

TY LINE

PROPERTY LINE

VINYL CLAD STRUCTURAL STL.

PROPERTY LINE	
PROVIDE SOLID BLOCKING AT 24" O/C AT JOIST SPACE ADJACENT TO FDIN WALL WHERE FLOOR JOISTS RUN PARALLEL OF FDIN WALL (TYP.)	



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

VAD
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vad@design.com

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BAYVIEW WELLINGTON

S42-1B LOFT
RIDEALL 11 OCT

Project name
GREEN VALLEY EAST

BRADFORD, ONT

project no.
16023

JANUARY, 2017

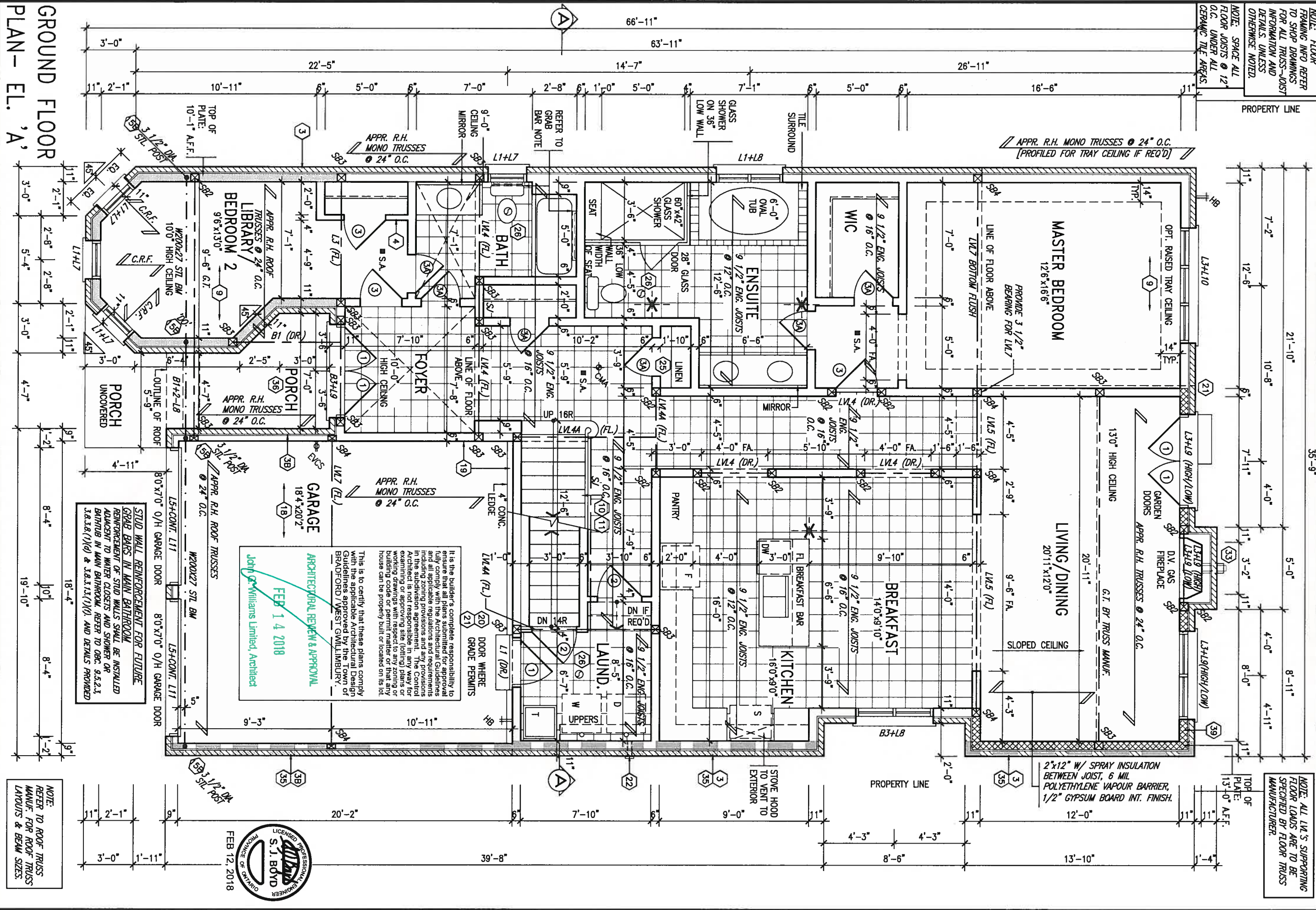
checked by	scale	
drawn by	RC	16023-S42-18-10FT
REICHARD - H\ARCHIVE\WORKING\2016\16023.BMW\Units\42\16023-S42-18-10FT.dwg	3/16" = 1'-0"	16023-S42-18-10FT
		the name

BASEMENT PLAN ELEV. A

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

PROPERTY LINE

TOP OF
PLATE:
13'±0" A.F.F.



GROUND FLOOR
PLAN- EL. 'A'

1	ISSUED FOR CLIENT REVIEW	RC	DATE	BY
2	REVISED AS PER ENG'S COMMENTS	FEB 12 - 18		
3				
4				
5				
6				
7				
8				
9				
10				

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Order's bidding data to be a Designer.

qualification information

Wellington Ino-Bopiste 25591

name

signature

BCN

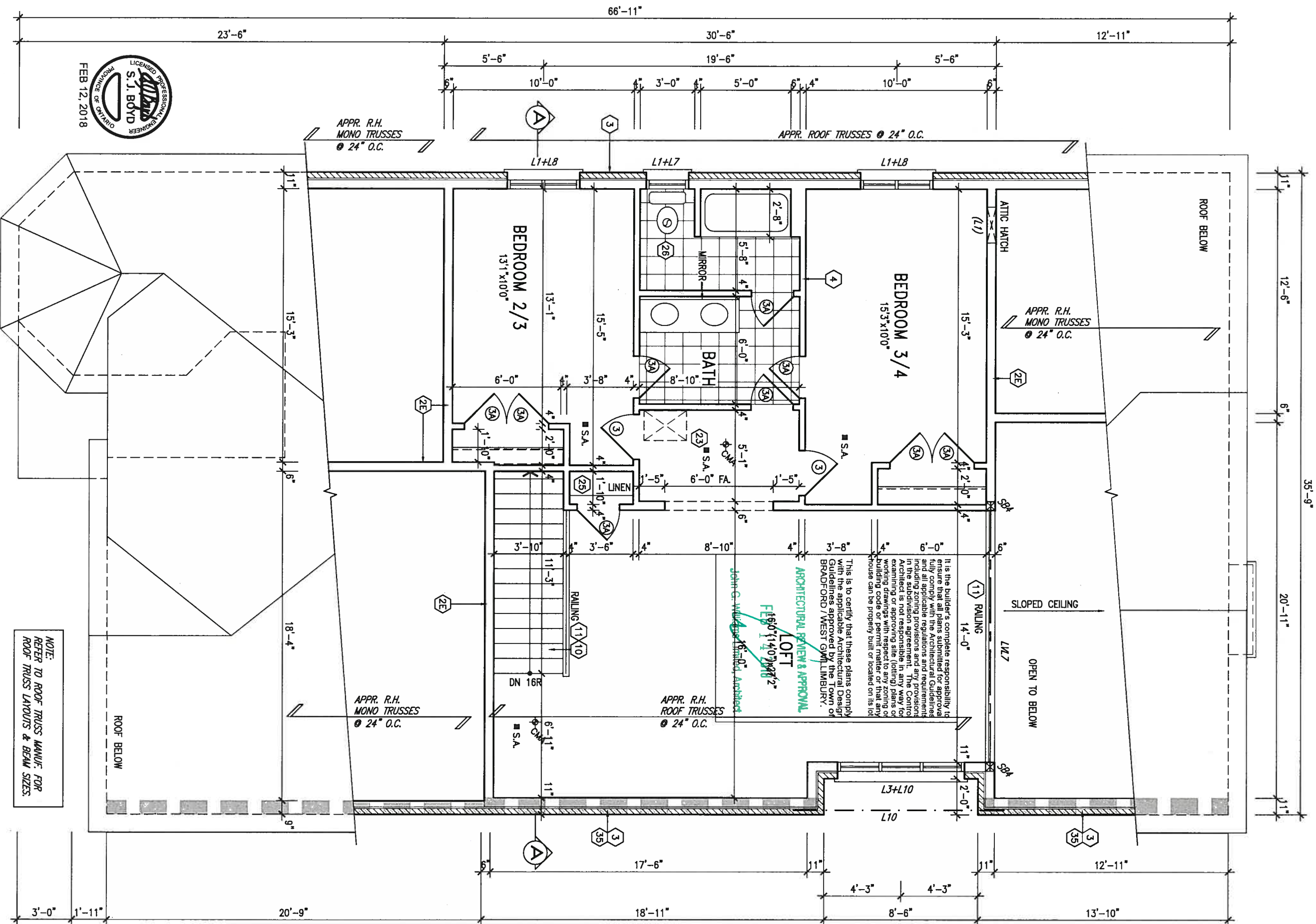
V&S Design Inc. 42658

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.

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vod@design.com

BAYVIEW WELLINGTON	S42-1B LOFT
RIDEAU 1 LOFT	
GREEN VALLEY EAST	BRADFORD, ONT.
MULTIPLICITY	PROJECT NO.
16023	16023
DATE	DRAWING NO.
JANUARY, 2017	2
DRAWN BY	CHECKED BY
WT	RC
SCALE	FILE NAME
3/16" = 1'-0"	16023-S42-1B-LOFT
RECORD - H:\ARCHIVE\WORKING\2016\16023.BM\Units\42\16023-S42-1B-LOFT.dwg - Mon - Feb 12 2018 - 2:50 PM	

FEB 12, 2018



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.		Ontario Building Code to be a Designer.
7.		qualification information
6.		Wellington Jno-Baptiste 25591
5.		name registration information BCIN
4.		VAS Design Inc. 42658
3.		
2.	REVISED AS PER ENG'S COMMENTS	FEB 12-18 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 copied.

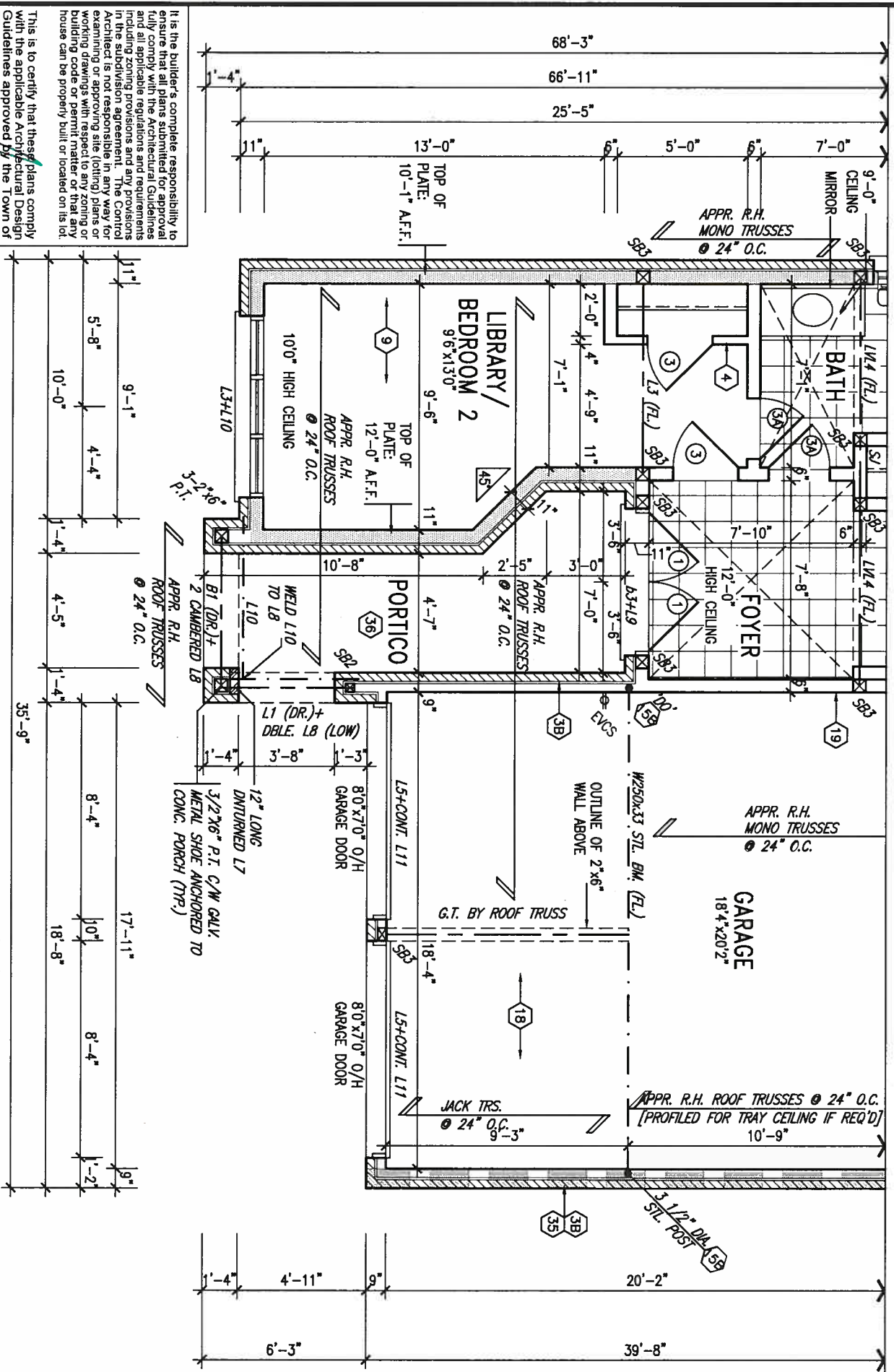


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 vcd@vasdesign.com

BAYVIEW WELLINGTON		S42-1B LOFT RIDEAU 1 LOFT
GREEN VALLEY EAST	BRADFORD, ONT.	project no. 16023
LOFT FLOOR PLAN - ELEV. 'A'		
date JANUARY, 2017	checked by RC	scale 3/16" = 1'-0"
drawn by WT	file name 16023-S42-1B-LOFT	
drawing no. 3		

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\427-16023-S42-1B-LOFT.dwg - Mon - Feb 12 2018 - 2:30 PM



It is the applicant'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 Authority is not responsible in any way for examining or approving site (lotting) plans or for determining whether any zoning or building code or permit violation exists. A house can be properly built or located on its lot.

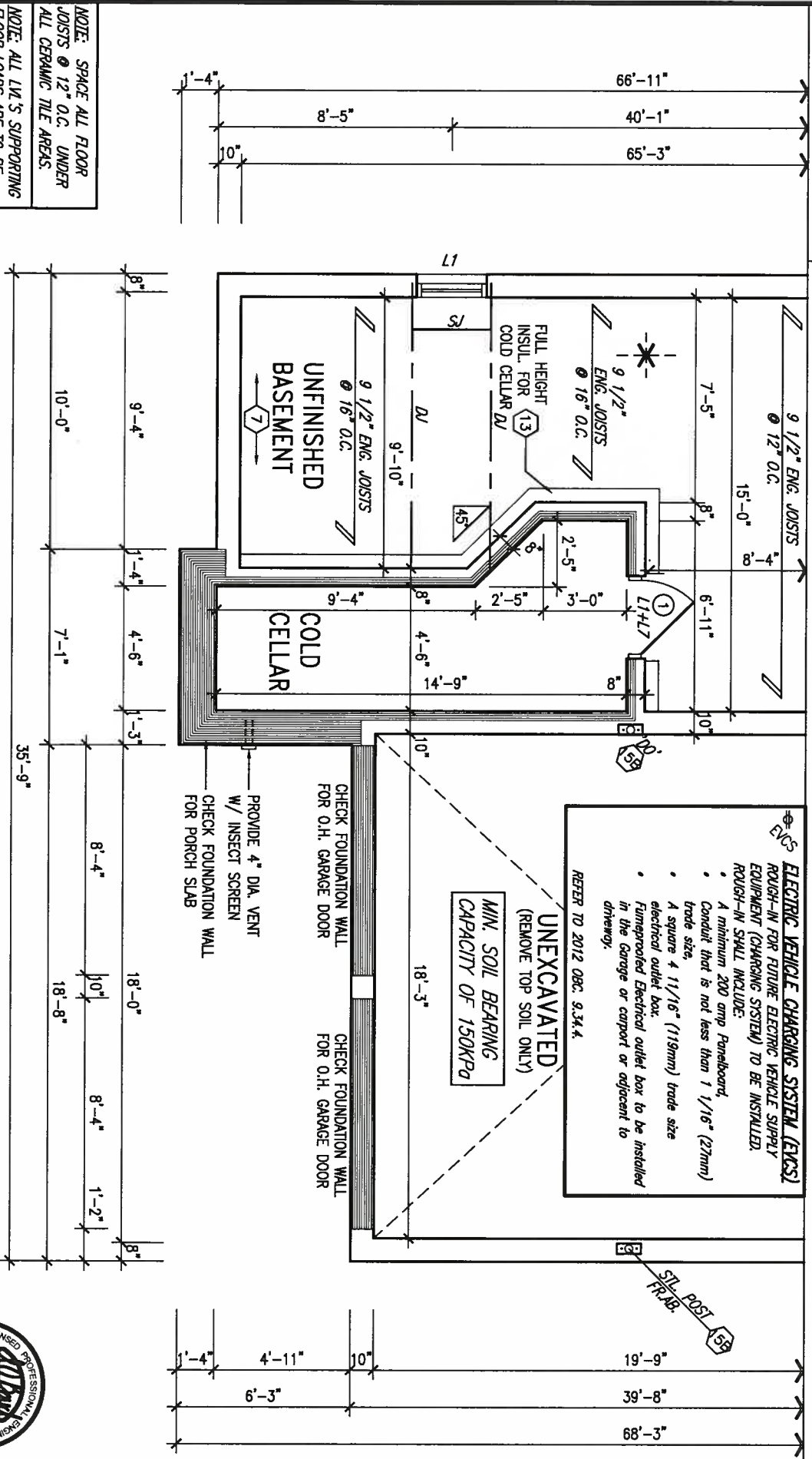
ARCHITECTURAL REVIEW & APPROVAL

FEB 4 2018

John G. Williams Limited, Architects

PART. GROUND FLOOR PLAN 'B'

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM. REFER TO OBC, 9.5.2.3,
38.338.1(f) & 38.3.33.1(f), AND DETAILS PROVIDED



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

INDICATES FIRE RATED WALL ASSEMBLY

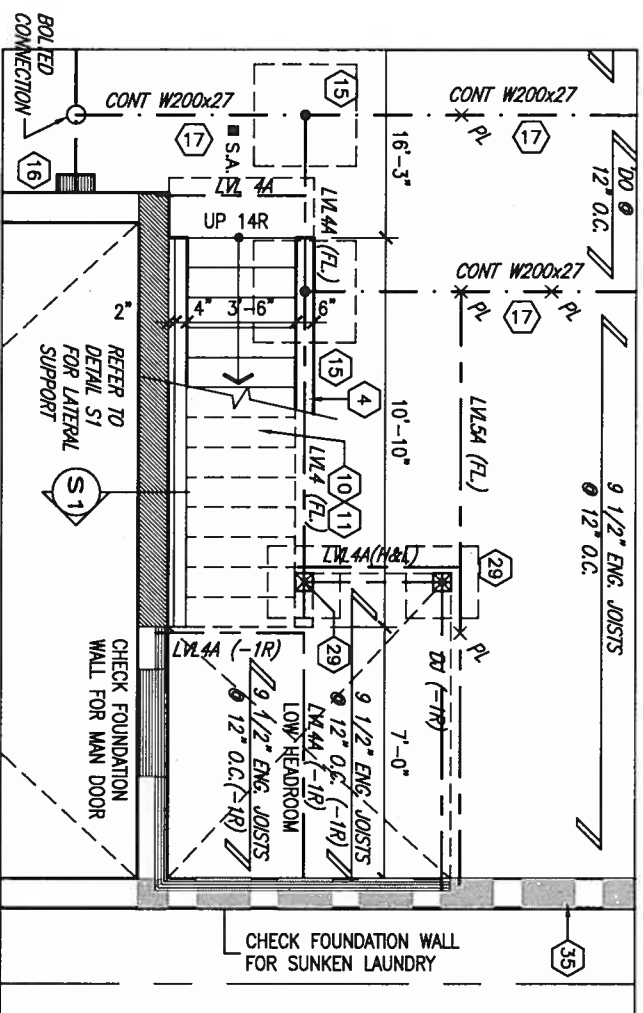


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2.	REVISED AS PER ENG'S COMMENTS	FEB 12-18	RC
1.	ISSUED FOR CLIENT REVIEW		
no. description		date	by

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.	23591
qualification information	42658
Wellington Jno-Baptiste	BCIN
name	42658
registration information	42658
VAS design Inc.	42658
company	42658
Contractor must verify all dimensions on this 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.	42658

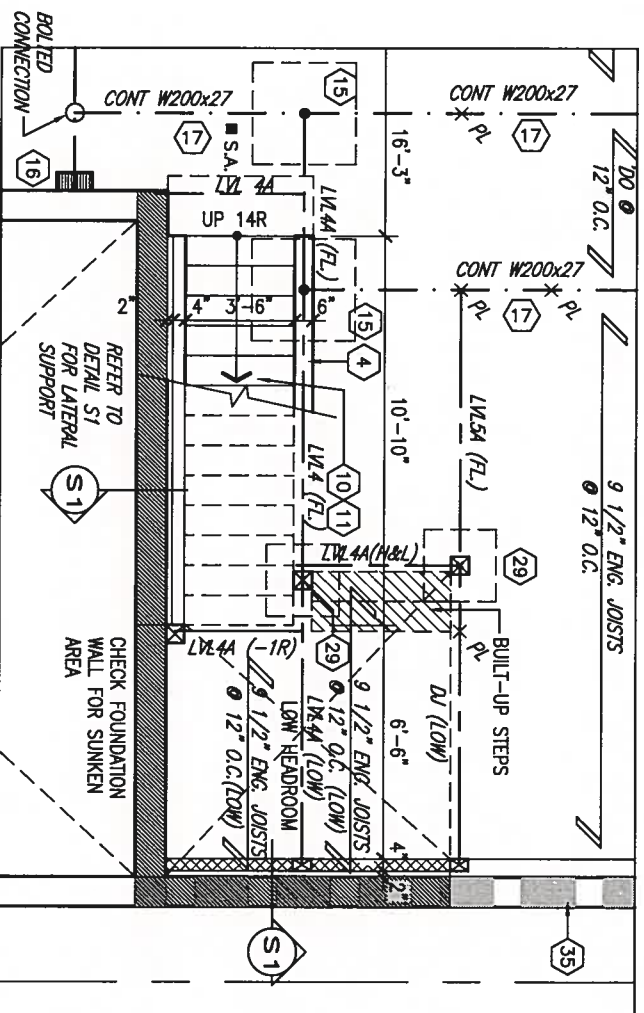


BAYVIEW WELLINGTON	S42-1B LOFT
GREEN VALLEY EAST	RIDEAU 1 LOFT
project name BRADFORD, ONT.	municipality
date JANUARY, 2017	drawing no. 16023
drawn by WT	checked by RC
scale 3/16" = 1'-0"	acade
PART. PLANS ELEVATION 'B'	for income
16023-S42-1B-LOFT	
PROJARD - H.Y.A.R.C.H.I.V.E. WORKING, 2016 S42-1B, Units V&Z 16023-S42-1B-LOFT.dwg - Mon - Feb 12 2018 - 2:30 PM	
4	



PARTIAL BASEMENT PLAN
w/ 1R SUNKEN MUD AREA ABOVE

REFER TO FULL PLANS FOR
TYPICAL NOTES.



PARTIAL BASEMENT PLAN
W/ 2R OR MORE SUNKEN MUD
AREA ABOVE

AREA CALCULATIONS			
	EL. 'A'	EL. 'B'	EL. 'C'
GROUND FLOOR AREA	1791 SF	1800 SF	1800 SF
LOFT FLOOR AREA	1027 SF	1027 SF	1027 SF
SUBTOTAL	2818 SF	2827 SF	2827 SF
DEDUCT ALL OPEN AREAS	0 SF	0 SF	0 SF
TOTAL NET AREA	2818 SF (261.80 m ²)	2827 SF (262.63 m ²)	2827 SF (262.63 m ²)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE	2198 SF	2207 SF	2207 SF
W/OUT PORCH	(204.20 m ²)	(205.03 m ²)	(205.03 m ²)
COVERAGE	2286 SF	2300 SF	2290 SF
W/ PORCH	(212.37 m ²)	(213.67 m ²)	(212.74 m ²)

LICENSED PROFESSIONAL ENGINEER
S.J. BOYD
PROVINCE OF ONTARIO

FEB 12, 2018

FEB 12, 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 the [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.

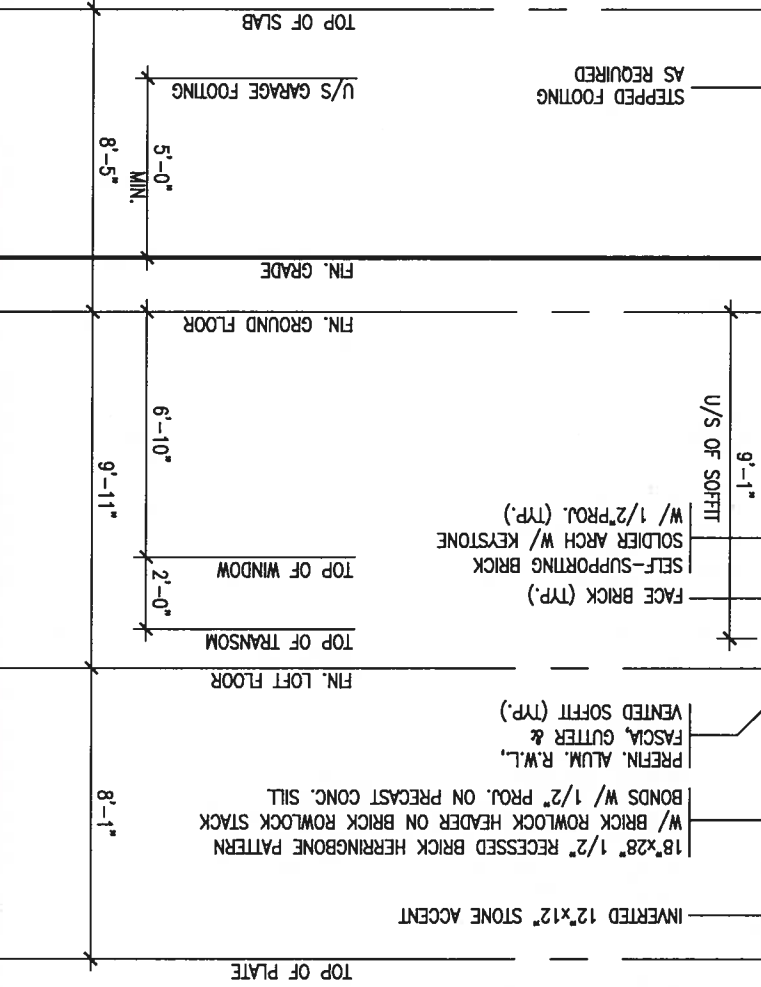
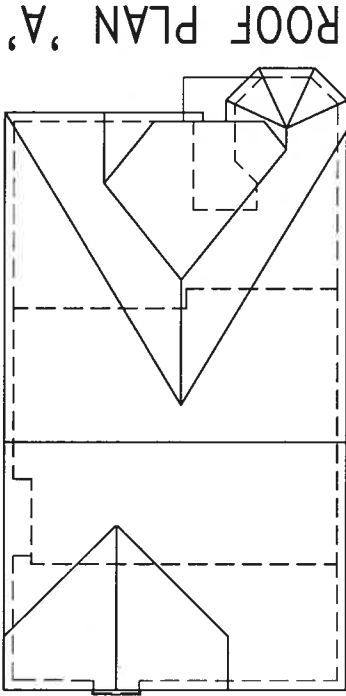
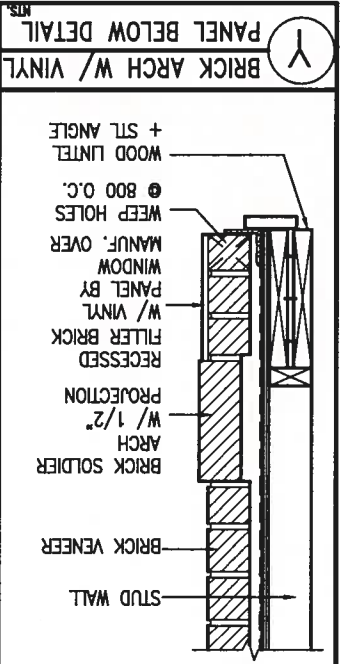
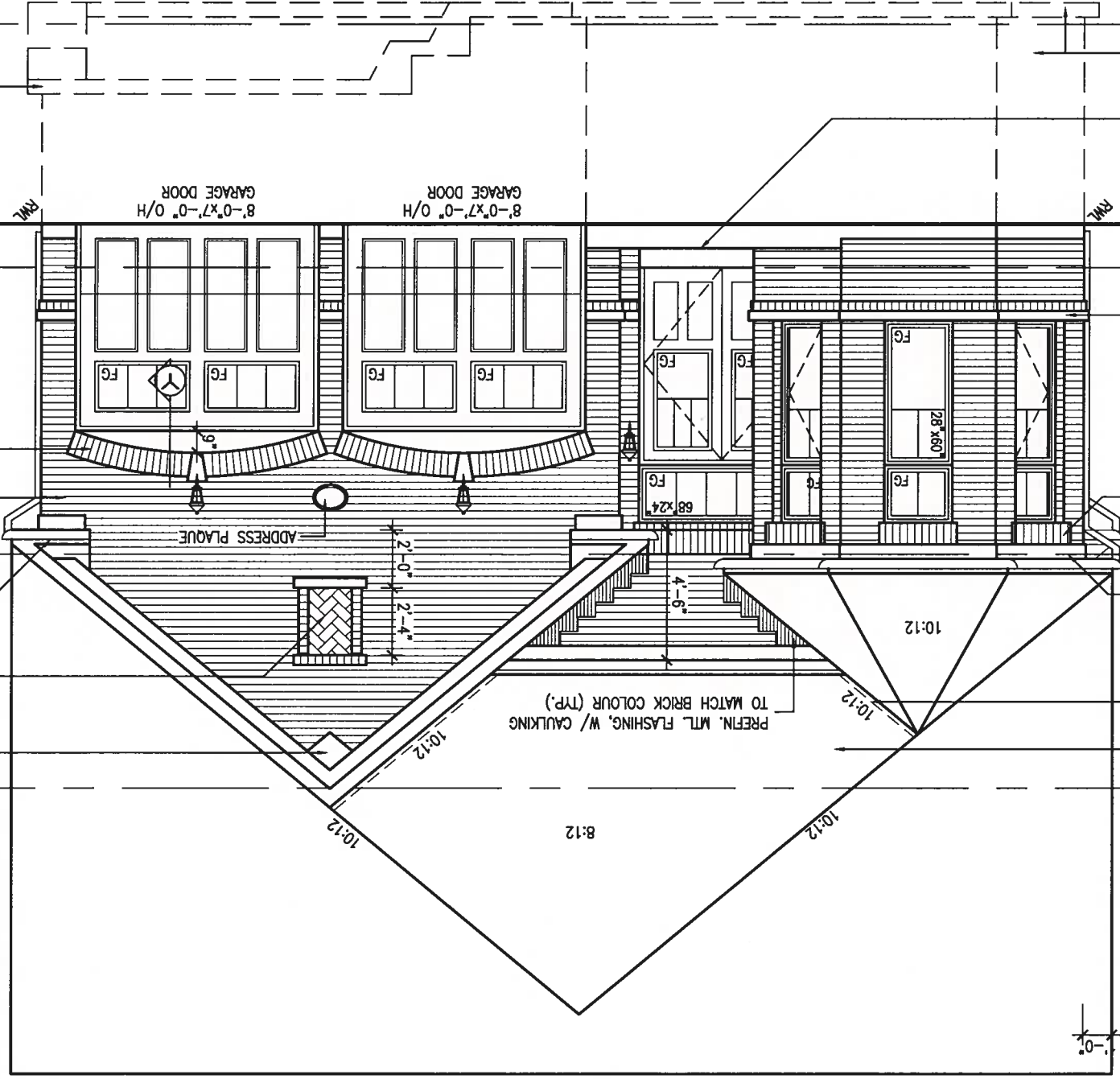
~~FEB 14 2018~~

John G. Williams Limited, Architect

9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8		qualification information
7		Wellington Jno-Bopiste 23591
6		name registration information W&S Design Inc. 42658
5		signature
4		
3		
2	REMOVED AS PER ENG'S COMMENTS	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	ISSUED FOR CLIENT REVIEW	FEB 12-18 RC
	description	date by

	BAYVIEW WELLINGTON	S42-1B LOFT
DESIGN	BRADFORD, ONT.	RIDEAU 1 LOFT
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4762 vcdesign@gmail.com	PART. SUNKEN MUD FLOOR PLANS	project no. 16023
date JANUARY 2017	checked by RC	scale 3/16" = 1'-0"
dwn by WT	file name 16023-S42-1B-LOFT	drawing no. 6
PROJECTED - H:\ARCHIVE\WORKING\2016\16023 BM Units 42\16023-S42-1B-LOFT.dwg - Mon - Feb 12 2018 - 2:50 PM		

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION			
FRONT	LEFT SIDE	RIGHT SIDE	REAR
701 S.F.	1149 S.F.	1151 S.F.	701 S.F.
119.55 S.F.	73.88 S.F.	56.00 S.F.	170.72 S.F.
PERCENTAGE	6.43 %	4.87 %	24.35 %
SB-12.3.1.1.9(4) MAX 19.9 S.F.			
00.0 S.F.			
REFER TO ELEVATION FOR LOCATION			
3702.00 S.F.	343.92 S.M.	39.03 S.M.	
11.35 %			
TOTAL SQ. FT.			
11.35 %			
TOTAL SQ. M.			



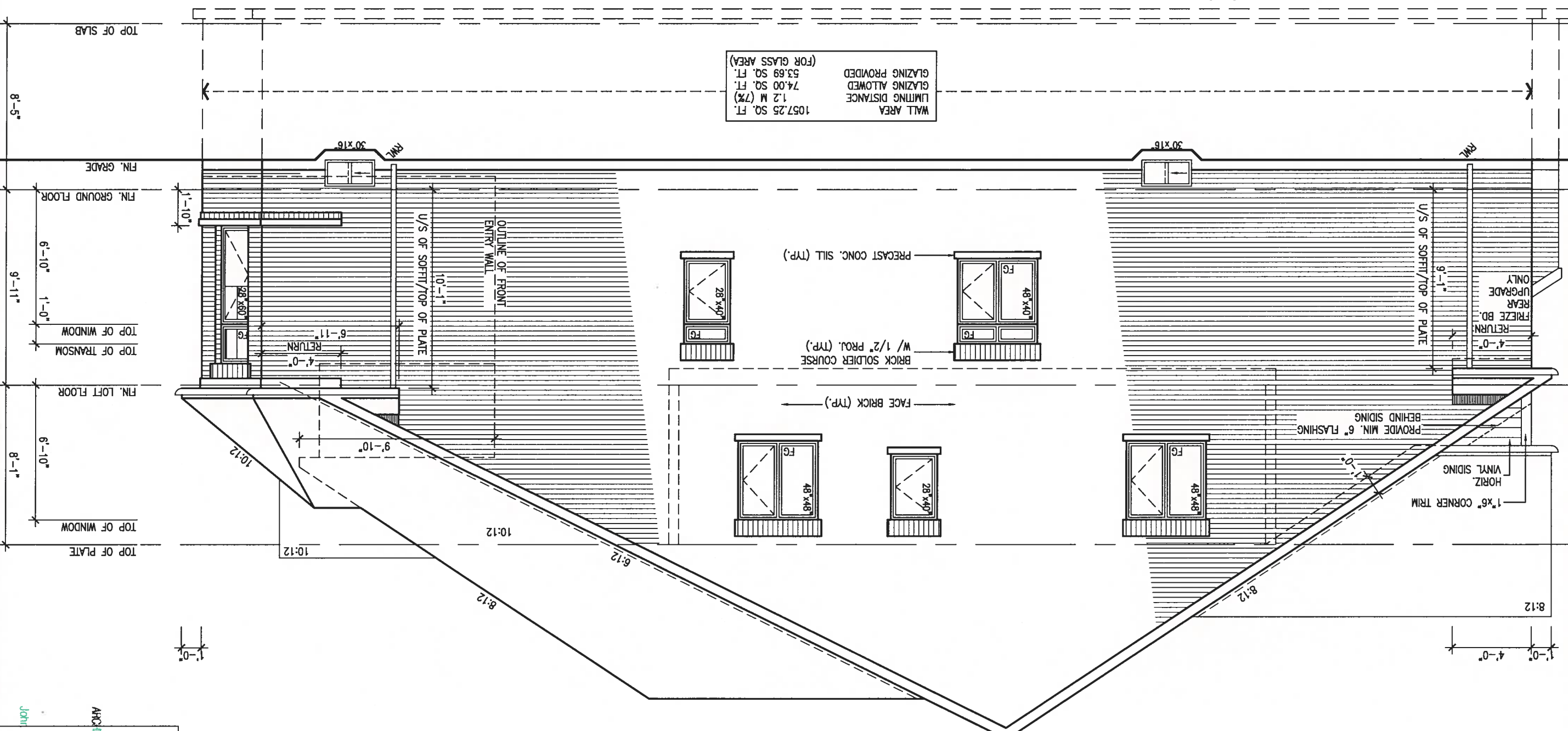
ARCHITECTURAL REVIEW / APPROVAL	
FEB 14 2018	
John Williams Limited, Architect	
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford / West Gwillimbury.	
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the subdivision agreement. The 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.	
POURED CONC. PORCH	
POURED CONC. FOUNDATION	
POURED CONC. FLOORING TYP.	
FRONT ELEVATION 'A'	

BAYVIEW WELLINGTON	
S42-1B LOFT	
RIDEAU 1 LOFT	
BRADFORD, ONT.	
FRONT ELEVATION 'A'	
16023	

BAYVIEW WELLINGTON	
S42-1B LOFT	
RIDEAU 1 LOFT	
BRADFORD, ONT.	
FRONT ELEVATION 'A'	
16023	

BAYVIEW WELLINGTON	
S42-1B LOFT	
RIDEAU 1 LOFT	
BRADFORD, ONT.	
FRONT ELEVATION 'A'	
16023	

LEFT SIDE ELEVATION 'A'



WALL AREA	1057.25 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	74.00 SQ. FT.
GLAZING PROVIDED	53.69 SQ. FT.
(FOR GLASS AREA)	

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	*	*				VAS Design Inc.
5	*	*				name regeneration information
4	*	*				signature
3	*	*				BCH
2	REVISED AS PER ENG'S COMMENTS	FEB 12-18	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 recoded.
1	ISSUED FOR CLIENT REVIEW	*	*			
no	description	date	by			

VAB
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Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
vabdesign.com

project name GREEN VALLEY EAST		municipality BRADFORD, ONT.	
date JANUARY, 2017		project no. 16023	
drawing no. 8		left side elevation 'A'	
drawn by RC		scale 3/16" = 1'-0"	
file name 16023-S42-1B-1LOFT		checked by	
REMARKS - H:\ARCHIVE\WORKING\2016\16023.BM\Units\42\16023-S42-1B-1LOFT.dwg - Mon - Feb 12 2016 - 2:30 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 Gwillimburgh, Ontario.

ARCHITECTURAL REVIEW & APPROVAL

FEB 14 2018

John G. Williams Limited, Architect



RIGHT SIDE ELEVATION 'A'

HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING ②

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	968.77 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	67.81 SQ. FT.
GLAZING PROVIDED	56.00 SQ. FT.
(ROUGH STUD OPN.)	

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-5702. "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 kg/so.m. AND MUST FIT AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2 OF OBC 2006-SUPPLEMENTARY STANDARDS)

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

FACE BRICK (TP.)

Diagram showing vertical dimensions for a building section:

- 5'-0" MIN. (U/S GARAGE FTG. to FIN. GRADE)
- 6'-10" (FIN. GROUND FLOOR to TOP OF WINDOW)
- 1'-0" (TOP OF WINDOW to TOP OF TRANSOM)
- 9'-11" (FIN. GROUND FLOOR to FIN. LOFT FLOOR)
- 6'-10" (FIN. LOFT FLOOR to TOP OF WINDOW)
- 8'-1" (TOP OF WINDOW to TOP OF PLATE)

ARCHITECTURAL REVIEW & APPROVAL

FEB 14 2018

John C. Williams, Director, Architecture

This is to certify that these plans comply with the applicable Architectural Design Guidelines, approved by the Town of BRADFORD, WEST GUILDFORD, VERMONT. The house can be properly built or located on its lot, building code or permit matter or that any zoning or working drawings with respect to any zoning or examining, approving plans or in any way for Architect is not responsible. The Control in the subdivision agreement. The Control including zoning provisions and any provisions and all applicable regulations and requirements fully comply with the Architectural Guidelines ensure that all plans submitted for approval is the builder's complete responsibility to

FEB 12, 2018



BAYVIEW WELLINGTON

S42-1B LOFT

project name
GREEN VALLEY EAST

Municipality
BRADFORD, ONT.

Date _____

DICHT SIN

ELEVATION 'A'

drowning no

9			The undersigned has reviewed and takes responsibility for this design and loss the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8		*		
7		*		
6		*		
5		*		
4		*		
3		*		
2	REVISED AS PER ENG'S COMMENTS	FEB 12-18 RC		
1	ISSUED FOR CLIENT REVIEW			
no	description	date	by	

Contractor must supply all dimensions on the job and report any discrepancies immediately. The Engineer's seal and signature are required on 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.

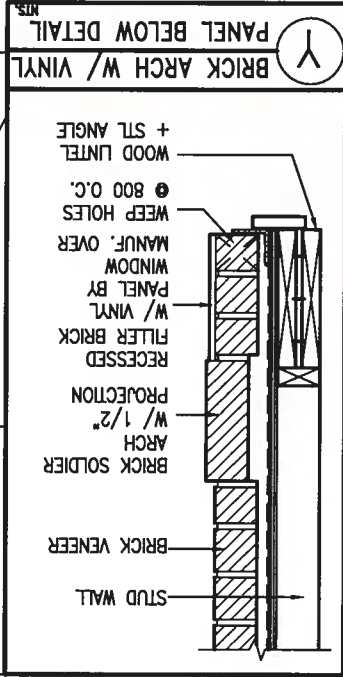
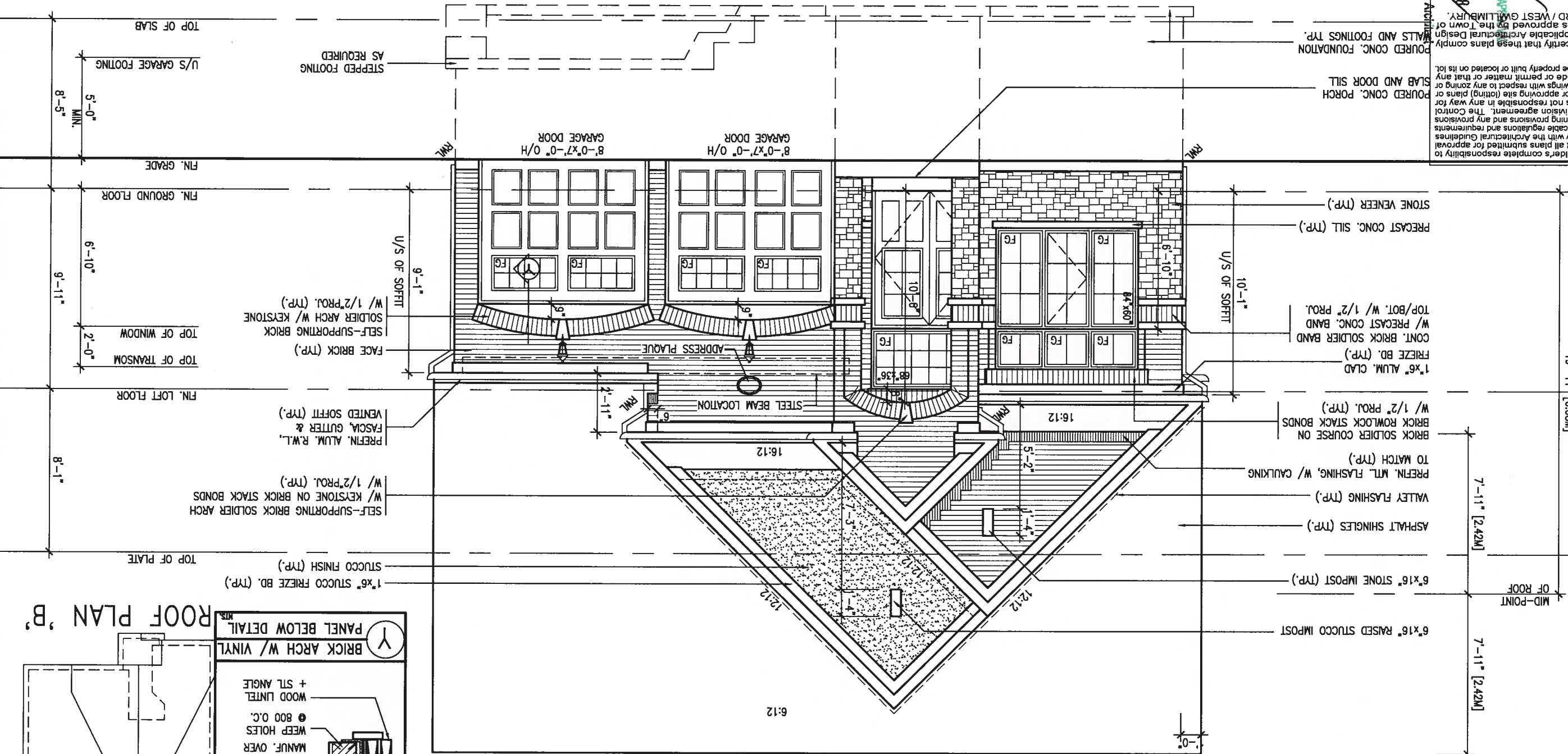
name
registration information
VAA Design Inc.

signature *[Signature]* 2539 BC01 426555

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UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))				
ENERGY EFFICIENCY - OBC SB12				
ELEVATION		WALL AREA S.F. OPENING S.F. PERCENTAGE		
FRONT		701 S.F.	125.22 S.F.	17.86 %
LEFT SIDE		1149 S.F.	73.88 S.F.	6.43 %
RIGHT SIDE		1151 S.F.	56.00 S.F.	4.87 %
REAR		701 S.F.	170.72 S.F.	24.35 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.		
TOTAL SQ. FT.		3702.00 S.F.	425.82 S.F.	11.50 %
TOTAL SQ. M.		343.92 S.M.	39.56 S.M.	11.50 %



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-Bopstle

25591

RCM

42558

1. ISSUED FOR CLIENT REVIEW

2. REVISED AS PER ENG'S COMMENTS

3. ISSUED FOR CLIENT REVIEW

4. ISSUED FOR CLIENT REVIEW

5. ISSUED FOR CLIENT REVIEW

6. ISSUED FOR CLIENT REVIEW

7. ISSUED FOR CLIENT REVIEW

8. ISSUED FOR CLIENT REVIEW

9. ISSUED FOR CLIENT REVIEW

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

BAYVIEW WELLINGTON

S42-1B LOFT

GREEN VALLEY EAST

RIDEAU 1 LOFT

16023

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

16023-S42-1B-LOFT

16023-S42-1B-LOFT

16023-S42-1B-LOFT

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16023-S42-1B-LOFT

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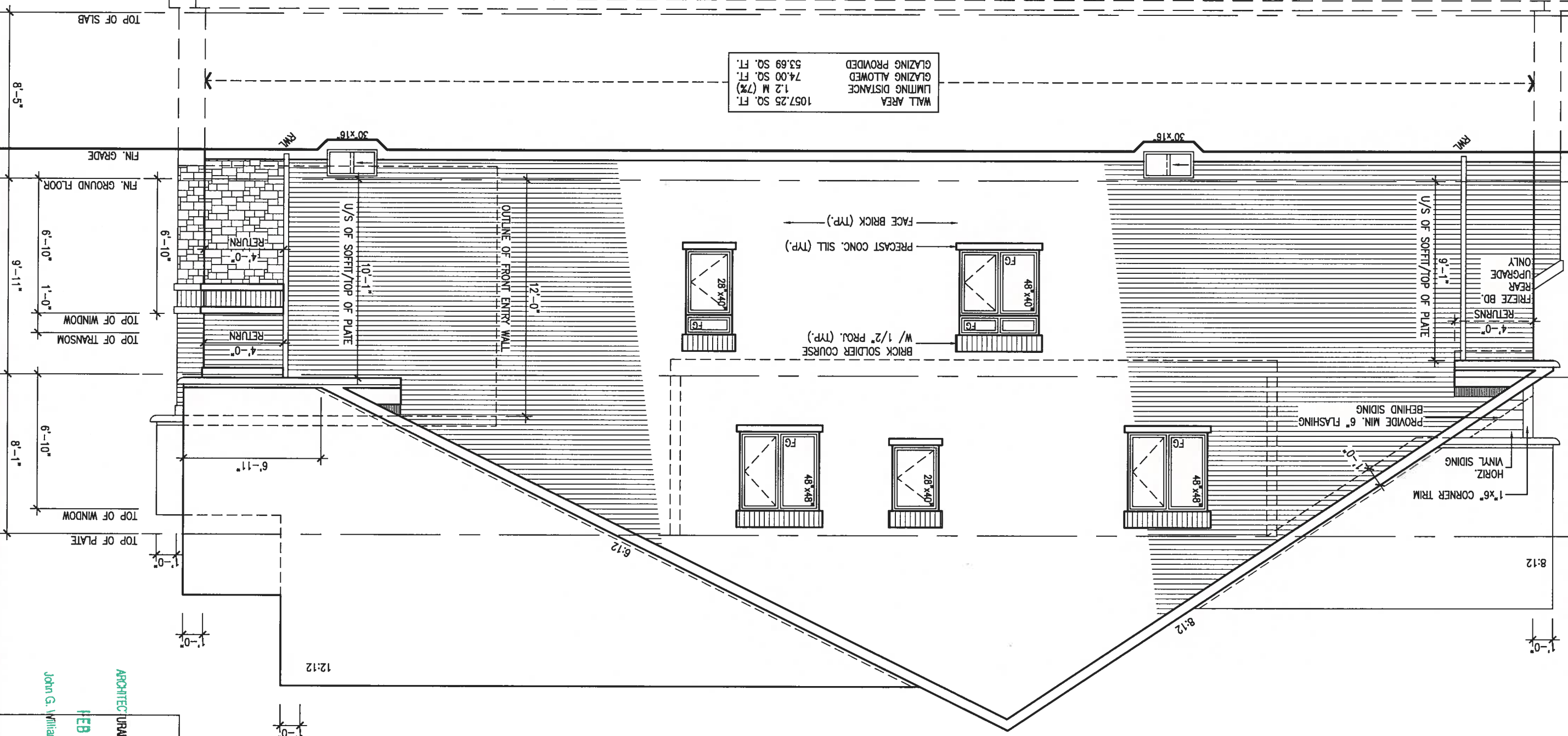
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16023-S42-1B-LOFT

16023-S42-1B-LOFT

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LEFT SIDE ELEVATION, B,



WALL AREA	1057.25 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	74.00 SQ. FT.
GLAZING PROVIDED	53.69 SQ. FT.

[illegible]

VAB
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t 416.630.2255 f 416.630.4782
vabdesign.com
vabdesign@gmail.com

project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 1 6023
BAYVIEW WELLINGTON S42-1B LOFT RIDEAU 1 LOFT		
date JANUARY, 2017 drawn by RC scale 3/16" = 1'-0"	LEFT SIDE ELEVATION 'B' file name 16023-S42-1B-LOFT	drawing no. 12

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines including zoning provisions and any provisions in the subdivision agreement. The 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-GWILIMBURY.

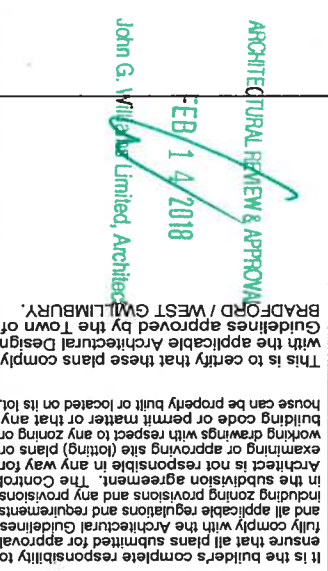
FEB 14 2018

ARCHITECTURAL REVIEW & APPROVAL

John G. Williams Limited, Architect



WALL AREA	1057.25 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	74.00 SQ. FT.
GLAZING PROVIDED	53.69 SQ. FT.
(FOR GLASS AREA)	



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RIGHT SIDE ELEVATION 'C'

GLAZING PROVIDED
GLAZING ALLOWED
LIMITING DISTANCE

BRICK VENEER CONSTRUCTION

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

— FACE BRICK (TYP.) —

BAYVIEW WELLINGTON	S42-1B LOFT
RIDEAU 1 LOFT	
project name GREEN VALLEY EAST	municipality BRADFORD, ONT.
date JANUARY 2017	drawing no. 16023
drawn by WT	scale 3/16" = 1'-0"
checked by RC	file name 16023-S42-1B-LOFT
RIGHT SIDE ELEVATION °C'	
RICHMOND - H:\ARCHITECT WORKING\2016\16023.BW\Units\42\16023-S42-1B-LOFT.dwg - Mon - Feb 12 2018 - 2:30 PM 16	

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

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 provisions and any provisions in the subdivision agreement. The Contractor is not responsible in any way for examining or approving site (lot) 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.



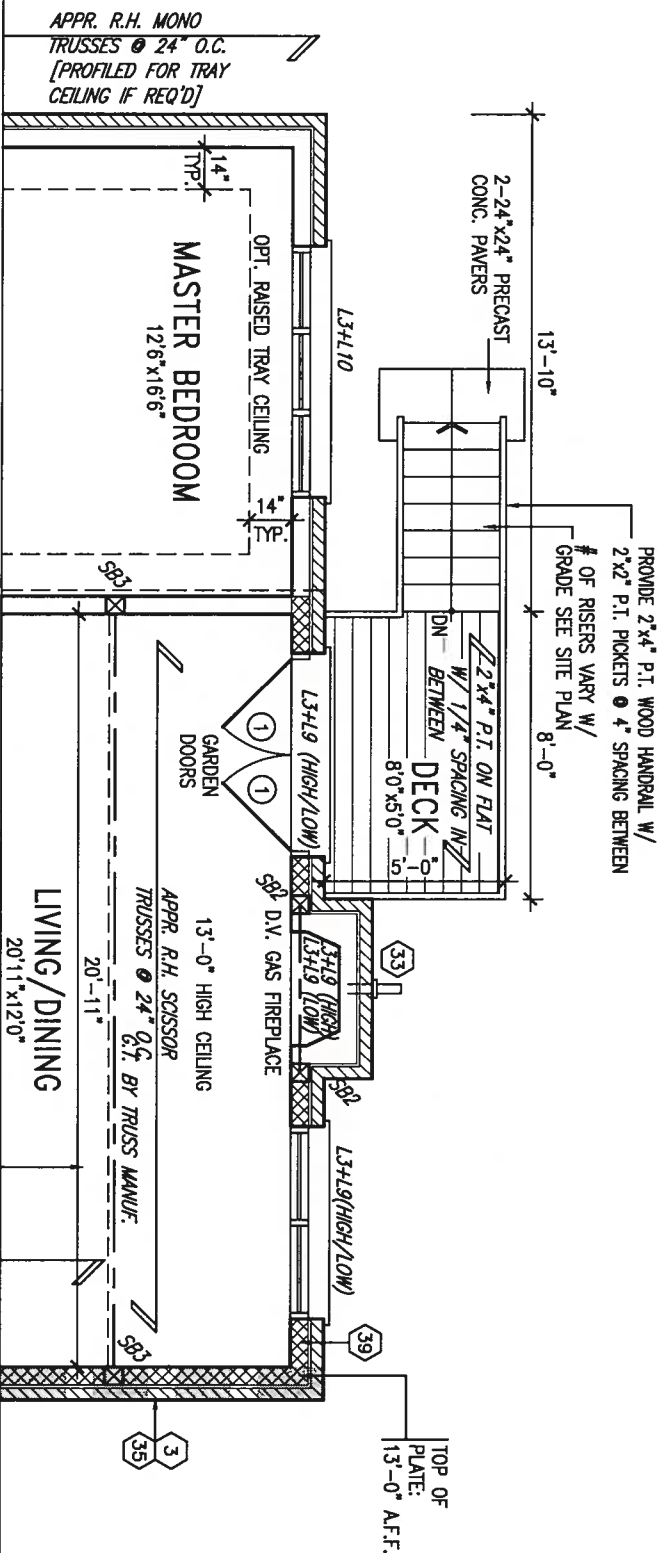
protected name BAYVIEW WELLINGTON		S42-1B LOFT RIDEAU 1 LOFT	
project name GREEN VALLEY EAST		municipality BRADFORD, ONT.	
date JANUARY, 2017		CROSS SECTION A-A	
drawn by WT	checked by RC	scale 3/16" = 1'-0"	file name 16023-S42-1B-LOFT
PROJECT - H.MARCHME WORKING 2016 \16023.BM\Units\42 \16023-S42-1B-LOFT.dwg - Mon - Feb 12 2018 - 2:30 PM			drawing no. 17
			project no. 16023



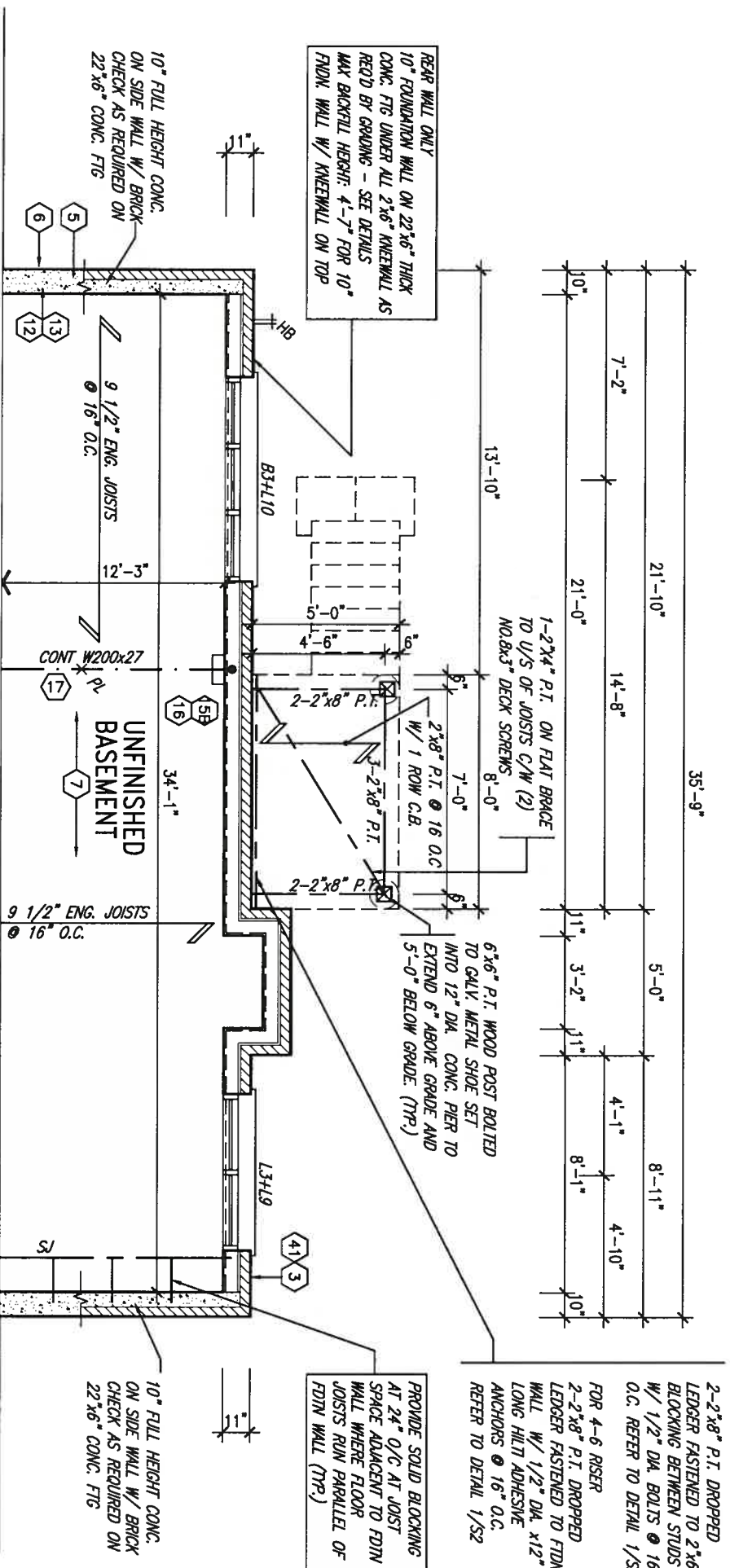
BRADFORD / WEST GWILLIMBURY.

FEB 14 2018

John G. Williams Limited, Architect



ELEVS 'B' & 'C' SIMILAR



ELEVS 'B' & 'C' SIMILAR

REFER TO FULL PLANS FOR
TYPICAL NOTES.

UNLESS OTHERWISE NOTED.

MANUFACTURER:

ROOF TRUSS LAYOUTS & BEAM SIZES

[illegible]

BAYVIEW WELLINGTON	S42-1B LOFT
GREEN VALLEY EAST	RIDEAU 1 LOFT
project name BRADFORD, ONT.,	municipality 1602S3
date JANUARY, 2017	PART. FLOOR PLANS - W.O.D. COND.
dram by RC	checked by 3/16"
scale 1"=0'	file name 1602S3-S42-1B-LOFT
drawn no. 18	drawing no. 18

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

✓ FEB 14 2018

PART GROUND FLOOR PLAN 'A' – W.O.B. CONDITION
ELEVS 'B' & 'C' SIMILAR



9						The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste <i>John Baptiste</i> 25591 name registration information BCIN WAS Design Inc. <i>WAS Design</i> 42858
8						
7						
6						
5						
4						
3						
2	REVISED AS PER ENG'S COMMENTS	FEB 12-18	RC			
1	ISSUED FOR CLIENT REVIEW					
	no. 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.						
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vaddesign.com BAYVIEW WELLINGTON S42-1B LOFT RIDEAU 1 LOFT						
project name		municipality		project no.		
GREEN VALLEY EAST		BRADFORD, ONT.		16023		
date		PART. FLOOR PLAN -		drawing no.		
JANUARY, 2017		W.O.B. COND.		19		
drawn by		checked by		file name		
WT		RC		16023-S42-1B-LOFT		
SCALE: 3/16" = 1'-0" RECORDED - H:\ARCHIVE\WORKBOOK\2016\16023 BW\Units V2\16023-S42-1B-LOFT.dwg - Mon - Feb 12 2018 - 2:30 PM						

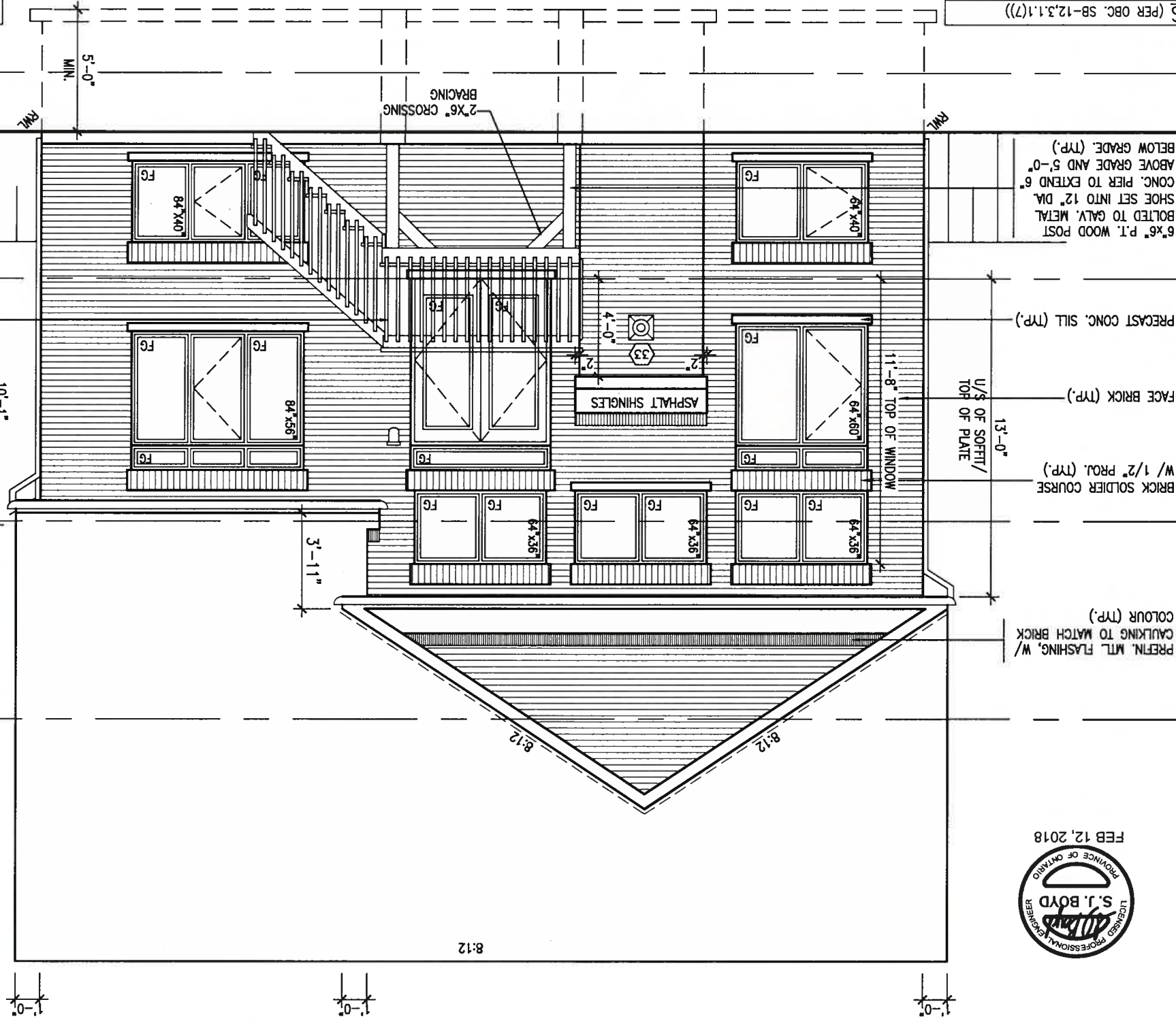
APRTECUTURAL REVIEW & APPROVAL
FEB 14 2008
John G. Williams Limited, Architect

APRTECUTURAL REVIEW & APPROVAL
FEB 14 2008
John G. Williams Limited, Architect

UNINSULATED OPENINGS		S42-18 ELEVATION C LOFT WOD		ENERGY EFFICIENCY - OBC SB12	
ELEVATION		WALL AREA S.F.		OPENING S.F.	
FRONT		701 S.F.		133.11 S.F.	
LEFT SIDE		1165 S.F.		91.77 S.F.	
RIGHT SIDE		1165 S.F.		56.00 S.F.	
REAR		627 S.F.		205.02 S.F.	
* OPENINGS OMITTED AS PER SB-12.1.19(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				00.0 S.F.	
TOTAL SQ. FT.		3658.00 S.F.		485.90 S.F.	
TOTAL SQ. M.		339.84 S.M.		45.14 S.M.	
				13.28 %	

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
S42-1B ELEVATION B LOFT WOD		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	701 S.F.	125.22 S.F.	17.86 %
LEFT SIDE	1149 S.F.	73.88 S.F.	6.43 %
RIGHT SIDE	1151 S.F.	56.00 S.F.	4.87 %
REAR	627 S.F.	205.02 S.F.	32.70 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.	
		TOTAL SQ. FT.	
		3628.00 S.F.	460.12 S.F.
TOTAL SQ. M.		337.05 S.M.	12.68 %

UNINSULATED OPENINGS		(PER OBC. SB-12,3.1.1(7))	
S4-2-18 ELEVATION A LOFT WOD		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	701 S.F.	119.55 S.F.	17.05 %
LEFT SIDE	1149 S.F.	73.88 S.F.	6.43 %
RIGHT SIDE	1151 S.F.	56.00 S.F.	4.87 %
REAR	627 S.F.	205.02 S.F.	32.70 %
* OPENINGS OMITTED AS PER SB-12 3.1.19(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.	
TOTAL SQ. FT.		3628.00 S.F.	12.53 %
TOTAL SQ. M.		337.05 S.M.	12.53 %



REAR ELEVATION 'A' - W.O.D. CONDITION

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6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	RISD AS OFR ENG'S COMMENTS		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 meet the requirements set out in the Ontario Building Code to be a Designer.

Qualification Information

Wellington Jno-Baptiste 23531
signature
BCIN
42658

registration information
WJS 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 retained 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 / 416.630.4782
vadsdesign.com

project name	BAYVIEW WELLINGTON		S42-1B LOFT
	BRADFORD, ONT.		RIDEAU 1 LOFT
GREEN VALLEY EAST	project no. 160233		
date JANUARY, 2017	REAR ELEVATION		
drawn by	RC		
checked by	3/16" = 1'-0"		
	scale		
	'A' - W.O.D. COND.		
	file name		
RECORDED - H:\MACHINE\WORKING\2016\160233.BMV\Units\42\16023-S42-1B-LOFT.dwg -		16023-S42-1B-LOFT	
Mon - Feb 12 2018 - 2:50 PM			
drawing no.		20	

ARCHITECTURAL REVIEW & APPROVAL

EST GWILLIMBURY

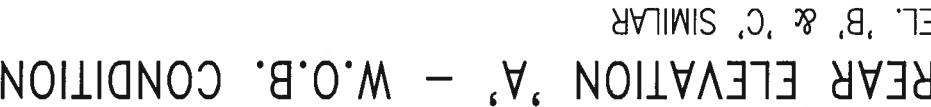
What these plans comply with Architectural Design approved by the Town of

EB 14 2018

John G. Williams Limited, Architect



6"x6" P.T. WOOD POST
BOLTED TO GALV. METAL
SHOE SET INTO 12" DIA.
CONC. PIER TO EXTEND 6"
ABOVE GRADE AND 5'-0"
BELOW GRADE (TYP.)



UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))		S4-2-1B ELEVATION B LOFT WOB		ENERGY EFFICIENCY - OBC SB12	
ELEVATION		WALL AREA S.F.		OPENING S.F. PERCENTAGE	
FRONT		701 S.F.		125.22 S.F.	
LEFT SIDE		1149 S.F.		73.88 S.F.	
RIGHT SIDE		1151 S.F.		56.00 S.F.	
REAR		732 S.F.		264.90 S.F.	
				36.19 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				00.0 S.F.	
TOTAL SQ. FT.		3733.00 S.F.		520.00 S.F.	
TOTAL SQ. M.		346.80 S.M.		48.31 S.M.	
				13.93 %	

UNINSULATED OPENINGS (PER OBC. SB-12.3.1(7))		S42-18 ELEVATION A LOFT WOB		ENERGY EFFICIENCY - OBC SB12	
ELEVATION		WALL AREA S.F.		OPENING S.F.	
FRONT		701 S.F.		119.55 S.F.	
LEFT SIDE		1149 S.F.		73.88 S.F.	
RIGHT SIDE		1151 S.F.		56.00 S.F.	
REAR		732 S.F.		264.90 S.F.	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				00.0 S.F.	
TOTAL SQ. FT.		3733.00 S.F.		514.33 S.F.	
TOTAL SQ. M.		346.80 S.M.		47.78 S.M.	
				13.78 %	

BAYVIEW WELLINGTON		S42-1B LOFT	
GREEN VALLEY EAST		RIDEAU 1 LOFT	
project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16022	
date JANUARY, 2017	REAR ELEVATION 'A' -		drawing no. 21
drawn by WT	checked by RC	scale 3/16" = 1'-0"	file name 16023-S42-1B-LOFT
REWARD - H:\ARCHIVE WORKBOOK\2016\16023 BM\linha 42\16023-S42-1B-LOFT.dwg - Mon - Feb 12 2016 - 2:30 PM			

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

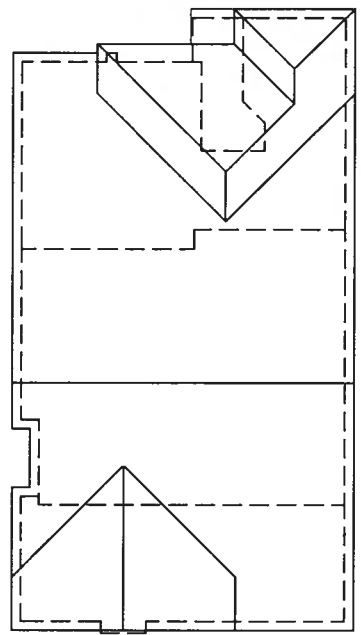
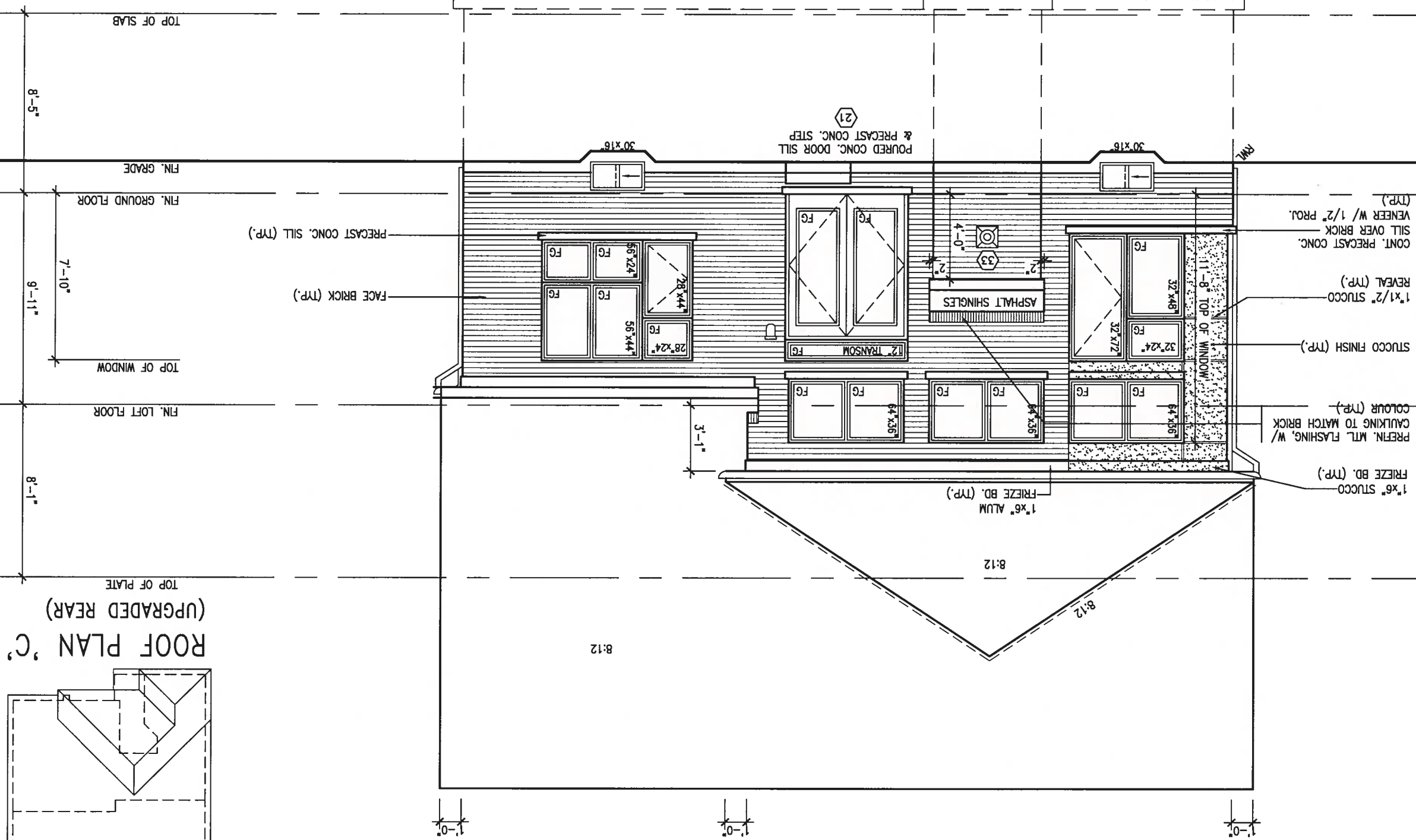
It is the builder's complete responsibility to ensure that all plans submitted for approval and all applicable regulations and requirements fully comply with the Architectural Guidelines in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site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

ARCHITECTURAL REVIEW & APPROVAL

FEB 14 2018

John C. Whinnans 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 Jim-Baptiste 25591
6	.	.	.	name 426558
5	.	.	.	BCN
4	.	.	.	signature
3	.	.	.	VAS Design Inc. 426558
2	REMOVED AS PER ENG'S COMMENTS	FTB 12-18	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 recoded.
1	ISSUED FOR CLIENT REVIEW	.	.	
no. description		date	by	

VAS
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1P4
t 416.630.2255 f 416.630.4782
vasdesigna.com

BAYVIEW WELLINGTON

S42-1B LOFT
RIDEAU 1 LOFT

project name	BRADFORD, ONT.	project no.	16023
GREEN VALLEY EAST		multiplicity	
date	JANUARY, 2017	scale	UPGRADED REAR ELEVATION 'C'
drawn by	WT	checked by	RC
		scale	3/16" = 1'-0"
		file name	16023-S42-1B-LOFT
RICHARD - H:\ARCHIVE\WORKING\2016\16023\BAYVIEW\42\16023-S42-1B-LOFT.dwg - Mon - Feb 12 2018 - 2:30 PM		drawing no.	24

PROPERTY LINE

APPR. R.H. MONO TRUSSES @ 24" O.C. [PROFIED FOR TRAY CEILING IF REQ'D]

MASTER BEDROOM 12'6" x 16'6"

OPT. RAISED TRAY CEILING

L3+L10

L3+L9 (HIGH)

L3+L9

GARDEN DOORS

13'0" HIGH CEILING

APPR. R.H. ROOF

LIVING/DINING 20'11" x 12'0"

D.V. GAS FIREPLACE

L3+L9 (HIGH)

L3+L9 (LOW)

L3(HIGH/LOW)

PROPERTY LINE

35'-9"

21'-10"

10'-8"

7'-2"

12'-6"

4'-0"

7'-11"

5'-0"

3'-2"

8'-11"

2'-8"

2'-8"

3'-7"

8'-3"

13'-0" A.F.F.

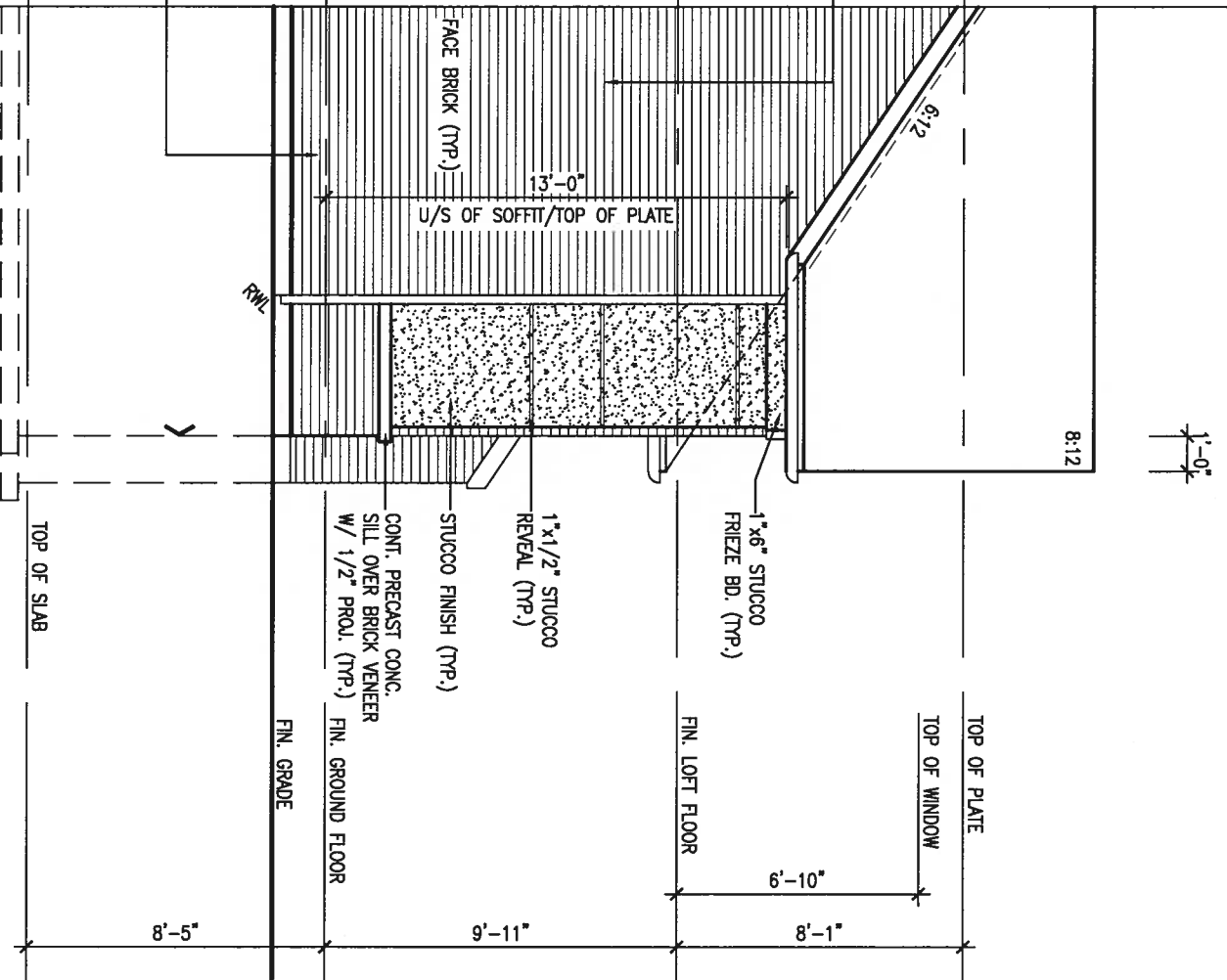
TOP OF PLATE:

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

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ARCHITECTURAL REVIEW & APPROVAL
FEB 14 2018
John G. Williams Limited Architect

(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 2006-SUPPLEMENTARY STANDARDS)



(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.

9.		The undersigned has reviewed and issues 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-Bopliste	25591
5.	*	registration information	BCM
4.	*	VAS Design Inc.	42658
3.	*		
2.	FEB 12-18 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		

BAYVIEW WELLINGTON

S42-1B LOFT
RIDEAU 1 LOFT

255 Consumers Rd Suite 120
Toronto ON M2J 1Y4
t 416.650.2255 f 416.650.4782
vb@vasdesign.com

project name	municipality	project no.
GREEN VALLEY EAST	BRADFORD, ONT.	160233
JANUARY, 2017	PART. PLAN ELEVATION 'C' W/ UPGRADED REAR	
drawn by	checked by	scale
WT	RC	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BMV Urban VZ1\16023-S42-1B-LOFT.dwg		the name
- Mon - Feb 12 2018 - 2:30 PM		16023-S42-1B-LOFT
	drawing no.	25

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

FEB 14 2018



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

JOISTS @ 12" O.C. UNDER
ALL CERAMIC TILE AREAS.

Architectural floor plan of a house. The plan includes the following details:

- MASTER BEDROOM:** 12'6" x 16'6". Features an "OPT. BASED TRAY CEILING" and a "14" TYP." dimension.
- LIVING/DINING:** 20'11" x 12'0". Features a "D.V. GAS FIREPLACE" and a "13'0" HIGH CEILING".
- DECK:** Features "2x4x4 P.T. ON FLAT W/ 1/4" SPACING IN/ BETWEEN". Dimensions include "L3+10", "L3+19 (HIGH)", and "L3+19 (LOW)".
- GARDEN:** Accessible via "GARDEN DOORS".
- Structural/Finish Notes:**
 - "2-24"x24" PRECAST CONC. PAVERS"
 - "PROMDE 2"x4" P.T. WOOD HANDRAIL W/ 2"x2" P.T. PICKETS @ 4" SPACING BETWEEN"
 - "# OF RISERS VARY W/ GRADE SEE SITE PLAN"
 - "L3+10"
 - "L3+19 (HIGH)"
 - "L3+19 (LOW)"
 - "L3(HIGH/LOW)"
 - "4'-0"
- Other Labels:** "APPR. R.H. ROOF", "G.T. BY TRUSS MANUF.", "PROPERTY LINE", "TYP.", "H.B.", "33", "3", "3C", "35", "11", "M", "S", "F", "N", "P", "L", "R", "D", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE", "FF", "GG", "HH", "II", "JJ", "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", "TT", "UU", "VV", "WW", "XX", "YY", "ZZ", "AAA", "BBB", "CCC", "DDD", "EEE", "FFF", "GGG", "HHH", "III", "JJJ", "KKK", "LLL", "MMM", "NNN", "OOO", "PPP", "QQQ", "RRR", "SSS", "TTT", "UUU", "VVV", "WWW", "XXX", "YYY", "ZZZ", "AAAA", "BBBB", "CCCC", "DDDD", "EEEE", "FFFF", "GGGG", "HHHH", "IIII", "JJJJ", "KKKK", "LLLL", "MMMM", "NNNN", "OOOO", "PPPP", "QQQQ", "RRRR", "SSSS", "TTTT", "UUUU", "VVVV", "WWWW", "XXXX", "YYYY", "ZZZZ", "AAAAA", "BBBBB", "CCCCC", "DDDDD", "EEEEE", "FFFFF", "GGGGG", "HHHHH", "IIIII", "JJJJJ", "KKKKK", "LLLLL", "MMMMM", "NNNNN", "OOOOO", "PPPPP", "QQQQQ", "RRRRR", "SSSSS", "TTTTT", "UUUUU", "VVVVV", "WWWWW", "XXXXX", "YYYYY", "ZZZZZ", "AAAAAA", "BBBBBB", "CCCCCC", "DDDDDD", "EEEEEE", "FFFFFF", "GGGGGG", "HHHHHH", "IIIIII", "JJJJJJ", "KKKKKK", "LLLLLL", "MMMMMM", "NNNNNN", "OOOOOO", "PPPPPP", "QQQQQQ", "RRRRRR", "SSSSSS", "TTTTTT", "UUUUUU", "VVVVVV", "WWWWWW", "XXXXXX", "YYYYYY", "ZZZZZZ", "AAAAAAA", "BBBBBBB", "CCCCCCC", "DDDDDDD", "EEEEEEE", "FFFFFFF", "GGGGGGG", "HHHHHHH", "IIIIIII", "JJJJJJJ", "KKKKKKK", "LLLLLLL", "MMMMMMM", "NNNNNNN", "OOOOOOO", "PPPPPPP", "QQQQQQQ", "RRRRRRR", "SSSSSSS", "TTTTTTT", "UUUUUUU", "VVVVVVV", "WWWWWWW", "XXXXXXXX", "YYYYYYY", "ZZZZZZZ", "AAAAAAAA", "BBBBBBB", "CCCCCCC", "DDDDDDD", "EEEEEEE", "FFFFFFF", "GGGGGGG", "HHHHHHH", "IIIIIII", "JJJJJJJ", "KKKKKKK", "LLLLLLL", "MMMMMMM", "NNNNNNN", "OOOOOOO", "PPPPPPP", "QQQQQQQ", "RRRRRRR", "SSSSSSS", "TTTTTTT", "UUUUUUU", "VVVVVVV", "WWWWWWW", "XXXXXXXXX", "YYYYYYY", "ZZZZZZZ", "AAAAAAAAA", "BBBBBBB", "CCCCCCC", "DDDDDDD", "EEEEEEE", "FFFFFFF", "GGGGGGG", "HHHHHHH", "IIIIIII", "JJJJJJJ", "KKKKKKK", "LLLLLLL", "MMMMMMM", "NNNNNNN", "OOOOOOO", "PPPPPPP", "QQQQQQQ", "RRRRRRR", "SSSSSSS", "TTTTTTT", "UUUUUUU", "VVVVVVV", "WWWWWWW", "XXXXXXXXX", "YYYYYYY", "ZZZZZZZ", "AAAAAAAAA", "BBBBBBB", "CCCCCCC", "DDDDDDD", "EEEEEEE", "FFFFFFF", "GGGGGGG", "HHHHHHH", "IIIIIII", "JJJJJJJ", "KKKKKKK", "LLLLLLL", "MMMMMMM", "NNNNNNN", "OOOOOOO", "PPPPPPP", "QQQQQQQ", "RRRRRRR", "SSSSSSS", "TTTTTTT", "UUUUUUU", "VVVVVVV", "WWWWWWW", "XXXXXXXXX", "YYYYYYY", "ZZZZZZZ", "AAAAAAAAA", "BBBBBBB", "CCCCCCC", "DDDDDDD", "EEEEEEE", "FFFFFFF", "GGGGGGG", "HHHHHHH", "IIIIIII", "JJJJJJJ", "KKKKKKK", "LLLLLLL", "MMMMMMM", "NNNNNNN", "OOOOOOO", "PPPPPPP", "QQQQQQQ", "RRRRRRR", "SSSSSSS", "TTTTTTT", "UUUUUUU", "VVVVVVV", "WWWWWWW", "XXXXXXXXX", "YYYYYYY", "ZZZZZZZ", "AAAAAAAAA", "BBBBBBB", "CCCCCCC", "DDDDDDD", "EEEEEEE", "FFFFFFF", "GGGGGGG", "HHHHHHH", "IIIIIII", "JJJJJJJ", "KKKKKKK", "LLLLLLL", "MMMMMMM", "NNNNNNN", "OOOOOOO", "PPPPPPP", "QQQQQQQ", "RRRRRRR", "SSSSSSS", "TTTTTTT", "UUUUUUU", "VVVVVVV", "WWWWWWW", "XXXXXXXXX", "YYYYYYY", "ZZZZZZZ", "AAAAAAAAA", "BBBBBBB", "CCCCCCC", "DDDDDDD", "EEEEEEE", "FFFFFFF", 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REFER TO FULL PLANS FOR
TYPICAL NOTES.

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

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

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

9		The undersigned has informed 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		Wellingtion Jno-Baptiste 25591
6		name VAS Design Inc. BCIN 42658
5		registration information
4		signature
3		
2	REVESED AS OER ENG'S COMMENTS	FEB 12-18 RC
1	ISSUED FOR CLIENT REVIEW	
0	description	date by drawings are not to be scaled.

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.

255 Consumers Rd Suite 120
Toronto ON M2L 1R4
1 416 650 2295 1 416 650 4782
vdsdesign.com

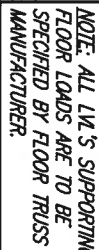
VAS DESIGN

project name	BAYVIEW WELLINGTON	S42-1B LOFT
GREEN VALLEY EAST	BRADFORD, ONT.	RIDEAU 1 LOFT
DATE JANUARY, 2017	PART. ELEV C REAR UPG PLANS FOR WOD	drawing no. 16022-26
drawn by WT	checked by RC	scale 3/16" = 1'-0"
FILED - H:\ARCHIVE\WORKING\2016\16023.BMV\UnitA\2\16023-S42-1B-LOFT.dwg	Mon - Feb 12 2018 - 2:30 PM	16023-S42-1B-LOFT

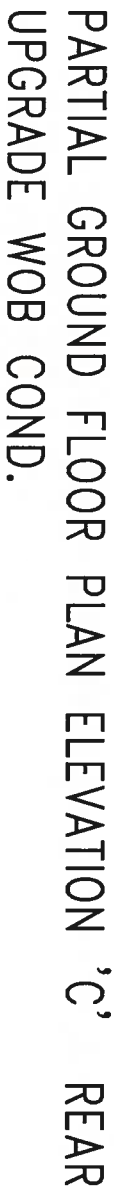
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

~~FEB 14~~ 2018

John G. Williams Limited, Architect



JOISTS @ 12" O.C. UNDER
ALL CERAMIC TILE AREAS.



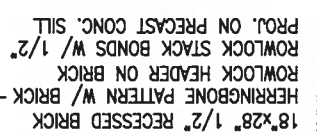
REFER TO FULL PLANS FOR
TYPICAL NOTES.

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

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

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

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Architectural Review & Approval
FEB 14 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 Gwillimbury.

V3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design@gmail.com

28

John A. Willmott Limited, Architects

ARCHITECTURAL REVIEW & APPROVAL

FEB 14 2018

John S. Williams Limited, Arch

[illegible]

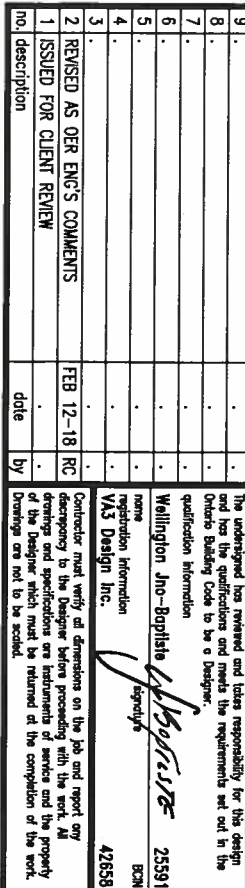
The undersigned has reviewed and takes responsibility for this design and the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste 25391
signature
BCM
426384

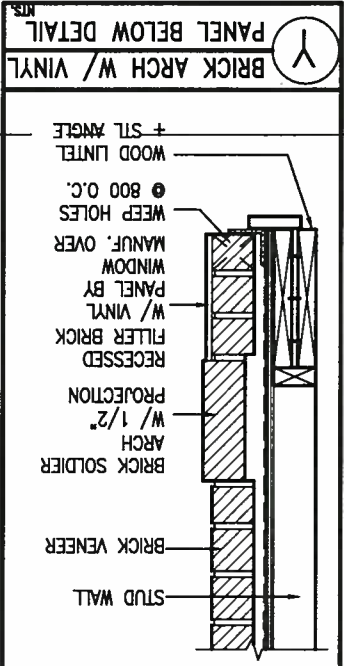
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project name	BAYVIEW WELLINGTON		S42-1B LOFT	project no.	16023
GREEN VALLEY EAST		BRADFORD, ONT.			
date	JANUARY, 2017	UPGRADED REAR ELEVATION "B" -		W.O.D. COND.	
drawn by		checked by	RC	scale	3/16" = 1'-0"
				file name	16023-S42-1B-LOFT
RICHARD - H.MARCHÉ WORKING 2016.16023.BM Unit4 V2.1.6023--S42-1B-LOFT.dwg - Mon - Feb 12 2018 - 2:50 PM					
				drawing no.	29

ARCHITECTURAL REVIEW & APPROVAL
FEB 14 2018
BRADFORD / WEST WILLIMSBURY
This is to certify that these plans comply
with the applicable Architectural Design
Guidelines approved by the Town of
John J. Williams Limited, Architect



BAYVIEW WELLINGTON	S42-1B LOFT
RIDEAU 1 LOFT	
GREEN VALLEY EAST	BRADFORD, ONT.
JANUARY, 2017	UPGRADED REAR ELEVATION 'B'-W.O.D. COND.
date drawn by checked by RC scale	file name
WT	16023-S42-1B-L0FT
drawn by	16023-S42-1B-L0FT
checked by	16023-S42-1B-L0FT
RC	16023-S42-1B-L0FT
scale	1/8" = 1'-0"
file name	16023-S42-1B-L0FT
drawing no.	16023
30	



18"x28" 1/2" RECESSED BRICK
HERRINGBONE PATTERN W/ BRICK
ROWLOCK HEADER ON BRICK
ROWLOCK STACK BONDS W/ 1/2"
PROJ. ON PRECAST CONC. SILL

TOP OF PLATE
(LIVING/ DINING)
SELF-SUPPORTING BRICK
SOLDIER ARCH W/ KEYSTONE
W/ 1/2" PROJ. (TYP.)

PREFIN. MTL. FLASHING, W/
CAULKING TO MATCH BRICK
COLOUR (TYP.)

13'-0"
U/S OF SOFFIT/
TOP OF PLATE

PRECAST CONC. SILL ON
BRICK ROWLOCK (TYP.)

6"x6" P.T. WOOD POST
BOLTED TO GALV. METAL
SHOE SET INTO 12" DIA.
CONC. PIER TO EXTEND 6"
ABOVE GRADE AND 5'-0"
BELOW GRADE (TYP.)



ARCHITECTURAL REVIEW & APPROVAL
FEB 14 2018
John G. Williams Limited, Architect
16023-S42-1B-LOFT

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

9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	FEB 12-18	RC
1	ISSUED FOR CLIENT REVIEW		
no.	description	date	by

The undersigned has prepared and taken responsibility for this design and has the qualifications and experience to do so. The design complies with the Ontario Building Code to be a Designer.

qualification information
Wellington Jno-Bopstie
name
V&A Design Inc.
registration information
BCIN
42658

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
v&adesign.com

V&A DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
v&adesign.com

BAYVIEW WELLINGTON
GREEN VALLEY EAST
BRADFORD, ONT.
project name
municipality

S42-1B LOFT
RIDEAU 1 LOFT
project no.
16023

UPGRADED REAR ELEVATION 'A'-W.O.B. COND.
16023-S42-1B-LOFT
drawing no.
31

date
JANUARY, 2017
checked by
RC
scale
3/16" = 1'-0"
drawn by
RC
16023-S42-1B-LOFT
for name
16023-S42-1B-LOFT

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.

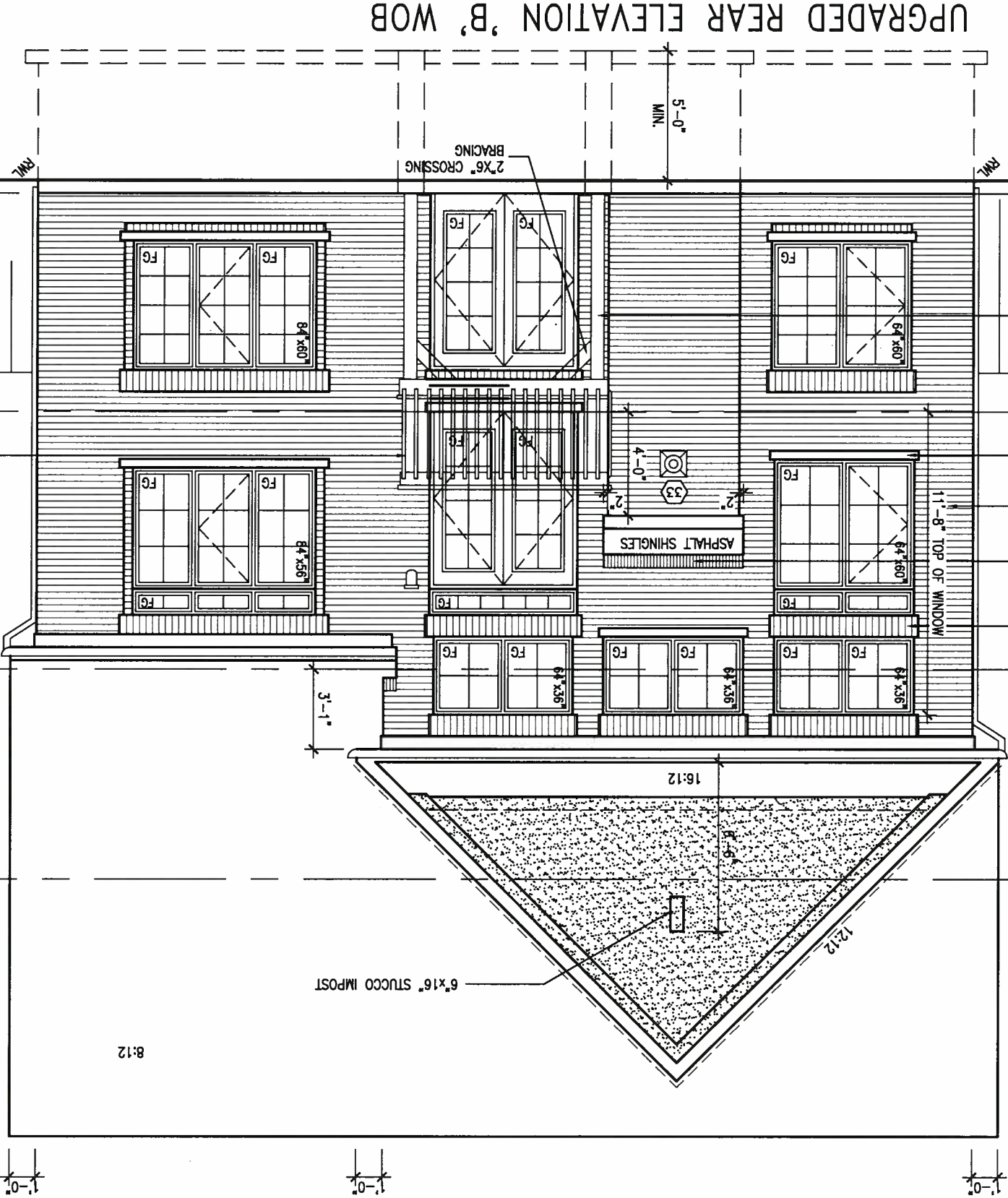
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

ARCHITECTURAL REVIEW & APPROVAL
FEB 14 2018
John G. Williams Limited, Architects

6"x6" P.I. WOOD POST
BOLTED TO GALV. METAL
SHOE SET INTO 12" DIA.
CONC. PIER TO EXTEND 6"
ABOVE GRADE AND 5'-0"
BELOW GRADE. (TYP.)

BRICK SOLDIER COURSE
ON 4" BRICK STACK
W/ 1/2" PROL. (TYP.)
PREFIN. MTL. FLASHING, W/
CAULKING TO MATCH BRICK
COLOUR (TYP.)
FACE BRICK (TYP.)
PRECAST CONC. SILL (TYP.)

TOP OF PLATE (LIVING/DINING)
13'-0" U/S OF SOFFIT/
TOP OF PLATE



UPGRADED REAR ELEVATION 'B' WOB

9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.	REVISED AS PER ENG'S COMMENTS	FEB 12-18	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 Jim-Baptiste 25391
name
registration information
V&S 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. They 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
v&sdesign.com

project name
GREEN VALLEY EAST
BRADFORD, ONT.
multiplicity
BAYVIEW WELLINGTON
SA42-1B LOFT
RIDEAU 1 LOFT
project no.
16023

date
JANUARY 2017
checked by
RC
drawn by
WT
scale
3/16" = 1'-0"
16023-S42-1B-LOFT
file name
16023

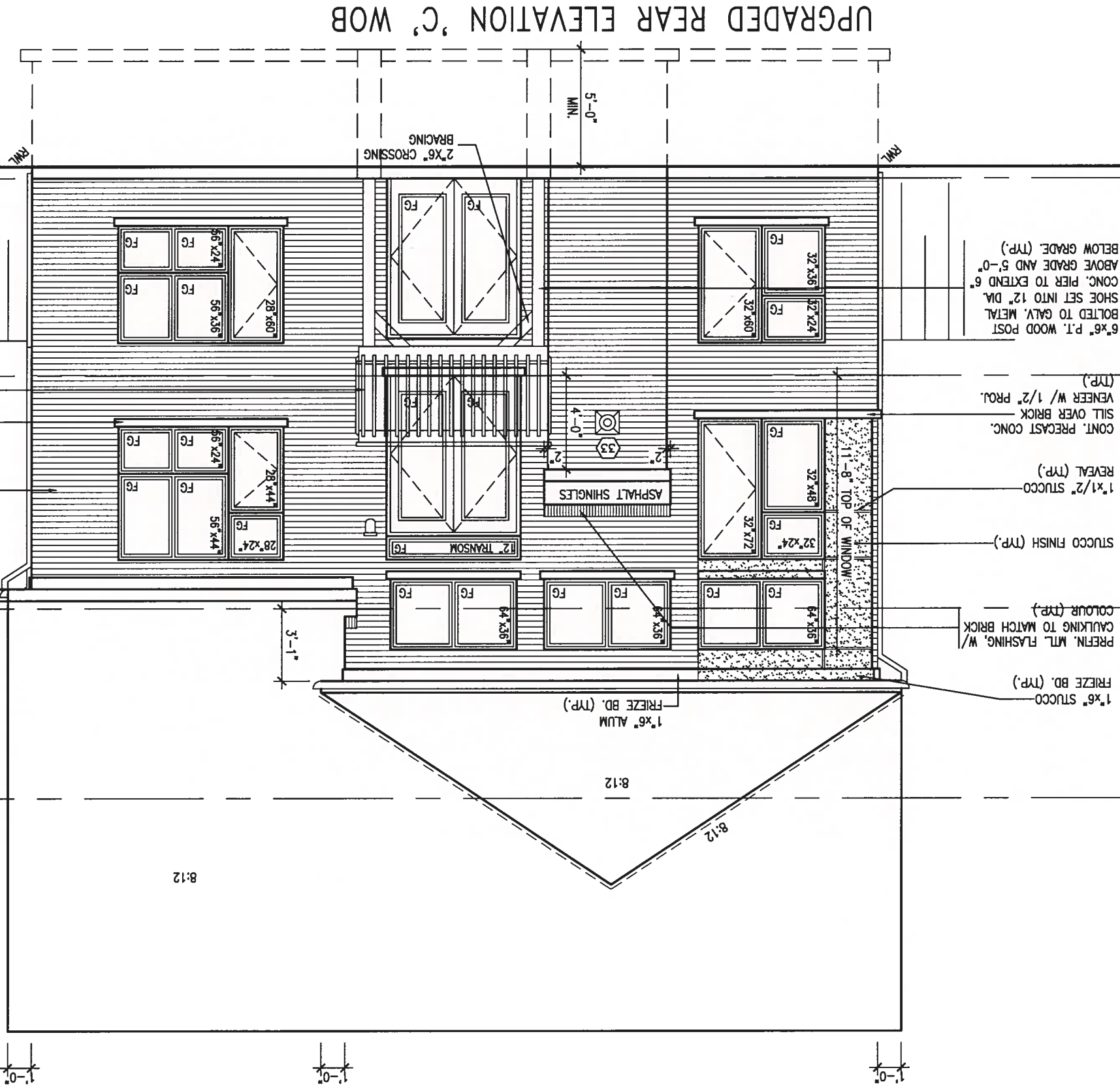
drawing no.
32



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

BRADFORD / WEST GUILDFORD
Guidelines approved by the Town of

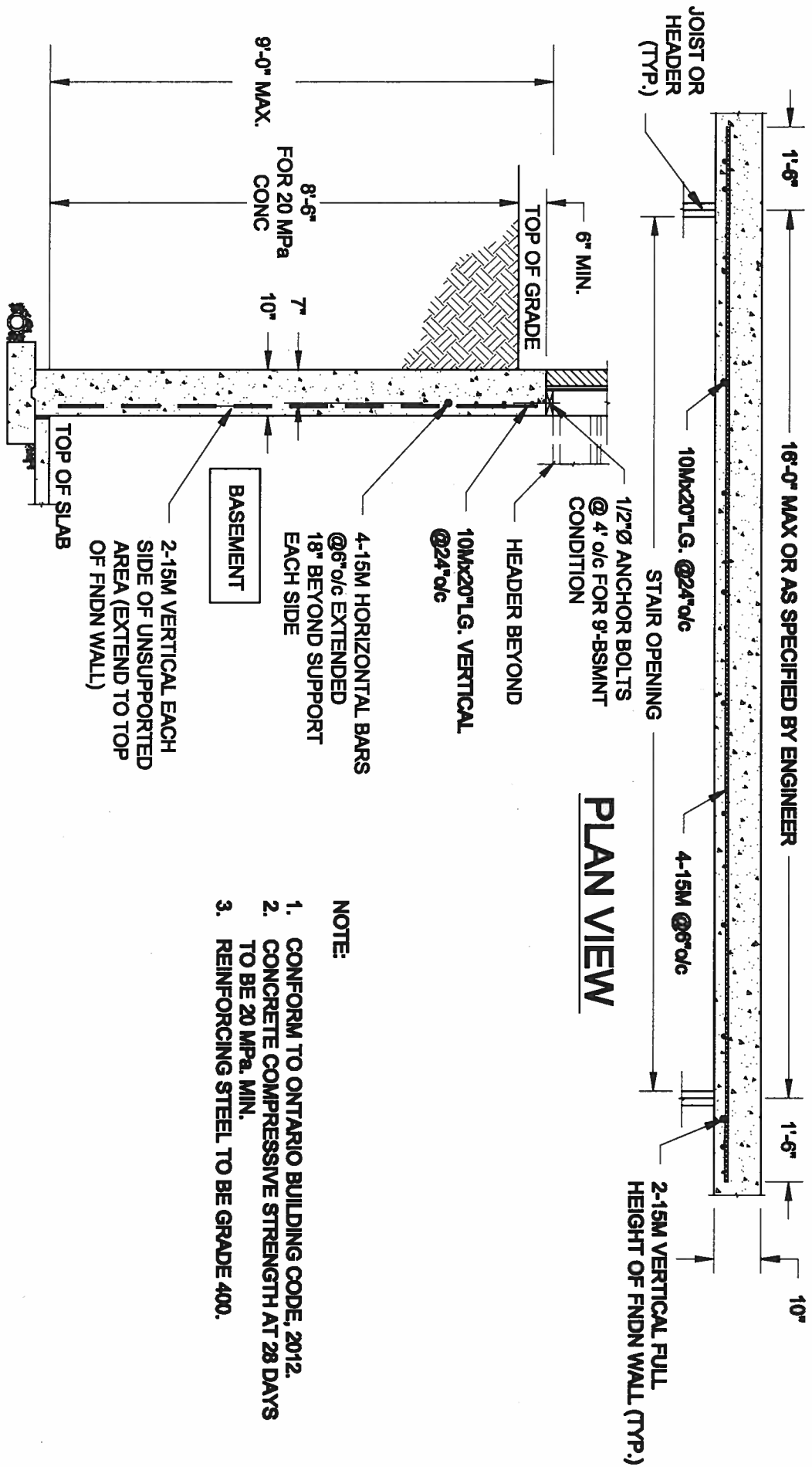
ARCHITECTURAL REVIEW & APPROVAL
FEB 14 2018
John G. Williams Limited, Architect



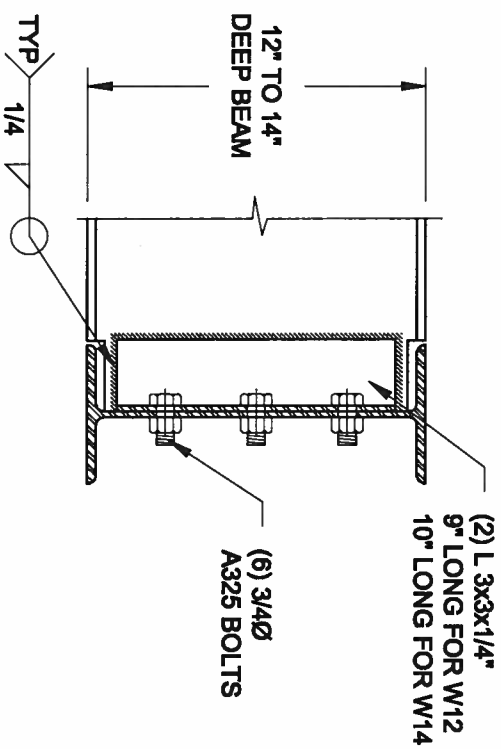
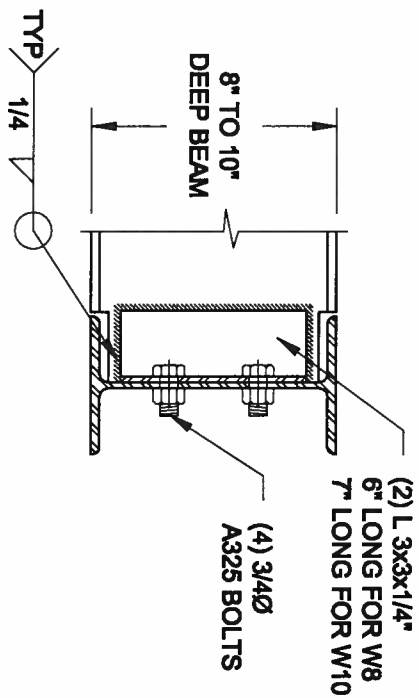
9		The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8		qualification information	
7		Wellington Jno-Bopiste	
6		name	
5		registration information	
4		V&S Design Inc.	
3		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
2		REVISED AS PER ENG'S COMMENTS	
1		ISSUED FOR CLIENT REVIEW	
no. description		date	by

project name	GREEN VALLEY EAST	BRADFORD, ONT.	project no.	16023
date	JANUARY, 2017	checked by	RC	scale
drawn by	WT	3/16" = 1'-0"	16023-S42-1B-10FT	drawing no.
REMARKS - H:\ARCHIVE\WORKING\2016\16023\BR\Units\42\16023-S42-1B-10FT.dwg - Mon - Feb 12 2018 - 2:30 PM				33

BAYVIEW WELLINGTON		S42-1B LOFT	
255 Consumers Rd Suite 120		RIDEAU 1 LOFT	
Toronto ON M2J 1R4			
t 416.630.2255 f 416.630.4782			
v&sdesign.com			



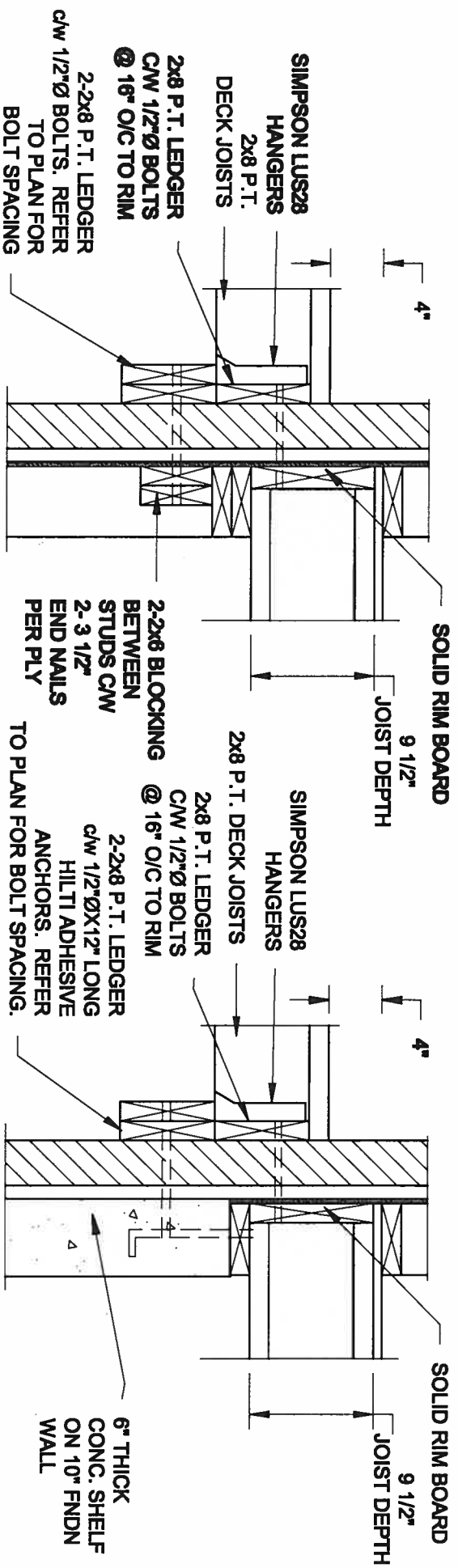
1 **LATERALLY UNSUPPORTED WALL** **S1** SCALE: 3/8" = 1'-0"



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

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Paradise Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		Professional Seal  S. J. BOYD JAN 16, 2018		Project: MAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SIMCOE DISTRICT, ONTARIO	
Date: OCT-29-2017	Drawn: SC					TYPICAL STRUCTURAL DETAILS	
Checked: SUB						Project No.: 17-216	Drawing No.: S1

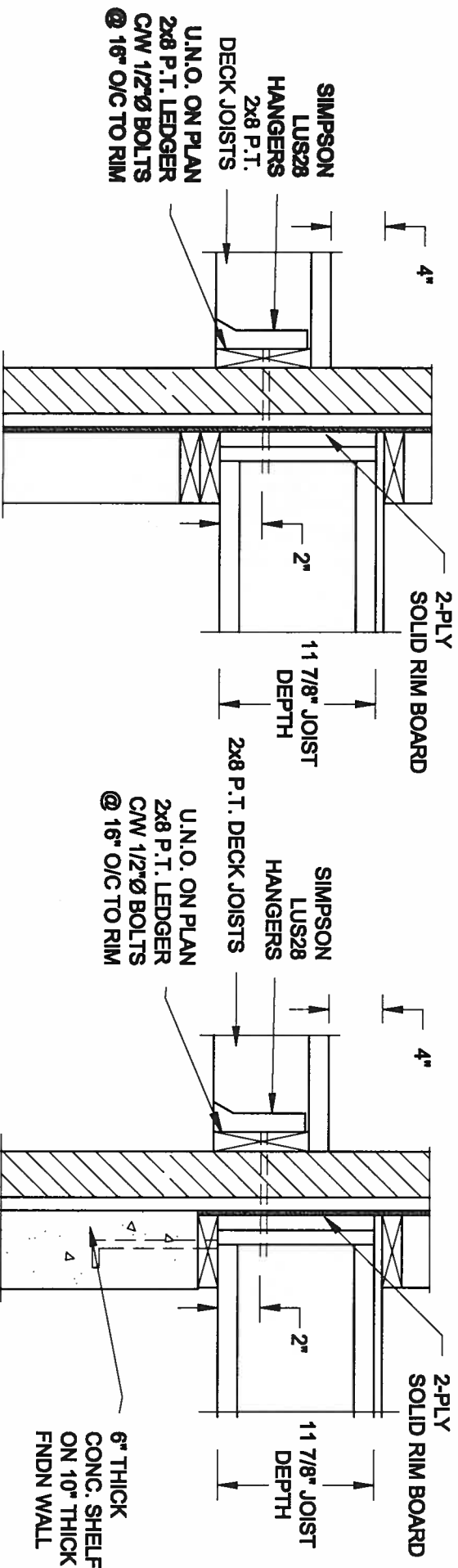
FOR 9 1/2" JOIST DEPTH



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

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

FOR 11 7/8" JOIST DEPTH

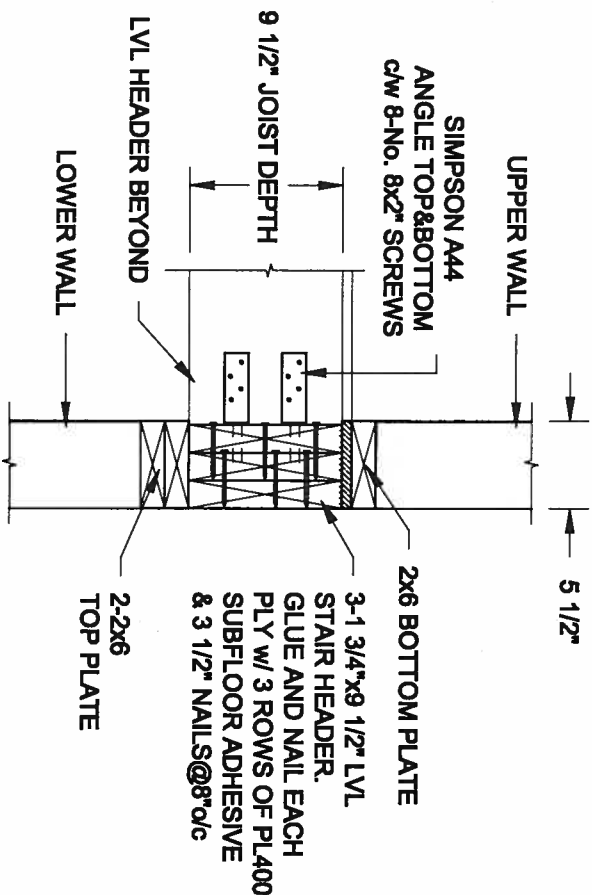


1C DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

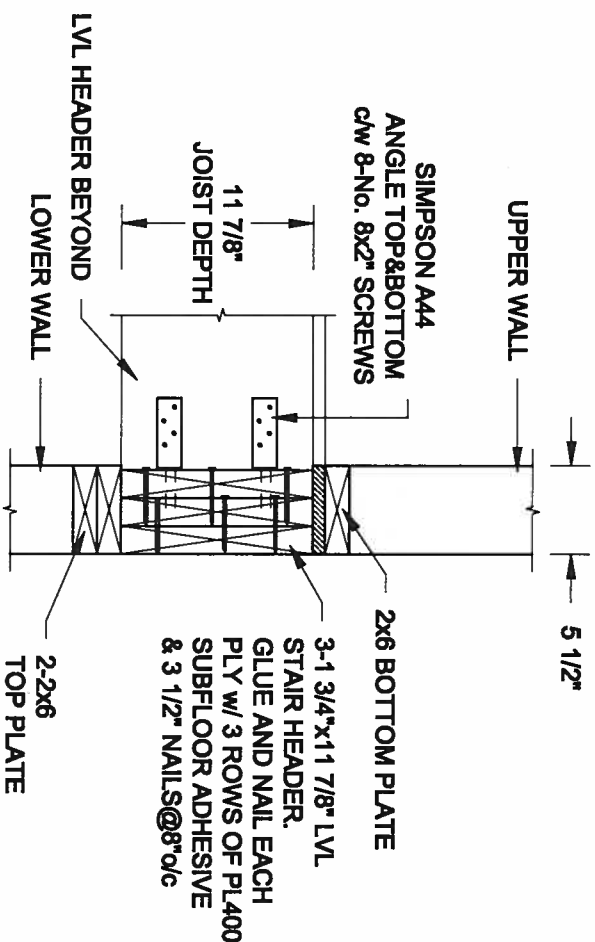
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONG FNDN WALL.
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONG SHELF FOR BRICK VENEER ON 10" THICK CONG FNDN WALL.
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 9 1/2" JOIST DEPTH



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

FOR 11 7/8" JOIST DEPTH



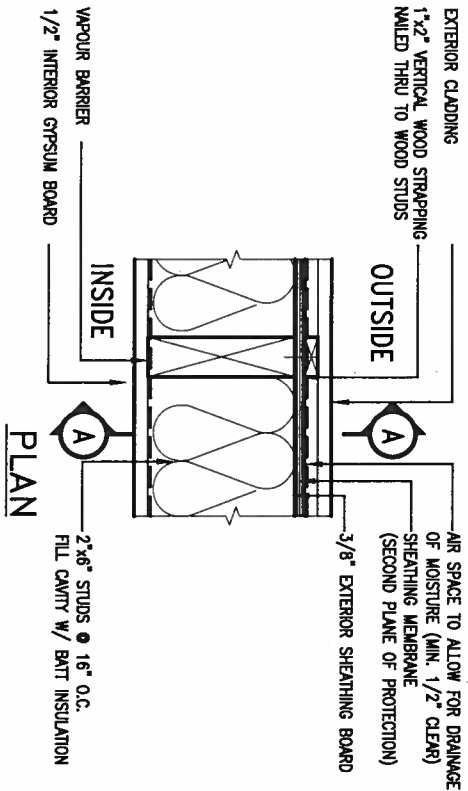
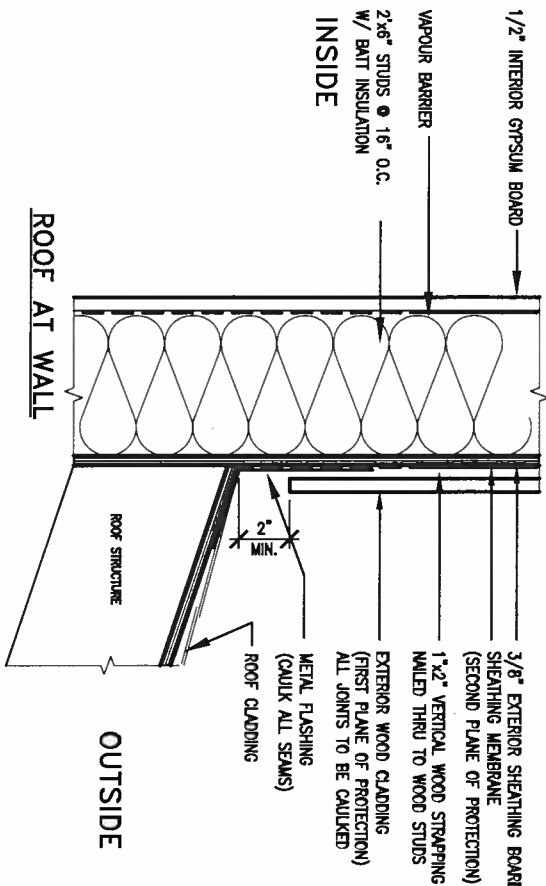
2B STAIR HEADER
S2 SCALE: 1" = 1'-0"

Scale: AS NOTED		Project: DAVENY WILKINSON HOMES - GREEN VALLEY ESTATES - SIMULS BRADFORD, ONTARIO	
Date: OCT-20-2017		Typical Structural Details	
Drawn: SC SJB		Project No.: 17-216	
Checked: SJB		Drawing No.: S2	

QUAILE ENGINEERING LTD.
38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quail.e@rogers.com

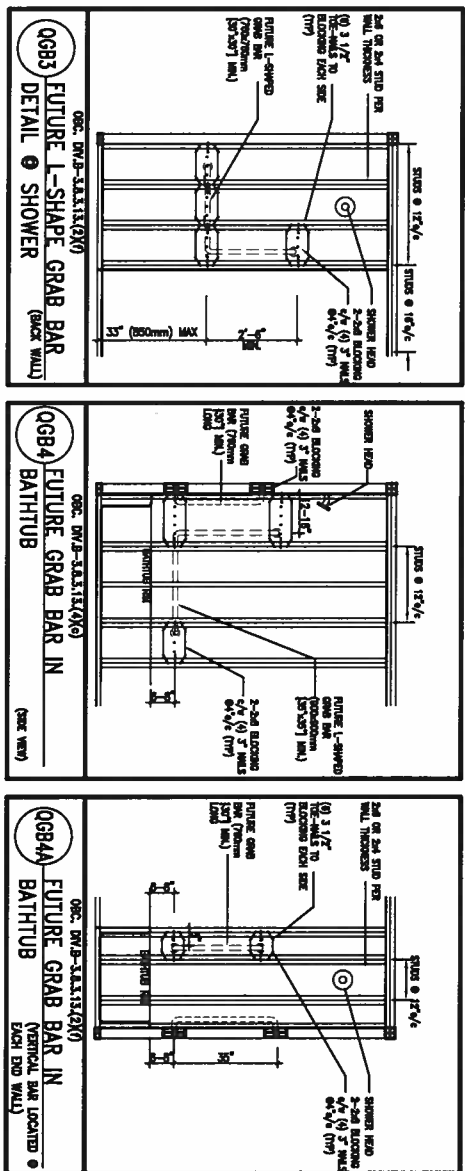
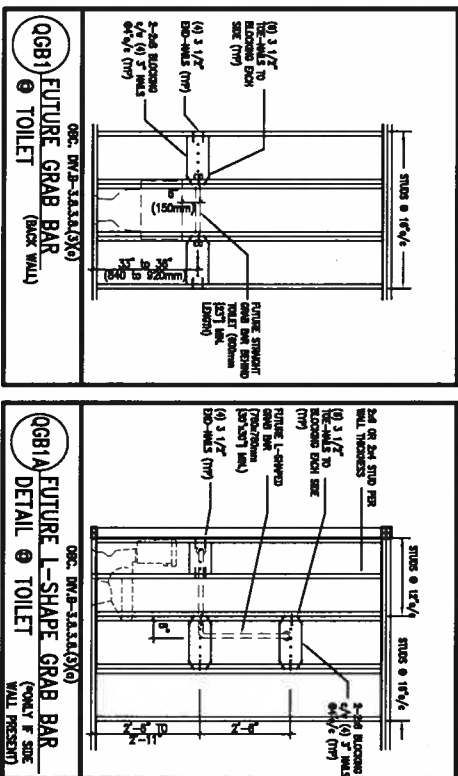
Professional Engineer
S. J. BOYD
JAN 16, 2018

DAVENY WILKINSON HOMES - GREEN VALLEY ESTATES - SIMULS
BRADFORD, ONTARIO



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 ACQUIRED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 LB)
REFER TO OBC, OM, B- 9.5.2.3, WATER CLOSET 3.8.3.8.(3)(c) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



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 SIDING.

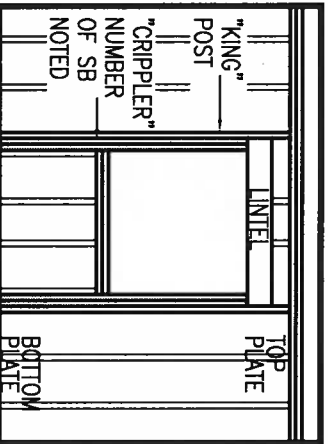
** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:
2"x6" @ 16" O.C. - 12'-6"
2"x6" @ 12" O.C. - 13'-10"
2-2"x6" @ 16" O.C. - 15'-0"
2-2"x6" @ 12" O.C. - 17'-4"

- 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 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

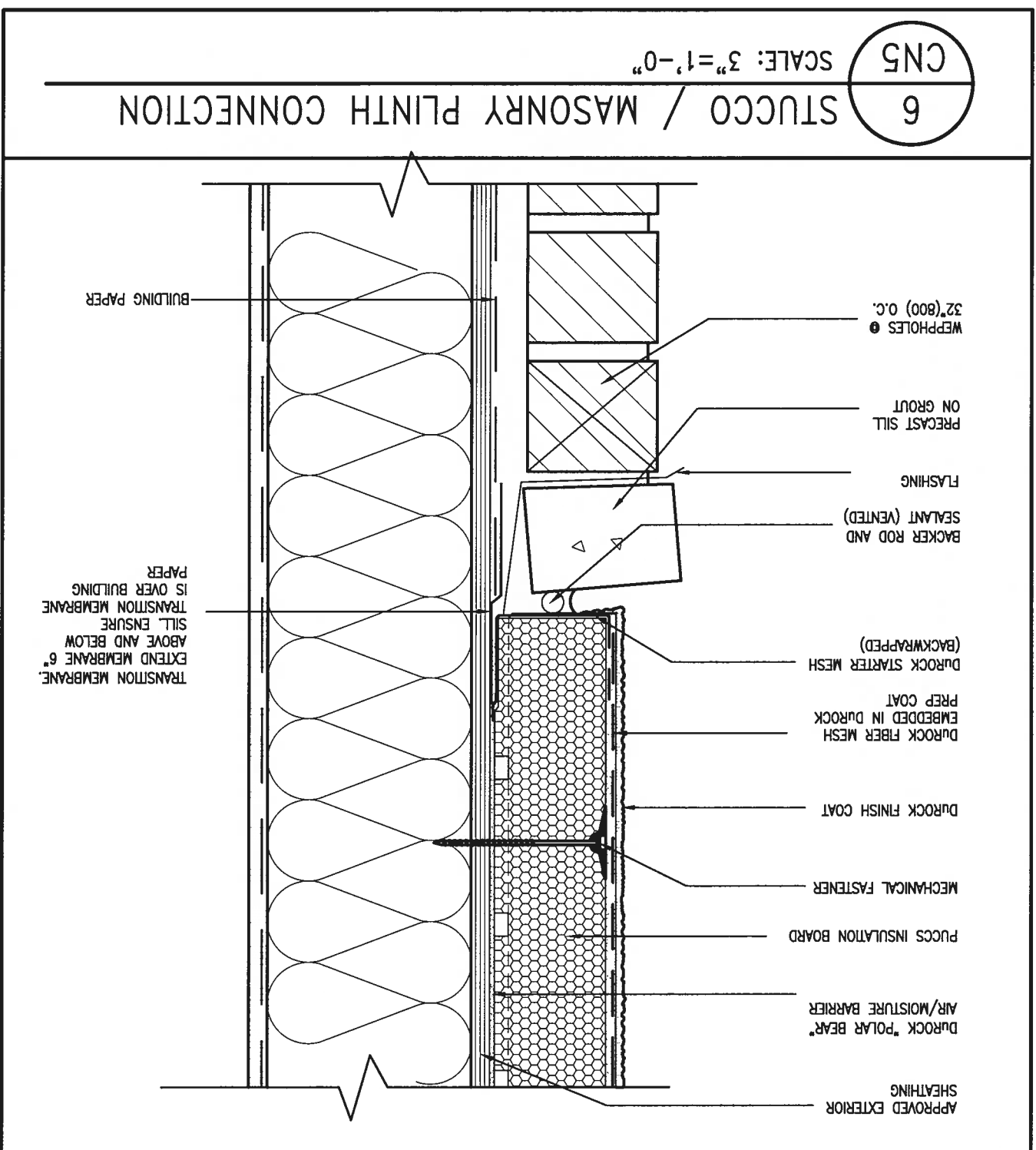
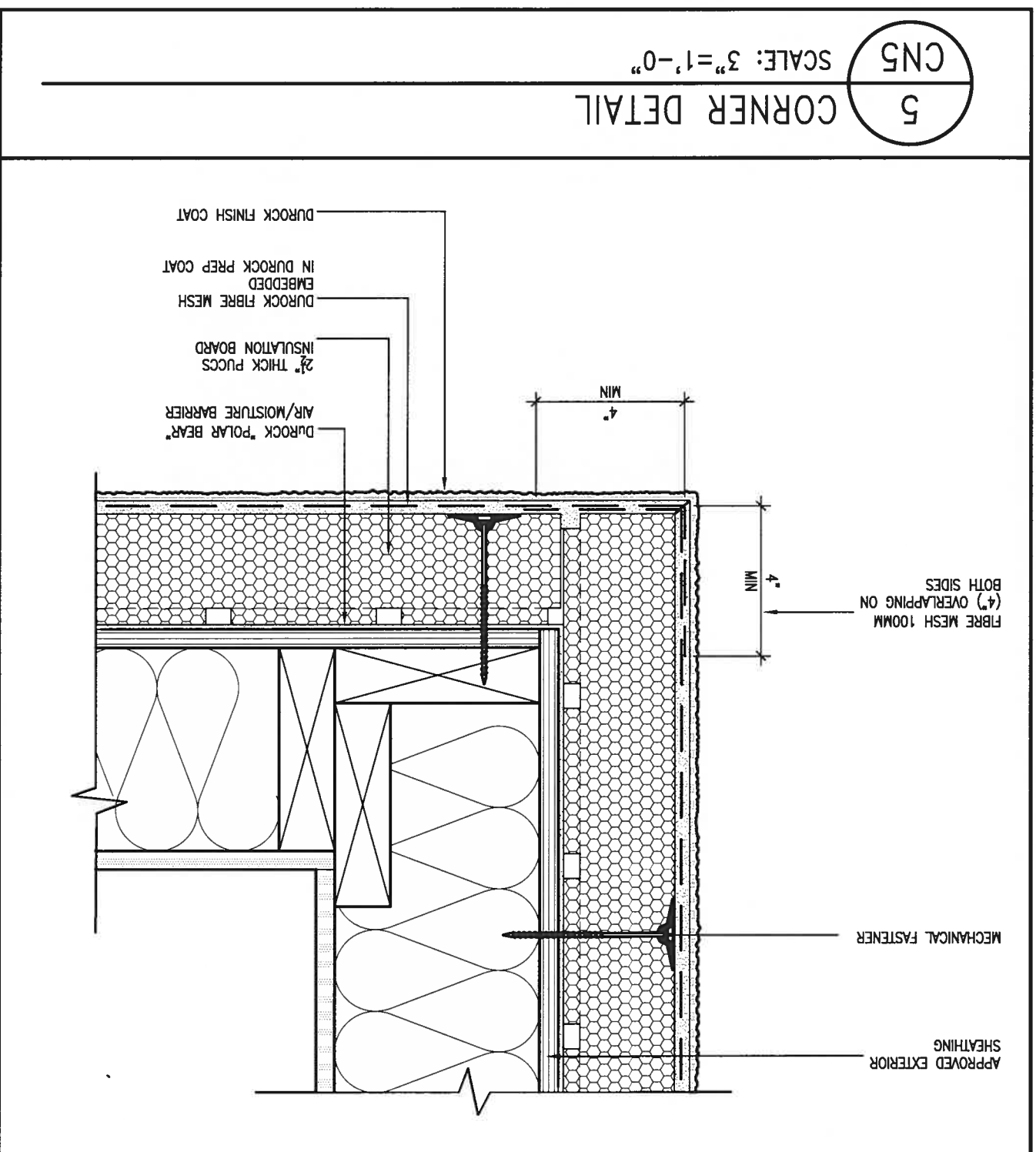
no.	description	date	by
9.			
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2.	UPDATE TO 2018	JAN 11-18 RC	
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	

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255 Consumers Rd Suite 120
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vasdesign.com

project name	GREEN VALLEY EAST	client	BAYVIEW WELLINGTON	const. note	CONST. NOTE
date	MAY 2016	checked by	3/16" = 1'-0"	scale	16023-CN-A1
drawn by	BRADFORD	scale	16023-CN-A1	project no.	CN2
checked by	BRADFORD	scale	16023-CN-A1	project no.	16023



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

[illegible]

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v3design.com

project name GREEN VALLEY EAST		municipality BRAEFORD		project no. 16023	
date MAY 2016		construction notes		const note CONST NOTE	
drawn by RC	checked by —	scale 3/16" = 1'-0"	sheet no. 16023-CH-A1	drawing no. CNS	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BM\Urban\CH NOTES\16023-CH-A1.dwg - Thu - Jan 11 2016 - 10:10 AM					

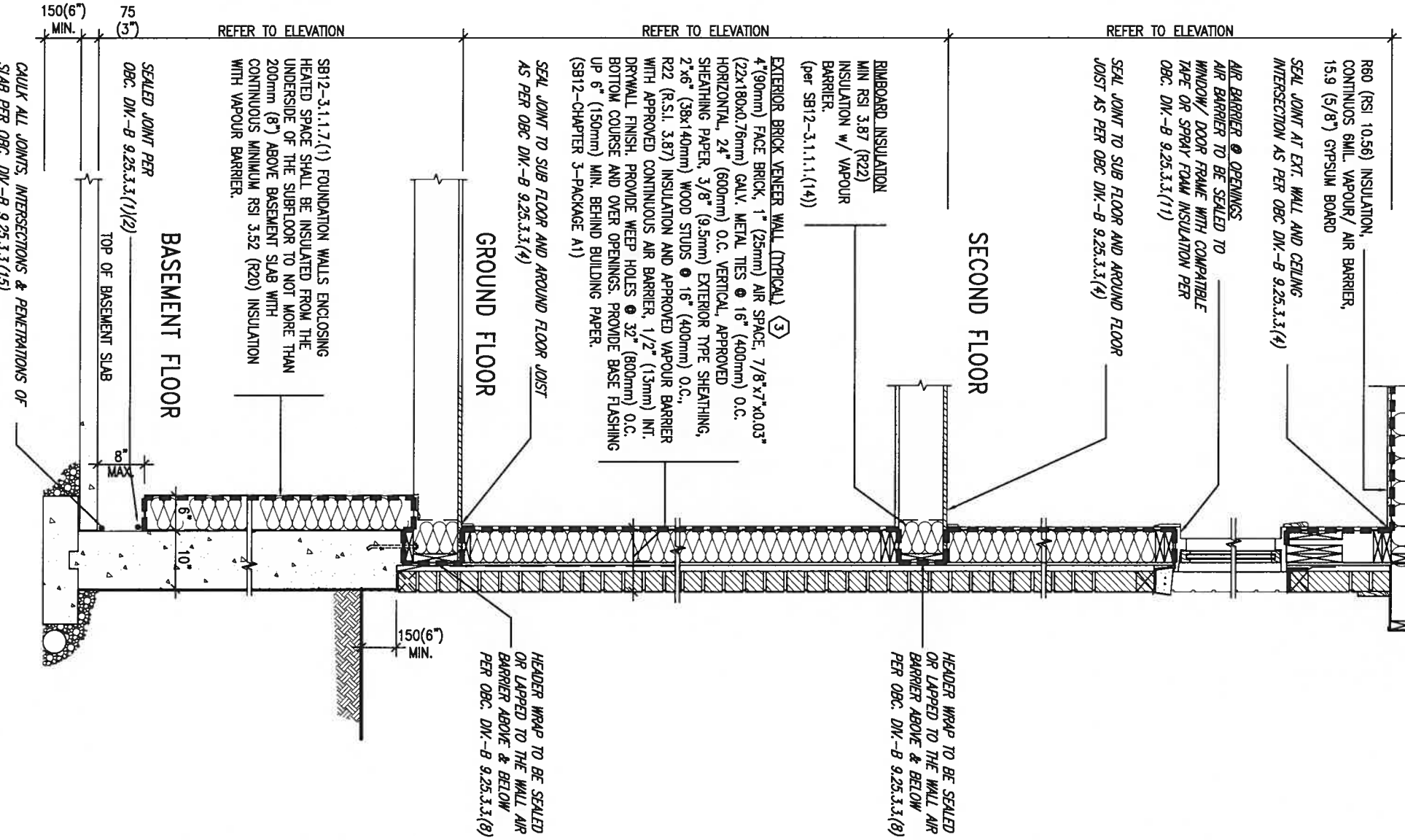
SB12-COMPLIANCE PACKAGE 'A1'

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.

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		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Minimum RSI (R) value		
Edge of Below Grade Slab	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights		
Maximum U-value	2.8U	
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum Ef		
HRV	75%	-
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Refer to SB12-3.1.1.12 for information.	

ci- Denotes Continuous Insulation without framing interruption.



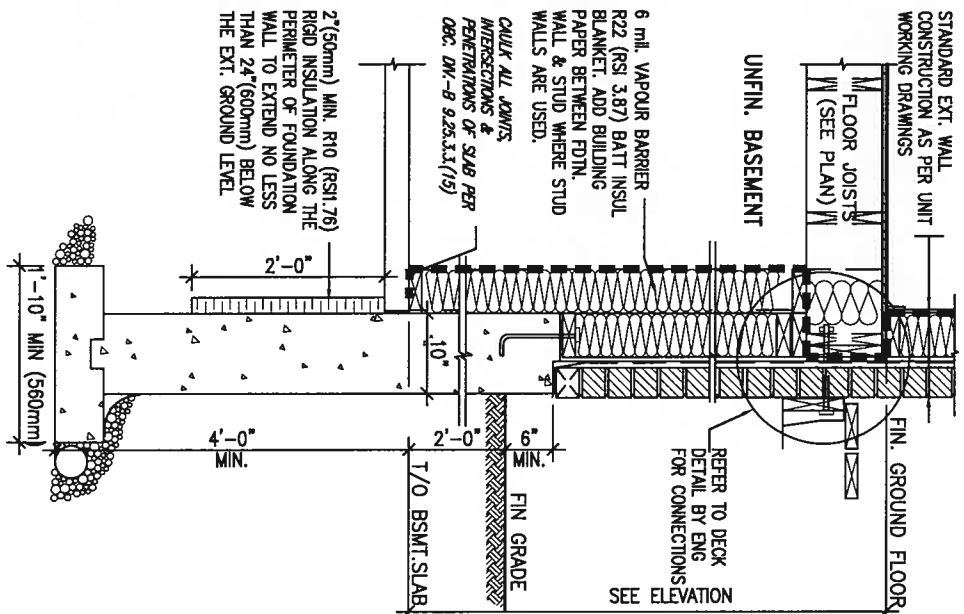
INSULATION REQUIREMENTS: REFER TO OBC SB-12, CHAPTER 3, ZONE 1- COMPLIANCE PACKAGE A1.

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

EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER (PACKAGE A1)

10" FOUNDATION WALL

SCALE: N.T.S.



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

* REVISED-FEB 2017

9.

8.

7.

6.

5.

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2.

UPDATE TO 2018

JAN 11-18 RC

1.

ISSUE FOR CLIENT REVIEW

AUG 04-17 RC

no.

description

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

qualification information

Wellington Jno-Baptiste

25591

BCM

normal registration information

VAS Design Inc.

42656

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are the property of the Designer and shall remain the property of the Designer. Drawings are not to be scaled.

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PROJECT name

GREEN VALLEY EAST

DATE

MAY 2016

drawn by

3/16" = 1'-0"

checked by

-

designed by

RICARD - H.VARONNE\WORKING\2016\16023\DWG\CH-41.dwg - 11w - Jan 11 2018 - 10:10 AM

multiple by

BRADFORD

CONSTRUCTION NOTES

the name

16023-CH-A1

drawing no.

CN6

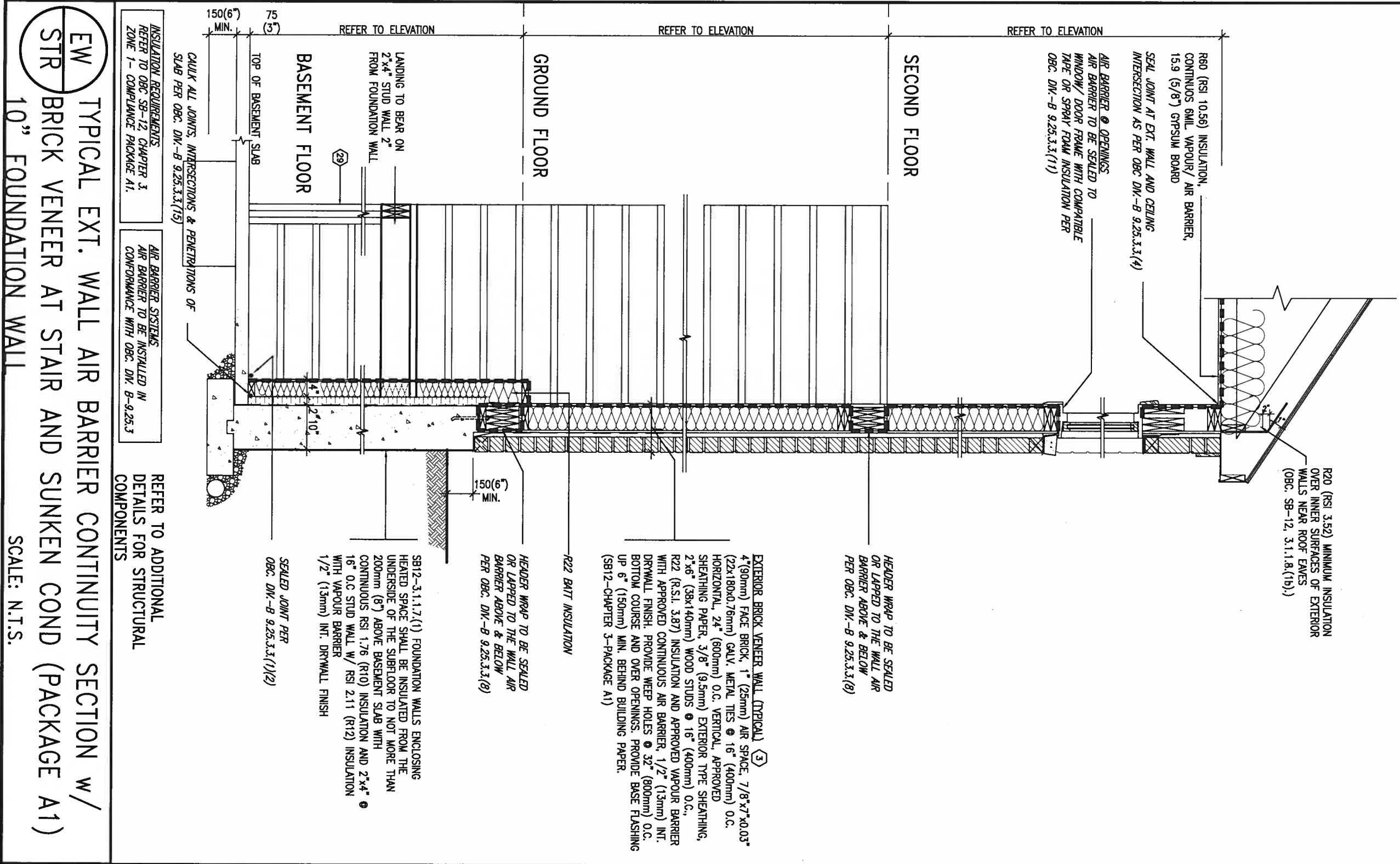
project no.

16023

BAYVIEW WELLINGTON

CONST NOTE

SB12-COMPLIANCE PACKAGE 'A1'



JAN 11, 2018

BAYVIEW WELLINGTON			CONST NOTE		
GREEN VALLEY EAST			CONSTRUCTION NOTES		
date	checked by	scale	drawn by	project no.	drawing no.
MAY 2016	3/16" = 1'-0"		BRADFORD	16023	CN7
16023-CN-A1			16023		

no. description

1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	by	date
2	UPDATE TO 2018	JUN 11-18 RC	by	date
3				
4				
5				
6				
7				
8				
9				

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qualification information

Wallingford Jno-Boyd 25591

name registration information VAS Design Inc. 42658

BCN

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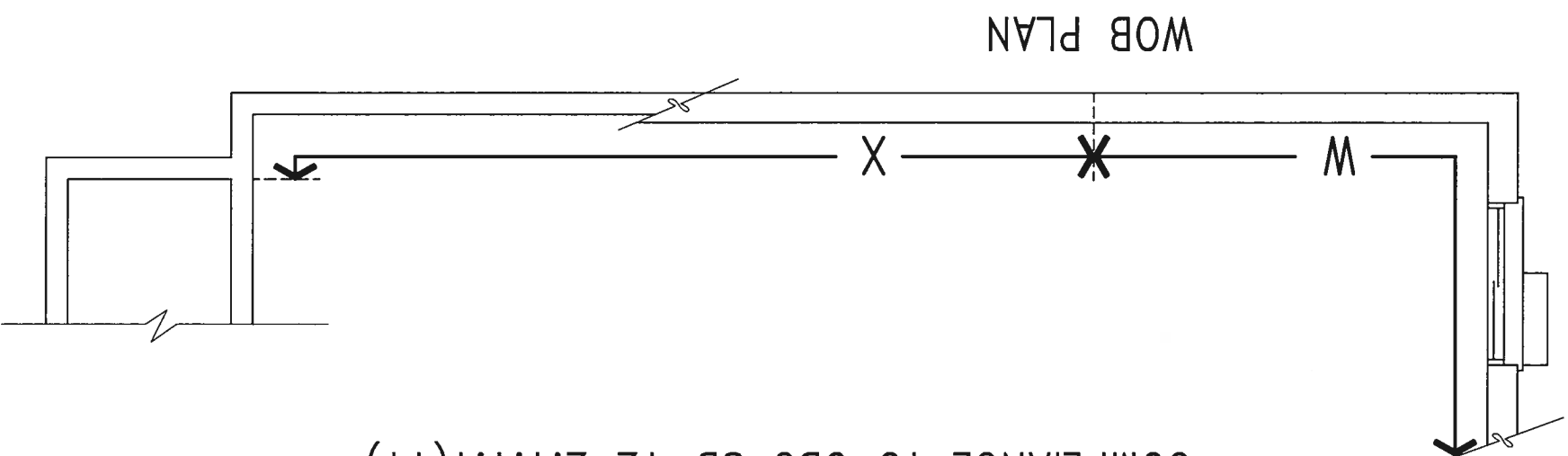
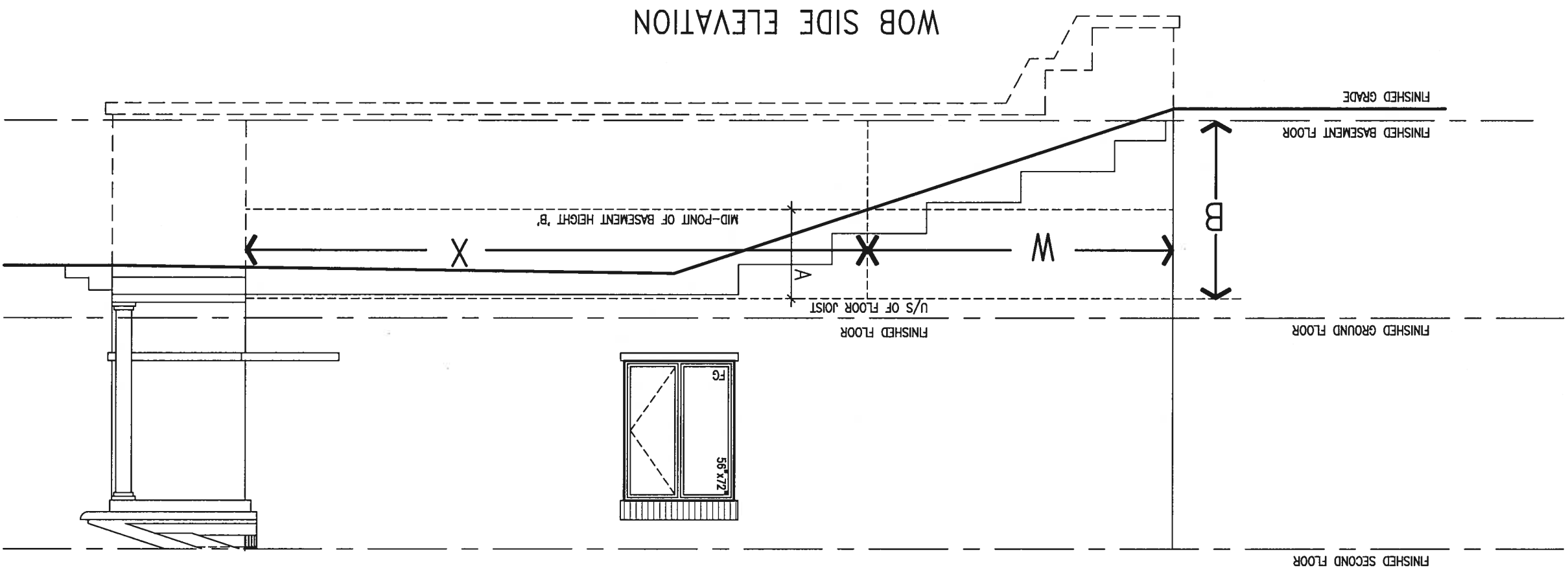
RC

16023-CN-A1

16023

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)



JAN 11, 2018

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8.			qualification information	
7.			Wellington Jno-Baptiste	25591
6.			name	BCH
5.			registration information	42658
4.			VAS Design Inc.	
3.			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.	
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	description		by	

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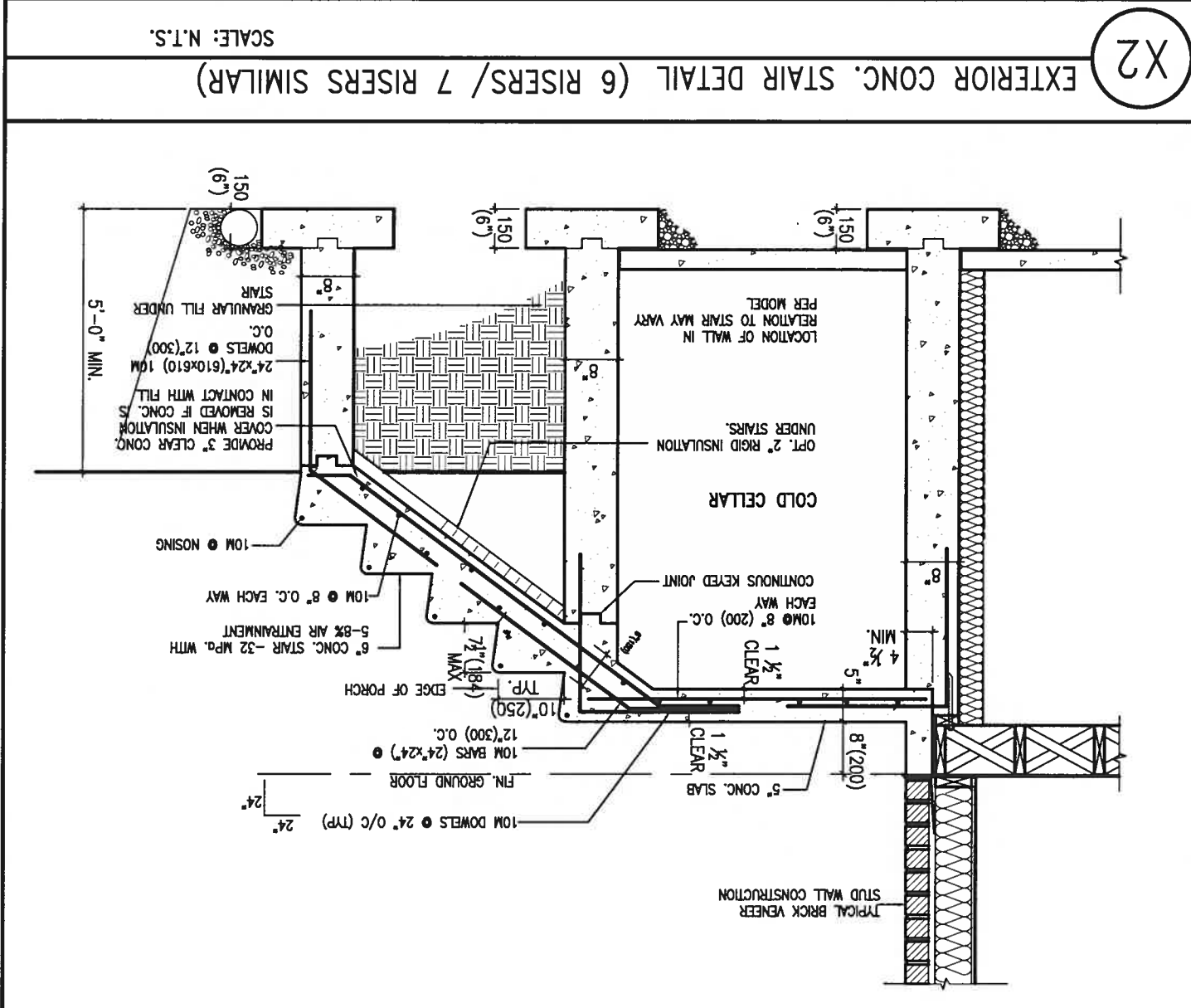
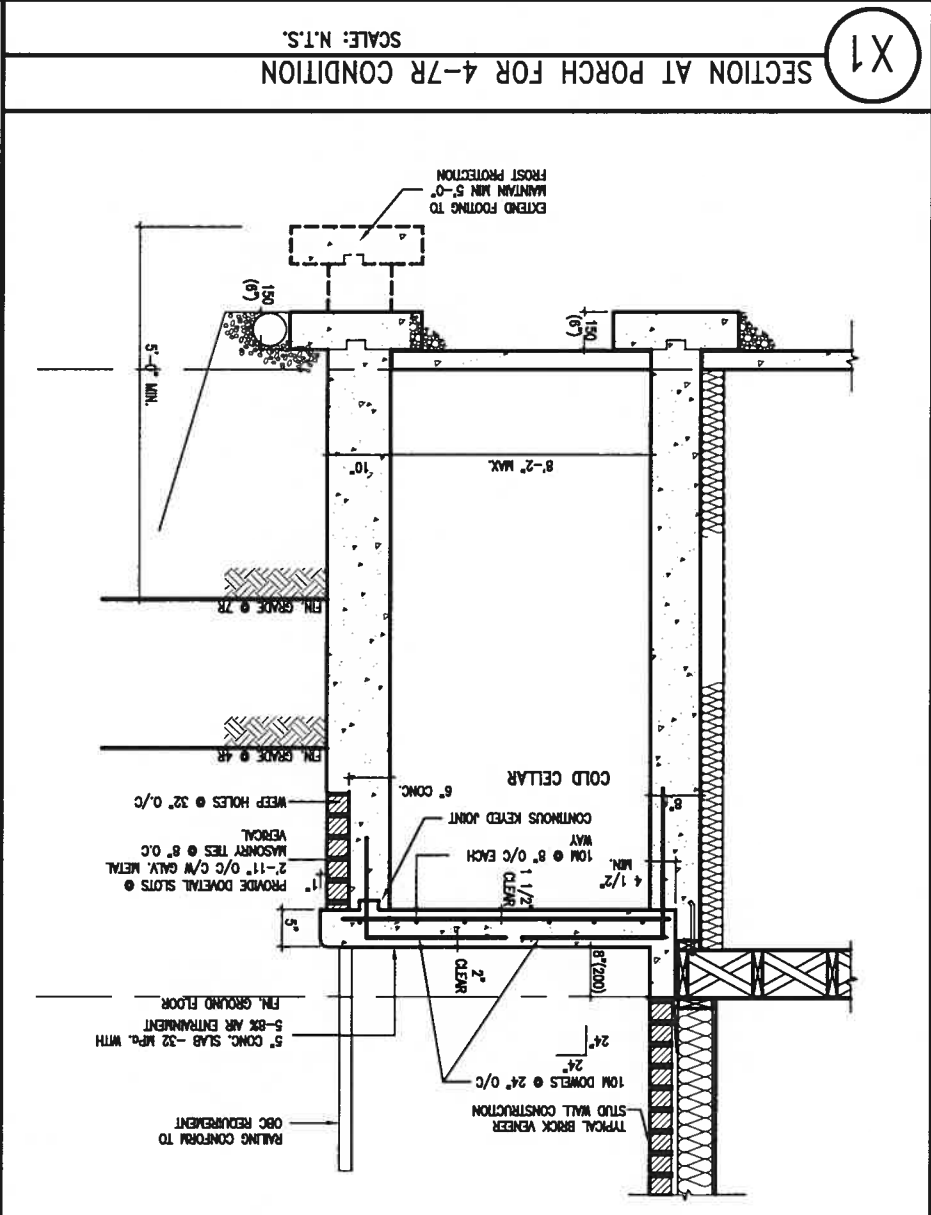
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t 416.630.2255 / f 416.630.4782
vds@vasdesign.com

project name	municipality	project no.
GREEN VALLEY EAST	BRADFORD	16023

date	drawn by	scale	revision	drawing no.
MAY 2016	-	3/16" = 1'-0"		CN8

CONST NOTE -
 REC'D AND - H:\ARCHIVE\WORKING\2016\16023.DWG Units: CN NOTES: 16023-CN-AI.dwg - Thu - Jun 11 2016 - 10:09 AM

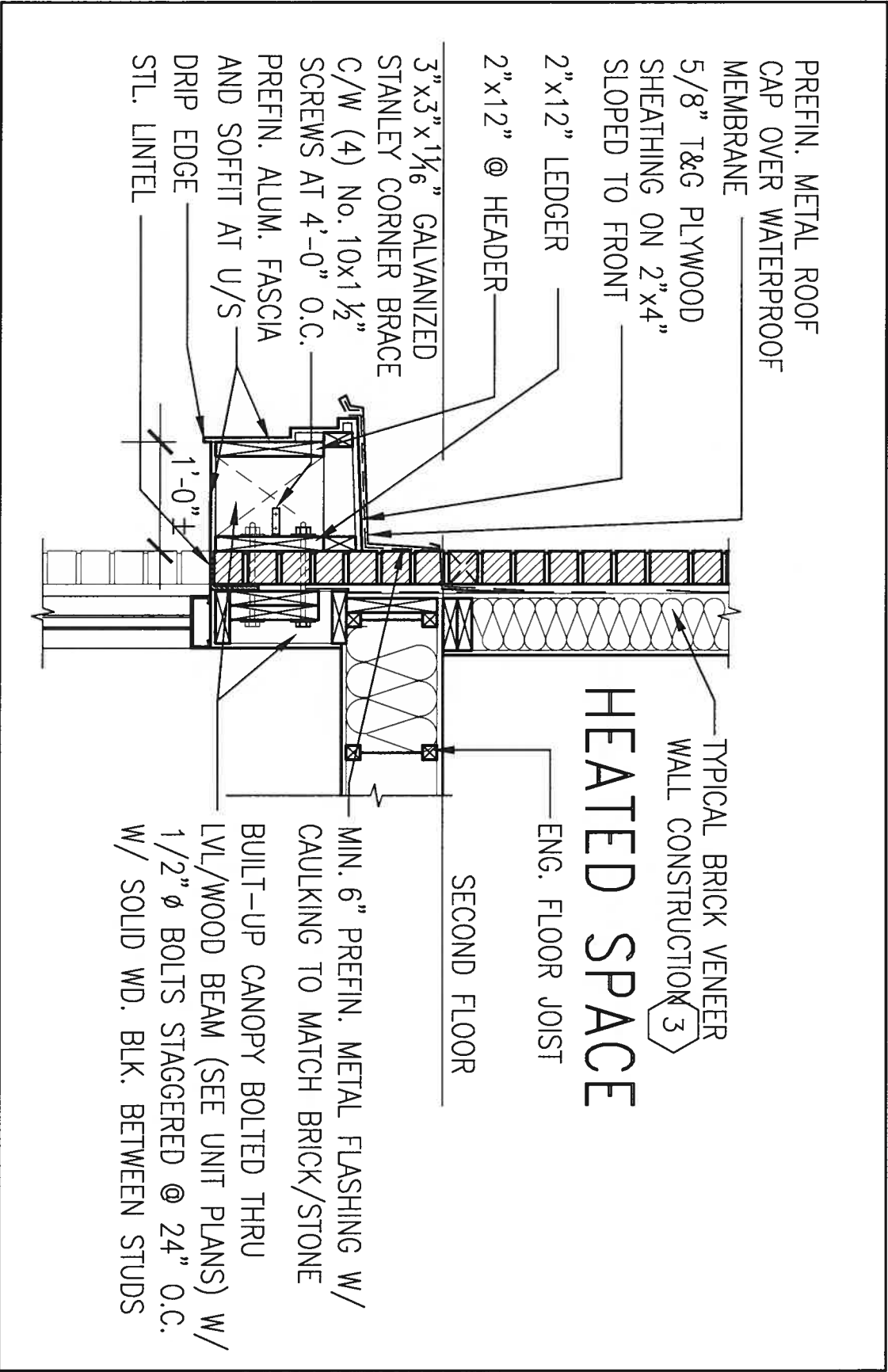
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7. qualification information	Wellington Jno-Baptiste 25591
6. name	Wellington Jno-Baptiste
5. registration information	VAS Design Inc. 42658
4. no.	
3. no.	
2. no.	
1. no.	
no. description	

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

Project name	BAYVIEW WELLINGTON	CONST NOTE
Project no.	GREEN VALLEY EAST	BRADFORD
City	MAY 2016	checked by
Drawn by	3/16\" = 1'-0\"	scale
16023-CH-A1	16023-CH-A1	16023-CH-A1
16023	CN9	16023



1

SECTION THROUGH CANOPY

CN12

SCALE 1/2" = 1'-0"



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8.		Qualification Information	
7.		Wellington Jno-Baptiste 25591	
6.		name registration information BCM	
5.		VAS Design Inc. 42656	
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Project name		BAYVIEW WELLINGTON		CONST NOTE	
GREEN VALLEY EAST		BRADFORD		CONSTRUCTION NOTES	
May 2016		checked by 3/16" = 1'-0"		drawing no. 16023	
RC		H:\ARCHIVE\WORKING\2016\16023\BAYVIEW\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11, 2018 - 10:11 AM		the name 16023-CN-A1	
RICHARD		16023-CN-A1		CN12	

3/16"x4"x4" PREFIN.
METAL PLATE —

3/8" DIA. DECORATIVE
PREFIN. METAL ROD
WELDED TO ANCHOR
PLATE

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE _____

5/8" T&G PLYWOOD
SHEATHING ON 2"x4"
SLOPED TO FRONT -

2"x12" LEDGER _____
3/16"x4"x4" PREFIN.
METAL PLATE SCREWED
TO TOP OF CANOPY
2"x12" @ HEADER _____

3" x 3" x 1/8" GALVANIZED
STANLEY CORNER BRACE
C/W (4) No. 10 x 1 1/2"
SCREWS AT 4'-0" O.C. —
PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S —
Drip Edge —
STL. LINTEL —

HEATED SPACE

—TYPICAL BRICK VENEER
WALL CONSTRUCTION

8" GALV. METAL SCREWS INTO
3-2"x6" BLOCKING

-ENG. FLOOR JOIST

SECOND FLOOR

-MIN. 6" PREFIN. METAL FLASHING W/
CAULKING TO MATCH BRICK/STONE
BUILT-UP CANOPY BOLTED THRU
LVL/WOOD BEAM (SEE UNIT PLANS) W/
1/2" Ø BOLTS STAGGERED @ 24" O.C.
W/ SOLID WD. BLK. BETWEEN STUDS

1
CN13

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"

[illegible]

JAN 11, 2018

