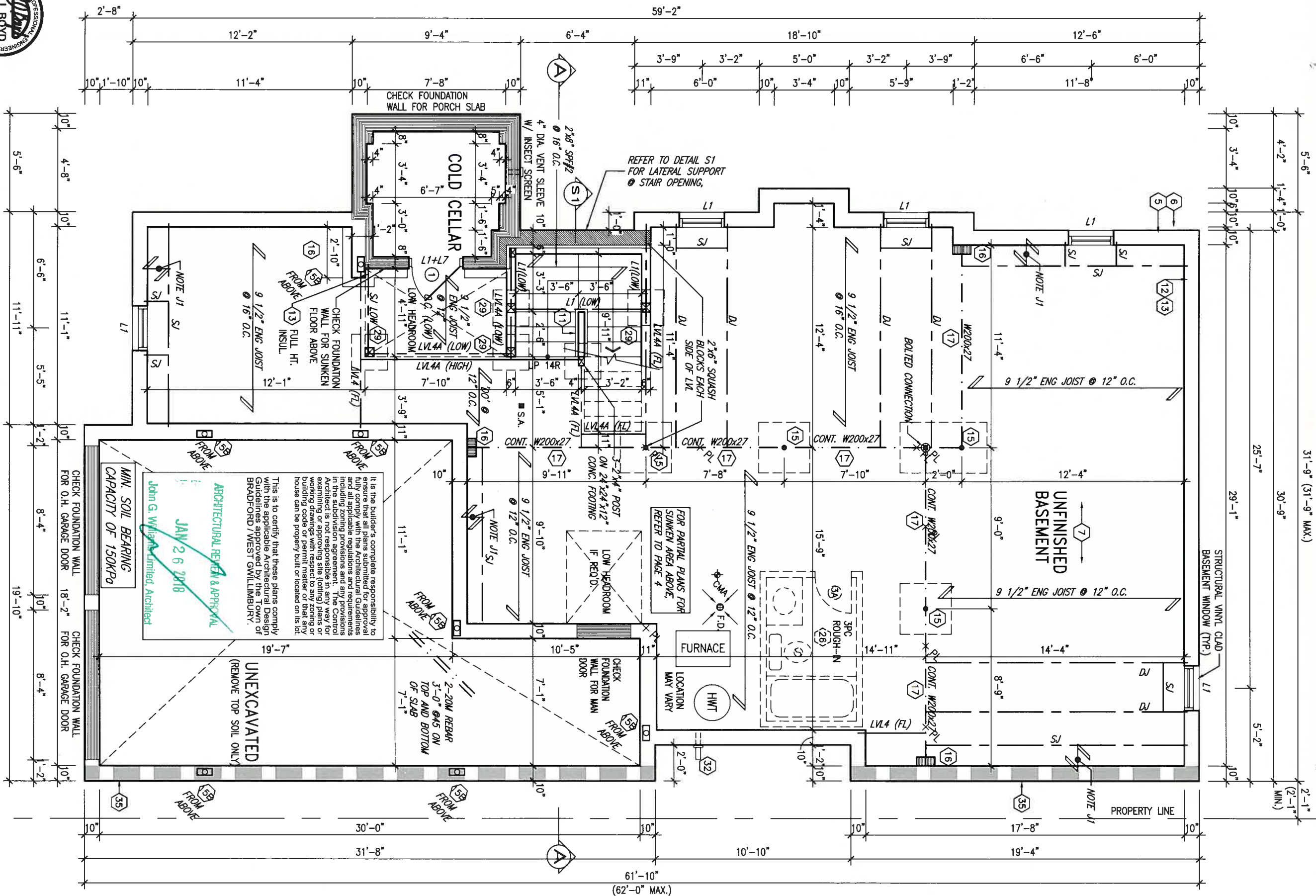





 JAN 25, 2018

BASEMENT PLAN 'A'

9.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	
7.	.	
6.	.	qualification information
5.	.	Wellington Jno-Baptiste <i>J.Baptiste</i> 25591
4.	.	name registration information BCON
3.	.	VAS Design Inc. <i>[Signature]</i> 42658
2.	JAN 11-18 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.	ISSUED FOR CLIENT REVIEW	
0.	description	date by

VAS DESIGN
295 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vdsdesign.com

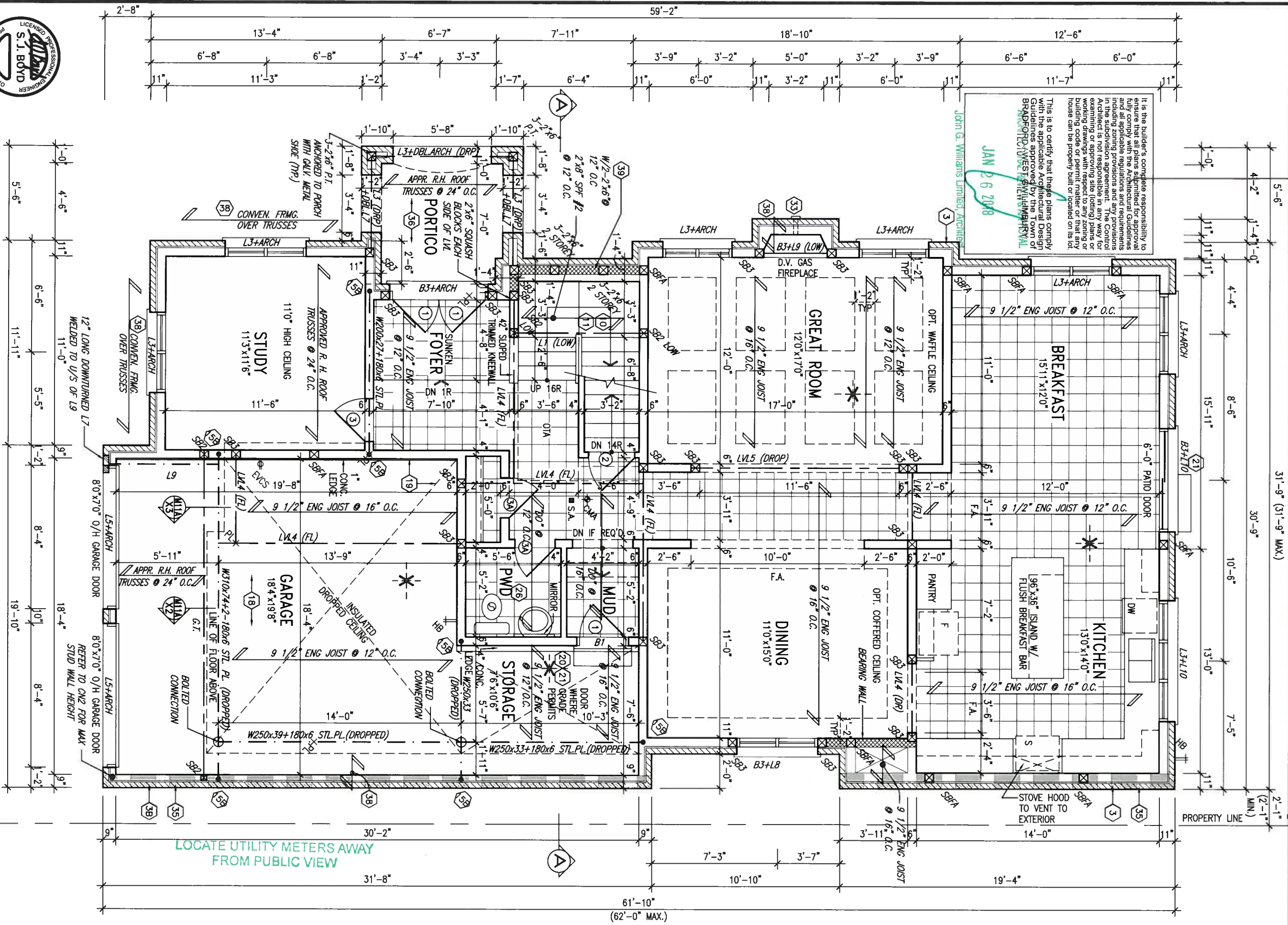
project name	BAYVIEW WELLINGTON	S38-7C BAROSSA 7
GREEN VALLEY EAST	BRADFORD, ONT.	16023
date JANUARY, 2017	checked by RC	scale 3/16" = 1'-0"
dwn by WT	drawn by	file name 16023-S38-7C
RICHARD - H:\ARCHIVE\WORKING\2015\16023.BMW\Units\38\16023-S38-7C.dwg	- Thu - Jan 18 2018 - 4:24 PM	drawing no. 1

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 building 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.

JAN 26 2018

John G. Williams Limited, Architect

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD (WEST) & WILHELMSTAL ARCHITECTURAL REVIEW



GROUND FLOOR PLAN 'A'

1 ISSUED FOR CLIENT REVIEW		JAN 11-18	RC	by	date
2 REVISED AS PER ENG'S COMMENTS		JAN 11-18	RC	by	date
3					
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The undersigned has reviewed and takes responsibility for this design and has the specifications and notes the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Bopiste
VLS Design Inc.
BCIN
25591
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.

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
T 416.630.2255 F 416.630.4782
vlsdesign.com

DESIGN

BAYVIEW WELLINGTON

S38-7C
BAROSSA 7

project name
GREEN VALLEY EAST
BRADFORD, ONT.
municipality

date
JANUARY, 2017
checked by
RC
scale
3/16" = 1'-0"
drawing no.
16023

GROUND FLOOR PLAN ELEV. 'A'

16023-S38-7C
file name
16023-S38-7C
drawing no.
2

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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 GUILFORD.

John G. Williams Limited, Architect

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2	ISSUED AS PER ENG'S COMMENTS	JAN 11-18	PC
1	ISSUED FOR CLIENT REVIEW		
no. description		date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Signature information Wellington Ino-Baptiste 25593	name registration information signature 426858	BCIN
--	--	-------------

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

VAD
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vad@design.com

project name	BRADFORD, ONT.	project no.	16023
GREEN VALLEY EAST		BAROSSA 7	
date	JANUARY, 2017	second floor plan elev.	'A'
drawn by	RC	scale	3/16" = 1'-0"
file name	16023-S38-7C	drawing no.	3
RECORDED - H:\ARCHIVE\WORKING\2016\16023.BW\16023-S38-7C.dwg - Thu - Jan 18 2018 - 4:24 PM			

NOTE:
REFER TO ROOF TRUSS MANUF. FOR
ROOF TRUSS LAYOUTS & BEAM SIZES.

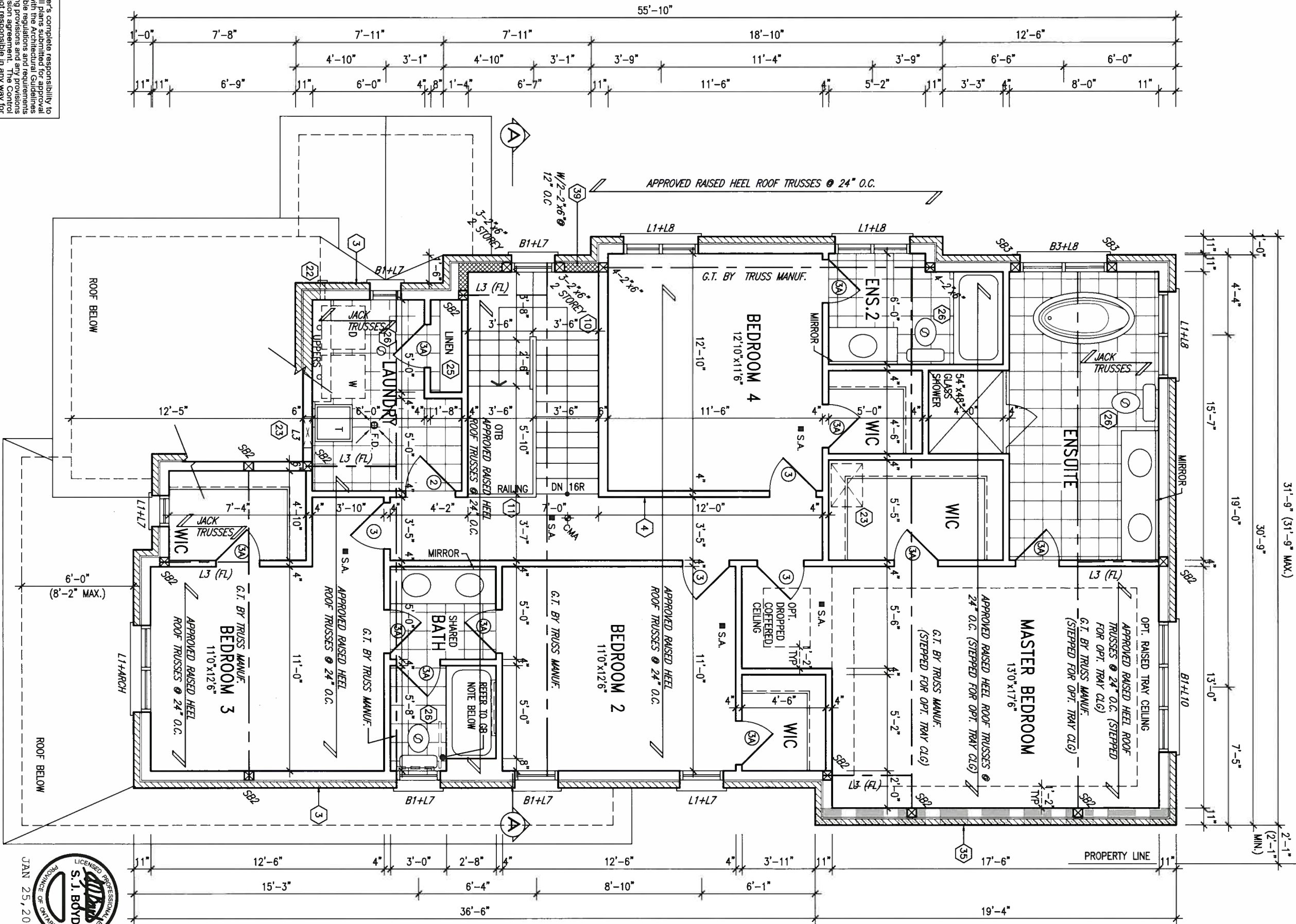
GB NOTE:

**REINFORCEMENT FOR
FUTURE CRAB BARS IN
MAIN BATHROOM**

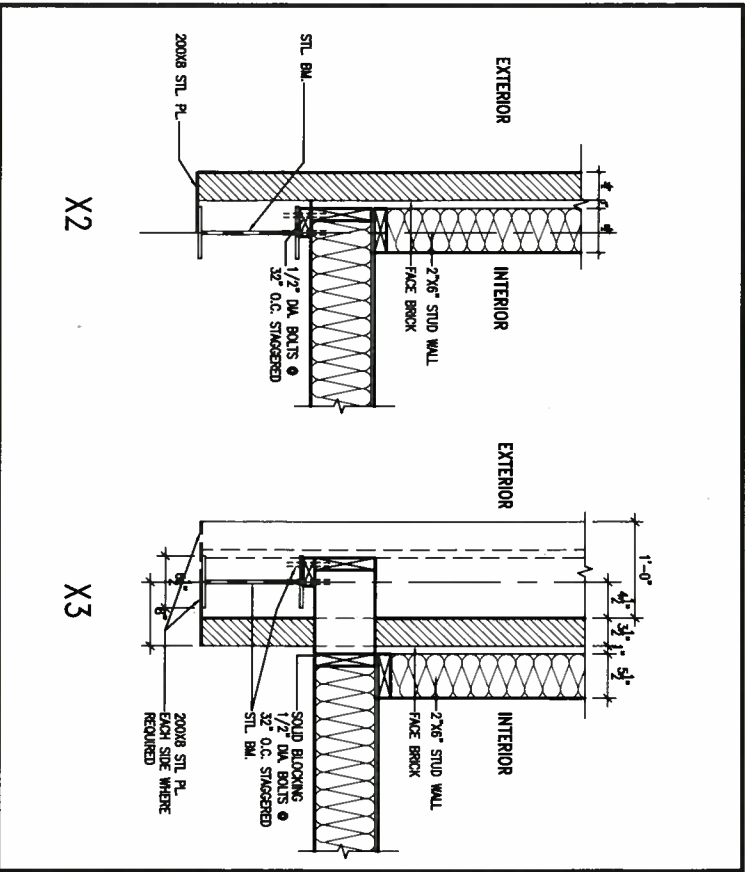
REINFORCEMENT OF STUD WALLS
SHALL BE INSTALLED ADJACENT
TO WATER CLOSETS AND SHOWER
OR BATHTUB IN MAIN BATHROOM.
REFER TO DBC. 9.5.2.3.

3.8.3.8(2)(a), 3.8.3.8(3)(c),
3.8.3.11(2)(f) & 3.8.3.11(4)(c).
AND DETAILS PROVIDED.





AREA CALCULATIONS		
	ELEV. A	ELEV. B
GROUND FLOOR AREA	1400 SF	1400 SF
SECOND FLOOR AREA	1545 SF	1543 SF
SUBTOTAL	2945 SF	2943 SF
DEDUCT ALL OPEN AREAS	20 SF	20 SF
TOTAL NET AREA	2925 SF (271.74 m ²)	2923 SF (271.56 m ²)
FINISHED BSMT AREA	- SF	- SF
COVERAGE	1879 SF	1879 SF
W/OUT PORCH	(174.56 m ²)	(174.56 m ²)
COVERAGE	1949 SF (181.06 m ²)	1961 SF (182.18 m ²)
W/ PORCH		1941 SF (180.31 m ²)



M11d 12" WALL JOG
SCALE: N.T.S.

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED.
ROUGH-IN SHALL INCLUDE:

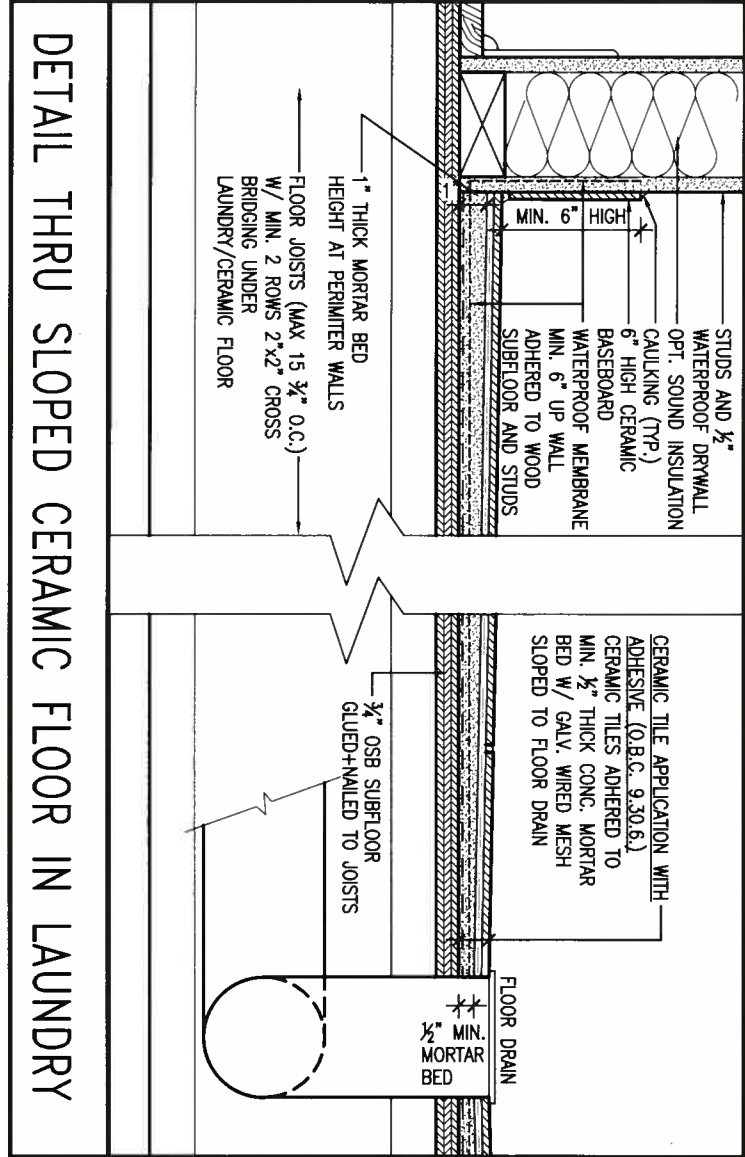
- A minimum 200 amp Panelboard.
- Conduit that is not less than 1 1/16" (27mm) trade size.
- A square 4 11/16" (119mm) trade size electrical outlet box.
- Flameproof Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC, 9.34.4

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 building codes not submitted by the lot owner. The lot owner is responsible for ensuring that the house can be properly built or located on its lot.

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

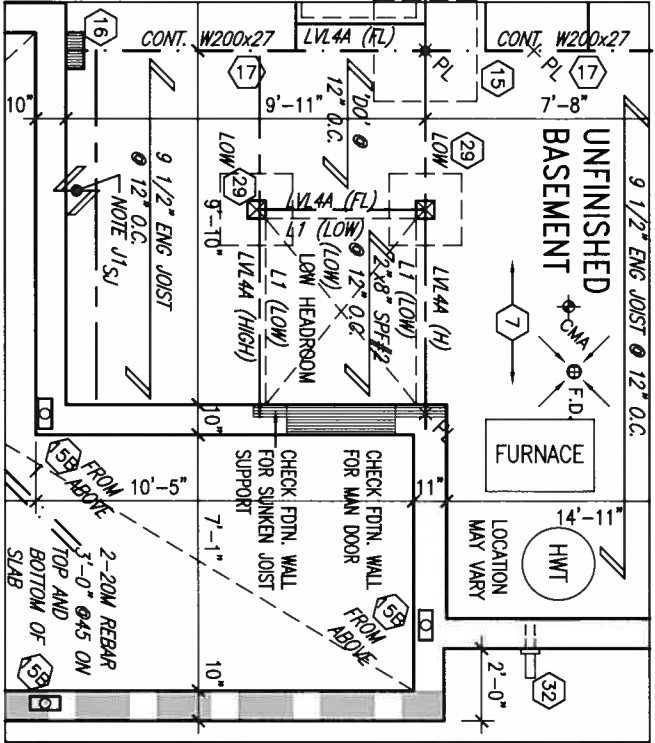
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1.	ISSUED FOR CLIENT REVIEW				
No. description		date	by		



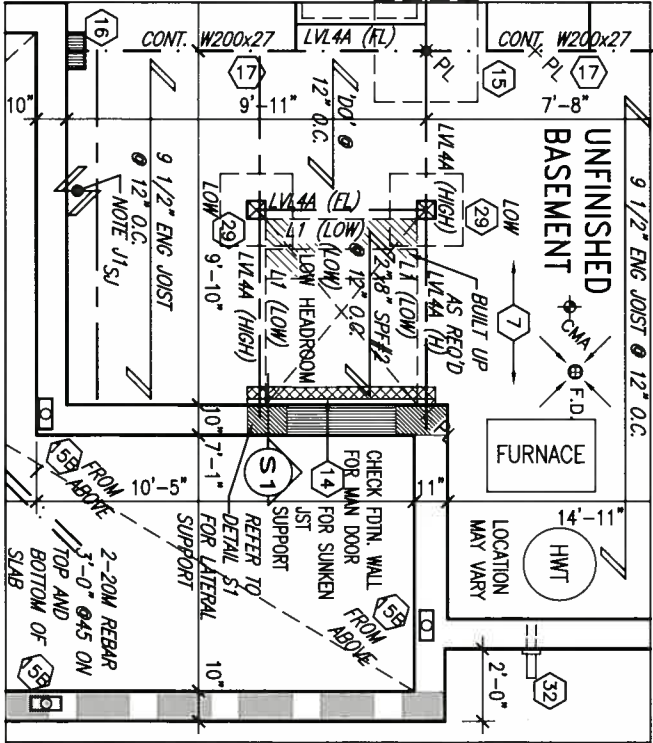
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON
GREEN VALLEY EAST
BRADFORD, ONT.
PART. SUNKEN MUD FLOOR PLANS
16023-S38-7C
drawing no. 4

PART. BSMT. PLAN
MUDROOM SUNKEN 1R

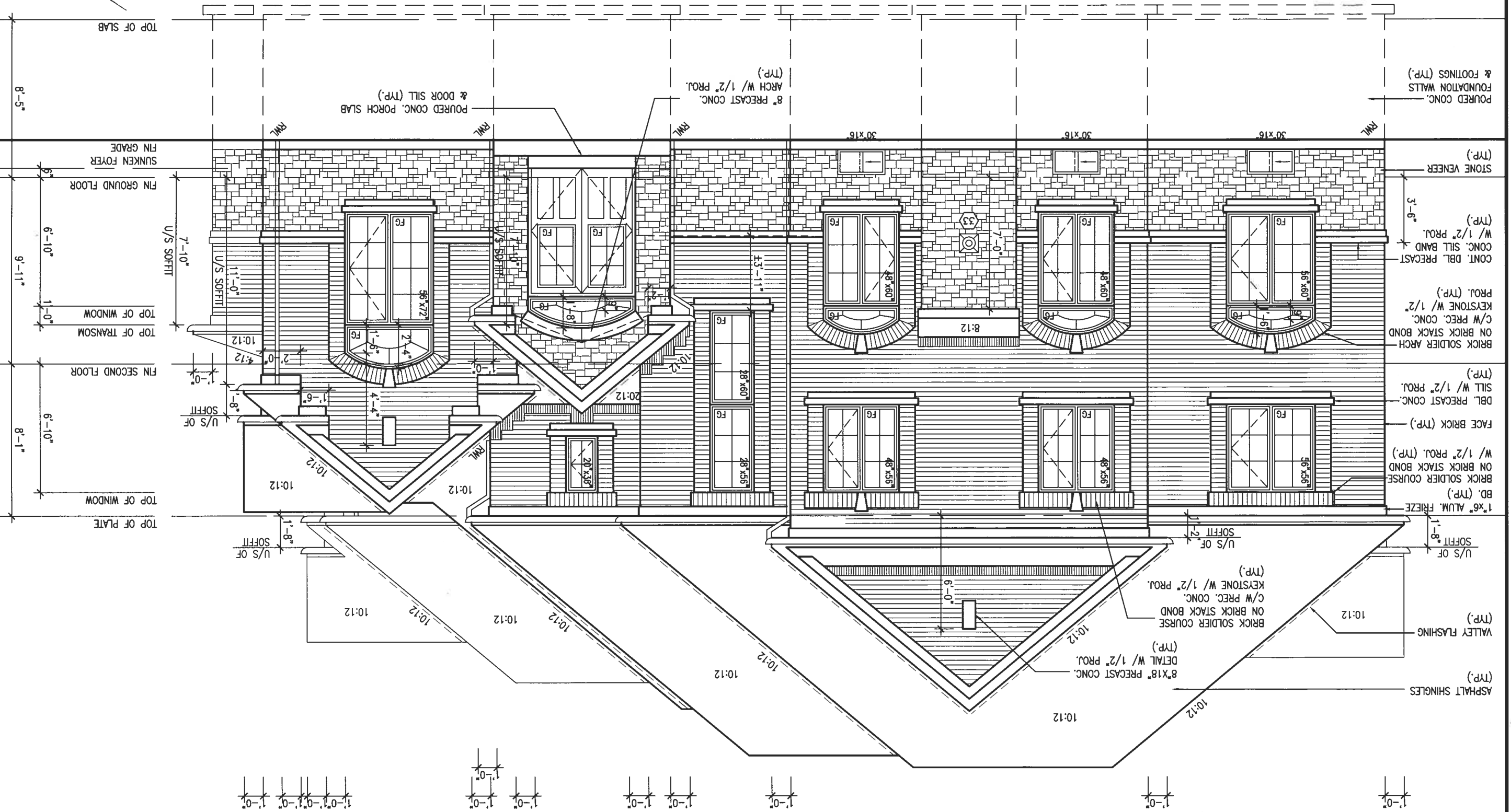


PART. BSMT. PLAN
MUDROOM SUNKEN > 1R



JAN 25, 2018

FLANKAGE ELEVATION 'A'



JAN 25, 2018

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

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 building drawings with respect to any zoning or building code or permit matters 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 GUILDFORD.

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	JAN 11-18	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
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no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	JAN 11-18	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design.com

BAYVIEW WELLINGTON
S38-7C
BAROSSA 7
BRADFORD, ONT.
FLANKAGE ELEVATION 'A'
16023-S38-7C
drawing no. 16023

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RIGHT SIDE ELEVATION, 'A'

BRICK VENEER CONSTRUCTION

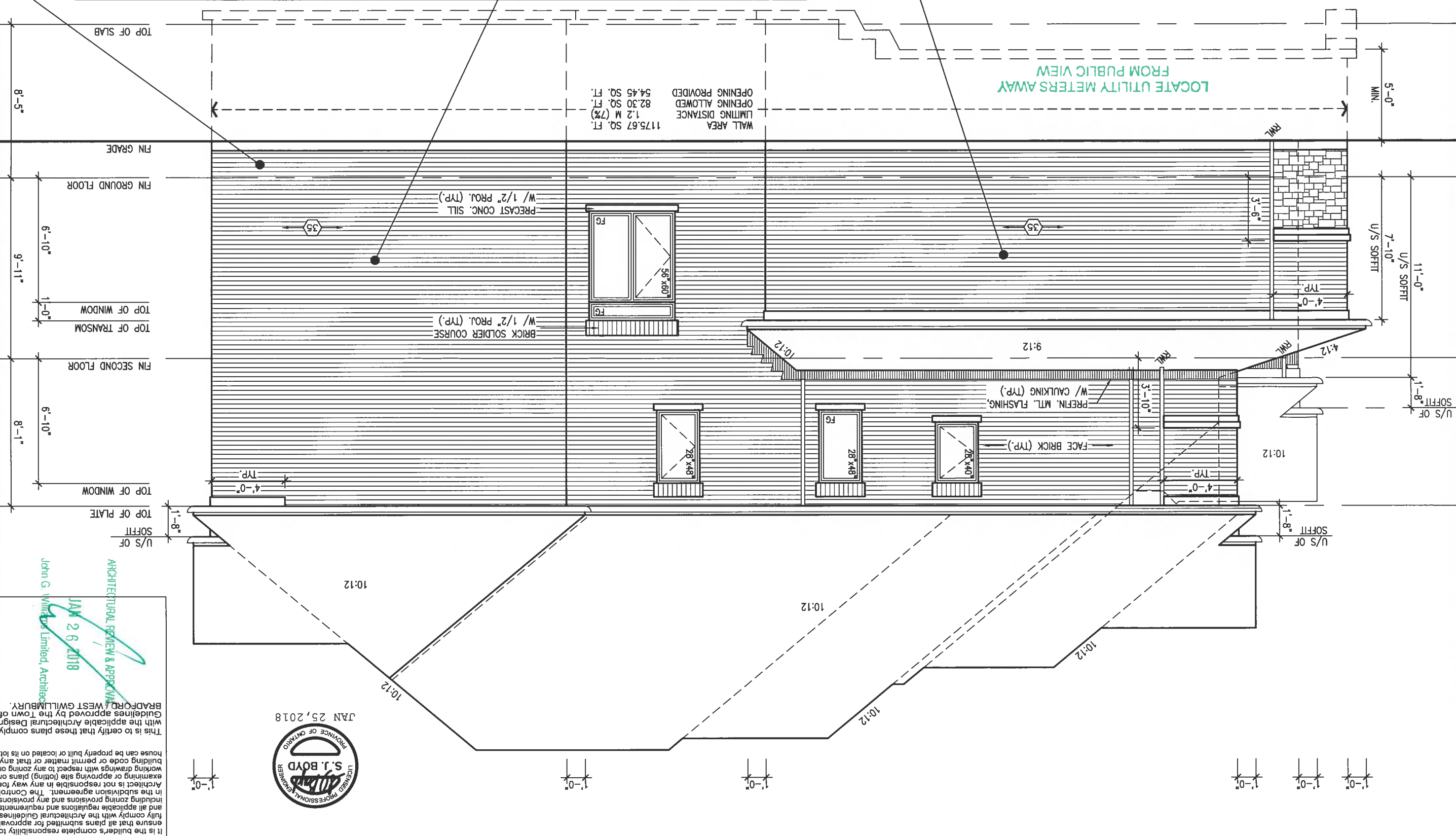
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

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, BATHUBS, 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.



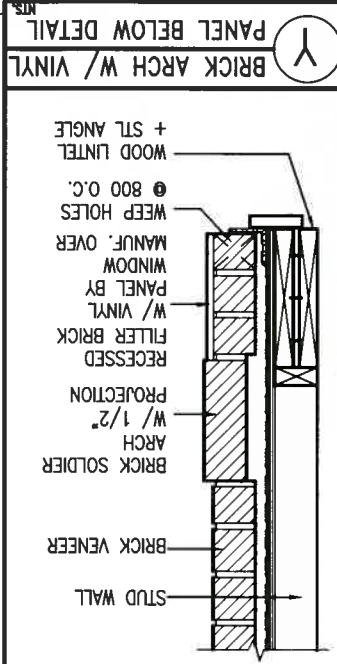
This is to certify that these plans comply with the applicable Architectural Design Ordinance applied by the Council of Bradford, West Gwillimbury.

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2.	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
1.	ISSUED FOR CLIENT REVIEW	.	.
no. description		date	by

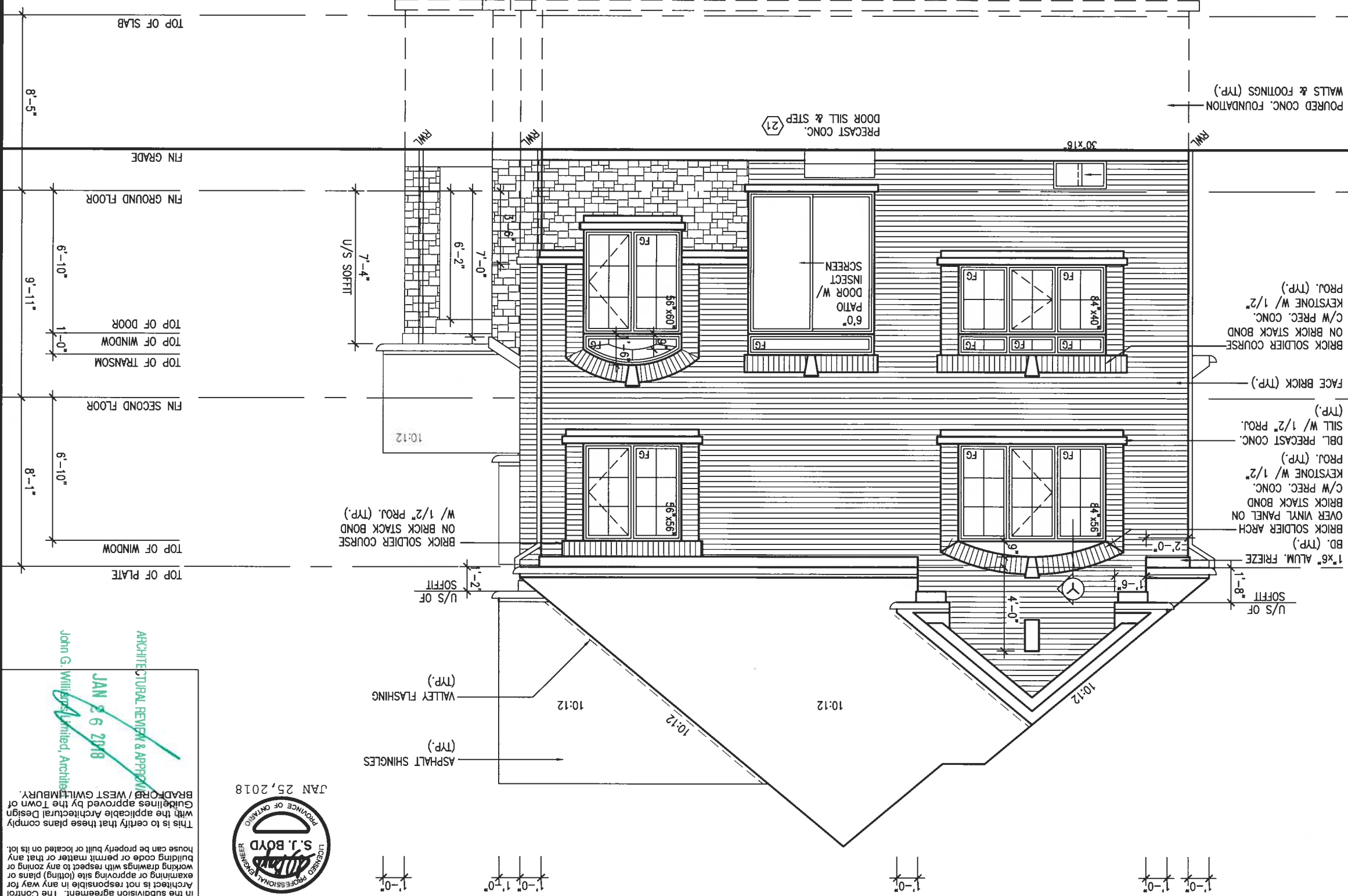
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information	Wellington Jno-Bopiste 2559
name registration information VAS Design Inc.	separate BCR 429585
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	

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

project name	BAYVIEW WELLINGTON		S38-7C	project no
GREEN VALLEY EAST		BRADFORD, ONT.	BAROSSA 7	16022
date	JANUARY, 2017			
drawn by	checked by	scale	right side elevation 'A'	
WT	RC	3/16" = 1'-0"	file name	
RICHARD - H:\ARCHIVE\WORKING\2016\16022.BM\Units\38 V16022-S38-7C.dwg - Thu - Jun 18 2016 - 4:25 PM			16022-S38-7C	
			7	drawing no.



REAR ELEVATION 'A'



ARCHITECTURAL REVIEW & APPROVAL

JAN 26 2018

John G. Williams Limited, Architects

With this to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRANDON / WEST GUILDFORD.

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2.	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
1.	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Designer information Wellington Jno-Baptiste signature 25591 BCIN 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.
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VAD
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
vcdesign.com

project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		project no. 16023	
date JANUARY, 2017		rear elevation 'A'		drawing no. 8	
drawn by WT		checked by RC		file name 16023-S38-7C	
scale 3/16" = 1'-0"		title S38-7C		author BAROSSA 7	
recorded - H:\ARCHIVE\WORKING\2016\16023.BM\Units\38\16023-S38-7C.dwg - Thu - Jan 18 2018 - 4:25 PM					

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JAN 25, 2018

BASEMENT PLAN ELEV. 'B'

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

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

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

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

INDICATES REDUCED SIDE YARD

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2.	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC		
1.	ISSUED FOR CLIENT REVIEW				
no.	description	date	by		

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

Wallingford Inc-Baptiste
signature
42658
BCN

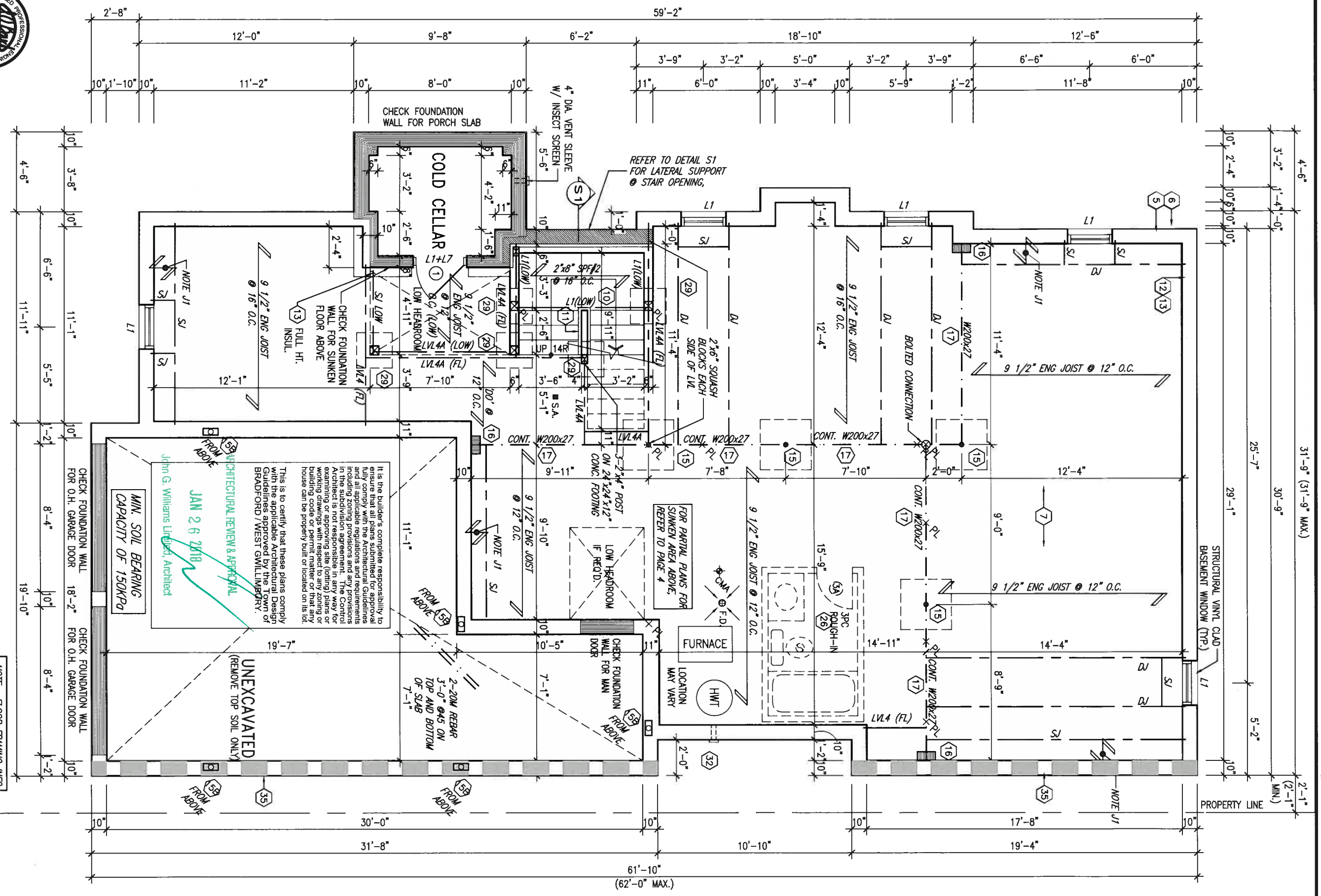
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
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Toronto ON M2L 1R4
T 416.630.2255 F 416.630.4782
v3design.com

project name	GREEN VALLEY EAST	BRADFORD, ONT.	project no.	16023
date	JANUARY, 2017	checked by	RC	scale
drawn by	WT	scale	3/16" = 1'-0"	16023-S38-7C
designed by	RC	scale	3/16" = 1'-0"	16023-S38-7C
drawing no.	9			

16023

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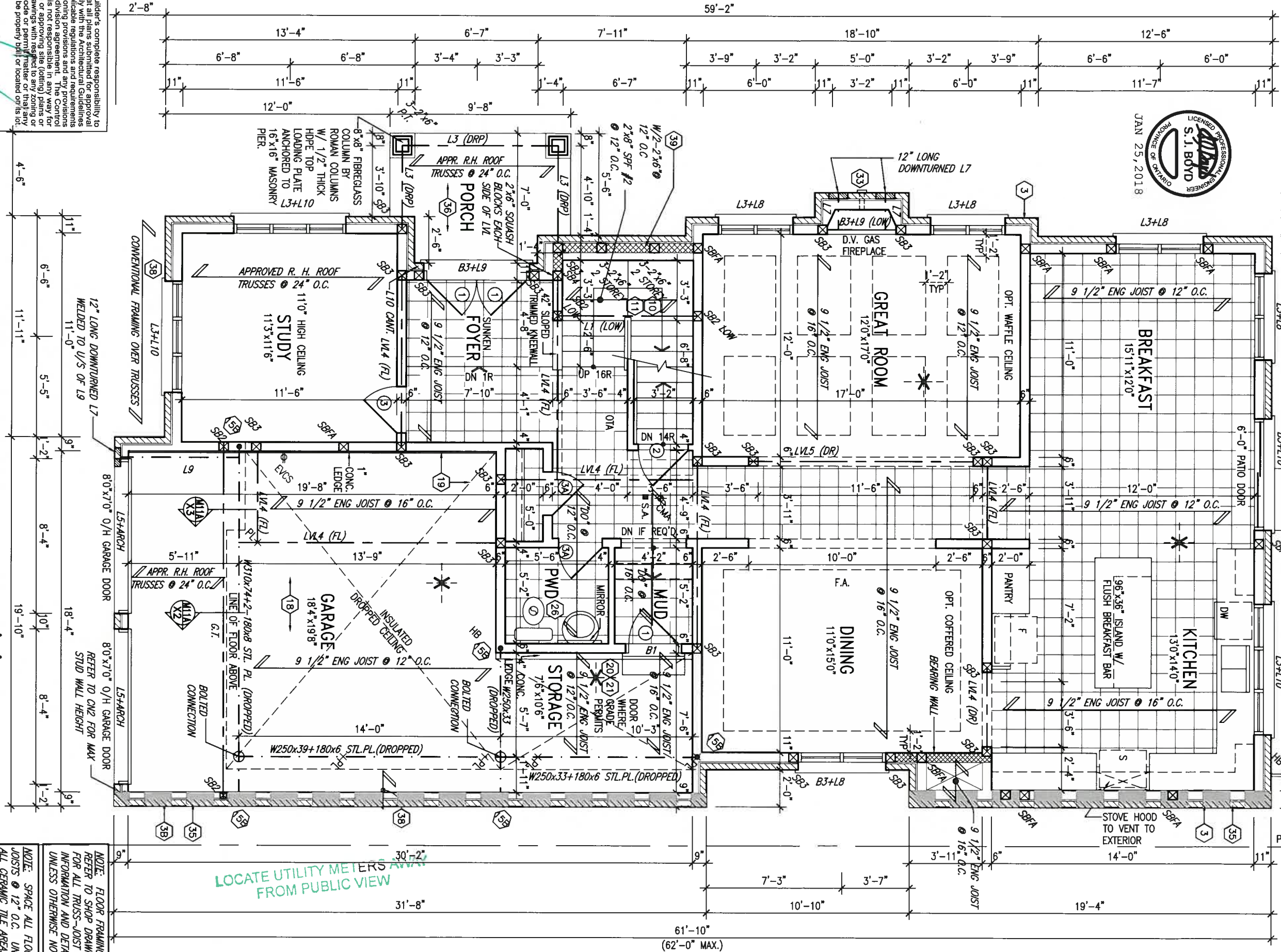


31'-9" (31'-9" MAX.)

30'-9"

2'-1" (2'-1" MIN.)

PROPERTY LINE



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable zoning 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 building 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 zoning 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 building 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.

John G. Williams Limited Architect

JAN 25 2018

BRADFORD / WEST GUILDFORD

GROUND FLOOR PLAN ELEV. 'B'

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	JAN 11-18	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
3			
4			
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7			
8			
9			

The undersigned has reviewed and takes responsibility for this design. The design is based on the information provided and the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste 25591
BCIN
VLS Design Inc. 42558

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

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

project name	project no.
BAYVIEW WELLINGTON	S38-7C
GREEN VALLEY EAST	BAROSSA 7
BRADFORD, ONT.	
DATE	PROJECT NO.
JANUARY, 2017	16023
drawn by	checked by
RC	3/16" = 1'-0"
scale	GROUND FLOOR PLAN ELEVATION 'B'
16023-S38-7C	10
16023-S38-7C	10

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

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

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

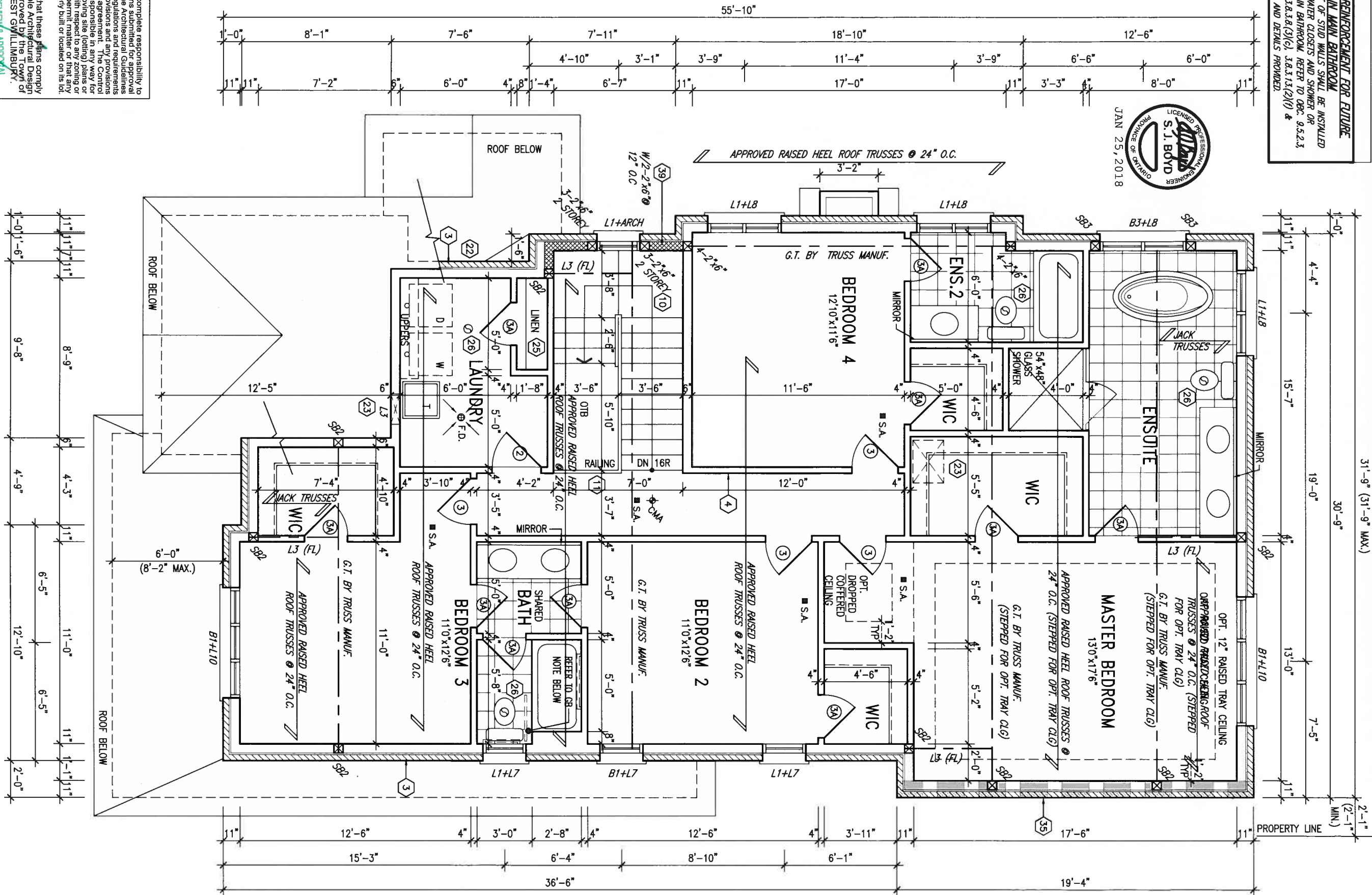
GB NOTE:
STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALL SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO DB, 9.2.2.3, 3.8.3.1(3)(g), 3.8.3.2(3)(c), 3.8.3.13(2)(f) & 3.8.3.13(4)(c) AND DETAILS PROVIDED.

31'-9" (31'-9" MAX.)

$$\frac{2^i - 1}{(2^i - 1) \text{ MIN.}}$$


 JAN 25, 2018

JAN 25, 2018



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 of that jurisdiction. The Control Architect is not responsible for any building code 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 GUILMBURY.

ARCHITECTURAL REVIEW & APPROVAL

JAN 26 2019

John G. Williams Limited, Architects

SECOND FLOOR PLAN ELEV. 'B'

NOTE:
REFER TO ROOF TRUSS MANUF. FOR
ROOF TRUSS LAYOUTS & BEAM SIZES

BAYVIEW WELLINGTON

S38-7C
BAROSSA 7



2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and the specifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information	Wellington Jno-Baptiste signature 25591
name registration information W&S Design Inc.	BCIN 42658
Contractor must comply with dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	

VAD
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vcdesign.com

Project name	Green Valley East	Municipality	BRADFORD, ONT.	Project no.	16023
BAYVIEW WELLINGTON		SECOND FLOOR PLAN ELEVATION 'B'		S38-7C BAROSSA 7	
Scale	JANUARY, 2017	checked by	scale	(file name)	
drawn by	RC	3/16" = 1'-0"	16023-S38-7C	11	
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2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC		
1	ISSUED FOR CLIENT REVIEW				
no.	description	date	by		

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

Wallingford Jno-Baptiste
signature
BCN 25501
42656

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.

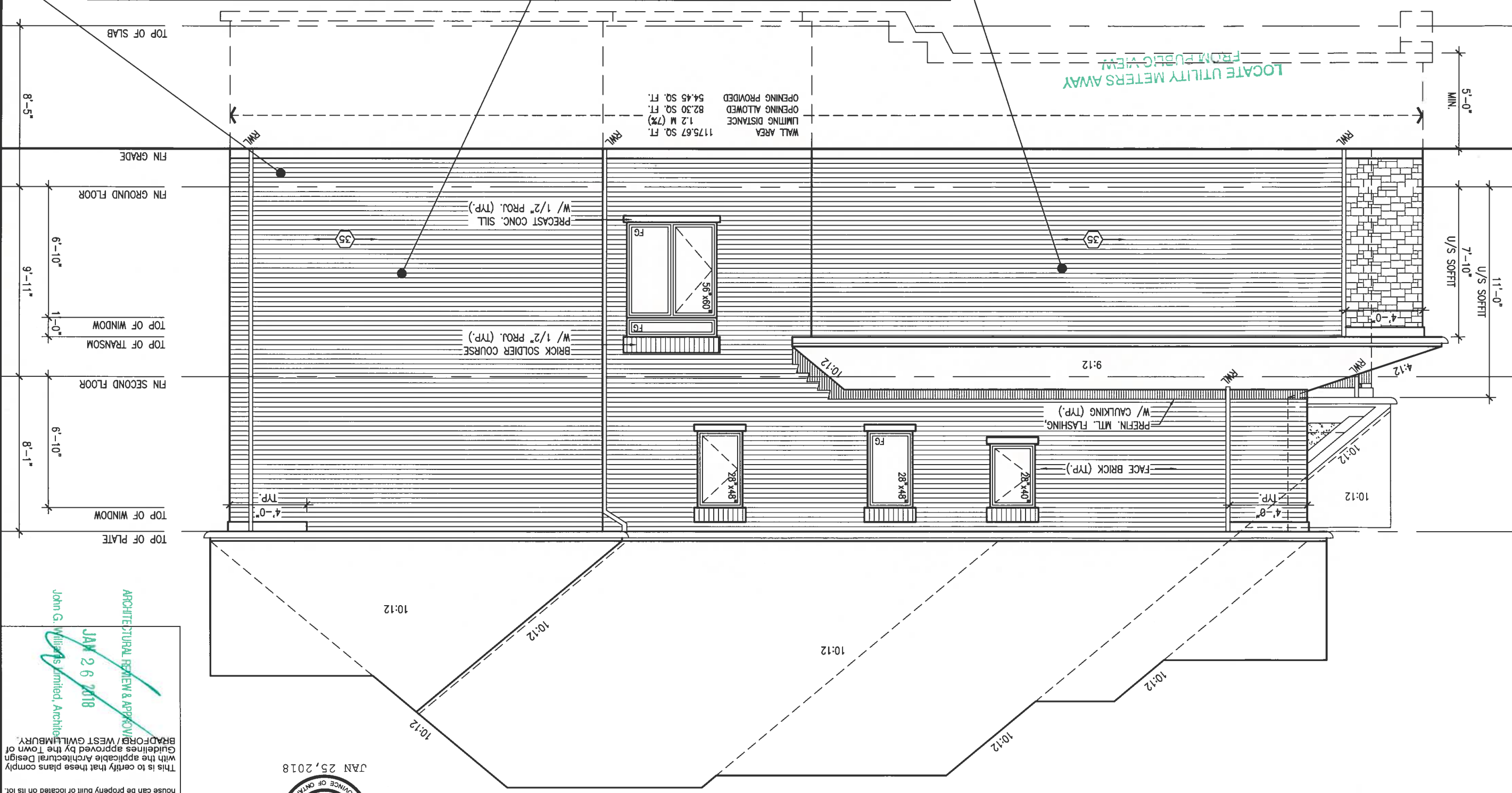
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1K4
t 416.630.2255 f 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON
project name
GREEN VALLEY EAST
dwn by
JANUARY, 2017
checked by
RC
scale
3/16" = 1'-0"
drawing no.
16023

S38-7C
BAROSSA 7
project no.
16023

RIGHT SIDE ELEVATION 'B'
municipality
BRADFORD, ONT.
file name
16023-S38-7C
date
JAN 18 2018 - 4:25 PM

ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams Limited, Architect
BRADFORD / WEST GUILDFORD
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.
house can be properly built or located on its lot.
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.
Architect is not responsible in any way for the subdivision agreement. The Control including zoning provisions and any provisions fully comply with the Architectural Guidelines ensure that all plans submitted for approval

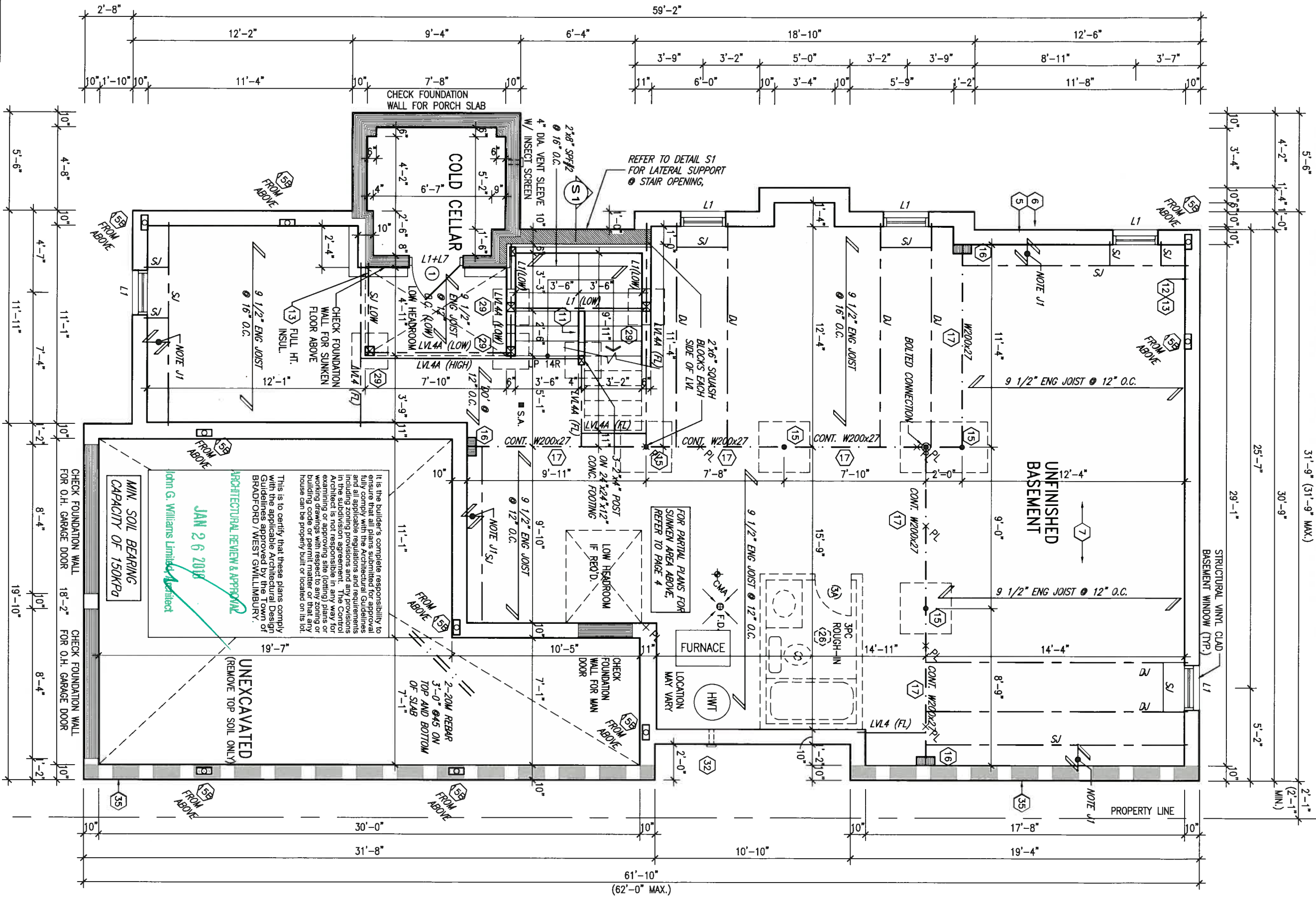


BRICK VENEER CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION 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)

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.

RIGHT SIDE ELEVATION 'B'

LOCATE UTILITY METERS AWAY FROM PUBLIC VIEW



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.)

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

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

BASEMENT PLAN ELEV. 'C'

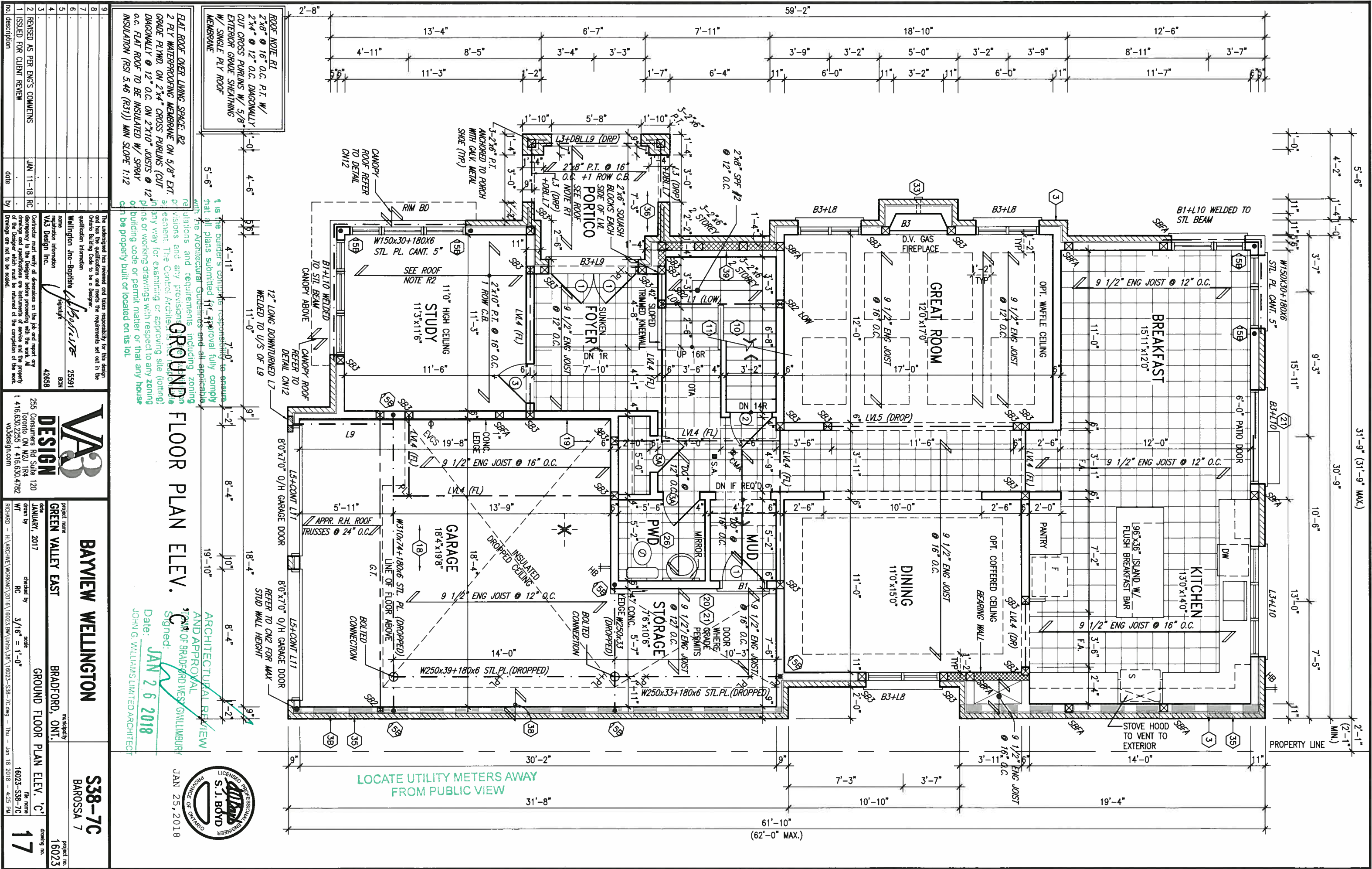


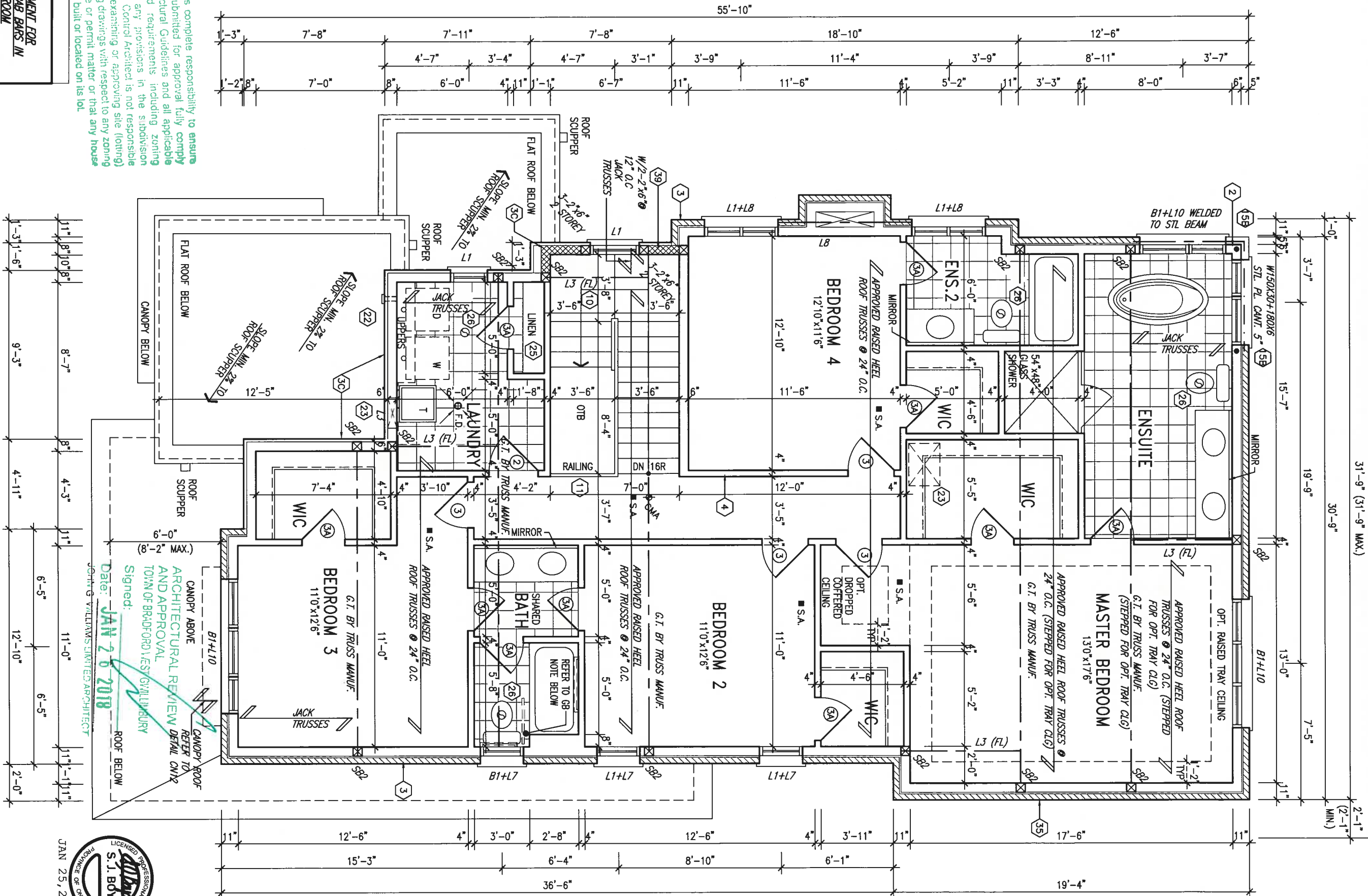
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name	Wellington Jno-Baptiste	25591
qualification	Architect	
company	VAS Design Inc.	42558
contractor	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
date	JAN 11-18 RC	
by		

project name	BAYVIEW WELLINGTON	project no.	S38-7C
client	GREEN VALLEY EAST	drawing no.	16023
location	BRADFORD, ONT.		
date	JANUARY, 2017		
drawn by	RC		
checked by	3/16" = 1'-0"		
scale			
notes			

project name	BAYVIEW WELLINGTON	project no.	S38-7C
client	GREEN VALLEY EAST	drawing no.	16023
location	BRADFORD, ONT.		
date	JANUARY, 2017		
drawn by	RC		
checked by	3/16" = 1'-0"		
scale			
notes			





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 CBC 9.5.2.3. 3.8.3.8(3)(a), 3.8.3.8(3)(c), 3.8.3.13(2)(i) & 3.8.3.13(4)(c) AND DETAILS PROVIDED.

CANOPY ROOF NOTE:
P.T. 2'x8" ROOF JOIST @ 16" O.C., 5/8" SHEATHING SLOPED FORWARD WITH PRETIN. METAL CAP

SECOND FLOOR PLAN ELEV. 'C'

NOTE:
REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	JAN 11-18	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
3			
4			
5			
6			
7			
8			
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
Vias Design Inc.
signature
BCN
42658

V3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1K4
t 416.630.2255 f 416.630.4782
v3design.com

BAYVIEW WELLINGTON

GREEN VALLEY EAST

JANUARY, 2017

RC

3/16" = 1'-0"

SECOND FLOOR PLAN ELEV. 'C'

BRADFORD, ONT.

16023-S38-7C

18

S38-7C

BAROSSA 7

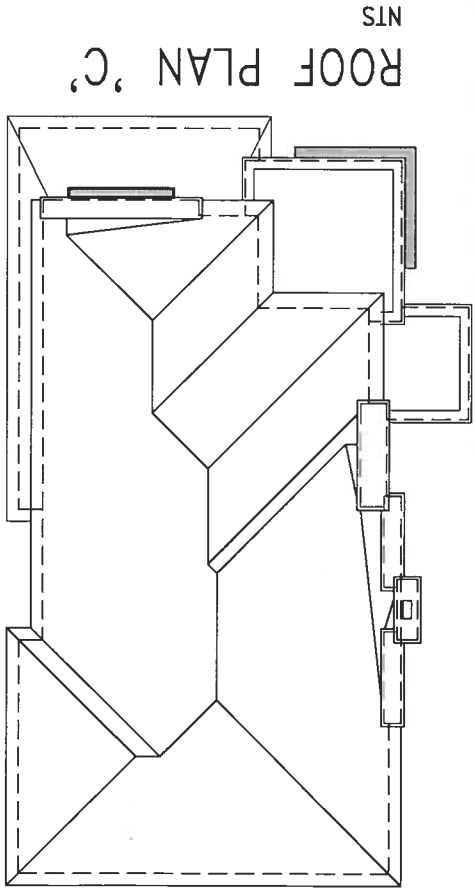
project no.

16023

drawing no.

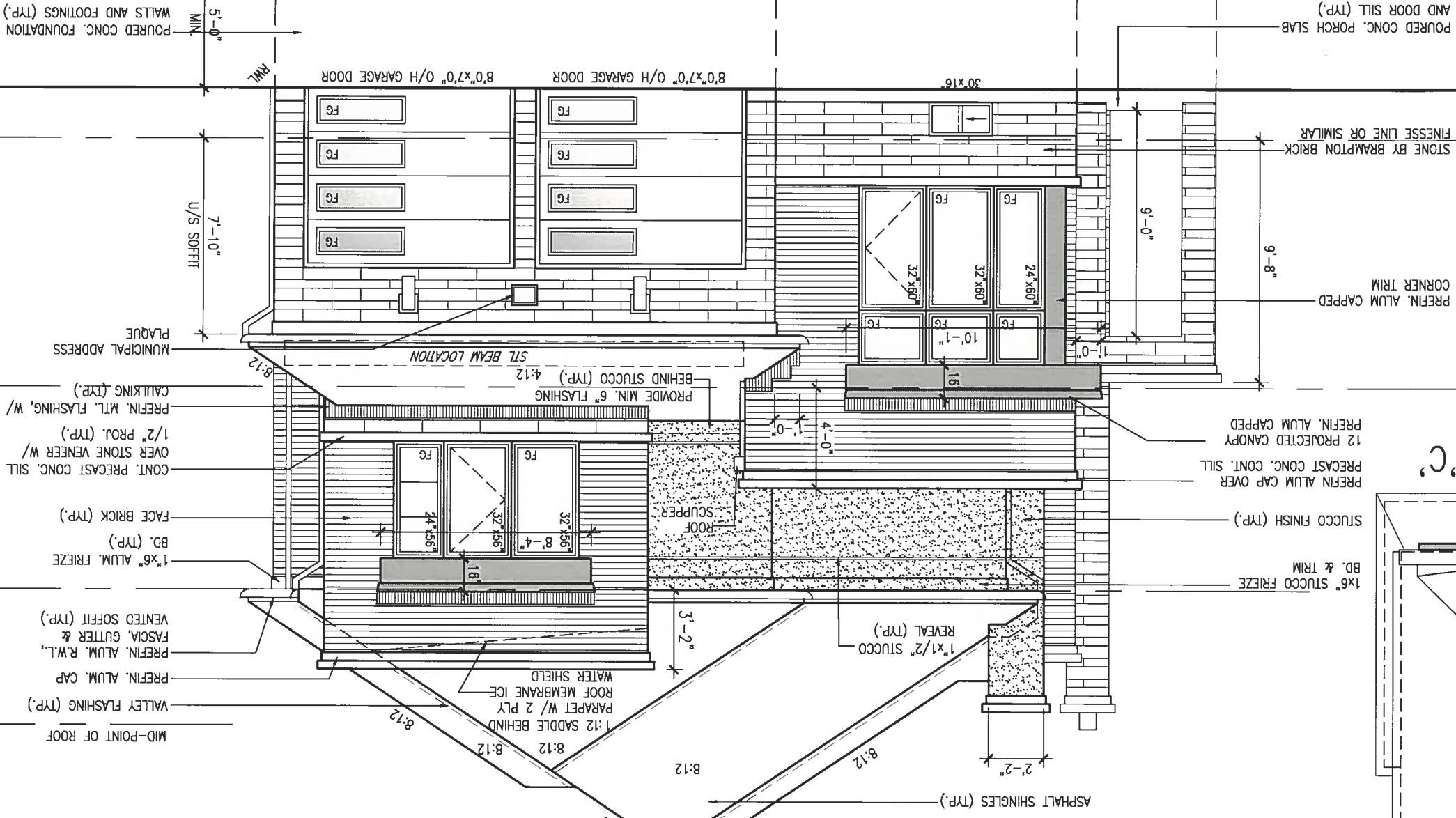
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UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))	ENERGY EFFICIENCY - OBC SB12	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	FRONT	635.00 S.F.	90.11 S.F.	14.19 %
38-7C ELEVATION C					LEFT SIDE	1160.00 S.F.	281.77 S.F.	24.29 %
					RIGHT SIDE	1160.00 S.F.	74.94 S.F.	6.46 %
					REAR	635.00 S.F.	163.18 S.F.	25.70 %
* OPENINGS OMITTED AS PER SB-12.3.1.1(9(4)) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			0.00 S.F.					
TOTAL SQ. FT.		3590.00 S.F.	610.00 S.F.	16.99 %				
TOTAL SQ. M.		333.52 S.M.	56.67 S.M.	16.99 %				



ROOF PLAN 'C'

NTS



FRONT ELEVATION 'C'



JAN 25, 2018

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

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no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	JAN 11-18	RC
2	REMOVED AS PER ENG'S COMMENTS		
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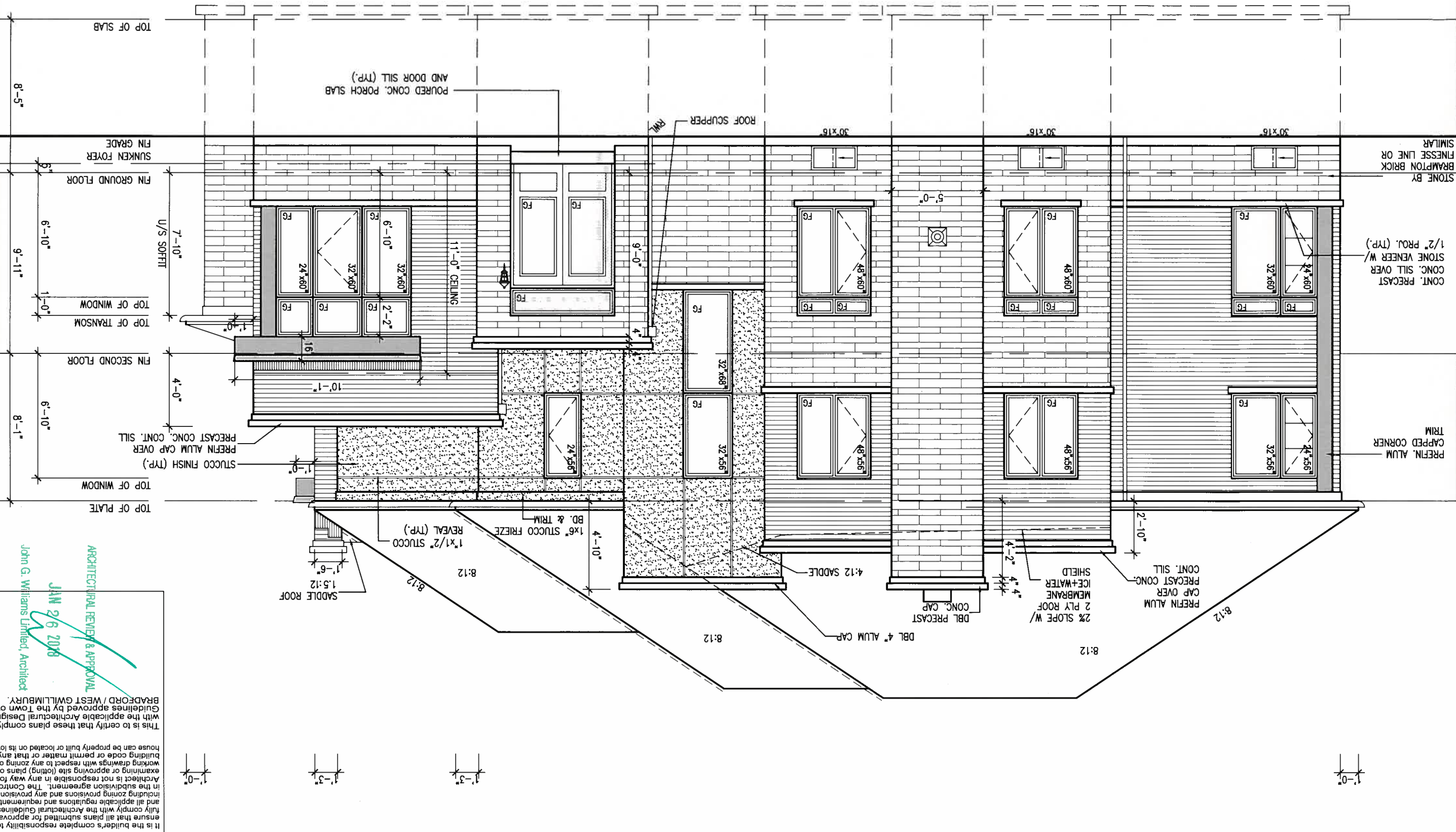
VAD DESIGN
255 Consumers Rd Suite 120
Toronto ON M2N 1R9
t 416.530.2235 f 416.530.4782
vadesign.com

BAYVIEW WELLINGTON
GREEN VALLEY EAST
BRADFORD, ONT.
S38-7C
BAROSSA 7
16023

Project name
City
Municipality
Project no.
Drawing no.

Scale: 3/16" = 1'-0"
Date: JANUARY, 2017
Drawn by: WT
Checked by: RC
16023-S38-7C
19

FLANKAGE ELEVATION, C'



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

ARCHITECTURAL REVIEW & APPROVAL

JAN 26 2008

John G. Williams Limited, Architect

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.			qualification information
7.	.			Wellington Jno-Bopite 25591
6.	.			Name signature BOM
5.	.			registration information VAS Design Inc. 42658
4.	.			
3.	.			
2.	REUSED AS PER ENG'S COMMENTS	JAN 11-18 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.	ISSUED FOR CLIENT REVIEW	.		
no.	description	date	by	

VAS
DESIGN

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

project name	BAYVIEW WELLINGTON	municipality	S38-7C BAROSSA 7
GREEN VALLEY EAST	BRADFORD, ONT.	project no.	16023
data JANUARY, 2017	FLANKAGE ELEVATION 'C'	drawing no.	20
drawn by WT	checked by RC	scale 3/16" = 1'-0"	file name 16023-S38-7C
RICHAED - H\ARCHIVE\WORKING\2016\16023\BW\Units\387\16023-S38-7C.dwg - Thu - Jan 18 2018 - 4:25 PM			

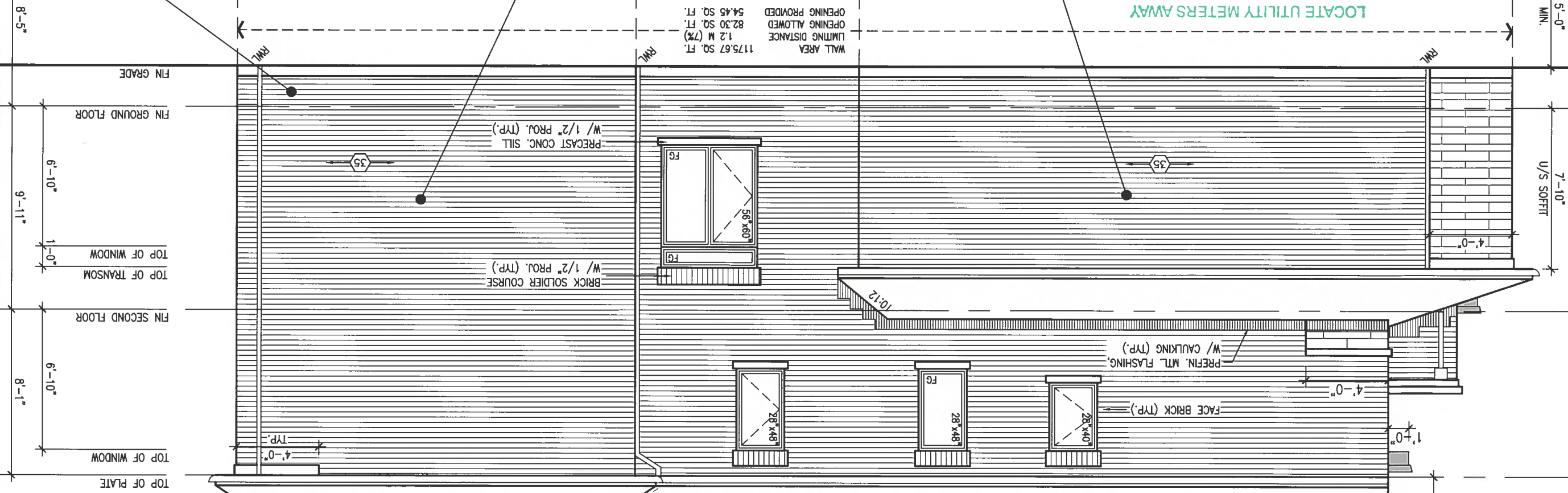
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~~D~~

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED 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.

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE



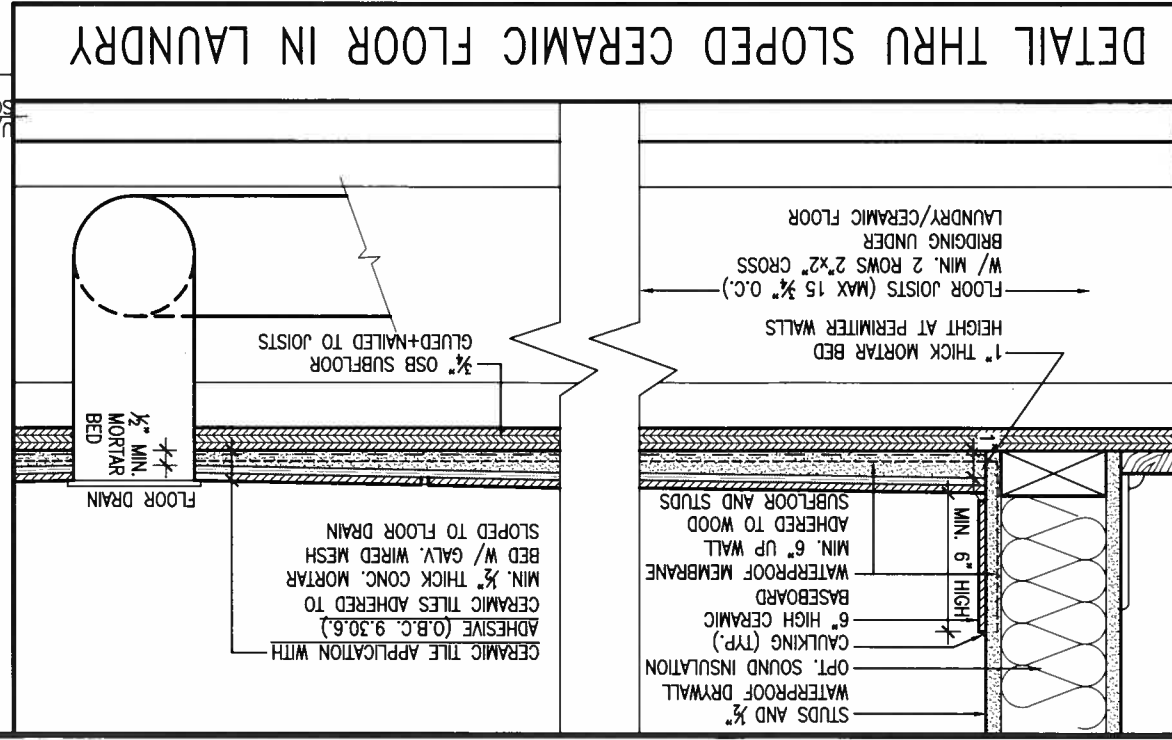
CULTURAL REVIEW & APPROVAL
JAN 26 2018
Williams Limited, Architect

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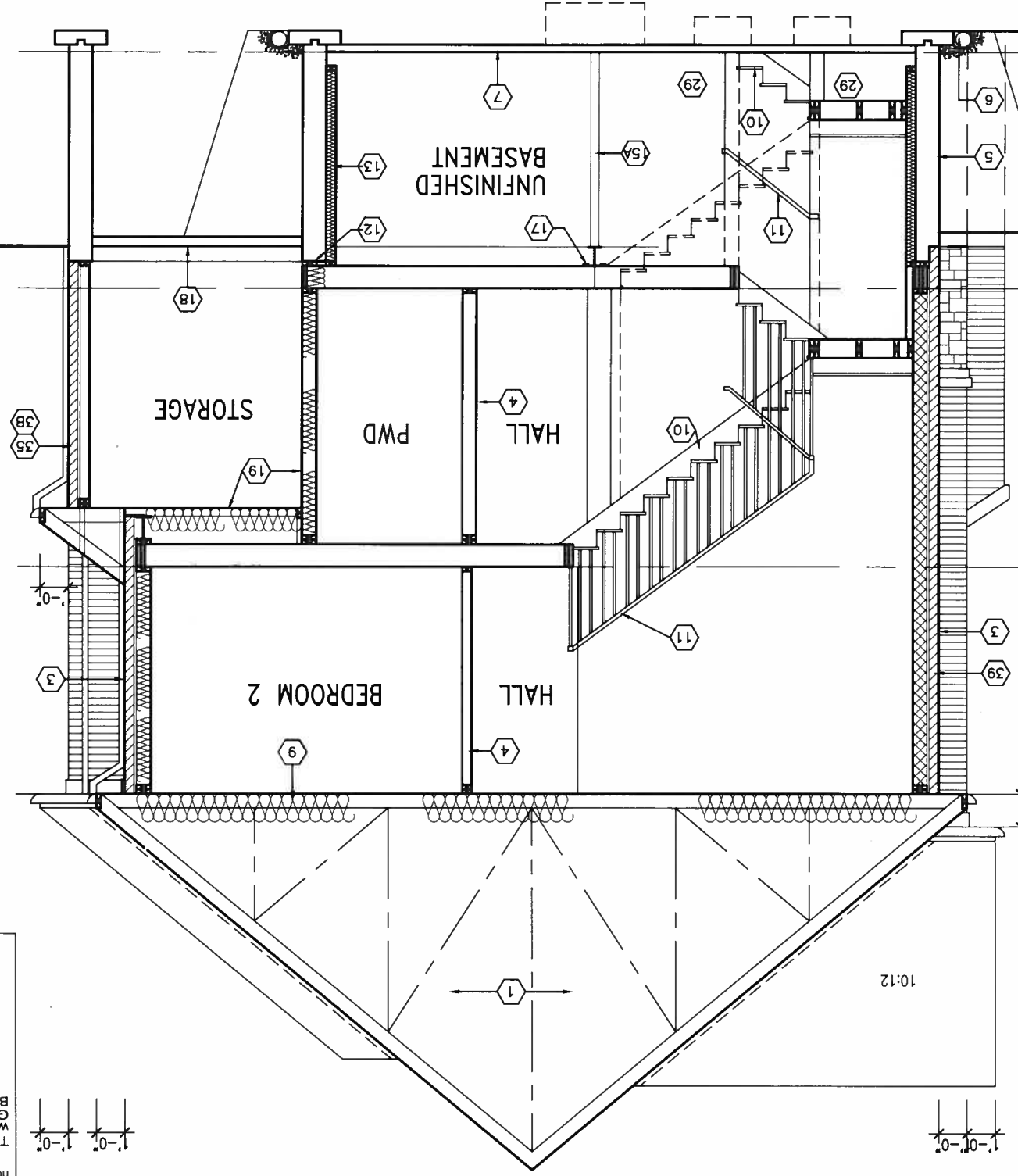
The undersigned has reviewed and takes responsibility for this design and the specifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste signature 25591	name registration information VAS Design Inc. 42658
---	---

V3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 / 416.630.4782
vcdesign.com

project name GREEN VALLEY EAST date JANUARY, 2017 drawn by WT checked by RC scale $3/16" = 1'-0"$ file name 16023-S38-7C drawing no. 21	municipality BRADFORD, ONT. RIGHT SIDE ELEVATION °C°	project no. 16023
BAYVIEW WELLINGTON		S38-7C BAROSSA 7



CROSS SECTION, 'A-A',
EL. 'B', & 'C', SIMILAR



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2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information	25591
name Wellington Aro-Bopiste	ICBN
registration information VAS Design Inc.	42658
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.	



project name		municipality	project no.
BAYVIEW WELLINGTON		S38-7C	BAROSSA 7
GREEN VALLEY EAST		BRADFORD, ONT.	16023
date	cross section A-A		drawing no.
JANUARY, 2017			
drawn by	checked by	scale	life name
WT	RC	3/16" = 1'-0"	16023-S38-7C
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23			

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

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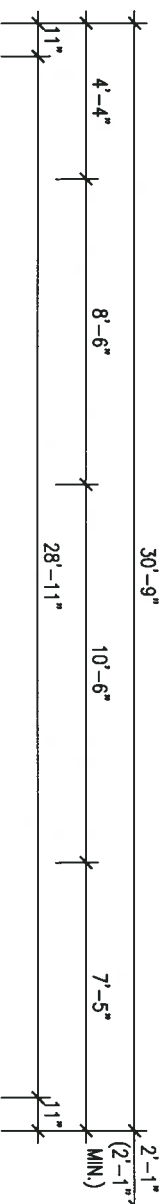
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

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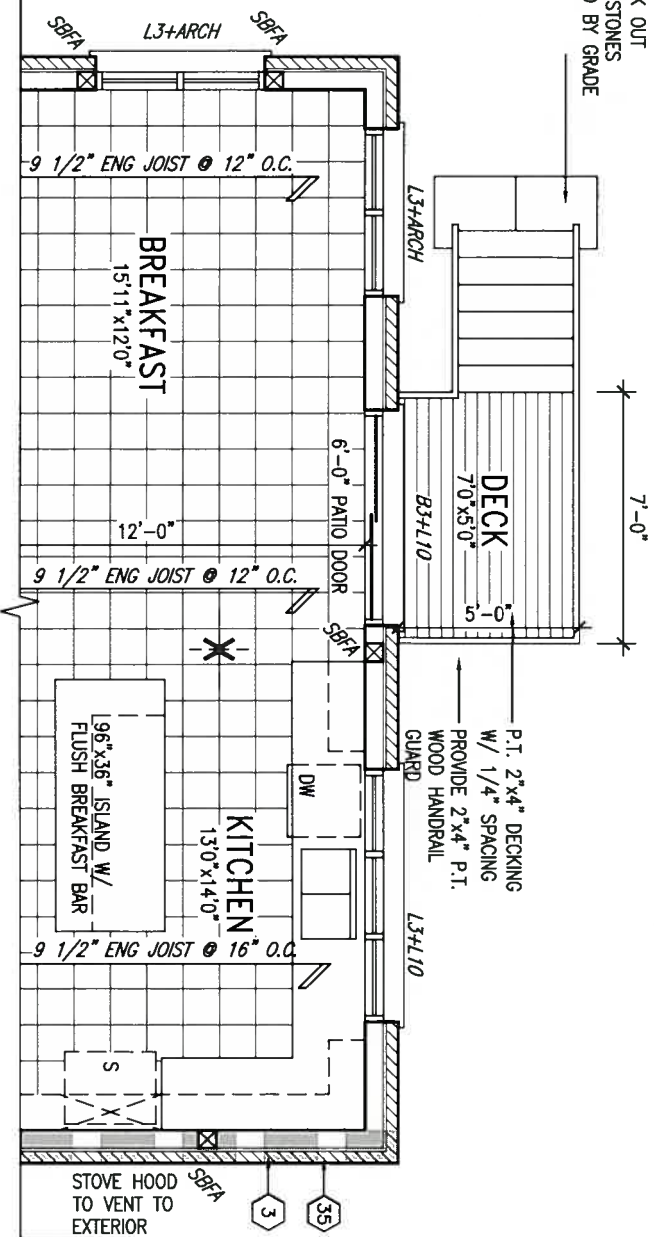
ARCHITECTURAL REVIEW & APPROVAL

~~JAN 26 2018~~

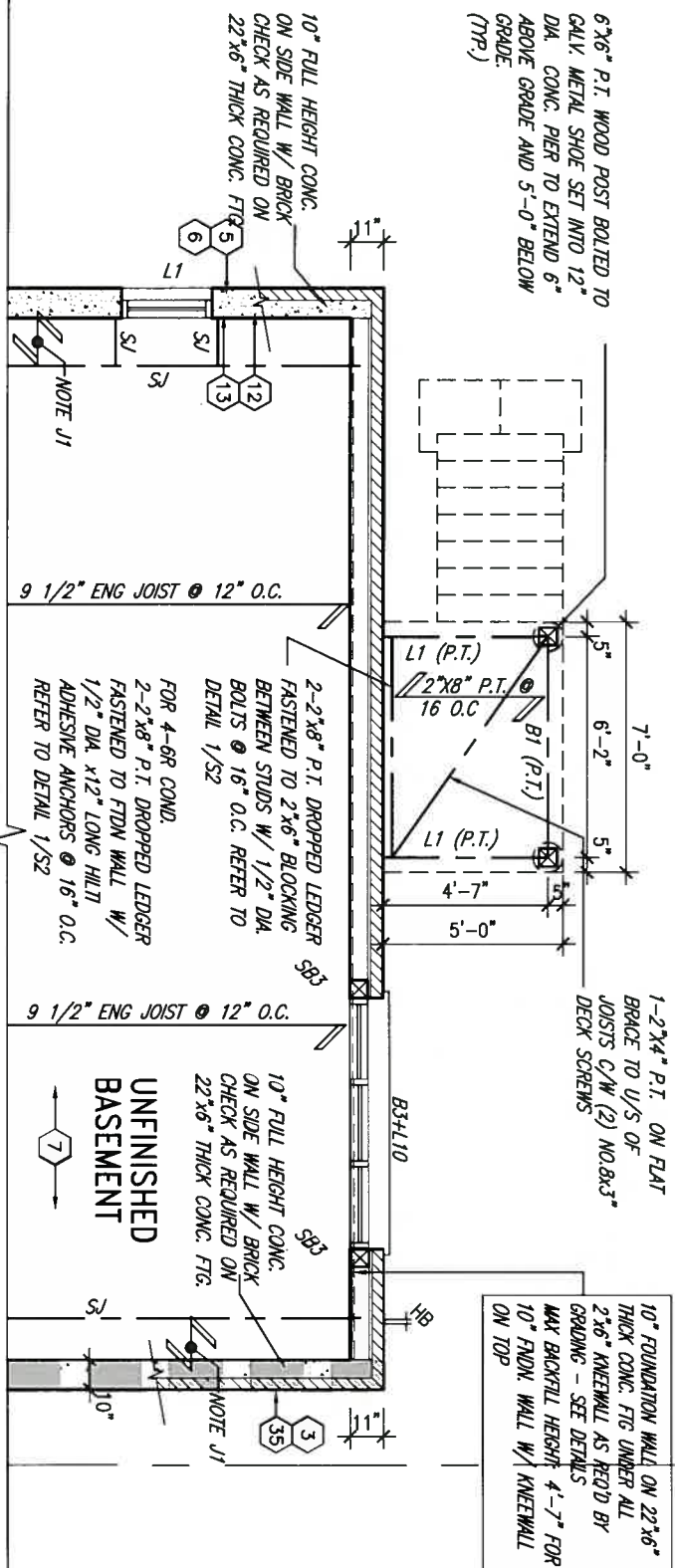
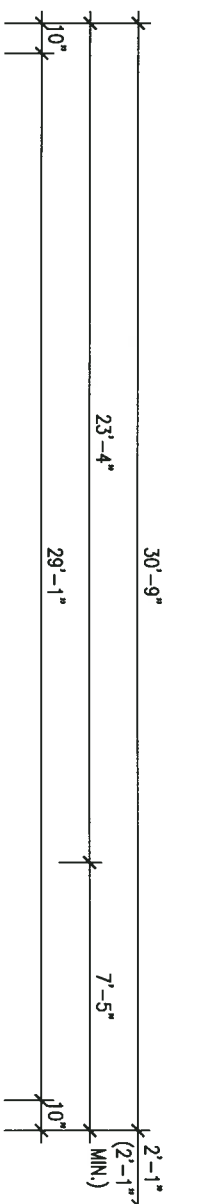
John G. Williams *Williams* **United, Architect**



STAIRS FOR WALK OUT
DECK W/ PATIO STONES
WHERE REQUIRED BY GRADE
(SEE SITE PLAN) _____

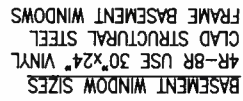


GROUND FLOOR PLAN 'A' – W.O.D. CONDITION
ELEV. 'B' & 'C' SIMILAR



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

[illegible]



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2.	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
1.	ISSUED FOR CLIENT REVIEW	.	.
no. description		date	by

The undersigned has reviewed and takes responsibility for this design and has used the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jim-Bonafide	25591
name registration information VAS Design Inc.	426588
signature	BDM

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.

VAD
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vcd@design.com

project name GREEN VALLEY EAST	multicounty BRADFORD, ONT.	project no. 16023
date JANUARY, 2017	W.O.D. REAR ELEVATION 'A'	
drawn by WT	checked by RC	file name 16023-S38-7C
	scale 3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units_38\16023-S38-7C.dwg - Thu - Jan 18 2018 - 4:25 PM		
drawing no. 25		

ARCHITECTURAL REVIEW & APPROVAL

John G. Williams Limited, Architect

IAN [Signature] 26/2018

It is the builder's complete responsibility to ensure that all plans submitted for approval are properly prepared and that the Architectural Division is supplied with the required information. The Architect is not responsible for examining or approving site (lotting) plans or building code or permit matters or for locating a house on a property built or located within the City of Westminster. Guidelines approved by the Board of Architectural Affairs (WMAA) are to be used by the architect.

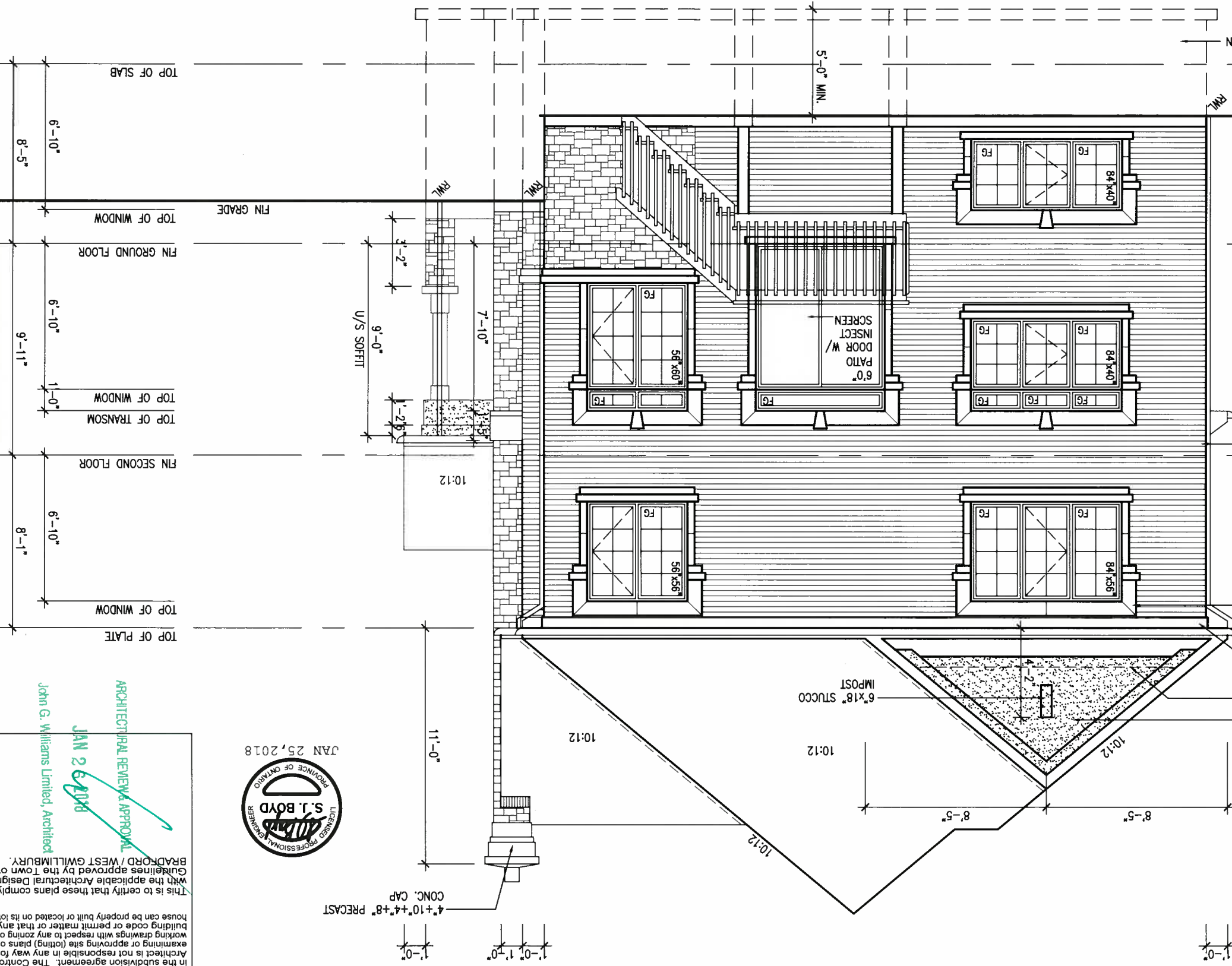
PROFESSIONAL ENGINEER
S. J. BOYD
LICENSED
PROVINCE OF ONTARIO
40197
JAN 25, 2018

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UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))				
38-7C ELEVATION B WOD				
ELEVATION		WALL AREA S.F./ OPENING S.F. PERCENTAGE		
FRONT		635.00 S.F.	74.33 S.F.	11.71 %
LEFT SIDE		1160.00 S.F.	244.83 S.F.	21.11 %
RIGHT SIDE		1160.00 S.F.	74.94 S.F.	6.46 %
REAR		760.00 S.F.	185.09 S.F.	24.35 %
* OPENINGS OMITTED AS PER SB-12 3.1.1(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.		
TOTAL SQ. FT.		3715.00 S.F.	579.19 S.F.	15.59 %
TOTAL SQ. M.		345.13 S.M.	53.81 S.M.	15.59 %

STUCCO FINISH (TYP.)
PREIN. MTL. FLASHING
BEHIND STUCCO (TYP.)
1"x6" ALUM. FRIEZE
BD. (TYP.)
8" PRECAST CONC. SURROUND ON 2-4" PRECAST CONC. DETAILS ON 4" PRECAST CONC. STACK BONDS W/ 1/2" PROJ. (TYP.)
FACE BRICK (TYP.)

W.O.D. REAR ELEVATION 'B'



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

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	JAN 11-18	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
3			
4			
5			
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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.
Wallingford Jno-Baptiste
VAS Design Inc.
signature
42658
BCN
25591

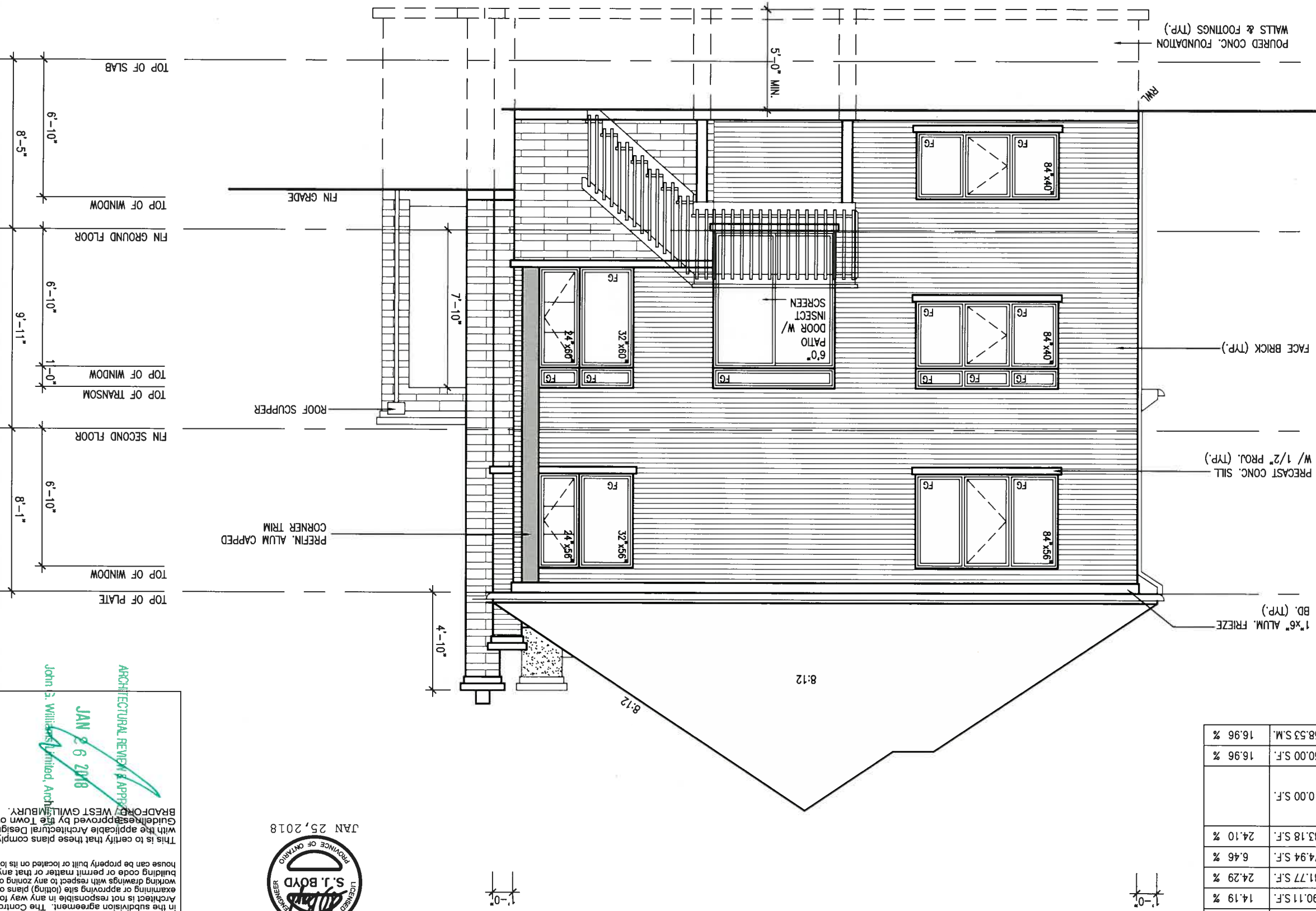
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vabdesign.com

BAYVIEW WELLINGTON
GREEN VALLEY EAST
BRADFORD, ONT.
W.O.D. REAR ELEVATION 'B'
S38-7C
BAROSSA 7
project no. 16023
drawing no. 26
date JANUARY, 2017
drawn by RC
checked by 3/16" = 1'-0"
scale
16023-S38-7C
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ARCHITECTURAL REVIEW APPROVAL
JAN 26 2018
John G. Williams Limited, Architect
BRADFORD / WEST GWILLIMBURY.
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UNINSULATED OPENINGS (PER OBC. SB-12.3.1.7))			
38-7C ELEVATION C WOD		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635.00 S.F.	90.11 S.F.	14.19 %
LEFT SIDE	1160.00 S.F.	281.77 S.F.	24.29 %
RIGHT SIDE	1160.00 S.F.	74.94 S.F.	6.46 %
REAR	760.00 S.F.	183.18 S.F.	24.10 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.		3715.00 S.F.	630.00 S.F.
TOTAL SQ. M.		345.13 S.M.	58.53 S.M.
			16.96 %



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

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. qualification information		
8.	*			
7.	*			
6.	*	Wellington Jno-Bopstle 25391 BCN		
5.	*	name registration information WJ Design Inc.	42658	
4.	*			
3.	*			
2.	RENSED AS PER ENG'S COMMENTS		JAN 11-18 RC	
1.	ISSUED FOR CLIENT REVIEW		*	
0.	description		date	by

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.



VAB DESIGN

255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
vabdesign.com

BAYVIEW WELLINGTON		S38-7C
		BAROSSA 7
project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023
date JANUARY, 2017	scale W.O.D. REAR ELEVATION 'C'	drawing no. 27
drawn by WT	checked by RC	file name 16023-S38-7C
RICHARD = H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-7C.dwg - Thu - Jan 18 2018 - 4:25 PM		

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 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.

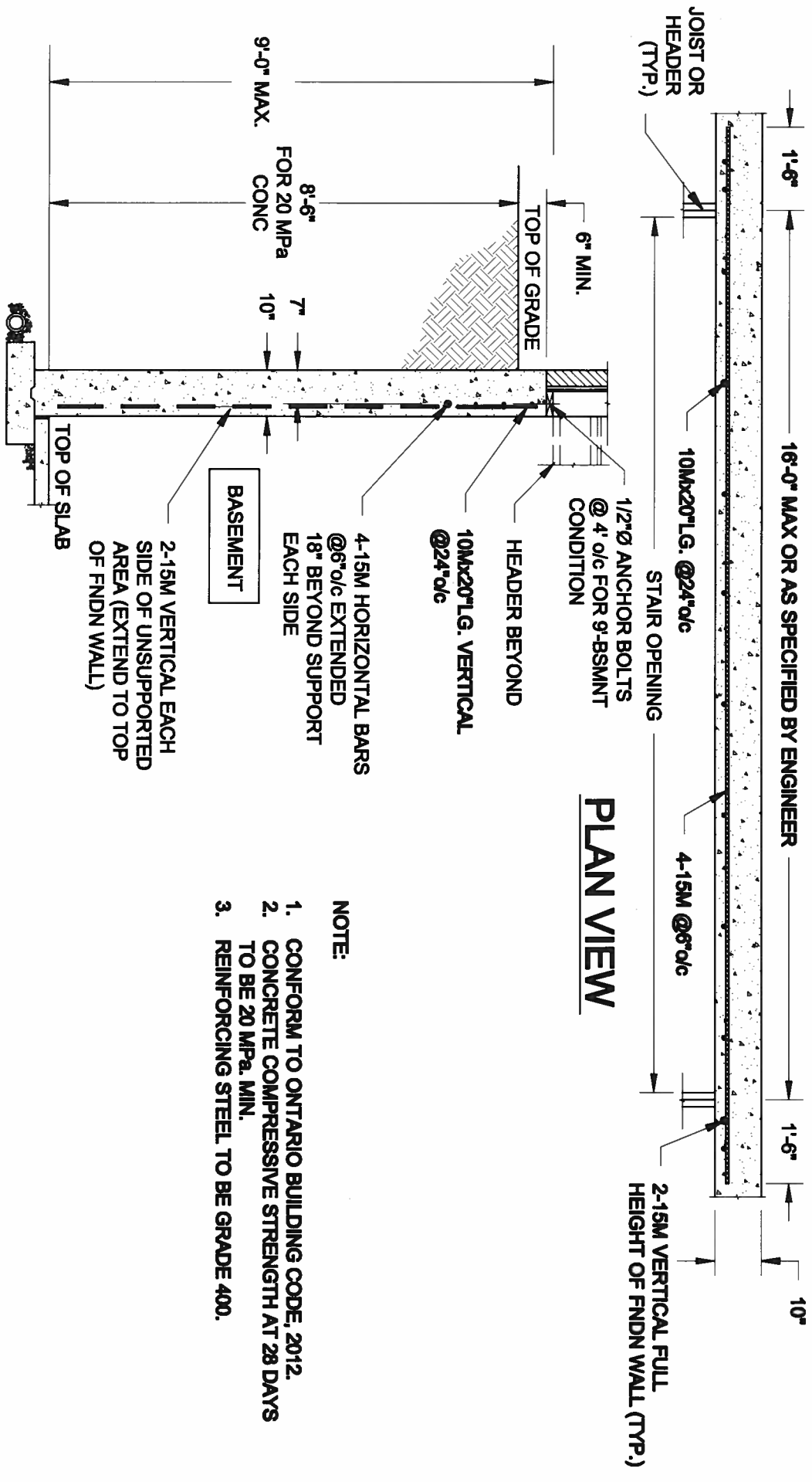
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD WEST GUILDFORD, NEW HAMPSHIRE.

JAN 26 2018

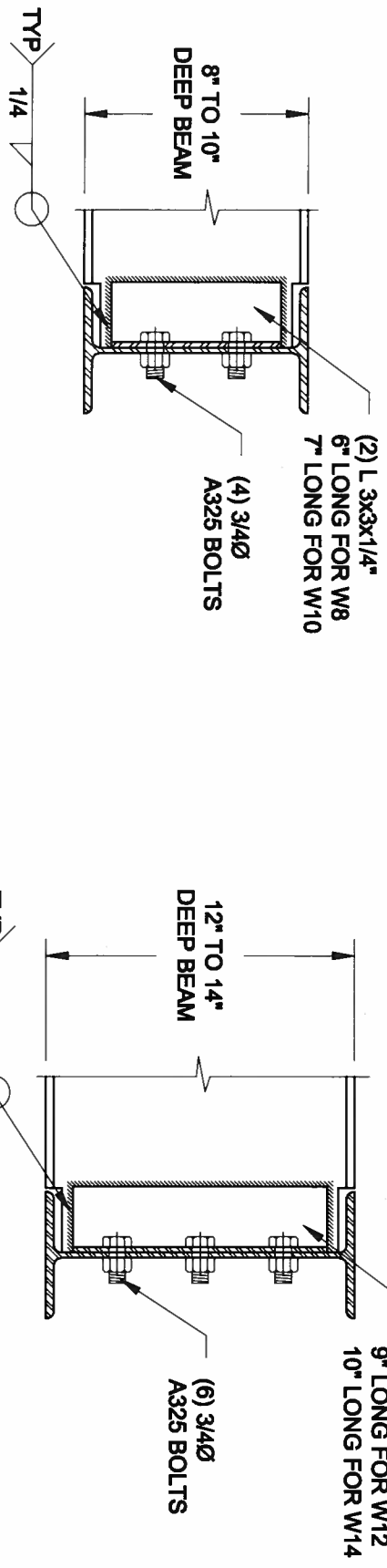
ARCHITECTURAL REVIEW & APPROVAL

John J. Williams, Limited, Architect

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



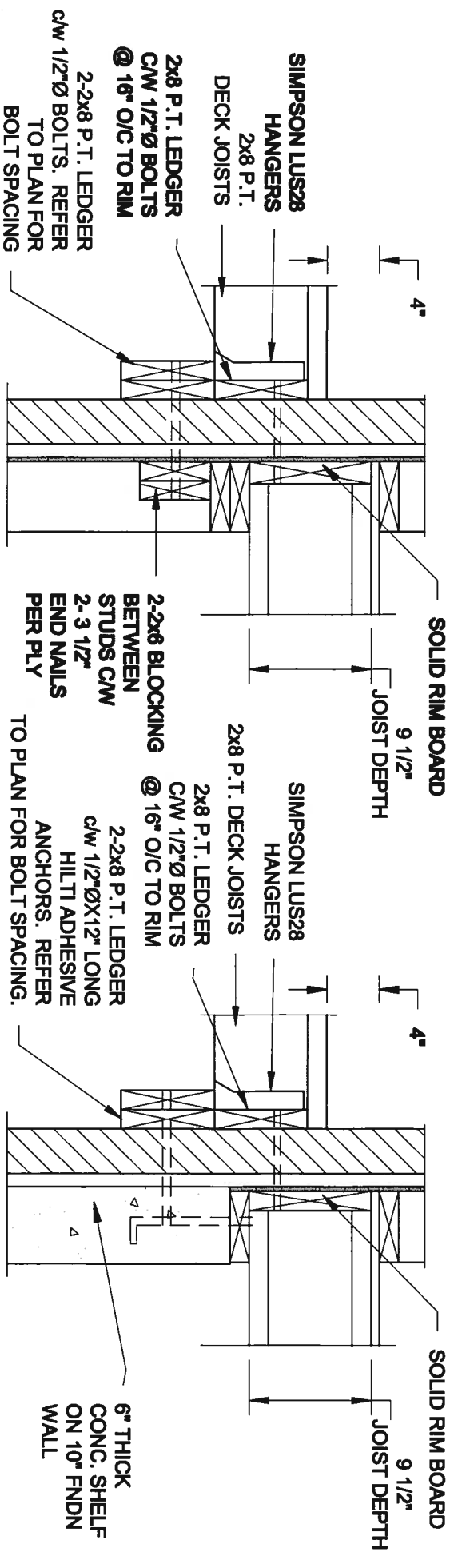
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x88) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

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

Scale: AS NOTED	Project: DAYVIEW WILKINSON BROWNS - GREEN VALLEY ESTATES - SINGLES BRANDON, ONTARIO
Date: OCT-09-2017	Project No.: 17-216
Drawn: SC	Drawing No.: S1
Checked: SJB	
38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quail.e.ing@rogers.com	
Engineer's Seal: 	
JAN 16, 2018	

FOR 9 1/2" JOIST DEPTH

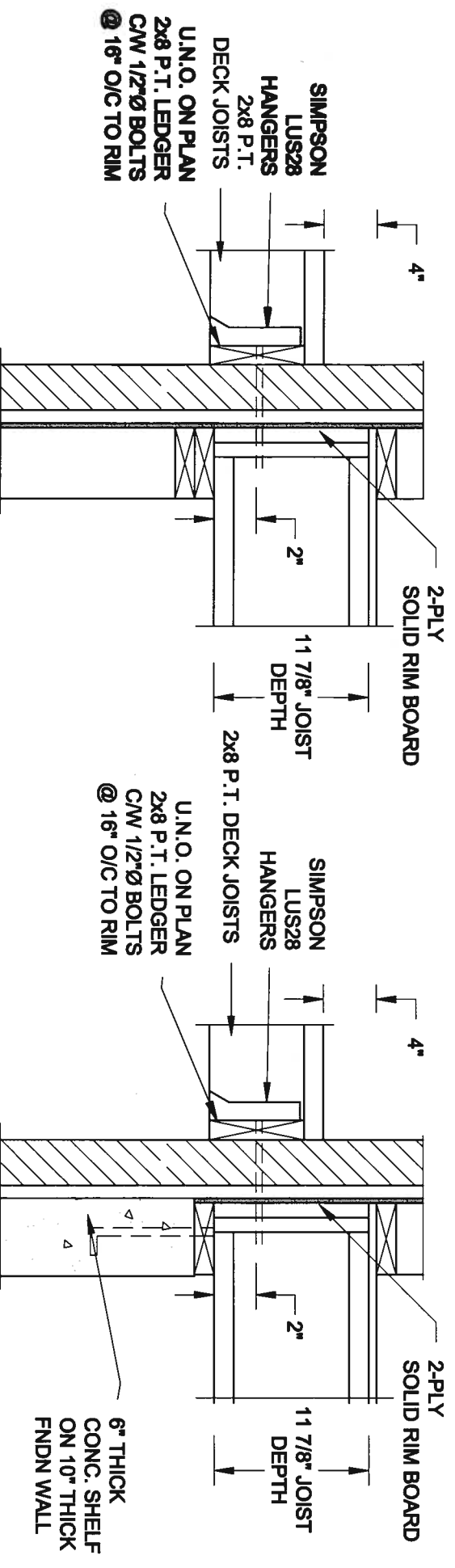


1A **DECK FASTENING DETAIL**

S2 **SCALE: 1" = 1'-0"**

1B DECK FASTENING DETAIL

FOR 11 7/8" JOIST DEPTH

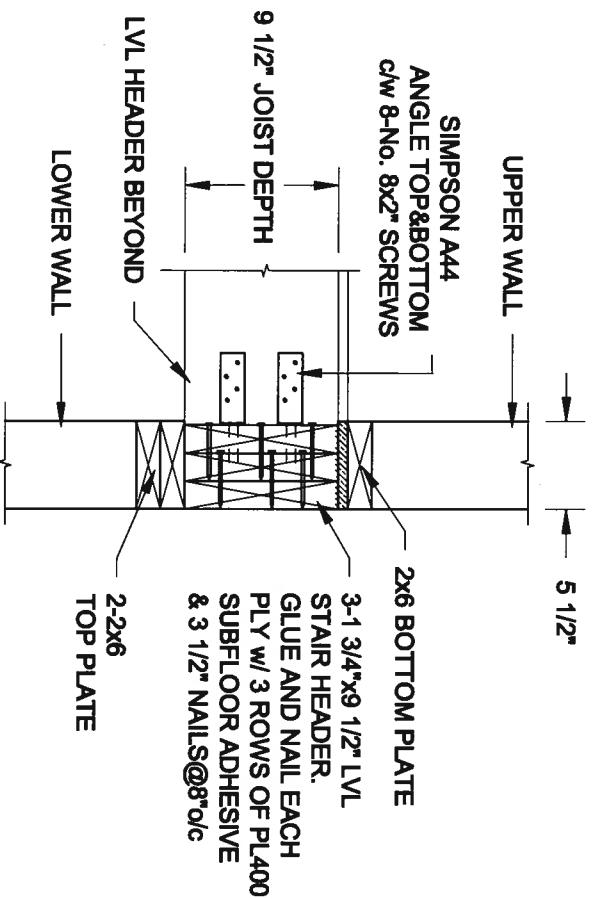


1C DECK FASTENING DETAIL

1D DECK FASTENING DETAIL

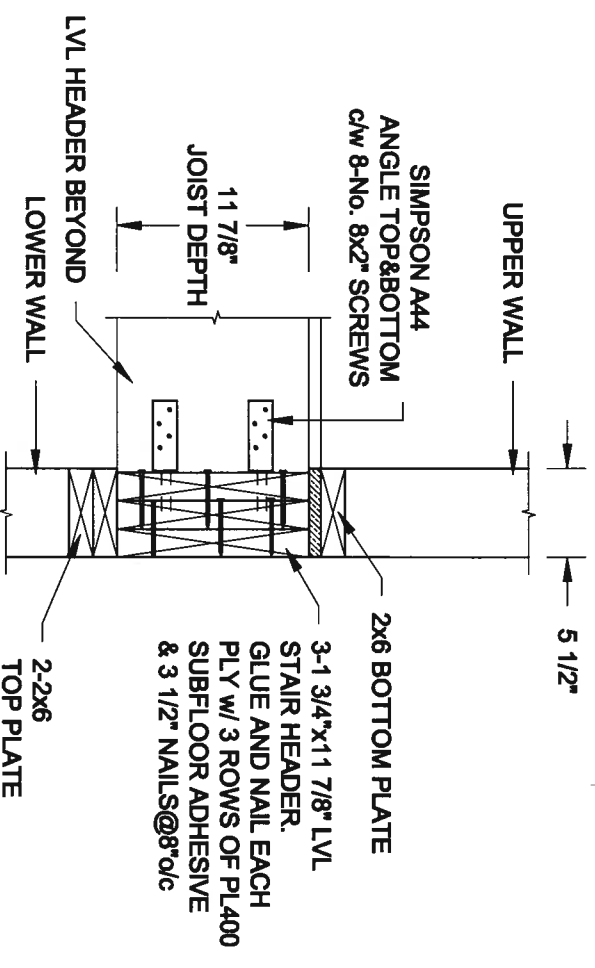
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL.
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL.
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 9 1/2" JOIST DEPTH



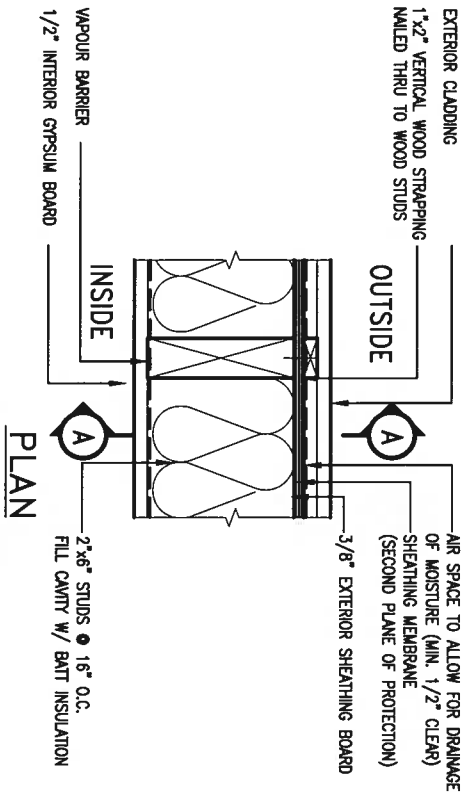
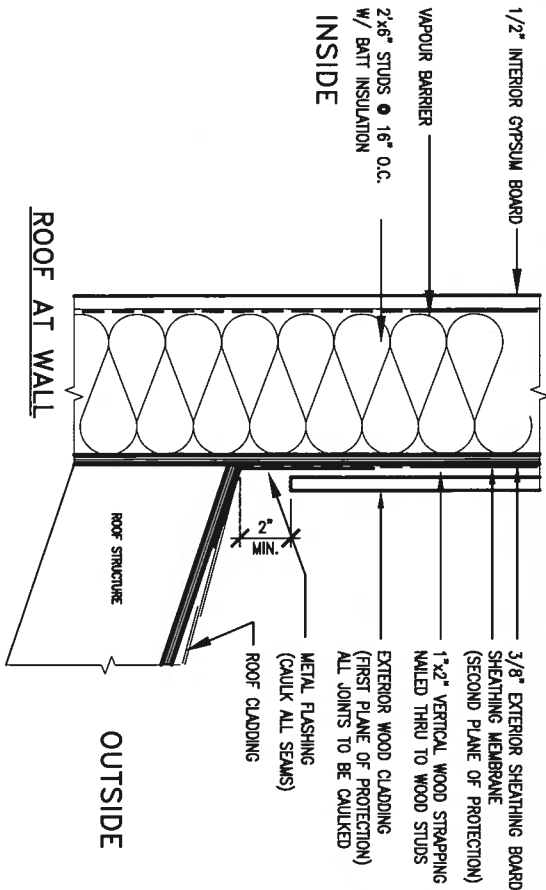
2A STAIR HEADER
S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



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

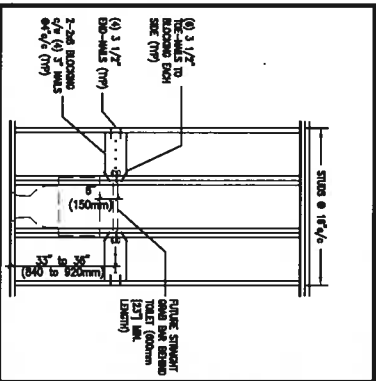
Scale: AS NOTED		QUAIL ENGINEERING LTD.	
Date: OCT-29-2017			
Drawing: SC	Checked: SJB	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 6J9 T: 905-853-8547 E: quail.e@engr.com	
Engr's Seal 		Project: DAYVIEW WILLINGBORN HOMES - GREEN VALLEY BRADFORD, ONTARIO	
Project No.: 17-215		Drawing No.: S2	
TYPICAL STRUCTURAL DETAILS			



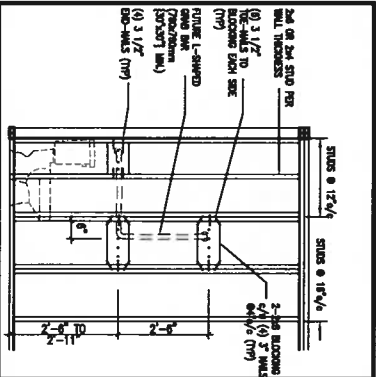
EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

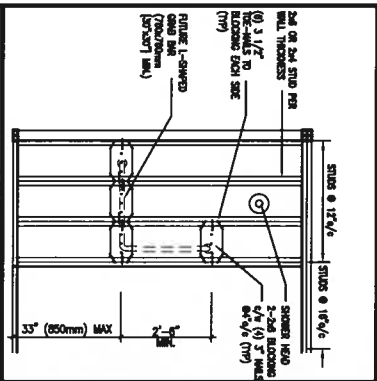
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.5 KN (300 lb). REFER TO OBC, DN. B- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(d) & 3.8.3.8.(3)(e). SHOWER 3.8.3.13.(2)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



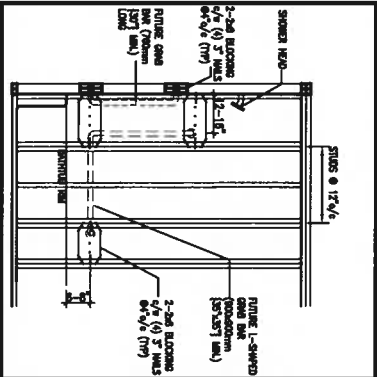
QGB1 FUTURE GRAB BAR
TOILET (BACK WALL)



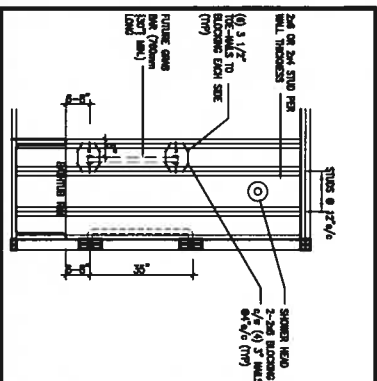
QGB1A FUTURE L-SHAPE GRAB BAR
DETAIL TOILET (ONLY IF SIDE WALL PRESENT)



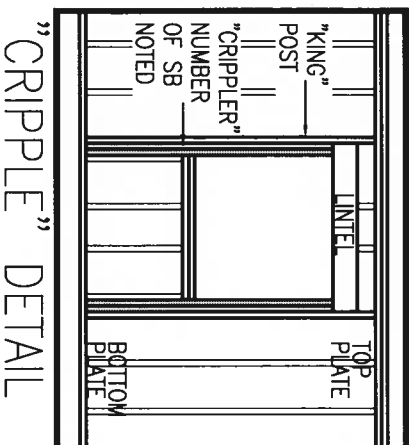
QGB3 FUTURE L-SHAPE GRAB BAR
DETAIL SHOWER (BACK WALL)



QGB4 FUTURE GRAB BAR IN
BATHTUB (BACK WALL)



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



"CRIPPLE" DETAIL



- MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:
- 2"x4" @ 16" O.C. - 9'-10"
 - 2-2"x4" @ 12" O.C. - 10'-9"
 - 3-2"x4" @ 16" O.C. - 11'-2"
 - 3-2"x4" @ 12" O.C. - 12'-4"
- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa, SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

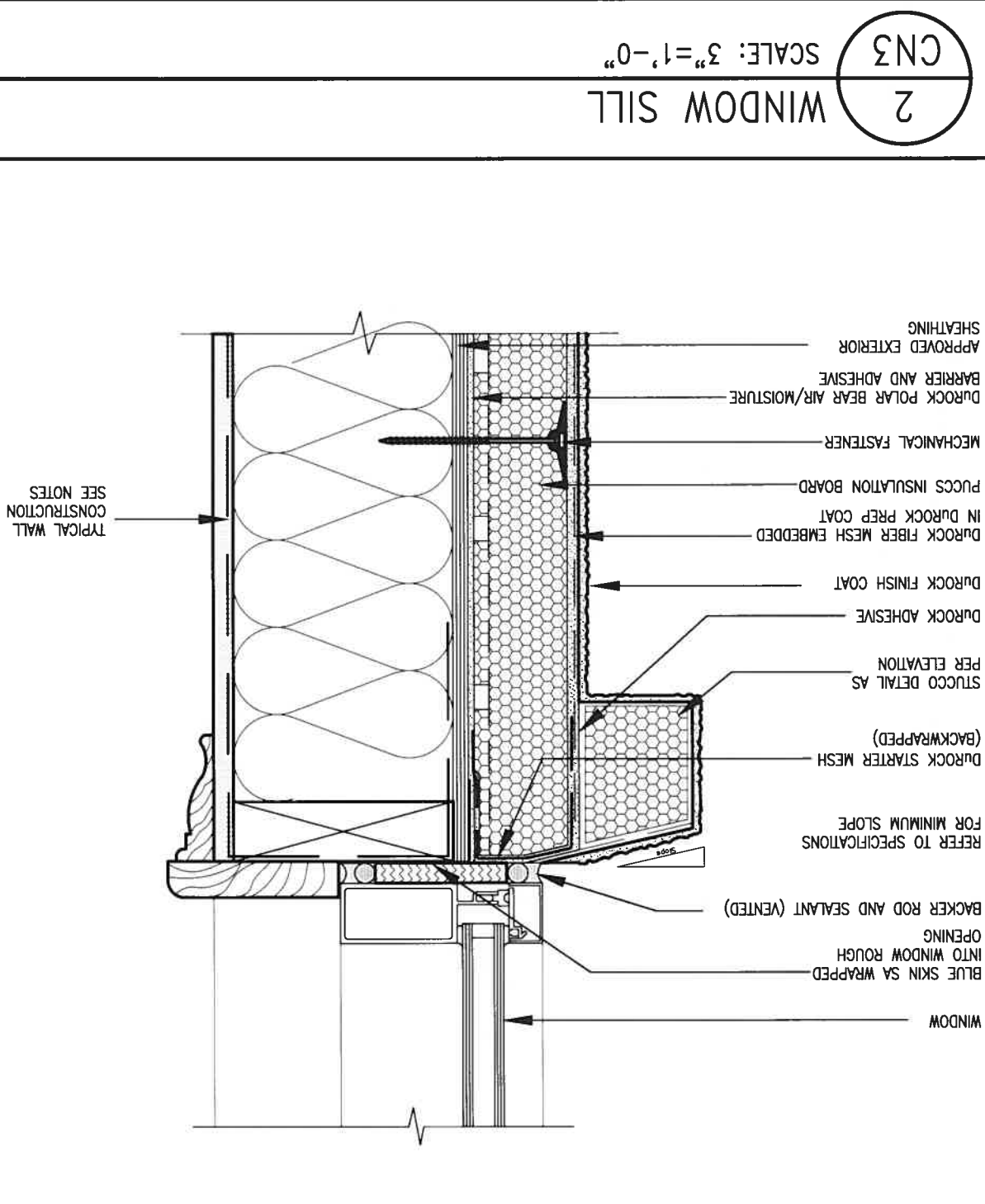
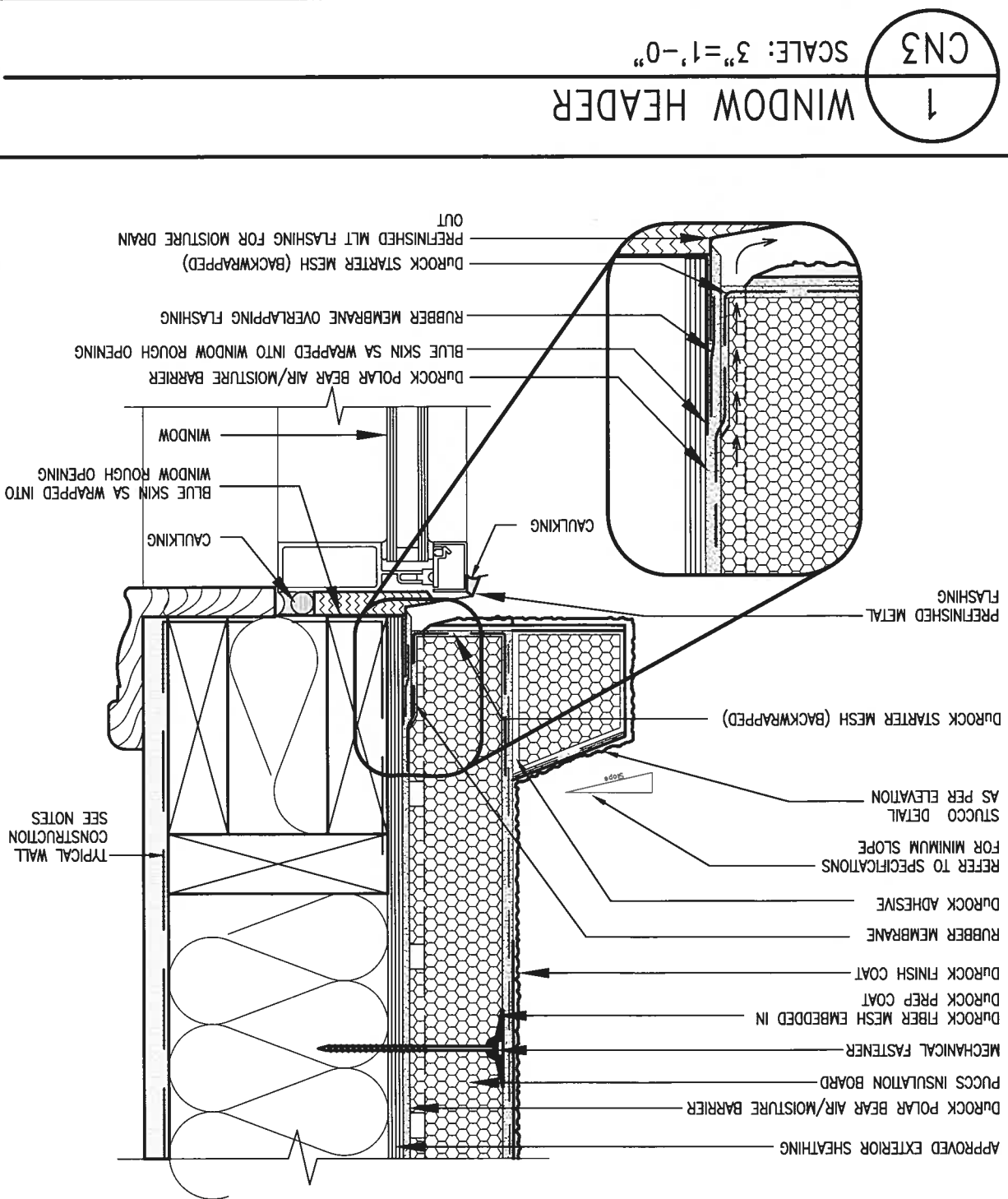
- MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:
- 2"x6" @ 16" O.C. - 12'-6"
 - 2"x6" @ 12" O.C. - 13'-10"
 - 2-2"x6" @ 16" O.C. - 15'-0"
 - 2-2"x6" @ 12" O.C. - 17'-4"
- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 - (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - WALL FRAMING SHALL CONFORM TO OBC 9.2.3.10.1.(2)
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.
- ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.	UPDATE TO 2018	JAN 11-18 RC			
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC			
no. description		date	by		

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	multi-family	BRADFORD
date	MAY 2016	scale	3/16" = 1'-0"
drawn by		checked by	
from		date	3/16" = 1'-0"
RC		16023-CK-A1	
CONSTRUCTION NOTES		project no.	16023
CN2		drawing no.	

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 DURROCK PUCCS SYSTEM



9.			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8.				
7.			qualification information	
6.			Wellington Jno-Baptiste	25531
5.			name registration information VAB Design Inc.	BCM 42658
4.				
3.				
2.	UPDATE TO 2018	JAN 11-18 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 copied.	
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC		
no. description		date by		



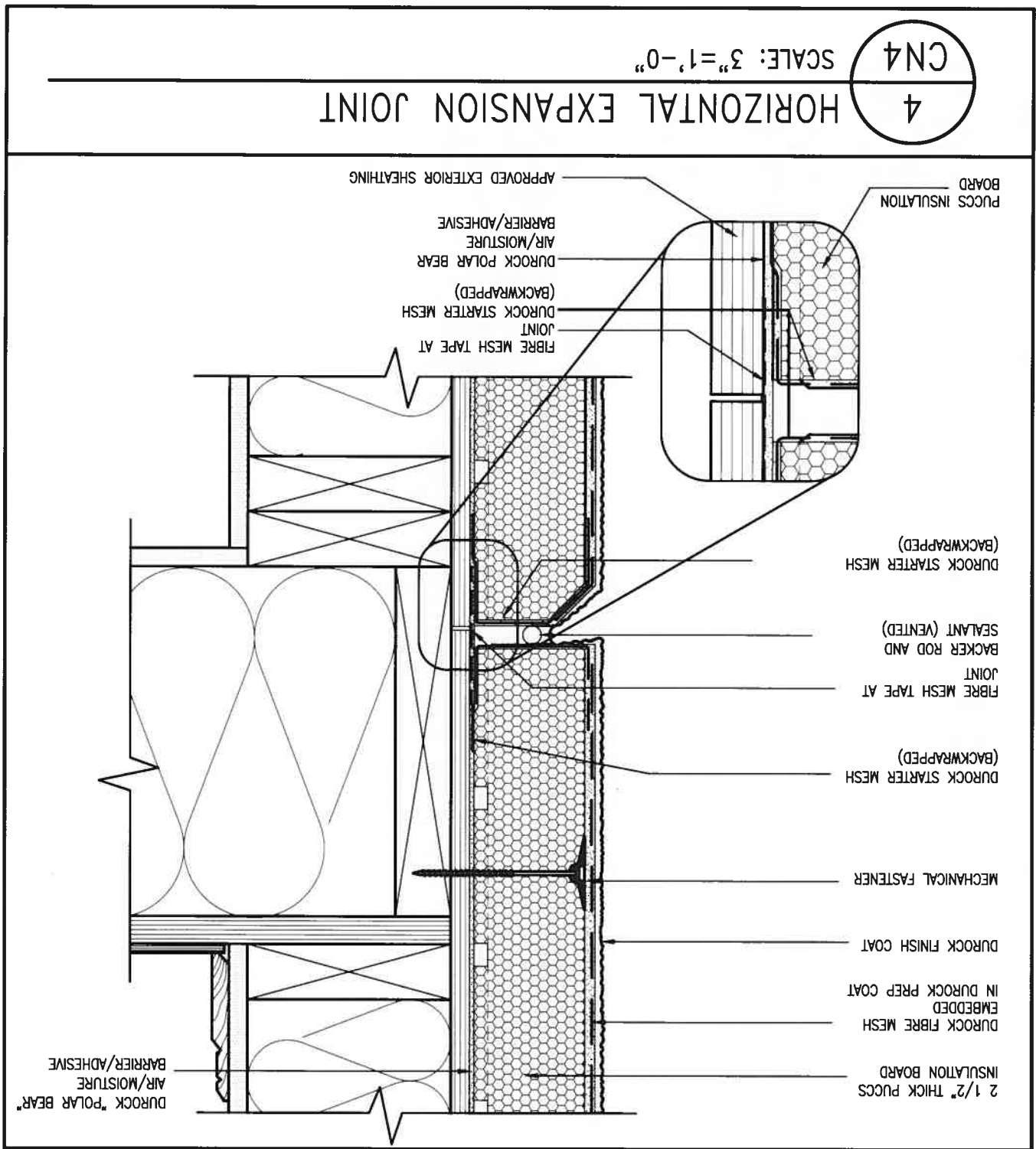
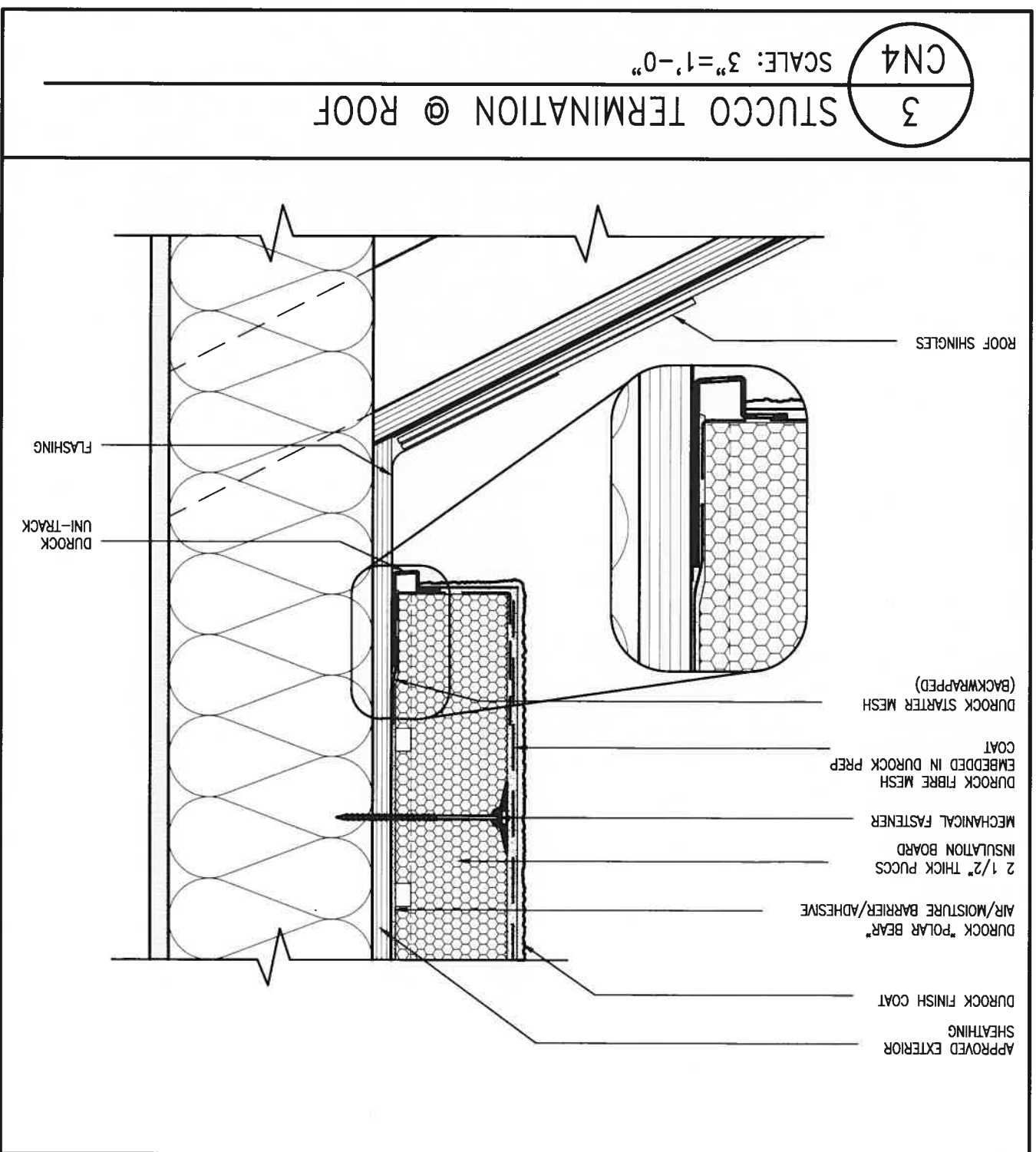
VAB DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2235 f 416.630.4782
vabdesign.com

project name	project no	drawing no.
BAYVIEW WELLINGTON	16023-CN-A1	CN3
GREEN VALLEY EAST	BRADFORD	
MAY 2016	CONSTRUCTION NOTES	
drawn by	checked by	scale
-	3/16"	"=1'-0"
RC	16023-CN-A1	

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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 DURROCK PUCCS SYSTEM



9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and holds the requirements set out in the Ontario Building Code to be a Designer.
8	*		qualification information
7	*		Wellington Jno-Baptiste 25591
6	*		name BCIN
5	*		VAS Design Inc. 42658
4	*		signature
3	*		
2	JAN 11-18 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 recalc'd.
1	AUG 04-17 RC		
	description	date	by



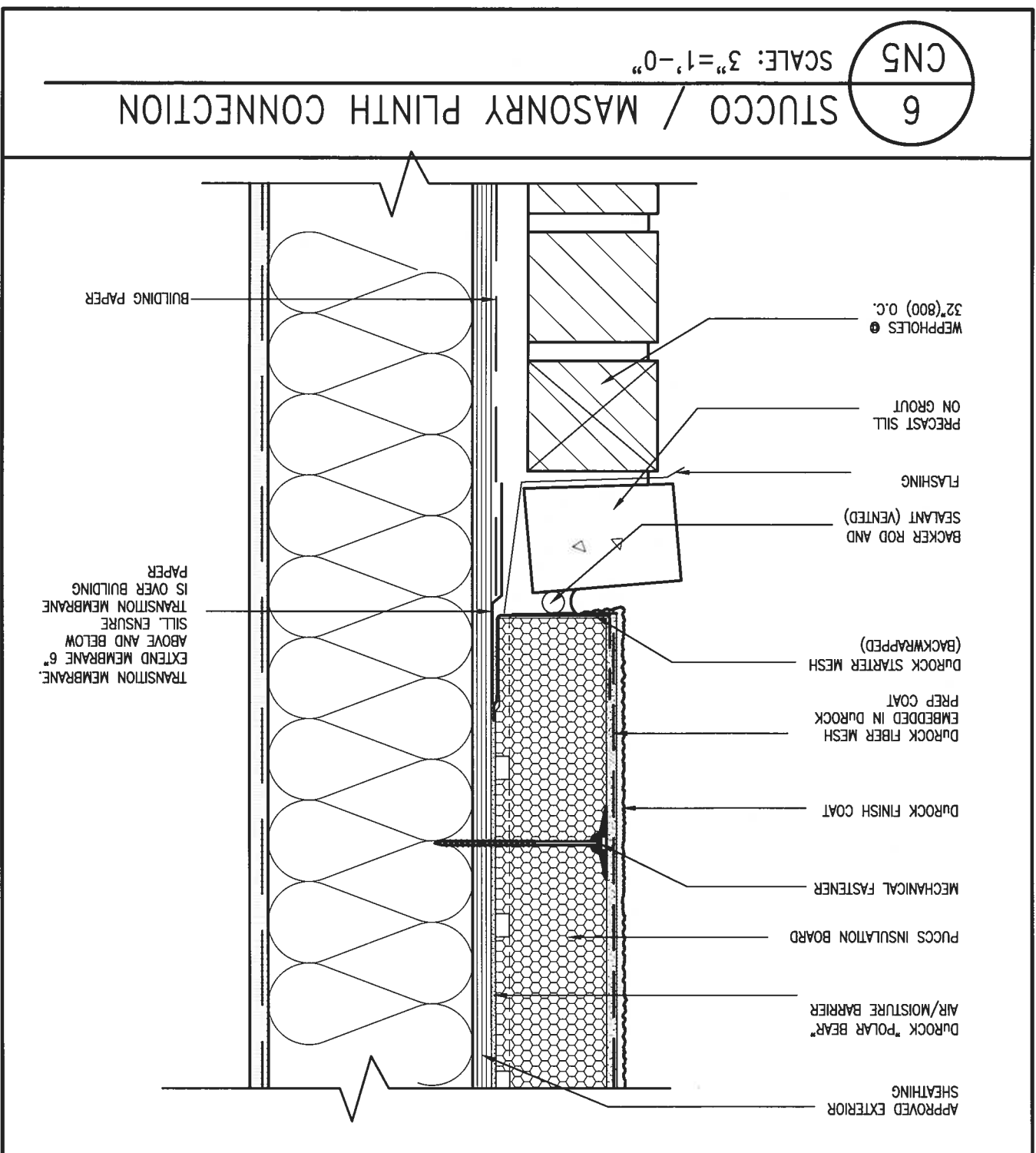
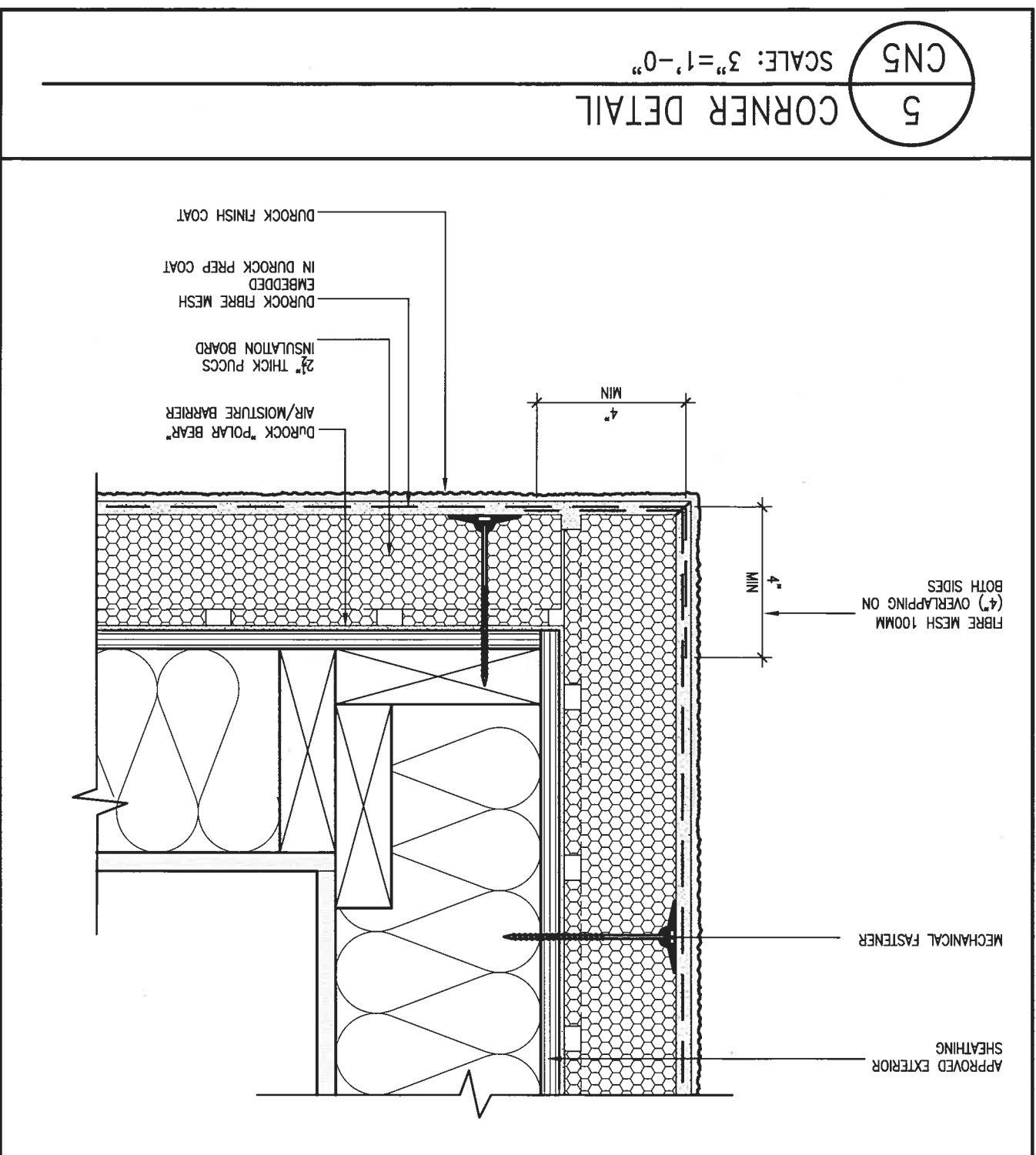
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
vdsdesign.com

project name	municipality	project no.
GREEN VALLEY EAST	BRADFORD	16023
date		drawing no.
MAY 2016	CONSTRUCTION NOTES	CN4
drawn by	scale	file name
-	3/16" = 1'-0"	16023-CN-A1
checked by		
RC		
RICHARD - LEITCH ARCHITECT WORKING 2016 \16023.BIM\Units\CAD NOTES\16023-CN-A1.dwg - Thu - Jun 11 2016 - 10:10 AM		

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 DUKROCK PUCCS SYSTEM



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 Baptista	25591
6		*		
5		*	name	BCIN
4		*	registration information	VAS Design Inc.
3		*		42658
2	UPDATE TO 2018	JUN 11-18 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	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC		
0	description	date	by	



DESIGN

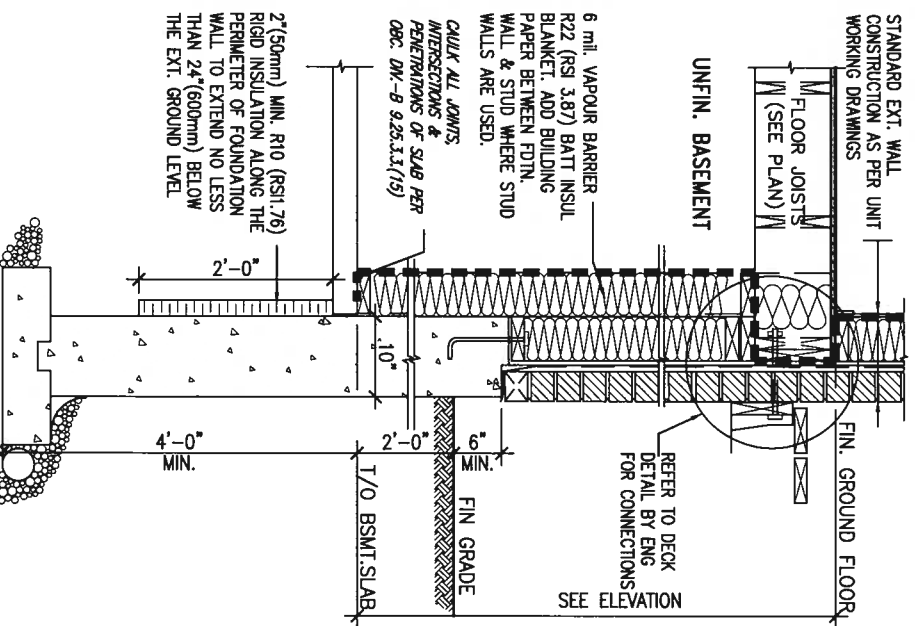
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

project name		CONST. NOTE	
GREEN VALLEY EAST			
BRADFORD		project no. 16023	
with MAY 2016		drawing no. CNS	
drawn by	checked by	scale	file name
RC	-	3/16" = 1'-0"	16023-CN-A1
RICHARD - H:\MACHINE\WORKING\2016\16023.BW\Notes\16023-CN-A1.dwg - Thu - Jun 11 2016 - 10:10 AM			

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,

USE SB-12 COMPLIANCE PACKAGE (A1):			
COMPONENT	A1	Notes:	
Ceiling with Attic Space	10.56 (R60)	R20 at inner face of exterior walls	
Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY	
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY	
Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY	
Exposed Floor	3.87 (R22)	6" R22 BATT	
Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.	
Walls Above Grade	1.76 (R10)	RIGID INSUL	
Minimum RSI (R) value			
Edge of Below Grade Slab ≤600mm below grade			
Minimum RSI (R) value			
Windows & Sliding glass Doors	1.6		
Maximum U-value			
Skylights	2.8U		
Maximum U-value			
Space Heating Equipment	96% Min.	NATURAL GAS	
Minimum AFUE	0.8	NATURAL GAS	
Hot Water Heater			
Minimum EF			
HRV	75%	—	
Minimum Efficiency			
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.12 for information		

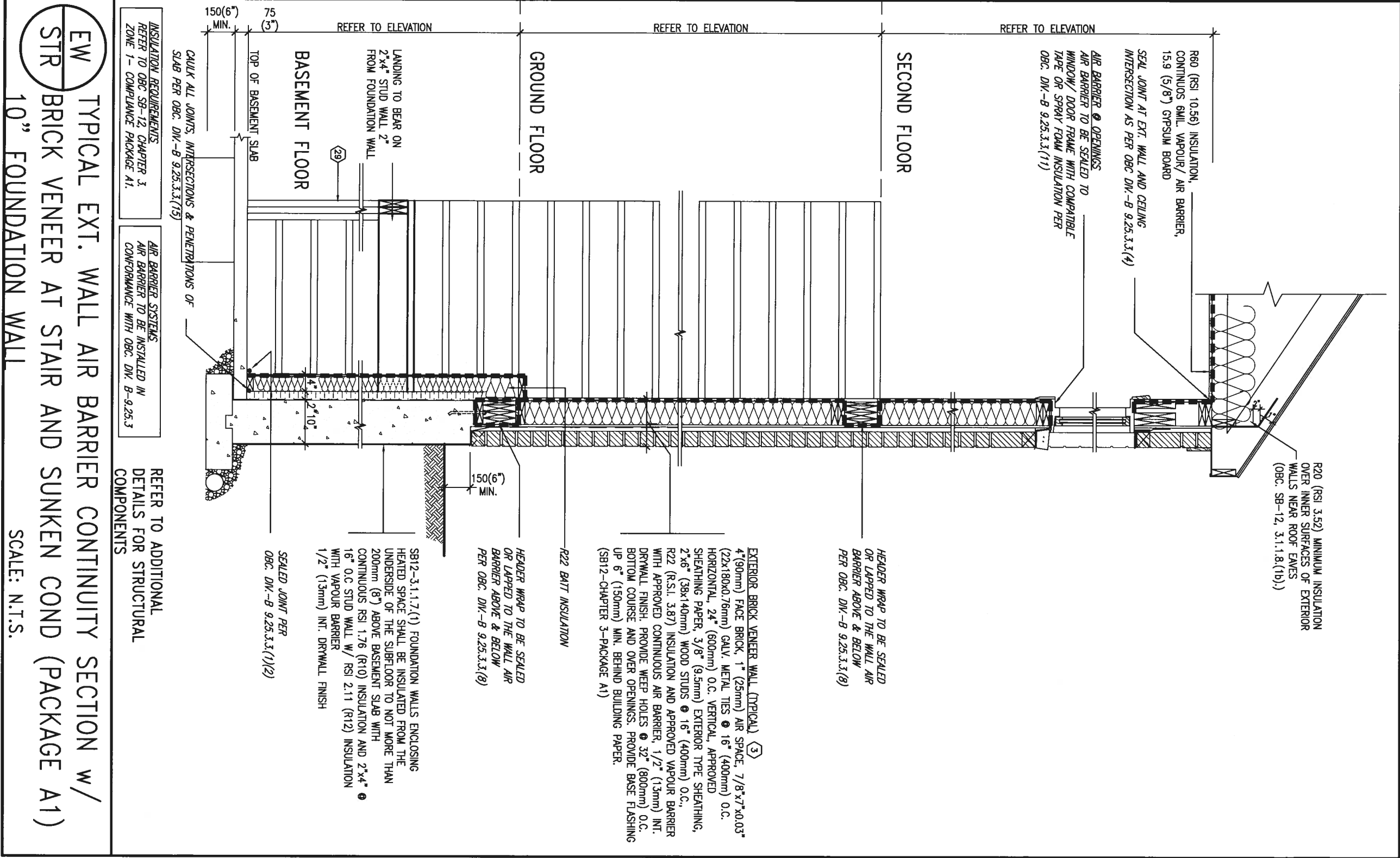
ci— Denotes Continuous Insulation without framing interruption.



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

BAYVIEW WELLINGTON		CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16022
date MAY 2016	CONSTRUCTION NOTES	
drawn by RC	checked by —	scale 3/16" = 1'-0"
		file name 16023-CN-A1
REVISIONS - H:\ARCH\HW\WORKING\2016\16023.BM\Units\CN\nOTES\16023-CN-A1.dwg - Thu Jun 11 2018 - 10:10 AM		drawing no. CN6

SB12-COMPLIANCE PACKAGE 'A1'

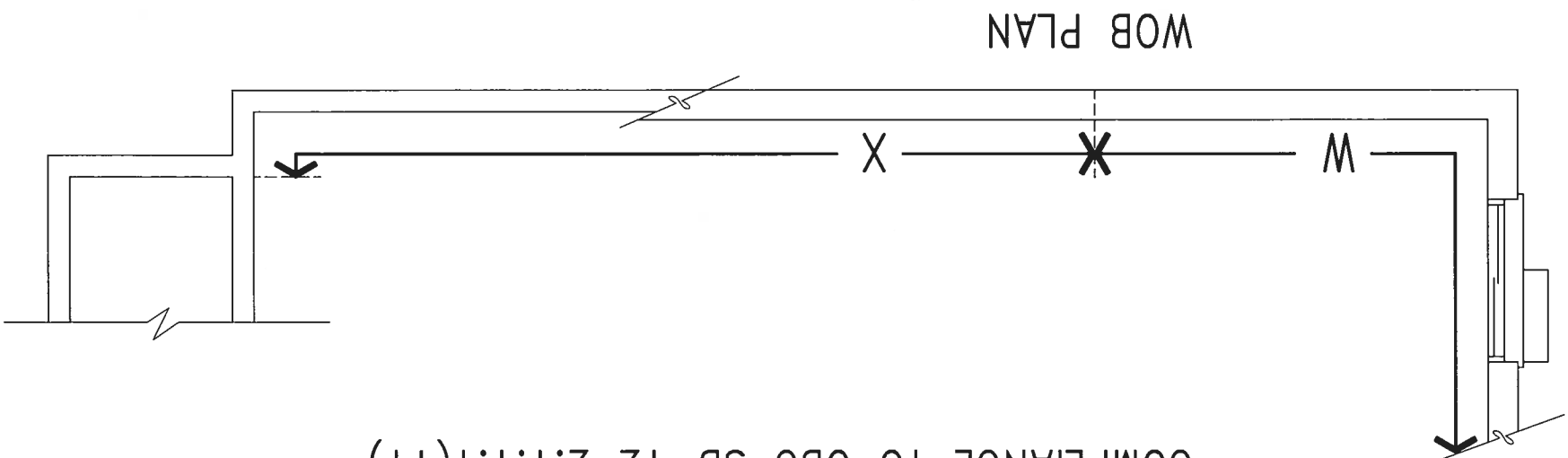
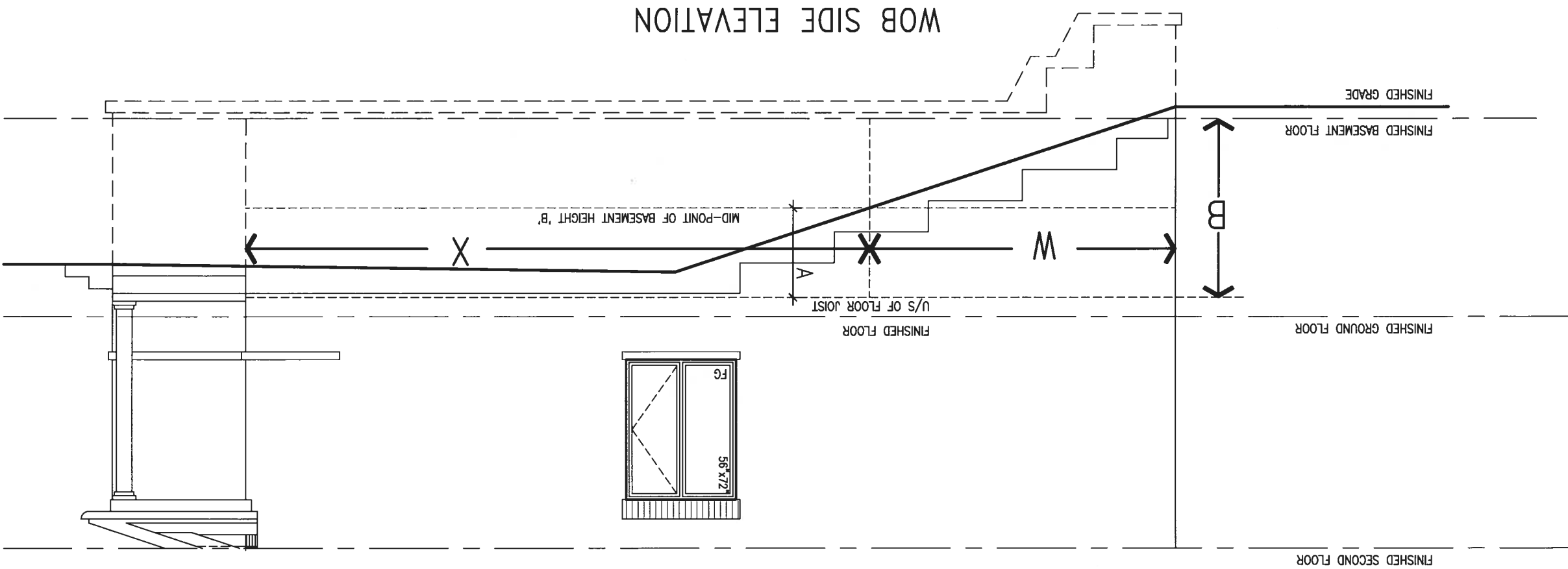


PROFESSIONAL ENGINEER
S.J. BOYD
PROVINCE OF ONTARIO
40324
JAN 11, 2018

[illegible]

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



COMPLIANCE TO OBC SB-12 2.1.1.1(11)



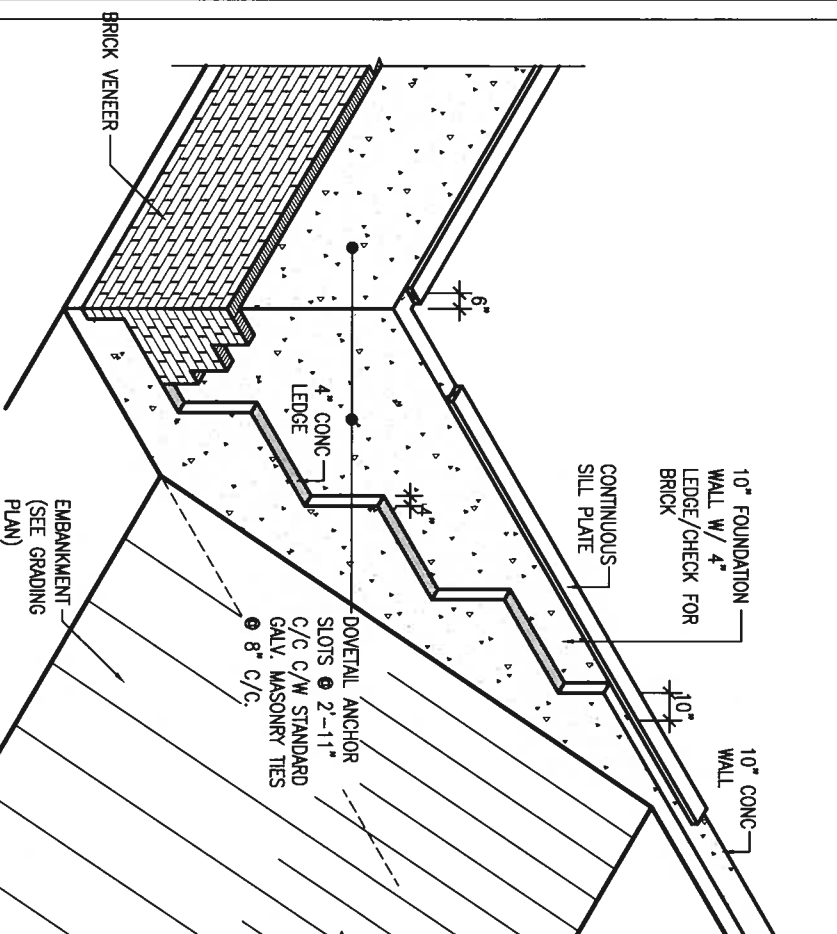
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2. UPDATE TO 2018		JUN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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	25597
name	signature	BRICK
registration information	VAS Design Inc.	42658

Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All work done by the Contractor shall be subject to the inspection and approval of the Designer which must be returned at the completion of the work. Any work not to be signed.

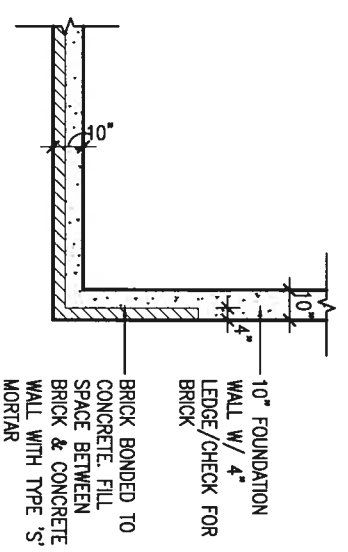


project name GREEN VALLEY EAST		municipality BRADFORD		project no. 16023	
date MAY 2016		CONSTRUCTION NOTES			
drawn by RC		checked by -		scale $3/16" = 1'-0"$	
				the name 16023-CN-A1	
richard - h\architect\work\16023\BRV\Units CN NOTES\16023-CN-A1.dwg Thu - Jan 11 2018 - 10:09 AM				drawing no. CN8	



WALK-OUT DECK WALL INTERSECTION-ELEVATION

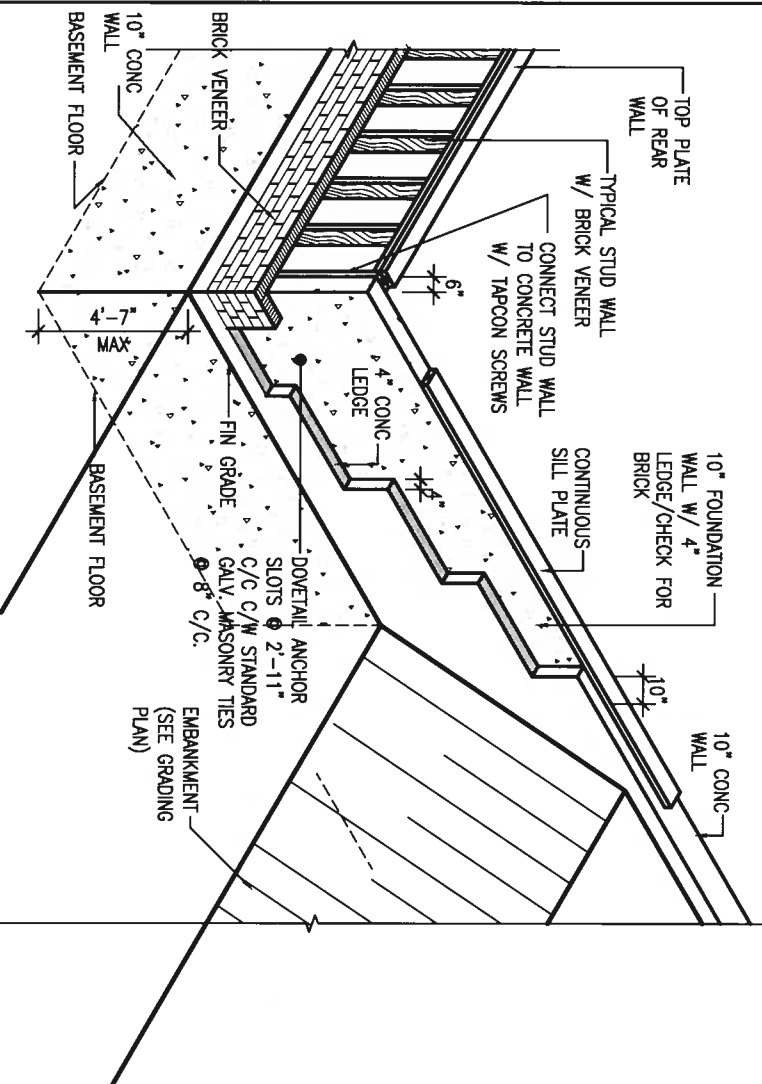
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

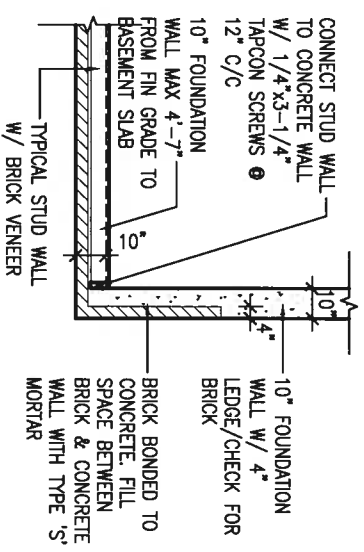
NOT TO SCALE

(10" FOUNDATION WALL)



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

NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)

9.	*	
8.	*	
7.	*	
6.	*	
5.	*	
4.	*	
3.	*	
2.	UPDATE TO 2018	JAN 11-18 RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC
no. description		date by

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

qualification information

Wellington Jim-Bogdanovic 25591

name registration information BCIN

VAS Design Inc. 42658

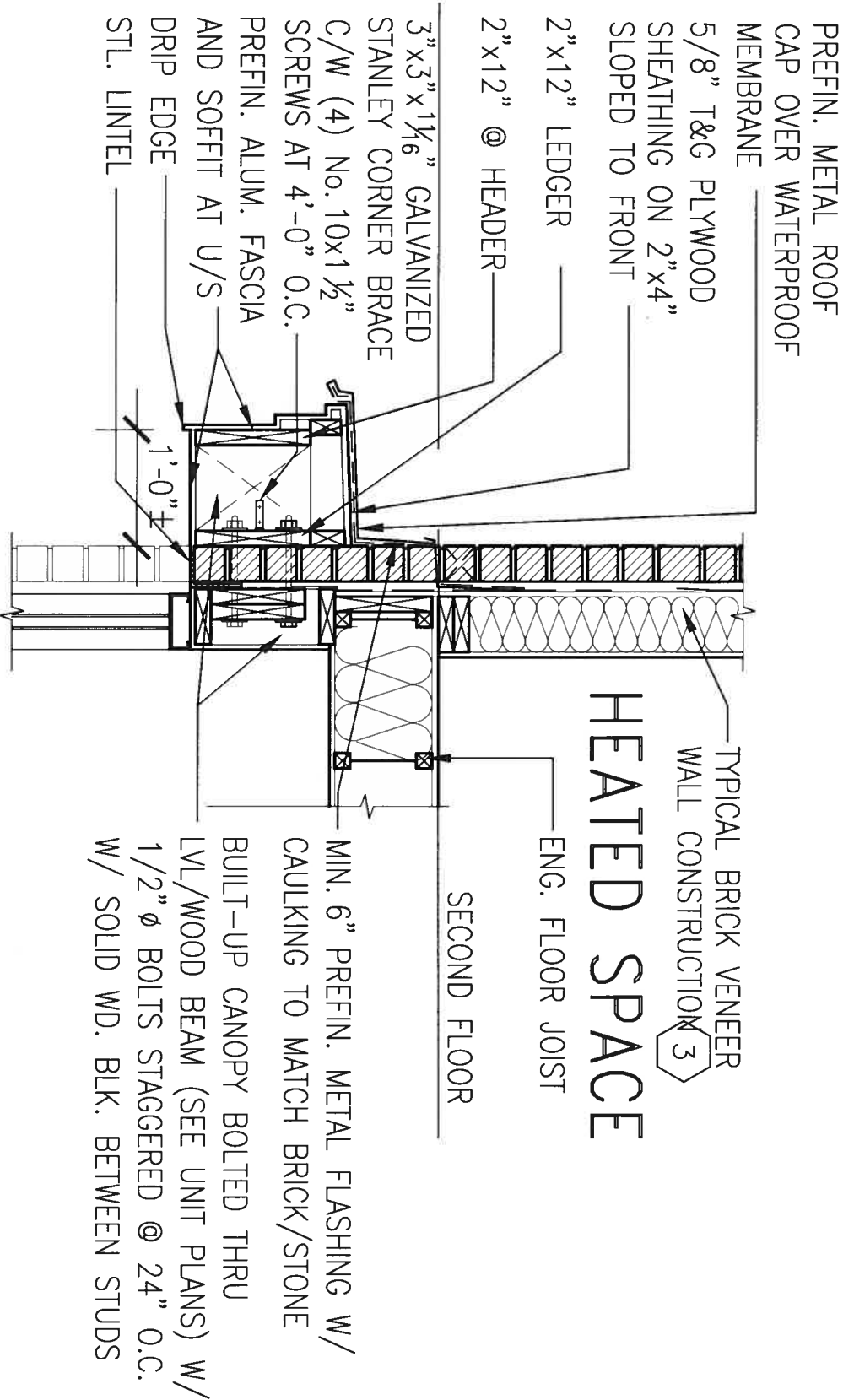
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VAD
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.650.2255 f 416.530.7892
vcd@design.com

project name GREEN VALLEY EAST		municipality BRADFORD		project no. 16023	
data MAY 2016		construction notes		drawing no. CN10	
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 16023-CN-1		
RCHARD - H:\ARCH\WORKING\2016\16023\BAY\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM					



JAN 11, 2018



1

SECTION THROUGH CANOPY

CN12

SCALE 1/2" = 1'-0"



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

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-Bolyd 25591

name

qualification information

VAS 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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DESIGN

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
date	MAY 2016	scale	3/16" = 1'-0"
drawn by	—	checked by	—
RICHARD - H:\ARCHIVE\WORKING\2016\16023\BWP\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:11 AM		CONSTRUCTION NOTES	
drawing no.		project no.	
CN12		16023	

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