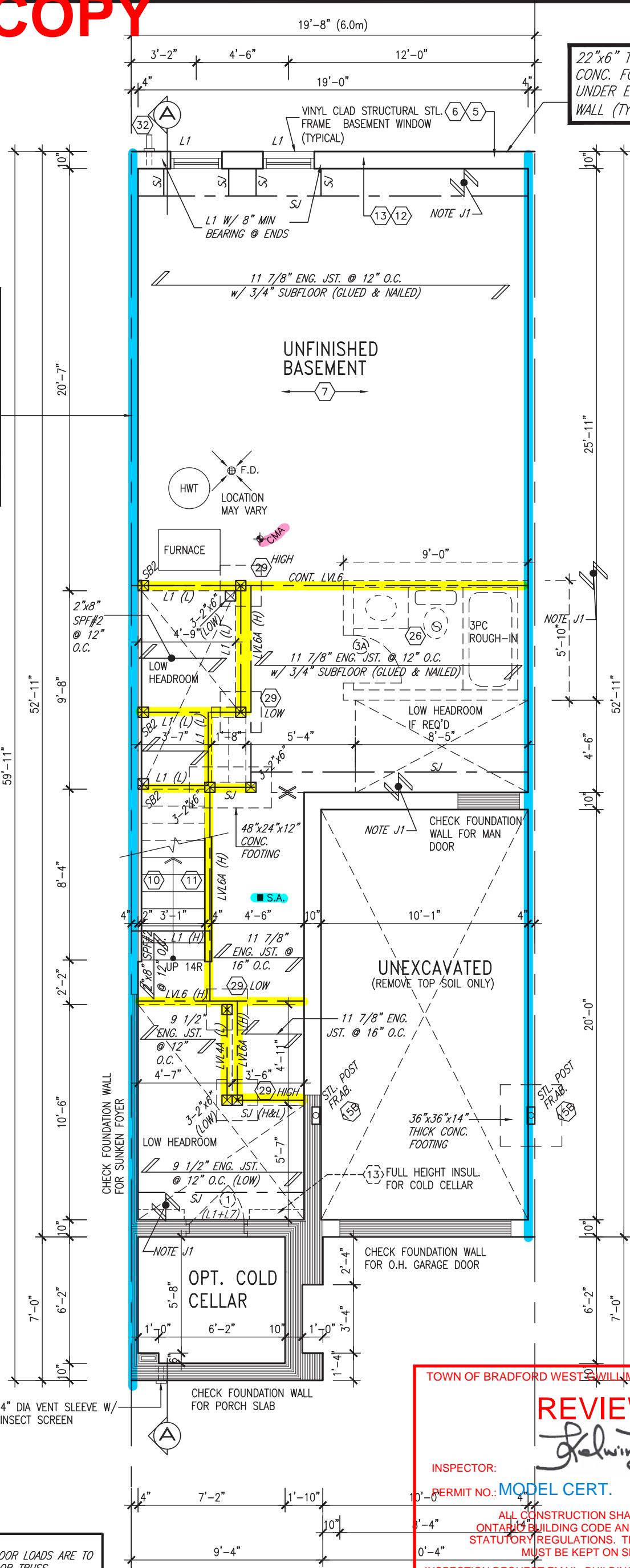


24"x8" THICK
CONC. FOOTING
UNDER PARTYWALL

32"x12" THICK
CONC. FOOTING
UNDER FIREWALL

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



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

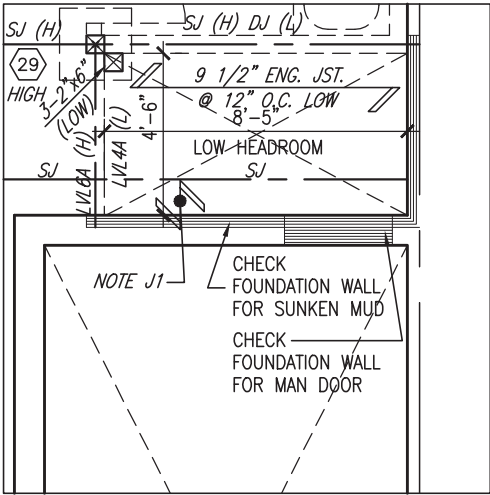
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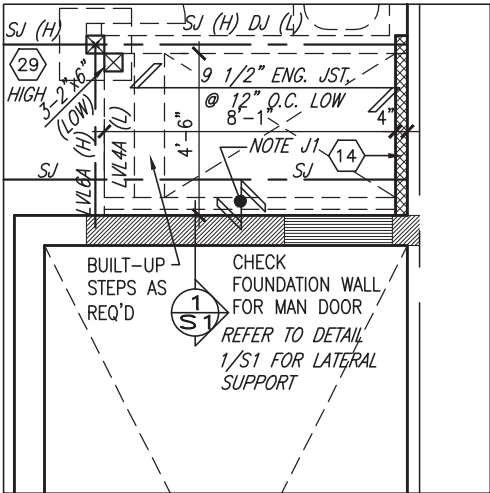
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: Jun. 11, 2018

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



PARTIAL PLAN
SUNKEN 1R COND



PARTIAL PLAN SUNKEN
2R OR MORE COND

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

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

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.	REVISED AS PER ENG'S COMMENTS	MAY 24-18	RC
3.	REV. AS PER FLOOR TRUSS CO-ORD.	MAY 10/18	.
2.	REV. AS PER ROOF TRUSS CO-ORD.	APR. 20/18	WT
1.	IMPORTED FROM 13045 TO 16023	10-03-17	AJE
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

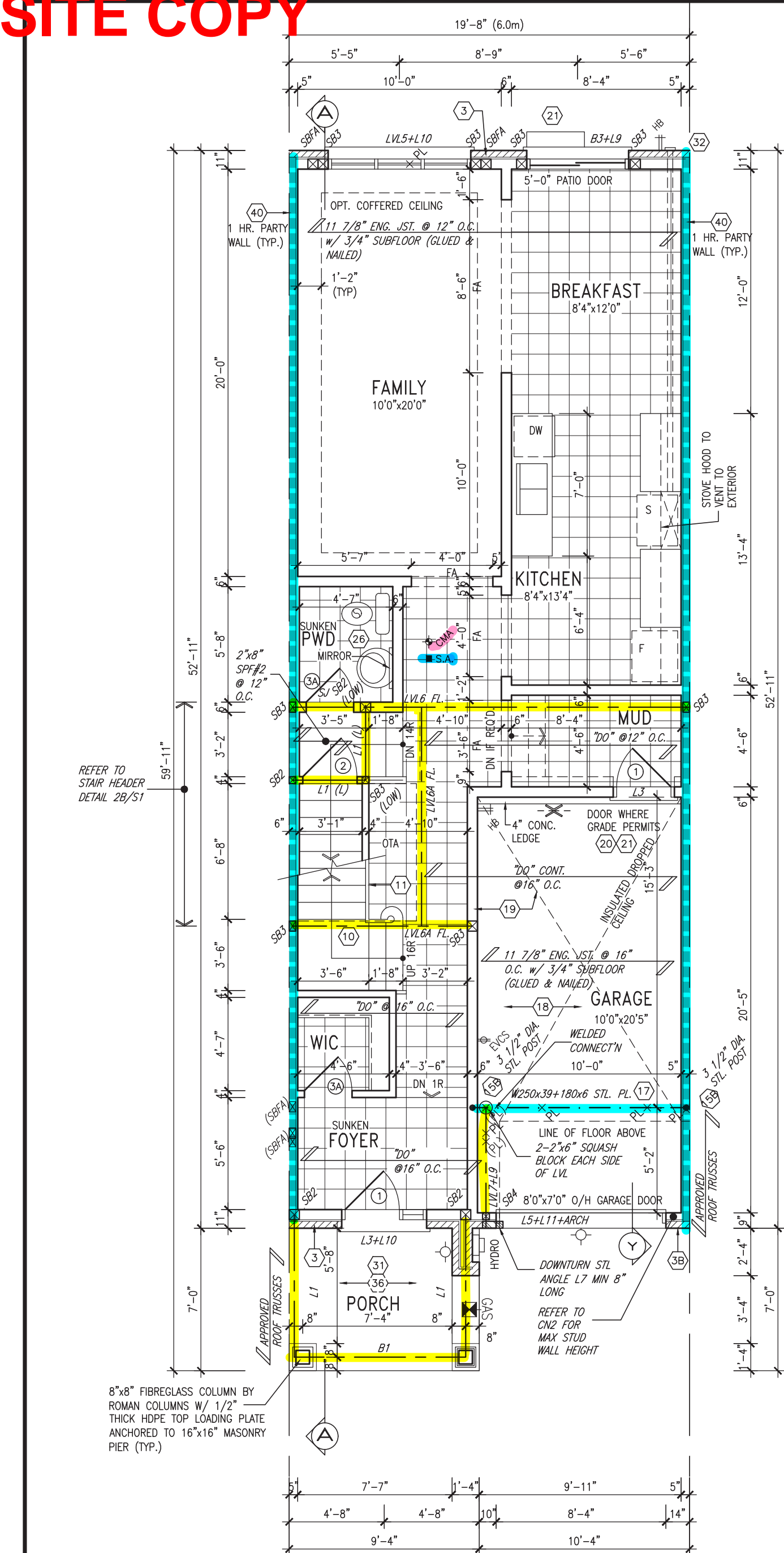
BAYVIEW WELLINGTON

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-4**

BASEMENT PLAN 'A' drawing no.: **1**

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\6.0M TOWNS\16023-TH-4.dwg - Wed - Jun 6 2018 - 9:00 AM



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

APPROVED BY:
DATE: Jun. 11, 2018

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INDICATES FIRE RATED WALL ASSEMBLY



- 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.

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

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

AREA CALCULATIONS	ELEV. A/B
GROUND FLOOR AREA	820 SF
SECOND FLOOR AREA	992 SF
SUBTOTAL	1812 SF
DEDUCT ALL OPEN AREAS	15 SF
TOTAL NET AREA	1797 SF (166.94 m2)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1041 SF (96.71 m2)
COVERAGE W/ PORCH	1106 SF (102.75 m2)

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

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4.	REVISED AS PER ENG'S COMMENTS	MAY 24-18	RC
3.	REV. AS PER FLOOR TRUSS CO-ORD.	MAY 10/18	WT
2.	REV. AS PER ROOF TRUSS CO-ORD.	APR. 20/18	WT
1.	IMPORTED FROM 13045 TO 16023	10-03-17	AJE
no.	description	date	by

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Wellington Jno-Baptiste 25591
signature BCIN

VA3 Design Inc. 42658
registration information

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.

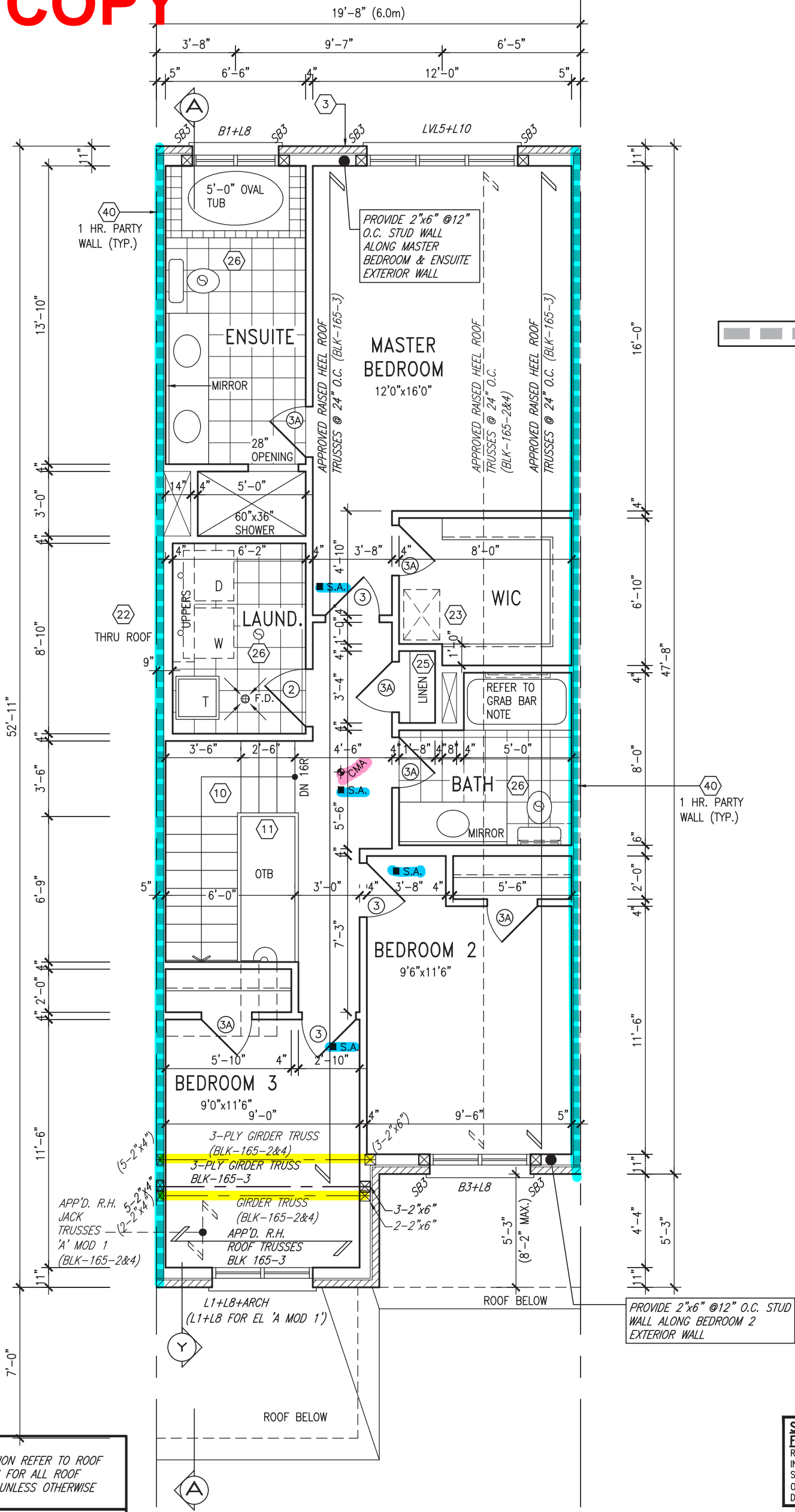


255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

TH-4
NAPA 4

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAR. 2017	drawn by	AJE	drawing no.	2
checked by	.	scale	3/16" = 1'-0"	file name	16023-TH-4
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\6.0M TOWNS\16023-TH-4.dwg - Wed - Jun 6 2018 - 9:00 AM					



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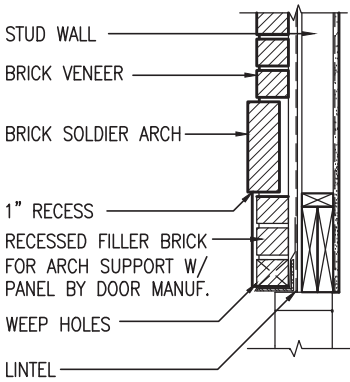
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: Jun. 11, 2018

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INDICATES FIRE RATED WALL ASSEMBLY



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



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

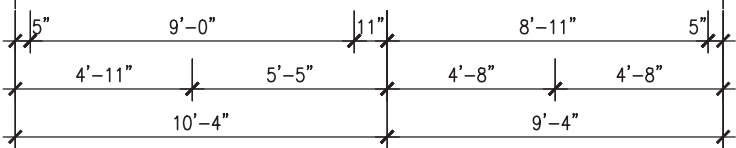
NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

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

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.

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.



SECOND FLOOR PLAN 'A'

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4.	REVISED AS PER ENG'S COMMENTS	MAY 24-18 RC
3.	REV. AS PER FLOOR TRUSS CO-ORD.	MAY 10/18 WT
2.	REV. AS PER ROOF TRUSS CO-ORD.	APR. 20/18 WT
1.	IMPORTED FROM 13045 TO 16023	10-03-17 AJE
no.	description	date by

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qualification information

Wellington Jno-Baptiste 25591
signature BCIN

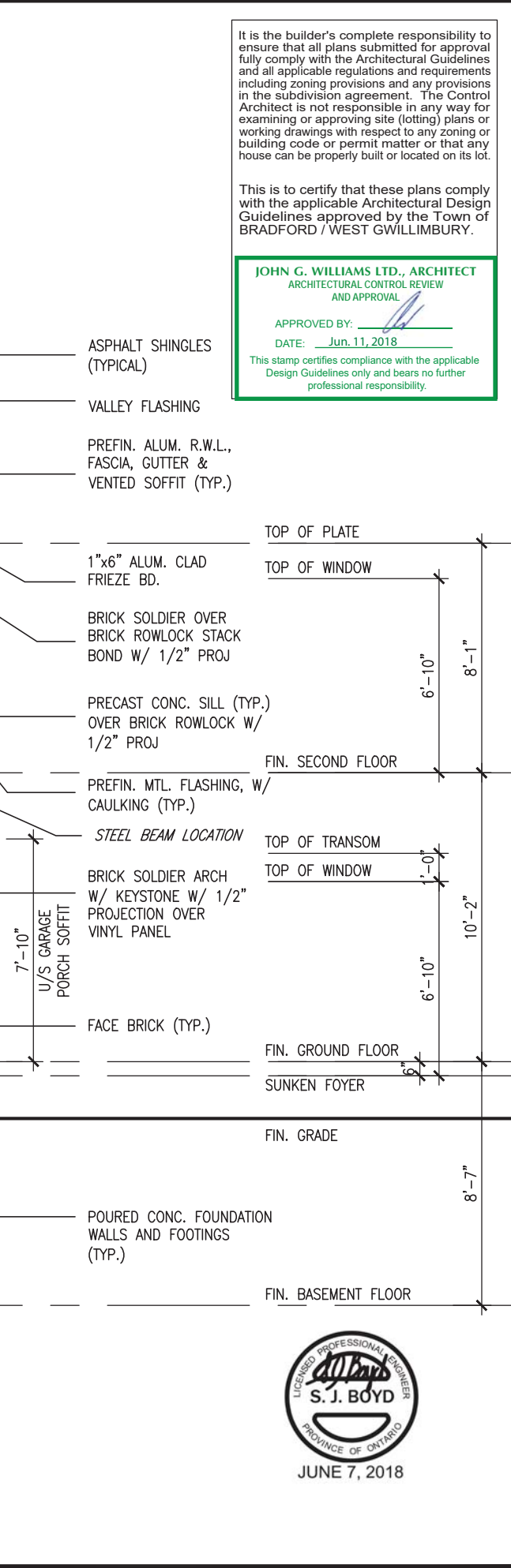
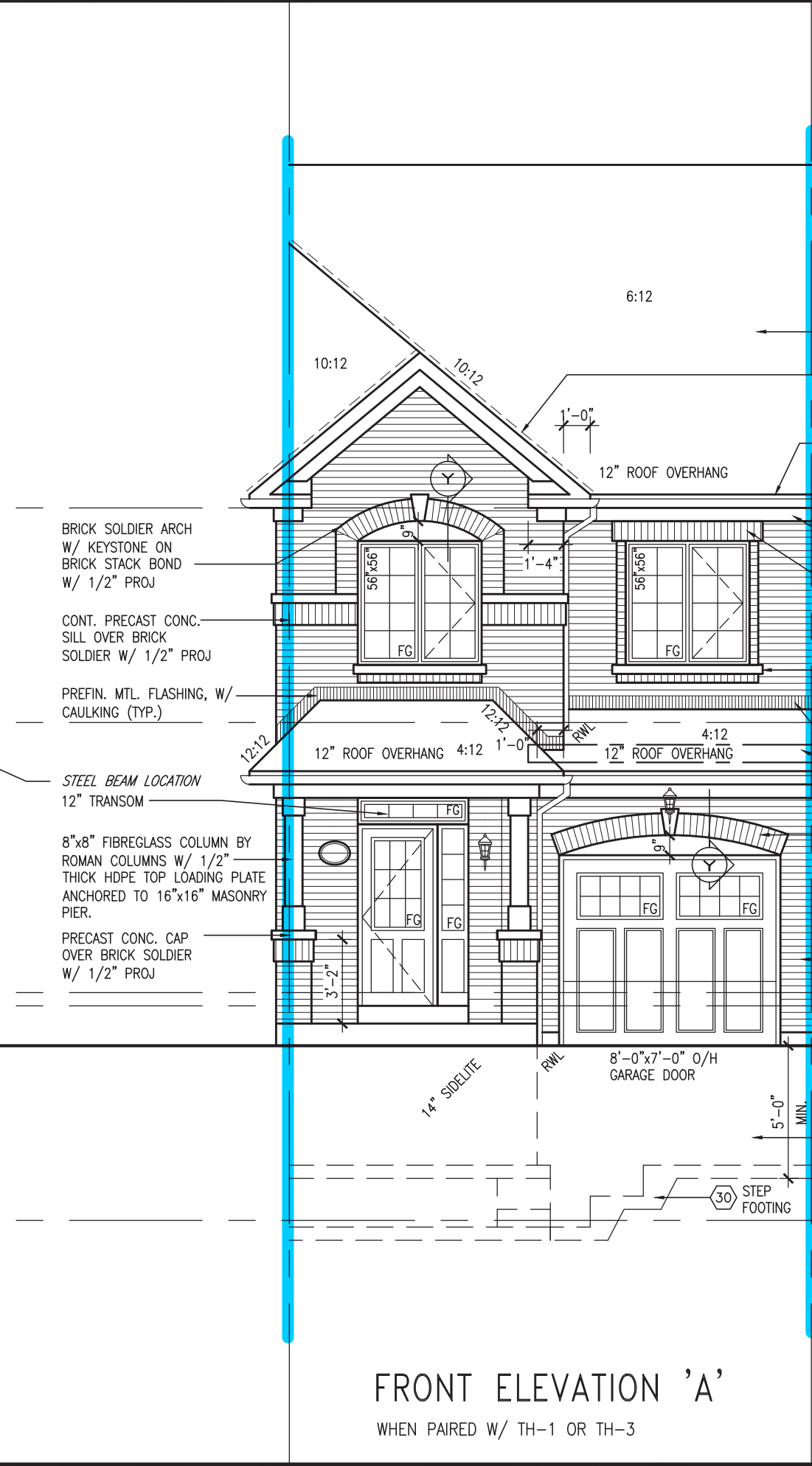
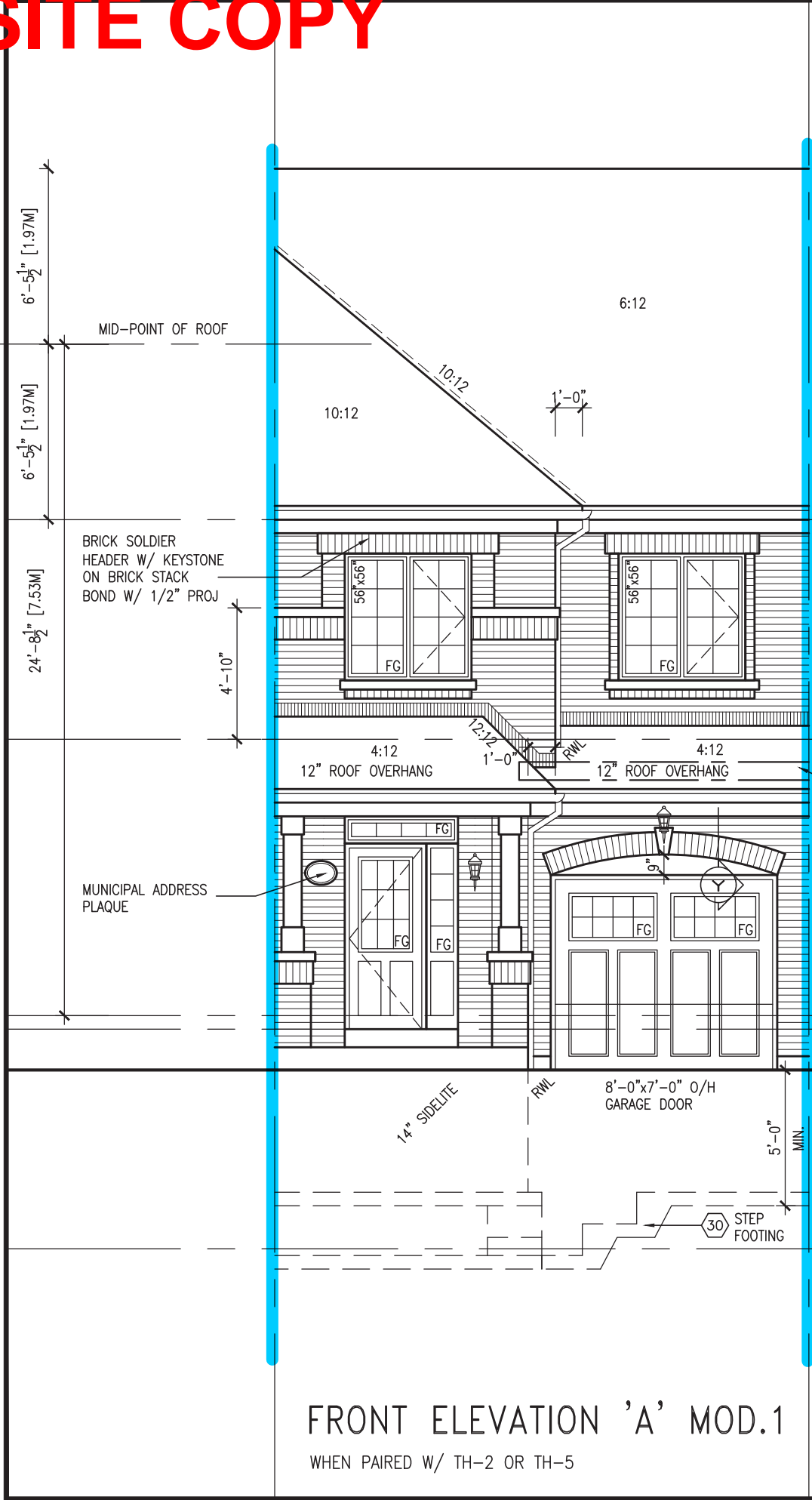
registration information
VA3 Design Inc. 42658

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VA3 DESIGN

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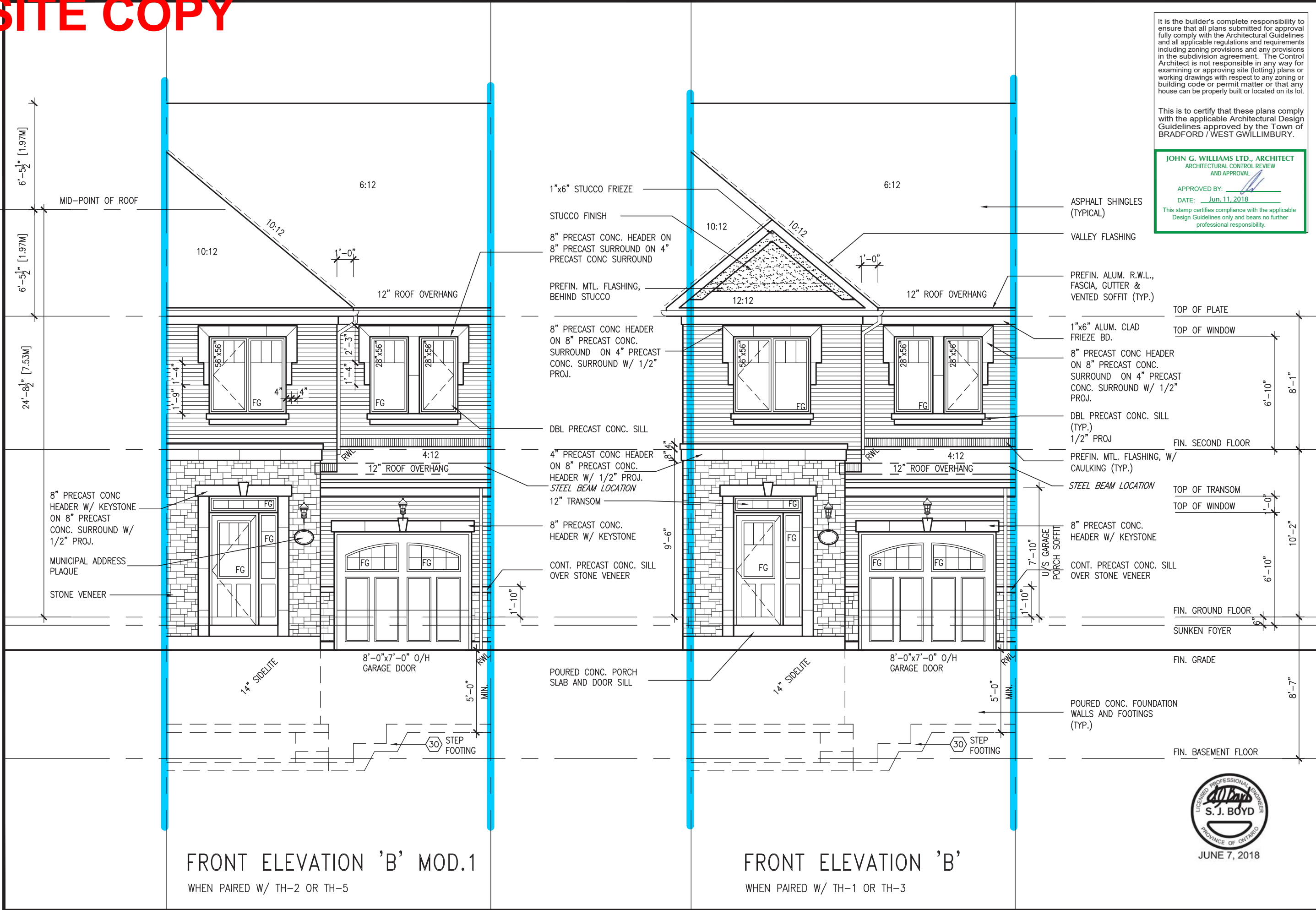
BAYVIEW WELLINGTON		TH-4 NAPA 4
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023
date MAR. 2017	SECOND FLOOR PLAN 'A'	
drawn by AJE	checked by 3/16" = 1'-0"	scale 16023-TH-4
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\6.0M TOWNS\16023-TH-4.dwg - Wed - Jun 6 2018 - 9:00 AM		drawing no. 3



TH-4		BAYVIEW WELLINGTON		GREEN VALLEY EAST		FRONT ELEVATION 'A' & 'A' MOD 1	
NAPA 4		BRADFORD		MUNICIPALITY		FILE NAME	
16023		16023		16023		16023	
drawing no.		drawing no.		drawing no.		drawing no.	
5		5		5		5	
3/16" = 1'-0"		3/16" = 1'-0"		3/16" = 1'-0"		3/16" = 1'-0"	
A/E		A/E		A/E		A/E	
MAR. 2017		MAR. 2017		MAR. 2017		MAR. 2017	
RICHARD - H:\ARCHIVE\WORKING\2016\16023\BAYVIEW\Units\6.0M TOWNS\16023-TH-4.dwg - Wed - Jun 6 2018 - 9:00 AM		RICHARD - H:\ARCHIVE\WORKING\2016\16023\BAYVIEW\Units\6.0M TOWNS\16023-TH-4.dwg - Wed - Jun 6 2018 - 9:00 AM		RICHARD - H:\ARCHIVE\WORKING\2016\16023\BAYVIEW\Units\6.0M TOWNS\16023-TH-4.dwg - Wed - Jun 6 2018 - 9:00 AM		RICHARD - H:\ARCHIVE\WORKING\2016\16023\BAYVIEW\Units\6.0M TOWNS\16023-TH-4.dwg - Wed - Jun 6 2018 - 9:00 AM	
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Wellington Jno-Baptiste		Wellington Jno-Baptiste		Wellington Jno-Baptiste		Wellington Jno-Baptiste	
25591		25591		25591		25591	
BCN		BCN		BCN		BCN	
42658		42658		42658		42658	
VAS Design Inc.		VAS Design Inc.		VAS Design Inc.		VAS Design Inc.	
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MAY 24-18 RC		MAY 24-18 RC		MAY 24-18 RC		MAY 24-18 RC	
REVISED AS PER ENG'S COMMENTS		REVISED AS PER ENG'S COMMENTS		REVISED AS PER ENG'S COMMENTS		REVISED AS PER ENG'S COMMENTS	
MAY 10/18 WT		MAY 10/18 WT		MAY 10/18 WT		MAY 10/18 WT	
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APR. 20/18 WT		APR. 20/18 WT		APR. 20/18 WT		APR. 20/18 WT	
REV. AS PER ROOF TRUSS CO-ORD.		REV. AS PER ROOF TRUSS CO-ORD.		REV. AS PER ROOF TRUSS CO-ORD.		REV. AS PER ROOF TRUSS CO-ORD.	
10-03-17 A/E		10-03-17 A/E		10-03-17 A/E		10-03-17 A/E	
IMPORTED FROM 13045 TO 16023		IMPORTED FROM 13045 TO 16023		IMPORTED FROM 13045 TO 16023		IMPORTED FROM 13045 TO 16023	
date		date		date		date	
by		by		by		by	
description		description		description		description	



SITE COPY



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

APPROVED BY:
DATE: Jun. 11, 2018

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TH-4
NAPA 4

BAYVIEW WELLINGTON

V3 DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design.com

project no.
16023

project name
GREEN VALLEY EAST

date
MAR. 2017

drawn by
AJE

checked by
AJE

scale
3/16" = 1'-0"

drawing no.
6

file name
16023-TH-4

1. REVISED AS PER ENG'S COMMENTS
2. REV. AS PER FLOOR TRUSS CO-ORD.
3. REV. AS PER ROOF TRUSS CO-ORD.
4. IMPORTED FROM 13045 TO 16023

description

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AJE
AJE

MAY 24-18
MAY 10-18
APR. 20-18
10-03-17

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AJE
AJE

BY
BY
BY
BY
BY

DATE
DATE
DATE
DATE
DATE

signature

name
Jno-Baptiste

registration information
V3 Design Inc.

BCN
42658

1. REVISED AS PER ENG'S COMMENTS
2. REV. AS PER FLOOR TRUSS CO-ORD.
3. REV. AS PER ROOF TRUSS CO-ORD.
4. IMPORTED FROM 13045 TO 16023

description

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AJE

MAY 24-18
MAY 10-18
APR. 20-18
10-03-17

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AJE

BY
BY
BY
BY
BY

DATE
DATE
DATE
DATE
DATE

signature

name
S. J. Boyd

registration information
V3 Design Inc.

BCN
42658

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description

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MAY 24-18
MAY 10-18
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:  _____

DATE: Jun. 11, 2018

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professional responsibility.

Diagram showing the vertical distance from the top of a window to the top of a door. The distance is labeled "TOP OF WINDOW" and "DER".

FIN. SECOND FLOOR

TOP OF TRANSOM

FLOOR PLAN

6'-10"

10'-2"

1'-0"

FIN. GROUND FLOOR


FIN. GRADE

OR SILL & CP

3'-7"

FOUNDATION
CS

FIN. BASEMENT FLOOR

A circular professional engineer seal is partially visible at the bottom left corner. It contains the text "PROFESSIONAL" and "ENGINEER" around a central emblem.

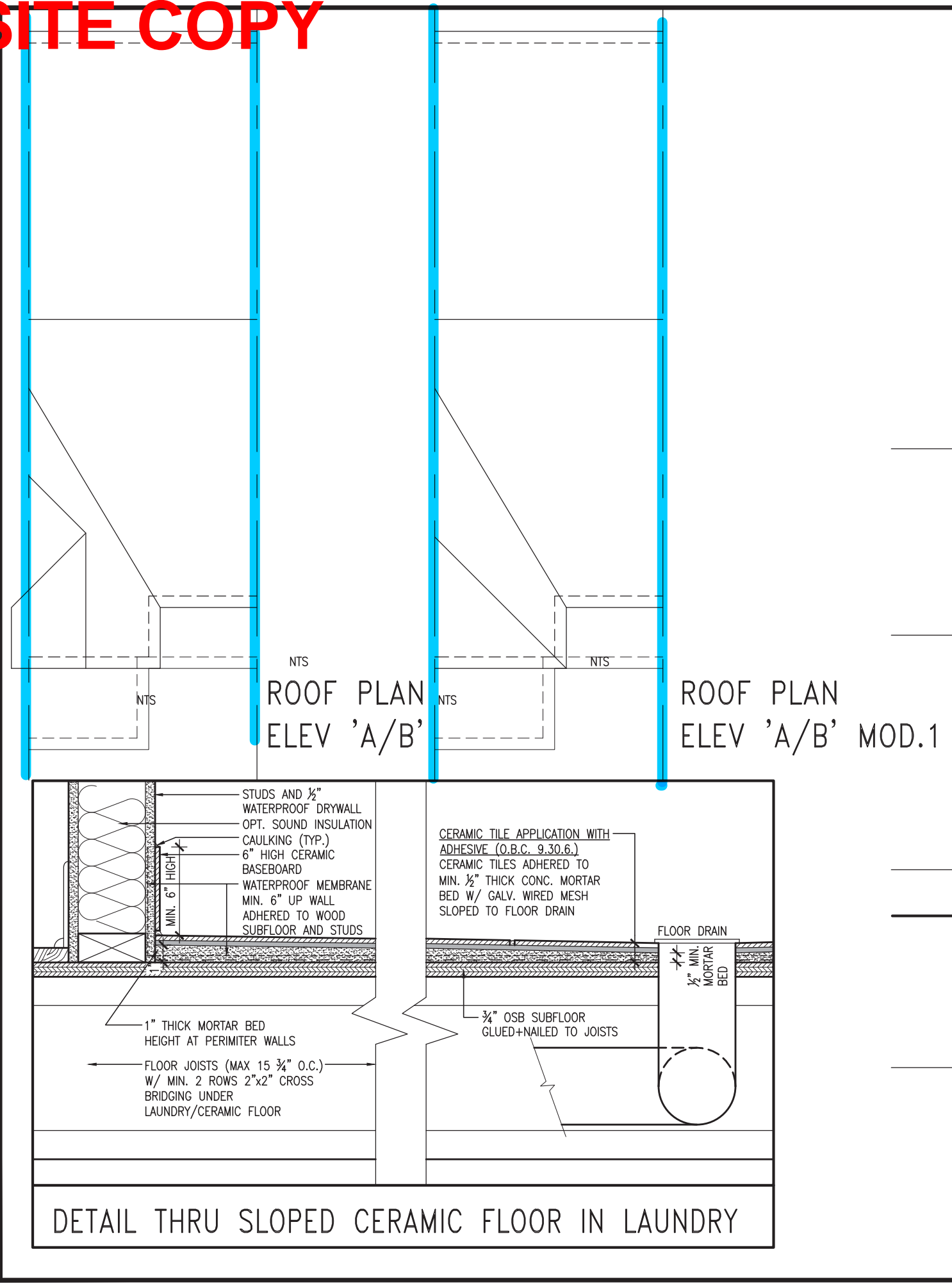


 JUNE 7, 2018

9	.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.				qualification information
7	.				
6	.				
5	.				
4	REVISED AS PER ENG'S COMMENTS MAY 24-18 RC	name registration information VA3 Design, Inc.	BCIN 42658	signature <i>[Signature]</i>	25591
3	REV. AS PER FLOOR TRUSS CO-ORD. MAY 10/18 WT				
2	REV. AS PER ROOF TRUSS CO-ORD. APR. 20/18 WT				
1	IMPORTED FROM 13045 TO 16023 10--03--17 A/E				
no.	description	date	by		

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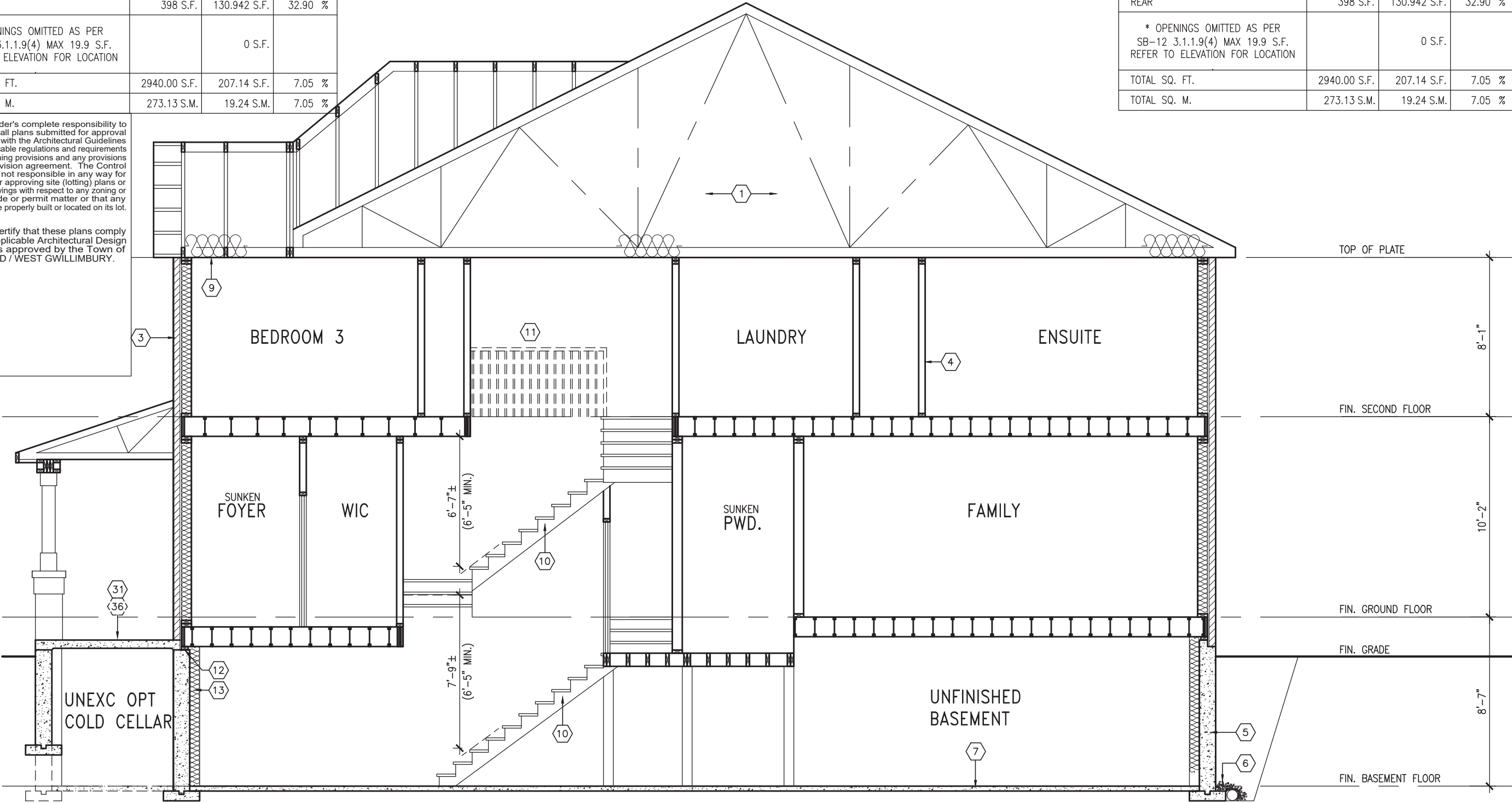
SITE COPY

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-4 ELEVATION 'A' & 'B' MOD 1			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	76.194 S.F.	19.14 %
LEFT SIDE	1072 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1072 S.F.	0 S.F.	0.00 %
REAR	398 S.F.	130.942 S.F.	32.90 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2940.00 S.F.	207.14 S.F.	7.05 %
TOTAL SQ. M.	273.13 S.M.	19.24 S.M.	7.05 %

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-4 ELEVATION 'B' & 'B' MOD 1			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	76.194 S.F.	19.14 %
LEFT SIDE	1072 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1072 S.F.	0 S.F.	0.00 %
REAR	398 S.F.	130.942 S.F.	32.90 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2940.00 S.F.	207.14 S.F.	7.05 %
TOTAL SQ. M.	273.13 S.M.	19.24 S.M.	7.05 %



SECTION 'A-A'



TH-4
NAPA 4

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD

project no.
16023

drawing no.
8

CROSS SECTION A-A

file name
16023-TH-4

date
MAR. 2017

drawn by
AJE

checked by
AJE

scale
3/16" = 1'-0"

project name
GREEN VALLEY EAST

municipality
BRADFORD

project no.
16023

drawing no.
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CROSS SECTION A-A

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3/16" = 1'-0"

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qualification information

Wellington Jno-Baptiste

signature

25591

BCN

42658

4 REVISED AS PER ENG'S COMMENTS

3 REV. AS PER FLOOR TRUSS CO-ORD.

2 REV. AS PER ROOF TRUSS CO-ORD.

1 IMPORTED FROM 13045 TO 16023

date

by

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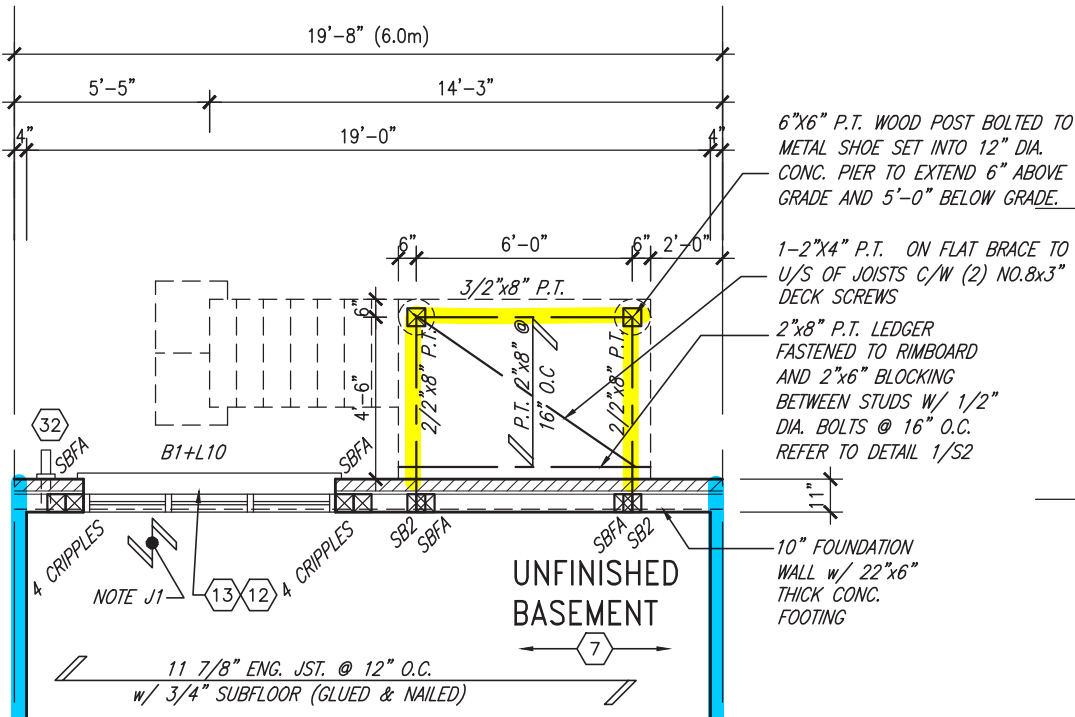
no. description

SITE COPY

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
ENERGY EFFICIENCY - OBC SB12				ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	76.194 S.F.	19.14 %	FRONT	398 S.F.	76.194 S.F.	19.14 %
LEFT SIDE	1072 S.F.	0 S.F.	0.00 %	LEFT SIDE	1072 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1072 S.F.	0 S.F.	0.00 %	RIGHT SIDE	1072 S.F.	0 S.F.	0.00 %
REAR	477 S.F.	145.00 S.F.	30.40 %	REAR	477 S.F.	145.00 S.F.	30.40 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3019.00 S.F.	221.19 S.F.	7.33 %	TOTAL SQ. FT.	3019.00 S.F.	221.19 S.F.	7.33 %
TOTAL SQ. M.	280.47 S.M.	20.55 S.M.	7.33 %	TOTAL SQ. M.	280.47 S.M.	20.55 S.M.	7.33 %



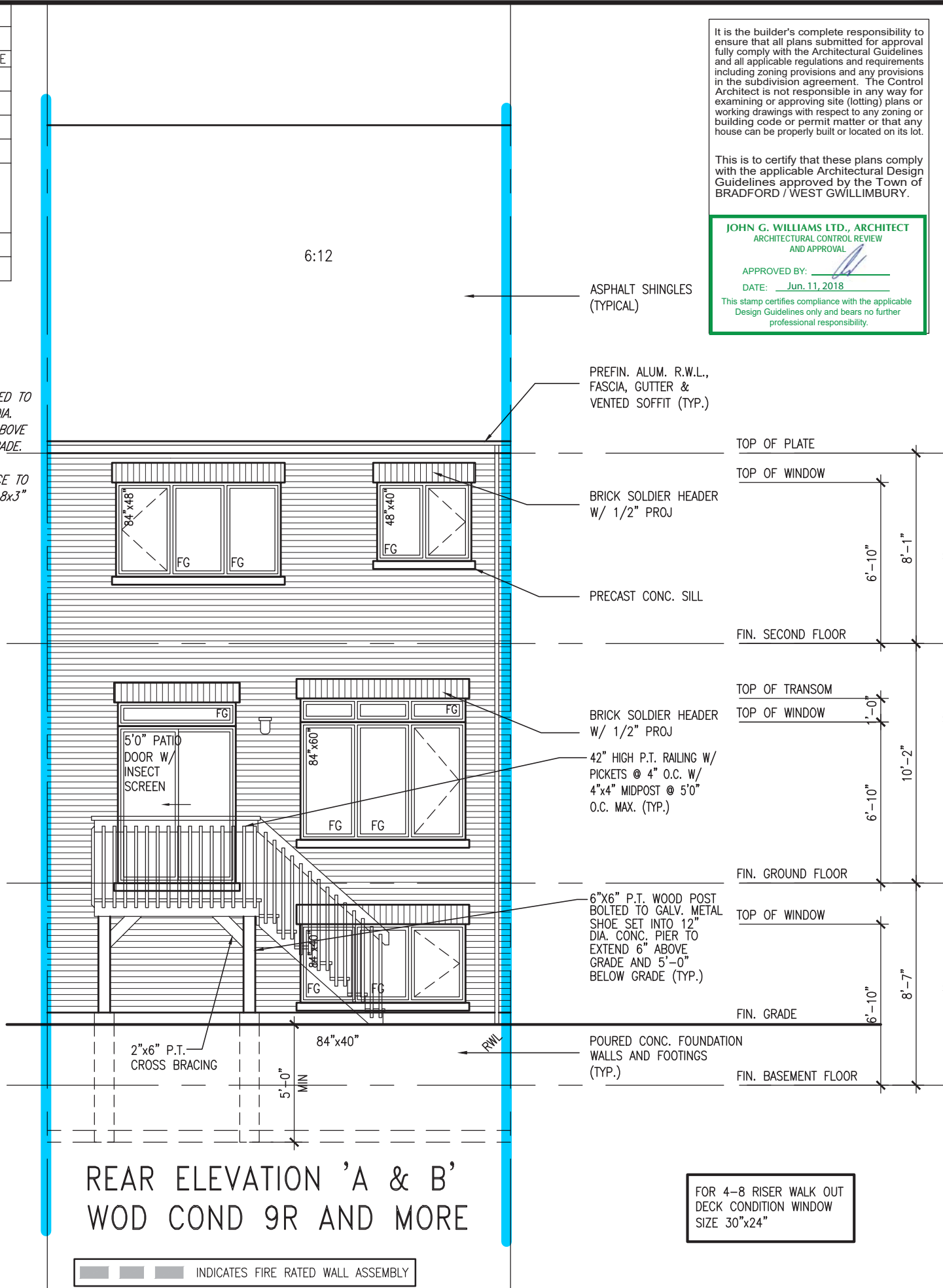
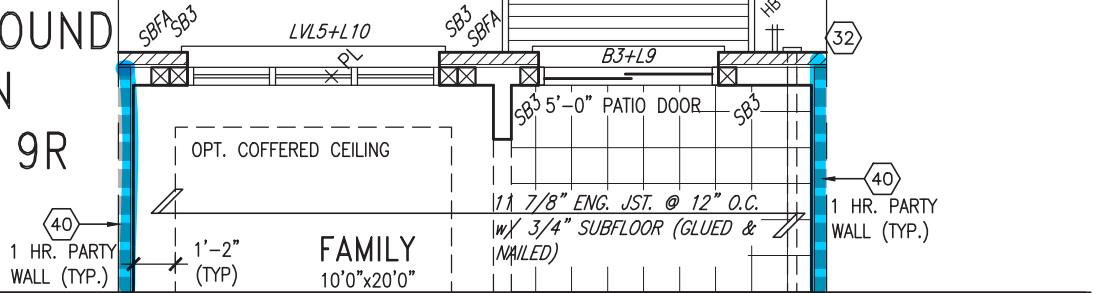
10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS MAX BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP



PARTIAL BASEMENT PLAN
WOD COND 9R AND MORE

STAIRS W/ PATIO STONES (RISERS VARY - SEE SITE PLAN)

PARTIAL GROUND FLOOR PLAN
WOD COND 9R AND MORE



FOR 4-8 RISER WALK OUT DECK CONDITION WINDOW SIZE 30"x24"

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

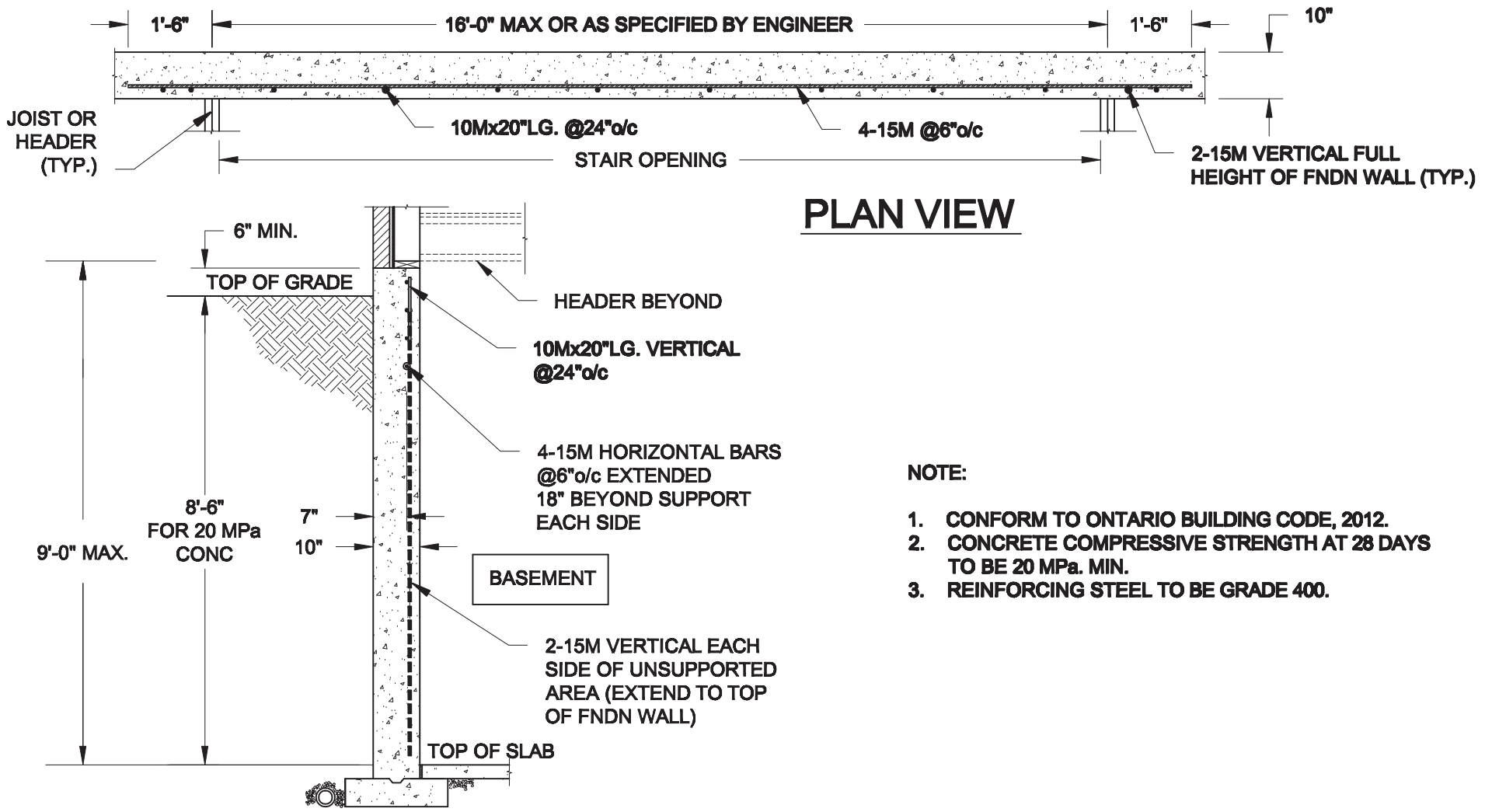
APPROVED BY:
DATE: Jun. 11, 2018

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

TH-4 NAPA 4		BAYVIEW WELLINGTON		project no. 16023	
		GREEN VALLEY EAST		drawing no. 9	
		BRADFORD			
date MAR. 2017		checked by A/E		scale 3/16" = 1'-0"	
file name 16023-TH-4		checked by A/E		scale 3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\TOWNS\16023-TH-4.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\TOWNS\16023-TH-4.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\TOWNS\16023-TH-4.dwg	

VA3 DESIGN		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste 25591	
qualification information		name	
Wellington Jno-Baptiste		BCIN	
registration information		VA3 Design Inc.	
signature		42658	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer. All drawings and specifications are to be returned at the completion of the work. Drawings are not to be scaled.		Contractor must verify all dimensions on the job and report any discrepancy to the Designer. All drawings and specifications are to be returned at the completion of the work. Drawings are not to be scaled.	

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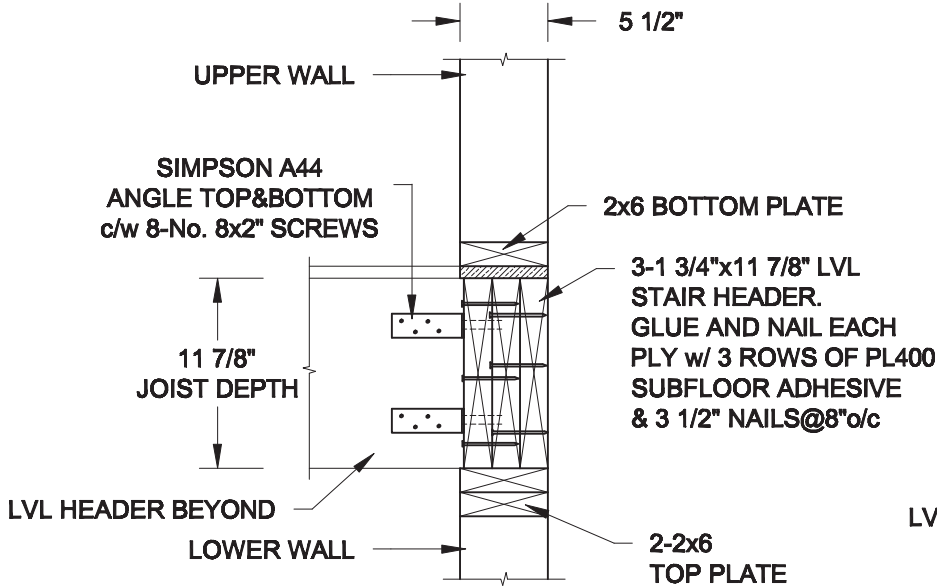


- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

1
S1

LATERALLY UNSUPPORTED WALL

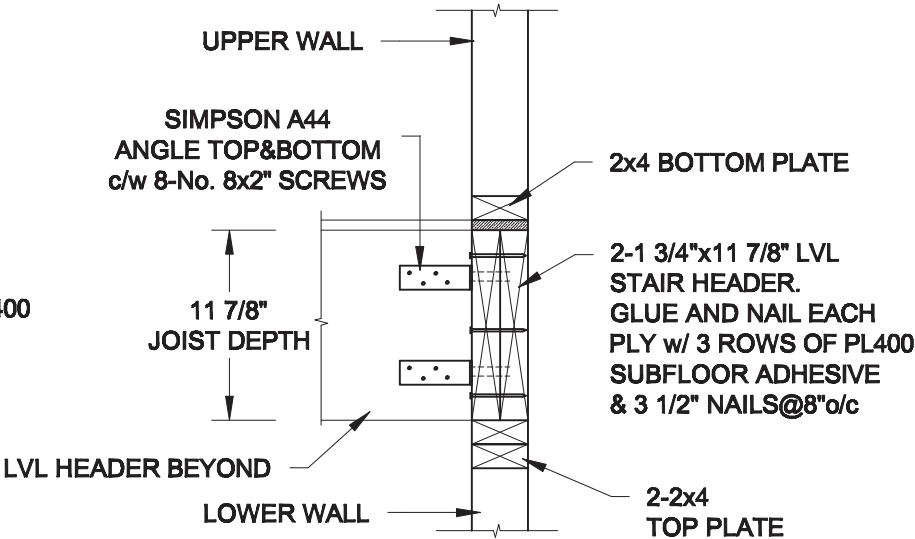
SCALE: 3/8" = 1'-0"



2A
S1

HEADER @ EXTERIOR WALL



SCALE: 1" = 1'-0"

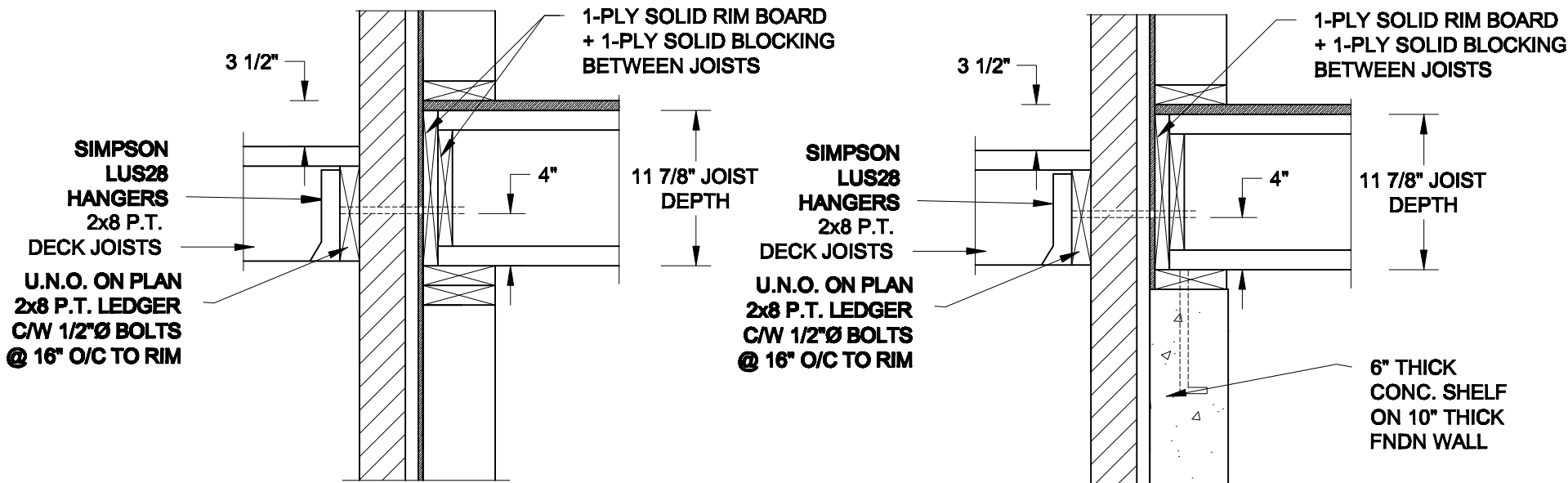


2B
S1

HEADER @ PARTY WALL

SCALE: 1" = 1'-0"

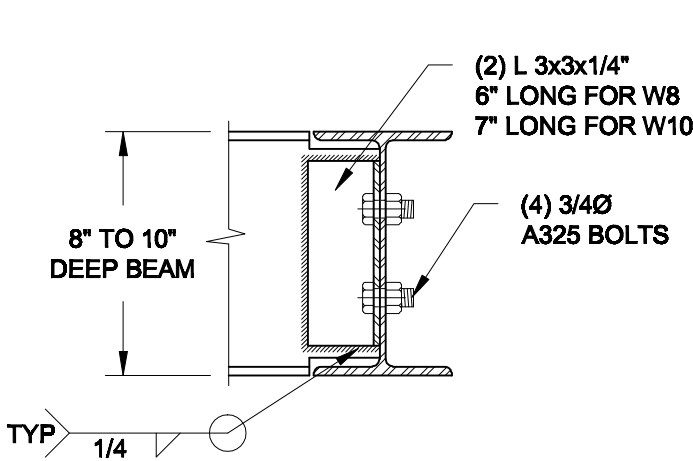
Scale: AS NOTED		<div>QUAILE ENGINEERING LTD.</div> <div></div> <div>38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com</div>	<div>Engineer's Seal:</div> <div></div> <div>JUNE 7, 2018</div>		<div>Project:</div> <div>BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS BRADFORD, ONTARIO</div>	
Date: MAY-31-2018			TYPICAL STRUCTURAL DETAILS			
Drawn: SC	Checked: SJB		Project No.: 18-085		Drawing No.: S1	



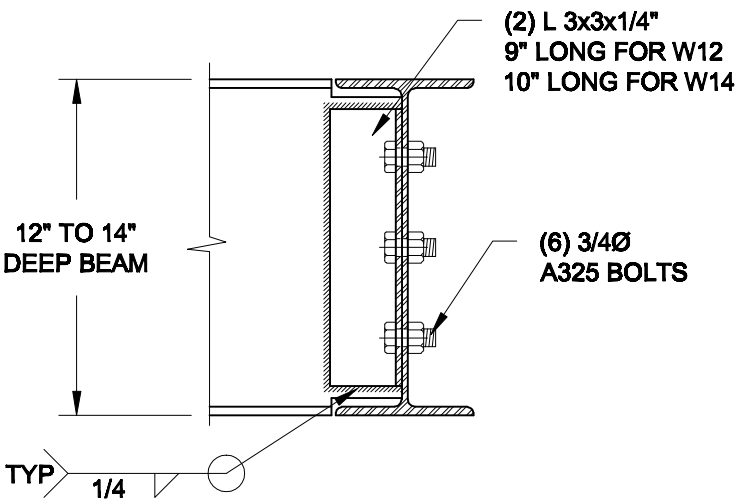
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

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

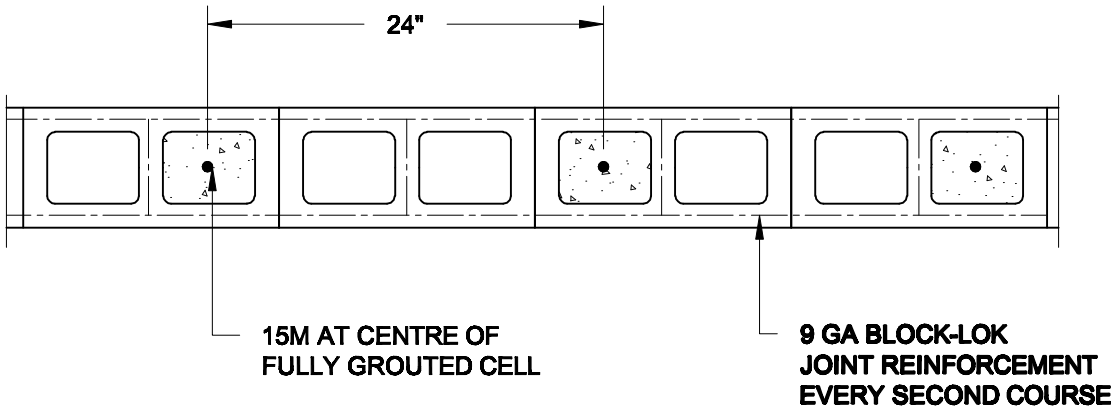


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.





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

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



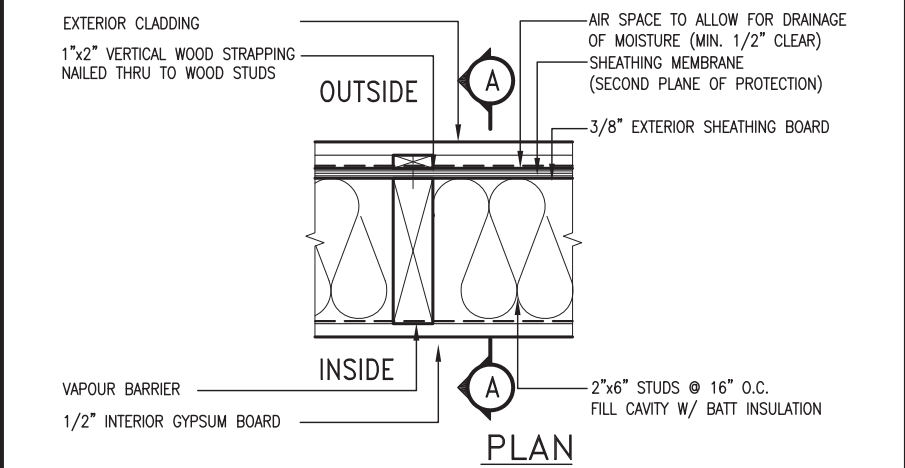
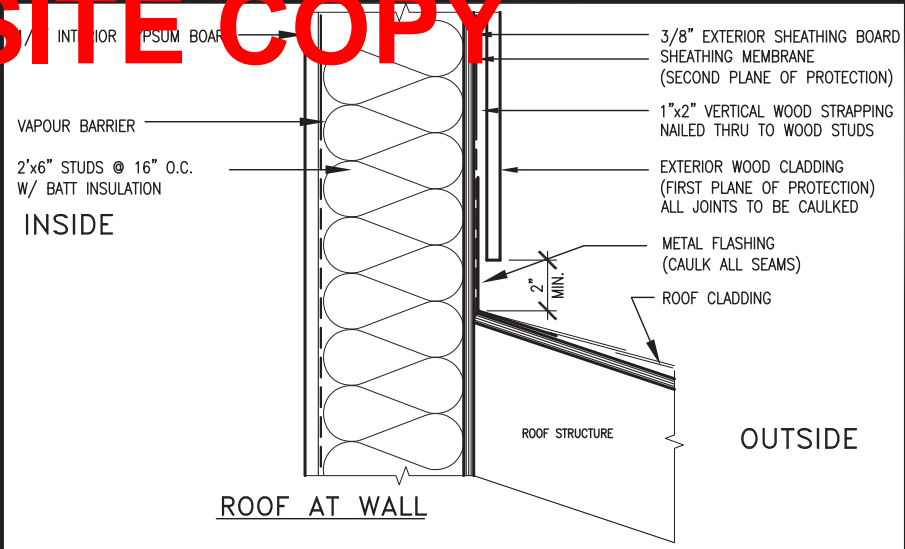
3 PLAN OF FIREWALL AT 2 STOREY CONDITION
S2 SCALE: 1" = 1'-0"

- 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.

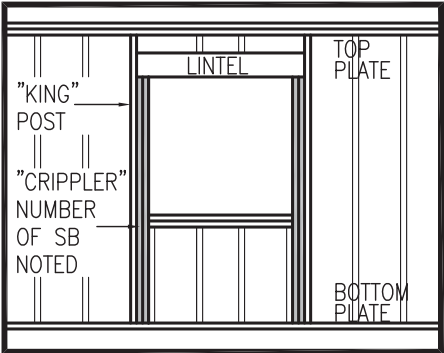
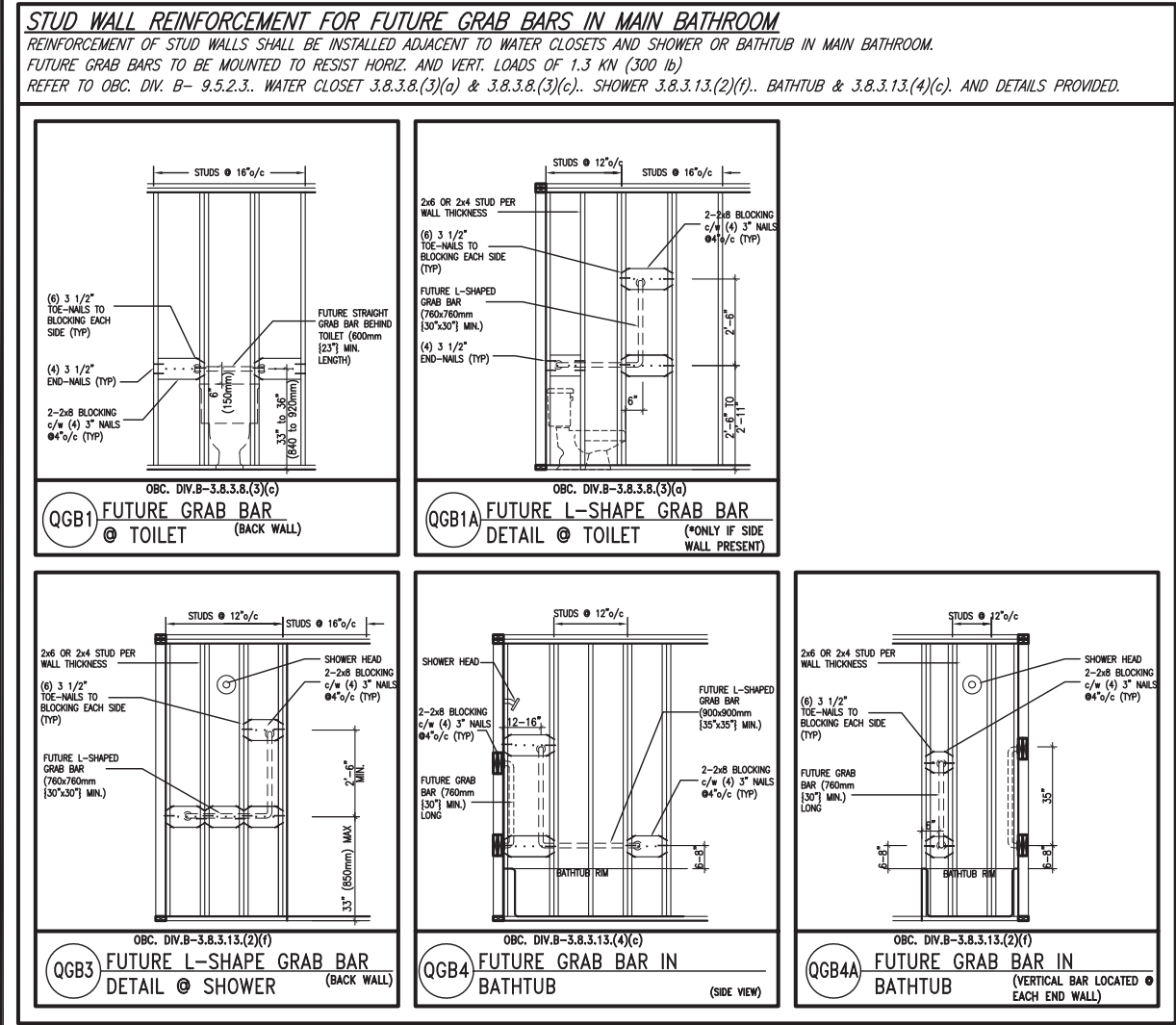
Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  JUNE 22, 2018		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS BRADFORD, ONTARIO	
Date: MAY-31-2018			TYPICAL STRUCTURAL DETAILS			
Drawn: SC	Checked: SJB		Project No.: 18-085		Drawing No.: S2	

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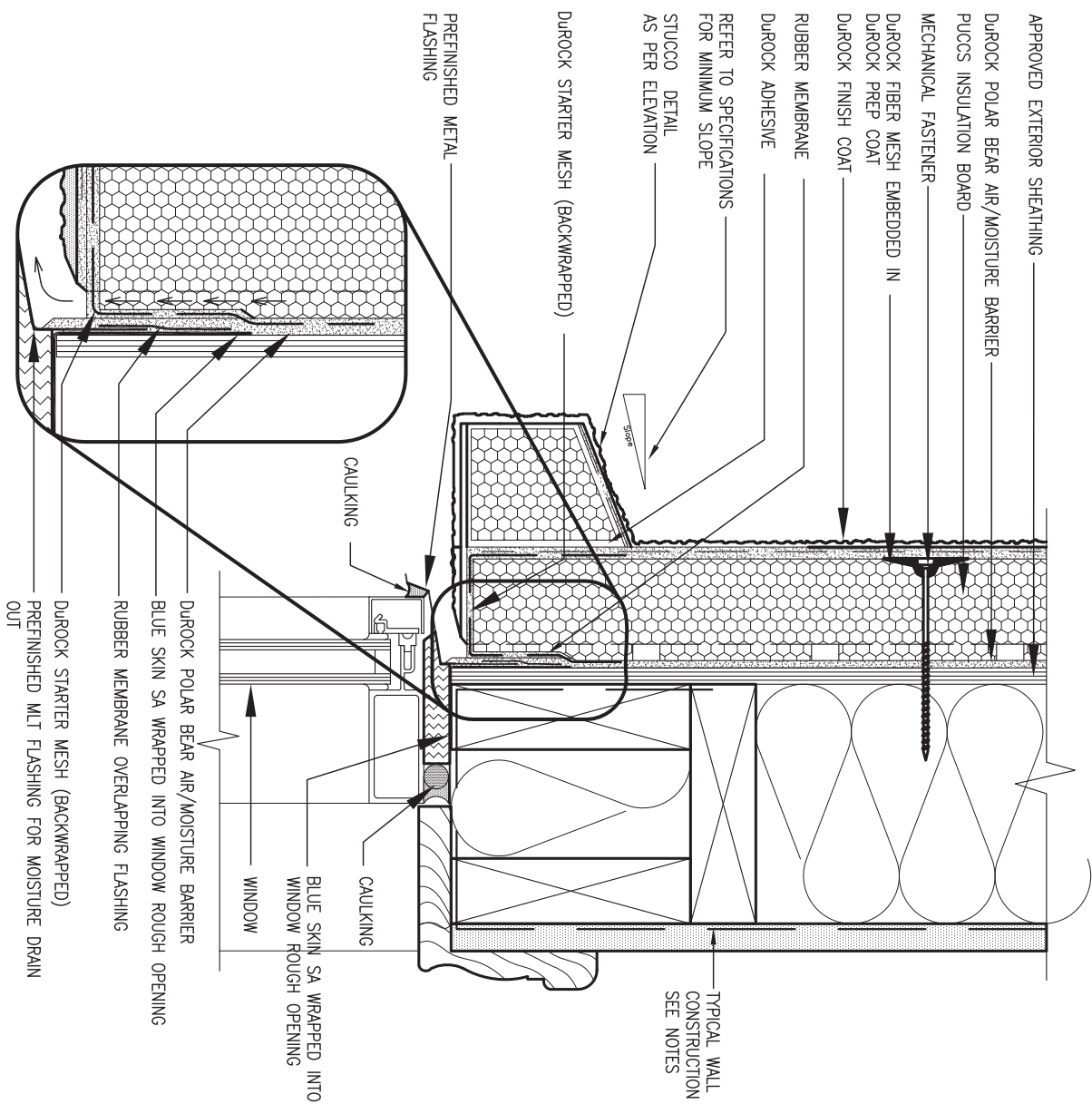
EXTERIOR WOOD CLADDING WALL ASSEMBLY



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. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.		2"x8" @ 16" O.C. - 16'-0"	
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")		2"x8" @ 12" O.C. - 17'-9"	
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.		2-2"x8" @ 16" O.C. - 20'-4"	
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.		2-2"x8" @ 12" O.C. - 22'-4"	
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF		NOTES:	
6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.		1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa	
		2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.	
		3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")	
		4. 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.	
		5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)	
		6. 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	

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.		BAYVIEW WELLINGTON		CONST NOTE	
8 . . .		qualification information		project name		project no.	
7 . . .		Wellington Jno-Baptiste 25591		GREEN VALLEY EAST		16023	
6 . . .		name		municipality		drawing no.	
5 . . .		registration information		BRADFORD		16023	
4 . . .		VA3 Design Inc. 42658		date		CONSTRUCTION NOTES	
3 . . .		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.		MAY 2016		file name	
2 UPDATE TO 2018		JAN 11-18 RC		drawn by		16023-CN-A1	
1 ISSUE FOR CLIENT REVIEW		AUG 04-17 RC		checked by		CN2	
no. description		date by		scale		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM	

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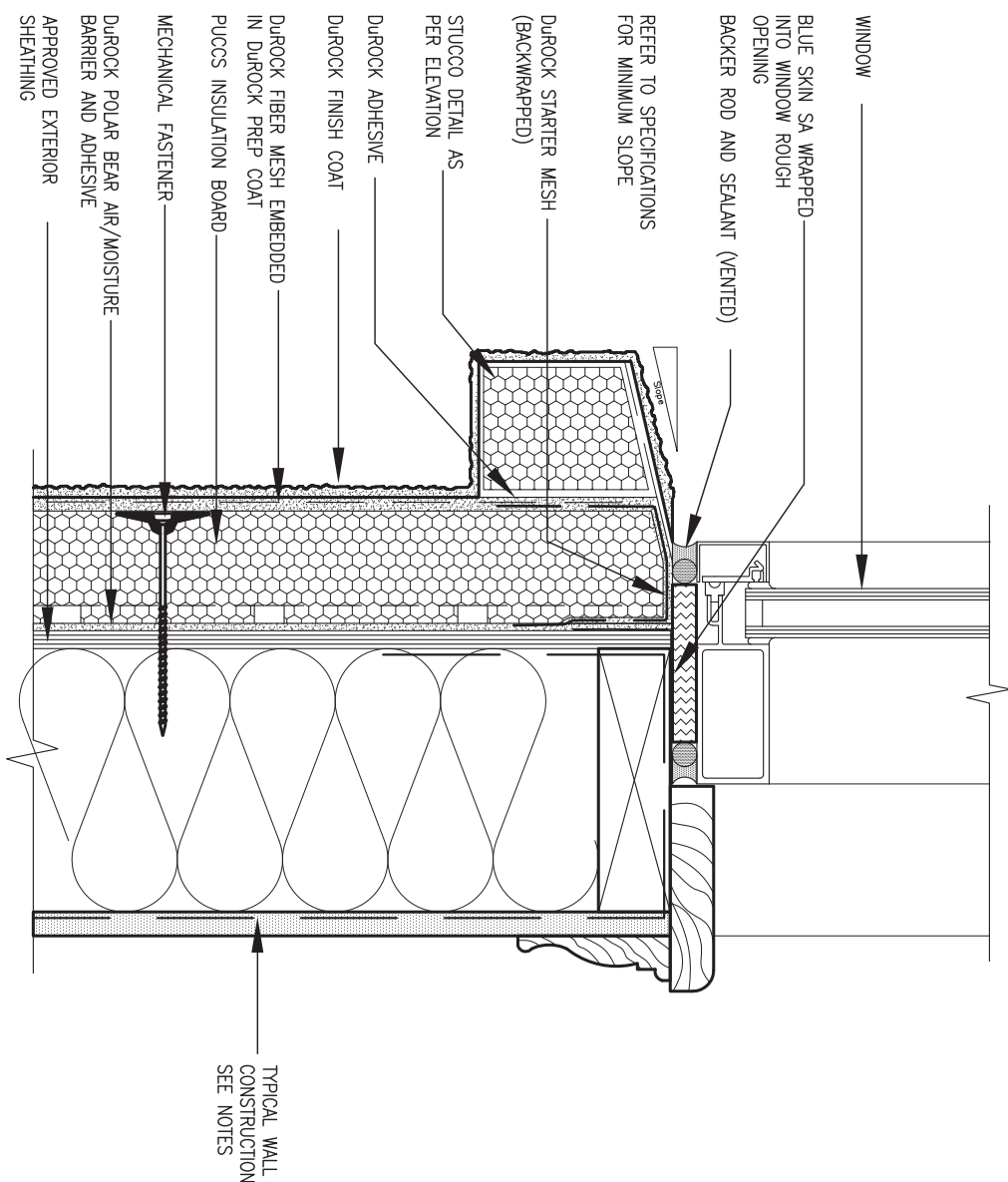


WINDOW HEADER

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



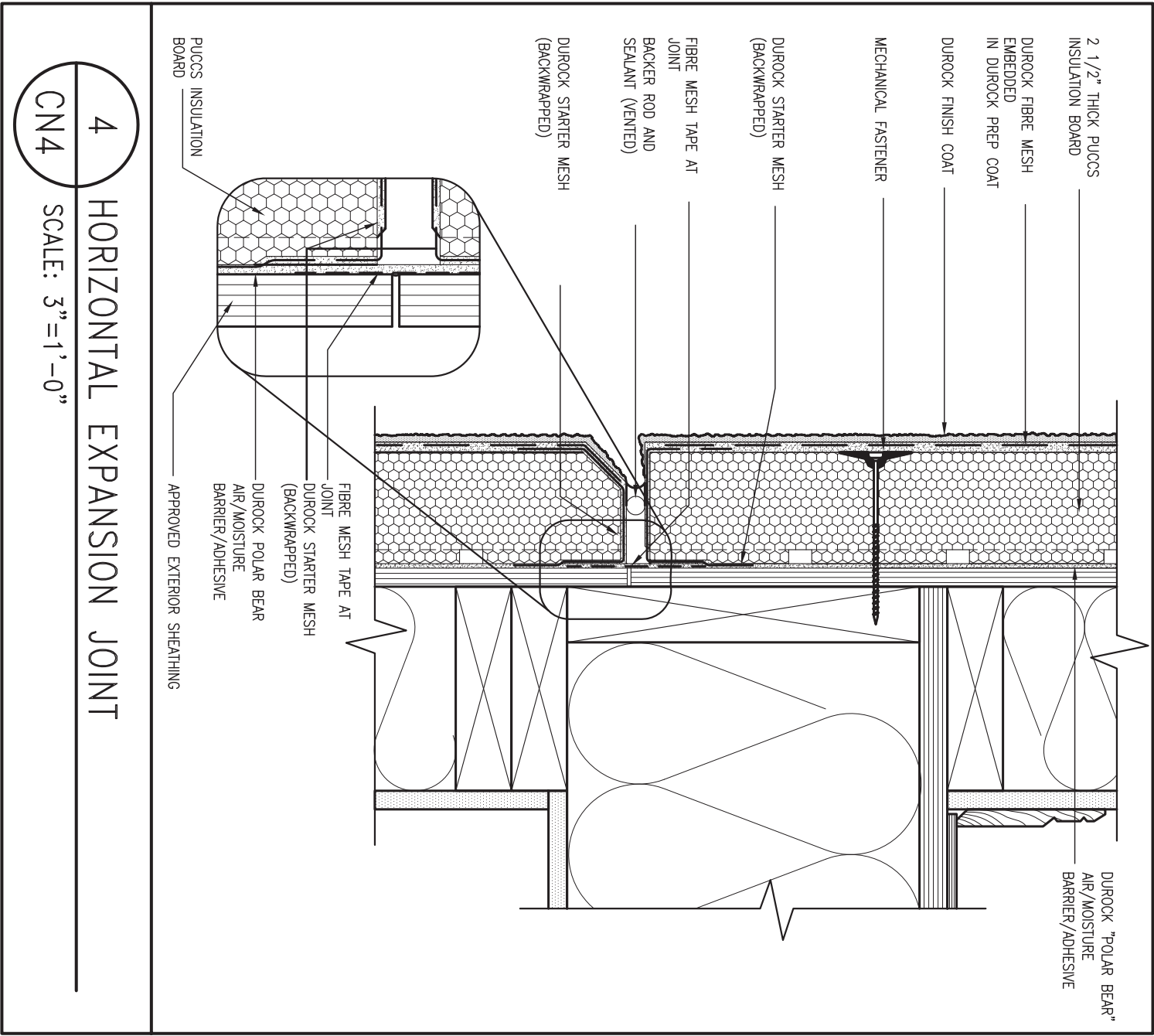
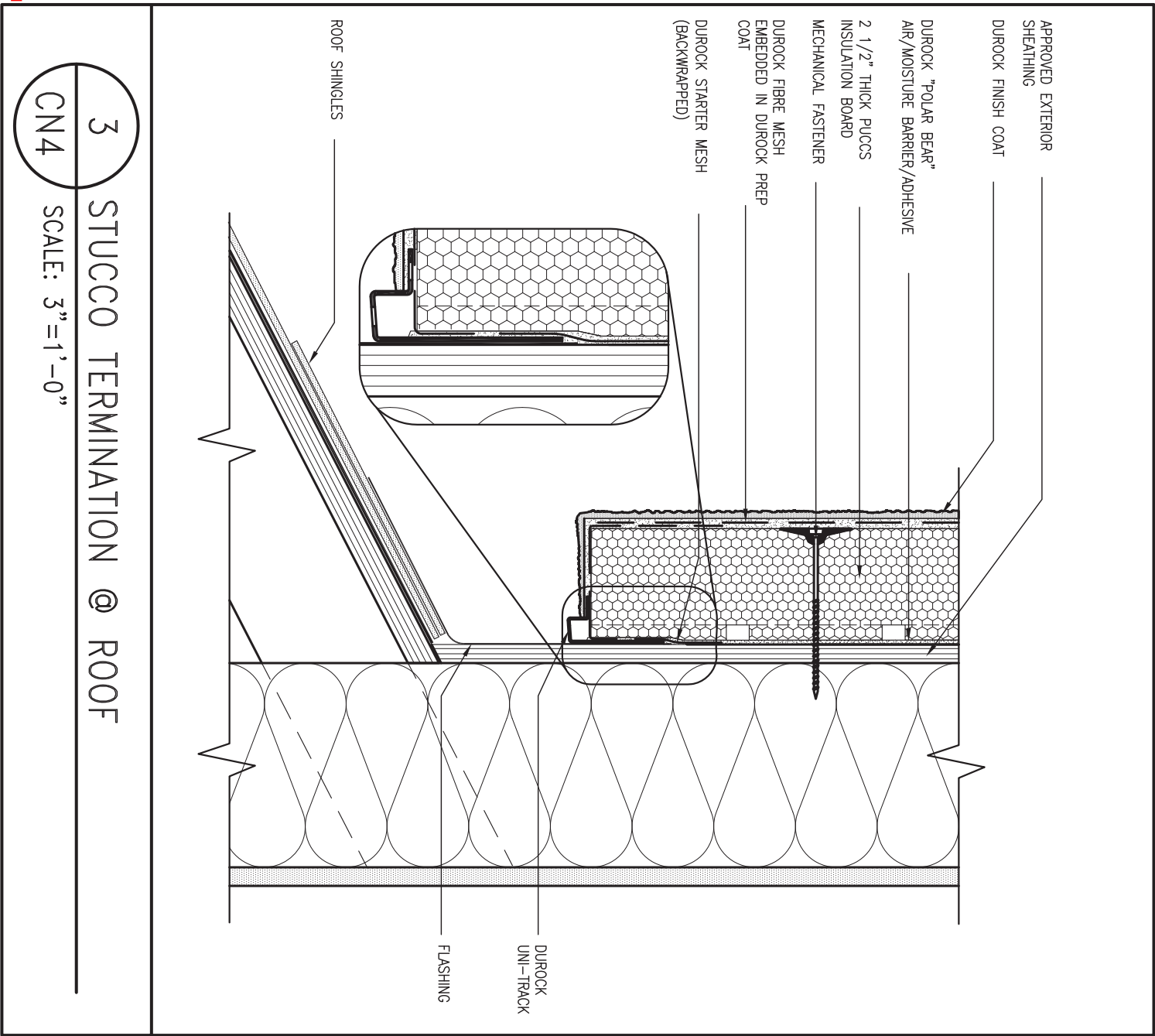
2 WINDOW SILL

CN3 SCALE: 3"=1'-0"

9	.	.	.	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 -	project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	drawing no. CN3	
8	.	.	.	qualification information								
7	.	.	.	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591 signature BCIN								
6	.	.	.	name								
5	.	.	.	registration information								
4	.	.	.	VA3 Design Inc. 42658	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	date MAY 2016	CONSTRUCTION NOTES	file name 16023-CN-A1				
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.					drawn by RC	checked by -	scale 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
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC									
no.	description	date	by									

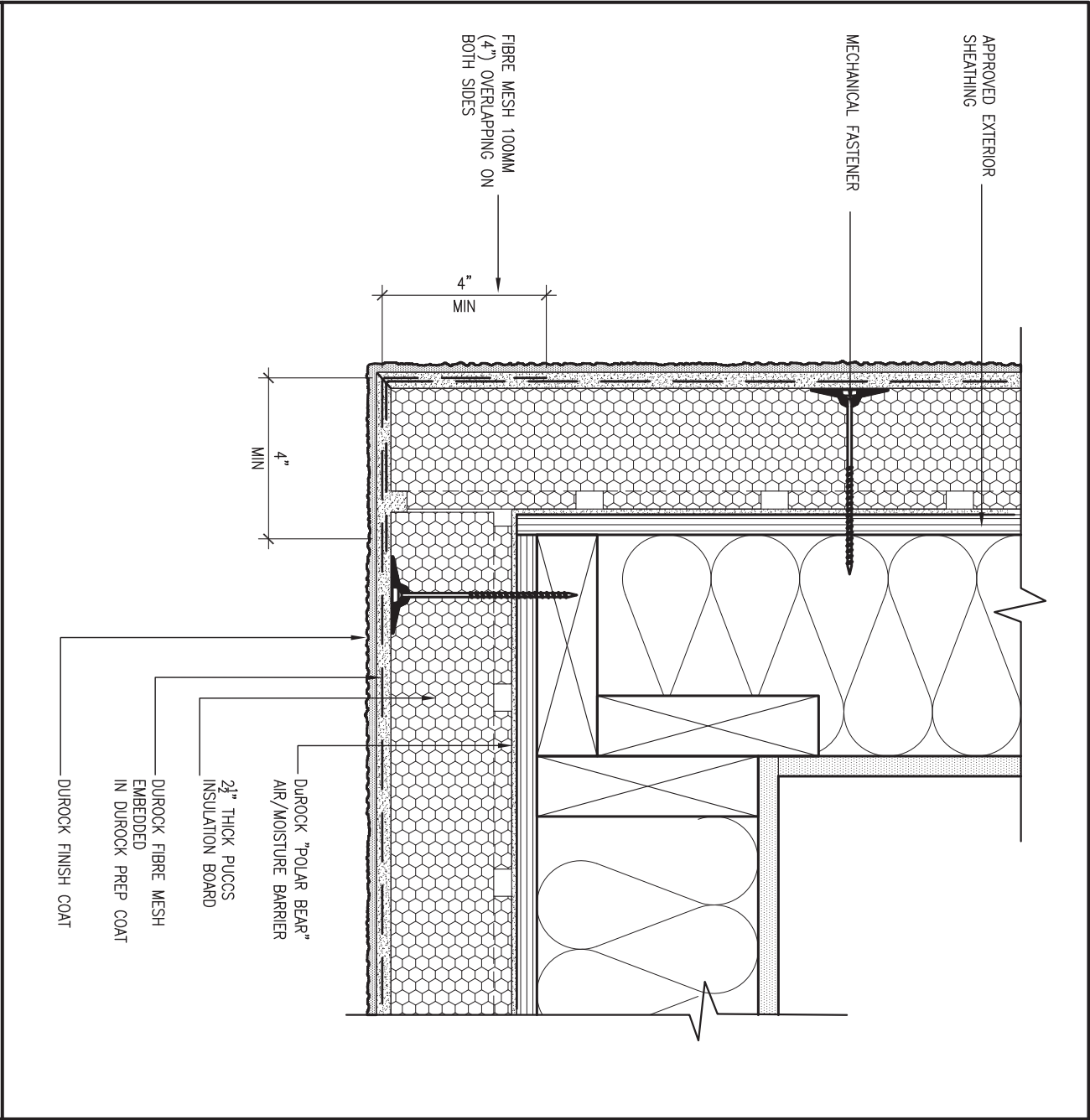
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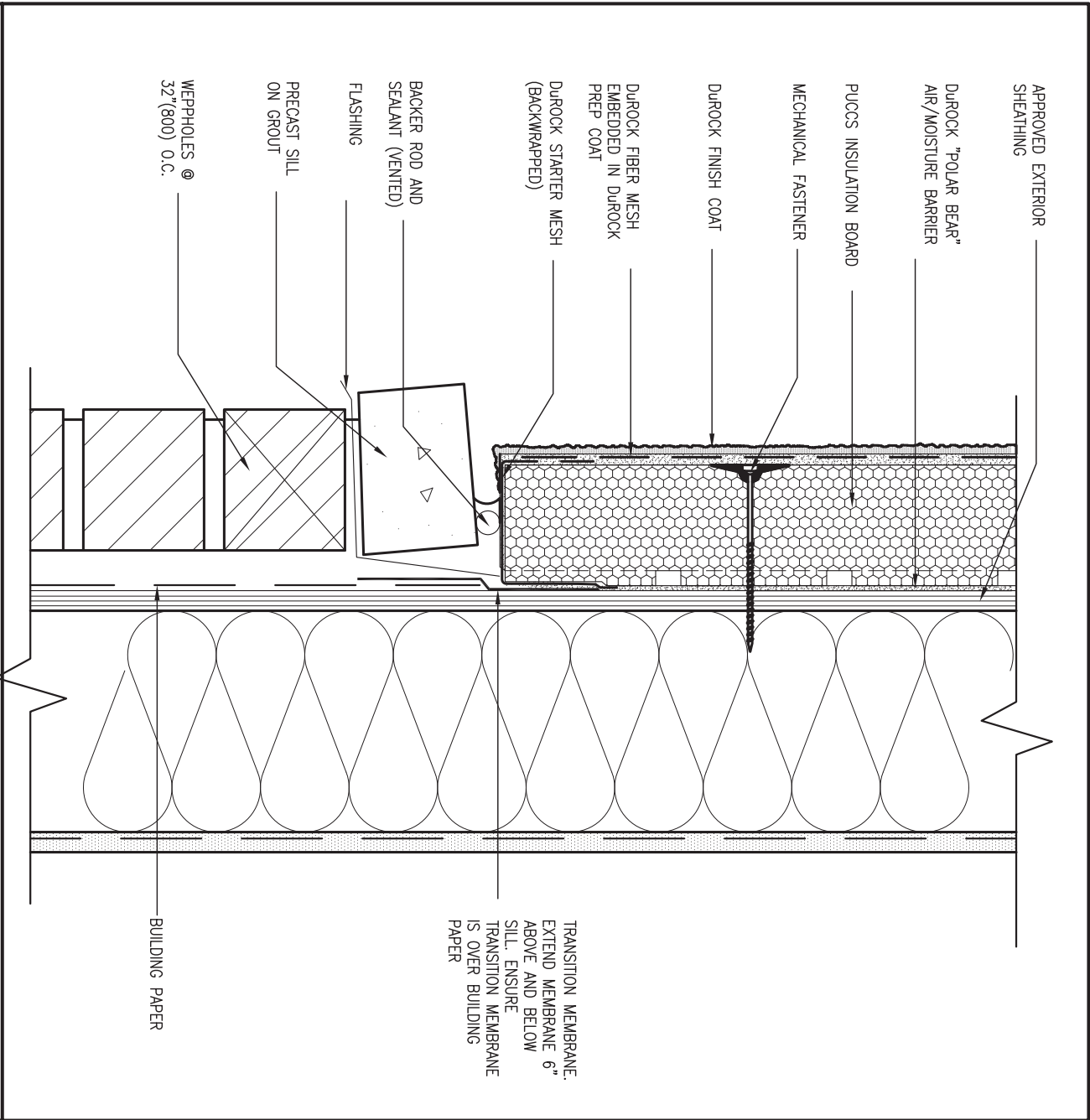
9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8	-	-	-	qualification information		project name	municipality	project no.	
7	-	-	-	Wellington Jno-Baptiste		GREEN VALLEY EAST	BRADFORD	16023	
6	-	-	-	name		date	CONSTRUCTION NOTES		drawing no.
5	-	-	-	signature		MAY 2016			CN4
4	-	-	-	registration information	drawn by	checked by	scale	file name	
3	-	-	-	VA3 Design Inc.	RC	-	3/16" = 1'-0"	16023-CN-A1	
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.	RICHARD -- H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg -- Thu - Jan 11 2018 - 10:10 AM				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						

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

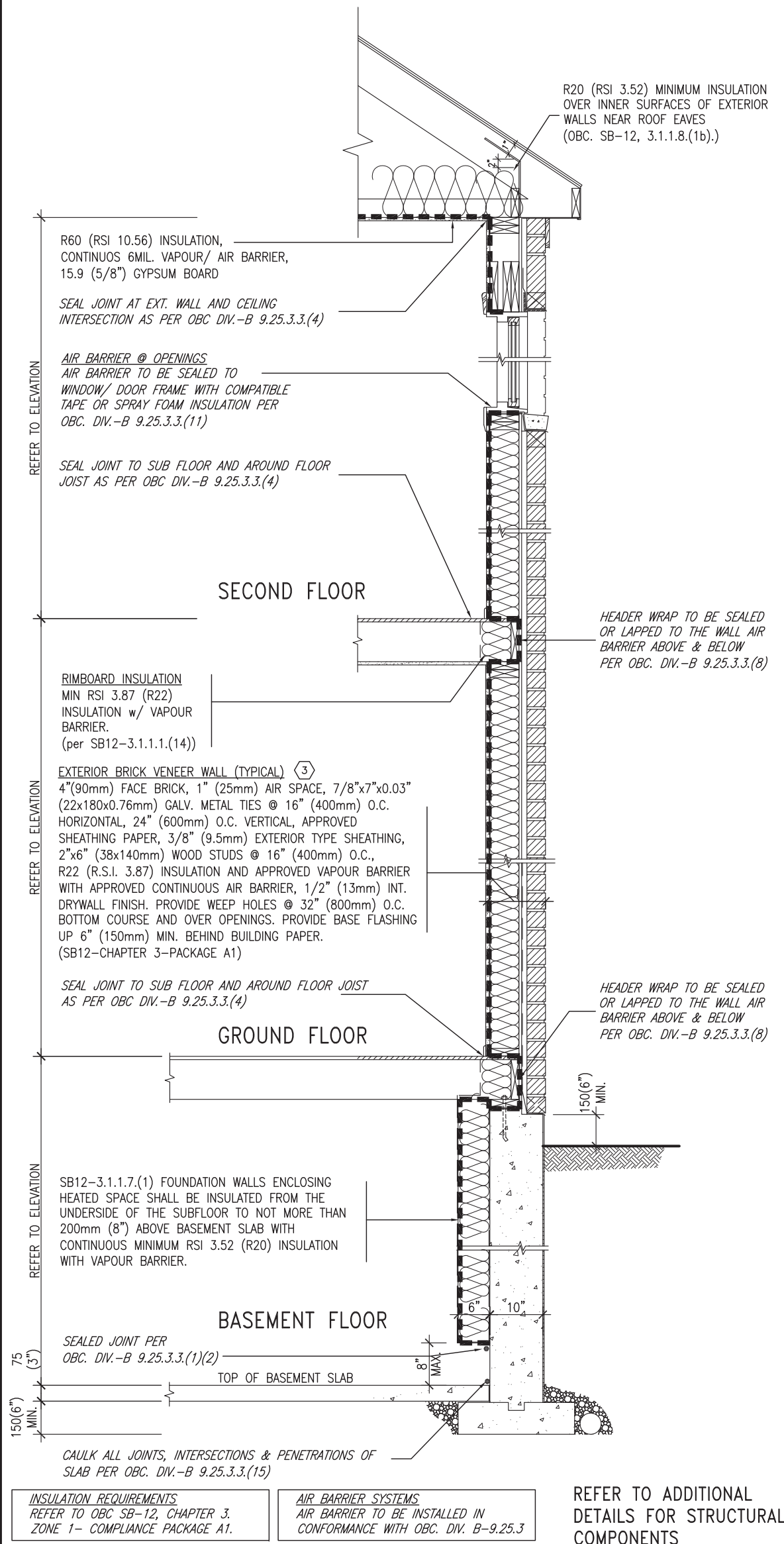
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



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

			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 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	qualification information			project name		municipality	project no.
7	.	.	Wellington Jno-Baptiste			GREEN VALLEY EAST		BRADFORD	16023
6	.	.	signature			date		CONSTRUCTION NOTES	
5	.	.	name registration information			MAY 2016		drawing no.	
4	.	.	VA3 Design Inc.		RC		16023-CN-A1		
3	.	.	42658		drawn by		checked by		
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.		scale		file name	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			3/16" = 1'-0"		16023-CN-A1	
no.	description	date	by			RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM		CN5	

SB12-COMPLIANCE PACKAGE 'A1'

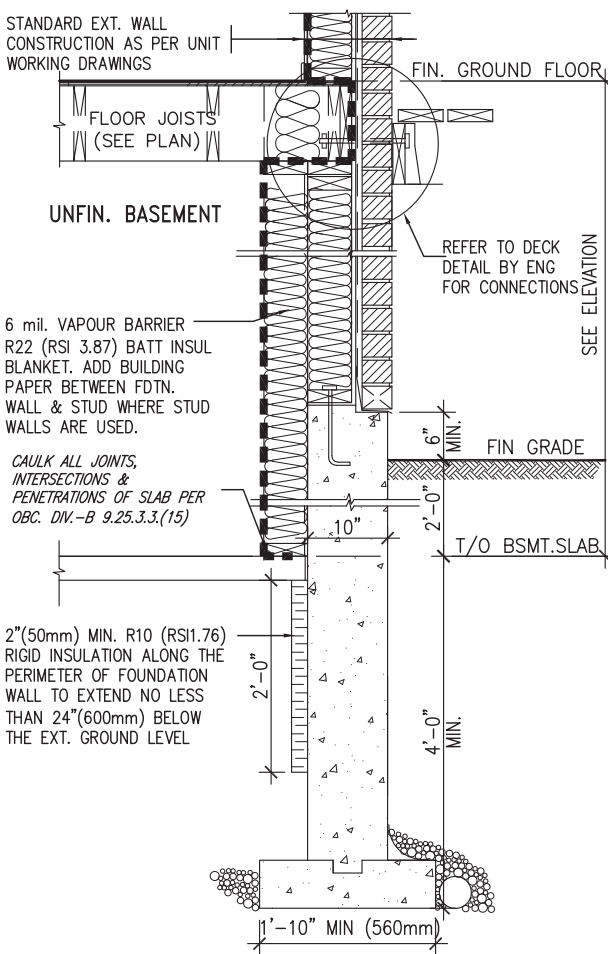
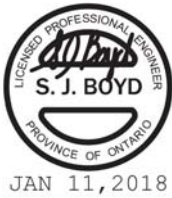


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature
5	.	.	.	name
4	.	.	.	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	



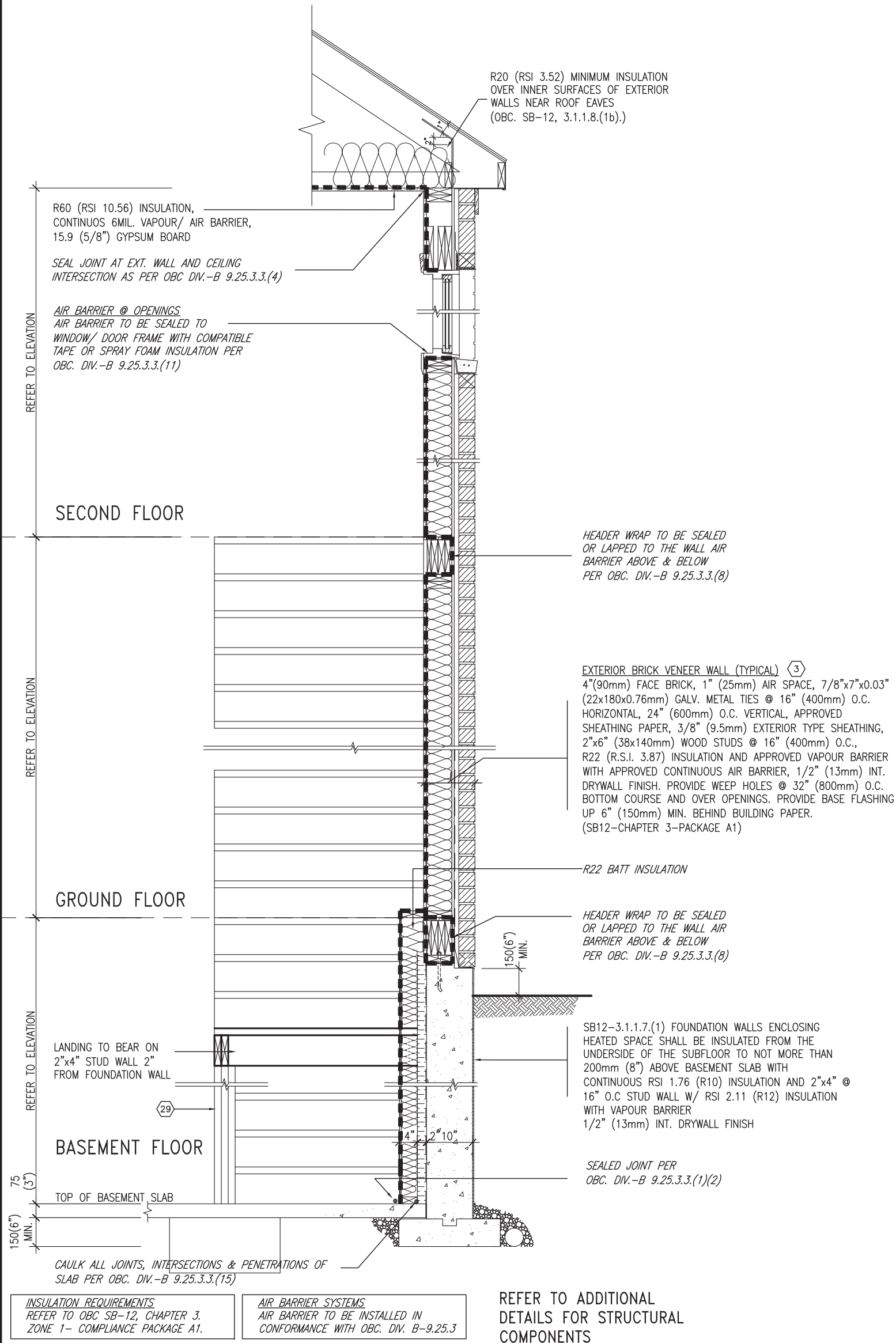
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name	GREEN VALLEY EAST	municipality	BRADFORD	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 - Thu - Jan 11 2018 - 10:10 AM					

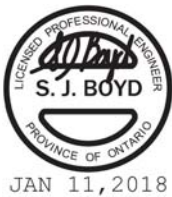
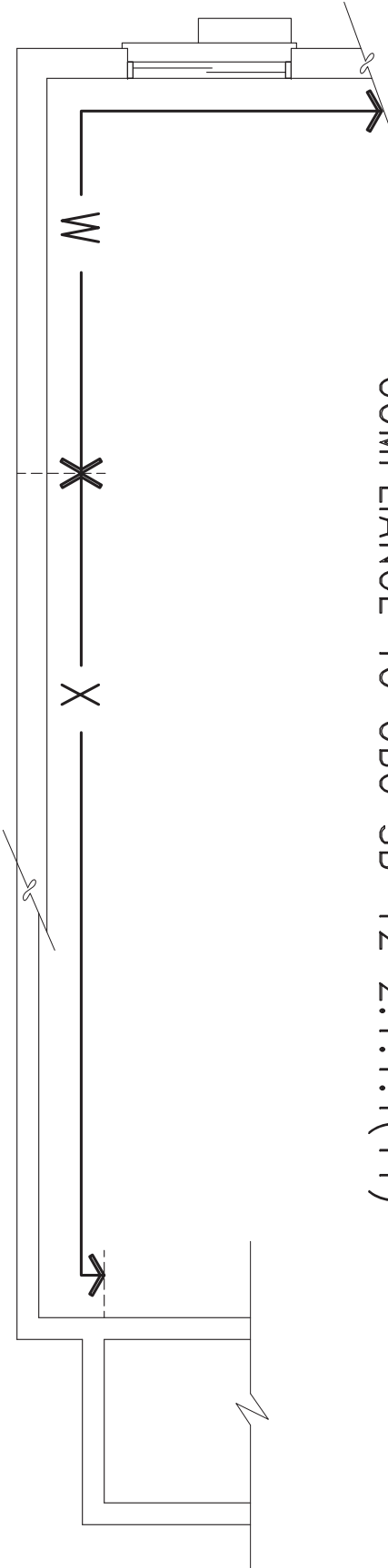
SB12-COMPLIANCE PACKAGE 'A1'



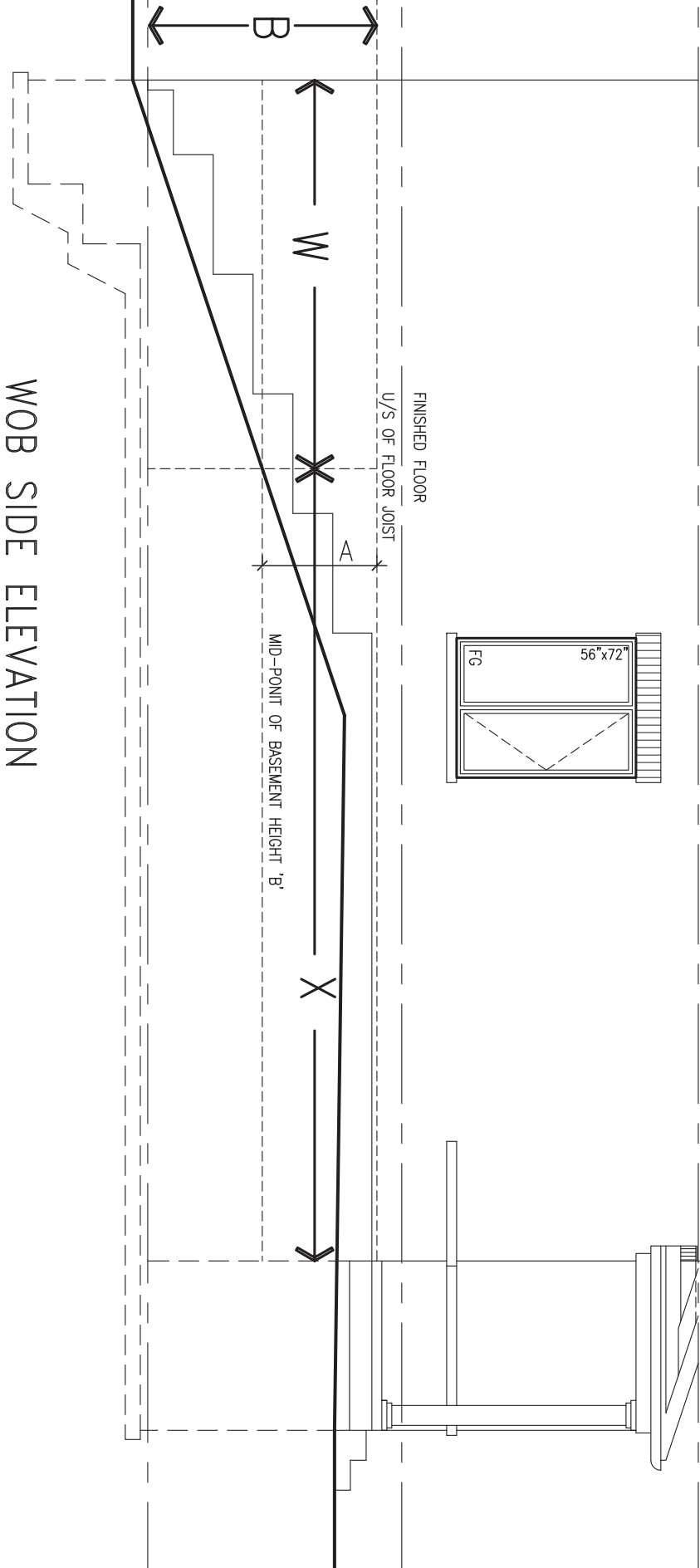
EW STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

9	-	-	-	<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 BCIN</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div>	<div><div>VA3</div><div>DESIGN</div></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>	BAYVIEW WELLINGTON		CONST NOTE	
8	-	-	-			project name		project no.	
7	-	-	-			GREEN VALLEY EAST		16023	
6	-	-	-			municipality		BRADFORD	
5	-	-	-			date		CONSTRUCTION NOTES	
4	-	-	-	MAY 2016		drawing no.			
3	-	-	-	drawn by		file name			
2	UPDATE TO 2018	JAN 11-18	RC	checked by		16023-CN-A1			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	scale		CN7			
no.	description	date	by	3/16" = 1'-0"		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM			

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

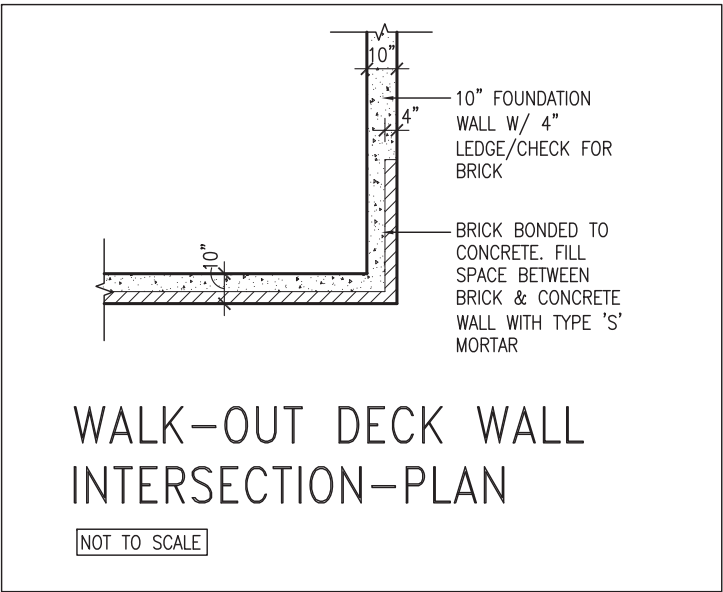
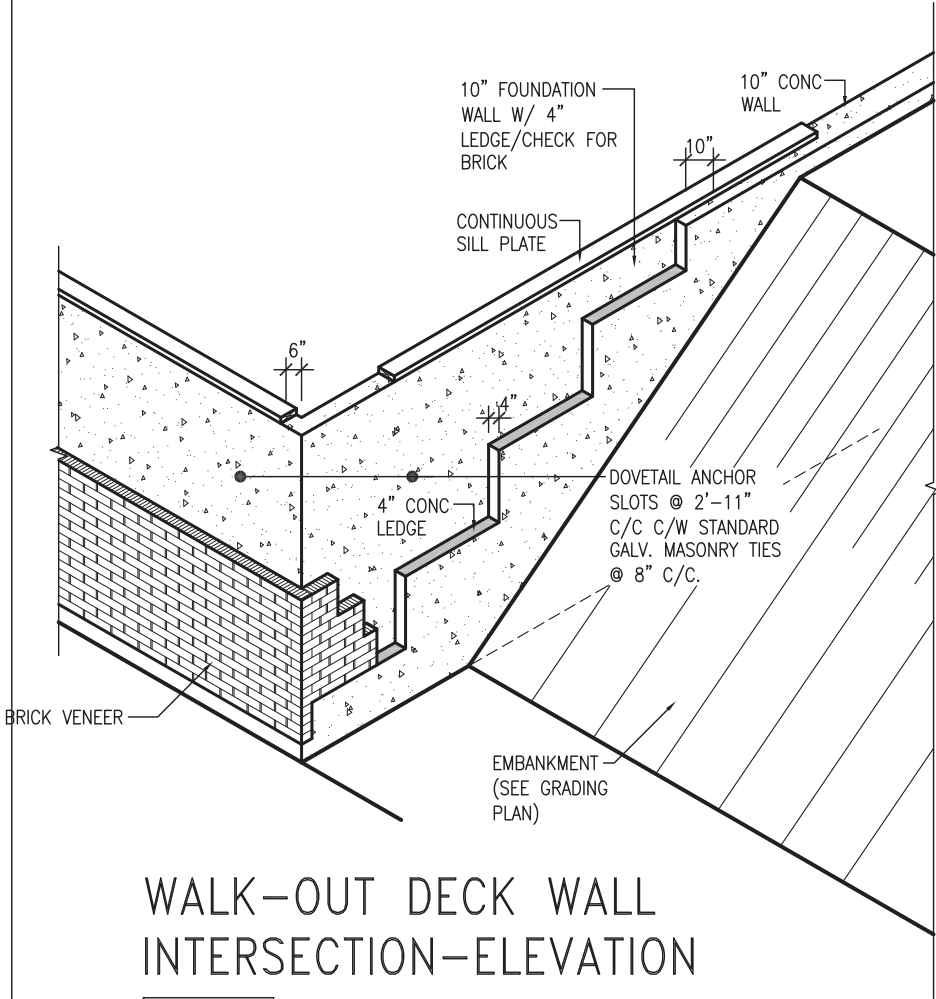
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

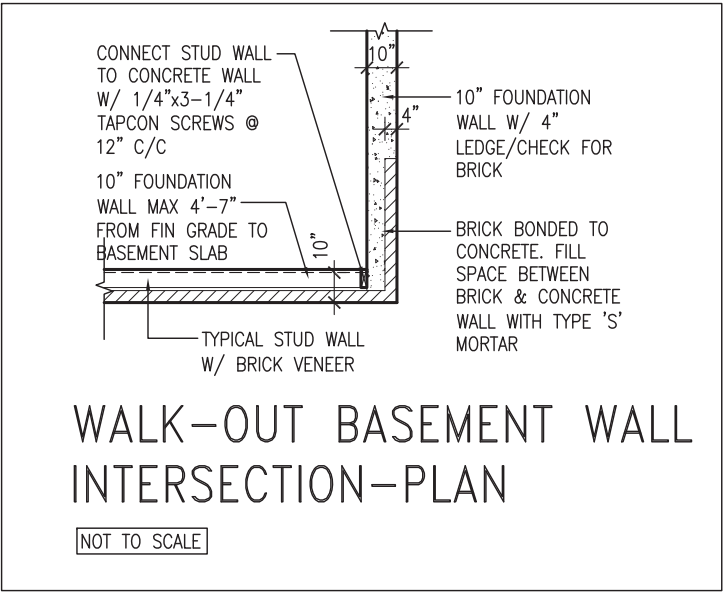
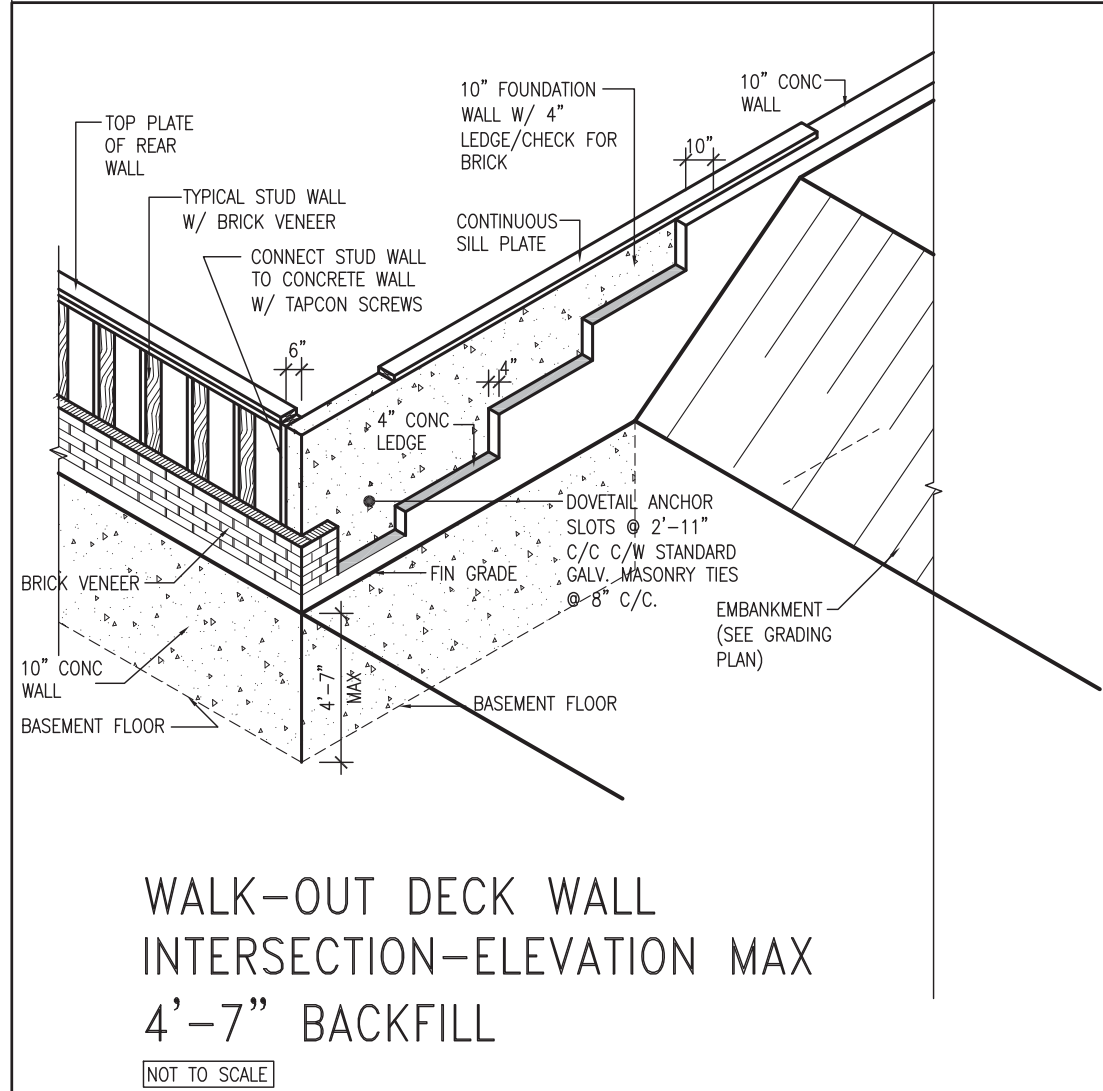
9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON		CONST NOTE		
8	-	-	-	qualification information		project name		project no.		
7	-	-	-	Wellington Jno-Baptiste		25591	GREEN VALLEY EAST		BRADFORD	
6	-	-	-	name		signature	date		checked by	
5	-	-	-	registration information		42658	MAY 2016		RC	
4	-	-	-	VA3 Design Inc.		CONSTRUCTION NOTES		file name		
3	-	-	-	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.		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM		16023-CN-A1		
2	UPDATE TO 2018	JAN 11-18	RC							
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							



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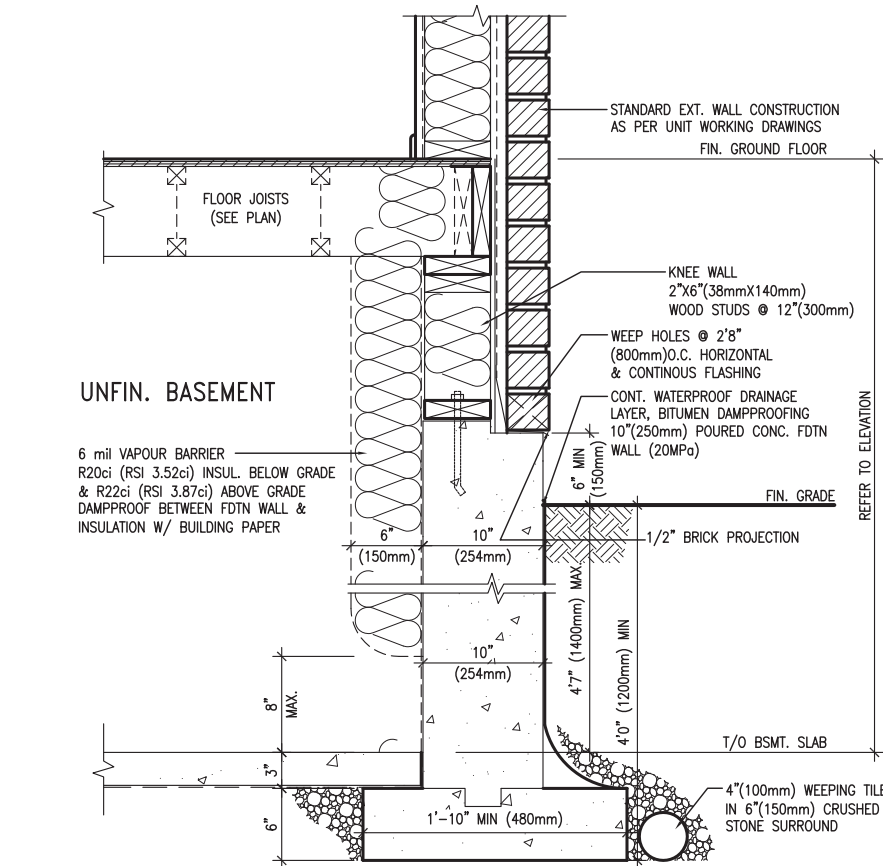
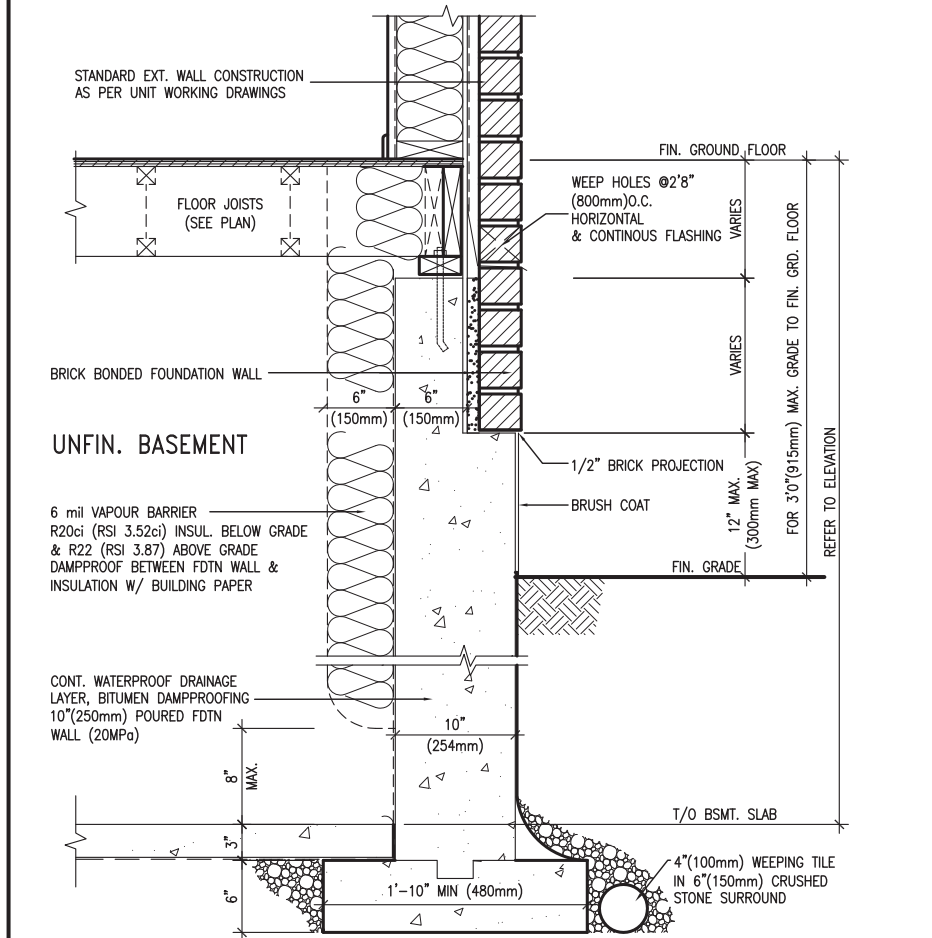
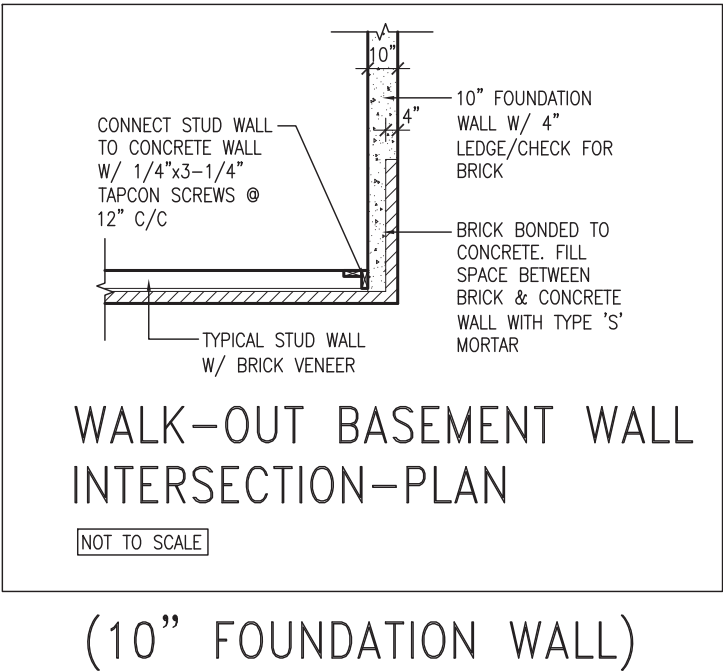
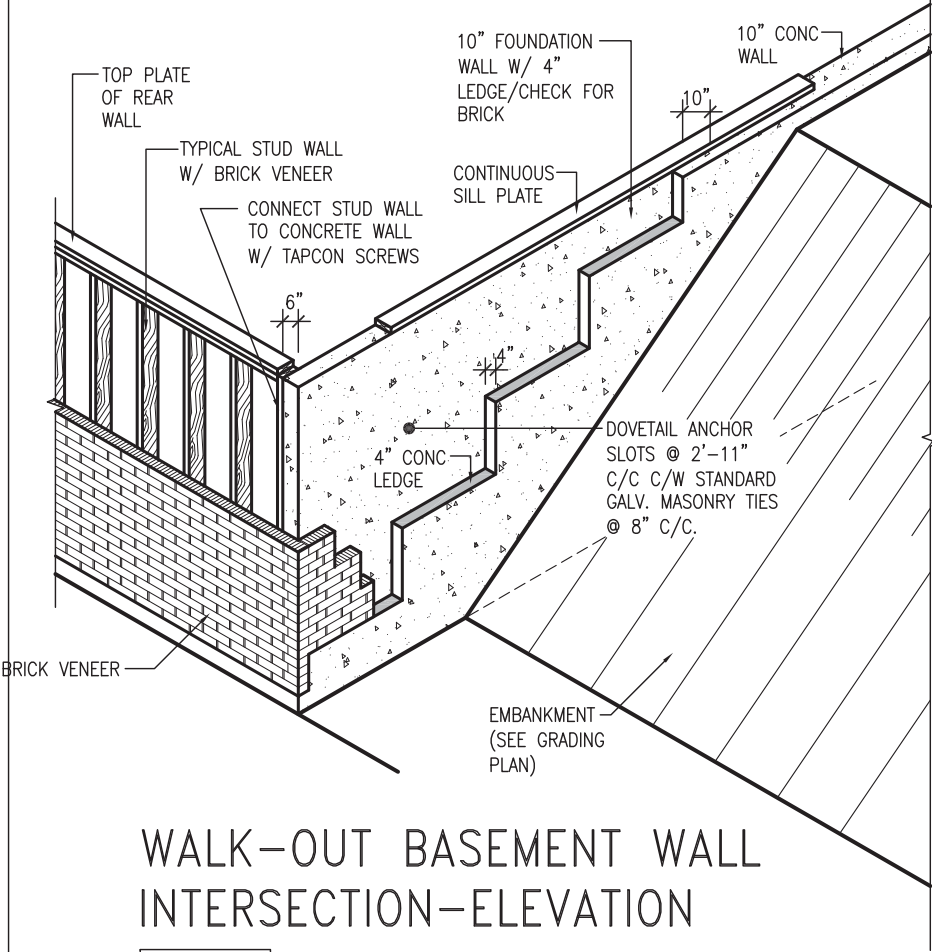
(10" FOUNDATION WALL)



(10" FOUNDATION WALL)

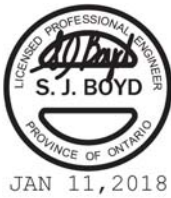


			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		<div>VA3 DESIGN</div> <div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	BAYVIEW WELLINGTON		CONST NOTE		
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7	.	.	.	Wellington Jno-Baptiste		25591	GREEN VALLEY EAST		BRADFORD	16023
6	.	.	.	signature		BCIN	date		CONSTRUCTION NOTES	
5	.	.	.	name		42658	MAY 2016		file name	
4	.	.	.	registration information		drawn by		checked by	scale	
3	.	.	.	VA3 Design Inc.		RC		-	3/16" = 1'-0"	
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					16023-CN-A1		
no.	description	date	by					CN10		



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.



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7	.	.	.	Wellington Jno-Baptiste 25591
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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