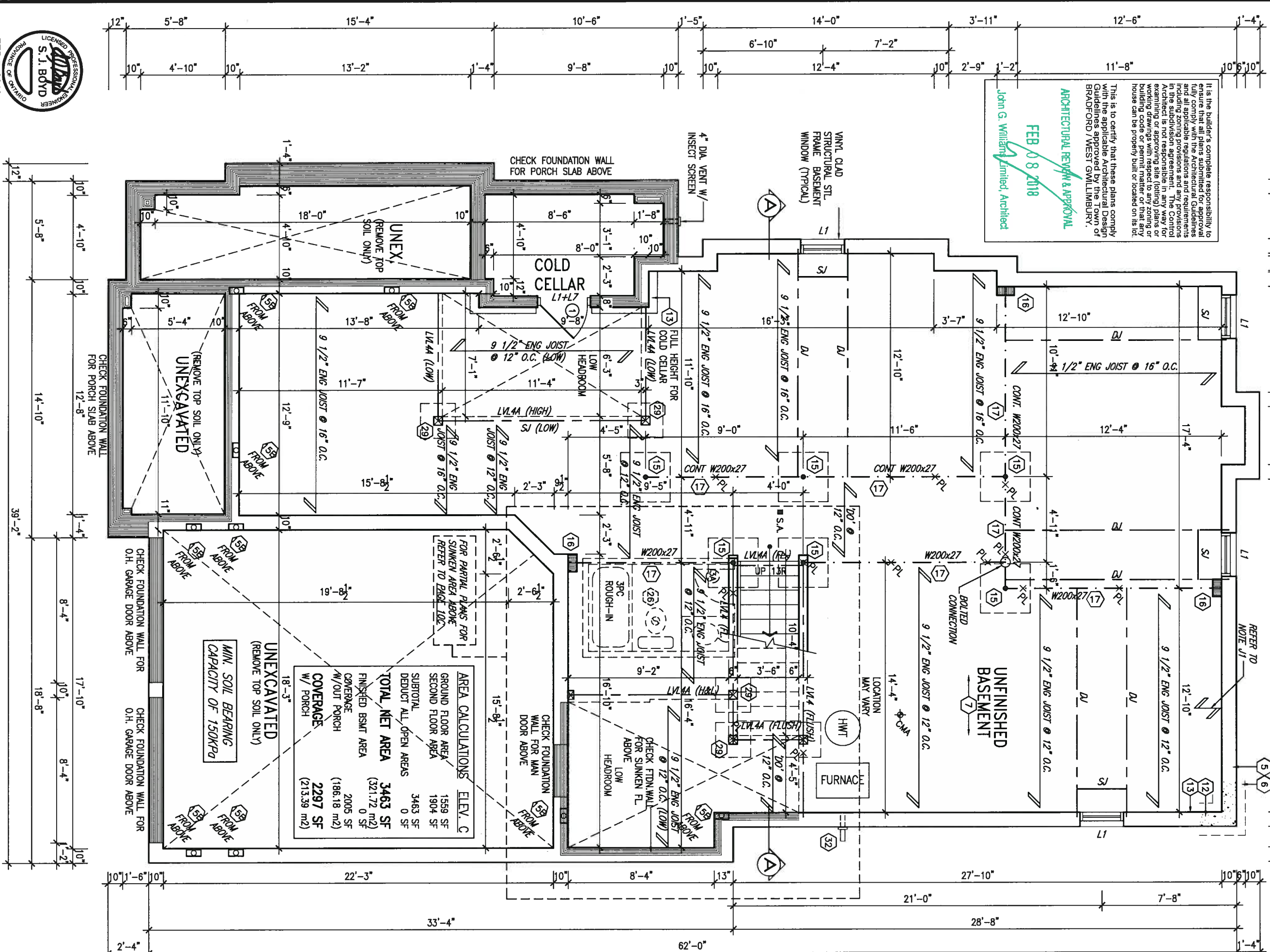


35-9

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

FEB 08 2018
John G. Williams Limited, Architect



BASEMENT PLAN 'C'

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	.	.	.	Wallington Jiro-Baptiste
5	.	.	.	4450p/21578 2359
4	.	.	.	signature
3	.	.	.	name registration information
2	ISSUED FOR CLIENT REVIEW	FEB 01-18	RC	WAS Design Inc. 42858
1	REVISED AS PER ENG'S COMMENTS	.	.	
no. description	.	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VAD
DESIGN

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

project name		multiplicity		project	
GREEN VALLEY EAST		BRADFORD		16022	
date		BASEMENT PLAN		ELEVATION 'C'	
MARCH 2017					
drawn by		checked by		scale	
SB		3/16" = 1'-0"		16023-S42-8C	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BM\Units V42\16023-S42-8C.dwg - Fri - Feb 2 2018 - 2:24 PM					
				drawing no.	
				1C	

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

FEB 08 2018

John G. Williams Limited, Architects



BAYVIEW WELLINGTON	S42-8C RIDEAU 8
project name GREEN VALLEY EAST	project no. 16023
date MARCH 2017	municipality BRADFORD
drawn by SR	drawing no. 2C
checked by 3/16" = 1'-0"	scale
GROUND FLOOR PLAN ELEVATION 'C'	
RICHARD - H:\ARCHITECT\WORKING\2016\16023.BM\links\42\16023-S42-8C.dwg - P1 - Feb 2 2018 - 2:24 PM 16023-S42-8C	

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

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

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

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

GB NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSERS AND SHOWER OR BATHING IN MAIN BATHROOM. REFER TO DBS: 9.5.2.3, 3.8.3.8(1)(d) & 3.8.3.13(1)(f). AND DETAILS PROVIDED.

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

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSERS AND SHOWER OR BATHING IN MAIN BATHROOM. REFER TO DBS: 9.5.2.3, 3.8.3.8(1)(d) & 3.8.3.13(1)(f). AND DETAILS PROVIDED.

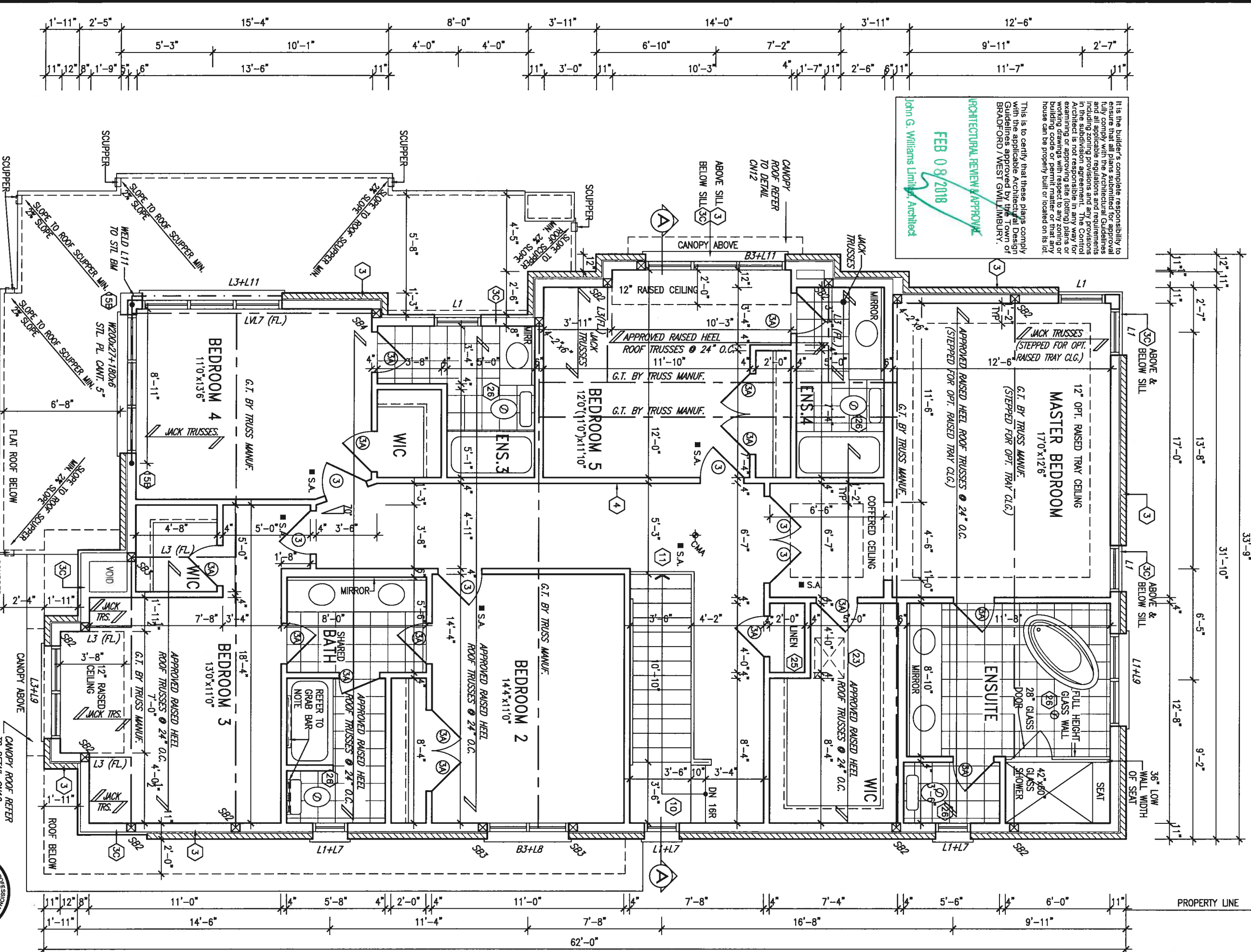
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE DESIGNER IS NOT RESPONSIBLE FOR THE RETURN OF THE COMPLETION OF THE WORK.

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

BAYVIEW WELLINGTON
GREEN VALLEY EAST
BRADFORD

OPTIONAL SECOND FLOOR PLAN ELEVATION 'C'
MARCH 2017
checked by 3/16" = 1'-0"

S42-8C
RIDEAU 8
project no. 16023
drawing no. 4C



UNINSULATED OPENINGS		(PER OBC. SB-12.3.1.1(7))	
S42-8C-ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F./ OPENING S.F. PERCENTAGE		
FRONT	657 S.F.	121.778 S.F.	18.54 %
LEFT SIDE	1183 S.F.	272.611 S.F.	23.04 %
RIGHT SIDE	1183 S.F.	81.667 S.F.	6.90 %
REAR	675 S.F.	136.389 S.F.	20.21 %
* OPENINGS OMITTED AS PER SB-12 3.1.1(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3698.00 S.F.	612.45 S.F.	16.56 %
TOTAL SQ. M.	343.55 S.M.	56.90 S.M.	16.56 %

POURED CONC. FOUNDATION-
WALLS AND FOOTINGS (TYP.)

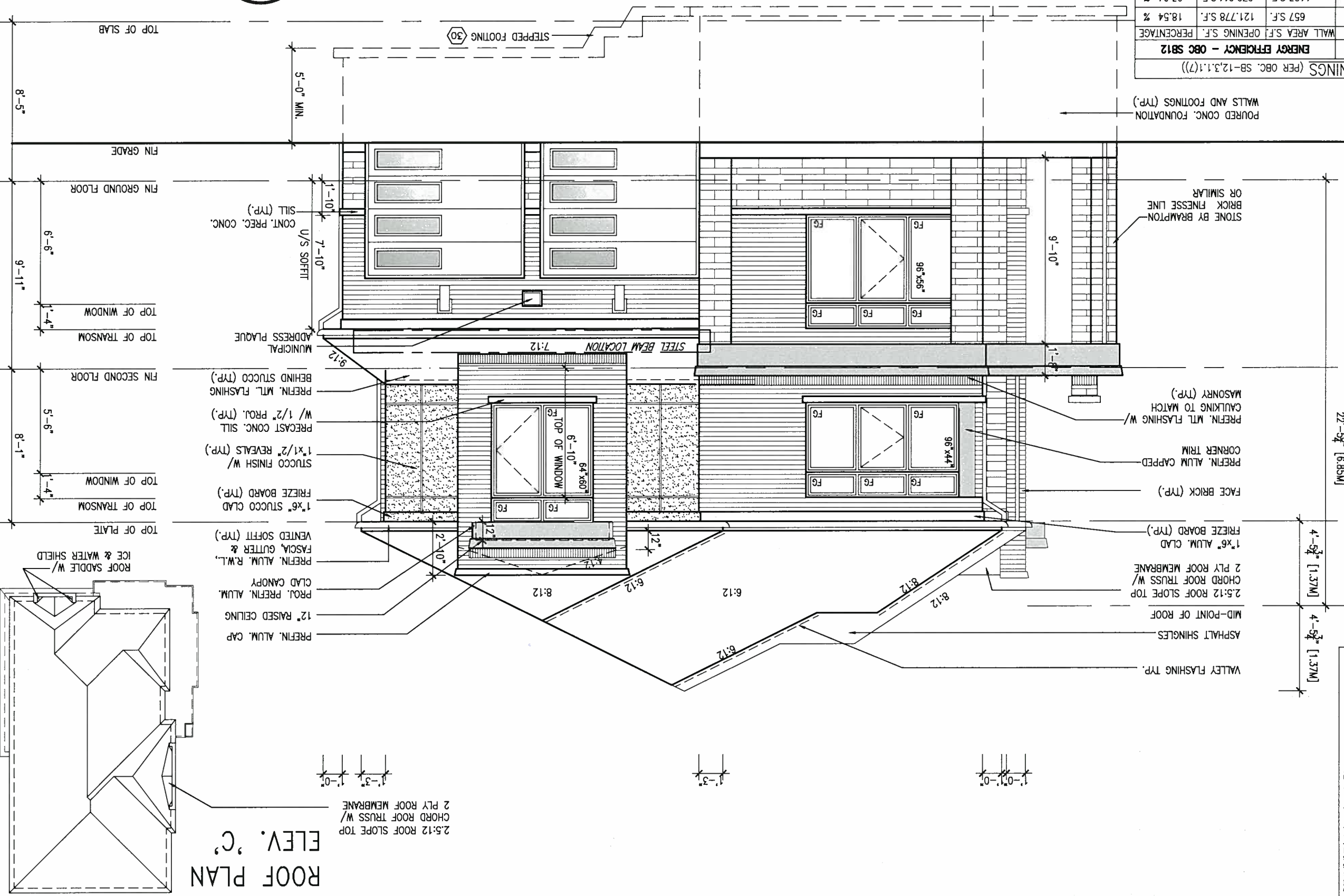
STONE BY BRAMPTON-
BRICK FINESS LINE
OR SIMILAR

VALLEY FLASHING TYP. _____
ASPHALT SHINGLES _____
MID-POINT OF ROOF _____
2.5:12 ROOF SLOPE TOP _____
CHORD ROOF TRUSS W/
2 PLY ROOF MEMBRANE _____
1"x6" ALUM. CLAD _____
FRIEZE BOARD (TYP.) _____
FACE BRICK (TYP.) _____
PREFIN. ALUM CAPPED _____
CORNER TRIM _____
PREFIN. MTL FLASHING W/
CAULKING TO MATCH _____
MASONRY (TYP.) _____

John G. Williams, Architect, Inc.

ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2016
John G. Williams, Limited, Architect

FRONT ELEVATION, C.



9.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8.	*		
7.	*		
6.	*	qualification information	25591
5.	*	Wellington Jno-Baptiste	
4.	*	name	
3.	*	registration information	BCIN 42658
2.	REVISED AS PER ENG'S COMMENTS	VAS Design Inc.	
1.	ISSUED FOR CLIENT REVIEW	FEB 01-18 RC	
0.	description	dtdle 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

S42-8C

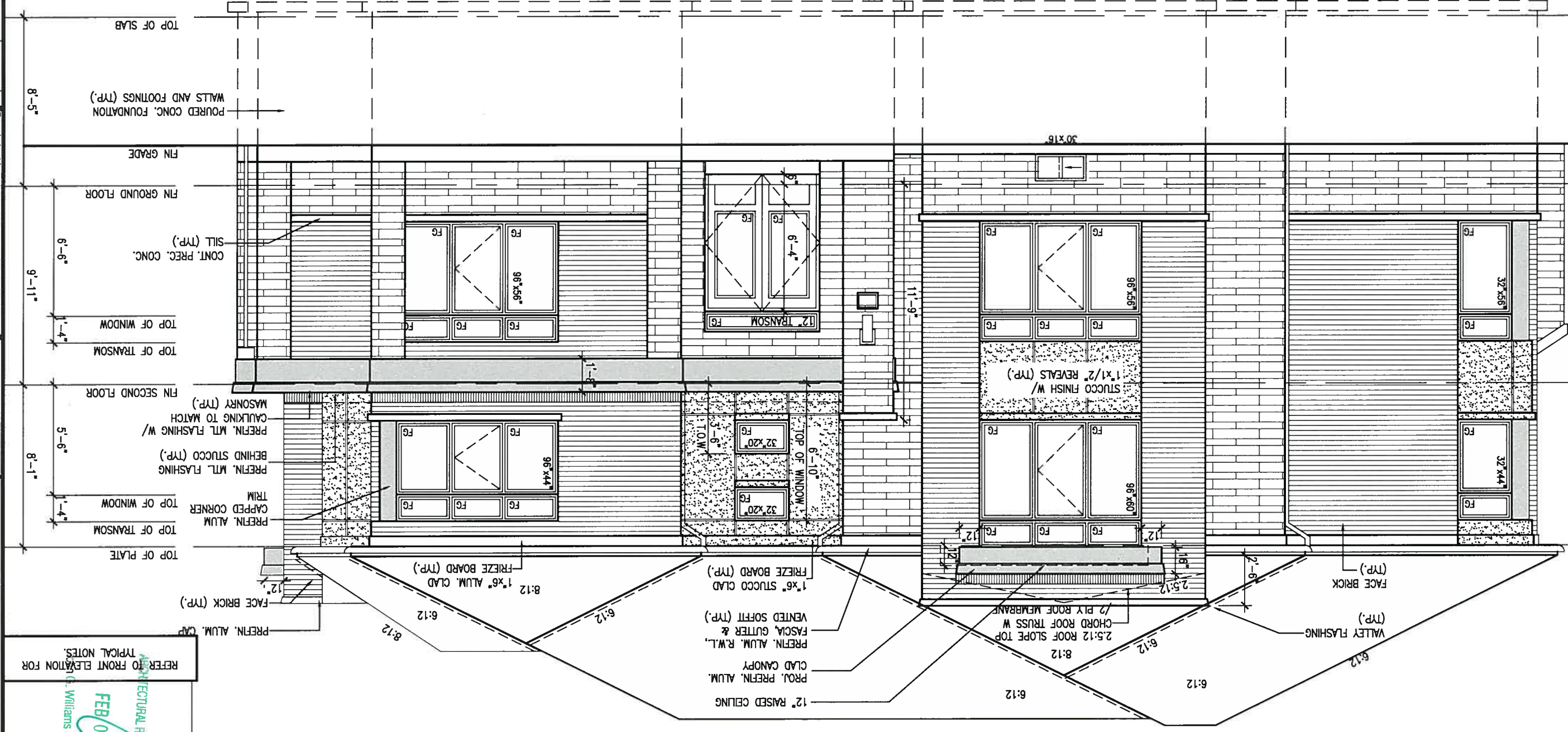
RIDEAU 8

project name	municipality	project no.
GREEN VALLEY EAST	BRADFORD	16022

date	scale	file name
MARCH 2017	3/16" = 1'-0"	16023-S42-8C
drawn by	checked by	
SB		

REVISION - H:\ARCHIVE\WORKING\2016\160231BW (Units V&V) 16023-S42-8C.dwg - FR - Feb 2 2018 - 2:24 PM

FLANKAGE ELEVATION, C.



REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

RECEIVED FEB 08 2018
WILLIAMS LIMITED, ARCHITECTS

This is to certify that these plans comply with the applicable Architectural Town of Bradford / West Gwillimbury. Guidelines approved by the Design

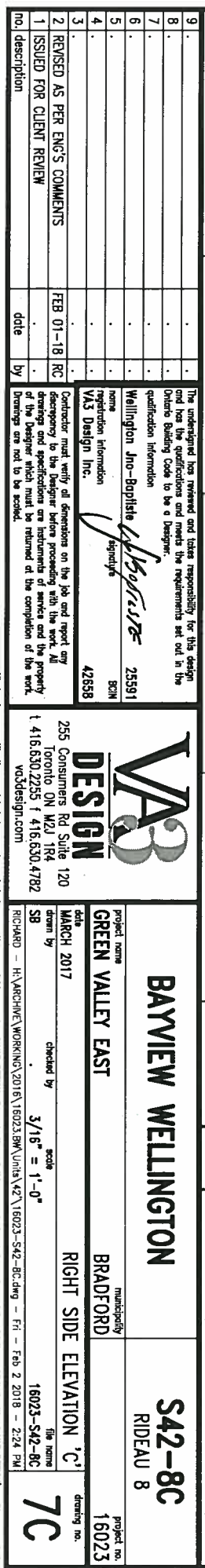
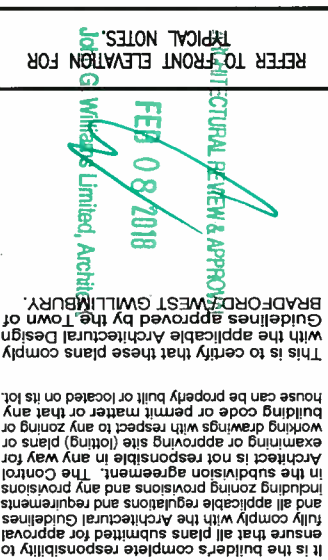
9	•	•	•	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Outline Bidding Code to be a Designer. qualification information Wellington Jno-Baptiste <i>WJBaptiste</i> 25591 BCIN 425658
8	•	•	•	
7	•	•	•	
6	•	•	•	
5	•	•	•	
4	•	•	•	name qualification information WAS Design Inc. signature 425658
3	•	•	•	
2	•	•	•	
1	ISSUED FOR CLIENT REVIEW	FEB 01-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
no description	•	•	•	

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

BAYVIEW WELLINGTON	S42-8C
RIDEAU 8	
project name GREEN VALLEY EAST	municipality BRADFORD
date MARCH 2017	project no. 16023
drawing by SB	drawing no. 6C
checked by -	file name 16023-S42-8C
scale 3/16" = 1'-0"	
LEFT SIDE ELEVATION 'C'	
RICHARD - H:\MACHINE\WORKING\2016\16023.BMV\Units\42\16023-S42-8C.dwg -- Fri -- Feb 2 2018 -- 2:24 PM	

BRICK VENEER CONSTRUCTION

LOCATE UTILITY METERS AWAY
FROM PUBLIC VIEW



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

[illegible]

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

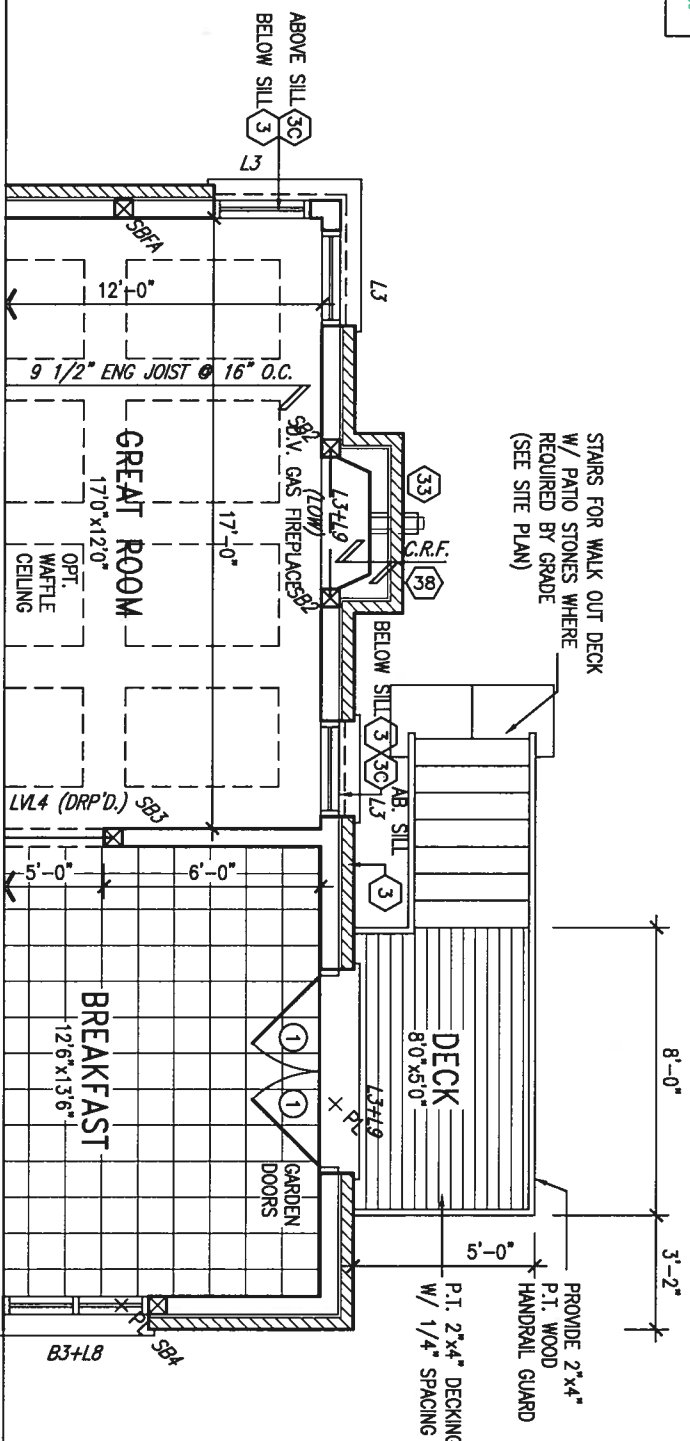
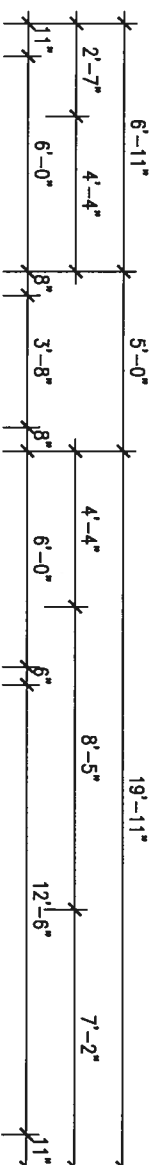
ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2018

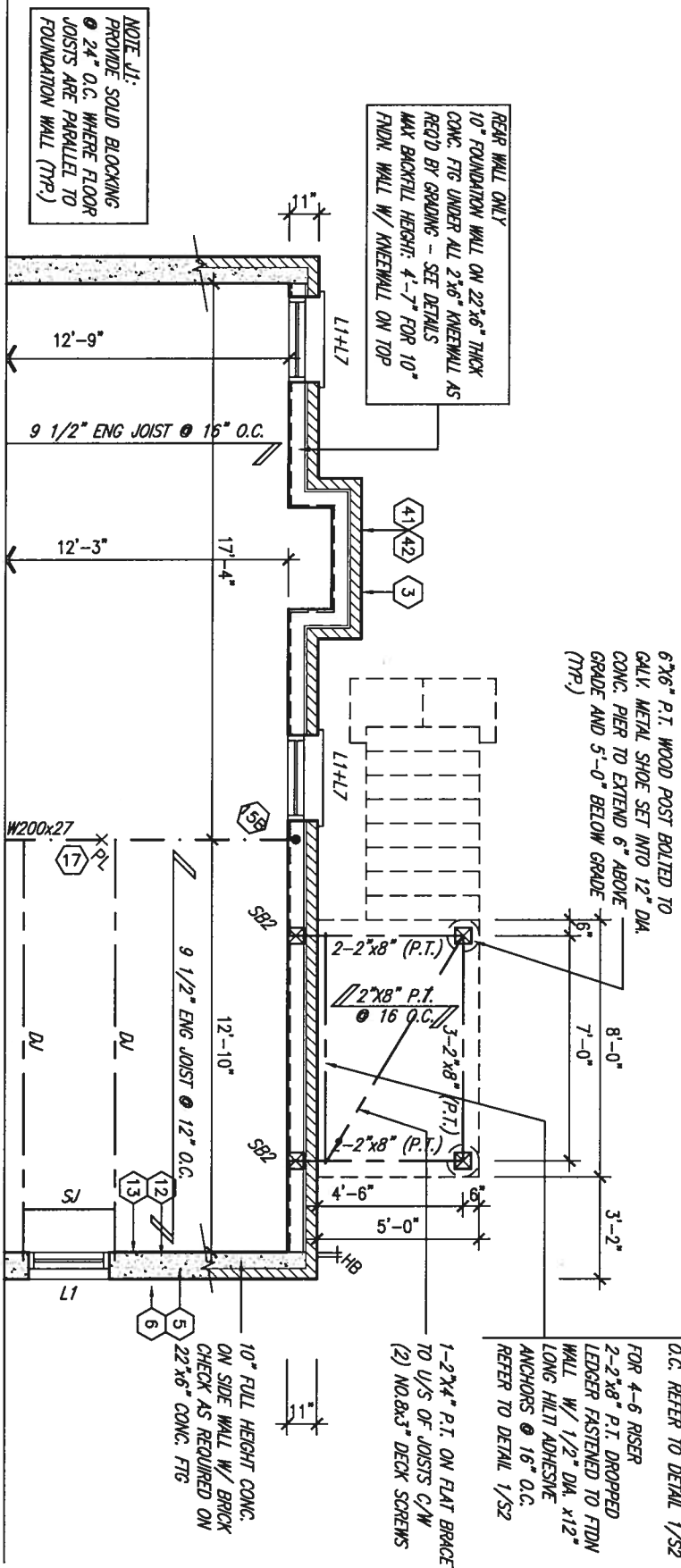
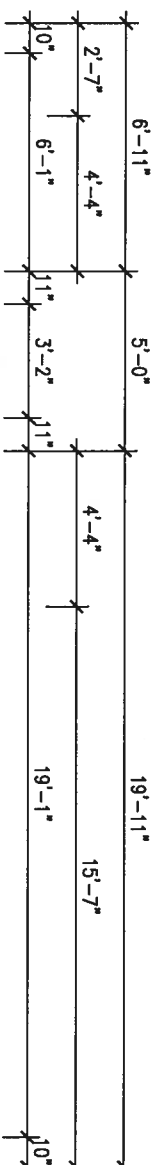
John G. Williams Limited, Architects



FEB 7, 2018



PART. GROUND FLOOR PLAN 'C' - W.O.D. 9R OR MORE COND.



PART. BASEMENT PLAN 'C' - W.O.D. 9R OR MORE COND.

9		The undersigned has prepared and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
8				
7				
6		Wellington Jno-Baptiste	25591	
5		name	BCIN	
4		registration information	VAS Design Inc.	42658
3				
2	REVISED AS PER ENG'S COMMENTS	FEB 01-18	RC	
1	ISSUED FOR CLIENT REVIEW			
10	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.				
				
255 Consumers Rd Suite 120 Toronto ON M2N 1Y4 1 416.650.2285 1 416.530.4782 vadsdesign.com				
Project name		manipulated		project no.
GREEN VALLEY EAST		BRADFORD		16023
Date				
MARCH 2017				
drawn by		checked by		drawing no.
SR		3/16" = 1'-0"		10C
		scale		
		PARTIAL PLANS WOD 9R ELEVATION 'C'		
		file name		
		16023-S42-8C		
		FRI - Feb 2 2018 - 2:24 PM		
RICHPAD - H:\ARCHIVE\WORKING\2016\16023.BW Units V&Z\16023-S42-8C.dwg				

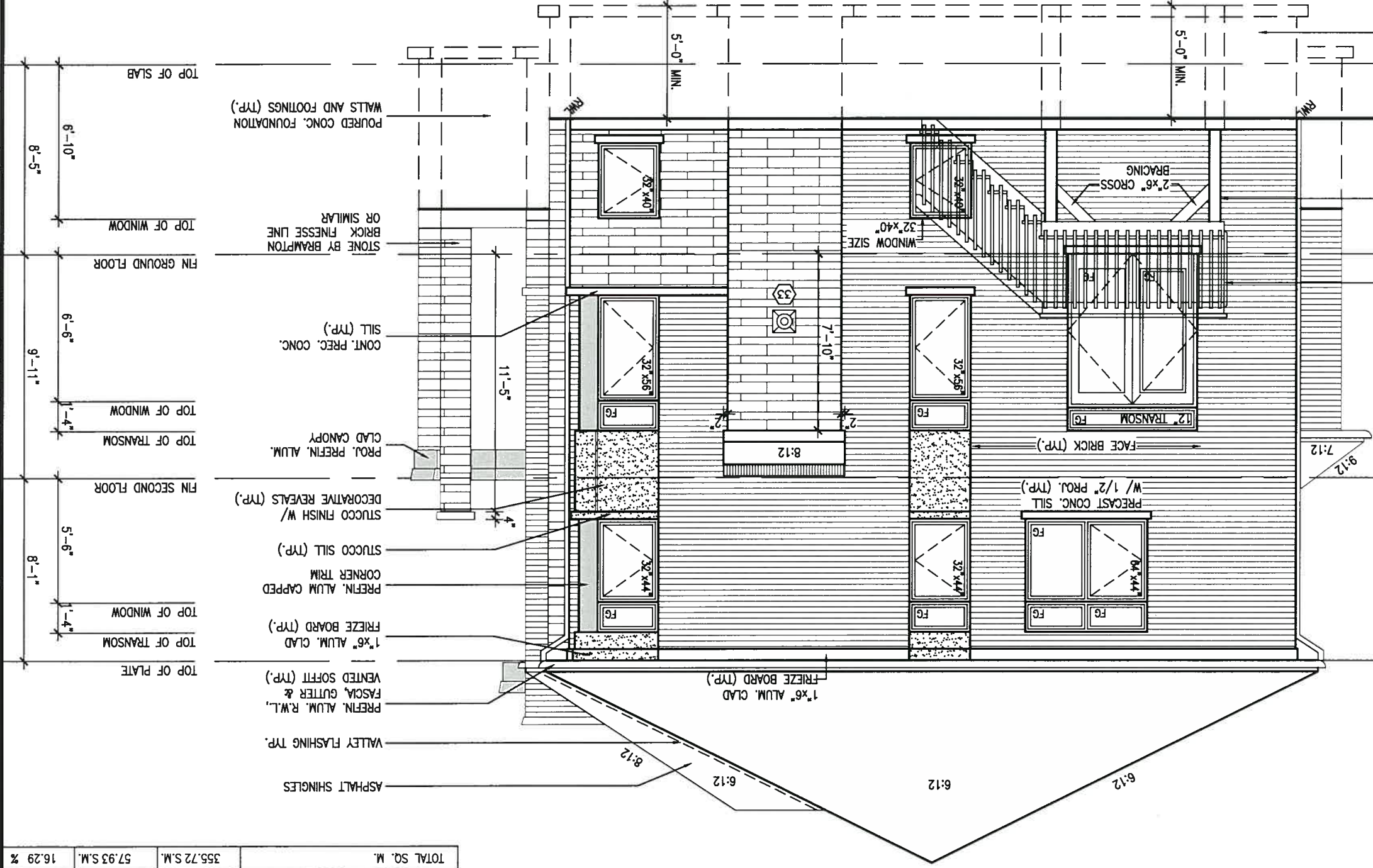
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including provisions and any provisions in the subdivision agreement. The Architect is not responsible in any way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

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

42" HIGH P.T. RAILING
W/ PICKETS @ 4" O.C.
W/ 4"x4" MIDPOST @
50" 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.)

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



UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))				
S42-8C-ELEVATION C				
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	657 S.F.	121.778 S.F.	18.54 %	
LEFT SIDE	1183 S.F.	272.611 S.F.	23.04 %	
RIGHT SIDE	1183 S.F.	81.667 S.F.	6.90 %	
REAR	806 S.F.	147.5 S.F.	18.30 %	
* 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.	35829.00 S.F.	623.56 S.F.	16.29 %	
TOTAL SQ. M.	335.72 S.M.	57.93 S.M.	16.29 %	



9		The undersigned has prepared and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8		qualification information	
7		Wellington Jno-Bopiste	
6		BCM	
5		25591	
4		BCM	
3		V&A Design Inc.	
2		REVISOR AS PER ENG'S COMMENTS	
1		ISSUED FOR CLIENT REVIEW	
no. description		date by	
1		FEB 01-18 RC	
2		FEB 01-18 RC	
3		FEB 01-18 RC	
4		FEB 01-18 RC	
5		FEB 01-18 RC	
6		FEB 01-18 RC	
7		FEB 01-18 RC	
8		FEB 01-18 RC	
9		FEB 01-18 RC	

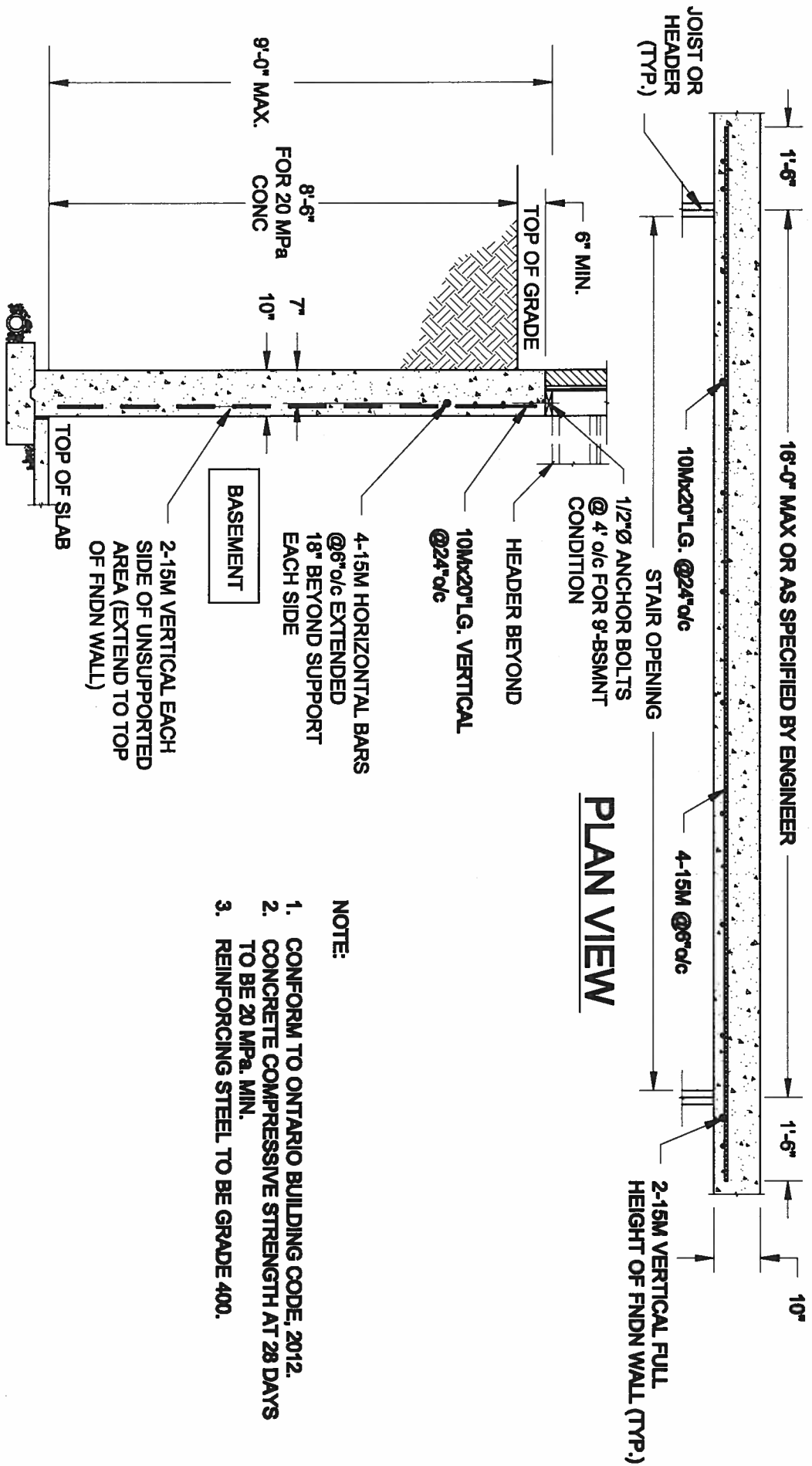
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

255 Consumers Rd Suite 120
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416.630.2255 f 416.630.4782
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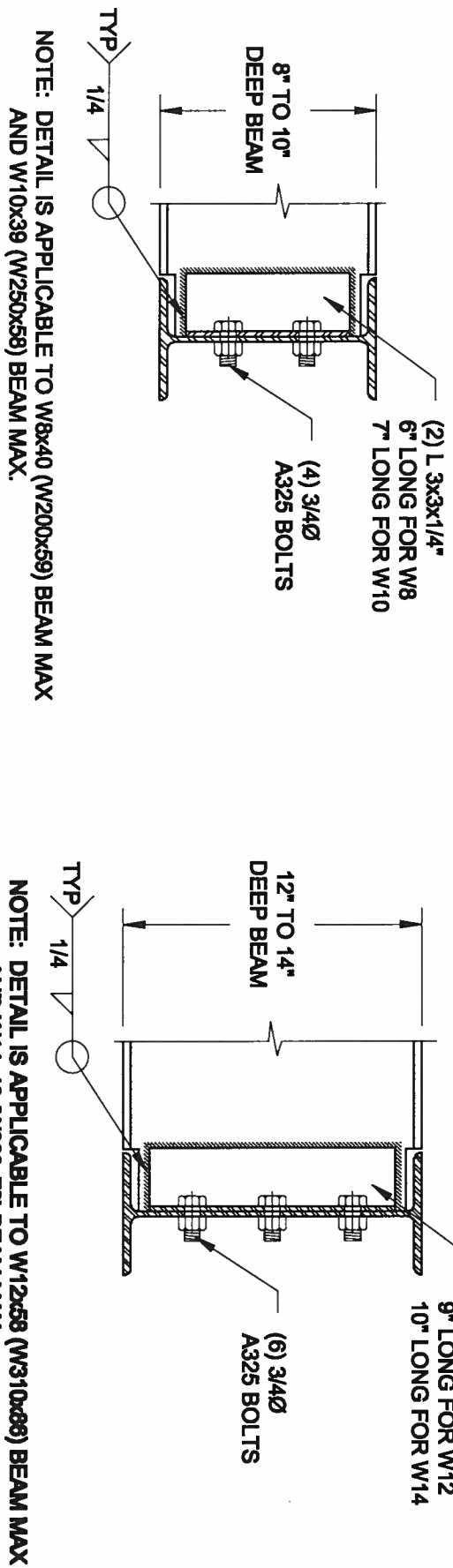
PROJECT NAME: BAYVIEW WELLINGTON
MUNICIPALITY: BRADFORD
RIDEAU 8

DATE: MARCH 2017
DRAWN BY: SB
CHECKED BY: 3/16" = 1'-0"
SCALE: 1/8" = 1'-0"
PROJECT NO.: 16023

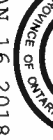
REAR ELEVATION 'C' 9R WOD
11C



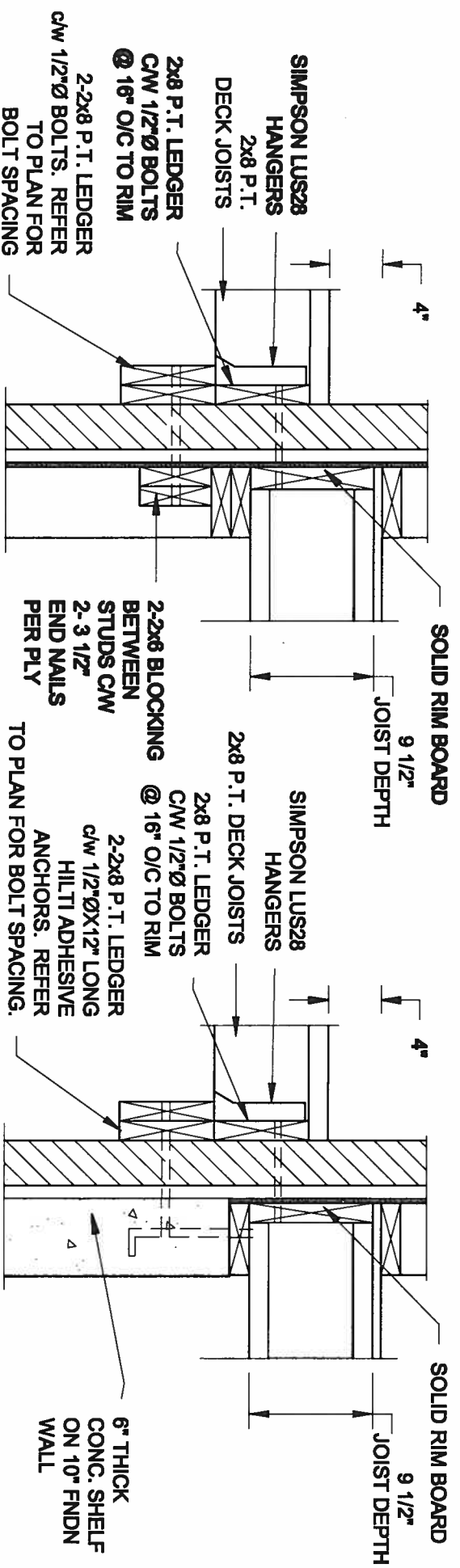
1 S1 LATERALLY UNSUPPORTED WALL SCALE: 3/8" = 1'-0"



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

Scale: AS NOTED		QUAILE ENGINEERING LTD.		Engineer's Seal:  S. J. BOYD PROFESSIONAL ENGINEER PROVINCE OF ONTARIO JAN 16, 2018	Project: BAYVIEW WILKINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BAYVIEW, ONTARIO
Date: OCT-28-2017		 36 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8647 E: quaille.eng@rogers.com			
Drawn: SC	Checked: SJB	Project No.: 17-216	Drawing No.: S1		
P:\BAYVIEW\17-216 BAYVIEW WILKINGTON GREEN VALLEY ESTATES\17-216.dwg					

FOR 9 1/2" JOIST DEPTH



1A **DECK FASTENING DETAIL**

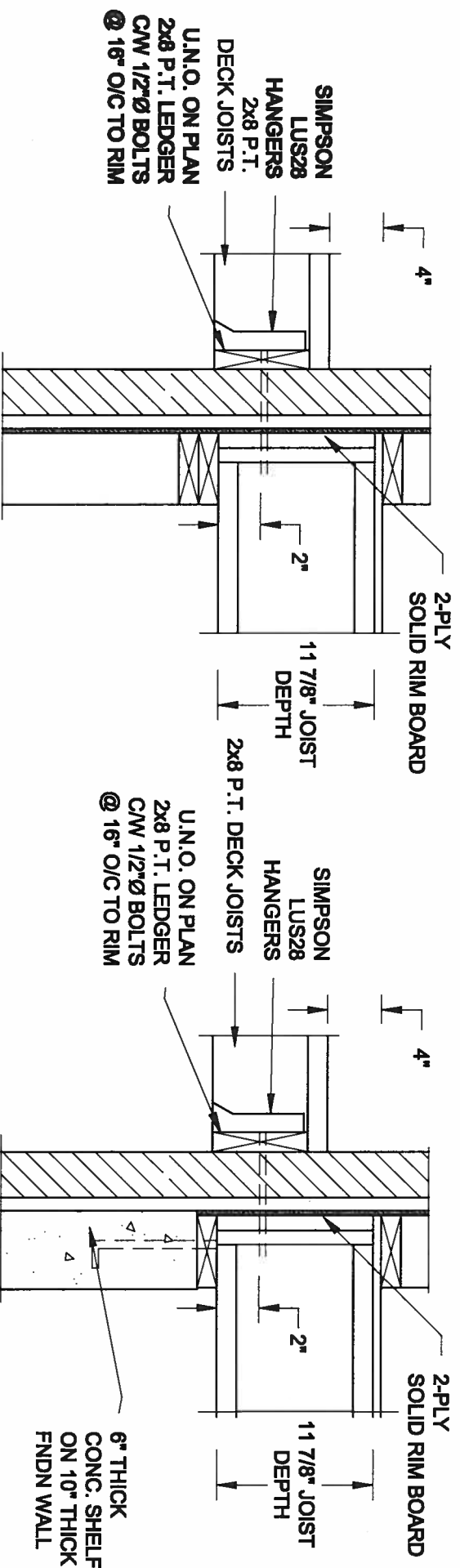
S2 **SCALE: 1" = 1'-0"**

SCALE: 1" = 1'-0"

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

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



1C DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

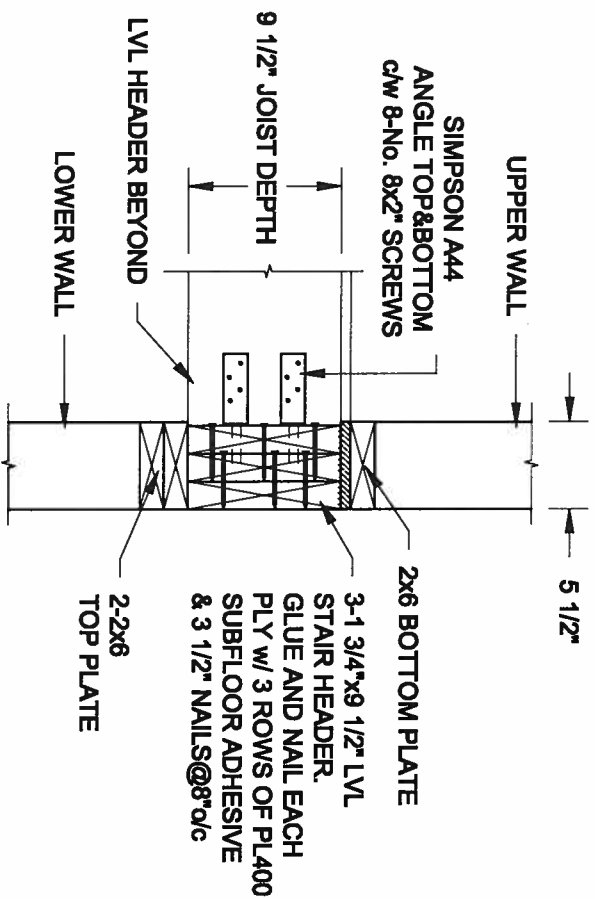
SCALE: 1" = 1'-0"

1D DECK FASTENING DETAIL

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 8" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL.
3. FOOTING TO BE 22"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

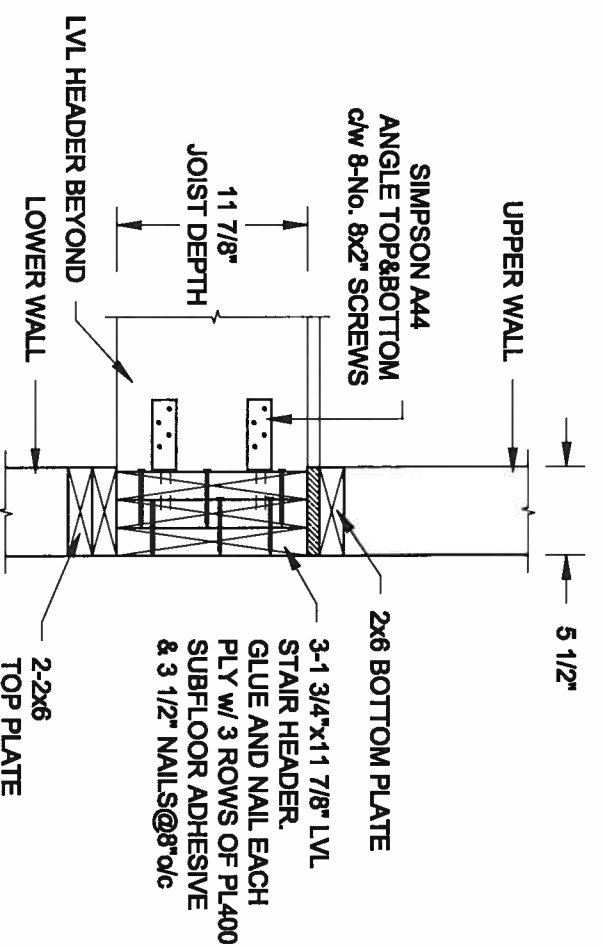
FOR 9 1/2" JOIST DEPTH



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

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



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

SCALE: 1" = 1'-0"

10

AS NOTED

Date:

001-50-5017

Drawn:	Checked:
---------------	-----------------

8 21



QUAILE ENGINEERING LTD.

**38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
qualls.ang@rogers.com**

Endnotes



JAN 16, 2018

Project

**DAYTON WELLINGTON HOMES - GREEN VALLEY ESTATES - 3000'S
BRADFORD, ONTARIO**

TYPICAL STRUCTURAL DETAILS

Project No.:

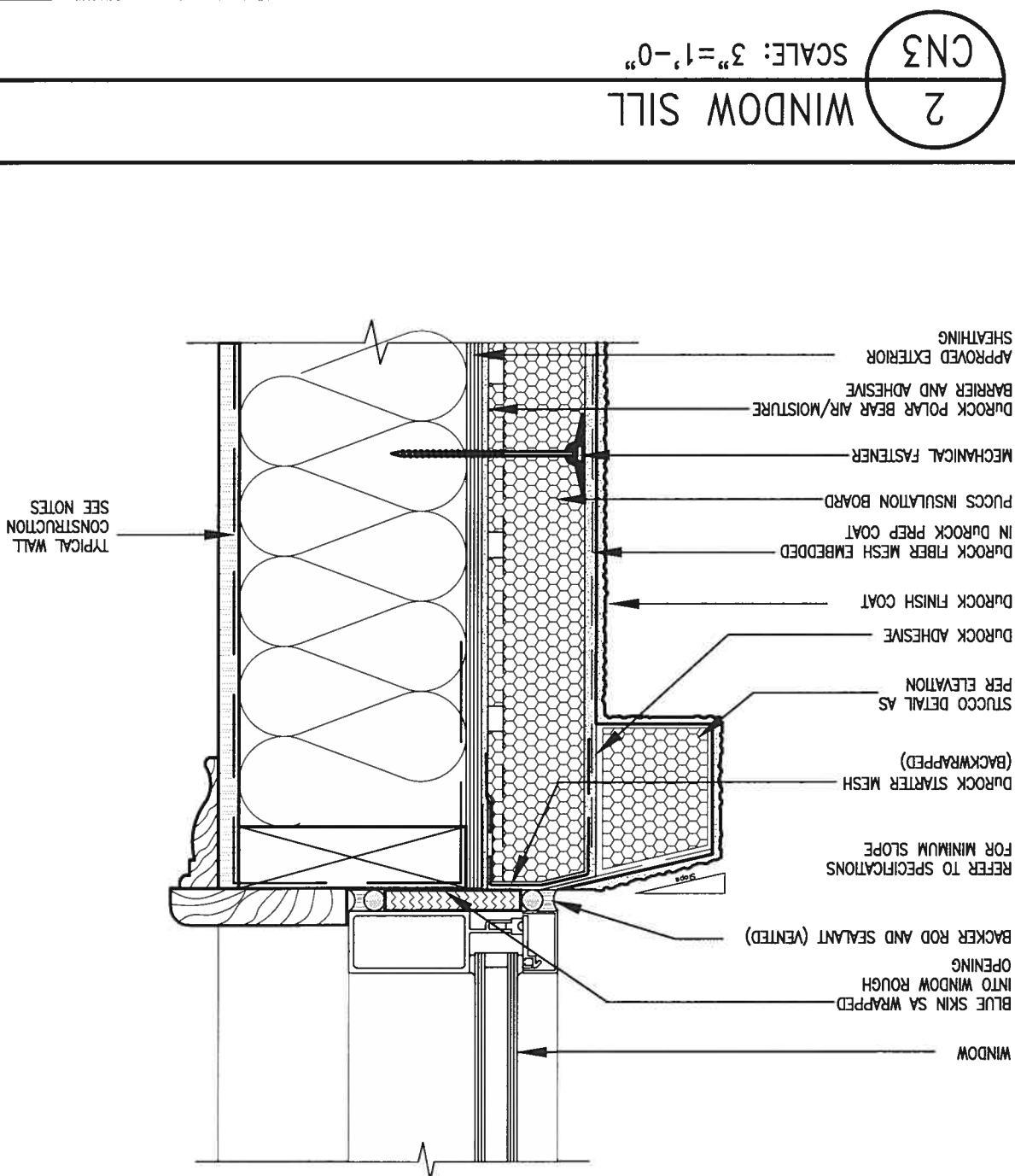
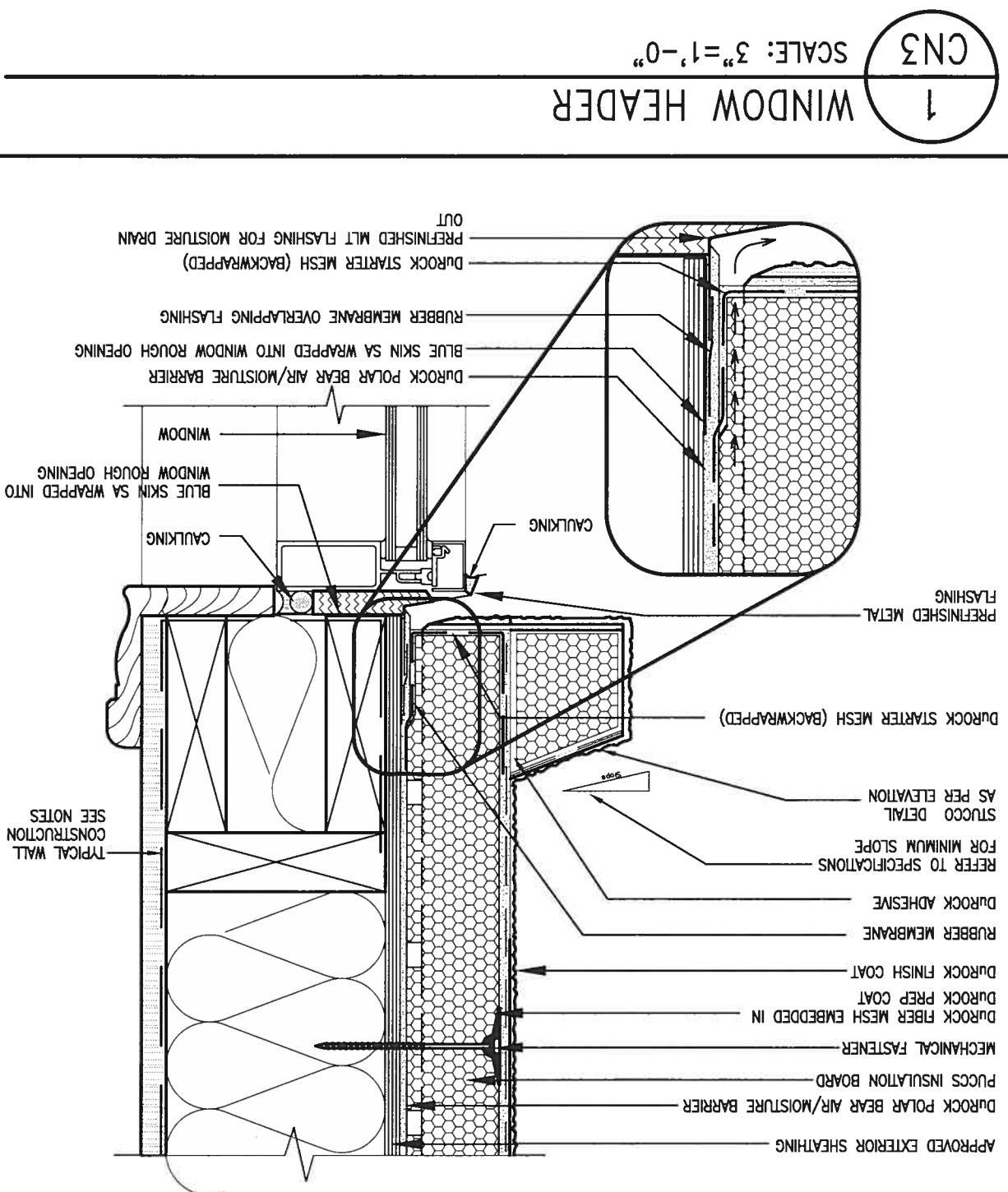
17-215

Drawing No.:

52

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

DETAILS ARE BASED ON DURROCK PUCCS SYSTEM



9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
8		*				
7		*				
6		*	qualification information			
5		*	Wellingtong Jno-Bonifate	25591		
4		*	name	BCIN		
3		*	independent information	signature		
2	UPDATE TO 2018	JUN 11-18	VAS Design Inc.	42658		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17				
0	description	ddte by				

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



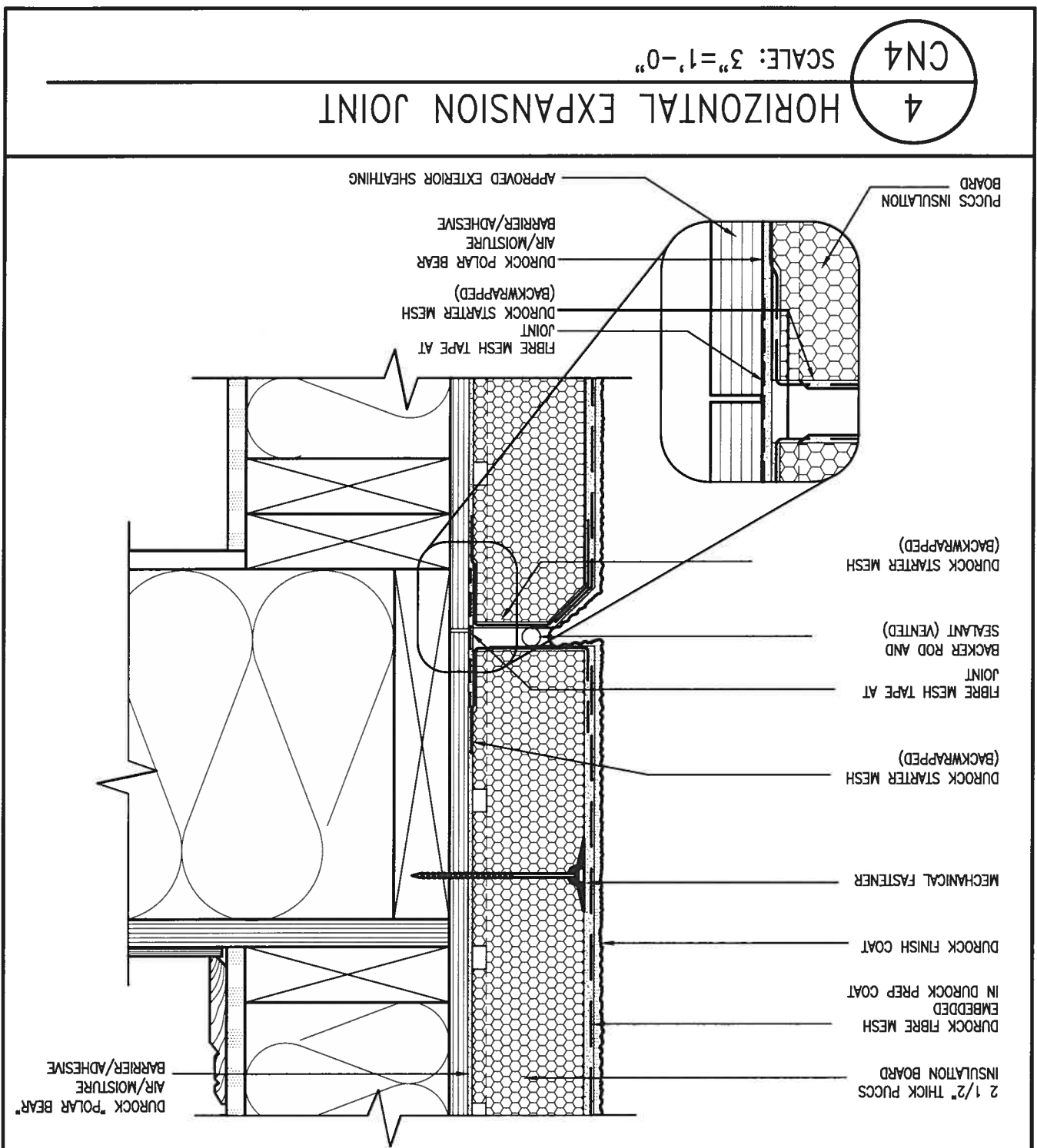
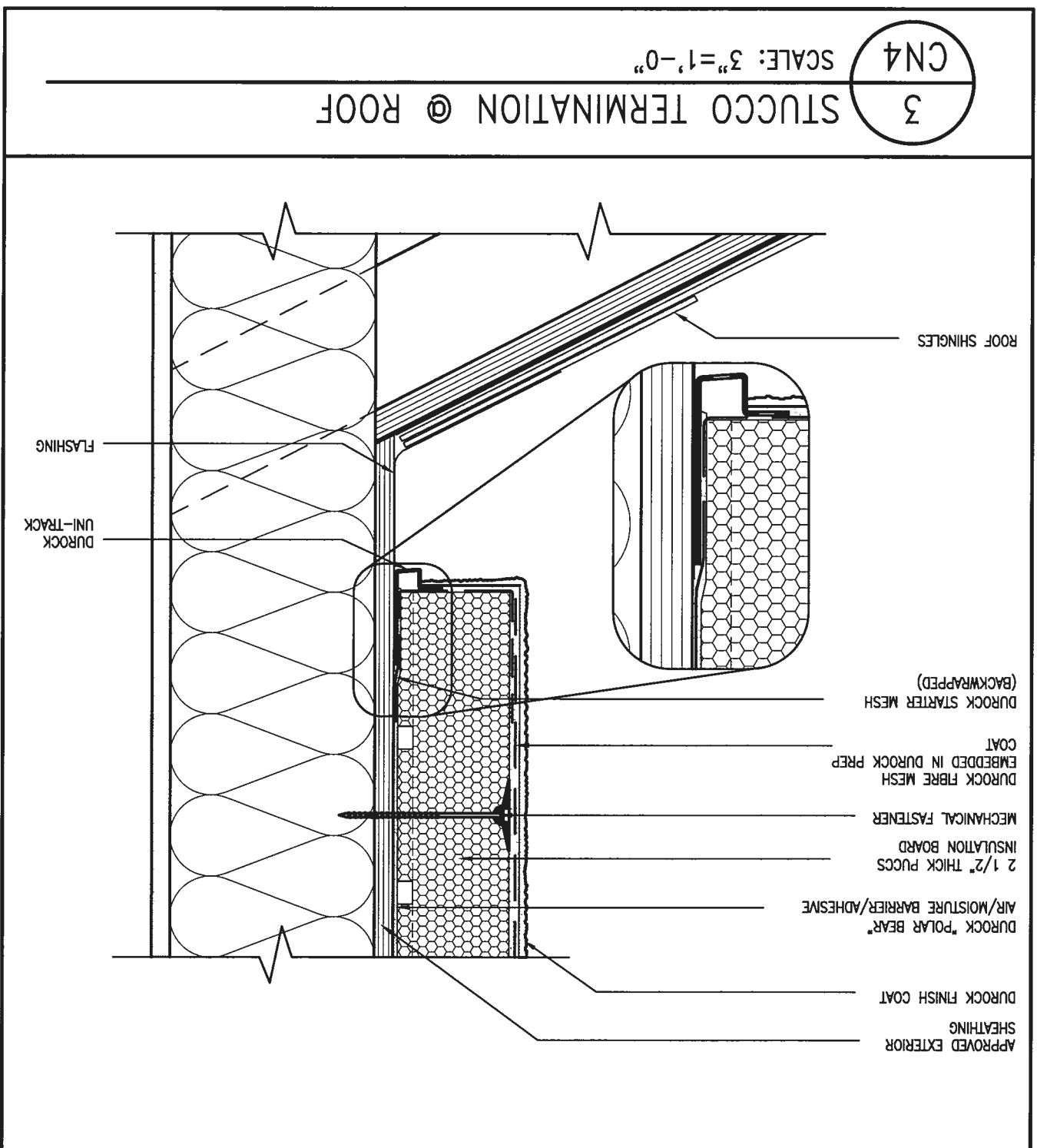
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2L 1H4
Tel: 416.650.2285 / 416.650.4782
wcdesign.com

Project name	Municipality	Project no.
BAYVIEW WELLINGTON	BRADFORD	16023
GREEN VALLEY EAST		
Date May 2016	CONSTRUCTION NOTES	
Drawn by	checked by	scale
RC	-	3/16" = 1'-0"
RICHARD - H.VARCHINE@WORKMAN.2016\16023.BMV\Urban CN NOTES\16023-CN-A1.dwg - Thu - Jun 11 2016 - 10:09 AM		file name 16023-CN-A1
	drawing no.	CN3

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

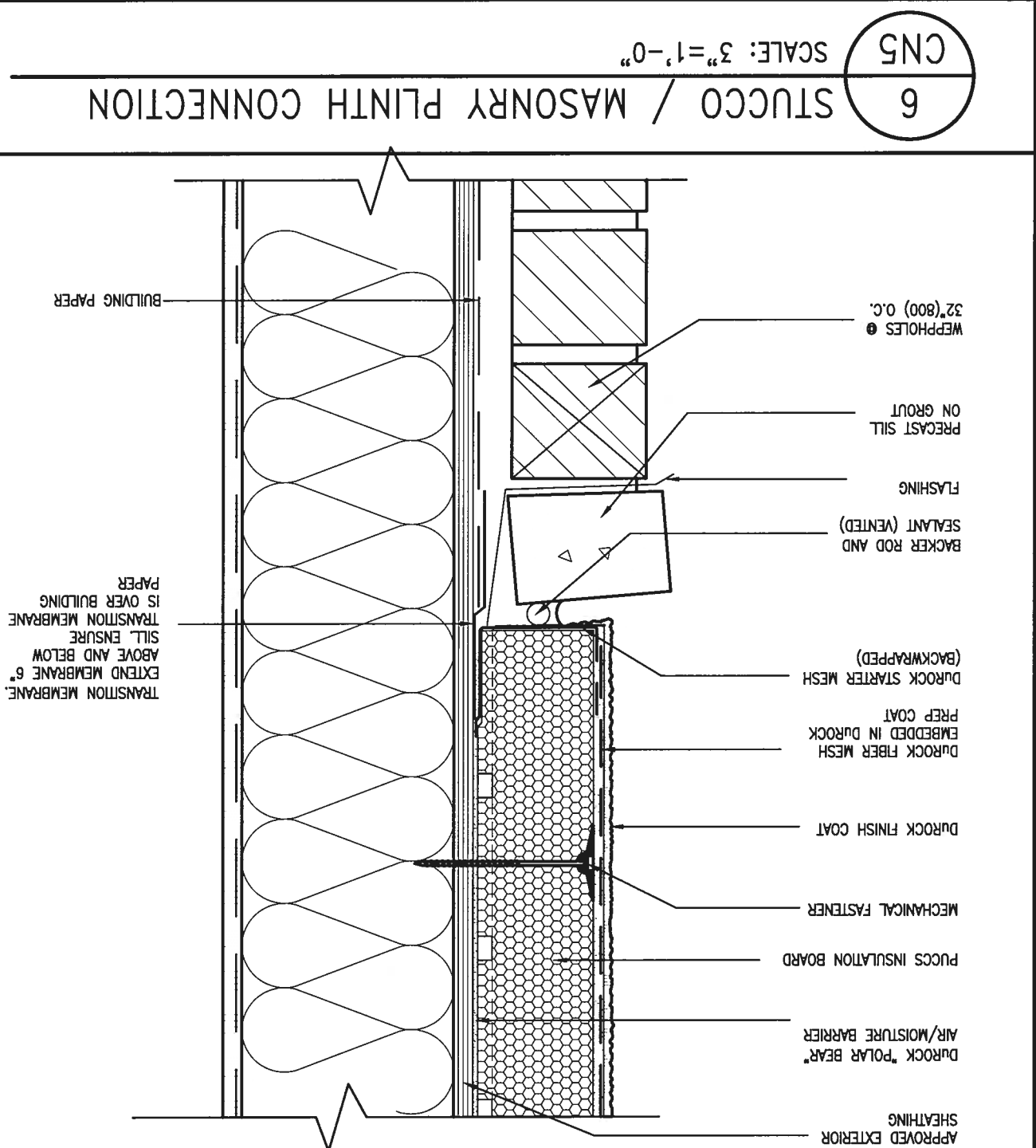
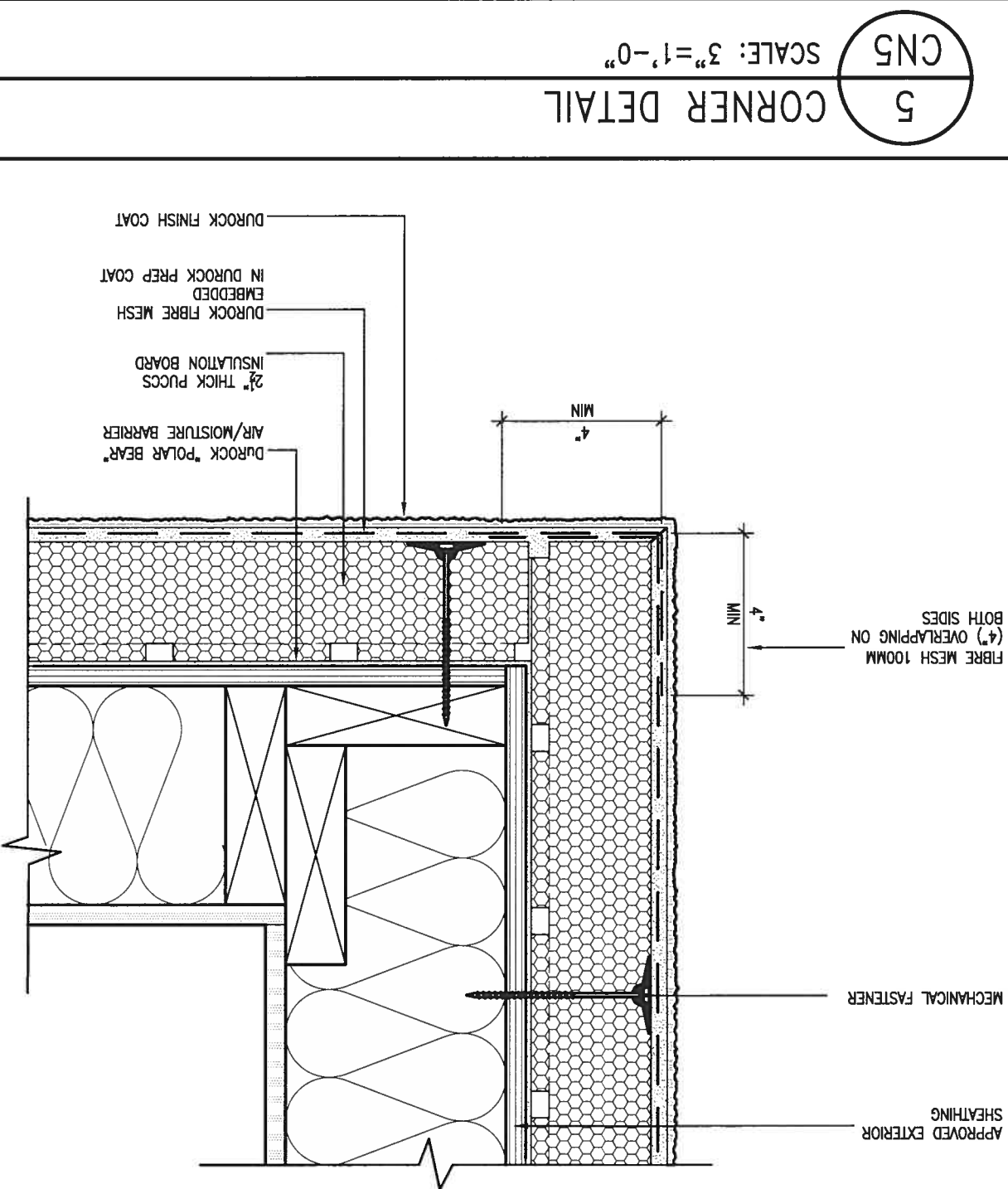
DETAILS ARE BASED ON DURROCK PUCCS SYSTEM



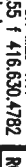
9.			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8.		*		
7.		*		
6.		*	qualification information	
5.		*		
4.		*		
3.		*		
2.	UPDATE TO 2018	JUN 11-18		
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17		
no.	description	date	by	
			name Wellingtton Jno-Baptista	25591
			registration information VAB Design Inc.	BCSN 42638
			<i>[Signature]</i>	
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.				
VAB DESIGN 255 Consumers Rd Suite 120 Toronto ON M2M 1K6 T 416.530.2255 F 416.530.4782 vabdesign.com				
PROJECT name BAYVIEW WELLINGTON		project no. 16023-CN		
GREEN VALLEY EAST		BRADFORD		
DATE MAY 2016		CONSTRUCTION NOTES		
drawn by	checked by	scale	file name	
-	-	3/16" = 1'-0"	16023-CN-A1	
RECHARGED - H:\ARCHIVE\WORKING\2016\16023 BAYVIEW\CN NOTES\16023-CN-A1.dwg - Thu - Jun 11 2016 - 10:10 AM		drawing no. CN4		

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



					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.
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2.	UPDATE TO 2018	JUN 11-18	RC		
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by	name registration information VAS Design Inc.	BCH signature 42658



255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.530.2255 f 416.530.4782
v3design@gmail.com

BAYVIEW WELLINGTON

CONST NOTE

product name	manufactory	project no.
GREEN VALLEY EAST	BRADFORD	16023
date MAY 2016	CONSTRUCTION NOTES	drawing no.
drawn by	checked by	
	scale	
	3/16" = 1'-0"	
EC	file name	
	16023-CN-A1	
RECORDED - H:\ARCHIVE\WORKING\2016\16023\BAYVIEW\CN NOTES\16023 CN A1.dwg		
Thu	Jan 11 2018	- 10:10 AM
		CNS

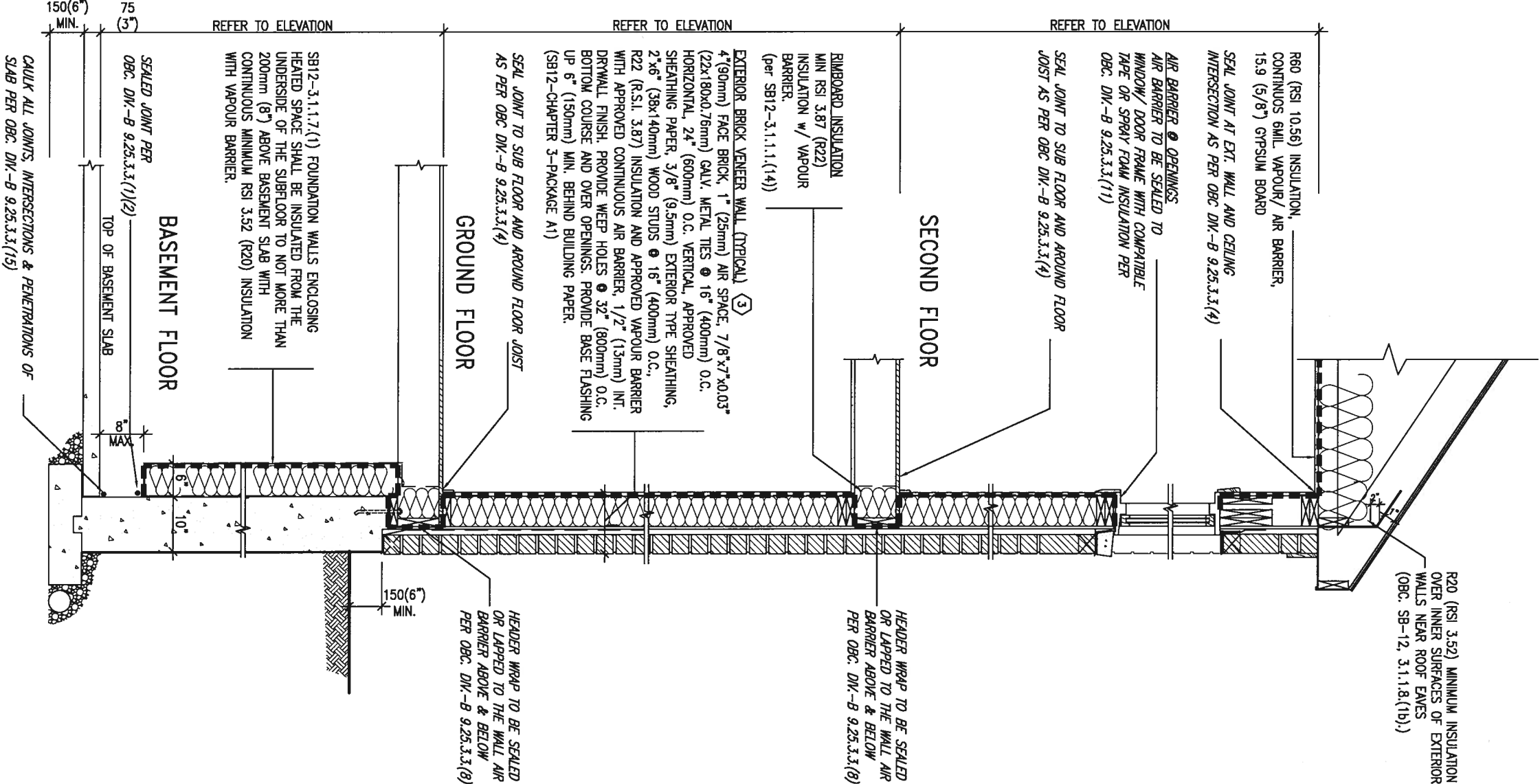
SB12-COMPLIANCE PACKAGE 'A1'

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

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	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" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE
Minimum RSI (R) value	(R20ci)	R12+R10ci.
Edge of Below Grade Slab	1.76	RIGID INSUL
5600mm below grade	(R10)	
Minimum RSI (R) value		
Windows & Sliding glass		
Doors	1.6	
Maximum U-value		
Skylights		
Maximum U-value	2.8U	
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HV		
Minimum Efficiency	75%	-
Drain Water Heat		
Recovery Unit (DWHR)		Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information

ci- Denotes Continuous Insulation without framing interruption.



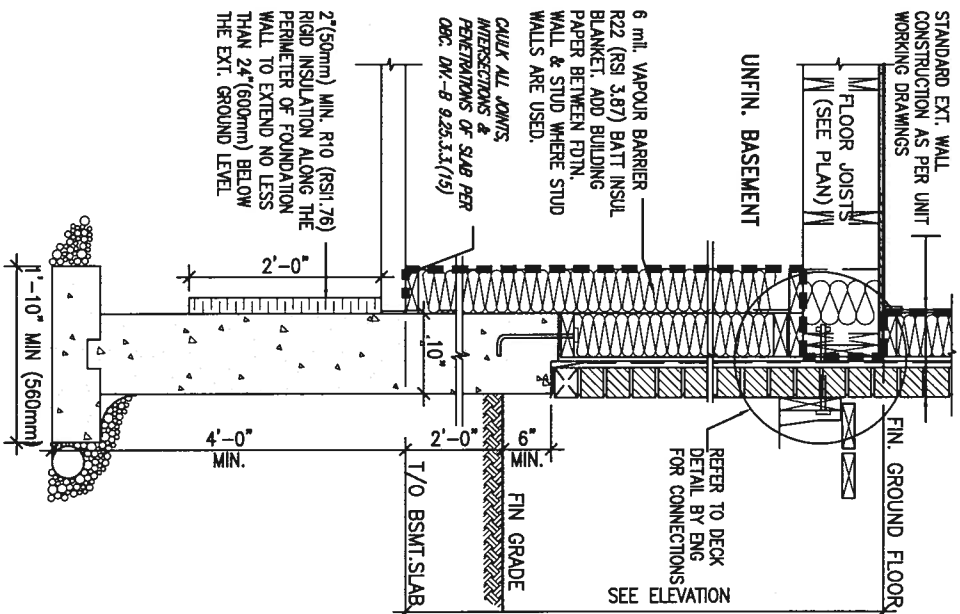
REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

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

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2	UPDATE TO 2018	JUN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All design and specifications are returned at the completion of the project. Drawings are not to be scaled.	name	Wellington Jno-Baptista	signature	25591	BCM
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		name	VAS Design Inc.	signature	42658	RCM
no.	description				by				

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vasdesign.com

project name	date	drawn by	checked by	scale	notes	project no.
BAYVIEW WELLINGTON	MAY 2016	BRADFORD		3/16" = 1'-0"	CONSTRUCTION NOTES	16023
GREEN VALLEY EAST						CN6
project name	date	drawn by	checked by	scale	notes	project no.
BAYVIEW WELLINGTON	MAY 2016	BRADFORD		3/16" = 1'-0"	CONSTRUCTION NOTES	16023
GREEN VALLEY EAST						CN6

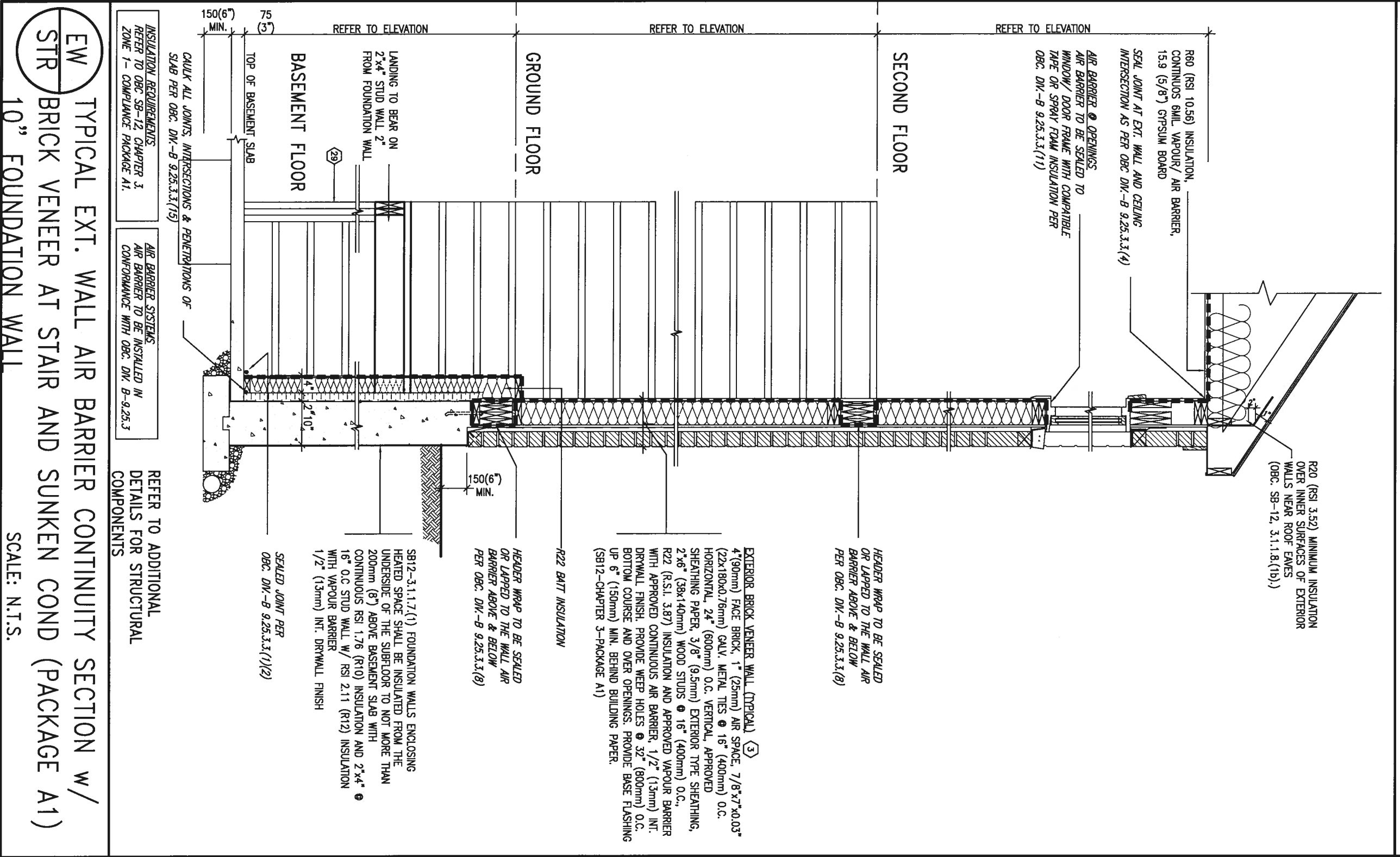


* REVISED-FEB 2017

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



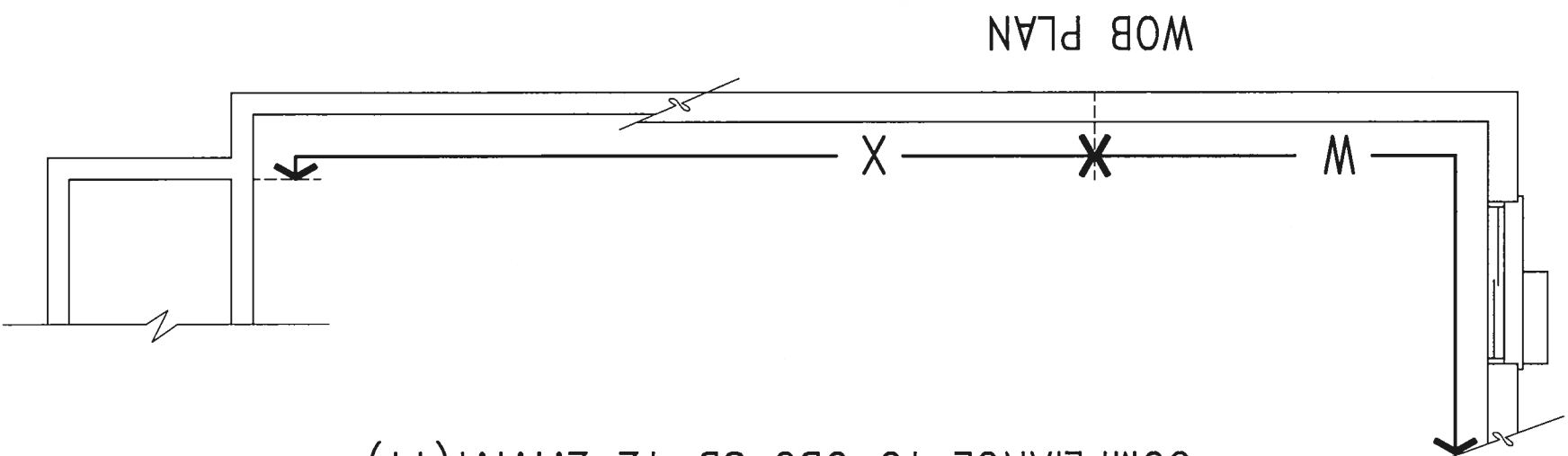
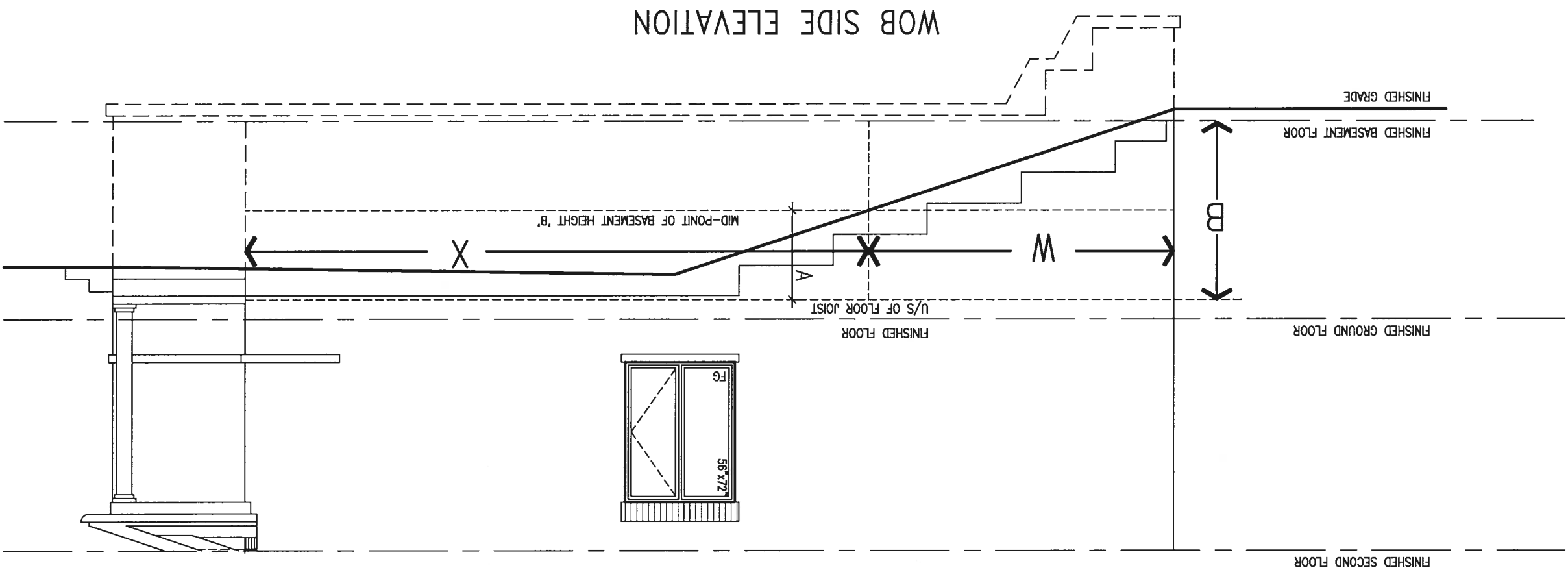
SB12-COMPLIANCE PACKAGE 'A1'



9.						The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25391 name registration information WAS Design Inc. signature BCSN 42658	
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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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Contractor must supply all dimensions on the job and report any deviations to the Designer. The Designer will be responsible for reviewing 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.							
WAS DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1Y4 t 416.630.2255 f 416.630.4782 vcb@wasdesign.com							
BAYVIEW WELLINGTON project name GREEN VALLEY EAST multiple BRADFORD CONST. NOTE project no. 16023							
date MAY 2016 checked by 3/16" = 1'-0" scale the name 16023-CN-A1 drawing no. CN7							
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jun 11 2016 - 10:10 AM							

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

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



COMPLIANCE TO OBC SB-12 2.1.1.1(11)

JAN 11, 2018

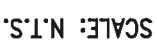
9						The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste <i>JJBaptiste</i> 25591 name signature 42658																							
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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.																													
 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 wddesign.com BAYVIEW WELLINGTON CONST NOTE																													
<table><tr><td colspan="2">project name</td><td colspan="2">multiplicity</td><td colspan="2">project no.</td></tr><tr><td colspan="2">GREEN VALLEY EAST</td><td colspan="2">BRADFORD</td><td colspan="2">16023</td></tr><tr><td colspan="2">date MAY 2016</td><td colspan="2">checked by scale 3/16" = 1'-0"</td><td colspan="2">drawing no. CN8</td></tr><tr><td colspan="2">drawn by RC</td><td colspan="2">checked by scale 3/16" = 1'-0"</td><td colspan="2">drawing no. CN8</td></tr></table>						project name		multiplicity		project no.		GREEN VALLEY EAST		BRADFORD		16023		date MAY 2016		checked by scale 3/16" = 1'-0"		drawing no. CN8		drawn by RC		checked by scale 3/16" = 1'-0"		drawing no. CN8	
project name		multiplicity		project no.																									
GREEN VALLEY EAST		BRADFORD		16023																									
date MAY 2016		checked by scale 3/16" = 1'-0"		drawing no. CN8																									
drawn by RC		checked by scale 3/16" = 1'-0"		drawing no. CN8																									
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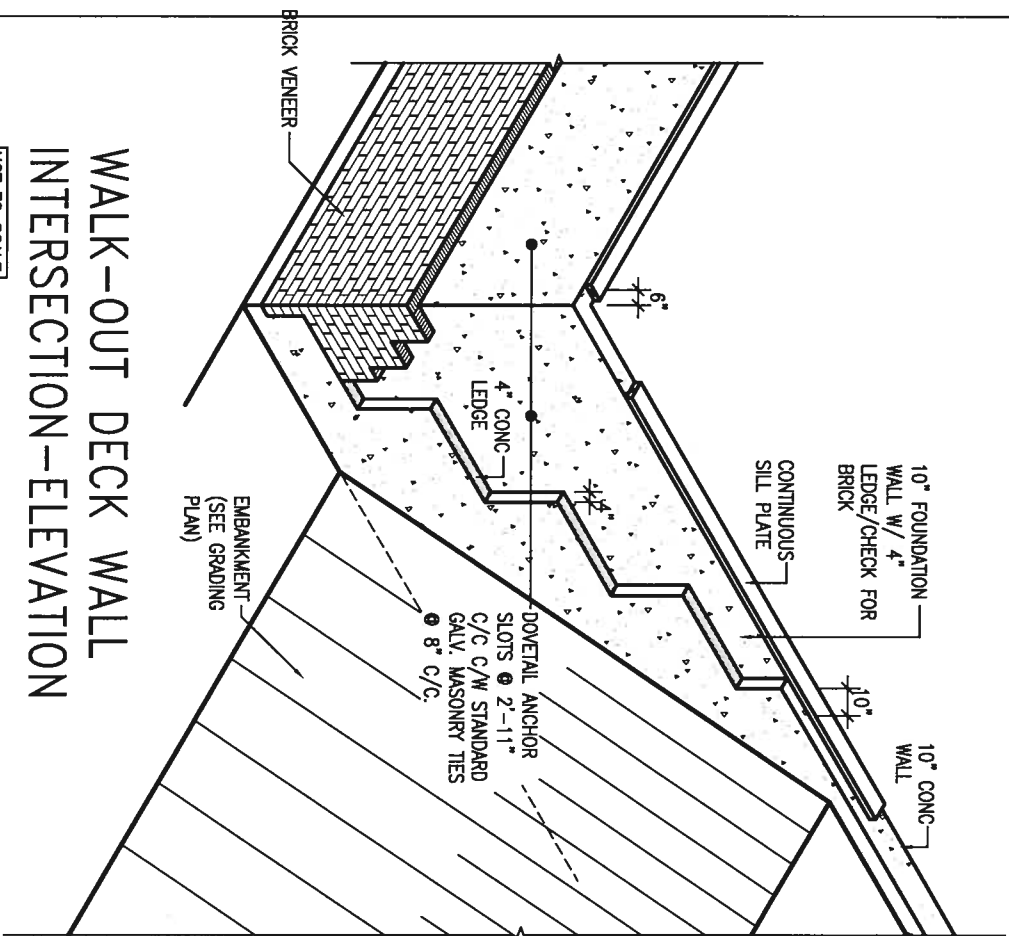
IX



X2

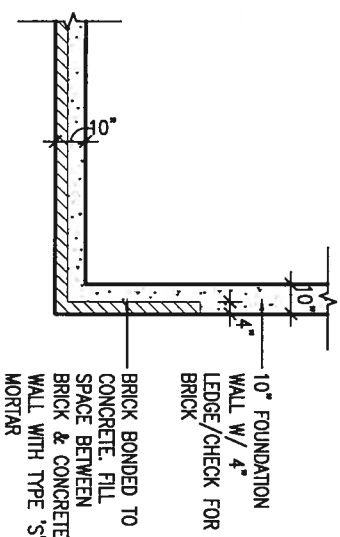


JAN 11, 2018



WALK-OUT DECK WALL
INTERSECTION-ELEVATION

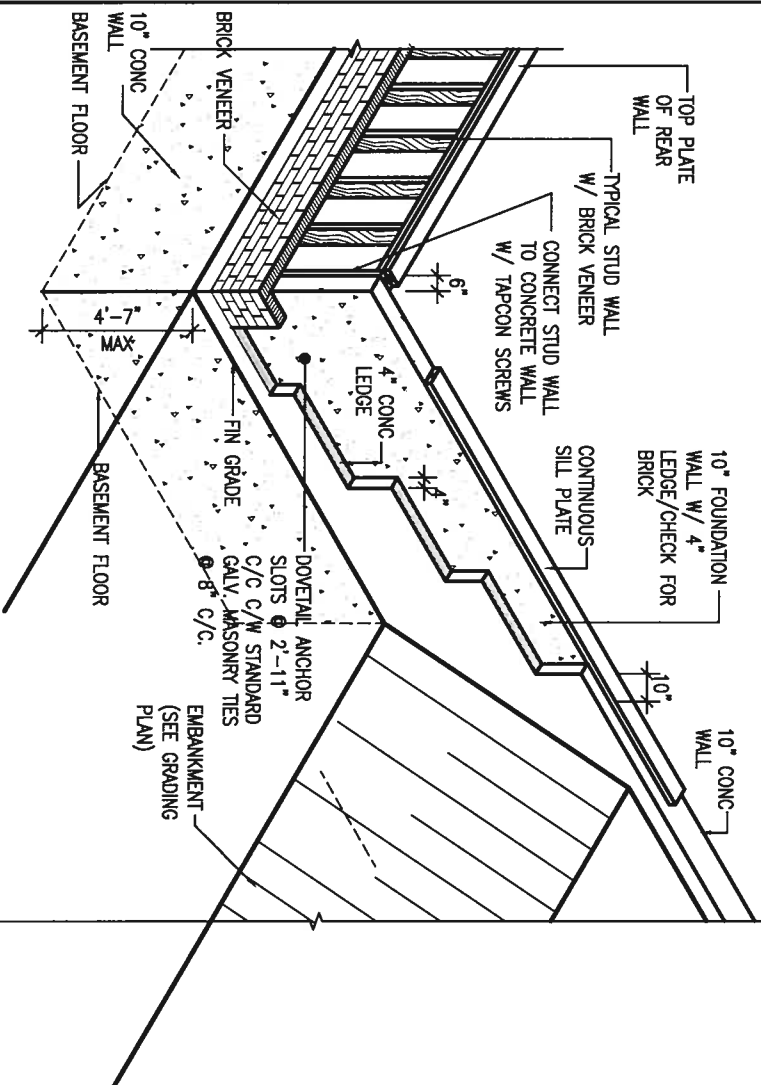
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WALK-OUT DECK WALL
INTERSECTION-PLAN

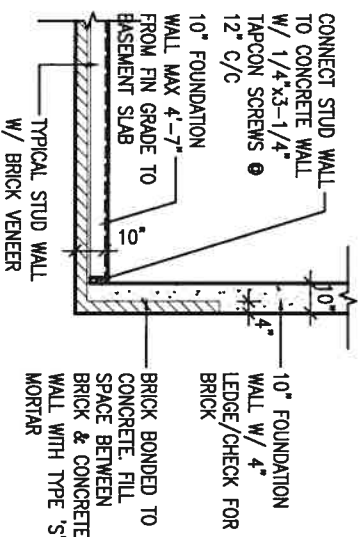
[NOT TO SCALE]

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

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

qualification information

Wellington Jno-Baptiste 25591

name

signature

VA3 Design Inc. 42658

signature

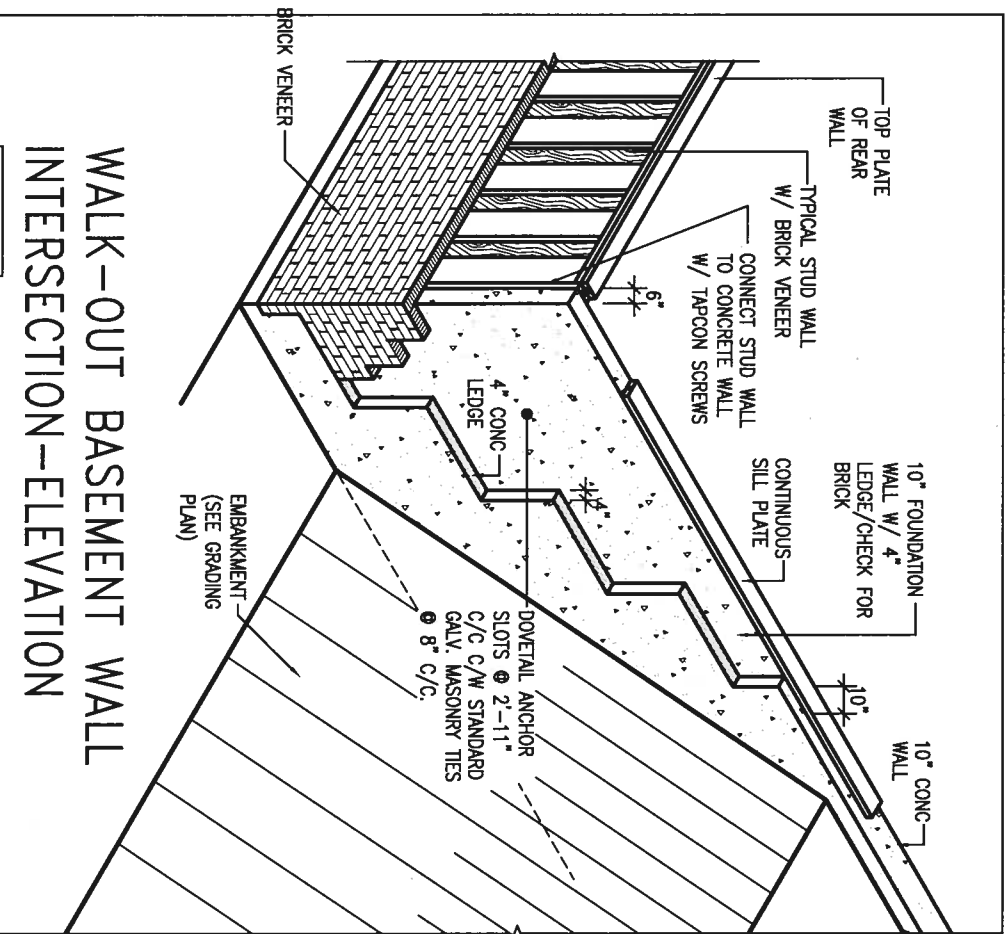
42658

Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings are not to be scaled.

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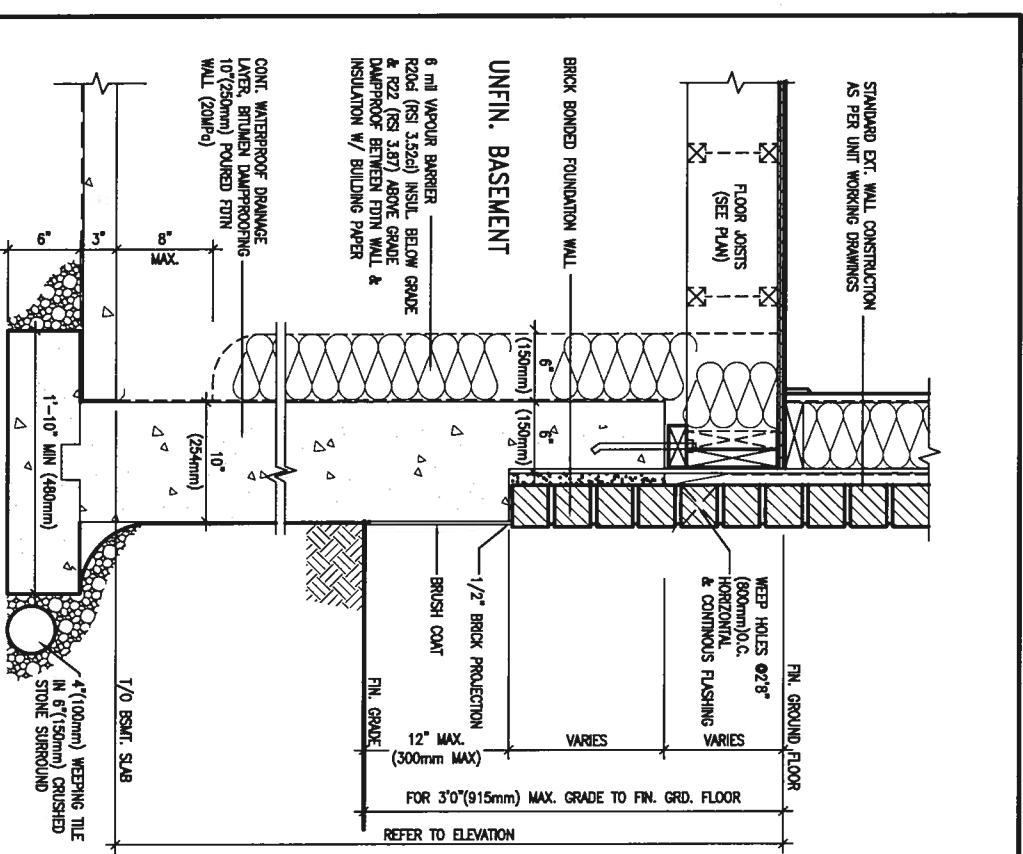
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

project name	BAYVIEW WELLINGTON	CONST NOTE
drawn by	GREEN VALLEY EAST	BRADFORD
checked by	3/16" = 1'-0"	16023-CN-A1
scale	16023-CN-A1	16023
date	MAY 2016	16023
drawn by	RC	16023
checked by	RC	16023
scale	3/16" = 1'-0"	16023
date	MAY 2016	16023
drawn by	RC	16023
checked by	RC	16023
scale	3/16" = 1'-0"	16023
date	MAY 2016	16023



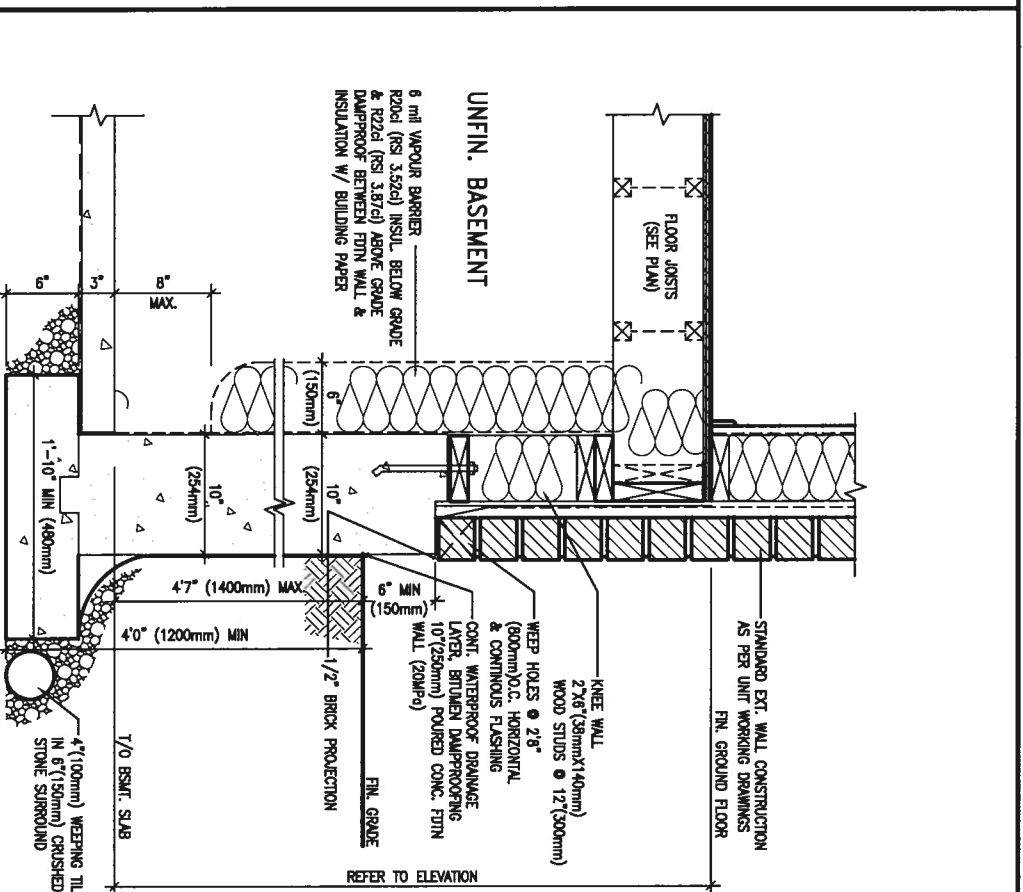
WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

[NOT TO SCALE]



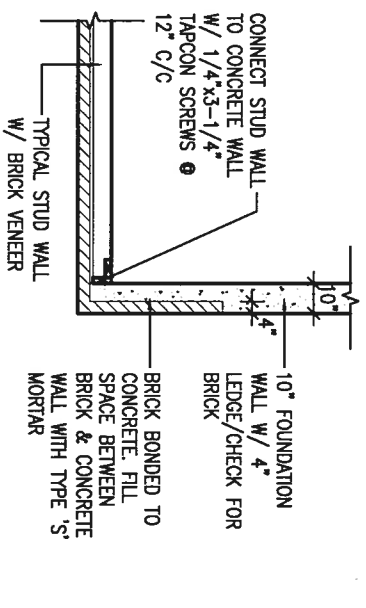
EW3.06x FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE

[SCALE: N.T.S.]



EW3.07x SLAB 4'7" (1400mm) MAX. HEIGHT DIFFERENCE

[SCALE: N.T.S.]



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

[NOT TO SCALE]

(10" FOUNDATION WALL)

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

The undersigned has reviewed and 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

name 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.

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t 416.630.2255 f 416.630.4782
vasdesign.com

project name	BAYVIEW WELLINGTON	CONST NOTE
GREEN VALLEY EAST		
project no.	16023	
drawn by	BRADFORD	
checked by		
scale	3/16" = 1'-0"	
date	MAY 2016	
designed by	RC	
project no.	16023-CN-A1	
drawing no.	CN11	
CONSTRUCTION NOTES		



MEMBRANE

SHEATHING ON 2"x4"

2"x12" LEDGER

Table 1

C/W (4) No. 10x1 1/2"

PREFIN. ALUM. FASCIA

DRIP EDGE _____

SIL. LINE.

3

-ENG. FLOOR JOIST

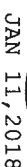
SECOND FLOOR

MIN. 6" PREFIN. METAL FLASHING W/
CAULKING TO MATCH BRICK/STONE
BUILT-UP CANOPY BOLTED THRU

1/2" ϕ BOLTS STAGGERED @ 24" O.C.

SECTION THROUGH CANOPY

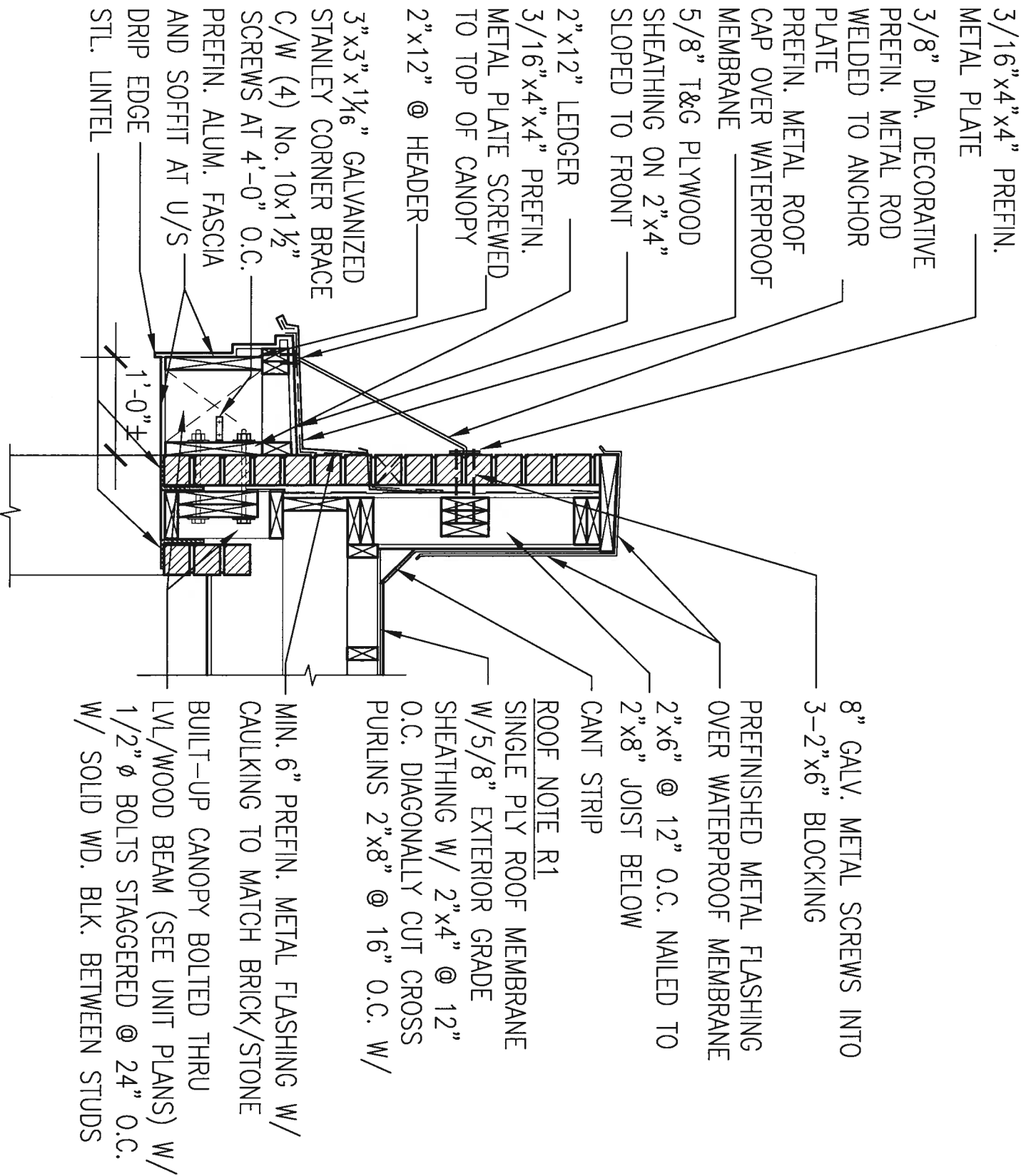
SCALE $1/2'' = 1'-0''$



		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.
9	*	qualification information
8	*	Wellington Jno-Baptiste 23591
7	*	name registration information WJS Design Inc. BCN 42656
6	*	signature
5	*	
4	*	
3	*	
2	JAN 11-18 RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
1	AUG 04-17 RC	
0	date by	

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BAYVIEW WELLINGTON		CONST NOTE	
GREEN VALLEY EAST		municipality BRADFORD	project no. 16023
date MAY 2016	checked by -	scale 3/16" = 1'-0"	drawing no. CN12
drawn by		file name 16023-CN-A1	
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1

CN14

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



9	.	.	.	The undersigned has prepared 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-Bogfiate 25591	name	independent information	VAS Design Inc.	42658
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description			date	by					

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BAYVIEW WELLINGTON

GREEN VALLEY EAST

CONST. NOTE

BRADFORD

CONSTRUCTION NOTES

16023-CN-A1

CN14