

OPT. SECOND FLOOR PLAN 'A'
5 BEDROOM

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



9.	.	.	The undersigned has retained 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.	25591
8.	.	.	qualification information	
7.	.	.	Wellington Jno-Baptiste	25591
6.	.	.	name	
5.	.	.	registration information	BCIN
4.	.	.	VAS Design Inc.	42858
3.	.	.	signature	
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
vo3design@gmail.com

S42-7C
RIDEAU 7

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES
BRADFORD, ON.

project name municipality project no.
16023

date

drawn by checked by scale file name
NC RC 3/16" = 1'-0" 16023-S42-7C

drawing no.
4A

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BM\Units\42\16023-S42-7C.dwg - Fri - Feb 2 2018 - 1:51 PM

EVCS 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.
- Flameproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC, 9.34.4.

UNINSULATED OPENINGS (PER OBC, SB-12,3.1.1(7))			
42-7C ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675 S.F.	127.81 S.F.	18.93 %
LEFT SIDE	1160 S.F.	259.82 S.F.	22.40 %
RIGHT SIDE	1160 S.F.	58.19 S.F.	5.02 %
REAR	675 S.F.	148.38 S.F.	21.98 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3670.00 S.F.	594.20 S.F.	16.19 %
TOTAL SQ. M.	340.95 S.M.	55.20 S.M.	16.19 %

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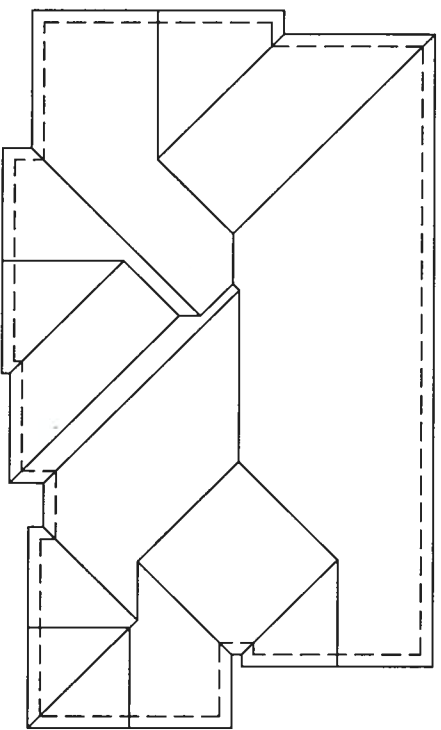
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ARCHITECTURAL REVIEW APPROVAL
FEB 08 2018
John G. Williams Limited, Architect

ROOF PLAN 'A'

- ASPHALT SHINGLES (TYP)
- 1"x6" STUCCO FRIEZE BD. (TYP.)
- STUCCO FINISH (TYP.)
- MTL. FLASHING BEHIND STUCCO FINISH



- PREMANUF. METAL ROOFING W/ RAISED SEAMS (TYP.)
- VALLEY FLASHING (TYP.)
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)

- BRICK FACE (TYP.)
- PRECAST CONC. SILL OVER BRICK ROWLOCK W/ 1/2" PROJ. (TYP.)
- 20" HIGH PREFIN. METAL RAILING (TYP.)
- SCUPPER

- STUCCO TRIM FINISH
- BRICK ROWLOCK OVER BRICK SOLDIER COURSE HEADER ON 10" STACK BOND W/ 1/2" PROJ. (TYP.)
- 8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 16"x16" MASONRY PIER.

- POURED CONC. PORCH SLAB AND DOOR SILL
- CONT. PRECAST CONC. SILL OVER STONE VENEER (TYP.)
- POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

30"x16" VINYL CLAD STRUCTURAL STL. FRAME BASEMENT WINDOW (TYPICAL)

8'0"x7'0" O/H GARAGE DOOR 8'0"x7'0" O/H GARAGE DOOR

- 1"x6" ALUM. CLAD FRIEZE BD.(TYP.)
- BRICK SOLDIER COURSE HEADER ON STACK BOND W/ 1/2" PROJ. (TYP.)
- 1'-4" WIDE BRICK PILASTER C/W BRICK ROWLOCK HEADER AND BASE W/ 1" PROJECTION (TYP.)

- LOCATION OF STL. BEAM (DROPPED)
- BRICK ROWLOCK OVER BRICK SOLDIER COURSE HEADER W/ 1/2" PROJ. (TYP.)
- MUNICIPAL ADDRESS SIGNAGE, LOCATION AS SHOWN
- PRECAST CONC. SILL OVER STONE VENEER (TYP.)

STEPPED FOOTINGS (30)

FRONT ELEVATION 'A'

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

BAYVIEW WELLINGTON

S42-7C
RIDEAU 7

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
project no.	16023	drawing no.	5A
checked by	RC	scale	3/16" = 1'-0"
drawn by	NC	date	16023-S42-7C
date	16023-S42-7C	file name	16023-S42-7C



no.	description	date	by
1	ISSUED FOR CLIENT REVIEW		
2	REVISED AS PER ENG'S COMMENTS	FEB 01-18 RC	
3			
4			
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9			

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

Wellington Jno-Baptiste
signature
25591
BCN
42658
VAD 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.

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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
WILLIAMS Limited, Architects



FLANKAGE ELEVATION 'A'

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

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

BAYVIEW WELLINGTON

S42-7C
RIDEAU 7

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drawing no.	6A
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municipality	BRADFORD, ON.
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date	16023-S42-7C
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date	16023-S42-7C



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no.	description	date	by
9			
8			
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4			
3			
2	REVISED AS PER ENG'S COMMENTS	FEB 01-18	RC
1	ISSUED FOR CLIENT REVIEW		

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qualification information
Wellington Jno-Baptiste
signature
VAB Design Inc.

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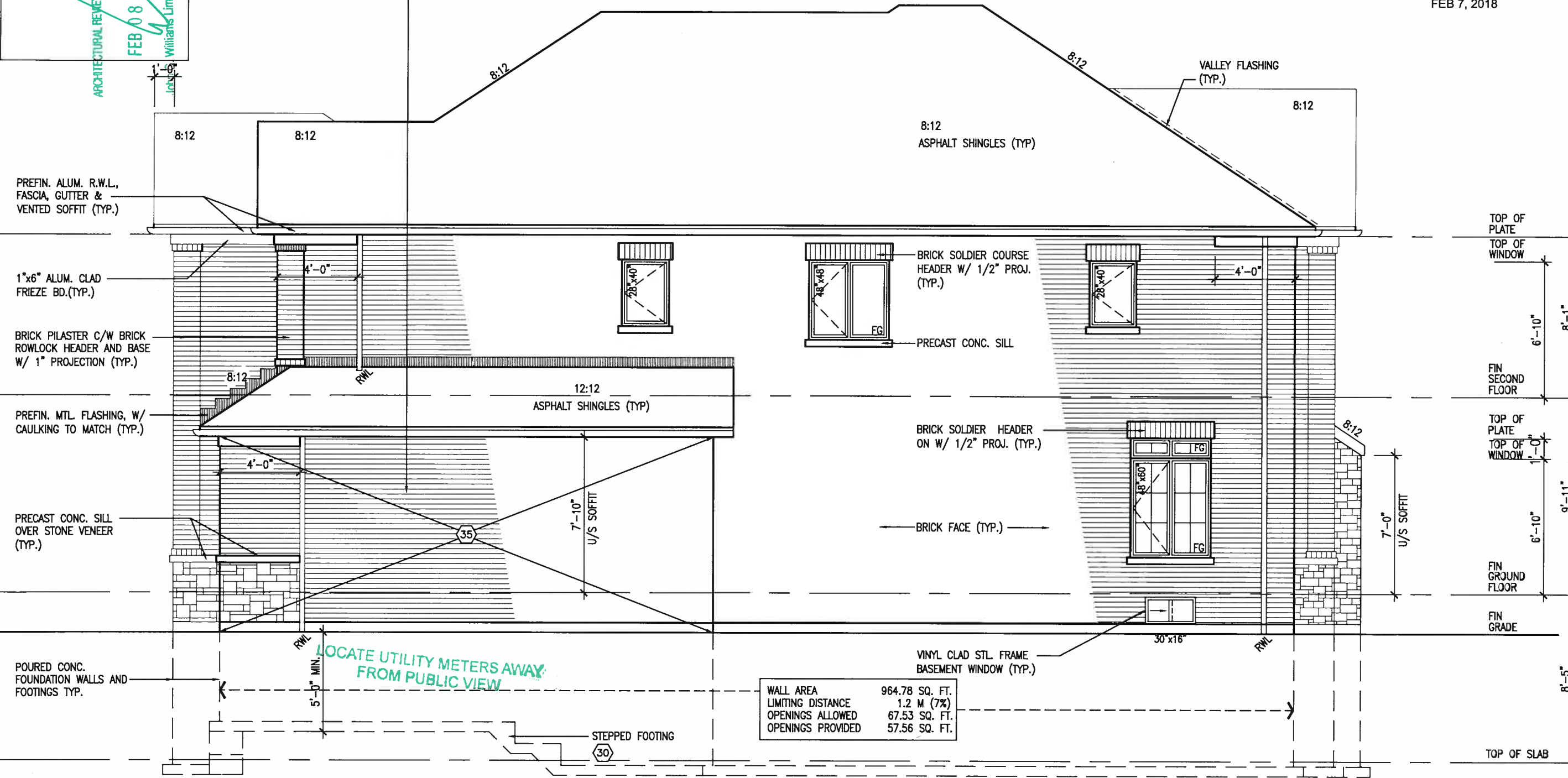
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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
Williams Limited, Architect

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL

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



WALL AREA	964.78 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	67.53 SQ. FT.
OPENINGS PROVIDED	57.56 SQ. FT.

RIGHT SIDE ELEVATION 'A'

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

BAYVIEW WELLINGTON

S42-7C
RIDEAU 7

VA3
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1	ISSUED FOR CLIENT REVIEW	date
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3	DATE	DATE

S42-7C

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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
John C. Williams Limited, Architects



REAR ELEVATION 'A'

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

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES



S42-7C
RIDEAU 7

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
municipality
BRADFORD, ON.

project no.
16023
drawing no.
8A

checked by
RC
scale
3/16" = 1'-0"

drawn by
NC
date
16023-S42-7C

REAR ELEVATION 'A'



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The undersigned has reviewed and takes responsibility for this design and the information contained herein and certifies that it complies with the Ontario Building Code to be a Designer.

qualification information
Wellington Jno-Baptiste 25591 BORN 42658

name
registration information
VA3 Design Inc.

signature
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no. description
2 REVISED AS PER ENG'S COMMENTS
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date
FEB 01-18 RC

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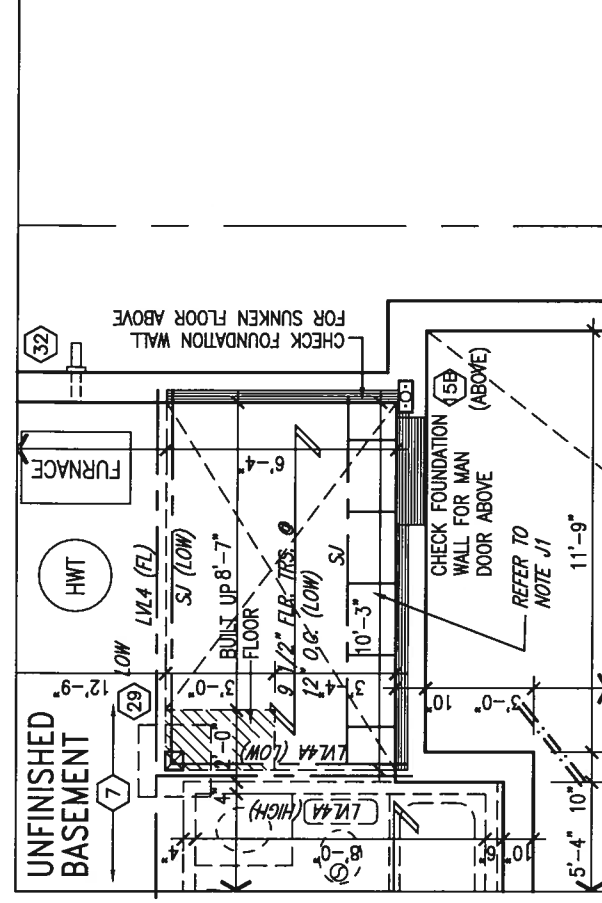
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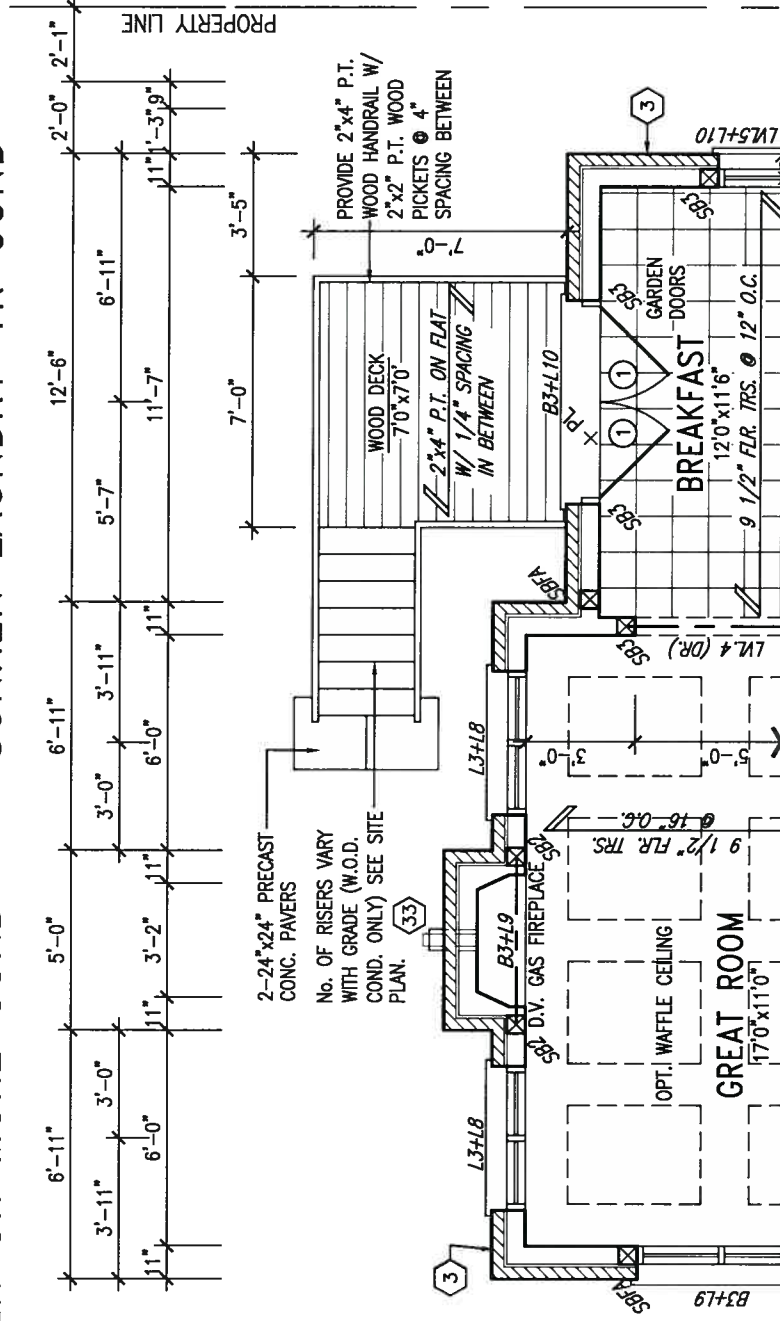
by

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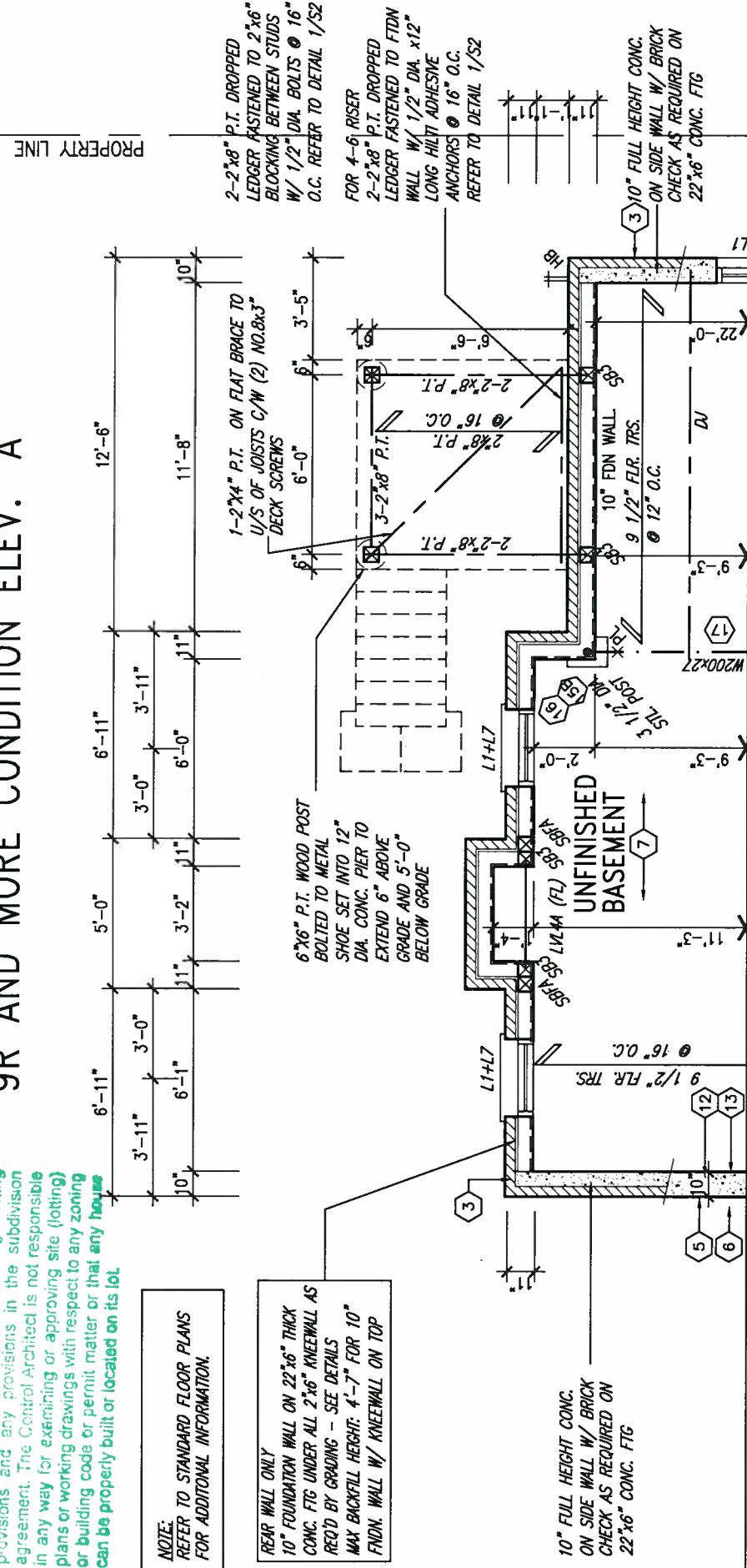
date



PART. BASEMENT PLAN FOR OPT.
SUNKEN LAUNDRY 1R COND



PARTIAL GROUND FLOOR PLAN W.O.D.
9R AND MORE CONDITION ELEV. 'A'



PARTIAL BASEMENT PLAN W.O.D
9R AND MORE CONDITION ELEV



FEB 7. 2018

FEB 06 2018

Date: _____
JOHN C. _____

JOHN G. WILLIAMS LIMITED ARCHITECTS

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

NOTE:
5/8" SUBFLOOR TO BE GLUED AND NAILED
CERAMIC TILE APPLICATION TO CONFORM TO
ORC 9.30.6

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

NOTE:
REFER TO FLOOR TRUSS MANUF. FOR
FLOOR TRUSS LAYOUTS & LVL SIZES

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qualification information

Wellington Jno-Baptiste 75591

signature

BCON

some registration information

VAS Design Inc.

42658

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BAYVIEW WELLINGTON

S42-7C
RIDEAU 7

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON.

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

data

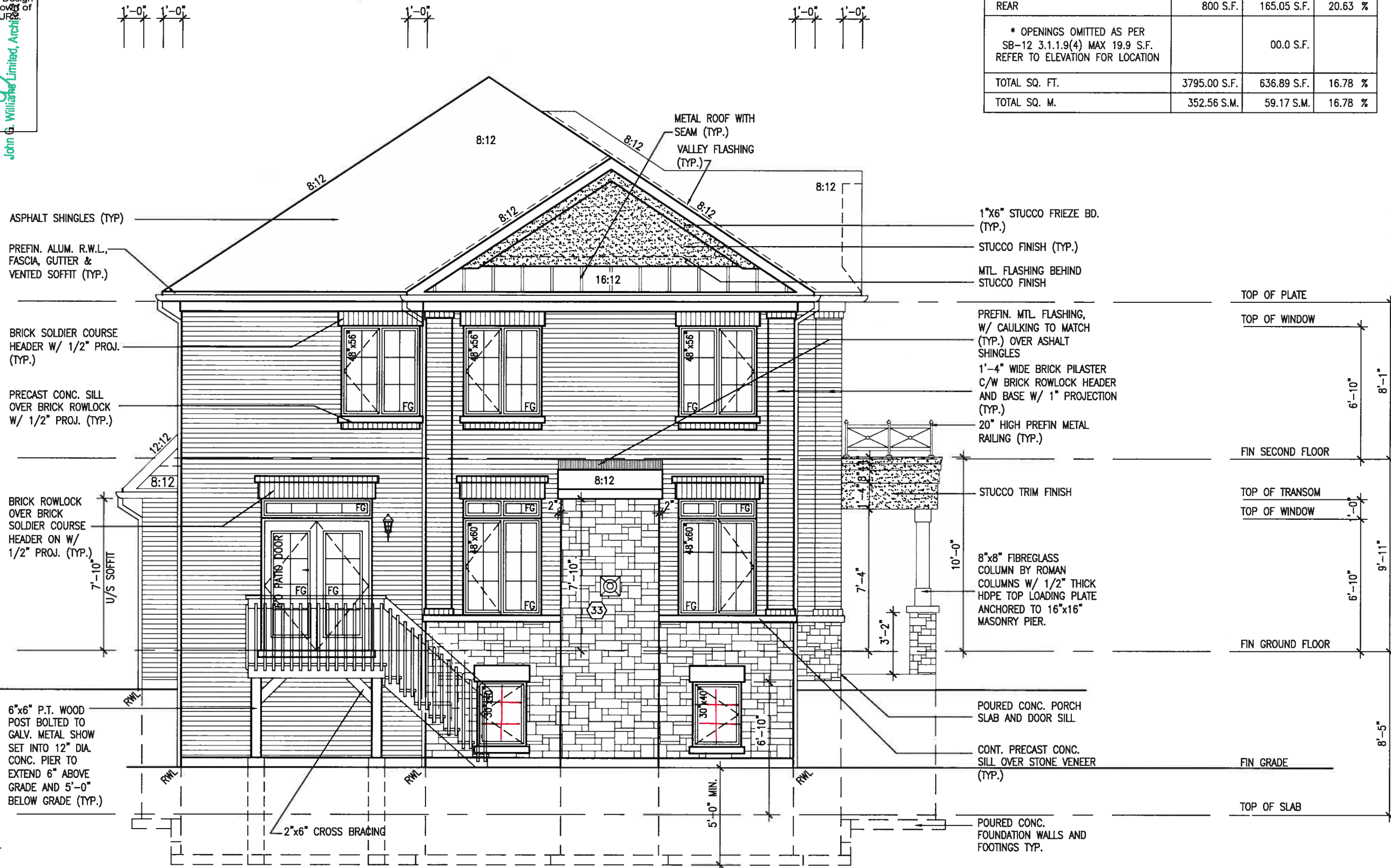
drawn by	checked by	scale	file name
N/C	N/C	1/4" = 1' 0"	10007 2-10 7

NC	RC	$3/16 = 1-0$	16023-S42-7C
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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
John G. Williams Limited, Architect



REAR ELEVATION 'A' - W.O.D. 9R AND MORE COND.

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

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
42-7C ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675 S.F.	127.81 S.F.	18.93 %
LEFT SIDE	1160 S.F.	282.52 S.F.	24.36 %
RIGHT SIDE	1160 S.F.	61.51 S.F.	5.30 %
REAR	800 S.F.	165.05 S.F.	20.63 %
		00.0 S.F.	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3795.00 S.F.	636.89 S.F.	16.78 %
TOTAL SQ. M.	352.56 S.M.	59.17 S.M.	16.78 %

BAYVIEW WELLINGTON

S42-7C
RIDEAU 7

GREEN VALLEY ESTATES
BRADFORD, ON.

project no.
16023

drawing no.
10A

scale
3/16" = 1'-0"

checked by
RC

drawn by
NC

date
FEB 2 2018 - 1:51 PM

REAR ELEV. - W.O.D. COND.

16023-S42-7C

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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va3design.com

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qualification information

Wellington Jno-Baptiste 25591

name registration information

VA3 Design Inc. 42658

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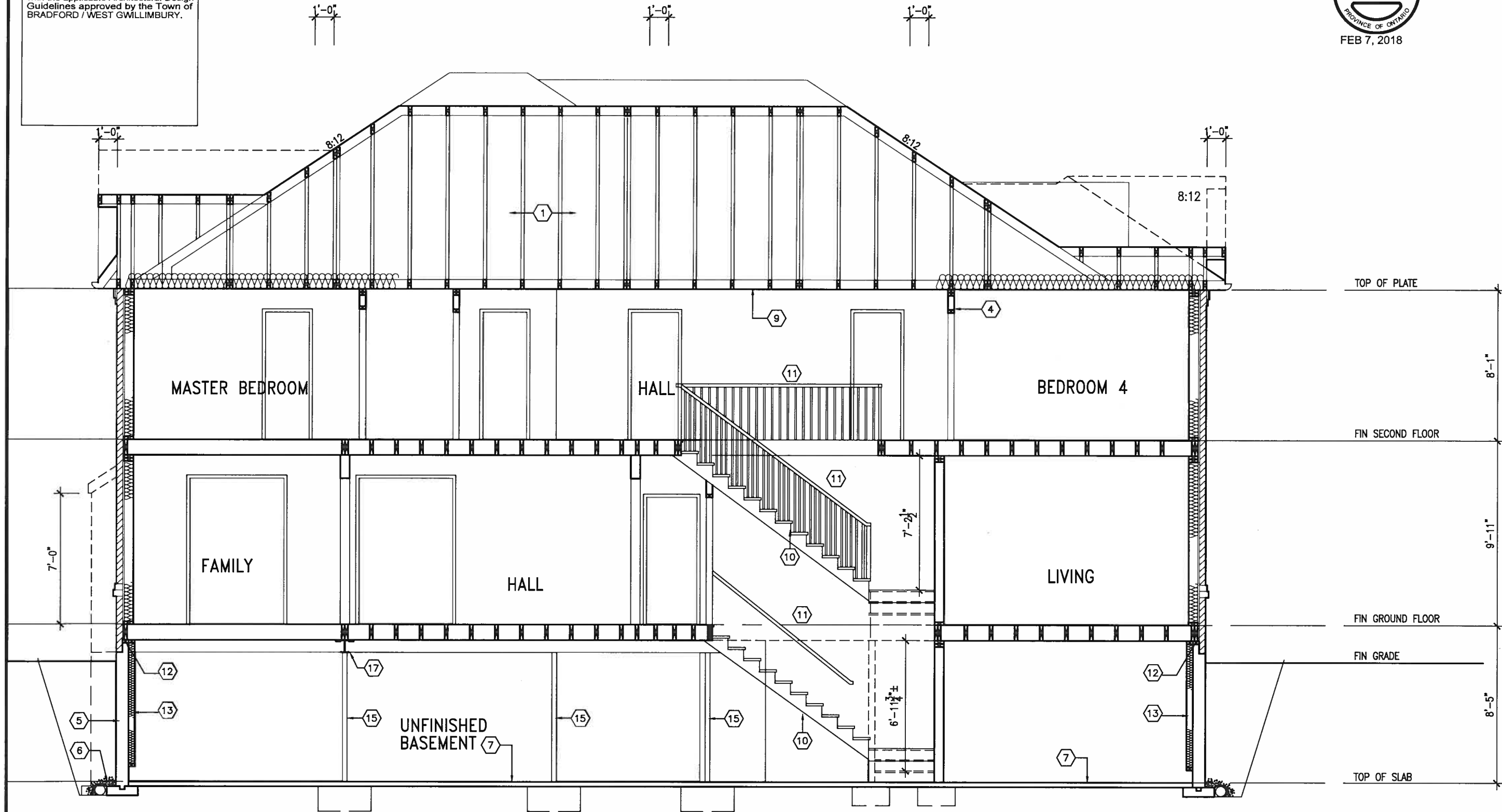
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REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

CROSS SECTION A-A

BAYVIEW WELLINGTON		S42-7C RIDEAU 7	
PROJECT NAME GREEN VALLEY ESTATES		MUNICIPALITY BRADFORD, ON.	
DATE FEB 01-18 RC		CROSS SECTION A-A	
DRAWN BY NC		CHECKED BY RC	
SCALE 3/16" = 1'-0"		FILE NAME 16023-S42-7C	
PROJECT NO. 16023		DRAWING NO. 11A	
REVISIONS 2 REVISED AS PER ENG'S COMMENTS 1 ISSUED FOR CLIENT REVIEW			
NO. description			

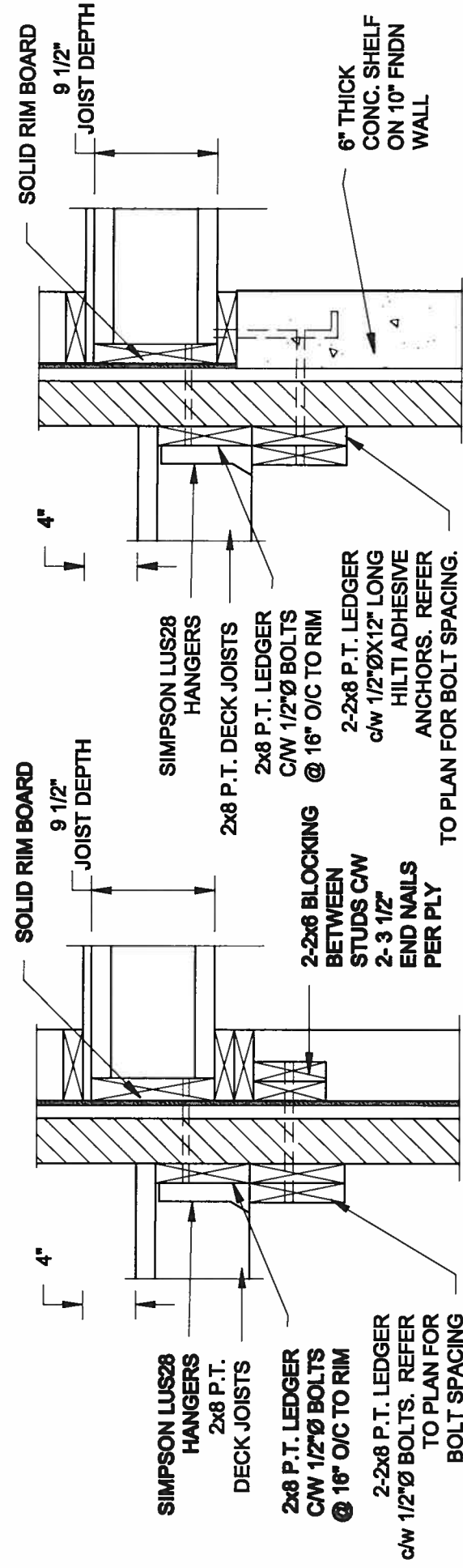
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vasdesign.com

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FOR 9 1/2" JOIST DEPTH



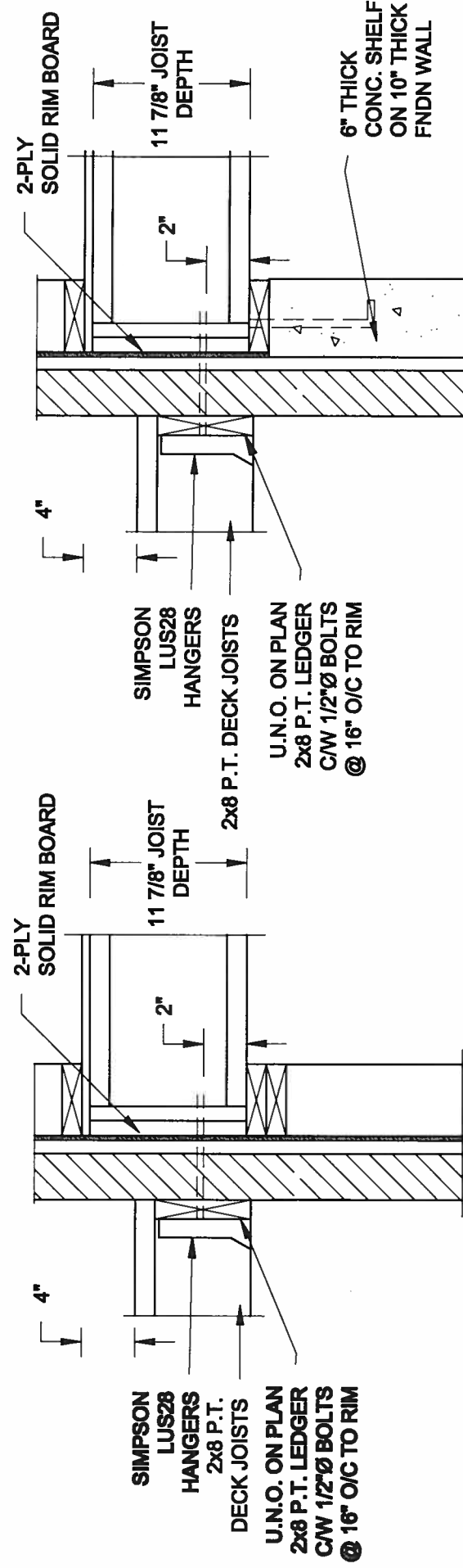
1A DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

1B DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



1C DECK FASTENING DETAIL

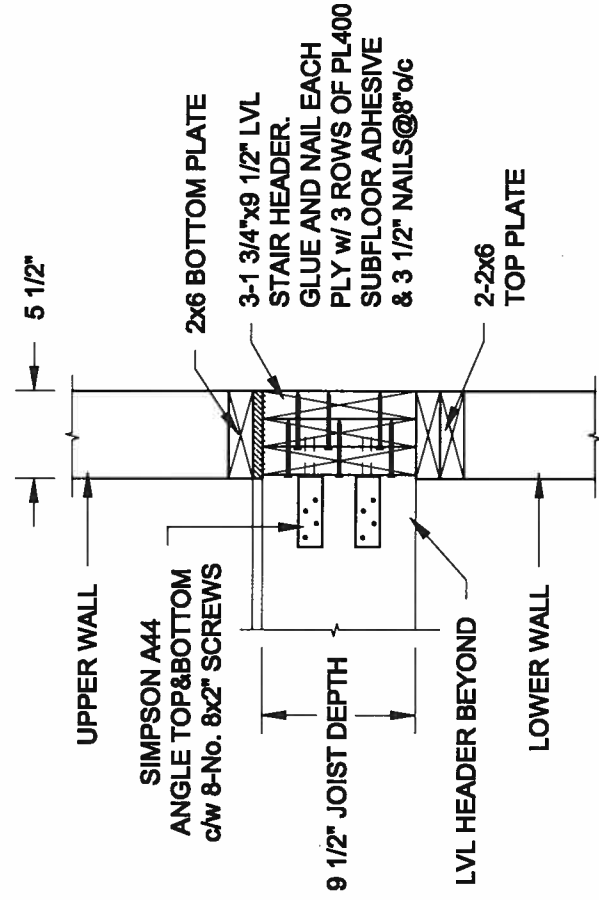
SCALE: 1" = 1'-0"

1D DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

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



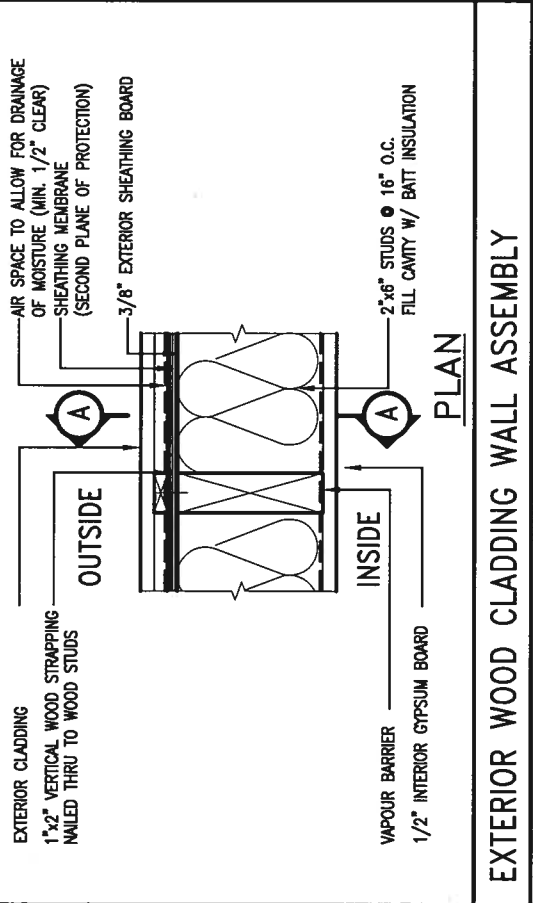
2A STAIR HEADER

SCALE: 1" = 1'-0"

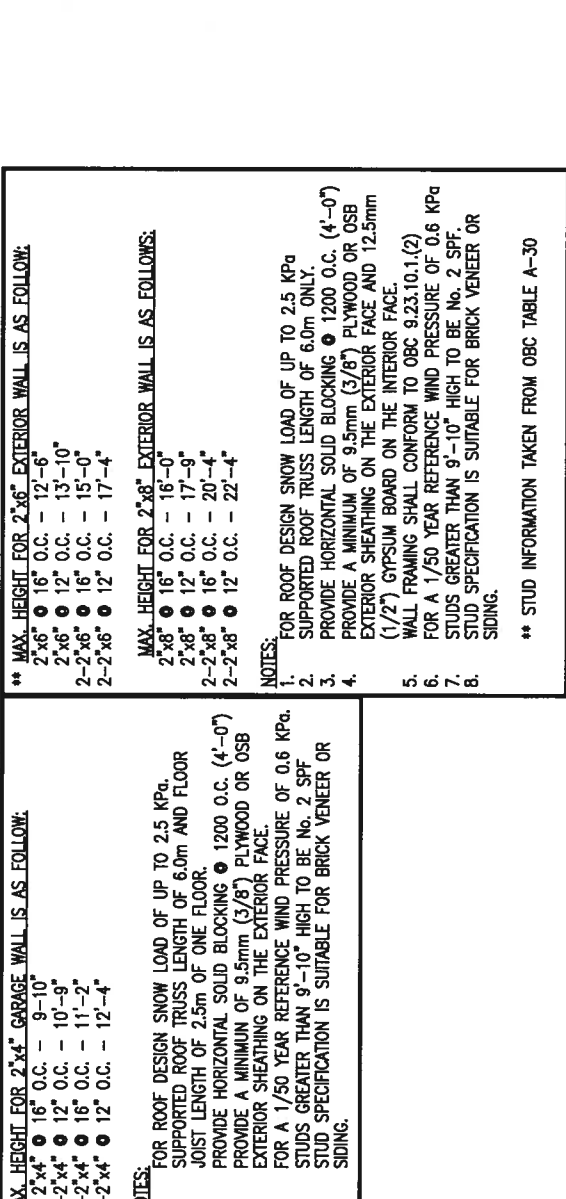
2B STAIR HEADER

SCALE: 1" = 1'-0"

Scale: AS NOTED	Date: OCT-20-2017	Drawn: SC		Checked: SJH
 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: DAYVIEW WELLINGTON HOMES - GREEN VALLEY HEIGHTS - SINGLES BRADFORD, ONTARIO		Project No.: 17-215		
Typical Structural Details		Drawing No.: S2		

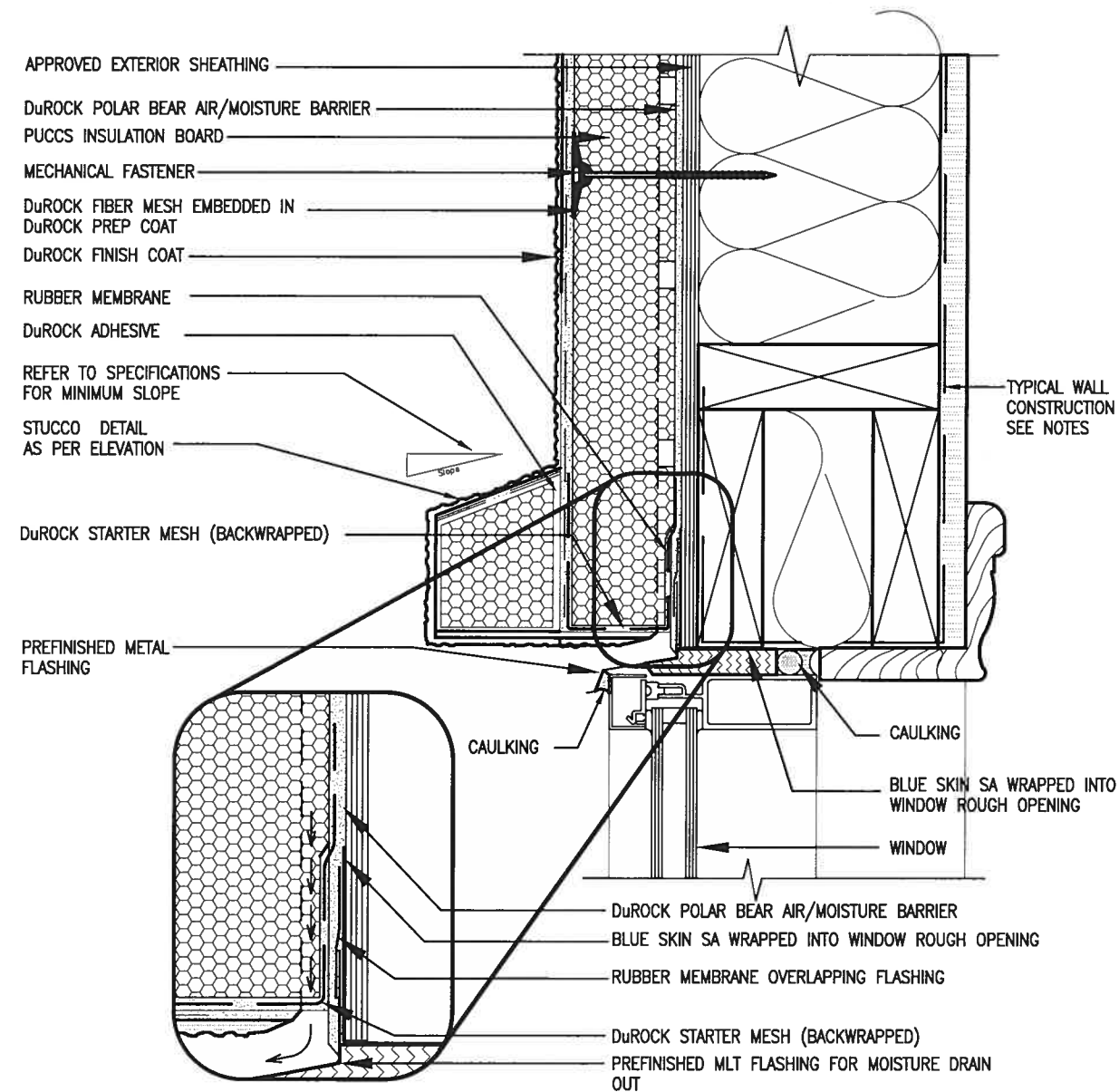


STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
 FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
 REFER TO DBC, DIV. B- 9.5.2.3. WATER CLOSET 3.8.3.13(1)(a) & 3.8.3.13(3)(c). SHOWER 3.8.3.13(2)(f). BATHTUB & 3.8.3.13(4)(c). AND DETAILS PROVIDED.

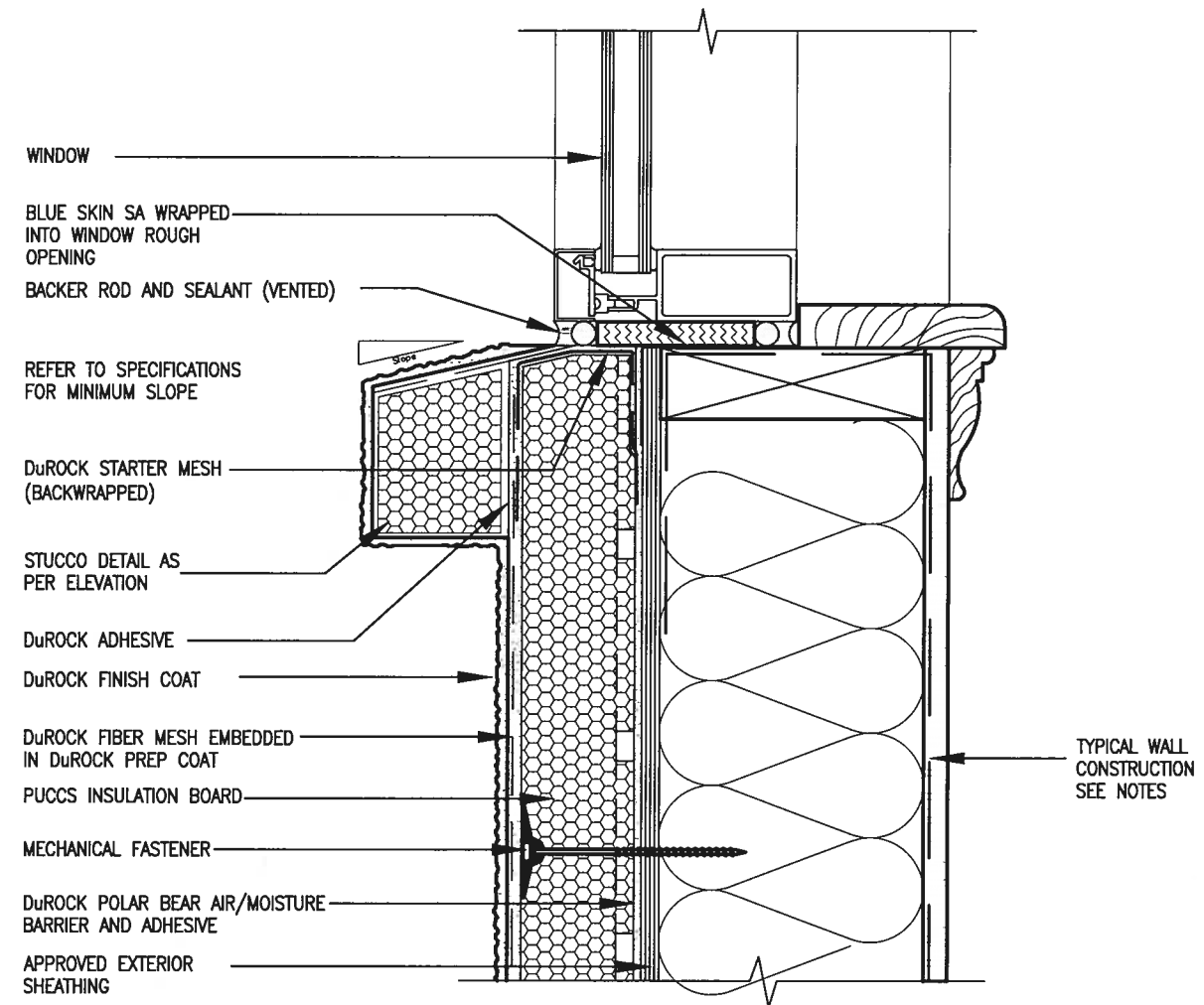


VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vb3design.com				CONST NOTE BAYVIEW WELLINGTON project name GREEN VALLEY EAST project no. 16023 drawing no. CN2 scale 3/16" = 1'-0" checked by RC drawn by RC date MAY 2016 project no. 16023 drawing no. CN2 checked by RC drawn by RC date MAY 2016 checked by RC drawn by RC date MAY 2016 project no. 16023 drawing no. CN2 checked by RC drawn by RC date MAY 2016 checked by RC drawn by RC date MAY 2016 project no. 16023 drawing no. CN2 checked by RC drawn by RC date MAY 2016 checked by RC drawn by RC date MAY 2016 project no. 16023 drawing no. CN2 checked by RC drawn by RC date MAY 2016 checked by RC drawn by RC date MAY 2016 project no. 16023 drawing no. CN2 checked by RC drawn by RC date MAY 2016 checked by RC drawn by RC date MAY 2016 project no. 16023 drawing no. CN2 checked by RC drawn by RC date MAY 2016 checked by RC drawn by RC date MAY 2016 project no. 16023 drawing no. 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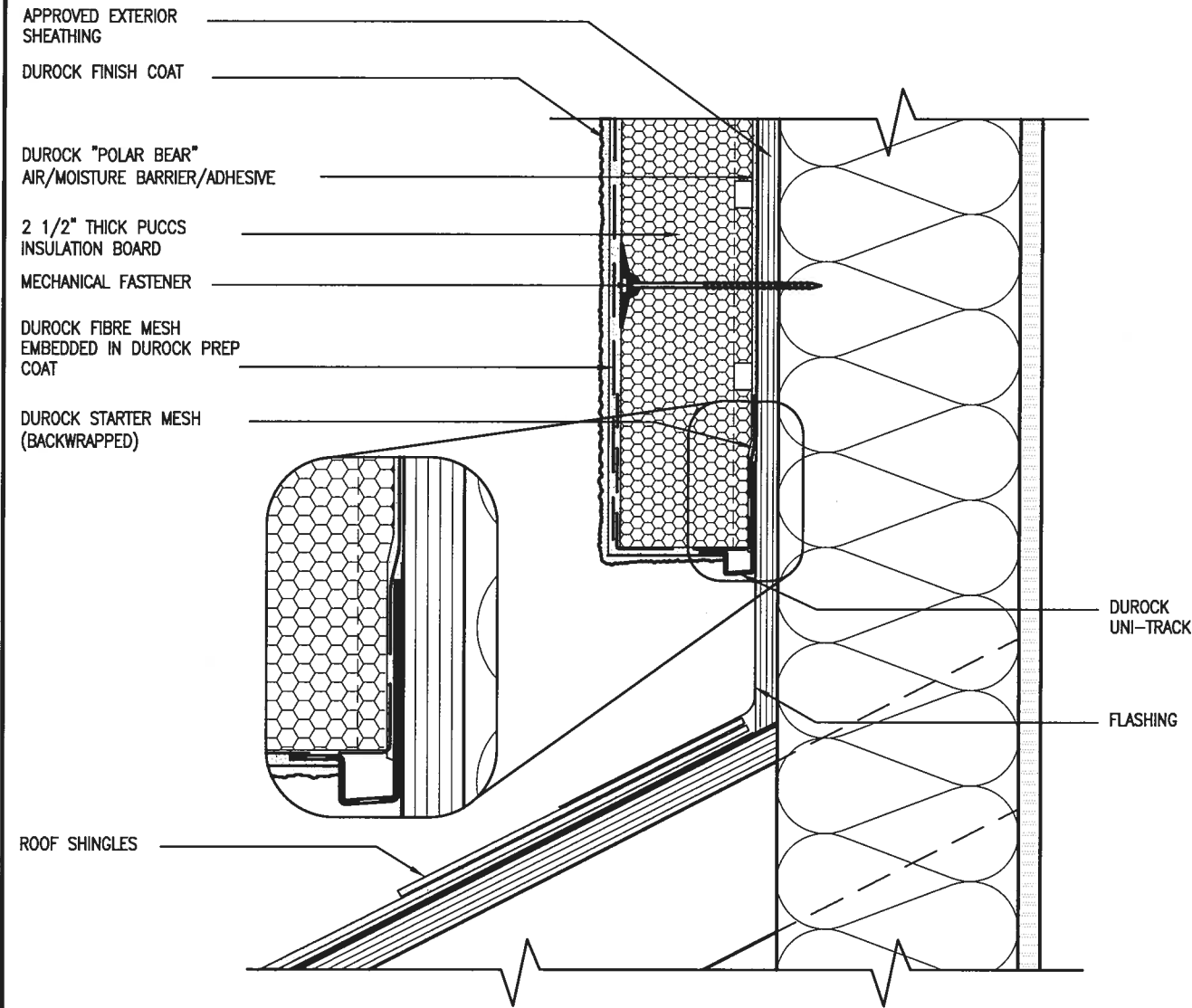


ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE
BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE
EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM
BASED. ALL STUCCO TO BE INSTALLED AS PER
MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



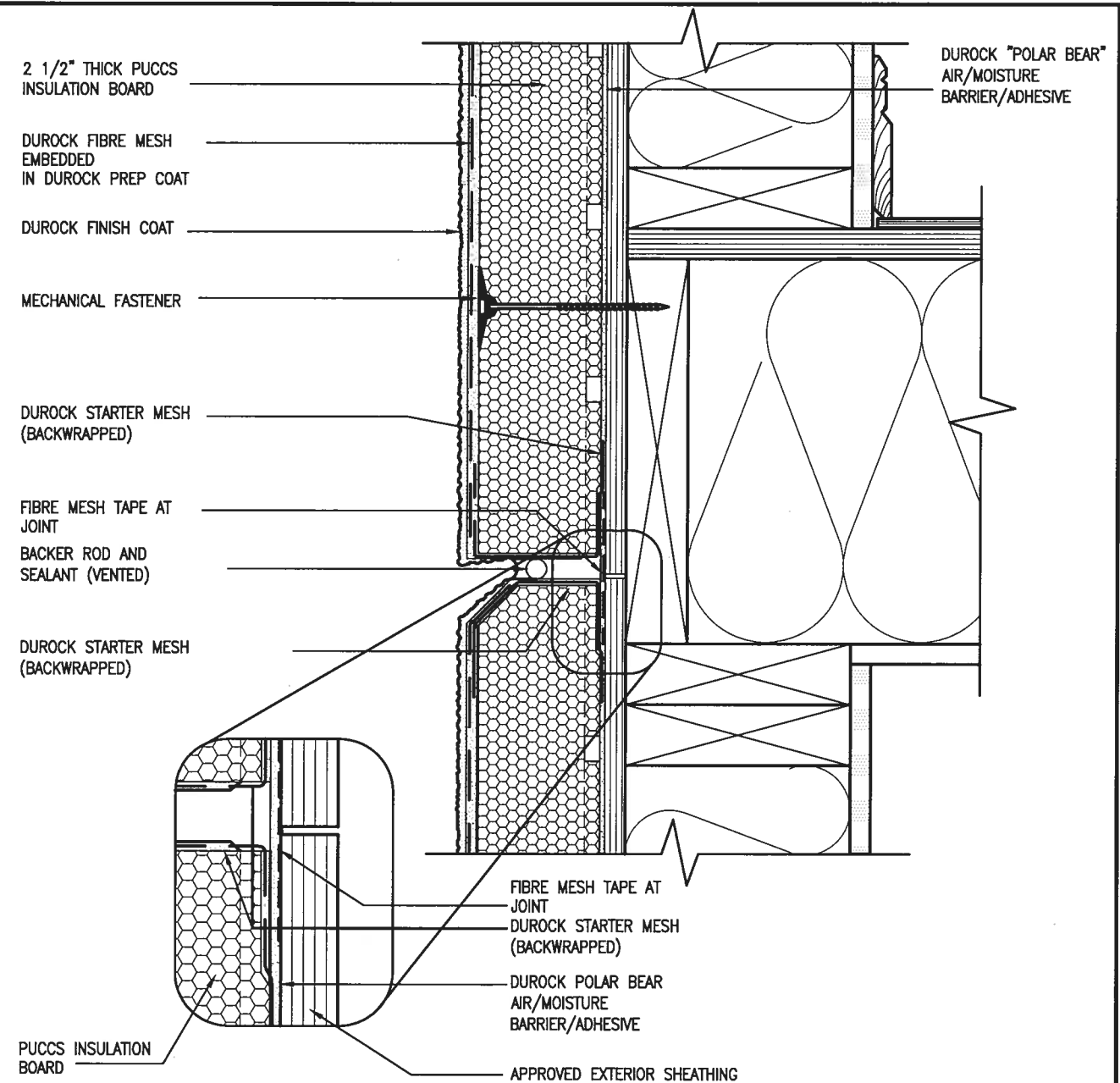
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

9	•	•	The undersigned has reviewed and takes responsibility for this design and has the qualifications and experience to meet the requirements set out in the Ontario Building Code to be a Designer.	qualification information	Wellington Jno-Baptiste	25591	 VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	CONST NOTE -	BAYVIEW WELLINGTON	CONST NOTE
8	•	•								
7	•	•								
6	•	•								
5	•	•	•	name registration information	VA3 Design Inc.	BCN	 VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	GREEN VALLEY EAST	BRADFORD	project no. 16023
4	•	•	•	signature	<i>[Signature]</i>					
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 on 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				date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0"	drawing no. CN3	project no. 16023	
no.	description	date	by				CONSTRUCTION NOTES file name 16023-CN-A1 RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jun 11 2016 - 10:09 AM			



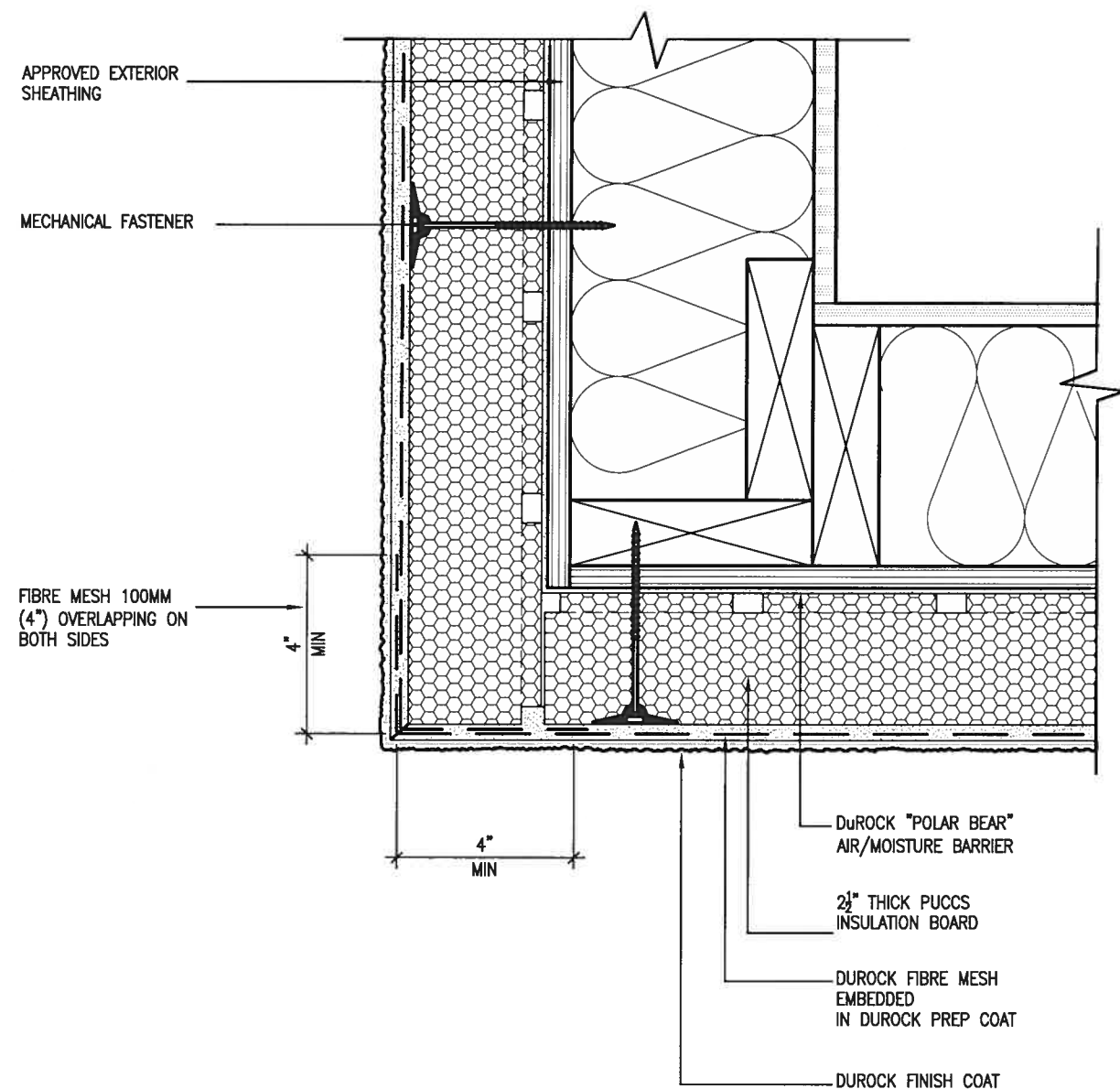
3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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



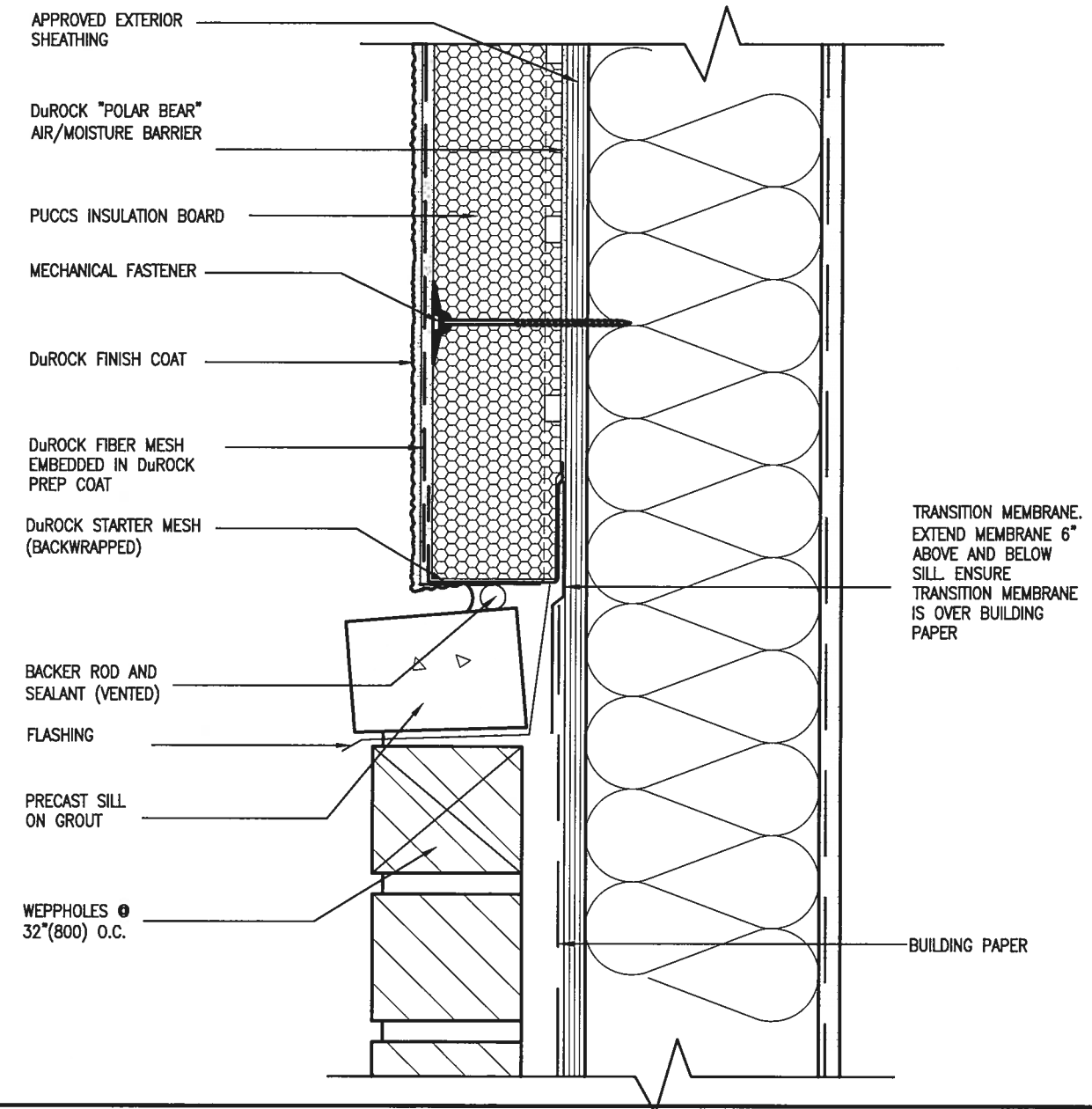
4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD		CONSTRUCTION NOTES		CN4	
project no.	16023	project name	GREEN VALLEY EAST	date	MAY 2016	checked by	RC	scale	3/16" = 1'-0"	file name	16023-CN-A1
drawing no.	CN4	drawn by	RC	drawn by	RC	checked by	RC	scale	3/16" = 1'-0"	file name	16023-CN-A1
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com Willingdon Jho-Baptiste 25591 BCN 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.	9	description	1	DATE FOR CLIENT REVIEW	JAN 11-18	RC	by	RC	date	11-18	RC
no.	8	description	2	UPDATE TO 2018	JAN 11-18	RC	by	RC	date	11-18	RC
no.	7	description	3	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	by	RC	date	04-17	RC
no.	6	description	4	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	by	RC	date	04-17	RC
no.	5	description	5	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	by	RC	date	04-17	RC
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no.	2	description	8	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	by	RC	date	04-17	RC
no.	1	description	9	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	by	RC	date	04-17	RC



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"

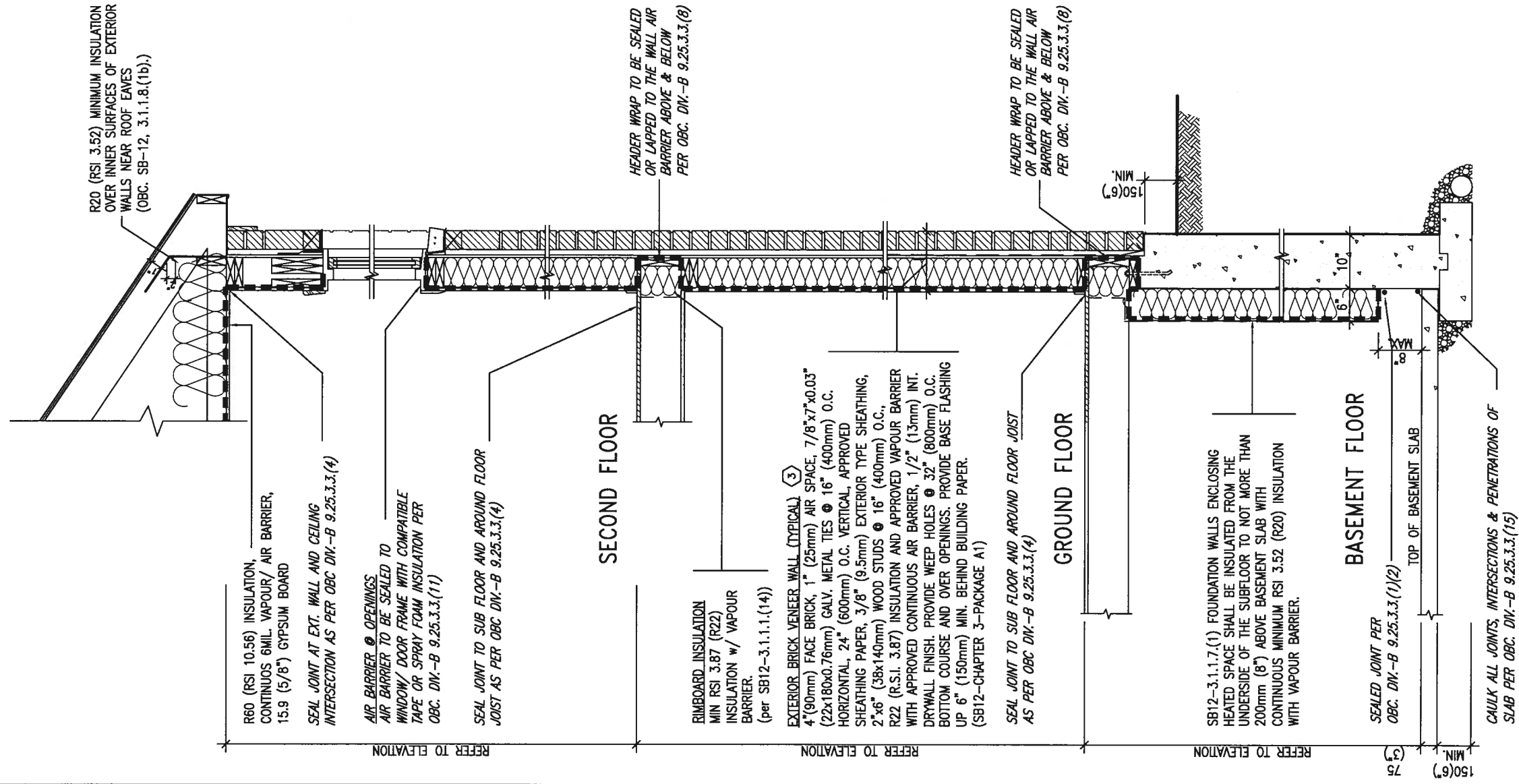
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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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va3design.com

BAYVIEW WELLINGTON						CONST NOTE					
project name GREEN VALLEY EAST			municipality BRADFORD			project no. 16023					
date MAY 2016									drawing no.		
drawn by									CONSTRUCTION NOTES		
checked by									file name		
scale $\frac{3}{16}" = 1'-0"$									16023-CN-A1		
RC											
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SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3,
ZONE 1 - COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN
CONFORMANCE WITH OBC, DIV. B-9.25.3

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

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

SCALE: N.T.S.

[illegible]

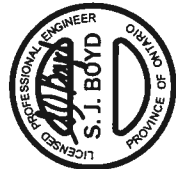
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER CBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

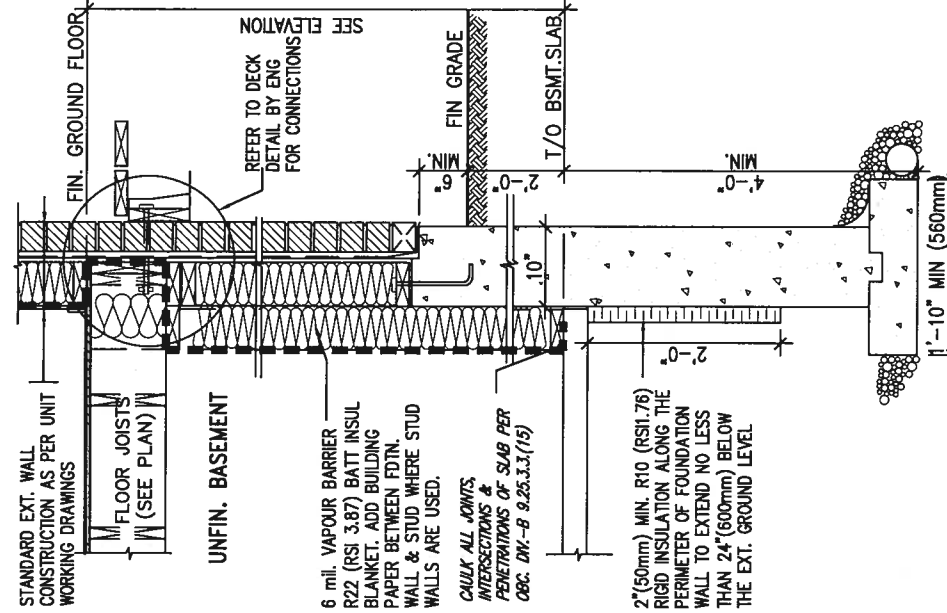
USE SB-12 COMPLIANCE PACKAGE (A1):

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 S812-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



JAN 11, 2018

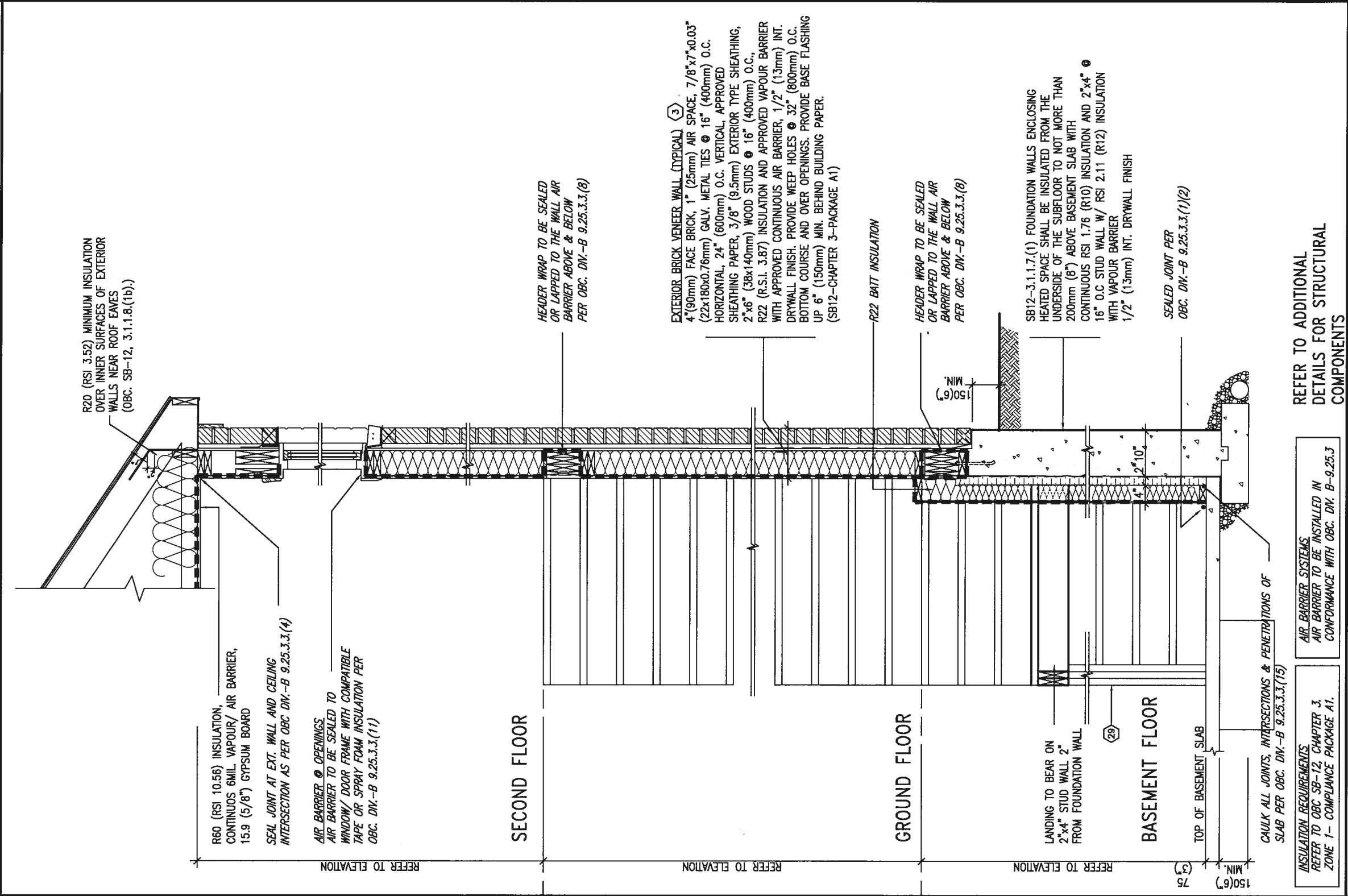


K REVISED--FEB 2017

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

BAYVIEW WELLINGTON	CONST NOTE
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municipality BRADFORD	drawing no. CN6
date MAY 2016	CONSTRUCTION NOTES
drawn by RC	scale 3/16" = 1'-0"
checked by --	file name 16023-CH-A1
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SB12-COMPLIANCE PACKAGE 'A1'



AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN
CONFORMANCE WITH OBC. DIV. B-9.25.3

EW
STR

TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)

10" FOUNDATION WALL

SCALE: N.T.S.

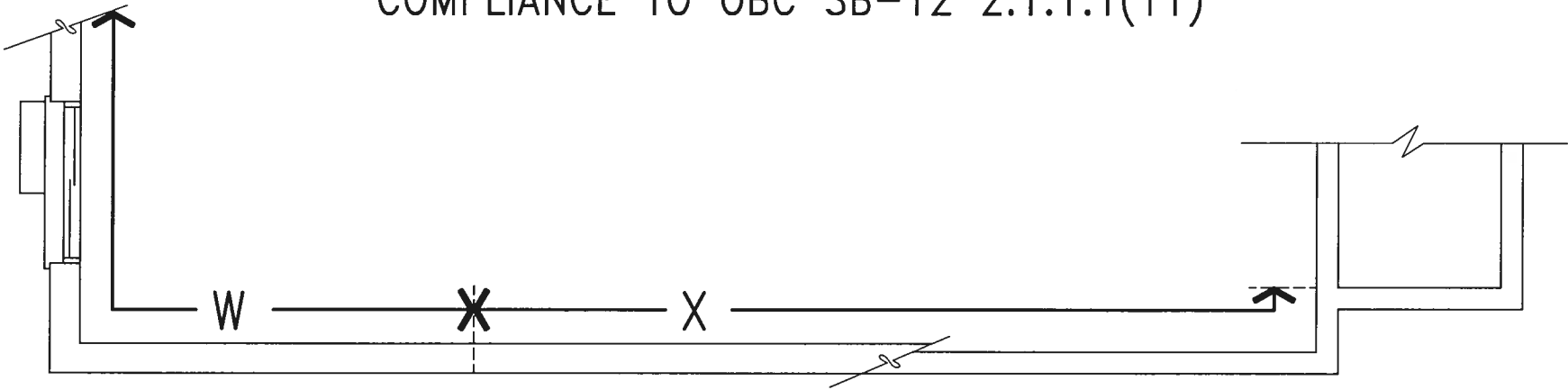


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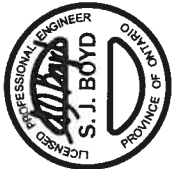
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
project no.	16023		
date MAY 2016 drawn by RC checked by — scale 3/16" = 1'-0"		CONSTRUCTION NOTES drawing no. CN7	
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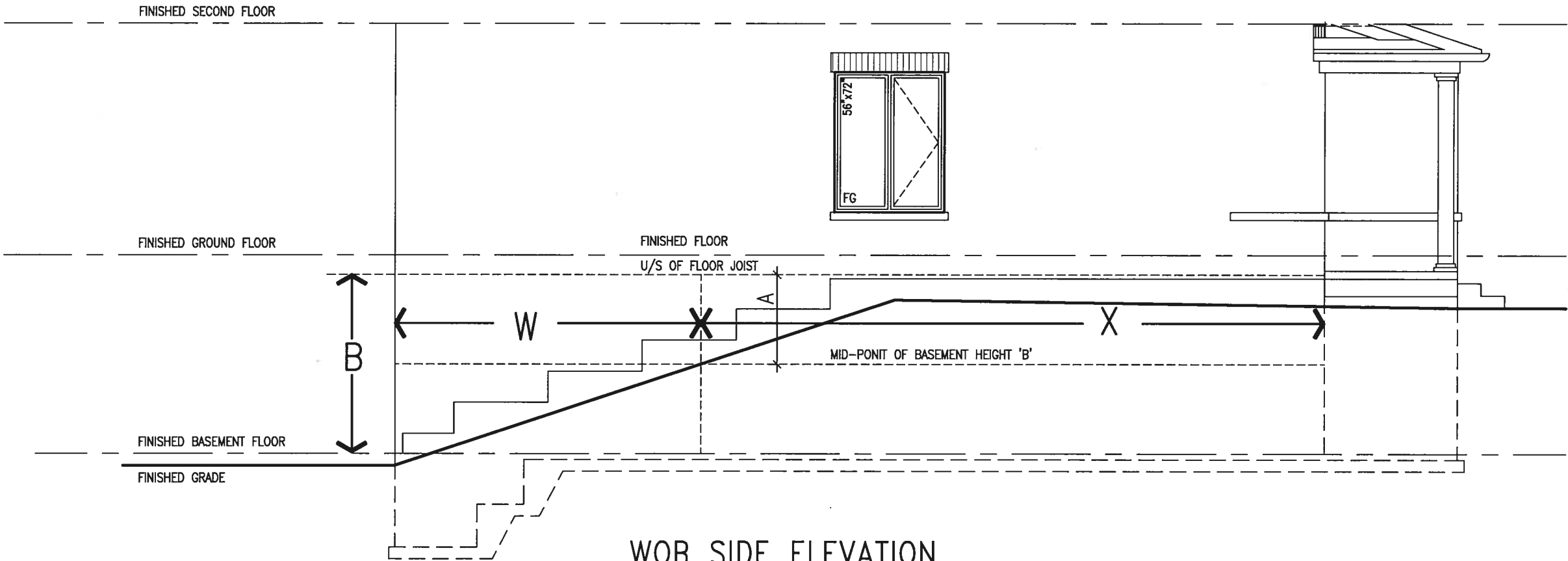
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



JAN 11, 2018



WOB SIDE ELEVATION

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

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



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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
name: Wellington Jno-Baptiste
signature: [Signature]
registration number: 25591
BCN: 42558
V3 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.

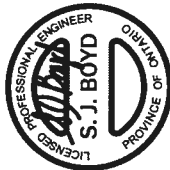
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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

BAYVIEW WELLINGTON

CONST NOTE

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municipality: BRADFORD
date: MAY 2016
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
project no: 16023
drawing no: CN8
CONSTRUCTION NOTES
file name: 16023-CN-A1
date: 16023-CN-A1
time: 16023-CN-A1
checked by: -
scale: 3/16" = 1'-0"
project no: 16023
drawing no: CN8

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BAYVIEW WELLINGTON

CONST NOTE

GREEN VALLEY EAST

BRADFORD



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

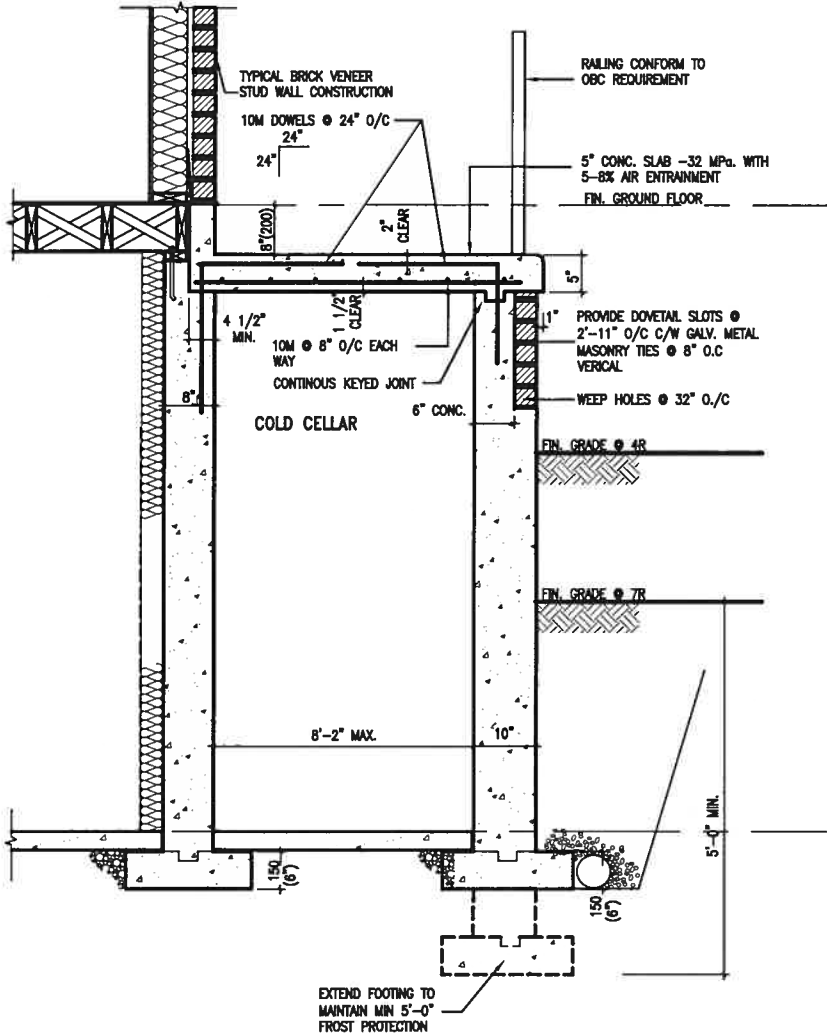
Wellington Jno-Baptiste 25591
signature

name registration information
VA3 Design Inc. 42658
signature

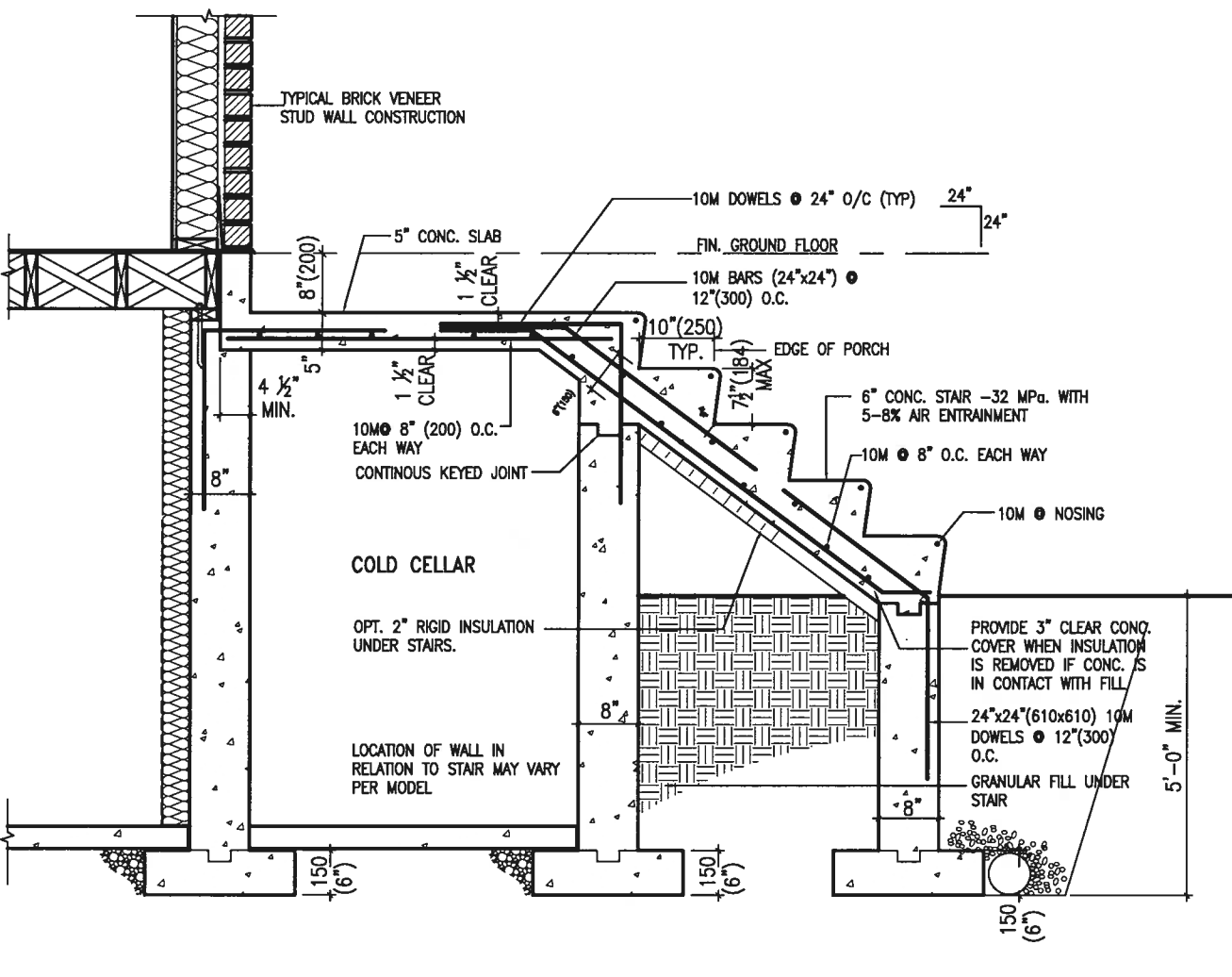
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

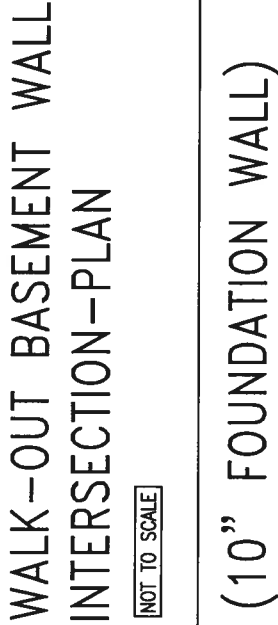
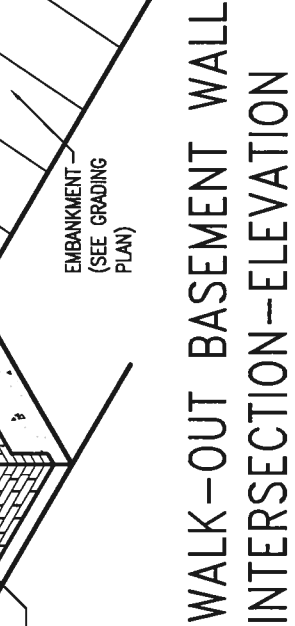
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X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



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



9	.	.	
8	.	.	
7	.	.	
6	.	.	
5	.	.	
4	.	.	
3	.	.	
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 25591

name signature

registration information BCIN

VAS Design Inc. 42658

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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"	
title RICHARD - H:\ARCHIVE\WORKING\2016\16023.LBW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jun 11 2016 - 10:09 AM		drawing no. CN11		file name 16023-CN-A1		CONSTRUCTION NOTES	

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PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

5/8" T&G PLYWOOD
SHEATHING ON 2"x4"
SLOPED TO FRONT

2"x12" LEDGER

2"x12" @ HEADER

3"x3"x1 1/16" GALVANIZED
STANLEY CORNER BRACE
C/W (4) No. 10x1 1/2"
SCREWS AT 4'-0" O.C.

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S
DRIP EDGE
STL. LINTEL

TYPICAL BRICK VENEER
WALL CONSTRUCTION 3

HEATED SPACE

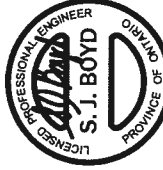
ENG. FLOOR JOIST

SECOND FLOOR

MIN. 6" PREFIN. METAL FLASHING W/
CAULKING TO MATCH BRICK/STONE
BUILT-UP CANOPY BOLTED THRU
LVL/WOOD BEAM (SEE UNIT PLANS) W/
1/2" Ø BOLTS STAGGERED @ 24" O.C.
W/ SOLID WD. BLK. BETWEEN STUDS

1 SECTION THROUGH CANOPY

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



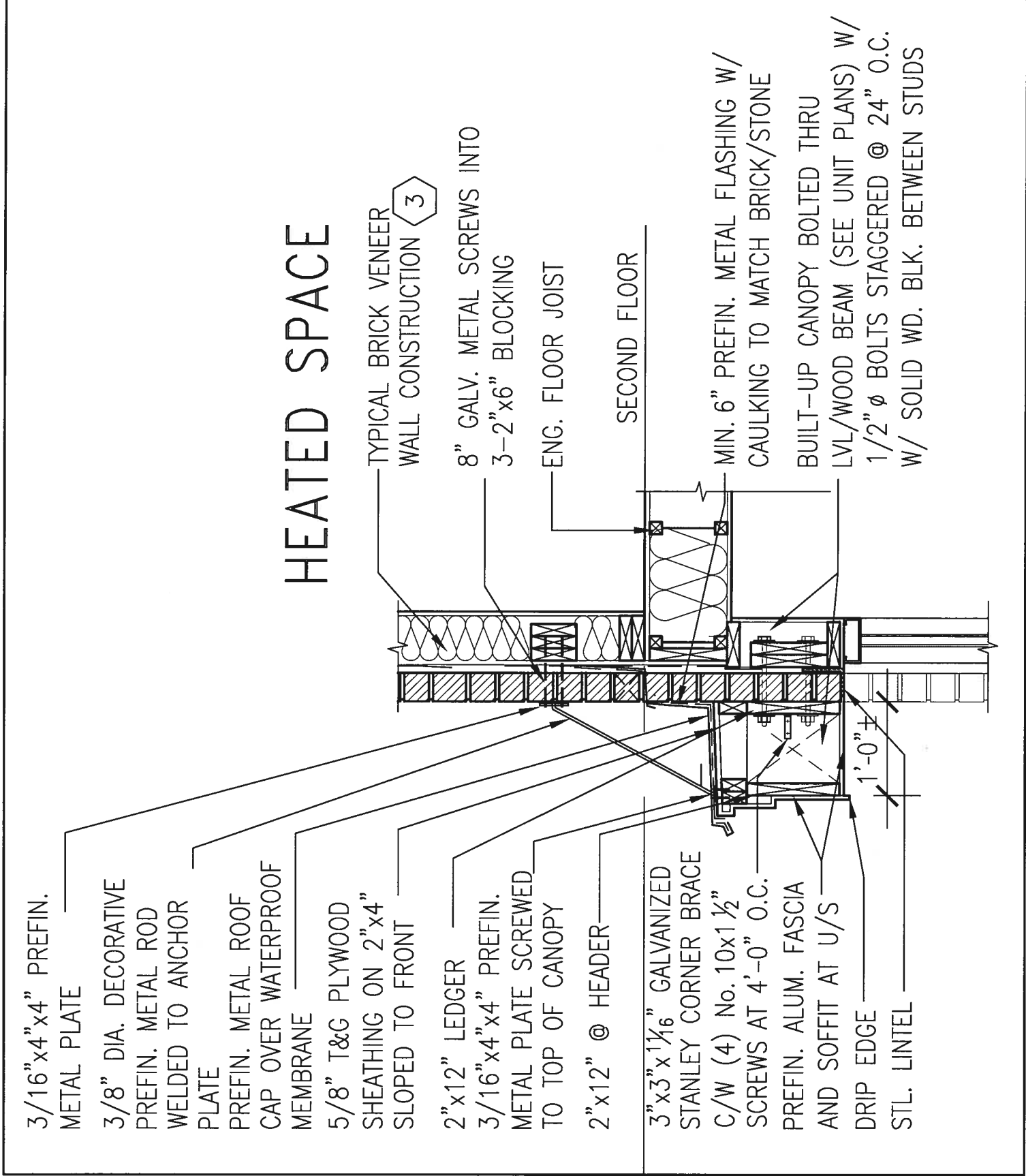
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and the specifications and details shown on the drawings and in the accompanying notes and specifications and certifies that they comply with the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptista 25591 BCN
6	.	.	.	signature
5	.	.	.	name registration information VAS 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	.	.	.	date by
2	UPDATE TO 2018	JAN 11-18	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description			

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255 Consumers Rd Suite 120
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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by	RC	drawing no.	CN12
drawn by	RC	scale	3/16" = 1'-0"	CONSTRUCTION NOTES	16023-CN-A1
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1
CN13
SECTION THROUGH CANOPY
W/ DECORATIVE ROD
SCALE 1/2" = 1'-0"



JAN 11, 2018

9	.	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591
8	.	.	.	.	qualification information	BCN
7	.	.	.	.	Wellington Jno-Baptiste	42658
6	.	.	.	.	signature	
5	.	.	.	.	name	
4	.	.	.	.	registration information	
3	.	.	.	.	VA3 Design Inc.	
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			
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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by	RC	drawing no.	CN13
scale	3/16" = 1'-0"	CONSTRUCTION NOTES			
file name	16023-CN-A1				
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