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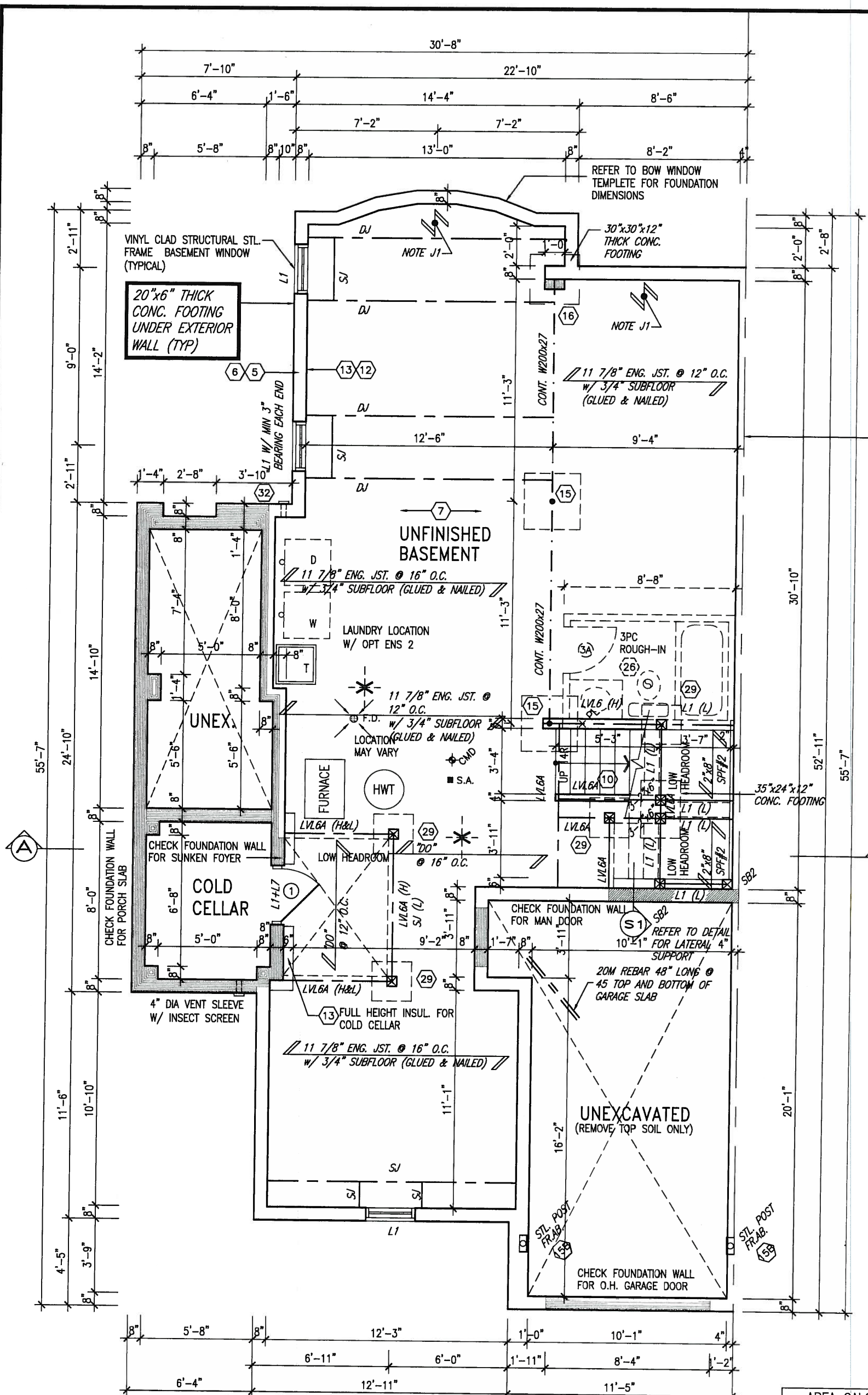
ARCHITECTURAL REVIEW & APPROVAL
JUL 09 2015
 John G. Williams Limited, Architect

24"x8" THICK CONC. FOOTING UNDER PARTYWALL

SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150KPa (TYP)



JULY 7, 2015



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

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

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

BASEMENT FLOOR PLAN 'A'

AREA CALCULATIONS	ELEV. A
GROUND FLOOR AREA	1018 SF
SECOND FLOOR AREA	1211 SF
SUBTOTAL	2229 SF
DEDUCT ALL OPEN AREAS	3 SF
TOTAL NET AREA	2226 SF (206.80 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1249 SF (116.03 m ²)
COVERAGE W/ PORCH	1415 SF (131.46 m ²)

no.	description	date	by
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3.	ADD GAS AND HYDRO NICHE	JUL 07-15	RC
2.	REV AS PER TRUSS AND ENG COMMENTS	JUN 24-15	RC
1.	ISSUE FOR CLIENT REVIEW	JUL 31-14	RC

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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 va3design.com

BAYVIEW WELLINGTON

project name: GREEN VALLEY ESTATES
 date: APR 2014
 drawn by: RC
 checked by: -
 scale: 3/16" = 1'-0"

municipality: BRADFORD
 project no.: 13045
 drawing no.: 1A

TH9C
 NAPA 9

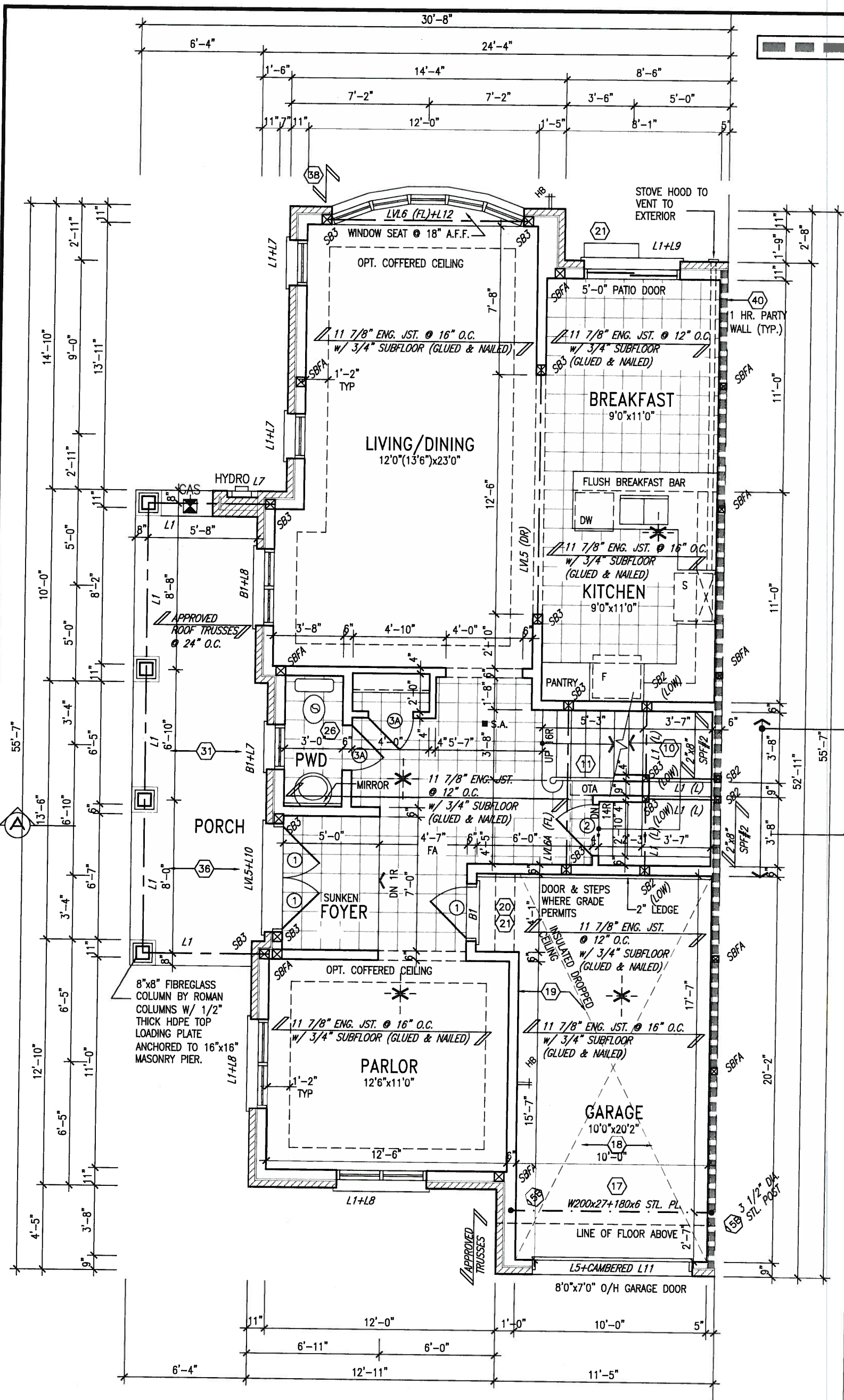
BASEMENT FLOOR PLAN
 file name: 13045-TH9C

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INDICATES FIRE RATED WALL ASSEMBLY



JULY 7, 2015



REFER TO STAIR HEADER DETAIL S3

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ARCHITECTURAL REVIEW & APPROVAL
 JUL 9 2015
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GROUND FLOOR PLAN 'A'

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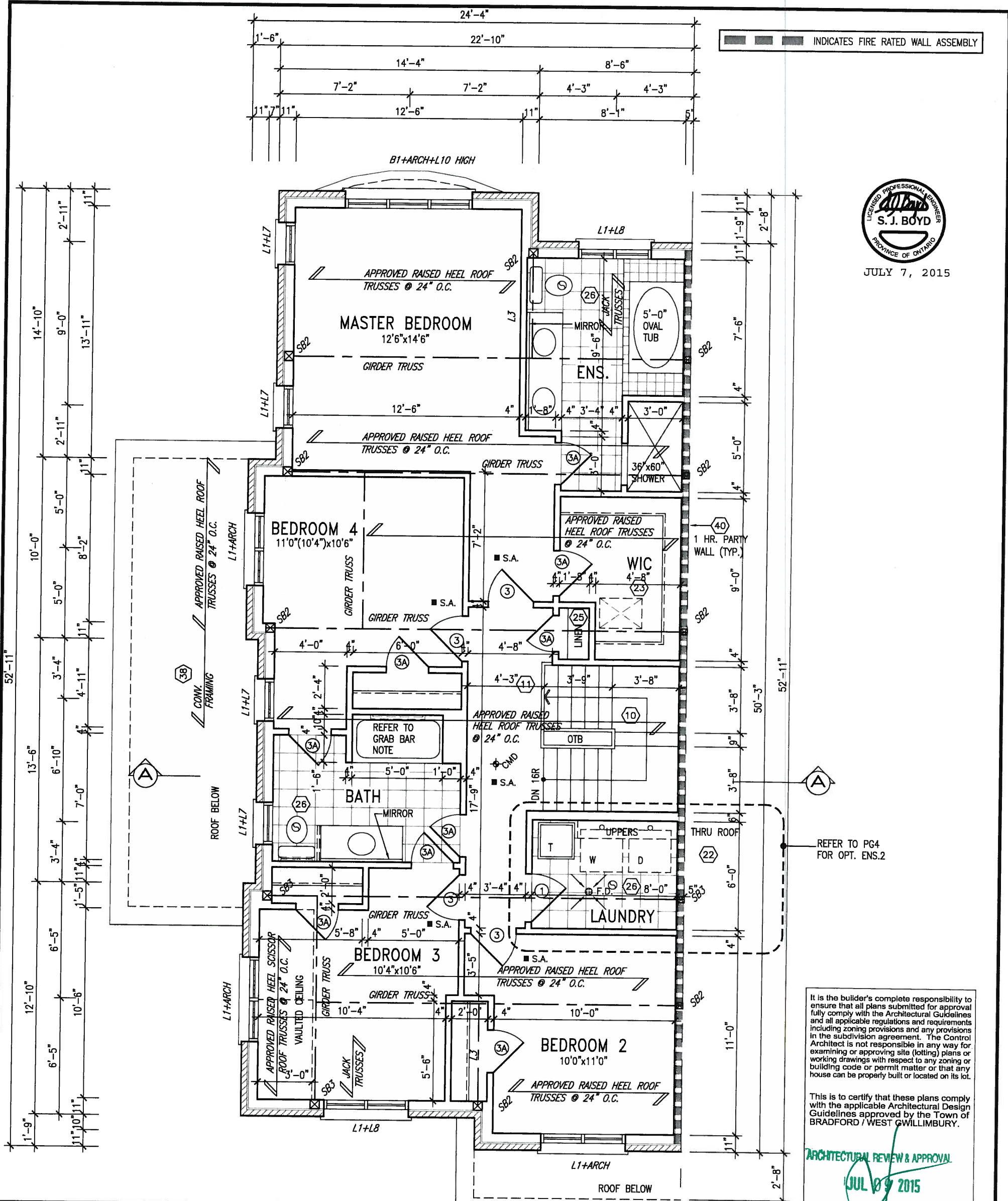
qualification information
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 name registration information BCIN
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BAYVIEW WELLINGTON		TH9C	
project name GREEN VALLEY ESTATES		municipality BRADFORD	
date APR 2014		project no. 13045	
drawing no. 2A		drawing no. 2A	
drawn by RC		checked by RC	
scale 3/16" = 1'-0"		file name 13045-TH9C	
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ARCHITECTURAL REVIEW & APPROVAL
 JUL 8 2015
 John G. Williams Limited, Architect

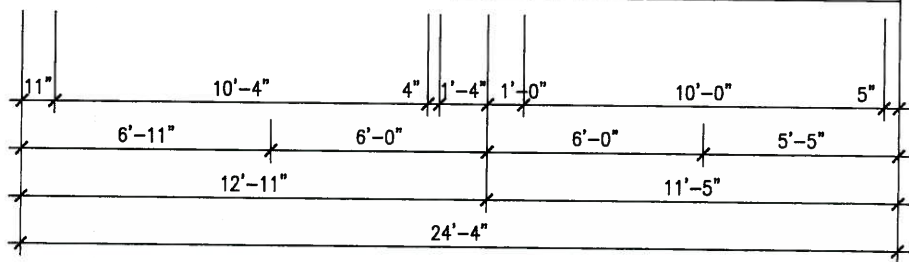
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

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

NOTE:
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SECOND FLOOR PLAN 'A'

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

NOTE: ROOF STRUCTURE MAY VARY
 REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

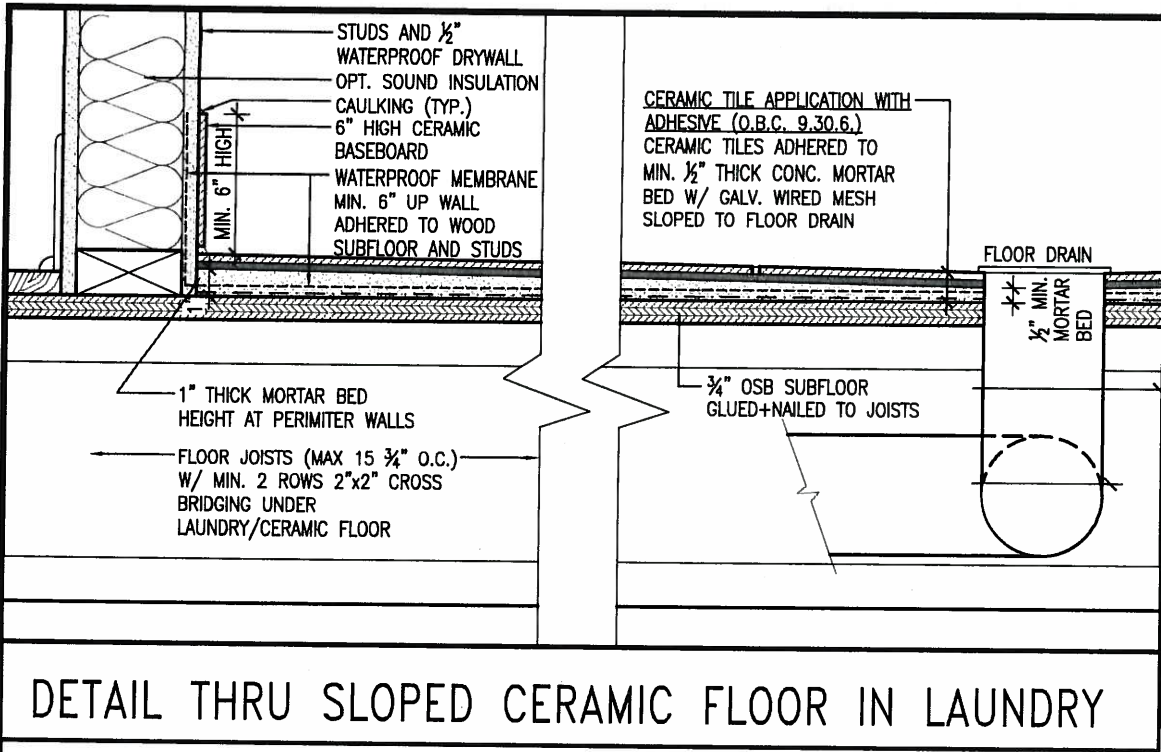
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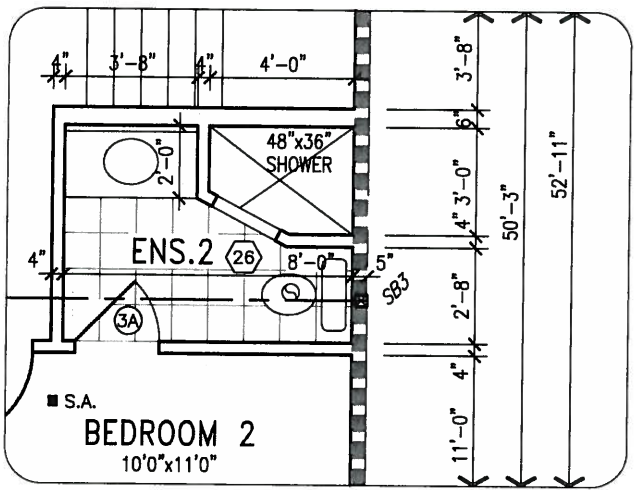
BAYVIEW WELLINGTON		TH9C	
GREEN VALLEY ESTATES		NAPA 9	
project name	BRADFORD	municipality	project no. 13045
date APR 2014	drawn by RC	checked by	scale 3/16" = 1'-0"
SECOND FLOOR PLAN		drawing no. 3A	
file name 13045-TH9C		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\13045-TH9C.dwg - Tue - Jul 7 2015 - 10:01 AM	



INDICATES FIRE RATED WALL ASSEMBLY



JULY 7, 2015



OPT. ENSUITE 2
(LAUNDRY IN BASEMENT)

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

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

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ARCHITECTURAL REVIEW & APPROVAL
JUL 09 2015
John G. Williams Limited, Architect

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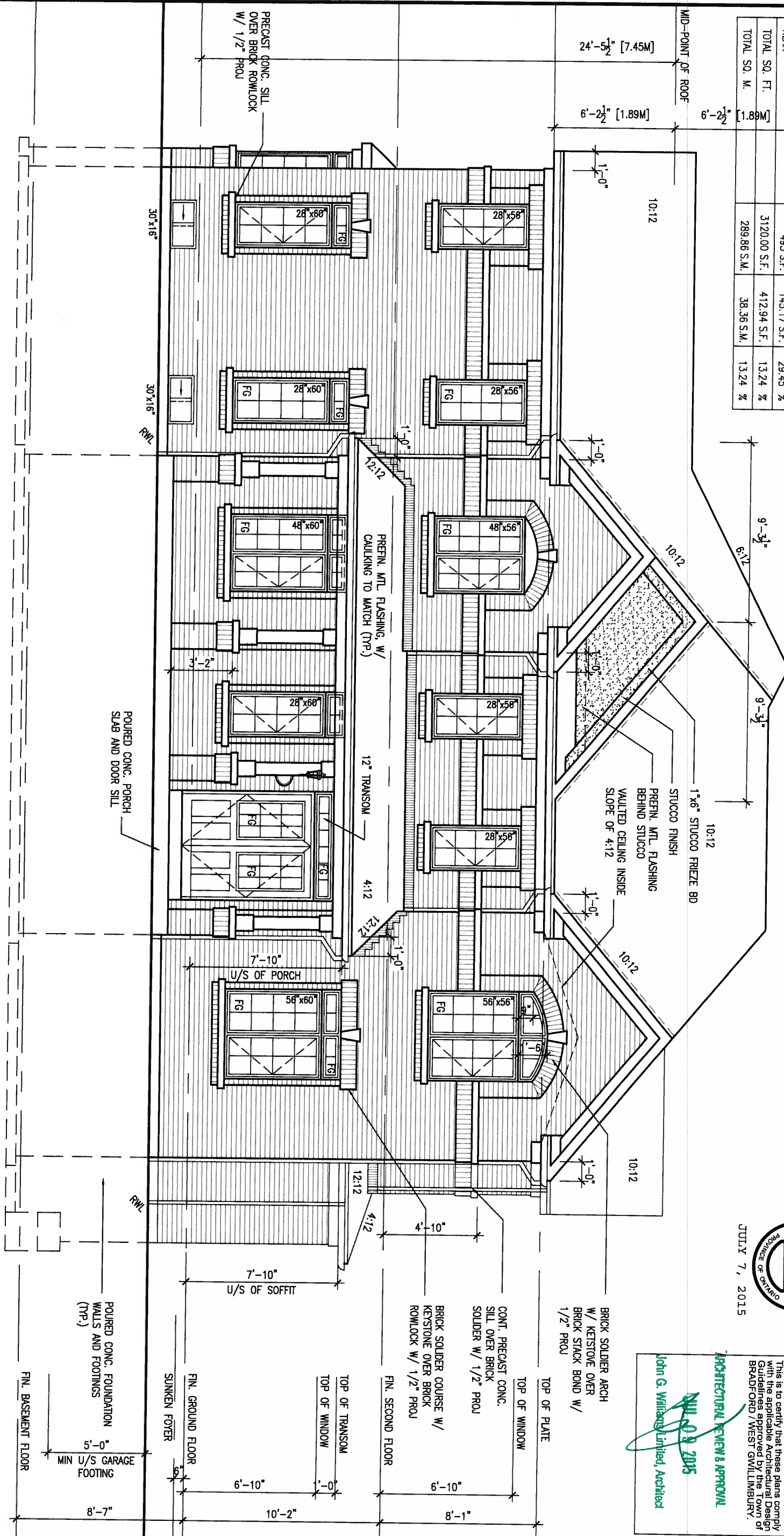
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BAYVIEW WELLINGTON		TH9C NAPA 9	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 4A
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-TH9C
PARTIAL FLOOR PLAN		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\13045-TH9C.dwg - Tue - Jul 7 2015 - 10:01 AM	

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

TH9C ELEVATION A	ENERGY EFFICIENCY - OBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	493 S.F. 71.56 S.F. 14.52 %
LEFT SIDE	1062 S.F. 196.21 S.F. 18.48 %
RIGHT SIDE	1072 S.F. 0 S.F. 0.00 %
REAR	493 S.F. 145.17 S.F. 29.45 %
TOTAL SQ. FT.	3120.00 S.F. 412.94 S.F. 13.24 %
TOTAL SQ. M.	289.86 S.M. 38.36 S.M. 13.24 %

FLANKAGE ELEVATION 'A'



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ARCHITECTURAL REVIEW & APPROVAL

APR 29 2015

John G. Williams Limited, Architect

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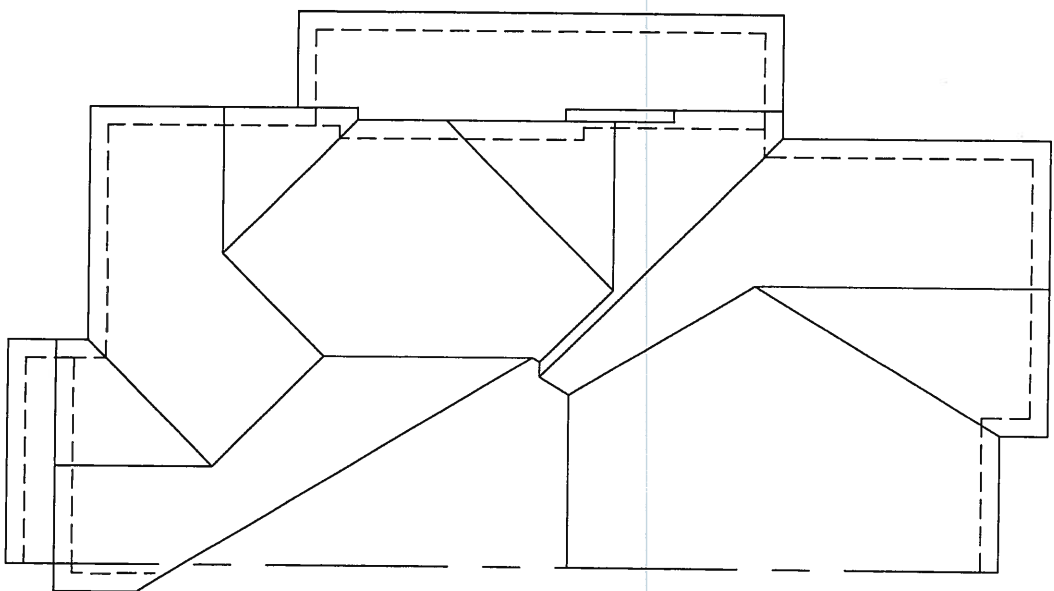
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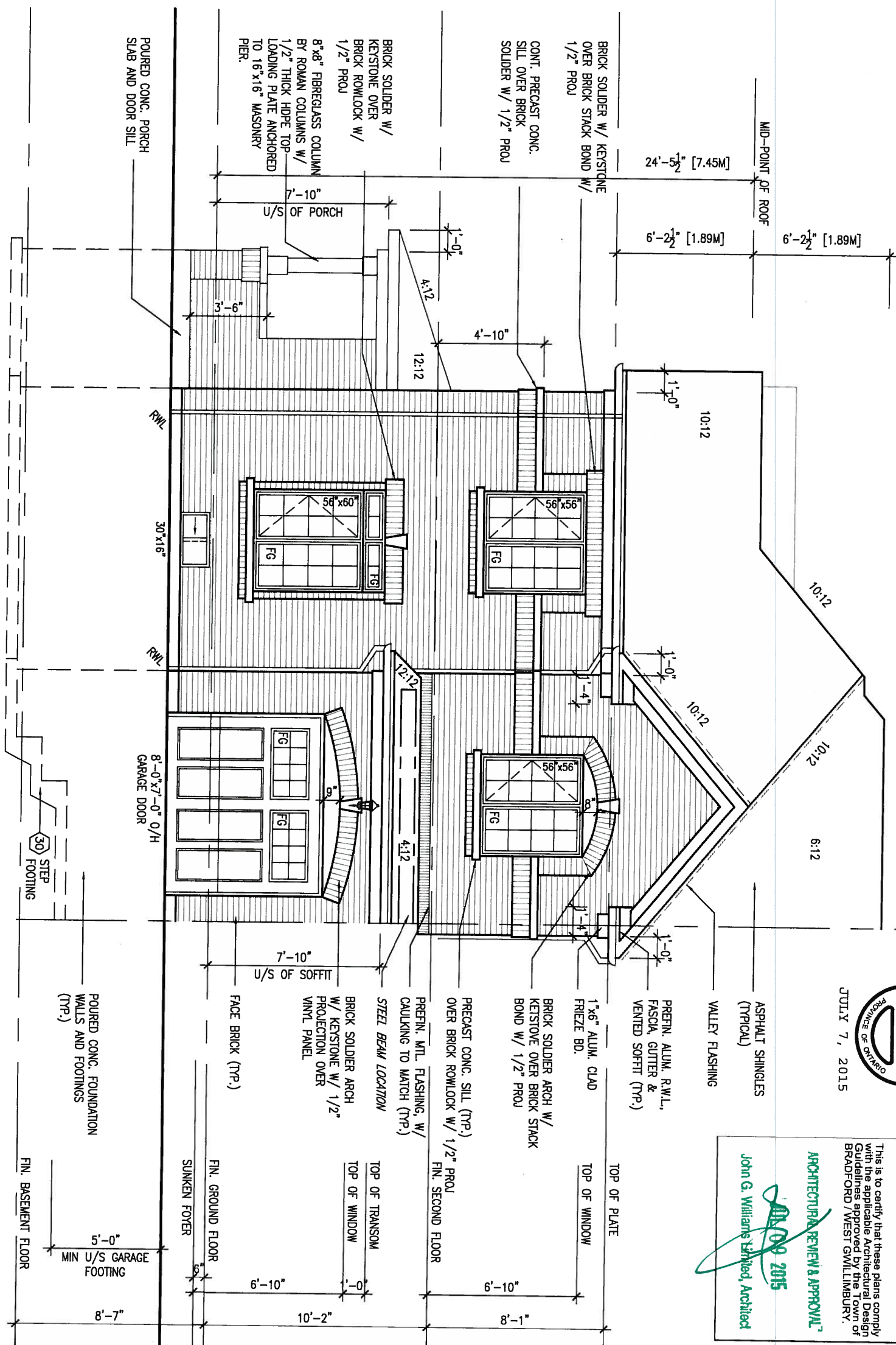


BAYVIEW WELLINGTON		TH9C	
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD	
date		project no.	
APR 2014		13045	
drawing no.		drawing no.	
RC		5A	
checked by		scale	
-		3/16" = 1'-0"	
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ROOF PLAN 'A'



FRONT ELEVATION 'A'



ARCHITECTURAL REVIEW & APPROVAL
 JOHN G. WILLIAMS
 JULY 7, 2015

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

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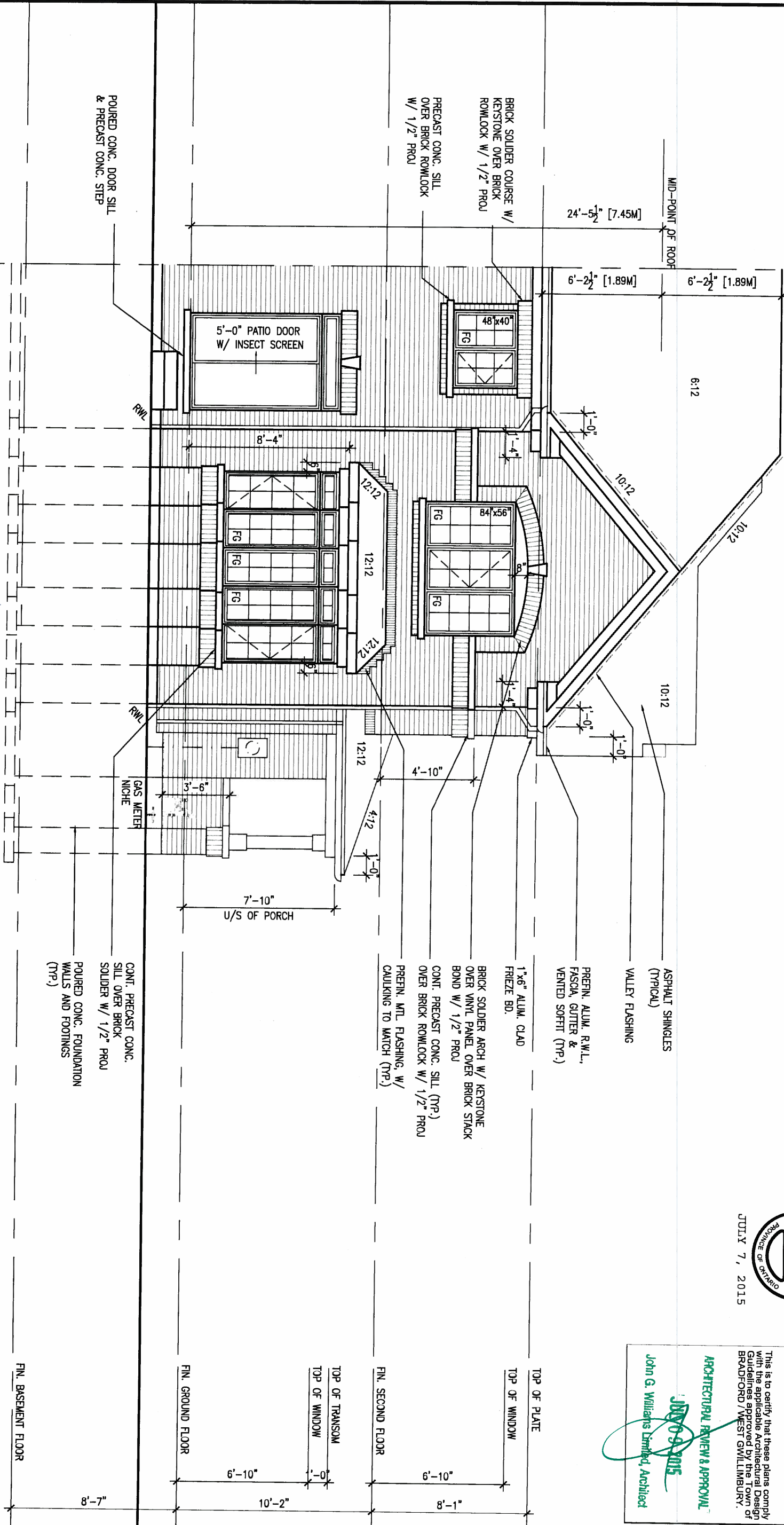
BAYVIEW WELLINGTON

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

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

TH9C NAPA 9
 drawing no.: 6A
 file name: 13045-TH9C

REAR ELEVATION 'A'



JULY 7, 2015

ARCHITECTURAL REVIEW & APPROVAL
 JOHN G. WILLIAMS LIMITED, ARCHITECT
 JULY 9, 2015

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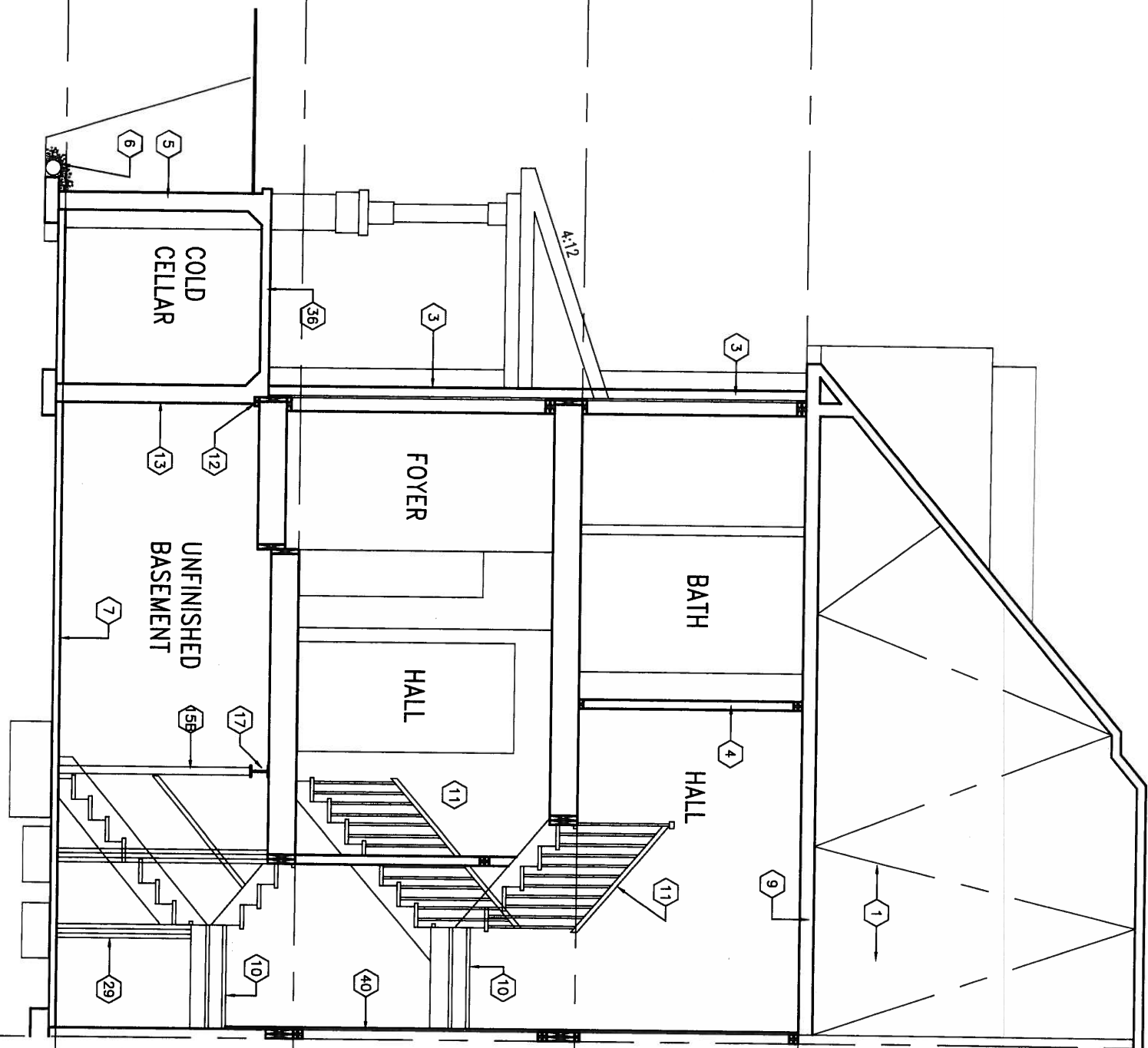
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BAYVIEW WELLINGTON		municipality	
project name GREEN VALLEY ESTATES		BRADFORD	
date APR 2014	checked by RC	scale 3/16" = 1'-0"	

TH9C NAPA 9	project no. 13045
REAR ELEVATION	drawing no. 7A
file name 13045-TH9C	

SECTION 'A-A'



JULY 7, 2015



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municipality: BRADFORD

TH9C
 NAPA 9

project no. 13045

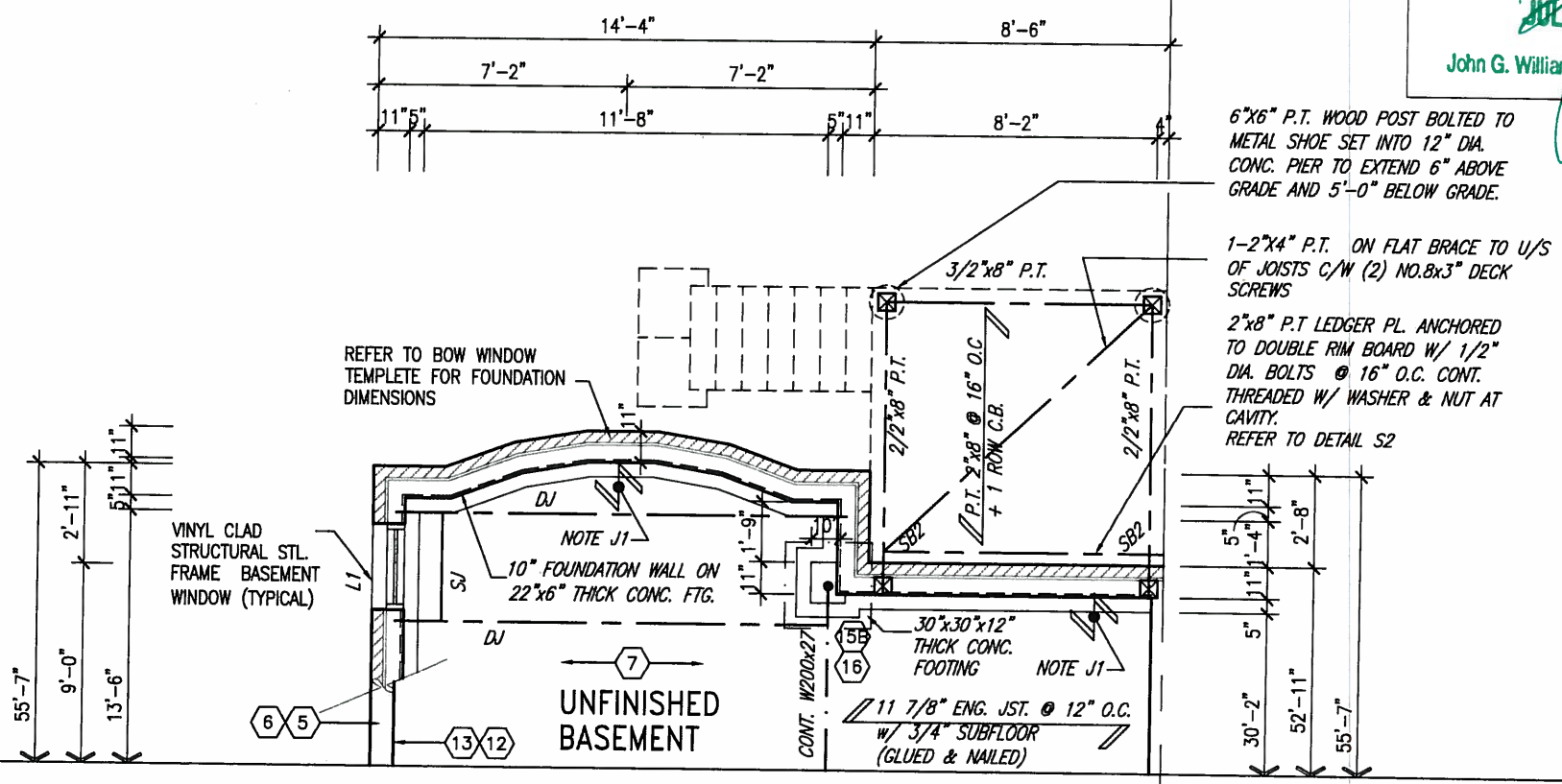
SECTION 8A
 file name: 13045-TH9C

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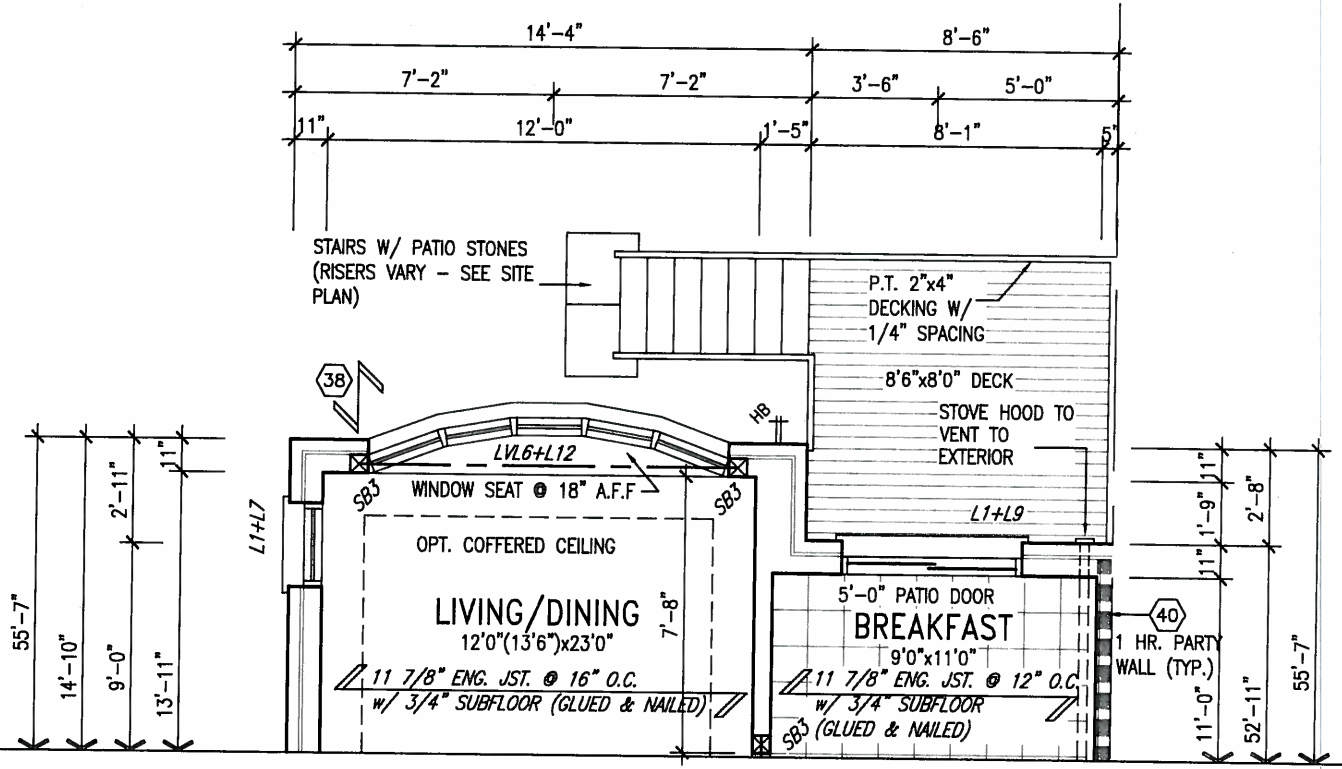
ARCHITECTURAL REVIEW & APPROVAL
JUL 09 2015
 John G. Williams Limited, Architect



PARTIAL BASEMENT FLOOR PLAN
 ELEVATION 'A'
 WOD COND 9R AND MORE

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

PROFESSIONAL ENGINEER
S. J. BOYD
 PROVINCE OF ONTARIO
 JULY 7, 2015



PARTIAL GROUND FLOOR PLAN
 ELEVATION 'A'
 WOD COND 9R AND MORE

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			
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BAYVIEW WELLINGTON

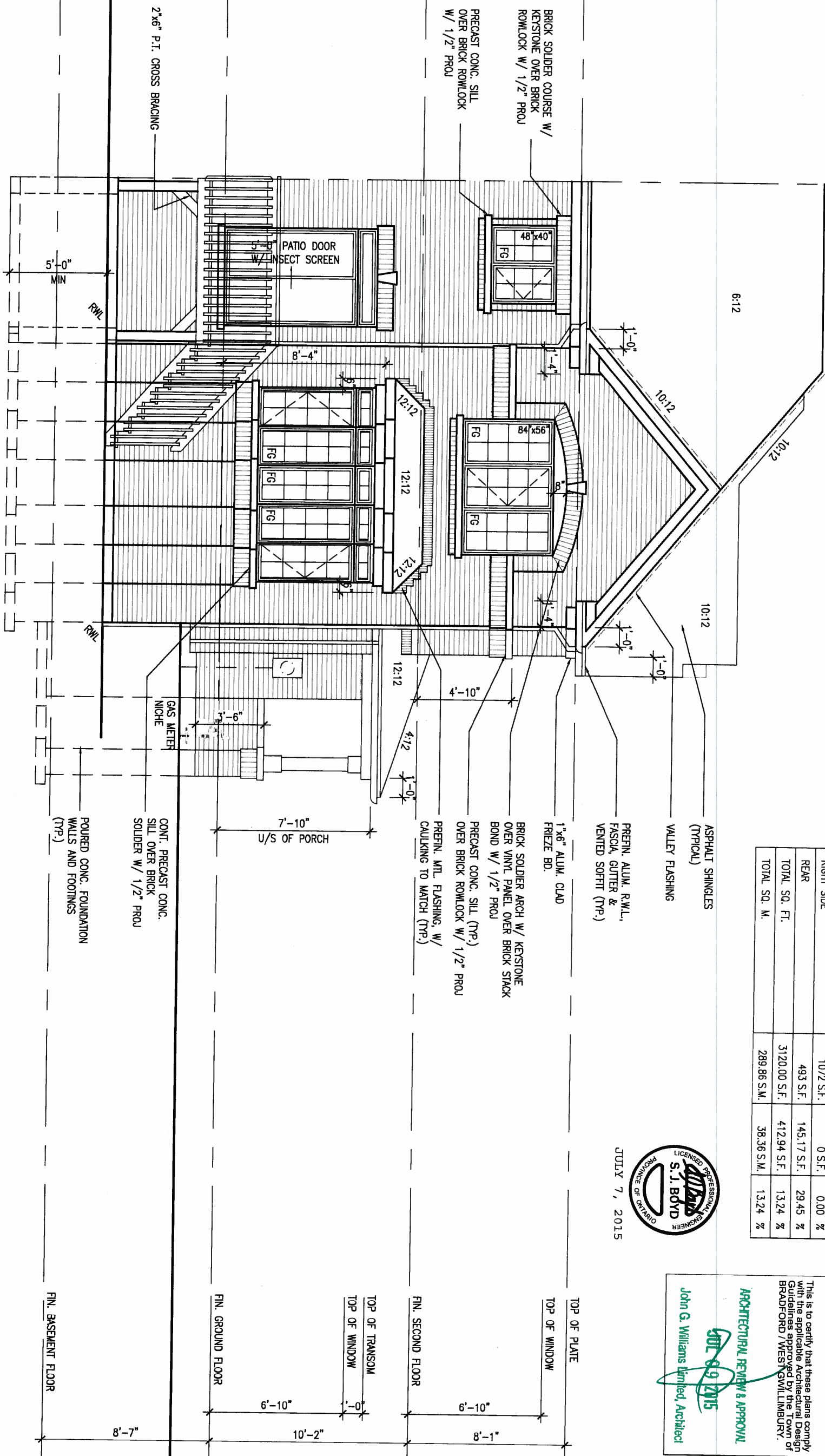
project name: GREEN VALLEY ESTATES
 municipality: BRADFORD
 date: APR 2014
 drawn by: RC
 checked by: -
 scale: 3/16" = 1'-0"

TH9C
 NAPA 9

project no.: 13045
 drawing no.: 9A

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REAR ELEVATION 'A' WOD
COND 9R AND MORE



UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
TH9C ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	493 S.F.	71.56 S.F.	14.52 %
LEFT SIDE	1062 S.F.	196.21 S.F.	18.48 %
RIGHT SIDE	1072 S.F.	0 S.F.	0.00 %
REAR	493 S.F.	145.17 S.F.	29.45 %
TOTAL SQ. FT.	3120.00 S.F.	412.94 S.F.	13.24 %
TOTAL SQ. M.	289.86 S.M.	38.36 S.M.	13.24 %



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

REAR ELEVATION WOD
 file name: 13045-TH9C

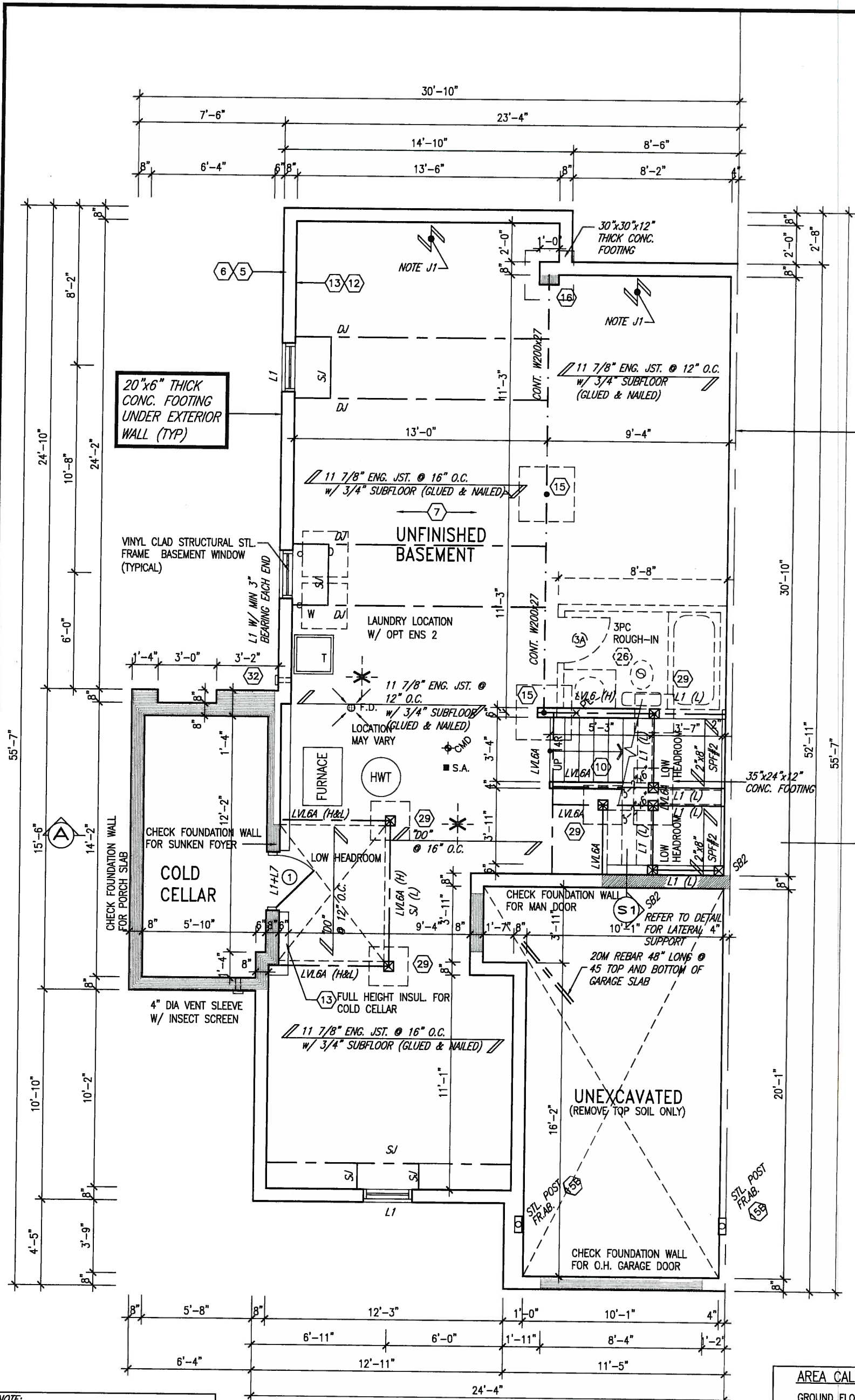
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ARCHITECTURAL REVIEW & APPROVAL
 JUL 09 2015
 John G. Williams Limited, Architect

24"x8" THICK CONC. FOOTING UNDER PARTYWALL
 SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150KPa (TYP)



AREA CALCULATIONS		ELEV. B
GROUND FLOOR AREA	1010 SF	
SECOND FLOOR AREA	1211 SF	
SUBTOTAL	2221 SF	
DEDUCT ALL OPEN AREAS	3 SF	
TOTAL NET AREA	2218 SF	(206.06 m ²)
FINISHED BSMT AREA	0 SF	
COVERAGE W/OUT PORCH	1241 SF	(115.29 m ²)
COVERAGE W/ PORCH	1349 SF	(125.33 m ²)

BASEMENT FLOOR PLAN 'B'

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

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

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

no.	description	date	by
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4			
3	ADD GAS AND HYDRO NICHE	JUL 07-15	RC
2	REV AS PER TRUSS AND ENG COMMENTS	JUN 24-15	RC
1	ISSUE FOR CLIENT REVIEW	JUL 31-14	RC

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.

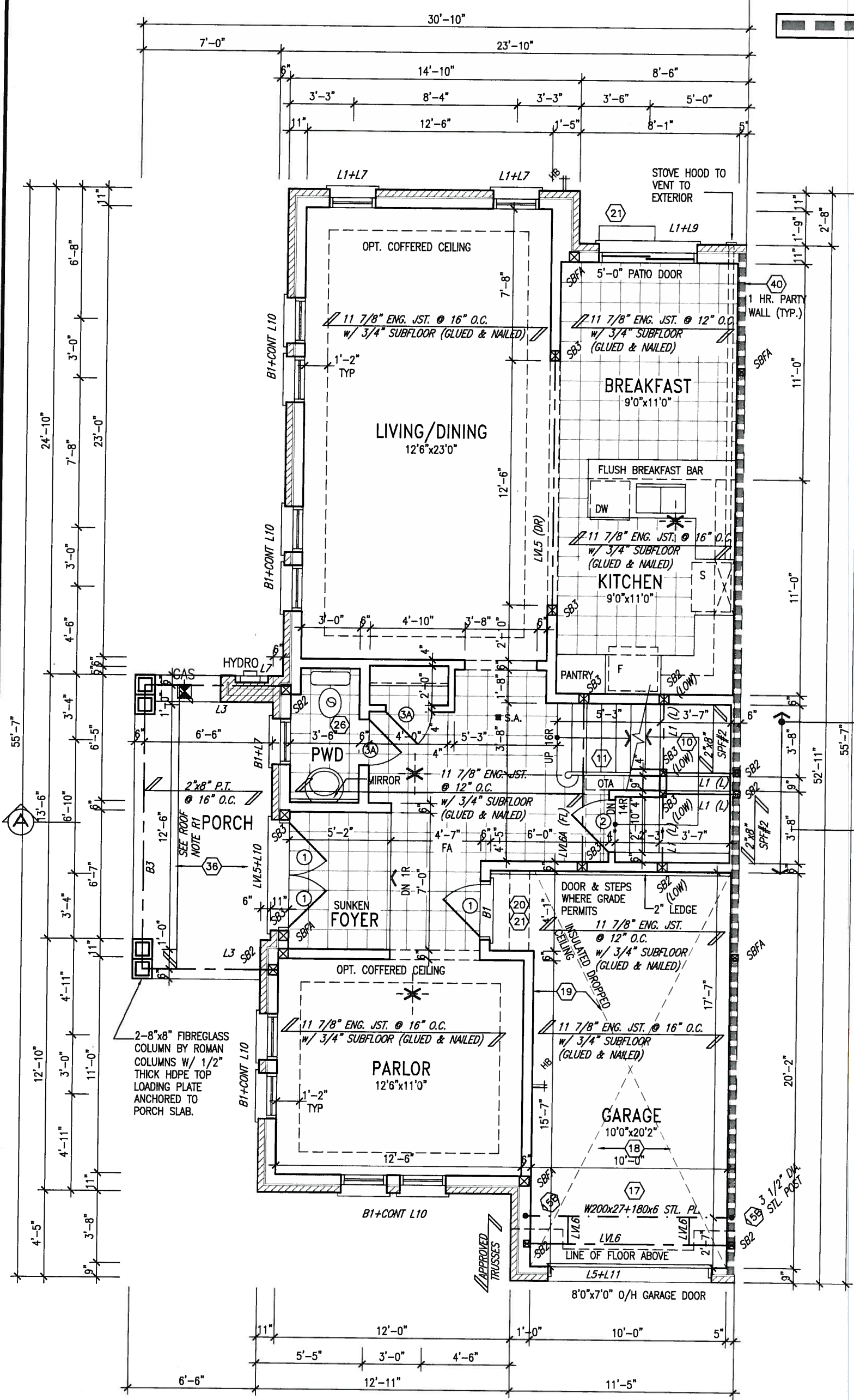
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 300A Wilson Avenue
 Toronto ON M3H 1S8
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON		TH9C NAPA 9	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 1B
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-TH9C
BASEMENT FLOOR PLAN			

INDICATES FIRE RATED WALL ASSEMBLY



JULY 7, 2015



REFER TO STAIR HEADER DETAIL S3

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ARCHITECTURAL REVIEW & APPROVAL
 JUL 09 2015
 John G. Williams Limited, Architect

GROUND FLOOR PLAN 'B'

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

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 ENG SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

no.	description	date	by
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3	ADD GAS AND HYDRO NICHE	JUL 07-15	RC
2	REV AS PER TRUSS AND ENG COMMENTS	JUN 24-15	RC
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 va3design.com

BAYVIEW WELLINGTON

project name: GREEN VALLEY ESTATES
 date: APR 2014
 drawn by: RC
 checked by: [blank]
 scale: 3/16" = 1'-0"

TH9C NAPA 9

municipality: BRADFORD
 project no.: 13045
 drawing no.: 2B

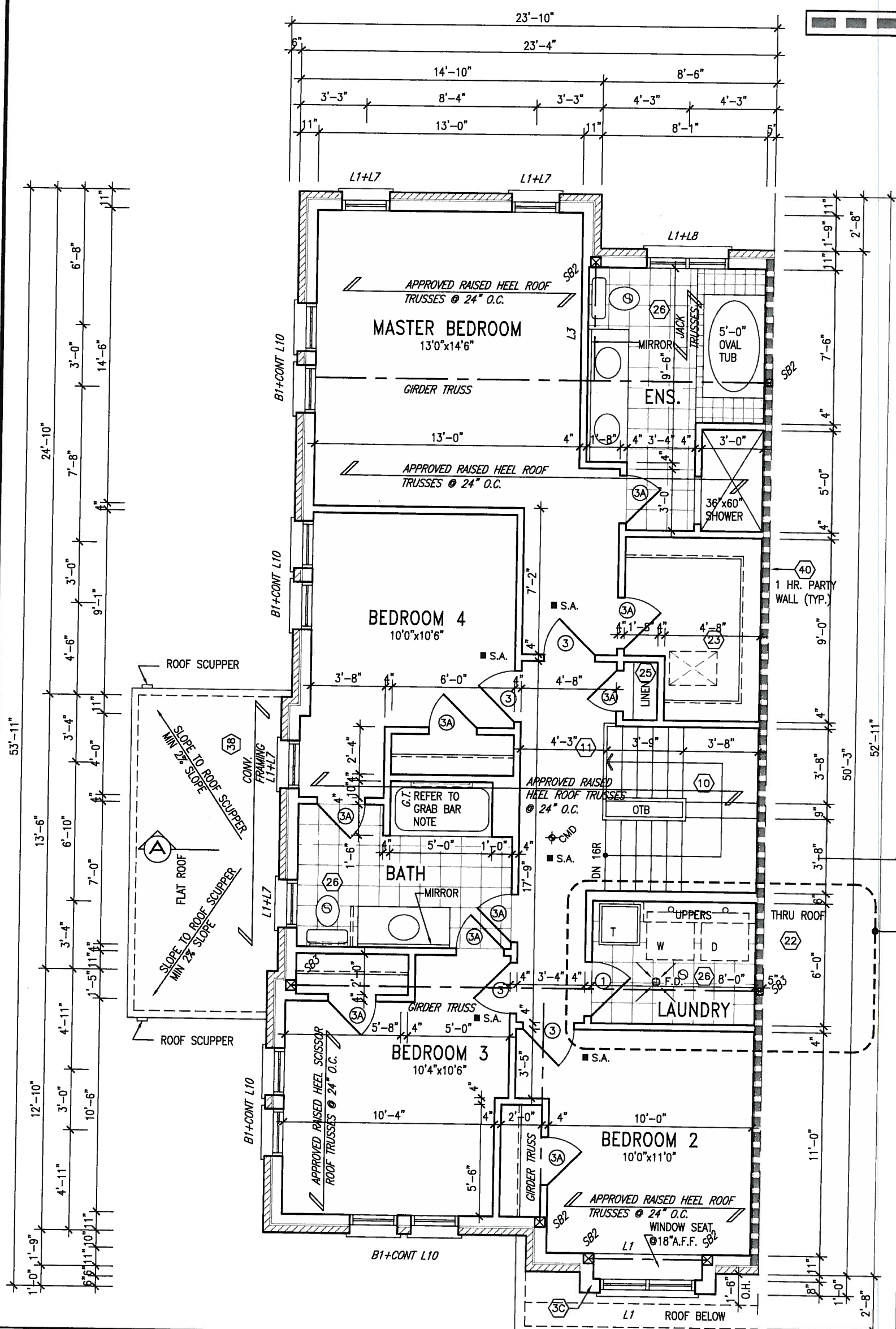
GROUND FLOOR PLAN
 file name: 13045-TH9C

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INDICATES FIRE RATED WALL ASSEMBLY



JULY 7, 2015



REFER TO PG4 FOR OPT. ENS.2

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ARCHITECTURAL REVIEW & APPROVAL

JUL 09 2015

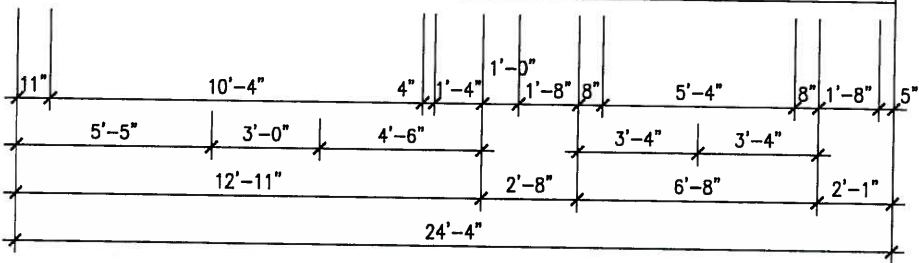
John G. Williams Limited, Architect

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

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

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.



SECOND FLOOR PLAN 'B'

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

NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

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3.	ADD GAS AND HYDRO NICHE	JUL 07-15	RC
2.	REV AS PER TRUSS AND ENG COMMENTS	JUN 24-15	RC
1.	ISSUE FOR CLIENT REVIEW	JUL 31-14	RC
no.	description	date	by

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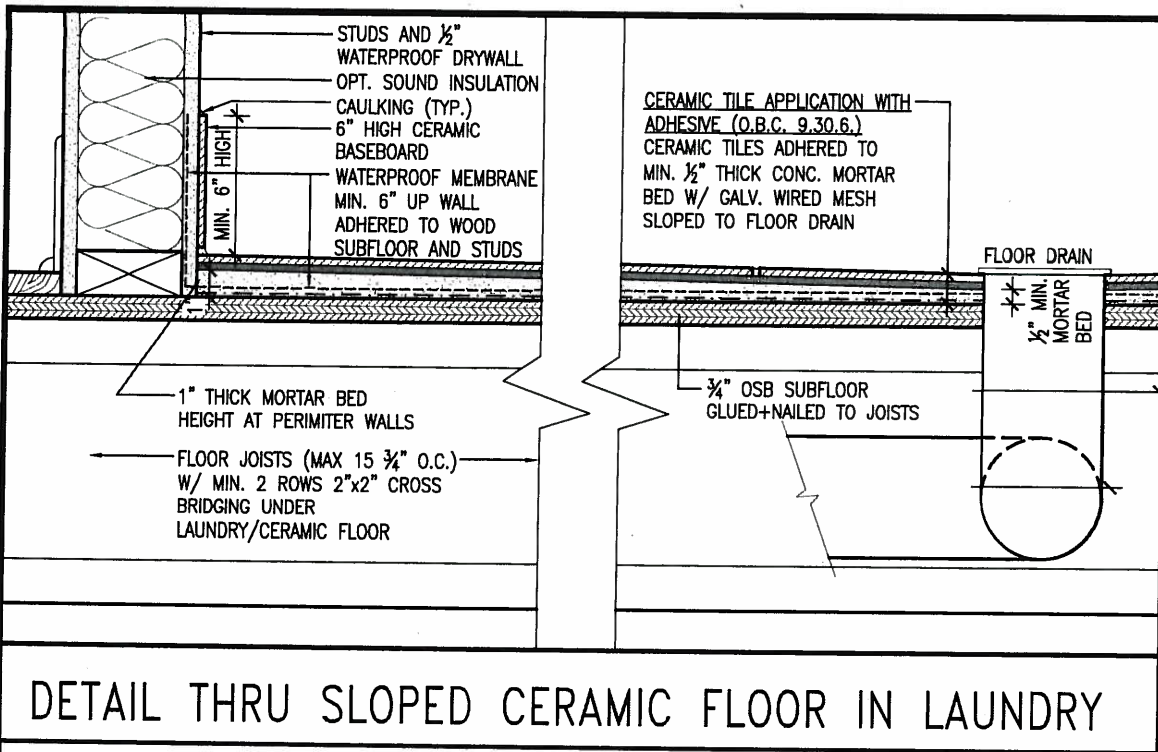
Wellington Jno-Baptiste
signature
25591 BCIN

VA3 Design Inc.
42658

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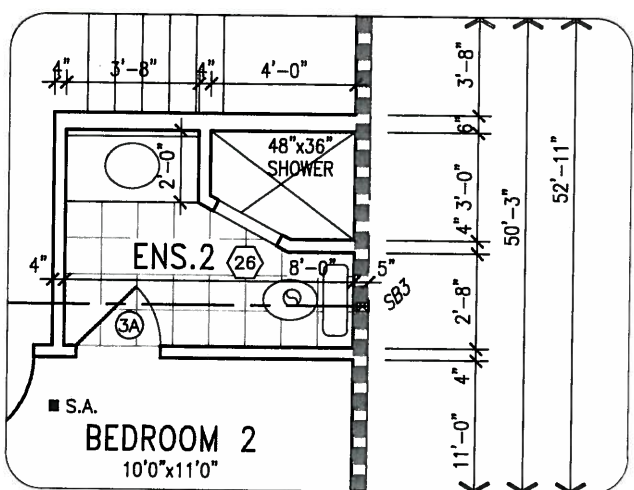
BAYVIEW WELLINGTON		TH9C	
GREEN VALLEY ESTATES		NAPA 9	
project name	BRADFORD	project no.	13045
date	APR 2014	drawing no.	3B
drawn by	RC	scale	3/16" = 1'-0"
checked by		file name	13045-TH9C
SECOND FLOOR PLAN			
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INDICATES FIRE RATED WALL ASSEMBLY



JULY 7, 2015



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

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

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ARCHITECTURAL REVIEW & APPROVAL
JUL 9 2015
John G. Williams Limited, Architect

no.	description	date	by
9			
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3	ADD GAS AND HYDRO NICHE	JUL 07-15	RC
2	REV AS PER TRUSS AND ENG COMMENTS	JUN 24-15	RC
1	ISSUE FOR CLIENT REVIEW	JUL 31-14	RC

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

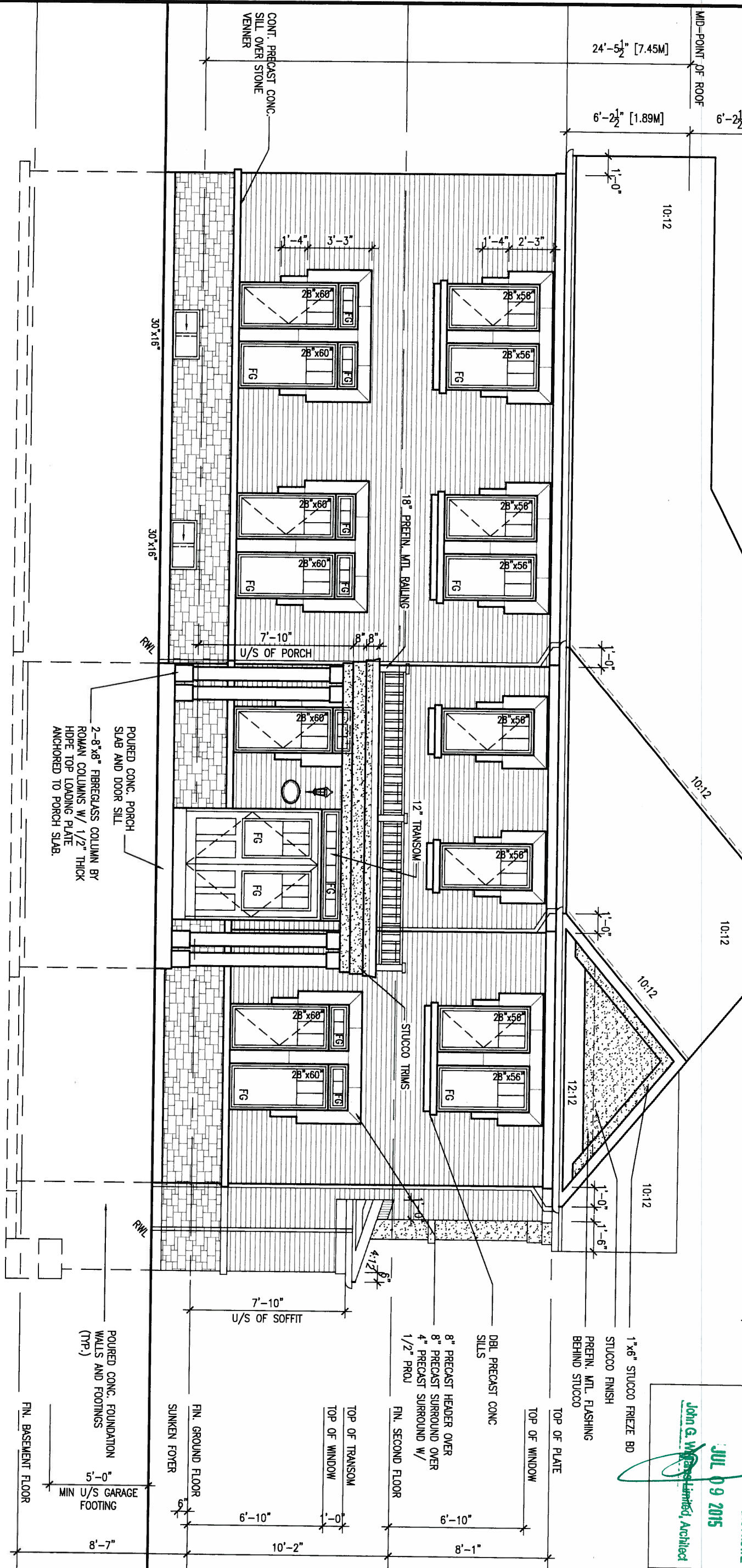
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BAYVIEW WELLINGTON		TH9C NAPA 9	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 4B
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-TH9C
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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
TH9C ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	493 S.F.	74.89 S.F.	15.19 %
LEFT SIDE	1058 S.F.	197.44 S.F.	18.66 %
RIGHT SIDE	1072 S.F.	0 S.F.	0.00 %
REAR	493 S.F.	102.28 S.F.	20.75 %
TOTAL SQ. FT.	3116.00 S.F.	374.61 S.F.	12.02 %
TOTAL SQ. M.	289.48 S.M.	34.80 S.M.	12.02 %

FLANKAGE ELEVATION 'B'



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

ARCHITECTURAL REVIEW & APPROVAL

JUL 09 2015

John G. Winters Limited, Architect

no.	description	date	by
9			
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3	ADD GAS AND HYDRO NICHE	JUL 07-15	RC
2	REV AS PER TRUSS AND ENG COMMENTS	JUN 24-15	RC
1	ISSUE FOR CLIENT REVIEW	JUL 31-14	RC

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qualification information

Wellington Jno-Baptiste *[Signature]* 25591
BCIN

registration information
VA3 Design Inc. 42658

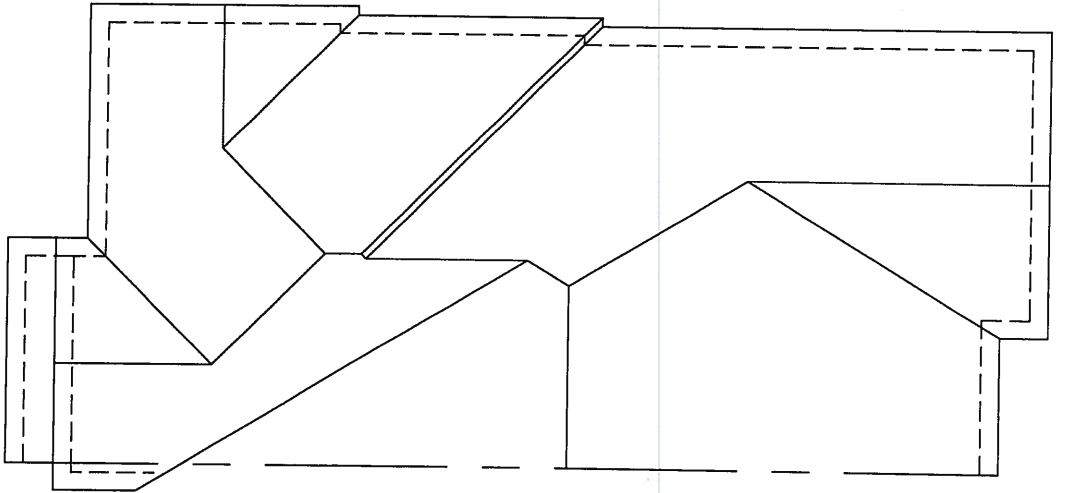
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BAYVIEW WELLINGTON		TH9C NAPA 9	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 5B
date APR 2014	scale 3/16" = 1'-0"	drawing title FLANKAGE ELEVATION	
drawn by RC	checked by	file name 13045-TH9C	
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ROOF PLAN 'B'



FRONT ELEVATION 'B'



JULY 7, 2015

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ARCHITECTURAL REVIEW & APPROVAL
 JUL 19 2015
 John G. Williams Limited, Architect

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3.	ADD GAS AND HYDRO NICHE	JUL 07-15	RC
2.	REV AS PER TRUSS AND ENG COMMENTS	JUN 24-15	RC
1.	ISSUE FOR CLIENT REVIEW	JUL 31-14	RC
no.	description	date	by

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

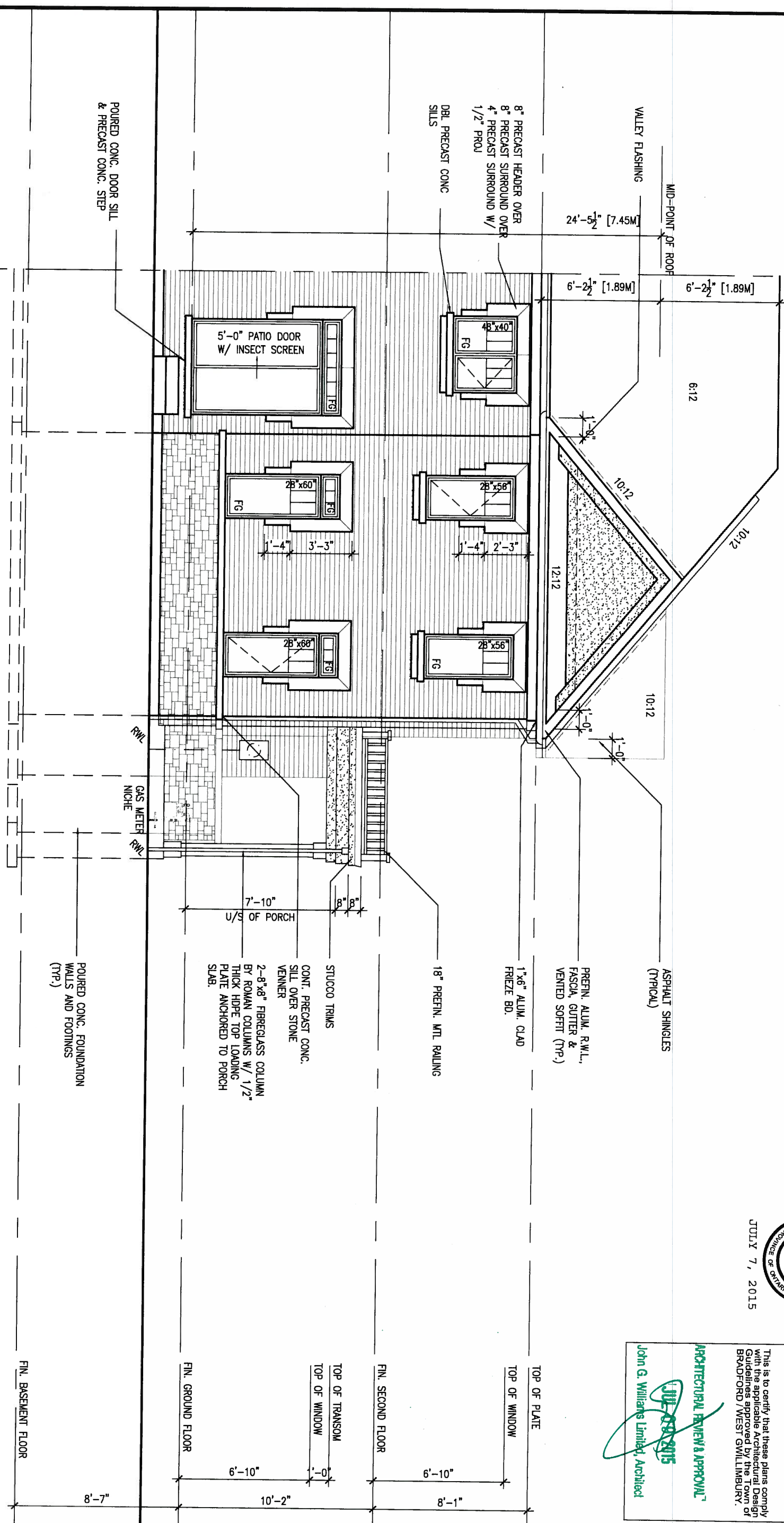
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 va3design.com

BAYVIEW WELLINGTON		TH9C	
project name GREEN VALLEY ESTATES		municipality BRADFORD	
date APR 2014		project no. 13045	
drawn by RC		drawing no. FRONT ELEVATION	
checked by		scale 3/16" = 1'-0"	
file name 13045-TH9C		6B	

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REAR ELEVATION 'B'



JULY 7, 2015



ARCHITECTURAL REVIEW & APPROVAL
 JUL 7 2015
 John G. Williams Limited, Architect

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3	ADD GAS AND HYDRO NICHE	JUL 07-15	RC
2	REV AS PER TRUSS AND ENG COMMENTS	JUN 24-15	RC
1	ISSUE FOR CLIENT REVIEW	JUL 31-14	RC
no.	description	date	by

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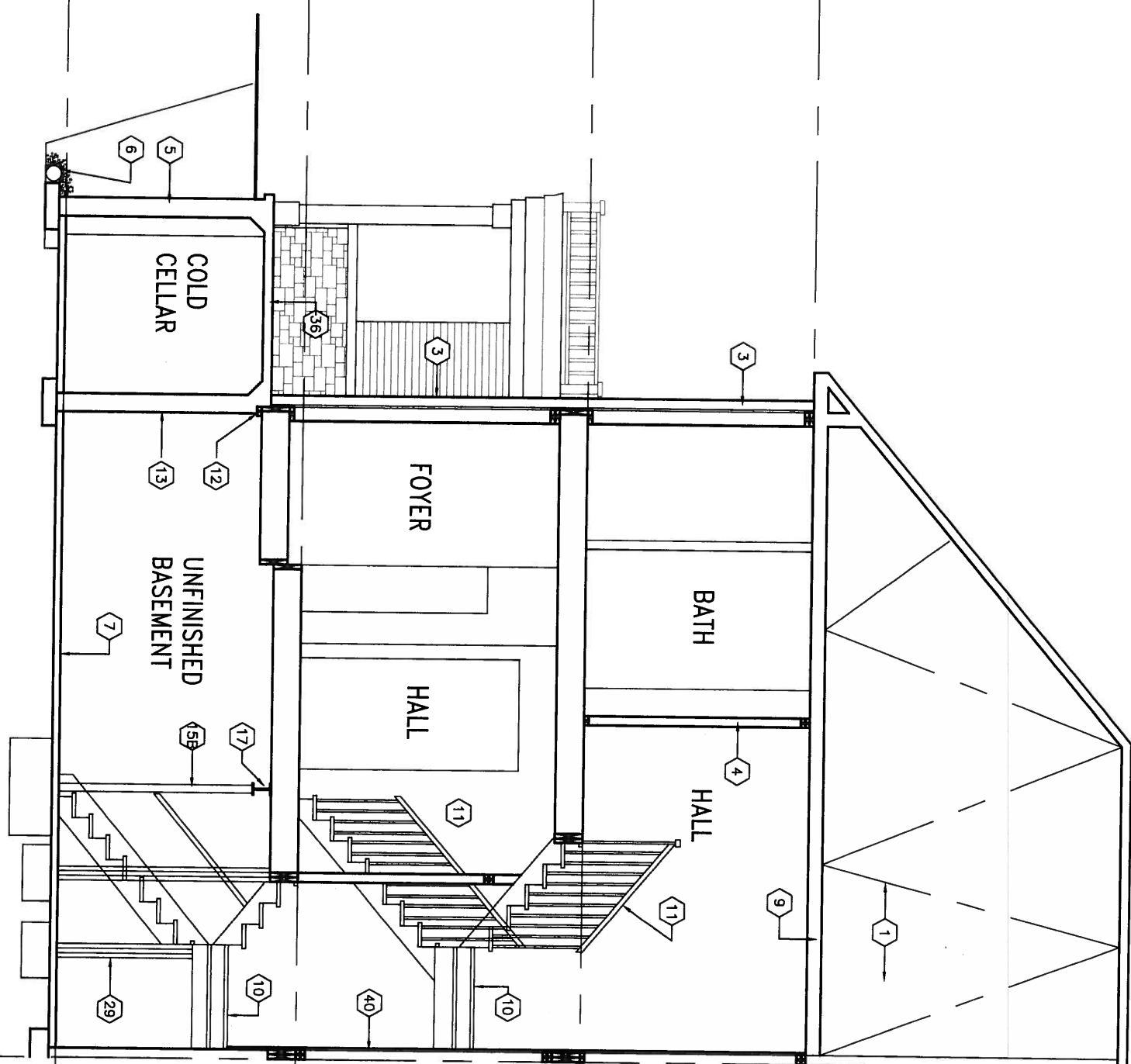
qualification information
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 VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		TH9C	
GREEN VALLEY ESTATES		NAPA 9	
project name	BRADFORD	municipality	project no. 13045
date APR 2014	drawn by RC	checked by	scale 3/16" = 1'-0"
REAR ELEVATION		file name 13045-TH9C	drawing no. 7B
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SECTION 'A-A'



FIN. BASEMENT FLOOR
 FIN. GROUND FLOOR
 FIN. SECOND FLOOR
 TOP OF PLATE

8'-7" 10'-2" 8'-1"

JULY 7, 2015

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	ADD GAS AND HYDRO NICHE	JUL 07-15	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	REV AS PER TRUSS AND ENG COMMENTS	JUN 24-15	RC	
1	ISSUE FOR CLIENT REVIEW	JUL 31-14	RC	
no.	description	date	by	

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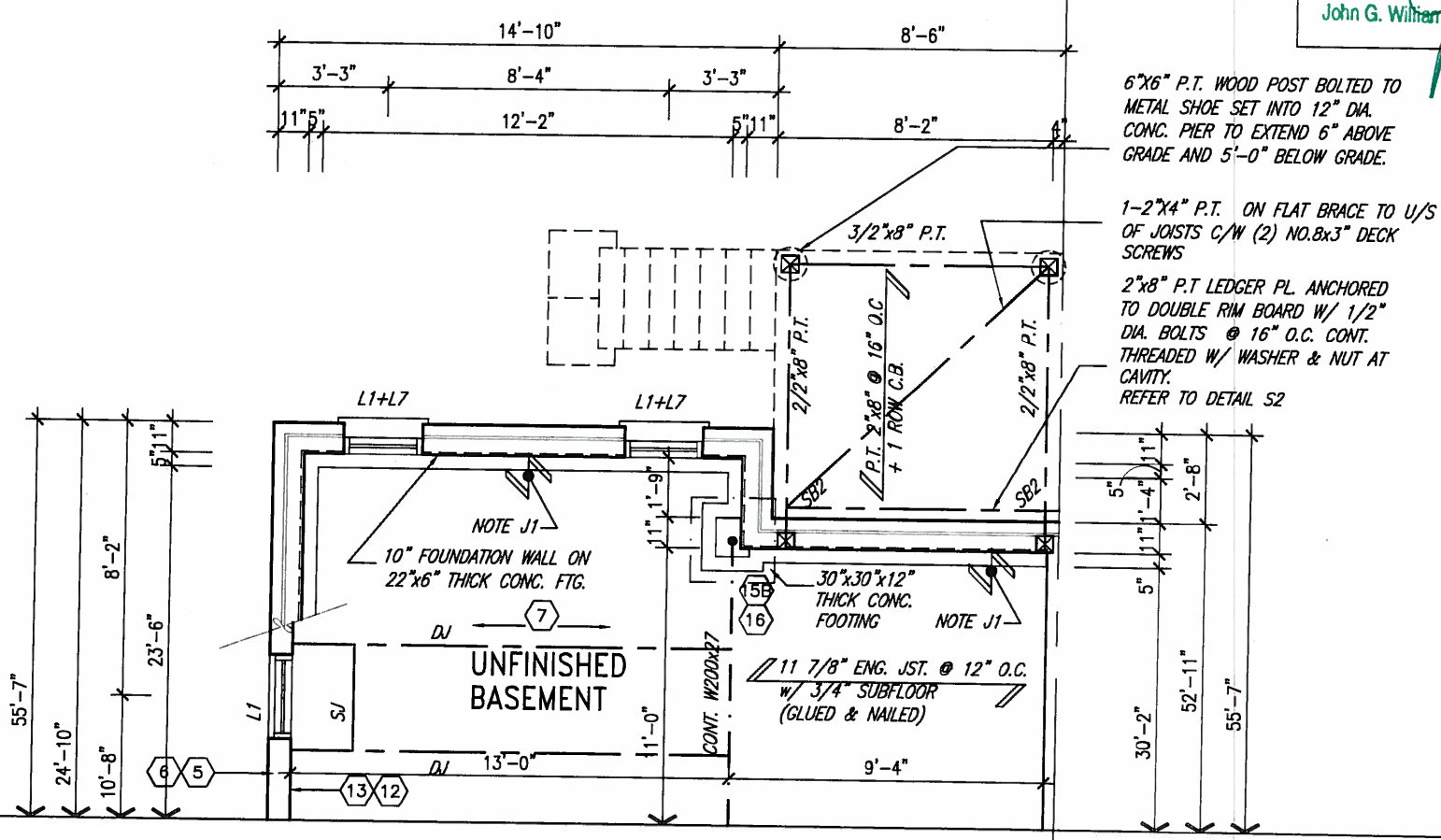
BAYVIEW WELLINGTON		TH9C	
GREEN VALLEY ESTATES		NAPA 9	
project name	BRADFORD	project no.	13045
date	APR 2014	drawing no.	SECTION 8B
drawn by	RC	file name	13045-TH9C
checked by	-	scale	3/16" = 1'-0"
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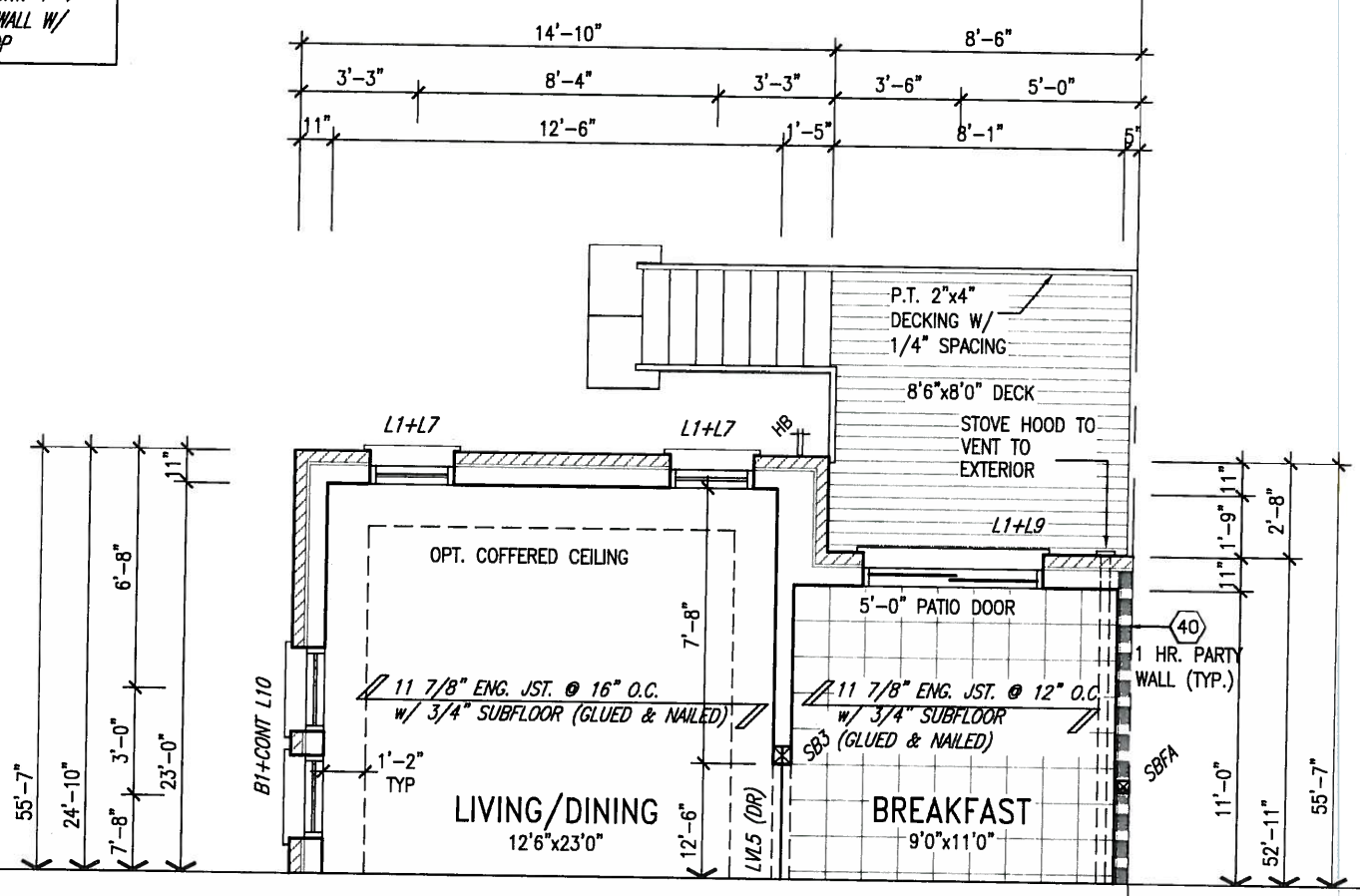
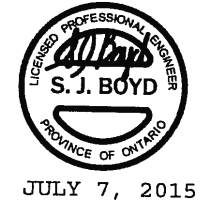
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ARCHITECTURAL REVIEW & APPROVAL
 JUL 09 2015
 John G. Williams Limited, Architect



PARTIAL BASEMENT FLOOR PLAN
 ELEVATION 'B'
 WOD COND 9R AND MORE

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



PARTIAL GROUND FLOOR PLAN
 ELEVATION 'B'
 WOD COND 9R AND MORE

no.	description	date	by
3	ADD GAS AND HYDRO NICHE	JUL 07-15	RC
2	REV AS PER TRUSS AND ENG COMMENTS	JUN 24-15	RC
1	ISSUE FOR CLIENT REVIEW	JUL 31-14	RC

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

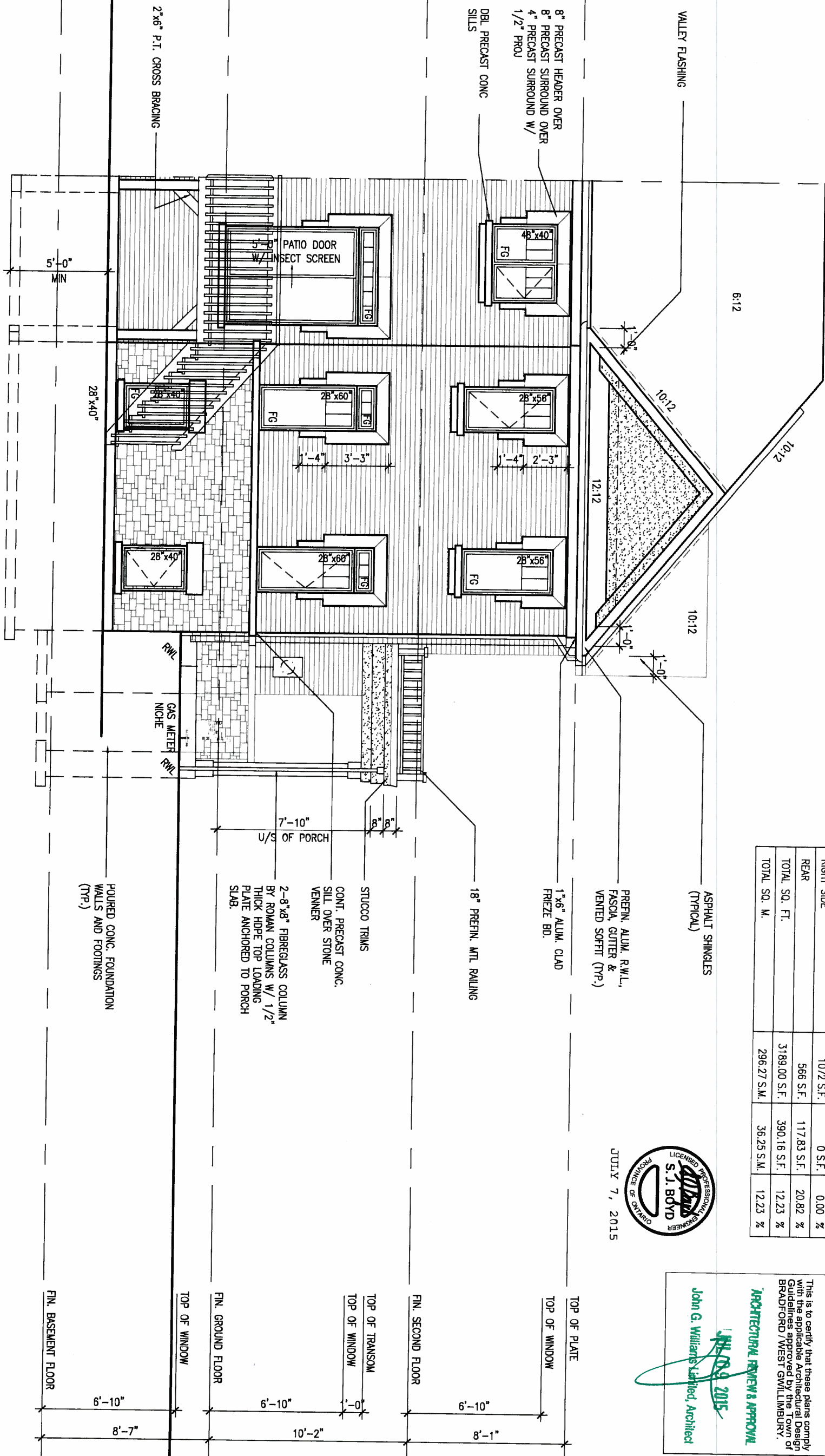
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BAYVIEW WELLINGTON		TH9C NAPA 9	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 9B
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-TH9C
PARTIAL FLOOR PLANS WOD			
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REAR ELEVATION 'B' WOD
9R COND. OR MORE



UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
TH9C ELEVATION B WOD	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION	493 S.F.	74.89 S.F.	15.19 %
FRONT	1058 S.F.	197.44 S.F.	18.66 %
LEFT SIDE	1072 S.F.	0 S.F.	0.00 %
RIGHT SIDE	566 S.F.	117.83 S.F.	20.82 %
REAR	3189.00 S.F.	390.16 S.F.	12.23 %
TOTAL SQ. FT.	296.27 S.M.	36.25 S.M.	12.23 %



ARCHITECTURAL REVIEW & APPROVAL
JUL 09 2015
 John G. Williams Limited, Architect

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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

TH9C NAPA 9
 drawing no.: 10B

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

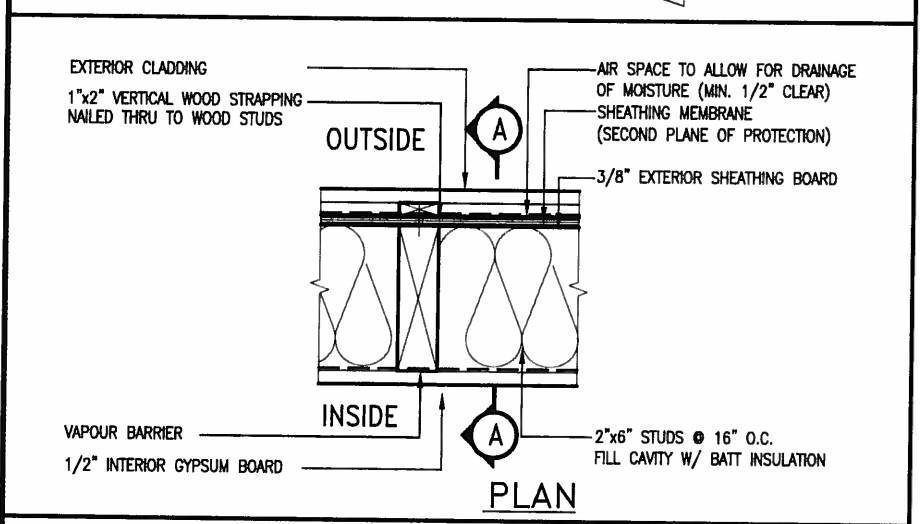
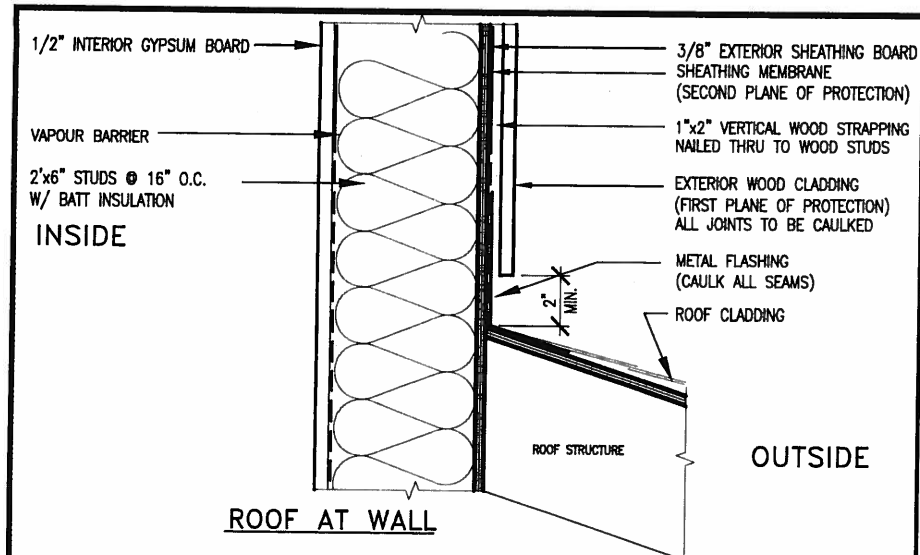
REAR ELEVATION WOD
 file name: 13045-TH9C

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\13045-TH9C.dwg - Tue - Jul 7 2015 - 10:01 AM

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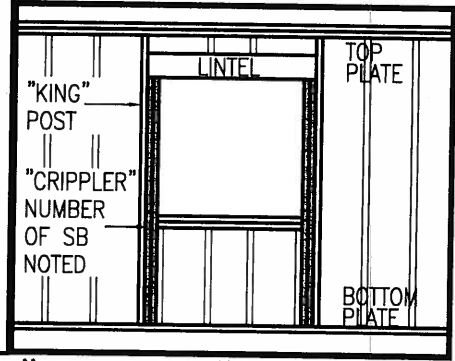
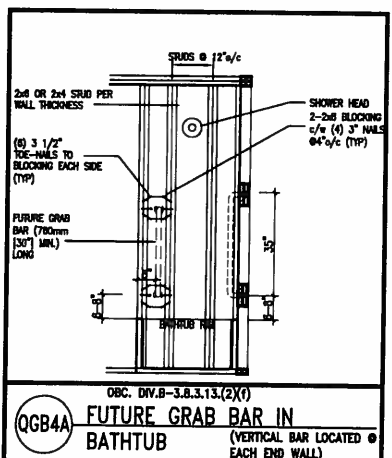
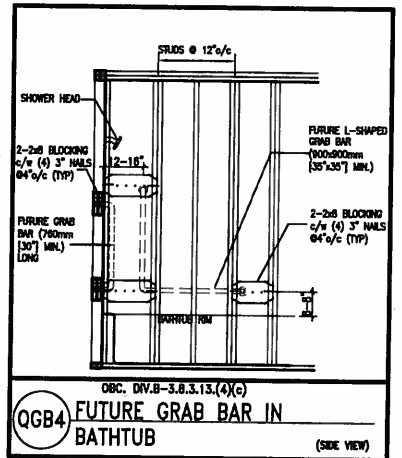
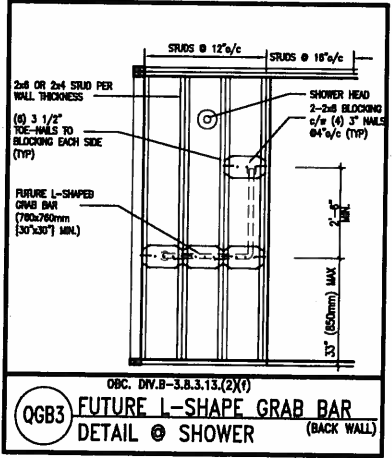
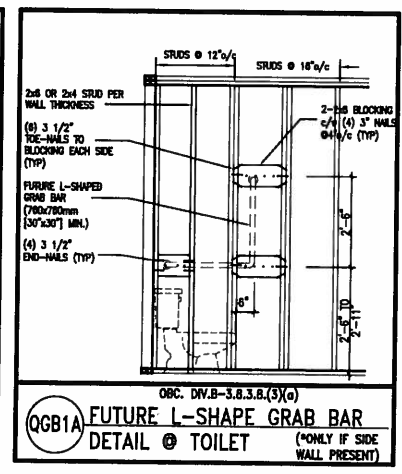
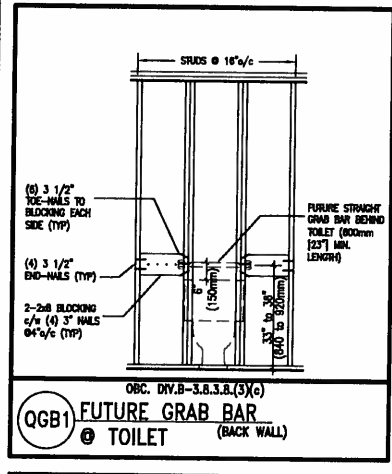


JULY 7, 2015



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.



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

- 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 FOLLOWS:**

- 2"x6" @ 16" O.C. - 12'-6"
- 2"x6" @ 12" O.C. - 13'-10"
- 2-2"x6" @ 16" O.C. - 15'-0"
- 2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

- 2"x8" @ 16" O.C. - 16'-0"
- 2"x8" @ 12" O.C. - 17'-9"
- 2-2"x8" @ 16" O.C. - 20'-4"
- 2-2"x8" @ 12" O.C. - 22'-4"

NOTES:

- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.
- SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
- PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
- WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
- STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
- STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

**** STUD INFORMATION TAKEN FROM OBC TABLE A-30**

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

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

qualification information
 Wellington Jno-Baptiste 25591

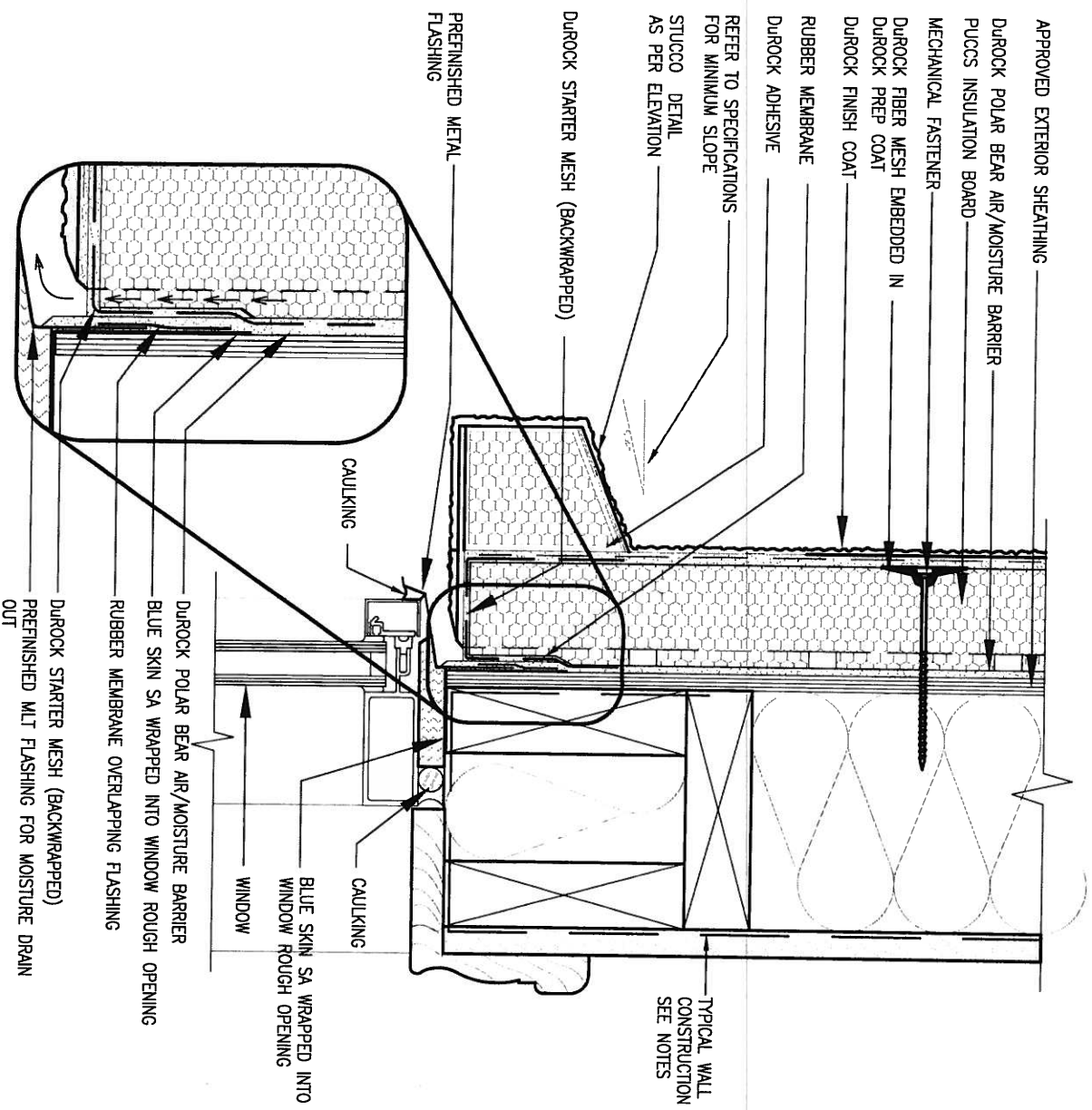
name registration information
 VA3 Design Inc. 42658

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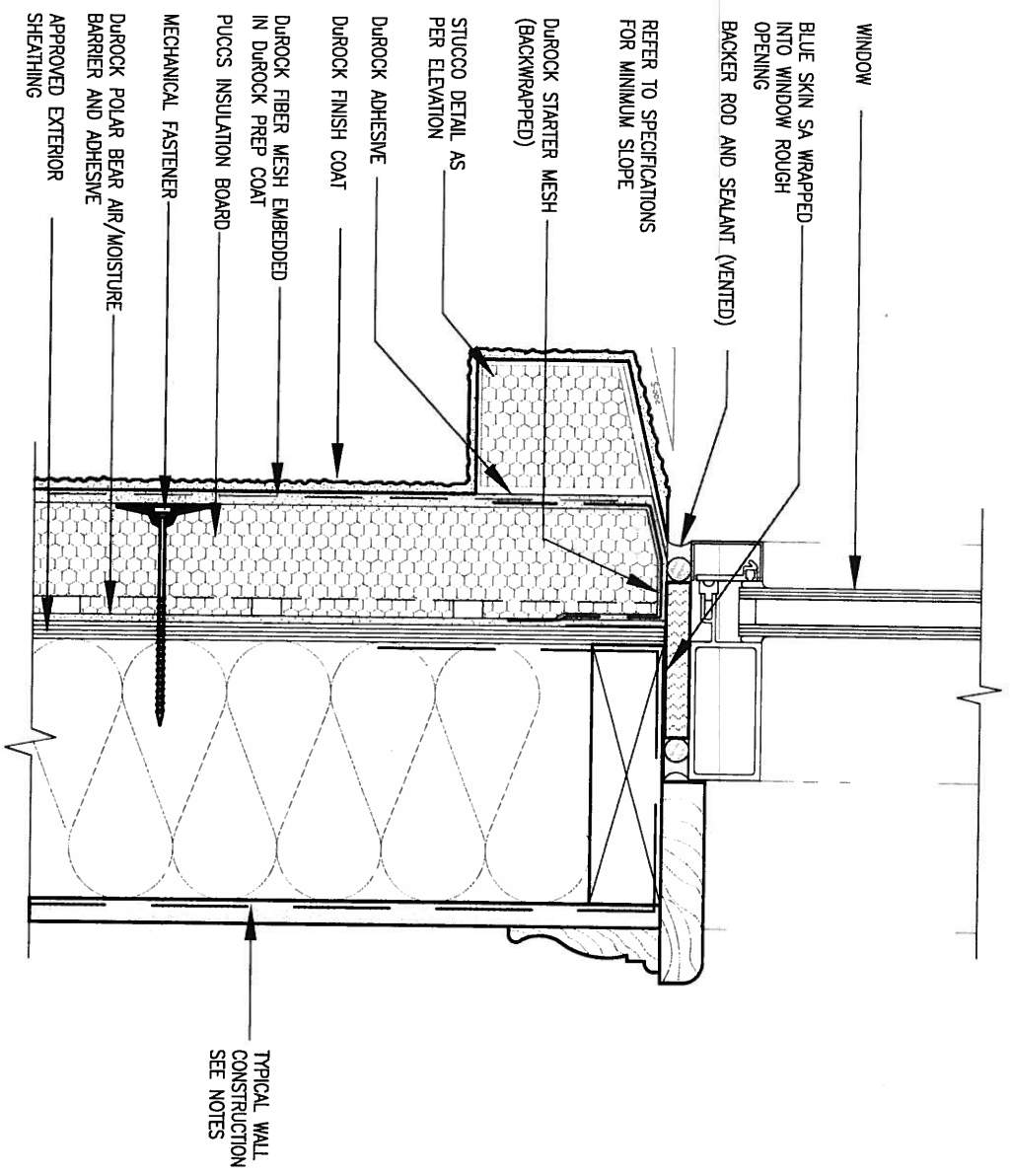
300A Wilson Avenue
 Toronto ON M3H 1S8
 t 416.630.2255 f 416.630.4782
 va3design.com

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



1 WINDOW HEADER
 CN3 SCALE: 3"=1'-0"

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



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

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

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

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

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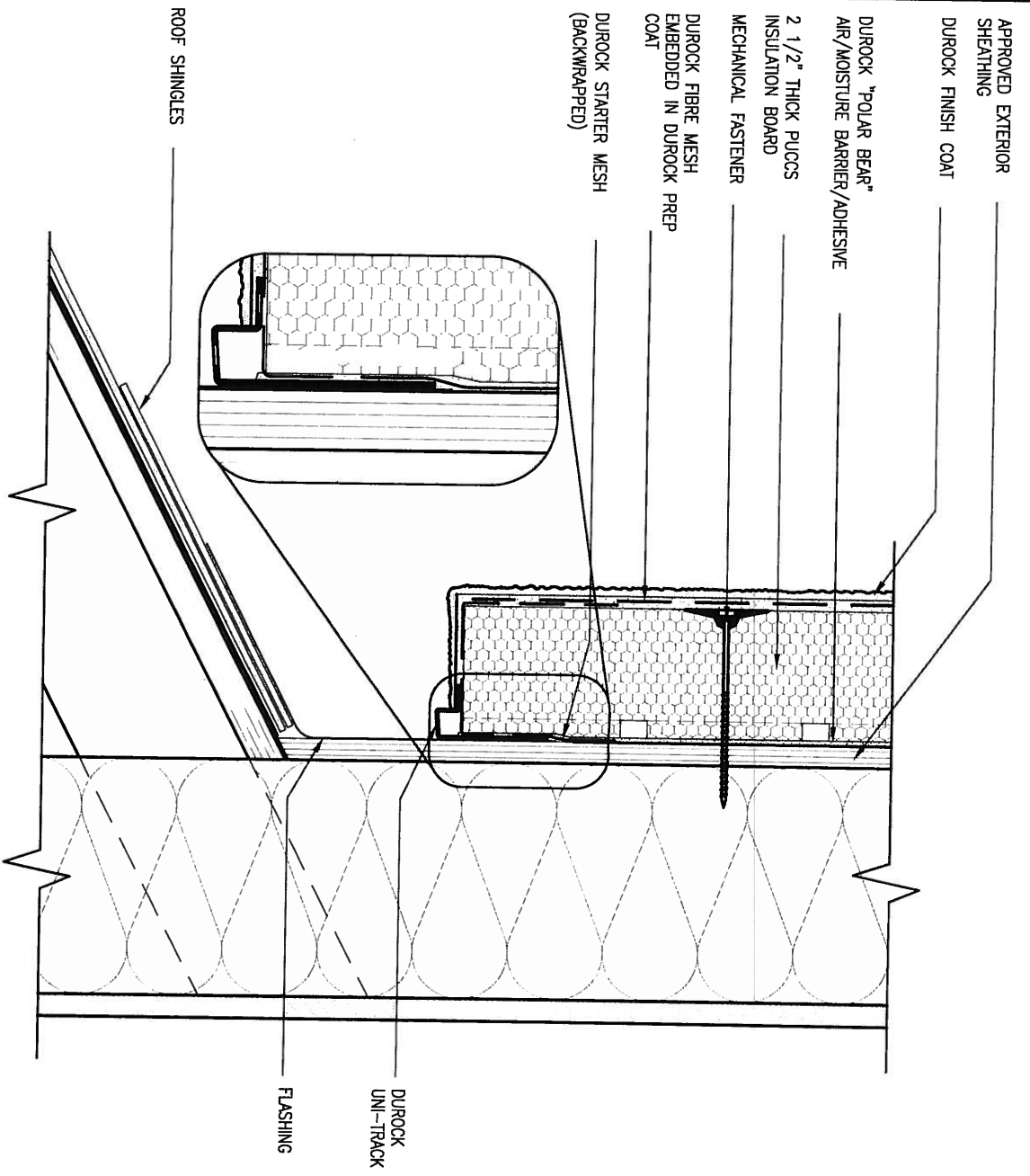
VA3 DESIGN
 300A Wilson Avenue
 Toronto ON M3H 1S8
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON **CONST NOTE**

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

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

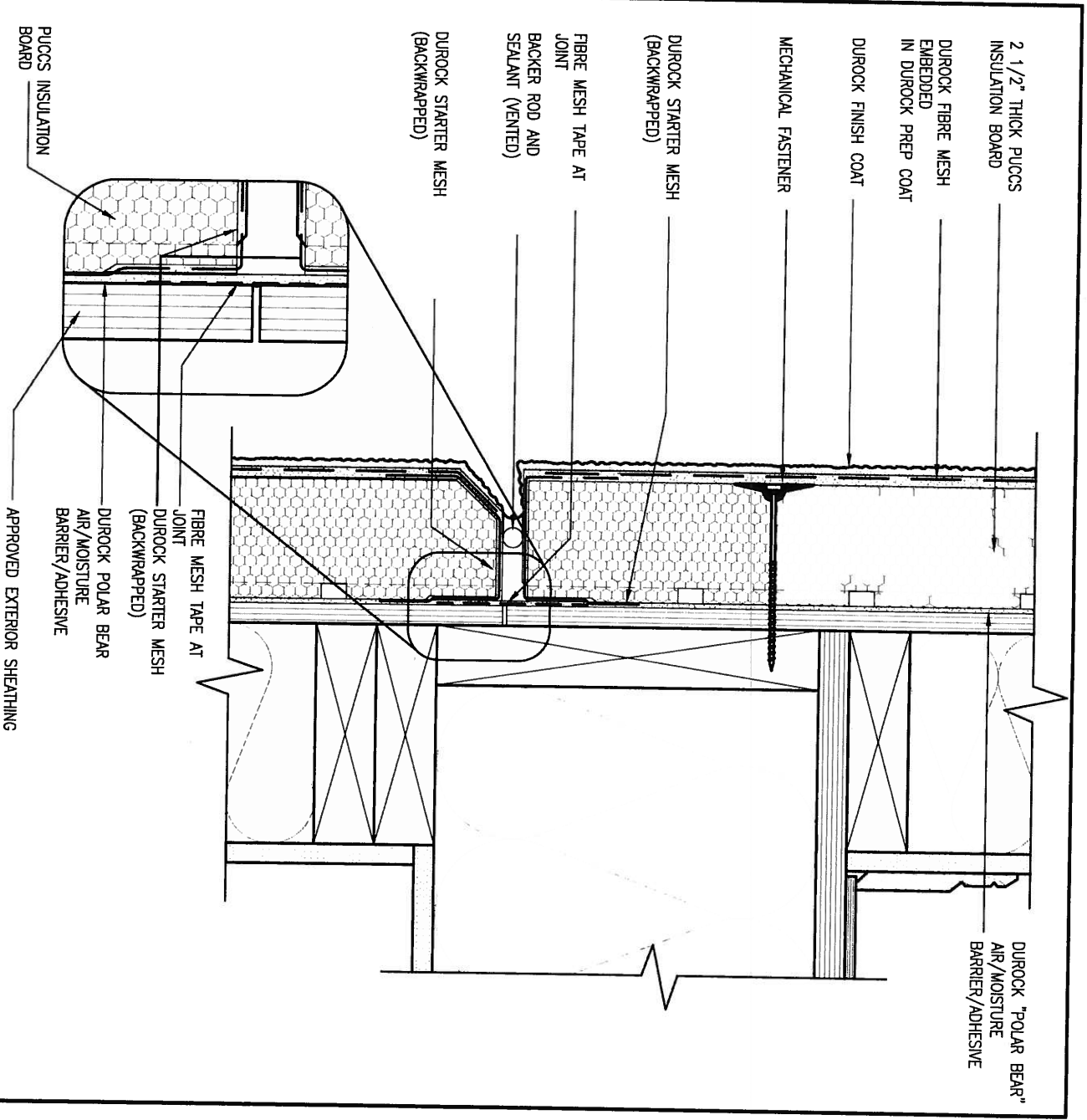
CONSTRUCTION NOTES
 13045-CONST-ORC 2015
 drawing no.: CN3



3
CN4

STUCCO TERMINATION @ ROOF
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
CN4

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

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

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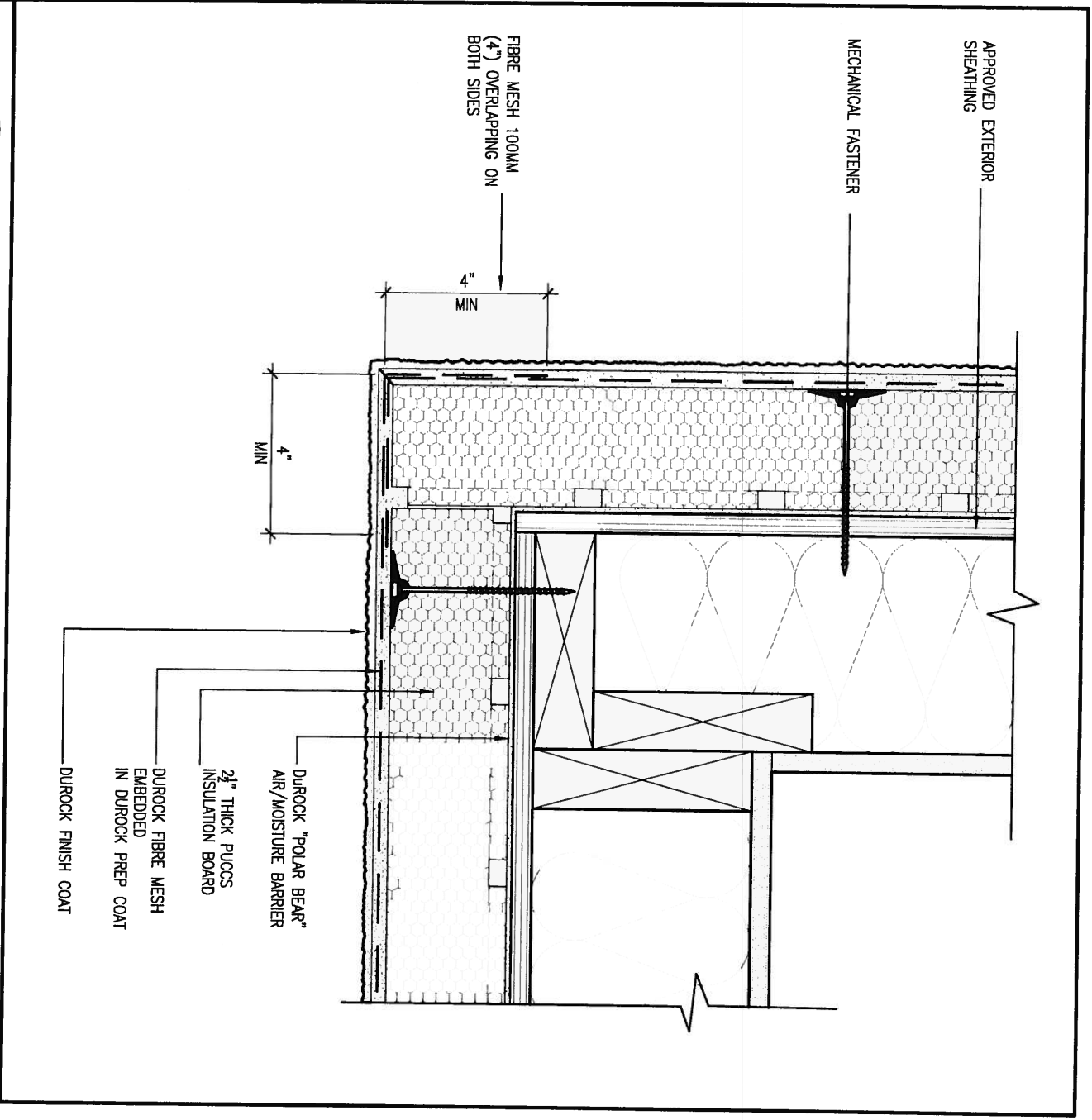
qualification information
Wellington Jno-Baptiste 25591
name registration information BCN
VA3 Design Inc. 42658

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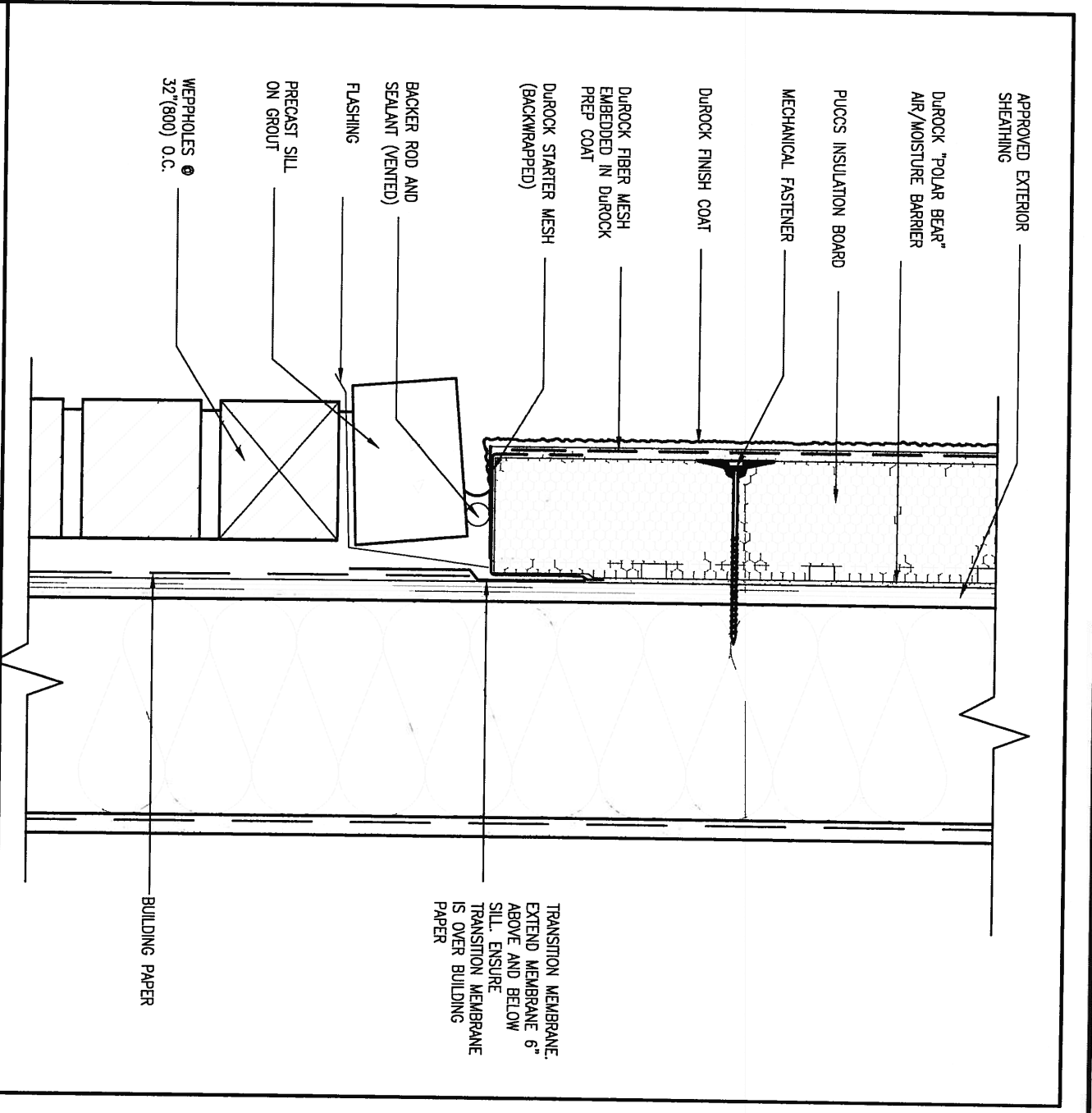
BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN4
date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13045-CONST-0BC 2015
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5 CORNER DETAIL
 CNS SCALE: 3" = 1'-0"

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



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

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

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

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BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN5
date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13045-CONST-0BC 2015

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SB12-COMPLIANCE PACKAGE 'D'

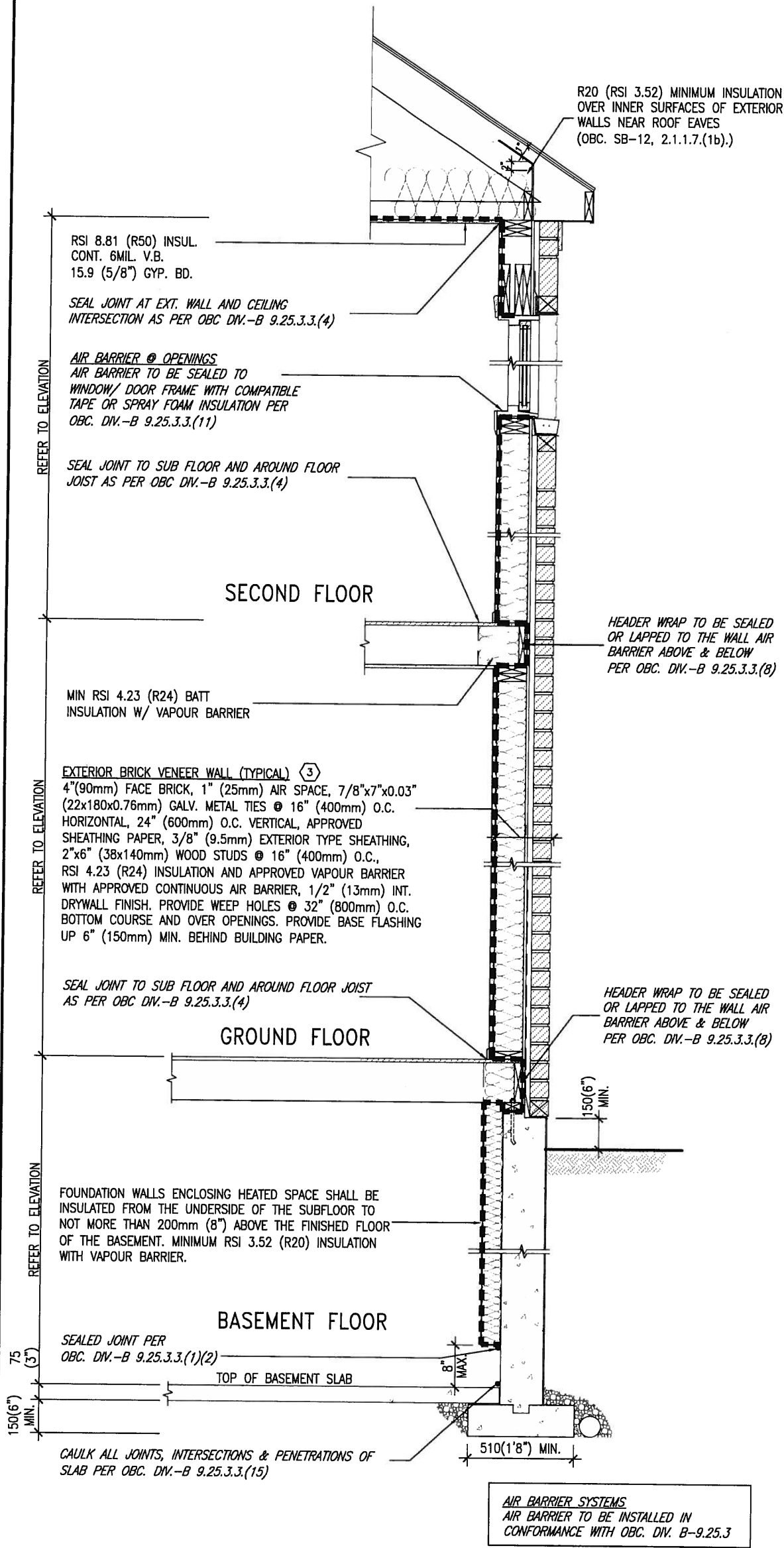
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (D):

COMPONENT	D	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	4.23 (R24)	6" R24 BATT
Basement Walls Minimum RSI (R) value	3.52 (R20)	6" R20 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	N/A	NOT REQUIRED

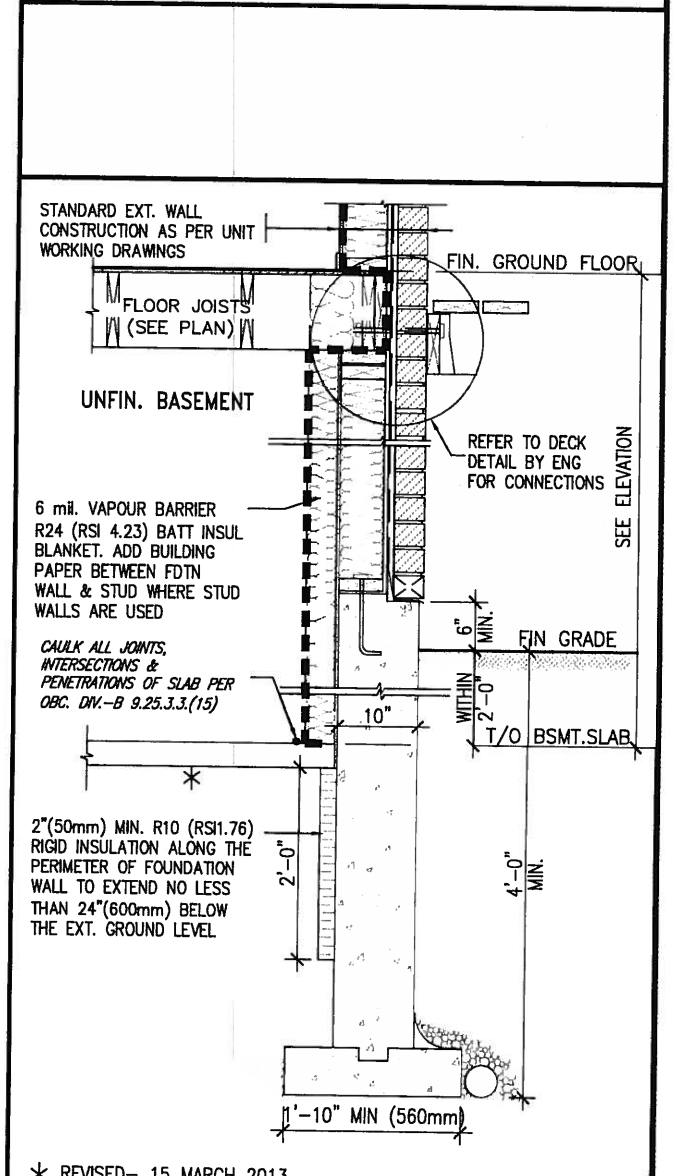


JULY 7, 2015



EW1 TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER SCALE: N.T.S.

TOWNS ONLY



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

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

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

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

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 va3design.com

BAYVIEW WELLINGTON **CONST NOTE**

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

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

CONSTRUCTION NOTES drawing no.: CN6

13045-CONST-OBC 2015

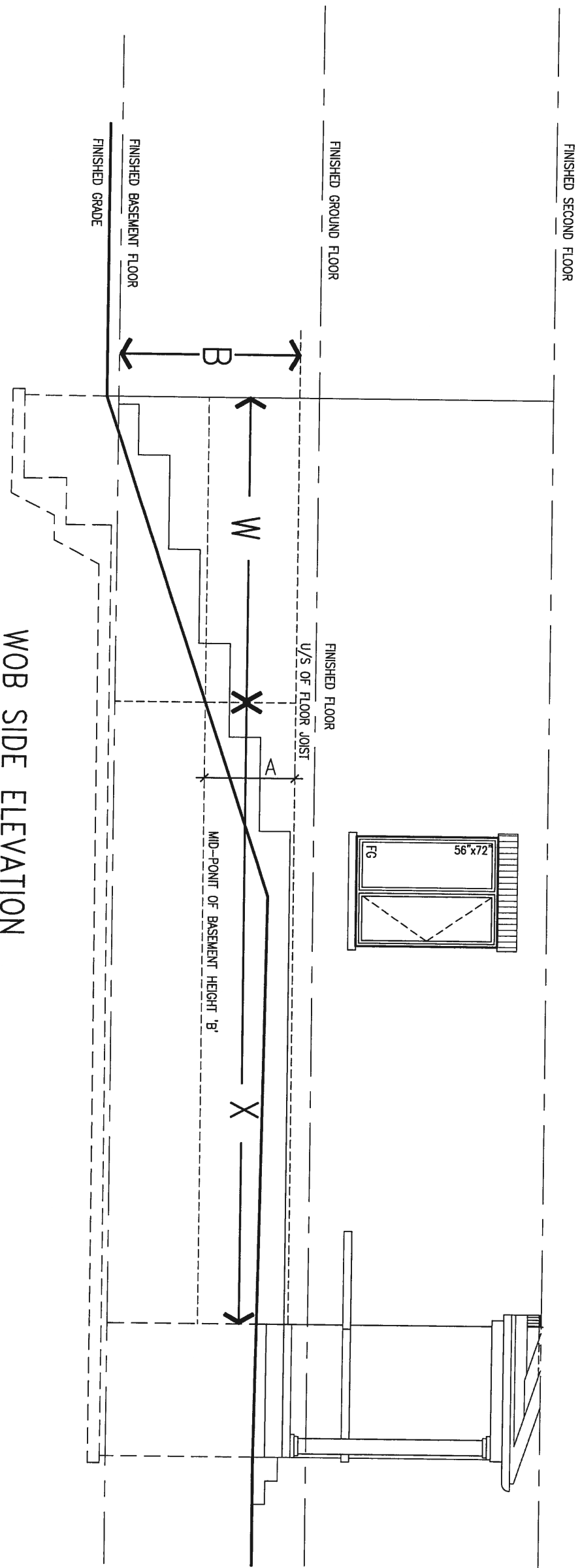
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)

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



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

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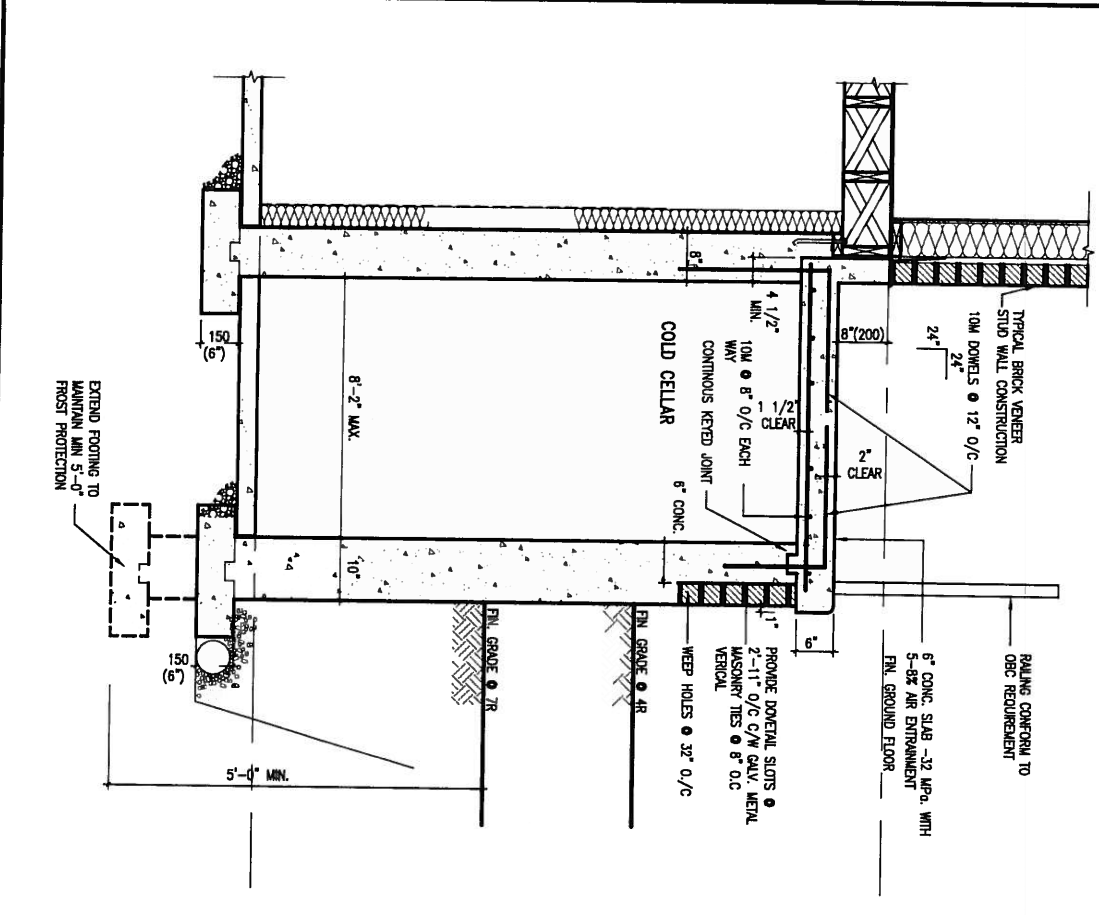
qualification information
 Wellington Jno-Baptiste 25591
 name registration information BCIN
 VA3 Design Inc. 42658

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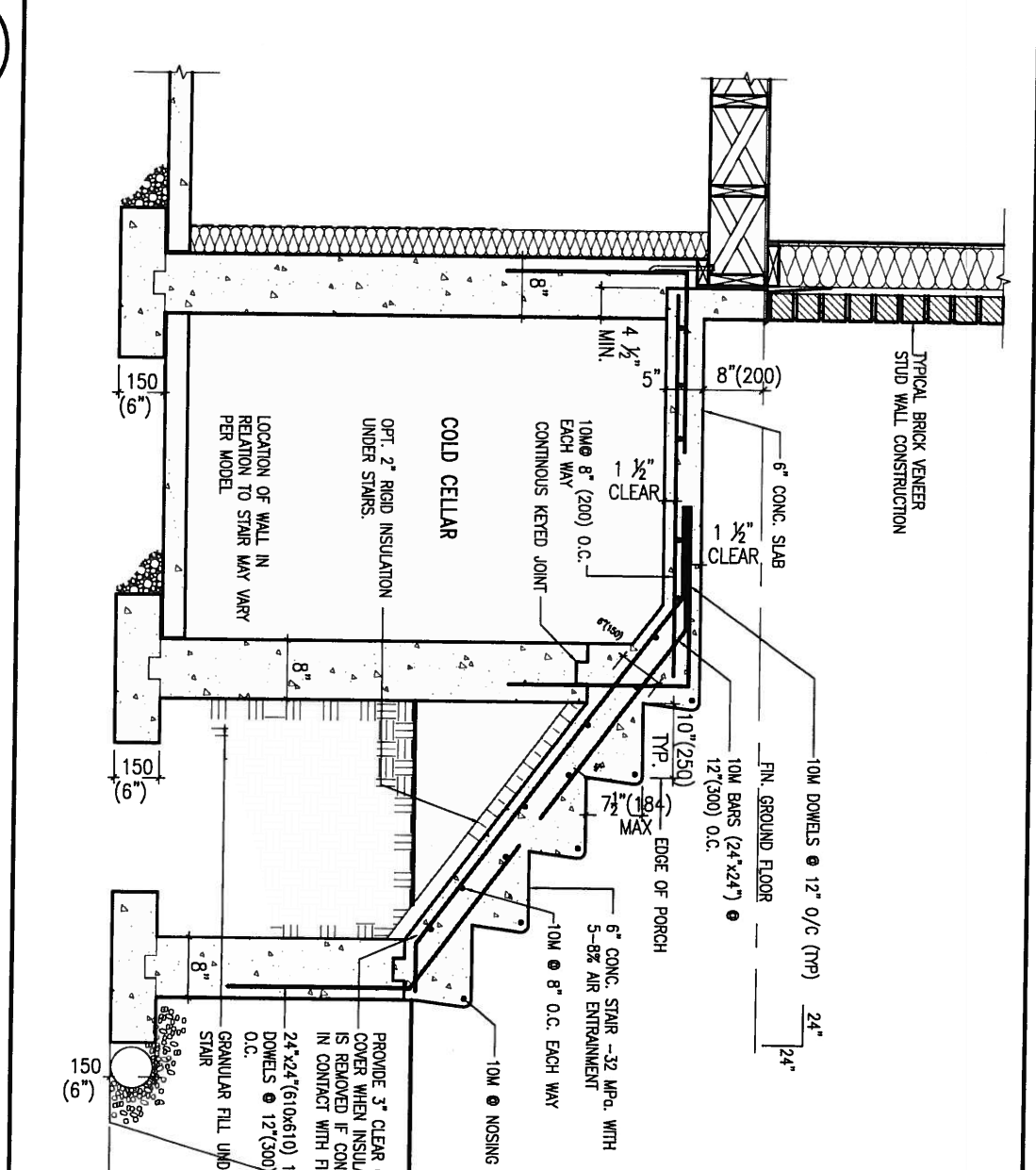
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 va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN7
date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES file name 13045-CONST-OBC 2015
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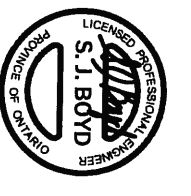
X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)
SCALE: N.T.S.



JULY 7, 2015



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

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

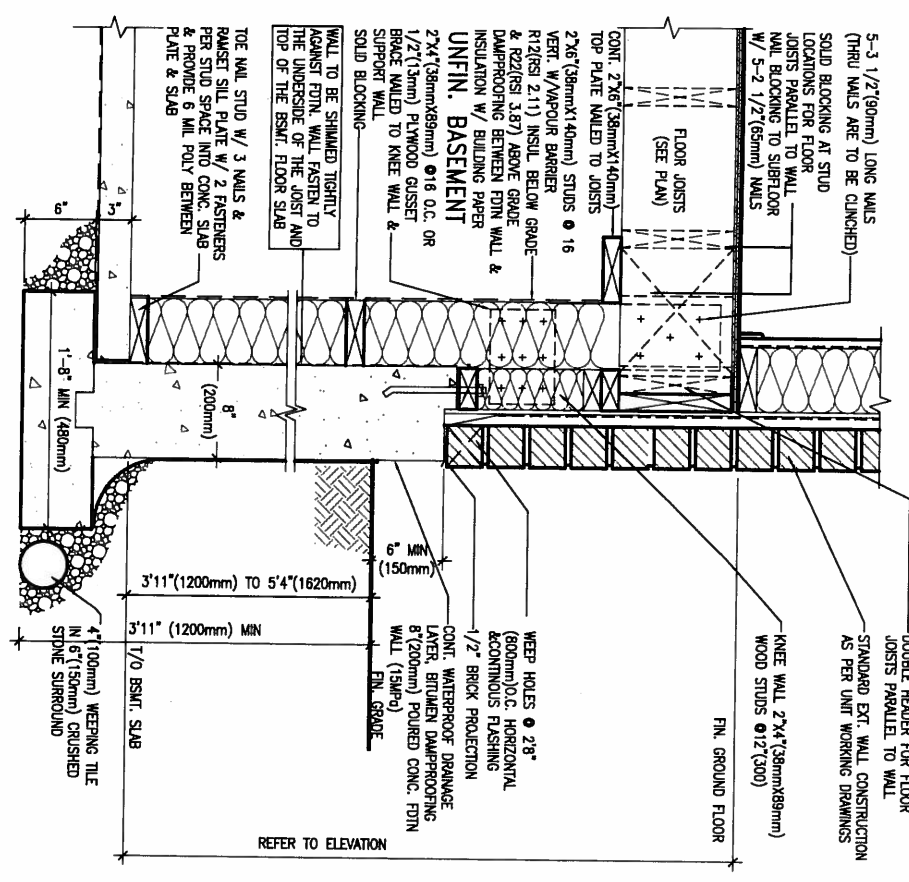
qualification information
Wellington Jno-Baptiste 25591
name registration information BCIN
VAS Design Inc. 42658

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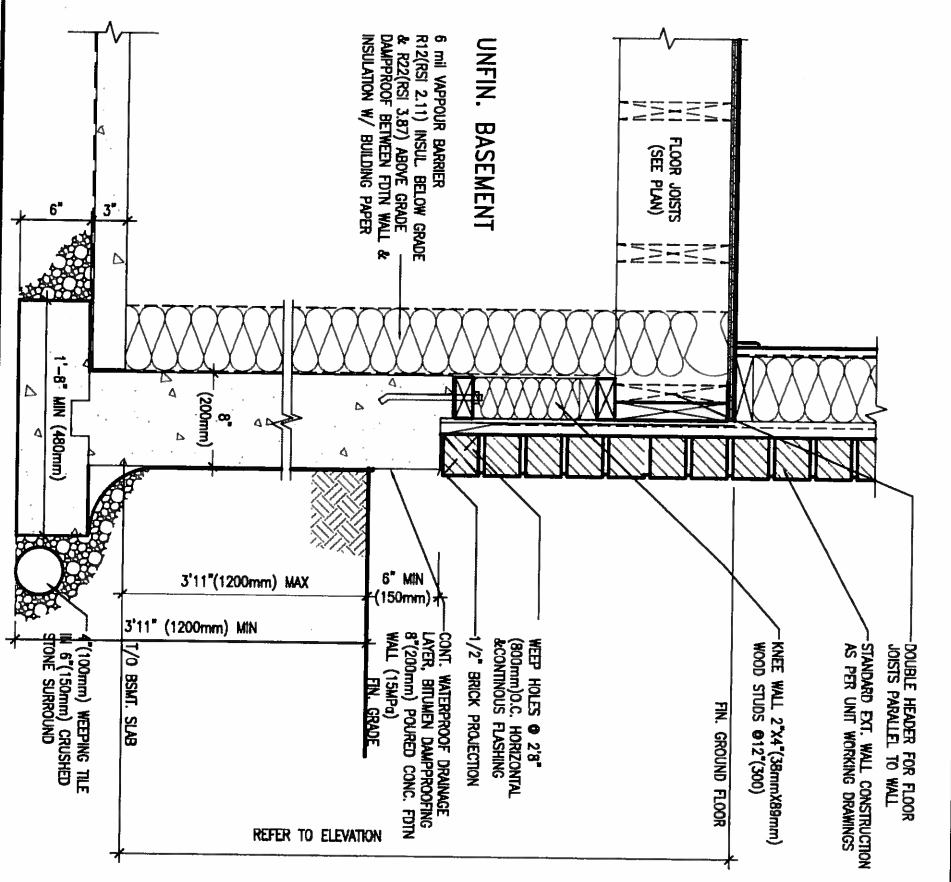


BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN8
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
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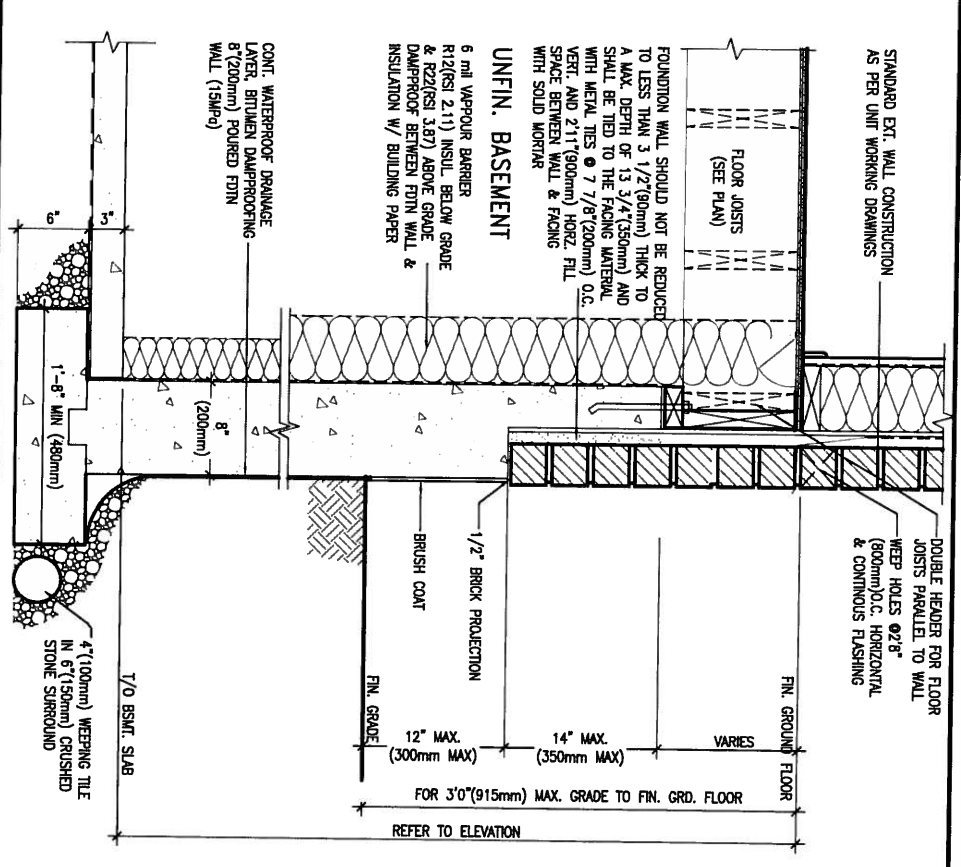
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WALK-OUT WALL SECTION FOR GRADE
EW3.08B HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm) BASEMENT SLAB TO GRADE
 N.T.S.



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 GRADE
EW3.06B GRADE TO FIN. FLOOR 3'0" (900mm) MAX. HEIGHT DIFFERENCE
 N.T.S.

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

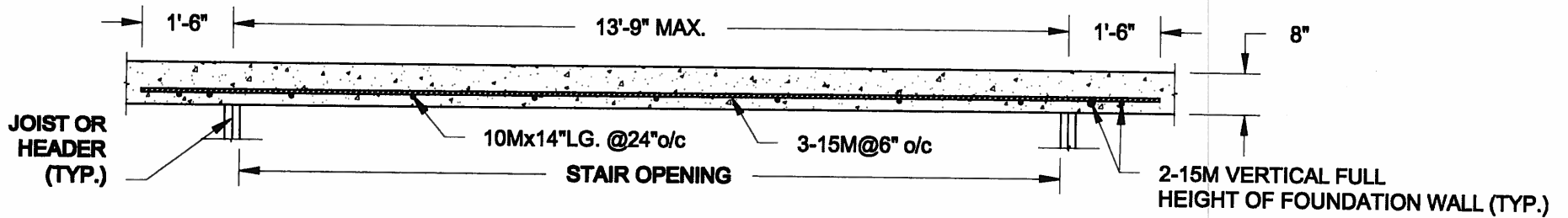
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qualification information
Wellington Jno-Baptiste 25591
 name registration information BCN
VA3 Design Inc. 42658

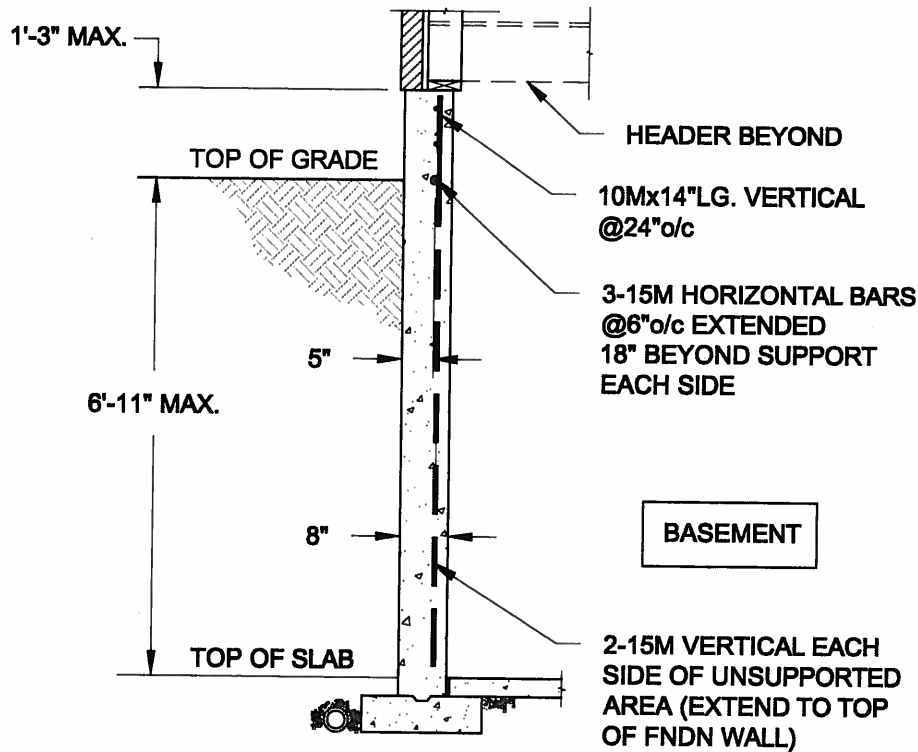
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BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN9
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-ORC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045 BW\units\13045-CONST-ORC 2015.dwg - Mon - May 4 2015 - 4:04 PM			



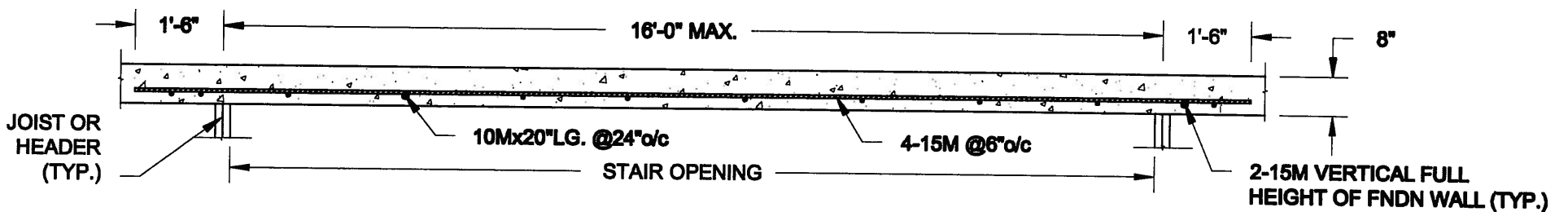
PLAN VIEW
NOT TO SCALE



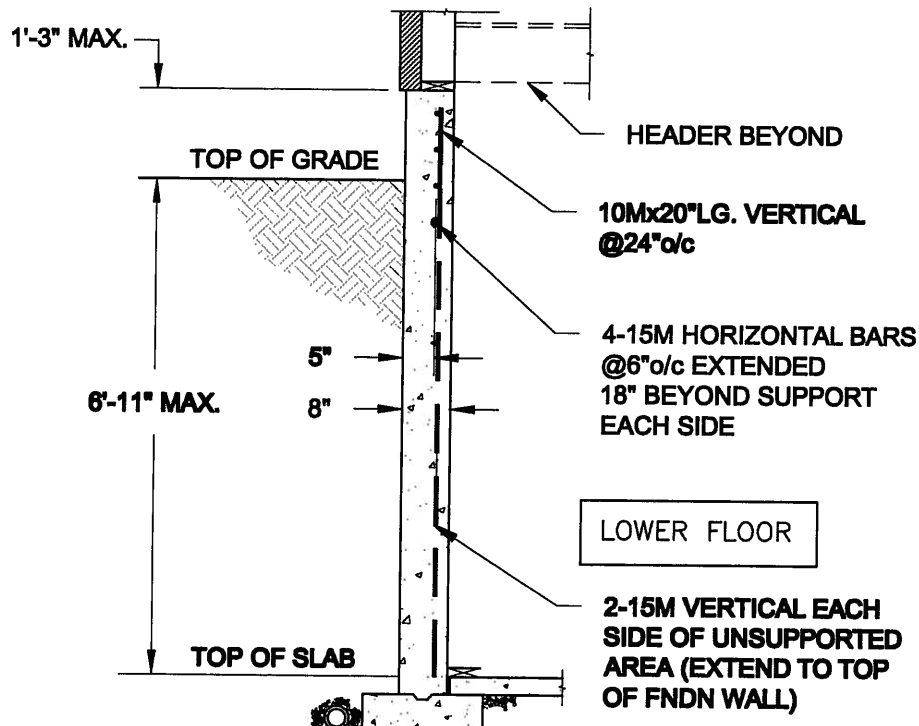
NOTE:

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



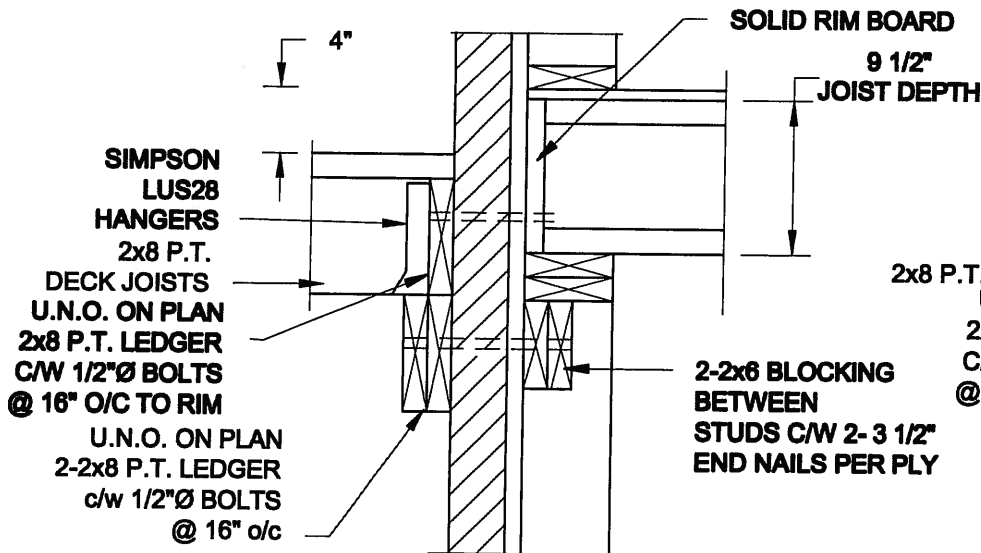
NOTE:

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.

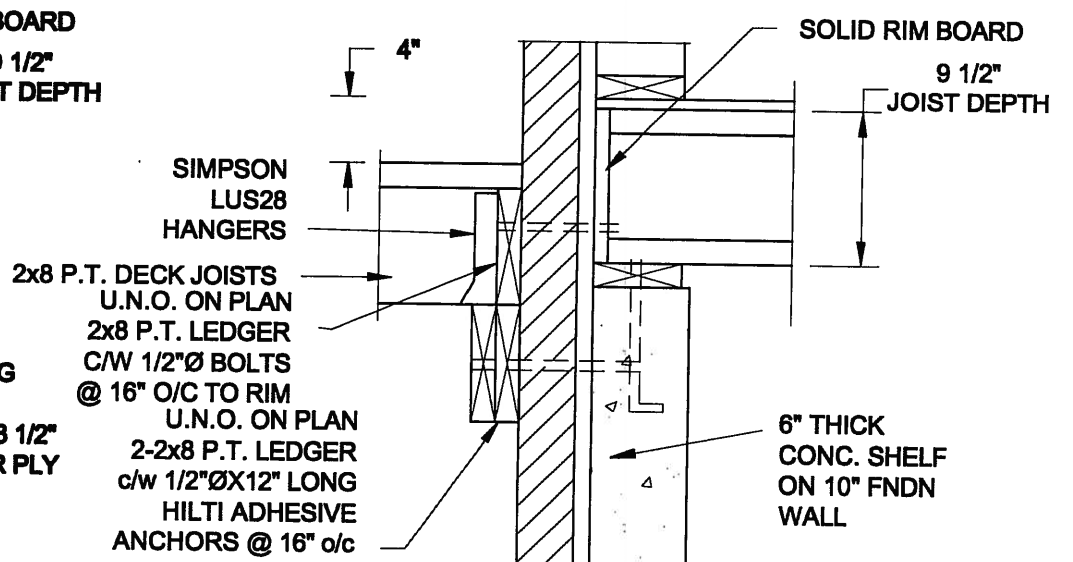
1B
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  S. J. BOYD JULY 7, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY BRATS PROJECT BRADFORD, ONTARIO
Date: MAY-27-2014		Project No.: 14-096	Drawing No.: S1
Drawn: SC	Checked: SJB	TYPICAL STRUCTURAL DETAILS	

FOR 9 1/2" JOIST DEPTH



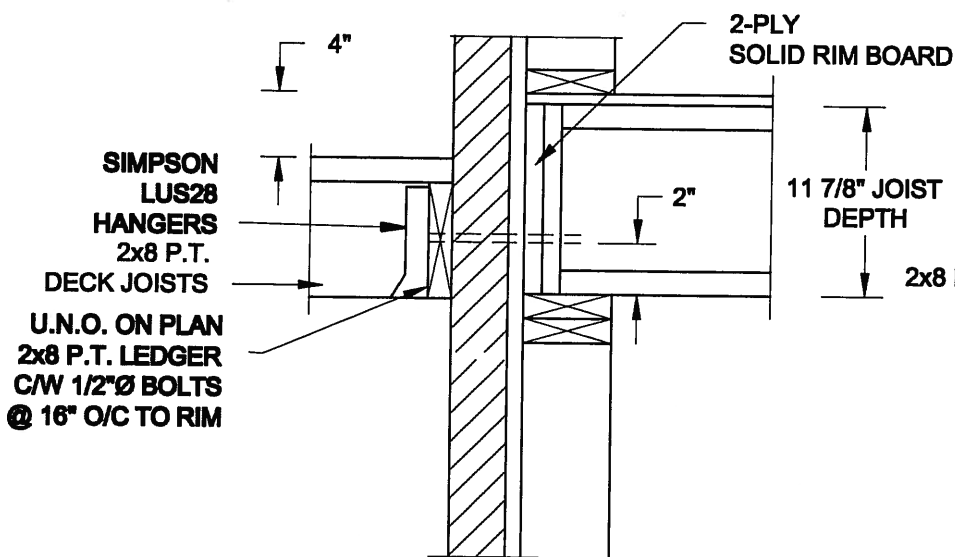
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



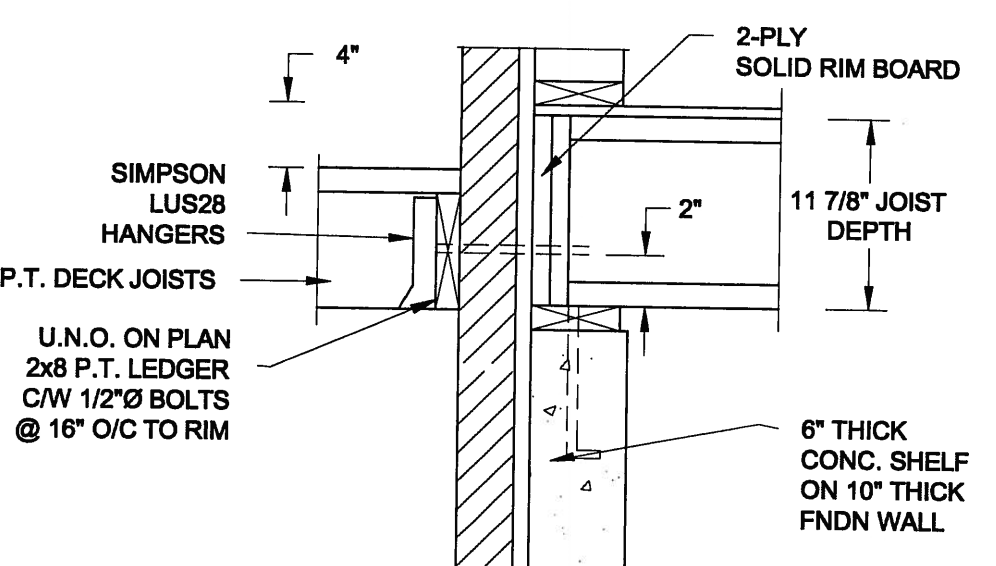
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

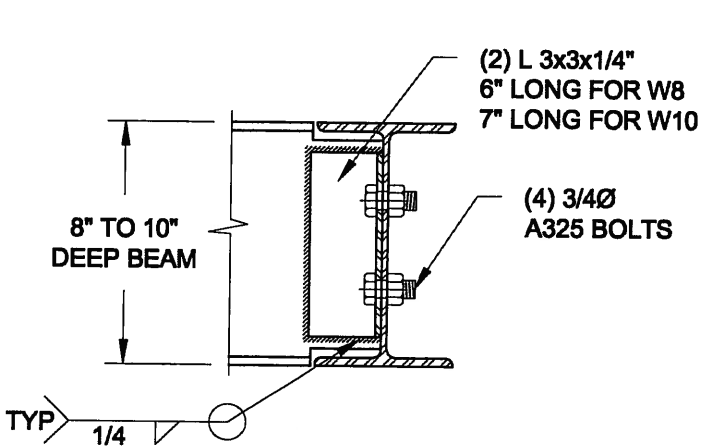


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

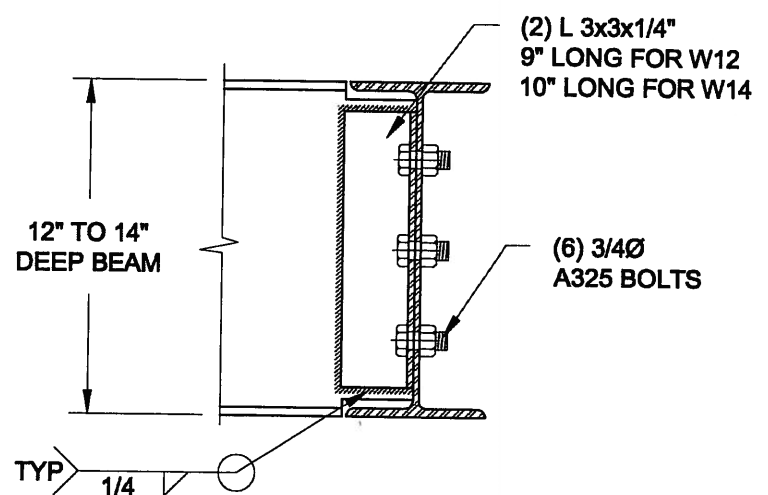


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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.

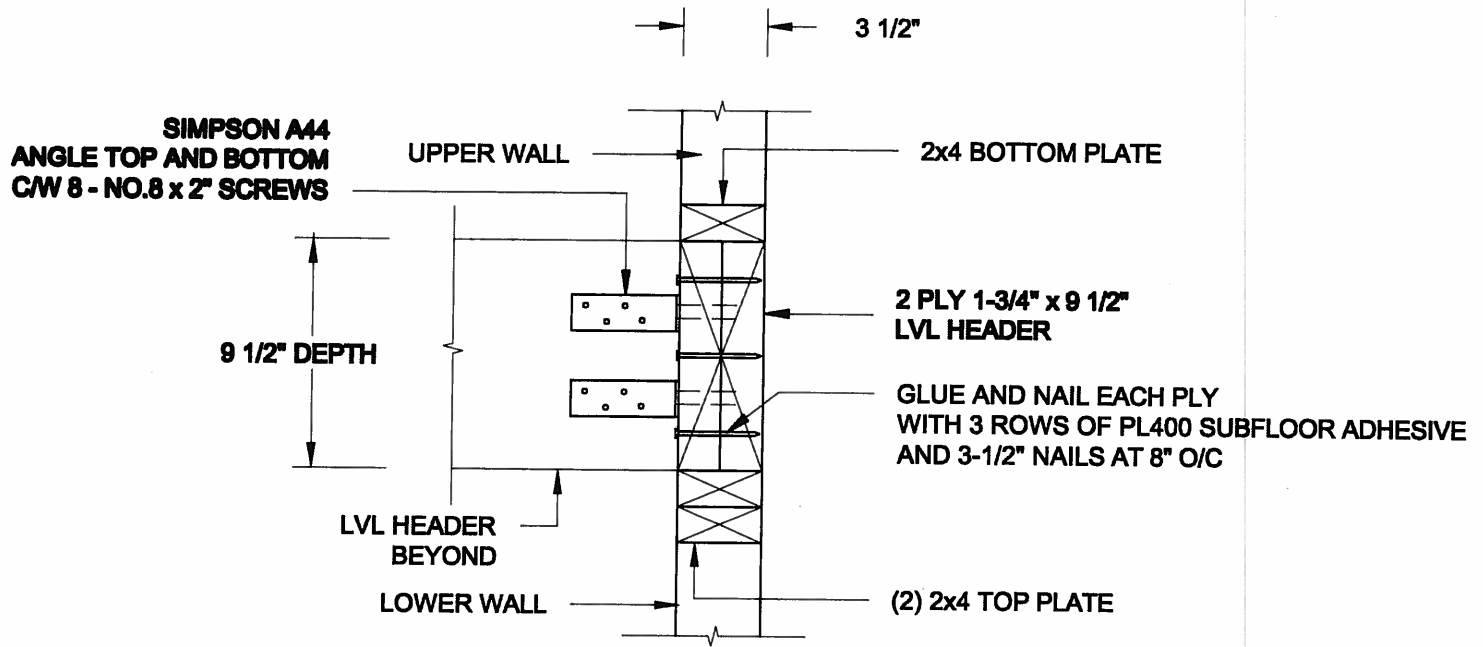


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

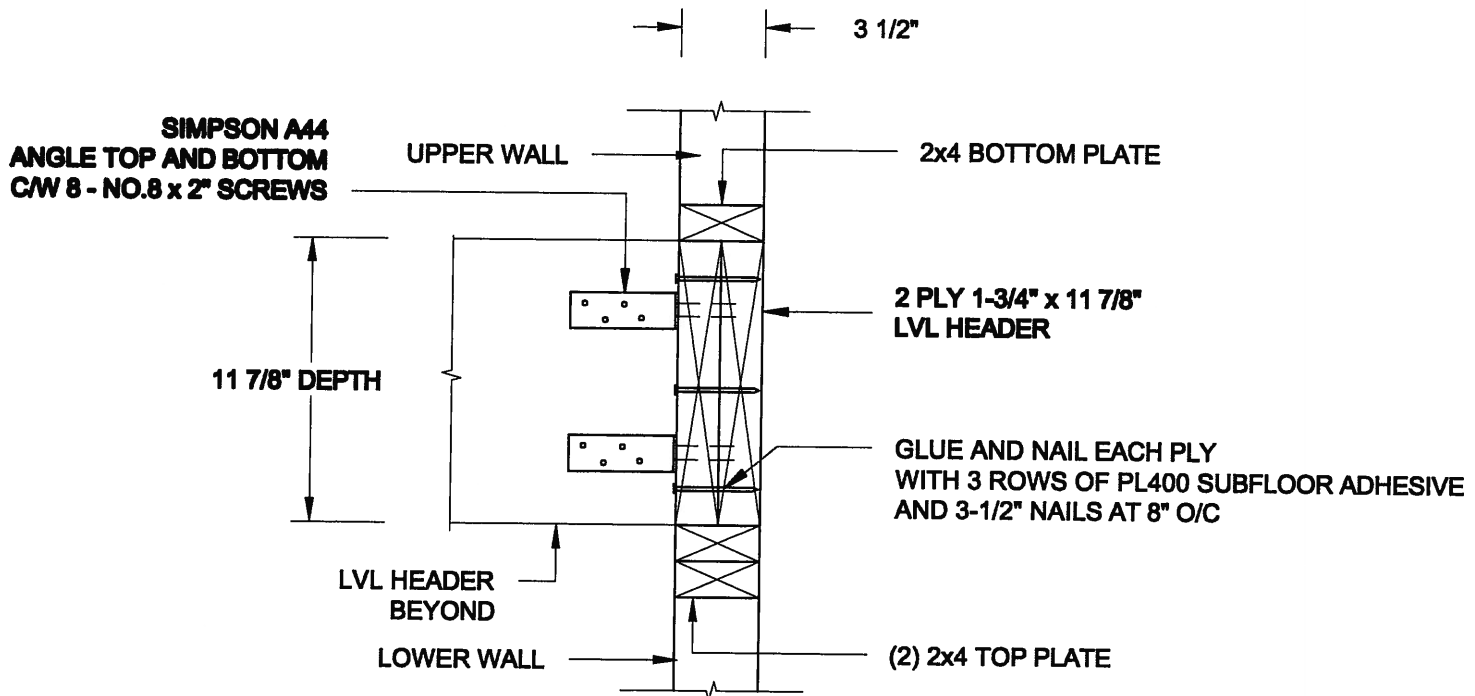
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  S. J. BOYD JULY 7, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO
Date: MAY-27-2014		TYPICAL STRUCTURAL DETAILS Project No.: 14-096 Drawing No.: S2	
Drawn: SC	Checked: SJB	F:\SamC-08\2014\14-096 BAYVIEW WELLINGTON GREEN VALLEY\14-096.dwg	

FOR 9 1/2" JOIST DEPTH





1A STAIR HEADER @ PARTYWALL
S3 SCALE: 1 1/2" = 1'-0"

FOR 11 7/8" JOIST DEPTH



1B STAIR HEADER @ PARTYWALL
S3 SCALE: 1 1/2" = 1'-0"

Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  S. J. BOYD LICENSED PROFESSIONAL ENGINEER PROVINCE OF ONTARIO JULY 7, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO
Date: MAY-27-2014		Project No.: 14-096	Drawing No.: S3
Drawn: SC	Checked: SJB	TYPICAL STRUCTURAL DETAILS	