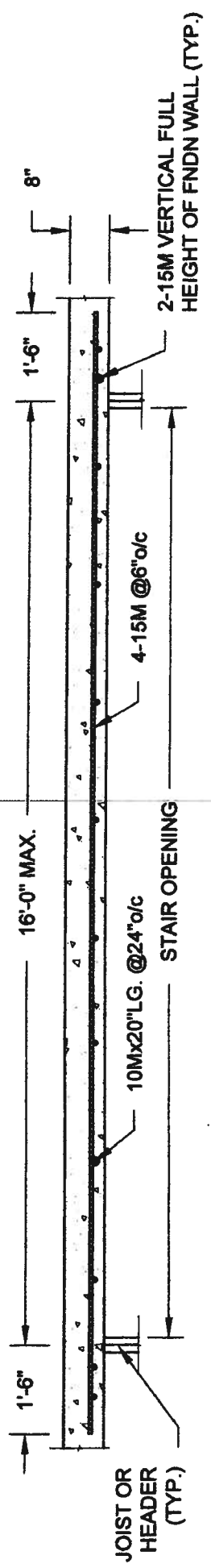


PLAN VIEW
NOT TO SCALE

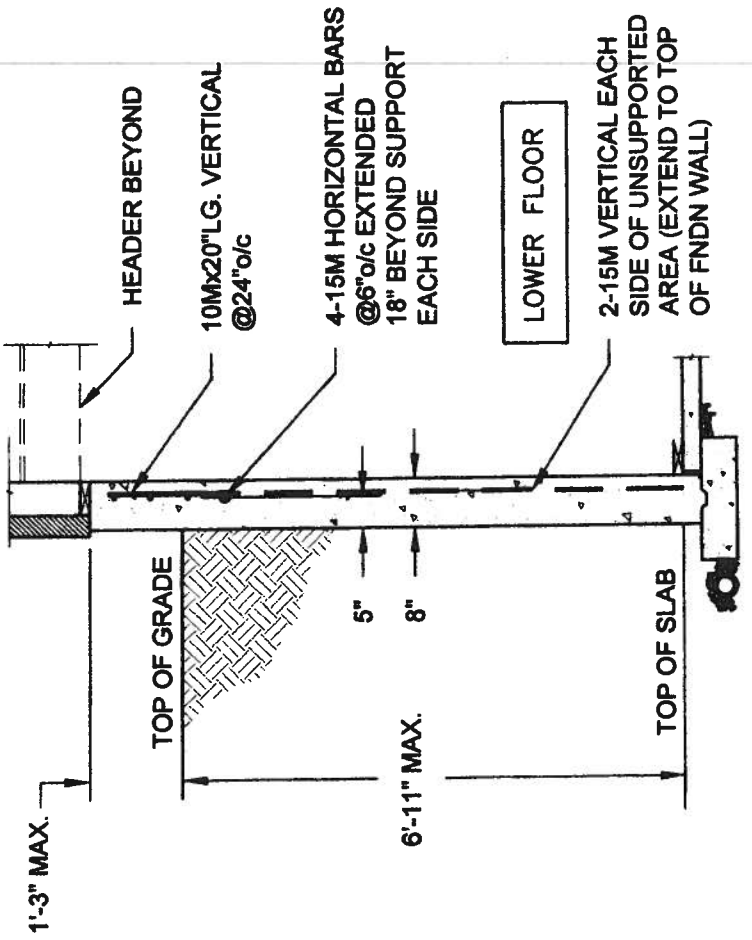


- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

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



PLAN VIEW
NOT TO SCALE



- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

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

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal:



MAY 7 2014

Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

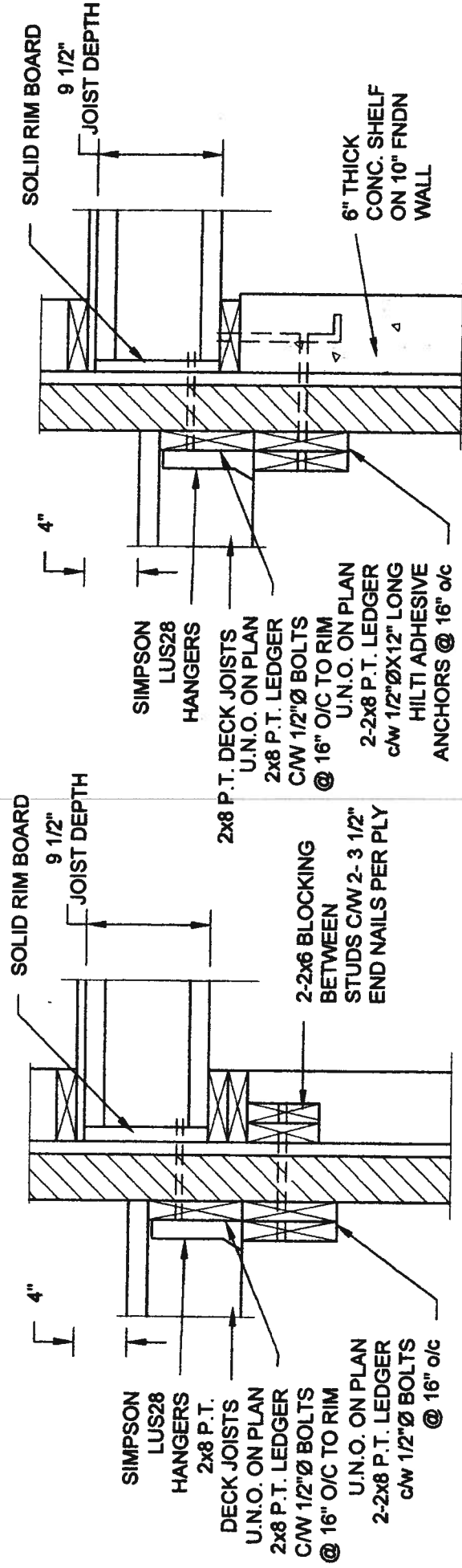
Project No.: **14-095, 14-096, 14-097**
Drawing No.: **S1**

Scale: AS NOTED

Date: MAY-27-2014

Drawn: SC
Checked: SJB

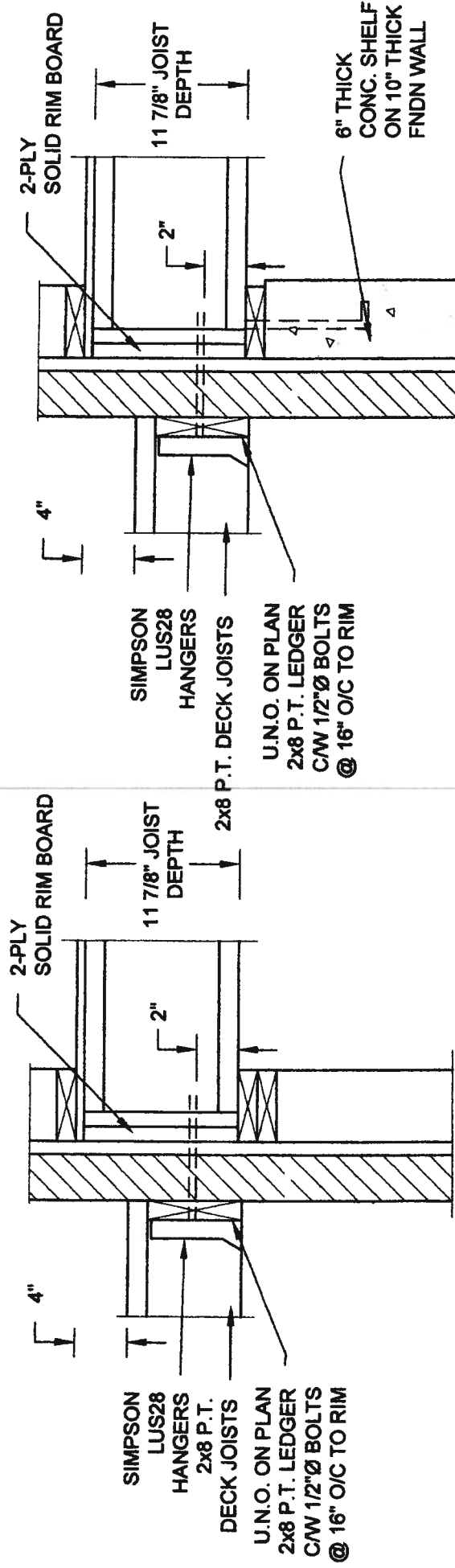
FOR 9 1/2" JOIST DEPTH



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

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 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"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

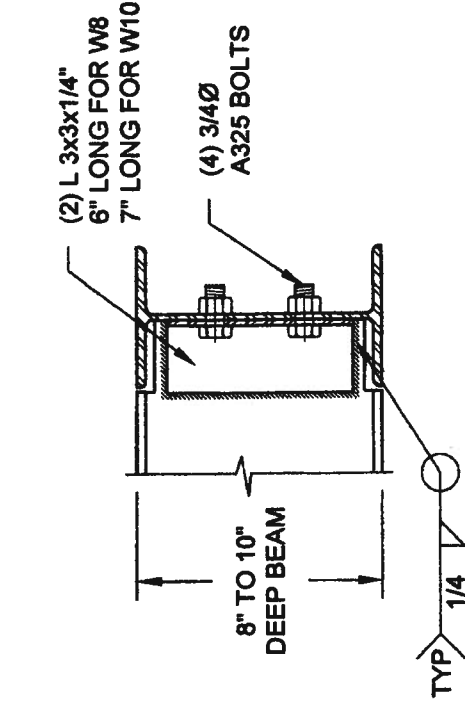
FOR 11 7/8" JOIST DEPTH



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

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 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"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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



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

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

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

Scale: AS NOTED

Date: MAY-27-2014

Drawn: SC Checked: SJB

QAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 6J9
T: 905-883-8547
E: quaile.eng@rogers.com

Engineer's Seal:



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

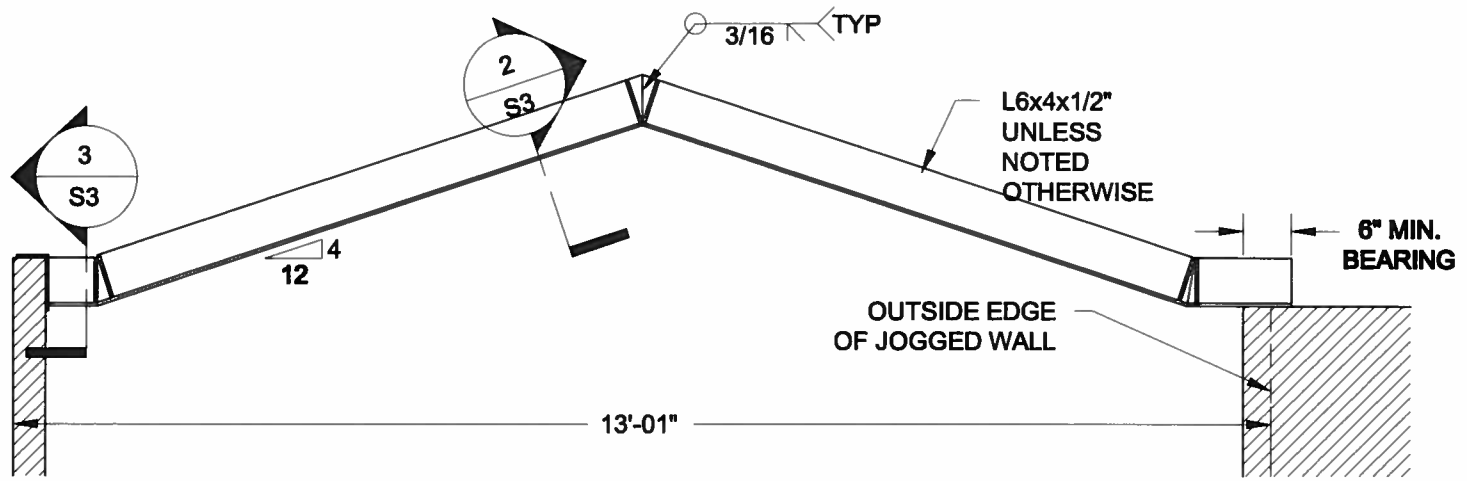
TYPICAL STRUCTURAL DETAILS

Project No.:

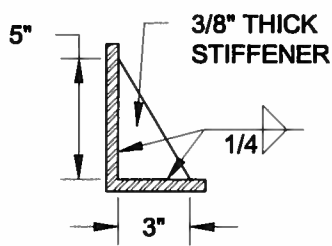
14-095, 14-096, 14-097

Drawing No.:

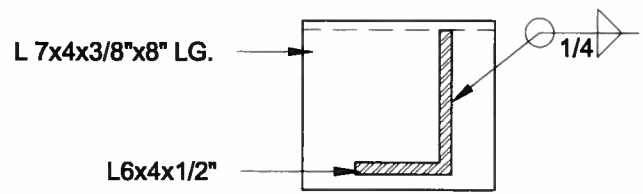
S2



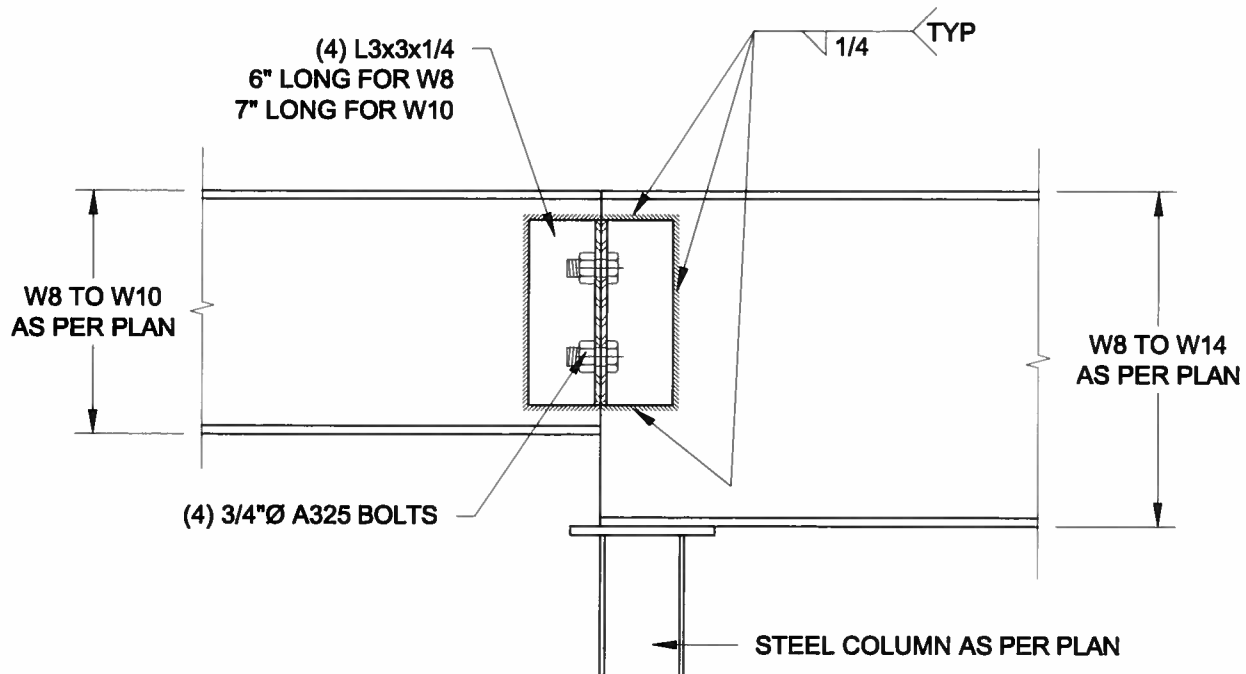
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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



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



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

Scale: AS NOTED	
Date: FEB-28-2016	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal



APR 24, 2015

Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
14-095

Drawing No.:
S3