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A circular professional engineer seal for S.J. Boyd, Licensed Professional Engineer, Ontario Province. The seal features the name "S.J. BOYD" in the center, with "LICENSED PROFESSIONAL ENGINEER" around the top inner edge and "PROVINCE OF ONTARIO" around the bottom inner edge.

FEB 7, 2018

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.	25591
8	.	.	.	qualification information	BCM
7	.	.	.	Wellington Jno-Baptiste	<i>Jno-Baptiste</i>
6	.	.	.	name	signature
5	.	.	.	registration information	42658
4	.	.	.	VA3 Design Inc.	
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2	REVISED AS PER ENG'S COMMENTS	FEB 01-18	RC		
1	ISSUED FOR CLIENT REVIEW				
no.	description	date	by		



**VA3
DESIGN**

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

project no. 16023

drawing no. 1C

BAYVIEW WELLINGTON

S42-8C

RIDEAU 8

project name GREEN VALLEY EAST

project no. 16023

drawing no. 1C

multiplicity BRADFORD

BASEMENT PLAN ELEVATION 'C'

scale 3/16" = 1'-0"

checked by SB

drawn by SB

date MARCH 2017

file name 16023-S42-8C

date FEB 2 2018

time 2:24 PM

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

BAYVIEW WELLINGTON	S42-8C RIDEAU 8
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project name	project no.
GREEN VALLEY EAST	16023
municipality	
BRADFORD	
BASEMENT PLAN ELEVATION 'C'	
date	drawing no.
MARCH 2017	1C
drawn by	file name
SB	16023-S42-8C
checked by	scale
	$3/16" = 1'-0"$
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW Units 4 & 7\16023-S42-8C.dwg - Fri - Feb 2 2018 - 2:24 PM	

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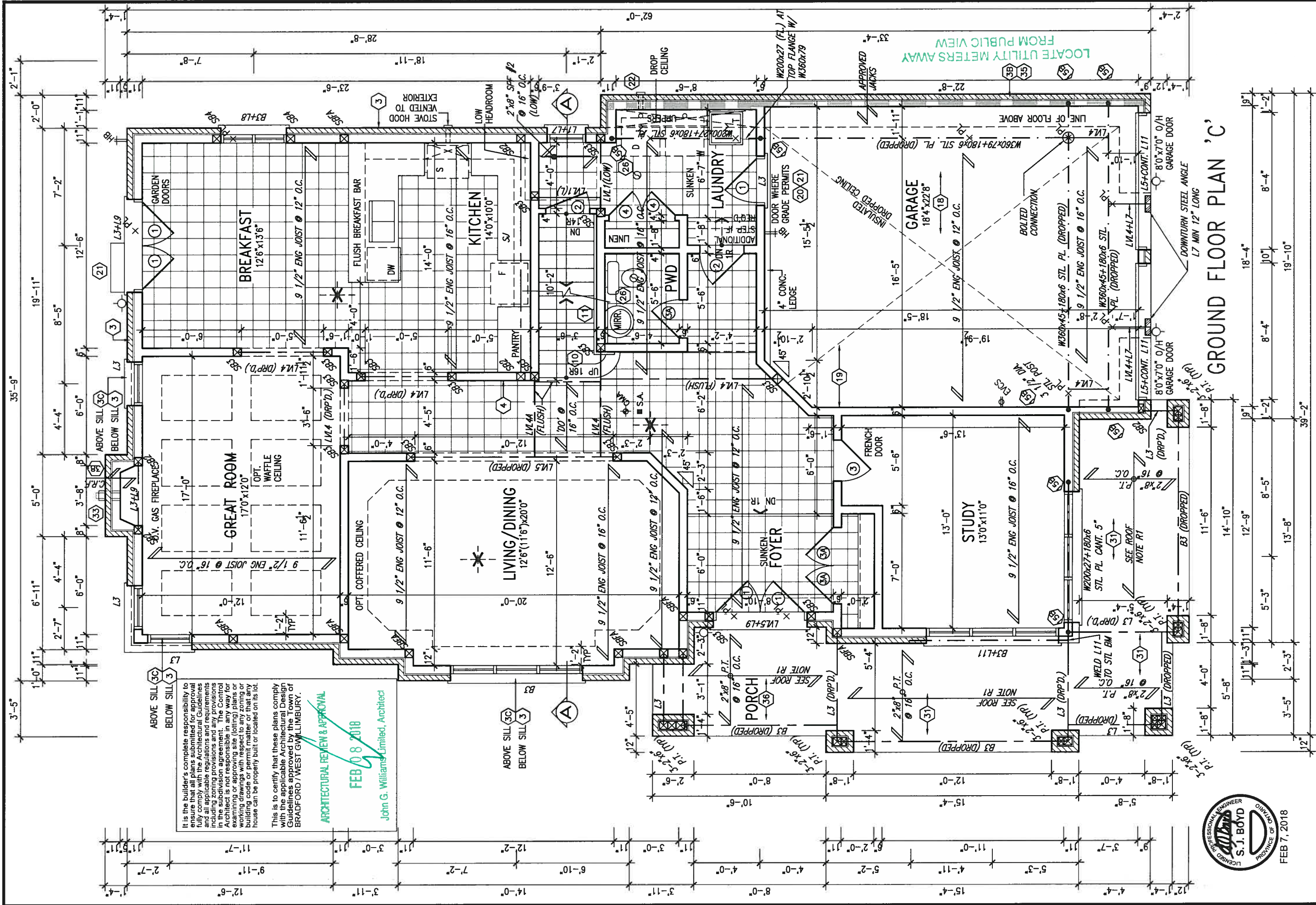
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signature *[Signature]* 25581
Wellington Jno-Baptiste
 name
 registration information
 VA3 Design Inc. BCM 42658

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date MARCH 2017			drawing no. 1C
scale 3/16" = 1'-0"			file name 16023-S42-8C
checked by .			drawn by SB
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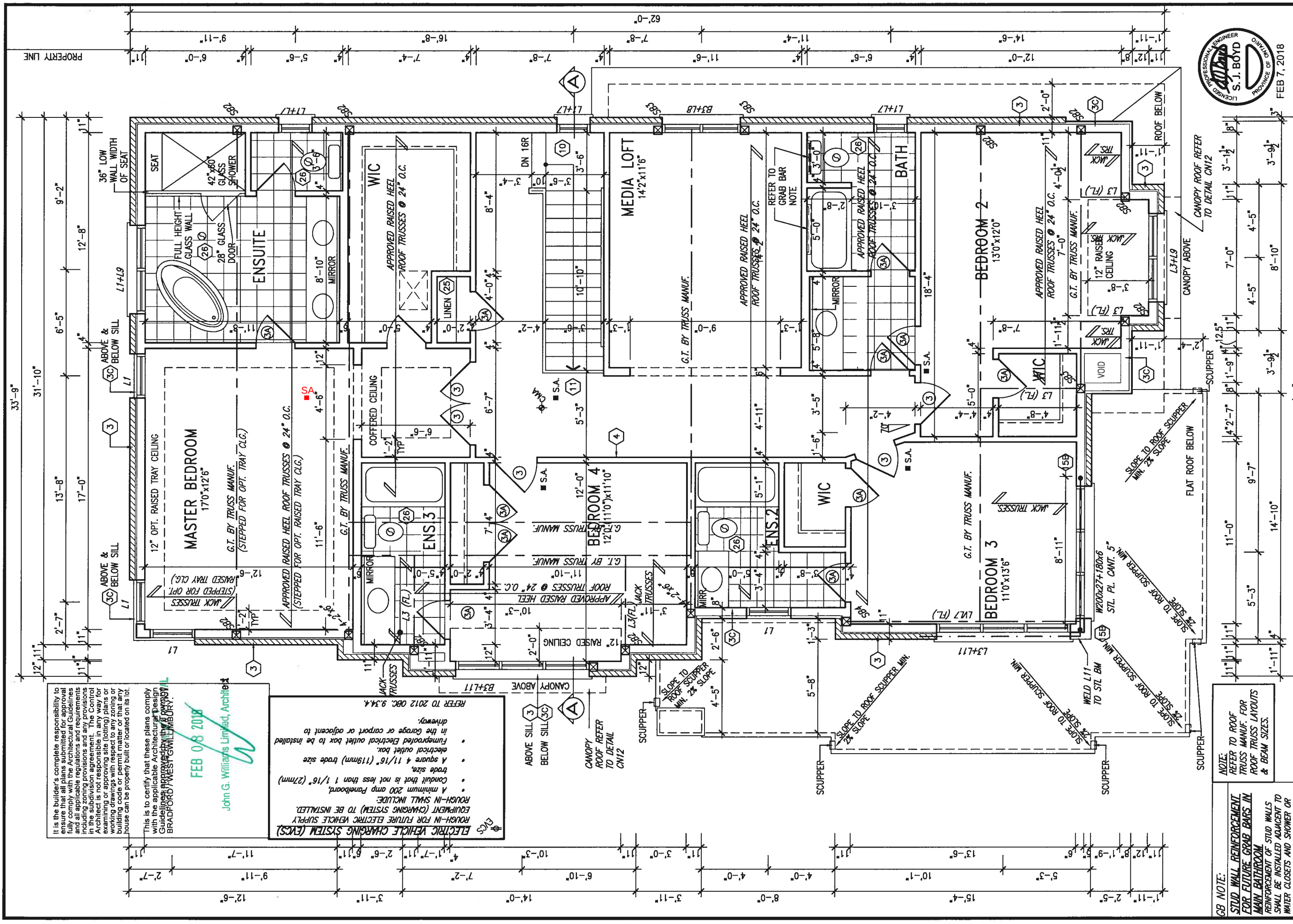
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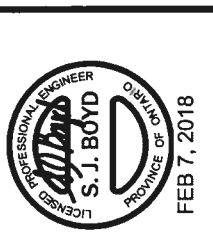
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VA3 Design Inc.		VA3		VA3		VA3	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		FEB 01-18		RC		date	
2 REVISED AS PER ENG'S COMMENTS		FEB 01-18		RC		date	
1 ISSUED FOR CLIENT REVIEW							



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

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



SECOND FLOOR PLAN 'C' 4 BEDROOM + MEDIA LOFT

no. description		date	by
1	ISSUED FOR CLIENT REVIEW		
2	REVISED AS PER ENG'S COMMENTS	FEB 01-18	RC
3			
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qualification information		25591	RCN
Wellington Jho-Baptiste		42658	
V&A Design Inc.			
scope registration information			
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.			

project name	GREEN VALLEY EAST	municipality	BRADFORD
project no.	16023	drawing no.	3C
file name	16023-S42-8C	scale	3/16" = 1'-0"
checked by	SB	drawn by	SB
date	MARCH 2017		
RICHARD - H. ARCHITECTS/WORKING/2016/16023.BW Units 42\16023-S42-8C.dwg - Fri - Feb 2 2018 - 2:24 PM			

BAYVIEW WELLINGTON		S42-8C	
GREEN VALLEY EAST		RIDEAU 8	



It is the builder's complete responsibility to ensure that all construction complies with the Ontario Building Code and all applicable regulations and provisions 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 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 City of BRADFORD WEST GERRARD.

FEB 08 2018

John G. Williams Limited, Architect

REFER TO 2012 OBC 9.34.4 driveway.

- Furnished electrical outlet box to be installed in the garage or carport or adjacent to driveway.
- A square 4 11/16" (119mm) trade size electrical outlet box.
- Conduit that is not less than 1 1/16" (27mm).
- A minimum 200 amp Panelboard.

ROUGH-IN FOR FUTURE ELECTRIC VEHICLE CHARGING SYSTEM (EVCS) EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED.

ROUGH-IN SHALL INCLUDE:

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

ARCHITECTURAL REVIEW & APPROVALS

FEB 08 2018

John G. Williams Limited, Architects.



FRONT ELEVATION 'C'

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 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
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 %



BAYVIEW WELLINGTON	S42-8C RIDEAU 8
project name GREEN VALLEY EAST	municipality BRADFORD
date MARCH 2017	project no. 16023
drawn by SB	drawing no. 5C
checked by	front elevation 'c'
scale 3/16" = 1'-0"	file name 16023-S42-8C
RICHARD - H:\ARCHIVE\WORKING\2016\16023-BW Units\42\" 16023-S42-8C.dwg - Fri - Feb 2 2018 - 2:24 PM	



DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
www.3design.com

The undersigned has reviewed and takes responsibility for this design and specification information and certifies that it complies with the requirements set out in the Ontario Building Code to be a Designer.	25591
Signature _____	BCIN
Registration information	42658
AS Design Inc.	

9	*	*	
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2	REVISED AS PER ENG'S COMMENTS		FEB 01-18 RC
1	ISSUED FOR CLIENT REVIEW		
	denotation	date	by

RICHARD - H: \ARCHIVE\WORKING\2016\6023.BW\Units\42\6023-S42-80.dwg - Fri - Feb 2 2018 - 2:24 PM
vvausage@ic.com

1'-3"

1'-0"

1'-0"

1'-0"

1'-0"

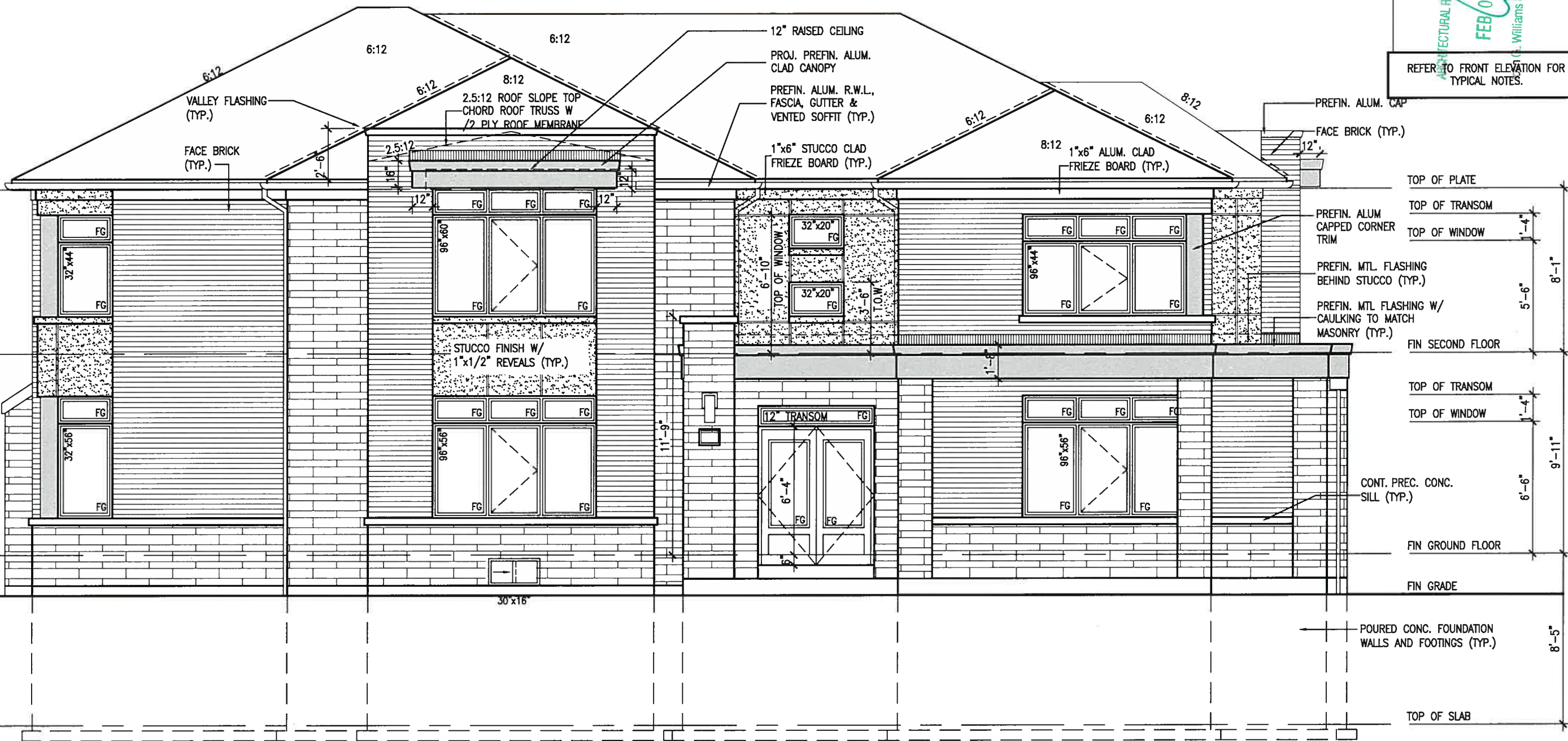
1'-3"



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

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

ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
Williams Limited, Architect



FLANKAGE ELEVATION 'C'

project no. 16023		drawing no. 6C	
project name BAYVIEW WELLINGTON		municipality BRADFORD	
project address GREEN VALLEY EAST		left side elevation 'C'	
date MARCH 2017		scale 3/16" = 1'-0"	
checked by SB		drawn by SB	
project location 120 Consumers Rd Suite 120 Toronto ON M2J 1R4		project description 16023-S42-8C.dwg - Fri - Feb 2 2018 - 2:24 PM	
project engineer S. J. Boyd		project architect S. J. Boyd	
project drafter S. J. Boyd		project checker S. J. Boyd	
project reviewer S. J. Boyd		project approver S. J. Boyd	
project date FEB 08 2018		project status FOR CLIENT REVIEW	
project comments		project description	

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

Wellington Jno-Baptiste
VA3 Design Inc.

25591 BCN
42558

1 ISSUED FOR CLIENT REVIEW
2 REVISED AS PER ENG'S COMMENTS
3

no. description date by

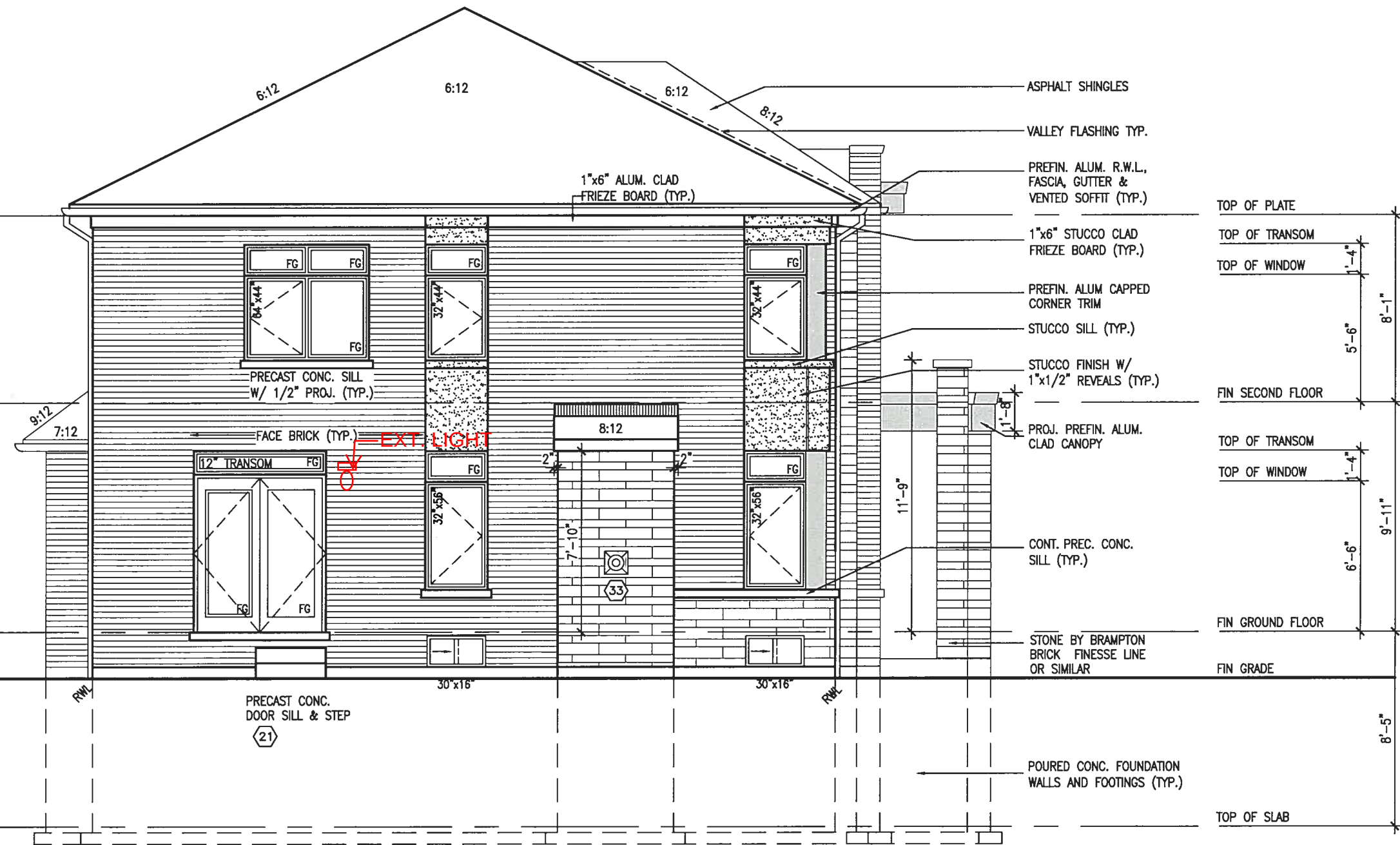
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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



REAR ELEVATION 'C'

S42-8C RIDEAU 8		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD		REAR ELEVATION 'C'	
project no. 16023		project name		municipality		date		checked by	
drawing no. 8C		GREEN VALLEY EAST		BRADFORD		MARCH 2017		SB	
scale 3/16" = 1'-0"		file name		16023-S42-8C		drawn by		SB	
RICHARD - H:\ARCHIVE\WORKING\2016\16023\BAY\Units\42\16023-S42-8C.dwg - Fri - Feb 2 2018 - 2:24 PM		VA3 DESIGN		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com		25591		42558	
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.		Wellington Jno-Baptiste		25591		RCM		42558	
qualification information		name		registration information		VA3 Design Inc.		VA3 Design Inc.	
no. description		date		by		date		by	
2 REVISED AS PER ENG'S COMMENTS		FEB 01-18		RC					
1 ISSUED FOR CLIENT REVIEW									

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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.

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 C		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	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.	3829.00 S.F.	623.56 S.F.	16.29 %
TOTAL SQ. M.	355.72 S.M.	57.93 S.M.	16.29 %

S42-8C

RIDEAU 8

project no. 16023

drawing no. 11C

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD

REAR ELEVATION 'C' 9R WOD

file name 16023-S42-8C

drawn by SB

checked by

scale 3/16" = 1'-0"

VA3 DESIGN

255 Consumers Rd Suite 120

Toronto ON M2J 1R4

t 416.630.7255 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

Wellington Jno-Baptiste

25591

BCR

42658

VA3 Design Inc.

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

no. description

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1

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

ASPHALT SHINGLES

VALLEY FLASHING TYP.

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

1"x6" ALUM. CLAD
FRIEZE BOARD (TYP.)

PREFIN. ALUM. CAPPED
CORNER TRIM

STUCCO SILL (TYP.)

STUCCO FINISH W/
DECORATIVE REVEALS (TYP.)

PROJ. PREFIN. ALUM.
CLAD CANOPY

CONT. PREC. CONC.
SILL (TYP.)

STONE BY BRAMPTON
BRICK FINESSE LINE
OR SIMILAR

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

TOP OF PLATE

TOP OF TRANSOM

TOP OF WINDOW

FIN SECOND FLOOR

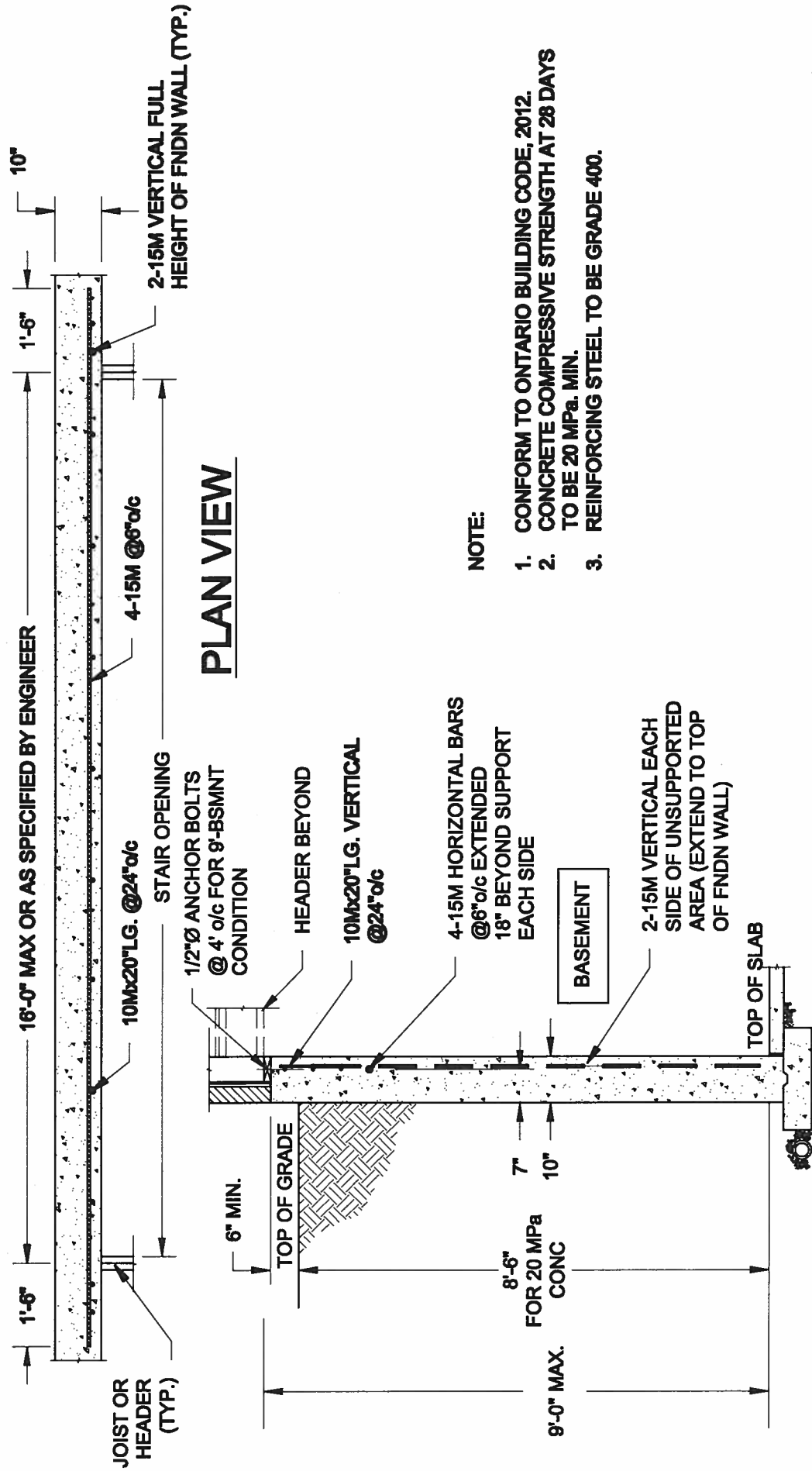
TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF WINDOW

TOP OF SLAB



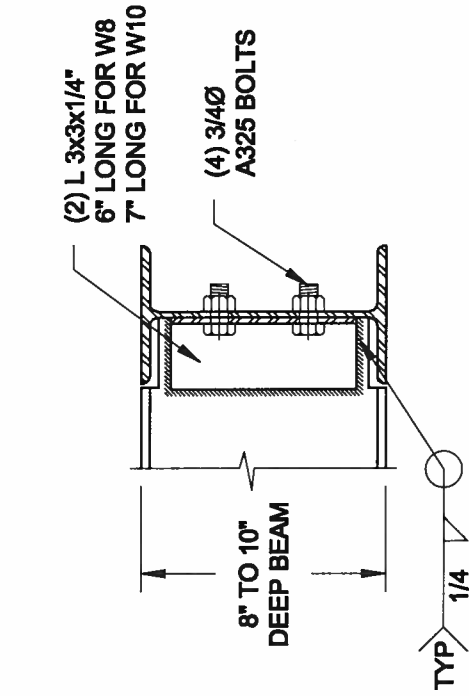
NOTE:

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

1 LATERALLY UNSUPPORTED WALL

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

1
S1

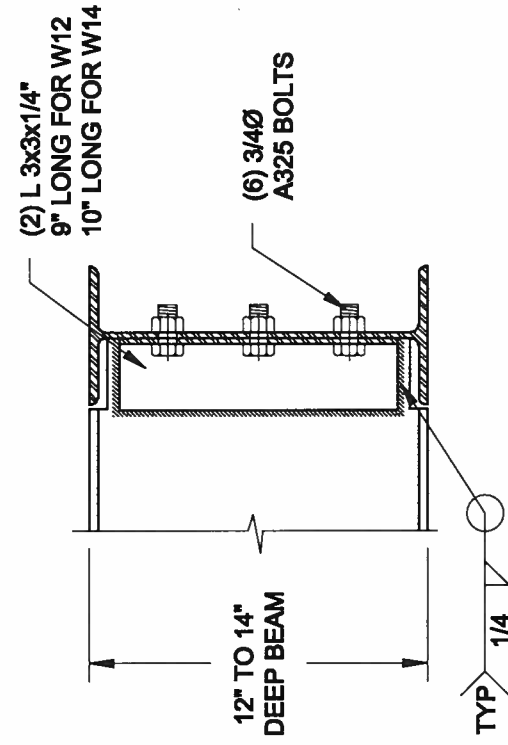


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

2
S1

2 STEEL BEAM CONNECTION DETAIL

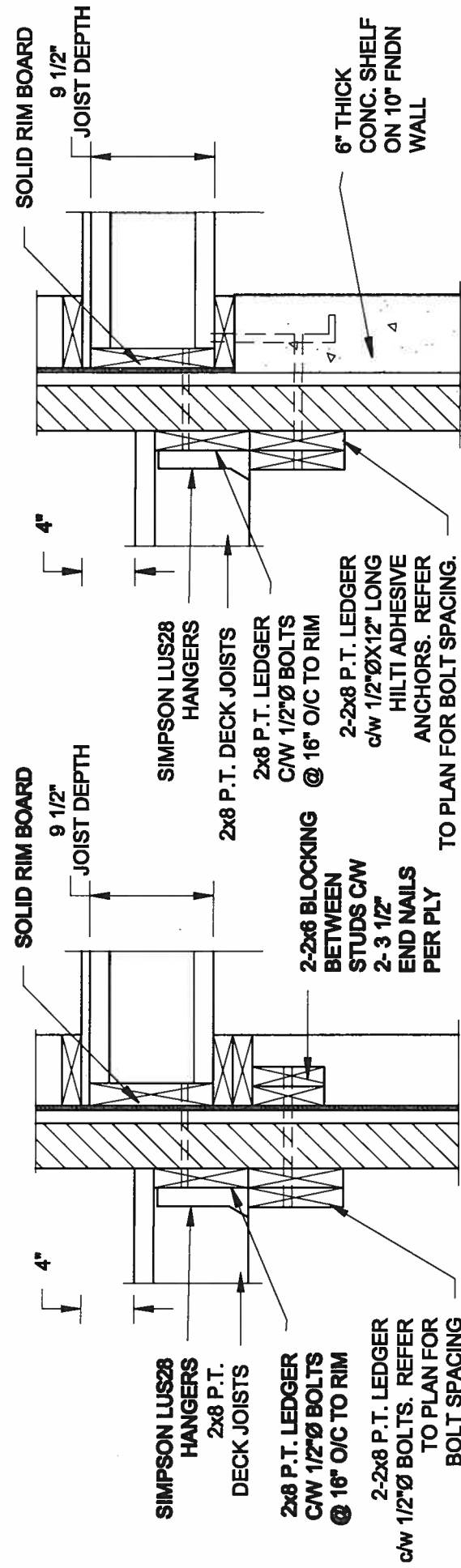
SCALE: 1-1/2" = 1'-0"



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x88) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

Scale: AS NOTED	Project: BAYVIEW WILMINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
	Engineer's Seal: 	
Date: OCT-09-2017	QUAILE ENGINEERING LTD. 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com	
Drawn: SC	Checked: SJB	Drawing No.: 17-216
Project No.: 17-216		S1

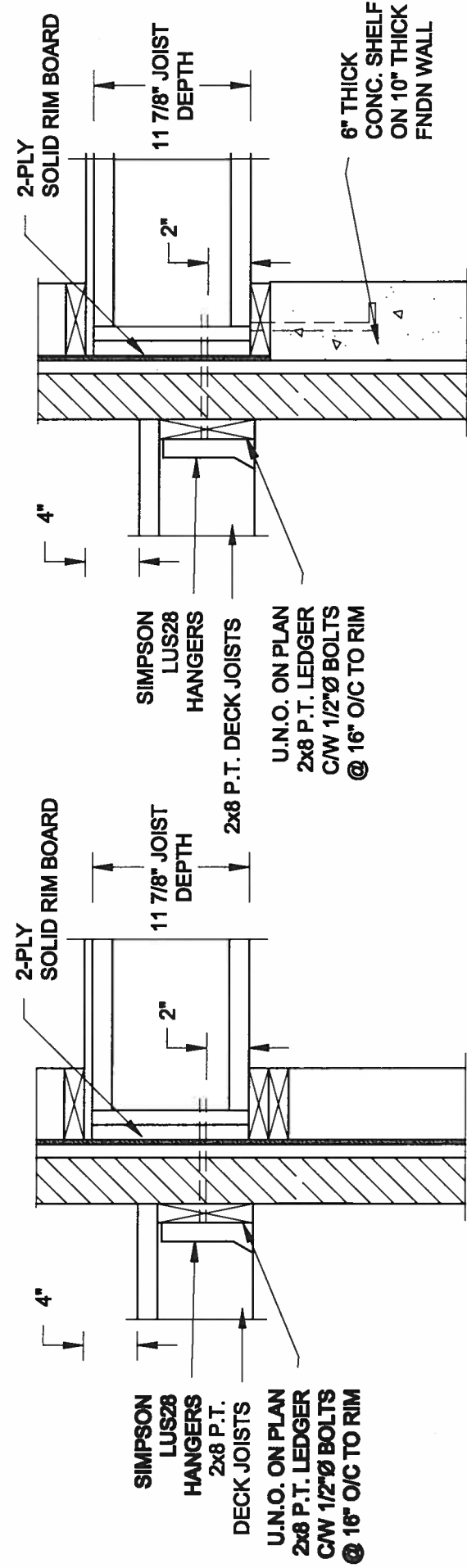
FOR 9 1/2" JOIST DEPTH



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

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

FOR 11 7/8" JOIST DEPTH

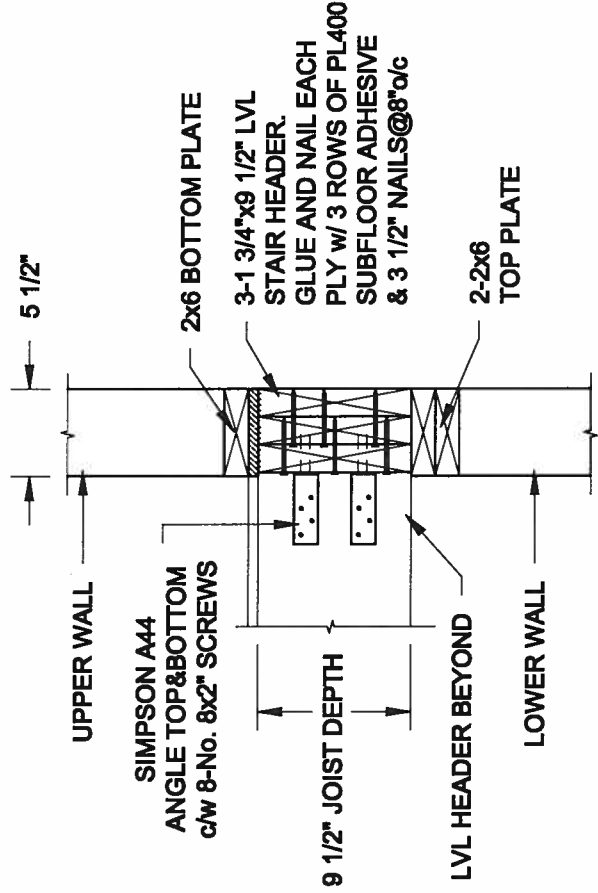


1C DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

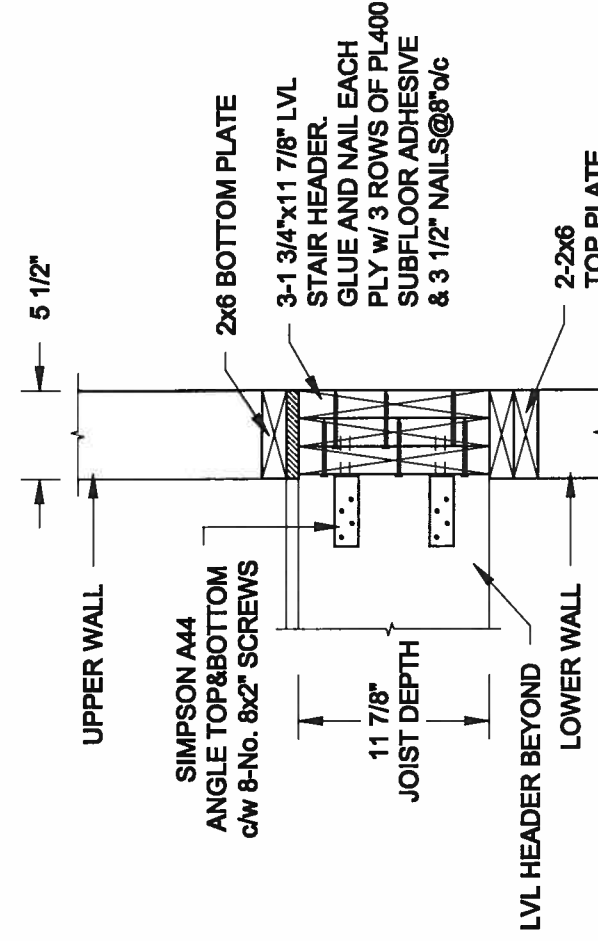
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" Øc KNEEWALL ON 10" THICK CONC FNDN WALL.
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL.
3. FOOTING TO BE 22"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 9 1/2" JOIST DEPTH



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

FOR 11 7/8" JOIST DEPTH



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

Scale:
AS NOTED

Date:
OCT-20-2017

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal



JAN 16, 2018

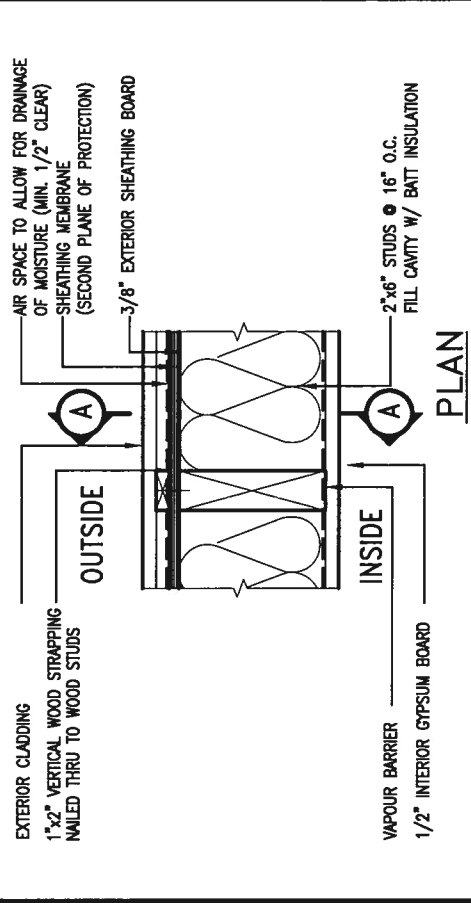
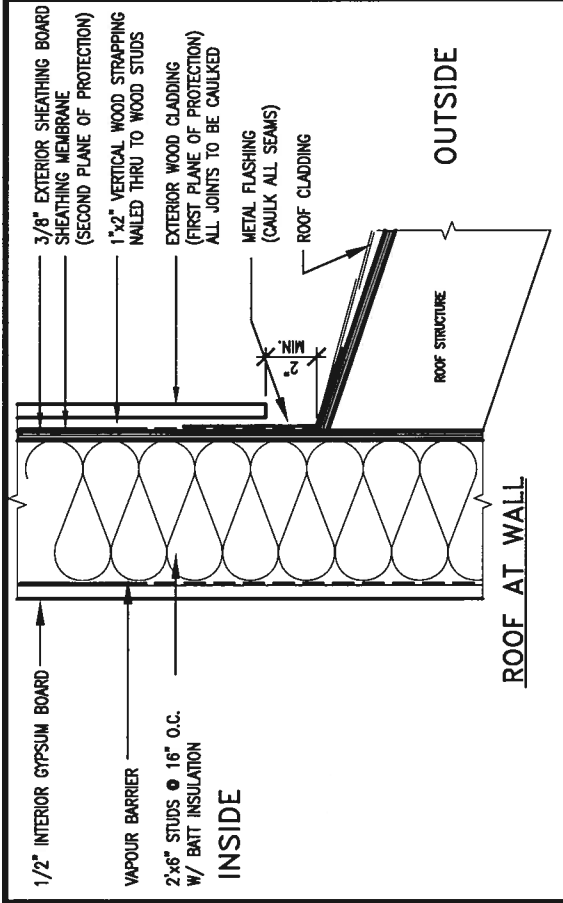
Project:

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

TYPICAL STRUCTURAL DETAILS

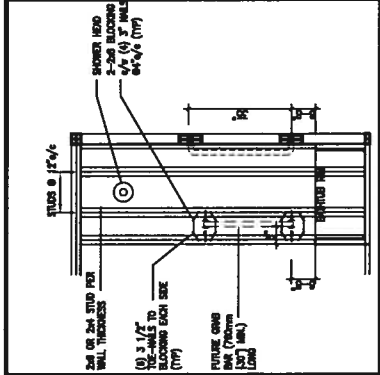
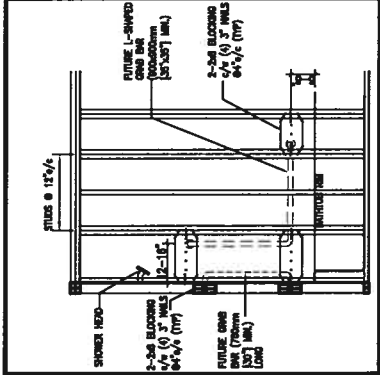
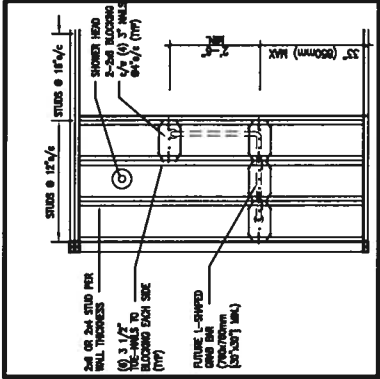
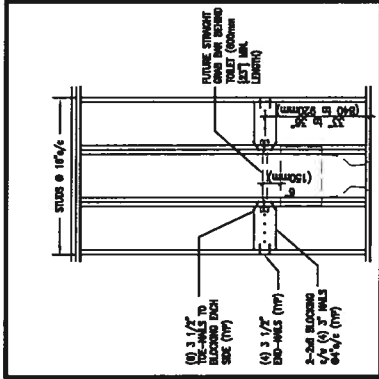
Project No.:
17-216

Drawing No.:
S2



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC. DIV. B- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(c) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:

- 2"x4" @ 16" O.C. - 9'-10"
- 2-2"x4" @ 12" O.C. - 10'-9"
- 3-2"x4" @ 16" O.C. - 11'-2"
- 3-2"x4" @ 12" O.C. - 12'-4"

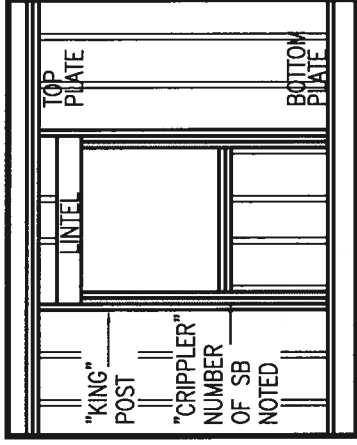
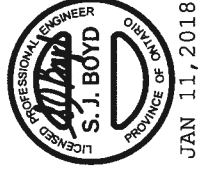
- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:

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

- MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOW:
- 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:
- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2) FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



"CRIPPLE" DETAIL

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

1	Wellington Jno-Baptiste	25591
2	RC	42658
3	RC	42658
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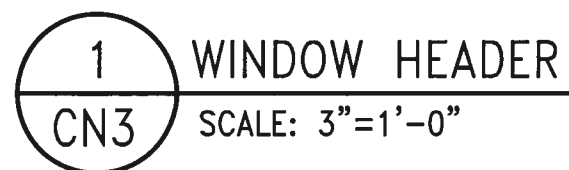
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WINDOW

BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING

BACKER ROD AND SEALANT (VENTED)

REFER TO SPECIFICATIONS FOR MINIMUM SLOPE

DuROCK STARTER MESH (BACKWRAPPED)

STUCCO DETAIL AS PER ELEVATION

DuROCK ADHESIVE

DuROCK FINISH COAT

DuROCK FIBER MESH EMBEDDED IN DuROCK PREP COAT

PUCCS INSULATION BOARD

MECHANICAL FASTENER

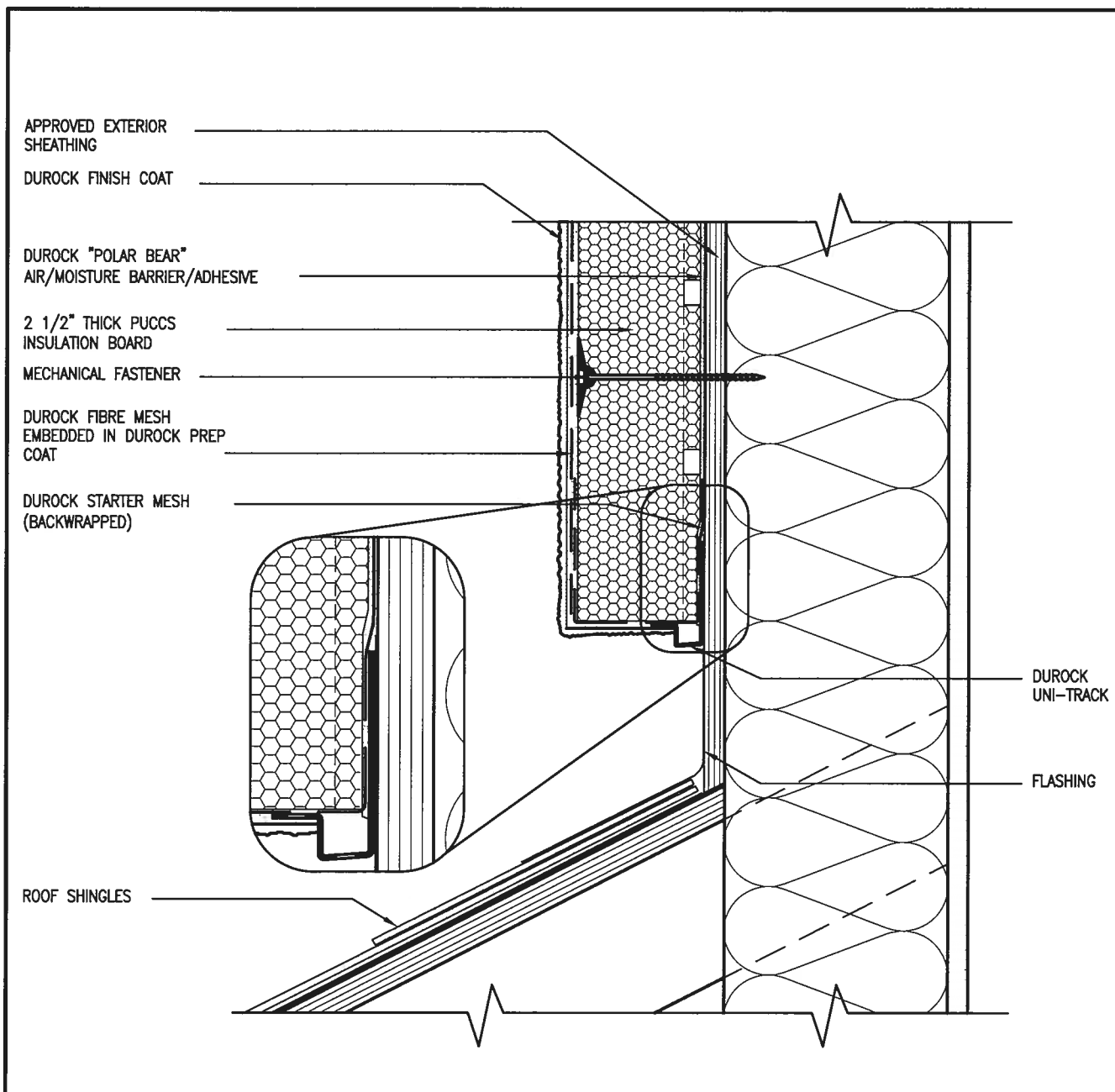
DuROCK POLAR BEAR AIR/MOISTURE BARRIER AND ADHESIVE

APPROVED EXTERIOR SHEATHING

TYPICAL WALL CONSTRUCTION SEE NOTES

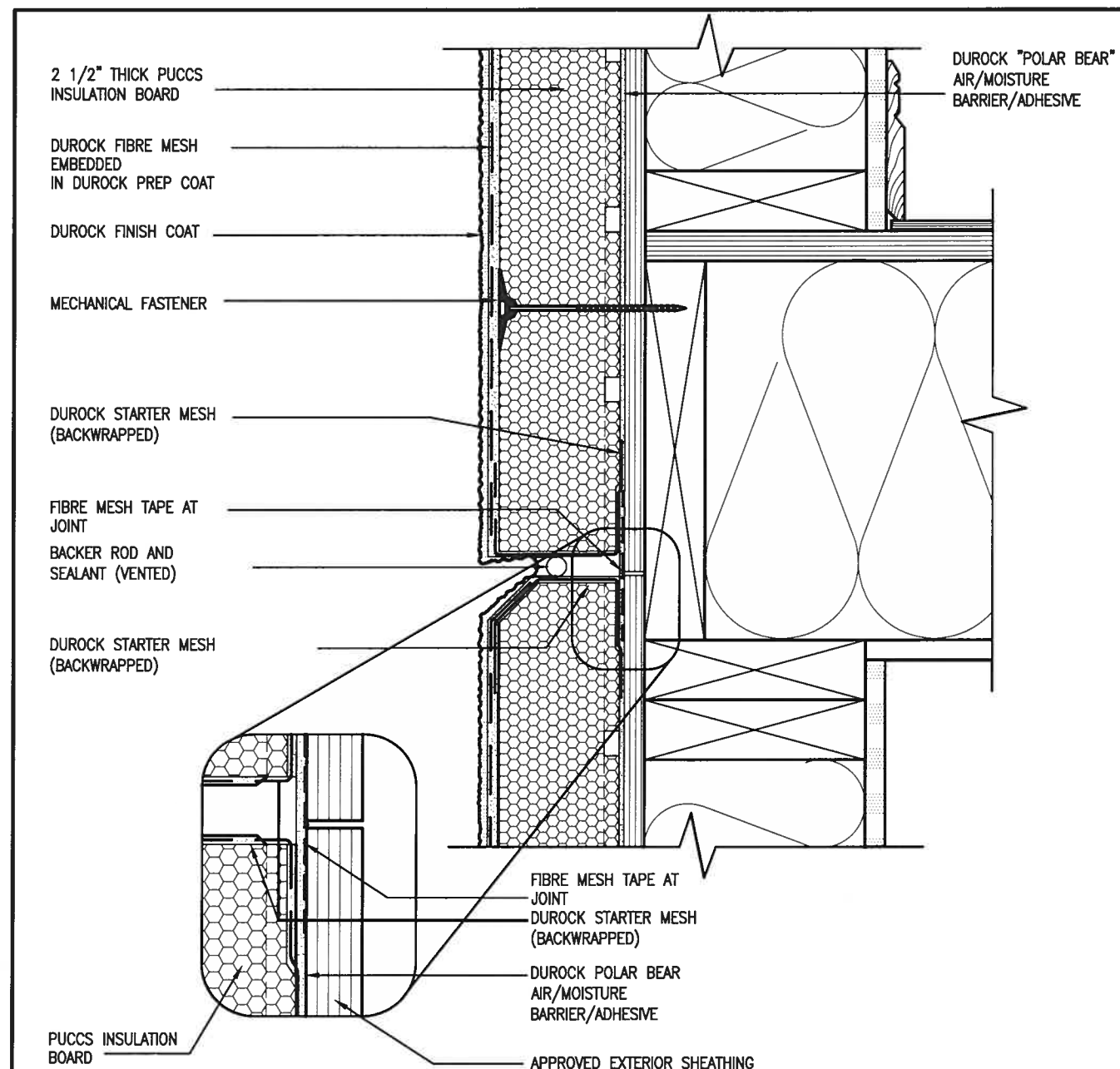
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

[illegible]



3 STUCCO TERMINATION @ ROOF
CN4 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

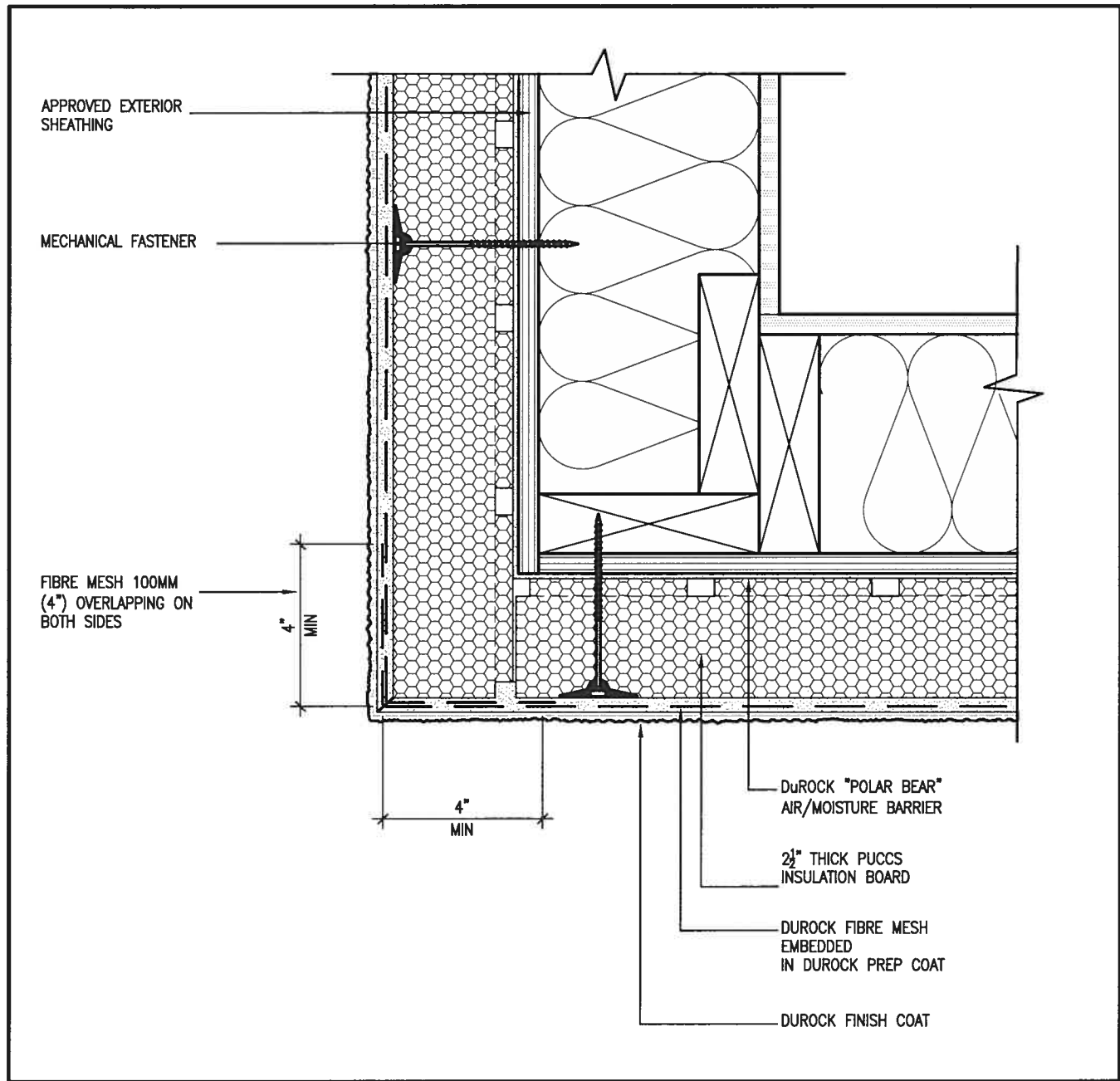


4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	
6.	.	.	Wellington Jno-Baptiste 25591
5.	.	.	name
4.	.	.	BCIN
3.	.	.	registration information
2.	.	.	VA3 Design Inc. 42658
1.	.	.	signature
1	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. All must be returned at the completion of the work. Drawings are not to be scanned.
2	DATE TO 2018		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
1	description	date	by

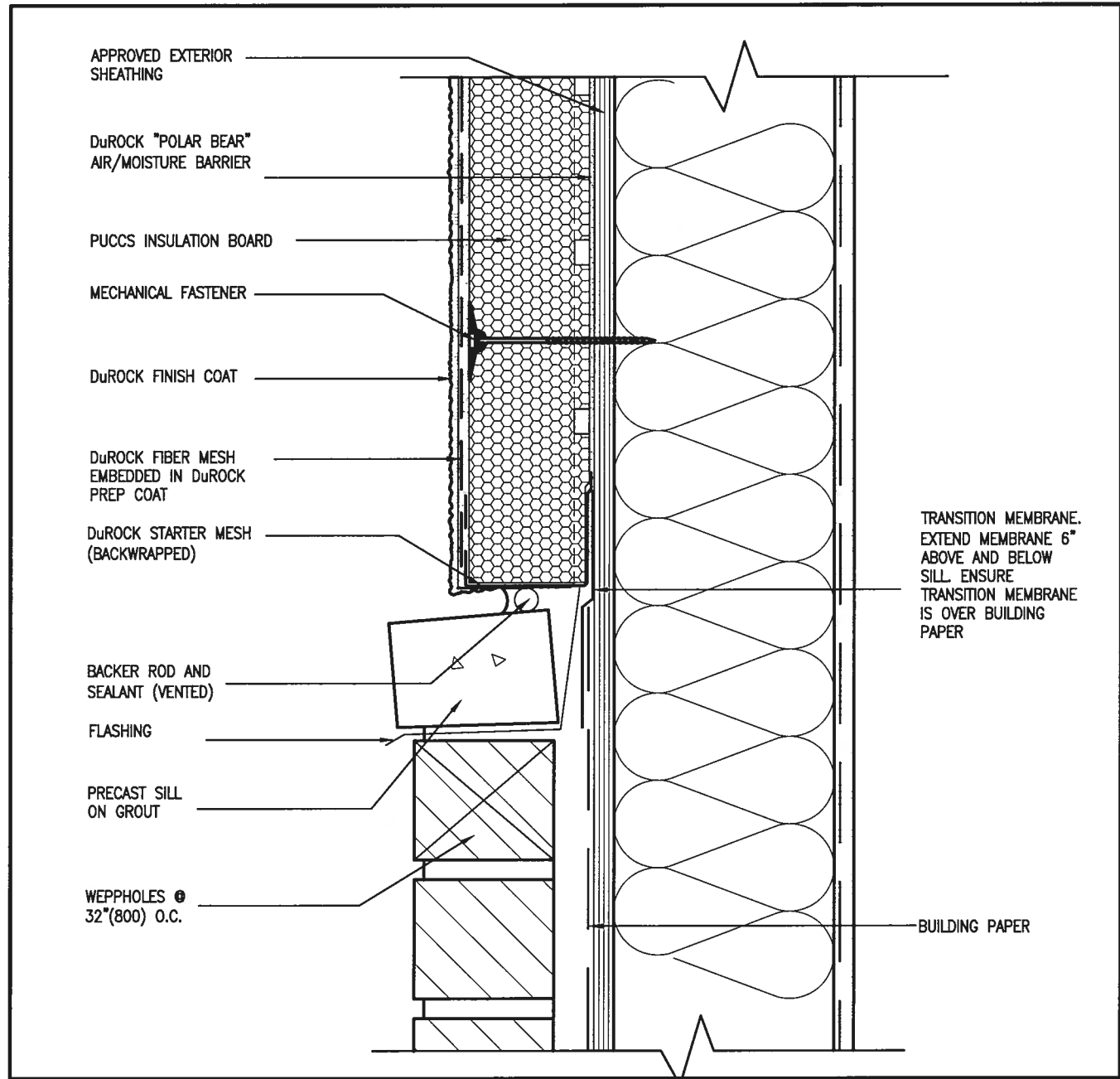
CONST NOTE		BAYVIEW WELLINGTON		project no. 16023	
project name GREEN VALLEY EAST		municipality BRADFORD		drawing no. CN4	
date MAY 2016		checked by RC		CONSTRUCTION NOTES	
drawn by RC		scale 3/16" = 1'-0"		file name 16023-CN-A1	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Notes\CN NOTES\16023-CN-A1.dwg Thu - Jan 11 2018 - 10:10 AM					

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

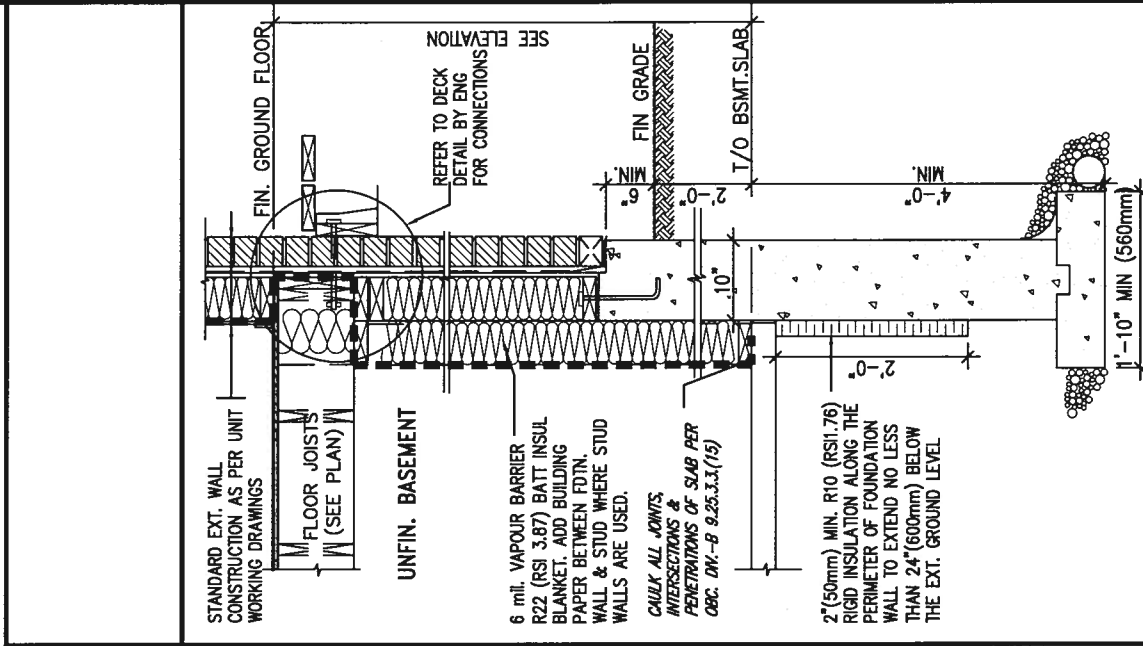
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



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

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	CONST NOTE
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 registration information: 25591 BCN VA3 Design Inc. 42658		project name: GREEN VALLEY EAST project no.: 16023 municipality: BRADFORD drawing no.: CN5 date: MAY 2016 checked by: RC scale: 3/16" = 1'-0" drawn by: RC date: Jan 11 2018 - 10:10 AM project no.: 16023 drawing no.: CN5	
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.		CONSTRUCTION NOTES 1. ISSUE FOR CLIENT REVIEW 2. UPDATE TO 2018 3.	
no. description 1. ISSUE FOR CLIENT REVIEW 2. UPDATE TO 2018 3.		date JAN 11-18 RC AUG 04-17 RC 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.

9	.	.	The undersigned has reviewed and takes responsibility for this design and construction documents and certifies that all requirements set out in the Ontario Building Code to be a designer.
8	.	.	qualification information
7	.	.	
6	.	.	Wellington Jno-Baptiste 25591
5	.	.	name registration information BCIN
4	.	.	VA3 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 are to be checked against the drawings and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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BAYVIEW WELLINGTON

GREEN VALLEY EAST

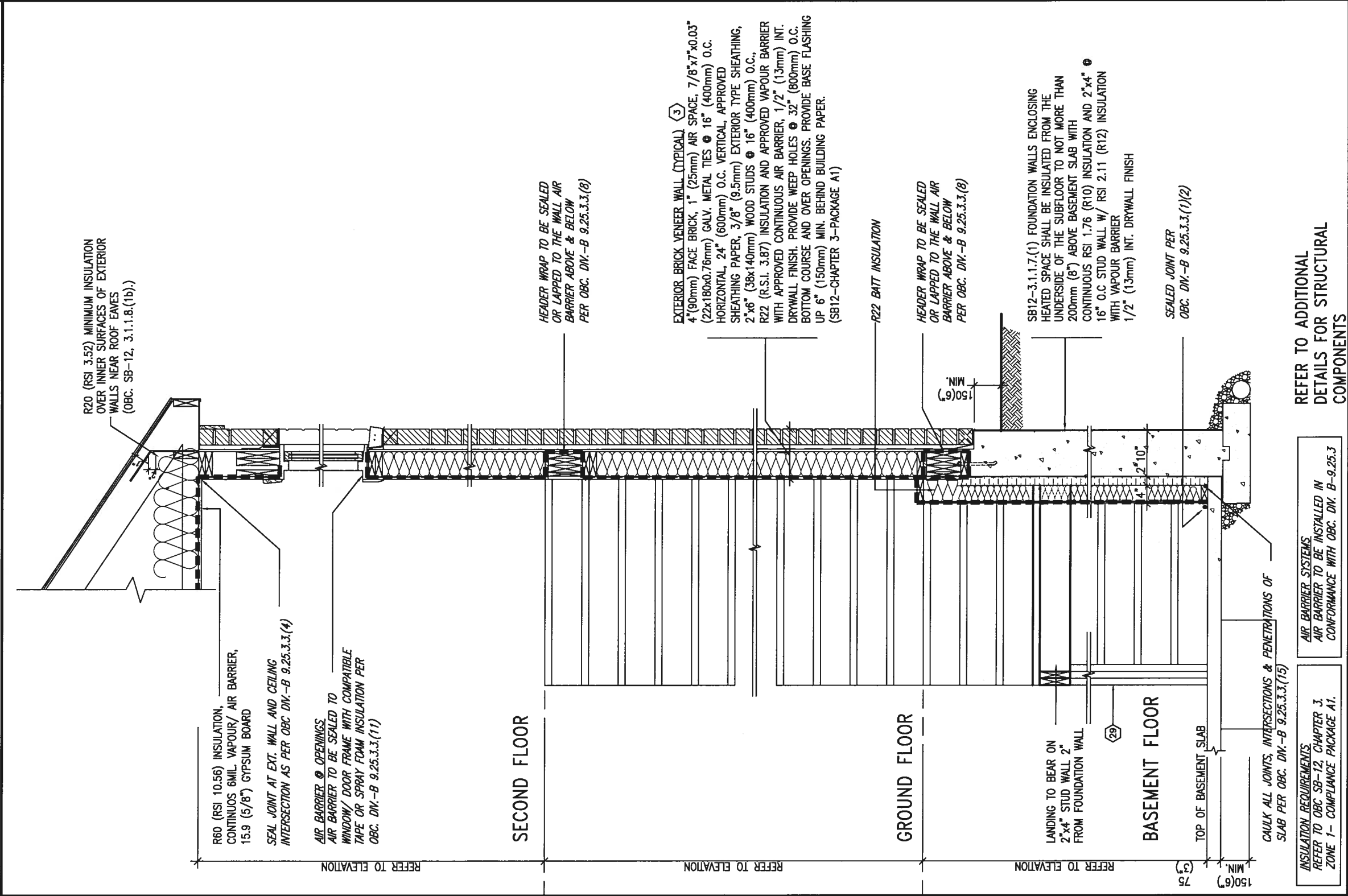
BRADFORD

CONST NOTE

CN6

project no. 16023	drawing no. CN6
project name GREEN VALLEY EAST	city BRADFORD
date MAY 2016	checked by RC
drawn by RC	scale 3/16" = 1'-0"
CONSTRUCTION NOTES RICHARD -- HVA ARCHITECT WORKS (VA3) 16023.3 EPA/UNIVERSITY NOTES 16023.1 CN-A1 draw -- Thu -- Jan 11, 2018 -- 10:10 AM	

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

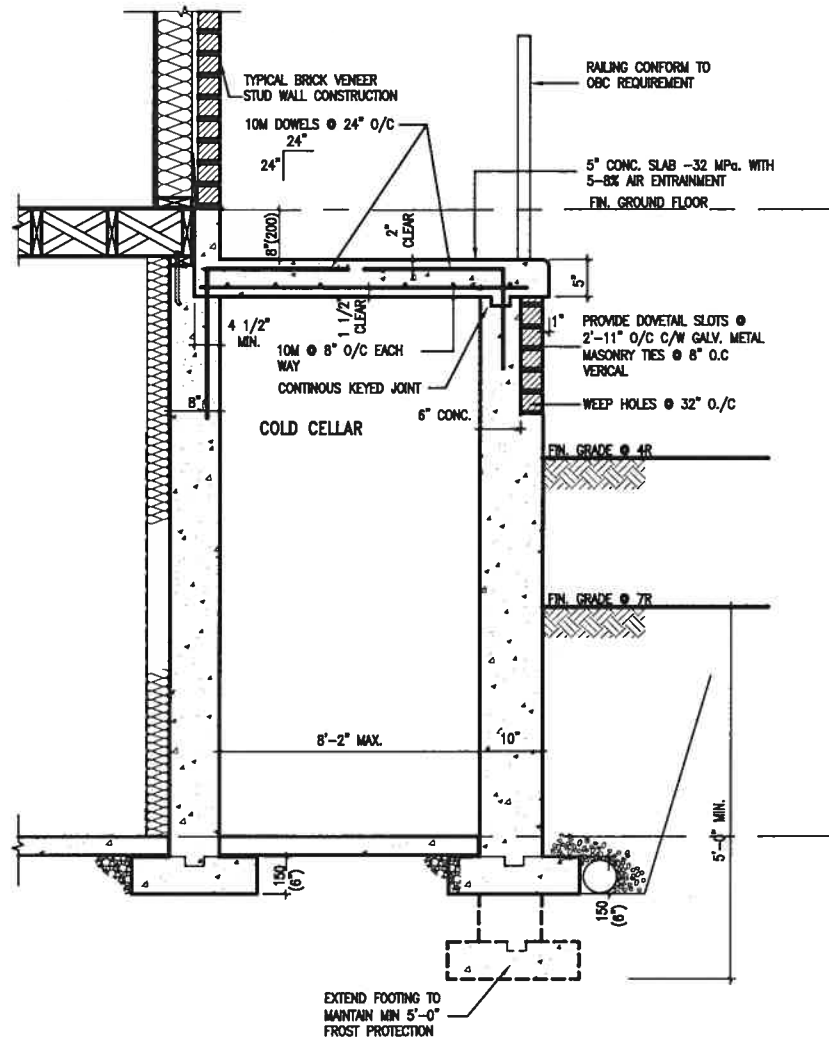
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9	.	.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.		
7	.	.		qualification information
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4	.	.		VIA3 Design Inc.
3	.	.		
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	

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t 416.630.2255 f 416.630.4782
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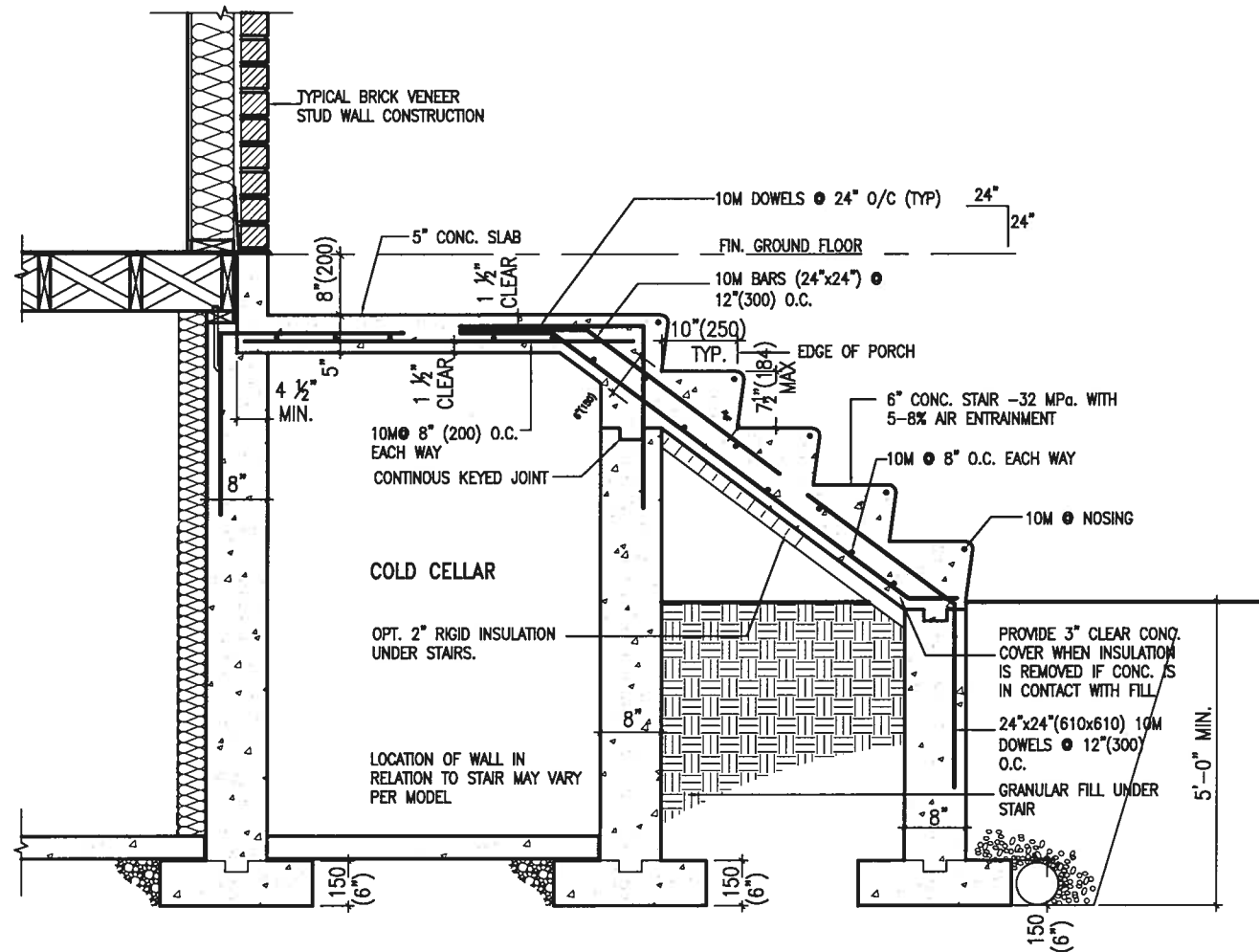
BAYVIEW WELLINGTON		CONST NOTE	
project name	BRADFORD	project no.	16023
drawn by		drawing no.	
date			
MAY 2016			
RC			
checked by			
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scale			
3/16" = 1'-0"			
CONSTRUCTION NOTES		CN7	
file name			
16023-CN-A1			
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW Units CN NOTES\16023-CN-A1.dwg -- Thu -- Jun 11 2016 -- 10:10 AM			

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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.



The undersigned has reviewed and taken responsibility for this design and has the qualifications and experience to make the requirements set out in the Ontario Building Code to be a Designer.		qualification information	Wellington Jno-Baptiste 25591 BCN
I hereby certify that the Designer has signed and sealed the drawings and specifications and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		signature	42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		signature	42658
no.	description	date	by
1	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

CONST NOTE		BAYVIEW WELLINGTON	
project no.	16023	municipality	BRADFORD
drawing no.	CN9	project name	GREEN VALLEY EAST
CONSTRUCTION NOTES		date	MAY 2016
file name	16023-CN-A1	checked by	RC
date	16023-CN-A1	scale	3/16" = 1'-0"

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t 416.630.2255 f 416.630.4782
v3design.com

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

qualification information
Wellington Jno-Baptiste 25591 BCN

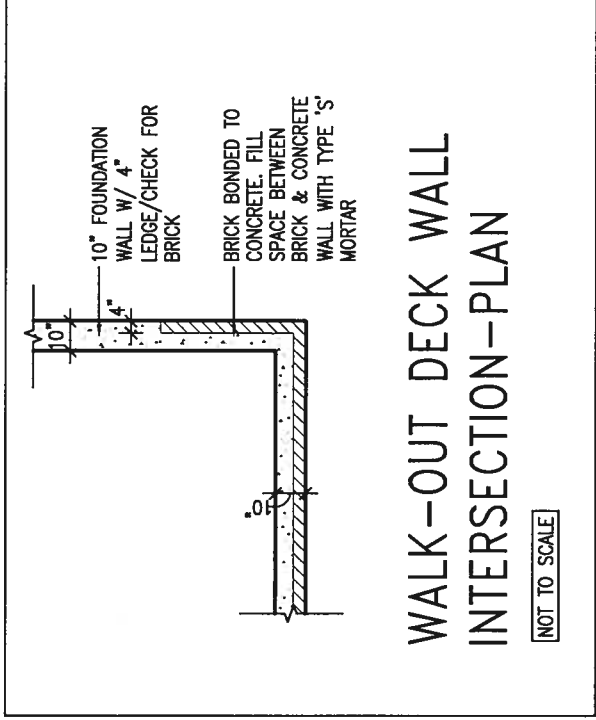
I hereby certify that the Designer has signed and sealed the drawings and specifications and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

signature
42658

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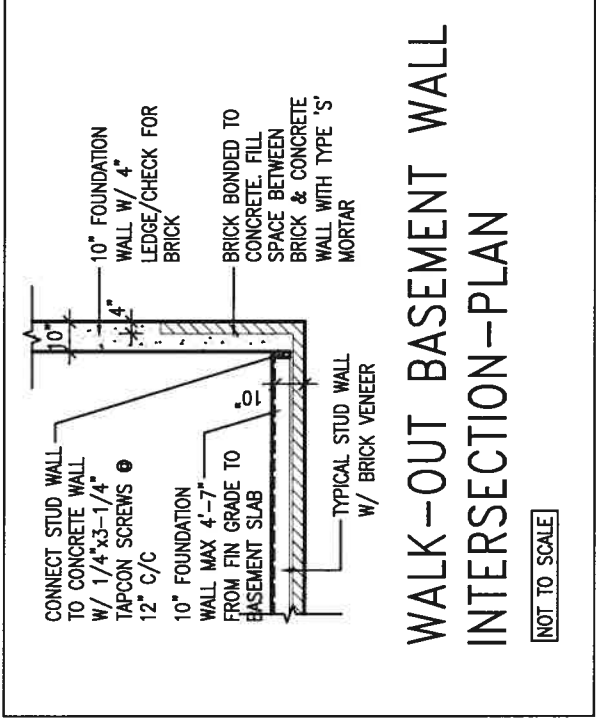
no.	description	date	by
1	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

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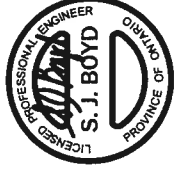
WALK-OUT DECK WALL INTERSECTION-ELEVATION

NOT TO SCALE



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

NOT TO SCALE



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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 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 25581

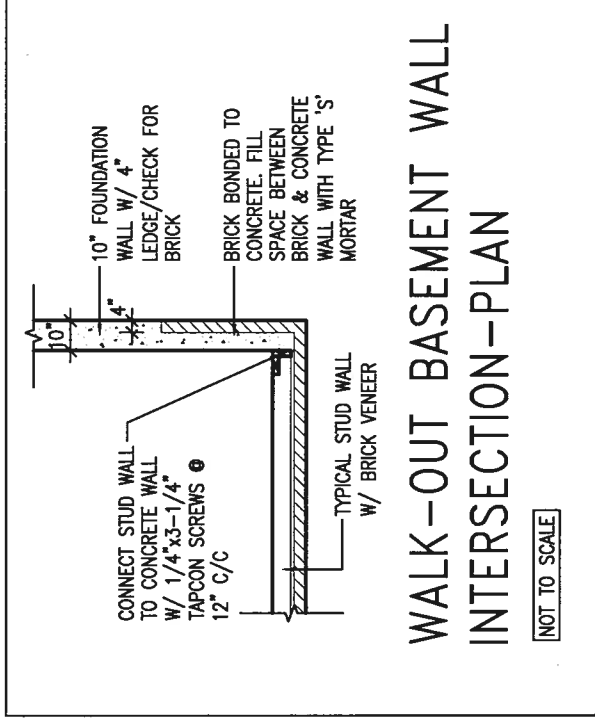
name registration information BCIN 42658

signature

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

BAYVIEW WELLINGTON CONST NOTE		project name GREEN VALLEY EAST		municipality BRADFORD		project no. 16023	
date MAY 2016		drawn by RC		checked by —		scale $3/16" = 1'-0"$	
CONSTRUCTION NOTES				file name 16023-CN-A1			
drawing no. CN10							

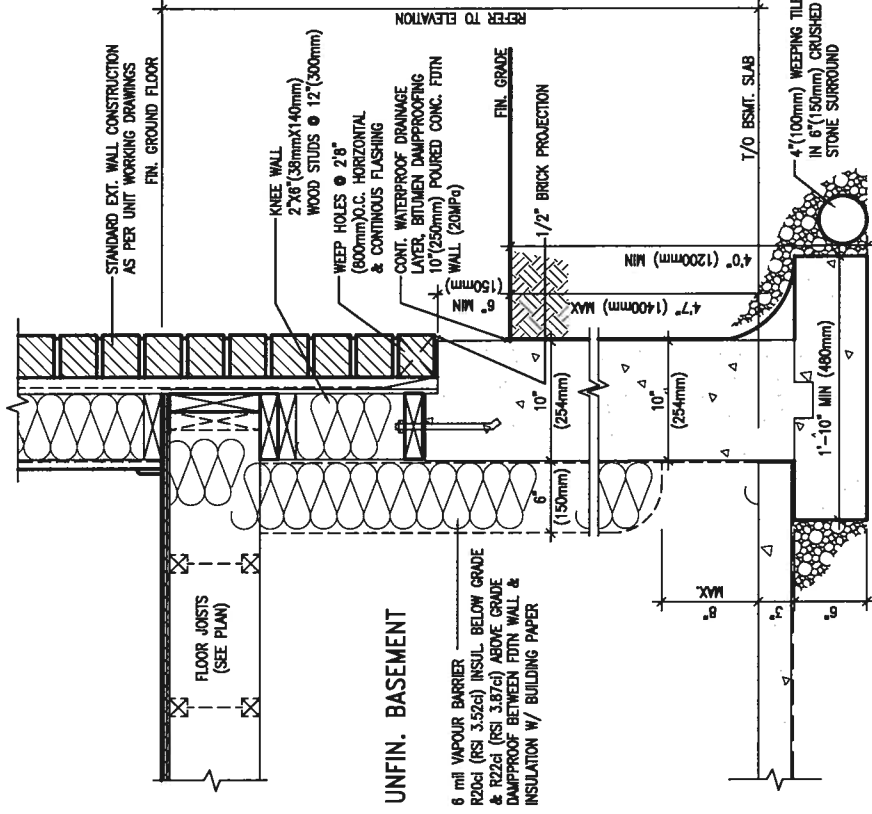
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(10" FOUNDATION WALL)

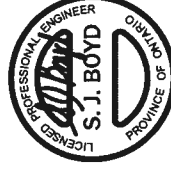
NOT TO SCALE

NOT TO SCALE



EW3.07x
PKG A1

SCALE: N.T.S.



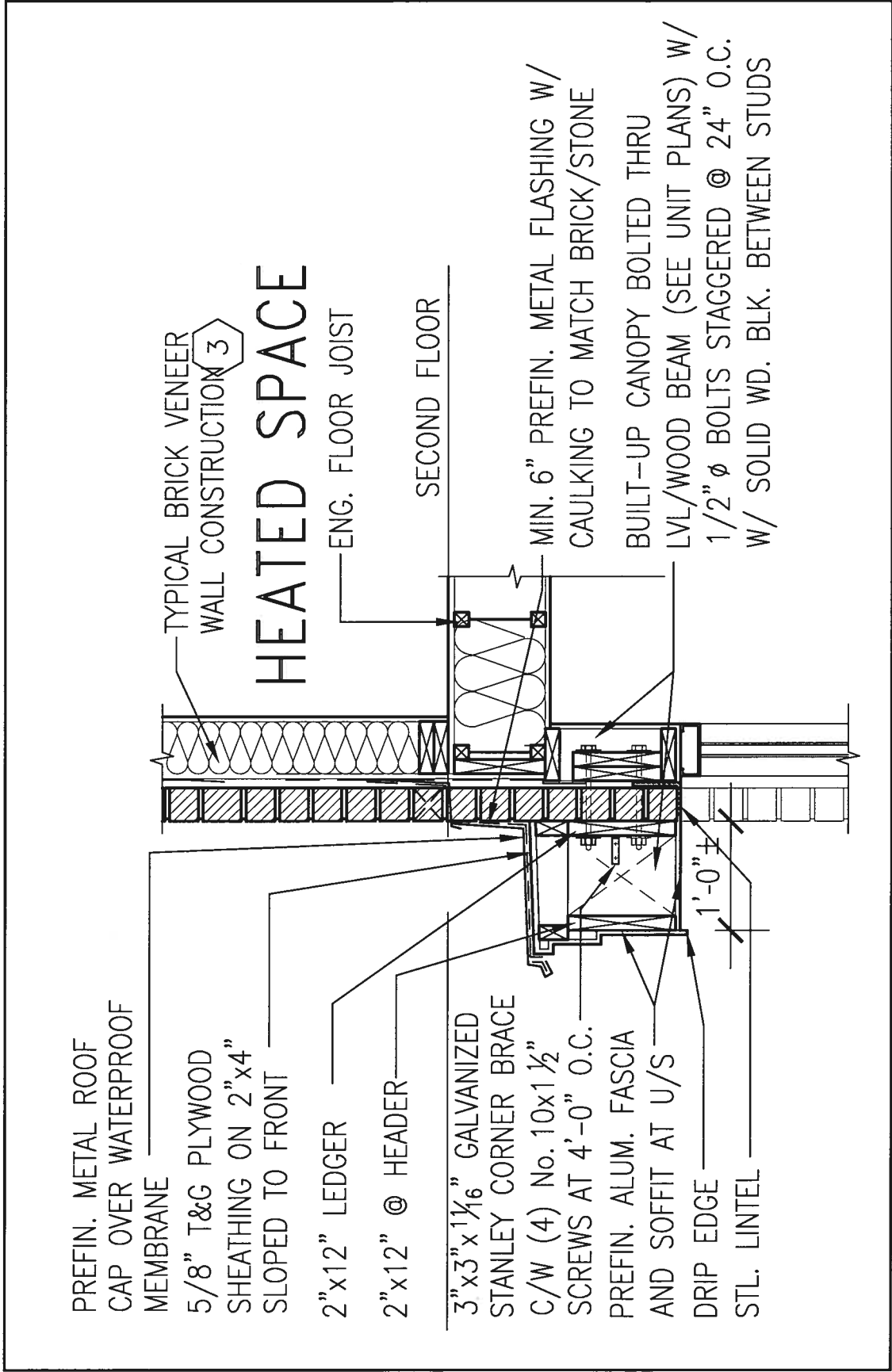
JAN 11, 2018

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3	.	.	.	.	.
2	UPDATE TO 2018	JAN 11-18	RC		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		

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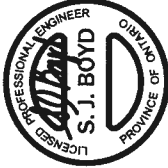
BAYVIEW WELLINGTON CONST NOTE		project name GREEN VALLEY EAST		municipality BRADFORD		project no. 16023	
date MAY 2016		checked by —		scale 3/16" = 1'-0"		CONSTRUCTION NOTES file name 16023-CN-A1	
drawn by RC		richard - H:\ARCHIVE WORKING 2016\16023.BW\Units CN NOTES\16023-CN-A1.dwg - Thu - Jun 11 2018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

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1 SECTION THROUGH CANOPY

CN12 SCALE 1/2" = 1'-0"



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8	.	.	.	.	qualification information
7	.	.	.	.	Wellington Jno-Baptista 255591 BCN
6	.	.	.	.	name registration information
5	.	.	.	.	VA3 Design Inc. 42658
4	.	.	.	.	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.
3	.	.	.	.	
2	UPDATE TO 2018	JAN 11-18	RC	by	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	date	
no.	description				

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project name	BAYVIEW WELLINGTON	CONST NOTE
project no.	GREEN VALLEY EAST	BRADFORD
date	MAY 2016	checked by
drawn by	RC	scale
CONSTRUCTION NOTES	16023-CN-A1	drawing no.
	CN12	

