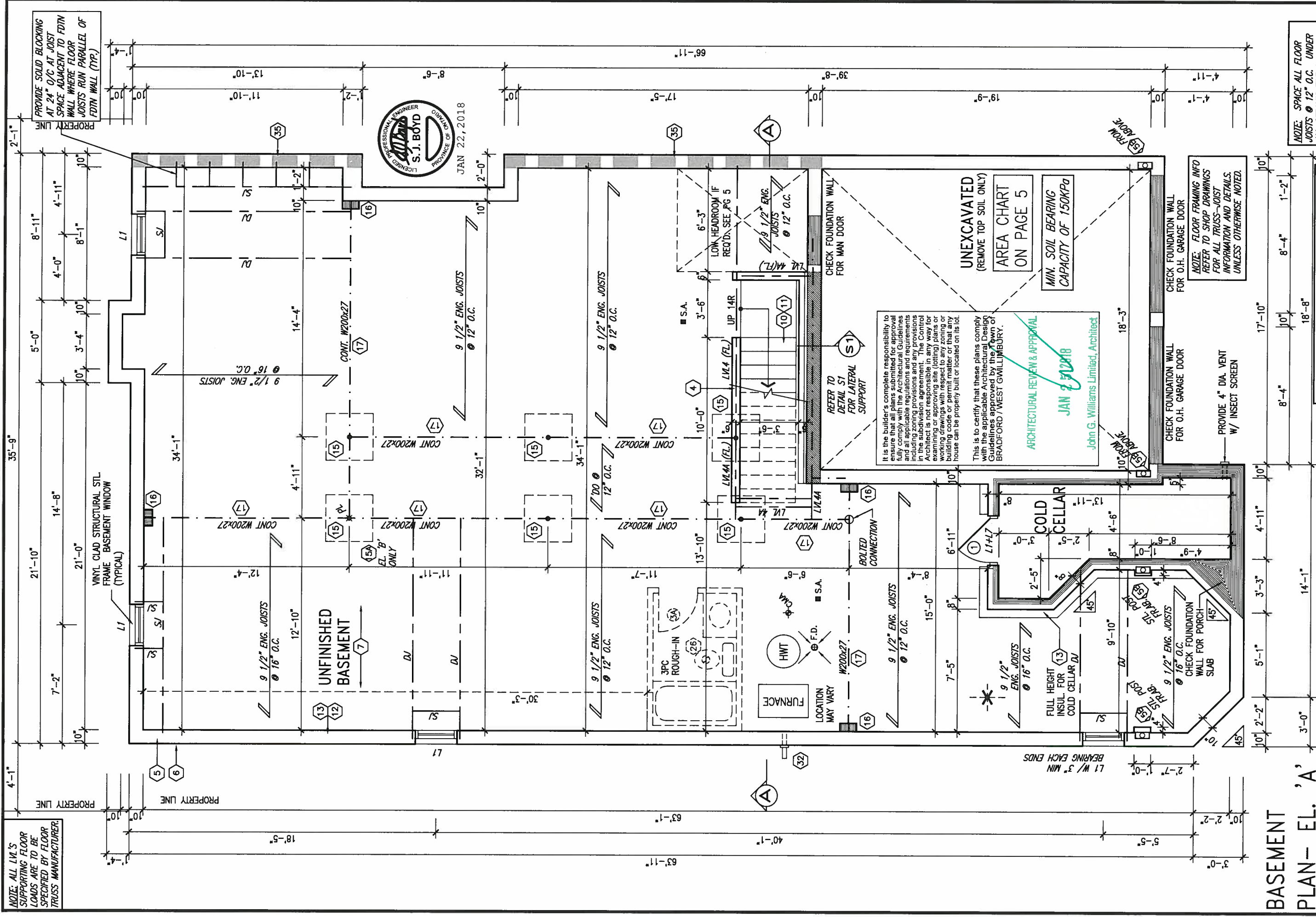




BASEMENT
PLAN— EL. 'A'

9	.	.	The undersigned has reviewed and takes responsibility for this design
8	.	.	and has the qualifications and meets the requirements set out in the
7	.	.	Ontario Building Code to be a Designer.
6	.	.	signature information
5	.	.	Wellington Jno-Baptiste
4	.	.	name
3	.	.	signature
2	REVISED AS PER ENG'S COMMENTS	JAN 18-18	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 copied.

BAYVIEW WELLINGTON

S42-1B
RIDEAU 1

project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023
date JANUARY, 2017	drawing no. 1	
drawn by WT	BASEMENT PLAN ELEV. 'A'	
checked by RC	scale 3/16" = 1'-0"	file name 16023-S42-1B
RICHARD - H. ARCHIVE WORKING 2016 \16023.BMW Units 42\ 16023-S42-1B.dwg - Thu - Jan 18, 2018 - 4:45 PM		

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

--	--



qualification information

55 Consumers Rd Suite 120
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116.630.2255 f 416.630.4782
va3design.com

55 Consumers Rd Suite 120
Toronto ON M2J 1R4
116.630.2255 f 416.630.4782
va3design.com

BRADFORD, ONT. municipality

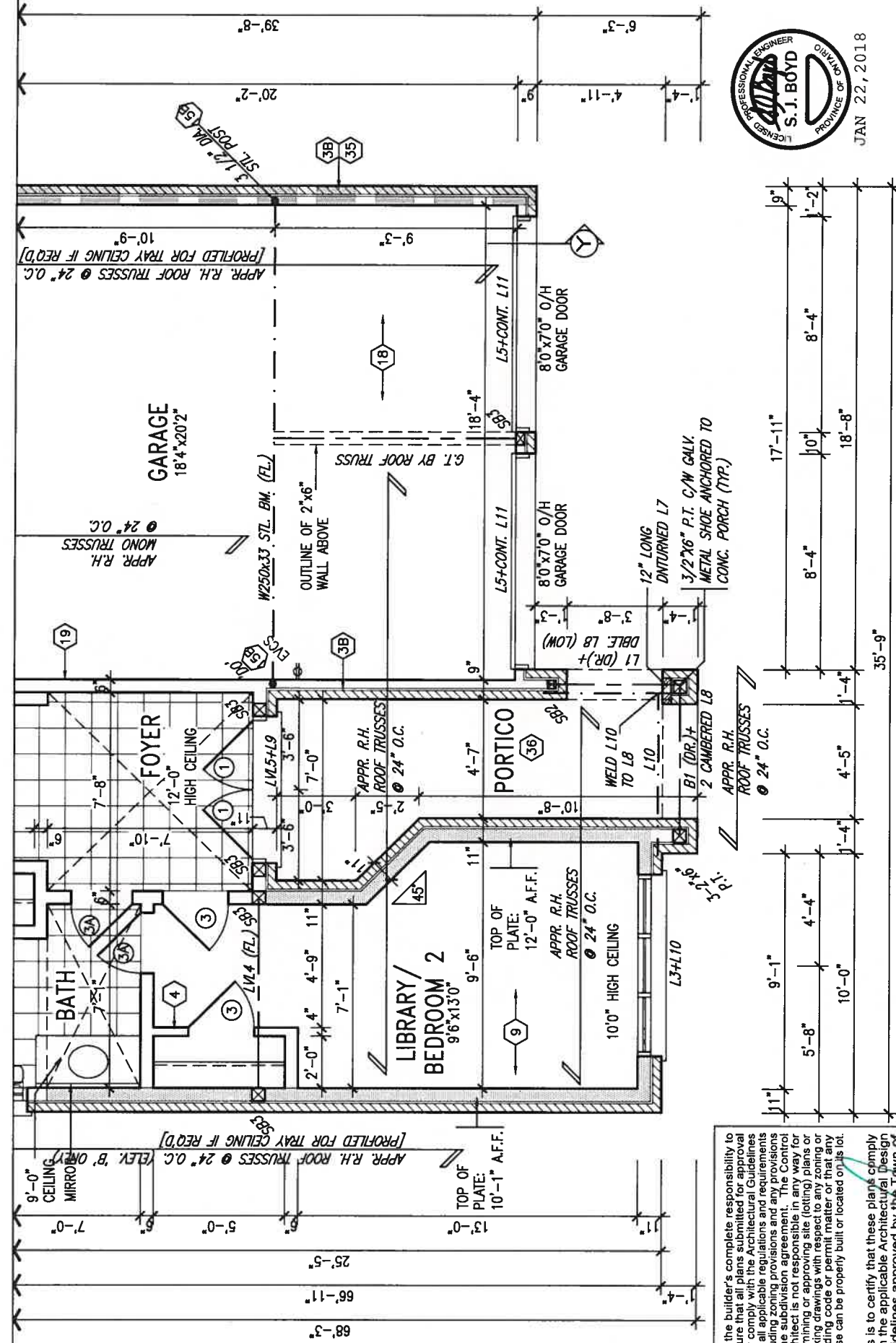
BRADFORD, ONT. municipality

GROUND FLOOR

VIAZOL

16023-542-18 dms - Thi

property in whole or in part is str



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 BATHING IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED

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.
- Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC. 9.34.4.

UNEXCAVATED
(REMOVE TOP SOIL ONLY)

**CHECK FOUNDATION WALL
FOR O.H. GARAGE DOOR**

**CHECK FOUNDATION WALL
FOR O.H. GARAGE DOOR**

PROVIDE 4" DIA. VENT
W/ INSECT SCREEN

- CHECK FOUNDATION WALL
FOR PORCH SLAB

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

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

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

PART. BASEMENT PLAN 'B'

9.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591
8.		qualification information	
7.		Wellington Jno-Baptiste	
6.		signature	
5.		name	BC3H
4.		registration information	42558
3.		VA3 Design Inc.	
2.	REVISD AS PER ENG'S COMMENTS		
1.	ISSUED FOR CLIENT REVIEW		
no.	description	date	by
		JAN 18 - 18	RC

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

signature

name

registration information

VA3 Design Inc.

25591

BC3H

42558

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VA3

DESIGN

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

project name
GREEN VALLEY EAST

date
JANUARY, 2017

checked by
RC

scale
3/16" = 1'-0"

drawn by
WT

project no.
16023

municipality
BRADFORD, ONT.

drawing no.
3

part. plans elevation 'b'

file name
16023-542-18

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BAYVIEW WELLINGTON

S42-1B

RIDEAU 1

GREEN VALLEY EAST

BRADFORD, ONT.

PART. PLANS ELEVATION 'B'

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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 GWILLIMSBURY.

ARCHITECTURAL REVIEW & APPROVAL

JAN 25 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.	25591
8.	.	.	.	qualification information	BCN
7.	.	.	.	Wellington Jno-Baptiste	42658
6.	.	.	.	none	
5.	.	.	.	registration information	
4.	.	.	.	VA3 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. They are to be returned at the completion of the work. Drawings are not to be scaled.	
2.	REVISED AS PER ENG'S COMMENTS	JAN 18-18	RC		
1.	ISSUED FOR CLIENT REVIEW	.	.		
no.	description	date	by		

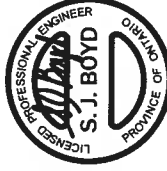


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t 416.630.2255 f 416.630.4782
va3design.com

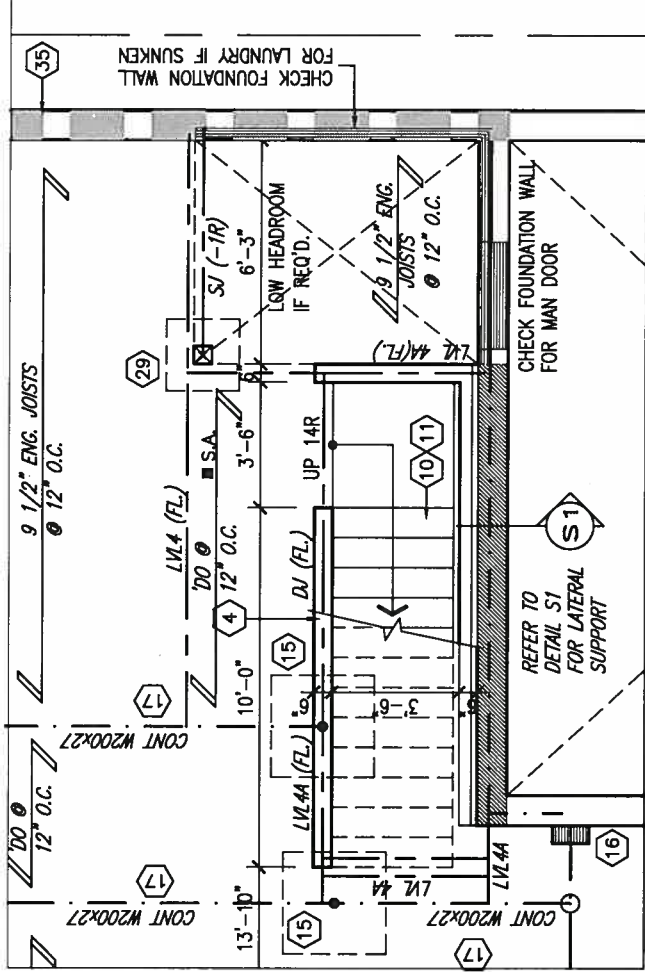
BAYVIEW WELLINGTON

S42-1B
RIDEAU 1

project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.	project no.	16023
date	JANUARY, 2017	checked by	RC	drawing no.	5
drawn by	WT	scale	3/16" = 1'-0"	file name	16023-S42-1B
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JAN 22, 2018



REFER TO FULL PLANS FOR
TYPICAL NOTES.

PARTIAL BASEMENT PLAN W/ 1R SUNKEN MUD AREA ABOVE

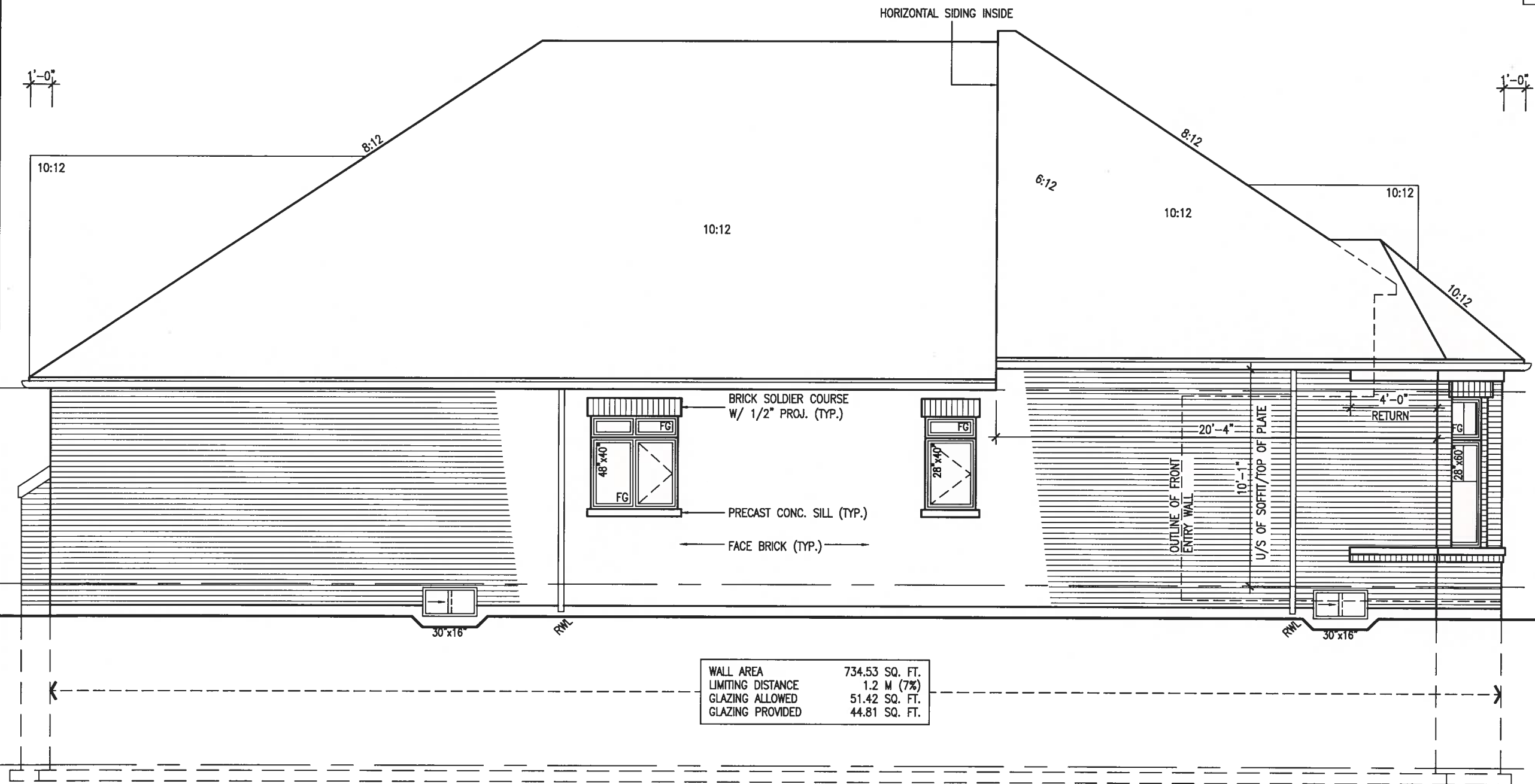
AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C'
GROUND FLOOR AREA	1791 SF	1800 SF	1800 SF
SUBTOTAL	1791 SF	1800 SF	1800 SF
DEDUCT ALL OPEN AREAS	0 SF	0 SF	0 SF
TOTAL NET AREA	1791 SF (166.38 m ²)	1800 SF (167.22 m ²)	1800 SF (167.22 m ²)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE	2198 SF	2207 SF	2207 SF
W/OUT PORCH	(204.20 m ²)	(205.03 m ²)	(205.03 m ²)
COVERAGE	2286 SF (212.37 m ²)	2300 SF (213.67 m ²)	2280 SF (212.74 m ²)
W/ PORCH			



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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect



WALL AREA	734.53 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	51.42 SQ. FT.
GLAZING PROVIDED	44.81 SQ. FT.

LEFT SIDE ELEVATION 'A'

BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
GREEN VALLEY EAST		BRADFORD, ONT.	
project name	project no.	project no.	drawing no.
GREEN VALLEY EAST	16023	16023	7
date	checked by	scale	file name
JANUARY, 2017	RC	3/16" = 1'-0"	16023-S42-1B
drawn by	checked by	scale	file name
WT	RC	3/16" = 1'-0"	16023-S42-1B
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255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design.com

The undersigned has reviewed and takes responsibility for this design and has not been influenced or misled by the requirements set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste 25591 BCN	
qualification information		signature	
Wellington Jno-Baptiste		42658	
registration information		VA3 Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
2	REVISED AS PER ENG'S COMMENTS	JAN 18-18	RC
1	ISSUED FOR CLIENT REVIEW		
no.	description	date	by



JAN 22, 2018

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ARCHITECTURAL REVIEW & APPROVAL

JAN 25 2018

John G. Williams Limited, Architect

S42-1B
RIDEAU 1

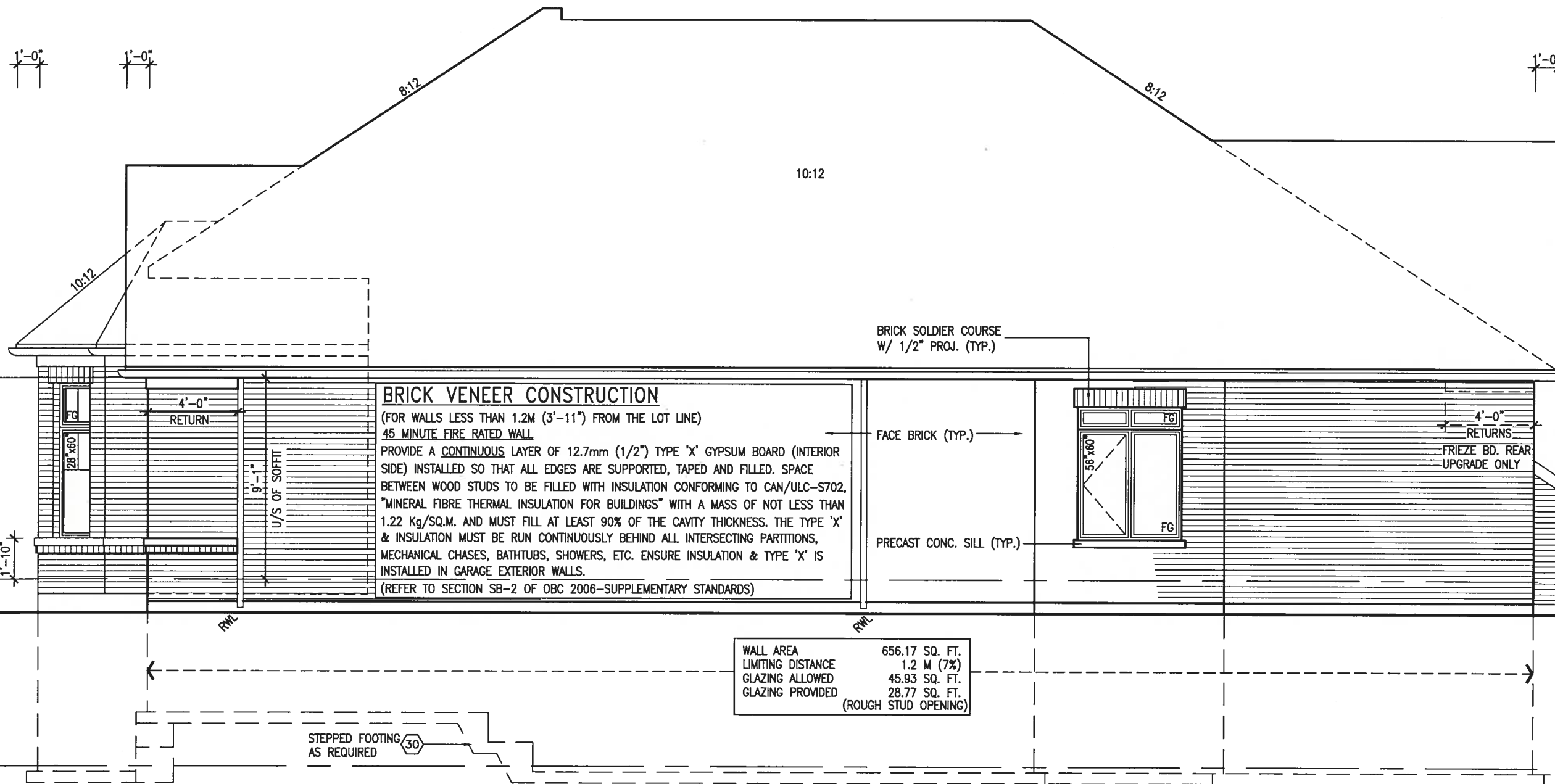
BAYVIEW WELLINGTON
GREEN VALLEY EAST

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design.com

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Wellington Jno-Baptiste
signature
25591
BCN
42658
name
qualification information
VA3 Design Inc.
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no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	JAN 18-18 RC	
1	ISSUED FOR CLIENT REVIEW		

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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 2006-SUPPLEMENTARY STANDARDS)

WALL AREA	656.17 SQ. FT.
LIMITING DISTANCE	1.2 M. (7%)
GLAZING ALLOWED	45.93 SQ. FT.
GLAZING PROVIDED	28.77 SQ. FT.
(ROUGH STUD OPENING)	

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.

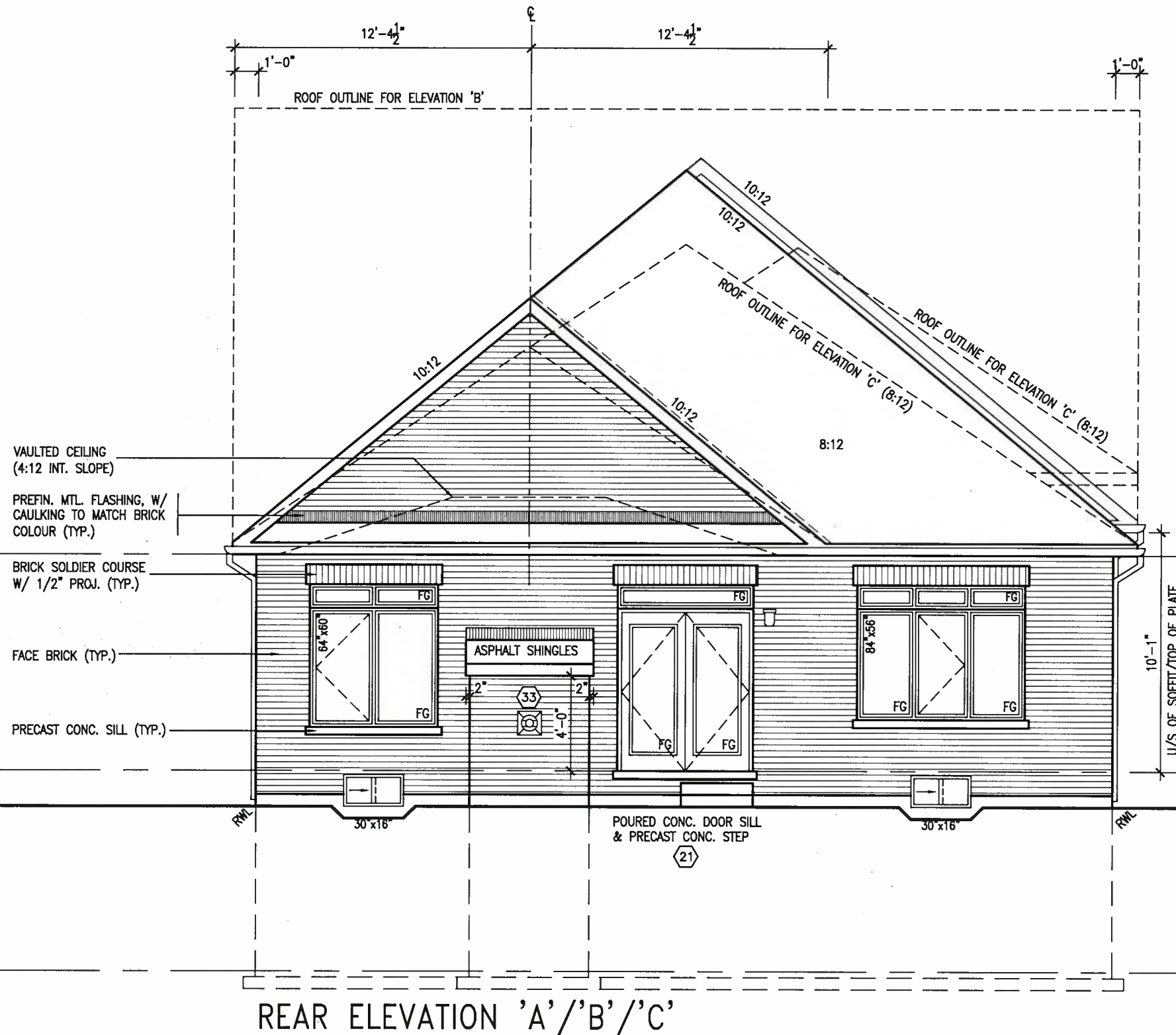
RIGHT SIDE ELEVATION 'A'



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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams, Architect



TOP OF PLATE
TOP OF TRANSOM
TOP OF WINDOW
FIN. GROUND FLOOR
FIN. GRADE
TOP OF SLAB

6'-10" 1'-0" 9'-1"
8'-5"

U/S OF SOFFIT/TOP OF PLATE
10'-1"

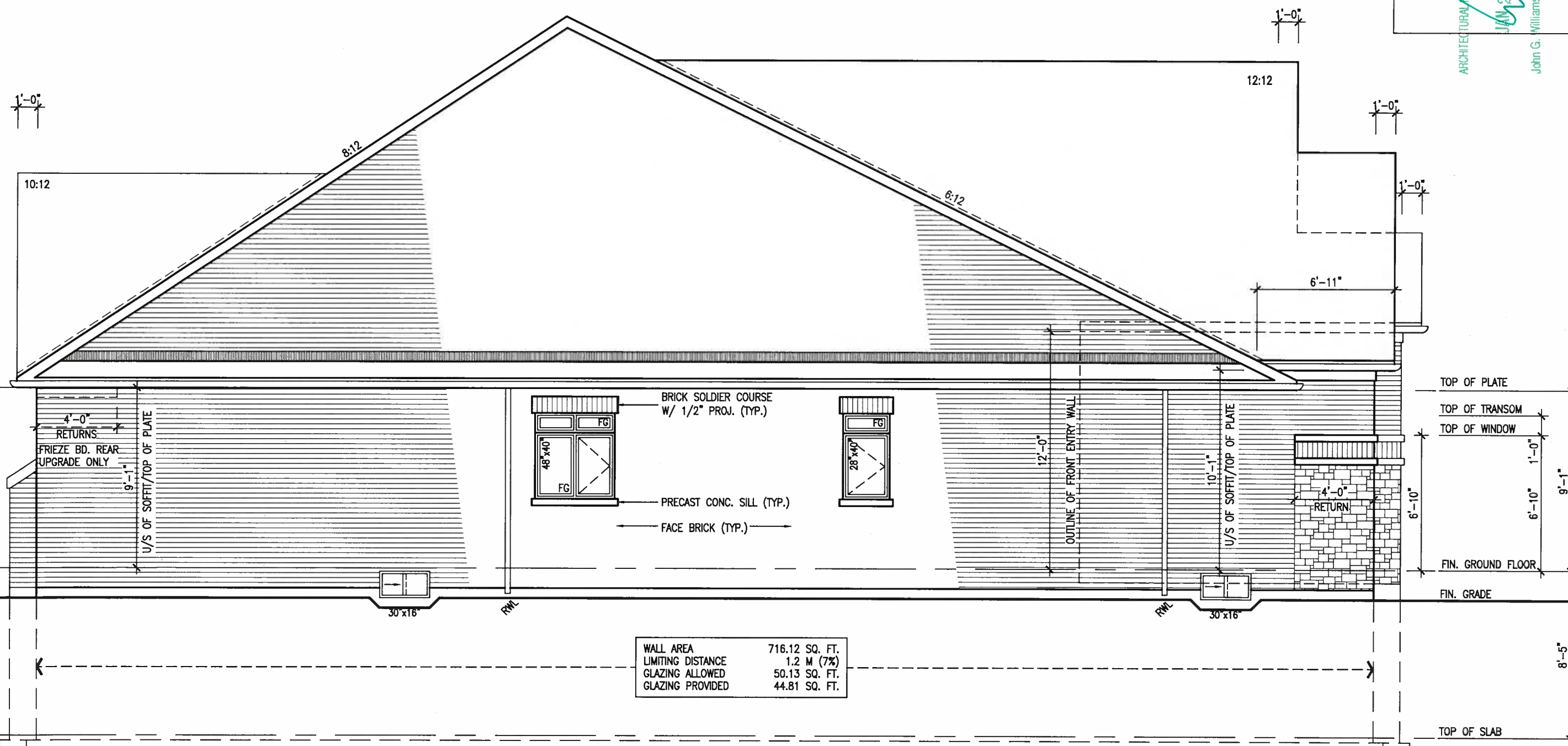
BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.
project no.	16023	drawing no.	9
date	JANUARY, 2017	checked by	RC
drawn by	WT	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2018\16023-542-1B.dwg - Thu - Jan 18 2018 - 4:45 PM			
VA3 DESIGN		REAR ELEVATION 'A'	
255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 v3design.com		The undersigned has reviewed and takes responsibility for this design and the specifications and meets the requirements set out in the Ontario Building Code as a Designer.	
Wellington Jno-Baptiste		25591	
signature		BCN	
VA3 Design Inc.		42658	
name		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
2 REVISED AS PER ENG'S COMMENTS		JAN 18-18 RC	
1 ISSUED FOR CLIENT REVIEW		date	
no. description		by	



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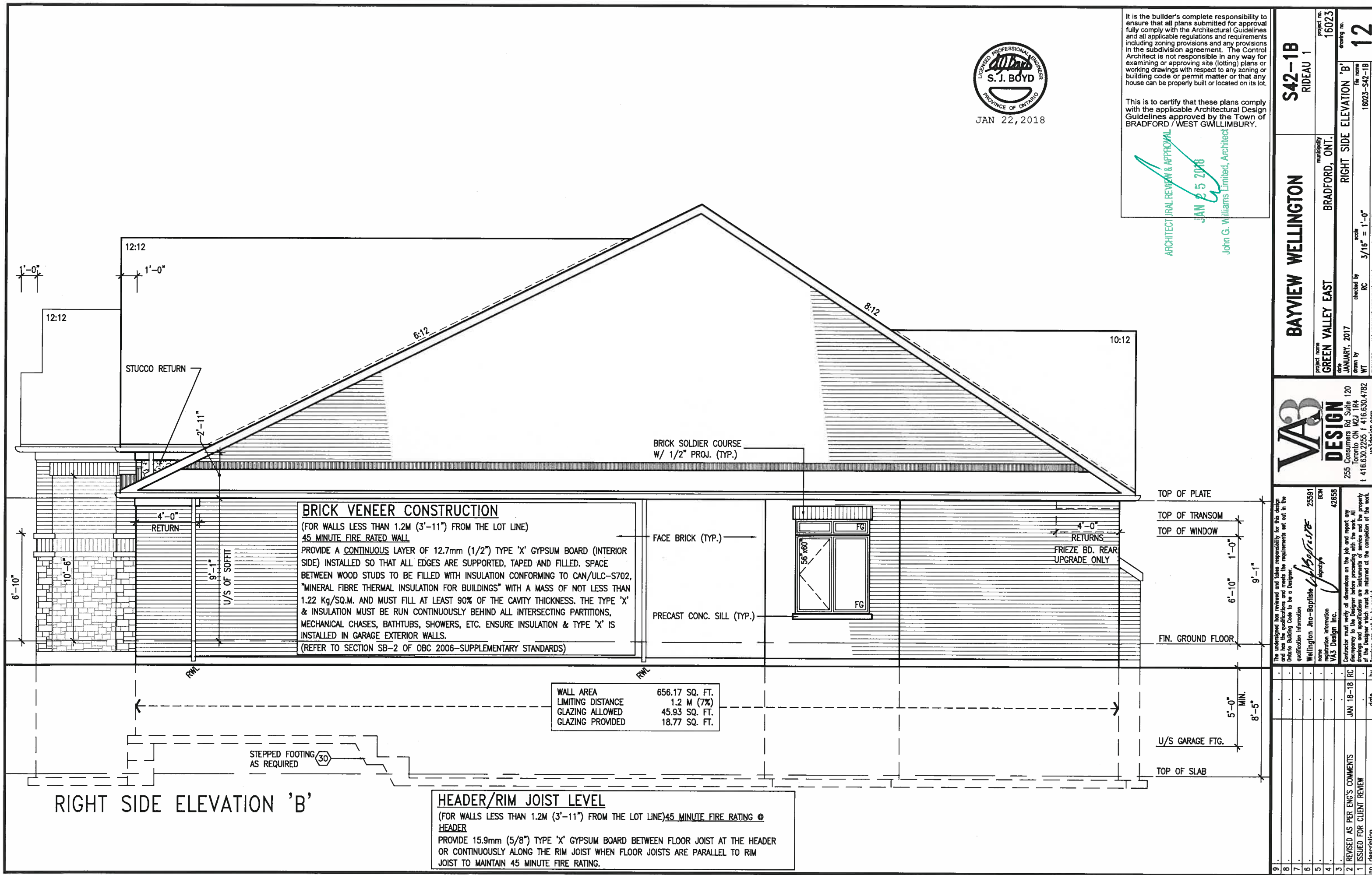
ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams Limited, Architect



LEFT SIDE ELEVATION 'B'

BAYVIEW WELLINGTON		S42-1B	
GREEN VALLEY EAST		RIDEAU 1	
project name	municipality	project no.	drawing no.
JANUARY, 2017	BRADFORD, ONT.	16023	11
drawn by	checked by	scale	file name
WT	RC	3/16" = 1'-0"	16023-S42-1B
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VAS DESIGN	
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Toronto ON M2J 1R4	
t 416.630.2255 f 416.630.4782	
vasdesign.com	
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	25591
Wellington Jno-Baptiste	BCN
signature	42658
name	registration information
VA3 Design Inc.	
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2. REVISED AS PER ENG'S COMMENTS	JAN 18-18 RC
1. ISSUED FOR CLIENT REVIEW	
no. description	date by



LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 22, 2018

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ARCHITECTURAL REVIEW & APPROVAL
JAN 5 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON		S42-1B		RIDEAU 1	
GREEN VALLEY EAST		BRADFORD, ONT.		RIGHT SIDE ELEVATION 'B'	
JANUARY, 2017		RC		12	
WT		3/16" = 1'-0"		16023-S42-1B	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-1B.dwg - Thu - Jan 18 2018 - 4:45 PM		checked by		drawn by	
255 Consumers Rd Suite 120		Toronto ON M2J 1R4		t 416.630.2255 f 416.630.4782	
VA3 DESIGN		VO3design.com		25591	
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.		Wellington Jno-Baptiste		BCW	
VA3 Design Inc.		42858		JAN 18-18 RC	
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2 REVISED AS PER ENG'S COMMENTS		1 ISSUED FOR CLIENT REVIEW		no. description	
9		8		7	
6		5		4	
3		2		1	
DATE		BY		DESCRIPTION	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-1B ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	426 S.F.	133.11 S.F.	31.25 %
LEFT SIDE	752 S.F.	52.00 S.F.	6.91 %
RIGHT SIDE	723 S.F.	28.00 S.F.	3.87 %
REAR	378 S.F.	122.72 S.F.	32.47 %
* 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.	2279.00 S.F.	335.83 S.F.	14.74 %
TOTAL SQ. M.	211.72 S.M.	31.20 S.M.	14.74 %



JAN 22, 2018

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect



FACE BRICK



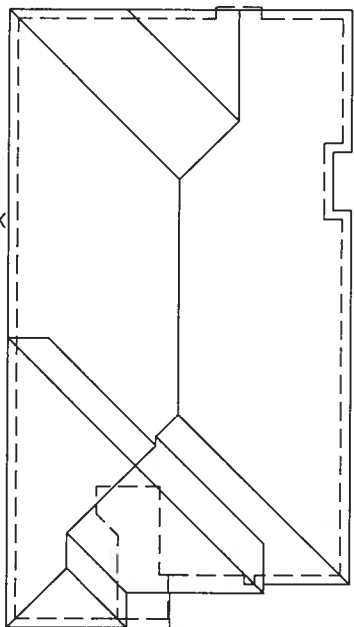
STUCCO FINISH



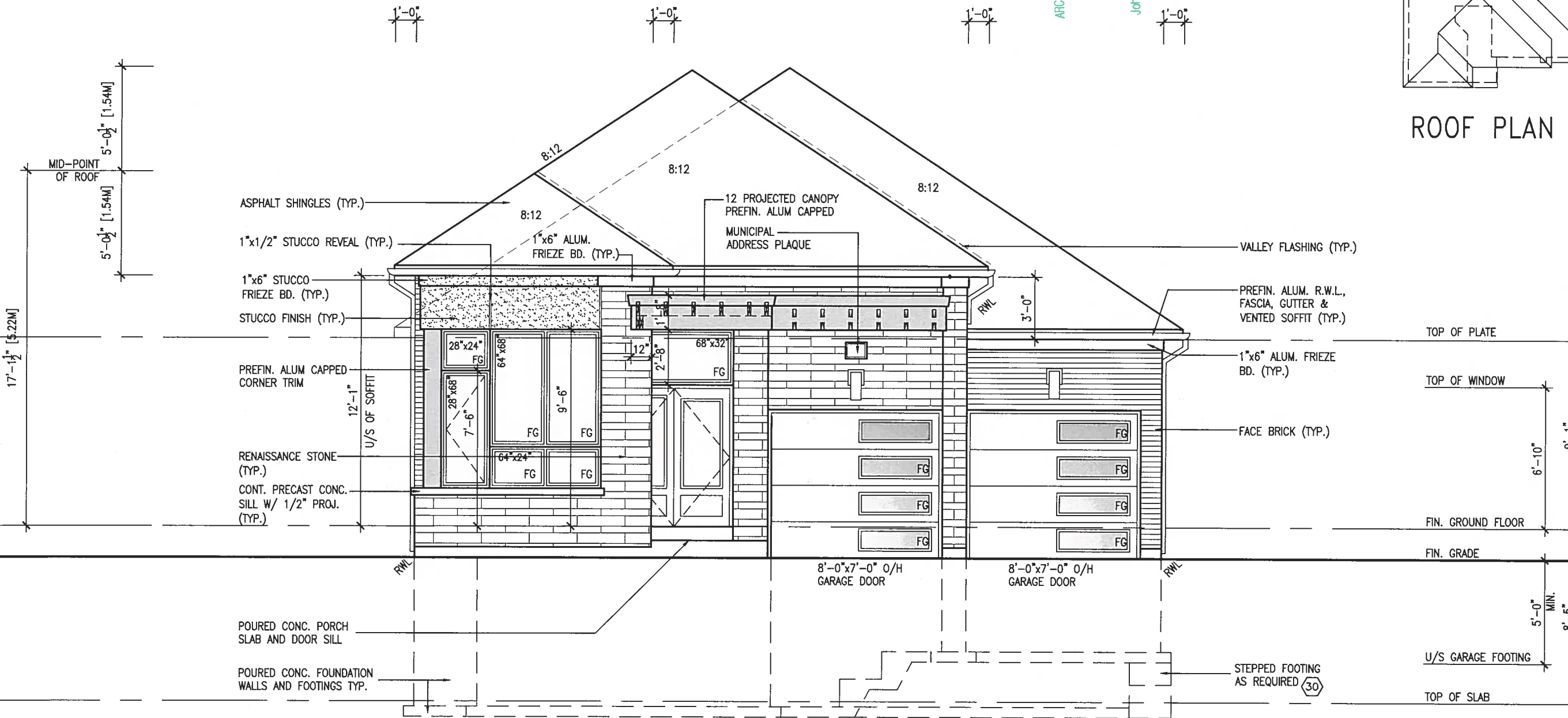
STONE BY BRAMPTON BRICK
FINESSE LINE OR SIMILAR



ALUM. CLAD



ROOF PLAN 'C'



FRONT ELEVATION 'C'

BAYVIEW WELLINGTON

S42-1B

RIDEAU 1

project no. 16023
drawing no. 13
date JANUARY, 2017
checked by RC
drawn by WT
scale 3/16" = 1'-0"

project name GREEN VALLEY EAST
municipality BRADFORD, ONT.
file name 16023-S42-1B
date JAN 18 2018 - 4:45 PM
drawn by WT



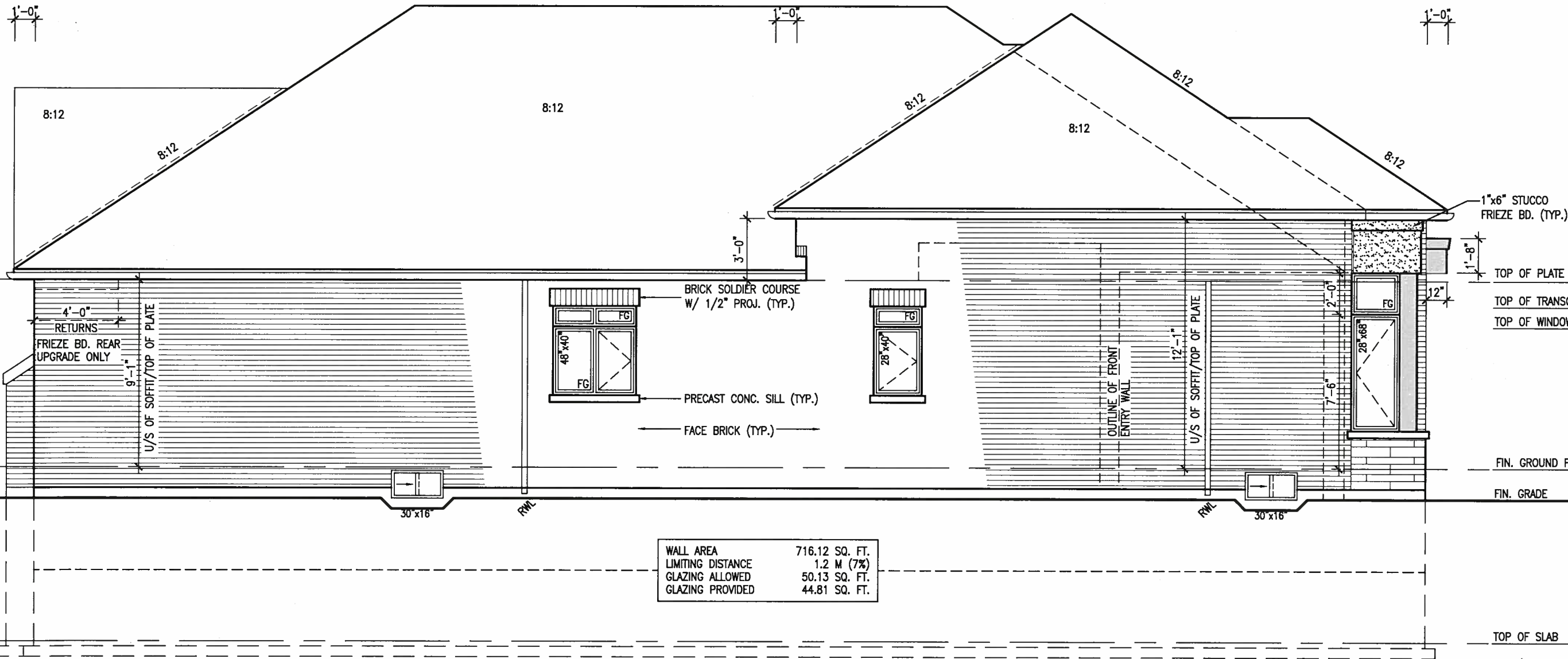
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design.com

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

Willingdon Jno-Baptiste
signature
25591
BCN
42658
VA3 Design Inc.

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



LEFT SIDE ELEVATION 'C'



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ARCHITECTURAL REVIEW & APPROVAL
JAN 4 5 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
GREEN VALLEY EAST		BRADFORD, ONT.	
project name	project no.	project no.	drawing no.
GREEN VALLEY EAST	16023	16023	14
date	checked by	scale	file name
JANUARY, 2017	RC	3/16" = 1'-0"	16023-S42-1B
drawn by	checked by	scale	file name
WT	RC	3/16" = 1'-0"	16023-S42-1B
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\16023-S42-1B.dwg -- Thu - Jan 18 2018 - 4:45 PM			
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591		BCN	
Wellington Jno-Baptiste		42658			
name		signature			
Vas Design Inc.					
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.					
2 REVISED AS PER ENG'S COMMENTS		JAN 18-18		RC	
1 ISSUED FOR CLIENT REVIEW					
no.	description	date	by		
9					
8					
7					
6					
5					
4					
3					



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

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

ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON		S42-1B	
GREEN VALLEY EAST		RIDEAU 1	
project name	BRADFORD, ONT.	project no.	16023
date	JANUARY, 2017	drawing no.	15
drawn by	WT	checked by	RC
scale	3/16" = 1'-0"	file name	16023-S42-1B
RICHARD - H:\ARCHIVE\WORKING\2018\16023.BW\Units\42\16023-S42-1B.dwg - Thu - Jan 18 2018 - 4:45 PM			

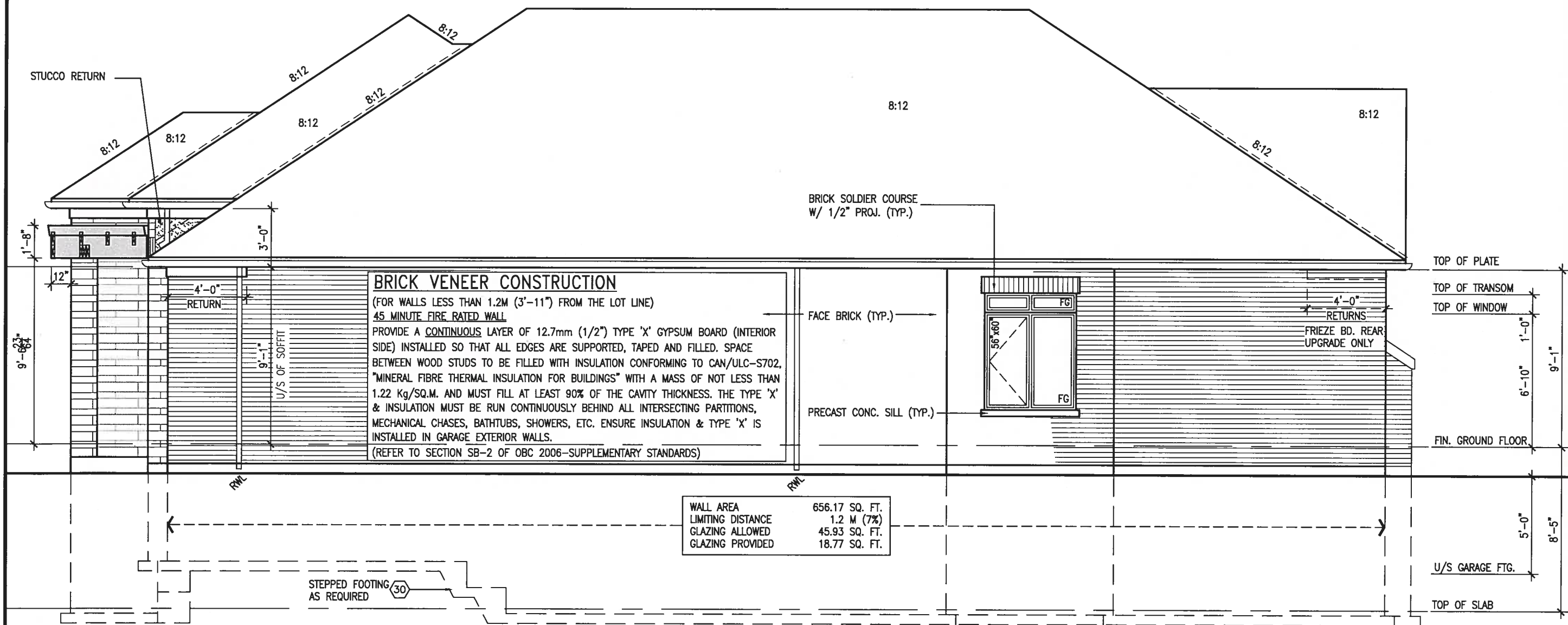


The undersigned has reviewed and takes responsibility for this design and the information and materials provided in accordance with the Ontario Building Code to be a Design Professional.

Wellington Jno-Baptiste 25591 BCN
Registration Information
VA3 Design Inc. 42658

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



RIGHT SIDE ELEVATION 'C'

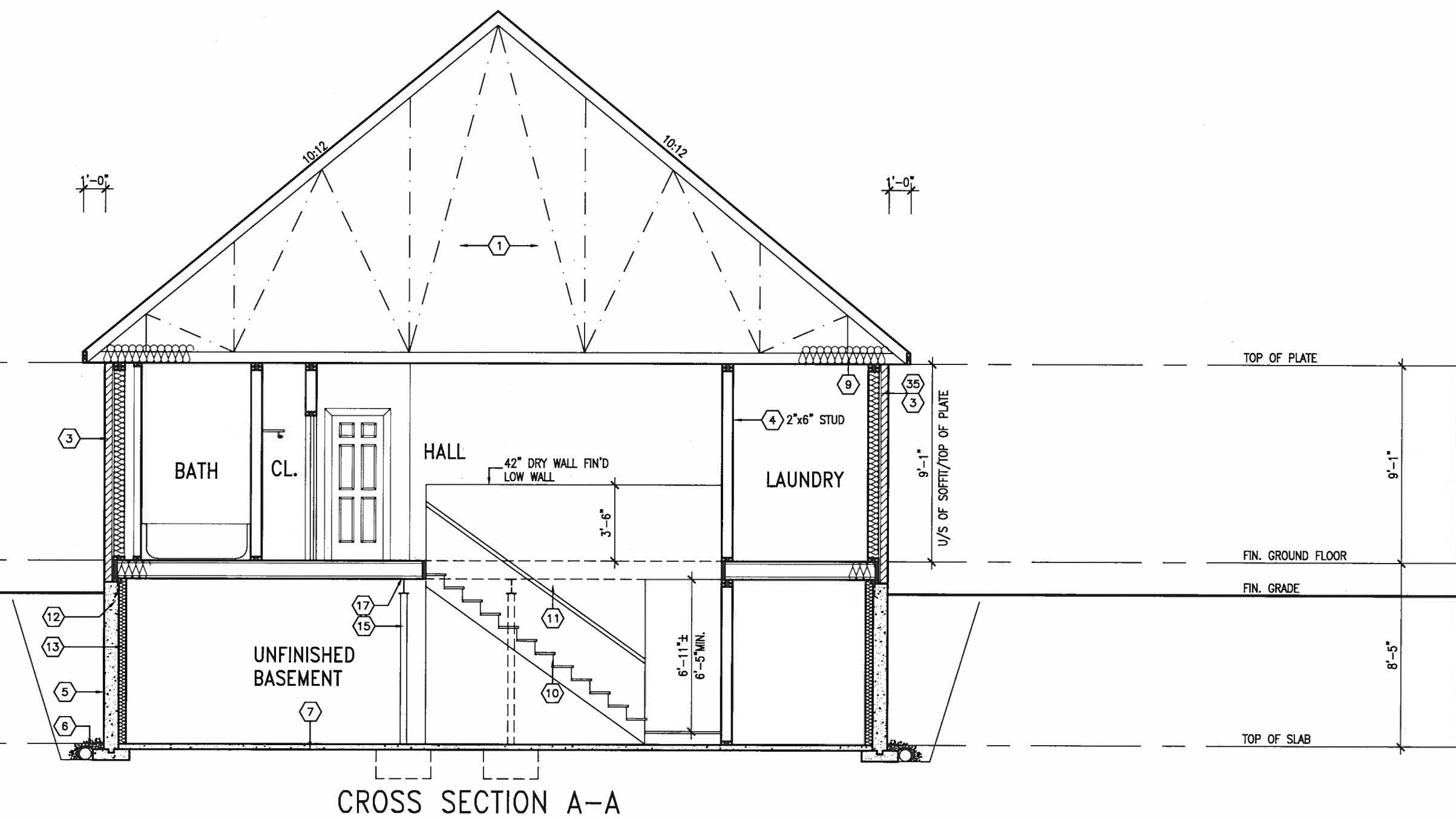
HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

WALL AREA	656.17 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	45.93 SQ. FT.
GLAZING PROVIDED	18.77 SQ. FT.



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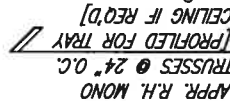
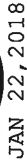


BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.
project no.	16023	cross section	A-A
date	JANUARY, 2017	checked by	RC
drawn by	WT	scale	3/16" = 1'-0"
file name	16023-S42-1B	drawn no.	16
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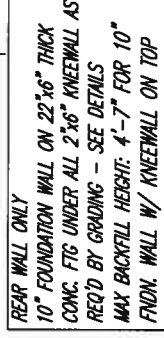
The undersigned has reviewed and takes responsibility for this design and the specifications and meets the requirements set out in the Ontario Building Code as a Designer.		25591	BCN
Wellington Jno-Baptiste		42858	
signature			
Vas Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
no.	description	date	by
2	REVISED AS PER ENG'S COMMENTS	JAN 18-18	RC
1	ISSUED FOR CLIENT REVIEW		

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

John G. Williams Limited, Architects



ELEVS 'B' & 'C' SIMILAR



10" FULL HEIGHT CONC
ON SIDE WALL W/ BRICK
CHECK AS REQUIRED ON
22"x6" CONC ETC

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

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

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	25591
8.		.		BCIN
7.		.		
6.		.		
5.		.	name Wellington Jno-Bopiste	signature
4.		.	registration information VA3 Design Inc.	42858
3.		.		
2.	REVISÉ AS PER ENG'S COMMENTS	JAN 18-18 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 scanned.	
1.	ISSUED FOR CLIENT REVIEW			
no.	description	date	by	

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

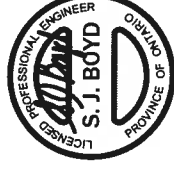
BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023	drawing no. 17
date JANUARY, 2017	PART. FLOOR PLANS— W.O.D. COND.		
drawn by WT	scale 3/16" = 1'-0"	checked by RC	file name 16023-S42-1B
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

JAN 26 2018

John G. Williams Limited, Arlington



JAN 22, 2018



**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.

[illegible]

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ARCHITECTURAL REVIEW & APPROVAL

JAN 25 2018

John G. Williams Limited, Architect

VAULTED CEILING
(4:12 INT. SLOPE)

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

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

FACE BRICK (TYP.)

PRECAST CONC. SILL (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.)



REAR ELEVATION 'A' - W.O.D. CONDITION
EL. 'B' & 'C' SIMILAR

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S42-1B ELEVATION B WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	409 S.F.	125.22 S.F.	30.62 %
LEFT SIDE	723 S.F.	34.11 S.F.	4.72 %
RIGHT SIDE	723 S.F.	28.00 S.F.	3.87 %
REAR	539 S.F.	157.03 S.F.	29.13 %
* 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.	2394.00 S.F.	344.36 S.F.	14.38 %
TOTAL SQ. M.	222.41 S.M.	31.99 S.M.	14.38 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S42-1B ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	417 S.F.	119.55 S.F.	28.67 %
LEFT SIDE	732 S.F.	34.11 S.F.	4.66 %
RIGHT SIDE	723 S.F.	28.00 S.F.	3.87 %
REAR	539 S.F.	157.03 S.F.	29.13 %
* 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.	2411.00 S.F.	338.69 S.F.	14.05 %
TOTAL SQ. M.	223.99 S.M.	31.47 S.M.	14.05 %



PROVIDE 2"x4" P.T. WOOD HANDRAIL W/
2"x2" P.T. PICKETS @ 4" SPACING BETWEEN

FIN. GROUND FLOOR

TOP OF WINDOW

FIN. GRADE

TOP OF SLAB

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S42-1B ELEVATION C WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	426 S.F.	133.11 S.F.	31.25 %
LEFT SIDE	752 S.F.	52.00 S.F.	6.91 %
RIGHT SIDE	723 S.F.	28.00 S.F.	3.87 %
REAR	539 S.F.	157.03 S.F.	29.13 %
* 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.	2440.00 S.F.	370.14 S.F.	15.17 %
TOTAL SQ. M.	226.68 S.M.	34.39 S.M.	15.17 %

S42-1B
RIDEAU 1

BAYVIEW WELLINGTON

project no. 16023
drawing no. 19

project name

GREEN VALLEY EAST

project location

BRADFORD, ONT.

project date

JANUARY, 2017

project description

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

project scale

3/16" = 1'-0"

checked by RC
drawn by WT
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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

qualification information

Wellington Jno-Baptiste 25591
signature

registration information

VA3 Design Inc. 42658

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no. description

1 ISSUED FOR CLIENT REVIEW

2 REVISED AS PER ENG'S COMMENTS

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ARCHITECTURAL REVIEW APPROVAL
JAN 25 2018
John G. Williams Licensed Architect

VAULTED CEILING
(4:12 INT. SLOPE)

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

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

FACE BRICK (TYP.)

PRECAST CONC. SILL (TYP.)

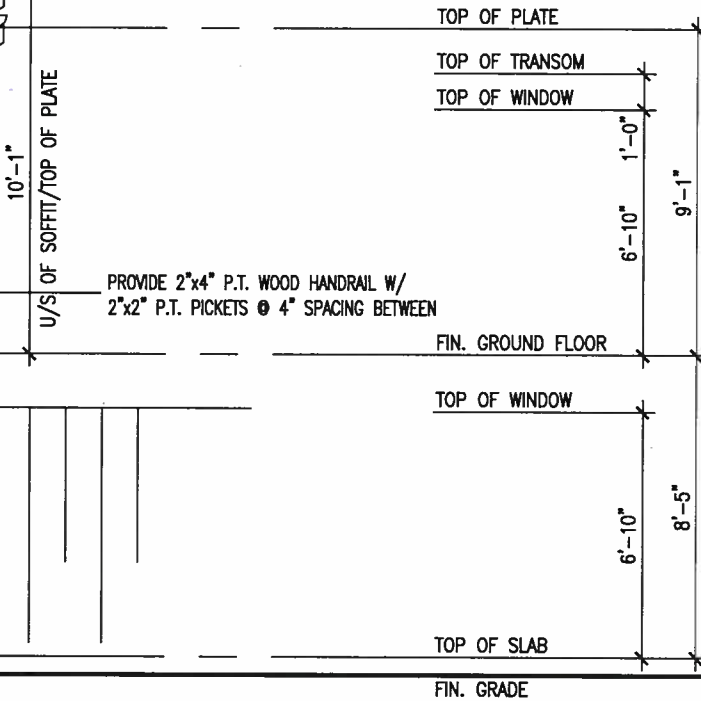
6"x6" P.T. WOOD POST
BOLTED TO GALV. METAL
SHOE SET INTO 12" DIA.
CONC. PIER TO EXTEND 6"
ABOVE GRADE AND 5'-0"
BELOW GRADE. (TYP.)



REAR ELEVATION 'A' - W.O.B. CONDITION
EL. 'B' & 'C' SIMILAR

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S42-1B ELEVATION B WOB		ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	409 S.F.	125.22 S.F.	30.62 %	
LEFT SIDE	723 S.F.	34.11 S.F.	4.72 %	
RIGHT SIDE	723 S.F.	28.00 S.F.	3.87 %	
REAR	643 S.F.	216.91 S.F.	33.73 %	
* 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.	2498.00 S.F.	404.24 S.F.	16.18 %	
TOTAL SQ. M.	232.07 S.M.	37.55 S.M.	16.18 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S42-1B ELEVATION A WOB		ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	417 S.F.	119.55 S.F.	28.67 %	
LEFT SIDE	732 S.F.	34.11 S.F.	4.66 %	
RIGHT SIDE	723 S.F.	28.00 S.F.	3.87 %	
REAR	643 S.F.	216.91 S.F.	33.73 %	
* 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.	2515.00 S.F.	398.57 S.F.	15.85 %	
TOTAL SQ. M.	233.65 S.M.	37.03 S.M.	15.85 %	



PROVIDE 2"x4" P.T. WOOD HANDRAIL W/
2"x2" P.T. PICKETS @ 4" SPACING BETWEEN

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S42-1B ELEVATION C WOB		ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	426 S.F.	133.11 S.F.	31.25 %	
LEFT SIDE	752 S.F.	52.00 S.F.	6.91 %	
RIGHT SIDE	723 S.F.	28.00 S.F.	3.87 %	
REAR	643 S.F.	216.91 S.F.	33.73 %	
* 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.	2544.00 S.F.	430.02 S.F.	16.90 %	
TOTAL SQ. M.	236.34 S.M.	39.95 S.M.	16.90 %	

S42-1B
RIDEAU 1

BAYVIEW WELLINGTON
GREEN VALLEY EAST

VA3
DESIGN

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

1. ISSUED FOR CLIENT REVIEW
2. REVISED AS PER ENG'S COMMENTS
3. NO. description

project no. 16023
drawing no. 20
date JANUARY, 2017
checked by RC
drawn by WT
municipality BRADFORD, ONT.
file name 16023-S42-1B
scale 3/16" = 1'-0"

REAR ELEVATION 'A' - W.O.B. COND.

signature
Wellington Jno-Baptiste 25591 BCN
VA3 Design Inc. 42658

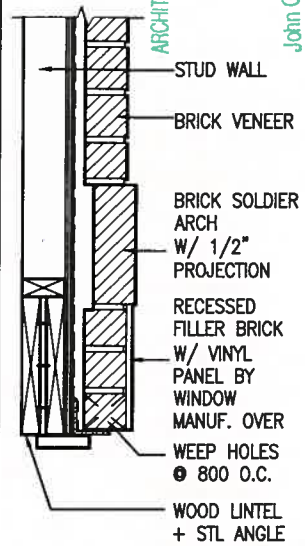
1. ISSUED FOR CLIENT REVIEW
2. REVISED AS PER ENG'S COMMENTS
3. NO. description

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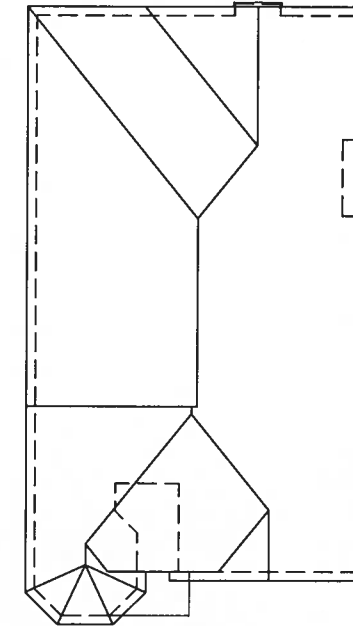
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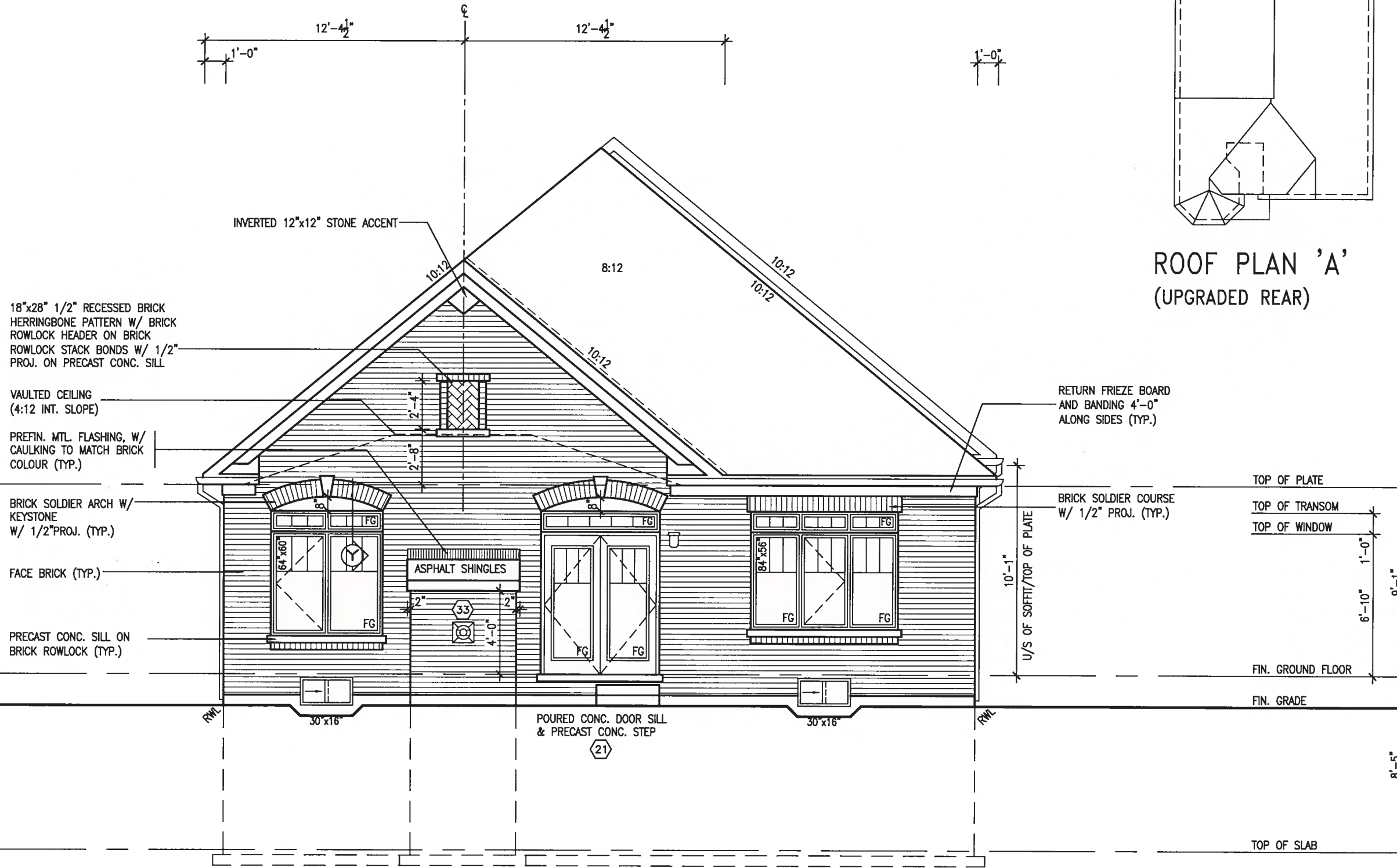
ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John C. Williams Limited, Architect



Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL



ROOF PLAN 'A'
(UPGRADED REAR)



UPGRADED REAR ELEVATION 'A'



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

qualification information
Wellington John Baptiste
signature
25591 BCR
42658
V3 Design Inc.

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

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

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

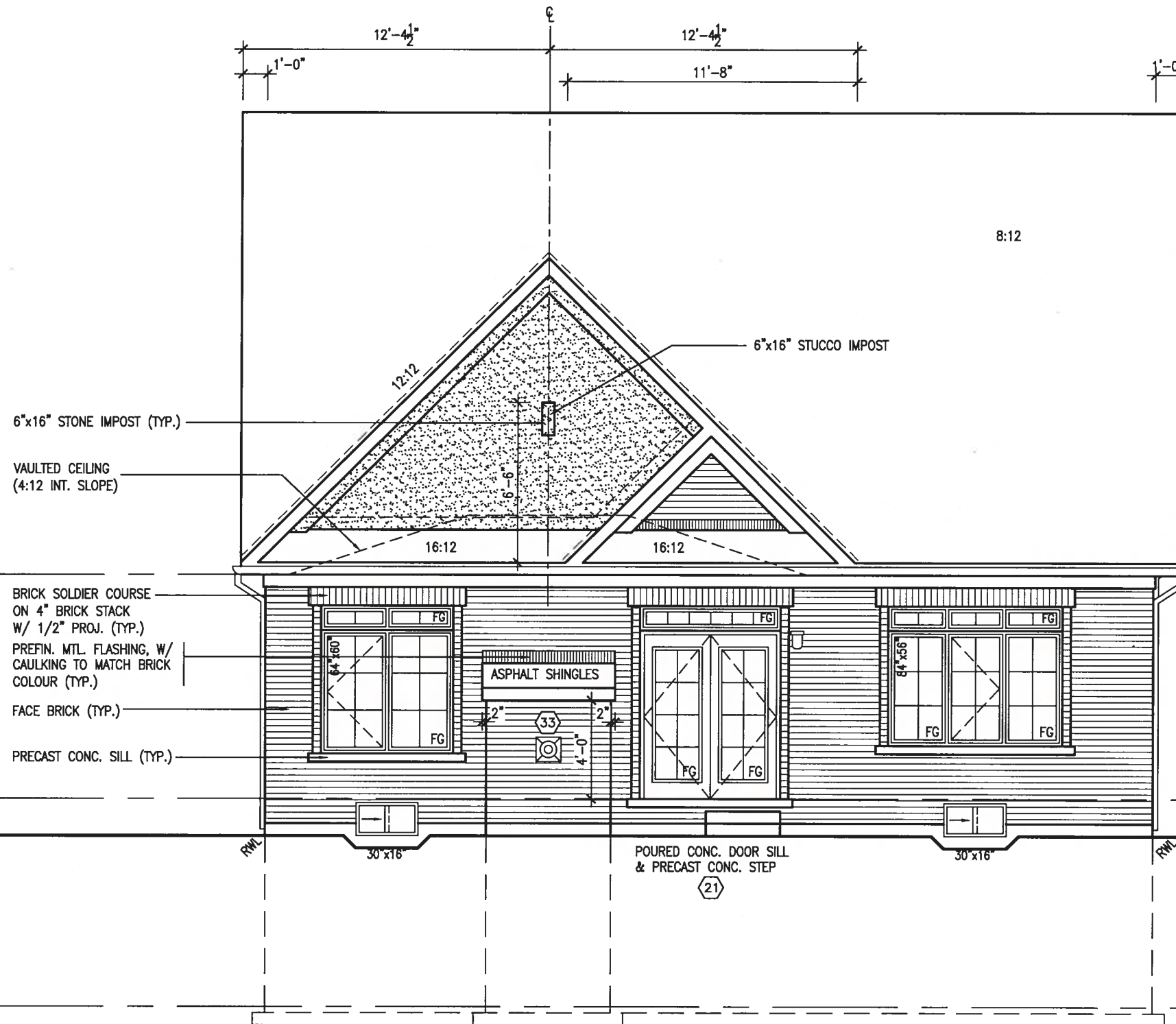
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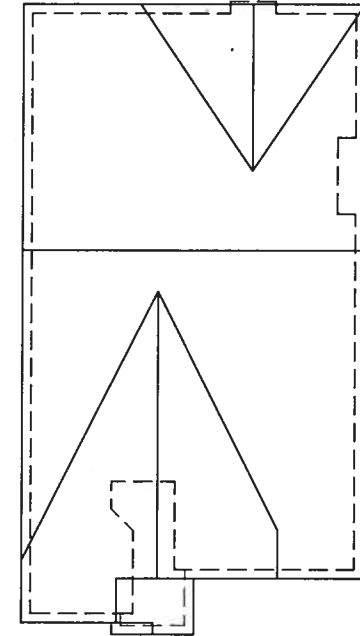
ARCHITECTURAL REVIEW & APPROVAL

JAN 25 2018

John G. Williams Limited, Architect.



UPGRADED REAR ELEVATION 'B'



ROOF PLAN 'B'
(UPGRADED REAR)

[illegible]

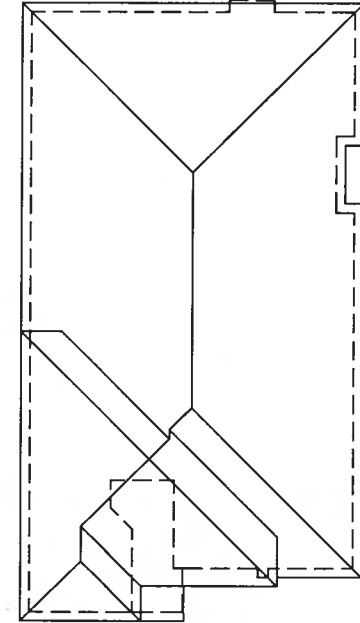
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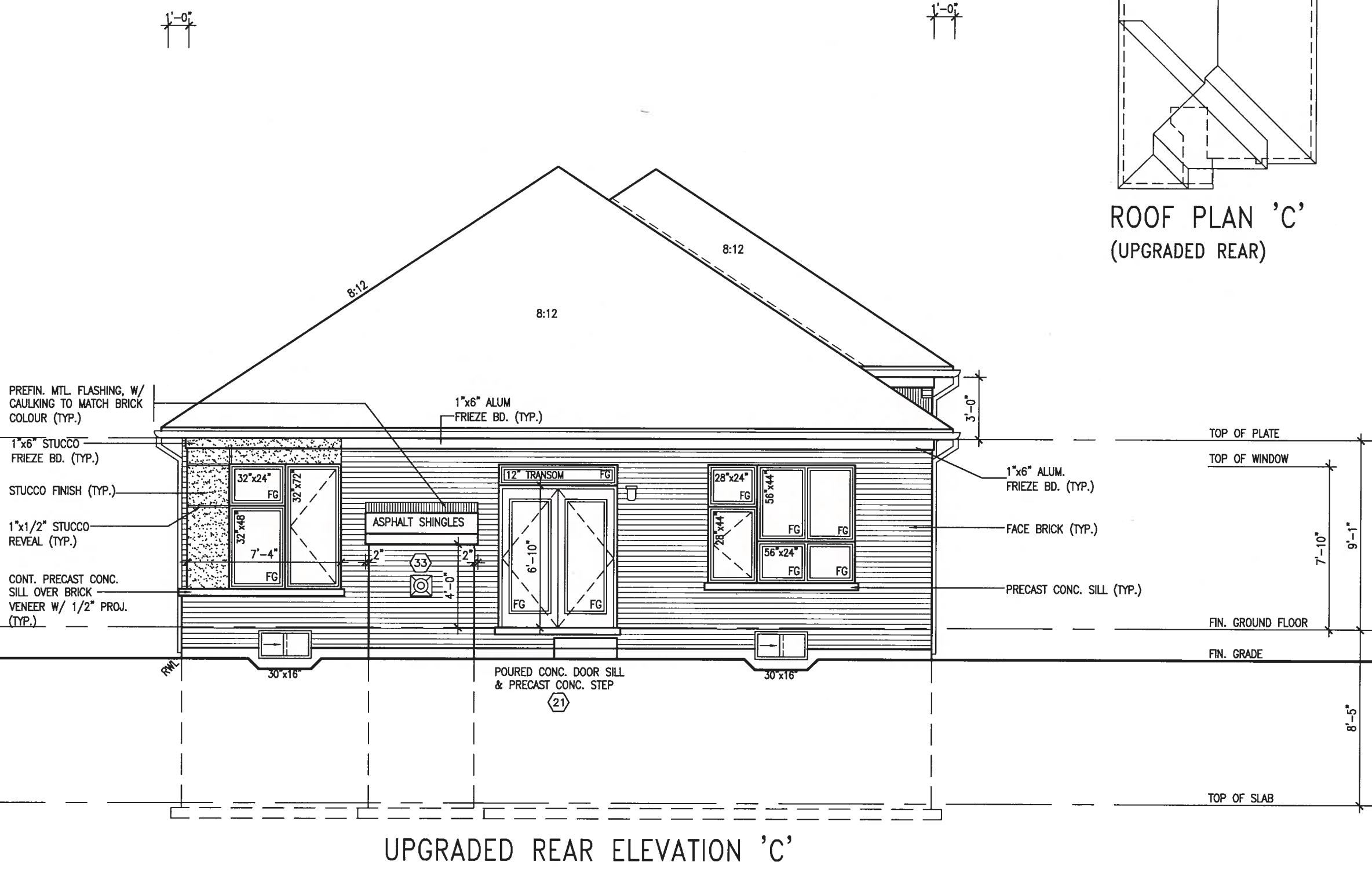
ARCHITECTURAL REVIEW & APPROVAL

JAN 25 2018

John G. Williams Limited, Architect



ROOF PLAN 'C'
(UPGRADED REAR)



UPGRADED REAR ELEVATION 'C'

BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
PROJECT NAME GREEN VALLEY EAST		MUNICIPALITY BRADFORD, ONT.	
DATE JANUARY, 2017		DRAWN BY RC	
CHECKED BY RC		SCALE 3/16" = 1'-0"	
PROJECT NO. 16023		DRAWING NO. 23	
FILE NAME 16023-S42-1B		DATE JAN 18 2018 - 4:46 PM	
RICHARD - H:\ARCHIVE\WORKING\2018\16023.BW\Units\16023-S42-1B.dwg - Thu - Jan 18 2018 - 4:46 PM			

VAS DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	
The undersigned has reviewed and takes responsibility for this design. The design complies with the Ontario Building Code and all applicable regulations and requirements set out in the Ontario Building Code to be a Designer.	
Wellington Jno-Baptiste	25591
signature	BCN
registration information	42658
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2. REVISED AS PER ENG'S COMMENTS	JAN 18-18 RC
1. ISSUED FOR CLIENT REVIEW	
no. description	date

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



JAN 22 2018



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

John G. Williams Limited, Architect

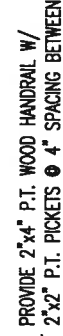


NOTE:
REFER TO ROOF TRUSS MANUF. FOR
ROOF TRUSS LAYOUTS & BEAM SIZES.

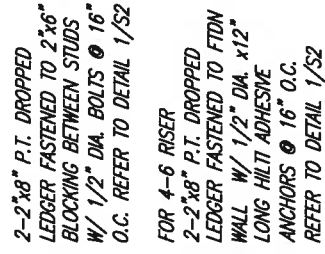
[illegible]

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

1'1"
12'-6"
7'-11"
1'1"
3'-2"
1'1"
8'-0"
8'3"



John G. Williams Limited, Architects



-10" FULL HEIGHT CONC.
ON SIDE WALL W/ BRICK
CHECK AS REQUIRED ON
22"x6" CONC. FTG

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.

NOTE: ALL LV1'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER

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

PART. BASEMENT PLAN 'C' REAR UPG W.O.B. CONDITION

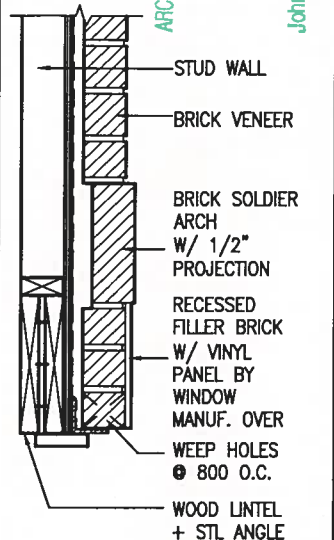
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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect



Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL

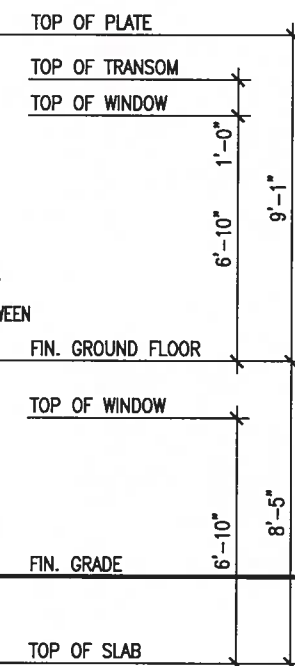


- 1/2" RECESSED BRICK HERRINGBONE
- VAULTED CEILING (4:12 INT. SLOPE)
- PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH BRICK COLOUR (TYP.)
- BRICK SOLDIER ARCH W/ KEYSTONE W/ 1/2" PROJ. (TYP.)
- FACE BRICK (TYP.)
- PRECAST CONC. SILL ON BRICK ROWLOCK (TYP.)

RETURN FRIEZE BOARD AND BANDING 4'-0" ALONG SIDES (TYP.)

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

PROVIDE 2"x4" P.T. WOOD HANDRAIL W/ 2"x2" P.T. PICKETS @ 4" SPACING BETWEEN



UPGRADED REAR ELEVATION 'A' 9R WOD

BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
GREEN VALLEY EAST		BRADFORD, ONT.	
project no.	16023	project name	UPGRADED REAR ELEVATION 'A' - W.O.D. COND.
drawing no.	27	date	JANUARY, 2017
checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	16023-S42-1B
RICHARD - H. ARCHIVE WORKING\2018\16023.BK\Units\42\16023-S42-1B.dwg - Thu - Jan 18 2018 - 4:46 PM			
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VAS DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com			
The undersigned has reviewed and takes responsibility for this design and ensures that it complies with the requirements set out in the Ontario Building Code to be a Designer.			
Wellington Jno-Baptiste 25591 BCR			
Vas Design Inc. 42658			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
no.	description	date	by
2	REVISED AS PER ENG'S COMMENTS	JAN 18-18	RC
1	ISSUED FOR CLIENT REVIEW		

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ARCHITECTURAL REVIEW & APPROVAL

JAN 25 2018

John G. Williams Limited, Archt.

6"x16" STONE IMPOST (TYP.)

VAULTED CEILING
(4:12 INT. SLOPE)

BRICK SOLDIER COURSE
ON 4" BRICK STACK
W/ 1/2" PROJ. (TYP.)
PREFIN. MTL. FLASHING, W/
CAULKING TO MATCH BRICK
COLOUR (TYP.)

FACE BRICK (TYP.)

PRECAST CONC. SILL (TYP.)



UPGRADED REAR ELEVATION 'B' 9R WOD



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

PROVIDE 2"x4" P.T. WOOD HANDRAIL W/
2"x2" P.T. PICKETS @ 4" SPACING BETWEEN

2"x6" CROSSING
BRACING

BAYVIEW WELLINGTON

S42-1B
RIDEAU 1

GREEN VALLEY EAST

BRADFORD, ONT.

UPGRADED REAR ELEVATION 'B' - W.O.D. COND.

JANUARY, 2017

RC 3/16" = 1'-0"

16023-S42-1B

28

VA3
DESIGN

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

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

Wellington Jno-Baptiste 25591
none
VA3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer. They 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

JAN 18-18 RC
no. description
date by

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ARCHITECTURAL REVIEW & APPROVAL

JAN 25 2018

John G. Williams Limited, Architect



JAN 22, 2018

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

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

STUCCO FINISH (TYP.)

1"x1/2" STUCCO
REVEAL (TYP.)

CONT. PRECAST CONC.
SILL OVER BRICK
VENEER W/ 1/2" PROJ.
(TYP.)

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

8:12

8:12

8:12

1'-0"

1'-0"

TOP OF PLATE

TOP OF WINDOW

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

FACE BRICK (TYP.)

PRECAST CONC. SILL (TYP.)

PROVIDE 2"x4" P.T. WOOD HANDRAIL W/
2"x2" P.T. PICKETS @ 4" SPACING BETWEEN

FIN. GROUND FLOOR

TOP OF WINDOW

FIN. GRADE

TOP OF SLAB

2"x6" CROSSING
BRACING

UPGRADED REAR ELEVATION 'C' 9R WOD

S42-1B
RIDEAU 1

BAYVIEW WELLINGTON
GREEN VALLEY EAST

BRADFORD, ONT.

UPGRADED REAR ELEVATION 'B'-W.O.D. COND.

VA3 DESIGN

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Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design.com

Wellington Jno-Baptiste 25591

VA3 Design Inc. 42658

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REVISAS PER ENG'S COMMENTS

ISSUED FOR CLIENT REVIEW

JAN 18-18 RC

no. description

date by

project no.

16023

drawing no.

29

file name

16023-S42-1B

scale

3/16" = 1'-0"

checked by

RC

drawn by

WT

date

JANUARY, 2017

project name

GREEN VALLEY EAST

municipality

BRADFORD, ONT.

project no.

16023

drawing no.

29

file name

16023-S42-1B

scale

3/16" = 1'-0"

checked by

RC

drawn by

WT

date

JANUARY, 2017

project name

GREEN VALLEY EAST

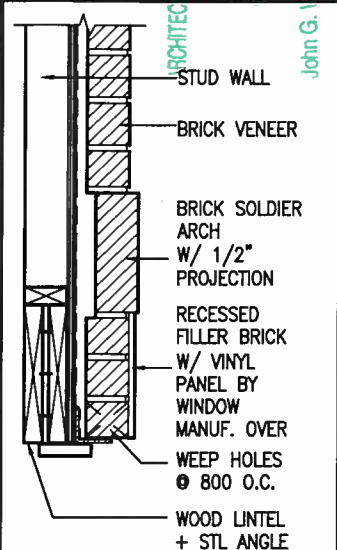
municipality

BRADFORD, ONT.

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ARCHITECTURAL REVIEW & APPROVAL
JAN 25 2018
John G. Williams Limited, Architect



Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL



UPGRADED REAR ELEVATION 'A' WOB



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste		25591
qualification information		signature		BCN
name		registration information		42658
VA3 Design Inc.				
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.				
no.	description	date	by	
2	REVISED AS PER ENG'S COMMENTS	JAN 18-18	RC	
1	ISSUED FOR CLIENT REVIEW			

BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
project name		municipality	
GREEN VALLEY EAST		BRADFORD, ONT.	
project no.		16023	
date		drawing no.	
JANUARY, 2017		30	
checked by		scale	
RC		3/16" = 1'-0"	
drawn by		file name	
WT		16023-S42-1B	
UPGRADED REAR ELEVATION 'A'-W.O.B. COND.			
RICHARD - H:\ARCHIVE\WORKING\2016\16023-BW\Units\42\16023-S42-1B.dwg - Thu - Jan 18 2018 - 4:46 PM			

VA3 DESIGN		255 Consumers Rd Suite 120 Toronto, ON M2J 1P4 t 416.630.2255 f 416.630.4782 vcb@design.com	
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ARCHITECTURAL REVIEW & APPROVAL

JAN 25 2018

John G. Williams Limited, Architect

6"x16" STONE IMPOST (TYP.)

VAULTED CEILING
(4:12 INT. SLOPE)

BRICK SOLDIER COURSE
ON 4" BRICK STACK
W/ 1/2" PROJ. (TYP.)
PREFIN. MTL. FLASHING, W/
CAULKING TO MATCH BRICK
COLOUR (TYP.)

FACE BRICK (TYP.)

PRECAST CONC. SILL (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.)



UPGRADED REAR ELEVATION 'B' WOB



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

PROVIDE 2"x4" P.T. WOOD HANDRAIL W/
2"x2" P.T. PICKETS @ 4" SPACING BETWEEN

2"x6" CROSSING
BRACING

BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
GREEN VALLEY EAST		BRADFORD, ONT.	
project no.	16023	project name	UPGRADED REAR ELEVATION 'B' - W.O.B. COND.
drawing no.	31	date	JANUARY, 2017
checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	16023-S42-1B
RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-1B.dwg - Thu - Jan 18 2018 - 4:46 PM			

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Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

1	REVISION	DATE	BY
2	REVISED AS PER ENG'S COMMENTS	JAN 18-18 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.

Wellington Jno-Baptiste 25591 BCN
signature
name
qualification
VA3 Design Inc. 42658

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ARCHITECTURAL REVIEW APPROVAL

JAN 25 2018

John G. Wiliams Limited, Architects



JAN 22, 2018

S42-1B
RIDEAU 1

BAYVIEW WELLINGTON

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

JANUARY, 2017 by HT	checked by RC	scale $3/16" = 1'-0"$	file name 16023-S42-1B
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UPGRADED REAR ELEVATION 'C' = W.O.B. COND.

32

drawing no.



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Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vntdesign.com

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Qualification information

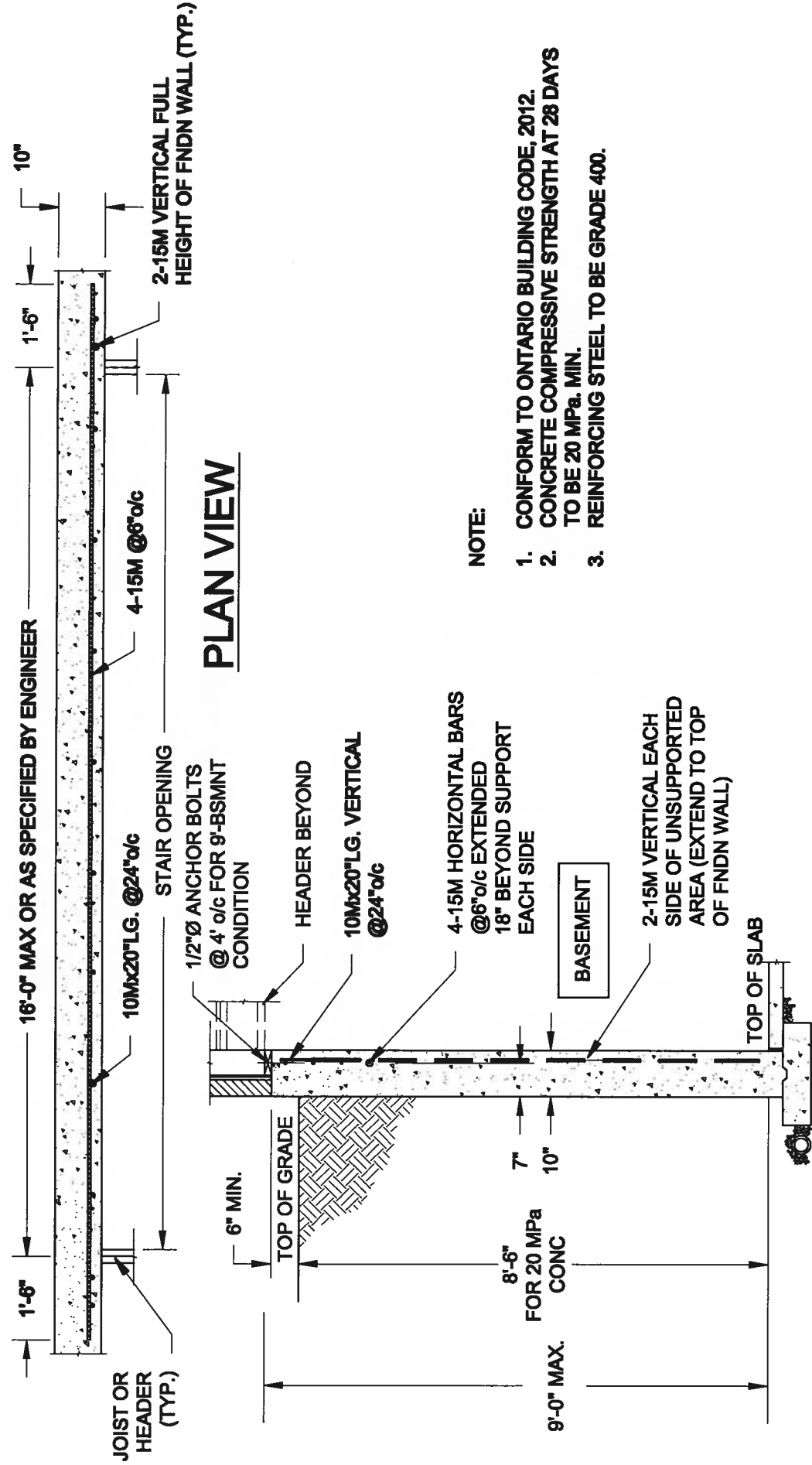
Wellingtton Jno-Baptiste 25591

name _____
 registration information _____
 signature _____
 BCIN 27558
 AZ Dealer, Inc.

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2	REVISED AS PER ENG'S COMMENTS	JAN 18--18	RC
1	ISSUED FOR CLIENT REVIEW		
0	description	date	by



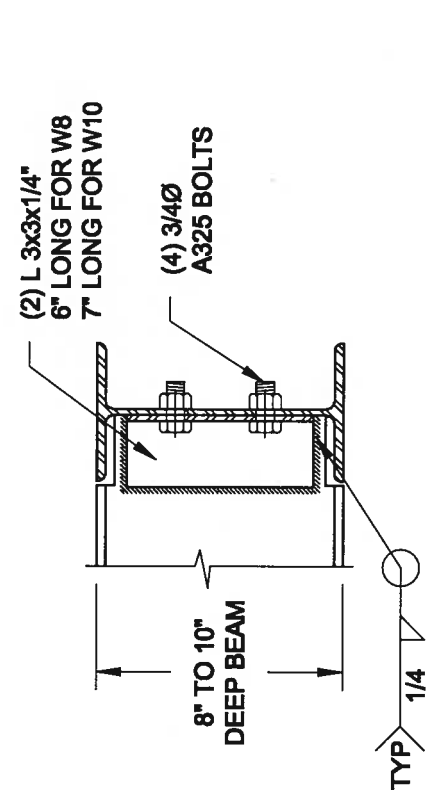
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1 LATERALLY UNSUPPORTED WALL

SCALE: 3/8" = 1'-0"

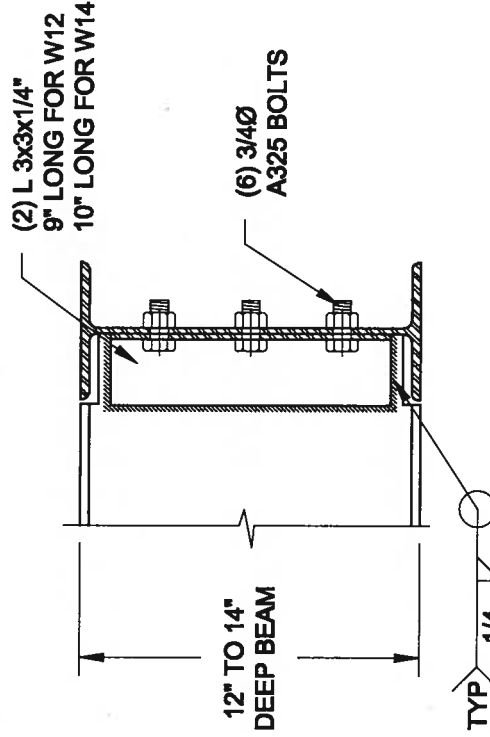
S1



S1

2 STEEL BEAM CONNECTION DETAIL

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



Scale: AS NOTED

Date: OCT-09-2017

Drawn: SC Checked: SJB

QUAILE ENGINEERING LTD.



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



Engineer's Seal

Project:

BAYVIEW WILMINGTON HOMES - GREEN VALLEY BEATS - SINGLES
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

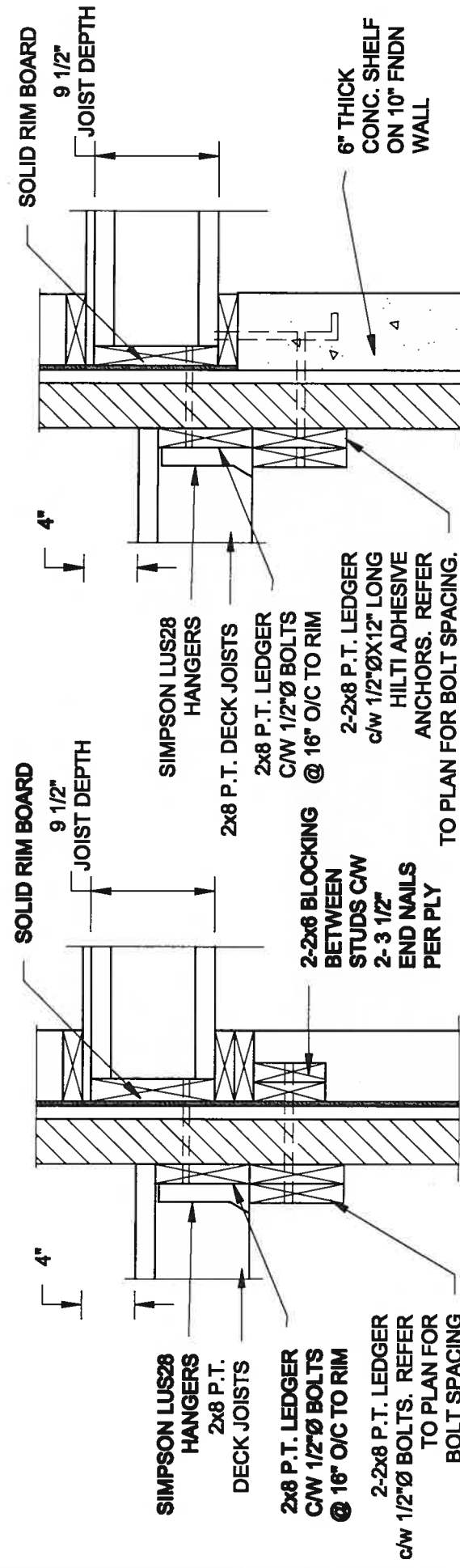
17-216

Drawing No.:

S1

17418 BAYVIEW WILMINGTON GREEN VALLEY BEATS 17-216.dwg

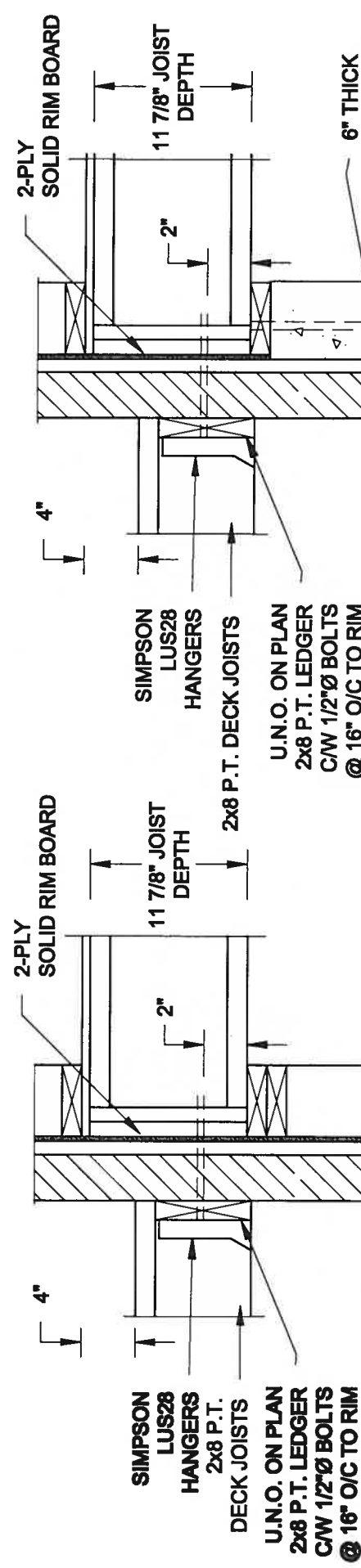
FOR 9 1/2" JOIST DEPTH



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

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

FOR 11 7/8" JOIST DEPTH

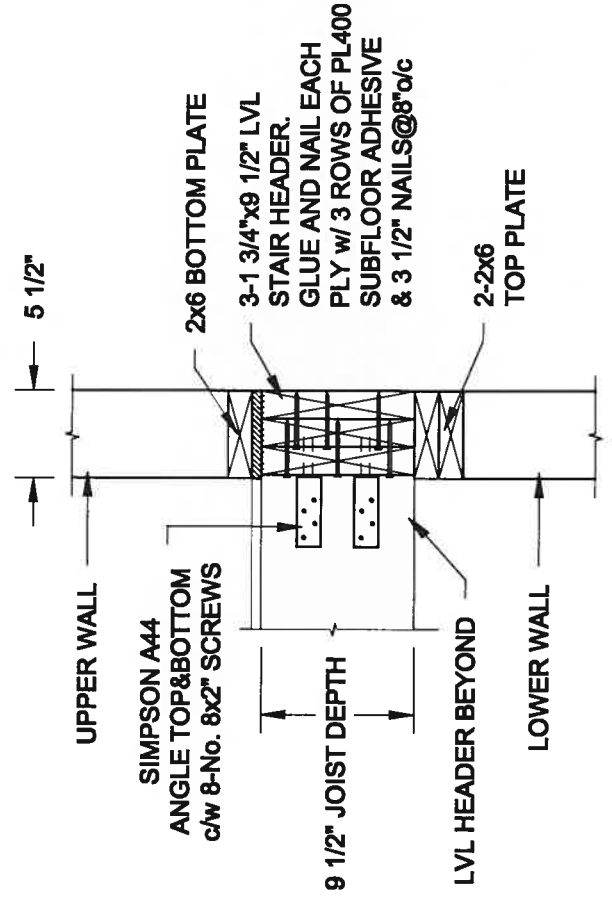


1C DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

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

FOR 9 1/2" JOIST DEPTH



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

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

Scale: AS NOTED	Date: OCT-28-2017	 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	 JAN 16, 2018	Project: DAYVIEW WILMINGTON HOMES - GREEN VALLEY BEATS - SINGLES BRADFORD, ONTARIO TYPICAL STRUCTURAL DETAILS	Project No.: 17-216	Drawing No.: S2

CONSTRUCTION NOTES (Unless otherwise noted)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012_OBC

- 1. ROOF CONSTRUCTION**
NO 210 (12025kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (1'-2") BEYOND INNER FACE OF EXTERIOR WALL. LEAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER! 38x89 (2'x4") TRUSS BRACING @ 1800mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. GASTROSTUOP, FASCIA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/G ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).
- 2. FRAME WALL CONSTRUCTION (2'-x4") (SB-12-TABLE 3.1.1.2A)**
SOLING AS PER ELEV., 19x38 (1'x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (1'-0") O.C., RSI 3.87 (R22) INSULATION, AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
- 2A.** RESERVED

- 2C.** RESERVED
- 2D. STUCCO WALL CONSTRUCTION (2'-x4") -GARAGE WALLS**
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1, (2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2'x4") STUDS @ 400 (1'-0") O.C., STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.
- 2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING**
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (1'-0") O.C. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

- 2F. BRICK VENEER CONSTRUCTION (2'-x6") (SB-12-TABLE 3.1.1.2A)**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") GALV. METAL TIES @ 400mm (1'-0") O.C. HORIZONTAL 13mm (1/2") TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (1'-0") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

- 3. BRICK VENEER CONSTRUCTION (2'-x6") (SB-12-TABLE 3.1.1.2A)**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") GALV. METAL TIES @ 400mm (1'-0") O.C. HORIZONTAL 13mm (1/2") TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (1'-0") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

- 3A.** RESERVED
- 3B. BRICK VENEER CONSTRUCTION (2'-x4") - GARAGE WALLS**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") GALV. METAL TIES @ 400mm (1'-0") O.C. HORIZONTAL 13mm (1/2") TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (1'-0") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

- 3C. STUCCO WALL CONSTRUCTION (2'-x6") (SB-12-TABLE 3.1.1.2A)**
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1, (2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2'x6") STUDS @ 400mm (1'-0") O.C., RSI 3.87 (R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

- 4. INTERIOR STUD PARTITIONS**
FOR BEARING PARTITIONS 38x89 (2'x4") @ 400mm (1'-0") O.C. FOR 2 STOREYS AND 300mm (1'-0") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2'x4") @ 600mm (2'-0") O.C. PROVIDE 38x89 (2'x4") BOTTOM PLATE AND 2138x89 (2'x2'x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2'x6") STUDS/PLATES WHERE NOTED.
- 5. FOUNDATION WALL/FOOTINGS (O.B.C. 9.16.3.1, 9.16.3.2, 9.16.3.1.1, 9.16.3.1.2)**
250mm (10") POURED CONC. FDN. WALL 30MPa (4300psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALLS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR FOOTINGS SHALL BE ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 130KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

- 6. FOUNDATION DRAINAGE OBC. 9.14.2.2, & 9.14.3.**
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.
- 7. BASEMENT SLAB OBC. 9.3.1.6 (11b), 9.16.4.5 (1), 9.25.3.3.1 (1b)**
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.
- 8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2A)**
PROVIDE RSI 5.44 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

- 9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (SB-12-3.1.1.18)**
RSI 10.56 (R60) BLOWN IN FIBRE INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

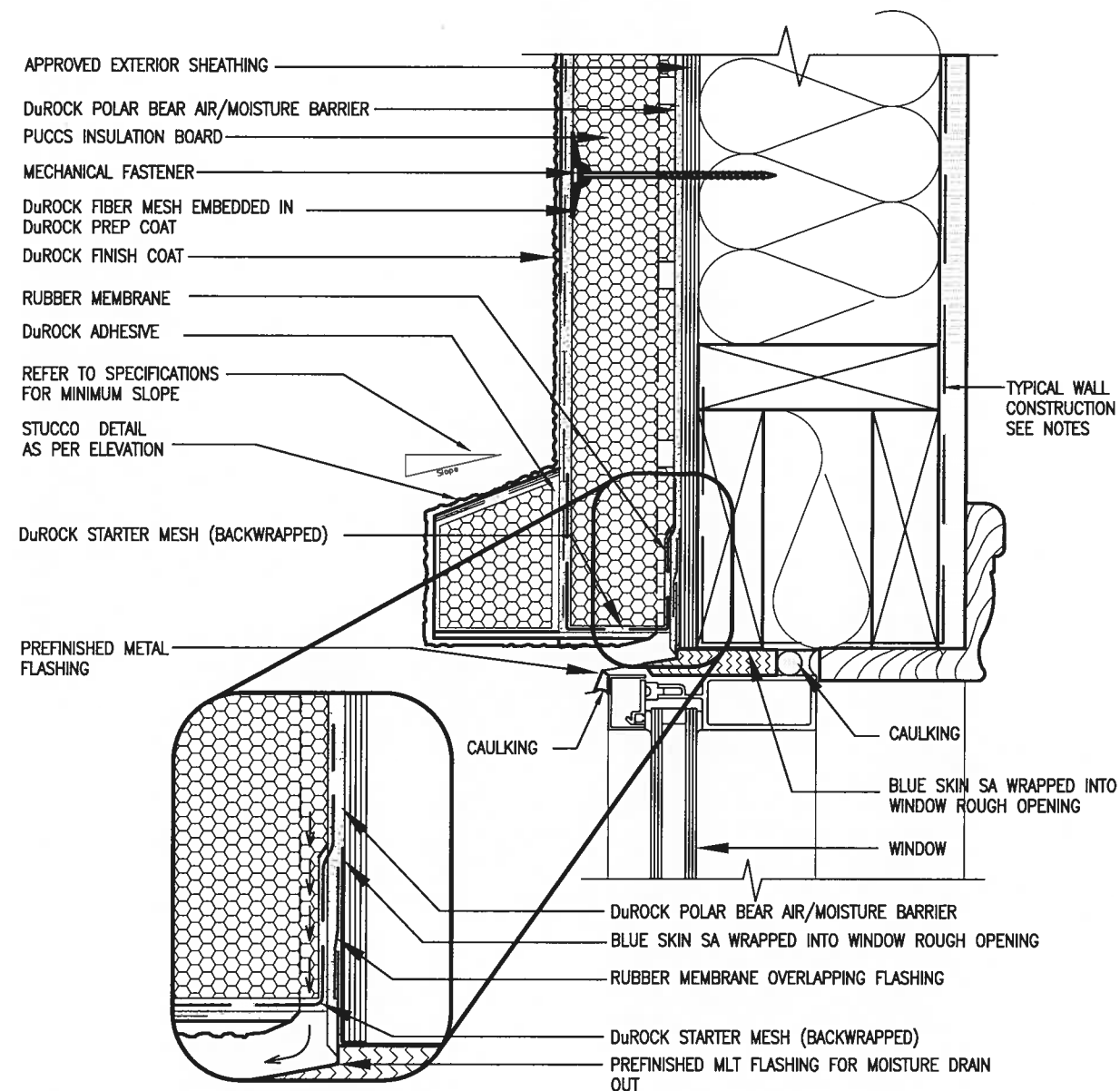
- 10. INTERIOR STUD PARTITIONS**
FOR BEARING PARTITIONS 38x89 (2'x4") @ 400mm (1'-0") O.C. FOR 2 STOREYS AND 300mm (1'-0") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2'x4") @ 600mm (2'-0") O.C. PROVIDE 38x89 (2'x4") BOTTOM PLATE AND 2138x89 (2'x2'x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2'x6") STUDS/PLATES WHERE NOTED.
- 11. FOUNDATION WALL/FOOTINGS (O.B.C. 9.16.3.1, 9.16.3.2, 9.16.3.1.1, 9.16.3.1.2)**
250mm (10") POURED CONC. FDN. WALL 30MPa (4300psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALLS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR FOOTINGS SHALL BE ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 130KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

- 12. STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)**
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4KPa (50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). -REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.
- 13. STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)**
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4KPa (50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:

- 14. FOUNDATION DRAINAGE OBC. 9.14.2.2, & 9.14.3.**
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.
- 15. BASEMENT SLAB OBC. 9.3.1.6 (11b), 9.16.4.5 (1), 9.25.3.3.1 (1b)**
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.
- 16. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2A)**
PROVIDE RSI 5.44 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

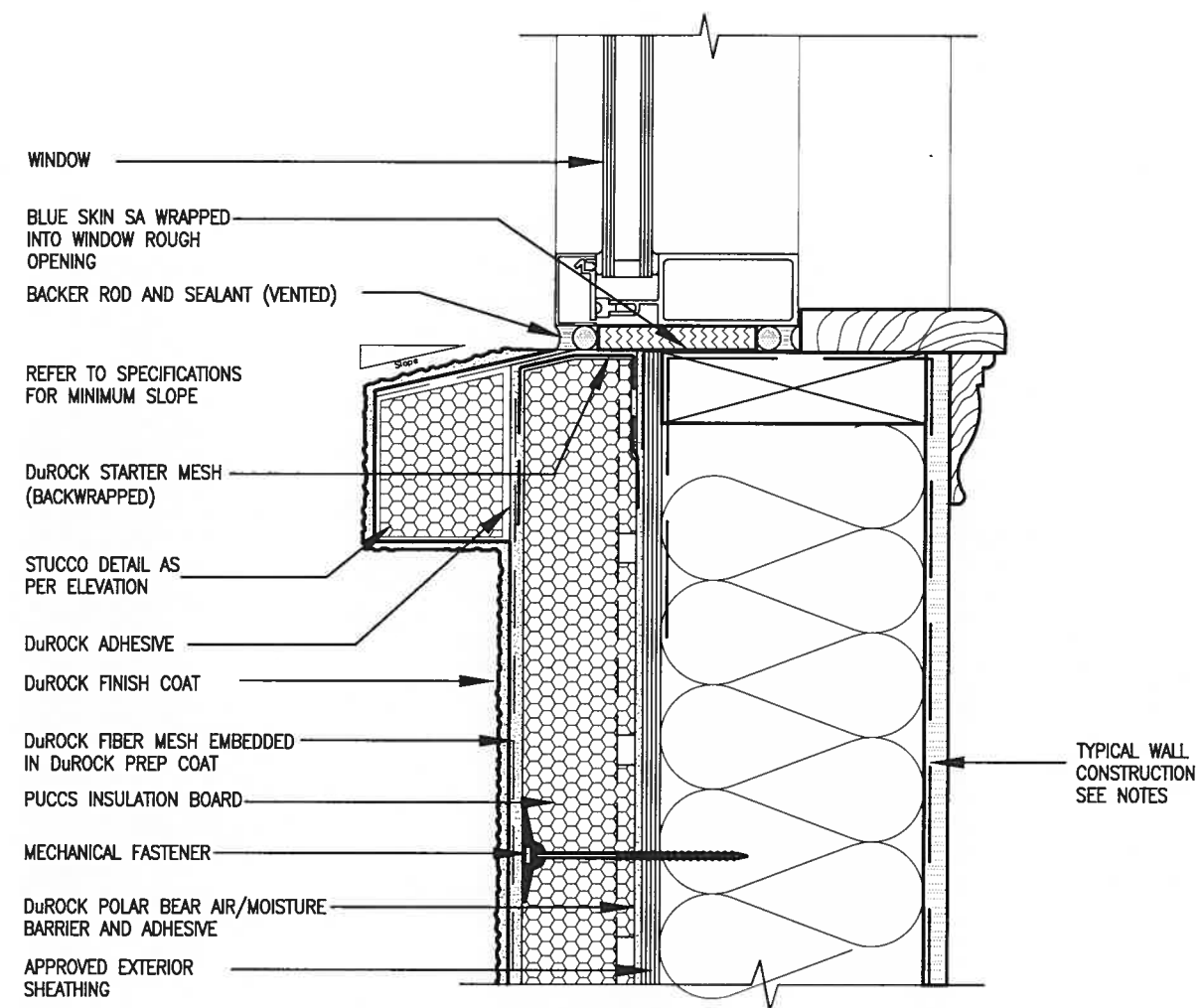
- 17. ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (SB-12-3.1.1.18)**
RSI 10.56 (R60) BLOWN IN FIBRE INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

- 10. ALL STAIRS/EXTERIOR STAIRS - OBC. 9.8-3.1.1.1, 9.8-3.1.1.2, 9.8-3.1.1.3, 9.8-3.1.1.4, 9.8-3.1.1.5, 9.8-3.1.1.6, 9.8-3.1.1.7, 9.8-3.1.1.8, 9.8-3.1.1.9, 9.8-3.1.1.10, 9.8-3.1.1.11, 9.8-3.1.1.12, 9.8-3.1.1.13, 9.8-3.1.1.14, 9.8-3.1.1.15, 9.8-3.1.1.16, 9.8-3.1.1.17, 9.8-3.1.1.18, 9.8-3.1.1.19, 9.8-3.1.1.20, 9.8-3.1.1.21, 9.8-3.1.1.22, 9.8-3.1.1.23, 9.8-3.1.1.24, 9.8-3.1.1.25, 9.8-3.1.1.26, 9.8-3.1.1.27, 9.8-3.1.1.28, 9.8-3.1.1.29, 9.8-3.1.1.30, 9.8-3.1.1.31, 9.8-3.1.1.32, 9.8-3.1.1.33, 9.8-3.1.1.34, 9.8-3.1.1.35, 9.8-3.1.1.36, 9.8-3.1.1.37, 9.8-3.1.1.38, 9.8-3.1.1.39, 9.8-3.1.1.40, 9.8-3.1.1.41, 9.8-3.1.1.42, 9.8-3.1.1.43, 9.8-3.1.1.44, 9.8-3.1.1.45, 9.8-3.1.1.46, 9.8-3.1.1.47, 9.8-3.1.1.48, 9.8-3.1.1.49, 9.8-3.1.1.50, 9.8-3.1.1.51, 9.8-3.1.1.52, 9.8-3.1.1.53, 9.8-3.1.1.54, 9.8-3.1.1.55, 9.8-3.1.1.56, 9.8-3.1.1.57, 9.8-3.1.1.58, 9.8-3.1.1.59, 9.8-3.1.1.60, 9.8-3.1.1.61, 9.8-3.1.1.62, 9.8-3.1.1.63, 9.8-3.1.1.64, 9.8-3.1.1.65, 9.8-3.1.1.66, 9.8-3.1.1.67, 9.8-3.1.1.68, 9.8-3.1.1.69, 9.8-3.1.1.70, 9.8-3.1.1.71, 9.8-3.1.1.72, 9.8-3.1.1.73, 9.8-3.1.1.74, 9.8-3.1.1.75, 9.8-3.1.1.76, 9.8-3.1.1.77, 9.8-3.1.1.78, 9.8-3.1.1.79, 9.8-3.1.1.80, 9.8-3.1.1.81, 9.8-3.1.1.82, 9.8-3.1.1.83, 9.8-3.1.1.84, 9.8-3.1.1.85, 9.8-3.1.1.86, 9.8-3.1.1.87, 9.8-3.1.1.88, 9.8-3.1.1.89, 9.8-3.1.1.90, 9.8-3.1.1.91, 9.8-3.1.1.92, 9.8-3.1.1.93, 9.8-3.1.1.94, 9.8-3.1.1.95, 9.8-3.1.1.96, 9.8-3.1.1.97, 9.8-3.1.1.98, 9.8-3.1.1.99, 9.8-3.1.1.100, 9.8-3.1.1.101, 9.8-3.1.1.102, 9.8-3.1.1.103, 9.8-3.1.1.104, 9.8-3.1.1.105, 9.8-3.1.1.106, 9.8-3.1.1.107, 9.8-3.1.1.108, 9.8-3.1.1.109, 9.8-3.1.1.110, 9.8-3.1.1.111, 9.8-3.1.1.112, 9.8-3.1.1.113, 9.8-3.1.1.114, 9.8-3.1.1.115, 9.8-3.1.1.116, 9.8-3.1.1.117, 9.8-3.1.1.118, 9.8-3.1.1.119, 9.8-3.1.1.120, 9.8-3.1.1.121, 9.8-3.1.1.122, 9.8-3.1.1.123, 9.8-3.1.1.124, 9.8-3.1.1.125, 9.8-3.1.1.126, 9.8-3.1.1.127, 9.8-3.1.1.128, 9.8-3.1.1.129, 9.8-3.1.1.130, 9.8-3.1.1.131, 9.8-3.1.1.132, 9.8-3.1.1.133, 9.8-3.1.1.134, 9.8-3.1.1.135, 9.8-3.1.1.136, 9.8-3.1.1.137, 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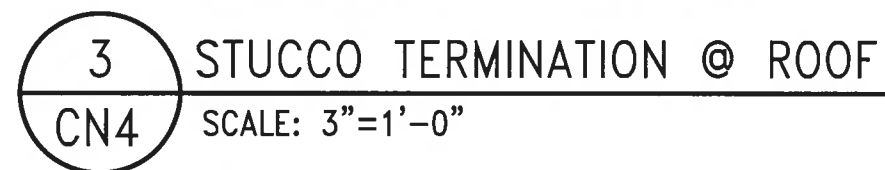
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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



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

[illegible]



2 1/2" THICK PUCCS INSULATION BOARD

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT

DUROCK FINISH COAT

MECHANICAL FASTENER

DUROCK STARTER MESH (BACKWRAPPED)

FIBRE MESH TAPE AT JOINT

BACKER ROD AND SEALANT (VENTED)

DUROCK STARTER MESH (BACKWRAPPED)

DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER/ADHESIVE

PUCCS INSULATION BOARD

FIBRE MESH TAPE AT JOINT

DUROCK STARTER MESH (BACKWRAPPED)

DUROCK POLAR BEAR AIR/MOISTURE BARRIER/ADHESIVE

APPROVED EXTERIOR SHEATHING

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

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	
6.	.	.	Wellington Jno-Baptiste 25591
5.	.	.	name signature
4.	.	.	registration information BCN
3.	.	.	VA3 Design Inc. 42658
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 scaled.
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	
no.	description	date	by



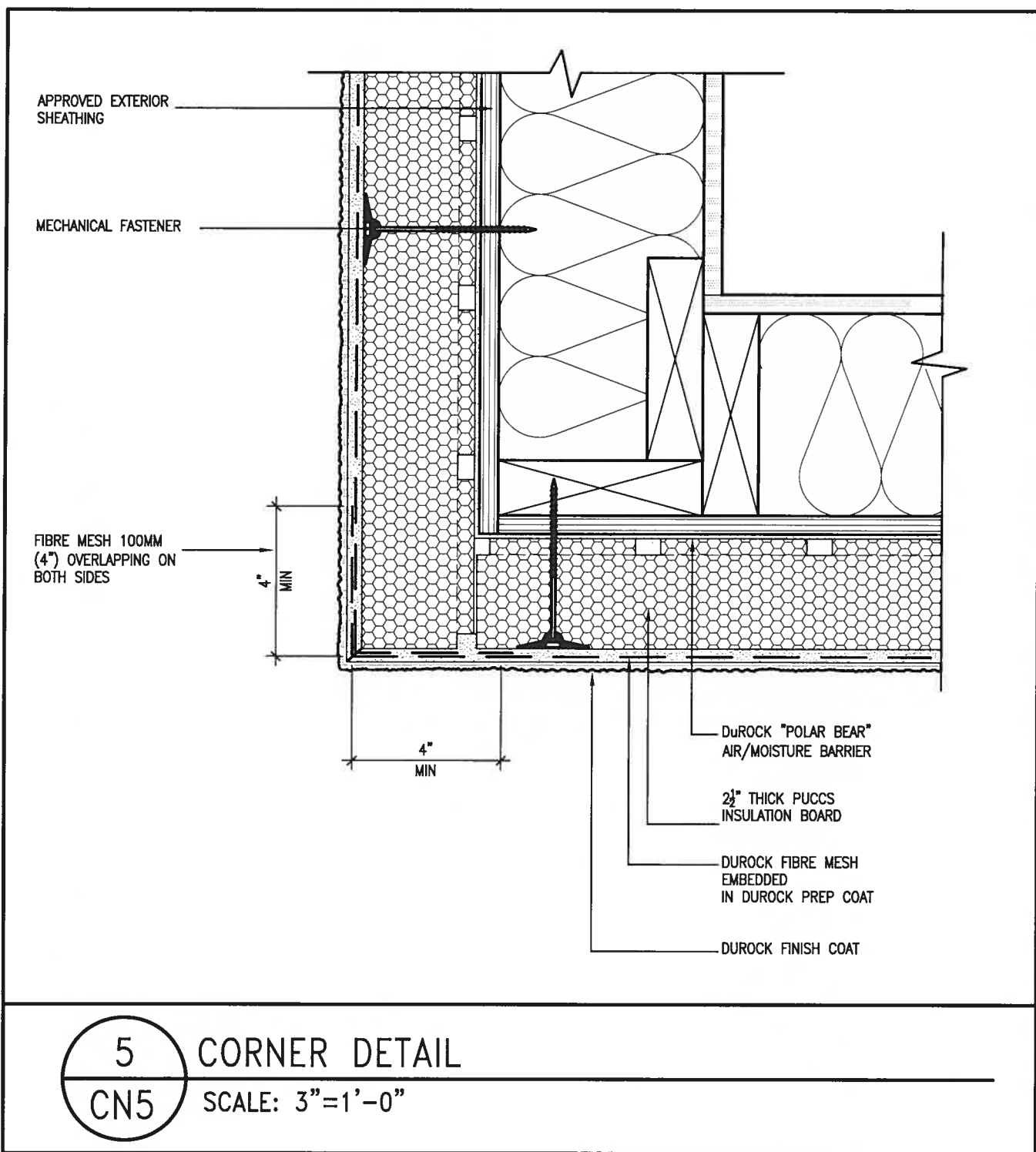
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

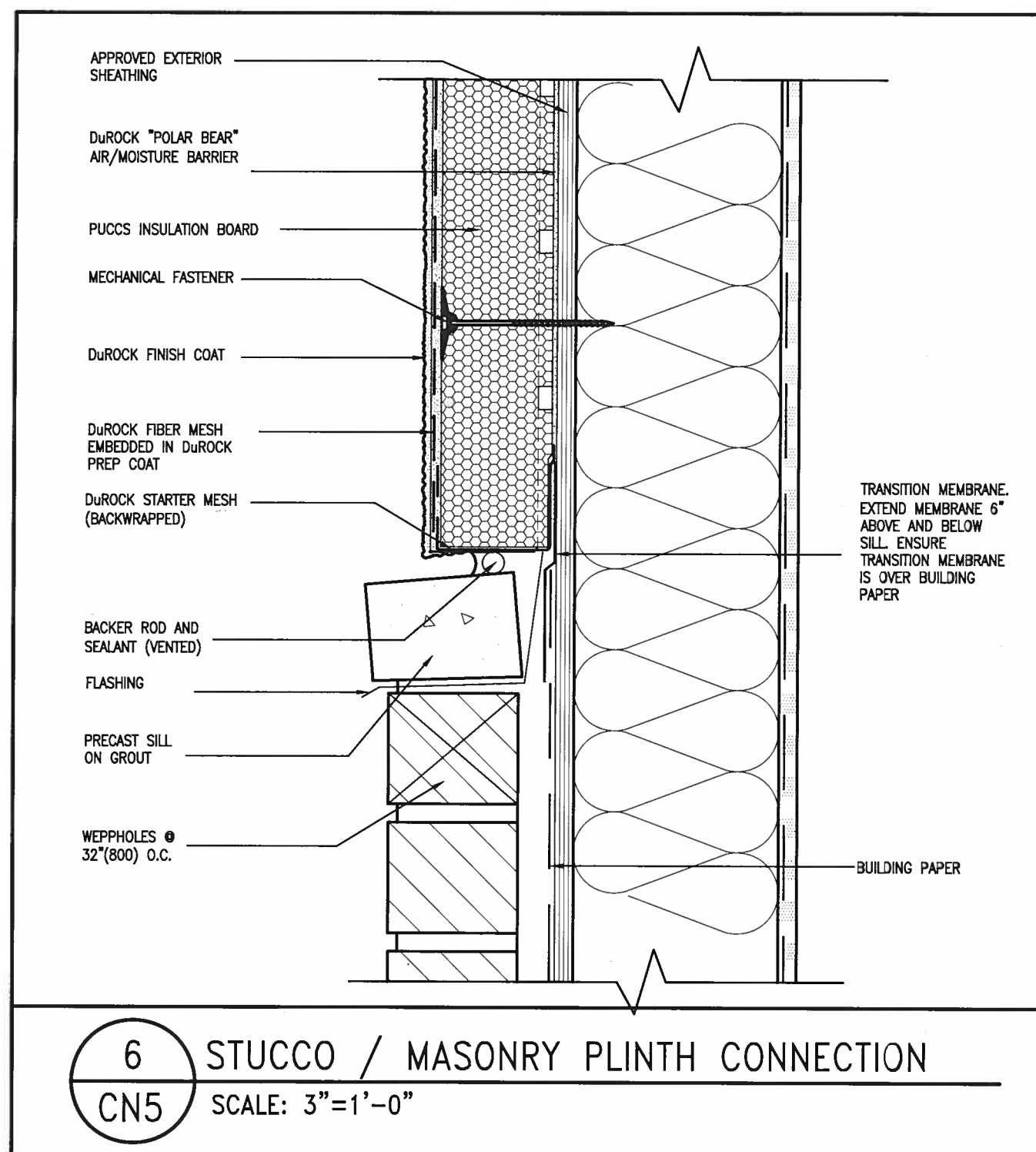
CONST NOTE

project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	drawing no. CN4
title MAY 2016		construction notes 16023-CN-A1	
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 16023-CN-A1
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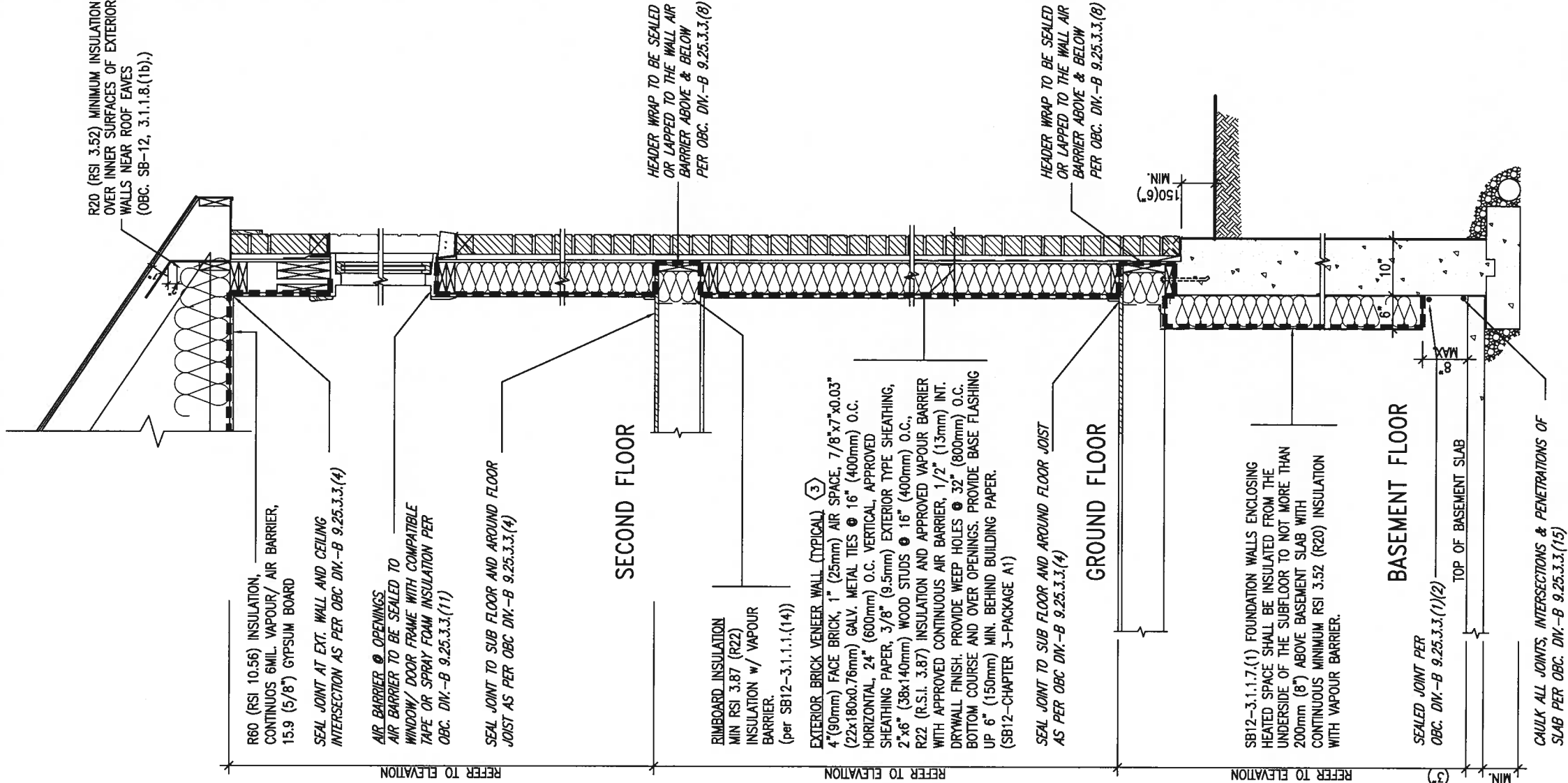
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



CONST NOTE BAYVIEW WELLINGTON GREEN VALLEY EAST BRADFORD		CONSTRUCTION NOTES project no. 16023 drawing no. CN5 date MAY 2016 checked by RC scale 3/16" = 1'-0"	
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		The undersigned has reviewed and 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 BCN name registration information VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
9.			
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2.	UPDATE TO 2018	JAN 11-18	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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SB12-COMPLIANCE PACKAGE 'A1'



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

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

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10\"

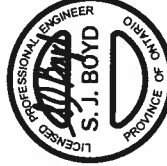
SCALE: N.T.S.

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.

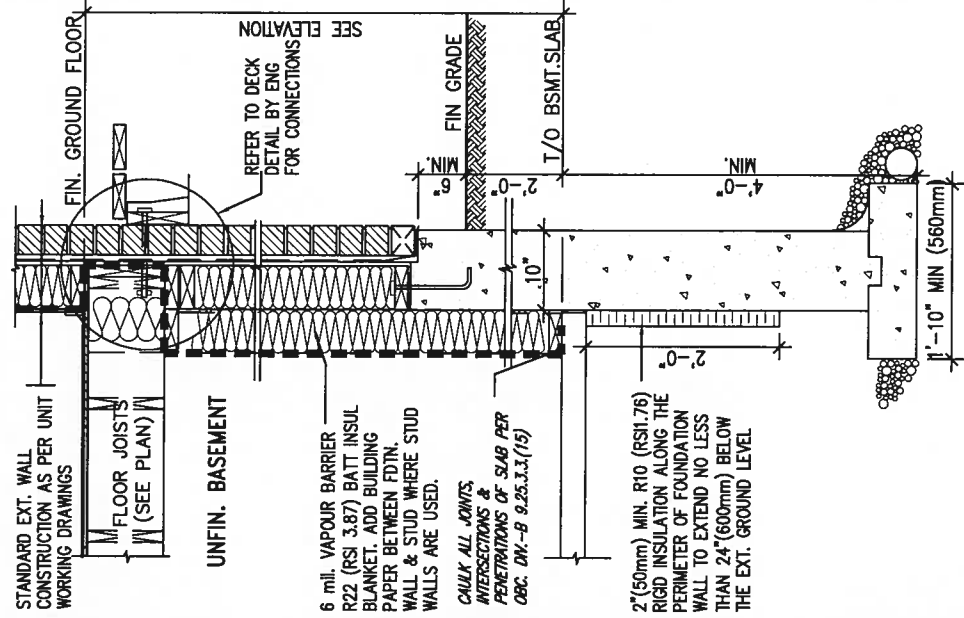
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	R20 at inner face
Minimum RSI (R) value	(R60)	of exterior walls
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6\"
Minimum RSI (R) value	(R22)	R22 BATT
Basement Walls	3.52ci	OPTION TO USE
Minimum RSI (R) value	(R20ci)	R12+R10ci.
Edge of Below Grade Slab	1.76	RIGID INSUL
≤600mm below grade	(R10)	
Minimum RSI (R) value		
Windows & Sliding glass	1.6	
Doors		
Maximum U-value		
Skylights	2.8U	
Maximum U-value		
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	Minimum 1 OR Maximum 2 Required.	
Recovery Unit (DWHR)	Dependent on number of showers installed.	
	Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



JAN 11, 2018



★ REVISED-FEB 2017

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

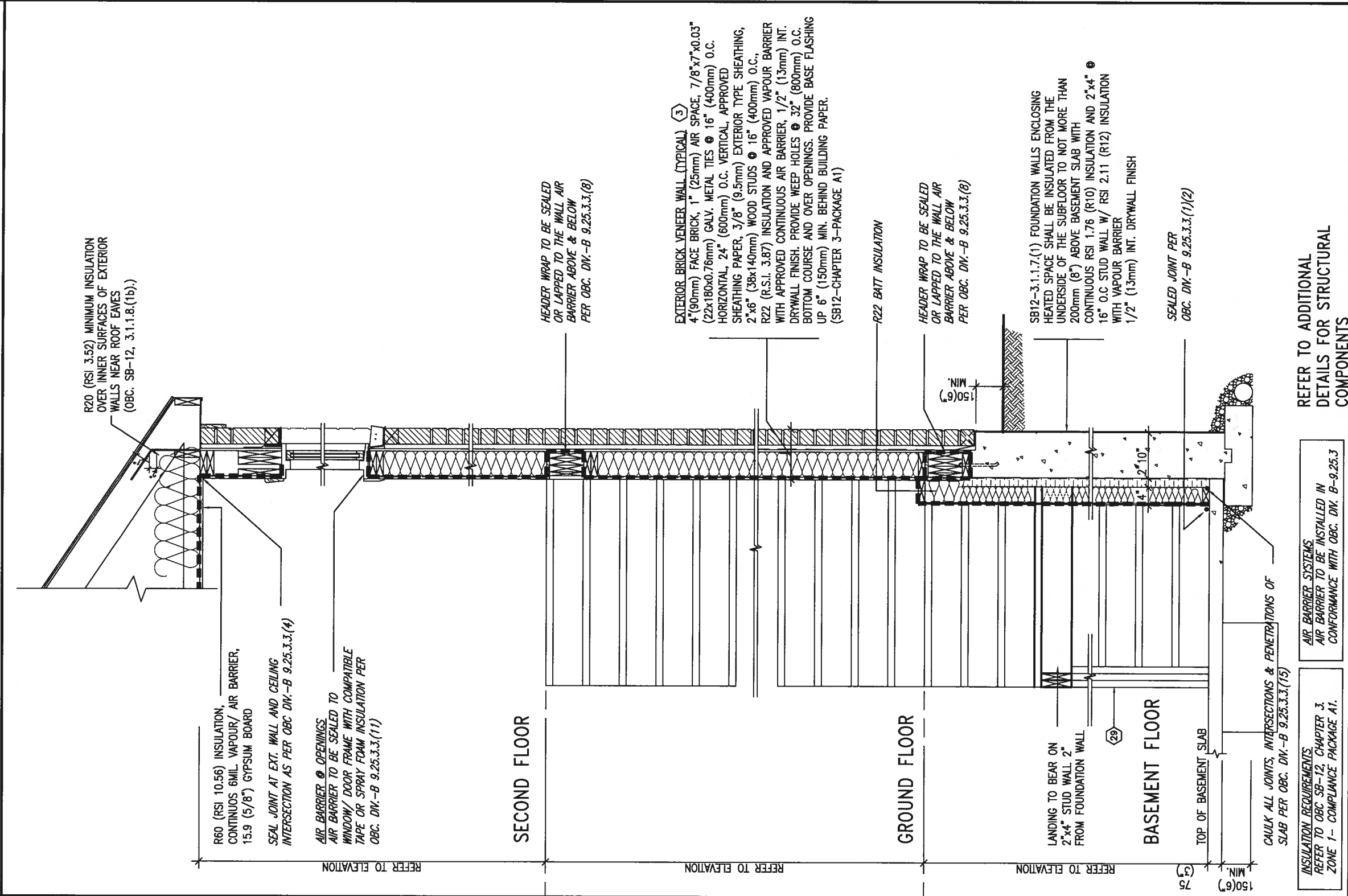
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
qualification information		Wellington Jho-Bopiste	
name		BOB	
registration information		VA3 Design Inc.	
signature		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.		JAN 11-18 RC	
2 UPDATE TO 2018		AUG 04-17 RC	
1 ISSUE FOR CLIENT REVIEW		RC	
no. description		date by	

BAYVIEW WELLINGTON		CONST NOTE	
project name		BRADFORD	
date		MAY 2016	
checked by		RC	
drawn by		RC	
scale		3/16" = 1'-0"	
drawing no.		CN6	
CONSTRUCTION NOTES		file name	
		16023-CN-A1	
		16023-CN-A1.dwg -- Thu -- Jan. 11. 2018 -- 10:10 AM	
		RICHARD -- IN: ARCHIVE WORKING 2016 \16023.BW Units CN NOTES\16023-CN-A1.dwg -- Thu -- Jan. 11. 2018 -- 10:10 AM	



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va3design.com

SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS REFER TO OBC S9-12, CHAPTER 3, ZONE 1— COMPLIANCE PACKAGE A1.	AIR BARRIER SYSTEMS AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC, DIV. B-9.25.3
---	--

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

EW
STR

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

10" FOUNDATION WALL

SCALE: N.T.S.

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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 Jho-Baptiste 25591

signature

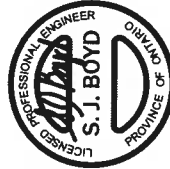
name registration information BCN 42658

VAS Design Inc.

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

		BAYVIEW WELLINGTON		CONST NOTE	
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"	file name 16023-CN-A1		
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BMW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jun 11, 2016 - 10:10 AM					

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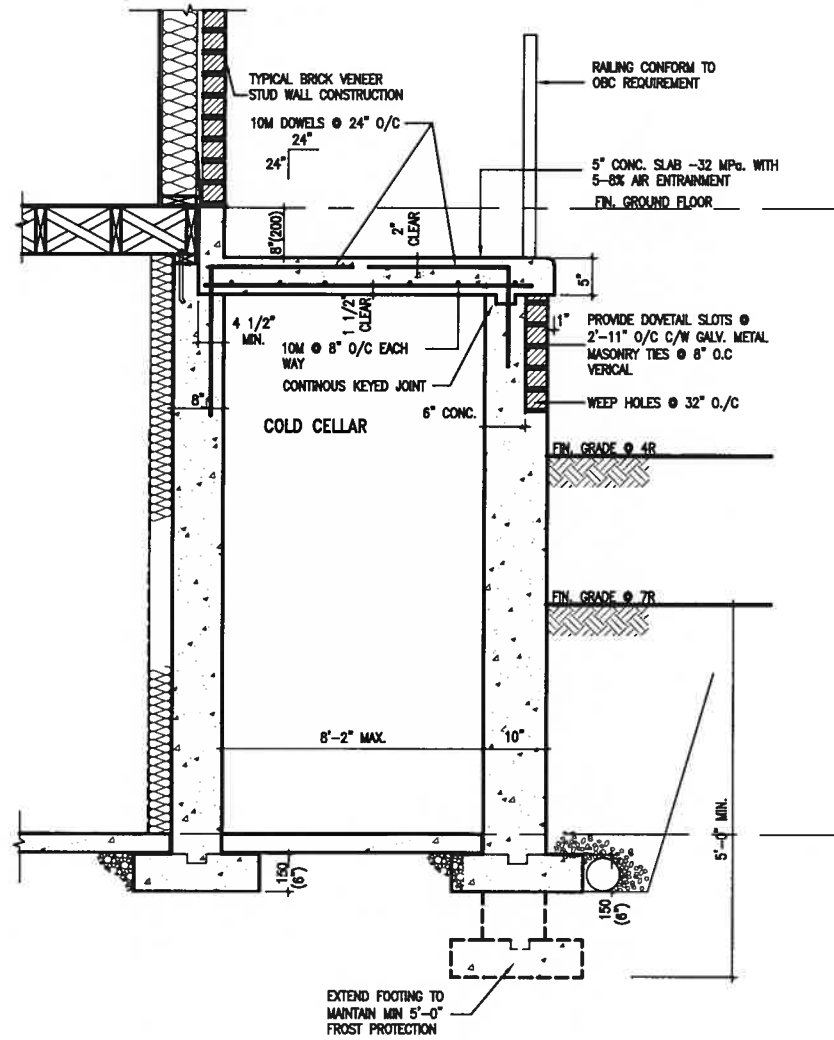
BAYVIEW WELLINGTON

VA3 DESIGN

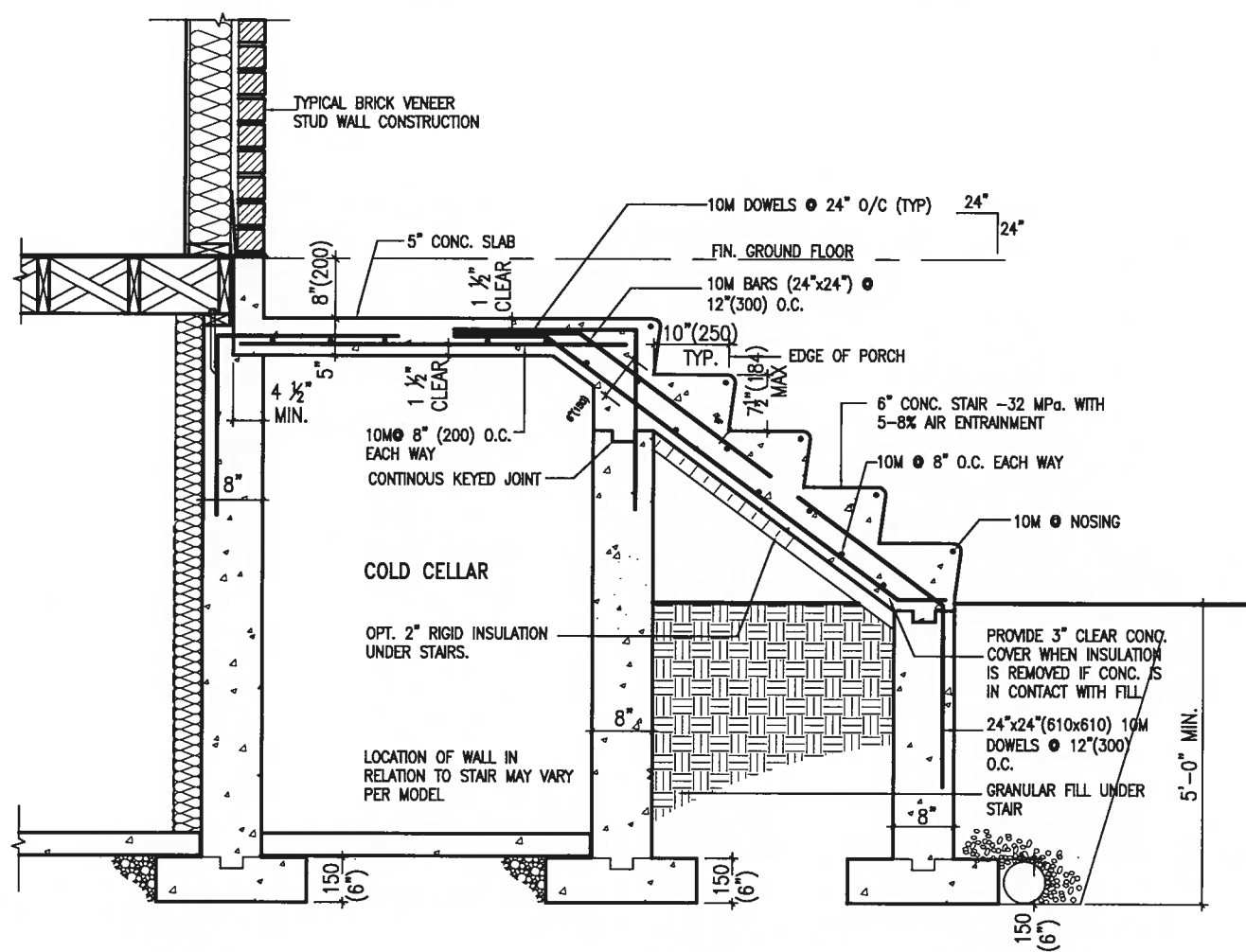
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va3design.com

9. The undersigned has reviewed and takes responsibility for this design.
8. The undersigned has reviewed and takes responsibility for this design.
7. The undersigned has reviewed and takes responsibility for this design.
6. The undersigned has reviewed and takes responsibility for this design.
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3. The undersigned has reviewed and takes responsibility for this design.
2. UPDATE TO 2018
1. ISSUE FOR CLIENT REVIEW

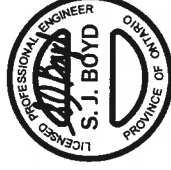
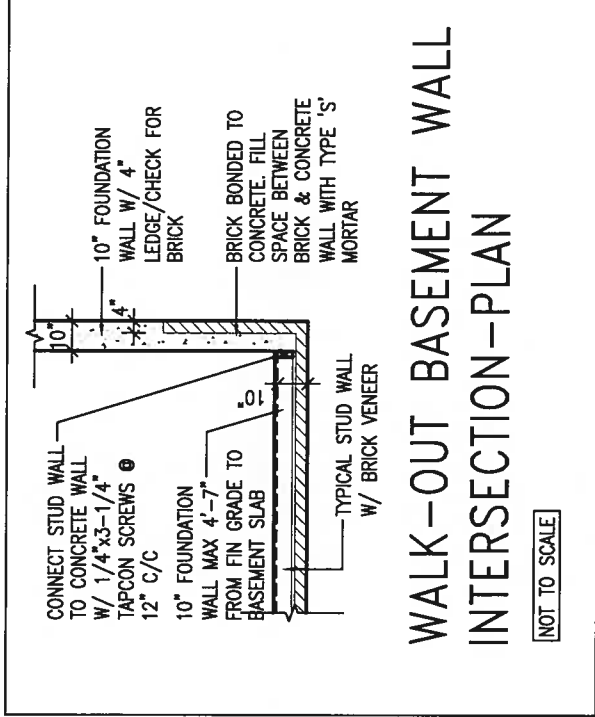
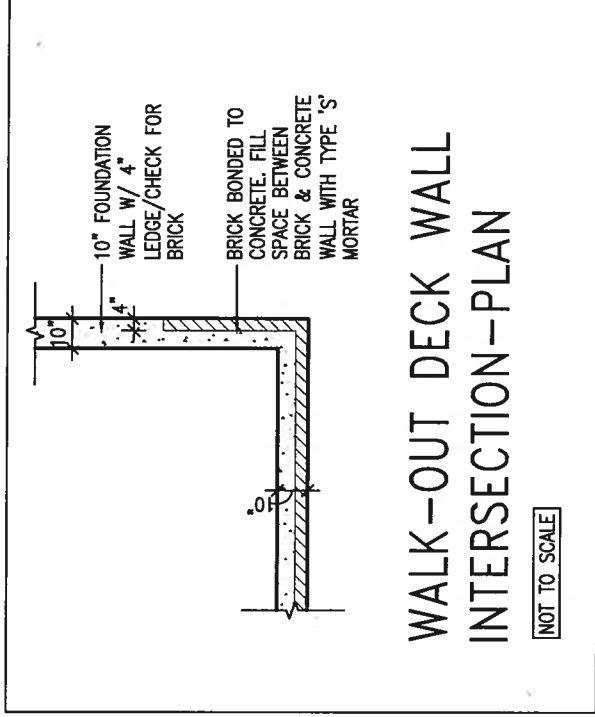
CONSTRUCTION NOTES		CONST NOTE	
project name	GREEN VALLEY EAST	project no.	16023
location	BRADFORD	drawing no.	CN9
date	MAY 2016	checked by	RC
drawn by	RC	scale	3/16" = 1'-0"
RICHARD - H. VARCHAVE WORKING 2016 16023.BW Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM			

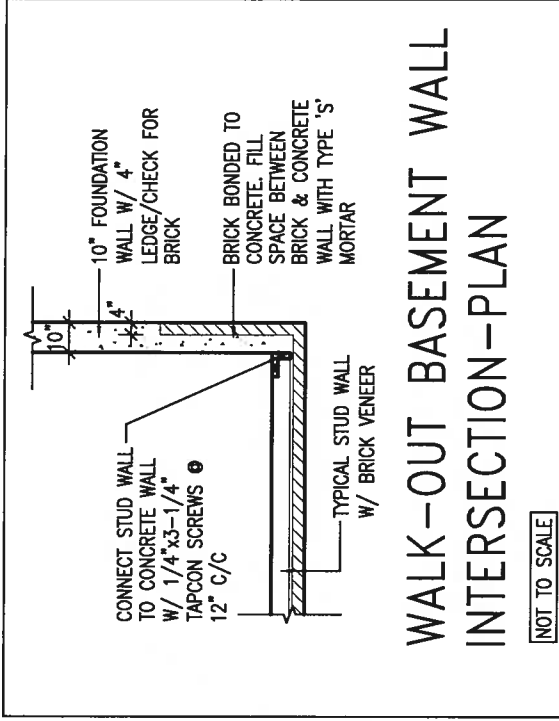


X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



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

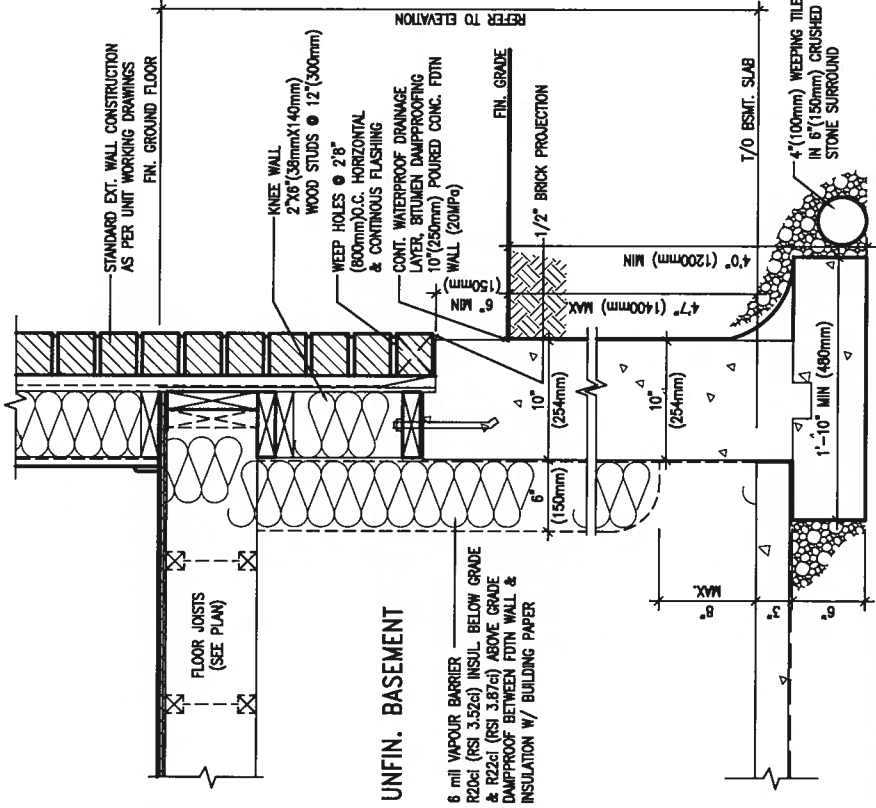
[illegible]



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

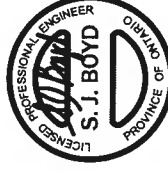
NOT TO SCALE

(10" FOUNDATION WALL)



EW3.06x
PKG A1

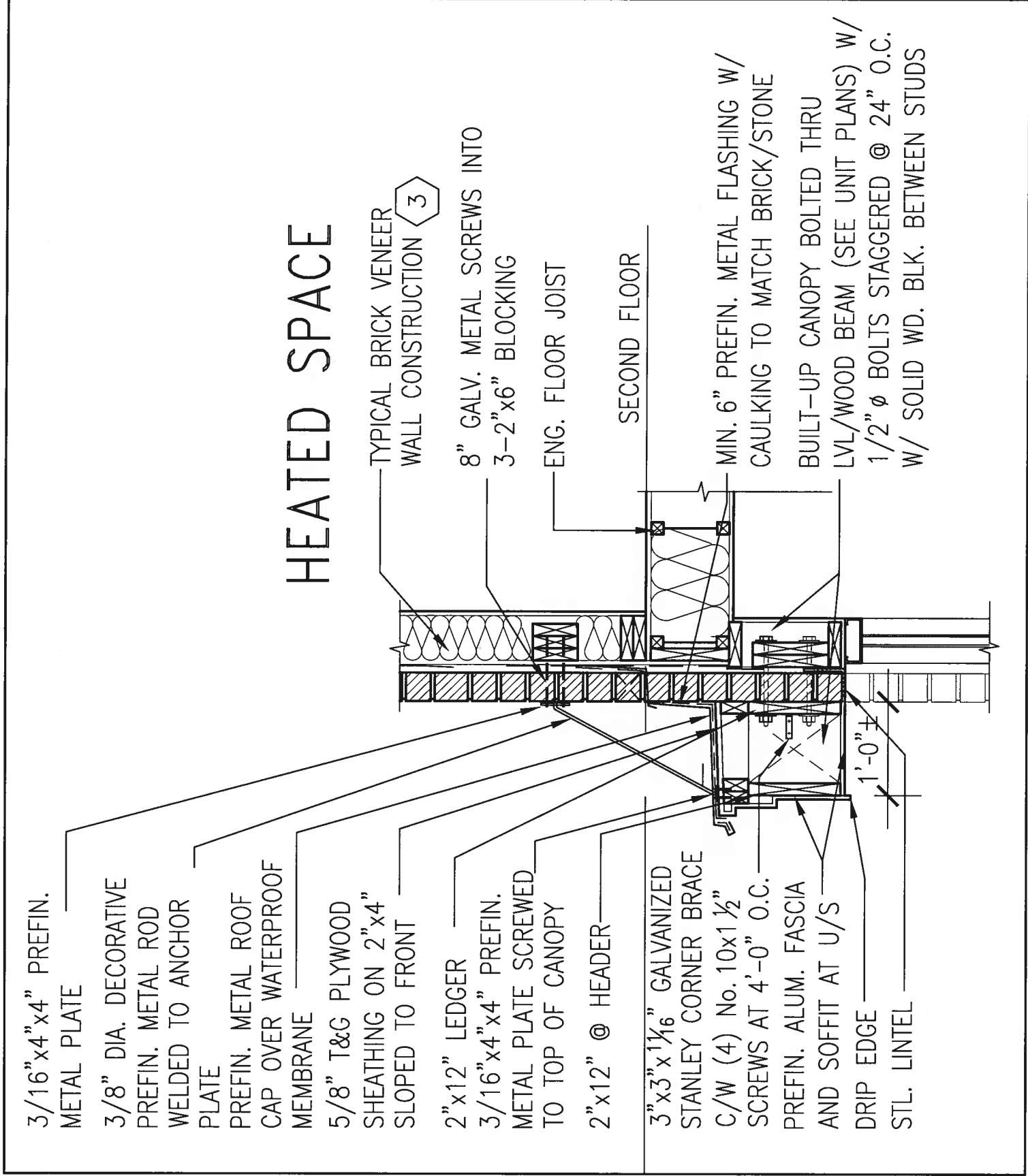
WALL SECTION FOR GRADE TO BASEMENT
SLAB 4'7" (1400mm)
MAX. HEIGHT DIFFERENCE
SCALE: N.T.S.



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

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	project no.	16023
date	MAY 2016	manipulation	BRADFORD
drawn by	RC	checked by	—
scale	3/16" = 1'-0"	drawing no.	CN111
RICHARD — H:\ARCHIVE WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg — Thu — Jan 11 2018 — 10:09 AM		CONSTRUCTION NOTES	

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1
CN13

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



JAN 11, 2018

9	.	.	.	.	The undersigned has reviewed and takes responsibility for this design and the construction and installation of the work in accordance with the Ontario Building Code to be a Designer.	25591	BCN
8	.	.	.	.	qualification information		
7	.	.	.	.	Wellington Jno-Baptiste		
6	.	.	.	.	signature		
5	.	.	.	.	registration information		
4	.	.	.	.	VIA Design Inc.	42658	
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	UPDATE TO 2018	JAN 11-18	RC				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by				

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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
date	MAY 2016	checked by	—
drawn by	RC	scale	3/16" = 1'-0"
project no.	16023	construction notes	16023-CN-A1
drawing no.	CN13	file name	16023-CN-A1

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