

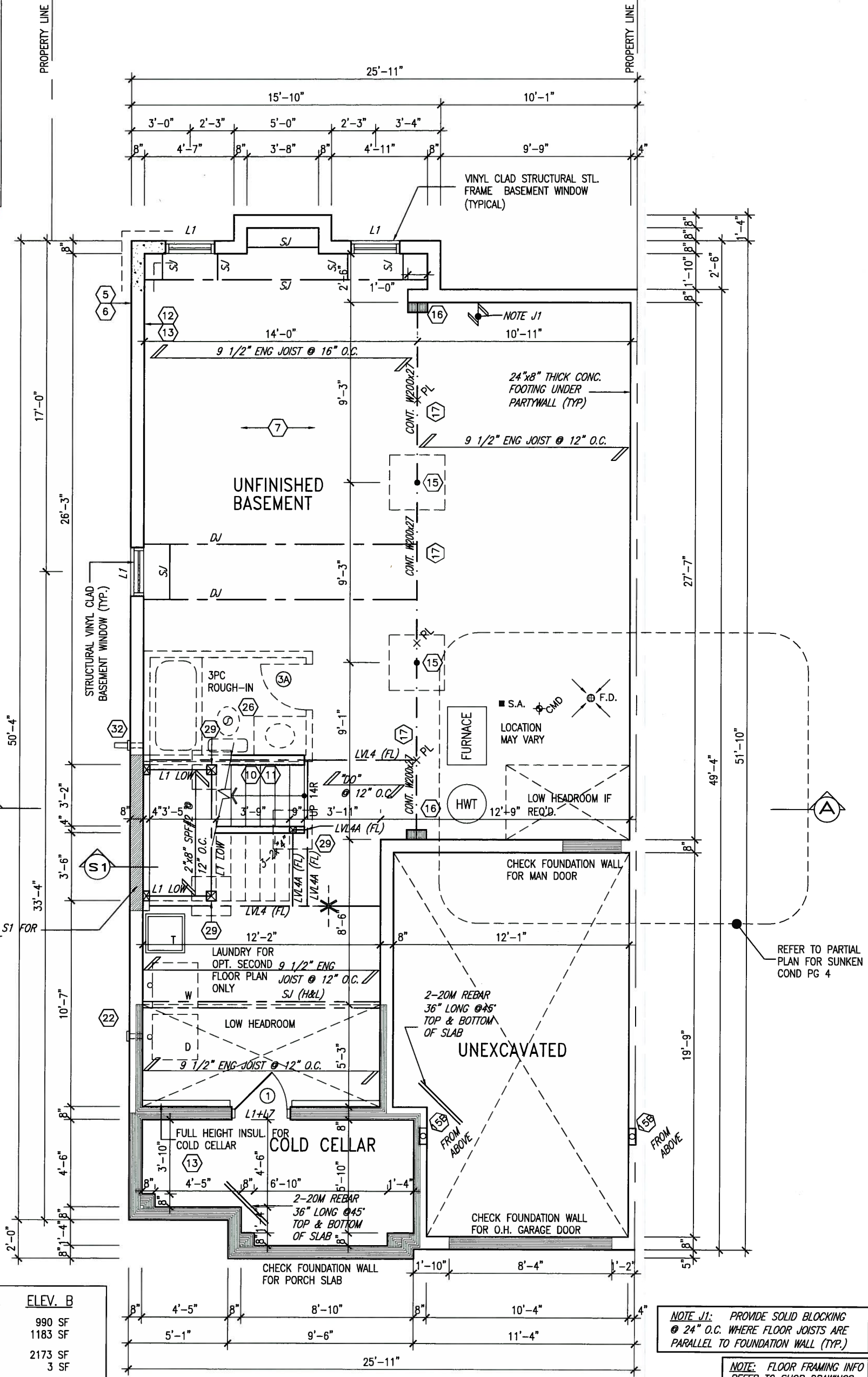
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

MAY 20 2015

John G. Williams Limited, Architect



REFER TO DETAIL S1 FOR LATERAL SUPPORT

REFER TO PARTIAL PLAN FOR SUNKEN COND PG 4

MIN. SOIL BEARING CAPACITY OF 150KPa

BASEMENT PLAN 'A'

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

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

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.

AREA CALCULATIONS	ELEV. A	ELEV. B
GROUND FLOOR AREA	981 SF	990 SF
SECOND FLOOR AREA	1162 SF	1183 SF
SUBTOTAL	2143 SF	2173 SF
DEDUCT ALL OPEN AREAS	3 SF	3 SF
TOTAL NET AREA	2140 SF (198.81 m2)	2170 SF (201.60 m2)
COVERAGE W/OUT PORCH	1228 SF (114.08 m2)	1237 SF (114.92 m2)
COVERAGE W/ PORCH	1322 SF (122.82 m2)	1304 SF (121.15 m2)



MAY 14, 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				signature
5				name registration information BCN
4				VA3 Design Inc. 42658
3				
2	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS	
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		SD30-3 SEDONA 3	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date AUG 2014	checked by QS	scale 3/16" = 1'-0"	drawing no. 1
BASEMENT FLOOR PLAN		file name 13045-SD30-3	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Tue - May 12 2015 - 3:58 PM			

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

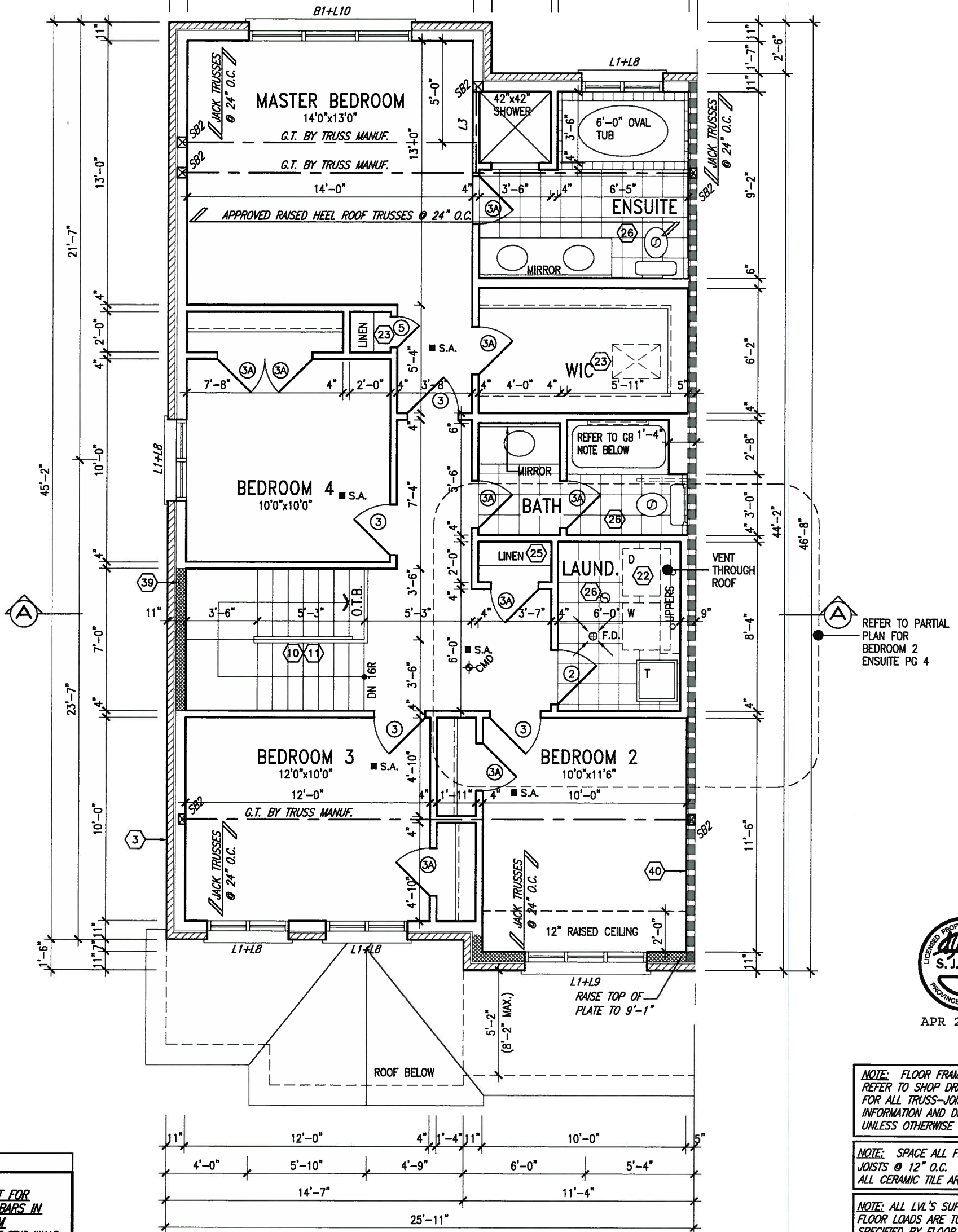
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

APR 23 2015

John G. Williams Limited Architect

PROPERTY LINE

INDICATES FIRE RATED WALL ASSEMBLY



APR 20, 2015

GB NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC, 9.5.2.3, 3.8.3.8.(3)(c), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

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

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

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

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

SECOND FLOOR PLAN 'A'

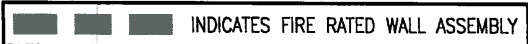
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	signature BCIN
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2.	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS
no.	description	date	by

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

BAYVIEW WELLINGTON

SD30-3
SEDONA 3

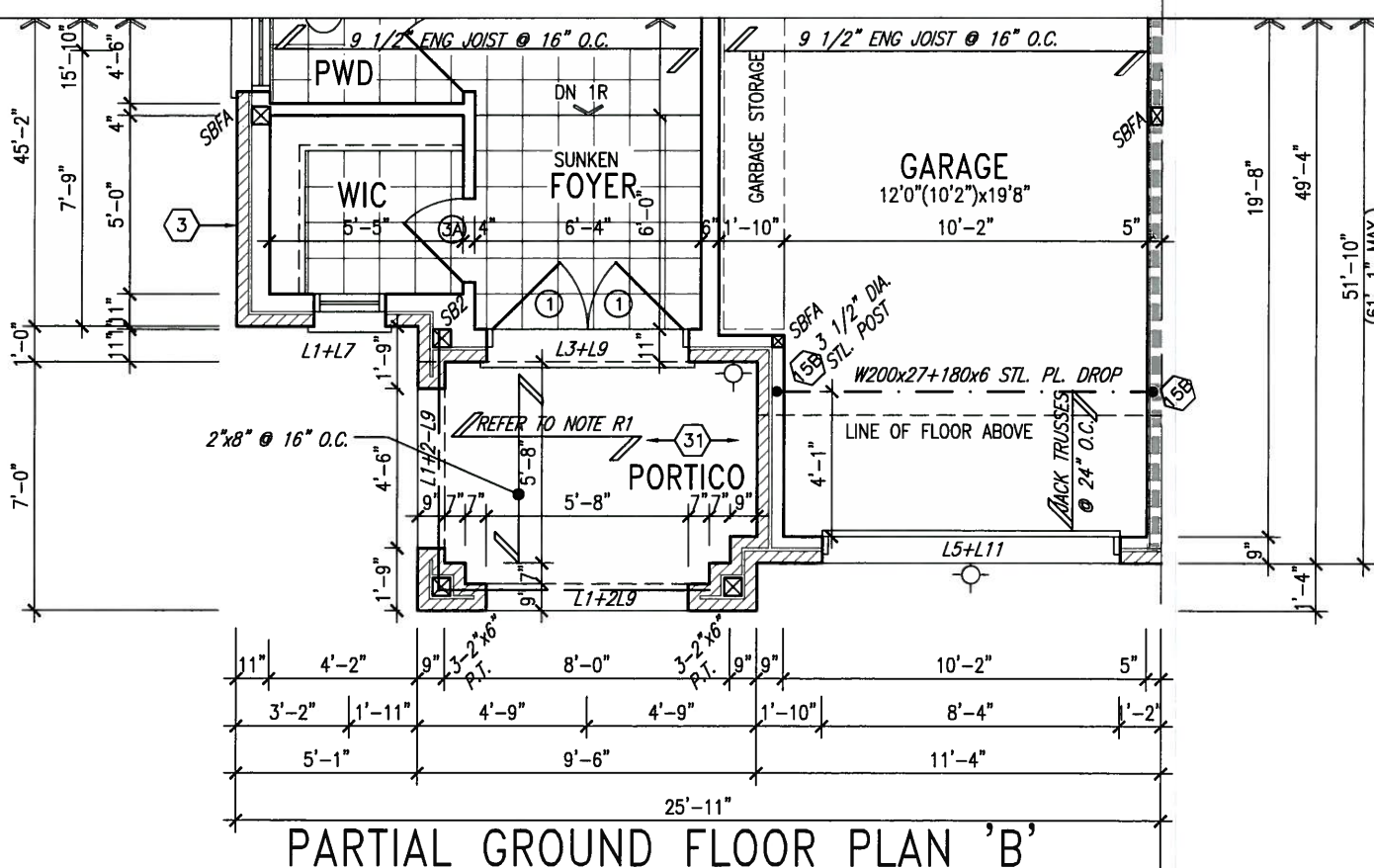
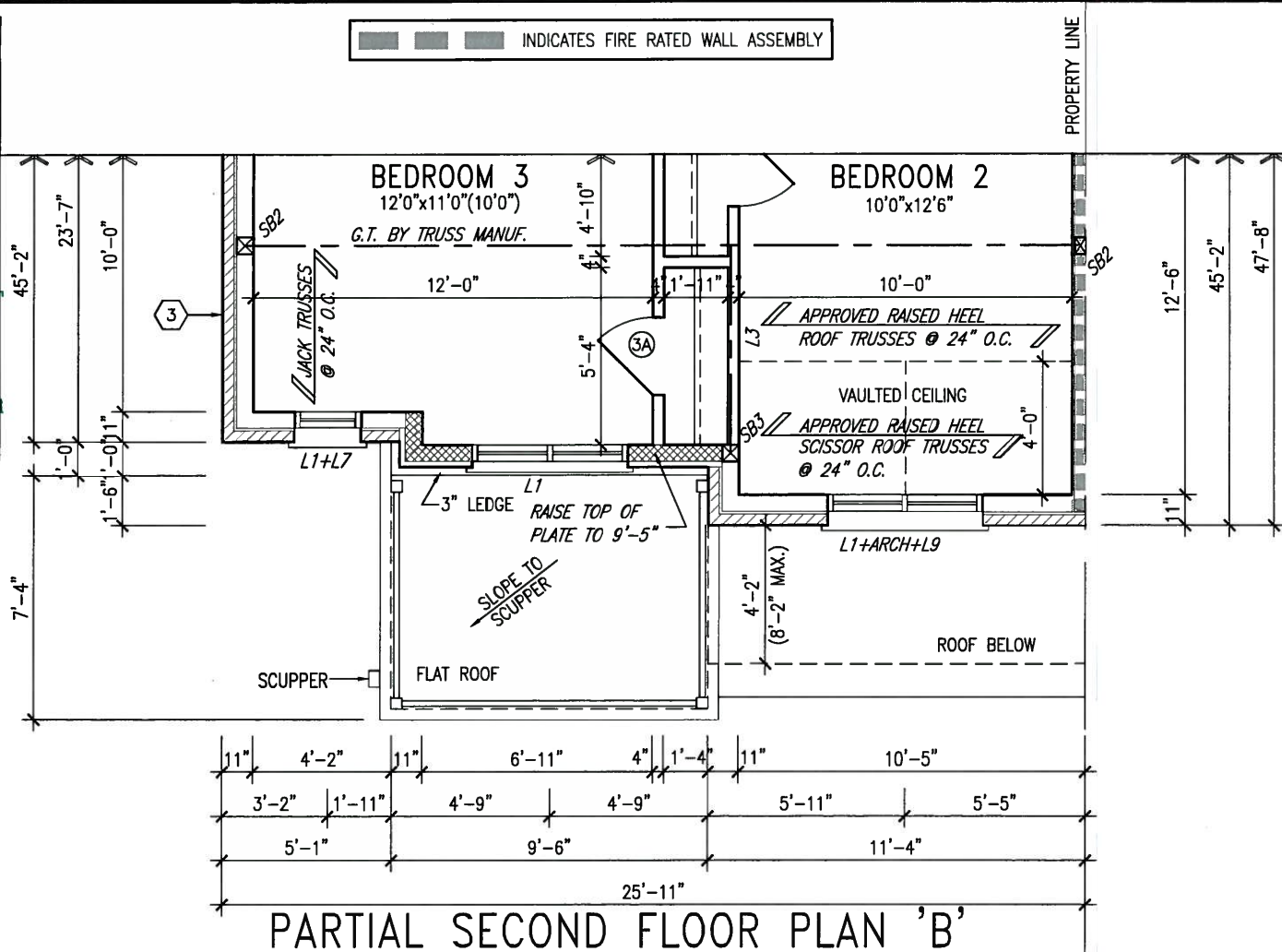
project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	AUG 2014	scale	3/16" = 1'-0"	drawing no.	3
drawn by	QS	checked by		file name	13045-SD30-3
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Fri - Apr 17 2015 - 9:08 AM					



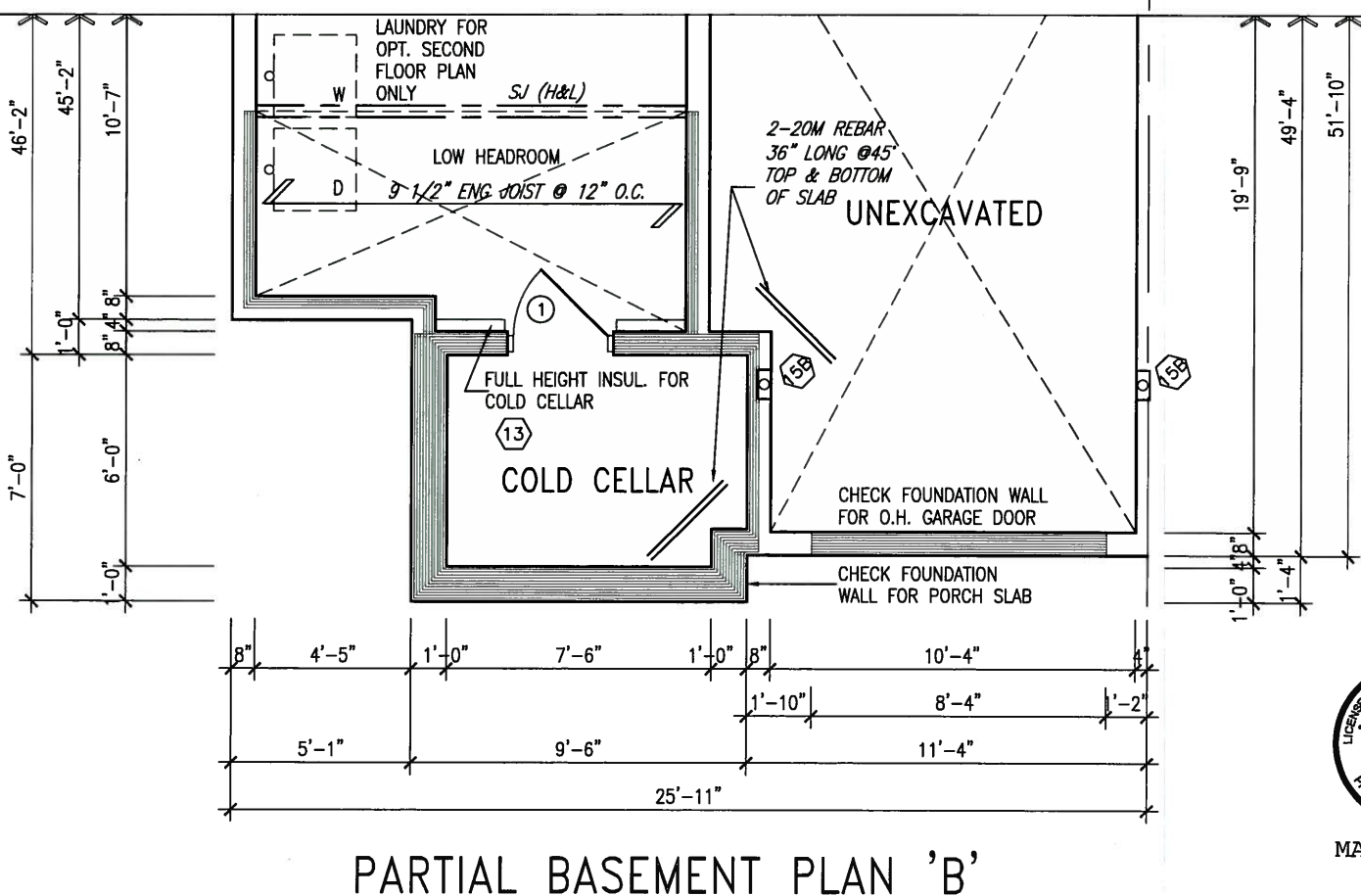
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste <i>J. Baptiste</i> 25591 name signature BCIN registration information 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. Drawings are not to be scaled.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES date AUG 2014 drawn by QS checked by - scale 3/16" = 1'-0" RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Fri - Apr 17 2015 - 9:08 AM	SD30-3 SEDONA 3 municipality BRADFORD project no. 13045 drawing no. 4
8	.	.	.			
7	.	.	.			
6	.	.	.			
5	.	.	.			
4	.	.	.			
3	.	.	.			
2	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC			
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS			
no.	description	date	by			

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

ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams, Limited, Architect



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

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

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

MAY 14, 2015

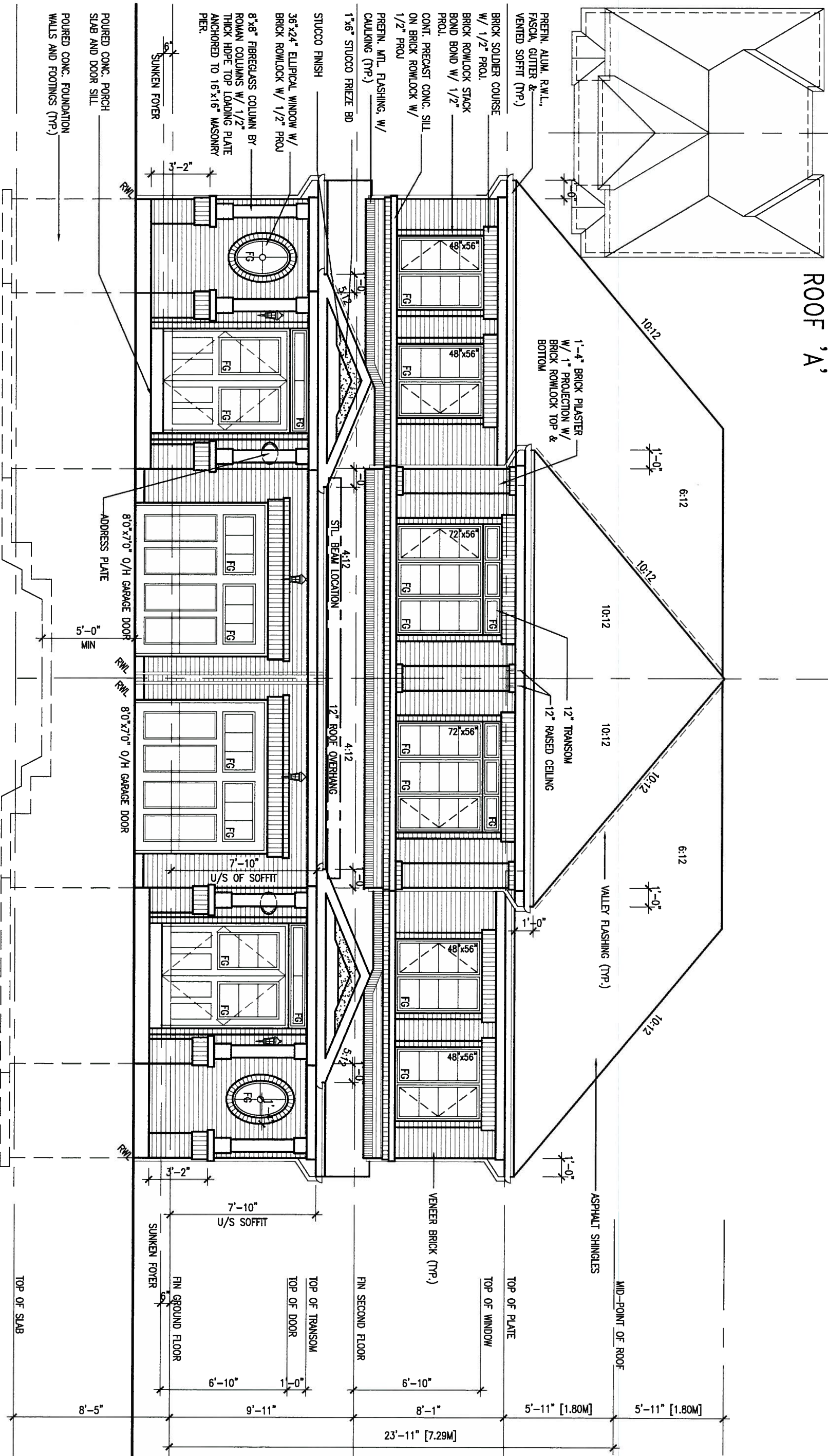
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste  25591 name registration information VA3 Design Inc. 42658	 300A 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	SD30-3 SEDONA 3	project no. 13045	drawing no. 5
8	.	.	.								
7	.	.	.								
6	.	.	.								
5	.	.	.								
4	.	.	.								
3	.	.	.								
2	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.							
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS								
no.	description	date	by								

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

ROOF 'A'

FRONT ELEVATION 'A'

FRONT ELEVATION 'A' (REV)



APR 20, 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 GWILLMBURY.

ARCHITECTURAL REVIEW & APPROVAL

APR 23 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.
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. Drawings are not to be scaled.
2	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC	
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS	
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

SD30-3
SEDONA 3

project no.
13045

date
AUG 2014

drawn by
QS

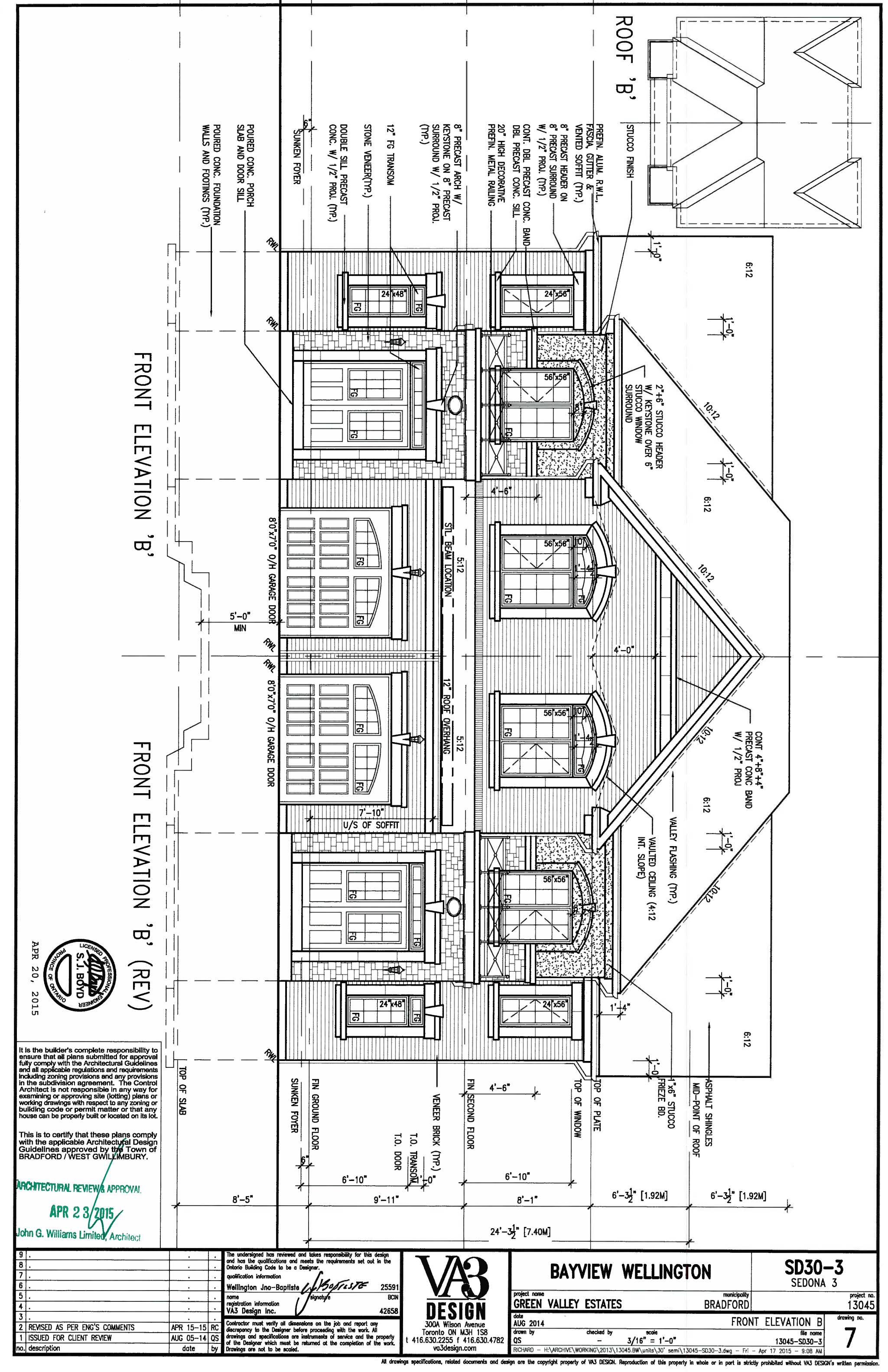
checked by
-

scale
3/16" = 1'-0"

FRONT ELEVATION A

file name
13045-SD30-3

drawing no.
6



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

APR 23/2015

John G. Williams Limited, Architect

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

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3
DESIGN

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

date
AUG 2014

drawn by
QS

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

municipality
BRADFORD

FRONT ELEVATION B

SD30-3
SEDONA 3

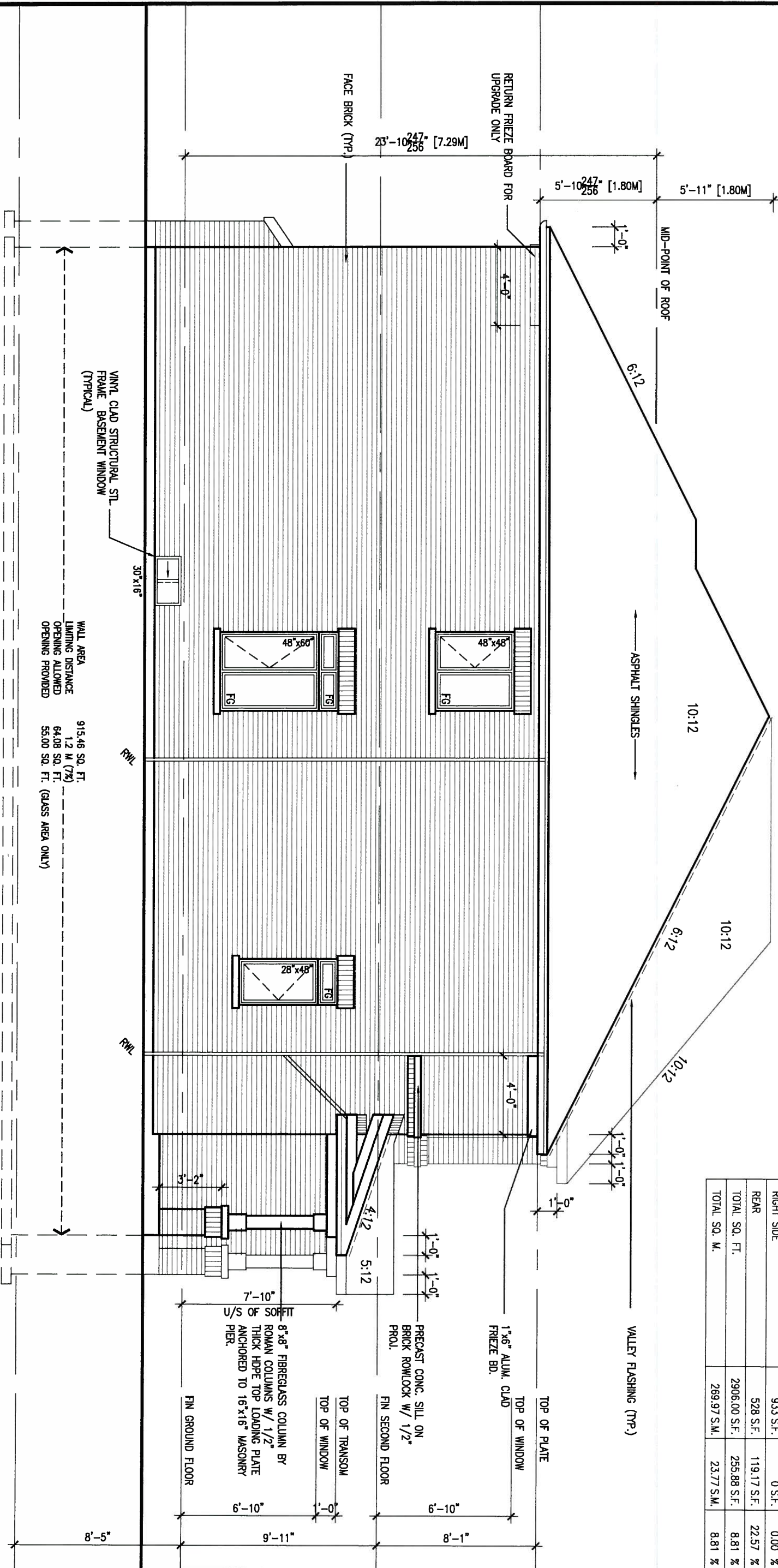
project no.
13045

file name
13045-SD30-3

drawing no.
7

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.

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

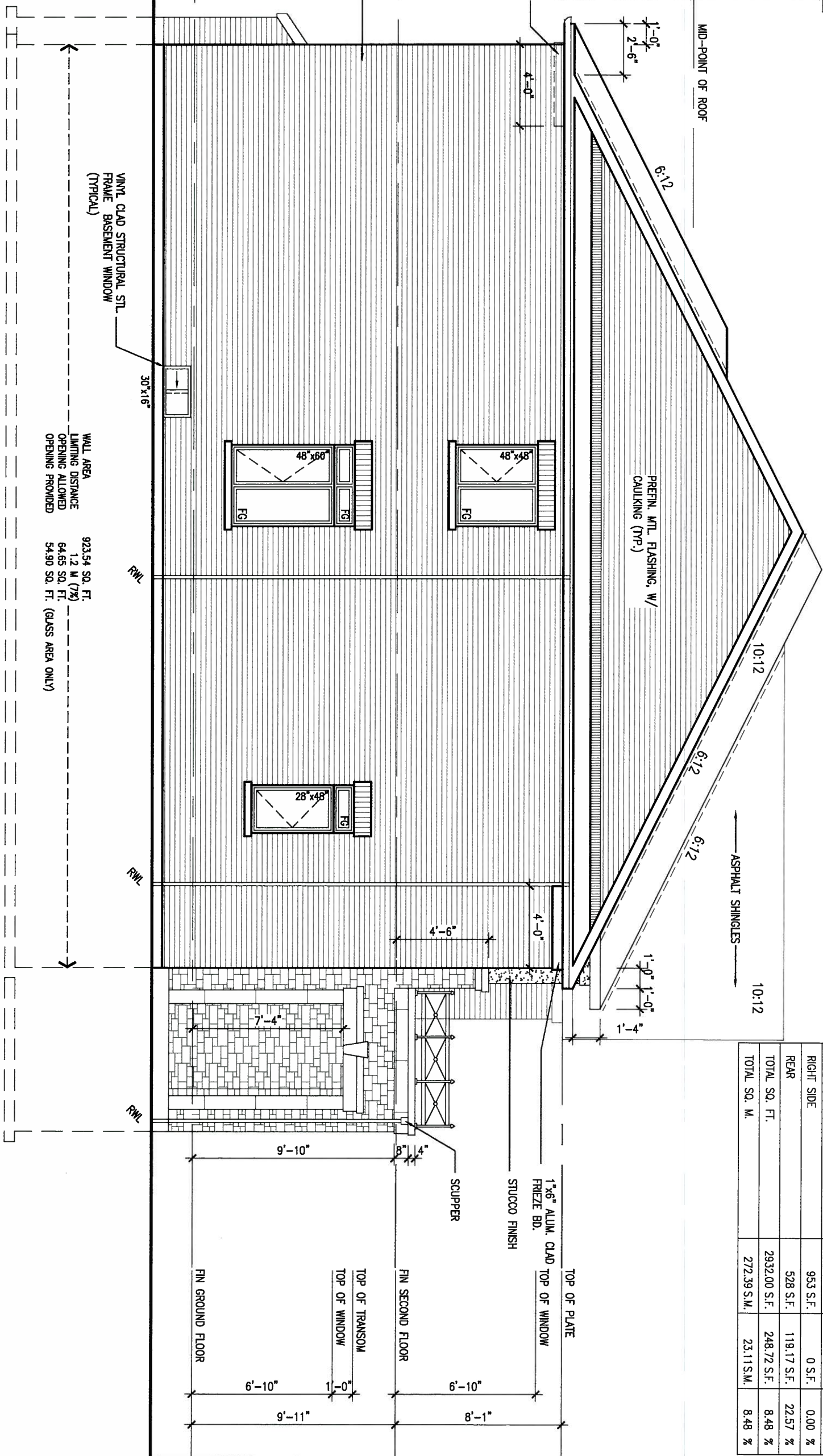


UNINSULATED OPENINGS (PER OBC SB-12.2.1.1(7))			
	ENERGY EFFICIENCY – OBC SB12		
	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
SD30-3A			
ELEVATION			
FRONT	530 S.F.	81.71 S.F.	15.42 %
LEFT SIDE	915 S.F.	55 S.F.	6.01 %
RIGHT SIDE	933 S.F.	0 S.F.	0.00 %
REAR	528 S.F.	119.17 S.F.	22.57 %
TOTAL SQ. FT.	2906.00 S.F.	255.88 S.F.	8.81 %
TOTAL SQ. M.	269.97 S.M.	23.77 S.M.	8.81 %

John G. Williams Limited, Architects

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.

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
	ENERGY EFFICIENCY - OBC SB12		
	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
SD30-3B			
ELEVATION			
FRONT	527 S.F.	74.55 S.F.	14.15 %
LEFT SIDE	924 S.F.	55 S.F.	5.95 %
RIGHT SIDE	953 S.F.	0 S.F.	0.00 %
REAR	528 S.F.	119.17 S.F.	22.57 %
TOTAL SQ. FT.	2932.00 S.F.	248.72 S.F.	8.48 %
TOTAL SQ. M.	272.39 S.M.	23.11 S.M.	8.48 %

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
APR 23 2015

9	John G. Williams Limited, Architect	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS
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	BCON
registration information	
VA3 Design Inc.	42658

signature

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All materials 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
#16.630.2255 f #16.630.4782
va3design.com

BAYVIEW WELLINGTON		SD30-3 SEDONA 3
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date AUG 2014	LEFT SIDE ELEVATION B	
drawn by QS	checked by -	scale 3/16" = 1'-0"
		file name 13045-SD30-3
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Fri - Apr 17 2015 - 9:08 AM		
		drawing no. 9

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

REAR ELEVATION 'A & B'

REAR ELEVATION 'A & 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 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 28 2015

John G. Williams Limited, Architect

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS
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	25591
signature	BCIN
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. Drawings are not to be scaled.	

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

BAYVIEW WELLINGTON		SD30-3 SEDONA 3	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	AUG 2014	project no.	13045
drawn by	QS	checked by	-
scale	3/16" = 1'-0"	file name	13045-SD30-3
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Fri - Apr 17 2015 - 9:08 AM		drawing no.	
		10	

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.

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



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 GWILMBURY.

ARCHITECTURAL REVIEW & APPROVAL

APR 23 2015

John G. Williams Limited, Architects

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS
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 *W. B. Baptiste* 255

name _____ signature _____

registration information

YAS Design Inc. 426

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. AN

discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the proper

of the Designer which must be returned at the completion of the work.
Services are not to be provided.

Drawings are not to be scaled.

**VA3
DESIGN**

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

BAYVIEW WELLINGTON

SD30-3
SEDONA 3

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

date
AUG 2014

UPGRADE REAR ELEVATION

drawing no.

drawn by
OC

checked by _____ scale _____
 7/10/98 11:00

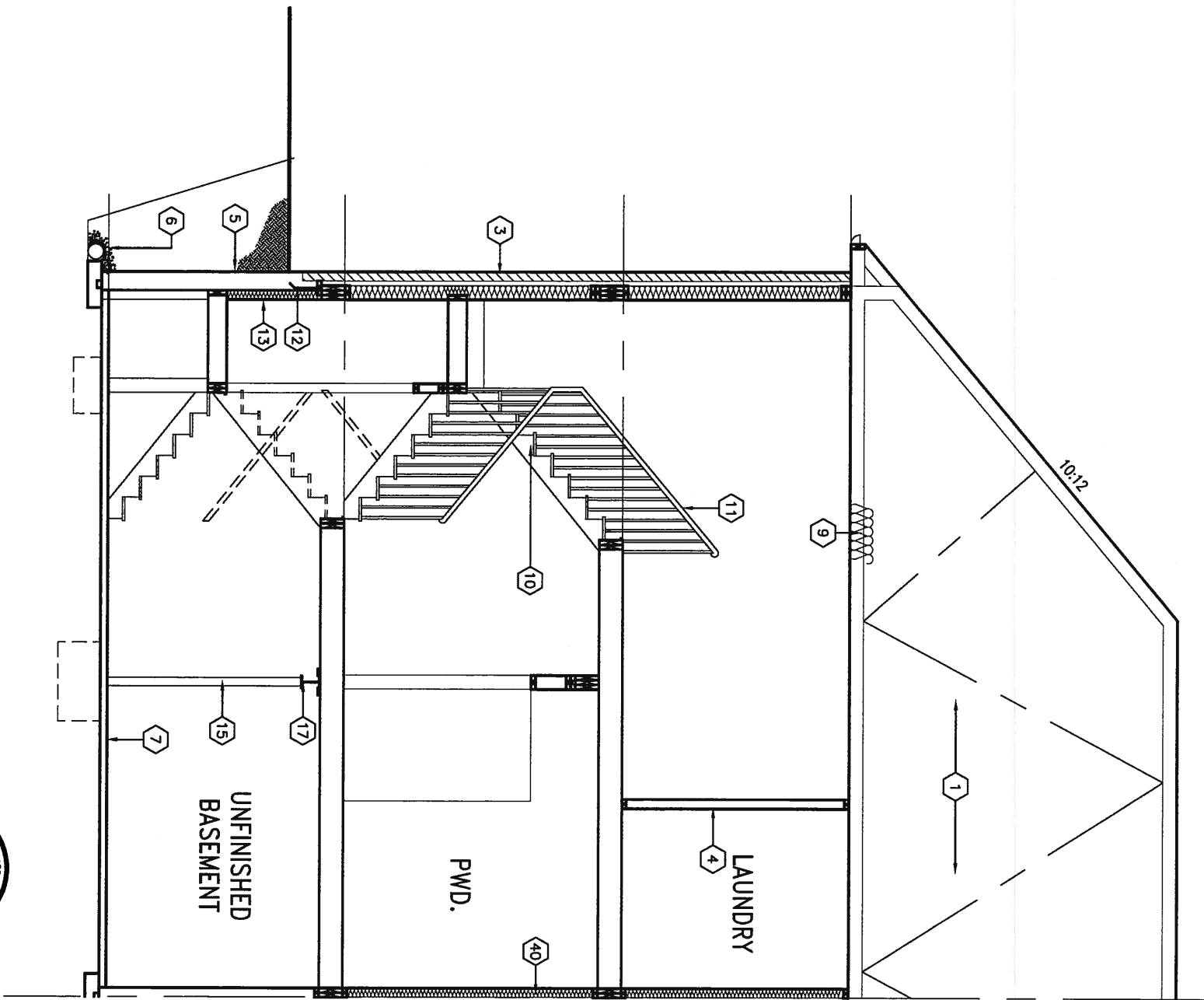
file name

11

RICHARD - H: ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Fri - Apr 17 2015 - 9:08 AM

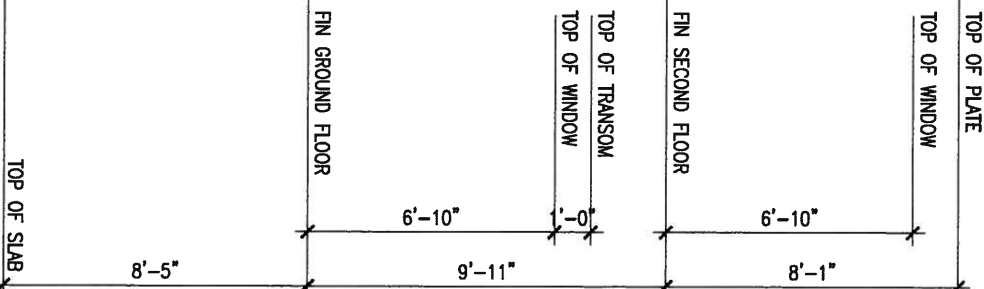
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.(7))			
SD30-3A WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	530 S.F.	81.71 S.F.	15.42 %
LEFT SIDE	915 S.F.	55 S.F.	6.01 %
RIGHT SIDE	933 S.F.	0 S.F.	0.00 %
REAR	634 S.F.	130.28 S.F.	20.55 %
TOTAL SQ. FT.	3012.00 S.F.	266.99 S.F.	8.86 %
TOTAL SQ. M.	279.82 S.M.	24.80 S.M.	8.86 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.(7))			
SD30-3B WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	527 S.F.	74.55 S.F.	14.15 %
LEFT SIDE	924 S.F.	55 S.F.	5.95 %
RIGHT SIDE	953 S.F.	0 S.F.	0.00 %
REAR	634 S.F.	130.28 S.F.	20.55 %
TOTAL SQ. FT.	3038.00 S.F.	259.83 S.F.	8.55 %
TOTAL SQ. M.	282.24 S.M.	24.14 S.M.	8.55 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.(7))			
SD30-3A WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	530 S.F.	81.71 S.F.	15.42 %
LEFT SIDE	915 S.F.	55 S.F.	6.01 %
RIGHT SIDE	933 S.F.	0 S.F.	0.00 %
REAR	711 S.F.	173.33 S.F.	24.38 %
TOTAL SQ. FT.	3089.00 S.F.	310.04 S.F.	10.04 %
TOTAL SQ. M.	286.98 S.M.	28.80 S.M.	10.04 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.(7))			
SD30-3B WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	527 S.F.	74.55 S.F.	14.15 %
LEFT SIDE	924 S.F.	55 S.F.	5.95 %
RIGHT SIDE	953 S.F.	0 S.F.	0.00 %
REAR	711 S.F.	173.33 S.F.	24.38 %
TOTAL SQ. FT.	3115.00 S.F.	302.88 S.F.	9.72 %
TOTAL SQ. M.	289.39 S.M.	28.14 S.M.	9.72 %



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.



9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS
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		25591	BCIN
name 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. Drawings are not to be scaled.			

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

BAYVIEW WELLINGTON			SD30-3 SEDONA 3	
project name GREEN VALLEY ESTATES		municipality BRADFORD		project no. 13045
date AUG 2014		SECTION 'A-A'		drawing no. 12
drawn by QS		checked by -	scale 3/16" = 1'-0"	file name 13045-SD30-3
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Fri - Apr 17 2015 - 9:08 AM				

INDICATES FIRE RATED WALL ASSEMBLY

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.

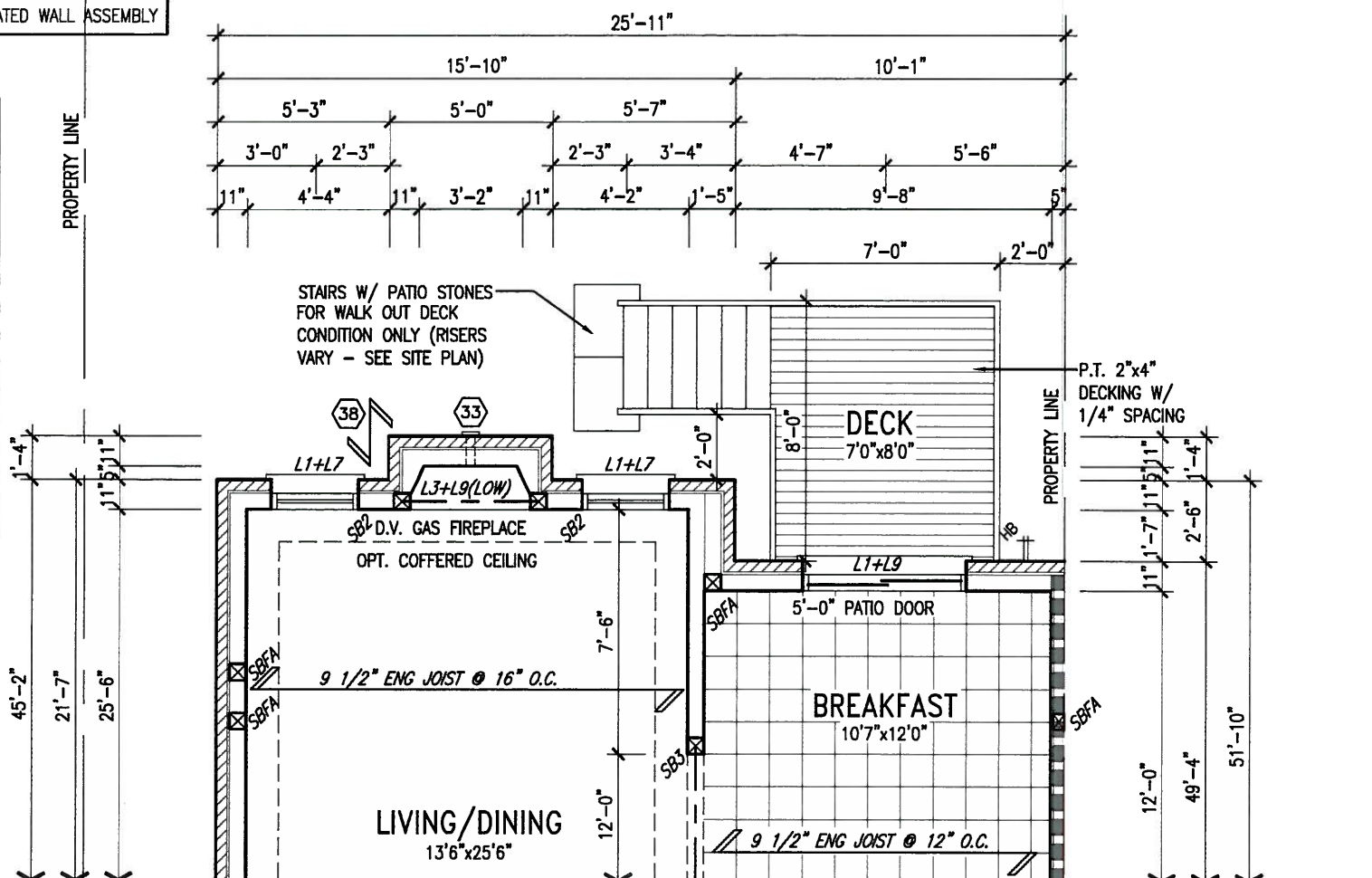
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

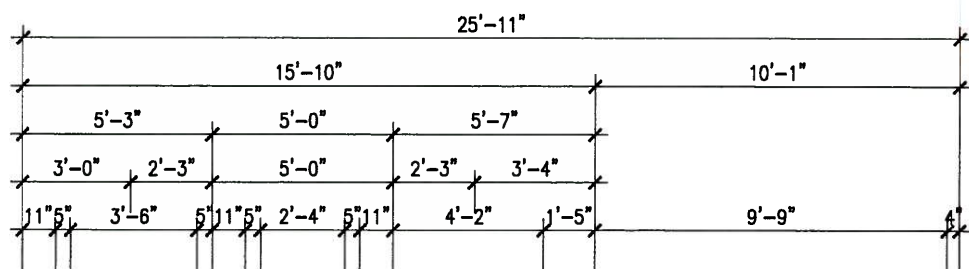
APR 23 2015

John G. Williams Limited, Architect

PROPERTY LINE



PARTIAL GROUND FLOOR PLAN
W.O.D. CONDITION



2"x6" STUDS @ 16" O.C. ON 10" FNDN. WALL FOR BACKFILL HEIGHT < 4'-7" OTHERWISE PROVIDE 6" CONC. SHELF ON 10" FNDN. WALL ON 22"x6" THICK CONC. FOOTING UNLESS NOTED OTHERWISE

6"x6" P.T. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND 4'-0" BELOW GRADE.

1-2"x4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2) NO.8x3" DECK SCREWS 6'-2"

2-2"x8" P.T. DROPPED LEDGER PL. ANCHORED TO HEADER JST W/ 1/2" DIA. BOLTS @ 16" O.C. CONT. THREADED W/ WASHER & NUT AT CAVITY. REFER TO DETAIL S2

PARTIAL BASEMENT PLAN
W.O.D. CONDITION

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.



APR 20, 2015

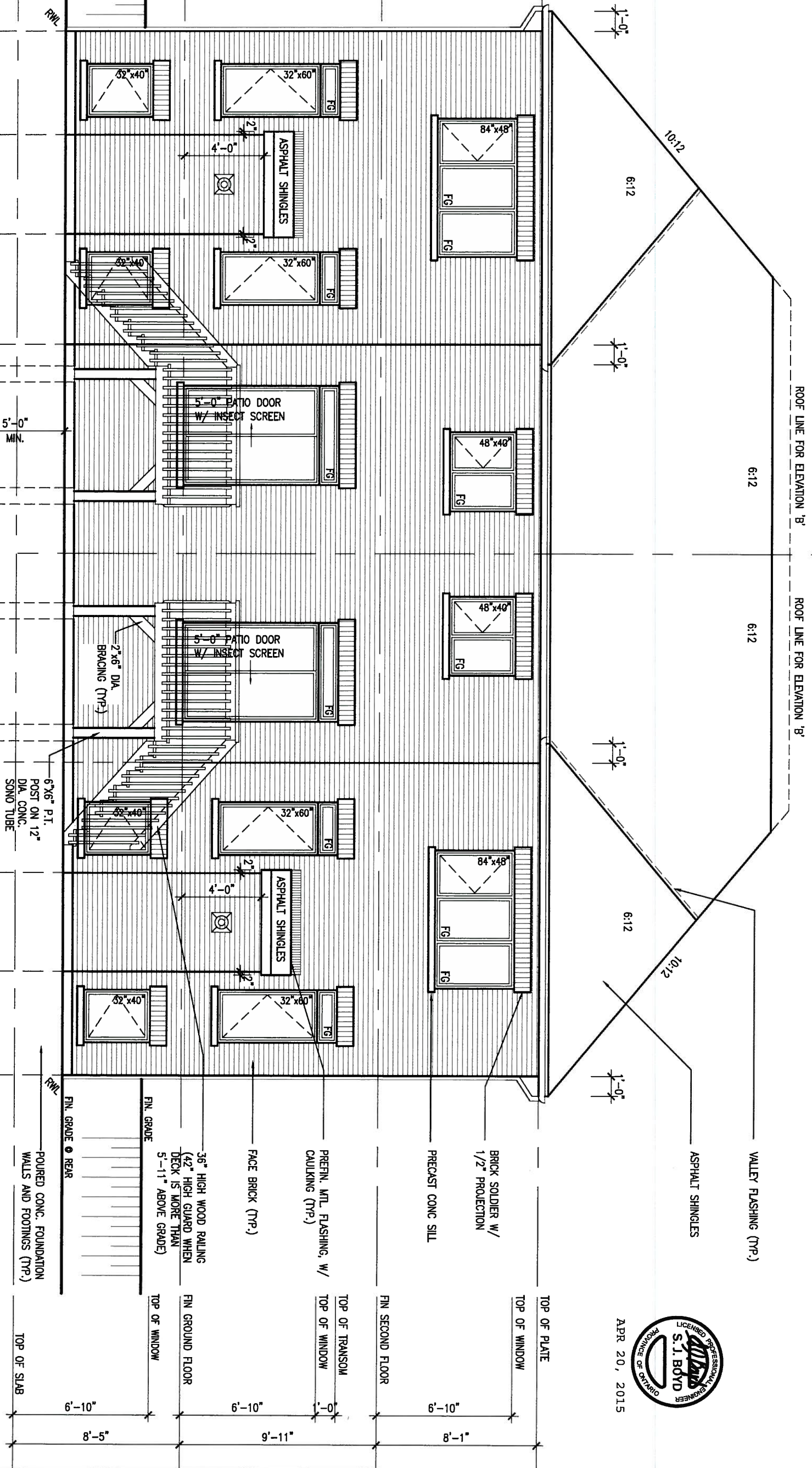
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES date AUG 2014 drawn by QS	municipality BRADFORD	SD30-3 SEDONA 3	project no. 13045	drawing no. 13
8	.	.	.	qualification information Wellington Jno-Baptiste 25591 BCIN						
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.						
5	.	.	.	.		checked by	scale	WALK OUT DECK COD	file name	
4	.	.	.	.		3/16" = 1'-0"		13045-SD30-3		
3	.	.	.	.						
2	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC							
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS							
no.	description	date	by							

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.

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

REAR ELEVATION 'A & B' (REV)
W.O.D. CONDITION

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



APR 20, 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

APR 23 2015

John G. Williams Limited, Architect

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS
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 25591			
name 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. Drawings are not to be scaled.			

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

BAYVIEW WELLINGTON		SD30-3 SEDONA 3	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	AUG 2014	project no.	13045
drawn by	QS	checked by	scale
3/16" = 1'-0"			
WALK OUT DECK COND		file name	13045-SD30-3
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Fri - Apr 17 2015 - 9:08 AM		drawing no.	14

PROPERTY LINE



It is the that all with the regulation provision agreement in any plans or

PROPERTY LINE



A circular professional engineer seal for S.J. Boyd, Province of Ontario. The seal features the text "LICENSED PROFESSIONAL ENGINEER" around the top and "PROVINCE OF ONTARIO" around the bottom. In the center, the name "S.J. BOYD" is written in a stylized, cursive font, with a large, stylized "S" and "B" overlapping. Below the name is a semi-circular design element.

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.	 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 date AUG 2014 drawn by QS checked by - scale 3/16" = 1'-0" file name 13045-SD30-3 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Fri - Apr 17 2015 - 9:08 AM	SD30-3 SEDONA 3 municipality BRADFORD project no. 13045 drawing no. 15
8	.	.	qualification information			
7	.	.	Wellington Jno-Baptiste  25591			
6	.	.	name BCN			
5	.	.	registration information			
4	.	.	VA3 Design Inc. 42658			
3	.	.				
2	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS			
no.	description	date	by			

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.

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



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

APR 23 2015

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS
no.	description	date	by

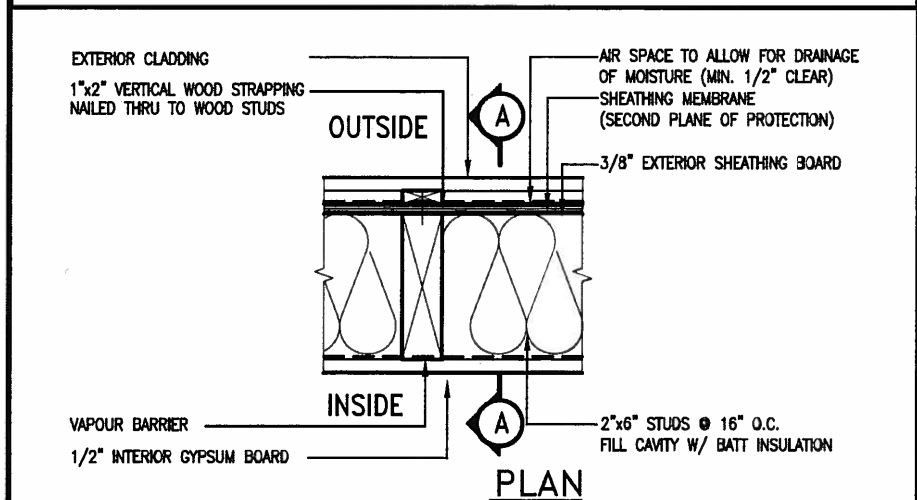
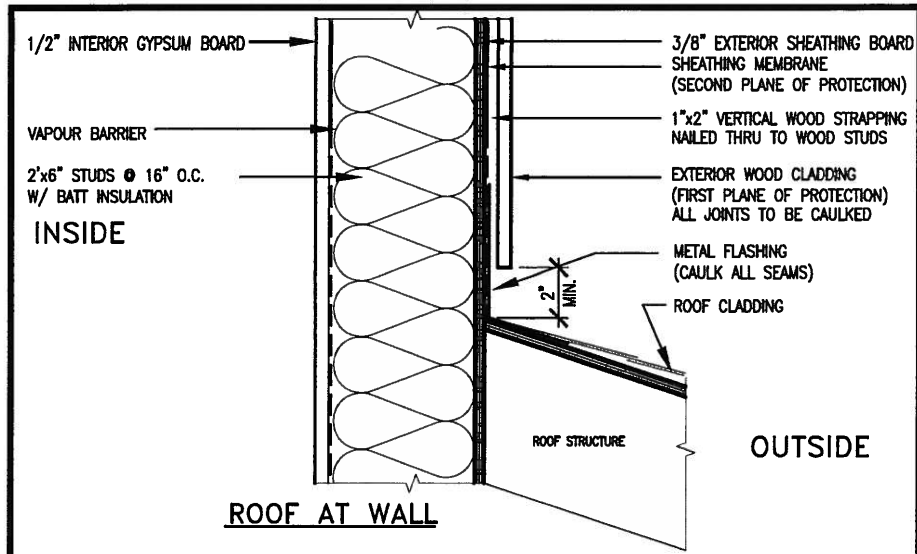
**VA3
DESIGN**

BAYVIEW WELLINGTON

SD30-3
SEDONA 3

project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date AUG 2014		drawing no. 16
drawn by QS		checked by -
scale 3/16" = 1'-0"		file name 13045-SD30-3
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Fri - Apr 17 2015 - 9:08 AM		

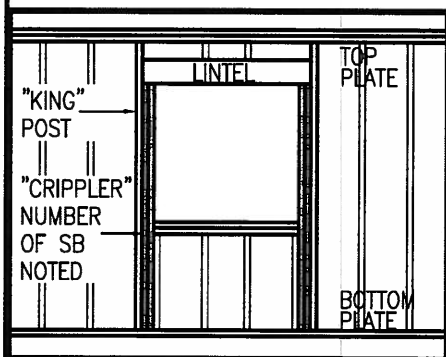
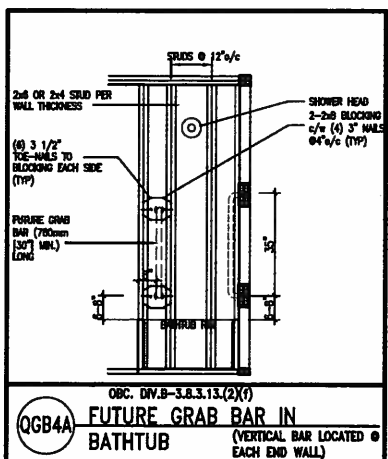
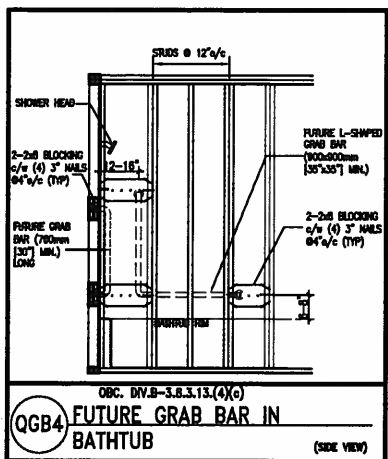
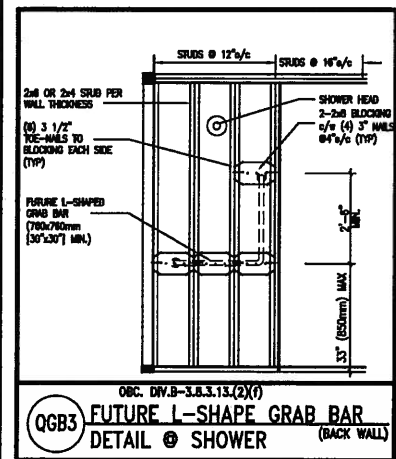
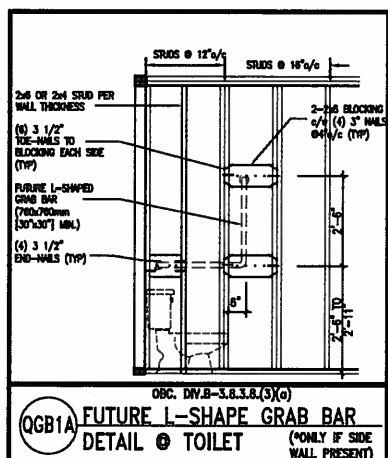
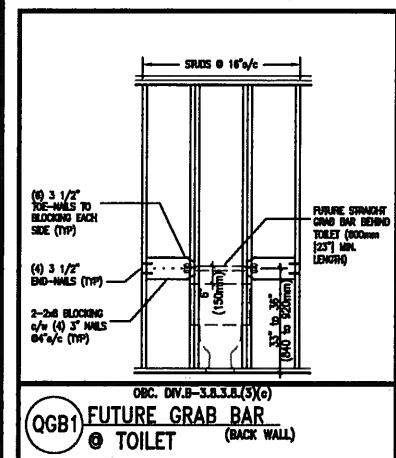
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC, DIV. B- 9.5.2.3., WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



"CRIPPLE" DETAIL

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			
8			
7			
6			
5			
4			
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	BCIN
VA3 Design Inc.	signature	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.			

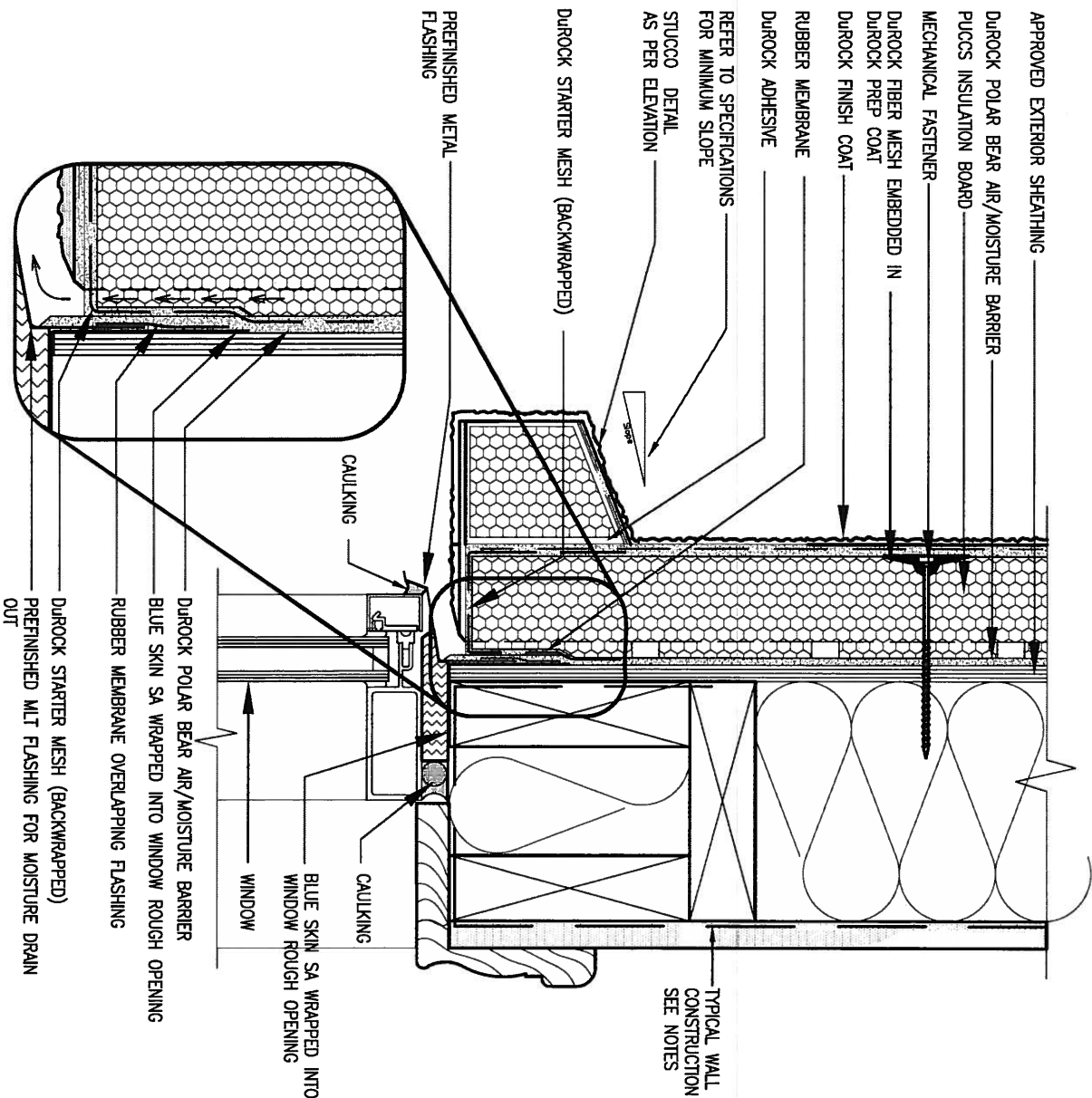
VA3 DESIGN

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

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



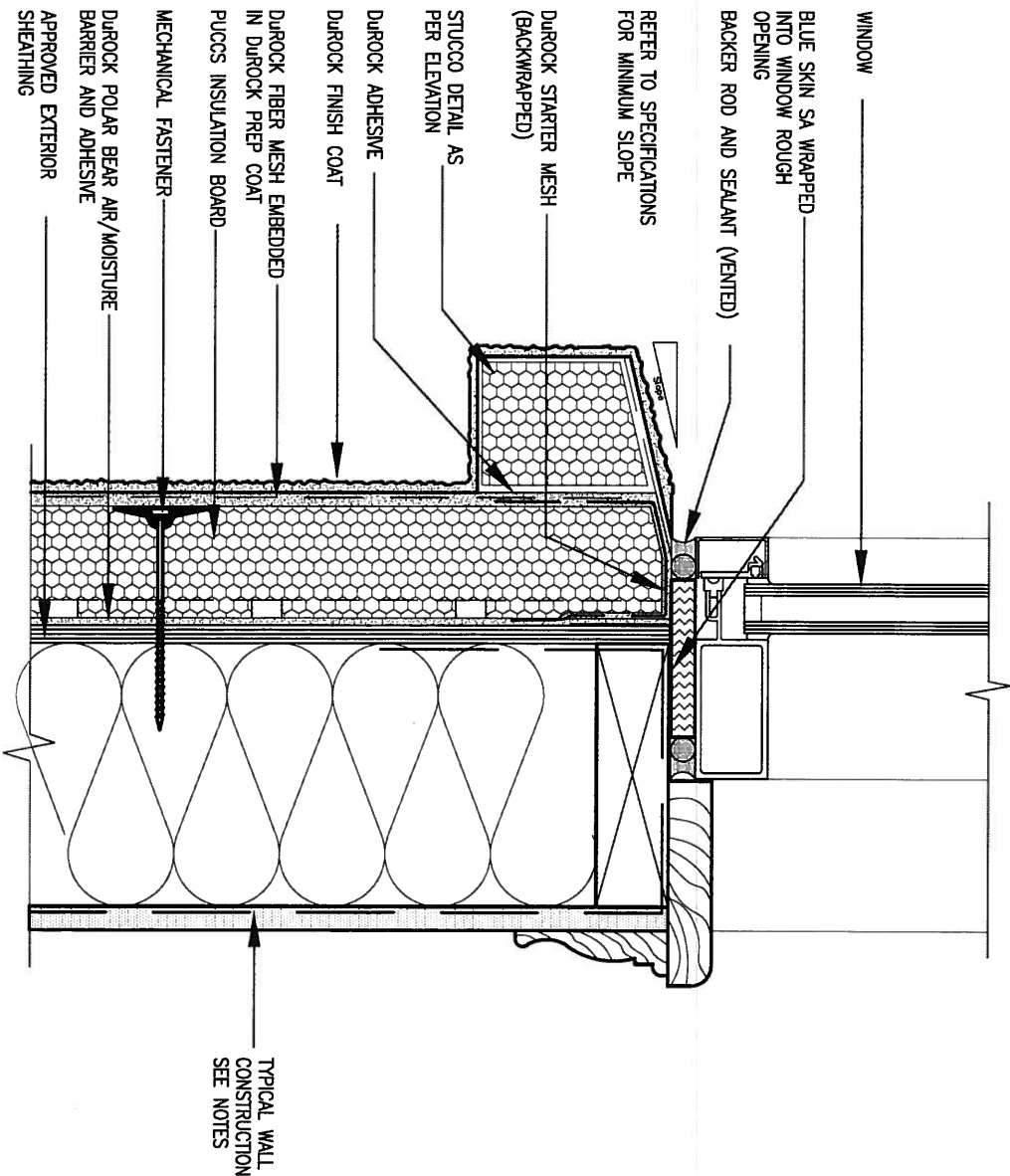
APR 20, 2015



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"

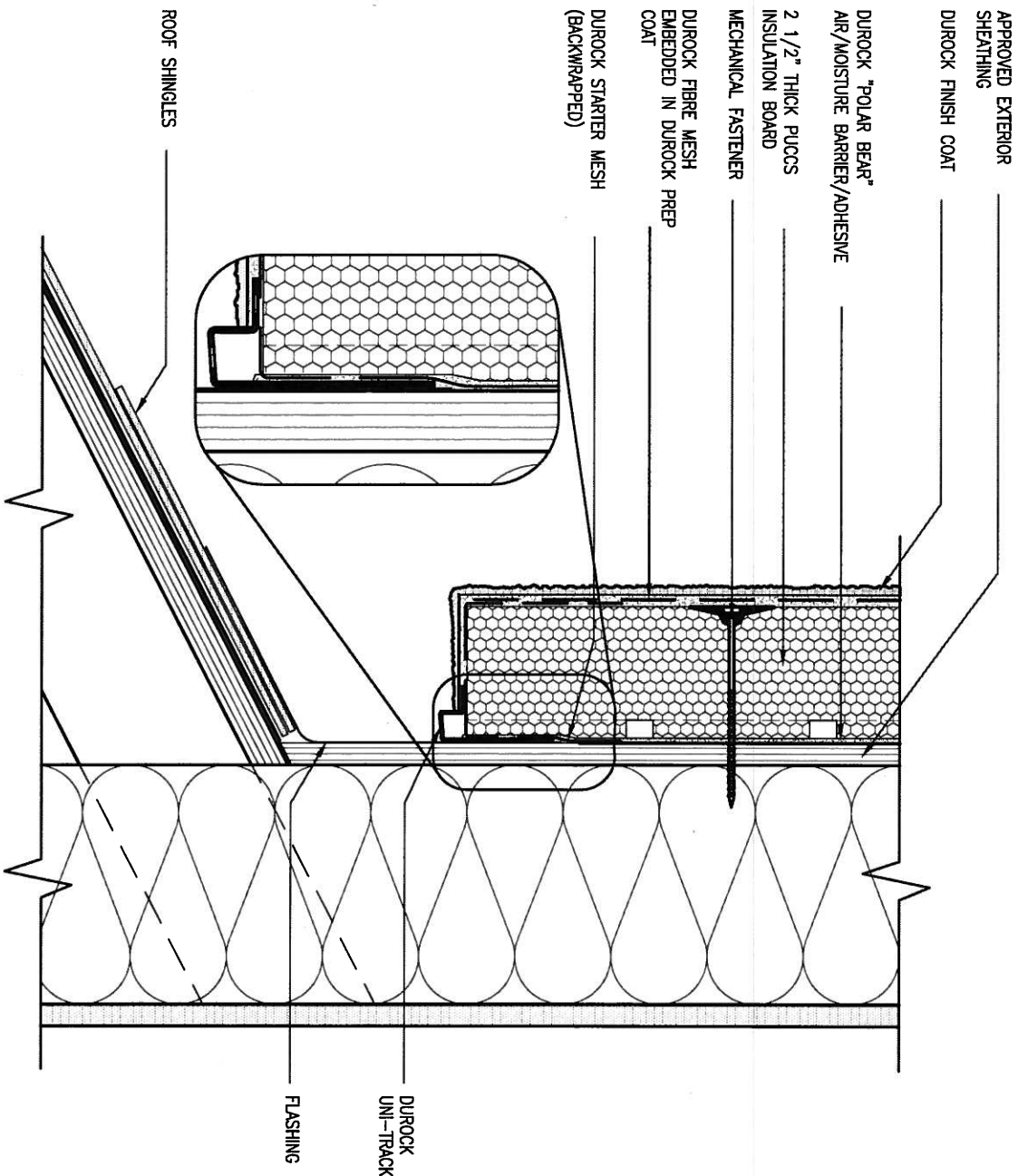
9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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-Baptiste		25591	
name			BCN
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. Drawings are not to be scaled.			

VA3
DESIGN

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

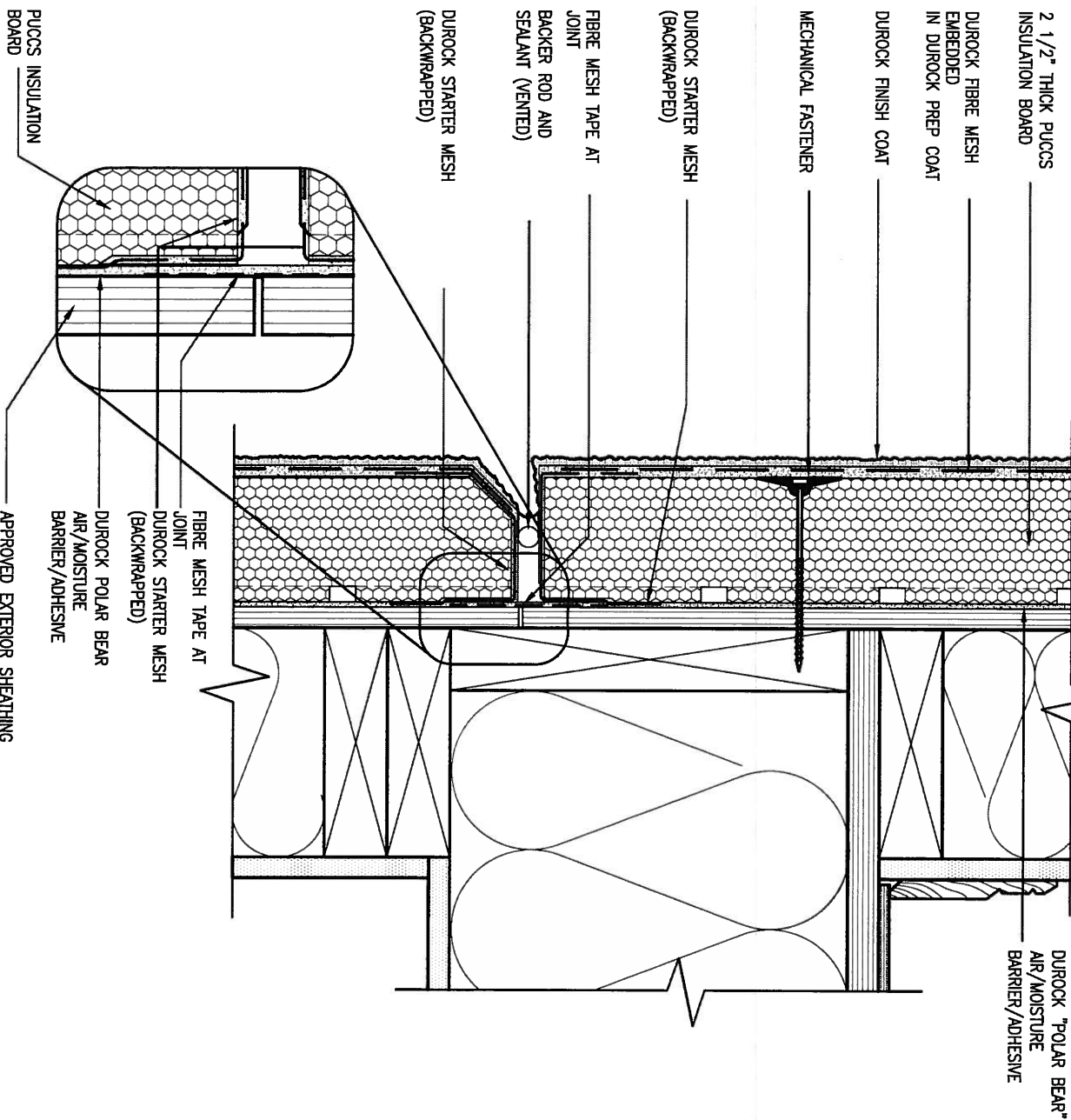
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	file name	13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		CONSTRUCTION NOTES	
		drawing no.	
		CN3	



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

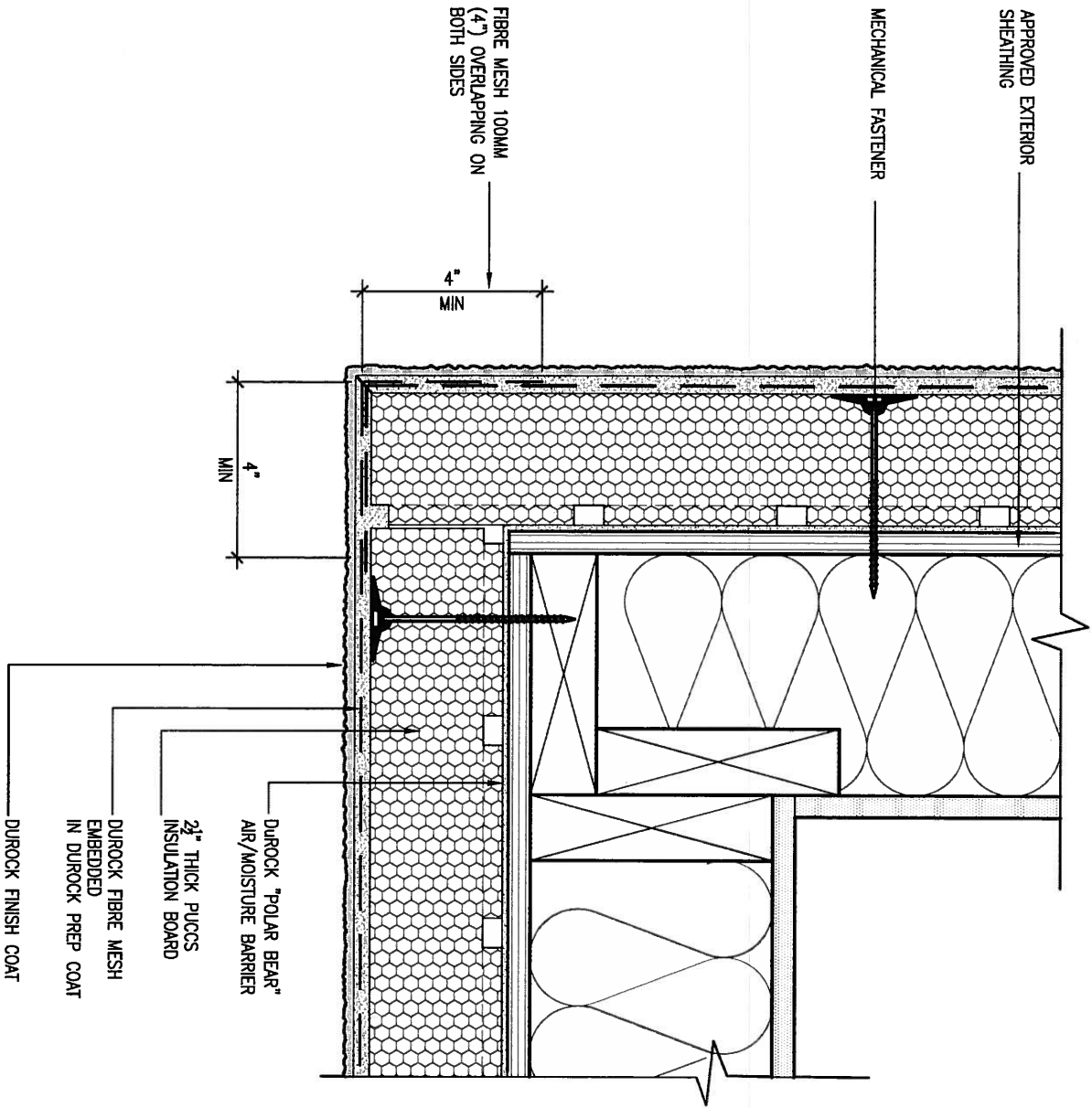
CN4 SCALE: 3"=1'-0"

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
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-Baptiste		25591	BCN
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. Drawings are not to be scaled.			

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

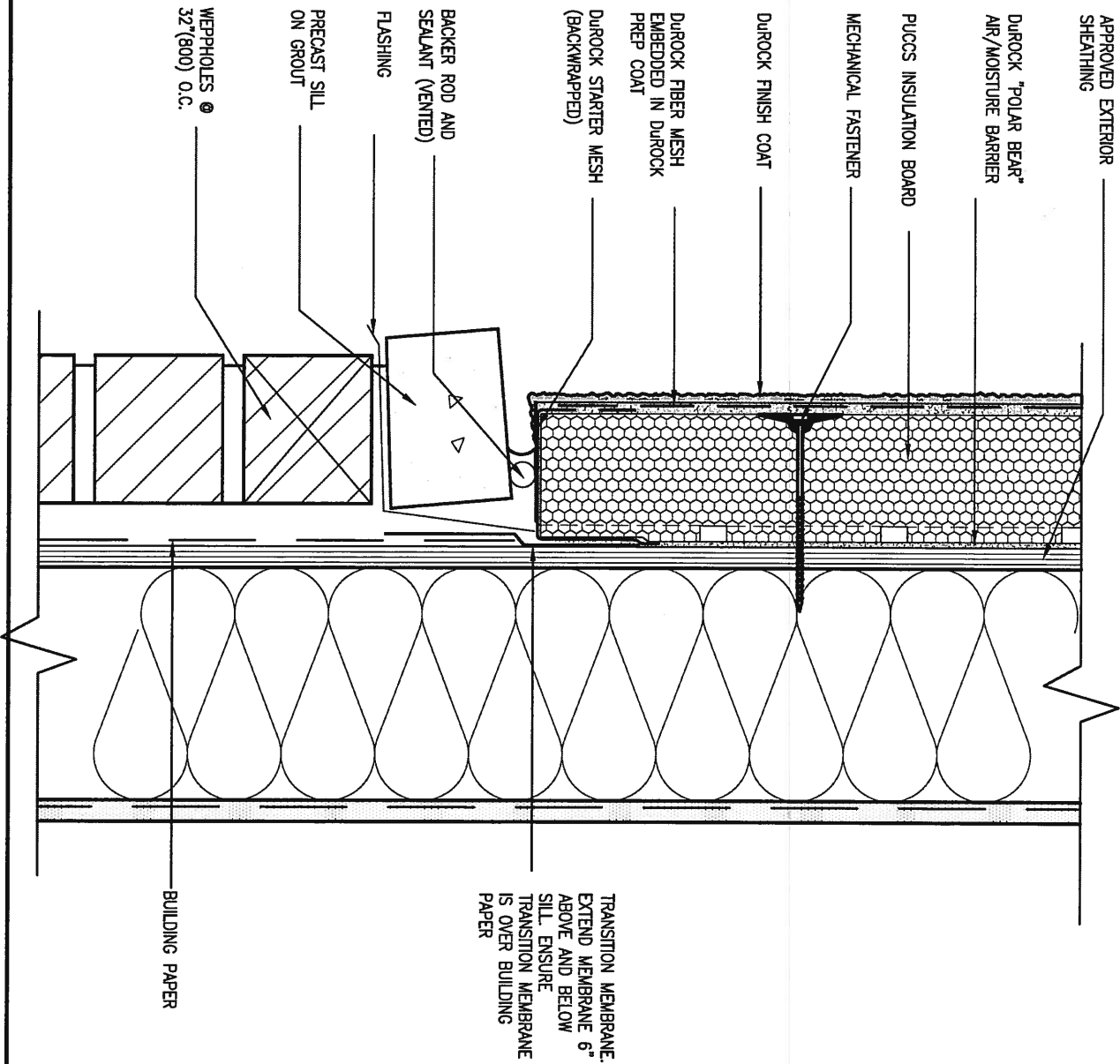
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	-
drawn by	RC	scale	3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		drawing no.	CN4



5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
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-Baptiste		25591	
name			BCN
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. Drawings are not to be scaled.			

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

BAYVIEW WELLINGTON		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-0BC 2015	drawing no.	CN5
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			

SB12-COMPLIANCE PACKAGE 'J'

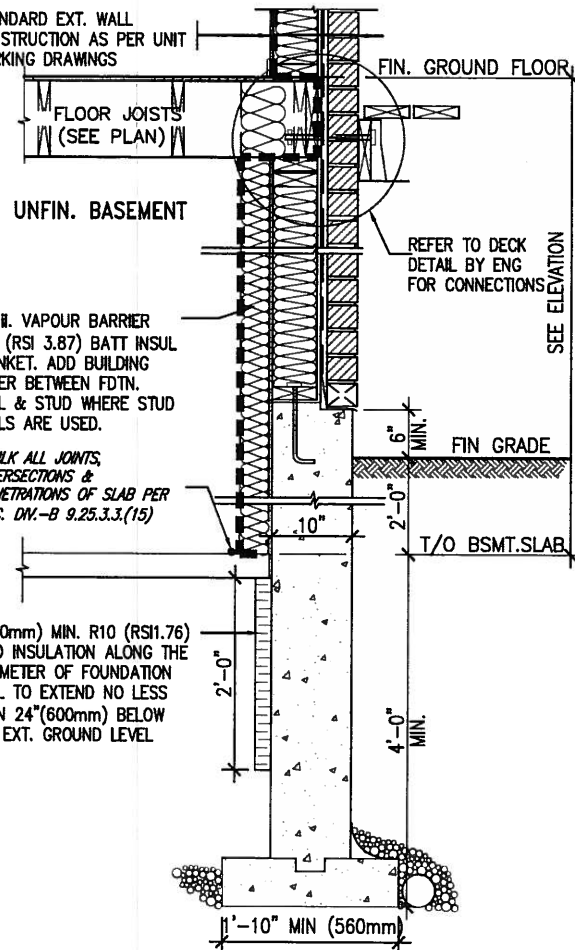
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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 EMISSVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	-

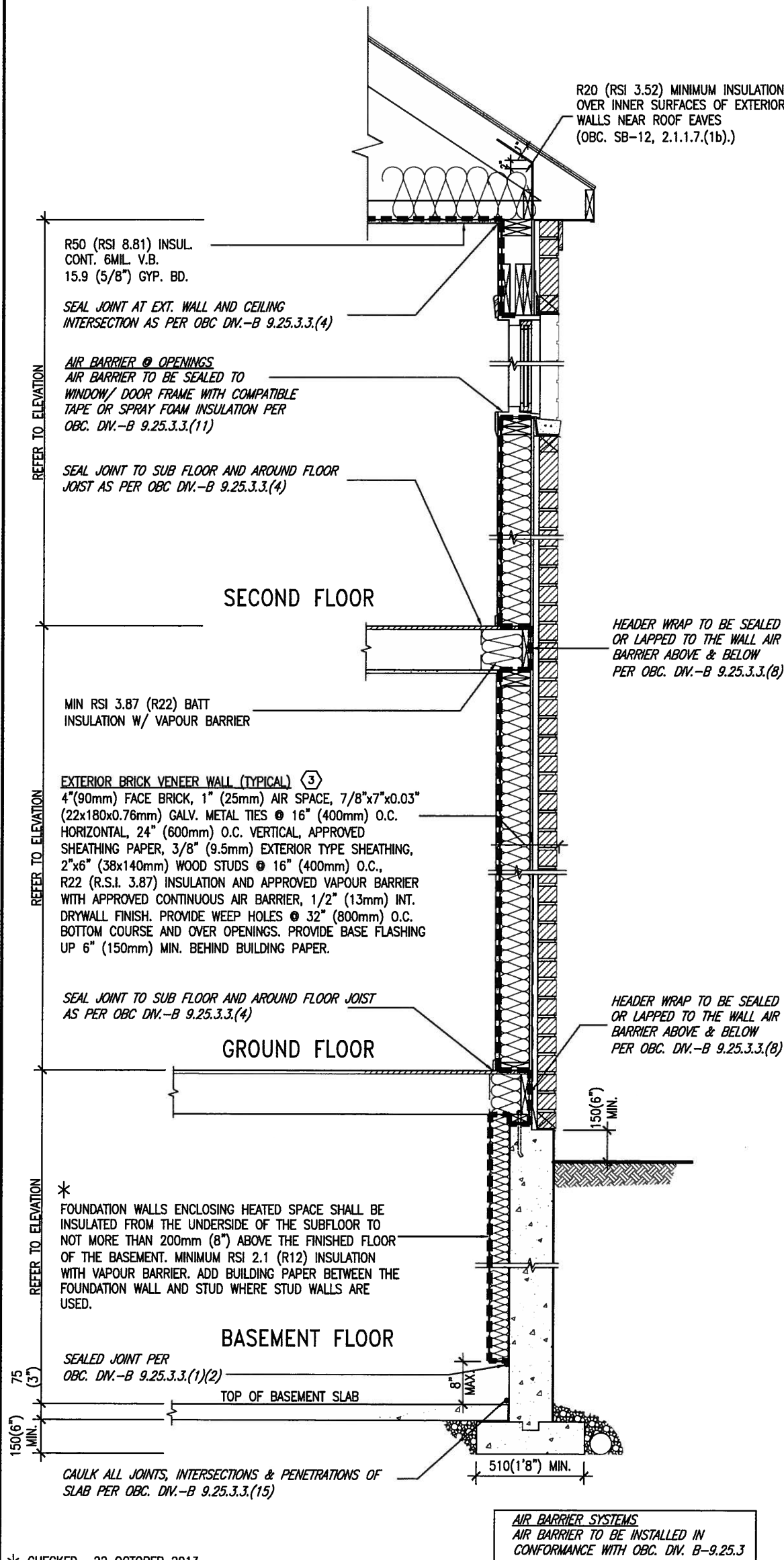


APR 20, 2015



* REVISED- 15 MARCH 2013

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



* CHECKED- 22 OCTOBER 2013

EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER 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.
8				qualification information
7				Wellington Jno-Baptiste 25591
6				name registration information
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. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

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

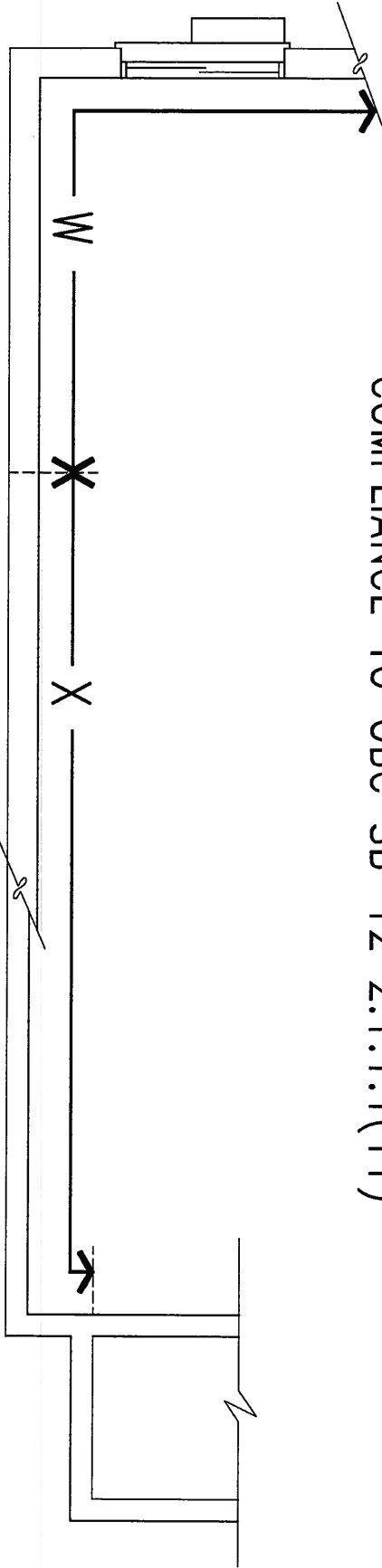
BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			drawing no. CN6

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



APR 20, 2015

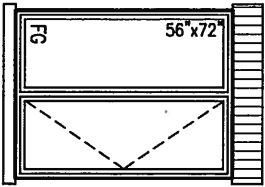
WOB PLAN



FINISHED GROUND FLOOR

FINISHED FLOOR

U/S OF FLOOR JOIST

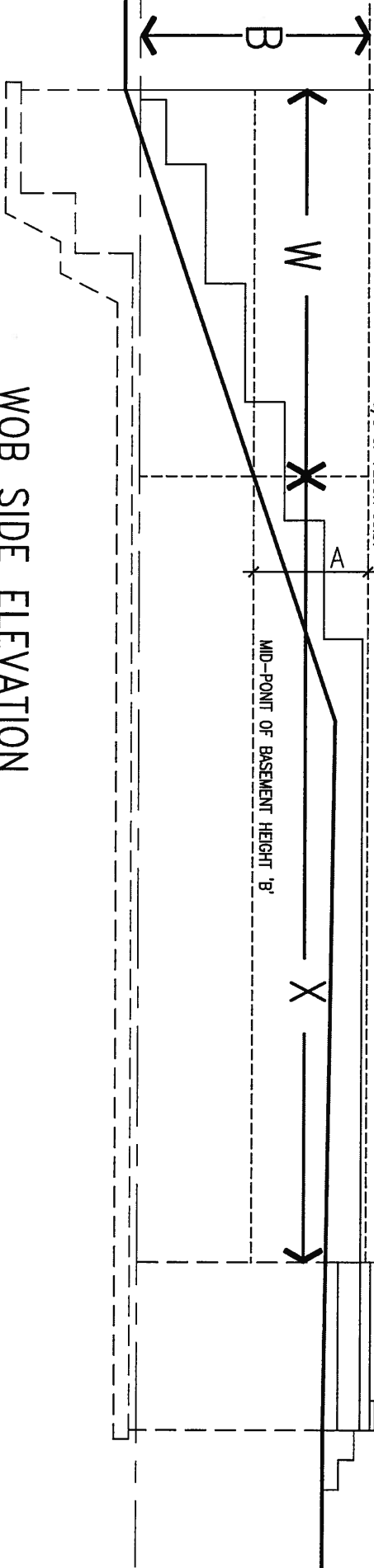


MID-POINT OF BASEMENT HEIGHT 'B'

FINISHED BASEMENT FLOOR

FINISHED GRADE

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.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
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-Baptiste 25591

name 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. Drawings are not to be scaled.



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 APR 2014

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

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM

CONST NOTE

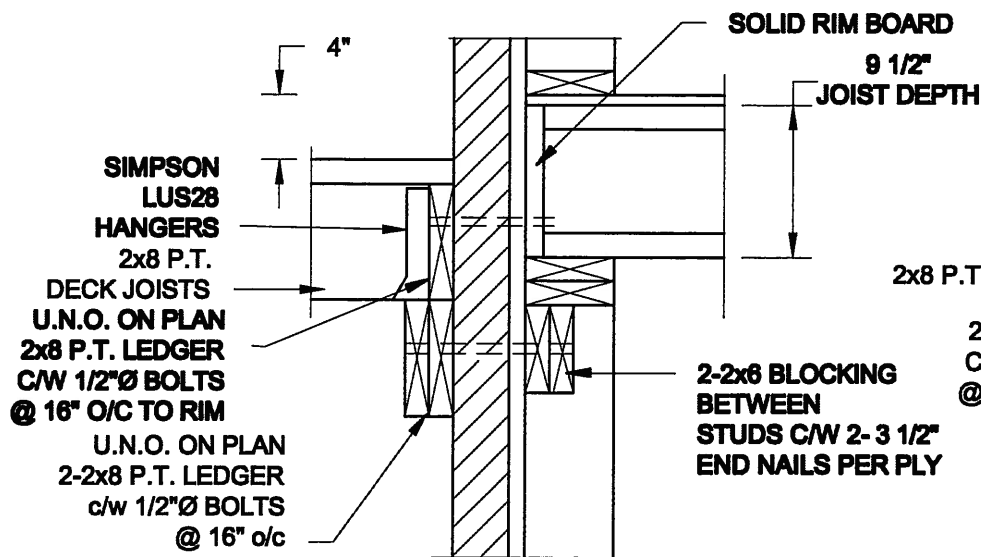
CONSTRUCTION NOTES

13045-CONST-OBC 2015

drawing no.

CN7

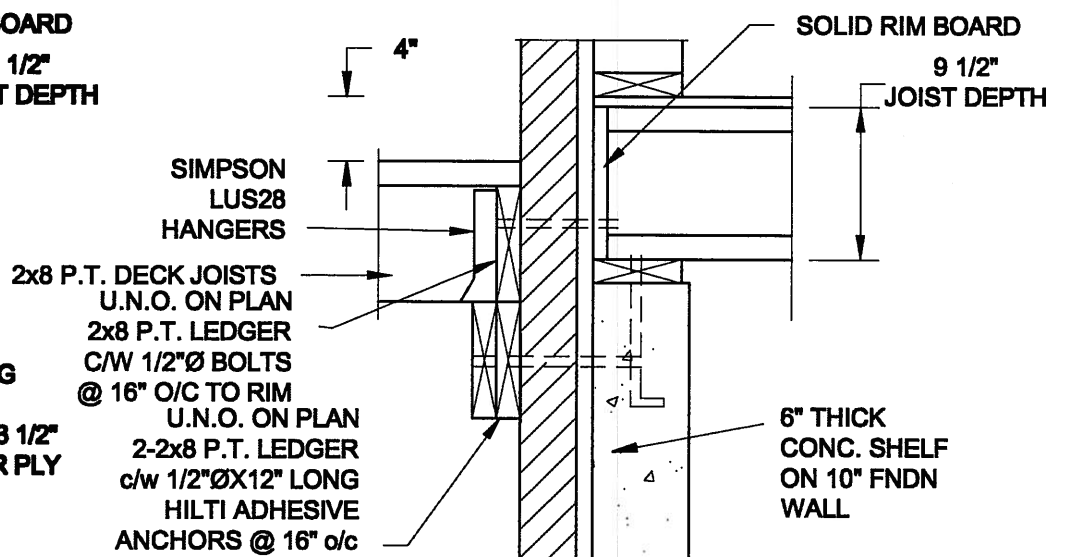
FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



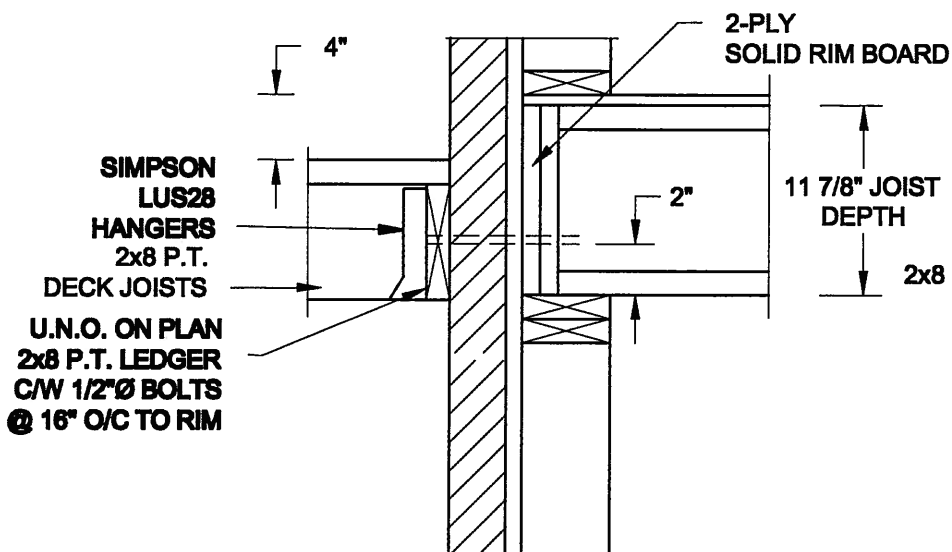
1B
S2

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.

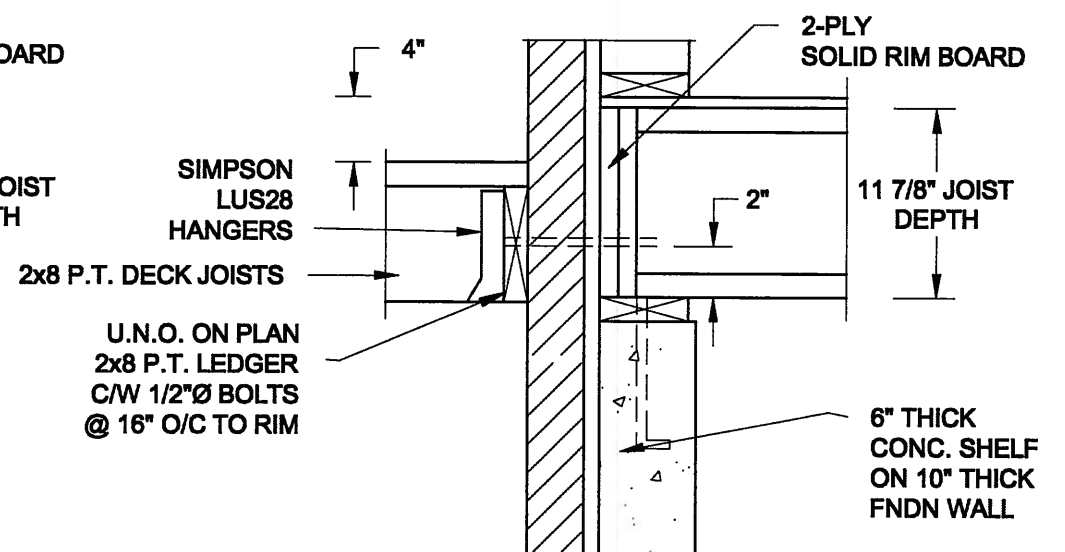
FOR 11 7/8" JOIST DEPTH



2A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

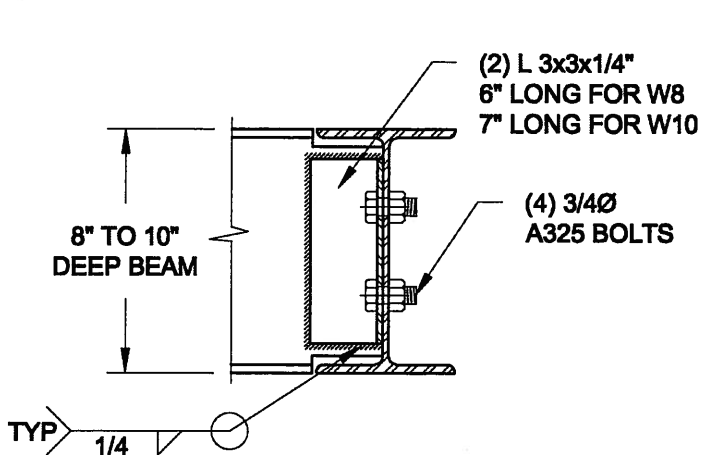


2B
S2

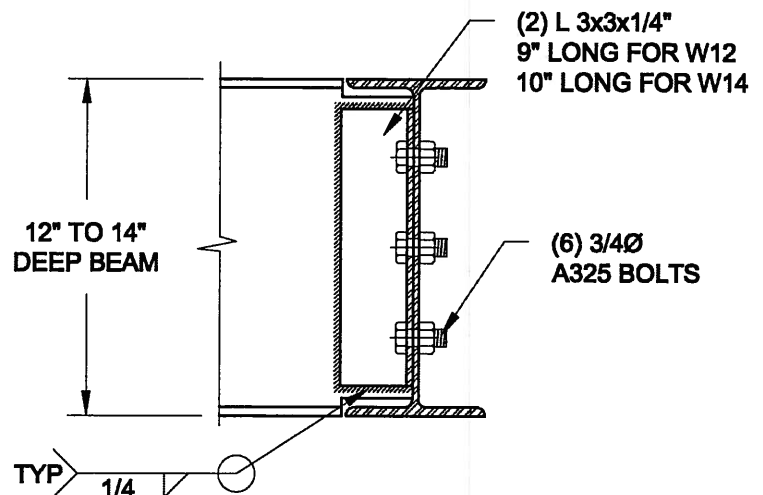
DECK FASTENING DETAIL

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:
MAY-27-2014

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 20, 2015

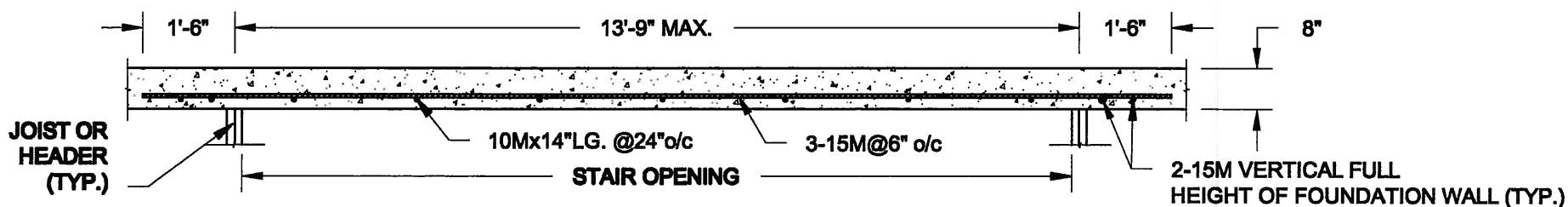
Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

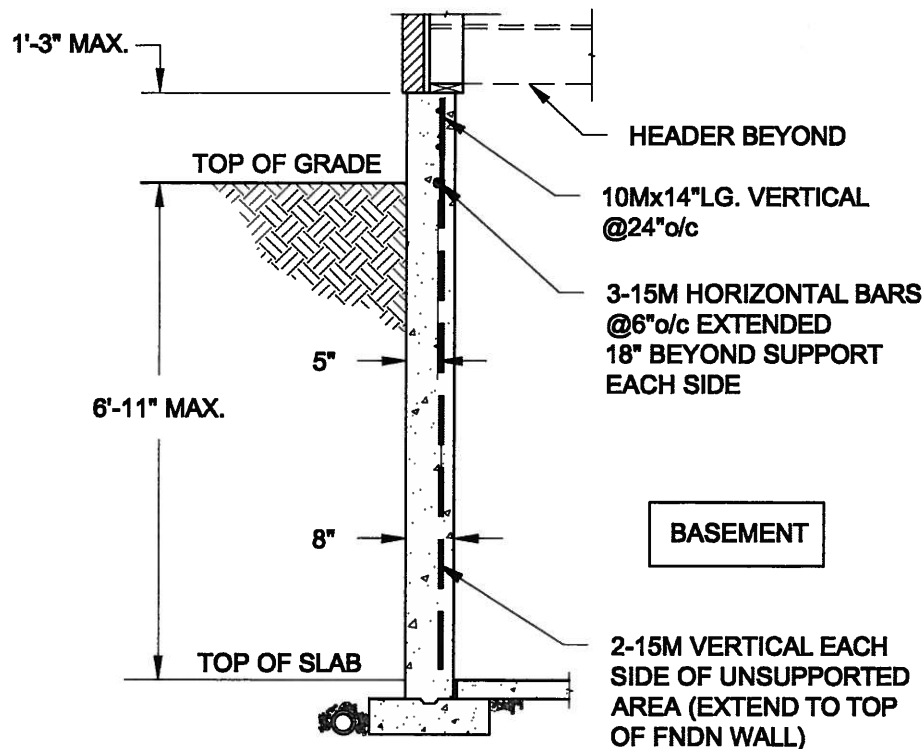
TYPICAL STRUCTURAL DETAILS

Project No.:
14-096

Drawing No.:
S2



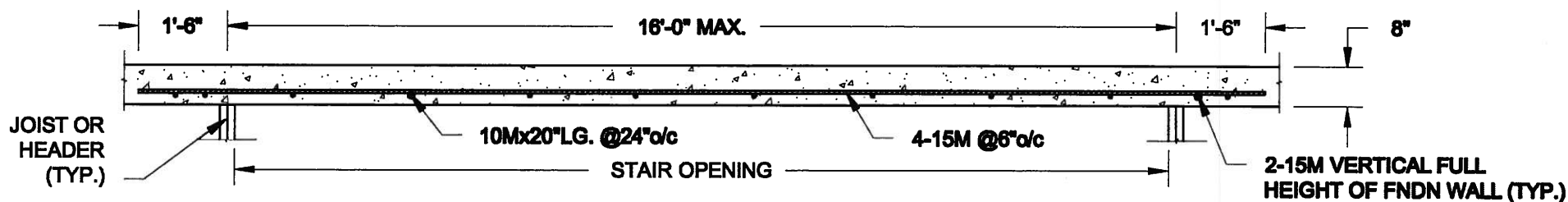
PLAN VIEW
NOT TO SCALE



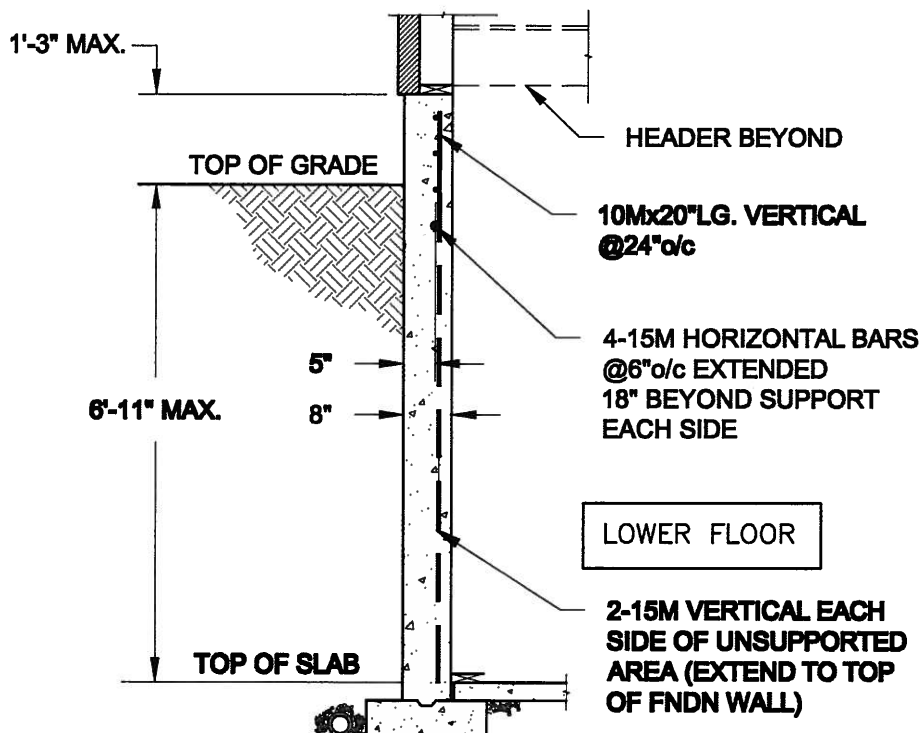
NOTE:

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

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



PLAN VIEW
NOT TO SCALE



NOTE:

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

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

Scale:
AS NOTED

Date:
MAY-27-2014

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 20, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

14-096

Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



STAIR HEADER @ PARTYWALL



FOR 11 7/8" JOIST DEPTH



STAIR HEADER @ PARTYWALL



Scale: AS NOTED	
Date: MAY-27-2014	
Drawn: SC	Checked: SJB

Engineer's Seat:



APR 20. 2015

Project:

**BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO**

TYPICAL STRUCTURAL DETAILS

Project No.:

14-096

Drawing No.:

S3