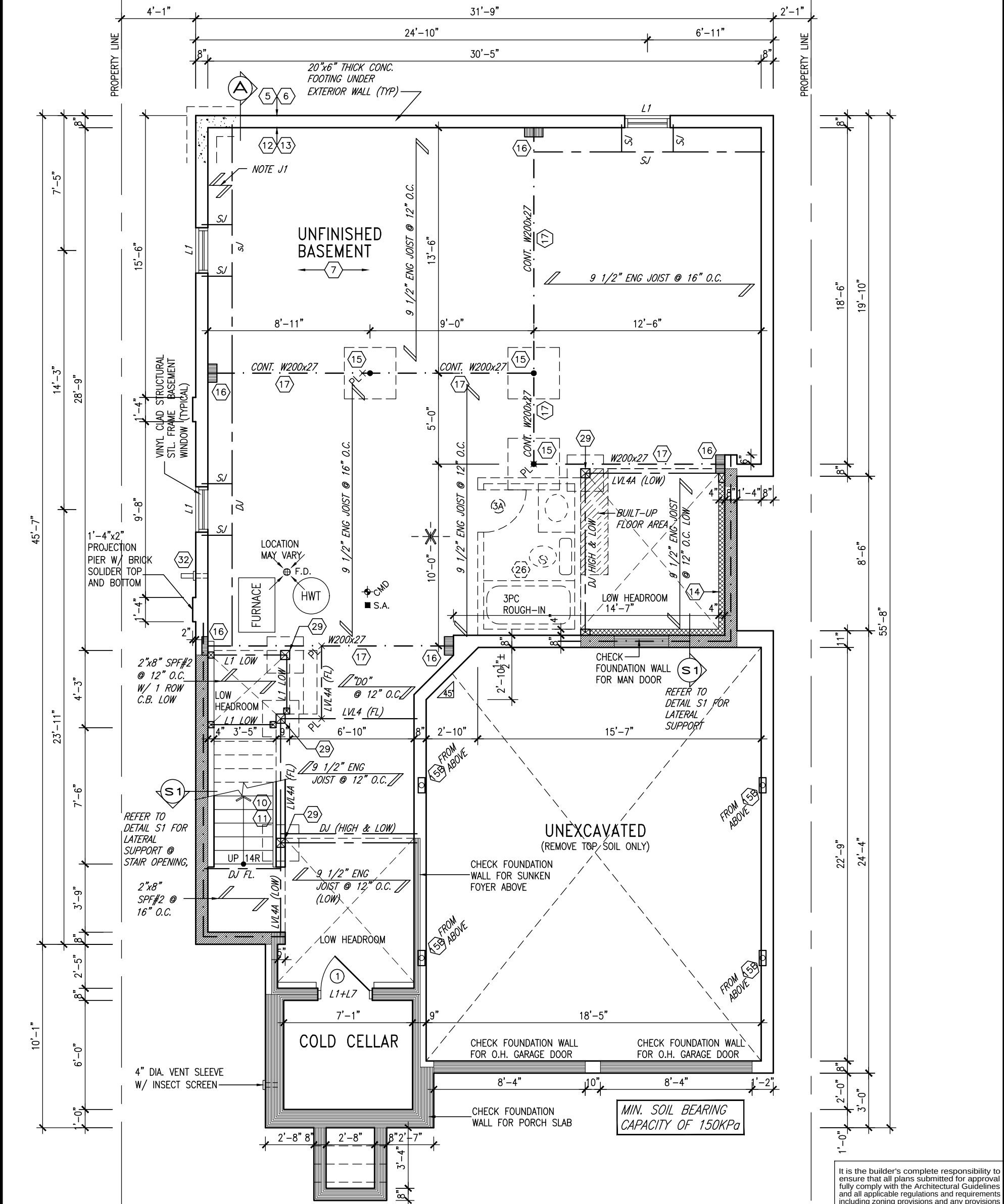


REVISED MAY 10-2016



| AREA CALCULATIONS     |                          | ELEV. B |
|-----------------------|--------------------------|---------|
| GROUND FLOOR AREA     | 1146 SF                  |         |
| SECOND FLOOR AREA     | 1440 SF                  |         |
| SUBTOTAL              | 2581 SF                  |         |
| DEDUCT ALL OPEN AREAS | 93 SF                    |         |
| <b>TOTAL NET AREA</b> | <b>2493 SF</b>           |         |
|                       | (231.61 m <sup>2</sup> ) |         |
| FINISHED BSMT AREA    | 0 SF                     |         |
| COVERAGE              | 1596 SF                  |         |
| W/OUT PORCH           | (148.27 m <sup>2</sup> ) |         |
| <b>COVERAGE</b>       | <b>1656 SF</b>           |         |
| W/ PORCH              | (153.85 m <sup>2</sup> ) |         |

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

## BASEMENT PLAN 'B'

### LOT 301

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

NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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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.

|     |                               |          |    |
|-----|-------------------------------|----------|----|
| 9.  | .                             | .        | .  |
| 8.  | .                             | .        | .  |
| 7.  | .                             | .        | .  |
| 6.  | REDUCE REAR WINDOW DEPTH      | 10-05-16 | RC |
| 5.  | REVISED AS PER ENG COMMENTS   | 20-04-16 | RC |
| 4.  | REVISED AS PER ENG'S COMMENTS | 16-01-20 | RC |
| 3.  | REVISED FOR LOT 301           | 15-12-09 | RC |
| 2.  | REVISED AS PER ENG'S COMMENTS | 21-04-15 | RC |
| 1.  | ISSUED FOR CLIENT REVIEW      | 14-07-04 | LM |
| 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 25591

name

signature

BCIN

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.

**VA3**  
**DESIGN**

300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD, ON.**

date  
**2014-04**

drawn by  
**LM**

checked by  
**-**

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

project no.  
**13045**

BASEMENT PLAN ELEV. 'A'

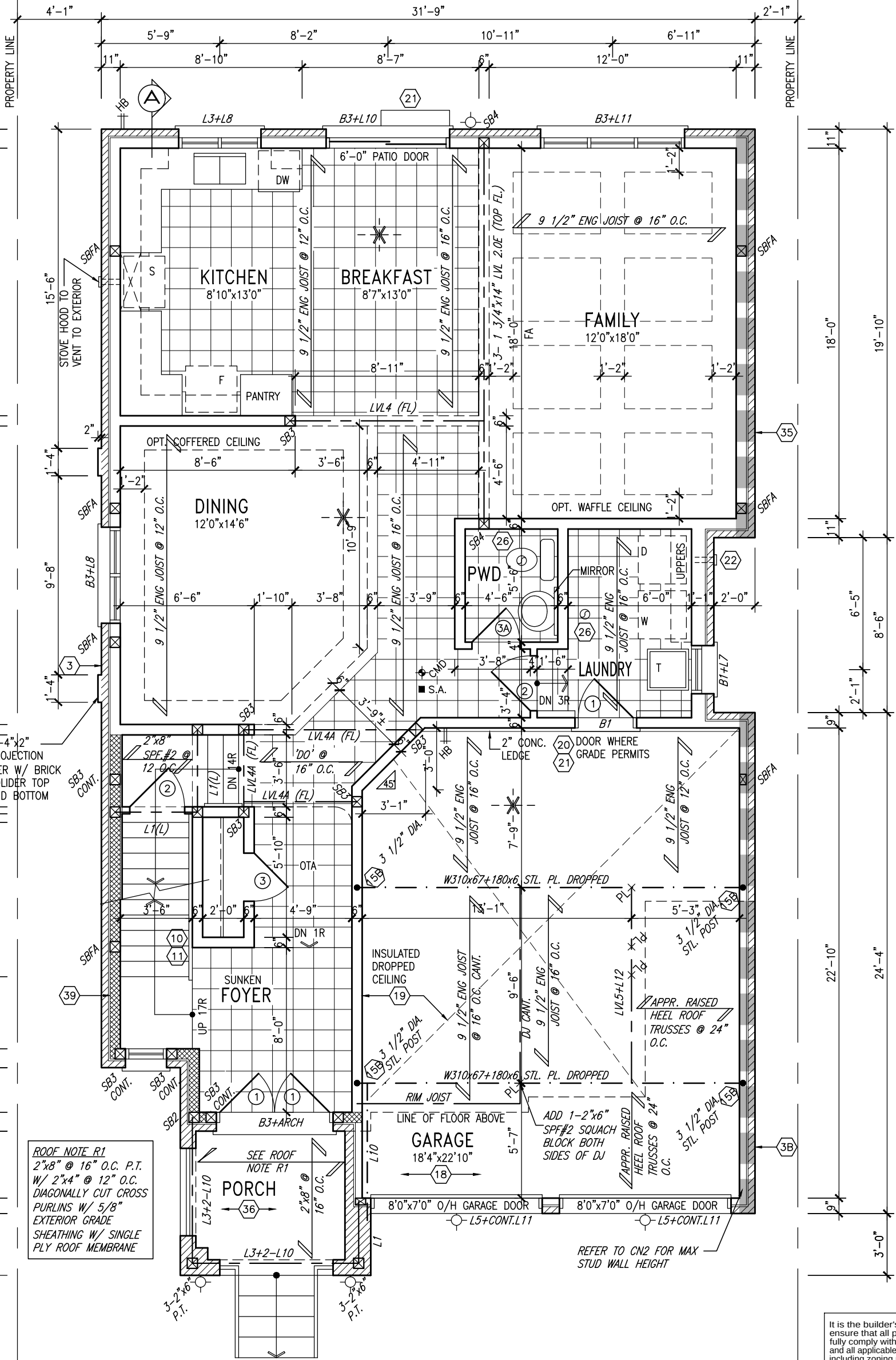
file name  
**13045-S38-3-LOT 301**

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**S38-3**  
**BAROSSA 3**

drawing no.  
**1**

REVISED MAY 10-2016



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

NOTE: ALL LVL'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.

## GROUND FLOOR PLAN 'B'

### LOT 301

INDICATES REDUCED SIDE YARD

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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|     |                               |          |    |
|-----|-------------------------------|----------|----|
| 9.  | .                             | .        | .  |
| 8.  | .                             | .        | .  |
| 7.  | .                             | .        | .  |
| 6.  | REDUCE REAR WINDOW DEPTH      | 10-05-16 | RC |
| 5.  | REVISED AS PER ENG COMMENTS   | 20-04-16 | RC |
| 4.  | REVISED AS PER ENG'S COMMENTS | 16-01-20 | RC |
| 3.  | REVISED FOR LOT 301           | 15-12-09 | RC |
| 2.  | REVISED AS PER ENG'S COMMENTS | 21-04-15 | RC |
| 1.  | ISSUED FOR CLIENT REVIEW      | 14-07-04 | LM |
| 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 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.

**VA3**  
**DESIGN**

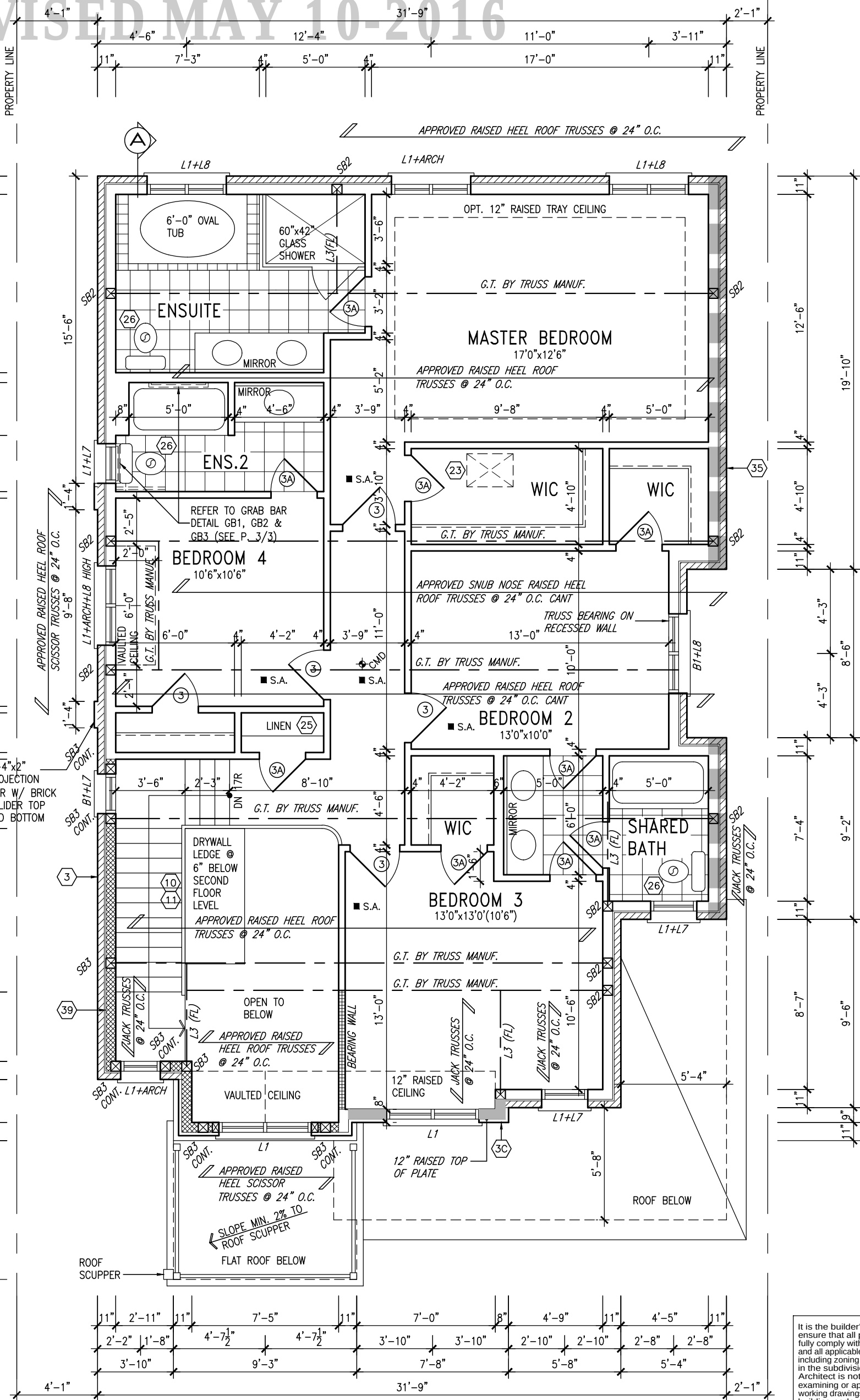
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

**S38-3**  
BAROSSA 3

|                                                                                                           |                      |              |                     |             |               |
|-----------------------------------------------------------------------------------------------------------|----------------------|--------------|---------------------|-------------|---------------|
| project name                                                                                              | GREEN VALLEY ESTATES | municipality | BRADFORD, ON.       | project no. | 13045         |
| date                                                                                                      | 2014-04              | checked by   | LM                  | scale       | 3/16" = 1'-0" |
| drawn by                                                                                                  | LM                   | file name    | 13045-S38-3-LOT 301 | drawing no. | 2             |
| GROUND FLOOR PLAN ELEV. 'A'                                                                               |                      |              |                     |             |               |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-3-LOT 301.dwg - Wed - May 11 2016 - 7:11 AM |                      |              |                     |             |               |

REVISED MAY 10-2016



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.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

NOTE: ROOF FRAMING  
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

|     |                               |             |
|-----|-------------------------------|-------------|
| 9.  | .                             | .           |
| 8.  | .                             | .           |
| 7.  | .                             | .           |
| 6.  | REDUCE REAR WINDOW DEPTH      | 10-05-16 RC |
| 5.  | REVISED AS PER ENG COMMENTS   | 20-04-16 RC |
| 4.  | REVISED AS PER ENG'S COMMENTS | 16-01-20 RC |
| 3.  | REVISED FOR LOT 301           | 15-12-09 RC |
| 2.  | REVISED AS PER ENG'S COMMENTS | 21-04-15 RC |
| 1.  | ISSUED FOR CLIENT REVIEW      | 14-07-04 LM |
| 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** 25591  
name  
signature  
registration information  
**VA3 Design Inc.** 42658  
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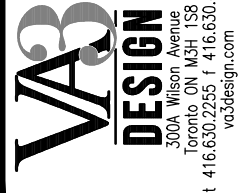
**VA3 DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

|                                             |                                      |                                                                                                           |                         |
|---------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------|
| <b>BAYVIEW WELLINGTON</b>                   |                                      | <b>S38-3</b><br>BAROSSA 3                                                                                 |                         |
| project name<br><b>GREEN VALLEY ESTATES</b> | municipality<br><b>BRADFORD, ON.</b> | project no.<br><b>13045</b>                                                                               |                         |
| date<br><b>2014-04</b>                      | scale<br><b>3/16" = 1'-0"</b>        | file name<br><b>13045-S38-3-LOT 301</b>                                                                   | drawing no.<br><b>3</b> |
| drawn by<br><b>LM</b>                       | checked by<br><b>-</b>               | RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-3-LOT 301.dwg - Wed - May 11 2016 - 7:11 AM |                         |

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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.

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



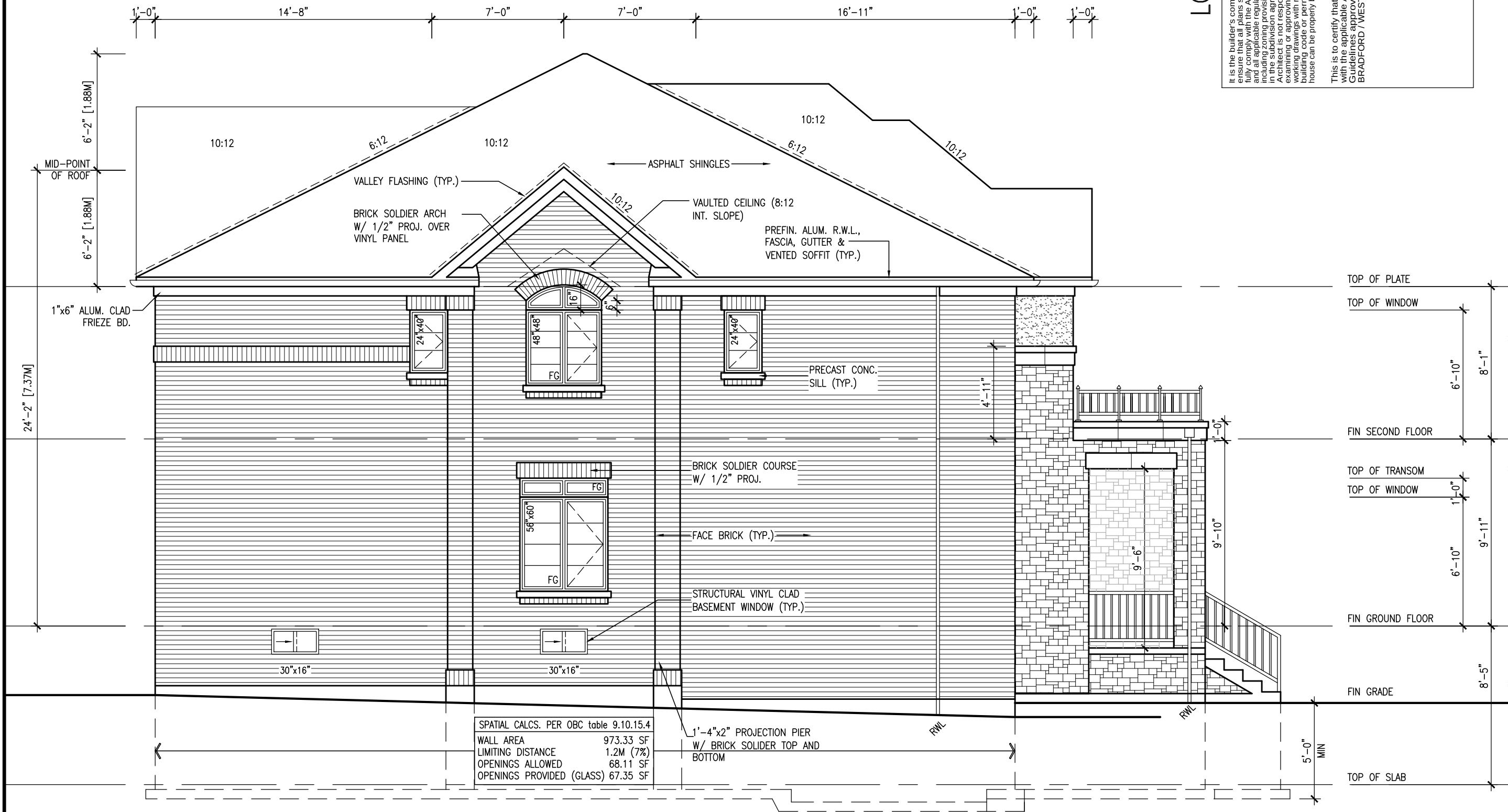
| <u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,2.1.1.(7) |                                     |              |            |  |
|-------------------------------------------------------|-------------------------------------|--------------|------------|--|
| S38-3 ELEVATION 'B'                                   | <b>ENERGY EFFICIENCY – OBC SB12</b> |              |            |  |
| ELEVATION                                             | WALL AREA S.F.                      | OPENING S.F. | PERCENTAGE |  |
| FRONT                                                 | 709 S.F.                            | 103.43 S.F.  | 14.59 %    |  |
| LEFT SIDE                                             | 1088 S.F.                           | 68.30 S.F.   | 6.28 %     |  |
| RIGHT SIDE                                            | 1013 S.F.                           | 26.11 S.F.   | 2.58 %     |  |
| REAR                                                  | 638 S.F.                            | 158.67 S.F.  | 24.87 %    |  |
| TOTAL SQ. FT.                                         | 3448.00 S.F.                        | 356.51 S.F.  | 10.34 %    |  |
| TOTAL SQ. M.                                          | 320.33 S.M.                         | 33.12 S.M.   | 10.34 %    |  |

FRONT ELEVATION 'B'  
LOT 301

[illegible]

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LOT 301

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UPGRADED LEFT SIDE ELEVATION 'B'  
LOT 301

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

REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES



|                                                                                                                                                                                    |  |                                      |  |          |     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------|--|----------|-----|
| 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<br>Signature |  | 25591    | BCN |
| qualification information                                                                                                                                                          |  | name                                 |  | 42658    |     |
| 10-05-16                                                                                                                                                                           |  | 10-05-16                             |  | 16-01-20 |     |
| RC                                                                                                                                                                                 |  | RC                                   |  | RC       |     |
| 6   REDUCE REAR WINDOW DEPTH                                                                                                                                                       |  | 15-12-09                             |  | RC       |     |
| 5   REVISED AS PER ENG COMMENTS                                                                                                                                                    |  | 21-04-15                             |  | RC       |     |
| 4   REVISED AS PER ENG COMMENTS                                                                                                                                                    |  | 14-07-04                             |  | LM       |     |
| 3   REVISED FOR LOT 301                                                                                                                                                            |  | date                                 |  | by       |     |
| 2   REVISED AS PER ENG'S COMMENTS                                                                                                                                                  |  | description                          |  |          |     |
| 1   ISSUED FOR CLIENT REVIEW                                                                                                                                                       |  |                                      |  |          |     |

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES  
BRADFORD, ON.

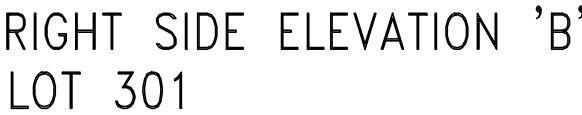
S38-3  
BAROSSA 3

|             |                     |
|-------------|---------------------|
| project no. | 13045               |
| drawing no. | 5                   |
| date        | 2014-04             |
| checked by  | LM                  |
| drawn by    | LM                  |
| scale       | 3/16" = 1'-0"       |
| file name   | 13045-S38-3-LOT 301 |

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ILLIMBURY. / USED MAY 10-2016



REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES

[illegible]

All drawings

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**DESIGN**  
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Toronto ON M3H 1S8  
16.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

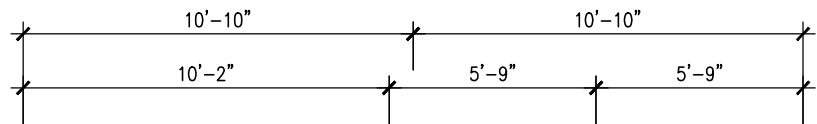
**S38-3**  
BAROSSA 3

|                                                                                    |                                 |                                    |
|------------------------------------------------------------------------------------|---------------------------------|------------------------------------|
| <b>project name</b>                                                                | <b>municipality</b>             | <b>project no.</b>                 |
| <b>GREEN VALLEY ESTATES</b>                                                        | <b>BRADFORD, ON.</b>            | <b>13045</b>                       |
| <b>date</b>                                                                        | <b>RIGHT SIDE ELEVATION 'B'</b> | <b>drawing no.</b>                 |
| <b>2014-04</b>                                                                     |                                 | <b>6</b>                           |
| <b>drawn by</b>                                                                    | <b>scale</b>                    | <b>file name</b>                   |
| <b>LIM</b>                                                                         | <b>checked by</b><br><b>-</b>   | <b>13045-S38-3-L0T 301</b>         |
| <b>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW units\38\13045-S38-3-L0T 301.dwg</b> | <b>3/16" = 1'-0"</b>            | <b>Wed - May 11 2016 - 7:21 AM</b> |

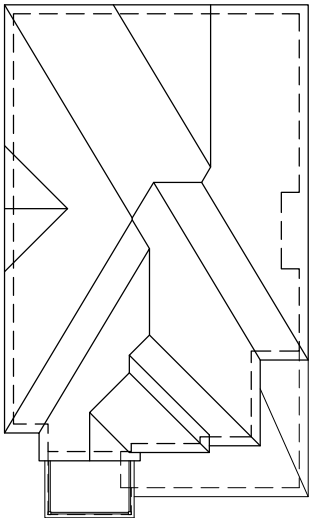
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LOT 301



ROOF PLAN 'B'  
W/ REAR UPGRADE



UPGRADED REAR ELEVATION 'B'  
LOT 301

REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES



|                                                                                                                                                                                    |      |                                   |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------|--|
| 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 |  |
| qualification information                                                                                                                                                          |      | name                              |  |
| 10-05-16 RC                                                                                                                                                                        |      | 20-04-16 RC                       |  |
| 6   REDUCE REAR WINDOW DEPTH                                                                                                                                                       |      | 16-01-20 RC                       |  |
| 5   REVISED AS PER ENG COMMENTS                                                                                                                                                    |      | 15-12-09 RC                       |  |
| 4   REVISED AS PER ENG'S COMMENTS                                                                                                                                                  |      | 21-04-15 RC                       |  |
| 3   REVISED FOR LOT 301                                                                                                                                                            |      | 14-07-04 LM                       |  |
| 2   REVISED AS PER ENG'S COMMENTS                                                                                                                                                  |      |                                   |  |
| 1   ISSUED FOR CLIENT REVIEW                                                                                                                                                       |      |                                   |  |
| no. description                                                                                                                                                                    | date | by                                |  |

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES  
BRADFORD, ON.

S38-3  
BAROSSA 3

project no. 13045  
drawing no. 7  
date 2014-04  
checked by LM  
scale 3/16" = 1'-0"

project name  
municipality  
file name  
13045-S38-3-LOT 301  
13045-S38-3-LOT 301.dwg  
May 11 2016 - 7:11 AM

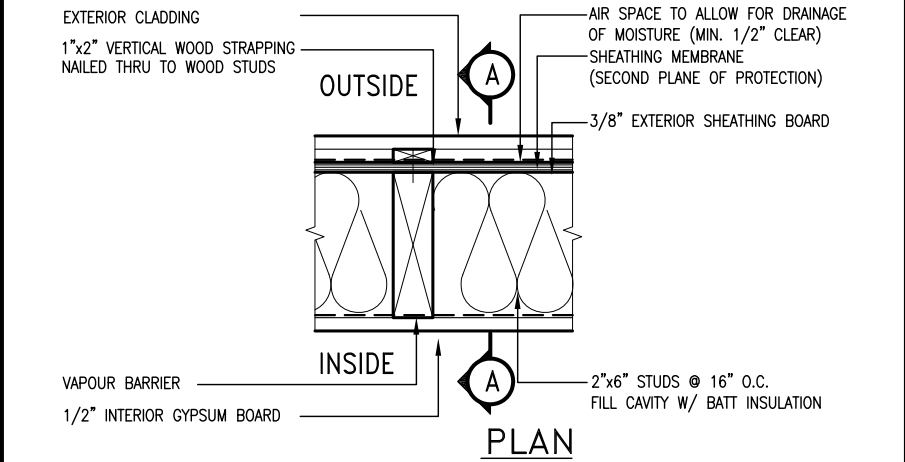
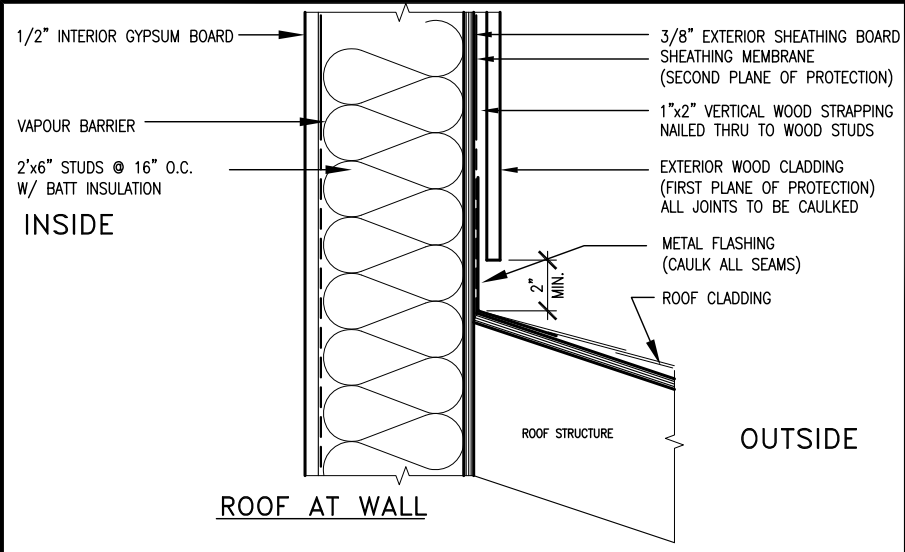
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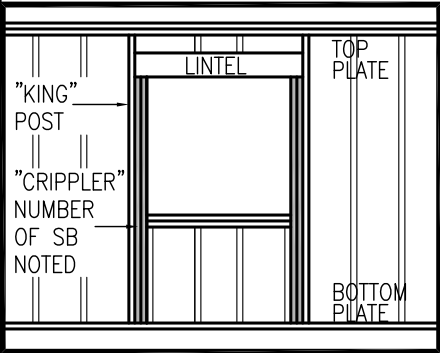
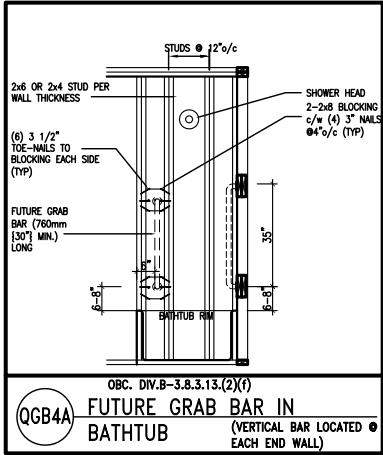
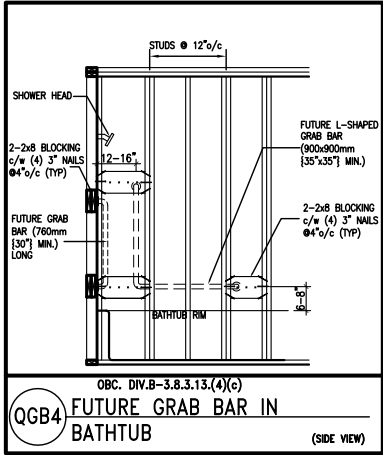
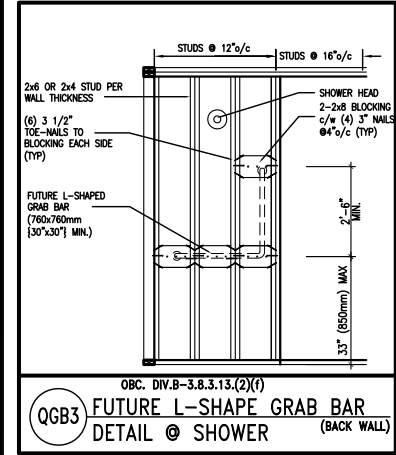
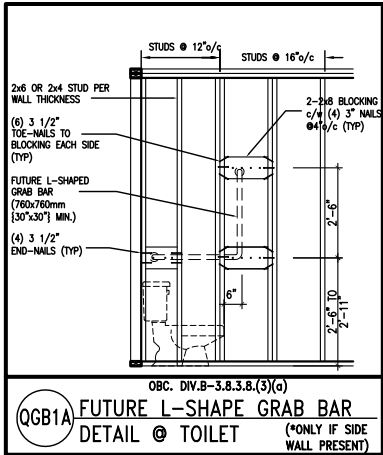
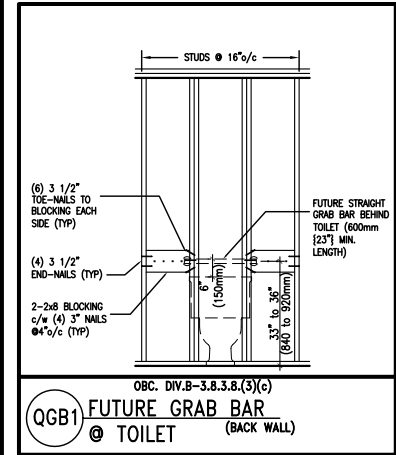
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EXTERIOR WOOD CLADDING WALL ASSEMBLY

**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)(a) & 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 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 FOLLOWS:  
2"x8" @ 16" O.C. - 16'-0"  
2"x8" @ 12" O.C. - 17'-9"  
2-2"x8" @ 16" O.C. - 20'-4"  
2-2"x8" @ 12" O.C. - 22'-4"

- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF 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

|     |                         |           |    |
|-----|-------------------------|-----------|----|
| 9   | .                       | .         | .  |
| 8   | .                       | .         | .  |
| 7   | .                       | .         | .  |
| 6   | .                       | .         | .  |
| 5   | .                       | .         | .  |
| 4   | .                       | .         | .  |
| 3   | .                       | .         | .  |
| 2   | UPDATE TO CODE          | APR 16-15 | RC |
| 1   | ISSUE FOR CLIENT REVIEW | MAY 07-14 | 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

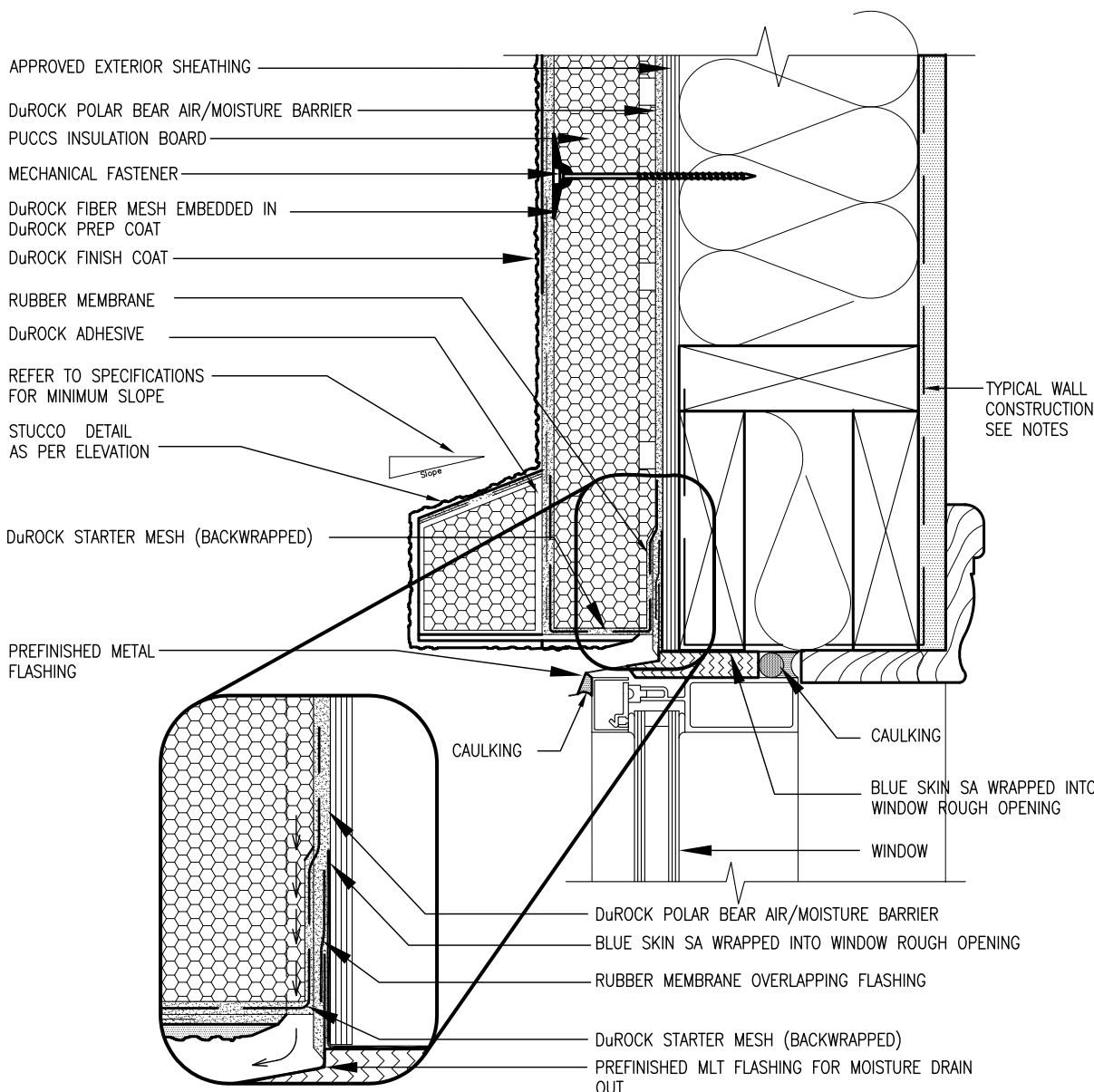
Wellington Jno-Baptiste 25591  
signature BCIN

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.

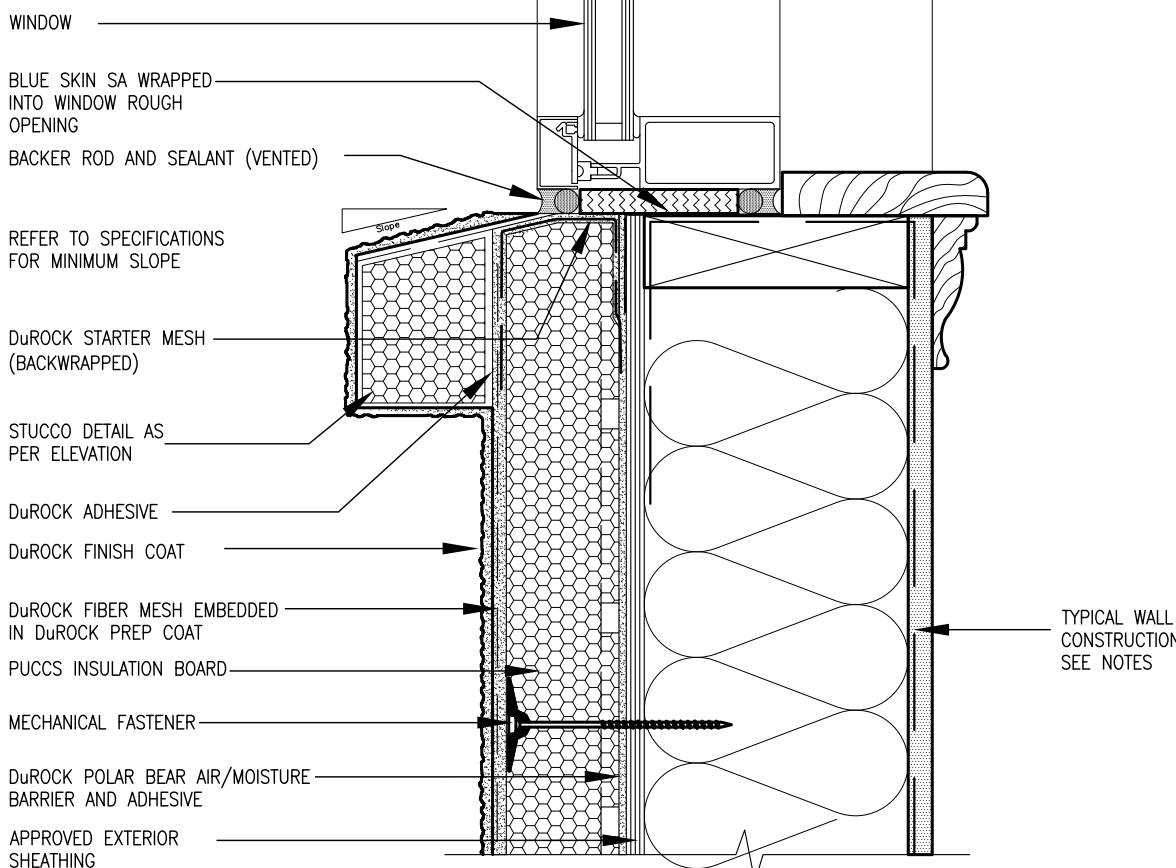
**VA3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

|                                                                                                         |                          |                        |                                   |
|---------------------------------------------------------------------------------------------------------|--------------------------|------------------------|-----------------------------------|
| <b>BAYVIEW WELLINGTON</b>                                                                               |                          | <b>CONST NOTE</b>      |                                   |
| project name<br>GREEN VALLEY ESTATES                                                                    | municipality<br>BRADFORD | project no.<br>13045   |                                   |
| date<br>APR 2014                                                                                        | CONSTRUCTION NOTES       |                        | drawing no.<br>CN2                |
| drawn by<br>RC                                                                                          | checked by<br>-          | scale<br>3/16" = 1'-0" | file name<br>13045-CONST-OBC 2015 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM |                          |                        |                                   |



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"

BAYVIEW WELLINGTON

CONST NOTE

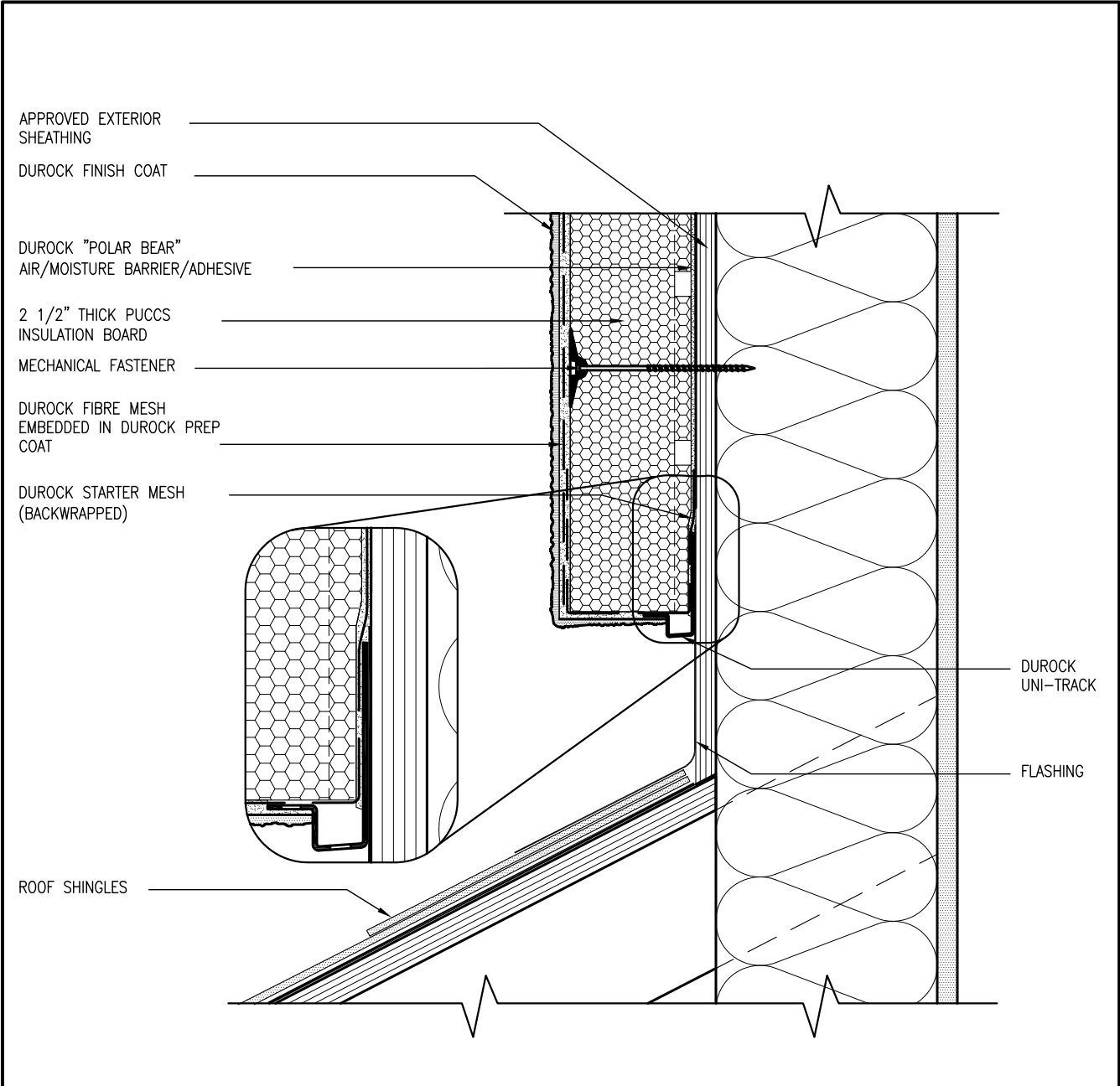
|              |                      |              |          |             |               |             |                      |
|--------------|----------------------|--------------|----------|-------------|---------------|-------------|----------------------|
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD | project no. | 13045         | drawing no. | CN3                  |
| date         | APR 2014             | checked by   | RC       | scale       | 3/16" = 1'-0" | file name   | 13045-CONST-0BC 2015 |
| drawn by     | RC                   | checked by   | RC       | date        | APR 16 2015   | file name   | 13045-CONST-0BC 2015 |

**VAS DESIGN**  
3004 Wilson Avenue  
Toronto ON M3H 1S8  
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vasdesign.com

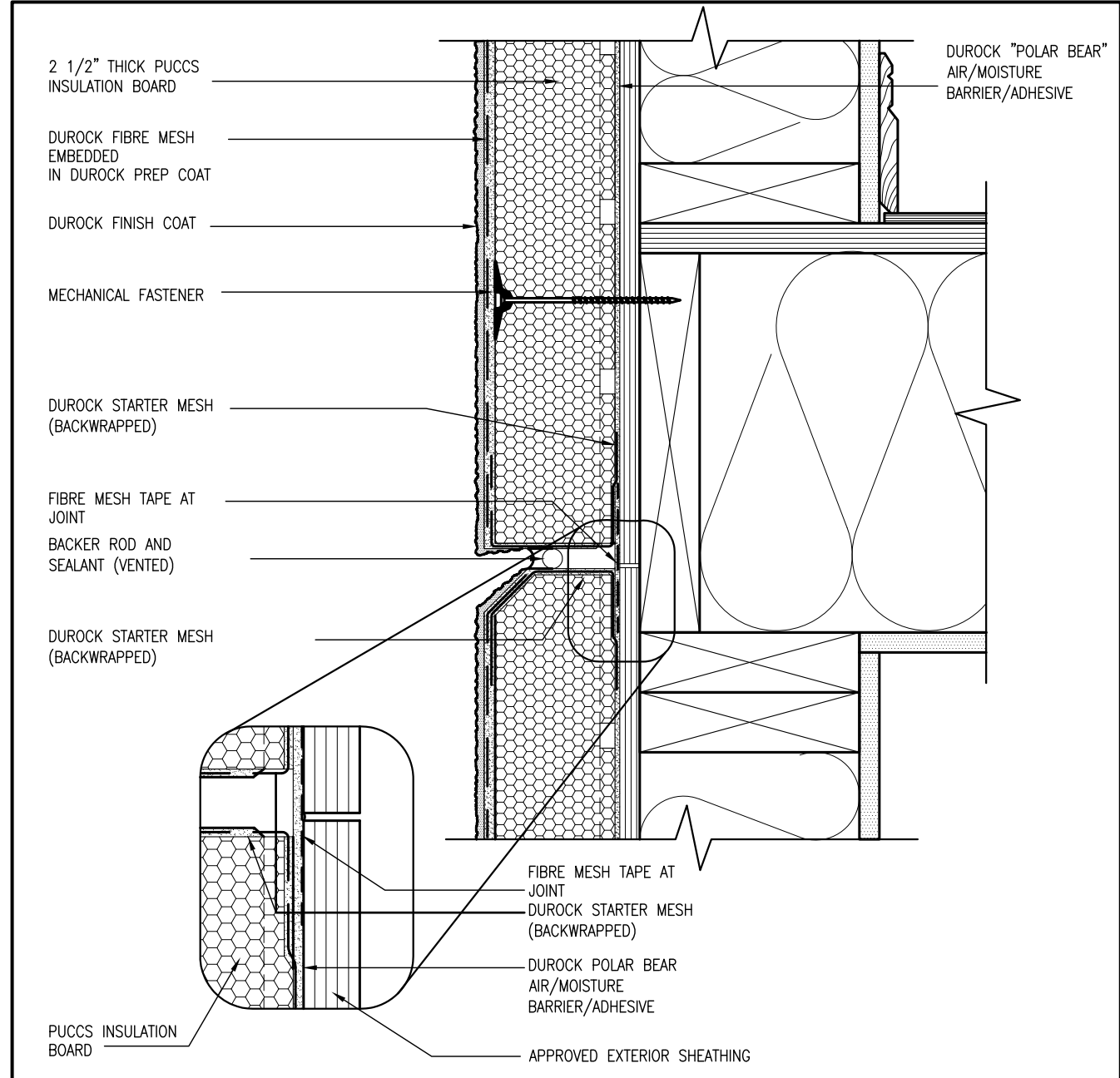
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
qualification information  
Wellington Jno-Baptiste 25591 BCIN  
name  
VAS Design Inc. 42658  
signature  
Contractor must 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.

| no. | description             | date         | by |
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| 2   | UPDATE TO CODE          | APR 16-15 RC |    |
| 1   | ISSUE FOR CLIENT REVIEW | MAY 07-14 RC |    |

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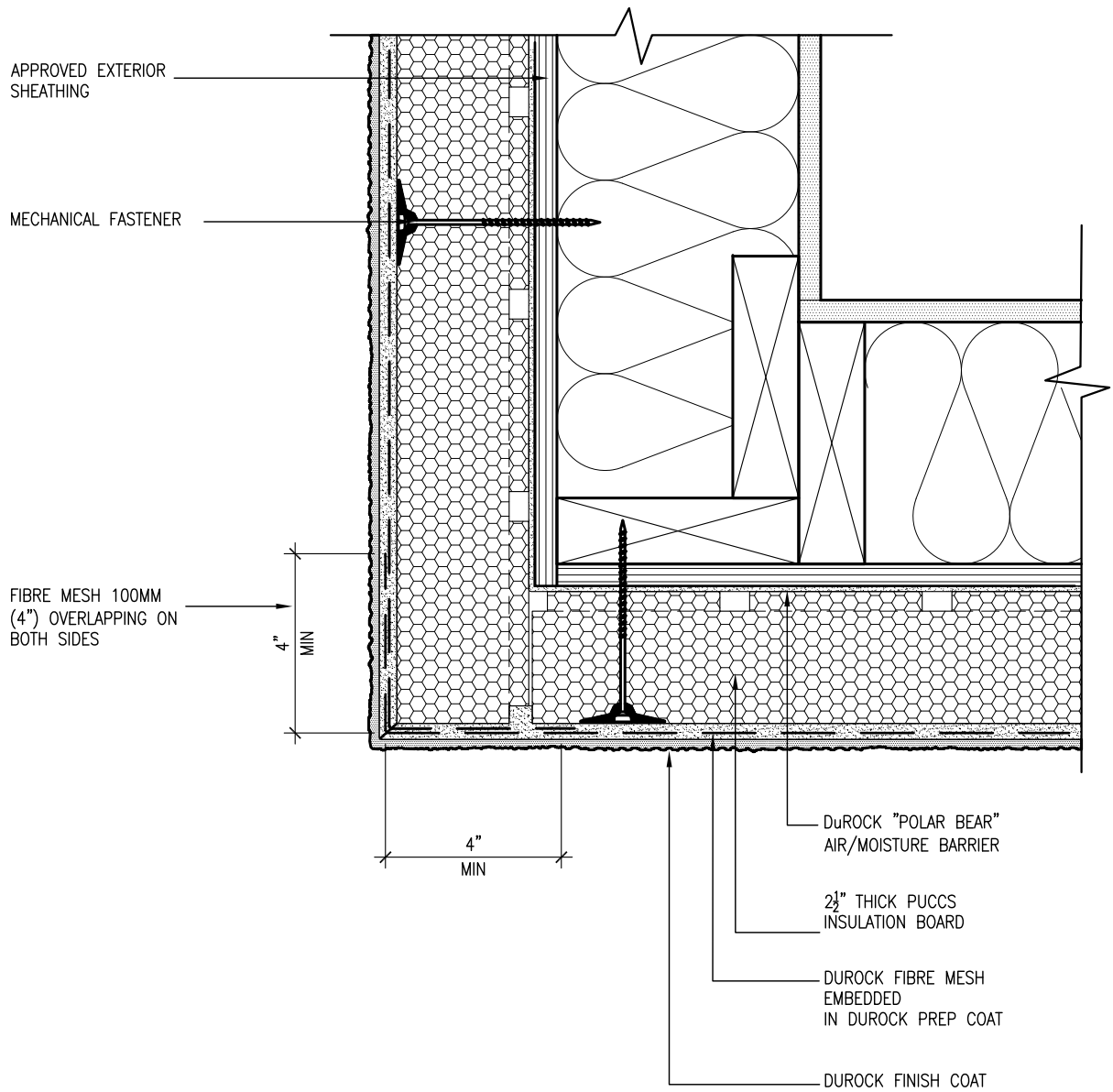
3 STUCCO TERMINATION @ ROOF  
CN4 SCALE: 3"=1'-0"



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

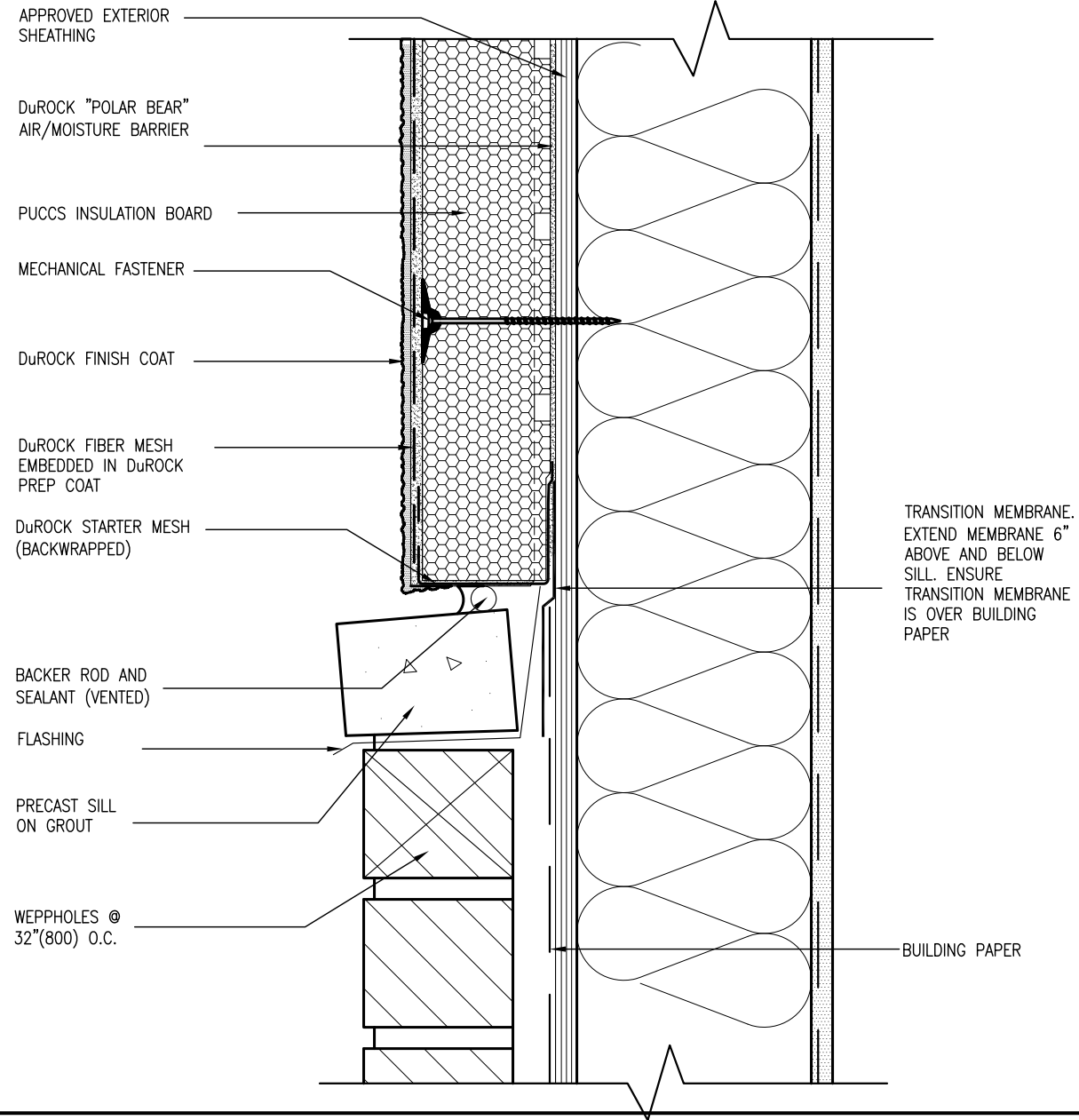
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

| CONST NOTE                                                                                                                                                                                                                                                                                                    |                         | BAYVIEW WELLINGTON |                      | GREEN VALLEY ESTATES |          | BRADFORD |             | CONSTRUCTION NOTES |    | CN4   |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------|----------------------|----------------------|----------|----------|-------------|--------------------|----|-------|---------------|
| project no.                                                                                                                                                                                                                                                                                                   | 13045                   | project name       | GREEN VALLEY ESTATES | municipality         | BRADFORD | date     | APR 2014    | checked by         | RC | scale | 3/16" = 1'-0" |
| drawing no.                                                                                                                                                                                                                                                                                                   | CN4                     | file name          | 13045-CONST-08C 2015 | checked by           | RC       | date     | APR 16 2015 | checked by         | RC | scale | 3/16" = 1'-0" |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045-BM Units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM                                                                                                                                                                                                       |                         |                    |                      |                      |          |          |             |                    |    |       |               |
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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.                                                                                                                            |                         |                    |                      |                      |          |          |             |                    |    |       |               |
| qualification information                                                                                                                                                                                                                                                                                     |                         |                    |                      |                      |          |          |             |                    |    |       |               |
| Wellington Jno-Baptiste 25591 BCN                                                                                                                                                                                                                                                                             |                         |                    |                      |                      |          |          |             |                    |    |       |               |
| name registration information VAS Design Inc. 42658                                                                                                                                                                                                                                                           |                         |                    |                      |                      |          |          |             |                    |    |       |               |
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| 9                                                                                                                                                                                                                                                                                                             | .                       | .                  | .                    | .                    | .        | .        | .           | .                  | .  | .     | .             |
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| 2                                                                                                                                                                                                                                                                                                             | UPDATE TO CODE          | APR 16-15          | RC                   | .                    | .        | .        | .           | .                  | .  | .     | .             |
| 1                                                                                                                                                                                                                                                                                                             | ISSUE FOR CLIENT REVIEW | MAY 07-14          | RC                   | .                    | .        | .        | .           | .                  | .  | .     | .             |
| no.                                                                                                                                                                                                                                                                                                           | description             | date               | by                   | .                    | .        | .        | .           | .                  | .  | .     | .             |



**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"

**BAYVIEW WELLINGTON**

**CONST NOTE**

project name: GREEN VALLEY ESTATES  
municipality: BRADFORD  
project no.: 13045  
drawing no.: CN5

date: APR 2014  
checked by: RC  
scale: 3/16" = 1'-0"

file name: 13045-CONST-08C 2015  
CONSTRUCTION NOTES

THU - APR 16 2015 - 6:57 AM  
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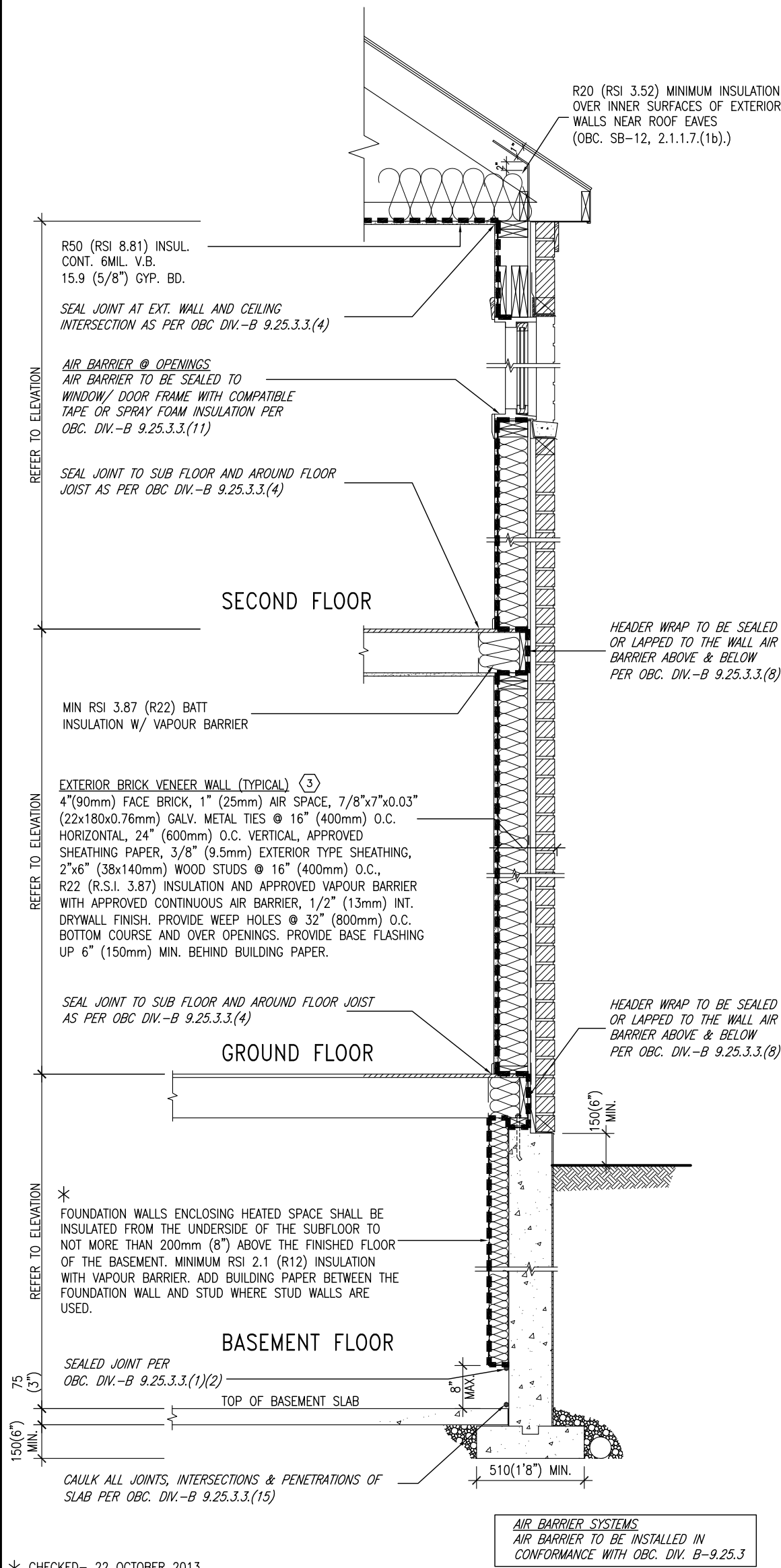
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information  
name: Wellington Jno-Baptiste  
registration information: 25591 BCIN  
signature: [Signature]  
stamp: 42658

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| no. | description             | date         | by |
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| 2   | UPDATE TO CODE          | APR 16-15 RC |    |
| 1   | ISSUE FOR CLIENT REVIEW | MAY 07-14 RC |    |

SB12-COMPLIANCE PACKAGE 'J'



\* CHECKED- 22 OCTOBER 2013

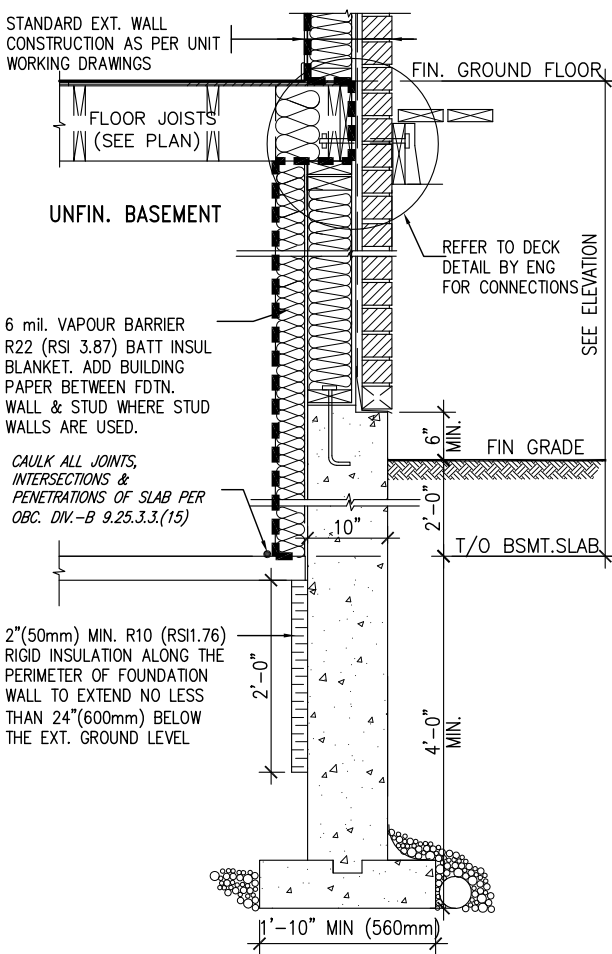
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY  
SECTION W/ BRICK VENEER SCALE: N.T.S.

SEMI & SINGLES ONLY

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 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

| COMPONENT                                                               | J             | Notes:                        |
|-------------------------------------------------------------------------|---------------|-------------------------------|
| Ceiling with Attic Space<br>Minimum RSI (R) value                       | 8.81<br>(R50) | BLOWN -LOOSE                  |
| Ceiling without Attic Space<br>Minimum RSI (R) value                    | 5.46<br>(R31) | BATT or SPRAY                 |
| Exposed Floor<br>Minimum RSI (R) value                                  | 5.46<br>(R31) | BATT or SPRAY                 |
| Walls Above Grade<br>Minimum RSI (R) value                              | 3.87<br>(R22) | 6" R22 BATT                   |
| Basement Walls<br>Minimum RSI (R) value                                 | 2.11<br>(R12) | 4" R12 BLANKET                |
| Edge of Below Grade Slab<br>≤600mm below grade<br>Minimum RSI (R) value | 1.76<br>(R10) | RIGID INSUL                   |
| Windows & Sliding glass<br>Doors<br>Maximum U-value                     | 1.8           | DOUBLE PANE<br>LOW EMISSIVITY |
| Skylights<br>Maximum U-value                                            | 2.8           | DOUBLE PANE<br>LOW EMISSIVITY |
| Space Heating Equipment<br>Minimum AFUE                                 | 94%           | NATURAL GAS                   |
| Hot Water Heater<br>Minimum EF                                          | 0.67          | NATURAL GAS                   |
| HRV<br>Minimum Efficiency                                               | 60%           | -                             |



\* REVISED- 15 MARCH 2013

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

|     |                         |           |    |                                                                                                                                                                                                                                                                                                               |
|-----|-------------------------|-----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 25591                                                                                                                                                                                                                                                                                 |
| 6   | .                       | .         | .  | name                                                                                                                                                                                                                                                                                                          |
| 5   | .                       | .         | .  | registration information                                                                                                                                                                                                                                                                                      |
| 4   | .                       | .         | .  | VA3 Design Inc. 42658                                                                                                                                                                                                                                                                                         |
| 3   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |
| 2   | UPDATE TO CODE          | APR 16-15 | 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 | MAY 07-14 | RC |                                                                                                                                                                                                                                                                                                               |
| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                               |

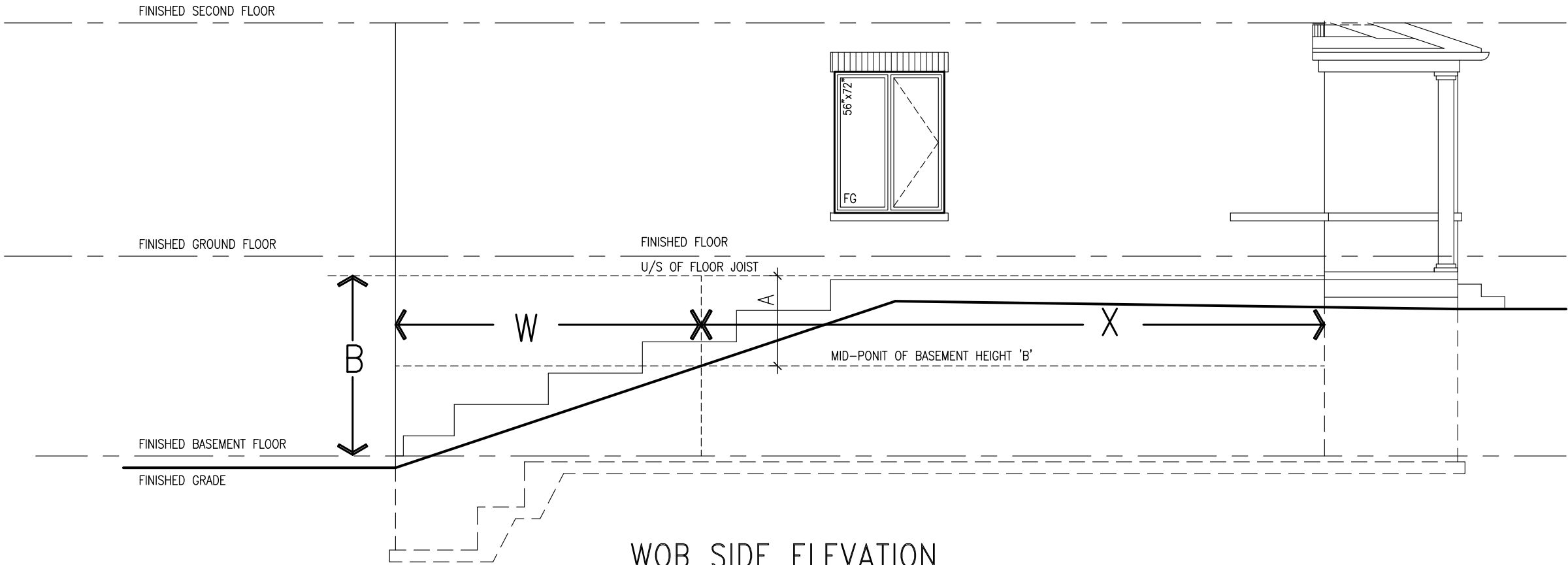
**VA3**  
**DESIGN**

300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

|                                                                                                         |                      |              |               |                      |             |
|---------------------------------------------------------------------------------------------------------|----------------------|--------------|---------------|----------------------|-------------|
| project name                                                                                            | GREEN VALLEY ESTATES | municipality | BRADFORD      | project no.          | 13045       |
| date                                                                                                    | APR 2014             | checked by   | scale         | CONSTRUCTION NOTES   | drawing no. |
| drawn by                                                                                                | RC                   |              | 3/16" = 1'-0" | 13045-CONST-OBC 2015 | CN6         |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM |                      |              |               |                      |             |



WOB PLAN

WOB SIDE ELEVATION

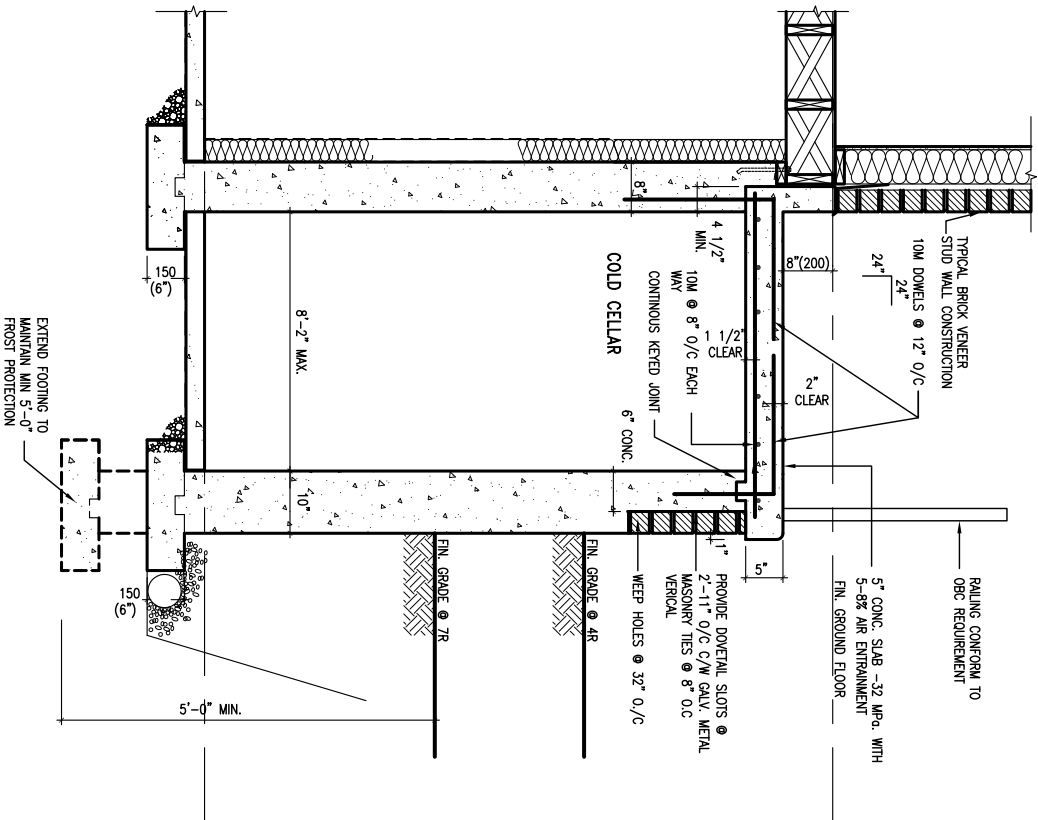
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"  
INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

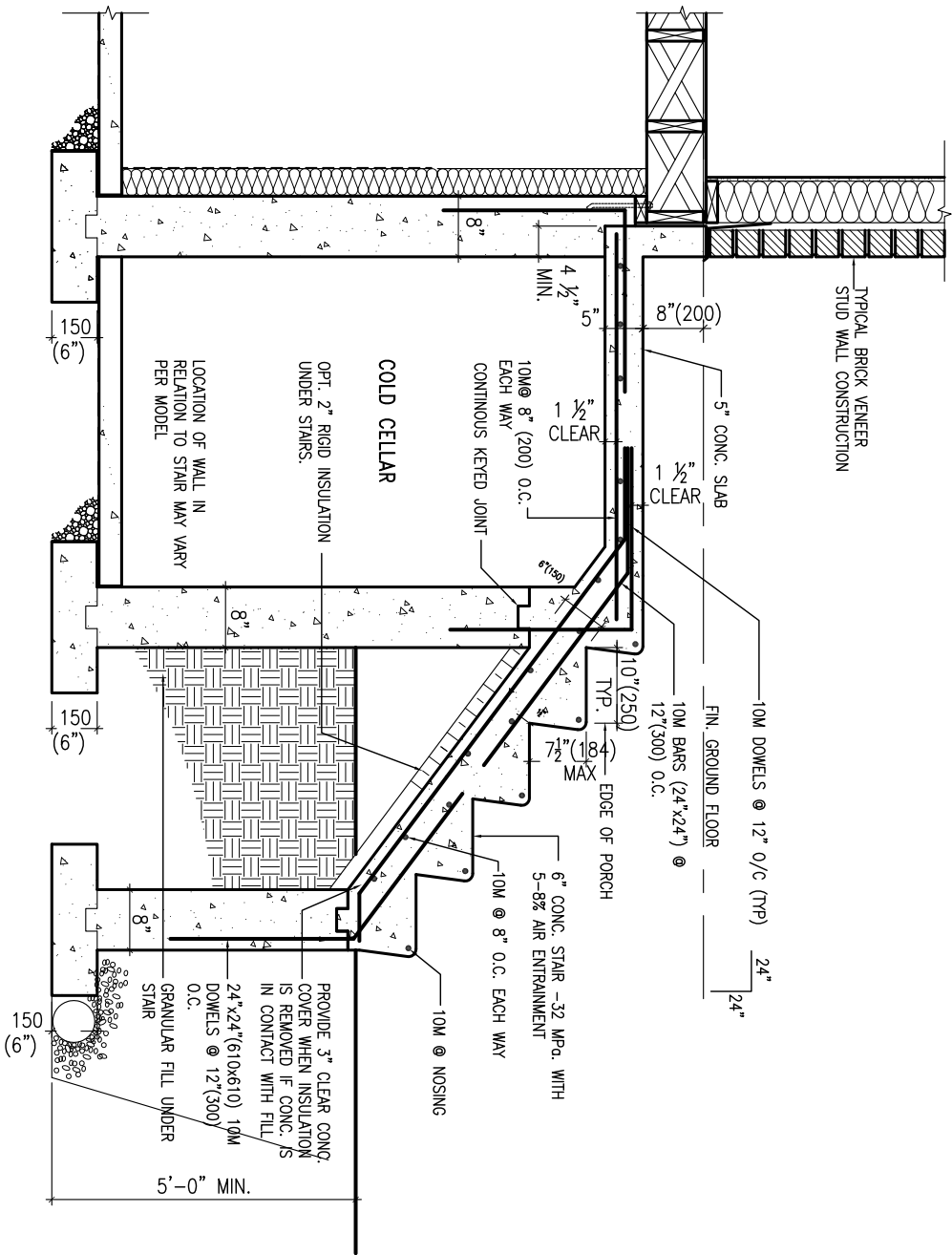
COMPLIANCE TO OBC SB-12 2.1.1.1(11)

|  |  |                                                                                                         |  |                                                                                             |  |
|--|--|---------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------|--|
|  |  | VA3 DESIGN                                                                                              |  | 300A Wilson Avenue<br>Toronto, ON M3H 1S8<br>t 416.630.2265 f 416.630.4782<br>vo3design.com |  |
|  |  | BAYVIEW WELLINGTON                                                                                      |  | CONST NOTE                                                                                  |  |
|  |  | project name                                                                                            |  | project no.                                                                                 |  |
|  |  | GREEN VALLEY ESTATES                                                                                    |  | 13045                                                                                       |  |
|  |  | date                                                                                                    |  | drawing no.                                                                                 |  |
|  |  | APR 2014                                                                                                |  | CN7                                                                                         |  |
|  |  | drawn by                                                                                                |  | checked by                                                                                  |  |
|  |  | RC                                                                                                      |  | RC                                                                                          |  |
|  |  | scale                                                                                                   |  | file name                                                                                   |  |
|  |  | 3/16" = 1'-0"                                                                                           |  | 13045-CONST-OBC 2015                                                                        |  |
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| Wellington Jno-Baptiste                                                                                                                                                                                                                                                                                       |  | 25591                                                                                                                                                                                                                                                                                                         |  | 42658                                                                                                                                                                                                                                                                                                         |  |
| name                                                                                                                                                                                                                                                                                                          |  | signature                                                                                                                                                                                                                                                                                                     |  | BCIN                                                                                                                                                                                                                                                                                                          |  |
| registration information                                                                                                                                                                                                                                                                                      |  | VAS Design Inc.                                                                                                                                                                                                                                                                                               |  | 42658                                                                                                                                                                                                                                                                                                         |  |
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| 2. UPDATE TO CODE                                                                                                                                                                                                                                                                                             |  | APR 16-15 RC                                                                                                                                                                                                                                                                                                  |  | APR 16-15 RC                                                                                                                                                                                                                                                                                                  |  |
| 1. ISSUE FOR CLIENT REVIEW                                                                                                                                                                                                                                                                                    |  | MAY 07-14 RC                                                                                                                                                                                                                                                                                                  |  | MAY 07-14 RC                                                                                                                                                                                                                                                                                                  |  |
| no. description                                                                                                                                                                                                                                                                                               |  | date                                                                                                                                                                                                                                                                                                          |  | by                                                                                                                                                                                                                                                                                                            |  |



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



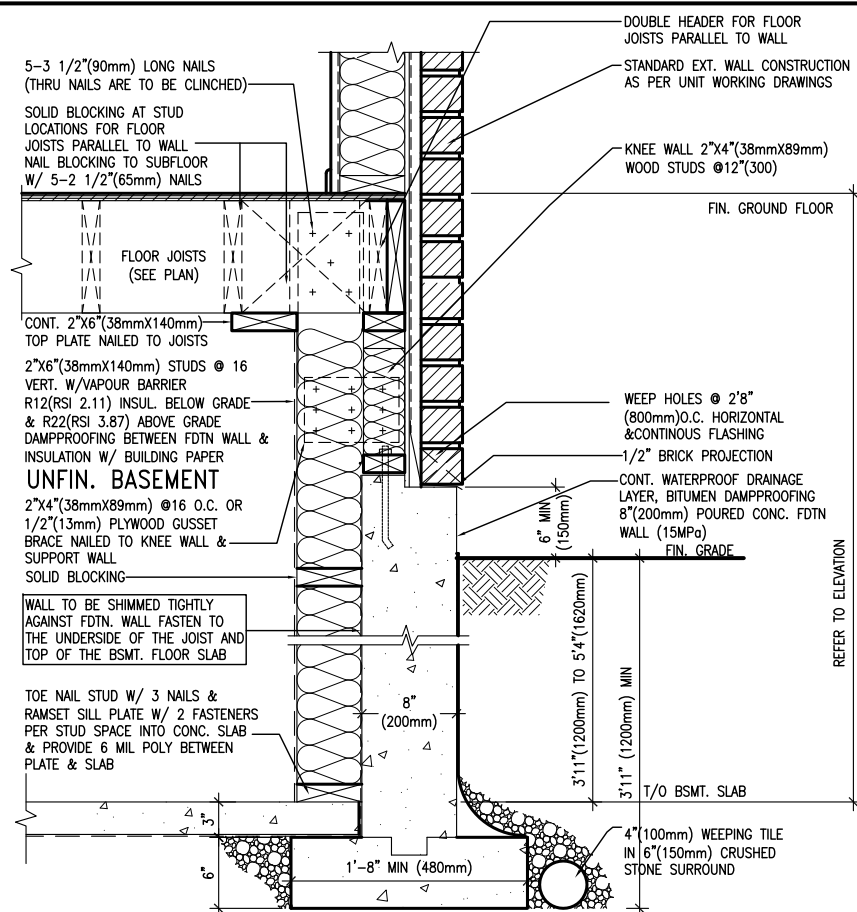
X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)  
SCALE: N.T.S.

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| 1   | ISSUE FOR CLIENT REVIEW | MAY 07-14 | RC |
| no. | description             | date      | by |

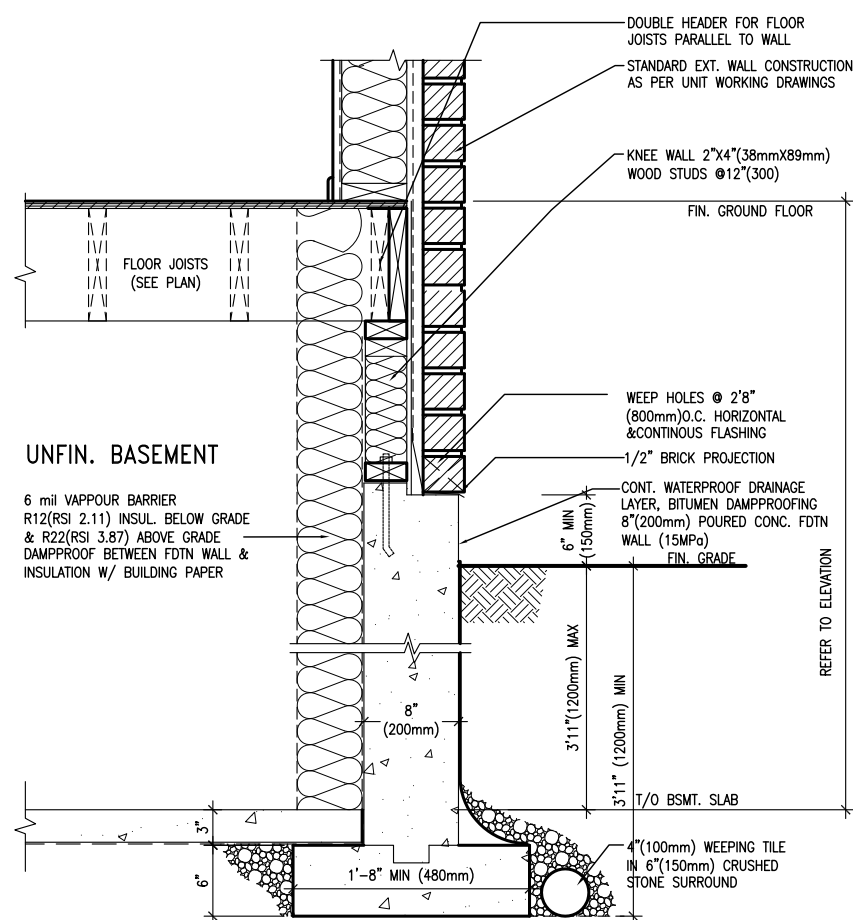
|                                                                                                                                                                                                                                                                                                               |              |       |
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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.                                                                                                                            |              |       |
| qualification information                                                                                                                                                                                                                                                                                     |              |       |
| Wellington                                                                                                                                                                                                                                                                                                    | Jno-Baptiste | 25591 |
| name                                                                                                                                                                                                                                                                                                          | signature    | BCIN  |
| registration information                                                                                                                                                                                                                                                                                      |              |       |
| VA3 Design Inc.                                                                                                                                                                                                                                                                                               |              | 42658 |
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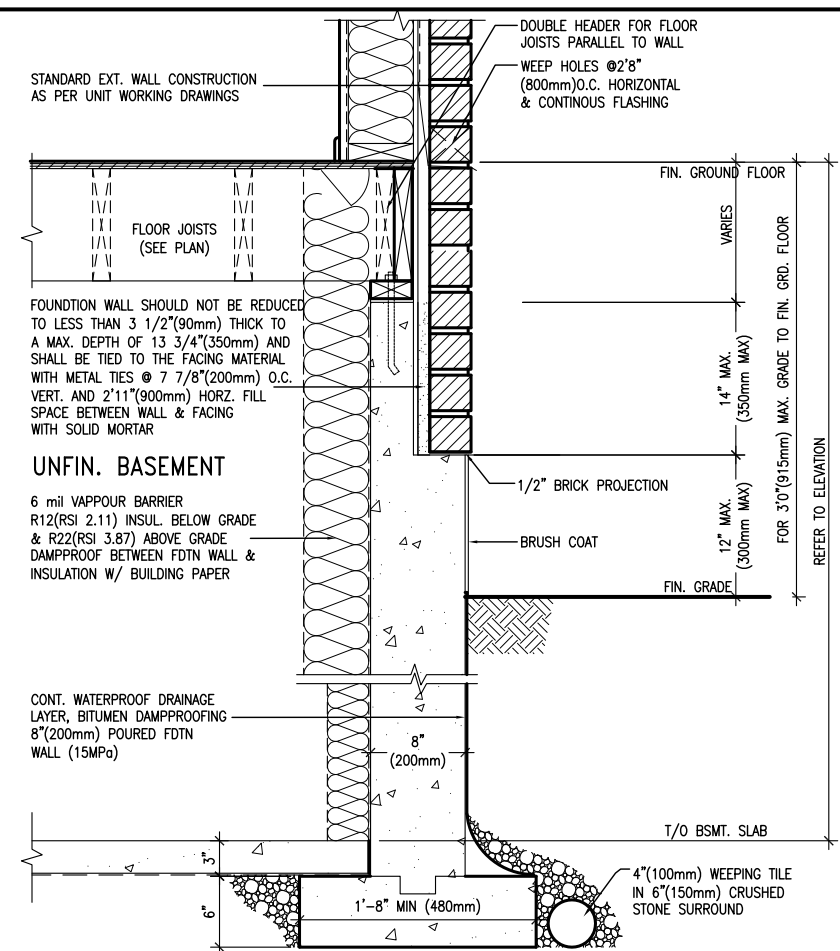
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| BAYVIEW WELLINGTON                                                                                      |  | CONST NOTE           |               |
| project name                                                                                            |  | municipality         | project no.   |
| GREEN VALLEY ESTATES                                                                                    |  | BRADFORD             | 13045         |
| date                                                                                                    |  | CONSTRUCTION NOTES   |               |
| APR 2014                                                                                                |  | file name            |               |
| drawn by                                                                                                |  | checked by           | scale         |
| RC                                                                                                      |  | -                    | 3/16" = 1'-0" |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-ABC 2015.dwg - Fri - Apr 22 2016 - 1:14 PM |  | 13045-CONST-ABC 2015 |               |
|                                                                                                         |  | drawing no.          |               |
|                                                                                                         |  | CN8                  |               |



|         |                                     |
|---------|-------------------------------------|
| EW3.08B | WALK-OUT WALL SECTION FOR GRADE     |
|         | HEIGHTS BETWEEN 3'11"(1200mm) AND   |
|         | 5'4"(1620mm) BASEMENT SLAB TO GRADE |
|         | N.T.S.                              |



|         |                                      |
|---------|--------------------------------------|
| EW3.07B | WALK-OUT DECK WALL SECTION FOR GRADE |
|         | TO BASEMENT SLAB 3'11" (1200mm)      |
|         | MAX. HEIGHT DIFFERENCE               |
|         | N.T.S.                               |



|         |                                 |
|---------|---------------------------------|
| EW3.06B | WALK-OUT DECK WALL SECTION FOR  |
|         | GRADE TO FIN. FLOOR 3'0"(900mm) |
|         | MAX. HEIGHT DIFFERENCE          |
|         | N.T.S.                          |

| BAYVIEW WELLINGTON | CONST NOTE |
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|--------------------|------------|

**V3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
6.630.2255 f 416.630.  
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 *John Baptiste* 25591

name registration information BCIN

VA3 Design Inc. 42658

signature

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[illegible]

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