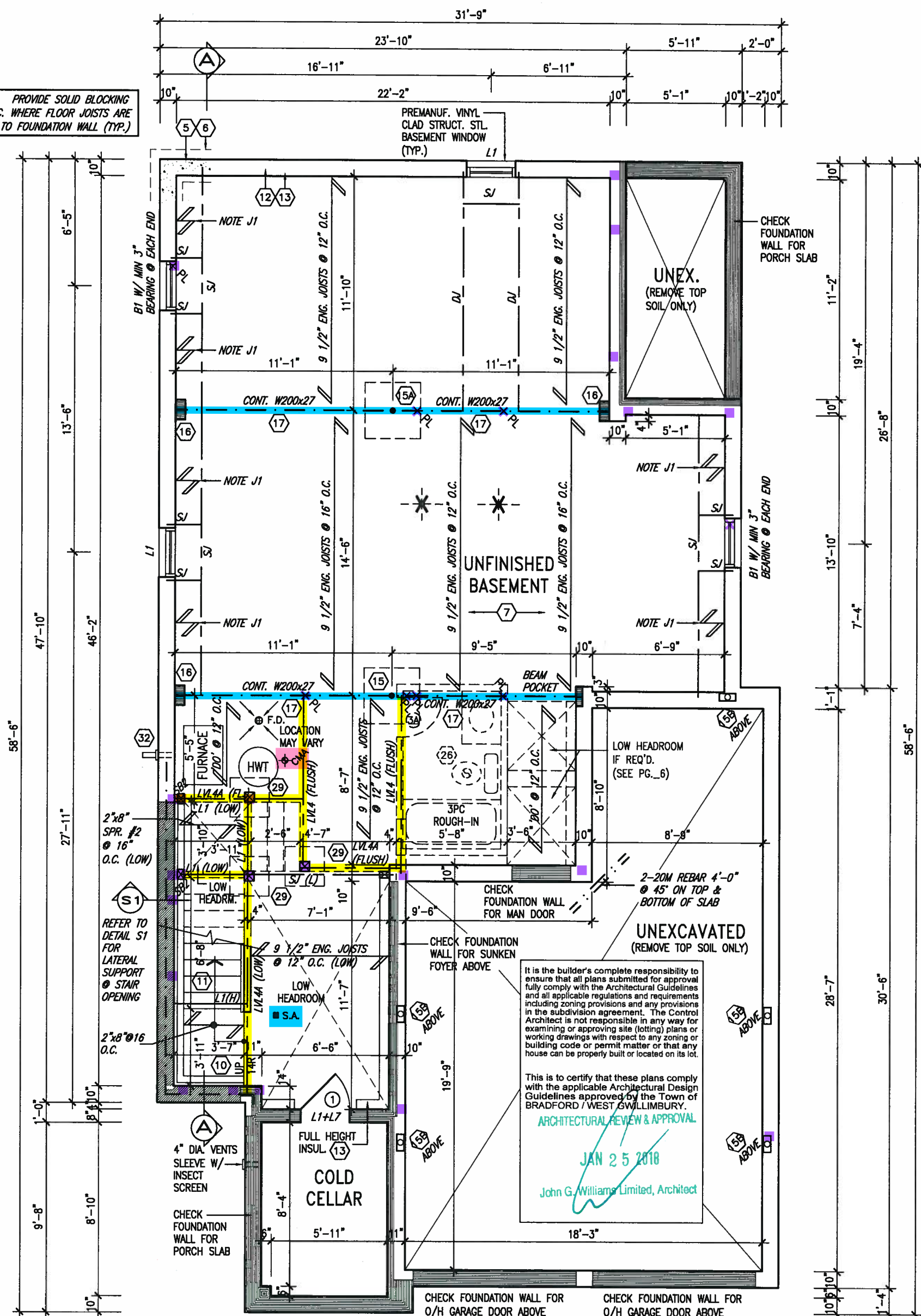


NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)



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.

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

AREA CHART ON PAGE 6 BASEMENT PLAN 'A'

MIN. SOIL BEARING CAPACITY OF 150KPa

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	BCN
5.				registration information	42658
4.				VAS Design Inc.	
3.					
2.	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1.	REVISED BASEMENT WALLS TO BE 10"	OCT.19/16	SB		
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**

drawn by  
**N.HUR**

checked by  
**RC**

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

date  
**SEPTEMBER, 2016**

municipality  
**BRADFORD, ONTARIO**

project no.  
**16023**

**S38-16**  
BAROSSA 16

**BASEMENT PLAN 'A'**

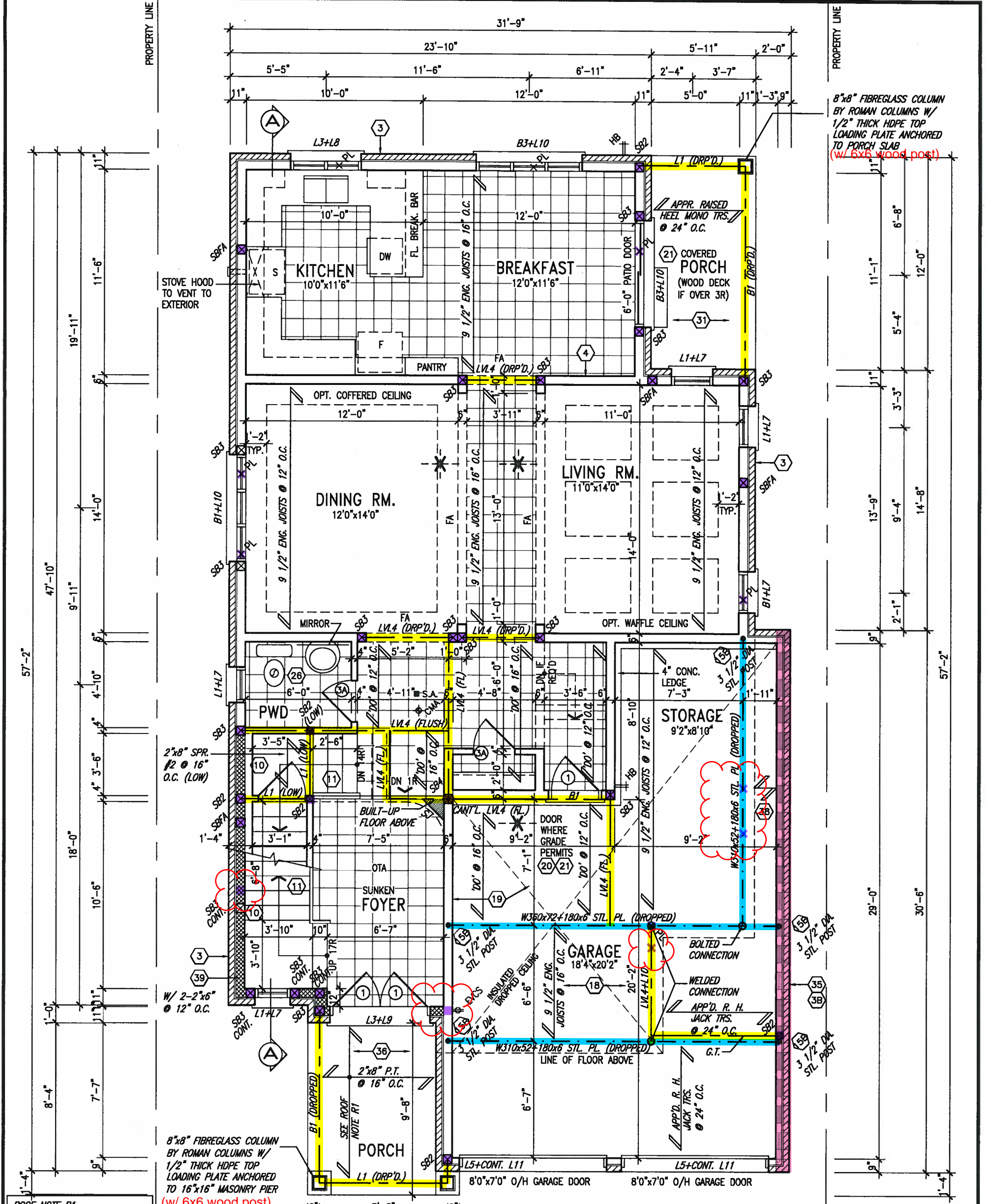
file name  
**16023-S38-16**

drawing no.  
**1**

richard - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 18 2018 - 5:42 AM

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**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:** 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.

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

## GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

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

JAN 25 2018  
John G. Williams Limited, Architect

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
1	REVISED BASEMENT WALLS TO BE 10"	OCT.19/16	SB

The undersigned has reviewed and taken 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  
VA3 Design Inc. 42658

registration information  
VA3 Design Inc. 42658

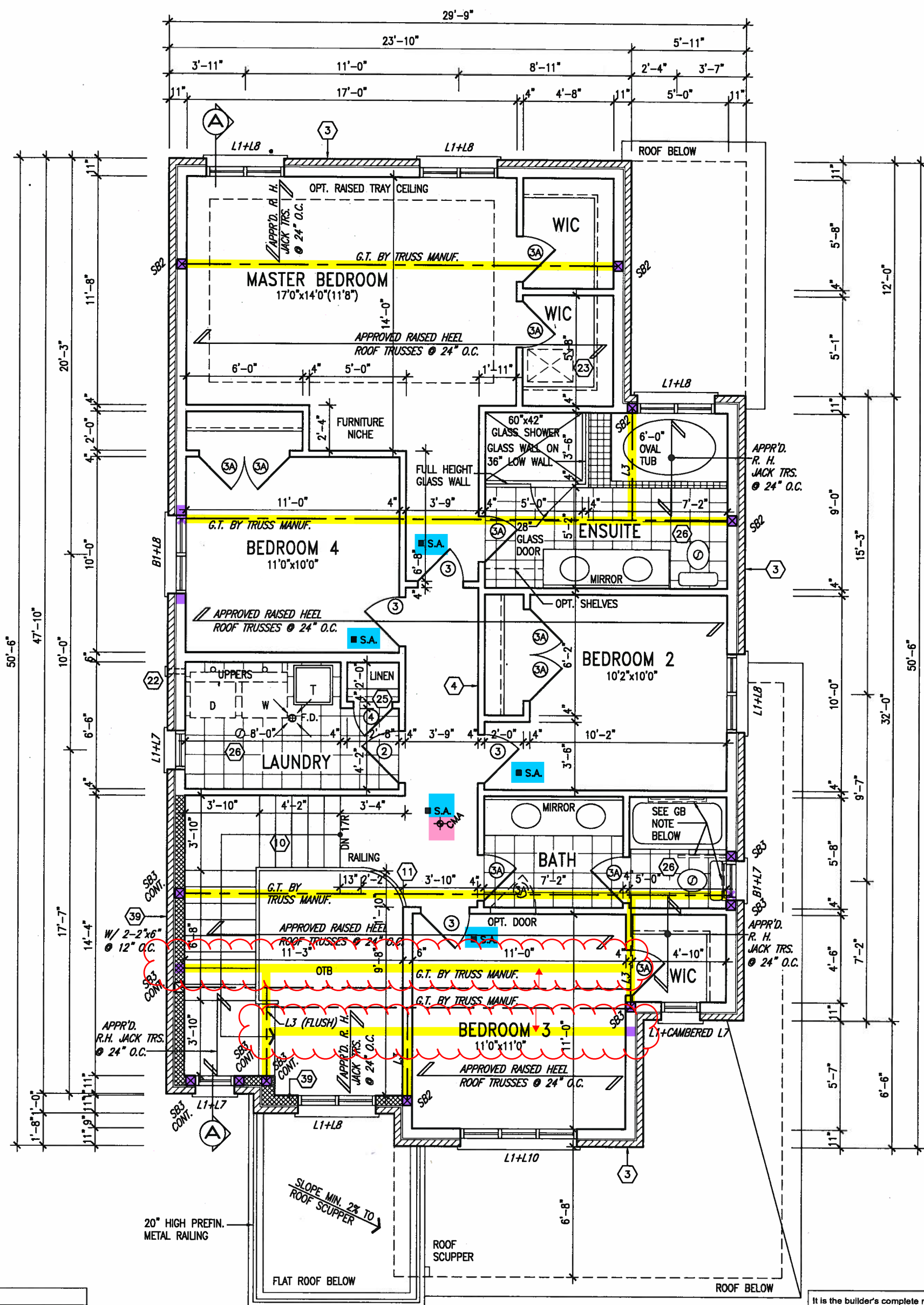
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**VA3 DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**  
project name  
GREEN VALLEY EAST  
BRADFORD, ONTARIO  
date  
SEPTEMBER, 2016  
drawn by  
N.HUR  
checked by  
RC  
scale  
3/16" = 1'-0"

**S38-16**  
BAROSSA 16  
project no.  
16023  
drawing no.  
2  
GROUND FLOOR PLAN 'A'  
16023-S38-16  
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 18 2018 - 5:42 AM





**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.(3)(c), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

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

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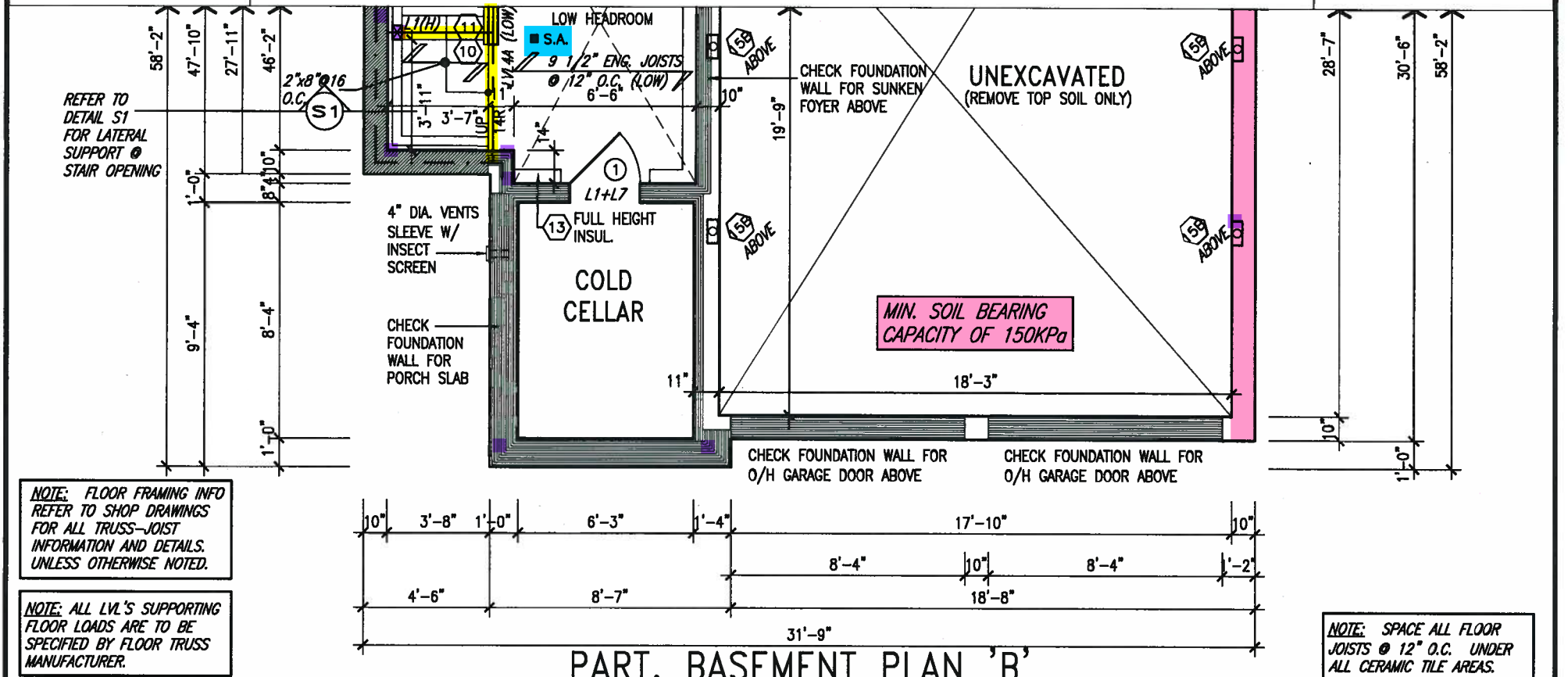
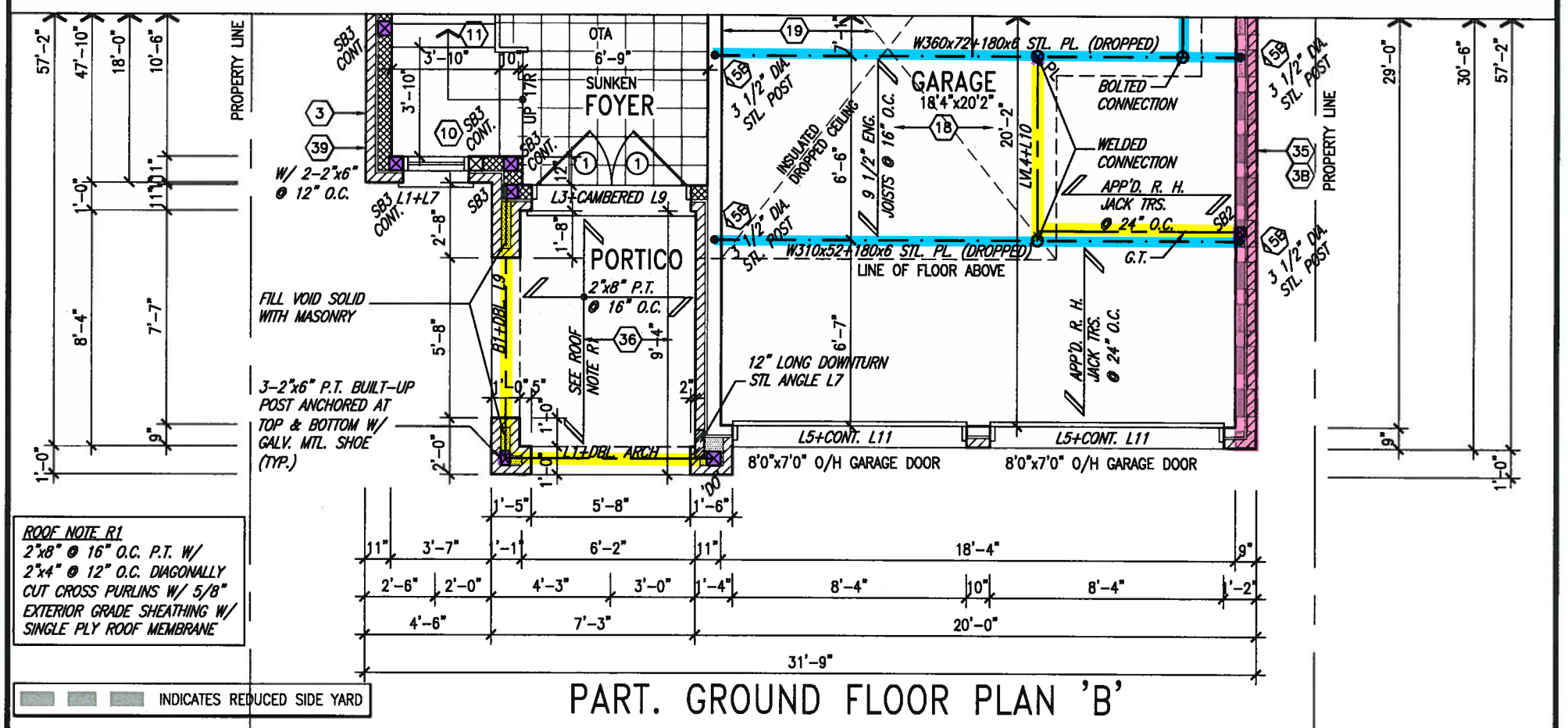
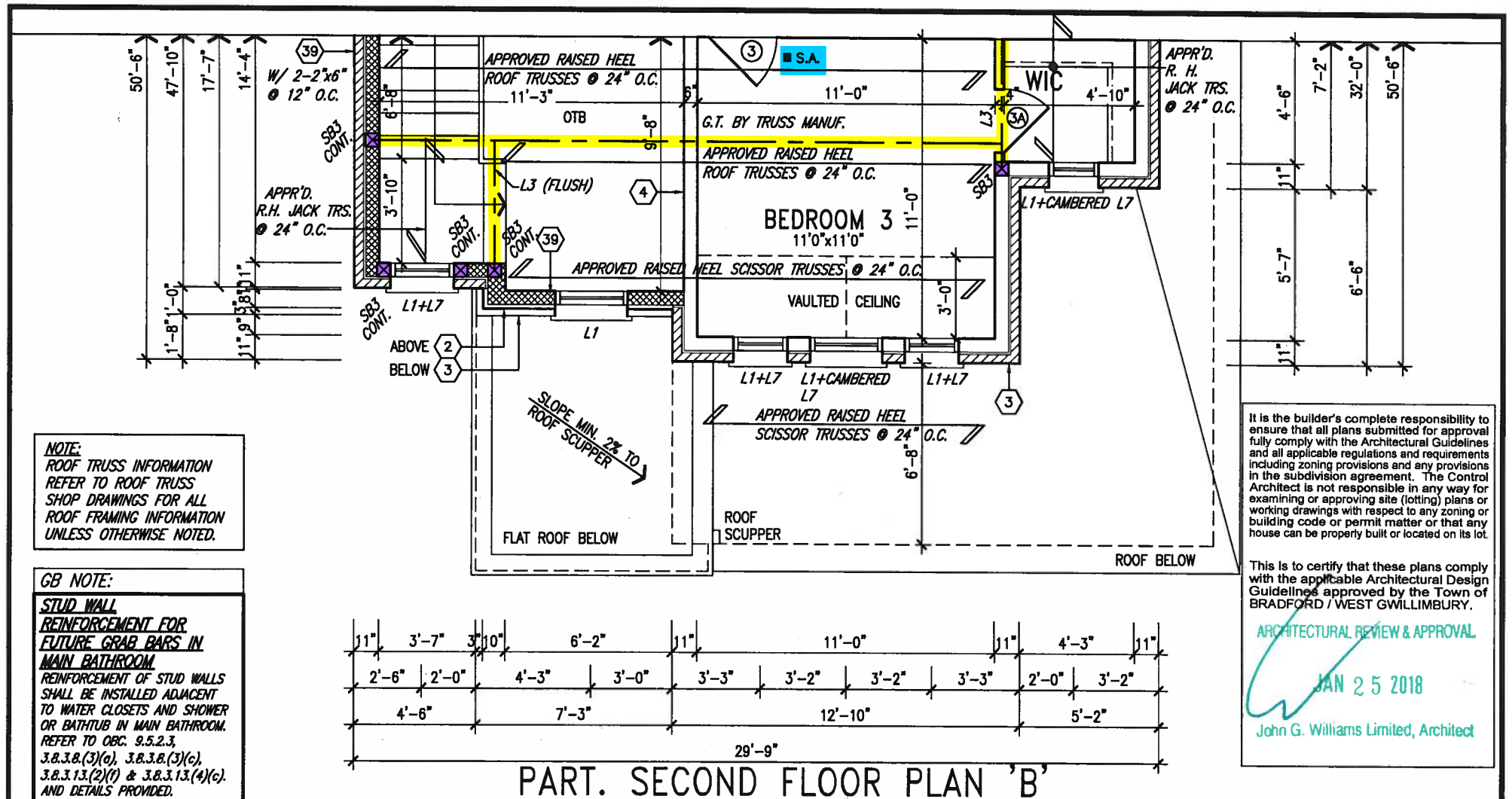
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD, WEST GUILDFORD.

JAN 25 2018  
John G. Williams Limited, Architect

SECOND FLOOR PLAN 'A'

9. .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		<b>VA3 DESIGN</b> 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>S38-16</b> BAROSSA 16	
8. .		qualification information			project name <b>GREEN VALLEY EAST</b>		project no. <b>16023</b>	
7. .		Wellington Jno-Baptiste			municipality <b>BRADFORD, ONTARIO</b>		drawing no. <b>3</b>	
6. .		name registration information VA3 Design Inc.			date <b>SEPTEMBER, 2016</b>		file name <b>16023-S38-16</b>	
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.		checked by <b>RC</b>		scale <b>3/16" = 1'-0"</b>		
4. .		JAN 16-18		drawn by <b>N.HUR</b>		THU - Jan 18 2018 - 5:42 AM		
3. .		OCT.19/16		RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg				
2. REVISED AS PER ENG'S COMMENTS		RC						
1. REVISED BASEMENT WALLS TO BE 10"		SB						
no. description		date by						





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8.				qualification information	
7.				Wellington Jno-Baptiste	25591
6.				name	BCN
5.				registration information	42658
4.				VAS Design Inc.	
3.					
2.	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1.	REVISED BASEMENT WALLS TO BE 10"	OCT.19/16	SB		
no.	description	date	by		

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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vasdesign.com

**BAYVIEW WELLINGTON**

project name: GREEN VALLEY EAST  
municipality: BRADFORD, ONTARIO

date: SEPTEMBER, 2016  
drawn by: N.HUR  
checked by: RC  
scale: 3/16" = 1'-0"

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**S38-16**  
BAROSSA 16

project no. 16023

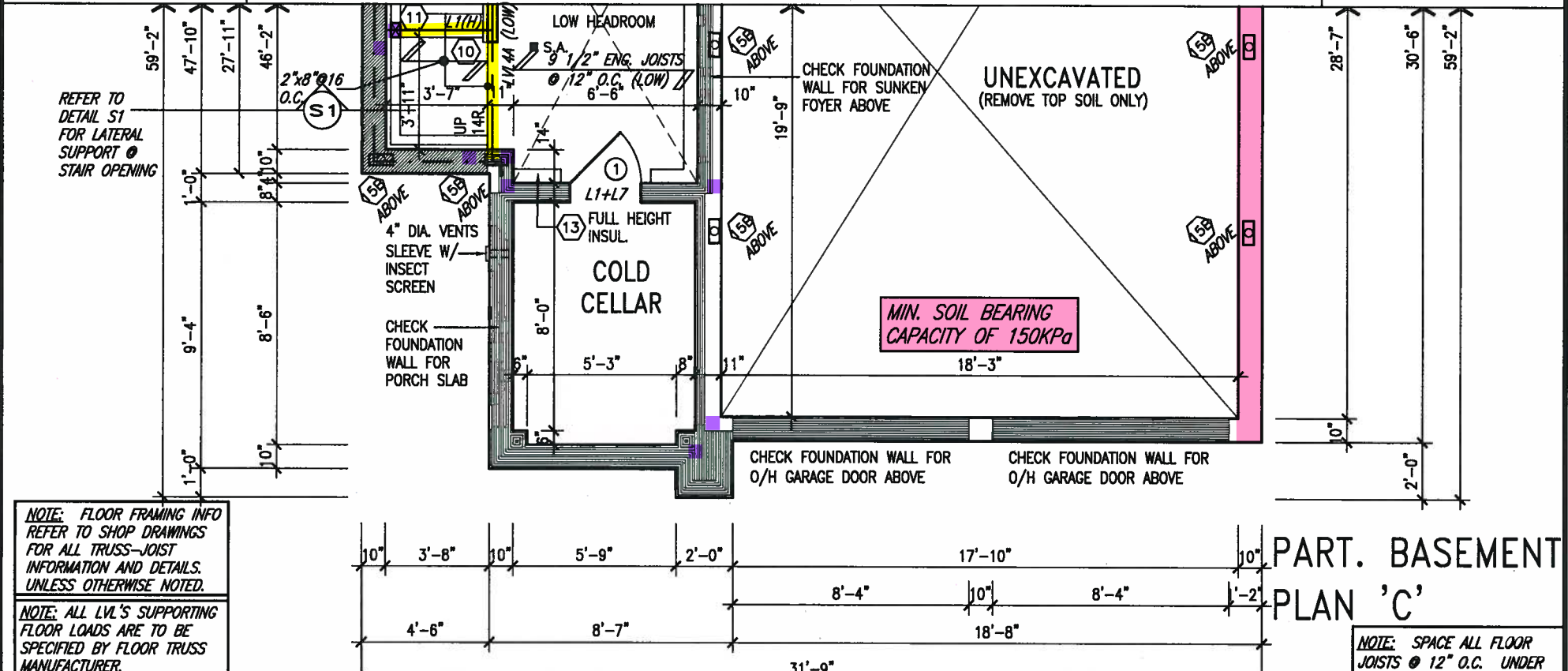
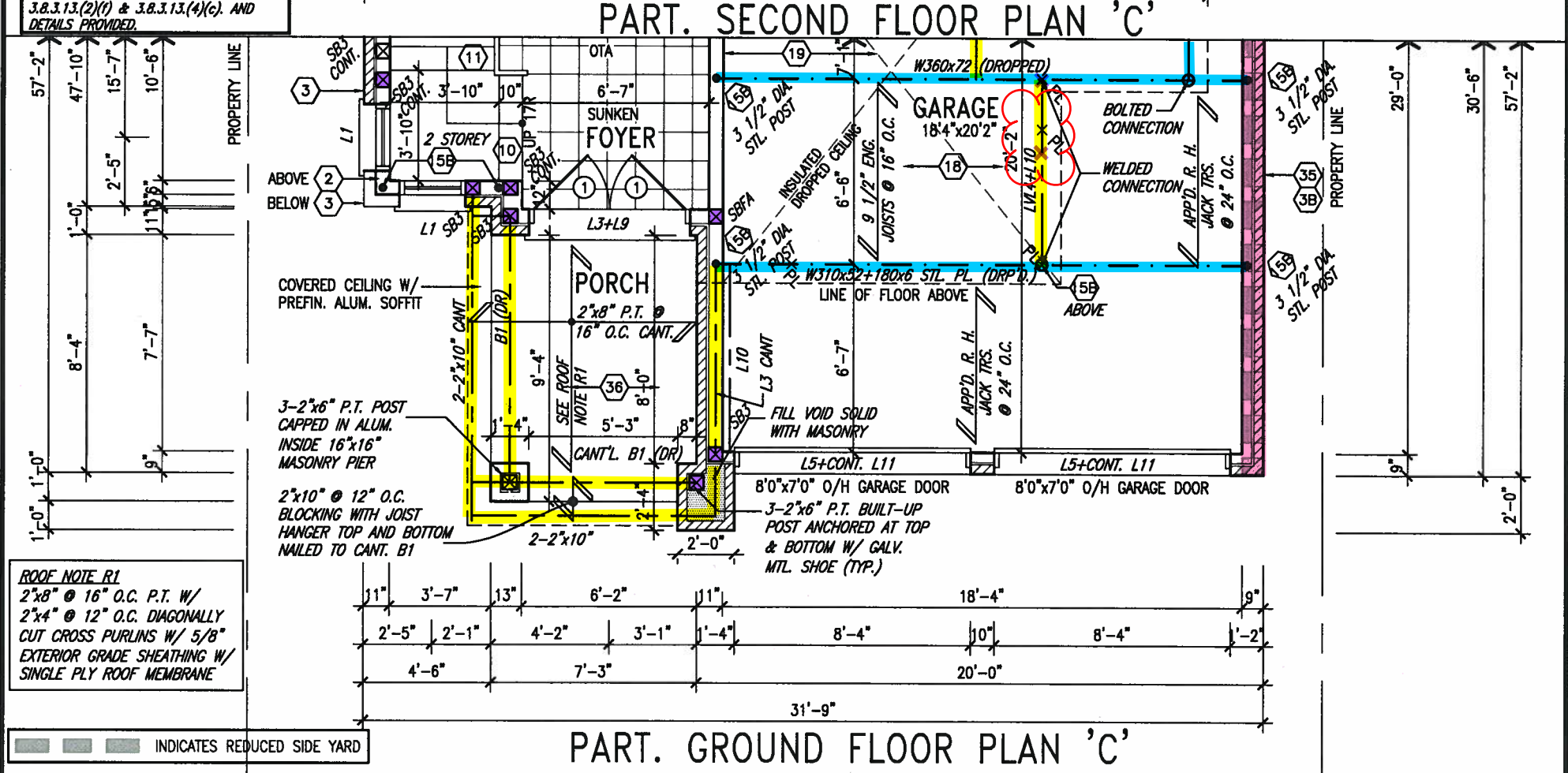
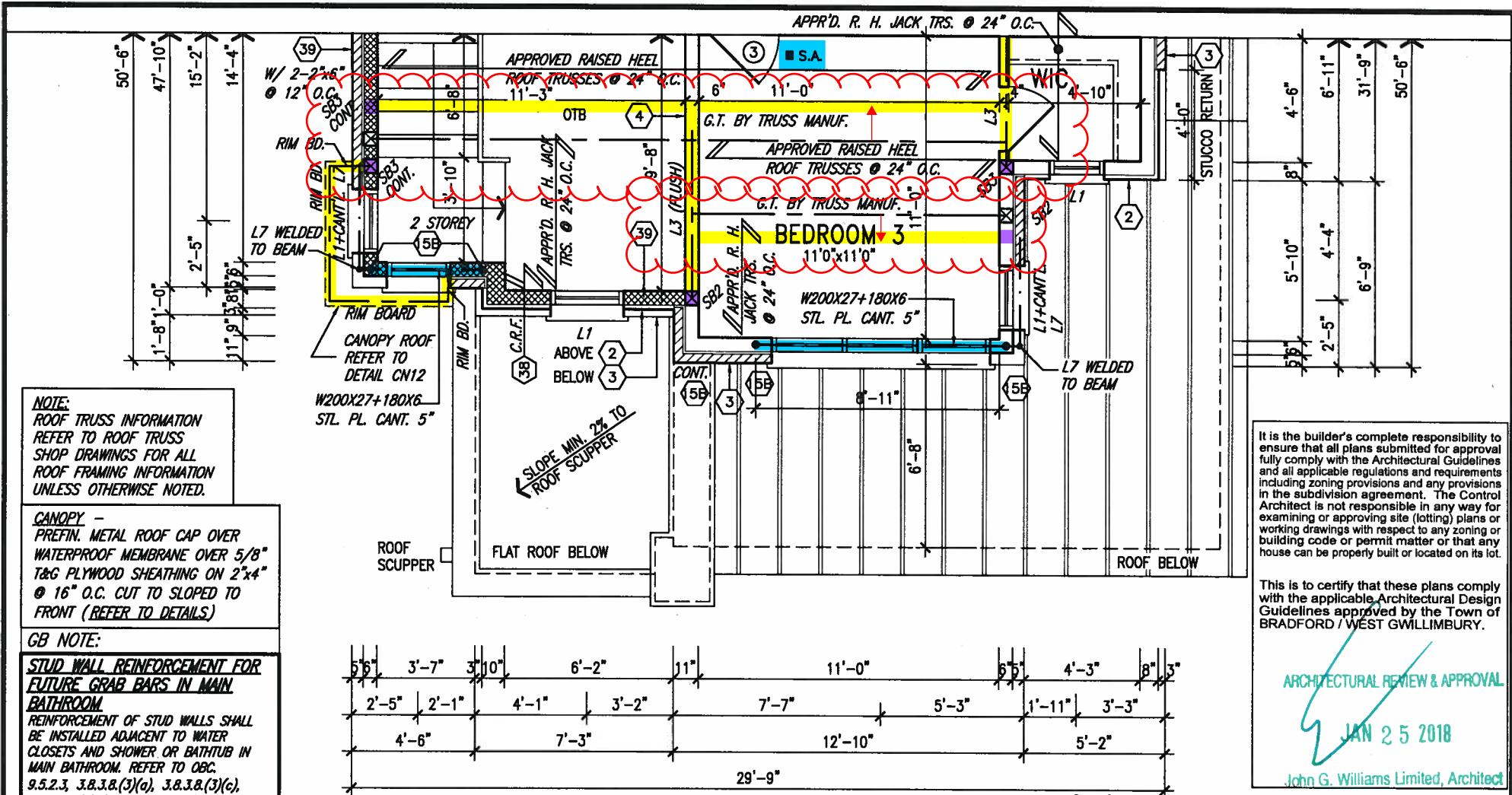
drawing no. 4

PART. FLOOR PLANS 'B'

16023-S38-16

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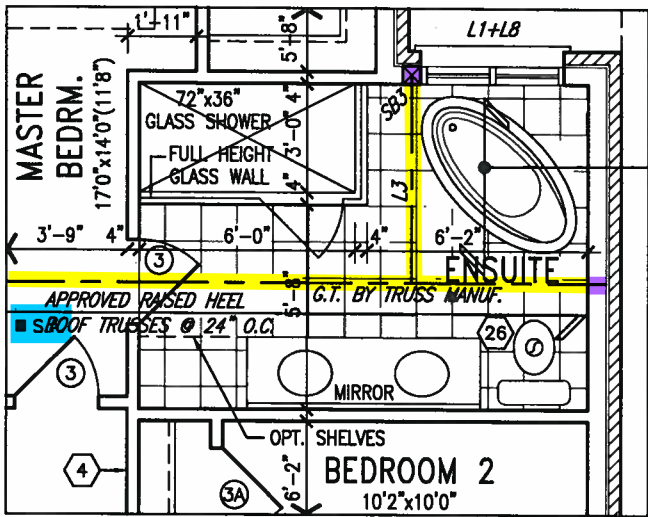
NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.		NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.	
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8.		qualification information	
7.		Wellington Jno-Baptiste 25591	
6.		name registration information BCN	
5.		VA3 Design Inc. 42658	
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3.		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	
2.	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
1.	REVISED BASEMENT WALLS TO BE 10"	OCT.19/16	SB
no.	description	date	by

BAYVIEW WELLINGTON		S38-16	
GREEN VALLEY EAST		BAROSSA 16	
project name	BRADFORD, ONTARIO	project no.	16023
date	SEPTEMBER, 2016	file name	16023-S38-16
drawn by	N.HUR	checked by	RC
scale	3/16" = 1'-0"	drawing no.	5
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 18 2018 - 5:42 AM			



AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C'
GROUND FLOOR AREA	1092 SF	1092 SF	1092 SF
SECOND FLOOR AREA	1374 SF	1374 SF	1372 SF
SUBTOTAL	2466 SF	2466 SF	2464 SF
DEDUCT ALL OPEN AREAS	80 SF	80 SF	80 SF
<b>TOTAL NET AREA</b>	<b>2386 SF</b> (221.67 m <sup>2</sup> )	<b>2386 SF</b> (221.67 m <sup>2</sup> )	<b>2384 SF</b> (221.48 m <sup>2</sup> )
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE W/OUT PORCH	1588 SF (147.53 m <sup>2</sup> )	1588 SF (147.53 m <sup>2</sup> )	1588 SF (147.53 m <sup>2</sup> )
COVERAGE W/ PORCH	1731 SF (160.82 m <sup>2</sup> )	1728 SF (160.54 m <sup>2</sup> )	1730 SF (160.72 m <sup>2</sup> )

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



APPR'D.  
R. H.  
JACK TRS.  
@ 24" O.C.

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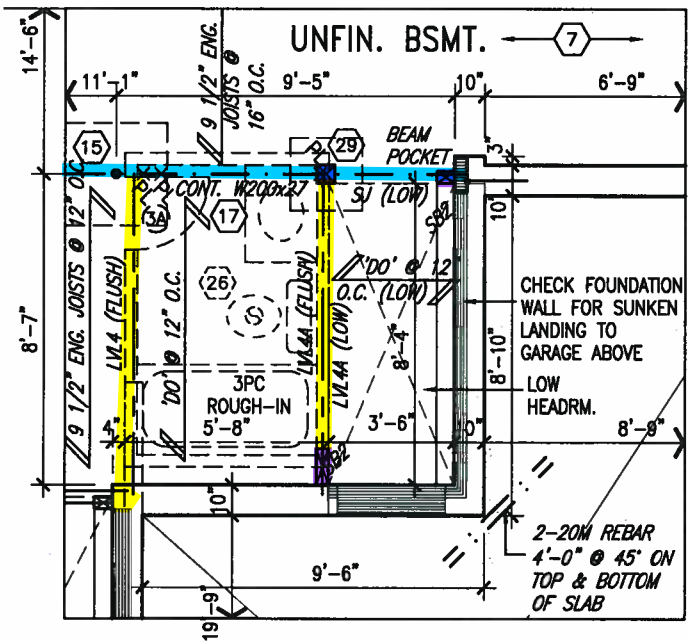
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ARCHITECTURAL REVIEW & APPROVAL

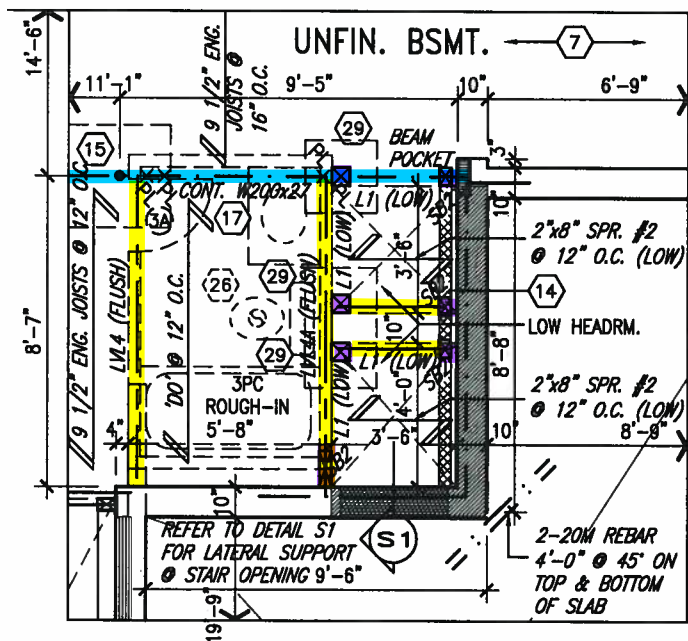
JAN 25 2018

John G. Williams Limited, Architect

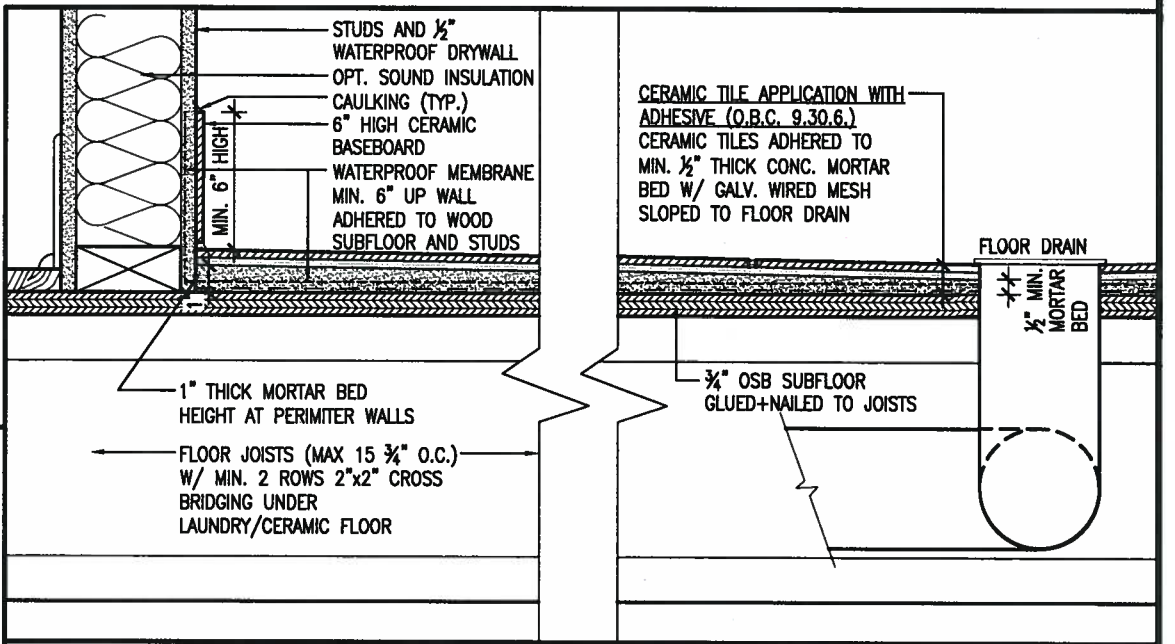
PART. OPT. SECOND FLOOR  
W/ ALT. ENSUITE LAYOUT



PART. SUNKEN LANDING TO  
GARAGE FOR -1R  
CONDITION



PART. SUNKEN LANDING TO  
GARAGE FOR -2R TO -3R  
CONDITION



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

REFER TO FULL PLANS  
FOR TYPICAL NOTES

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.

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

**EVS 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.

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information
4.				VA3 Design Inc. 42658
3.				
2.	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1.	REVISED BASEMENT WALLS TO BE 10"	OCT.19/16	SB	
no.	description	date	by	

**VA3 DESIGN**

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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vo3design.com

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY EAST**

date  
SEPTEMBER, 2016

drawn by  
N.HUR

checked by  
RC

scale  
3/16" = 1'-0"

project no.  
**S38-16**

BAROSSA 16

project no.  
**16023**

drawing no.  
**6**

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

**BAYVIEW WELLINGTON**

project name	BRADFORD, ONTARIO	project no.	16023
drawn by	NICHUR	drawing no.	8
date	SEPTEMBER, 2016		
checked by	RC	scale	3/16" = 1'-0"
file name	LEFT SIDE ELEVATION 'A'		
date	16023-S38-16		
description	D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 18 2018 - 5:43 AM		

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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  
registration information  
42658  
BC2H

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LEFT SIDE ELEVATION 'A'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY	REFER TO FRONT ELEVATION FOR TYPICAL NOTES
---	---



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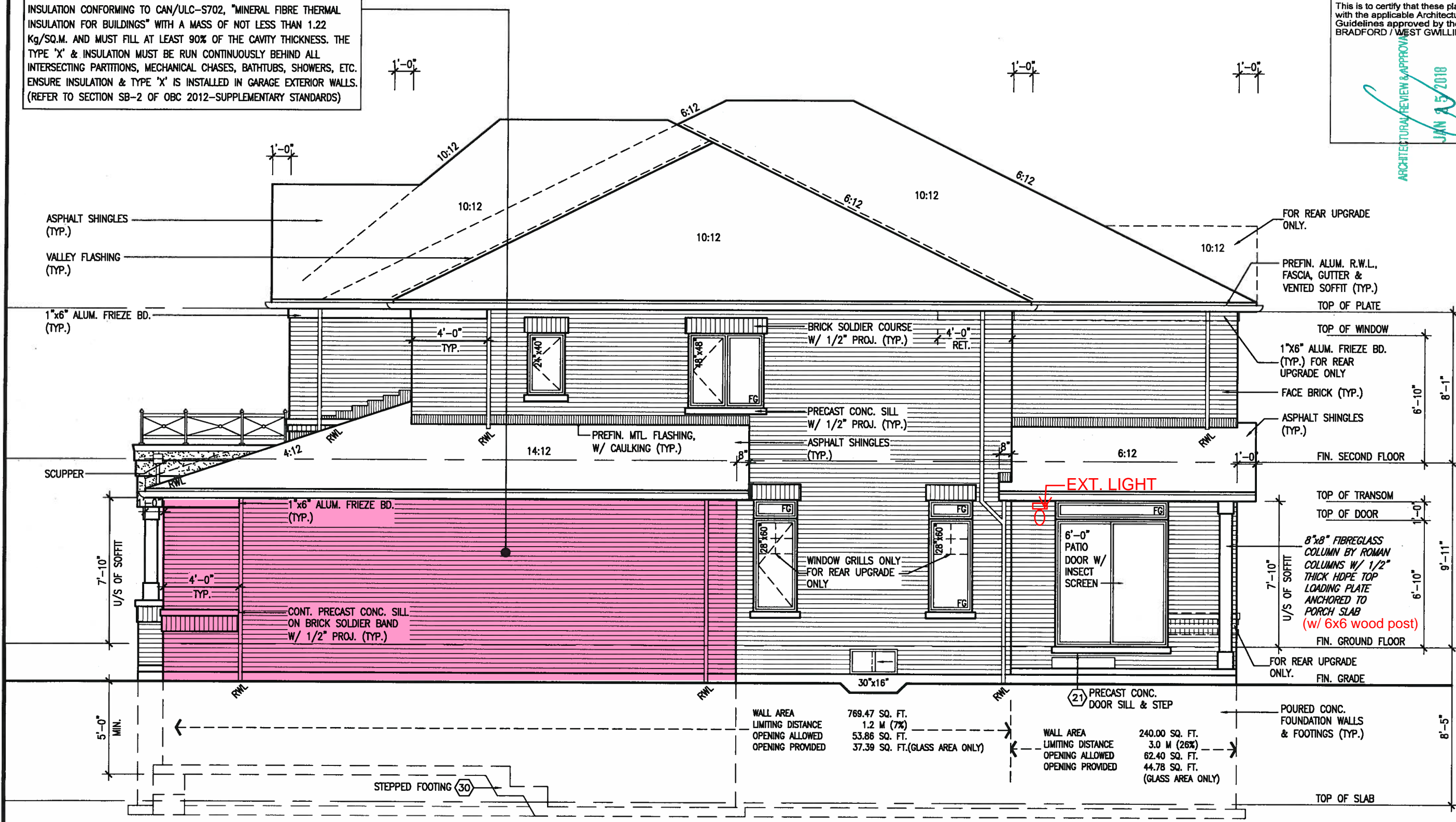
ARCHITECTURAL REVIEW & APPROVAL  
JAN 25 2018  
John G. Williams Limited, Architect

project no.	16023
project name	BAYVIEW WELLINGTON
municipality	BRADFORD, ONTARIO
project name	GREEN VALLEY EAST
date	SEPTEMBER, 2016
checked by	N.HUR
drawn by	N.HUR
scale	3/16" = 1'-0"
file name	16023-S38-16
drawing no.	9

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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.  
Wellington Jno-Baptiste 25591  
signature  
name  
registration information  
VA3 Design Inc.  
42658  
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1	REVISED AS PER ENG'S COMMENTS	JAN 15-18	RC
2	REVISED BASEMENT WALLS TO BE 10"	OCT 19/16	SB
3			
4			
5			
6			
7			
8			
9			



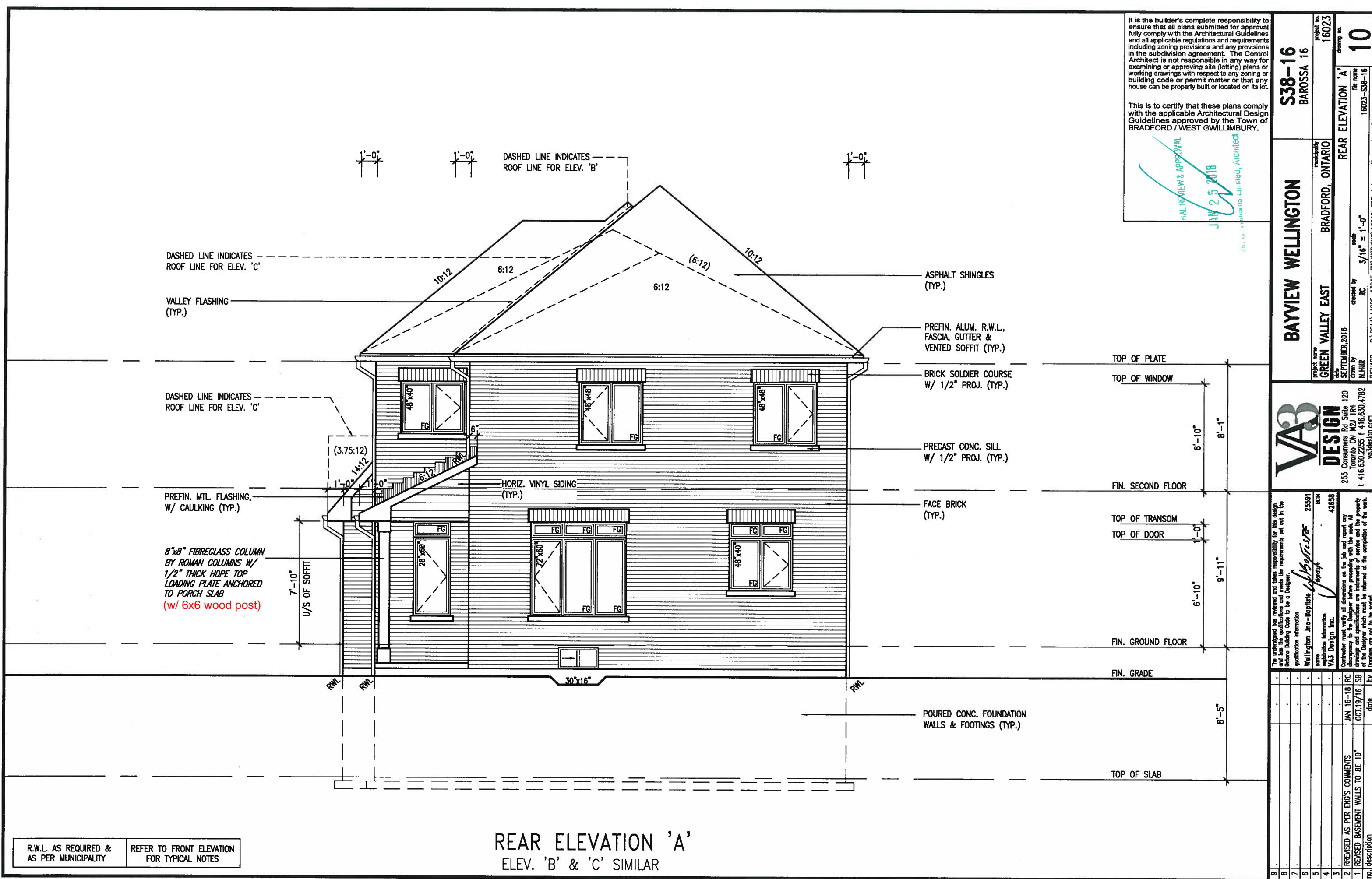
R.W.L. AS REQUIRED & AS PER MUNICIPALITY  
REFER TO FRONT ELEVATION FOR TYPICAL NOTES

RIGHT SIDE ELEVATION 'A'

WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED  
769.47 SQ. FT.  
1.2 M (7%)  
53.86 SQ. FT.  
37.39 SQ. FT. (GLASS AREA ONLY)

WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED  
240.00 SQ. FT.  
3.0 M (26%)  
62.40 SQ. FT.  
44.78 SQ. FT. (GLASS AREA ONLY)





R.W.L. AS REQUIRED &  
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES

REAR ELEVATION 'A'  
ELEV. 'B' & 'C' SIMILAR

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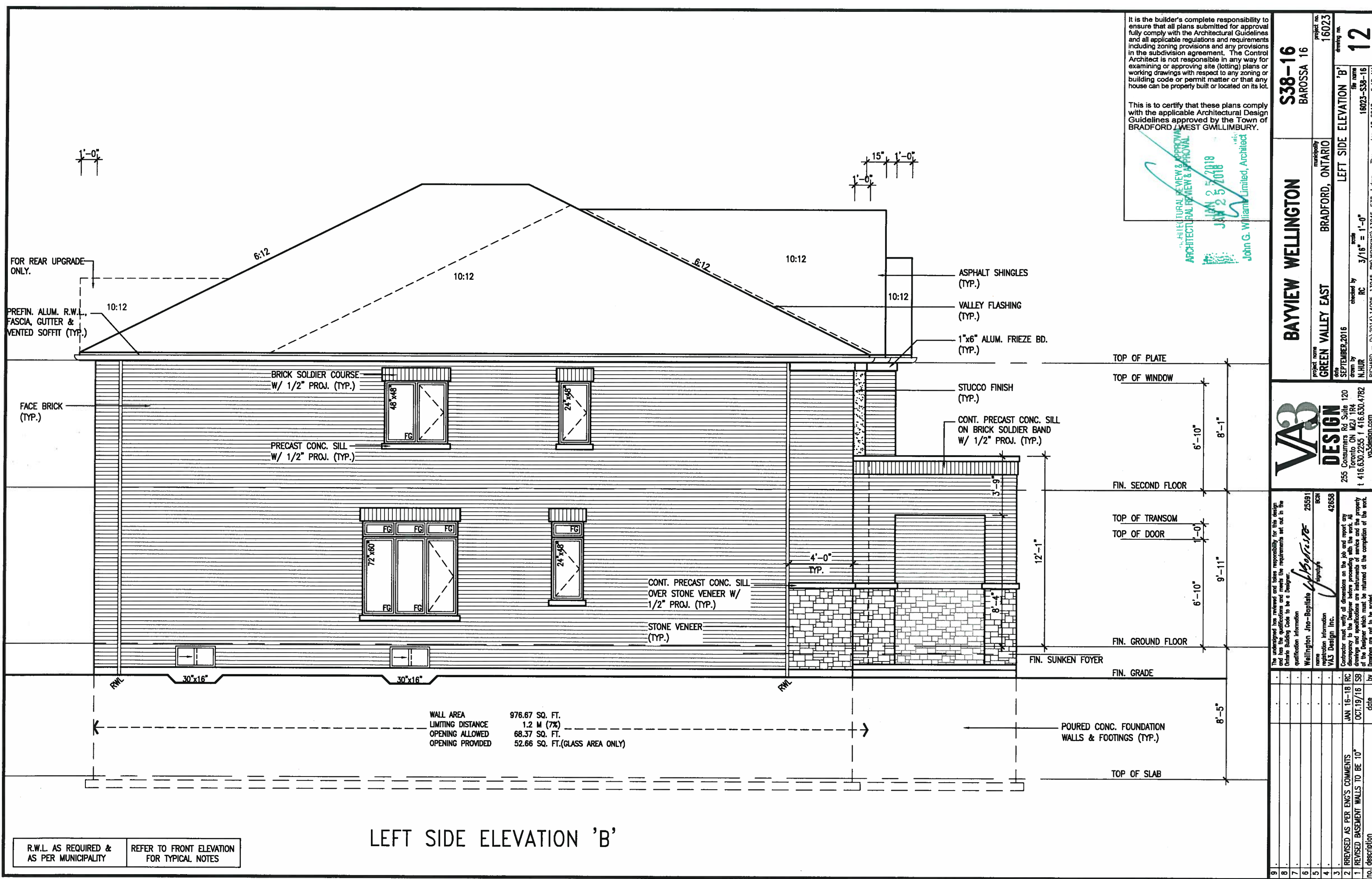
FINAL REVIEW & APPROVAL  
JAN 25 2018  
Jno-Baptiste Limited, Architect

BAYVIEW WELLINGTON		S38-16	
GREEN VALLEY EAST		BAROSSA 16	
BRADFORD, ONTARIO		16023	
SEPTEMBER, 2016		REAR ELEVATION 'A'	
N.HUR		10	
16023-S38-16		16023-S38-16	
D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg		Thurs - Jan 18 2018 - 5:42 AM	
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Toronto ON M2J 1R4		t 416.630.2255 f 416.630.4782	
va3design.com		All drawings specifications, related documents and design are the copyright property of VA3 DESIGN.	
The undersigned has reviewed and taken 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	
qualification information		BCA 42558	
Wellington Jno-Baptiste		VA3 Design Inc.	
name		VA3 Design Inc.	
registration information		VA3 Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		JAN 16-18 RC	
2 REVISED AS PER ENG'S COMMENTS		OCT 19/16 SB	
1 REVISED BASEMENT WALLS TO BE 10"		date	
no.		description	









R.W.L. AS REQUIRED &  
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES

LEFT SIDE ELEVATION 'B'

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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.

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

BAYVIEW WELLINGTON

S38-16  
BAROSSA 16

project no. 16023  
drawing no. 12  
project name GREEN VALLEY EAST  
municipality BRADFORD, ONTARIO  
date SEPTEMBER 2016  
checked by N.HUR  
drawn by RC  
scale 3/16" = 1'-0"

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  
name registration information BCN  
VA3 Design Inc. 42553  
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no. description  
1 REVISED BASEMENT WALLS TO BE 10"  
2 REVISED AS PER ENG'S COMMENTS  
JAN 16-18 RC  
OCT 19/16 SB  
date by

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# 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 DESIGN & APPROVAL  
JAN 25/2018

John G. Williams Limited, Architect

BAYVIEW WELLINGTON

S38-16

BAROSSA 16

project no.  
16023

BRADFORD, ONTARIO

RIGHT SIDE ELEVATION 'B'

drawing no.  
13

scale  
3/16" = 1'-0"

checked by  
N.HUR

date  
SEPTEMBER, 2016

drawn by  
N.HUR

scale  
3/16" = 1'-0"

project name  
GREEN VALLEY EAST

project no.  
16023-S38-16

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N.HUR

drawn by  
N.HUR

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16023-S38-16

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ARCHITECTURAL REVIEW & AP  
JAN 25 2018  
John G. Williams Limited, A

<p><b>BAYVIEW WELLINGTON</b></p>		<p><b>S38-16</b> BAROSSA 16</p>	
<p>project name <b>GREEN VALLEY EAST</b></p>	<p>municipality <b>BRADFORD, ONTARIO</b></p>	<p>project no. <b>16023</b></p>	<p>drawing no. <b>15</b></p>
<p><b>LEFT SIDE ELEVATION 'C'</b></p>			
<p>drawn by M. HUR</p>	<p>checked by RC</p>	<p>scale <b>3/16" = 1'-0"</b></p>	<p>file name <b>16023-S38-16</b></p>
<p>date <b>SEPTEMBER, 2016</b></p>			
<p>REMARKS - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 18 2018 - 5:42 AM</p>			

**V3**  
**DESIGN**  
255 Consumers Rd Suite 110  
Toronto ON M2J 1R4  
416.630.2255 f 416.630.4747  
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.

Signature *[Signature]* 25591

Designation *[Signature]* BCN

Registration information VAS3 Designer, 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 copied.

no.	description	date	by
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2.	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
1	REVISED BASEMENT WALLS TO BE 10"	OCT.19/15	SB



LEFT SIDE ELEVATION 'C'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY	REFER TO FRONT ELEVATION FOR TYPICAL NOTES
---	---

(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 &amp; APPROVAL

AN 25 2018

<b>BAYVIEW WELLINGTON</b>		<b>S38-16</b> <b>BAROSSA 16</b>	
project name <b>GREEN VALLEY EAST</b>	municipality <b>BRADFORD, ONTARIO</b>	project no. <b>16023</b>	
date <b>SEPTEMBER, 2016</b>		drawing no. <b>16</b>	
checked by <b>RC</b>		file name <b>16023-S38-16</b>	
drawn by <b>M.HUR</b>		scale <b>3/16" = 1'-0"</b>	
title <b>RIGHT SIDE ELEVATION 'C'</b>			
REVISIONS 1. REVISION - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jun 18 2016 - 5:42 AM BY: RICHARD			

**VAD**  
**DESIGN**  
255 Consumers Rd Suite 121  
Toronto ON M2J 1R4  
416.630.2255 f 416.630.4788  
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 Statute Code to be a Designer.

qualification information

Wellington Jno-Baptiste 25591

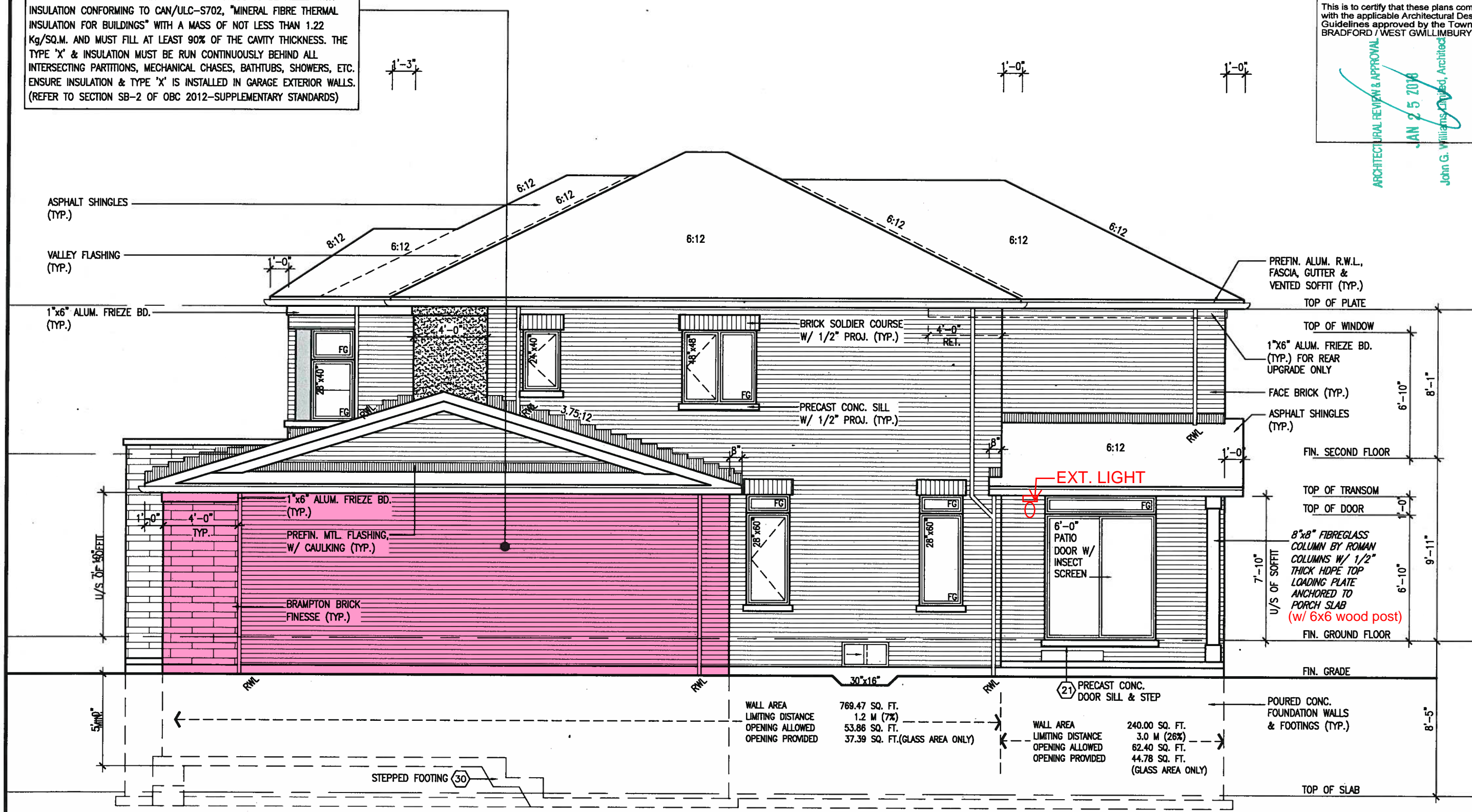
name information

VS Design Inc. 42558

signature

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RIGHT SIDE ELEVATION 'C'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY	REFER TO FRONT ELEVATION FOR TYPICAL NOTES
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REFER TO FULL PLANS  
FOR TYPICAL NOTES

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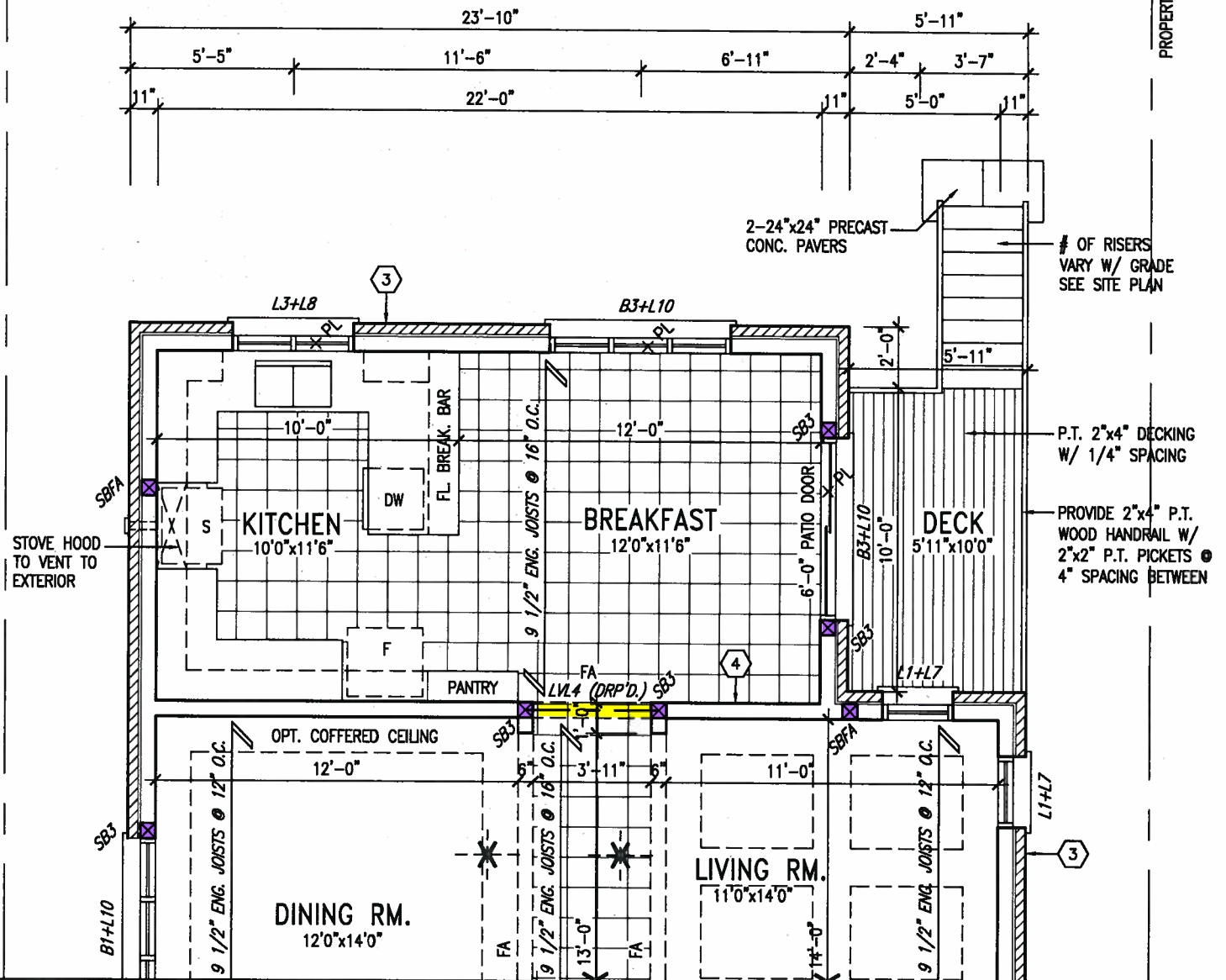
ARCHITECTURAL REVIEW & APPROVAL

JAN 25 2018

John G. Williams Limited, Architect

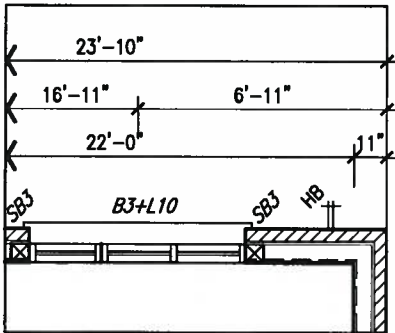
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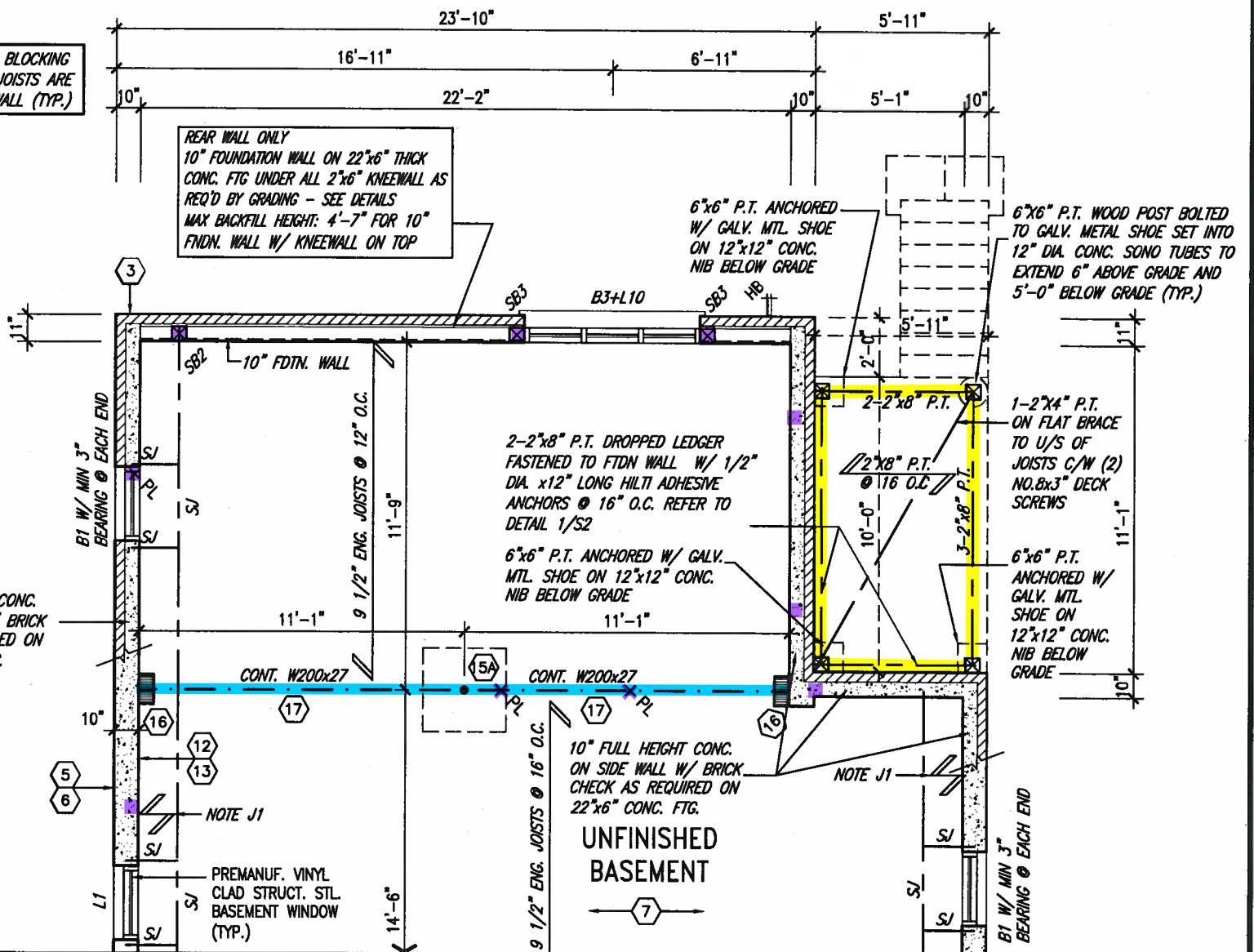
GROUND FLOOR PLAN 'A' - W.O.D. CONDITION  
ELEV. 'B' & 'C' SIMILAR

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



BSMT PLAN 'C'  
REAR UPGRADE  
W.O.D. CONDITION  
ONLY

10" FULL HEIGHT CONC.  
ON SIDE WALL W/ BRICK  
CHECK AS REQUIRED ON  
22"x6" CONC. FTG.



BASEMENT PLAN 'A' - W.O.D. CONDITION  
ELEV. 'B' & 'C' SIMILAR

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information
4.				VAS Design Inc. 42658
3.				
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no.	description	date	by	

**VAS**  
DESIGN

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

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY EAST**

municipality  
**BRADFORD, ONTARIO**

**S38-16**  
BAROSSA 16

project no.  
**16023**

date  
**SEPTEMBER, 2016**

PART. FLOOR PLANS-W.O.D. COND.

drawn by  
**N.HUR**

checked by  
**RC**

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

file name  
**16023-S38-16**

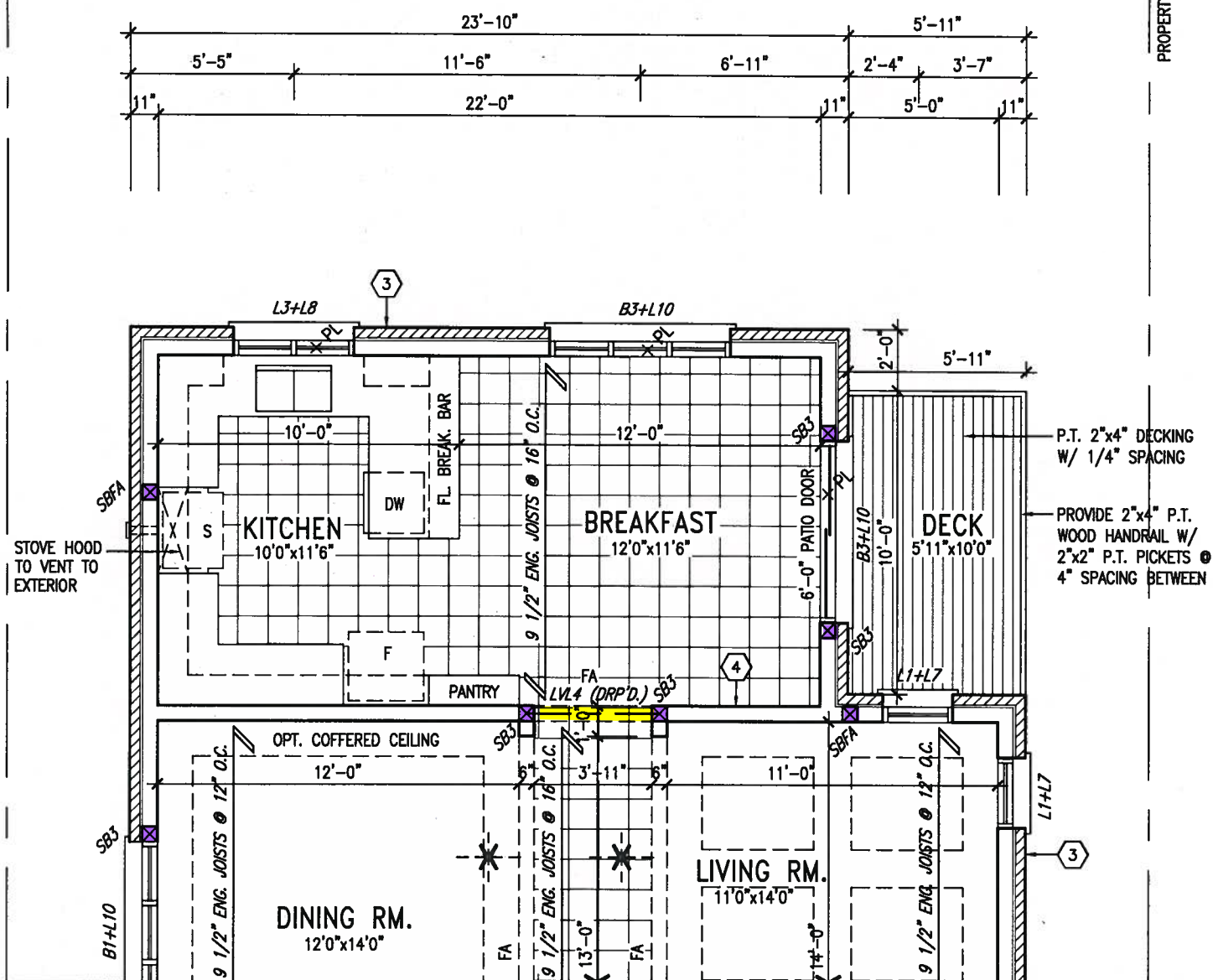
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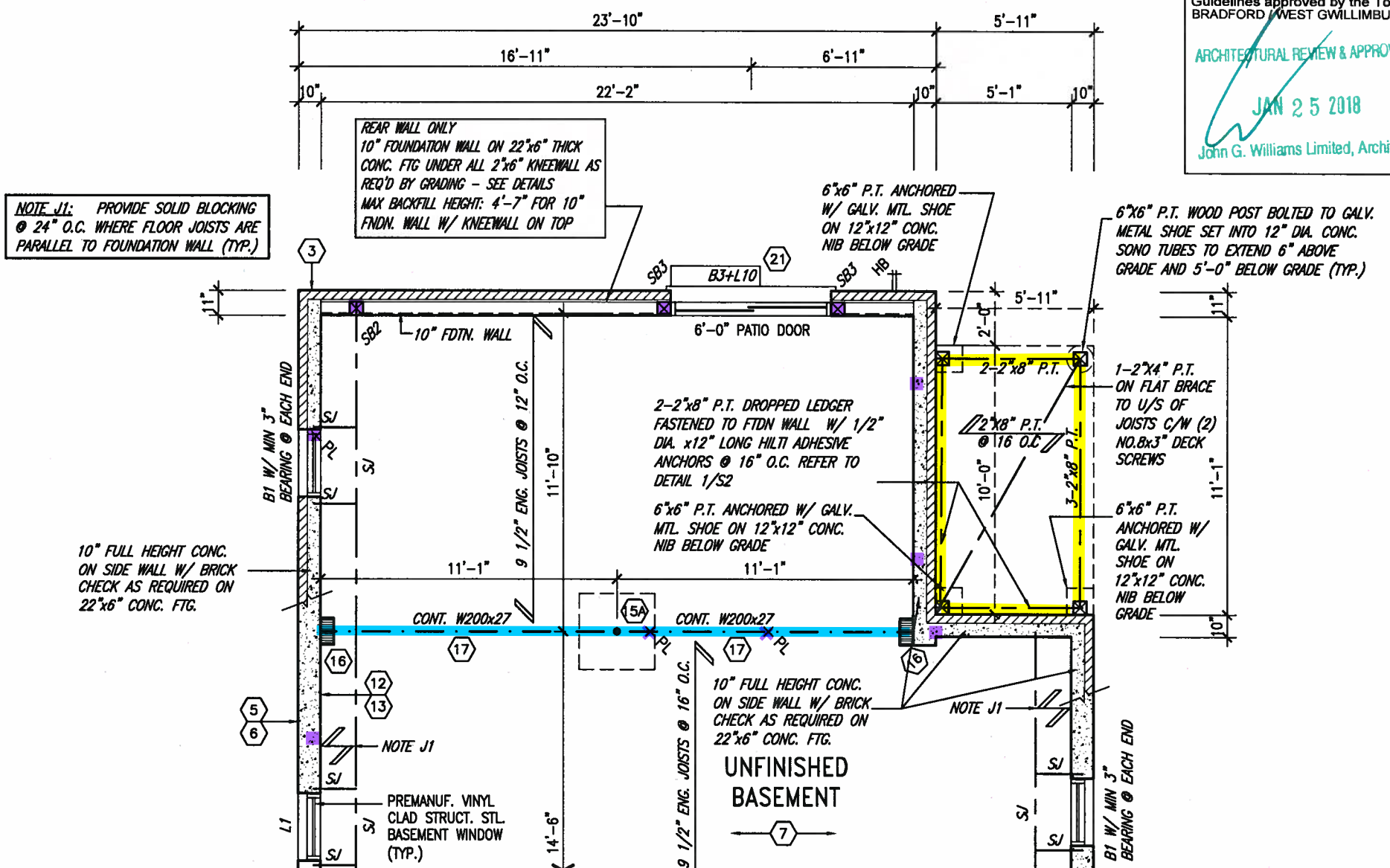
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ARCHITECTURAL REVIEW & APPROVAL  
JAN 25 2018  
John G. Williams Limited, Architect



BASEMENT PLAN 'A' - W.O.B. CONDITION  
ELEV. 'B' & 'C' SIMILAR

9	.	.	.	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste  25591</div> <div>name</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div>	<div></div> <div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	BAYVIEW WELLINGTON		S38-16 BAROSSA 16	
8	.	.	.			project name	municipality	project no.	
7	.	.	.			GREEN VALLEY EAST	BRADFORD, ONTARIO	16023	
6	.	.	.			date	PART. FLOOR PLANS - W.O.B. COND.		
5	.	.	.			SEPTEMBER, 2016	drawing no.		
4	.	.	.			drawn by	checked by	scale	file name
3	.	.	.	N.HUR	RC	3/16" = 1'-0"	16023-S38-16		
2 REVISED AS PER ENG'S COMMENTS JAN 16-18 RC				RICHARD - 0:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 18 2018 - 5:42 AM					
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no. description date by									

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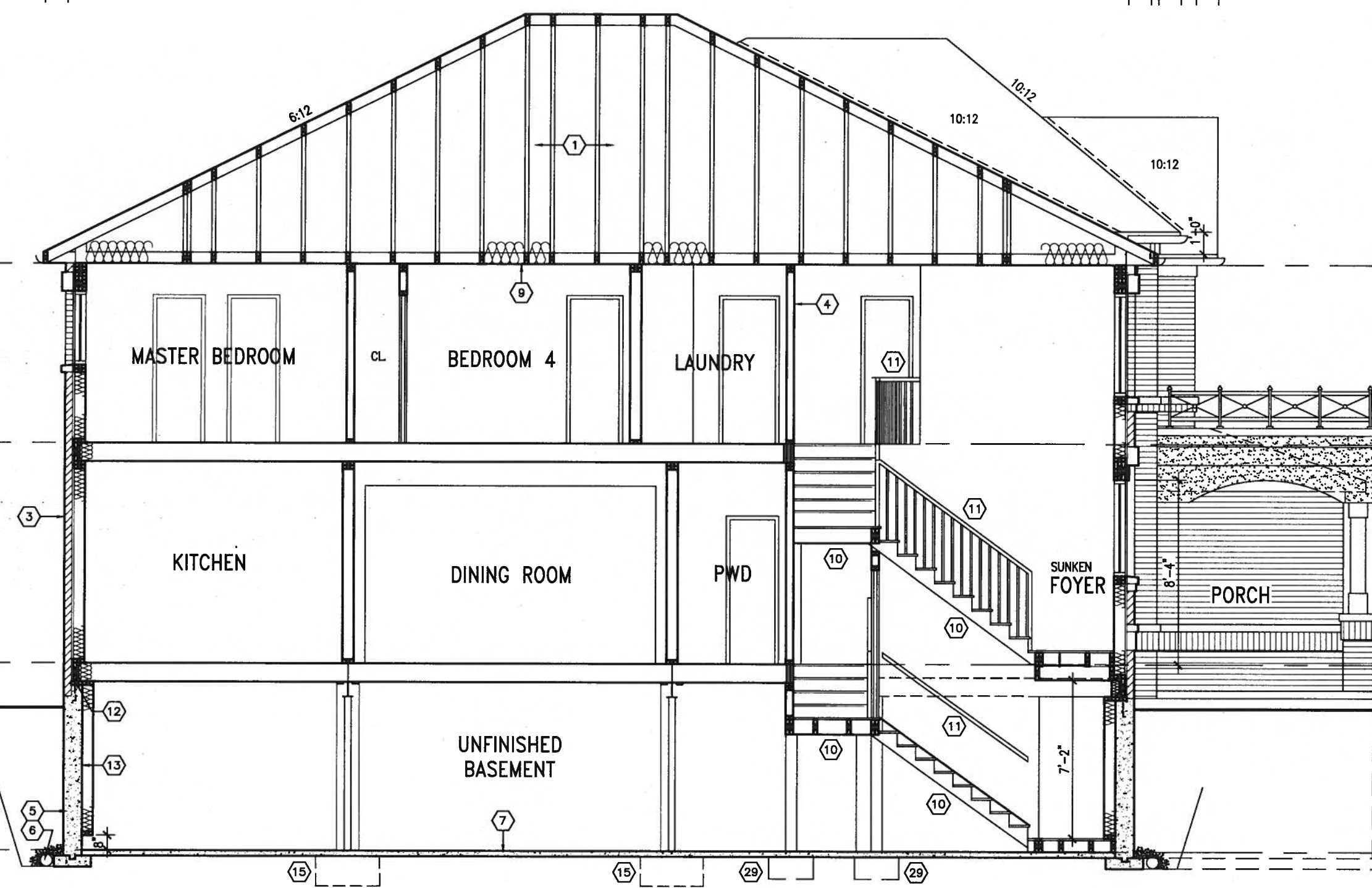


1'-0"

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

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TOP OF PLATE

TOP OF WINDOW

6'-10" 8'-1"

FIN. SECOND FLOOR

9'-11"

FIN. GROUND FLOOR

FIN. GRADE

8'-5"

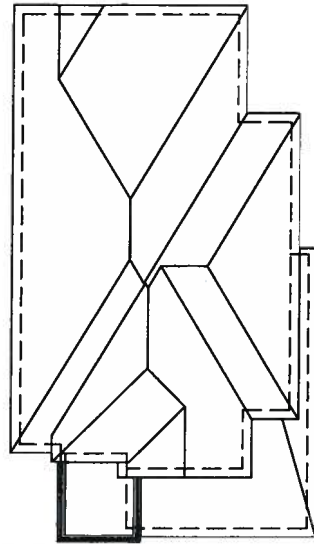
TOP OF SLAB

CROSS SECTION A-A

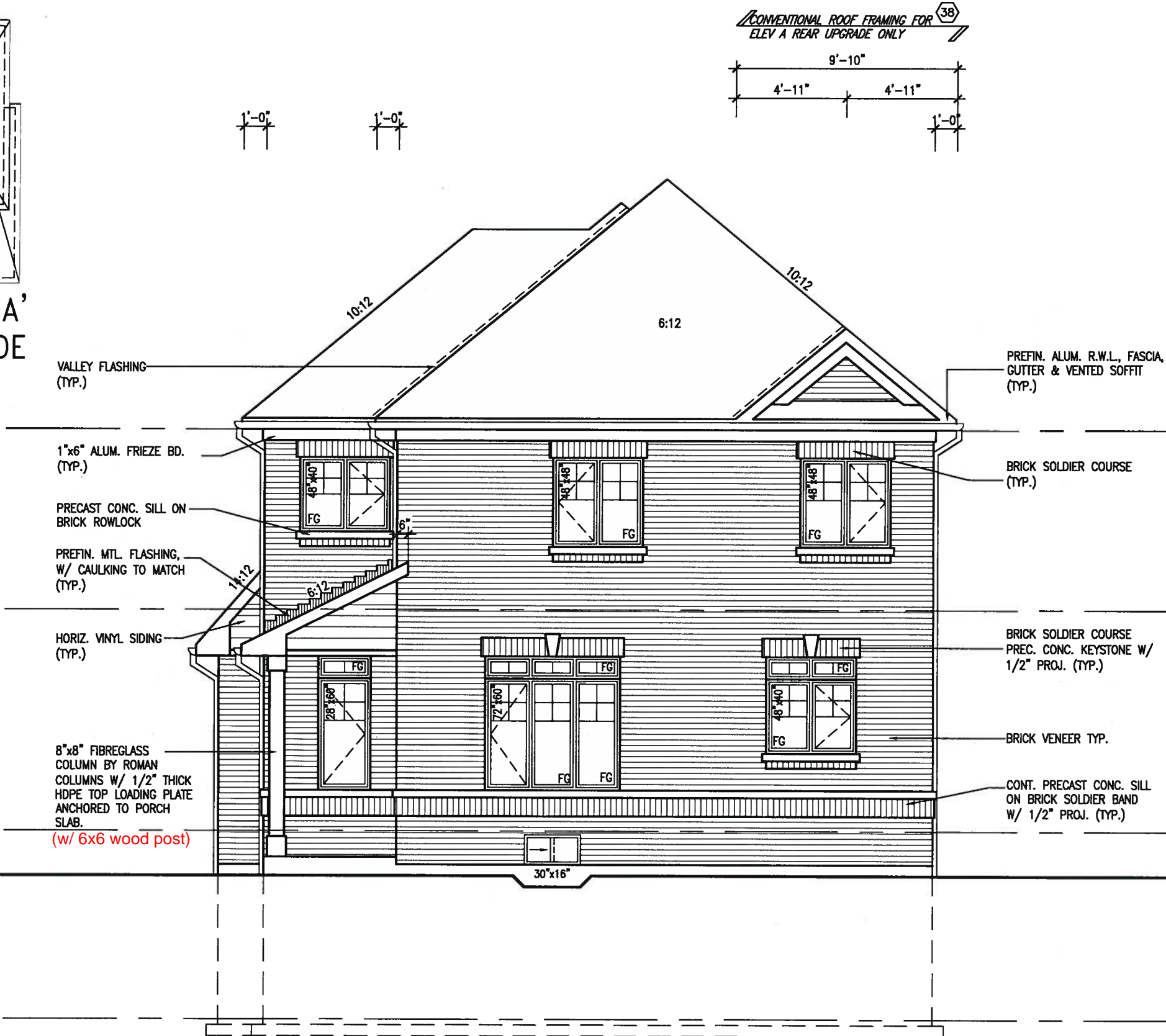
R.W.L. AS REQUIRED & AS PER MUNICIPALITY

REFER TO FRONT ELEVATION FOR TYPICAL NOTES

<b>BAYVIEW WELLINGTON</b> project name GREEN VALLEY EAST municipality BRADFORD, ONTARIO		<b>S38-16</b> BAROSSA 16 project no. 16023 drawing no. <b>21</b>
<b>VA3 DESIGN</b> 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		<b>CROSS-SECTION</b> date SEPTEMBER, 2016 drawn by N.HUR checked by RC scale 3/16" = 1'-0" RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 18 2018 - 5:42 AM
The undersigned has reviewed and taken 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 registration information VA3 Design Inc. 42558 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 REVISED AS PER ENG'S COMMENTS 1 REVISED BASEMENT WALLS TO BE 10"	JAN 16-18 RC OCT 19/16 SB	date by

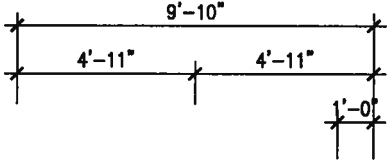


ROOF PLAN 'A'  
REAR UPGRADE



REAR UPGRADE ELEVATION 'A'

CONVENTIONAL ROOF FRAMING FOR  
ELEV A REAR UPGRADE ONLY

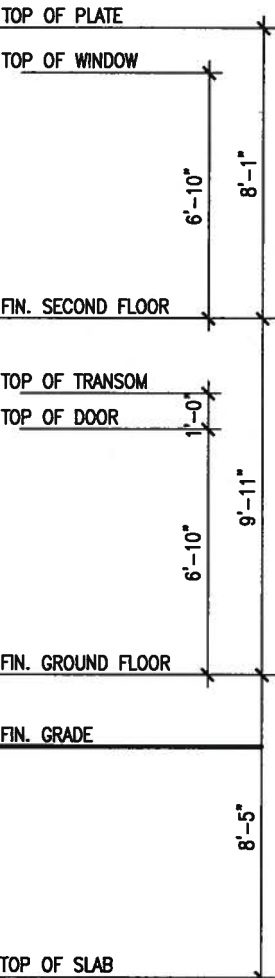


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ARCHITECTURAL REVIEW APPROVAL  
JAN 2 5 2018  
Williams Limited, Architect

REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES



<b>BAYVIEW WELLINGTON</b>		<b>S38-16</b>	
GREEN VALLEY EAST		BAROSSA 16	
BRADFORD, ONTARIO		project no. 16023	
municipality		drawing no. 22	
date: SEPTEMBER, 2016		file name: 16023-S38-16	
drawn by: N.HJR		checked by: RC	
scale: 3/16" = 1'-0"		date: JAN 18 2018 - 5:42 AM	
RICHARD - D: 2014\14005-13045-BW WORKING\13045-S38-1.dwg - Thu - Jan 18 2018 - 5:42 AM			

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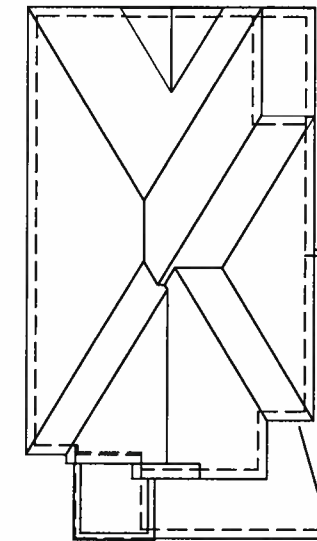
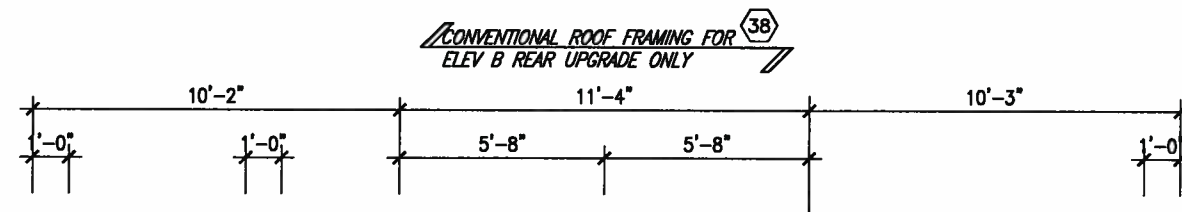
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

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no.	description	date	by
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18 RC	
1	REVISED BASEMENT WALLS TO BE 10"	OCT.19/16 SB	





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REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES



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Toronto ON M2J 1R4  
416.630.2255 f 416.630.4144  
vad3design.com

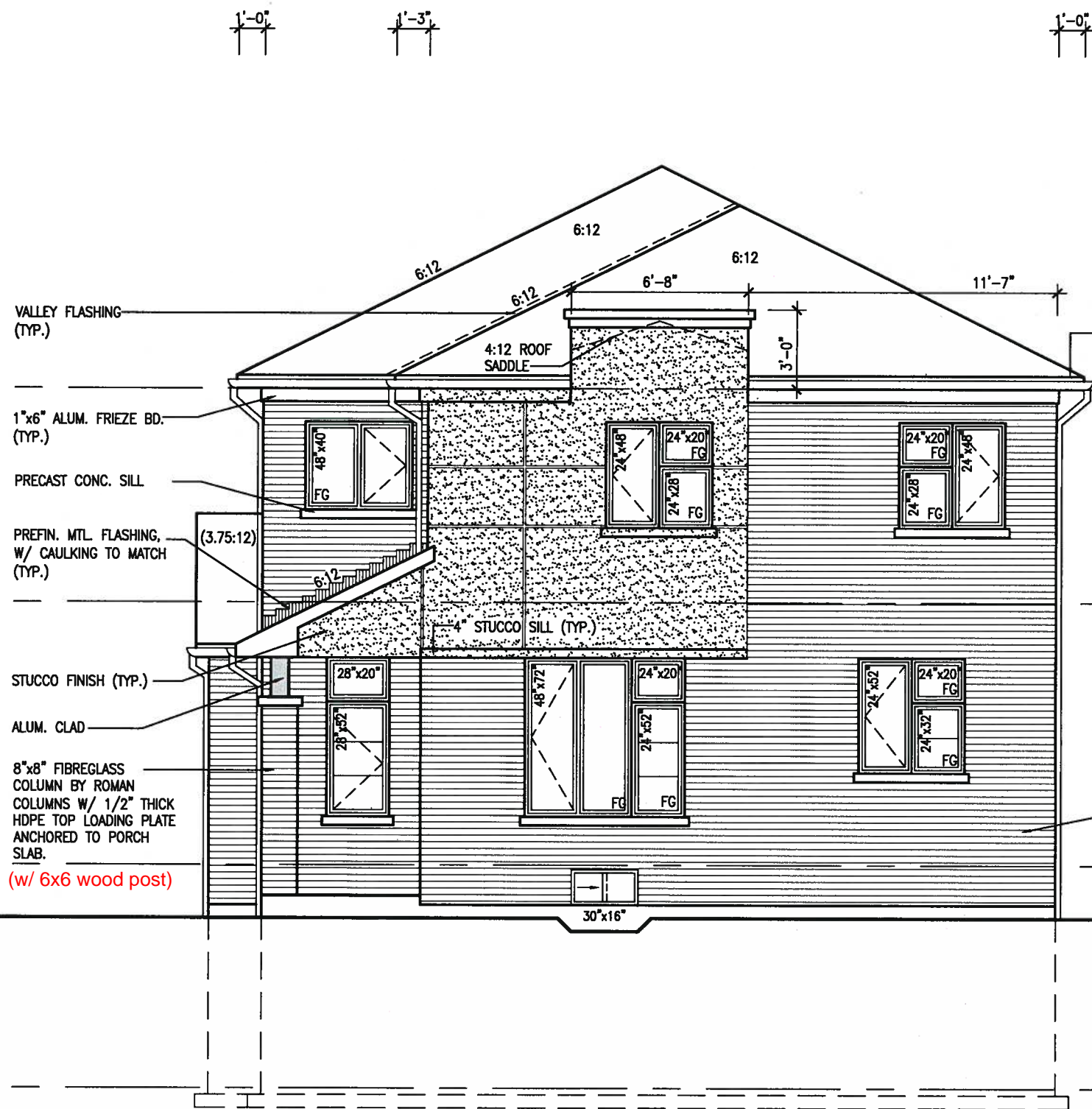
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Contractor Building Code to be a Designer.

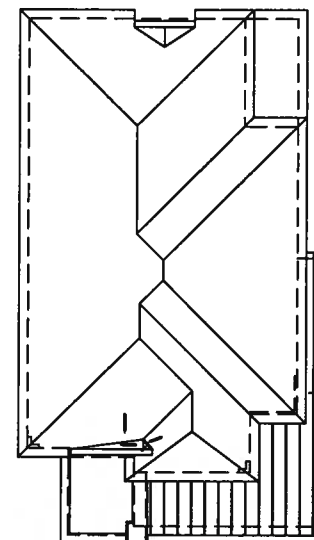
name W. Boppre 25591 BCKN 426558  
registration information signature  
VLA3 Design Inc.

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no.	description	date	by
1	REVISED BASEMENT WALLS TO BE 10"	OCT. 19/16	SB
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
3			
4			
5			
6			
7			
8			
9			



REAR UPGRADE ELEVATION 'C'



ROOF PLAN 'C'  
REAR UPGRADE

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ARCHITECTURAL REVIEW & APPROVAL  
JAN 2 8 2016  
JOHN G. WILLIAMS Limited, Architect

REFER TO FRONT ELEVATION FOR TYPICAL NOTES

BAYVIEW WELLINGTON		S38-16		BAROSSA 16	
GREEN VALLEY EAST		BRADFORD, ONTARIO		ELEVATION B REAR UPGRADE	
DATE		SEPTEMBER, 2016		DRAWN BY	
CHECKED BY		RC		SCALE	
3/16" = 1'-0"		PROJECT NO.		16023	
DRAWING NO.		16023-S38-16		DATE	
JAN 18 2018		5:42 AM		24	
RICHARD - D:\2014\14005-13045-BW WORKING\13045-S38-1.dwg		THU - JAN 18 2018		5:42 AM	
255 Consumers Rd Suite 120		Toronto ON M2J 1R4		416.630.2255	
416.630.2255		416.630.4782		v3design.com	
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591		BCN	
Wellington Jno-Baptiste		42658		V3 Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.		JAN 16-18 RC		OCT.19/16 SB	
2 REVISED AS PER ENG'S COMMENTS		JAN 16-18 RC		OCT.19/16 SB	
1 REVISED BASEMENT WALLS TO BE 10"		JAN 16-18 RC		OCT.19/16 SB	
NO. description		date		by	





REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES

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

<p>         The Designer must verify all dimensions on the job and report any discrepancies to the Designer immediately. The Designer will be responsible for the accuracy of the drawings and specifications and the accuracy of the information provided by the Designer. The Designer must be retained for the completion of the work. Drawings are not to be scaled.       </p>	<p>         The Designer must verify all dimensions on the job and report any discrepancies to the Designer immediately. The Designer will be responsible for the accuracy of the drawings and specifications and the accuracy of the information provided by the Designer. The Designer must be retained for the completion of the work. Drawings are not to be scaled.       </p>
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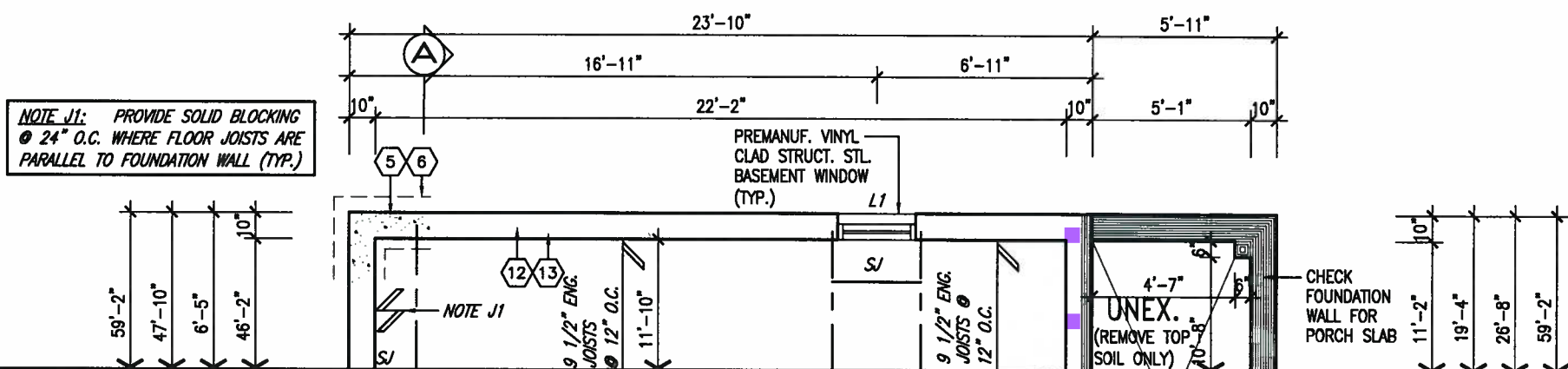
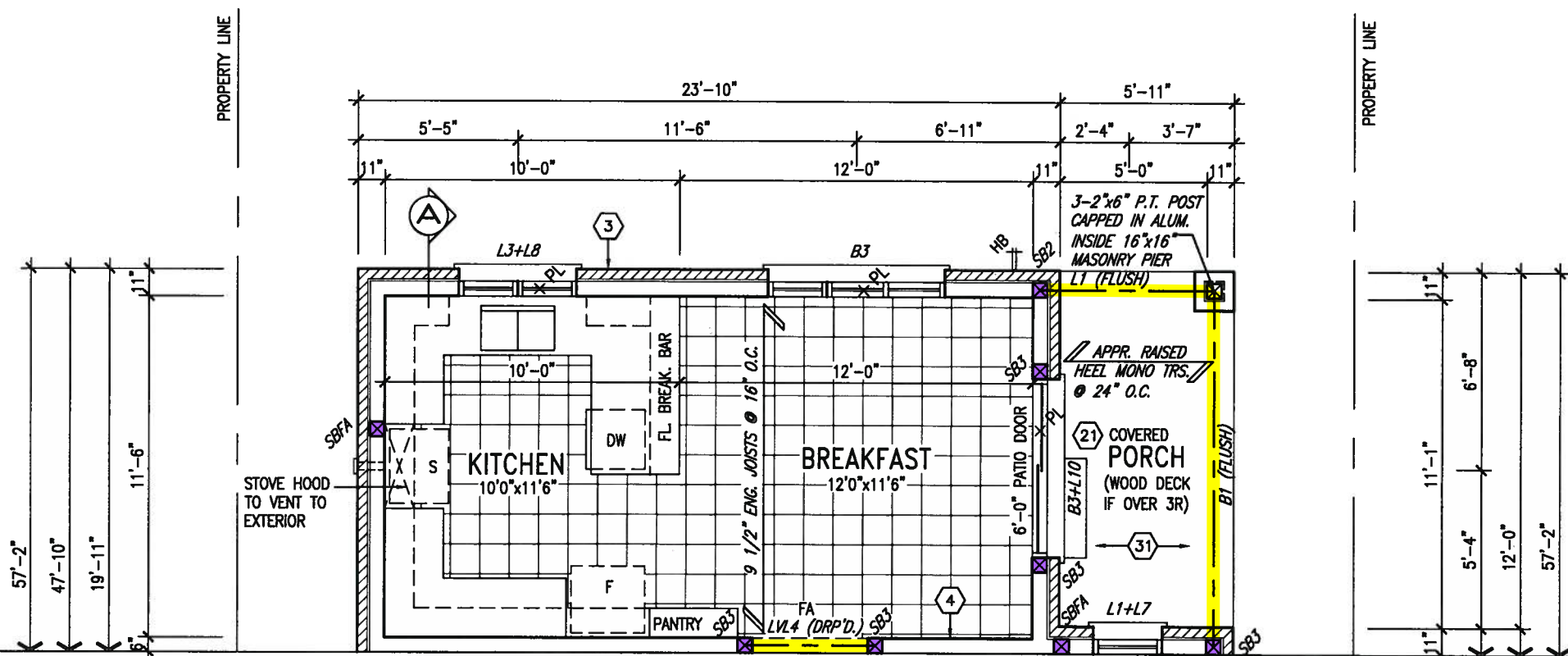
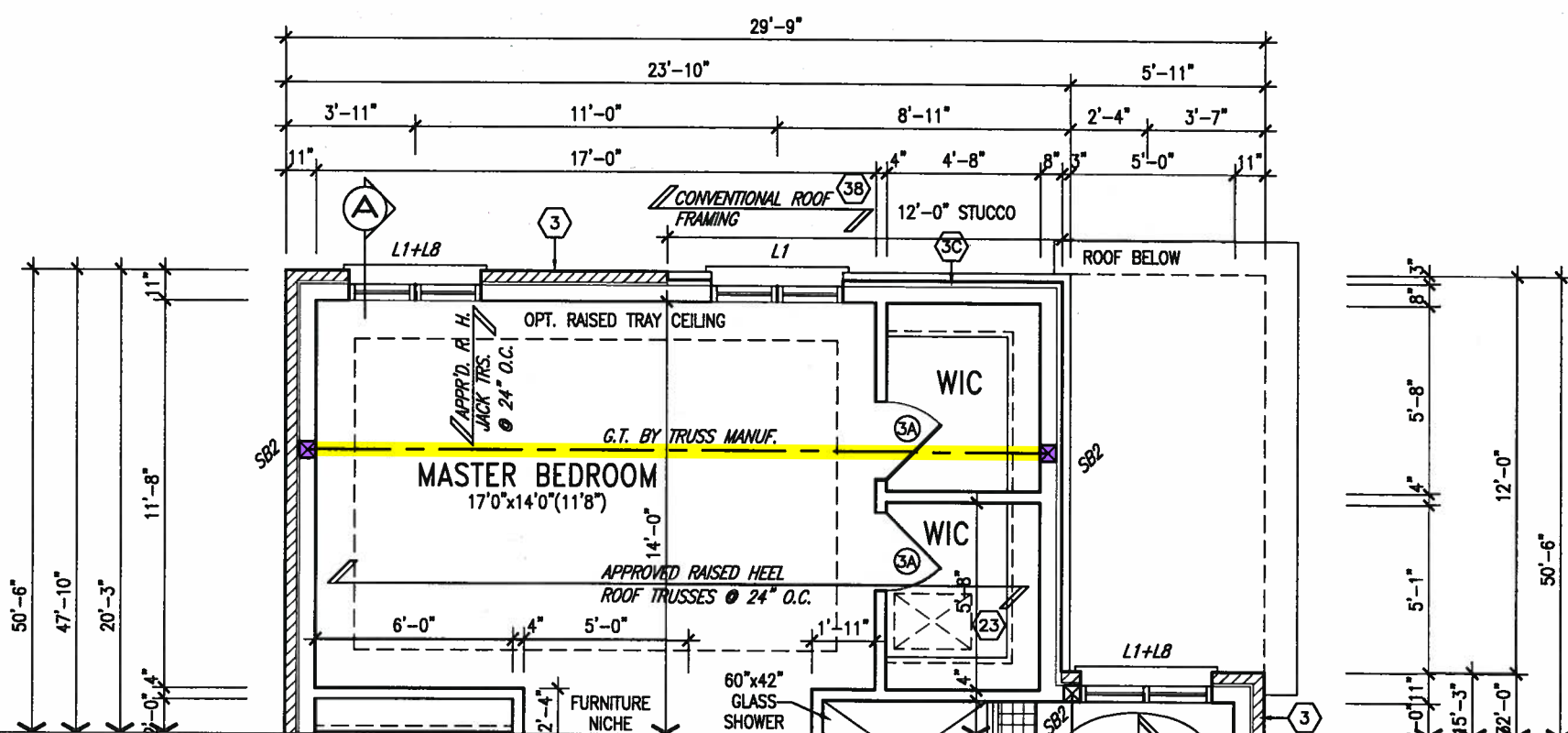
and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Wellington Jno-Baptiste *Jno-Baptiste* 25591

\_\_\_\_\_

\_\_\_\_\_



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ARCHITECTURAL REVIEW &amp; APPROVAL

JAN 25 2018

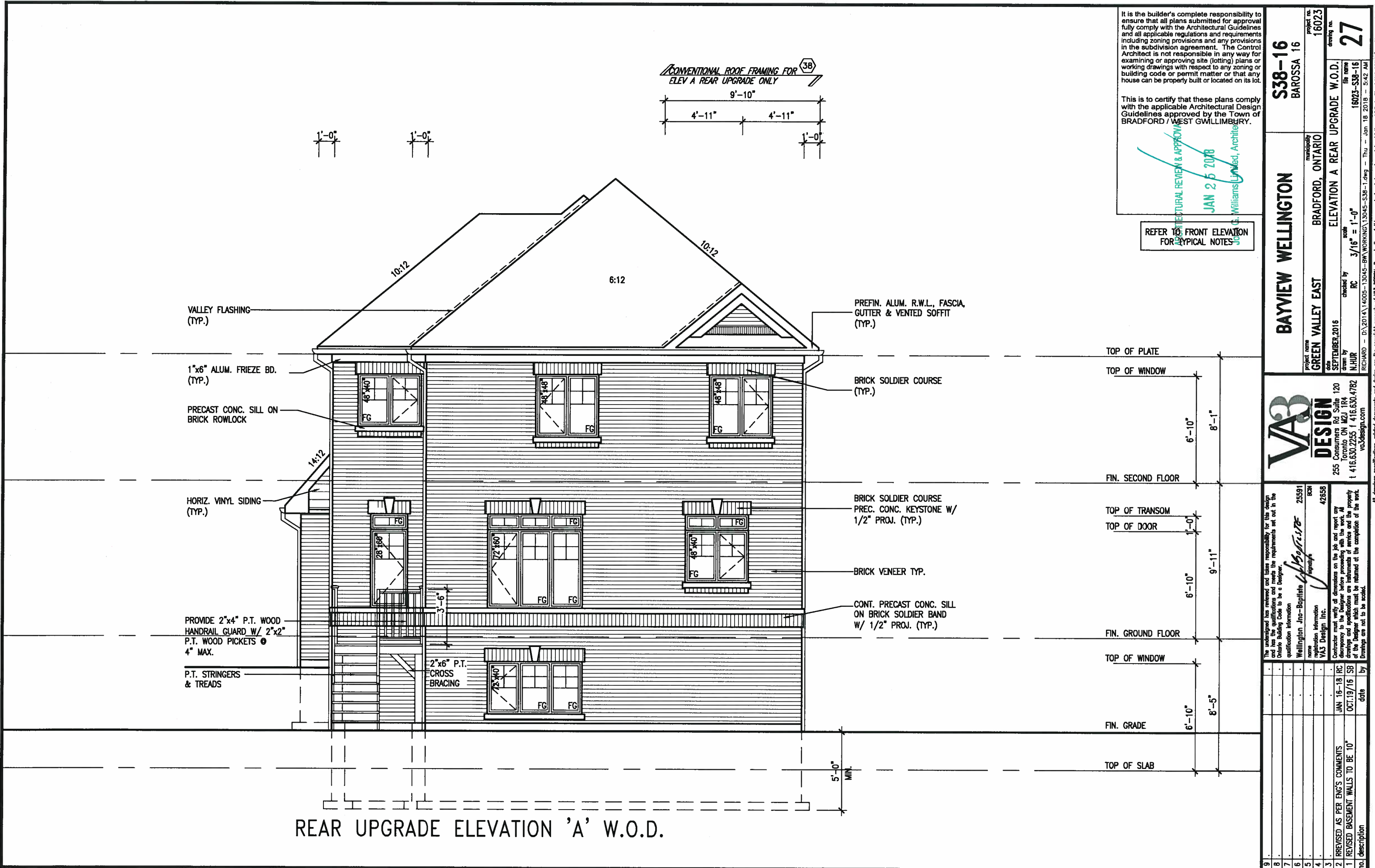
John G. Williams Limited, Architect

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	
7	.	.	.	qualification information
6	.	.	.	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591
5	.	.	.	name <i>signature</i> BCIN
4	.	.	.	registration information
3	.	.	.	VAS Design Inc. 42658
2	REVISED AS PER ENG'S COMMENTS		JAN 16-18	RC
1	REVISED BASEMENT WALLS TO BE 10"		OCT.19/16	SB
no.	description	date	by	

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**DESIGN**  
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Toronto ON M2J 1R4  
416.630.2255 f 416.630.4782  
[va3design.com](http://va3design.com)

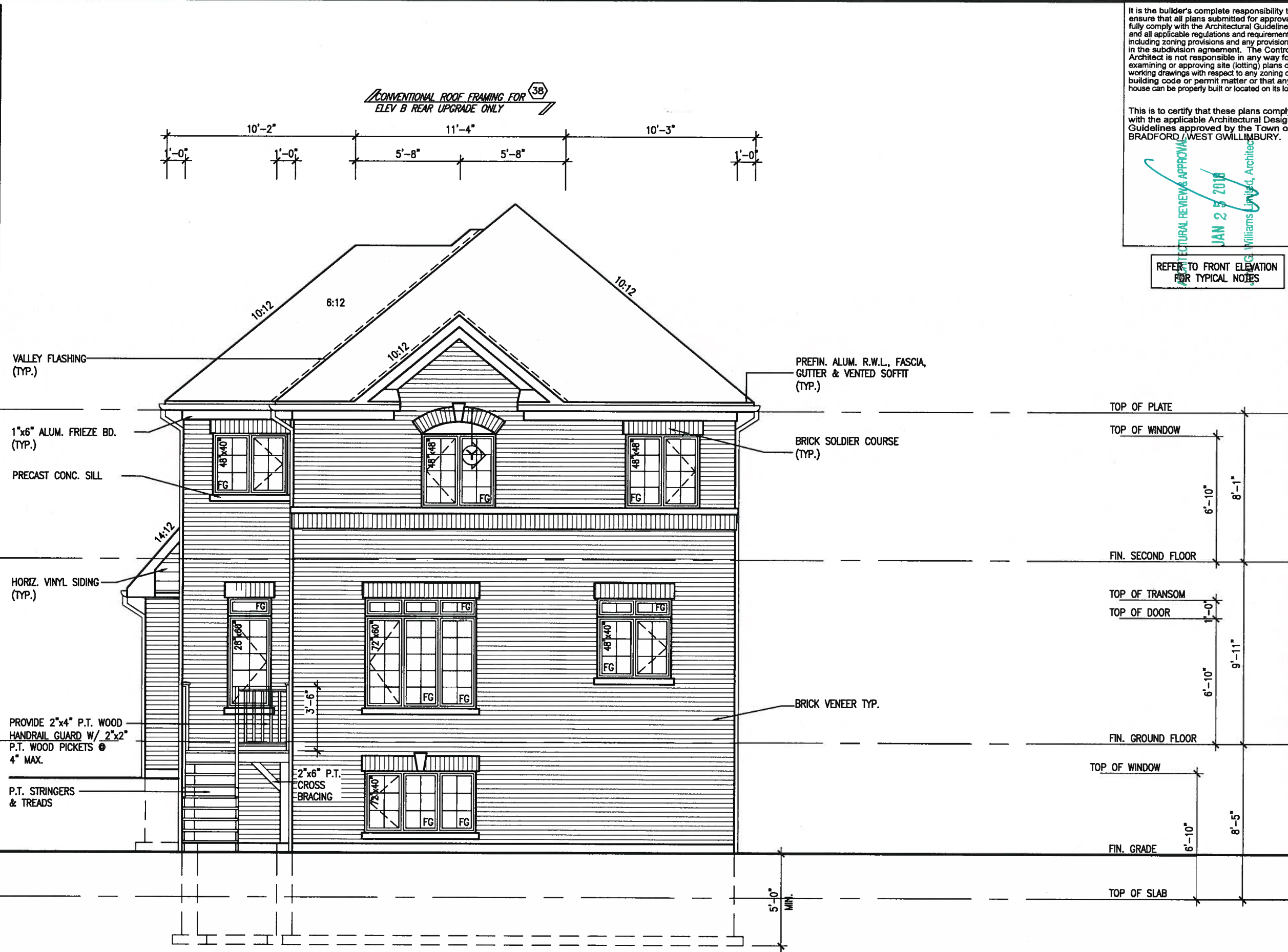
<b>BAYVIEW WELLINGTON</b>		<b>S38-16</b> BAROSSA 16
project name <b>GREEN VALLEY EAST</b>	municipality <b>BRADFORD, ONTARIO</b>	project no. <b>16023</b>
date <b>SEPTEMBER, 2016</b>		drawing no. <b>26</b>
<b>SECOND FLOOR PLAN 'A'</b>		
drawn by <b>N.HUR</b>	checked by <b>RC</b>	
scale <b>3/16" = 1'-0"</b>		file name <b>16023-S38-16</b>
RICHARD D:\2014\14005 - 13045 - BAYVIEW\13045 - S38 - 16.dwg 13045 - S38 - 16.dwg		





STUD WALL  
BRICK VENEER  
BRICK SOLDIER ARCH  
W/ 1/2" PROJECTION  
RECESSED FILLER BRICK  
W/ VINYL PANEL BY WINDOW MANUF. OVER  
WEEP HOLES @ 800 O.C.  
WOOD LINTEL + STL ANGLE

**Y** BRICK ARCH W/ VINYL PANEL BELOW DETAIL



REAR UPGRADE ELEVATION 'B' W.O.D.

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ARCHITECTURAL REVIEW & APPROVAL  
JAN 2 3 2018  
J.G. Williams Limited, Architect

REFER TO FRONT ELEVATION FOR TYPICAL NOTES

**BAYVIEW WELLINGTON**

**S38-16**  
BAROSSA 16

**GREEN VALLEY EAST**  
BRADFORD, ONTARIO

**ELEVATION B REAR UPGRADE W.O.D.**

project no. 16023  
drawing no. 28

date SEPTEMBER 2016  
drawn by N.HUR  
checked by RC  
scale 3/16" = 1'-0"

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t 416.630.2255 f 416.630.4782  
v3design.com

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qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information  
V3 Design Inc. 42658  
BCO

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2 REVISED AS PER ENG'S COMMENTS  
1 REVISED BASEMENT WALLS TO BE 10"

no. description  
date by





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REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES

**S38-16**  
**BAROSSA 16**

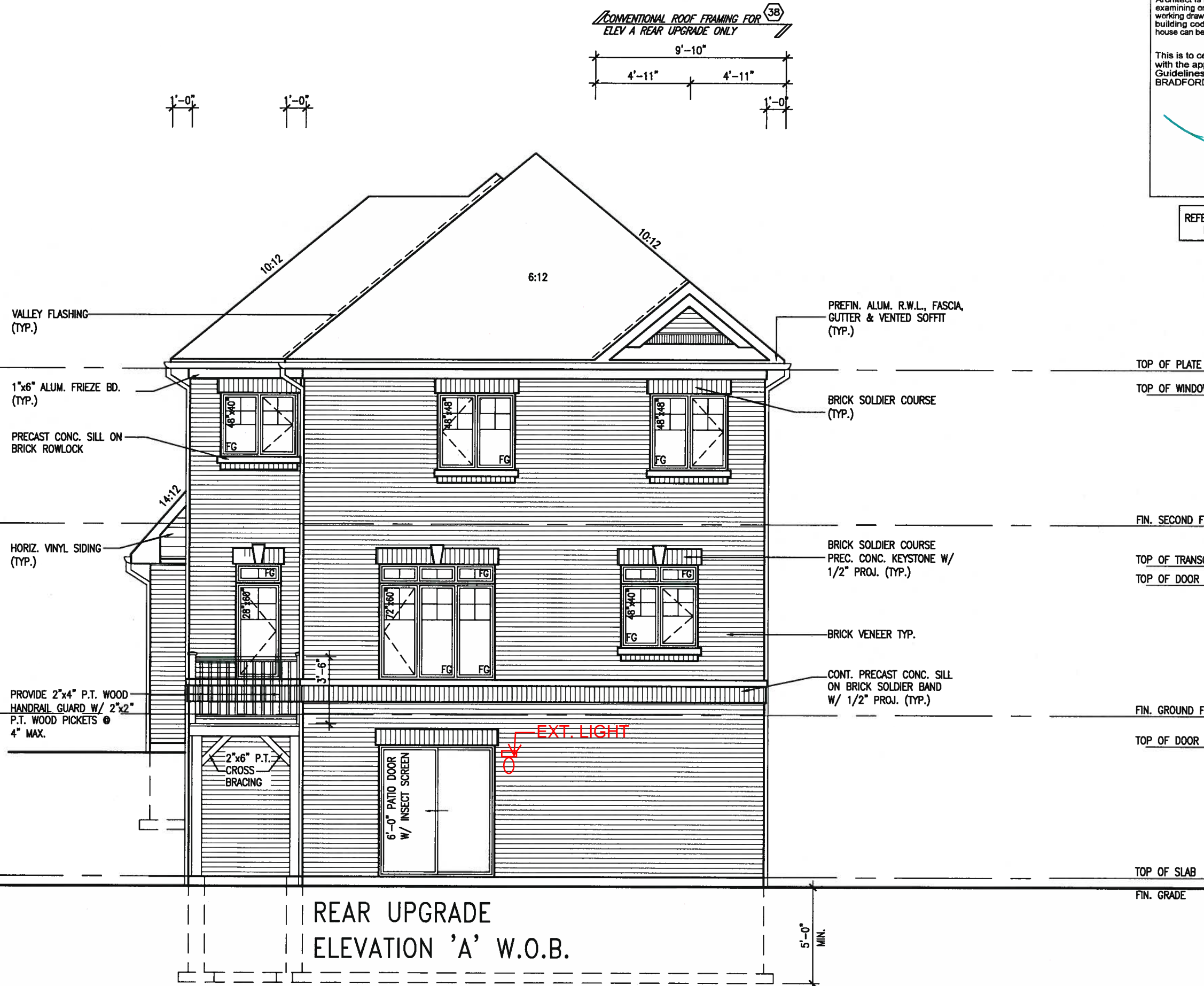
## BAYVIEW WELLINGTON

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

I have read and understand the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
 I am requesting information  
 name Wellington Jno-Baptiste 25591  
 registration information signature BC2M  
 WAB3 Design Inc. 42658  
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 Drawings are not to be scaled.

no.	description	date	by
1	1 REVISED BASEMENT WALLS TO BE 10"	OCT.19/18	SB
2	2 REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
3	3	.	.
4	4	.	.
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6	6	.	.
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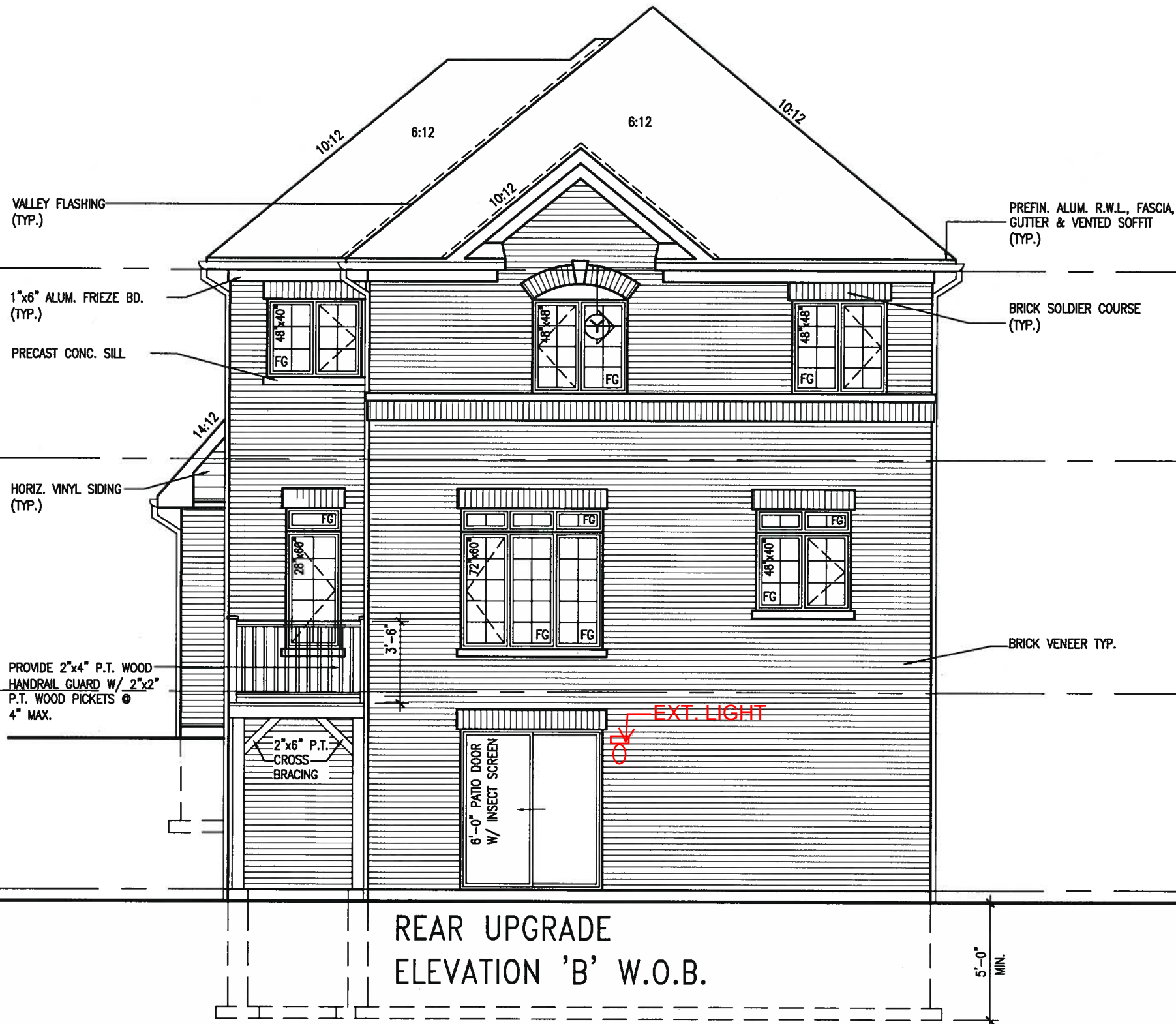
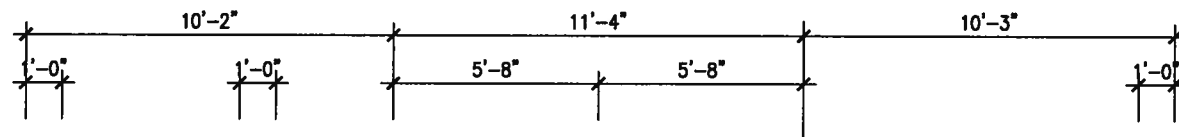
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**CONVENTIONAL ROOF FRAMING FOR** 38  
**ELEV B REAR UPGRADE ONLY**



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REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES

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

**BAYVIEW WELLINGTON**

**S38-16**  
**BAROSSA 16**

GREEN VALLEY EAST	BRADFORD, ONTARIO	16023
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drawn by	checked by	scale	file name
SEPTEMBER, 2016			ELEVATION B REAR UPGRADE W.O.D.

16023-538-16  
N.HUR RC 3/16" = 1'-0"  
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