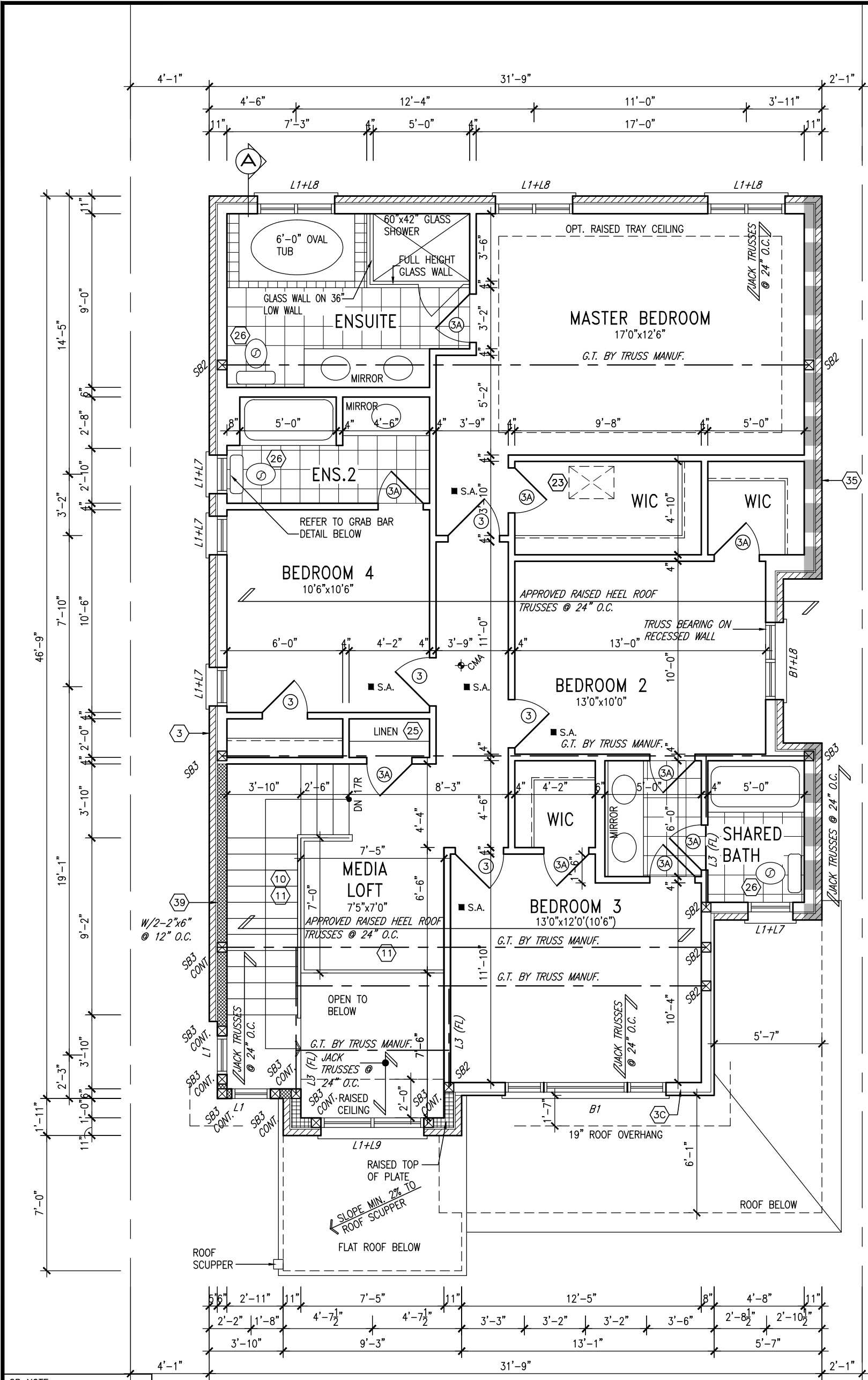




GB NOTE:

GRAB BAR 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 PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.
GB-2020.dwg

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

SECOND FLOOR PLAN 'C' LOT 136



JUNE 8, 2021

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

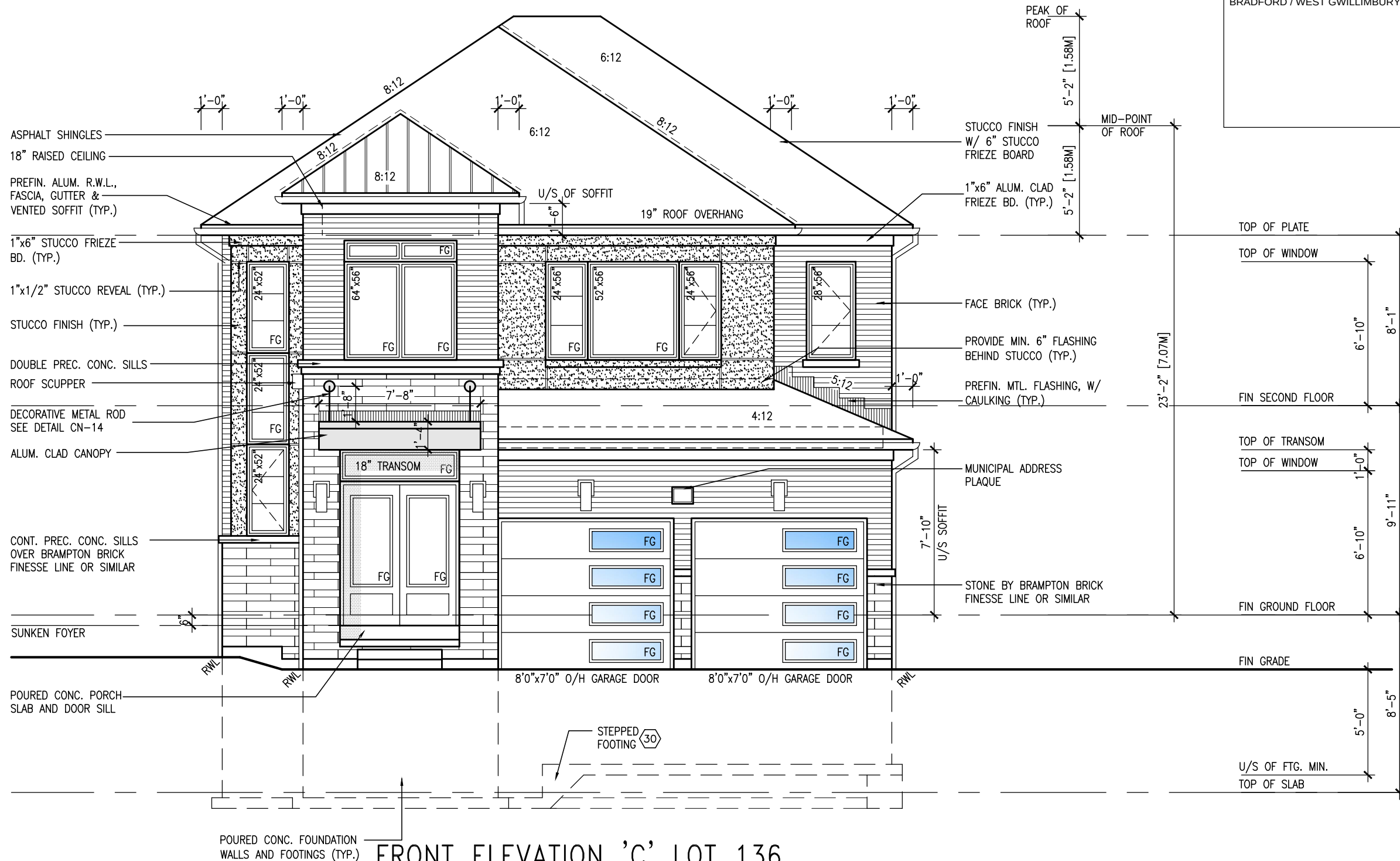
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

9	.	.	.
8	.	.	.
7	REVISED AS PER ENG COMMENTS	JUN 08-21	RC
6	REVISED AS PER FLOOR LAYOUTS	JUN 03-21	RC
5	CREATED FOR LOT 136	APR 19-21	KL
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3	ADD OPT. 9' BASEMENT	APR 06-21	RC
2	REVISED AS PER ENG COMMENTS	JAN 05-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
BCIN
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
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va3design.com

BAYVIEW WELLINGTON		S38-3 L136	
project name GREEN VALLEY EAST		municipality BRADFORD, ONT.	
date JANUARY, 2017		project no. 16023	
drawn by WT		drawing no. 3	
checked by RC		file name 16023-S38-3-L136	
scale 3/16" = 1'-0"		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\Purchaser lot specific\completed\16023-S38-3-L136.dwg - Tue - Jun 8 2021 - 7:40 AM	



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

VA3
DESIGN

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

Wellington Jno-Baptiste
signature *W. Jno-Baptiste* 25591 BCIN 42658

name
registration information
VA33 Contractor Inc.

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

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project name	project no.
GREEN VALLEY EAST	16023
municipality	
BRADFORD, ONT.	
DAKUSSA 3	

FRONT ELEVATION 'C'

date	dwn by	checked by	scale	file name
JANUARY, 2017	RW	RC	3/16" = 1'-0"	16023-S38-3-L136

4

9	REVISED AS PER ENG COMMENTS	JUN 08-21	RC
8	7 REVISED AS PER ENG COMMENTS	JUN 03-21	RC
6	REVISED AS PER FLOOR LAYOUTS	APR 19-21	KL
5	CREATED FOR LOT 136	APR 08-21	RC
4	REVISED AS PER ENG COMMENTS	APR 06-21	RC
3	ADDED OPT. '9' BASEMENT	APR 05-18	RC
2	REVISED AS PER ENG'S COMMENTS		
1	ISSUED FOR CLIENT REVIEW		

description

date

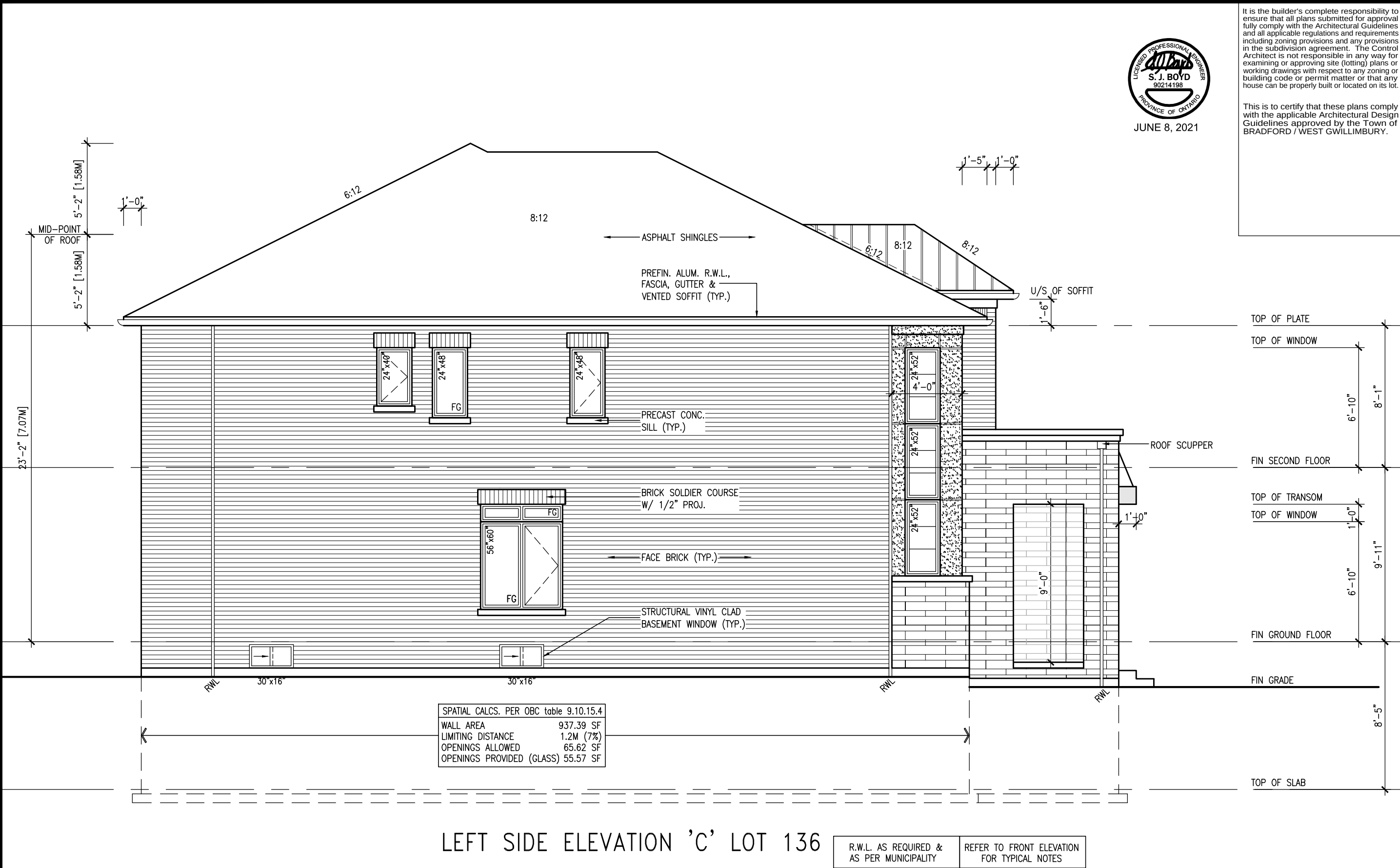
by

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

qualification information

Wellington Uno-Baptiste *[Signature]* **25591**
 name registration information BCIN
VA3 Design Inc. **42658**

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All work shall be 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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9	.	.	.	JUN 08-21	RC	25591
8	.	.	.	JUN 03-21	RC	ECIN
7	REVISED AS PER ENG COMMENTS			APR 19-21	KL	signature
6	REVISED AS PER FLOOR LAYOUTS			APR 08-21	RC	Wellington Jno-Baptiste
5	CREATED FOR LOT 136			APR 08-21	RC	qualification information
4	REVISED AS PER ENG COMMENTS			APR 08-21	RC	name
3	ADD OPT. 9' BASEMENT			APR 08-21	RC	registration information
2	REVISED AS PER ENG'S COMMENTS			JAN 05-18	RC	VAS Design Inc.
1	ISSUED FOR CLIENT REVIEW					
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.

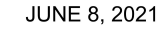
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DESIGN

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Toronto ON M2J 1H4
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vas3design.com

BAYVIEW WELLINGTON		S38-3 L136	
GREEN VALLEY EAST		BAROSSA 3	
project name	project no.	drawing no.	
16023	16023	5	
date	checked by	scale	file name
JANUARY, 2017	RC	3/16" = 1'-0"	16023-S38-3-L136
drawn by	checked by	scale	date
WT	RC	3/16" = 1'-0"	16023-S38-3-L136.dwg
checked by	drawn by	scale	date
RC	WT	3/16" = 1'-0"	16023-S38-3-L136.dwg
checked by	drawn by	scale	date
RC	WT	3/16" = 1'-0"	16023-S38-3-L136.dwg
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RC	WT	3/16" = 1'-0"	



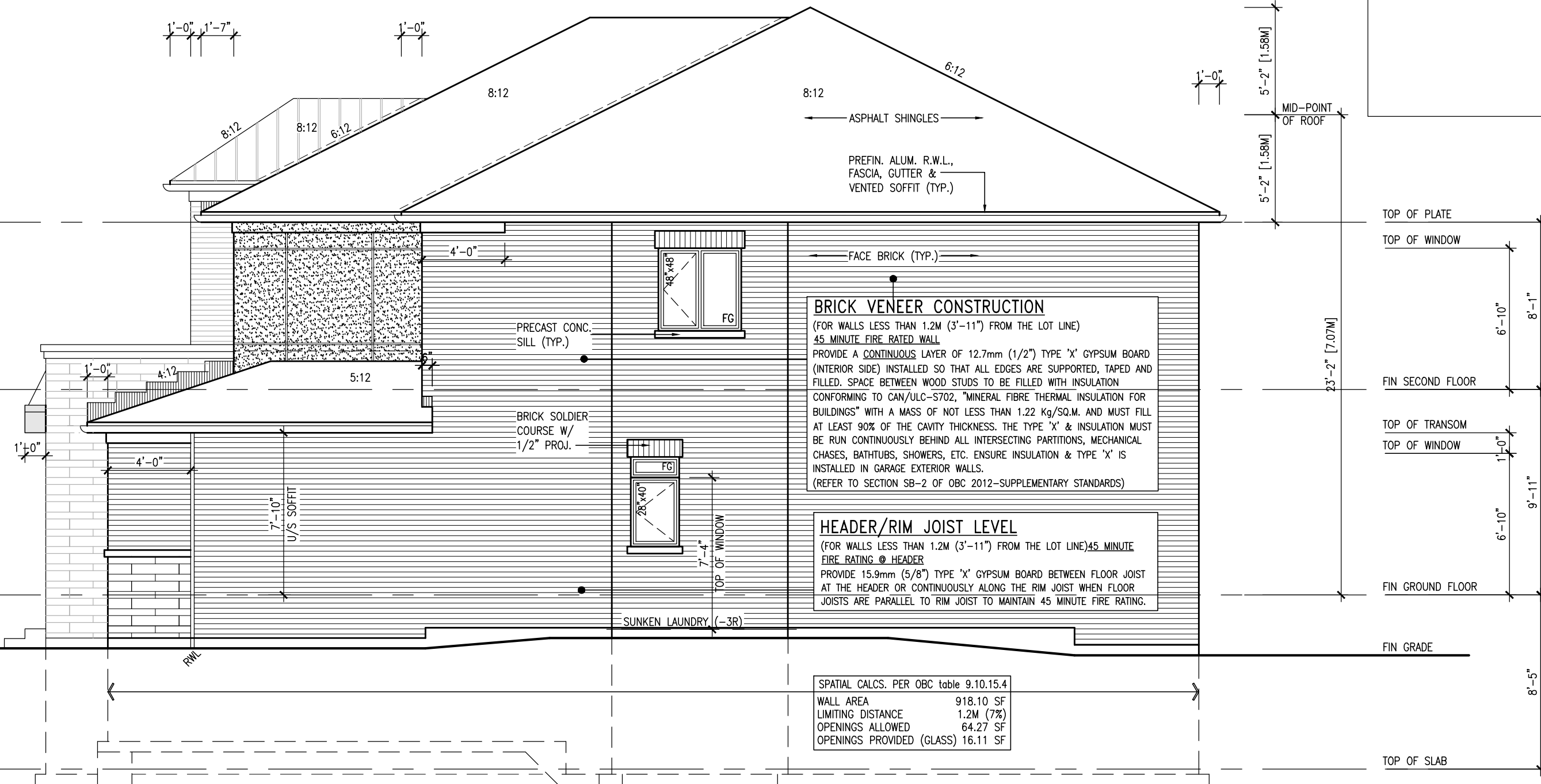
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

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VA3
DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2L 1R4
t 416.630.2255 f 416.630.4782
vo3design.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 CVCA33 Design Inc.	signature 

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RIGHT SIDE ELEVATION 'C' LOT 136

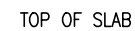
R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

9	.	.	.
8	.	.	.
7	REVISED AS PER ENG COMMENTS	JUN 08-21	RC
6	REVISED AS PER FLOOR LAYOUTS	JUN 03-21	RC
5	REVISED FOR LOT 136	APR 19-21	KL
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3	ADD. OPT. 9' BASEMENT	APR 06-21	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by



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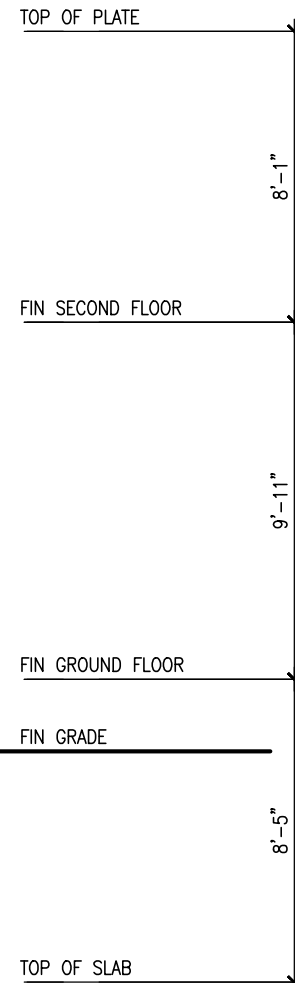
REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-3 ELEVATION C L136	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	663.58 S.F.	173.87 S.F.	26.20 %
LEFT SIDE	974.19 S.F.	83.33 S.F.	8.55 %
RIGHT SIDE	993.29 S.F.	26.11 S.F.	2.63 %
REAR	650.87 S.F.	153.67 S.F.	23.61 %
* 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.	3281.93 S.F.	436.98 S.F.	13.31 %
TOTAL SQ. M.	304.90 S.M.	40.60 S.M.	13.31 %

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	REVISED AS PER ENG. COMMENTS	JUN 08-21	RC	25591	Wellington Jno-Baptiste
6	REVISED AS PER FLOOR LAYOUTS	JUN 03-21	RC	BCIN	<i>signature</i>
5	CREATED FOR LOT 136	APR 19-21	KL	42658	VA3 Design Inc.
4	REVISED AS PER ENG. COMMENTS	APR 08-21	RC		registration information
3	ADDED OPT. 9' BASEMENT	APR 06-21	RC		name
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC		Contractor must verify all dimensions on the job and report any discrepancies to the project engineer. The project engineer, architect and specifications are responsible for the accuracy of the design and specifications and the property of the Designer which must be returned at the completion of the work.
1	ISSUED FOR CLIENT REVIEW	.	.	.	Drawings are not to be scaled.
no.	description	date	by		



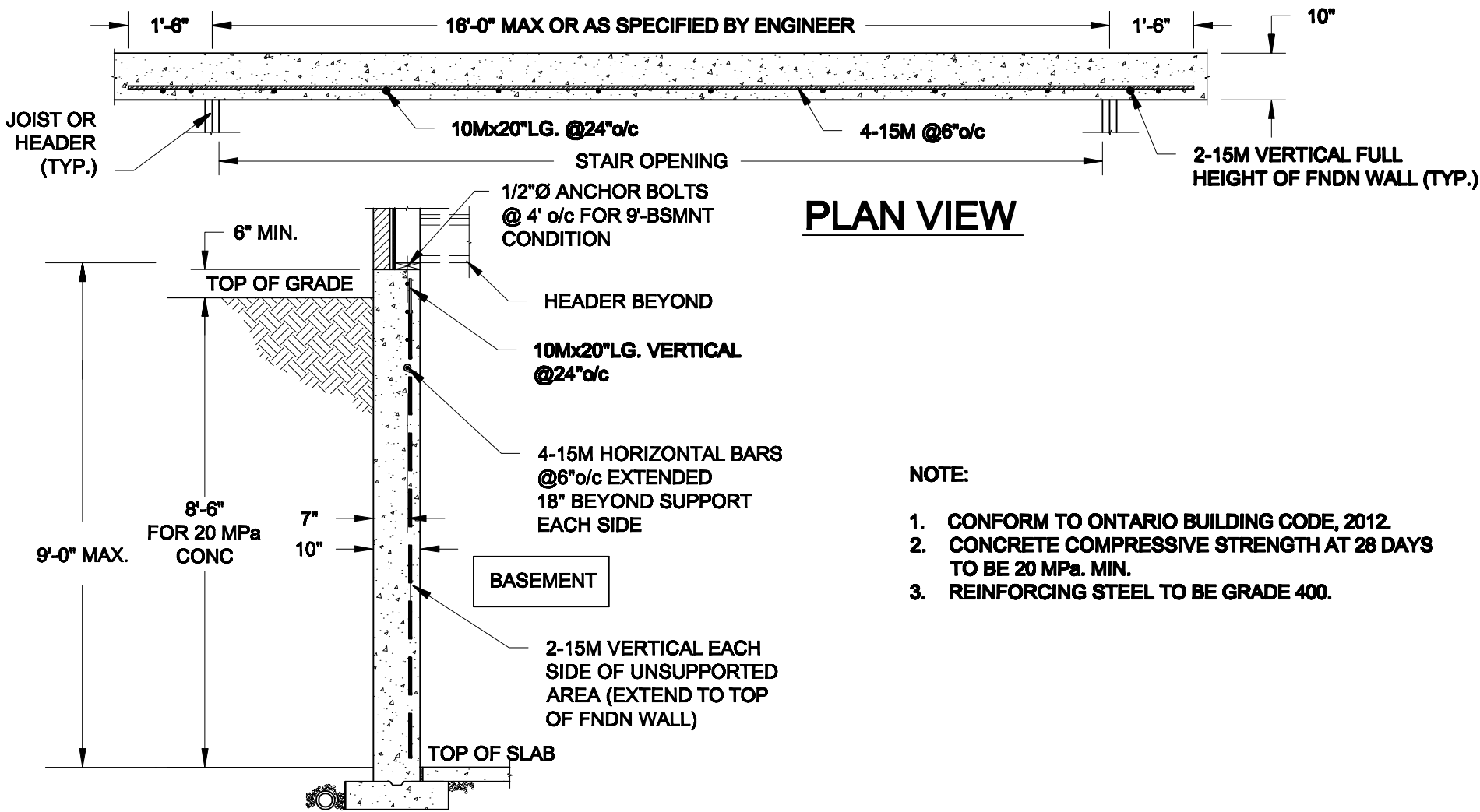
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SECTION A-A

9	.	.	.
8	.	.	.
7	REVISED AS PER ENG COMMENTS	JUN 08-21	RC
6	REVISED AS PER FLOOR LAYOUTS	JUN 03-21	RC
5	CREATED FOR LOT 136	APR 19-21	KL
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
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2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
	description	date	by

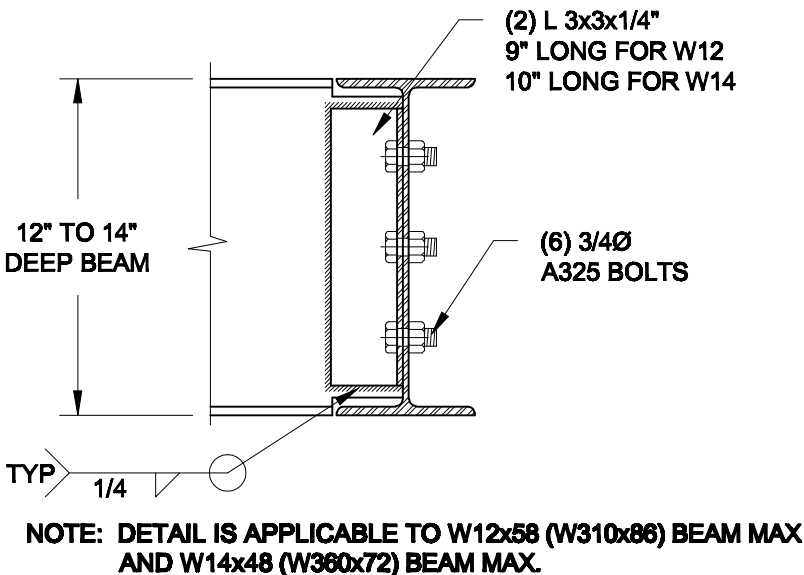
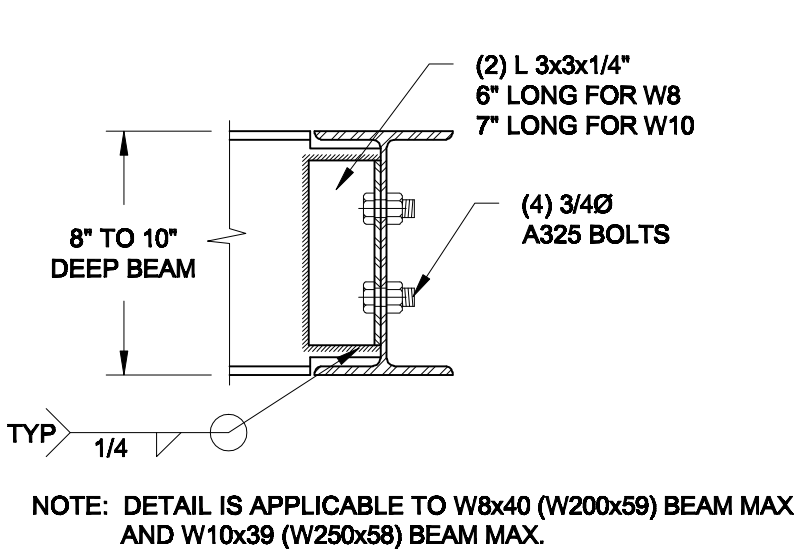
[illegible]



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.

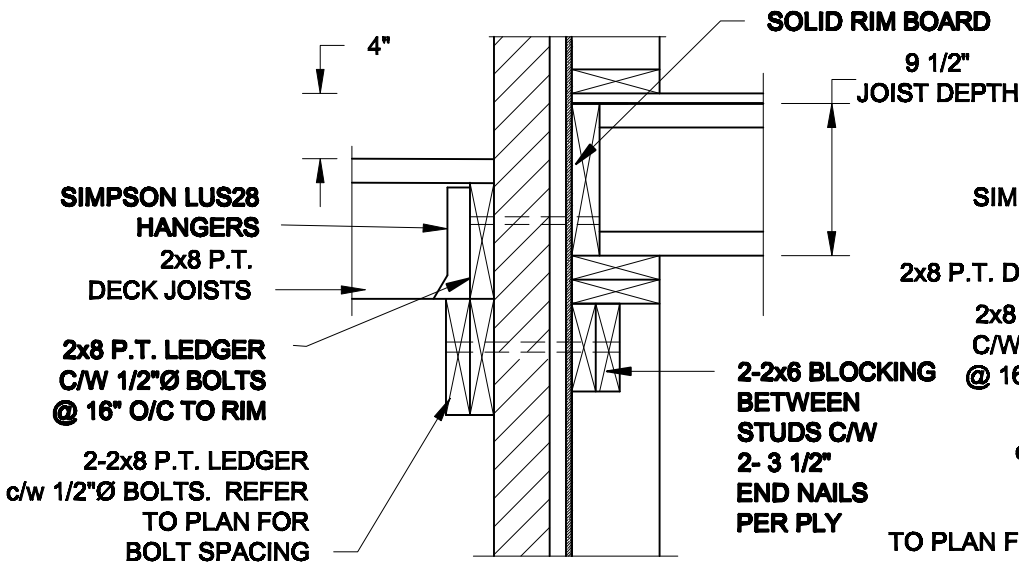
1
S1
LATERALLY UNSUPPORTED WALL
SCALE: 3/8" = 1'-0"



2
S1
STEEL BEAM CONNECTION DETAIL
SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  MAR 30, 2021	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
Date: MAR-15-2021			TYPICAL STRUCTURAL DETAILS		
Drawn: SC	Checked: SJB		Project No.: 21-038	Drawing No.: S1	

FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

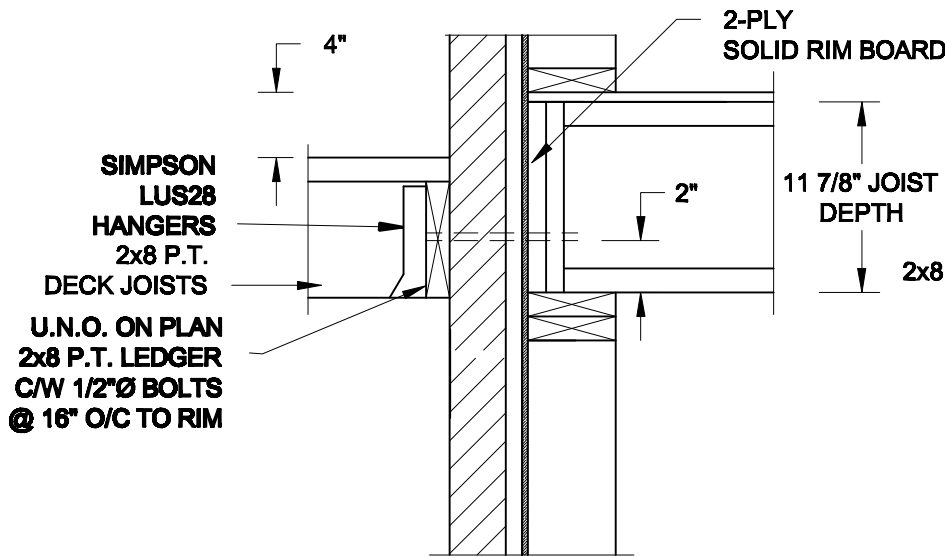
SCALE: 1" = 1'-0"

1B
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

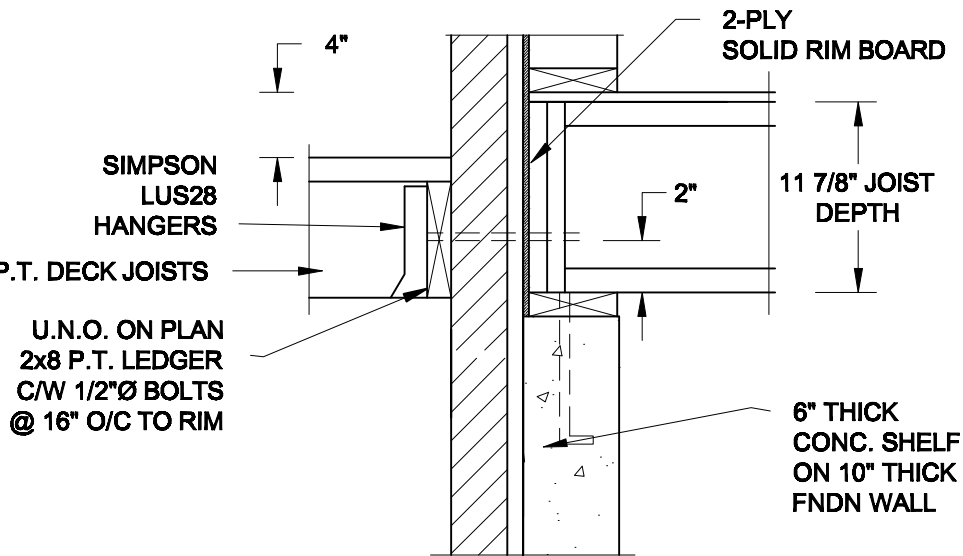
FOR 11 7/8" JOIST DEPTH



1C
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



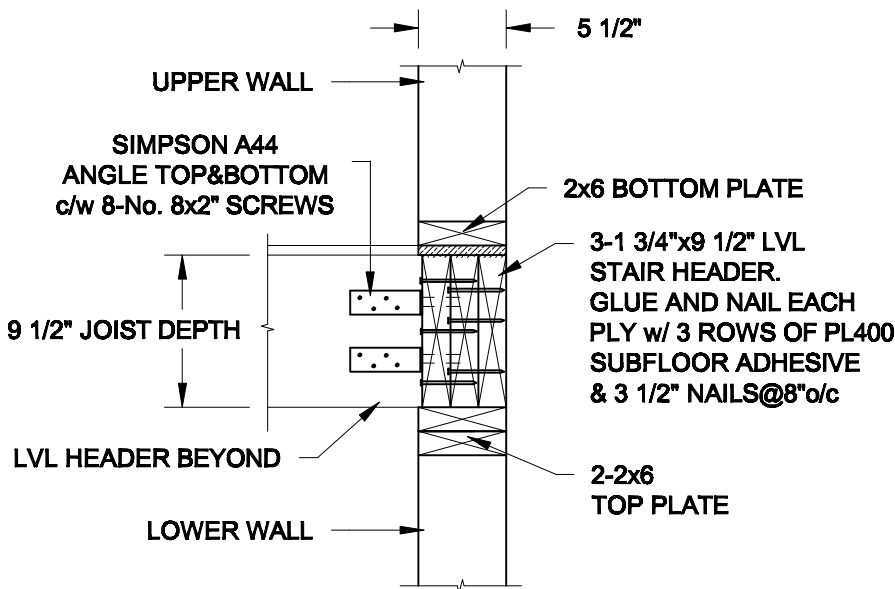
1D
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

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

FOR 9 1/2" JOIST DEPTH

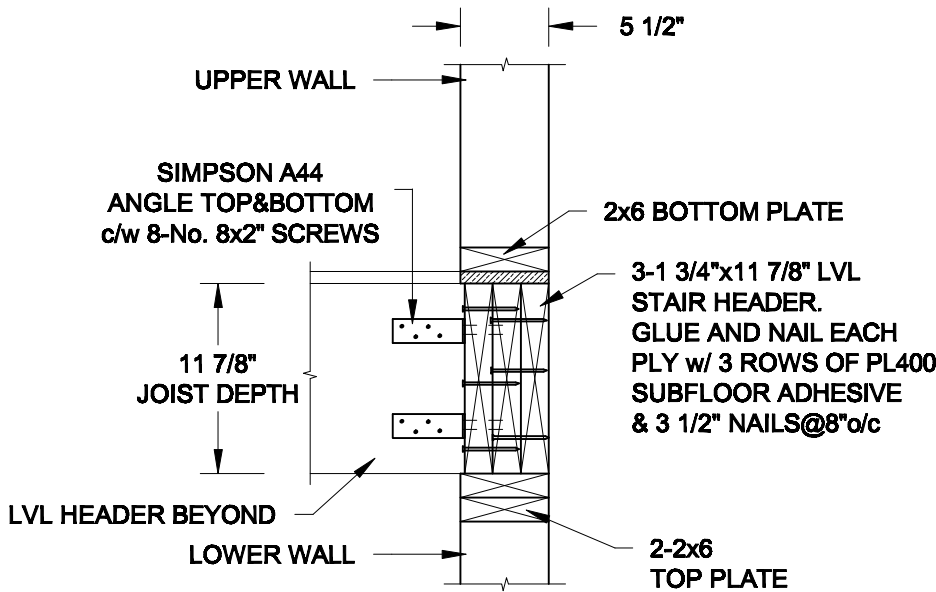


2A
S2

STAIR HEADER

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B
S2

STAIR HEADER

SCALE: 1" = 1'-0"

Scale:
AS NOTED

Date:
MAR-15-2021

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal



MAR 30, 2021

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES
BRADFORD, ONTARIO

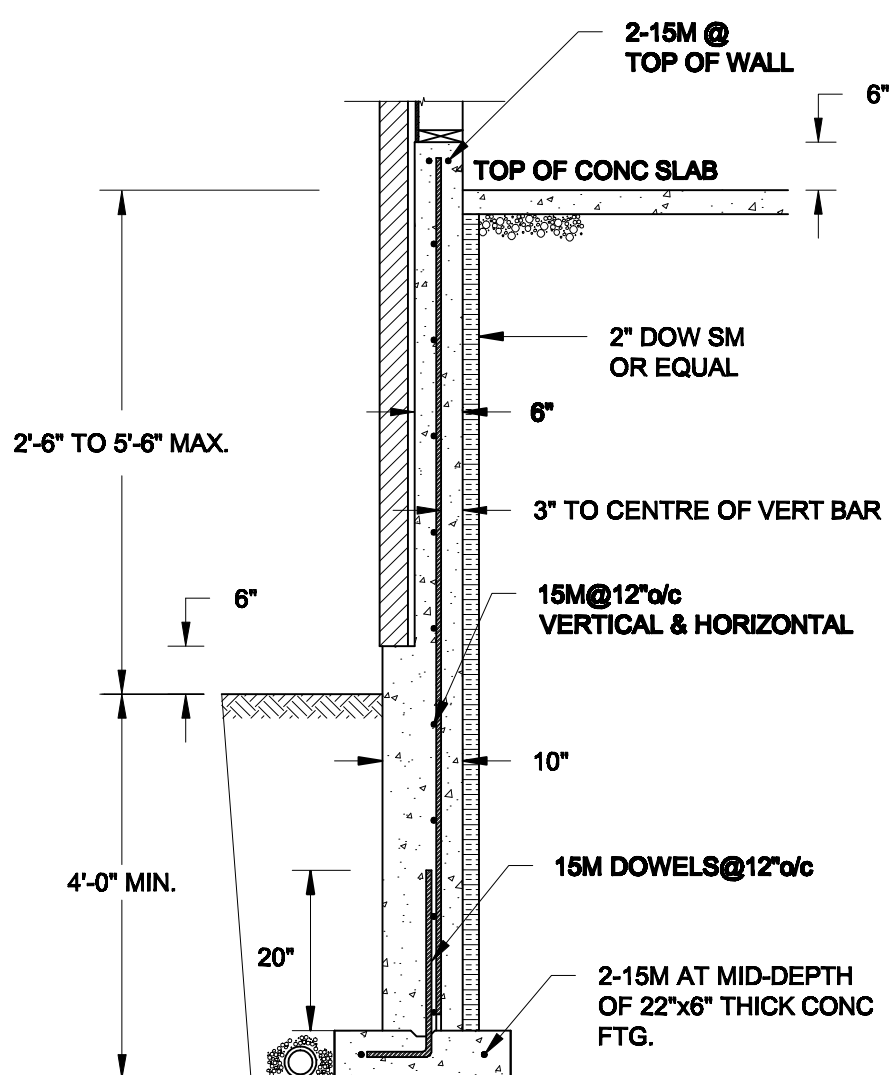
TYPICAL STRUCTURAL DETAILS

Project No.:

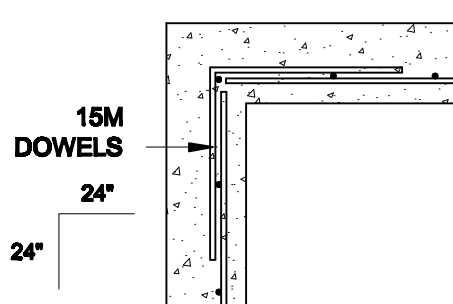
21-038

Drawing No.:

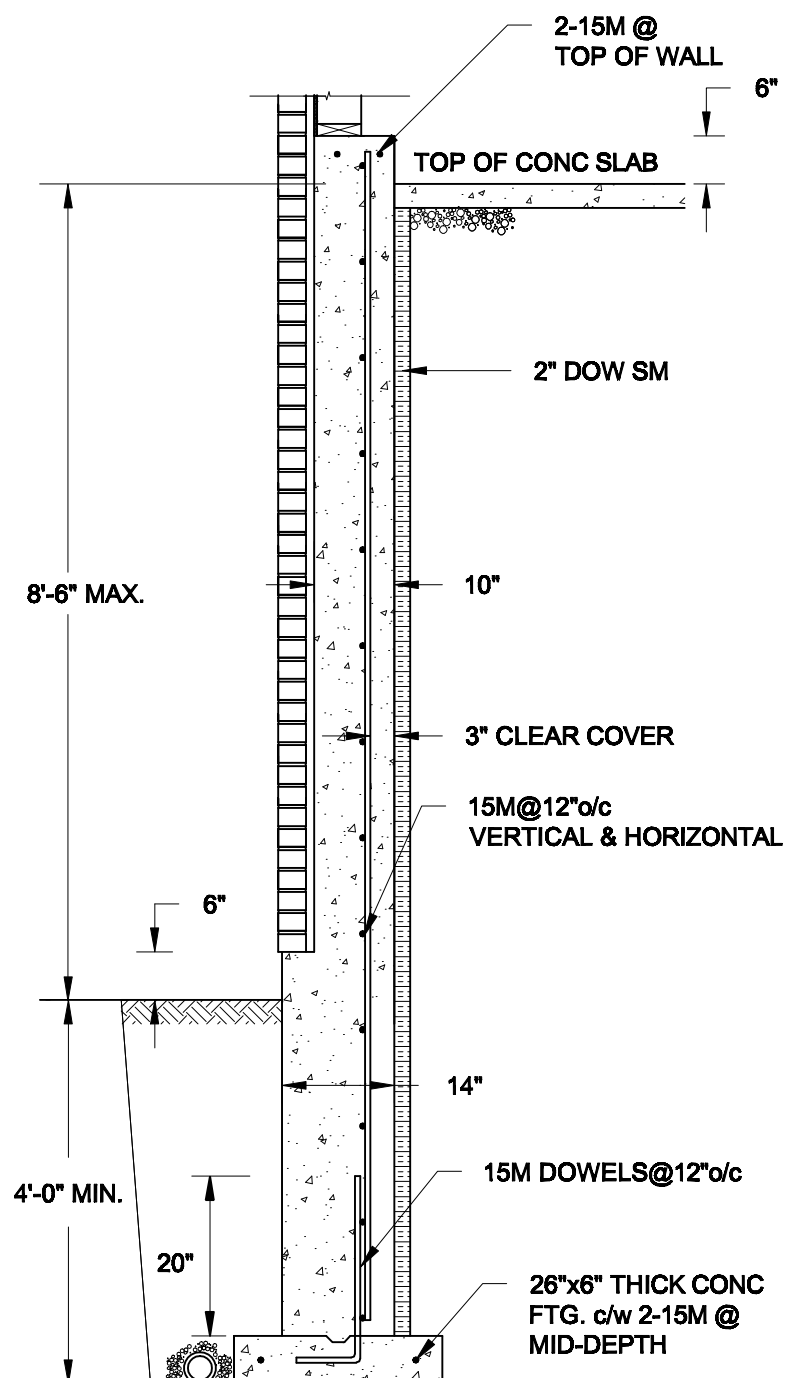
S2



1A
S3 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1' - 0"



1C PLAN VIEW AT CORNER
S3 SCALE: 1/2" = 1' - 0"

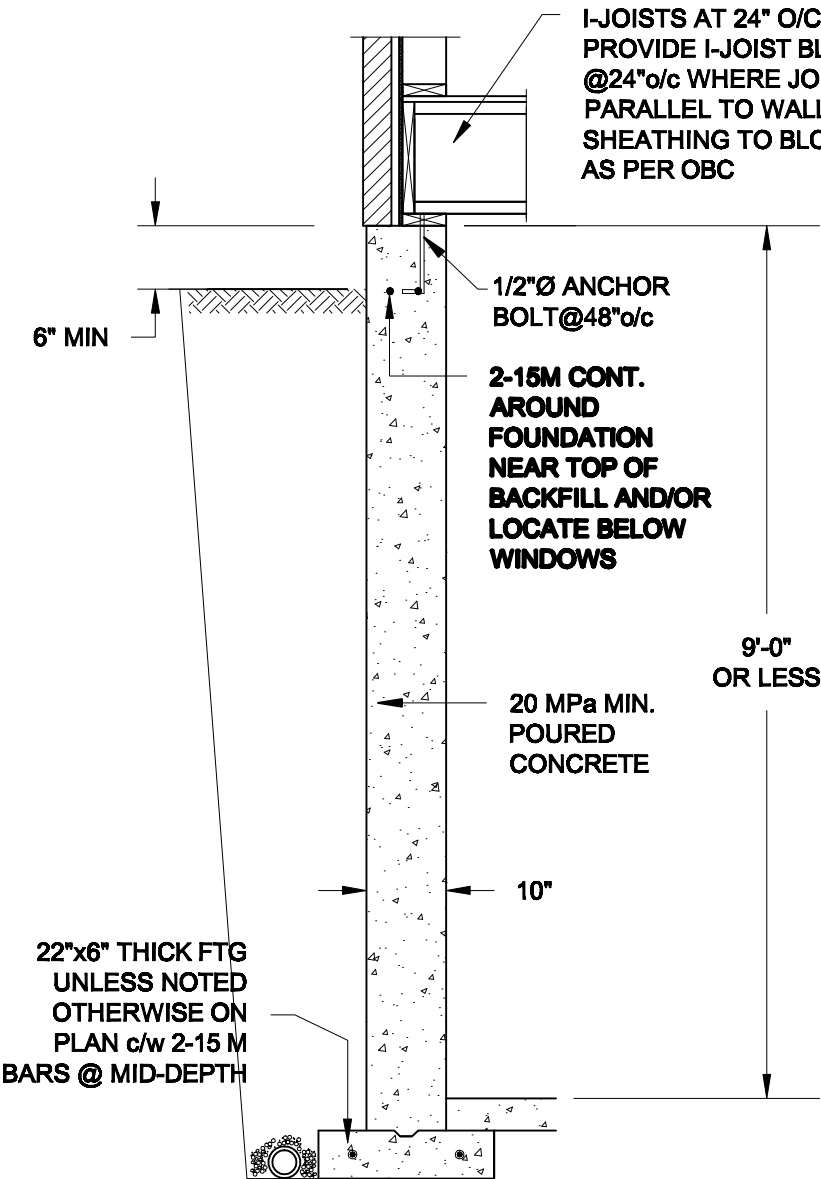


1B S3 REINFORCED BRICKSHELF

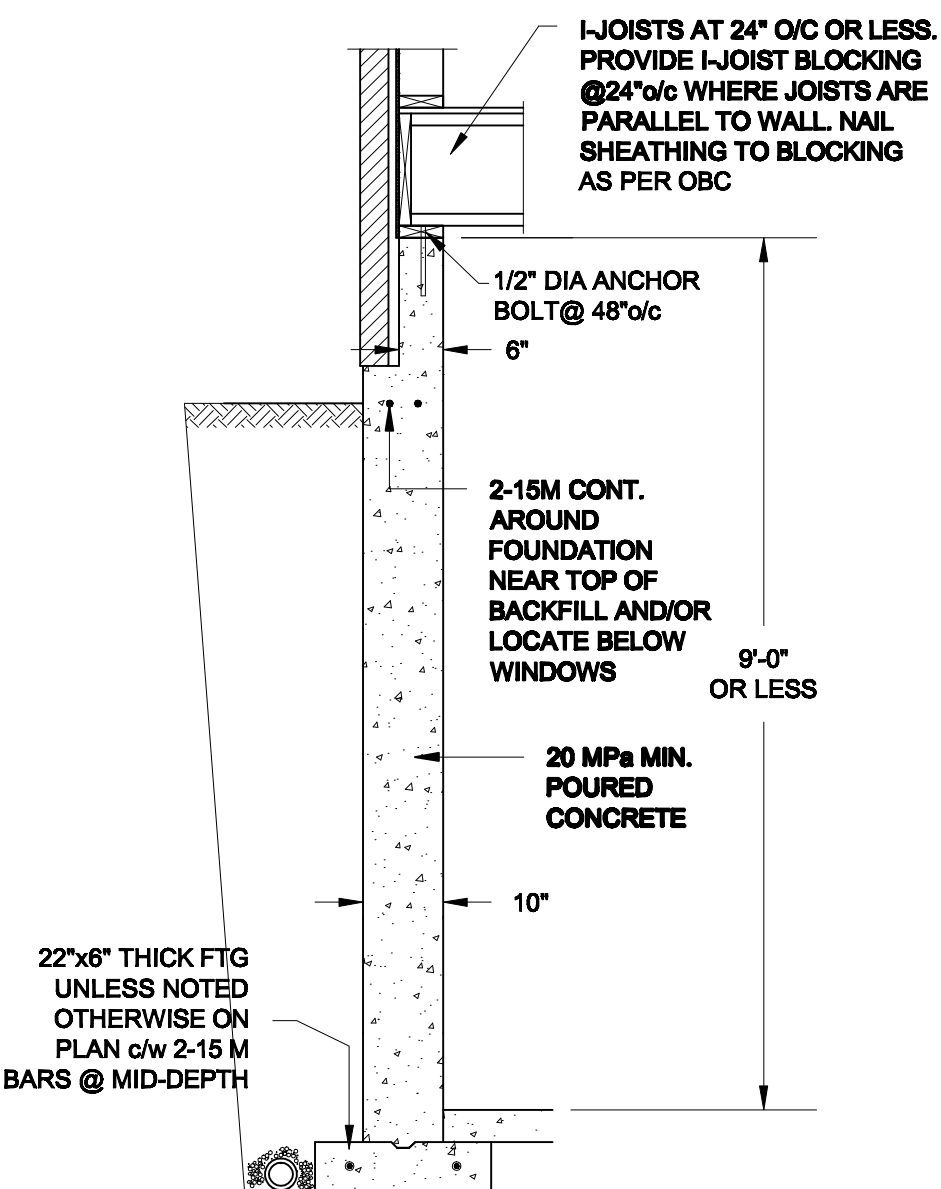
NOTES:

- 1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.**
- 2. CONCRETE TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.**
- 3. REINFORCING STEEL TO BE GRADE 400.**
- 4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE DETAIL 1C/S3.**
- 5. PROVIDE 3" COVER TO SOIL MINIMUM.**
- 6. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.**

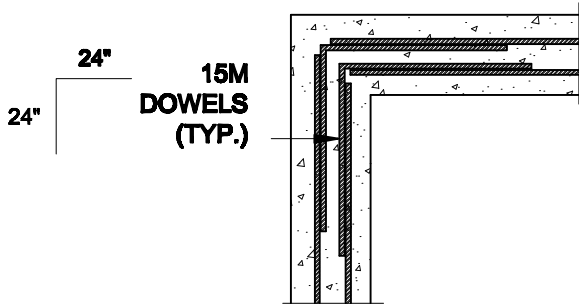
Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  MAR 30, 2021		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
Date: MAR-18-2021			TYPICAL STRUCTURAL DETAILS			
Drawn: SC	Checked: SJB		Project No.: 21-038		Drawing No.: S3	



1A
S4 **FOUNDATION WALL**
SCALE: 1/2" = 1'-0"



1B
S4 **DROPPED VENEER**
SCALE: 1/2" = 1'-0"



1C
S4 **TYP. PLAN VIEW AT CORNER**
SCALE: 1/2" = 1'-0"

NOTE:
AT ALL WINDOW OPENINGS,
PROVIDE 2-15M VERTICALLY
AT EACH SIDE + 2-15M
HORIZONTALLY 2" BELOW &
EXTEND 24" BEYOND OPENING

NOTES:

1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING STEEL TO BE GRADE 400.
4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE DETAIL 1C/S4.
5. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.
6. FOUNDATION IS FOR A PART 9 RESIDENTIAL BUILDING.
7. DETAIL IS APPLICABLE TO SITE CLASSES A TO D ONLY AS GIVEN IN TABLE 4.1.8.4.A OF THE OBC (TO BE CONFIRMED BY GEOTECHNICAL ENGINEER).

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  S. J. BOYD 90214198 PROVINCE OF ONTARIO MAR 30, 2021	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
Date: MAR-15-2021				TYPICAL STRUCTURAL DETAILS	
Drawn: SC	Checked: SJB			Project No.: 21-038	Drawing No.: S4