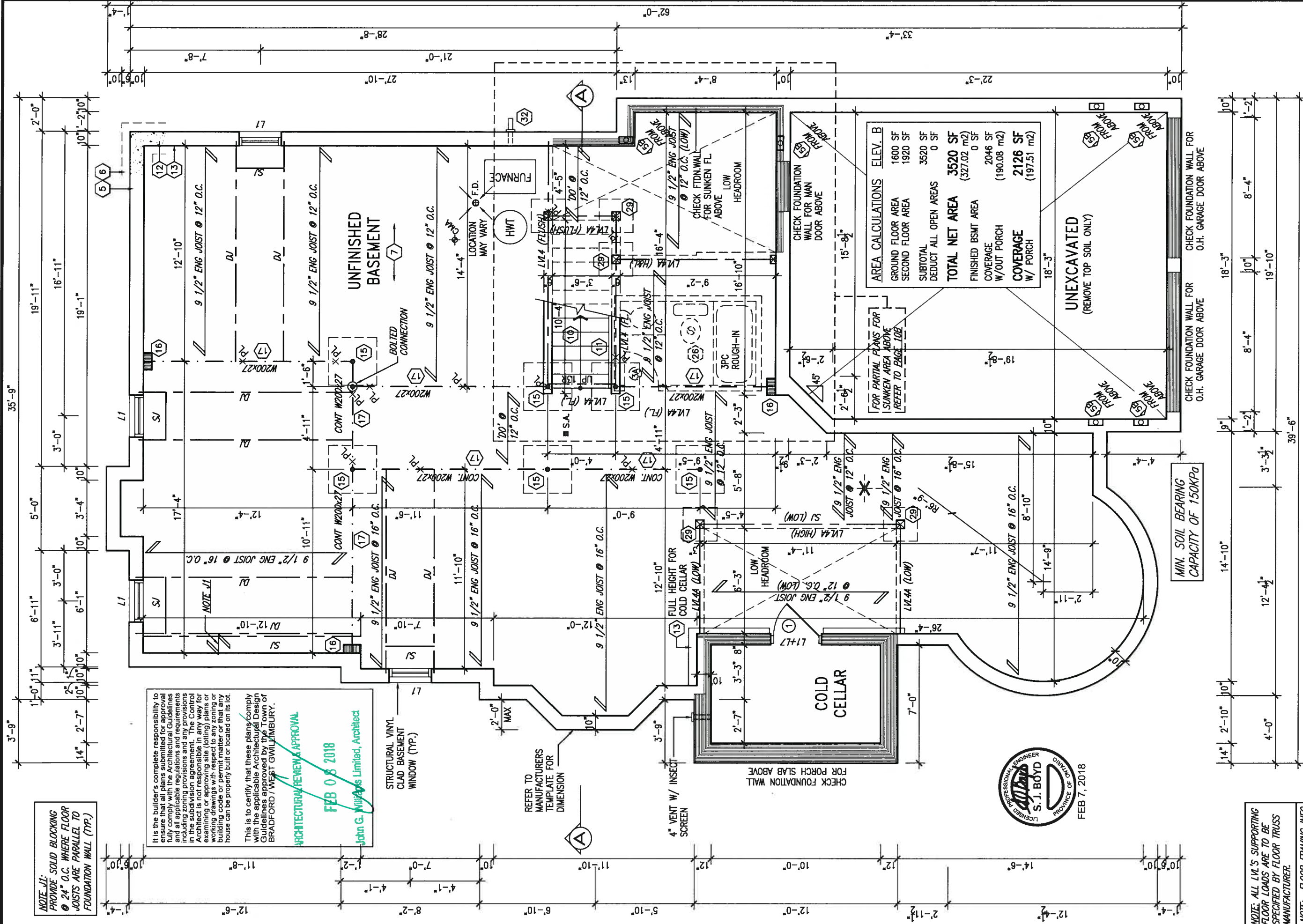




NOTE: ALL LV'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

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

BASEMENT PLAN 'B'

9.	no.	description	date	by
8.				
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3.				
2.	REVISED AS PER ENG'S COMMENTS	FEB 01-18	RC	
1.	ISSUED FOR CLIENT REVIEW			

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

qualification information

Wellington Jno-Baptiste 25591 BCR

signature

registration information

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.

VAS DESIGN

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

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD

S42-8C
RIDEAU 8

project name
GREEN VALLEY EAST

project no.
16023

drawing no.
1B

date
MARCH 2017

checked by
SB

drawn by
SB

scale
3/16" = 1'-0"

file name
16023-S42-8C

date
Feb 2 2018 - 2:19 PM

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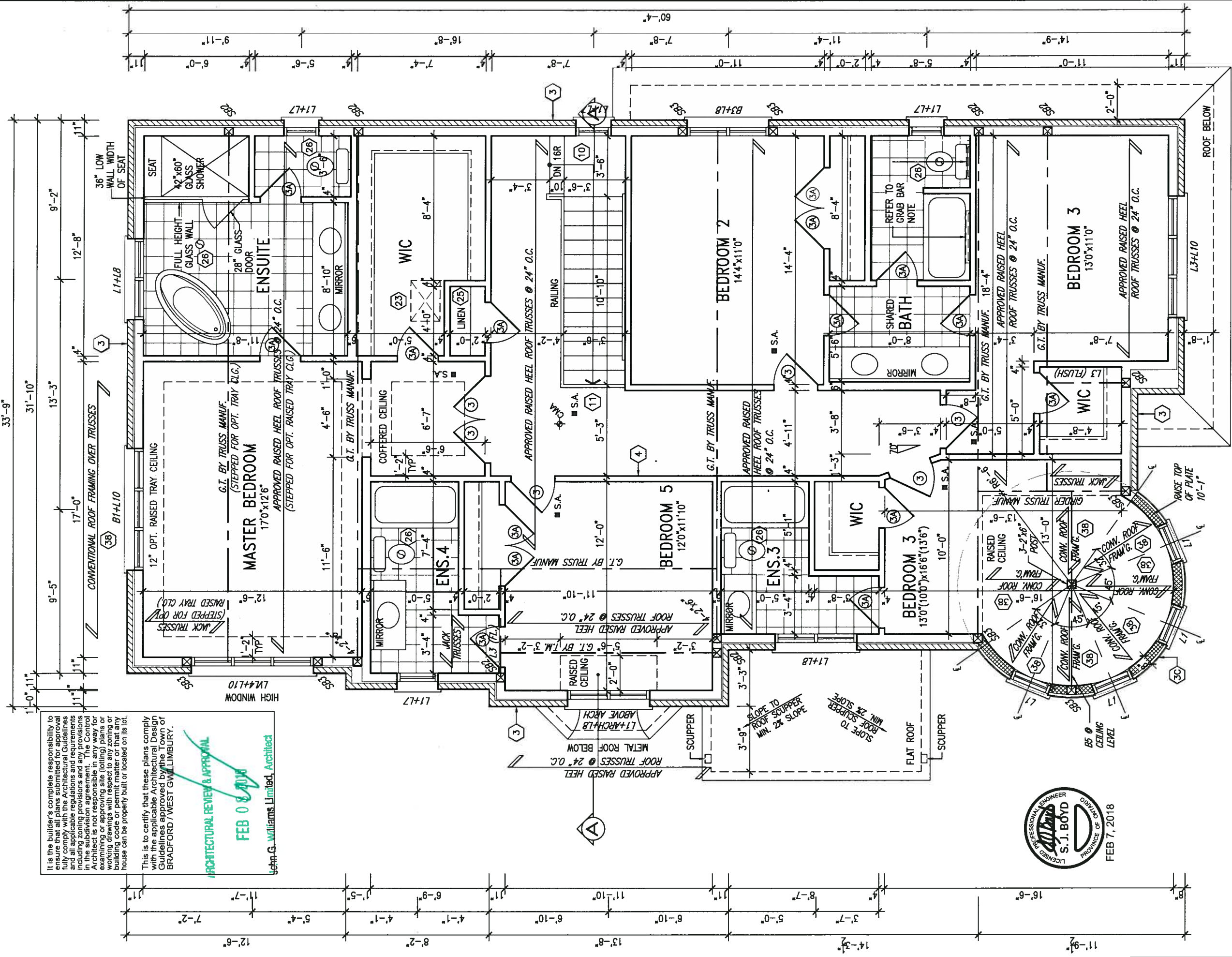
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the subdivision agreement. The Contractor is not responsible in any way for examining or approving site (lotting)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

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

ARCHITECTURAL REVIEW & APPROVAL

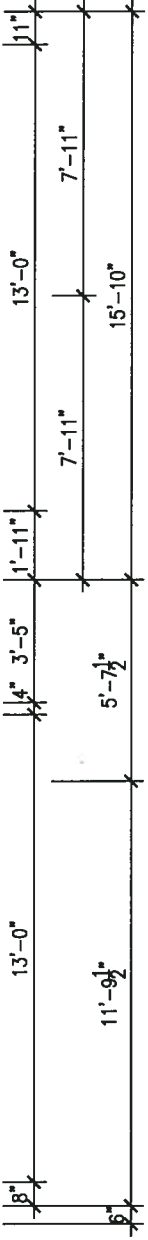
FEB 08 2018

John G. Williams Limited, Architect



CB NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO CBC 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(i) AND DETAILS PROVIDED

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



OPT. SECOND FLOOR PLAN 'B' 5 BEDROOM W/ FOUR BATH

The undersigned has reviewed and takes responsibility for this design and the construction and meets the requirements set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste		25591	BCN	42658
qualification information		Wellington Jno-Baptiste		25591	BCN	42658
name		Wellington Jno-Baptiste		25591	BCN	42658
registration information		Wellington Jno-Baptiste		25591	BCN	42658
VA3 Design Inc.		VA3 Design Inc.		25591	BCN	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.		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.				
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2.	REVISED AS PER ENG'S COMMENTS	FEB 01-18 RC				
1.	ISSUED FOR CLIENT REVIEW					
no.	description					

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

BAYVIEW WELLINGTON
GREEN VALLEY EAST
BRADFORD
OPTIONAL SECOND FLOOR PLAN ELEVATION 'B'
MARCH 2017
checked by
scale
3/16" = 1'-0"

S42-8C
RIDEAU 8
16023
drawing no.
16023-542-8C
file name
16023-542-8C
4B
drawn by
checked by
scale
3/16" = 1'-0"

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

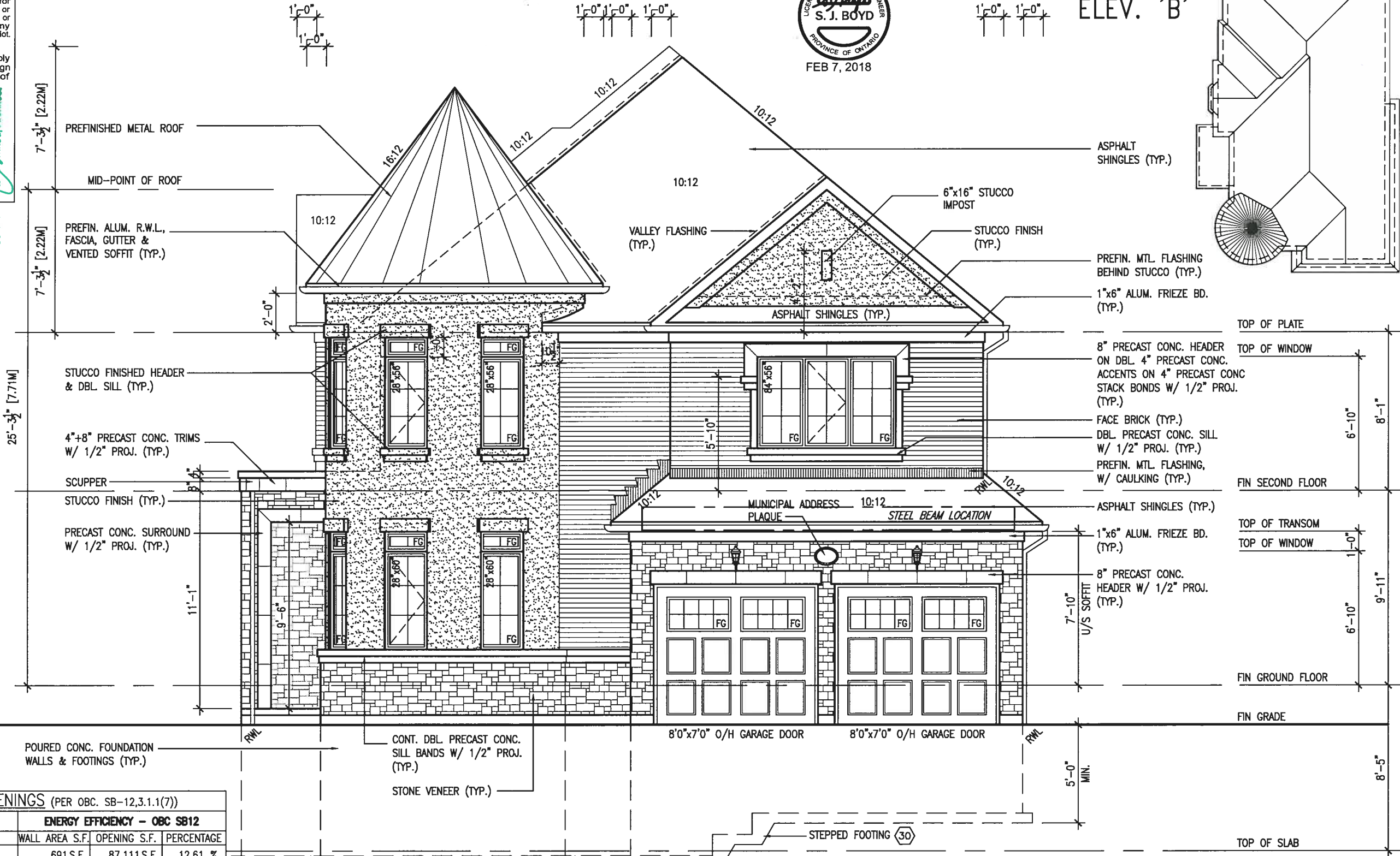
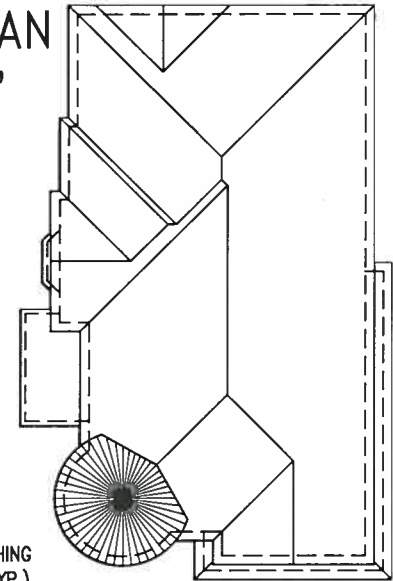
ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2018

John G. Williams, Architect



ROOF PLAN ELEV. 'B'



UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))				
S42-8C-ELEVATION B	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	691 S.F.	87.111 S.F.	12.61 %	
LEFT SIDE	1245 S.F.	252.769 S.F.	20.30 %	
RIGHT SIDE	1207 S.F.	81.669 S.F.	6.77 %	
REAR	675 S.F.	133.500 S.F.	19.78 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3818.00 S.F.	555.05 S.F.	14.54 %	
TOTAL SQ. M.	354.70 S.M.	51.57 S.M.	14.54 %	

FRONT ELEVATION 'B'

BAYVIEW WELLINGTON

S42-8C
RIDEAU 8

project no.
16023

municipality
BRADFORD

drawing no.
5B

front elevation 'B'

file name
16023-S42-8C

date
MARCH 2017

checked by
SB



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.

qualification information

Wellington Jno-Baptiste 25591 BCN

V3 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

1 ISSUED FOR CLIENT REVIEW

2 REVISED AS PER ENG'S COMMENTS

3 FEB 01-18 RC

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



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

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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON GREEN VALLEY EAST		S42-8C RIDEAU 8	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	
date MARCH 2017	drawn by SB	checked by SB	scale 3/16" = 1'-0"
LEFT SIDE ELEVATION 'B'		drawing no. 6B	file name 16023-S42-8C RICHARD - H:\ARCH\WC WORKING\2016\16023.5BW Units 42\16023-S42-8C.dwg - Fri - Feb 2 2018 - 2:19 PM

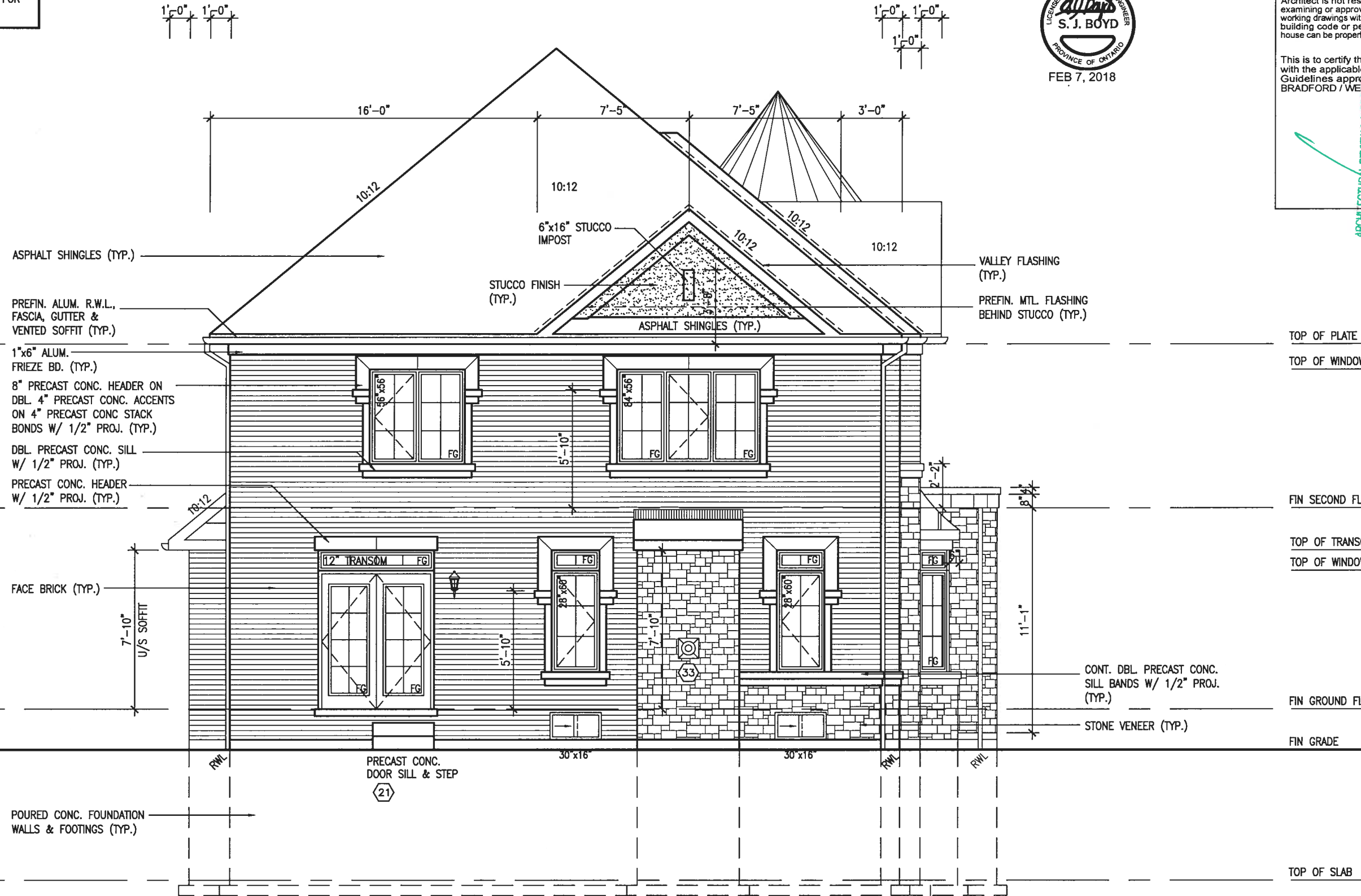
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
va3design.com

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. Registration information	Wellington Jno-Baptista	25581
name	signature	BCIN
registration information	WAS 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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2	REVISED AS PER ENG'S COMMENTS			FEB 01-18 RC
1	ISSUED FOR CLIENT REVIEW			.
no.	description	date	by	

FLANKAGE ELEVATION 'B'

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



REAR ELEVATION 'B'



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ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2018

John G. Williams Limited, Architect

BAYVIEW WELLINGTON

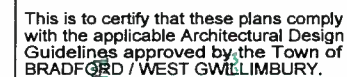
VAB3
DESIGN

Qualification information	BCIN
Wellington Jno-Baptiste signature	42658
Registration information	
WVA3 Design Inc.	

Contractor must verify all dimensions on the job and record any

9	+	+
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4	+	+
3	+	+

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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
John G. Williams Limited, Architects

BAYVIEW WELLINGTON



No understanding has been reached and takes responsibility for this design and has his qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

qualification information

Wellington Ave - Bayshore

name registration information

429558

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SEPTEMBER 2014
 drawn by
 N.HUR
 checked by
 -
 scale
 $3/16" = 1'-0"$
 file name
 16023-S42-0C
 RICHARD - H:\ARCHIVE\WORKING\2016\16023.BSW\Units\42\ 16023-S42-0C.dwg - Fri - Feb 2 2018 - 2:19 PM
 9B

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

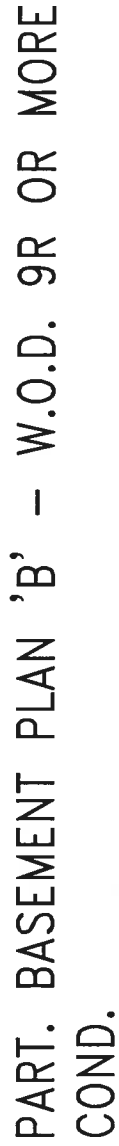
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no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	14-09-12	.
2	REVISED AS PER ENG'S COMMENTS	FEB 01-18	RC

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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.

John G. Williams *Licensed, Architect*



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2.	REVISED AS PER ENG'S COMMENTS	FEB 01-18	RC
1	ISSUED FOR CLIENT REVIEW		
no.	description	date	by

VAD
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
vad@design.com

RIDEAU 8

[illegible]

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
John G. Williams Limited, Architect



FEB 7, 2018

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
S42-8C-ELEVATION B 9R WOD		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	691 S.F.	87.111 S.F.	12.61 %
LEFT SIDE	1245 S.F.	252.769 S.F.	20.30 %
RIGHT SIDE	1207 S.F.	81.669 S.F.	6.77 %
REAR	806 S.F.	142.389 S.F.	17.67 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3949.00 S.F.	563.94 S.F.	14.28 %
TOTAL SQ. M.	366.87 S.M.	52.39 S.M.	14.28 %

ASPHALT SHINGLES (TYP.)

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

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

8" PRECAST CONC. HEADER ON
DBL. 4" PRECAST CONC. ACCENTS
ON 4" PRECAST CONC. STACK
BONDS W/ 1/2" PROJ. (TYP.)

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

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

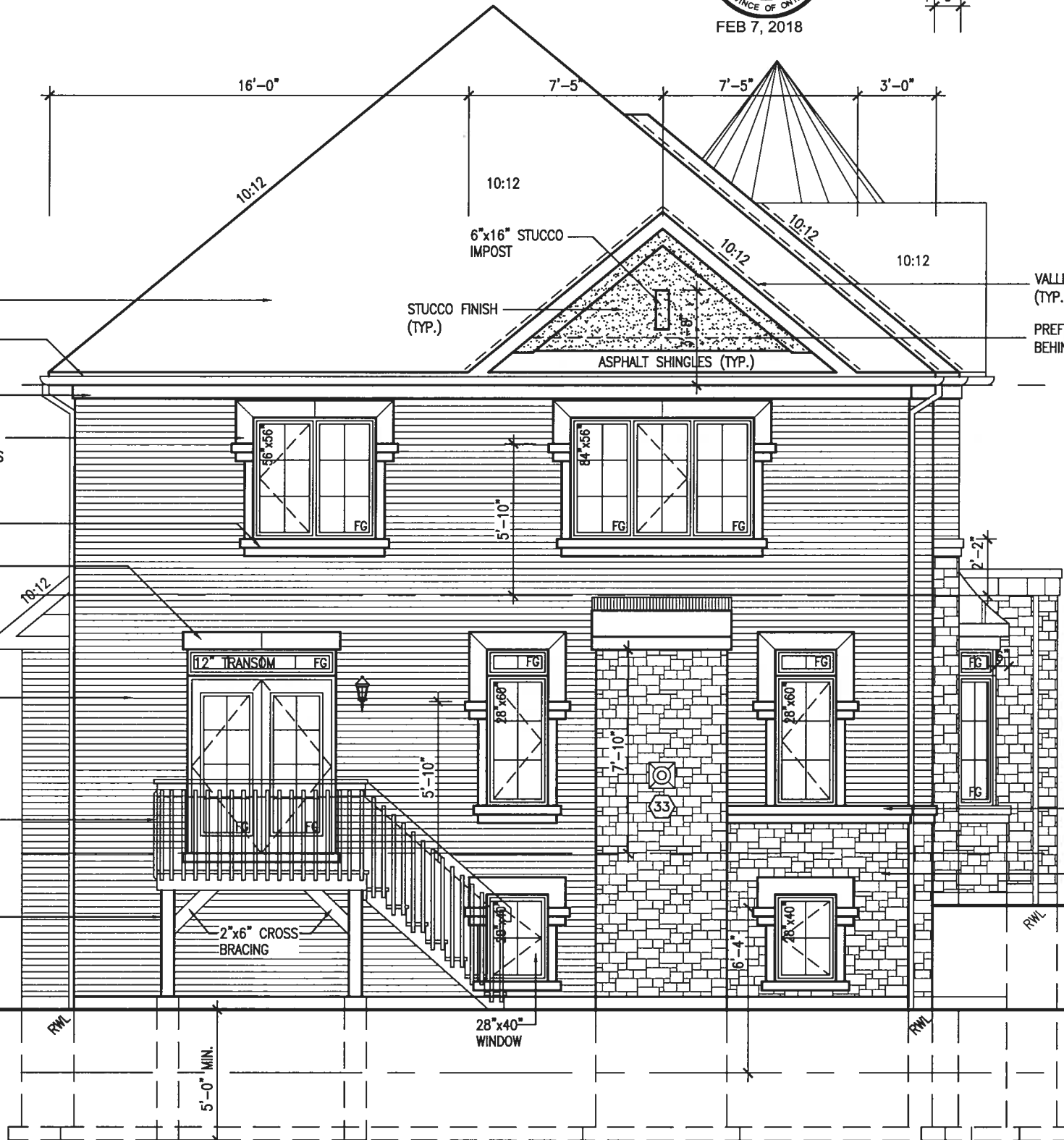
FACE BRICK (TYP.)

7'-10" U/S SOFFIT

42" HIGH P.T. RAILING
W/ PICKETS @ 4" O.C.
W/ 4"x4" MIDPOST @
5'-0" O.C. MAX. (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.)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)



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

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

BAYVIEW WELLINGTON

S42-8C
RIDEAU 8

project no. 16023
drawing no. 11B
municipality BRADFORD
project name GREEN VALLEY EAST
date MARCH 2017
checked by
scale 3/16" = 1'-0"



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

25591 BCIN 42658
Wellington Jiro-Baptiste
VAB 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
1 ISSUED FOR CLIENT REVIEW
2 REVISED AS PER ENG'S COMMENTS
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date
FEB 01-18 RC
FEB 01-18 RC

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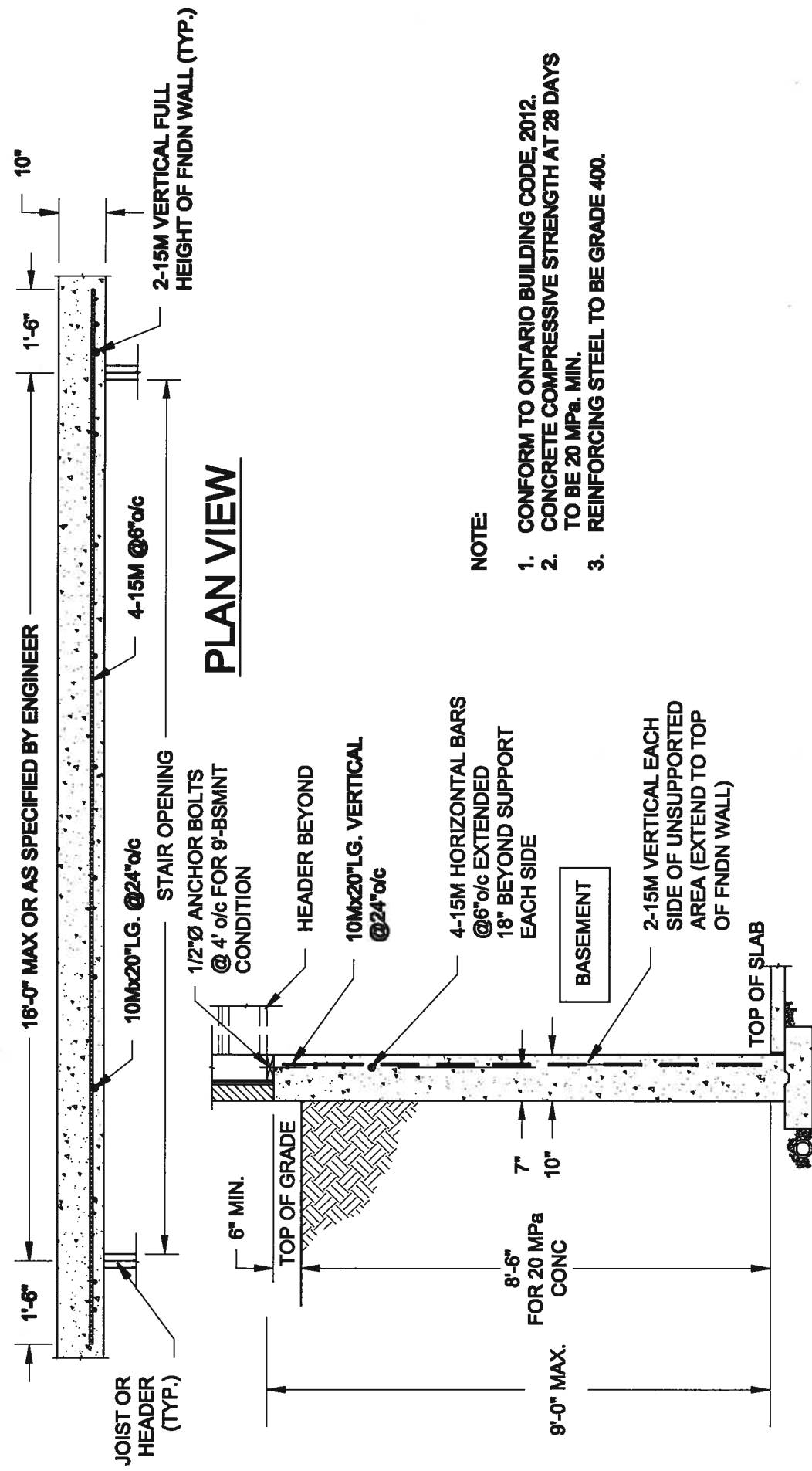
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PLAN VIEW

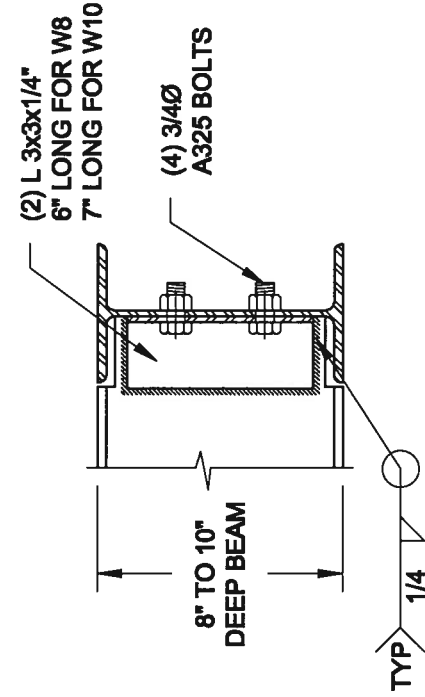
NOTE:

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
S1

LATERALLY UNSUPPORTED WALL

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

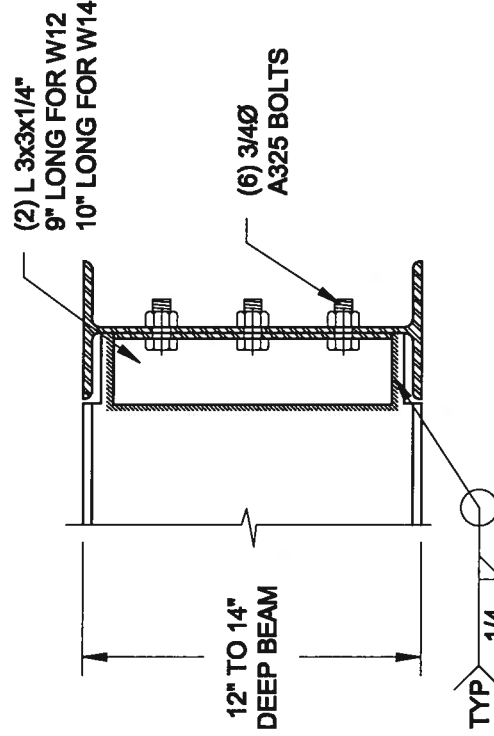


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

2
S1

STEEL BEAM CONNECTION DETAIL

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



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

Scale:
AS NOTED

Date:
OCT-20-2017

Drawn:
SC

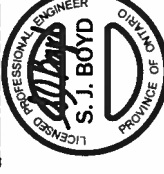
Checked:
SJB

QUAILE ENGINEERING LTD.

38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8847
E: quaila.eng@rogers.com



Engineer's Seal



Project:

LAYVIEW WELLINGTON HOMES - GREEN VALLEY BEATS - SINGLES
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

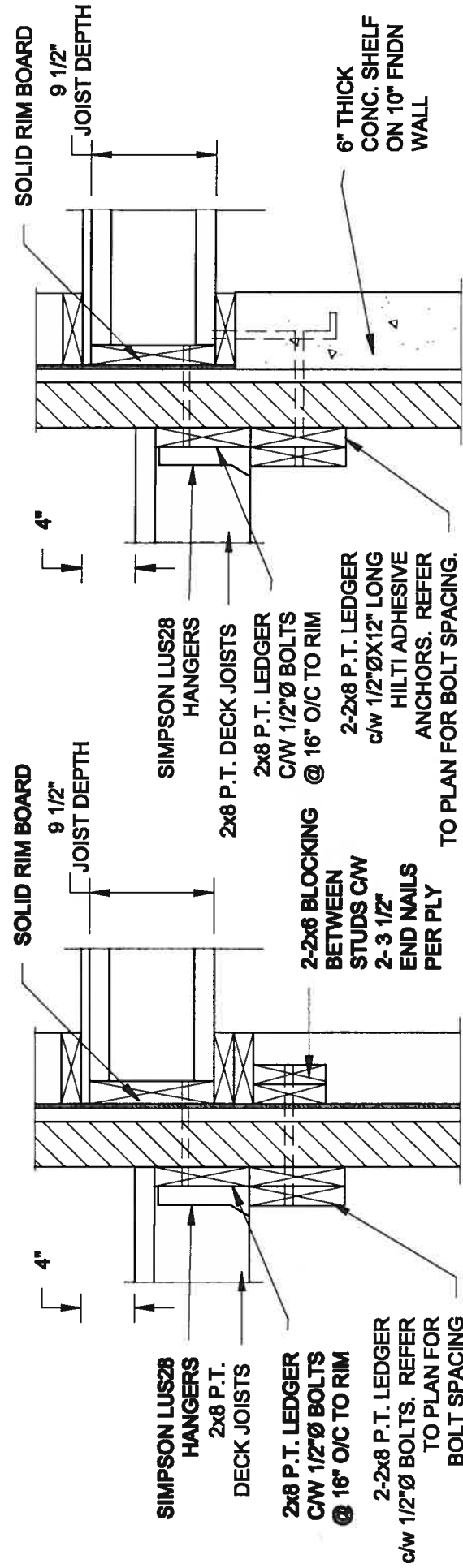
17-216

Drawing No.:

S1

17-216-01/17-216-02/17-216-03/17-216-04/17-216-05/17-216-06/17-216-07/17-216-08/17-216-09/17-216-10/17-216-11/17-216-12/17-216-13/17-216-14/17-216-15/17-216-16/17-216-17/17-216-18/17-216-19/17-216-20/17-216-21/17-216-22/17-216-23/17-216-24/17-216-25/17-216-26/17-216-27/17-216-28/17-216-29/17-216-30/17-216-31/17-216-32/17-216-33/17-216-34/17-216-35/17-216-36/17-216-37/17-216-38/17-216-39/17-216-40/17-216-41/17-216-42/17-216-43/17-216-44/17-216-45/17-216-46/17-216-47/17-216-48/17-216-49/17-216-50/17-216-51/17-216-52/17-216-53/17-216-54/17-216-55/17-216-56/17-216-57/17-216-58/17-216-59/17-216-60/17-216-61/17-216-62/17-216-63/17-216-64/17-216-65/17-216-66/17-216-67/17-216-68/17-216-69/17-216-70/17-216-71/17-216-72/17-216-73/17-216-74/17-216-75/17-216-76/17-216-77/17-216-78/17-216-79/17-216-80/17-216-81/17-216-82/17-216-83/17-216-84/17-216-85/17-216-86/17-216-87/17-216-88/17-216-89/17-216-90/17-216-91/17-216-92/17-216-93/17-216-94/17-216-95/17-216-96/17-216-97/17-216-98/17-216-99/17-216-100

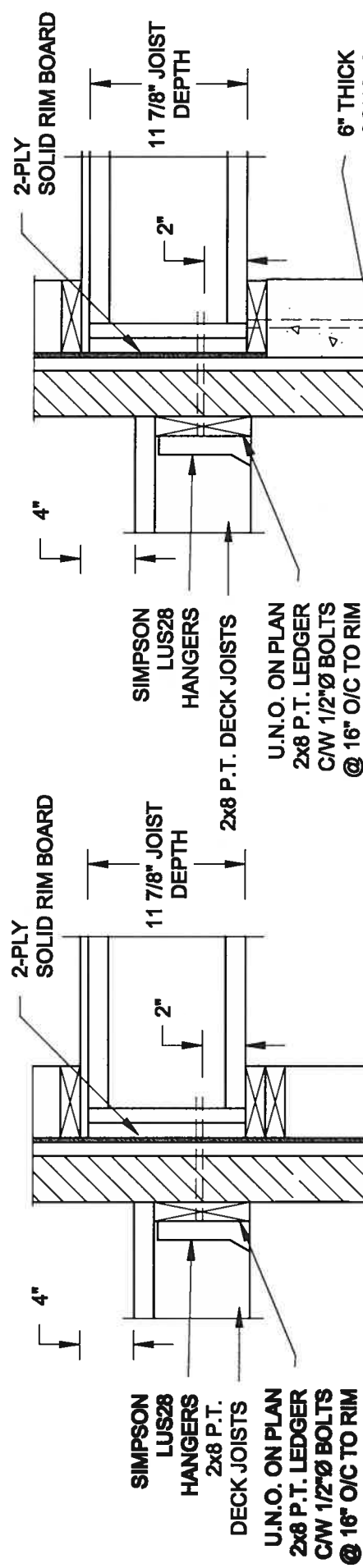
FOR 9 1/2" JOIST DEPTH



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

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

FOR 11 7/8" JOIST DEPTH

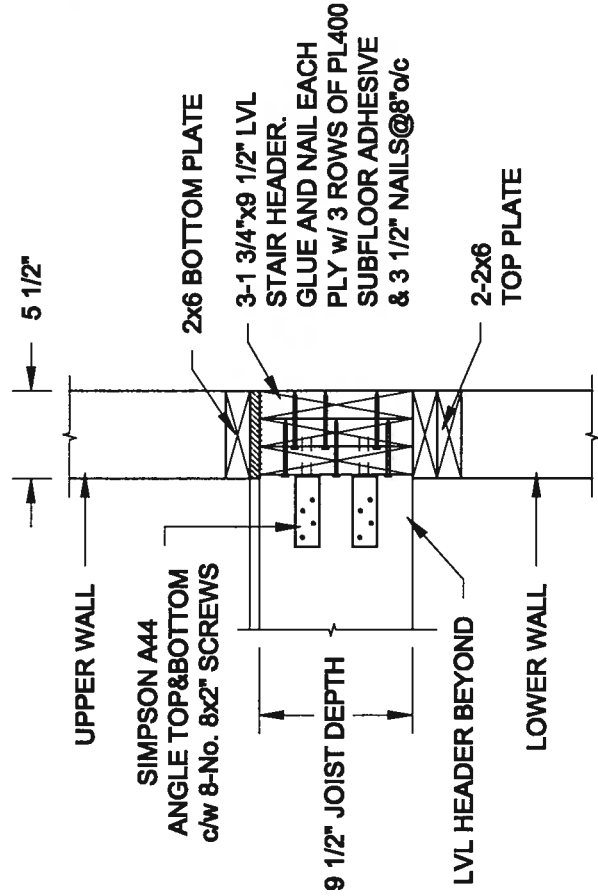


1C DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

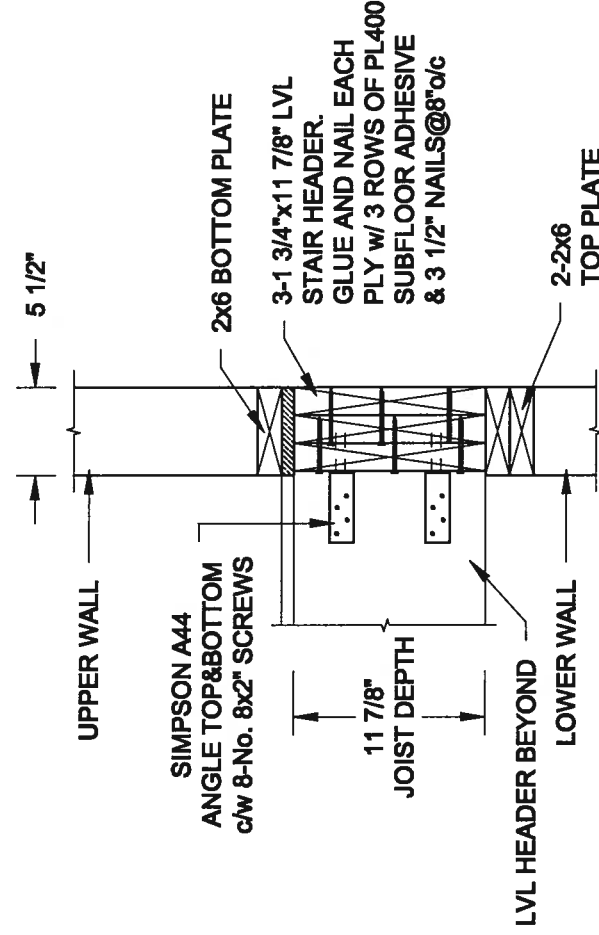
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL.
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL.
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 9 1/2" JOIST DEPTH



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

FOR 11 7/8" JOIST DEPTH



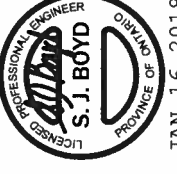
2B STAIR HEADER
S2 SCALE: 1" = 1'-0"

QUAILE ENGINEERING LTD.



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

Engineer's Seal



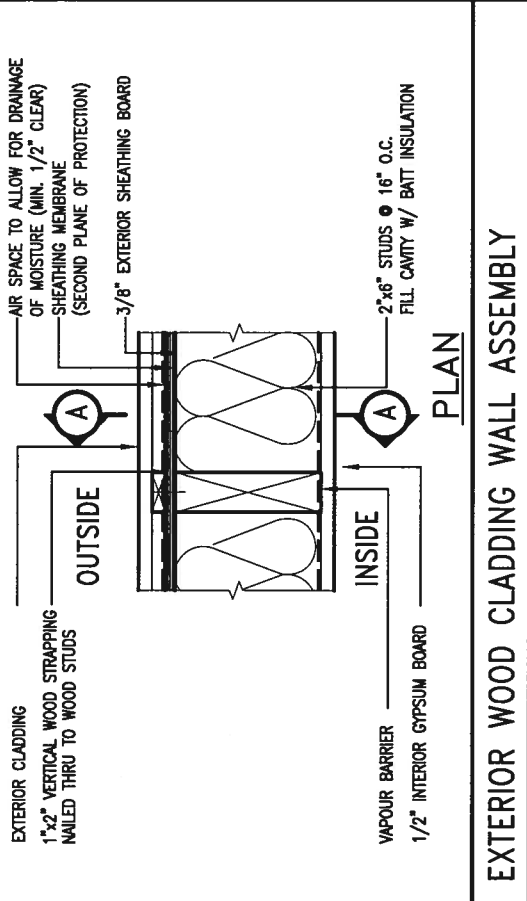
Project:

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

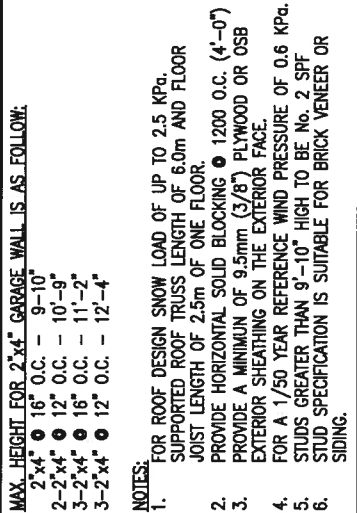
TYPICAL STRUCTURAL DETAILS

Drawn: SC
Checked: SJB

Project No.: 17-216
Drawing No.: S2



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO WATER CLOSETS & SHOWER OR BATHTUB IN MAIN BATHROOM.
LONGS OF 1.3 MN (300 lb).
WATER CLOSET 3.8.3.8.(5)(c) & 3.8.3.8.(9)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.
REFER TO OBC DIV. B- 9.5.2.3.



**** MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:**

2"x8" • 16" O.C. - 12'-6"
2"x6" • 12" O.C. - 13'-10"
2"x6" • 16" O.C. - 15'-0"
2-2"x6" • 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

2"x8" • 16" O.C. - 16'-0"
2"x8" • 12" O.C. - 17'-9"
2-2"x8" • 16" O.C. - 20'-4"
2-2"x8" • 12" O.C. - 22'-4"

NOTES:

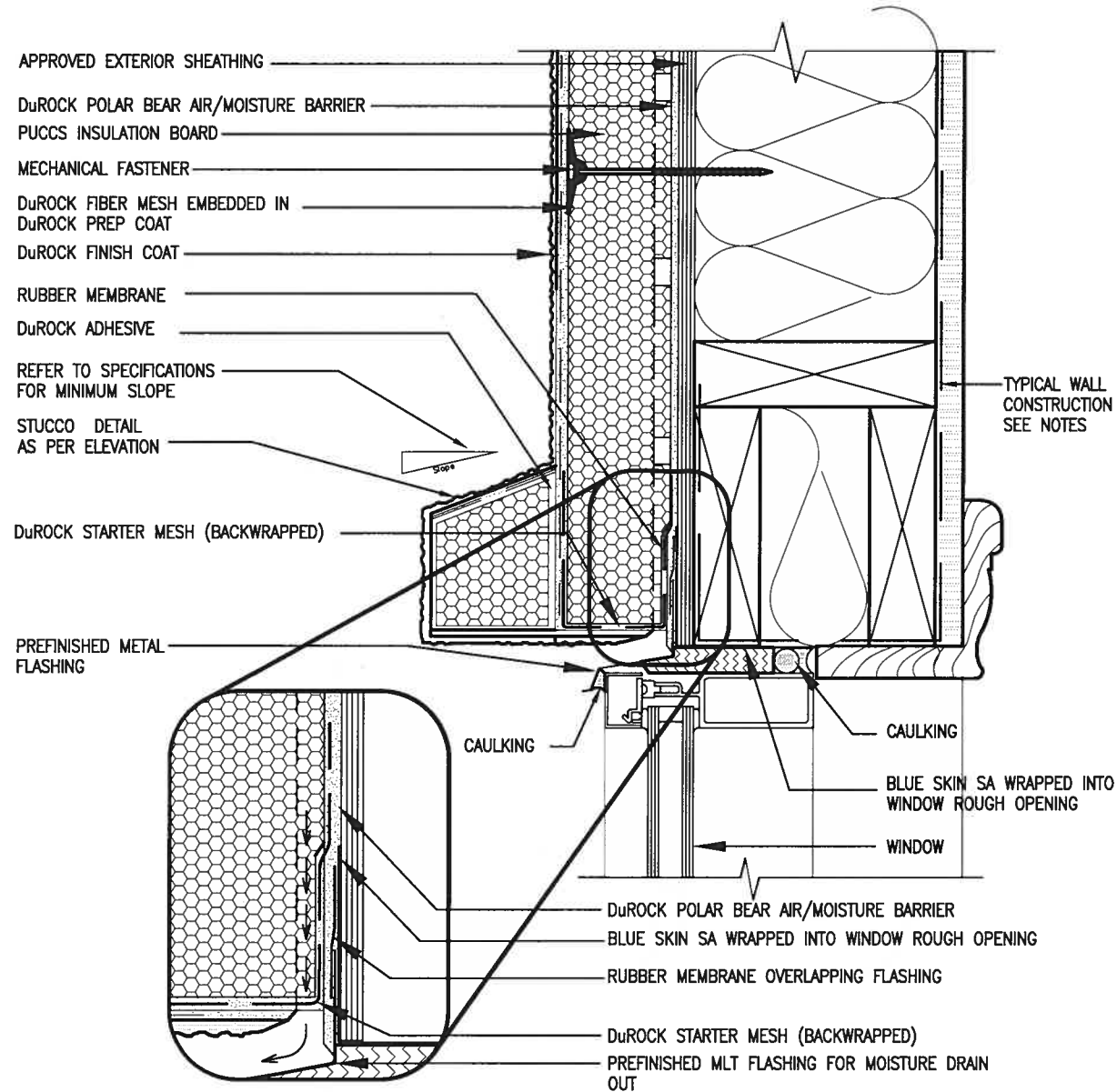
1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
5. WALL FRAMING SHALL CONFORM TO CBC 9.23.10.1(2)
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
7. STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF.
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.



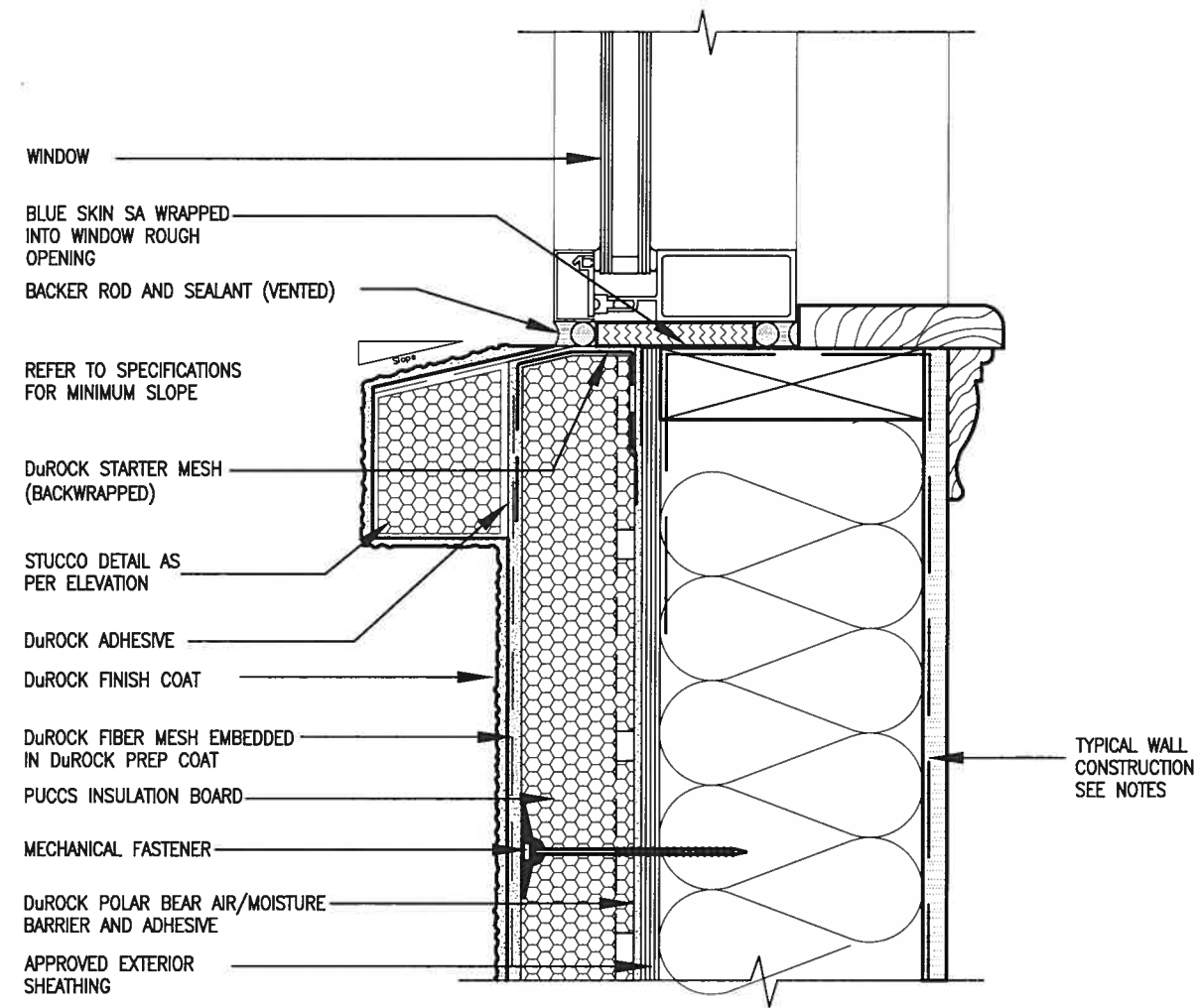
9	.	.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.		
7	.	.		qualification information
6	.	.		Wellington Jno-Baptiste
5	.	.		name
4	.	.		registration information
3	.	.		VAS Design Inc.
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.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	Drawings are not to be sealed.
no.	description	date	by	

BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD
date MAY 2016	project no. 16023
dwn by	drawing no.
checked by	CONSTRUCTION NOTES
scale 3/16" = 1'-0"	file name 16023-CN-A1
RC	16023 - CN-A1
RICHARD - H; VARCHAWC WORKING 2016; 16023.BW Units; 16023 - CN A-1.dwg - Thu - Jan 11 2018 - 10:08 AM	CN2

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



2 WINDOW SILL
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

CONST NOTE

BAYVIEW WELLINGTON

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

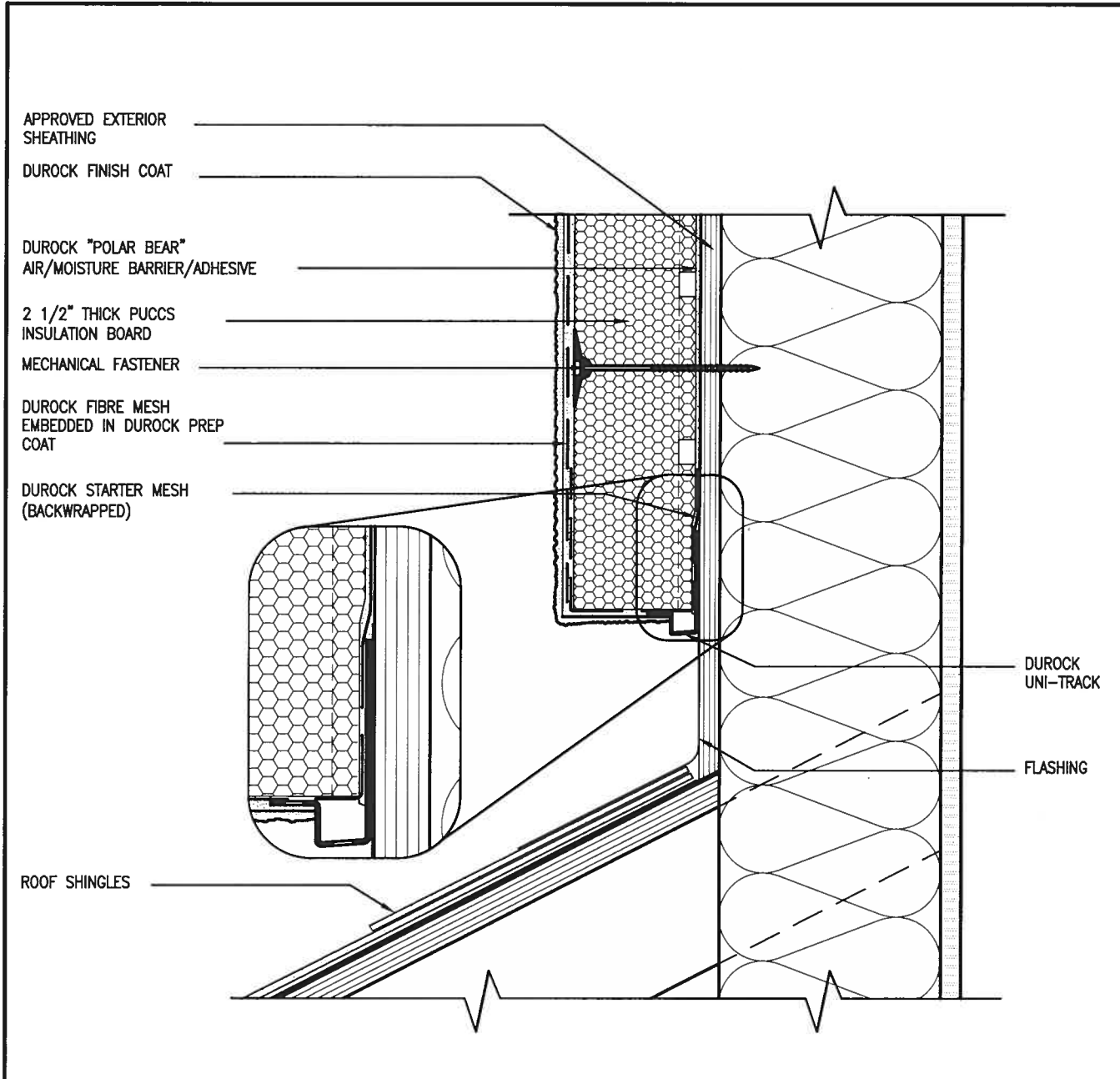
The undersigned has reviewed and takes responsibility for this design and for the specifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591 BCN
signature
VA3 Design Inc. 42658 BCN

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

project name	municipality	project no.	drawing no.
GREEN VALLEY EAST	BRADFORD	16023	CN3
date	checked by	scale	drawn by
MAY 2016	RC	3/16" = 1'-0"	RC

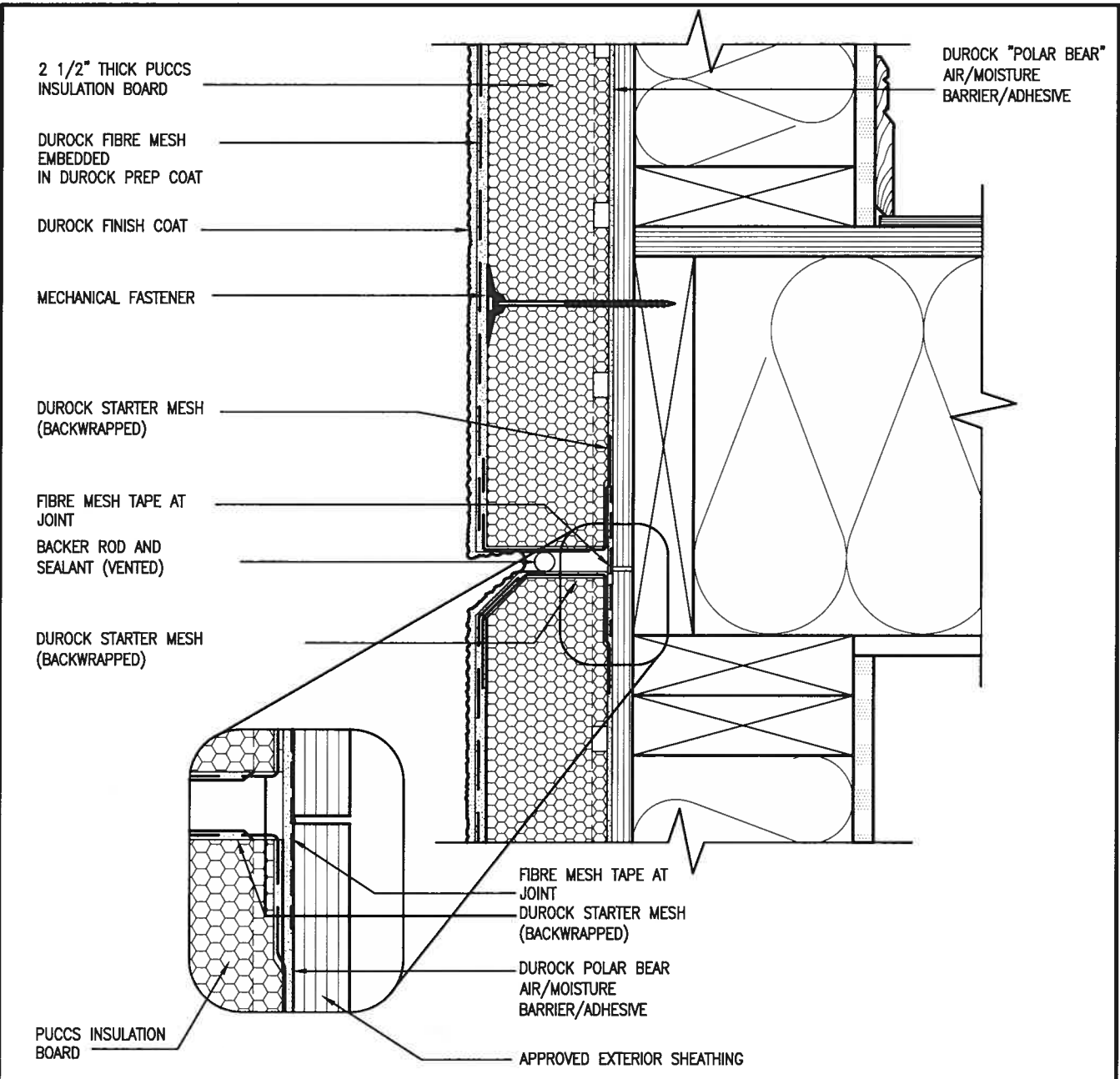
CONSTRUCTION NOTES
16023-CN-A1
file name
16023-CN-A1.dwg
date
16023-CN-A1.dwg
Thu - Jan 11 2018 - 10:09 AM



3
CN4

STUCCO TERMINATION @ ROOF

SCALE: 3"=1'-0"



4
CN4

HORIZONTAL EXPANSION JOINT

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

CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD		CONSTRUCTION NOTES		CN4	
no.	description	date	by	checked by	scale	drawn by	date	project name	project no.	drawing no.	file name
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			RC	MAY 2016	GREEN VALLEY EAST	16023	16023-CN-A1	16023-CN-A1
2	UPDATE TO 2018	JAN 11-18	RC								
3											
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6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

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2	UPMTE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
0	description	date	by

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qualification information

Wellington Jno-Baptiste 25591

name signature BCPH 42658

registration information VAS Design Inc.

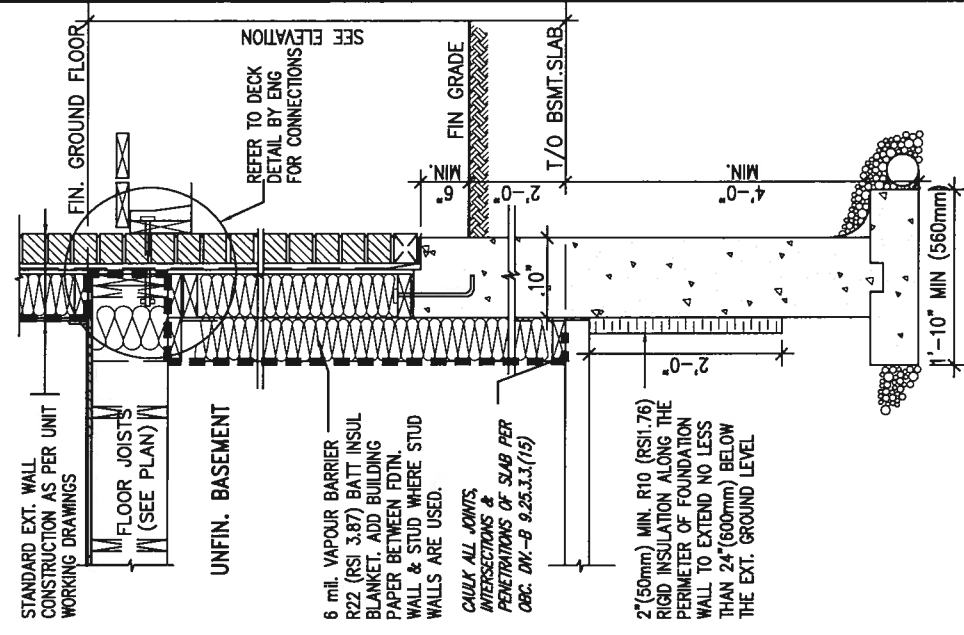
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	project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	drawing no. CN5
date MAY 2016		CONSTRUCTION NOTES		
drawn by RC		checked by -	file name 16023-CN-A1	CN5
DISCARD: U:\ARCHIVES\WELLINGTON\2016\16023\DRAWING\PH NOTES\16023-CN-A1.dwg		scale $3/16" = 1'-0"$		

-----3-----

FILED PER	FILED DATE	FILED TIME	FILED BY
11	10/23/2010	10:10 AM	11/10/2010

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

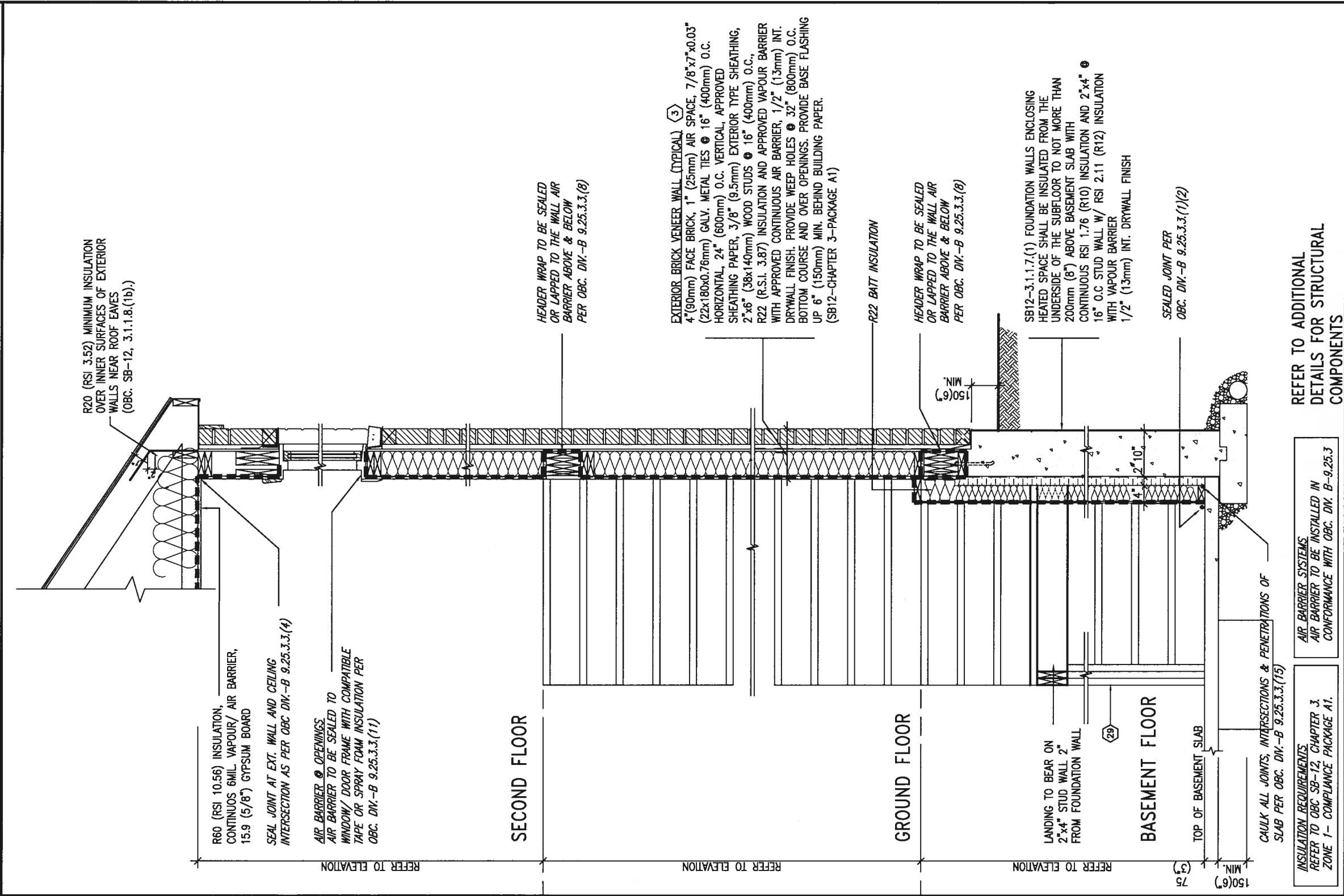


SECTION AT W.O.D/W.O.B.

BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD
date MAY 2016	project no. 16023
dwn by RC	drawing no.
scale $\frac{3}{16}'' = 1'-0''$	CN6
checked by —	CONSTRUCTION NOTES
file name 16023-CN-A1	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BWP Units\CN NOTES\16023-CN-A1.dwg -- Thu -- Jun 17 2018 -- 10:10 AM	

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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
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.

[illegible]

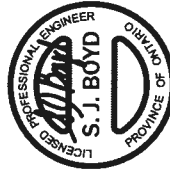
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON	CONST NOTE					
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023				
date MAY 2016	drawing by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES			
		file name 16023-CN-AI	CN7			
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JAN 11, 2018



JAN 11, 2018

BAYVIEW WELLINGTON

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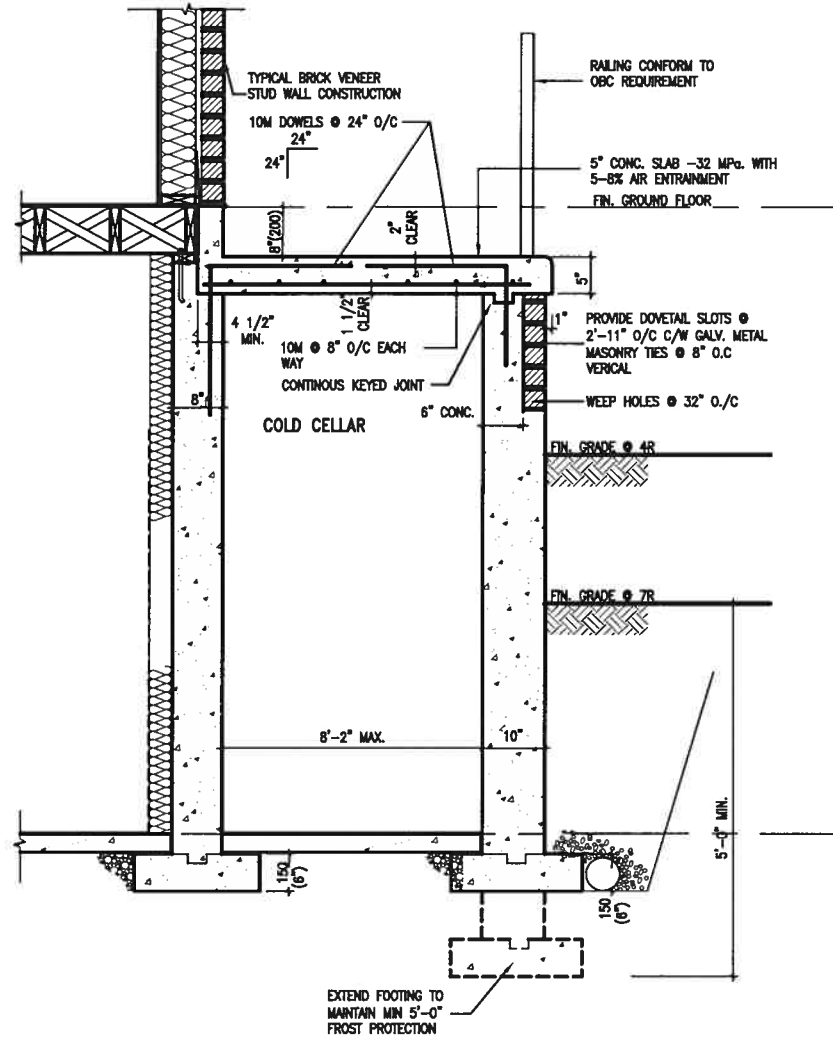
qualification information
Wellington Jno-Baptiste 25591 BCN
name
signature
VAS Design Inc. 42658

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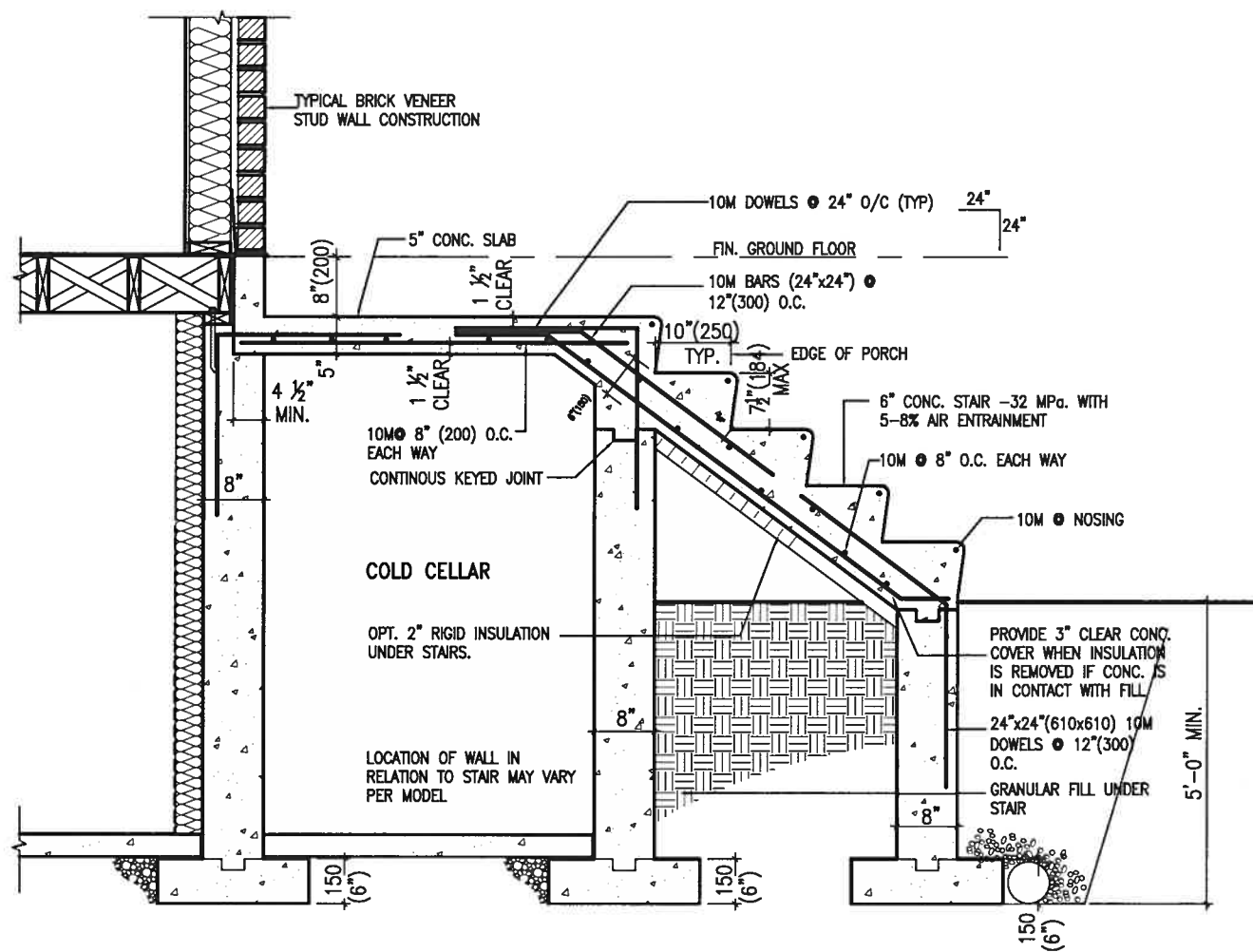
project name
GREEN VALLEY EAST
municipality
BRADFORD
date
MAY 2016
checked by
RC
drawn by
RC
scale
3/16" = 1'-0"

CONSTRUCTION NOTES
16023-CN-A1
16023
drawing no.
CN9

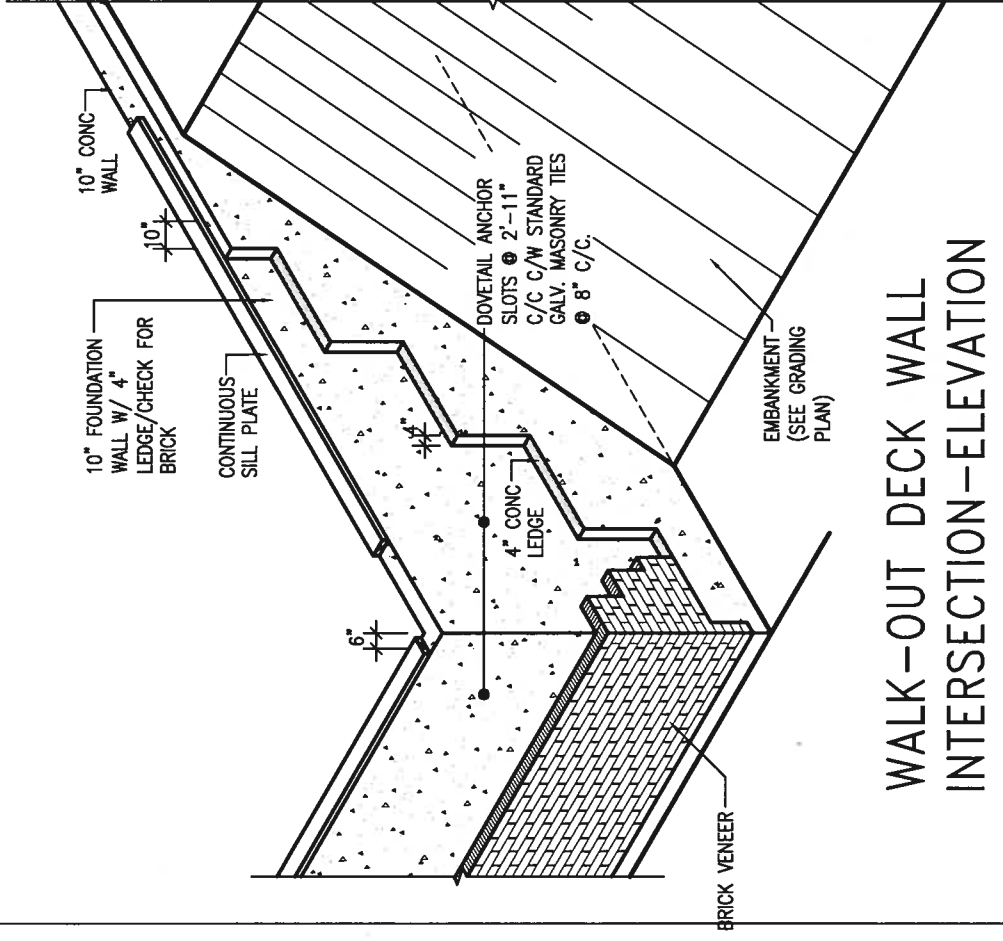
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X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.

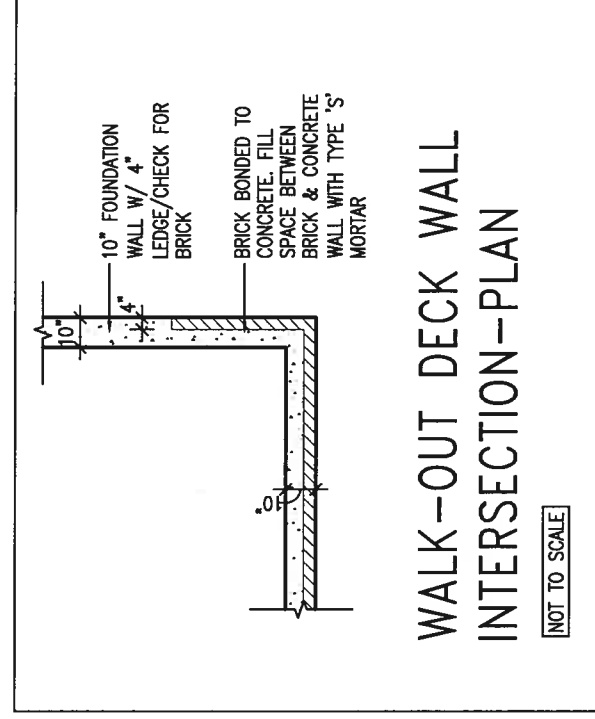


X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.



WALK-OUT DECK WALL INTERSECTION-ELEVATION

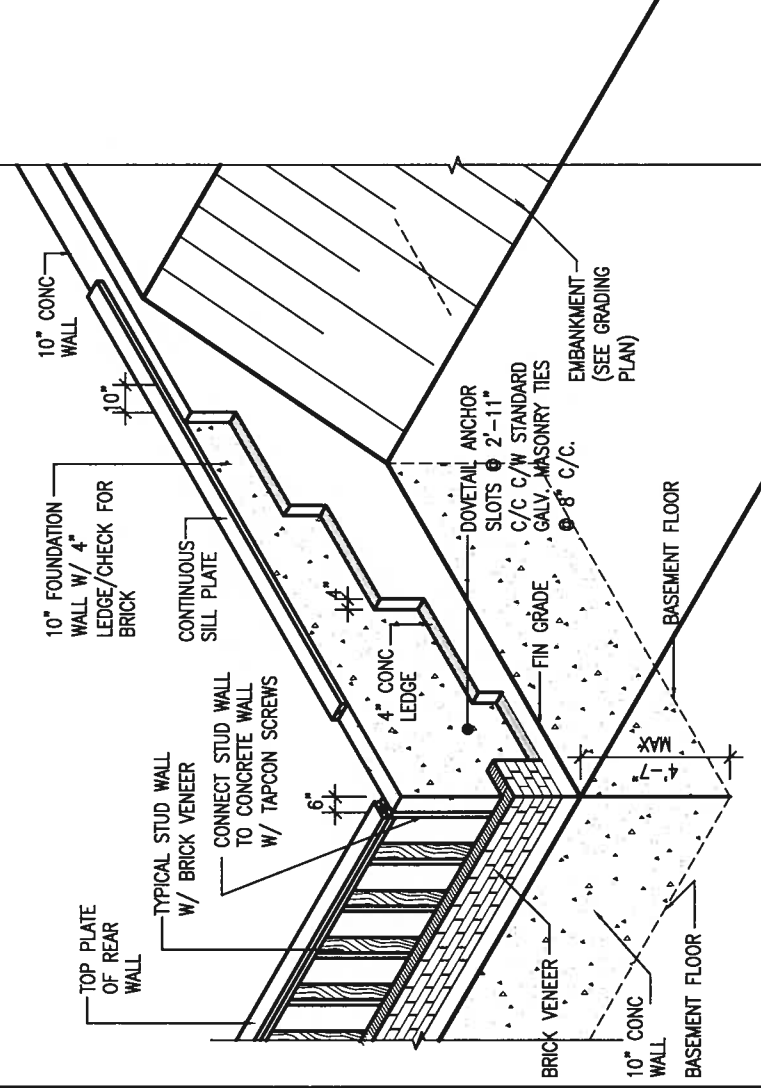
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

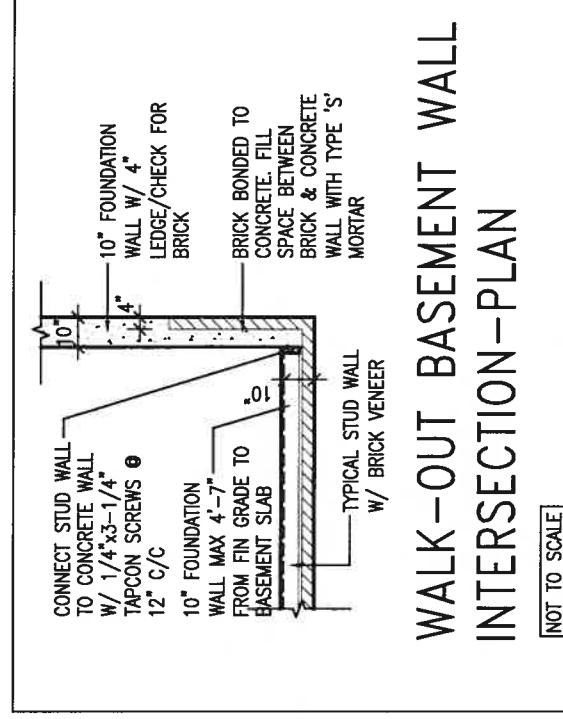
NOT TO SCALE

(10" FOUNDATION WALL)



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

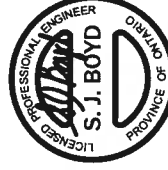
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



JAN 11, 2018

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2	UPDATE TO 2018	JAN 11-18 RC
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qualification information

Wellington Jno-Baptiste
signature

25591 BCN

same registration information VAS Design Inc.
signature

42658

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

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NOT TO SCALE

(10" FOUNDATION WALL)



6 mil VAPOUR BARRIER —
R20ci (RSI 3.52ci) INSUL BELOW GRADE
& R22 (RSI 3.87) ABOVE GRADE
DAMP-PROOF BETWEEN FDN WALL &
INSULATION W/ BUILDING PAPER

CONT. WATERPROOF DRAINAGE
LAYER, BITUMEN DAMPROOFING
10"(250mm) POURED FDTN
WALL (20MPa)



6 mil VAPOUR BARRIER —
R20ci (RSI 3.52ci) INSUL. BELOW GRADE
& R22ci (RSI 3.87ci) ABOVE GRADE
DAMP-PROOF BETWEEN FDTN WALL &

EW3.06x
PKG A1

SCALE: N.T.S.

EW3.07x
PKG A1

SCALE: N.T.S.



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

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qualification information

Wellington Jno-Baptiste 25591

signature

BCDM

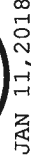
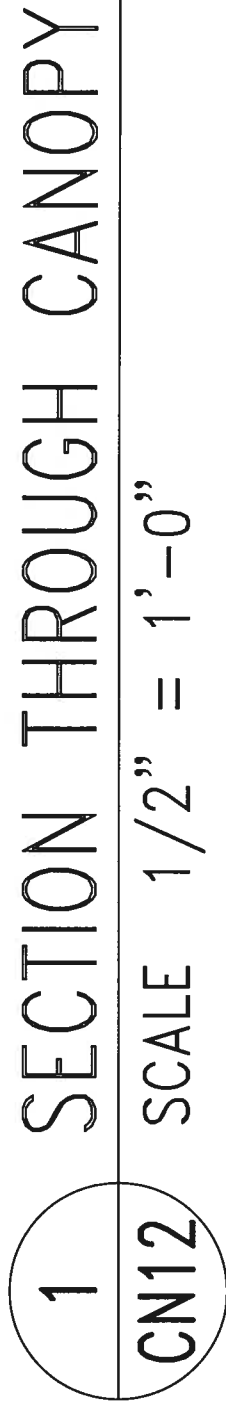
VAS Design Inc.

42658

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project name GREEN VALLEY EAST	municipality BRADFORD
date MAY 2016	project no. 16023
drawn by RC	drawing no.
checked by —	scale 3/16" = 1'-0"
CONSTRUCTION NOTES	
file names 16023-CN-AI	
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8	.	.	.	
7	.	.	.	qualification information
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5	.	.	.	name
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DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vad3design.com

BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD
date MAY 2016	project no. 16023
drawn by RC	drawing no.
scale 3/16" = 1'-0"	CN12
checked by	file name 16023-CN-A1
checked by	16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:11 AM

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