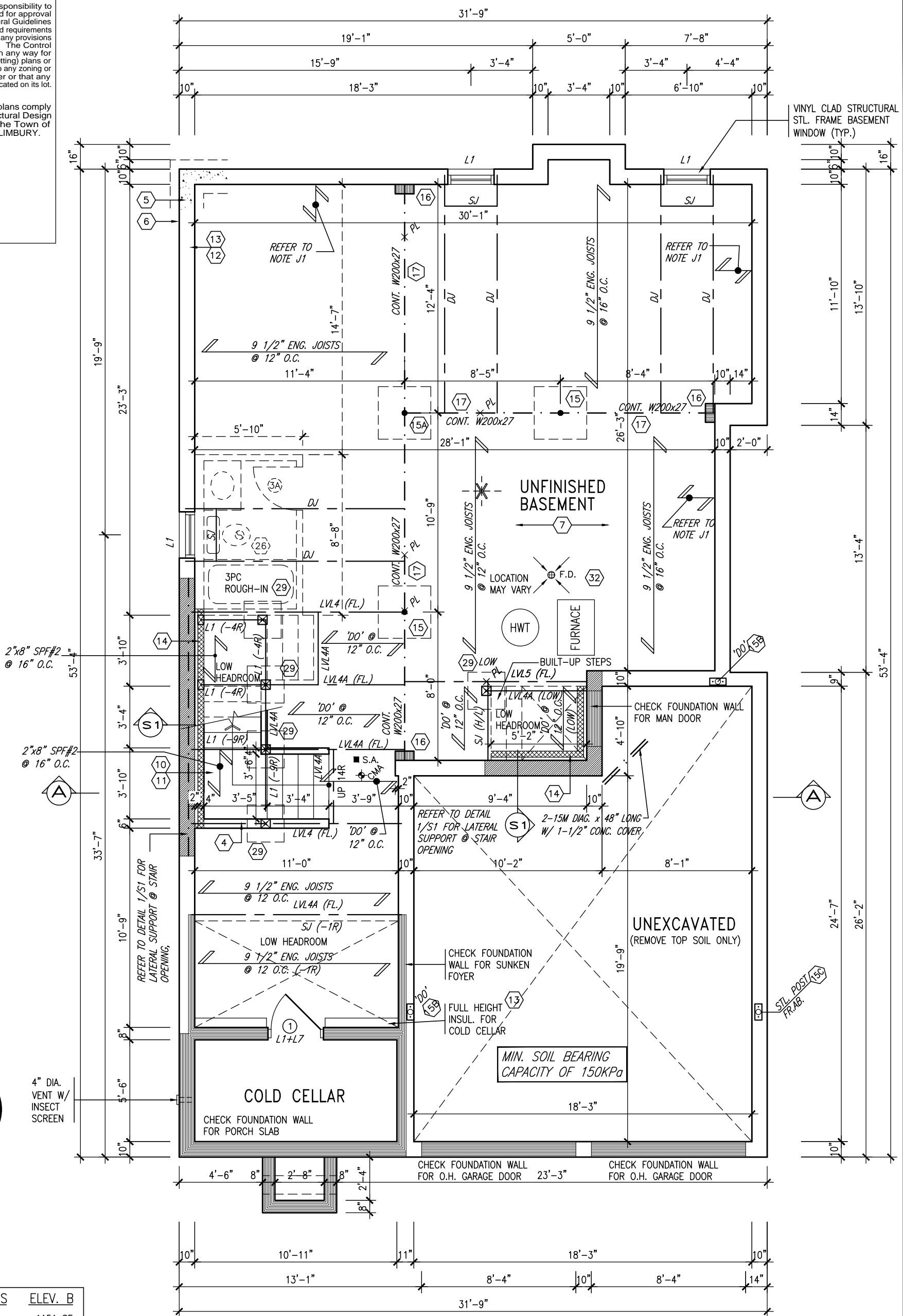


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.



## AREA CALCULATIONS

GROUND FLOOR AREA	1151 SF
SECOND FLOOR AREA	1403 SF
SUBTOTAL	2554 SF
DEDUCT ALL OPEN AREAS	17 SF
<b>TOTAL NET AREA</b>	<b>2537 SF</b> (235.04 m <sup>2</sup> )
FINISHED BSMT AREA	0 SF
COVERAGE	1598 SF
W/OUT PORCH	(148.46 m <sup>2</sup> )
<b>COVERAGE</b>	<b>1673 SF</b> (155.43 m <sup>2</sup> )
W/ PORCH	

BASEMENT PLAN 'B' LOT 73

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 FLOOR TRUSS MANUFACTURER.**

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

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

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	.	.	.	
7	REVISED AS PER ENG'S COMMENTS	APR 19-22	RC	qualification information
6	REVISED AS PER FLOOR LAYOUTS	APR 08-22	RC	Wellington Jno-Baptiste 25591
5	REVISED FOR LOT 73	JUL 23-21	RC	name BCIN
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC	registration information signature 42658
3	ADD OPT. 9' BASEMENT	APR 06-21	RC	VA3 Design Inc.
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	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	IMPORTED FROM 13045 TO 16023	31-01-17	AJE	
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

**S38-15**  
BAROSSA 15

project name	municipality
GREEN VALLEY EAST	BRADFORD, ON

BASEMENT PLAN 'A'

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

16023-S38-15-L73

drawing no.

1

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ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DIV. B- TABLE 6.2.3.12.

- KITCHEN EXHAUST. 3.0m
- DRIVEWAY, PARKING SPACE, ROAD. 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

VIT. EX. NOTE: 2000 dm



INDICATES REDUCED SIDE YARD

<p><u>NOTE:</u> ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.</p>	<p><u>NOTE:</u> FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.</p>	<p><u>NOTE:</u> SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.</p>
---	--	---

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.  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.	  255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>  project name <b>GREEN VALLEY EAST</b>  date <b>JAN. 2017</b>  drawn by <b>AJE</b>  checked by <b>-</b>  scale <b>3/16" = 1'-0"</b>  file name <b>16023-S38-15-L73</b>  <small>RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\Purchaser lot split\16023-S38-15-L73.dwg - Tue - Apr 19 2022 - 9:32 AM</small>	<b>S38-15</b> BAROSSA 15  municipality <b>BRADFORD, ON</b>  project no. <b>16023</b>  drawing no. <b>2</b>
8	.	.	.				
7	REVISED AS PER ENG'S COMMENTS	APR 19-22	RC				
6	REVISED AS PER FLOOR LAYOUTS	APR 08-22	RC				
5	REVISED FOR LOT 73	JUL 23-21	RC				
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC				
3	ADD OPT. 9' BASEMENT	APR 06-21	RC				
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC				
1	IMPORTED FROM 13045 TO 16023	31-01-17	AJE				
no.	description	date	by				

G.T., MAIN TRUSS & JACK TRUSS TO BE PROFILED FOR OPT. RAISED TRAY CEILING



APR 19, 2022

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

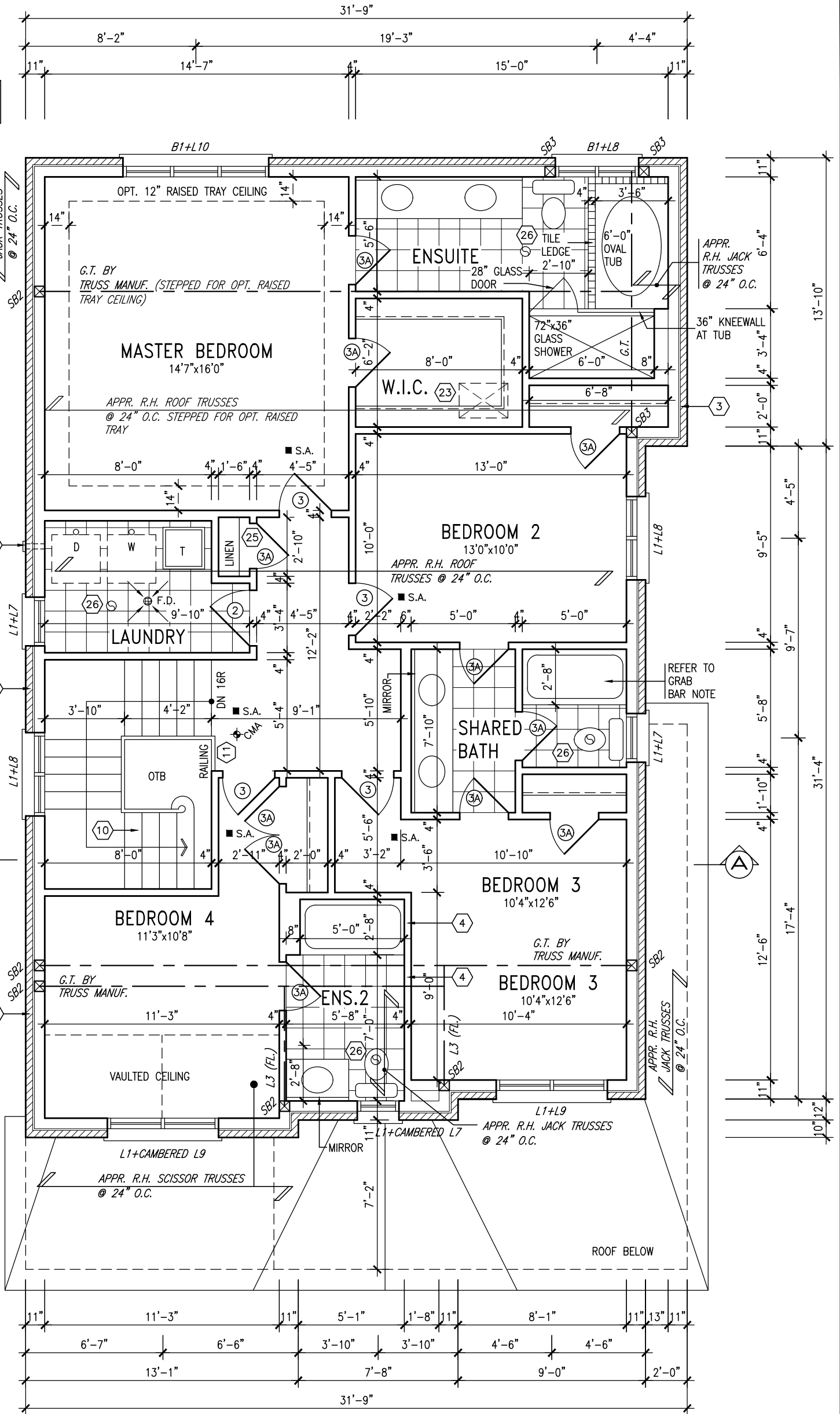
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

GB-NOTE-2020.dwg

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.

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



SECOND FLOOR PLAN 'B' LOT 73

INDICATES REDUCED SIDE YARD

9	.	.	.
8	.	.	.
7	REVISED AS PER ENG'S COMMENTS	APR 19-22	RC
6	REVISED AS PER FLOOR LAYOUTS	APR 08-22	RC
5	REVISED FOR LOT 73	JUL 23-21	RC
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3	ADD OPT. 9' BASEMENT	APR 06-21	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
1	IMPORTED FROM 13045 TO 16023	31-01-17	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 registration information BCIN

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  
va3design.com

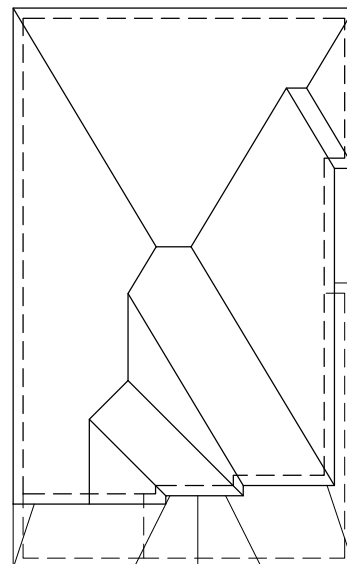
BAYVIEW WELLINGTON

**S38-15**  
BAROSSA 15

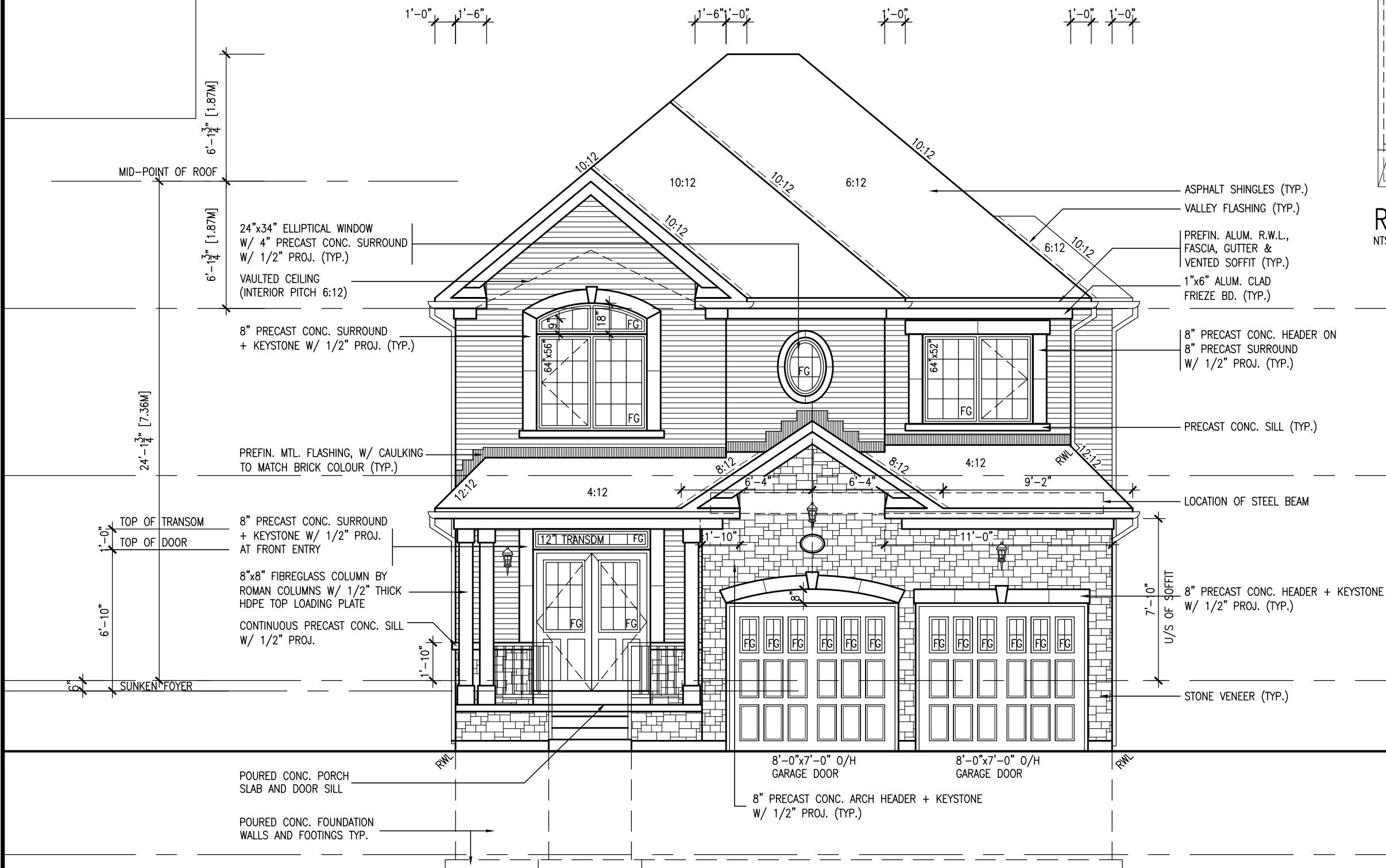
project name	GREEN VALLEY EAST	municipality	BRADFORD, ON	project no.	16023
date	JAN. 2017	checked by	AJE	scale	3/16" = 1'-0"
drawn by	AJE	file name	16023-S38-15-L73	drawing no.	3
SECOND FLOOR PLAN 'A'					

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ROOF PLAN 'B'

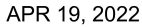


FRONT ELEVATION 'B' LOT 73

[illegible]

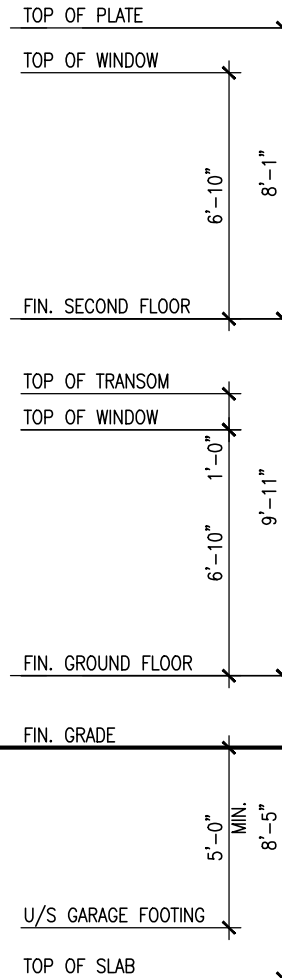


REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



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

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



WALL AREA	1002.28 SQ. FT.	
LIMITING DISTANCE	1.2 M (7%)	
GLAZING ALLOWED	70.16 SQ. FT.	
GLAZING PROVIDED	33.74 SQ. FT. (GLASS AREA)	

<p>The undersigned has reviewed and takes responsibility for this design and the design team. The undersigned has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>Wellington Jno-Baptiste          registration information          VAA3 Design Inc.</p>	<p>signature</p> <p>25591</p> <p>BCIN</p> <p>42658</p>
---	--

**VA3**  
**DESIGN**  
255 Consumers Rd Suite 120  
Toronto, ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW</b>	project name	<b>GREEN VALLEY EAST</b>
	date	JAN. 2017
	drawn by	AJE
	checked	—
	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW.dwg	

**BAYVIEW WELLINGTON**

**S38-15**  
BAROSSA 15

project name	GREEN VALLEY EAST	municipality	16023	project no.
date	JAN. 2017	RIGHT SIDE ELEVATION	'B'	drawing no.
drawn by	AJAE	checked by	scale	file name
	-	-	3/16" = 1'-0"	16023S-ESR-15-L73
REVISION	16023S-ESR-15-L73 (Unit Purchaser) bid, specific L73 completed 2017 Jul 23 previous 16023S-ESR-15-L73.dwg - Tue Apr 19 2022 - 9:32 AM REVISOR - H.A.MCHUGH (WORKING) 16023S-ESR-15-L73 (Unit Purchaser) bid, specific L73 completed 2017 Jul 23 previous 16023S-ESR-15-L73.dwg - Tue Apr 19 2022 - 9:32 AM			

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APR 19, 2022

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

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

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

FACE BRICK (TYP.)

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

PRECAST CONC. SILL (TYP.)

POURED CONC. DOOR SILL  
& PRECAST CONC. STEP

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

REAR ELEVATION 'B' LOT 73



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.

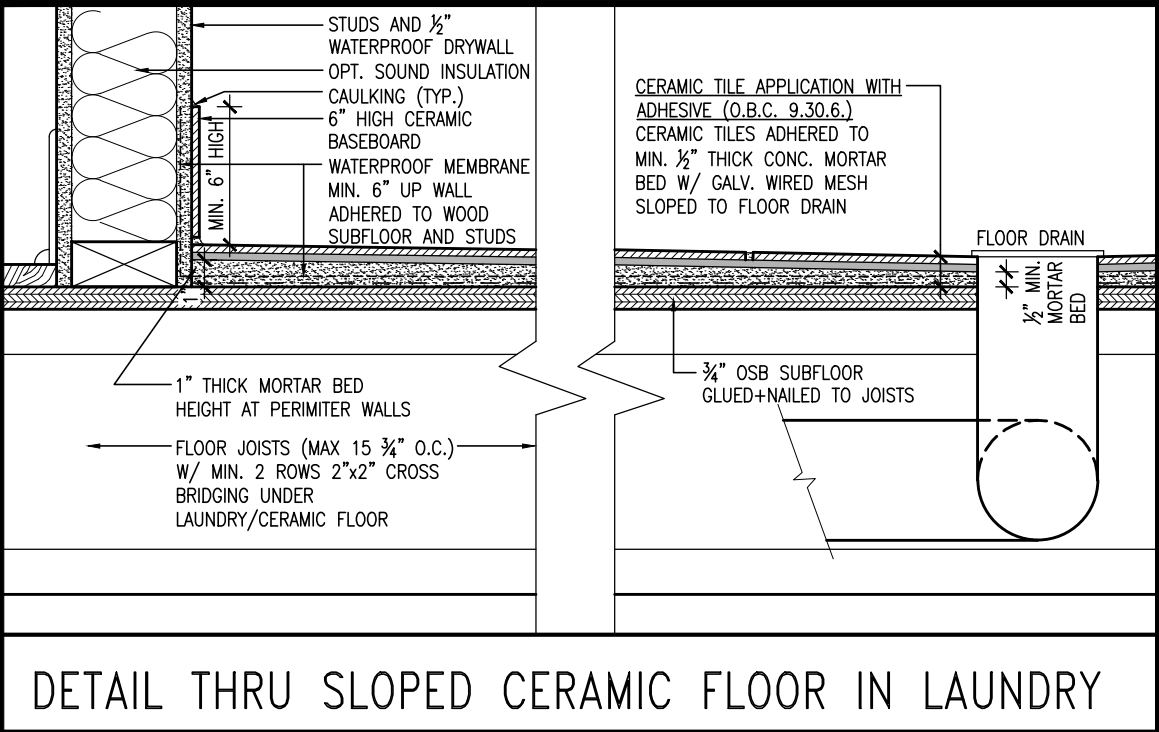
qualification information  
**Wellington Jno-Baptiste** 25591 BCIN  
name  
registration information  
**VAS Design Inc.** 42658

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.

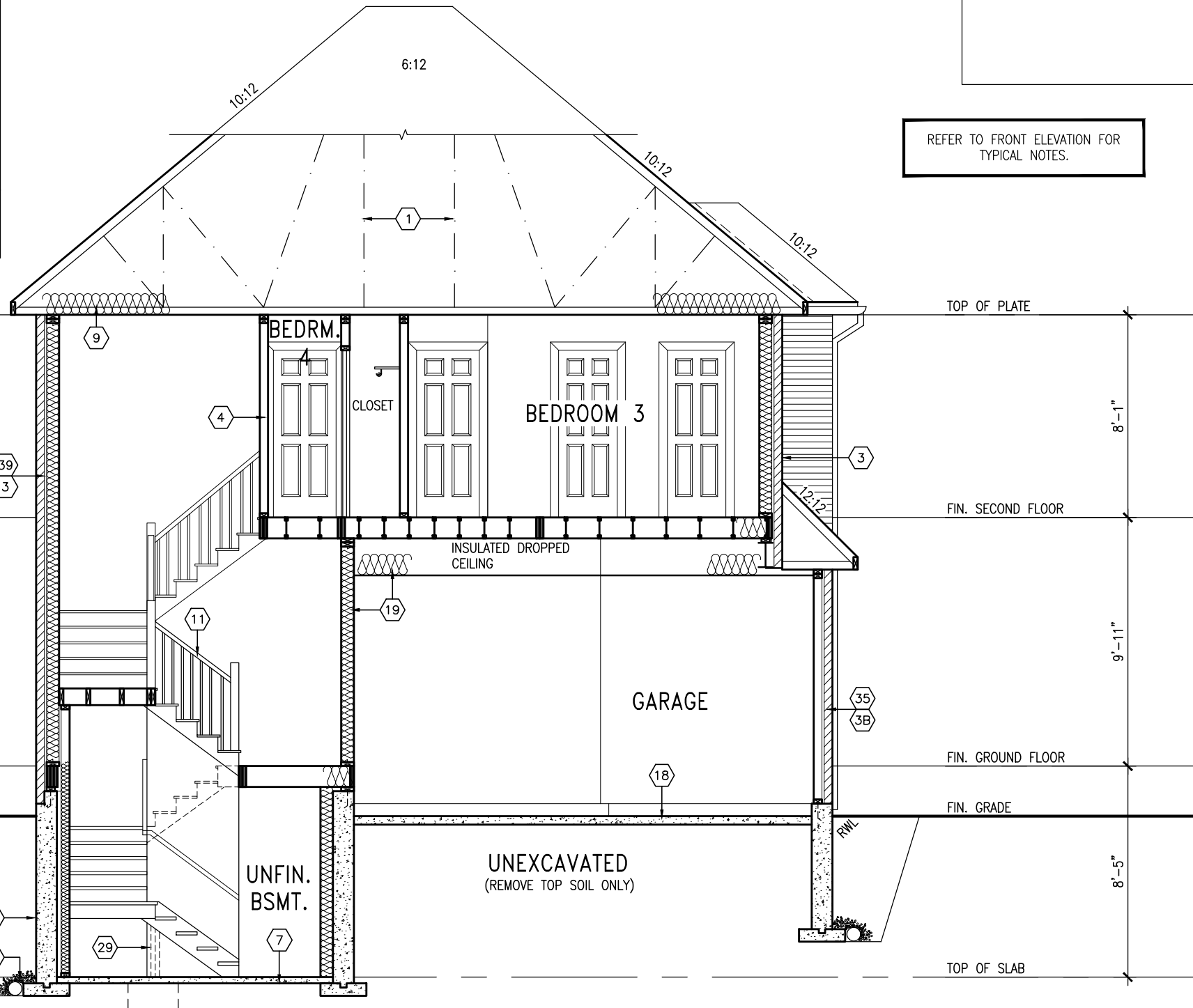
no.	description	date	by
9			
8			
7	REVISED AS PER ENG'S COMMENTS	APR 19-22	RC
6	REVISED AS PER FLOOR LAYOUTS	APR 08-22	RC
5	REVISED FOR LOT 73	JUL 23-21	RC
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3	ADD OPT. 9' BASEMENT	APR 06-21	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
1	IMPORTED FROM 13045 TO 16023	31-01-17	AJE

project no.	S38-15
BAROSSA 15	
project name	BAYVIEW WELLINGTON
municipality	BRADFORD, ON
date	JAN. 2017
drawn by	AJE
checked by	-
scale	3/16" = 1'-0"
drawing no.	7
file name	16023-S38-15-L73.dwg
date	Apr 19 2022 - 9:32 AM

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DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



CROSS SECTION A-A



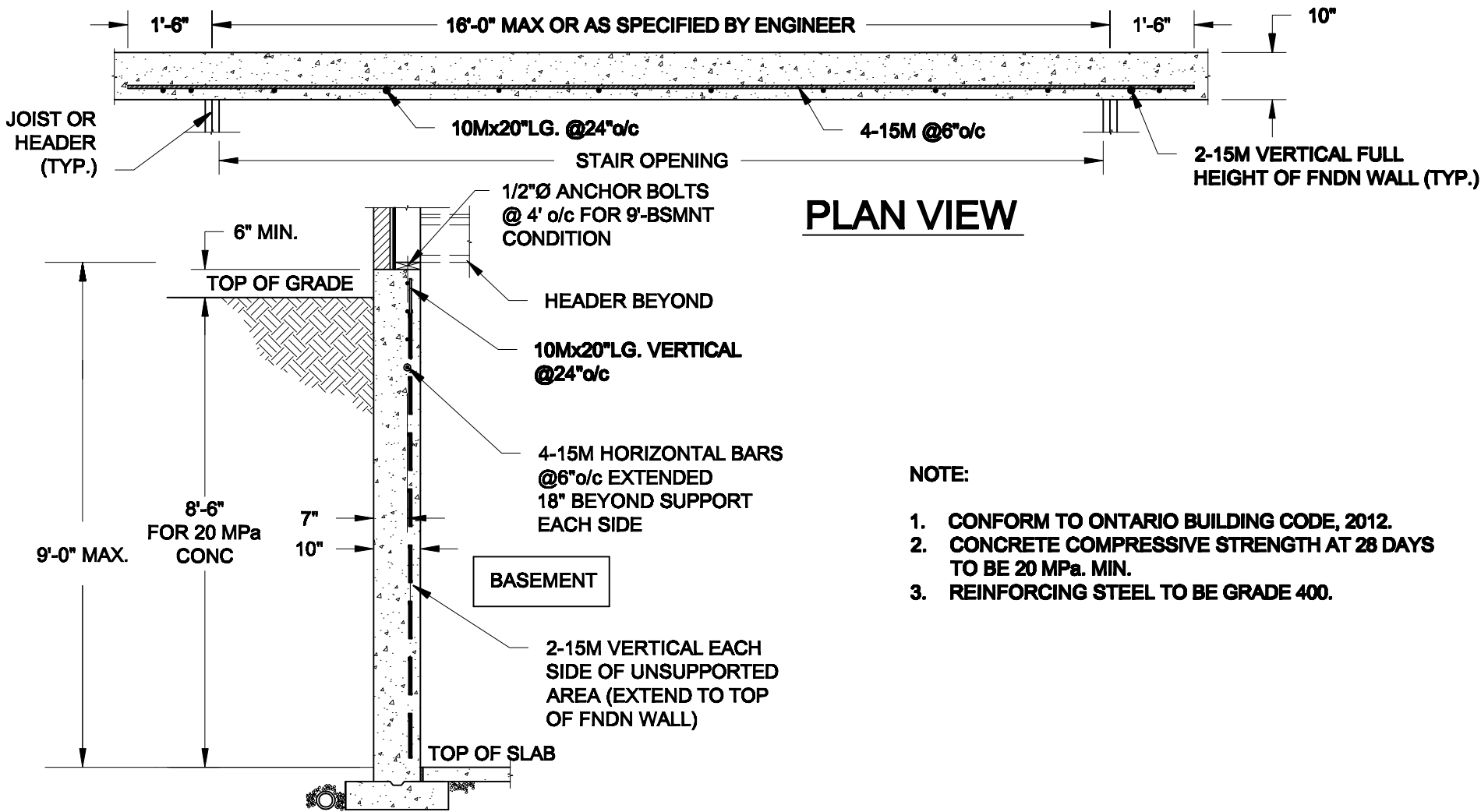
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REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

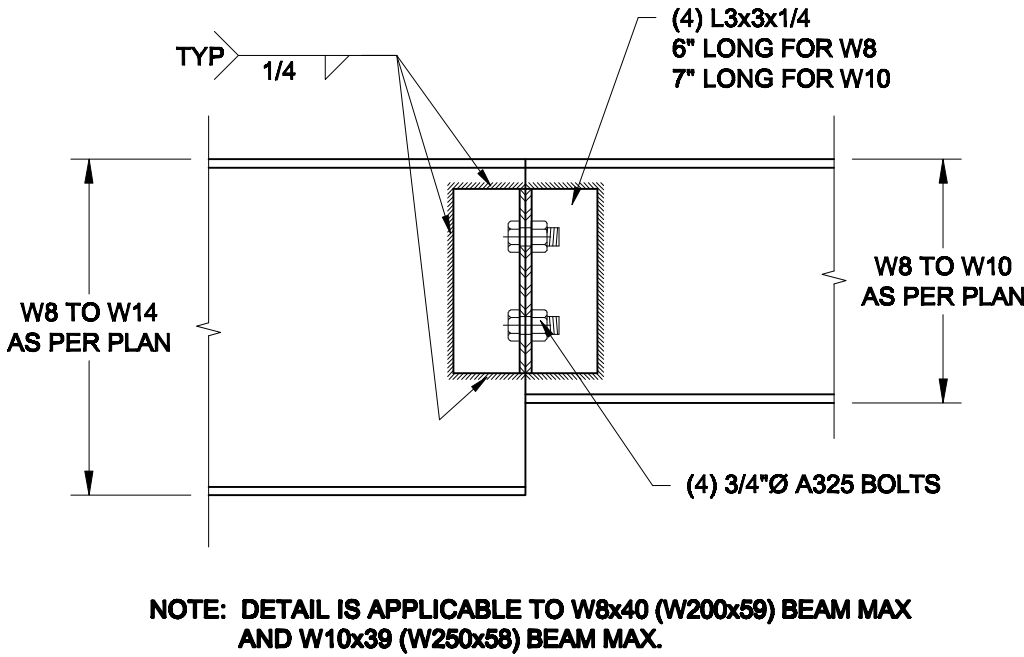
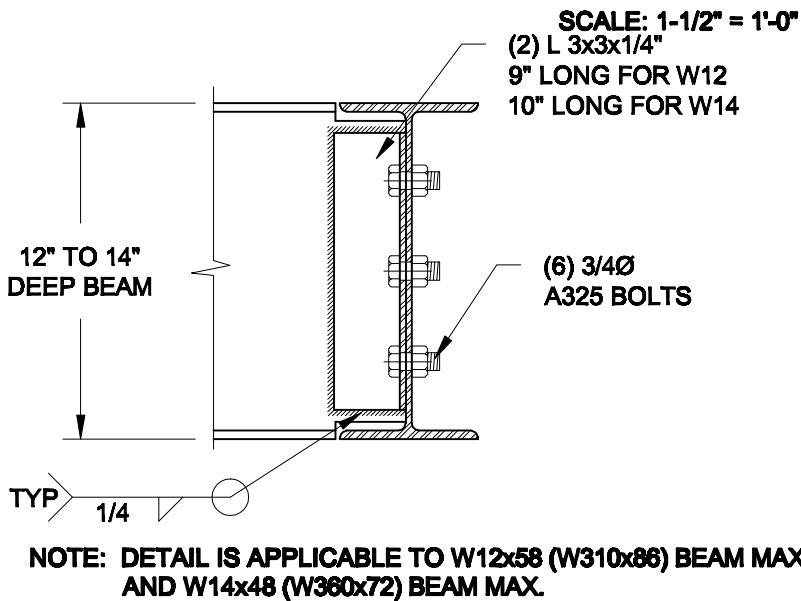
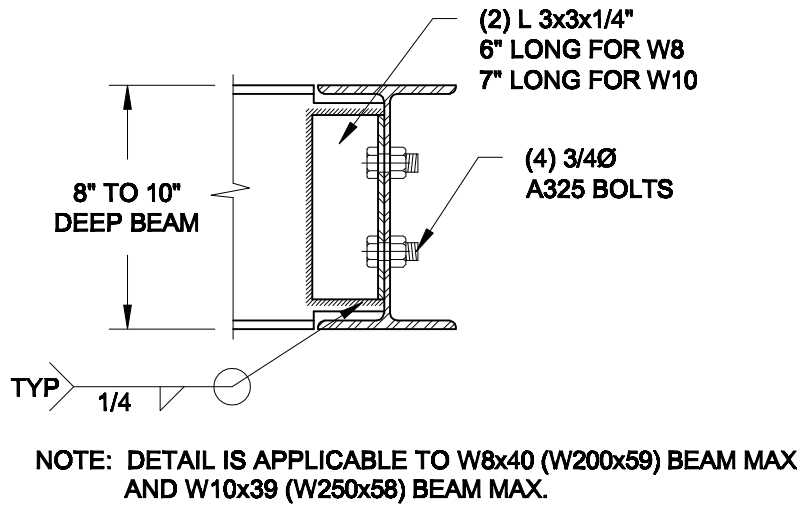
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## 1 LATERALLY UNSUPPORTED WALL

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



## 2 STEEL BEAM CONNECTION DETAILS

Scale: AS NOTED	
Date: FEB-17-2022	
Drawn: SC	Checked: SJB

### QUAILE ENGINEERING LTD.



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Newmarket, ON  
L3Y 8J9  
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#### Engineer's Seal



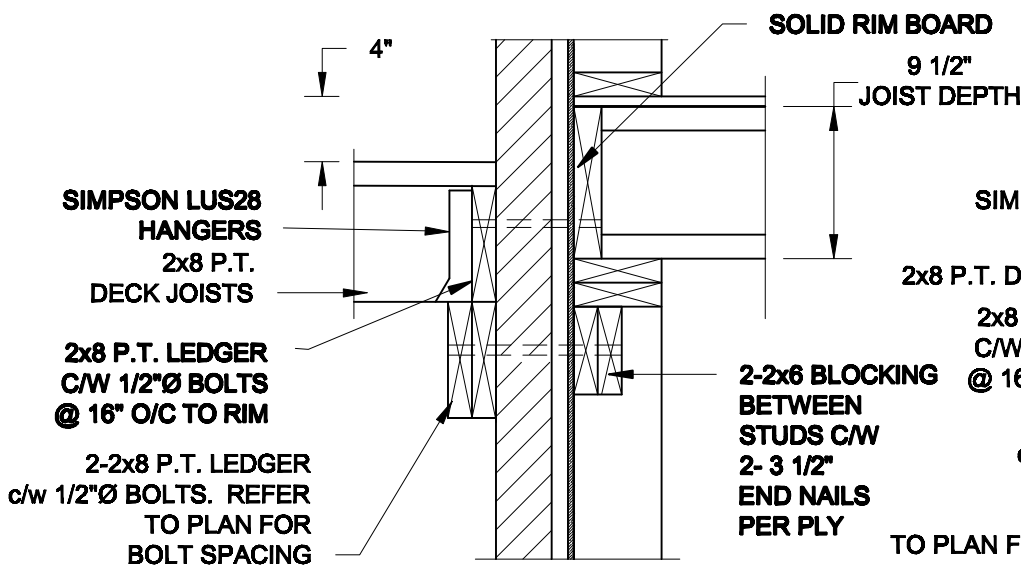
Project:  
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

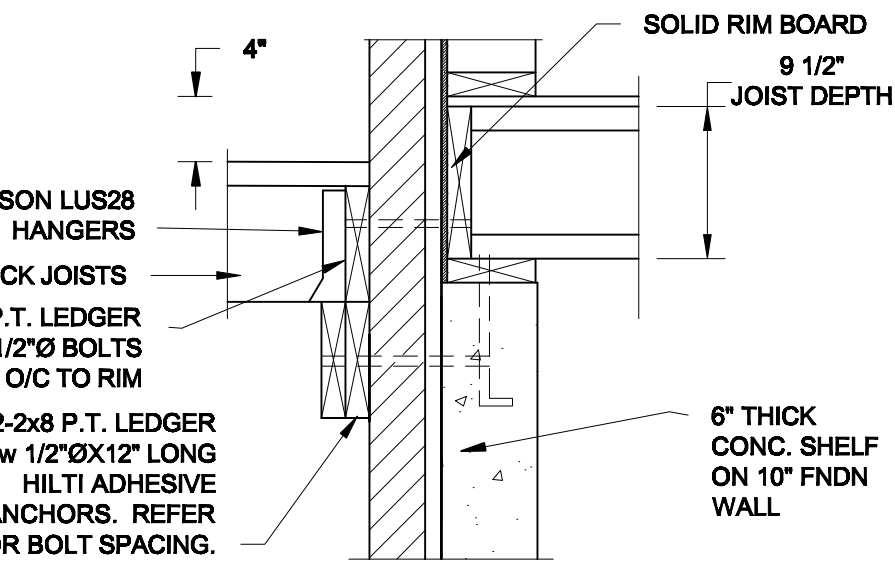
Project No.:  
21-038

Drawing No.:  
S1

FOR 9 1/2" JOIST DEPTH

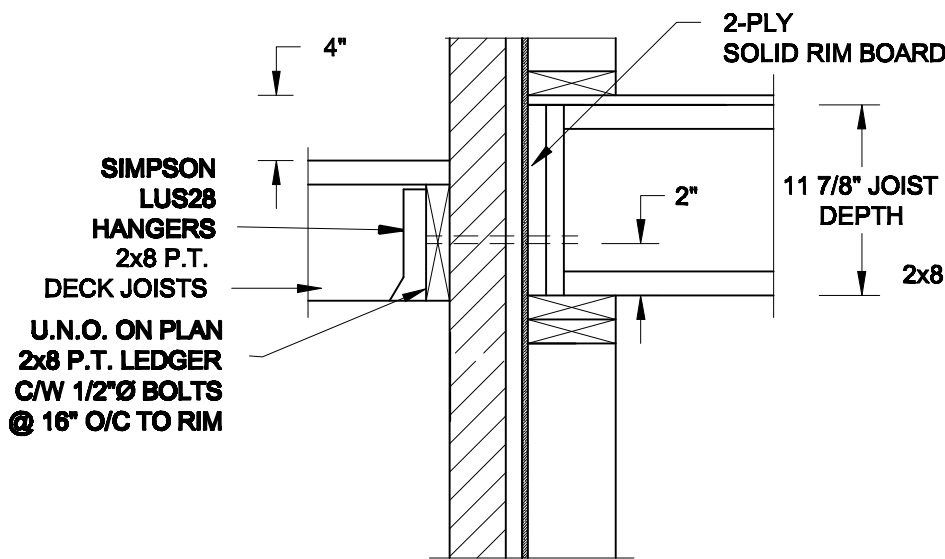


**1A**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

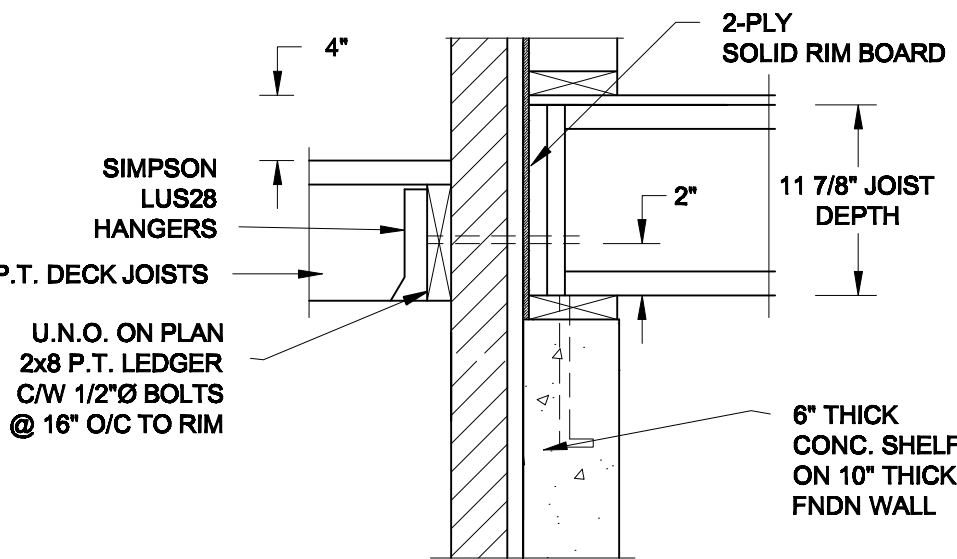


**1B**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



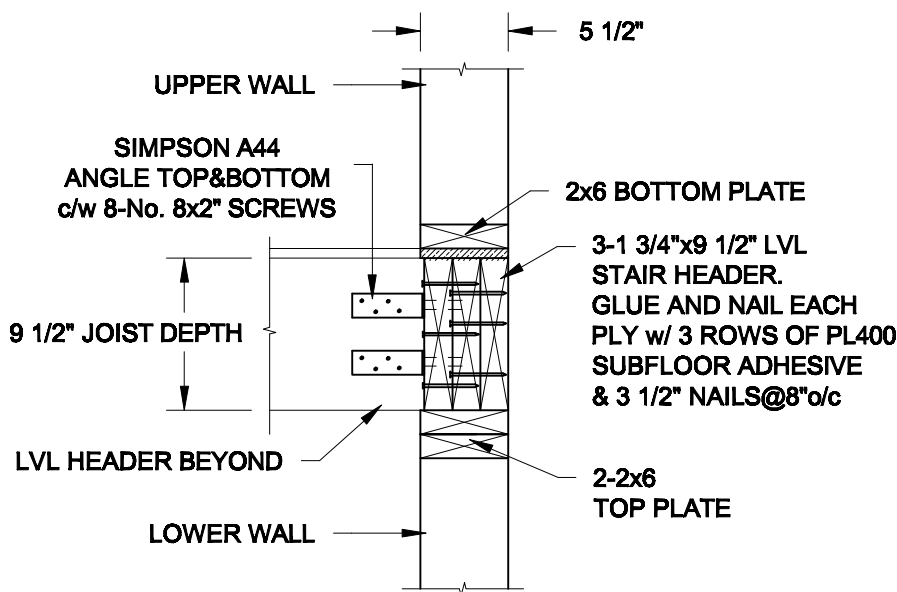
**1C**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"



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

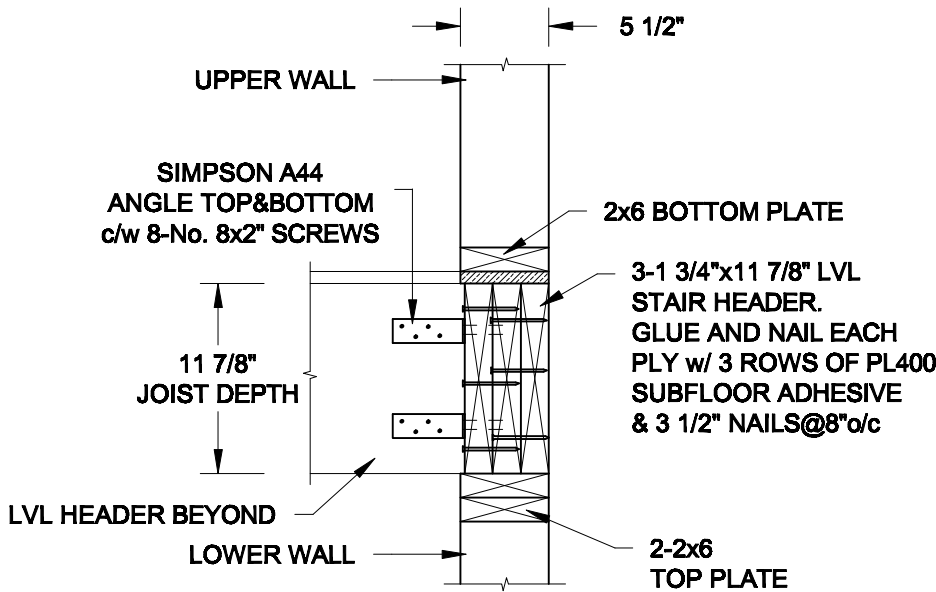
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL  
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL  
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 9 1/2" JOIST DEPTH



**2A**  
**S2** **STAIR HEADER**  
SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



**2B**  
**S2** **STAIR HEADER**  
SCALE: 1" = 1'-0"

Scale:  
AS NOTED

Date:  
MAR-15-2021

Drawn:  
SC

Checked:  
SJB

**QUAILE ENGINEERING LTD.**



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Newmarket, ON  
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Engineer's Seal



MAR 30, 2021

Project:

**BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES**  
**BRADFORD, ONTARIO**

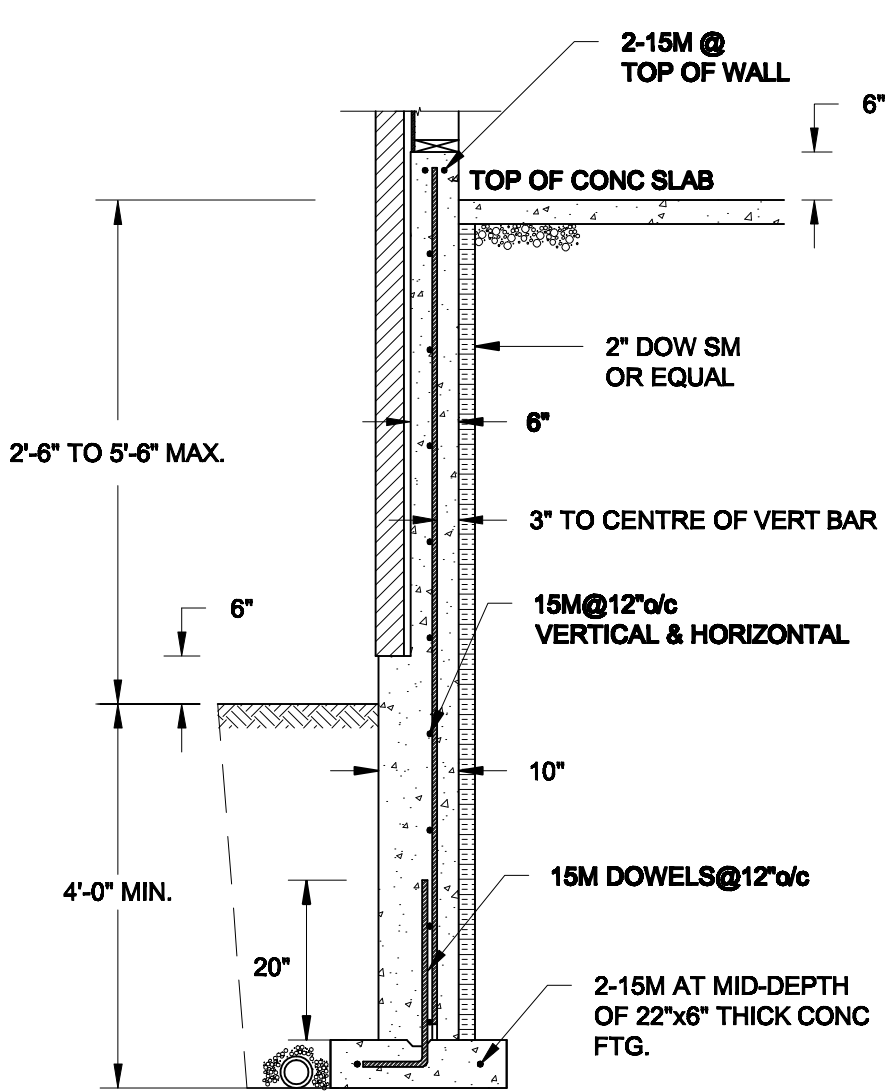
**TYPICAL STRUCTURAL DETAILS**

Project No.:

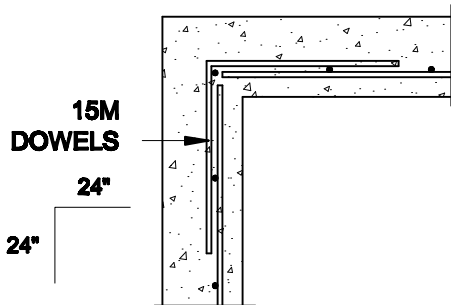
**21-038**

Drawing No.:

**S2**



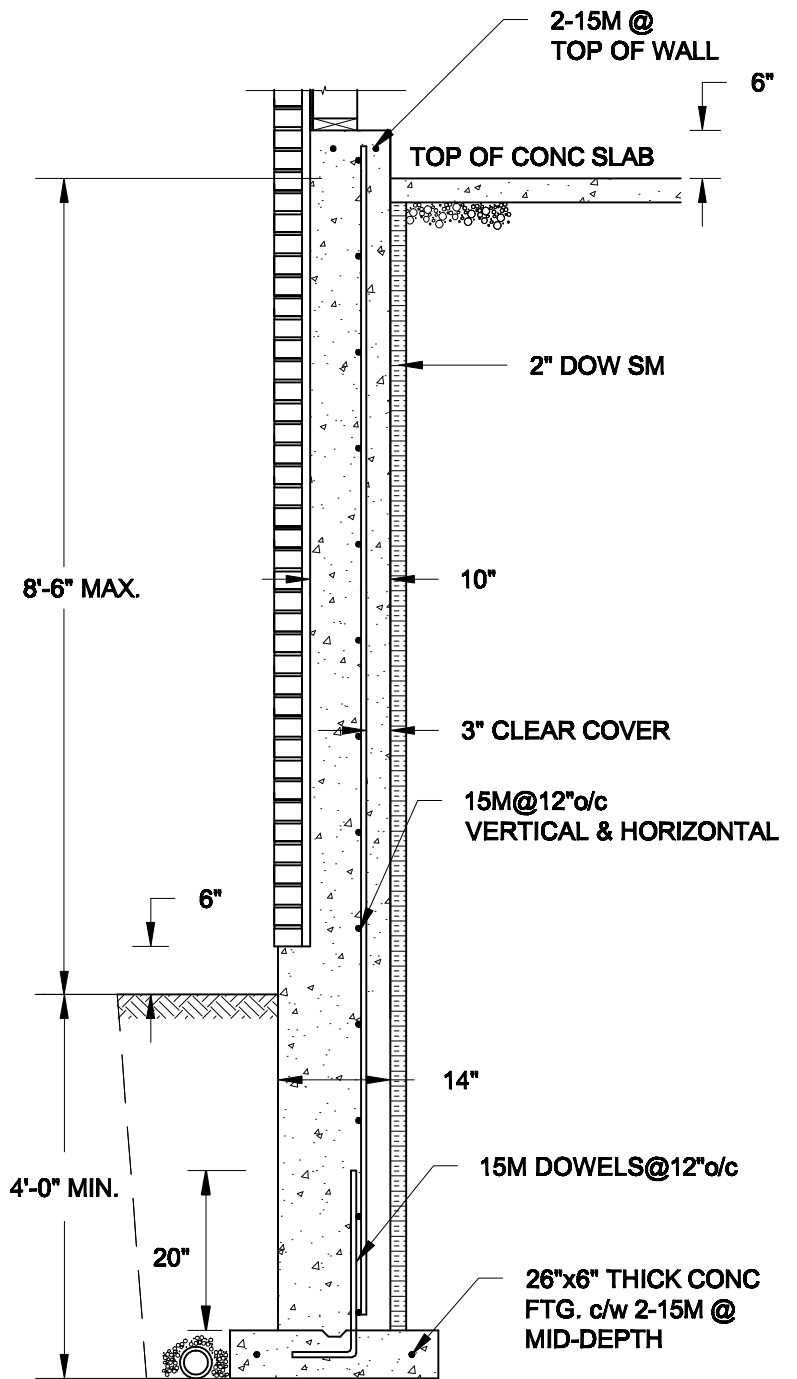
**1A**  
**S3** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1' - 0"



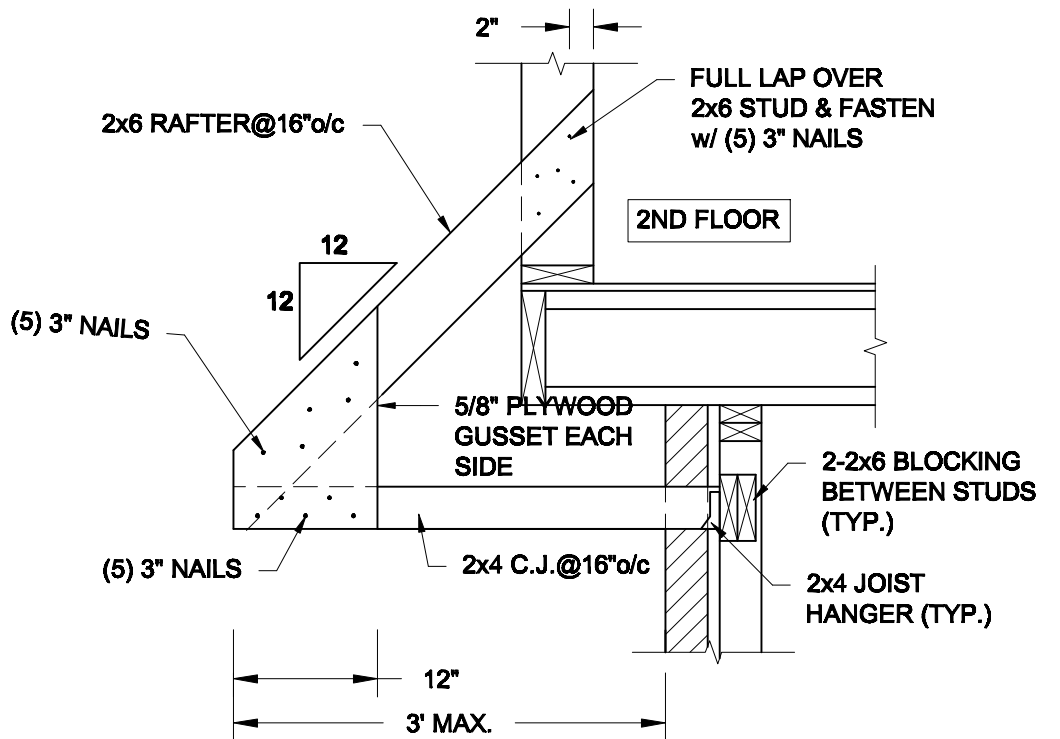
**1C**  
**S3** **PLAN VIEW AT CORNER**  
SCALE: 1/2" = 1' - 0"

**NOTES:**

1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING STEEL TO BE GRADE 400.
4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE DETAIL 1C/S3.
5. PROVIDE 3" COVER TO SOIL MINIMUM.
6. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.



**1B**  
**S3** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1' - 0"



**2**  
**S3** **CANOPY ROOF OVER GARAGE**  
SCALE: 3/4" = 1' - 0"

Scale:  
AS NOTED

Date:  
FEB-24-2022

Drawn:  
SC

Checked:  
SJB

**QUAILE ENGINEERING LTD.**



38 Parkside Drive, UNIT 7  
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Engineer's Seal



FEB 24, 2022

Project:

**BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES  
BRADFORD, ONTARIO**

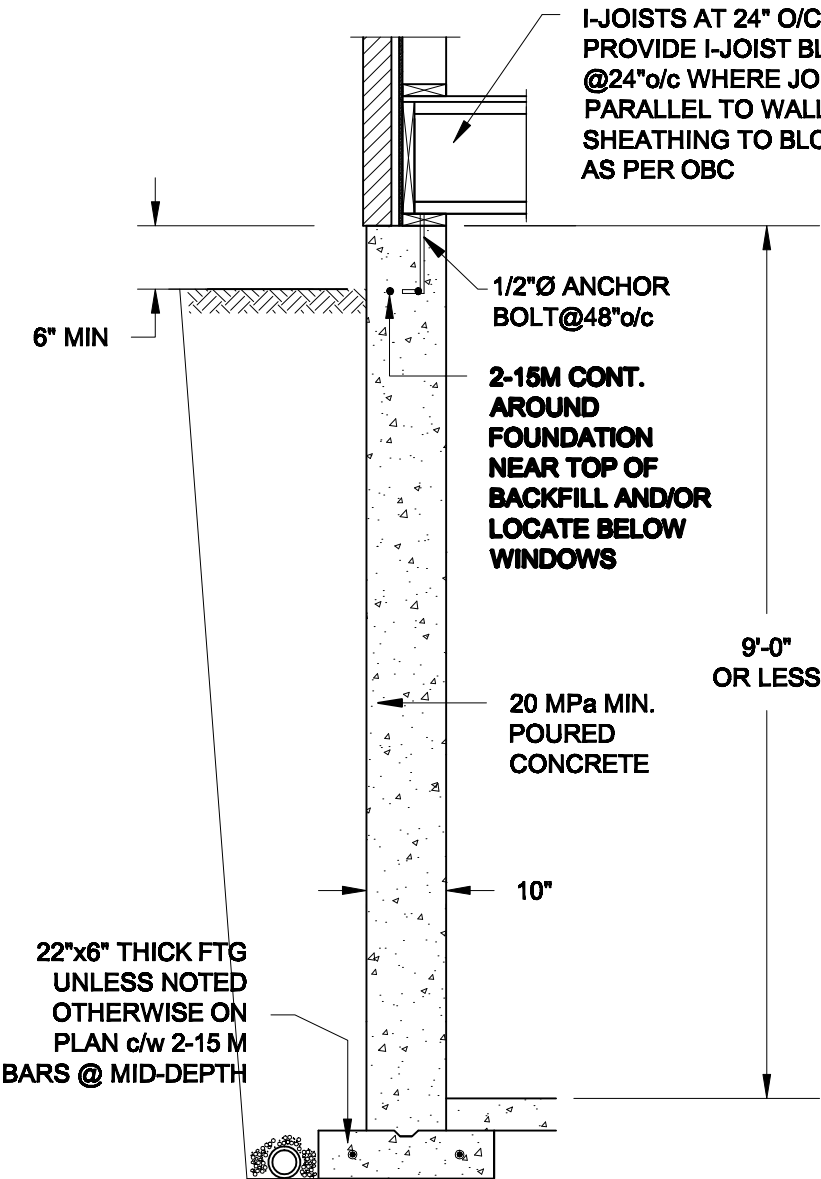
**TYPICAL STRUCTURAL DETAILS**

Project No.:

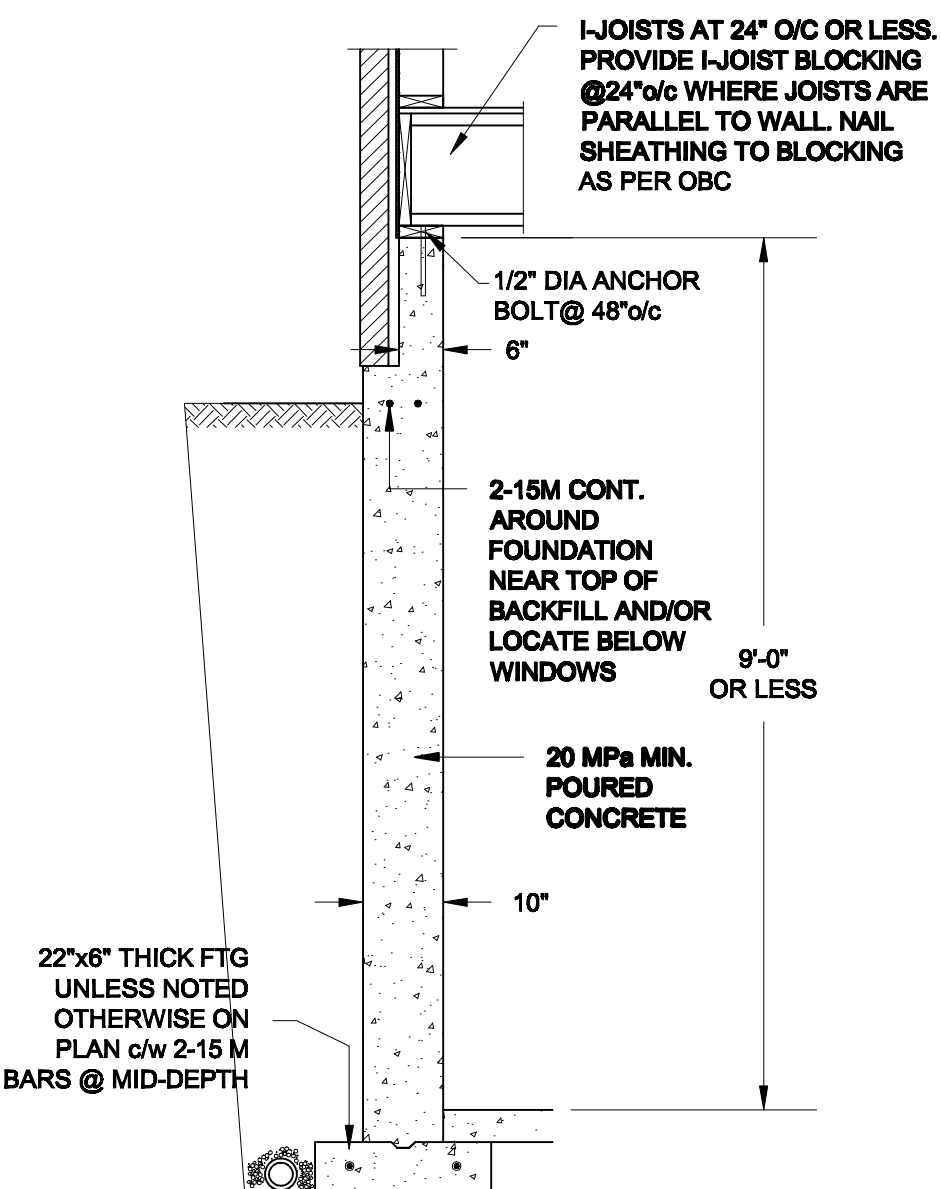
**21-038**

Drawing No.:

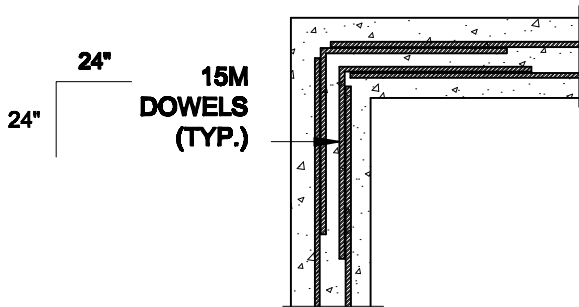
**S3**



**1A**  
**S4** **FOUNDATION WALL**  
SCALE: 1/2" = 1'-0"



**1B**  
**S4** **DROPPED VENEER**  
SCALE: 1/2" = 1'-0"





**1C**  
**S4** **TYP. PLAN VIEW AT CORNER**  
SCALE: 1/2" = 1'-0"

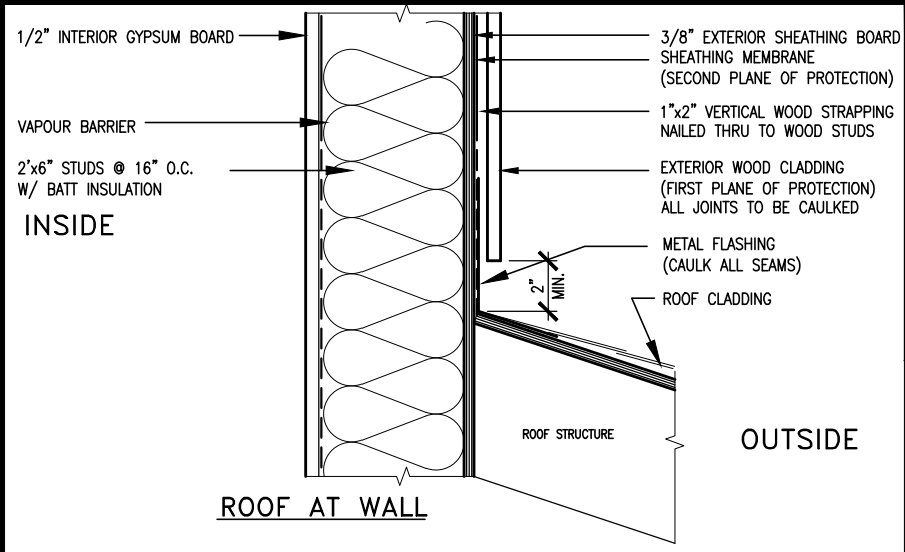
**NOTE:**  
AT ALL WINDOW OPENINGS,  
PROVIDE 2-15M VERTICALLY  
AT EACH SIDE + 2-15M  
HORIZONTALLY 2" BELOW &  
EXTEND 24" BEYOND OPENING

**NOTES:**

1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING STEEL TO BE GRADE 400.
4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE DETAIL 1C/S4.
5. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.
6. FOUNDATION IS FOR A PART 9 RESIDENTIAL BUILDING.
7. DETAIL IS APPLICABLE TO SITE CLASSES A TO D ONLY AS GIVEN IN TABLE 4.1.8.4.A OF THE OBC (TO BE CONFIRMED BY GEOTECHNICAL ENGINEER).

<b>Scale:</b> AS NOTED		<b>QUAILE ENGINEERING LTD.</b>  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	<b>Engineer's Seal:</b>  S. J. BOYD 90214198 PROVINCE OF ONTARIO MAR 30, 2021	<b>Project:</b> BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
<b>Date:</b> MAR-15-2021				TYPICAL STRUCTURAL DETAILS	
<b>Drawn:</b> SC	<b>Checked:</b> SJB			<b>Project No.:</b> 21-038	<b>Drawing No.:</b> S4





MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:  
2"x4" @ 16" O.C. - 9'-10"  
2-2"x4" @ 12" O.C. - 10'-9"  
3-2"x4" @ 16" O.C. - 11'-2"  
3-2"x4" @ 12" O.C. - 12'-4"

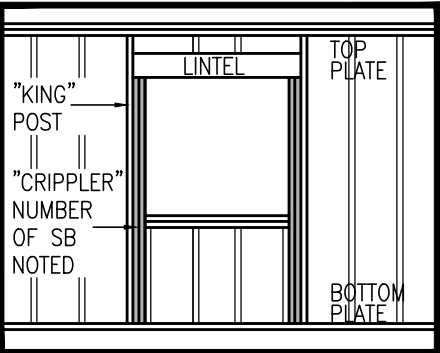
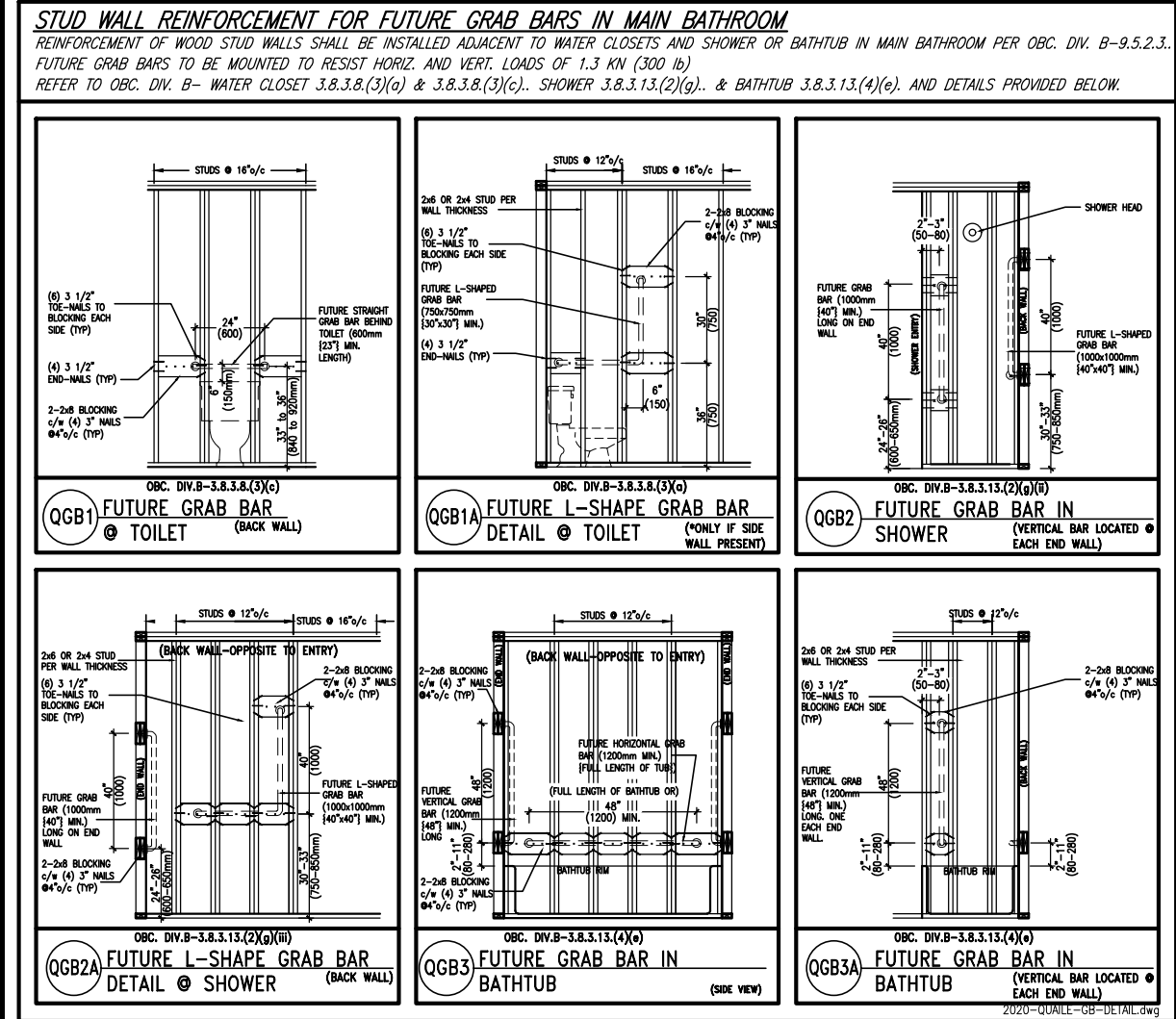
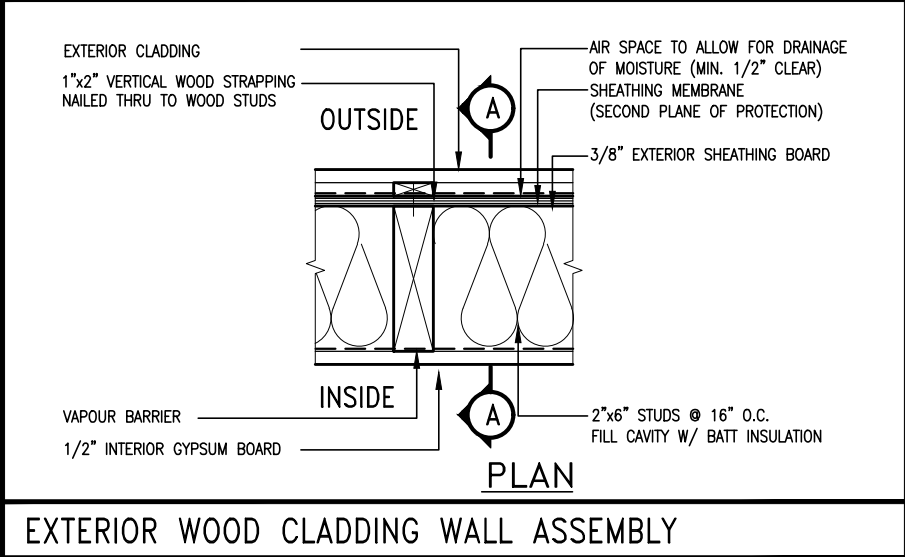
NOTES:  
1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.  
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.  
4. FOR A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

\*\* MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:  
2"x6" @ 16" O.C. - 12'-6"  
2"x6" @ 12" O.C. - 13'-10"  
2-2"x6" @ 16" O.C. - 15'-0"  
2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:  
2"x8" @ 16" O.C. - 16'-0"  
2"x8" @ 12" O.C. - 17'-9"  
2-2"x8" @ 16" O.C. - 20'-4"  
2-2"x8" @ 12" O.C. - 22'-4"

NOTES:  
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 9.2.3.10.1.(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



"CRIPPLE" DETAIL



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	UPDATE TO 2022	JAN 11-22	RC	VA3 Design Inc. 42658
3	UPDATE TO 2020	FEB 24-20	RC	
2	UPDATE TO 2018	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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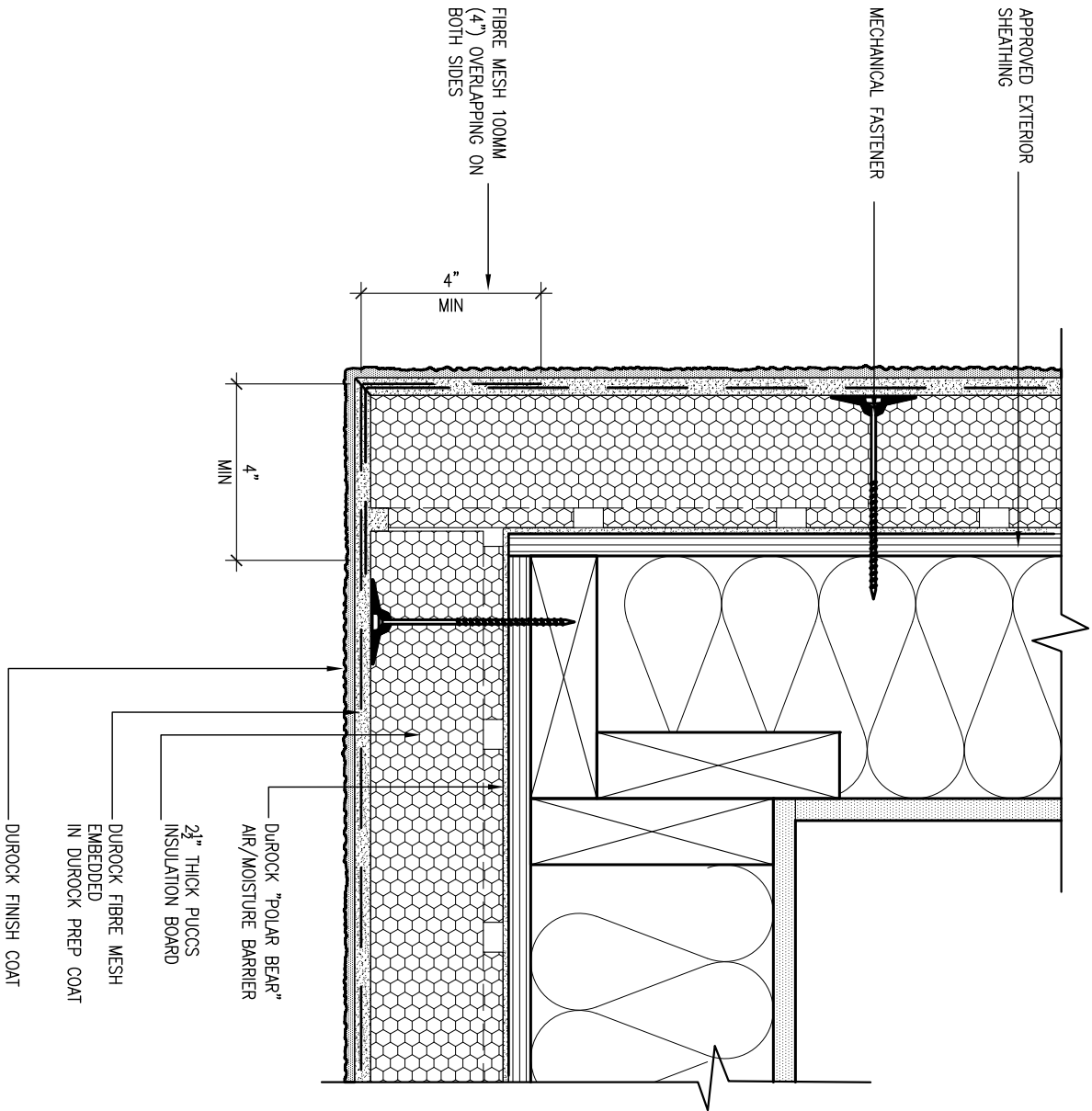
BAYVIEW WELLINGTON			CONST NOTE	
project name GREEN VALLEY EAST			project no. 16023	
municipality BRADFORD				
date MAY 2016			drawing no.	
CONSTRUCTION NOTES				
drawn by RC		checked by —		scale 3/16" = 1'-0"
file name 16023-CN-2022-A1				
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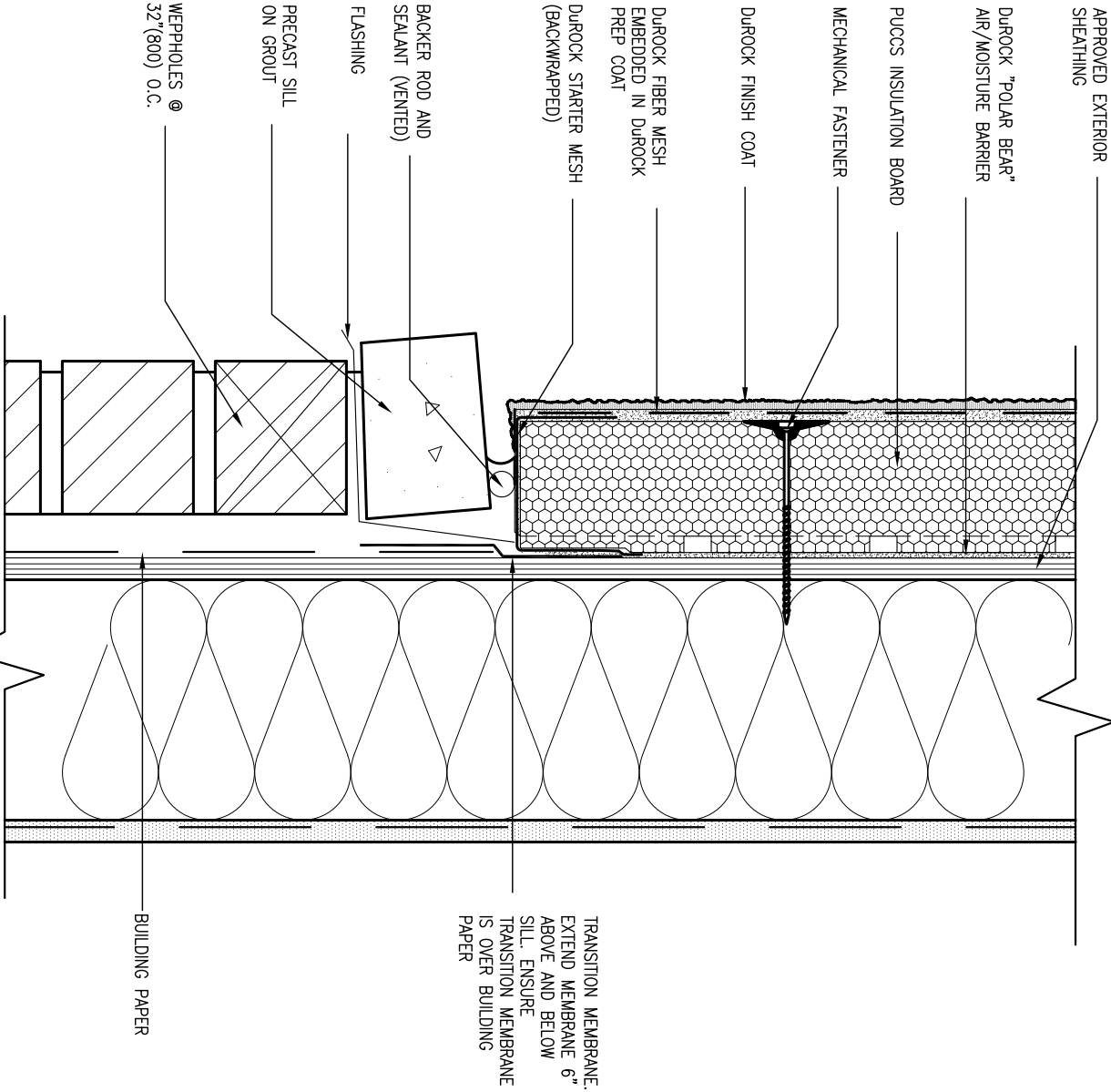


5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

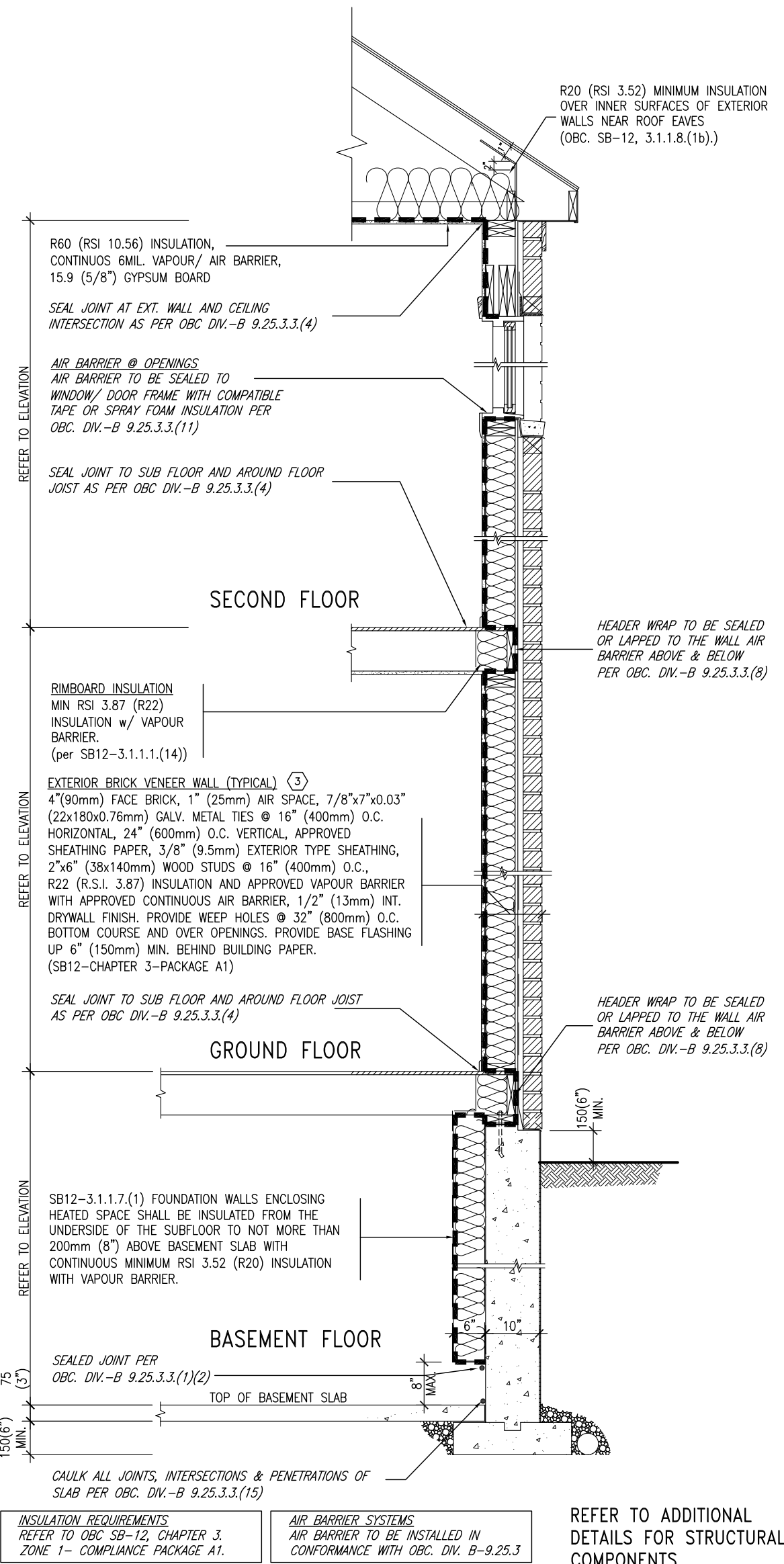


6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

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8 .			7 .			project name			project no.		
6 .			5 .			GREEN VALLEY EAST			16023		
4 UPDATE TO 2022			3 UPDATE TO 2020			date			CONSTRUCTION NOTES		
2 UPDATE TO 2018			1 ISSUE FOR CLIENT REVIEW			MAY 2016			16023-CN-2022-A1		
no.			description			drawn by			drawing no.		
. . .			. . .			checked by			CN5		
. . .			. . .			scale			3/16" = 1'-0"		
. . .			. . .			RC			16023-CN-2022-A1		
. . .			. . .			RICHARD			H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg		
. . .			. . .			- Wed			Jan 26 2022 - 12:08 PM		

SB12-COMPLIANCE PACKAGE 'A1'

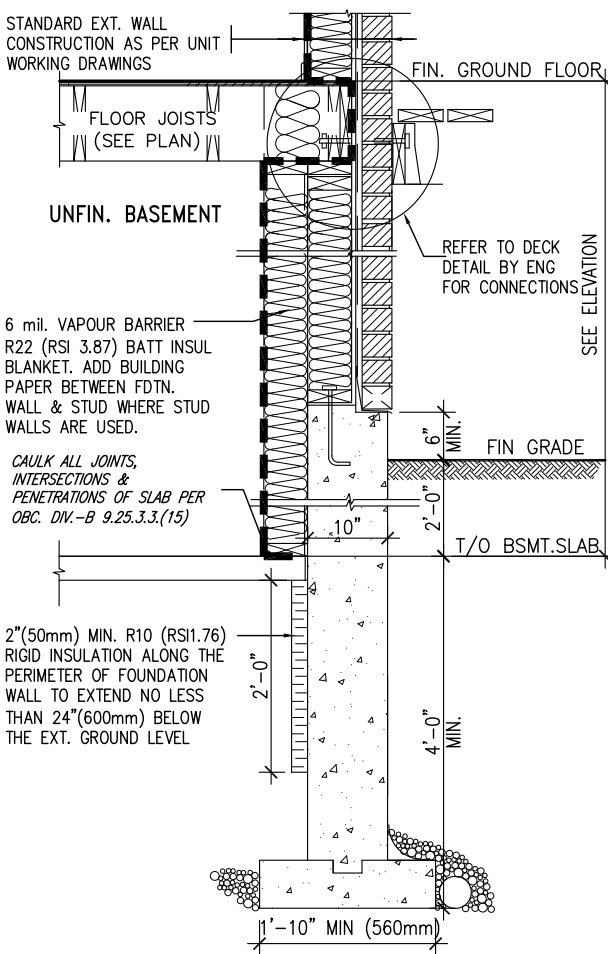


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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.

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no.	description	date	by	



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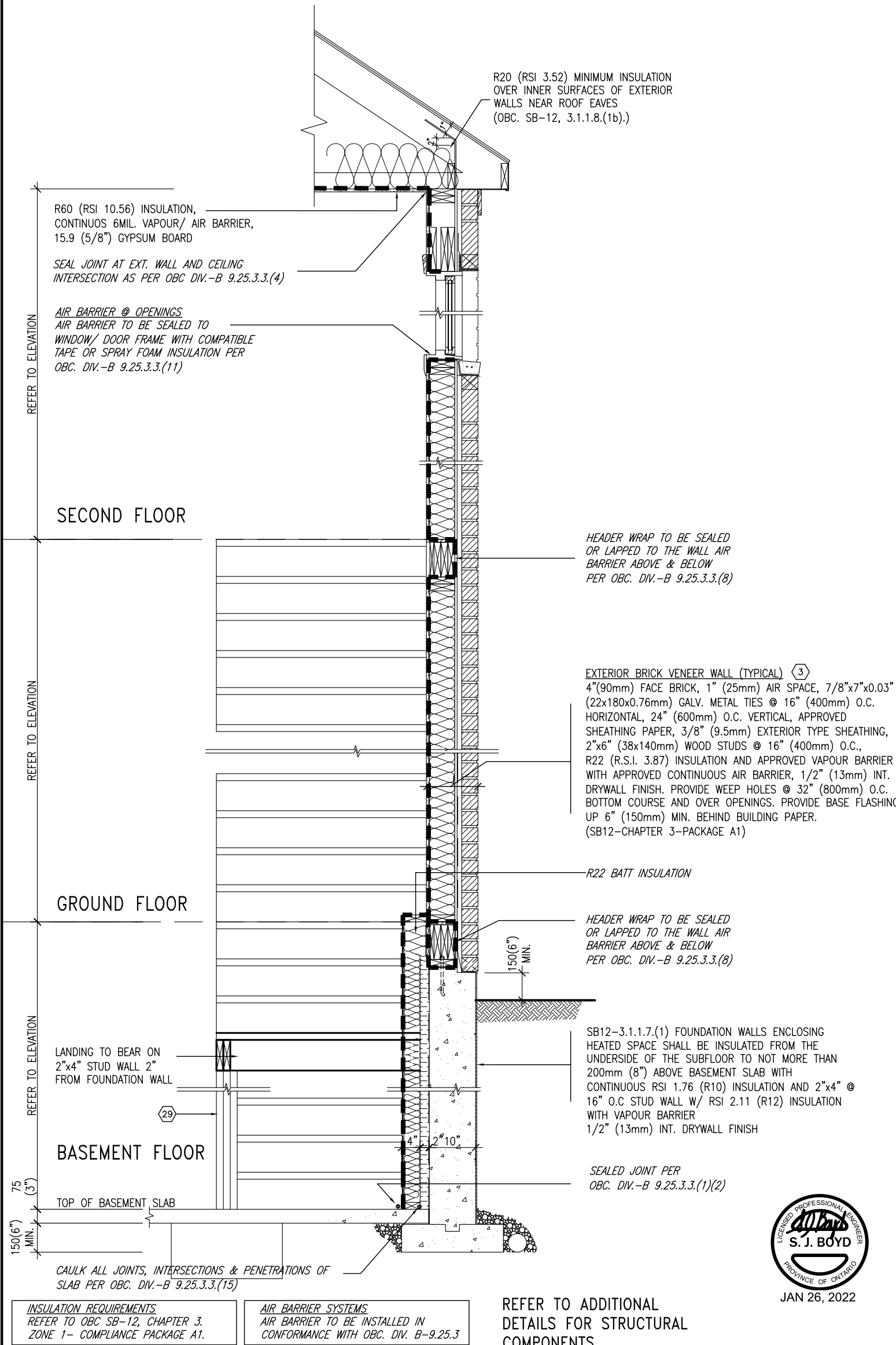
BAYVIEW WELLINGTON

CONST NOTE

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by	scale	16023-CN-2022-A1	file name
drawn by	RC	3/16" = 1'-0"			
CONSTRUCTION NOTES					
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CN6

SB12-COMPLIANCE PACKAGE 'A1'

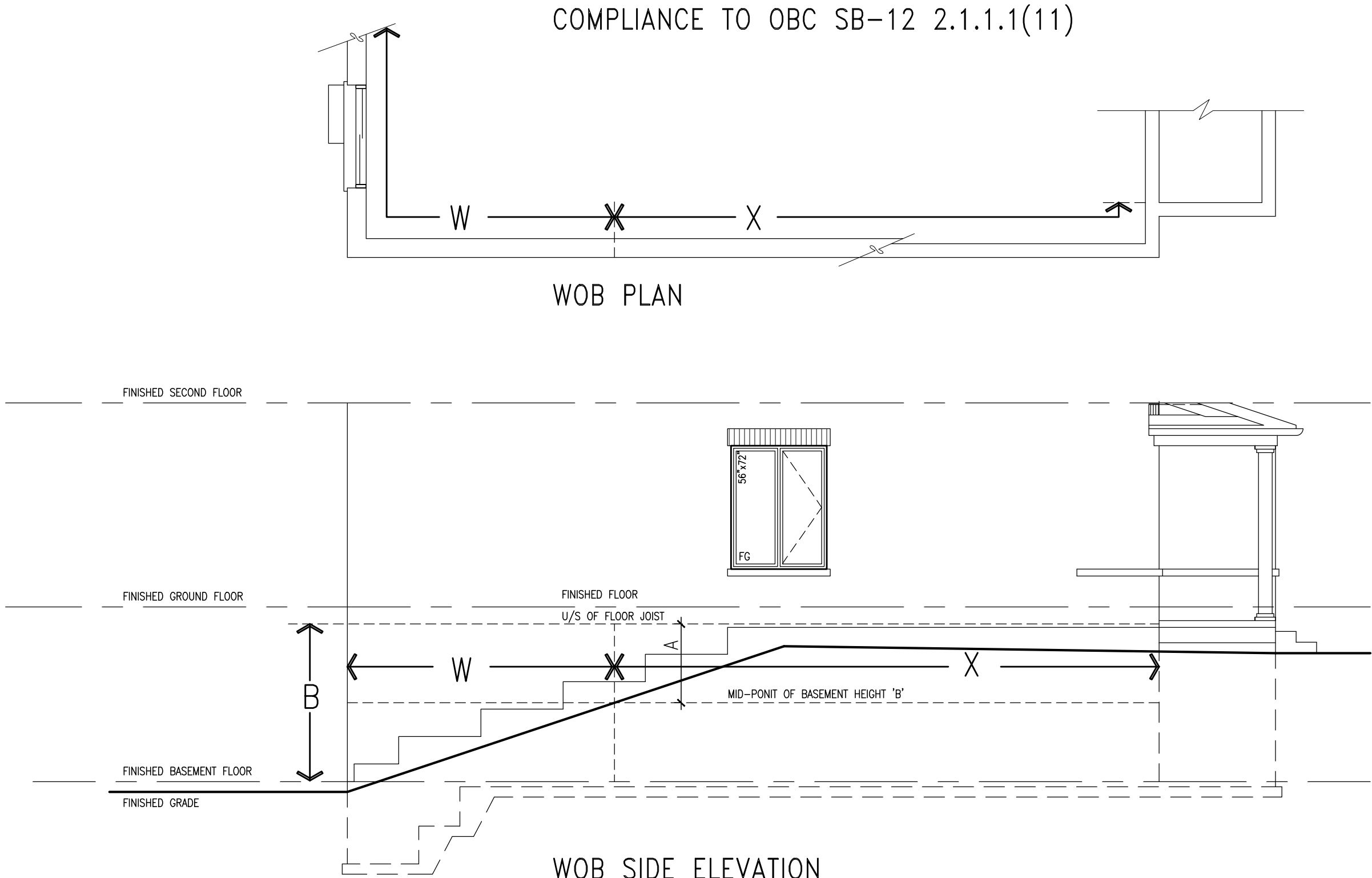


JAN 26, 2022



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

<div><div>9</div><div>.</div></div> <div><div>8</div><div>.</div></div> <div><div>7</div><div>.</div></div> <div><div>6</div><div>.</div></div> <div><div>5</div><div>.</div></div> <div><div>4</div><div>UPDATE TO 2022</div></div> <div><div>3</div><div>UPDATE TO 2020</div></div> <div><div>2</div><div>UPDATE TO 2018</div></div> <div><div>1</div><div>ISSUE FOR CLIENT REVIEW</div></div> <div><div>no.</div><div>description</div></div>	<div><div>.</div><div>.</div><div>.</div><div>.</div><div>.</div><div>JAN 11-22</div><div>FEB 24-20</div><div>JAN 11-18</div><div>AUG 04-17</div><div>date</div></div> <div><div>RC</div><div>RC</div><div>RC</div><div>RC</div><div>by</div></div>	<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-Baptiste25591BCINsignature</div> <div>VA3 Design Inc.42658</div> <div>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.</div>	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120</div><div>Toronto ON M2J 1R4</div><div>t 416.630.2255 f 416.630.4782</div><div>va3design.com</div></div>	<div>BAYVIEW WELLINGTON</div> <div>project nameGREEN VALLEY EASTmunicipalityBRADFORD</div> <div>dateMAY 2016</div> <div>drawn byRCchecked byscale3/16" = 1'-0"</div> <div>CONSTRUCTION NOTES</div> <div>16023-CN-2022-A1</div> <div>RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM</div>	<div>CONST NOTE</div> <div>-</div> <div>project no.16023</div> <div>file nameCN7drawing no.</div>
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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



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qualification information

Wellington Jno-Baptiste 25591 BCIN

name

registration information

VAS Design Inc. 42658

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5	.	.	.
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3	UPDATE TO 2020	FEB 24-20	RC
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

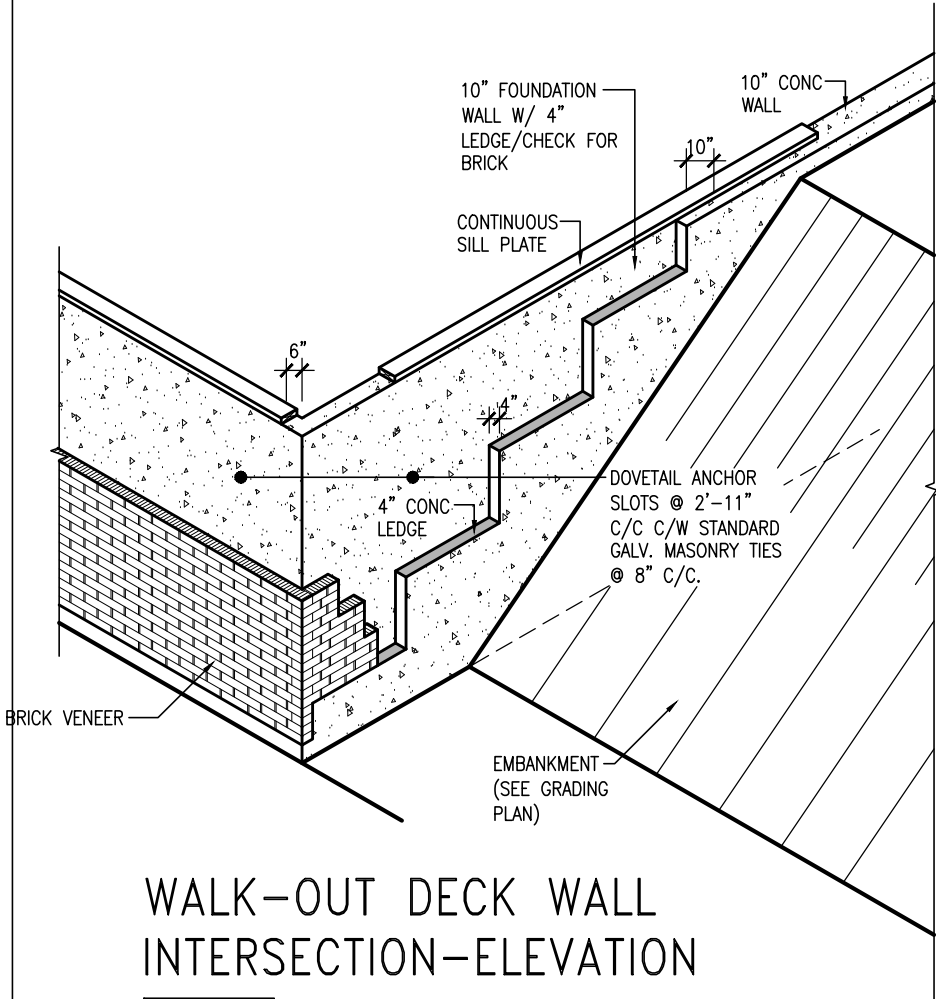
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GREEN VALLEY EAST	BRADFORD	16023	CN8
CONSTRUCTION NOTES			
drawn by	checked by	scale	file name
RC	-	3/16" = 1'-0"	16023-CN-2022-A1
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BAYVIEW WELLINGTON

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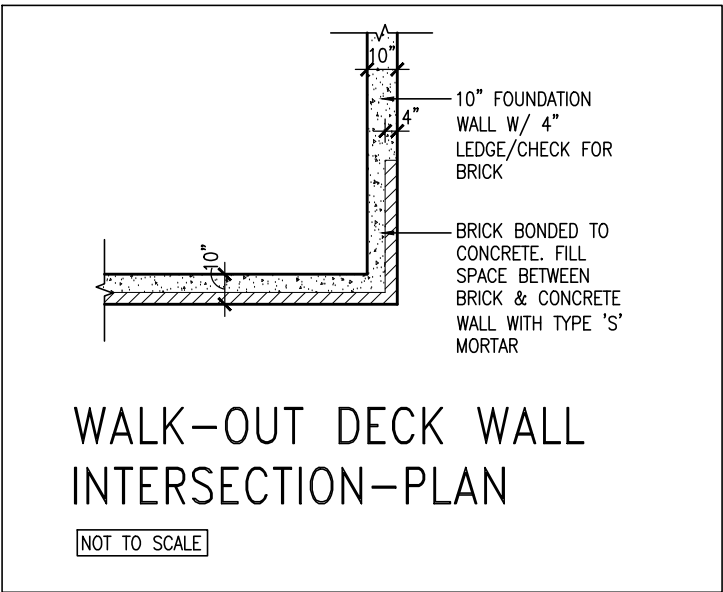
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WALK-OUT DECK WALL  
INTERSECTION-ELEVATION

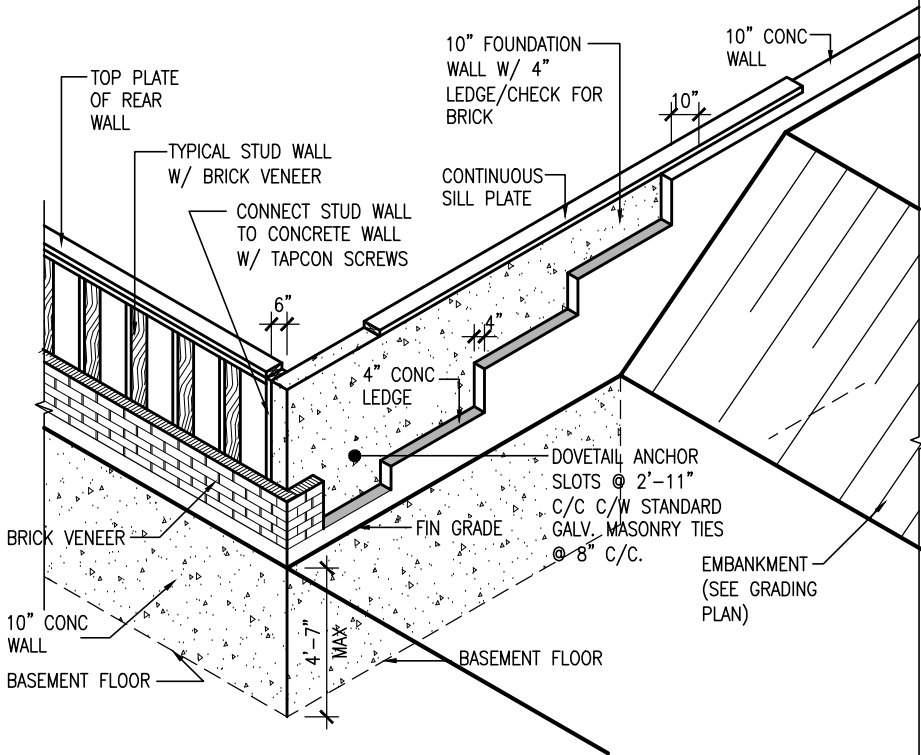
NOT TO SCALE



WALK-OUT DECK WALL  
INTERSECTION-PLAN

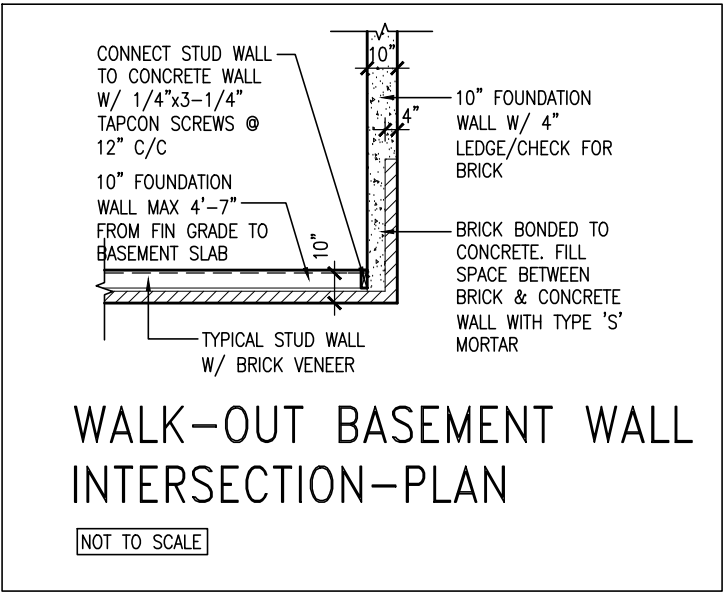
NOT TO SCALE

(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)



JAN 26, 2022

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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature BCIN
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no.	description	date	by	

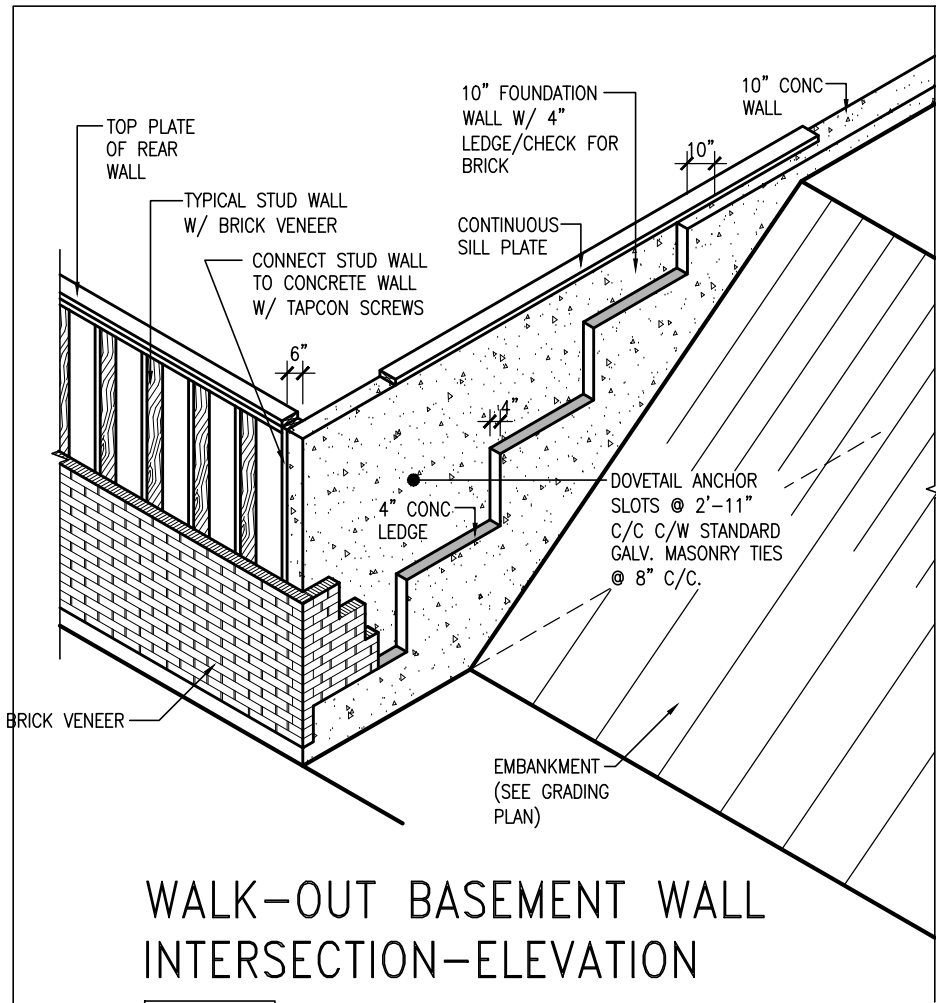


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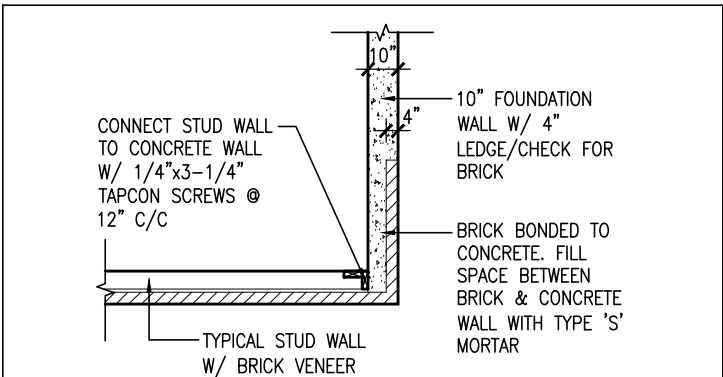
CONST NOTE

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by	scale	CONSTRUCTION NOTES	file name
drawn by	RC		3/16" = 1'-0"	16023-CN-2022-A1	CN10
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WALK-OUT BASEMENT WALL  
INTERSECTION-ELEVATION

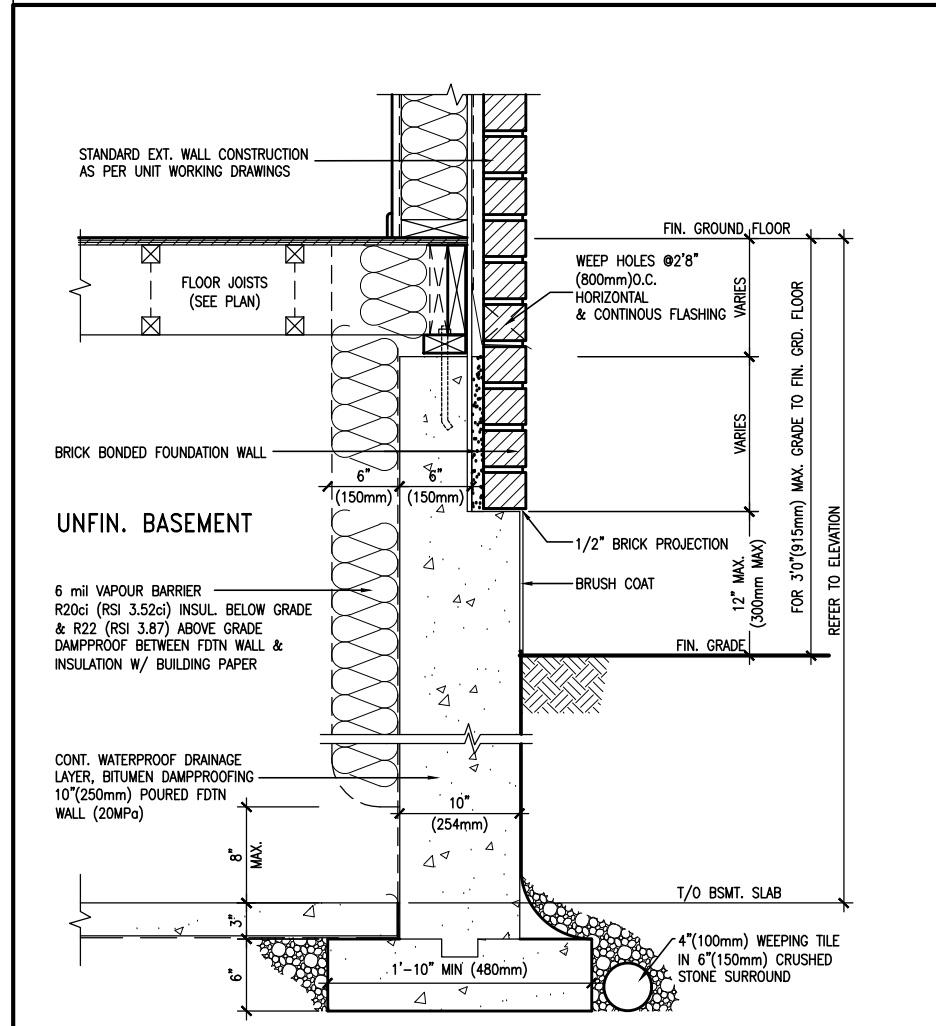
NOT TO SCALE



WALK-OUT BASEMENT WALL  
INTERSECTION-PLAN

NOT TO SCALE

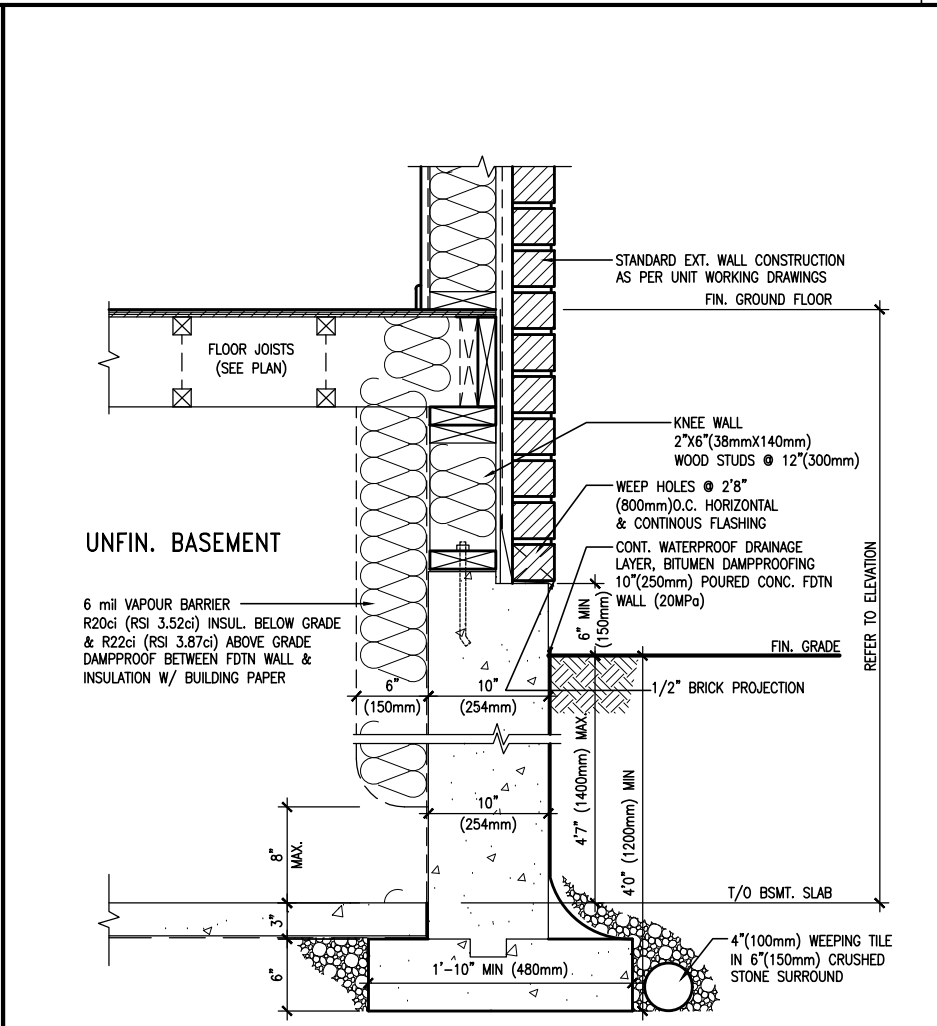
(10" FOUNDATION WALL)



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

EW3.06x  
PKG A1

SCALE: N.T.S.



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

EW3.07x  
PKG A1

SCALE: N.T.S.



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project name	GREEN VALLEY EAST	municipality	BRADFORD
date	MAY 2016	project no.	16023
drawn by	RC	checked by	3/16" = 1'-0"
CONSTRUCTION NOTES		file name	16023-CN-2022-A1
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PREFIN. METAL ROOF  
CAP OVER WATERPROOF  
MEMBRANE

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

2"x12" LEDGER

2"x12" @ HEADER

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

PREFIN. ALUM. FASCIA  
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

TYPICAL BRICK VENEER  
WALL CONSTRUCTION

HEATED SPACE

ENG. FLOOR JOIST

SECOND FLOOR

MIN. 6" PREFIN. METAL FLASHING W/  
CAULKING TO MATCH BRICK/STONE

BUILT-UP CANOPY BOLTED THRU  
LVL/WOOD BEAM (SEE UNIT PLANS) W/  
1/2" Ø BOLTS STAGGERED @ 24" O.C.  
W/ SOLID WD. BLK. BETWEEN STUDS

1

CN12

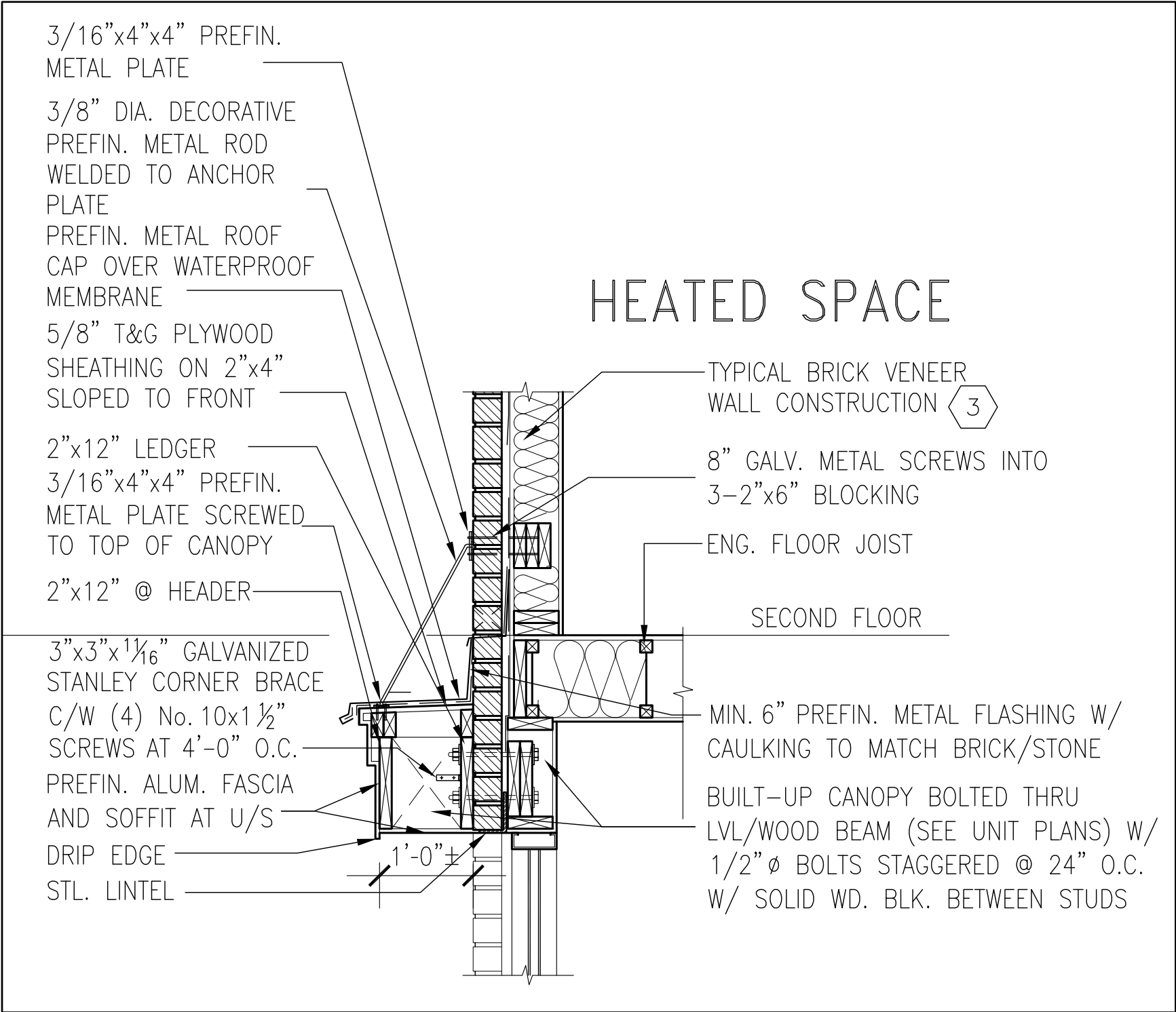
SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



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>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	<b>BAYVIEW WELLINGTON</b>	<b>CONST NOTE</b>			
8	.	.	.	qualification information			-			
7	.	.	.	Wellington Jno-Baptiste 25591			project name	municipality	project no.	
6	.	.	.	name registration information BCIN			GREEN VALLEY EAST	BRADFORD	16023	
5	.	.	.	VA3 Design Inc. 42658	date	CONSTRUCTION NOTES		drawing no.		
4	UPDATE TO 2022	JAN 11-22	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.		MAY 2016	checked by	scale	file name	<b>CN12</b>
3	UPDATE TO 2020	FEB 24-20	RC			RC	-	3/16" = 1'-0"	16023-CN-2022-A1	
2	UPDATE TO 2018	JAN 11-18	RC							
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no.	description			date	by	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM				





1  
CN13

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



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8	-	-	-				
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4	UPDATE TO 2022	JAN 11-22	RC				
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drawn by		checked by		scale		file name		CN13
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3/16"x4"x4" PREFIN.  
METAL PLATE

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

PREFIN. METAL ROOF  
CAP OVER WATERPROOF  
MEMBRANE

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

2"x12" LEDGER

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

2"x12" @ HEADER

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

PREFIN. ALUM. FASCIA  
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

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

PREFINISHED METAL FLASHING  
OVER WATERPROOF MEMBRANE

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

CANT STRIP

ROOF NOTE R1

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

MIN. 6" PREFIN. METAL FLASHING W/  
CAULKING TO MATCH BRICK/STONE

BUILT-UP CANOPY BOLTED THRU  
LVL/WOOD BEAM (SEE UNIT PLANS) W/  
1/2" Ø BOLTS STAGGERED @ 24" O.C.  
W/ SOLID WD. BLK. BETWEEN STUDS

1

CN14

## SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



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8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591 signature BCIN						
6	.	.	.	42658						
5	.	.	.	name registration information VA3 Design Inc.						
4	UPDATE TO 2022	JAN 11-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023		
3	UPDATE TO 2020	FEB 24-20	RC			CONSTRUCTION NOTES		drawing no.		
2	UPDATE TO 2018	JAN 11-18	RC			date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 16023-CN-2022-A1	CN14
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM				
no.	description	date	by							