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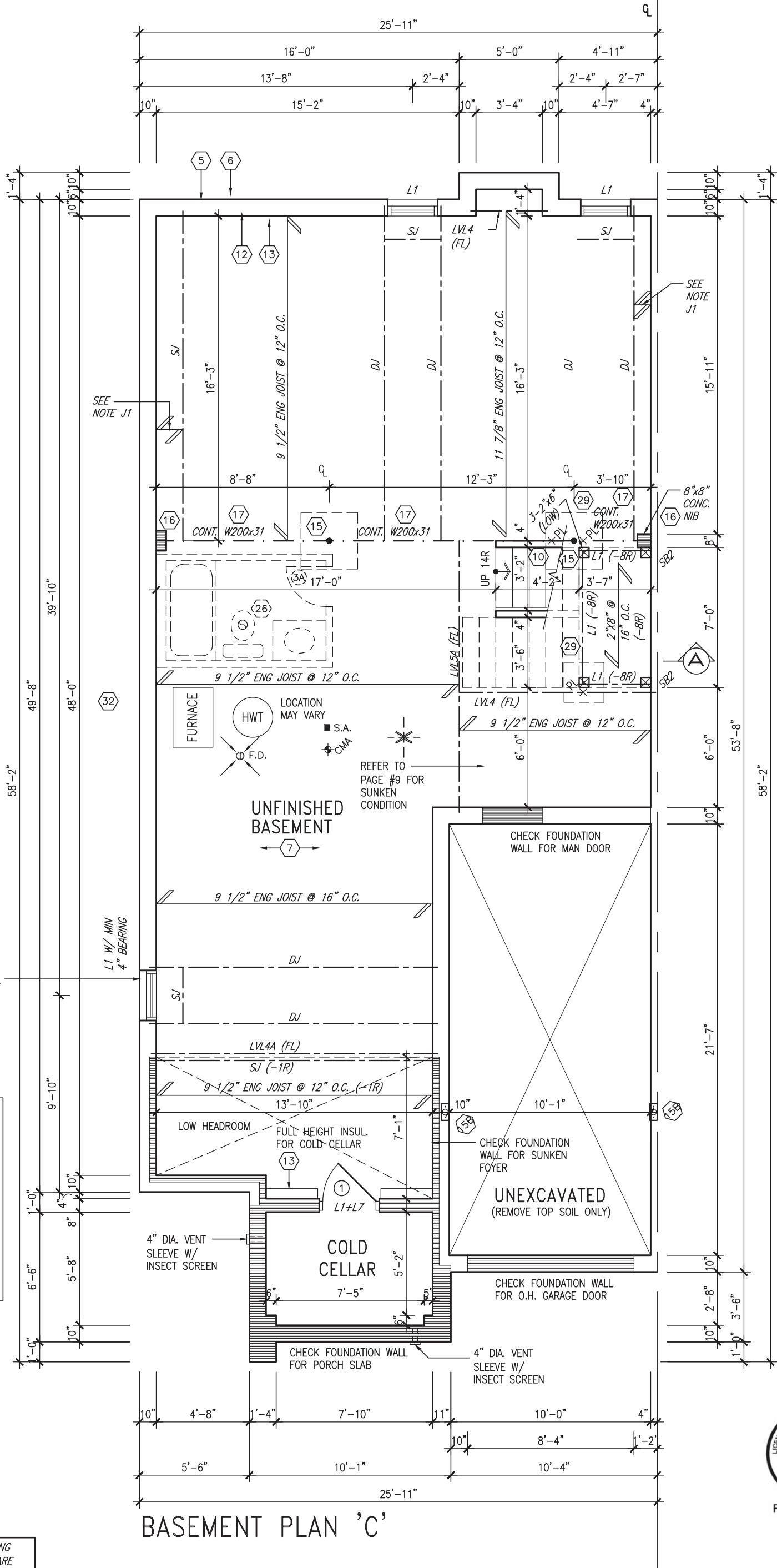
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: FEB 13, 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



BASEMENT PLAN 'C'



FEB 12, 2020

AREA CALCULATIONS	ELEV. C
GROUND FLOOR AREA	1102 SF
SECOND FLOOR AREA	1264 SF
SUBTOTAL	2366 SF
DEDUCT ALL OPEN AREAS	0 SF

TOTAL NET AREA	2366 SF
	(219.81m ²)
FINISHED BSMT AREA	0 SF
COVERAGE	1348 SF
W/OUT PORCH	(125.23m ²)
COVERAGE	1412 SF
W/ PORCH	(131.18m ²)

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 ENG JOIST MANUFACTURER.

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

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

9	.	.	.
8	.	.	.
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6	.	.	.
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4	.	.	.
3	REVISED AS PER ENG'S COMMENTS	FEB 12-20	RC
2	REVISED SEC FLOOR TO 11 7/8" JOIST	JAN 14-20	RC
1	ISSUED FOR CLIENT REVIEW.	JAN 08-20	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	signature	25591	BCIN
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

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

SD30-1

project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.	project no.	16023
date	DECEMBER 2019	checked by	scale	BASEMENT PLAN 'C'	drawing no.
drawn by	NS		3/16" = 1'-0"	16023-SD30-1	1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\30' Semi\16023-SD30-1.dwg - Tue - Feb 11 2020 - 12:36 PM					

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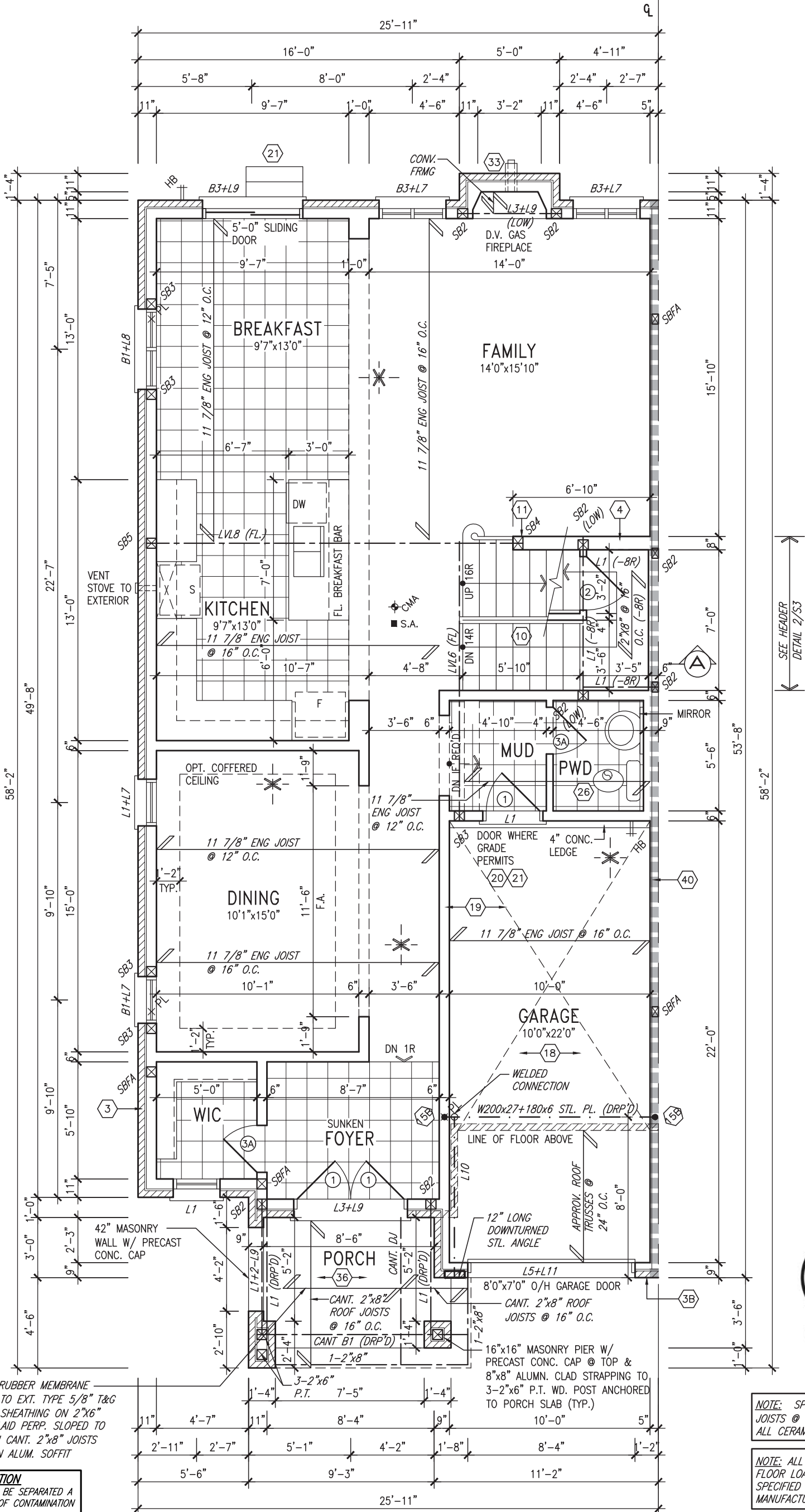
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GROUND FLOOR PLAN 'C'

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4.	.	.	.
3.	REVISED AS PER ENG'S COMMENTS	FEB 12-20	RC
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va3design.com

BAYVIEW WELLINGTON		SD30-1
project name	GREEN VALLEY EAST	project no.
drawn by	NS	16023
checked by	3/16" = 1'-0"	drawing no.
scale	16023-SD30-1	2
date	DECEMBER 2019	GROUND FLOOR PLAN 'C'
file name	16023-SD30-1	
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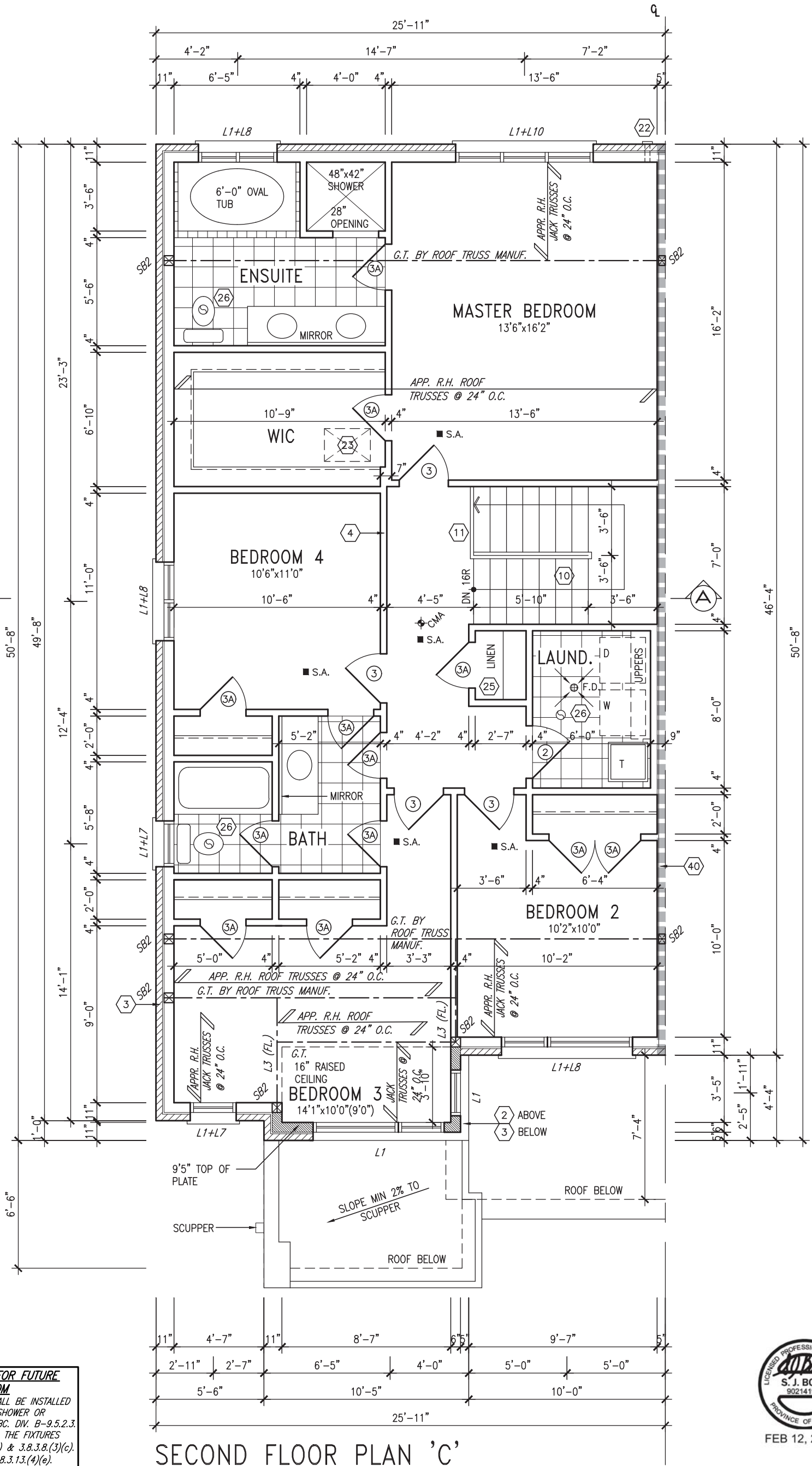
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SECOND FLOOR PLAN 'C'

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qualification information

Wellington Jno-Baptiste 25591
name
signature
BCIN

VA3 Design Inc. 42658
registration information

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va3design.com

BAYVIEW WELLINGTON		SD30-1	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.
date	DECEMBER 2019	project no.	16023
drawn by	NS	SECOND FLOOR PLAN 'C'	drawing no.
checked by	-	16023-SD30-1	3
scale	3/16" = 1'-0"	file name	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\30' Semi\16023-SD30-1.dwg - Tue - Feb 11 2020 - 12:36 PM			

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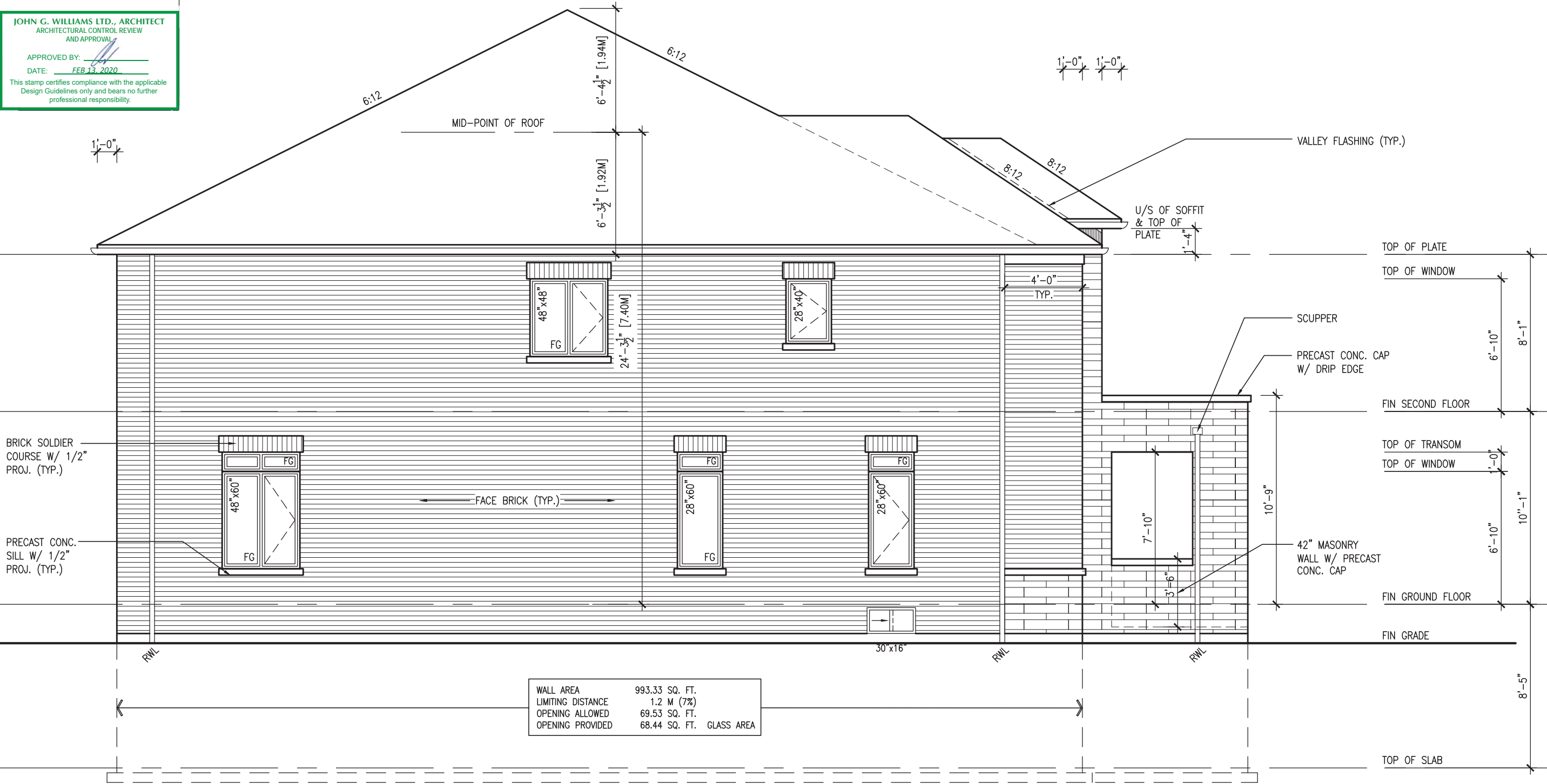
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ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY:

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LEFT SIDE ELEVATION 'C'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

SD30-1

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD, ONT.

project no. 16023

drawing no. 5

project name

date DECEMBER 2019

checked by NS

scale 3/16" = 1'-0"

LEFT SIDE ELEVATION 'C'

VAS3 DESIGN

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vas3design.com

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name

signature

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no. description

date

by

3 REVISED AS PER ENG'S COMMENTS

4 FEB 12-20 RC

2 REVISED SEC FLOOR TO 11 7/8" JOIST

5 JAN 14-20 RC

1 ISSUED FOR CLIENT REVIEW.

6 JAN 08-20 RC

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SD30-1

BAYVIEW WELLINGTON

project name	project no.
GREEN VALLEY EAST	16023
BRADFORD, ONT.	

DATE: 12/12/2019 10:10:10 AM
 DRAWN BY: NS
 CHECKED BY: -
 SCALE: 3/16" = 1'-0"
 FILE NAME: 16023-SO30-1
 REAR ELEVATION 'C'
 drawing no. 6

A

DESIGN
5 Consumers Rd Suite
Toronto ON M2J 1R4
16.630.2255 f 416.630.4
va3design.com

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Qualification information	Wellington Jno-Baptiste	Signature	25591	BCIN
Name				
Registration information				

A3 Design Inc. 42658

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\units\30 Semi\16023-SD30-1.dwg - 16 - Feb - 12:36 PM
vuducding.com

1' - 0"

BRICK SOLDIER HEADER
W/ 1/2" PROJ. (TYP.)

PRECAST SILL W/ 1/2"
PROJ. (TYP.)

PREFIN. MTL. FLASHING,
W/ CAULKING TO MATCH
MASONRY COLOR (TYP.)

12" HIGH FG —
TRANSOM (TYP.)

RW

30"x16"

30"x16"

30"x16

30"x16"

RW

POURED CONC. DOOR SILL &
PRECAST CONC. STEP (TYP.)

TOP OF SLAB

REAR ELEVATION 'C' (REV)

REAR ELEVATION 'C'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9	.		
8	.		
7	.		
6	.		
5	.		
4	.		
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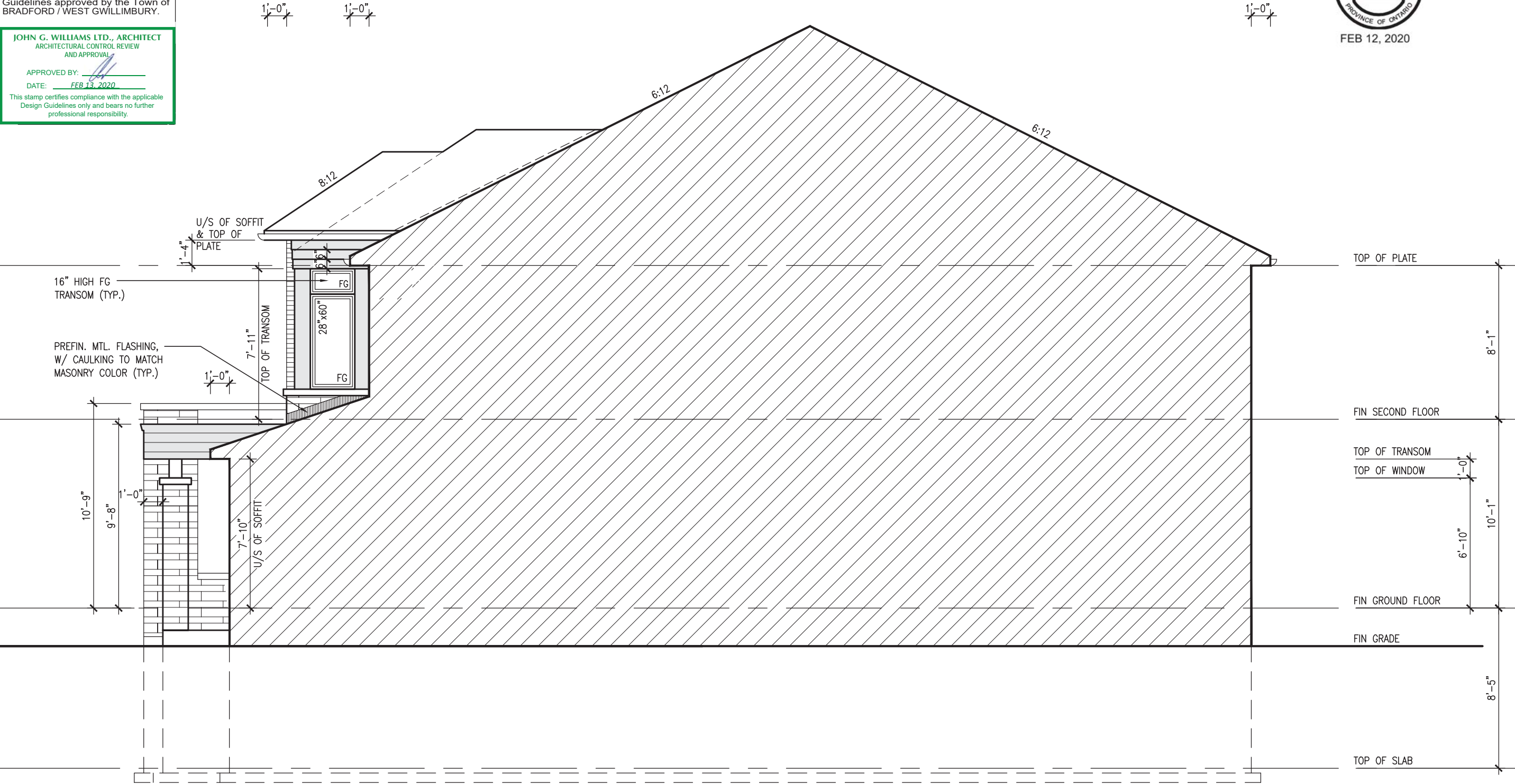
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SD30-1		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD, ONT.		RIGHT SIDE ELEVATION 'C'		project no. 16023	drawing no. 7
9	.	.	.	.	.	.	.	.	.	date DECEMBER 2019	checked by NS
8	.	.	.	.	.	.	.	.	.	drawn by RICHARD	scale 3/16" = 1'-0"
7	.	.	.	.	.	.	.	.	.	file name 16023-SD30-1	file name 16023-SD30-1
6	.	.	.	.	.	.	.	.	.	date FEB 11 2020	checked by RICHARD
5	.	.	.	.	.	.	.	.	.	date FEB 11 2020	checked by RICHARD
4	.	.	.	.	.	.	.	.	.	date FEB 11 2020	checked by RICHARD
3	REVISED AS PER ENG'S COMMENTS	FEB 12-20	RC	.	.	.	.	.	.	date FEB 12-20	checked by RICHARD
2	REVISED SEC FLOOR TO 11 7/8" JOIST	JAN 14-20	RC	.	.	.	.	.	.	date JAN 14-20	checked by RICHARD
1	ISSUED FOR CLIENT REVIEW.	JAN 08-20	RC	date JAN 08-20	checked by RICHARD
no.	description	date	by	date	checked by

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42658

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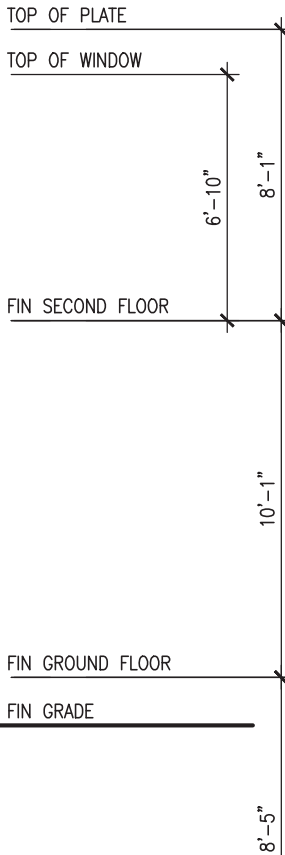
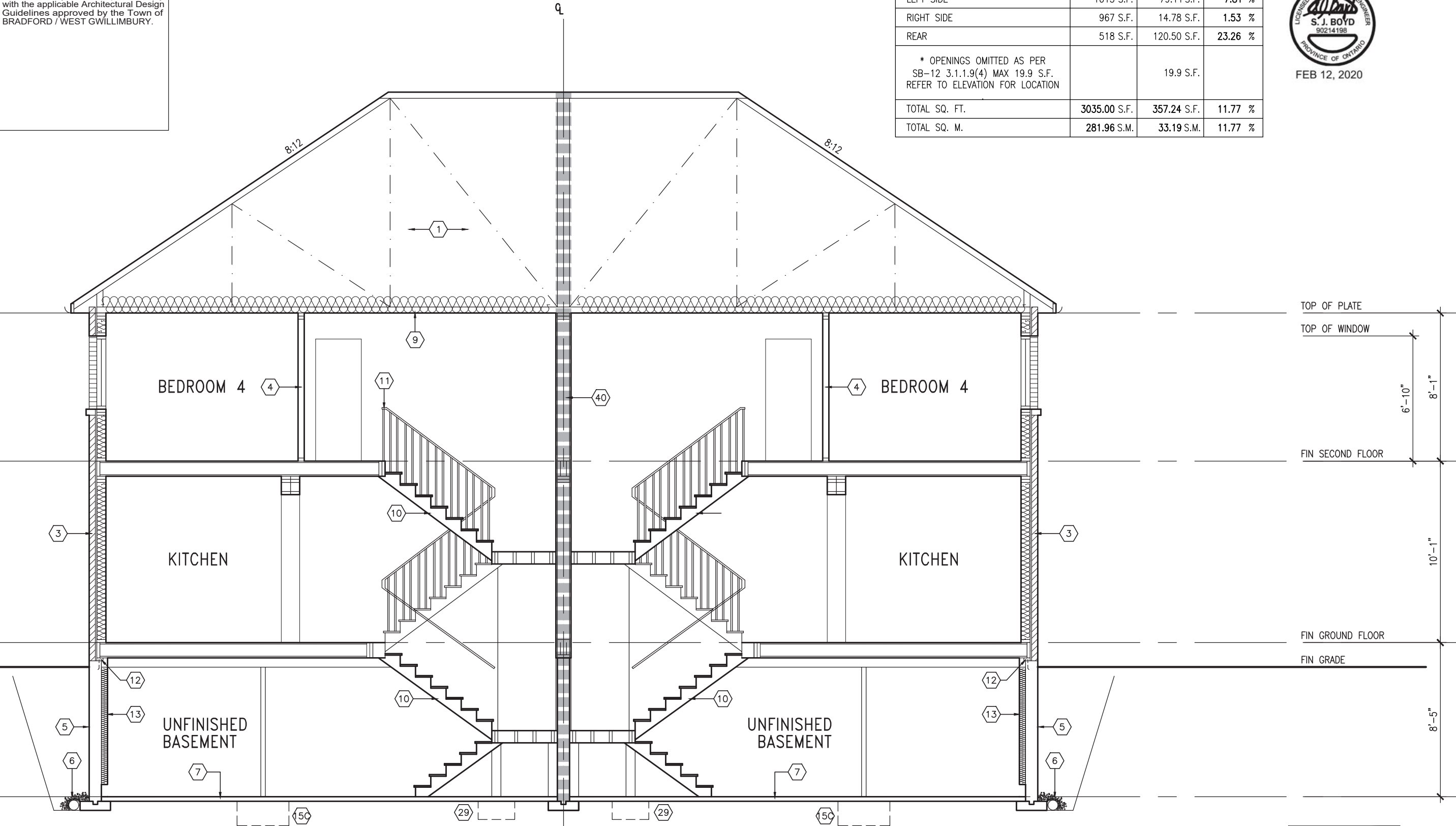
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD30-1A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	537.00 S.F.	162.75 S.F.	30.31 %
LEFT SIDE	1013 S.F.	79.11 S.F.	7.81 %
RIGHT SIDE	967 S.F.	14.78 S.F.	1.53 %
REAR	518 S.F.	120.50 S.F.	23.26 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		19.9 S.F.	
TOTAL SQ. FT.	3035.00 S.F.	357.24 S.F.	11.77 %
TOTAL SQ. M.	281.96 S.M.	33.19 S.M.	11.77 %



FEB 12, 2020



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



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BAYVIEW WELLINGTON

SD30-1

project name
GREEN VALLEY EAST

municipality
BRADFORD, ONT.

date
DECEMBER 2019

project no.
16023

drawing no.
8

CROSS SECTION 'A-A'

file name
16023-SD30-1

scale
3/16" = 1'-0"

checked by
NS

drawn by
NS

date
DECEMBER 2019

signature
Wellington Jno-Baptiste

signature
VA3 Design Inc.

date
FEB 12-20

date
JAN 14-20

date
JAN 08-20

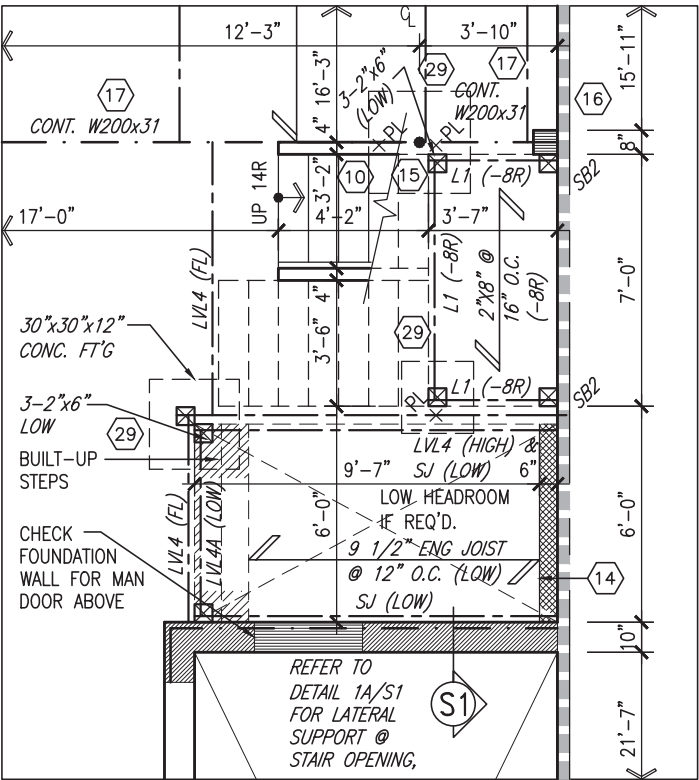
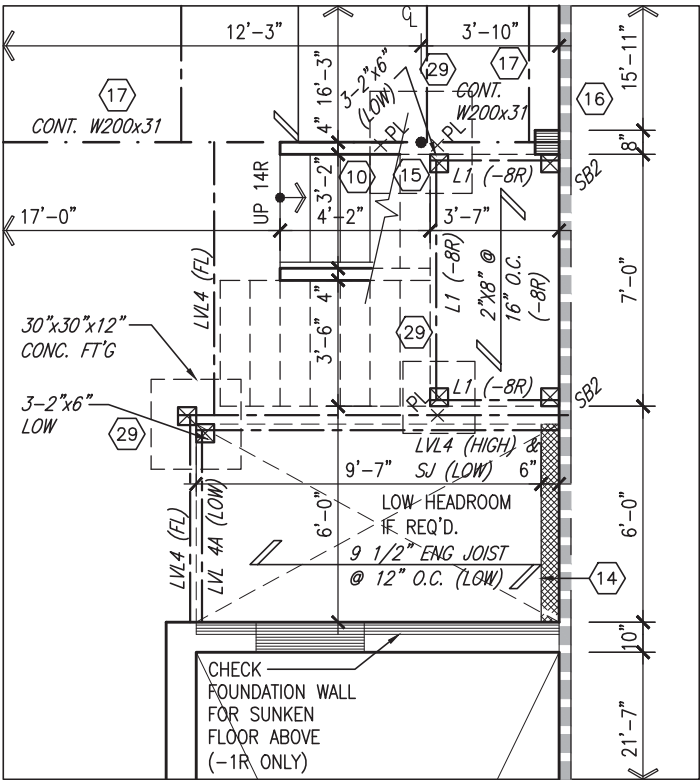
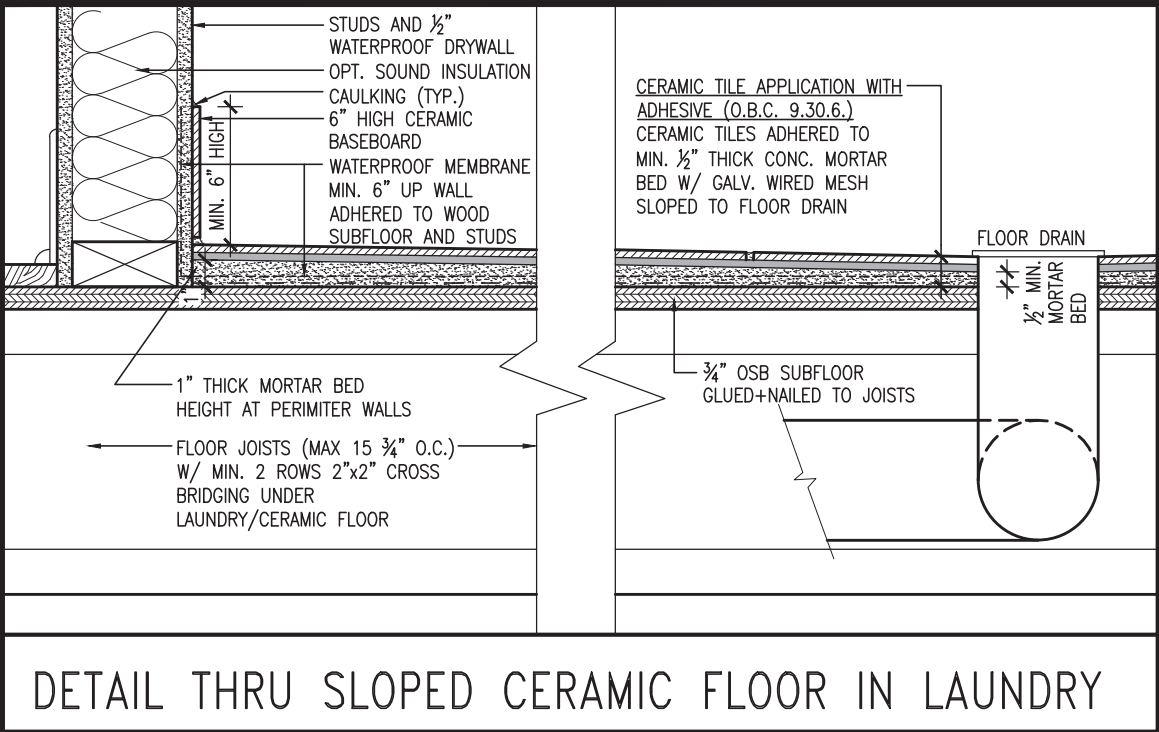
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PARTIAL SUNKEN CONDITION
-1R CONDITION

PARTIAL SUNKEN CONDITION
-2R OR MORE CONDITION



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

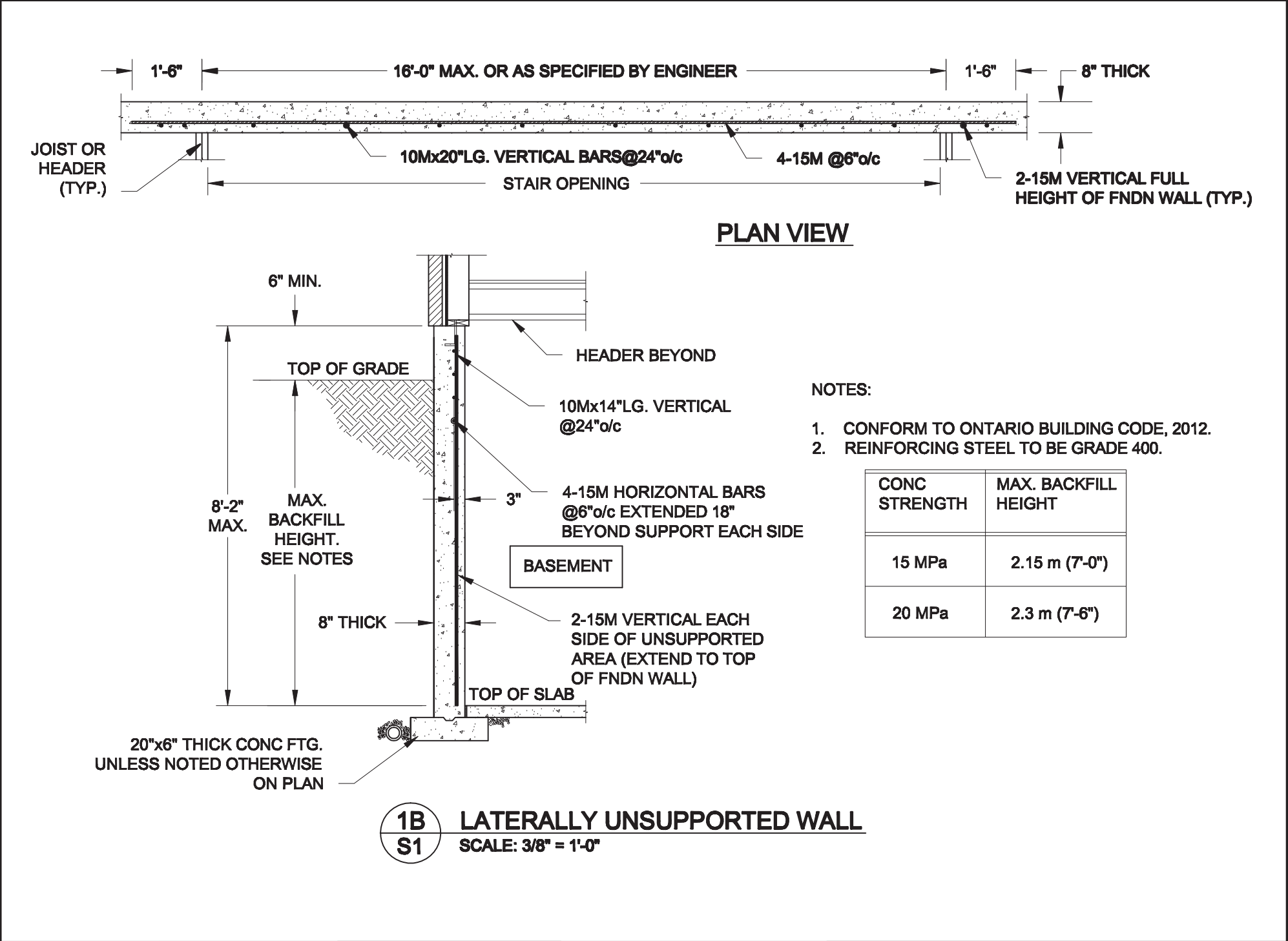
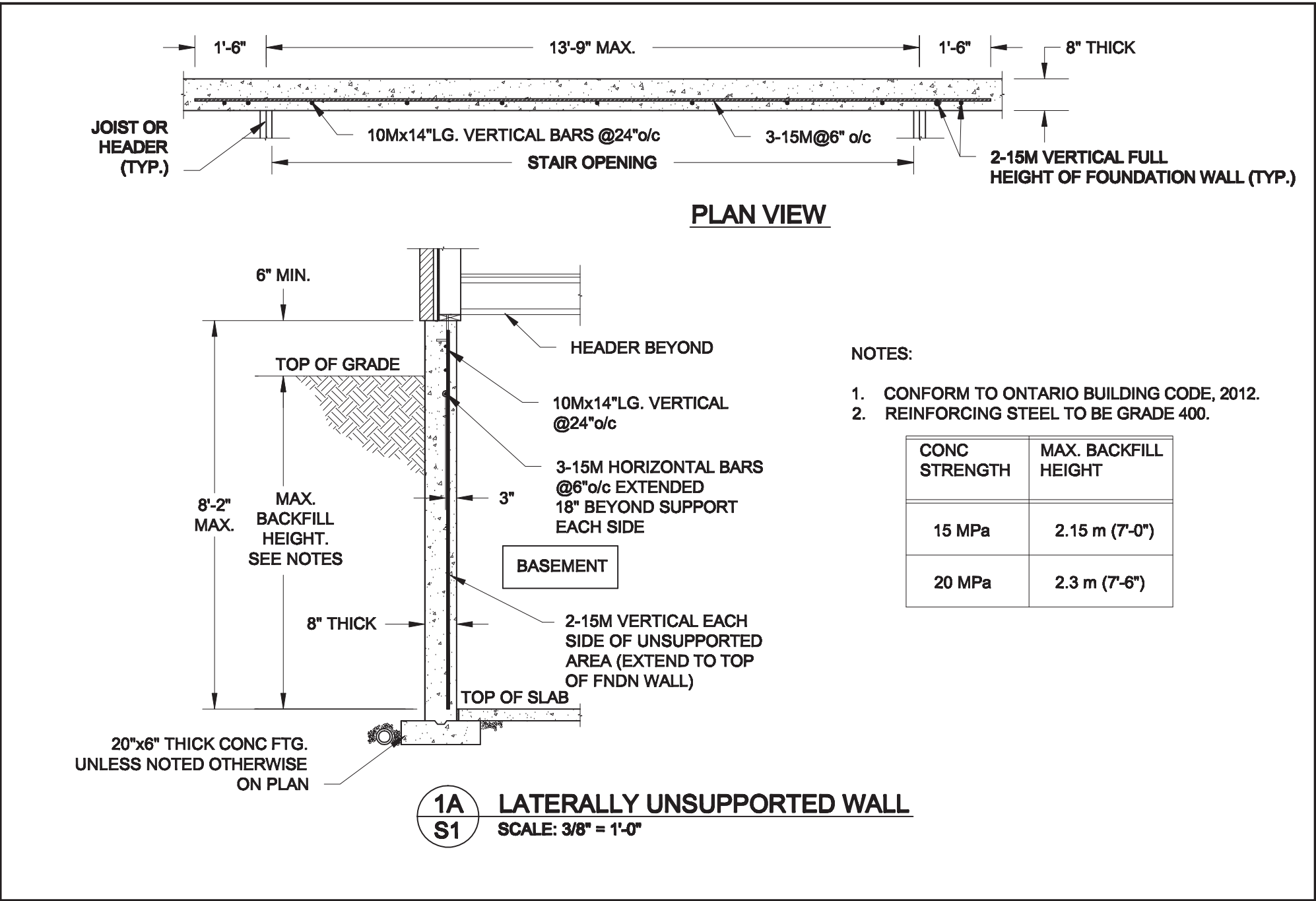
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD WEST GWILLIMBURY.



JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: FEB 14, 2020

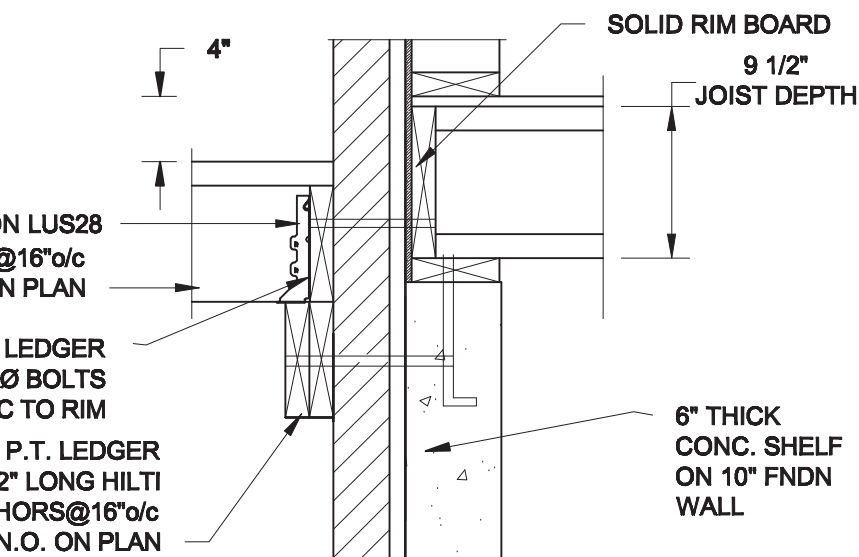
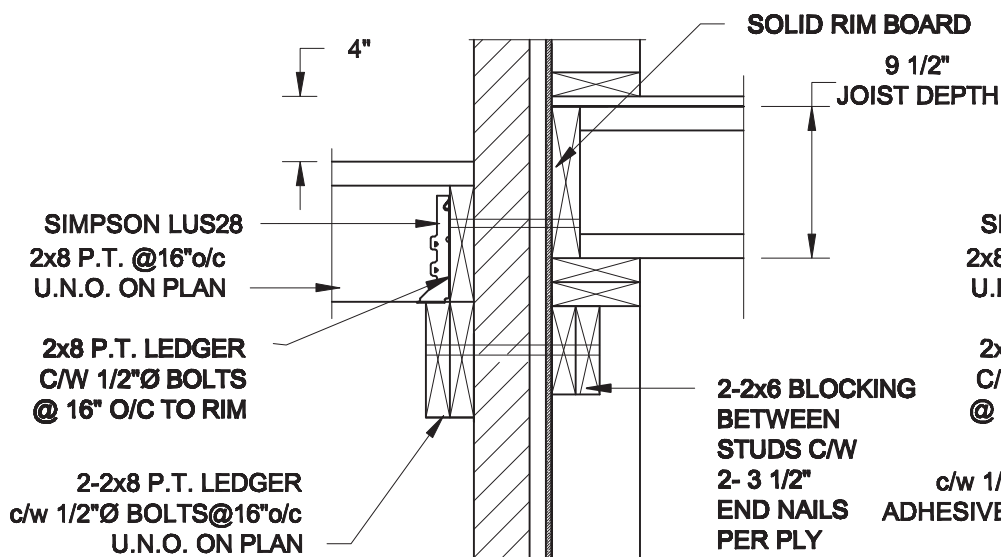
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

BAYVIEW WELLINGTON		SD30-1	
GREEN VALLEY EAST		BRADFORD, ONT.	
project name		project no.	
GREEN VALLEY EAST		16023	
date		drawing no.	
DECEMBER 2019		9	
drawn by		file name	
NS		16023-SD30-1	
checked by		scale	
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drawn by		checked by	
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DECEMBER 2019		-	
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Scale: AS NOTED	<div>QUAILE ENGINEERING LTD.</div> <div></div> <div>38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com</div>	Engineer's Seal: <div></div> <div>FEB 12, 2020</div>	Project: BAYVIEW WELLINGTON - GREEN VALLEY EAST - SEMIS BRADFORD, ONTARIO	
Date: FEB-10-2020		TYPICAL STRUCTURAL DETAILS		
Drawn: SC		Checked: SJB	Project No.: 20-018	Drawing No.: S1

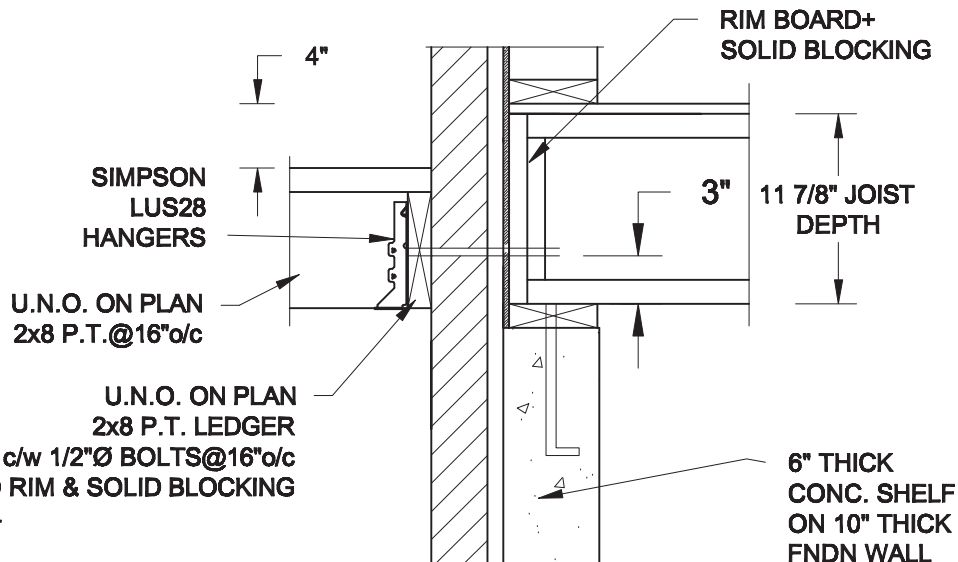
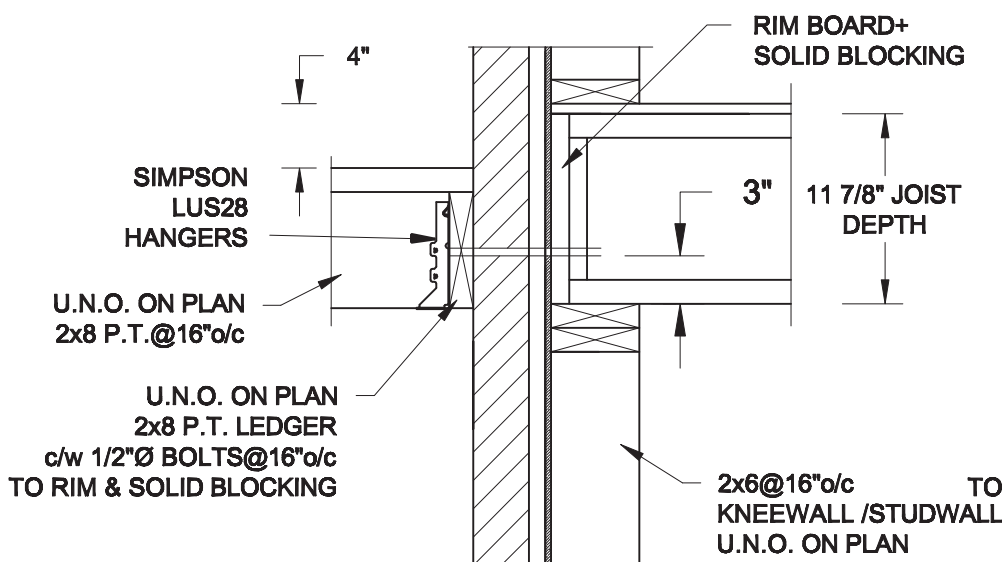
FOR 9 1/2" JOIST DEPTH



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

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

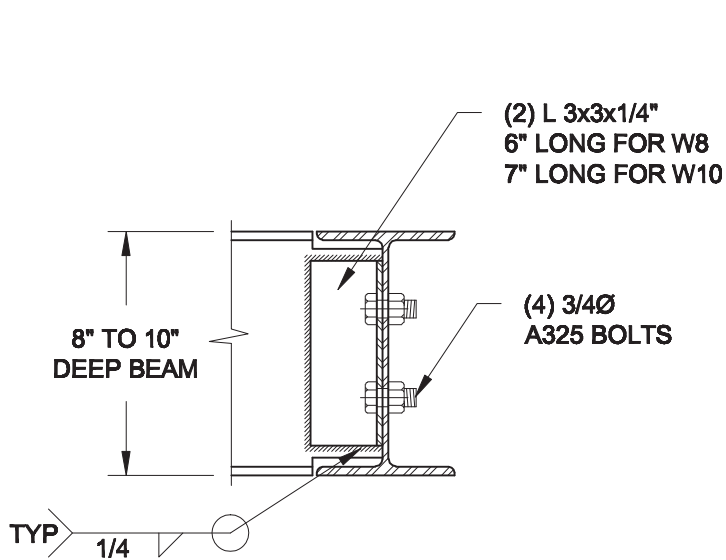
FOR 11 7/8" JOIST DEPTH



2C
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

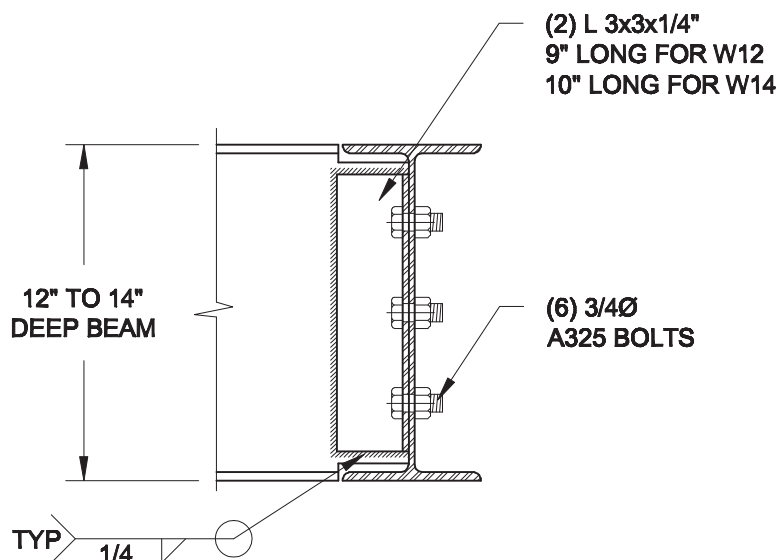
2D
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- NOTES: 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.



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

3A
S2 **BEAM CONNECTION**
SCALE: 1 1/2" = 1'-0"



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

3B
S2 **BEAM CONNECTION**
SCALE: 1 1/2" = 1'-0"

Scale:	AS NOTED
Date:	FEB-10-2020
Drawn:	SC
Checked:	SJB

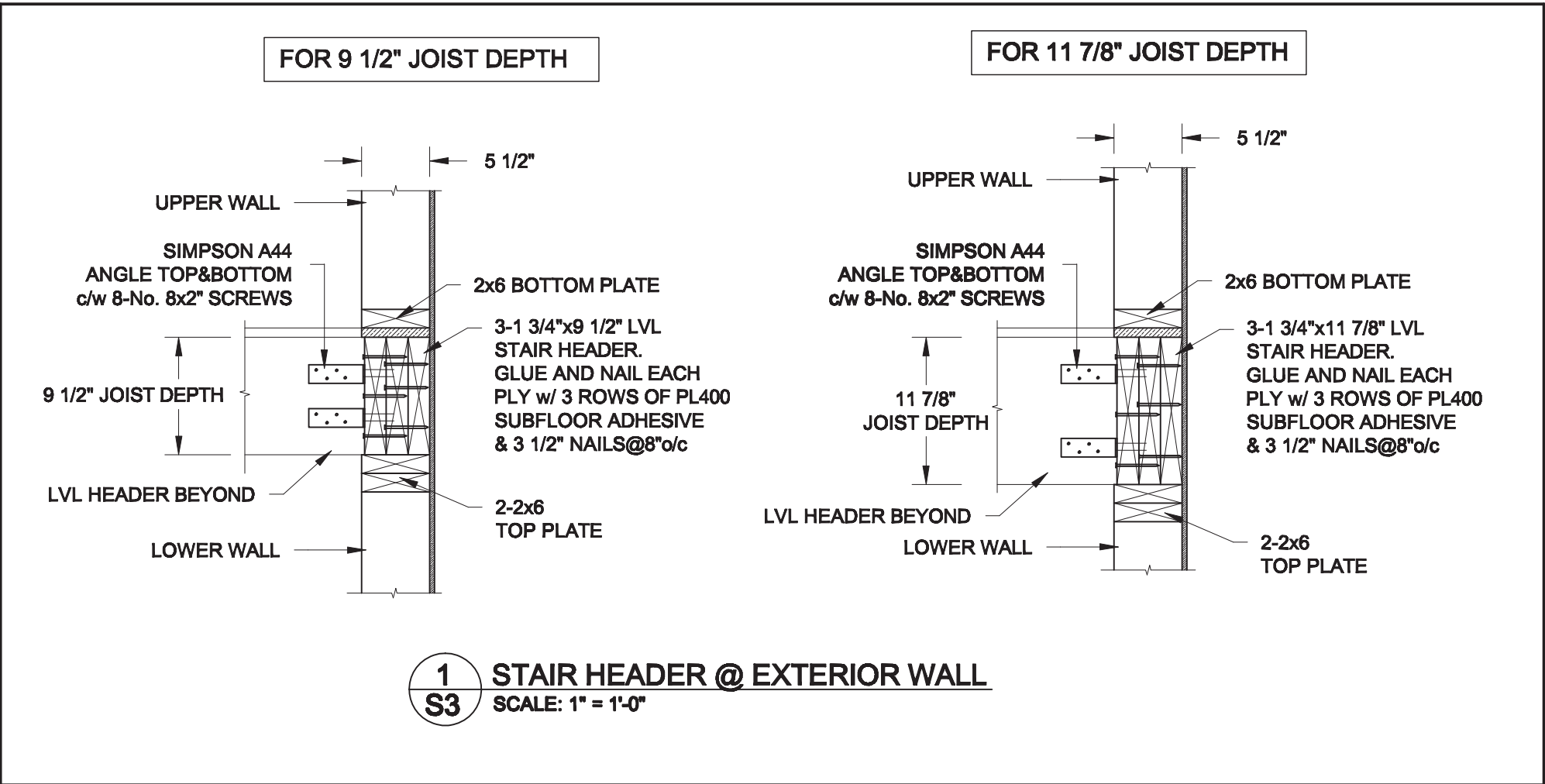
QUAILE ENGINEERING LTD.



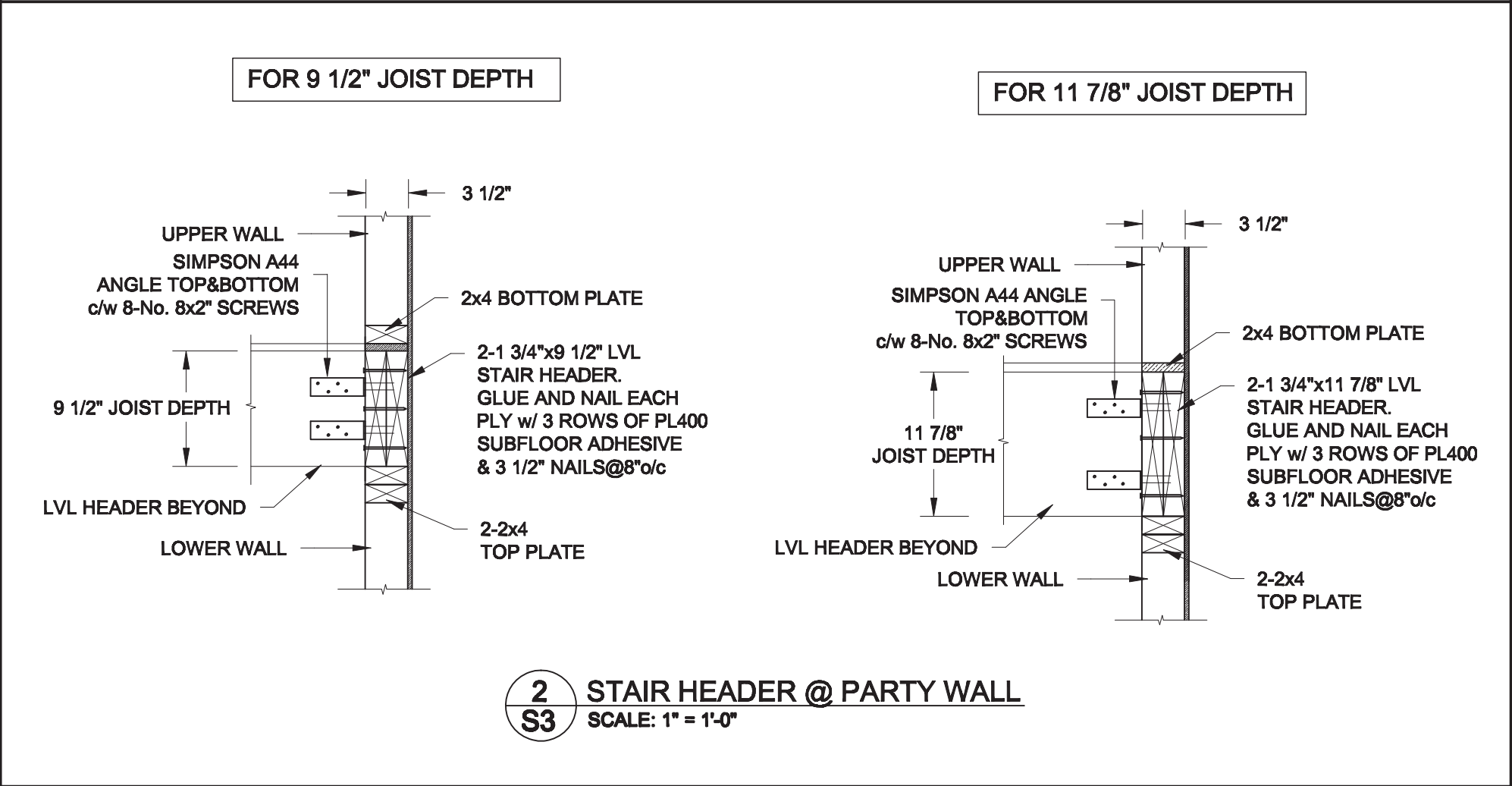
38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com





Project:	BAYVIEW WELLINGTON - GREEN VALLEY EAST - SEMIS BRADFORD, ONTARIO
TYPICAL STRUCTURAL DETAILS	
Project No.:	20-018
Drawing No.:	S2

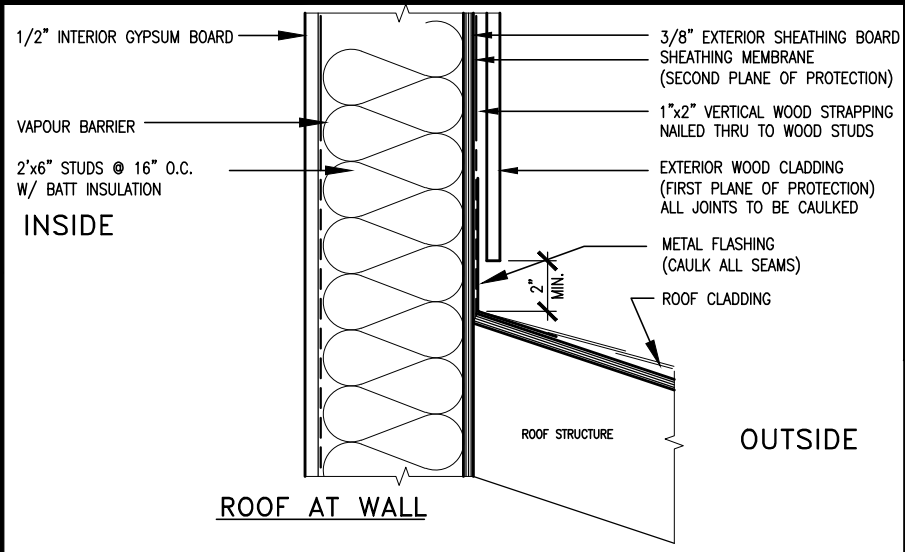


1 STAIR HEADER @ EXTERIOR WALL
S3 SCALE: 1" = 1'-0"



2 STAIR HEADER @ PARTY WALL
S3 SCALE: 1" = 1'-0"

Scale: AS NOTED	<div><div>QUAILE ENGINEERING LTD.</div><div></div><div>38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com</div></div>	<div><div>Engineer's Seal:</div><div></div><div>FEB 12, 2020</div></div>	Project: BAYVIEW WELLINGTON - GREEN VALLEY EAST - SEMIS BRADFORD, ONTARIO	
Date: FEB-10-2020			TYPICAL STRUCTURAL DETAILS	
Drawn: SC	Checked: SJB		Project No.: 20-018	Drawing No.: S3



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

2"x4" @ 16" O.C. - 9'-10"

2-2"x4" @ 12" O.C. - 10'-9"

3-2"x4" @ 16" O.C. - 11'-2"

3-2"x4" @ 12" O.C. - 12'-4"

NOTES:

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

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

2"x6" @ 16" O.C. - 12'-6"

2"x6" @ 12" O.C. - 13'-10"

2-2"x6" @ 16" O.C. - 15'-0"

2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

2"x8" @ 16" O.C. - 16'-0"

2"x8" @ 12" O.C. - 17'-9"

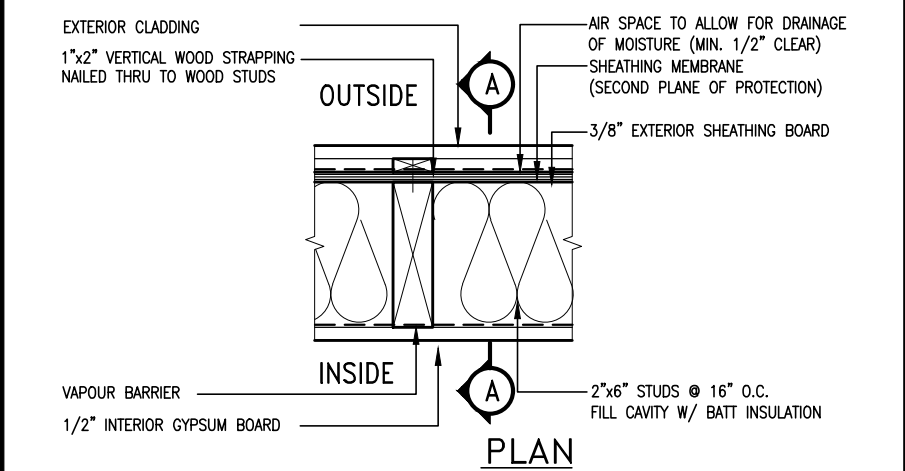
2-2"x8" @ 16" O.C. - 20'-4"

2-2"x8" @ 12" O.C. - 22'-4"

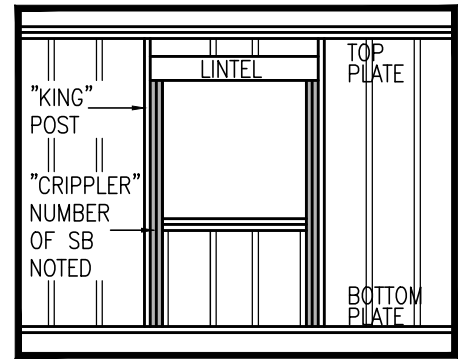
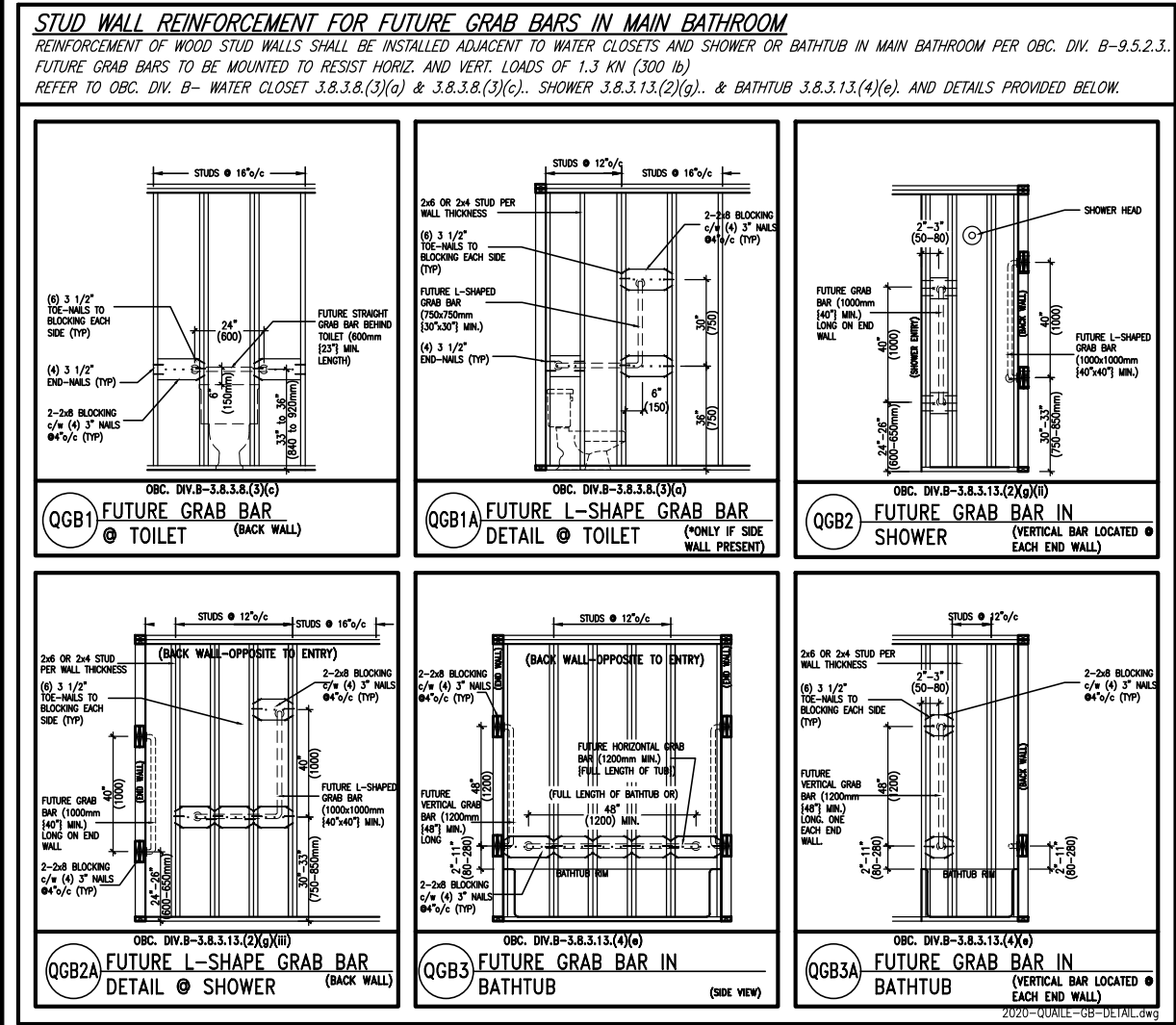
NOTES:

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



EXTERIOR WOOD CLADDING WALL ASSEMBLY



"CRIPPLE" DETAIL



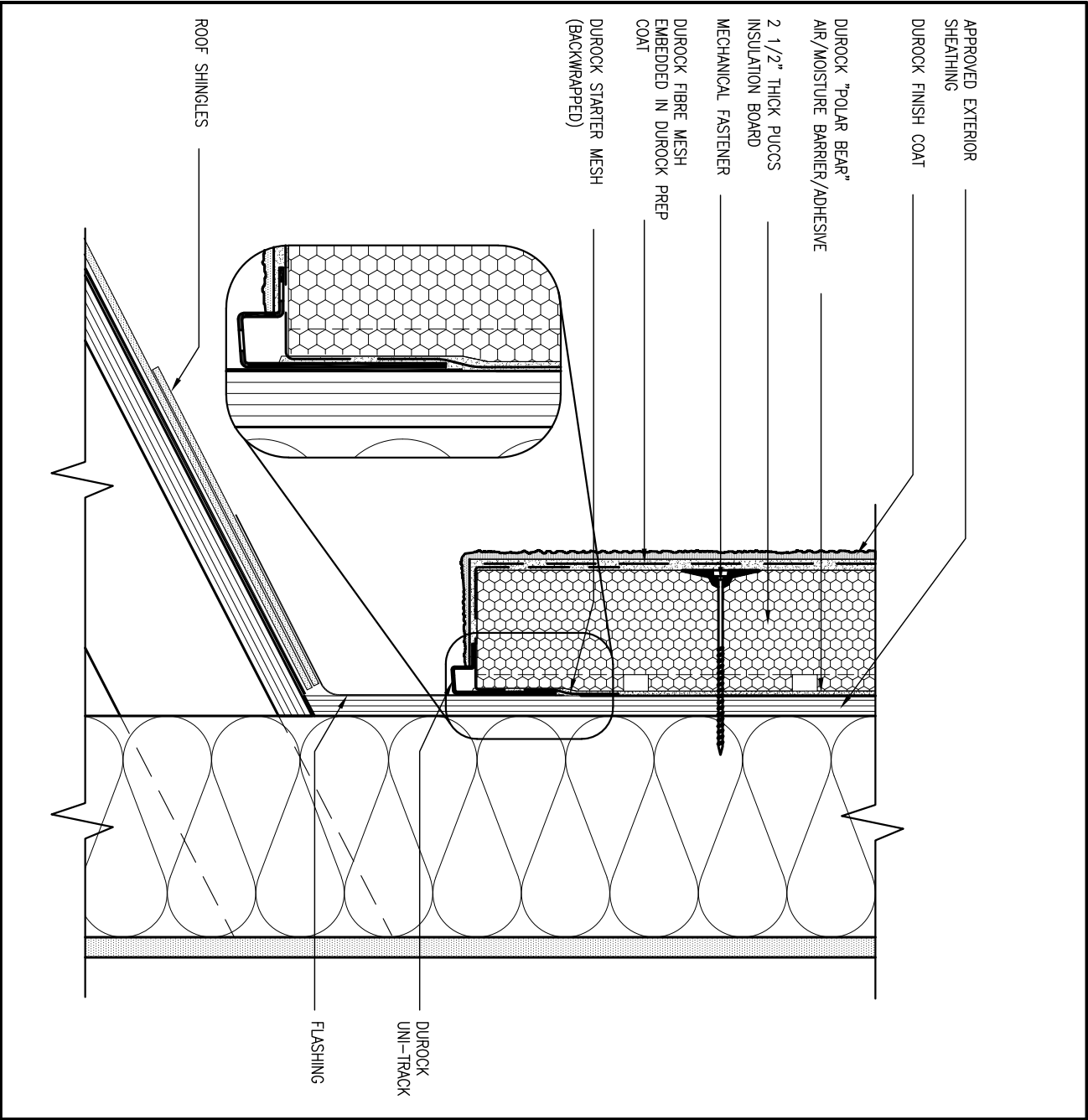
MAR 3, 2020

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	UPDATE TO 2020	FEB 24-20	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.
2	UPDATE TO 2018	JAN 11-18	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

VA3 DESIGN

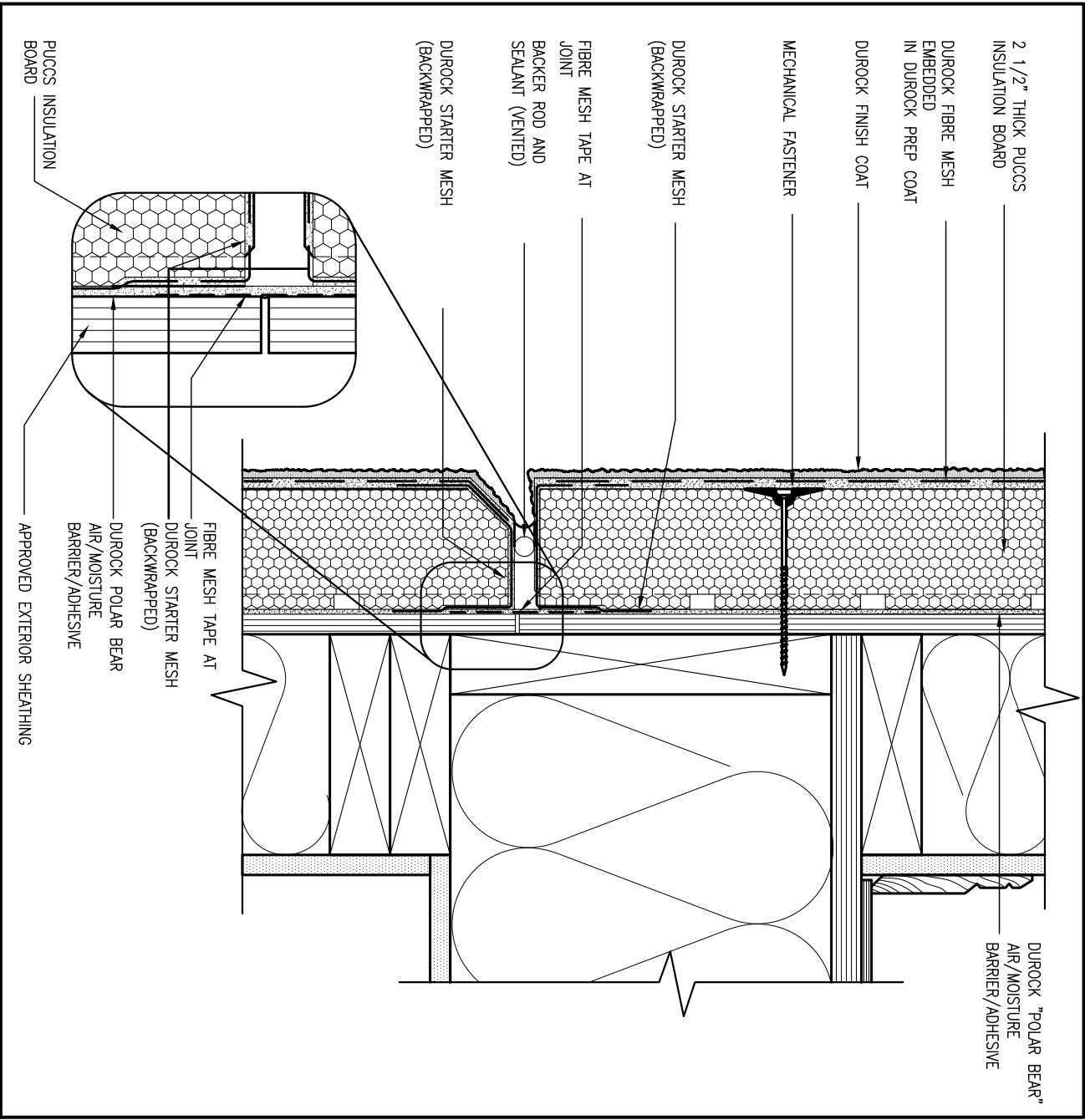
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
date	MAY 2016	project no.	16023
drawn by	RC	checked by	scale
			3/16" = 1'-0"
CONSTRUCTION NOTES		drawing no.	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon - Feb 24 2020 - 11:17 AM		16023-CN-A1	
		CN2	



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

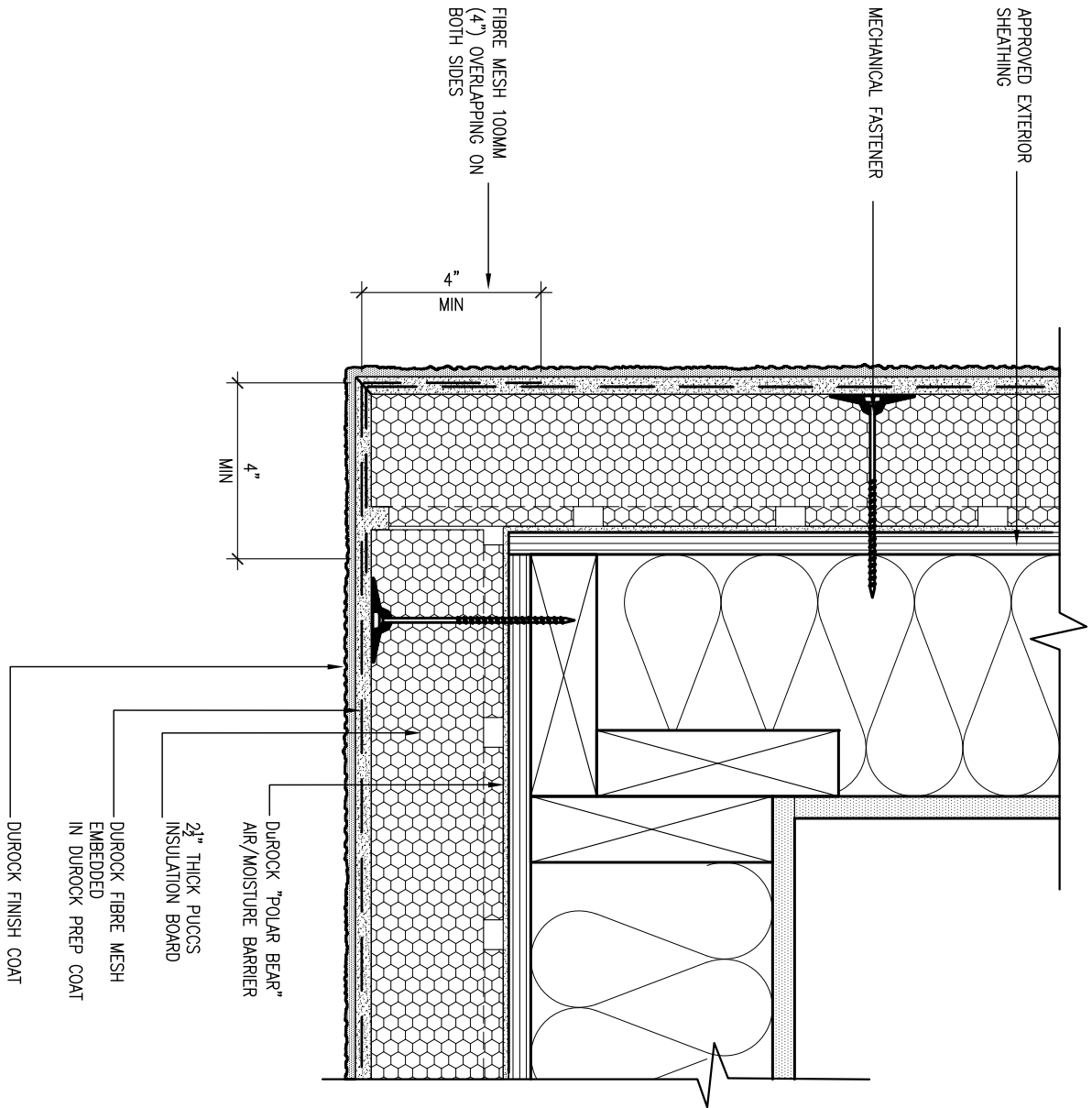
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



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

9	.	.	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste 25591</div> <div>signature</div> <div>BCIN</div> <div>VA3 Design Inc. 42658</div>	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120</div><div>Toronto ON M2J 1R4</div><div>t 416.630.2255 f 416.630.4782</div><div>va3design.com</div></div>	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.			project name	municipality	project no.	
7	.	.			GREEN VALLEY EAST	BRADFORD	16023	
6	.	.			date	CONSTRUCTION NOTES		
5	.	.			MAY 2016			
4	.	.	drawn by	checked by	scale	file name	drawing no.	
			RC	-	3/16" = 1'-0"	16023-CN-A1	CN4	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon - Feb 24 2020 - 11:21 AM								

3	UPDATE TO 2020	FEB 24-20	RC
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

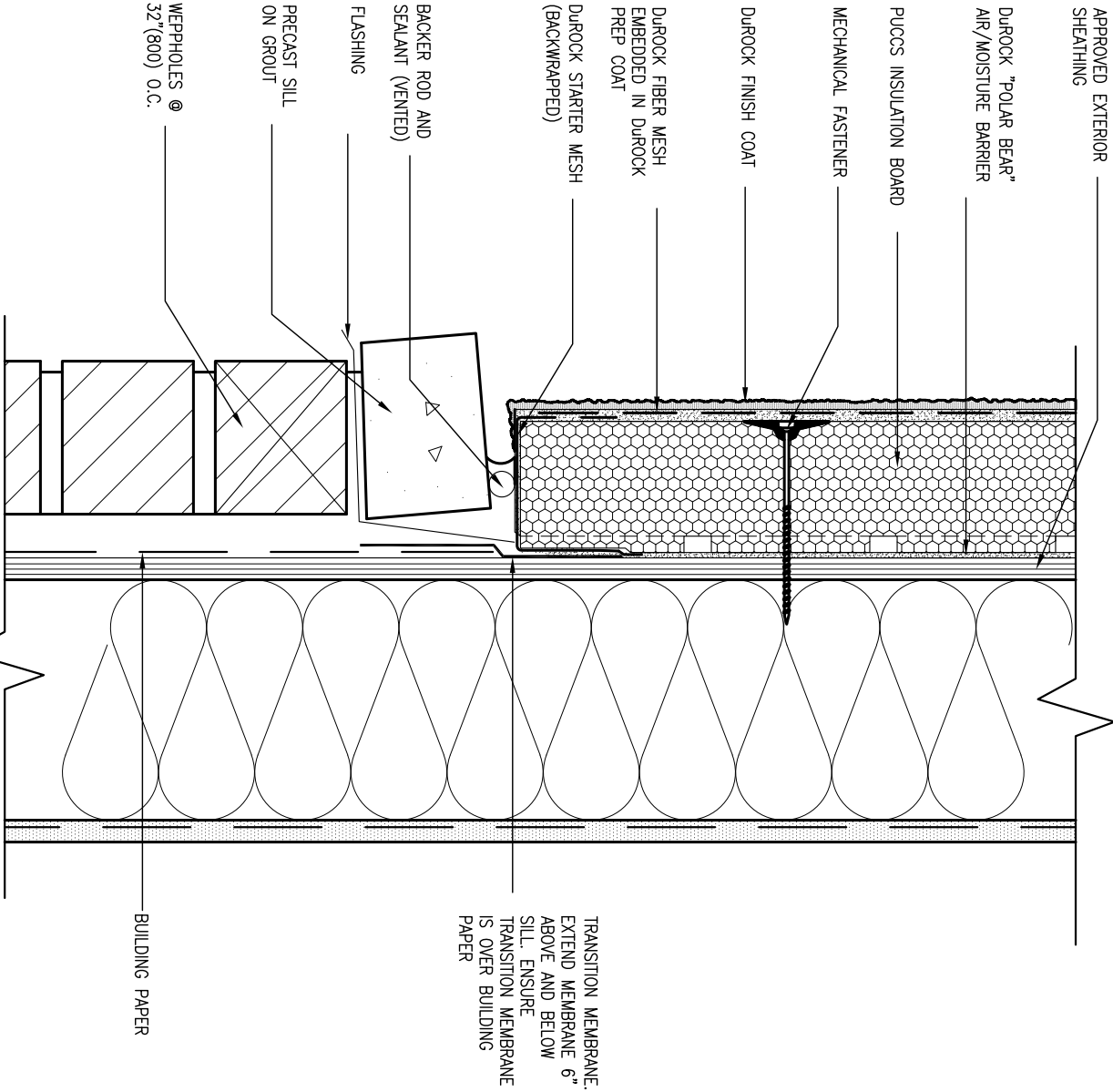


5 CORNER DETAIL

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

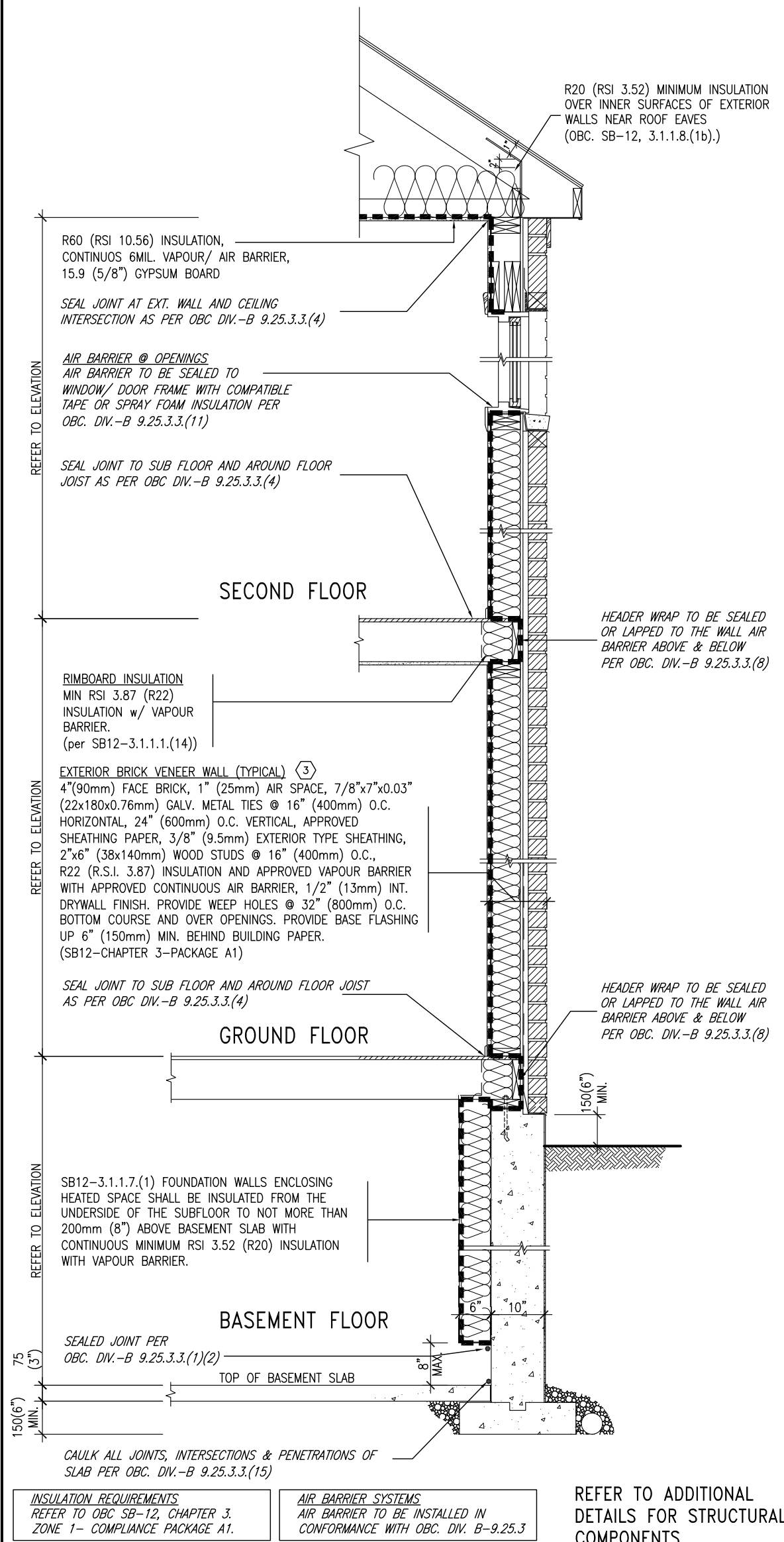


6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

9 .			<div>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.</div> <div>Wellington Jno-Baptiste 25591</div> <div>name registration information VA3 Design Inc. 42658</div> <div>signature</div> <div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	BAYVIEW WELLINGTON		CONST NOTE	
8 .	.	.					
7 .	.	.					
6 .	.	.					
5 .	.	.					
4 .	.	.	project name GREEN VALLEY EAST		municipality BRADFORD	project no. 16023	
3 UPDATE TO 2020	FEB 24-20	RC	date MAY 2016		CONSTRUCTION NOTES		
2 UPDATE TO 2018	JAN 11-18	RC	drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 16023-CN-A1	CN5
1 ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon - Feb 24 2020 - 11:22 AM				
no.	description		date	by			

SB12-COMPLIANCE PACKAGE 'A1'



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

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

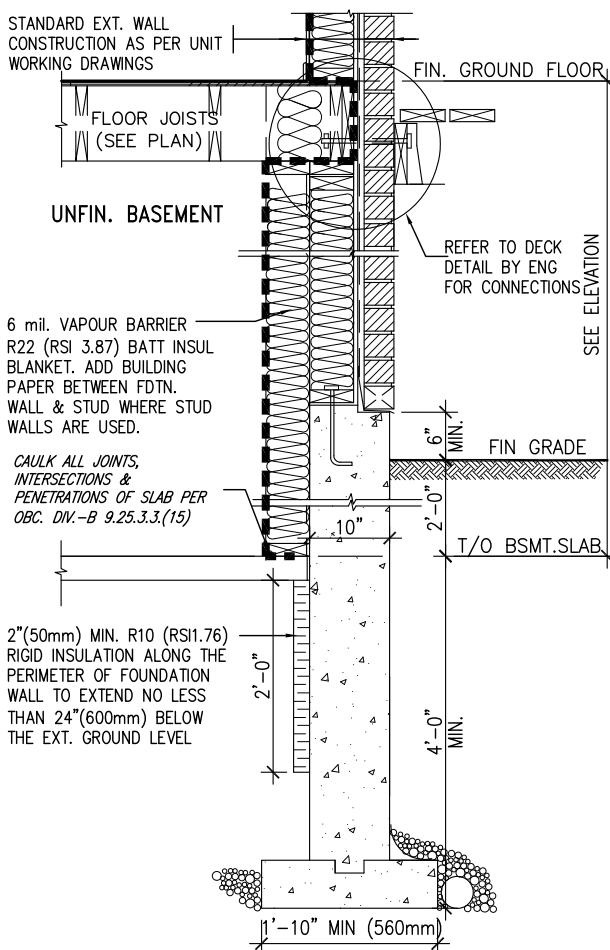
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	R20 at inner face of exterior walls
Minimum RSI (R) value	(R60)	
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE R12+R10ci.
Minimum RSI (R) value	(R20ci)	
Edge of Below Grade Slab ≤600mm below grade	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights		
Maximum U-value	2.8U	
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	—
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



MAR 3, 2020



* REVISED-FEB 2017

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

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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature BCIN
5	.	.	.	name
4	.	.	.	registration information
3	UPDATE TO 2020	FEB 24-20	RC	VA3 Design Inc. 42658
2	UPDATE TO 2018	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	



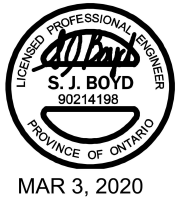
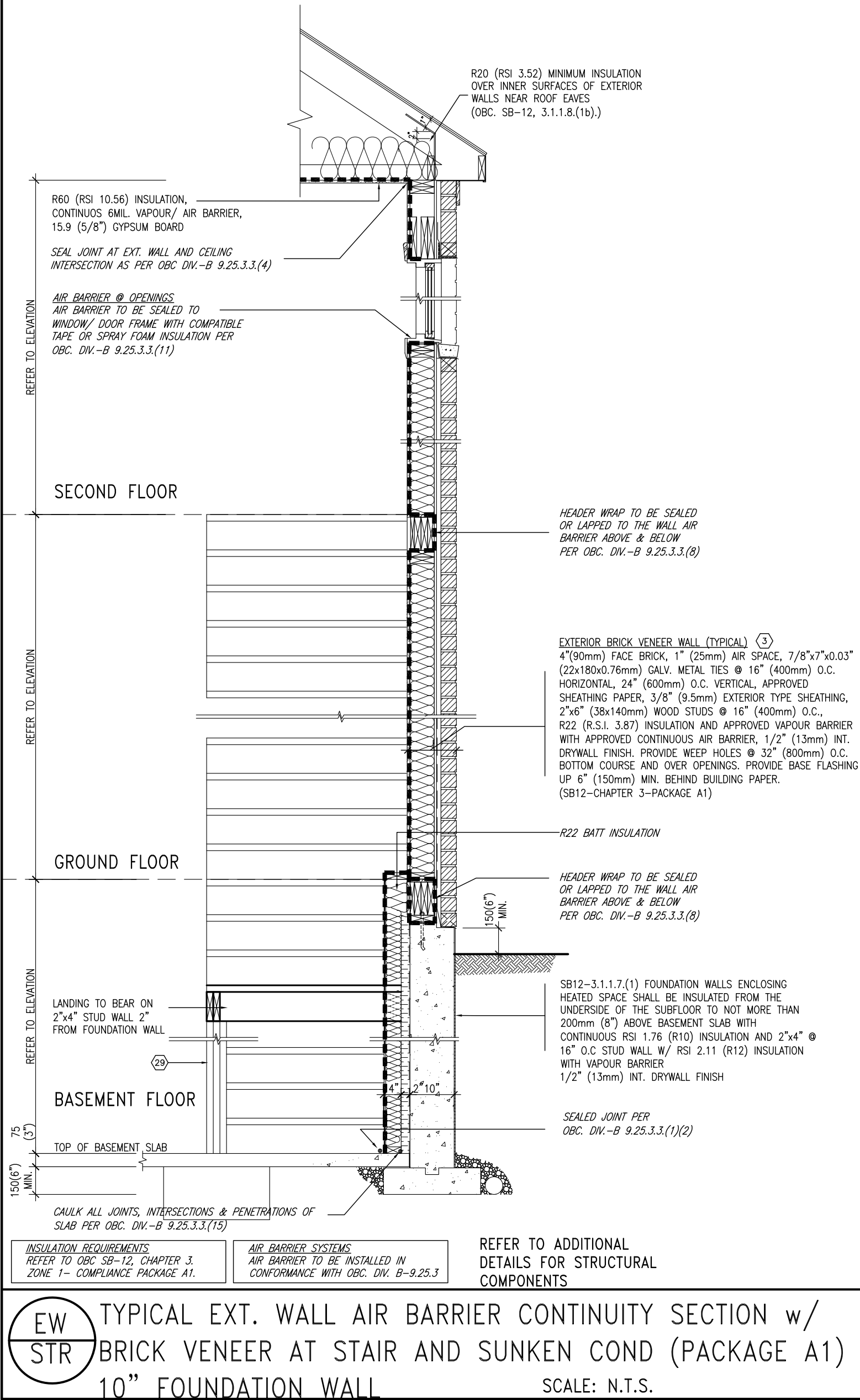
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BAYVIEW WELLINGTON

CONST NOTE

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	16023-CN-A1	CN6
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon - Feb 24 2020 - 11:22 AM					

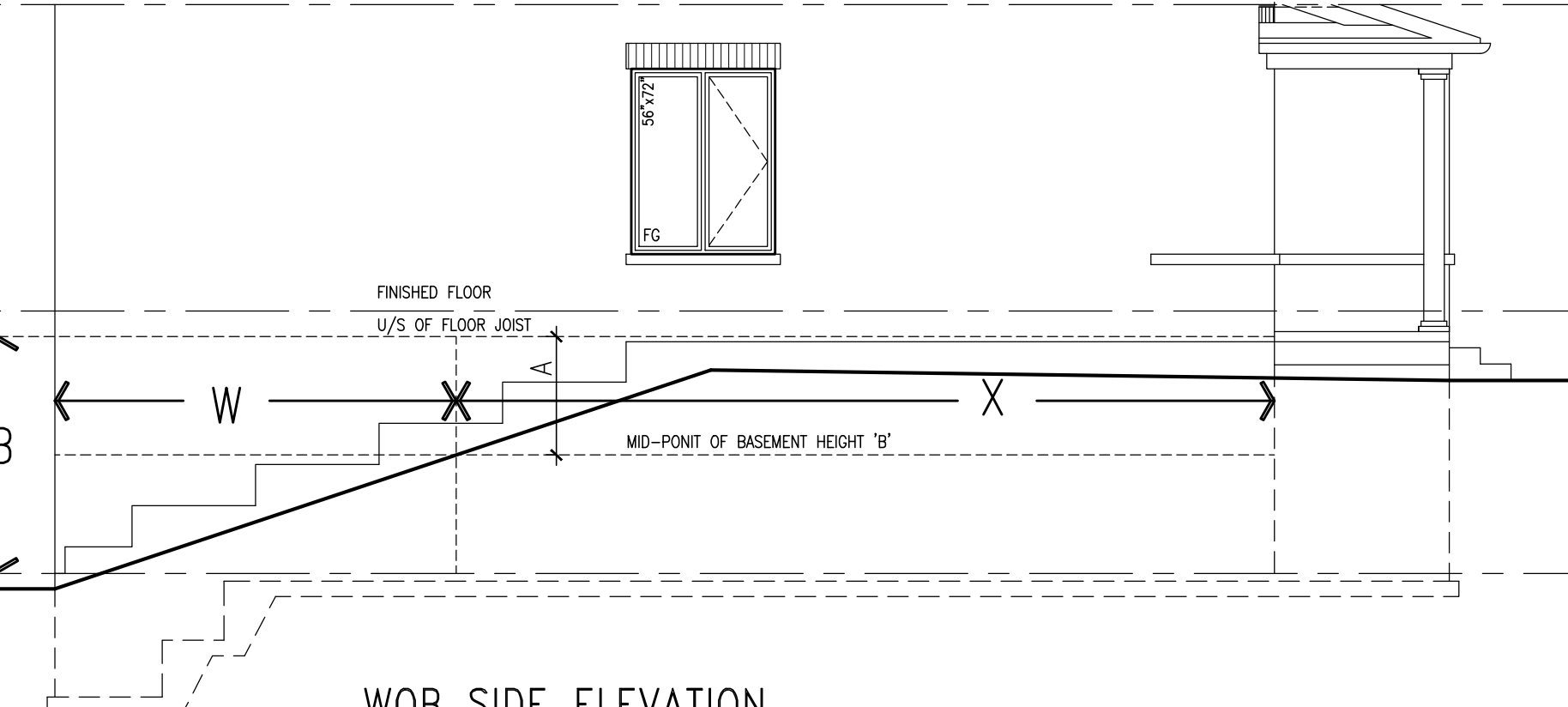
SB12-COMPLIANCE PACKAGE 'A1'



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.	 VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	CONST NOTE -
8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591 signature BCIN						
6	.	.	.	name registration information VA3 Design Inc. 42658						
5	.	.	.	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.	date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 16023-CN-A1	CN7	
4	.	.	.							
3	UPDATE TO 2020	FEB 24-20	RC							
2	UPDATE TO 2018	JAN 11-18	RC							
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							

COMPLIANCE TO CBC SB-12 2.1.1.1(11)

The diagram illustrates a mechanical system layout. A horizontal duct runs across the middle, with a fan symbol on the left and a supply register symbol on the right. A vertical duct on the left is labeled 'W' and 'X'. A vertical duct on the right is labeled 'W' and 'X'. A vertical duct on the far right is labeled 'W' and 'X'. The duct is labeled 'W' for water and 'X' for air.



===== 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



MAR 3, 2020

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

BAYVIEW WELLINGTON

project name	project no.
GREEN VALLEY EAST	16023
municipality	
BRADFORD	

GREEN VALLEY EAST	UNITED UNIT	drawing no.
date MAY 2016 checked by RC		CONSTRUCTION NOTES file name 16023-CN-A1 scale 3/16" = 1'-0" drawn by - checked by - 16023-CN-A1.dwg - Mon - Feb 24 2020 - 11:19 AM RICHARD - H.; ARCHIVE WORKING (2016) 16023.BW Units\CN NOTES\16023-CN-A1

VA3

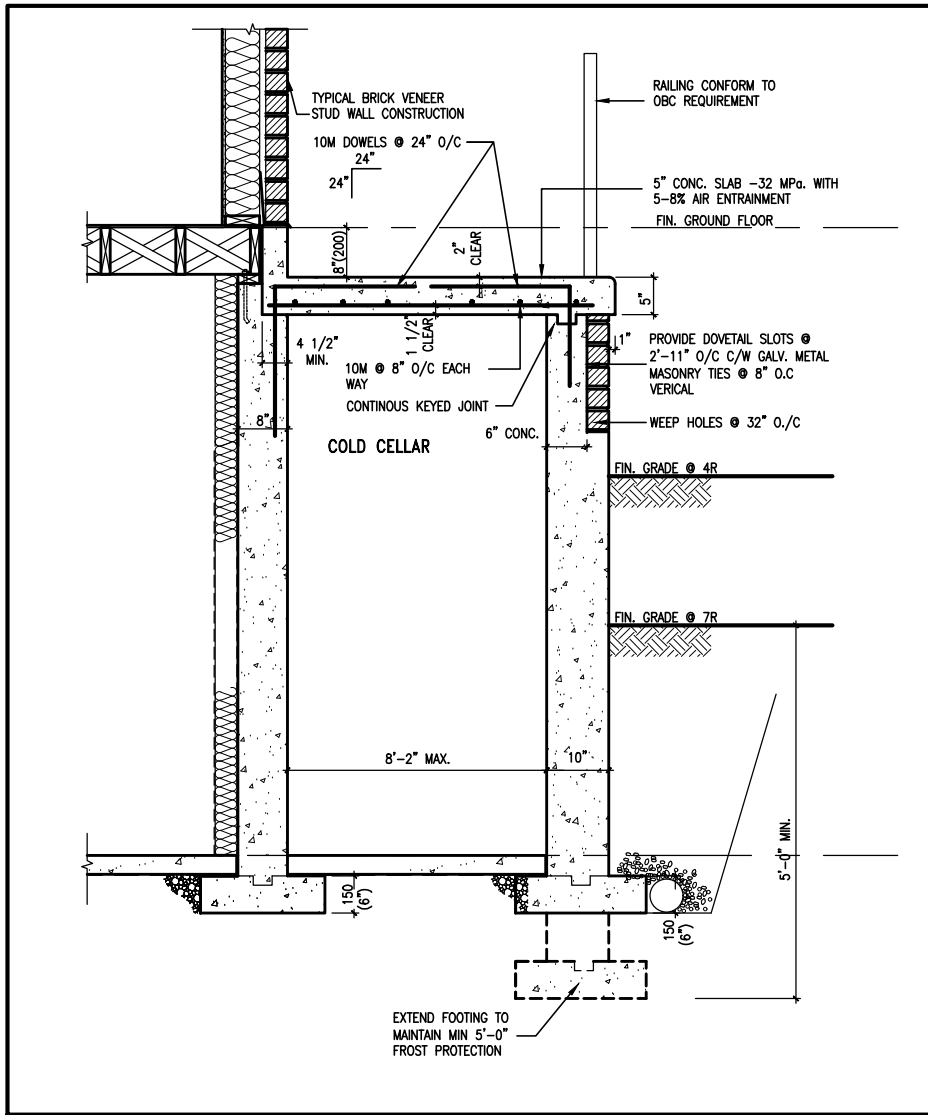
DESIGN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

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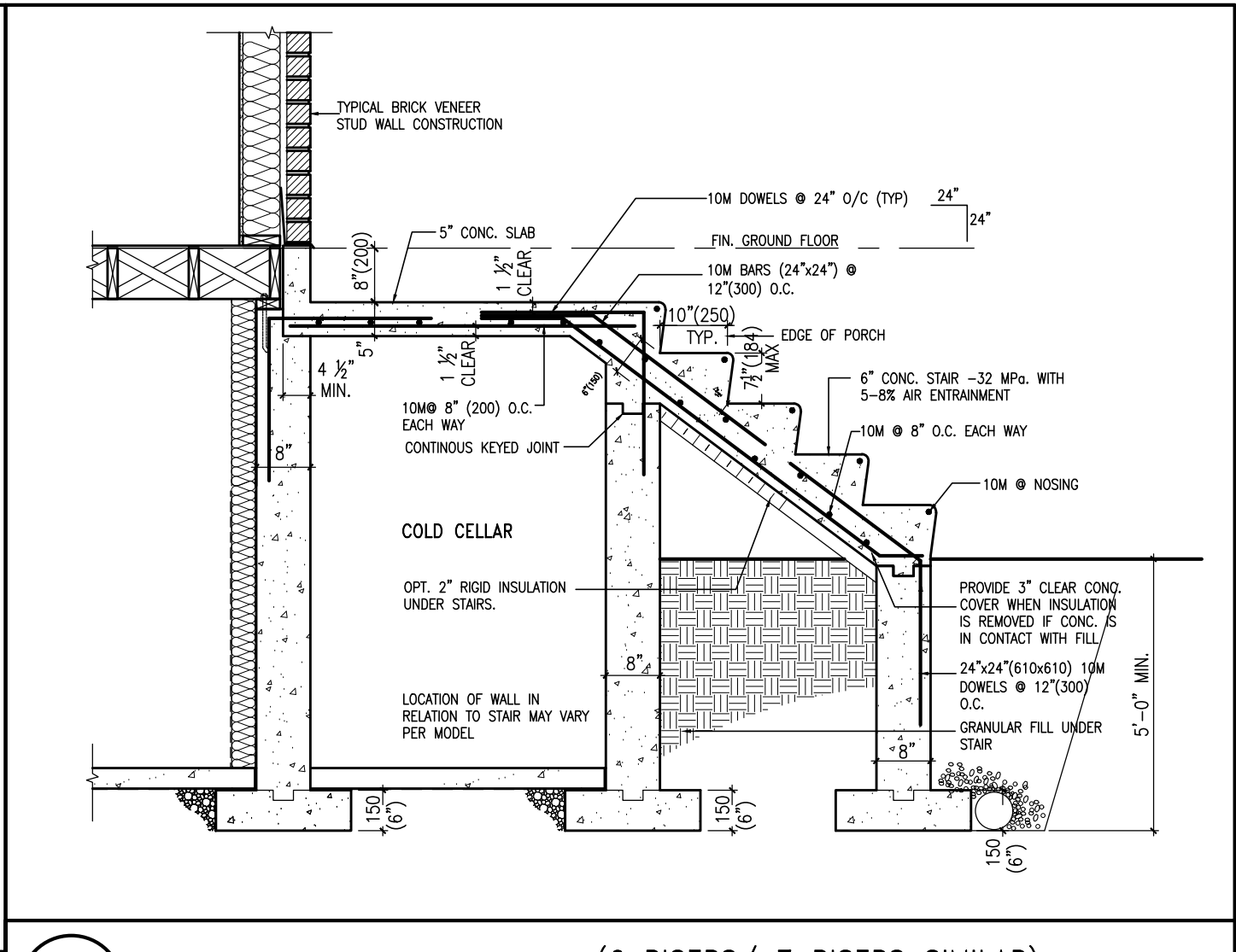
qualification information	signature	2559
Wellington Jno-Baptiste		BCI
name	registration information	4265
	WA3 Design Inc.	

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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.



MAR 3, 2020

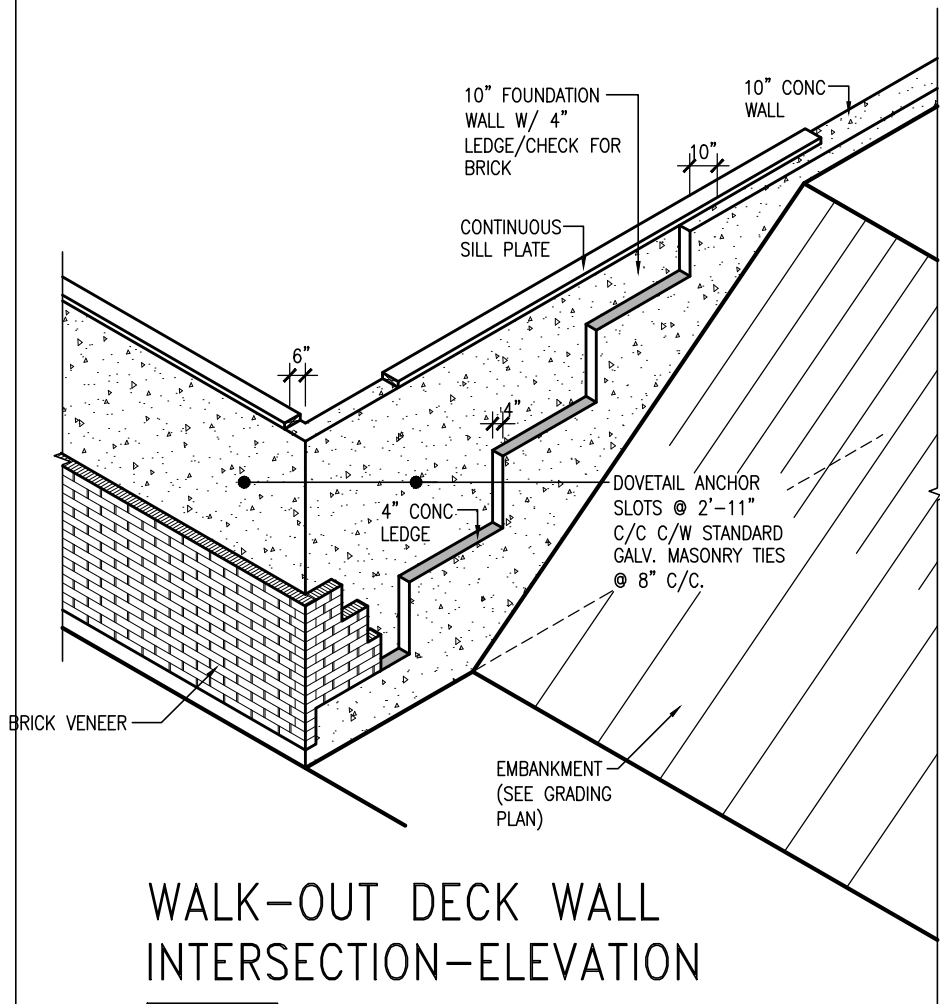
CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD		CONSTRUCTION NOTES		CONST NOTE	
9	.	.	.	.	.	.	.	.	.	project no.	16023
8	.	.	.	.	.	.	.	.	.	drawing no.	CN9
7	.	.	.	.	.	.	.	.	.	file name	16023-CN-A1
6	.	.	.	.	.	.	.	.	.	date	16023-CN-A1.dwg - Mon - Feb 24 2020 - 11:19 AM
5	.	.	.	.	.	.	.	.	.	scale	3/16" = 1'-0"
4	.	.	.	.	.	.	.	.	.	checked by	RC
3	UPDATE TO 2020	FEB 24-20	RC	.	.	.	.	.	.	drawn by	RC
2	UPDATE TO 2018	JAN 11-18	RC	.	.	.	.	.	.	date	MAY 2016
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	project name	GREEN VALLEY EAST
no.	description	project no.	16023



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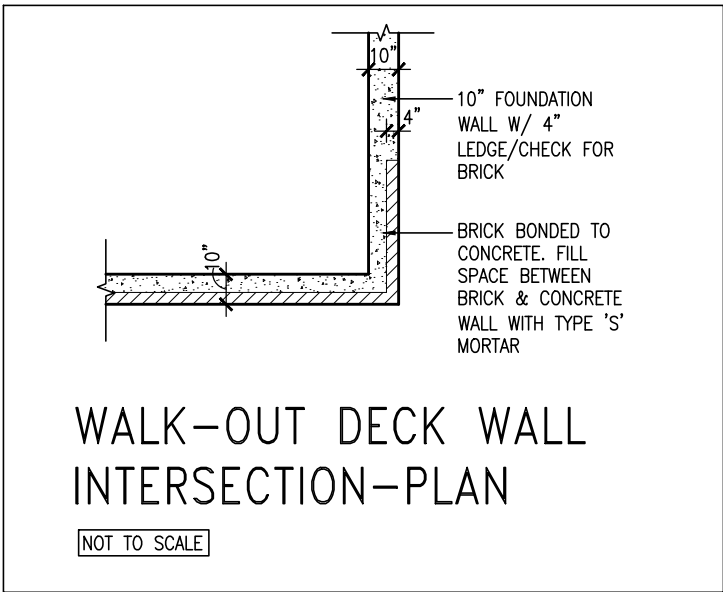
Wellington Jno-Baptiste 25591 BCN
Signature
VA3 Design Inc. 42658
Registration information
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WALK-OUT DECK WALL
INTERSECTION-ELEVATION

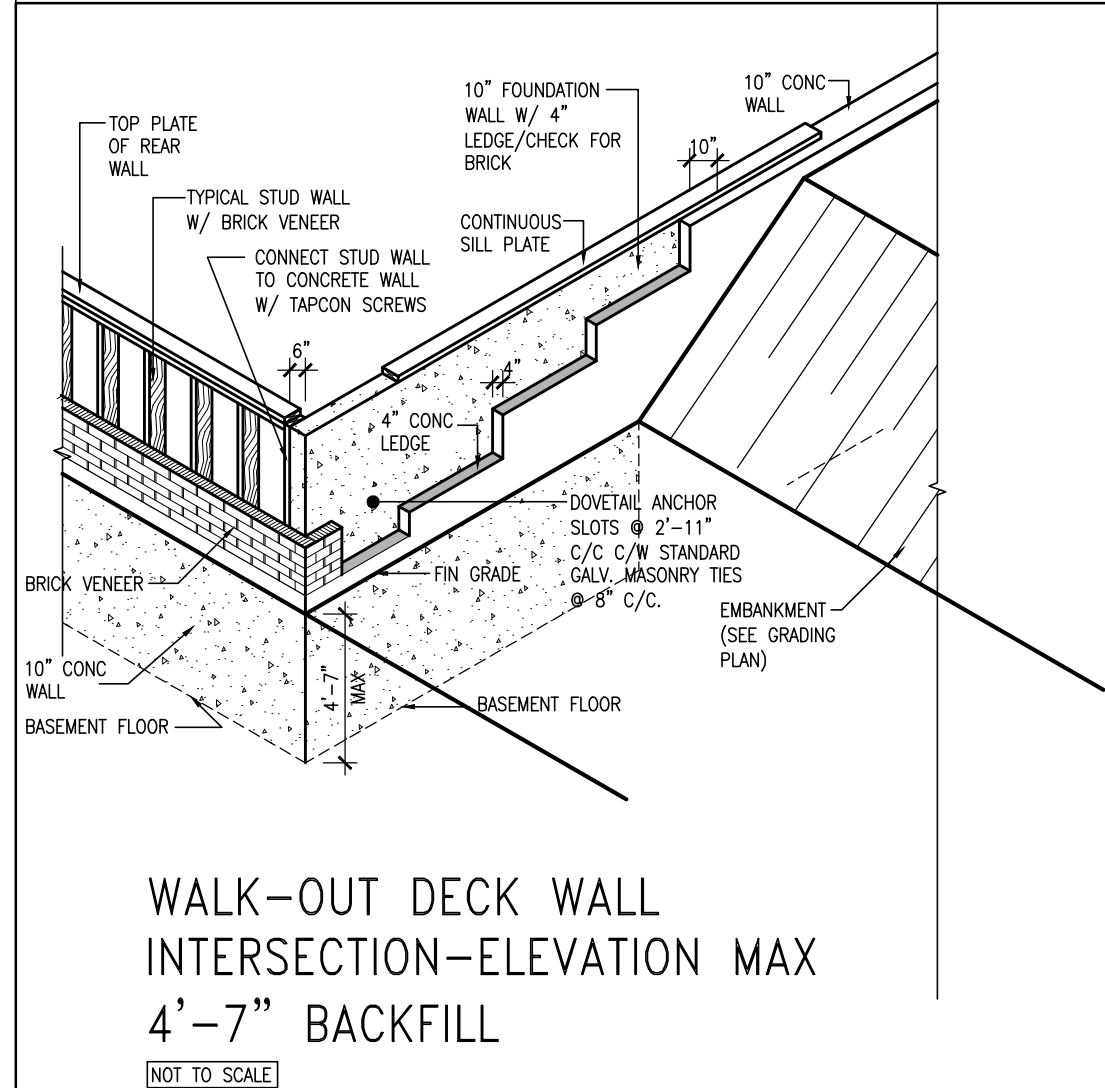
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN

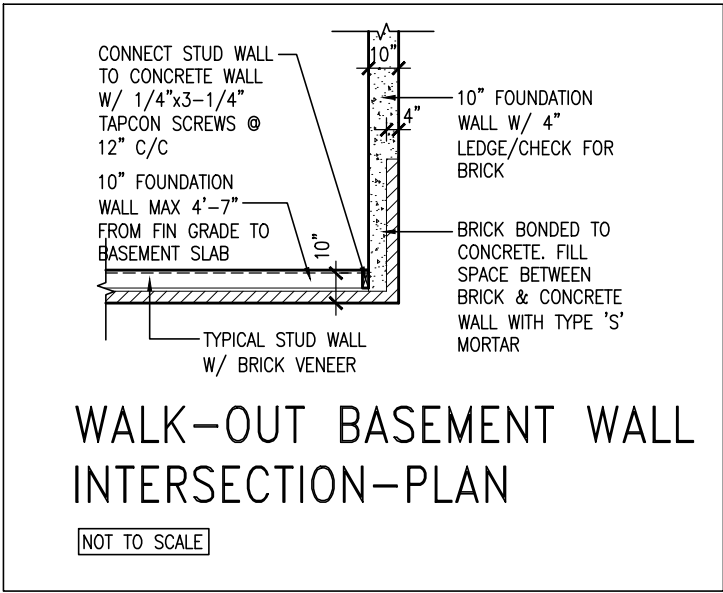
NOT TO SCALE

(10" FOUNDATION WALL)



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

NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

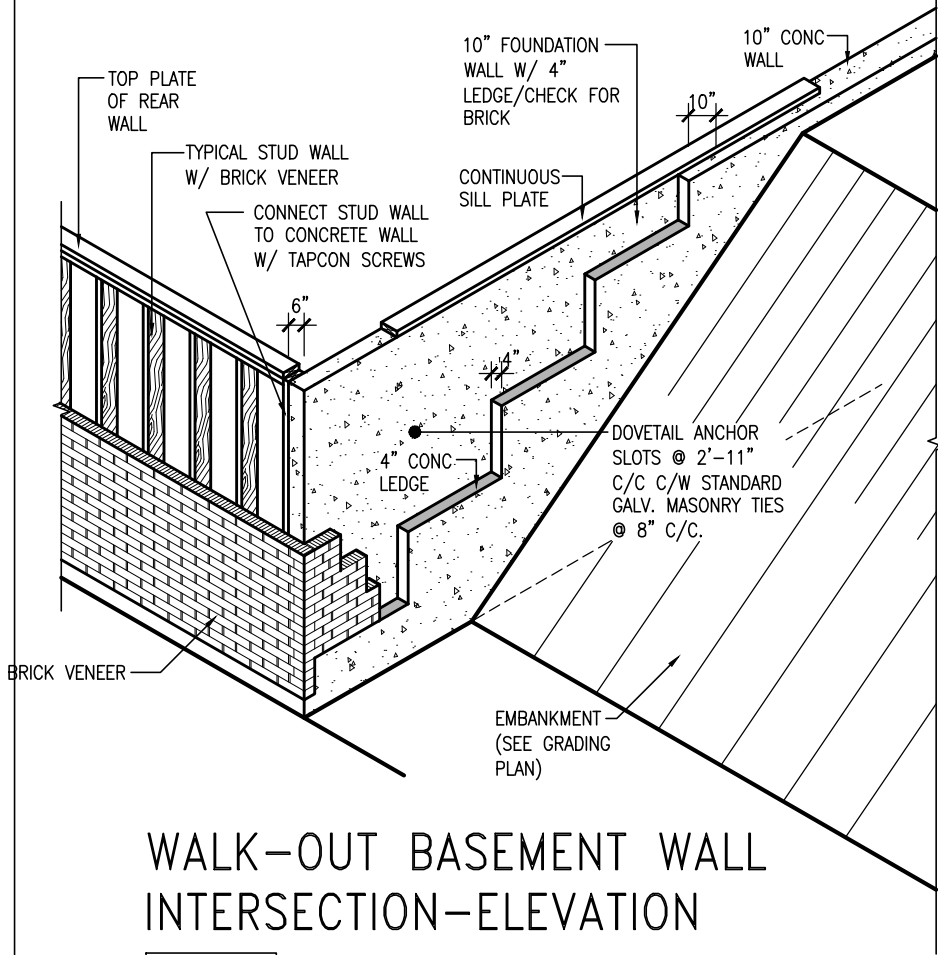
NOT TO SCALE

(10" FOUNDATION WALL)



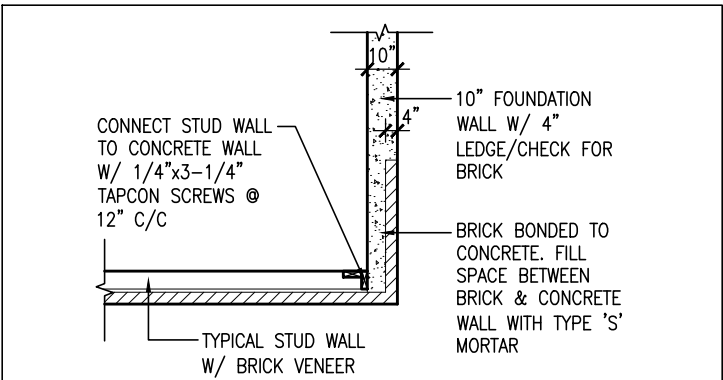
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9	-	-	-	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>Wellington Jno-Baptiste</div> <div>signature</div> <div>BCIN</div> <div>VA3 Design Inc.</div>	<div>25591</div> <div>42658</div>	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120</div><div>Toronto ON M2J 1R4</div><div>t 416.630.2255 f 416.630.4782</div><div>va3design.com</div></div>	<div>BAYVIEW WELLINGTON</div>		<div>CONST NOTE</div>	
8	-	-	-				project name	municipality	project no.	
7	-	-	-				GREEN VALLEY EAST	BRADFORD	16023	
6	-	-	-				date	CONSTRUCTION NOTES		
5	-	-	-				MAY 2016	drawing no.		
4	-	-	-	drawn by	checked by	scale	file name	CN10		
3	UPDATE TO 2020	FEB 24-20	RC	RC	-	3/16" = 1'-0"	16023-CN-A1			
2	UPDATE TO 2018	JAN 11-18	RC	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon - Feb 24 2020 - 11:20 AM						
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							



WALK-OUT BASEMENT WALL
INTERSECTION-ELEVATION

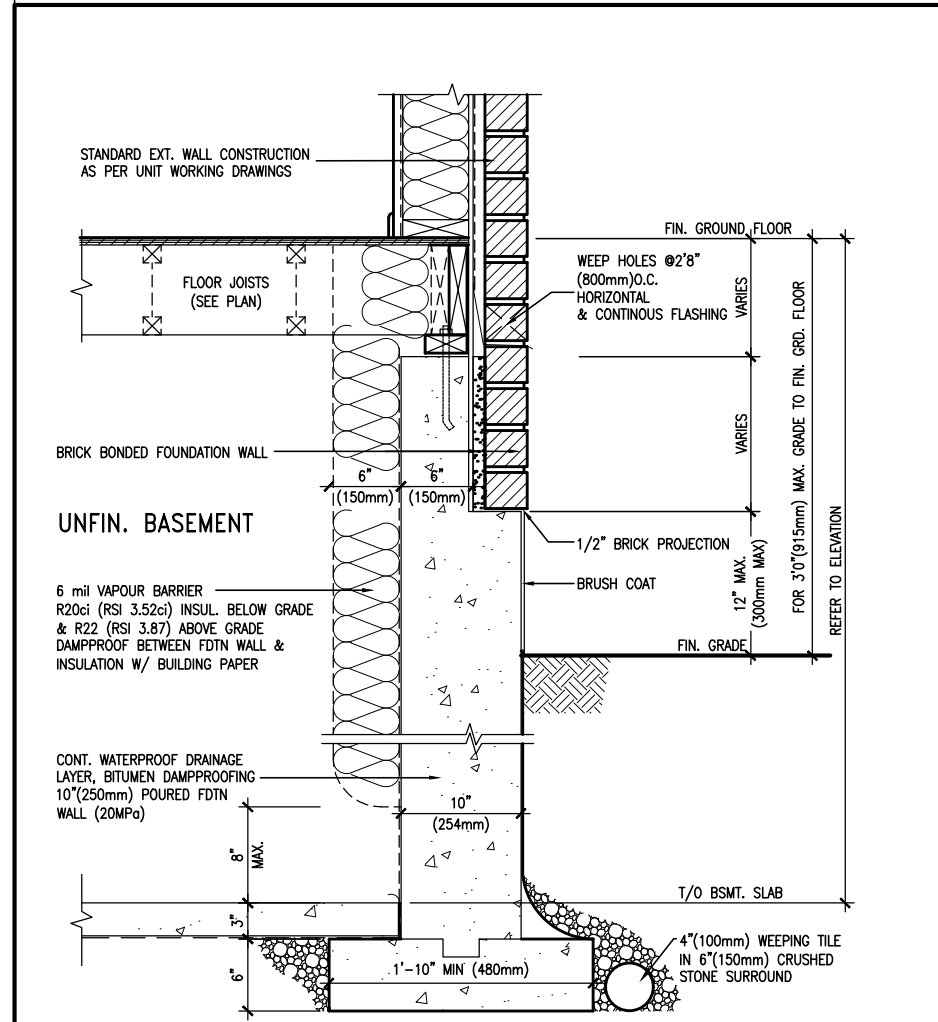
NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

NOT TO SCALE

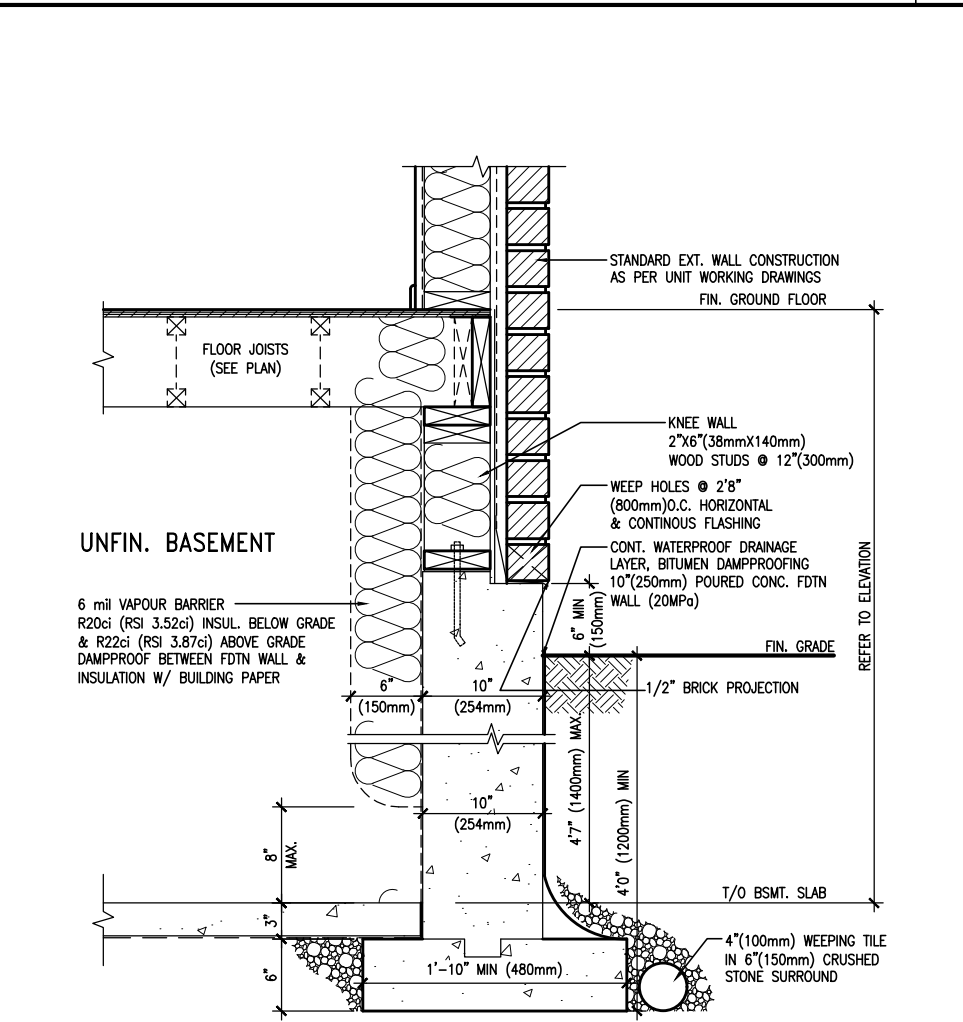
(10" FOUNDATION WALL)



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

EW3.06x
PKG A1

SCALE: N.T.S.



WALL SECTION FOR GRADE TO BASEMENT
SLAB 4'7" (1400mm)
MAX. HEIGHT DIFFERENCE

EW3.07x
PKG A1

SCALE: N.T.S.



MAR 3, 2020

9	.	.	.
8	.	.	.
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6	.	.	.
5	.	.	.
4	.	.	.
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no.	description	date	by

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qualification information		
Wellington Jno-Baptiste	25591	BCIN
name	signature	
registration information		
VA3 Design Inc.	42658	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		



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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
date	MAY 2016	project no.	16023
drawn by	RC	checked by	scale
			3/16" = 1'-0"
CONSTRUCTION NOTES		file name	16023-CN-A1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon - Feb 24 2020 - 11:21 AM		drawing no.	CN11

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

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

CN12

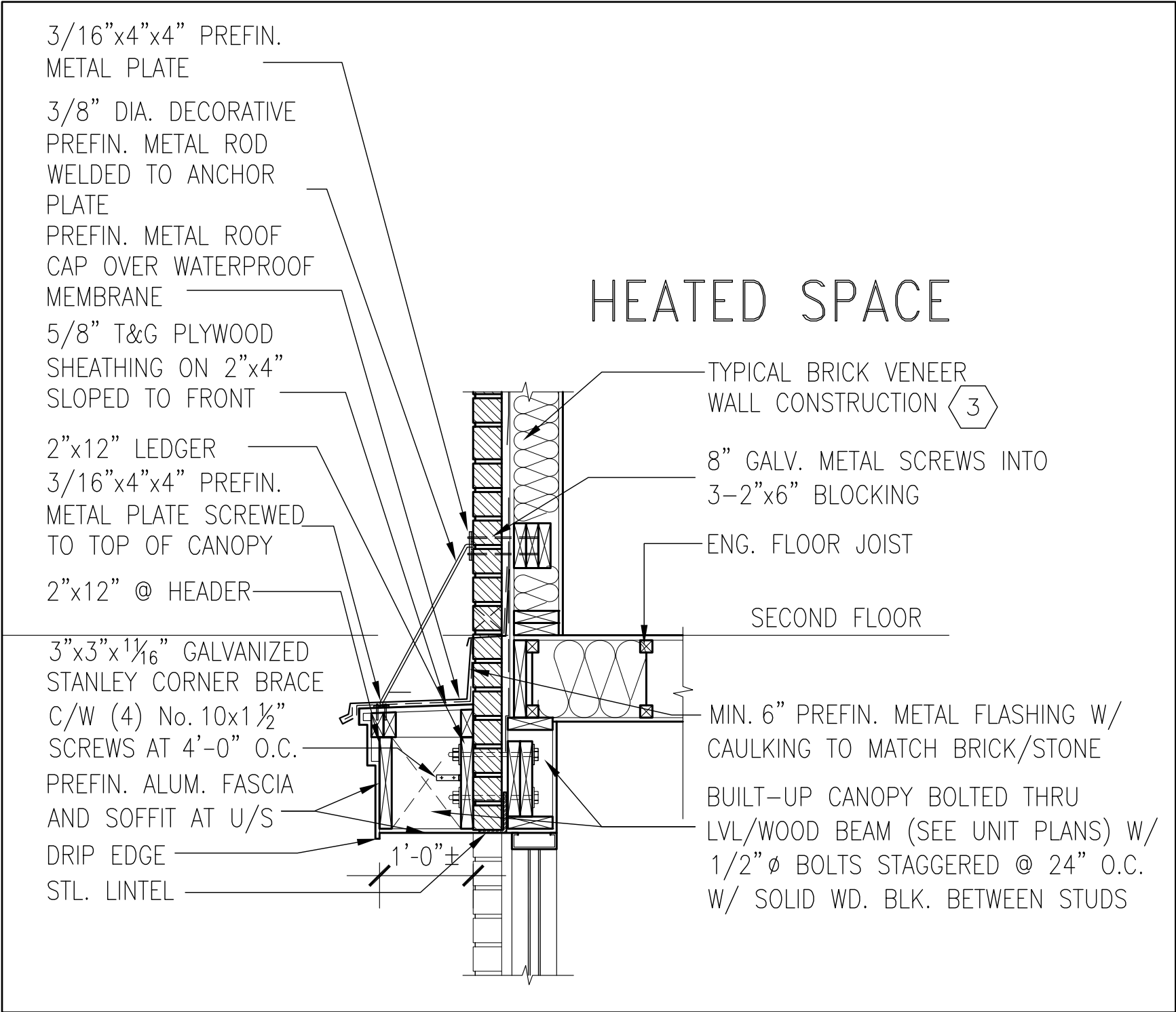
SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



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9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<div><div>VA3</div><div>DESIGN</div></div> <div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	.	qualification information		project name	municipality	project no.	
7	.	.	.	Wellington Jno-Baptiste		GREEN VALLEY EAST	BRADFORD	16023	
6	.	.	.	name		date	CONSTRUCTION NOTES		
5	.	.	.	registration information		MAY 2016	drawing no.		
4	.	.	.	VA3 Design Inc.	RC	16023-CN-A1			
3	UPDATE TO 2020	FEB 24-20	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.	drawn by	checked by	scale	file name	
2	UPDATE TO 2018	JAN 11-18	RC		RC	-	3/16" = 1'-0"	16023-CN-A1	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon - Feb 24 2020 - 11:22 AM				
no.	description		date	by					



1
CN13

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



MAR 3, 2020

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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE
8	.	.	.	qualification information			
7	.	.	.	Wellington Jno-Baptiste 25591 signature BCIN			
6	.	.	.	registration information			
5	.	.	.	VA3 Design Inc. 42658			
4	.	.	.				
3	UPDATE TO 2020	FEB 24-20	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.		project name GREEN VALLEY EAST	project no. 16023
2	UPDATE TO 2018	JAN 11-18	RC			date MAY 2016	CONSTRUCTION NOTES
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			drawn by RC	file name 16023-CN-A1
no.	description	date	by			checked by -	scale 3/16" = 1'-0"
							drawing no. CN13

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3/16"x4"x4" PREFIN.
METAL PLATE

3/8" DIA. DECORATIVE
PREFIN. METAL ROD
WELDED TO ANCHOR
PLATE

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

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

2"x12" LEDGER

3/16"x4"x4" PREFIN.
METAL PLATE SCREWED
TO TOP OF CANOPY

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

8" GALV. METAL SCREWS INTO
3-2"x6" BLOCKING

PREFINISHED METAL FLASHING
OVER WATERPROOF MEMBRANE

2"x6" @ 12" O.C. NAILED TO
2"x8" JOIST BELOW

CANT STRIP

ROOF NOTE R1

SINGLE PLY ROOF MEMBRANE
W/5/8" EXTERIOR GRADE

SHEATHING W/ 2"x4" @ 12"
O.C. DIAGONALLY CUT CROSS
PURLINS 2"x8" @ 16" O.C. W/

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

CN14


SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



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no.	description	date	by	

VA3

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