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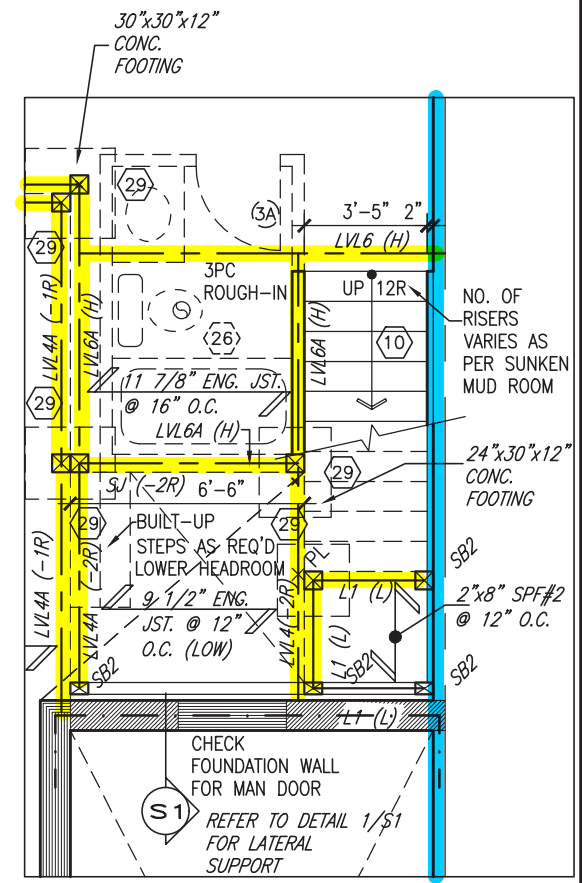
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: Jun. 11, 2018

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

24"x8" THICK
CONC. FOOTING
UNDER PARTYWALL

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



PARTIAL BASEMENT PLAN
FOR ADDITIONAL SUNKEN
MUD ROOM -2R TO -3R

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR: *Belwin Jui*

PERMIT NO. **MODEL CERT.** DATE: **Sept. 9, 2020**

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) 778-2055
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500



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.)

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

BASEMENT PLAN 'B'

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8.	.	.	qualification information	
7.	.	.	Wellington Jno-Baptiste 25591	
6.	.	.	name	
5.	.	.	signature BCIN	
4.	REVISED AS PER ENG'S COMMENTS	JUN 07-18 RC	registration information	
3.	REV. AS PER FLOOR TRUSS COORD.	MAY 10/18 WT	VA3 Design Inc. 42658	
2.	REV. AS PER ROOF TRUSS COORD.	APR. 20/18 WT	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.	IMPORTED FROM 13045 TO 16023	14-03-17 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	
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BAYVIEW WELLINGTON		project name		municipality		project no.	
GREEN VALLEY EAST		BRADFORD		BRADFORD		16023	
date		drawn by		checked by		scale	
MAR. 2017		AJE		3/16" = 1'-0"		16023-TH-8C	
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TH-8C NAPA 8		project no.	
16023		16023	
BASEMENT PLAN 'B'			
1B			

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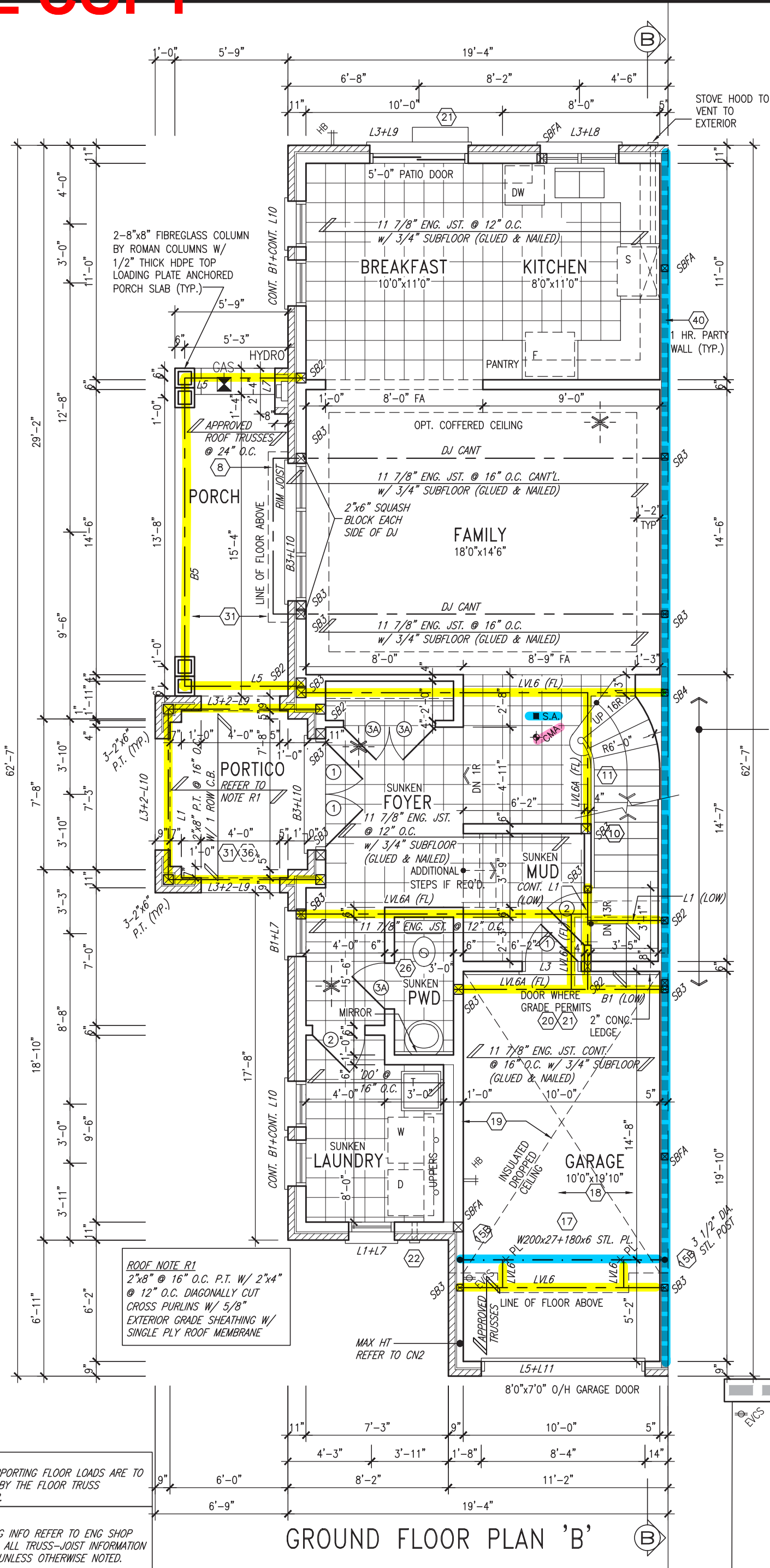
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REFER TO
STAIR HEADER
DETAIL 2B/S1



AREA CALCULATIONS	ELEV. B
GROUND FLOOR AREA	926 SF
SECOND FLOOR AREA	1103 SF
SUBTOTAL	2029 SF
DEDUCT ALL OPEN AREAS	0 SF
TOTAL NET AREA	2029 SF (188.50 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1146 SF (106.47 m ²)
COVERAGE W/ PORCH	1317 SF (122.35 m ²)

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.

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no.	description	date	by



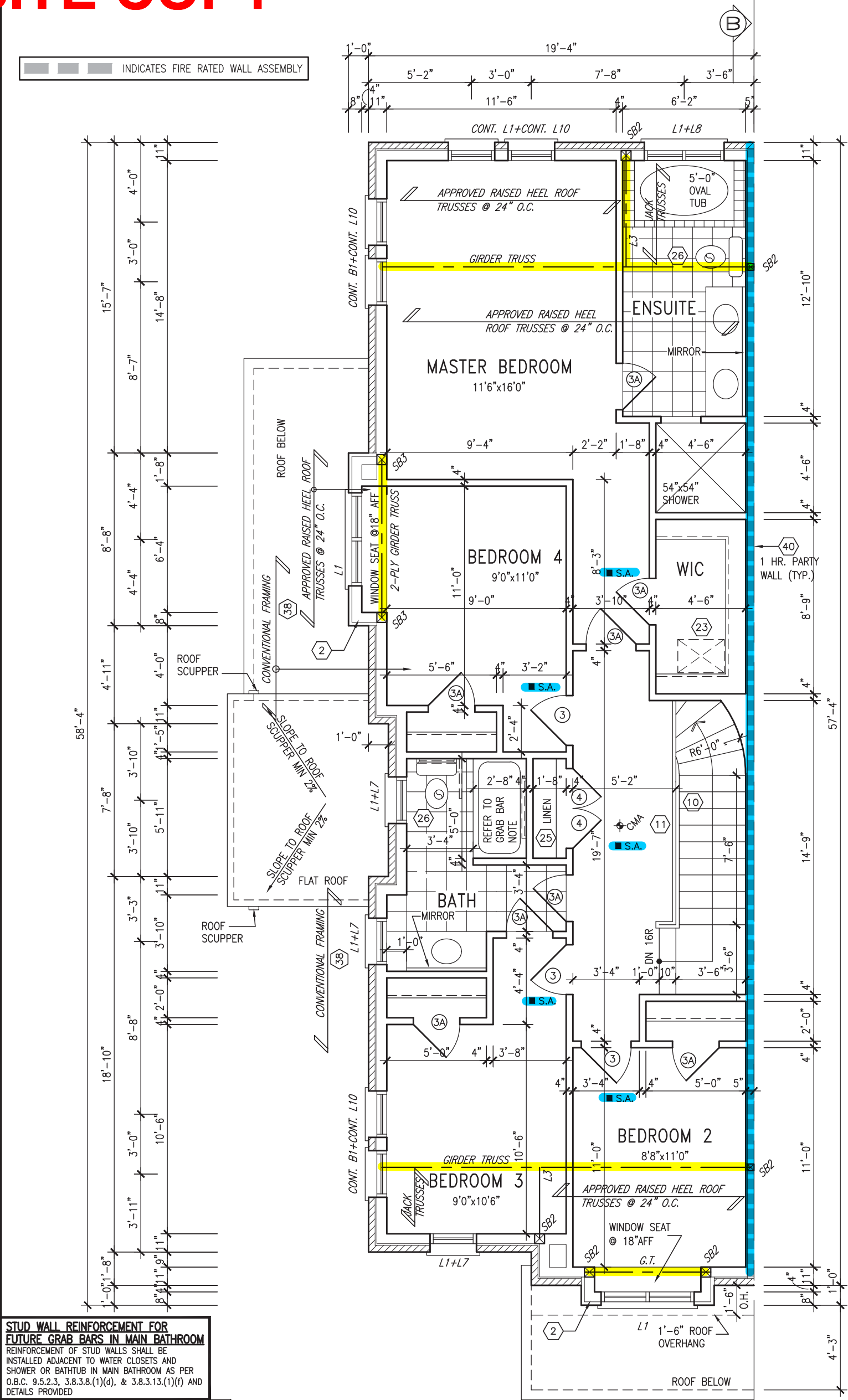
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

TH-8C
NAPA 8

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAR. 2017	scale	3/16" = 1'-0"	drawing no.	2B
drawn by	AJE	checked by		file name	16023-TH-8C
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INDICATES FIRE RATED WALL ASSEMBLY



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM 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.

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NOTE:
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no.	description	date	by

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Wellington Jno-Baptiste
signature
25591 BCIN

registration information
VA3 Design Inc.
42658

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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

TH-8C
NAPA 8

project no.
16023

date
MAR. 2017

drawn by
AJE

checked by
.

scale
3/16" = 1'-0"

SECOND FLOOR PLAN 'B'

file name
16023-TH-8C

drawing no.
3B

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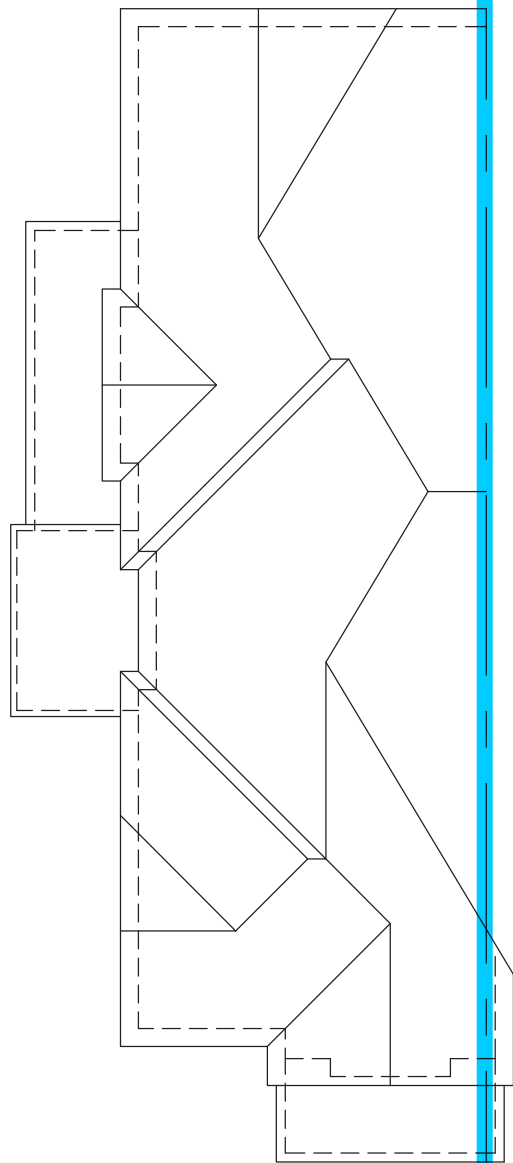
APPROVED BY: _____

DATE: Jun. 11, 2018

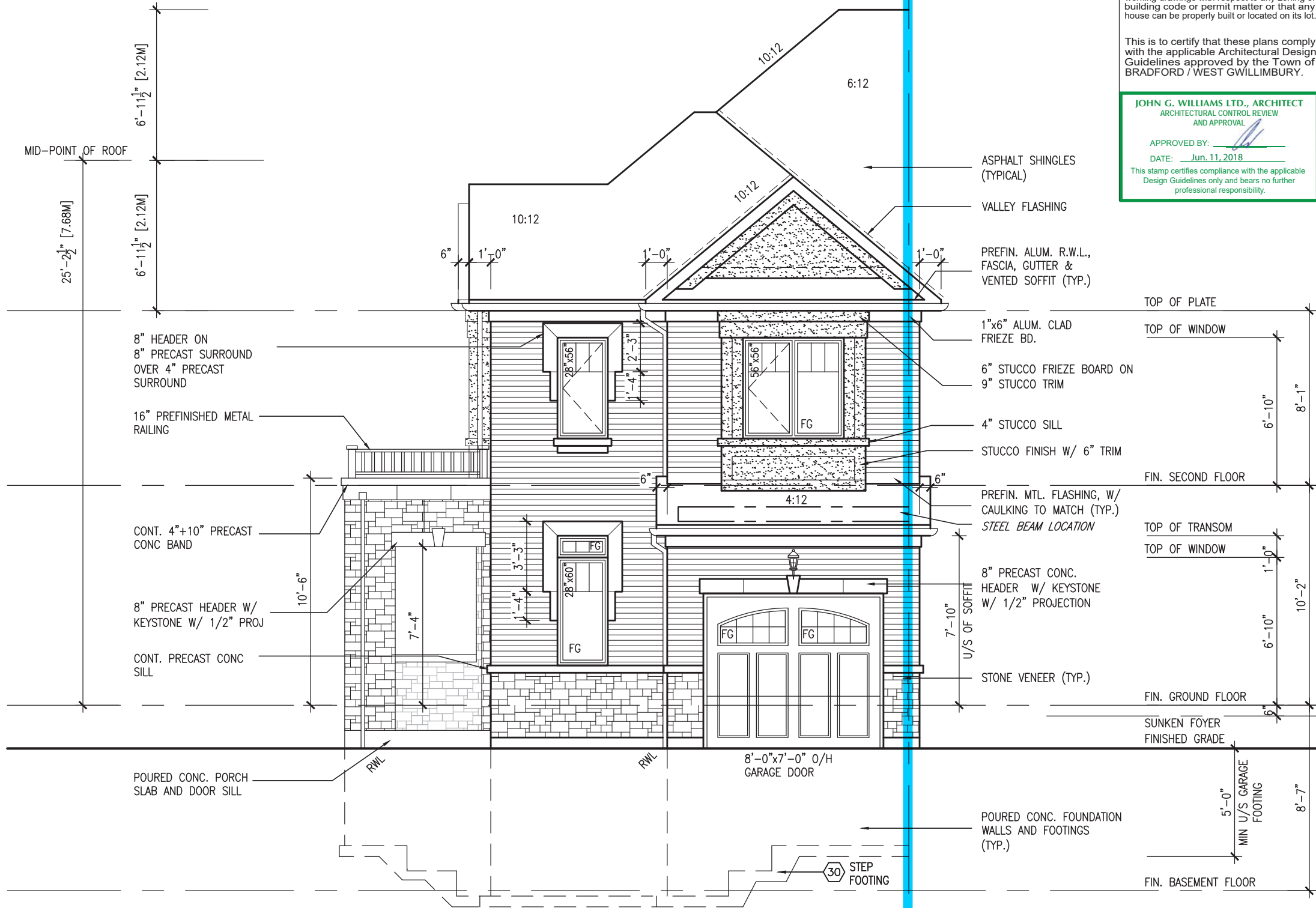
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NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE



ROOF PLAN 'B'



FRONT ELEVATION 'B'



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TH-8C NAPA 8		BAYVIEW WELLINGTON		VA3 DESIGN		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.	
project no.	16023	project name	GREEN VALLEY EAST	signature	25591	name	Wellington Jno-Baptiste
drawing no.	4B	municipality	BRADFORD	BCN	42658	registration information	VAS Design Inc.
FRONT ELEVATION 'B'		date	MAR. 2017	signature		name	
file name	16023-TH-8C	drawn by	AJE	scale	3/16" = 1'-0"	date	
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no.	description	date	by	no.	description	date	by
4	REVISED AS PER ENG'S COMMENTS	JUN 07-18	RC	3	REV. AS PER FLOOR TRUSS COORD.	MAY 10/18	WT
2	REV. AS PER ROOF TRUSS COORD.	APR. 20/18	WT	2	REV. AS PER ROOF TRUSS COORD.	APR. 20/18	WT
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1"x6" STUCCO FRIEZE BD
STUCCO FINISH
PREFIN. MTL. FLASHING
BEHIND STUCCO

TOP OF PLATE
TOP OF WINDOW

DOUBLE PRECAST SILL

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

FIN. SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

8" HEADER ON
8" PRECAST SURROUND
OVER 4" PRECAST
SURROUND

FIN. GROUND FLOOR

FINISHED GRADE

POURED CONC.
FOUNDATION WA
FOOTINGS (TYP.

FIN. BASEMENT FLOOR

FLANKAGE ELEVATION 'B'



TH-8C
NAPA 8

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

REGION
ITALIA

BCIN

me
gistration information

5	.
4	REVISED AS PER ENG'S COMMENTS

5 Consumers Rd Suite 120
Toronto ON M2J 1R4

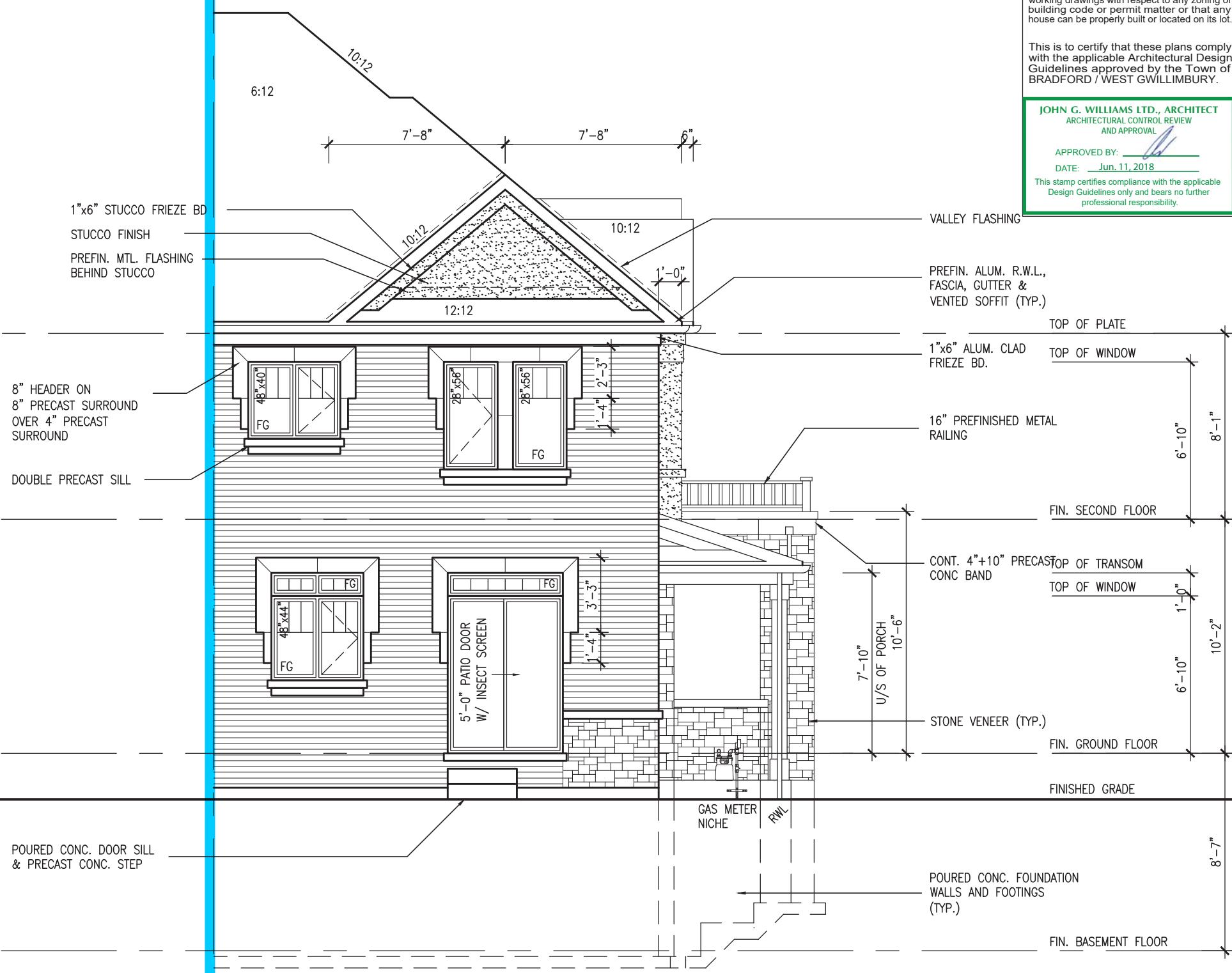
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1	REV. AS PER ROOF TRUSS COORD.

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SITE COPY

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
TH-8C ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	401 S.F.	46.667 S.F.	11.64 %
LEFT SIDE	1151 S.F.	250.167 S.F.	21.73 %
RIGHT SIDE	1151 S.F.	0 S.F.	0.00 %
REAR	401 S.F.	92.944 S.F.	23.18 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3104.00 S.F.	389.78 S.F.	12.56 %
TOTAL SQ. M.	288.37 S.M.	36.21 S.M.	12.56 %
UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
TH-8C ELEVATION B WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	401 S.F.	46.667 S.F.	11.64 %
LEFT SIDE	1151 S.F.	250.167 S.F.	21.73 %
RIGHT SIDE	1151 S.F.	0 S.F.	0.00 %
REAR	478 S.F.	92.944 S.F.	19.44 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3181.00 S.F.	389.78 S.F.	12.25 %
TOTAL SQ. M.	295.52 S.M.	36.21 S.M.	12.25 %



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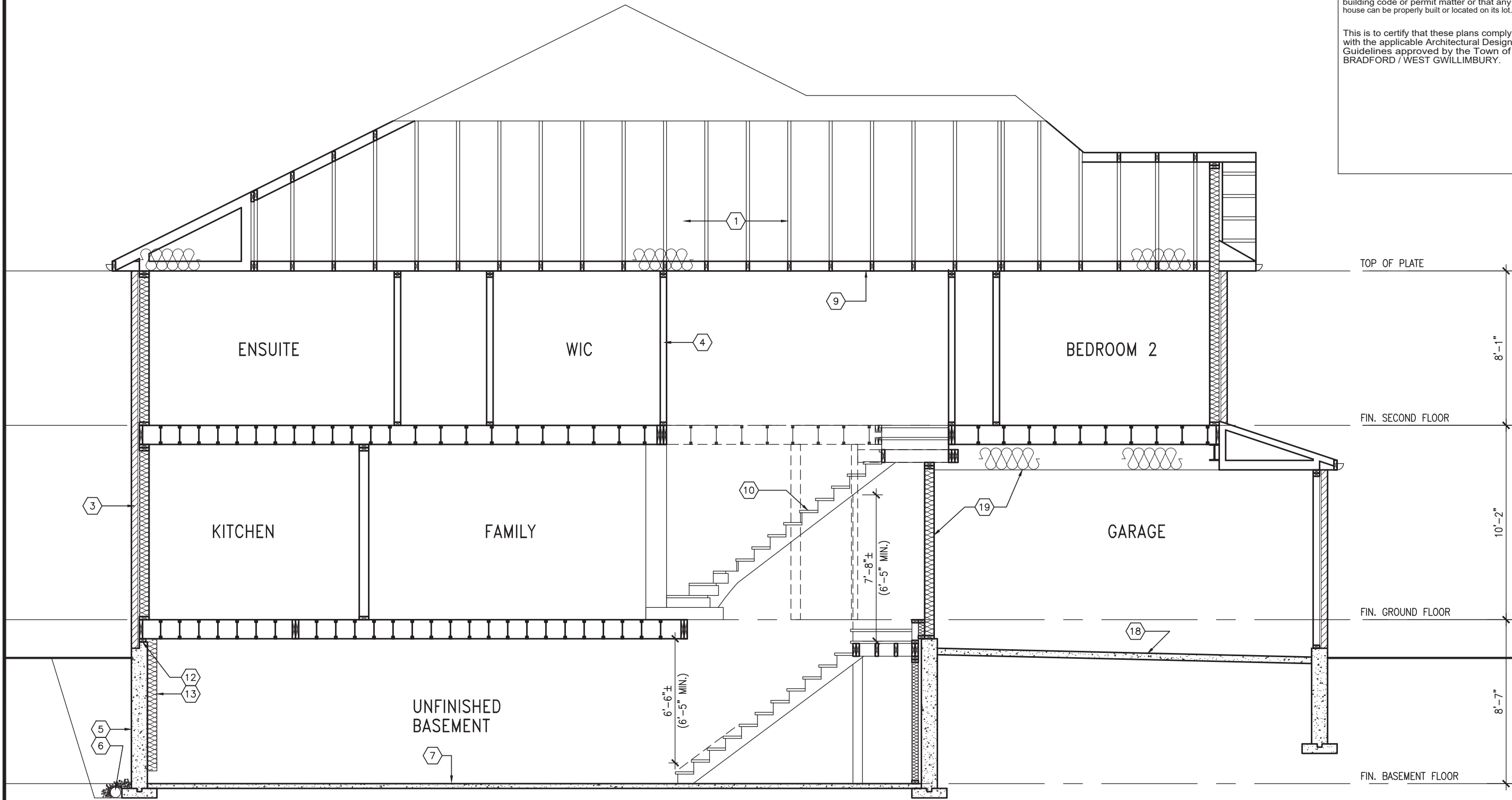
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TOP OF PLATE

8'-1"

FIN. SECOND FLOOR

10'-2"

FIN. GROUND FLOOR

8'-7"

FIN. BASEMENT FLOOR



SECTION 'B-B'

9 .		project name		BAYVIEW WELLINGTON		project no.		TH-8C	
8 .		municipality		BRADFORD		drawing no.		16023	
7 .		project name		GREEN VALLEY EAST		drawing no.		7B	
6 .		date		MAR. 2017		drawing no.		16023-TH-8C	
5 .		drawn by		AJE		drawing no.		16023-TH-8C	
4 .		checked by		3/16" = 1'-0"		drawing no.		16023-TH-8C	
3 .		scale		3/16" = 1'-0"		drawing no.		16023-TH-8C	
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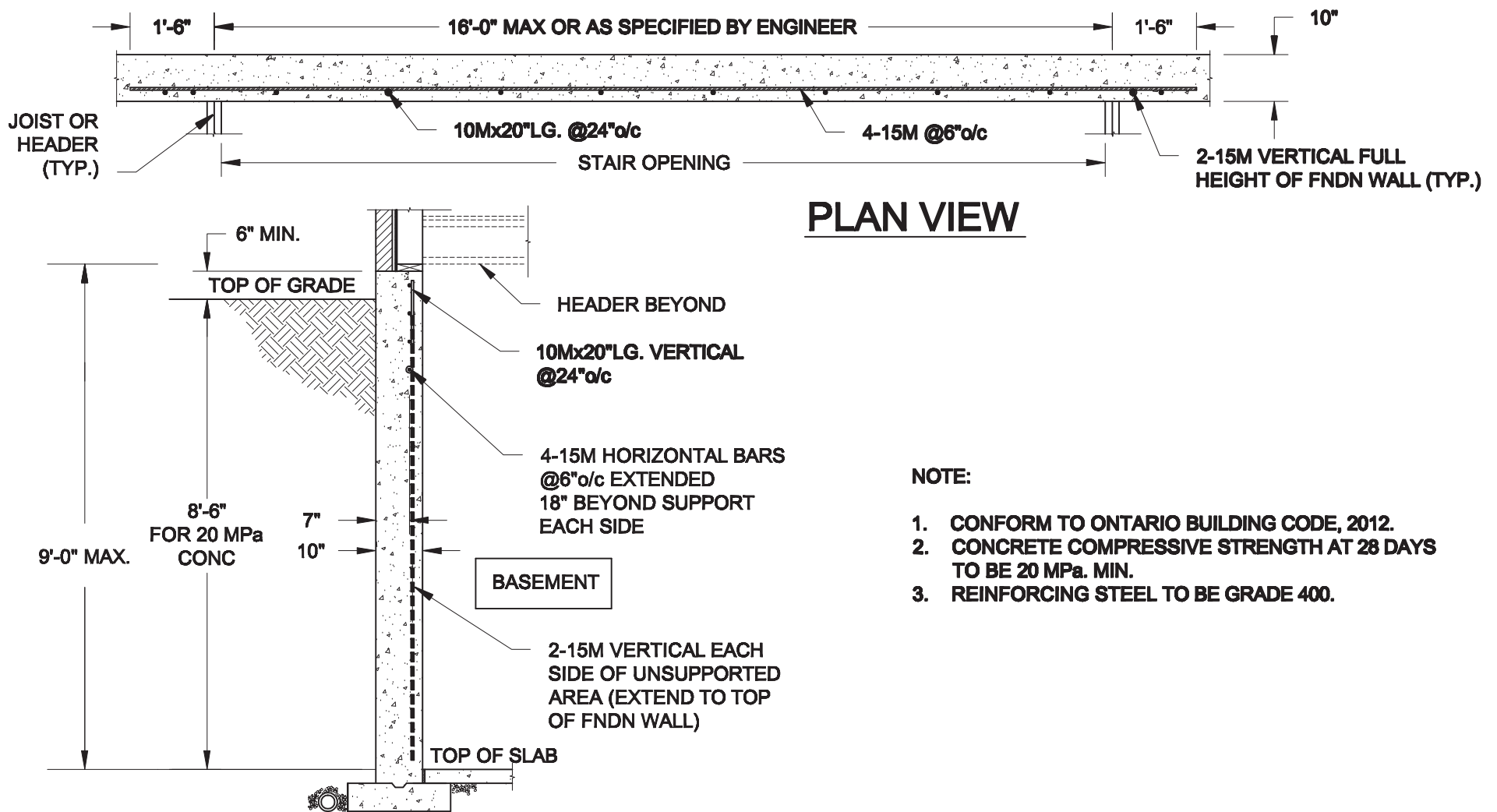
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v3design.com

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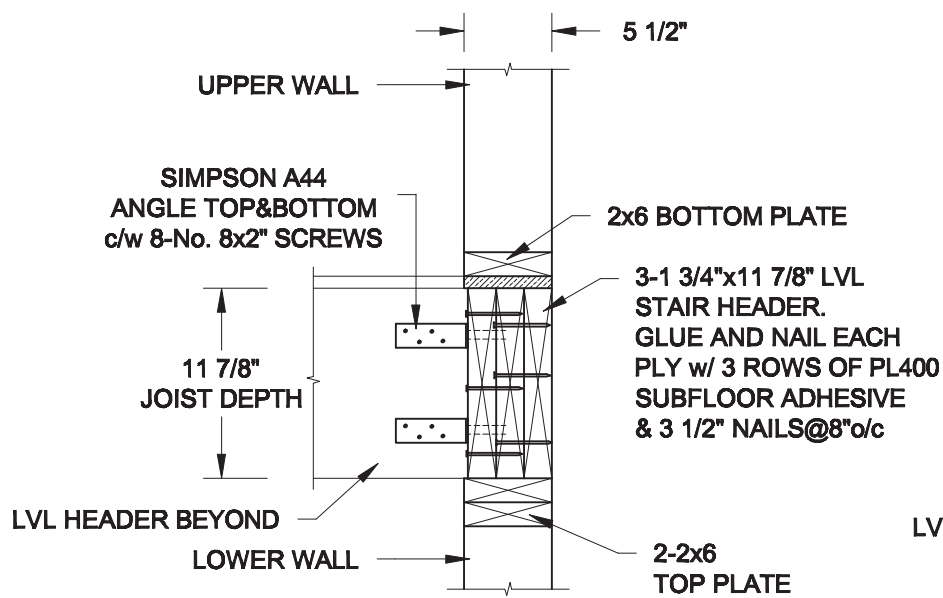
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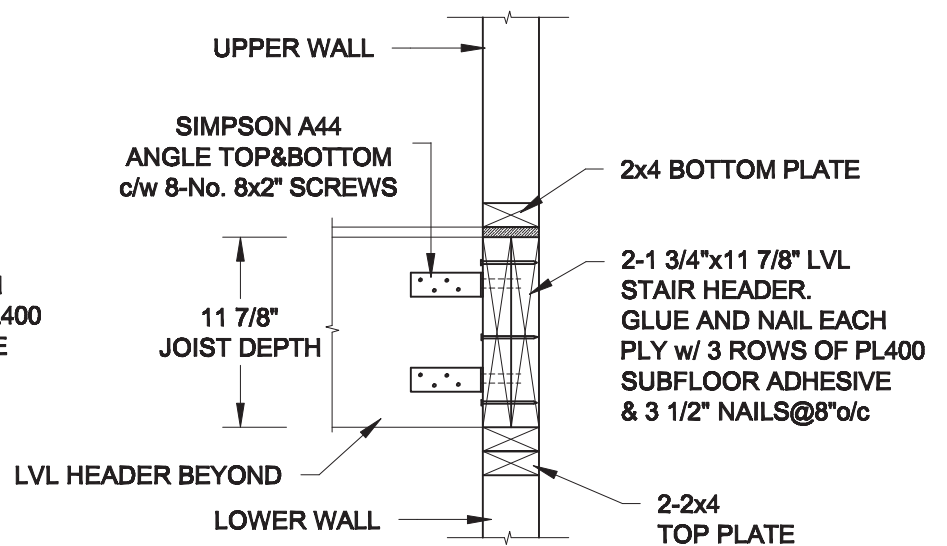
NOTE:

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	
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: quaille.eng@rogers.com

Engineer's Seal:



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS
BRADFORD, ONTARIO

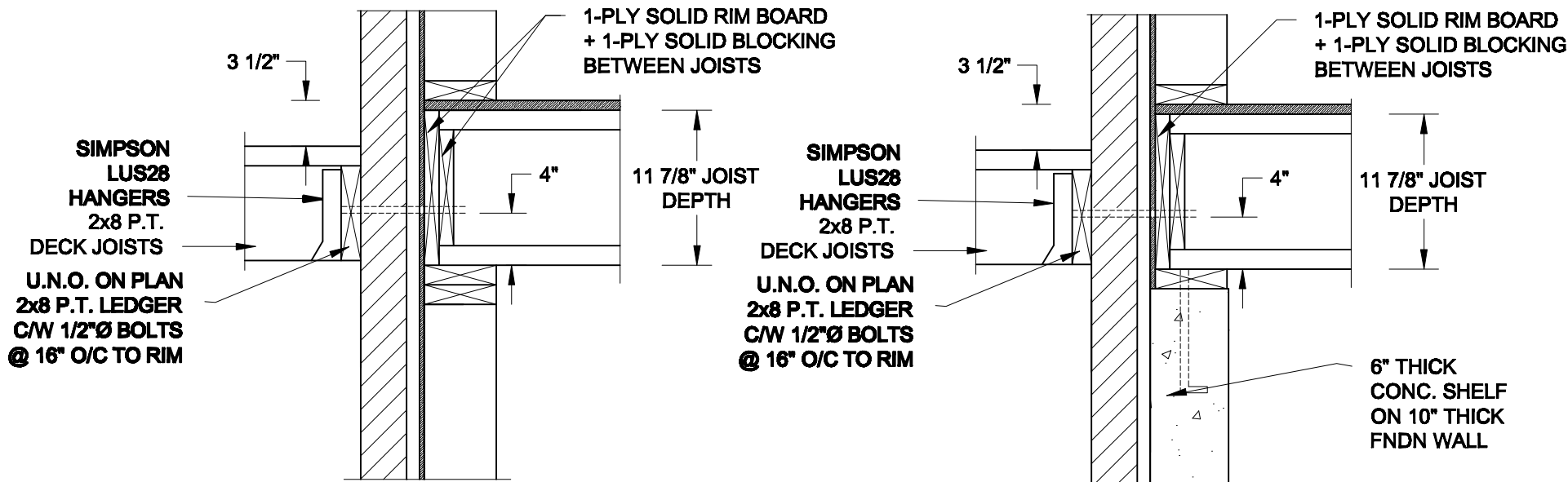
TYPICAL STRUCTURAL DETAILS

Project No.:

18-085

Drawing No.:

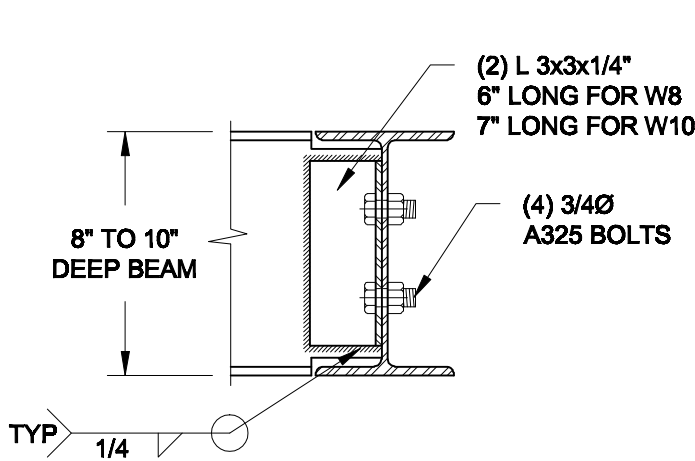
S1



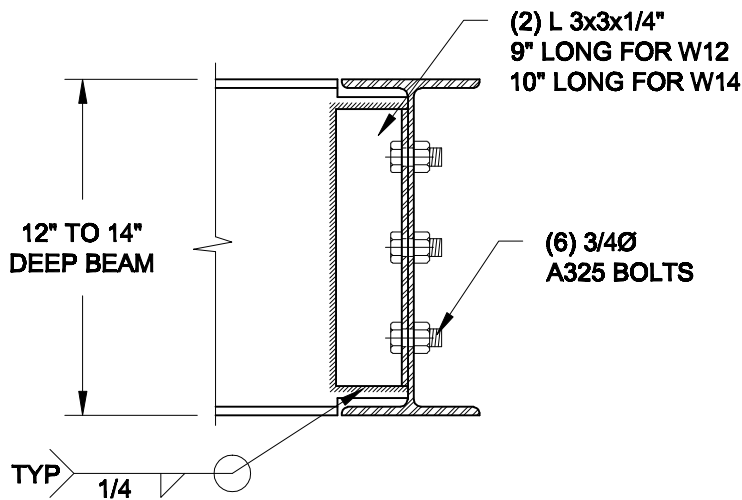
1A
S2
DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

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.

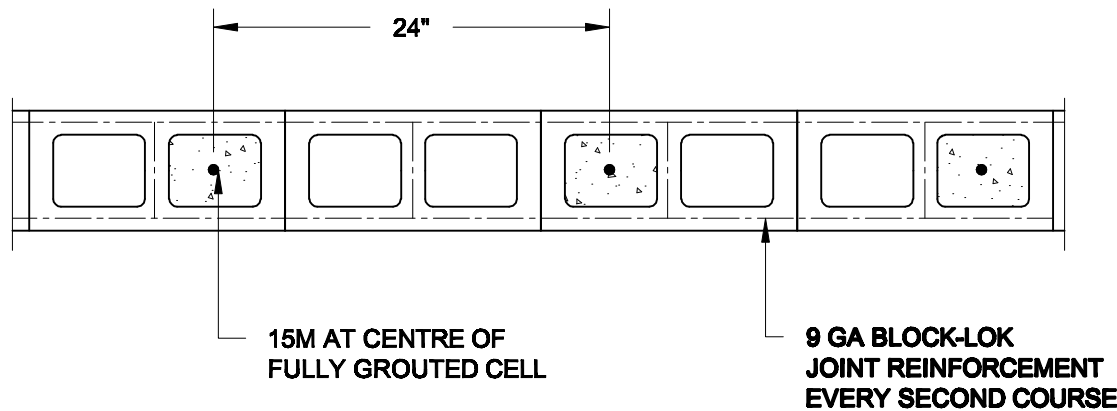


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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: 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: quaille.eng@rogers.com

Engineer's Seal

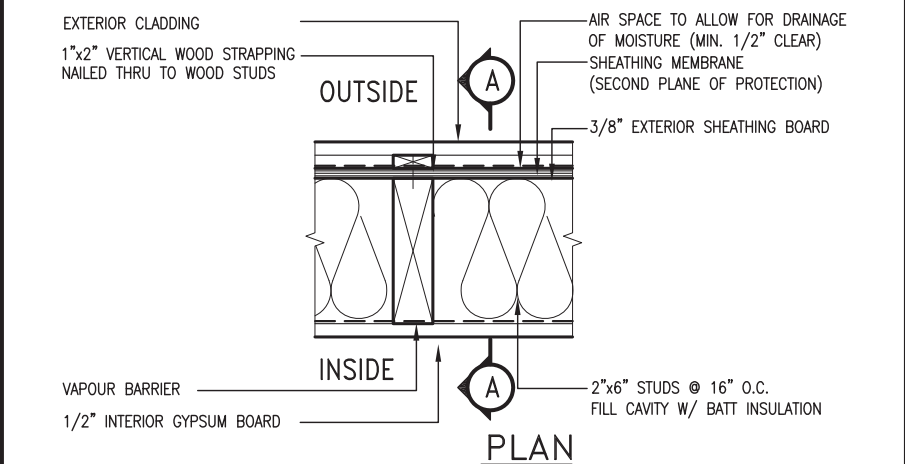
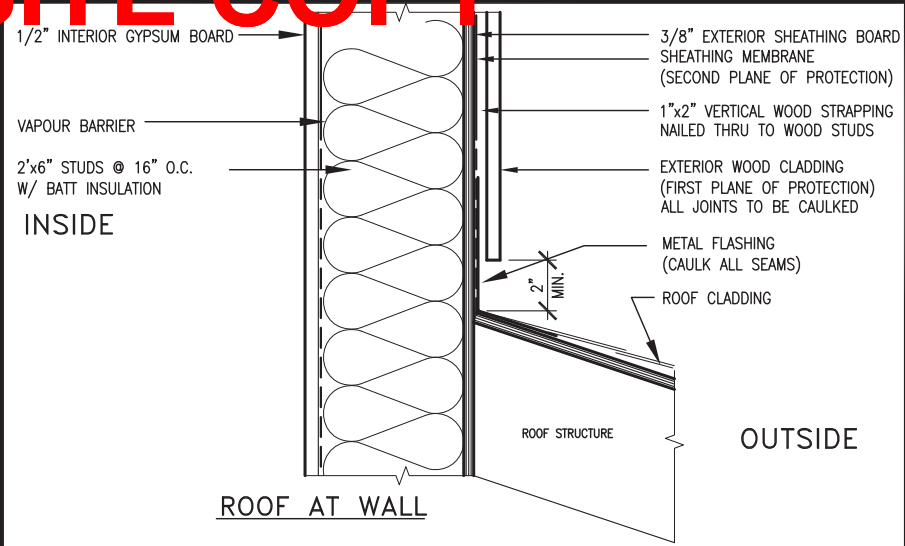


Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

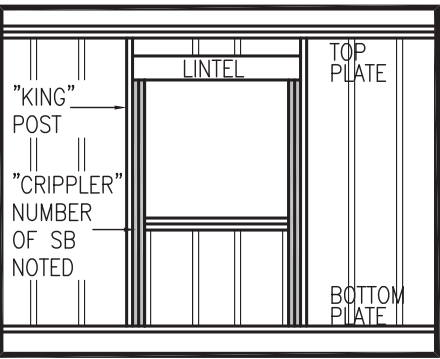
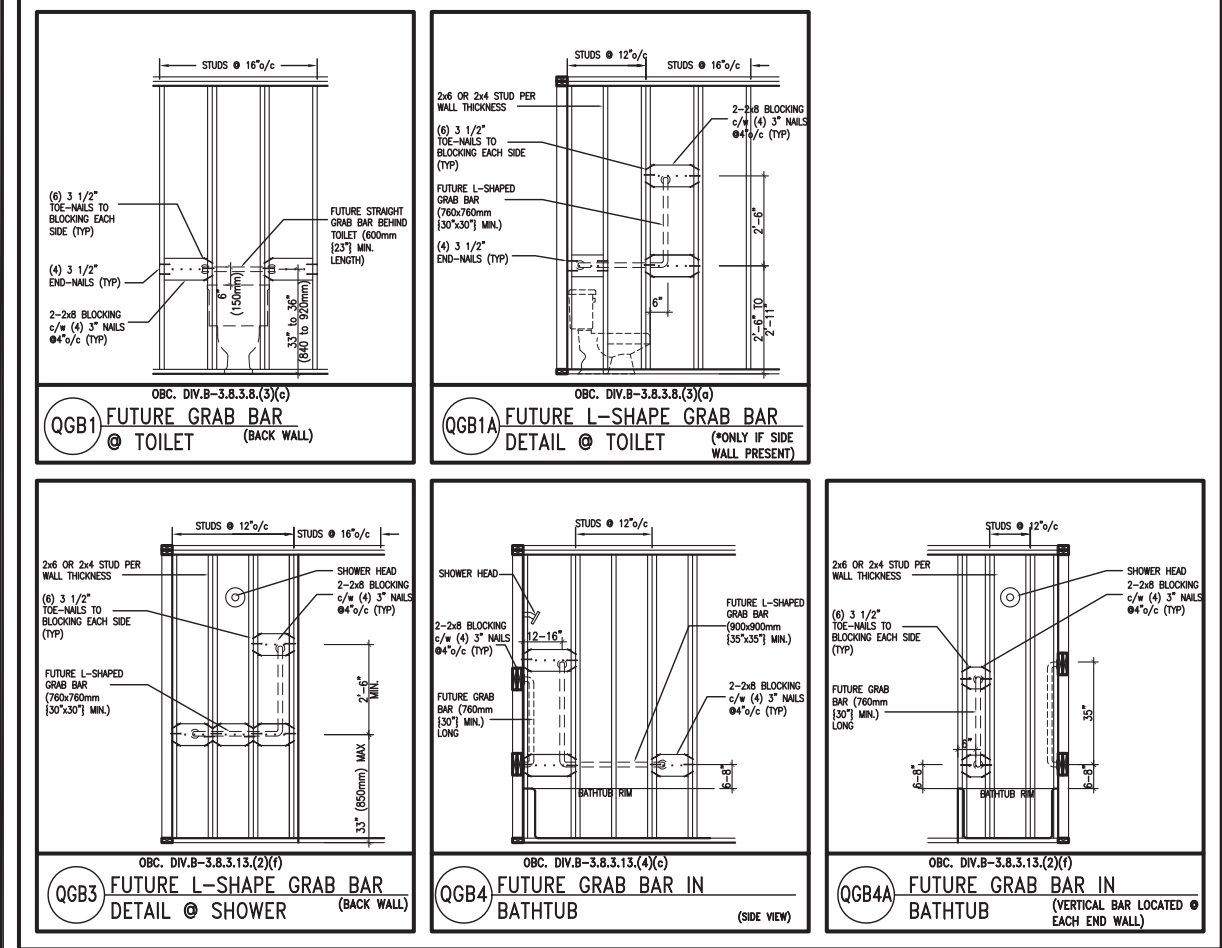
Project No.:
18-085

Drawing No.:
S2



EXTERIOR WOOD CLADDING WALL ASSEMBLY

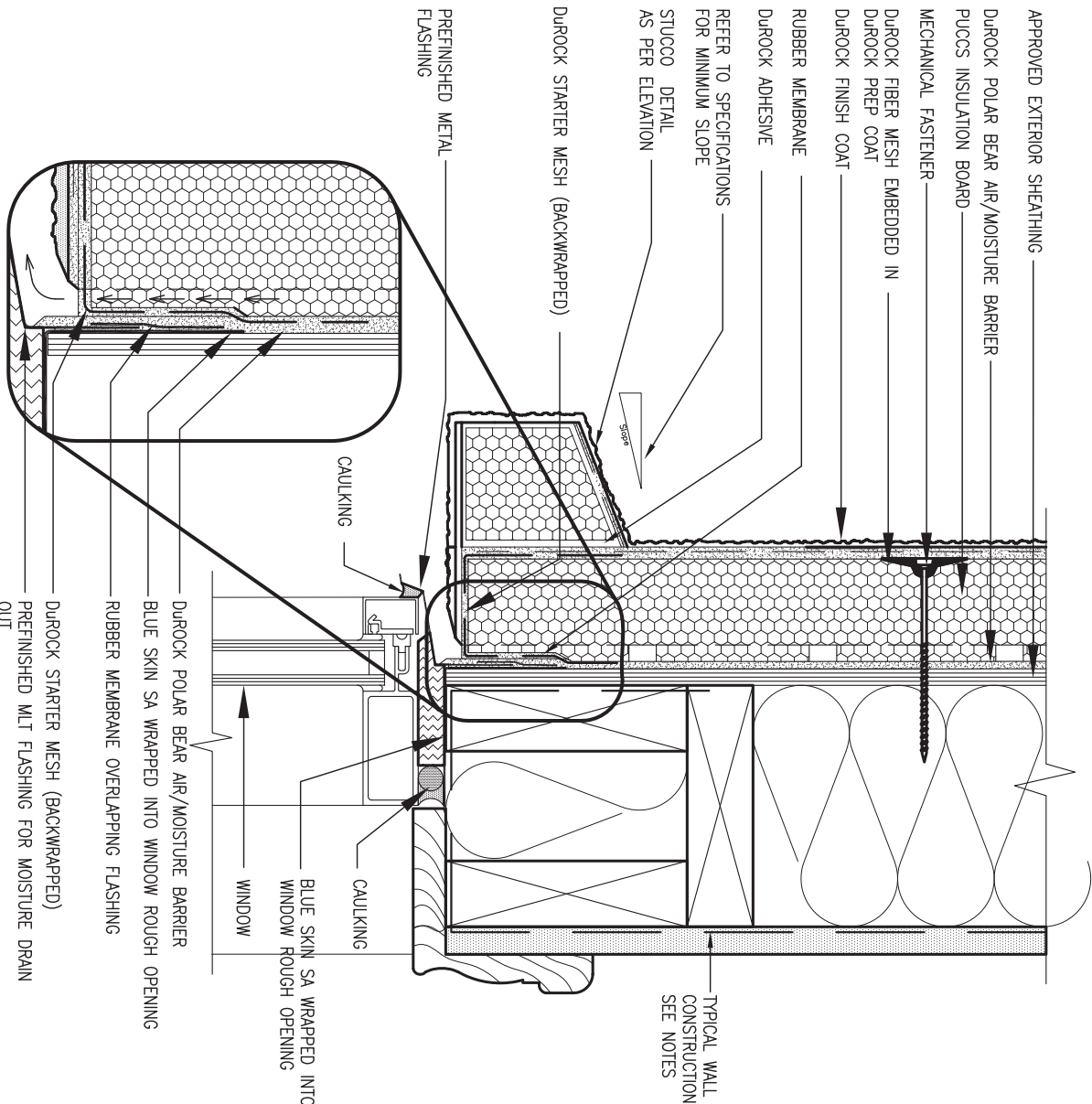
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC, DIV. B- 9.5.2.3.. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c).. SHOWER 3.8.3.13.(2)(f).. BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



”CRIPPLE” DETAIL

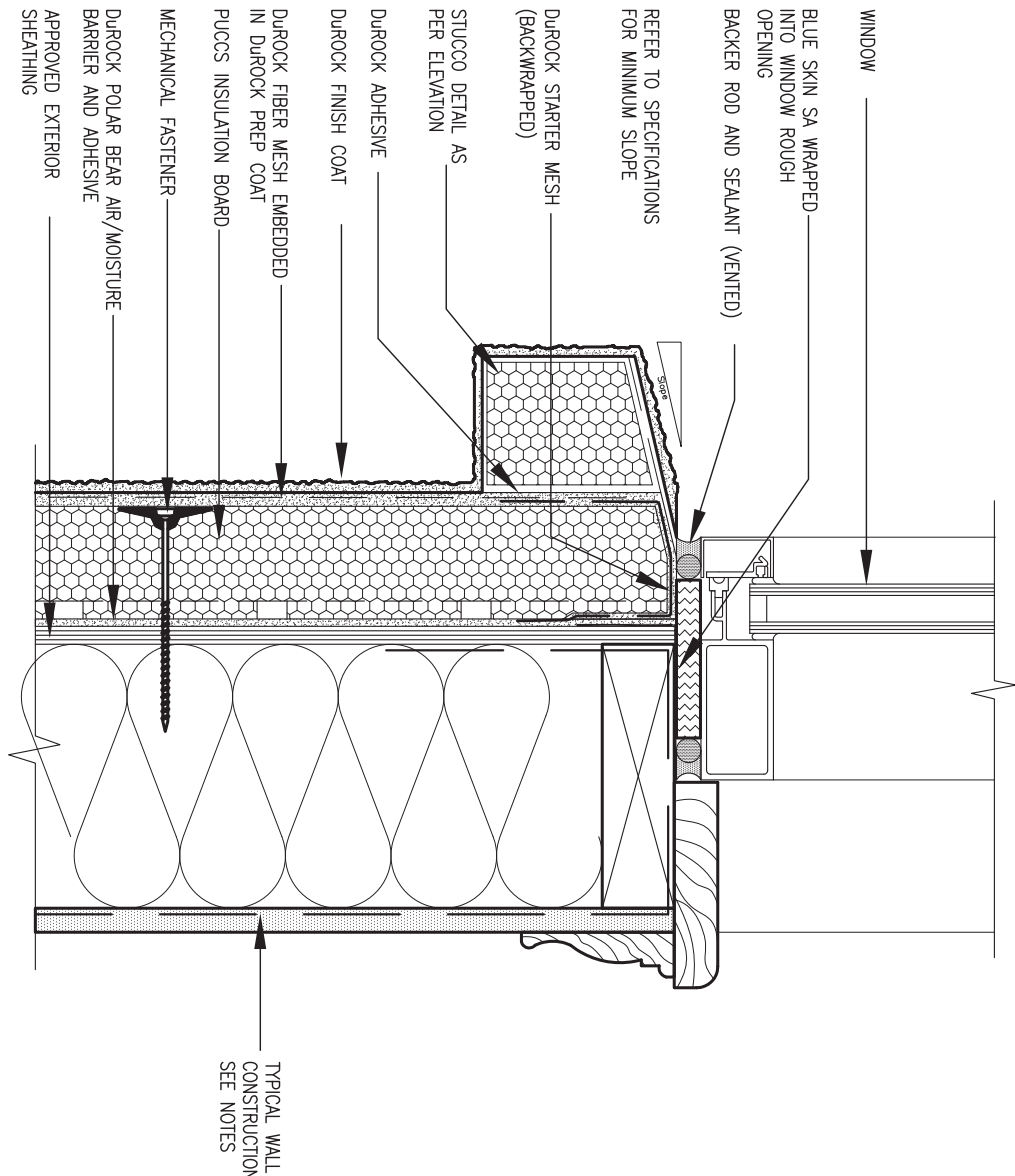
MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:			** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:		
2"x4" @ 16" O.C. -	9'-10"		2"x6" @ 16" O.C. -	12'-6"	
2-2"x4" @ 12" O.C. -	10'-9"		2"x6" @ 12" O.C. -	13'-10"	
3-2"x4" @ 16" O.C. -	11'-2"		2-2"x6" @ 16" O.C. -	15'-0"	
3-2"x4" @ 12" O.C. -	12'-4"		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		

<table><tr><td>9</td><td>.</td><td>.</td><td>.</td></tr><tr><td>8</td><td>.</td><td>.</td><td>.</td></tr><tr><td>7</td><td>.</td><td>.</td><td>.</td></tr><tr><td>6</td><td>.</td><td>.</td><td>.</td></tr><tr><td>5</td><td>.</td><td>.</td><td>.</td></tr><tr><td>4</td><td>.</td><td>.</td><td>.</td></tr><tr><td>3</td><td>.</td><td>.</td><td>.</td></tr><tr><td>2</td><td>UPDATE TO 2018</td><td>JAN 11-18</td><td>RC</td></tr><tr><td>1</td><td>ISSUE FOR CLIENT REVIEW</td><td>AUG 04-17</td><td>RC</td></tr><tr><td>no.</td><td>description</td><td>date</td><td>by</td></tr></table>	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	<p>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.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste 25591 name signature BCIN registration information VA3 Design Inc. 42658</p> <p>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.</p>	<div>VA3 DESIGN</div> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<table><tr><td colspan="2">BAYVIEW WELLINGTON</td><td colspan="2">CONST NOTE</td></tr><tr><td colspan="2">project name</td><td colspan="2">municipality</td></tr><tr><td colspan="2">GREEN VALLEY EAST</td><td colspan="2">BRADFORD</td></tr><tr><td colspan="2">date</td><td colspan="2">project no.</td></tr><tr><td colspan="2">MAY 2016</td><td colspan="2">16023</td></tr><tr><td colspan="2">drawn by</td><td colspan="2">checked by</td></tr><tr><td colspan="2">RC</td><td colspan="2">scale</td></tr><tr><td colspan="2"></td><td colspan="2">3/16" = 1'-0"</td></tr><tr><td colspan="2">RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM</td><td colspan="2">file name</td></tr><tr><td colspan="2"></td><td colspan="2">16023-CN-A1</td></tr></table>	BAYVIEW WELLINGTON		CONST NOTE		project name		municipality		GREEN VALLEY EAST		BRADFORD		date		project no.		MAY 2016		16023		drawn by		checked by		RC		scale				3/16" = 1'-0"		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM		file name				16023-CN-A1		<table><tr><td colspan="2">CONSTRUCTION NOTES</td><td colspan="2">drawing no.</td></tr><tr><td colspan="2">CN2</td><td colspan="2"></td></tr></table>	CONSTRUCTION NOTES		drawing no.		CN2			
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CONSTRUCTION NOTES		drawing no.																																																																																										
CN2																																																																																												



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"

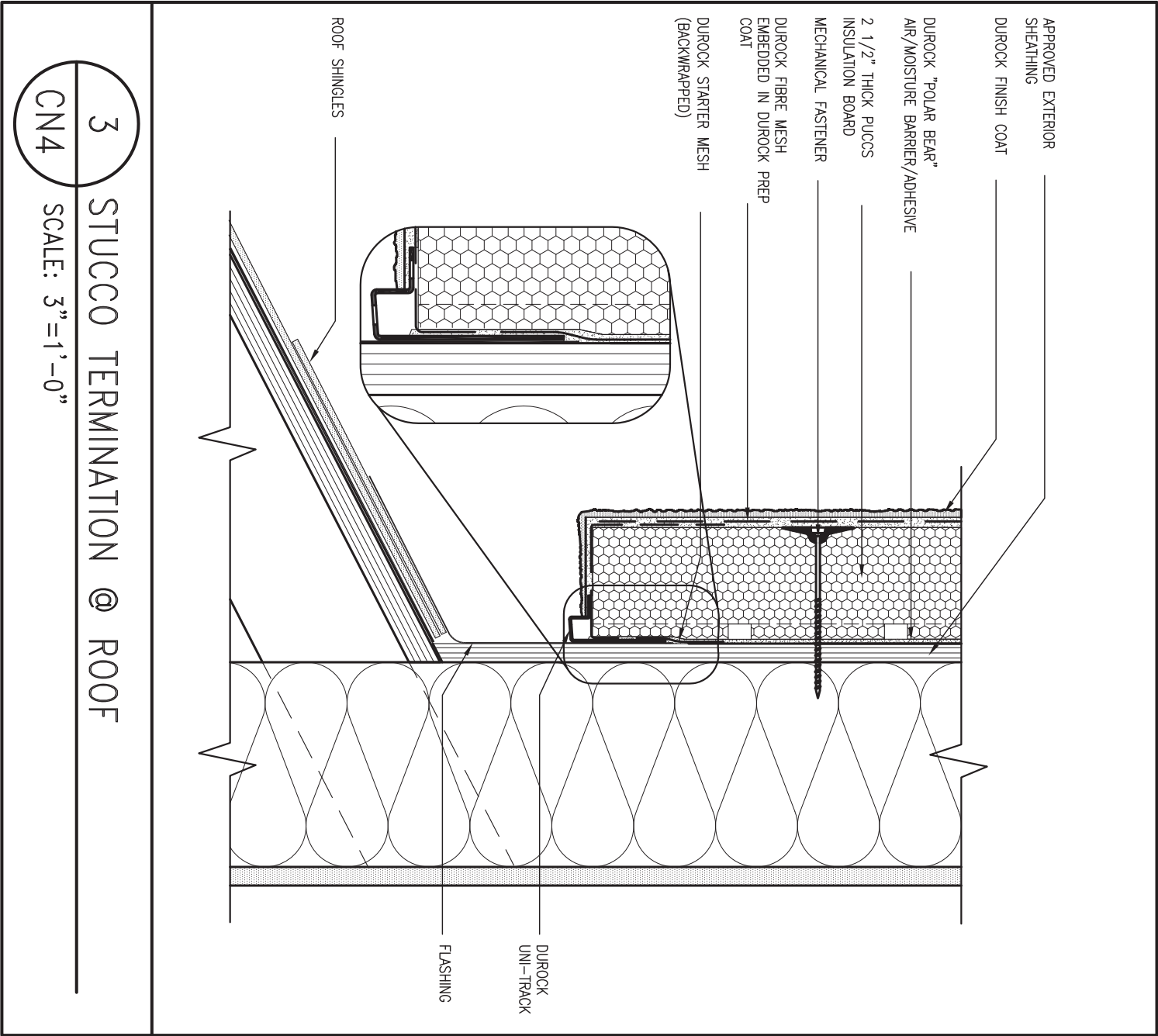
9 .		. .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8 .		. .		qualification information	
7 .		. .		Wellington Jno-Baptiste 25591	
6 .		. .		signature	
5 .		. .		BCIN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

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t 416.630.2255 f 416.630.4782	
va3design.com	

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project name	
GREEN VALLEY EAST	
municipality	
BRADFORD	
date	
MAY 2016	
drawn by	
RC	
checked by	
-	
scale	
3/16" = 1'-0"	
CONSTRUCTION NOTES	
file name	
16023-CN-A1	
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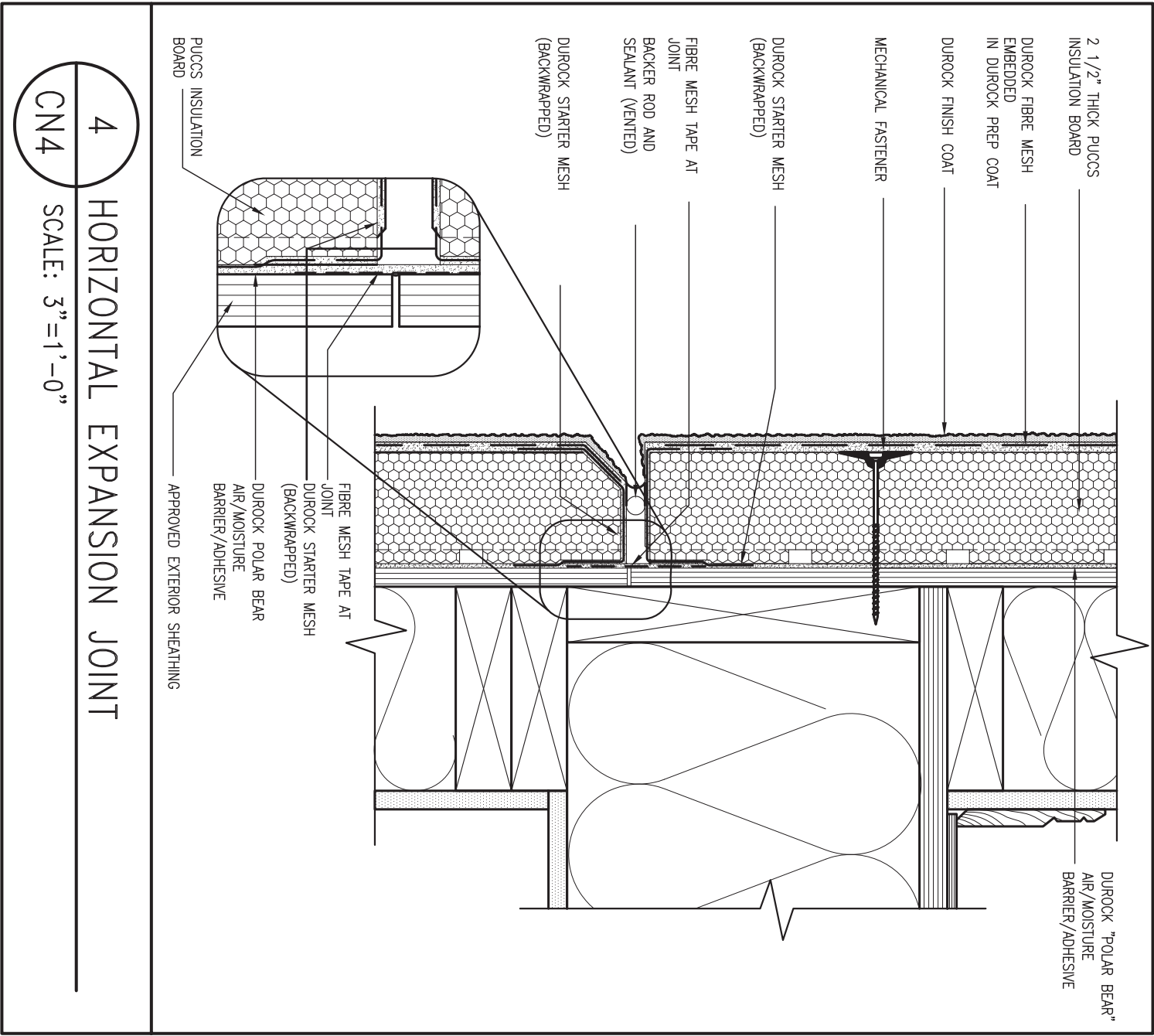
CONST NOTE	
-	
project no.	
16023	
drawing no.	
CN3	



3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

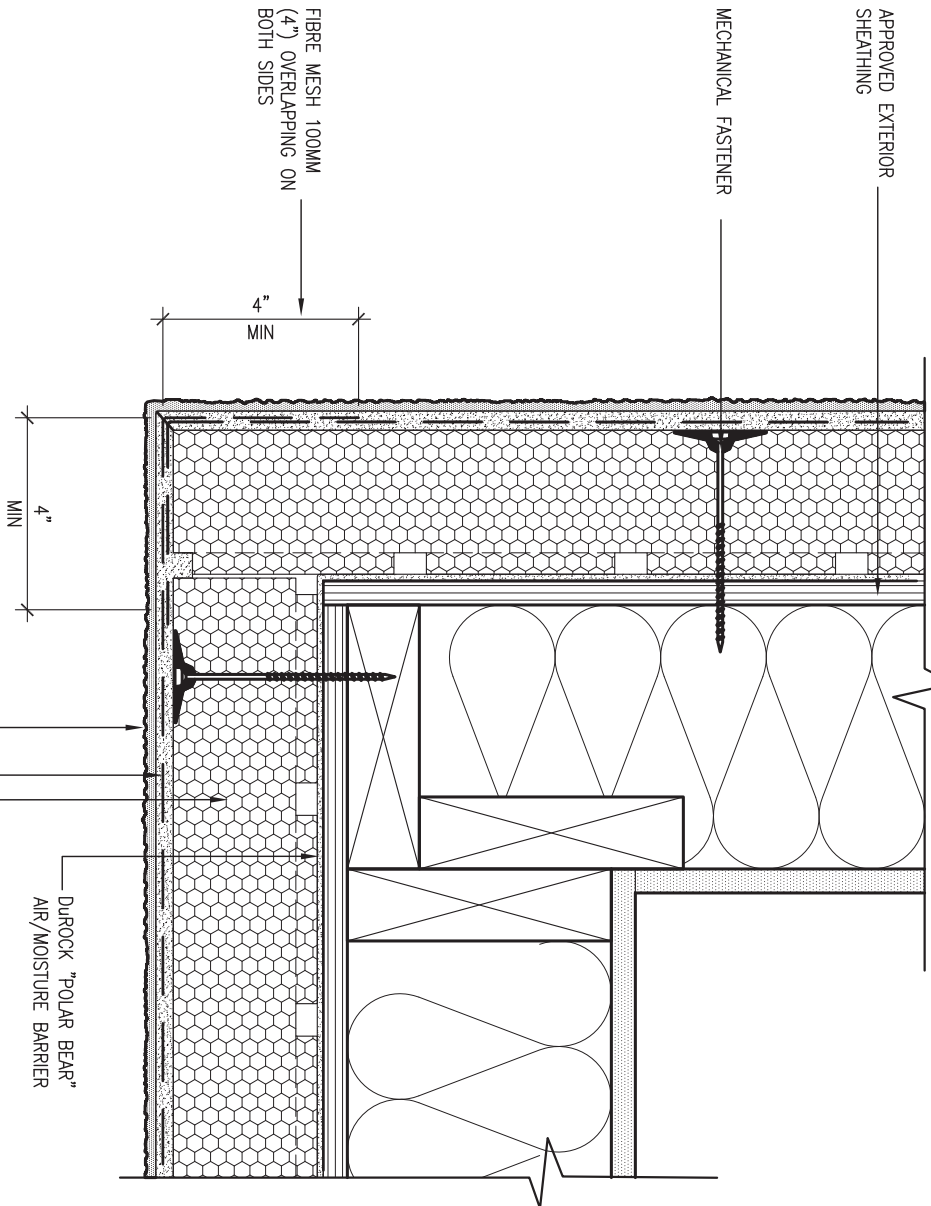
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



4 HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"

9	-	-	-	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	-	-	-	signature		date	CONSTRUCTION NOTES		drawing no.
5	-	-	-	name		MAY 2016	checked by	scale	file name
4	-	-	-	registration information		RC	-	3/16" = 1'-0"	16023-CN-A1
3	-	-	-	VA3 Design Inc.		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM			
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.	CN4				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						

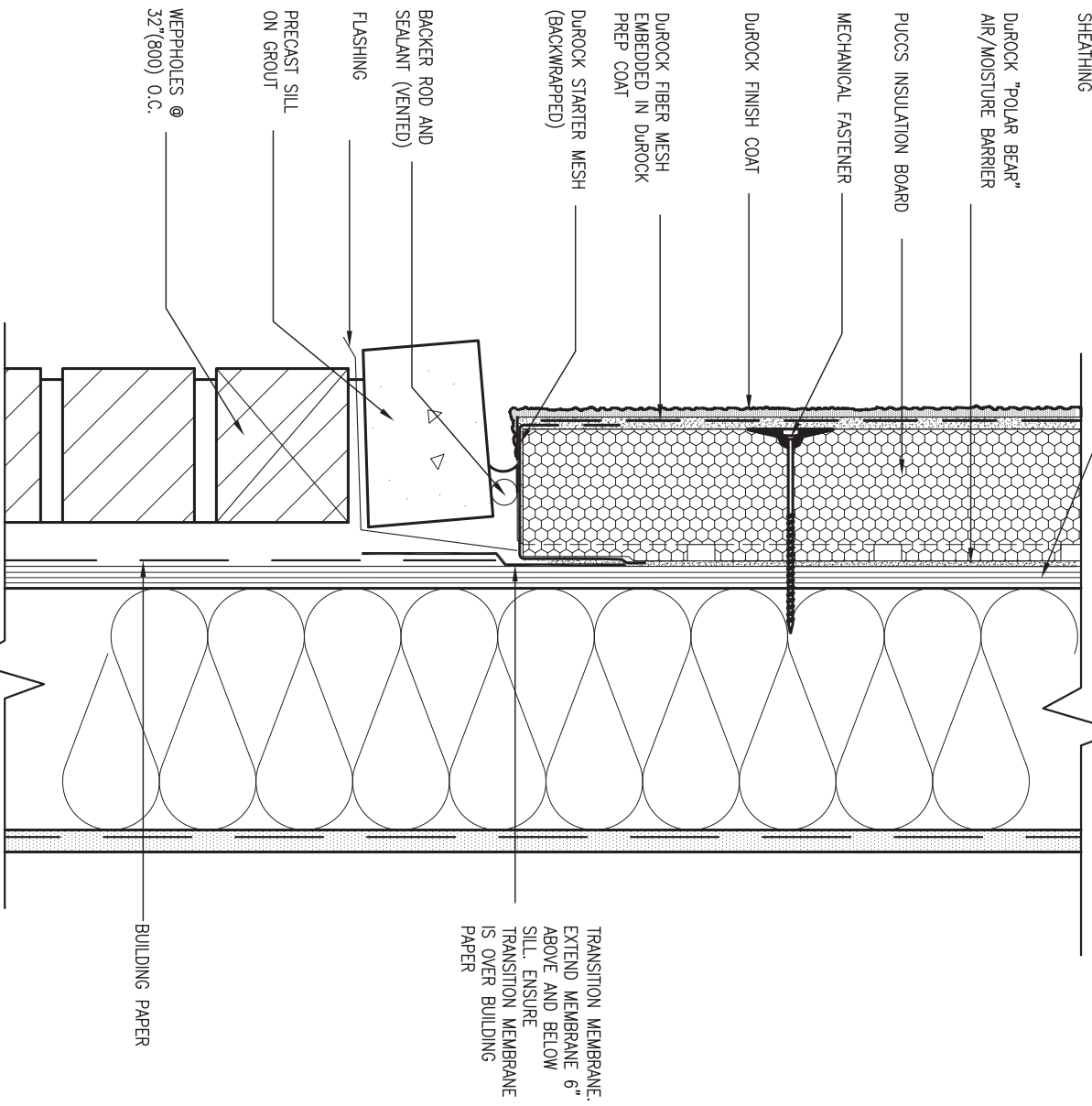


CORNER DETAIL

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

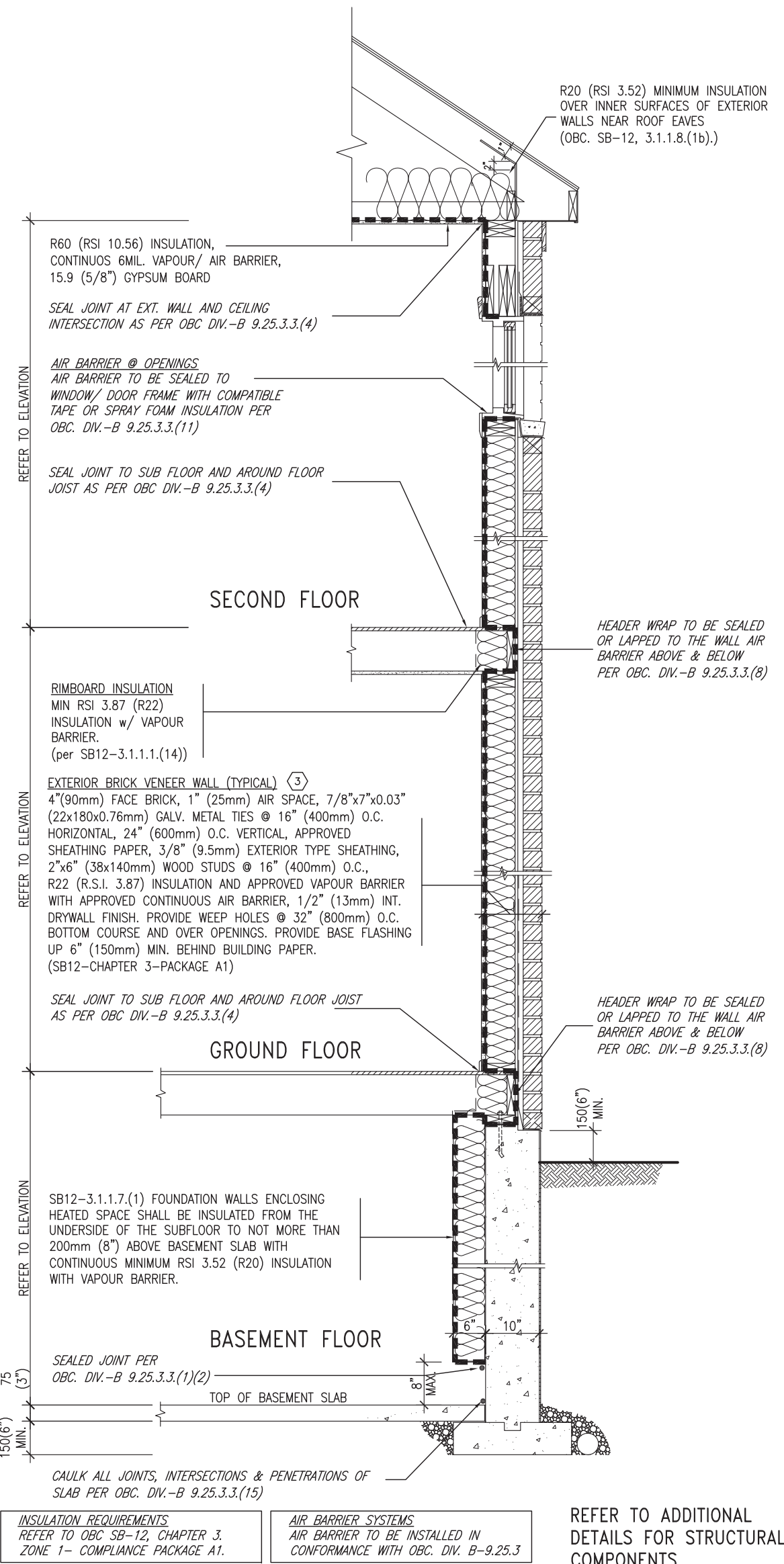


STUCCO / MASONRY PLINTH CONNECTION

CNS 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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE				
8	.	.	qualification information							
7	.	.	Wellington Jno-Baptiste							
6	.	.	name signature BCIN							
5	.	.	registration information							
4	.	.	VA3 Design Inc.	42658	project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
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.	VA3 DESIGN	CONSTRUCTION NOTES	drawing no. CN5				
2	UPDATE TO 2018	JAN 11-18	RC							
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							

SB12-COMPLIANCE PACKAGE 'A1'

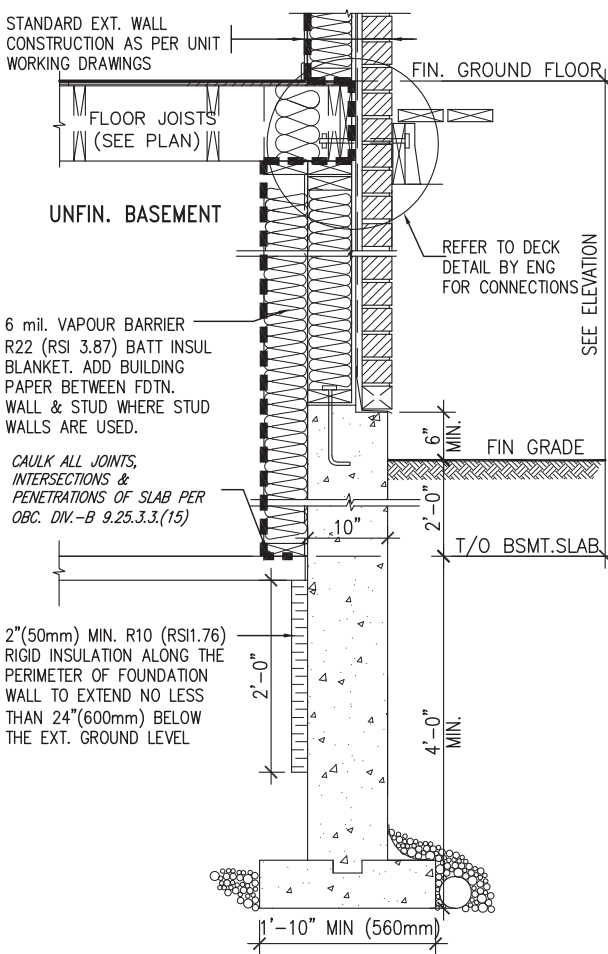


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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

USE SB-12 COMPLIANCE PACKAGE (A1):		
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	R20 at inner face of exterior walls
Minimum RSI (R) value	(R60)	
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE R12+R10ci.
Minimum RSI (R) value	(R20ci)	
Edge of Below Grade Slab ≤600mm below grade	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights		
Maximum U-value	2.8U	
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	—
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



* 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
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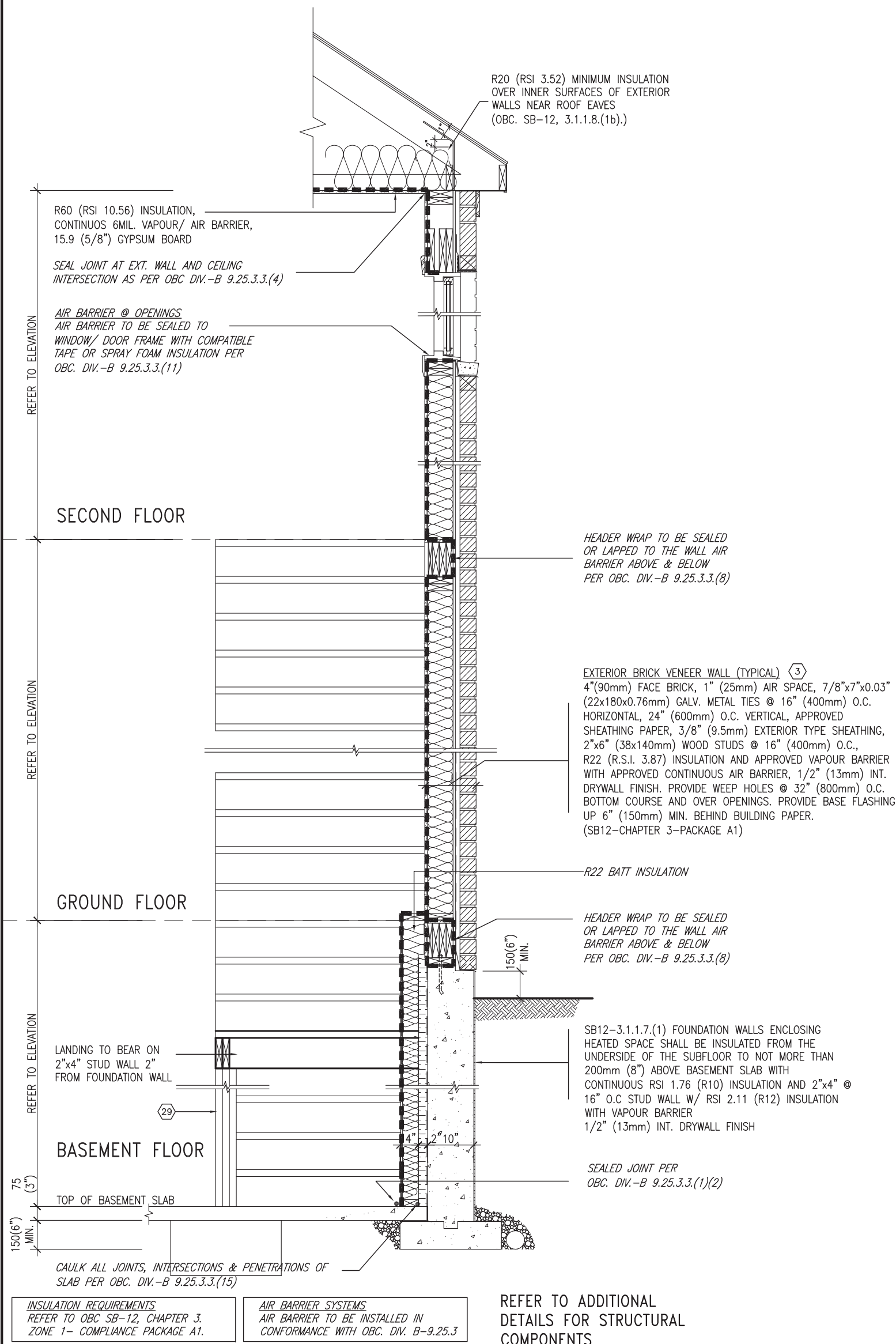
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by	scale	file name	16023-CN-A1
drawn by	RC		3/16" = 1'-0"	drawing no.	CN6
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SB12-COMPLIANCE PACKAGE 'A1'



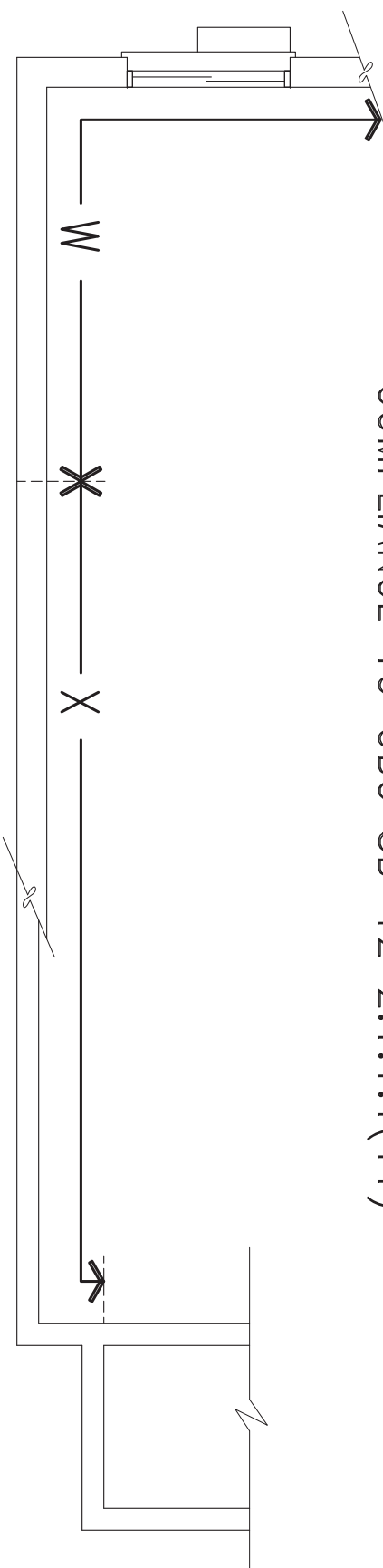
JAN 11, 2018



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

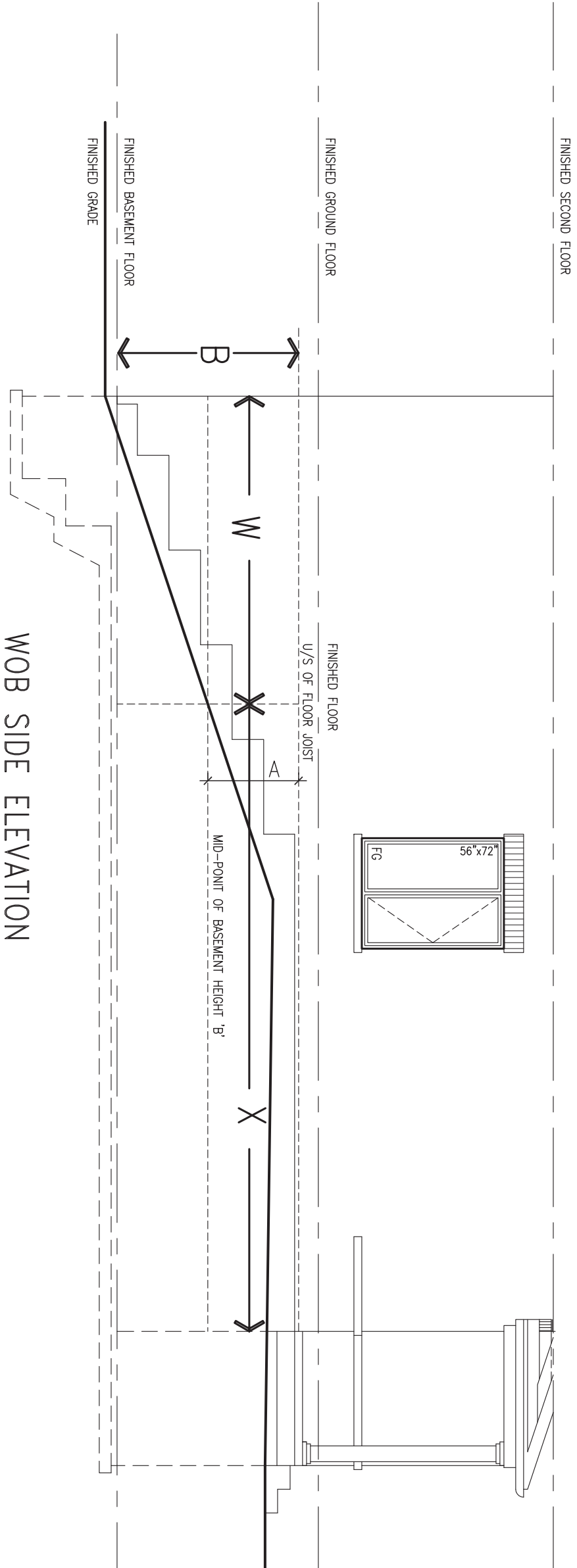
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8	.	.	.	qualification information			
7	.	.	.	Wellington Jno-Baptiste 25591 signature BCIN			
6	.	.	.	registration information			
5	.	.	.	VA3 Design Inc. 42658			
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3	.	.	.				
2	UPDATE TO 2018	JAN 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 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	.			project name		project no.	
7	.	.	.	qualification information		GREEN VALLEY EAST		BRADFORD	
6	.	.	.	Wellington Jno-Baptiste 25591		date		CONSTRUCTION NOTES	
5	.	.	.	name registration information VA3 Design Inc. 42658		MAY 2016		drawing no.	
4	.	.	.	signature	drawn by		checked by		
3	.	.	.	BCIN	scale		file name		
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no.	description	date	by						

150 (6)

8'-2" MAX.

10"

4 1/2" MIN.

10M @ 8" O/C EACH

1 1/2" CLEAR

2" CLEAR

8" (200)

24"

10M DOWELS @ 24" O/C

5" CONC. SLAB - 32 MPa, WITH 5-82 AIR ENTRAINMENT

FIN. GROUND FLOOR

FIN. GRADE @ 4R

FIN. GRADE @ 7R

WEEP HOLES @ 32" O/C

PROVIDE DOVEDEL SLOTS @ 2-11" O/C C/W GALV. METAL MASONRY TIES @ 8" O/C VERTICAL

1"

6" CONC.

COLD CELLAR

TYPICAL BRICK VENEER STUD WALL CONSTRUCTION

5'-0" MIN.

EXTEND FOOTING TO MAINTAIN MIN 5'-0" FROST PROTECTION

RAILING CONFORM TO CBC REQUIREMENT

SECTION AT PORCH FOR 4-7R CONDITION

SCALE: N.T.S.

[illegible]

EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)

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.
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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
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BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY EAST

municipality
BRADFORD

project no.
16023

date
MAY 2016

CONSTRUCTION NOTES

drawing no.

drawn by
RC

checked by
—

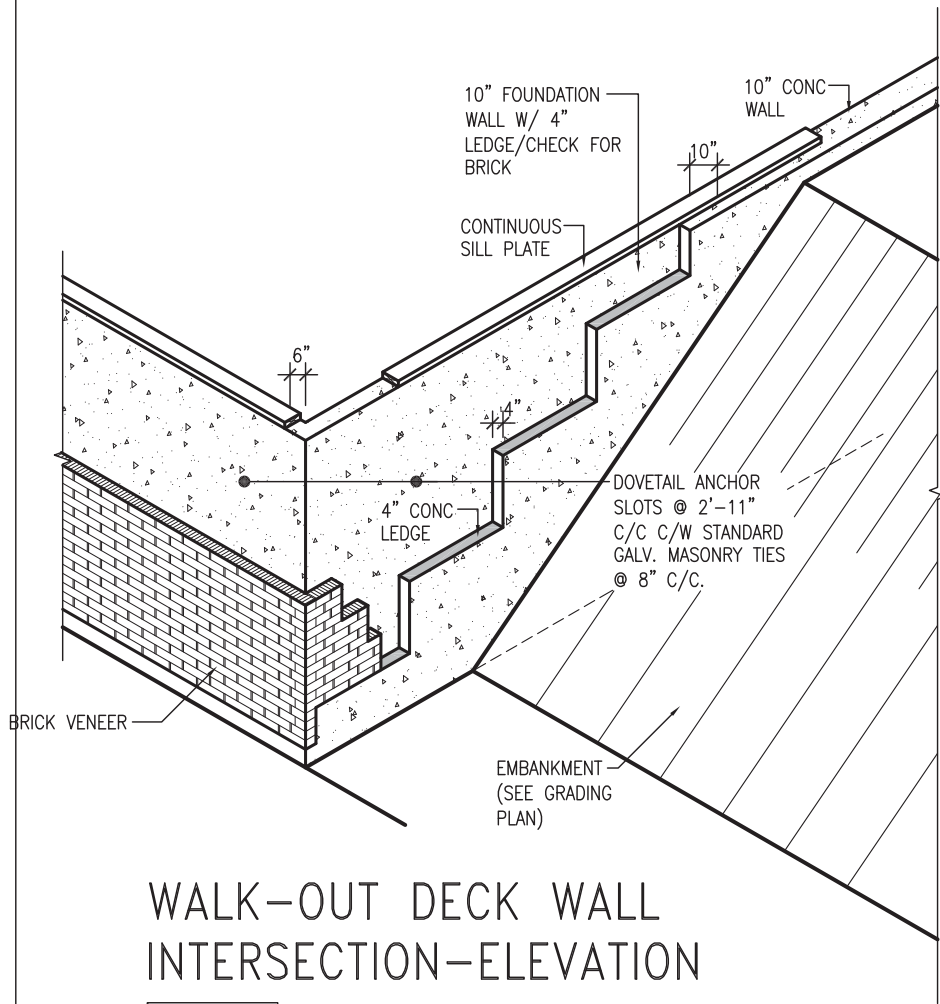
scale
" =

$$\frac{3}{16}'' = 1'-0'' \text{ scale}$$

file name
16023-CN-A1

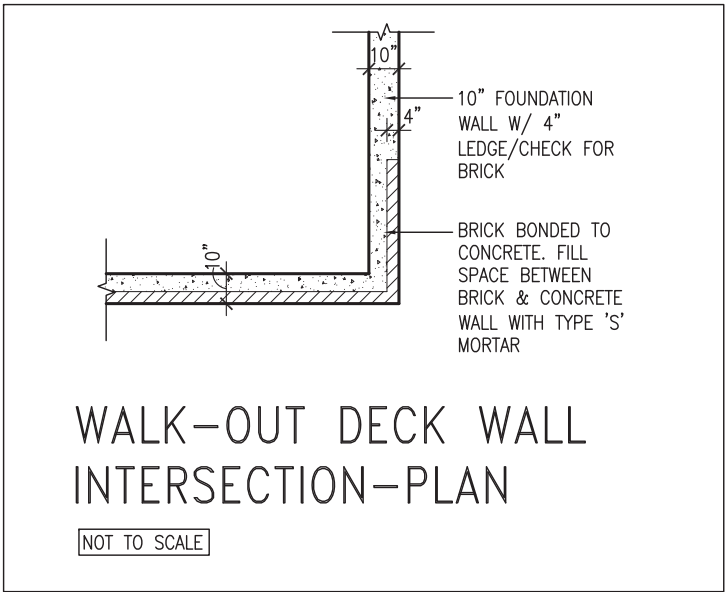
CN9

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WALK-OUT DECK WALL INTERSECTION-ELEVATION

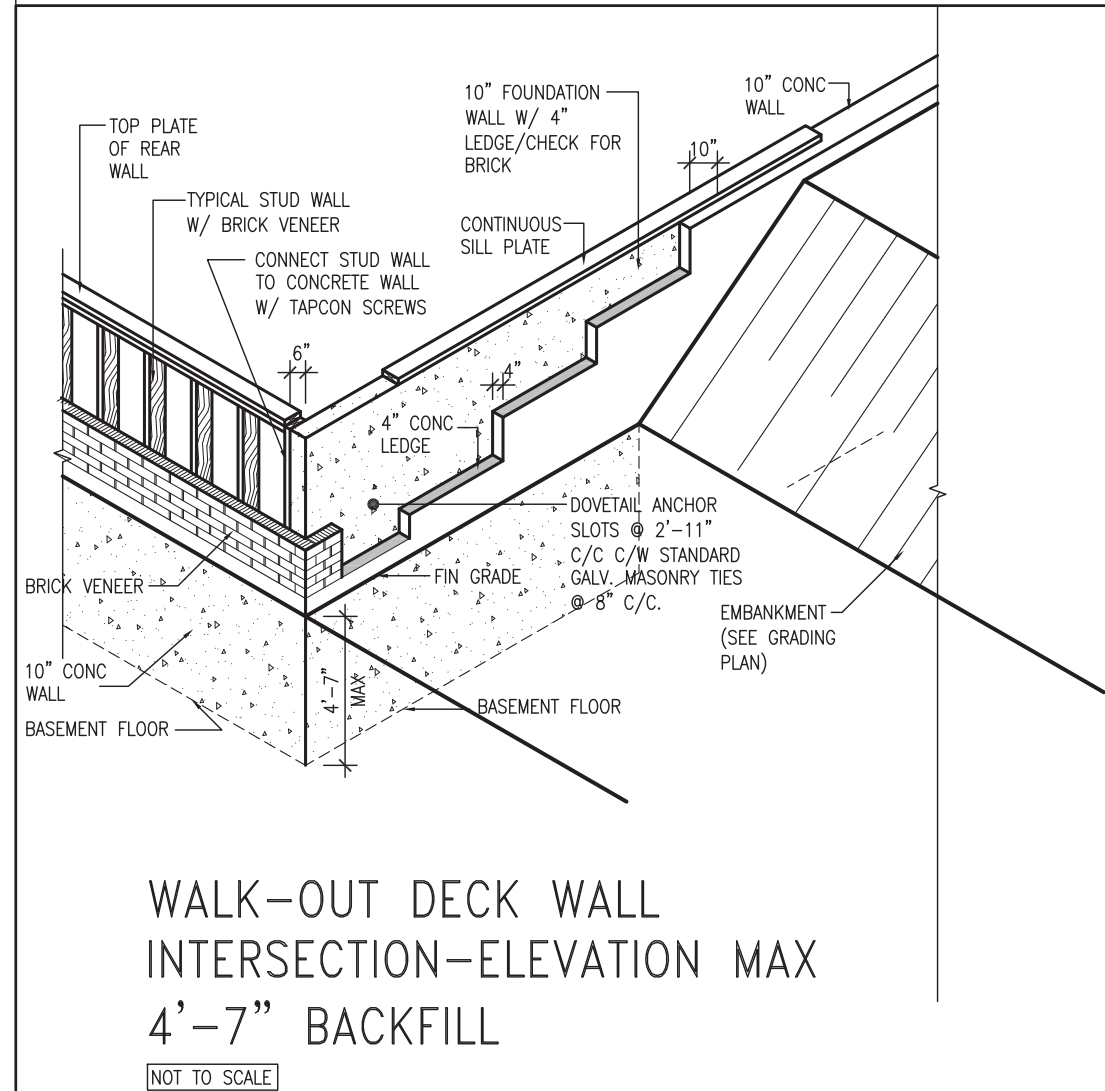
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

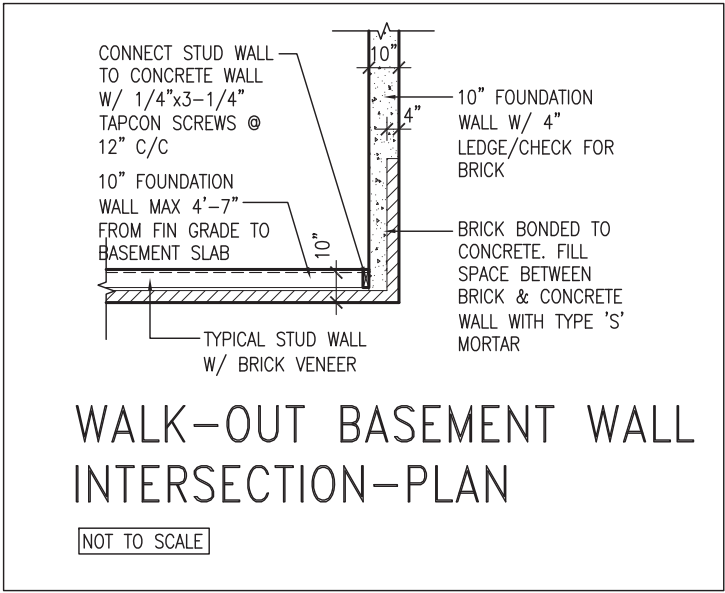
NOT TO SCALE

(10" FOUNDATION WALL)



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

NOT TO SCALE




WALK-OUT BASEMENT WALL INTERSECTION-PLAN

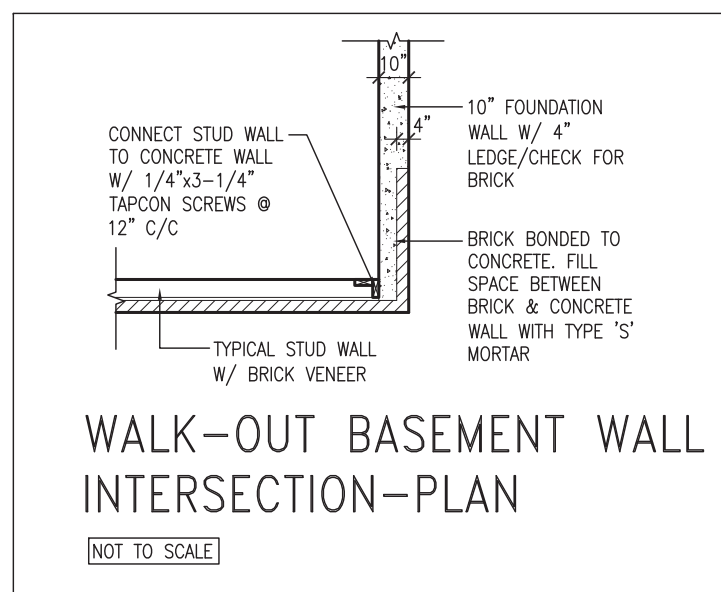
NOT TO SCALE

(10" FOUNDATION WALL)

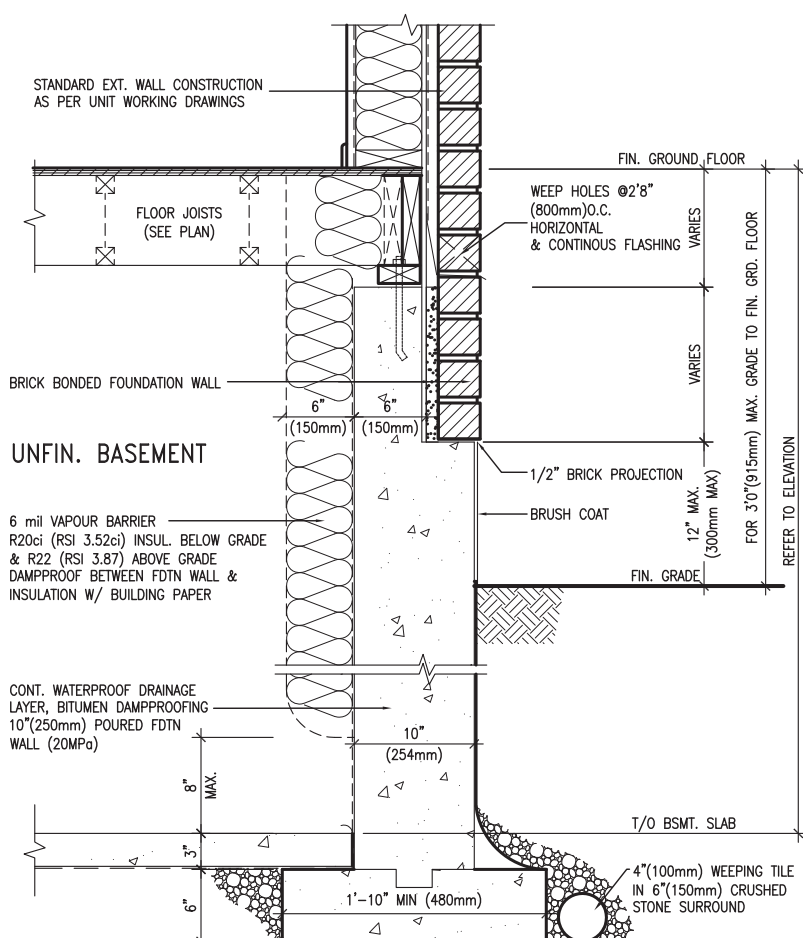


9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST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

NOT TO SCALE



(10" FOUNDATION WALL)



SCALE: N.T.S.

UNFIN. BASEMENT

6 mil VAPOUR BARRIER
R20ci (RSI 3.52ci) INSUL. BELOW GRADE
& R22ci (RSI 3.87ci) ABOVE GRADE
DAMPPOOF BETWEEN FDTN WALL &
INSULATION W/ BUILDING PAPER

FLOOR JOISTS
(SEE PLAN)

STANDARD EXT. WALL CONSTRUCTION
AS PER UNIT WORKING DRAWINGS
FIN. GROUND FLOOR

KNEE WALL
2"x6"(38mmX140mm)
WOOD STUDS @ 12"(300mm)

WEEP HOLES @ 2'8"
(800mm)O.C. HORIZONTAL
& CONTINUOUS FLASHING

CONT. WATERPOOF DRAINAGE
LAYER, BITUMEN DAMPPROOFING
10"(250mm) POURED CONC. FDTN
WALL (20MPa)

FIN. GRADE

1/2" BRICK PROJECTION

6" MIN (150mm)

10" (254mm)

4.7" (120mm) MIN

4.0" (100mm) MIN

8" MAX.

3"

6"

1'-10" MIN (480mm)

4"(100mm) WEEPING TILE
IN 6"(150mm) CRUSHED
STONE SURROUND

T/O BSMT. SLAB

REFER TO ELEVATION

SCALE: N.T.S.



JAN 11, 2018

9	.	.	.	<p>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.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste 25591</p> <p>name <i>Jno-Baptiste</i> signature BCIN</p> <p>registration information</p> <p>VA3 Design Inc. 42658</p>
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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

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