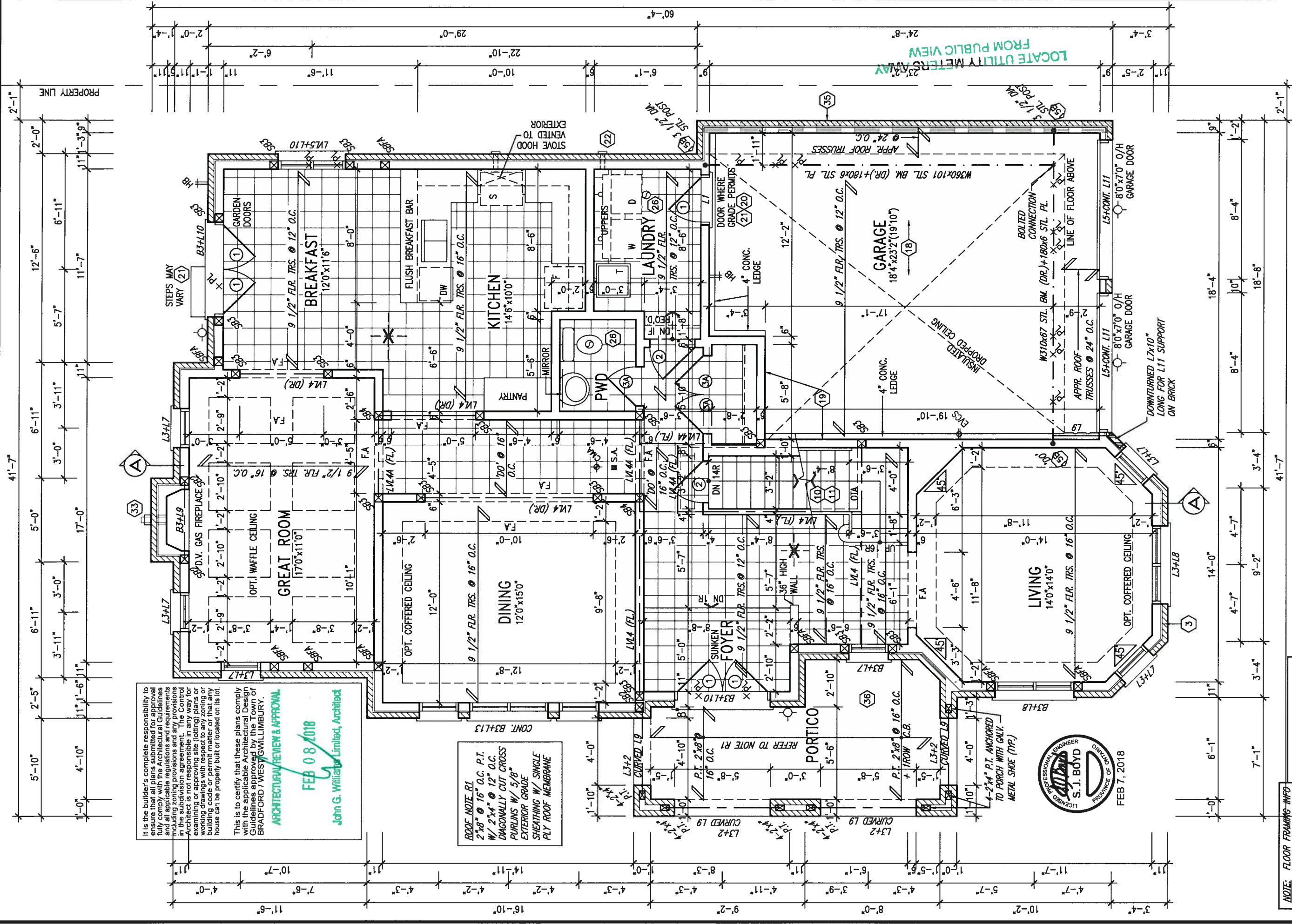




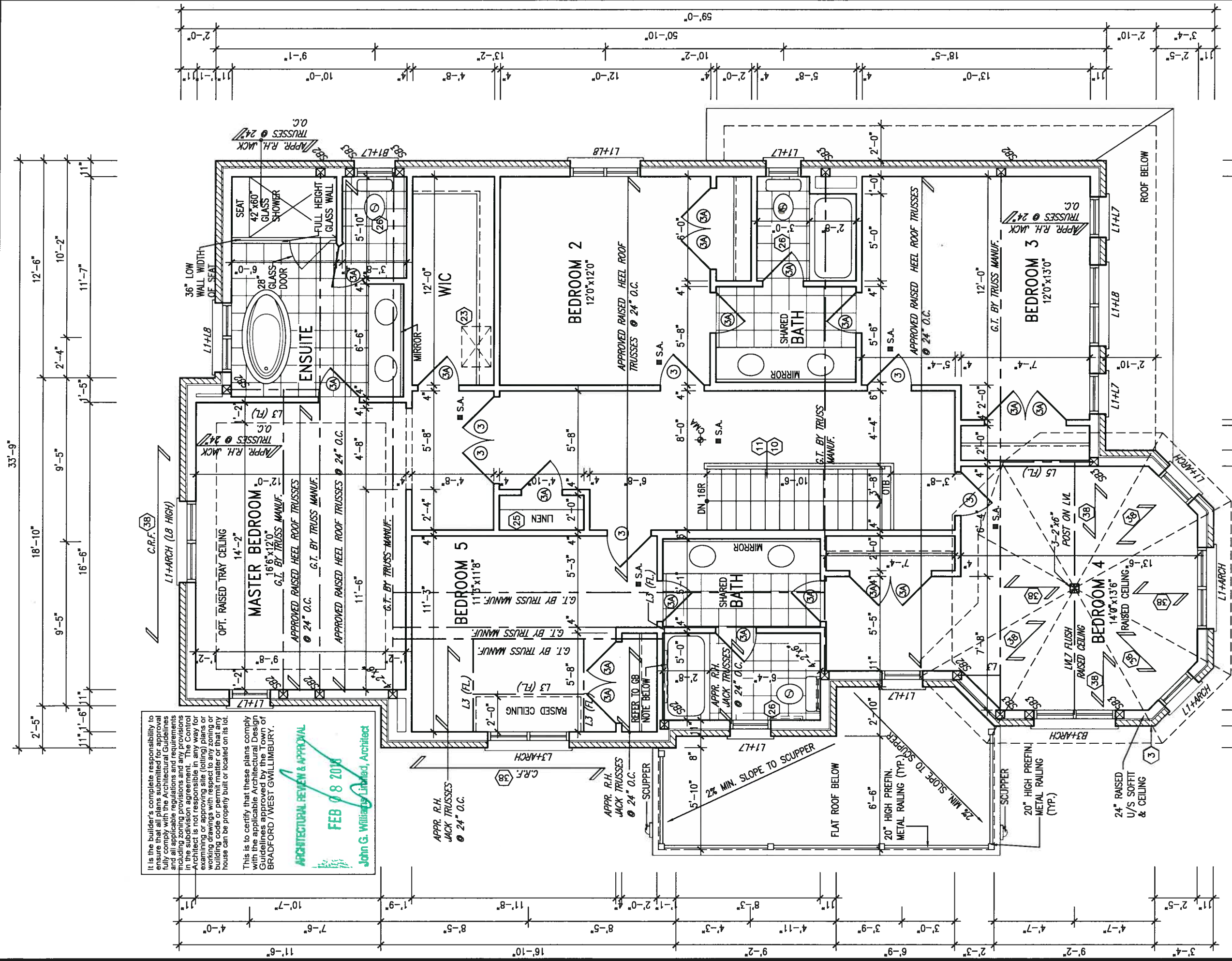
NOTE: FLOOR FRAMING INFO
REFER TO SHOP DRAWINGS
FOR ALL TRUSS-JOIST
INFORMATION AND DETAILS.
UNLESS OTHERWISE NOTED.

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

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

GROUND FLOOR PLAN 'B'

VA3 DESIGN		BAYVIEW WELLINGTON		S42-7C	
255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 v3design.com		GREEN VALLEY ESTATES		RIDEAU 7	
The undersigned has reviewed and takes responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		project name		project no.	
Wellington Jno-Baptiste		BRADFORD, ON.		16023	
signature		municipality		drawing no.	
25591		BRN		2B	
42658		BRN		16023-S42-7C	
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.		checked by		date	
RC		NC		16023-S42-7C	
FEB 01-18		FEB 2 2018		1:52 PM	
REVISED AS PER ENG'S COMMENTS		drawn by		scale	
1 ISSUED FOR CLIENT REVIEW		RICHARD - H:\ARCHIVE\WORKING\2016\16023-BW Units 42\16023-S42-7C.dwg		3/16" = 1'-0"	
date		by		file name	
				16023-S42-7C	
				drawing no.	
				2B	



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 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 City of BRADFORD / WEST GUILMBURY.

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

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 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.



OPT. SECOND FLOOR PLAN 'B'
5 BEDROOM

VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com		BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD, ON.	S42-7C RIDEAU 7
The undersigned has reviewed and takes responsibility for this design and the construction and meets the requirements set out in the Ontario Building Code to be a Designer.		project name	project no.
Wellington Jno-Baptiste		16023	16023
signature		date	drawing no.
VA3 Design Inc.		16023-542-7C	4B
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.		checked by	scale
25591		NC	3/16" = 1'-0"
RC		drawn by	
FEB 01-18		16023-542-7C.dwg - Fri - Feb 2 2018 - 1:52 PM	
REVISED AS PER ENG'S COMMENTS		16023-542-7C	
1 ISSUED FOR CLIENT REVIEW		16023-542-7C	
description		date	
by		date	

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

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

REFER TO 2012 OBC. 9.34.4.

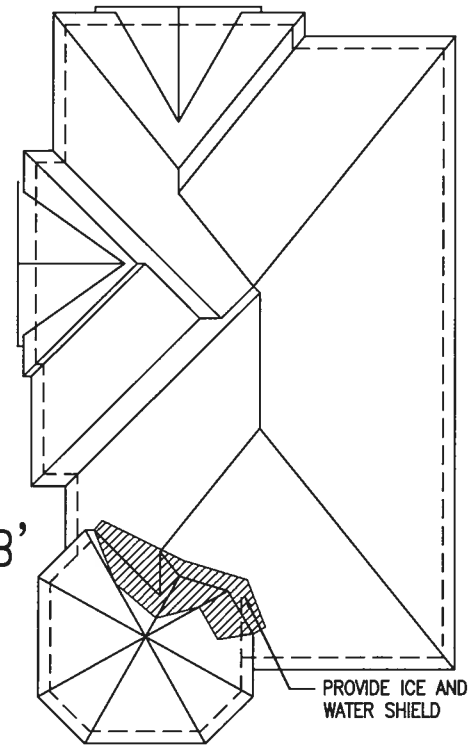
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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
John G. Williams, Limited, Architect

ROOF
PLAN 'B



— PROVIDE ICE AND WATER SHIELD

TOP OF PLATE

TOP OF WINDOW

IN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN. GRADE

S42-7C
RIDEAU 7

BAYVIEW WELLINGTON



VA
DESIGN

name	signature	BCRN	25581
Wellington Jno-Baptiste	<i>[Signature]</i>		
qualification information	registration information		
	WVA3 Design Inc.		42658

Contractor must indicate all dimensions on the job and record same.

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Site Co

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ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2018

John G. Williams Limited Architect

1'-0" 1'-6" 2'-6"

2'-6" 1'-6" 1'-0"

1'-0"

1'-0"

1'-0"



FEB 7, 2018

BAYVIEW WELLINGTON

S42-7C
RIDEAU 7

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON.

project no.
16023

drawing no.
6B

file name
16023-S42-7C

scale
3/16" = 1'-0"

checked by
RC

drawn by
NC

DATE
16023-BA-Units 42-16023-S42-7C.dwg - Fri - Feb 2 2018 - 1:52 PM

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

Wellington Jno-Baptiste

25591

BCIN

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 returned at the completion of the work. Drawings are not to be scaled.

no. description

date by

2 REVISED AS PER ENG'S COMMENTS

1 ISSUED FOR CLIENT REVIEW

no. description

date by

date by

date by

date by

date by

date by

FLANKAGE ELEVATION 'B'

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

Site Copy

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

1'-0"

ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2018

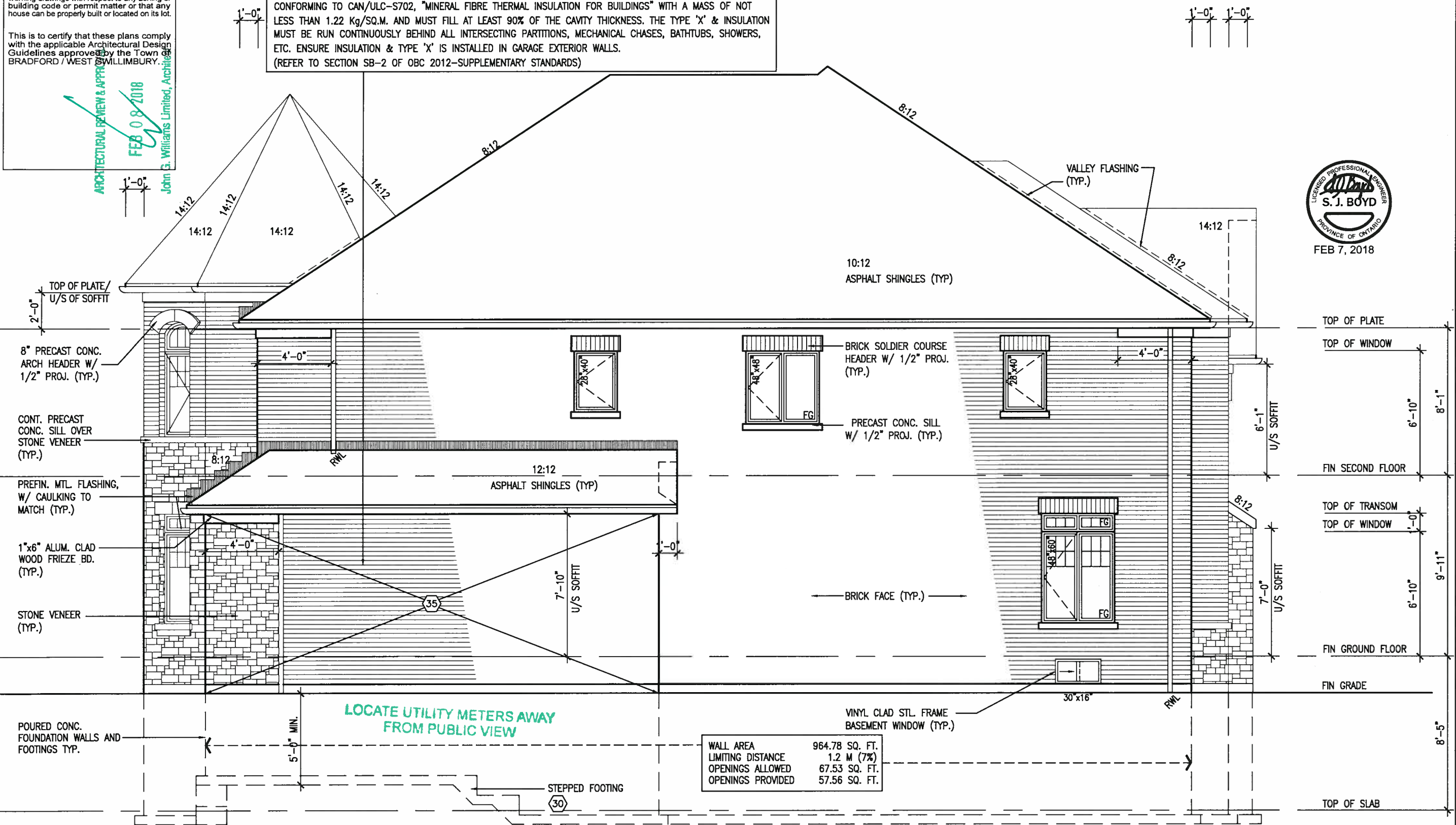
John S. Williams Limited, A

(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)



RIGHT SIDE ELEVATION 'B'

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES



BAYVIEW WELLINGTON

S42-7C
RIDEAU 7

project name	project no.
GREEN VALLEY ESTATES	16023
municipality	
BRADFORD, ON.	

drawn by	checked by	scale	file name
NC	RC	$3/16" = 1'-0"$	15023-S42-7C

VA
DESIGN
5 Consumers Rd Suite

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

has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste	signature	BCIN	25591
name	registration information		
VA3 Design Inc			42658

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

of the Designer which must be returned at the completion of the work.
Drawings are not to be scaled.

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

no.	description	date	by
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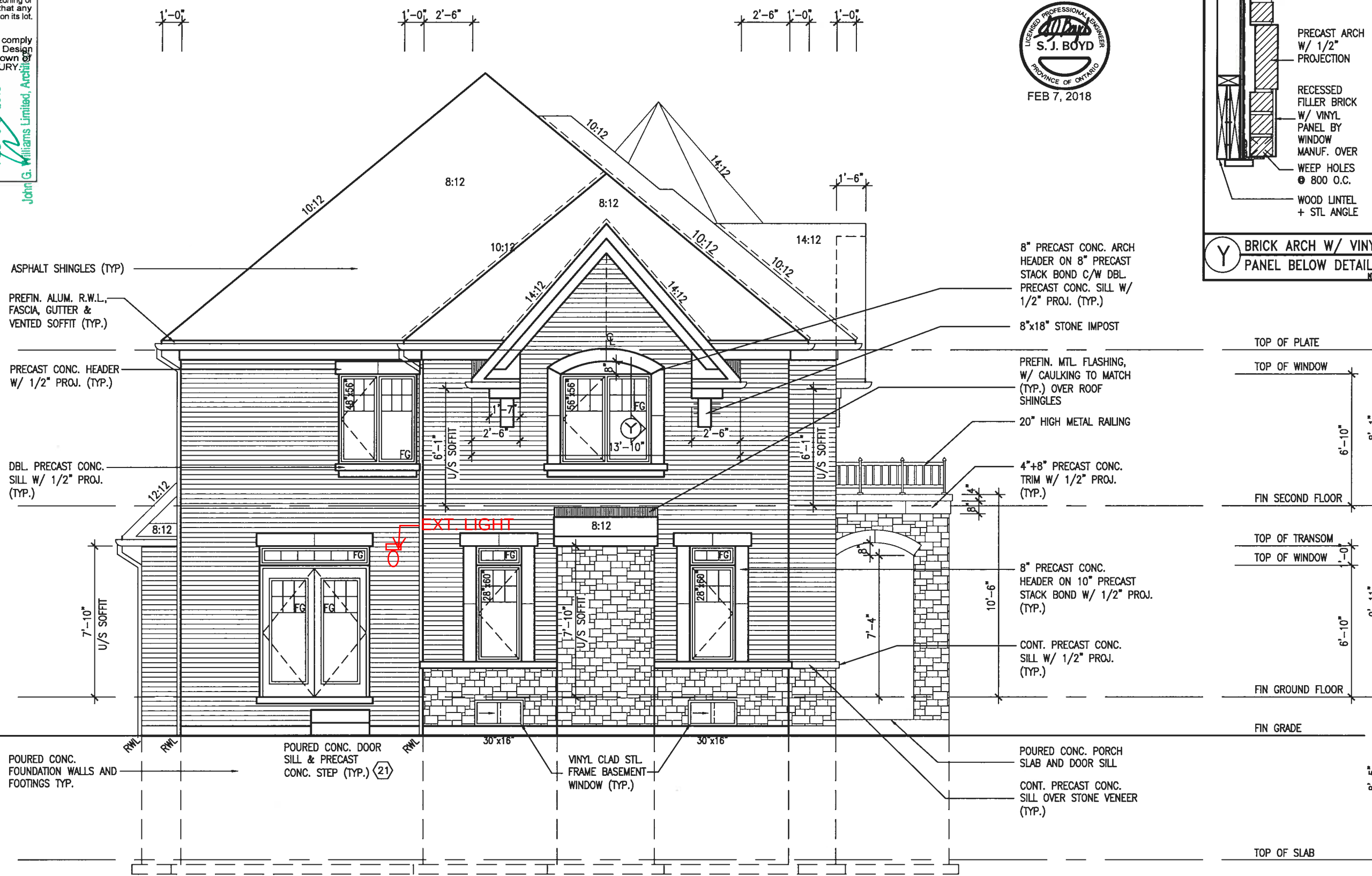
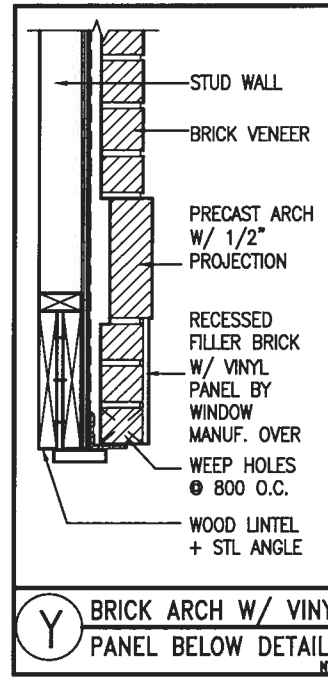
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ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2018

John G. Williams Limited, Architect



REAR ELEVATION 'B'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY
REFER TO FRONT ELEVATION FOR TYPICAL NOTES

BAYVIEW WELLINGTON

S42-7C
RIDEAU 7

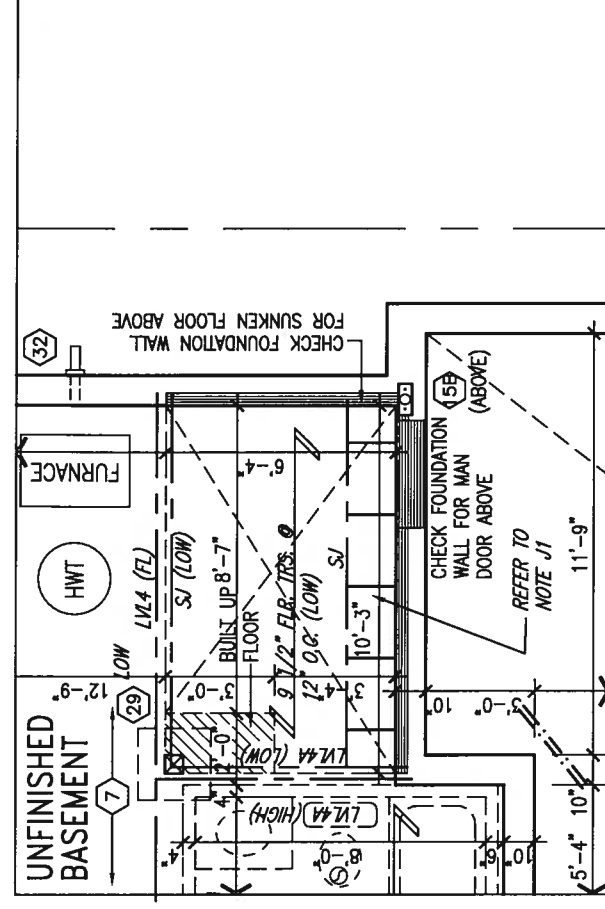
project no.	16023
drawing no.	8B
file name	16023-S42-7C
date	16023-S42-7C.dwg - Fri - Feb 2 2018 - 1:53 PM
checked by	RC
scale	3/16" = 1'-0"
down by	NC
project name	GREEN VALLEY ESTATES
municipality	BRADFORD, ON.
rear elevation	'B'



no.	1	2	3	4	5	6	7	8	9
description	ISSUED FOR CLIENT REVIEW	REVISED AS PER ENG'S COMMENTS							
date		FEB 01-18							
by		RC							
qualification information									
name	Wellington Jno-Baptiste								
registration number	25591								
signature									
stamp	42558								
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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PART. BASEMENT PLAN FOR OPT.
SUNKEN LAUNDRY 1R COND



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

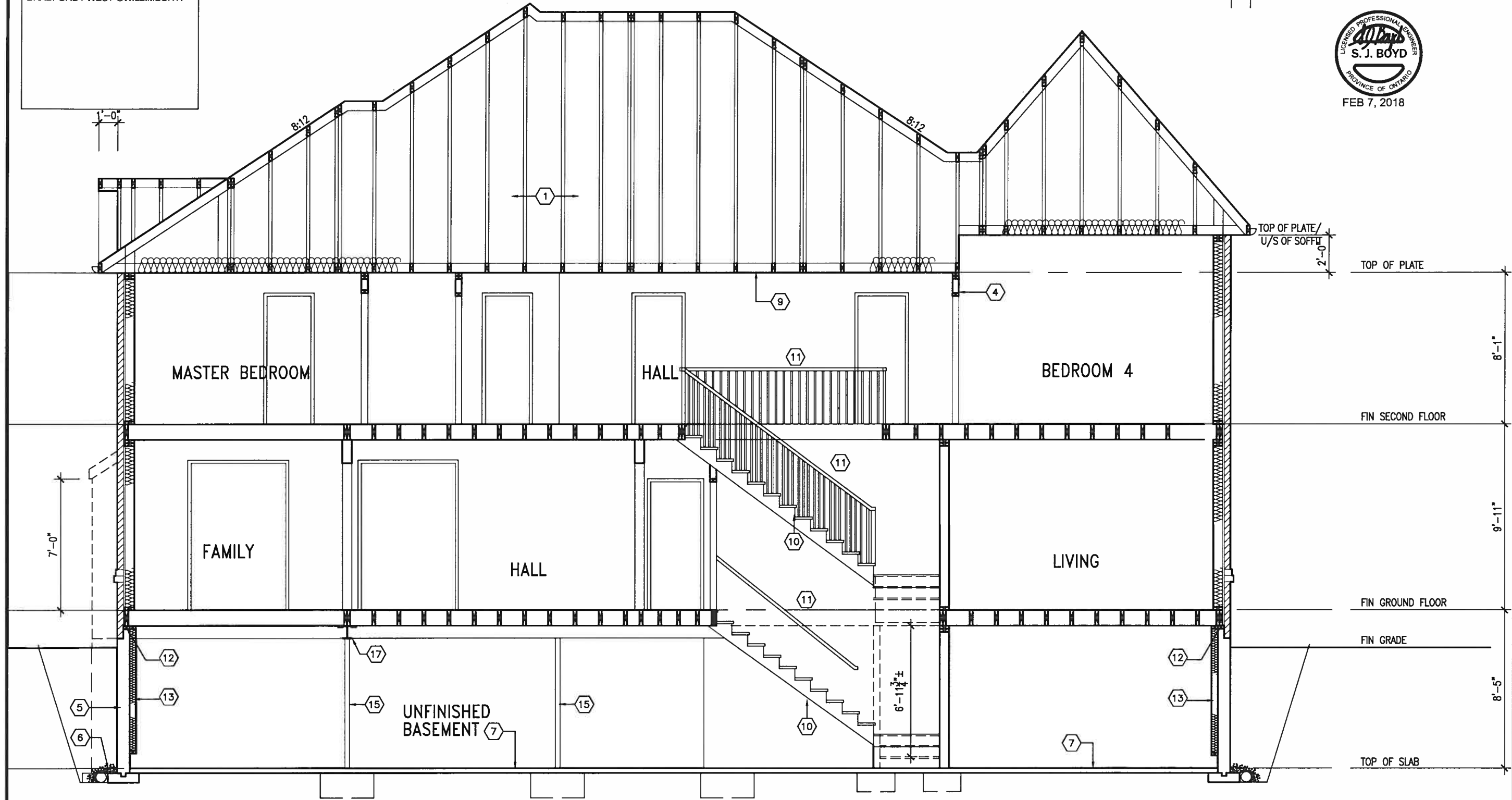
VAD3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vad3design.com

project name	project no.
GREEN VALLEY ESTATES	16023
municipality	
BRADFORD, ON.	
date	drawing no.
	9B
drawn by	scale
NC	3/16" = 1'-0"
checked by	file name
RC	16023-S42-7C
16023-S42-7C RICHARD - H:\ARCHIVE\WORKING\16023\9BW\Units\42\16023-S42-7C.dwg - Fri - Feb. 2 2018 - 1:53 PM	
PART. PLANS ELEV. 'B' - W.O.B. COND.	

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R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

CROSS SECTION A-A

1'-0"



BAYVIEW WELLINGTON

S42-7C
RIDEAU 7

GREEN VALLEY ESTATES

BRADFORD, ON.

project no. 16023
drawing no. 11B
checked by RC
scale 3/16" = 1'-0"
date NC
drawn by
RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-7C.dwg - Fri - Feb 2 2018 - 1:53 PM

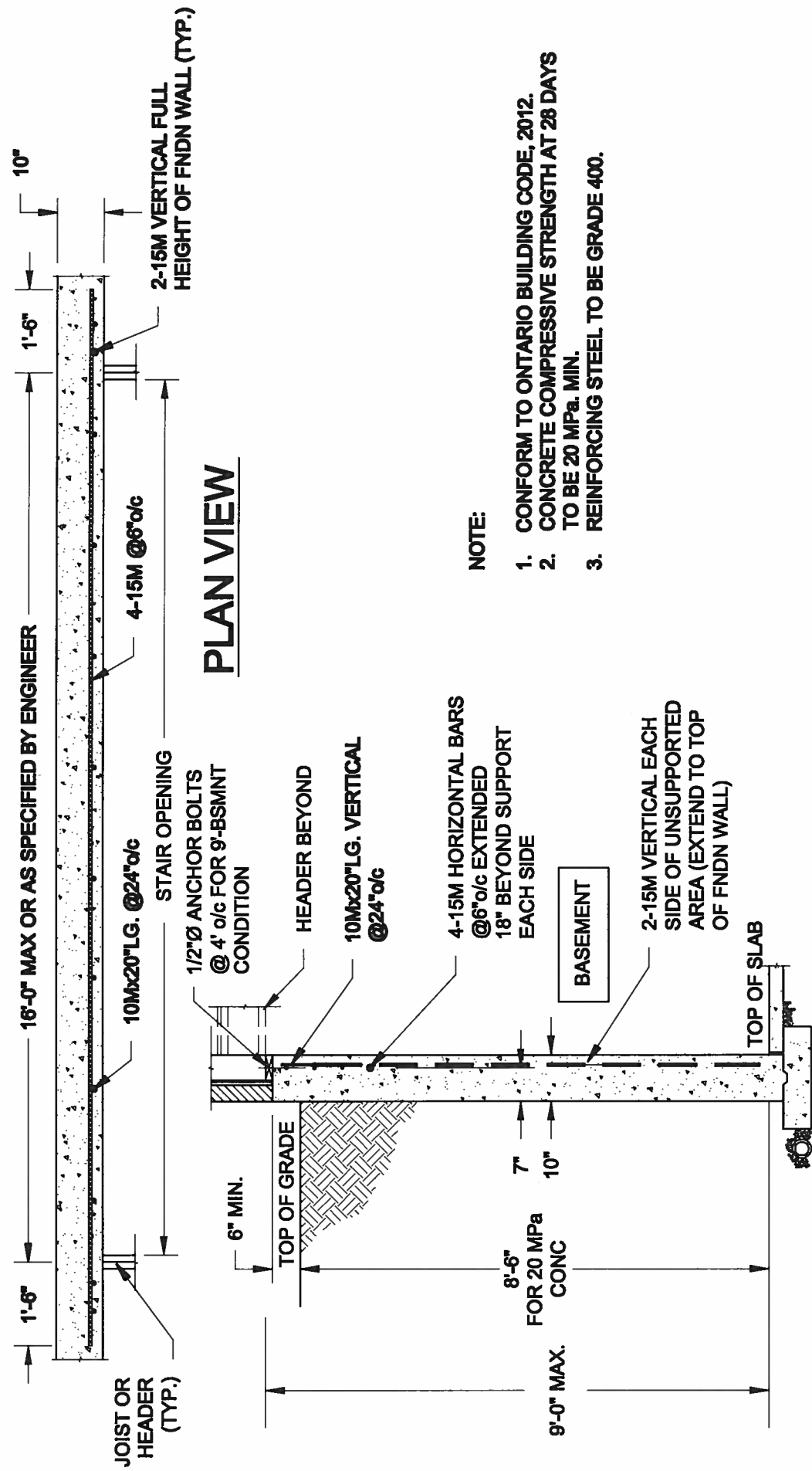


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
name Wellington Jno-Baptiste
signature
date 25591
BCN 42558

no. description
1 ISSUED FOR CLIENT REVIEW
2 REVISED AS PER ENG'S COMMENTS
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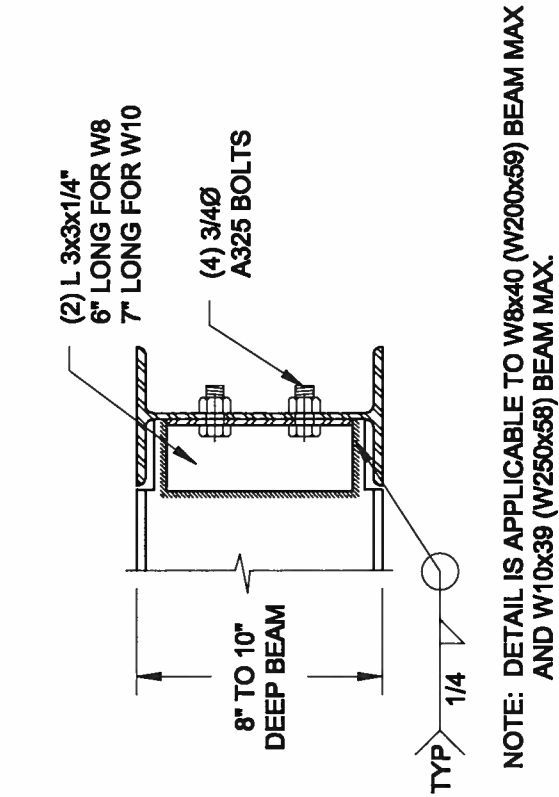
date
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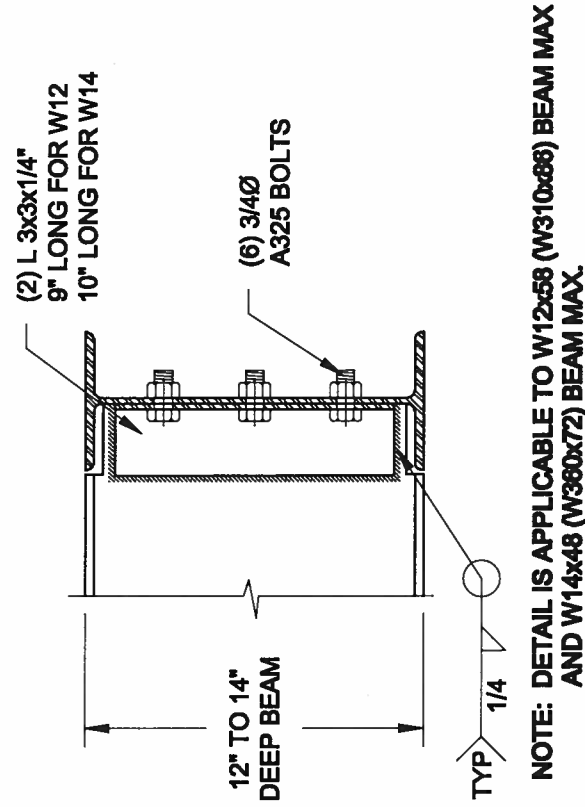
NOTE:

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"



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

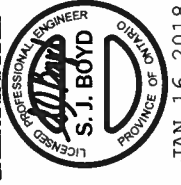


QUAILE ENGINEERING LTD.



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

Engineer's Seal



Project:

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

TYPICAL STRUCTURAL DETAILS

Project No:

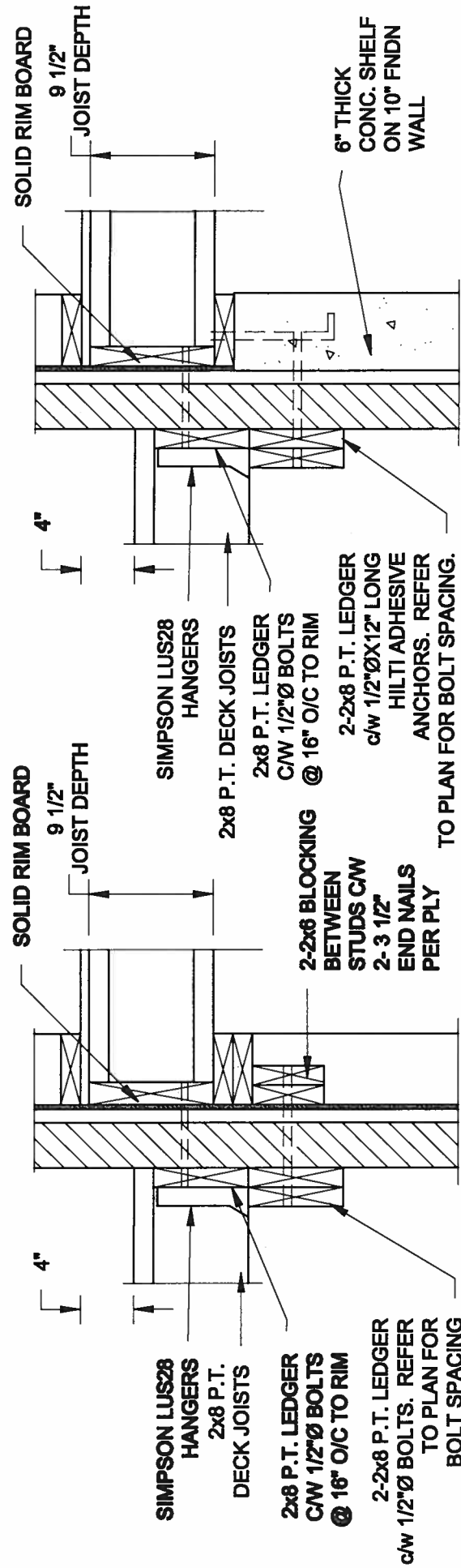
17-216

Drawing No:

S1

17-216 1/218 BAYVIEW WILMINGTON GREEN VALLEY ESTATES 17-218.dwg

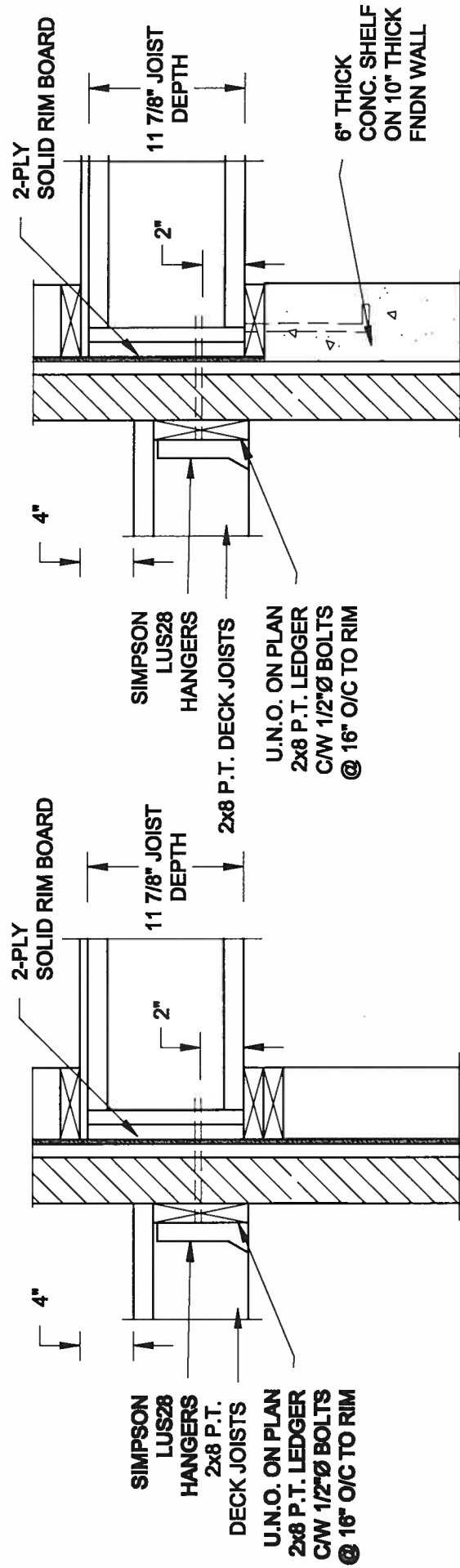
FOR 9 1/2" JOIST DEPTH



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

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

FOR 11 7/8" JOIST DEPTH

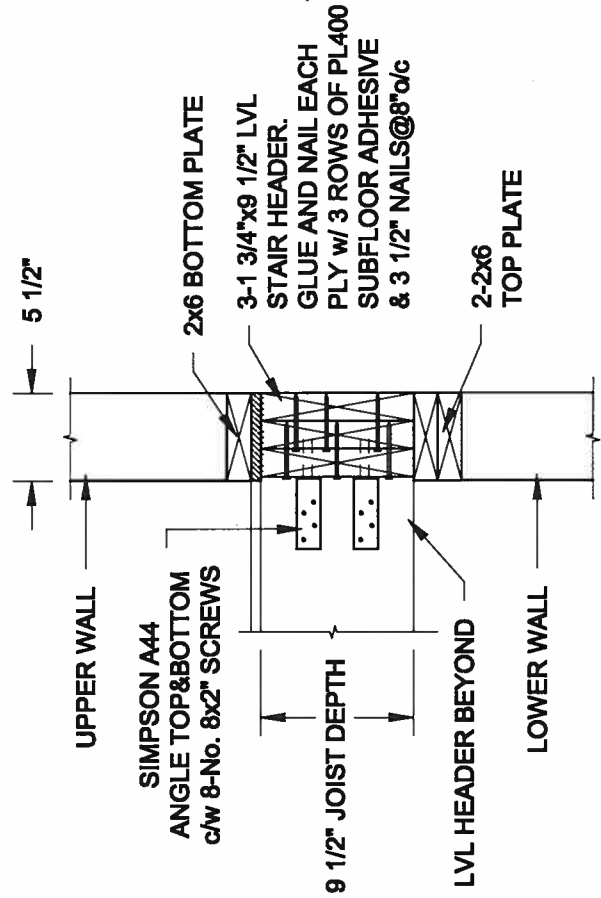


1C DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

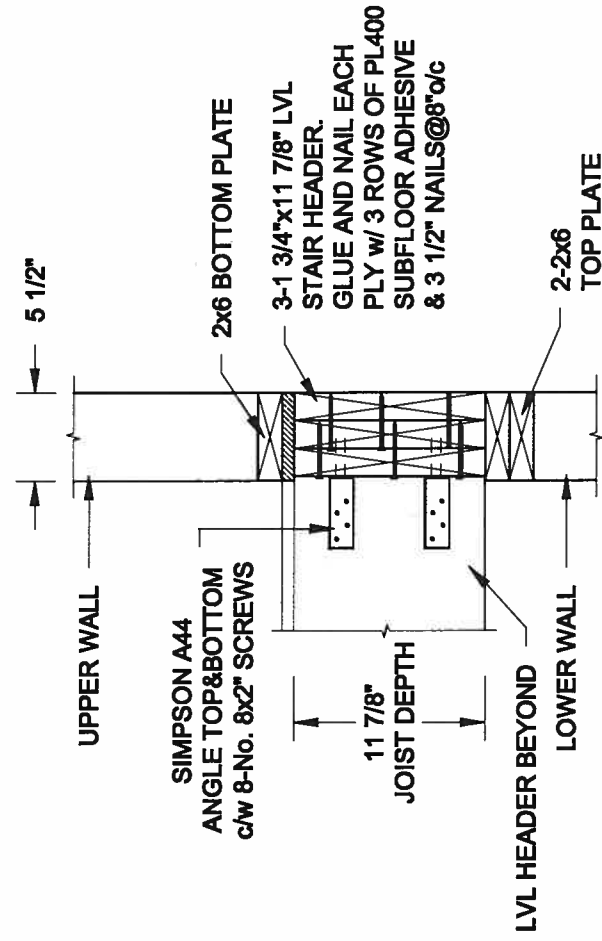
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 9 1/2" JOIST DEPTH



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

FOR 11 7/8" JOIST DEPTH

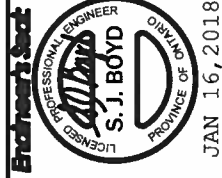


2B STAIR HEADER
S2 SCALE: 1" = 1'-0"

QUAILE ENGINEERING LTD.



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



Project:

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

TYPICAL STRUCTURAL DETAILS

Project No.:

17-216

Drawing No.:

S2

Scale:

AS NOTED

Date:

OCT-29-2017

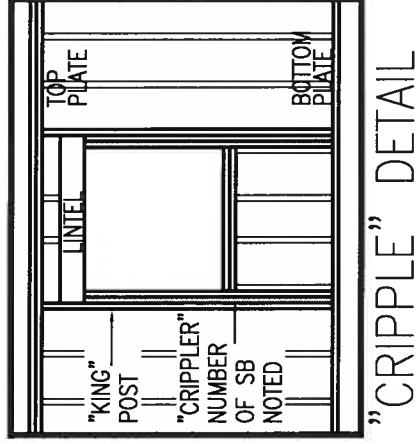
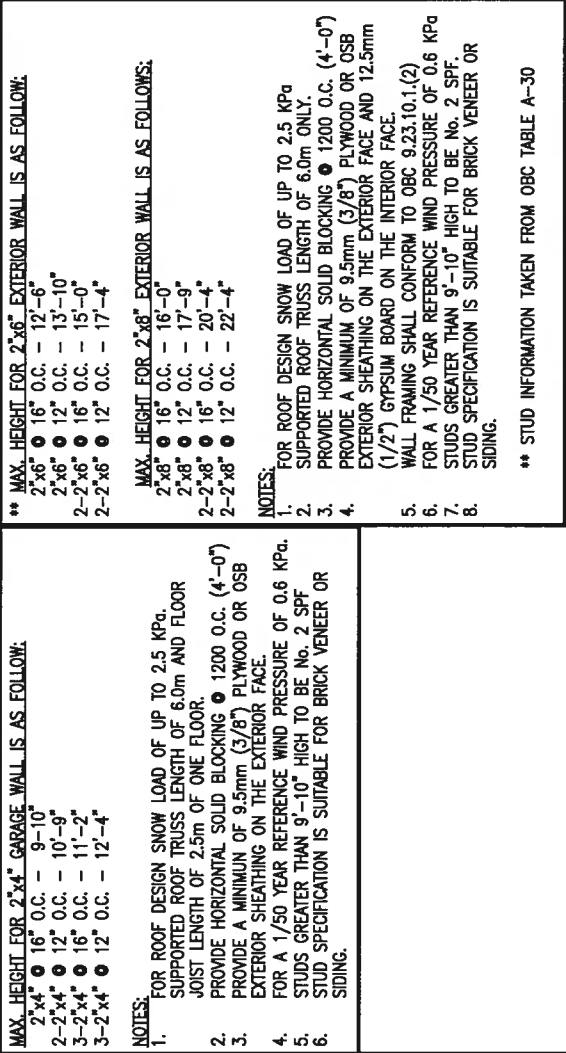
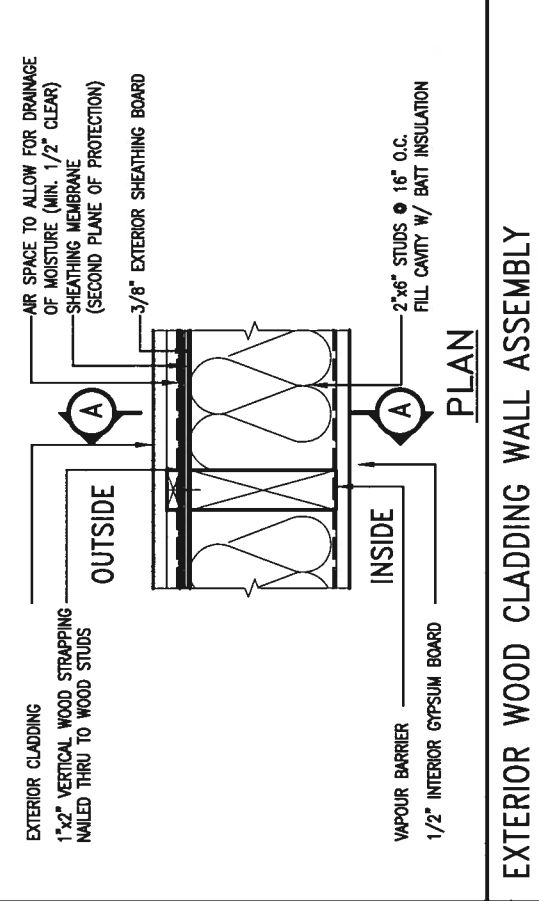
Drawn:

SC

Checked:

SJB

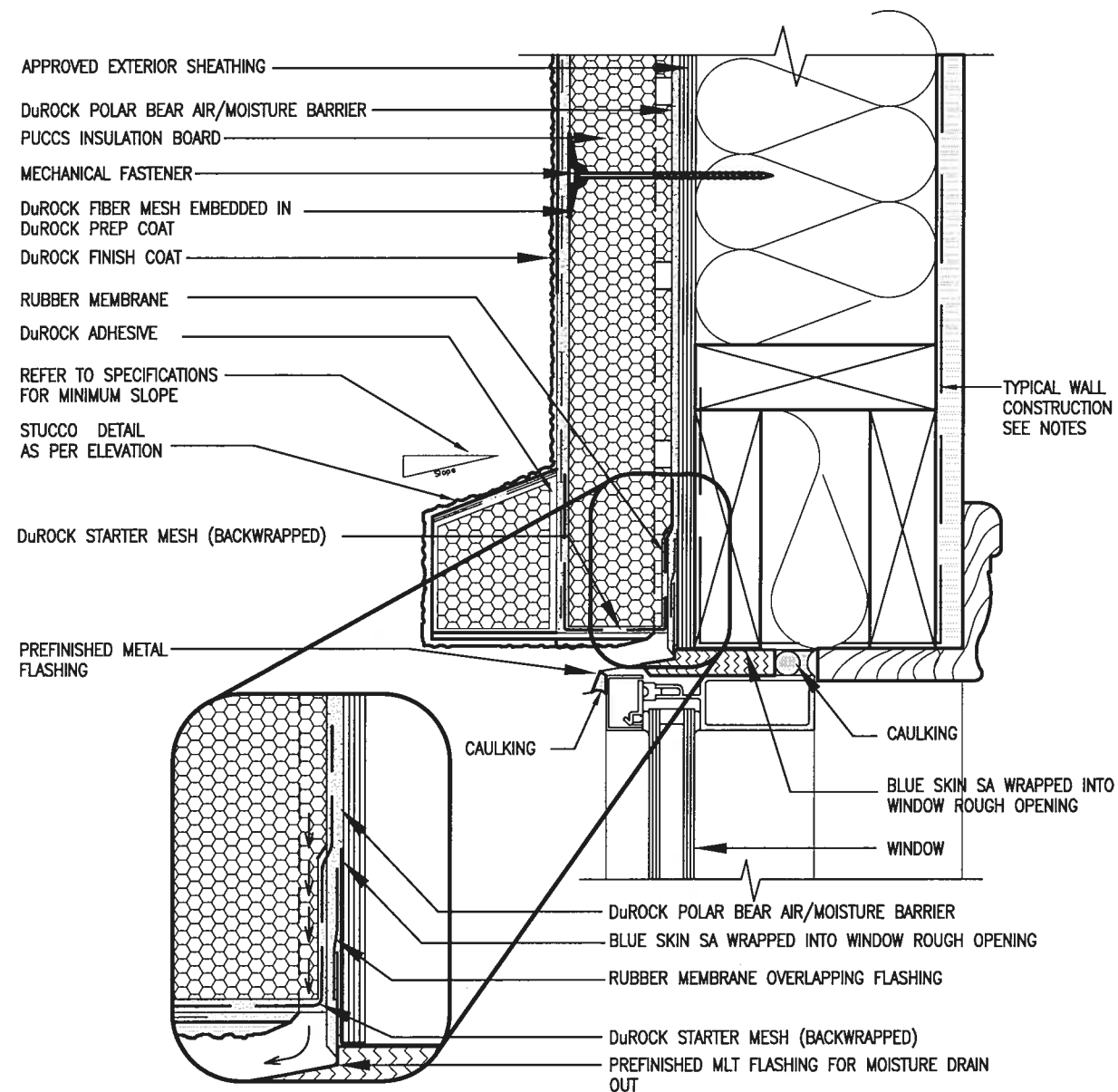
P:\2017\2017-216 BAYVIEW WILMINGTON GREEN VALLEY ESTATES\17-216.dwg



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>Jno-Baptiste</i> name <i>Jno-Baptiste</i> BCIN 25591 registration information <i>Jno-Baptiste</i> 42658 WAS Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions and specifications are preliminary and are not part of the contract. The Designer is not responsible for the accuracy of the drawings and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
8	•		
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4	•		
3	•		
2	JAN 11-18 RC		
1	AUG 04-17 RC		
no.	description	date	by
2	UPDATE TO 2018		
1	ISSUE FOR CLIENT REVIEW		

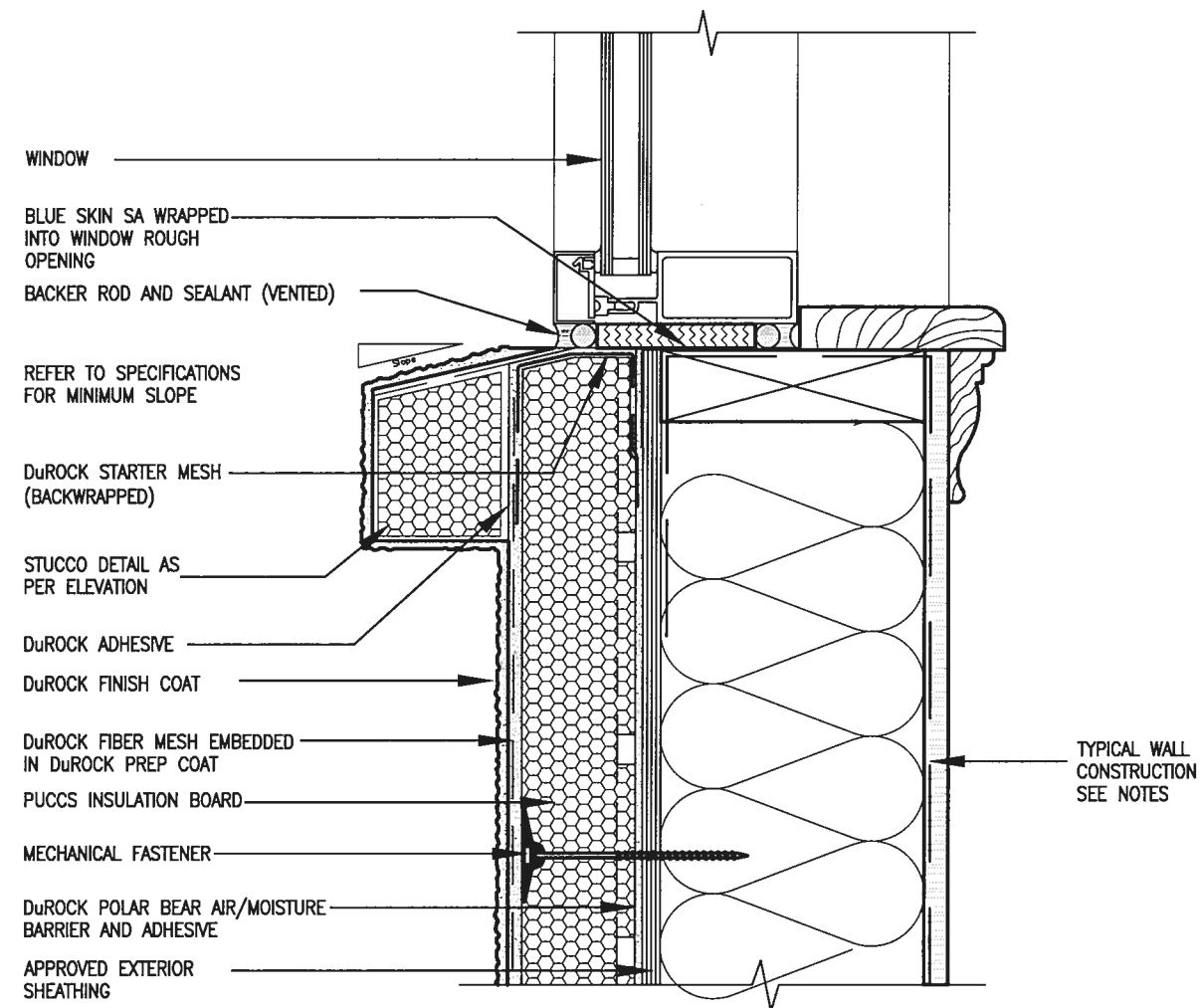
BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD
date MAY 2016	project no. 16023
dram by RC	drawing no. CN2
scale 3/16" = 1'-0"	title name 16023-CN-A1
checked by -	file name 16023-CN-A1.dwg -- Thu -- Jan 11 2018 -- 10:08 AM
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BMW\Units\CN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

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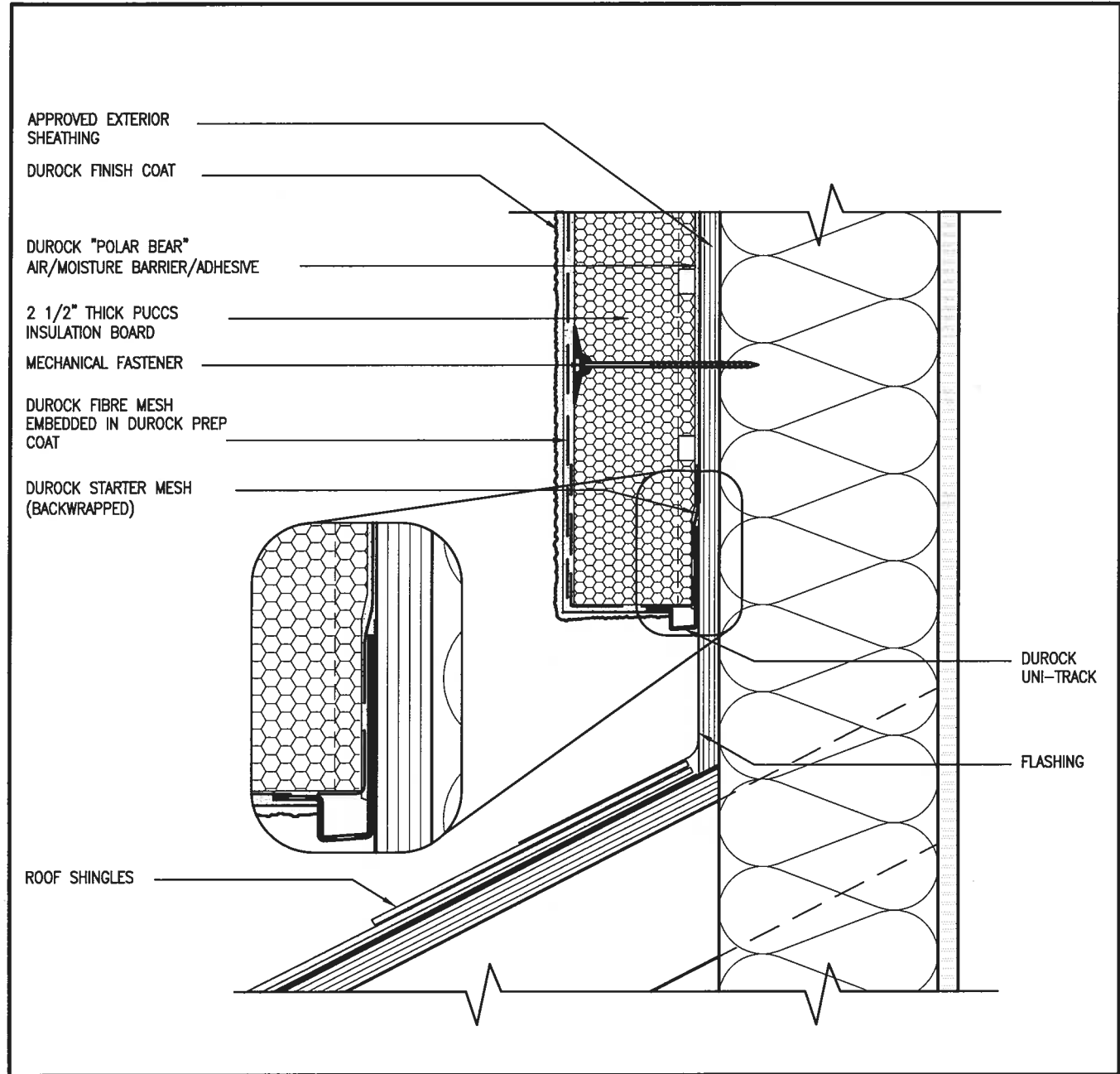
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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



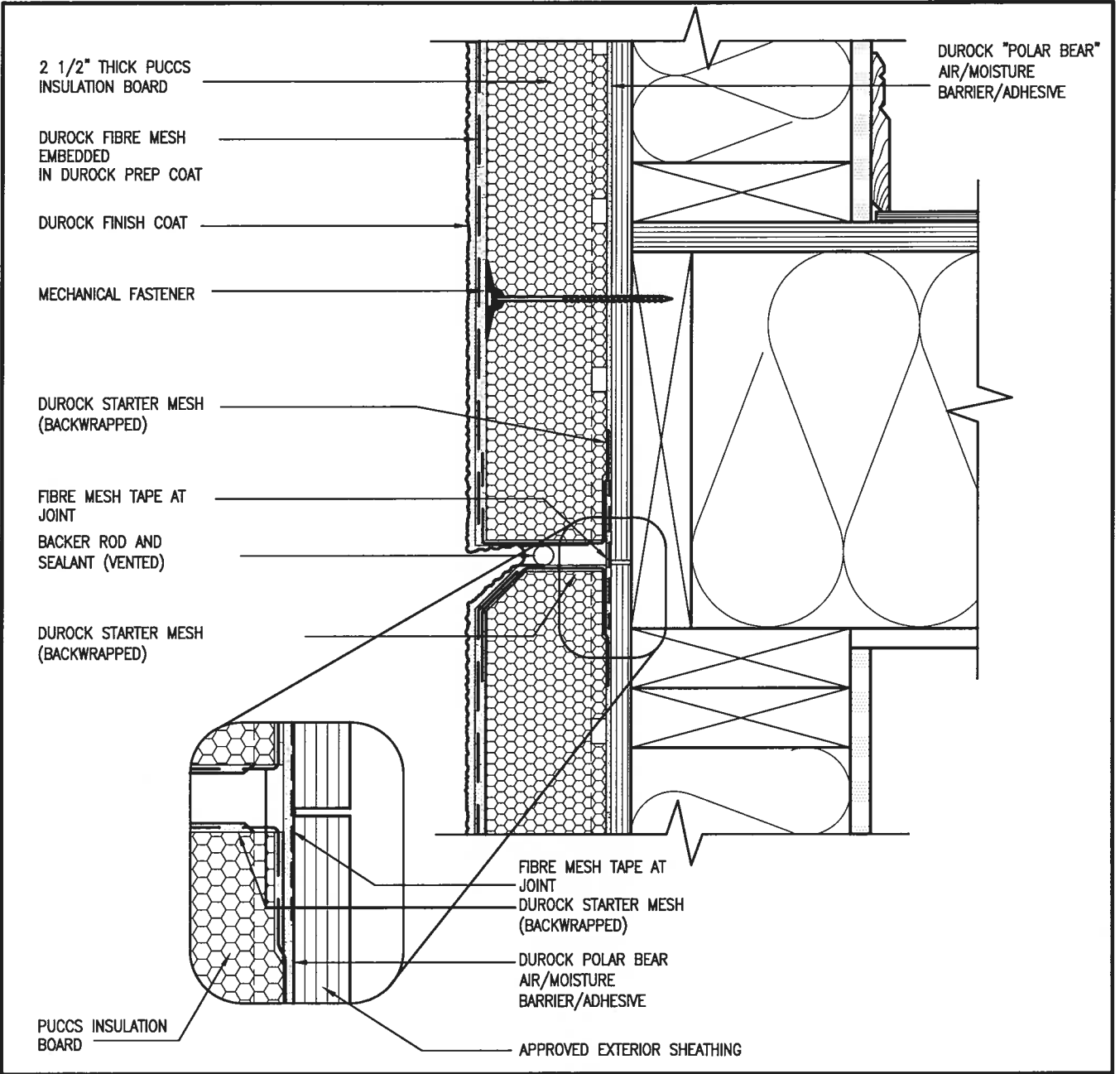
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD		CONSTRUCTION NOTES		CN3	
no.	description	date	by	scale	checked by	drawn by	date	project name	project no.	drawing no.	file name
9								GREEN VALLEY EAST	16023	16023-CN-A1	16023-CN-A1
8											
7											
6											
5											
4											
3											
2	UPDATE TO 2018	JAN 11-18	RC								
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC								



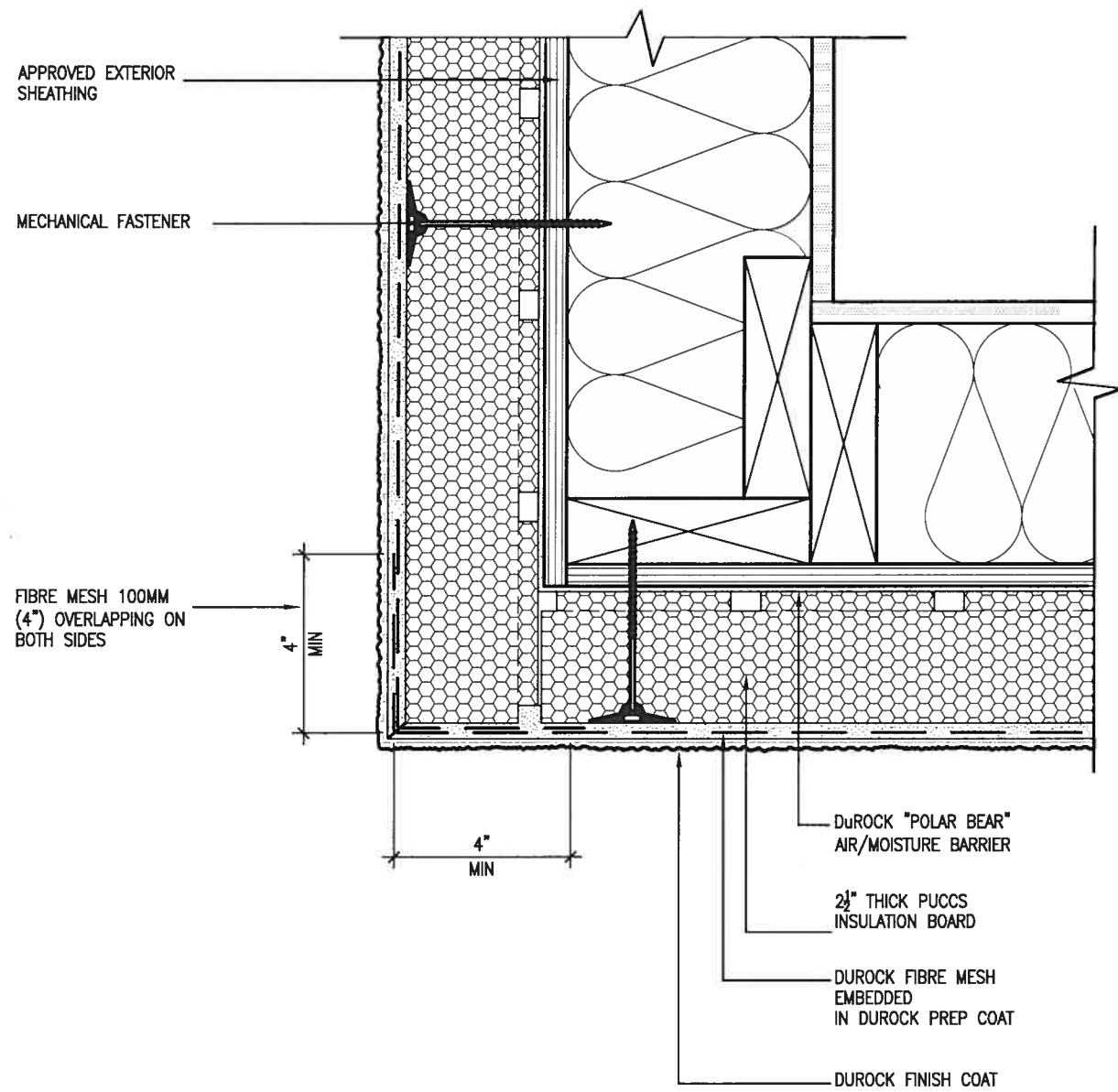
3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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



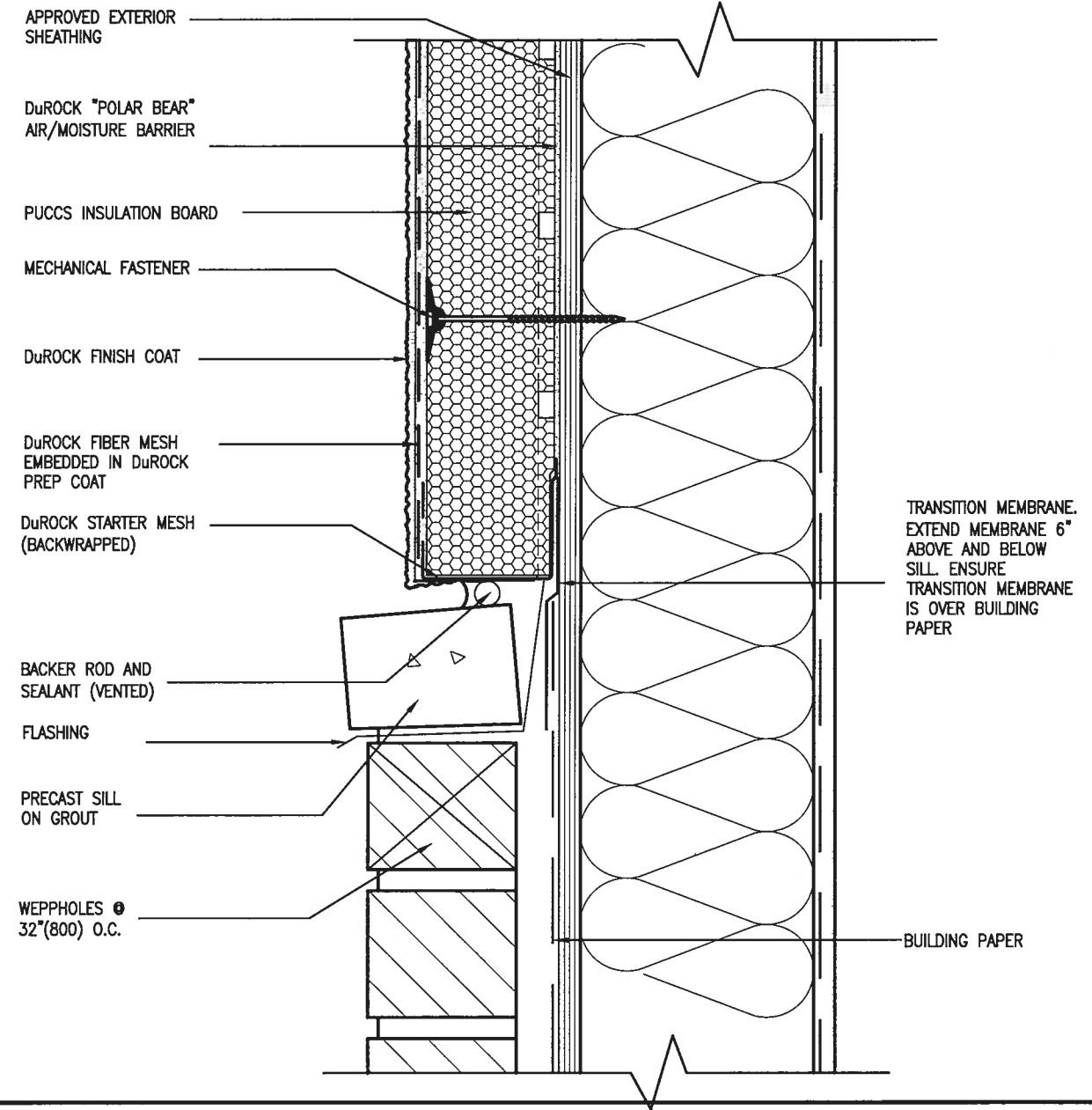
4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

CONST NOTE		BAYVIEW WELLINGTON		CONSTRUCTION NOTES	
project no.	16023	project name	GREEN VALLEY EAST	checked by	RC
drawing no.	CN4	scale	3/16" = 1'-0"	date	MAY 2016
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vas3design.com The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Wellington Jno-Baptiste 25591 BCN Signature: [Signature] 42658 name registration information VAS Design Inc.					
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2.	UPDATE TO 2018	JAN 11-18	RC	by	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	date	RC
no.	description				



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

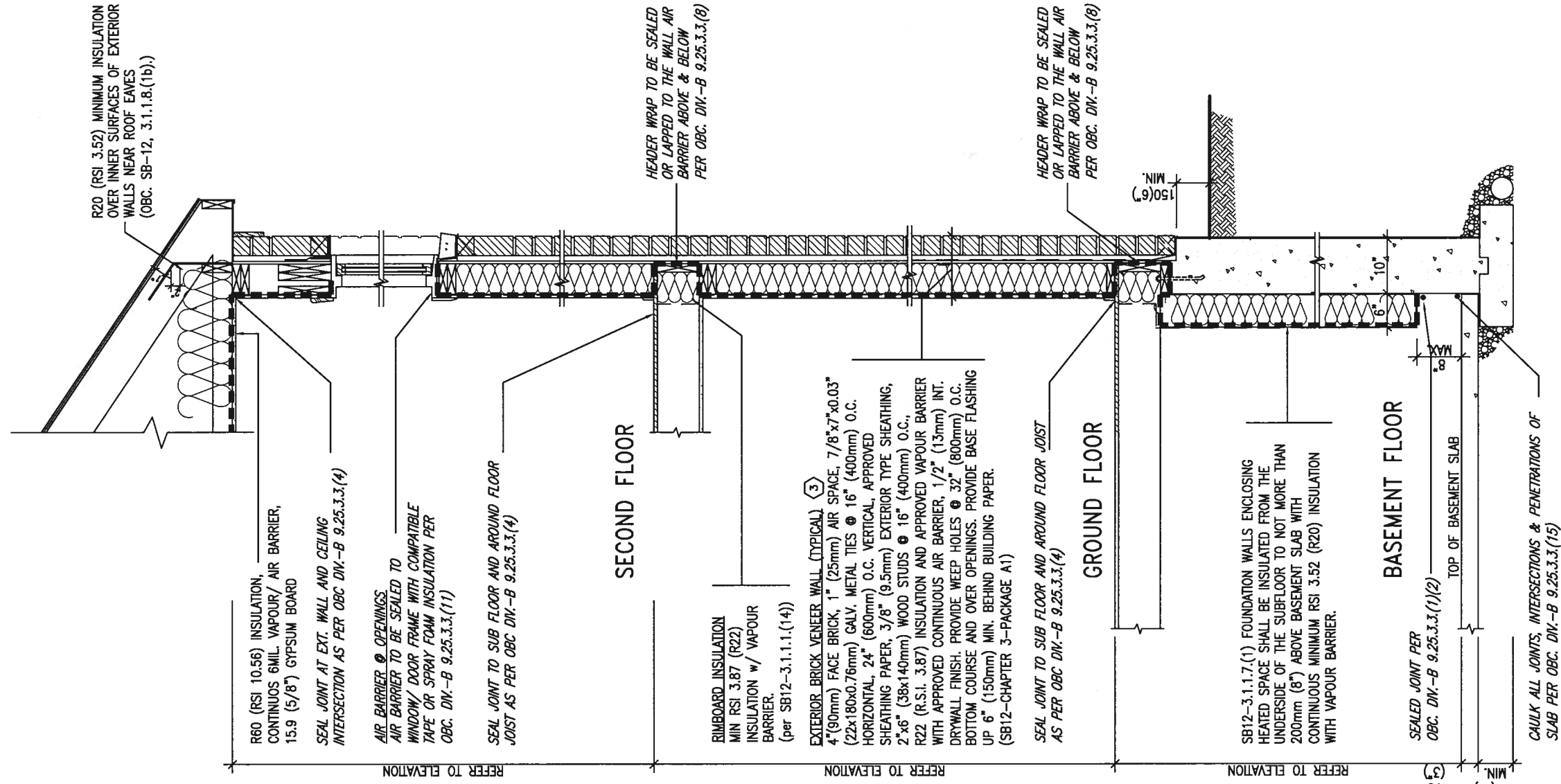
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



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

		CONST NOTE		BAYVIEW WELLINGTON		project no. 16023	
				GREEN VALLEY EAST		BRADFORD	
				date MAY 2016		drawing no. CN5	
				drawn by RC		checked by -	
				scale 3/16" = 1'-0"		file name 16023-CN-A1	
				RC		16023-CN-A1.dwg	
				THU		JUN 11 2018	
				10:10 AM			
				va3design.com			
				255 Consumers Rd Suite 120			
				Toronto ON M2J 1R4			
				t 416.630.2255 f 416.630.4782			
				VA3 DESIGN			
				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	
				signature		RCN	
				va3 design inc.		42658	
				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer. The Designer's work must be returned at the completion of the work. Drawings are not to be scaled.			
				date		by	
				JUN 11-18 RC			
				AUG 04-17 RC			
				description			
				1 ISSUE FOR CLIENT REVIEW			
				2 UPDATE TO 2018			
				3			
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SB12-COMPLIANCE PACKAGE 'A1'



REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

SCALE: N.T.S.

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



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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4788
va3design.com

ANALYSIS

BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD
date MAY 2016	project no. 16023
dwn by RC	drawing no.
checked by —	CN6
scale 3/16" = 1'-0"	CONSTRUCTION NOTES
file name 16023-CN-A1	
RICHARD — H:\ARCHIVE WORKING\2016\16023.BWA Units\CN NOTES\16023-CN-A1.dwg — Thu — Jun 11 2018 — 10:10 AM	

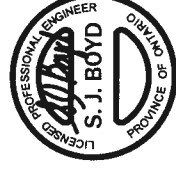
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

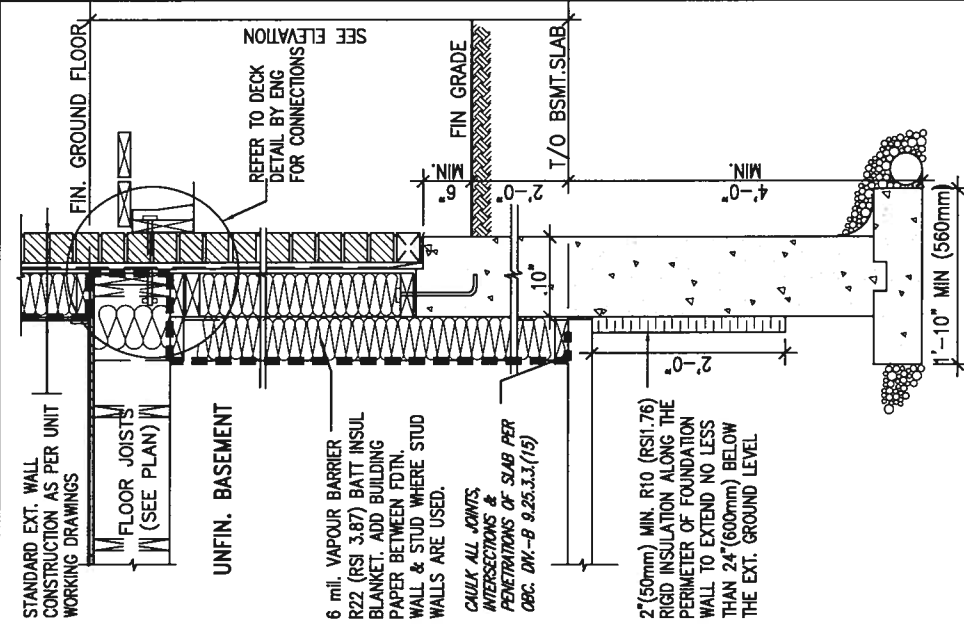
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV 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.



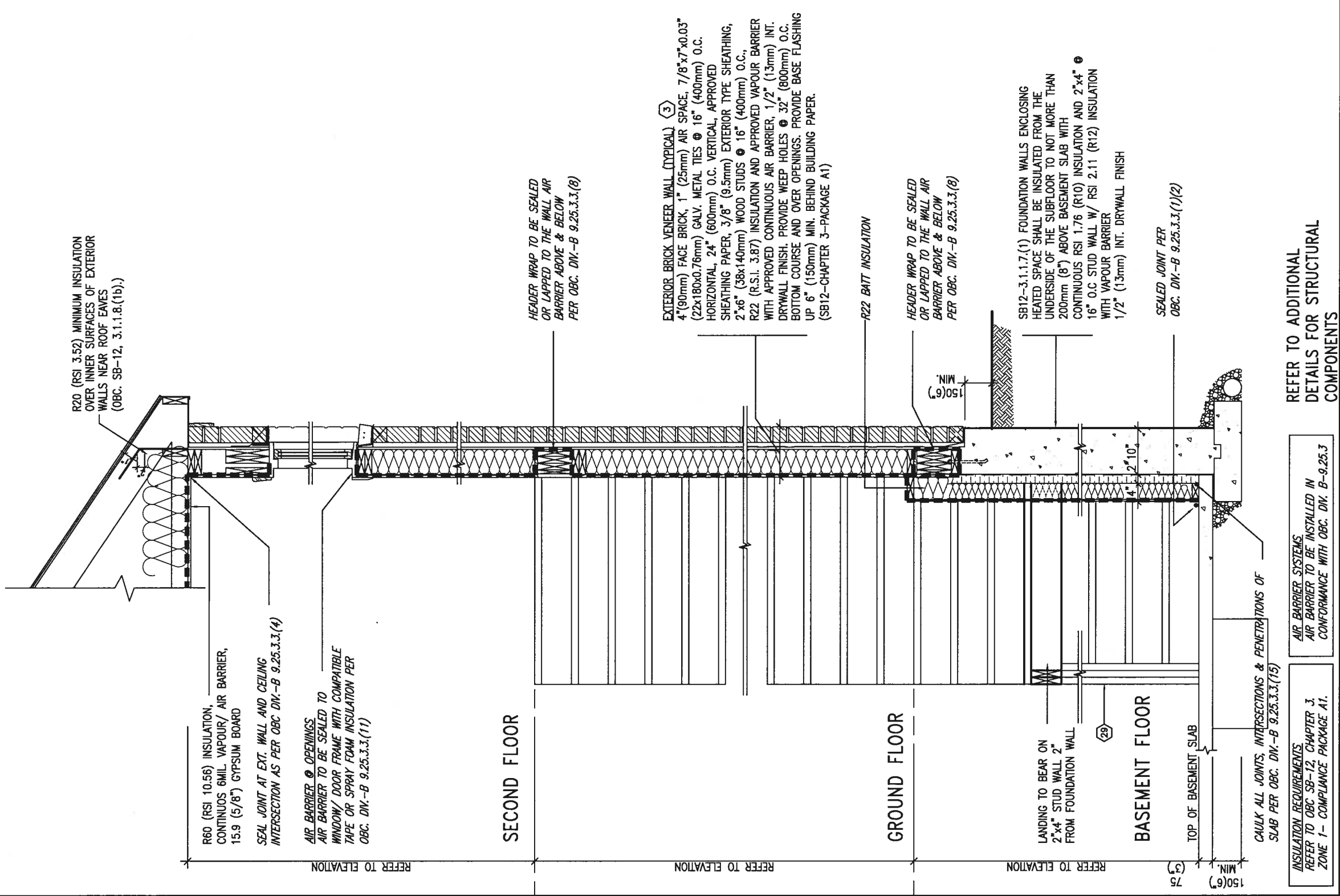
JAN 11, 2018



* REVISED-FEB 2017

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

SB12-COMPLIANCE PACKAGE 'A1'



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.



REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

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

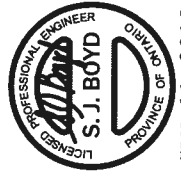
no.	description	date	by
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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
	qualification information	
	Wellington Jno-Baptiste	25591
	name	BCN
	design information	
	VAS Design Inc.	42558
	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.	

VAS3 DESIGN

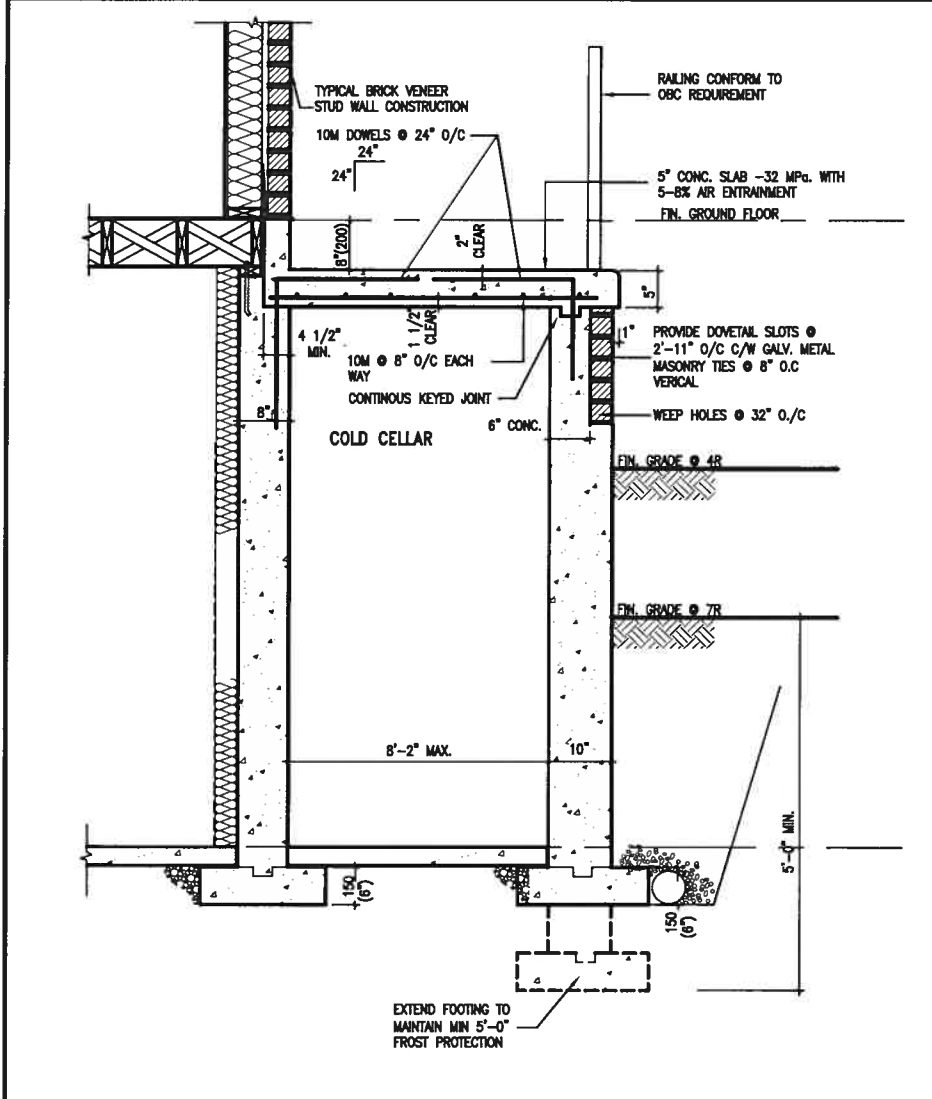
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

project name	project no.	CONST. NOTE
GREEN VALLEY EAST	16023	
date	checked by	scale
MAY 2016	RC	3/16" = 1'-0"
drawn by	checked by	scale
RC		
CONSTRUCTION NOTES	file name	drawing no.
	16023-CN-A1	CN7

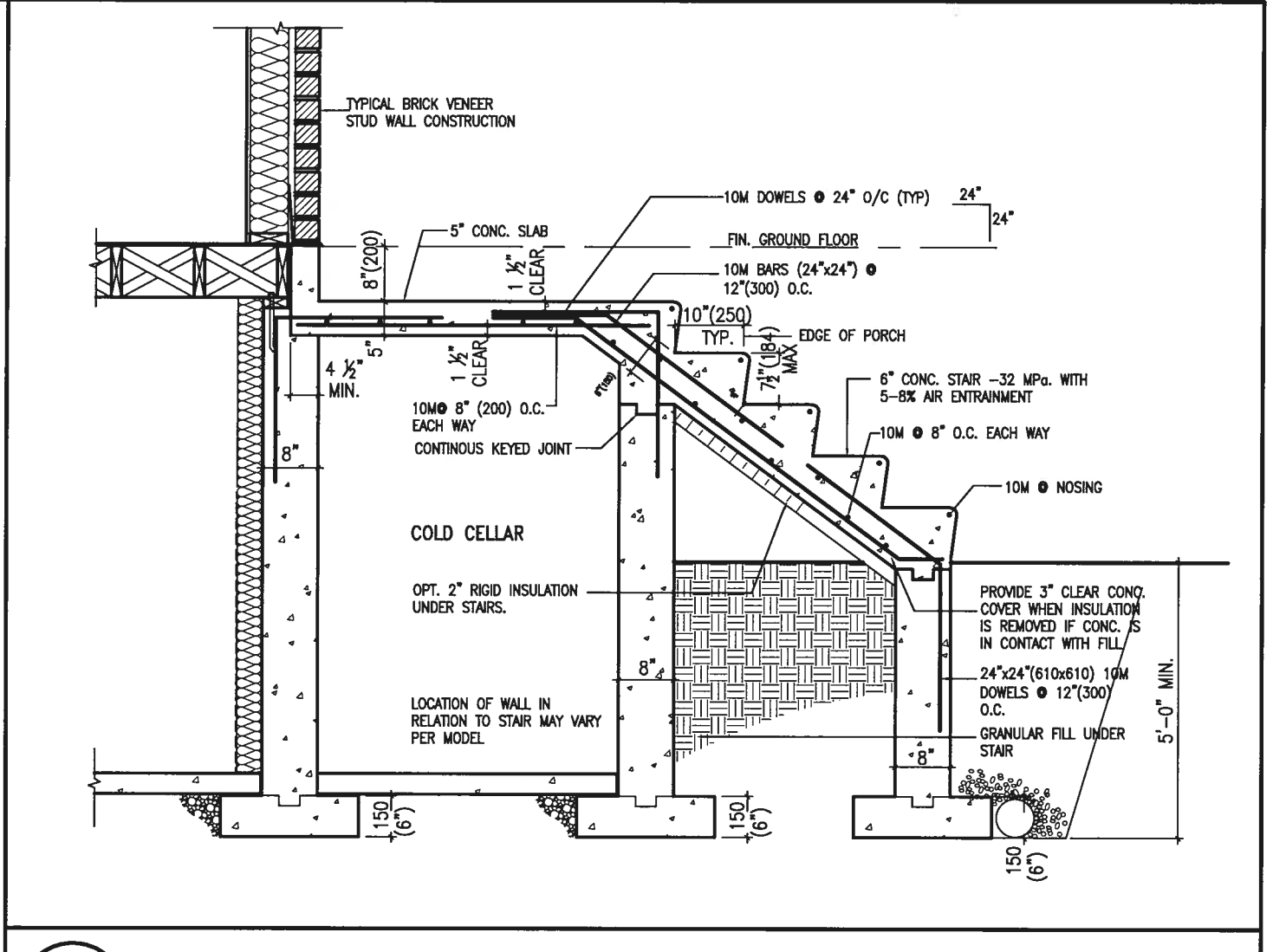


BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
project no.	16023	drawing no.	CN9
CONSTRUCTION NOTES			
date	MAY 2016	checked by	RC
drawn by	RC	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM			

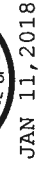
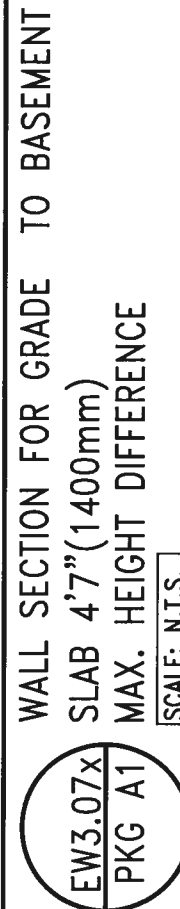
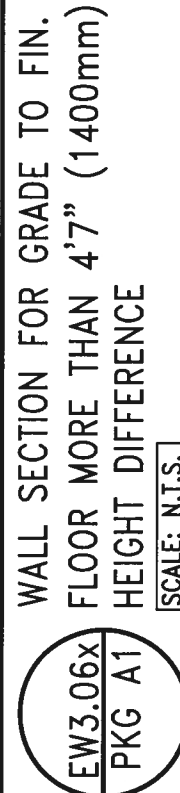
VA3 DESIGN		255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	
The undersigned has reviewed and takes responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste 25591 BCN	
qualification information		VA3 Design Inc. 42558 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.		JAN 11-18 RC	
2 UPDATE TO 2018		AUG 04-17 RC	
1 ISSUE FOR CLIENT REVIEW		no. description	date by



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.



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	.	.	.	.	Wellington Jno-Baptiste <i>[Signature]</i> 25591
6	.	.	.	.	name
5	.	.	.	.	registration information
4	.	.	.	.	VAS Design Inc.
3	.	.	.	.	signature
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 are the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	.	
no.	description	date	by		

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