

22"x6" THICK  
CONC. FOOTING  
UNDER EXTERIOR  
WALL (TYP)

VINYL CLAD STRUCTURAL  
STL. FRAME BASEMENT  
WINDOW (TYP.)

NOTE J1  
11 7/8" ENG. JST. @ 12 O.C.  
w/ 3/4" SUBFLOOR (GLUED & NAILED)

UNFINISHED BASEMENT

24"x8" THICK CONC. FOOTING UNDER  
PARTYWALL

SOIL TO HAVE MIN ALLOWABLE BEARING  
CAPACITY OF 150KPa (TYP)

S.A.

11 7/8" ENG. JST. @ 12 O.C.  
w/ 3/4" SUBFLOOR (GLUED & NAILED)

LOW HEADROOM  
IF REQ'D.

NOTE J1

CHECK FOUNDATION  
WALL FOR MAN DOOR

UNEXCAVATED  
(REMOVE TOP SOIL ONLY)

11 7/8" ENG. JOIST  
@ 12" O.C.  
w/ 3/4" SUBFLOOR  
(GLUED & NAILED)

FURNACE  
LOCATION  
MAY VARY  
F.D. CMA

HWT  
SJ (HIGH)

SJ (LOW)

LOW HEADROOM

9 1/2" ENG. JOIST  
@ 12" O.C. w/ 3/4"

SUBFLOOR (GLUED &  
NAILED) (LOW)

BUILT-UP  
FLOOR AREA

1' 8" 4' 10" 1' 8"

OPT. COLD  
CELLAR

4" DIA VENT SLEEVE W/  
INSECT SCREEN

CHECK FOUNDATION WALL  
FOR O.H. GARAGE DOOR

NOTE J1

CHECK FOUNDATION WALL  
FOR SUNKEN FOYER

8"x36" CONC. BUTTRESS  
BELOW STAIR LANDING

2"x8" SPF#2  
@ 12" O.C.

UP 14R

LVL 7 (FL)

3' 1" 4" 3' 1"

10' 0" 8' 4" 1' 2"

9' 10" 10' 4"

BASEMENT PLAN 'A'

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

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

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

|     |                                |            |     |
|-----|--------------------------------|------------|-----|
| 9.  | .                              | .          | .   |
| 8.  | .                              | .          | .   |
| 7.  | .                              | .          | .   |
| 6.  | .                              | .          | .   |
| 5.  | .                              | .          | .   |
| 4.  | REVISED AS PER ENG'S COMMENTS  | JUN 06-18  | RC  |
| 3.  | REV. AS PER FLOOR TRUSS COORD. | MAY 10/18  | WT  |
| 2.  | REV. AS PER ROOF TRUSS COORD.  | APR. 20/18 | WT  |
| 1.  | IMPORTED FROM 13045 TO 16023   | 13-03-17   | AJE |
| 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  | 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<br>DESIGN  |  |
| 255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com |  |

|  |                          |
|--|--------------------------|
| BAYVIEW WELLINGTON<br>SITE COPY  |                          |
| project name<br>GREEN VALLEY EAST  | municipality<br>BRADFORD |
| date<br>MAR. 2017  | checked by<br>AJE        |
| scale<br>3/16" = 1'-0"   | file name<br>16023-TH-6E |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\6.0M TOWNS\16023-TH-6E.dwg - Thu - Jun 7 2018 - 9:00 AM |                          |

|                      |                  |
|----------------------|------------------|
| TH-6E<br>NAPA 6      |                  |
| project no.<br>16023 | drawing no.<br>1 |

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

APPROVED BY: \_\_\_\_\_

DATE: Jun. 11, 2018

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

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

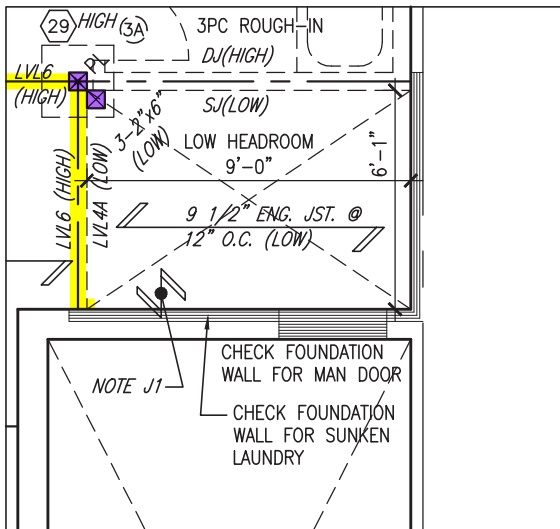
INSPECTOR:

PERMIT NO.: MODEL CERT.

DATE: Dec. 11, 2018

ALL CONSTRUCTION SHALL COMPLY WITH THE  
ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE  
STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS  
MUST BE KEPT ON SITE AT ALL TIMES.

INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM  
INSPECTION REQUEST FAX: (905) 778-2035  
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500



PARTIAL SUNKEN MUD  
-1R MAX.

INDICATES FIRE RATED WALL ASSEMBLY

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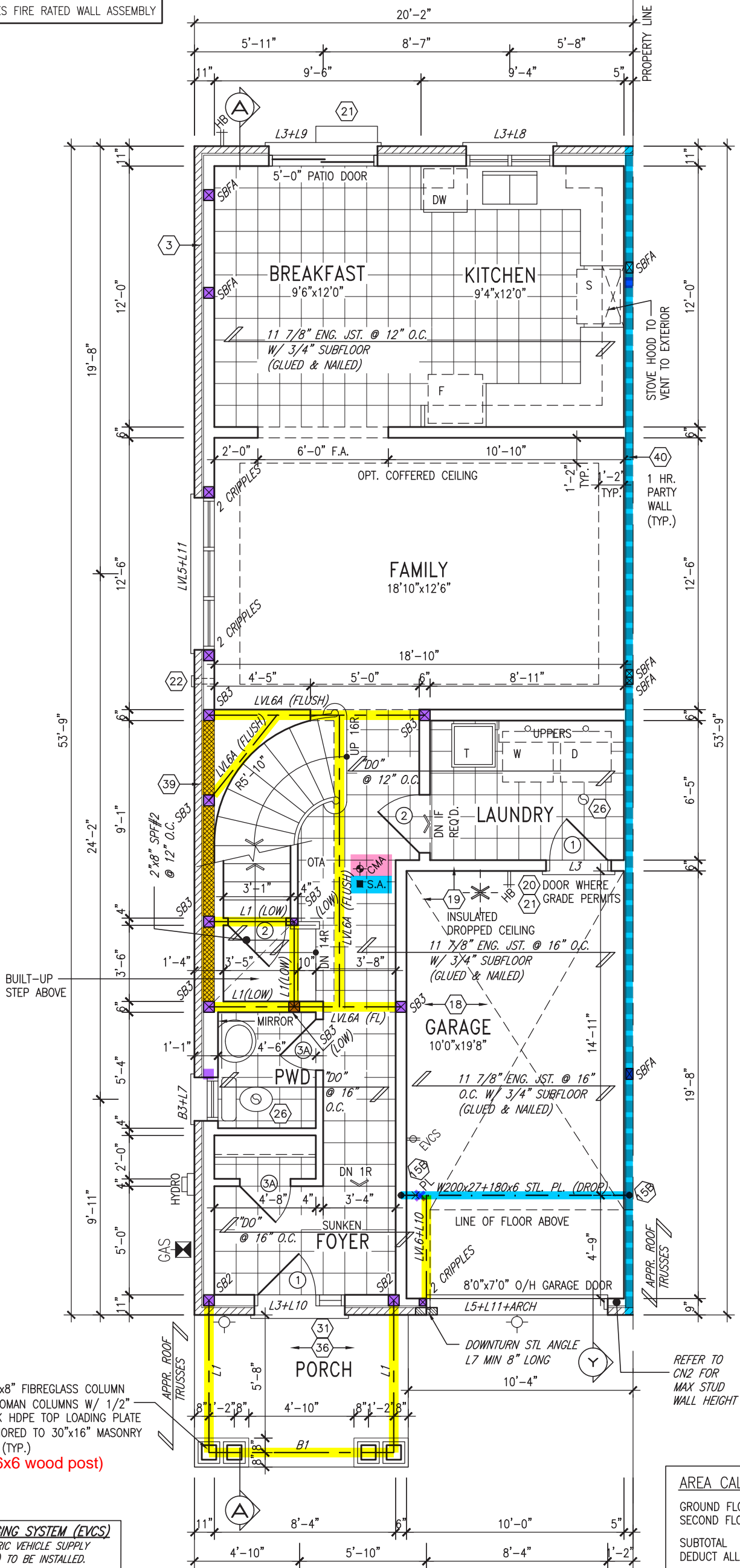
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GROUND FLOOR PLAN 'A'

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

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

| AREA CALCULATIONS        | ELEV. A                                    | ELEV. B                                    |
|--------------------------|--|--|
| GROUND FLOOR AREA        | 871 SF                                     | 871 SF                                     |
| SECOND FLOOR AREA        | 1039 SF                                    | 1050 SF                                    |
| SUBTOTAL                 | 1910 SF                                    | 1921 SF                                    |
| DEDUCT ALL OPEN AREAS    | 8 SF                                       | 8 SF                                       |
| <b>TOTAL NET AREA</b>    | <b>1902 SF</b><br>(176.70 m <sup>2</sup> ) | <b>1913 SF</b><br>(177.72 m <sup>2</sup> ) |
| FINISHED BSMT AREA       | 0 SF                                       | 0 SF                                       |
| COVERAGE W/OUT PORCH     | 1084 SF<br>(100.71 m <sup>2</sup> )        | 1084 SF<br>(100.71 m <sup>2</sup> )        |
| <b>COVERAGE W/ PORCH</b> | <b>1153 SF</b><br>(107.12 m <sup>2</sup> ) | <b>1153 SF</b><br>(107.12 m <sup>2</sup> ) |

**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.  
• Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC. 9.34.4.

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Wellington Jno-Baptiste 25591  
signature BCIN  
registration information  
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VA3  
DESIGN

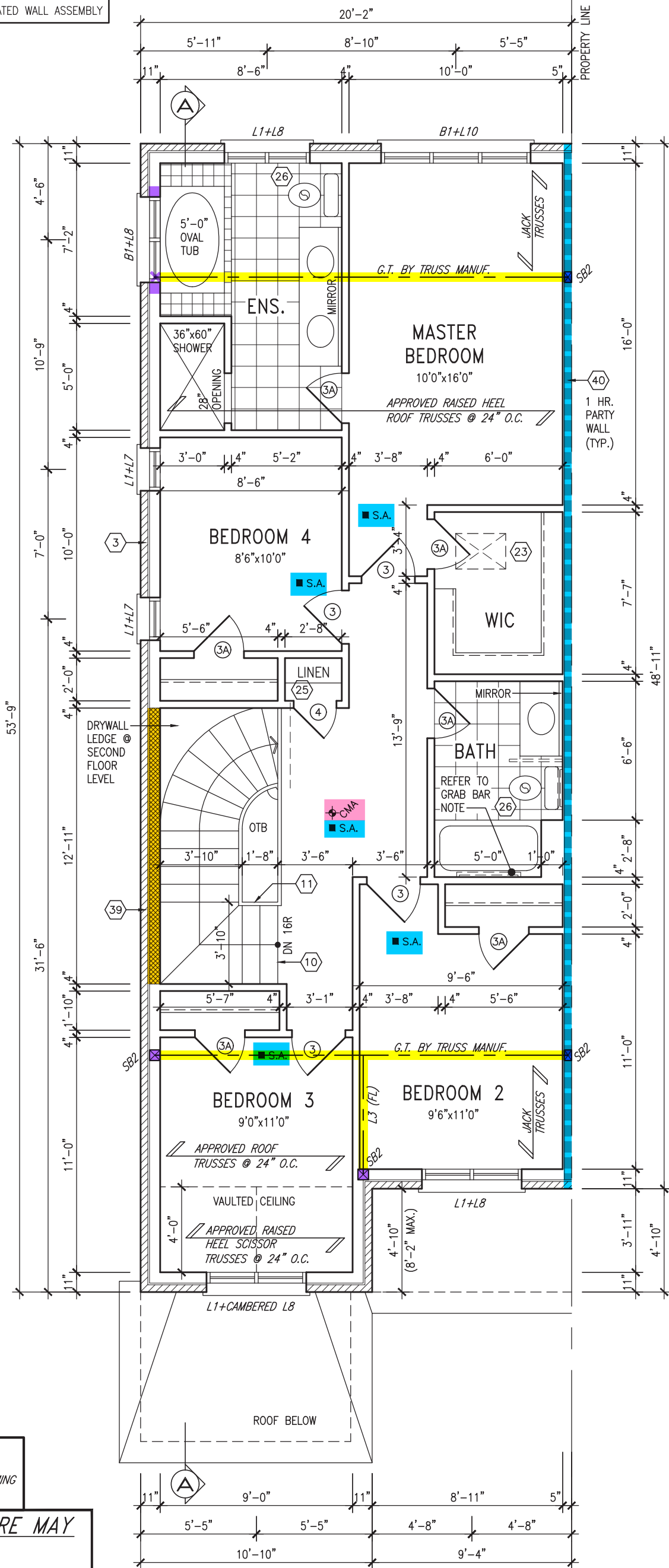
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BAYVIEW WELLINGTON  
SITE COPY  
GREEN VALLEY EAST

TH-6E  
NAPA 6

project name GREEN VALLEY EAST municipality BRADFORD project no. 16023  
date MAR. 2017  
drawn by AJE checked by scale 3/16" = 1'-0" file name 16023-TH-6E  
drawing no. 2  
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\6.0M TOWNS\16023-TH-6E.dwg - Thu - Jun 7 2018 - 9:00 AM

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**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 AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

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

**NOTE: ROOF STRUCTURE MAY VARY**  
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

## SECOND FLOOR PLAN 'A'



|     |                                |            |     |
|-----|--------------------------------|------------|-----|
| 9.  | .                              | .          | .   |
| 8.  | .                              | .          | .   |
| 7.  | .                              | .          | .   |
| 6.  | .                              | .          | .   |
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| 1.  | IMPORTED FROM 13045 TO 16023   | 13-03-17   | AJE |
| no. | description                    | date       | by  |

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qualification information  
Wellington Jno-Baptiste 25591  
name  
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registration information  
VA3 Design Inc. 42658

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**BAYVIEW WELLINGTON**  
**GREEN VALLEY EAST**

project name  
municipality  
BRADFORD

date  
MAR. 2017

drawn by  
AJE

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

file name  
16023-TH-6E

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**TH-6E**  
NAPA 6

project no.  
16023

SECOND FLOOR PLAN 'A'

drawing no.

**3**



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## PARTIAL SECOND FLOOR PLAN 'B'

INDICATES FIRE RATED WALL ASSEMBLY

## PARTIAL GROUND FLOOR PLAN 'B'

SECTION 'Y' AT  
BRICK ARCH N.T.S.

## PARTIAL BASEMENT PLAN 'B'

**ROOF NOTE R1**  
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C.  
DIAGONALLY CUT CROSS PURLINS W/ 5/8"  
EXTERIOR GRADE SHEATHING W/ SINGLE PLY  
ROOF MEMBRANE

**NOTE:**  
REFER TO STANDARD FLOOR PLANS FOR  
ADDITIONAL INFORMATION.

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**BAYVIEW WELLINGTON**  
**SITE COPY**

project name  
**GREEN VALLEY EAST**  
municipality  
**BRADFORD**  
date  
**MAR. 2017**  
drawn by  
**AJE**  
checked by  
**.**  
scale  
**3/16" = 1'-0"**

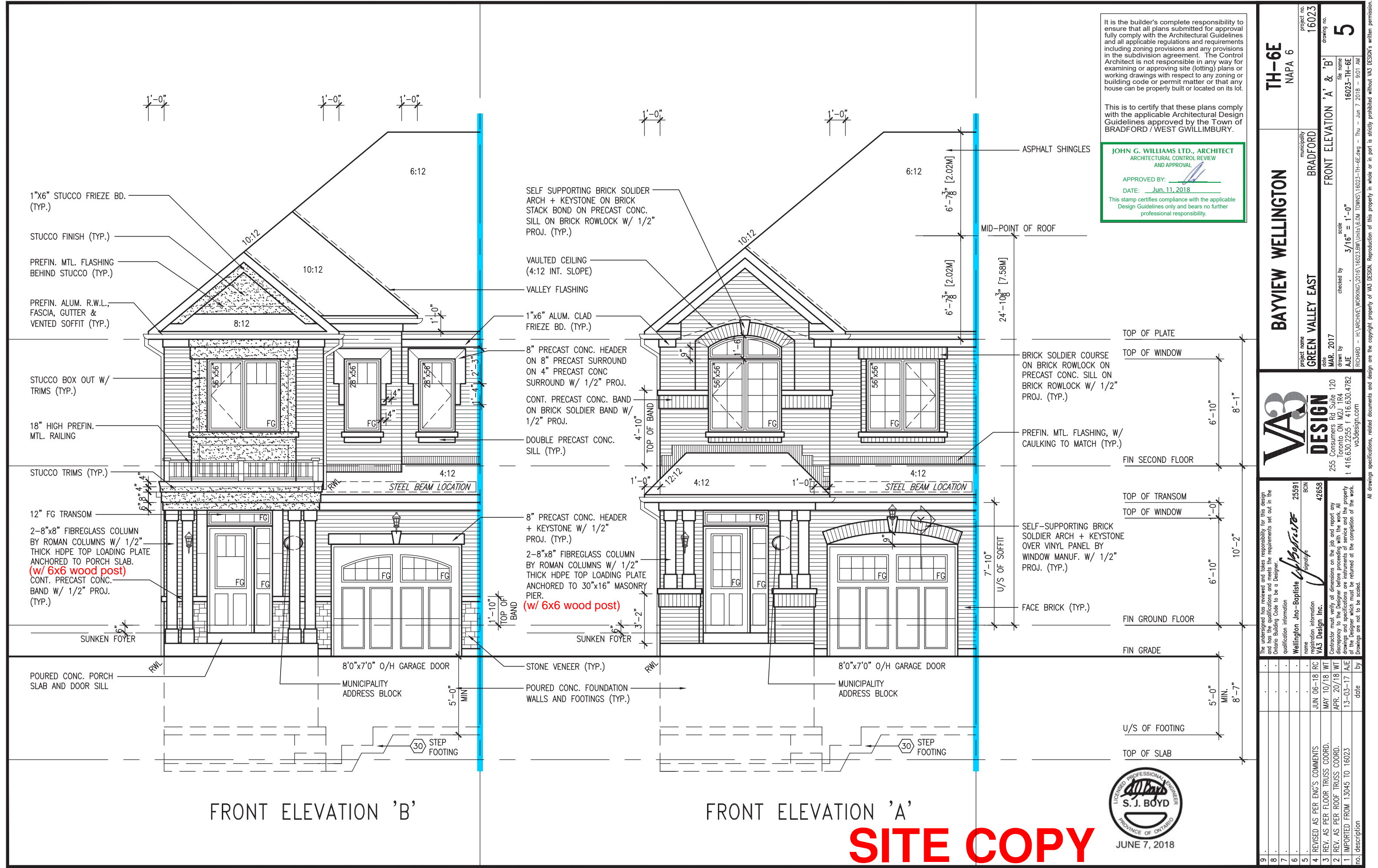
**TH-6E**  
NAPA 6

project no.  
**16023**

PARTIAL FLOOR PLANS 'B'

file name  
**16023-TH-6E**

drawing no.  
**4**



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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:

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|   |  |             |               |
|---|--|-------------|---------------|
| BAYVIEW WELLINGTON  |  | project no. | 16023         |
| GREEN VALLEY EAST   |  | drawing no. | 5             |
| FRONT ELEVATION 'A' & 'B'   |  | file name   | 16023-TH-6E   |
| municipality  |  | scale       | 3/16" = 1'-0" |
| BRADFORD  |  | checked by  | AJE           |
| date  |  | drawn by    | drawn by      |
| MAR. 2017   |  | drawn by    | drawn by      |
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| Wellington Jno-Baptiste   |  | BCN         | 25591         |
| name  |  | BCN         | 42658         |
| registration information  |  | BCN         | 42658         |
| VAS Design Inc.   |  | BCN         | 42658         |
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| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))   |                              |              |            |
|--|------------------------------|--------------|------------|
| TH-6E ELEVATION B  | ENERGY EFFICIENCY - OBC SB12 |              |            |
| ELEVATION  | WALL AREA S.F.               | OPENING S.F. | PERCENTAGE |
| FRONT  | 413 S.F.                     | 76.194 S.F.  | 18.45 %    |
| LEFT SIDE  | 1097 S.F.                    | 0 S.F.       | 0.00 %     |
| RIGHT SIDE   | 1097 S.F.                    | 0 S.F.       | 0.00 %     |
| REAR   | 408 S.F.                     | 100.333 S.F. | 24.59 %    |
| * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION |                              |              |            |
| TOTAL SQ. FT.  | 3015.00 S.F.                 | 176.53 S.F.  | 5.85 %     |
| TOTAL SQ. M.   | 280.10 S.M.                  | 16.40 S.M.   | 5.85 %     |

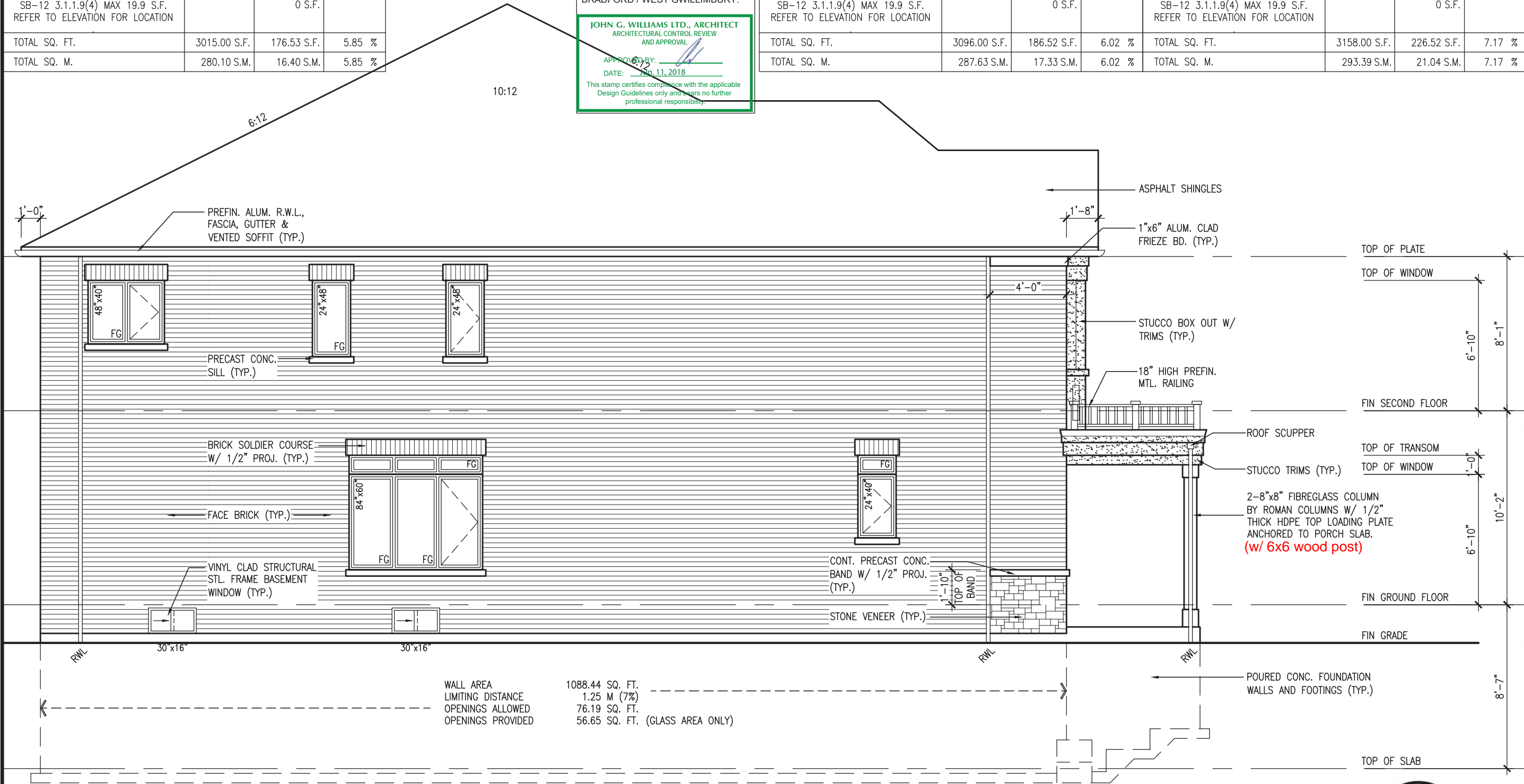
| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))   |                              |              |            |
|--|------------------------------|--------------|------------|
| TH-6E ELEVATION B WOD  | ENERGY EFFICIENCY - OBC SB12 |              |            |
| ELEVATION  | WALL AREA S.F.               | OPENING S.F. | PERCENTAGE |
| FRONT  | 413 S.F.                     | 76.194 S.F.  | 18.45 %    |
| LEFT SIDE  | 1097 S.F.                    | 0 S.F.       | 0.00 %     |
| RIGHT SIDE   | 1097 S.F.                    | 0 S.F.       | 0.00 %     |
| REAR   | 489 S.F.                     | 110.33 S.F.  | 22.56 %    |
| * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION |                              |              |            |
| TOTAL SQ. FT.  | 3096.00 S.F.                 | 186.52 S.F.  | 6.02 %     |
| TOTAL SQ. M.   | 287.63 S.M.                  | 17.33 S.M.   | 6.02 %     |

| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))   |                              |              |            |
|--|------------------------------|--------------|------------|
| TH-6E ELEVATION B WOB  | ENERGY EFFICIENCY - OBC SB12 |              |            |
| ELEVATION  | WALL AREA S.F.               | OPENING S.F. | PERCENTAGE |
| FRONT  | 413 S.F.                     | 76.194 S.F.  | 18.45 %    |
| LEFT SIDE  | 1097 S.F.                    | 0 S.F.       | 0.00 %     |
| RIGHT SIDE   | 1097 S.F.                    | 0 S.F.       | 0.00 %     |
| REAR   | 551 S.F.                     | 150.33 S.F.  | 27.28 %    |
| * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION |                              |              |            |
| TOTAL SQ. FT.  | 3158.00 S.F.                 | 226.52 S.F.  | 7.17 %     |
| TOTAL SQ. M.   | 293.39 S.M.                  | 21.04 S.M.   | 7.17 %     |

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AND APPROVAL  
APPROVED BY:   
DATE: JUN 11, 2018  
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LEFT SIDE ELEVATION 'B'

SITE COPY



TH-6E  
NAPA 6

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD

project no.  
16023

drawing no.  
7

date  
MAR. 2017

drawn by  
AJE

checked by  
AJE

scale  
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VAS  
DESIGN

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BCN

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registration information

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RC

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1 IMPORTED FROM 13045 TO 16023

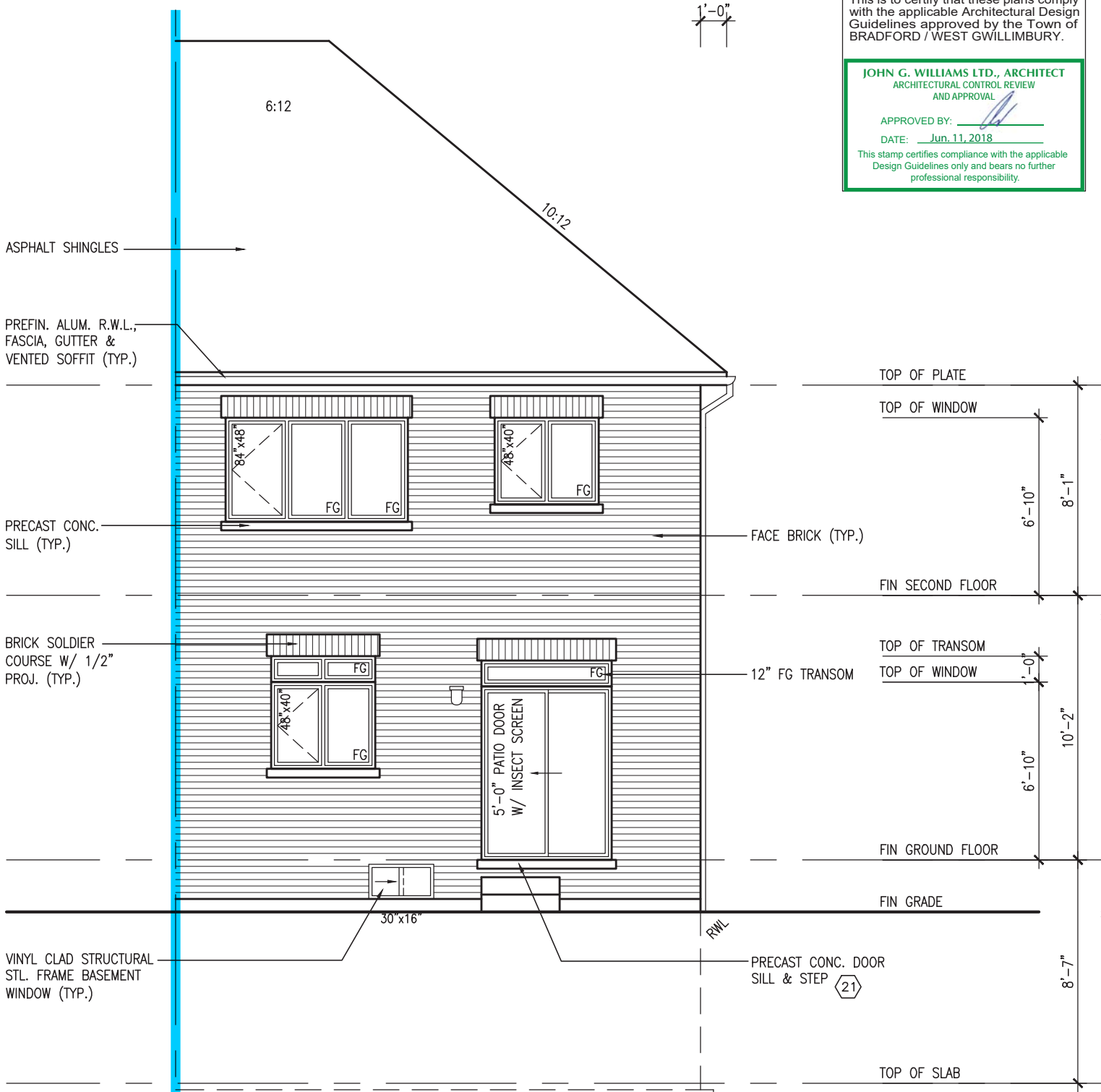
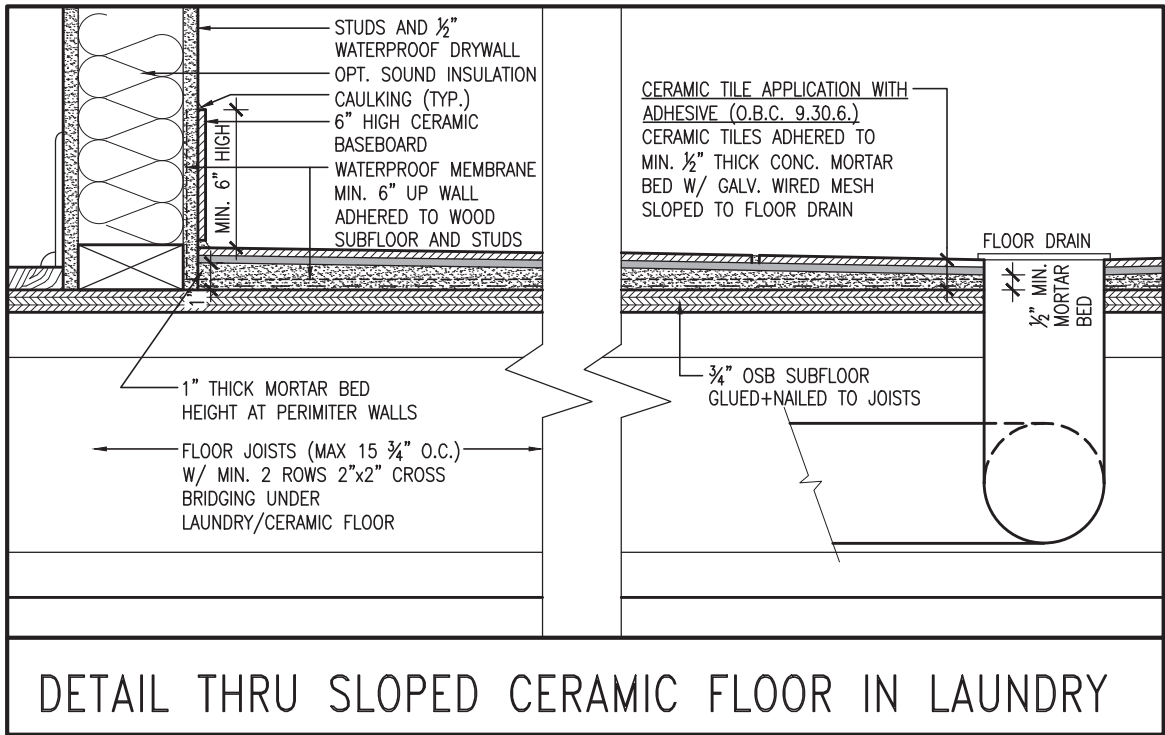
date

by

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ROOF PLAN 'A'

ROOF PLAN 'B'



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: Jun. 11, 2018

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

|   |  |   |  |   |  |   |  |   |  |   |  |   |  |
|---|--|---|--|---|--|---|--|---|--|---|--|---|--|
| TH-6E<br>NAPA 6   |  | BAYVIEW WELLINGTON  |  | GREEN VALLEY EAST   |  | BRADFORD  |  | REAR ELEVATION 'A' & 'B'  |  | 16023   |  | 8   |  |
| project no.   |  | municipality  |  | drawing no.   |  | project name  |  | date  |  | drawn by  |  | checked by  |  |
| 16023   |  | BRADFORD  |  | 16023   |  | MAR. 2017   |  | MAR. 2017   |  | AJE   |  | 3/16" = 1'-0"   |  |
| file name   |  | scale   |  | drawing no.   |  | drawing no.   |  | drawing no.   |  | drawing no.   |  | drawing no.   |  |
| 16023-TH-6E   |  | 3/16" = 1'-0"   |  | 16023   |  | 16023   |  | 16023   |  | 16023   |  | 16023   |  |
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**VAS3 DESIGN**  
255 Consumers Rd. Suite 120  
Toronto, ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vas3design.com

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

qualification information

Wellington Jno-Baptiste 25591 BCN

name registration information

VAS 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.

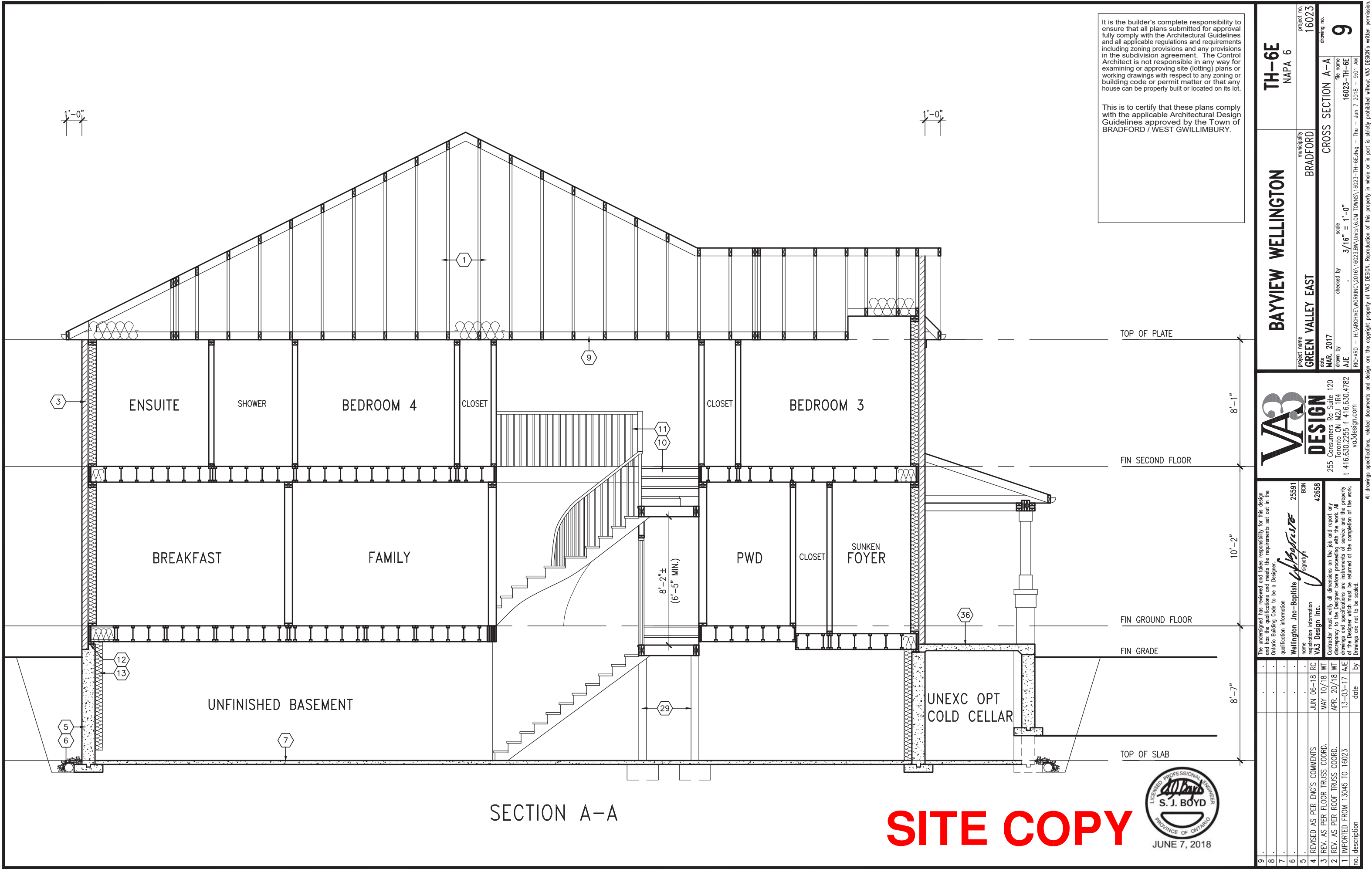
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|-----|--------------------------------|------------|-----|-------|-----|
| 9   | REVISED AS PER ENG'S COMMENTS  | JUN 06-18  | RC  | 25591 | BCN |
| 8   | REV. AS PER FLOOR TRUSS COORD. | MAY 10/18  | WT  | 42658 |     |
| 7   | REV. AS PER ROOF TRUSS COORD.  | APR. 20/18 | WT  |       |     |
| 6   | IMPORTED FROM 13045 TO 16023   | 13-03-17   | AJE |       |     |
| 5   |                                |            |     |       |     |
| 4   |                                |            |     |       |     |
| 3   |                                |            |     |       |     |
| 2   |                                |            |     |       |     |
| 1   |                                |            |     |       |     |
| no. | description                    | date       | by  |       |     |

REAR ELEVATION 'A' & 'B'

**SITE COPY**

**S.J. BOYD**  
LICENSED PROFESSIONAL ENGINEER  
PROVINCE OF ONTARIO  
JUNE 7, 2018





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|  |               |             |
|--|---------------|-------------|
| BAYVIEW WELLINGTON   |               | TH-6E       |
| GREEN VALLEY EAST  |               | NAPA 6      |
| project name   | municipality  | project no. |
| BRADFORD   | BRADFORD      | 16023       |
| date   | drawn by      | checked by  |
| MAR. 2017  | AJE           | AJE         |
| scale  | cross section | drawing no. |
| 3/16" = 1'-0"  | A-A           | 9           |
| 16023-TH-6E  |               |             |
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qualification information

Wellington Jno-Baptiste 25591 BCN

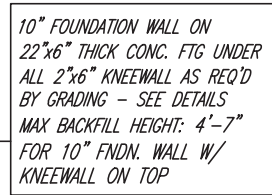
name registration information

VAS Design Inc. 42658

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|   |                                |            |     |       |
|---|--------------------------------|------------|-----|-------|
| 9 | REVISED AS PER ENG'S COMMENTS  | JUN 06-18  | RC  | 25591 |
| 3 | REV. AS PER FLOOR TRUSS COORD. | MAY 10/18  | WT  | 42658 |
| 2 | REV. AS PER ROOF TRUSS COORD.  | APR. 20/18 | WT  |       |
| 1 | IMPORTED FROM 13045 TO 16023   | 13-03-17   | AJE |       |

no. description date by



PARTIAL GROUND FLOOR PLAN  
W.O.D. CONDITION (9R OR GREATER)

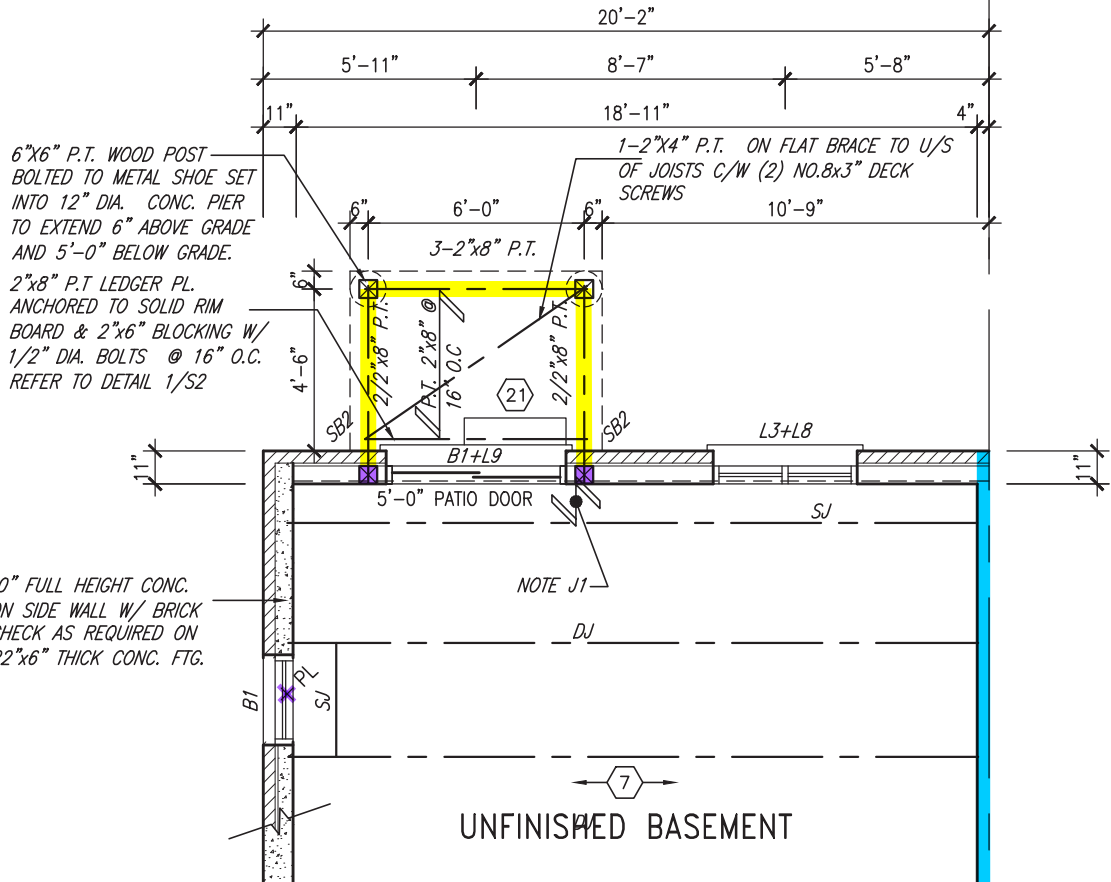


BASEMENT WINDOW SIZES  
4R-8R USE 30"x24" VINYL  
CLAD STRUCTURAL STEEL  
FRAME BASEMENT WINDOWS



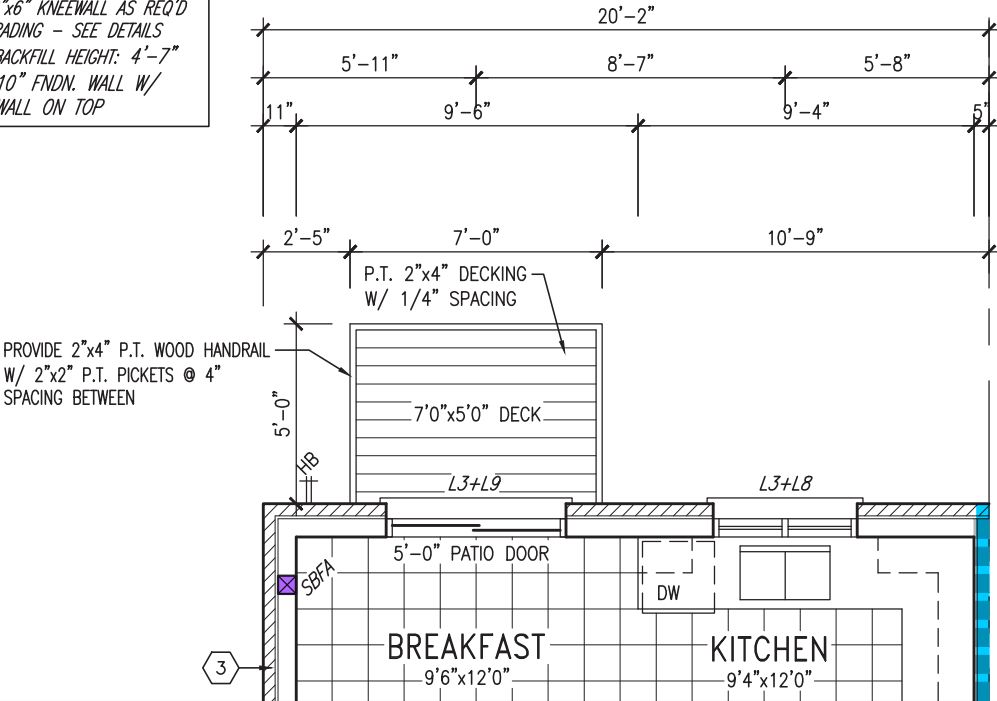
# SITE COPY

[illegible]



PARTIAL BASEMENT PLAN  
W.O.B. CONDITION

10" FOUNDATION WALL ON  
22"x6" THICK CONC. FTG UNDER  
ALL 2"x6" KNEEWALL AS REQ'D  
BY GRADING - SEE DETAILS  
MAX BACKFILL HEIGHT: 4'-7"  
FOR 10" FNDN. WALL W/  
KNEEWALL ON TOP



PARTIAL GROUND FLOOR PLAN  
W.O.B. CONDITION

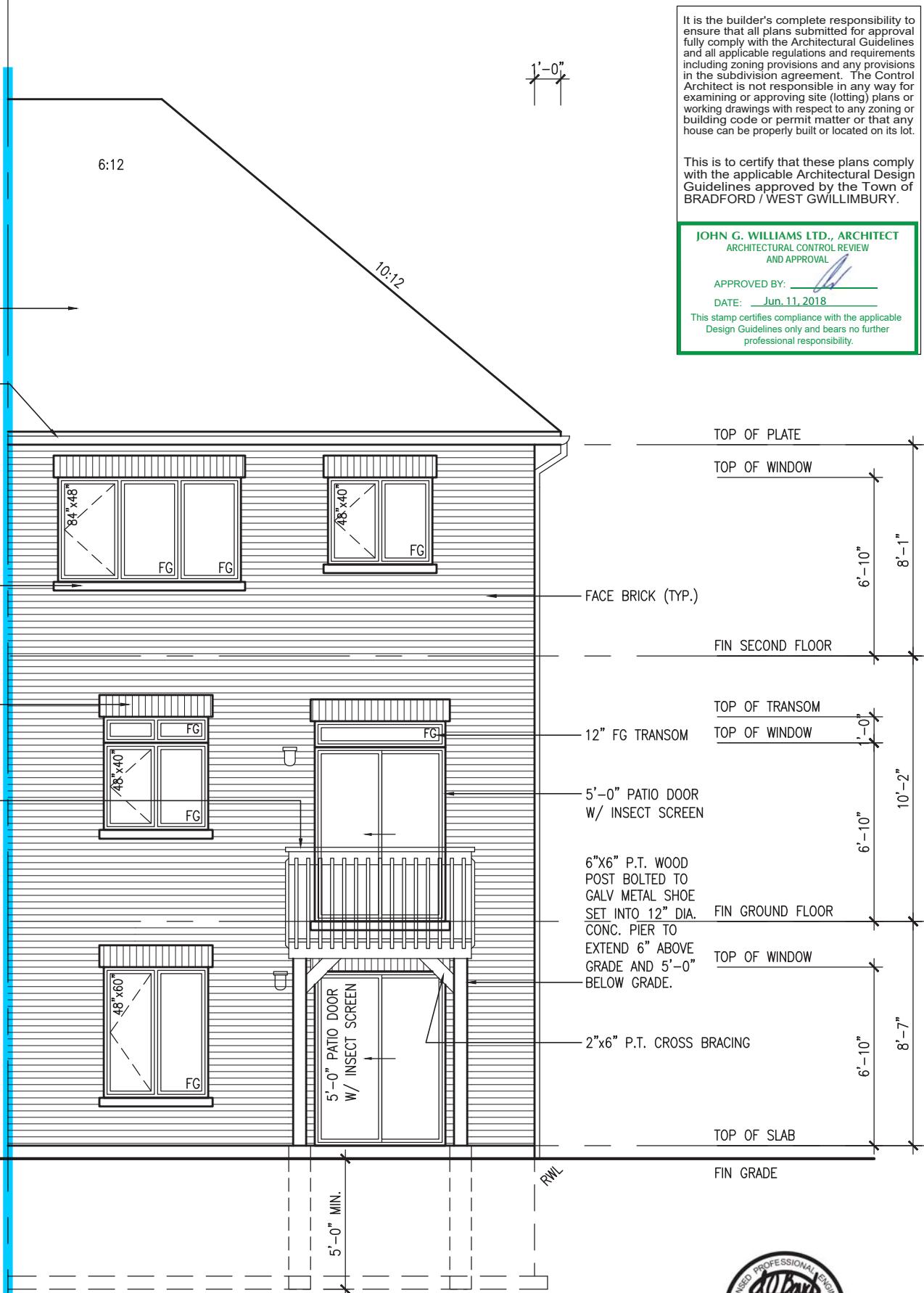
ASPHALT SHINGLES

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

PRECAST CONC.  
SILL (TYP.)

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

42" HIGH P.T. RAILING W/  
PICKETS @ 4" O.C. W/  
4"x4" MIDPOST @ 5'0"  
O.C. MAX. (TYP.)



REAR ELEVATION 'A' & 'B'  
W.O.B. CONDITION

SITE COPY

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

APPROVED BY:

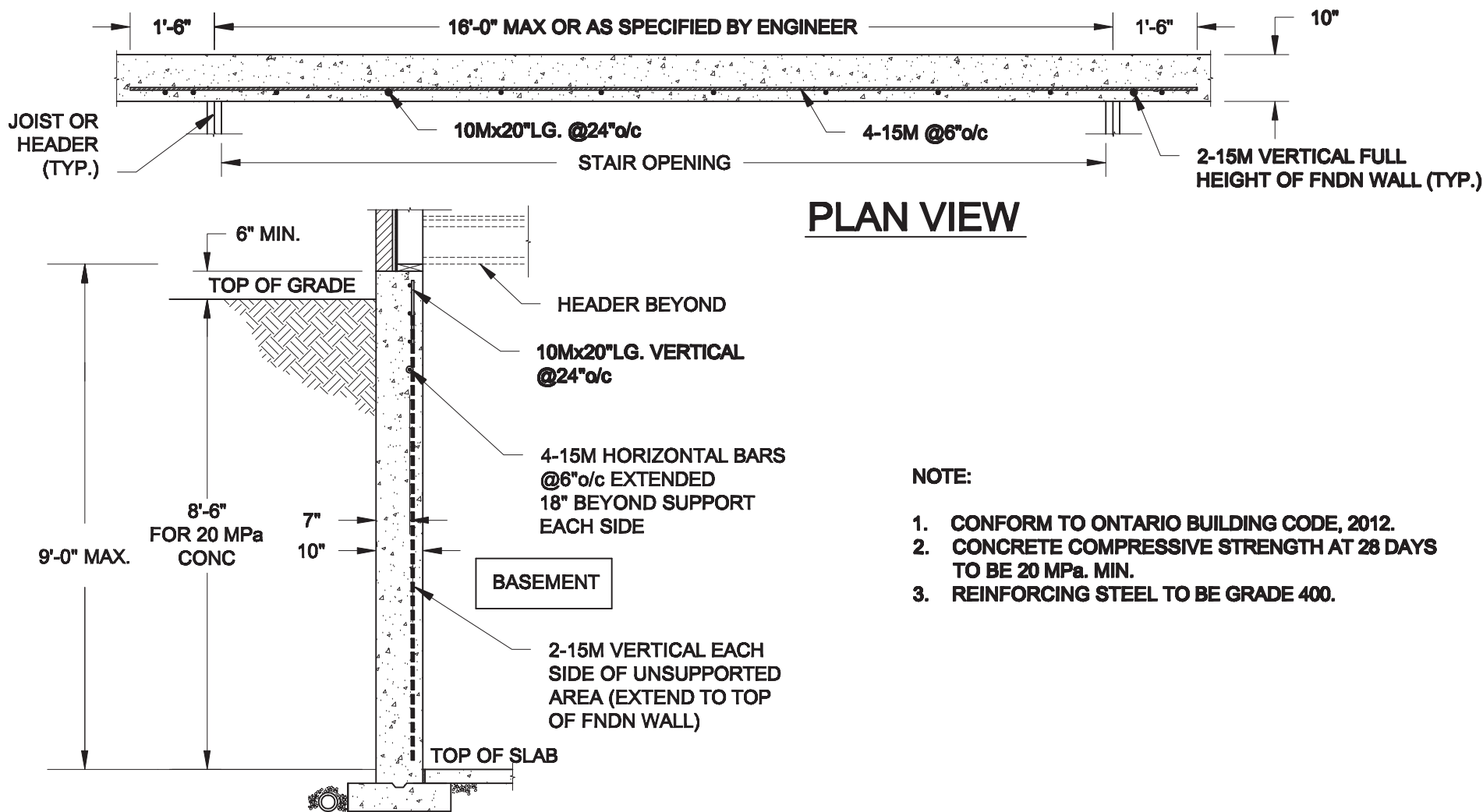
DATE: Jun. 11, 2018

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



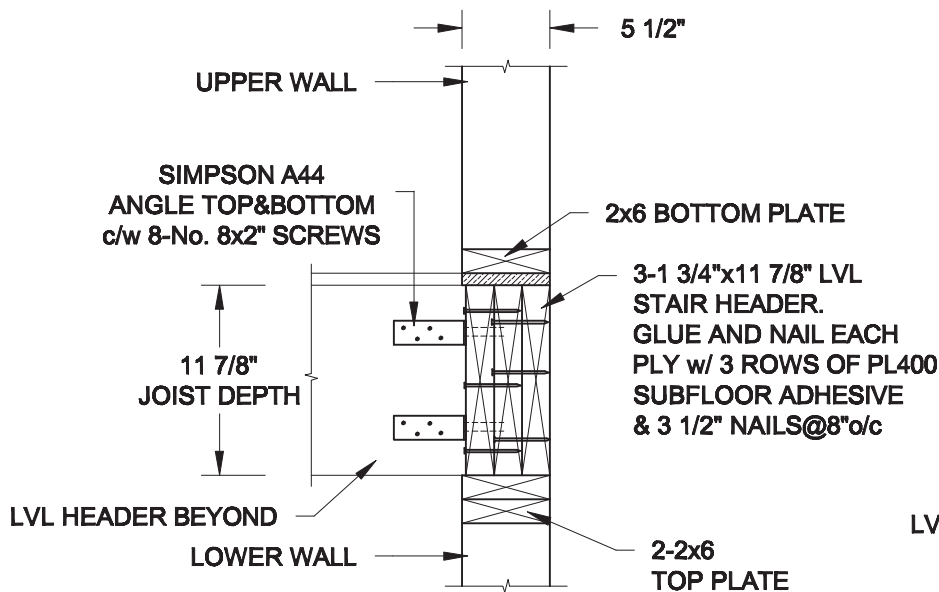
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|---|--|--|--|-------------------------------|--|------------------------------|--|-------------------------------|--|
| TH-6E<br>NAPA 6   |  | BAYVIEW WELLINGTON   |  | GREEN VALLEY EAST             |  | BRADFORD                     |  | 16023                         |  |
| project no.   |  | municipality   |  | date                          |  | drawn by                     |  | checked by                    |  |
| 16023   |  | BRADFORD   |  | MAR. 2017                     |  | AJE                          |  | 11                            |  |
| drawing no.   |  | file name  |  | scale                         |  | 3/16" = 1'-0"                |  | 16023-TH-6E                   |  |
| PARTIAL PLANS & REAR ELEVATION - W.O.B. COND.   |  | RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\6.0M TOWNS\16023-TH-6E.dwg - Thu - Jun 7 2018 - 9:01 AM |  |                               |  |                              |  |                               |  |
| 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                          |  | 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. |  | V3 DESIGN  |  | 255 Consumers Rd Suite 120    |  | Toronto ON M2J 1R4           |  | t 416.630.2255 f 416.630.4782 |  |
| JUN 06-18 RC  |  | MAY 10/18 WT   |  | APR. 20/18 WT                 |  | 13-03-17 AJE                 |  | 16023                         |  |
| REVISED AS PER ENG'S COMMENTS   |  | REV. AS PER FLOOR TRUSS COORD.   |  | REV. AS PER ROOF TRUSS COORD. |  | IMPORTED FROM 13045 TO 16023 |  | no. description               |  |
| 4   |  | 3  |  | 2                             |  | 1                            |  |                               |  |



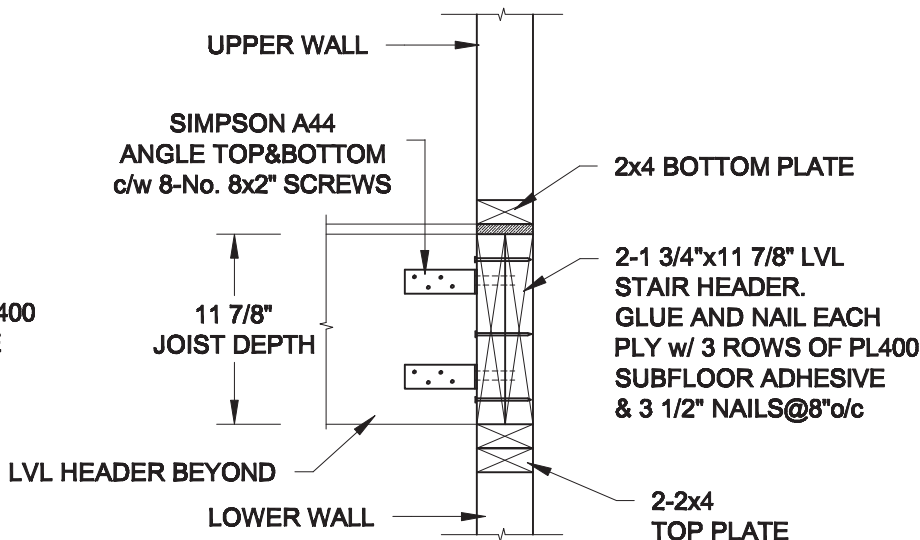


- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

**1**  
**S1** **LATERALLY UNSUPPORTED WALL**  
SCALE: 3/8" = 1'-0"



**2A**  
**S1** **HEADER @ EXTERIOR WALL**  
SCALE: 1" = 1'-0"



**2B**  
**S1** **HEADER @ PARTY WALL**  
SCALE: 1" = 1'-0"

Scale:  
AS NOTED

Date:  
MAY-31-2018

Drawn: SC  
Checked: SJB

**QUAILE ENGINEERING LTD.**



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

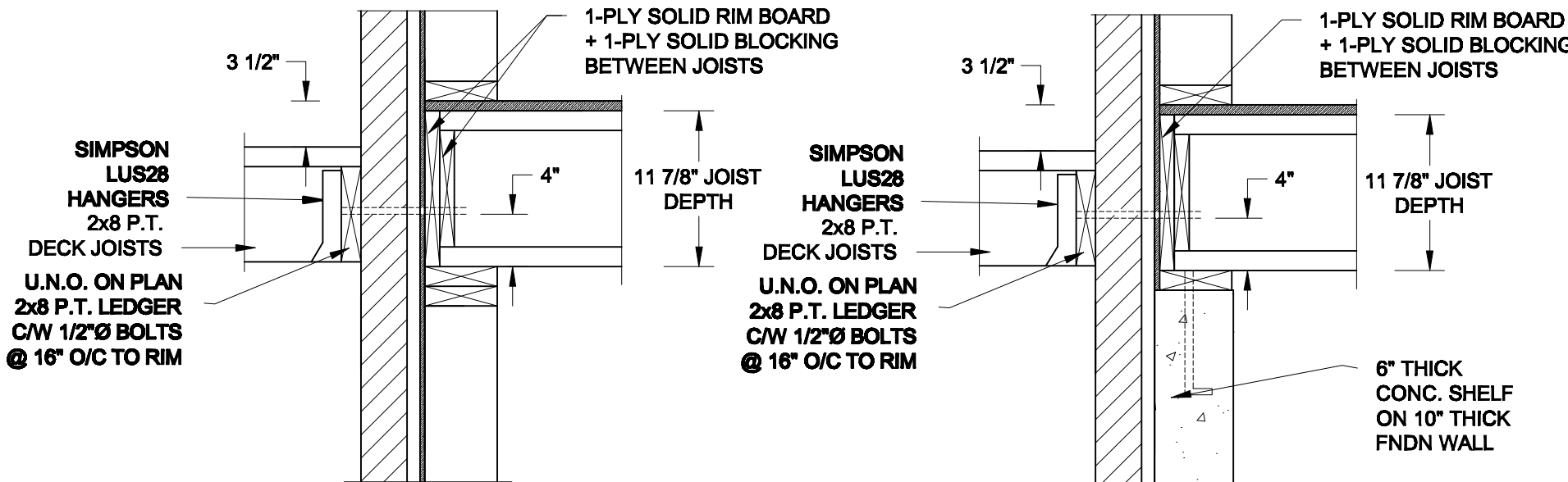
Engineer's Seal:



Project:  
BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS  
BRADFORD, ONTARIO  
TYPICAL STRUCTURAL DETAILS

Project No.:  
18-085

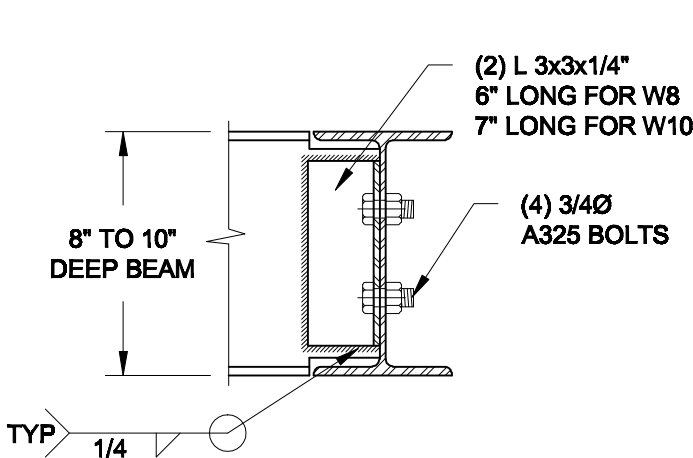
Drawing No.:  
S1



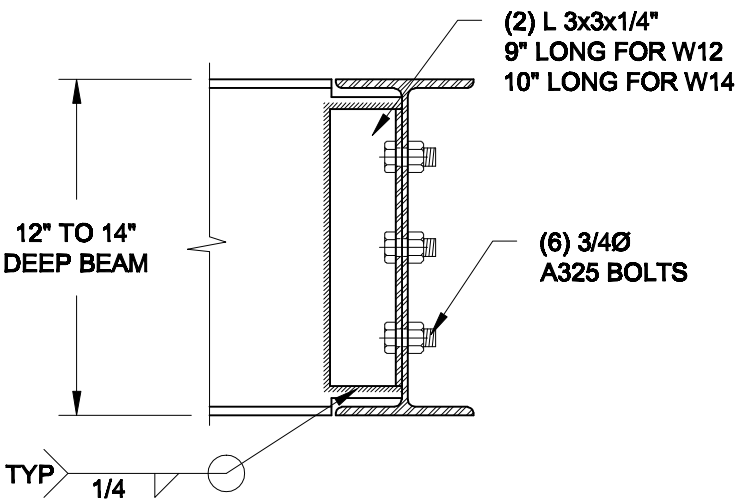
**1A**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

**1B**  
**S2** **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.

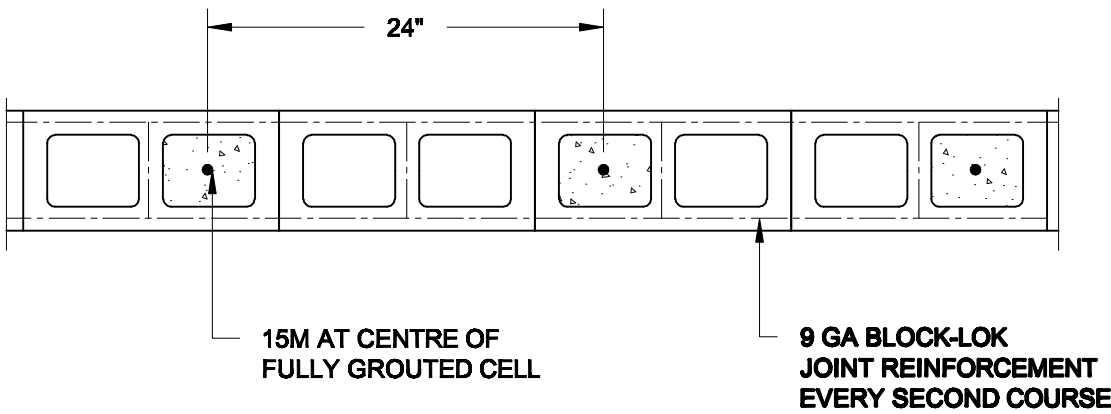


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

**2**  
**S2** **STEEL BEAM CONNECTION DETAIL**  
SCALE: 1-1/2" = 1'-0"

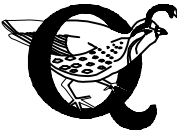


**3**  
**S2** **PLAN OF FIREWALL AT 2 STOREY CONDITION**  
SCALE: 1" = 1'-0"

- NOTES:
1. REINFORCING STEEL TO CONFORM TO CSA G30.18, GRADE 400.
  2. GROUT TO HAVE A COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS WITH 10" SLUMP. MAXIMUM AGGREGATE SIZE = 3/8".
  3. LAP VERTICAL BARS 30" AT ANY SPLICES.

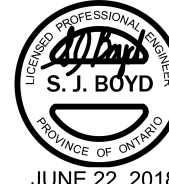
|                      |                 |
|----------------------|-----------------|
| Scale:<br>AS NOTED   |                 |
| Date:<br>MAY-31-2018 |                 |
| Drawn:<br>SC         | Checked:<br>SJB |

**QUAILE ENGINEERING LTD.**



38 Parkside Drive, UNIT 7  
Newmarket, ON  
L3Y 8J9  
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E: quaile.eng@rogers.com

Engineer's Seal



Project:  
BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS  
BRADFORD, ONTARIO  
TYPICAL STRUCTURAL DETAILS

Project No.:  
18-085

Drawing No.:  
S2



CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. **ONT. REG. 332/12-2012 OBC**

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

2B. FRAME WALL CONSTRUCTION (2"x4")- GARAGE WALLS SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

3B. BRICK VENEER CONSTRUCTION (2"x6")- GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD, INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 250mm (10") POURED CONC. FDTN. WALL 30MPa (4350psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED I/W/ MASONRY VENEER I/W/ SIDING ONLY.

|   |                    |                    |
|---|--------------------|--------------------|
| 1 | 18" WIDE x 6" DEEP | 18" WIDE x 6" DEEP |
| 2 | 22" WIDE x 6" DEEP | 22" WIDE x 6" DEEP |
| 3 | 28" WIDE x 9" DEEP | 22" WIDE x 6" DEEP |

-SEE OBC 9.15.3.  
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").  
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.) -ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:

2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

6. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3. 100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15) 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A) PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER. FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8) RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.- UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

|                  |                               |
|------------------|-------------------------------|
| MAX. RISE        | = 200 (7'-7/8")               |
| MIN. RUN         | = 210 (8'-1/4")               |
| MIN. TREAD       | = 235 (9'-1/4")               |
| MAX. NOSING      | = 25 (1")                     |
| MIN. HEADROOM    | = 1950 (6'-5")                |
| RAIL @ LANDING   | = 900 (2'-11")                |
| RAIL @ STAIR     | = 865 (2'-10") to 965 (3'-2") |
| MIN. STAIR WIDTH | = 860 (2'-10")                |

FOR CURVED STAIRS

|               |            |
|---------------|------------|
| MIN. RUN      | = 150 (6") |
| MIN. AVG. RUN | = 200 (8") |

11. HANDRAILS -OBC. 9.8.7.- FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS -OBC. 9.8.8.- INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS - OBC. 9.8.8. 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

12. SILL PLATE - OBC. 9.23.7. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

14. BEARING STUD PARTITION 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT CULMUM (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kn (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT CULMUM (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL CULMUM 90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STL. TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FELD WELD COL. TO BASE PLATE.

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3'-1/2")

17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARAGE SLAB 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.

19. GARAGE CEILINGS/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1.6. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

21. EXTERIOR STEP PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7'-7/8") MIN. TREAD 250mm (9'-1/2"). SEE OBC. 9.8.9.2. 9.8.9.3. & 9.8.10.

22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.1.) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS OBC. 9.21. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST FAN. VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

27. STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

OR SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

28. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.) 3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 610x610x300 (24"x24"x12") CONC. FOOTING.

29. STEPPED FOOTINGS OBC 9.15.3.9. MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24")

30. SLAB ON GRADE MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. WHERE REQUIRED. REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

32. DIRECT VENTING GAS FURNACE/ H.W.T VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENTING GAS FIREPLACE VENT DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (" SEE OBC 9.30.6. \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (" SEE OBC 9.30.2. \*) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (" SEE OBC 9.23.9.4. \*)

35. EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.39.) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C.. ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (2.0kpa. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11-7" SPAN, 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS -OBC. 9.8.8.1.(6). A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-3.1.1.9

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS. 2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS. 3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. 4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL. 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE. 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE. 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E-2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED. IN 2 ROWS FOR 184, 240 & 300mm (7 1/4'-9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS. 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS. 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE. SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM. NO. 50 (480ls) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W 'STRUCTURAL QUALITY STEEL'. OBC. 8-9.23.4.3. 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

STUCCO: 1) 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.

| LEGEND |   |
|--------|---|
|        | CLASS 'B' VENT  |
|        | EXHAUST FAN TO EXTERIOR   |
|        | DUPLEX OUTLET (12" ABOVE SURFACE)   |
|        | WEATHERPROOF DUPLEX OUTLET  |
|        | POT LIGHT   |
|        | LIGHT FIXTURE (PULL CHAIN)  |
|        | SWITCH  |
|        | FLOOR DRAIN   |
|        | SJ SINGLE JOIST   |
|        | DJ DOUBLE JOIST   |
|        | TJ TRIPLE JOIST   |
|        | LVL LAMINATED VENEER LUMBER   |
|        | POINT LOAD FROM ABOVE   |
|        | F.A. FLAT ARCH  |
|        | C.A. CURVED ARCH  |
|        | M.C. MEDICINE CABINET (RECESSED)  |
|        | D.V. DOUBLE VOLUME WALL. SEE NOTE 39  |
|        | SB SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID WOOD BEARING TO MATCH FROM ABOVE   |
|        | EVCS ELECTRIC VEHICLE CHARGING SYSTEM (EVCS) ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE: <ul style="list-style-type: none"><li>• A minimum 200 amp Panelboard,</li><li>• Conduit that is not less than 1 1/16" (27mm) trade size,</li><li>• A square 4 11/16" (119mm) trade size electrical outlet box,</li><li>• Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.</li></ul> REFER TO 2012 OBC. 9.34.4. |

|  |                               |  |                 |
|--|-------------------------------|--|-----------------|
|  | HEAT PIPE                     |  | WARM AIR        |
|  | PLUMBING (TOILET)             |  | RETURN AIR DUCT |
|  | PLUMBING (BATH, SINK, SHOWER) |  |                 |

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

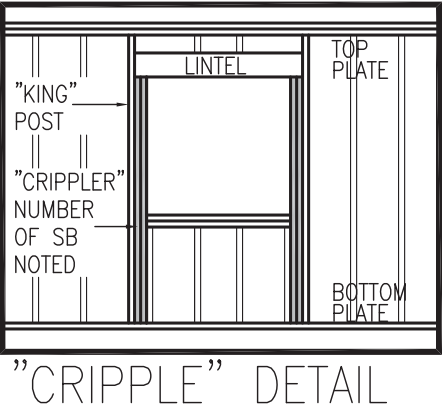
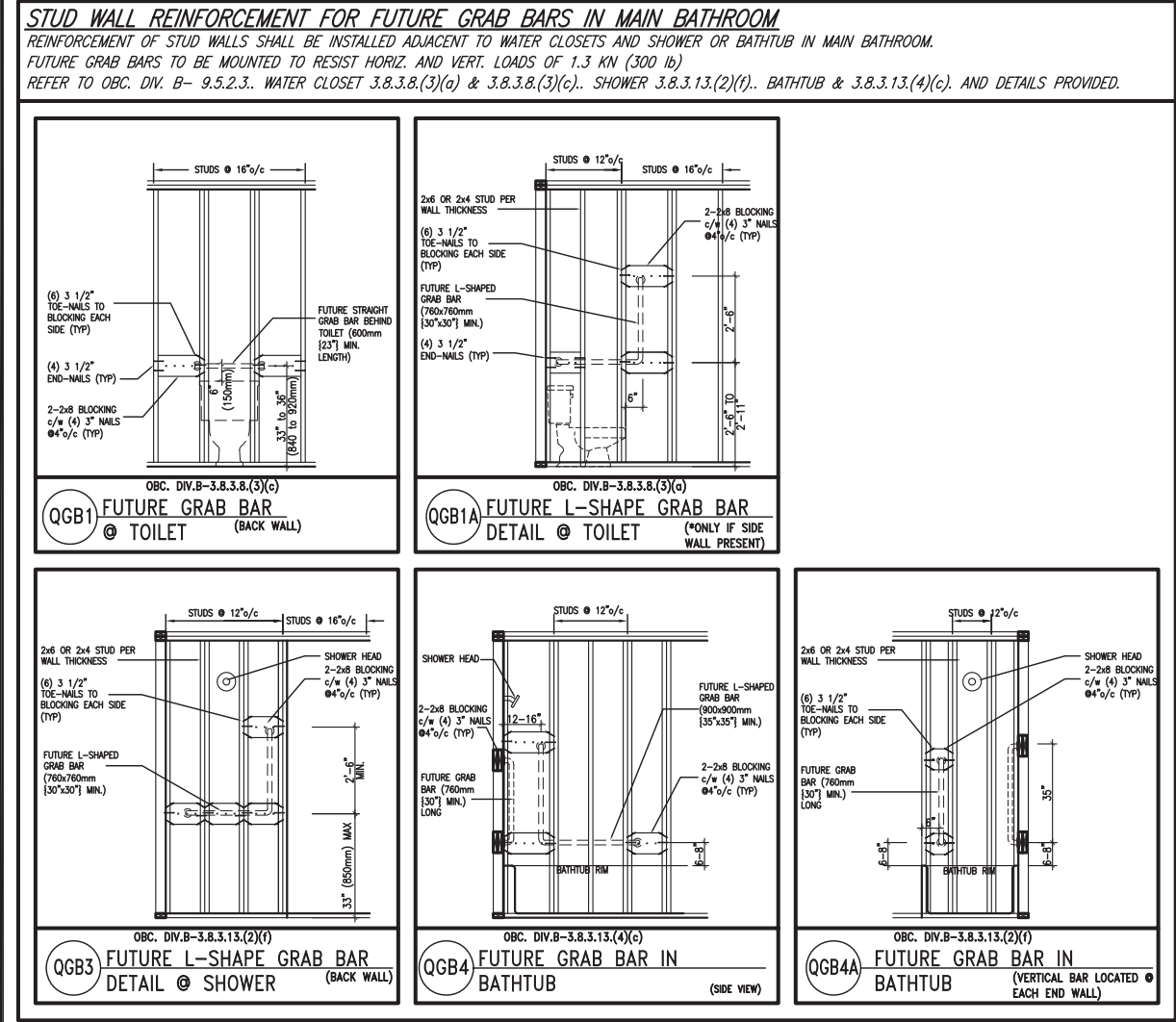
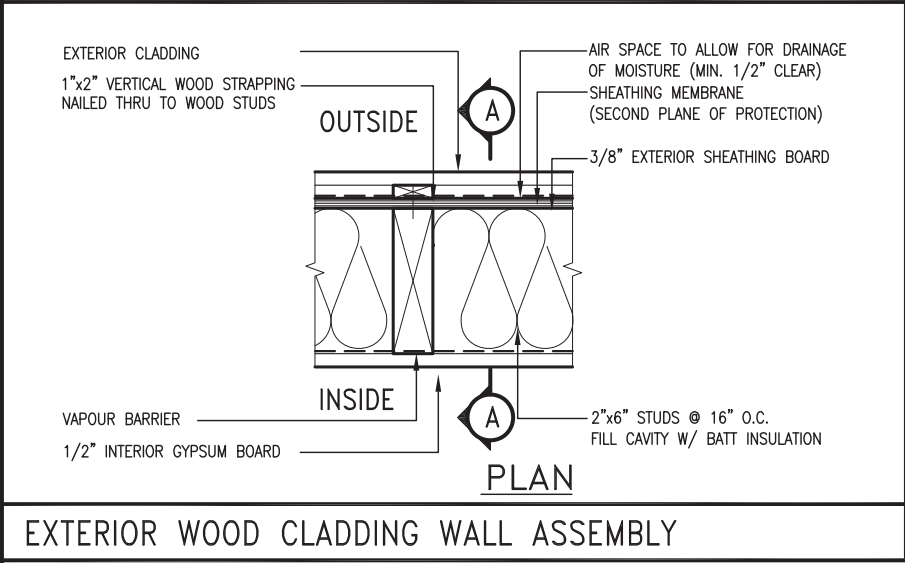
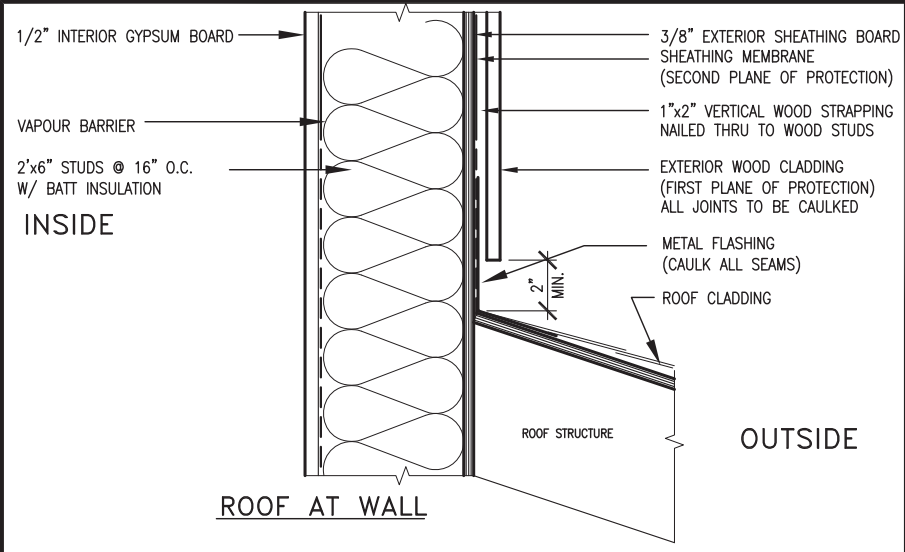
39. TWO STOREY VOLUME SPACES -FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"). PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP. BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTY WALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41. FOUNDATION WALL (W.O.D./W.O.B.) - WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.

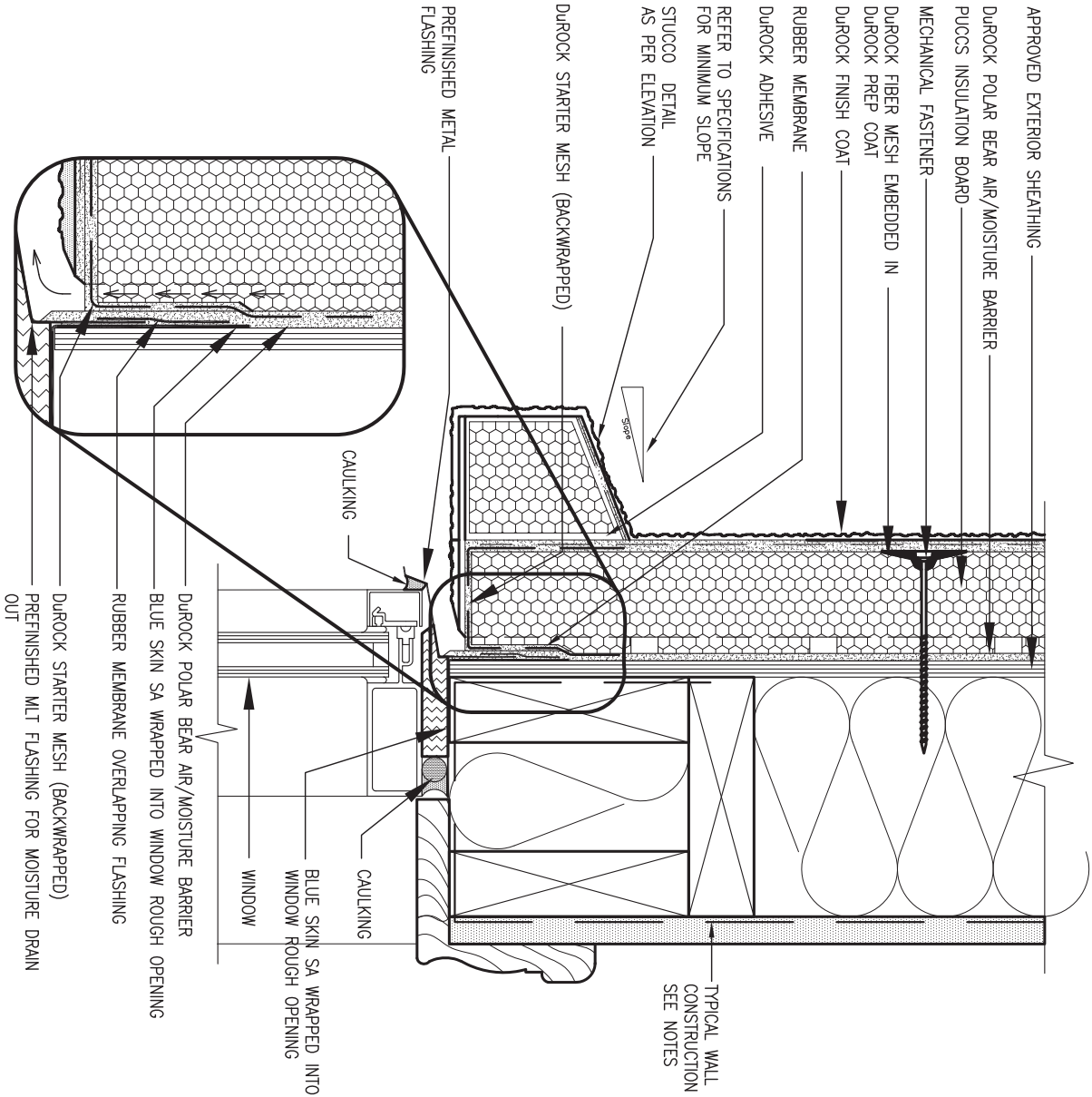
42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.





|   |   |  |  |   |  |
|---|---|--|--|---|--|
| MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW: |   |  | ** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW: |   |  |
| 2"x4" @ 16" O.C. -                              | 9'-10"  |  | 2"x6" @ 16" O.C. -                                   | 12'-6"  |  |
| 2-2"x4" @ 12" O.C. -                            | 10'-9"  |  | 2"x6" @ 12" O.C. -                                   | 13'-10"   |  |
| 3-2"x4" @ 16" O.C. -                            | 11'-2"  |  | 2-2"x6" @ 16" O.C. -                                 | 15'-0"  |  |
| 3-2"x4" @ 12" O.C. -                            | 12'-4"  |  | 2-2"x6" @ 12" O.C. -                                 | 17'-4"  |  |
| NOTES:  |   |  | MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:   |   |  |
| 1.  | FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.           |  | 2"x8" @ 16" O.C. -                                   | 16'-0"  |  |
|   | SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR         |  | 2"x8" @ 12" O.C. -                                   | 17'-9"  |  |
|   | JOIST LENGTH OF 2.5m OF ONE FLOOR.                    |  | 2-2"x8" @ 16" O.C. -                                 | 20'-4"  |  |
| 2.  | PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") |  | 2-2"x8" @ 12" O.C. -                                 | 22'-4"  |  |
| 3.  | PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB      |  | NOTES:   |   |  |
|   | EXTERIOR SHEATHING ON THE EXTERIOR FACE.              |  | 1.   | FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa            |  |
| 4.  | FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.   |  |  | SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.             |  |
| 5.  | STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF        |  | 3.   | PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") |  |
| 6.  | STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR    |  |  | EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm    |  |
|   | SIDING.   |  |  | (1/2") GYPSUM BOARD ON THE INTERIOR FACE.             |  |
|   |   |  | 5.   | WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)       |  |
|   |   |  |  | FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa    |  |
|   |   |  | 7.   | STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.       |  |
|   |   |  | 8.   | STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR    |  |
|   |   |  |  | SIDING.   |  |
|   |   |  | ** STUD INFORMATION TAKEN FROM OBC TABLE A-30        |   |  |

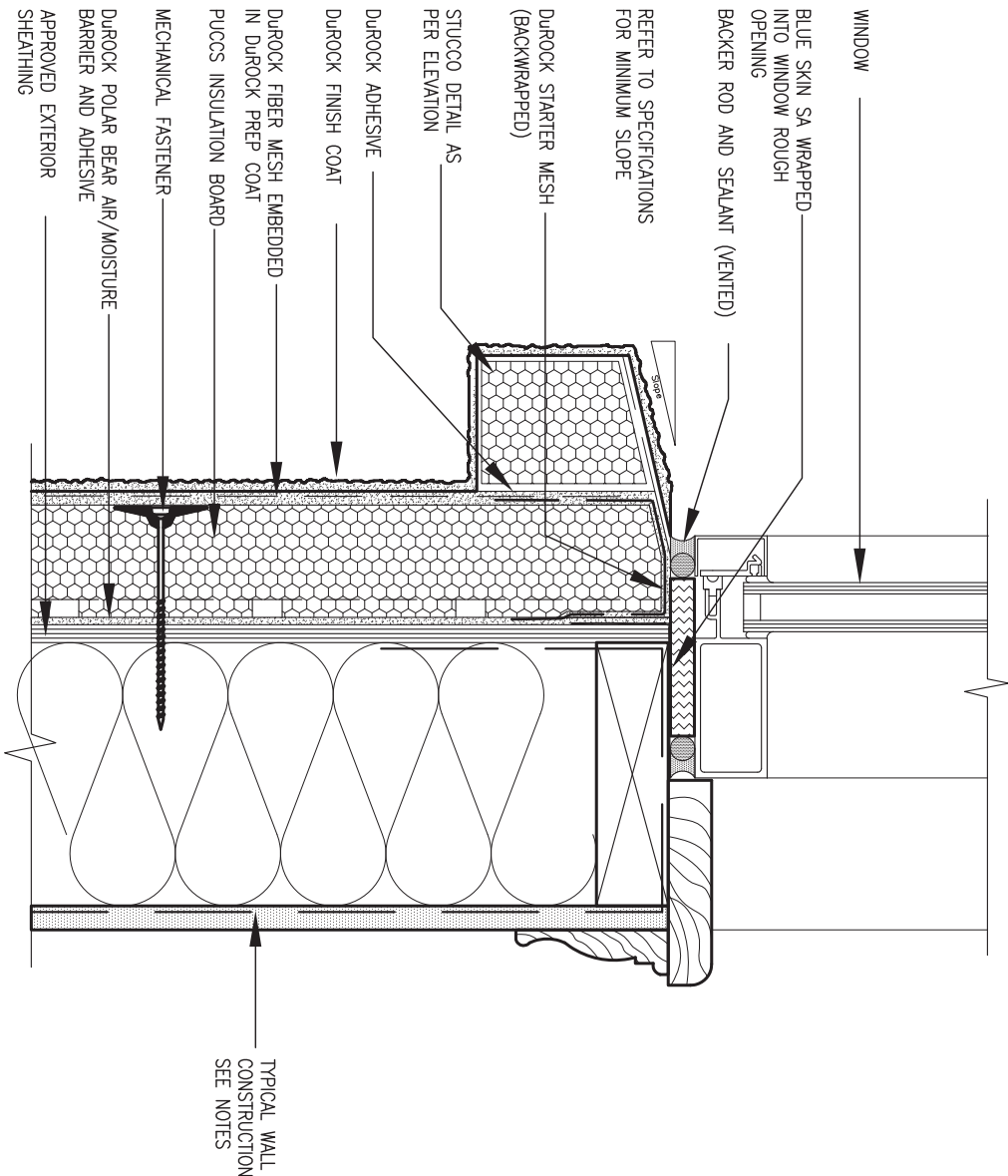
|     |                         |           |  |   |  |                    |                    |             |             |
|-----|-------------------------|-----------|--|---|--|--------------------|--------------------|-------------|-------------|
|     |                         |           | The 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. |   |                      | BAYVIEW WELLINGTON |                    | CONST NOTE  |             |
| 8   | .                       | .         | .  | qualification information   |  | project name       |                    | project no. |             |
| 7   | .                       | .         | .  | Wellington Jno-Baptiste 25591   |  | GREEN VALLEY EAST  |                    | 16023       |             |
| 6   | .                       | .         | .  | name registration information VA3 Design Inc. 42658   |  | municipality       |                    | BRADFORD    |             |
| 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   |                    | CONSTRUCTION NOTES |             | drawing no. |
| 4   | .                       | .         | .  |   | MAY 2016   |                    | RC                 |             | CN2         |
| 3   | .                       | .         | .  |   | drawn by   |                    | checked by         |             | 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 - Thu - Jan 11 2018 - 10:08 AM |                    |                    |             |             |
| no. | description             | date      | by   |   |  |                    |                    |             |             |



## 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"

|     |                         |           |    |
|-----|-------------------------|-----------|----|
| 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    | 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. |              |       |

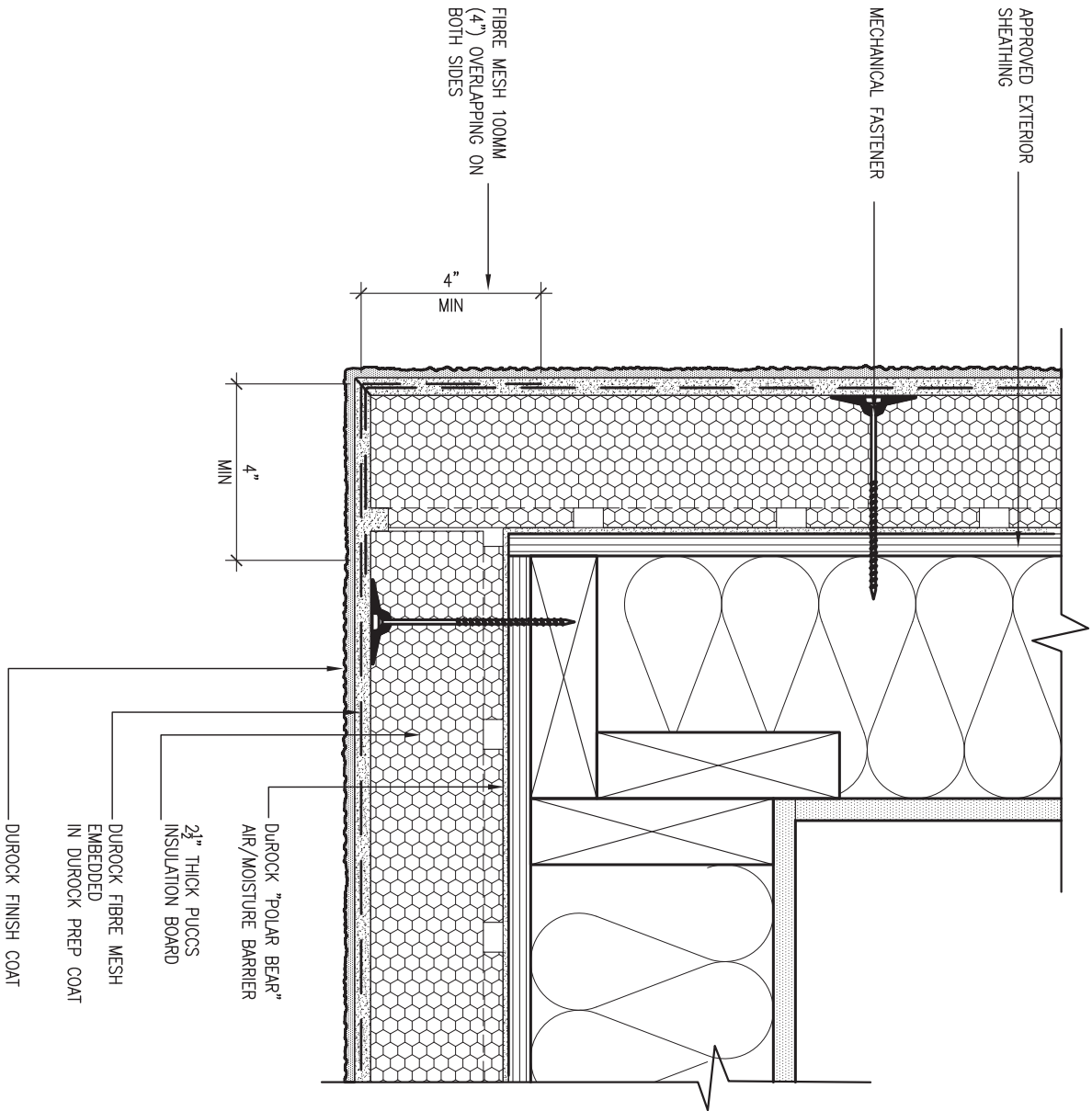
**VA3**  
**DESIGN**

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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
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|  |                   |              |               |
|--|-------------------|--------------|---------------|
| BAYVIEW WELLINGTON   |                   | CONST NOTE   |               |
| project name   | GREEN VALLEY EAST | municipality | BRADFORD      |
| date   | MAY 2016          | checked by   | RC            |
| drawn by   | RC                | 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 - Thu - Jan 11 2018 - 10:09 AM |                   | drawing no.  | CN3           |





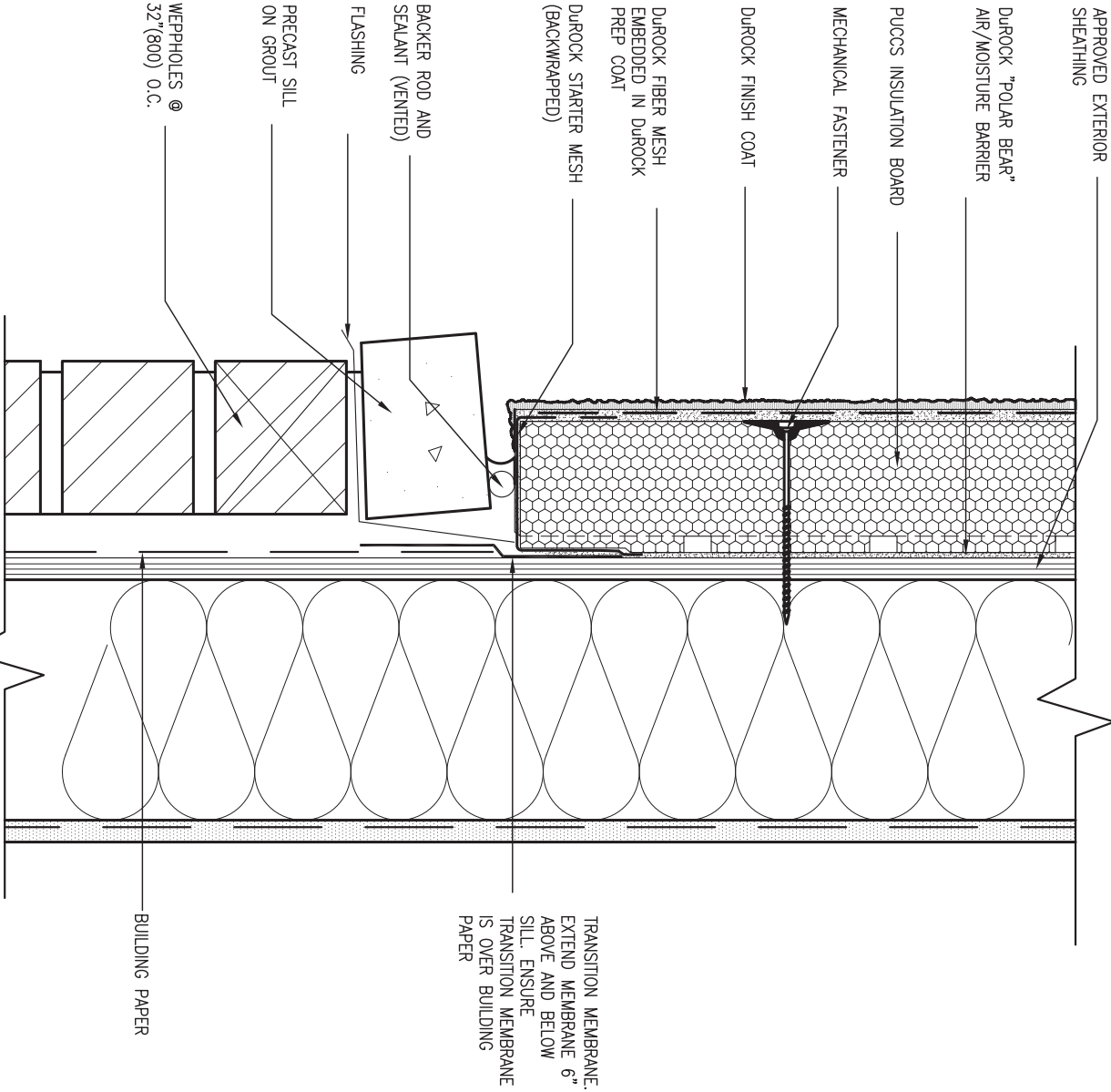


5 CORNER DETAIL

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 .                       |             | . .       |    | 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 .                       |             | . .       |    | signature   |  |
| 5 .                       |             | . .       |    | BCIN  |  |
| 4 .                       |             | . .       |    | name registration information   |  |
| 3 .                       |             | . .       |    | 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

GREEN VALLEY EAST

CONST NOTE

project no. 16023

drawing no. CN5

date MAY 2016

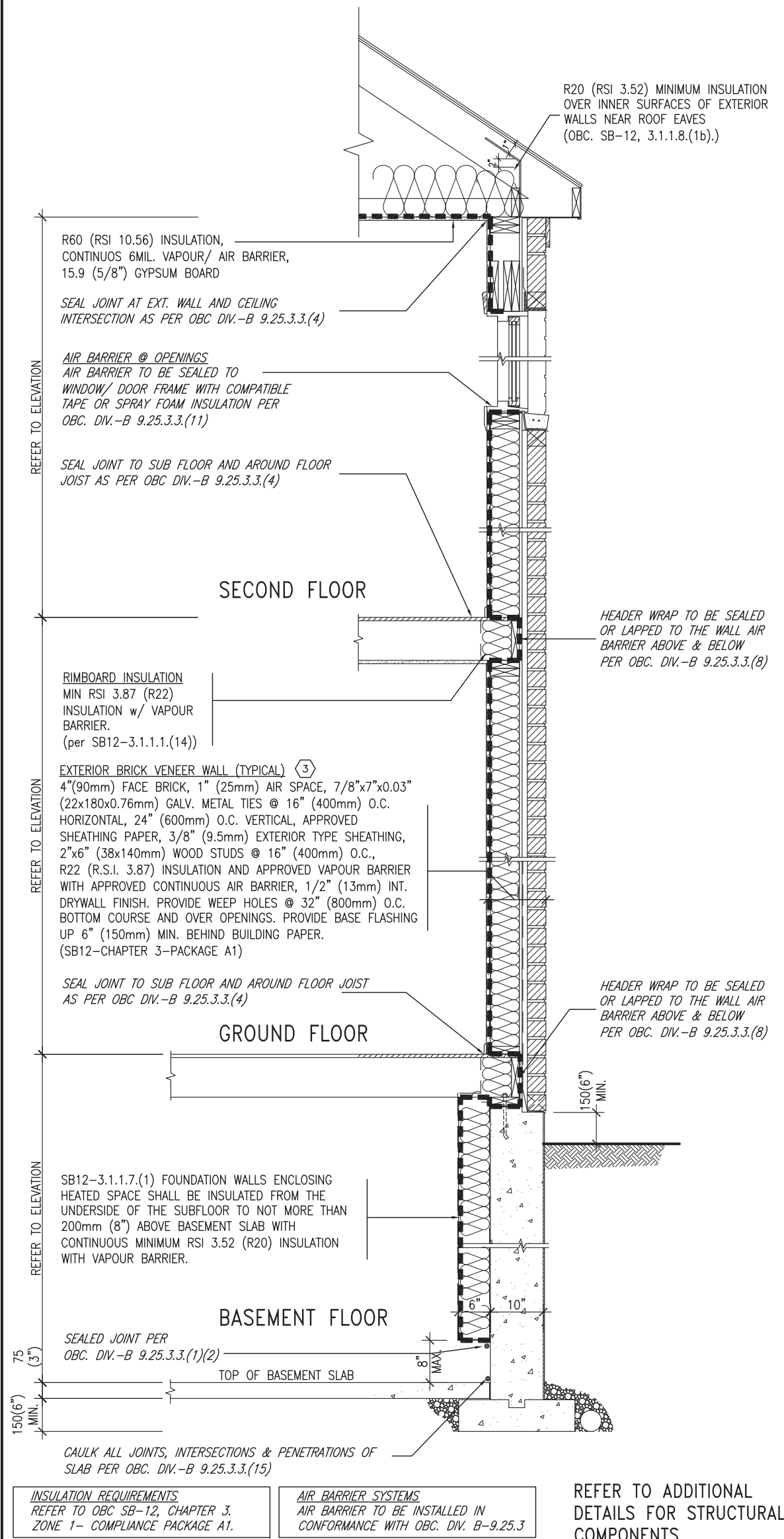
checked by RC

scale 3/16" = 1'-0"

file name 16023-CN-A1

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM

SB12-COMPLIANCE PACKAGE 'A1'

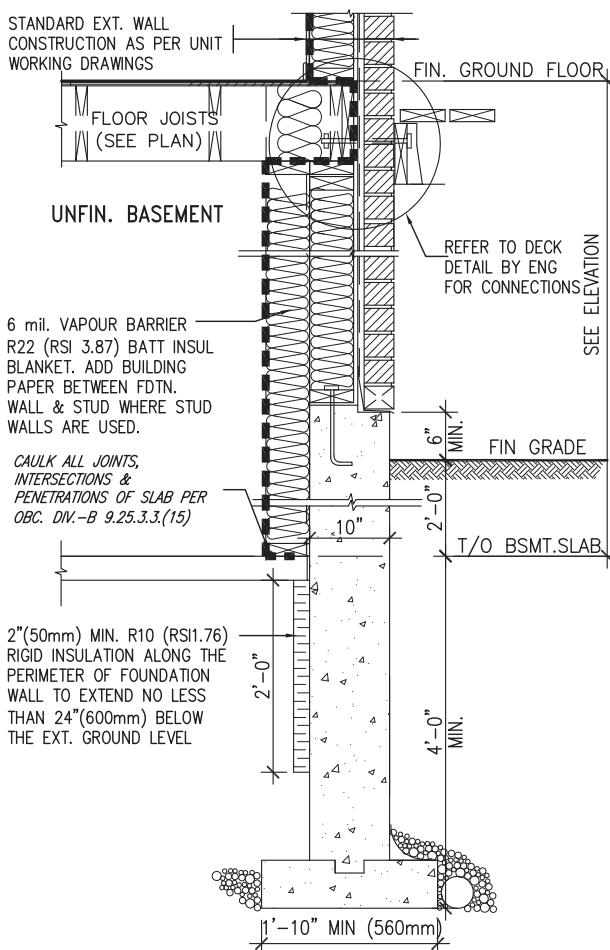
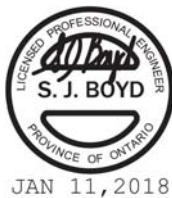


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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.

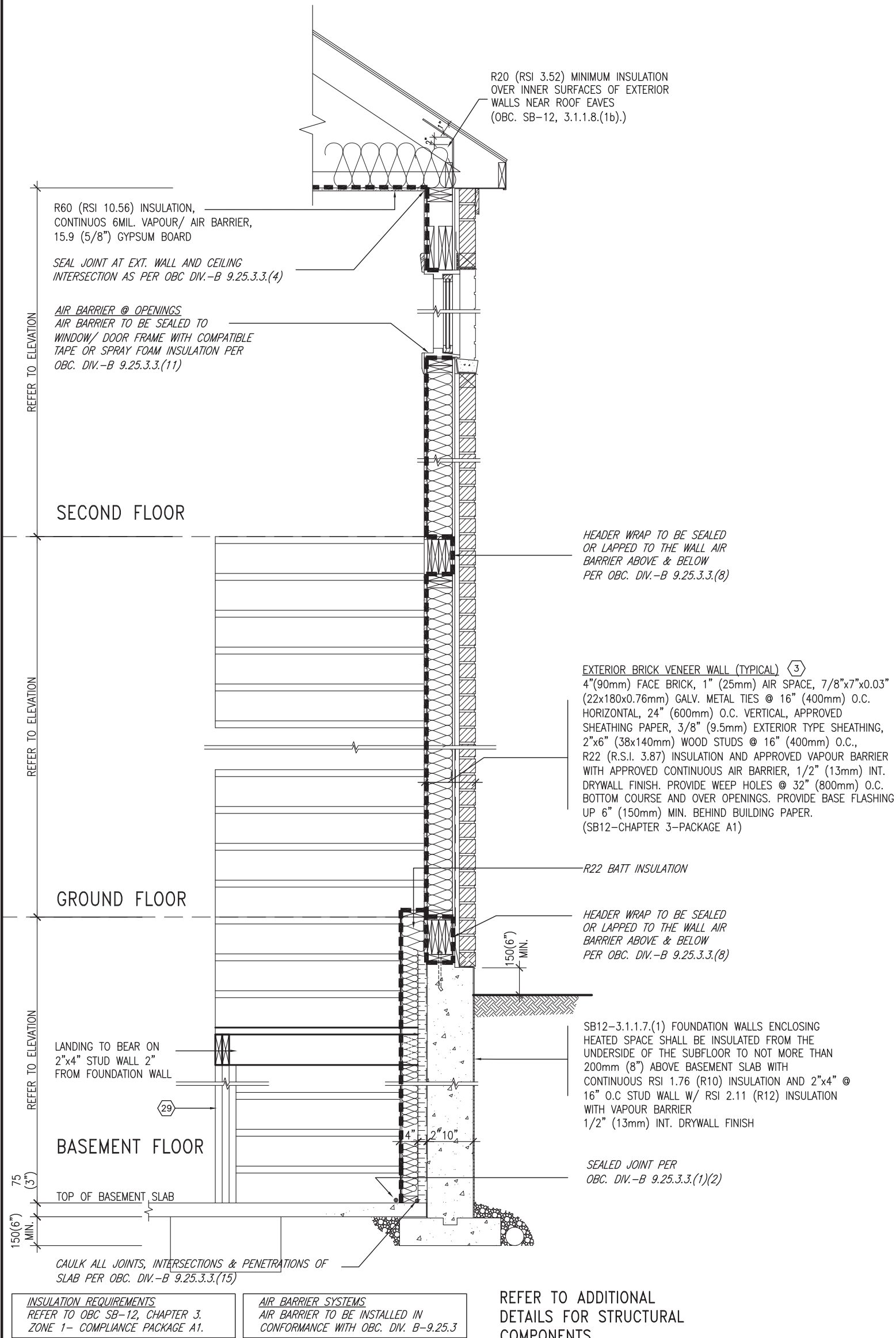


\* REVISED-FEB 2017

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.  | <b>VA3 DESIGN</b><br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com | <b>BAYVIEW WELLINGTON</b><br>SITE COPY<br>GREEN VALLEY EAST | project name<br>BRADFORD | project no.<br>16023     | CONST NOTE         |
| 8   | .           | .    | .  | qualification information   |   |   |                          |                          |                    |
| 7   | .           | .    | .  | Wellington Jno-Baptiste 25591<br>name<br>signature<br>BCIN  |   |   |                          |                          |                    |
| 6   | .           | .    | .  | registration information<br>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<br>MAY 2016  | checked by<br>RC  | scale<br>3/16" = 1'-0"   | file name<br>16023-CN-A1 | drawing no.<br>CN6 |
| 4   | .           | .    | .  | 2 UPDATE TO 2018<br>JAN 11-18 RC  |   |   |                          |                          |                    |
| 3   | .           | .    | .  | 1 ISSUE FOR CLIENT REVIEW<br>AUG 04-17 RC   |   |   |                          |                          |                    |
| no. | description | date | by |   |   |   |                          |                          |                    |

SB12-COMPLIANCE PACKAGE 'A1'

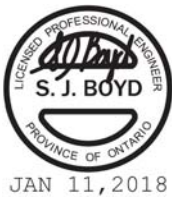
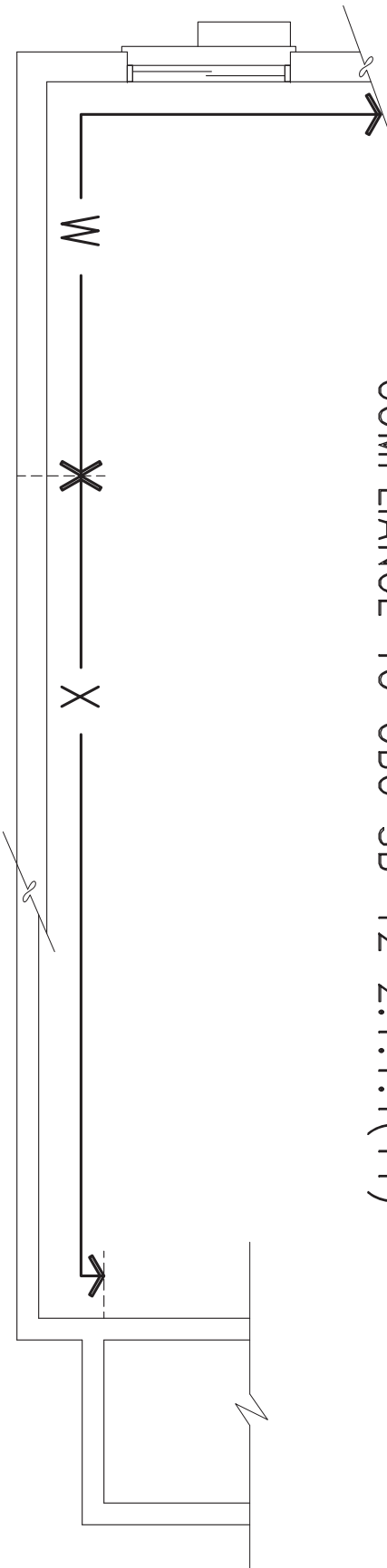


EW STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

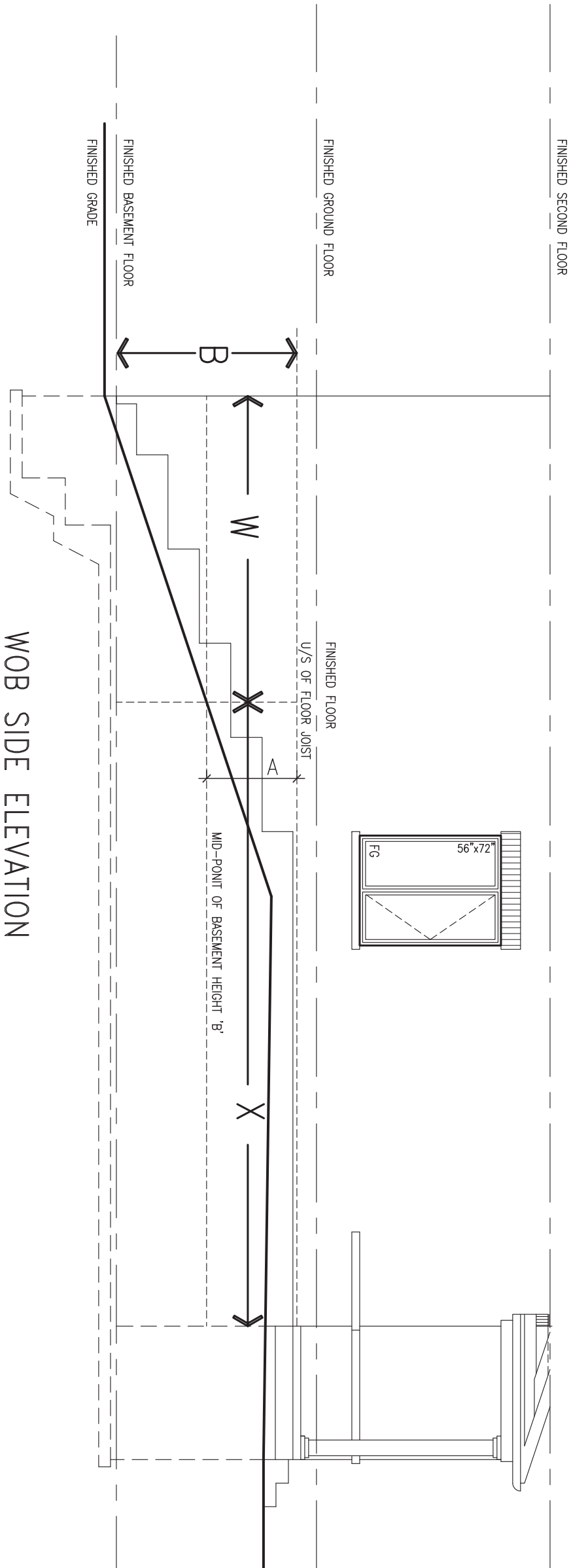
|     |                         |           |    |   |   |   |                          |                          |                          |                           |
|-----|-------------------------|-----------|----|---|---|---|--------------------------|--------------------------|--------------------------|---------------------------|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



COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

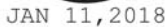
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"

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

|  |                         |           |    |   |  |                    |                    |              |  |
|--|-------------------------|-----------|----|---|--|--------------------|--------------------|--------------|--|
| 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>255 Consumers Rd Suite 120<br/>Toronto ON M2J 1R4<br/>t 416.630.2255 f 416.630.4782<br/>va3design.com</div></div> | BAYVIEW WELLINGTON |                    | CONST NOTE   |  |
| 8  | .                       | .         | .  | qualification information   |  | project name       |                    | municipality |  |
| 7  | .                       | .         | .  | Wellington Jno-Baptiste   |  | GREEN VALLEY EAST  |                    | BRADFORD     |  |
| 6  | .                       | .         | .  | signature   |  | date               |                    | project no.  |  |
| 5  | .                       | .         | .  | registration information  | MAY 2016   |                    | CONSTRUCTION NOTES |              |  |
| 4  | .                       | .         | .  | VA3 Design Inc.   | RC   |                    | drawing no.        |              |  |
| 3  | .                       | .         | .  | 42658   | drawn by   |                    | file name          |              |  |
| 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. | checked by   |                    | 16023-CN-A1        |              |  |
| 1  | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |   | scale  |                    | drawing no.        |              |  |
| no.  | description             | date      | by |   | 3/16" = 1'-0"  |                    | CN8                |              |  |
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# WALK-OUT DECK WALL INTERSECTION-PLAN

(10" FOUNDATION WALL)



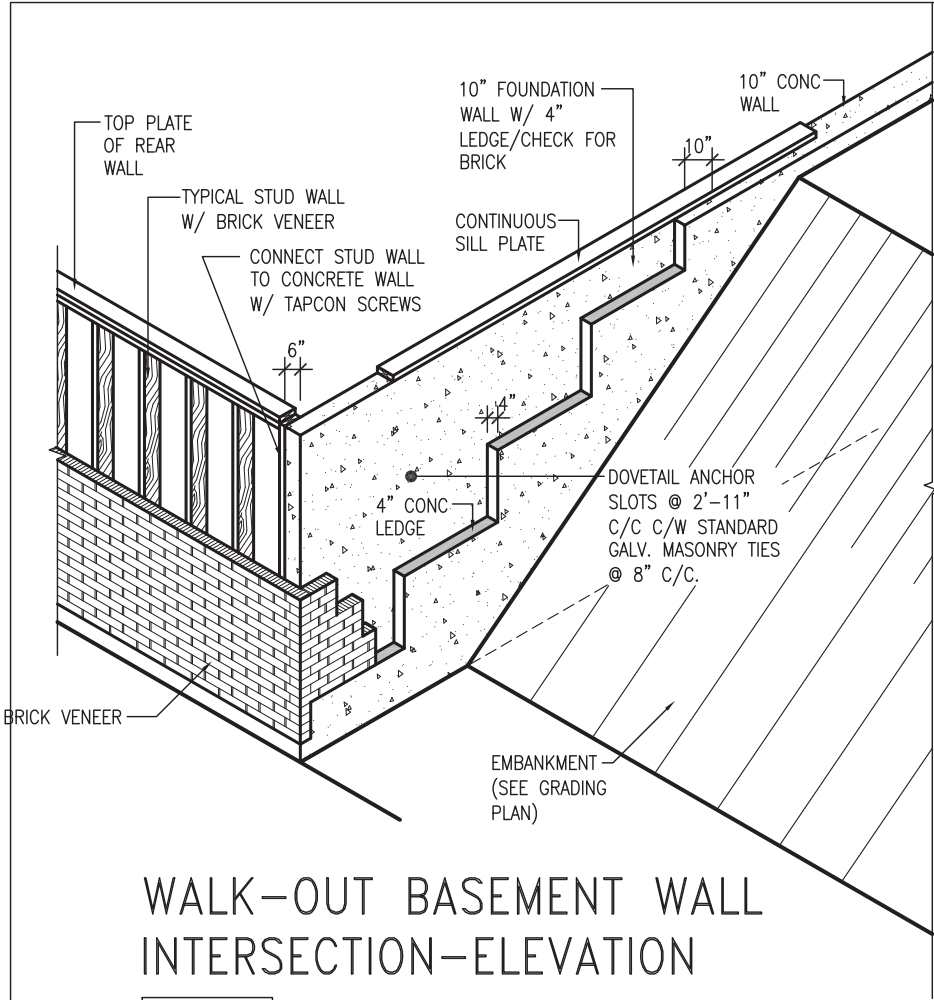
# WALK-OUT BASEMENT WALL INTERSECTION-PLAN

(10" FOUNDATION WALL)



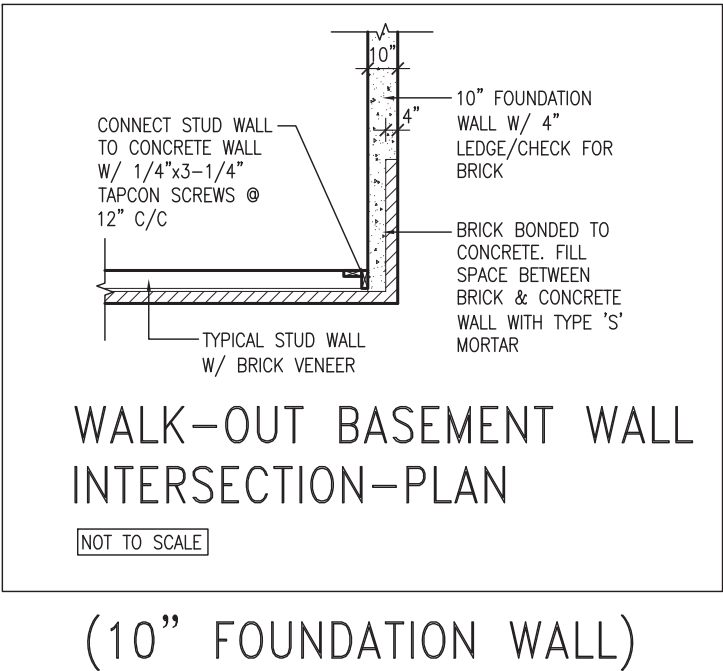
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WALK-OUT BASEMENT WALL  
INTERSECTION-ELEVATION

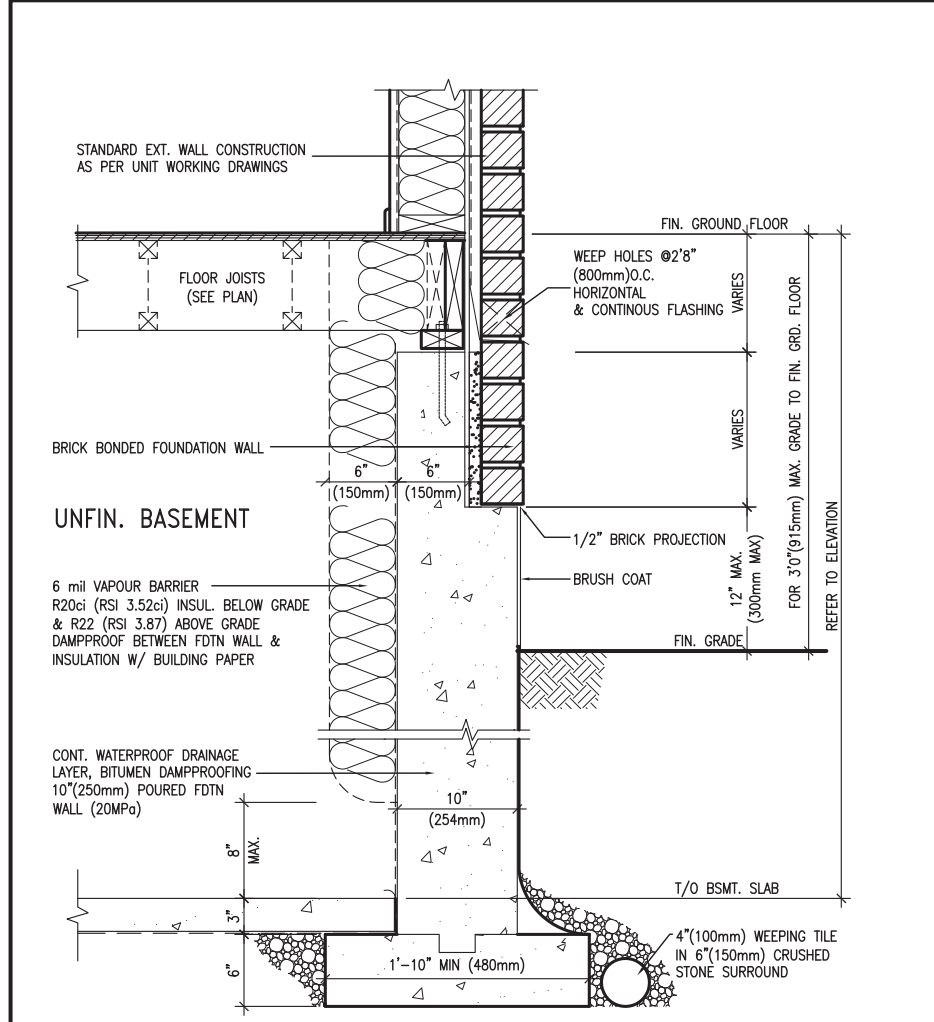
NOT TO SCALE



WALK-OUT BASEMENT WALL  
INTERSECTION-PLAN

NOT TO SCALE

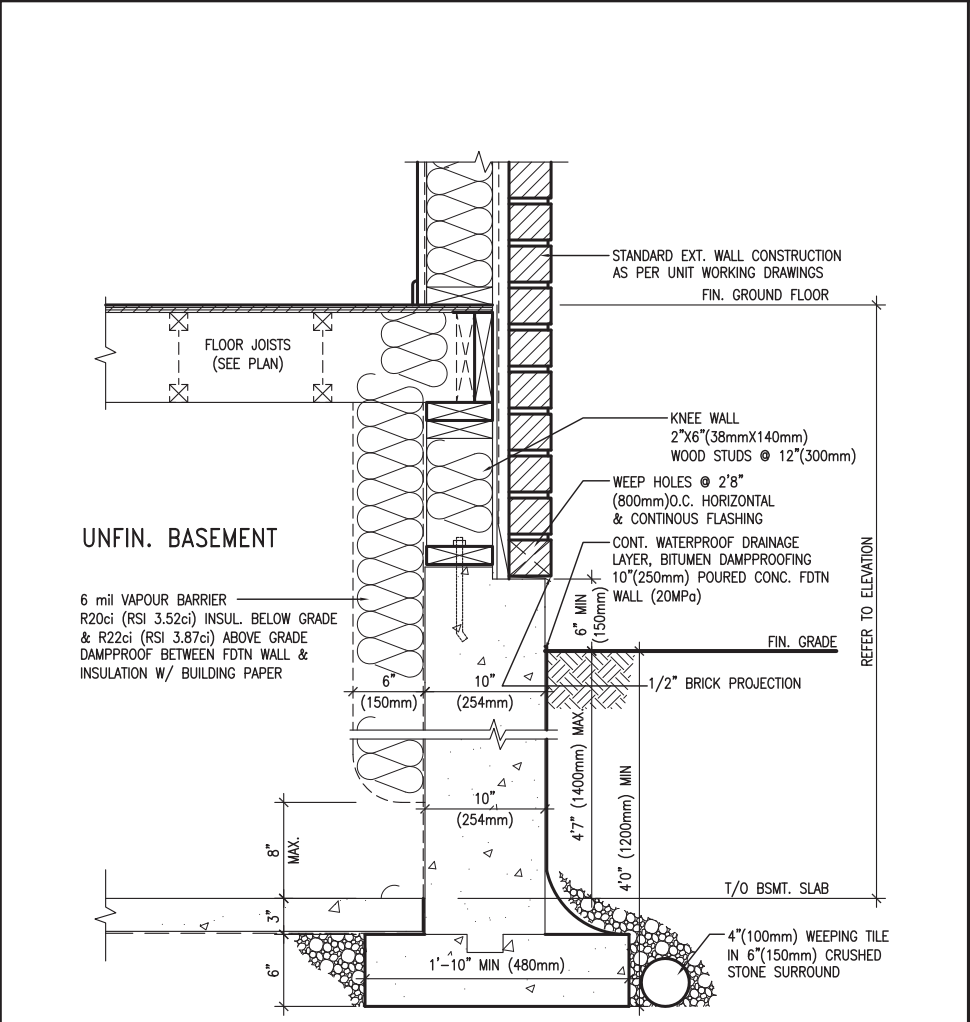
(10" FOUNDATION WALL)



EW3.06x  
PKG A1

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

SCALE: N.T.S.



EW3.07x  
PKG A1

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

SCALE: N.T.S.



|     |                         |           |    |   |  |
|-----|-------------------------|-----------|----|---|--|
| 9   | .                       | .         | .  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  |  |
| 8   | .                       | .         | .  | qualification information   |  |
| 7   | .                       | .         | .  | Wellington Jno-Baptiste   | 25591  |
| 6   | .                       | .         | .  | signature   | BCIN   |
| 5   | .                       | .         | .  | registration information  |  |
| 4   | .                       | .         | .  | VA3 Design Inc.   | 42658  |
| 3   | .                       | .         | .  |   |  |
| 2   | UPDATE TO 2018          | JAN 11-18 | RC | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. | 255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |   |  |
| no. | description             | date      | by |   |  |

|  |                   |              |               |
|--|-------------------|--------------|---------------|
| BAYVIEW WELLINGTON   |                   | CONST NOTE   |               |
| project name   | GREEN VALLEY EAST | municipality | BRADFORD      |
| date   | MAY 2016          | checked by   | scale         |
| drawn by   | RC                |              | 3/16" = 1'-0" |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM |                   | file name    | 16023-CN-A1   |
| CONSTRUCTION NOTES   |                   | drawing no.  | CN11          |