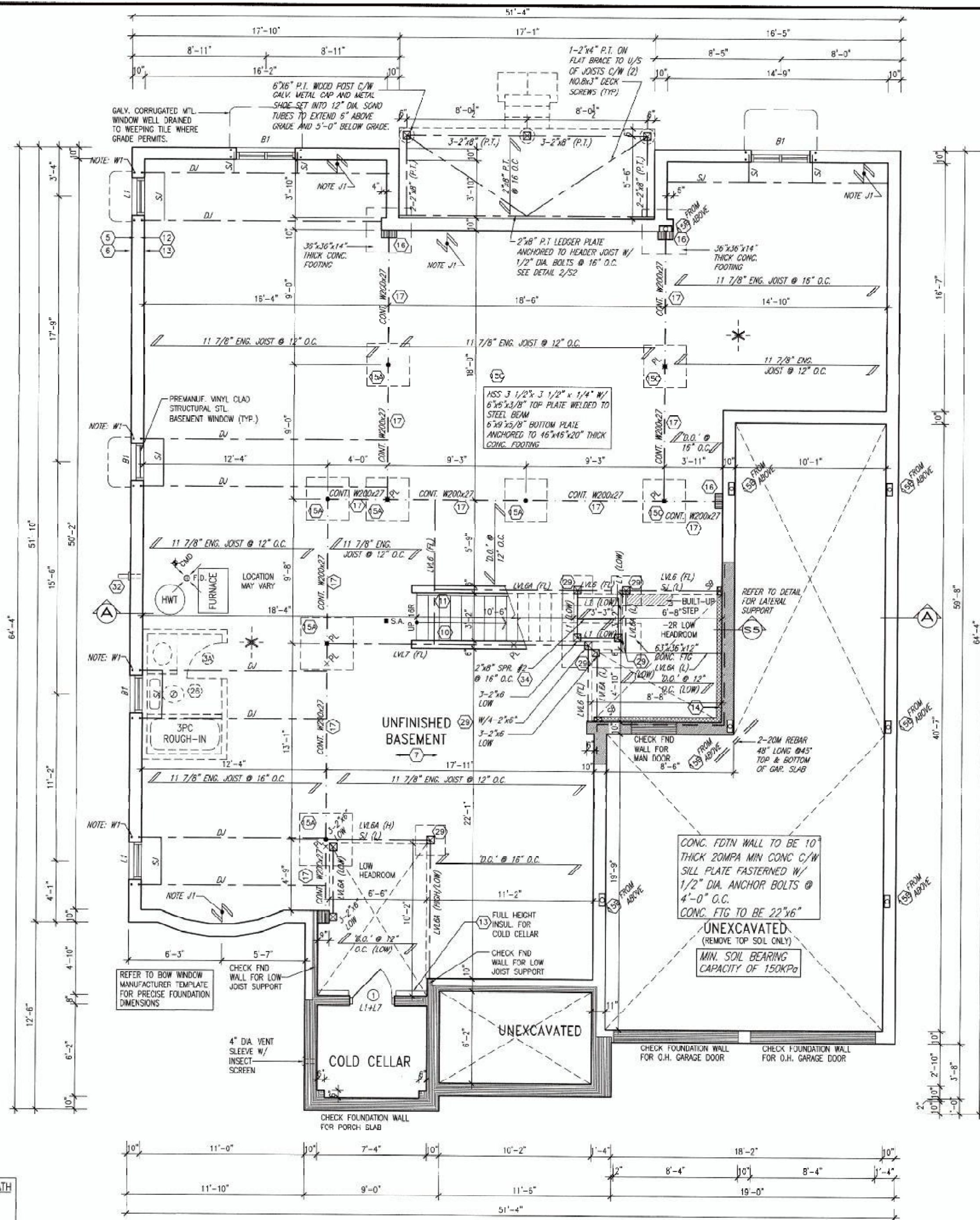


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for administering or approving site (other) 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.

ARCHITECTURAL REVIEW & APPROVAL  
JUN 12 2017  
John G. Adams Limited, Architect



BASEMENT FLOOR PLAN 'B'

- NOTE W1:** PROVIDE 2-15M FULL HEIGHT VERTICAL REBARS EACH SIDE OF OPENING + 2-15M HORIZ. REBARS BELOW AND EXTEND 24" BEYOND OPENING PROVIDE 3" CLEAR COVER FROM SOIL SIDE
- 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.
- NOTE J1:** PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

| AREA CALCULATIONS     | ELEV. A OPT. BATH        |
|-----------------------|--------------------------|
| GROUND FLOOR AREA     | 2089 SF                  |
| SECOND FLOOR AREA     | 2013 SF                  |
| SUBTOTAL              | 4079 SF                  |
| DEDUCT ALL OPEN AREAS | 5 SF                     |
| <b>TOTAL NET AREA</b> | <b>4074 SF</b>           |
|                       | (378.45 m <sup>2</sup> ) |
| FINISHED BSMT AREA    | 0 SF                     |
| COVERAGE              | 2830 SF                  |
| W/OUT PORCH           | (262.91 m <sup>2</sup> ) |
| <b>COVERAGE</b>       | <b>2948 SF</b>           |
| W/ PORCH              | (273.88 m <sup>2</sup> ) |

LOT 124

|   |                                   |           |    |             |
|---|-----------------------------------|-----------|----|-------------|
| 5 | REVISIONS                         | DATE      | BY | DESCRIPTION |
| 1 | ISSUED FOR CLIENT REVIEW          | SEP 21-16 | BM |             |
| 2 | REVISED AS PER ENG'S COMMENTS     | NOV 28-16 | HC |             |
| 3 | REVISED GROUND FLOOR TO 9' HEIGHT | APR 21-17 | SB |             |
| 4 | REV FOR LOT 124                   | MAY 26-17 | CL |             |
| 5 | REVISED AS PER ENG'S COMMENTS     | JUN 06-17 | RC |             |



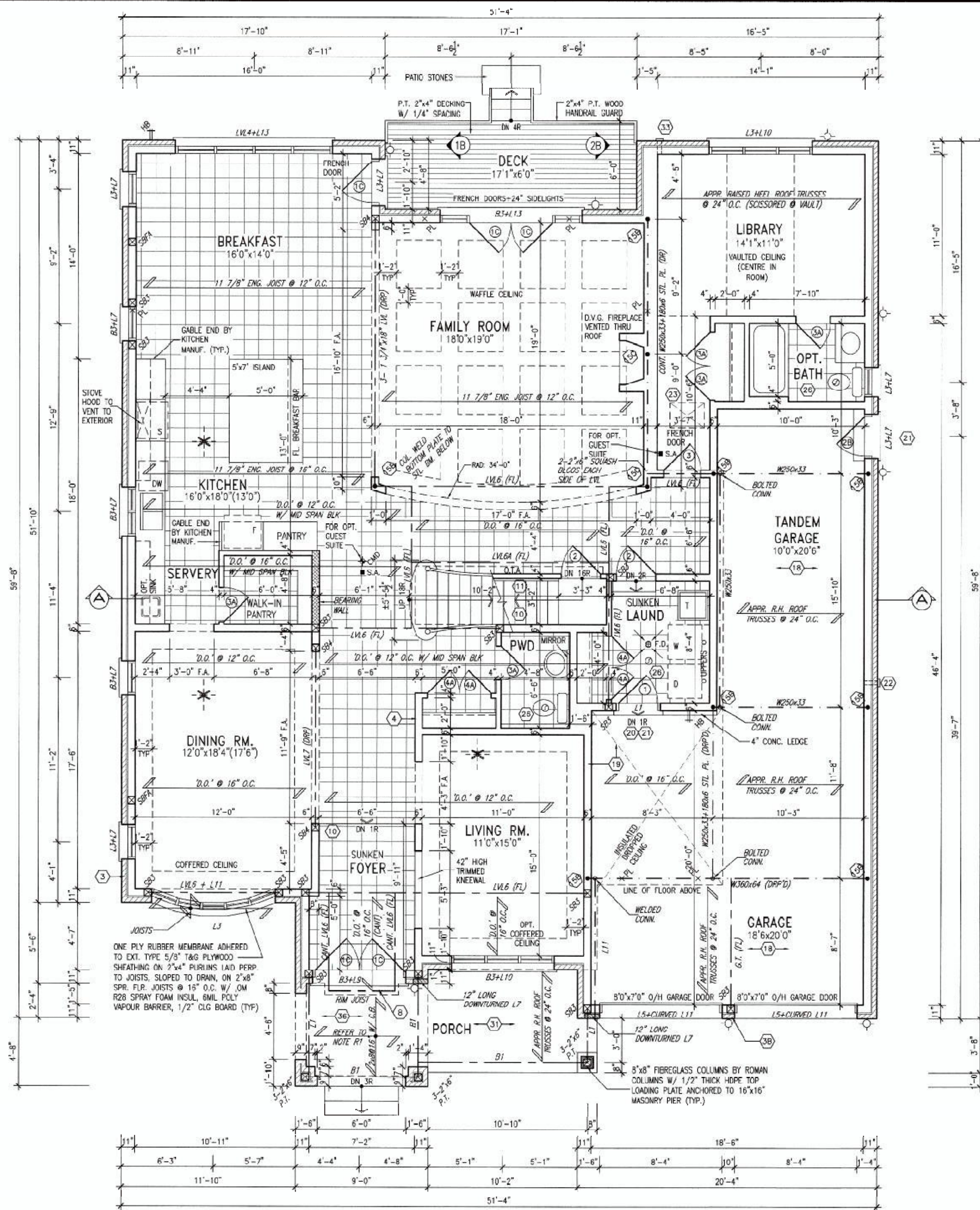
255 Consumers Rd Suite 120  
Toronto, ON M2H 1R4  
Tel: 416.630.2255 / 416.630.4782  
info@vabdesign.com

|                           |  |                           |  |
|---------------------------|--|---------------------------|--|
| <b>BAYVIEW WELLINGTON</b> |  | <b>S60-2</b>              |  |
| GREEN VALLEY ESTATES      |  | ROTHCHILD 2               |  |
| BRADFORD, ON.             |  | project no. 13045         |  |
| date: SEPT. 2016          |  | drawing no. 1             |  |
| created by: ED.BIM        |  | checked by: 3/16" = 1'-0" |  |
| scale: 1/8" = 1'-0"       |  | 13045-S60-2-LOT 124       |  |
| date: JUN 8 2017          |  | 13045-S60-2-LOT 124       |  |

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 this 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 codes 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, ONTARIO.

ARCHITECTURAL REVIEW & APPROVAL  
JUN 1 2 2017  
John G. Williams Limited, Architect



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: FLOOR FRAMING INTO  
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.

|   |                                   |           |    |
|---|-----------------------------------|-----------|----|
| 1 | ISSUED FOR CLIENT REVIEW          | SEP 21-15 | BM |
| 2 | REVISED AS PER ENG'S COMMENTS     | NOV 28-15 | RC |
| 3 | REVISED GROUND FLOOR TO 9' HEIGHT | APR 21-17 | SB |
| 4 | REV FOR LOT 124                   | MAY 26-17 | CL |
| 5 | REVISED AS PER ENG'S COMMENTS     | JUN 08-17 | RC |
| 6 | REV FOR LOT 124                   | MAY 26-17 | CL |

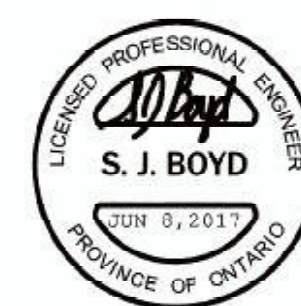
The undersigned has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellingtone-John-Boyd  
42558

255 Consumers Rd Suite 120  
Toronto, ON M3J 1R4  
Tel: 416.630.2255 / 416.630.4782  
va3design.com



|                      |                       |             |
|----------------------|-----------------------|-------------|
| BAYVIEW WELLINGTON   |                       | S60-2       |
| GREEN VALLEY ESTATES |                       | ROTHCHILD 2 |
| project name         | BRADFORD, ON.         | project no. |
| date                 | SEP 21, 2016          | 13045       |
| drawn by             | BM                    | drawing no. |
| checked by           | BM                    | 2           |
| scale                | 3/16" = 1'-0"         |             |
| title                | GROUND FLOOR PLAN 'B' |             |

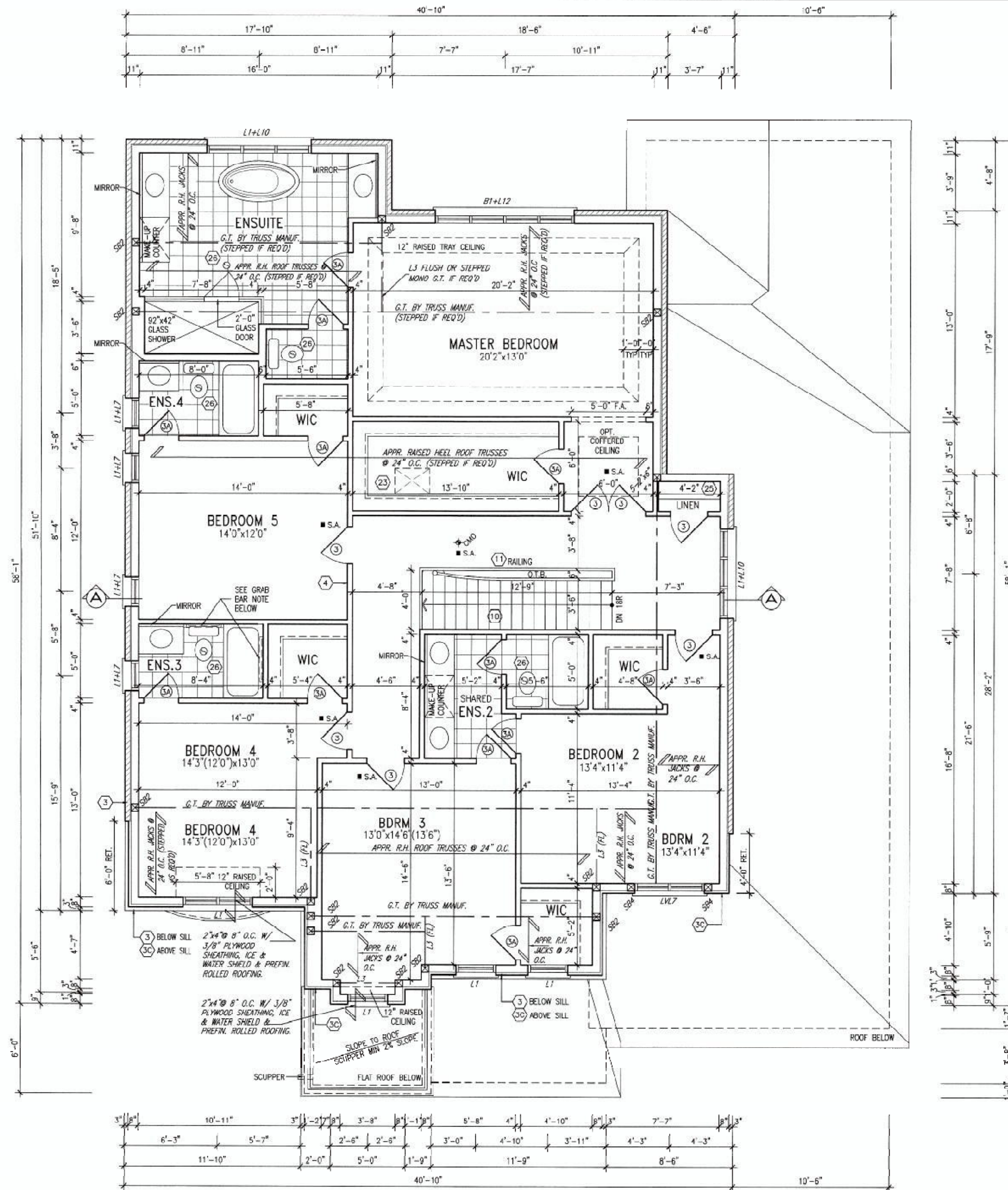


LOT 124

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, setbacks and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for exceeding or approving any (zoning) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or rooted on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL  
JUN 12 2017  
John G. Williams Limited, Architect



SECOND FLOOR PLAN 'B'

GB NOTE:  
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WALK CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO GC. 3.3.1.1, 3.3.1.2(1), 3.3.1.2(2) & 3.3.1.2(4) AND DETAILS PROVIDED.

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

|   |                                   |           |    |
|---|-----------------------------------|-----------|----|
| 1 | ISSUED FOR CLIENT REVIEW          | SEP 21-16 | BN |
| 2 | REVISED AS PER END'S COMMENTS     | NOV 28-16 | RC |
| 3 | REVISED GROUND FLOOR TO 9' HEIGHT | APR 21-17 | SB |
| 4 | REV FOR LOT 124                   | MAY 26-17 | CL |
| 5 | REVISED AS PER END'S COMMENTS     | JUN 08-17 | RC |
| 6 | REV FOR LOT 124                   | MAY 26-17 | CL |
| 7 | REVISED AS PER END'S COMMENTS     | NOV 28-16 | RC |
| 8 | ISSUED FOR CLIENT REVIEW          | SEP 21-16 | BN |

**VAS DESIGN**  
255 Consumers Rd. Suite 120  
Toronto, ON M2L 1R4  
1 416.630.2255 / 416.630.4792  
vasdesign.com

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                           |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------|--|
| <b>BAYVIEW WELLINGTON</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | <b>S60-2</b>              |  |
| GREEN VALLEY ESTATES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | ROTHCHILD 2               |  |
| BRADFORD, ON.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | project no. 13045         |  |
| date: SEPT. 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | drawing no. 3             |  |
| drawn by: BD.BIM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | checked by: 3/16" = 1'-0" |  |
| title: SECOND FLOOR PLAN 'B'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | 13045-S60-2-LOT 124       |  |
| revised by: KJ, VAS, RC, BN, CL, SB, JG, JH, JF, JN, JQ, JR, JS, JT, JW, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZY, ZZ |  |                           |  |

LOT 124



All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

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 Council Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to site 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.

ARCHITECTURAL REVIEW & APPROVAL  
JUN 12 2017  
John G. Williams Limited, Architect

6'-1/2" [2030]  
6'-7 1/2" [2020]  
26'-9 1/2" [8.10M]  
MID-POINT OF ROOF

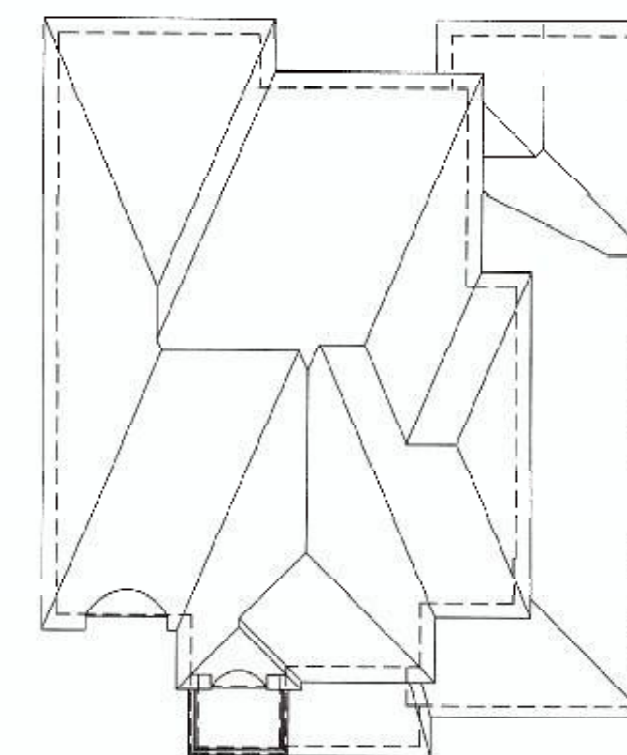
ASPHALT SHINGLES (TYP.)  
VALLEY FLASHING (TYP.)  
2"x4"x8" O.C. W/ 3/8" PLYWOOD SHEATHING, ICE & WATER SHIELD & PREFIN. ROLLED ROOFING (TYP.)  
BELL CURVE (TYP.)  
4"x6" PROFILED STUCCO ARCH ON 6" PROFILED STUCCO SURROUND (TYP.)  
STUCCO FINISH (TYP.)  
DOUBLE PRECAST SILL W/ 1/2" PROJ. (TYP.)  
20" HIGH PREFIN. DECORATIVE METAL RAILING  
STONE VENEER (TYP.)  
FIN. SUNKEN FOTER  
POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)



FRONT ELEVATION 'B'

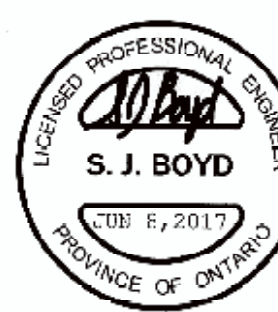
PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)  
9" CANAMOULD FRIEZE BOARD (CAN-065) OR EQUAL  
6" PROFILED STUCCO TRIM BOARD SURROUND (TYP.)  
DBL STUCCO SILL W/ 1/2" PROJ. (TYP.)  
MTL FLASHING W/ CAULKING BEHIND CLADDING (TYP.)  
PREFIN. MTL FLASHING W/ CAULKING TO MATCH MASONRY (TYP.)  
6" ALUM. CLAD PROFILED FRIEZE BOARD (TYP.)  
ARCHED 10" PRECAST HEADER W/ PRECAST KEYSTONE W/ 1/2" PROJ. (TYP.)  
VINYL PANEL  
U/S OF SOFFIT  
11'-0" MIN.

ROOF PLAN 'B'  
N.T.S.



TOP OF PLATE  
TOP OF WINDOW  
7'-6"  
9'-1"  
FIN SECOND FLOOR  
TOP OF TRANSOM  
TOP OF WINDOW  
11'-1"  
7'-4"  
FIN GROUND FLOOR  
FIN GRADE  
10'-1"  
TOP OF SLAB

| UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7)) |                              |              |            |
|-------------------------------------------------|------------------------------|--------------|------------|
| S60-2 ELEV. B W/ OPT. BNTH & DOORS              | ENERGY EFFICIENCY - OBC SB12 |              |            |
| ELEVATION                                       | WALL AREA S.F.               | OPENING S.F. | PERCENTAGE |
| FRONT                                           | 1076 S.F.                    | 206 S.F.     | 19.14 %    |
| LEFT SIDE                                       | 1316 S.F.                    | 129 S.F.     | 9.81 %     |
| RIGHT SIDE                                      | 1346 S.F.                    | 65 S.F.      | 4.83 %     |
| REAR                                            | 1120 S.F.                    | 279 S.F.     | 24.82 %    |
| ELEV 13                                         | 94 S.F.                      | 25 S.F.      | 26.00 %    |
| ELEV 28                                         | 94 S.F.                      | 0.00 S.F.    | 0.00 %     |
| TOTAL SQ. FT.                                   | 5045.00 S.F.                 | 703.00 S.F.  | 13.93 %    |
| TOTAL SQ. M.                                    | 468.69 S.M.                  | 65.31 S.M.   | 13.93 %    |

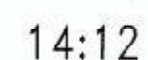
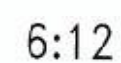


LOT 124

|   |                               |           |    |      |    |      |    |
|---|-------------------------------|-----------|----|------|----|------|----|
| 1 | ISSUED FOR CLIENT REVIEW      | SEP 21-16 | 3M | DATE | BY | DATE | BY |
| 2 | REVISED AS PER ENG'S COMMENTS | NOV 29-16 | RC | DATE | BY | DATE | BY |
| 3 | REVISED AS PER ENG'S COMMENTS | APR 21-17 | SR | DATE | BY | DATE | BY |
| 4 | REV FOR LOT 124               | MAY 25-17 | CL | DATE | BY | DATE | BY |
| 5 | REVISED AS PER ENG'S COMMENTS | JUN 08-17 | RC | DATE | BY | DATE | BY |



|                      |  |                     |  |
|----------------------|--|---------------------|--|
| BAYVIEW WELLINGTON   |  | S60-2               |  |
| GREEN VALLEY ESTATES |  | ROTHCHILD 2         |  |
| BRADFORD, ON.        |  | 13045               |  |
| PROJECT NAME         |  | FRONT ELEVATION 'B' |  |
| DATE                 |  | 4                   |  |



LEFT SIDE ELEVATION 'B'

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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 Contractor/Architect is not responsible in any way for examining or approving site (lotting) plans, working drawings with respect to any zoning, building code or permit matter or that a 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.

ARCHITECTURAL REVIEW & APPROVAL  
JUN 1/2 2017  
John G. Williams Limited, Architect



LOT 124

|    |   |             |      |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                    |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |
|----|---|-------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 9  | 1 | -           | -    | -                                                                                                                                                                                                                                                                                                                       | 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><b>VAB DESIGN</b></p> <p>255 Consumers Rd Suite 120<br/>Toronto, ON M2J 1H4<br/>1 (416) 633-2255 / 416-633-4782<br/>vabdesign.com</p> | <p><b>BAYVIEW WELLINGTON</b></p> <p>proper name: <b>GREEN VALLEY ESTATES</b> municipality: <b>BRADFORD, ON.</b></p> <p>date: <b>SEPT. 2016</b> sheet: <b>LEFT SIDE ELEVATION 'B'</b></p> <p>drawn by: <b>RD BM</b> checked by: <b>3/16" = 1'-0"</b> file name: <b>13045-S60-2-Left B</b></p> <p>revised by: <b>H14KORR@VWELLINGTON.COM</b> 313066-BM/PHH/LSM/SHS-S60-2-Left B - 34-00 - The VAB &amp; BJCZ © 2016, P.A.</p> | <p><b>S60-2</b></p> <p>ROTHCHILD '2</p> <p>drawing no: <b>130</b></p> <p>sheet no: <b>5</b></p> |
| 8  | 2 | -           | -    | quotation attached                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                    |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |
| 7  | 3 | -           | -    | Wellington Jno-Baptiste 25591                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                    |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |
| 6  | 4 | -           | -    | name: <i>signature</i> 304                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                    |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |
| 5  | 5 | -           | -    | registration information: <b>VAB Design Inc.</b> 42556                                                                                                                                                                                                                                                                  |                                                                                                                                                                                    |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |
| 4  | 6 | -           | -    | Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the VAB. No portion may be reproduced without the completion of the work and drawings are not to be used. |                                                                                                                                                                                    |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |
| 3  | 7 | -           | -    |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                    |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |
| 2  | 8 | -           | -    |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                    |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |
| 1  | 9 | -           | -    |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                    |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |
| 10 |   | description | date | by                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                    |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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 erected 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 GUILDFORD).

ARCHITECTURAL REVIEW & APPROVAL  
JUN 1/2 2017  
John G. Williams Limited, Architect

1'-0"  
1'-0"  
1'-4"  
1'-4"  
1'-7"  
1'-4"  
1'-4"  
1'-4"

PREFIN. MTL FLASHING  
W/ CAULKING TO MATCH  
MASONRY (TYP.)

20" HIGH PREFIN METAL  
RAILING  
MTL FLASHING W/  
CAULKING BEHIND  
CLADDING (TYP.)

8"x8" FIBREGLASS COLUMNS BY  
ROMAN COLUMNS W/ 1/2" THICK  
HDPE TOP LOADING PLATE  
ANCHORED TO PORCH SLAB (TYP.)

VALLEY FLASHING (TYP.)

TOP OF PLATE  
TOP OF WINDOW  
FIN SECOND FLOOR  
FIN GROUND FLOOR  
FIN GRADE  
TOP OF SLAB

WALL AREA 1323.28 SQ. FT.  
LIMITING DISTANCE 1.2 M (7'6")  
OPENING ALLOWED 92.63 SQ. FT.  
OPENING PROVIDED 52.98 SQ. FT.  
(GLASS AREA)

RIGHT SIDE ELEVATION 'B'



LOT 124

|   |                                   |           |    |      |    |             |
|---|-----------------------------------|-----------|----|------|----|-------------|
| 1 | ISSUED FOR CLIENT REVIEW          | SEP 21-16 | 3M | DATE | BY | DESCRIPTION |
| 2 | REVISED AS PER ENG'S COMMENTS     | NOV 29-16 | RC | DATE | BY | DESCRIPTION |
| 3 | REVISED GROUND FLOOR TO 9' HEIGHT | APR 21-17 | SB | DATE | BY | DESCRIPTION |
| 4 | REV FOR LOT 124                   | MAY 25-17 | CL | DATE | BY | DESCRIPTION |
| 5 | REVISED AS PER ENG'S COMMENTS     | JUN 08-17 | RC | DATE | BY | DESCRIPTION |

**VAS DESIGN**  
250 Consumers Rd Suite 120  
Toronto, ON M2J 1R4  
1-416-830-2255 / 416-830-4782  
vasdesign.com

|                                                                                                               |               |                     |              |
|---------------------------------------------------------------------------------------------------------------|---------------|---------------------|--------------|
| <b>BAYVIEW WELLINGTON</b>                                                                                     |               | <b>S60-2</b>        |              |
| GREEN VALLEY ESTATES                                                                                          |               | ROTHCHILD 2         |              |
| project name                                                                                                  | BRADFORD, ON. | project no.         | 13045        |
| date                                                                                                          | SEPT. 2016    | drawing no.         | 6            |
| drawn by                                                                                                      | checked by    | scale               | 1/8" = 1'-0" |
| RD 5M                                                                                                         | 3/16"         | 13045-S60-2-LOT 124 |              |
| REVISION: H:\ARCHIVE\WORKING\2013\13045\BAYVIEW\001\PHAS\13045-S60-2-LOT 124.dwg - Thu - Jun 8 2017 - 1:50 PM |               |                     |              |

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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 (existing) 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 DUMFRIES / MIMICRY.

ARCHITECTURAL REVIEW & APPROVAL  
JUN 12 2017  
John G. Williams Limited, Architect



REAR ELEVATION 'B'

ELEV. 1B

ELEV. 2B



LOT 124

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                            |  |                                                                                                                                                                                                                                                                                                                               |  |                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|
| <p>9 The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>8 qualification information.</p> <p>7 Wellington Area-Bayview 25591</p> <p>6</p> <p>5 REVISED AS PER ENG'S COMMENTS JUN 08-17 RC none</p> <p>4 REV FOR LOT 124 MAY 26-17 CL VAS Design Inc. 42558</p> <p>3 REVISED GROUND FLOOR TO 9' HEIGHT APR 21-17 SB</p> <p>2 REVISED AS PER ENG'S COMMENTS NOV 28-16 RC</p> <p>1 ISSUED FOR CLIENT REVIEW SEP 21-16 BM</p> <p>no descriptor date by</p> |  | <p><b>VA3 DESIGN</b></p> <p>255 Consumers RC Suite 120<br/>Toronto, ON M2J 1S4<br/>Tel: 416.530.2255 / 416.630.4782<br/>vas3design.com</p> |  | <p><b>BAYVIEW WELLINGTON</b></p> <p>project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON.</p> <p>date: SEPT. 2016 checked by: scale: 3/16" = 1'-0"</p> <p>drawn by: BO.BIM</p> <p>PROJECT: H:\ARCHIVES\WORKING\2017\GREEN VALLEY ESTATES\2017\GREEN VALLEY ESTATES - 2-LOT 124.dwg - Thu - Jun 8, 2017 - 1:20 PM</p> |  | <p>project no: 13045</p> <p>drawing no: 7</p> <p>file name: 13045-S60-2-LOT 124</p> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                            |  | <p><b>S60-2</b></p> <p><b>ROTHCHILD 2</b></p>                                                                                                                                                                                                                                                                                 |  | <p>REAR ELEVATION 'B'</p>                                                           |

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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 Town Architect is not responsible in any way for examining or approving site (lotting) plans, working drawings with respect to any zoning, building code or permit matter or that a house can be properly built or located on its

Architectural cross-section drawing of a two-story house with a finished basement. The drawing shows the interior layout including a bedroom, hallway, servery, walk-in pantry, laundry, and an unfinished basement. It also depicts a tandem garage with a sloped roof and a stepped footing. Various structural elements like stairs, railings, and doors are shown. The drawing is annotated with numerous callouts (circled numbers) and dimensions (e.g., 1'-4", 14:12, 10:12, 8:12, 8'-10" U/S OF SOFFIT, 5'-0" MIN., STEPPED FOOTING).

CROSS SECTION 'A-A'

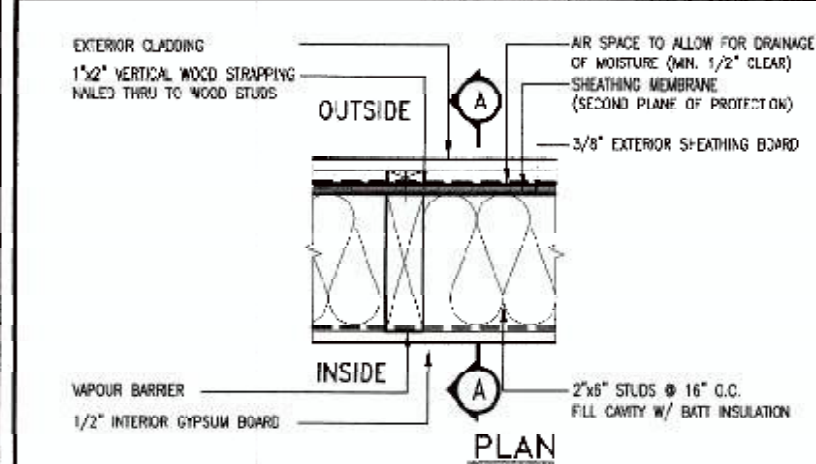
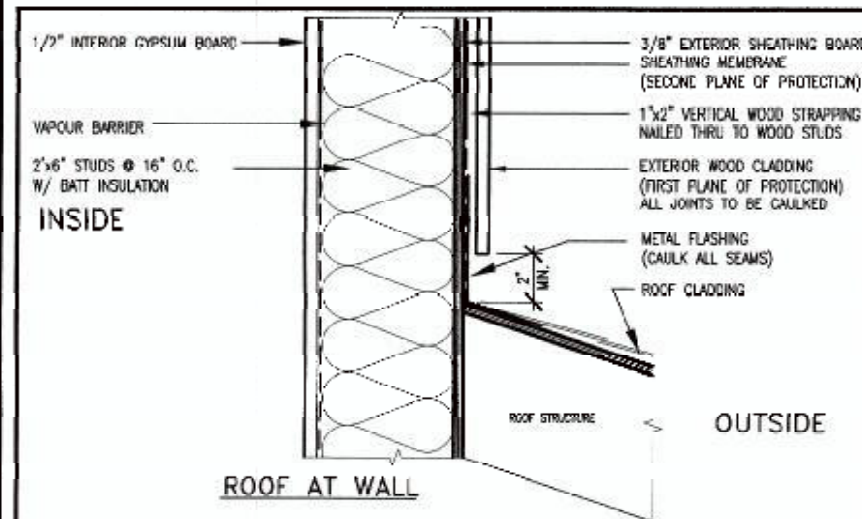


LOT 124

|    |                                                                                                                                                                                            |  |  |                                                                                       |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---------------------------------------------------------------------------------------|--|------------------------------------|--|-------------------|---------------------------------------------|--------------------------------------|---------------------------|-------------------------------|------------------------------------|----------------------------------------|
| 1  | The undersigned has received and reads responsibility to the design-<br>er and has the qualifications and meets the requirements set out in the<br>Ontario Building Code to be a Designer. |  |  |  |  | <b>S60-2</b><br><b>ROTHCHILD 2</b> |  | price<br>drawings |                                             |                                      |                           |                               |                                    |                                        |
| 2  | Wellington Jno-Baptiste <i>John Baptiste</i> 25051                                                                                                                                         |  |  |                                                                                       |  |                                    |  |                   | project name<br><b>GREEN VALLEY ESTATES</b> | municipality<br><b>BRADFORD, ON.</b> |                           |                               |                                    |                                        |
| 3  | Contractor information                                                                                                                                                                     |  |  |                                                                                       |  |                                    |  |                   |                                             |                                      | start date<br><b>2016</b> | cross section<br><b>"A-A"</b> |                                    |                                        |
| 4  | 255 Commercial Dr. Suite 120                                                                                                                                                               |  |  |                                                                                       |  |                                    |  |                   |                                             |                                      |                           |                               | created by<br><b>3/16" = 1'-0"</b> | file name<br><b>1250-S60-2-LOT 124</b> |
| 5  | Toronto, ON M2J 1H4                                                                                                                                                                        |  |  |                                                                                       |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 6  | Contractor information                                                                                                                                                                     |  |  | phone<br><b>416-630-2295 / 416-636-4782</b>                                           |  | 8                                  |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 7  | Contractor information                                                                                                                                                                     |  |  | fax<br><b>416-630-2295 / 416-636-4782</b>                                             |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 8  | Contractor information                                                                                                                                                                     |  |  | email<br><b>va@vdesign.com</b>                                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 9  | Contractor information                                                                                                                                                                     |  |  | website<br><b>www.vdesign.com</b>                                                     |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 10 | Contractor information                                                                                                                                                                     |  |  | address<br><b>255 Commercial Dr. Suite 120</b>                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 11 | Contractor information                                                                                                                                                                     |  |  | city<br><b>Toronto, ON</b>                                                            |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 12 | Contractor information                                                                                                                                                                     |  |  | province<br><b>ON</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 13 | Contractor information                                                                                                                                                                     |  |  | country<br><b>Canada</b>                                                              |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 14 | Contractor information                                                                                                                                                                     |  |  | state<br><b>Ontario</b>                                                               |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 15 | Contractor information                                                                                                                                                                     |  |  | zip<br><b>M2J 1H4</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 16 | Contractor information                                                                                                                                                                     |  |  | phone<br><b>416-630-2295 / 416-636-4782</b>                                           |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 17 | Contractor information                                                                                                                                                                     |  |  | fax<br><b>416-630-2295 / 416-636-4782</b>                                             |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 18 | Contractor information                                                                                                                                                                     |  |  | email<br><b>va@vdesign.com</b>                                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 19 | Contractor information                                                                                                                                                                     |  |  | website<br><b>www.vdesign.com</b>                                                     |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 20 | Contractor information                                                                                                                                                                     |  |  | address<br><b>255 Commercial Dr. Suite 120</b>                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 21 | Contractor information                                                                                                                                                                     |  |  | city<br><b>Toronto, ON</b>                                                            |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 22 | Contractor information                                                                                                                                                                     |  |  | province<br><b>ON</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 23 | Contractor information                                                                                                                                                                     |  |  | country<br><b>Canada</b>                                                              |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 24 | Contractor information                                                                                                                                                                     |  |  | state<br><b>Ontario</b>                                                               |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 25 | Contractor information                                                                                                                                                                     |  |  | zip<br><b>M2J 1H4</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 26 | Contractor information                                                                                                                                                                     |  |  | phone<br><b>416-630-2295 / 416-636-4782</b>                                           |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 27 | Contractor information                                                                                                                                                                     |  |  | fax<br><b>416-630-2295 / 416-636-4782</b>                                             |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 28 | Contractor information                                                                                                                                                                     |  |  | email<br><b>va@vdesign.com</b>                                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 29 | Contractor information                                                                                                                                                                     |  |  | website<br><b>www.vdesign.com</b>                                                     |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 30 | Contractor information                                                                                                                                                                     |  |  | address<br><b>255 Commercial Dr. Suite 120</b>                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 31 | Contractor information                                                                                                                                                                     |  |  | city<br><b>Toronto, ON</b>                                                            |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 32 | Contractor information                                                                                                                                                                     |  |  | province<br><b>ON</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 33 | Contractor information                                                                                                                                                                     |  |  | country<br><b>Canada</b>                                                              |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 34 | Contractor information                                                                                                                                                                     |  |  | state<br><b>Ontario</b>                                                               |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 35 | Contractor information                                                                                                                                                                     |  |  | zip<br><b>M2J 1H4</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 36 | Contractor information                                                                                                                                                                     |  |  | phone<br><b>416-630-2295 / 416-636-4782</b>                                           |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 37 | Contractor information                                                                                                                                                                     |  |  | fax<br><b>416-630-2295 / 416-636-4782</b>                                             |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 38 | Contractor information                                                                                                                                                                     |  |  | email<br><b>va@vdesign.com</b>                                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 39 | Contractor information                                                                                                                                                                     |  |  | website<br><b>www.vdesign.com</b>                                                     |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 40 | Contractor information                                                                                                                                                                     |  |  | address<br><b>255 Commercial Dr. Suite 120</b>                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 41 | Contractor information                                                                                                                                                                     |  |  | city<br><b>Toronto, ON</b>                                                            |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 42 | Contractor information                                                                                                                                                                     |  |  | province<br><b>ON</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 43 | Contractor information                                                                                                                                                                     |  |  | country<br><b>Canada</b>                                                              |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 44 | Contractor information                                                                                                                                                                     |  |  | state<br><b>Ontario</b>                                                               |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 45 | Contractor information                                                                                                                                                                     |  |  | zip<br><b>M2J 1H4</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 46 | Contractor information                                                                                                                                                                     |  |  | phone<br><b>416-630-2295 / 416-636-4782</b>                                           |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 47 | Contractor information                                                                                                                                                                     |  |  | fax<br><b>416-630-2295 / 416-636-4782</b>                                             |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 48 | Contractor information                                                                                                                                                                     |  |  | email<br><b>va@vdesign.com</b>                                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 49 | Contractor information                                                                                                                                                                     |  |  | website<br><b>www.vdesign.com</b>                                                     |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 50 | Contractor information                                                                                                                                                                     |  |  | address<br><b>255 Commercial Dr. Suite 120</b>                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 51 | Contractor information                                                                                                                                                                     |  |  | city<br><b>Toronto, ON</b>                                                            |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 52 | Contractor information                                                                                                                                                                     |  |  | province<br><b>ON</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 53 | Contractor information                                                                                                                                                                     |  |  | country<br><b>Canada</b>                                                              |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 54 | Contractor information                                                                                                                                                                     |  |  | state<br><b>Ontario</b>                                                               |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 55 | Contractor information                                                                                                                                                                     |  |  | zip<br><b>M2J 1H4</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 56 | Contractor information                                                                                                                                                                     |  |  | phone<br><b>416-630-2295 / 416-636-4782</b>                                           |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 57 | Contractor information                                                                                                                                                                     |  |  | fax<br><b>416-630-2295 / 416-636-4782</b>                                             |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 58 | Contractor information                                                                                                                                                                     |  |  | email<br><b>va@vdesign.com</b>                                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 59 | Contractor information                                                                                                                                                                     |  |  | website<br><b>www.vdesign.com</b>                                                     |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 60 | Contractor information                                                                                                                                                                     |  |  | address<br><b>255 Commercial Dr. Suite 120</b>                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 61 | Contractor information                                                                                                                                                                     |  |  | city<br><b>Toronto, ON</b>                                                            |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 62 | Contractor information                                                                                                                                                                     |  |  | province<br><b>ON</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 63 | Contractor information                                                                                                                                                                     |  |  | country<br><b>Canada</b>                                                              |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 64 | Contractor information                                                                                                                                                                     |  |  | state<br><b>Ontario</b>                                                               |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 65 | Contractor information                                                                                                                                                                     |  |  | zip<br><b>M2J 1H4</b>                                                                 |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 66 | Contractor information                                                                                                                                                                     |  |  | phone<br><b>416-630-2295 / 416-636-4782</b>                                           |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 67 | Contractor information                                                                                                                                                                     |  |  | fax<br><b>416-630-2295 / 416-636-4782</b>                                             |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 68 | Contractor information                                                                                                                                                                     |  |  | email<br><b>va@vdesign.com</b>                                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 69 | Contractor information                                                                                                                                                                     |  |  | website<br><b>www.vdesign.com</b>                                                     |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |
| 70 | Contractor information                                                                                                                                                                     |  |  | address<br><b>255 Commercial Dr. Suite 120</b>                                        |  |                                    |  |                   |                                             |                                      |                           |                               |                                    |                                        |

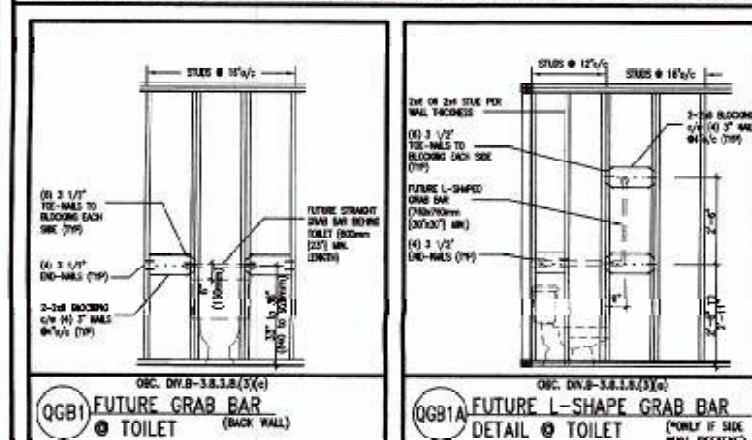
All drawings, specifications, related documents and design are the copyright property of V&V DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V&V DESIGN's written permission.



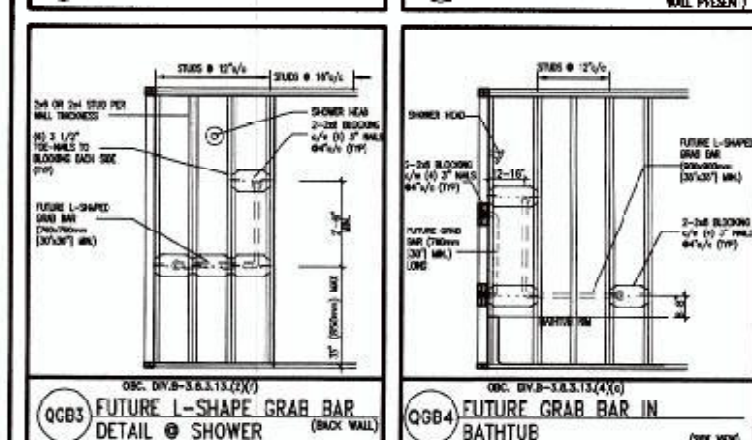


EXTERIOR WOOD CLADDING WALL ASSEMBLY

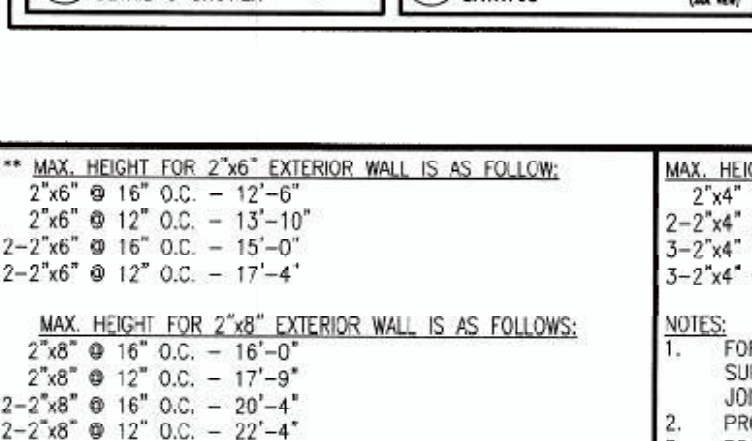
**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.  
 FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 LB).  
 REFER TO OBC DIV. B-9.5.2.3.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



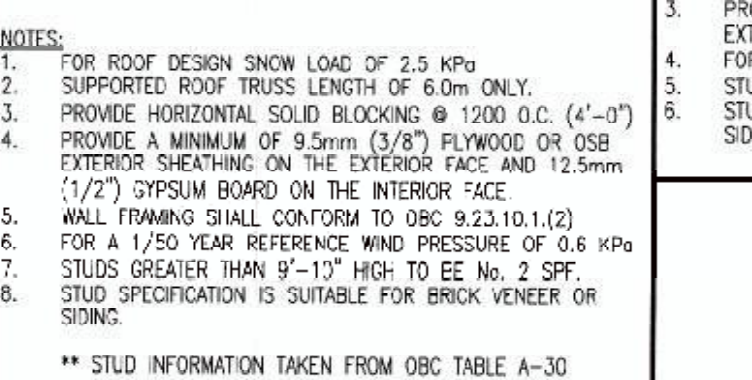
QGB1 FUTURE GRAB BAR TOILET



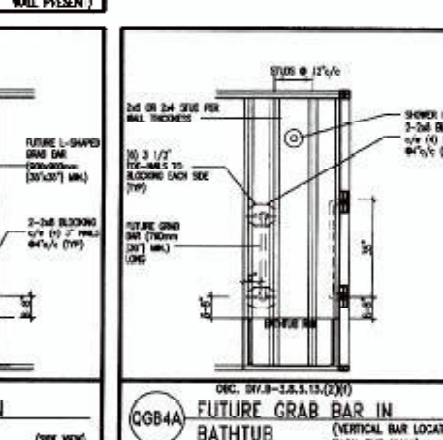
QGB2 FUTURE L-SHAPE GRAB BAR TOILET



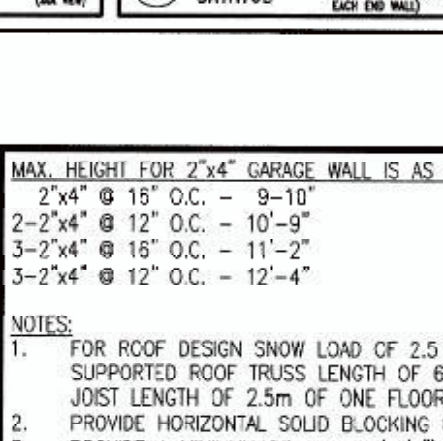
QGB3 FUTURE L-SHAPE GRAB BAR SHOWER



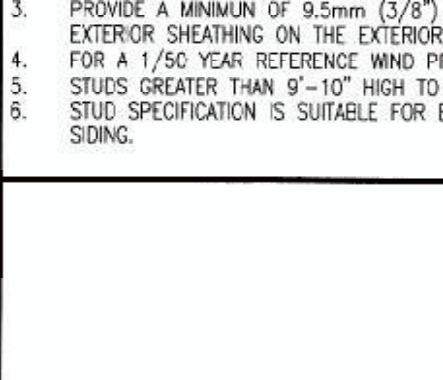
QGB4 FUTURE GRAB BAR IN BATHTUB



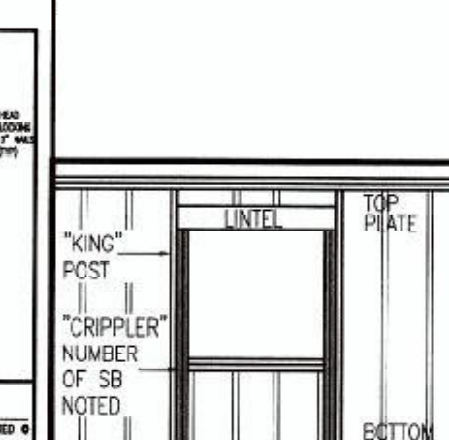
QGB5 FUTURE L-SHAPE GRAB BAR SHOWER



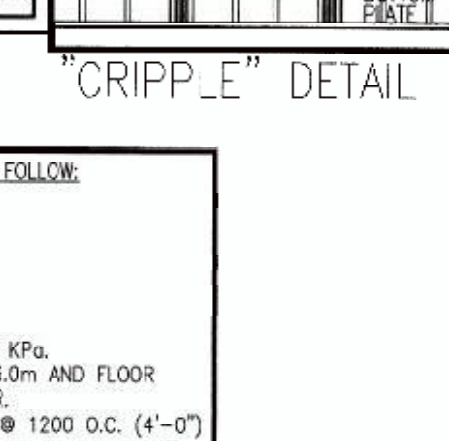
QGB6 FUTURE GRAB BAR IN BATHTUB



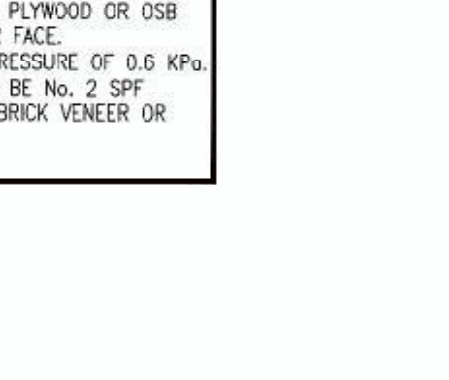
QGB7 FUTURE GRAB BAR IN BATHTUB



QGB8 FUTURE GRAB BAR IN BATHTUB



QGB9 FUTURE GRAB BAR IN BATHTUB



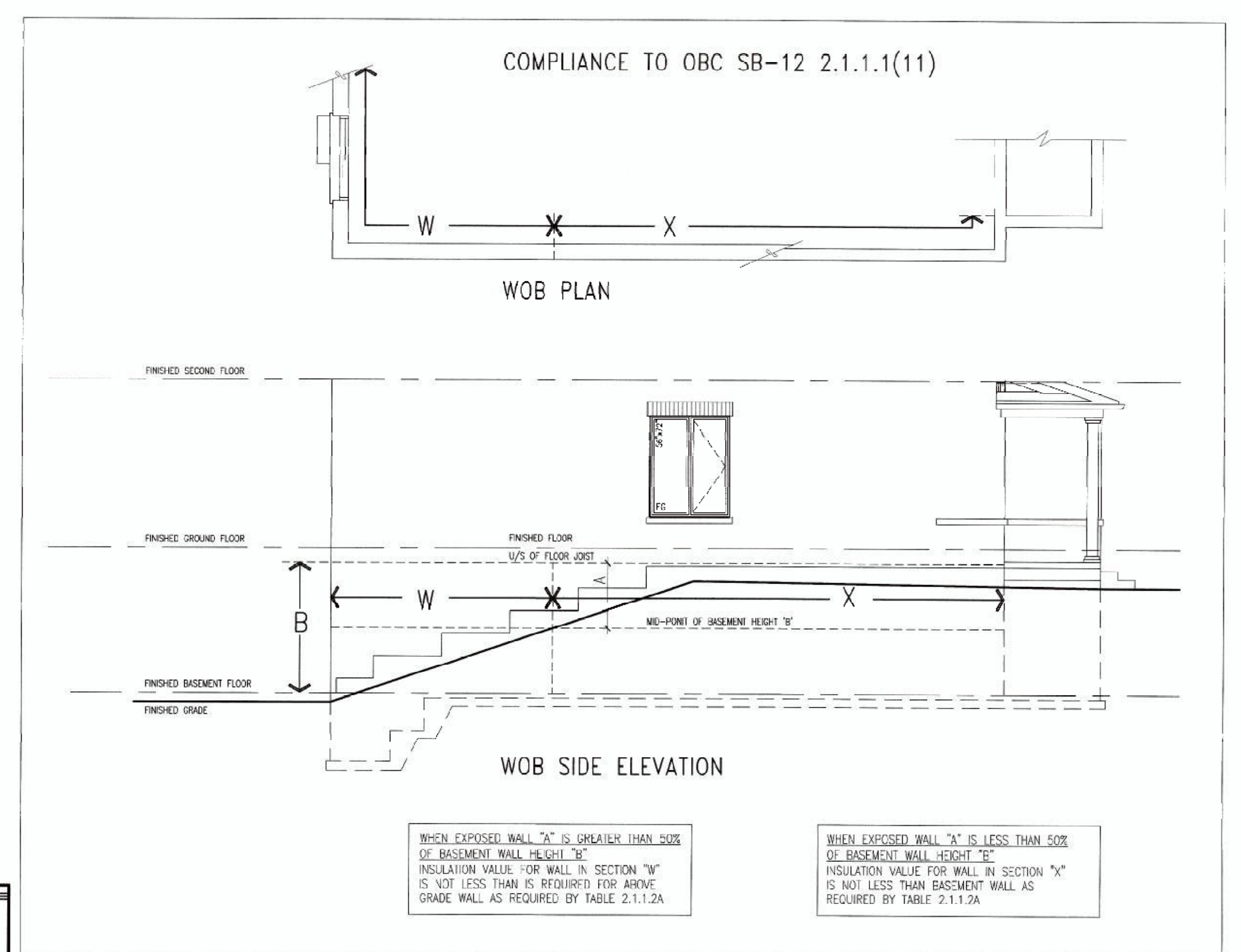
QGB10 FUTURE GRAB BAR IN BATHTUB



QGB11 FUTURE GRAB BAR IN BATHTUB



QGB12 FUTURE GRAB BAR IN BATHTUB



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

**\*\* MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:**  
 2"x6" @ 16" O.C. - 12'-6"  
 2"x6" @ 12" O.C. - 13'-10"  
 2"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:**  
 1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.  
 2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.  
 3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
 4. 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.  
 5. WALL FRAMING SHALL CONFORM TO OBC 9.2.3.10.1.(2)  
 6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa  
 7. STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF  
 8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

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

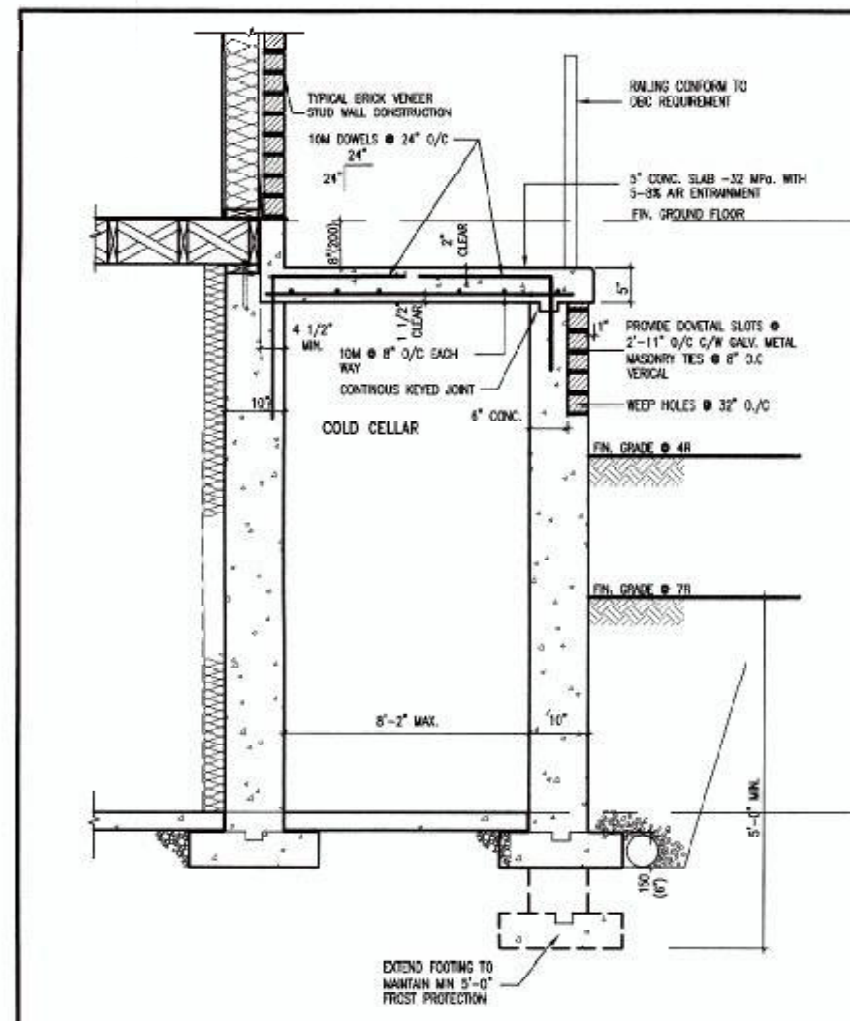
**MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:**  
 2"x4" @ 16" O.C. - 9'-10"  
 2"x4" @ 12" O.C. - 10'-9"  
 2"x4" @ 16" O.C. - 11'-2"  
 2"x4" @ 12" O.C. - 12'-4"

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

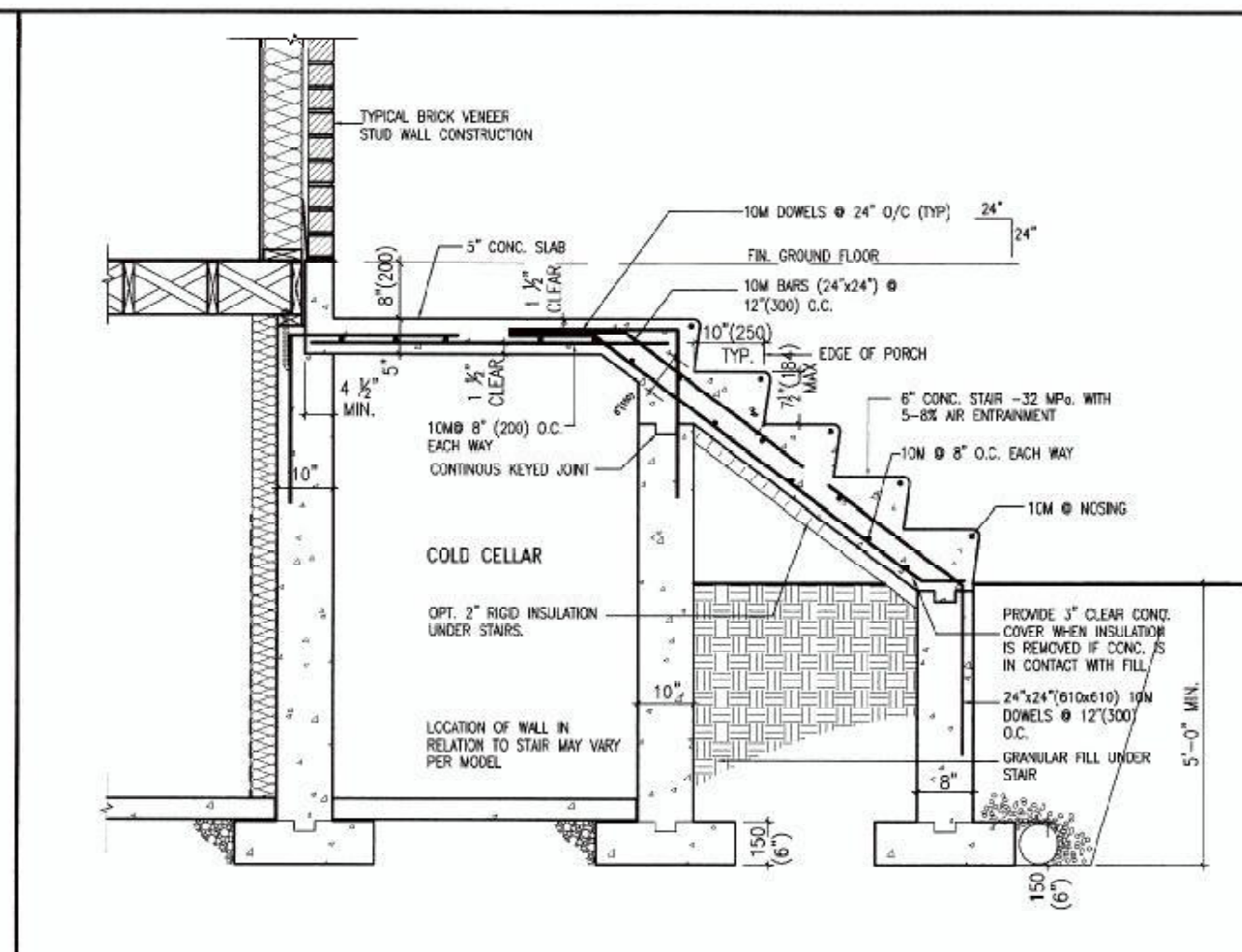


|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>9. 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.</p> <p>10. The undersigned has taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>11. The undersigned has taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>12. The undersigned has taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>13. The undersigned has taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>14. The undersigned has taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>15. The undersigned has taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>16. The undersigned has taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>17. The undersigned has taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>18. The undersigned has taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>19. The undersigned has taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>20. The undersigned has taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> | <p><b>VAS DESIGN</b></p> <p>255 Consumers Rd Suite 120<br/>         Toronto ON M2J 1B4<br/>         Tel: 416.830.2230 Fax: 416.830.4782<br/>         vasdesign.com</p> <p><b>BAYVIEW WELLINGTON</b></p> <p>Project name: GREEN VALLEY ESTATES<br/>         Municipality: BRADFORD, ON.<br/>         Date: AUG 2016<br/>         Drawn by: [Signature]<br/>         Checked by: [Signature]<br/>         RC: 3/16" = 1'-0"</p> <p><b>S60-2 ROTHCHILD 2</b></p> <p>Project no: 13045<br/>         Drawing no: CN2</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

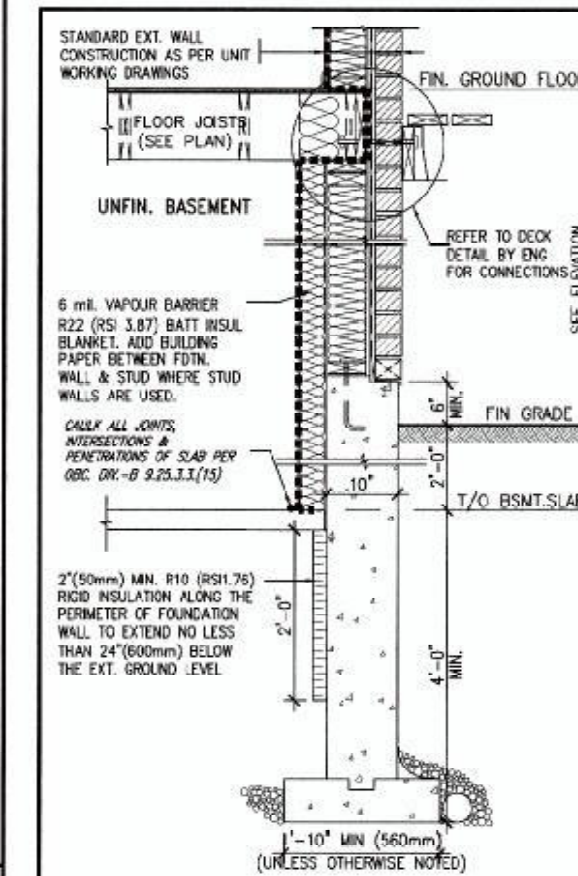
All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



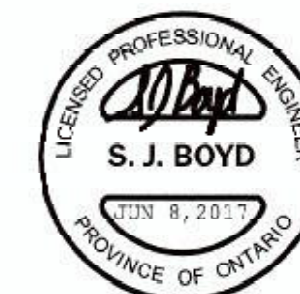
**X1** SECTION AT PORCH FOR 4-7R CONDITION  
SCALE: N.T.S.



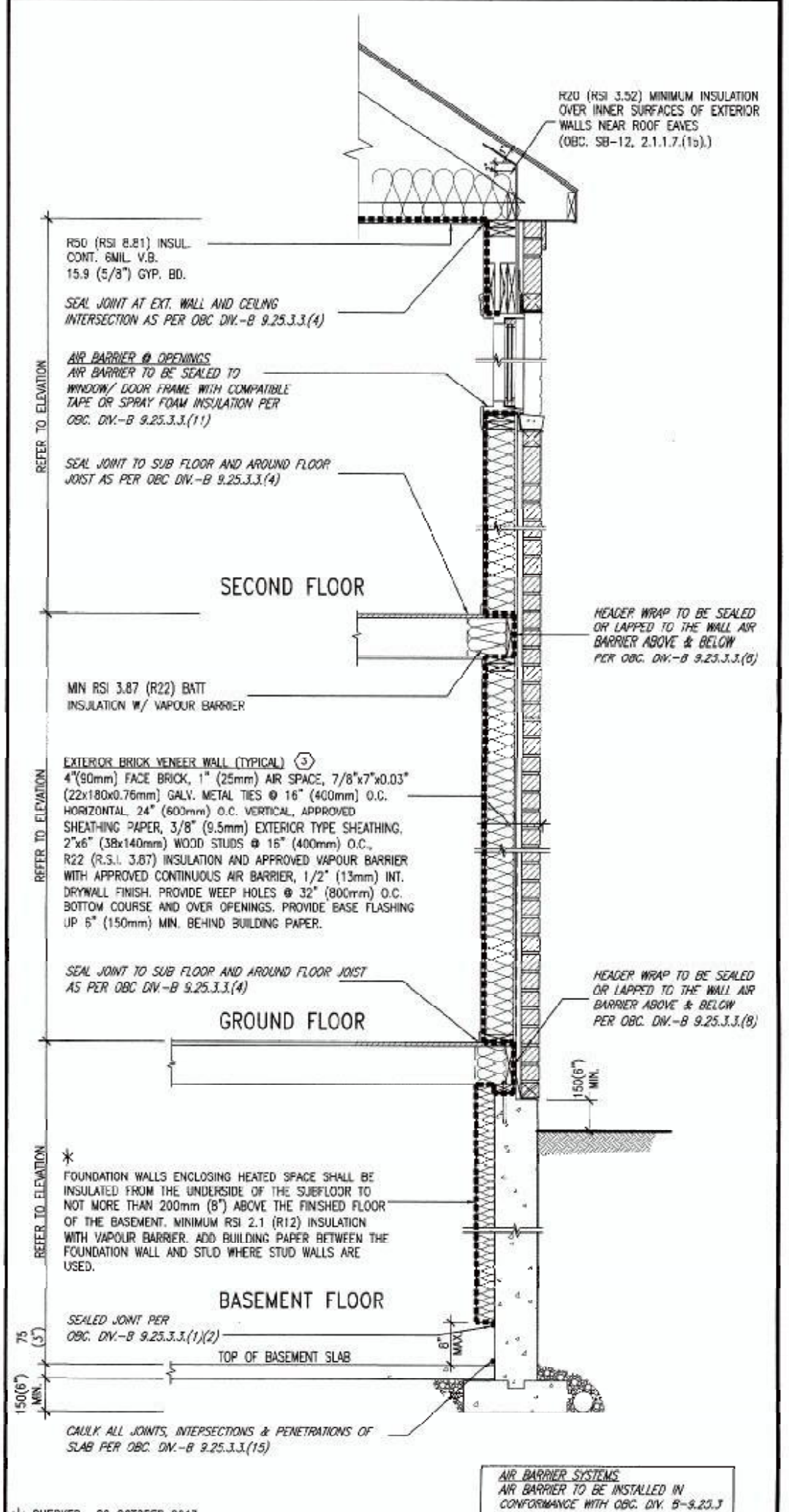
**X2** EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)  
SCALE: N.T.S.



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



## SB12-COMPLIANCE PACKAGE 'J'



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

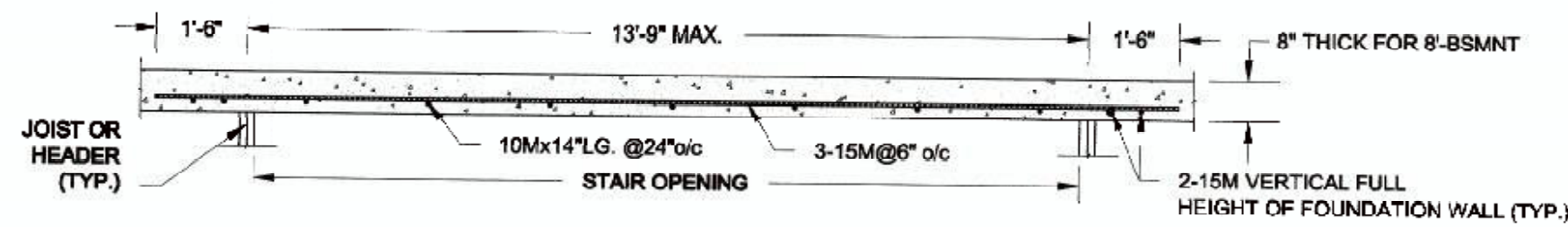
|   |                                   |           |    |       |                         |       |    |
|---|-----------------------------------|-----------|----|-------|-------------------------|-------|----|
| 1 | ISSUED FOR CLIENT REVIEW          | 21-09-16  | RC | 42658 | WALLINGTON JACO-BOPHATE | 25591 | RC |
| 2 | REVISED AS PER ENG'S COMMENTS     | NOV 28-16 | RC | 42658 | WALLINGTON JACO-BOPHATE | 25591 | RC |
| 3 | REVISED GROUND FLOOR TO 8' HEIGHT | APR 21-17 | SB | 42658 | WALLINGTON JACO-BOPHATE | 25591 | SB |
| 4 | REV FOR LOT 124                   | MAY 28-17 | CL | 42658 | WALLINGTON JACO-BOPHATE | 25591 | CL |
| 5 | REVISED AS PER ENG'S COMMENTS     | JUN 08-17 | RC | 42658 | WALLINGTON JACO-BOPHATE | 25591 | RC |

**VAS DESIGN**

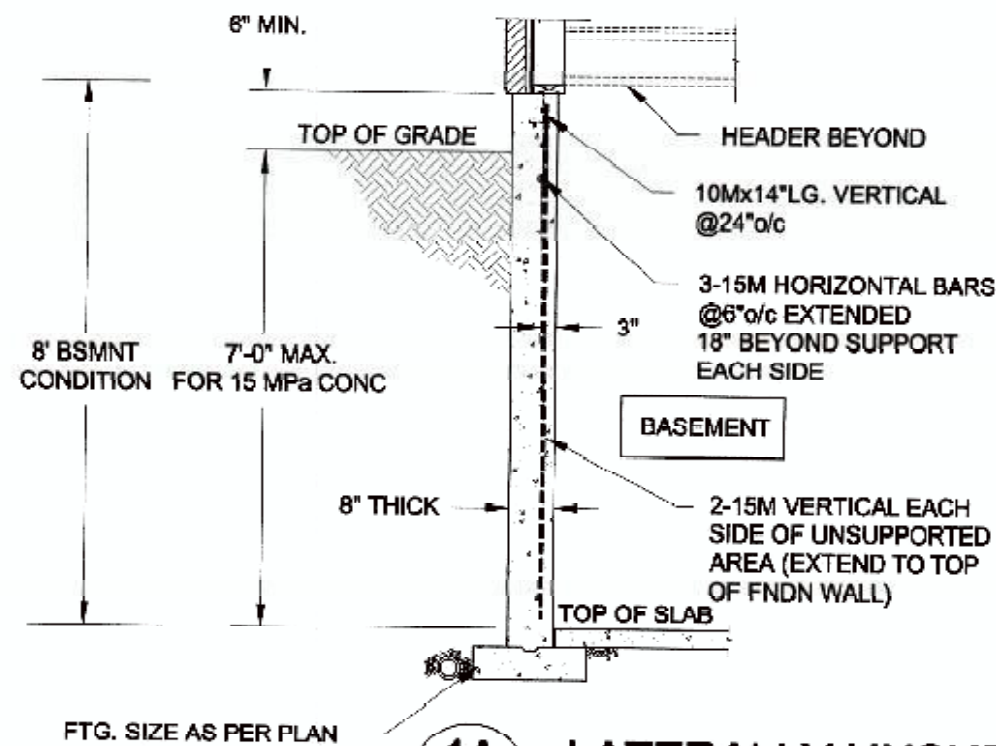
**BAYVIEW WELLINGTON**  
GREEN VALLEY ESTATES  
BRADFORD, ON.

**S60-2**  
ROTHCHILD 2  
project no. 13045

date: AUG 2015  
drawn by: RC  
checked by: RC  
scale: 3/16" = 1'-0"  
file name: 13045-000-2-LOT 124  
drawing no. **CN3**

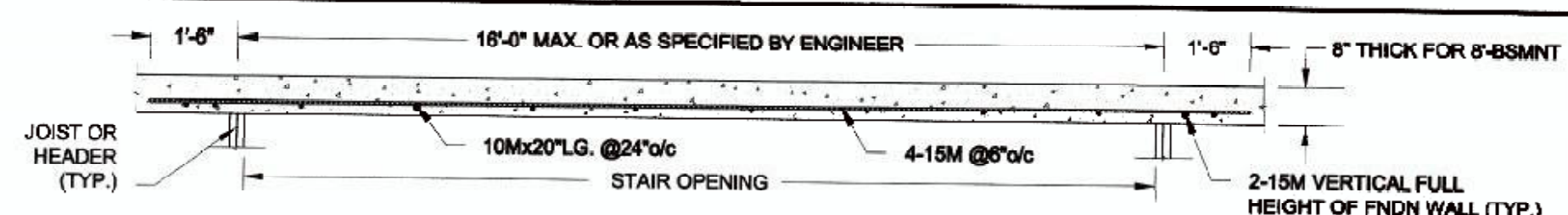


PLAN VIEW

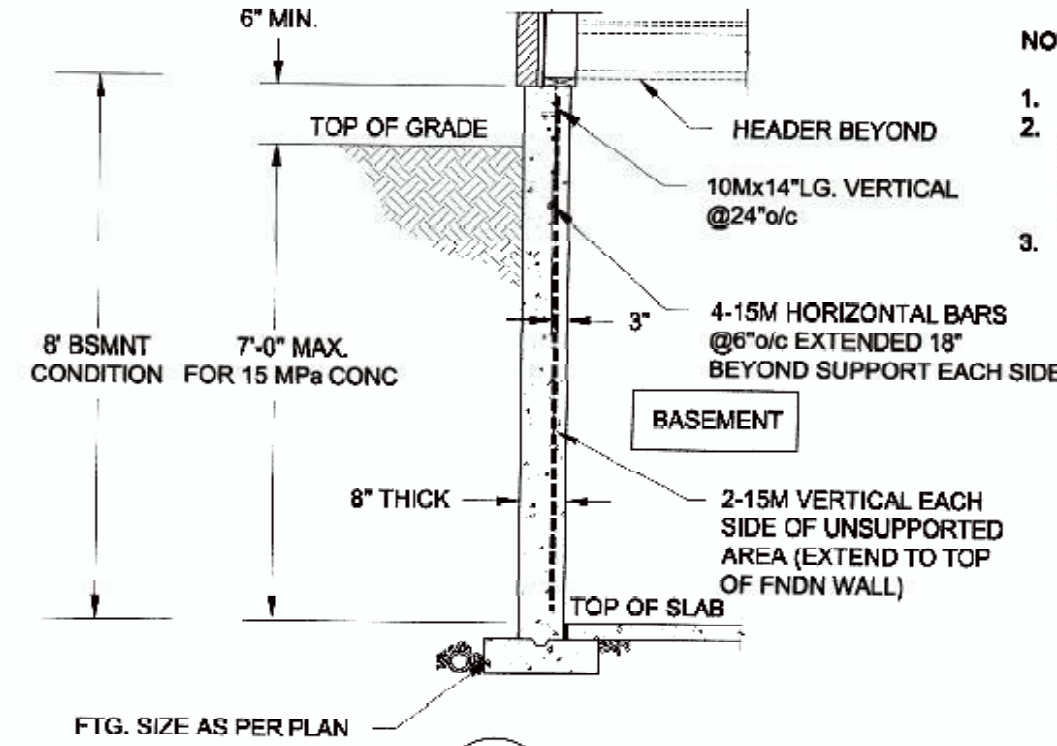


**1A**  
**S1** LATERALLY UNSUPPORTED WALL  
SCALE: 3/8" = 1'-0"

- NOTES:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
  3. REINFORCING STEEL TO BE GRADE 400.



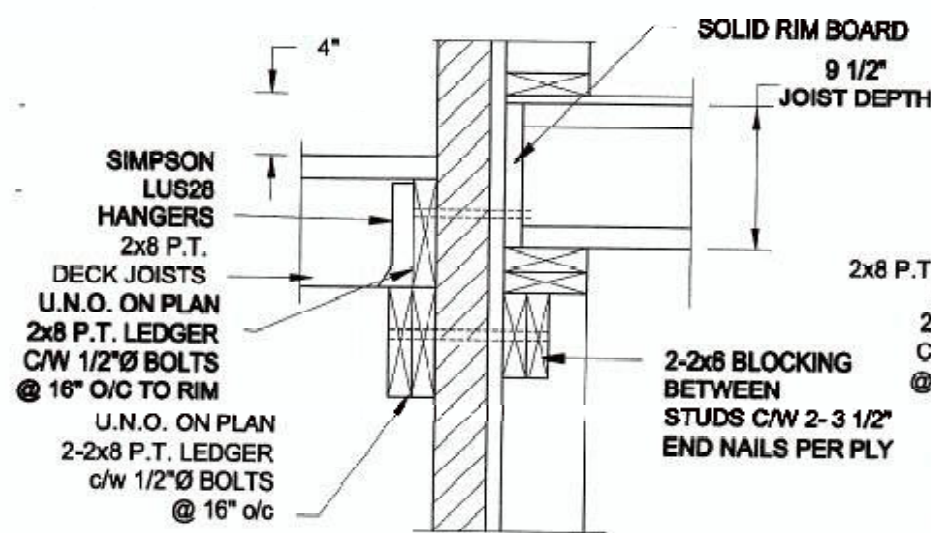
PLAN VIEW



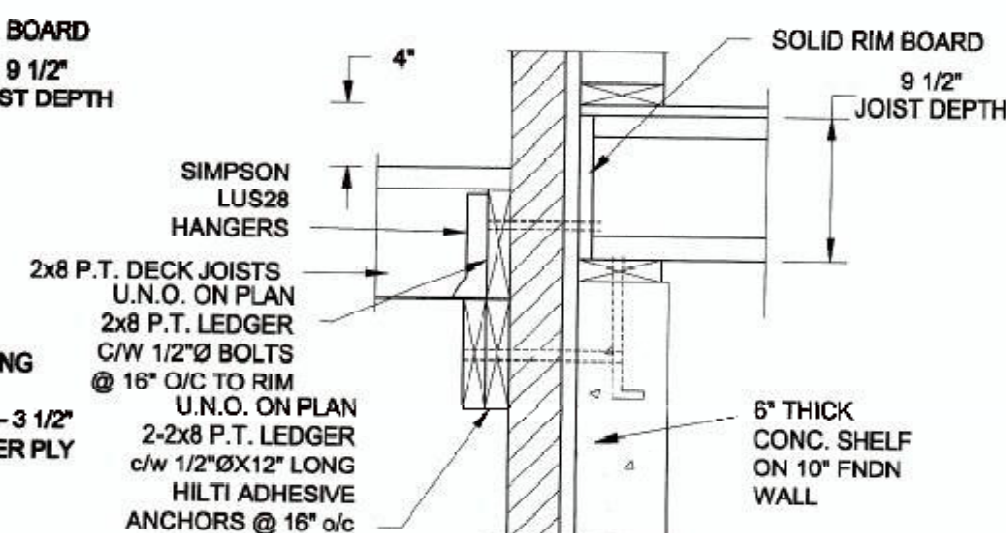
**1B**  
**S1** LATERALLY UNSUPPORTED WALL  
SCALE: 3/8" = 1'-0"

- NOTES:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
  3. REINFORCING STEEL TO BE GRADE 400.

FOR 9 1/2" JOIST DEPTH



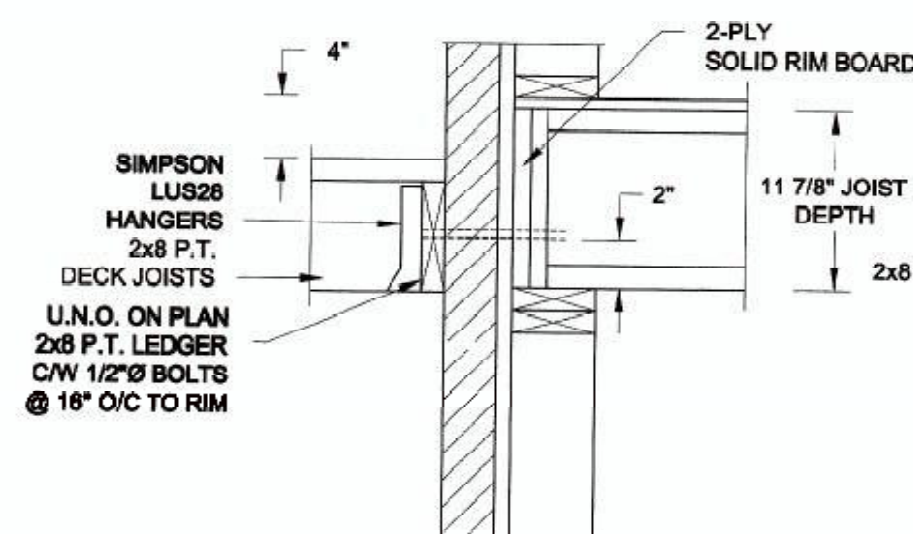
**1A**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"



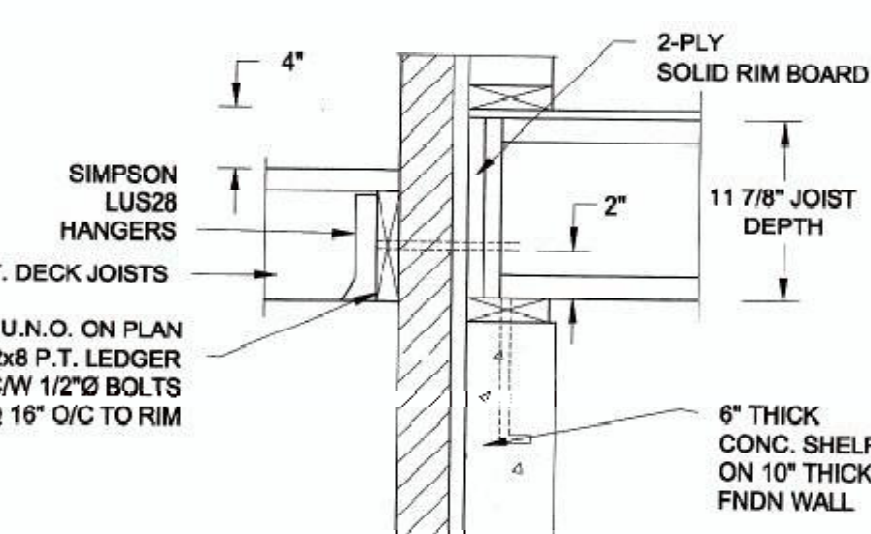
**1B**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL.  
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL.  
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH

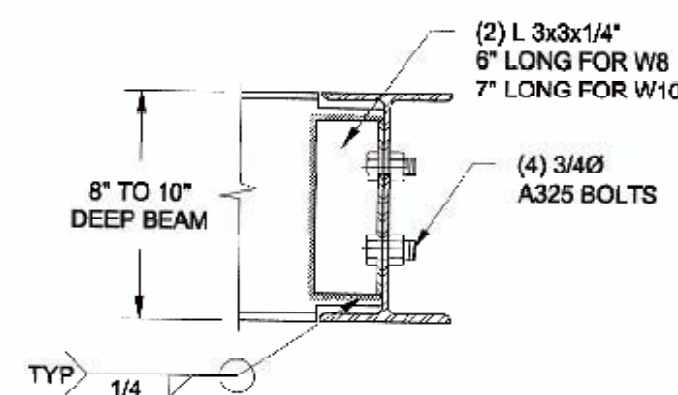


**2A**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

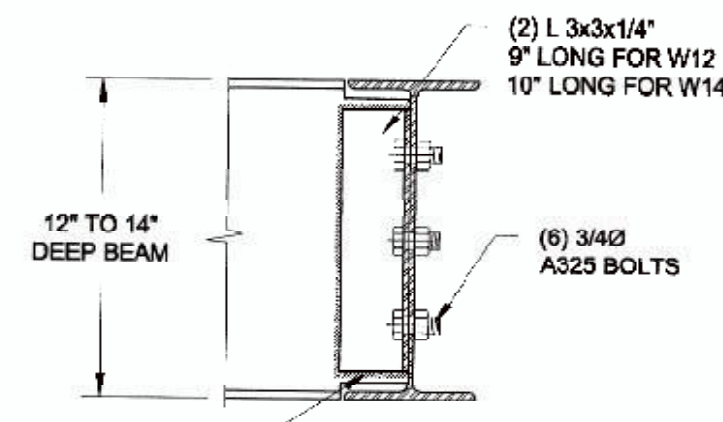


**2B**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL.  
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL.  
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



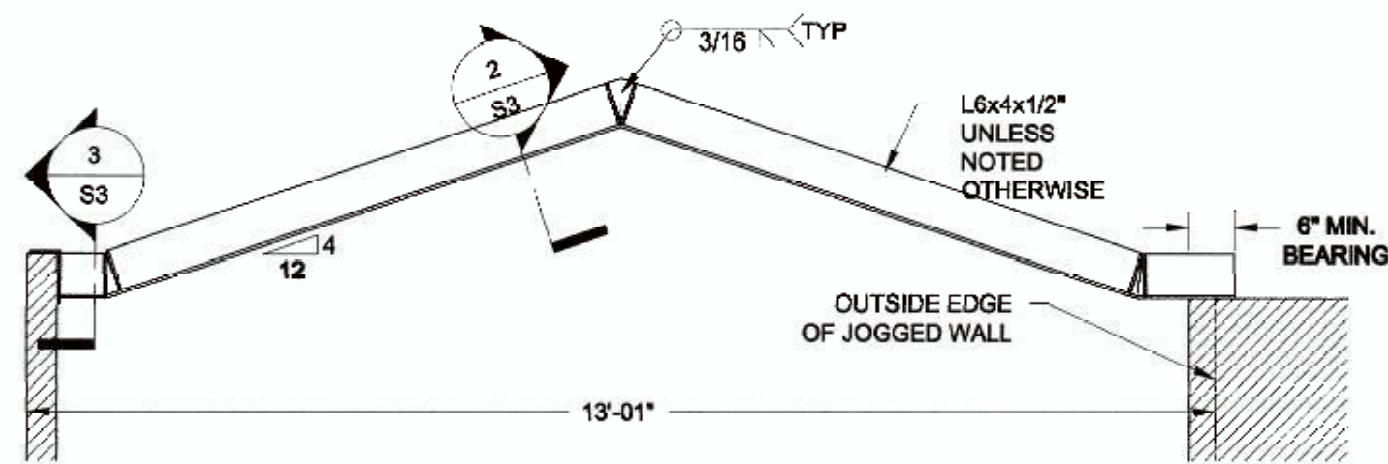
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



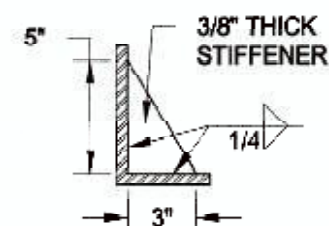
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

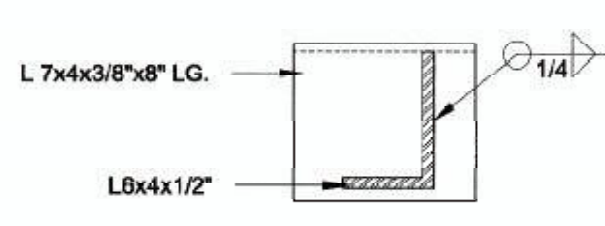
| No.                                                                                                                                  | DESCRIPTION     | DATE      |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|
| REVISIONS                                                                                                                            |                 |           |
|                                                                                                                                      |                 |           |
| <b>QUAILE ENGINEERING LTD.</b><br>36 Parkside Drive, UNIT 7<br>Newmarket, ON L3Y 8J7<br>T: 905-883-8847<br>E: quailleengineering.com |                 |           |
| <b>BAYVIEW WELLINGTON HOMES</b><br><b>GREEN VALLEY ESTATES</b><br><b>BRADFORD, ONTARIO</b>                                           |                 |           |
| <b>16-102</b><br><b>NOV-02-2016</b>                                                                                                  | <b>AS NOTED</b> | <b>Q1</b> |



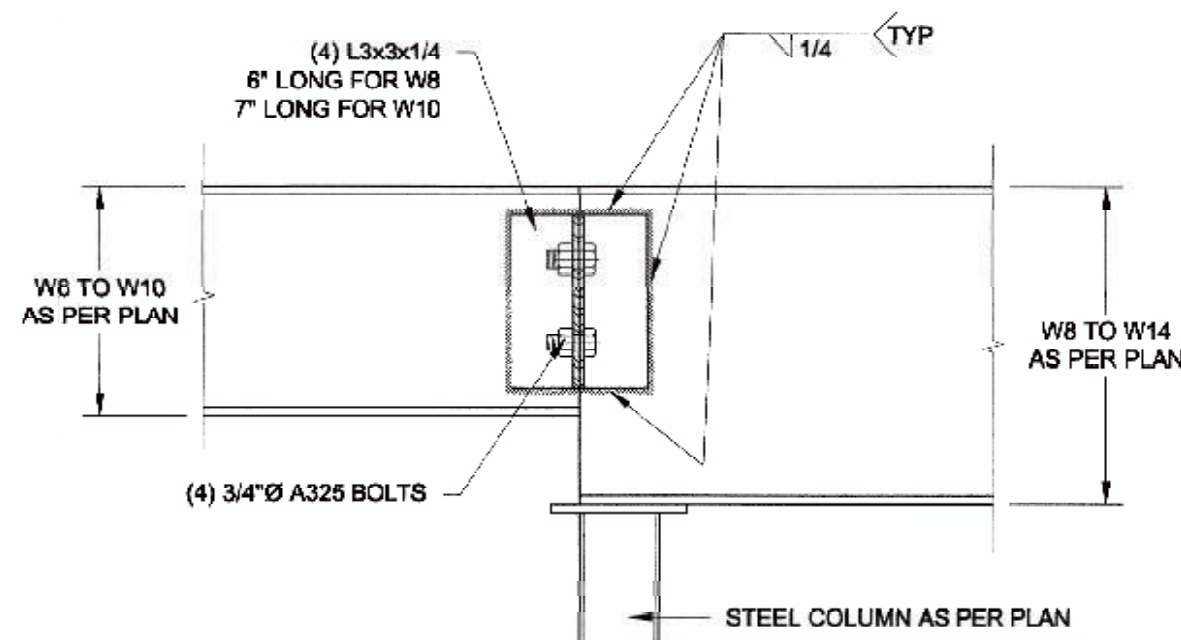
**1 STEEL LINTEL AT GABLE**  
S3 SCALE: 1/2" = 1'-0"



**2 TYP. STIFFENER**  
S3 SCALE: 1 1/2" = 1'-0"

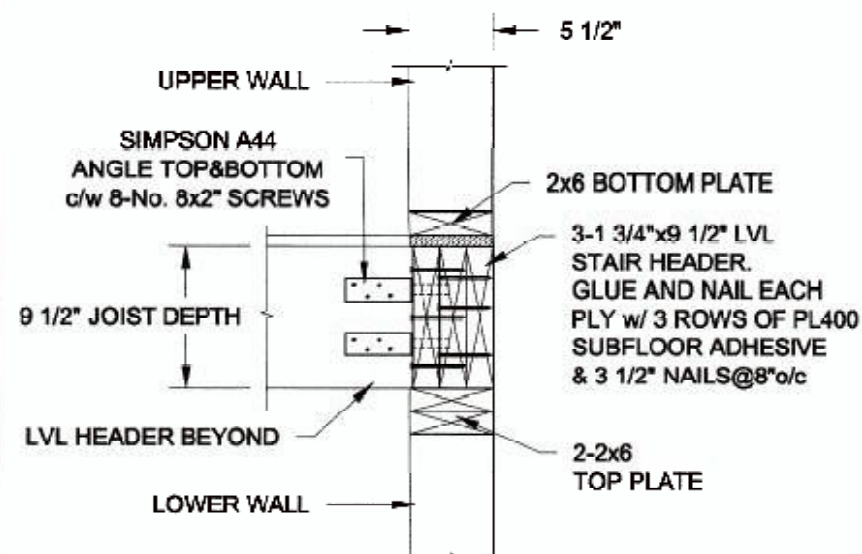


**3 INVERTED ANGLE**  
S3 SCALE: 1 1/2" = 1'-0"

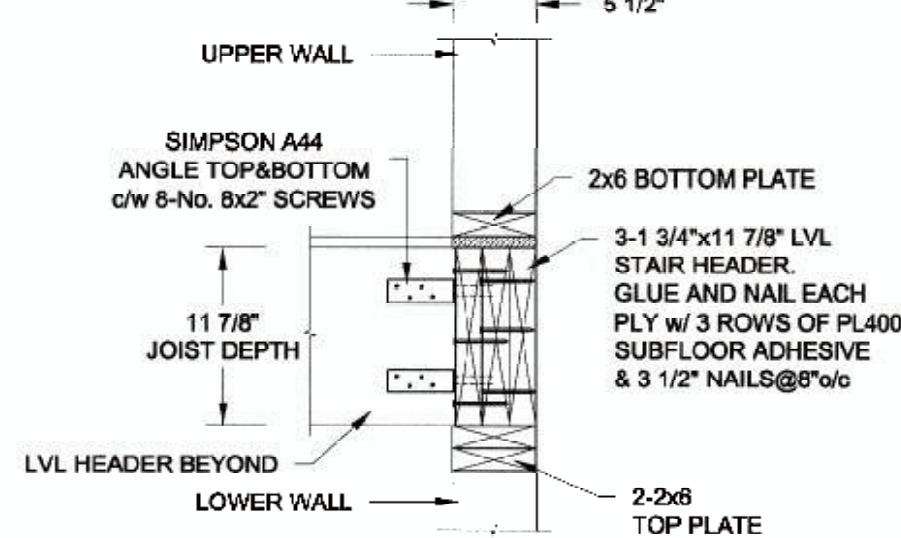


**4 STEEL BEAM CONNECTION**  
S3 SCALE: 1 1/2" = 1'-0"

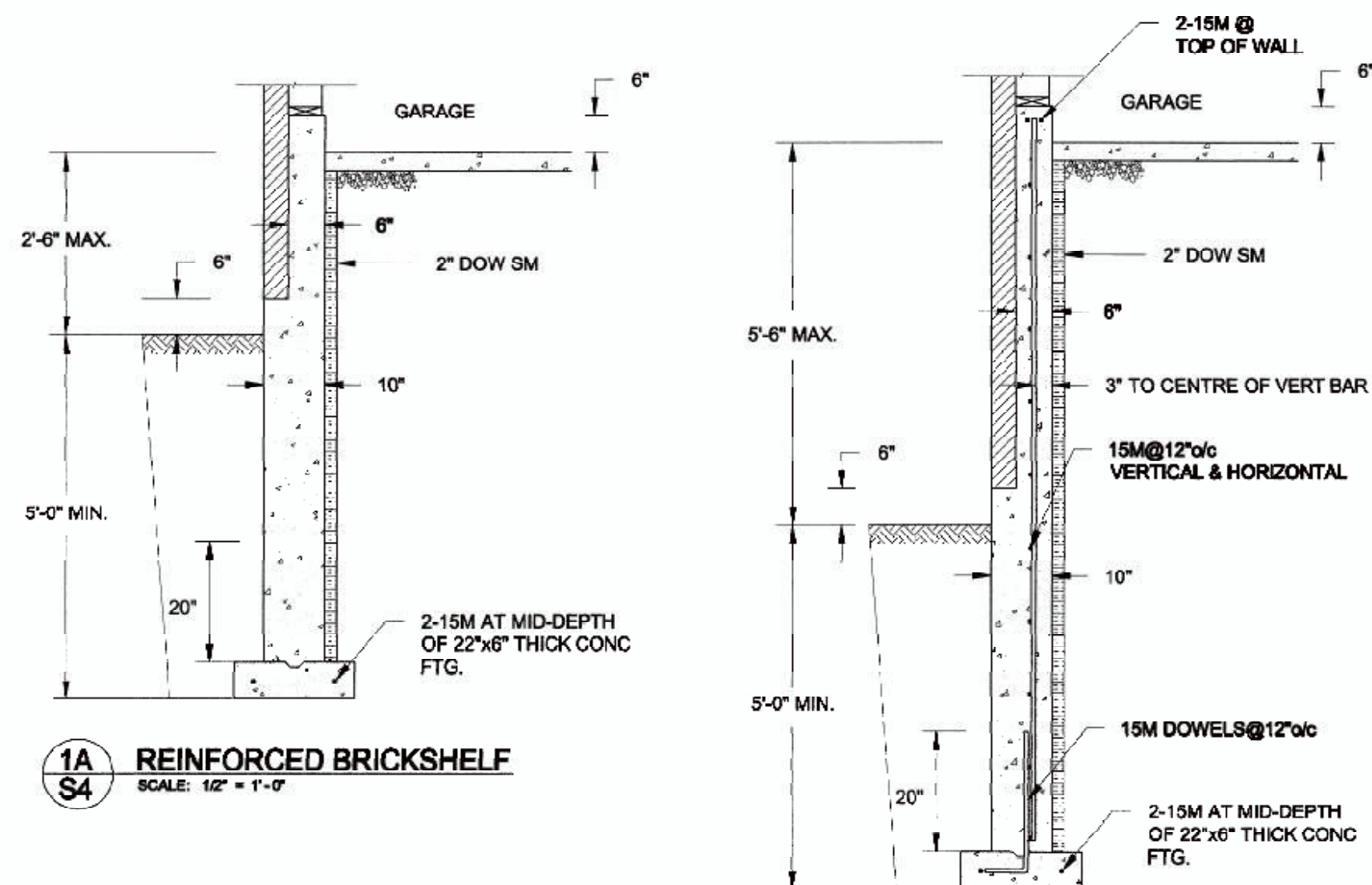
FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



**2 STAIR HEADER @ EXTERIOR WALL**  
S4 SCALE: 1" = 1'-0"

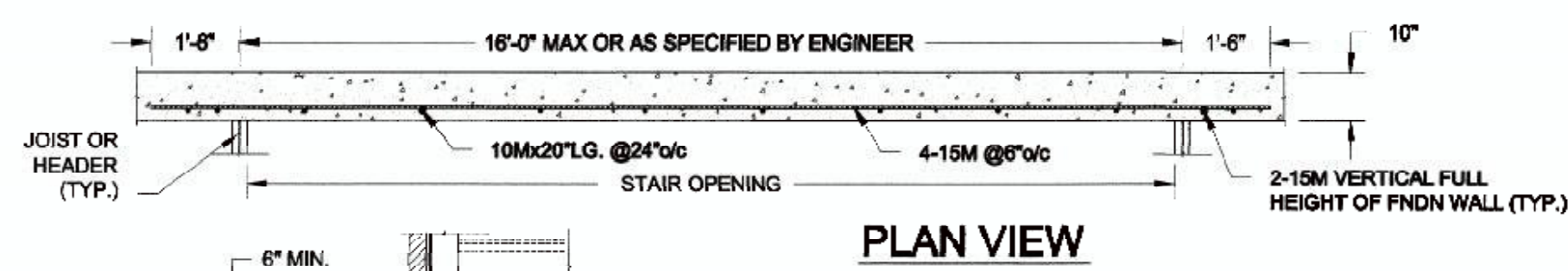


**1A REINFORCED BRICKSHELF**  
S4 SCALE: 1/2" = 1'-0"

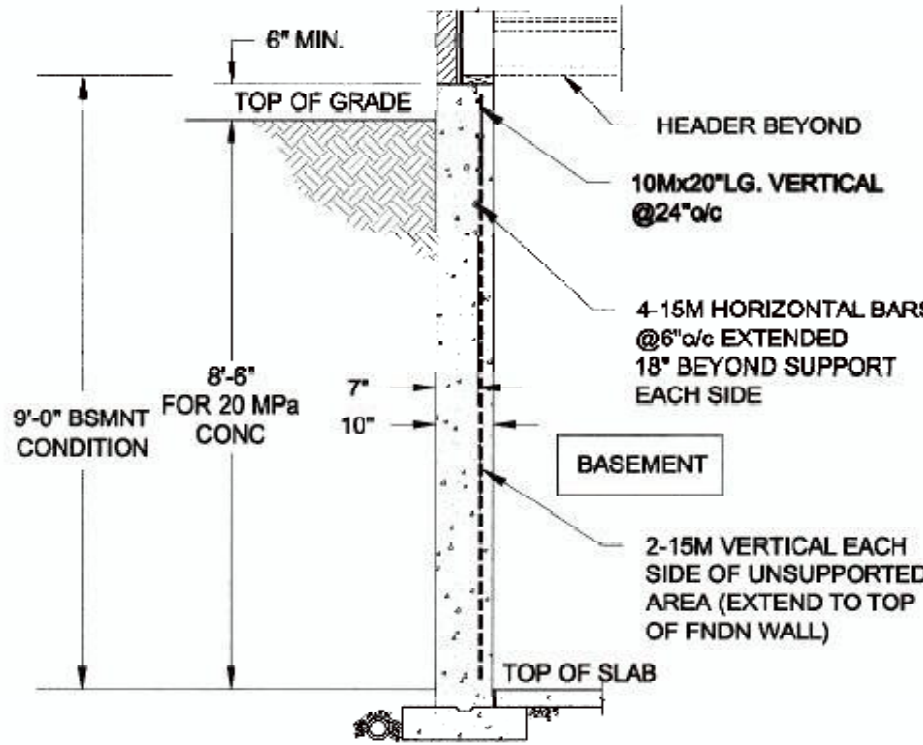
**1B REINFORCED BRICKSHELF**  
S4 SCALE: 1/2" = 1'-0"

NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.



PLAN VIEW



**1 LATERALLY UNSUPPORTED WALL**  
S5 SCALE: 3/8" = 1'-0"

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.

| No.                                                                                                                                     | DESCRIPTION                  | DATE                       |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------|
| REVISIONS                                                                                                                               |                              |                            |
|                                                                                                                                         |                              |                            |
| <b>QUAILE ENGINEERING LTD.</b><br><br>38 Parkside Drive, Unit 7<br>Newmarket, ON L3Y 8J9<br>T: 905-853-8547<br>E: quaile.eng@rogers.com |                              |                            |
| <b>BAYVIEW WELLINGTON HOMES</b><br><b>GREEN VALLEY ESTATES</b><br><b>BRADFORD, ONTARIO</b>                                              |                              |                            |
| DRAWN BY<br><b>SC</b><br>CHECKED BY<br><b>LSJ</b>                                                                                       | PROJECT NO.<br><b>16-102</b> | DATE<br><b>NOV 8, 2015</b> |
| <b>STRUCTURAL DETAILS AND NOTES</b>                                                                                                     |                              | <b>Q2</b>                  |