REFER TO PAGE 4 FOR AREA CHART

PROPERTY LINE

STRUCTURAL VINYL CLAD BASEMENT WINDOW (TYP.)

FND WALLS FOR OPT. LOGGIA (IF REQ'D)

UNFINISHED BASEMENT

UNEXCAVATED (IF REQ'D)

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

CONT. W200x36

CONT. W200x27

NOTE J1

3PC ROUGH-IN

S.A.

CMA

F.D.

HWT LOCATION MAY VARY

FURNACE

REFER TO DETAIL S1 FOR LATERAL SUPPORT @ STAIR OPENING.

REFER TO PAGE 4 FOR PARTIAL PLANS OF SUNKEN AREA ABOVE

CONT. LVL4A

CHECK FOUNDATION WALL FOR MAN DOOR

2"x8" SPF#2 @ 16" O.C.

D.O. @ 12" O.C.

CHECK FOUNDATION WALL FOR SUNKEN FLOOR ABOVE

LOW HEADROOM

9 1/2" ENG JOIST @ 12" O.C. (LOW)

FULL HEIGHT INSUL. FOR COLD CELLAR

COLD CELLAR

CHECK FOUNDATION WALL FOR PORCH SLAB

4" DIA VENT SLEEVE W/ INSECT SCREEN

CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR

CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR

MIN. SOIL BEARING CAPACITY OF 150KPa

UNEXCAVATED (REMOVE TOP SOIL ONLY)

FROM ABOVE

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ARCHITECTURAL REVIEW & APPROVAL

JAN 25 2018

John G. Williams Limited, Architect

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: MODEL CERT. DATE: Oct. 26, 2018

ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.

INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 775-5369 EXT. 1500

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

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

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

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

BASEMENT PLAN 'A'

no.	description	date	by
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2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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

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

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

project name: BAYVIEW WELLINGTON
municipality: GREEN VALLEY EAST BRADFORD, ON

S38-5
BAROSSA 5

project no. 16023

date: JAN. 2017
BASEMENT PLAN 'A'
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5
drawing no. 1

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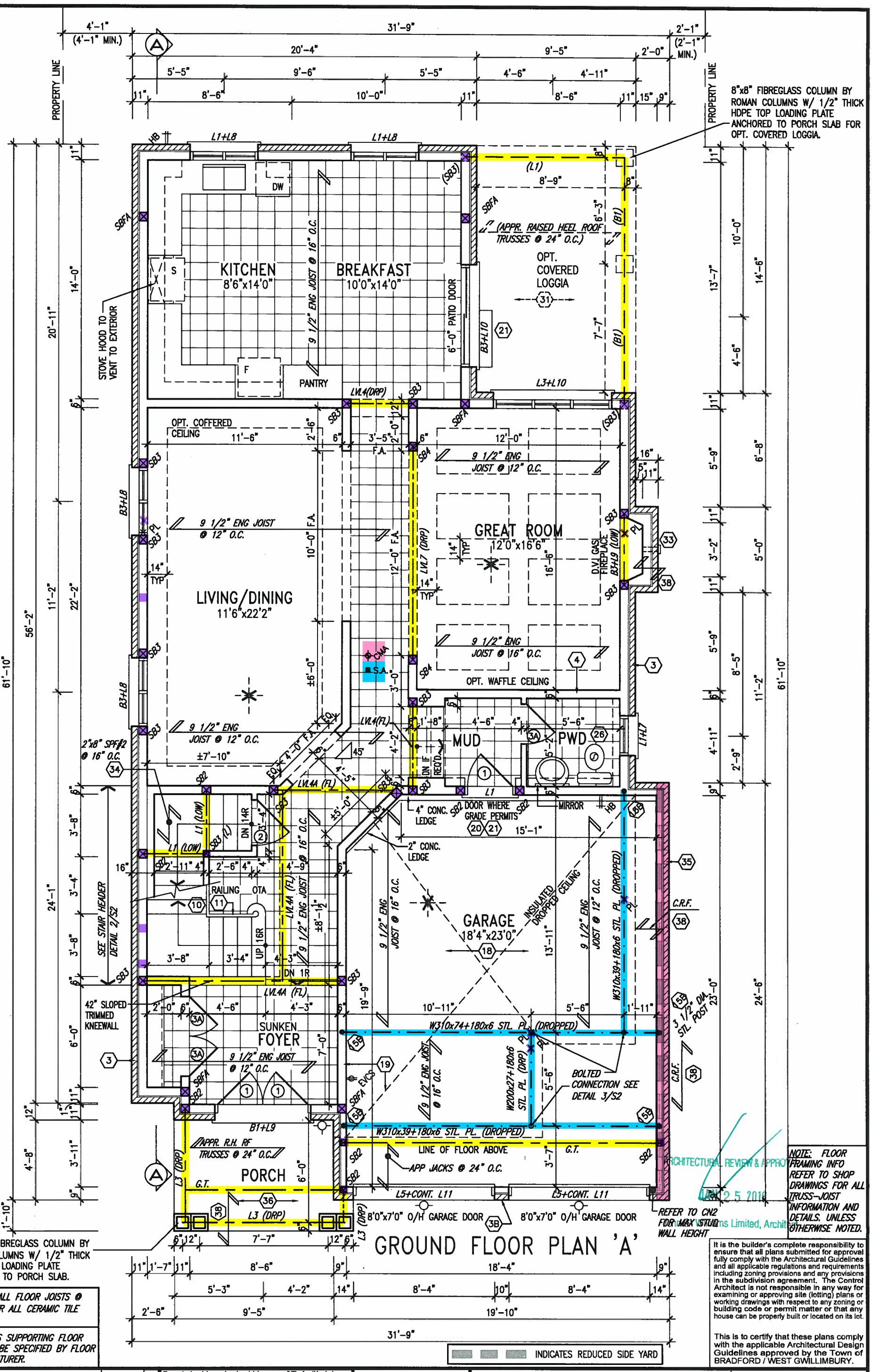

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

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va3design.com

BAYVIEW WELLINGTON
project name: GREEN VALLEY EAST
municipality: BRADFORD, ON

S38-5
BAROSSA 5
project no. 16023

SITE COPY

date: JAN. 2017
GROUND FLOOR PLAN 'A'
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5
drawing no. 2

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
Williams Limited, Architects

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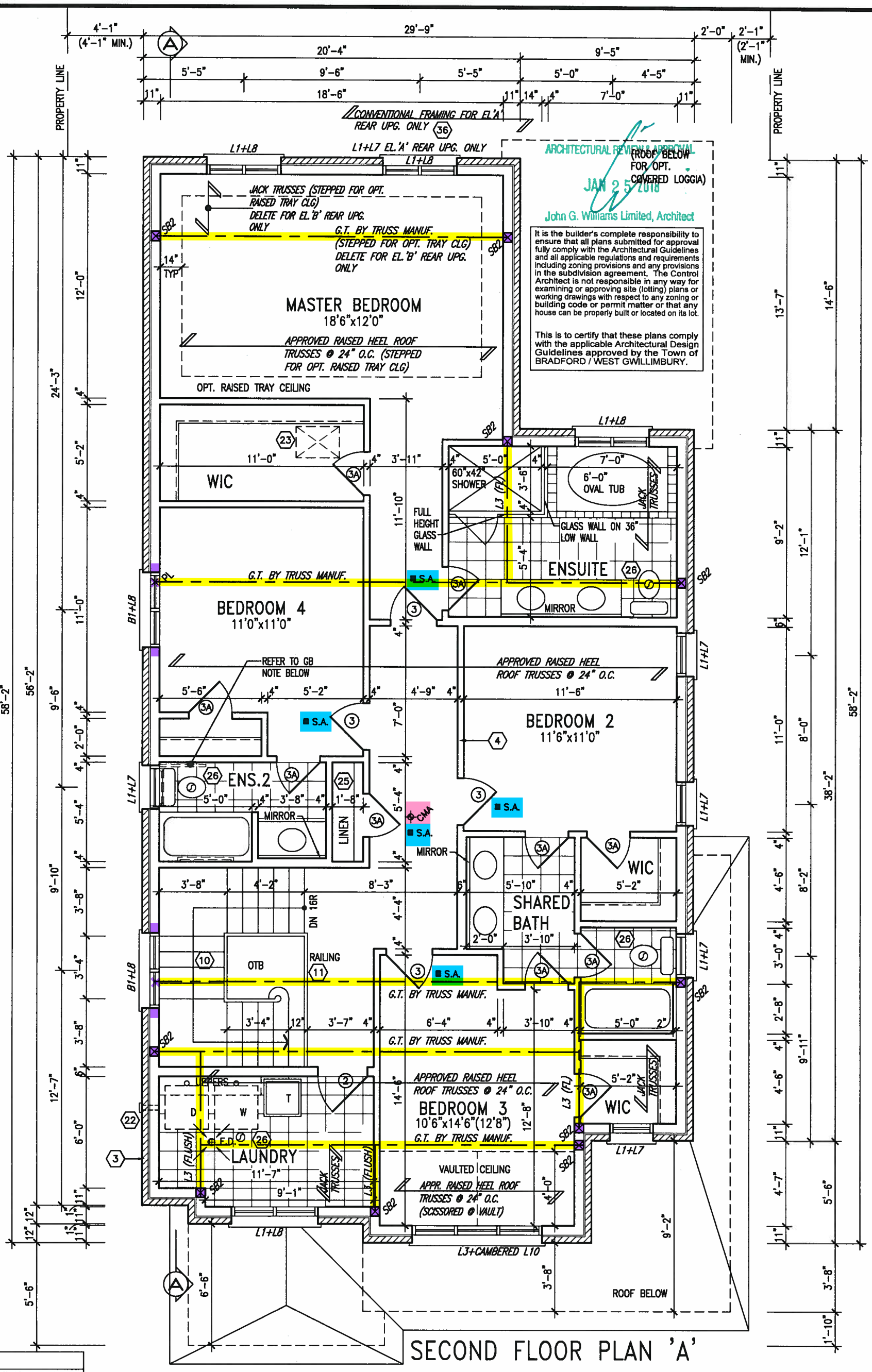

GB NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED

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

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BAYVIEW WELLINGTON
S38-5
BAROSSA 5

SITE COPY

project name: GREEN VALLEY EAST
municipality: BRADFORD, ON
project no. 16023

date: JAN. 2017
SECOND FLOOR PLAN 'A'
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5
drawing no. 3

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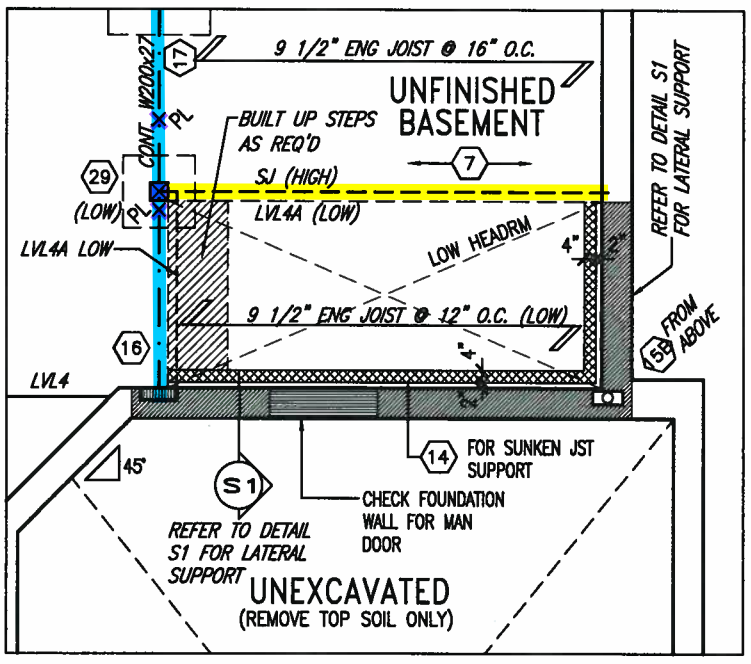
AREA CALCULATIONS	ELEV. A	ELEV. A W/ OPT. LOGGIA	ELEV. B	ELEV. B W/ OPT. LOGGIA	ELEV. C	ELEV. C W/ OPT. LOGGIA
GROUND FLOOR AREA	1247 SF	1247 SF	1250 SF	1250 SF	1250 SF	1250 SF
SECOND FLOOR AREA	1549 SF	1549 SF	1552 SF	1552 SF	1552 SF	1552 SF
SUBTOTAL	2796 SF	2796 SF	2802 SF	2802 SF	2802 SF	2802 SF
DEDUCT ALL OPEN AREAS	16 SF	16 SF	16 SF	16 SF	16 SF	16 SF
TOTAL NET AREA	**2780 SF** (258.27 m2)	**2780 SF** (258.27 m2)	**2786 SF** (258.83 m2)	**2786 SF** (258.83 m2)	**2786 SF** (258.83 m2)	**2786 SF** (258.83 m2)
FINISHED BSMT AREA	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
COVERAGE W/OUT PORCH	1701 SF (158.03 m2)	1701 SF (158.03 m2)	1703 SF (158.21 m2)	1703 SF (158.21 m2)	1703 SF (158.21 m2)	1703 SF (158.21 m2)
COVERAGE W/ PORCH	**1764 SF** (163.88 m2)	**1900 SF** (176.52 m2)	**1776 SF** (165.00 m2)	**1913 SF** (177.72 m2)	**1776 SF** (165.00 m2)	**1913 SF** (177.72 m2)

REFER TO FULL PLANS FOR TYPICAL NOTES.



PART BSMT PLAN

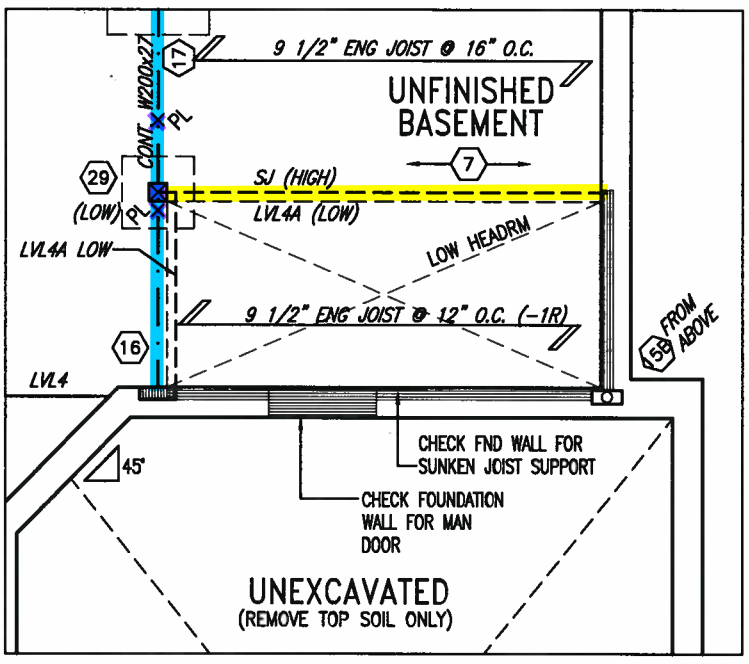
MUDROOM & PWD SUNKEN 2-3R

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)

ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED.
ROUGH-IN SHALL INCLUDE:

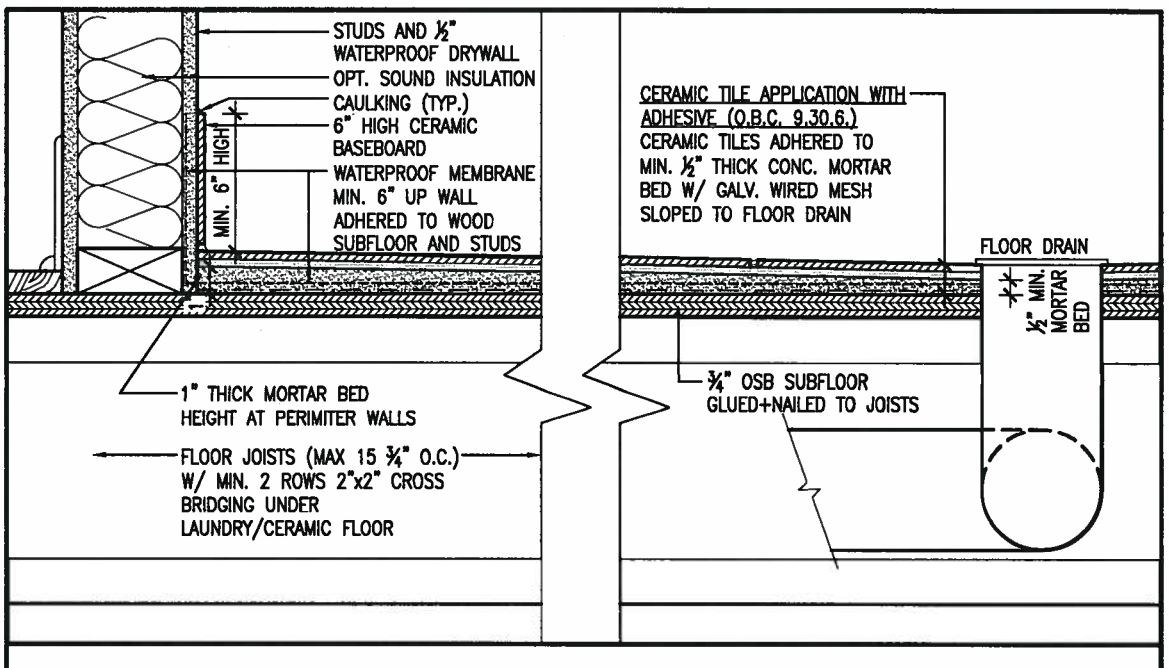
- A minimum 200 amp Panelboard,
- Conduit that is not less than 1 1/16" (27mm) trade size,
- A square 4 11/16" (119mm) trade size electrical outlet box.
- Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC. 9.34.4.



PART BSMT PLAN

MUDROOM & PWD SUNKEN 1R



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

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BAYVIEW WELLINGTON
project name: GREEN VALLEY EAST — municipality: BRADFORD, ON
S38-5 BAROSSA 5 — project no. 16023
date: JAN. 2017 — PARTIAL PLANS & AREA CHART — drawing no. 4
drawn by: AJE — checked by: - — scale: 3/16" = 1'-0" — file name: 16023-S38-5
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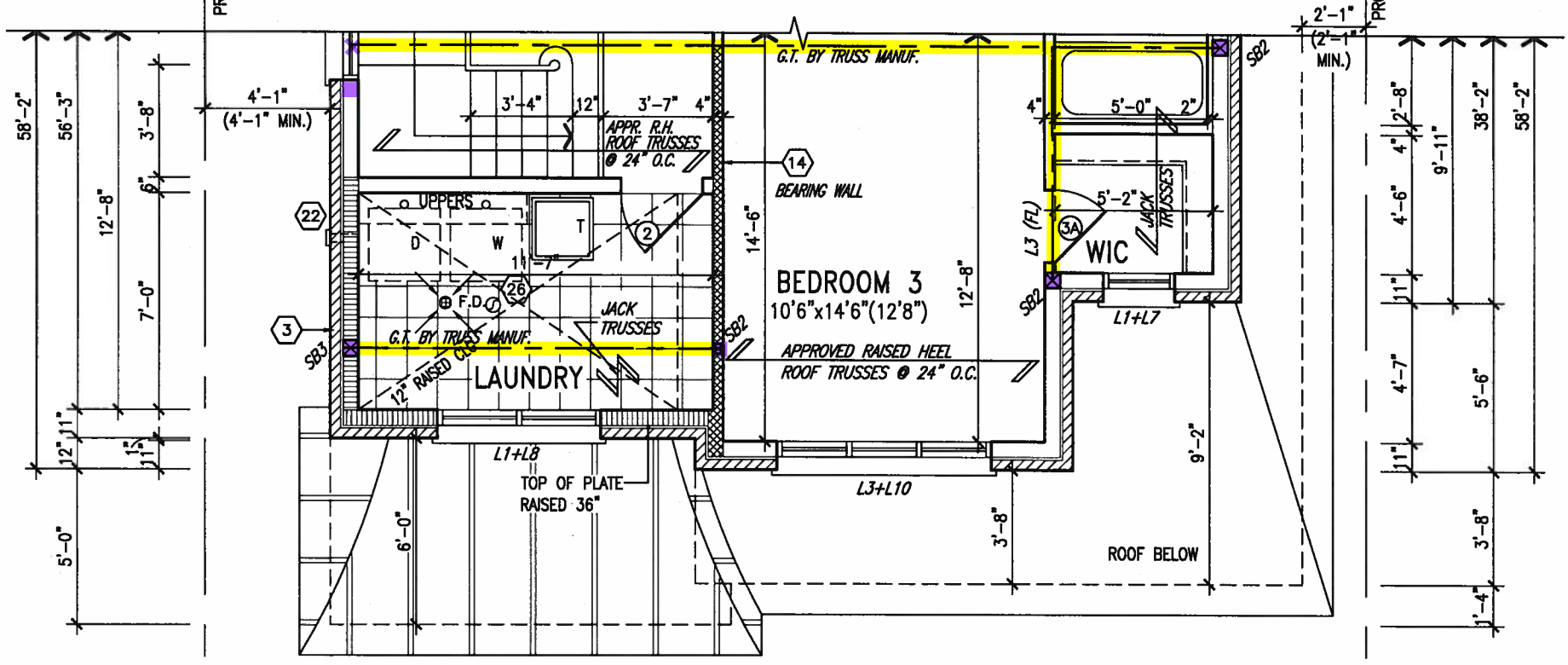
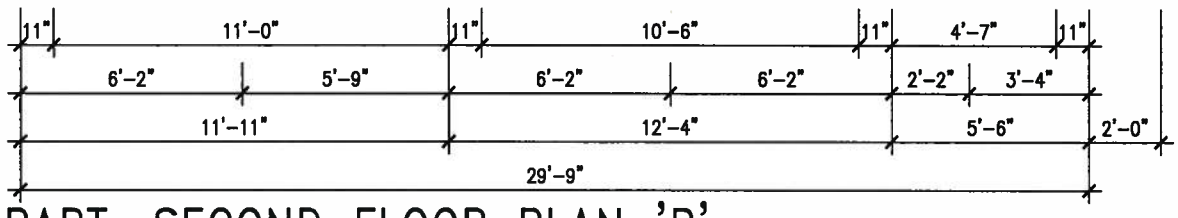
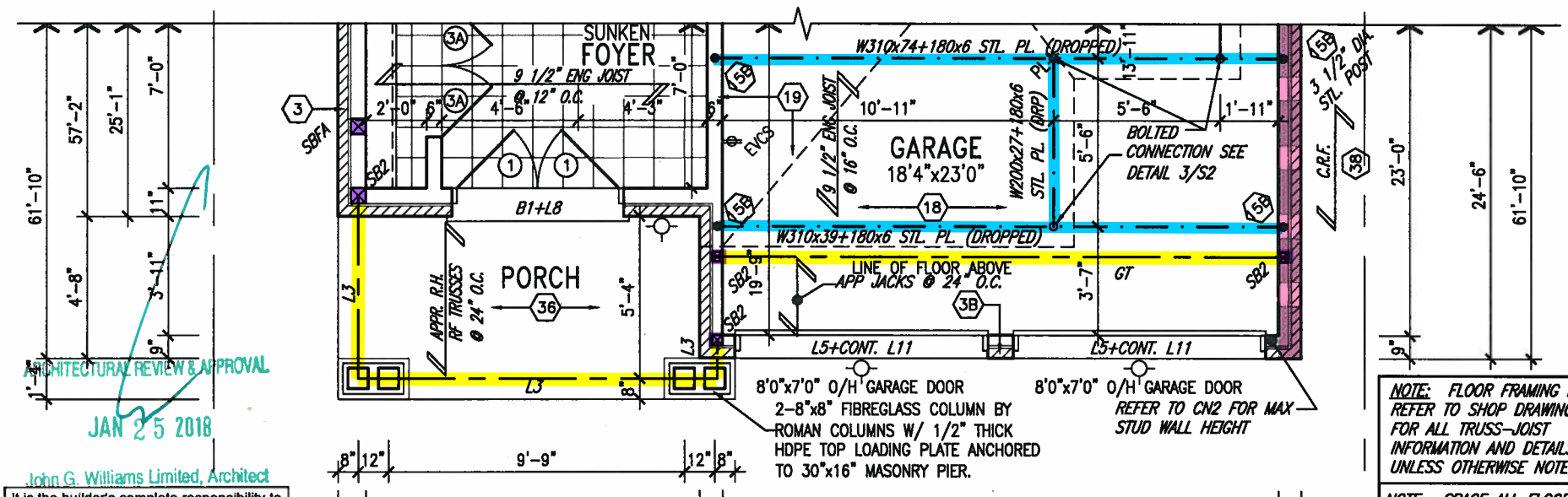
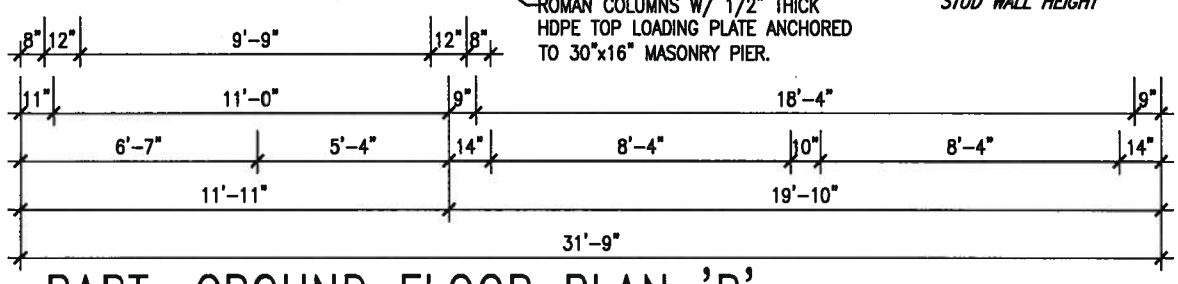




NOTE: REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.

PART. SECOND FLOOR PLAN 'B'





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.

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PART. GROUND FLOOR PLAN 'B'

ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

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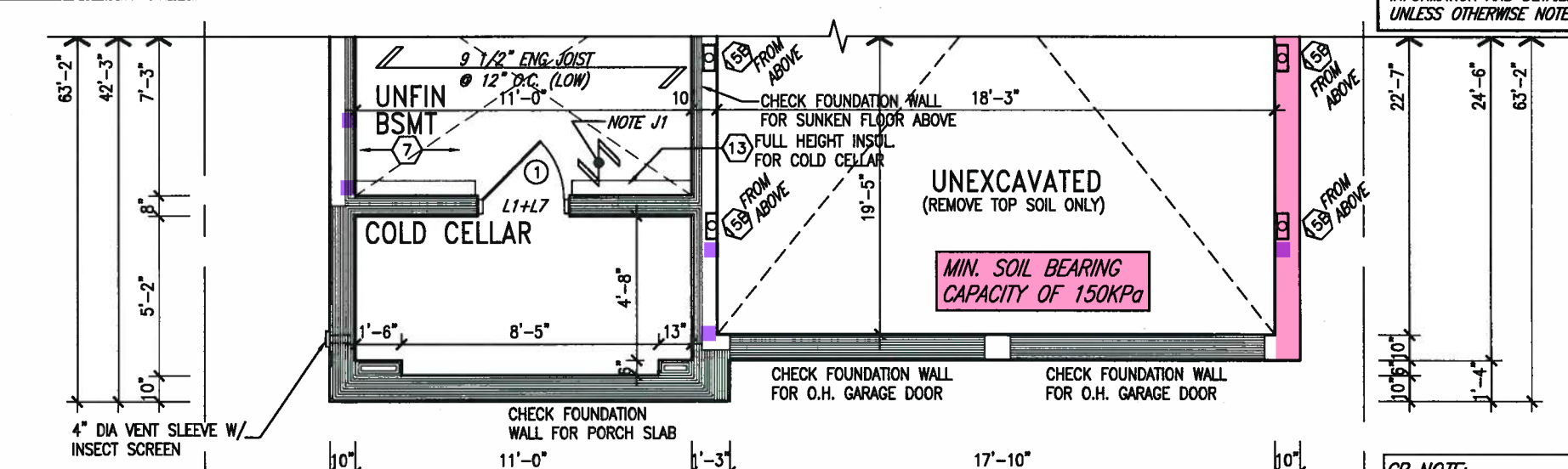

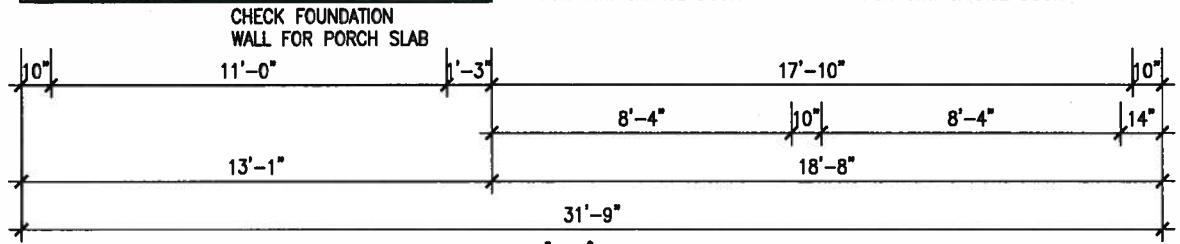

GB NOTE:
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NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

PART. BASEMENT PLAN 'B'

INDICATES REDUCED SIDE YARD

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1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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

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t 416.630.2255 f 416.630.4782
va3design.com

project name: BAYVIEW WELLINGTON
municipality: GREEN VALLEY EAST — BRADFORD, ON

S38-5
BAROSSA 5
project no. 16023

date: JAN. 2017
PARTIAL PLANS 'B'
drawn by: AJE | checked by: - | scale: 3/16" = 1'-0" | file name: 16023-S38-5
drawing no. 5

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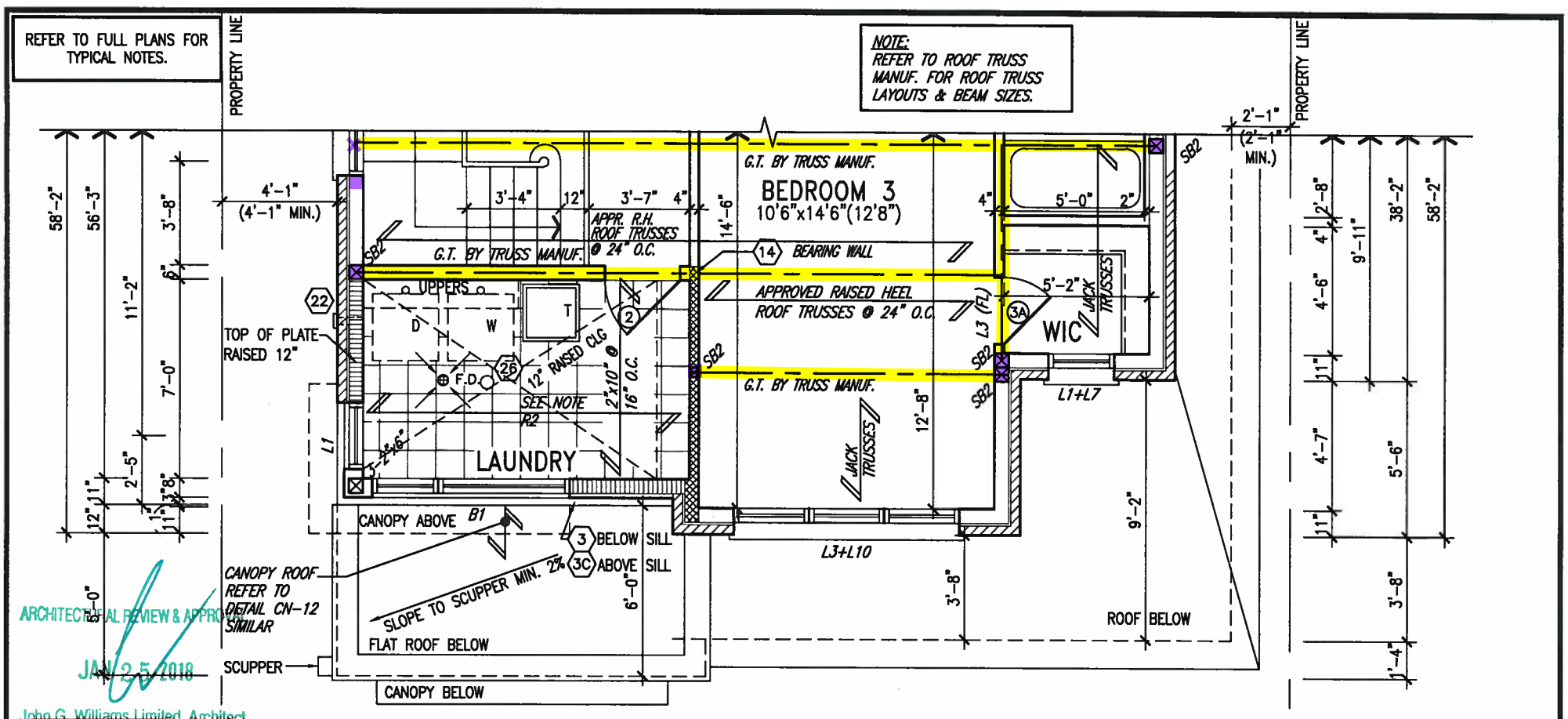

ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

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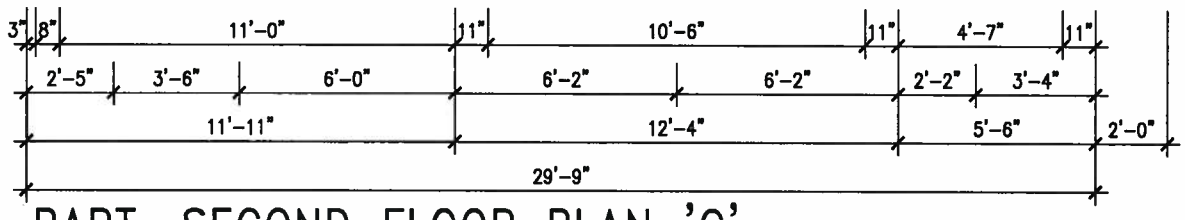
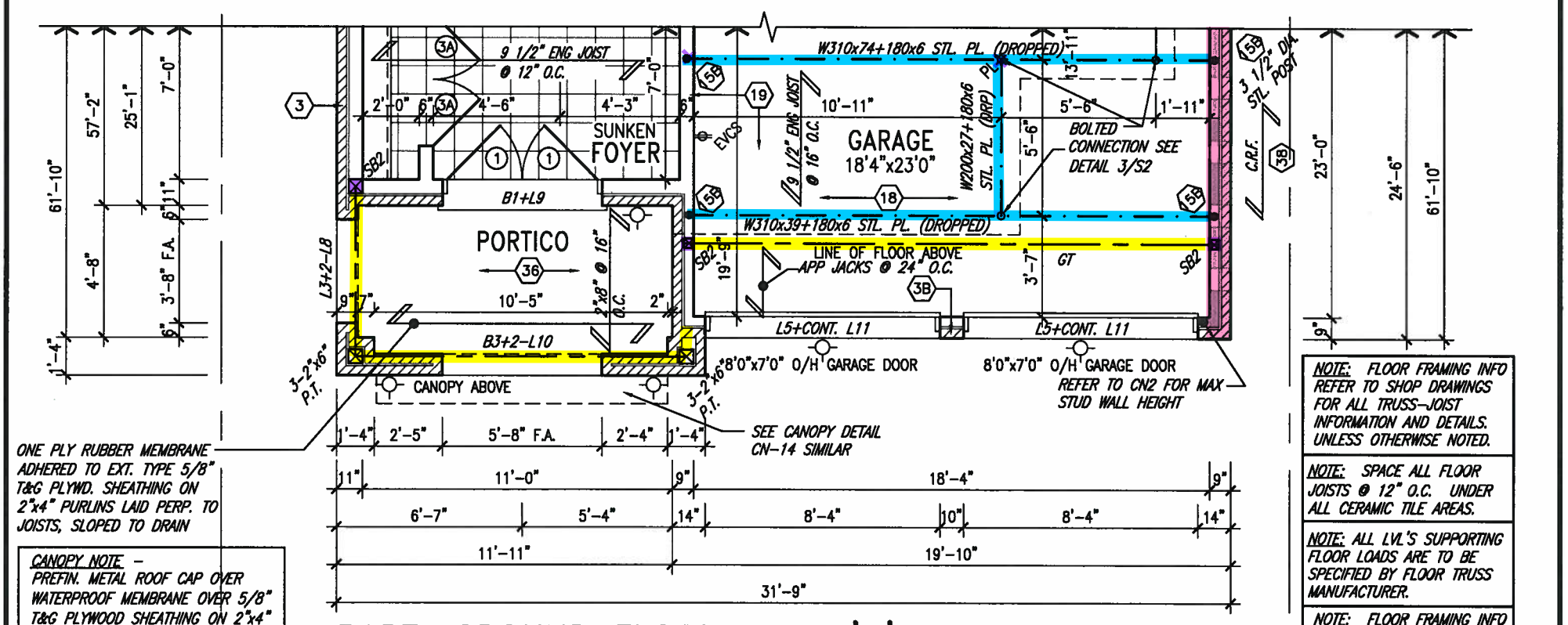


PART. SECOND FLOOR PLAN 'C'

FLAT ROOF OVER LIVING SPACE: R2
2 PLY WATERPROOFING MEMBRANE ON 5/8" EXT. GRADE PLYWD. ON 2"x4" CROSS PURLINS (CUT DIAGONALLY @ 12" O.C. ON 2"X10" JOISTS @ 12" o.c. FLAT ROOF TO BE INSULATED W/ SPRAY INSULATION (RSI 5.46 (R31)) MIN SLOPE 1:12



CANOPY NOTE – PREFIN. METAL ROOF CAP OVER WATERPROOF MEMBRANE OVER 5/8" T&G PLYWOOD SHEATHING ON 2"x4" @ 16" O.C. CUT TO SLOPED TO FRONT (REFER TO DETAILS)

PART. GROUND FLOOR PLAN 'C'

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

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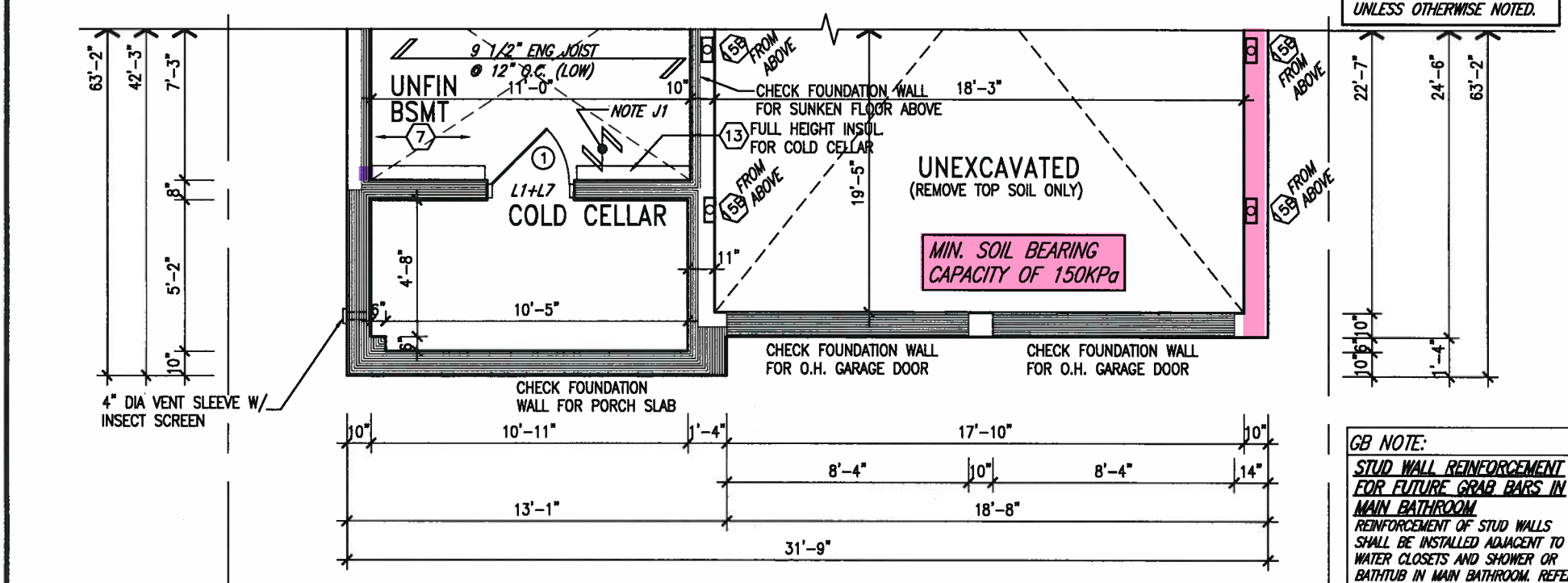

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PART. BASEMENT PLAN 'C'

INDICATES REDUCED SIDE YARD

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2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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 — signature — 25591 BCIN
name / registration information
VA3 Design Inc. — 42658

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BAYVIEW WELLINGTON
project name: GREEN VALLEY EAST
municipality: BRADFORD, ON

S38-5
BAROSSA 5
project no. 16023

date: JAN. 2017
PARTIAL PLANS 'C'
drawn by: AJE
checked by: –
scale: 3/16" = 1'-0"
file name: 16023-S38-5
drawing no. 6

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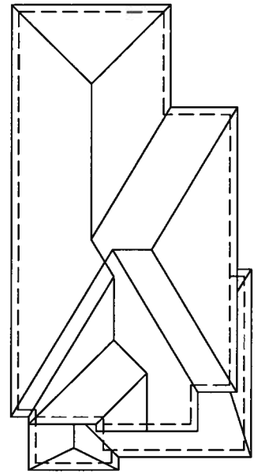
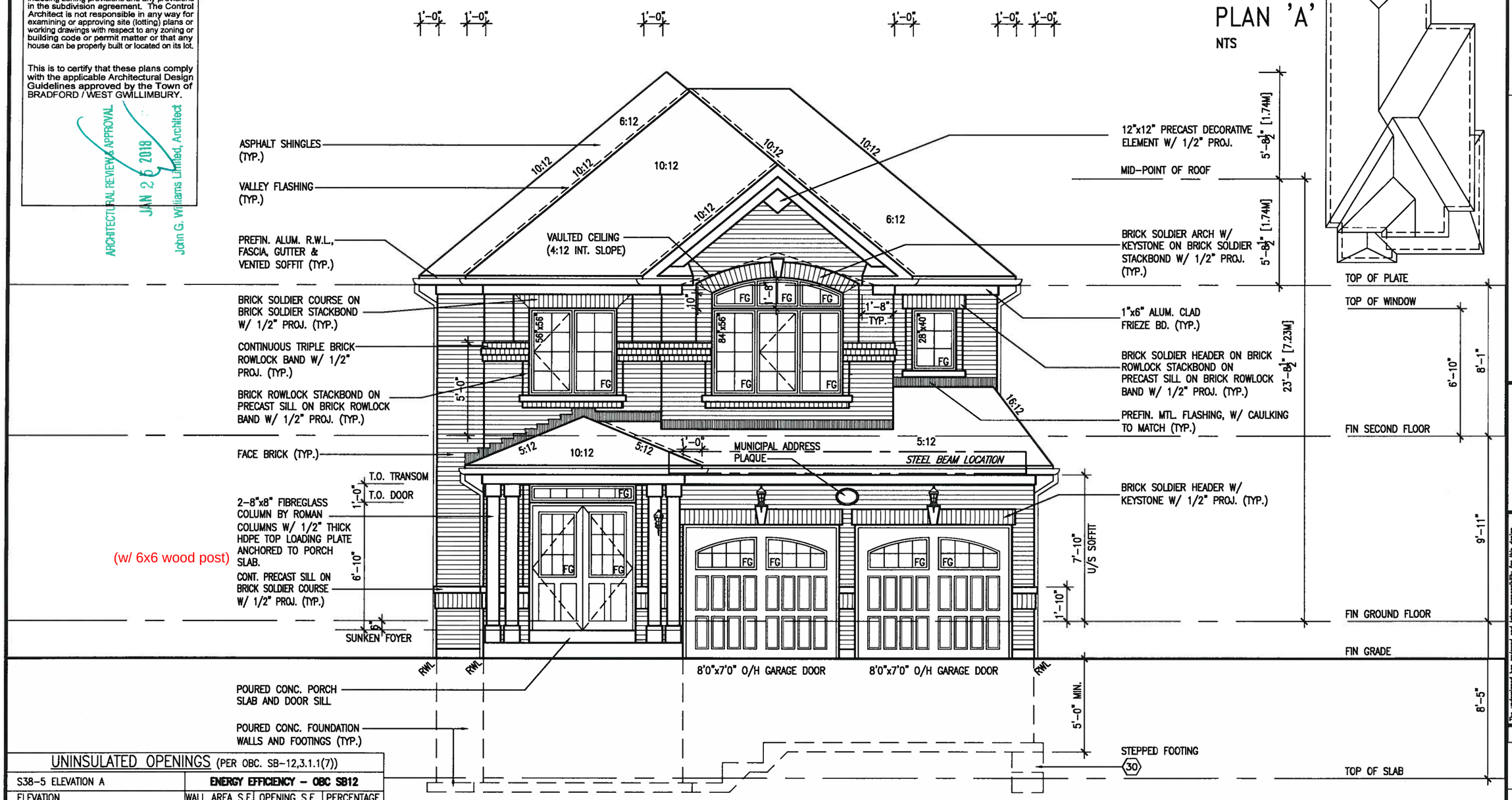
ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

ROOF PLAN 'A'

NTS





FRONT ELEVATION 'A'

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S38-5 ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	97.02 S.F.	16.06 %
LEFT SIDE	1152 S.F.	93.11 S.F.	8.08 %
RIGHT SIDE	1163 S.F.	85.11 S.F.	7.32 %
REAR	595 S.F.	132.32 S.F.	22.24 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3514.00 S.F.	407.56 S.F.	11.60 %
TOTAL SQ. M.	326.46 S.M.	37.86 S.M.	11.60 %

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S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

drawing no. 7

FRONT ELEVATION 'A'

date: JAN. 2017 | drawn by: AJE | checked by: - | scale: 3/16" = 1'-0" | file name: 16023-S38-5

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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 — Signature

name	registration information
Wellington Jno-Baptiste	25591 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 are 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
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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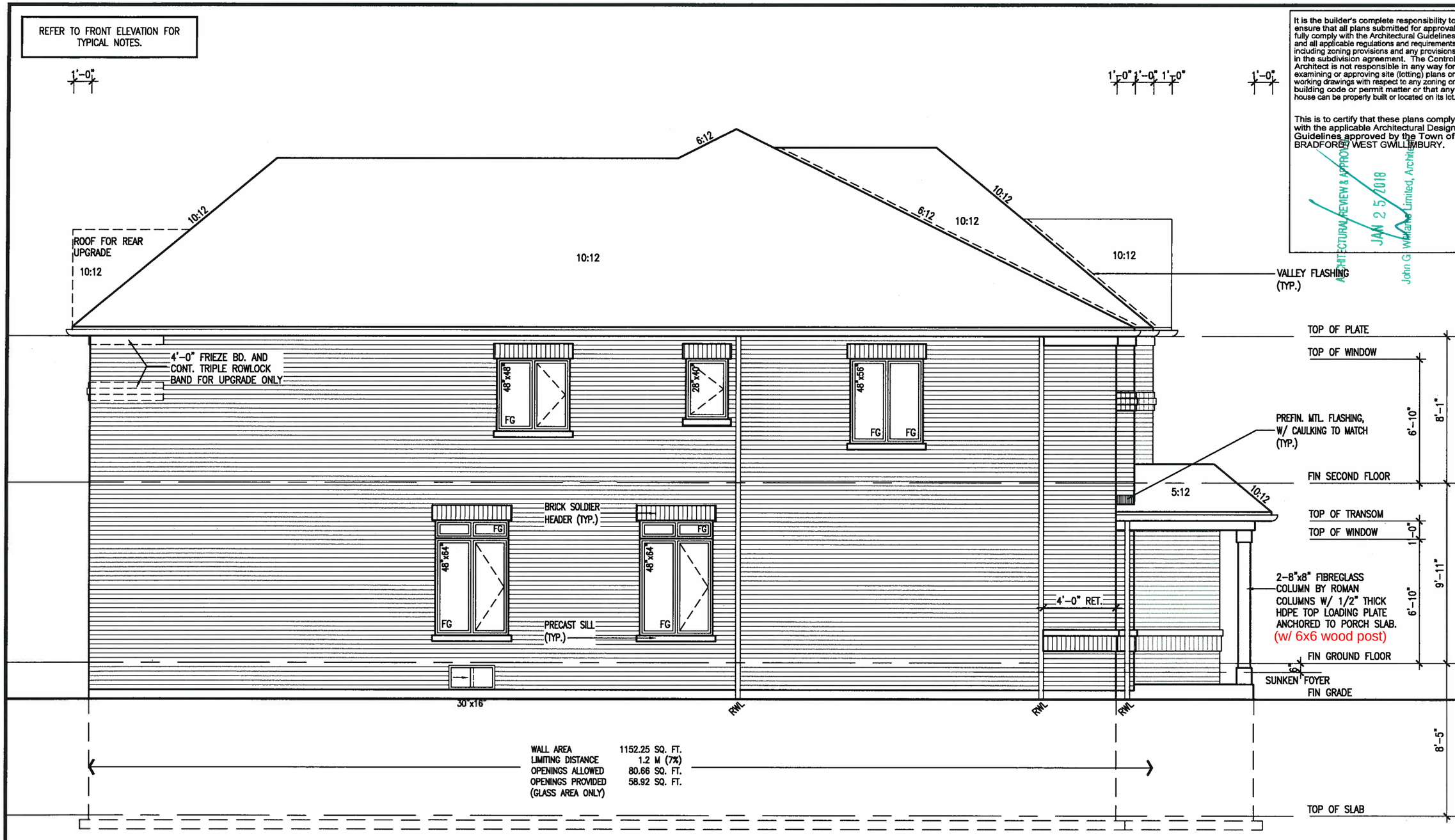
REFER TO FRONT ELEVATION FOR TYPICAL NOTES.



LEFT SIDE ELEVATION 'A'

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

LEFT SIDE ELEVATION 'A'

drawing no. 8

date: JAN. 2017
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5
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qualification information	
Wellington Jno-Baptiste	BCIN 25591
name / registration information	BCIN
VA3 Design Inc.	42658

signature

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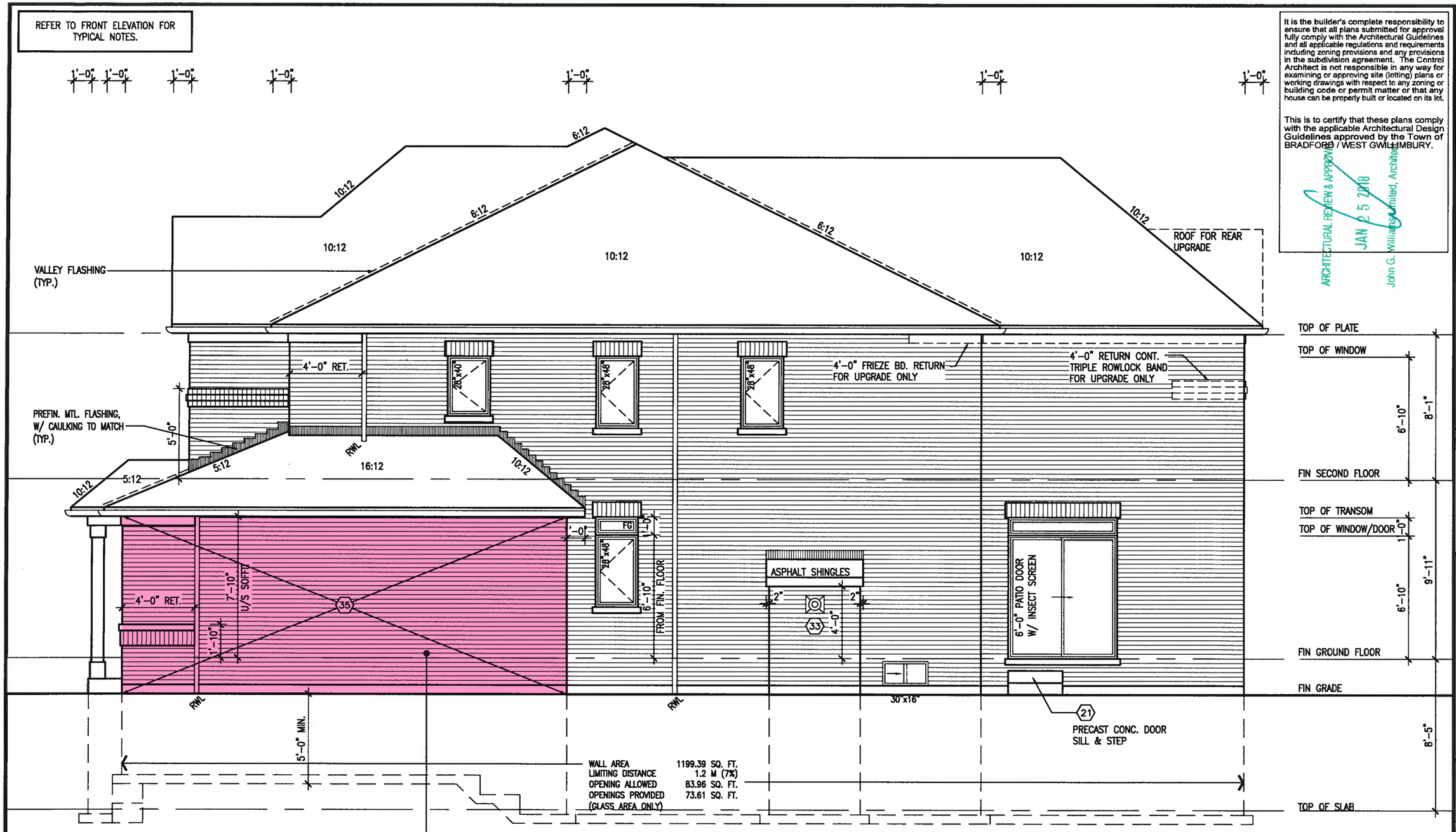
REFER TO FRONT ELEVATION FOR TYPICAL NOTES.



WALL AREA	1199.39 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	83.96 SQ. FT.
OPENINGS PROVIDED (GLASS AREA ONLY)	73.61 SQ. FT.

RIGHT SIDE ELEVATION 'A'

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, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

RIGHT SIDE ELEVATION 'A'

drawing no. 9

date JAN. 2017	checked by -	scale 3/16" = 1'-0"	file name 16023-S38-5
drawn by AJE			

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qualification information

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

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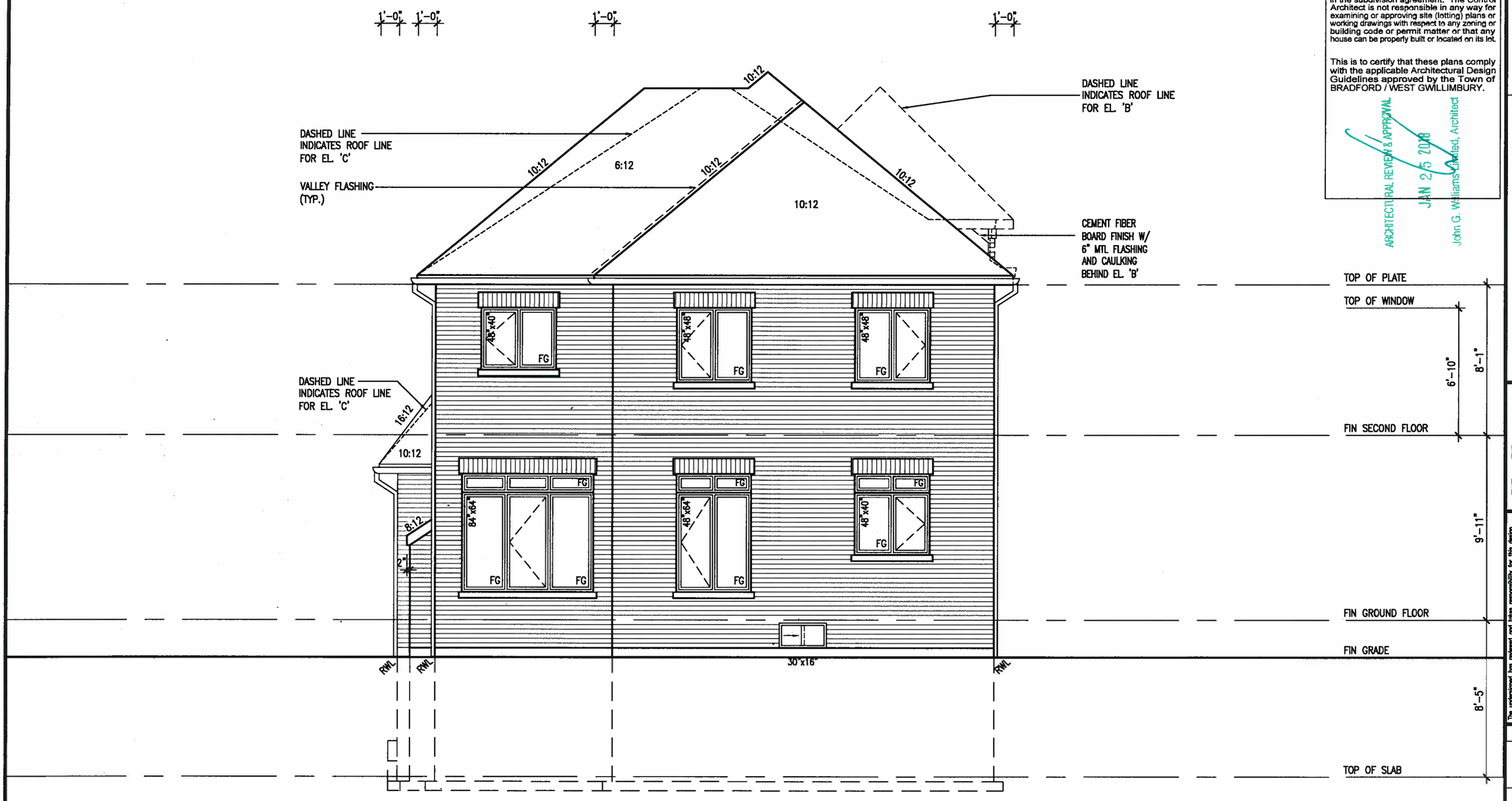
REFER TO FRONT ELEVATION FOR TYPICAL NOTES.



REAR ELEVATION 'A', 'B', & 'C'

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

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1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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qualification information
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name
registration information
VA3 Design Inc.
signature
25591
BCIN
42658

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project name: GREEN VALLEY EAST
municipality: BRADFORD, ON
project no.: 16023
date: JAN. 2017
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5
drawing no.: 10

BAYVIEW WELLINGTON
S38-5
BAROSSA 5

REAR ELEVATION 'A', 'B', & 'C'

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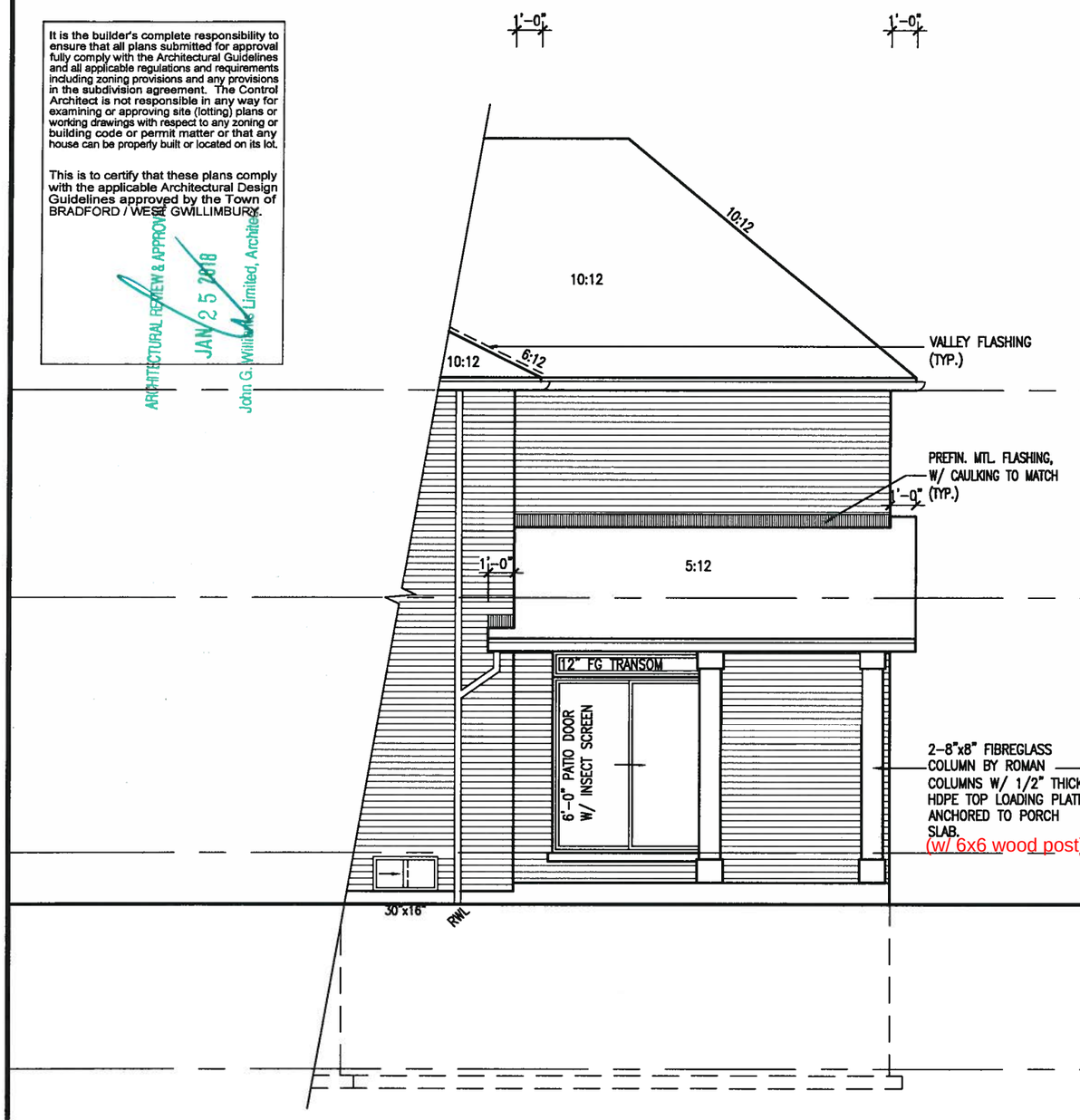
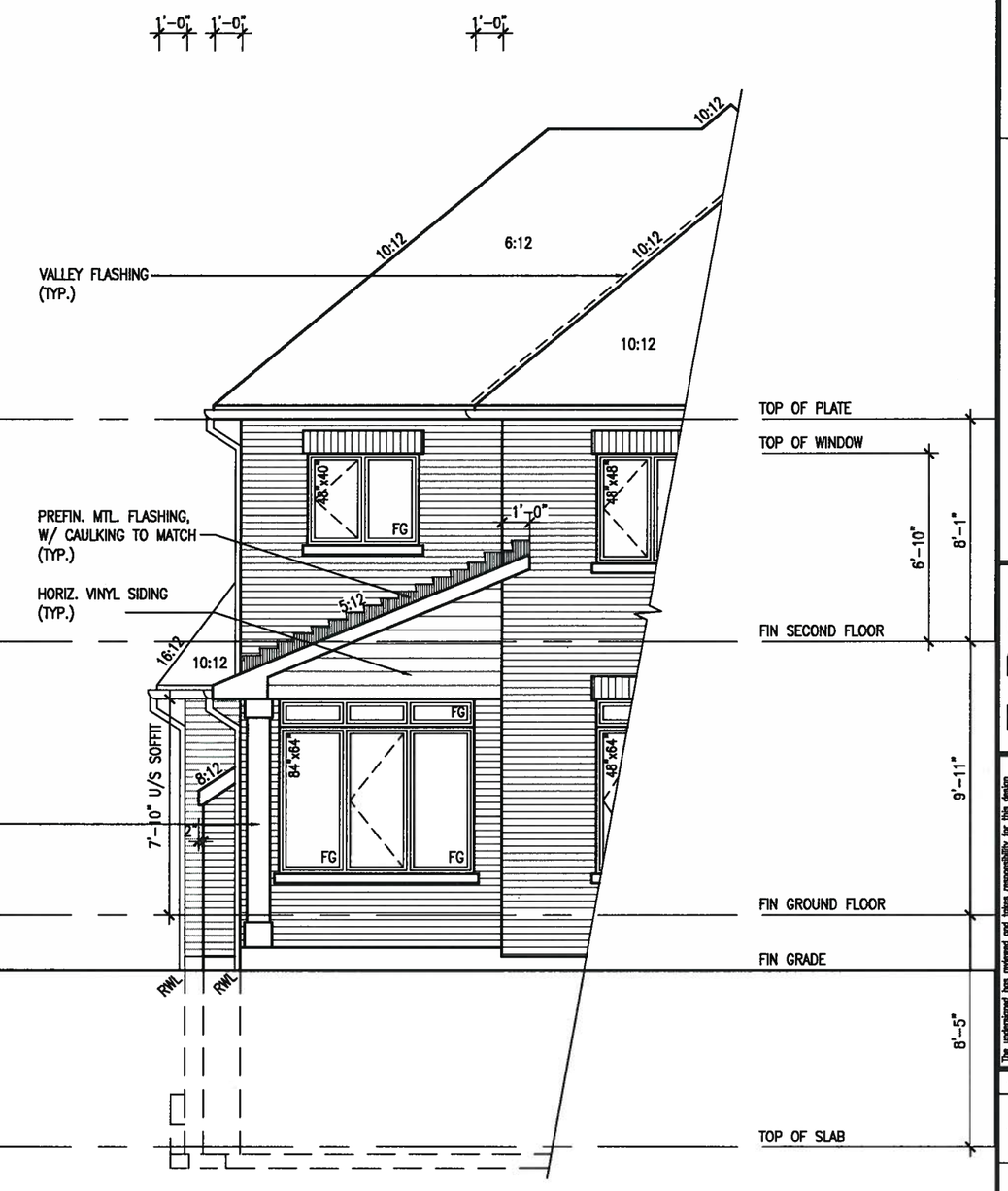
ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Willmore Limited, Architect



PART. RIGHT SIDE ELEV. 'A' W/
OPT. LOGGIA (3R COND. ONLY)
EL. 'B' & 'C' SIMILAR



PART. REAR ELEVATION 'A' W/
OPT. LOGGIA (3R COND. ONLY)
EL. 'B' & 'C' SIMILAR

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S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

PARTIAL ELEVATION – OPT. LOGGIA

drawing no. 11

date: JAN. 2017 | checked by: - | scale: 3/16" = 1'-0"

drawn by: AJE | file name: 16023-S38-5

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

signature

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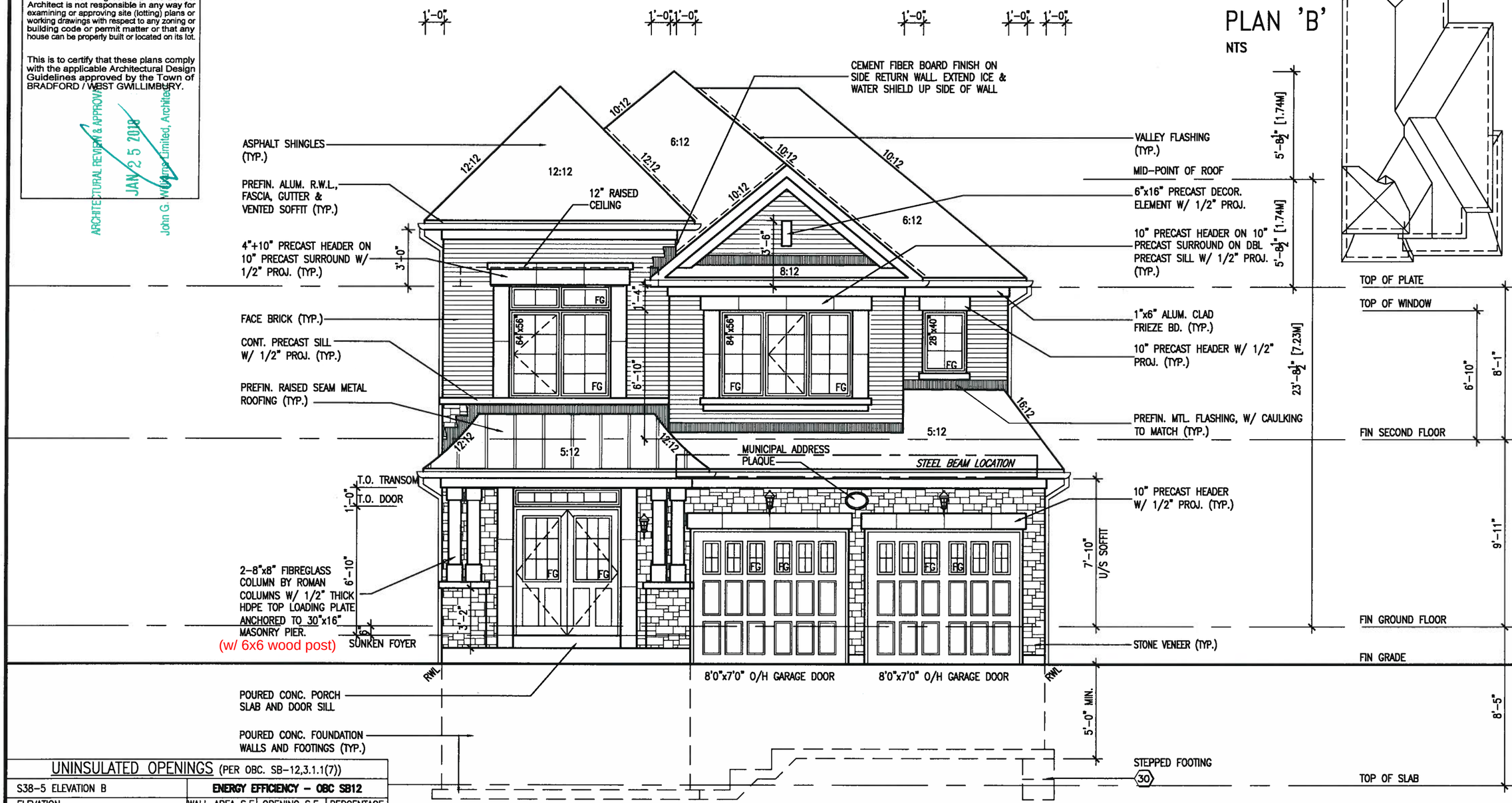
ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

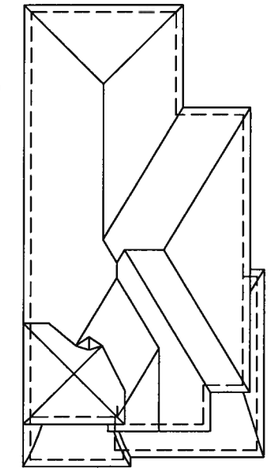


FRONT ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S38-5 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	97.48 S.F.	16.11 %
LEFT SIDE	1161 S.F.	93.11 S.F.	8.02 %
RIGHT SIDE	1163 S.F.	85.11 S.F.	7.32 %
REAR	595 S.F.	132.32 S.F.	22.24 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3524.00 S.F.	408.02 S.F.	11.58 %
TOTAL SQ. M.	327.39 S.M.	37.91 S.M.	11.58 %

ROOF PLAN 'B'
NTS



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S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

FRONT ELEVATION 'B'

drawing no. 12

date: JAN. 2017 | drawn by: AJE | checked by: - | scale: 3/16" = 1'-0" | file name: 16023-S38-5

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qualification information: Wellington Jno-Baptiste

registration information: name VA3 Design Inc. | BCIN 25591 | 42658

Signature

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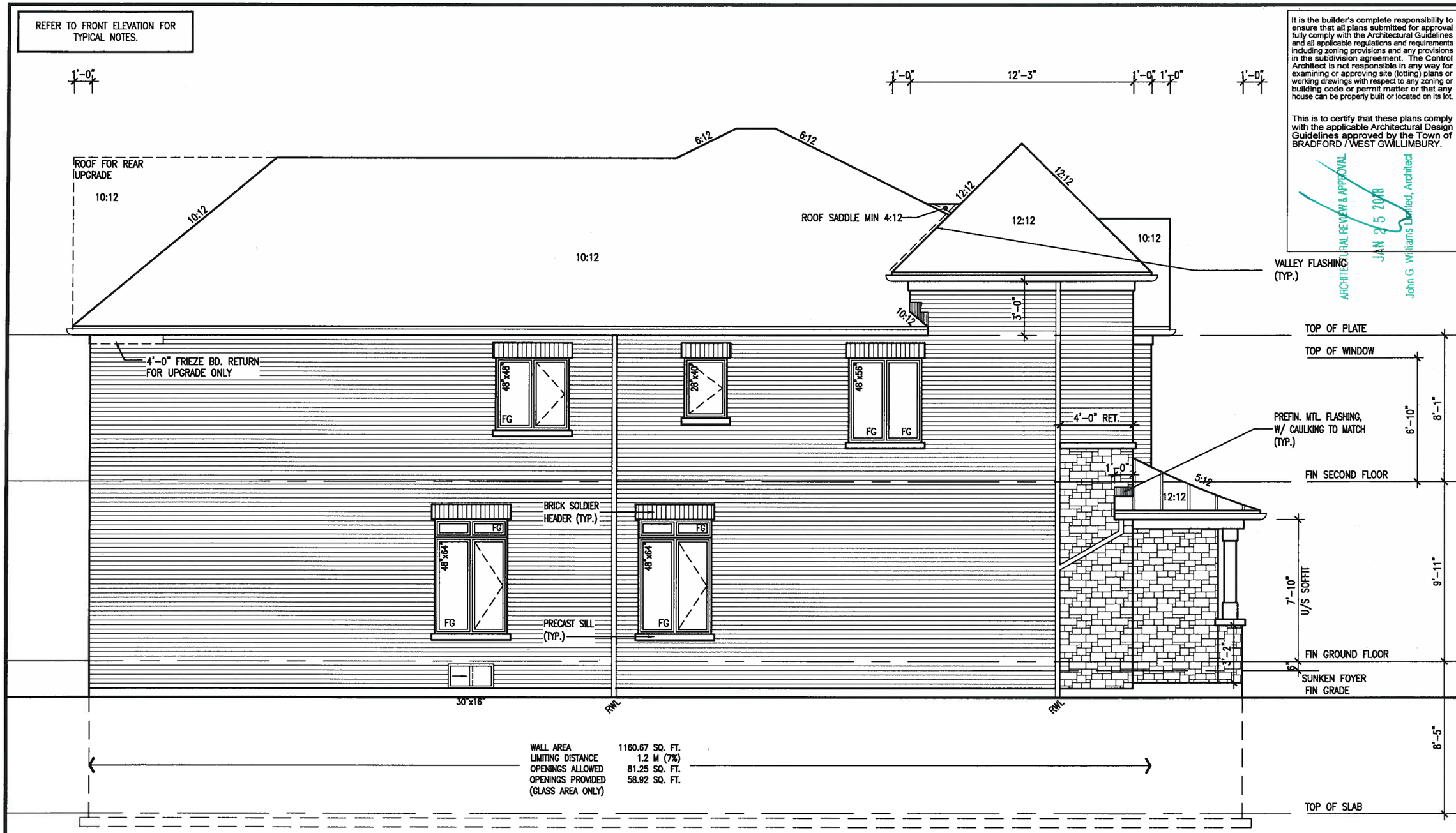

LEFT SIDE ELEVATION 'B'

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

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qualification information

Wellington Jno-Baptiste — signature — 25591

name — BCIN

registration information

VA3 Design Inc. — 42658

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va3design.com

project name: GREEN VALLEY EAST
municipality: BRADFORD, ON
project no. 16023
drawing no. 13
date: JAN. 2017
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5

BAYVIEW WELLINGTON

S38-5
BAROSSA 5

LEFT SIDE ELEVATION 'B'

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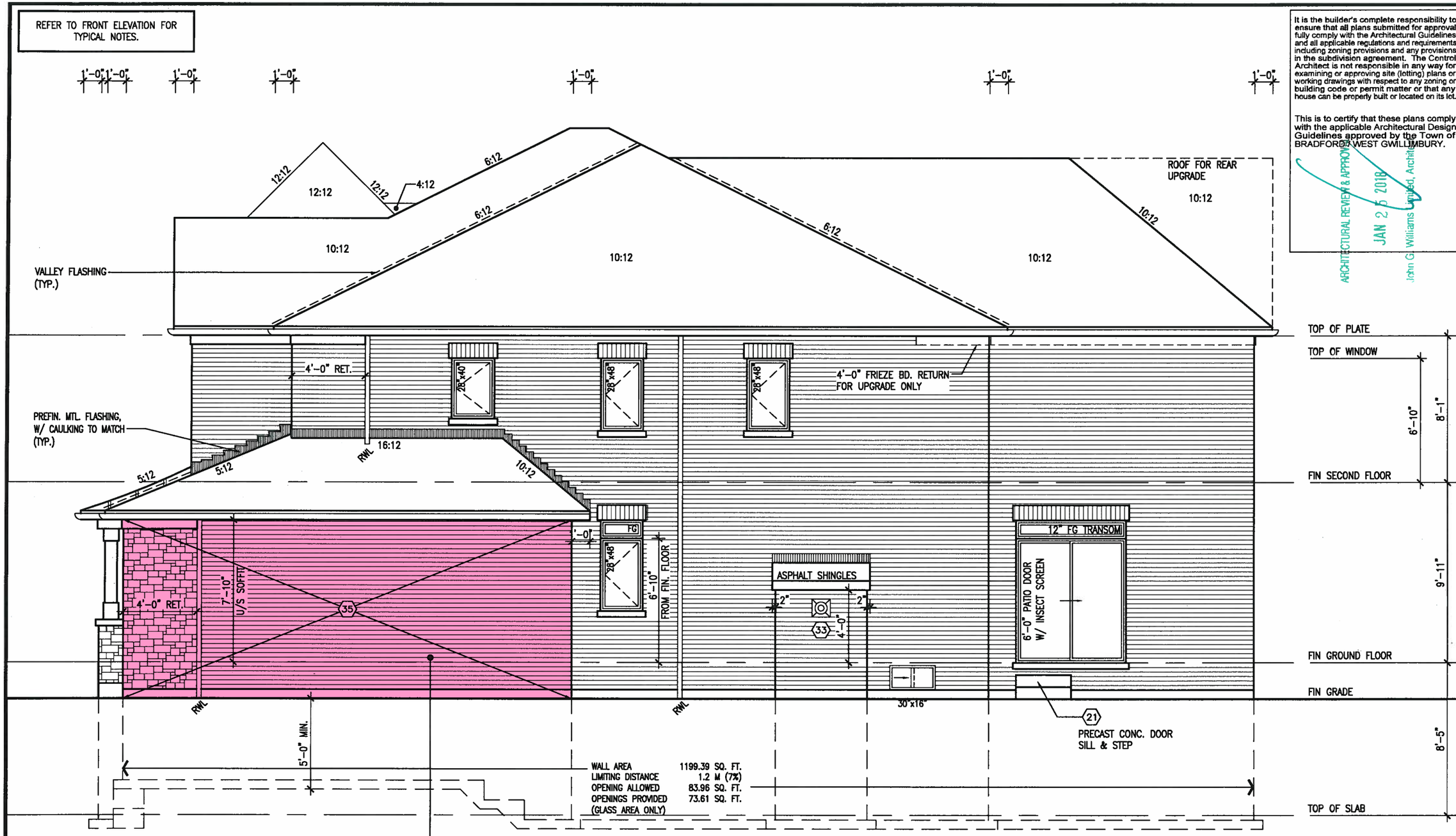

WALL AREA 1199.39 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 83.96 SQ. FT.
OPENINGS PROVIDED (GLASS AREA ONLY) 73.61 SQ. FT.

RIGHT SIDE ELEVATION 'B'

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, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

RIGHT SIDE ELEVATION 'B'

drawing no. 14

date: JAN. 2017
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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.

qualification information: Wellington Jno-Baptiste

signature

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

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4	-	-	-
3	-	JAN 05-18	RC
2	REVISED AS PER ENG'S COMMENTS	17-01-17	AJE
1	IMPORTED FROM 13045 TO 16023		

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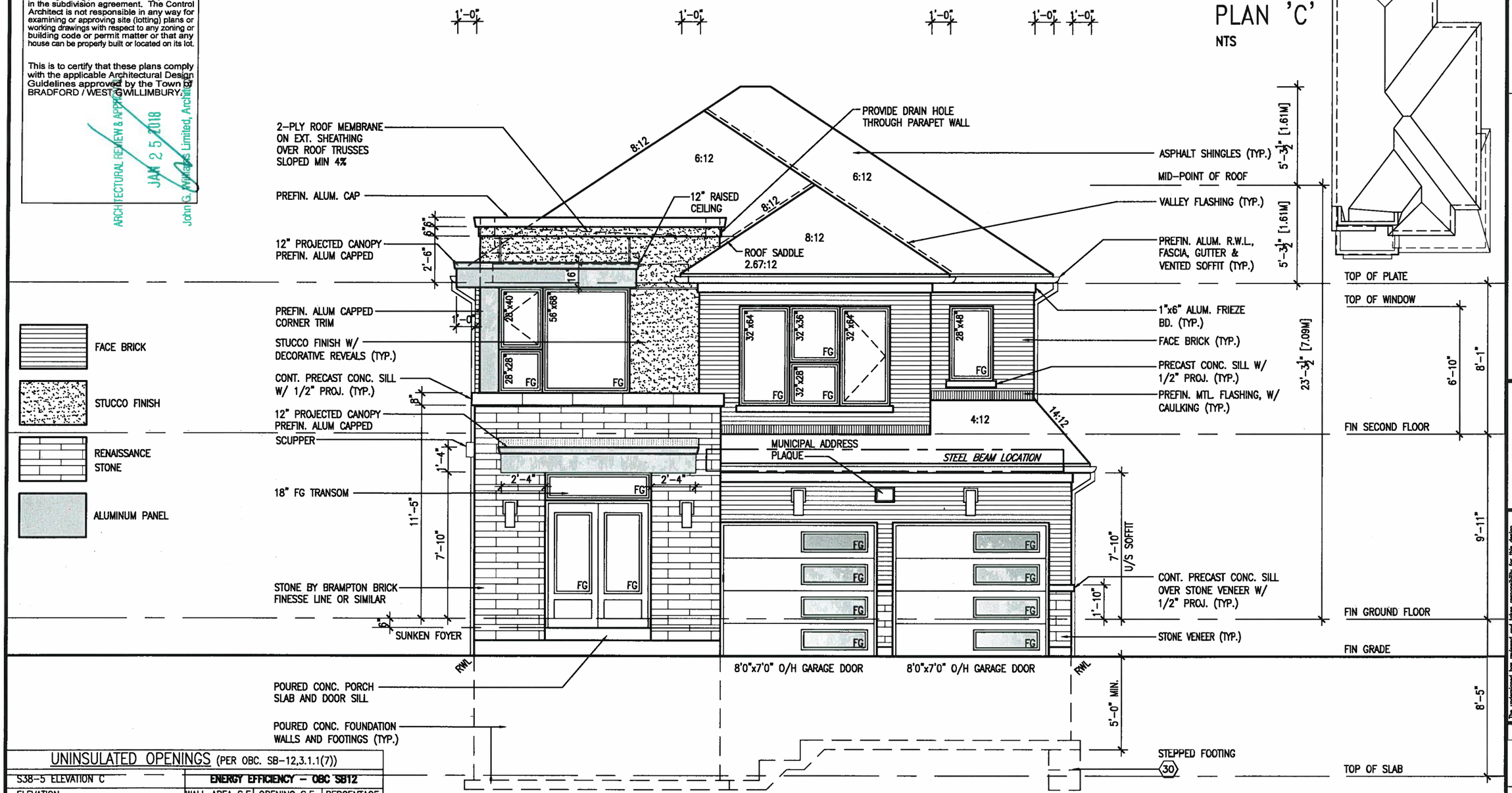
ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

ROOF PLAN 'C'

NTS



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S38-5 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	119.53 S.F.	19.76 %
LEFT SIDE	1152 S.F.	106.33 S.F.	9.23 %
RIGHT SIDE	1163 S.F.	85.11 S.F.	7.32 %
REAR	595 S.F.	132.32 S.F.	22.24 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3515.00 S.F.	443.29 S.F.	12.61 %
TOTAL SQ. M.	326.55 S.M.	41.18 S.M.	12.61 %

FRONT ELEVATION 'C'

SITE COPY

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

FRONT ELEVATION 'C'

drawing no. 15

project name: GREEN VALLEY EAST

date: JAN. 2017
drawn by: AJE
checked by: –
scale: 3/16" = 1'-0"
file name: 16023-S38-5

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

signature

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2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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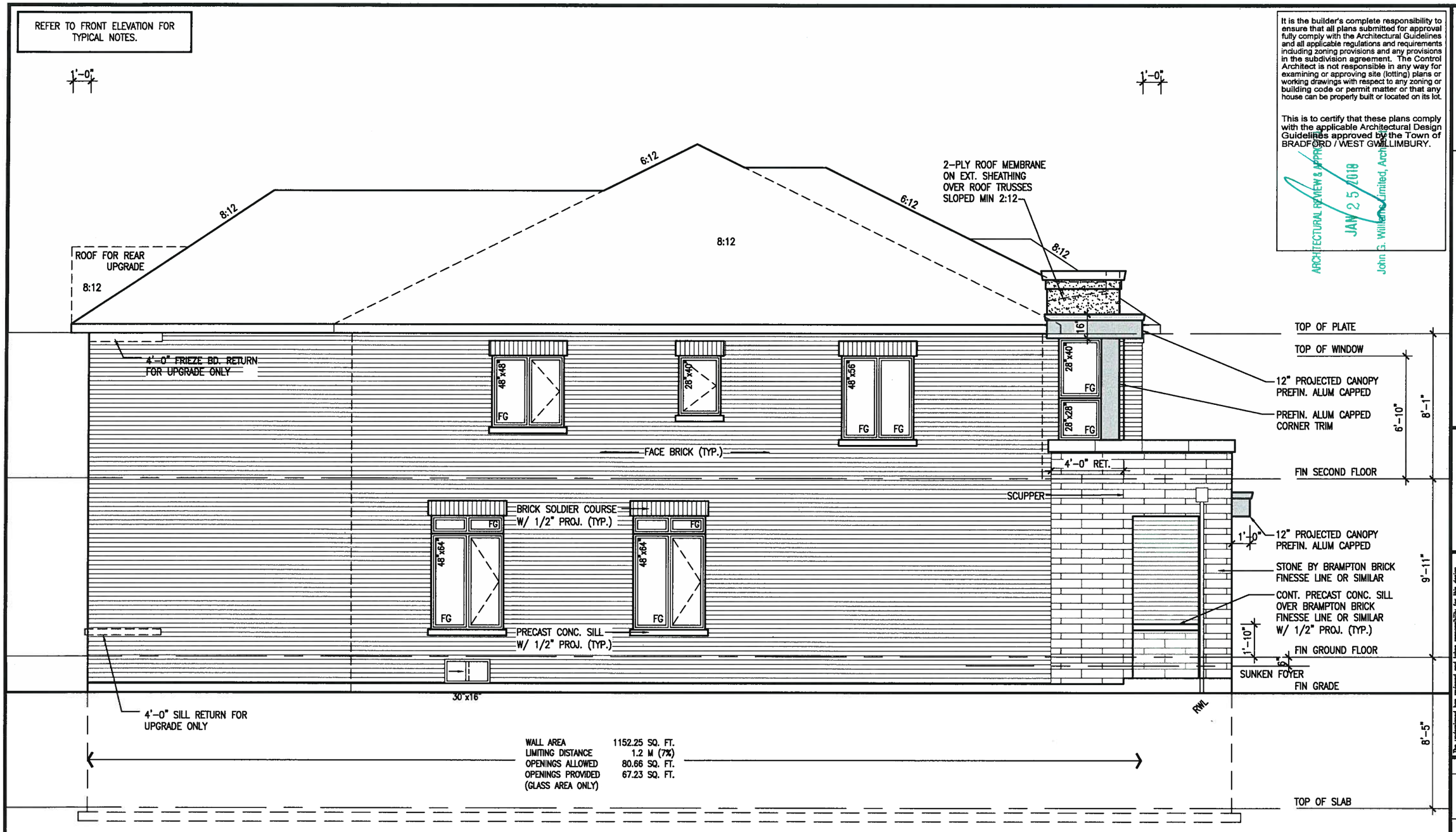
REFER TO FRONT ELEVATION FOR TYPICAL NOTES.



WALL AREA	1152.25 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	80.66 SQ. FT.
OPENINGS PROVIDED (GLASS AREA ONLY)	67.23 SQ. FT.

LEFT SIDE ELEVATION 'C'

SITE COPY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD, ON

project name GREEN VALLEY EAST

LEFT SIDE ELEVATION 'C'

drawing no. 16

date JAN. 2017 | checked by - | scale 3/16" = 1'-0" | file name 16023-S38-5

drawn by AJE

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qualification information
Wellington Jno-Baptiste — signature

name	registration information
VA3 Design Inc.	42658

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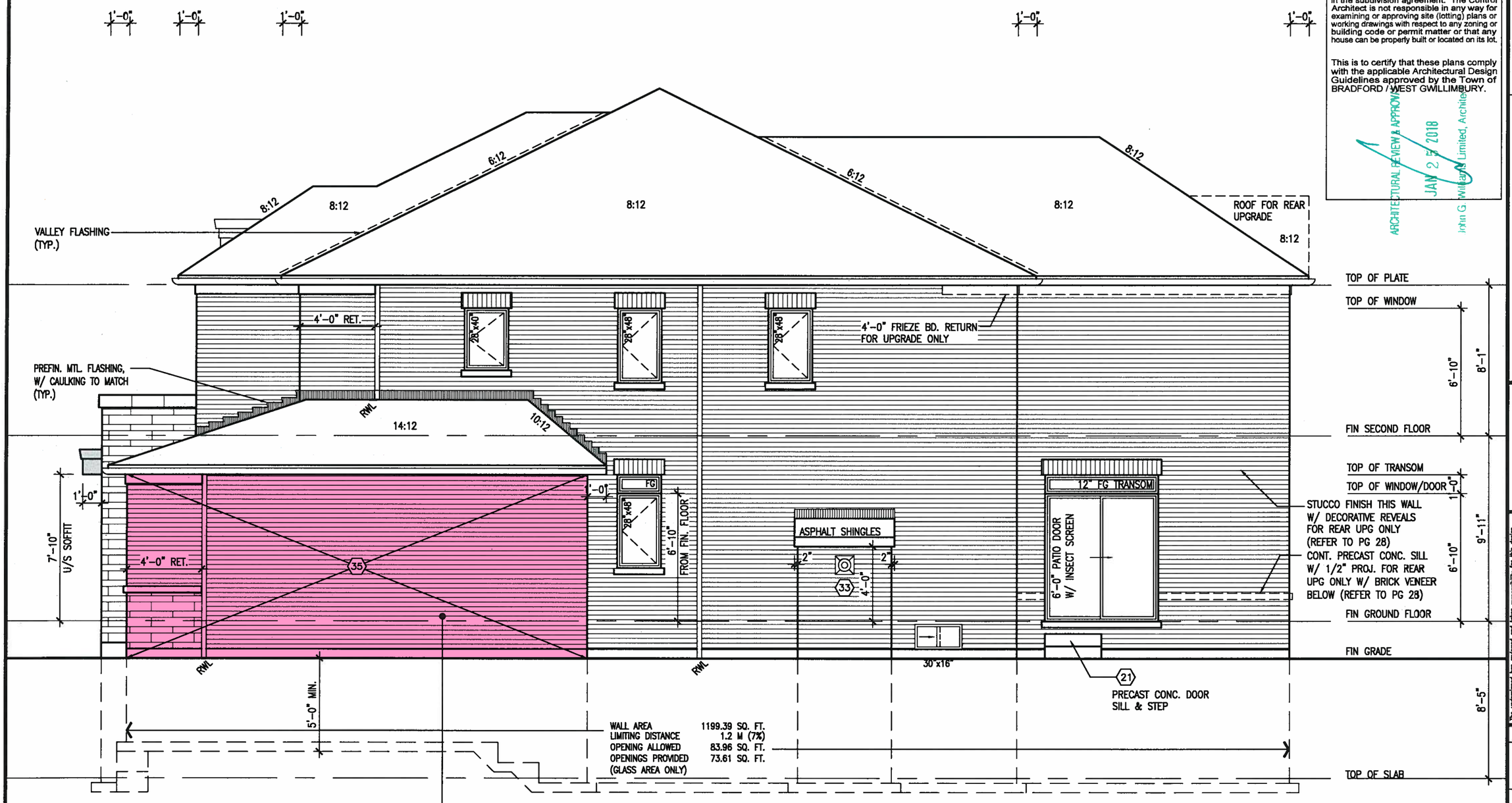

WALL AREA	1199.39 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	83.96 SQ. FT.
OPENINGS PROVIDED (GLASS AREA ONLY)	73.61 SQ. FT.

RIGHT SIDE ELEVATION 'C'

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, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

SITE COPY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD, ON

project name GREEN VALLEY EAST

RIGHT SIDE ELEVATION 'C'

drawing no. 17

date JAN. 2017 | checked by - | scale 3/16" = 1'-0"

drawn by AJE | file name 16023-S38-5

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

Signature

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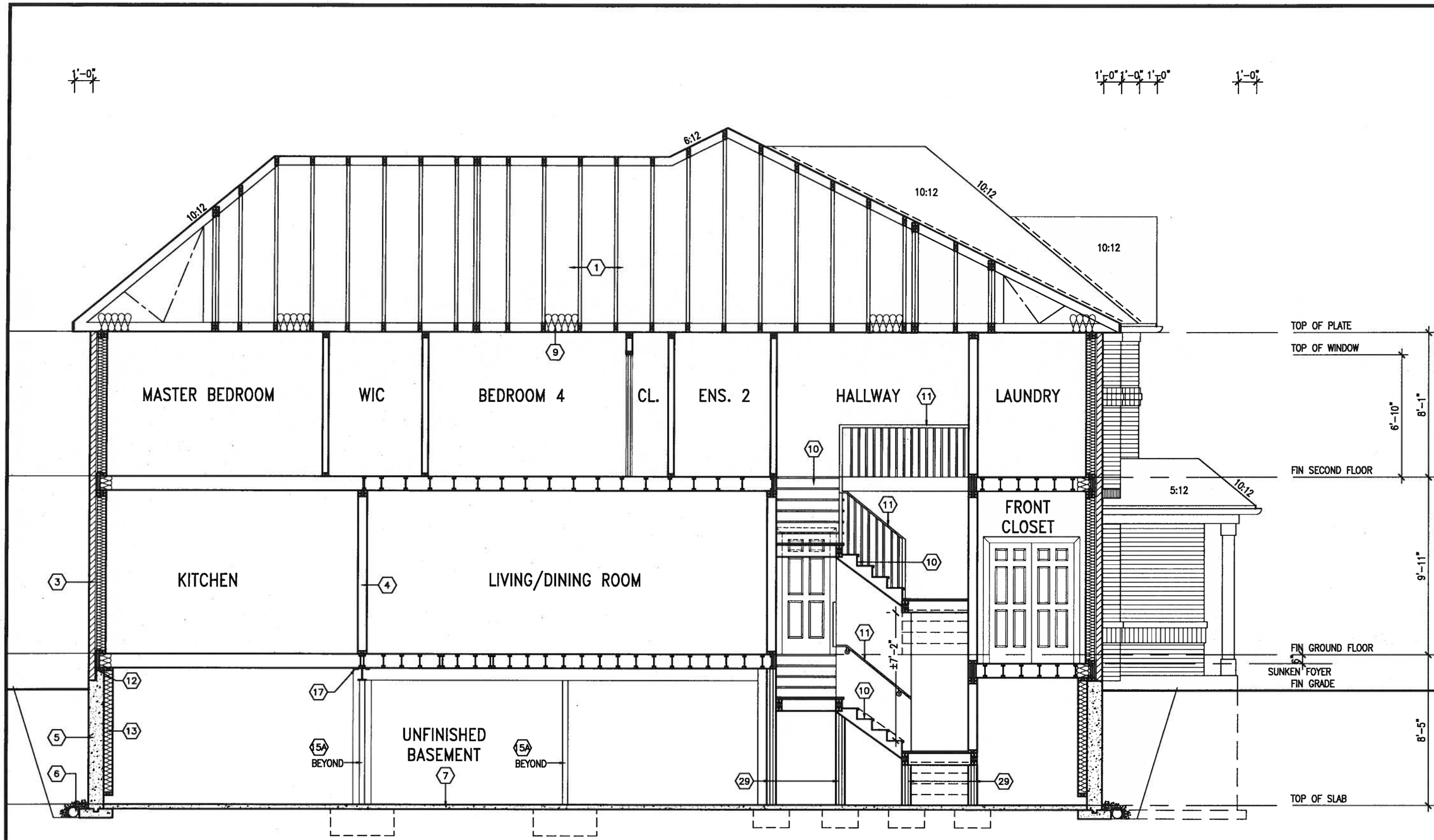

CROSS SECTION 'A-A'

SITE COPY

S38-5
BAROSSA 5

project no. 16023
drawing no. 18

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

CROSS SECTION 'A-A'

date: JAN. 2017
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5

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qualification information: Wellington Jno-Baptiste

signature

name	registration information
VA3 Design Inc.	42658

BCIN 25591

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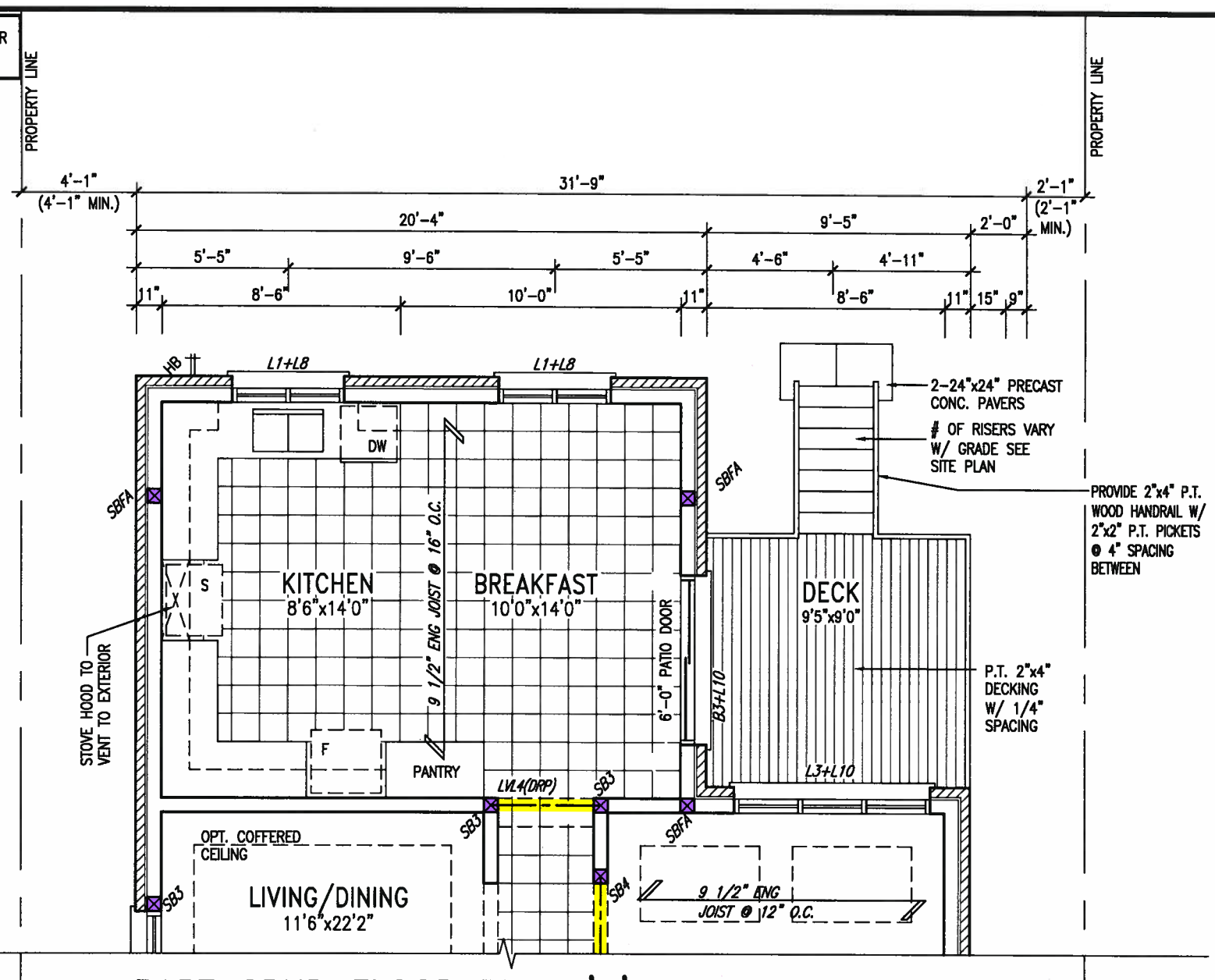
REFER TO FULL PLANS FOR TYPICAL NOTES.



PART GRND FLOOR PLAN 'A'
WOD CONDITION
ELEVS 'B' & 'C' SIMILAR

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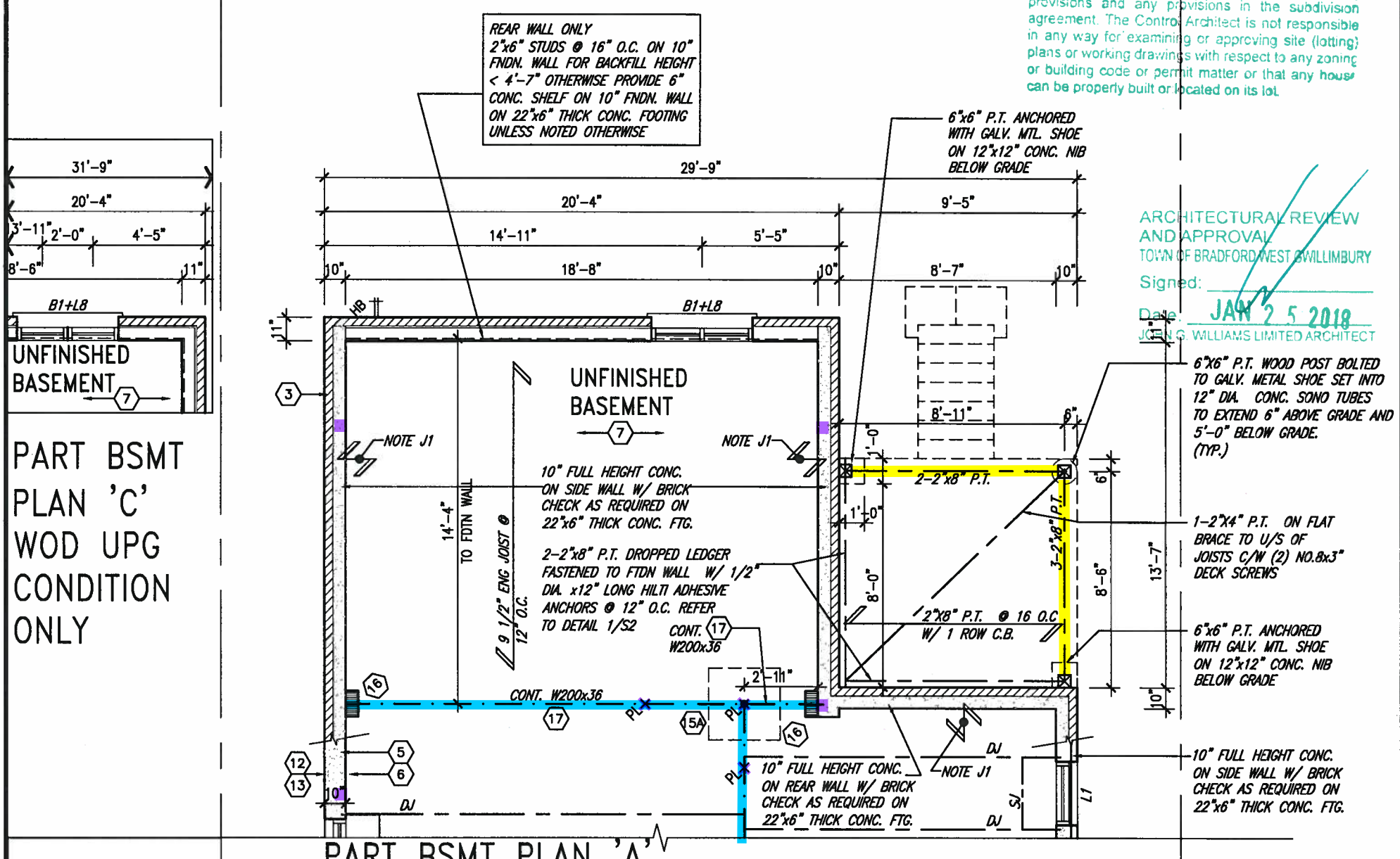

PART BSMT PLAN 'A'
WOD CONDITION
ELEVS 'B' & 'C' SIMILAR

PART BSMT PLAN 'C'
WOD UPG CONDITION ONLY

ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 25 2018
JOHN G. WILLIAMS LIMITED ARCHITECT

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1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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

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BAYVIEW WELLINGTON
SITE COPY
project name: GREEN VALLEY EAST
municipality: BRADFORD, ON

S38-5
BAROSSA 5
project no. 16023

date: JAN. 2017
PARTIAL PLANS – W.O.D. CONDITION
drawn by: AJE
checked by: –
scale: 3/16" = 1'-0"
file name: 16023-S38-5
drawing no. 19

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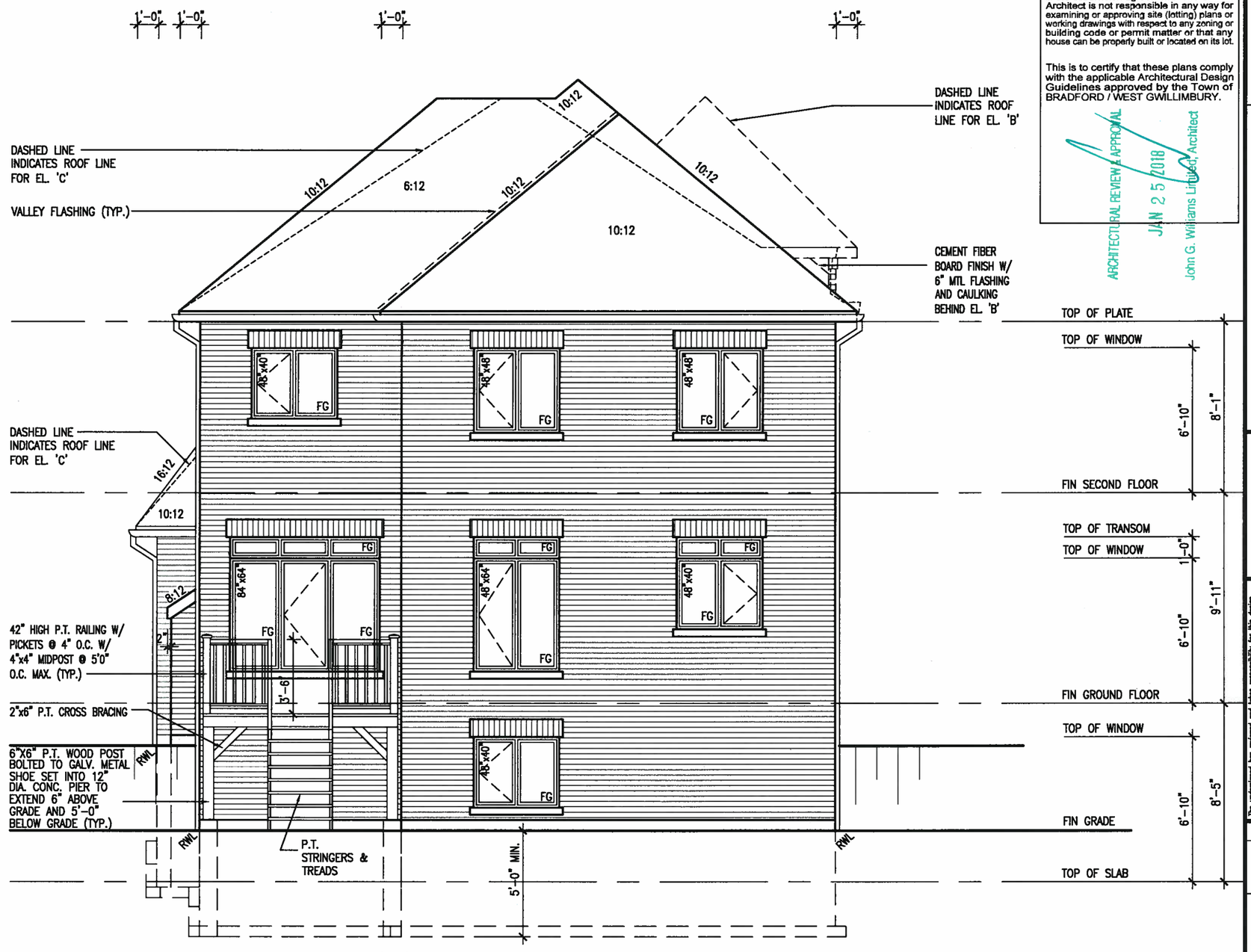
REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 ELEVATION A WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	97.02 S.F.	16.06 %
LEFT SIDE	1152 S.F.	93.11 S.F.	8.08 %
RIGHT SIDE	1163 S.F.	85.11 S.F.	7.32 %
REAR	714 S.F.	145.67 S.F.	20.40 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3633.00 S.F.	420.91 S.F.	11.59 %
TOTAL SQ. M.	337.51 S.M.	39.10 S.M.	11.59 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 ELEVATION B WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	97.48 S.F.	16.11 %
LEFT SIDE	1161 S.F.	93.11 S.F.	8.02 %
RIGHT SIDE	1163 S.F.	85.11 S.F.	7.32 %
REAR	714 S.F.	145.67 S.F.	20.40 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3643.00 S.F.	421.37 S.F.	11.57 %
TOTAL SQ. M.	338.44 S.M.	39.15 S.M.	11.57 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 ELEVATION C WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	119.53 S.F.	19.76 %
LEFT SIDE	1152 S.F.	106.33 S.F.	9.23 %
RIGHT SIDE	1163 S.F.	85.11 S.F.	7.32 %
REAR	714 S.F.	145.67 S.F.	20.40 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3634.00 S.F.	456.64 S.F.	12.57 %
TOTAL SQ. M.	337.61 S.M.	42.42 S.M.	12.57 %



REAR ELEVATION 'A'
9R OR MORE
W.O.D. CONDITION
EL. 'B' & 'C' SIMILAR

BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

REAR ELEVATION – W.O.D. CONDITION

drawing no. 20

date: JAN. 2017 | drawn by: AJE | checked by: – | scale: 3/16" = 1'-0" | file name: 16023-S38-5

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qualification information	signature
Wellington Jno-Baptiste	

name	registration information
VA3 Design Inc.	42658

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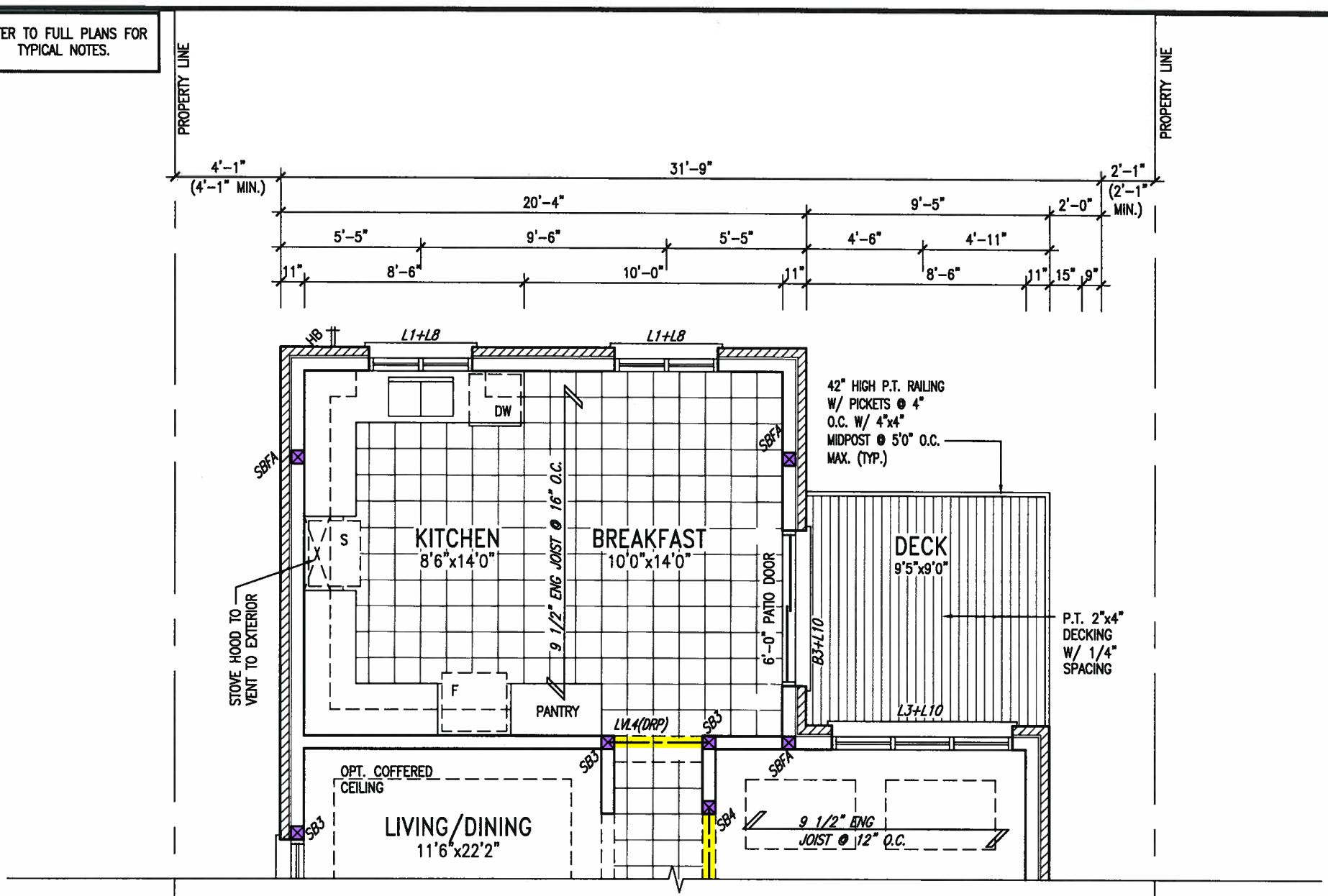
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

REFER TO FULL PLANS FOR TYPICAL NOTES.



PART GRND FLOOR PLAN 'A'
WOB CONDITION
ELEVS 'B' & 'C' SIMILAR

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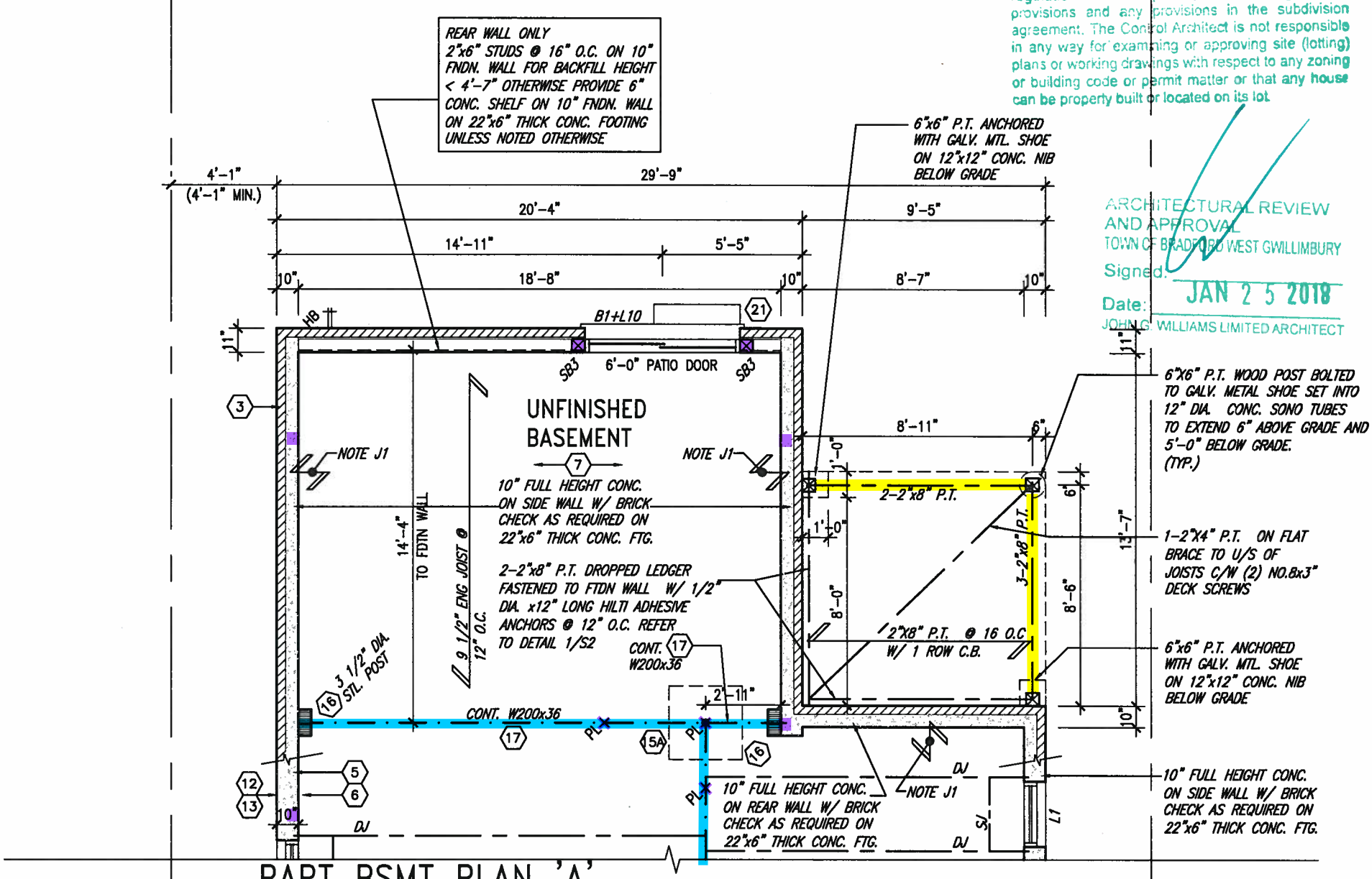
ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 2 5 2018
JOHN G. WILLIAMS LIMITED ARCHITECT



PART BSMT PLAN 'A'
WOB CONDITION
ELEVS 'B' & 'C' SIMILAR

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

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BAYVIEW WELLINGTON
project name: GREEN VALLEY EAST
municipality: BRADFORD, ON
S38-5
BAROSSA 5
project no. 16023
date: JAN. 2017
PARTIAL PLANS - W.O.B. CONDITION
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5
drawing no. 21
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 ELEVATION A WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
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LEFT SIDE	1152 S.F.	93.11 S.F.	8.08 %
RIGHT SIDE	1163 S.F.	85.11 S.F.	7.32 %
REAR	801 S.F.	173.33 S.F.	21.64 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3720.00 S.F.	448.57 S.F.	12.06 %
TOTAL SQ. M.	345.60 S.M.	41.67 S.M.	12.06 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 ELEVATION B WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	97.48 S.F.	16.11 %
LEFT SIDE	1161 S.F.	93.11 S.F.	8.02 %
RIGHT SIDE	1163 S.F.	85.11 S.F.	7.32 %
REAR	801 S.F.	173.33 S.F.	21.64 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3730.00 S.F.	449.03 S.F.	12.04 %
TOTAL SQ. M.	346.53 S.M.	41.72 S.M.	12.04 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 ELEVATION C WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	119.53 S.F.	19.76 %
LEFT SIDE	1152 S.F.	106.33 S.F.	9.23 %
RIGHT SIDE	1163 S.F.	85.11 S.F.	7.32 %
REAR	801 S.F.	173.33 S.F.	21.64 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3721.00 S.F.	484.30 S.F.	13.02 %
TOTAL SQ. M.	345.69 S.M.	44.99 S.M.	13.02 %

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

SITE COPY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

REAR ELEVATION – W.O.B. CONDITION

drawing no. 22

date: JAN. 2017 | checked by: – | scale: 3/16" = 1'-0" | file name: 16023-S38-5

drawn by: AJE | RICHARD – H:\ARCHIVE\WORKING\2016\16023.BW\Units\S38\16023-S38-5.dwg – Thu – Jan 18 2018 – 4:36 PM

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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.

qualification information: Wellington Jno-Baptiste

signature

name	registration information
VA3 Design Inc.	42658

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

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3	-	JAN 05-18	RC
2	REVISED AS PER ENG'S COMMENTS	17-01-17	AJE
1	IMPORTED FROM 13045 TO 16023		

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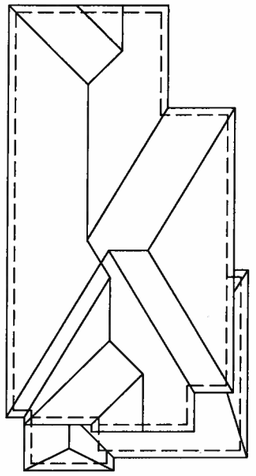
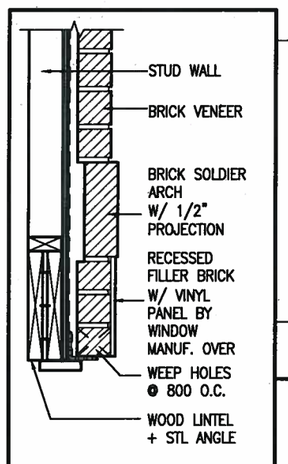
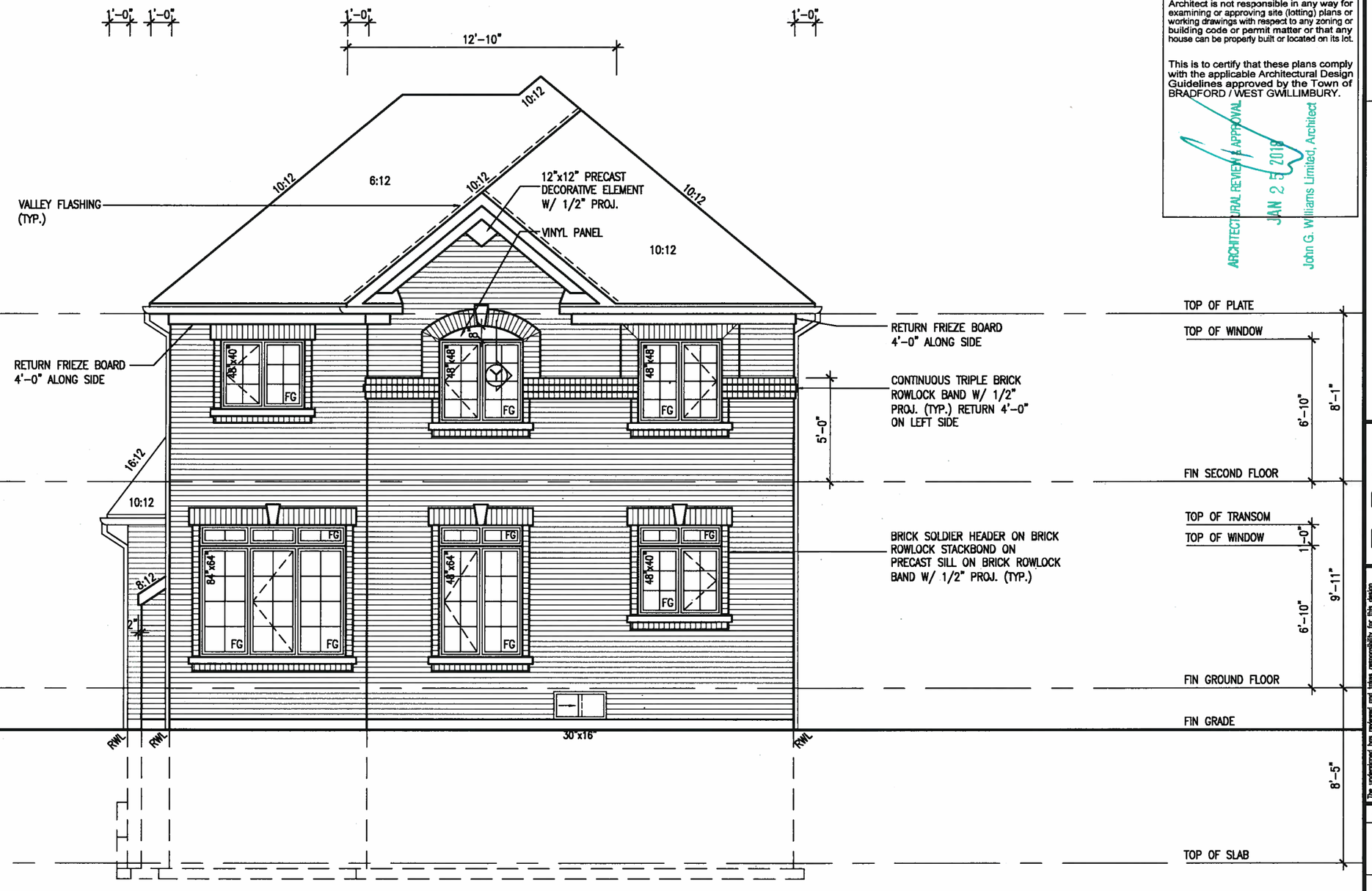
REFER TO FRONT ELEVATION FOR TYPICAL NOTES.



ROOF PLAN 'A'
(UPGRADE REAR)
NTS



Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL NTS.



UPGRADED REAR ELEVATION 'A'

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

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2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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 signature BCIN
VA3 Design Inc. 42658

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VA3 DESIGN
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

project name: GREEN VALLEY EAST
municipality: BRADFORD, ON
S38-5
BAROSSA 5
project no. 16023
drawing no. 23
date: JAN. 2017
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-5.dwg - Thu - Jan 18 2018 - 4:36 PM

BAYVIEW WELLINGTON
UPGRADED REAR ELEVATION 'A'

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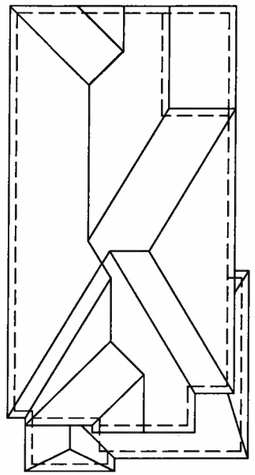
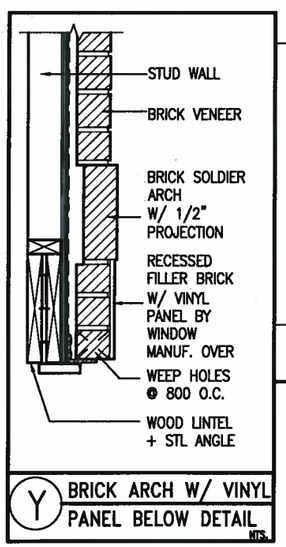
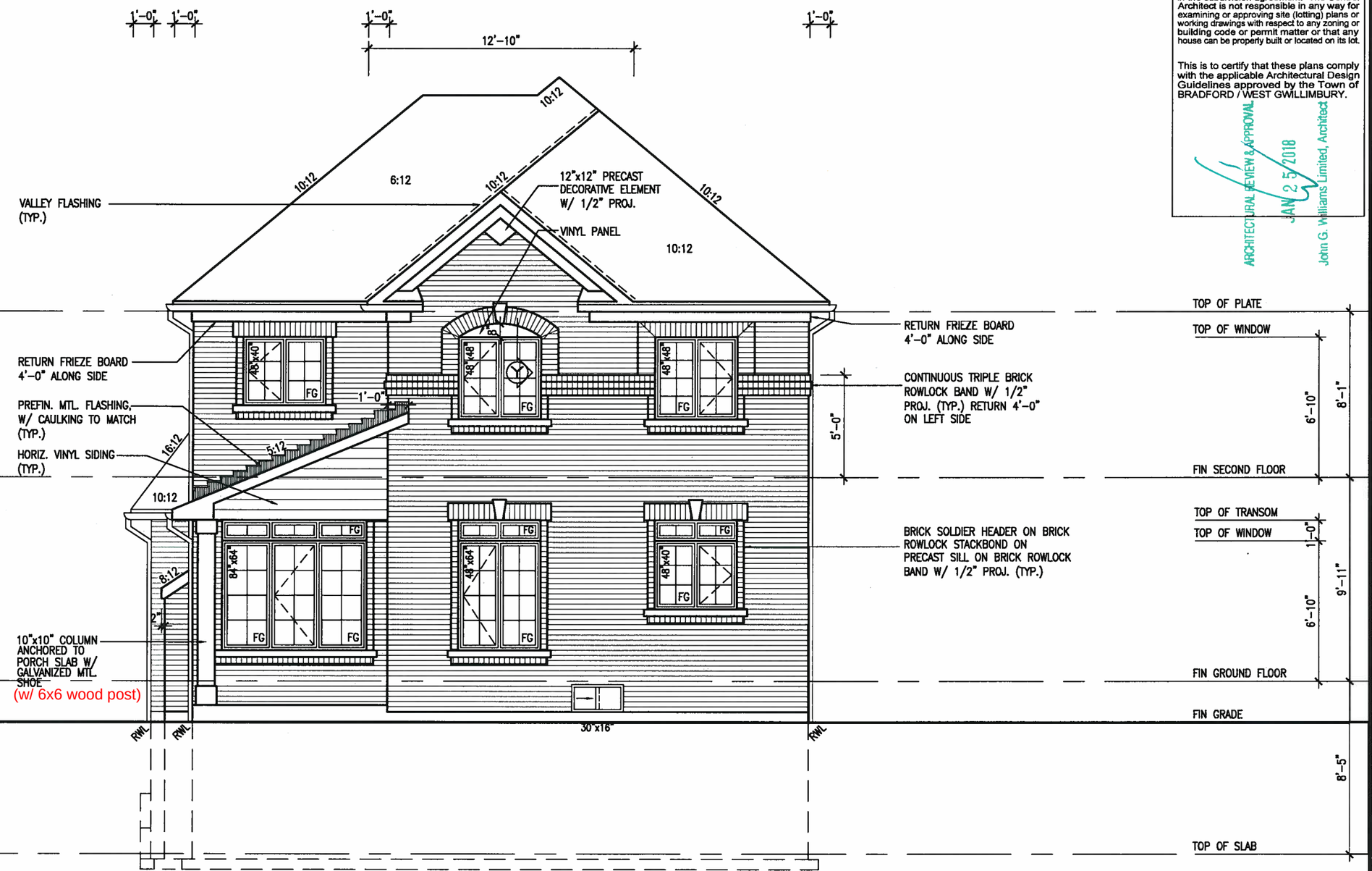


ROOF PLAN 'A'
(UPGRADE REAR)
NTS



Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL
NTS.



UPGRADED REAR ELEVATION 'A'
W/ OPT. LOGGIA (3R COND. ONLY)

SITE COPY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

UPGRADED REAR ELEVATION 'A' W/LOGGIA

drawing no. 24

date: JAN. 2017
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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.

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

signature

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3	-	JAN 05-18	RC
2	REVISED AS PER ENG'S COMMENTS	17-01-17	AJE
1	IMPORTED FROM 13045 TO 16023		

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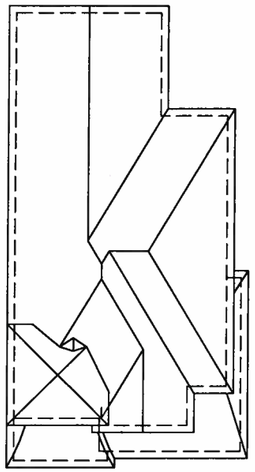
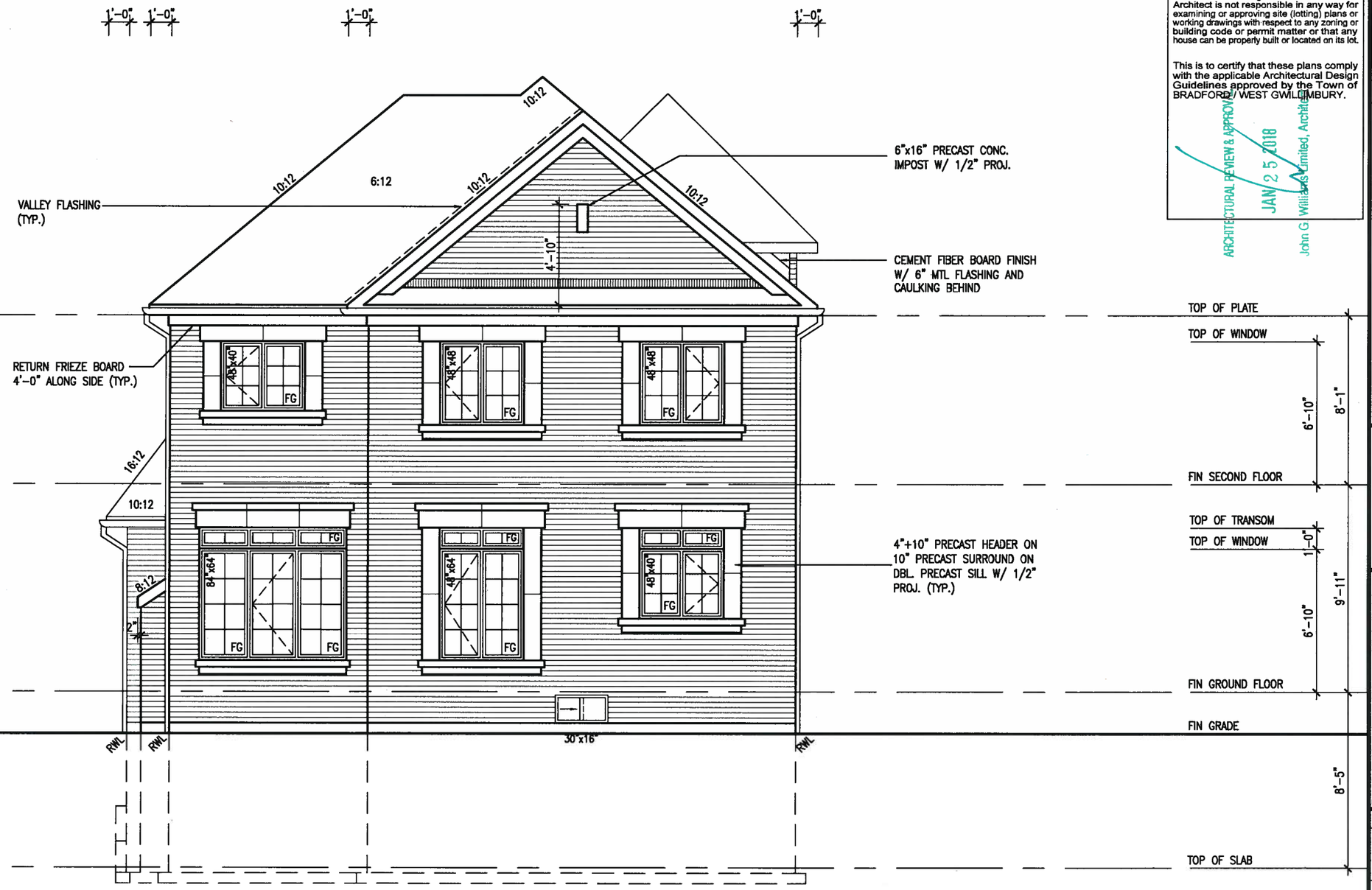
REFER TO FRONT ELEVATION FOR TYPICAL NOTES.



ROOF PLAN 'B'
(UPGRADE REAR)
NTS



UPGRADED REAR ELEVATION 'B'

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G Williams Limited, Architect

SITE COPY

project name	GREEN VALLEY EAST
municipality	BRADFORD, ON
date	JAN. 2017
drawn by	AJE
checked by	-
scale	3/16" = 1'-0"
file name	16023-S38-5
project no.	16023
drawing no.	25

BAYVIEW WELLINGTON

S38-5
BAROSSA 5

UPGRADED REAR ELEVATION 'B'

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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.

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

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2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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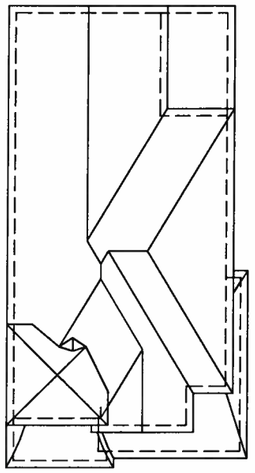
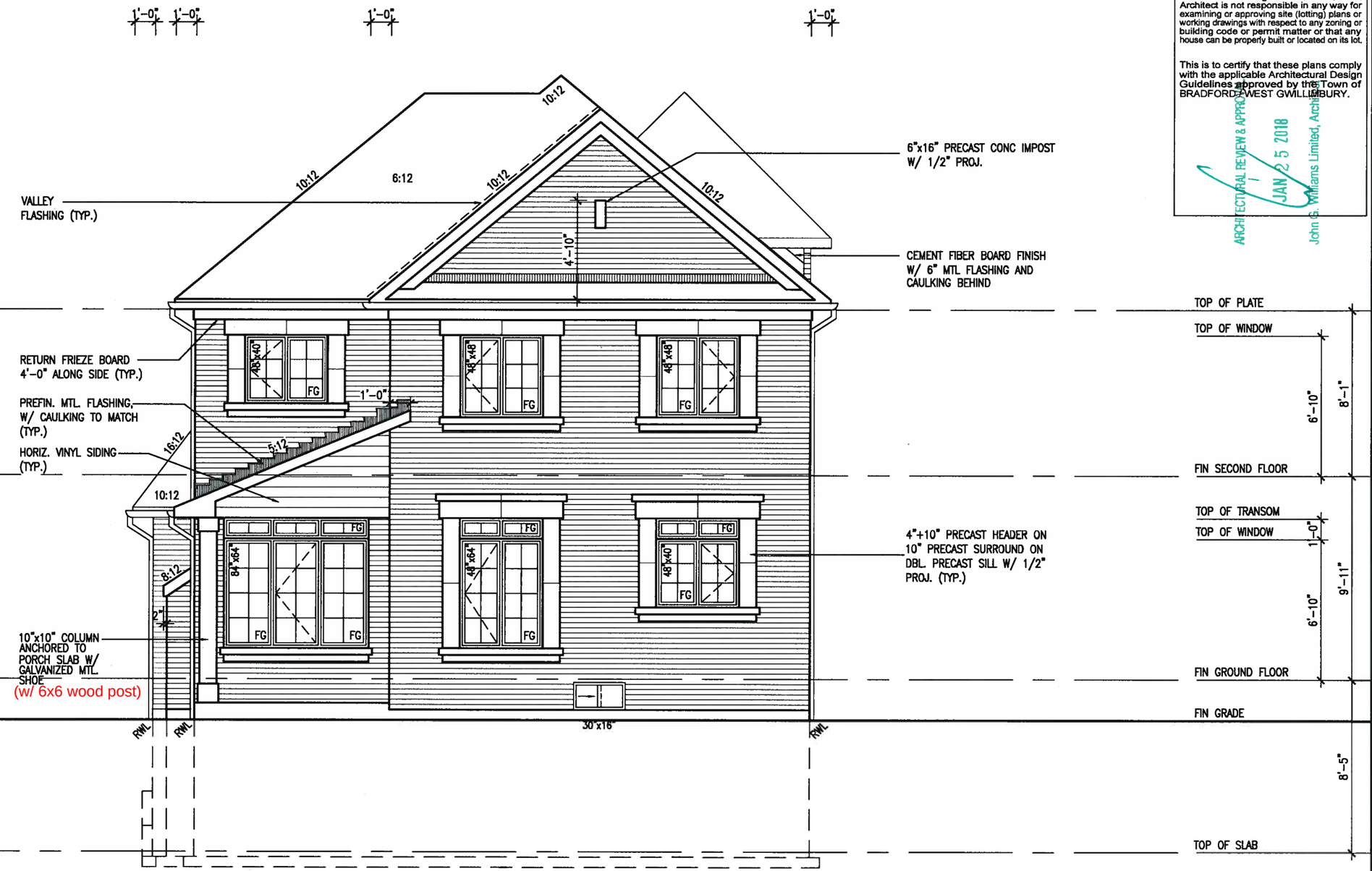


ROOF PLAN 'B'
(UPGRADE REAR)
NTS



UPGRADED REAR ELEVATION 'B'
W/ OPT. LOGGIA (3R COND. ONLY)

SITE COPY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

UPGRADED REAR ELEVATION 'B' W/LOGGIA

drawing no. 26

date: JAN. 2017 | checked by: - | scale: 3/16" = 1'-0" | file name: 16023-S38-5

drawn by: AJE

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VA3 DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

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

signature

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1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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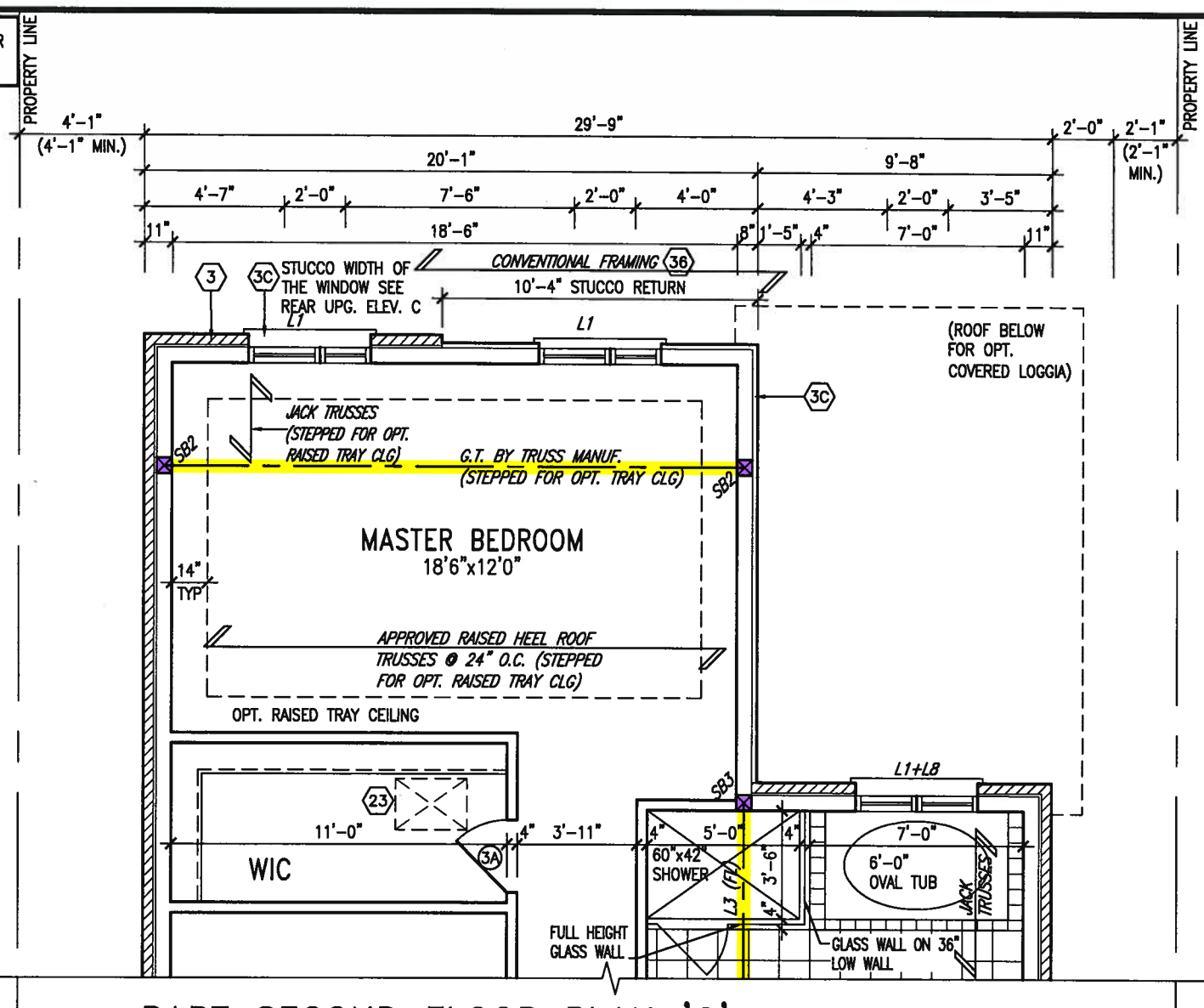
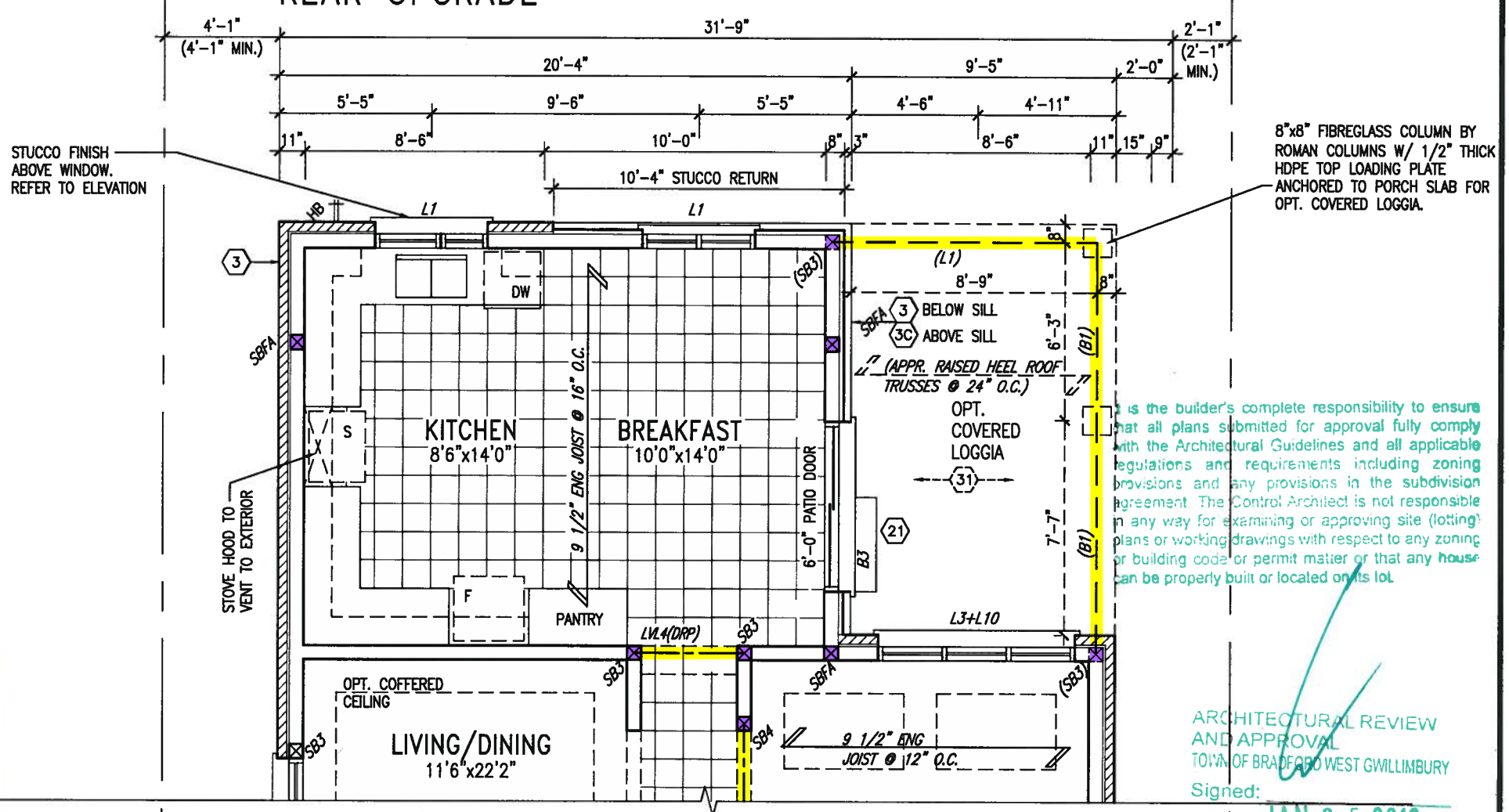
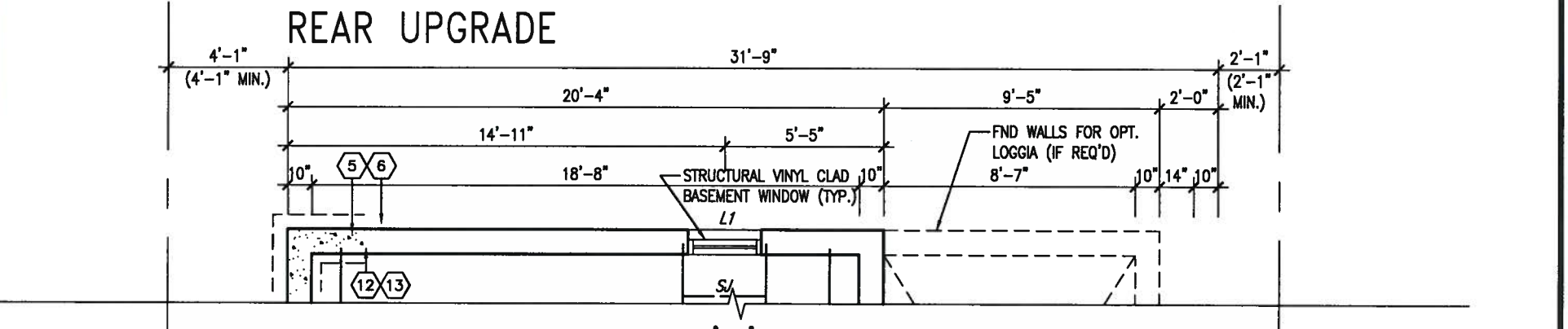
REFER TO FULL PLANS FOR TYPICAL NOTES.



PART SECOND FLOOR PLAN 'C'
REAR UPGRADE



PART GRND FLOOR PLAN 'C'
REAR UPGRADE



PART BASEMENT PLAN 'C'
REAR UPGRADE

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ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 25 2018
JOHN G. WILLIAMS LIMITED ARCHITECT

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1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

project name: BAYVIEW WELLINGTON
municipality: GREEN VALLEY EAST — BRADFORD, ON
S38-5 BAROSSA 5
project no. 16023
date: JAN. 2017
PARTIAL PLANS UPGRADED REAR ELEVATION 'C'
drawn by: AJE — checked by: – — scale: 3/16" = 1'-0" — file name: 16023-S38-5
drawing no. 27
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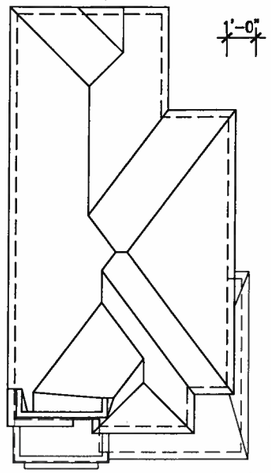
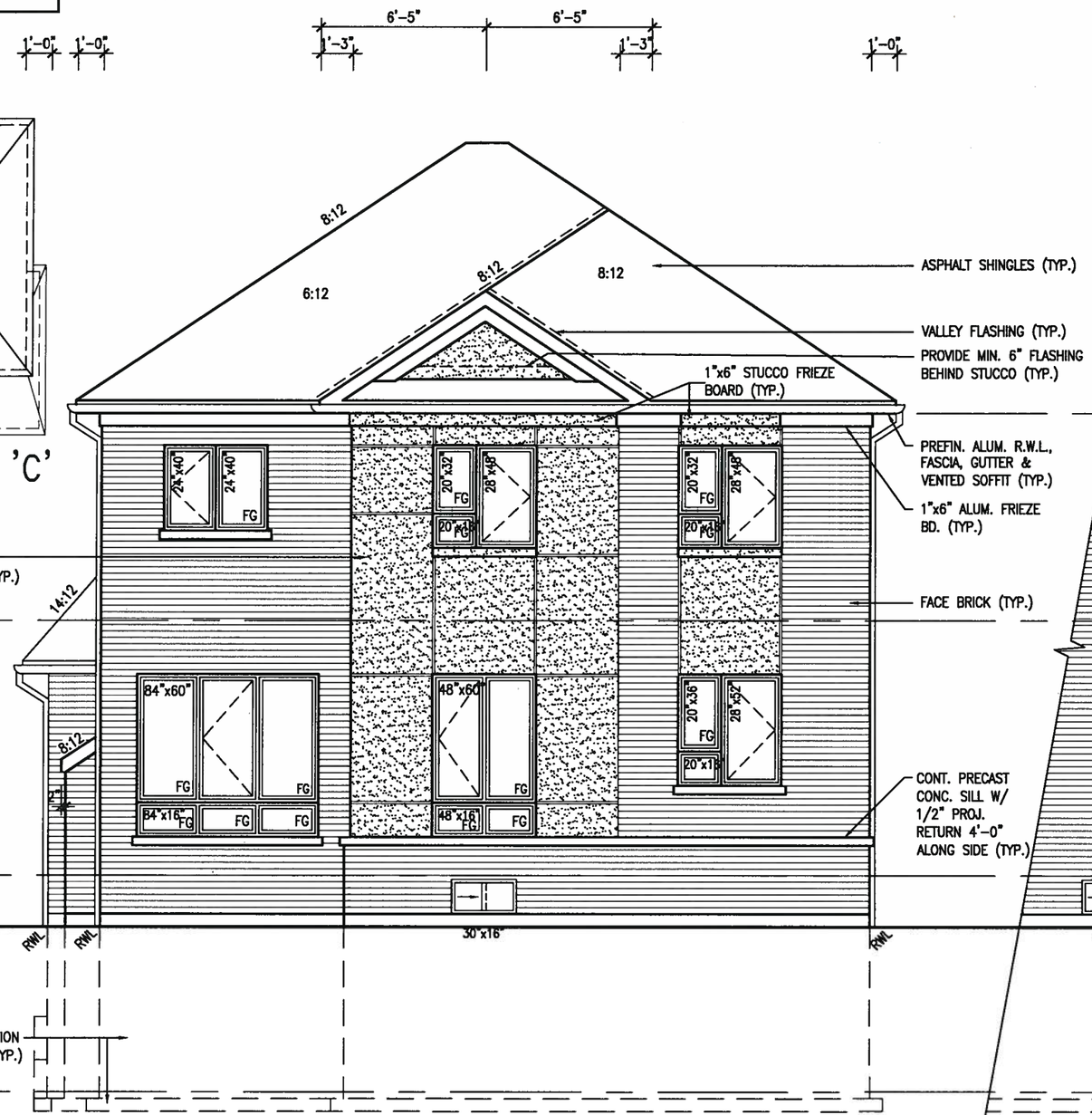
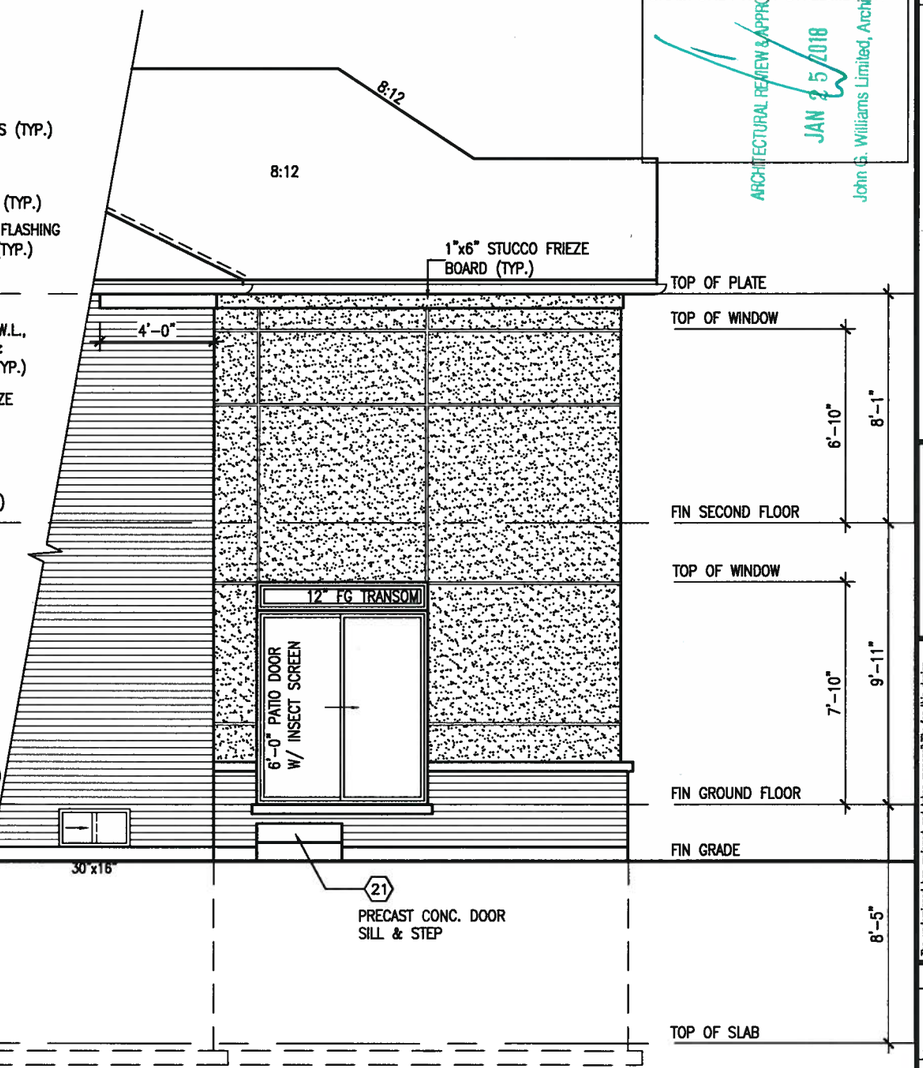


ROOF PLAN 'C'
(UPGRADE REAR)
NTS



UPGRADED REAR ELEVATION 'C'



PART. UPGRADED RIGHT SIDE ELEV. 'C'

SITE COPY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

UPGRADED REAR ELEVATION 'C'

drawing no. 28

date: JAN. 2017
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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

signature

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1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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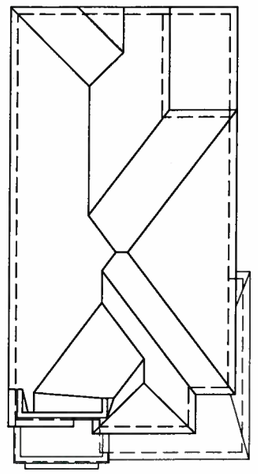
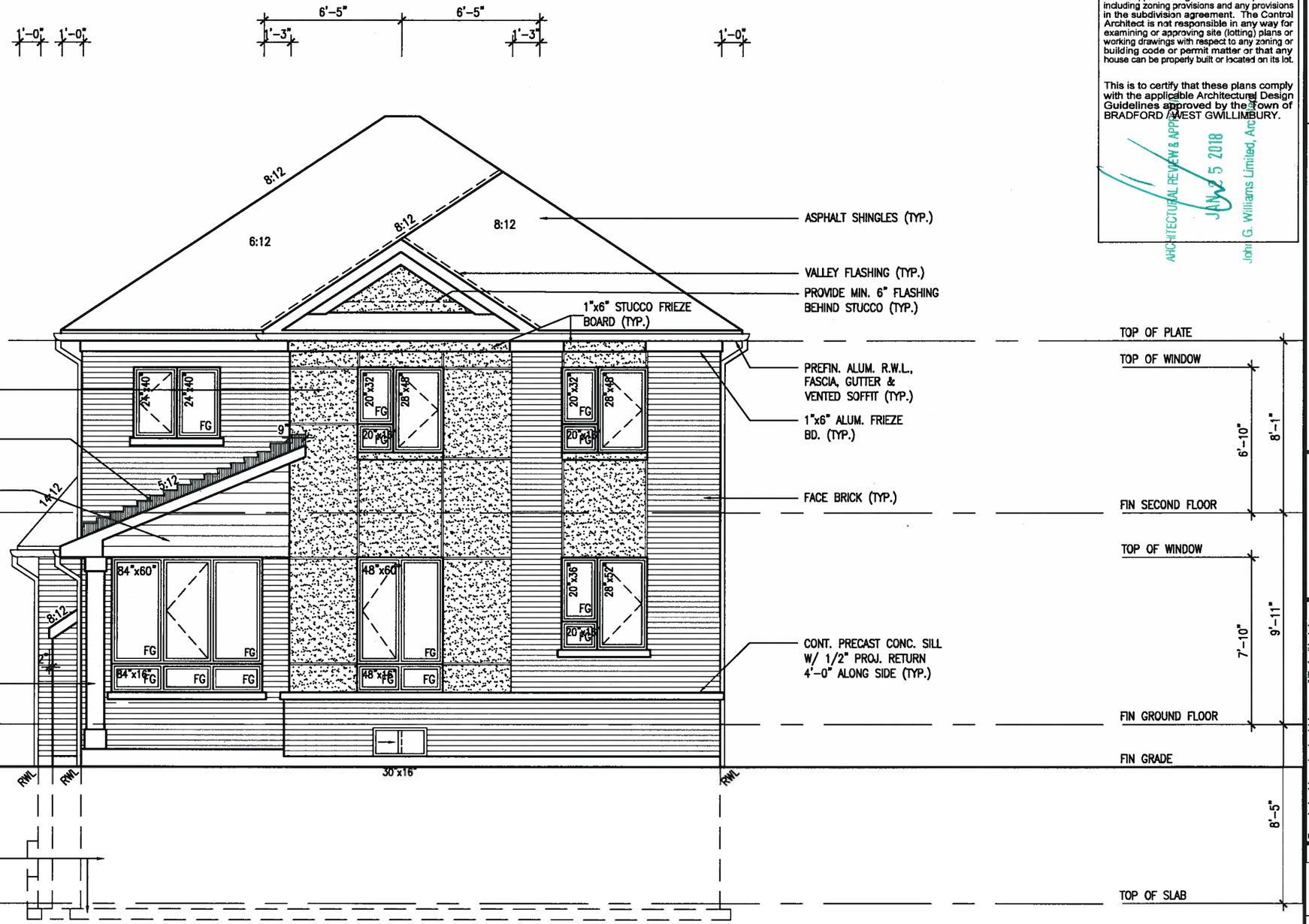


ROOF PLAN 'C'
(UPGRADE REAR)
NTS



UPGRADED REAR ELEVATION 'C'
W/ OPT. LOGGIA (3R COND. ONLY)

SITE COPY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD, ON

drawing no. 29

project name GREEN VALLEY EAST

UPGRADED REAR ELEVATION 'C' W/LOGGIA

date JAN. 2017 | checked by - | scale 3/16" = 1'-0" | file name 16023-S38-5

drawn by AJE

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VA3 DESIGN
255 Consumers Rd Suite 120
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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.

qualification information: Wellington Jno-Baptiste

name: Wellington Jno-Baptiste | signature | BCIN 25591

registration information: VA3 Design Inc. | 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are 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
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2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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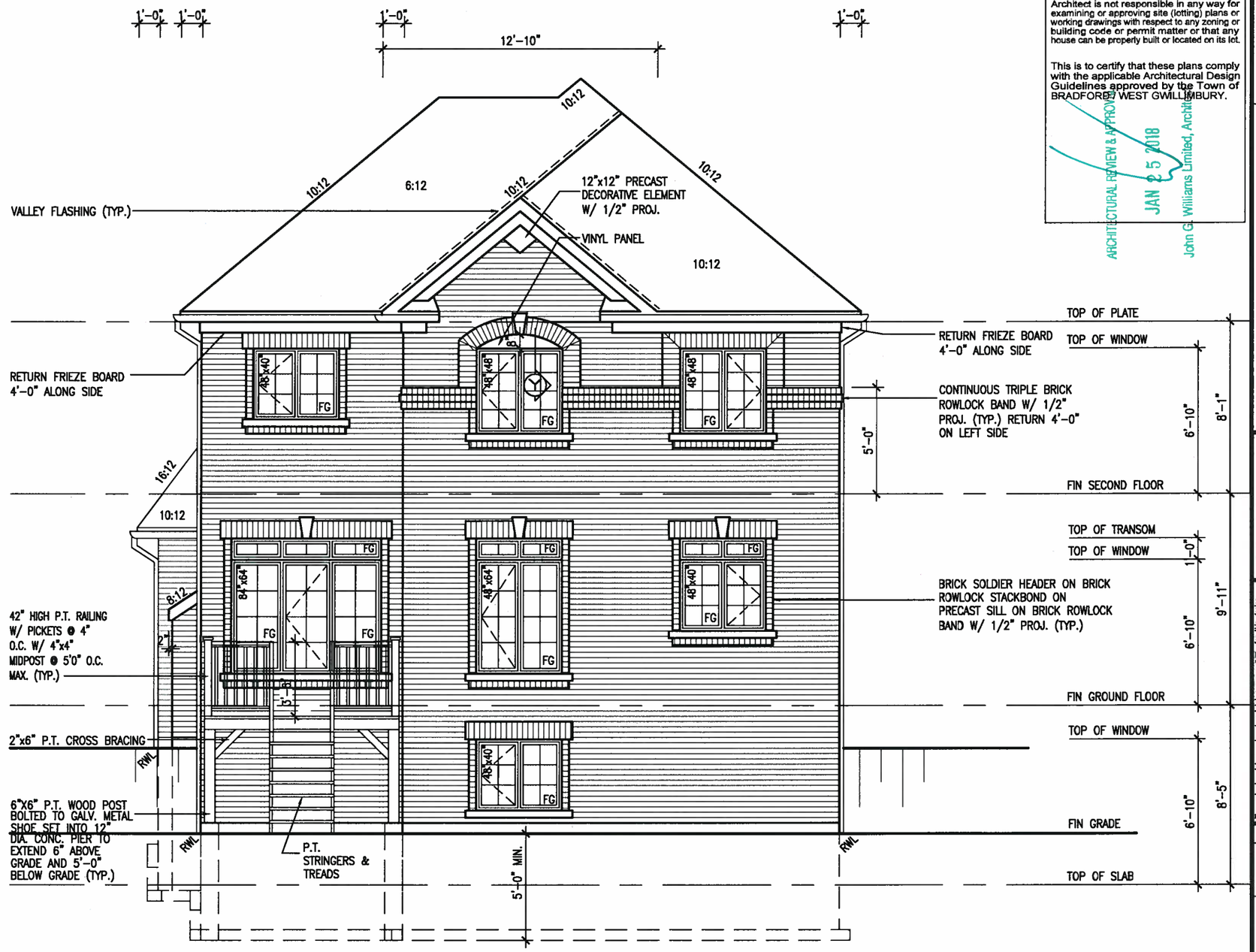
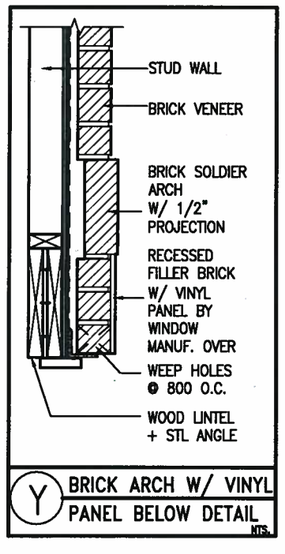
REFER TO FRONT ELEVATION FOR TYPICAL NOTES.





UPGRADED REAR ELEVATION 'A'
9R OR MORE W.O.D. CONDITION

BASEMENT WINDOW SIZES
4R–8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS

SITE COPY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38–5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

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

date: JAN. 2017 | drawn by: AJE | checked by: – | scale: 3/16" = 1'-0" | file name: 16023–S38–5

drawing no. 30

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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.

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

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2	REVISED AS PER ENG'S COMMENTS	JAN 05–18	RC
1	IMPORTED FROM 13045 TO 16023	17–01–17	AJE

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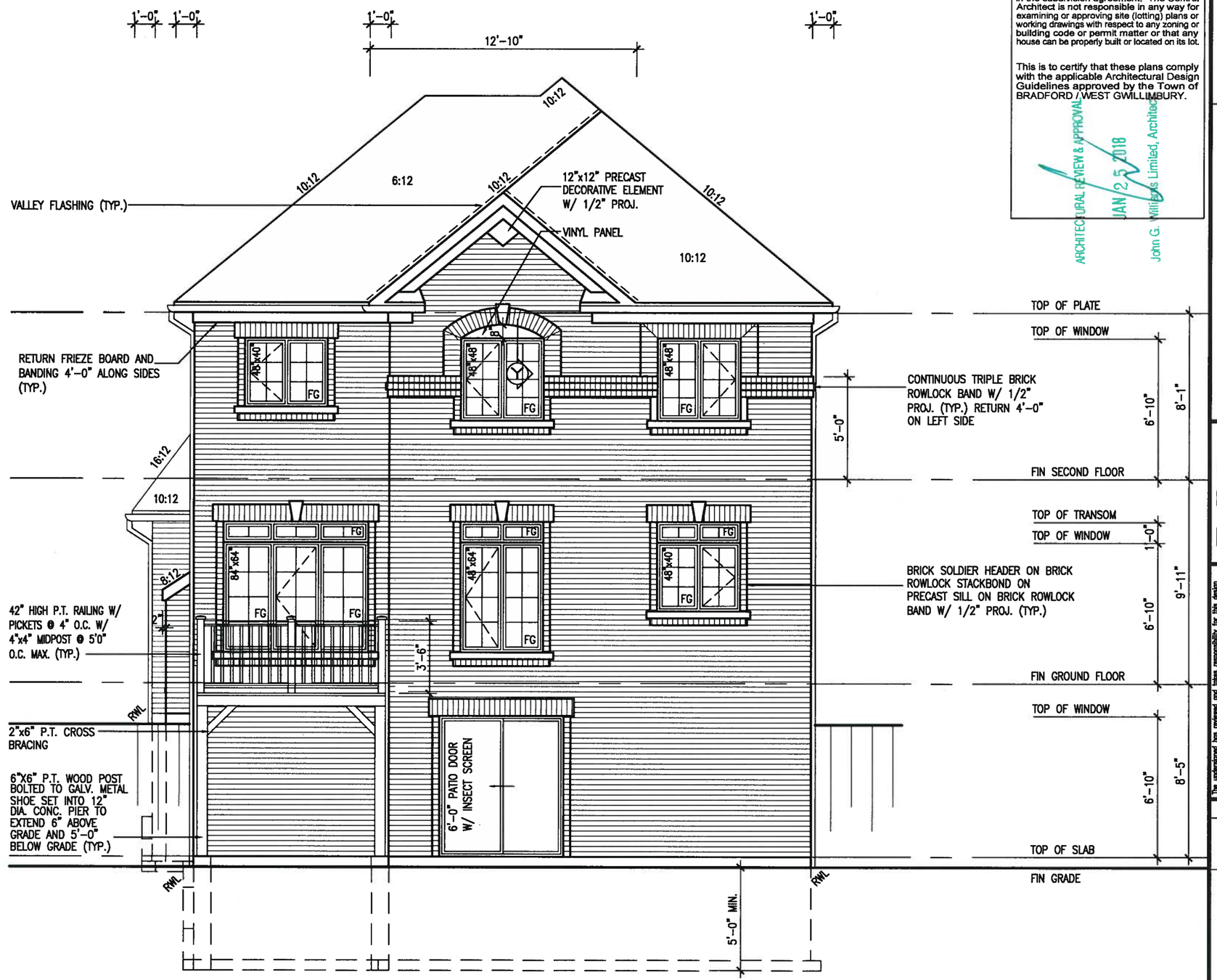
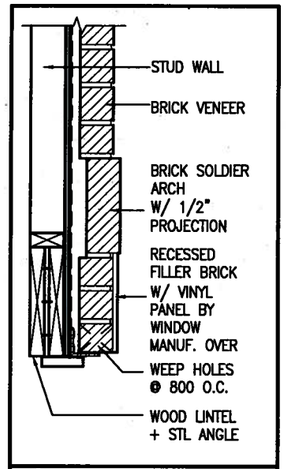
REFER TO FRONT ELEVATION FOR TYPICAL NOTES.





Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL
NTS.

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

SITE COPY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Willards Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD, ON

project name GREEN VALLEY EAST

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

drawing no. 31

date JAN. 2017 | scale 3/16" = 1'-0" | file name 16023-S38-5

drawn by AJE | checked by - | RICHARD - H:\ARCHIVE\WORKING\2016\16023 BW\Units\38\16023-S38-5.dwg - Thu - Jan 18 2018 - 4:36 PM

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255 Consumers Rd Suite 120
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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.

	name	registration information
qualification information	Wellington Jno-Baptiste	25591 BCIN
	VA3 Design Inc.	42858

signature

Contractor must verify all dimensions on the job and report any conflicts to the Designer before commencing 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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2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

UPGRADED REAR ELEVATION 'B'
9R OR MORE W.O.D. CONDITION

BASEMENT WINDOW SIZES
4R–8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS

SITE COPY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25/2018
John G. Williams Limited, Architect

S38–5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD, ON

project name: GREEN VALLEY EAST

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

drawing no. 32

date: JAN. 2017
drawn by: AJE
checked by: –
scale: 3/16" = 1'-0"
file name: 16023–S38–5

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qualification information
Wellington Jno–Baptiste

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

signature

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1	IMPORTED FROM 13045 TO 16023		

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

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality
BRADFORD, ON

project name
GREEN VALLEY EAST

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

drawing no. 33

date JAN. 2017
drawn by AJE
checked by -
scale 3/16" = 1'-0"
file name 16023-S38-5

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

signature

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

UPGRADED REAR ELEVATION 'C'
9R OR MORE W.O.D. CONDITION

BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS

SITE COPY

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JAN 25 2018
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S38-5
BAROSSA 5

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD, ON

project name GREEN VALLEY EAST

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

drawing no. 34

date JAN. 2017 | scale 3/16" = 1'-0" | file name 16023-S38-5

drawn by AJE | checked by - | RICHARD – H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-5.dwg – Thu – Jan 18 2018 – 4:36 PM

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

signature

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no.	description	date	by
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UPGRADED REAR ELEVATION 'C'
W.O.B. CONDITION

SITE COPY

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no. 16023

drawing no. 35

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ON

date: JAN. 2017
drawn by: AJE
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-S38-5

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qualification information: Wellington Jno-Baptiste
signature: [signature]
name: 25591
registration information: VA3 Design Inc.
BCIN: 42658

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