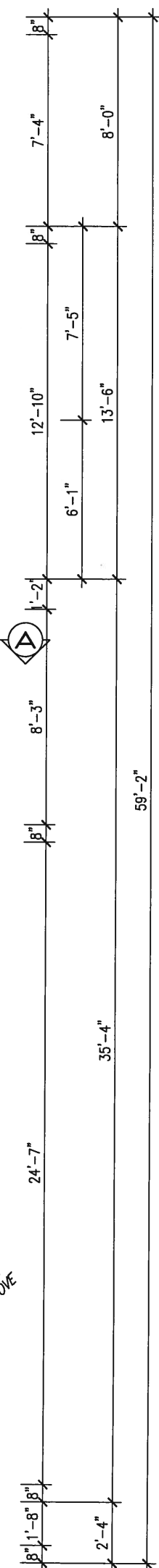


Figure 10.10 shows a plan view of a building layout. The main hall is 35'-9" wide and 17'-3" deep. It contains a central area of 8'-7 1/2" wide and 15'-11" deep. To the right of the main hall is a series of rooms with widths of 5'-1", 5'-0", 6'-5", and 2'-0". The rooms have depths of 8", 3'-8", 8", 5'-9", and 1'-4".



MAY 14, 2015

BASEMENT PLAN 'A'

**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.

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>S42-2</b>
8	.	.	.	qualification information		project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
7	.	.	.	Wellington Jno-Baptiste		date <b>APR 17/14</b>	<b>BASEMENT PLAN 'A'</b>	
6	.	.	.	signature		drawing no. <b>1</b>	file name <b>13045-S42-2</b>	
5	.	.	.	name	checked by <b>BD.BIM</b>	scale <b>3/16" = 1'-0"</b>	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12 2015 - 9:39 AM	
4	.	.	.	registration information	drawing no. <b>1</b>		file name <b>13045-S42-2</b>	
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	VA3 Design Inc.	drawing no. <b>1</b>		file name <b>13045-S42-2</b>	
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW	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.	drawing no. <b>1</b>		file name <b>13045-S42-2</b>	
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC		drawing no. <b>1</b>		file name <b>13045-S42-2</b>	
no.	description	date	by		drawing no. <b>1</b>		file name <b>13045-S42-2</b>	

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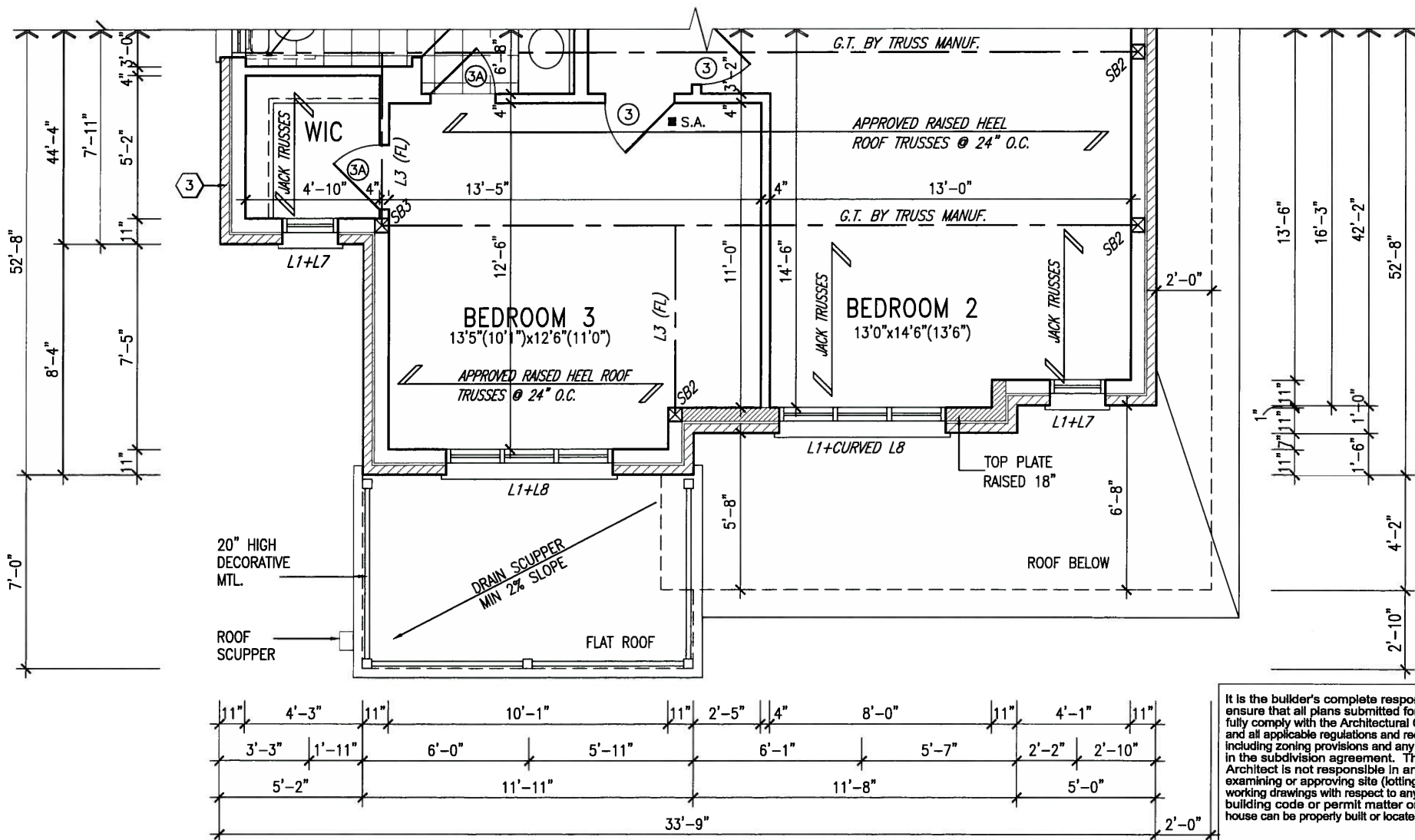












PARTIAL SECOND FLOOR PLAN 'C'

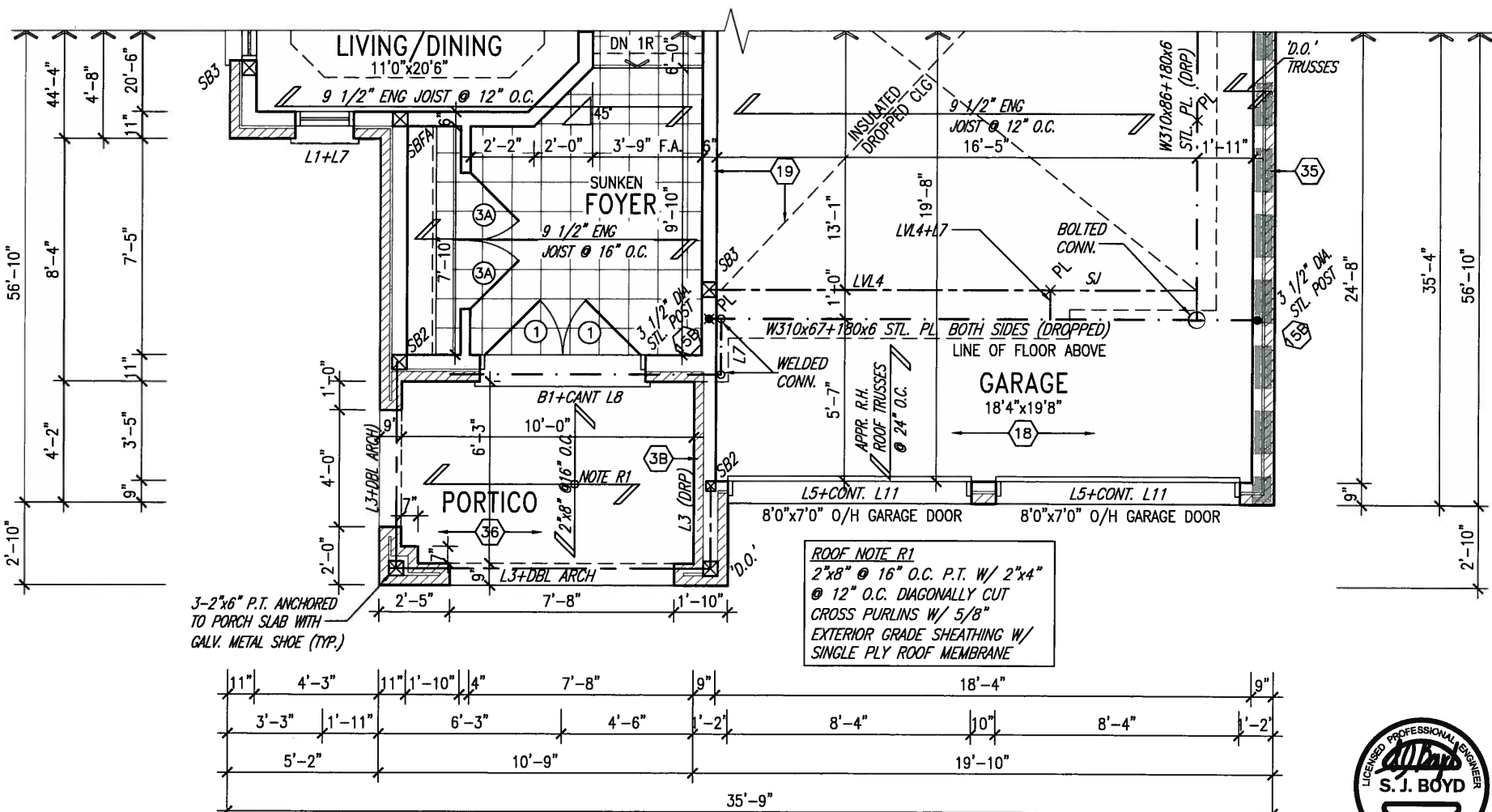
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN 'C'

INDICATES FIRE RATED WALL ASSEMBLY



MAY 14, 2015

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8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name registration information BCIN
5.				VA3 Design Inc. 42658
4.				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
3.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW	
1.	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC	
no.	description	date	by	

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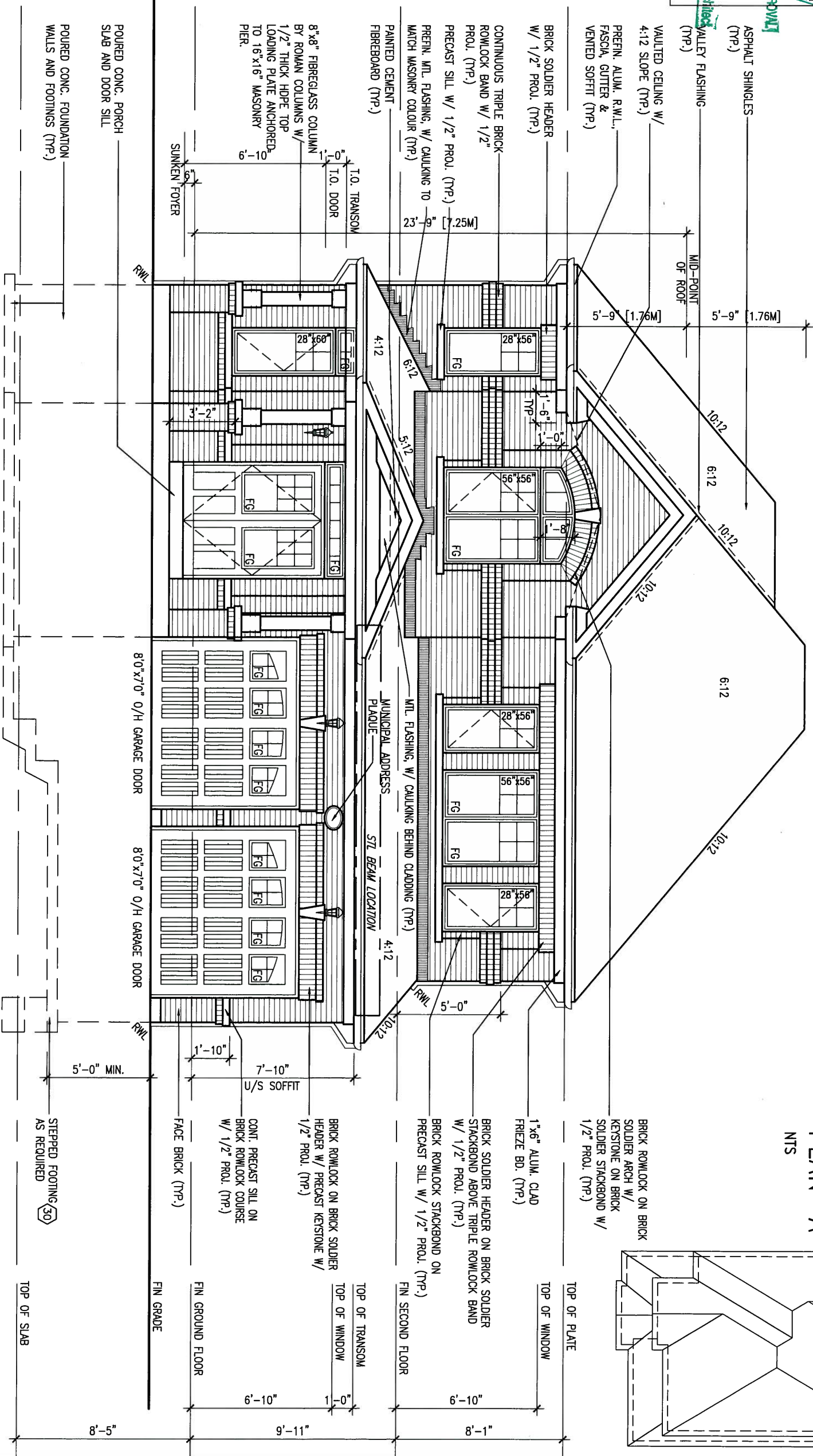
<b>BAYVIEW WELLINGTON</b>		<b>S42-2</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	APR 17/14	project no.	13045
drawn by	BD.BIM	checked by	3/16" = 1'-0"
scale		file name	13045-S42-2
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		drawing no.	6



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APPROVED  
MAY 20 2015  
John G. Williams Architect

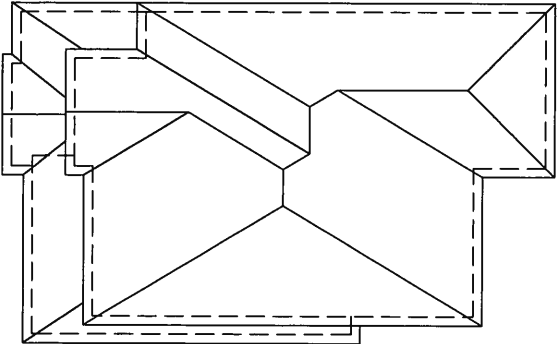


UNINSULATED OPENINGS (PER OBC, SB-12.2.1.(7))

## FRONT ELEVATION 'A'

S42-2 ELEVATION A	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.
FRONT	683.00 S.F.	102.63 S.F.
LEFT SIDE	1043.00 S.F.	78.44 S.F.
RIGHT SIDE	1043.00 S.F.	66.39 S.F.
REAR	675.00 S.F.	159.33 S.F.
TOTAL SQ. FT.	3444.00 S.F.	406.79 S.F.
TOTAL SQ. M.	319.96 S.M.	37.79 S.M.

## ROOF PLAN 'A'



S42-2

BAYVIEW WELLINGTON

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	APR 17/14	checked by	BD, BIM	scale	3/16" = 1'-0"
file name	13045-S42-2	drawing no.	7		

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

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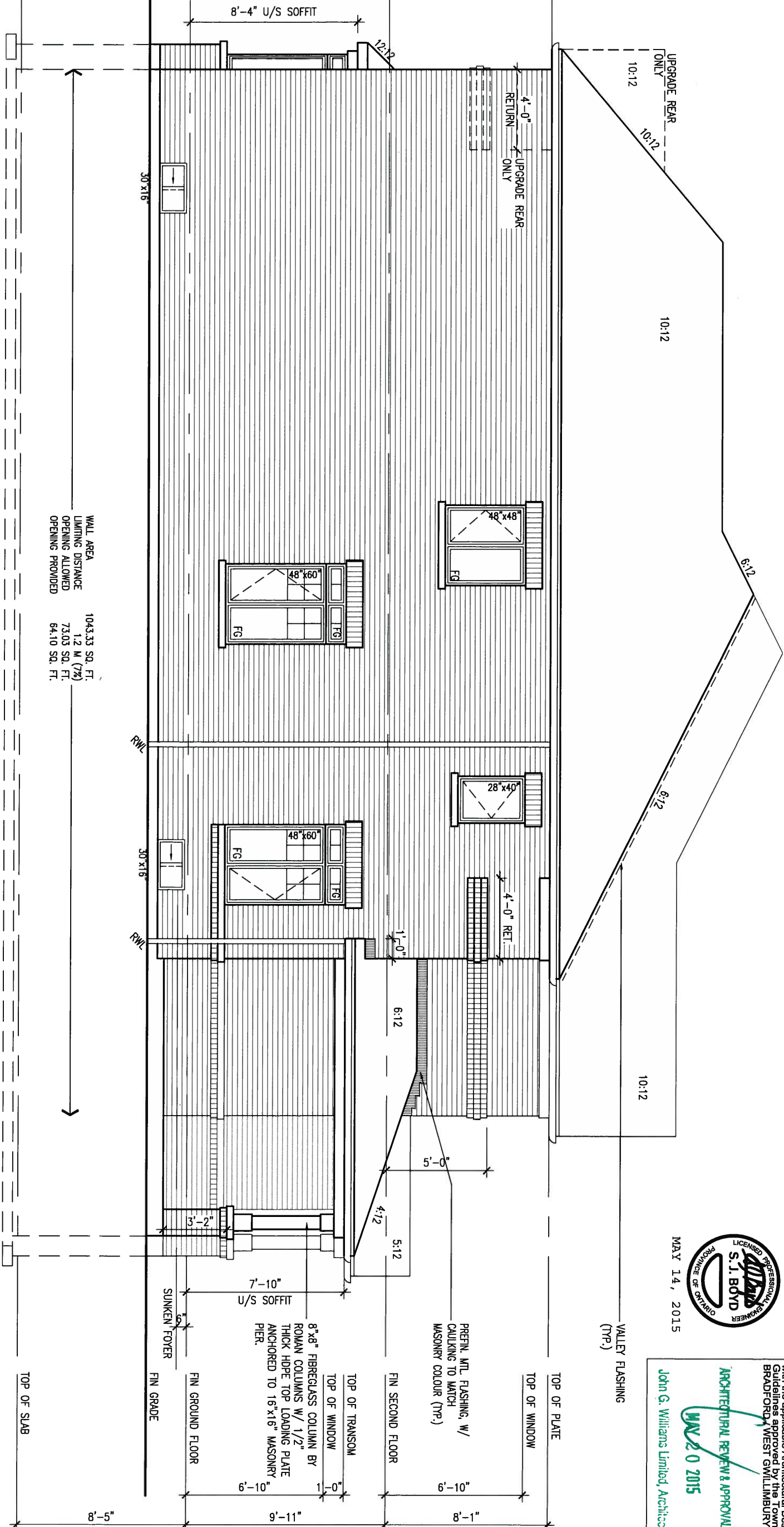
no.	description	date	by
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3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC



MAY 14, 2015

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

LEFT SIDE ELEVATION 'A'



WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED

1043.33 SQ. FT.  
1.2 M (7%)  
73.03 SQ. FT.  
64.10 SQ. FT.

MAY 14, 2015



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

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

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

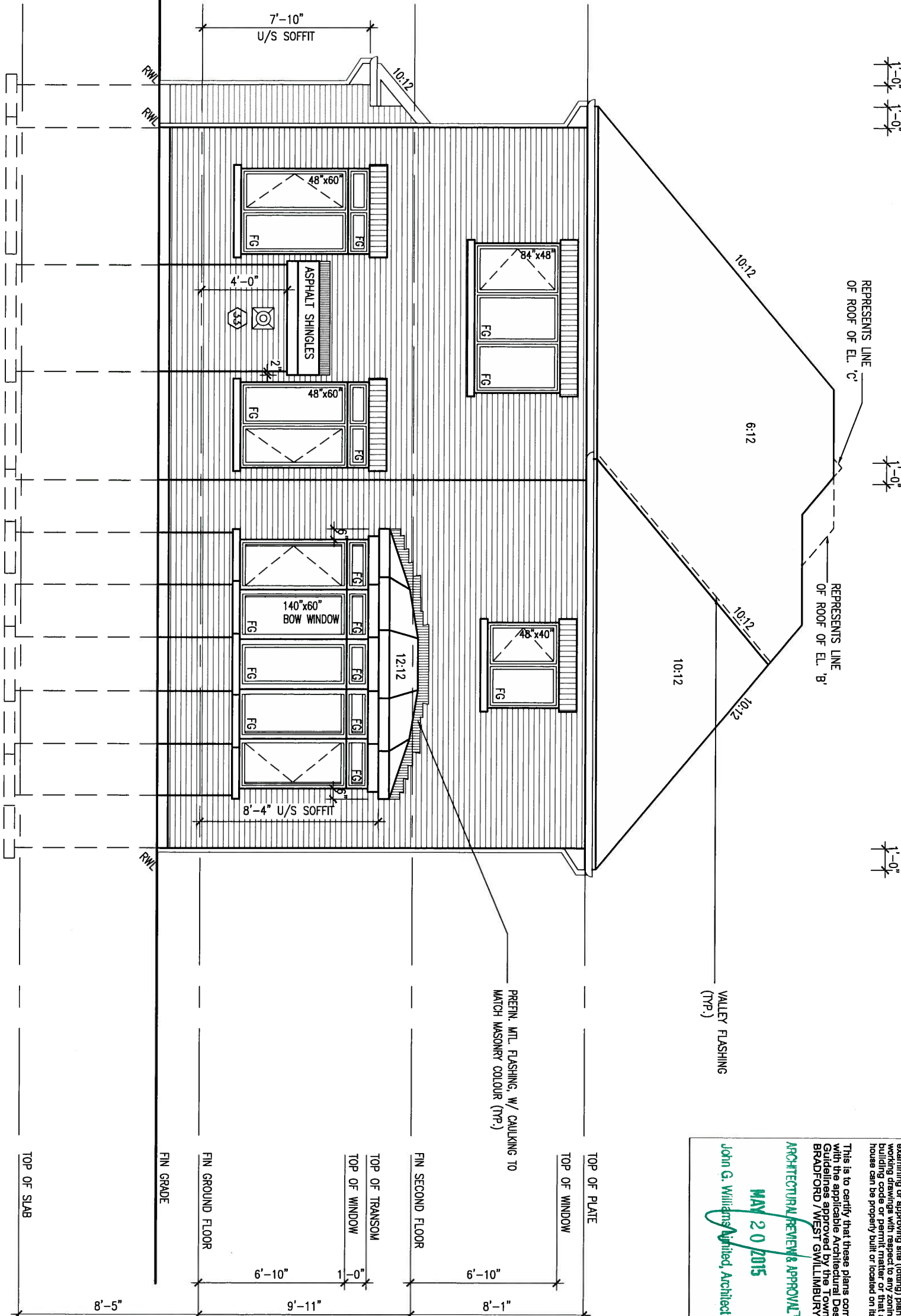
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<b>BAYVIEW WELLINGTON</b>		<b>S42-2</b>	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>	drawing no. <b>8</b>
date <b>APR 17/14</b>	checked by <b>BD.BIM</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S42-2</b>
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



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

MAY 14, 2015

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project no. 13045	
N 'A', 'B' & 'C'	drawing no. 9
file name 13045-S42-2	
May 12 2015 - 9:39 AM	

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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

1'-0"

1'-0"

1'-0"



MAY 14, 2015

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

BAYVIEW WELLINGTON

S42-2

project name GREEN VALLEY ESTATES municipality BRADFORD, ON

project no. 13045

date APR 17/14 drawing no. RIGHT SIDE ELEVATION 'A'

drawn by BD.BIM checked by 3/16" = 1'-0" scale file name 13045-S42-2

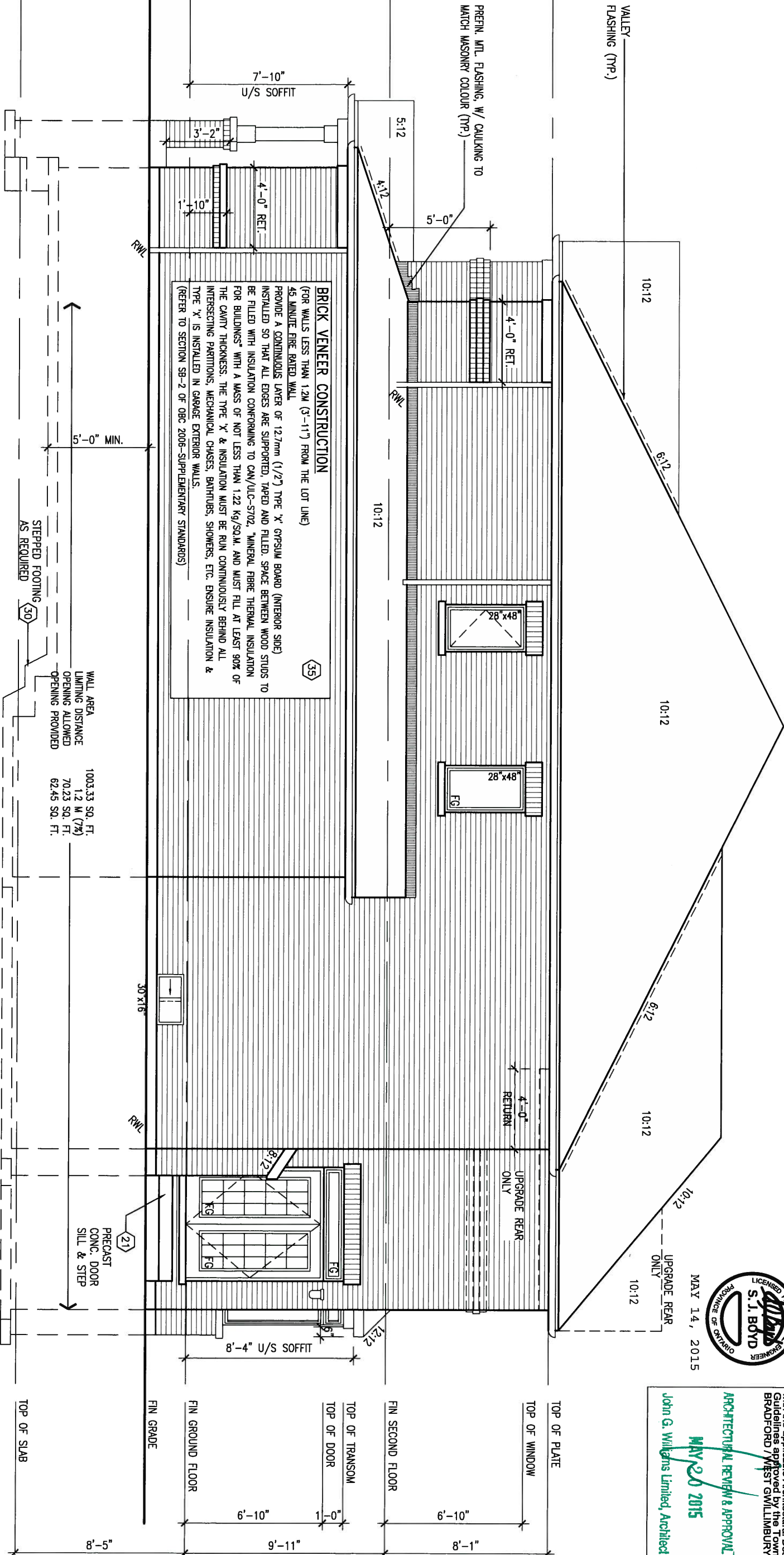
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qualification information  
Wellington Jno-Baptiste 25591  
name registration information BCIN  
VA3 Design Inc. 42658  
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3 REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	.
2 ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW	.
1 ISSUED FOR CLIENT REVIEW	SEP 04-14	RC	.
no. description	date	by	.

RIGHT SIDE ELEVATION 'A'



WALL AREA	1003.33 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	70.23 SQ. FT.
OPENING PROVIDED	62.45 SQ. FT.



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

1'-0"

1'-0"

1'-0" 1'-0"

1'-0"

MAY 14, 2015



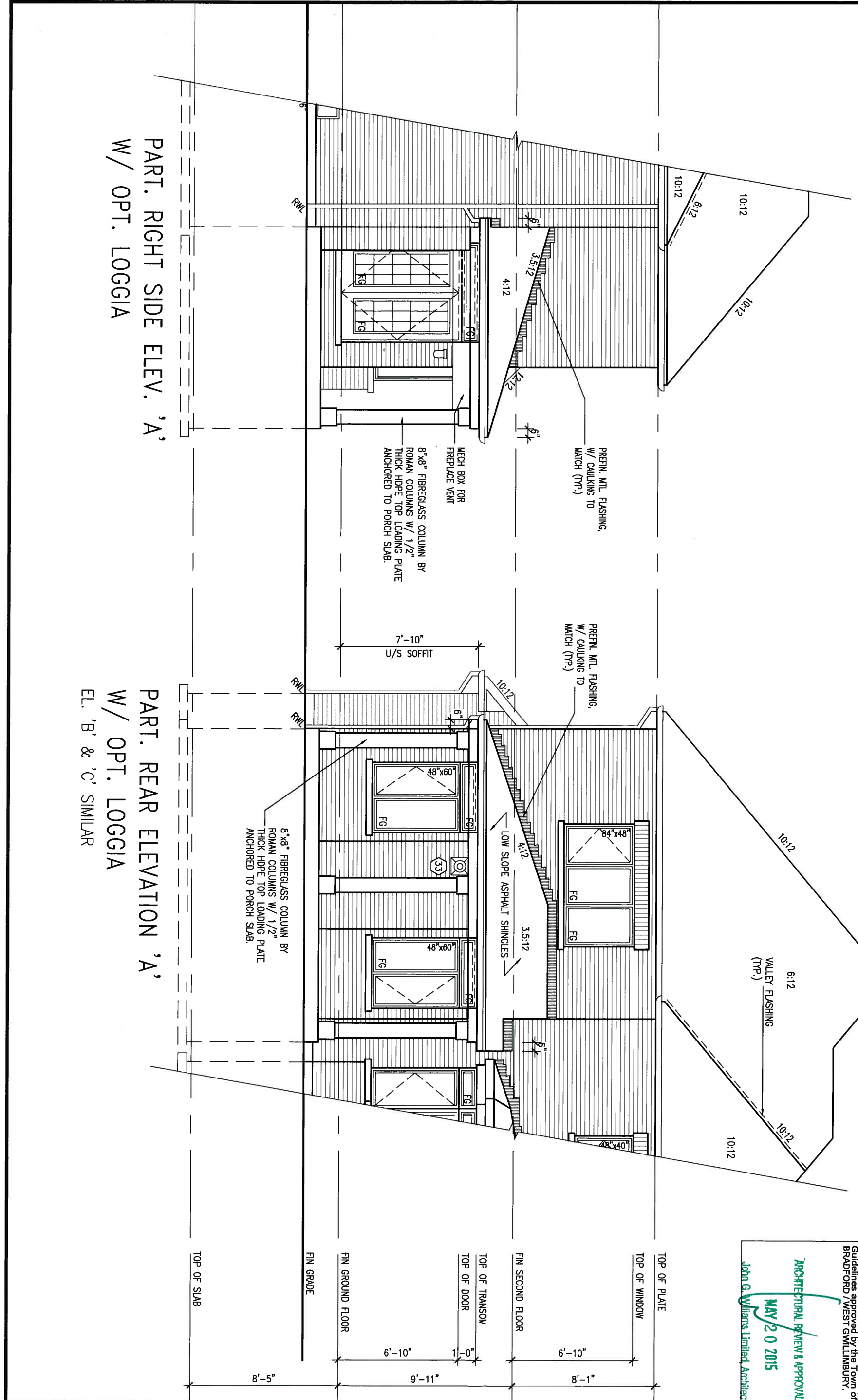
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ARCHITECTURAL REVIEW & APPROVAL  
MAY 20 2015  
John G. Williams Limited, Architect

PART. RIGHT SIDE ELEV. 'A'  
W/ OPT. LOGGIA

PART. REAR ELEVATION 'A'  
W/ OPT. LOGGIA  
EL. 'B' & 'C' SIMILAR



no.	description	date	by
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3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
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qualification information  
Wellington Jno-Baptiste 25591  
name BCIN  
registration information VA3 Design Inc. 42658  
signature

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BAYVIEW WELLINGTON		S42-2	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	APR 17/14	drawing no.	11
drawn by	BD.BIM	checked by	-
scale	3/16" = 1'-0"	file name	13045-S42-2
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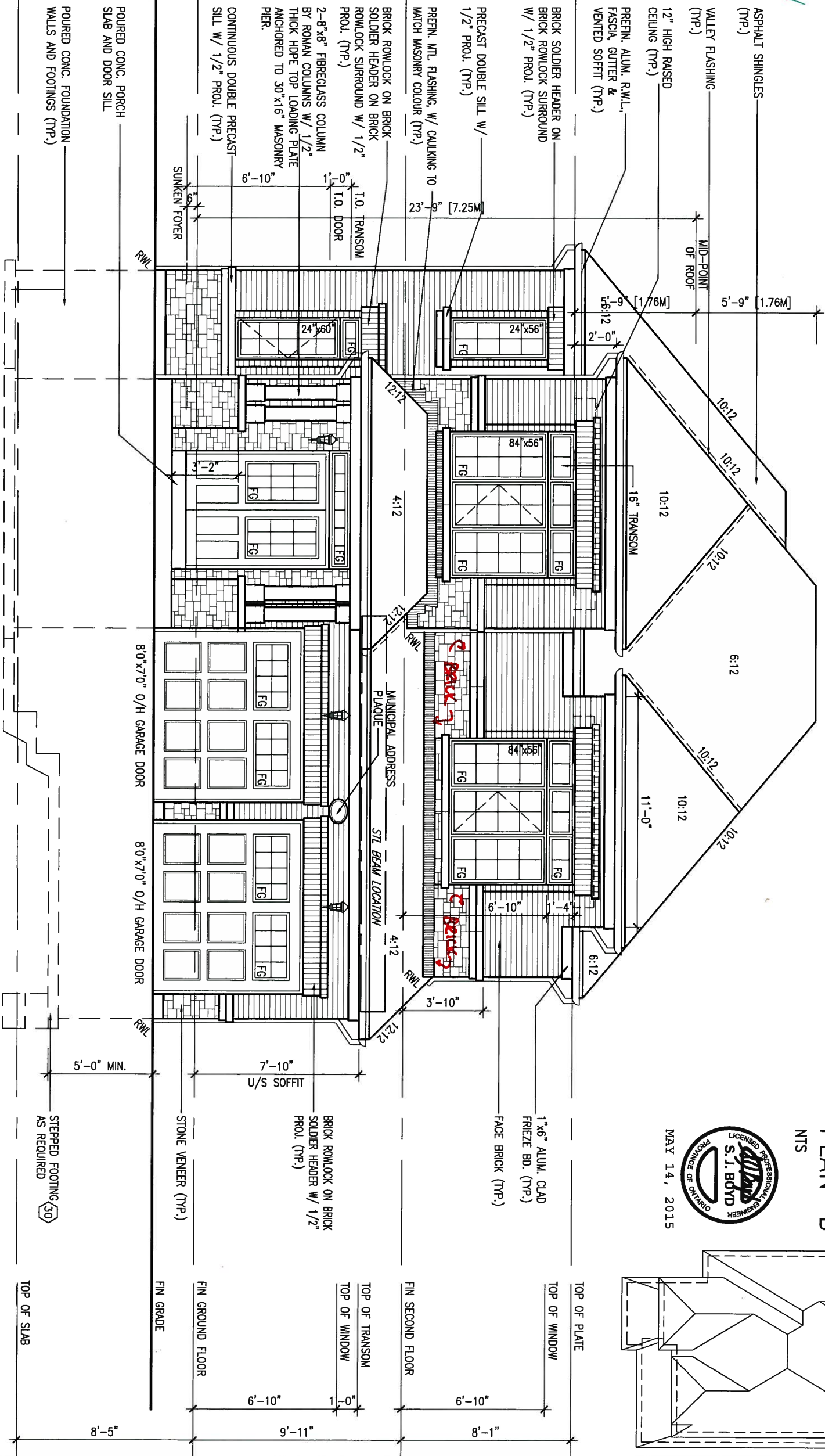
ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

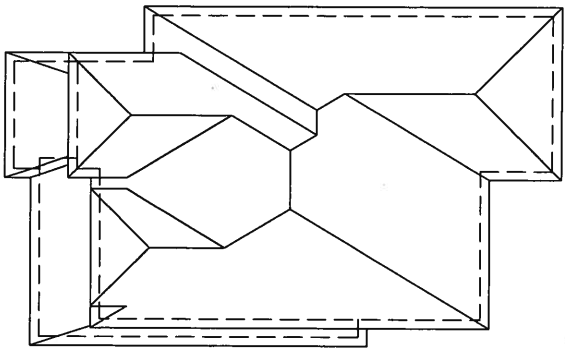
John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))		
S42-2 ELEVATION B	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE	
FRONT	694.00 S.F. 111.00 S.F. 15.99 %	
LEFT SIDE	1070.00 S.F. 75.11 S.F. 7.02 %	
RIGHT SIDE	1058.00 S.F. 66.40 S.F. 6.28 %	
REAR	675.00 S.F. 159.33 S.F. 23.60 %	
TOTAL SQ. FT.	3497.00 S.F. 411.84 S.F. 11.78 %	
TOTAL SQ. M.	324.88 S.M. 38.26 S.M. 11.78 %	

FRONT ELEVATION 'B'



ROOF PLAN 'B'



MAY 14, 2015

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3.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1.	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC
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qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	
VA3 Design Inc.	42658
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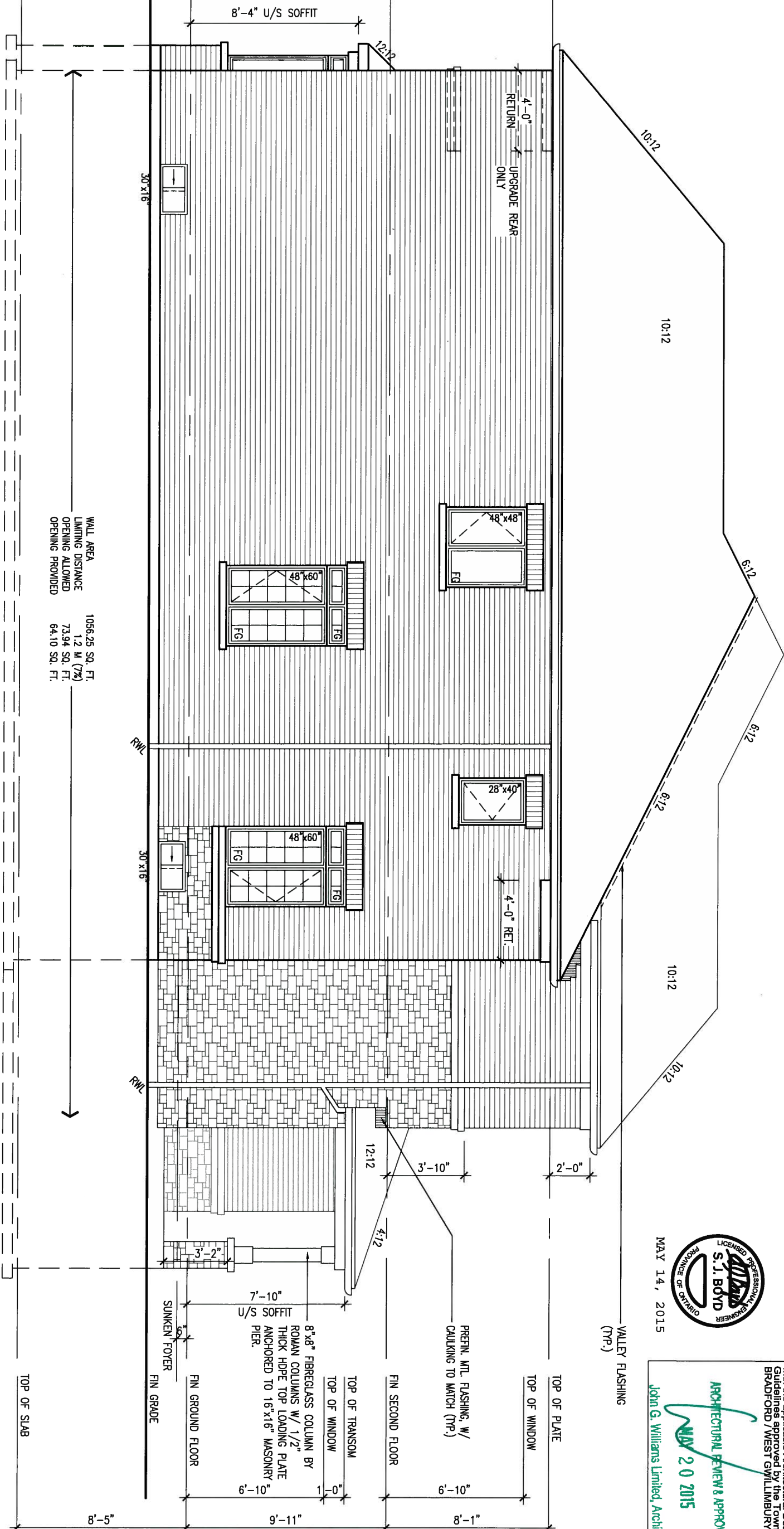


BAYVIEW WELLINGTON		S42-2
project name	GREEN VALLEY ESTATES	project no. 13045
date	APR 17/14	BRADFORD, ON
drawn by	BD.BIM	checked by
scale	3/16" = 1'-0"	FILE NAME
13045-S42-2		12
FRONT ELEVATION 'B'		
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

LEFT SIDE ELEVATION 'B'



WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED

1056.25 SQ. FT.  
1.2 M (7%)  
73.94 SQ. FT.  
64.10 SQ. FT.

MAY 14, 2015



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

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<b>BAYVIEW WELLINGTON</b>		<b>S42-2</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	APR 17/14	project no.	13045
drawn by	BD.BIM	checked by	-
scale	3/16" = 1'-0"	file name	13045-S42-2
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LEFT SIDE ELEVATION 'B'			drawing no.
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$$x_1 = 0$$

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

project no.  
13045

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project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

date **APR 17/14** RIGHT SIDE ELEVATION 'B'

drawn by	checked by	scale	file name
BD.BIM	-	3/16" = 1'-0"	13045-S42-2
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<p>name</p>	BCIN
<p>registration information</p>	
<p>VAS Design Inc.</p>	42658

**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 2006-SUPPLEMENTARY STANDARDS)

7'-10" U/S SOFFIT  
3'-10" RET.  
4'-0" RET.  
12:12  
4'-0" RET.  
3'-10"  
10:12  
10:12  
10:12  
6:12  
10:12  
10:12  
VALLEY FLASHING (TYP.)  
4'-0" RETURN  
UPGRADE REAR ONLY  
8'-4" U/S SOFFIT  
FIN SECOND FLOOR  
TOP OF TRANSOM  
TOP OF DOOR  
FIN GROUND FLOOR  
FIN GRADE  
TOP OF SLAB

1003.33 SQ. FT.  
1.2 M (7%)  
70.23 SQ. FT.  
62.45 SQ. FT.

STEPPED FOOTING  
AS REQUIRED

WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED

30 x 16"

21

28" x 48" FG

28" x 48" FG

35

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

With the applicable Architectural Design Guidelines approved by the Town of Bradford / West Gwillimbury.

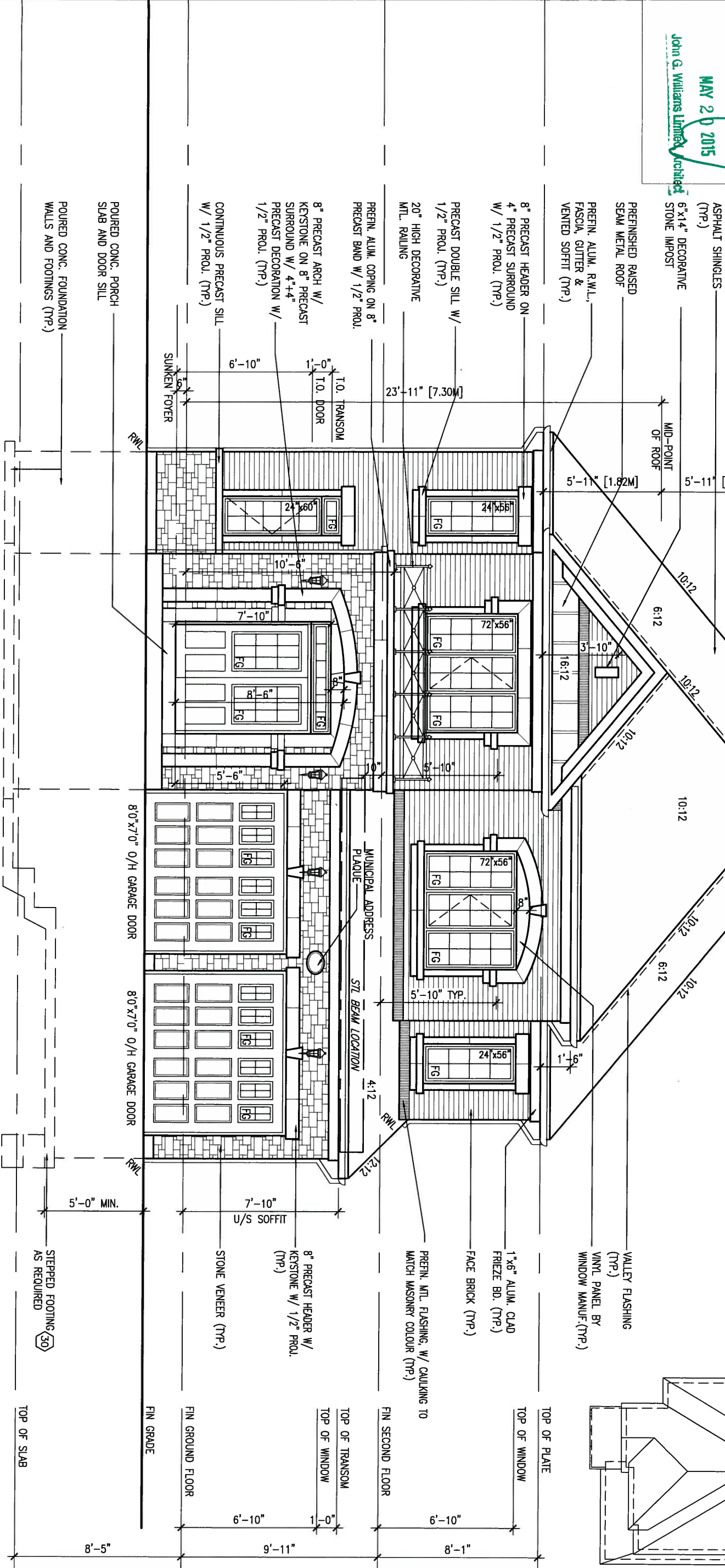
MAY 14, 2015



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

APPROVED FOR REVIEW & APPROVAL  
MAY 20 2015  
John G. Williams Limited Architect

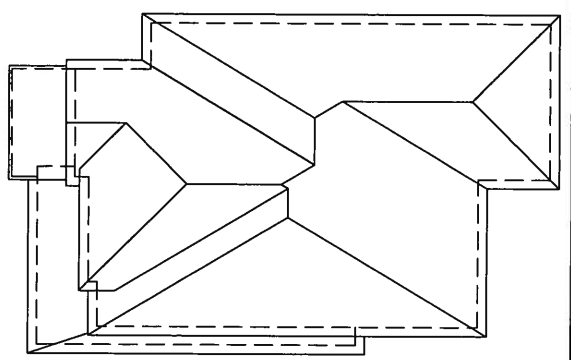


UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1 (7))

FRONT ELEVATION 'C'

S42-2 ELEVATION C	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION	693.00 S.F.	92.33 S.F.	13.32 %
FRONT	1053.00 S.F.	78.44 S.F.	7.45 %
LEFT SIDE	1056.00 S.F.	66.39 S.F.	6.29 %
RIGHT SIDE	675.00 S.F.	159.33 S.F.	23.60 %
REAR	3477.00 S.F.	396.49 S.F.	11.40 %
TOTAL SQ. FT.	323.02 S.M.	36.83 S.M.	11.40 %

ROOF  
PLAN 'C'  
NTS



BAYVIEW WELLINGTON		S42-2
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045
date APR 17/14	checked by BD.BIM	scale 3/16" = 1'-0"
FRONT ELEVATION 'C'		file name 13045-S42-2
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12 2015 - 9:39 AM		drawing no. 15

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

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

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.

no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.			
3.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1.	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC



MAY 14, 2015

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

1'-0"

1'-0"

1'-0"

MAY 14, 2015



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

UPGRADE REAR  
ONLY

10:12

10:12

10:12

6:12

6:12

10:12

10:12

VALLEY FLASHING  
(TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM  
TOP OF WINDOW

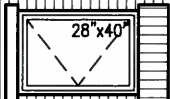
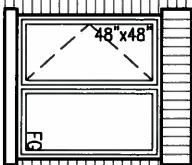
FIN GROUND FLOOR

FIN GRADE

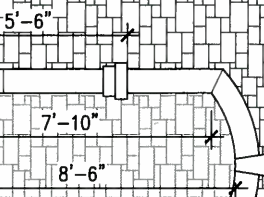
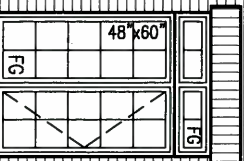
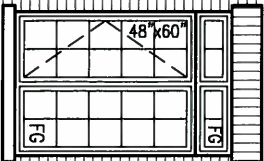
TOP OF SLAB

8'-4" U/S SOFFIT

4'-0"  
RETURN  
UPGRADE REAR  
ONLY



4'-0" RET.



10'-6"

6"

SUNKEN FOYER

8'-5"

9'-11"

6'-10"

1'-0"

6'-10"

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC
no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591  
signature BCN

name registration information  
VA3 Design Inc. 42658

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**VA3  
DESIGN**

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

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD, ON**

project no.  
**13045**

date  
**APR 17/14**  
drawn by  
**BD.BIM**

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

**LEFT SIDE ELEVATION 'C'**

file name  
**13045-S42-2**

drawing no.

**16**



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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

1'-0"

1'-0"

1'-0"

VALLEY  
FLASHING (TYP.)

MTL. FLASHING, W/ CAULKING  
BEHIND CLADDING (TYP.)

PREFIN. MTL. FLASHING, W/ CAULKING TO  
MATCH MASONRY COLOUR (TYP.)

RWL

RWL

UPGRADE REAR  
ONLY

4'-0"  
RETURN  
UPGRADE REAR  
ONLY

**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, TAPERED 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 2006-SUPPLEMENTARY STANDARDS)

35

1'-0" MIN.

STEPPED FOOTING  
AS REQUIRED

WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED  
1023.33 SQ. FT.  
1.2 M (7%)  
71.63 SQ. FT.  
62.45 SQ. FT.

RIGHT SIDE ELEVATION 'C'

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

BAYVIEW WELLINGTON

S42-2

project name  
**GREEN VALLEY ESTATES**  
municipality  
**BRADFORD, ON**  
project no.  
**13045**  
drawing no.  
**17**  
date  
**APR 17/14**  
checked by  
**BD.BIM**  
scale  
**3/16" = 1'-0"**  
file name  
**13045-S42-2**  
RIGHT SIDE ELEVATION 'C'

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

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qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information  
VA3 Design Inc. 42658  
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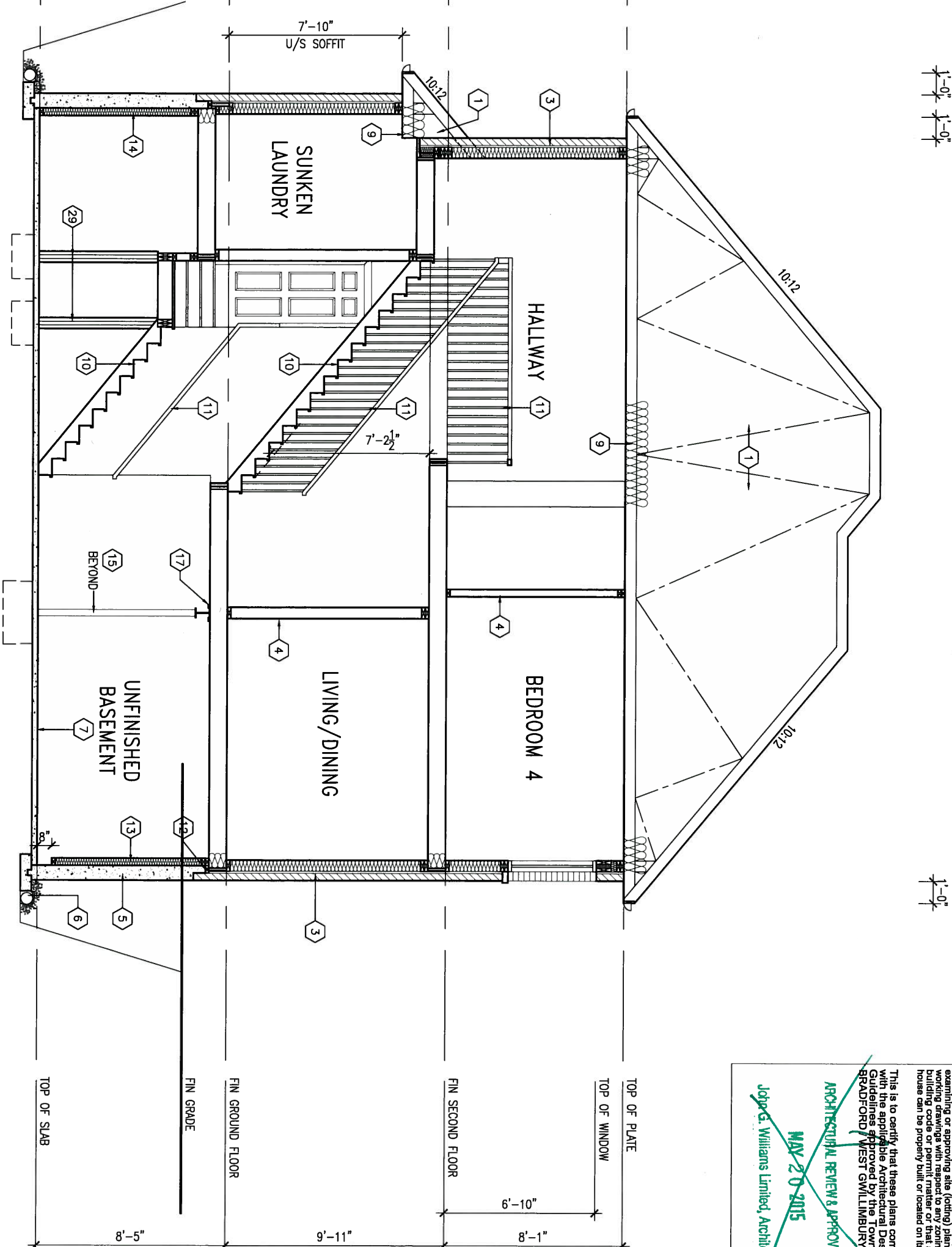
no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.			
3.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1.	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-2 ELEVATION A W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	683.00 S.F.	102.53 S.F.	15.03 %
LEFT SIDE	1043.00 S.F.	78.44 S.F.	7.52 %
RIGHT SIDE	1043.00 S.F.	66.39 S.F.	6.37 %
REAR	908.00 S.F.	204.00 S.F.	22.47 %
TOTAL SQ. FT.	3677.00 S.F.	451.46 S.F.	12.28 %
TOTAL SQ. M.	341.60 S.M.	41.94 S.M.	12.28 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-2 ELEVATION B W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694.00 S.F.	111.00 S.F.	15.99 %
LEFT SIDE	1070.00 S.F.	75.11 S.F.	7.02 %
RIGHT SIDE	1058.00 S.F.	66.39 S.F.	6.28 %
REAR	908.00 S.F.	204.00 S.F.	22.47 %
TOTAL SQ. FT.	3730.00 S.F.	456.50 S.F.	12.24 %
TOTAL SQ. M.	346.53 S.M.	42.41 S.M.	12.24 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-2 ELEVATION C W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	693.00 S.F.	92.33 S.F.	13.32 %
LEFT SIDE	1053.00 S.F.	78.44 S.F.	7.45 %
RIGHT SIDE	1056.00 S.F.	66.39 S.F.	6.29 %
REAR	908.00 S.F.	204.00 S.F.	22.47 %
TOTAL SQ. FT.	3710.00 S.F.	441.16 S.F.	11.89 %
TOTAL SQ. M.	344.67 S.M.	40.98 S.M.	11.89 %

CROSS SECTION 'A-A'



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**ARCHITECTURAL REVIEW & APPROVAL**  
**MAY 20 2015**  
J. Williams Limited, Architect

S42-2

BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES  
municipality  
BRADFORD, ON

project no.  
13045

CROSS SECTION 'A-A'

date  
APR 17/14

drawn by  
BD,BIM

checked by  
-

scale  
3/16" = 1'-0"

file name  
13045-S42-2

drawing no.  
18

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12 2015 - 9:39 AM

**VA3**  
**DESIGN**

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

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

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no. description

date by

3 REVISED AS PER ENG'S COMMENTS MAY 04-15 RC

2 ADDED UPGRADED REAR ELEVATIONS. OCT. 06/14 GW

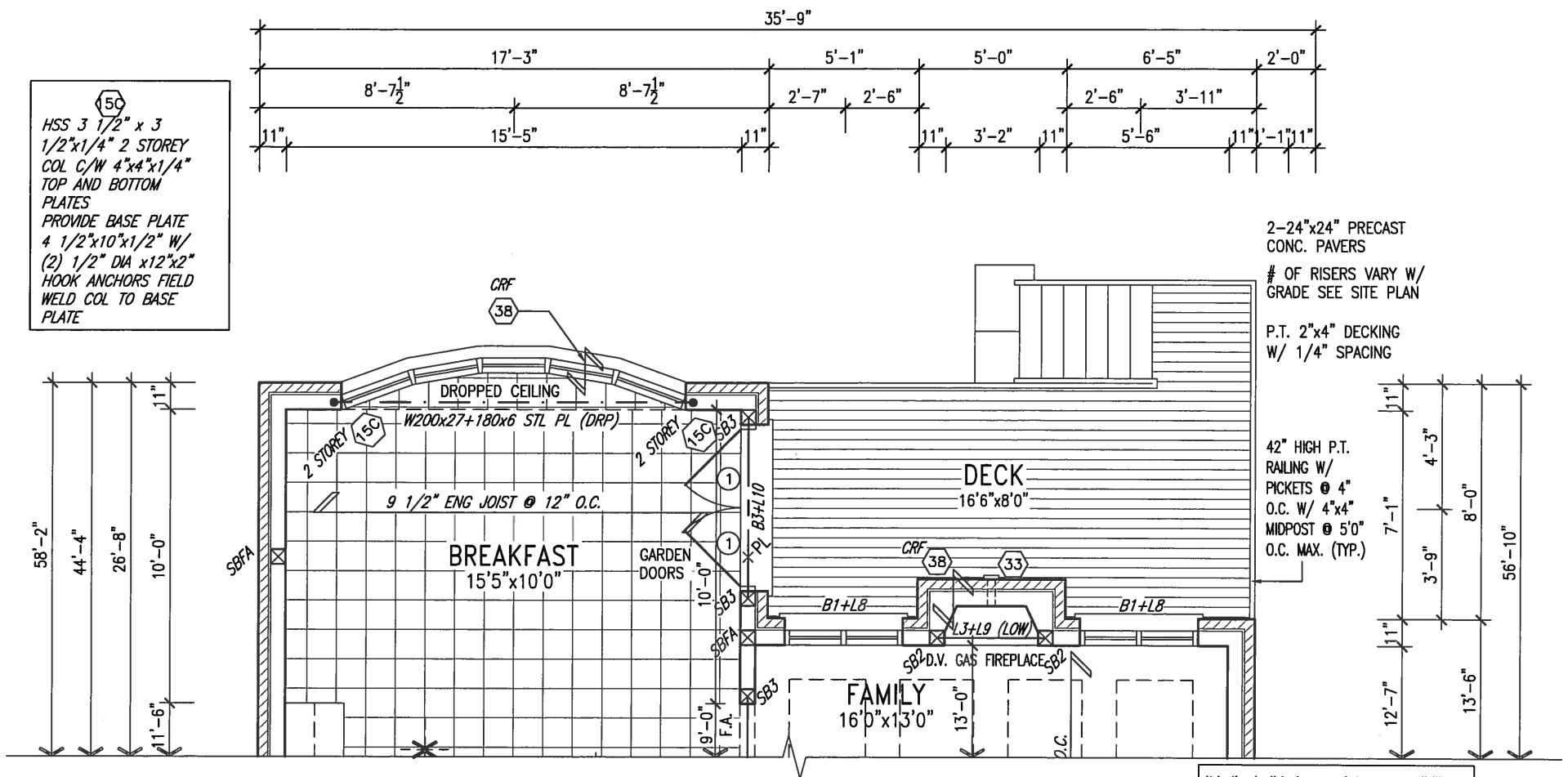
1 ISSUED FOR CLIENT REVIEW SEP 04-14 RC



MAY 14, 2015



REFER TO FULL PLANS FOR  
TYPICAL NOTES.



PART GRND FLOOR PLAN  
9R OR MORE W.O.D.  
CONDITION

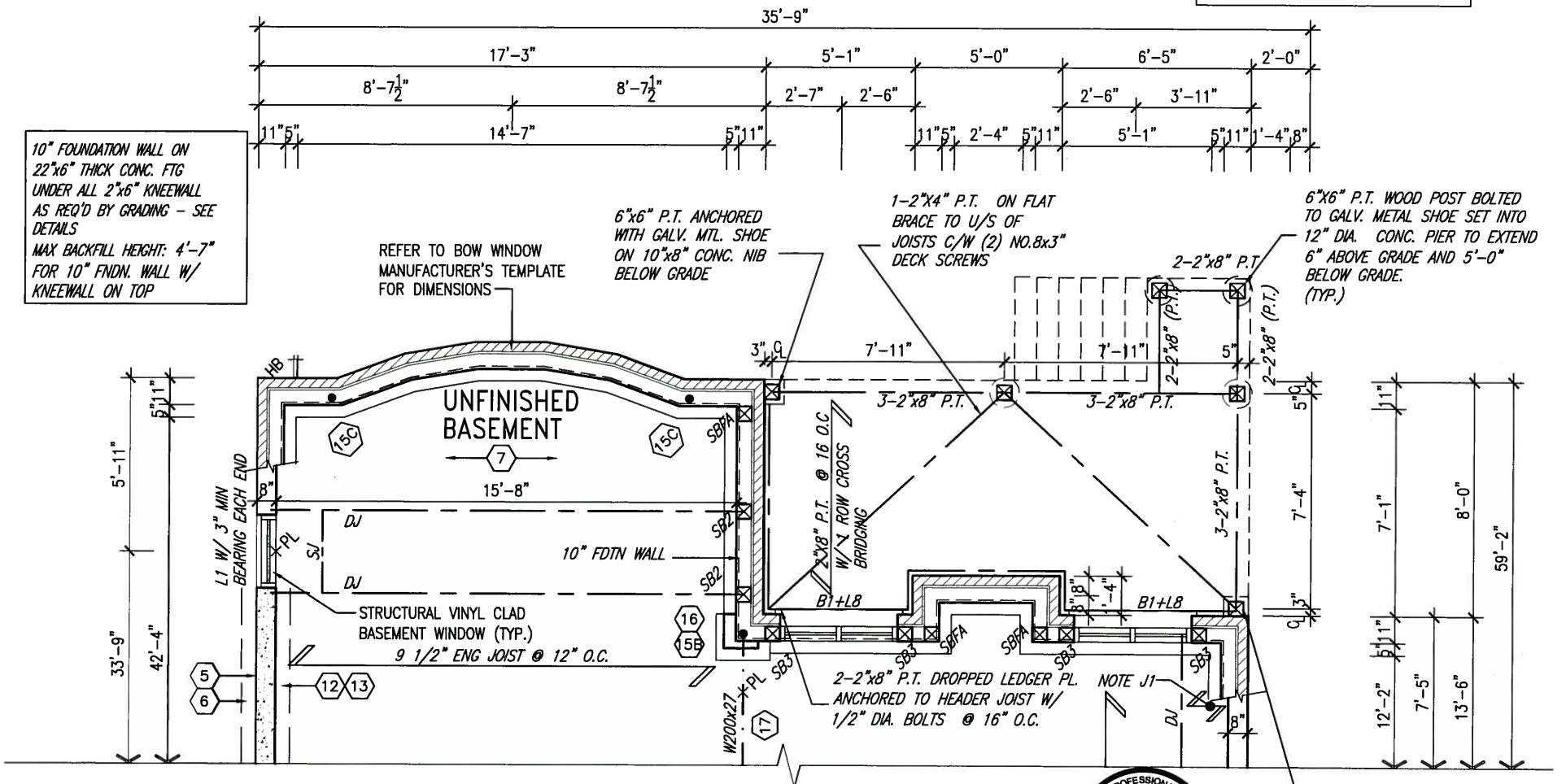
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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



PART BSMT PLAN  
9R OR MORE W.O.D.  
CONDITION



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 <i>J. Baptiste</i> 25591 signature BCIN name registration information VA3 Design Inc. 42658	<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>	<b>S42-2</b> -	project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>	drawing no. <b>19</b>
8	.	.	.								
7	.	.	.								
6	.	.	.								
5	.	.	.								
4	.	.	.								
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	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.							
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW								
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC								
no.	description	date	by								

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

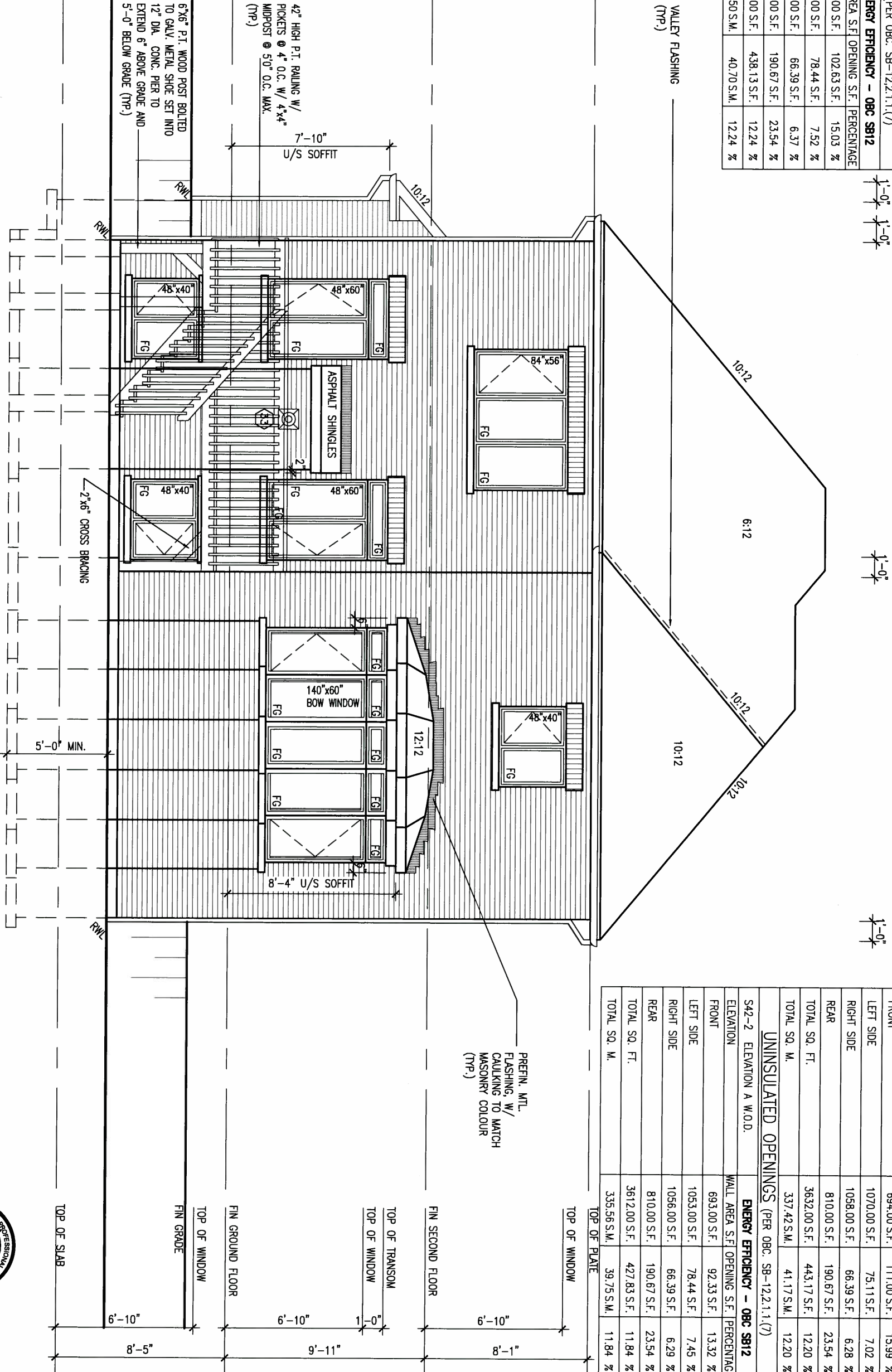
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S42-2 ELEVATION A W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	683.00 S.F.	102.63 S.F.	15.03 %
LEFT SIDE	1043.00 S.F.	78.44 S.F.	7.52 %
RIGHT SIDE	1043.00 S.F.	66.39 S.F.	6.37 %
REAR	810.00 S.F.	190.67 S.F.	23.54 %
TOTAL SQ. FT.	3579.00 S.F.	438.13 S.F.	12.24 %
TOTAL SQ. M.	332.50 S.M.	40.70 S.M.	12.24 %

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

JOHN G. WILKINS Limited, Architect



UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S42-2 ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694.00 S.F.	111.00 S.F.	15.99 %
LEFT SIDE	1070.00 S.F.	75.11 S.F.	7.02 %
RIGHT SIDE	1058.00 S.F.	66.39 S.F.	6.28 %
REAR	810.00 S.F.	190.67 S.F.	23.54 %
TOTAL SQ. FT.	3632.00 S.F.	443.17 S.F.	12.20 %
TOTAL SQ. M.	337.42 S.M.	41.17 S.M.	12.20 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S42-2 ELEVATION A W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	693.00 S.F.	92.33 S.F.	13.32 %
LEFT SIDE	1053.00 S.F.	78.44 S.F.	7.45 %
RIGHT SIDE	1056.00 S.F.	66.39 S.F.	6.29 %
REAR	810.00 S.F.	190.67 S.F.	23.54 %
TOTAL SQ. FT.	3612.00 S.F.	427.83 S.F.	11.84 %
TOTAL SQ. M.	335.56 S.M.	39.75 S.M.	11.84 %

PREFIN. MTL.  
FLASHING, W/  
CAULKING TO MATCH  
MASONRY COLOUR  
(TYP.)



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.	.	.	name registration information BCIN
5.	.	.	VA3 Design Inc. 42658
4.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
3.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
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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**

project no.  
**13045**

date  
**APR 17/14**

checked by  
**BD.BIM**

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

file name  
**13045-S42-2**

drawing no.  
**20**

**S42-2**  
-  
**REAR ELEVATION - W.O.D. CONDITION**

project name  
**GREEN VALLEY ESTATES**

project no.  
**13045**

date  
**APR 17/14**

checked by  
**BD.BIM**

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

file name  
**13045-S42-2**

drawing no.  
**20**

**S42-2**  
-  
**REAR ELEVATION - W.O.D. CONDITION**

project name  
**GREEN VALLEY ESTATES**

project no.  
**13045**

date  
**APR 17/14**

checked by  
**BD.BIM**

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

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**13045-S42-2**

drawing no.  
**20**

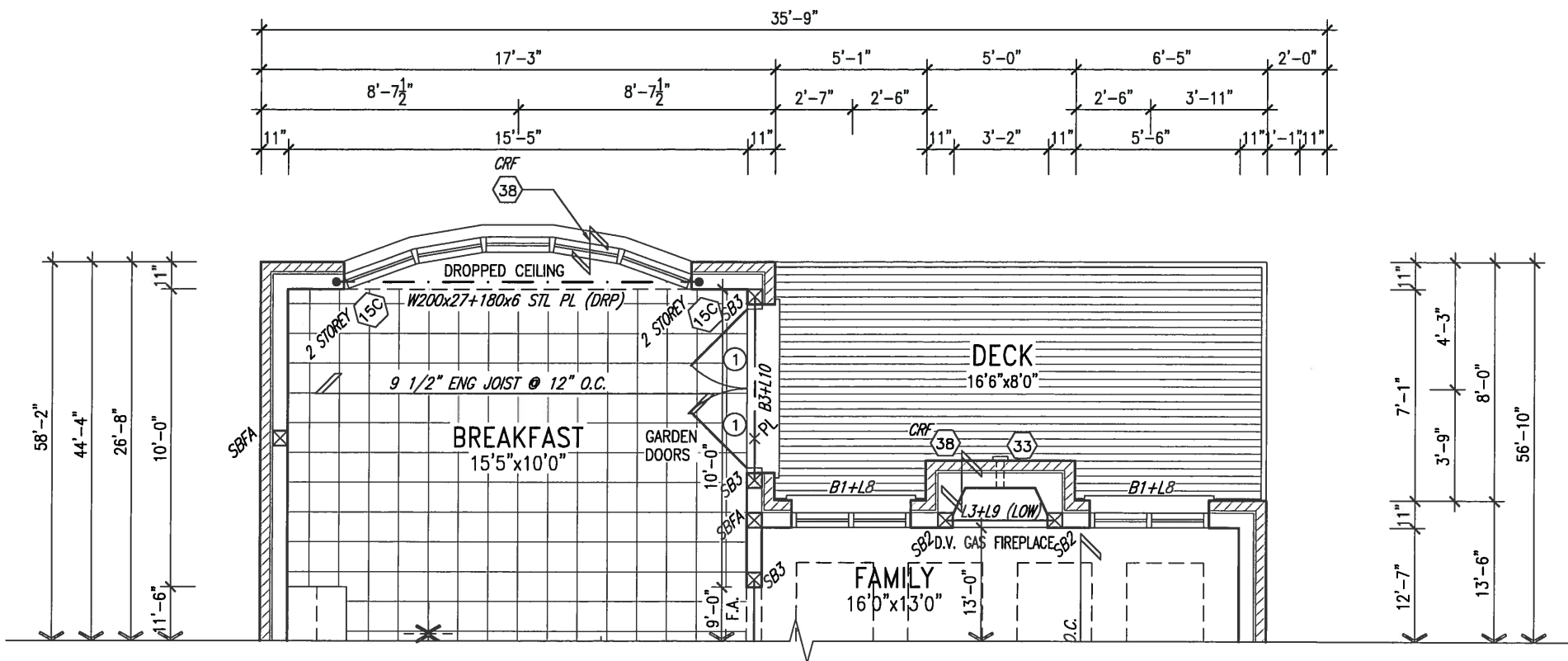
**S42-2**  
-  
**REAR ELEVATION - W.O.D. CONDITION**



REFER TO FULL PLANS FOR  
TYPICAL NOTES.



MAY 14, 2015



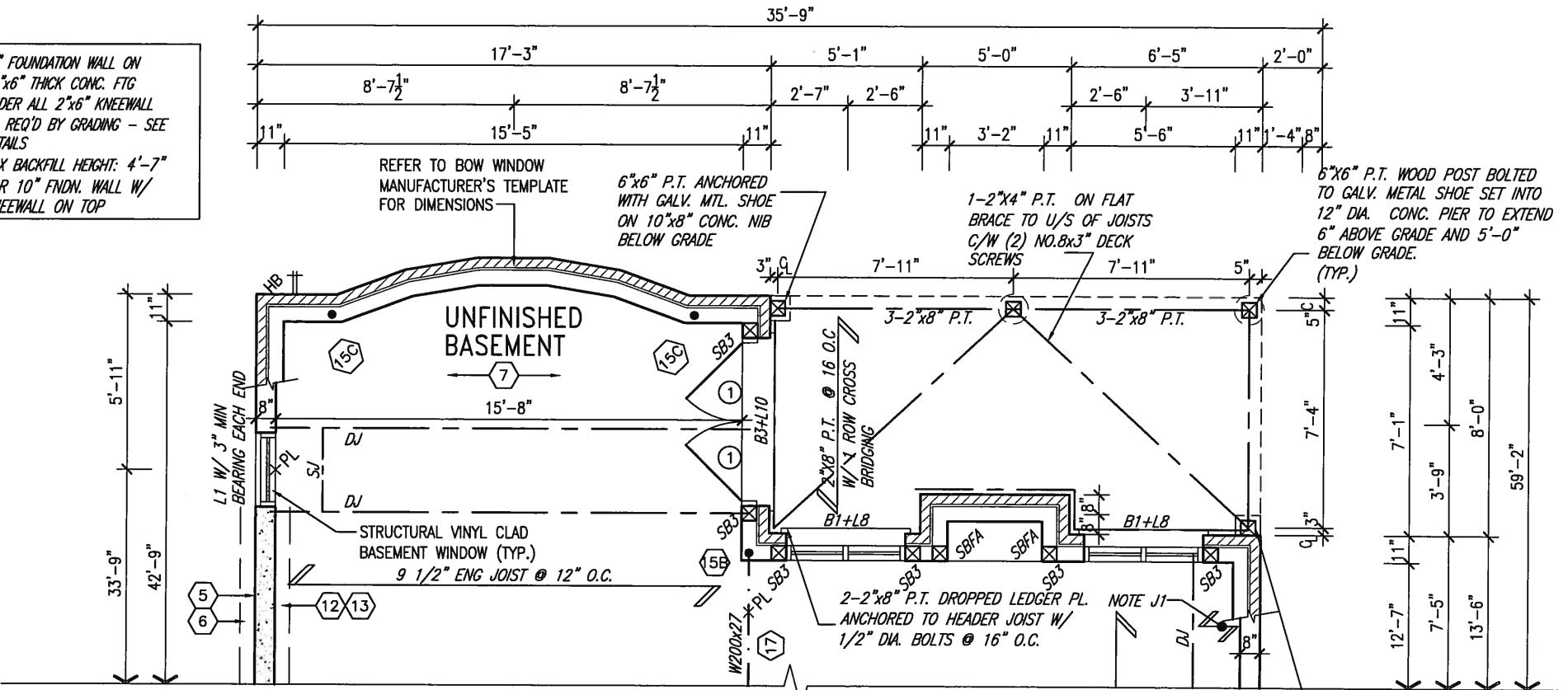
PART GRND FLOOR PLAN  
W.O.B. CONDITION

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

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



PART BSMT PLAN  
W.O.B.  
CONDITION

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.					
8				qualification information					
7				Wellington Jno-Baptiste	25591				
6				name	BCIN				
5				registration information	42658				
4				VA3 Design Inc.					
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2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW						
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC						
no.	description	date	by						

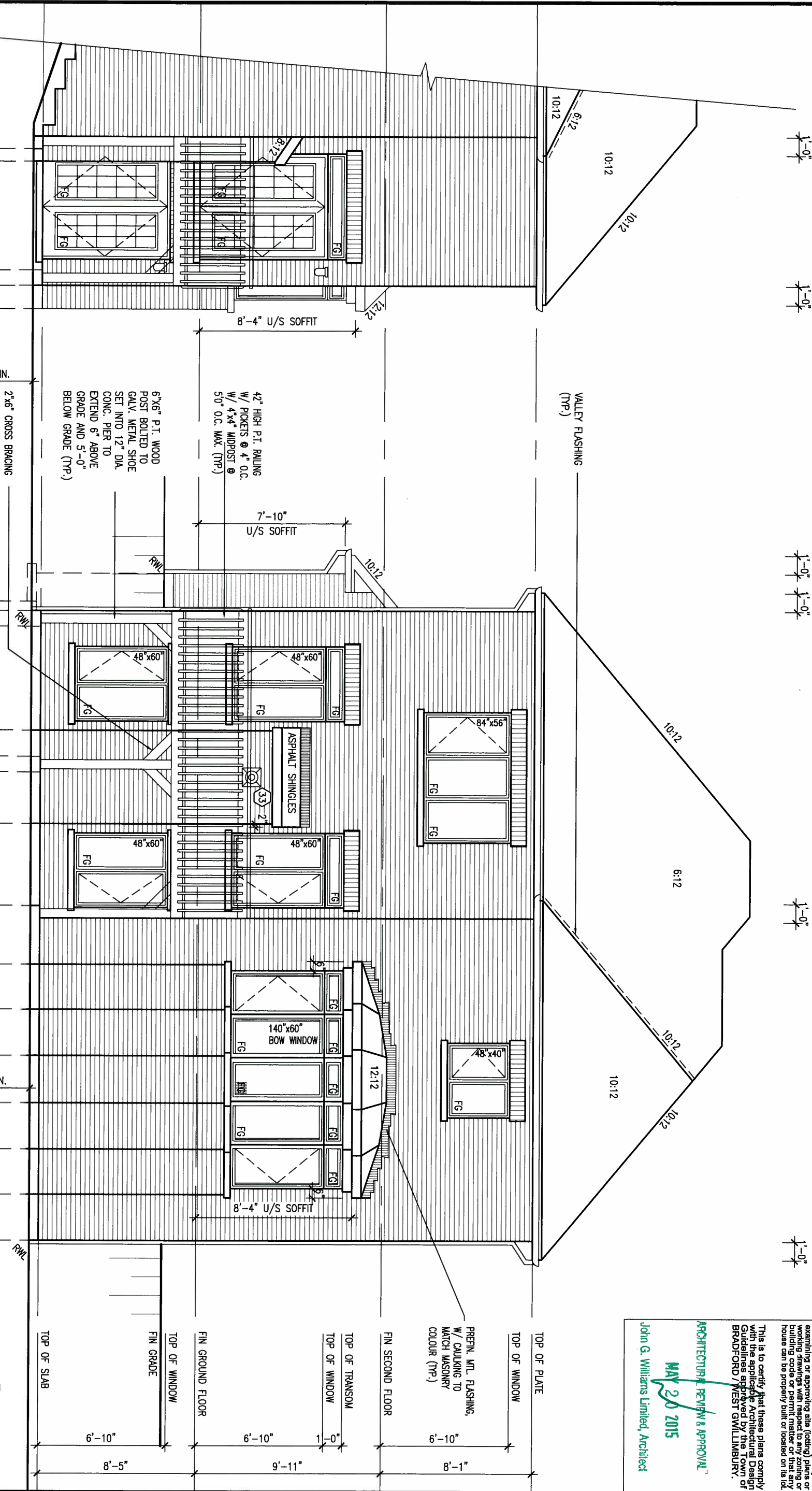
<b>VA3</b> <b>DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b> project name <b>GREEN VALLEY ESTATES</b> date APR 17/14 drawn by BD.BIM checked by scale 3/16" = 1'-0" municipality <b>BRADFORD, ON</b> project no. 13045 drawing no. 21	<b>S42-2</b> PARTIAL PLANS - W.O.B. CONDITION file name 13045-S42-2 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12 2015 - 9:39 AM
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

RIGHT SIDE ELEVATION 'A'  
W.O.B. CONDITION  
EL. 'B' & 'C' SIMILAR

REAR ELEVATION 'A'  
W.O.B. CONDITION  
EL. 'B' & 'C' SIMILAR



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 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 GUILDFORD.

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

9.	.	.	.	.	.
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3.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	.	.
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW	.	.
1.	ISSUED FOR CLIENT REVIEW	SEP 04-14	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

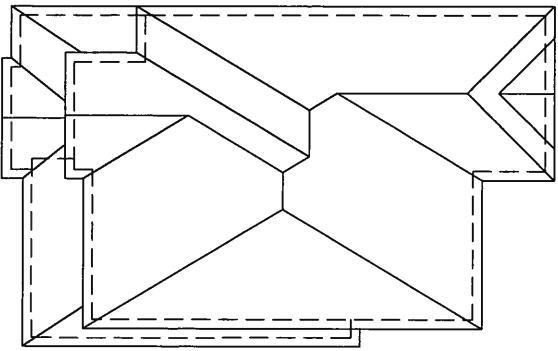
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

<b>BAYVIEW WELLINGTON</b>		<b>S42-2</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	APR 17/14	drawing no.	13045
drawn by	BD.BIM	checked by	-
scale	3/16" = 1'-0"	file name	13045-S42-2
REAR ELEVATION - W.O.B. CONDITION			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12 2015 - 9:39 AM			

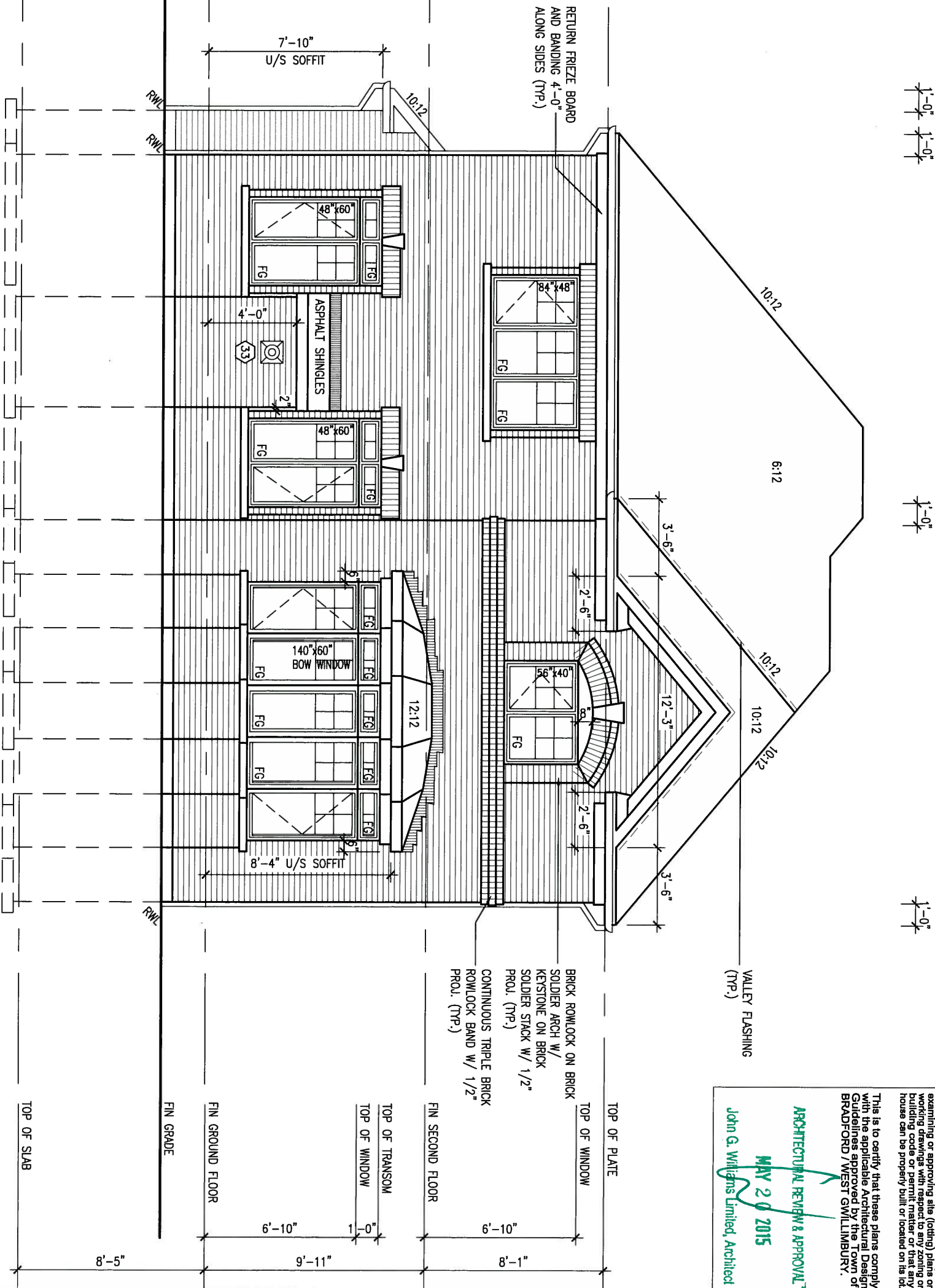


REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'A'  
(UPGRADED REAR)

UPGRADED REAR ELEVATION 'A'



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

BAYVIEW WELLINGTON

S42-2

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	APR 17/14	checked by	BD.BIM	drawing no.	23
scale	3/16" = 1'-0"	file name	13045-S42-2		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12 2015 - 9:39 AM					

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Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
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qualification information  
Wellington Jno-Baptiste 25591  
name BCIN  
registration information VA3 Design Inc. 42658

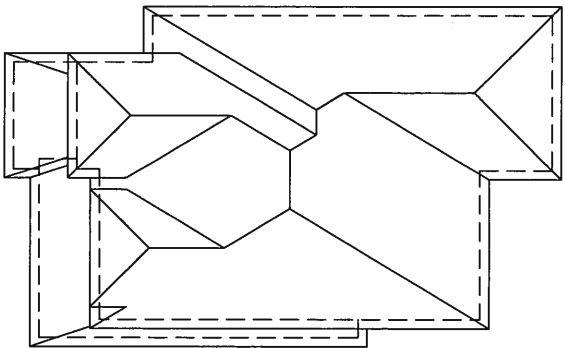
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MAY 14, 2015

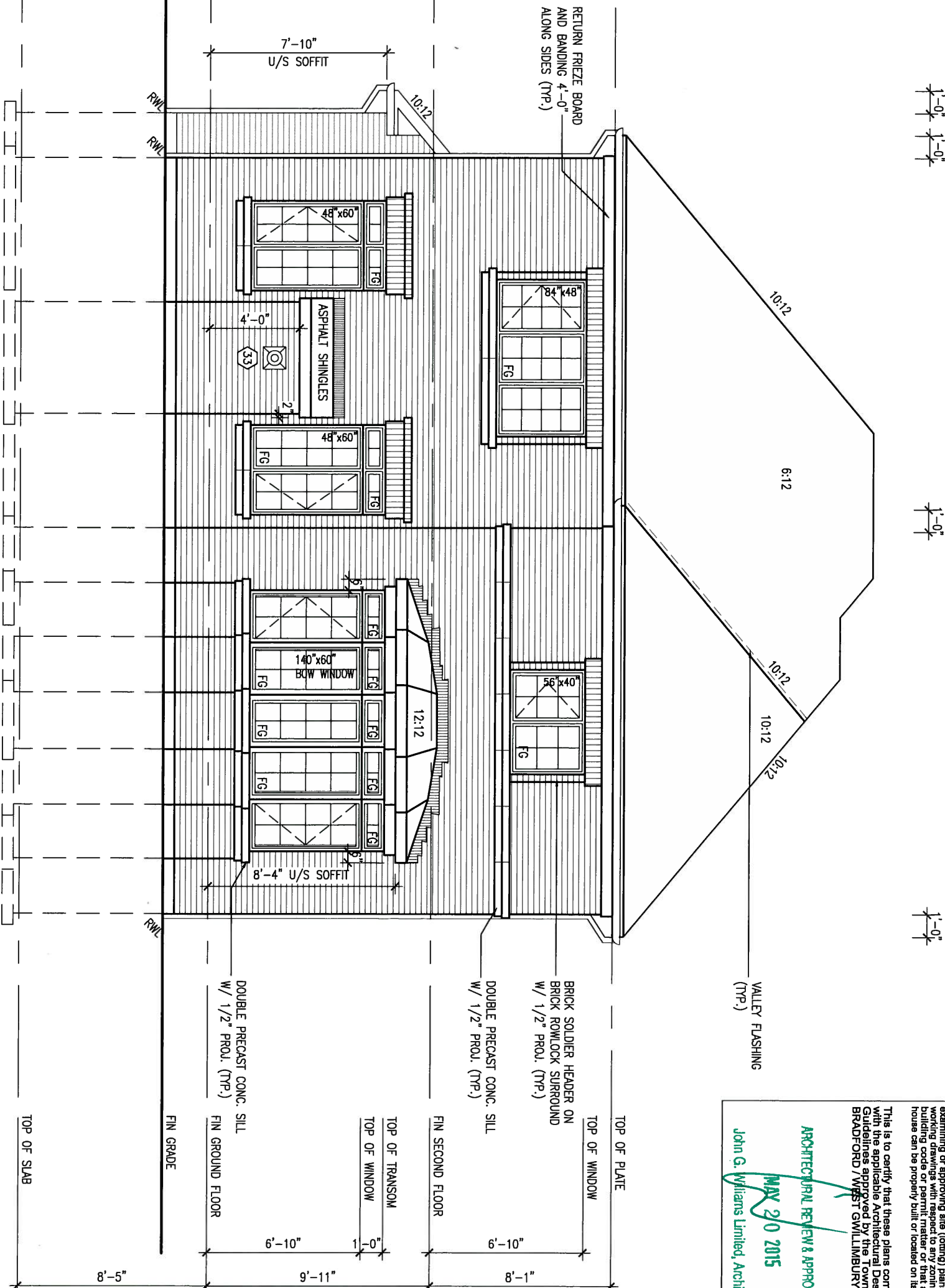
no.	description	date	by
9			
8			
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3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'B'  
(UPGRADED REAR)

UPGRADED REAR ELEVATION 'B'



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

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

BAYVIEW WELLINGTON

S42-2

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	APR 17/14	checked by	BD.BIM	drawing no.	24
scale	3/16" = 1'-0"	file name	13045-S42-2		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12, 2015 - 9:39 AM					

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

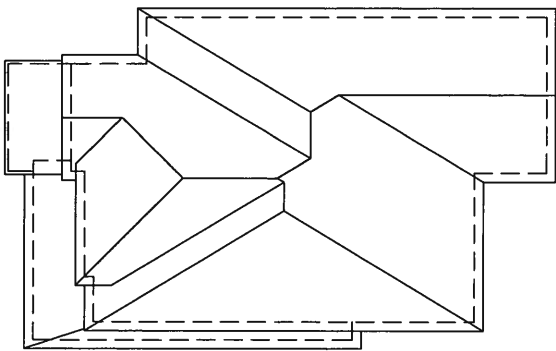
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3.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC		
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW		
1.	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC		
no.	description	date	by		



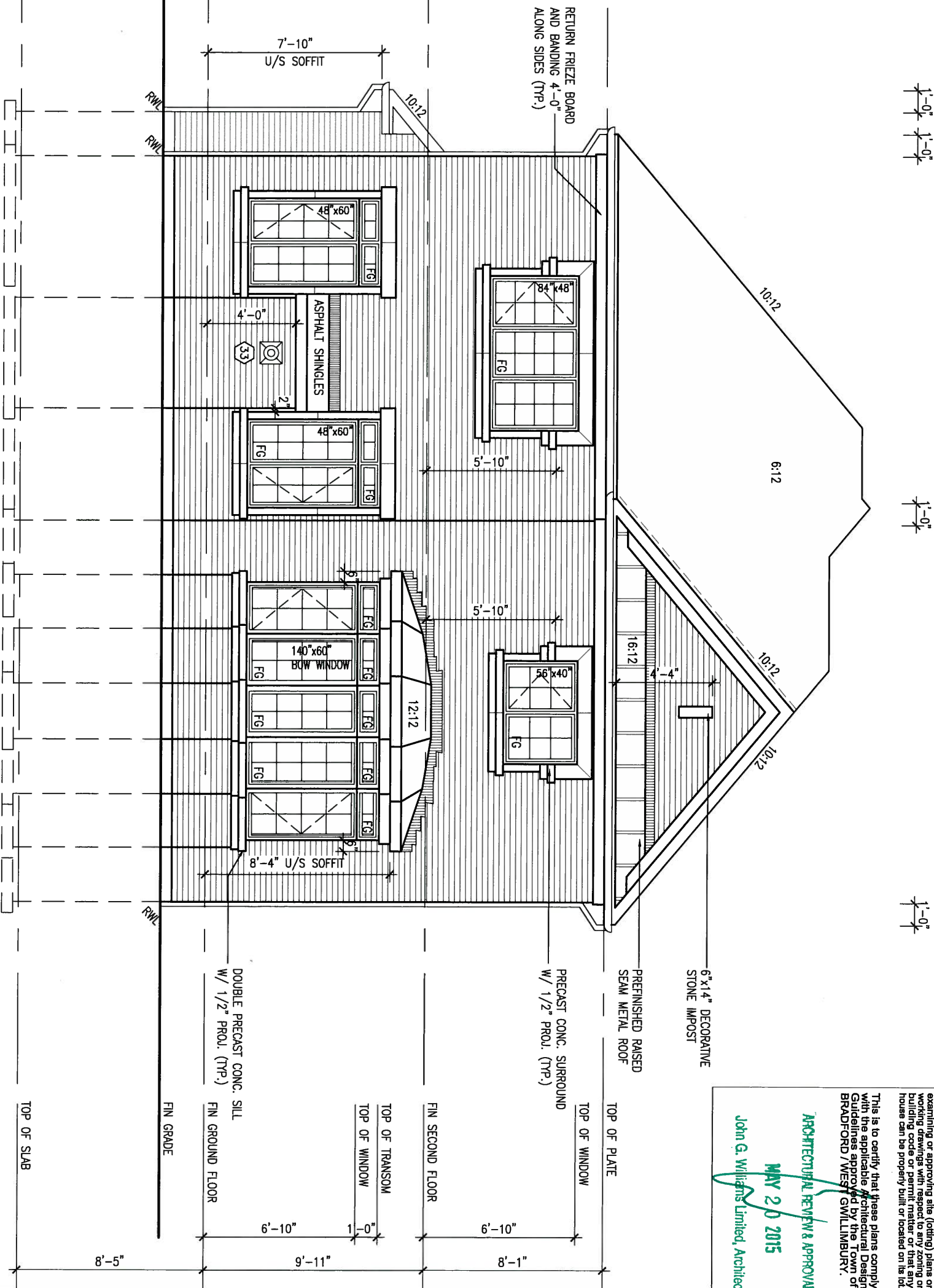


REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'C'  
(UPGRADED REAR)

UPGRADED REAR ELEVATION 'C'



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable 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.

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

BAYVIEW WELLINGTON

S42-2

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	APR 17/14	checked by	scale	3/16" = 1'-0"	file name
drawn by	BD.BIM				13045-S42-2
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12 2015 - 9:39 AM					

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qualification information  
Wellington Jno-Baptista 25591  
signature  
name registration information BCIN  
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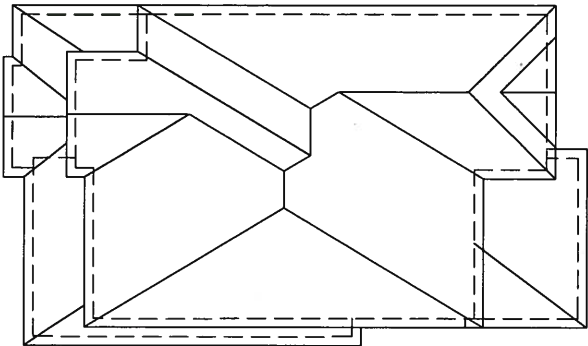
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no.	description	date	by
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2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC



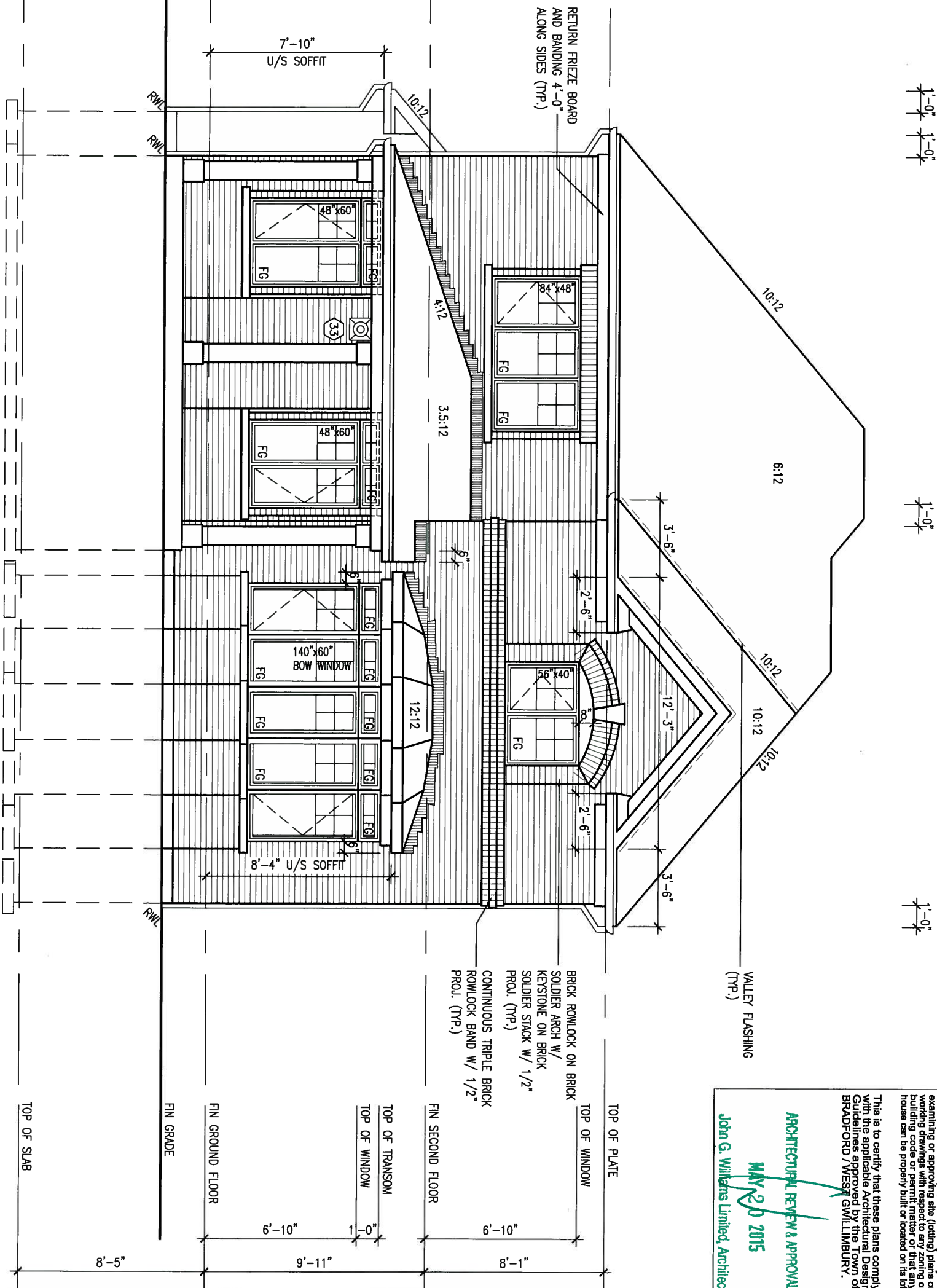
MAY 14, 2015

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'A'  
(UPGRADED REAR w/  
LOGGIA)

UPGRADED REAR ELEVATION 'A' (with OPT. LOGGIA)



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

S42-2

BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD, ON

project no.  
13045

date  
APR 17/14

UPGRADED REAR ELEV. 'A' (w/ OPT. LOGGIA)

drawing no.  
26

checked by  
BD.BIM

scale  
3/16" = 1'-0"

file name  
13045-S42-2

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

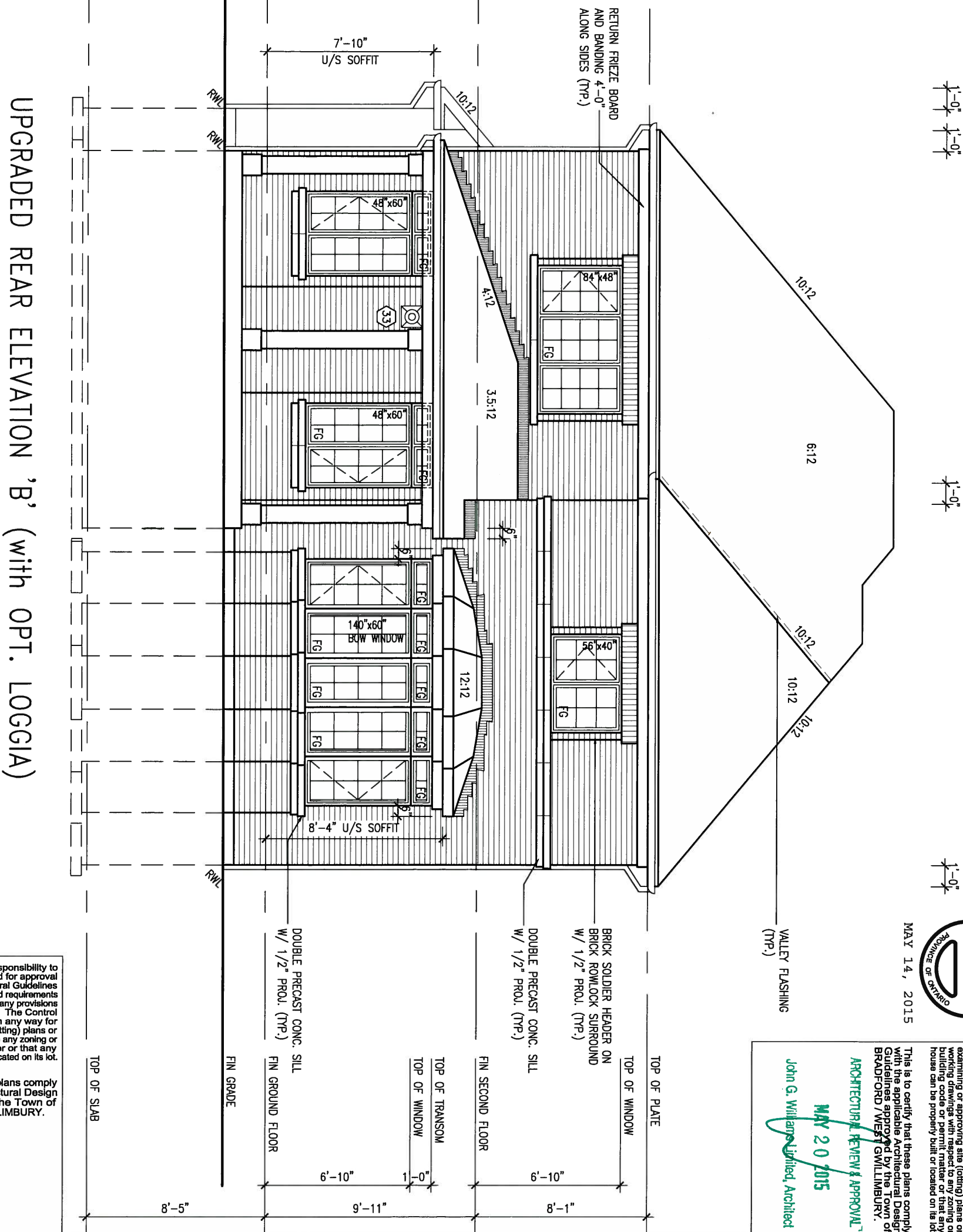
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3.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1.	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC
no.	description	date	by





ROOF PLAN 'B'  
(UPGRADED REAR w/  
LOGGIA)



MAY 14, 2015

This is to certify that these plans comply with the applicable Architectural Design Standards approved by the Town of GRAFORD, WEST GUILMINTBURY.

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

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

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	BCIN
5	.	.	.	registration information	
4	.	.	.	VA3 Design Inc.	42658
3	REVISED AS PER ENG'S COMMENTS		MAY 04-15	RC	
2	ADDED UPGRADED REAR ELEVATIONS.		OCT. 06/14	GW	
1	ISSUED FOR CLIENT REVIEW		SEP 04-14	RC	
no.	description		date	by	

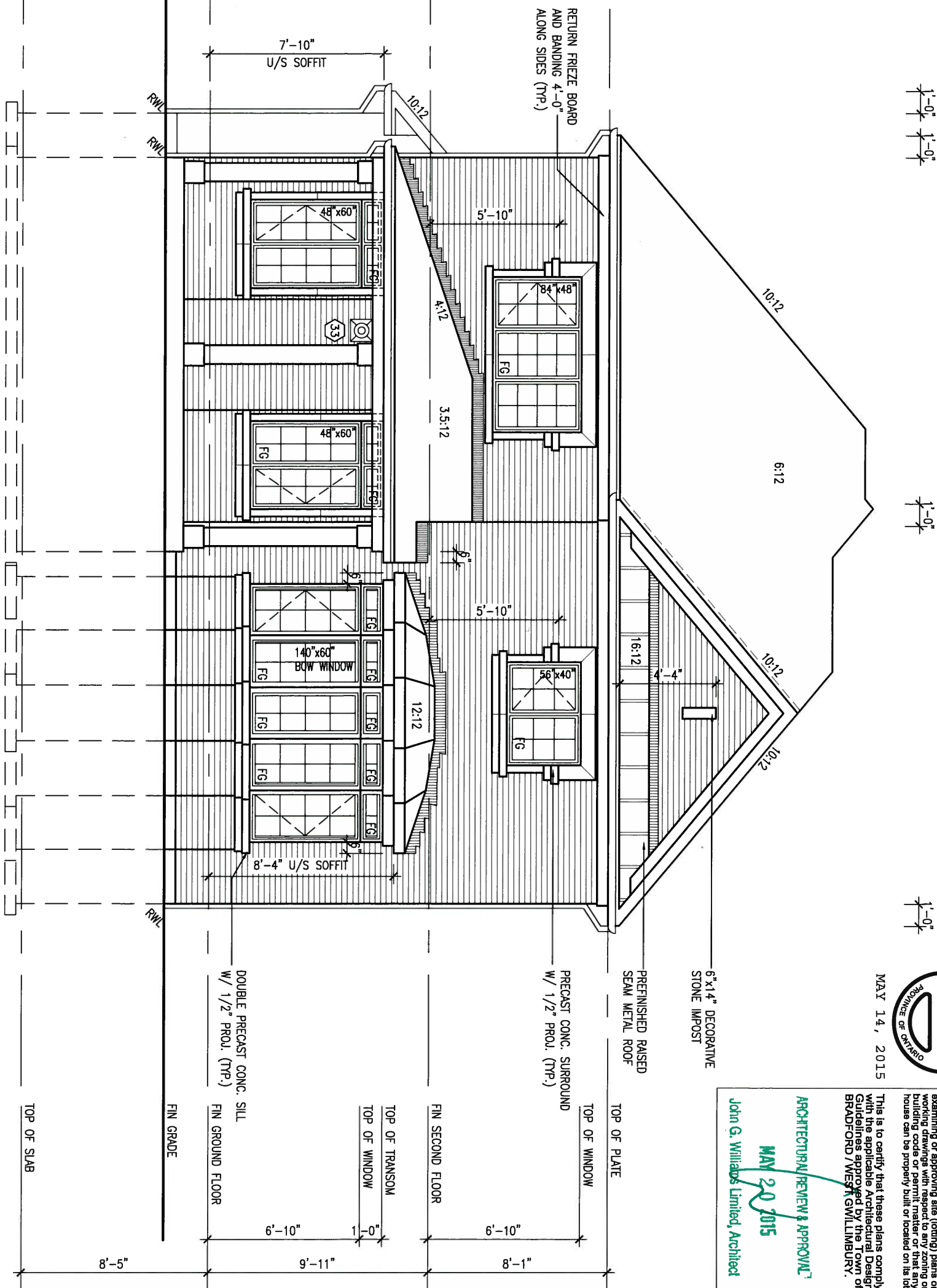
**VA3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 16.630.2255 f 416.630.4782  
va3design.com

# BAYVIEW WELLINGTON

**S42-2**

project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>APR 17/14</b>		<b>UPGRADED REAR ELEV. 'B' (w/ OPT. LOGGIA)</b>	
drawing no.	<b>27</b>		
drawn by <b>BD.BIM</b>	checked by -	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S42-2</b>
<b>RICHARD - H:\ARCHIVE\WORKING-2013\13045.BIM\units\42\13045-S42-2.dwg - Tue May 12 2015 - 9:39 AM</b>			

ROOF PLAN 'C'  
(UPGRADED REAR)



UPGRADED REAR ELEVATION 'C' (with OPT. LOGGIA)

MAY 14, 2015



This is to certify that these plans comply with the applicable Architectural Design Guidelines issued by the Town of Bradford/West Cornwall, New York, including zoning regulations and requirements in the subdivision agreement. The provisions in the subdivision agreement may be amended by mutual agreement of the parties to the agreement or by the town board. The applicant is responsible for obtaining all necessary permits and for obtaining all necessary zoning and building code or permit matter or that any house can be properly built or located on its lot.

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

9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste <i>J. Baptiste</i> 25591 name registration information signature BCIN VAS Design Inc. 42658
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7					
6					
5					
4					
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC		
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW		
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC		
no.	description	date	by		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

# BAYVIEW WELLINGTON

project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>APR 17/14</b>		drawing no. <b>28</b>	
UPGRADED REAR ELEV. 'C' (w/ OPT. LOGGIA)			
drawn by <b>BO.BIM</b>	checked by -	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S42-2</b>
<b>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue May 12 2015 - 9:39 AM</b>			

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

1'-0" 1'-0"

1'-0"

1'-0"

MAY 14, 2015



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

RETURN FRIEZE BOARD  
AND BANDING 4'-0"  
ALONG SIDES (TYP.)

VALLEY FLASHING  
(TYP.)

PREFIN. MTL.  
FLASHING, W/  
CAULKING TO MATCH  
MASONRY COLOUR  
(TYP.)

42" HIGH P.T. RAILING W/  
PICKETS @ 4" O.C. W/ 4"x4"  
MIDPOST @ 50" O.C. MAX.  
(TYP.)

6"x6" P.T. WOOD POST  
BOLTED TO GALV. METAL  
SHOE SET INTO 12" DIA.  
CONC. PIER TO EXTEND  
6" ABOVE GRADE AND  
5'-0" BELOW GRADE  
(TYP.)

2"x6" CROSS BRACING

5'-0" MIN.

8'-4" U/S SOFFIT

7'-10"  
U/S SOFFIT

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))		
S42-2 ELEVATION A W.O.D.	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F. OPENING S.F.	PERCENTAGE
FRONT	683.00 S.F.	100.33 S.F.
LEFT SIDE	1043.00 S.F.	78.44 S.F.
RIGHT SIDE	1043.00 S.F.	27.67 S.F.
REAR	810.00 S.F.	188.22 S.F.
TOTAL SQ. FT.	3579.00 S.F.	394.66 S.F.
TOTAL SQ. M.	332.50 S.M.	36.66 S.M.

UPGRADED REAR ELEVATION 'A'  
W.O.D. CONDITION

TOP OF PLATE  
TOP OF WINDOW  
FIN SECOND FLOOR  
TOP OF TRANSOM  
TOP OF WINDOW  
FIN GROUND FLOOR  
TOP OF WINDOW  
FIN GRADE  
TOP OF SLAB

6'-10"  
6'-10"  
6'-10"  
1'-0"  
6'-10"  
9'-11"  
8'-5"  
8'-1"

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
6	.	.	.	signature
5	.	.	.	name
4	.	.	.	registration information
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	VA3 Design Inc.
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW	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	SEP 04-14	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		S42-2	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	APR 17/14	project no.	13045
drawn by	BD.BIM	drawing no.	29
checked by	-	scale	3/16" = 1'-0"
file name	13045-S42-2		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12 2015 - 9:39 AM			

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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

1'-0"

1'-0"

MAY 14, 2015



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

VALLEY FLASHING  
(TYP.)

PREFIN. MTL.  
FLASHING, W/  
CAULKING TO MATCH  
(TYP.)

RETURN FRIEZE BOARD  
AND BANDING 4'-0"  
ALONG SIDES (TYP.)

42" HIGH P.T. RAILING W/  
PICKETS @ 4" O.C. W/ 4"x4"  
MIDPOST @ 50" O.C. MAX.  
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6"x6" P.T. WOOD POST  
BOLTED TO GALV. METAL  
SHOE SET INTO 12" DIA.  
CONC. PIER TO EXTEND  
6" ABOVE GRADE AND  
5'-0" BELOW GRADE  
(TYP.)

2"x6" CROSS BRACING

5'-0" MIN.

8'-4" U/S SOFFIT

7'-10"  
U/S SOFFIT

TOP OF PLATE  
TOP OF WINDOW  
FIN SECOND FLOOR  
TOP OF TRANSOM  
TOP OF WINDOW  
FIN GROUND FLOOR  
TOP OF WINDOW  
FIN GRADE  
TOP OF SLAB

6'-10" 8'-1" 9'-11" 6'-10" 1'-0" 8'-5"

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))		
S42-2 ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.
FRONT	694.00 S.F.	111.00 S.F.
LEFT SIDE	1070.00 S.F.	75.11 S.F.
RIGHT SIDE	1058.00 S.F.	27.67 S.F.
REAR	810.00 S.F.	190.67 S.F.
TOTAL SQ. FT.	3632.00 S.F.	404.45 S.F.
TOTAL SQ. M.	337.42 S.M.	37.57 S.M.

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	signature
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	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.
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW	
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC	
no.	description	date	by	

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

BAYVIEW WELLINGTON		S42-2	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	APR 17/14	project no.	13045
drawn by	BD.BIM	drawing no.	30
checked by	-	scale	3/16" = 1'-0"
file name	13045-S42-2		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12 2015 - 9:39 AM			



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

1'-0" 1'-0"

1'-0"

1'-0"

MAY 14, 2015



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

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  
MAY 20 2015  
John G. Williams Limited, Architect

VALLEY FLASHING  
(TYP.)

RETURN FRIEZE BOARD  
AND BANDING 4'-0"  
ALONG SIDES (TYP.)

PREFIN. MTL.  
FLASHING, W/  
CAULKING TO MATCH  
MASONRY COLOUR  
(TYP.)

42" HIGH P.T. RAILING W/  
PICKETS @ 4" O.C. W/ 4"x4"  
MIDPOST @ 50" O.C. MAX.  
(TYP.)

6"x6" P.T. WOOD POST  
BOLTED TO GALV. METAL  
SHOE SET INTO 12" DIA.  
CONC. PIER TO EXTEND  
6" ABOVE GRADE AND  
5'-0" BELOW GRADE  
(TYP.)

2"x6" CROSS BRACING

5'-0" MIN.

8'-4" U/S SOFFIT

5'-10"

5'-10"

6:12

10:12

10:12

10:12

16:12

4'-4"

56"x40"

FG

140"x60"

BCW WINDOW

FG

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t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

**S42-2**

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

project no. **13045**

date **APR 17/14** **UPGRADED REAR ELEV. 'C' - W.O.D. CONDITION** scale **3/16" = 1'-0"**

drawing no. **31**

drawn by **BD.BIM** checked by **3/16" = 1'-0"** file name **13045-S42-2**  
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12 2015 - 9:39 AM

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  
signature  
name registration information  
VA3 Design Inc. 42658

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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S42-2 ELEVATION C W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F. OPENING S.F.	PERCENTAGE	
FRONT	694.00 S.F.	111.00 S.F.	15.99 %
LEFT SIDE	1070.00 S.F.	75.11 S.F.	7.02 %
RIGHT SIDE	1058.00 S.F.	27.67 S.F.	2.62 %
REAR	810.00 S.F.	190.67 S.F.	23.54 %
TOTAL SQ. FT.	3632.00 S.F.	404.45 S.F.	11.14 %
TOTAL SQ. M.	337.42 S.M.	37.57 S.M.	11.14 %

UPGRADED REAR ELEVATION 'C'  
W.O.D. CONDITION

no.	description	date	by
9			
8			
7			
6			
5			
4			
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

$$\begin{array}{c} \times \\ \times \end{array} \begin{array}{c} 1' \\ 0'' \end{array}$$
$$1-0$$

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

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1(7))				
S4-2 ELEVATION A W.O.B.	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	MALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	663.00 S.F.	100.33 S.F.	14.69	%
LEFT SIDE	1043.00 S.F.	78.44 S.F.	7.52	%
RIGHT SIDE	1043.00 S.F.	27.67 S.F.	2.65	%
REAR	908.00 S.F.	201.56 S.F.	22.20	%
TOTAL SQ. FT.	3677.00 S.F.	408.00 S.F.	11.10	%
TOTAL SQ. M.	341.60 S.M.	37.90 S.M.	11.10	%

**S42-2**

drawing no.  
**32**

# BAYVIEW WELLINGTON

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

date APR 17/14 UPGRADED REAR ELEV. 'A' - W.O.B. CONDITION  
 drawn by BD.BIM checked by - scale 3/16" = 1'-0" file name 13045-S42-2  
 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2.dwg - Tue - May 12 2015 - 9:39 AM

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**DESIGN**  
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t 416.630.2255 f 416.630.2255  
[va3design.com](http://va3design.com)

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

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

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

1-0

0-

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

UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7))			
S42-2	ELEVATION B W.O.B.	ENERGY EFFICIENCY – OBC SB12	
ELEVATION		MALL AREA S.F.	OPENING S.F.
			PERCENTAGE
FRONT		694.00 S.F.	111.00 S.F.
			15.99 %
LEFT SIDE		1070.00 S.F.	75.11 S.F.
			7.02 %
RIGHT SIDE		1058.00 S.F.	27.67 S.F.
			2.62 %
REAR		908.00 S.F.	201.56 S.F.
			22.20 %
TOTAL SQ. FT.		3730.00 S.F.	415.34 S.F.
			11.14 %
TOTAL SQ. M.		346.53 S.M.	38.59 S.M.
			11.14 %

VALLEY FLASHING  
(TYP.)

TOP OF PLATE  
TOP OF WINDOW  
PREFIN. MTL FLASHING,  
W/ CAULKING TO  
MATCH (TYP.)

PREFIN. MTL. FLASHING,  
W/ CAULKING TO  
MATCH (TYP.)

10:12

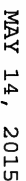
	7'-10"
	U/S SOFF

RWL

1.

5'-0" MIN.

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



9.	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8.	-	-	qualification information	
7.	-	-	Wellington Jno-Baptiste	25591
6.	-	-	name	BCIN
5.	-	-	signature	
4.	-	-	registration information	
3.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	42658
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW	
1.	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC	
no.	description	date	by	

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Toronto ON M3H 1S8  
t 16.630.2255 f 416.630.  
va3design.com

# BAYVIEW WELLINGTON

**S42-2**

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

project no.  
13045

date		APR 17/14		UPGRADED REAR ELEV. 'B' - W.O.B. CONDITION	
drawn by	checked by	scale			file name
BD.BIM	-	3/16" = 1'-0"			13045-S42-2
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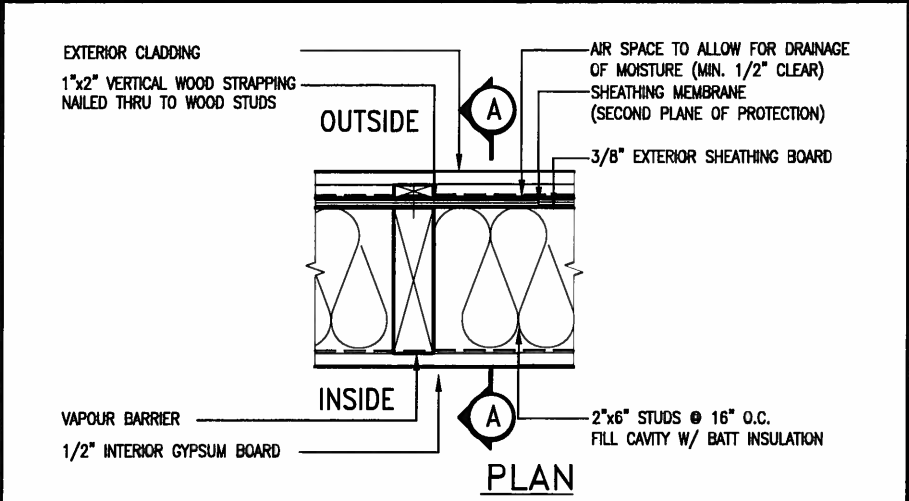
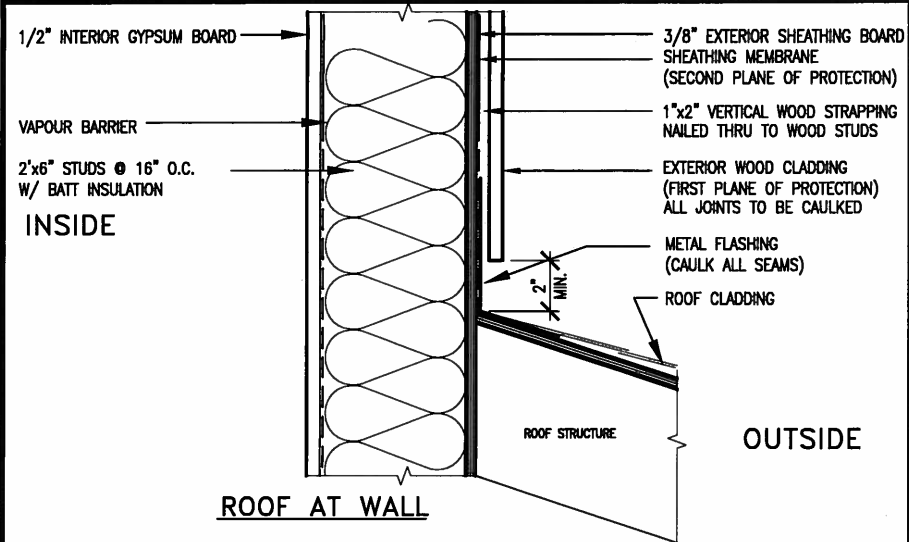
33

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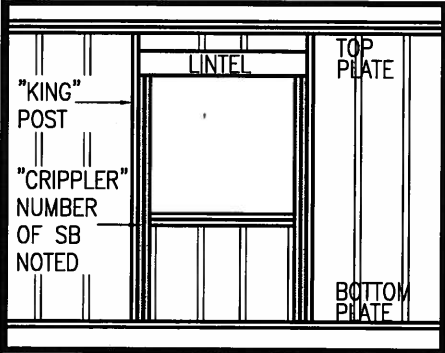
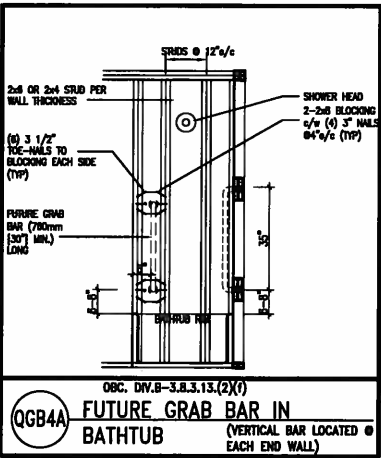
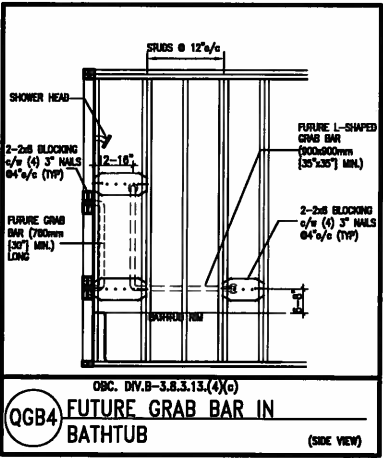
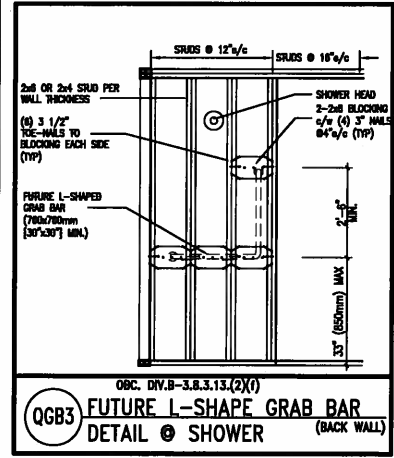
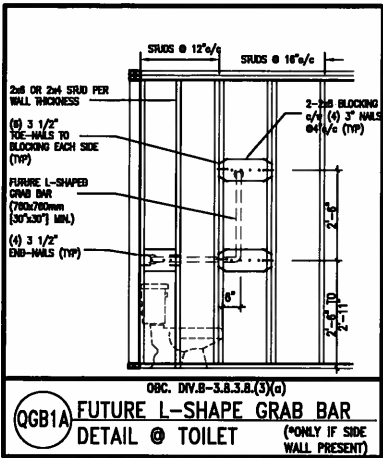
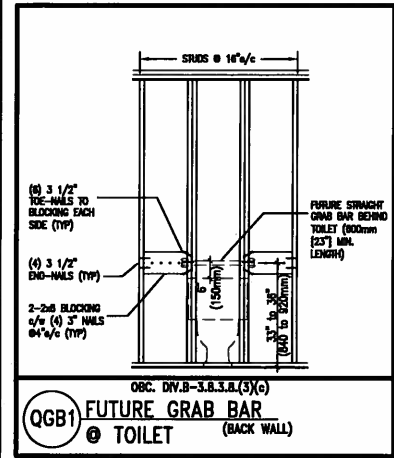






EXTERIOR WOOD CLADDING WALL ASSEMBLY

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.  
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)  
REFER TO OBC, DIV. B- 9.5.2.3., WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(i), 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"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 9.2.3.10.1.(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

"CRIPPLE" DETAIL



MAY 14, 2015

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

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

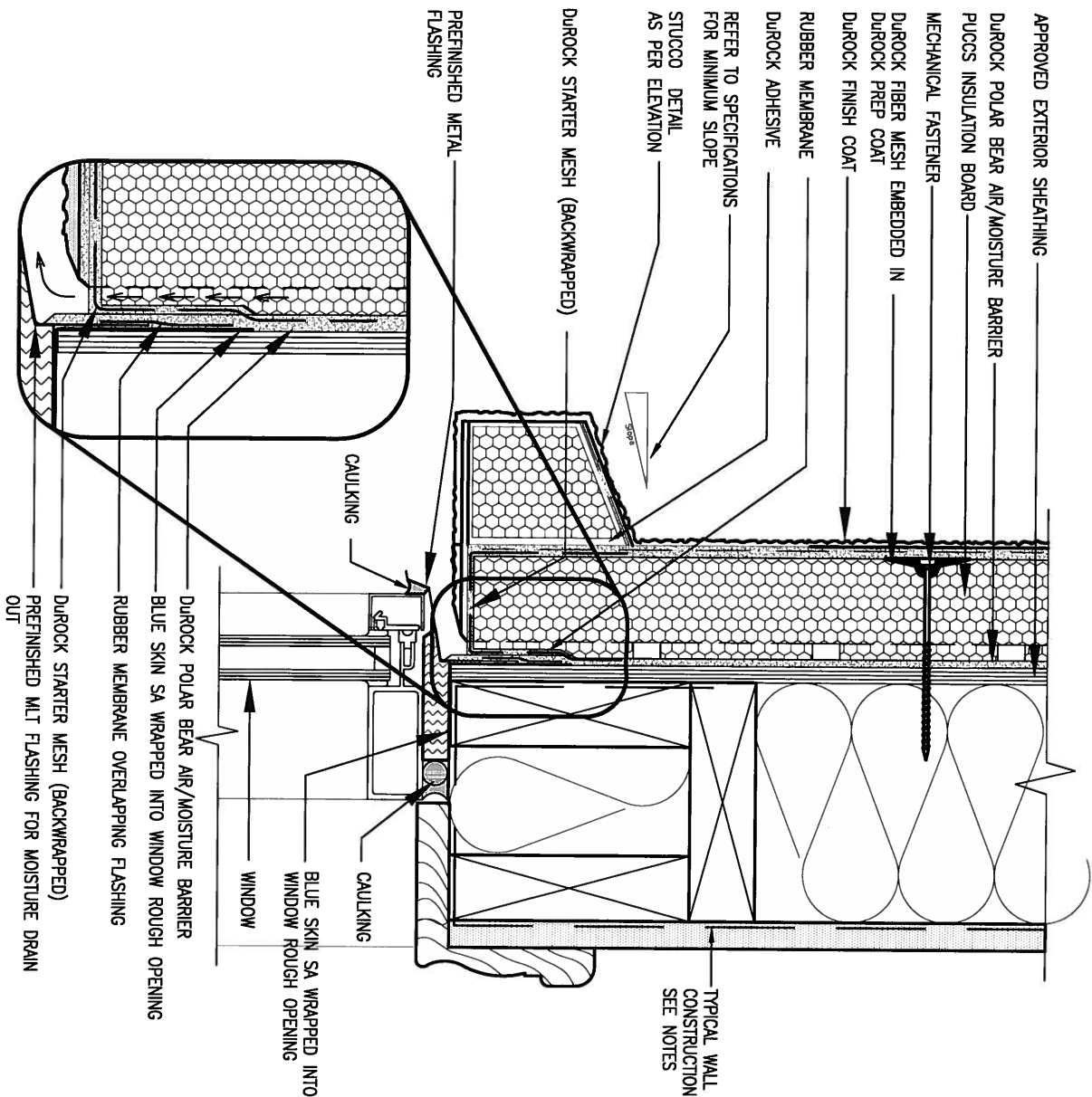
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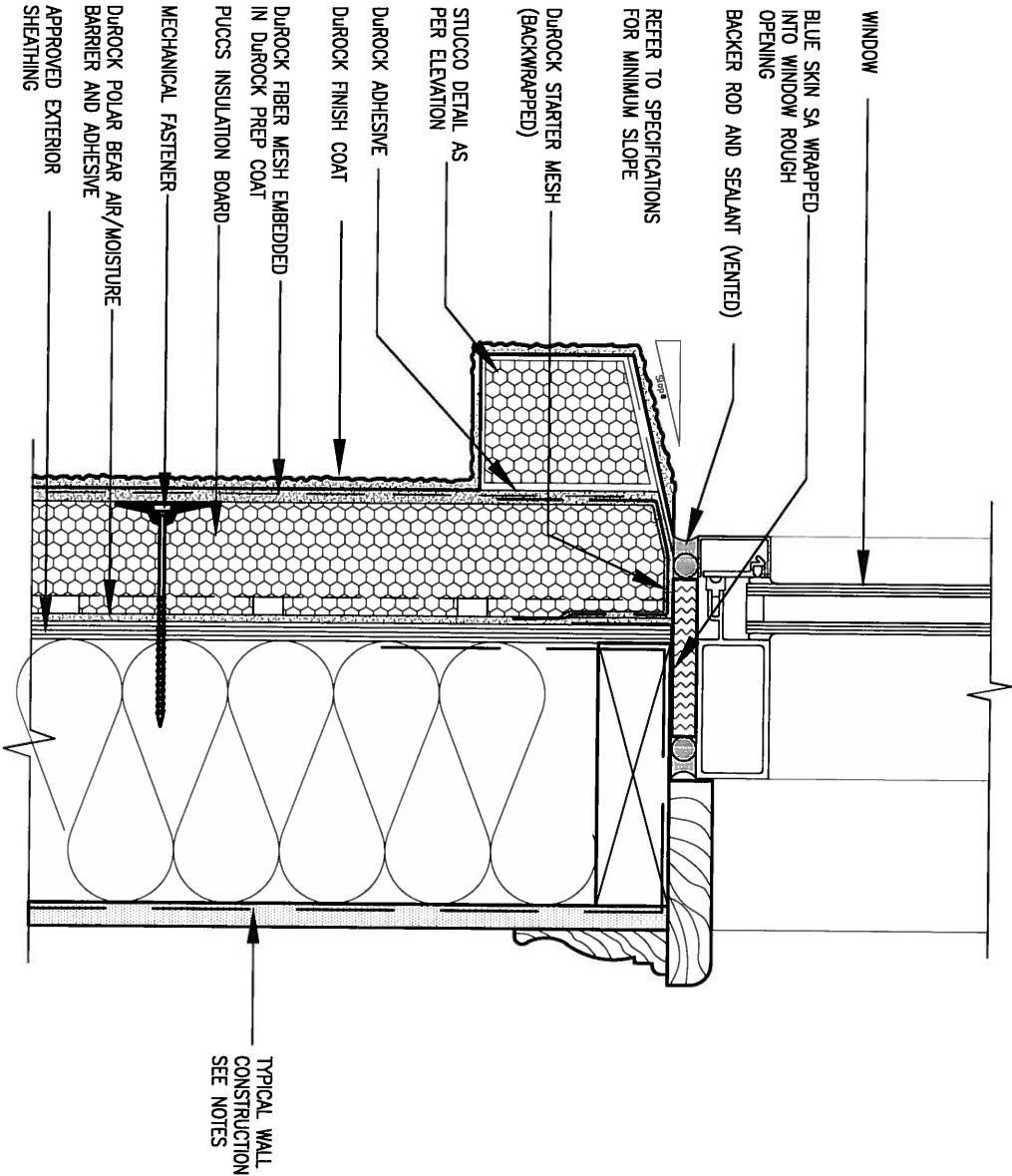
BAYVIEW WELLINGTON			CONST NOTE	
project name GREEN VALLEY ESTATES		municipality BRADFORD		project no. 13045
date APR 2014		CONSTRUCTION NOTES		drawing no.
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015	CN2
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1 WINDOW HEADER  
CN3 SCALE: 3"=1'-0"

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



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

9	.	.	.
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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

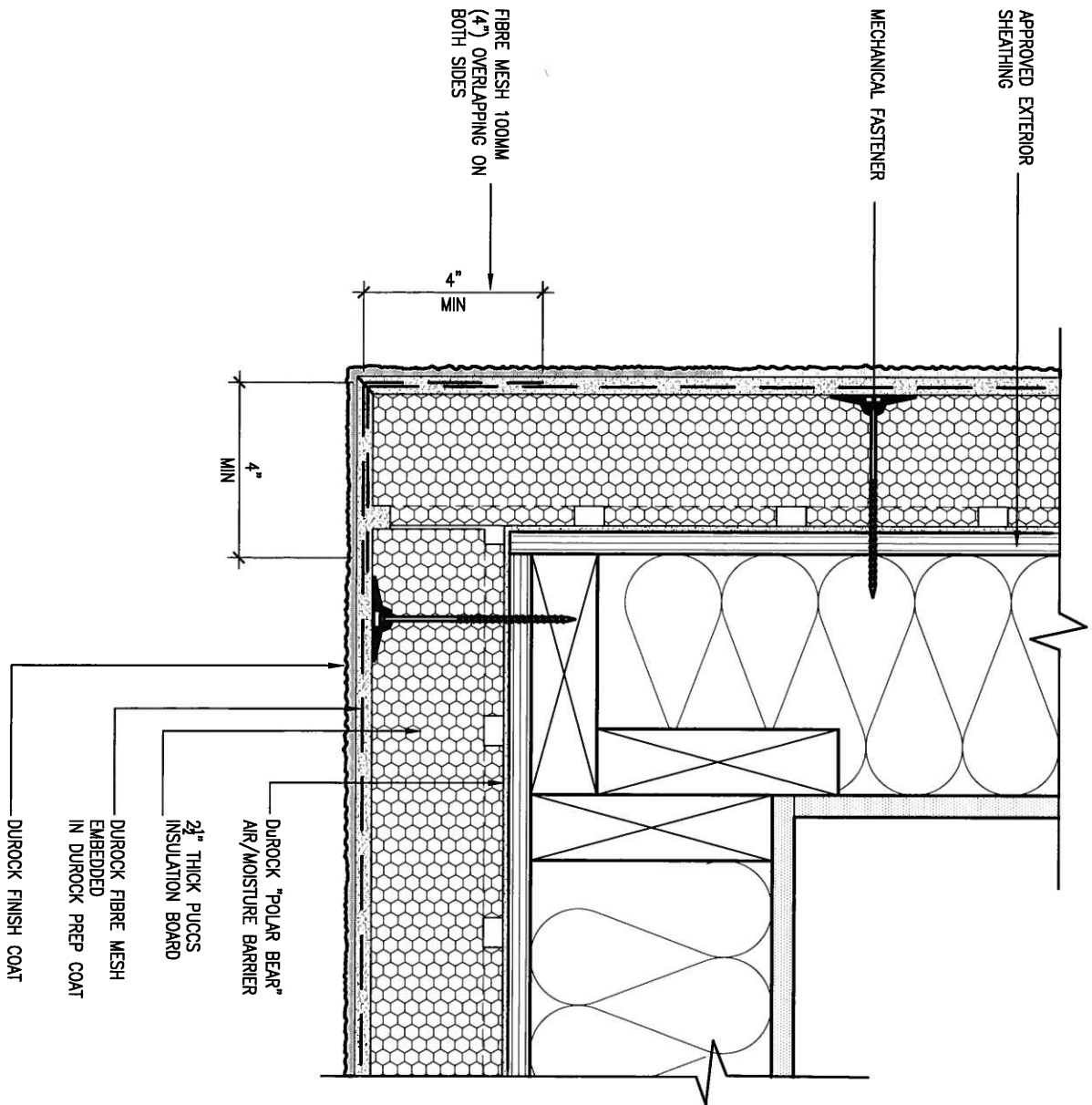
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Wellington Jno-Baptiste	25591	
name	BCIN	
registration information	42658	
VA3 Design Inc.		
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. Drawings are not to be scaled.		

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



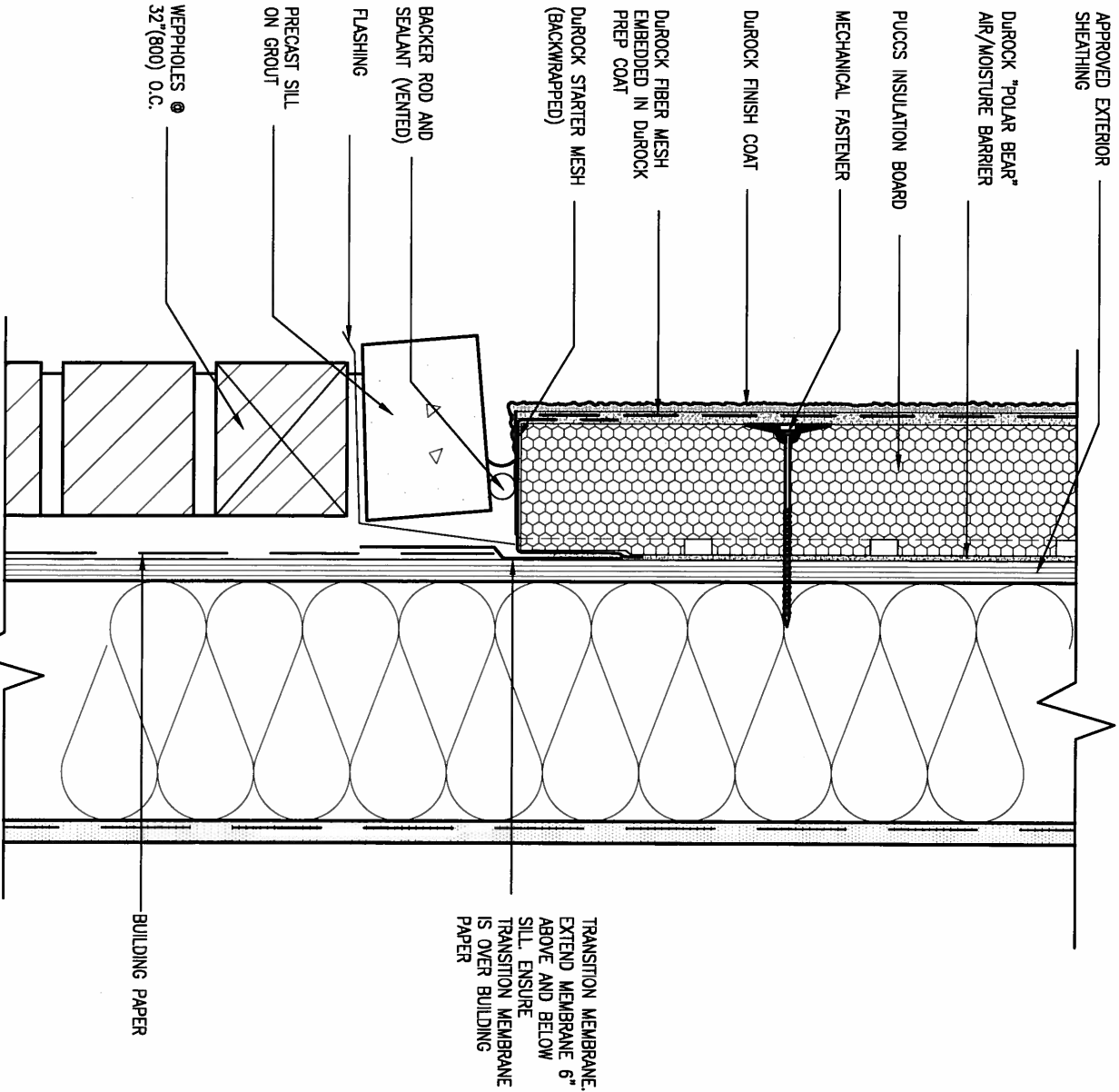




5 CORNER DETAIL

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.				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	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE		
8.						project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045		
7.						date APR 2014	CONSTRUCTION NOTES		drawing no.	
6.						drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-0BC 2015	CN5
5.						RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM				
4.				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		TRANSITION MEMBRANE. EXTEND MEMBRANE 6" ABOVE AND BELOW SILL. ENSURE TRANSITION MEMBRANE IS OVER BUILDING PAPER				
3.						BUILDING PAPER				
2	UPDATE TO CODE	APR 16-15	RC							
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC							
no.	description	date	by							

SB12-COMPLIANCE PACKAGE 'J'

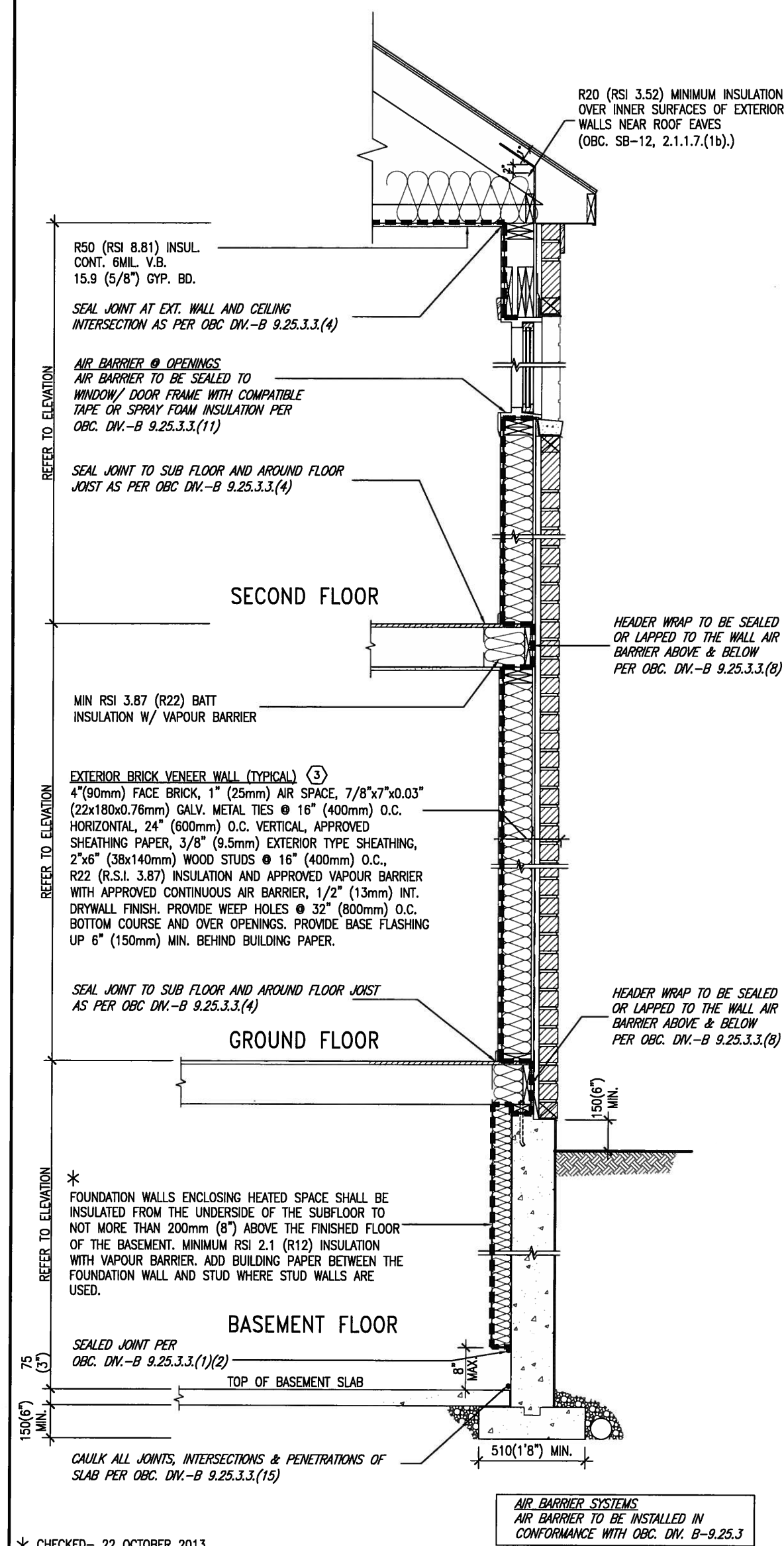
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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 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%	-

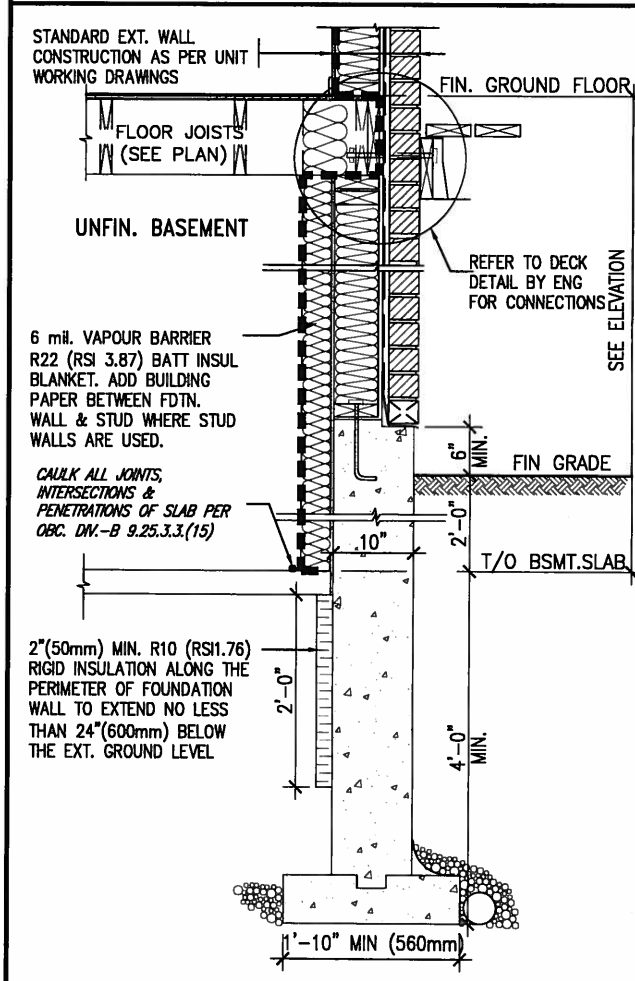


MAY 14, 2015



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

SEMI & SINGLES ONLY



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

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

signature

name

registration information

VA3 Design Inc. 42658

BCIN

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VA3

DESIGN

300A Wilson Avenue

Toronto ON M3H 1S8

t 416.630.2255 f 416.630.4782

va3design.com

BAYVIEW WELLINGTON

project name

GREEN VALLEY ESTATES

municipality

BRADFORD

project no.

13045

date

APR 2014

drawn by

RC

checked by

-

scale

3/16" = 1'-0"

CONSTRUCTION NOTES

13045-CONST-OBC 2015

file name

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CONST NOTE

-

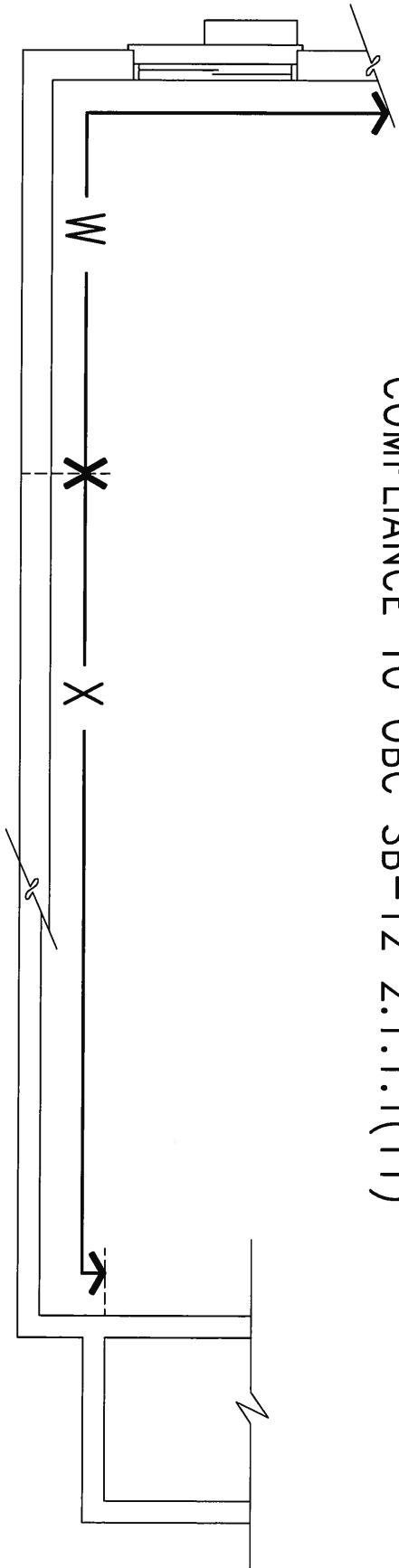
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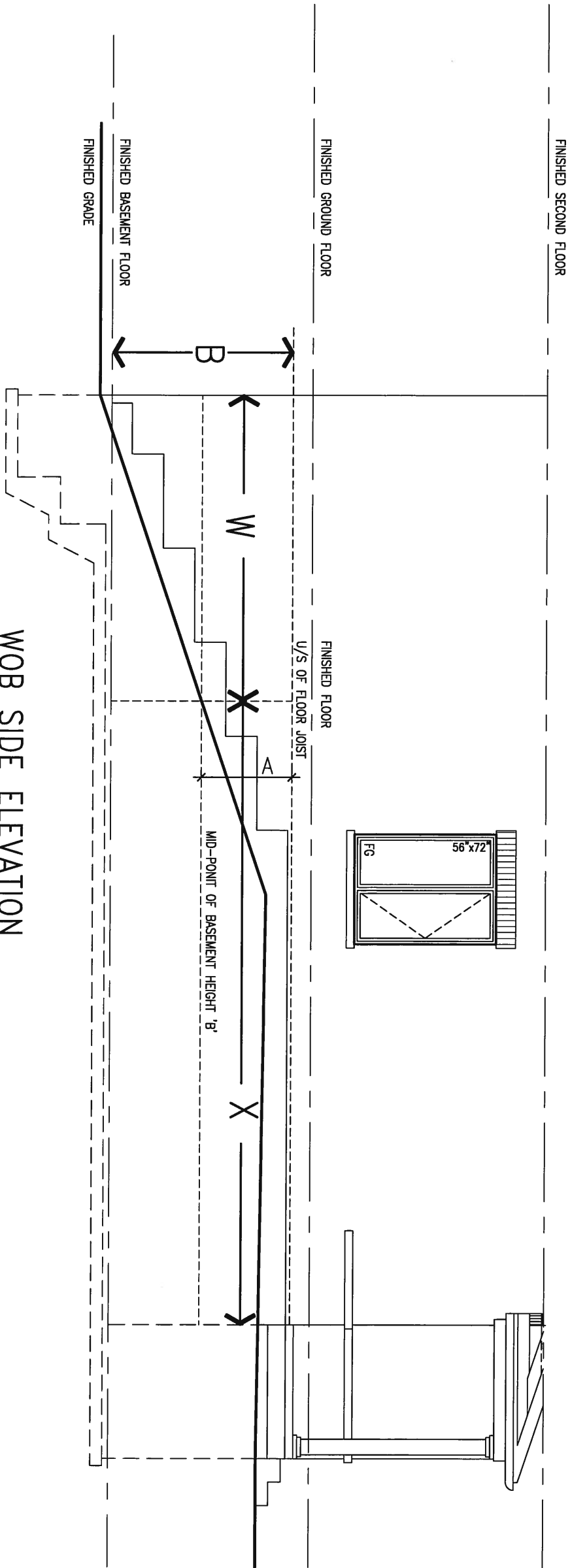
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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



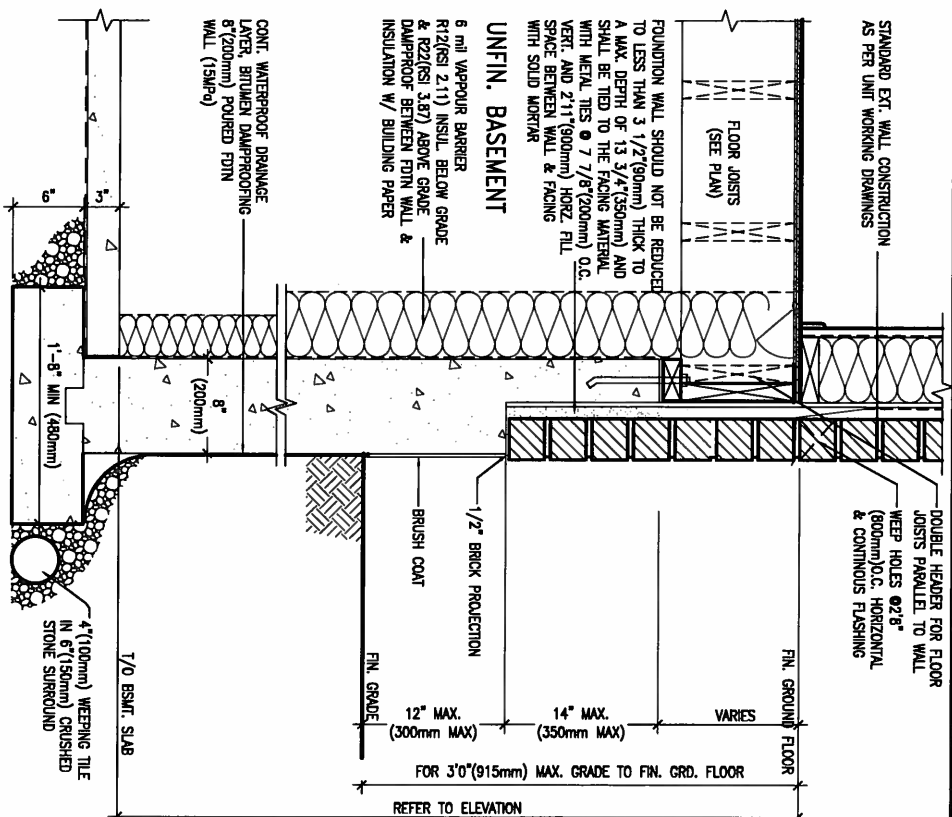
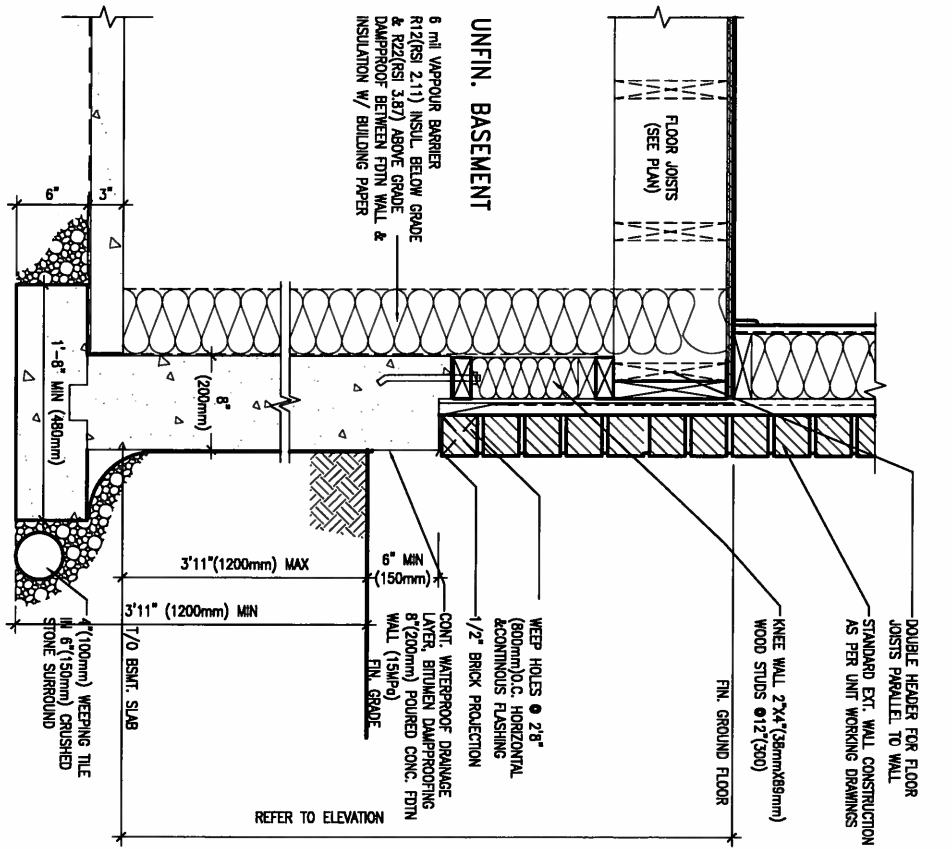
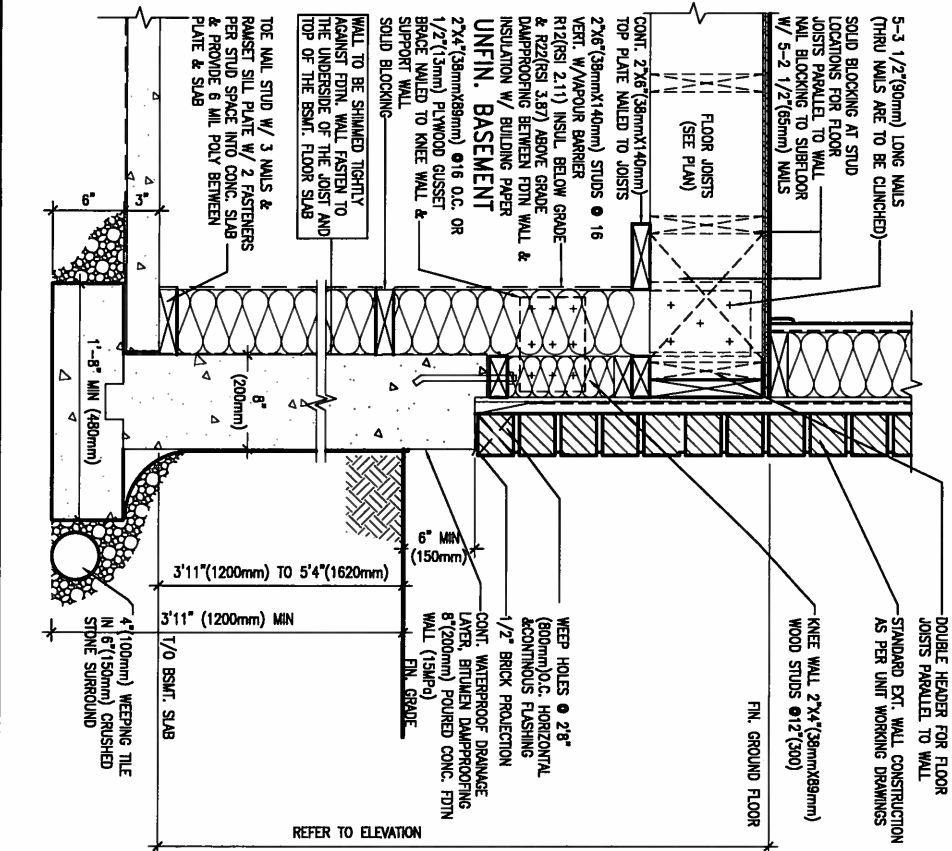
9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>	project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>	<b>CONST NOTE</b> -
8	.	.	qualification information						
7	.	.	Wellington Jno-Baptiste 25591						
6	.	.	name registration information BCN						
5	.	.	VA3 Design Inc. 42658						
4	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015	<b>CONSTRUCTION NOTES</b>	
3	.	.							
2	UPDATE TO CODE	APR 16-15	RC						
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC						
no.	description	date	by						







MAY 14, 2015



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

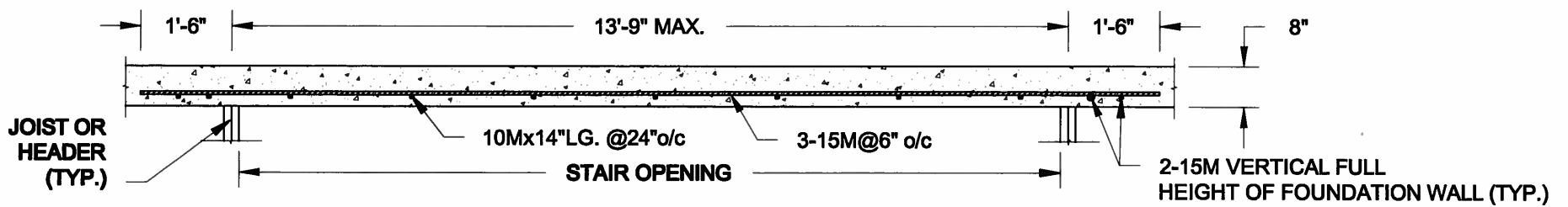
WALK-OUT DECK WALL SECTION FOR GRADE  
EW3.07B TO BASEMENT SLAB 3'11" (1200mm) MAX. HEIGHT DIFFERENCE  
N.T.S.

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

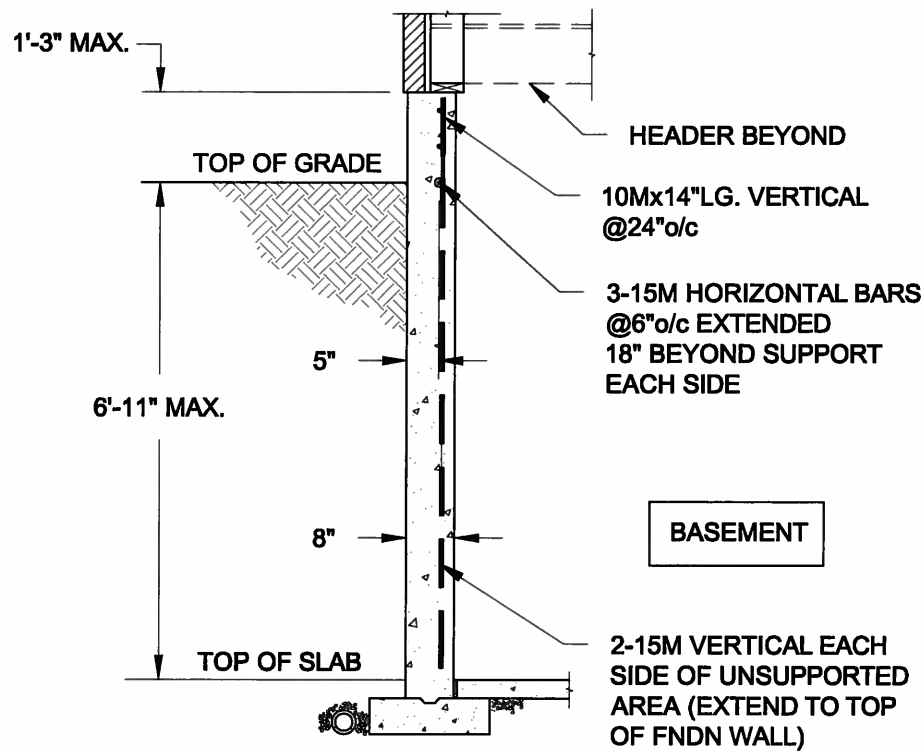
9	.	.	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	.	.	Qualification Information
7	.	.	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	.	.	signature
5	.	.	.	.	.	name registration information
4	.	.	.	.	.	VA3 Design Inc. 42658
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  
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va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014		CONSTRUCTION NOTES	
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-0BC 2015
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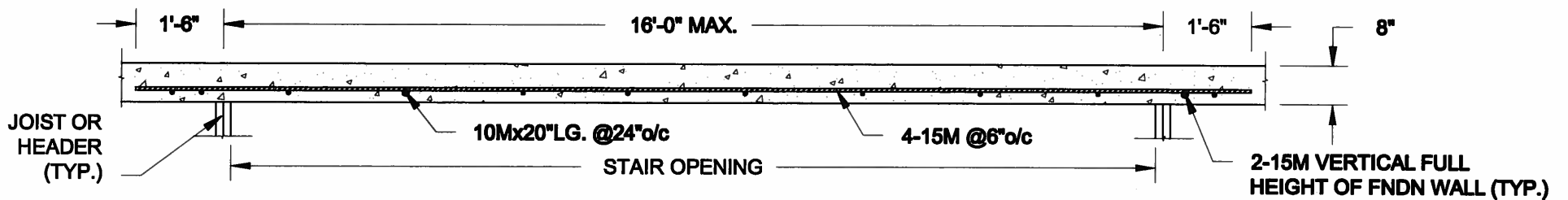
**PLAN VIEW**  
NOT TO SCALE



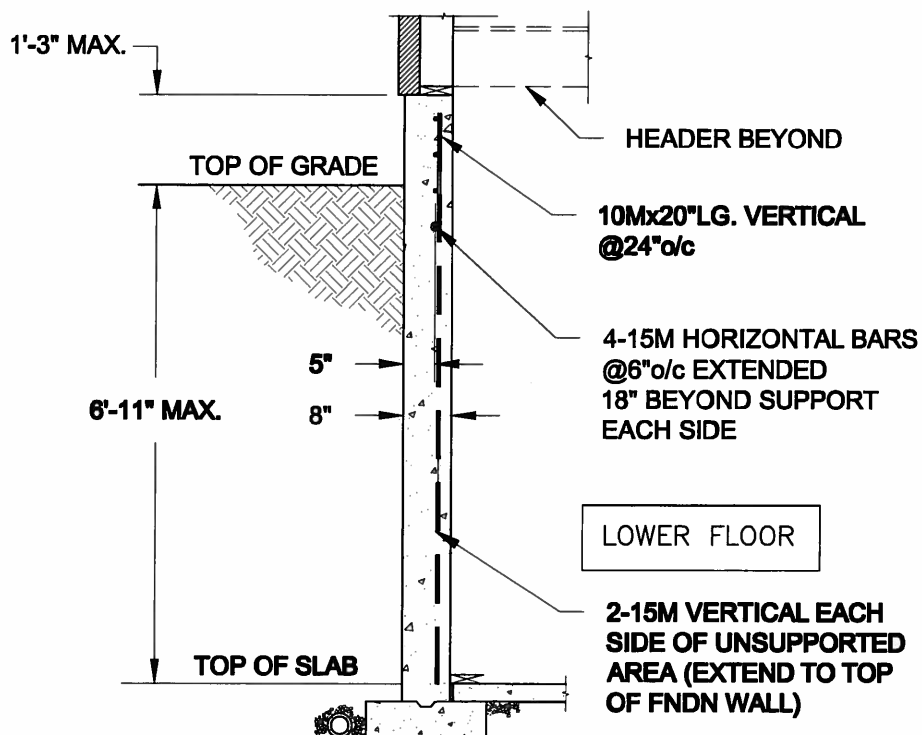
**NOTE:**

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:  
FEB-26-2015

Drawn: SC  
Checked: SJB

**QUAILE ENGINEERING LTD.**



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L3Y 8J9  
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Engineer's Seal:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

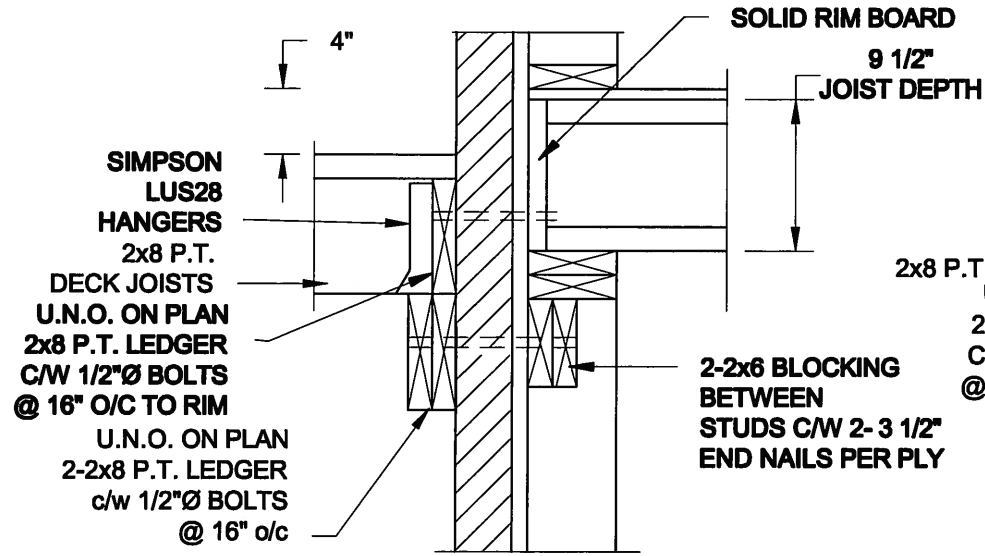
14-095

Drawing No.:

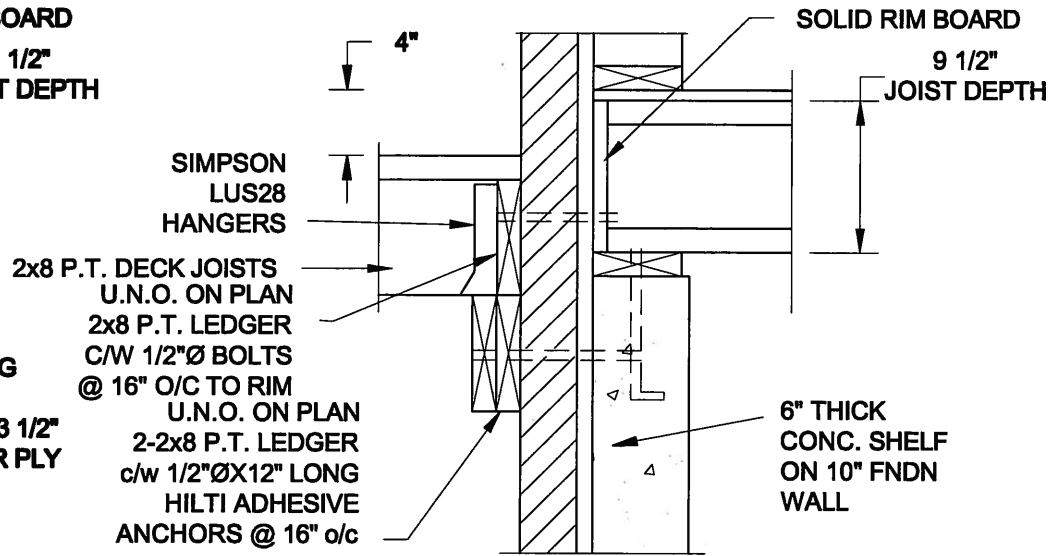
S1



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



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

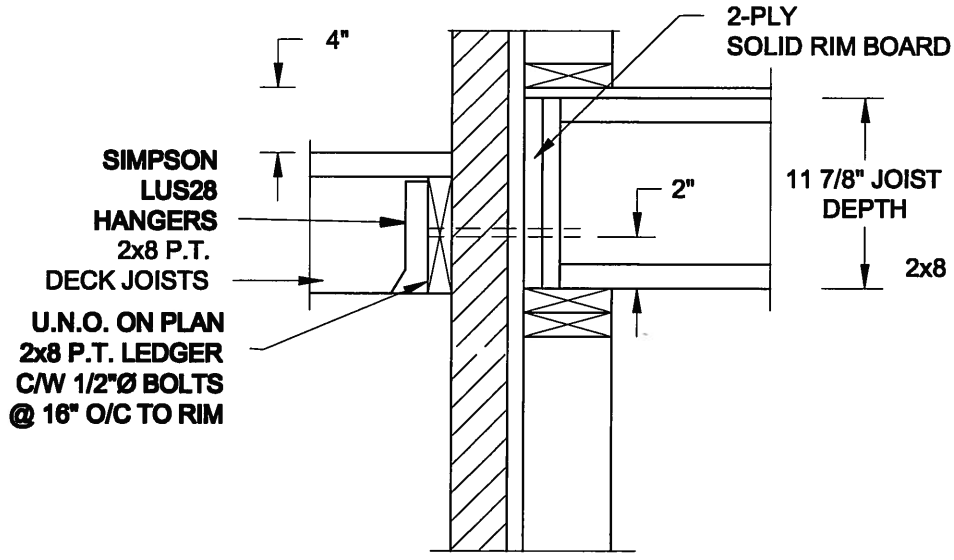


# 1B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

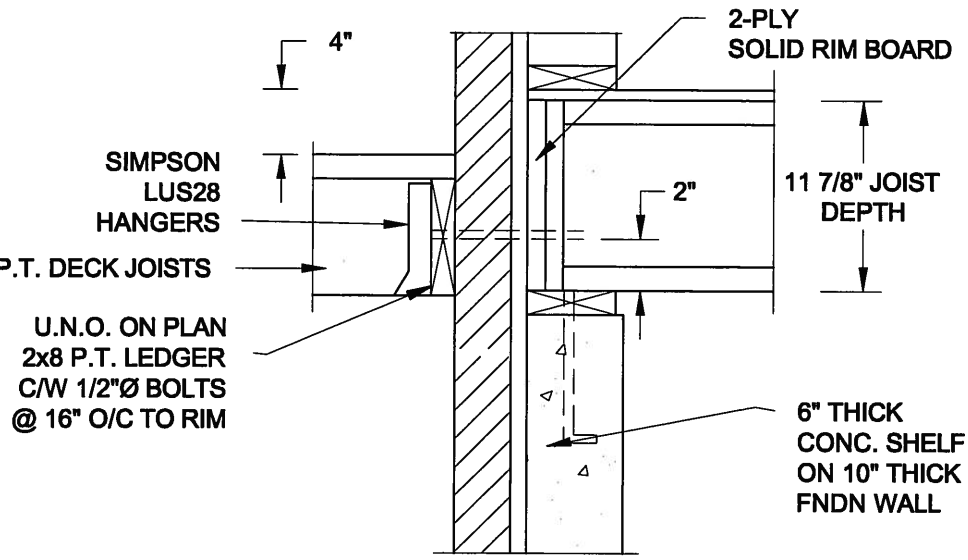
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL**  
**2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL**  
**3. FOOTING TO BE 22"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.**

**FOR 11 7/8" JOIST DEPTH**



## 2A DECK FASTENING DETAIL

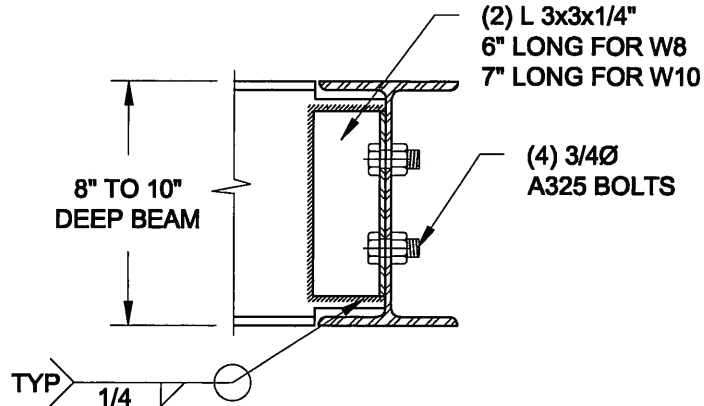
S2 SCALE: 1" = 1'-0"



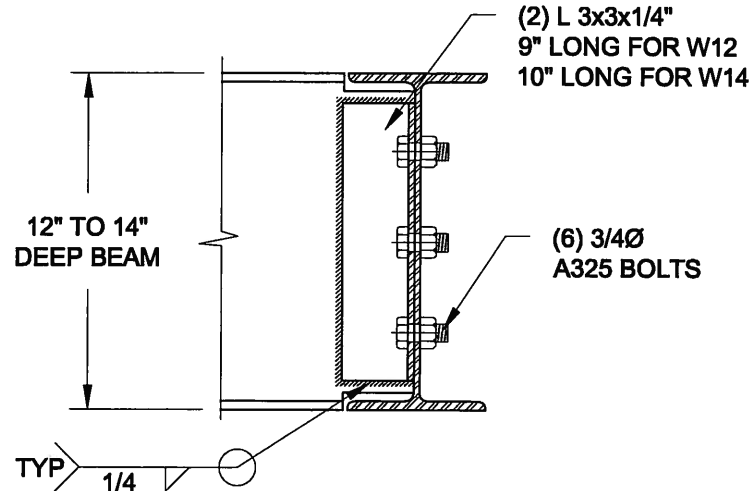
## 2B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL**  
**2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL**  
**3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.**



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



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

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

**Scale:**  
**AS NOTED**

**Date:**  
**FEB-28-2015**

<b>Drawn:</b> <b>SC</b>	<b>Checked:</b> <b>SJB</b>
----------------------------	-------------------------------

**QUAILE ENGINEERING LTD.**



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L3Y 8J9  
T: 905-853-8547  
E: [augie.eng@rogers.com](mailto:augie.eng@rogers.com)**

## Engineer's Seat



APR 24, 2015

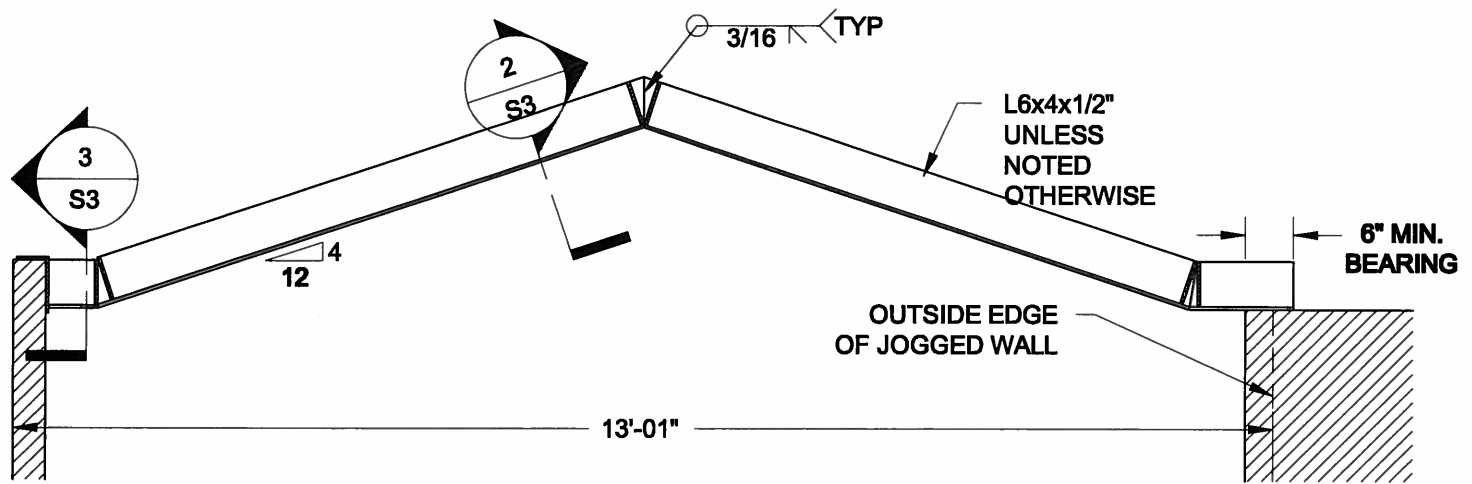
**Project:**

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

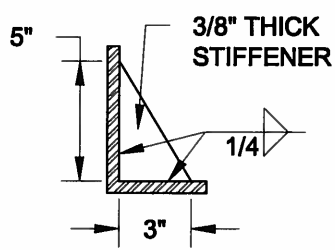
### TYPICAL STRUCTURAL DETAILS FOR SINGLES

**Project No.:** 14-095

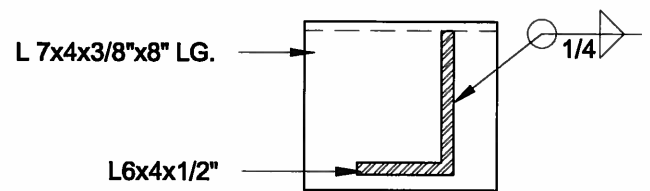
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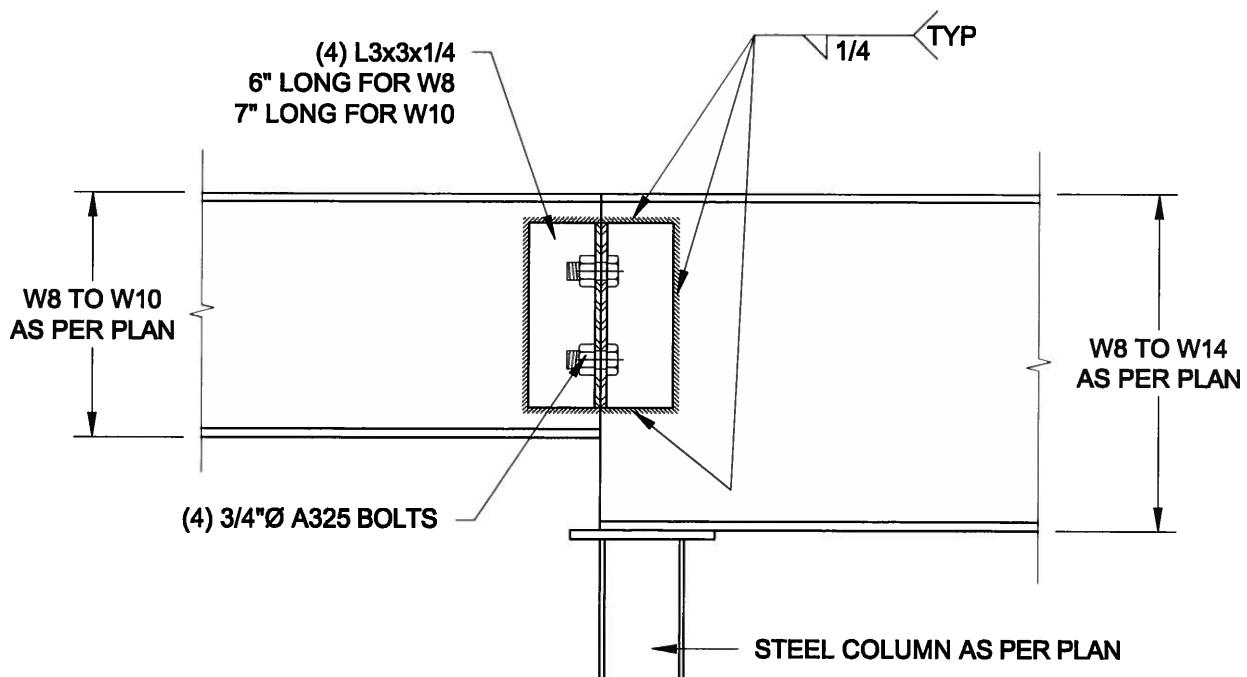
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1' - 0"



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



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



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

Scale:  
AS NOTED

Date:  
FEB-26-2015

Drawn: SC  
Checked: SJB

**QUAILE ENGINEERING LTD.**



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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