

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

DEC 23/2019

John G. Williams Limited, Architects



DEC 22, 2015

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

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

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

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

LOT 15
RIDEAU 5

GROUND FLOOR PLAN '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	.	.	.	.	qualification information
7	.	.	.	.	Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591
6	REVISE PORCH COL TO MASONRY PIER	DEC 21-15	RC	name	BCN
5	REVISED AS PER ENG COMMENTS	OCT 09-15	RC	registration information	
4	REV. PER PURCHASER REQUEST FOR LOT 15	AUG. 10/15	WT	VA3 Design Inc.	42658
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC		
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW		
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL		
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are investments in the skill 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

BRADFORD

S42-5
RIDEAU 5

project no.
13045

AUGUST 2014

GROUND FLOOR PLAN 'B'

drawn by
141

checked to

scale

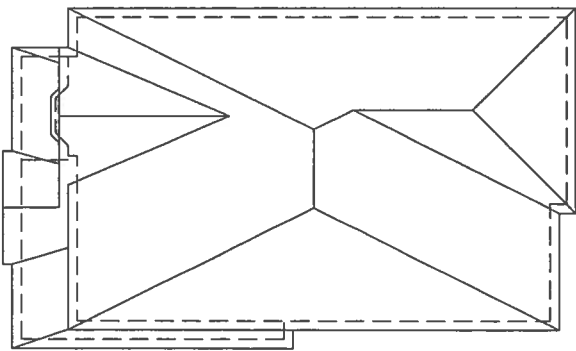
file name

drawing no

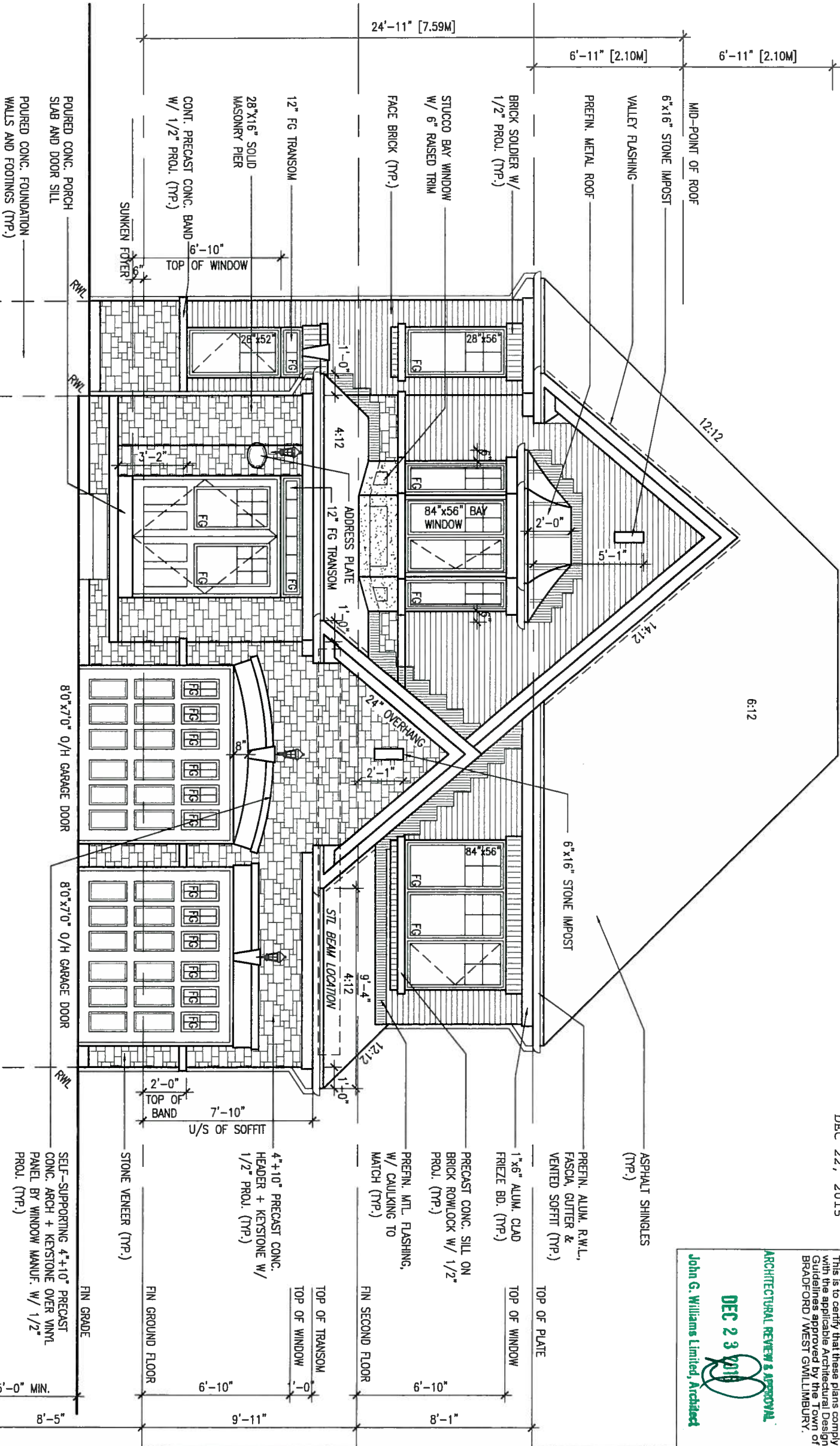
2

7

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



ROOF PLAN 'B'



DEC 22, 2015



It is the builder's complete responsibility to ensure that the construction of this building fully complies with the Ontario Building Code 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

DEC 23 2015

John G. Williams Limited, Architect

FRONT ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))		
S42-5 ELEVATION B LOT 15	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F. PERCENTAGE
FRONT	706.00 S.F.	94.33 S.F. 13.36 %
LEFT SIDE	1188.00 S.F.	104.00 S.F. 8.75 %
RIGHT SIDE	1280.00 S.F.	71.22 S.F. 5.56 %
REAR	905.00 S.F.	230.44 S.F. 25.46 %
TOTAL SQ. FT.	4079.00 S.F.	499.99 S.F. 12.26 %
TOTAL SQ. M.	378.95 S.M.	46.45 S.M. 12.26 %

LOT 15 RIDEAU 5

9					
8					
7					
6	REVISE PORCH COL TO MASONRY PIER	DEC 21-15	RC		
5	REVISED AS PER ENG COMMENTS	OCT 09-15	RC		
4	REV. PER PURCHASER REQUEST FOR LOT 15	AUG. 10/15	WT		
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC		
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW		
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL		
no.	description	date	by		

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

qualification information
Wellington Jno-Baptiste 25591
name
registration information
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		S42-5 RIDEAU 5	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	AUGUST 2014	checked by	KL
drawn by	KL	scale	3/16" = 1'-0"
FRONT ELEVATION 'B'		file name	13045-S42-58-LOT 15
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-58-LOT 15.dwg - Mon - Dec 21 2015 - 1:33 PM		drawing no.	4

1'-0"

1'-0"-0"



DEC 22, 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 in the applicable jurisdiction. The 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

DEC 22, 2015

John G. Williams Limited, Architect

12:12

14:12

10:12

8:12

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING

1"x6" ALUM. CLAD FRIEZE BD. (TYP.)

TOP OF PLATE

TOP OF WINDOW

STUCCO BAY WINDOW w/ 6" RAISED TRIM

FIN SECOND FLOOR

28"x16" MASONRY PIER.

STONE VENEER (TYP.)

FIN GRADE

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

PREFIN. MTL. FLASHING w/ CAULKING TO MATCH (TYP.)

CONT. PRECAST CONC. BAND w/ 1/2" PROL. (TYP.)

PRECAST CONC. SILL (TYP.)

WIND CLAD STRUCTURAL STL. BASEMENT WINDOW (TYP.)

FACE BRICK (TYP.)

BRICK SOLDIER w/ 1/2" PROL. (TYP.)

WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
OPENING PROVIDED

1187.97 SQ. FT.
1.2 M (7%)
83.15 SQ. FT.
66.68 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'B'

LOT 15 RIDEAU 5

no.	description	date	by
9			
8			
7			
6	REVISE PORCH COL TO MASONRY PIER	DEC 21-15	RC
5	REVISED AS PER ENG COMMENTS	OCT 09-15	RC
4	REV. PER PURCHASER REQUEST FOR LOT 15	AUG. 10/15	WT
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL

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

municipality
BRADFORD

S42-5
RIDEAU 5

project no.
13045

date
AUGUST 2014

LEFT SIDE ELEVATION 'B'

drawing no.

drawn by
KL

checked by
-

scale
3/16" = 1'-0"

file name
13045-S42-5B-Lot 15

5

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5B-Lot 15.dwg - Mon - Dec 21 2015 - 1:33 PM