









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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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

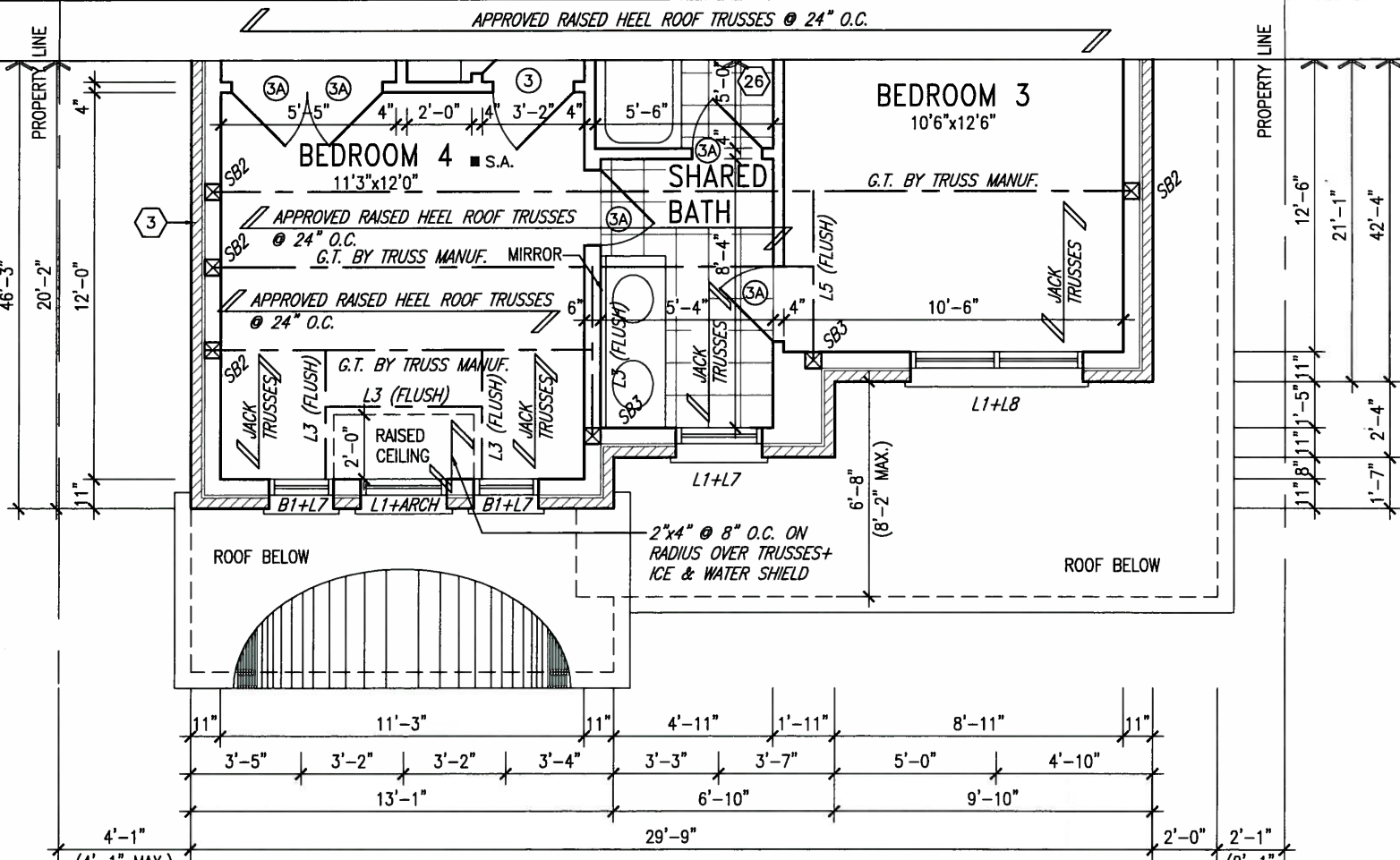
John G. Williams Limited, Architect

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

**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 AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

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



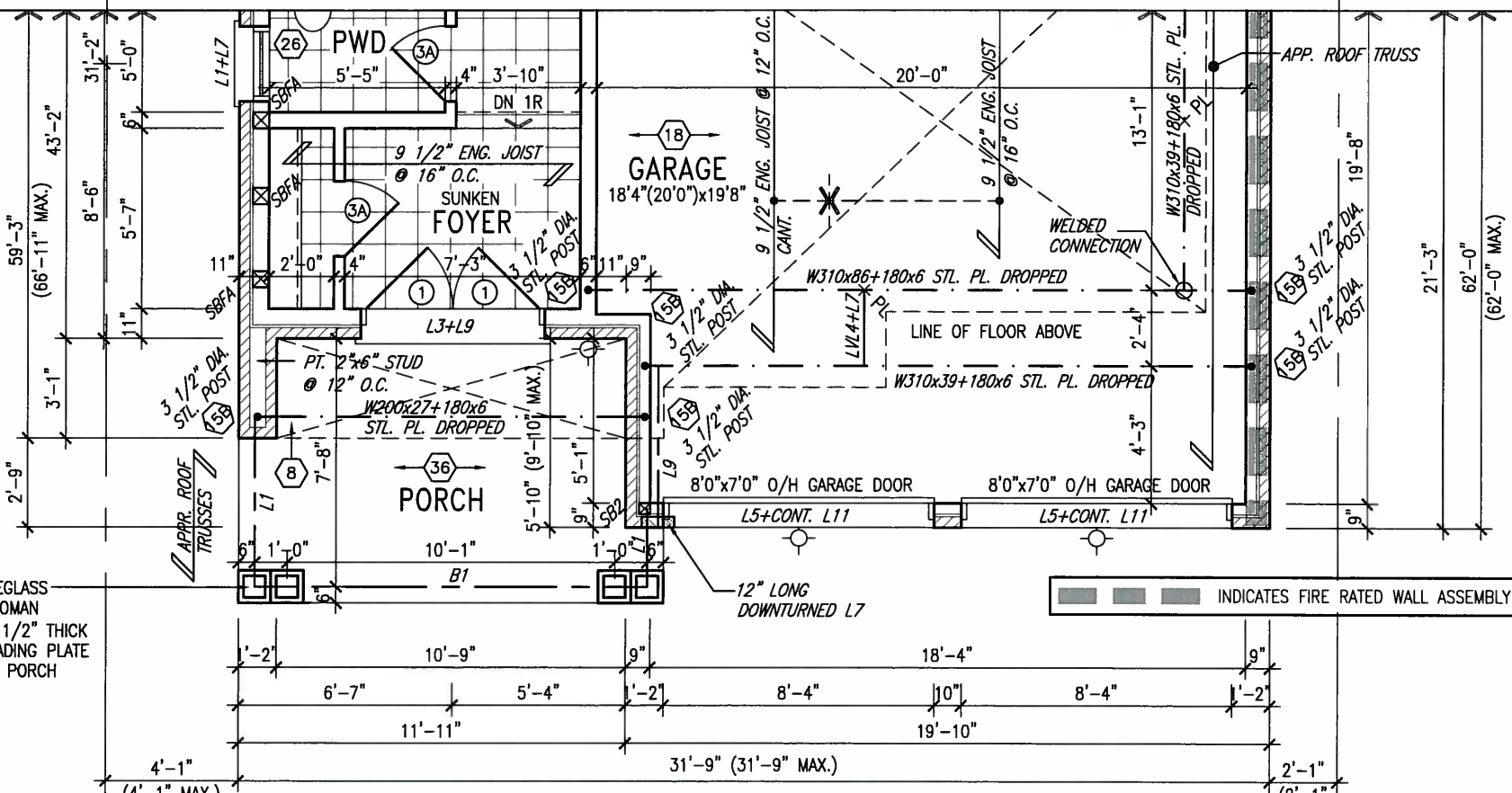
PARTIAL SECOND FLOOR PLAN 'B'



MAY 14, 2015

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

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



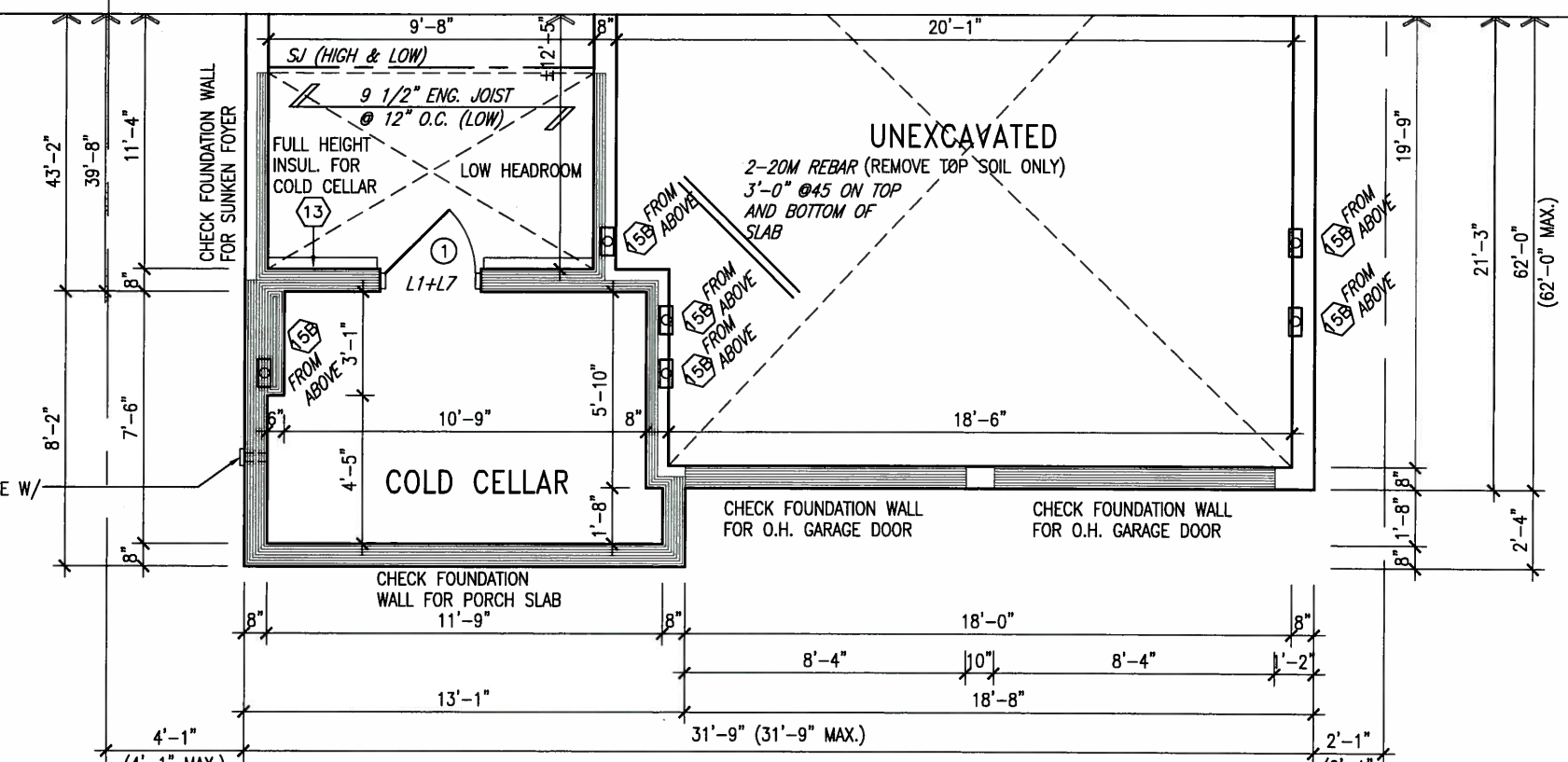
PARTIAL GROUND FLOOR PLAN 'B'

MIN. SOIL BEARING CAPACITY OF 150KPa

4" DIA. VENT SLEEVE W/ INSECT SCREEN

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

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



PARTIAL BASEMENT PLAN 'B'

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3.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	
2.	UPGRADED REAR ELEVATIONS ADDED.			
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL	
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 25591

VA3 Design Inc. 42658



**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES

date: JUNE 2014

checked by: KL

scale: 3/16" = 1'-0"

project no: 13045

BAROSSA 4

BRADFORD

PARTIAL FLOOR PLANS 'B'

file name: 13045-S38-4

drawing no: 4



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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

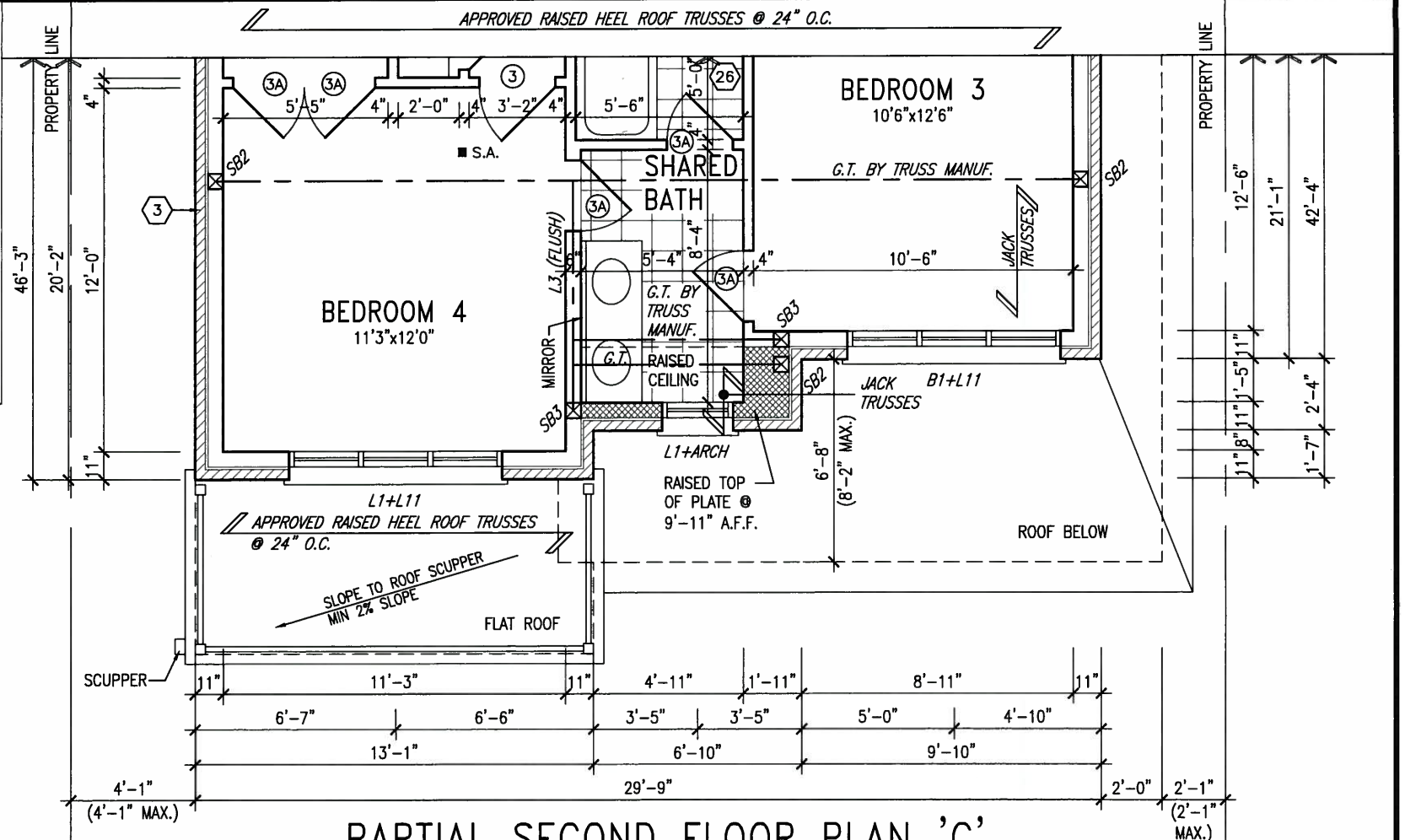
John G. Williams Limited, Architect

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PARTIAL SECOND FLOOR PLAN 'C'

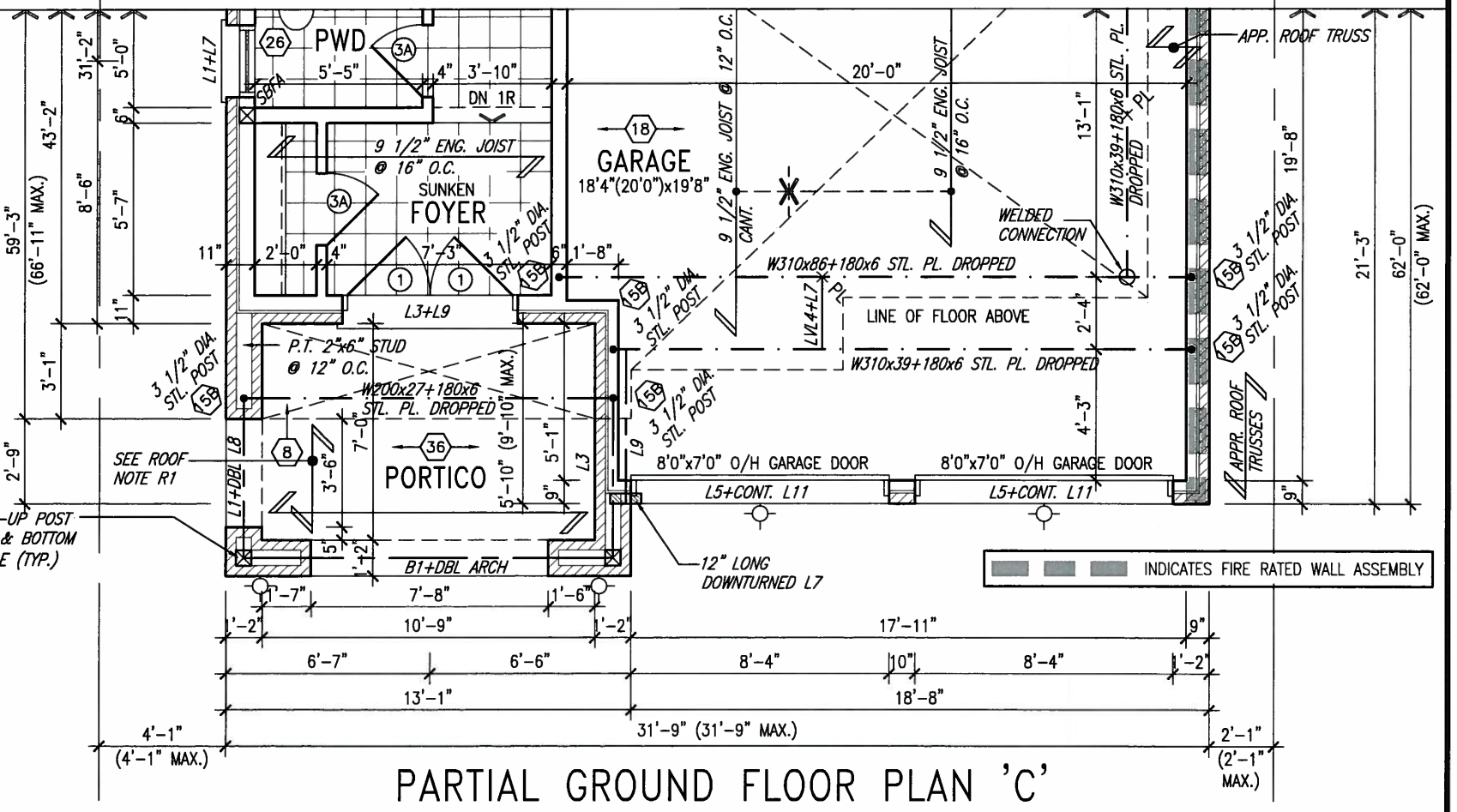


MAY 14, 2015

3-2"x6" P.T. BUILT-UP POST ANCHORED AT TOP & BOTTOM W/ GALV. MTL. SHOE (TYP.)

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

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



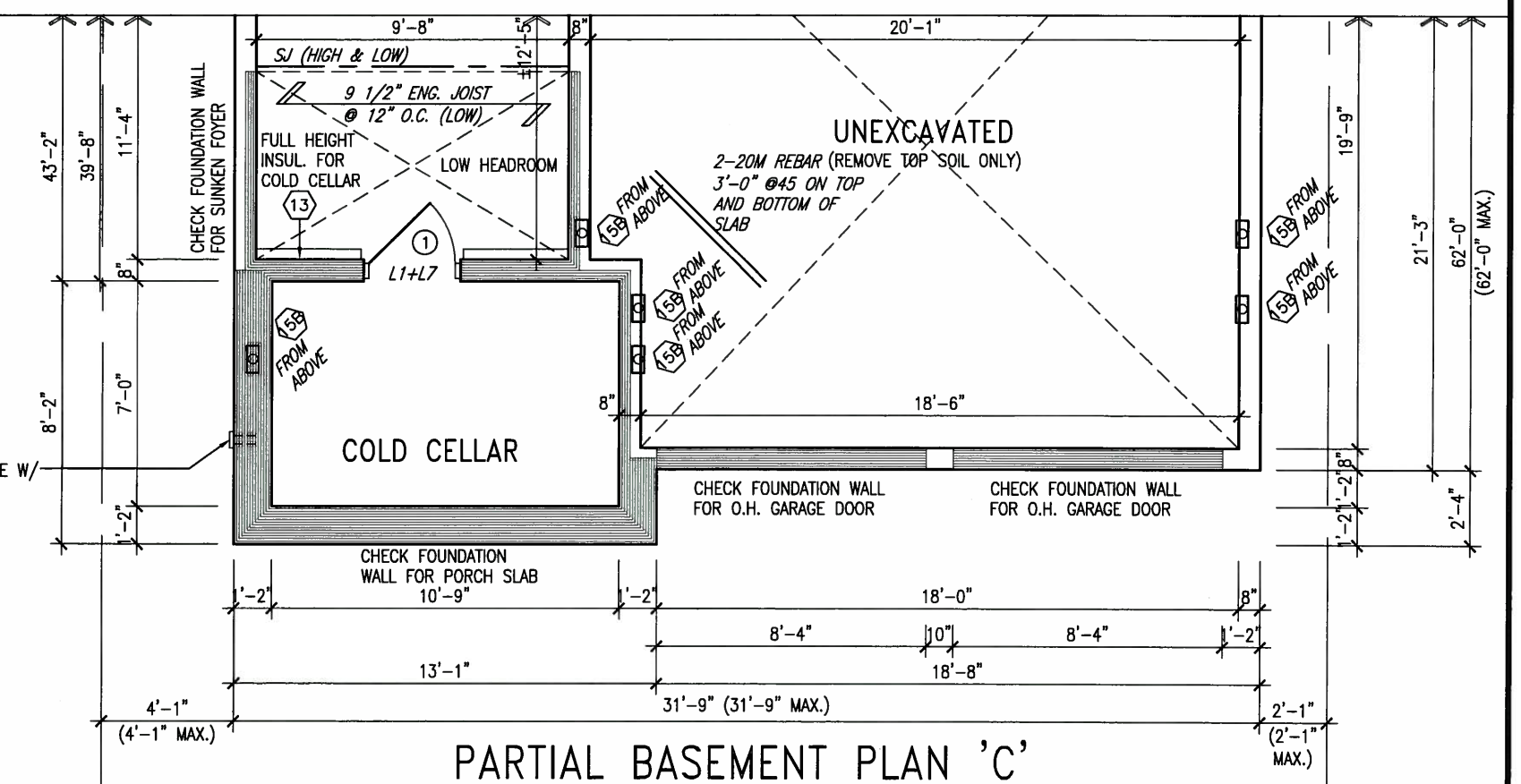
PARTIAL GROUND FLOOR PLAN 'C'

MIN. SOIL BEARING CAPACITY OF 150KPa

4" DIA. VENT SLEEVE W/ INSECT SCREEN

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

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



PARTIAL BASEMENT PLAN 'C'

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 registration information BCN
5.			VA3 Design Inc. 42658
4.			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.
3.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2.	UPGRADED REAR ELEVATIONS ADDED.		
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
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**

project name: GREEN VALLEY ESTATES  
municipality: BRADFORD

**S38-4 BAROSSA 4**

project no. 13045

date: JUNE 2014  
drawing no. 5

scale: 3/16" = 1'-0"

file name: 13045-S38-4

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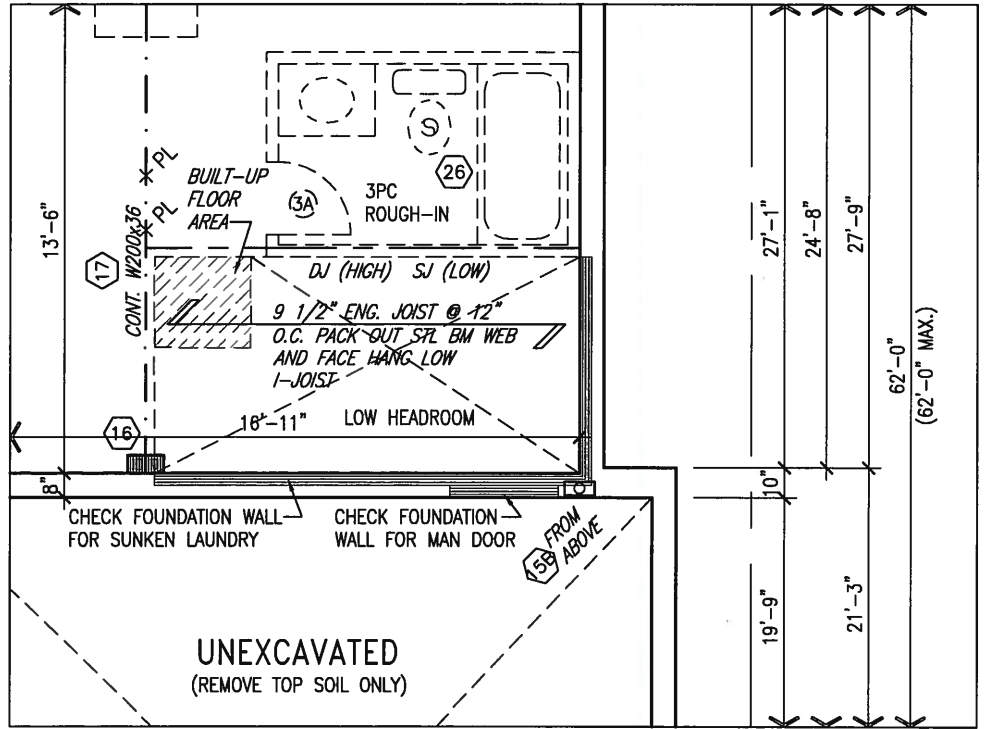
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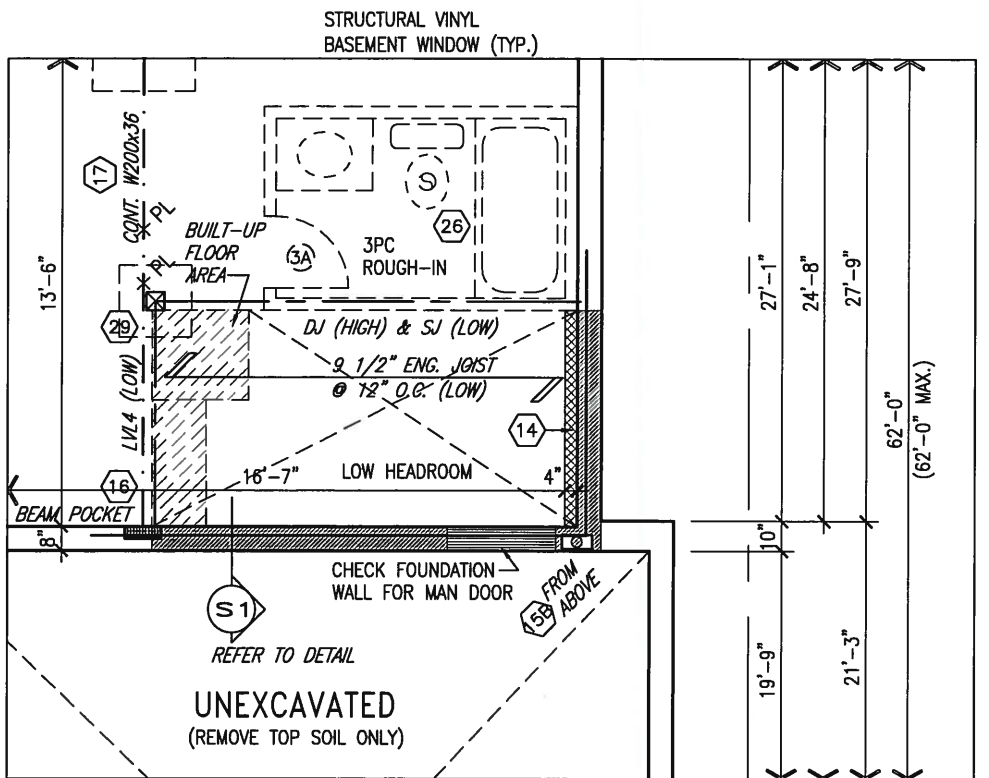
ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect



PARTIAL BASEMENT PLAN W/  
SUNKEN LAUNDRY -1R



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

AREA CALCULATIONS	ELEV. A/B/C
GROUND FLOOR AREA	1264 SF
SECOND FLOOR AREA	1327 SF
SUBTOTAL	2591 SF
DEDUCT ALL OPEN AREAS	7 SF
<b>TOTAL NET AREA</b>	<b>2584 SF</b> (240.06 m2)
FINISHED BSMT AREA	XX SF
COVERAGE W/OUT PORCH	1682 SF (156.26 m2)
<b>COVERAGE W/ PORCH</b>	<b>1782 SF</b> (165.55 m2)



APR 24, 2015

no.	description	date	by
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qualification information  
Wellington Jno-Baptista *[Signature]* 25591 BCN  
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**

project name: GREEN VALLEY ESTATES  
municipality: BRADFORD

date: JUNE 2014  
drawn by: KL  
checked by: RICHARD  
scale: 3/16" = 1'-0"

**S38-4 BAROSSA 4**

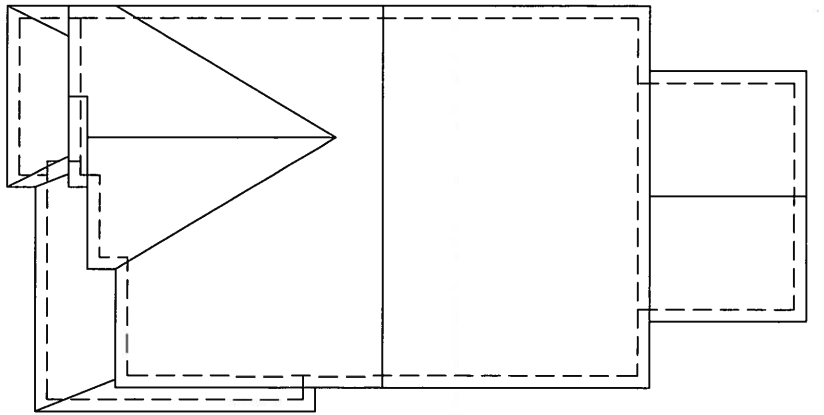
project no. 13045

PARTIAL PLANS  
file name: 13045-S38-4  
drawing no. 6

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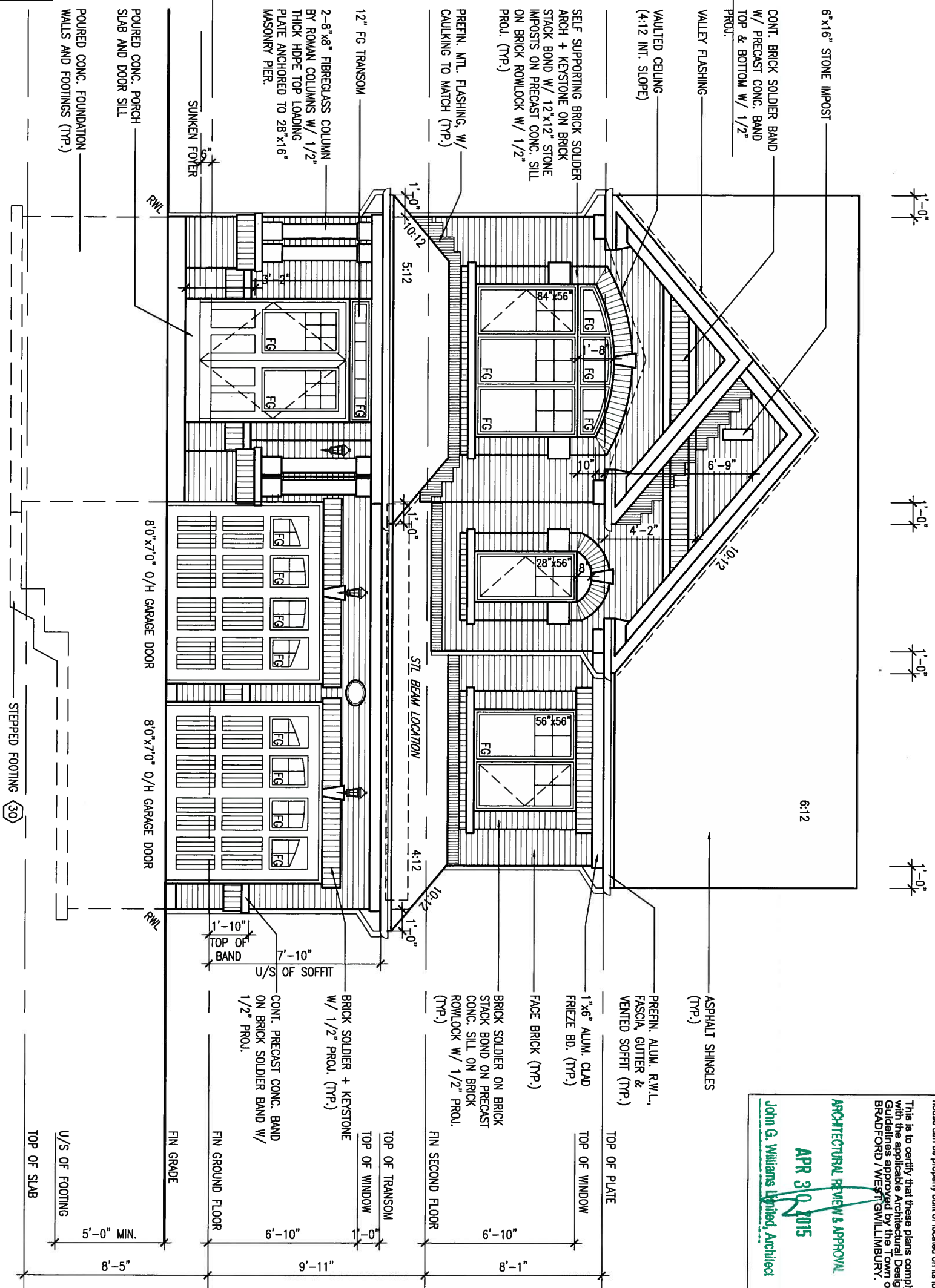




ROOF PLAN 'A'

UNINSULATED OPENINGS (PER OBC SB-12.2.1.1(7))			
S38-4 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605.55 S.F.	80.77 S.F.	13.34 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	595.00 S.F.	125.28 S.F.	21.06 %
TOTAL SQ. FT.	3270.37 S.F.	386.83 S.F.	11.83 %
TOTAL SQ. M.	303.82 S.M.	35.94 S.M.	11.83 %

FRONT ELEVATION 'A'



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**ARCHITECTURAL REVIEW & APPROVAL**  
**APR 30 2015**  
 John G. Williams Licensed Architect

9			
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3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2	UPGRADED REAR ELEVATIONS ADDED.		
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
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 BCIN  
 name  
 registration information  
 VA3 Design Inc. 42658

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 Toronto ON M3H 1S8  
 t 416.630.2255 f 416.630.4782  
 va3design.com

**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES  
 municipality: BRADFORD

date: JUNE 2014  
 checked by: RICHARD  
 scale: 3/16" = 1'-0"

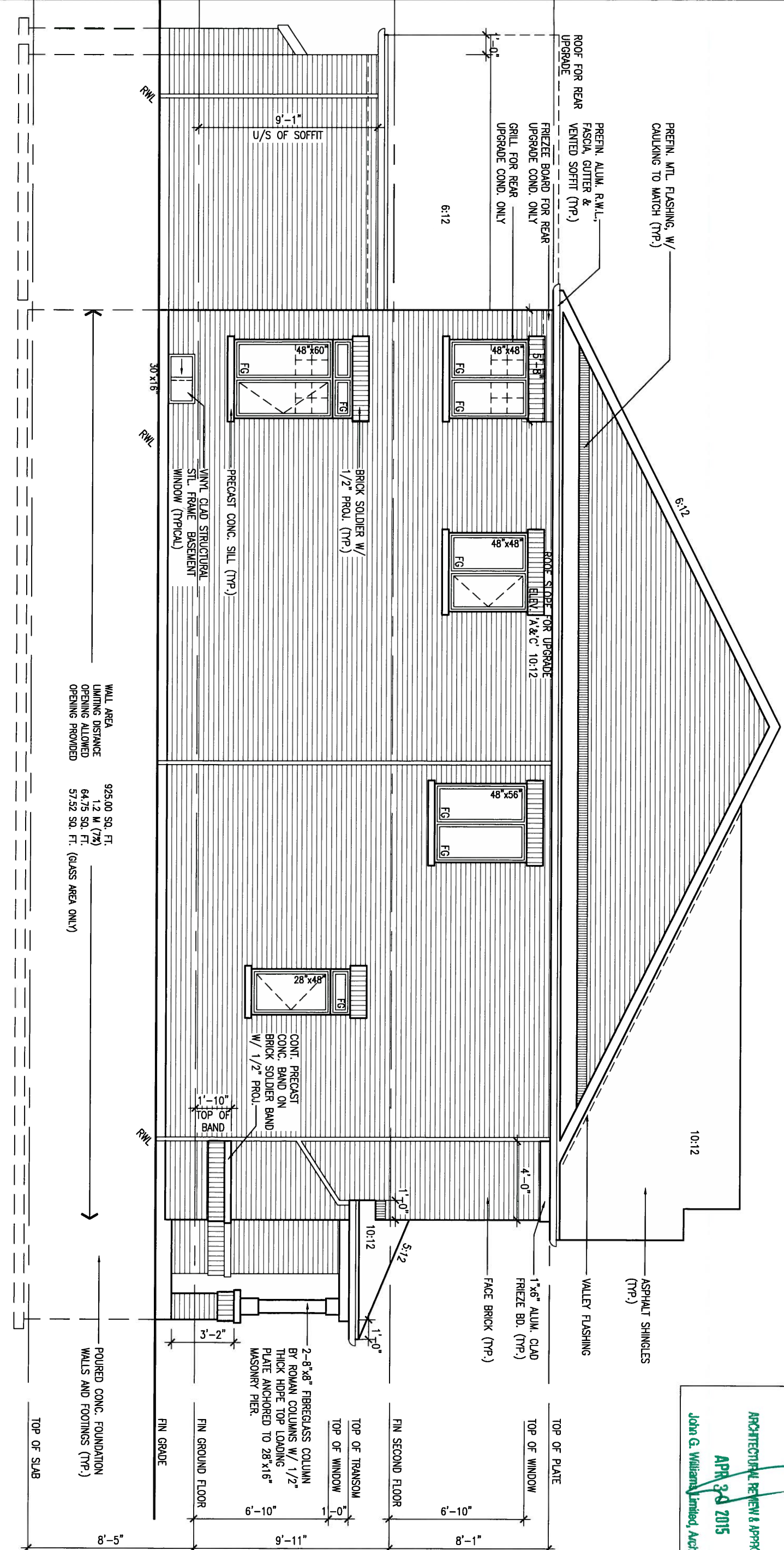
**S38-4 BAROSSA 4**

project no. 13045  
 drawing no. 7

file name: 13045-S38-4

date: Apr 23 2015 - 1:36 PM

# LEFT SIDE ELEVATION 'A'



WALL AREA  
 LIMITING DISTANCE  
 OPENING ALLOWED  
 OPENING PROVIDED

925.00 SQ. FT.  
 1.2 M (7%)  
 64.75 SQ. FT.  
 57.52 SQ. FT. (GLASS AREA ONLY)

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**ARCHITECTURAL REVIEW & APPROVAL**  
**APR 24 2015**  
 John G. Williams Limited, Architect



APR 24, 2015

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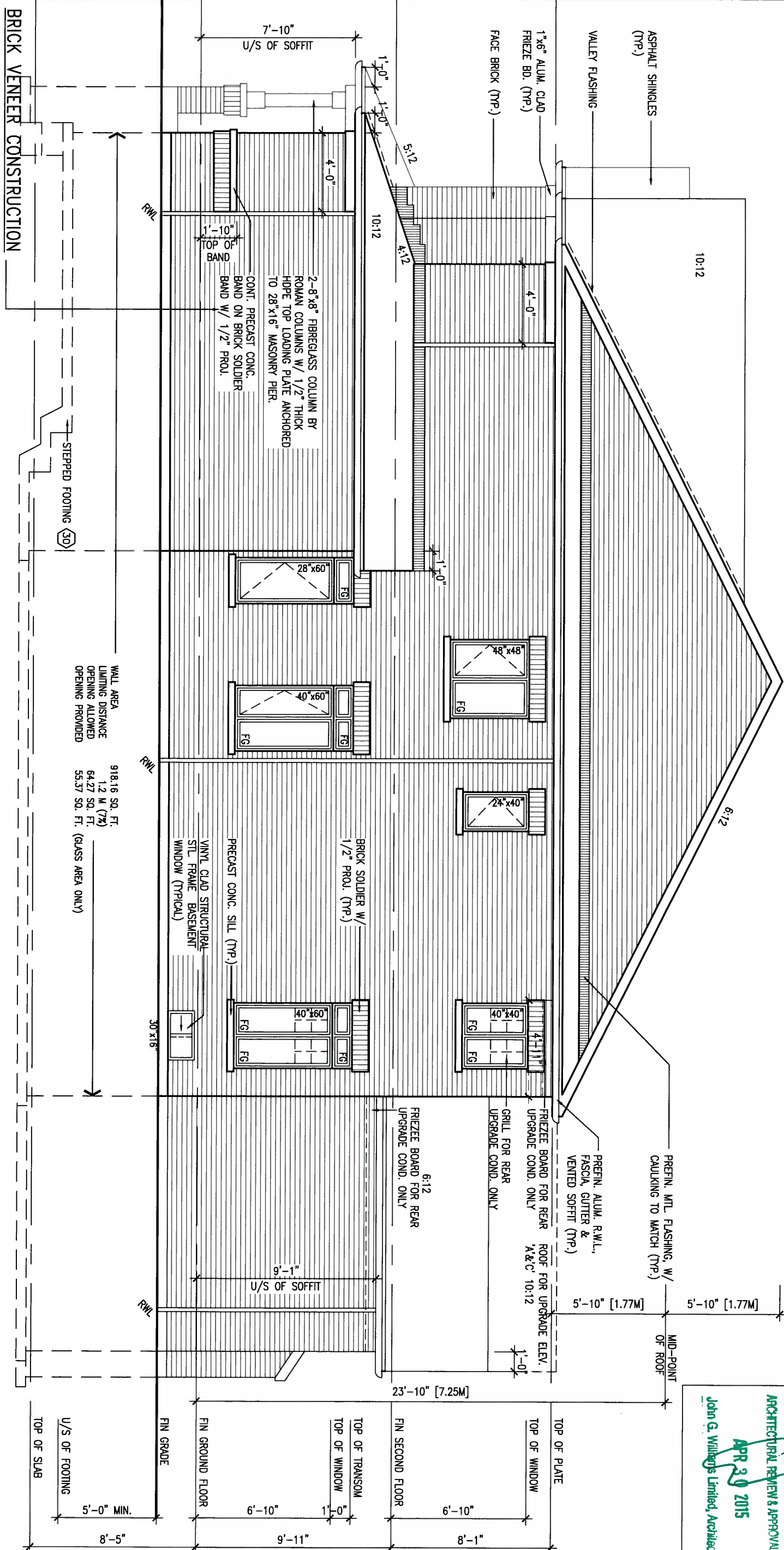


<b>BAYVIEW WELLINGTON</b>		municipality		project no.	
GREEN VALLEY ESTATES		BRADFORD		13045	
date		checked by		drawing no.	
JUNE 2014		-		LEFT SIDE ELEVATION 'A'	
drawn by		scale		file name	
KL		3/16" = 1'-0"		13045-S38-4	
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1'-0" 1'-0" 1'-0"

1'-0"



**BRICK VENEER CONSTRUCTION**  
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)  
 45 MINUTE FIRE RATED WALL  
 PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 KG/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.  
 (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

**RIGHT SIDE ELEVATION 'A'**

WALL AREA 918.16 SQ. FT.  
 LIGHTING DISTANCE 1.2 M (7ft)  
 OPENING ALLOWED 64.27 SQ. FT.  
 OPENING PROVIDED 55.37 SQ. FT. (GLASS AREA ONLY)

FIN SECOND FLOOR 6'-10"  
 FIN GROUND FLOOR 6'-10"  
 FIN GRADE 8'-5"  
 TOP OF TRANSONM 1'-0"  
 TOP OF WINDOW 9'-11"  
 TOP OF PLATE 8'-1"  
 TOP OF WINDOW 6'-10"  
 TOP OF SLAB 5'-0" MIN.  
 U/S OF FOOTING 8'-5"  
 U/S OF SOFFIT 9'-11"

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**ARCHITECTURAL REVIEW & APPROVAL**  
**APR 30 2015**  
 John G. Williams Limited, Architect

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 Toronto ON M3H 1S8  
 t 416.630.2255 f 416.630.4782  
 va3design.com

**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES  
 municipality: BRADFORD  
 project no.: 13045

date: JUNE 2014  
 checked by: [signature]  
 scale: 3/16" = 1'-0"

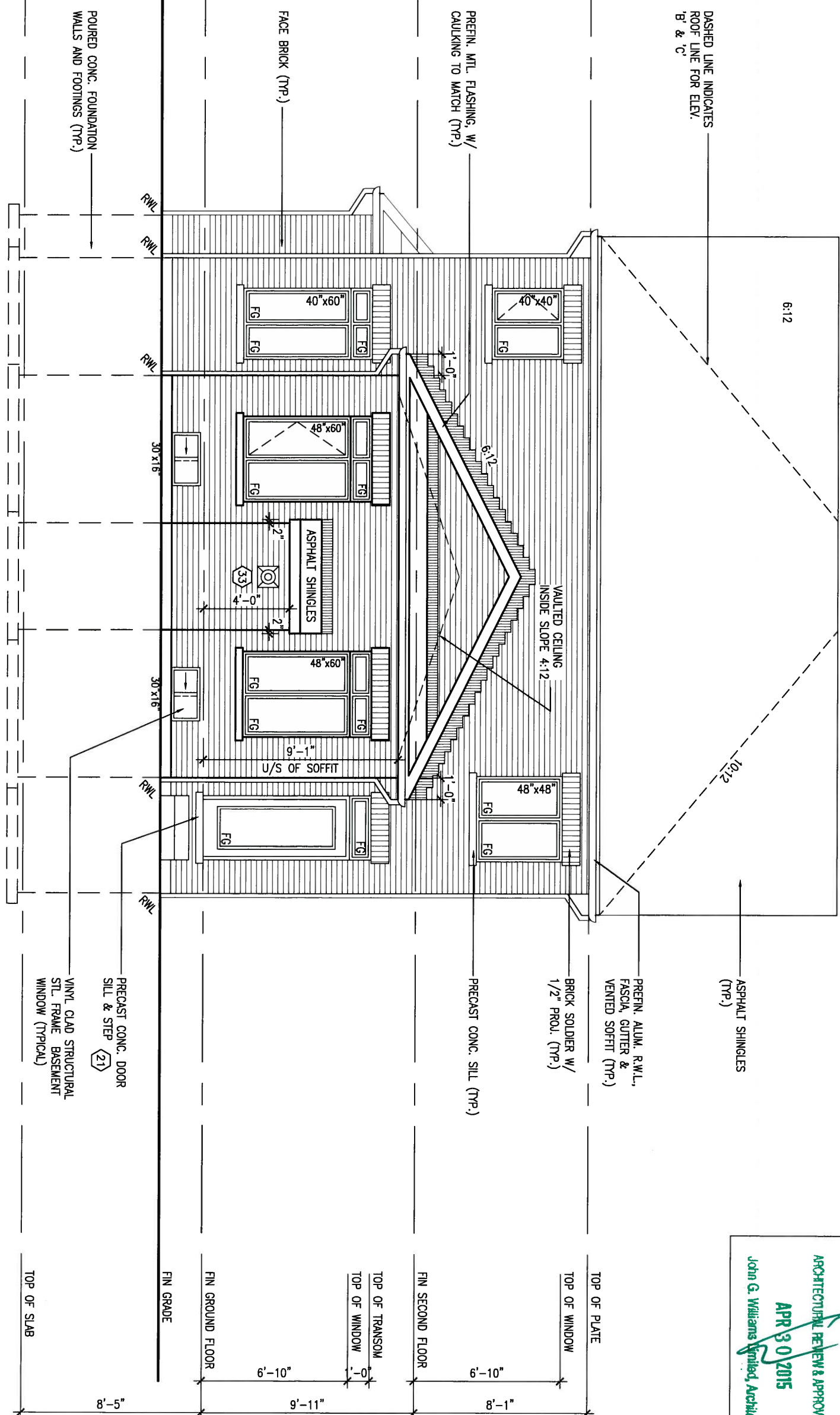
drawing no.: **9**

file name: 13045-S38-4

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REAR ELEVATION 'A', 'B' & 'C'



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**APR 30 2015**  
 John G. Williams *Registered Architect*



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**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES municipality: BRADFORD project no.: 13045

date: JUNE 2014 checked by: KL scale: 3/16" = 1'-0" drawing no.: 10

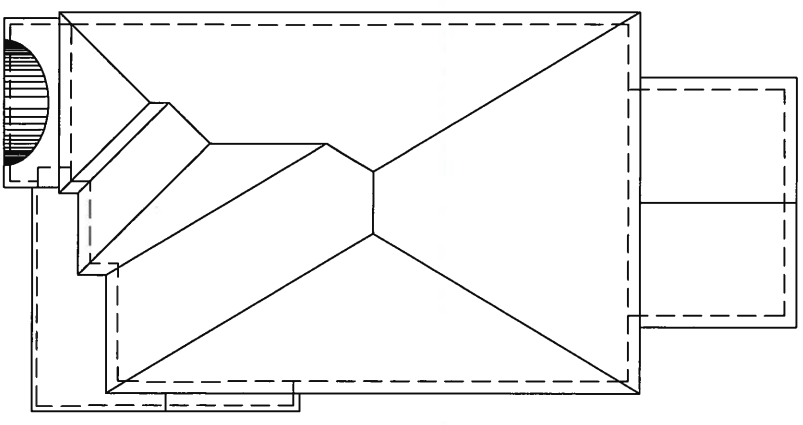
file name: 13045-S38-4

REAR ELEVATION 'A', 'B' & 'C'

13045-S38-4

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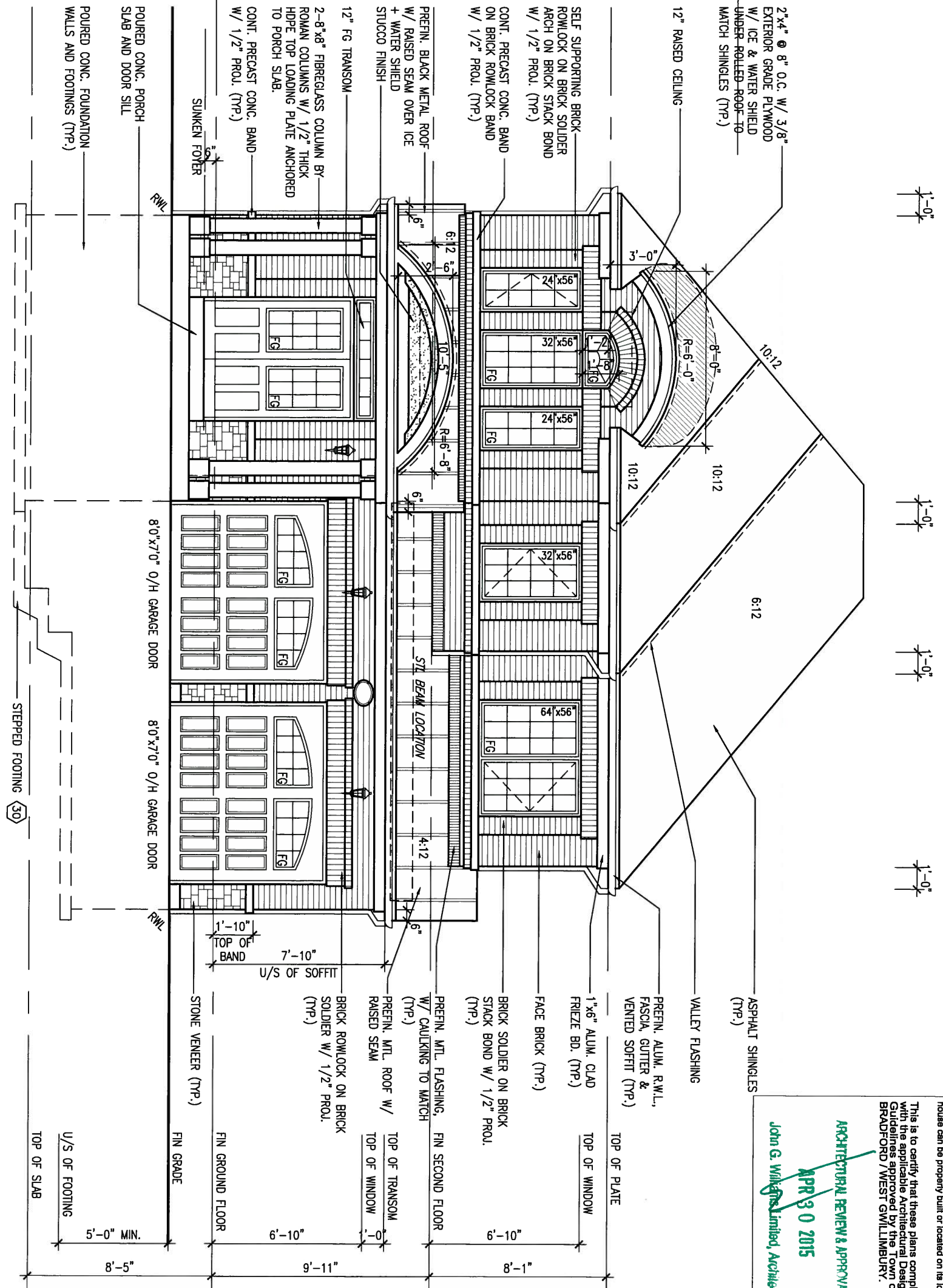




ROOF PLAN 'B'

UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7))		
S38-4 ELEVATION B	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F. OPENING S.F.	PERCENTAGE
FRONT	599.33 S.F.	74.11 S.F.
LEFT SIDE	1034.91 S.F.	89.67 S.F.
RIGHT SIDE	1034.91 S.F.	91.11 S.F.
REAR	595.00 S.F.	125.28 S.F.
TOTAL SQ. FT.	3264.15 S.F.	380.17 S.F.
TOTAL SQ. M.	303.25 S.M.	35.32 S.M.

FRONT ELEVATION 'B'



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**APR 30 2015**  
 John G. Wilkerson Limited, Architect



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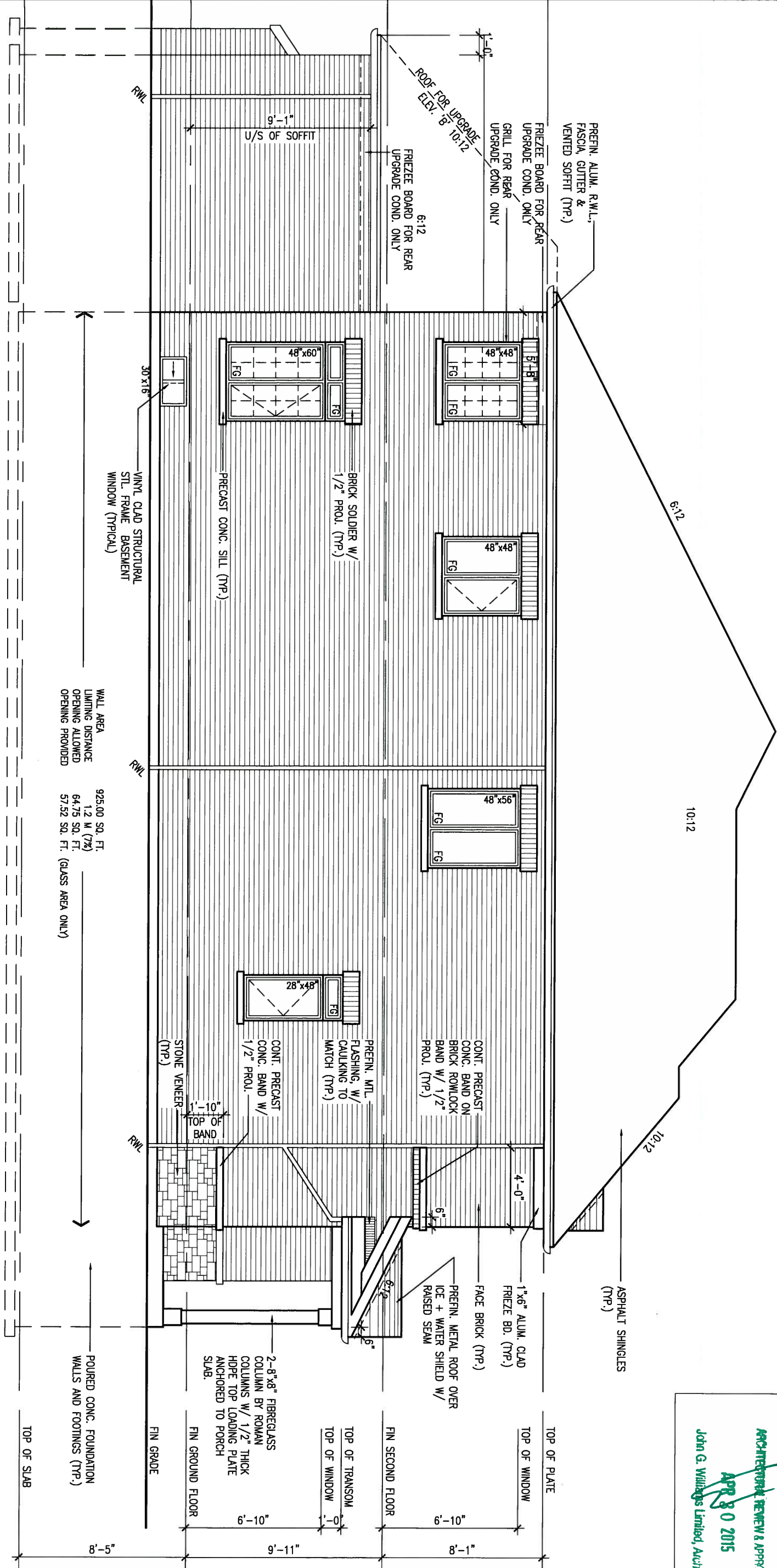
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**BAYVIEW WELLINGTON**

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	JUNE 2014	checked by	KL	scale	3/16" = 1'-0"
drawing no.	FRONT ELEVATION 'B'	file name	13045-S38-4		11

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# LEFT SIDE ELEVATION 'B'



WALL AREA  
 LIMITING DISTANCE  
 OPENING ALLOWED  
 OPENING PROVIDED

925.00 SQ. FT.  
 1.2 M (7%)  
 64.75 SQ. FT.  
 57.52 SQ. FT. (GLASS AREA ONLY)

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ARCHITECTURAL REVIEW & APPROVAL  
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 John G. Williams Limited, Architect



APR 24, 2015

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 name registration information BCN  
 VA3 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.



**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES municipality: BRADFORD project no.: 13045

date: JUNE 2014 checked by: KL scale: 3/16" = 1'-0" drawing no.: 13045-S38-4

**LEFT SIDE ELEVATION 'B'**

file name: 13045-S38-4

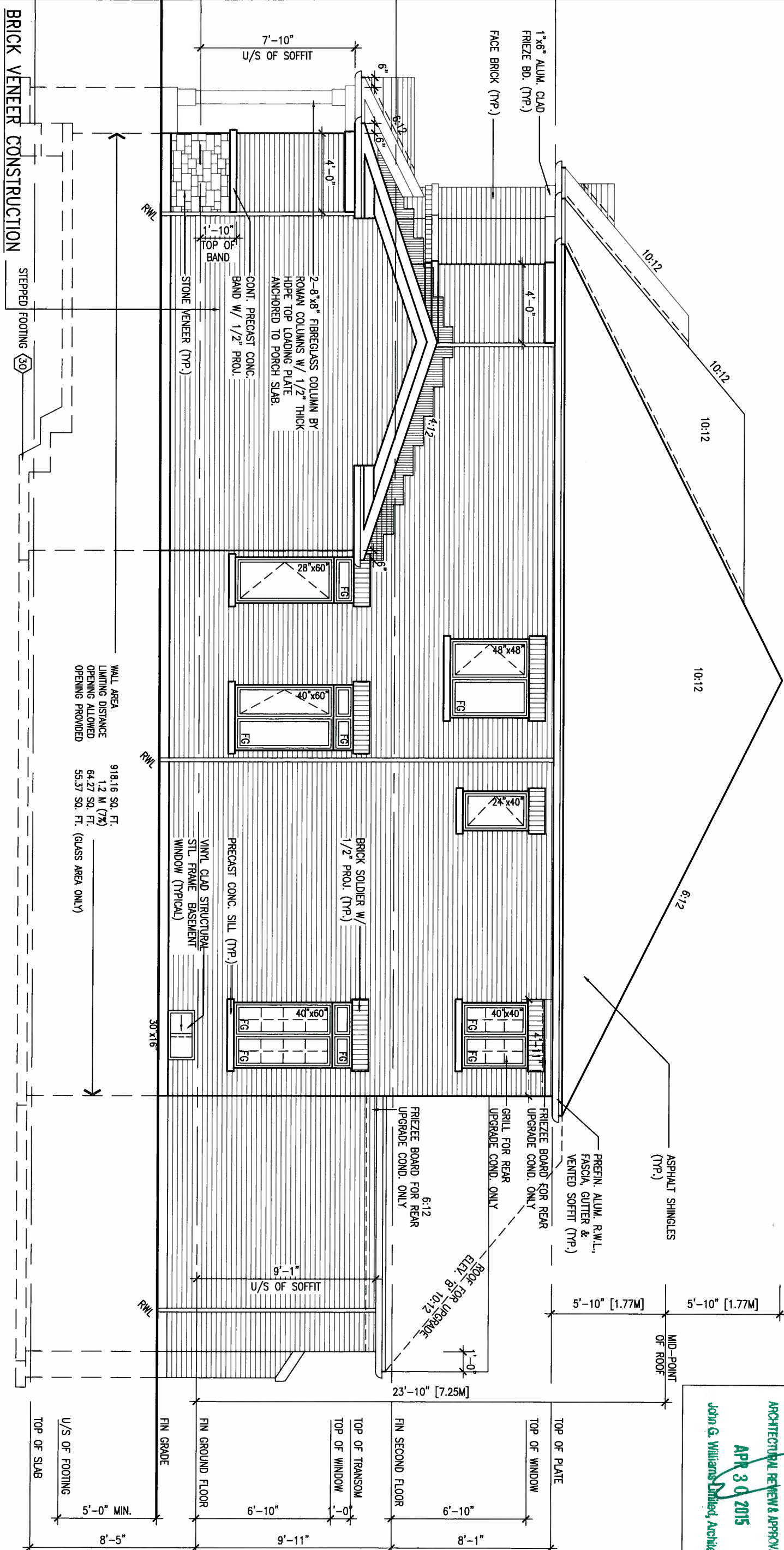
12

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1'-0" 1'-0" 1'-0"

1'-0"



**BRICK VENEER CONSTRUCTION**  
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)  
 45 MINUTE FIRE RATED WALL  
 PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 KG/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.  
 (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

WALL AREA 918.16 SQ. FT.  
 1.2 M (7%)  
 OPENING DISTANCE 64.27 SQ. FT.  
 OPENING PROVIDED 55.37 SQ. FT. (GLASS AREA ONLY)

**RIGHT SIDE ELEVATION 'B'**

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**  
**APR 30 2015**  
 John G. Williams Limited, Architect

9.			
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3.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2.	UPGRADED REAR ELEVATIONS ADDED.		
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
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  
 name registration information BCN  
 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**

project name **GREEN VALLEY ESTATES** municipality **BRADFORD**

date **JUNE 2014** checked by **KL** scale **3/16" = 1'-0"**

drawing no. **RIGHT SIDE ELEVATION 'B'** file name **13045-S38-4**

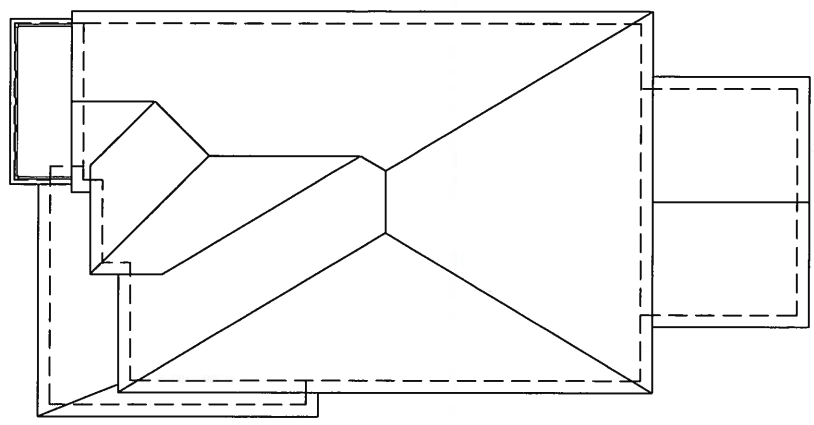
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**S38-4**  
**BAROSSA 4**

project no. **13045**

drawing no. **13**

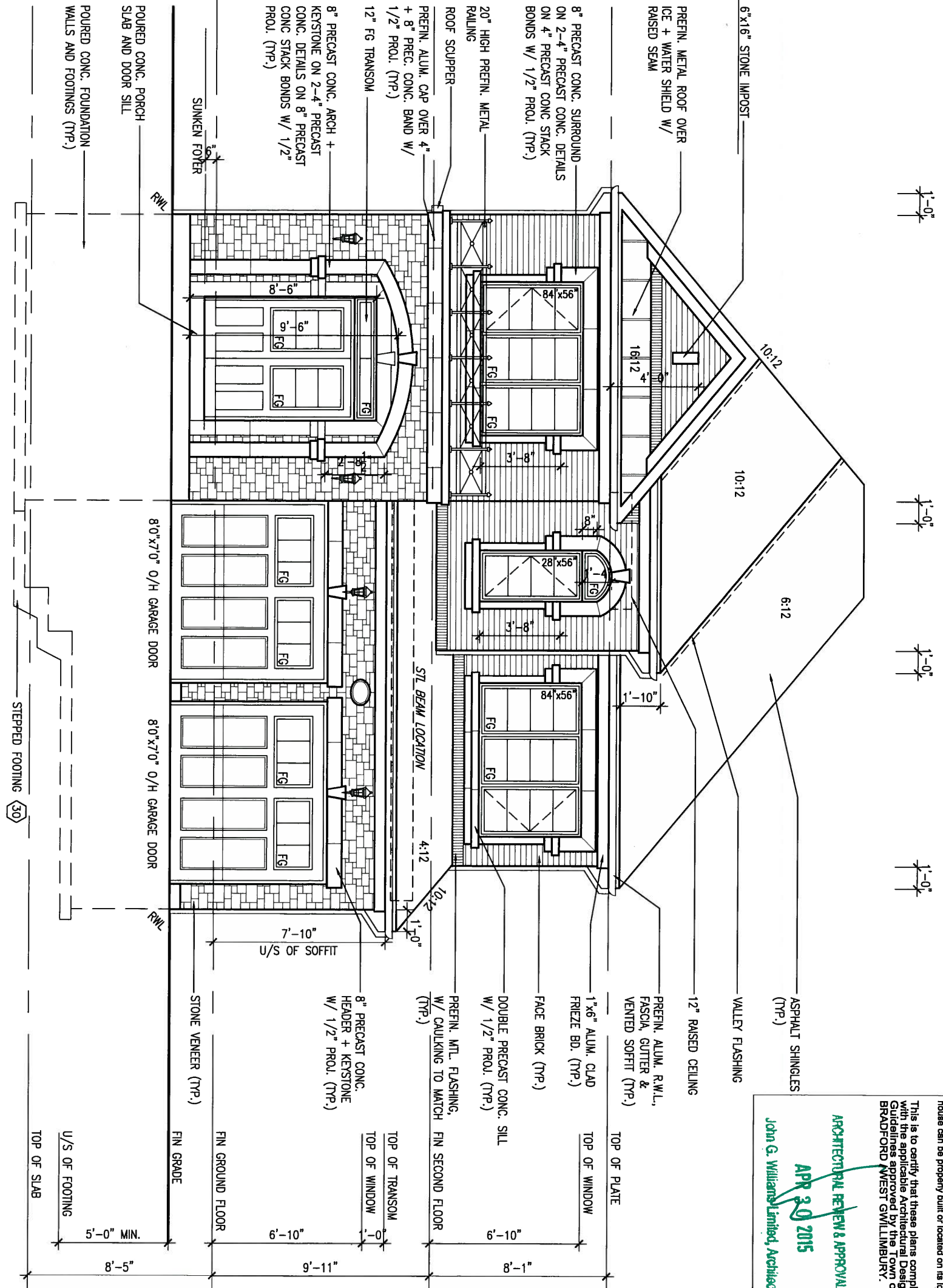




ROOF PLAN 'C'

UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7))			
S38-4 ELEVATION C	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	600.33 S.F.	84.55 S.F.	14.08 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	595.00 S.F.	125.28 S.F.	21.06 %
TOTAL SQ. FT.	3265.15 S.F.	390.61 S.F.	11.96 %
TOTAL SQ. M.	303.34 S.M.	36.29 S.M.	11.96 %

FRONT ELEVATION 'C'



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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**  
**APR 30 2015**  
 John G. Williams Limited, Architect



no.	description	date	by
9			
8			
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4			
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2	UPGRADED REAR ELEVATIONS ADDED.		
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL

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 registration information BCN  
 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**

project name: GREEN VALLEY ESTATES  
 municipality: BRADFORD

project no.: 13045

date: JUNE 2014  
 drawn by: KL  
 checked by: -  
 scale: 3/16" = 1'-0"

drawing no.: 14

**S38-4**  
 BAROSSA 4

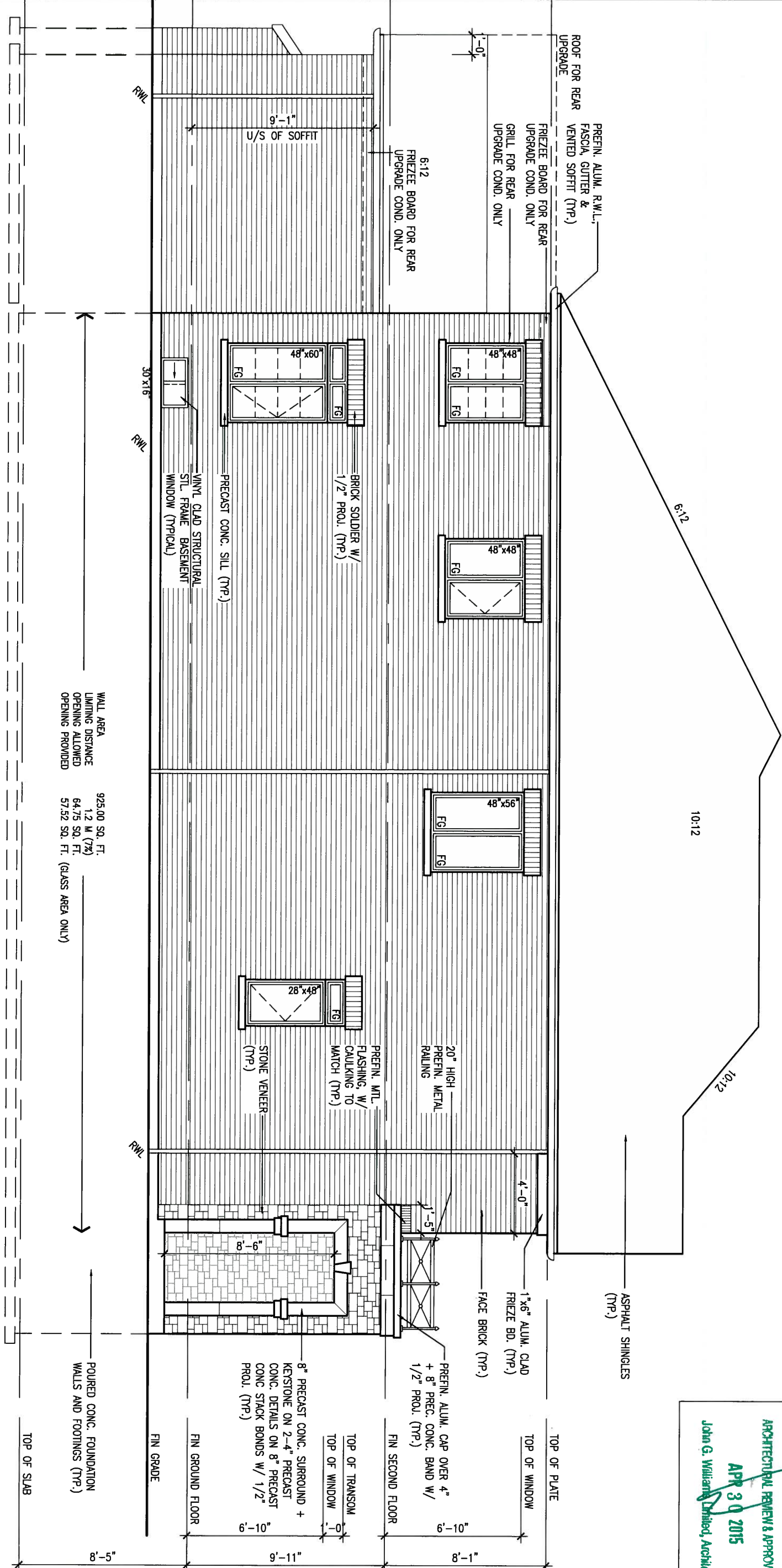
FRONT ELEVATION 'C'

file name: 13045-S38-4

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# LEFT SIDE ELEVATION 'C'



WALL AREA  
 LIMITING DISTANCE  
 OPENING ALLOWED  
 OPENING PROVIDED

925.00 SQ. FT.  
 1.2 M (7%)  
 64.75 SQ. FT.  
 57.52 SQ. FT. (GLASS AREA ONLY)

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

**ARCHITECTURAL REVIEW & APPROVAL**  
**APR 30 2015**  
 John G. Williams, Licensed Architect

9.			
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3.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2.	UPGRADED REAR ELEVATIONS ADDED.		
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
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 25591 BCN  
 Signature

VA3 Design Inc. 42658

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 Toronto ON M3H 1S8  
 t 416.630.2255 f 416.630.4782  
 va3design.com

**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES municipality: BRADFORD project no.: 13045

date: JUNE 2014 checked by: scale: 3/16" = 1'-0" drawing no.: 15

LEFT SIDE ELEVATION 'C'

file name: 13045-S38-4

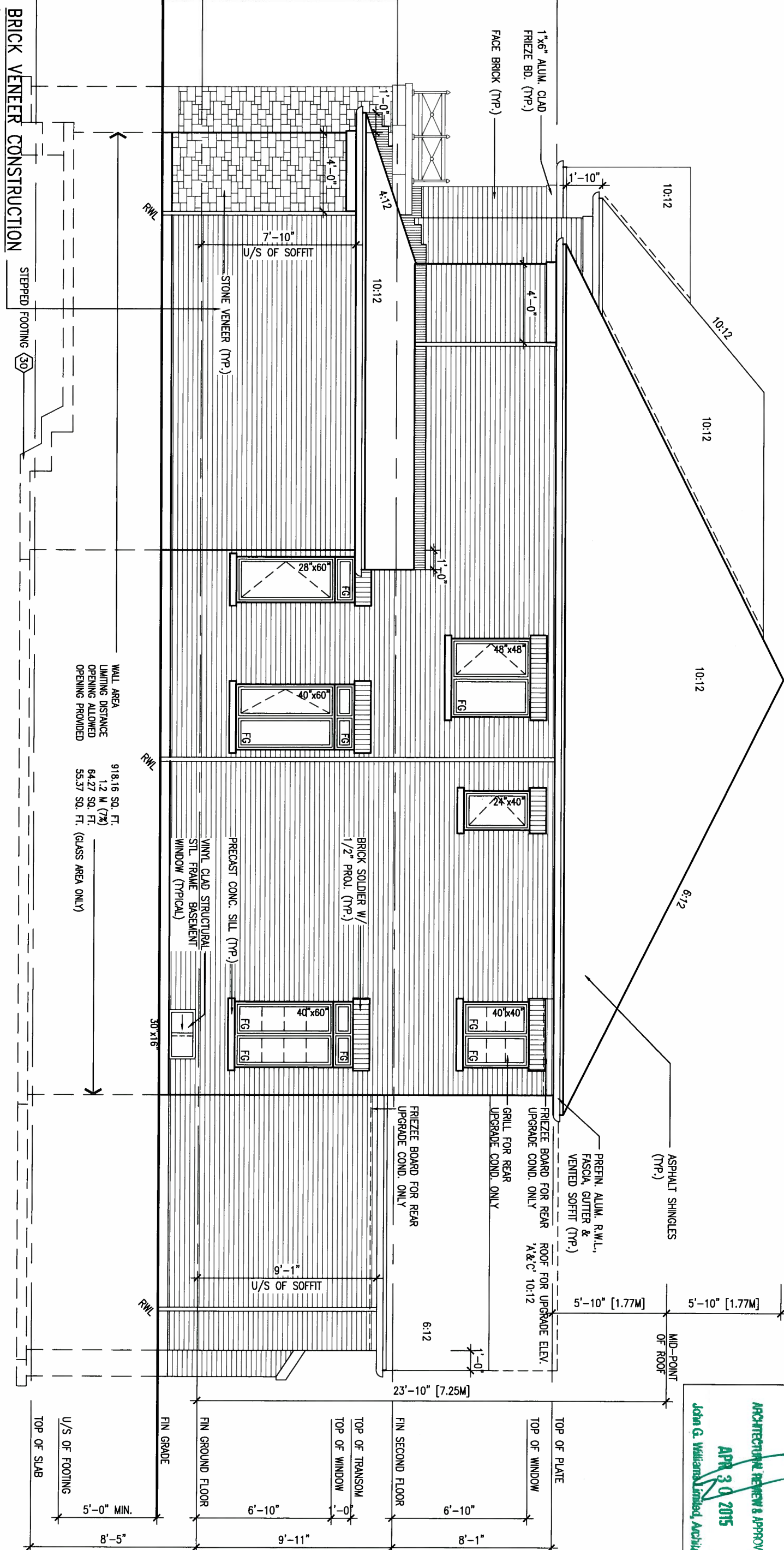
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APR 24, 2015

1'-0" 1'-0" 1'-0"

1'-0"



RIGHT SIDE ELEVATION 'C'

**BRICK VENEER CONSTRUCTION**  
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)  
45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 KG/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.  
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

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**ARCHITECTURAL REVIEW & APPROVAL**  
APR 30 2015  
John G. Williams, Licensed Architect



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3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2	UPGRADED REAR ELEVATIONS ADDED.		
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
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  
name registration information BCN  
VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES  
municipality: BRADFORD

date: JUNE 2014  
checked by: KL  
scale: 3/16" = 1'-0"

project no.: 13045  
drawing no.: 16

RIGHT SIDE ELEVATION 'C'

file name: 13045-S38-4

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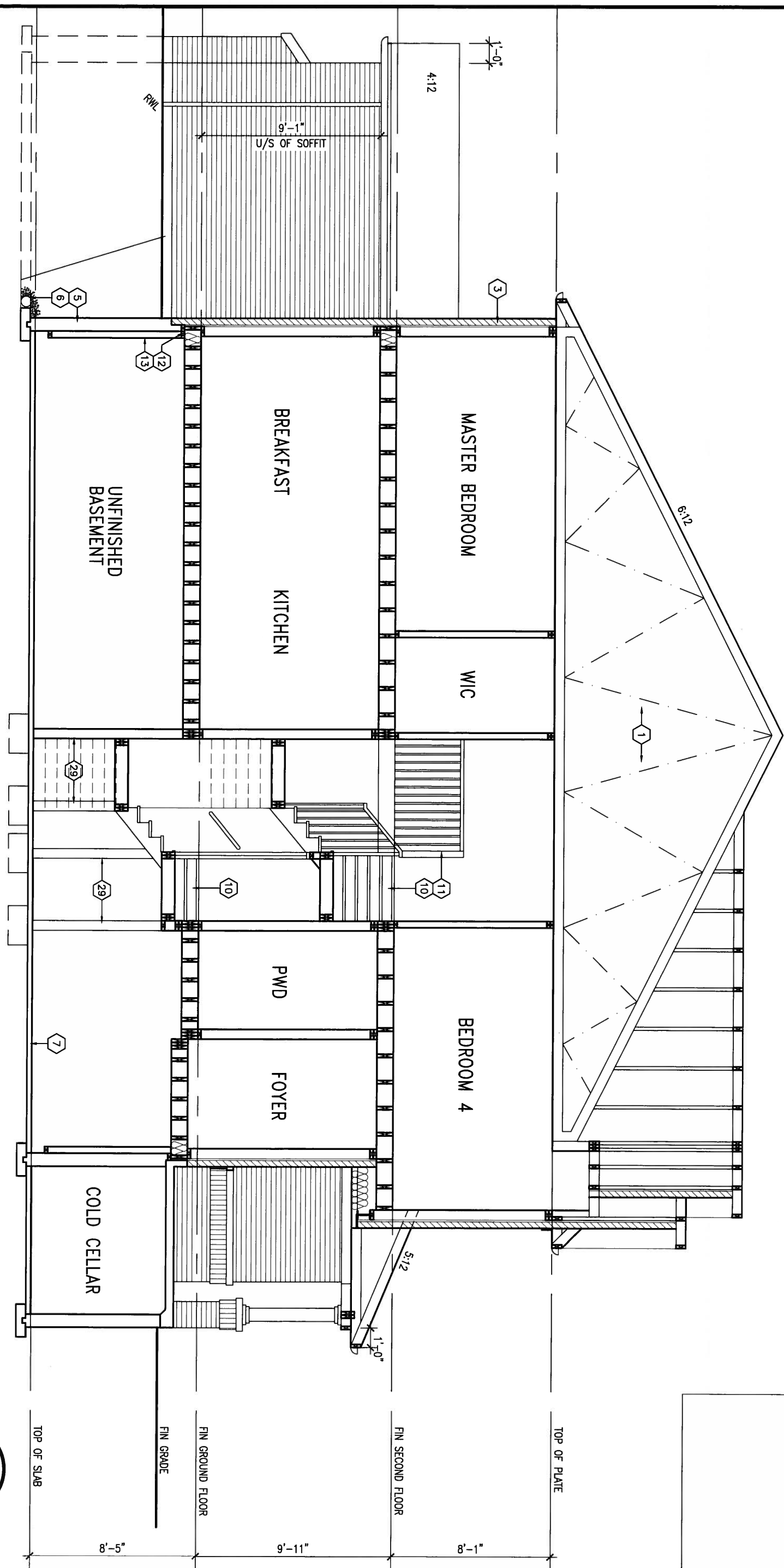
**S38-4**  
BAROSSA 4

project no.: 13045

drawing no.: 16



SECTION A-A



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

It is the builder's complete responsibility to ensure that all work is constructed in accordance with the approved plans and fully complies with the Architectural Guidelines and all applicable regulations and requirements including zoning regulations 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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3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2	UPGRADED REAR ELEVATIONS ADDED.		
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
no.	description	date	by

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qualification information  
 Wellington Jno-Baptiste *[Signature]* 25591  
 name registration information BCN  
 VA3 Design Inc. 42658

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 Toronto ON M3H 1S8  
 t 416.630.2255 f 416.630.4782  
 va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>S38-4</b>	
GREEN VALLEY ESTATES		BAROSSA 4	
project name	BRADFORD	municipality	project no. 13045
date JUNE 2014	drawn by KL	checked by -	scale 3/16" = 1'-0"
SECTION A-A		file name 13045-S38-4	drawing no. 17
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg - Thu - Apr 23 2015 - 1:36 PM			

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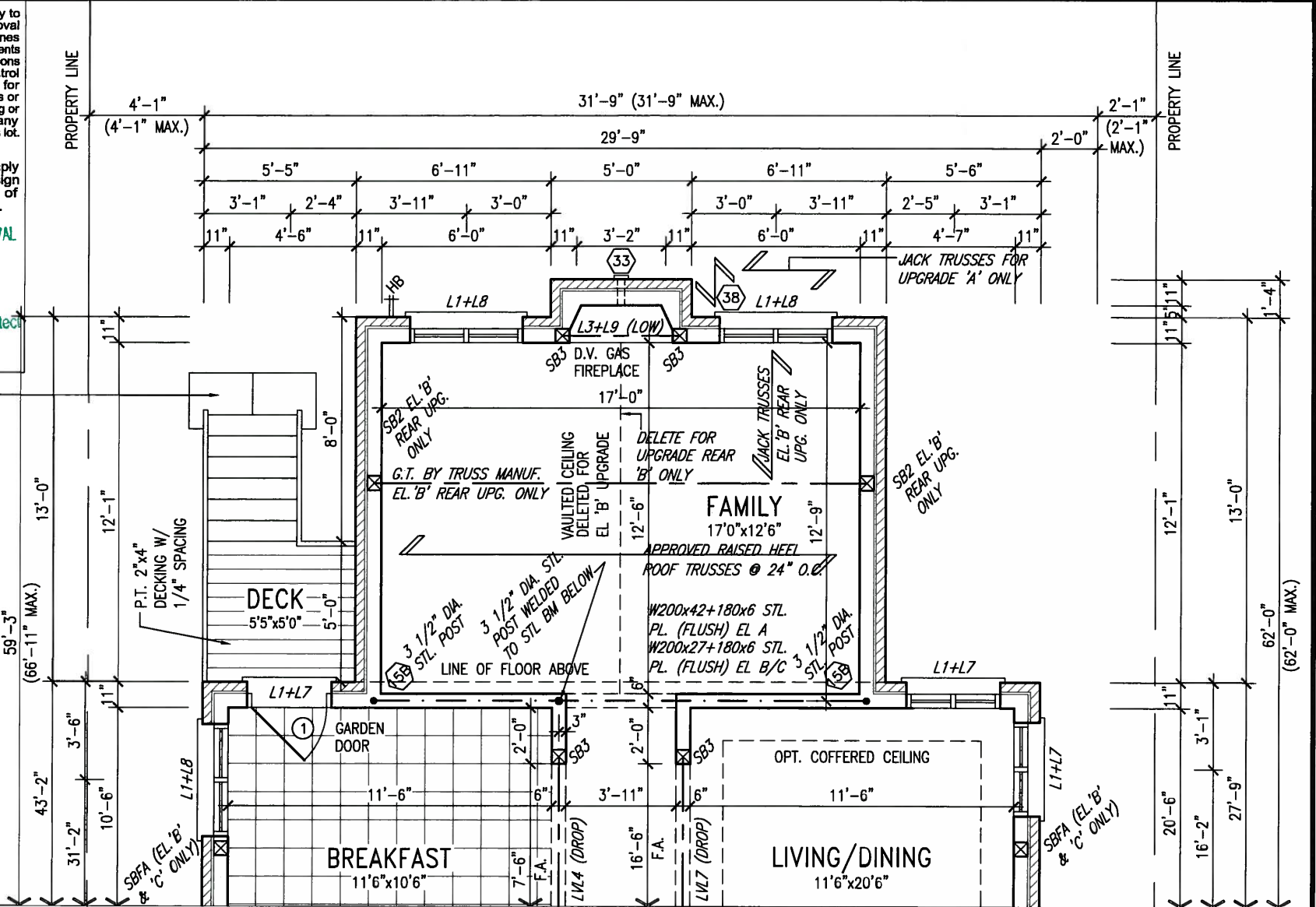
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

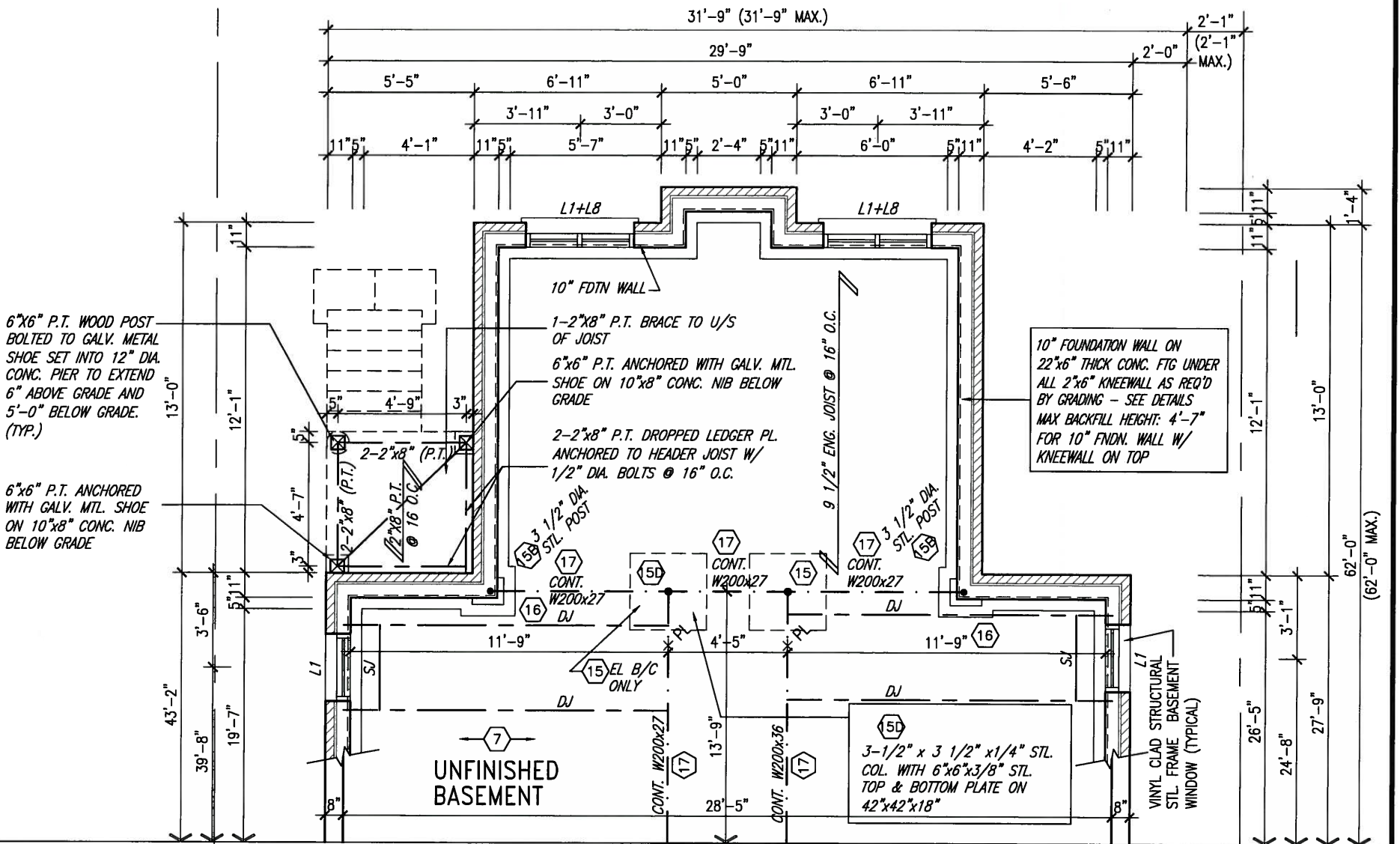
APR 30 2015

John G. Williams Limited, Architect

STAIRS W/ PATIO STONES FOR WALK OUT DECK CONDITION ONLY (RISERS VARY - SEE SITE PLAN)



PARTIAL GROUND FLOOR PLAN W/ W.O.D. 9R & MORE CONDITION



PARTIAL BASEMENT PLAN W/ W.O.D. 9R & MORE CONDITION

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

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



APR 24, 2015

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

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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.	<p><b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p><b>BAYVIEW WELLINGTON</b></p> <p>project name <b>GREEN VALLEY ESTATES</b></p> <p>date <b>JUNE 2014</b></p> <p>drawn by <b>KL</b></p>	<p>municipality <b>BRADFORD</b></p> <p>checked by <b>scale</b> <b>3/16" = 1'-0"</b></p>	<p><b>S38-4</b> BAROSSA 4</p> <p>project no. <b>13045</b></p>
8		<p>qualification information Wellington Jno-Baptiste 25591</p> <p>name registration information VA3 Design Inc. 42658</p> <p>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.</p>				
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4						
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC			
2	UPGRADED REAR ELEVATIONS ADDED.					
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL			
no.	description	date	by			



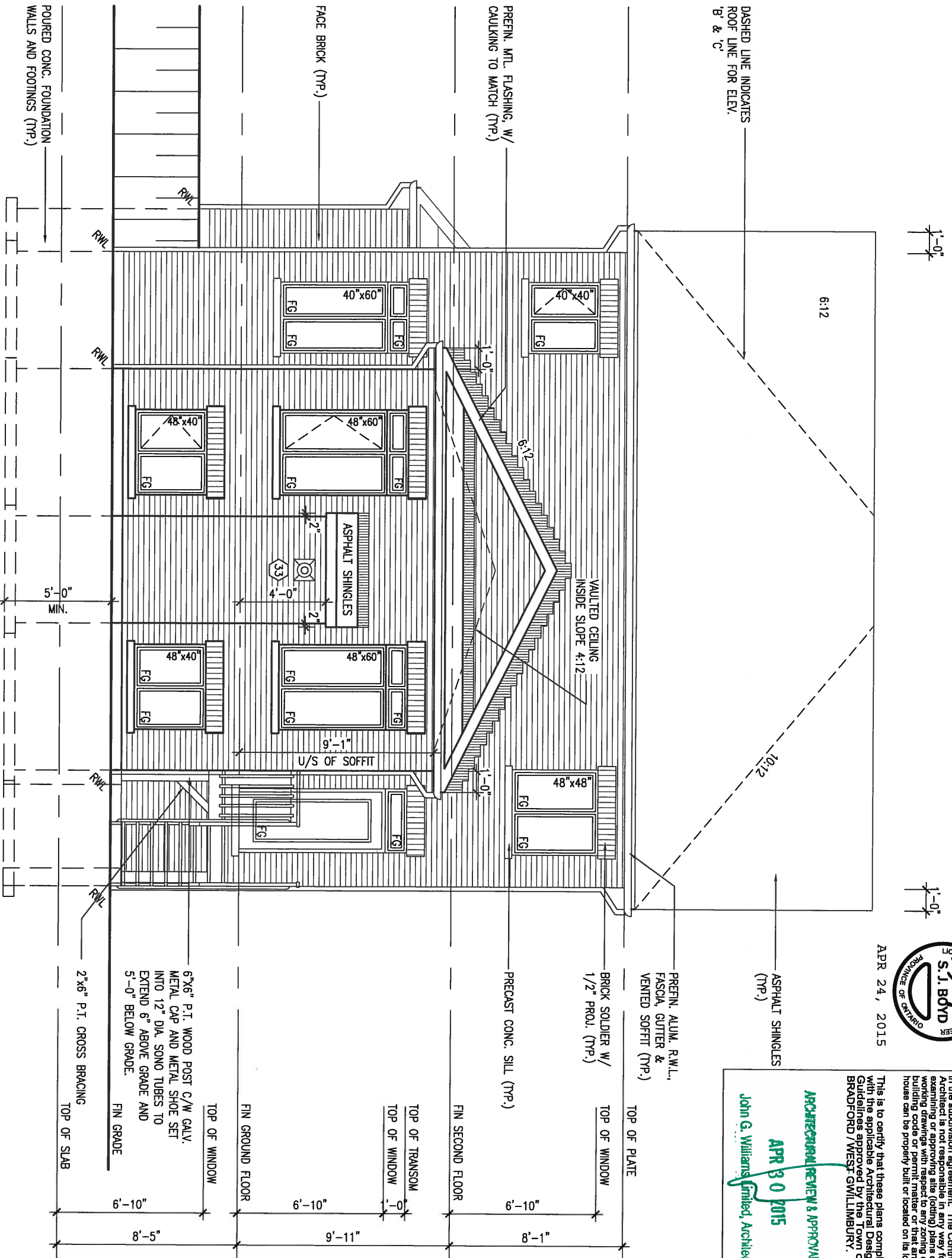
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))	
ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	605.55 S.F. 80.77 S.F. 13.34 %
LEFT SIDE	1034.91 S.F. 89.67 S.F. 8.66 %
RIGHT SIDE	1034.91 S.F. 91.11 S.F. 8.80 %
REAR	714.00 S.F. 145.28 S.F. 20.35 %
TOTAL SQ. FT.	3389.37 S.F. 406.83 S.F. 12.00 %
TOTAL SQ. M.	314.88 S.M. 37.80 S.M. 12.00 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))	
ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	599.33 S.F. 74.11 S.F. 12.37 %
LEFT SIDE	1034.91 S.F. 89.67 S.F. 8.66 %
RIGHT SIDE	1034.91 S.F. 91.11 S.F. 8.80 %
REAR	714.00 S.F. 145.28 S.F. 20.35 %
TOTAL SQ. FT.	3383.15 S.F. 400.17 S.F. 11.83 %
TOTAL SQ. M.	314.30 S.M. 37.18 S.M. 11.83 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))	
ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	600.33 S.F. 84.55 S.F. 14.08 %
LEFT SIDE	1034.91 S.F. 89.67 S.F. 8.66 %
RIGHT SIDE	1034.91 S.F. 91.11 S.F. 8.80 %
REAR	714.00 S.F. 145.28 S.F. 20.35 %
TOTAL SQ. FT.	3384.15 S.F. 410.61 S.F. 12.13 %
TOTAL SQ. M.	314.40 S.M. 38.15 S.M. 12.13 %



REAR ELEVATION 'A', 'B' & 'C'  
W/ W.O.D. 9R & MORE CONDITION



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**  
APR 30 2015  
John G. Williams, Limited, Architect

9			
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3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2	UPGRADED REAR ELEVATIONS ADDED.		
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
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**

project name: GREEN VALLEY ESTATES municipality: BRADFORD

date: JUNE 2014 scale: 3/16" = 1'-0"

drawn by: KL checked by: -

file name: 13045-538-4

project no.: 13045 drawing no.: 19

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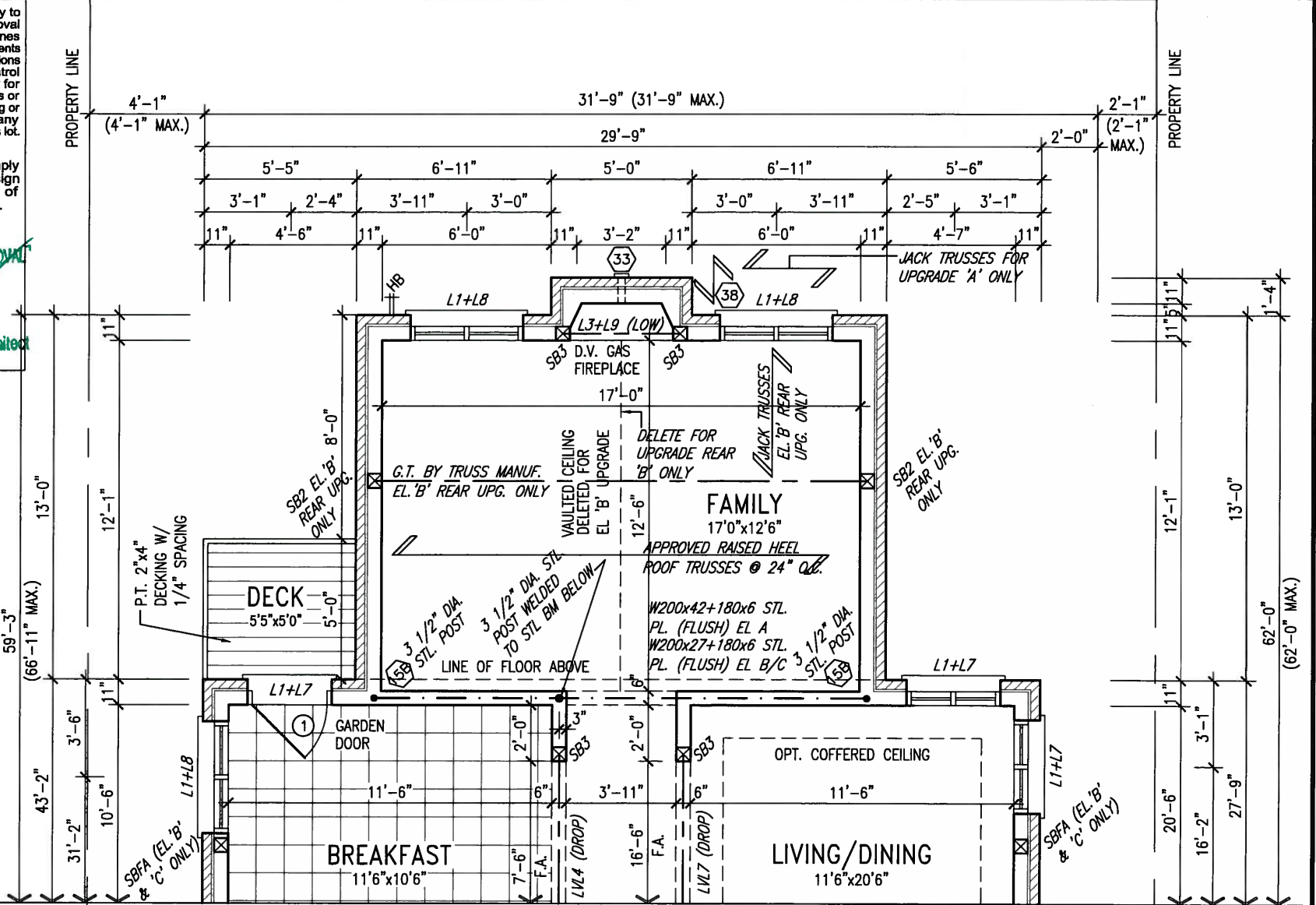
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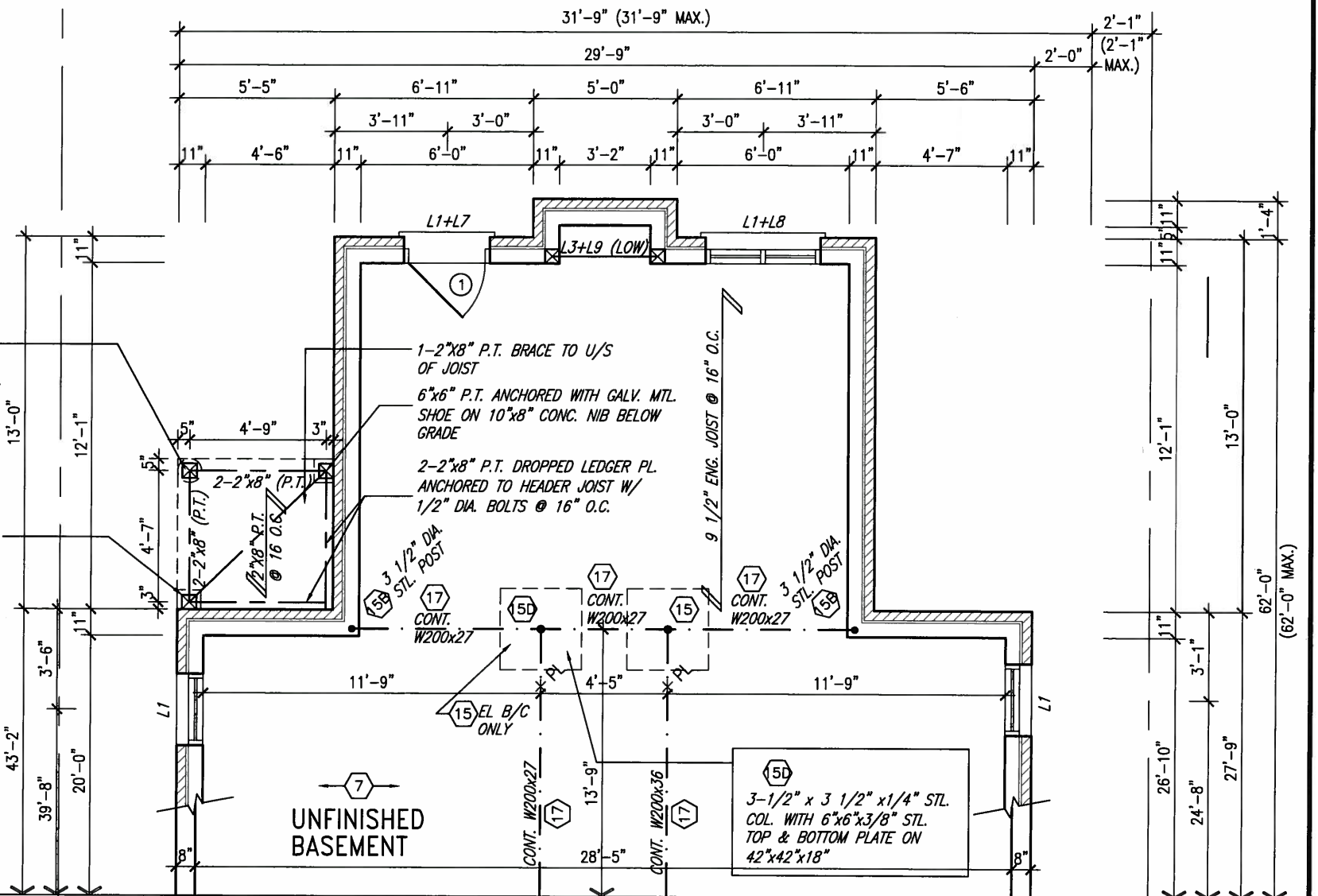
ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN  
W/ W.O.B. CONDITION



PARTIAL BASEMENT PLAN  
W/ W.O.B. CONDITION



APR 24, 2015

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

NOTE:  
FLOOR FRAMING INFO REFER TO ENG 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:  
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

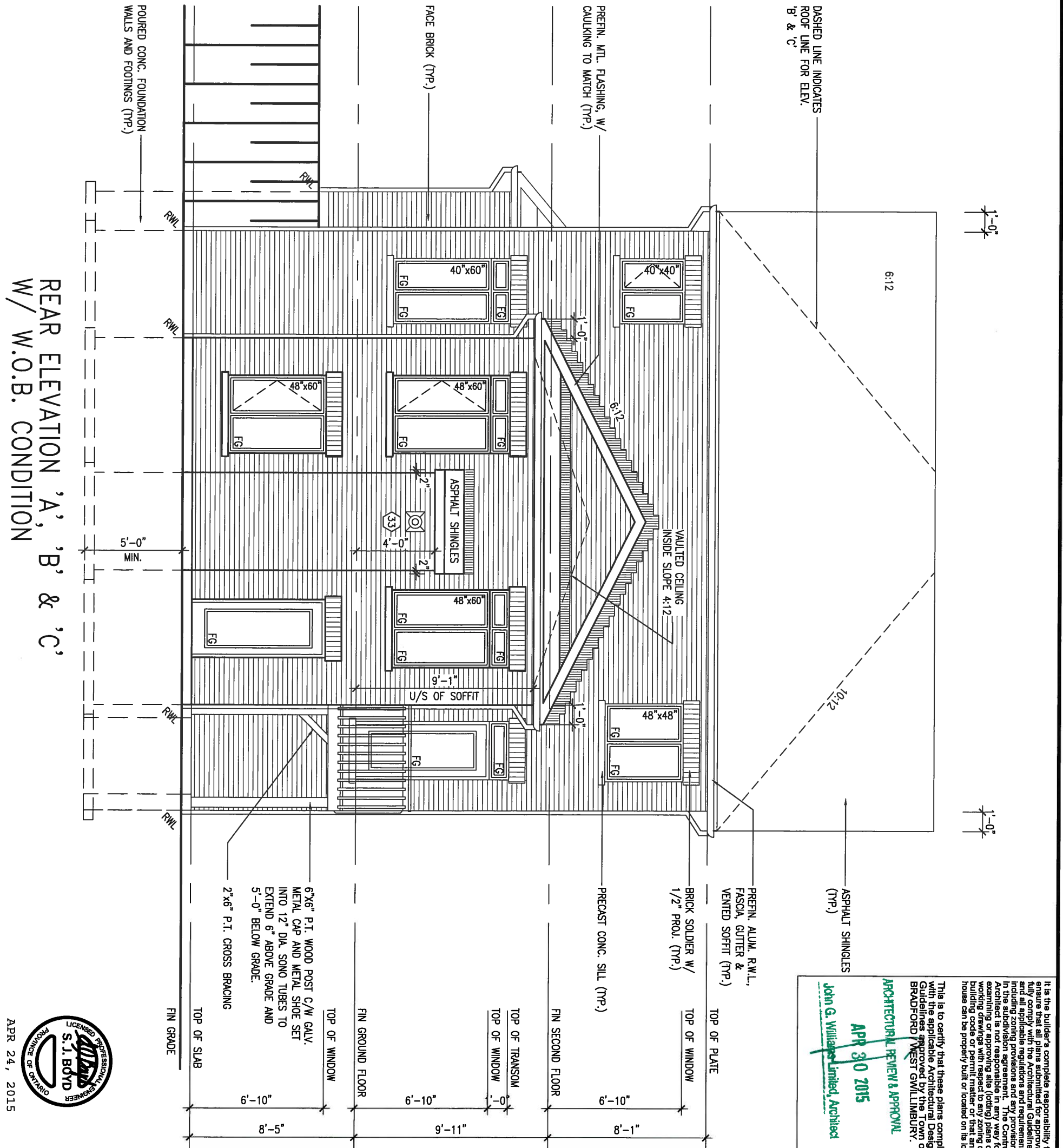
9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 <b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b> project name <b>GREEN VALLEY ESTATES</b> date JUNE 2014 drawn by KL	municipality <b>BRADFORD</b> checked by - scale <b>3/16" = 1'-0"</b>	<b>S38-4</b> <b>BAROSSA 4</b> project no. <b>13045</b> drawing no. <b>20</b>
8	Wellington Jno-Baptiste	25591				
7	name registration information VA3 Design Inc.	42658				
6		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 <b>21-04-15</b> RC description <b>3 REVISED AS PER ENG'S COMMENTS</b>	date <b>AUG 05-14</b> KL description <b>2 UPGRADED REAR ELEVATIONS ADDED.</b> <b>1 ISSUED FOR CLIENT REVIEW</b>	file name <b>13045-S38-4</b>	



UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))		
ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F. OPENING S.F.	PERCENTAGE
FRONT	605.55 S.F.	80.77 S.F. 13.34 %
LEFT SIDE	1034.91 S.F.	89.67 S.F. 8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F. 8.80 %
REAR	800.77 S.F.	159.11 S.F. 19.87 %
TOTAL SQ. FT.	3476.14 S.F.	420.66 S.F. 12.10 %
TOTAL SQ. M.	322.94 S.M.	39.08 S.M. 12.10 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))		
ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F. OPENING S.F.	PERCENTAGE
FRONT	599.33 S.F.	74.11 S.F. 12.37 %
LEFT SIDE	1034.91 S.F.	89.67 S.F. 8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F. 8.80 %
REAR	800.77 S.F.	159.11 S.F. 19.87 %
TOTAL SQ. FT.	3469.92 S.F.	414.00 S.F. 11.93 %
TOTAL SQ. M.	322.36 S.M.	38.46 S.M. 11.93 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))		
ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F. OPENING S.F.	PERCENTAGE
FRONT	600.33 S.F.	84.55 S.F. 14.08 %
LEFT SIDE	1034.91 S.F.	89.67 S.F. 8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F. 8.80 %
REAR	800.77 S.F.	159.11 S.F. 19.87 %
TOTAL SQ. FT.	3470.92 S.F.	424.44 S.F. 12.23 %
TOTAL SQ. M.	322.46 S.M.	39.43 S.M. 12.23 %



This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford West Gwillimbury.

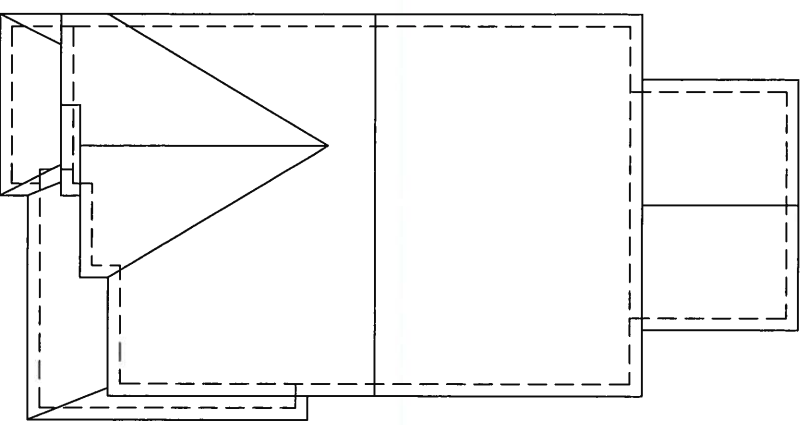
**ARCHITECTURAL REVIEW & APPROVAL**

**APR 30 2015**

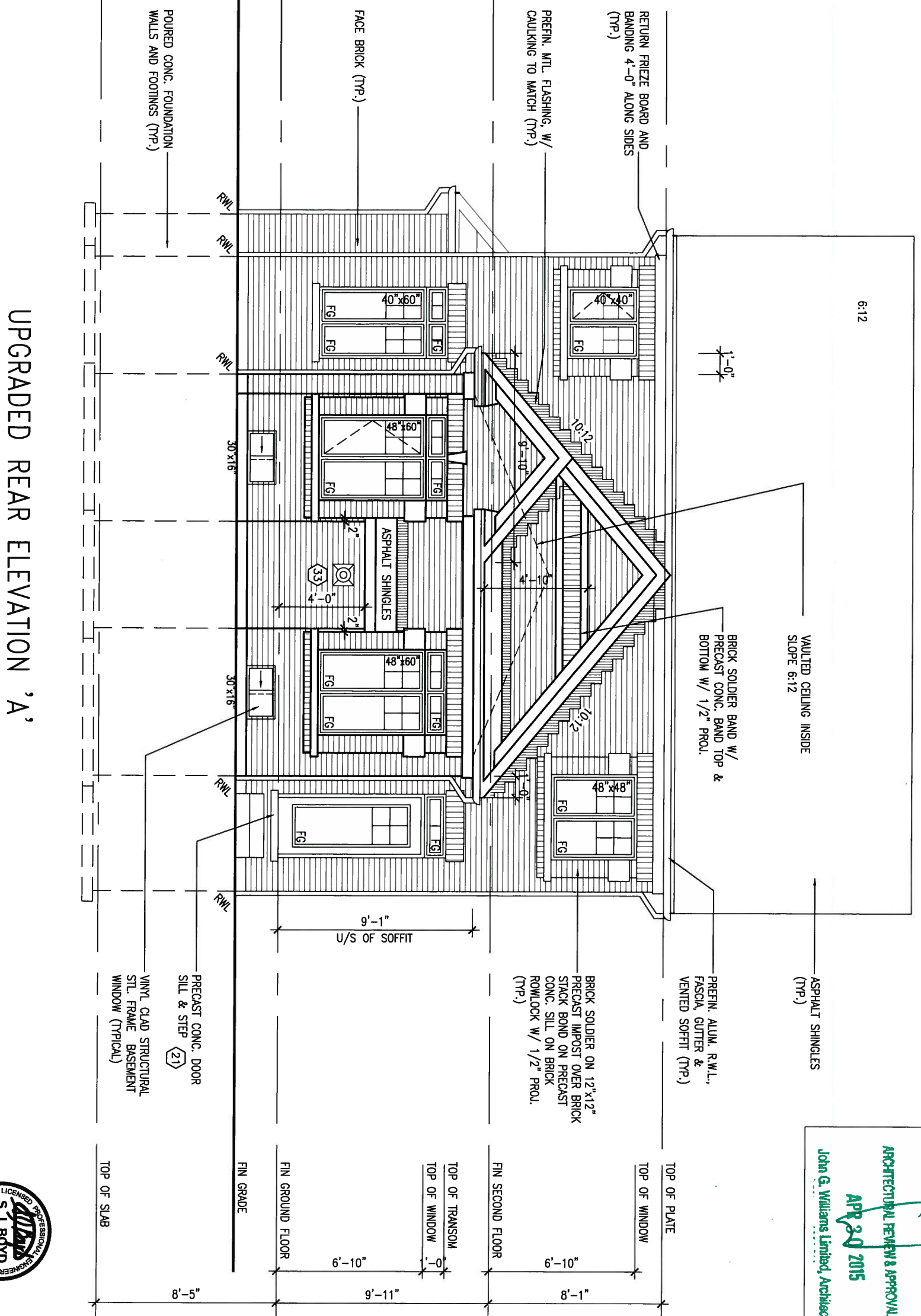
John G. Williams Limited, Architect



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-Baptista <i>[Signature]</i> 25591 name registration information BCN VA3 Design Inc. 42658	<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>S38-4 BAROSSA 4</b>	
8 .				project name	municipality	project no.	
7 .				GREEN VALLEY ESTATES	BRADFORD	13045	
6 .				date	checked by	drawing no.	
5 .		JUNE 2014	KL	21			
4 .		REAR ELEVATION 'A', 'B' & 'C' W/ W.O.B.	scale	file name			
3 .		REVISED AS PER ENG'S COMMENTS	3/16" = 1'-0"	13045-S38-4			
2 .		UPGRADED REAR ELEVATIONS ADDED.	checked by	Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg - Thu - Apr 23 2015 - 1:36 PM			
1 .		ISSUED FOR CLIENT REVIEW	scale	13045-S38-4			
no. description		date	by				



ROOF PLAN 'A'



UPGRADED REAR ELEVATION 'A'

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**  
**APR 20 2015**  
 John G. Williams Limited, Architect

9			
8			
7			
6			
5			
4			
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2	UPGRADED REAR ELEVATIONS ADDED.		
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
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 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.

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

**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES  
 municipality: BRADFORD

date: JUNE 2014  
 drawn by: KL  
 checked by: -  
 scale: 3/16" = 1'-0"

**S38-4 BAROSSA 4**

project no. 13045

drawing no. 22

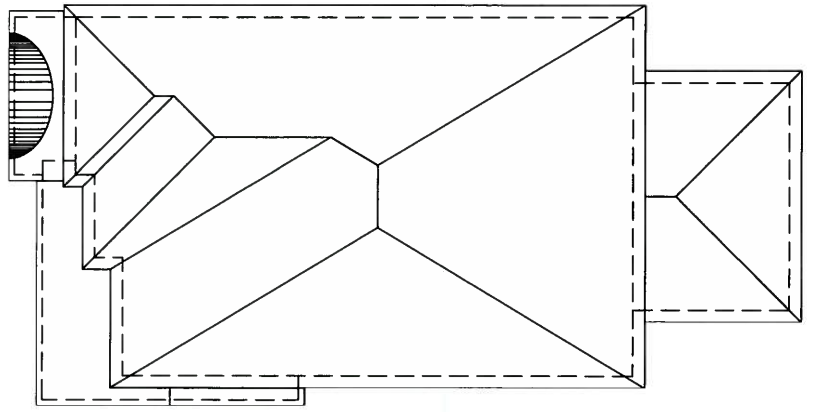
file name: 13045-S38-4

Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg - Thu - Apr 23 2015 - 1:36 PM

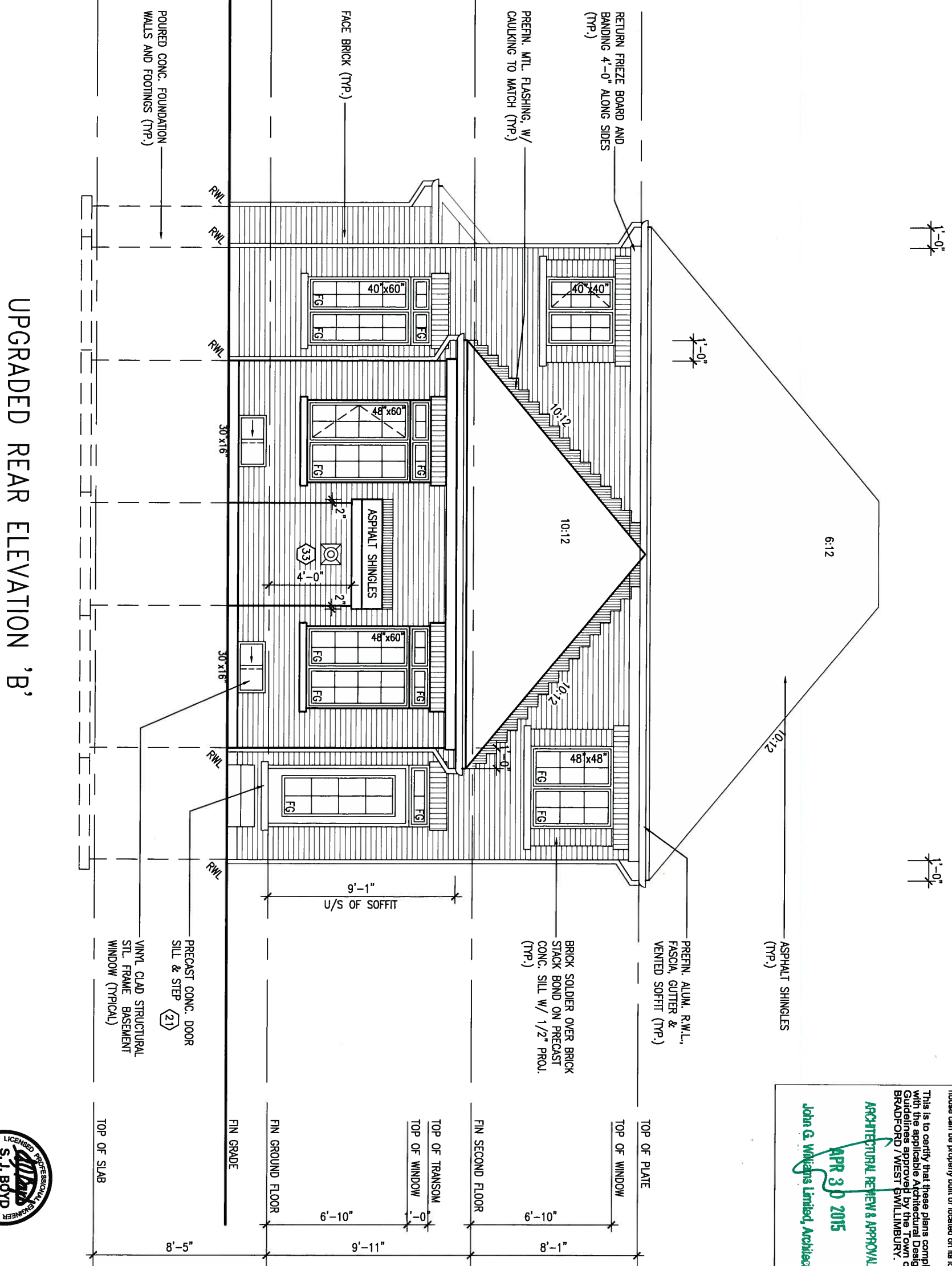


APR 24, 2015





ROOF PLAN 'B'  
(UPGRADED REAR)



UPGRADED REAR ELEVATION 'B'

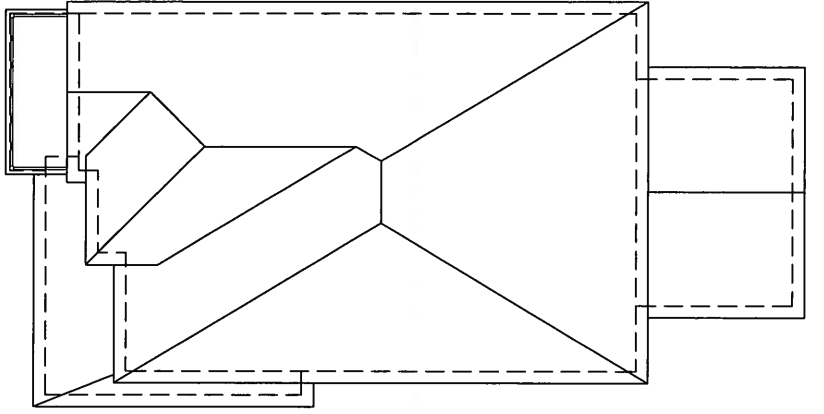
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 the lot.

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

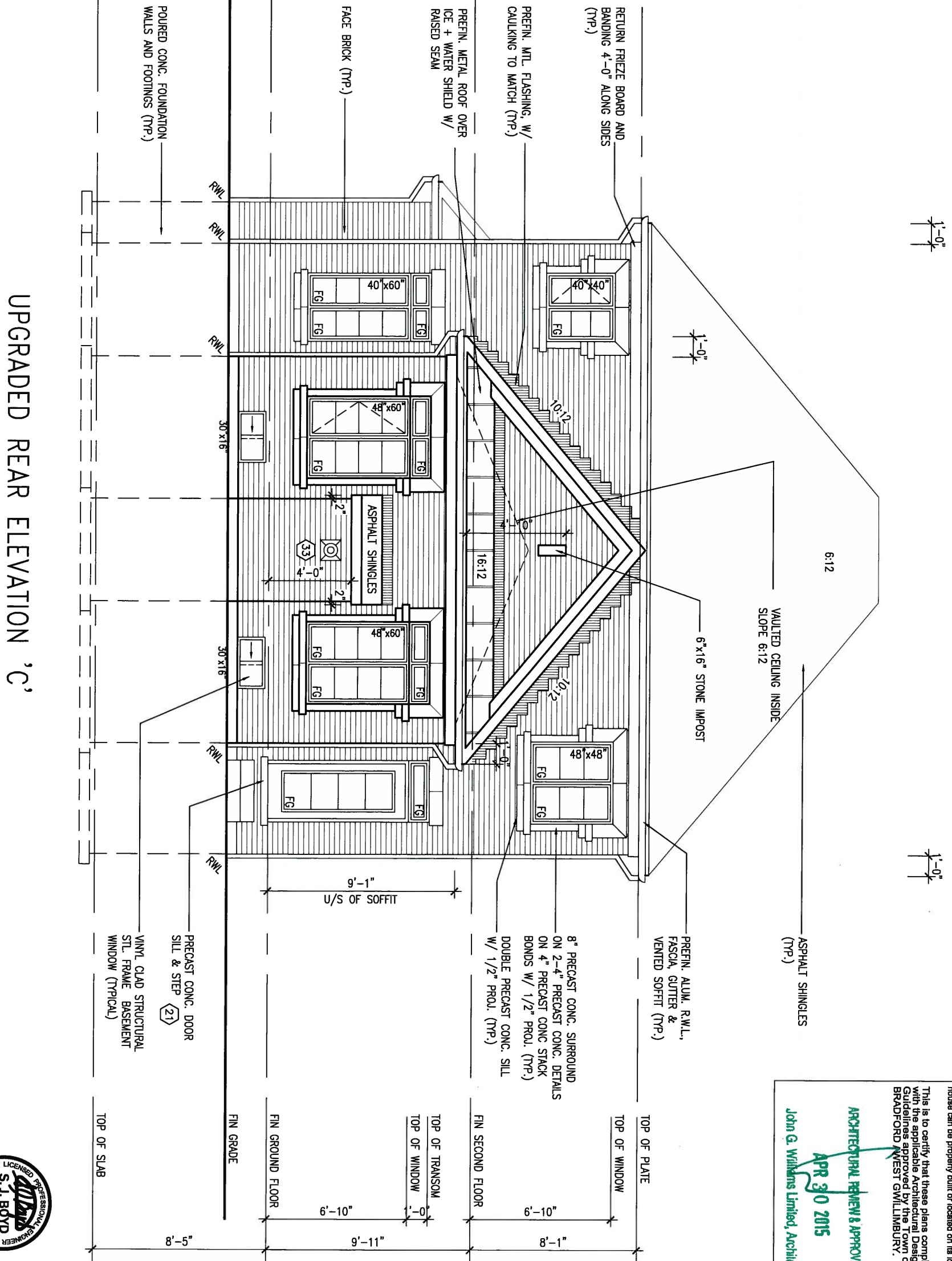
**ARCHITECTURAL REVIEW & APPROVAL**  
APR 30 2015  
John G. Williams Limited, Architect

<p>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.</p> <p>8. qualification information</p> <p>7. Wellington Jno-Baptiste 25591</p> <p>6. name registration information BCN</p> <p>5. VAS Design Inc. 42658</p> <p>4. signature</p>		<p><b>VA3 DESIGN</b></p> <p>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vasdesign.com</p>		<p><b>BAYVIEW WELLINGTON</b></p> <p>project name: GREEN VALLEY ESTATES municipality: BRADFORD</p>		<p><b>S38-4</b> BAROSSA 4</p> <p>project no. 13045</p>	
<p>3. REVISED AS PER ENG'S COMMENTS 21-04-15 RC</p> <p>2. UPGRADED REAR ELEVATIONS ADDED.</p> <p>1. ISSUED FOR CLIENT REVIEW AUG 05-14 KL</p>		<p>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.</p>		<p>date: JUNE 2014 checked by: KL scale: 3/16" = 1'-0"</p>		<p>drawing no. 23</p> <p>file name: 13045-S38-4</p> <p>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg - Thu - Apr 23 2015 - 1:36 PM</p>	





ROOF PLAN 'C'



UPGRADED REAR ELEVATION 'C'

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 working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on the lot.

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**  
**APR 30 2015**  
 John G. Williams Limited, Architect

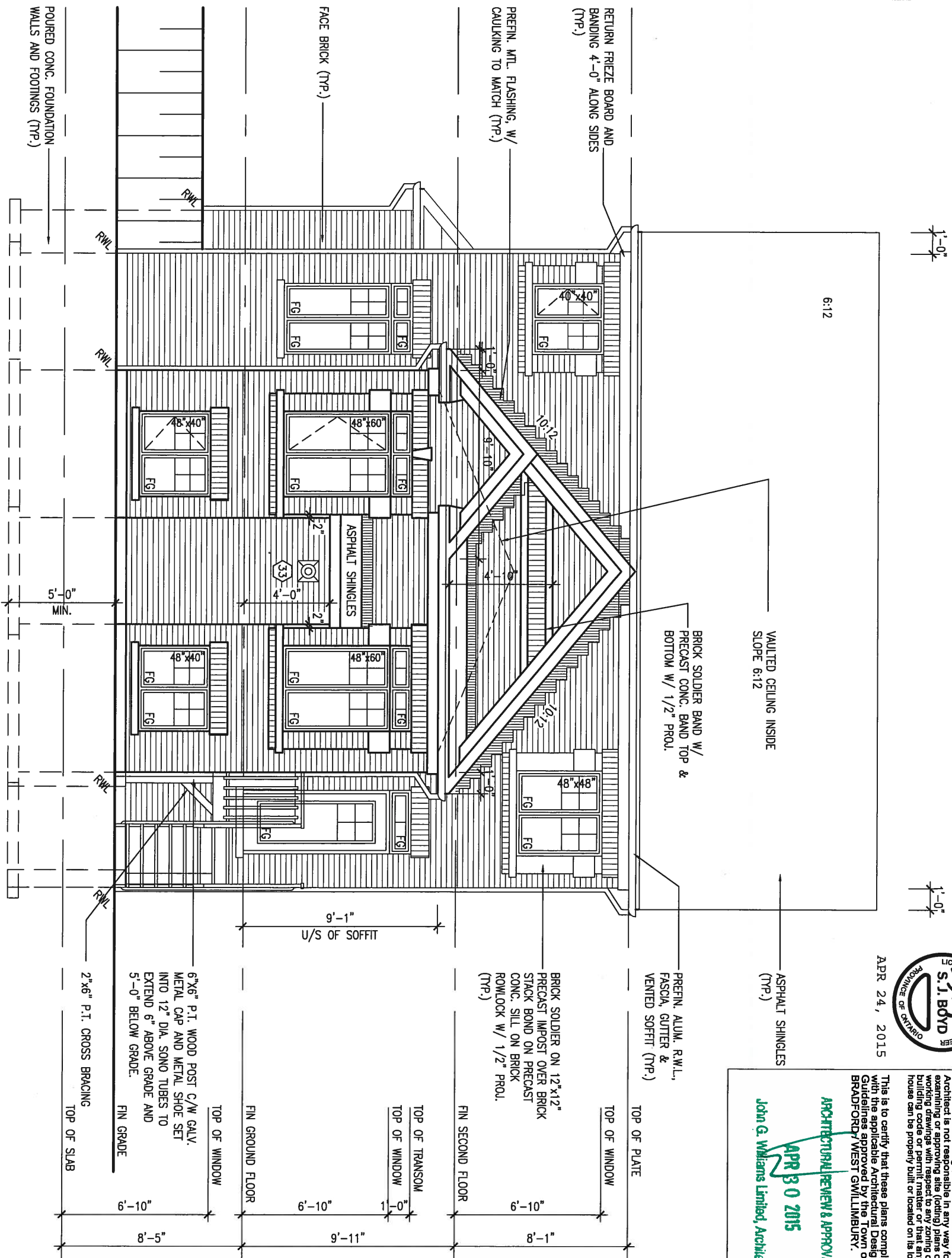


<p>9 .</p> <p>8 .</p> <p>7 .</p> <p>6 .</p> <p>5 .</p> <p>4 .</p>		<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste <i>[Signature]</i> 25591</p> <p>name BCN</p> <p>registration information VA3 Design Inc. 42658</p>	<p><b>VA3 DESIGN</b></p> <p>300A Wilson Avenue        Toronto ON M3H 1S8        t 416.630.2255 f 416.630.4782        va3design.com</p>	<p><b>BAYVIEW WELLINGTON</b></p> <p>project name <b>GREEN VALLEY ESTATES</b> municipality <b>BRADFORD</b></p> <p>date <b>JUNE 2014</b> checked by <b>KL</b> scale <b>3/16" = 1'-0"</b></p>	<p><b>S38-4</b>  <b>BAROSSA 4</b></p> <p>project no. <b>13045</b></p>
<p>3 REVISED AS PER ENG'S COMMENTS 21-04-15 RC</p> <p>2 UPGRADED REAR ELEVATIONS ADDED.</p> <p>1 ISSUED FOR CLIENT REVIEW AUG 05-14 KL</p>		<p>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.</p>	<p>300A Wilson Avenue        Toronto ON M3H 1S8        t 416.630.2255 f 416.630.4782        va3design.com</p>	<p><b>UPGRADED REAR ELEVATION 'C'</b></p> <p>drawing no. <b>24</b></p> <p>File name <b>13045-S38-4</b></p>	<p>drawing no. <b>24</b></p>
<p>no. description date by</p>				<p>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg - Thu - Apr 23 2015 - 1:36 PM</p>	

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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-4 ELEVATION A (MOD)	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION	605.55 S.F.	80.77 S.F.	13.34 %
FRONT	1034.91 S.F.	89.67 S.F.	8.66 %
LEFT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
RIGHT SIDE	714.00 S.F.	145.28 S.F.	20.35 %
REAR	3389.37 S.F.	406.83 S.F.	12.00 %
TOTAL SQ. FT.	314.88 S.M.	37.80 S.M.	12.00 %



REAR ELEVATION 'A' W.O.D.  
9R & MORE CONDITION



APR 24, 2015

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 Authority reserves the right to refuse to issue a permit or to require any revision to the 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.

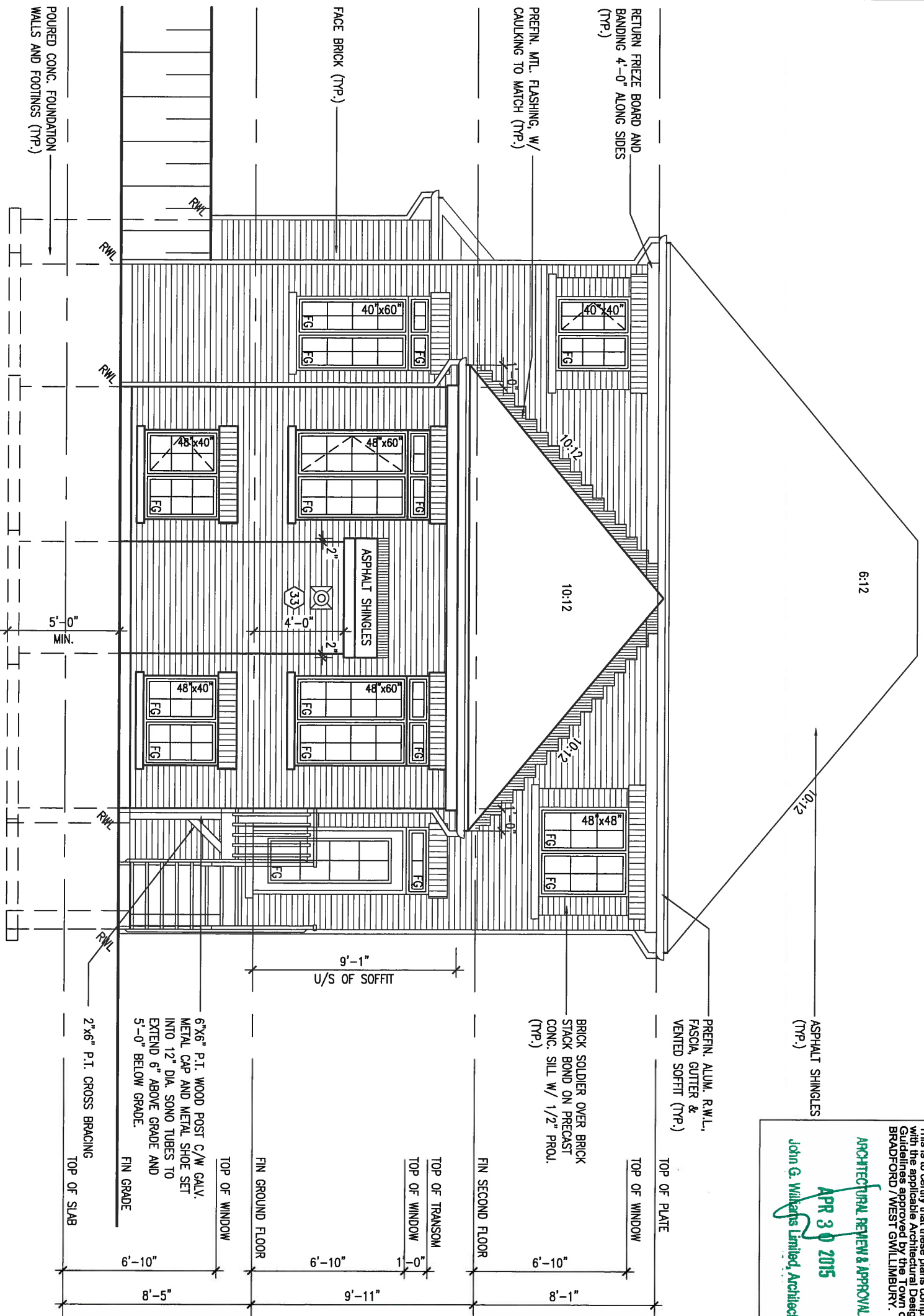
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD WEST GWILLIMBURY.

**ARCHITECTURAL REVIEW & APPROVAL**  
APR 30 2015  
John G. Williams Limited, Architects

BASEMENT WINDOW SIZES:  
4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS

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 <i>[Signature]</i> 25591 BCN name registration information VA3 Design Inc. 42658	<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>S38-4</b>		
8 .				project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD</b>		project no. <b>13045</b>
7 .				date <b>JUNE 2014</b>		description <b>UPGRADED REAR ELEVATION 'A' w/ W.O.D.</b>		drawing no. <b>25</b>
6 .				drawn by <b>KL</b>		checked by <b>scale 3/16" = 1'-0"</b>		file name <b>13045-S38-4</b>
5 .		3 <b>REVISED AS PER ENG'S COMMENTS</b>		21-04-15		RC		
4 .		2 <b>UPGRADED REAR ELEVATIONS ADDED.</b>		AUG 05-14		KL		
3 <b>ISSUED FOR CLIENT REVIEW</b>		1		AUG 05-14		KL		
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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.				

UNINSULATED OPENINGS (PER OBC SB-12.2.1.1(7))			
S38-4 ELEVATION B (W/O)	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	599.33 S.F.	74.11 S.F.	12.37 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	714.00 S.F.	145.28 S.F.	20.35 %
TOTAL SQ. FT.	3383.15 S.F.	400.17 S.F.	11.83 %
TOTAL SQ. M.	314.30 S.M.	37.18 S.M.	11.83 %



REAR ELEVATION 'B'  
9R & MORE W.O.D. CONDITION



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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.

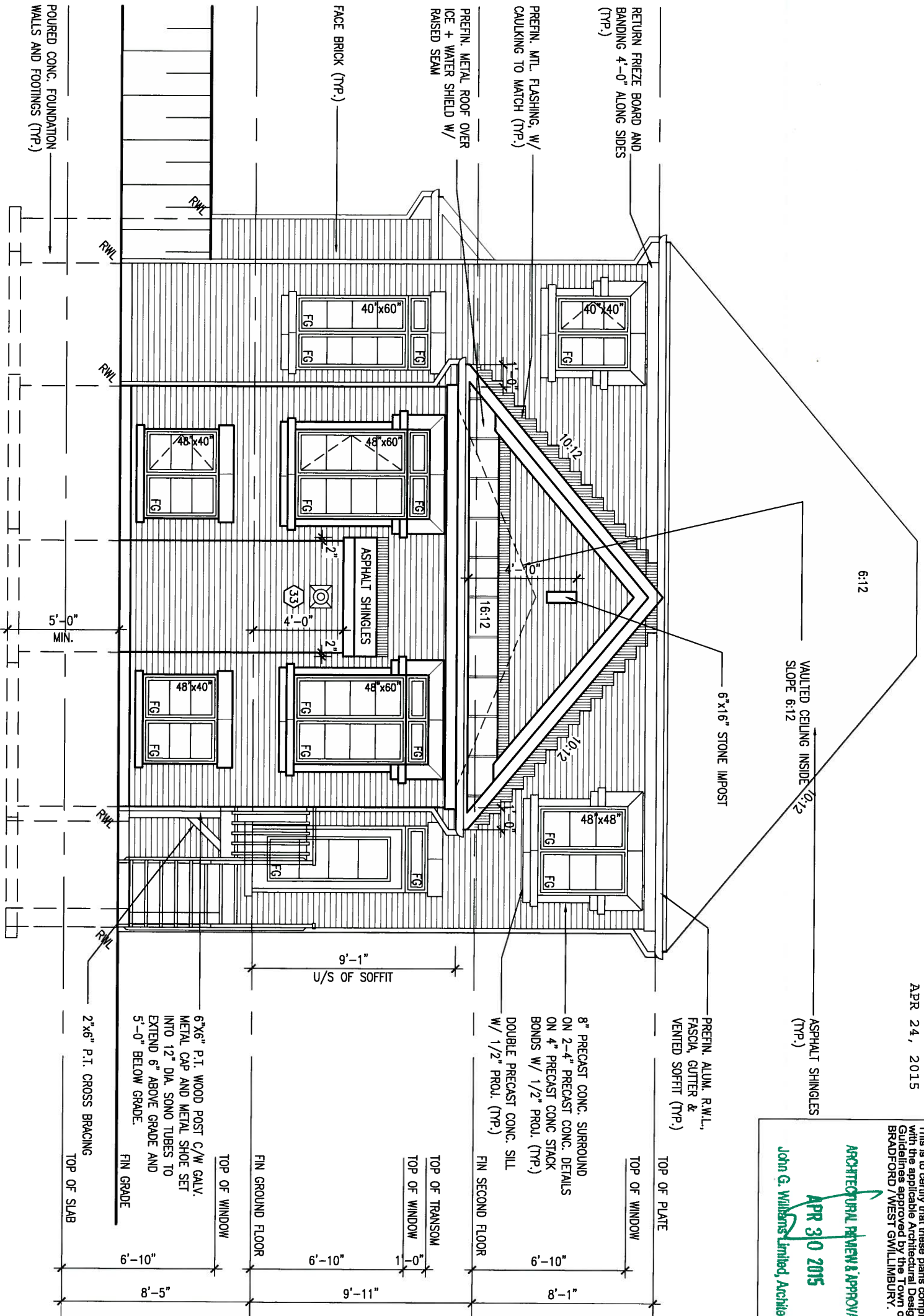
**ARCHITECTURAL REVIEW & APPROVAL**  
**APR 30 2015**  
John G. Wilkings Limited, Architect

BASEMENT WINDOW SIZES  
4R-BR USE 30"x24" VINYL  
CLAD STRUCTURAL STEEL  
FRAME BASEMENT WINDOWS

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.		<p><b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	<b>BAYVIEW WELLINGTON</b>		<b>S38-4</b> BAROSSA 4	
8 .		qualification information Wellington Jno-Baptiste 25591			project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
7 .		name registration information VA3 Design Inc. 42658		date JUNE 2014		drawing no. 26		
6 .		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.		UPGRADED REAR ELEVATION 'B' w/ W.O.D.		file name 13045-S38-4		
5 .		3 REVISED AS PER ENG'S COMMENTS 21-04-15 RC		scale 3/16" = 1'-0"		drawing no. 26		
4 .		2 UPGRADED REAR ELEVATIONS ADDED.		drawn by KL		checked by -		
3 .		1 ISSUED FOR CLIENT REVIEW AUG 05-14 KL		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg - Thu - Apr 23 2015 - 1:36 PM				
no. description		date by						



UNINSULATED OPENINGS (PER OBC SB-12.2.1.1(7))			
S38-4 ELEVATION C (MOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	600.33 S.F.	84.56 S.F.	14.08 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	714.00 S.F.	145.28 S.F.	20.35 %
TOTAL SQ. FT.	3384.15 S.F.	410.61 S.F.	12.13 %
TOTAL SQ. M.	314.40 S.M.	38.15 S.M.	12.13 %



REAR ELEVATION 'C' W.O.D.  
9R & MORE CONDITION



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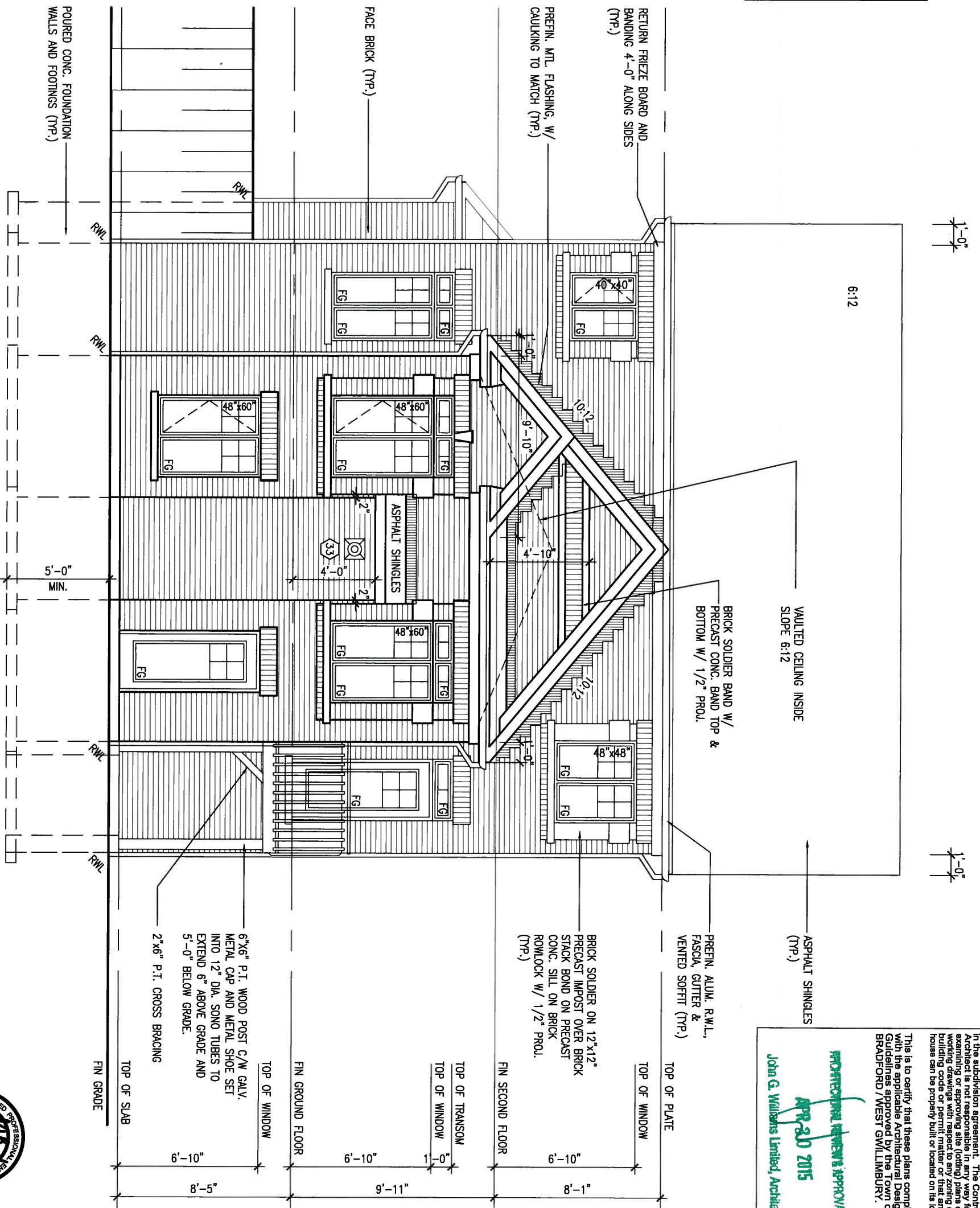
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

**ARCHITECTURAL REVIEW & APPROVAL**  
APR 30 2015  
John G. Williams Limited, Architect

BASEMENT WINDOW SIZES  
4R-8R USE 30"x24" VINYL  
CLAD STRUCTURAL STEEL  
FRAME BASEMENT WINDOWS

<p>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.</p> <p>8. . . . . qualification information</p> <p>7. . . . . Wellington Jno-Baptiste 25591 BCN</p> <p>6. . . . . name registration information</p> <p>5. . . . . VA3 Design Inc. 42658</p>		<p><b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</p>		<p><b>BAYVIEW WELLINGTON</b></p> <p>project name: GREEN VALLEY ESTATES municipality: BRADFORD</p>		<p><b>S38-4</b> BAROSSA 4</p> <p>project no. 13045</p>	
<p>3 REVISED AS PER ENG'S COMMENTS 21-04-15 RC</p> <p>2 UPGRADED REAR ELEVATIONS ADDED.</p> <p>1 ISSUED FOR CLIENT REVIEW AUG 05-14 KL</p>		<p>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.</p>		<p>date: JUNE 2014</p> <p>checked by: scale: 3/16" = 1'-0"</p> <p>FILE NAME: 13045-S38-4</p> <p>drawing no. 27</p>		<p>UPGRADED REAR ELEVATION 'C' w/ W.O.D.</p> <p>FILE NAME: 13045-S38-4</p> <p>drawing no. 27</p>	
<p>no. description</p>		<p>date by</p>		<p>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg - Thu - Apr 23 2015 - 1:36 PM</p>		<p>All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.</p>	

UNINSULATED OPENINGS (PER OBC: S8-12.2.1.(7))			
S38-4 ELEVATION A (W/O)	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION	605.55 S.F.	80.77 S.F.	13.34 %
FRONT	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	800.77 S.F.	159.11 S.F.	19.87 %
TOTAL SQ. FT.	3476.14 S.F.	420.66 S.F.	12.10 %
TOTAL SQ. M.	322.94 S.M.	39.08 S.M.	12.10 %



REAR ELEVATION 'A' W.O.B. CONDITION

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 permit applications for a house can be properly built or located on the lot.

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

**PROFESSIONAL REVIEW & APPROVAL**  
**APR 20 2015**  
 John G. Williams Limited, Architect



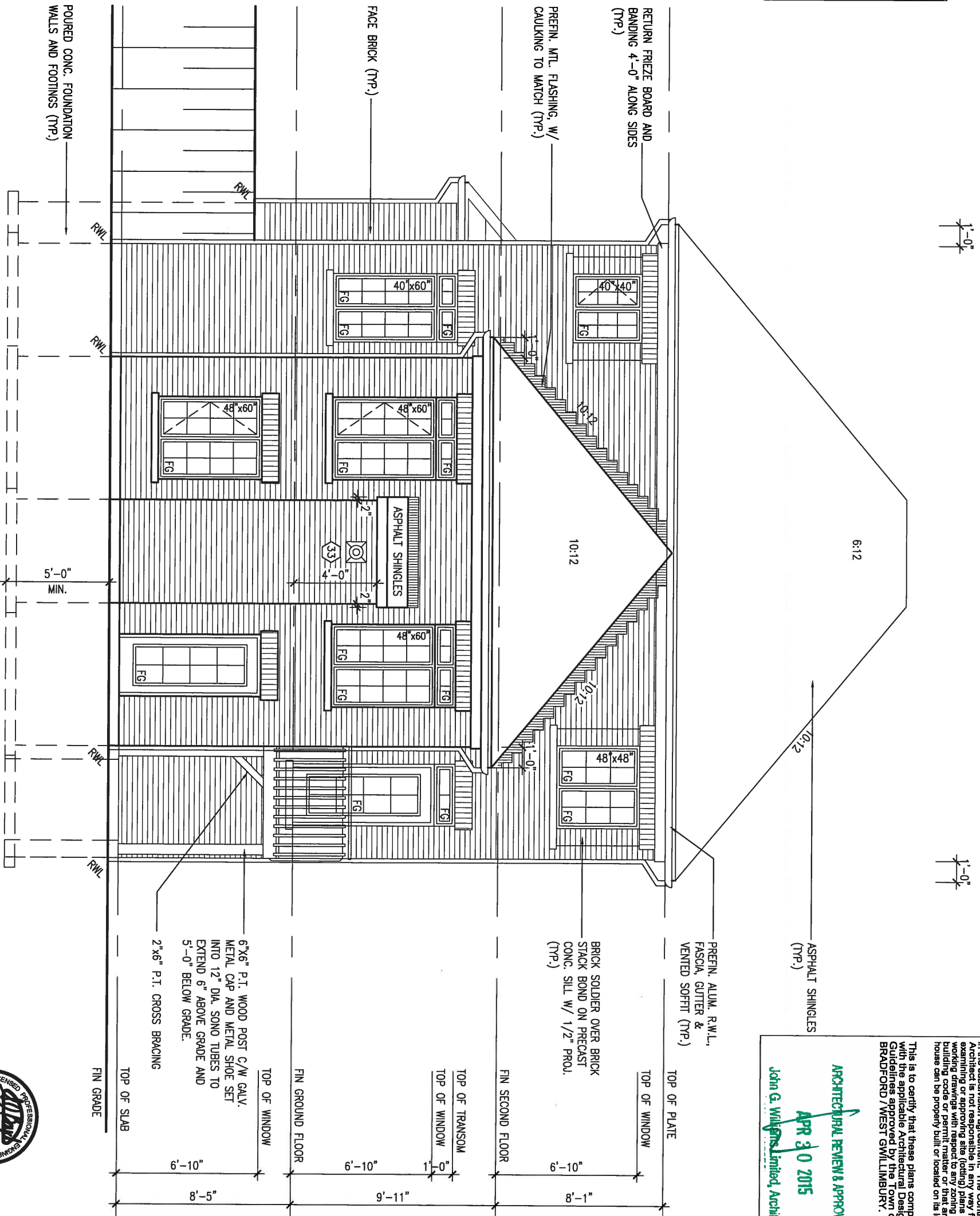
APR 24, 2015

<p>9 . . . . .</p> <p>8 . . . . .</p> <p>7 . . . . .</p> <p>6 . . . . .</p> <p>5 . . . . .</p> <p>4 . . . . .</p>		<p>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.</p> <p>qualification information          Wellington Jno-Baptiste 25591          name registration information BCN          VA3 Design Inc. 42658</p> <p>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.</p>	<p><b>VA3 DESIGN</b>          300A Wilson Avenue          Toronto ON M3H 1S8          t 416.630.2255 f 416.630.4782          va3design.com</p>	<p><b>BAYVIEW WELLINGTON</b></p> <p>project name  <b>GREEN VALLEY ESTATES</b> municipality          BRADFORD</p> <p>date          JUNE 2014</p> <p>drawn by          KL</p> <p>checked by          -</p> <p>scale          3/16" = 1'-0"</p> <p>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg - Thu - Apr 23 2015 - 1:36 PM</p>	<p><b>S38-4</b>          BAROSSA 4</p> <p>project no.          13045</p> <p>drawing no.  <b>28</b></p>
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no.	description	date	by
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2	UPGRADED REAR ELEVATIONS ADDED.		
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL



UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S38-4 ELEVATION B (MOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	599.33 S.F.	74.11 S.F.	12.37 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	800.77 S.F.	159.11 S.F.	19.87 %
TOTAL SQ. FT.	3469.92 S.F.	414.00 S.F.	11.93 %
TOTAL SQ. M.	322.36 S.M.	38.46 S.M.	11.93 %



REAR ELEVATION 'B' W.O.B. CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor 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.

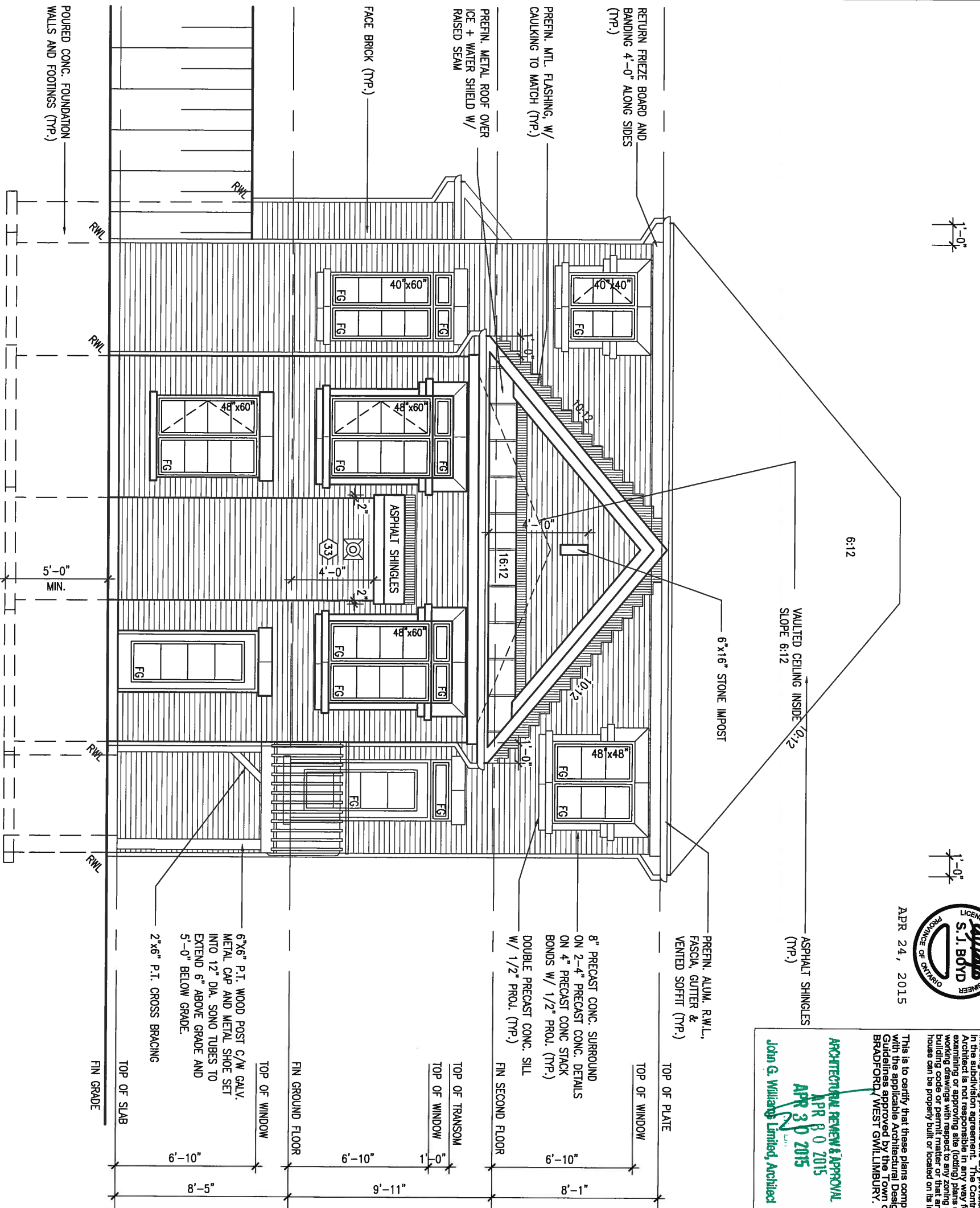
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

**ARCHITECTURAL REVIEW & APPROVAL**  
**APR 30 2015**  
 John G. Williams Limited, Architects



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.	 Wellington Jno-Baptiste name registration information VA3 Design Inc. 25591 BCN 42658	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>S38-4</b>			
8 .					project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD</b>		project no. <b>13045</b>	
7 .					date <b>JUNE 2014</b>		checked by <b>KL</b>		drawing no. <b>29</b>	
6 .					scale <b>3/16" = 1'-0"</b>		file name <b>13045-S38-4</b>			
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.		UPGRADED REAR ELEVATION 'B' w/ W.O.B.						
4 .										
3 .		REVISED AS PER ENG'S COMMENTS 21-04-15 RC								
2 .		UPGRADED REAR ELEVATIONS ADDED. . . . . .								
1 .		ISSUED FOR CLIENT REVIEW AUG 05-14 KL								
no. description		date by								

UNINSULATED OPENINGS (PER OBC S8-12.2.1.(7))			
S38-4 ELEVATION C (WOB)	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F. OPENING S.F.	PERCENTAGE	
FRONT	600.33 S.F.	84.55 S.F.	14.08 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	800.77 S.F.	159.11 S.F.	19.87 %
TOTAL SQ. FT.	3470.92 S.F.	424.44 S.F.	12.23 %
TOTAL SQ. M.	322.46 S.M.	39.43 S.M.	12.23 %



REAR ELEVATION 'C' W.O.B. CONDITION



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 the lot.

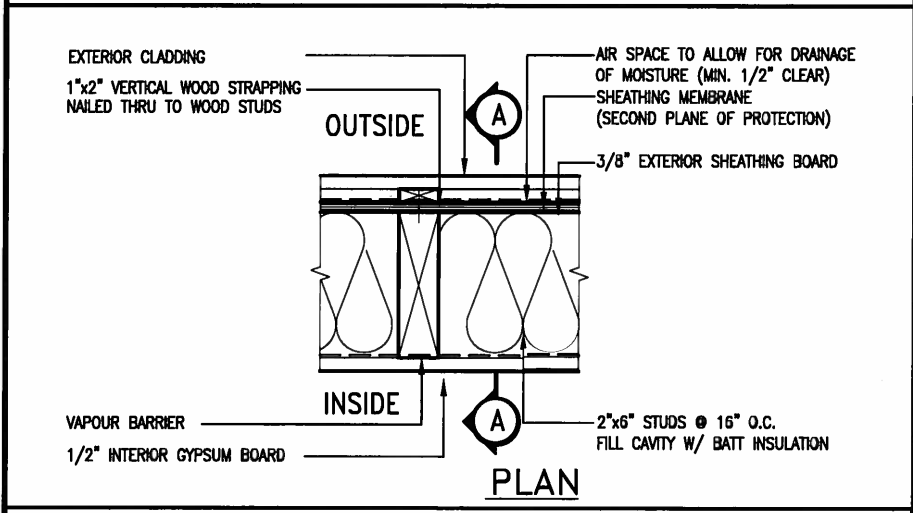
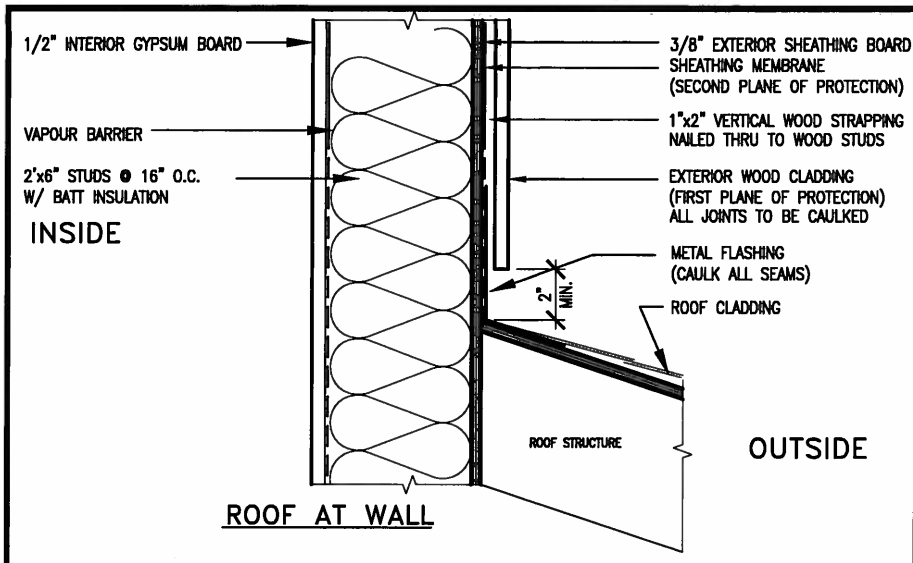
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD/WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL  
 APR 30 2015  
 APR 30 2015  
 John G. Williams Limited, Architect

<p>9 .</p> <p>8 .</p> <p>7 .</p> <p>6 .</p> <p>5 .</p> <p>4 .</p> <p>3 REVISED AS PER ENG'S COMMENTS 21-04-15 RC</p> <p>2 UPGRADED REAR ELEVATIONS ADDED.</p> <p>1 ISSUED FOR CLIENT REVIEW AUG 05-14 KL</p> <p>no. description date by</p>		<p>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.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste 25591</p> <p>name registration information BCN</p> <p>VA3 Design Inc. 42658</p> <p>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.</p>	<p><b>VA3 DESIGN</b></p> <p>300A Wilson Avenue        Toronto ON M3H 1S8        t 416.630.2255 f 416.630.4782        va3design.com</p>	<p><b>BAYVIEW WELLINGTON</b></p> <p>project name GREEN VALLEY ESTATES municipality BRADFORD</p> <p>date JUNE 2014 checked by scale 3/16" = 1'-0"</p> <p>drawn by KL</p> <p>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg - Thu - Apr 23 2015 - 1:36 PM</p>	<p><b>S38-4</b>        BAROSSA 4</p> <p>project no. 13045</p> <p>drawing no. 30</p>
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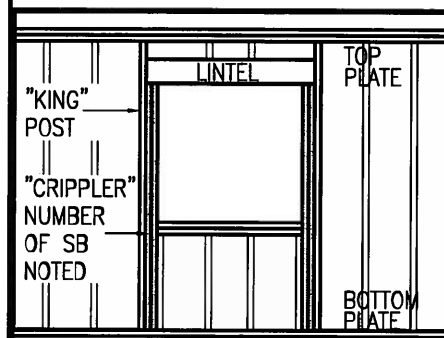
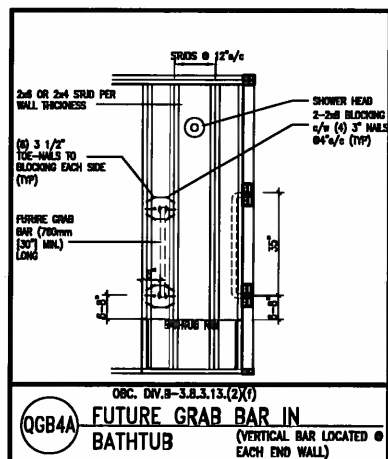
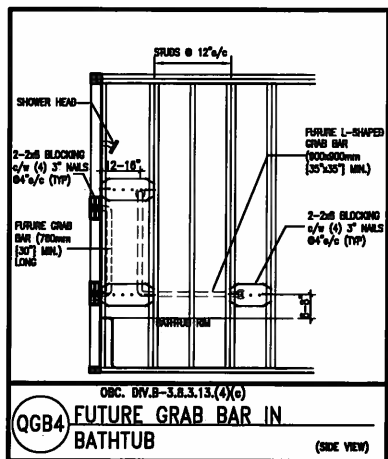
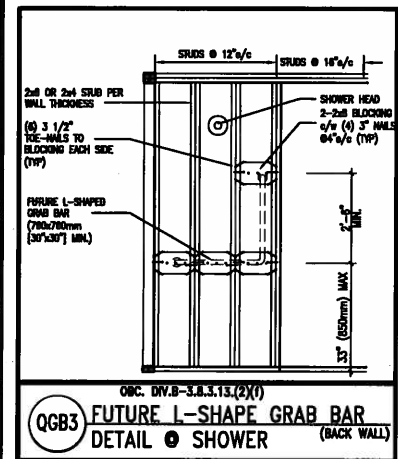
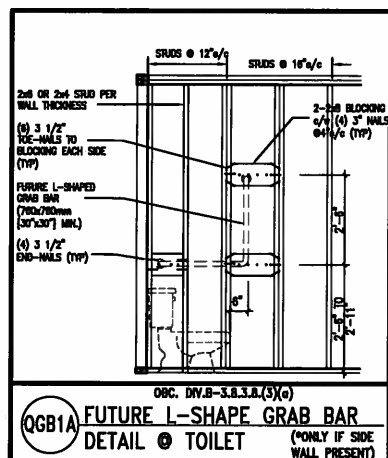
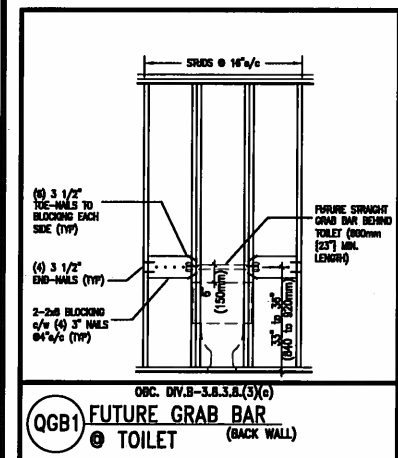




EXTERIOR WOOD CLADDING WALL ASSEMBLY

**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)(c) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



APR 24, 2015

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:  
 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 FOLLOWS:  
 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

9			
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3			
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.

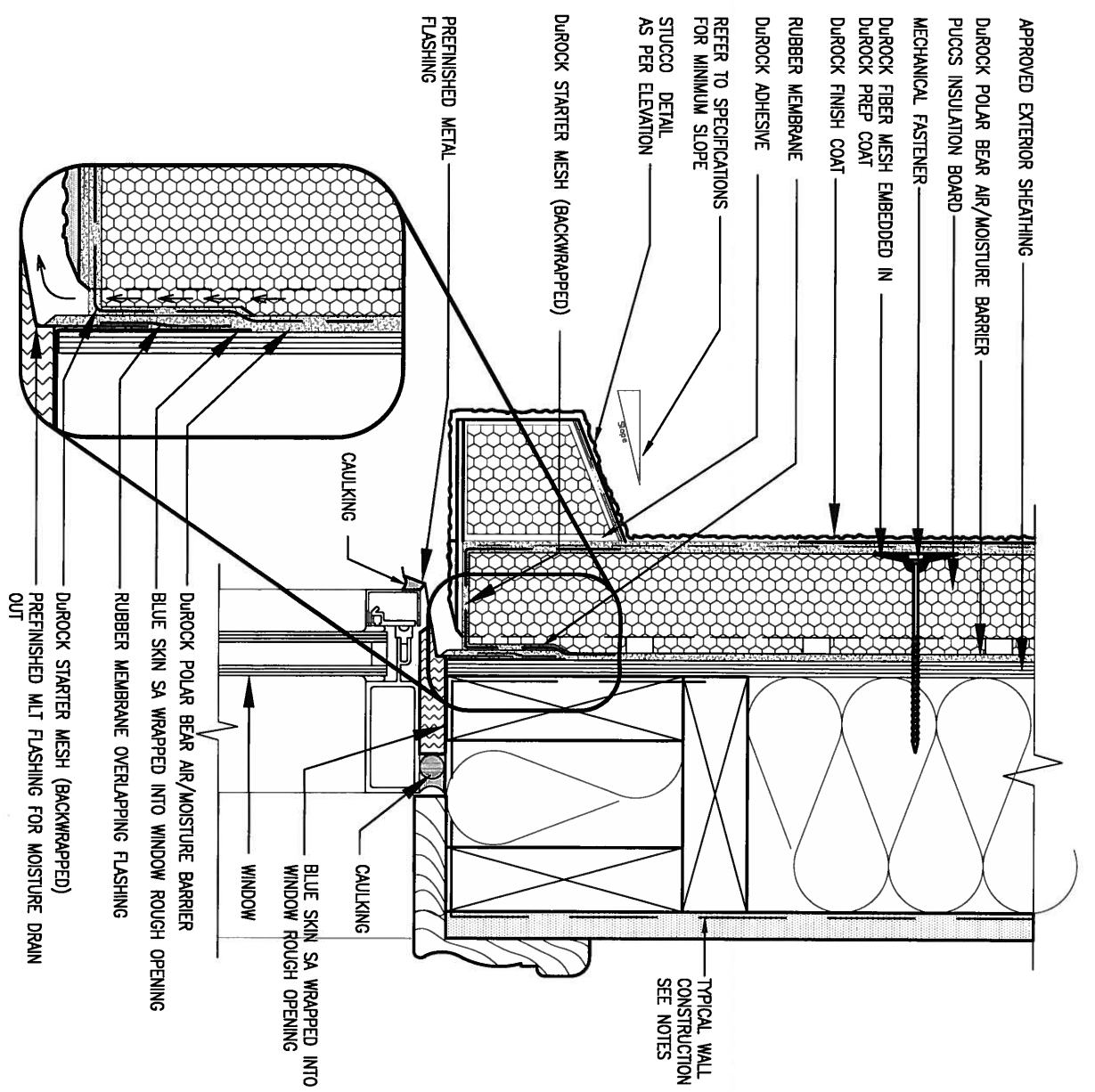
qualification information  
 Wellington Jno-Baptista *[Signature]* 25591  
 name registration information BCN  
 VA3 Design Inc. 42658

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.

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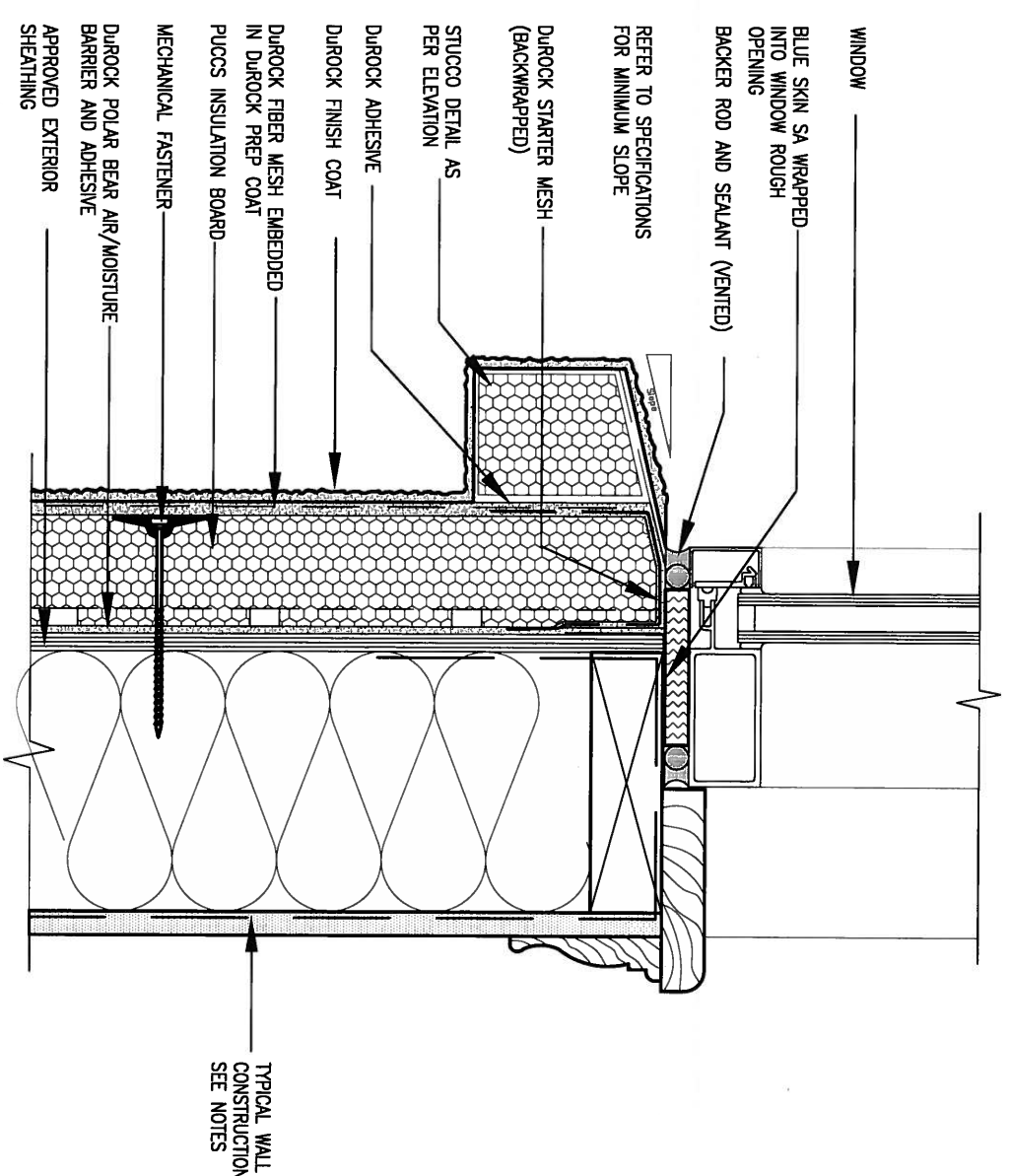
<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN2
date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu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





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"

9									
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4									
3									
2	UPDATE TO CODE	APR 16-15	RC						
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC						
no.	description	date	by						

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

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 va3design.com

**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES municipality: BRADFORD

date: APR 2014

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

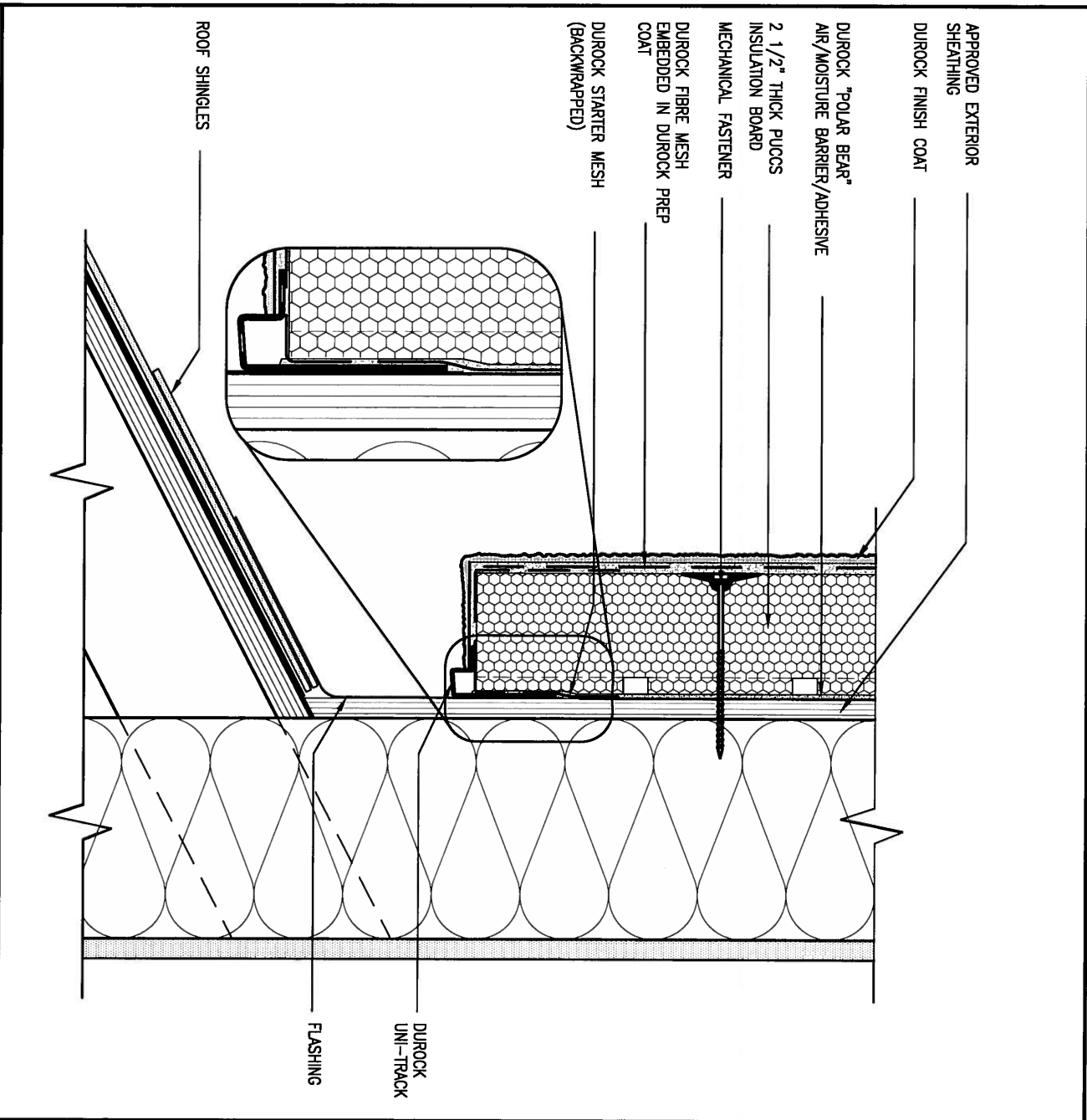
drawing no. 13045

**CONSTRUCTION NOTES**

file name: 13045-CONST-OBC 2015

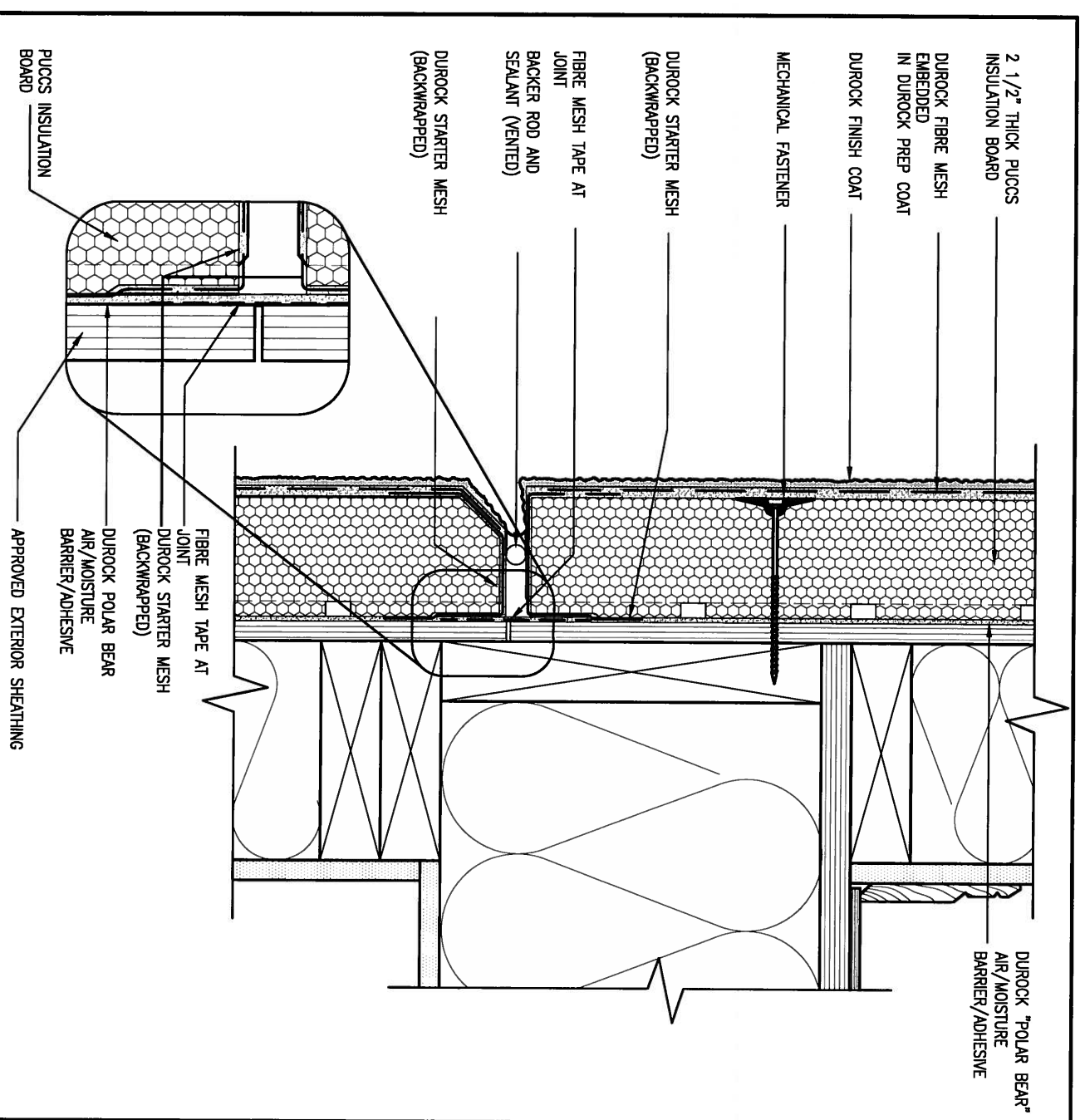
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**3 STUCCO TERMINATION @ ROOF**  
 CN4 SCALE: 3"=1'-0"

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 HORIZONTAL EXPANSION JOINT**  
 CN4 SCALE: 3"=1'-0"

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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

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qualification information  
 Wellington Jno-Baptiste 25591  
 name  
 registration information  
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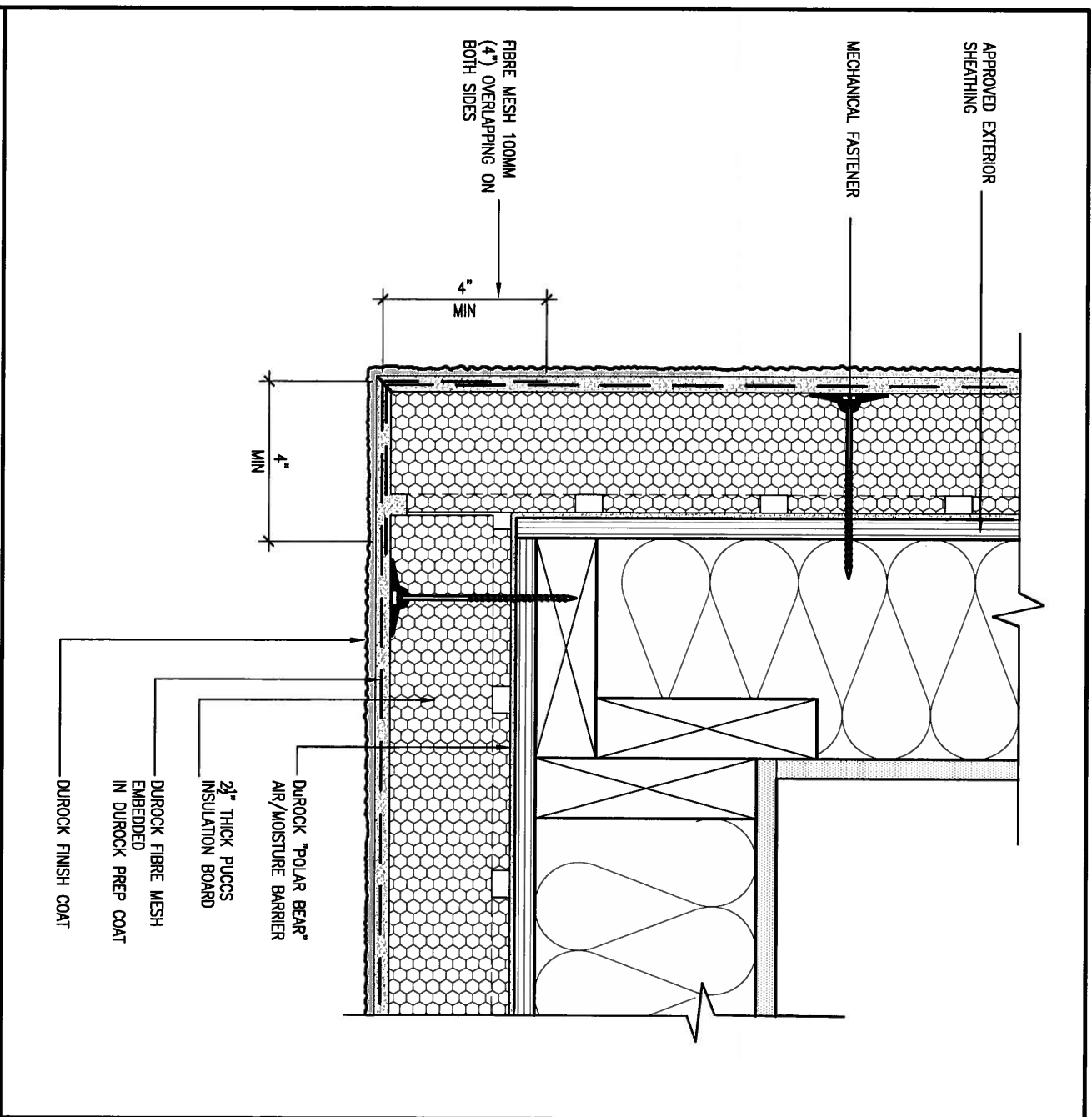
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<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>	drawing no. <b>CN4</b>
date <b>APR 2014</b>	checked by <b>RC</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-CONST-0BC 2015</b>
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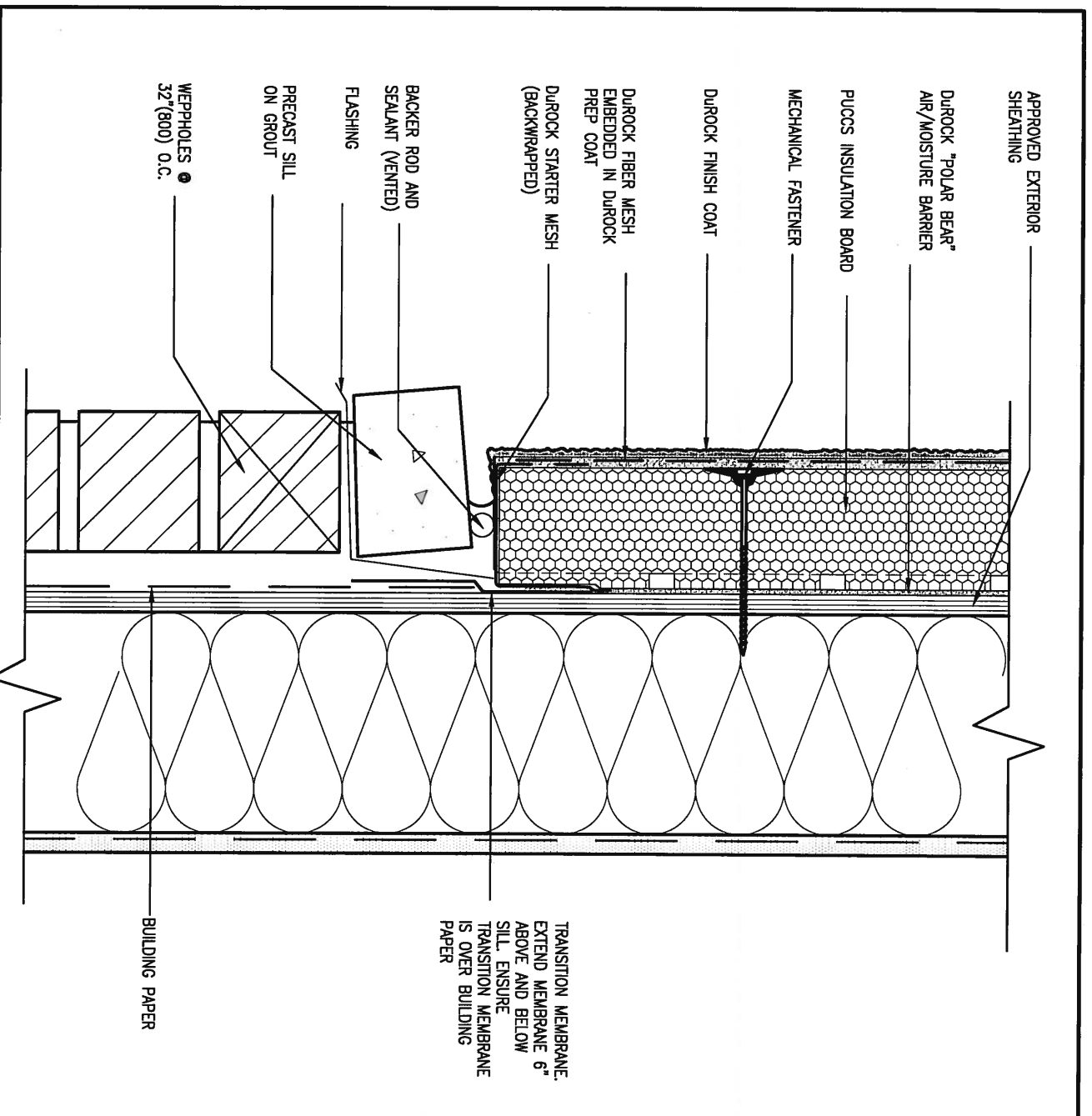
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**5 CORNER DETAIL**  
 CNS SCALE: 3" = 1'-0"

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

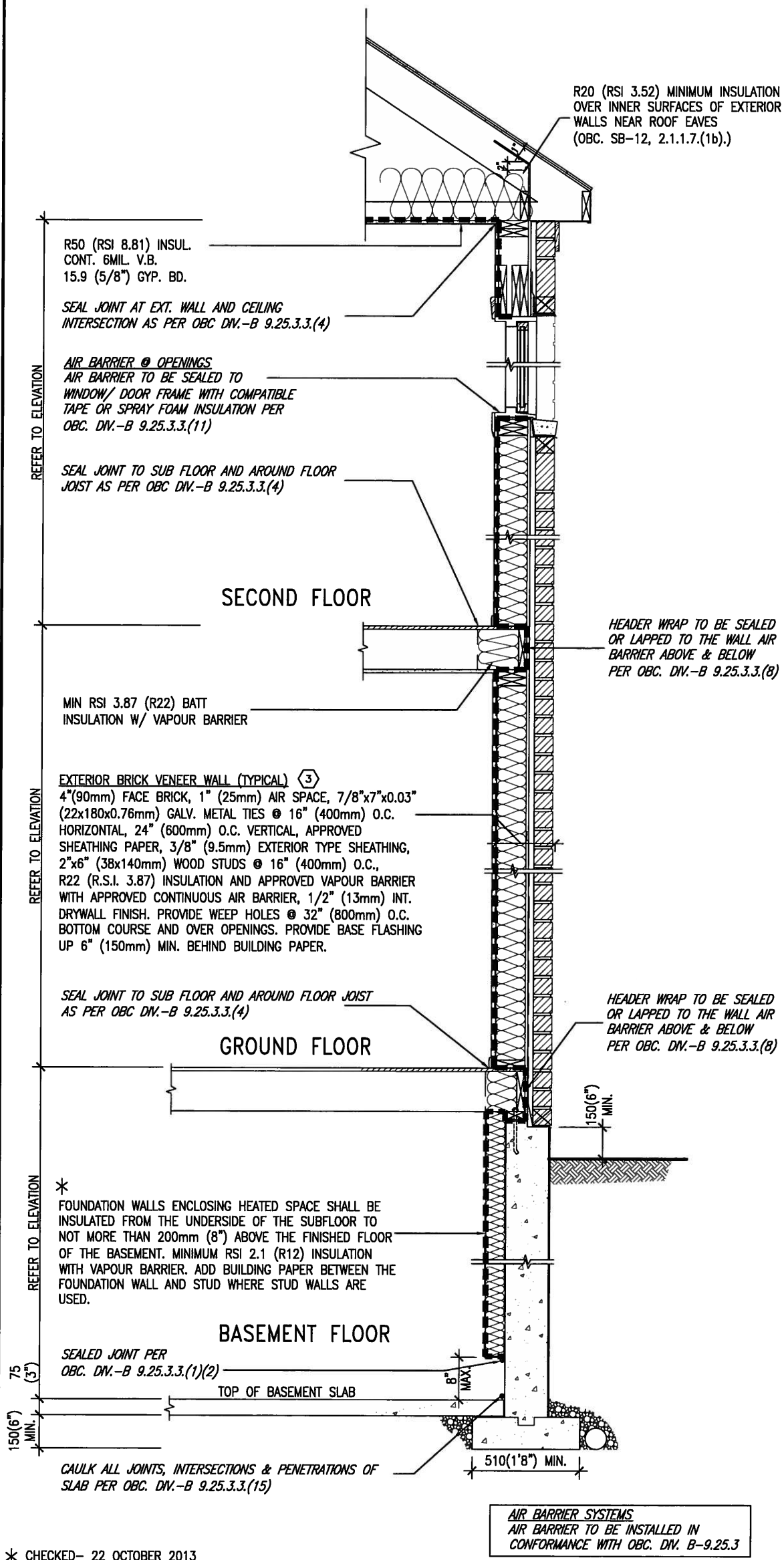


**6 STUCCO / MASONRY PLINTH CONNECTION**  
 CNS SCALE: 3" = 1'-0"

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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 name registration information BCIN VA3 Design Inc. 42658			<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		<b>BAYVIEW WELLINGTON</b> project name GREEN VALLEY ESTATES date APR 2014 drawn by RC	municipality BRADFORD checked by - scale 3/16" = 1'-0"	<b>CONST NOTE</b> project no. 13045 drawing no. <b>CN5</b>
CONSTRUCTION NOTES 13045-CONST-0BC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM											

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# SB12-COMPLIANCE PACKAGE 'J'

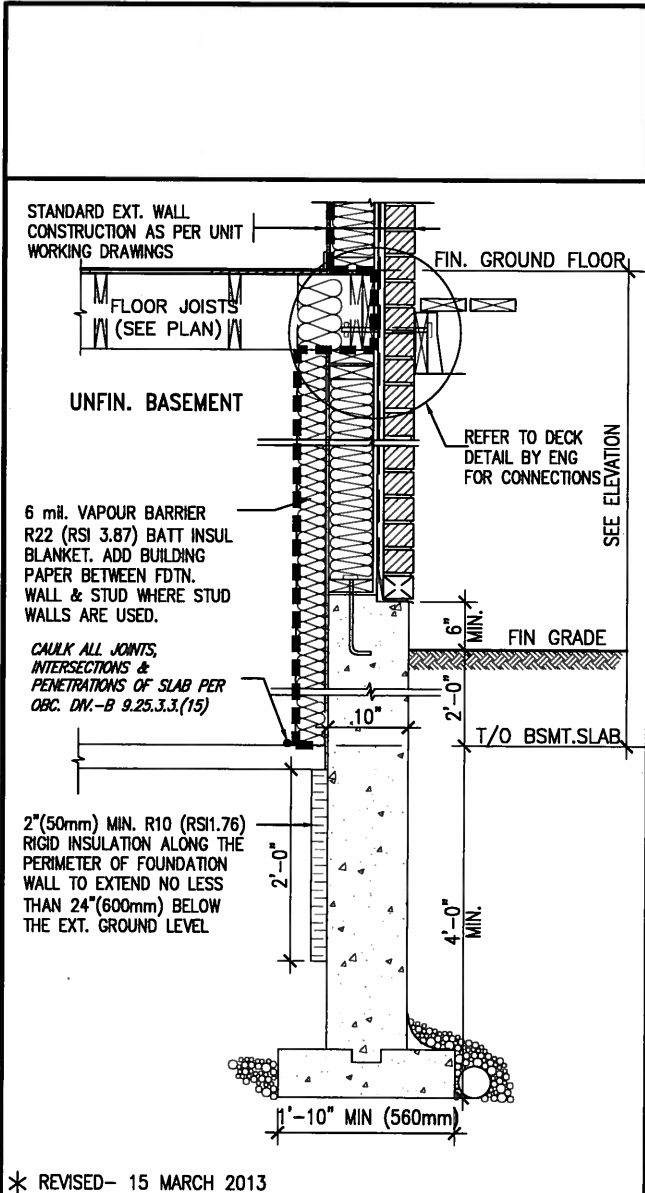


**EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER SCALE: N.T.S.**

**SEMI & SINGLES ONLY**

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

USE SB-12 COMPLIANCE PACKAGE (J):		
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.**

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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

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

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**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES  
 municipality: BRADFORD

date: APR 2014  
 drawn by: RC  
 checked by: 3/16" = 1'-0"

**CONST NOTE**

project no. 13045

**CONSTRUCTION NOTES**

drawing no. **CN6**

13045-CONST-OBC 2015

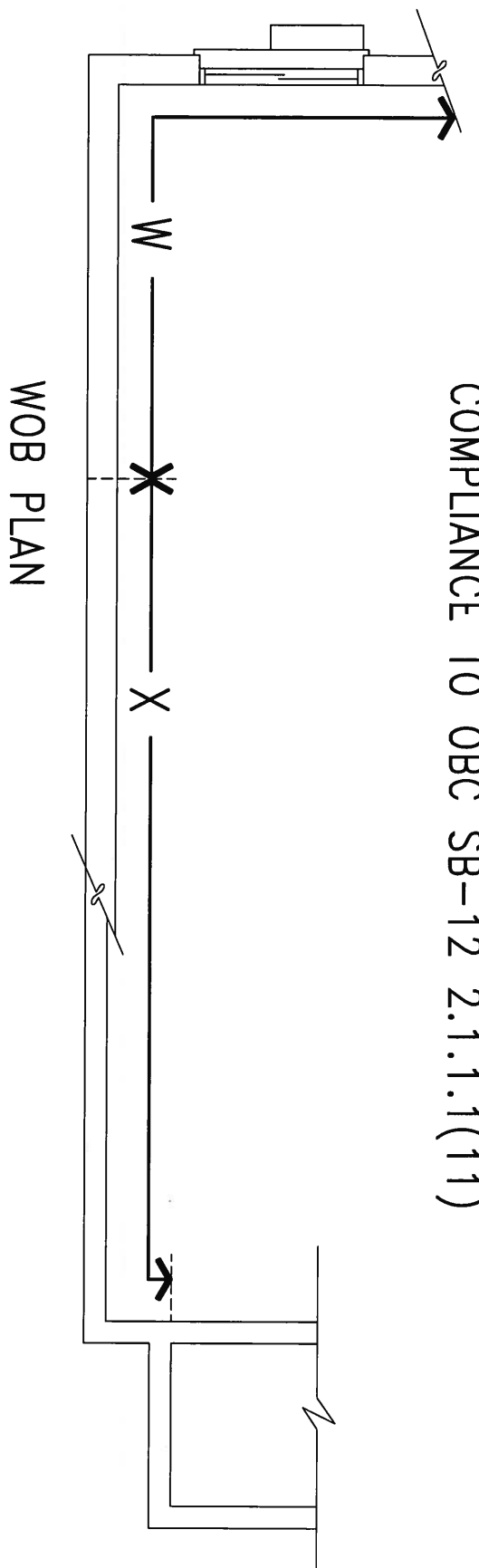
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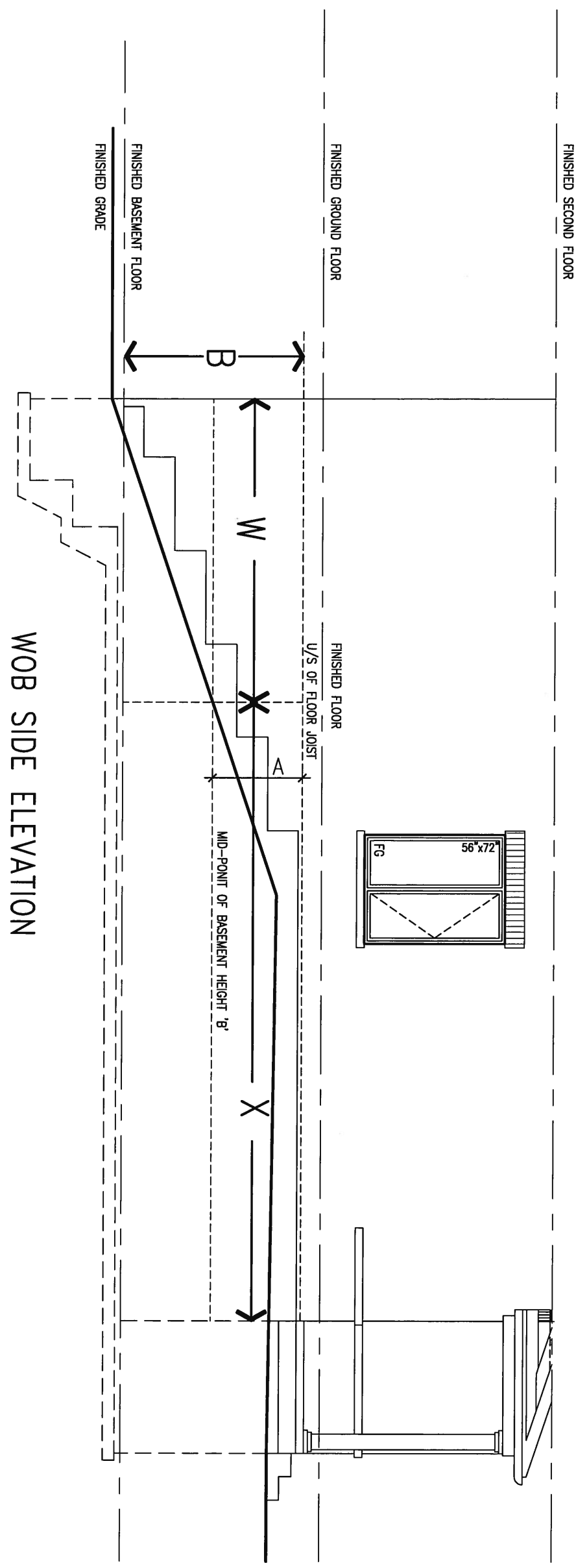


APR 24, 2015

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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

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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

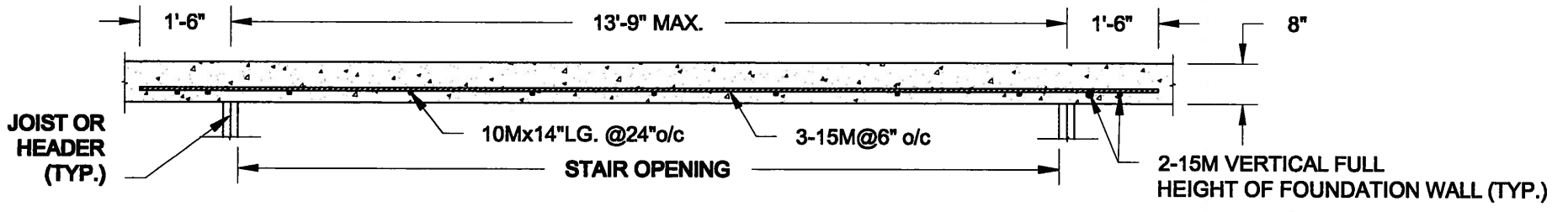
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qualification information  
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 name registration information BCN  
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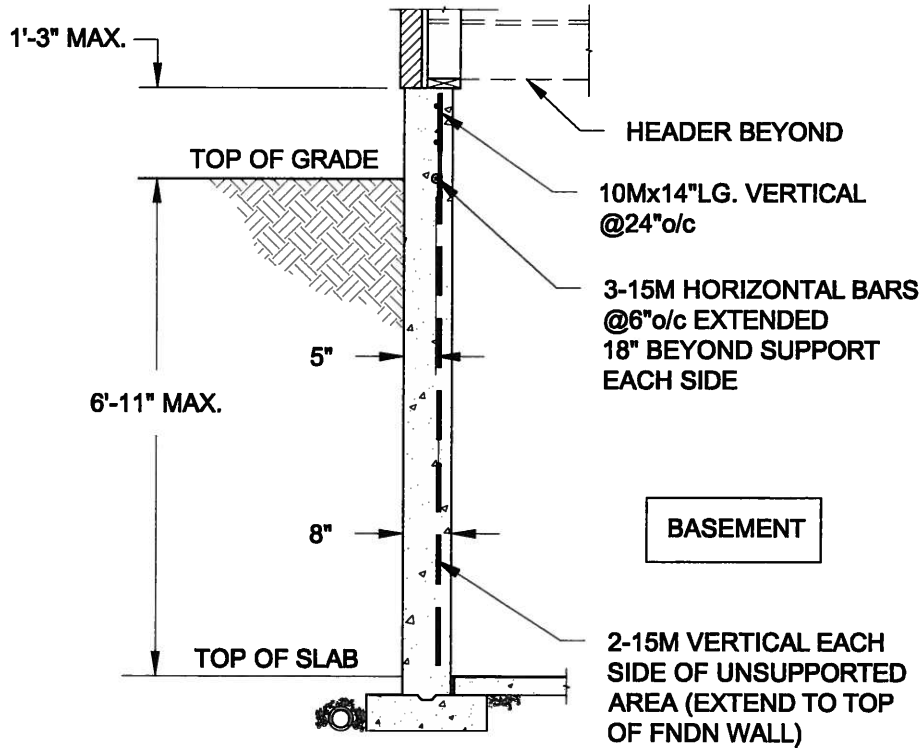
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 t 416.630.2255 f 416.630.4782  
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<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>	drawing no. <b>CN7</b>
date <b>APR 2014</b>	checked by <b>RC</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-CONST-OBC 2015</b>
<b>CONSTRUCTION NOTES</b> RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM			



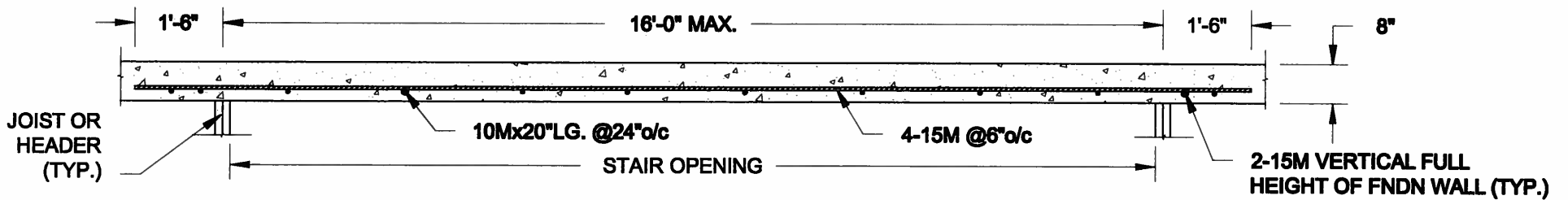
**PLAN VIEW**  
NOT TO SCALE



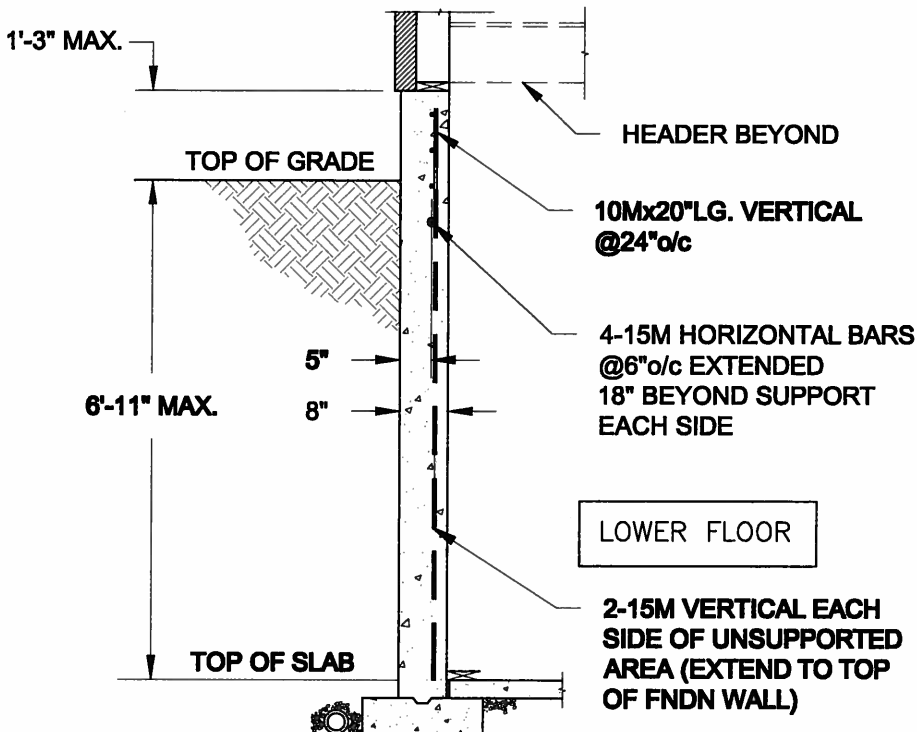
**NOTE:**

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

Scale: AS NOTED	
Date: FEB-28-2015	
Drawn: SC	Checked: SJB

**QUAILE ENGINEERING LTD.**



38 Parkside Drive, UNIT 7  
Newmarket, ON  
L3Y 8J9  
T: 905-853-8547  
E: qualle.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.:

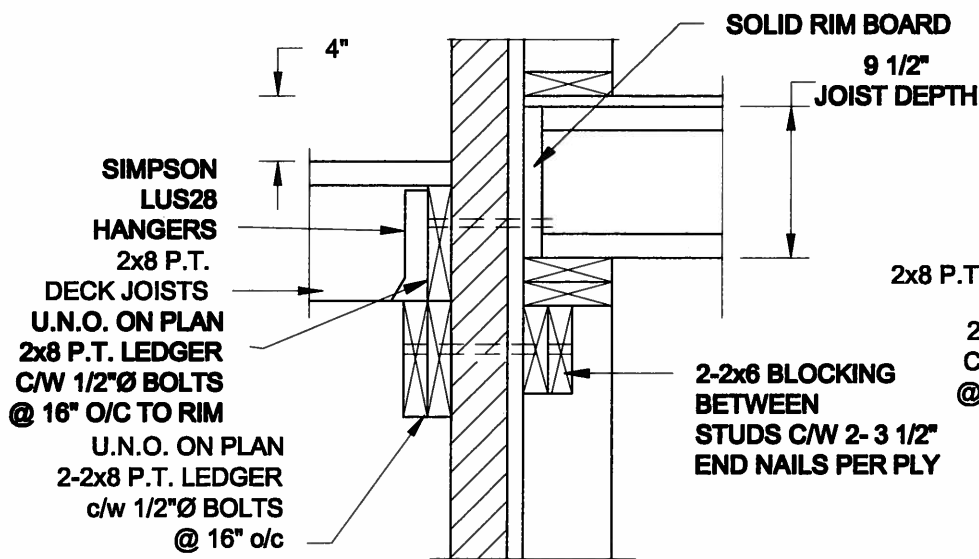
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Drawing No.:

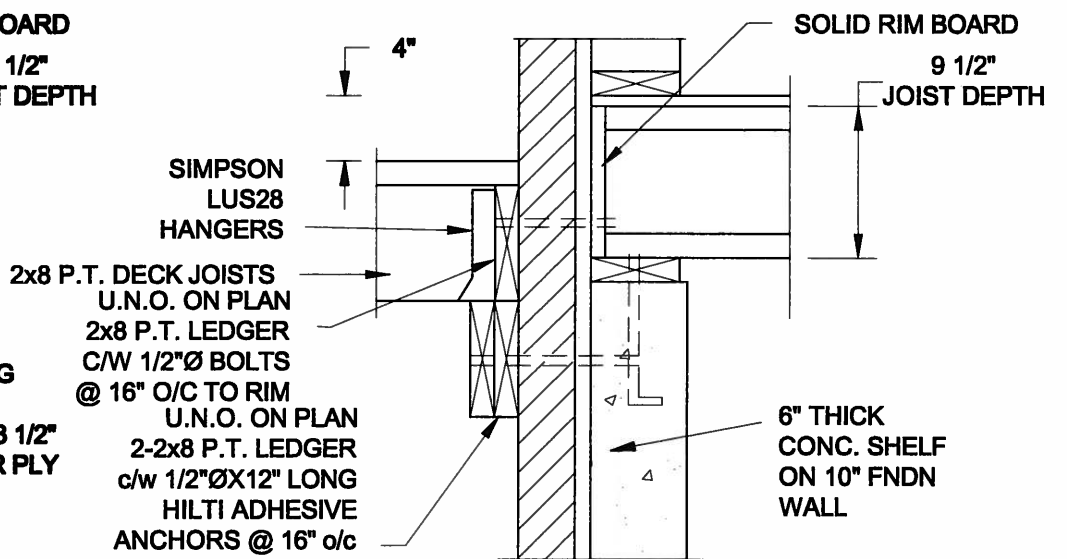
S1



**FOR 9 1/2" JOIST DEPTH**



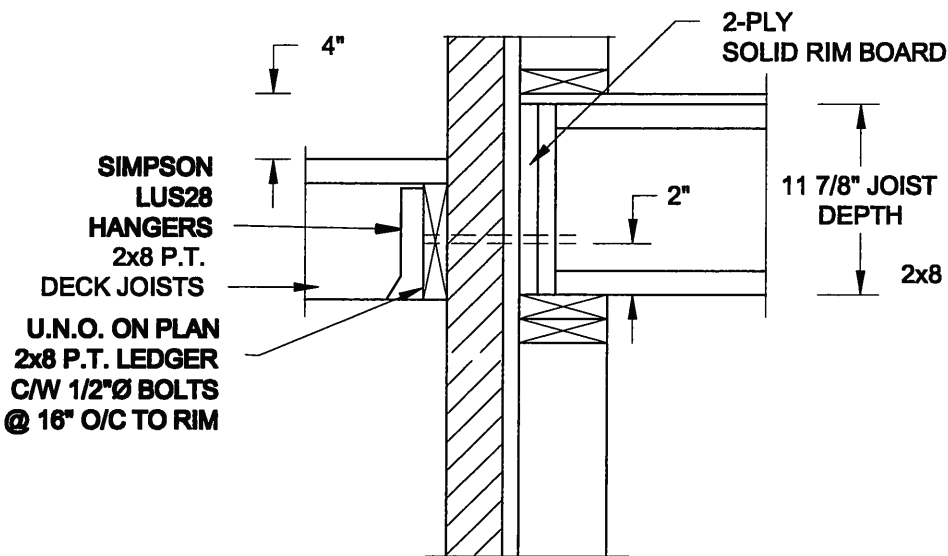
**1A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"



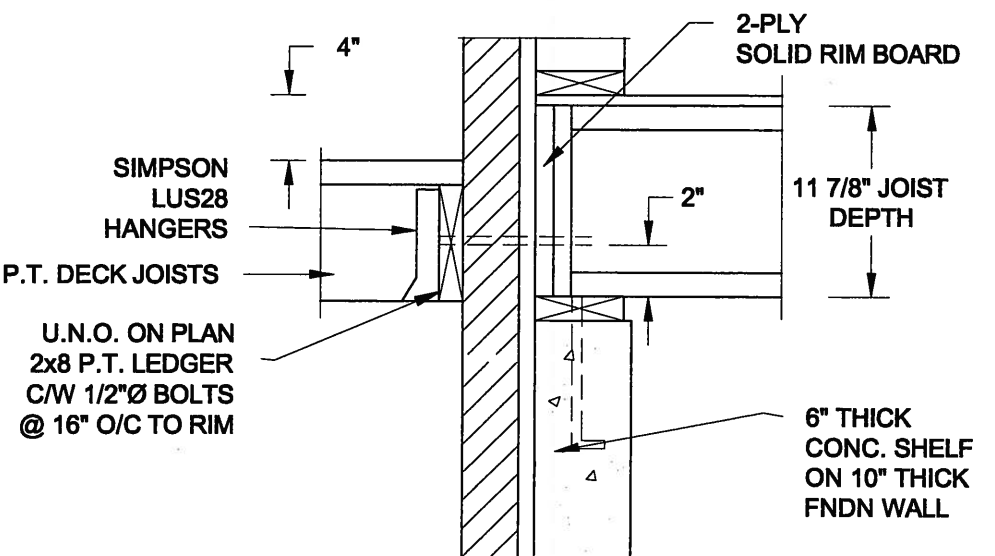
**1B DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

- 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**

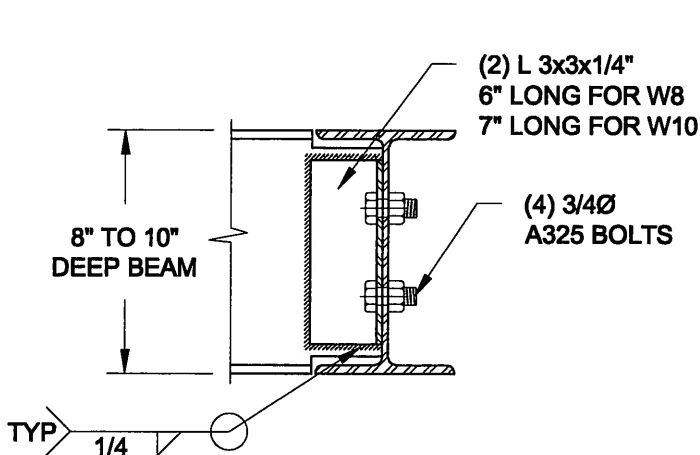


**2A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

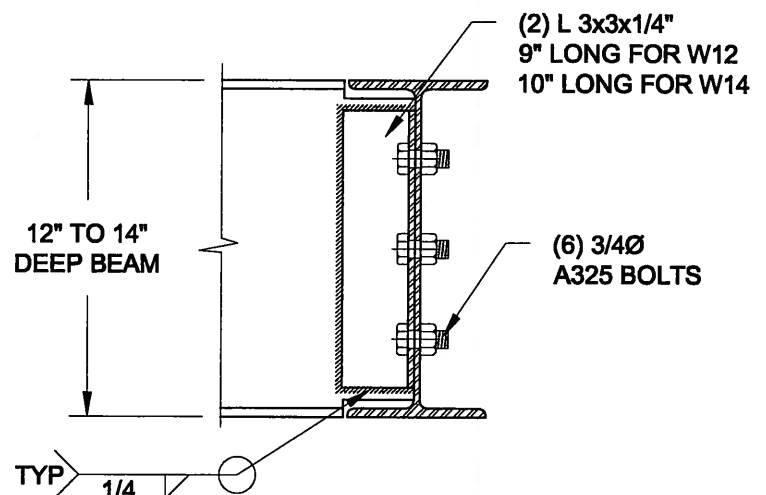


**2B DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

- 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.



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

Scale: AS NOTED	
Date: FEB-26-2015	
Drawn: SC	Checked: SJB

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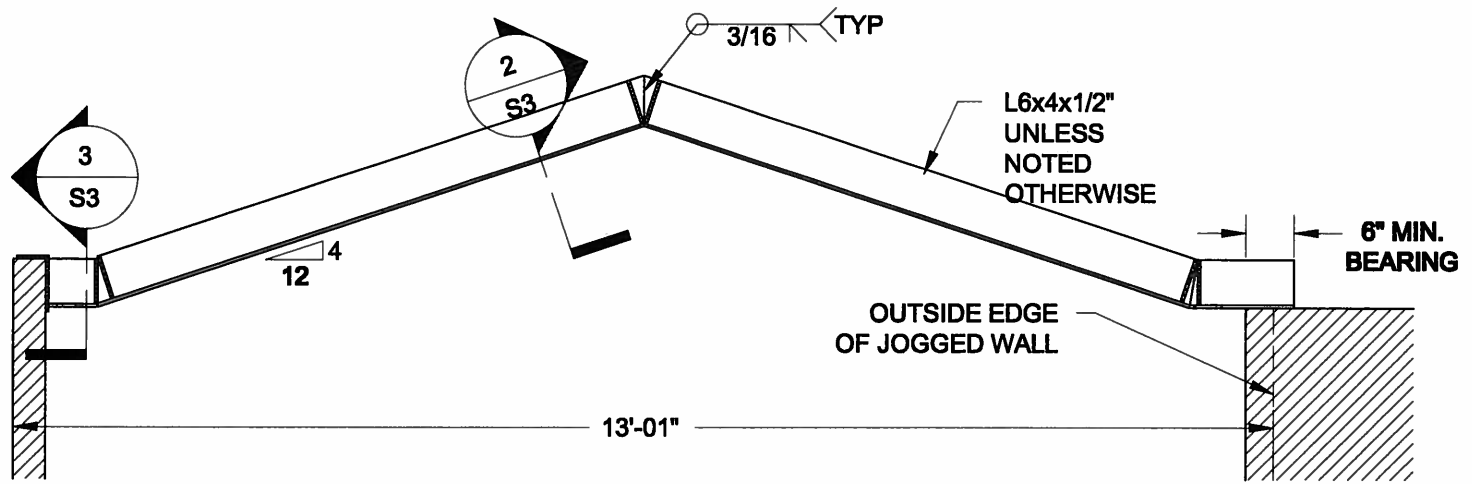
APR 24, 2015

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

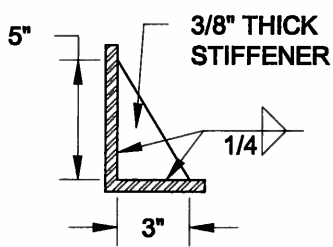
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
14-095

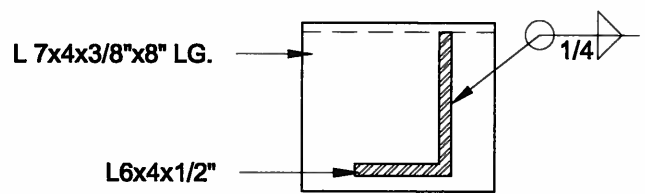
Drawing No.:  
S2



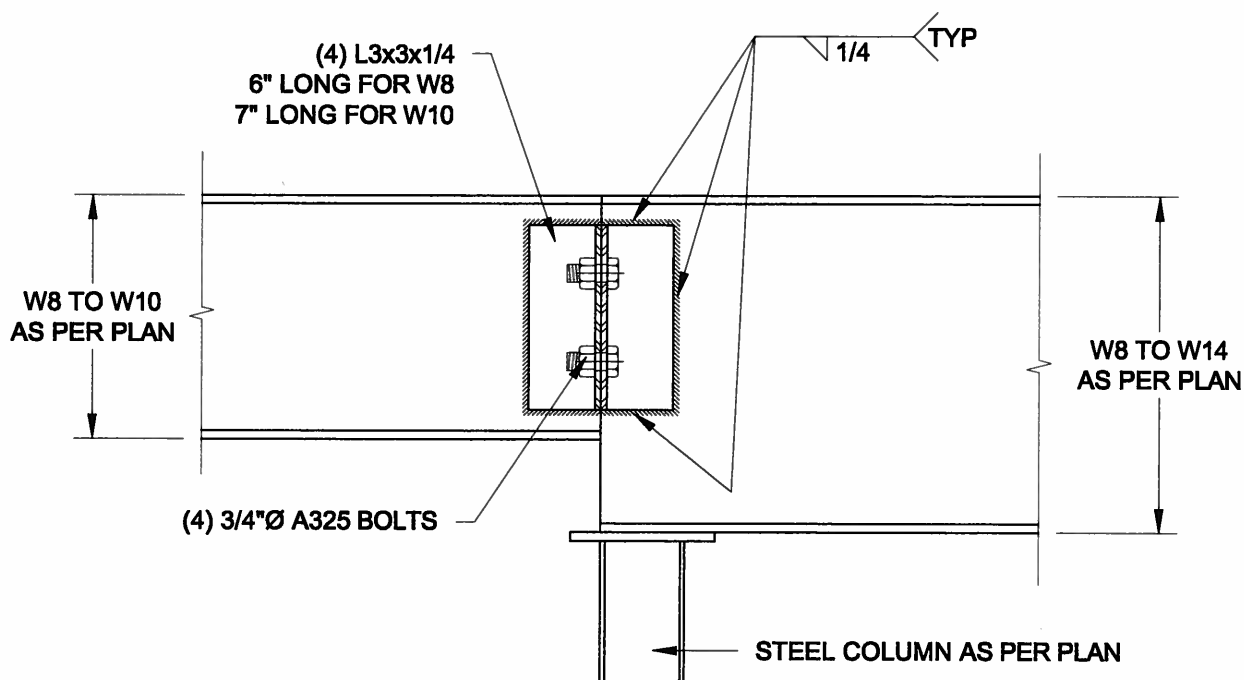
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



**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-26-2015	
Drawn: SC	Checked: SJB

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Project No.:  
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Drawing No.:  
S3