

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

OCT 18 2015

John G. Williams Limited, Architect



OCT 8, 2015


SQFT CHART
ON PG. 22

FOUNDATION PLAN 'A'

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC
1	ISSUED FOR CLIENT REVIEW		KM

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

qualification information

Wellington Jno-Baptiste		25591
name	signature	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

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416 630 2255 f 416 630

BAYVIEW WELLINGTON

S38-12
BAROSSA

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONT.
date	2015-03	found	FOUND
drawn by	checked by	scale	
KM	-	3/16" = 1'-0"	

FOUNDATION PLAN 'A'

drawing no.

	file name
1704E	C38_10

1

2

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

OCT 13 2015

John G. Williams Limited, Architect

STAIR HEADER
DETAIL 2/54

NOTE: REFER TO FLOOR TRUSS MANUF. FOR FLOOR TRUSS LAYOUTS & LVL SIZES.

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

NOTE: 5/8" SUBFLOOR TO BE GLUED AND NAILED. SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS OR CERAMIC APPLICATION AS PER OBC. 9.30.6

16"x16" CONC. PEDESTAL w/ BRICK VENEER
OUTLINE OF FLAT ROOF ABOVE

REFER TO SITE PLAN FOR NUMBER OF STEPS

9 1/2" ENG FLOOR JOIST @ 16" O.C. w/ 2"x4" SLEEPERS
SLOPE TO FRONT w/ 1 PLY ROOF MEMBRANE EXTERIOR PORTION OF JOIST


MAIN LEVEL PLAN 'A'



OCT 8, 2015

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

9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC		
1.	ISSUED FOR CLIENT REVIEW		KM		

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

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

BAYVIEW WELLINGTON		S38-12 BAROSSA	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONT.
date	2015-03	project no.	13045
drawn by	KM	checked by	scale 3/16" = 1'-0"
MAIN LEVEL PLAN 'A'		file name	13045-S38-12
		drawing no.	3

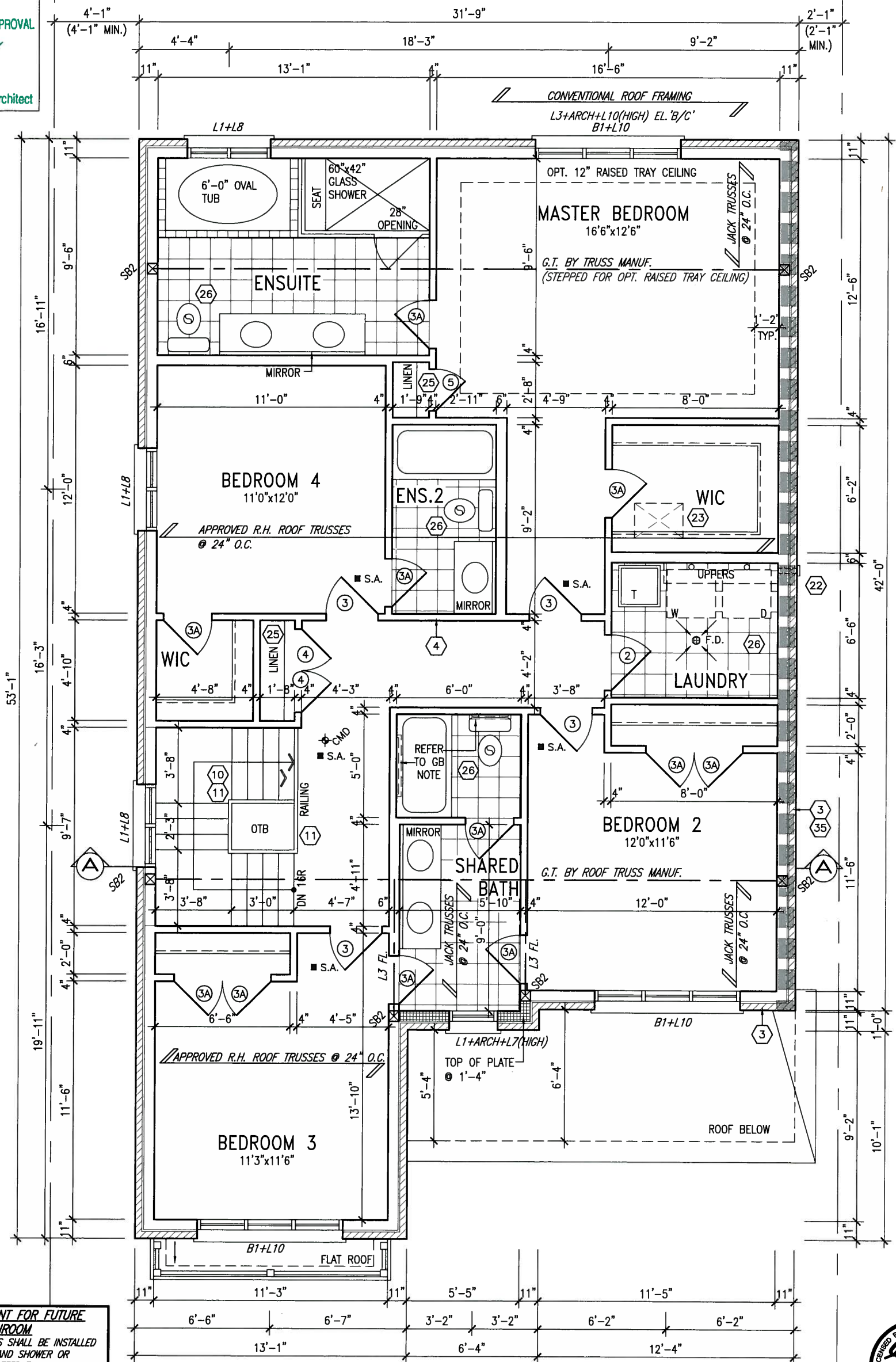
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

OCT 13 2015

John G. Williams Limited, Architect



UPPER LEVEL PLAN 'A'



OCT 8, 2015

NOTE: GB

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.(1)(d) & 3.8.3.13.(1)(f), AND DETAILS PROVIDED

NOTE:

REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.

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	.	.	.	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 shall not be returned to the client.
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC	
1	ISSUED FOR CLIENT REVIEW	.	KM	

Wellington Jno-Baptiste	25591
name	BCIN
registration information	42658
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 shall not be returned to the client.	



416.630.2255 f 416.630.4782

BAYVIEW WELLINGTON

S38-12
BAROSSA

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONT.	project no.	13045
date	2015-03	checked by	scale	drawing no.	4
drawn by	KM	3/16" = 1'-0"			

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

OCT 13/2015

~~John G. Williams Limited, Architect~~



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

VA3
DESIGN

BAYVIEW WELLINGTON

S38-12
BAROSSA

project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD, ONT.	13045
date	PART. FOUNDATION & LOWER LEVEL PLAN 'B'	
2015-03		
drawing no.		
drawn by	checked by	scale
KW	-	3/16" = 1'-0"
		file name
		13045-538-12
		5

A circular professional engineer seal for S. J. Boyd, Province of Ontario. The seal features the text "LICENSED PROFESSIONAL ENGINEER" at the top, "S. J. BOYD" in the center, and "PROVINCE OF ONTARIO" at the bottom. A stylized signature "S. J. Boyd" is written across the center, and a semi-circular graphic element is positioned below the name.

OCT 8, 2015

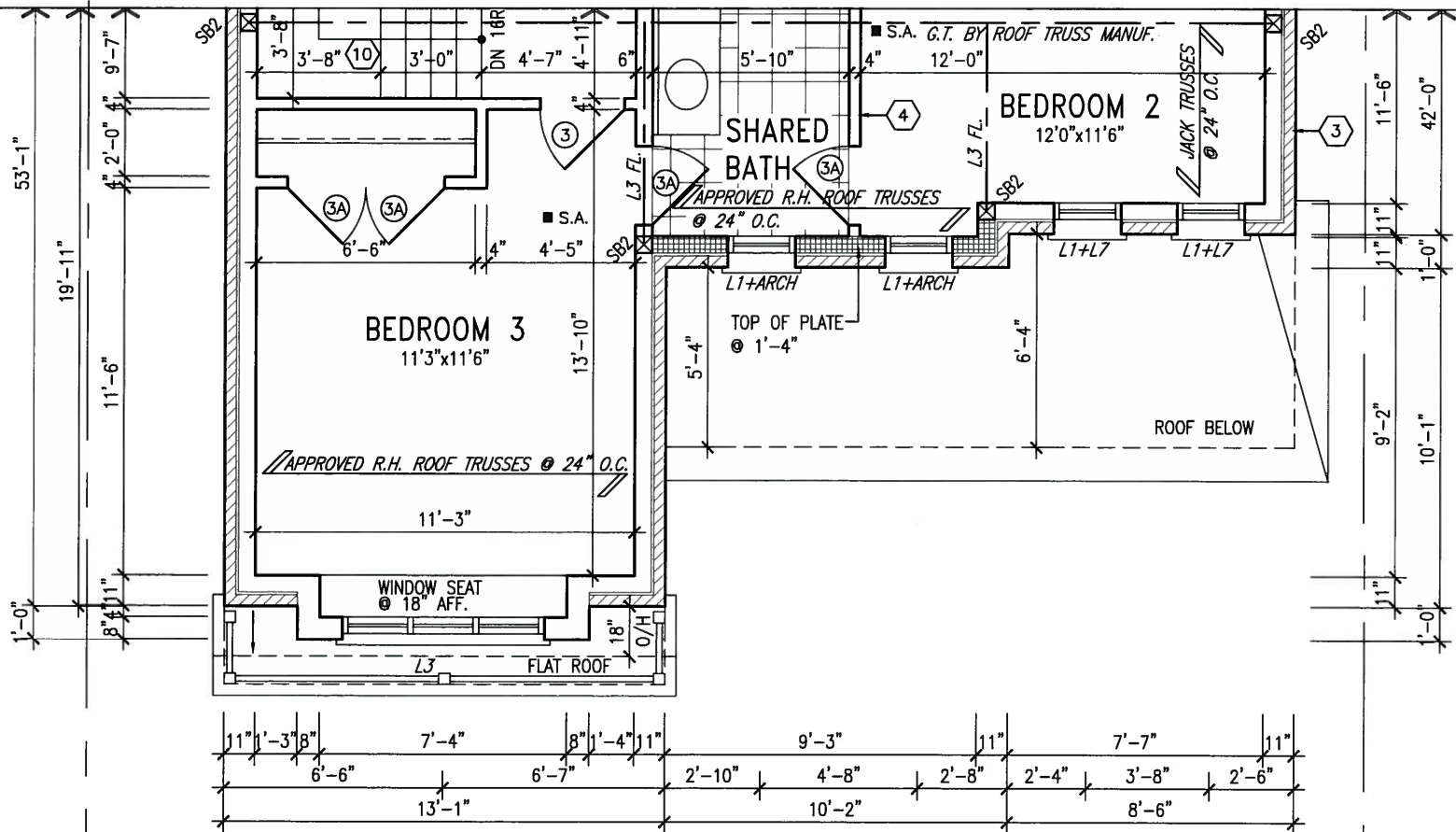
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

ARCHITECTURAL REVIEW & APPROVAL

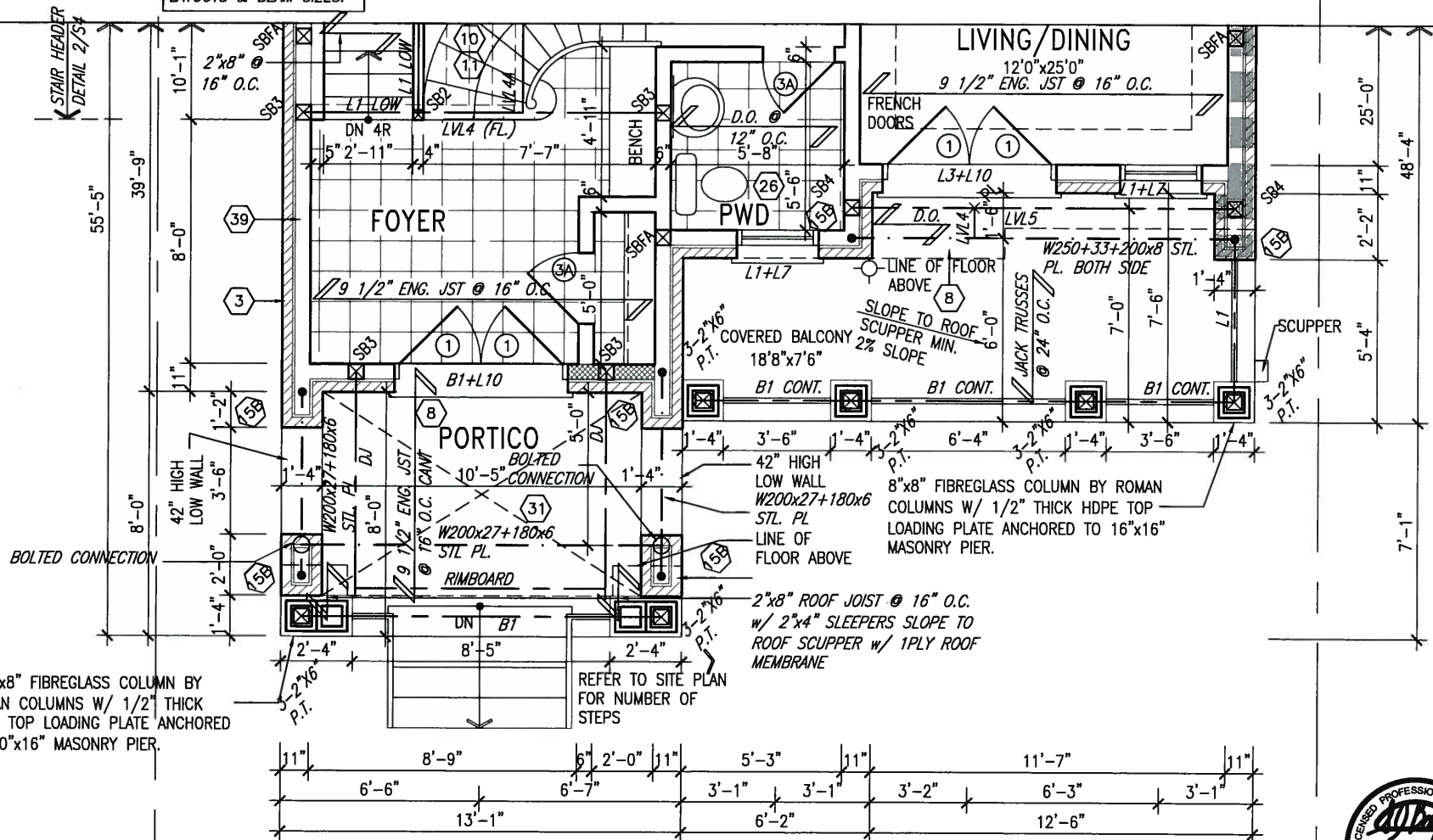
OCT 16 2015

John G. Williams Limited, Architect



PART. UPPER LEVEL PLAN 'B'

NOTE: REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.



PART. MAIN LEVEL PLAN 'B'

NOTE: 5/8" SUBFLOOR TO BE GLUED AND NAILED. SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS OR CERAMIC APPLICATION AS PER OBC. 9.30.6

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.



OCT 8, 2015

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	.	.	.	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.
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC	
1	ISSUED FOR CLIENT REVIEW	.	KM	

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

BAYVIEW WELLINGTON

S38-12
BAROSSA

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONT.	project no.	13045
date	2015-03	drawn by	checked by	scale	3/16" = 1'-0"
drawn by	checked by	scale	3/16" = 1'-0"	file name	13045-S38-12
drawn by	checked by	scale	3/16" = 1'-0"	file name	13045-S38-12

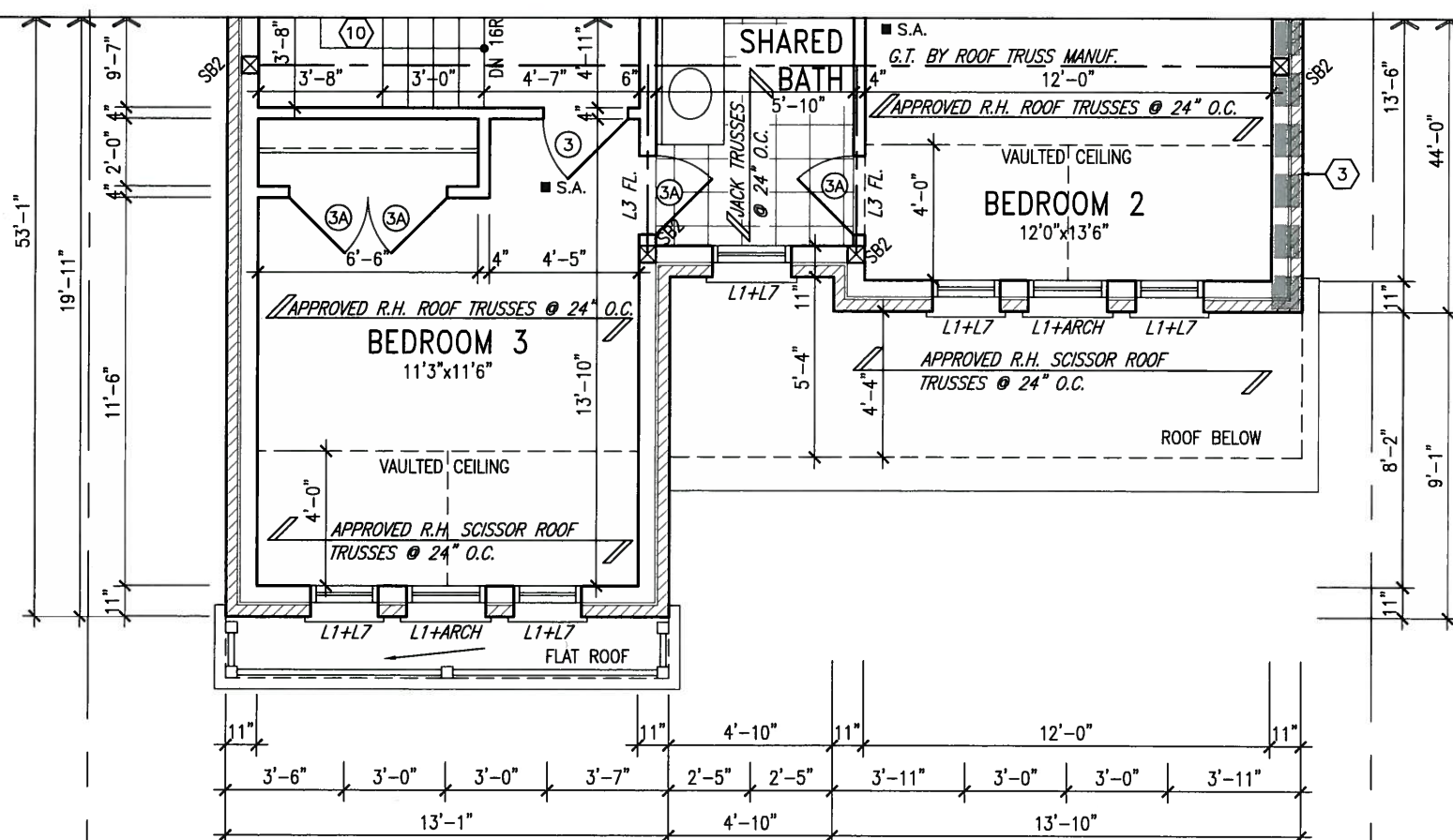
6

7

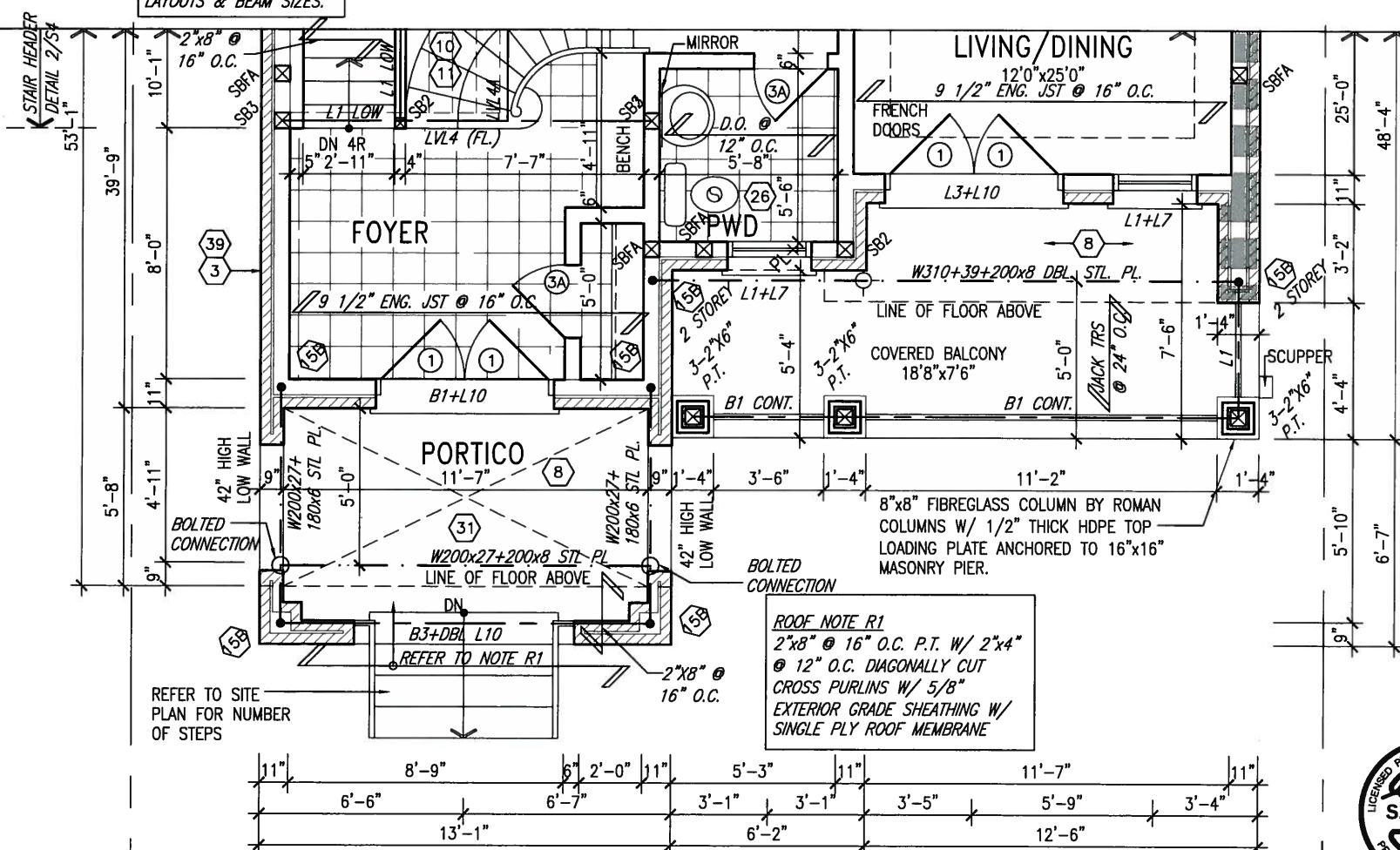
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

OCT 13 2015

John G. Williams Limited, Architect



NOTE:
REFER TO ROOF TRUSS
MANUF. FOR ROOF TRUSS
LAYOUTS & BEAM SIZES.



PART. MAIN LEVEL PLAN 'C'

OCT 8, 2015

NOTE:
5/8" SUBFLOOR TO BE GLUED AND
NAILED. SPACE ALL FLOOR JOISTS
@ 12" O.C. UNDER ALL CERAMIC
TILE AREAS OR CERAMIC
APPLICATION AS PER OBC. 9.30.6

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.

9	.	.	.	The undersigned has reviewed and takes responsibility for this design	
8	.	.	.	and has the qualifications and meets the requirements set out in the	
7	.	.	.	Ontario Building Code to be a Designer.	
6	.	.	.	qualification information	
5	.	.	.	Wellington Jno-Baptiste	25591
4	.	.	.	name	BCIN
3	.	.	.	registration information	
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC	VA3 Design Inc.	42658
1	ISSUED FOR CLIENT REVIEW		KM	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	

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.2256

BAYVIEW WELLINGTON

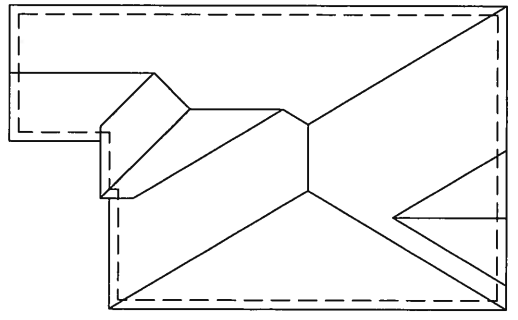
S38-12
BAROSSA

project name GREEN VALLEY ESTATES		municipality BRADFORD, ONT.		project no. 13045		
date 2015-03		PART. UPPER & MAIN LEVEL PLAN 'C'				drawing no.
drawn by KM	checked by	scale 3/16" = 1' - 0"	file name 13045 SZR 4R		8	

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.	 VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782	BAYVIEW WELLINGTON		S38-12 BAROSSA	project no. 13045
8	.	.	.	qualification information		project name	BRADFORD, ONT.	project no.	
7	.	.	.	Wellington Jno-Baptista		date	2015-03	drawing no.	
6	.	.	.	signature		drawn by	checked by	scale	
5	.	.	.	name		KM	-	3/16" = 1'-0"	
4	.	.	.	registration information	VA3 Design Inc.	42658	PART. LOWER LEVEL PLAN		file name 13045-S38-12
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	drawing no. 9				
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC						
1	ISSUED FOR CLIENT REVIEW	.	KM						

ARCHITECTURAL REVIEW & APPROVAL
OCT 13 2015
John G. Williams Limited, Architect

OCT 8, 2015



ROOF 'A'

ASPHALT SHINGLES (TYP.)

TOP OF PLATE

TOP OF WINDOW

PREC. CONC. SILL W/ 1/2"
PROJ. (TPP.)

FIN UPPER LEVEL

TOP OF TRANSOM
TOP OF WINDOW

FIN MAIN LEVEL

8"x8" FIBREGLASS COLUMN BY ROMAN
COLUMNS W/ 1/2" THICK HOPE TOP
LOADING PLATE ANCHORED TO 16"x16"
MASONRY PIER.

42" HIGH PREFIN. ALUM.
RAILING W/ PICKETS @
4" BETWEEN

6" ALUM. CLAD TRIM
BRICK SOLDIER COURSE W/
PREC. CONC. KEYSTONE W/
1/2" PROJ. (TP.)

STEEL BEAM LOCATION

FIN LOWER LEVEL

FIN GRAD

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

5'-0"

MIN

Architectural elevation drawing of a building facade. The drawing includes the following elements and dimensions:

- Valley Flashing:** Indicated by a dashed line at the top right.
- Roof:** Labeled "OF ROOF" at the top right.
- Point of Roof:** A vertical line labeled "POINT OF ROOF" and "ROOF".
- Preferential Materials:**
 - "PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH (TYP.)" on the right side.
 - "PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)" on the right side.
 - "1"x6" ALUM. CLAD FRIEZE BD. (TYP.)" on the right side.
 - "FACE BRICK (TYP.)" on the right side.
- Dimensions:**
 - Horizontal dimensions: "1'-0\"", "6\"", "10\"", "16'-3\"", "6'-2\"", "11'-6\"".
 - Vertical dimensions: "20\" HIGH PERMANENT DECOR. METAL RAILING".
- Materials and Features:**
 - "PRECAST CONC. SILL ON BRICK ROWLOCK W/ 1/2\" PROL.(TYP.)"
 - "STUCCO TRIMS"
 - "8"x18\" STONE IMPOST W/ 1\" PROL."
 - "BRICK SOLDIER ARCH OVER BRICK SOLDIER STACKS W/ KEYSTONE W/ 1/2\" PROL. (TYP.)"
 - "POURED CONC. PORCH SLAB AND DOOR SILL"
 - "FIN FLOOR"
 - "FIN FLOOR"
 - "U/S OF PORCH SOFFIT"

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))

8'0"x7'0" O/H GARAGE DOOR 8'0"x7'0" O/H GARAGE DOOR

8'0"x7'0" O/H GARAGE DOOR

WALL AREA S.F.	OPENING S.F.	PERCENTAGE

895 S.F.	169.61 S.F.	18.95 %
----------	-------------	---------

1299 S.F.	71.56 S.F.	5.51 %
-----------	------------	--------

	0 S.F.	0.00 %
1301 S.F.		

762 SE	16567 SE	2174 %
--------	----------	--------

4257 00 SE	406 84 SE	0 56 7
------------	-----------	--------

70E 48 C M	77 80 C M	0 EC B
------------	-----------	--------

FRONT ELEVATION 'A'

BAYVIEW WELLINGTON

S38-12
BAROSSA

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ONT.

date 2015-03		
drawn by KM	checked by -	scale $3/16" = 1'-0"$

FRONT ELEVATION 'A'

file name	13045-S38-12
-----------	--------------

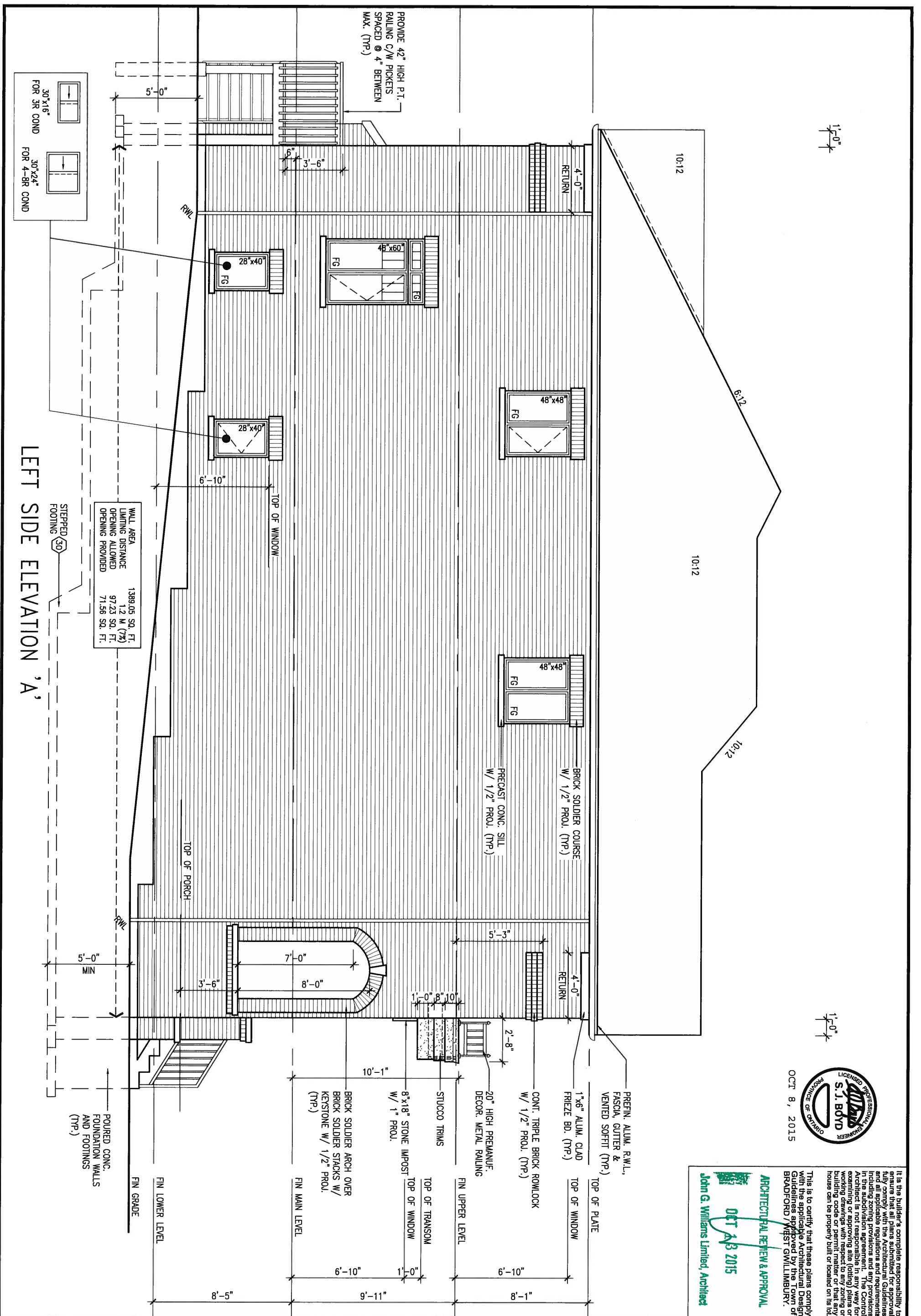
drawing no.
10

VA3
DESIGN

300A Wilson Avenue
Toronto ON M3H 1S8
t 416 630 2255 f 416 630 4782

<p>The undersigned has reviewed and takes responsibility for this design and has had 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</p> <p>name</p> <p>registration information</p> <p>VAS Design Inc.</p>	<p>25591</p> <p>signature</p> <p>BCIN</p> <p>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</p>	

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC
1	ISSUED FOR CLIENT REVIEW	-	KM



OCT 8, 2015



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

ARCHITECTURAL REVIEW & APPROVAL

OCT 23 2015

John G. Williams Limited, Architect

BAYVIEW WELLINGTON

S38-12
BAROSSA

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ONT.

LEFT SIDE ELEVATION 'A'

file name
13045-S38-12

11

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC
1	ISSUED FOR CLIENT REVIEW		KM

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 any errors or omissions in these plans or drawings. The Control Architect shall not be responsible for any building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

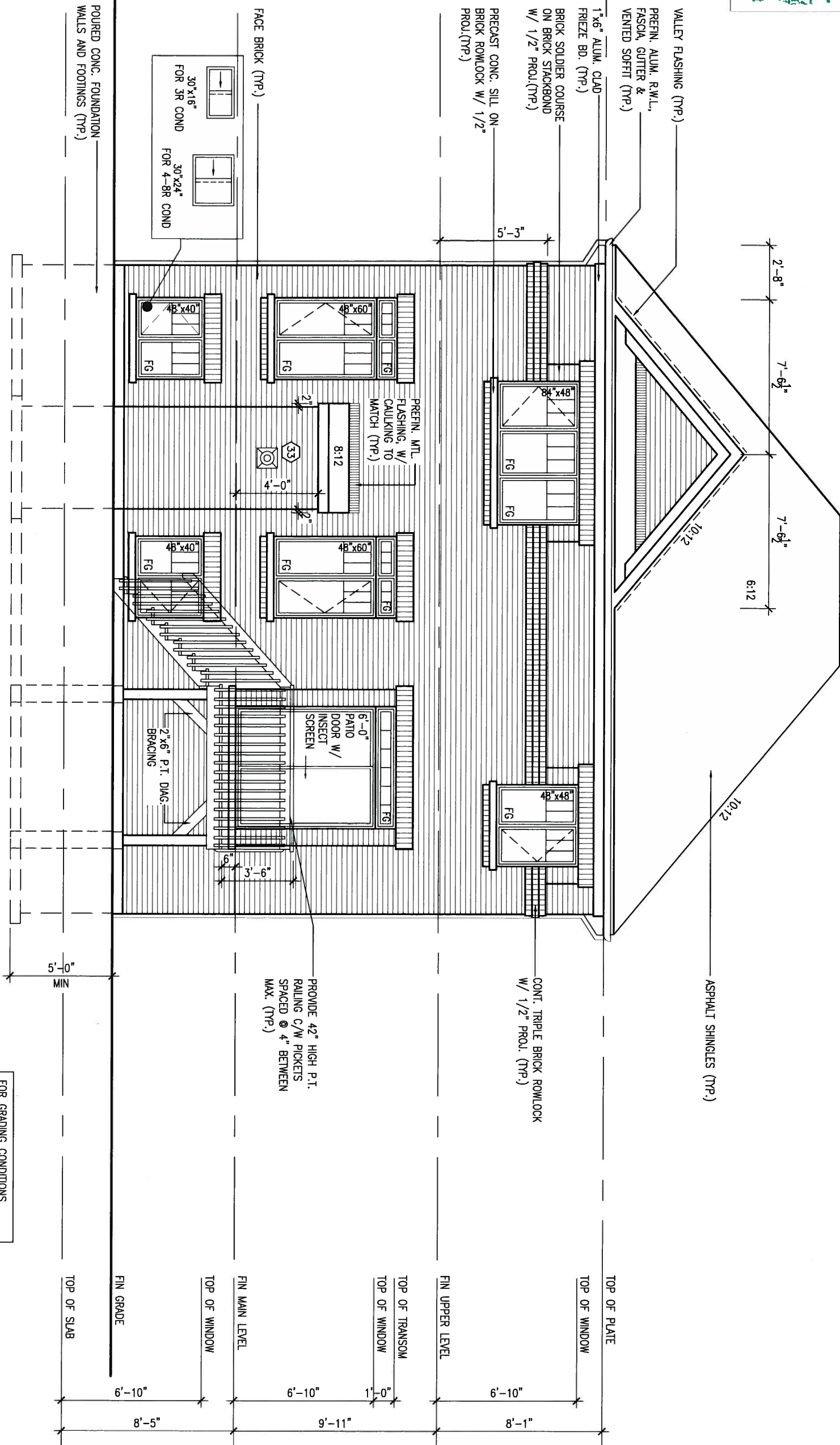
OCT 13 2015

John G. Williams Limited, Architect

1'-0"

1'-0"

OCT 8, 2015



REAR ELEVATION 'A'
9R OR MORE COND.

BAYVIEW WELLINGTON

S38-12
BAROSSA

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ONT.

project no.
13045

date
2015-03

REAR ELEVATION 'A'

drawing no.

drawn by
KM

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

file name
13045-S38-12

13

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
name
registration information
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.

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

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC
1.	ISSUED FOR CLIENT REVIEW	.	KM

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

06/11/2015

John G. Williams Limited, Architect

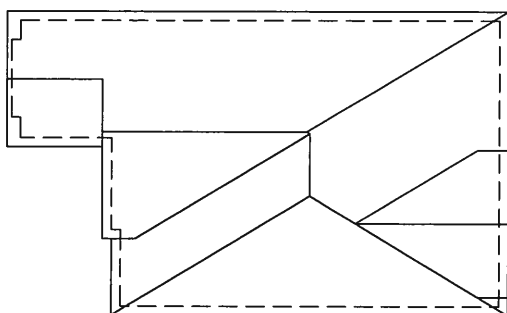
PEAK OF ROOF

$$\frac{1}{0^n}$$

OCT 8, 2015



Roof, B,



UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1.7)			
38-12 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	900 S.F.	158.72 S.F.	17.64 %
LEFT SIDE	1308 S.F.	71.56 S.F.	5.47 %
RIGHT SIDE	1310 S.F.	0 S.F.	0.00 %
REAR	786 S.F.	165.67 S.F.	21.08 %
TOTAL SQ. FT.	4304.00 S.F.	395.95 S.F.	9.20 %
TOTAL SQ. M.	399.85 S.M.	36.78 S.M.	9.20 %

FRONT ELEVATION 'B'

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					
7					qualification information
6					Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591
5					name <i>signature</i> BCIN
4					registration information
3					VAS Design Inc. 42658
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	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.
1	ISSUED FOR CLIENT REVIEW		KM		

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

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES		municipality BRADFORD, ONT.		project no. 13045	
date 2015-03		FRONT ELEVATION 'B'			drawing no.
drawn by KM		checked by -		scale 3/16" = 1'-0"	file name 13045-S38-12
					14

S38-12
BAROSSA

FRONT ELEVATION 'B'

14

1'-0"

1'-6"

OCT 8, 2015



It is the builder's complete responsibility to ensure that all plans submitted for approval are in accordance with the applicable Building Code and all applicable 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.

ARCHITECTURAL REVIEW & APPROVAL

OCT 13 2015

John G. Williams Limited, Architect

S38-12
BAROSSA

project no.
13045

drawing no.

15

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ONT.

date
2015-03

drawn by
KM

checked by

scale
3/16" = 1'-0"

LEFT SIDE ELEVATION 'B'

file name
13045-S38-12

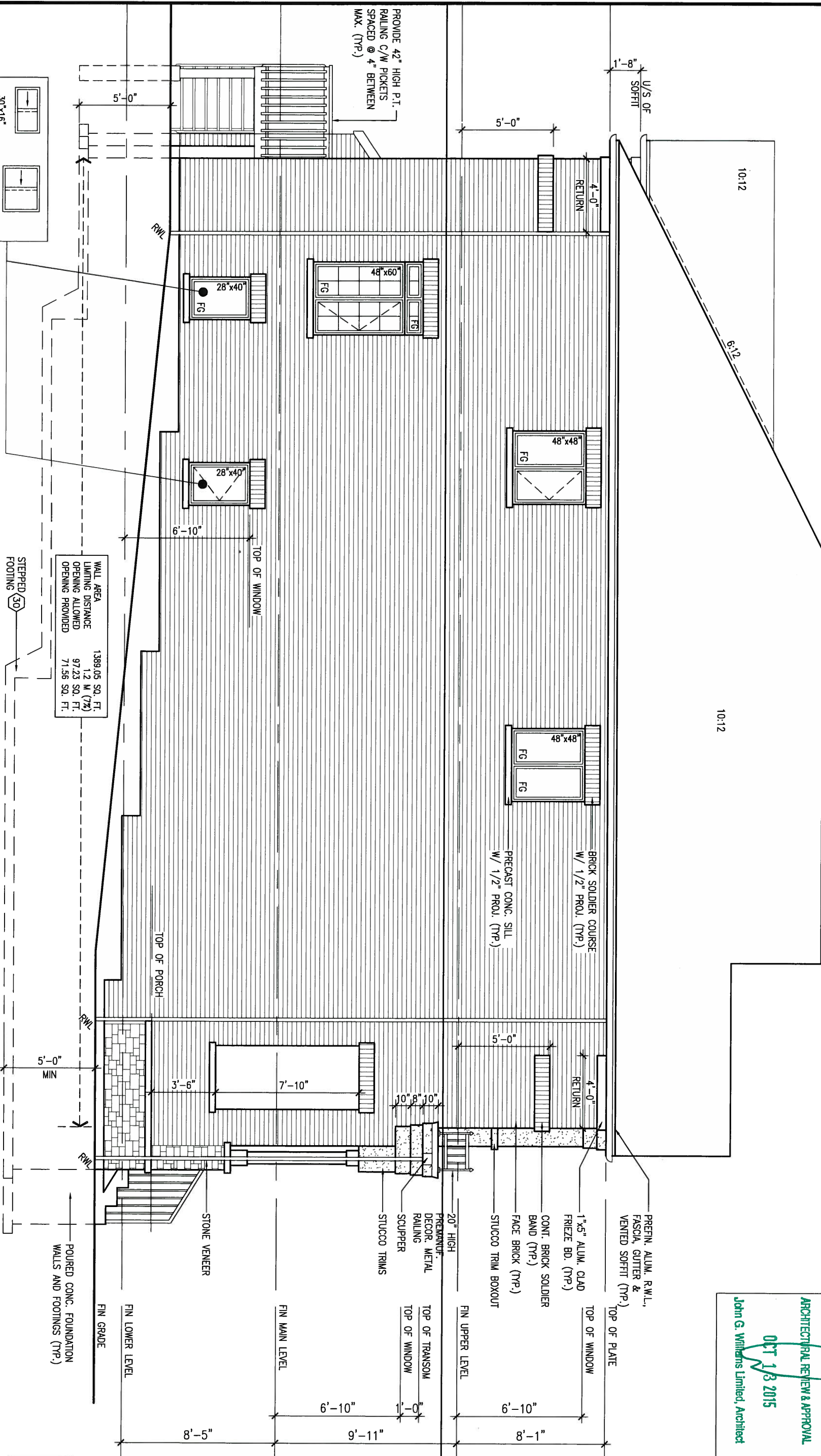


300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782

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.

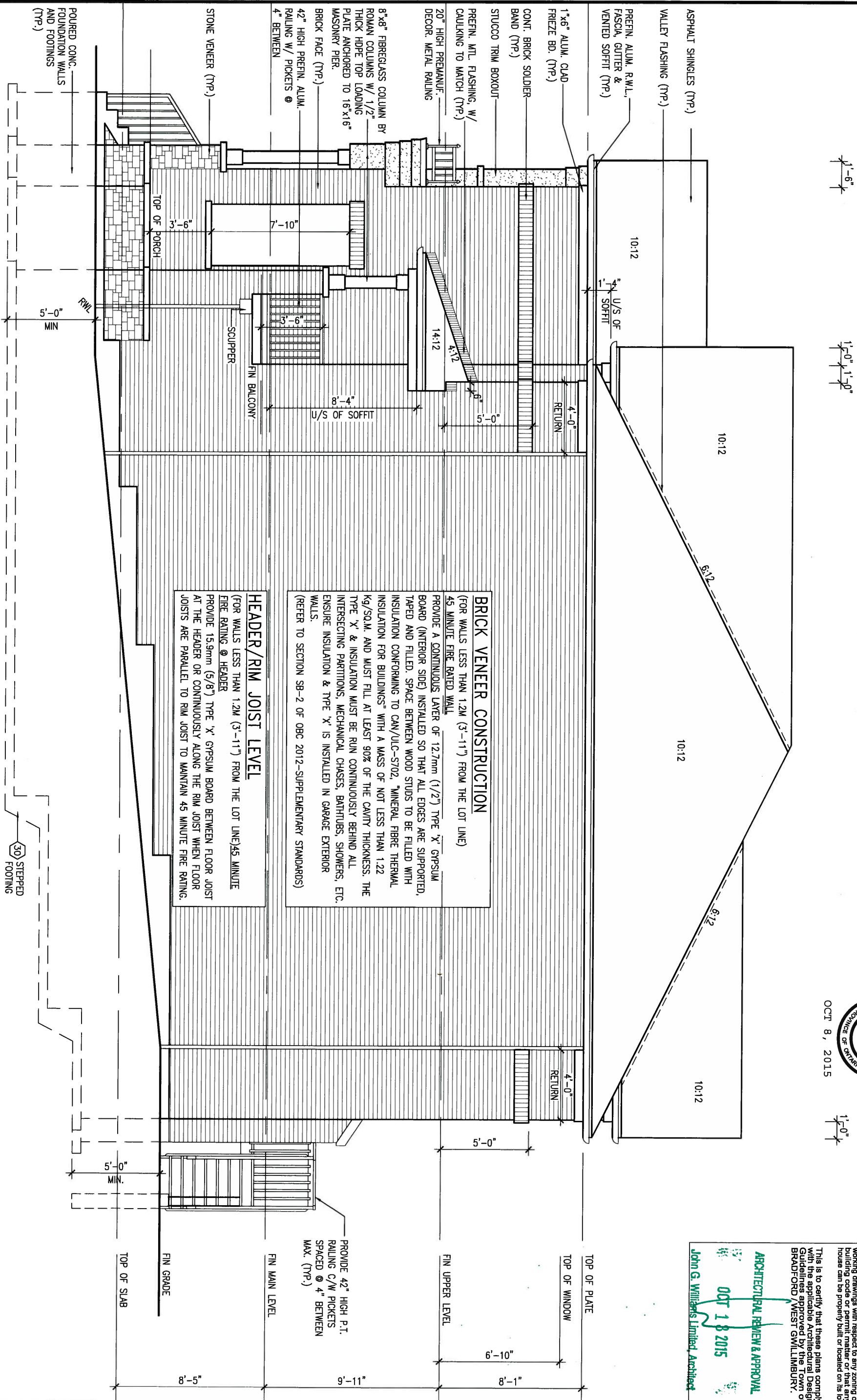
qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658

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.



LEFT SIDE ELEVATION 'B'

9				
8				
7				
6				
5				
4				
3				
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC	
1	ISSUED FOR CLIENT REVIEW		KM	



OCT 8, 2015


$$\frac{1}{0}$$

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

ARCHITECTURAL REVIEW & APPROVAL

9107 d T 100

JAMES G. WILLIAMS Limited, Architect

BAYVIEW WELLINGTON

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ONT.

date 2015-03		
drawn by KM	checked by -	scale $3/16" = 1'-0"$

S38-12
BAROSSA

project no.
13045

RIGHT SIDE ELEVATION 'B'

file name
13045-S38-12

16

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
name	signature
registration information	BCIN
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.

VA3
DESIGN

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

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC
1	ISSUED FOR CLIENT REVIEW	.	KM

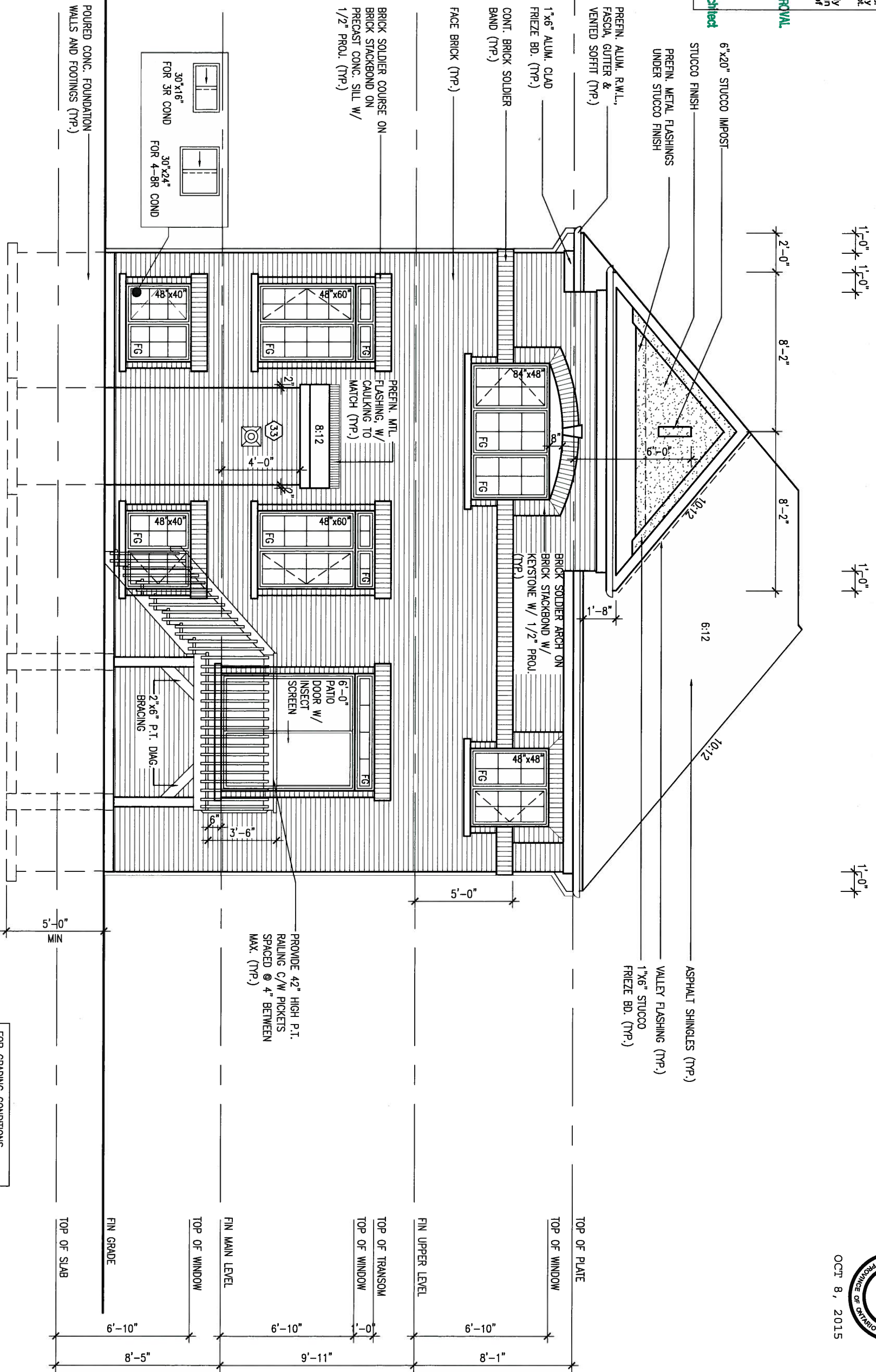
It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines and all applicable zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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 GUILMBURY.

ARCHITECTURAL REVIEW & APPROVAL

OCT 13 2015

John G. Williams Limited, Architect



OCT 8, 2015

9			The undersigned has reviewed and takes responsibility for this design			VA3			BAYVIEW WELLINGTON			S38-12		
8			and has the qualifications and meets the requirements set out in the			DESIGN			project name			BAROSSA		
7			Ontario Building Code to be a Designer.			300A Wilson Avenue			GREEN VALLEY ESTATES			municipality		
6			qualification information			Toronto ON M3H 1S8			BRADFORD, ONT.			project no.		
5			Wellington Jno-Baptiste			t 416.630.2255 f 416.630.4782			date			13045		
4			name			signature			2015-03			drawing no.		
3			registration information			VA3 Design Inc.			drawn by			17		
2			OCT 06-15			Contractor must verify all dimensions on the job and report any			checked by			file name		
1			KM			discrepancy to the Designer before proceeding with the work. All			scale			13045-S38-12		
						drawings and specifications are instruments of service and the property			3/16" = 1'-0"					
						of the Designer which must be returned at the completion of the work.								

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

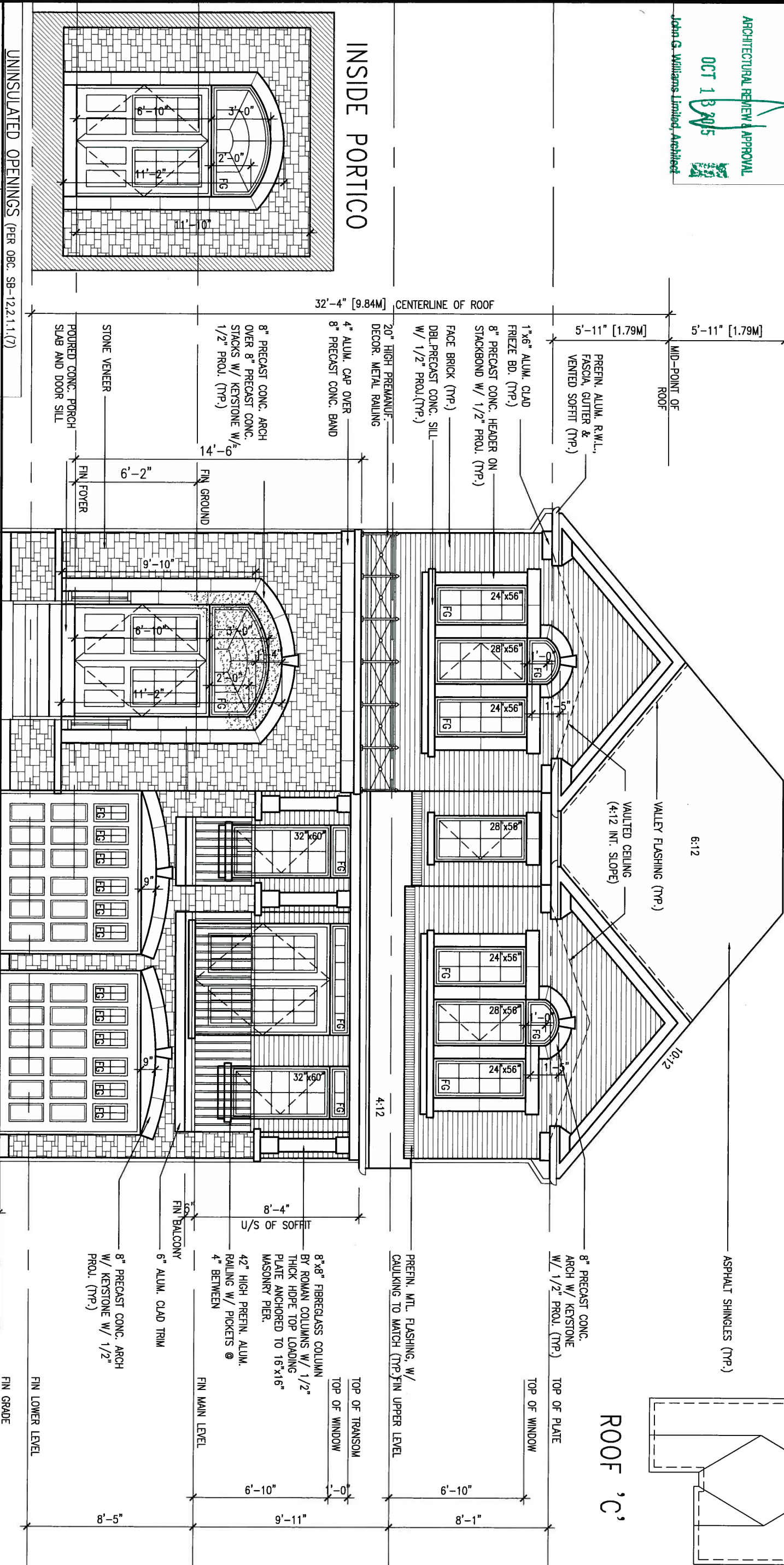
OCT 13 2015

John G. Williams Limited, Architect

Architectural drawing of a window with dimensions:

- Top width: $6'-10"$
- Bottom width: $11'-2"$
- Right side height: $3'-0"$
- Right side width: $2'-0"$
- Bottom width: $11'-10"$

38-12	ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	909 S.F.	168.46 S.F.	18.53	%
LEFT SIDE	1291 S.F.	71.56 S.F.	5.54	%
RIGHT SIDE	1245 S.F.	0 S.F.	0.00	%
REAR	762 S.F.	165.67 S.F.	21.74	%
TOTAL SQ. FT.	4207.00 S.F.	405.69 S.F.	9.64	%
TOTAL SQ. M.	390.84 S.M.	37.69 S.M.	9.64	%



OCT 8, 2015



S38-12
BAROSSA

project no.
13045

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

BRADFORD, ONT.

FRONT ELEVATION 'C'

file name
13045-S38-12

18



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

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
name	signature
registration information	BCIN
YA3 Deslan 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.

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC
1	ISSUED FOR CLIENT REVIEW	.	KM

1'-0" 1'-0"

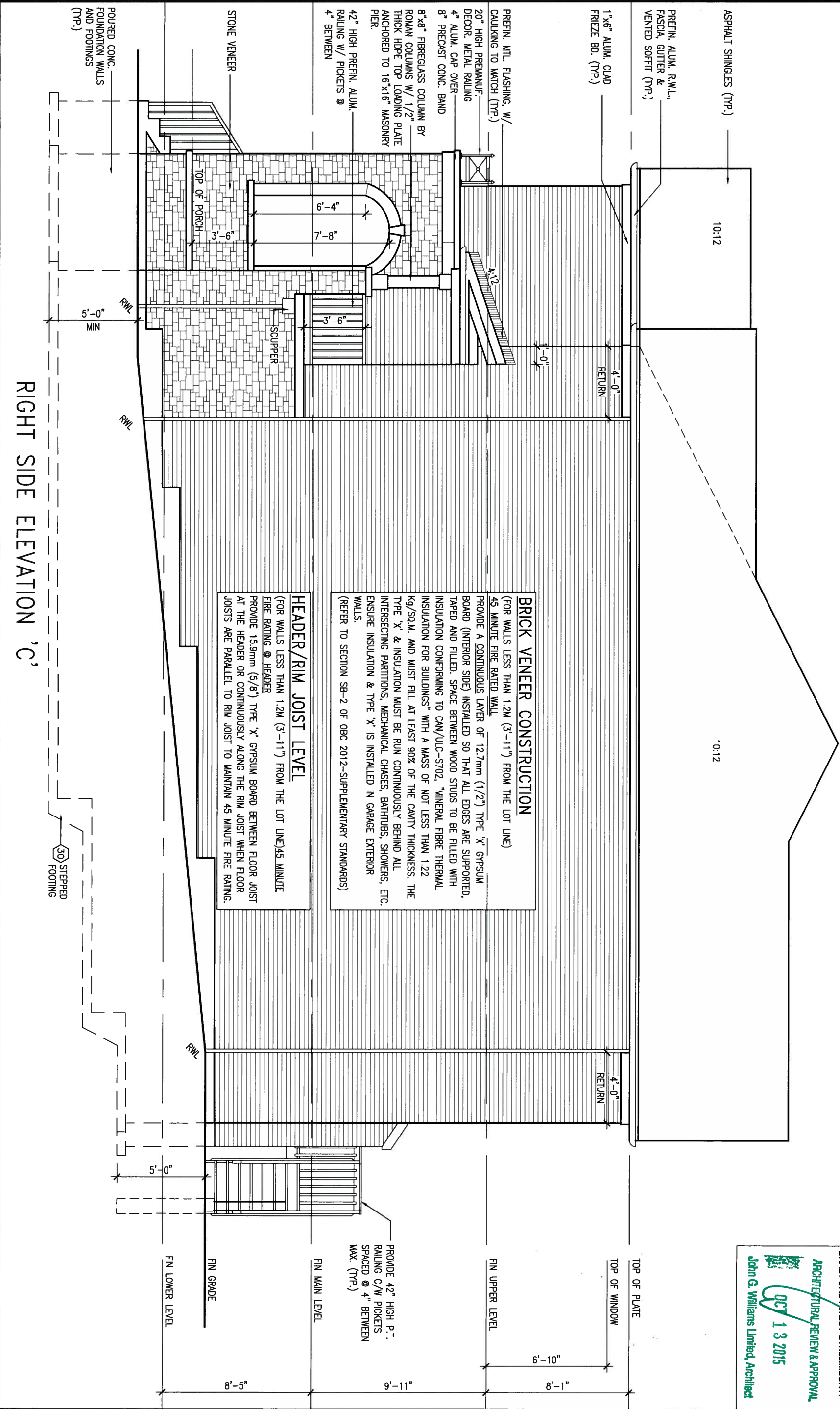
1'-0" OCT 8, 2015



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

ARCHITECTURAL REVIEW & APPROVAL
OCT 13 2015
John G. Williams Limited, Architect



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)

HEADER/RIM JOIST LEVEL

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

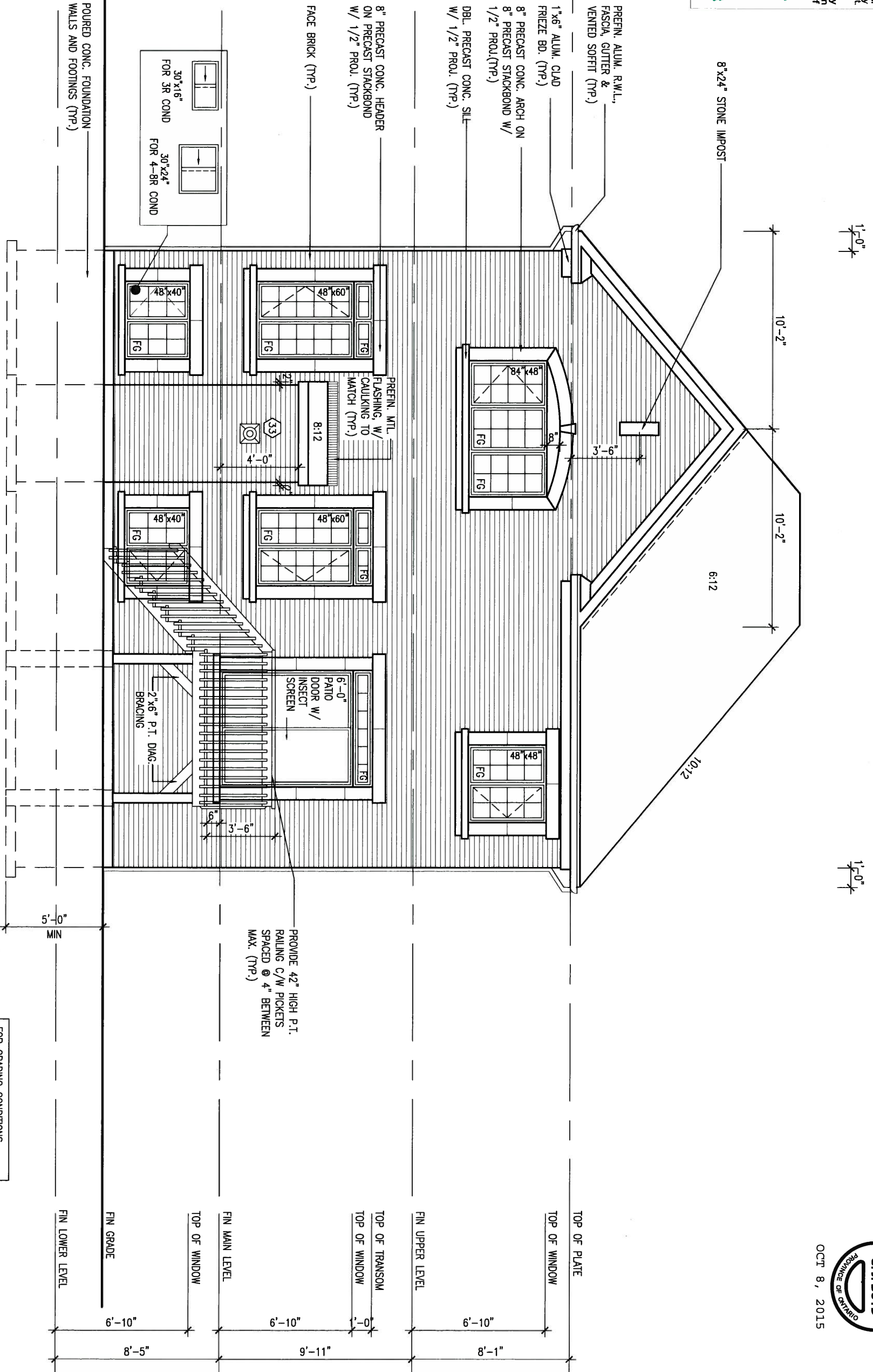
RIGHT SIDE ELEVATION 'C'

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.		25591		300A Wilson Avenue Toronto ON M3H 1S8 416.630.2255 f 416.630.4782		BAYVIEW WELLINGTON		S38-12 BAROSSA	
8		qualification information		Wellington Jno-Baptista		BCIN		project name		project no.	
7		name		Wellington Jno-Baptista		42658		GREEN VALLEY ESTATES		13045	
6		registration information		VA3 Design Inc.				BRADFORD, ONT.		municipality	
5								date		RIGHT SIDE ELEVATION 'C'	
4								2015-03		drawing no.	
3								drawn by		file name	
2		REVISED AS PER ENG AND TRUSS COORD		OCT 06-15		RC		checked by		13045-S38-12	
1		ISSUED FOR CLIENT REVIEW				KM		scale		20	
								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 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 requirements. The responsibility for ensuring that the proposed building or 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
OCT 13 2015
John G. Williams Limited/Architect



REAR ELEVATION 'C'
9R OR MORE COND.

FOR GRADING CONDITIONS
3R USE 30"x16" STRUCTURAL
BASEMENT WINDOW
4-8R USE 30"x24" STRUCTURAL
BASEMENT WINDOWS

OCT 8, 2015

S. J. BOLD
PROFESSIONAL ENGINEER
ONTOARIO

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	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782	BAYVIEW WELLINGTON	project name GREEN VALLEY ESTATES	municipality BRADFORD, ONT.	project no. 13045	drawing no. 21
8.	.	.	qualification information	BCIN						
7.	.	.	Wellington Jno-Baptiste	42658						
6.	.	.	name							
5.	.	.	registration information							
4.	.	.	VA3 Design Inc.		REAR ELEVATION 'C'	scale 3/16" = 1'-0"	file name 13045-S38-12			
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.							
2.	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC							
1.	ISSUED FOR CLIENT REVIEW	.	KM							

It is the builder's complete responsibility to ensure that the construction of the building complies with all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

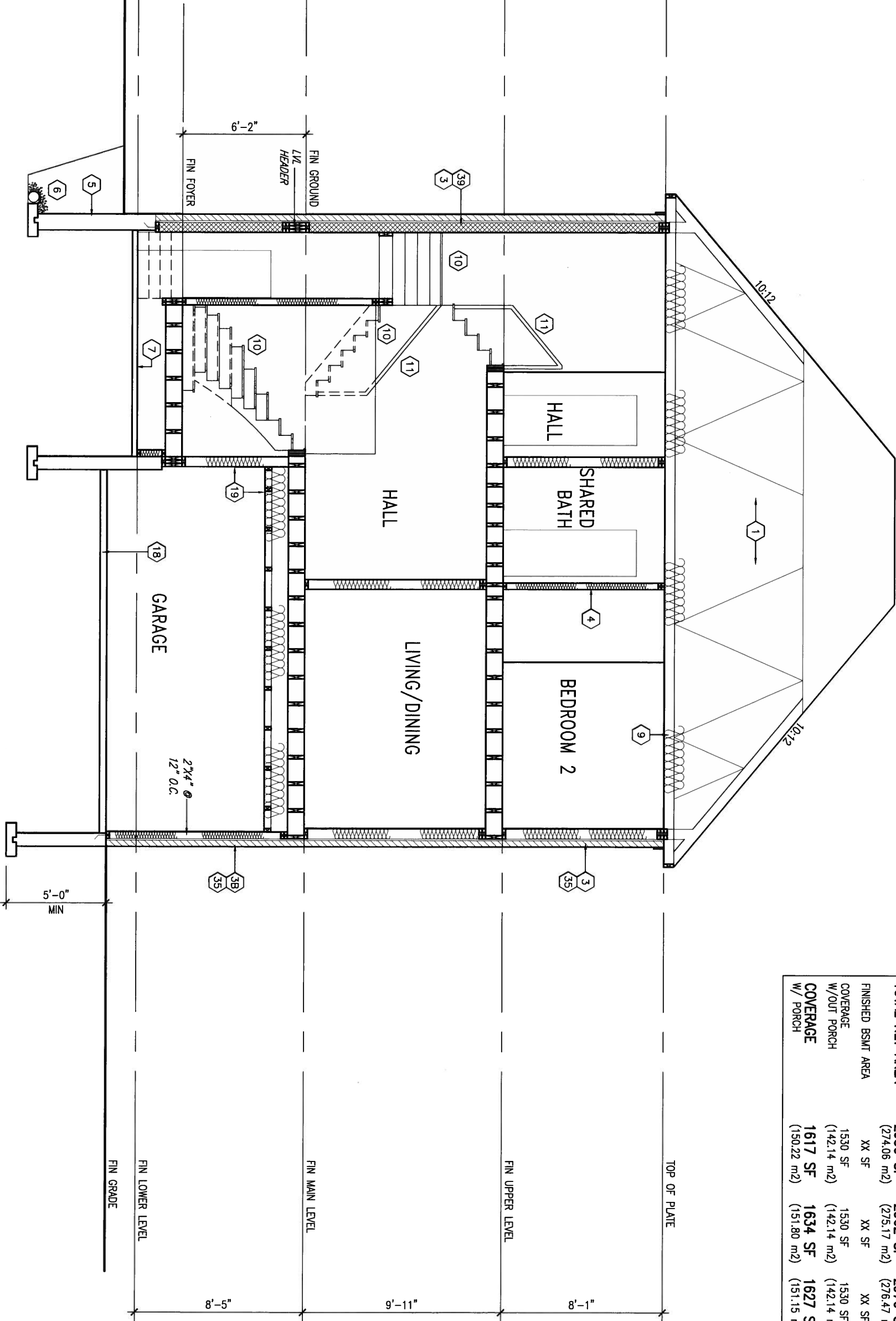
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

OCT 8, 2015



AREA CALCULATIONS			
	ELEV. A	ELEV. B	ELEV. C
LOWER LEVEL AREA	69 SF	69 SF	69 SF
MAIN LEVEL AREA	1403 SF	1403 SF	1403 SF
UPPER LEVEL AREA	1485 SF	1497 SF	1511 SF
SUBTOTAL	2957 SF	2969 SF	2983 SF
DEDUCT ALL OPEN AREAS	7 SF	7 SF	7 SF
TOTAL NET AREA	2950 SF (274.06 m ²)	2962 SF (275.17 m ²)	2976 SF (276.47 m ²)
FINISHED BSMT AREA	XX SF	XX SF	XX SF
COVERAGE W/OUT PORCH	1530 SF (142.14 m ²)	1530 SF (142.14 m ²)	1530 SF (142.14 m ²)
COVERAGE W/ PORCH	1617 SF (150.22 m ²)	1634 SF (151.80 m ²)	1627 SF (151.15 m ²)

SECTION 'A-A'



9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC
1	ISSUED FOR CLIENT REVIEW		KM

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
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.

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
municipality
BRADFORD, ONT.

date
2015-03

drawn by
KM

checked by
-

scale
3/16" = 1'-0"

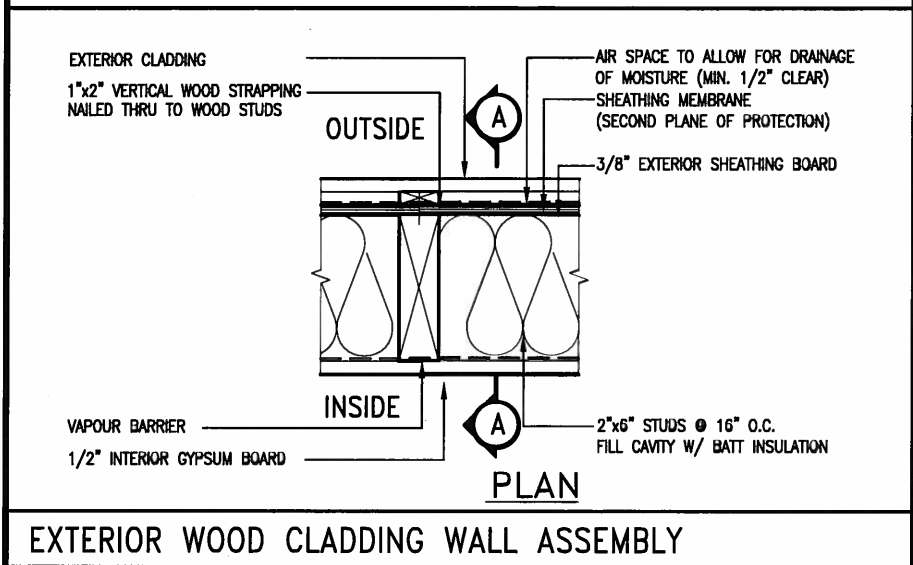
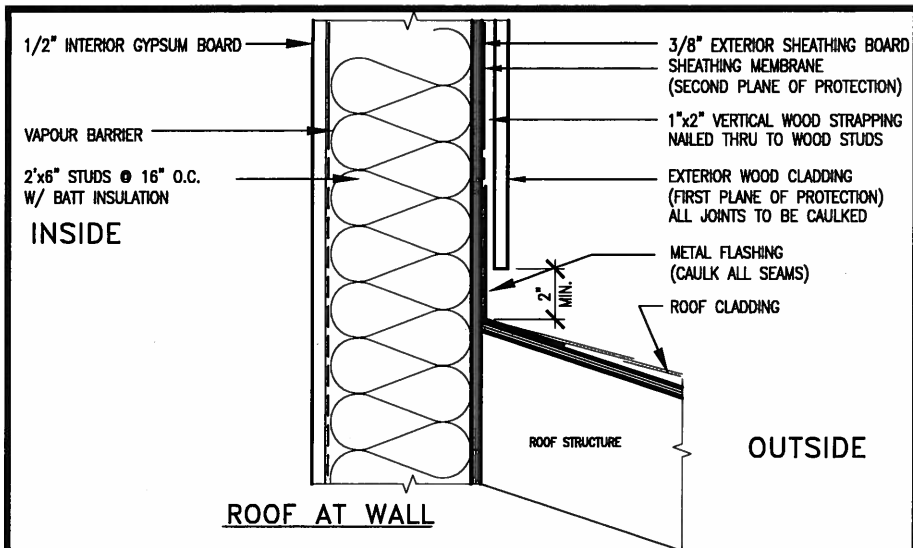
S38-12
BAROSSA

project no.
13045

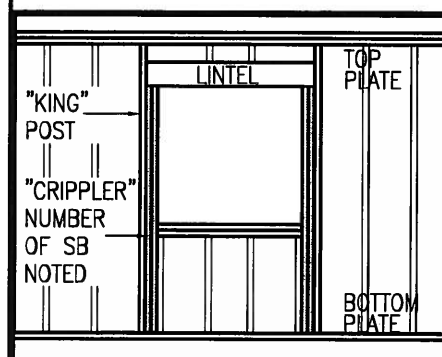
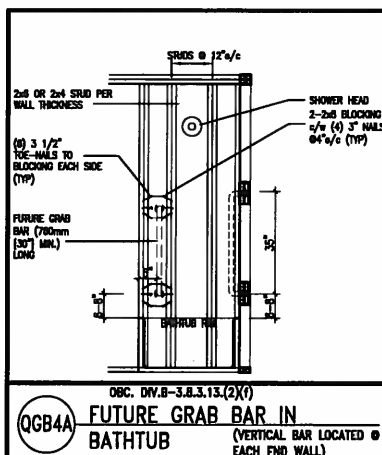
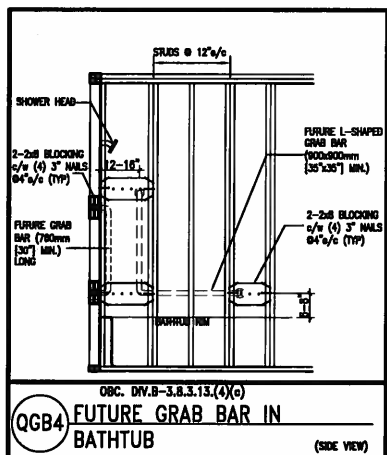
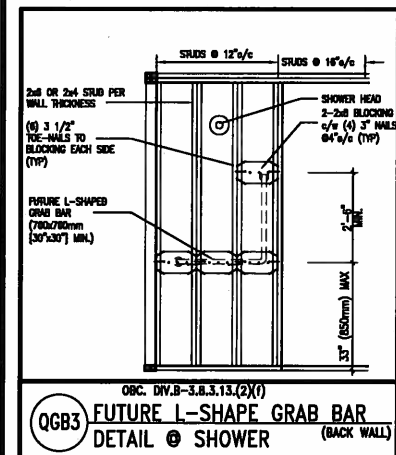
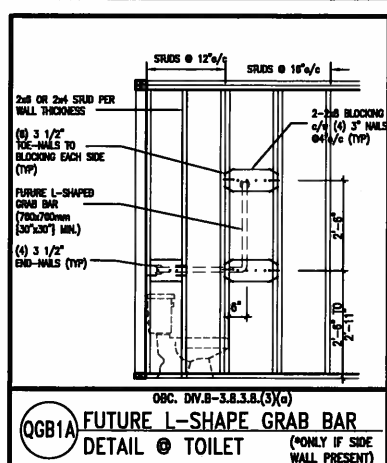
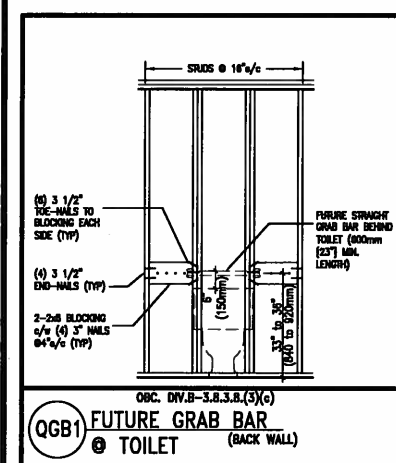
drawing no.
22

SECTION 'A-A'

file name
13045-S38-12



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**

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.				VAS 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.
2.	UPDATE TO CODE	APR 16-15	RC	
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	

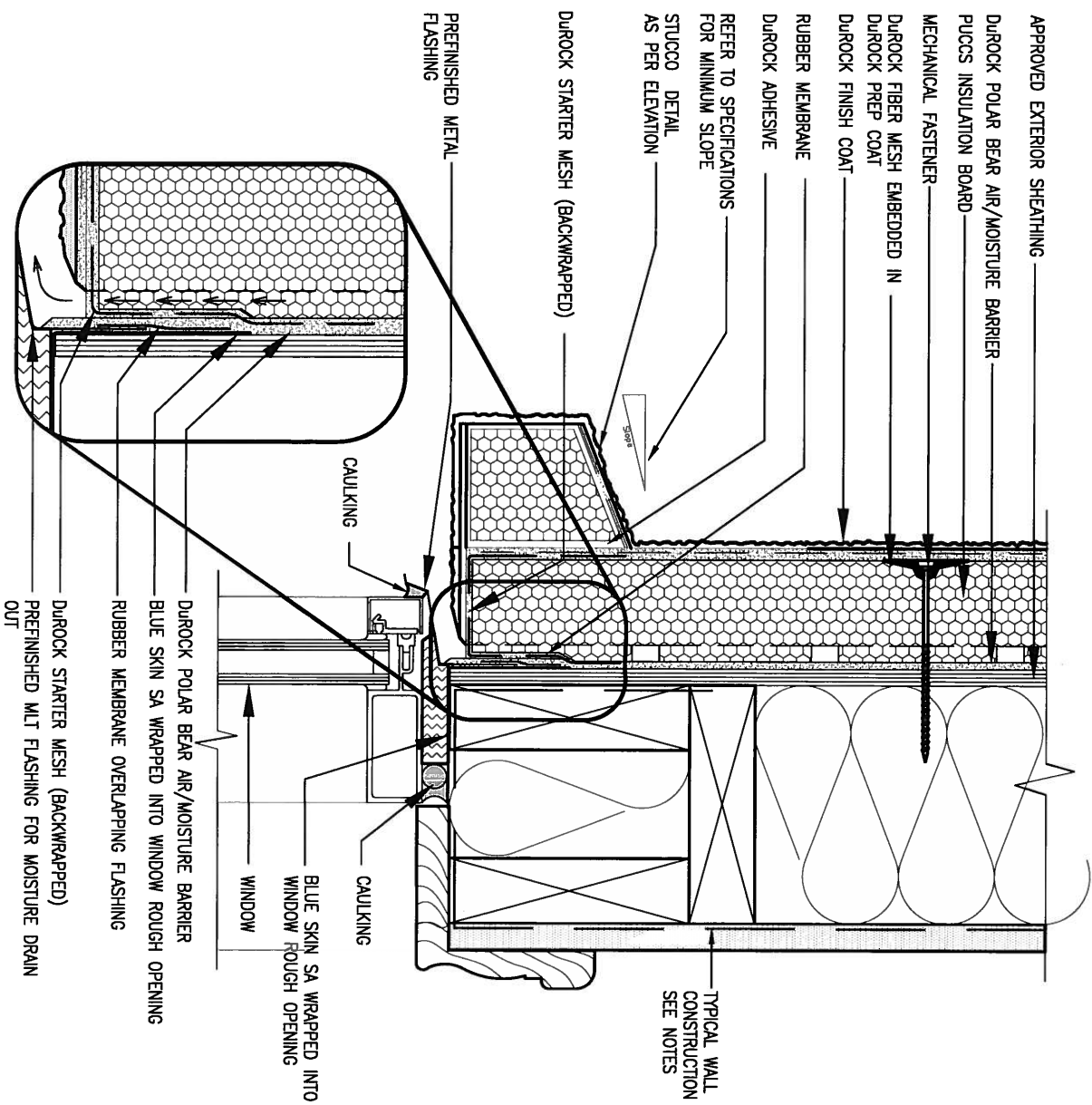
VAS DESIGN

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

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	scale
			3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CONST-ORC 2015
		drawing no.	CN2



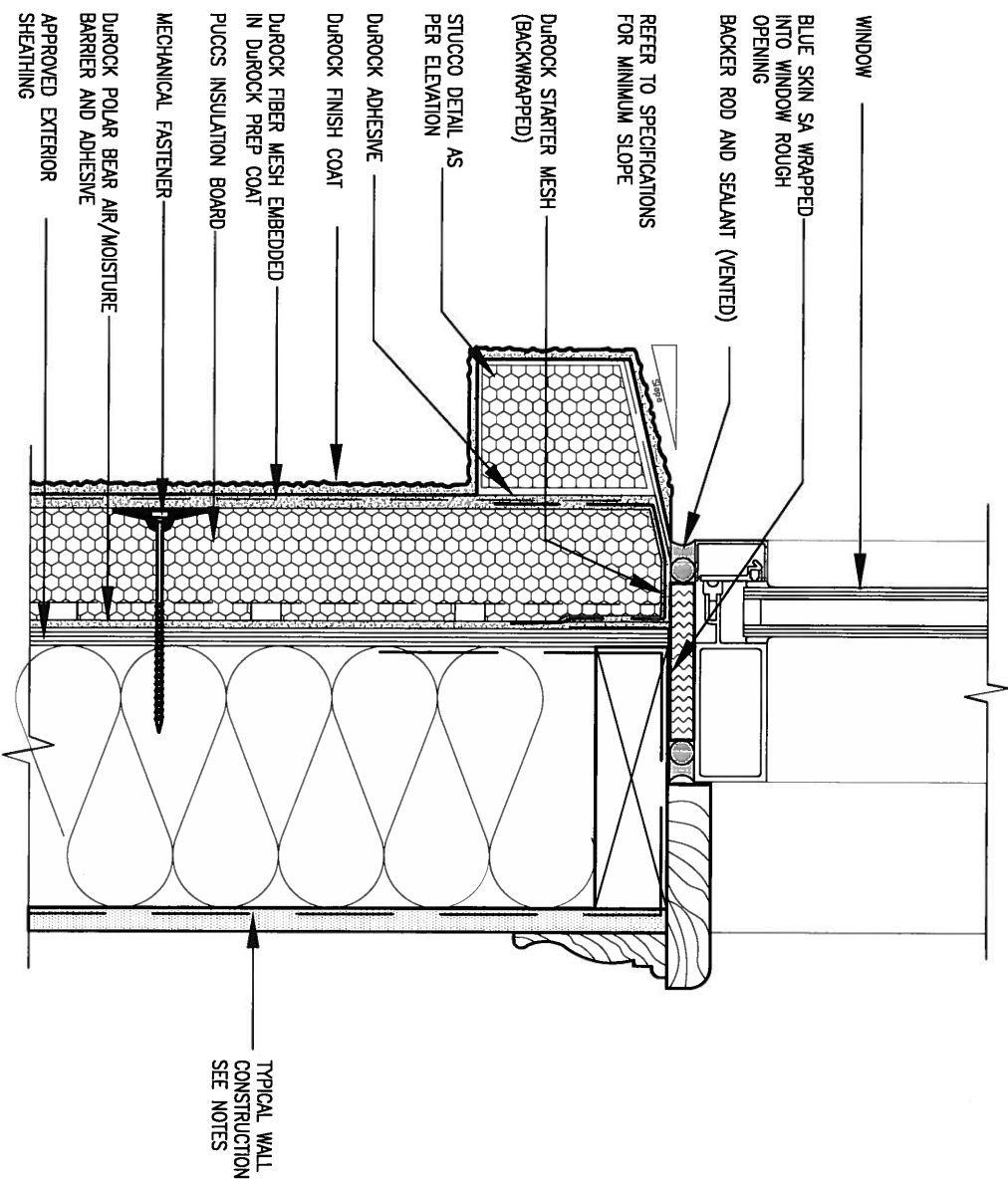
OCT 8, 2015



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.	.	.	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
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.
3.	.	.	
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

date
APR 2014

drawn by
RC

checked by

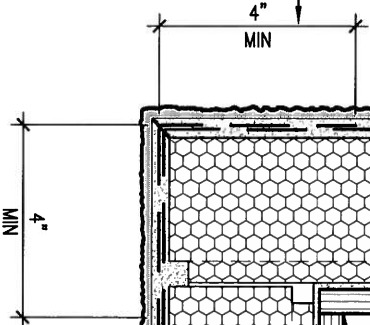
scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13045-CONST-0BC 2015

drawing no.

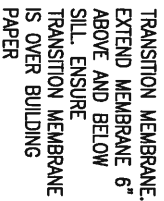
CN3



CN5 SCALE: 3"=1'-0"

6 STUCCO / MASONRY PLINTH CONNECTION

CNS SCALE: 3"=1'-0"



VA3
DESIGN

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

checked by

$$\frac{\text{scale}}{3/16'' = 1'-0''}$$

13045-CONST-OBC 2015

CN5

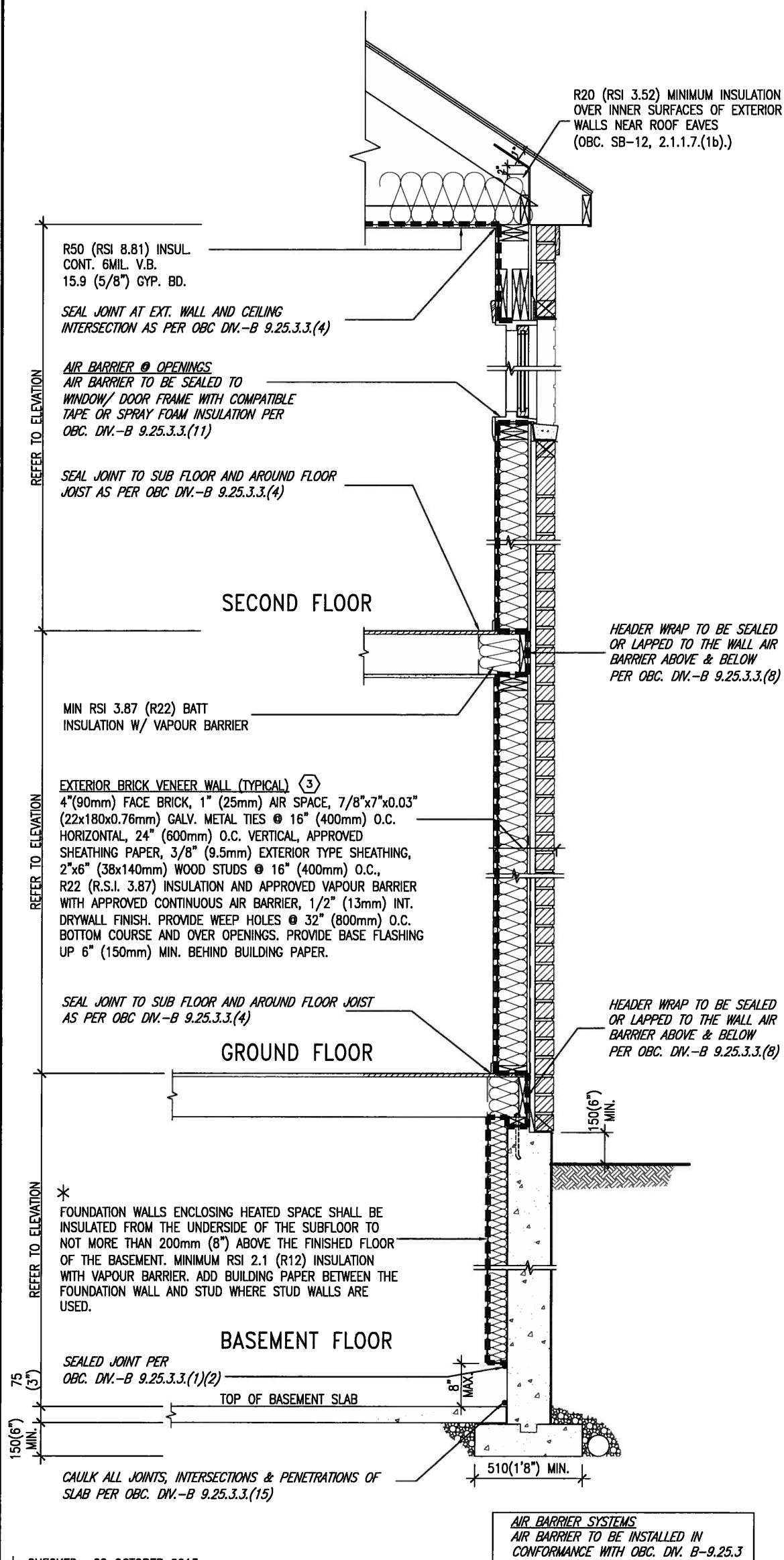
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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%	–



OCT 8, 2015



* CHECKED- 22 OCTOBER 2013

EW

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

SCALE: N.T.S.

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 25591 name <i>J. Baptiste</i> registration information <i>signature</i> BCIN VAB Design Inc. 42658
8	.	.	.	
7	.	.	.	
6	.	.	.	
5	.	.	.	
4	.	.	.	
3	.	.	.	
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
1	ISSUE FOR CLIENT REVIEW		MAY 07-14 RC	



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

BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY ESTATES

BRADFORD

project no.
13045

date
APR 2014
drawn by
BC

CONSTRUCTION NOTES

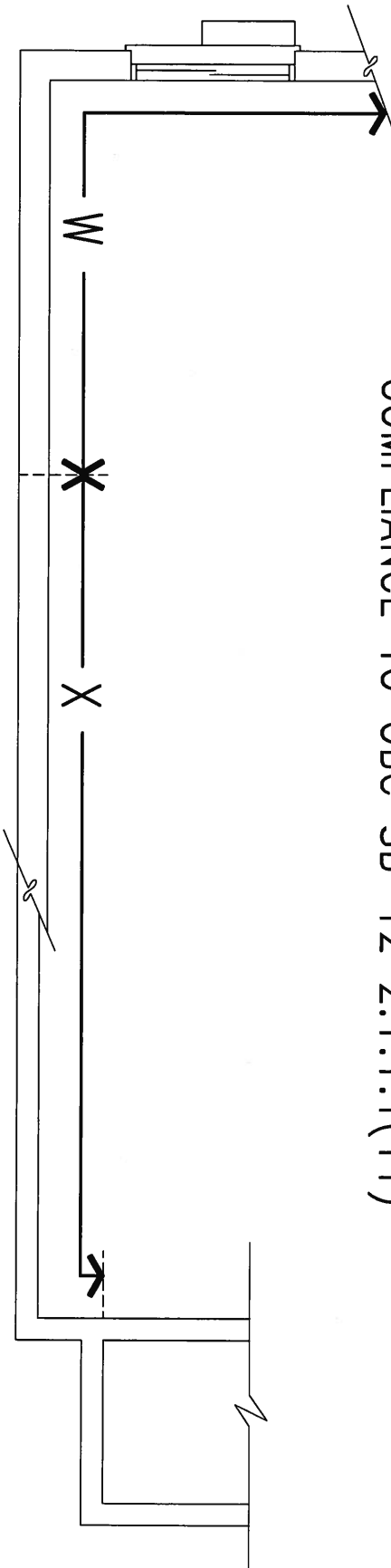
drawing no.

checked by _____ scale $3/16'' = 1'-0''$

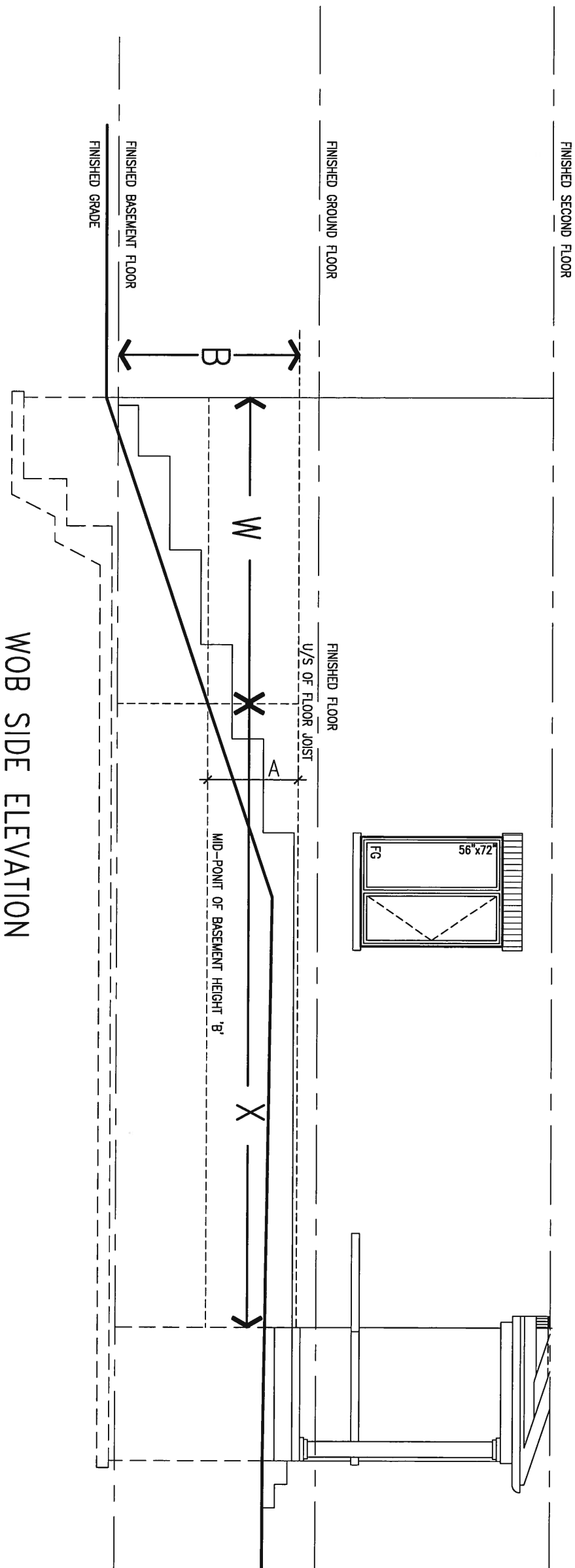
file name
13045 CONST OPC 2015

CN6

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

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.	.	.		
3.	.	.		
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.
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	

VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES date APR 2014 drawn by RC	municipality BRADFORD checked by - scale 3/16" = 1'-0"	CONST NOTE project no. 13045 drawing no. CN7
--	--	--	---



VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.4782

CN8

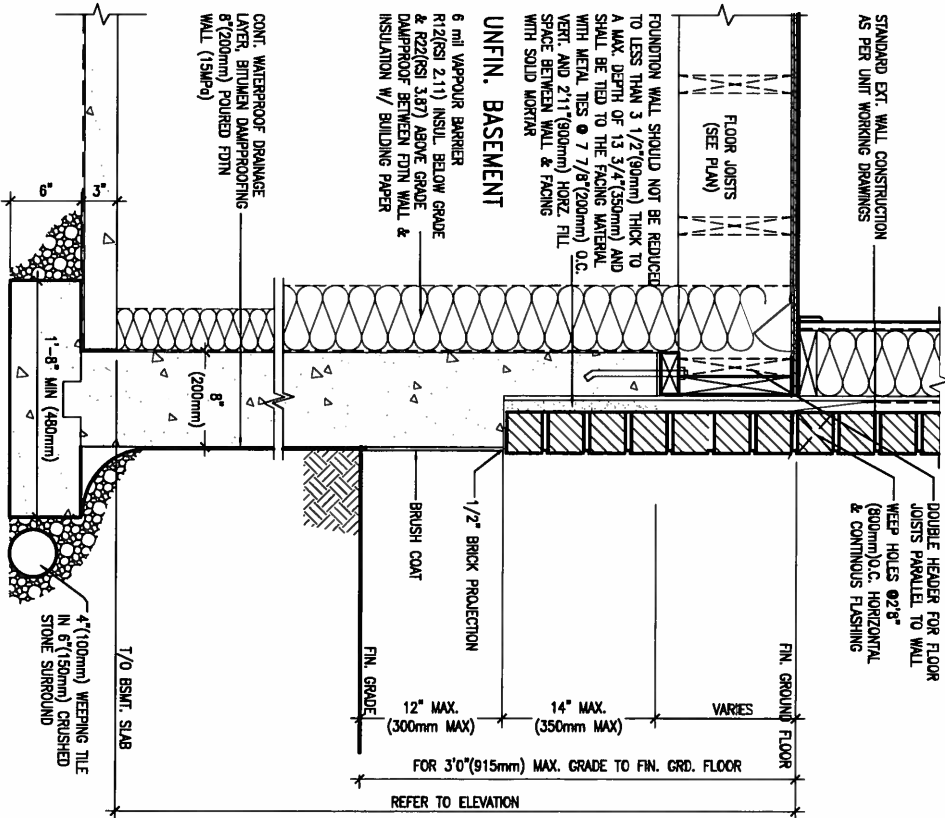
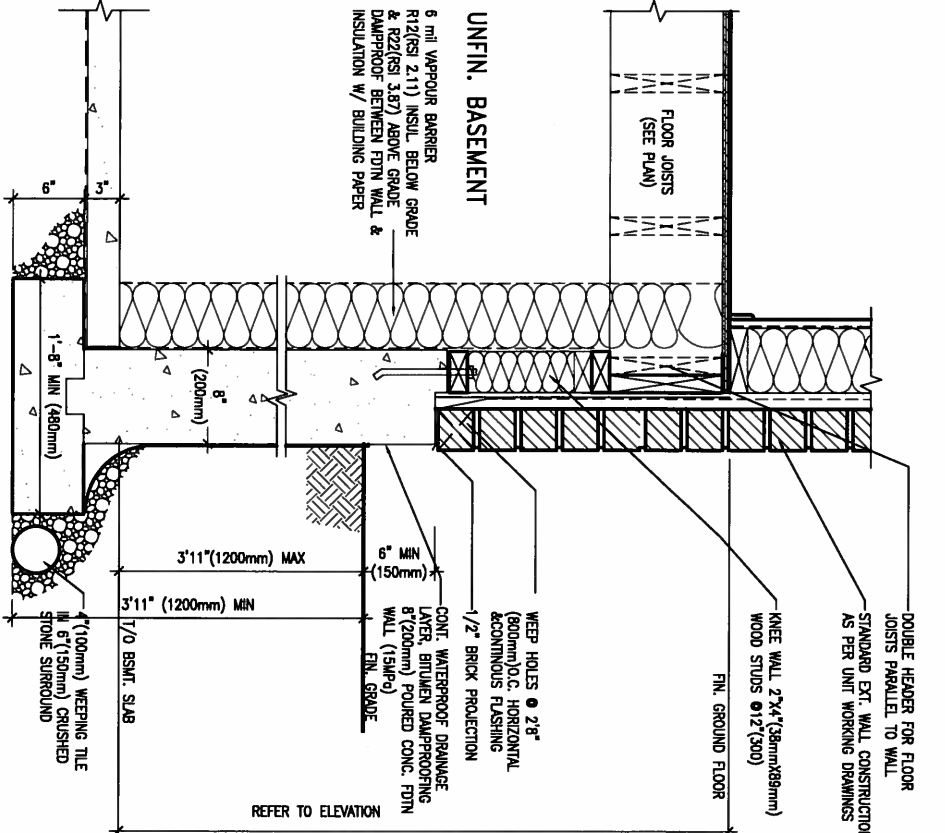
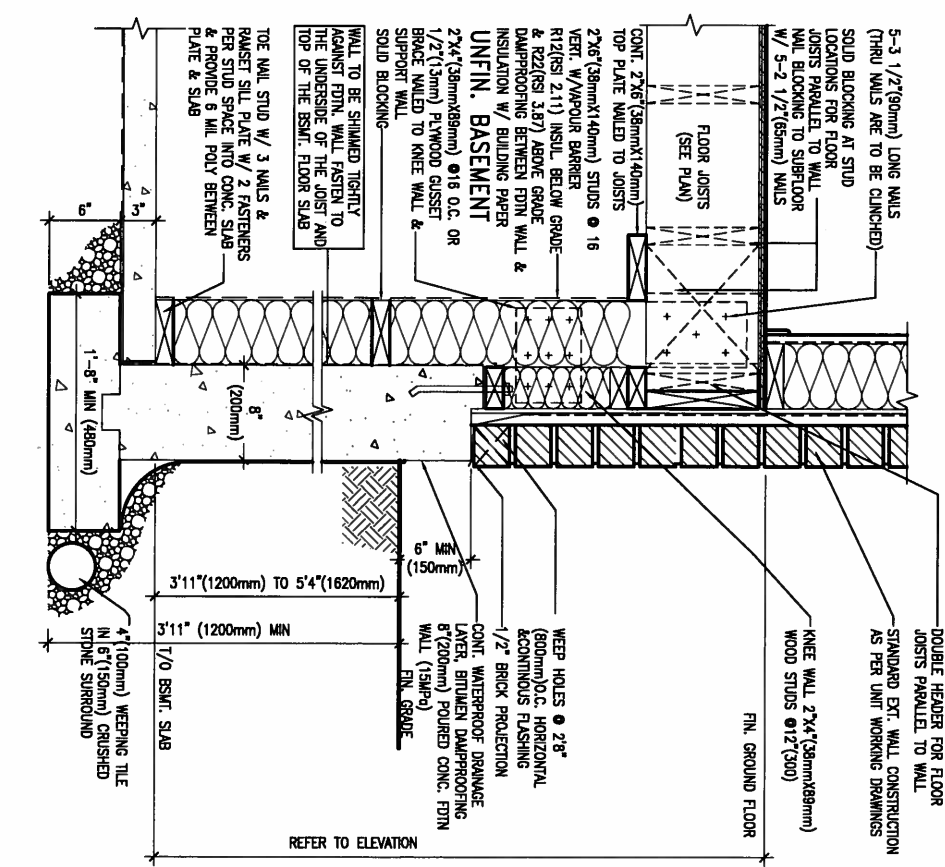


CONST NOTE

BAYVIEW WELLINGTON		BRADFORD	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	scale
drawn by	RC	3/16" = 1'-0"	
CONSTRUCTION NOTES		file name	13045-CONST-08C 2015
13045-CONST-08C 2015		drawing no.	CN9

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

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	BCN
registration information	42658
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.	

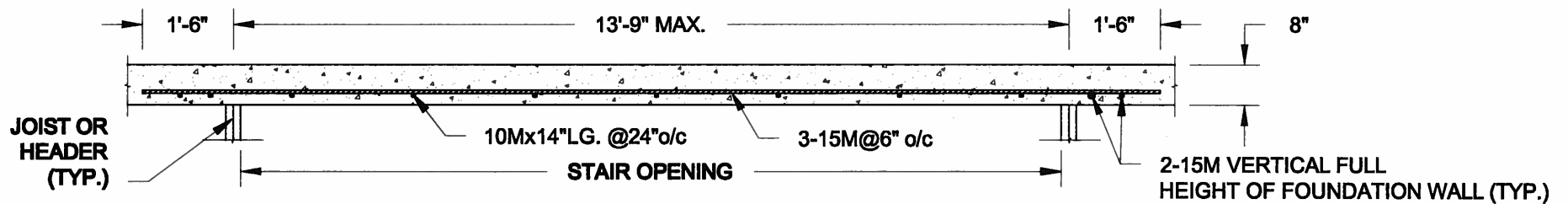


WALK-OUT WALL SECTION FOR GRADE
EW3.08B HEIGHTS BETWEEN 3'11" (1200mm) AND
5'4" (1620mm) BASEMENT SLAB TO GRADE
N.T.S.

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

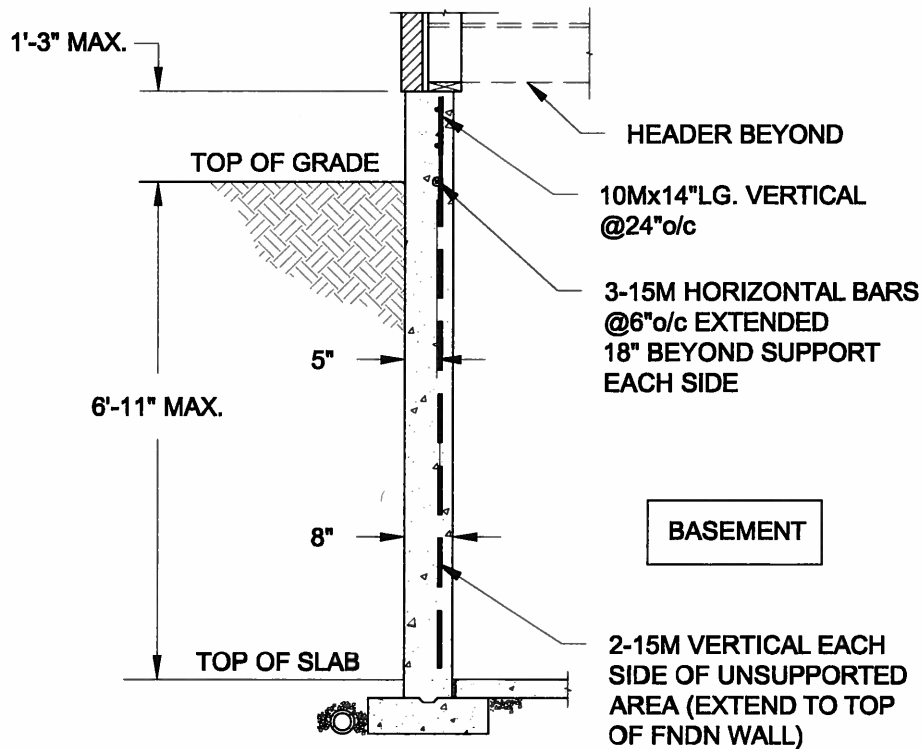
WALK-OUT DECK WALL SECTION FOR
EW3.06B GRADE TO FIN. FLOOR 3'0" (900mm)
MAX. HEIGHT DIFFERENCE
N.T.S.

9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC



PLAN VIEW

NOT TO SCALE

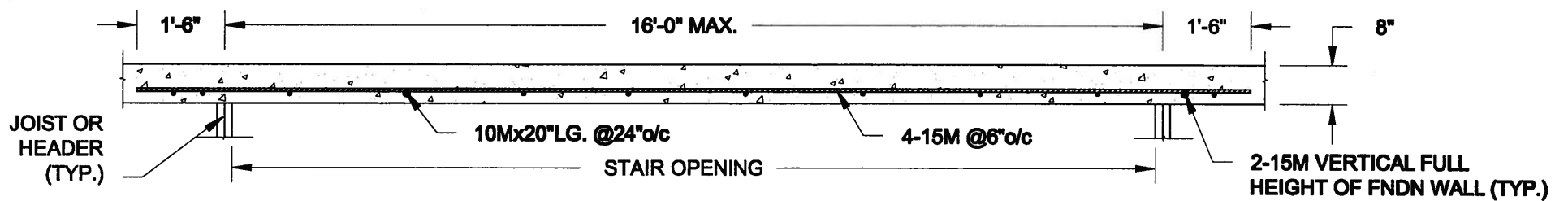


NOTE:

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.

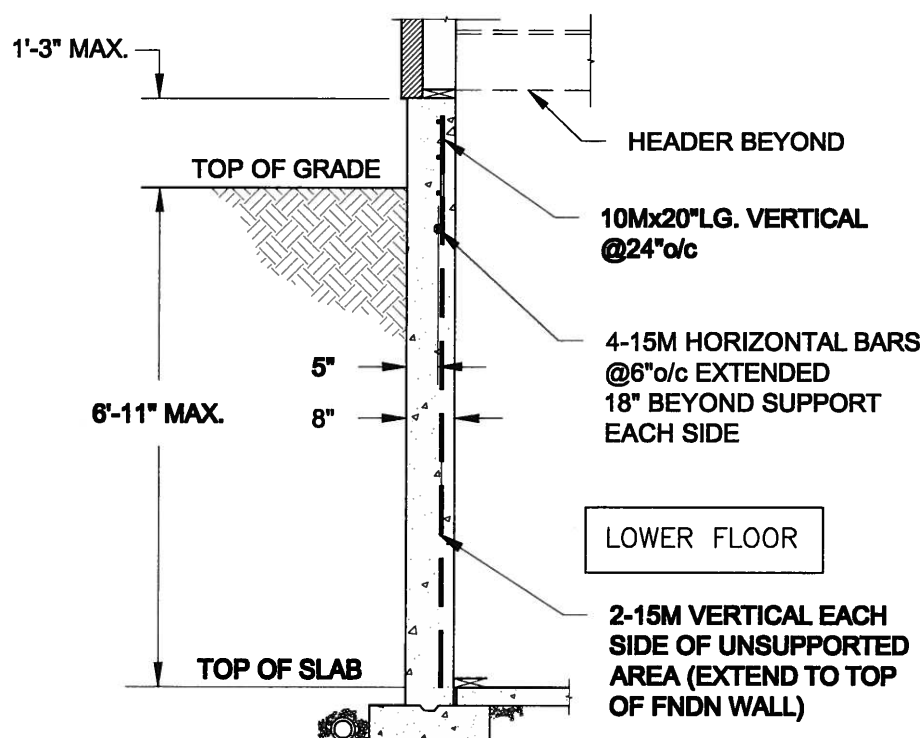
1A LATERALLY UNSUPPORTED WALL

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

SCALE: 3/8" = 1'-0"

Scale:
AS NOTED

Date:
FEB-26-2015

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

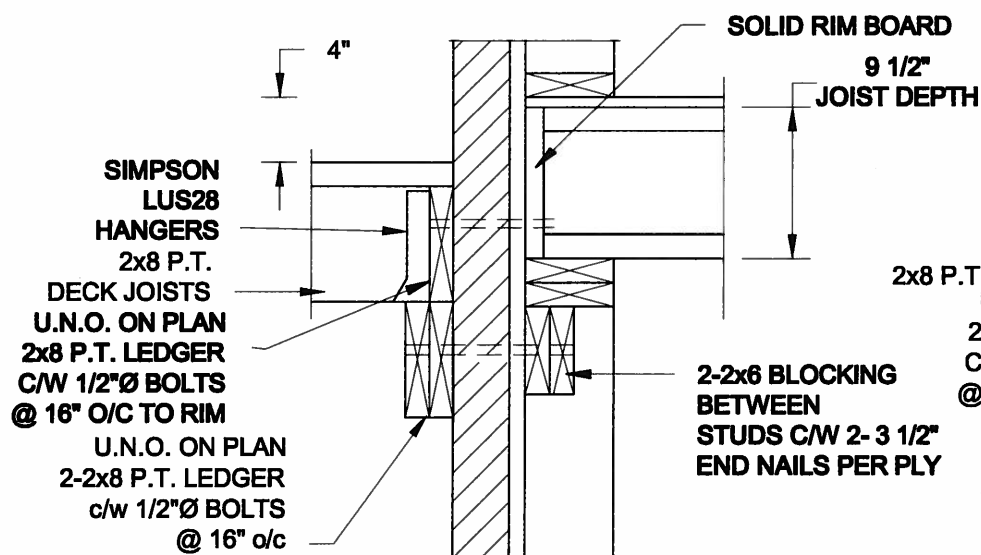
Project No.:

14-095

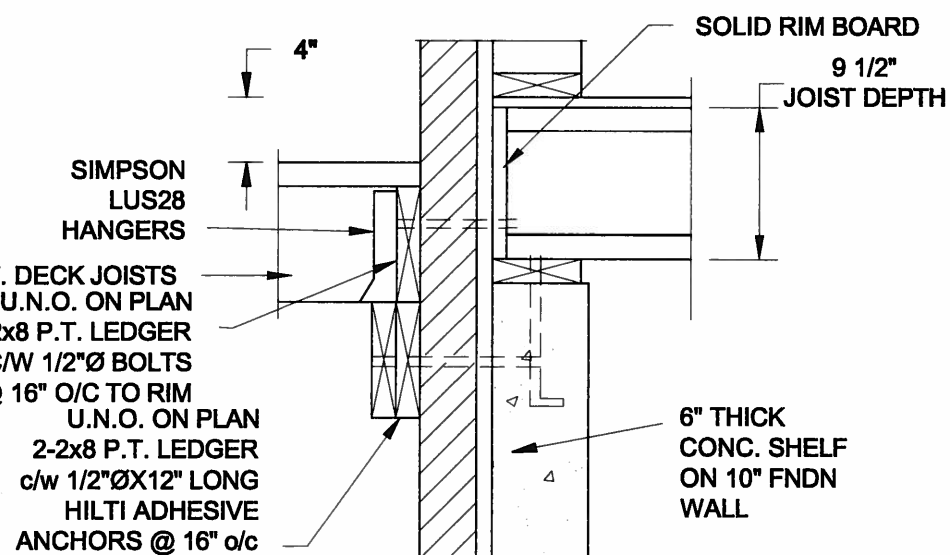
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



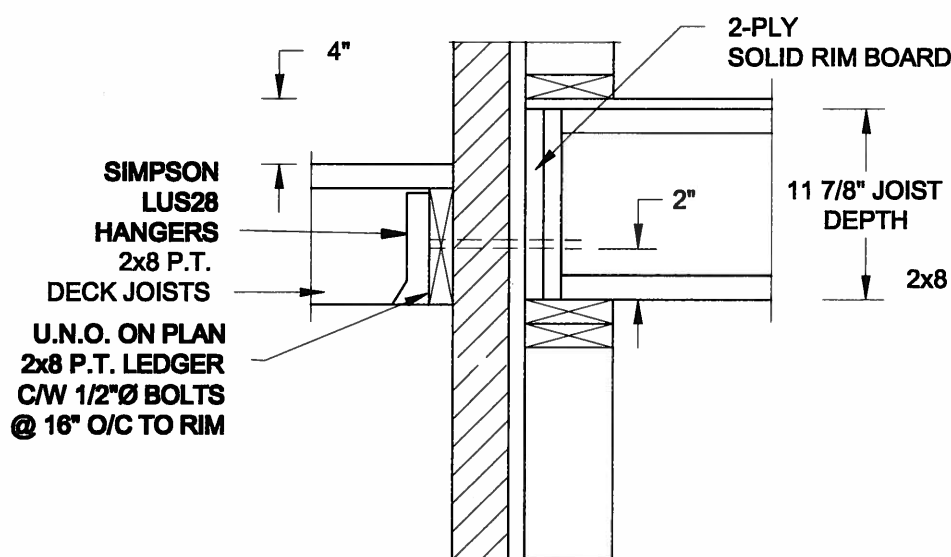
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



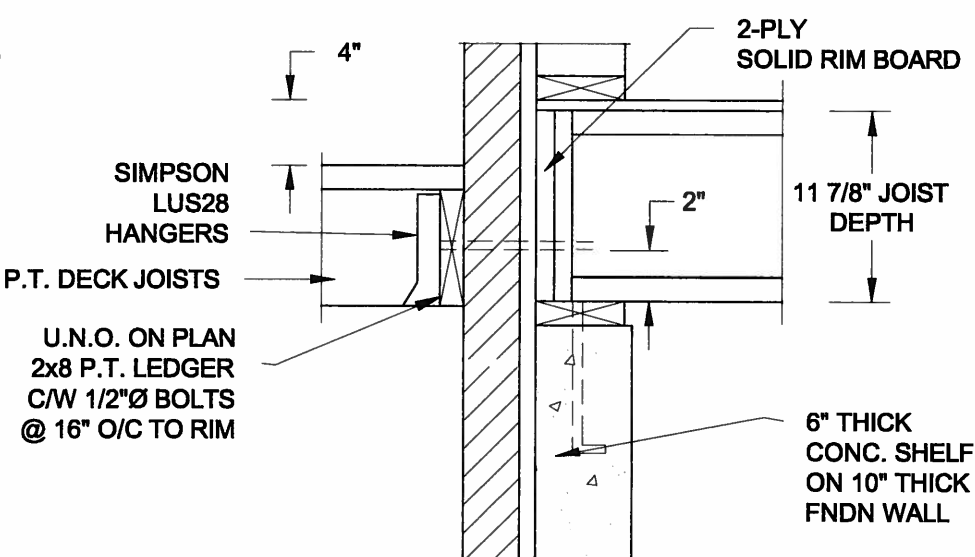
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

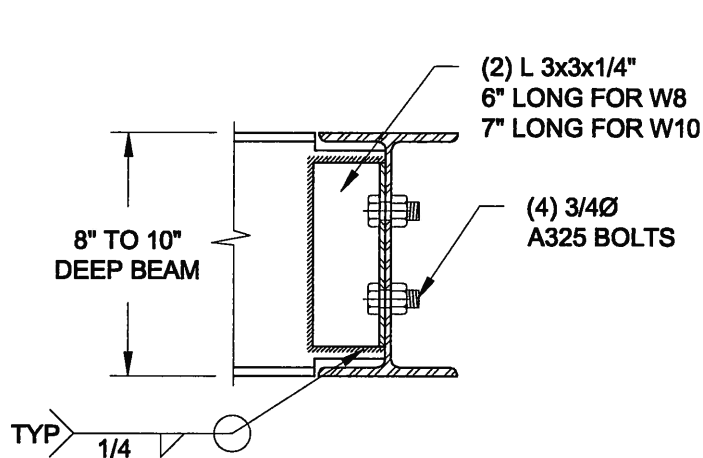


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

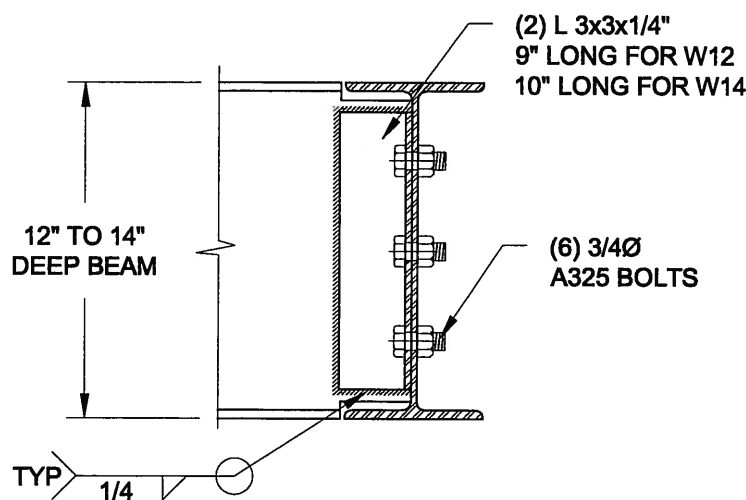


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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
S2 **STEEL BEAM CONNECTION DETAIL**
SCALE: 1-1/2" = 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: quaile.eng@rogers.com

Engineer's Seal:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

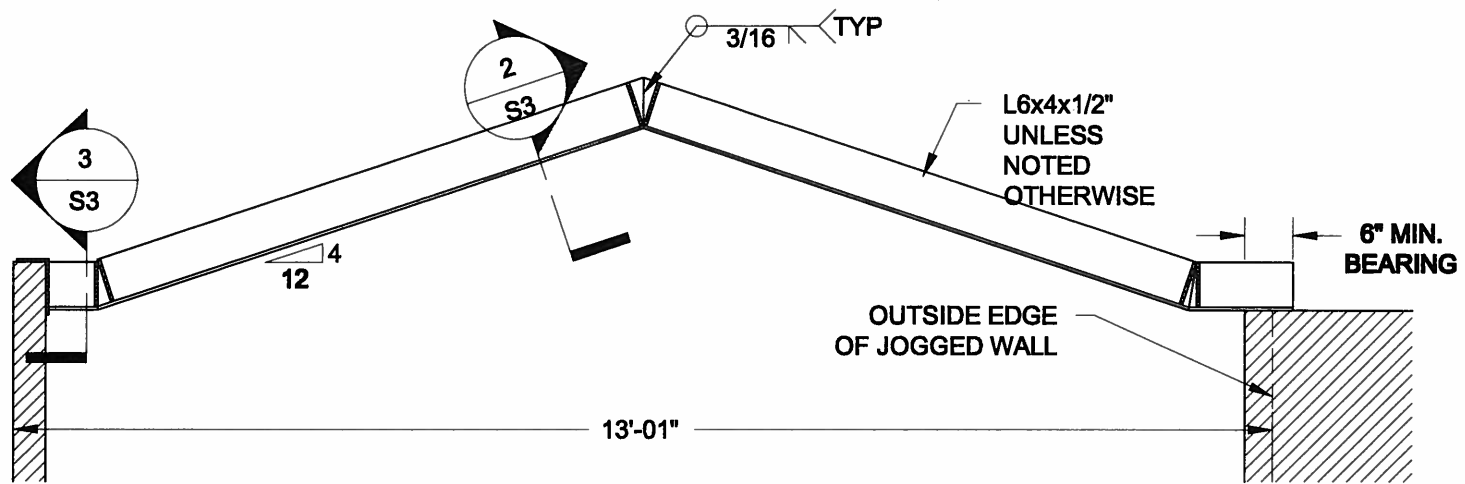
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

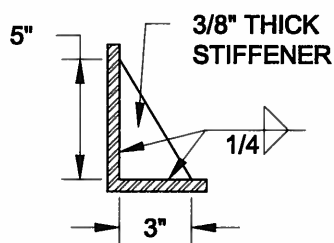
14-095

Drawing No.:

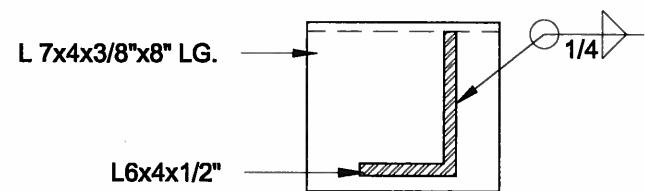
S2



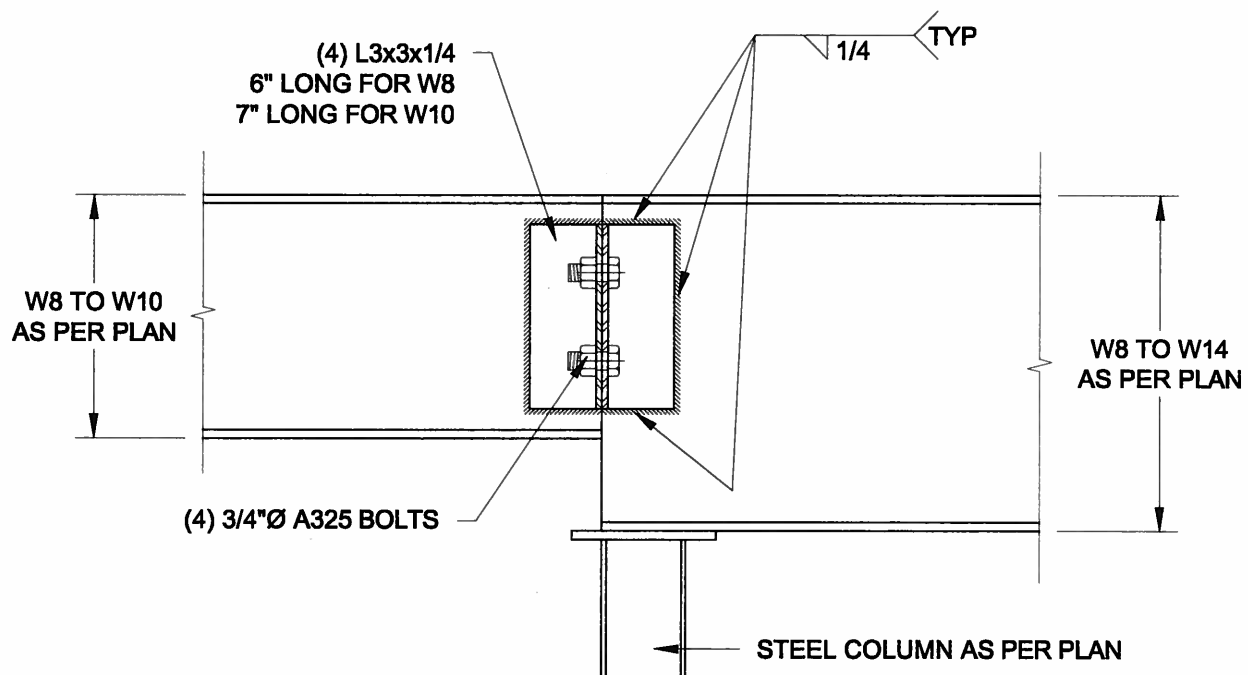
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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-28-2015

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



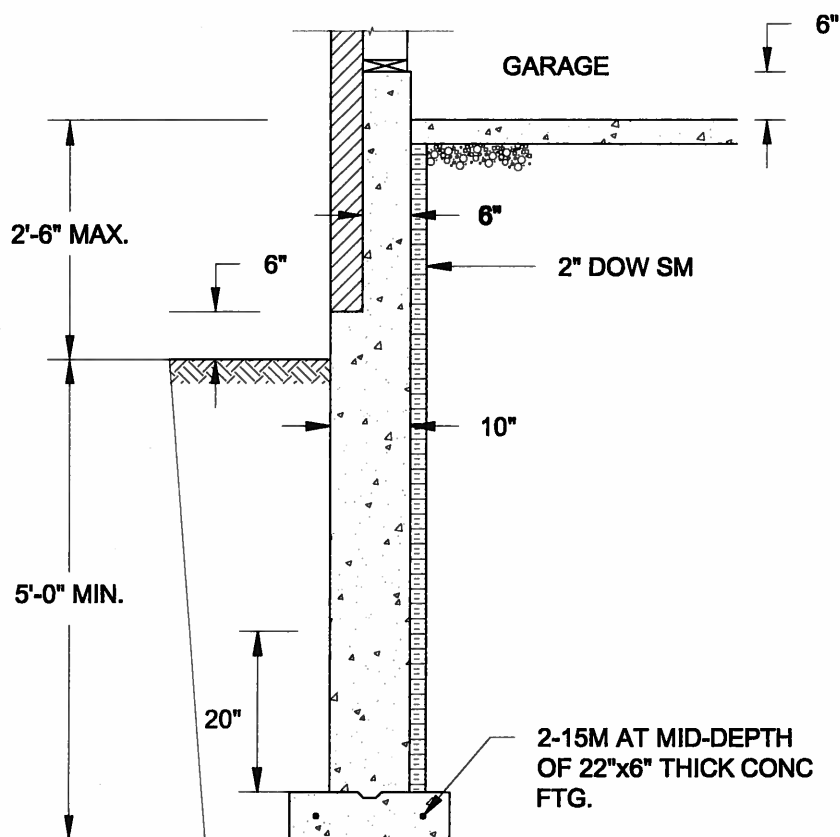
APR 24, 2015

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
14-095

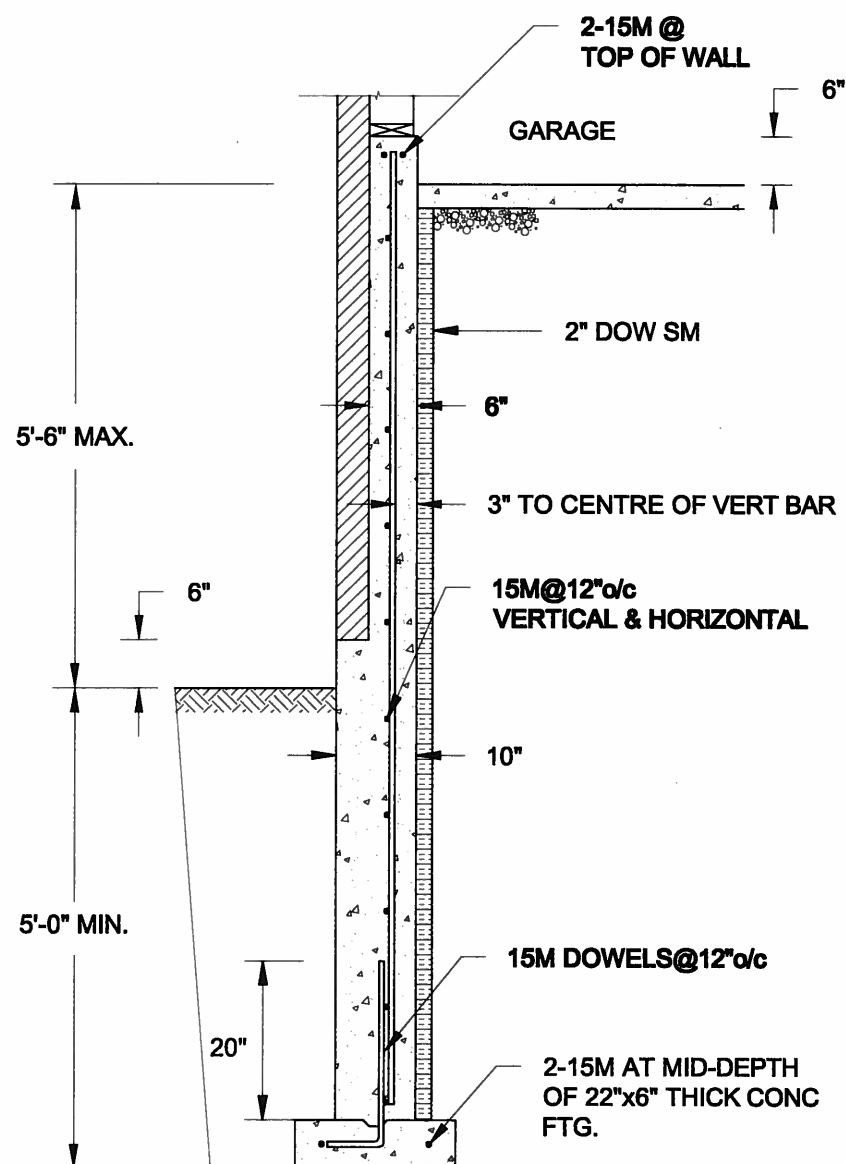
Drawing No.:
S3



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

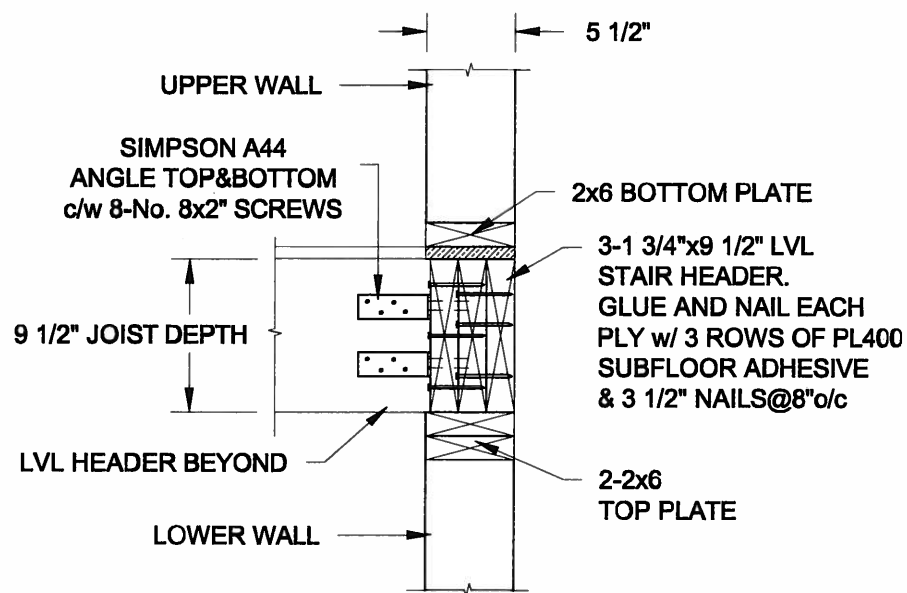
NOTE:

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



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

FOR 9 1/2" JOIST DEPTH



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

Scale:
AS NOTED

Date:
JUL-13-2015

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



SEPT 28, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

14-095

Drawing No.:

S4