

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

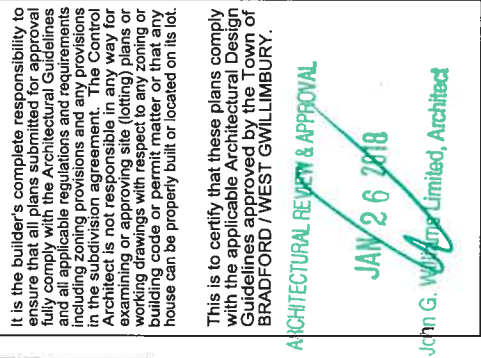
INDICATES REDUCED SIDE YARD

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

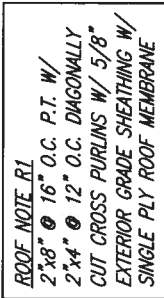
JAN 26 2018

John G. Williams Limited, Architect

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NOTE:
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NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc.
3	.	.	.	signature
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB	
no.	description	date	by	



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

project name
GREEN VALLEY EAST

project no.
16023

project no.
16023

project no.
16023

BAYVIEW WELLINGTON

S38-17
BAROSSA 17

project name
GREEN VALLEY EAST

project no.
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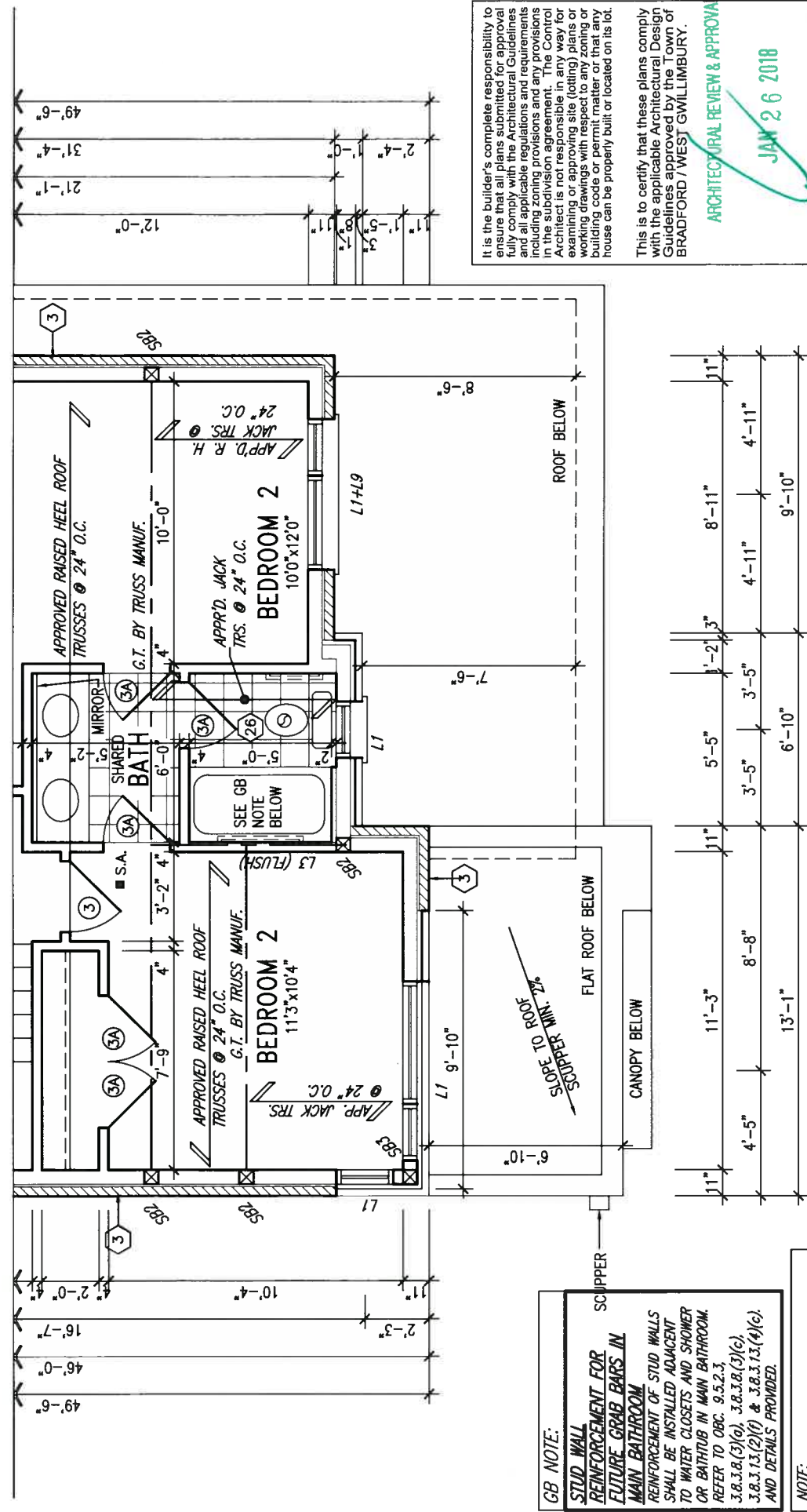
project name
GREEN VALLEY EAST

project no.
16023

project no.
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project no.
16023

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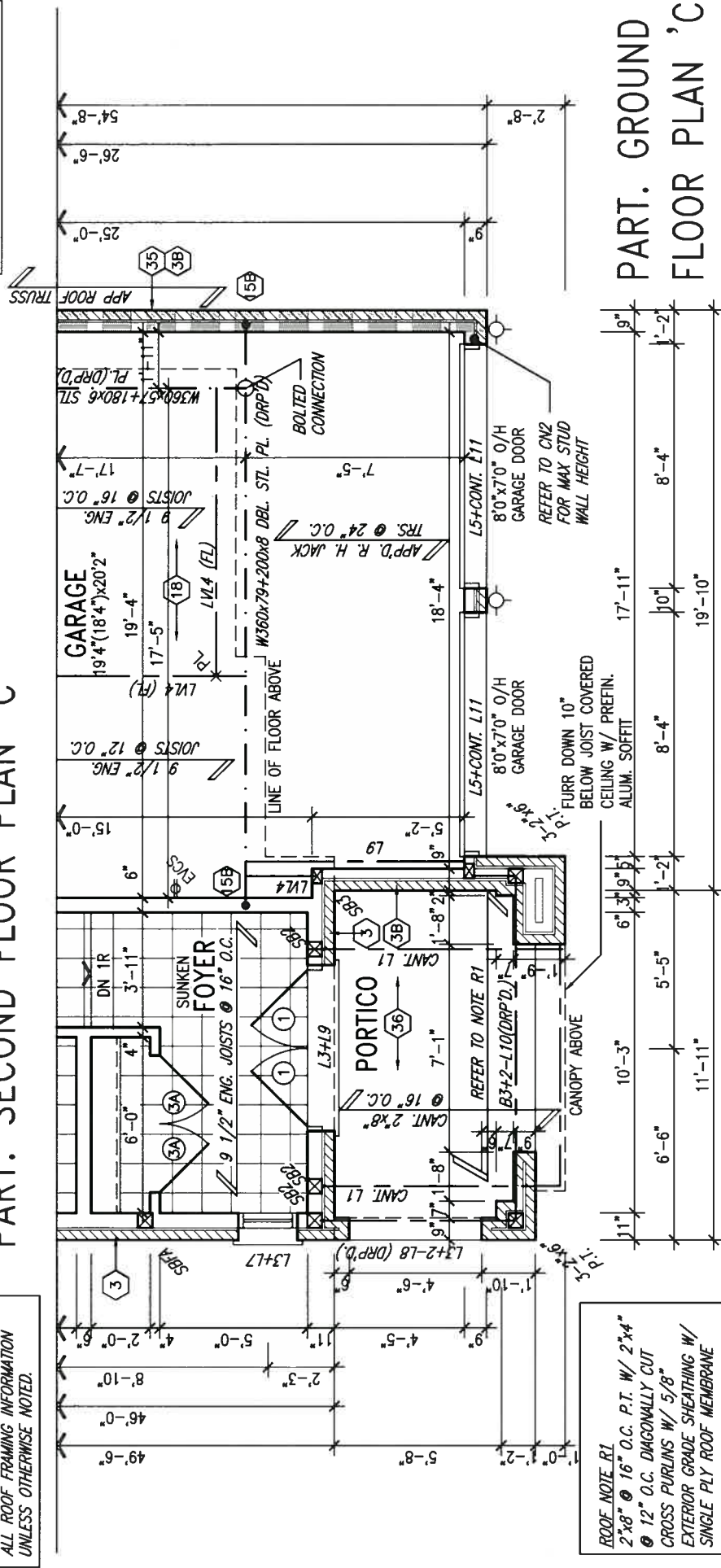
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

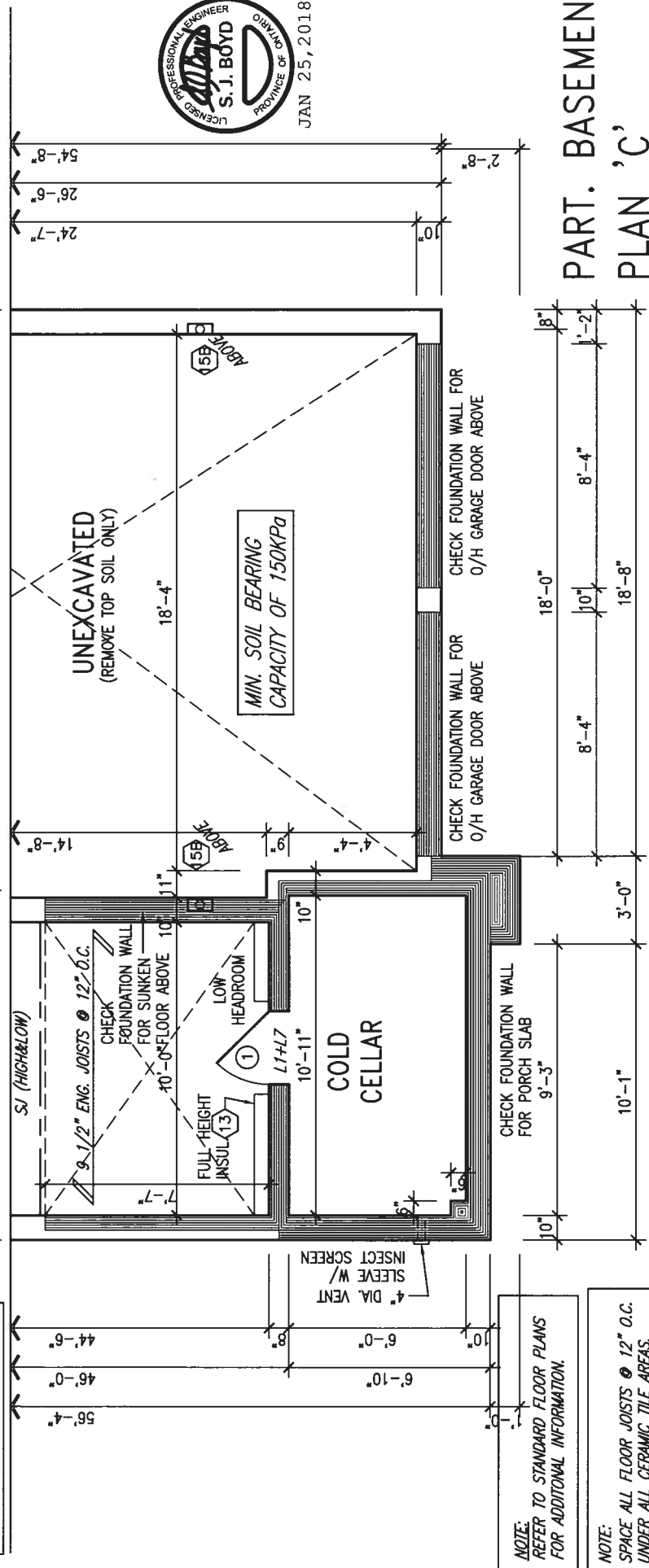
JAN 26 2018

John G. Williams Limited, Architect

PART. SECOND FLOOR PLAN 'C'



PART. GROUND
FLOOR PLAN 'C



PART. BASEMEN
PLAN 'C'

GB NOTE: STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO ORC. 9.5.2.3.

3.8.3.8.2(3)(a), 3.8.3.8.2(3)(c), 3.8.3.13.2(f) & 3.8.3.13.4(c).
AND DETAILS PROVIDED.

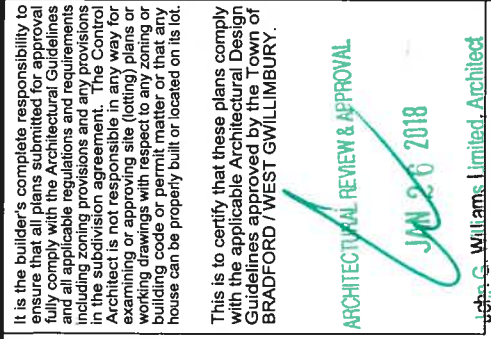
NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

[illegible]



ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John C. Williams Limited, Architect

PART. BASEMENT PLAN FOR SUNKEN MUD COND.



NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.	NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.	NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.
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2	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB
(no.)	description	date	by

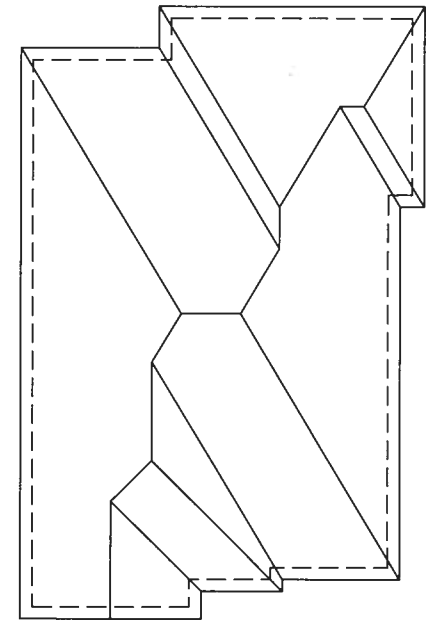
	BAYVIEW WELLINGTON		S38-17 BAROSSA 17	
	project name GREEN VALLEY EAST	municipality BRADFORD, ONTARIO	project no. 16023	drawing no. 6
date SEPTEMBER, 2016		PART. PLANS		
drawn by JM	checked by RC	scale 3/16" = 1'-0"	file name 16023-S38-17	
RICHARD ~ D3, 2014 \ 40005 - 130445-BW WORKING \ 13045-S38-1.dwg ~ Thu - Jan 25 2018 5:42 AM				

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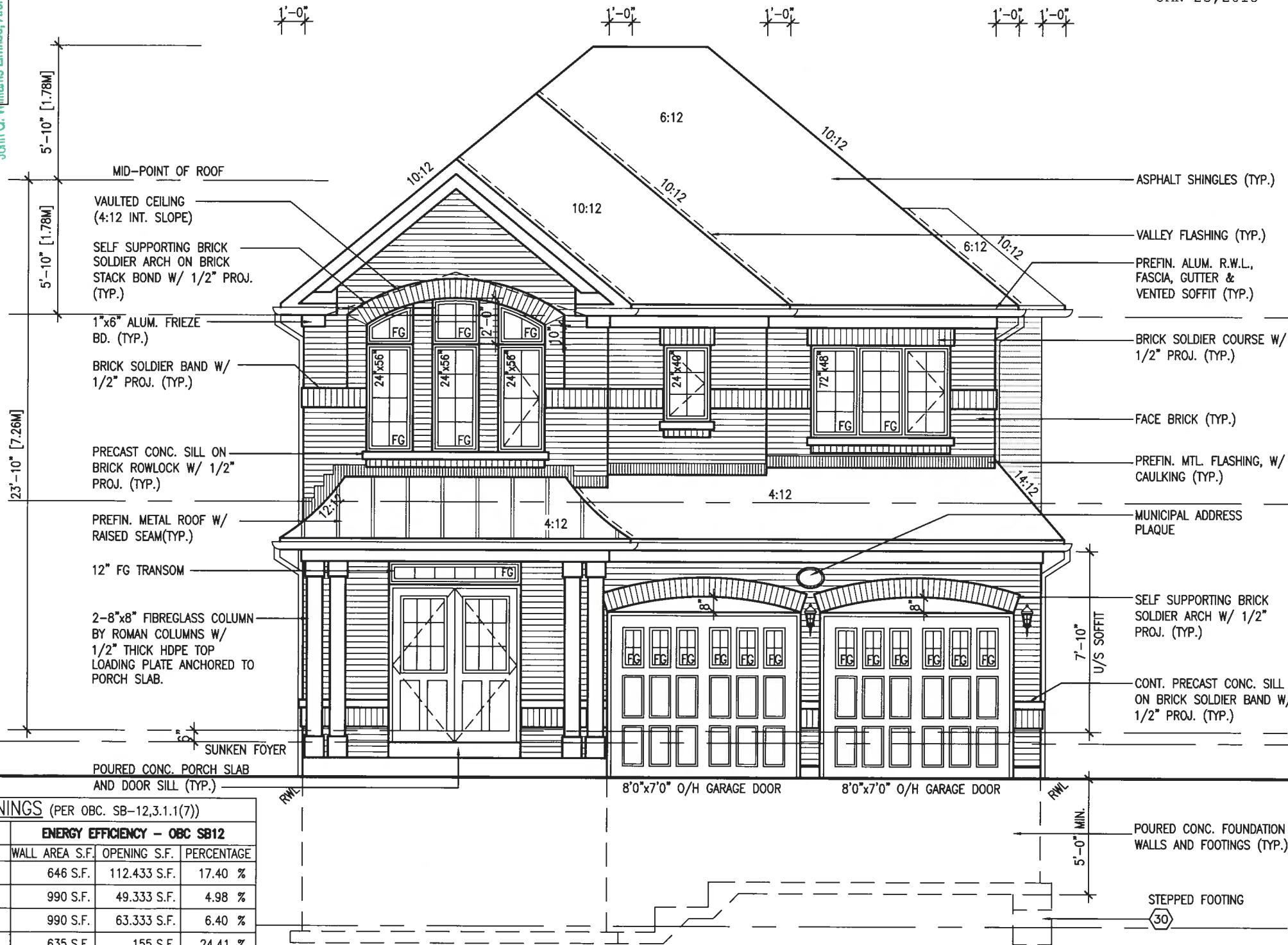
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams Limited, Architect



ROOF PLAN A



FRONT ELEVATION 'A'

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	646 S.F.	112.433 S.F.	17.40 %
LEFT SIDE	990 S.F.	49.333 S.F.	4.98 %
RIGHT SIDE	990 S.F.	63.333 S.F.	6.40 %
REAR	635 S.F.	155 S.F.	24.41 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3261.00 S.F.	380.10 S.F.	11.66 %
TOTAL SQ. M.	302.95 S.M.	35.31 S.M.	11.66 %



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

Wellington Jno-Baptiste 25591 BCN
VAS Design Inc. 42658

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

no.	description	date	by
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB

project name: **BAYVIEW WELLINGTON**
project no.: **S38-17**
municipality: **BRADFORD, ONTARIO**
project address: **GREEN VALLEY EAST**
project owner: **BAROSSA 17**
date: **SEPTEMBER 2016**
drawn by: **WT**
checked by: **RC**
scale: **3/16" = 1'-0"**
drawing no.: **7**
front elevation 'A'

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ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams, Architect

BAYVIEW WELLINGTON		S38-17 BAROSSA 17	
project name GREEN VALLEY EAST	municipality BRADFORD, ONTARIO	project no. 16023	drawing no. 8
adda SEPTEMBER, 2016		LEFT SIDE ELEVATION 'A'	
drawn by WT	checked by RC	scale 3/16" = 1'-0"	file name 16023-S38-17
RICHARD = D:\2014\14005-1\3045-BMW WORKING\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:42 AM			

VAD3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
va3design.com

The undersigned has reviewed and takes responsibility for this design and the information provided. I understand that the requirements set out in the International Building Code to be a Designer.

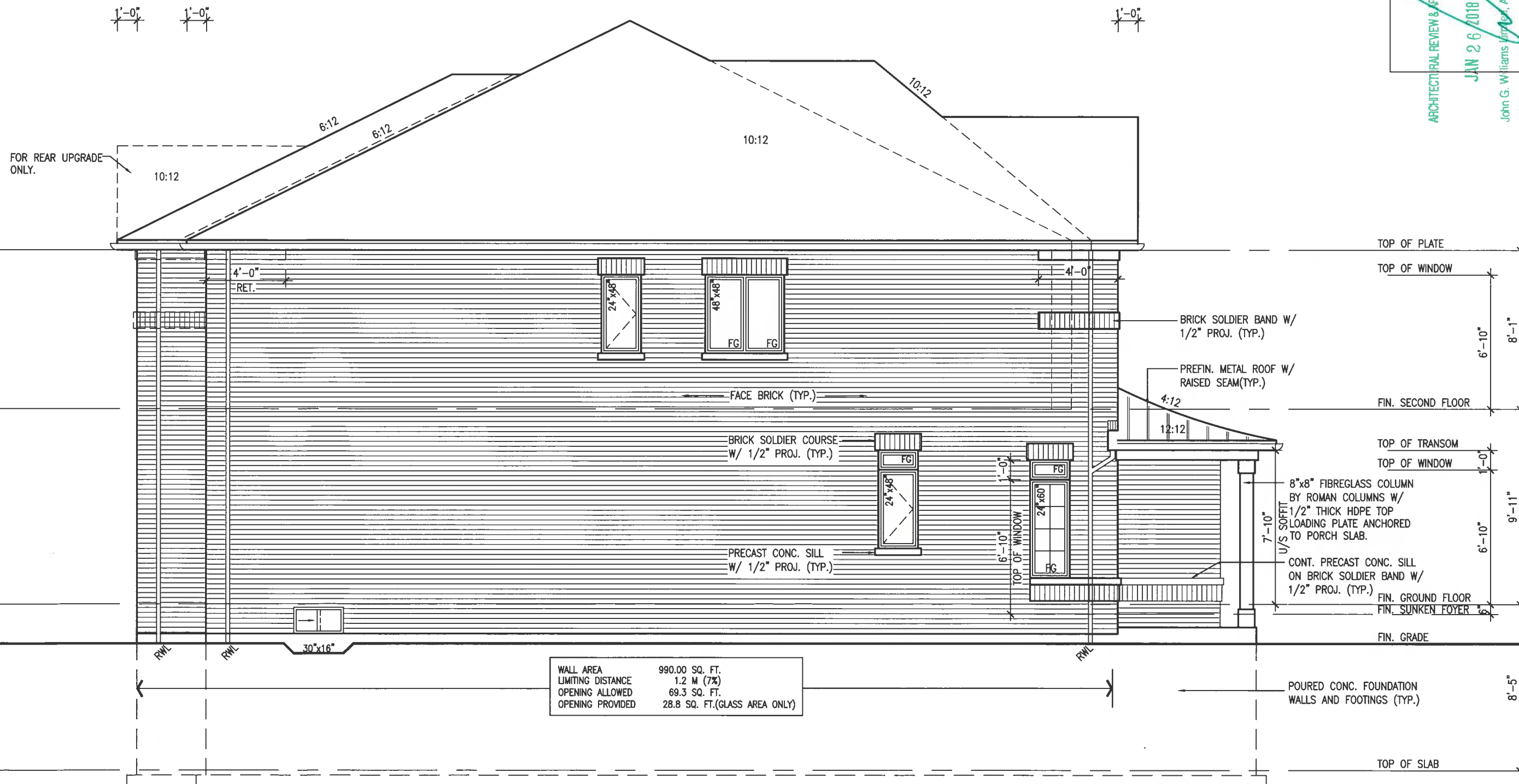
Qualification Information

Wellington Jno-Baptiste *WJB* 255911
name registration information BC20M
VA3 Design Inc. *VA3* 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions must be confirmed and verified by the Designer. The responsibility of the Designer which must be returned at the completion of the work. Penalties are which may be assessed.

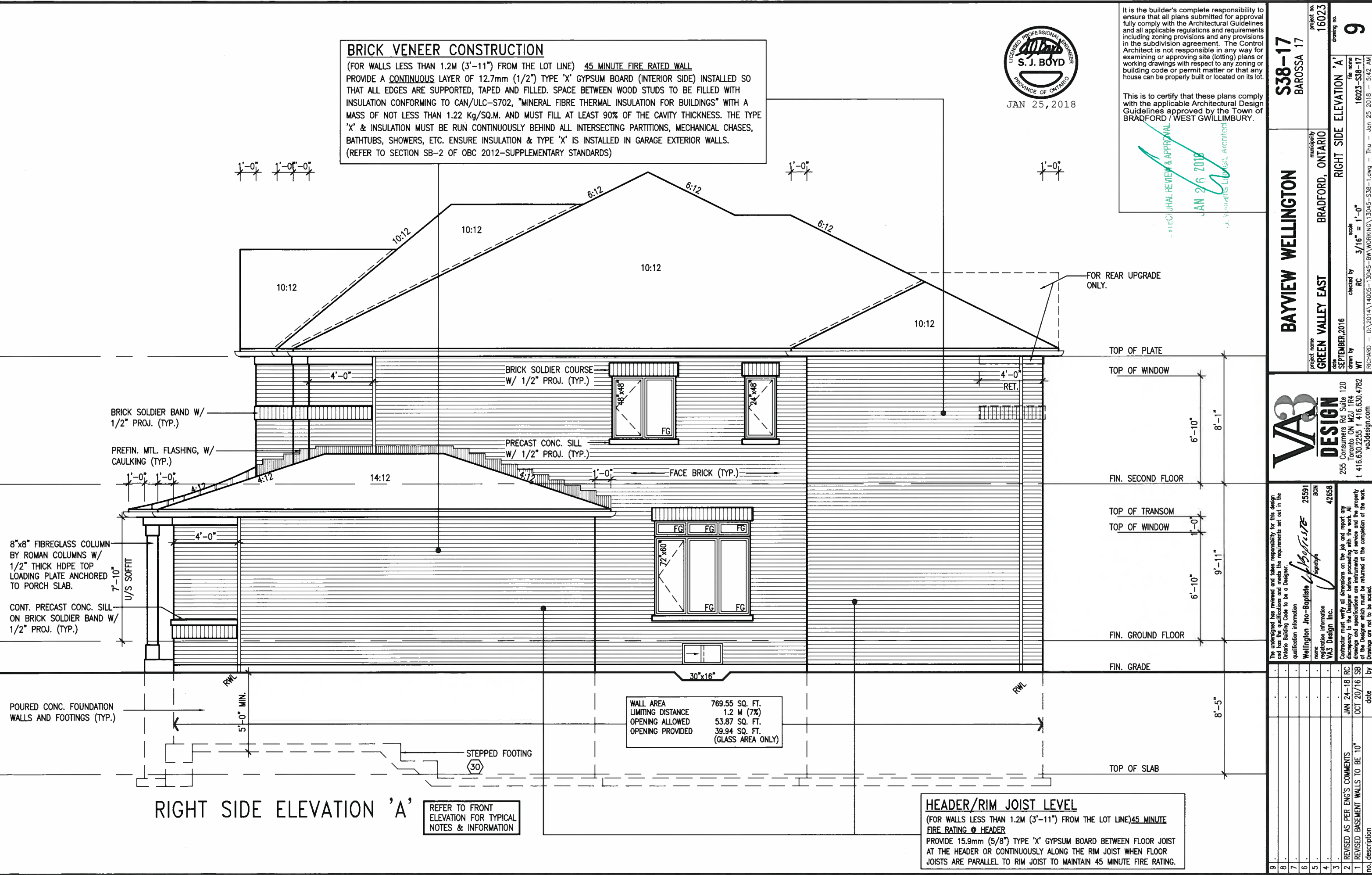
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1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB	
no.	description	date	by	

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LEFT SIDE ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION





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ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams, Limited, Architect

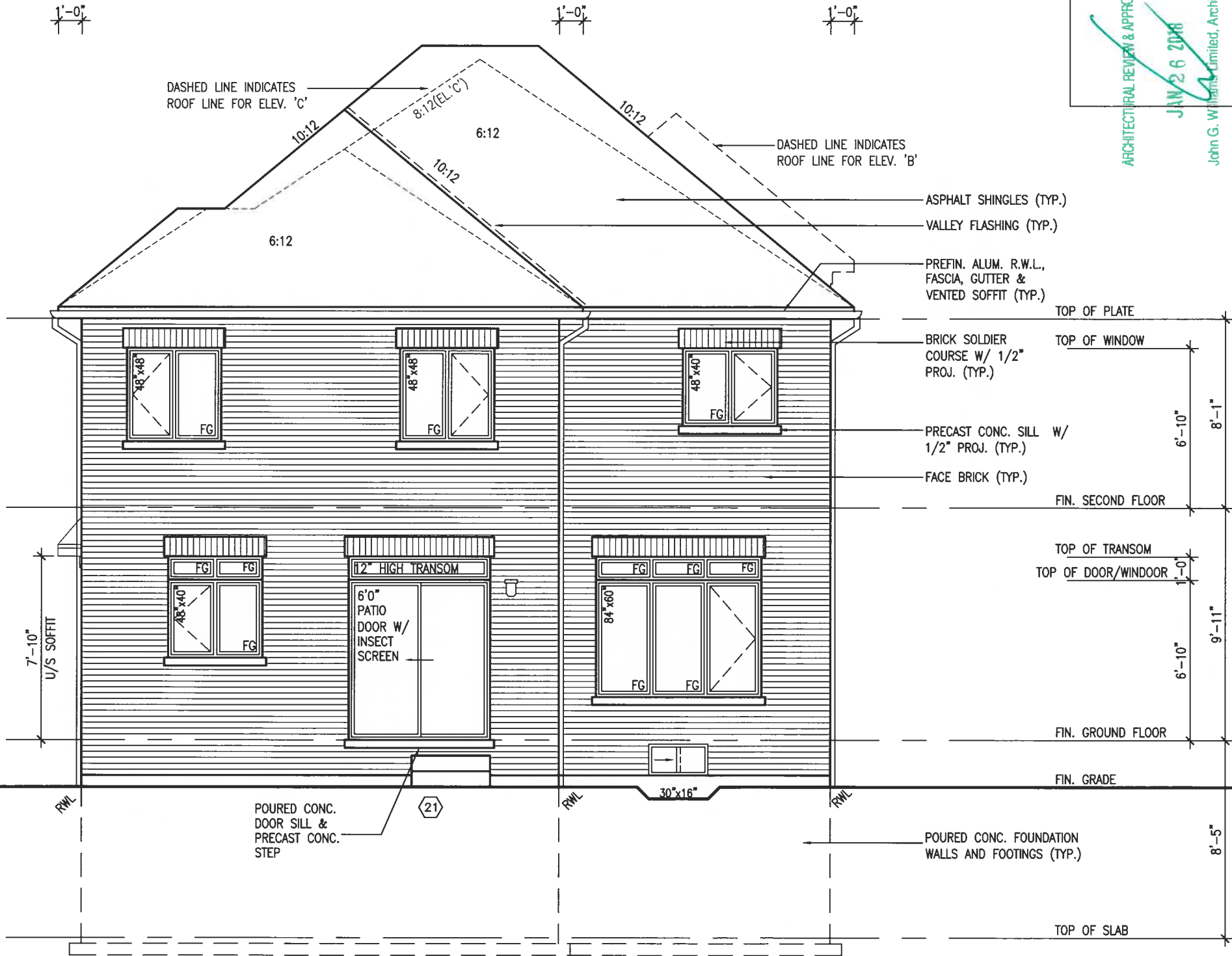
BAYVIEW WELLINGTON	S38-17 BAROSSA 17
project name GREEN VALLEY EAST	project no. 16023
municipality BRADFORD, ONTARIO	drawing no. 10
date SEPTEMBER, 2016	REAR ELEVATION
drawn by WT	file name 16023-S38-17
checked by RC	scale 3/16" = 1'-0"
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V3
DESIGN
255 Consumers Rd Suite 104
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4144
vo3design.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND THE CONSTRUCTION OF THE PROJECT. THE UNDERSIGNED HAS REVIEWED THE SPECIFICATIONS AND MINUTES THE REQUIREMENTS SET OUT IN THE CONTRACT. THE UNDERSIGNED CERTIFIES THAT THE DESIGN IS IN ACCORDANCE WITH THE BUILDING CODE TO BE A DESIGNER. qualification information Washington Jno-Baptiste name VA3 Design Inc. signature 25591 BON 42358	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
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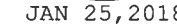
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1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SE

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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



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ARCHITECTURAL REVIEW & APPROVAL

JAN 26 2018

John G. Williams Limited, Architect

BAYVIEW WELLINGTON		S38-17 BAROSSA 17	
project name GREEN VALLEY EAST	municipality BRADFORD, ONTARIO	project no. 16023	
date SEPTEMBER, 2016	drawing no. 12		
checked by RC	scale 3/16" = 1'-0"		
drawn by WT	file name 16023-S38-17		
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VAD3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vad3design.com

I, the undersigned, have reviewed and taken responsibility for this design and construction specifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Signature information

Wellington Jno-Baptiste
signature
BON
25591

Registration information
VA3 Design, Inc.
42658

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2	2	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC
1	1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB
no.		description	date	by

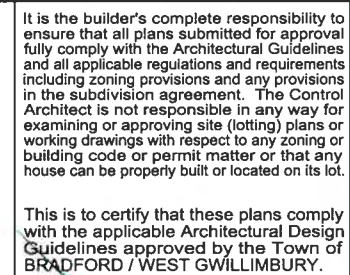
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LEFT SIDE ELEVATION 'B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

MOUNTAIN BAR
STYLE TO WATCH
w/ FRONT ELEVATION



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ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON		S38-17 BAROSSA 17	
project name GREEN VALLEY EAST	municipality BRADFORD, ONTARIO	project no. 16023	
date SEPTEMBER, 2016	RIGHT SIDE ELEVATION 'B'		drawing no. 13
drawn by WT	scale 3/16" = 1'-0"	the name 16023-S38-17	
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DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1B4
416.630.2255 f 416.630.4782
va3design.com

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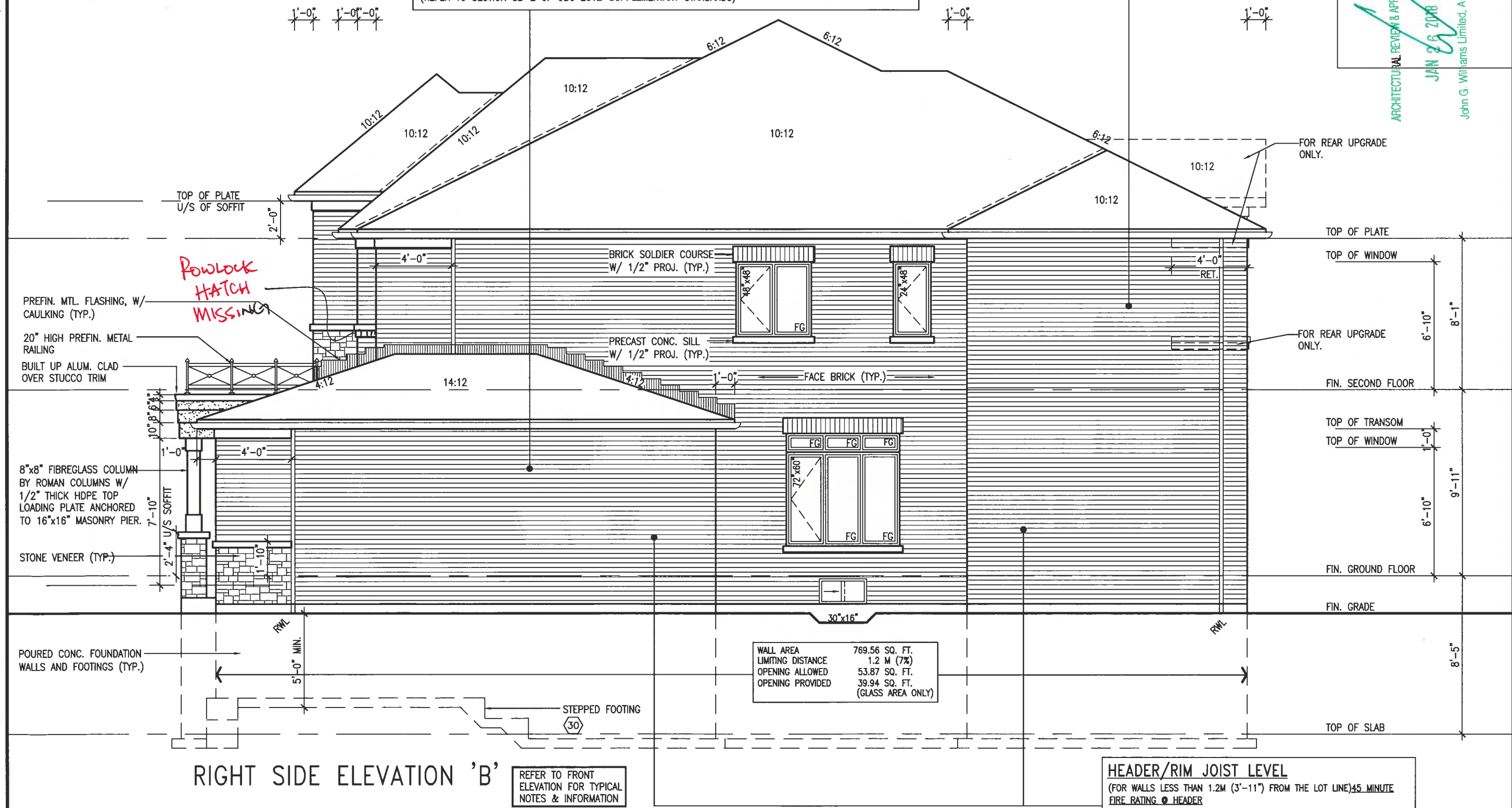
Qualification information

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

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2	REVISED AS PER ENG'S COMMENTS			JAN 24-18	RC
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no.	description			date	by

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATED WALL
 PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
 (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)



HEADER/RIM JOIST LEVEL

PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

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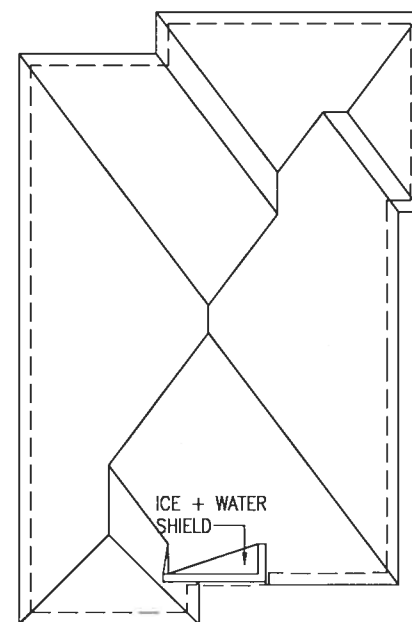
ARCHITECTURAL REVIEW APPROVAL

JAN 26 2018

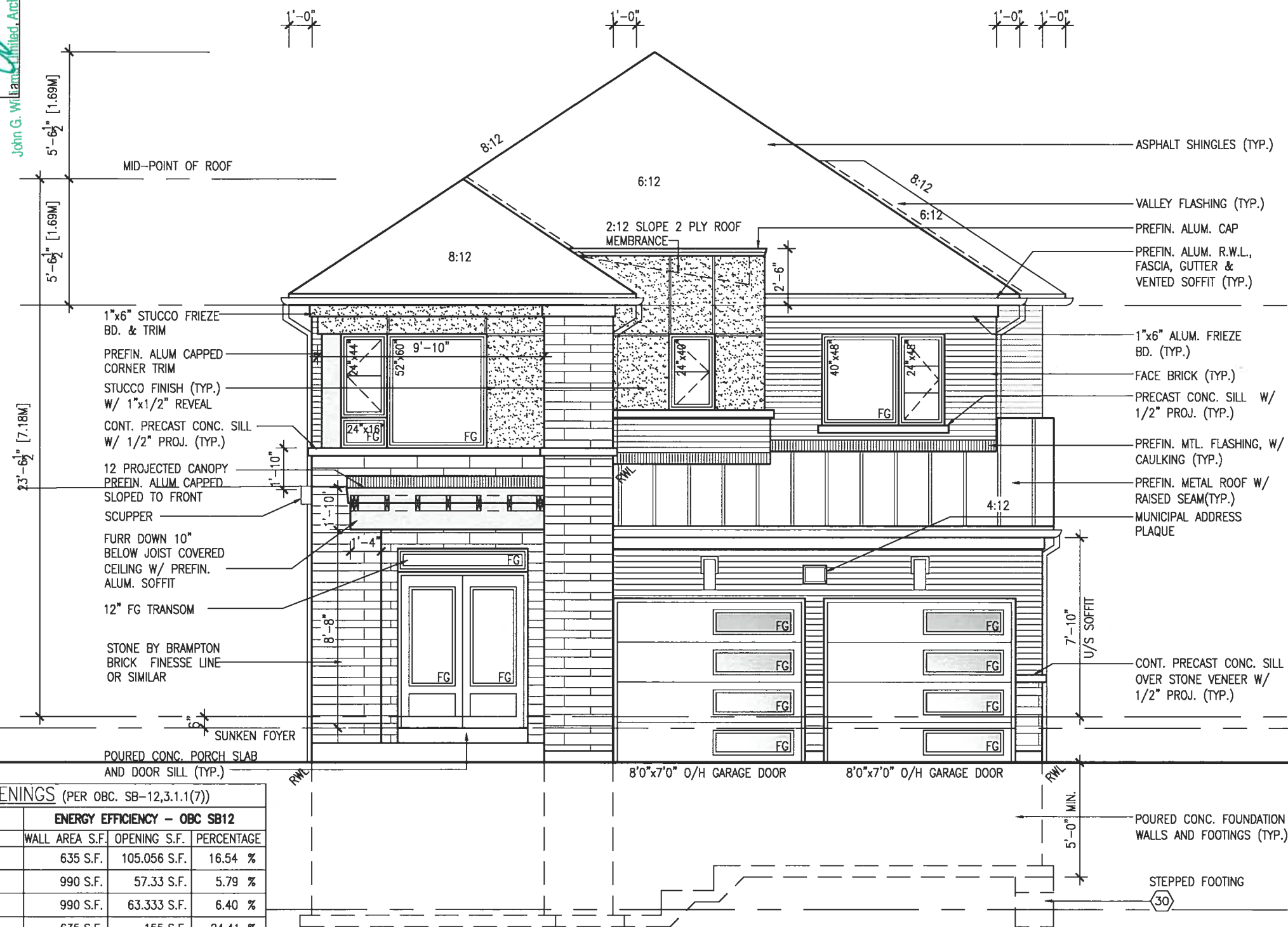
James C. Williams, Architect



JAN 25, 2018



ROOF PLAN C



FRONT ELEVATION 'C'

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-17 ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635 S.F.	105.056 S.F.	16.54 %
LEFT SIDE	990 S.F.	57.33 S.F.	5.79 %
RIGHT SIDE	990 S.F.	63.333 S.F.	6.40 %
REAR	635 S.F.	155 S.F.	24.41 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3250.00 S.F.	380.72 S.F.	11.71 %
TOTAL SQ. M.	301.93 S.M.	35.37 S.M.	11.71 %

9	•	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	•	qualification information
7	•	Wellington Jno-Baptiste
6	•	name
5	•	registration information
4	•	signature
3	•	VAS Design Inc.
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1	OCT 20/16 SB	
	date	description

V.A.3 DESIGN

5 Consumers Rd Suite 120
Toronto ON M2J 1R4
Tel: 416.630.4782 Fax: 416.630.4782
www.vadesign.com

project name	BAYVIEW WELLINGTON	S38-17 BAROSSA 17
municipality	BRADFORD, ONTARIO	
project no.	GREEN VALLEY EAST	1602
date	SEPTEMBER, 2016	drawing no.
drawn by	WT	
checked by	RC	
scales	3/16" = 1'-0"	
file name	1602S-538-17	
DRAWN BY	D.A. 2014.1.4 MOSE - 1.304 S. BNA WOOD/NCA 1.304 S. C39 1.304 S. Thru	DATE
CHECKED BY	R.C. 2016.9.15	DATE
SCALE	3/16" = 1'-0"	DATE
FILE NAME	1602S-538-17	DATE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

JAN 26 2018

John G. Williams Limited, Architect

VAD
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vad3design.com

[illegible]

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

MOUNTAIN BARS

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)



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ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams, Architect

BAYVIEW WELLINGTON

S38-17
BAROSSA 17

project no.	16023
project name	GREEN VALLEY EAST
municipality	BRADFORD, ONTARIO
checked by	RC
scale	3/16" = 1'-0"
drawn by	WT
date	SEPTEMBER, 2016
file name	16023-S38-17
drawing no.	16

VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2235 f 416.630.4782
va3design.com

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

Wellington Jno-Baptiste 25591 BCN
name
registration information
VA3 Design Inc. 42858
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC
1.	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB

RIGHT SIDE ELEVATION 'C'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

HEADER/RIM JOIST LEVEL

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

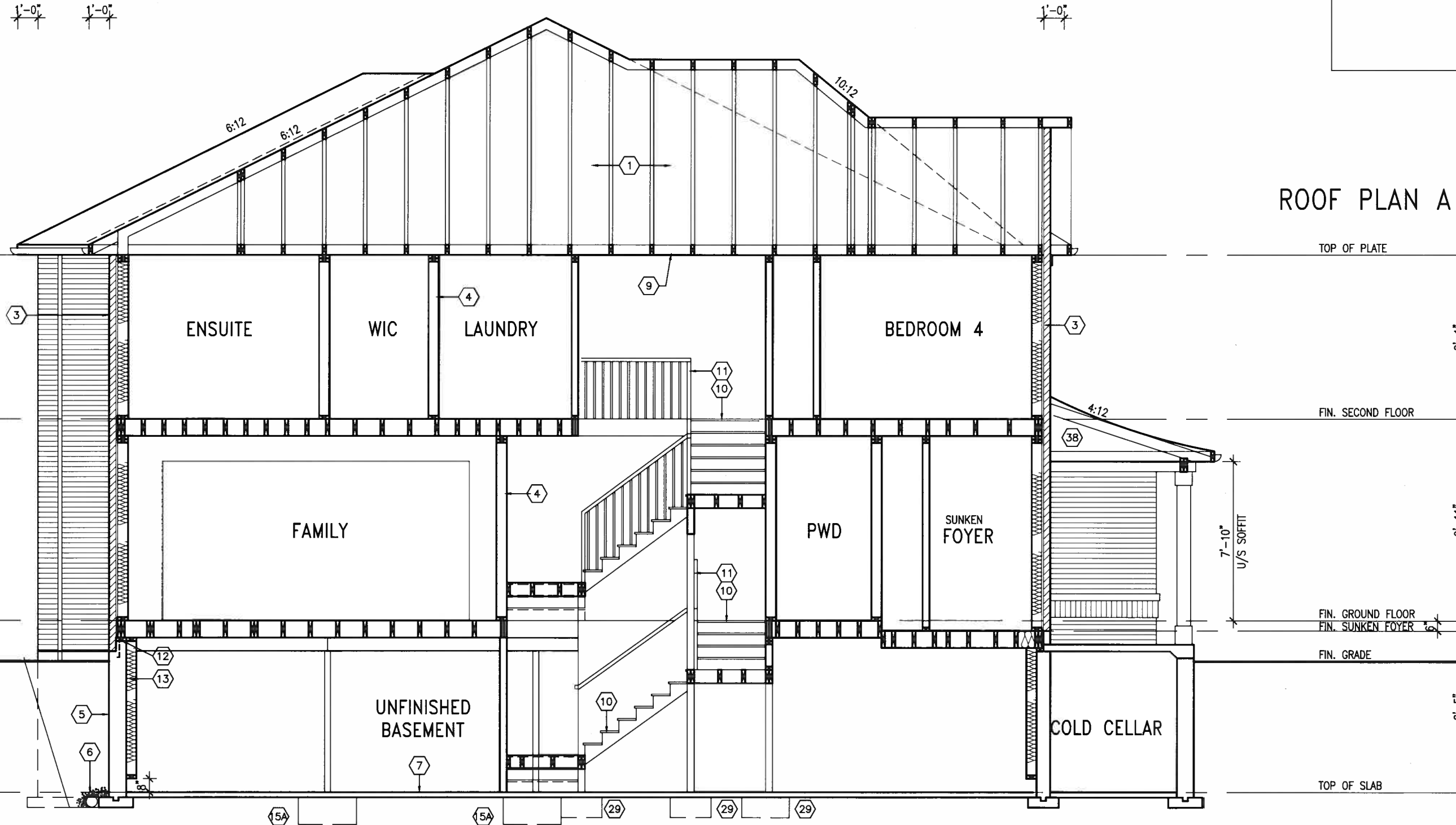
WALL AREA	769.56 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	53.87 SQ. FT.
OPENING PROVIDED	39.94 SQ. FT. (GLASS AREA ONLY)





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CROSS SECTION A-A

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF PLAN A

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.		25591		BCIN	
qualification information		Wellington Jno-Baptiste		signature	
name		VAS Design Inc.		42658	
registration information		4		4	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		JAN 24-18		RC	
no. description		OCT 20/16		SB	
date		by		date	
2		REVISED AS PER ENG'S COMMENTS		JAN 24-18	
1		REVISED BASEMENT WALLS TO BE 10"		OCT 20/16	

BAYVIEW WELLINGTON		S38-17		BAROSSA 17	
project name		municipality		project no.	
GREEN VALLEY EAST		BRADFORD, ONTARIO		16023	
date		checked by		drawing no.	
SEPTEMBER, 2016		RC		17	
drawn by		scale		file name	
WT		3/16" = 1'-0"		16023-S38-17	
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:42 AM					

VAS

DESIGN

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

John G. Williams Limited, Architect



John G. Williams Limited, Architect



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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	
6	.	.	.	Wellington Jno-Baptiste
5	.	.	.	name
4	.	.	.	registration information VA3 Design Inc.
3	.	.	.	signature <i>J. Baptiste</i>
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB	Drawings are not to be scaled.
no.	description	date	by	


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

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ARCHITECTURAL REVIEW & APPROVAL

JAN 26 2018

John G. Williams Limited, Architect

ASPHALT SHINGLES
(TYP.)

VALLEY FLASHING
(TYP.)

1"x6" ALUM. FRIEZE BD.
(TYP.)

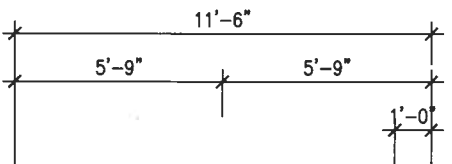
BRICK SOLDIER COURSE
W/ 1/2" PROJ. (TYP.)

BRICK SOLDIER BAND W/
1/2" PROJ. (TYP.)

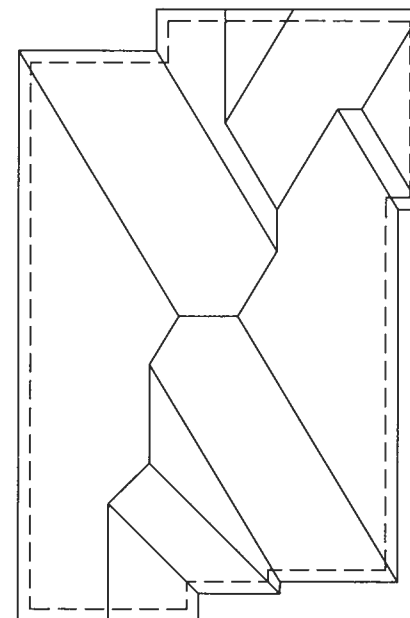
PRECAST CONC. SILL ON
BRICK ROWLOCK

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

CONVENTIONAL ROOF FRAMING FOR
ELEV A REAR UPGRADE ONLY



JAN 25, 2018



ROOF PLAN A UPG

REAR UPGRADE ELEVATION 'A'

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB



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

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

qualification information

Wellington Jno-Baptiste 25591

name

registration information

VA3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancies to the Designer. The Designer is responsible for the accuracy of the drawings and specifications and instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18 RC	
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16 SB	

S38-17
BAROSSA 17

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST
municipality
BRADFORD, ONTARIO

date
SEPTEMBER 2016

checked by
RC

scale
3/16" = 1'-0"

project no.
16023

drawing no.
22

file name
16023-S38-17

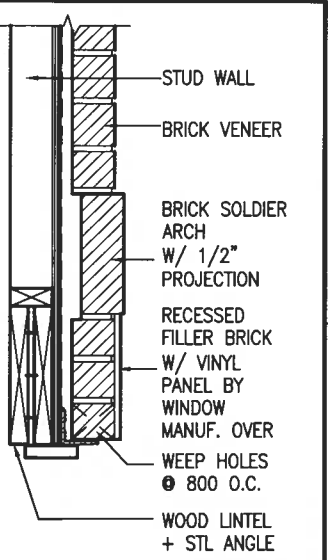
date
JAN 25 2018

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



Y BRICK ARCH W/ VINYL
PANEL BELOW DETAIL

John G. Williams Limited, Architect

ASPHALT SHINGLES
(TYP.)

VALLEY FLASHING
(TYP.)

1"x6" ALUM. FRIEZE BD.
(TYP.)

BRICK SOLDIER COURSE
W/ 1/2" PROJ. (TYP.)

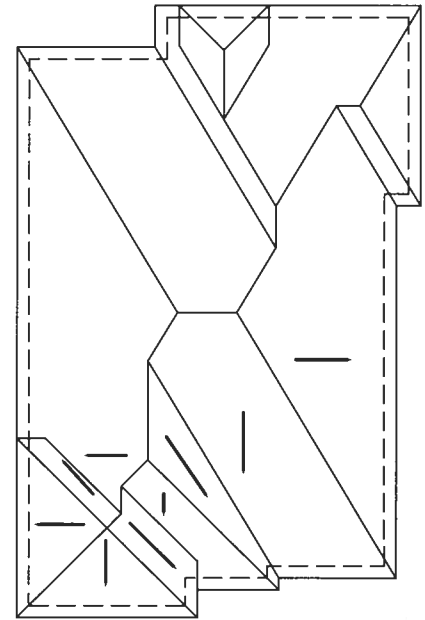
CONT. PRECAST CONC. SILL
ON BRICK ROWLOCK BAND
W/ 1/2" PROJ. (TYP.)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

PRECAST CONC. SILL W/
1/2" PROJ. (TYP.)

PRECAST CONC.
DOOR SILL & STEP

REAR UPGRADE ELEVATION 'B'



ROOF PLAN B UPG

TOP OF PLATE
TOP OF WINDOW
6'-10"
8'-1"
FIN. SECOND FLOOR
TOP OF TRANSOM
TOP OF DOOR
1'-0"
6'-10"
9'-11"
FIN. GROUND FLOOR
FIN. GRADE
8'-5"
TOP OF SLAB

BAYVIEW WELLINGTON		S38-17 BAROSSA 17	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONTARIO
project no.	16023	drawing no.	23
date	SEPTEMBER, 2016	checked by	RC
drawn by	WT	scale	3/16" = 1'-0"
file name	16023-S38-17	date	16023-S38-17
author	VA3 DESIGN	date	16023-S38-17
255 Consumers Rd Suite 120			
Toronto ON M2J 1R4			
t 416.630.2255 f 416.630.4782			
va3design.com			
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptista	25591	BCIN	42668
name			
registration information			
VA3 Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
2 REVISED AS PER ENG'S COMMENTS	JAN 24-18 RC		
1 REVISED BASEMENT WALLS TO BE 10"	OCT 20/16 SB		
no.	description	date	by

1'-3" 1'-0" 1'-3" 1'-3" 1'-3" 1'-0"

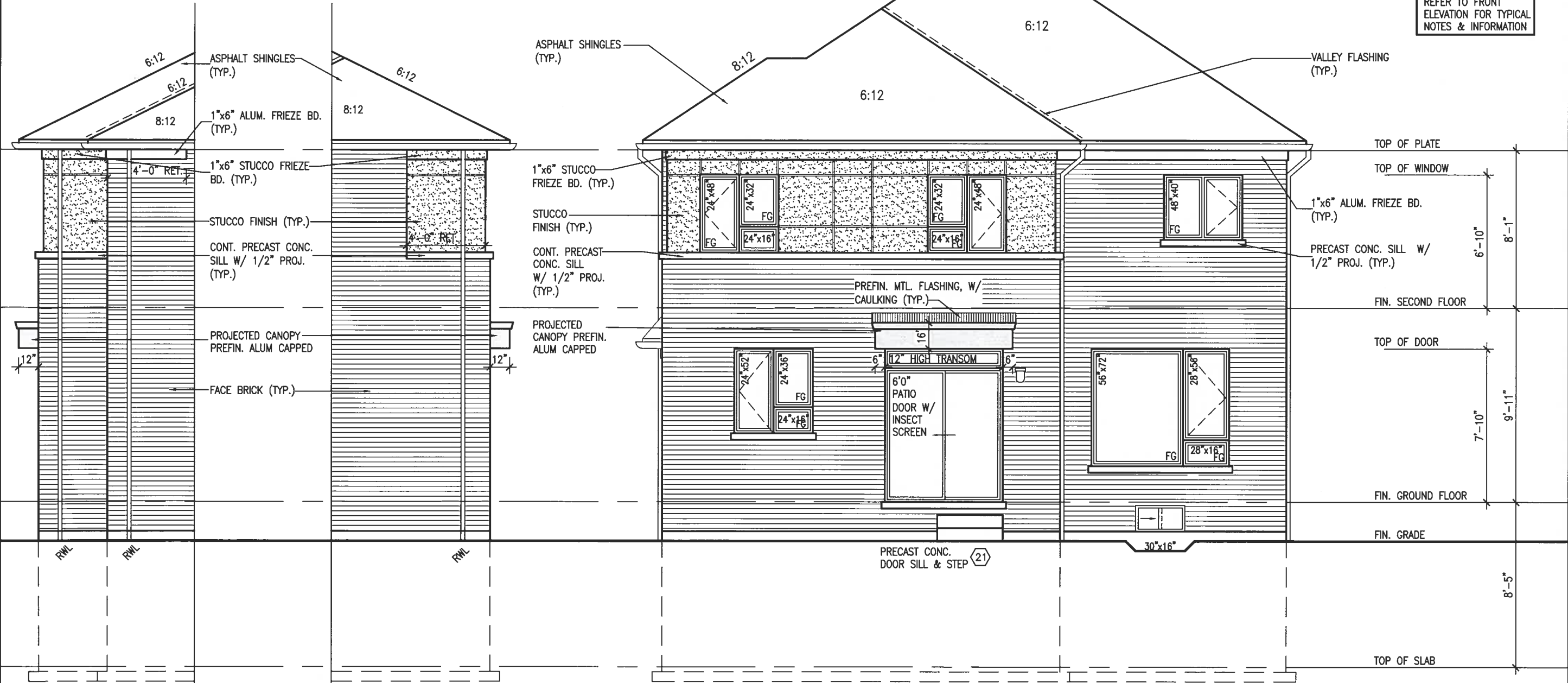


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ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams Limited, Architect

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



LEFT SIDE ELEVATION 'C' UPG

RIGHT SIDE ELEVATION 'C' UPG

REAR UPGRADE ELEVATION 'C'

BAYVIEW WELLINGTON		S38-17	
GREEN VALLEY EAST		BAROSSA 17	
BRADFORD, ONTARIO		16023	
ELEVATION 'C' REAR UPGRADE		drawing no.	
24		file name	
16023-S38-17		16023-S38-17	
JAN 25 2018		5:42 AM	
RC		scale	
3/16" = 1'-0"		checked by	
RC		drawn by	
RC		date	
SEPTEMBER 2016		16023	
120		16023	
255 Consumers Rd Suite 120		16023	
Toronto ON M2J 1R4		16023	
t 416.530.2255 f 416.530.4782		16023	
va3design.com		16023	
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.		25591	
Wellington Jno-Baptiste		42658	
VA3 Design Inc.		42658	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		42658	
JAN 24-18 RC		JAN 24-18 RC	
OCT 20/16 SB		OCT 20/16 SB	
no.		description	
1		REVISED BASEMENT WALLS TO BE 10"	
2		REVISED AS PER ENG'S COMMENTS	

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ARCHITECTURAL REVIEW & APPROVAL

JAN 24 2018

John G. Williams Limited, Architect

ASPHALT SHINGLES
(TYP.)

VALLEY FLASHING
(TYP.)

1"x6" ALUM. FRIEZE BD.
(TYP.)

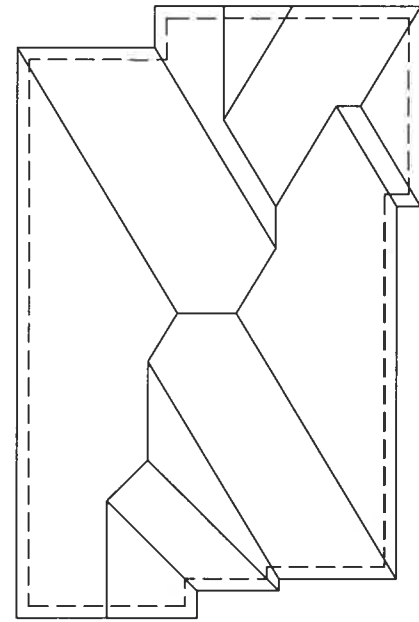
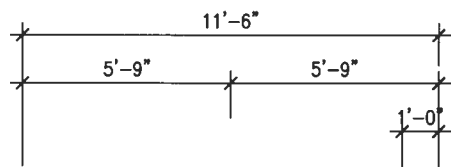
BRICK SOLDIER COURSE
W/ 1/2" PROJ. (TYP.)

BRICK SOLDIER BAND W/
1/2" PROJ. (TYP.)

PRECAST CONC. SILL ON
BRICK ROWLOCK

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

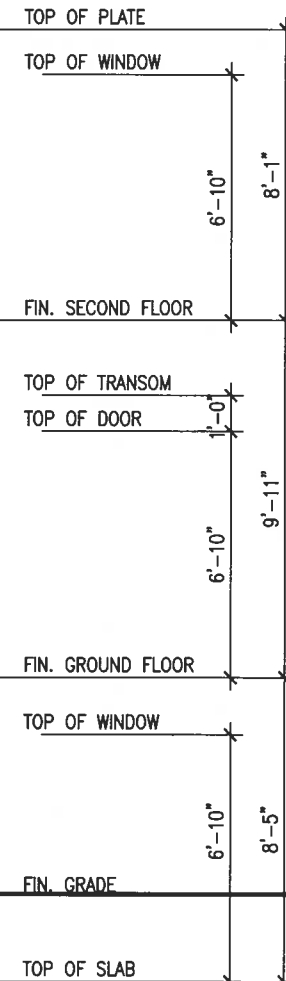
CONVENTIONAL ROOF FRAMING FOR
ELEV 'A' REAR UPGRADE ONLY



ROOF PLAN A



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

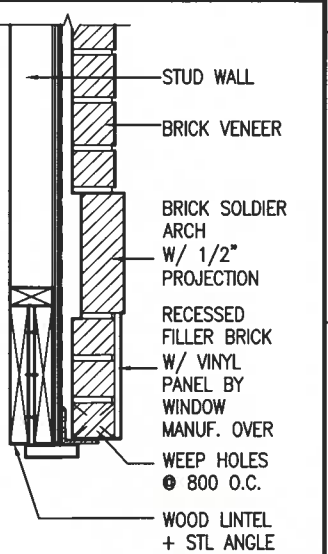


S38-17 BAROSSA 17		BAYVIEW WELLINGTON		GREEN VALLEY EAST BRADFORD, ONTARIO		project no. 16023		drawing no. 26	
DATE SEPTEMBER, 2016		CHECKED BY RC		SCALE 3/16" = 1'-0"		DATE JAN 24-18		BY RC	
DESIGNED BY WT		DRAWN BY WT		PROJECT NAME ELEVATION 'A' REAR UPGRADE W.O.D.		PROJECT NO. 16023-S38-17		DRAWING NO. 26	
DESIGNER VA3 DESIGN		255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.		SIGNATURE 25591 BCIN 42658		DATE JAN 24-18	
NO.		DESCRIPTION		DATE		BY		DATE	
1	REVISED AS PER ENG'S COMMENTS	JAN 24-18		RC		RC		JAN 24-18	
2	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16		SB		SB		OCT 20/16	

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL

John G. Williams Limited, Architect

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

1"x6" ALUM. FRIEZE BD. (TYP.)

BRICK SOLDIER COURSE W/ 1/2" PROJ. (TYP.)

CONT. PRECAST CONC. SILL ON BRICK ROWLOCK BAND W/ 1/2" PROJ. (TYP.)

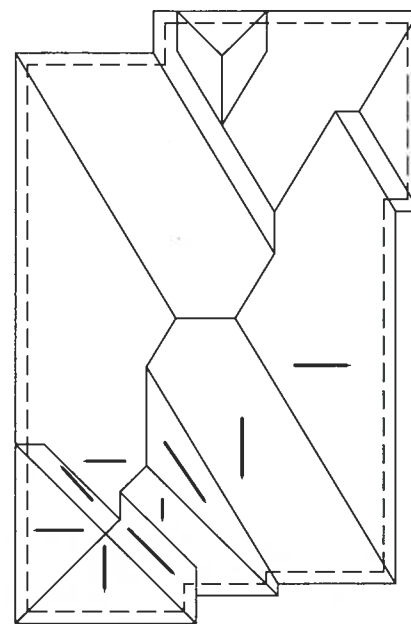
2"x6" P.T. CROSS BRACING

PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)

PRECAST CONC. SILL W/ 1/2" PROJ. (TYP.)



JAN 25, 2018



ROOF PLAN B

REAR UPGRADE ELEVATION 'B'

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR

FIN. GROUND FLOOR

TOP OF WINDOW

FIN. GRADE

TOP OF SLAB



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

qualification information

name: Wellington Jno-Baptiste

registration information: 25591

BCR: 42658

signature: [Signature]

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

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB

project name: GREEN VALLEY EAST

project no.: S38-17

BAROSSA 17

municipality: BRADFORD, ONTARIO

date: SEPTEMBER, 2016

checked by: RC

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

drawn by: WT

file name: 16023-S38-17

drawing no.: 27

project no.: 16023

project name: BAYVIEW WELLINGTON

project no.: S38-17

BAROSSA 17

municipality: BRADFORD, ONTARIO

date: SEPTEMBER, 2016

checked by: RC

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

drawn by: WT

file name: 16023-S38-17

drawing no.: 27

project no.: 16023

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

AN 26 2018

John G. Williams Limited, Architect

CONVENTIONAL ROOF FRAMING FOR ELEV A REAR UPGRADE ONLY



JAN 25, 2018

ROOF PLAN A

TOP OF PLATE

TOP OF WINDOW

 $6 \cdot 10^3$

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR

10	2
----	---

FIN. GROUND FLOOR

TOP OF WINDOW

FIN. GRADE

TOP OF SLAB

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

—2"x6" P.T.
CROSS BRACING

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

— PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

ASPHALT SHINGLES
(TYP.)

VALLEY FLASHING
(TYP.)

1"x6" ALUM. FRIEZE BD.
(TYP.)

BRICK SOLDIER COURSE
W/ 1/2" PROJ. (TYP.)

BRICK SOLDIER BAND W,
1/2" PROJ. (TYP.)

PRECAST CONC. SILL ON
BRICK ROWLOCK

CONT. PRECAST CONC. SILL
— ON BRICK SOLDIER BAND W/
1/2" PROJ. (TYP.)



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

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

Qualification information	Wellington Jno-Baptiste	25591
Name	Signature	
	BCIN	

registration information
VA3 Design Inc.
42658

discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

9		*	.	.
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6		*
5		*

[illegible]

2	REVISED AS PER ENG'S COMMENT'S	JAN 24-18	RC
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB
10.	description	date	by

S38-17
BAROSSA 17

BAYVIEW WELLINGTON

project name	project no.
GREEN VALLEY EAST	16023
municipality	
BRADFORD, ONTARIO	

drawing no. 29

date	drawn by	checked by	scale	file name
SEPTEMBER, 2016		D.C.	$\frac{1}{4} \times \frac{1}{4}'' = 4' \times 4''$	15003_C7D_17

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

NAME: RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:42 AM
 PLT: 3/10 - 1-10
 PLOT: 10073-330-1/

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

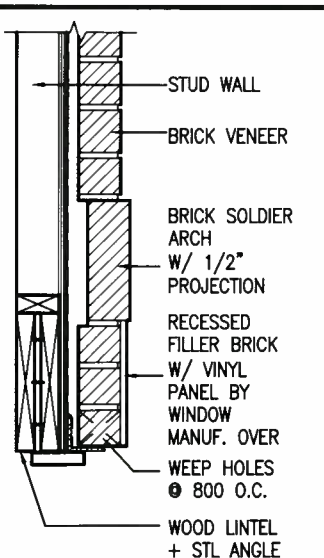
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

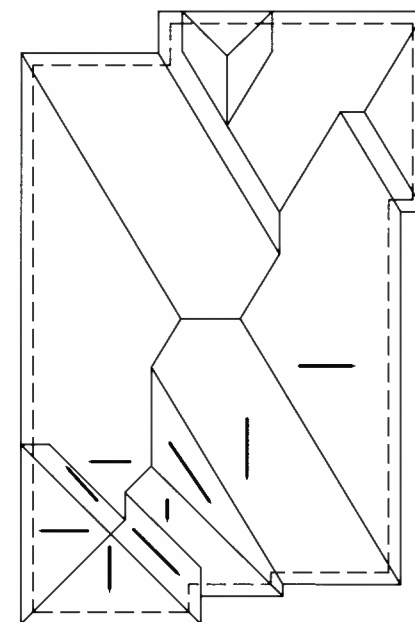
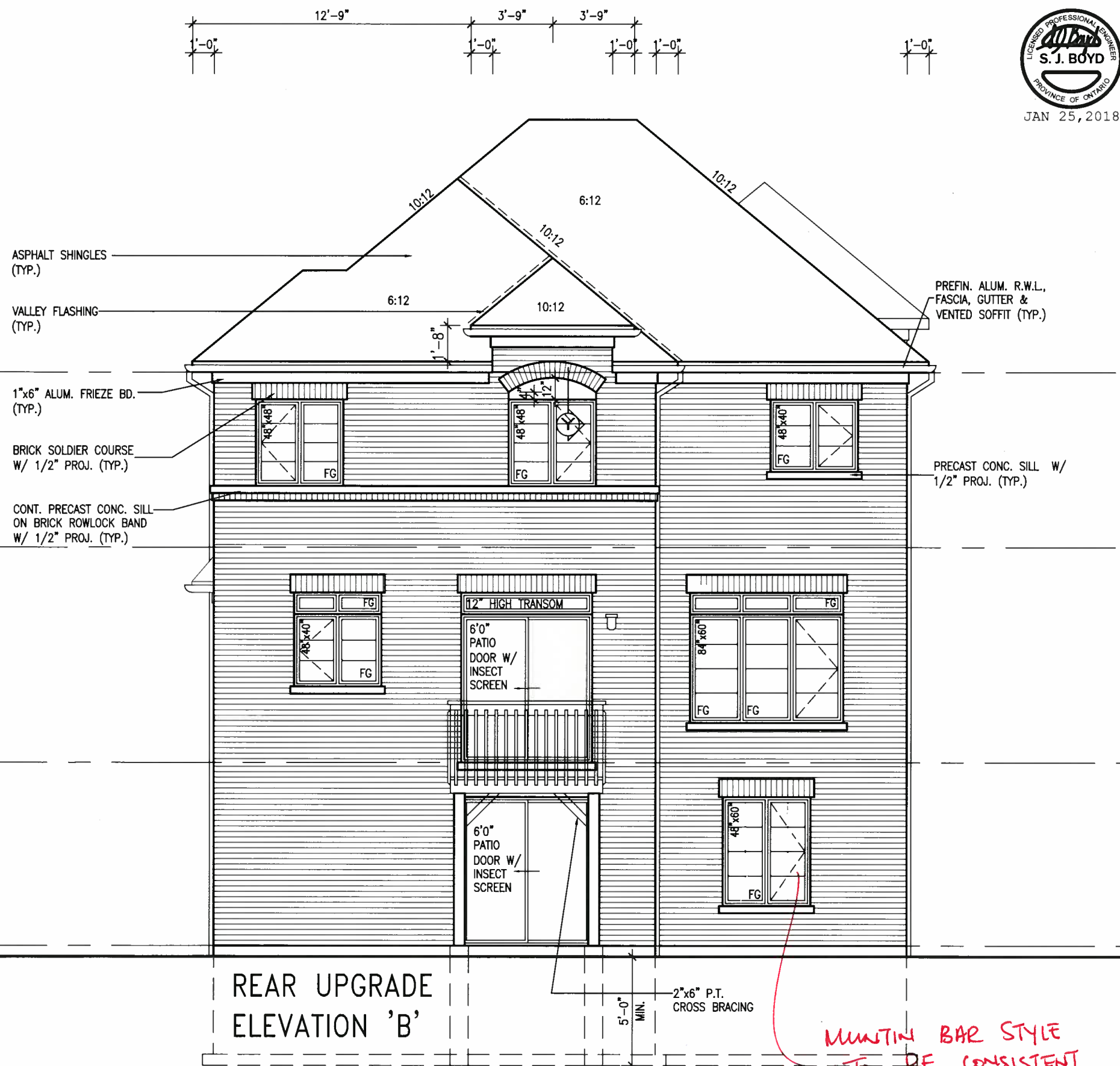
JAN 26 2018

John C. Williams Limited, Architect

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



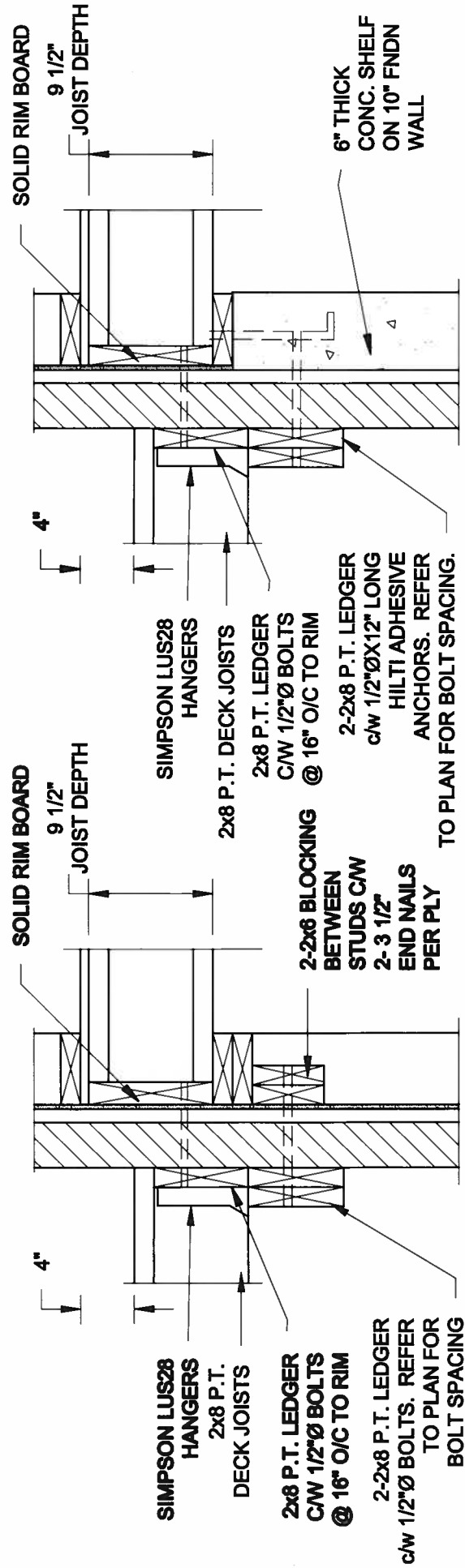
Y BRICK ARCH W/ VINYL
PANEL BELOW DETAIL



ROOF PLAN B

9.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591
8.	.	qualification information	
7.	.	Wellington Jno-Baptiste	
6.	.	signature	
5.	.	name	BCIN
4.	.	registration information	42658
3.	.	VA3 Design Inc.	
2.	JAN 24-18 RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1.	OCT 20/16 SB	REVISED AS PER ENG'S COMMENTS	
PROJ. NO.	description	REVISED BASEMENT WALLS TO BE 10"	

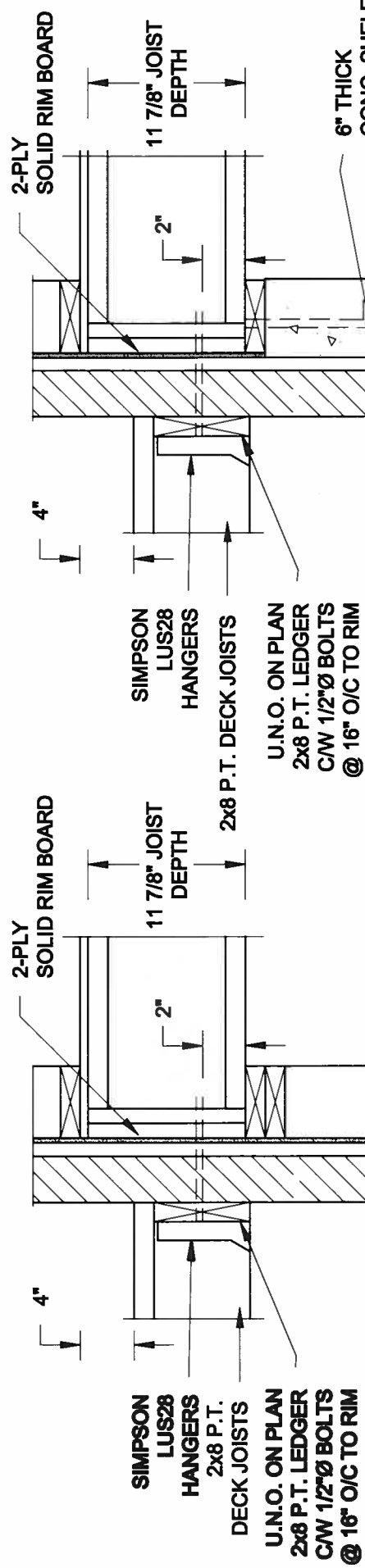
FOR 9 1/2" JOIST DEPTH



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

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

FOR 11 7/8" JOIST DEPTH

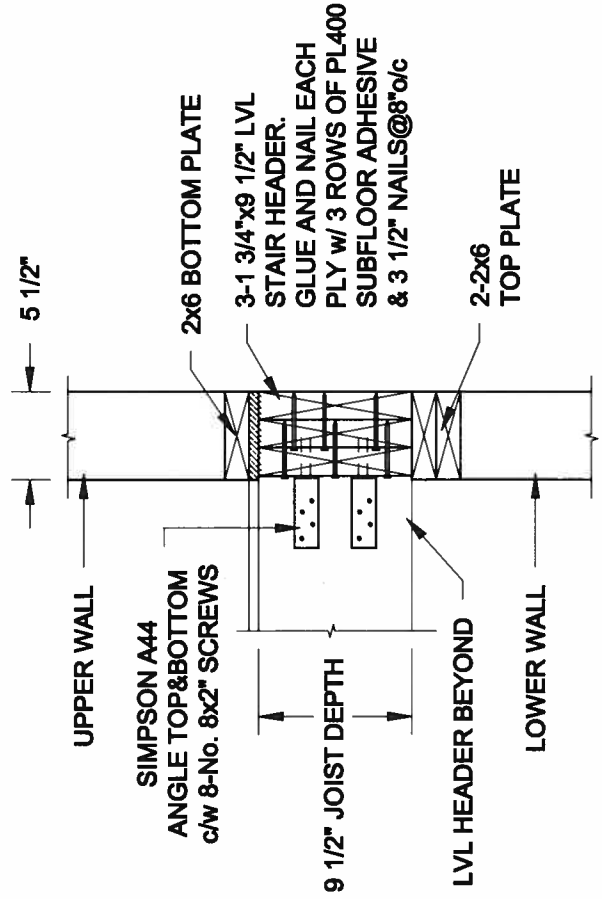


1C **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

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

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

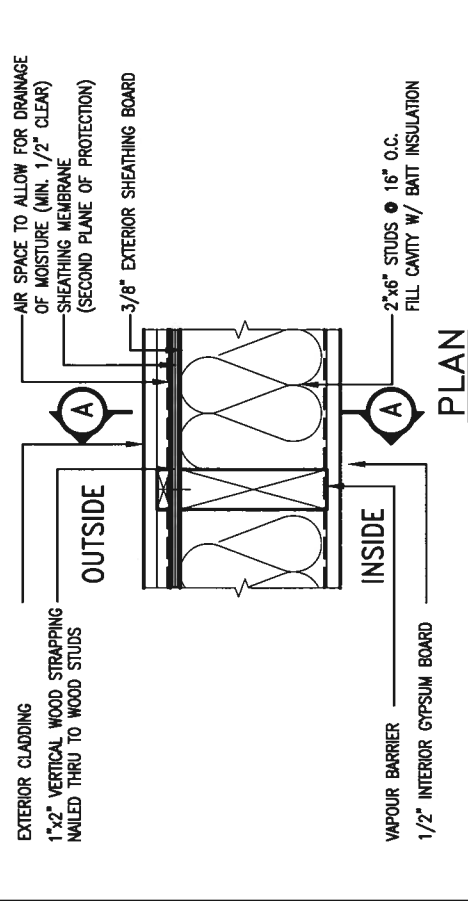
FOR 9 1/2" JOIST DEPTH



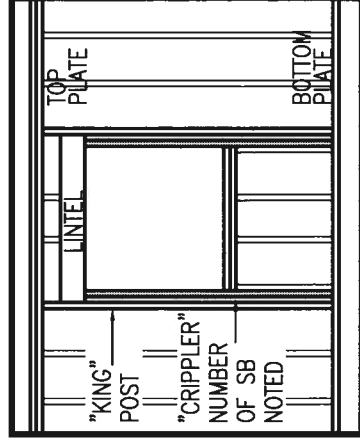
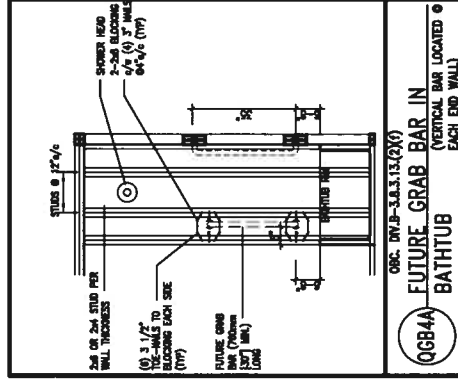
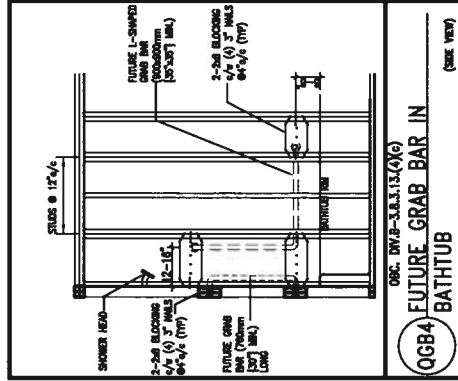
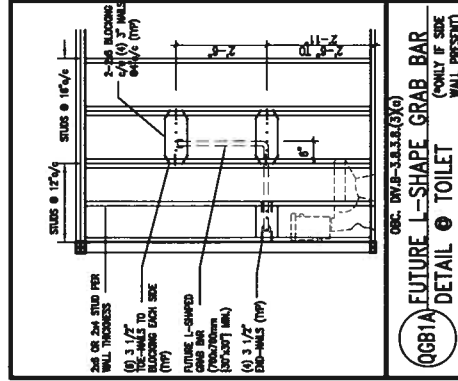
2A STAIR HEADER
S2 SCALE: 1" = 1'-0"

2B STAIR HEADER
S2 SCALE: 1" = 1'-0"

Scale: AS NOTED			Engineer's Seal  JAN 16, 2018	Project: DAYVIEW WILMINGTON HOMES - GREEN VALLEY DETAILS - SINGLES BRADFORD, ONTARIO TYPICAL STRUCTURAL DETAILS	Project No.: 17-216	Drawing No.: S2
	Date: OCT-28-2017	Drawn: SC				



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. 8—9.5.2.3. WATER CLOSE 3.8.3.8.3(3)(a) & 3.8.3.8.3(3)(c). SHOWER 3.8.3.13.2(2)(i). BATHTUB & 3.8.3.13.4(c). AND DETAILS PROVIDED.



"CRIPPLE" DETAIL

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

- | MAX. HEIGHT FOR 2"x8" EXT. | | | |
|----------------------------|-------|------|-----------|
| 2"x6" | • 16" | O.C. | • 12'-6" |
| 2"x6" | • 12" | O.C. | • 13'-10" |
| 2-2"x6" | • 16" | O.C. | • 15'-0" |
| 2-2"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"
2-2"x8" @ 16" O.C. - 20'-4"
2-2"x8" @ 12" O.C. - 22'-4"

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF UP TO 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 CBC 9.23.10.1(2) 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.
- 8.

** STUD INFORMATION TAKEN FROM OBC TABLE A-300

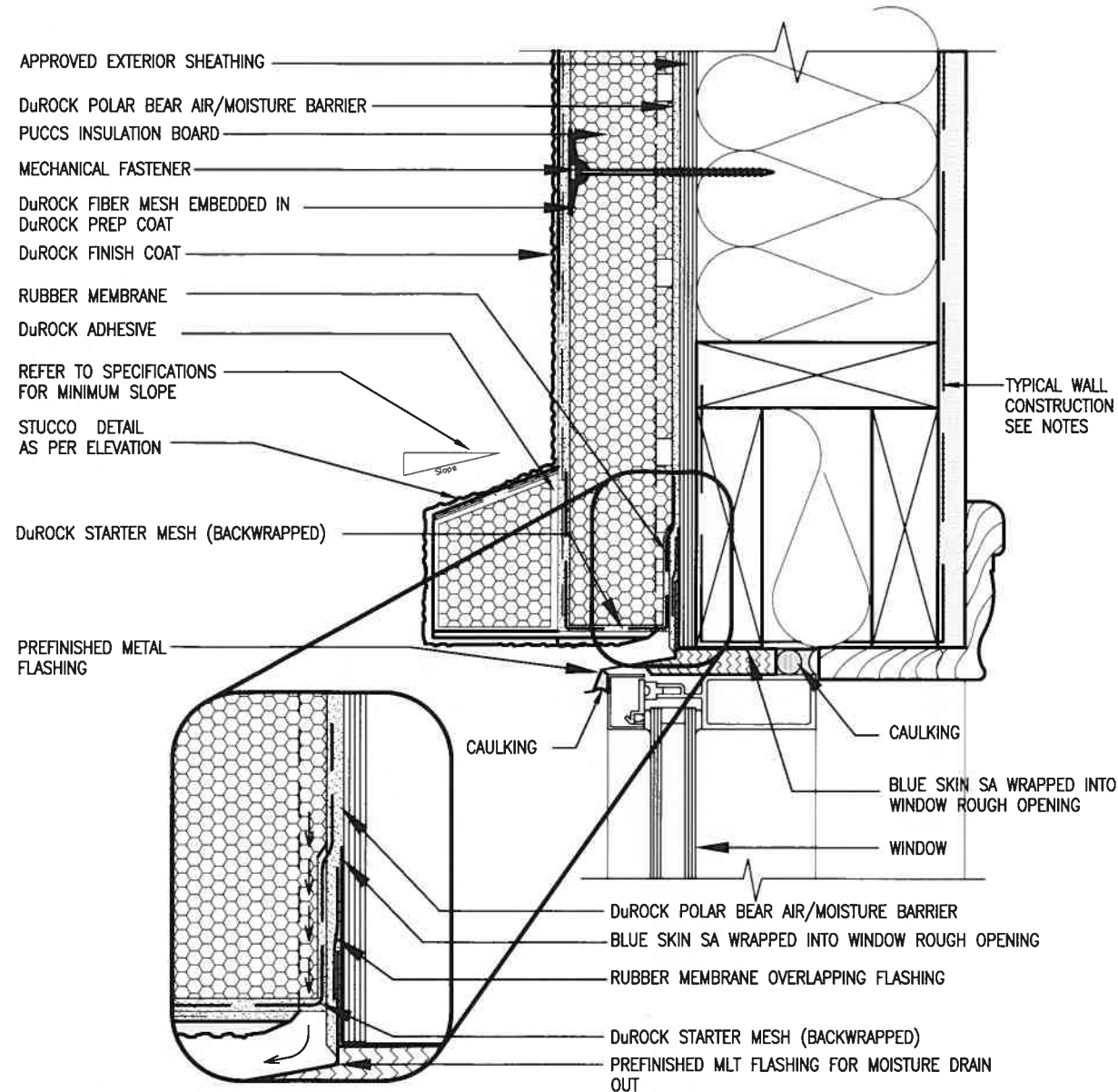
MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:

1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR
JOIST LENGTH OF 2.5m OF ONE FLOOR.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0" @ 13'-0")
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
SIDING.

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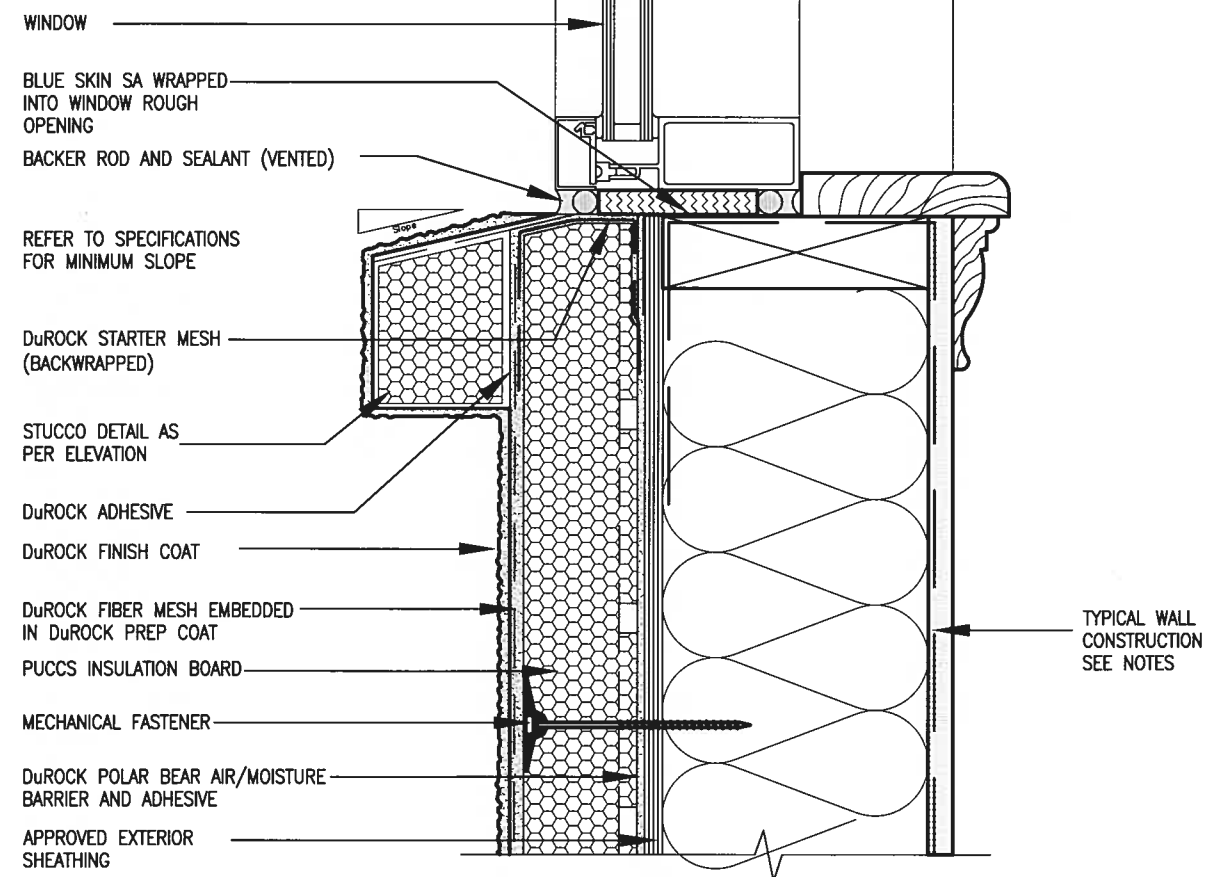

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1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



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

CONST NOTE

BAYVIEW WELLINGTON

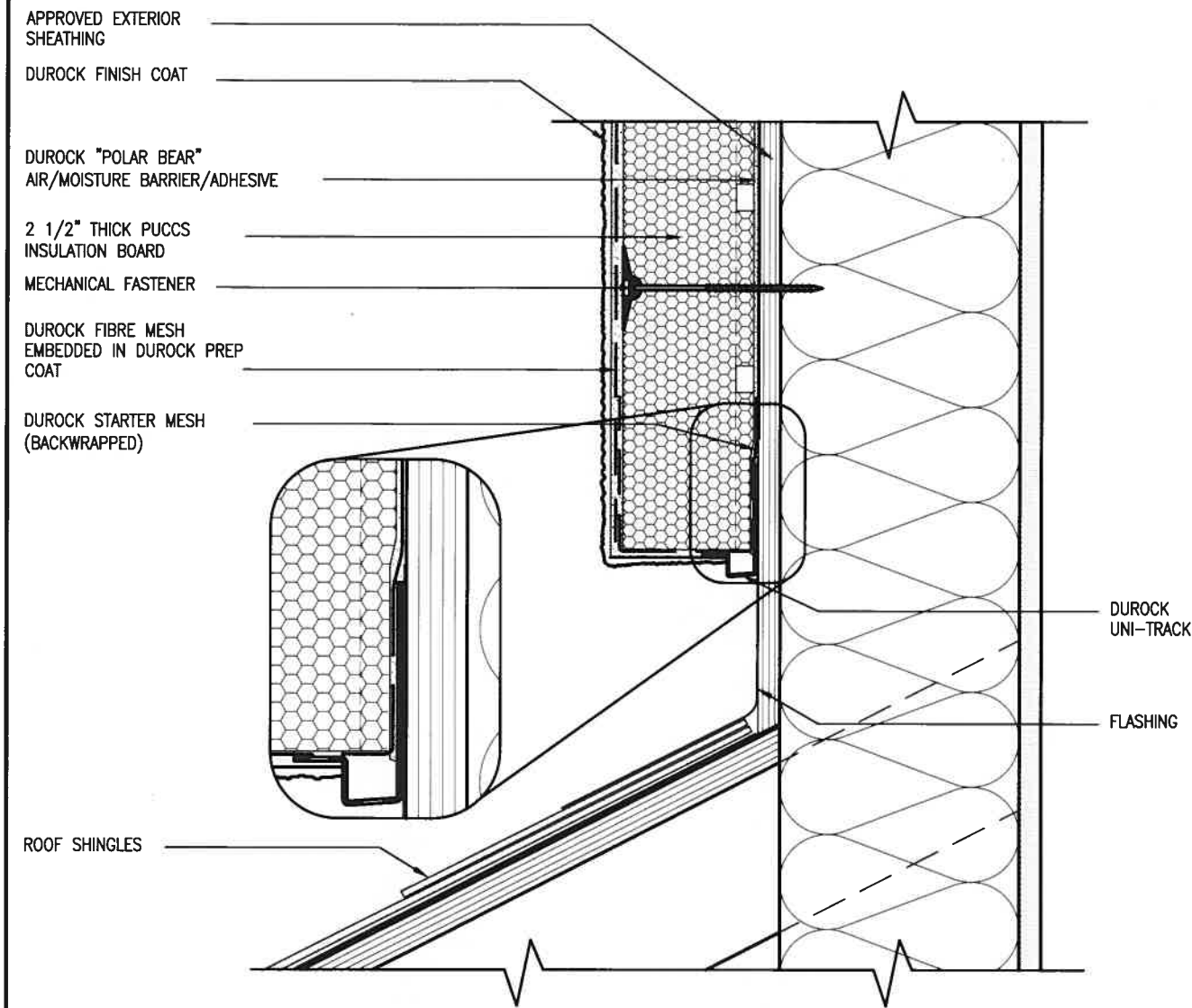


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591 BCN
name registration information BCN
VA3 Design Inc. 42858
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

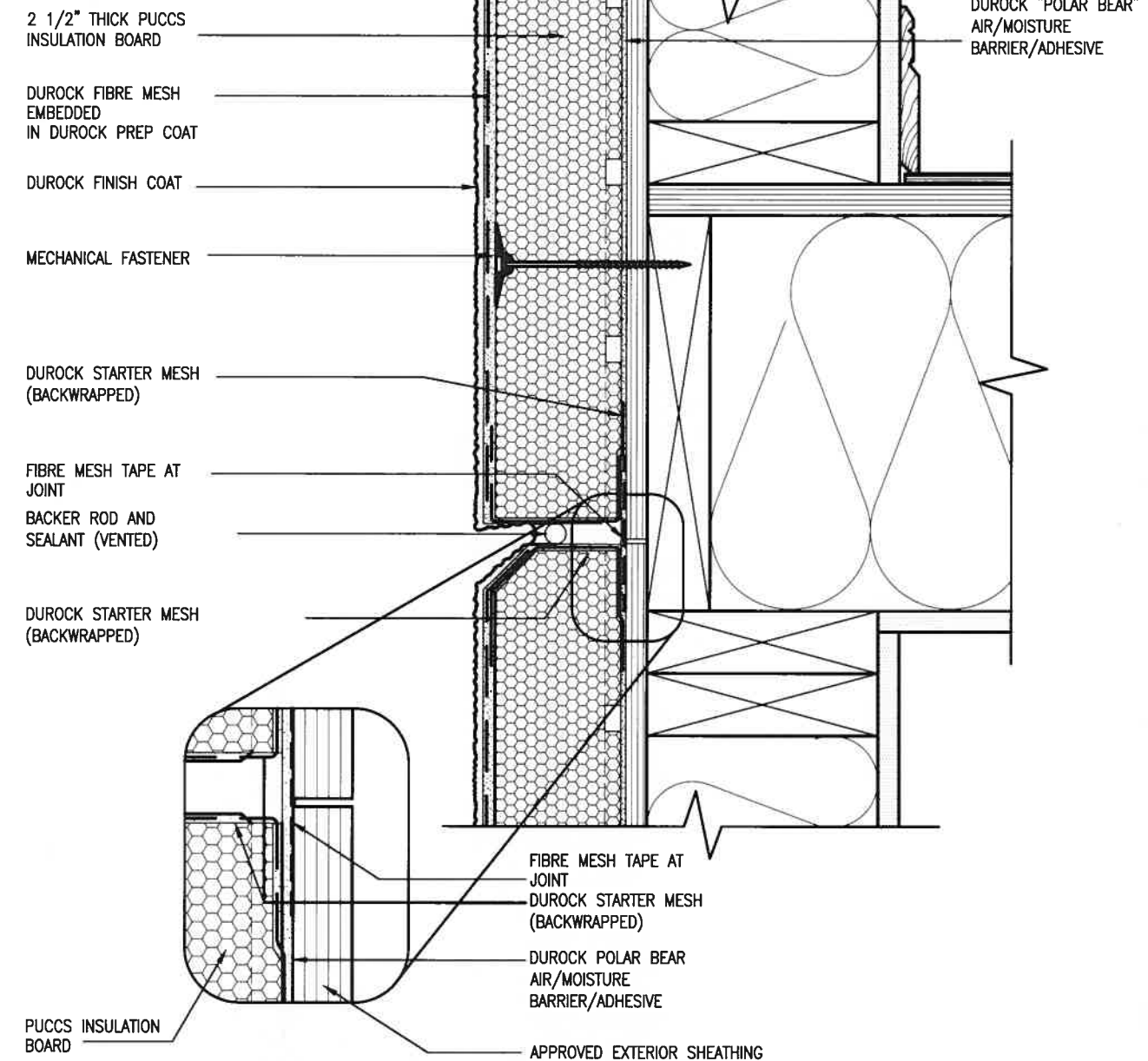
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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

project no. 16023
drawing no. CN3
project name GREEN VALLEY EAST
municipality BRADFORD
date MAY 2016
drawn by RC
checked by
scale 3/16" = 1'-0"
file name 16023-CN-A1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM

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



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

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

BAYVIEW WELLINGTON

VA3 DESIGN
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qualification information
Wellington Jno-Baptiste 25591 BOM
name registration information
VA3 Design Inc. 42658
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1.	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	

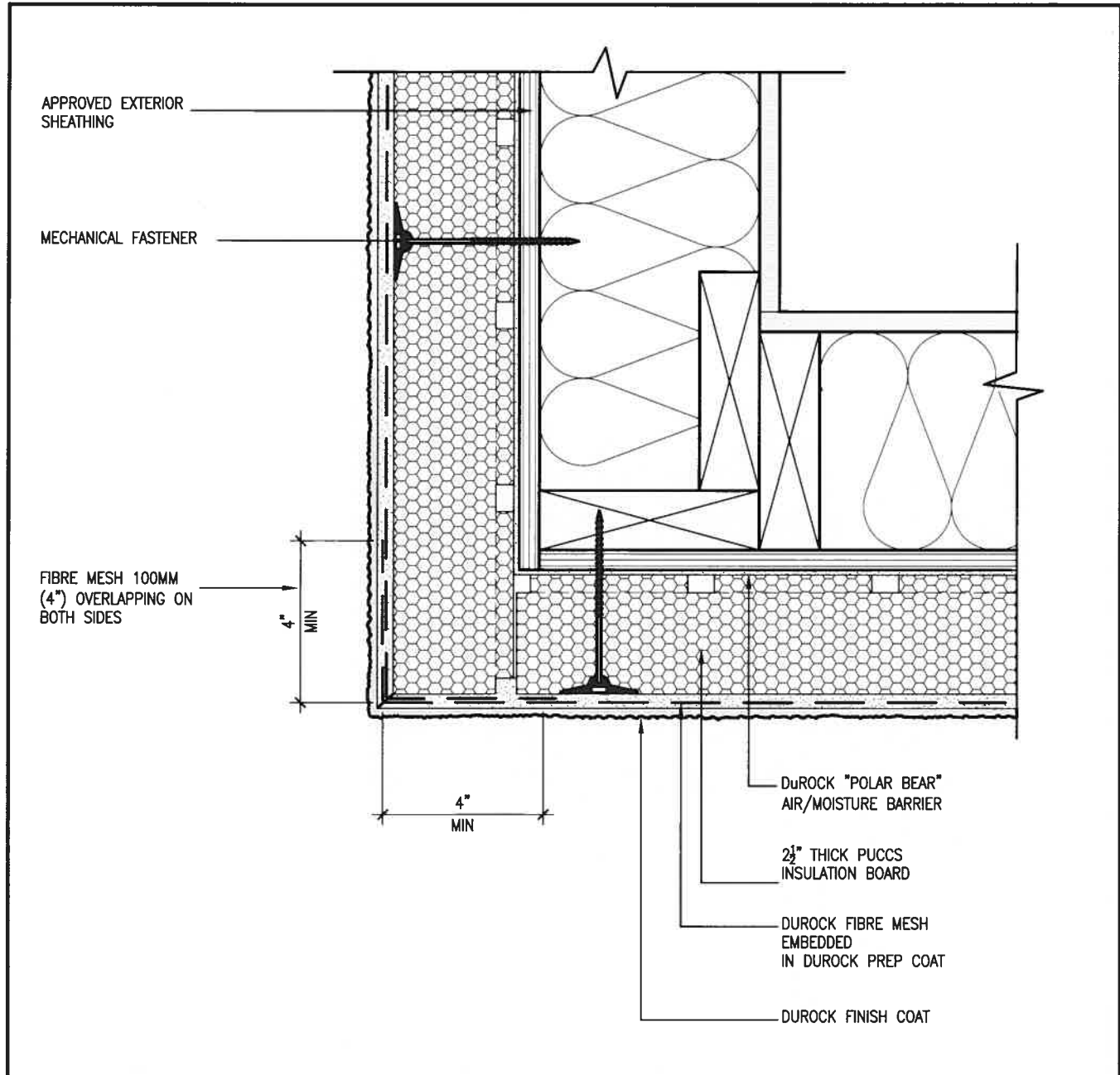
CONST NOTE

CONSTRUCTION NOTES

scale 3/16" = 1'-0"

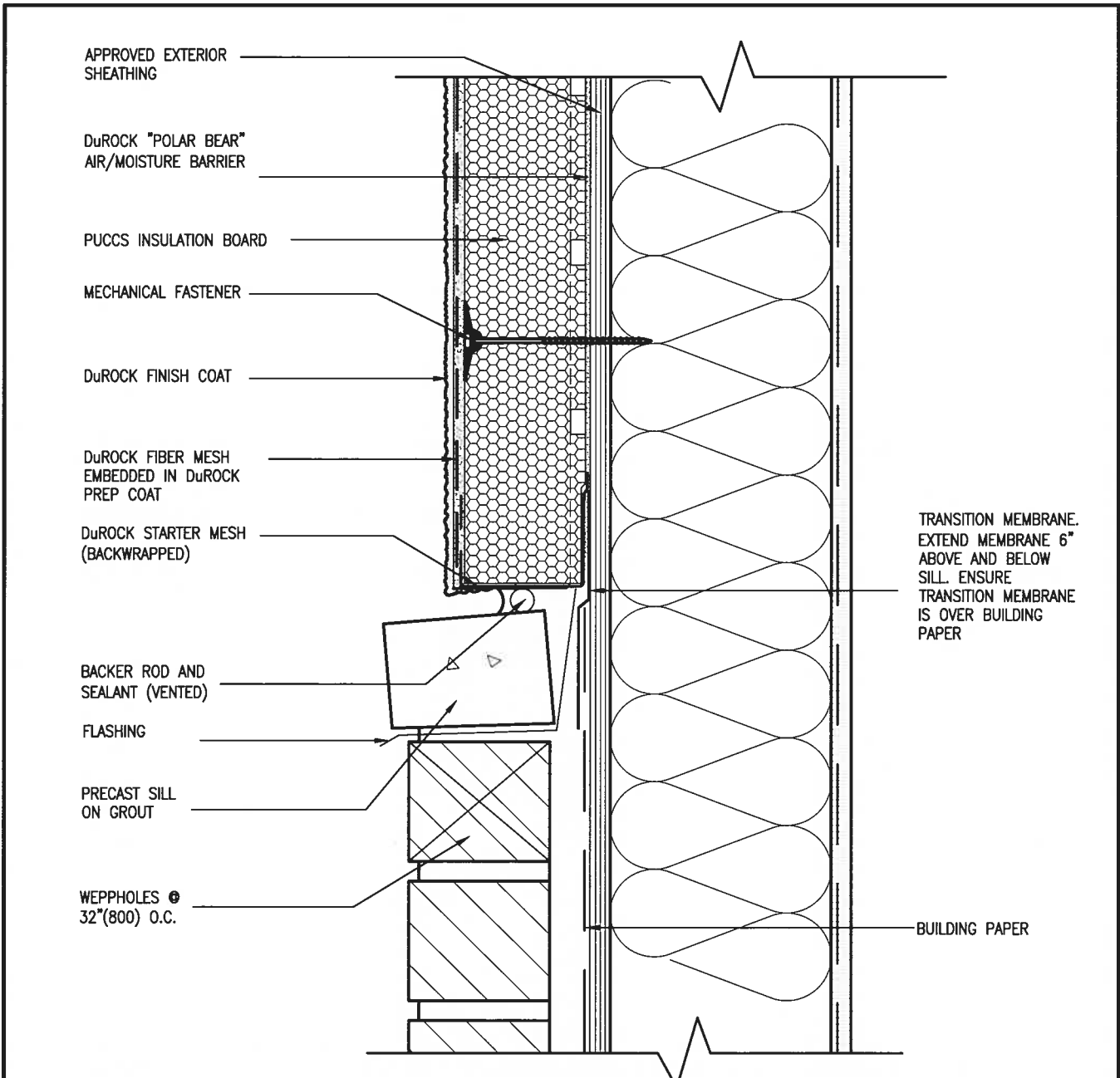
checked by RC
drawn by MAY 2016
date MAY 2016
project name GREEN VALLEY EAST
project no. 16023
drawing no. CN4

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5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

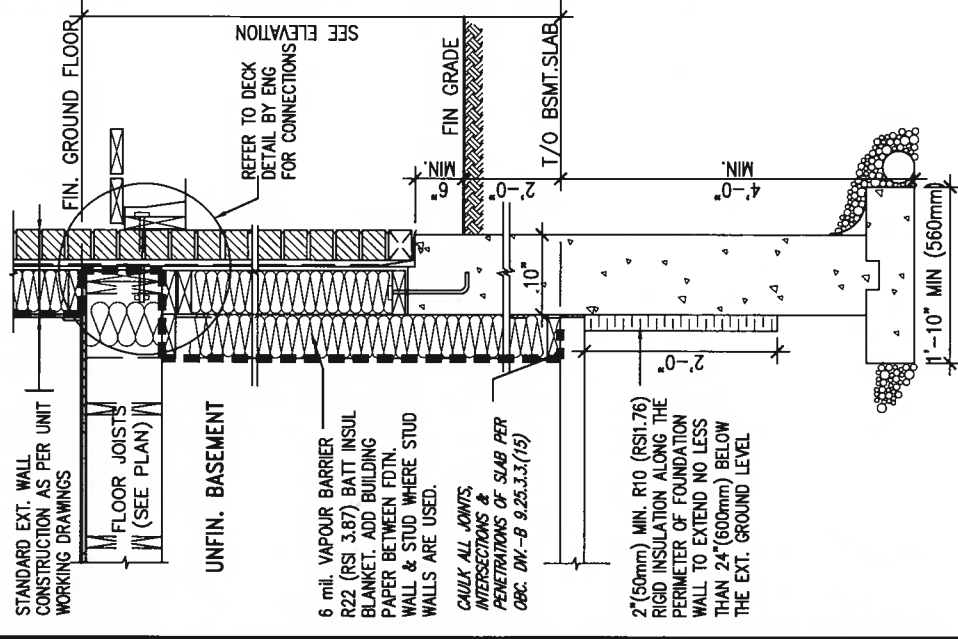
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

CONST NOTE BAYVIEW WELLINGTON GREEN VALLEY EAST BRADFORD		project no. 16023 drawing no. CN5
project name GREEN VALLEY EAST date MAY 2016 checked by RC scale 3/16" = 1'-0"		CONSTRUCTION NOTES file name 16023-CN-A1 date 16023-CN-A1 time 10:10 AM
VAS3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vas3design.com		
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2	UPDATE TO 2018	JAN 11-18 RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC
no.	description	date by

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.



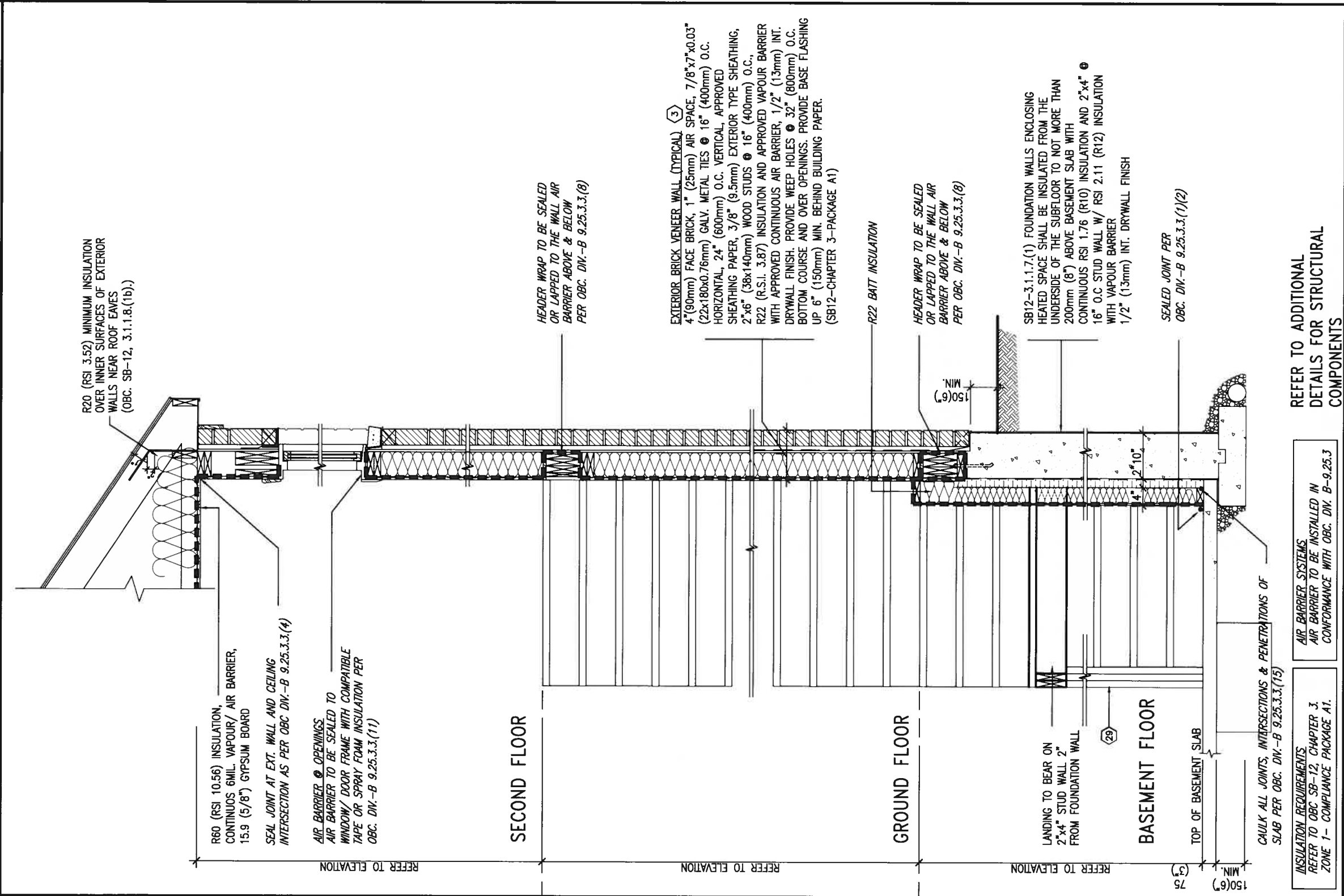
SECTION AT W.O.D/W.O.B.

SCALE: N.T.S.

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SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3.
ZONE 1- COMPLIANCE PACKAGE A1.

INSULATION REQUIREMENTS
 REFER TO OBC SB-12, CHAPTER 3.
 ZONE 1- COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
 AIR BARRIER TO BE INSTALLED IN
 CONFORMANCE WITH OBC, DIV. B-9.25.3

REFER TO ADDITIONAL
 DETAILS FOR STRUCTURAL
 COMPONENTS

EW
STR

TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)

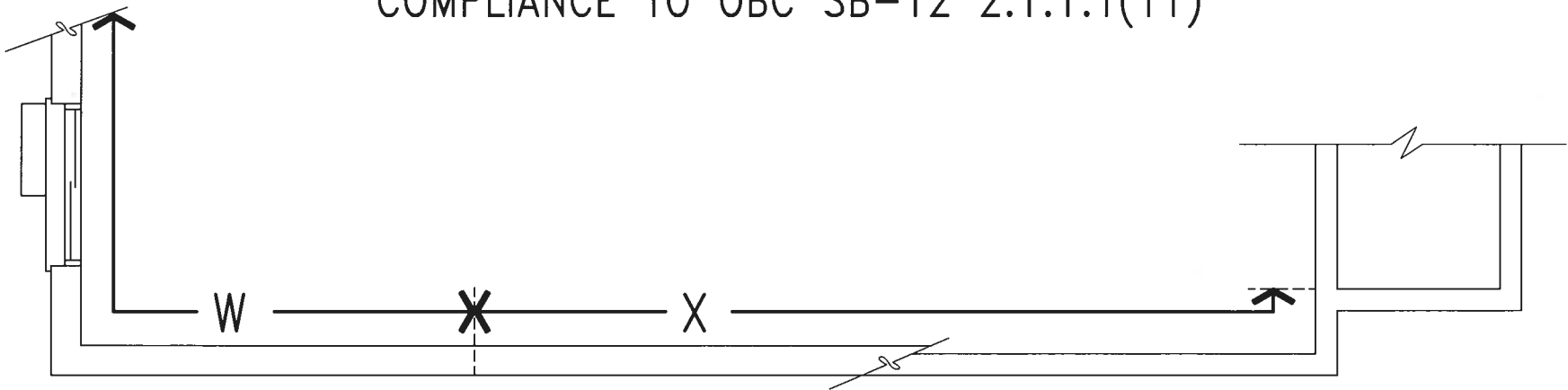
10" FOUNDATION WALL

SCALE: N.T.S.

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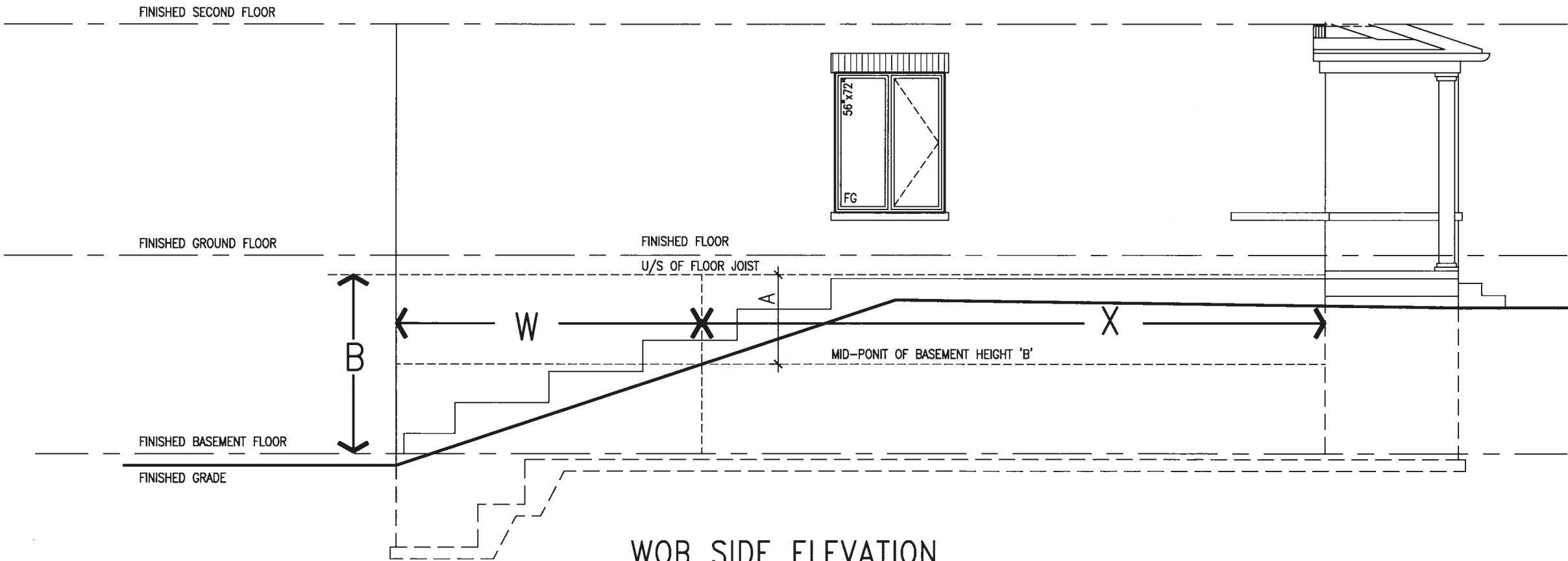
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



JAN 11, 2018



WOB SIDE ELEVATION

WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

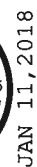


The undersigned has reviewed and takes responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jiro-Boplatia 25591 BCR
signature
VA3 Design Inc. 42658
name
VA3 Design Inc.
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
9			
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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

project name	project no.	CONST NOTE
GREEN VALLEY EAST	16023	BAYVIEW WELLINGTON
city	municipality	
MAY 2016	BRADFORD	
drawn by	checked by	scale
RC		3/16" = 1'-0"
CONSTRUCTION NOTES	file name	drawing no.
	16023-CN-A1	CN8
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9.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	Wellington Jno-Baptiste	25591	
8.	-	qualification information			
7.	-				
6.	-				
5.	-	seals			
4.	-	registration information	VAS Design Inc.	42558	
3.	-				
2.	UPDATE TO 2018	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	JAN 11-18 RC		
1.	ISSUE FOR CLIENT REVIEW		AUG 04-17 RC		
no.	description	date	by		

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

qualification information

Wellington Jno-Baptiste

seals

registration information

VAS Design Inc.

25591

42558



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JAN 11-18 RC

AUG 04-17 RC

date

by

no.

description

project no.
16023

municipality
BRADFORD

project name
GREEN VALLEY EAST

date
MAY 2016

checked by
RC

scale
3/16" = 1'-0"

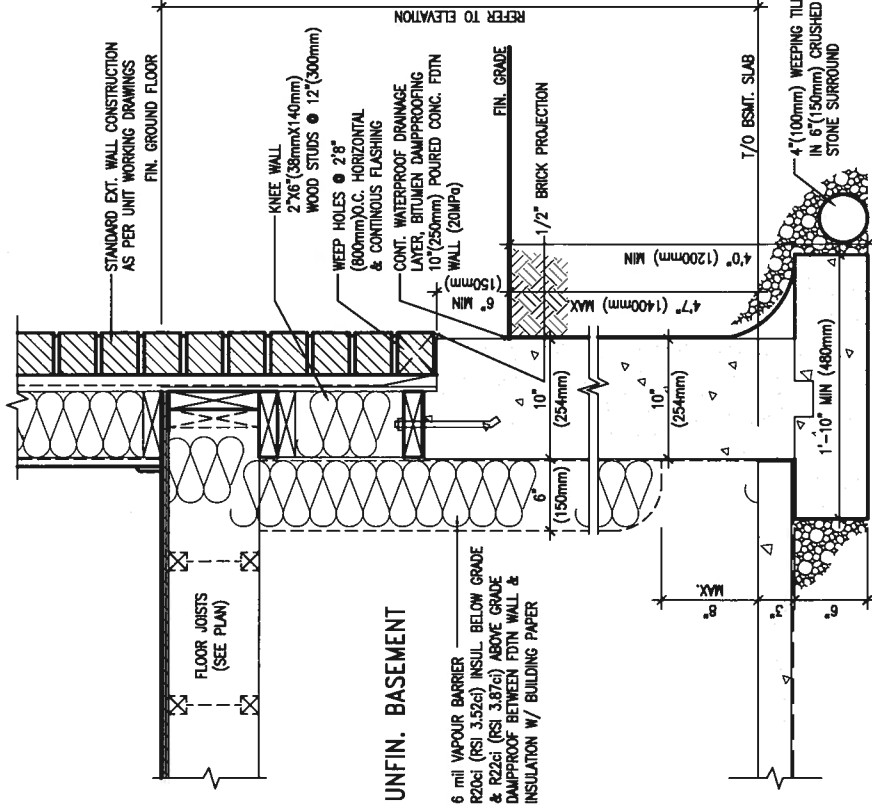
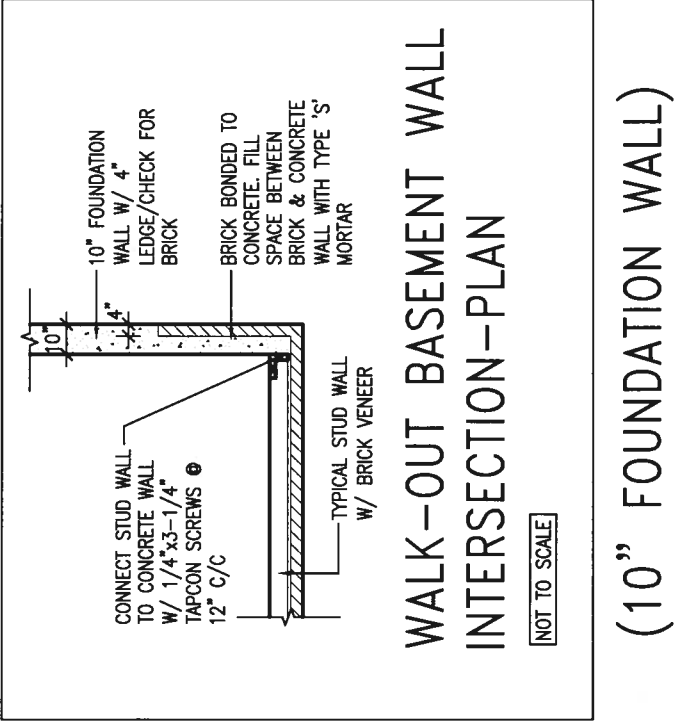
CONSTRUCTION NOTES

file name
16023-CN-A1

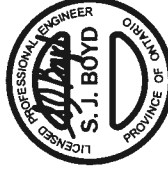
drawing no.
CN9

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255 Consumers Rd, Suite 120
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t 416.630.2255 f 416.630.4782
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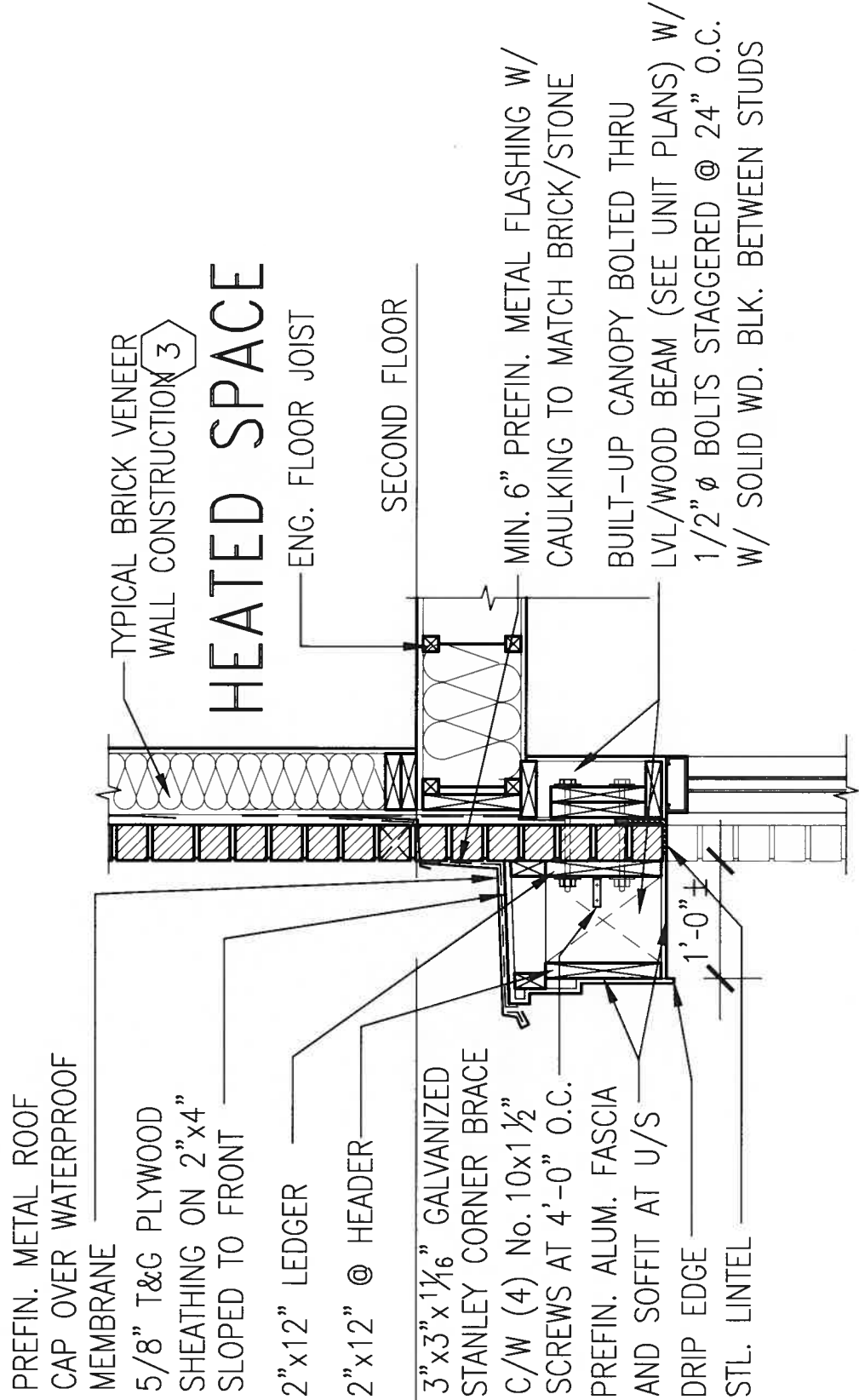
 255 Consumers Rd. Suite 120

 Toronto ON M2J 1R4

 416.630.2255 f 416.630.4782

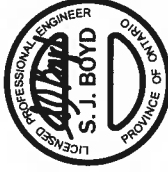
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1 SECTION THROUGH CANOPY

CN12 SCALE 1/2" = 1'-0"



JAN 11, 2018

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1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	42858
no.	description	date	by	

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

qualification information

Wellington Jno-Baptista 25591

signature

BCN

name

registration information

VAS Design Inc.

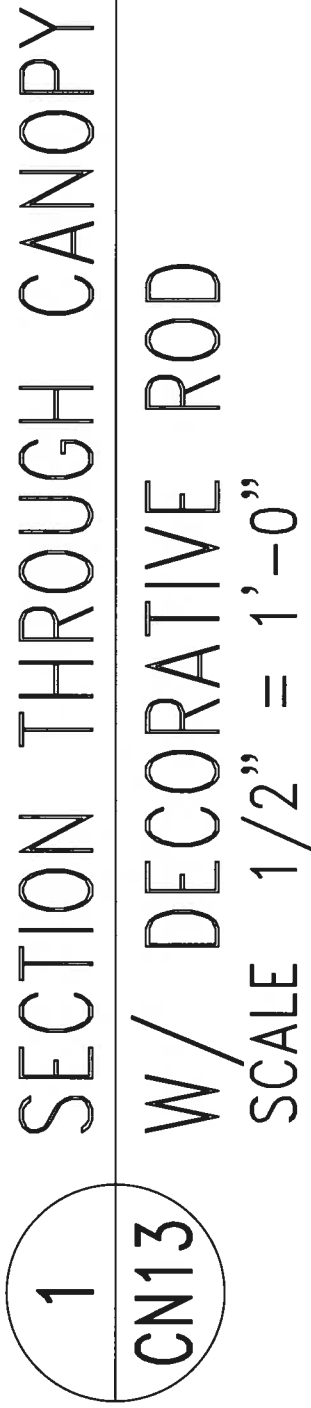
BCN

42858

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

VAS
DESIGN
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vasdesign.com

project name	BAYVIEW WELLINGTON	CONST. NOTE
project no.	16023	
drawing no.	CN12	
client name	GREEN VALLEY EAST	
multi-copy	BRADFORD	
date	MAY 2016	
drawn by	RC	
checked by		
scale	3/16" = 1'-0"	
construction notes		

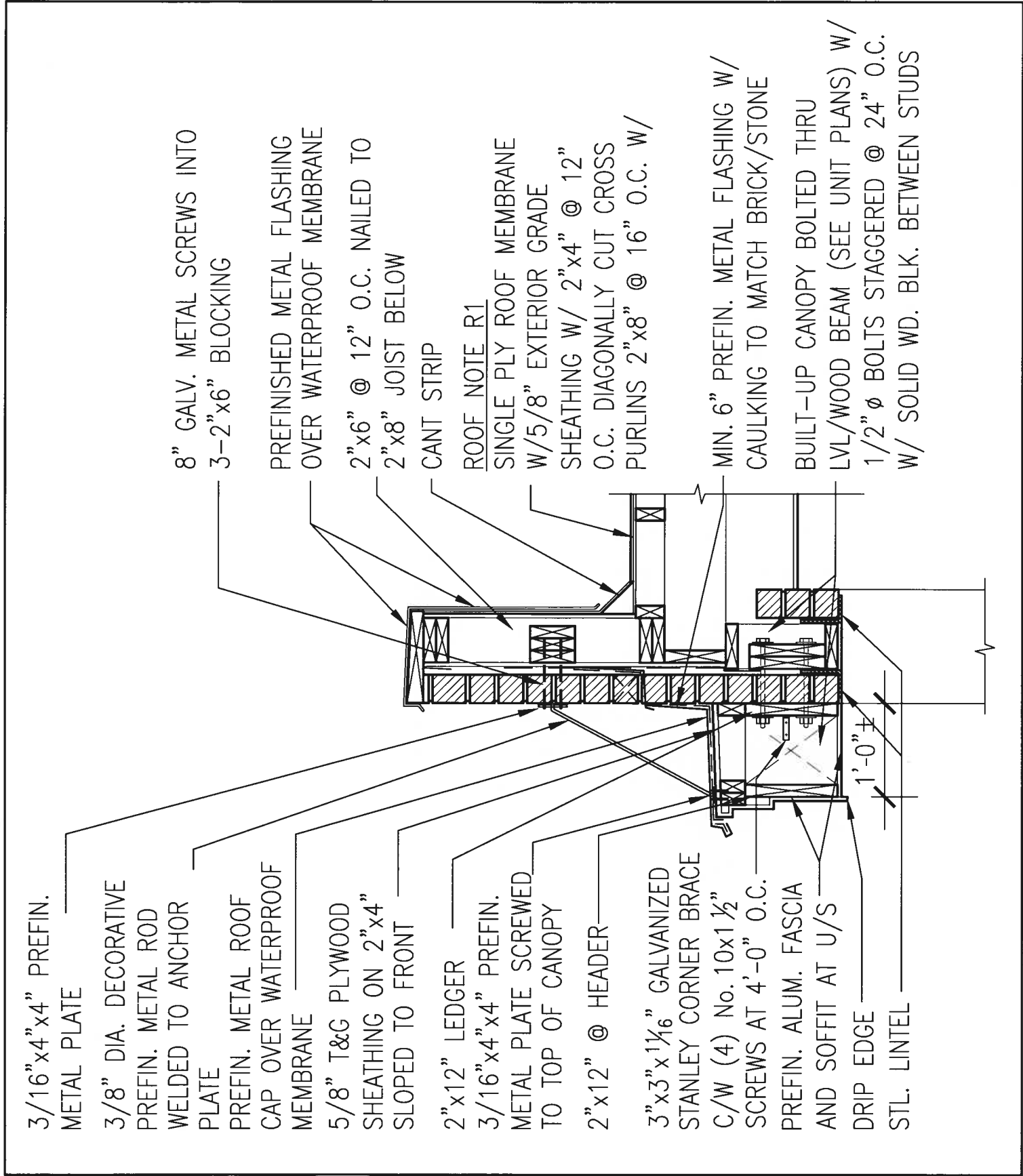


VA3
DESIGN

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vo3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	CN13
date MAY 2016 drawn by RC scale 3/16" = 1'-0" checked by -		drawing no. CN13	
CONSTRUCTION NOTES		file name 16023-CN-A1	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW Units\CN NOTES\16023-CN-A1.dwg -- Thu -- Jun 11 2018 -- 10:11 AM			

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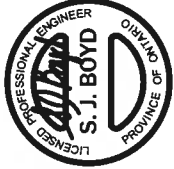
1

CN14

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



9.	.	.	.
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5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	UPDATE TO 2018	JAN 11-18 RC	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	RC
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste 25591

name registration information BCM

VAS Design Inc. 42658

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project name	project no.	CONST NOTE
GREEN VALLEY EAST	16023	-
date	checked by	scale
MAY 2016	-	3/16" = 1'-0"
drawn by	checked by	scale
RC	-	3/16" = 1'-0"
CONSTRUCTION NOTES	CONSTRUCTION NOTES	CONSTRUCTION NOTES
BRADFORD	BRADFORD	BRADFORD
16023-CN-A1	16023-CN-A1	16023-CN-A1
JAN 11 2018	JAN 11 2018	JAN 11 2018
10:19 AM	10:19 AM	10:19 AM
CN14	CN14	CN14