

22"x6" THICK
CONC. FOOTING
UNDER EXTERIOR
WALL (TYP)

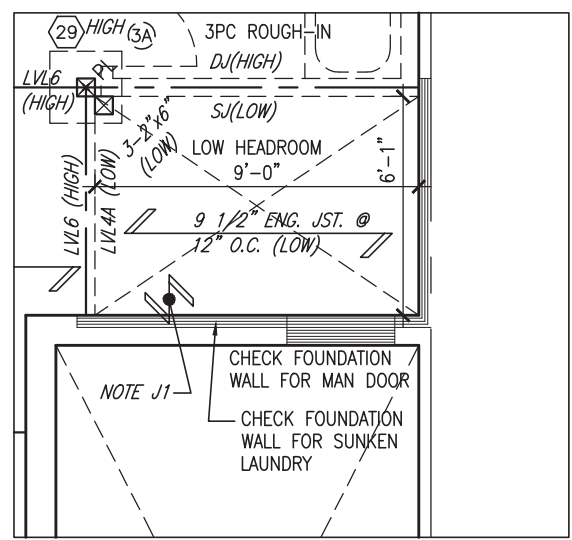
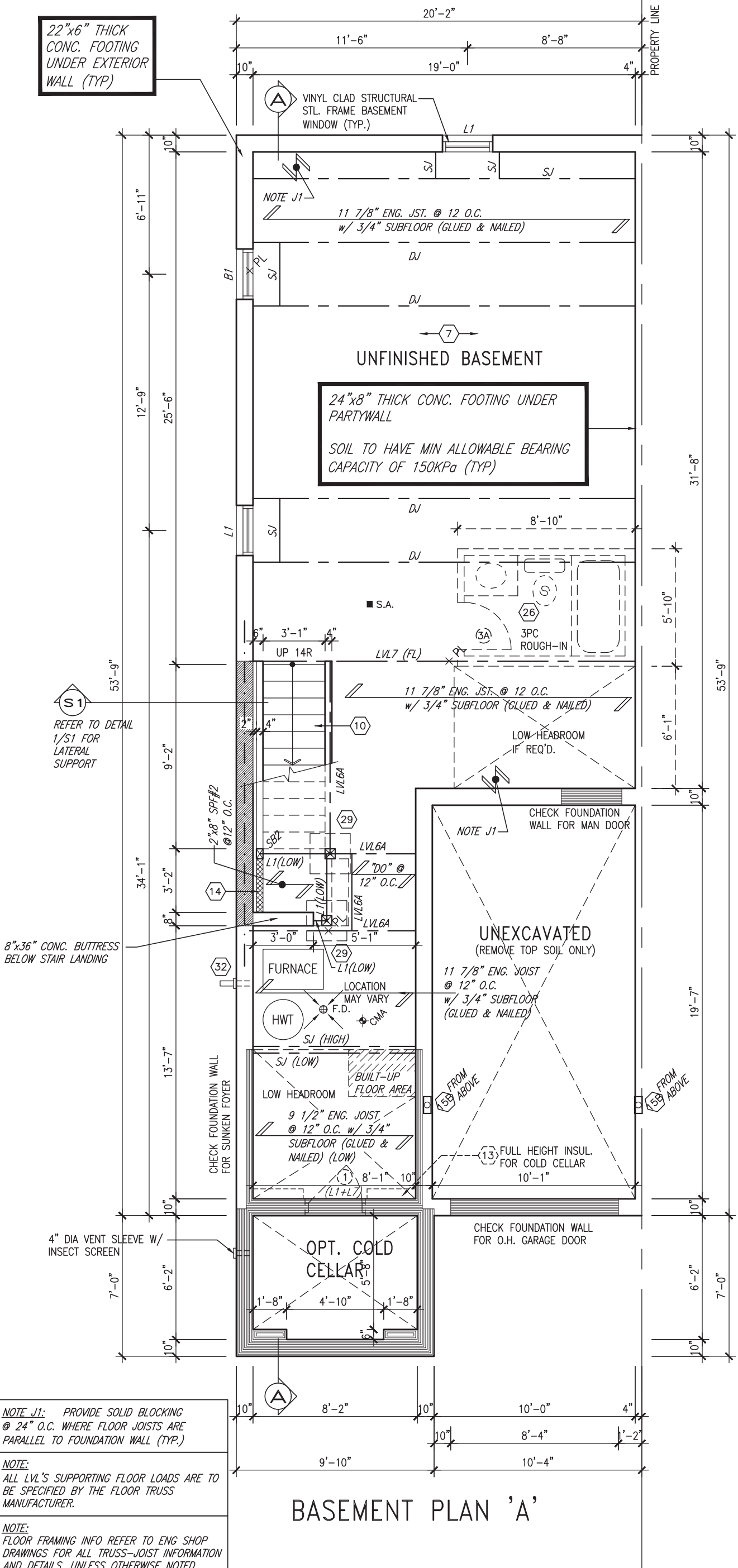
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: Jun 11, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



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

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.

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	.	.	.	BCIN
4	REVISED AS PER ENG'S COMMENTS	JUN 06-18	RC	42658
3	REV. AS PER FLOOR TRUSS COORD.	MAY 10/18	WT	
2	REV. AS PER ROOF TRUSS COORD.	APR. 20/18	WT	
1	IMPORTED FROM 13045 TO 16023	13-03-17	AJE	
no.	description	date	by	

VA3 DESIGN

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

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD

TH-6E NAPA 6

project no. 16023

date: MAR. 2017
drawn by: AJE
checked by: _____
scale: 3/16" = 1'-0"

file name: 16023-TH-6E
drawing no. 1

INDICATES FIRE RATED WALL ASSEMBLY

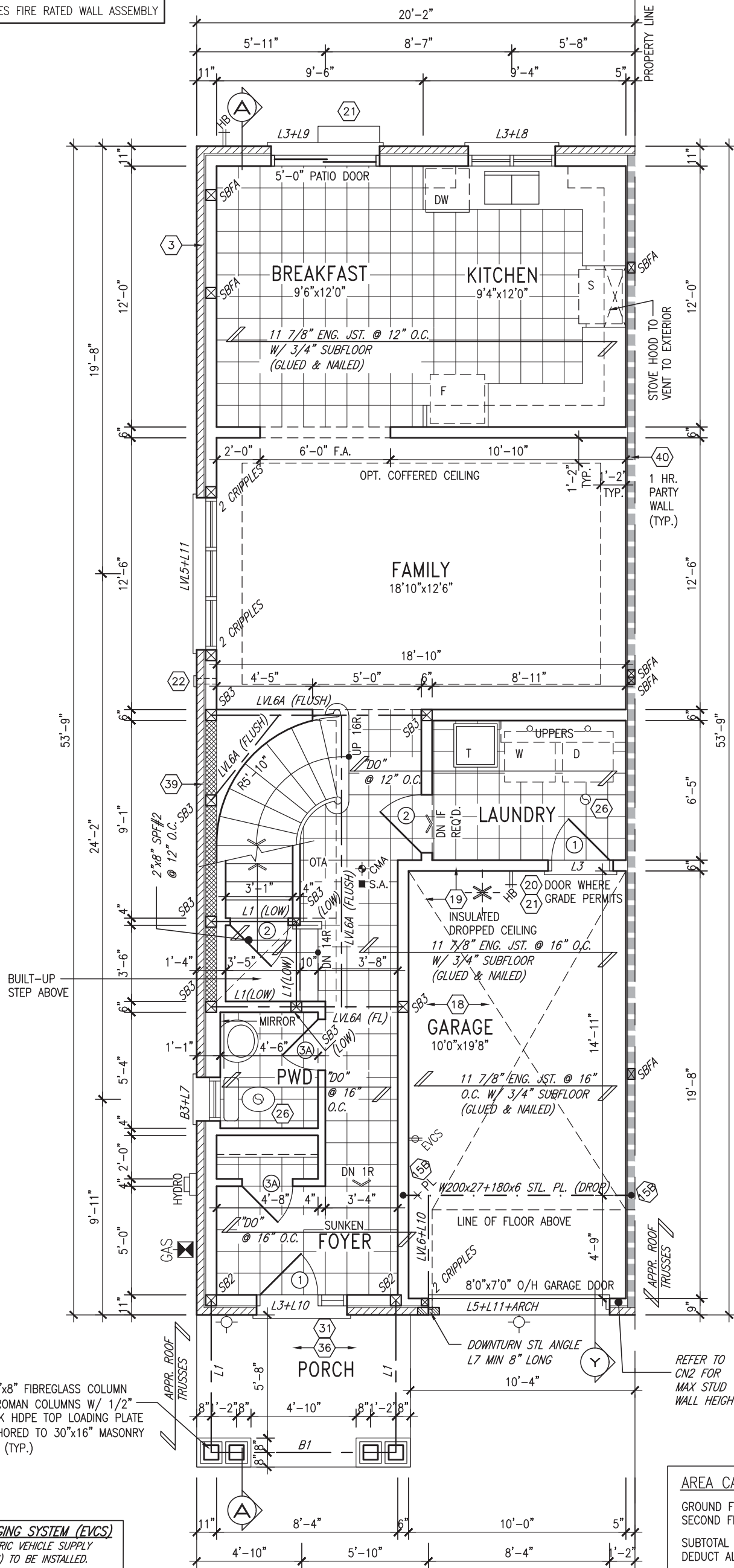
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GROUND FLOOR PLAN 'A'

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.



	ELEV. A	ELEV. B
GROUND FLOOR AREA	871 SF	871 SF
SECOND FLOOR AREA	1039 SF	1050 SF
SUBTOTAL	1910 SF	1921 SF
DEDUCT ALL OPEN AREAS	8 SF	8 SF
TOTAL NET AREA	1902 SF (176.70 m2)	1913 SF (177.72 m2)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1084 SF (100.71 m2)	1084 SF (100.71 m2)
COVERAGE W/ PORCH	1153 SF (107.12 m2)	1153 SF (107.12 m2)

EVCS 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.

no.	description	date	by
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Wellington Jno-Baptiste 25591
name BCIN
signature
VA3 Design Inc. 42658
registration information

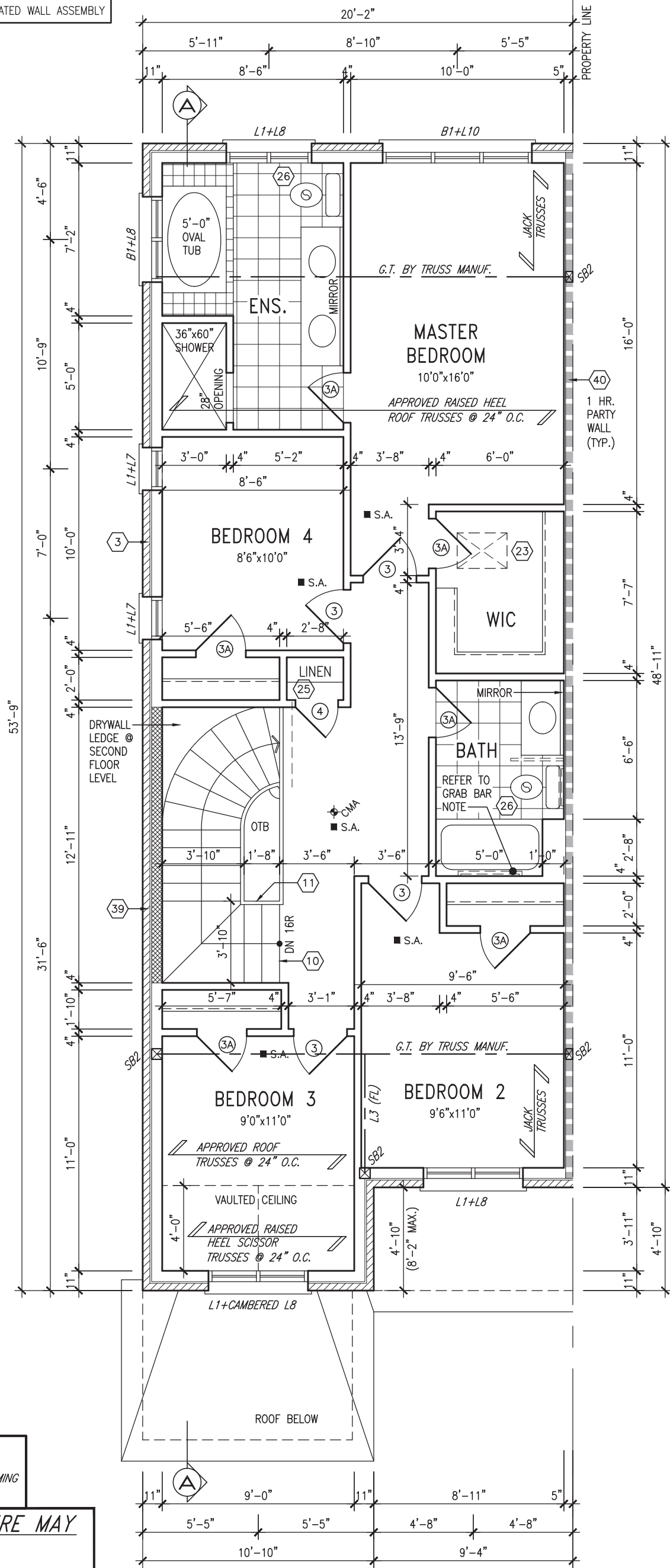
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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BAYVIEW WELLINGTON
project name: GREEN VALLEY EAST
municipality: BRADFORD
date: MAR. 2017
drawn by: AJE
checked by: _____
scale: 3/16" = 1'-0"

TH-6E
NAPA 6
project no.: 16023
drawing no.: 2
file name: 16023-TH-6E

INDICATES FIRE RATED WALL ASSEMBLY



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

SECOND FLOOR PLAN 'A'



9.	.	.	.
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qualification information
Wellington Jno-Baptiste 25591
name signature BCIN
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON
project name GREEN VALLEY EAST
municipality BRADFORD

date MAR. 2017
drawn by AJE
checked by
scale 3/16" = 1'-0"

TH-6E
NAPA 6
project no. 16023
file name SECOND FLOOR PLAN 'A'
drawing no. 3

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ARCHITECTURAL CONTROL REVIEW
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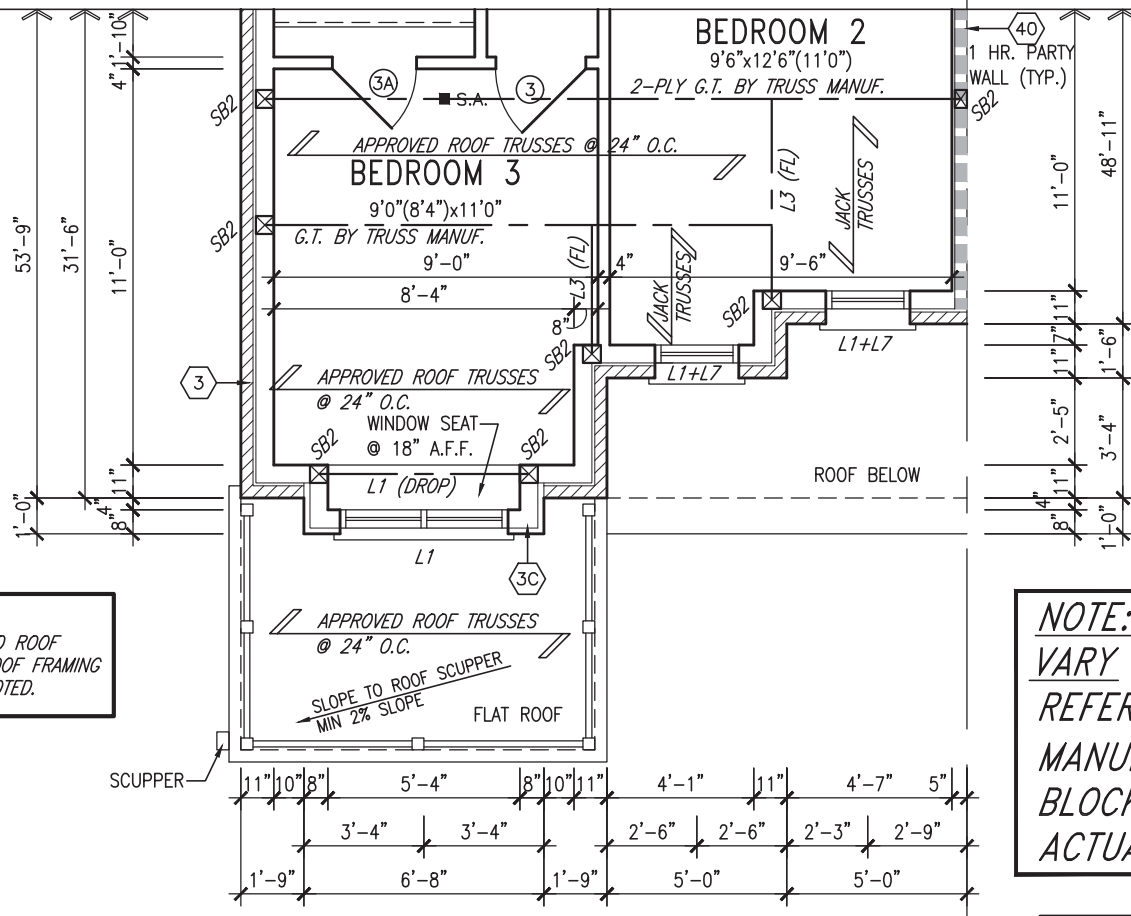
APPROVED BY: _____

DATE: Jun. 11, 2018

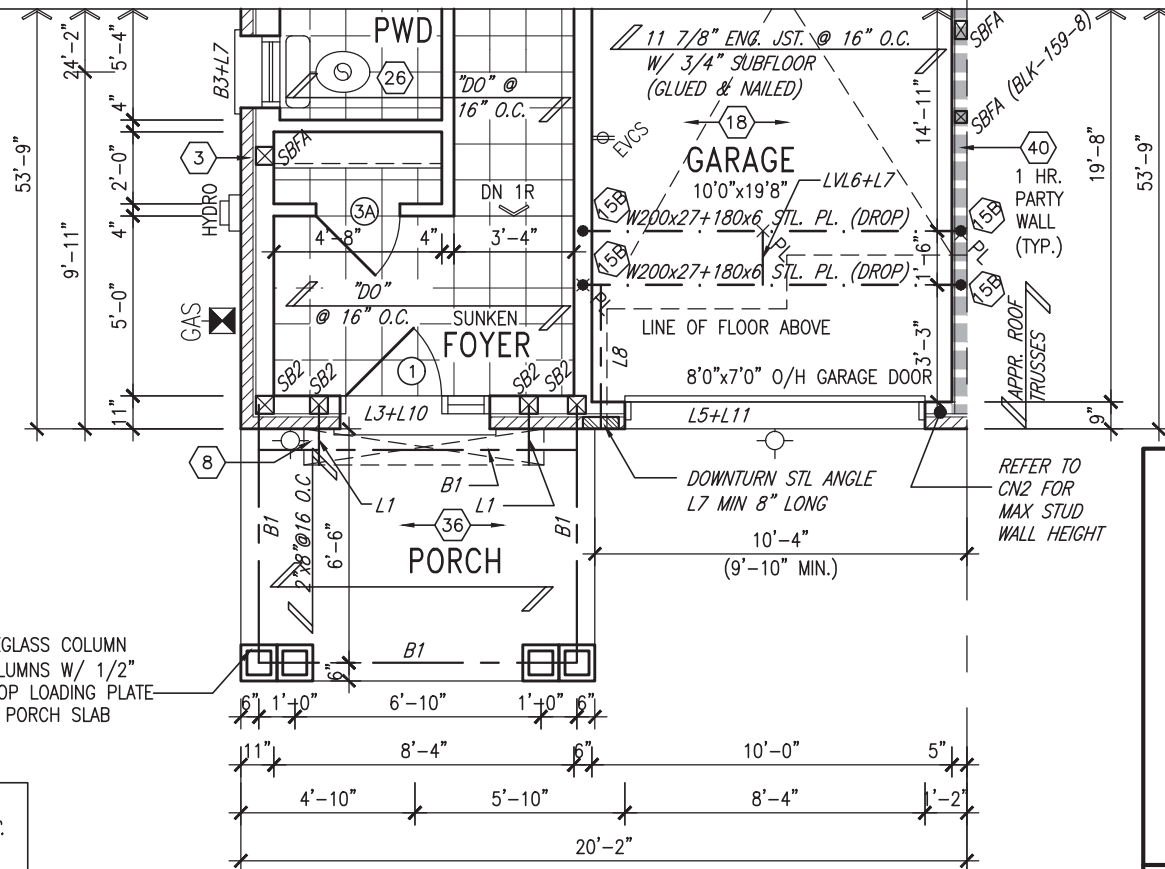
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NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

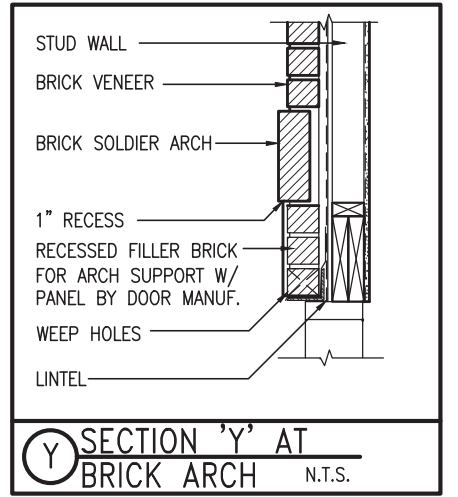
NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.



PARTIAL SECOND FLOOR PLAN 'B'



PARTIAL GROUND FLOOR PLAN 'B'

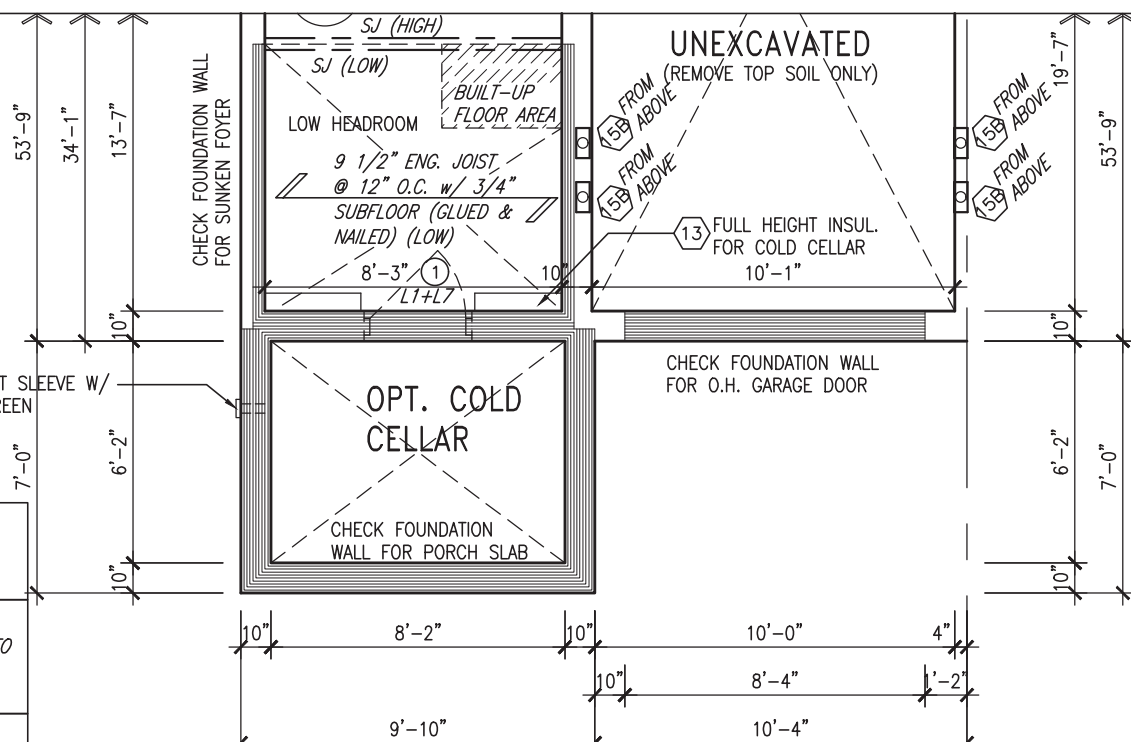


ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

NOTE:
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PARTIAL BASEMENT PLAN 'B'



9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
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BAYVIEW WELLINGTON
project name: GREEN VALLEY EAST
municipality: BRADFORD

date: MAR. 2017
drawn by: AJE
checked by: RICHARD
scale: 3/16" = 1'-0"

TH-6E
NAPA 6
project no.: 16023
drawing no.: 4

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

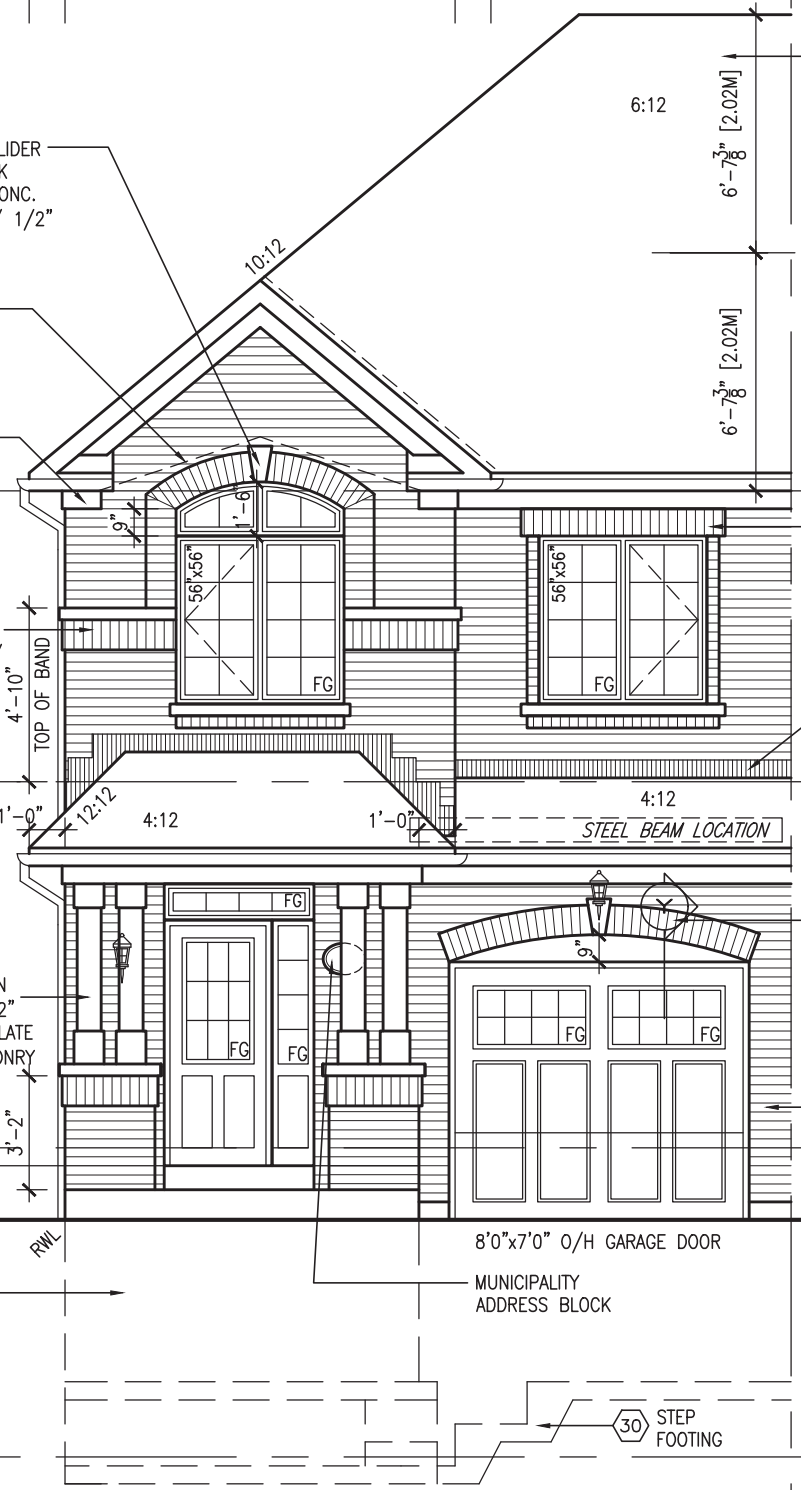
1'-0" 1'-0"



1"x6" STUCCO FRIEZE BD. (TYP.)
 STUCCO FINISH (TYP.)
 PREFIN. MTL. FLASHING BEHIND STUCCO (TYP.)
 PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
 STUCCO BOX OUT W/ TRIMS (TYP.)
 18" HIGH PREFIN. MTL. RAILING
 STUCCO TRIMS (TYP.)
 12" FG TRANSOM
 2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB.
 CONT. PRECAST CONC. BAND W/ 1/2" PROJ. (TYP.)
 SUNKEN FOYER
 POURED CONC. PORCH SLAB AND DOOR SILL
 8'0"x7'0" O/H GARAGE DOOR
 MUNICIPALITY ADDRESS BLOCK
 5'-0" MIN.
 30 STEP FOOTING

SELF SUPPORTING BRICK SOLIDER ARCH + KEYSTONE ON BRICK STACK BOND ON PRECAST CONC. SILL ON BRICK ROWLOCK W/ 1/2" PROJ. (TYP.)
 VAULTED CEILING (4:12 INT. SLOPE)
 VALLEY FLASHING
 1"x6" ALUM. CLAD FRIEZE BD. (TYP.)
 8" PRECAST CONC. HEADER ON 8" PRECAST SURROUND ON 4" PRECAST CONC SURROUND W/ 1/2" PROJ.
 CONT. PRECAST CONC. BAND ON BRICK SOLDIER BAND W/ 1/2" PROJ.
 DOUBLE PRECAST CONC. SILL (TYP.)
 8" PRECAST CONC. HEADER + KEYSTONE W/ 1/2" PROJ. (TYP.)
 2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 30"x16" MASONRY PIER.
 SUNKEN FOYER
 3'-2"
 1'-10" TOP OF BAND
 STONE VENEER (TYP.)
 POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)
 30 STEP FOOTING

FRONT ELEVATION 'B'



ASPHALT SHINGLES
 MID-POINT OF ROOF
 6'-7 3/8" [2.02M]
 24'-10 3/8" [7.58M]
 TOP OF PLATE
 TOP OF WINDOW
 BRICK SOLDIER COURSE ON BRICK ROWLOCK ON PRECAST CONC. SILL ON BRICK ROWLOCK W/ 1/2" PROJ. (TYP.)
 PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH (TYP.)
 FIN SECOND FLOOR
 TOP OF TRANSOM
 TOP OF WINDOW
 6'-10"
 8'-1"
 10'-2"
 6'-10"
 1'-0"
 SELF-SUPPORTING BRICK SOLDIER ARCH + KEYSTONE OVER VINYL PANEL BY WINDOW MANUF. W/ 1/2" PROJ. (TYP.)
 FACE BRICK (TYP.)
 FIN GROUND FLOOR
 FIN GRADE
 5'-0" MIN.
 8'-7"
 U/S OF FOOTING
 TOP OF SLAB
 7'-10" U/S OF SOFFIT

FRONT ELEVATION 'A'

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JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY:
 DATE: Jun. 11, 2018

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BAYVIEW WELLINGTON
 GREEN VALLEY EAST
 project name
 municipality BRADFORD

TH-6E
 NAPA 6
 project no. 16023

FRONT ELEVATION 'A' & 'B'
 drawing no. 5

date MAR. 2017
 drawn by AJE
 checked by
 scale 3/16" = 1'-0"

VAS DESIGN
 255 Consumers Rd, Suite 120
 Toronto, ON M2J 1R4
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 vasdesign.com

Wellington Jno-Baptiste
 registration information
 name Jno-Baptiste
 BCIN 25591
 BCIN 42658

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 2 REV. AS PER ROOF TRUSS COORD. APR. 20/18 WT
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 incl. description

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

TH-6E ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	415 S.F.	82.075 S.F.	19.78 %
LEFT SIDE	1088 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1088 S.F.	0 S.F.	0.00 %
REAR	408 S.F.	100.333 S.F.	24.59 %
* 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.	2999.00 S.F.	182.41 S.F.	6.08 %
TOTAL SQ. M.	278.61 S.M.	16.95 S.M.	6.08 %

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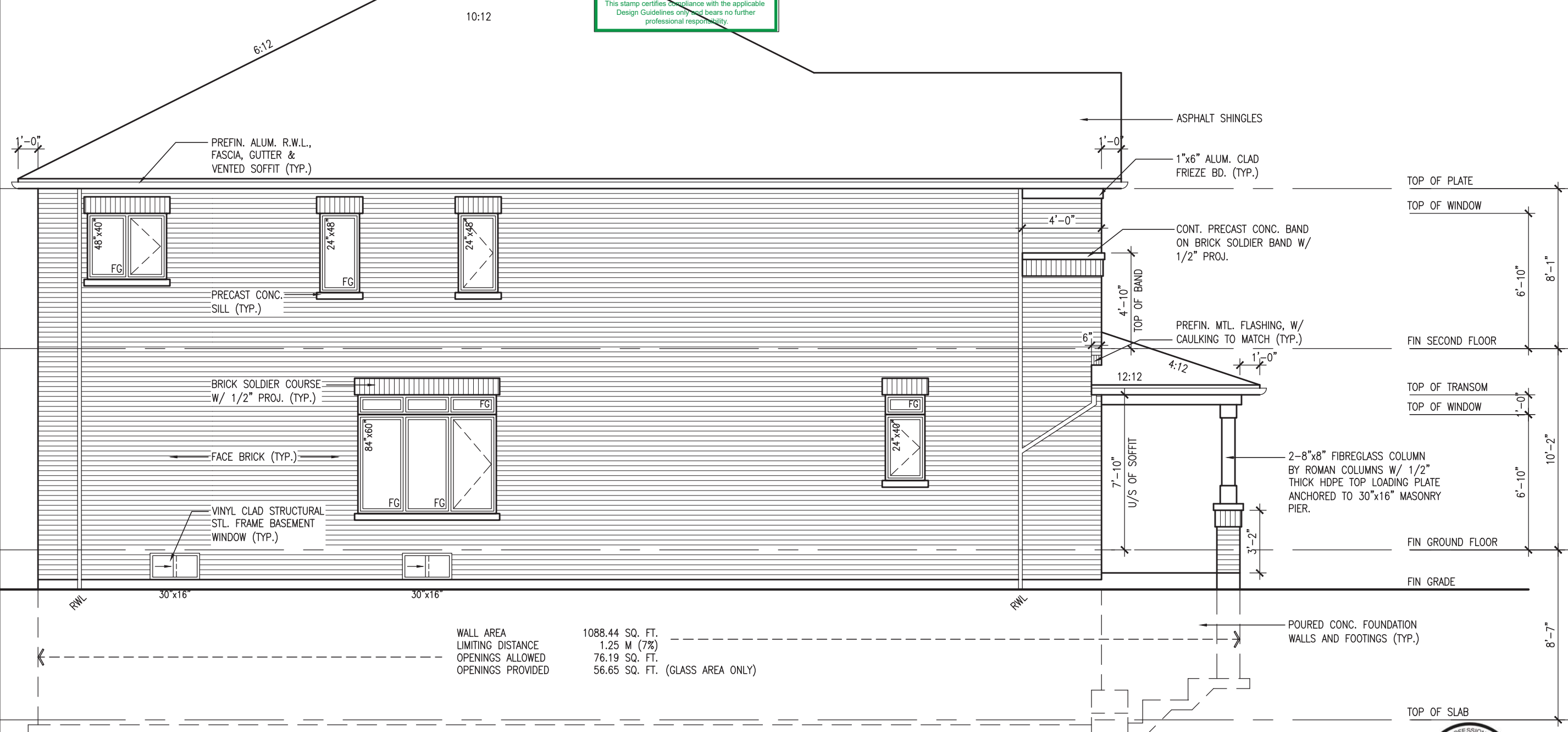
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TH-6E ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	415 S.F.	82.075 S.F.	19.78 %
LEFT SIDE	1088 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1088 S.F.	0 S.F.	0.00 %
REAR	489 S.F.	110.333 S.F.	22.56 %
* OPENINGS 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.	3080.00 S.F.	192.41 S.F.	6.25 %
TOTAL SQ. M.	286.14 S.M.	17.88 S.M.	6.25 %

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

TH-6E ELEVATION A WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	415 S.F.	82.075 S.F.	19.78 %
LEFT SIDE	1088 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1088 S.F.	0 S.F.	0.00 %
REAR	551 S.F.	150.333 S.F.	27.28 %
* 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.	3142.00 S.F.	232.41 S.F.	7.40 %
TOTAL SQ. M.	291.90 S.M.	21.59 S.M.	7.40 %



WALL AREA	1088.44 SQ. FT.
LIMITING DISTANCE	1.25 M (7%)
OPENINGS ALLOWED	76.19 SQ. FT.
OPENINGS PROVIDED	56.65 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'A'



BAYVIEW WELLINGTON
 GREEN VALLEY EAST

project no. 16023
 drawing no. 6

TH-6E
 NAPA 6

LEFT SIDE ELEVATION 'A'
 file name 16023-TH-6E

checked by AJE
 date MAR. 2017
 scale 3/16" = 1'-0"

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date by

inc. description

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

TH-6E ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	413 S.F.	76.194 S.F.	18.45 %
LEFT SIDE	1097 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1097 S.F.	0 S.F.	0.00 %
REAR	408 S.F.	100.333 S.F.	24.59 %
* 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.	3015.00 S.F.	176.53 S.F.	5.85 %
TOTAL SQ. M.	280.10 S.M.	16.40 S.M.	5.85 %

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

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RIGHT SIDE	1097 S.F.	0 S.F.	0.00 %
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* 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.	3096.00 S.F.	186.52 S.F.	6.02 %
TOTAL SQ. M.	287.63 S.M.	17.33 S.M.	6.02 %

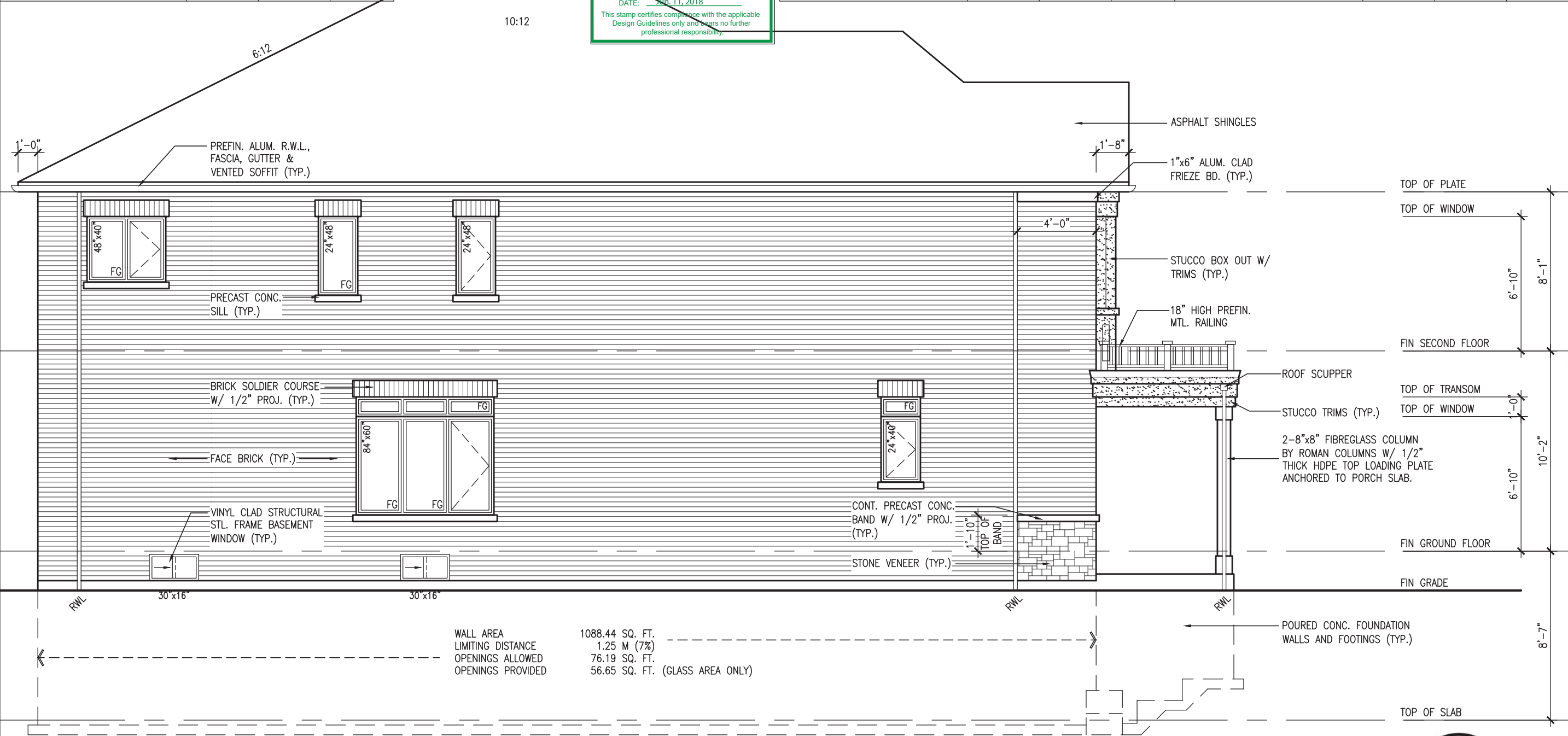
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REAR	551 S.F.	150.33 S.F.	27.28 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3158.00 S.F.	226.52 S.F.	7.17 %
TOTAL SQ. M.	293.39 S.M.	21.04 S.M.	7.17 %

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

JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW AND APPROVAL
 APPROVED BY: *[Signature]*
 DATE: MAR 11, 2018
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



WALL AREA	1088.44 SQ. FT.
LIMITING DISTANCE	1.25 M (7%)
OPENINGS ALLOWED	76.19 SQ. FT.
OPENINGS PROVIDED	56.65 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'B'



BAYVIEW WELLINGTON
 GREEN VALLEY EAST
 BRADFORD

TH-6E
 NAPA 6

project no. 16023
 drawing no. 7

checked by: AJE
 date: MAR 2017
 scale: 3/16" = 1'-0"

VAS DESIGN
 255 Consumers Rd, Suite 120
 Toronto, ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 vasdesign.com

Wellington Jno-Baptiste
 25591 BCN
 42658

4 REVISED AS PER ENG'S COMMENTS JUN 06-18 RC
 3 REV. AS PER FLOOR TRUSS COORD. MAY 10/18 WT
 2 REV. AS PER ROOF TRUSS COORD. APR. 20/18 WT
 1 IMPORTED FROM 13045 TO 16023 13-03-17 AJE

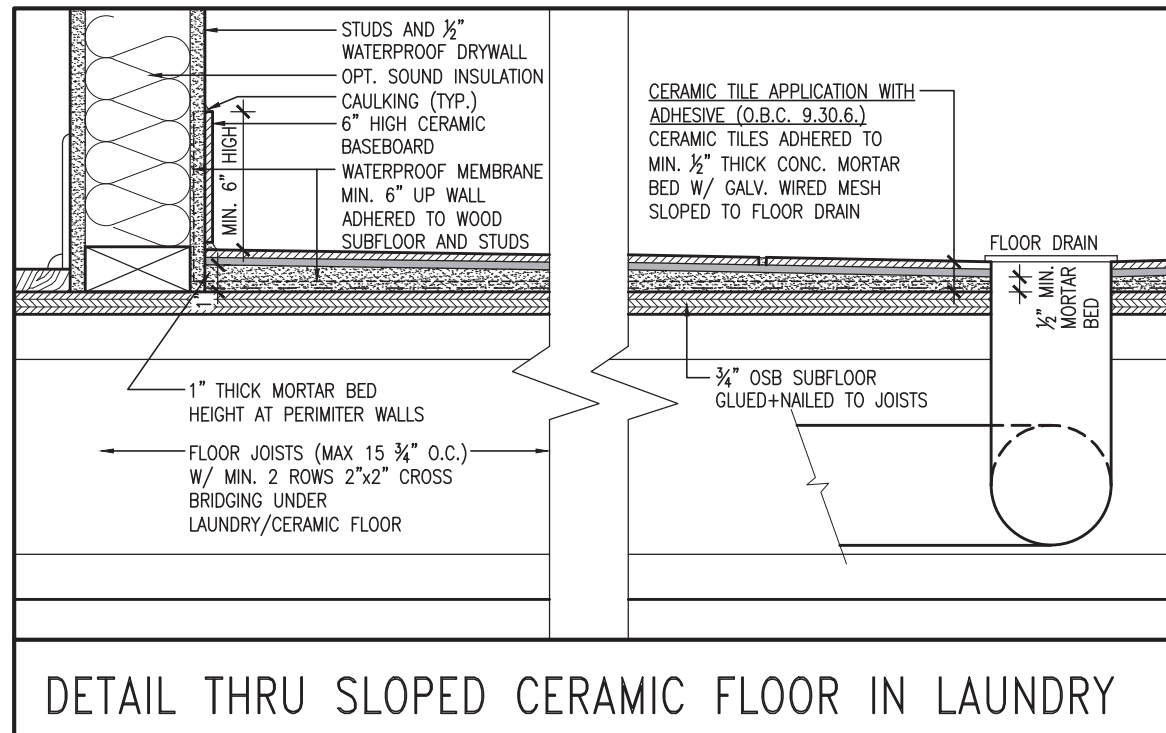
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description
 date by

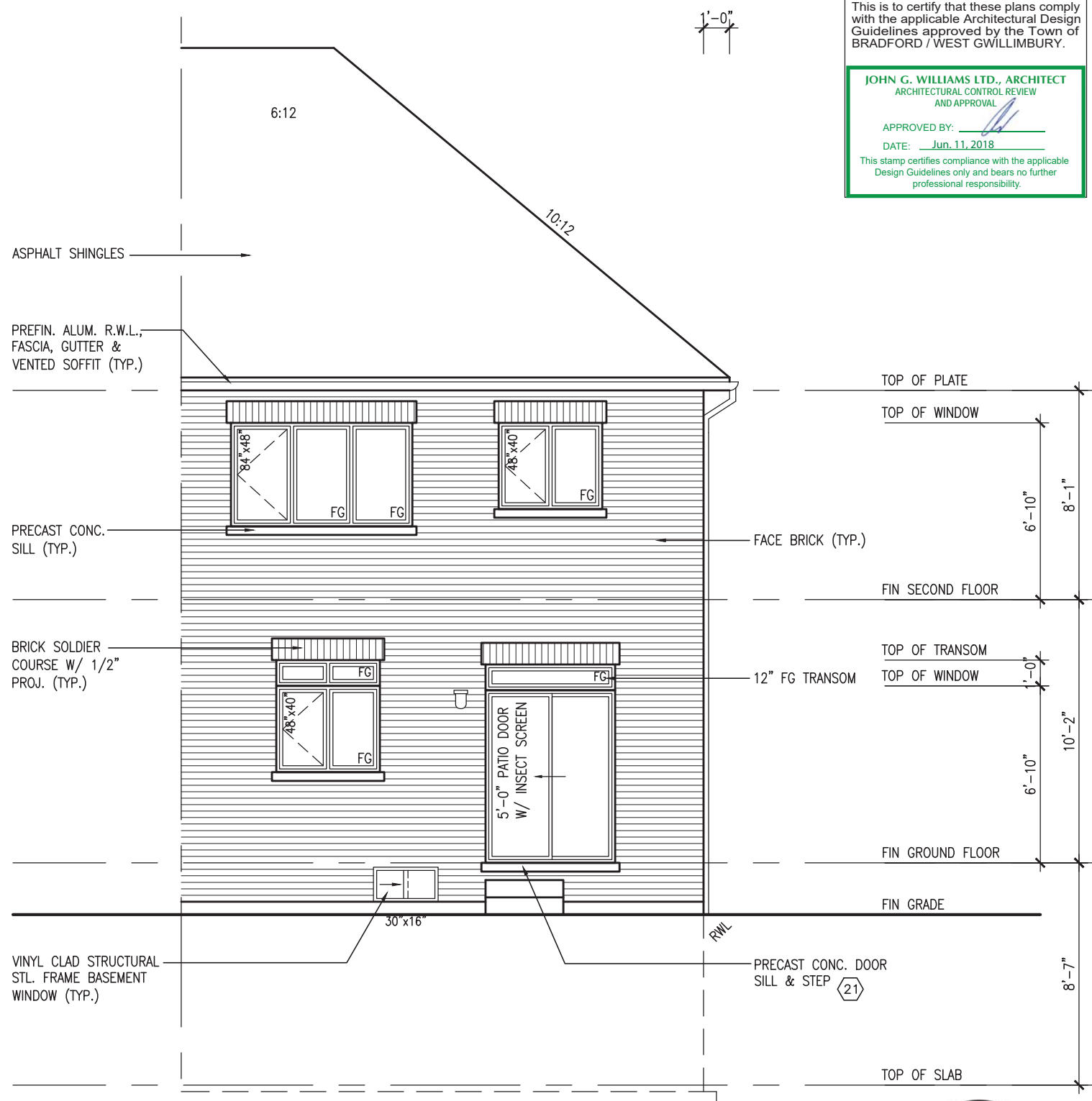
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ROOF PLAN 'A'

ROOF PLAN 'B'



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



REAR ELEVATION 'A' & 'B'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: Jun. 11, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

project name		BAYVIEW WELLINGTON	
project no.		TH-6E	
municipality		NAPA 6	
project name		GREEN VALLEY EAST	
project no.		16023	
municipality		BRADFORD	
date		MAR. 2017	
drawn by		AJE	
checked by		AJE	
scale		3/16" = 1'-0"	
file name		16023-TH-6E	
drawing no.		8	

Richard - H:\ARCHIVE\WORKING\2016\16023.BW\Units\6.0M\TOWNS\16023-TH-6E.dwg - Thu - Jun 7 2018 - 9:01 AM

9. _____
8. _____
7. _____
6. _____
5. _____
4. REVISED AS PER ENG'S COMMENTS JUN 06-18 RC
3. REV. AS PER FLOOR TRUSS COORD. MAY 10/18 WT
2. REV. AS PER ROOF TRUSS COORD. APR. 20/18 WT
1. IMPORTED FROM 13045 TO 16023 13-03-17 AJE

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

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date by description



JUNE 7, 2018

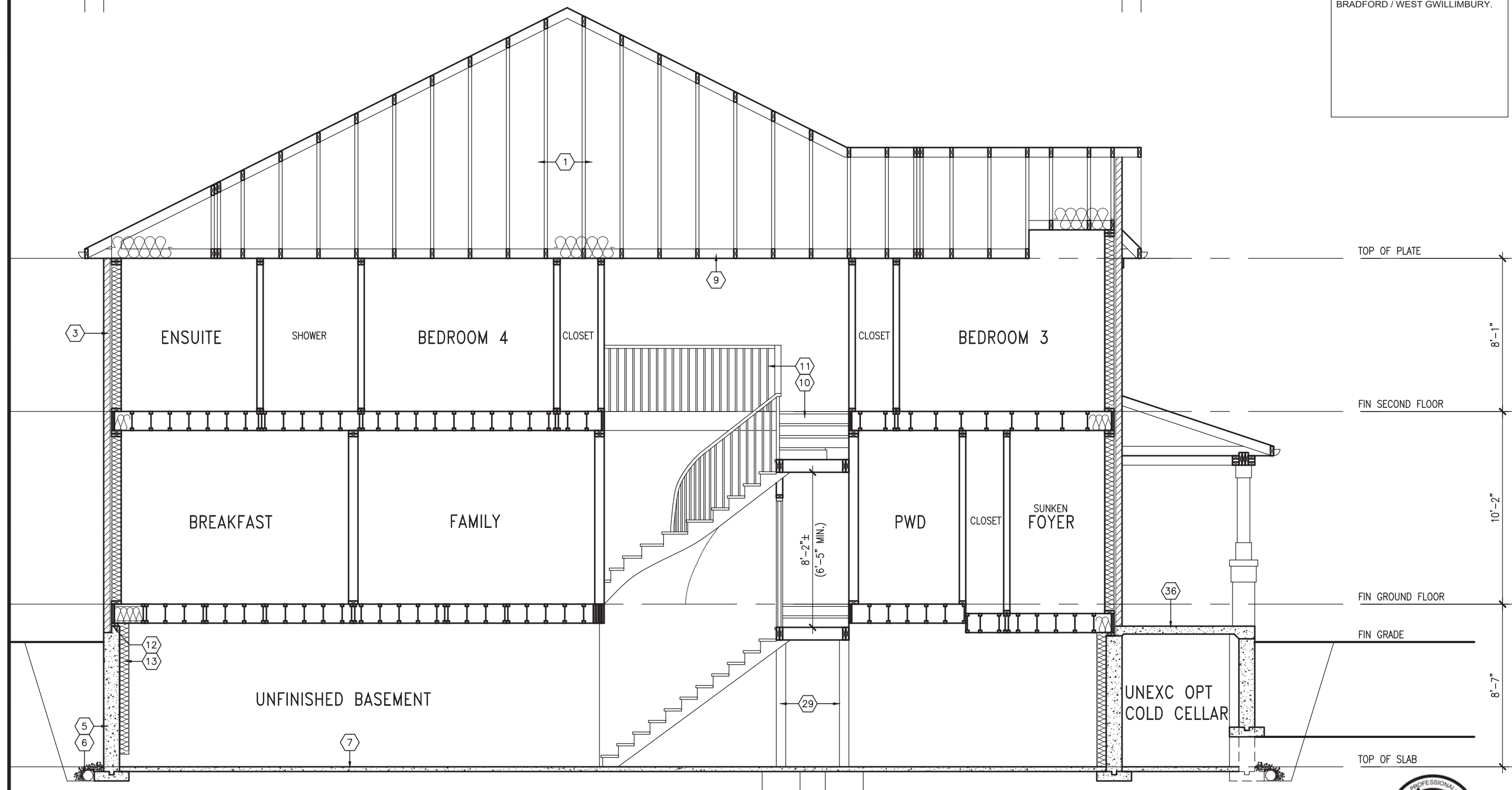
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1'-0"

1'-0"

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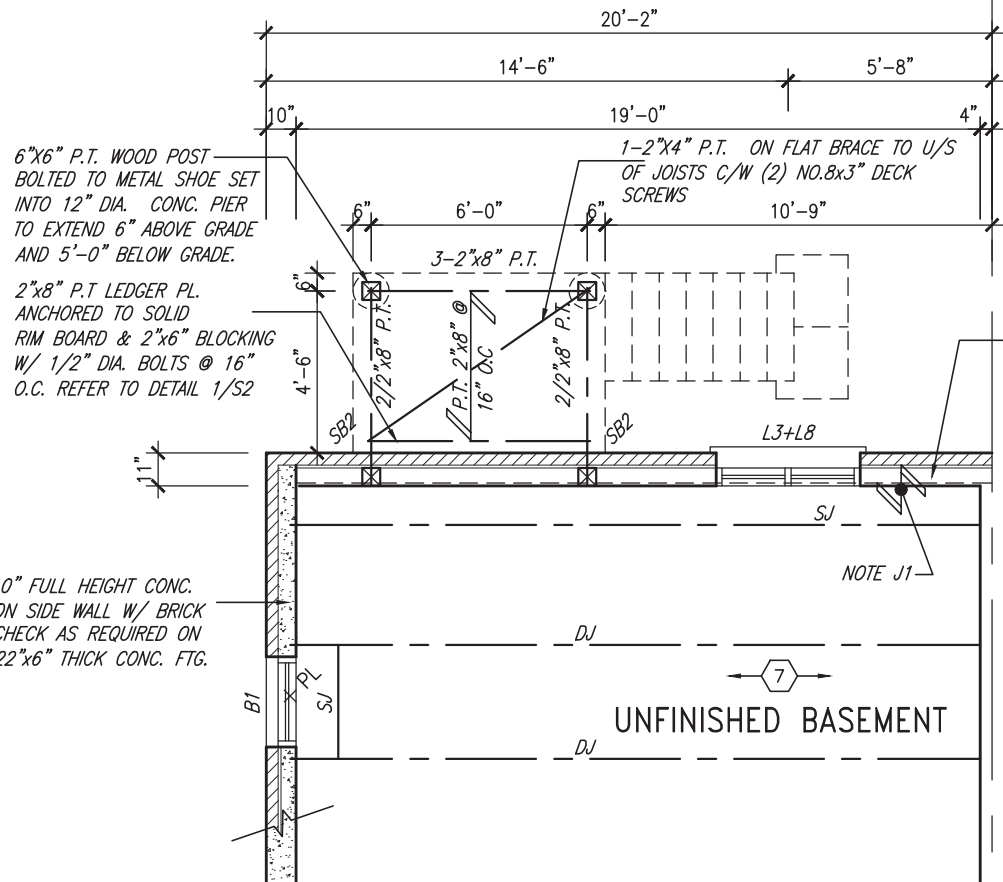
SECTION A-A



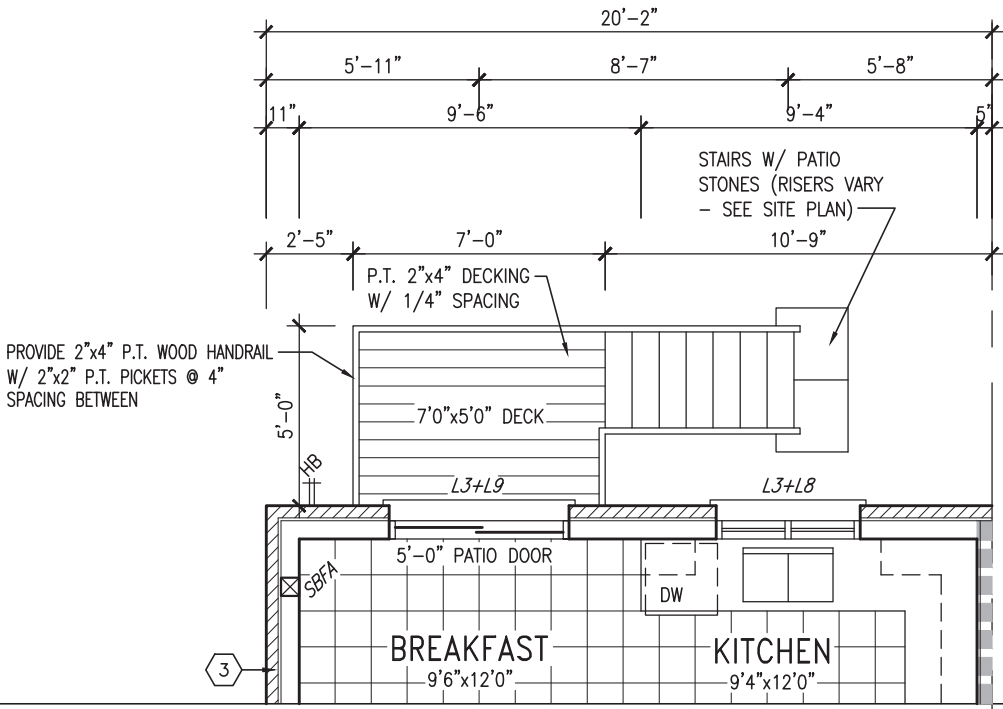
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<p>project name GREEN VALLEY EAST</p>	<p>municipality BRADFORD</p>	<p>project no. 16023</p>	<p>drawing no. 9</p>
<p>date MAR. 2017</p>	<p>checked by AJE</p>	<p>scale 3/16" = 1'-0"</p>	<p>file name 16023-TH-6E</p>
<p>CROSS SECTION A-A</p>			
<p>drawn by AJE</p>			
<p>date MAR. 2017</p>			
<p>checked by AJE</p>			
<p>scale 3/16" = 1'-0"</p>			
<p>file name 16023-TH-6E</p>			
<p>drawing no. 9</p>			
<p>project no. 16023</p>			
<p>drawing no. 9</p>			

<p>VAS DESIGN 255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com</p>	
<p>name Wellington Jno-Baptiste</p>	<p>BCIN 25591</p>
<p>registration information VAS Design Inc.</p>	<p>BCIN 42658</p>
<p>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.</p>	
<p>4 REVISED AS PER ENG'S COMMENTS JUN 06-18 RC</p>	<p>date JUN 06-18</p>
<p>3 REV. AS PER FLOOR TRUSS COORD.</p>	<p>date MAY 10/18</p>
<p>2 REV. AS PER ROOF TRUSS COORD.</p>	<p>date APR. 20/18</p>
<p>1 IMPORTED FROM 13045 TO 16023</p>	<p>date 13-03-17</p>
<p>no. description</p>	<p>by</p>

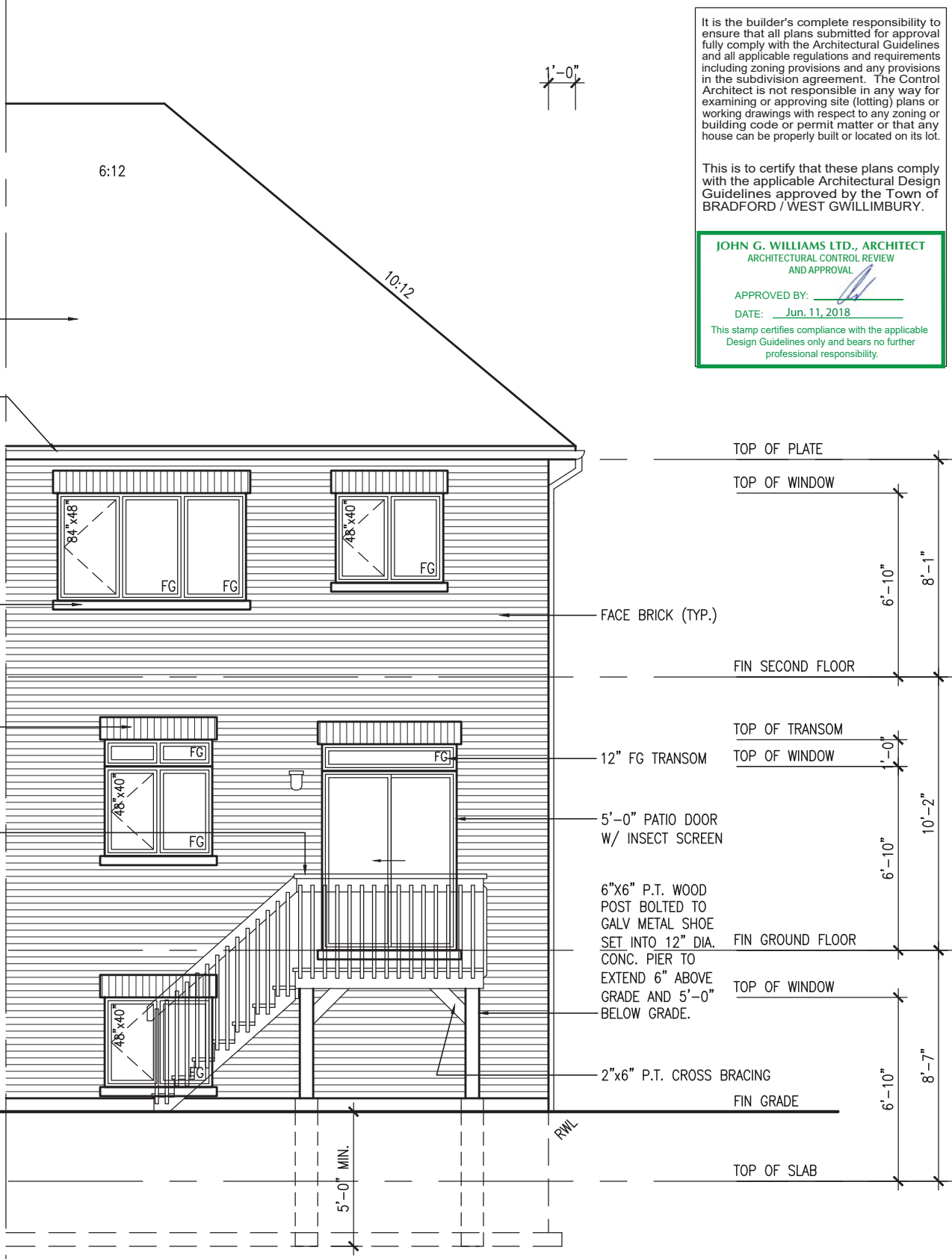
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PARTIAL BASEMENT PLAN
W.O.D. CONDITION (9R OR GREATER)



PARTIAL GROUND FLOOR PLAN
W.O.D. CONDITION (9R OR GREATER)



REAR ELEVATION 'A' & 'B'
W.O.D. CONDITION (9R OR GREATER)

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

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: Jun. 11, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

TH-6E
NAPA 6

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD

project no.: 16023
drawing no.: 10

date: MAR. 2017
checked by: AJE
drawn by: AJE

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

file name: 16023-TH-6E

date: Jun 7 2018 - 9:01 AM

W.O.D. CONDITION - PARTIAL PLANS & REAR ELEVATION

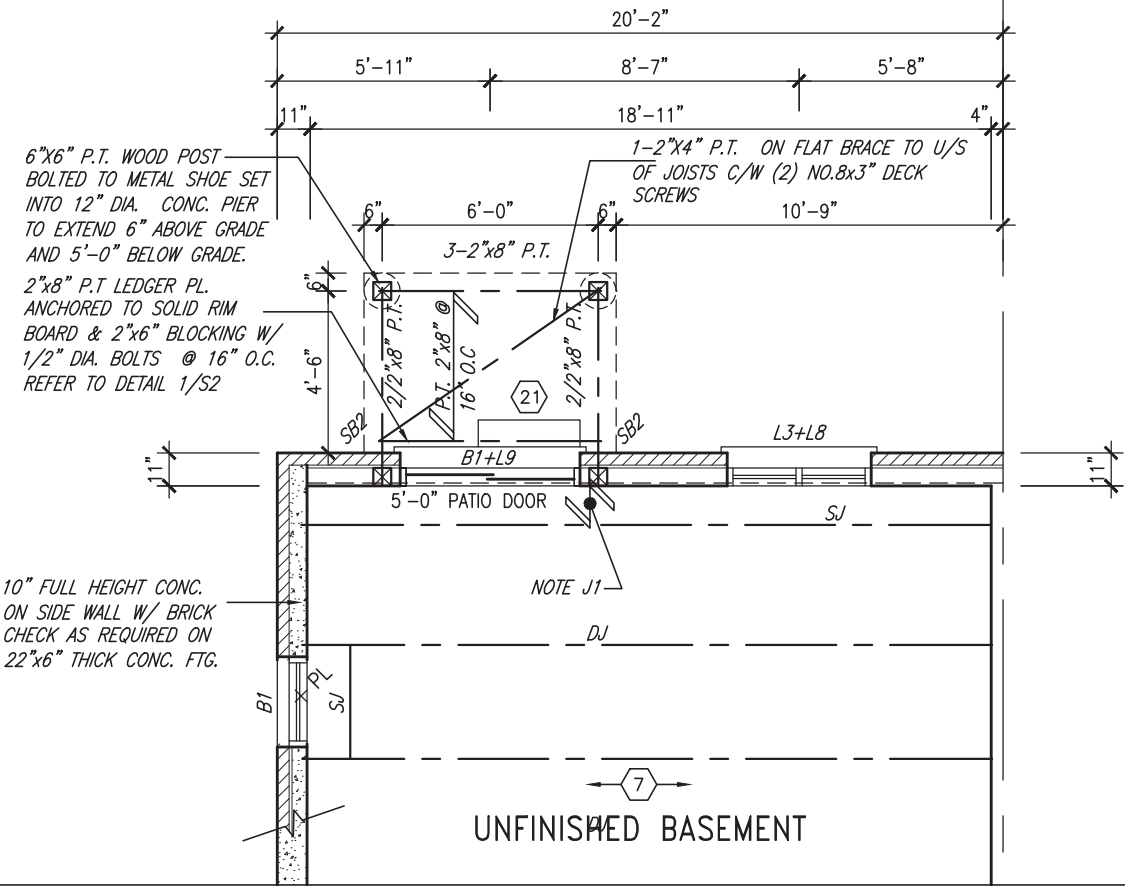
VAS DESIGN
255 Consumers Rd, Suite 120
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t 416.630.2255 f 416.630.4782
vasdesign.com

25591 BCIN 42658
Wellington Jno-Baptiste
VAS Design Inc.

4 REVISED AS PER ENG'S COMMENTS JUN 06-18 RC
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1 IMPORTED FROM 13045 TO 16023 13-03-17 AJE

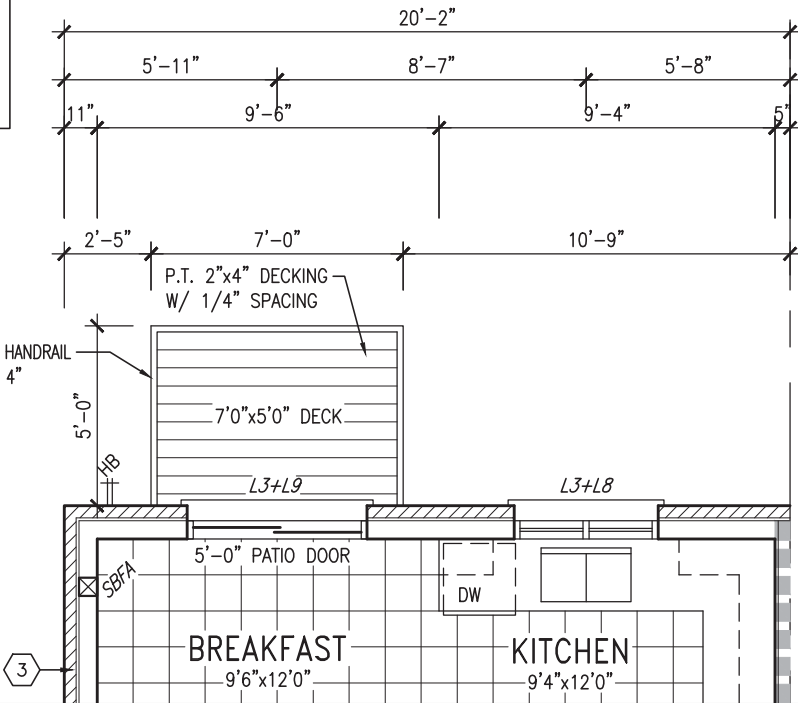
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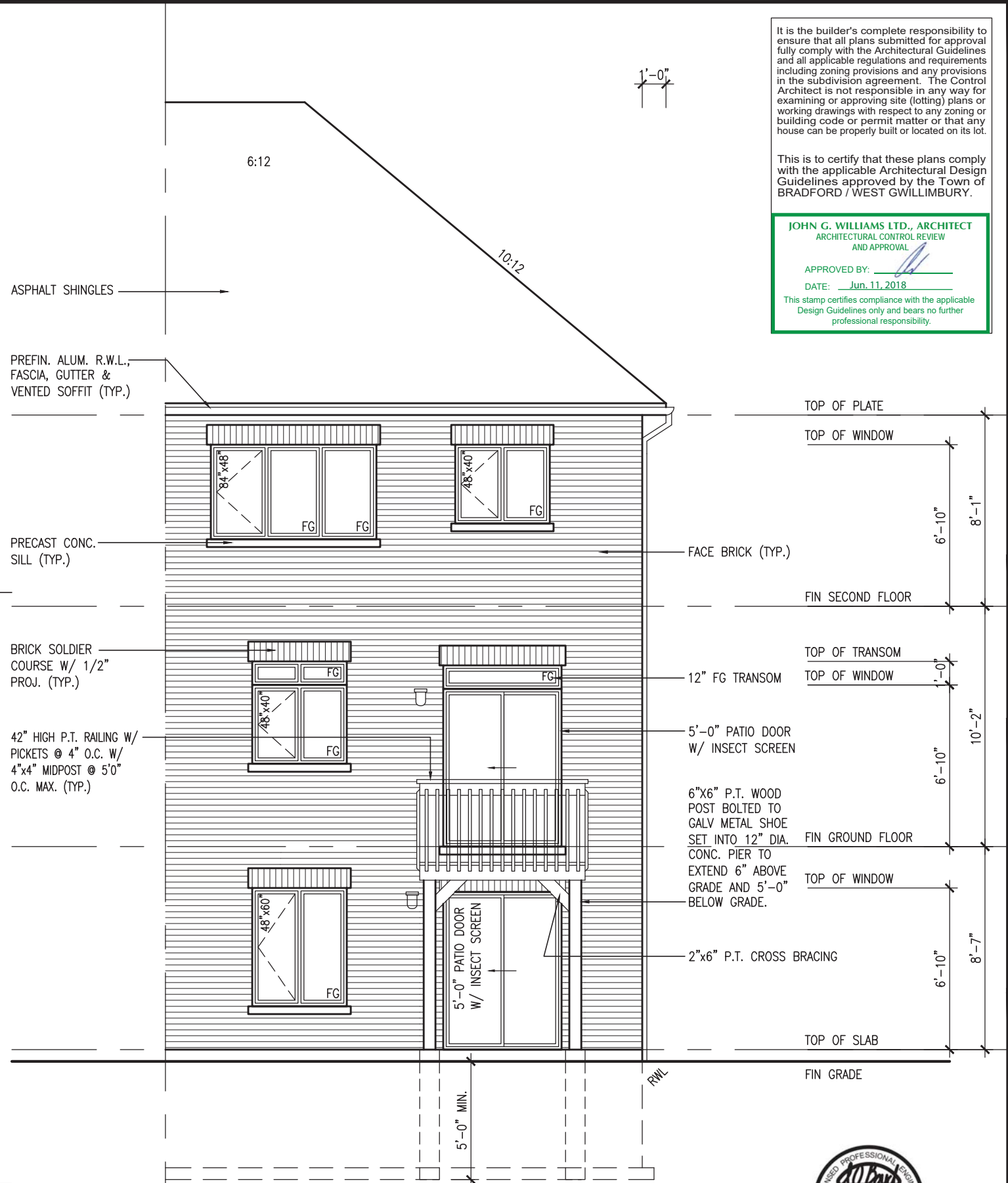


**PARTIAL BASEMENT PLAN
W.O.B. CONDITION**

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
W.O.B. CONDITION**



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

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: Jun. 11, 2018

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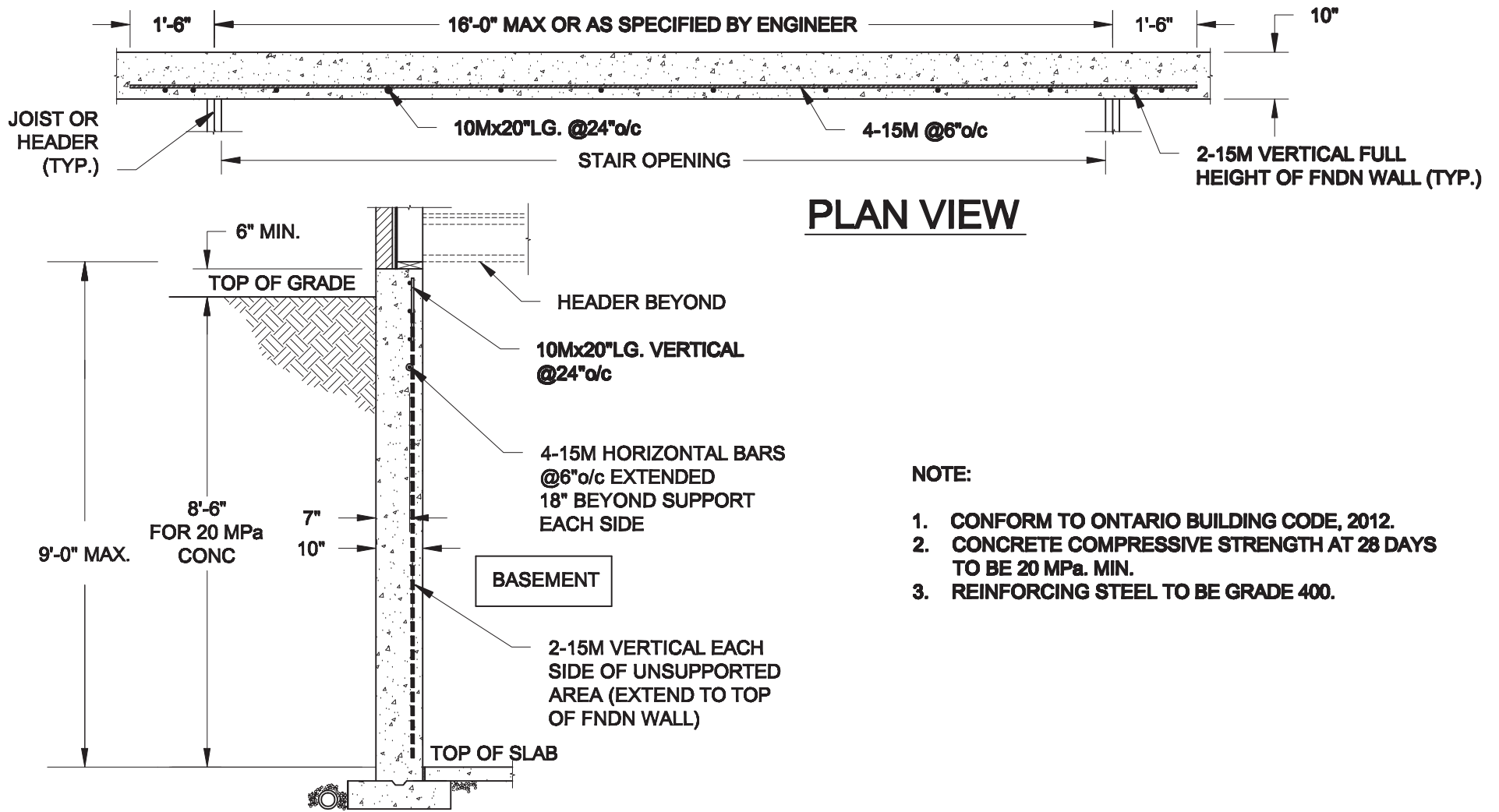


project name BAYVIEW WELLINGTON		municipality BRADFORD	
project no. 16023	drawing no. 11	file name 16023-TH-6E	date MAR. 2017
project location NAPA 6		scope 3/16" = 1'-0"	
checked by AJE			
drawn by AJE			
date JUN 11 2018			
drawing title PARTIAL PLANS & REAR ELEVATION - W.O.B. COND.			

designer VA3 DESIGN		address 255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com	
signature Wellington Jno-Baptiste		BCIN 42858	
4	REVISED AS PER ENG'S COMMENTS	JUN 06-18	RC
3	REV. AS PER FLOOR TRUSS COORD.	MAY 10-18	WT
2	REV. AS PER ROOF TRUSS COORD.	APR. 20-18	WT
1	IMPORTED FROM 13045 TO 16023	13-03-17	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.

Wellington Jno-Baptiste
Signature
Registration Information
VA3 Design Inc.
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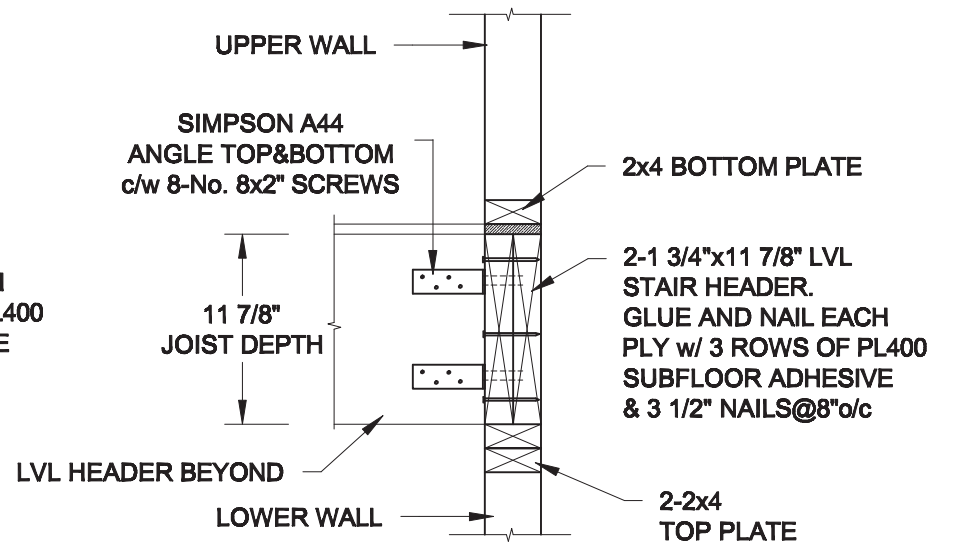
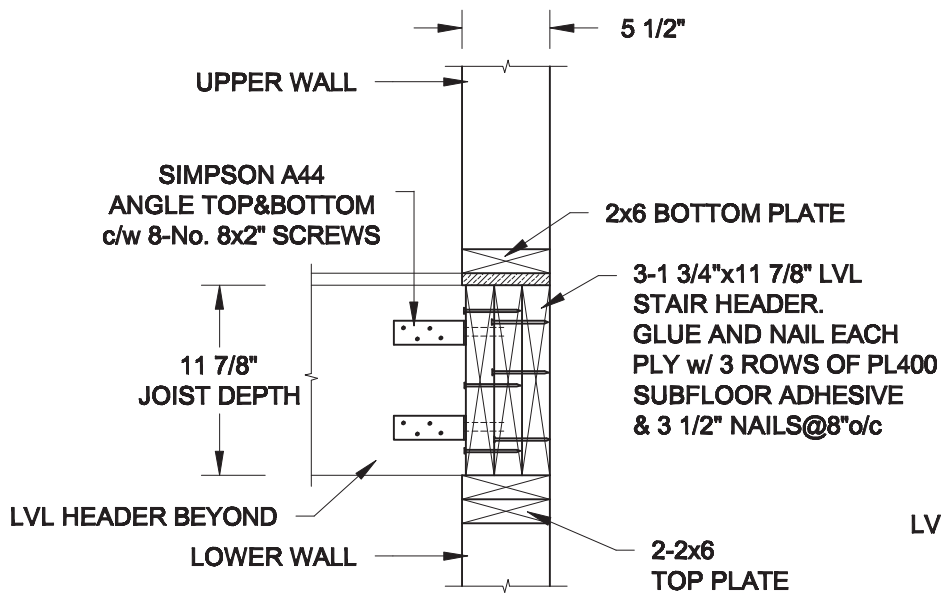


PLAN VIEW

NOTE:



1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

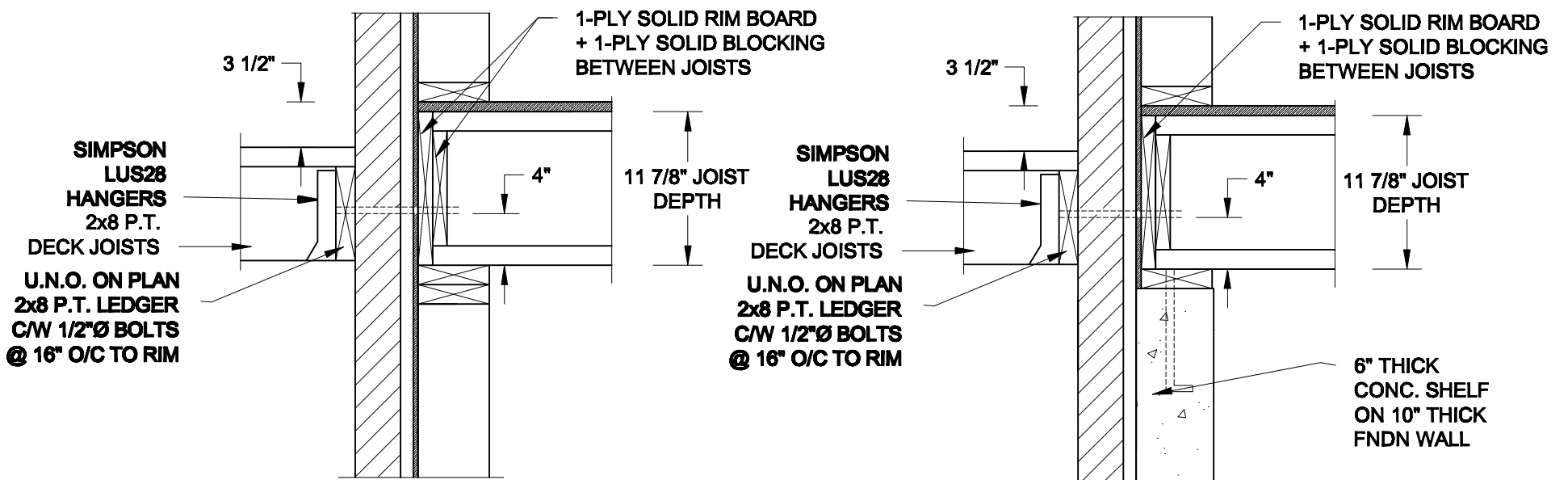
1
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"



2A
S1 **HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"

2B
S1 **HEADER @ PARTY WALL**
SCALE: 1" = 1'-0"

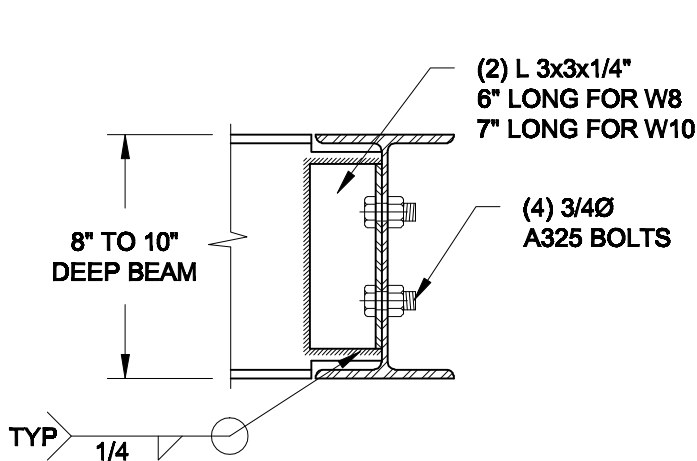
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com	Engineer's Seal:  S. J. BOYD JUNE 7, 2018	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS BRADFORD, ONTARIO
Date: MAY-31-2018		TYPICAL STRUCTURAL DETAILS	
Drawn: SC		Checked: SJB	Project No.: 18-085



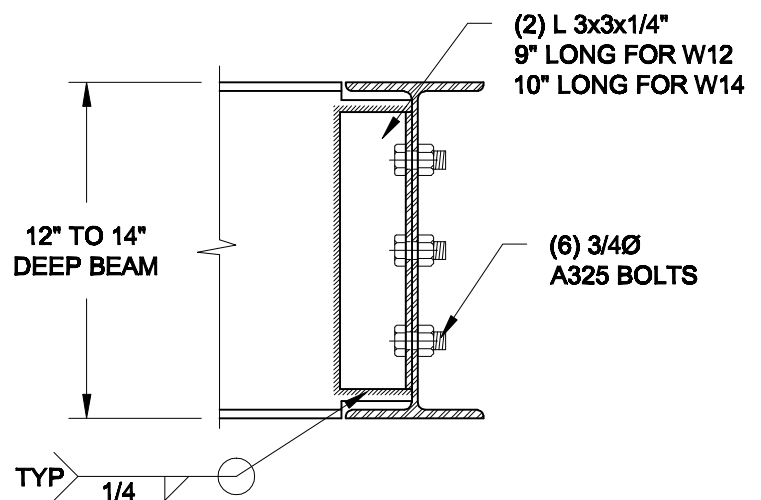
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

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

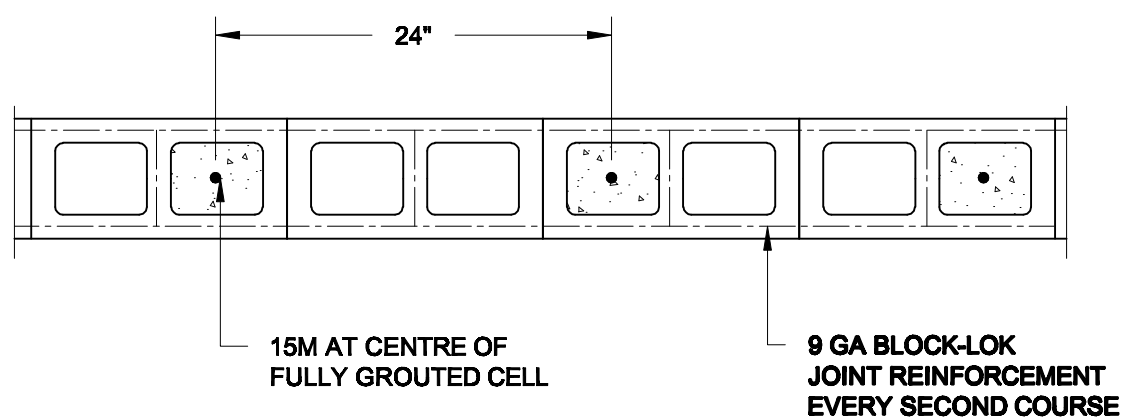


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

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



3 PLAN OF FIREWALL AT 2 STOREY CONDITION
S2 SCALE: 1" = 1'-0"

NOTES:

1. REINFORCING STEEL TO CONFORM TO CSA G30.18, GRADE 400.
 2. GROUT TO HAVE A COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS WITH 10% SLUMP. MAXIMUM AGGREGATE SIZE = 3/8".
 3. LAP VERTICAL BARS 30" AT ANY SPLICES.

Scale: AS NOTED	
Date: MAY-31-2018	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
 Newmarket, ON
 L3Y 8J9
 T: 905-853-8547
 E: quaille.eng@rogers.com

Engineer's Seal



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS
 BRADFORD, ONTARIO

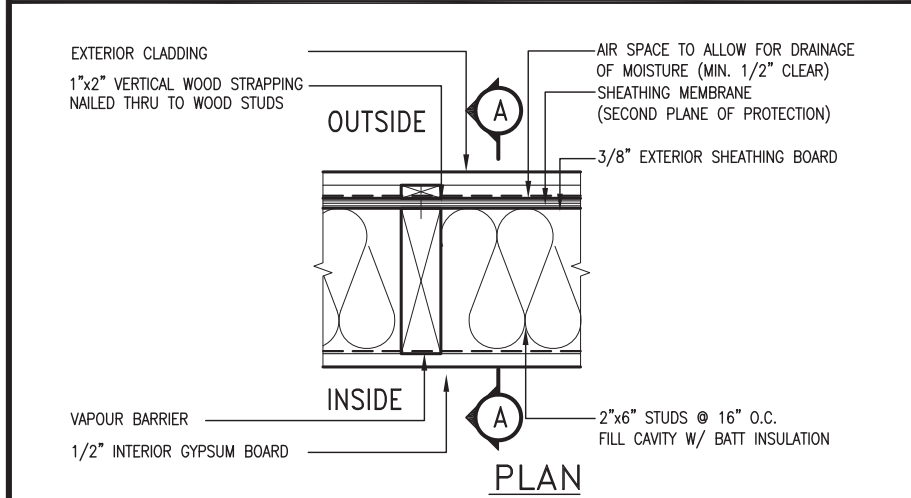
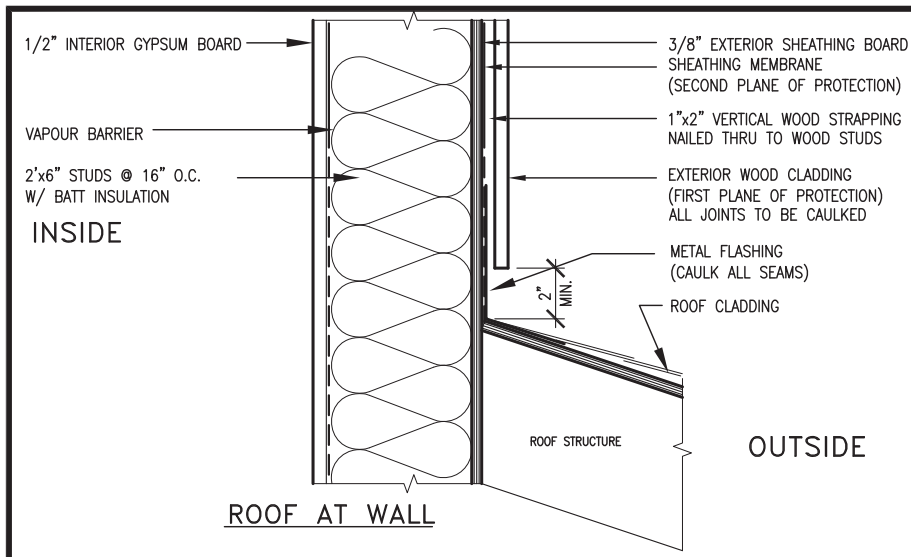
TYPICAL STRUCTURAL DETAILS

Project No.:

18-085

Drawing No.:

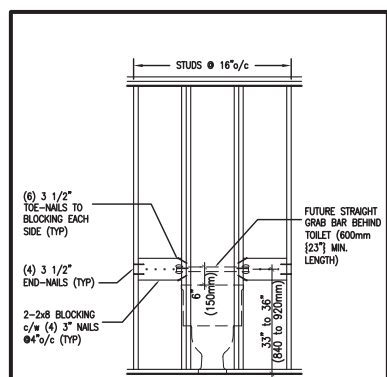
S2



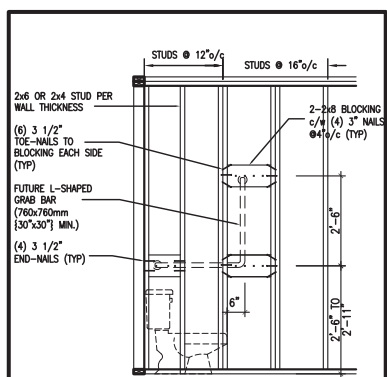
EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

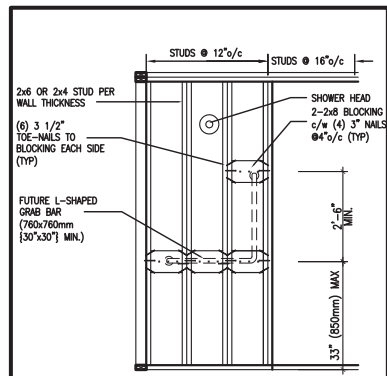
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC, DIV. B- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f). BATHTUB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



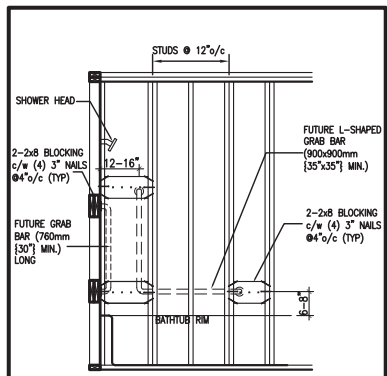
QGB1 FUTURE GRAB BAR (BACK WALL) @ TOILET



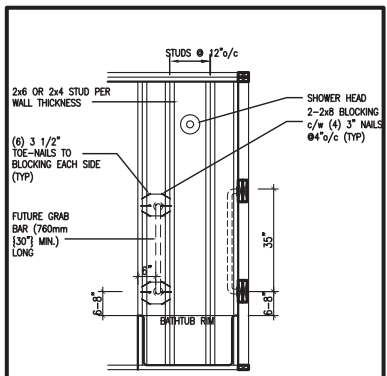
QGB1A FUTURE L-SHAPE GRAB BAR DETAIL @ TOILET (*ONLY IF SIDE WALL PRESENT)



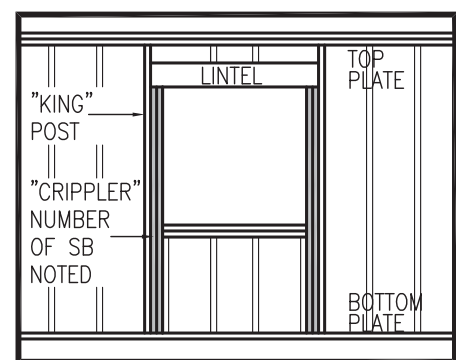
QGB3 FUTURE L-SHAPE GRAB BAR DETAIL @ SHOWER (BACK WALL)



QGB4 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)



QGB4A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED @ EACH END WALL)



"CRIPPLE" DETAIL

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

2"x4" @ 16" O.C.	9'-10"
2"x4" @ 12" O.C.	10'-9"
3"x4" @ 16" O.C.	11'-2"
3"x4" @ 12" O.C.	12'-4"

NOTES:

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

**** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:**

2"x6" @ 16" O.C.	12'-6"
2"x6" @ 12" O.C.	13'-10"
2"x6" @ 16" O.C.	15'-0"
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"x8" @ 16" O.C.	20'-4"
2"x8" @ 12" O.C.	22'-4"

NOTES:

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

9			
8			
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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	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.

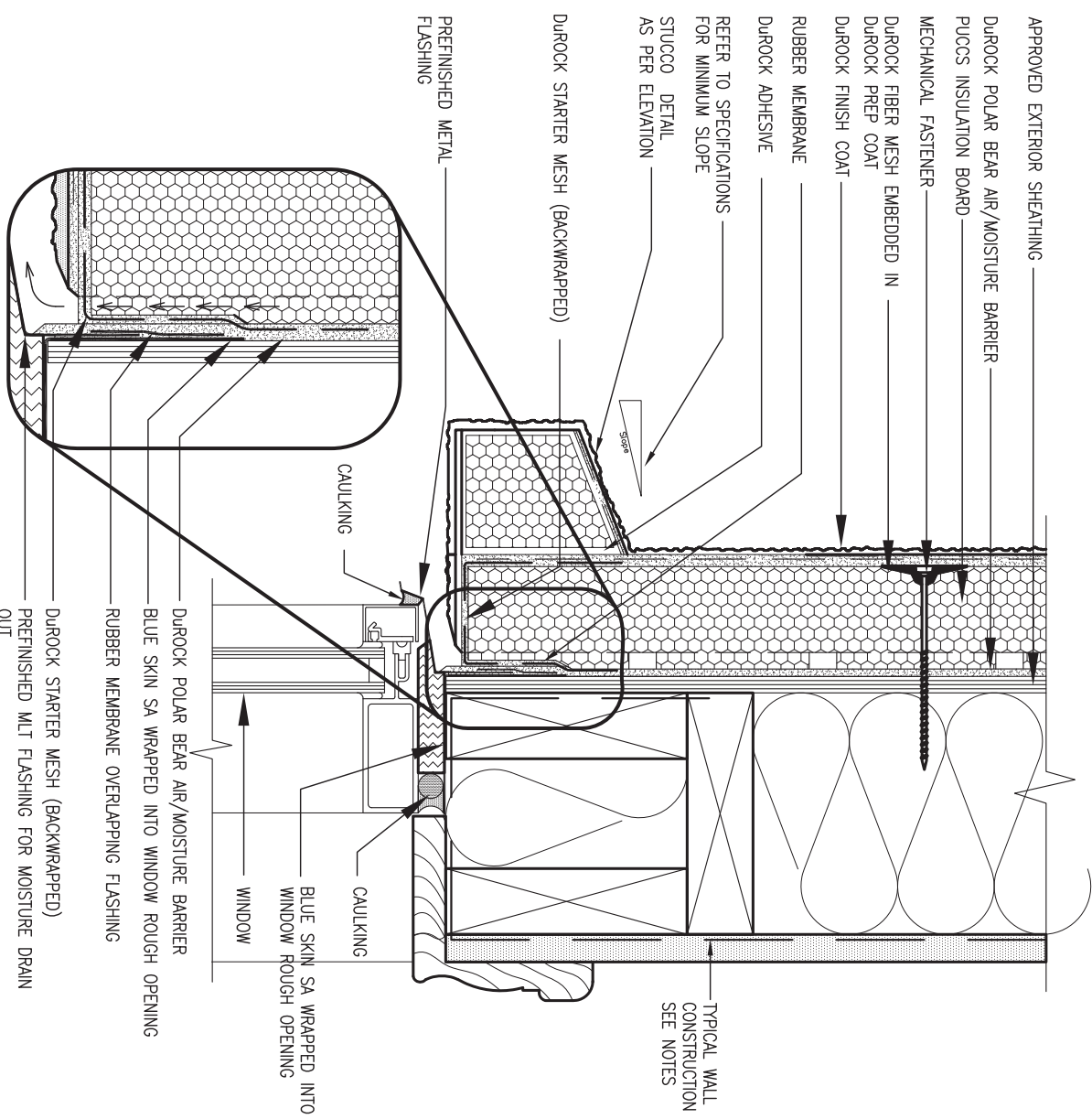
Wellington Jno-Baptiste 25591
 name signature BCIN
 registration information
 VA3 Design Inc. 42658

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VA3 DESIGN

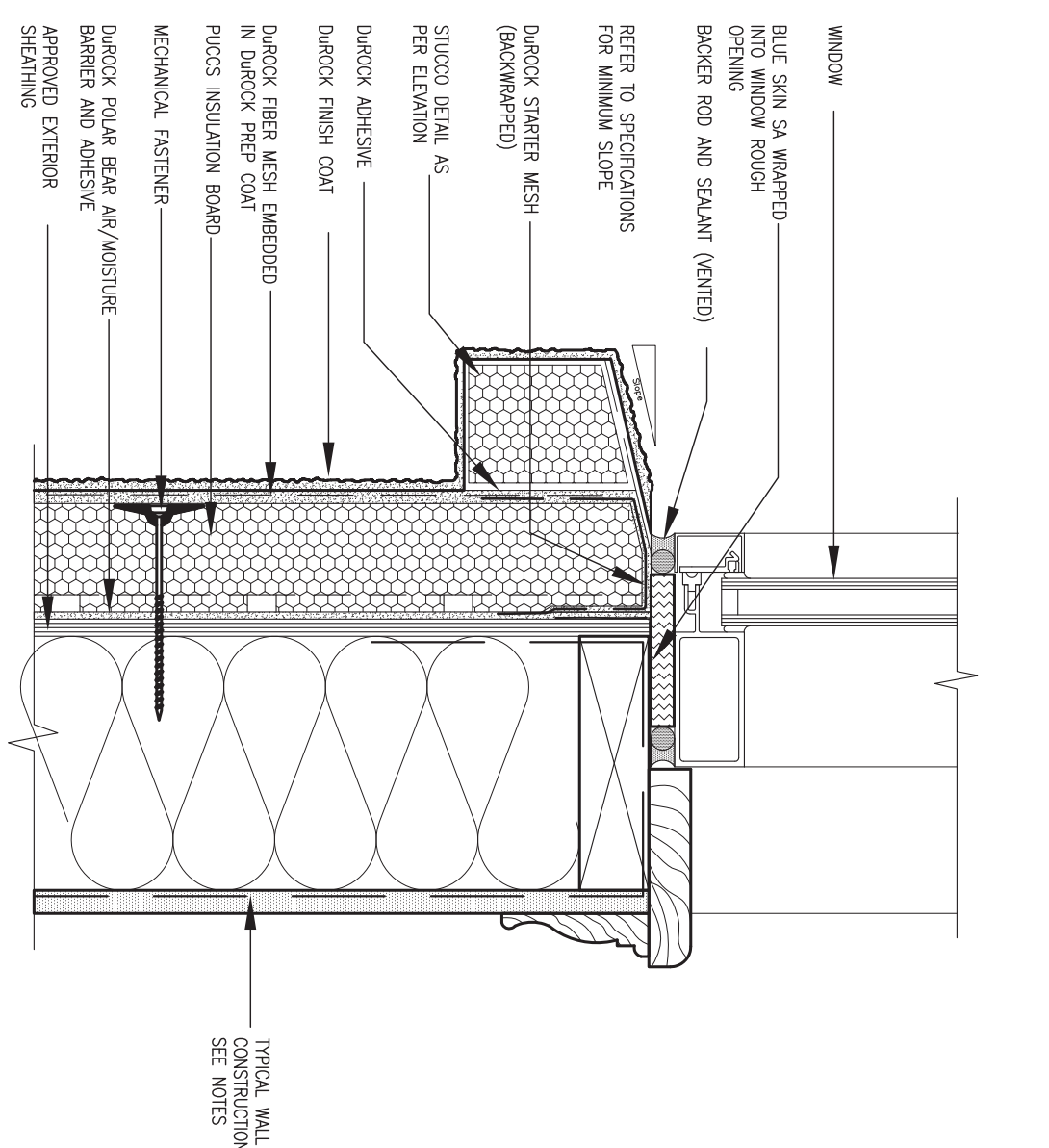
255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	project no. 16023
date MAY 2016	checked by	scale 3/16" = 1'-0"	CONSTRUCTION NOTES file name 16023-CN-A1
drawn by RC	checked by	scale 3/16" = 1'-0"	drawing no. CN2
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM			



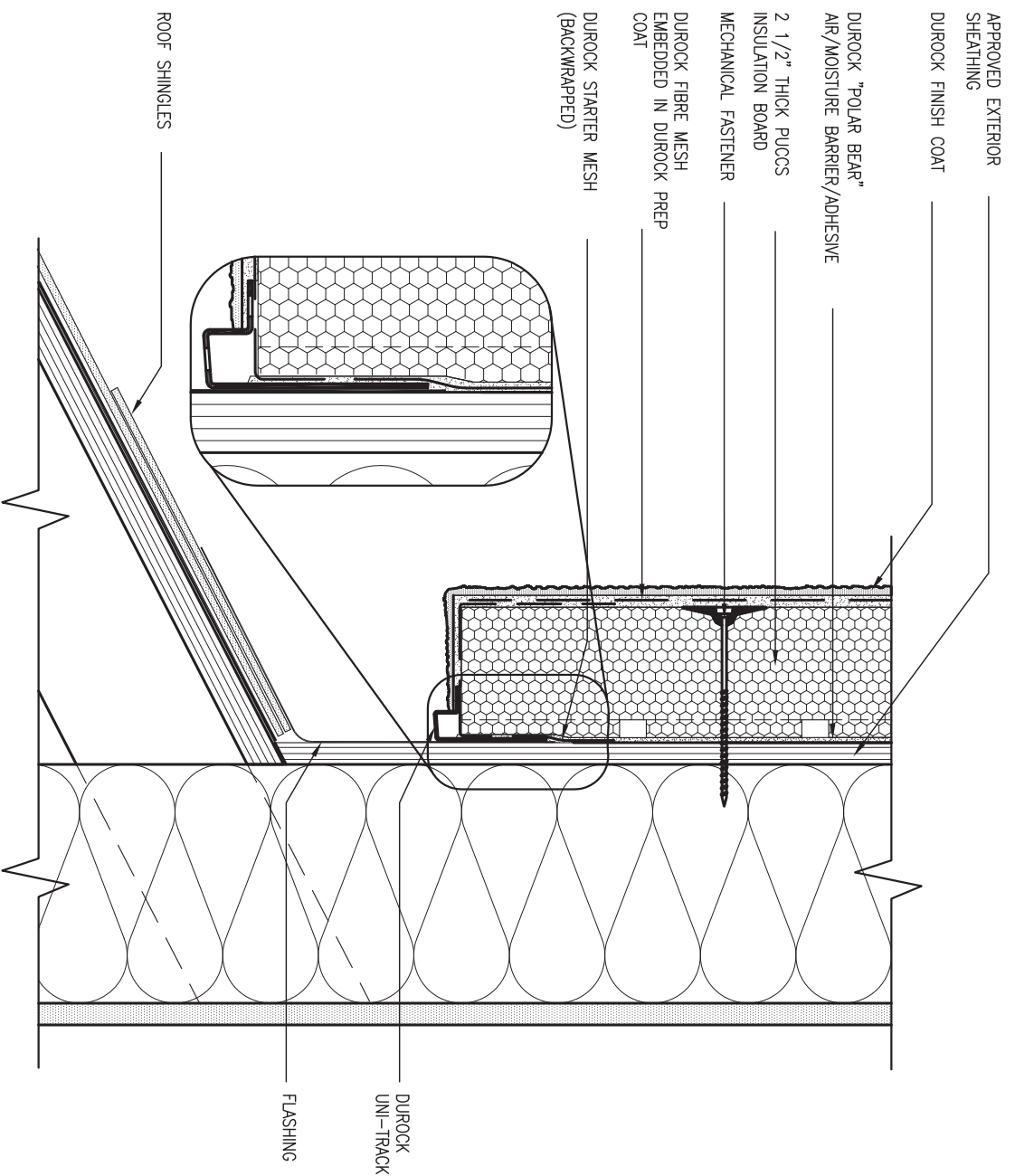
1 WINDOW HEADER
 CN3 SCALE: 3"=1'-0"

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



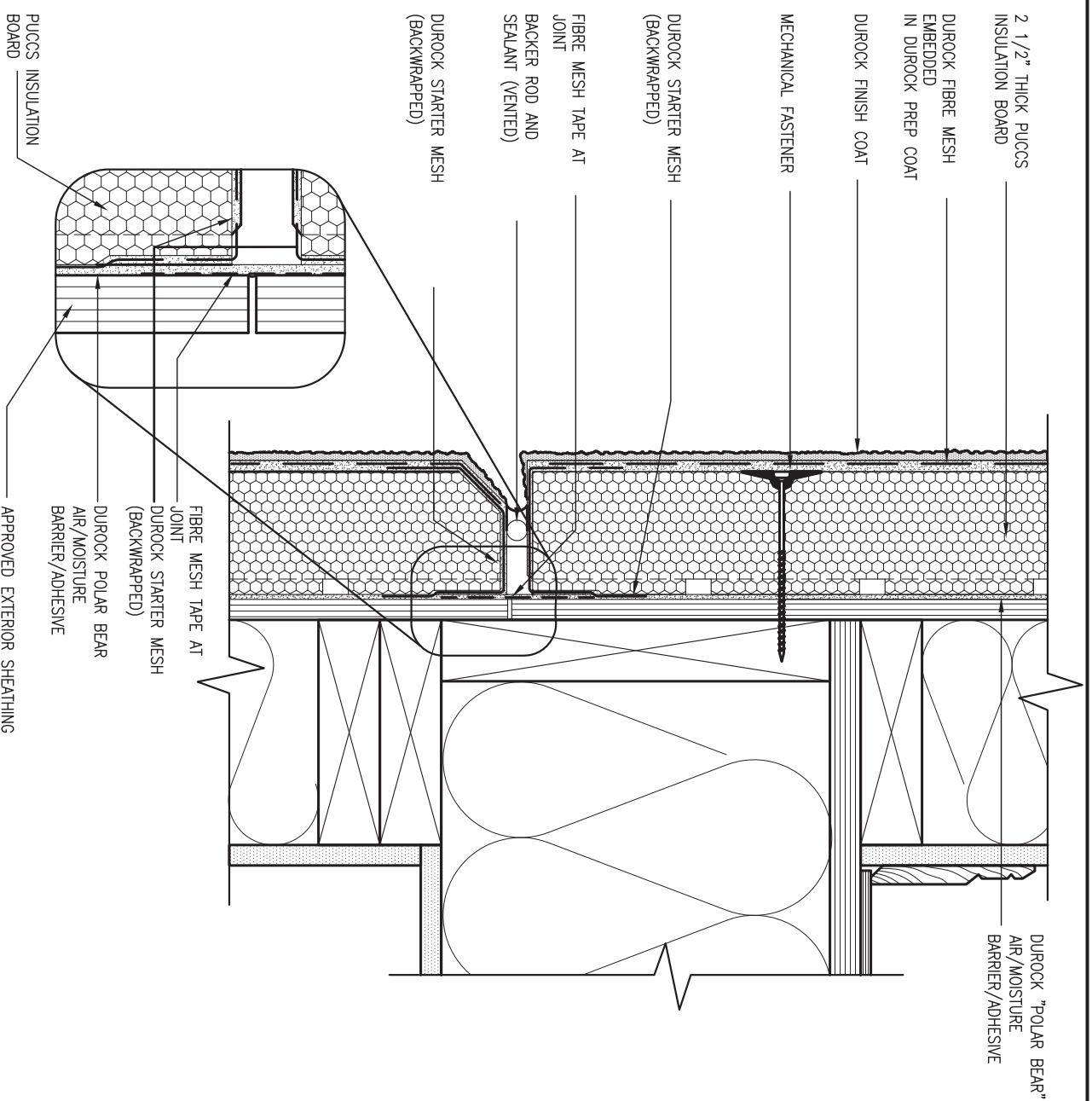
2 WINDOW SILL
 CN3 SCALE: 3"=1'-0"

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	signature
3	.	.	.	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	UPDATE TO 2018	JAN 11-18	RC	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	project name GREEN VALLEY EAST municipality BRADFORD project no. 16023 date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0" file name 16023-CN-A1 drawing no. CN3
no.	description	date	by	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM



3 STUCCO TERMINATION @ ROOF
 CN4 SCALE: 3" = 1'-0"

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4 HORIZONTAL EXPANSION JOINT
 CN4 SCALE: 3" = 1'-0"

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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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 registration information
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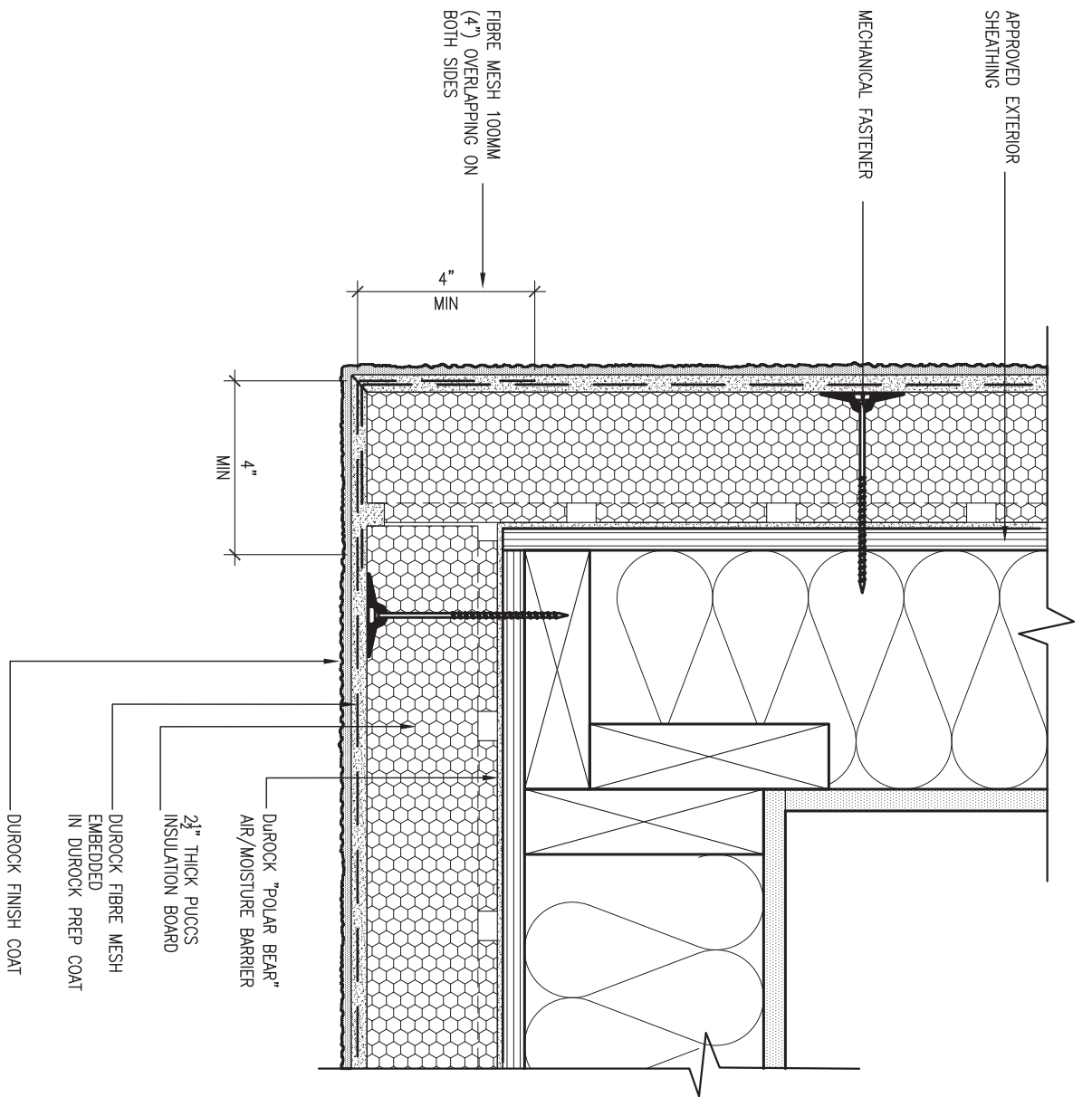
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 BRADFORD project no. 16023

date MAY 2016
 drawn by RC checked by - scale 3/16" = 1'-0" file name 16023-CN-A1
CN4 drawing no.

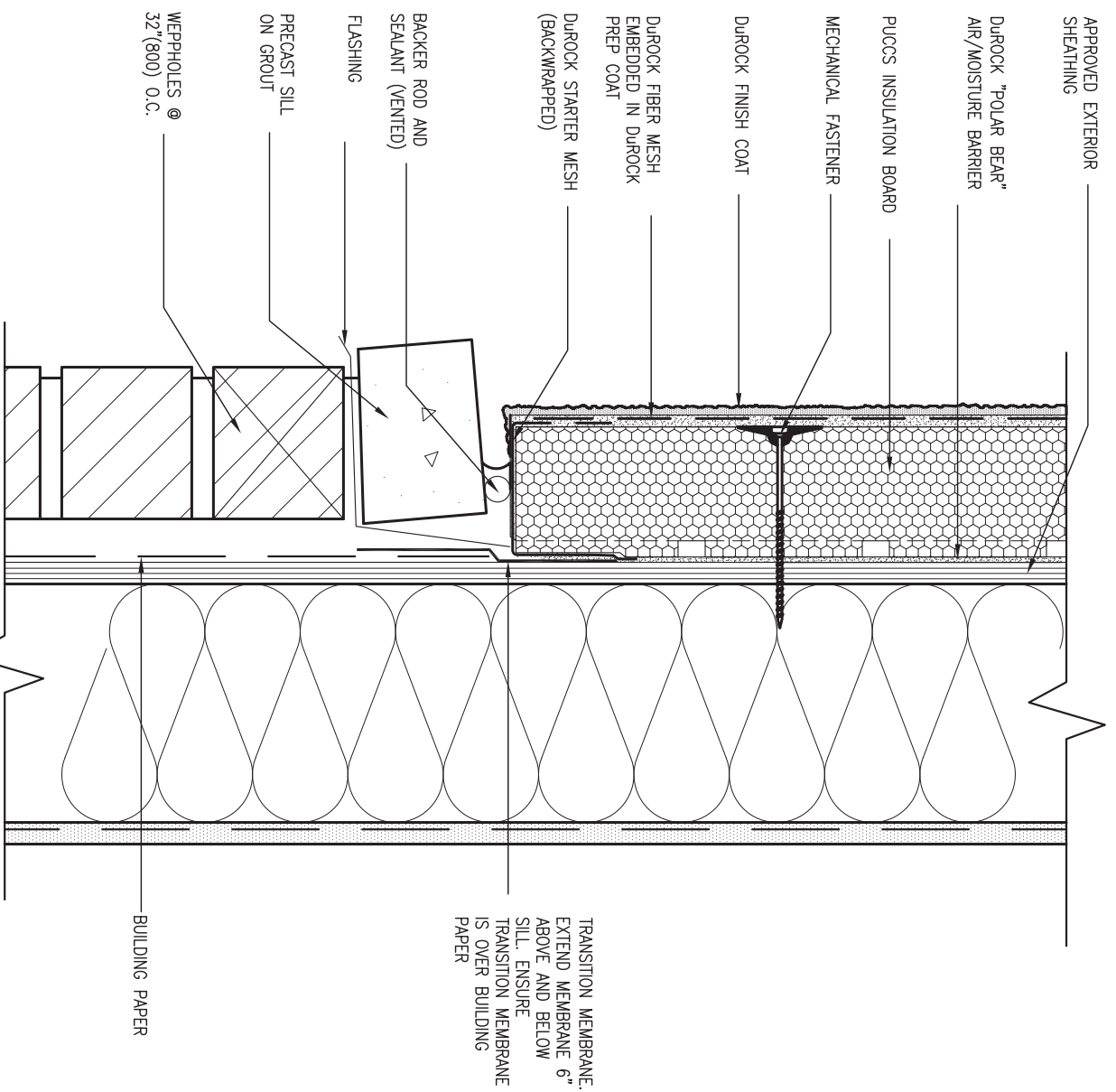
CONST NOTE
 CONSTRUCTION NOTES

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5 CORNER DETAIL
CNS SCALE: 3"=1'-0"

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

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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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 BRADFORD

project no. 16023

date MAY 2016
 drawn by RC
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CONSTRUCTION NOTES
 file name 16023-CN-A1
CNS

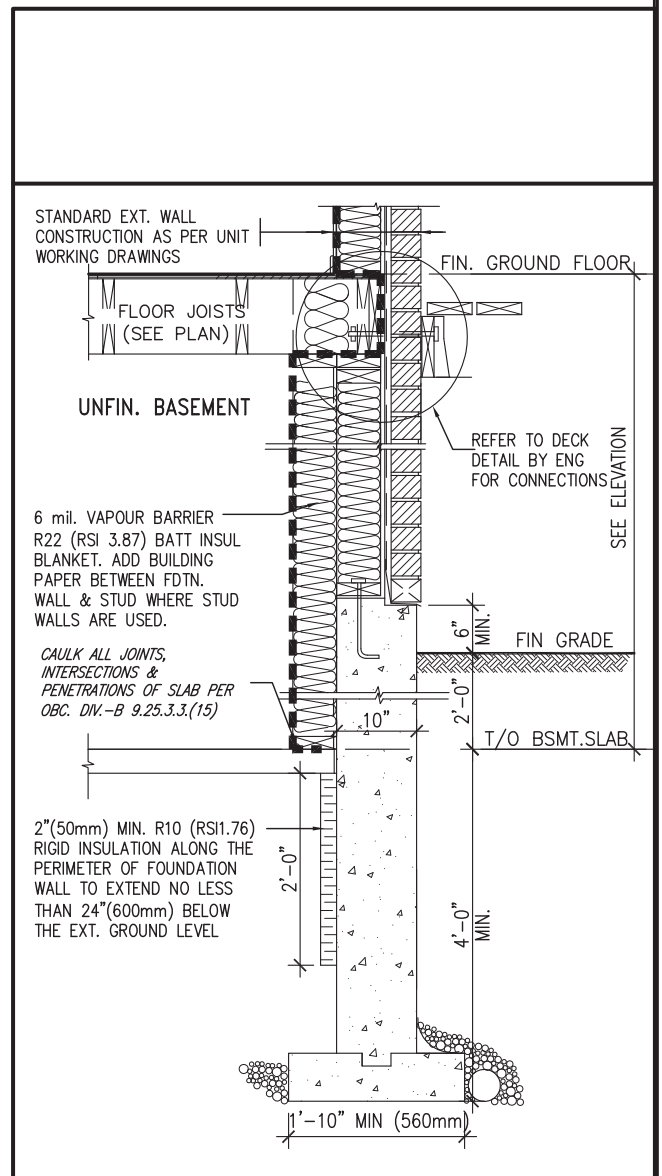
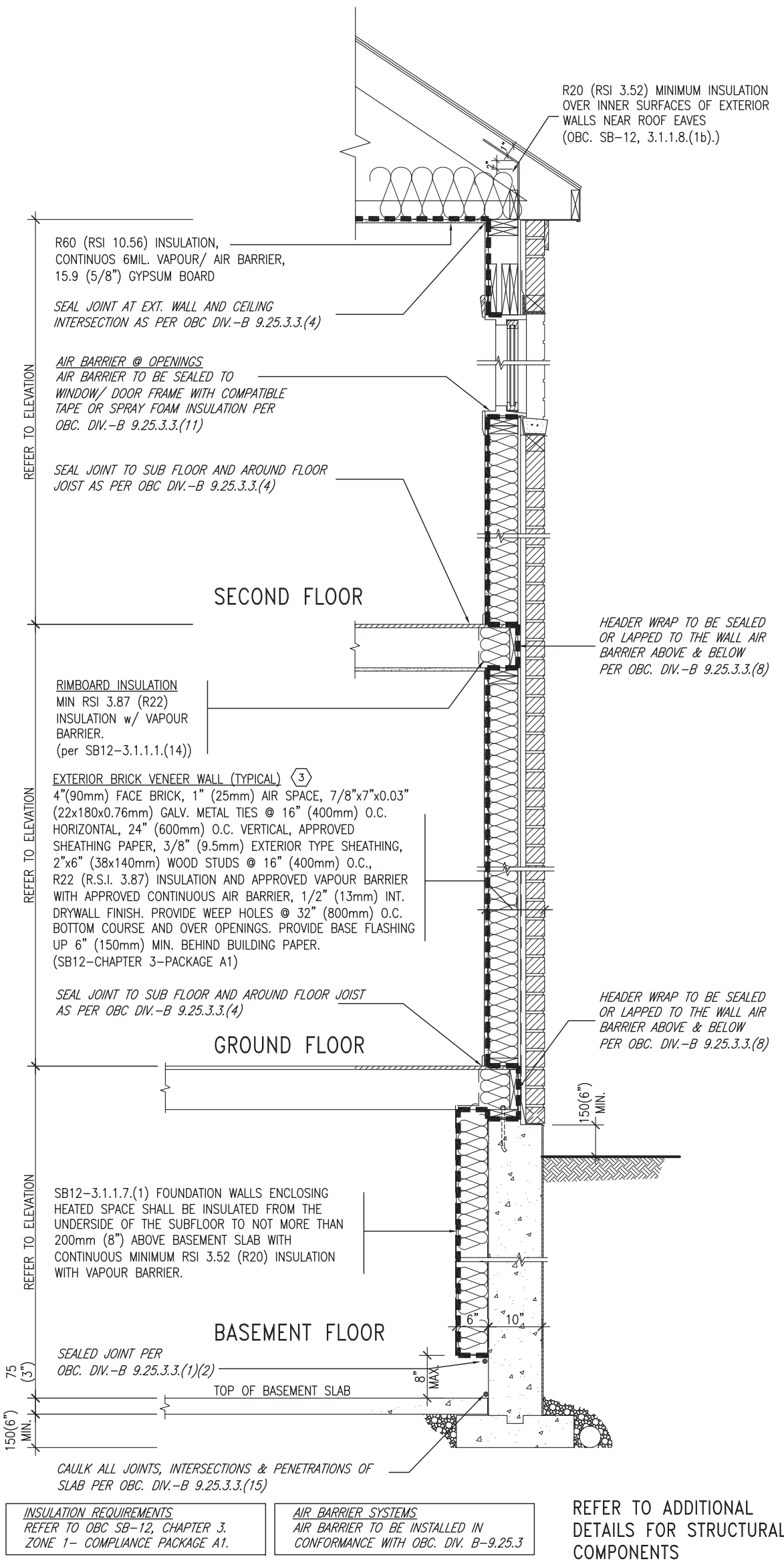
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SB12-COMPLIANCE PACKAGE 'A1'

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 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):		
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	R20 at inner face of exterior walls
Minimum RSI (R) value	(R60)	
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE R12+R10ci.
Minimum RSI (R) value	(R20ci)	
Edge of Below Grade Slab ≤600mm below grade	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights	2.8U	
Maximum U-value		
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	-
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information.	

ci- Denotes Continuous Insulation without framing interruption.



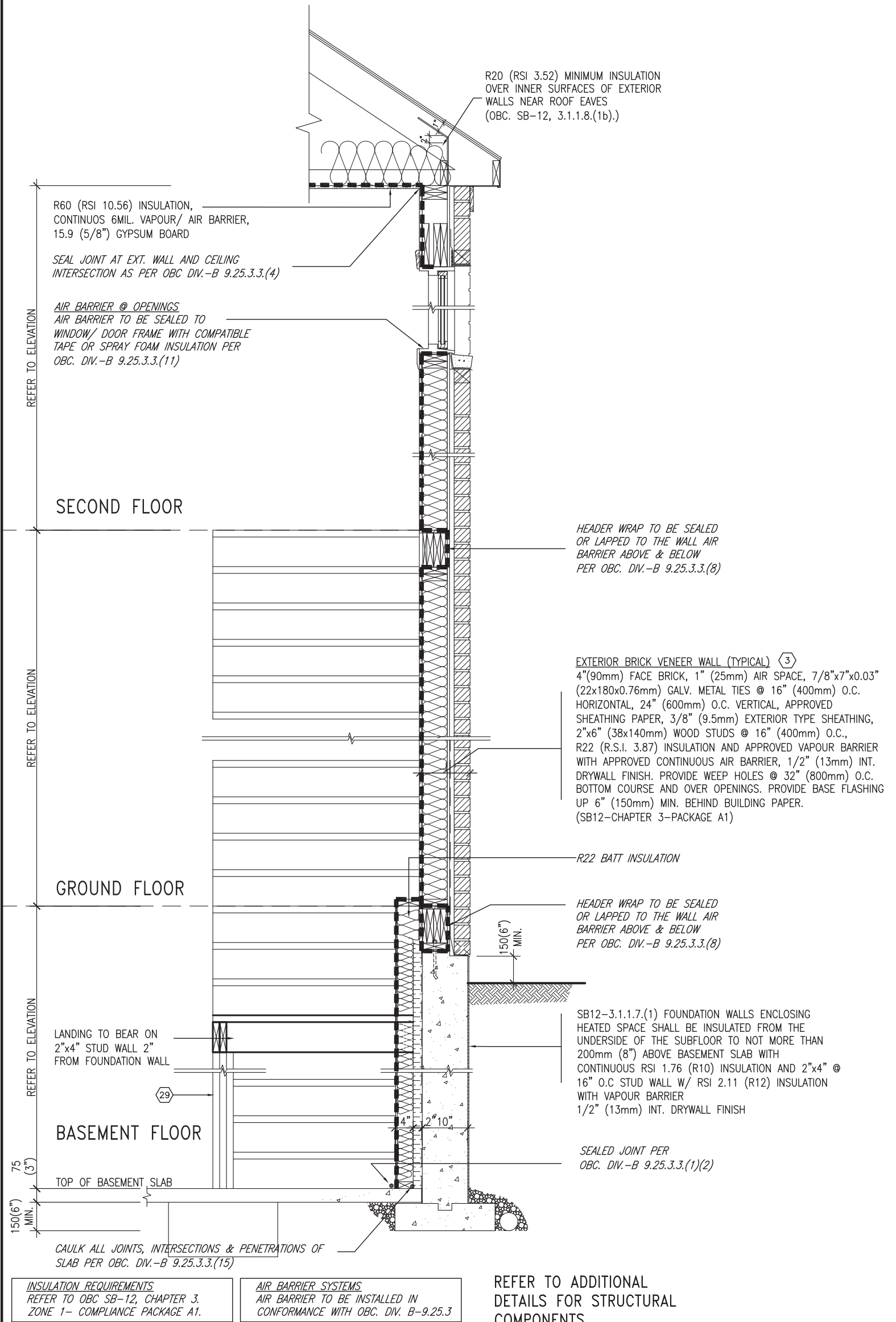
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

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

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p> <p>project name: GREEN VALLEY EAST municipality: BRADFORD</p>	<p>CONST NOTE</p> <p>project no.: 16023</p>	
8			qualification information					
7			Wellington Jno-Baptiste 25591 signature BCIN					
6			VA3 Design Inc. 42658 registration information					
5				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.	<p>date: MAY 2016</p> <p>checked by: [signature] scale: 3/16" = 1'-0"</p>	<p>CONSTRUCTION NOTES</p> <p>file name: 16023-CN-A1</p>	<p>drawing no.: CN6</p>	
4					<p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>date: MAY 2016</p> <p>checked by: [signature] scale: 3/16" = 1'-0"</p>	<p>CONSTRUCTION NOTES</p> <p>file name: 16023-CN-A1</p>	<p>drawing no.: CN6</p>
3								
2	UPDATE TO 2018	JAN 11-18	RC					
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no.	description	date	by					

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SB12-COMPLIANCE PACKAGE 'A1'



EW STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p> <p>project name GREEN VALLEY EAST</p> <p>date MAY 2016</p> <p>drawn by RC</p> <p>checked by -</p> <p>scale 3/16" = 1'-0"</p>	<p>CONST NOTE</p> <p>project no. 16023</p> <p>municipality BRADFORD</p> <p>CONSTRUCTION NOTES</p> <p>file name 16023-CN-A1</p> <p>CN7</p>
8	.	.	Wellington Jno-Baptiste 25591 BCIN				
7	.	.	VA3 Design Inc. 42658				
6	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by				

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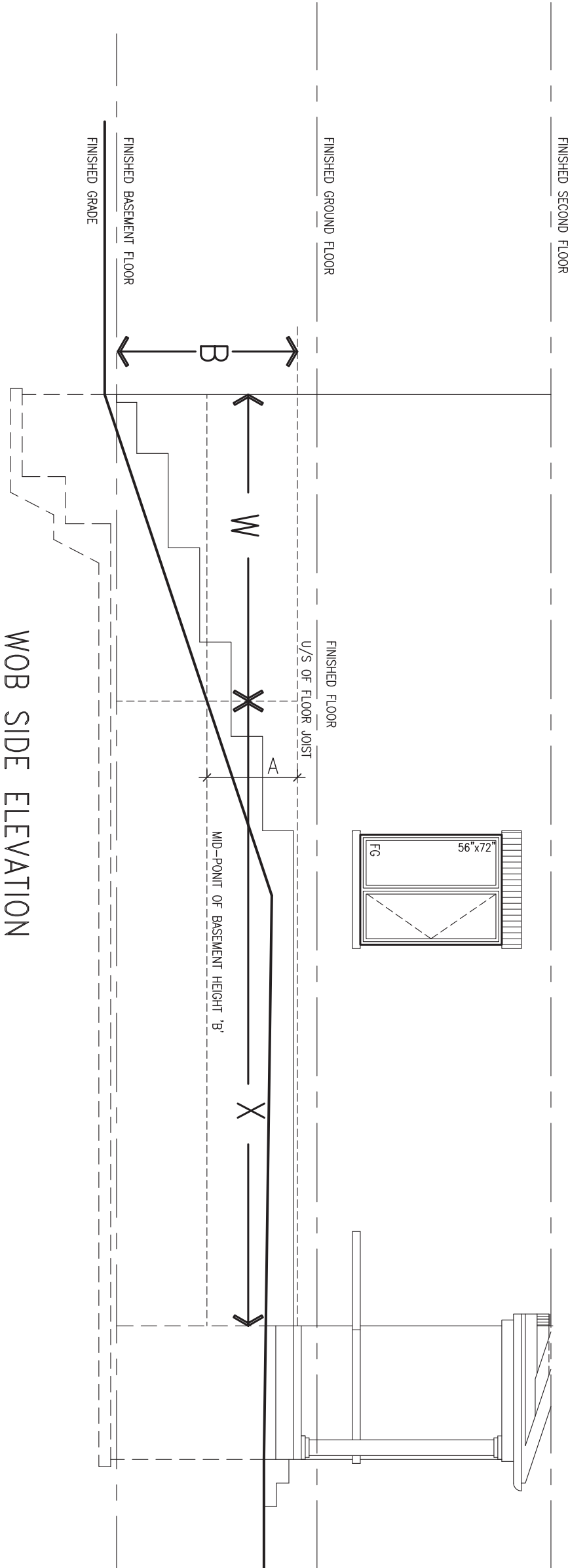
COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN



JAN 11, 2018

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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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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Wellington Jno-Baptiste *[Signature]* 25591
 name registration information BCIN
 VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name GREEN VALLEY EAST municipality BRADFORD

date MAY 2016
 drawn by RC checked by - scale 3/16" = 1'-0"

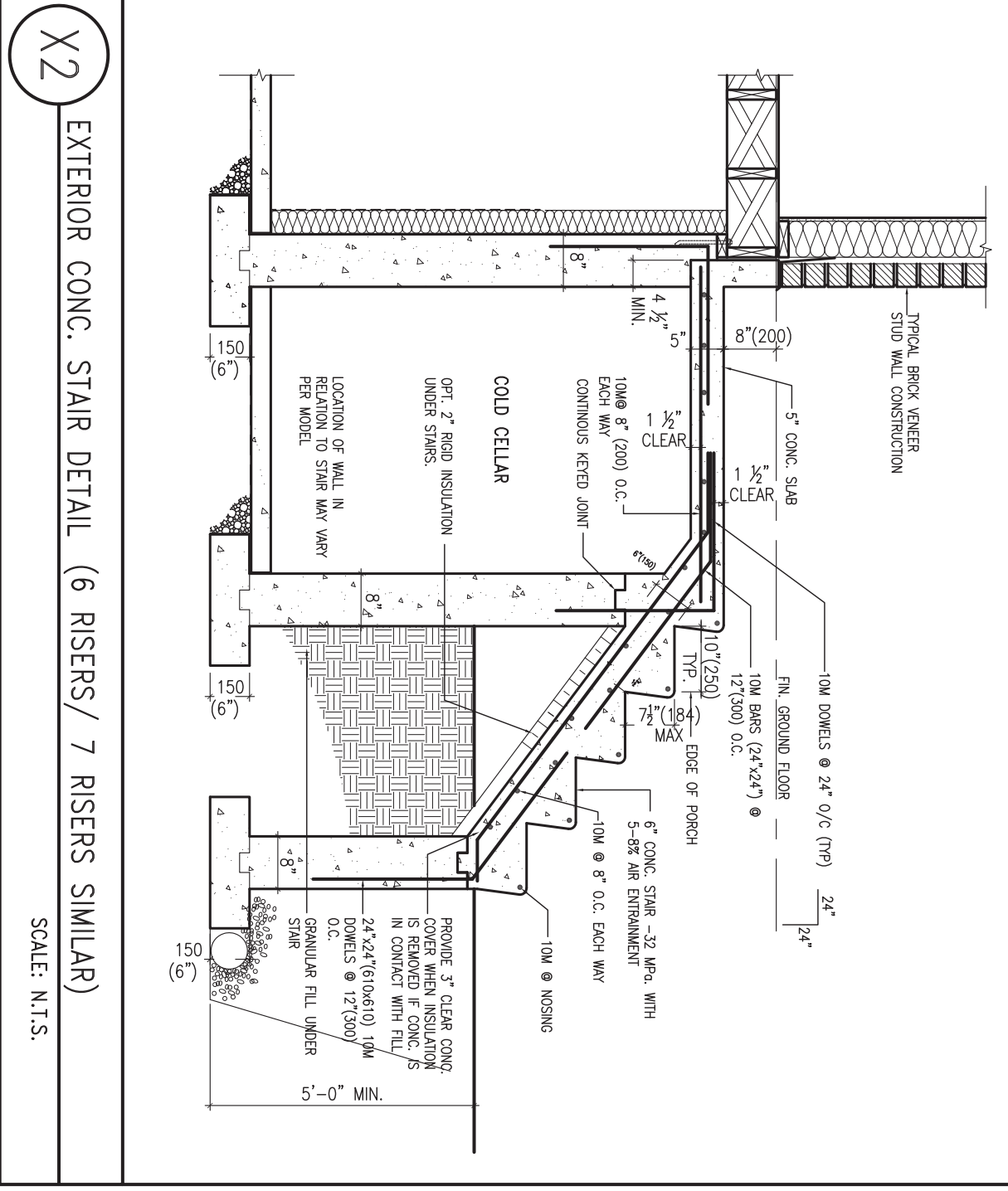
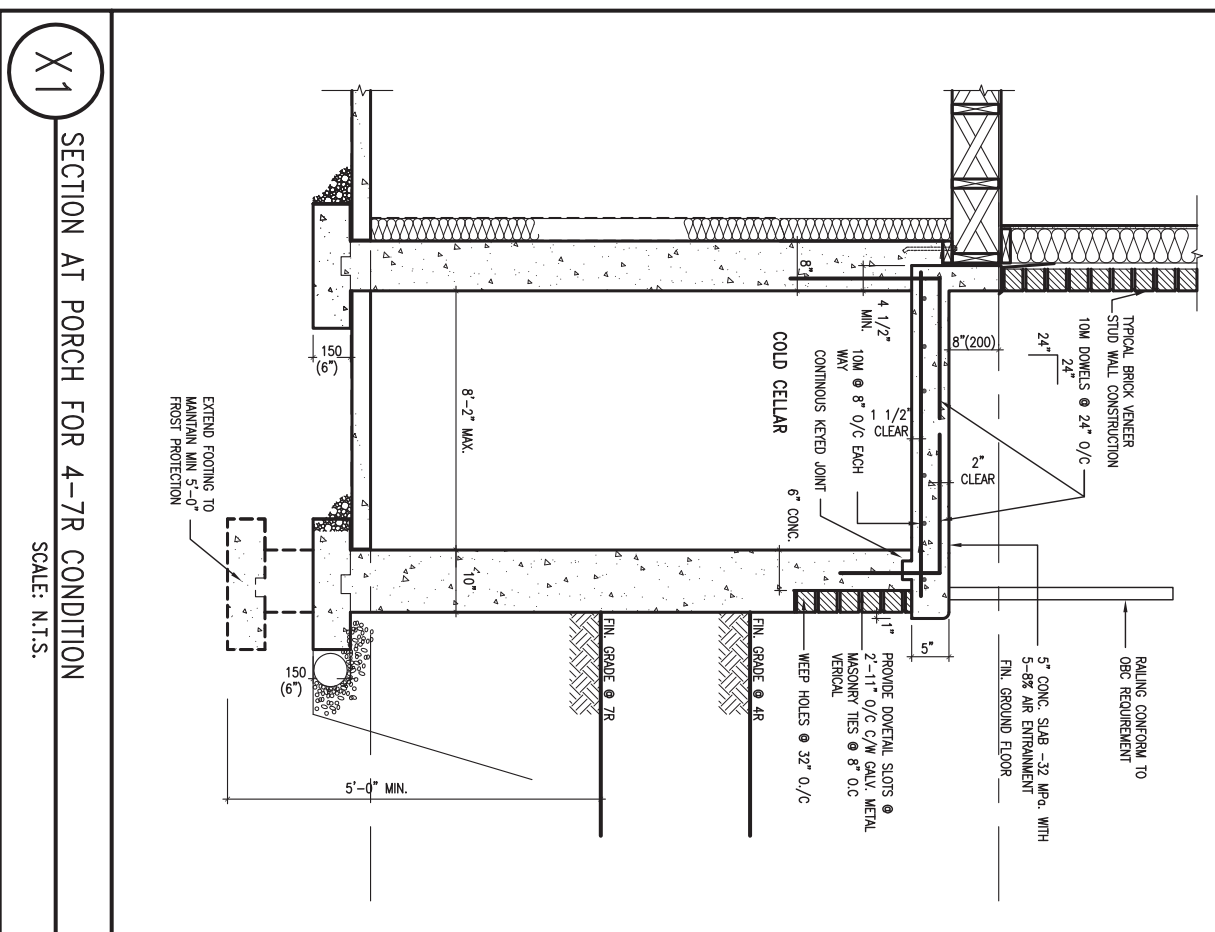
CONST NOTE

project no. 16023

CONSTRUCTION NOTES

file name 16023-CN-A1 drawing no. **CN8**

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JAN 11, 2018

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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

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project name GREEN VALLEY EAST
 municipality BRADFORD

date MAY 2016
 drawn by RC
 checked by -
 scale 3/16" = 1'-0"

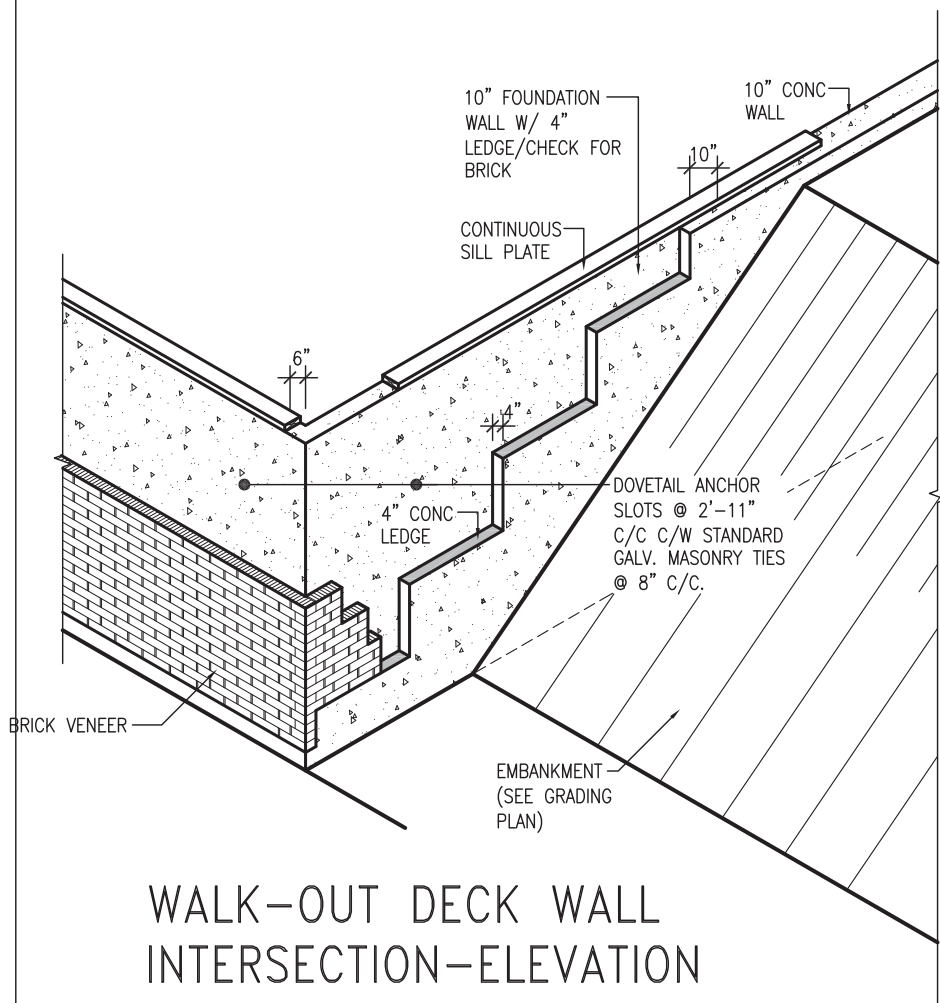
CONST NOTE

project no. 16023

CONSTRUCTION NOTES

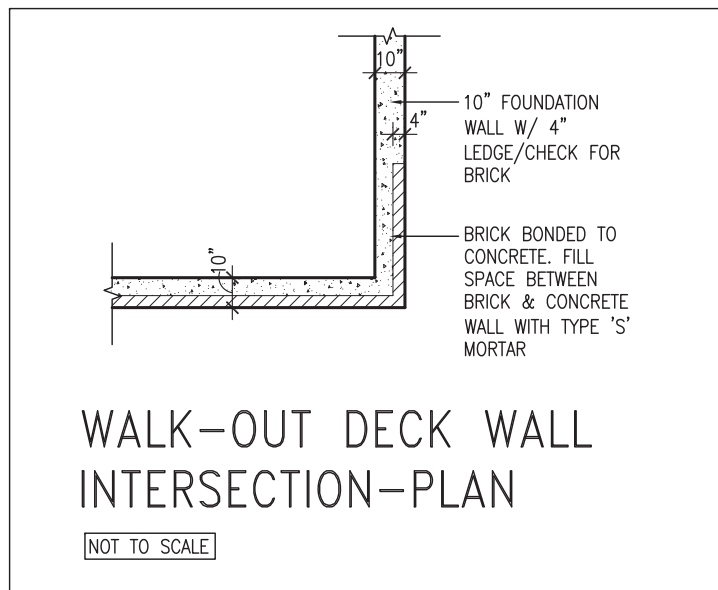
file name 16023-CN-A1
 drawing no. **CN9**

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WALK-OUT DECK WALL INTERSECTION-ELEVATION

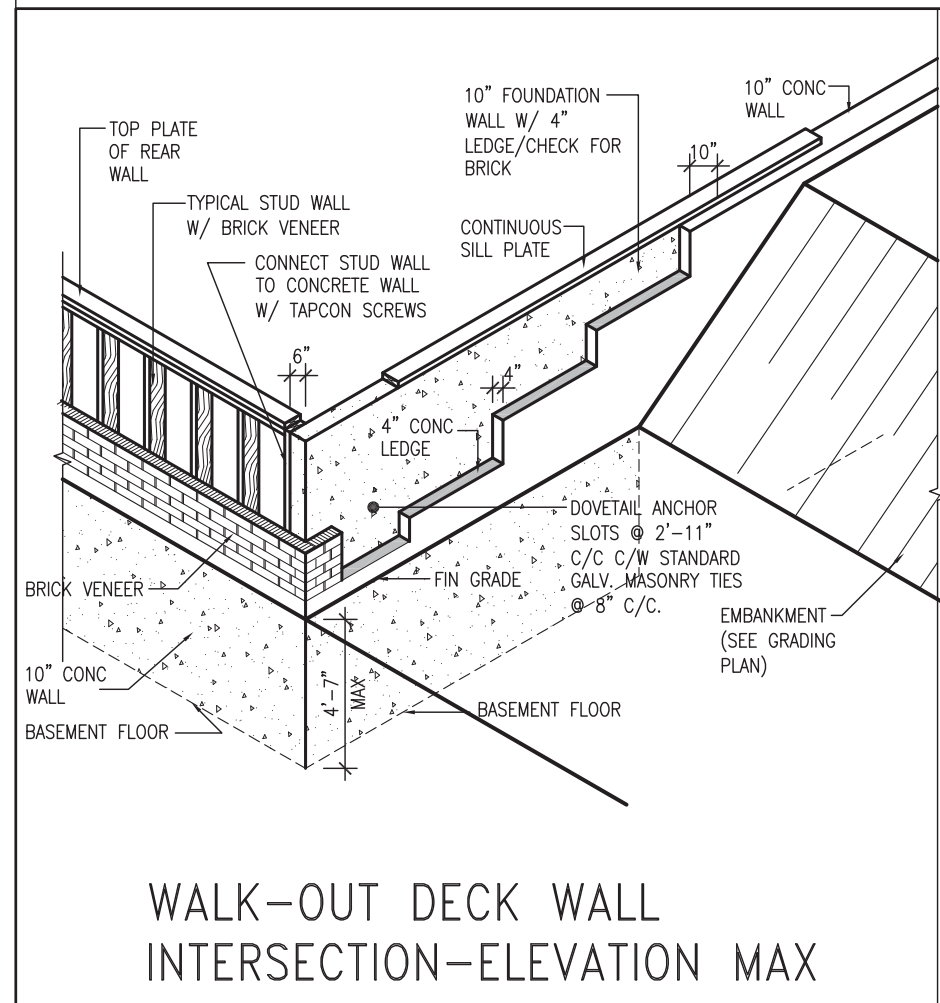
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

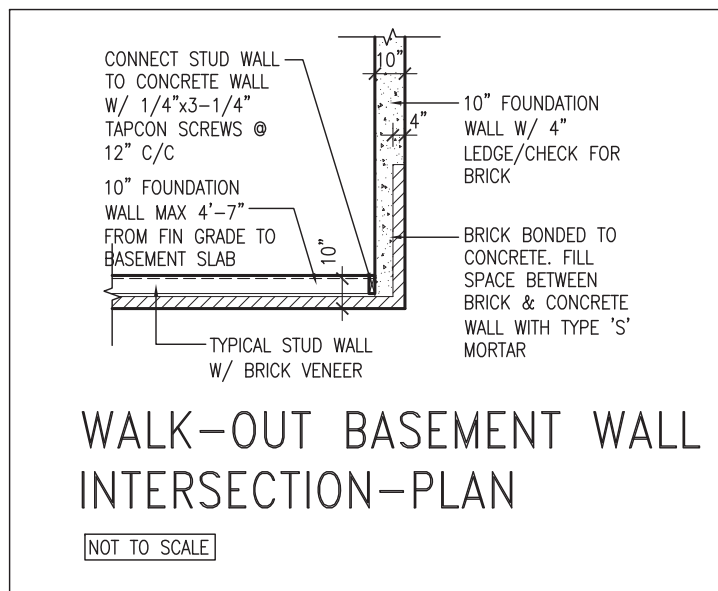
NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT DECK WALL INTERSECTION-ELEVATION MAX 4'-7" BACKFILL

NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



JAN 11, 2018

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2	UPDATE TO 2018	JAN 11-18	RC
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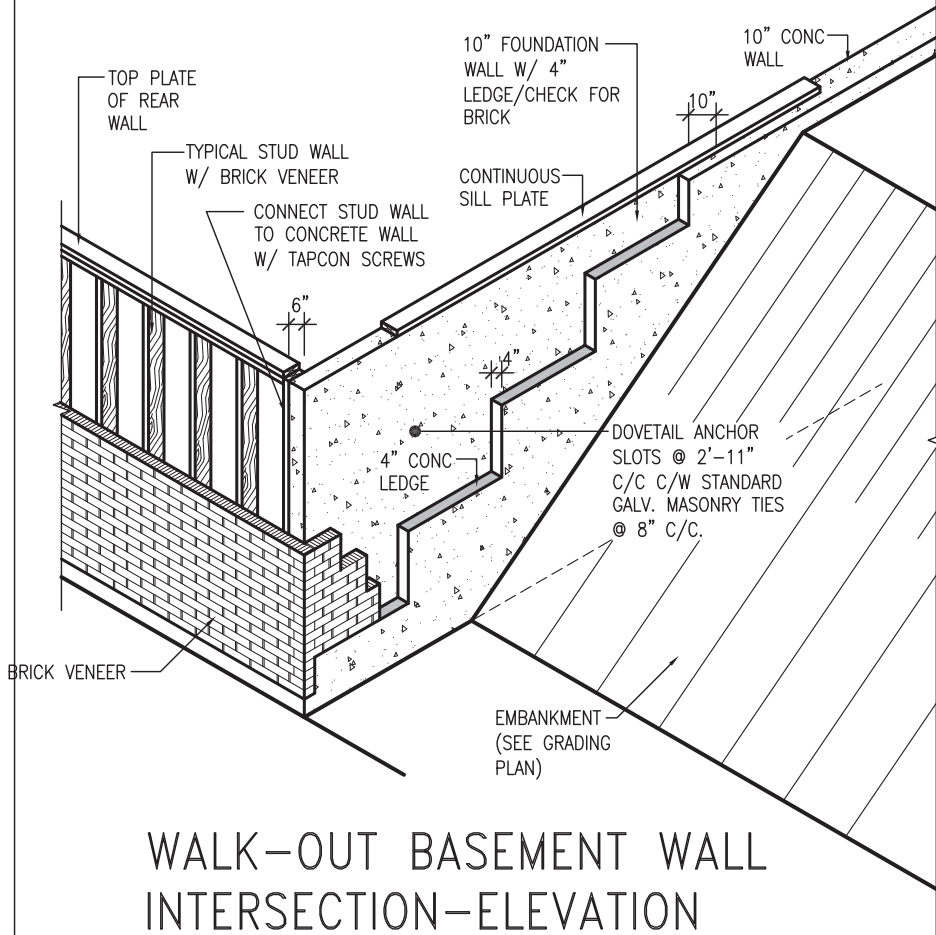
Wellington Jno-Baptiste 25591
 name registration information BCIN
 VA3 Design Inc. 42658

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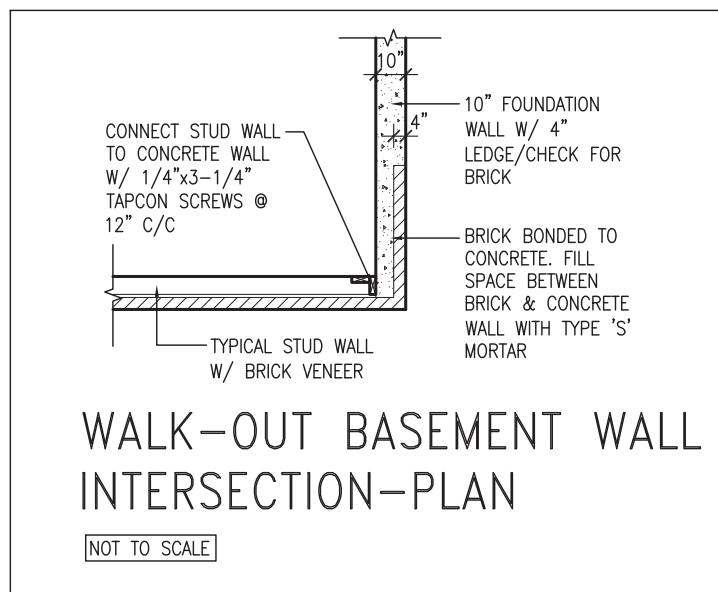
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BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	
date MAY 2016	checked by	scale 3/16" = 1'-0"	CONSTRUCTION NOTES
drawn by RC			file name 16023-CN-A1
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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

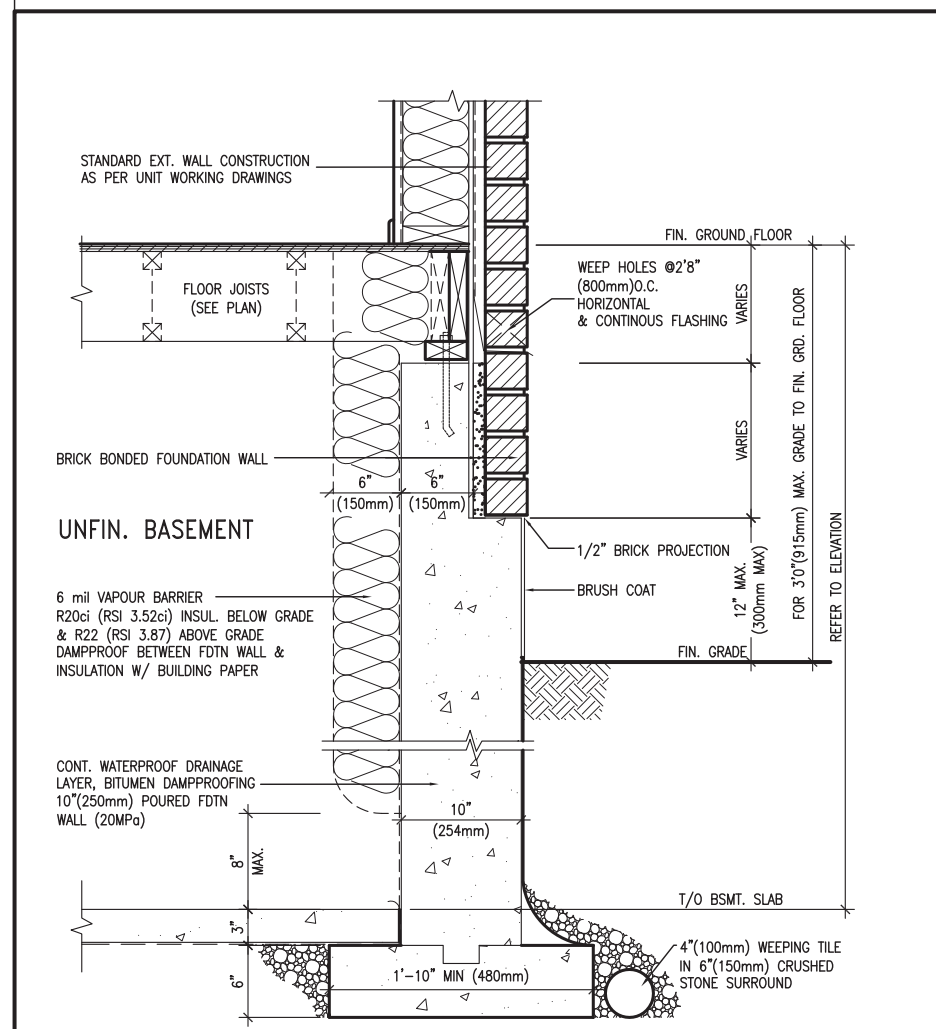
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

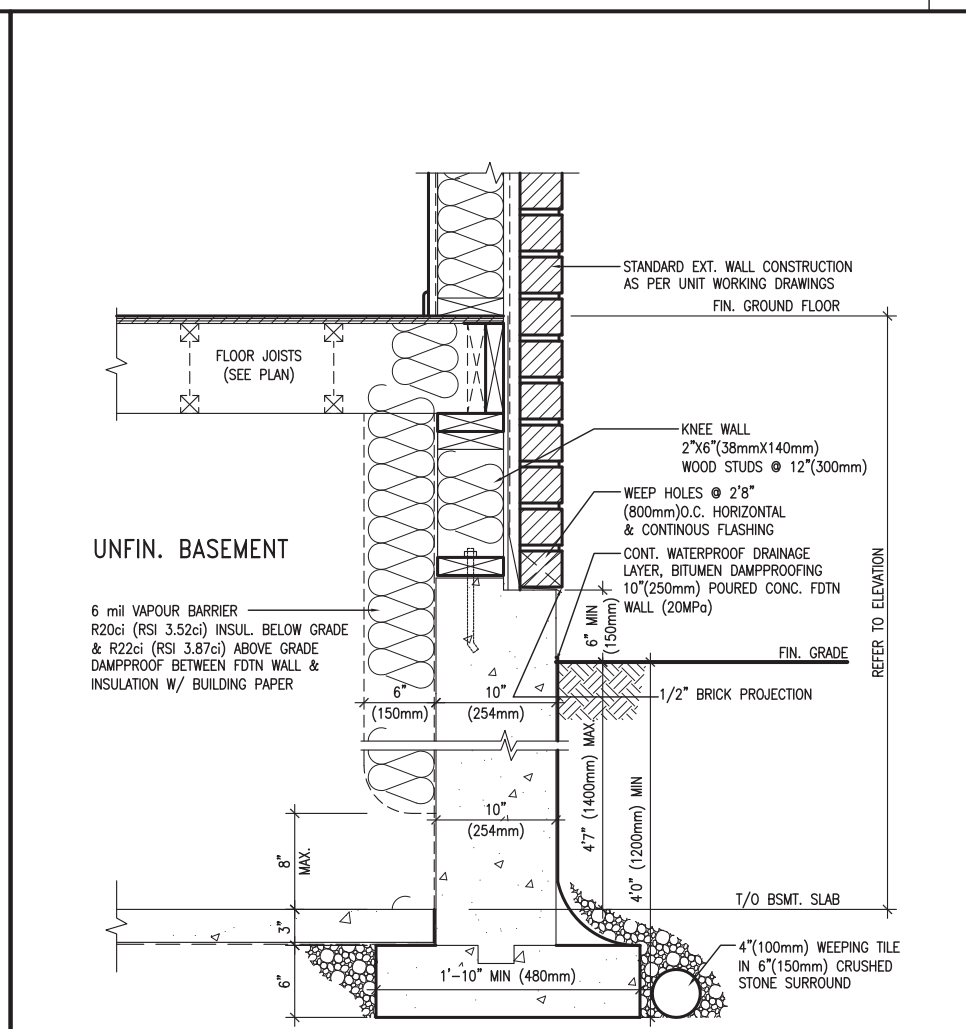
NOT TO SCALE

(10" FOUNDATION WALL)



EW3.06x
PKG A1
WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE

SCALE: N.T.S.



EW3.07x
PKG A1
WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7" (1400mm) MAX. HEIGHT DIFFERENCE

SCALE: N.T.S.



JAN 11, 2018

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date MAY 2016	checked by RC	scale 3/16" = 1'-0"
file name 16023-CN-A1	drawing no. CN11	
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