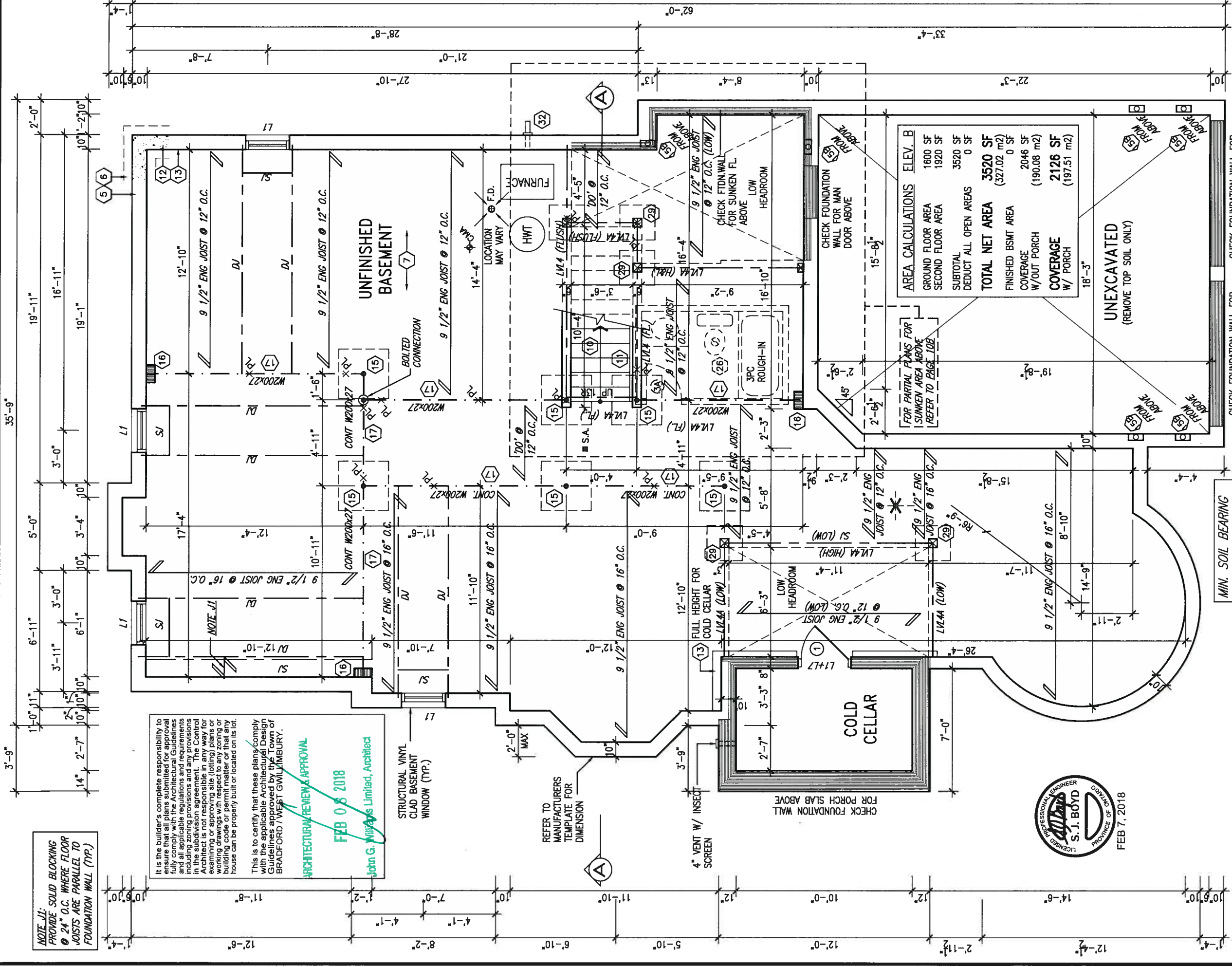




TOWN OF BRADFORD WEST GUILDFORD - BUILDING DEPARTMENT
REVIEWED
INSPECTOR: *[Signature]*
PERMIT NO: CERT. MODEL DATE: 12/12/2018
ALL CONSTRUCTION SHALL COMPLY WITH THE
ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE
STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS
MUST BE KEPT ON SITE AT ALL TIMES.
INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBRWG.COM
INSPECTION REQUEST FAX: (905) 778-2055
INSPECTION REQUEST TELEPHONE: (905) 775-5369 EXT. 1500

AREA CALCULATIONS ELEV. B
GROUND FLOOR AREA 1600 SF
SECOND FLOOR AREA 1920 SF
SUBTOTAL 3520 SF
DEDUCT ALL OPEN AREAS 0 SF
TOTAL NET AREA 3520 SF (327.02 m ²)
FINISHED BSMT AREA 0 SF
COVERAGE 2046 SF (190.08 m ²)
COVERAGE W/ OUT PORCH 2126 SF (197.51 m ²)

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.
NOTE: ALL LV'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.
NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.
1. ISSUED FOR CLIENT REVIEW
2. REVISED AS PER ENG'S COMMENTS
3. DATE: FEB 01-18 RC
4. DESCRIPTION
5. BY
6. DATE
7. DESCRIPTION
8. BY
9. DATE

BASEMENT PLAN 'B'

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

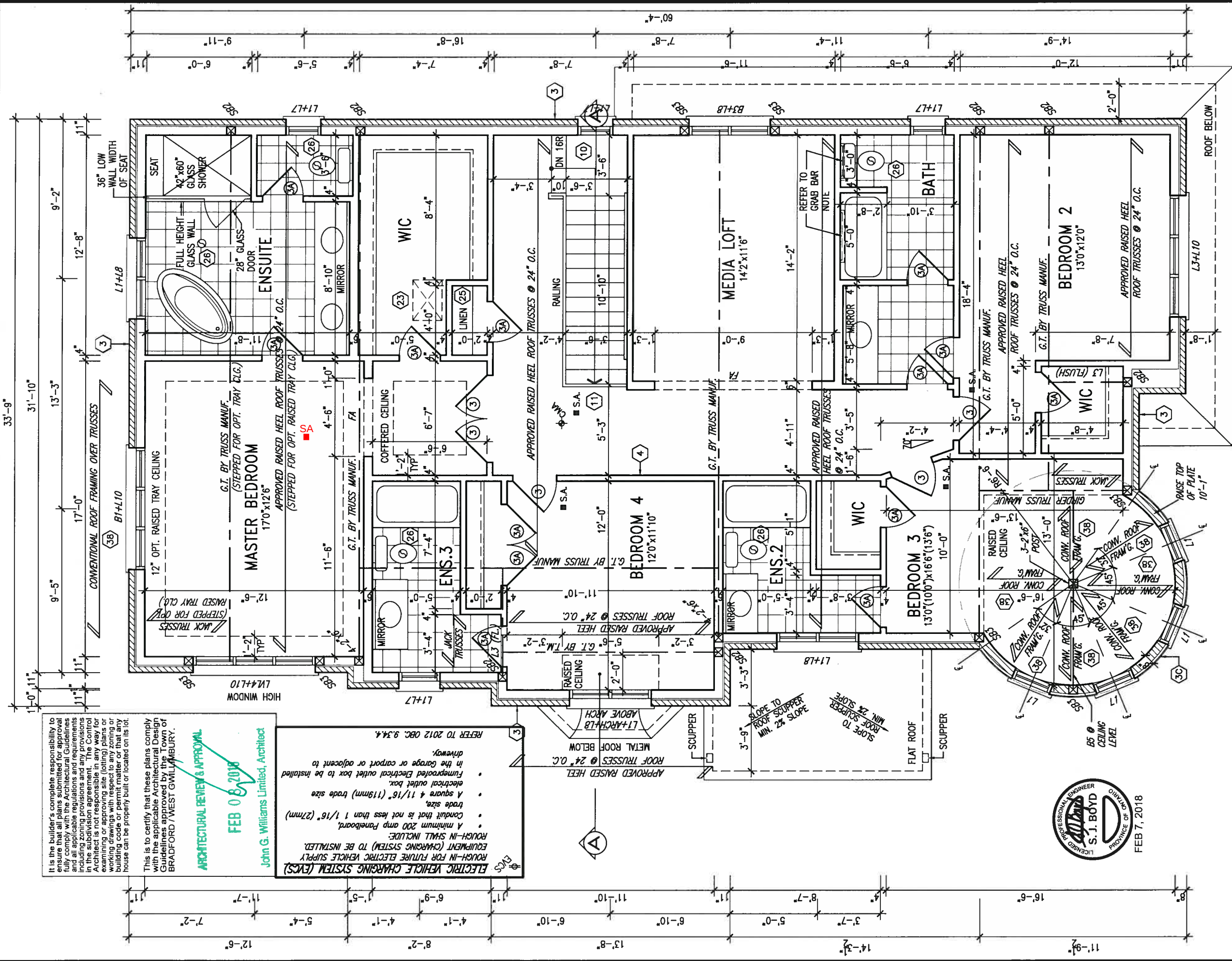
Bayview Wellington
GREEN VALLEY EAST
BRADFORD
Municipality
project name
project no. 16023
drawing no. 1B
date MARCH 2017
checked by SB
scale 3/16" = 1'-0"

S42-8C
RIDEAU 8
BASEMENT PLAN ELEVATION 'B'

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

qualification information
Wellington Jno-Baptiste 25591
BCR
42658
signature
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.

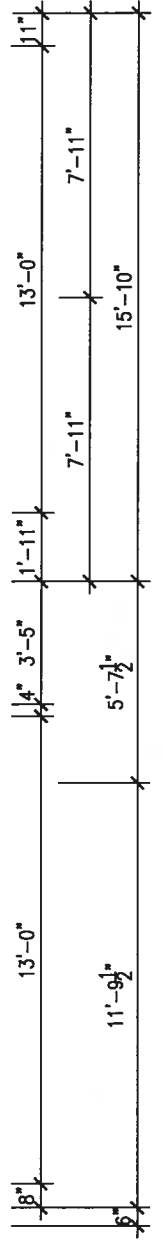
1. ISSUED FOR CLIENT REVIEW
2. REVISED AS PER ENG'S COMMENTS
3. DATE: FEB 01-18 RC
4. DESCRIPTION
5. BY
6. DATE
7. DESCRIPTION
8. BY
9. DATE



GB 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 ORC. 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.

SECOND FLOOR PLAN 'B' 4 BEDROOM + MEDIA LOFT



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		S42-8C RIDEAU 8	
The undersigned has reviewed and takes responsibility for this design and for the specifications and standards the requirements set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste 25591 RCN		project no. 16023	
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.		registration information VA3 Design Inc. 42658		drawing no. 3B	
2 REVISED AS PER ENG'S COMMENTS		FEB 01-18 RC		SECOND FLOOR PLAN ELEVATION 'B'	
1 ISSUED FOR CLIENT REVIEW		FEB 01-18 RC		file name 16023-S42-8C	
no. description		date		scale 3/16" = 1'-0"	
				drawn by SB	
				checked by	
				date MARCH 2017	
				project name GREEN VALLEY EAST	
				municipality BRADFORD	
				project no. 16023	
				drawing no. 3B	

REMARK: - H:\ARCHIVE\WORKING\2016\16023-BW\Units\42\16023-S42-8C.dwg - Fri Feb 2 2018 - 2:19 PM
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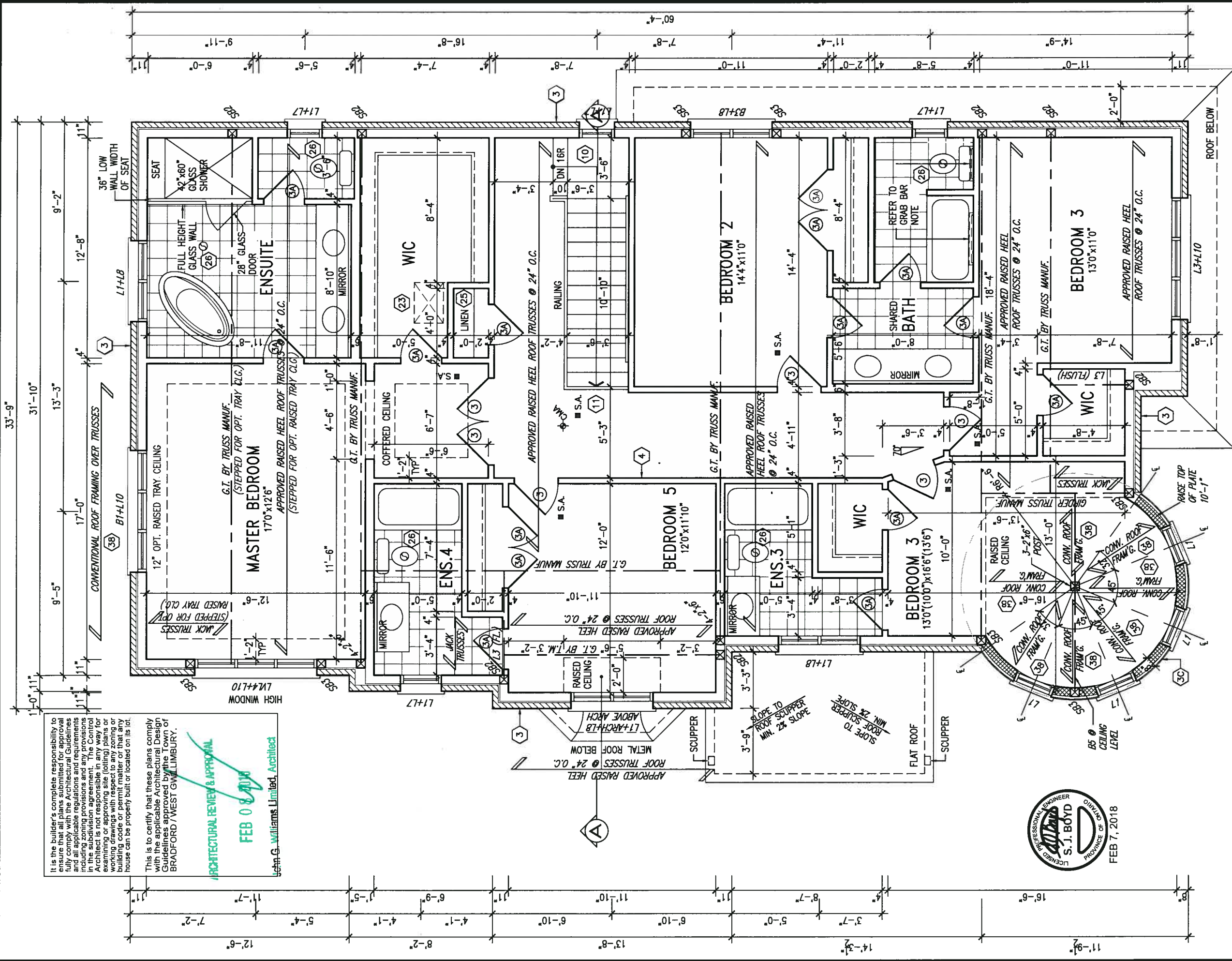
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the subdivision agreement. The Contractor is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to 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

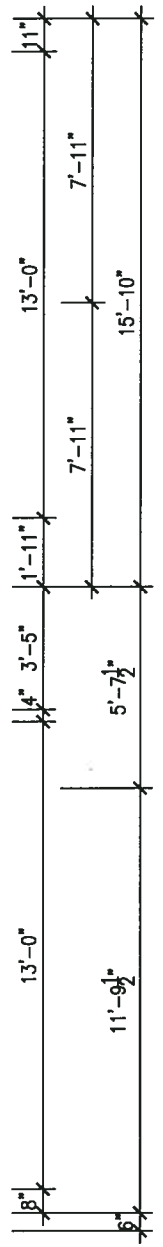
FEB 08 2018

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 OBC. 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 its construction and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	BCN	42658
Wellington Jno-Baptiste		25591	BCN	42658
V.A.3 DESIGN		25591	BCN	42658
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		25591	BCN	42658
9.	date	by		
2.	REVISED AS PER ENG'S COMMENTS	FEB 01-18 RC		
1.	ISSUED FOR CLIENT REVIEW			

project name	GREEN VALLEY EAST	municipality	BRADFORD
project no.	16023	drawing no.	4B
date	MARCH 2017	checked by	scale
drawn by	SB	checked by	3/16" = 1'-0"
file name	16023-S42-8C	drawn by	16023-S42-8C

OPTIONAL SECOND FLOOR PLAN ELEVATION 'B'

project name: BAYVIEW WELLINGTON
project no.: S42-8C
drawing no.: RIDEAU 8

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.

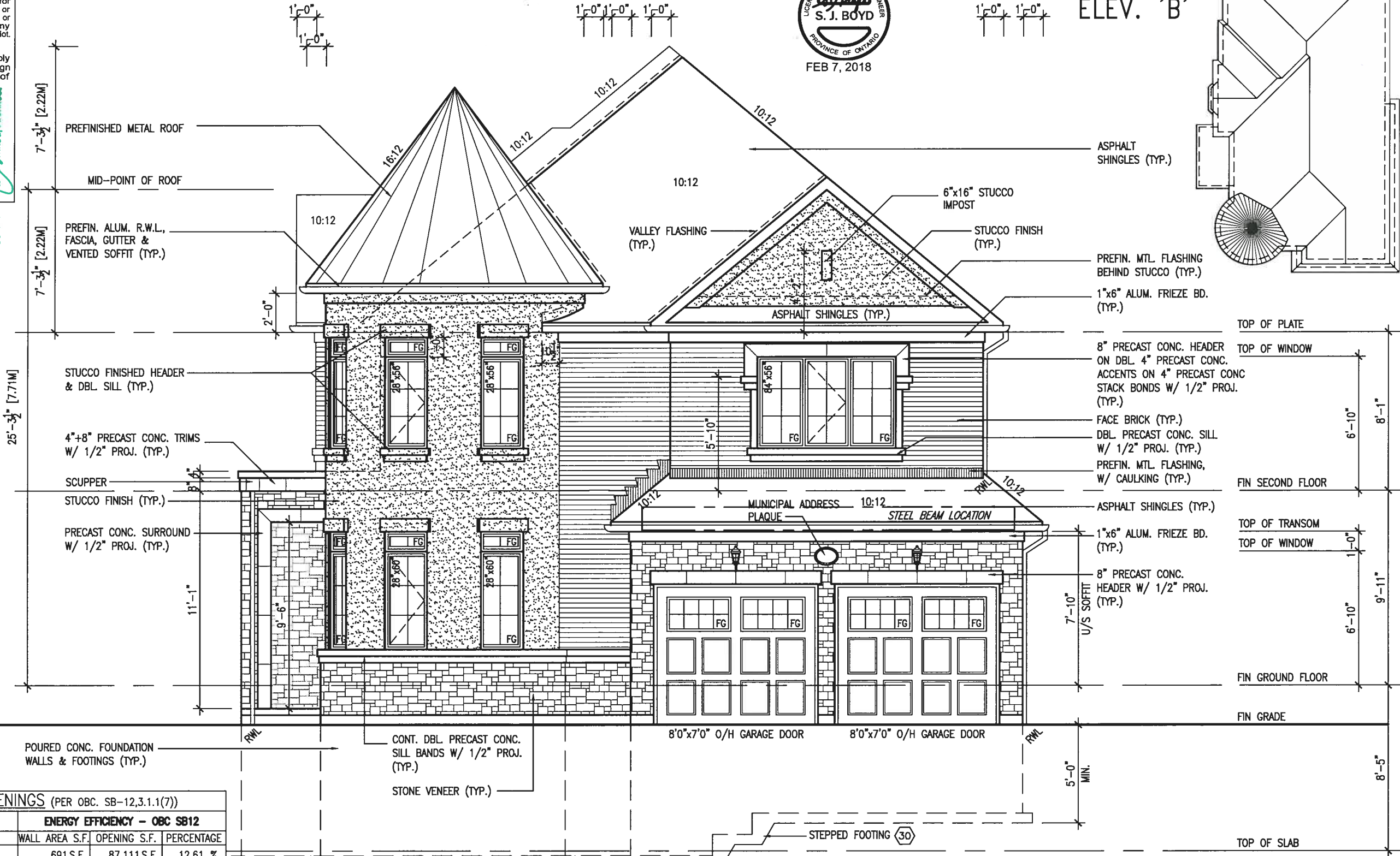
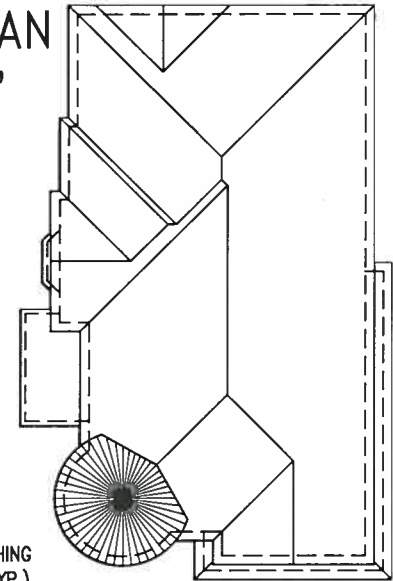
ARCHITECTURAL REVIEW & APPROVAL

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



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.

Wellington Jno-Baptiste
V3 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.

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW		
2	REVISED AS PER ENG'S COMMENTS	FEB 01-18 RC	
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project no.	16023
project name	GREEN VALLEY EAST
municipality	BRADFORD
checked by	scale
date	MARCH 2017
drawn by	SB
file name	16023-S42-8C
drawing no.	5B
project name	BAYVIEW WELLINGTON
project no.	S42-8C
municipality	RIDEAU 8
checked by	scale
date	MARCH 2017
drawn by	SB
file name	16023-S42-8C
drawing no.	5B

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



FEB 7, 2018

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements, including zoning provisions and any provisions in the subdivision agreement. The Contractor/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, Limited Architect

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

VAD3
DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2J 1R4
416.630.2255 F 416.630.4762
vo3design.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

name

respiration information

VA3 Design Inc.

BCSN

42858

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

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

[illegible]

FLANKAGE ELEVATION 'B'

Site Copy

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.

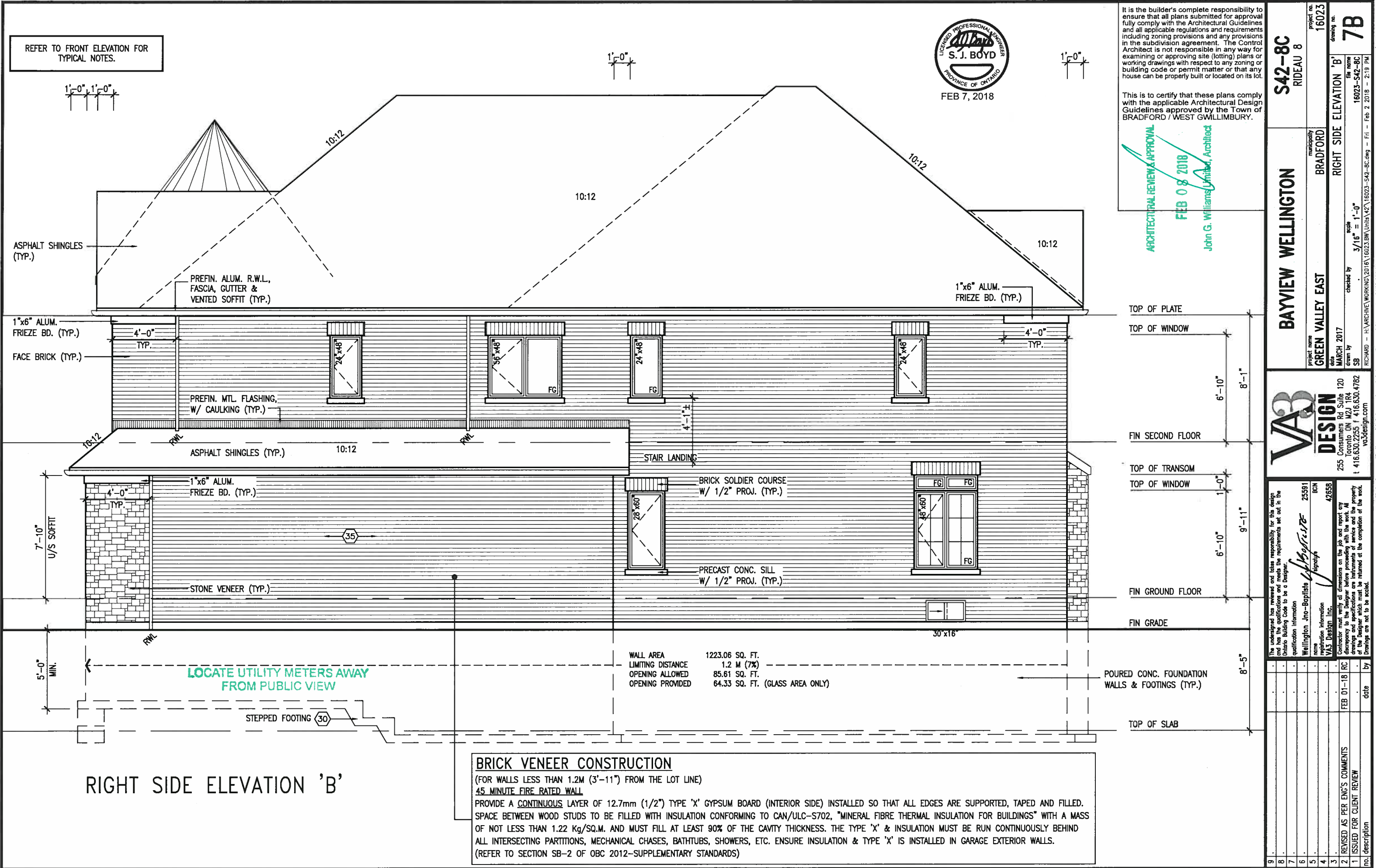
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

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

project name	BAYVIEW WELLINGTON	project no.	S42-8C
client	GREEN VALLEY EAST	drawing no.	16023
date	MARCH 2017	municipality	BRADFORD
drawn by	SB	RIGHT SIDE ELEVATION 'B'	7B
checked by		scale	3/16" = 1'-0"
drawn by	SB	file name	16023-S42-8C
checked by		drawn by	SB
drawn by	SB	checked by	
drawn by	SB	checked by	

VAS DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2235 f 416.630.4782
vasdesign.com

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1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10



RIGHT SIDE ELEVATION 'B'

BRICK VENEER CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)



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, Architect

BAYVIEW WELLINGTON



DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782

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 Ave-Brimley
Toronto
signature

registration information
VAB Design Inc.

25591
0014
420558

VARY POSITIONING: 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.

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2	REVISED AS PER ENG'S COMMENTS	FEB 01-18	RC
1	ISSUED FOR CLIENT REVIEW	14-09-12	.

BAYVIEW WELLINGTON	S42-8C RIDEAU 8
GREEN VALLEY ESTATES	BRADFORD, ON
project name	project no.
GREEN VALLEY ESTATES	13045
date	drawn on

DATE	SEPTEMBER 2014	CROSS SECTION & PART. FL. PLANS	drawing no.
drawn by	N.HUR	scale	9B
checked by	-	3/16" = 1'-0"	16023-S42-8C
file name			

va3design.com

RICHARD -- H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-8C.dwg -- Fri -- Feb 2 2018 -- 2:19 PM

Site Copy

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*



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

VAD3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t : 416.630.2255 f : 416.630.
vad3design.com

RIDEAU 8

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MARCH 2017			drawing no.	10B

PARTIAL PLANS ELEVATION 'B' 9R WOD CONDITION	
drawn by	scale
checked by	3/16" = 1'-0"
file name	16023-S42-8C

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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 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.

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
project name GREEN VALLEY EAST
municipality BRADFORD
date MARCH 2017
checked by
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

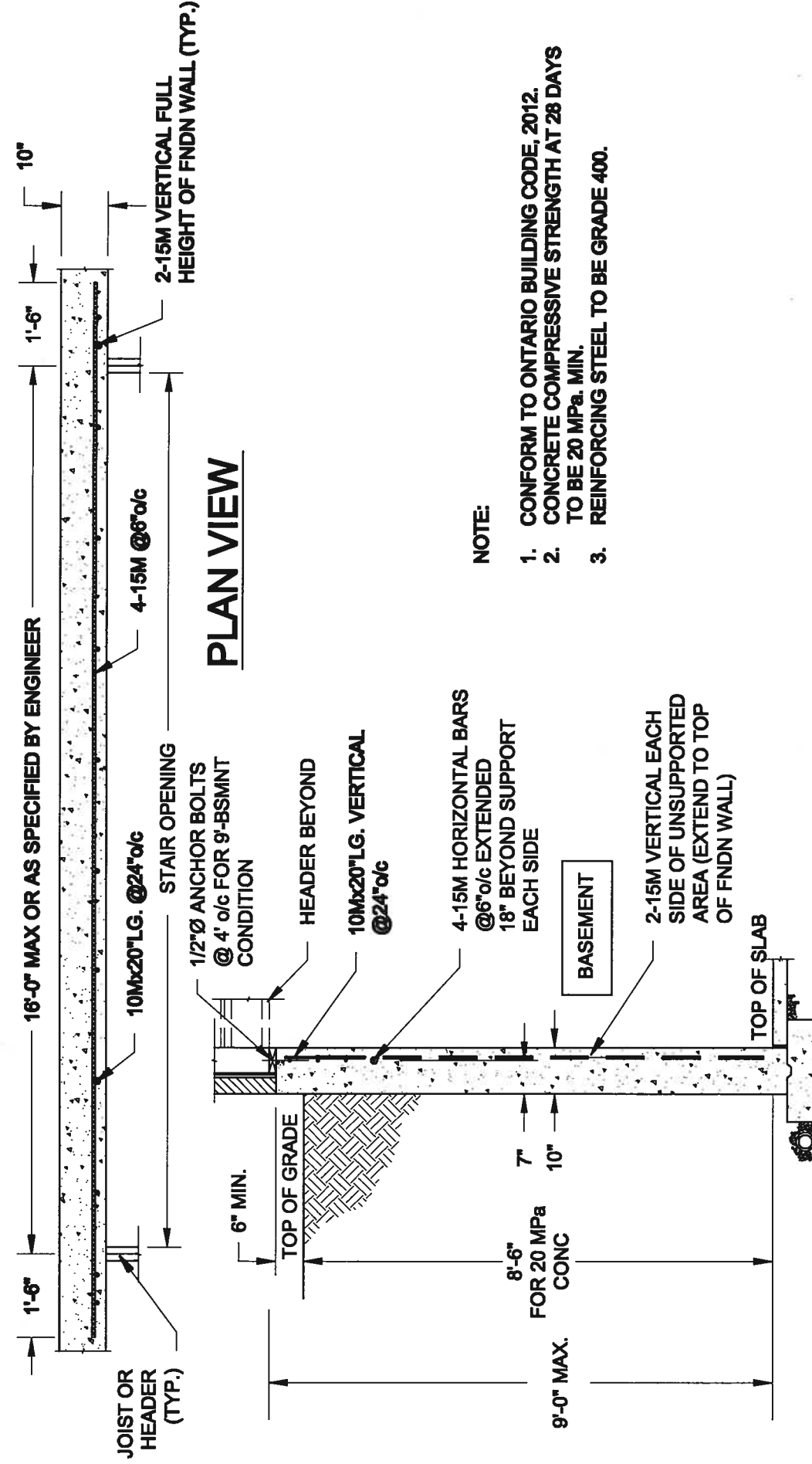
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
name Wellington Jiro-Baptiste
signature
BCIN 25591
42658

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

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

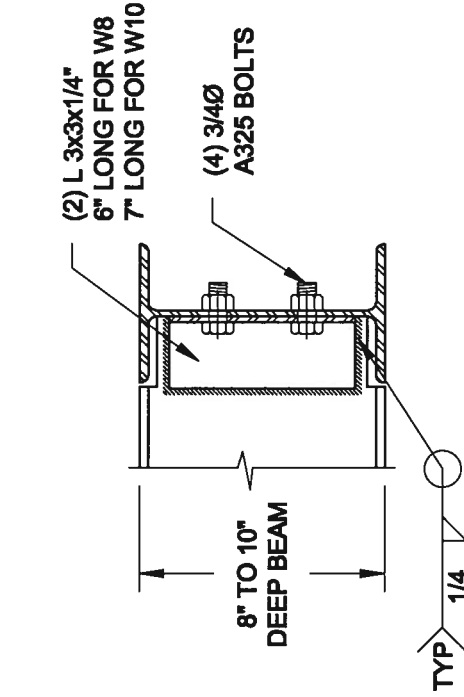
Site Copy



NOTE:

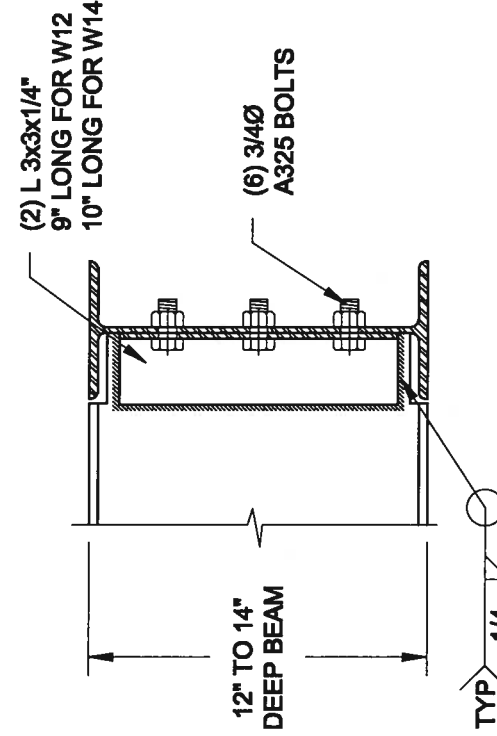
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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

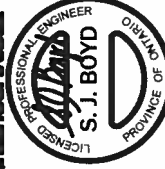


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

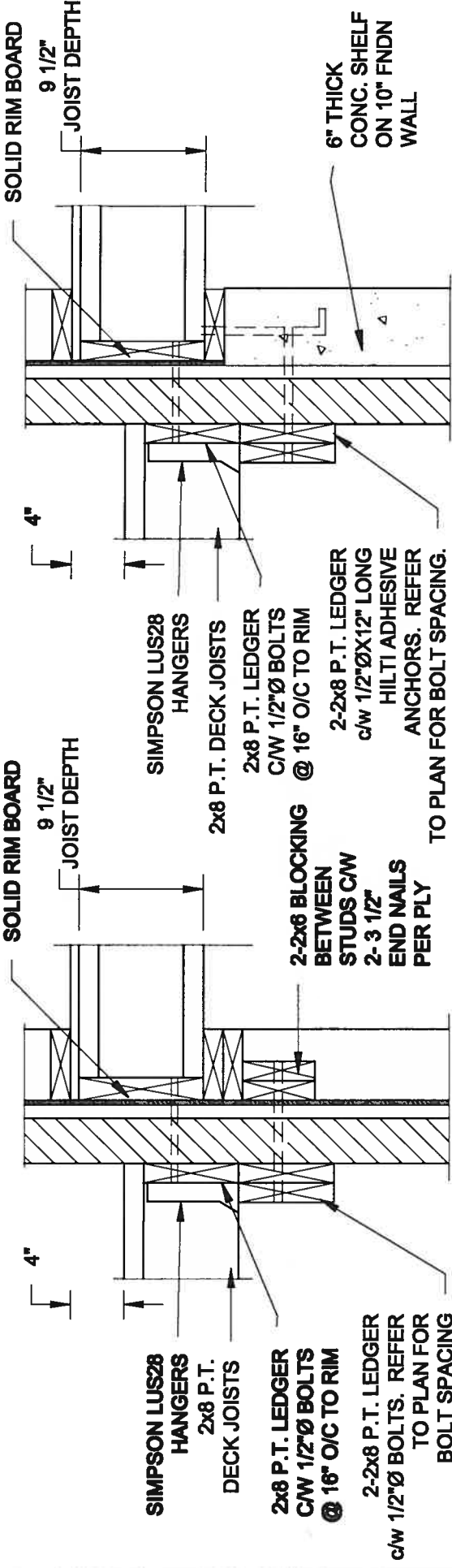
2 STEEL BEAM CONNECTION DETAIL S1 SCALE: 1-1/2" = 1'-0"



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

Scale: AS NOTED	QUAILE ENGINEERING LTD.			Engineer's Seal 	Project: DAYVIEW WELLINGTON HOMES - GREEN VALLEY BEATS - SINGLES BRADFORD, ONTARIO
	Date: OCT-20-2017	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com			
Drawn: SC	Checked: SJB	Project No.: 17-216		Drawing No.: S1	

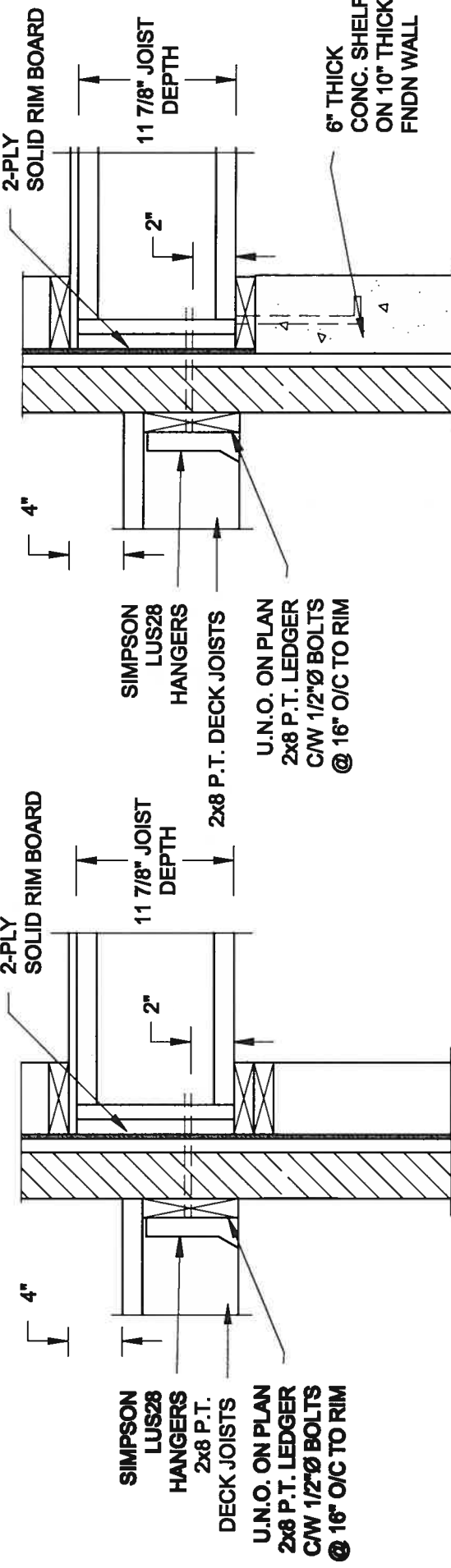
FOR 9 1/2" JOIST DEPTH



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

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

FOR 11 7/8" JOIST DEPTH

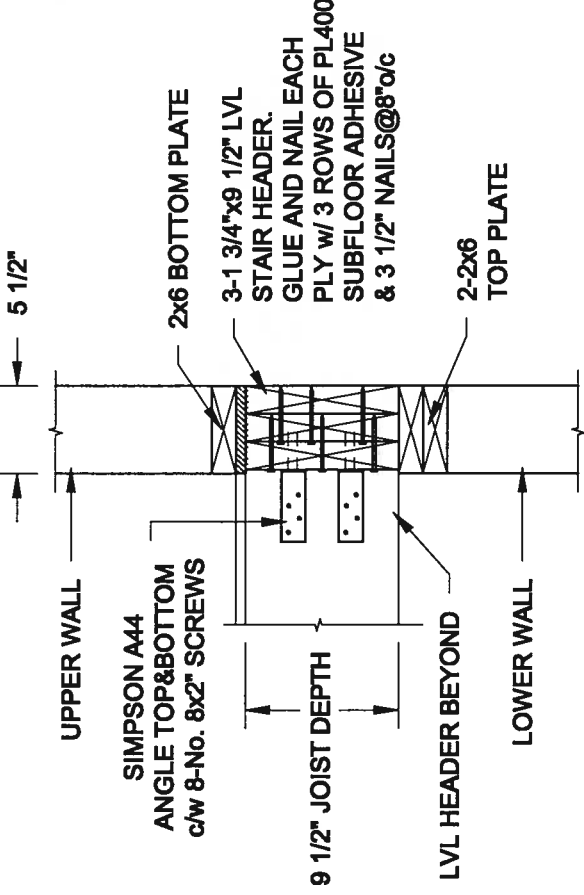


1C **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

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

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK 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.**

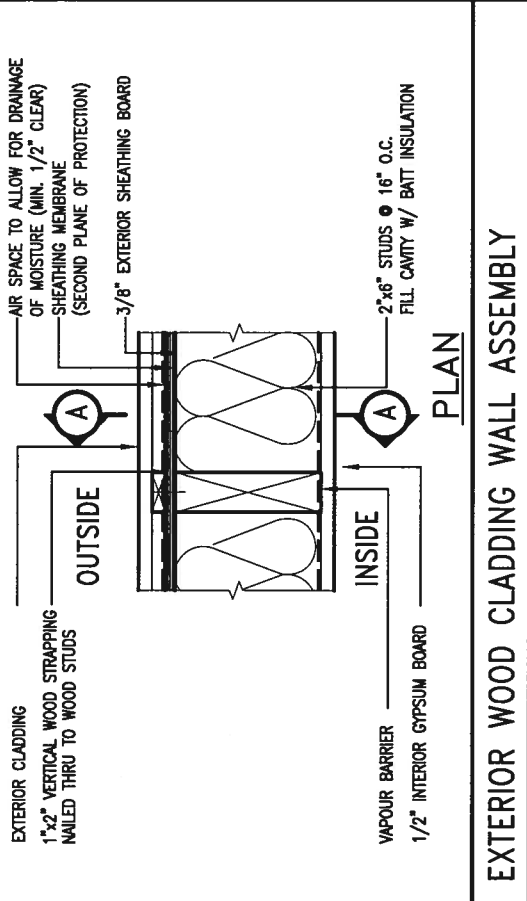
FOR 9 1/2" JOIST DEPTH



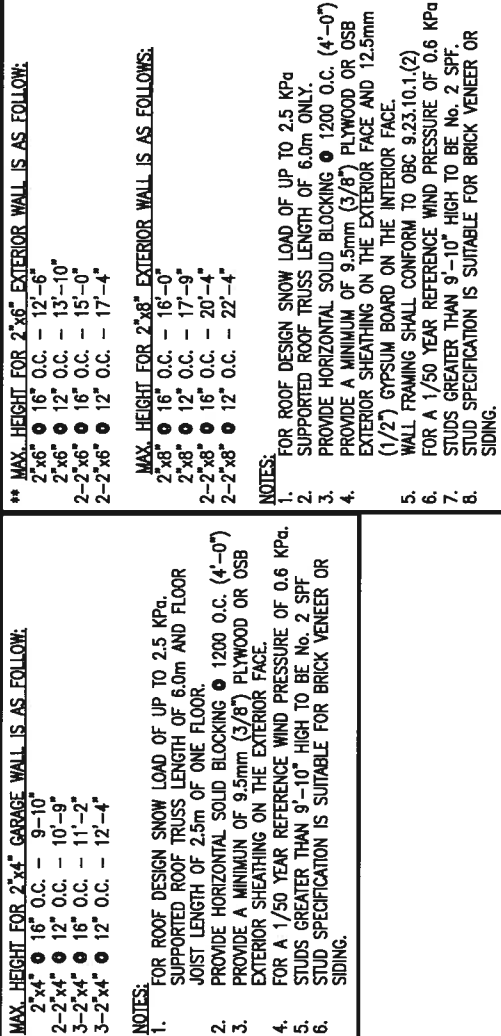
2A STAIR HEADER
S2 SCALE: 1" = 1'-0"

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

Scale: AS NOTED	Drawn: SC		Checked: SJB
	Date: OCT-28-2017		
 QUAILE ENGINEERING LTD. 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-0547 E: quaile.eng@rogers.com			
Engineer's Seal 			
Project: BAYVIEW WILMINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO		Project No.: 17-215	
TYPICAL STRUCTURAL DETAILS		Drawing No.: S2	



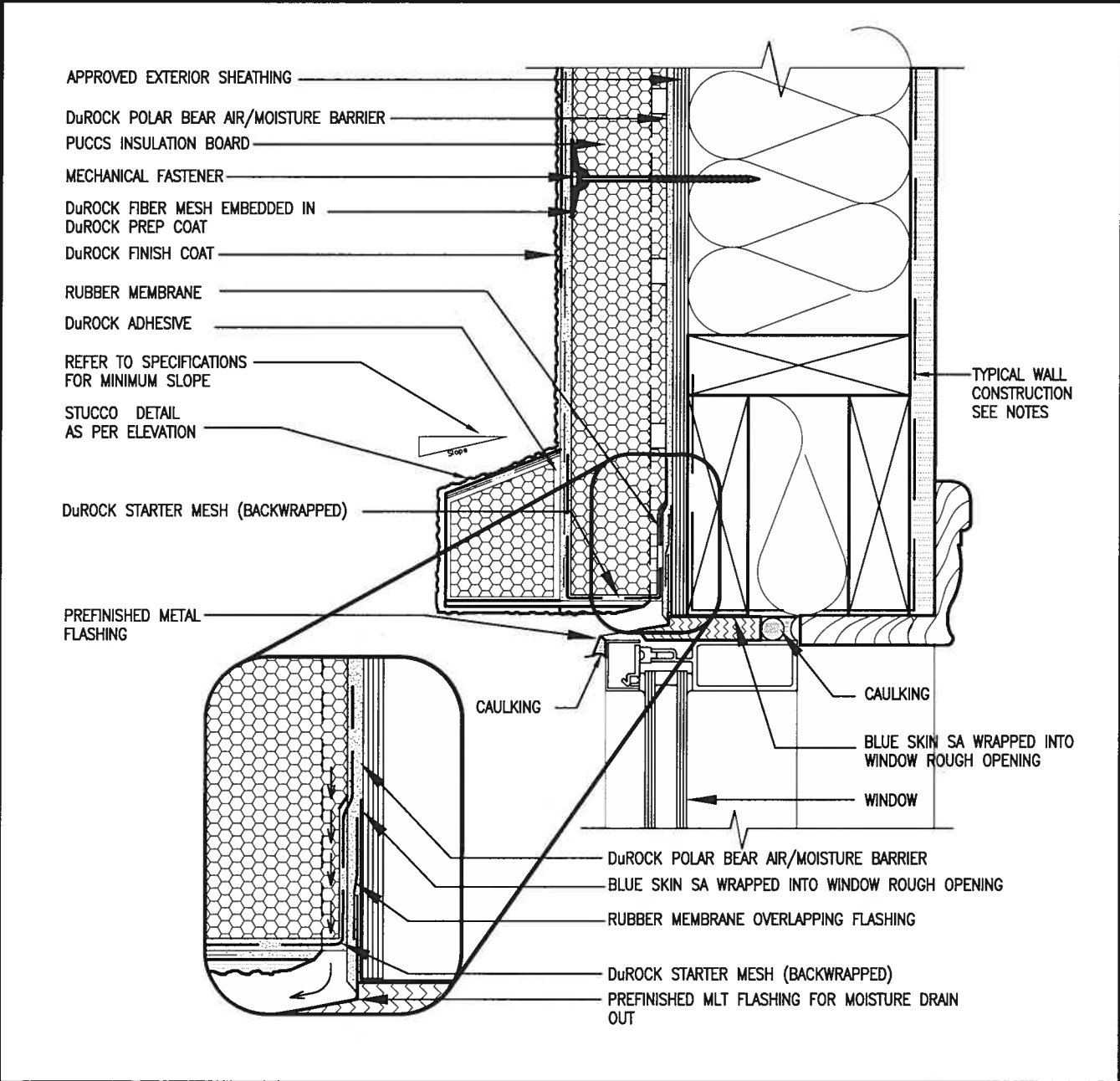
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC. DN. B- 9.5.2.3. WATER CLOSET 3.8.3.8.3.(3)(a) & 3.8.3.8.3.(3)(c). SHOWER 3.8.3.13.3.(2)(f). BATHTUB & 3.8.3.13.4.(c). AND DETAILS PROVIDED.



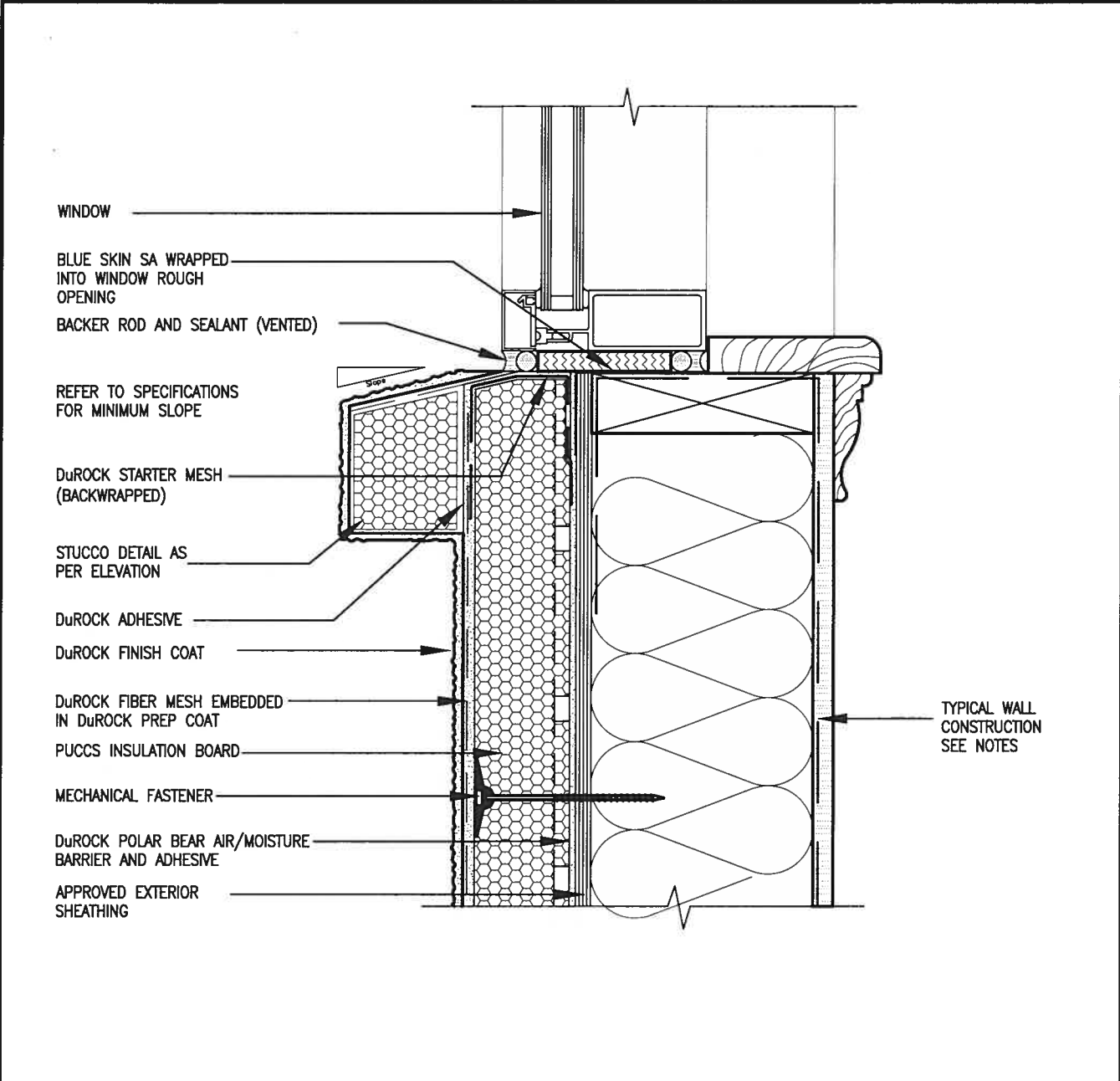
							The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
9	.	.	.	.	.	.	qualification information
8	.	.	.	.	.	.	
7	.	.	.	.	.	.	
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5	.	.	.	.	.	.	name registration Information VAS Design Inc.
4	.	.	.	.	.	.	BCHN Hydro
3	.	.	.	.	.	.	2559-0
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				

BAYVIEW WELLINGTON CONST NOTE		project name GREEN VALLEY EAST municipality BRAUFORD		project no. 16023 drawing no. CN2	
date MAY 2016 drawn by RC		CONSTRUCTION NOTES 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 - 10:08 AM					

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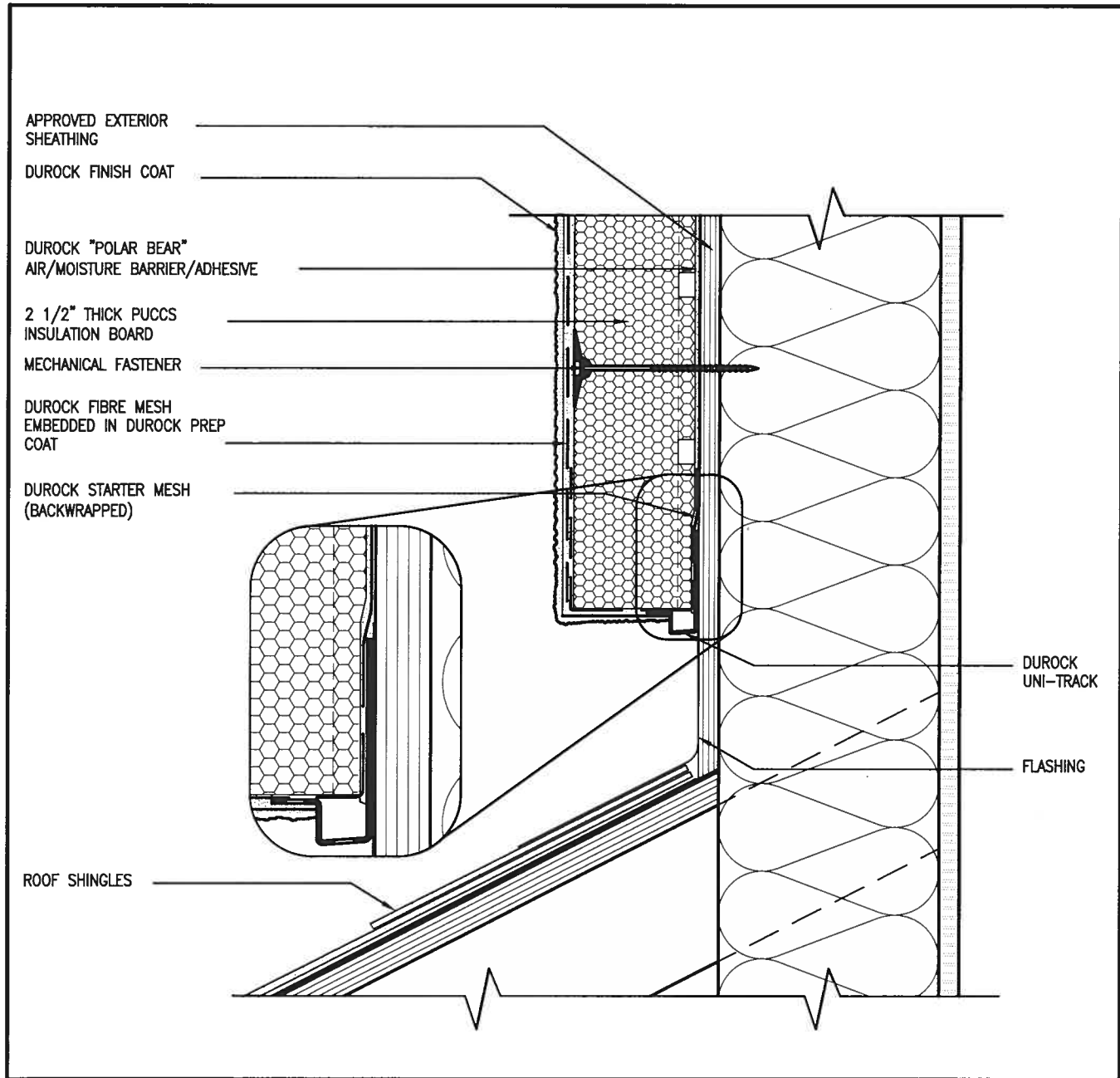
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"



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

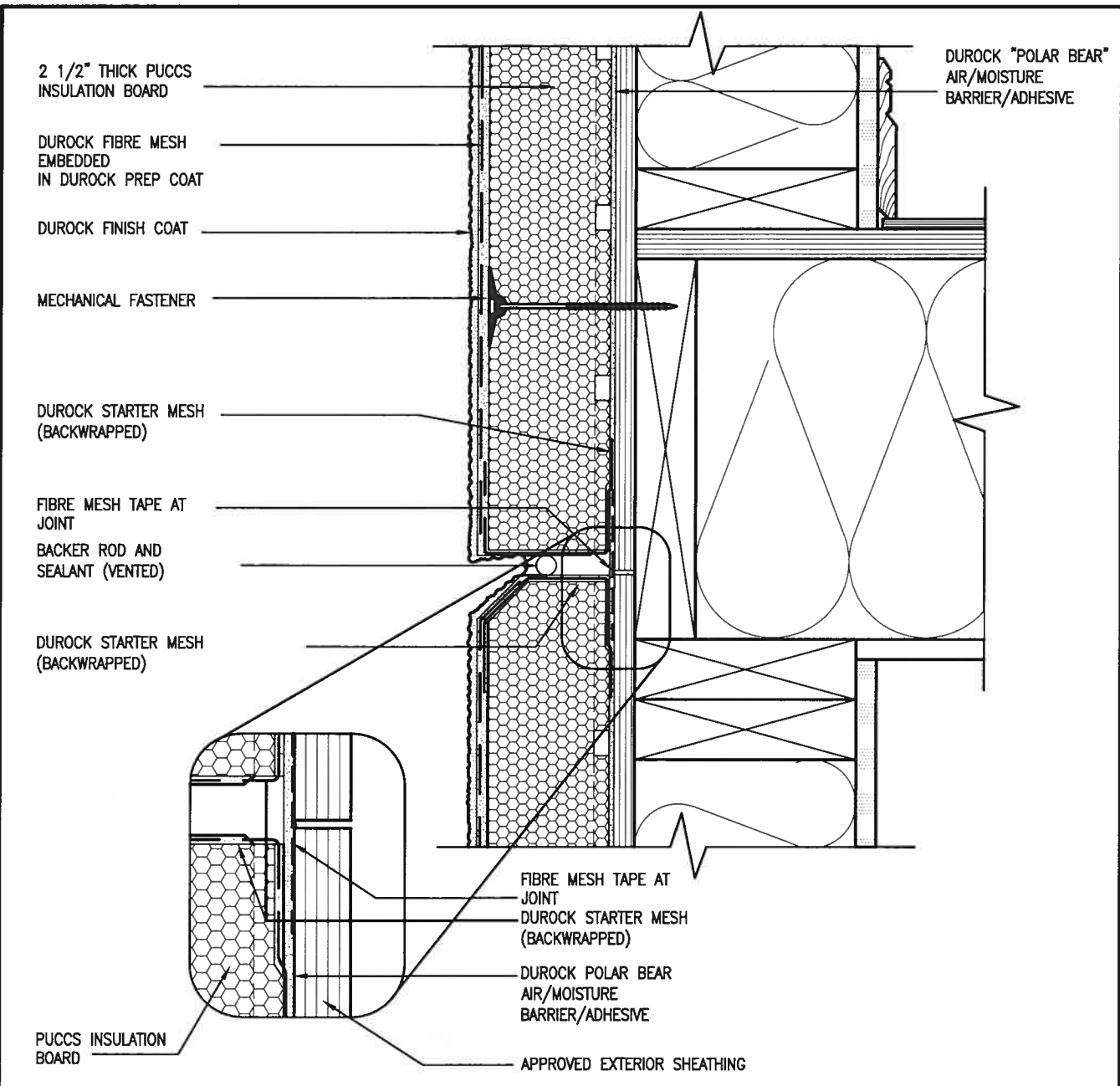
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

CONST NOTE		BAYVIEW WELLINGTON		CONSTRUCTION NOTES	
project no.	16023	project name	GREEN VALLEY EAST	checked by	RC
drawing no.	CN3	date	MAY 2016	scale	3/16" = 1'-0"
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. signature: <i>[Signature]</i> 25591 BCN 42658 name: Wellington Jno-Baptiste 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 copied.					
no.	description	date	by		
2	UPDATE TO 2018	JAN 11-18	RC		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		



3
CN4

STUCCO TERMINATION @ ROOF
SCALE: 3"=1'-0"

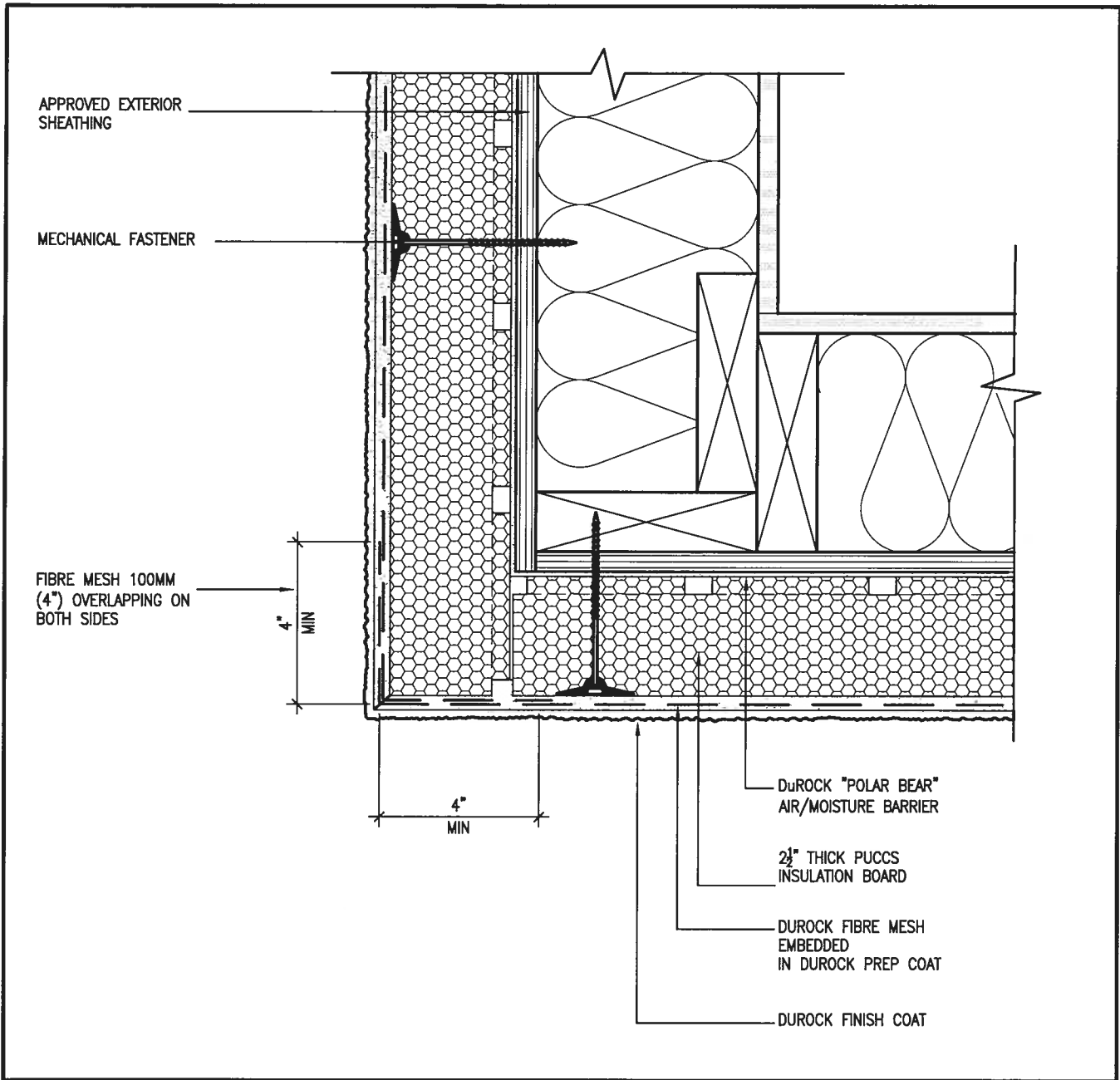


4
CN4

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

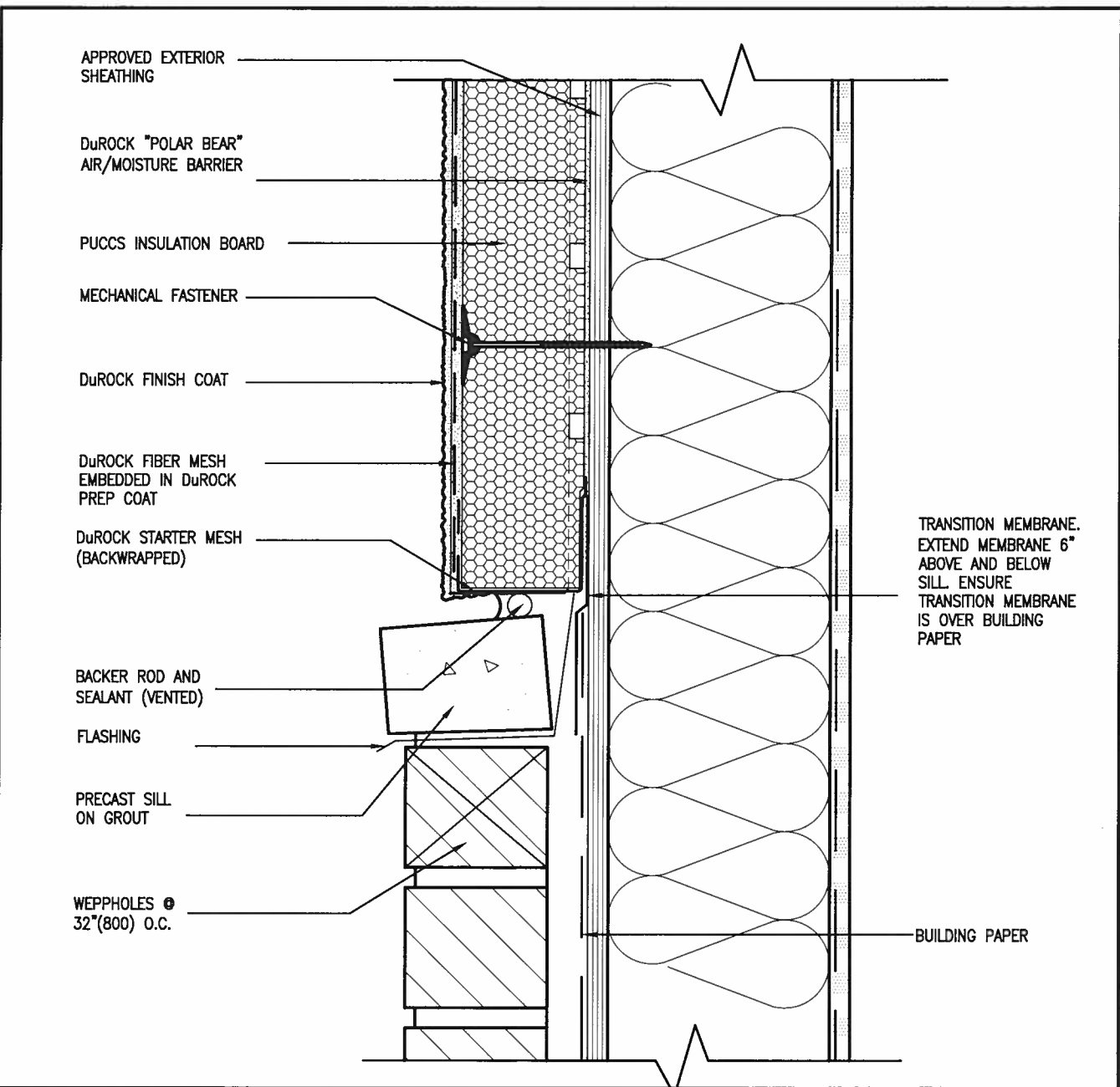
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD		CONSTRUCTION NOTES		CN4	
project no.	16023	project name	GREEN VALLEY EAST	project no.	16023	project name	GREEN VALLEY EAST	project no.	16023	project name	GREEN VALLEY EAST
drawing no.	CN4	drawing no.	CN4	drawing no.	CN4	drawing no.	CN4	drawing no.	CN4	drawing no.	CN4
date	MAY 2016	date	MAY 2016	date	MAY 2016	date	MAY 2016	date	MAY 2016	date	MAY 2016
drawn by	RC	drawn by	RC	drawn by	RC	drawn by	RC	drawn by	RC	drawn by	RC
checked by		checked by		checked by		checked by		checked by		checked by	
scale	3/16" = 1'-0"	scale	3/16" = 1'-0"	scale	3/16" = 1'-0"	scale	3/16" = 1'-0"	scale	3/16" = 1'-0"	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 the construction of the work in accordance with the requirements set out in the Ontario Building Code to be a Designer. qualification information Wallington Jno-Baptiste 25591 BCN signature VA3 Design Inc. 42658 BCN Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.											
no.	9	description		no.	9	description		no.	9	description	
1	1	ISSUE FOR CLIENT REVIEW		1	1	ISSUE FOR CLIENT REVIEW		1	1	ISSUE FOR CLIENT REVIEW	
2	2	UPDATE TO 2018	JAN 11-18 RC	2	2	UPDATE TO 2018	JAN 11-18 RC	2	2	UPDATE TO 2018	JAN 11-18 RC
3	3			3	3			3	3		
4	4			4	4			4	4		
5	5			5	5			5	5		
6	6			6	6			6	6		
7	7			7	7			7	7		
8	8			8	8			8	8		
9	9			9	9			9	9		



5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

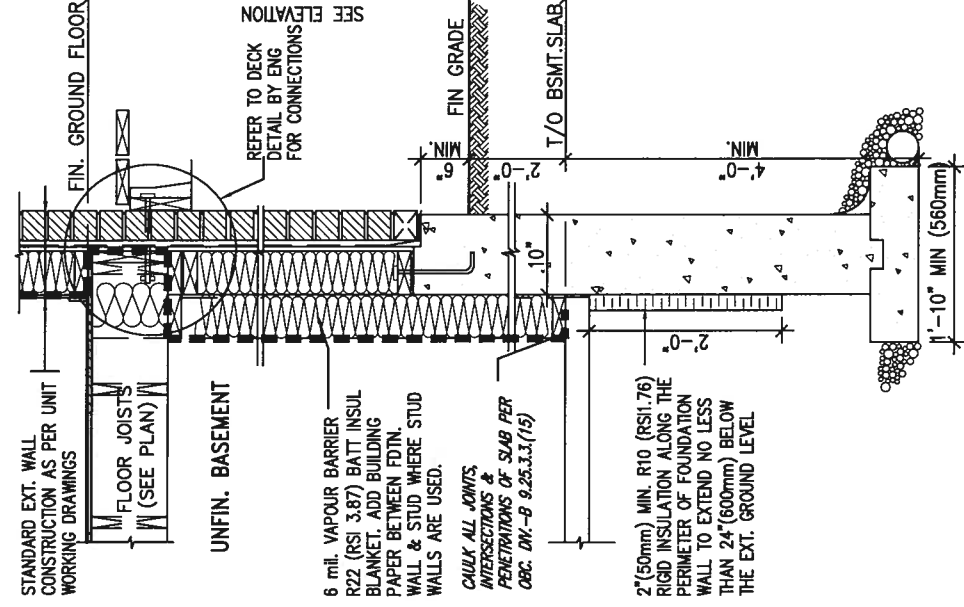
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
 DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

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" project name GREEN VALLEY EAST municipality BRADFORD project no. 16023-CN-A1 file name 16023-CN-A1 date Jan 11 2016 - 10:10 AM drawing no. CN5	
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-Baptista 25591 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 copied.	
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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

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.

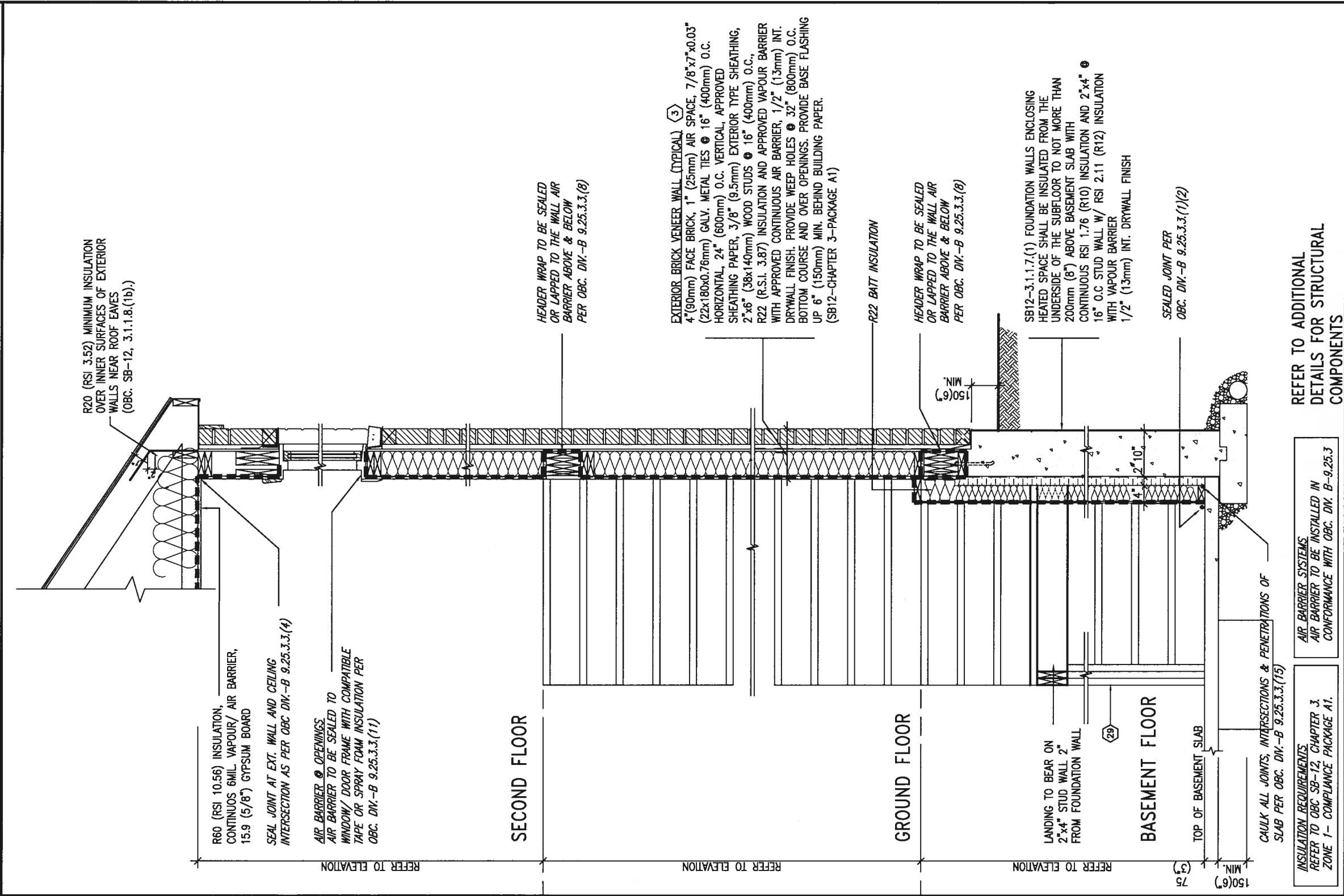
NTINUTY
GE A1)
SCALE: N.T.S.

VAD3
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	project no. 16023	drawing no. CN6
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.BW\Units CN NOTES\16023-CN-A1.dwg - Thu - Jun 11 2016 - 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.

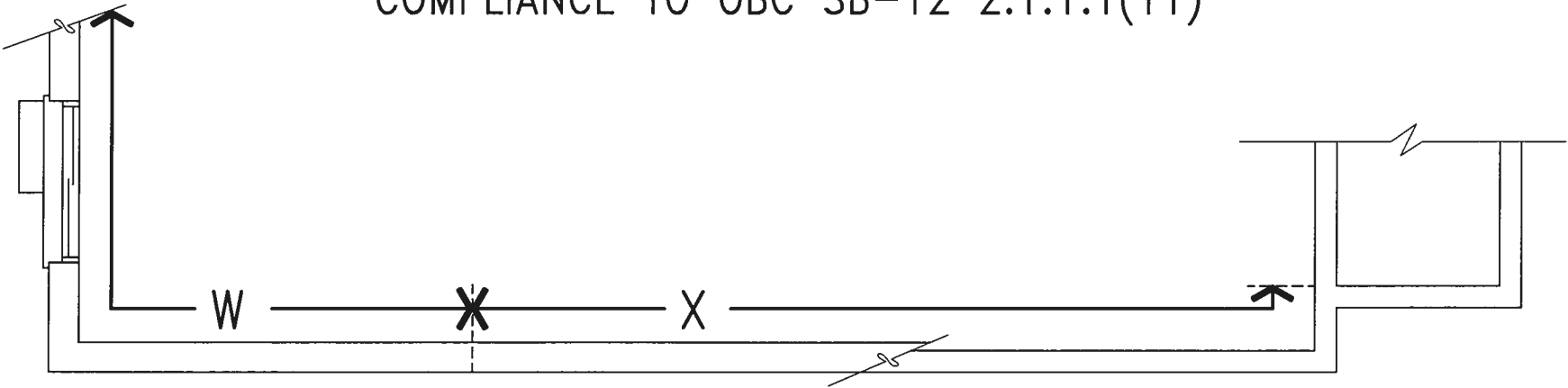
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2	UPDATE TO 2018	JAN 11-18	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
description		date	by	

VAD
DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
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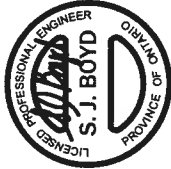
project name GREEN VALLEY EAST		municipality BRADFORD		project no. 16023	
date MAY 2016		checked by RC		drawing no. CN7	
title BAYVIEW WELLINGTON		construction notes CONST NOTE		file name 16023-CN-A1	
scale 3/16" = 1'-0"		made 16023-CN-A1.dwg		date Thu Jun 11 2016 10:10 AM	

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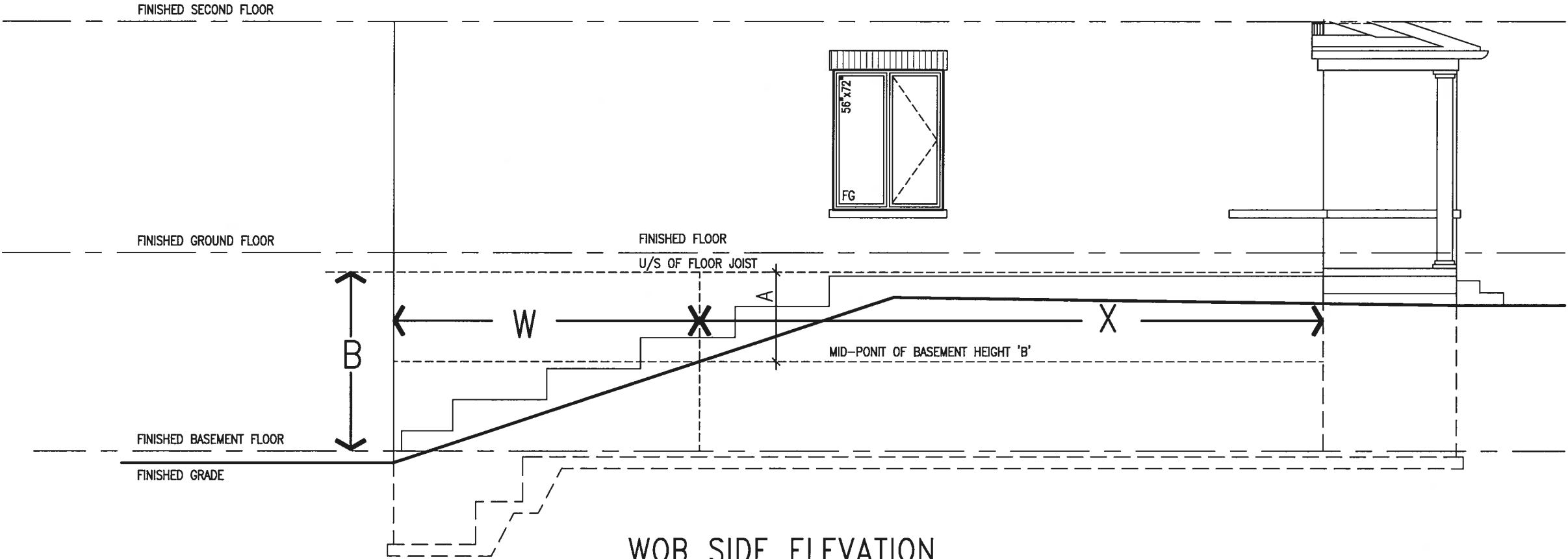
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



JAN 11, 2018



WOB SIDE ELEVATION

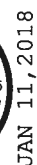
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
project no.	16023	drawing no.	CN8
CONSTRUCTION NOTES		file name	
date		checked by	
MAY 2016		RC	
drawn by		scale	
RC		3/16" = 1'-0"	
RICHARD		H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg	
THU - JAN 11 2018 - 10:59 AM		16023-CN-A1	
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t 416.630.2255 f 416.630.4782
va3design.com

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Wellington Jno-Baptiste		signature		
VA3 Design Inc.		registration information		
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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	



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-Baptista 25591
5.	.	name registration information BOM
4.	.	signature VAS 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.	JAN 11-18 RC	UPDATE TO 2018
1.	AUG 04-17 RC	ISSUE FOR CLIENT REVIEW
description	date by	



**VA3
DESIGN**

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.530.2255 f 416.530.4782
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name: **GREEN VALLEY EAST**

project no.: **16023**

municipality: **BRADFORD**

date: **MAY 2016**

drawn by: **RC**

checked by: **—**

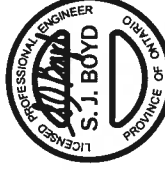
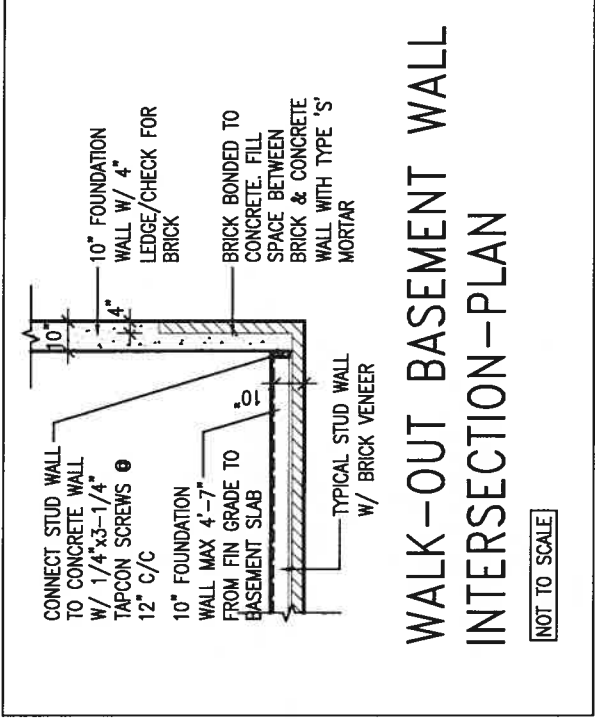
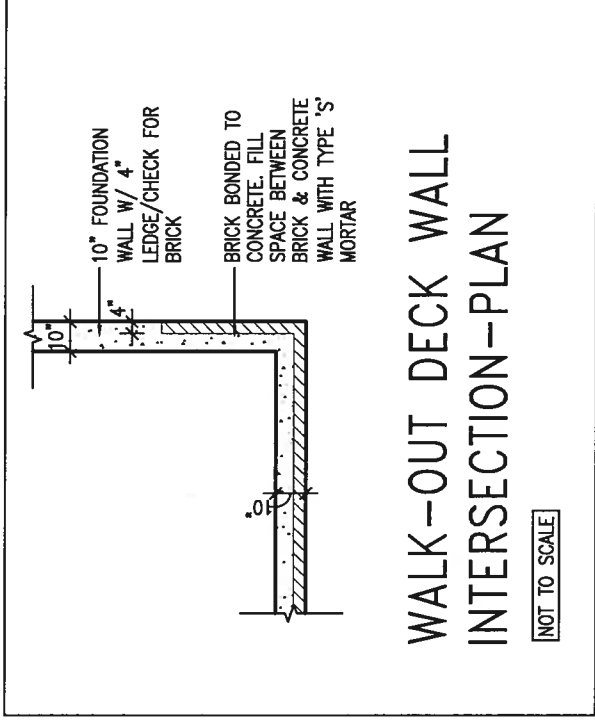
scale: **3/16" = 1'-0"**

drawing no.: **CN9**

CONSTRUCTION NOTES

The name: **16023-CN-A1**

Revised: **H:\ARCHIVE\WORKING\2016\16023.BW\0403.CN NOTES\16023-CN-A1.dwg** Thu - Jun 11 2016 - 10:09 AM



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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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qualification information

Wellington Jno-Baptiste 25591

Jno-Baptiste

signature

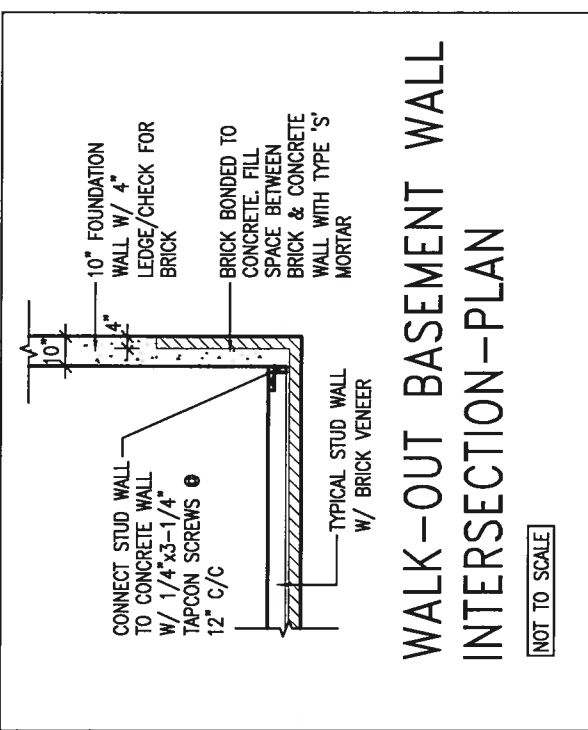
name registration information BCIN 42658

VAS Design Inc.

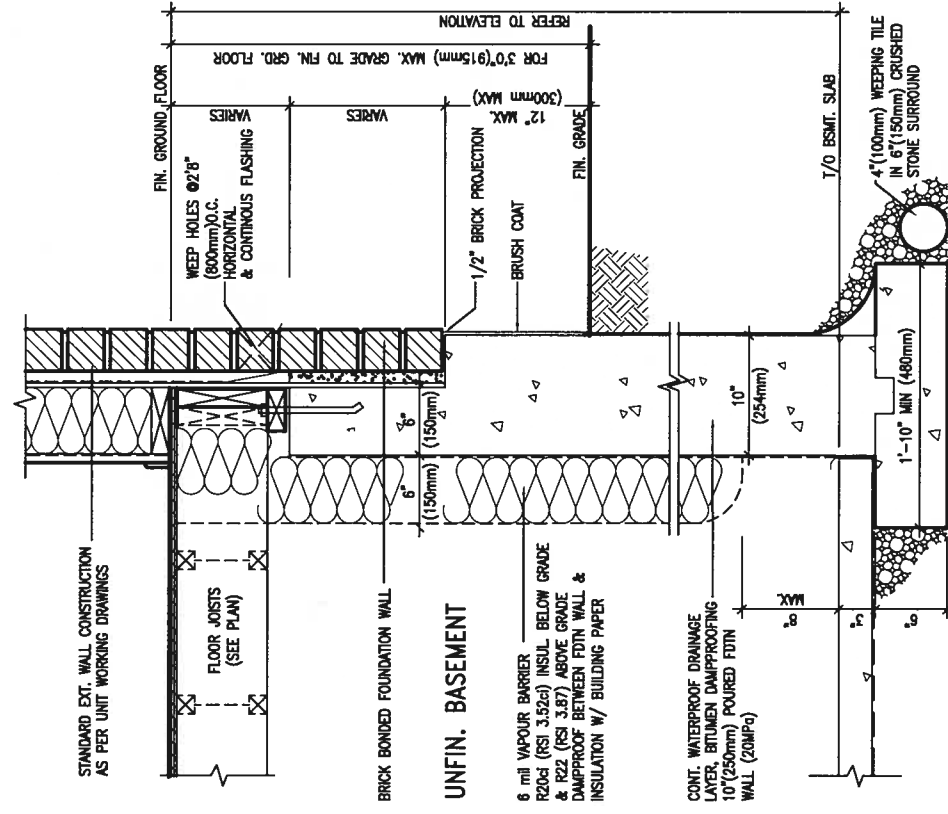
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD
date MAY 2016	project no. 16023
dwn by RC	drawing no.
checked by —	CONSTRUCTION NOTES
scale 3/16" = 1'-0"	file name 16023-CN-A1
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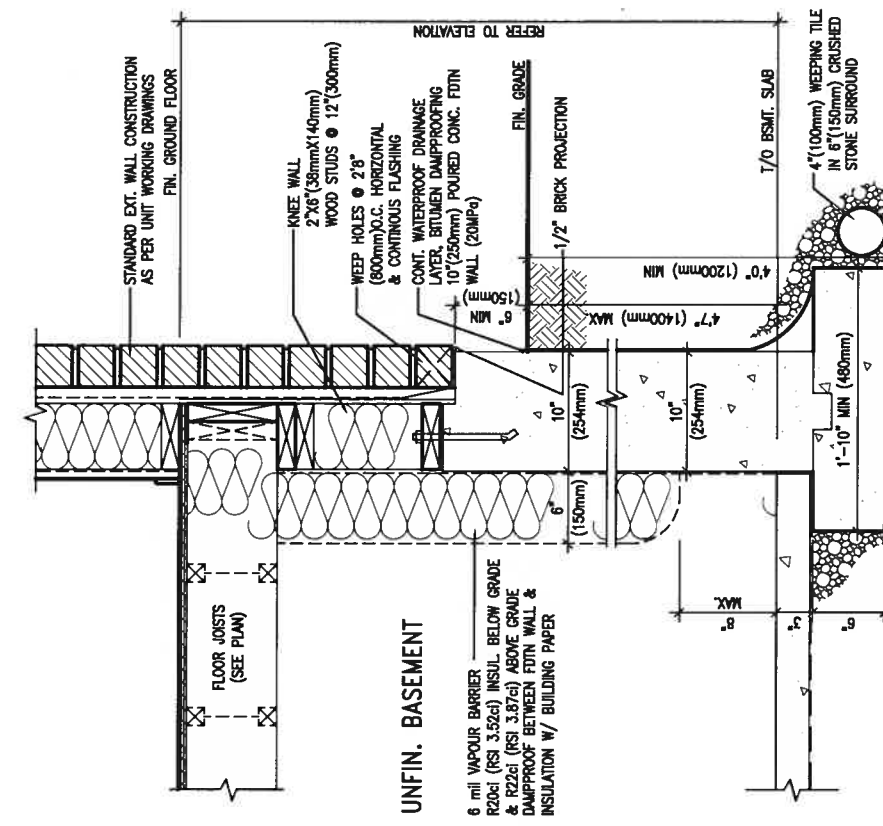
WALK-OUT BASEMENT WALL
INTERSECTION-ELEVATION



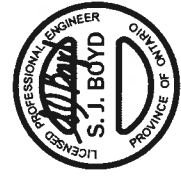
EW3.06x
PKG A1

WALL SECTION FOR GRADE TO FIN.
FLOOR MORE THAN 4'7" (1400mm)
HEIGHT DIFFERENCE

SCALE: N.T.S.



EW3.07x
 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

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qualification information

Wellington Jno-Baptiste 25591

name
registration information
VAS Design Inc.

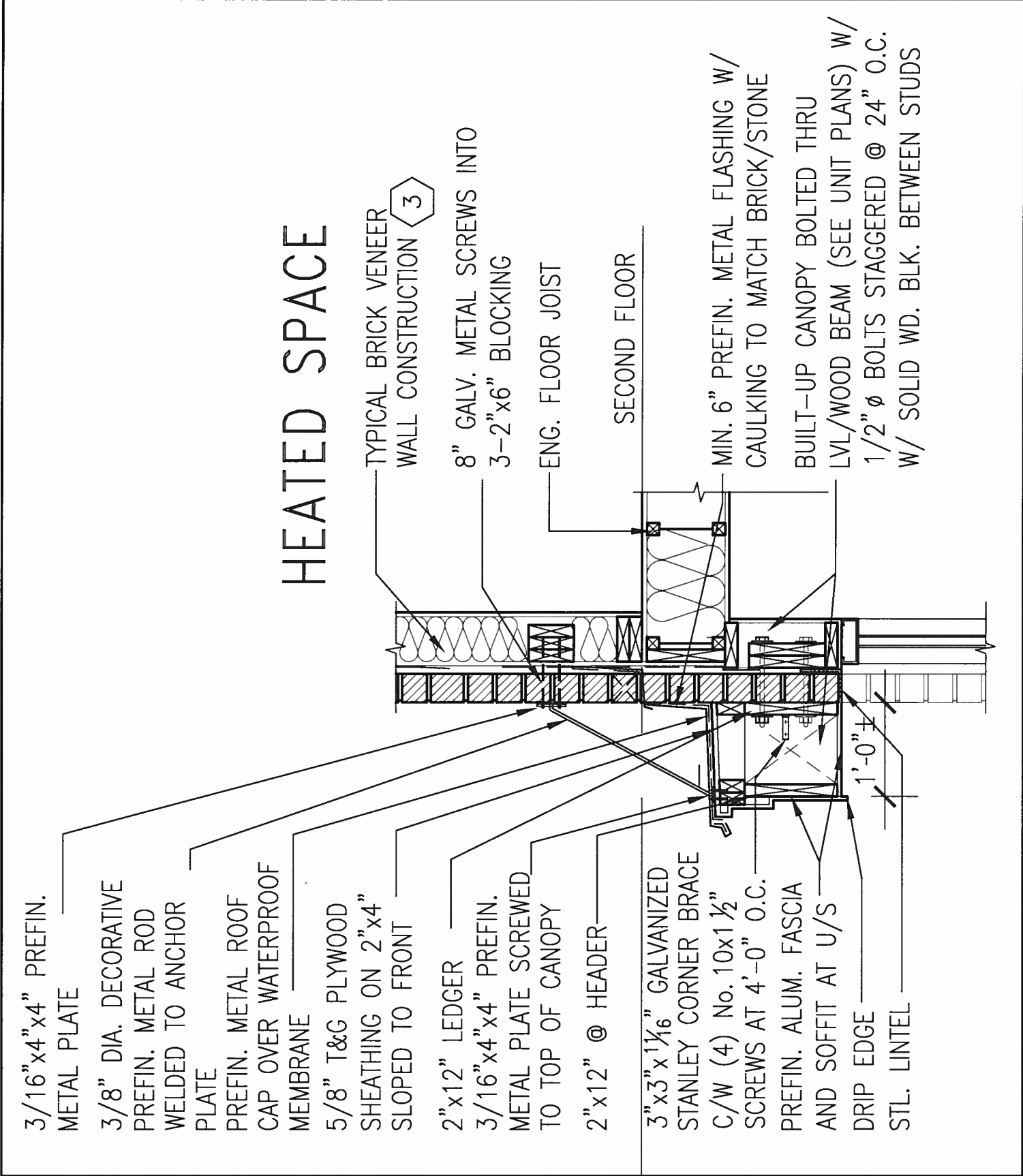
BCIN
signature

42658

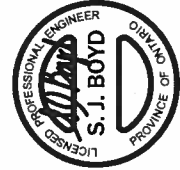
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer. They must be returned at the completion of the work. Drawings are not to be scaled.

BAYVIEW WELLINGTON CONST NOTE		project name GREEN VALLEY EAST		municipality BRADFORD		project no. 16023	
date MAY 2016		drawn by RC		checked by -		scale 3/16" = 1'-0"	
richard - H:\ARCHIVE\WORKING\2016\16023.EWP\Units\CN NOTES\16023-CN-A1.dwg — Thu — Jun 11 2018 — 10:09 AM		CONSTRUCTION NOTES file name 16023-CN-A1		drawing no. CN11			

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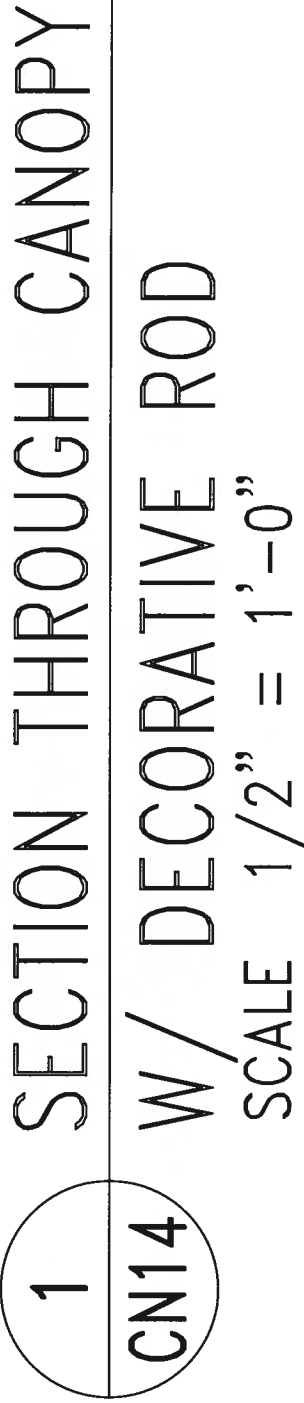


1 SECTION THROUGH CANOPY
CN13 W/ DECORATIVE ROD
SCALE 1 1/2" = 1'-0"



BAYVIEW WELLINGTON				CONST NOTE	
project name		project no.		drawing no.	
GREEN VALLEY EAST		BRADFORD		16023	
date		checked by		CONSTRUCTION NOTES	
MAY 2016		RC		16023-CN-A1	
drawn by		scale		drawing no.	
RC		3/16" = 1'-0"		CN13	
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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	
qualification information		BCN	
Wellington Jno-Baptiste		42558	
signature		BCN	
name		42558	
VAS Design Inc.		BCN	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		25591	
JAN 11-18 RC		42558	
AUG 04-17 RC		42558	
date		by	
description		no.	
2 UPDATE TO 2018		1	
1 ISSUE FOR CLIENT REVIEW		1	



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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	municipality BRADFORD	project no. 16023		drawing no. CN14	
date MAY 2016	checked by —	scale 3/16" = 1'-0"	CONSTRUCTION NOTES		
RC	drawn by	file name 16023-CN-AM			
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