

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

24"x8" THICK
CONC. FOOTING
UNDER PARTYWALL

32"x12" THICK
CONC. FOOTING
UNDER FIREWALL

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



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 'A'

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	REVISED AS PER ENG'S COMMENTS	24-02-07	RC
2.	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC
1.	IMPORTED FROM 16023 REV OBCE 2023	23-11-02	RC
no.	description	date	by

VA3 DESIGN

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

BAYVIEW WELLINGTON

REVIEWED

TH-3
NAPA 3

project name: GREEN VALLEY ESTATES
municipality: BRADFORD
drawing no.: 13045

date: MAR. 2017
drawn by: AJE
checked by: 3/16" = 1'-0"
scale: 13045-TH-3-VER 2023
file name: BASEMENT PLAN 'A'

OBC VER 2023

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: [Signature]
DATE: FEB 15, 2024

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

NOTE : R1
* PROVIDE 2-15M HORIZONTAL REINFORCING EACH SIDE FACE OF FOUNDATION WALL AND 4" BELOW WINDOW OPENING, EXTEND BARS 24" BEYOND OPENING EACH WAY
* PROVIDE 2-15M VERTICAL REINFORCING EACH SIDE FACE OF FOUNDATION WALL AND WINDOW OPENING FROM TOP OF FOOTING TO 2" BELOW TOP OF FOUNDATION WALL
* BARS TO HAVE MIN. 2" CONCRETE COVER

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

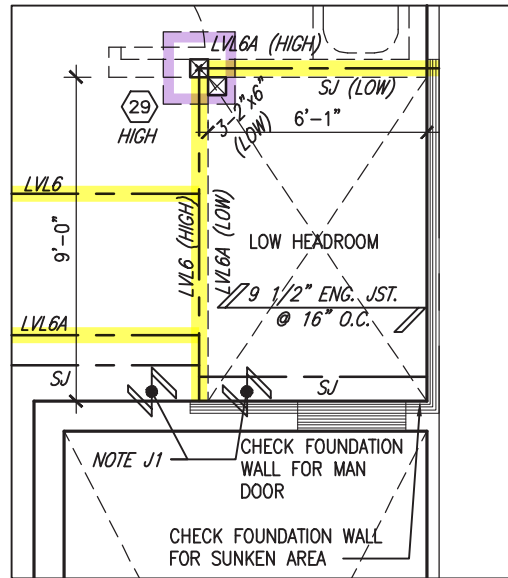
REVIEWED

INSPECTOR: [Signature]
PERMIT NO. MODEL CERT. DATE: Apr. 23, 2024

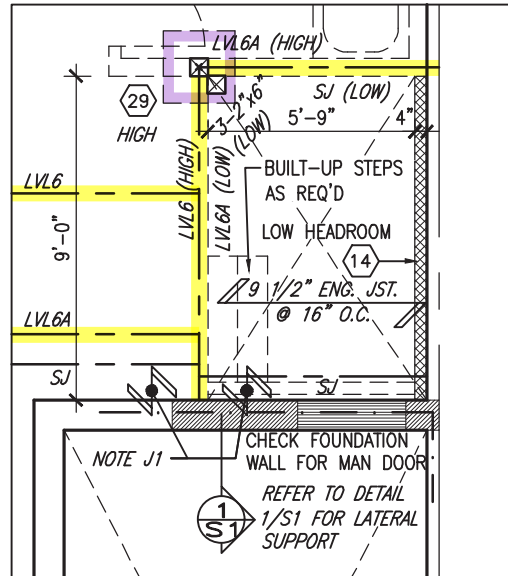
ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.

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

BASEMENT INSULATION AT
STAIR/SUNKEN AREAS
-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.



PARTIAL PLAN
SUNKEN 1R COND



PARTIAL PLAN SUNKEN
2R OR MORE COND

OBC VER 2023

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

APPROVED BY:

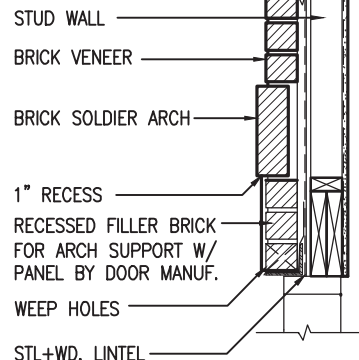
DATE: FEB 15, 2024

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1 HR. RATED
PARTY WALL W/
2"x4" @ 16" O.C.
BACK TO BACK

REFER TO
STAIR HEADER
DETAIL 2B/S2
FOR
PARTYWALL
AND 3/S2
FOR FIREWALL

1 HR.
RATED
PARTY WALL
W/ 2"x4" @
16" O.C.
BACK TO
BACK



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

OUTDOOR AIR INTAKE SEPARATION

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

KIT-EX-NOTE-2020.dwg

AREA CALCULATIONS	ELEV. A	ELEV. B MOD1
GROUND FLOOR AREA	787 SF	787 SF
SECOND FLOOR AREA	942 SF	950 SF
SUBTOTAL	1729 SF	1737 SF
DEDUCT ALL OPEN AREAS	15 SF	15 SF
TOTAL NET AREA	1714 SF (159.24 m ²)	1722 SF (159.98 m ²)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1019 SF (94.67 m ²)	1019 SF (94.67 m ²)
COVERAGE W/ PORCH	1081 SF (100.43 m ²)	1081 SF (100.43 m ²)

INDICATES FIRE RATED WALL ASSEMBLY

NOTE:
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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.

GROUND FLOOR PLAN 'A'

OBC VER 2023

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BAYVIEW WELLINGTON
TH-3
NAPA 3

project name: GREEN VALLEY ESTATES municipality: BRADFORD project no.: 13045

date: MAR. 2017
drawn by: AJE
checked by: scale: 3/16" = 1'-0"
file name: 13045-TH-3-VER 2023
drawing no.: 2


GROUND FLOOR PLAN 'A'

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\VER 2023 (CURRENT)\13045-TH-3-VER 2023.dwg - Fri - Feb 9 2024 - 12:19 PM

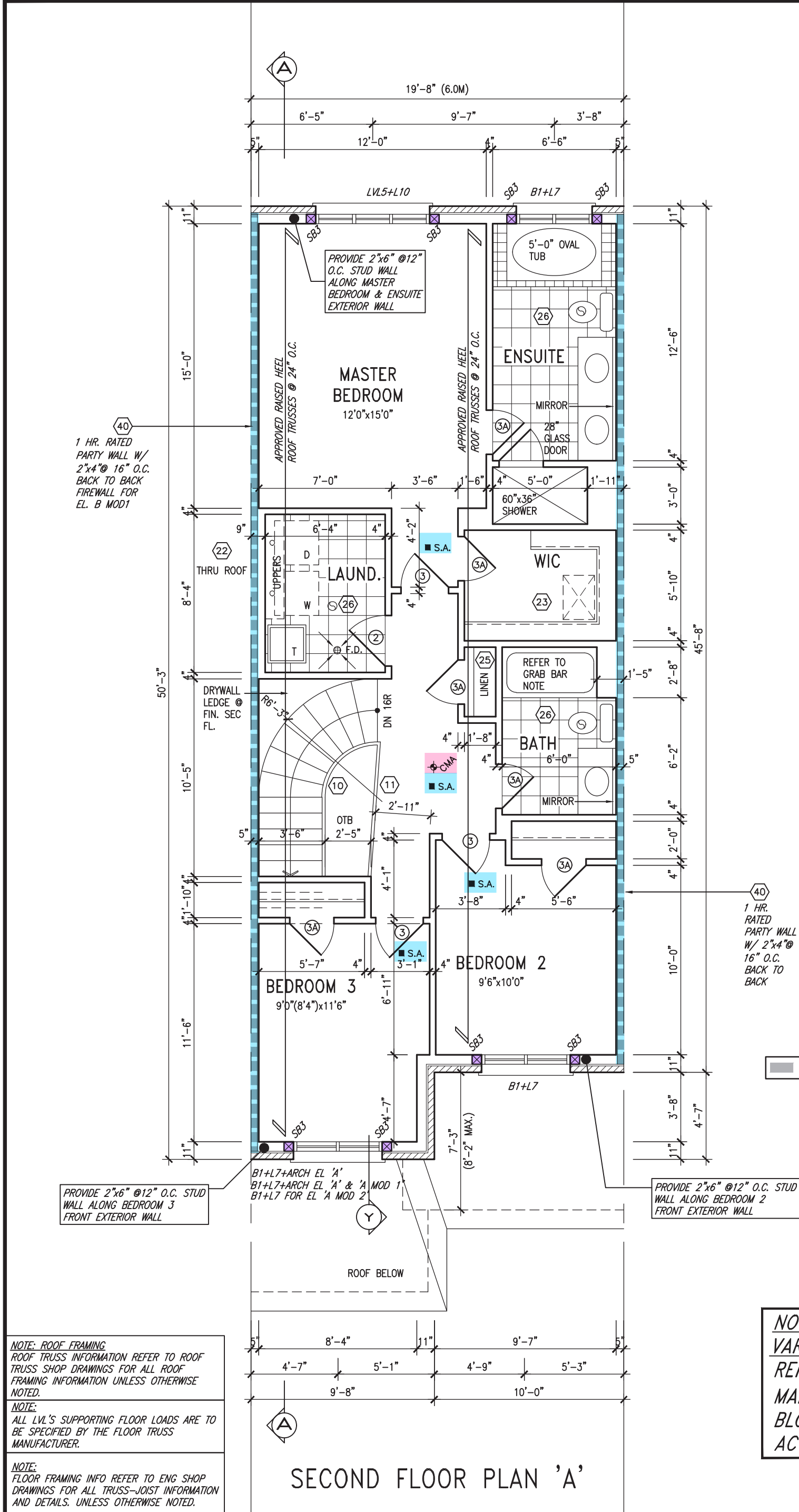
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: FEB 15, 2024

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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.

NOTE: ROOF FRAMING

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

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

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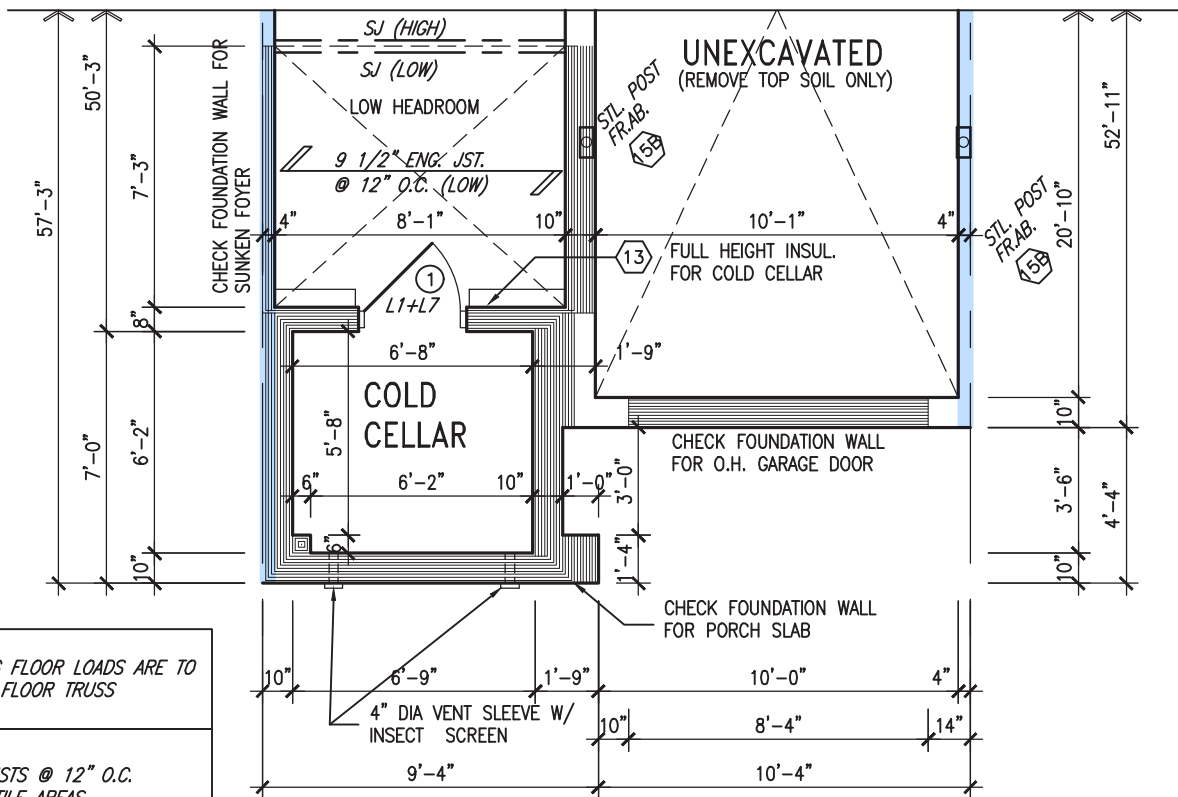
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REFER TO ROOF TRUSS
MANUFACTURERS' BUILDING
BLOCK TRUSS LAYOUT FOR
ACTUAL ROOF STRUCTURE

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

PARTIAL BASEMENT PLAN 'B'/'B' MOD.1



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



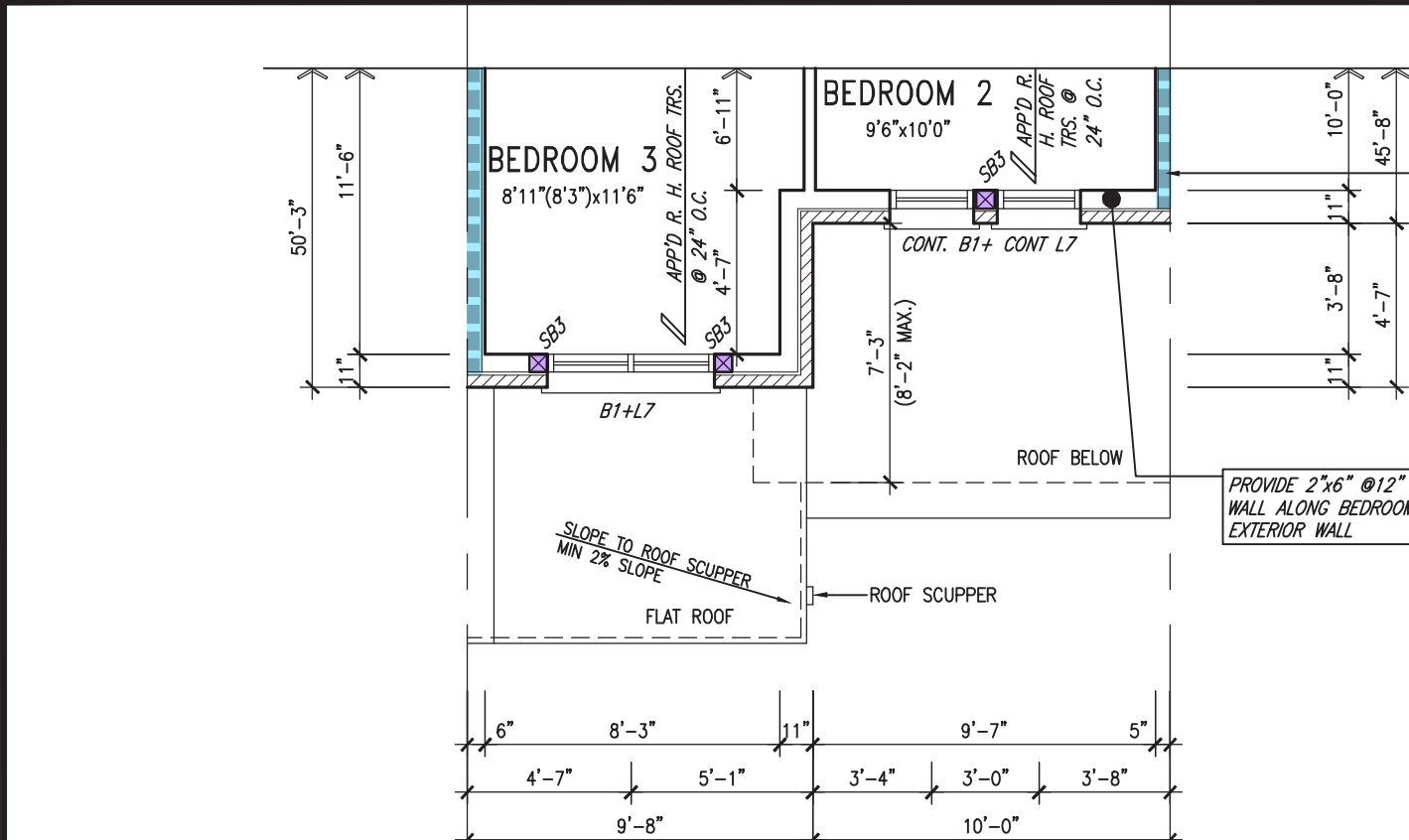
OBC VER 2023

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7	-	-	-	Wellington Jno-Baptiste	25591
6	-	-	-	name	BCIN
5	-	-	-	signature	
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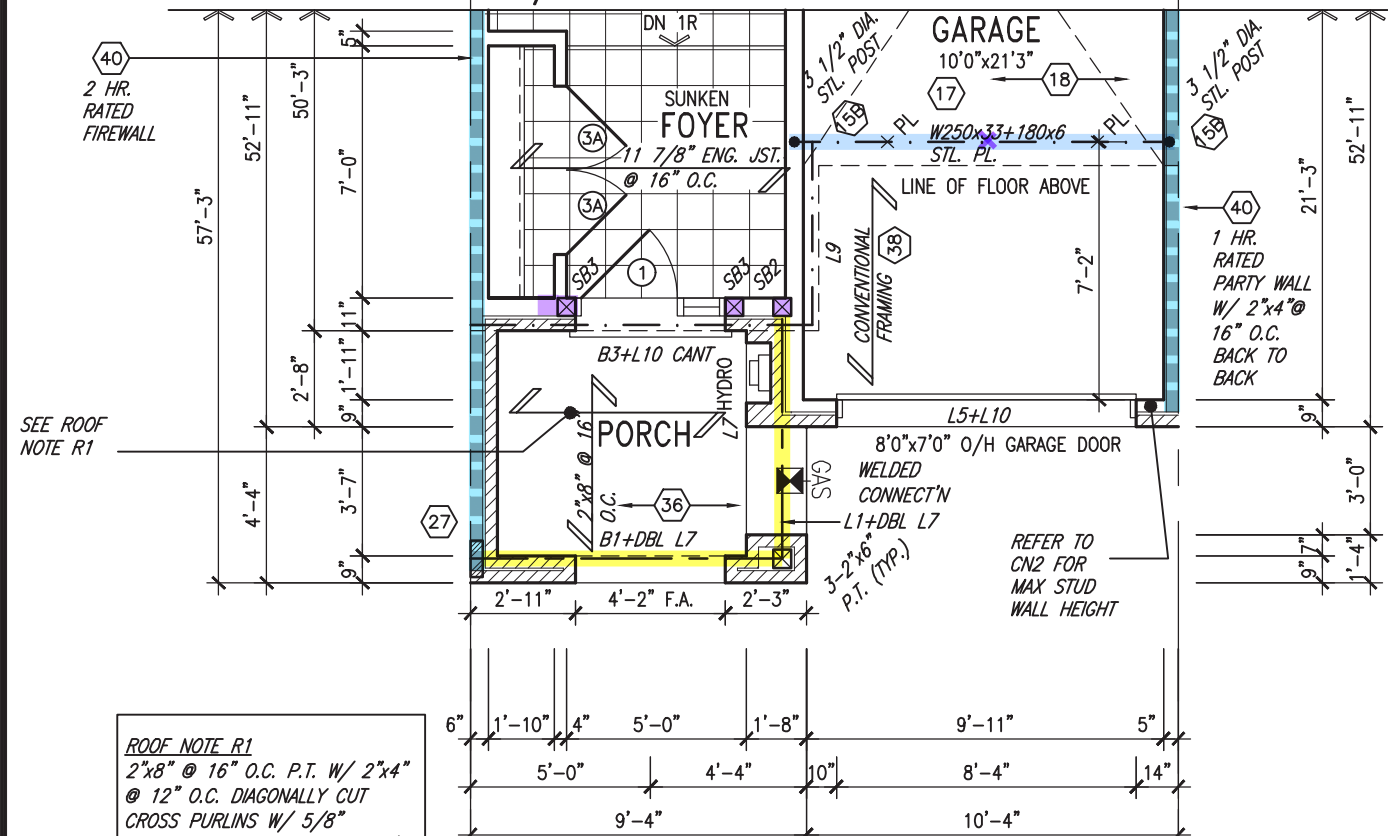


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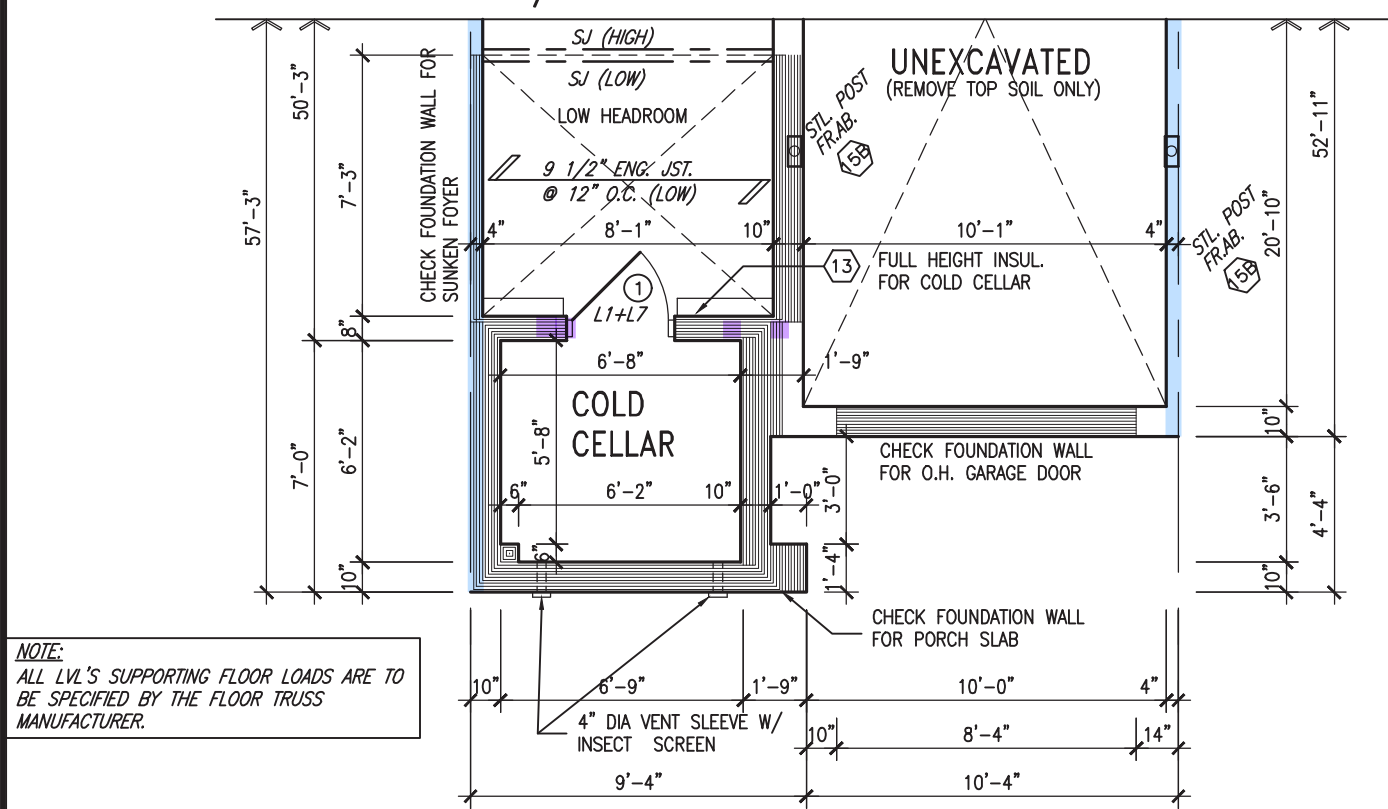
<div style="display: flex; justify-content: space-between;"> <div> <p>BAYVIEW WELLINGTON</p> <p>project name GREEN VALLEY ESTATES</p> <p>date MAR. 2017</p> <p>drawn by AJE</p> </div> <div> <p>TH-3</p> <p>NAPA 3</p> <p>checked by 3/16" = 1'-0"</p> <p>scale 13045-TH-3-VER 2023</p> </div> <div> <p>project no. 13045</p> <p>drawing no. 4</p> </div> </div>		<p>BRADFORD</p> <p>municipality</p> <p>PARTIAL FLOOR PLANS 'B'</p> <p>file name</p>
<p>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\VER 2023 (CURRENT)\13045-TH-3-VER 2023.dwg - Fri - Feb 9 2024 - 12:19 PM</p>		



PARTIAL SECOND FLOOR PLAN 'B' MOD.1
W/ FIREWALL



PARTIAL GROUND FLOOR PLAN 'B' MOD.1
W/ FIREWALL



PARTIAL BASEMENT PLAN 'B' MOD.1 W/ FIREWALL

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

APPROVED BY:

DATE: **FEB 15, 2024**

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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.

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

KIT-EX-NOTE-2020.dwg

INDICATES FIRE RATED WALL ASSEMBLY



OBC VER 2023

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BAYVIEW WELLINGTON

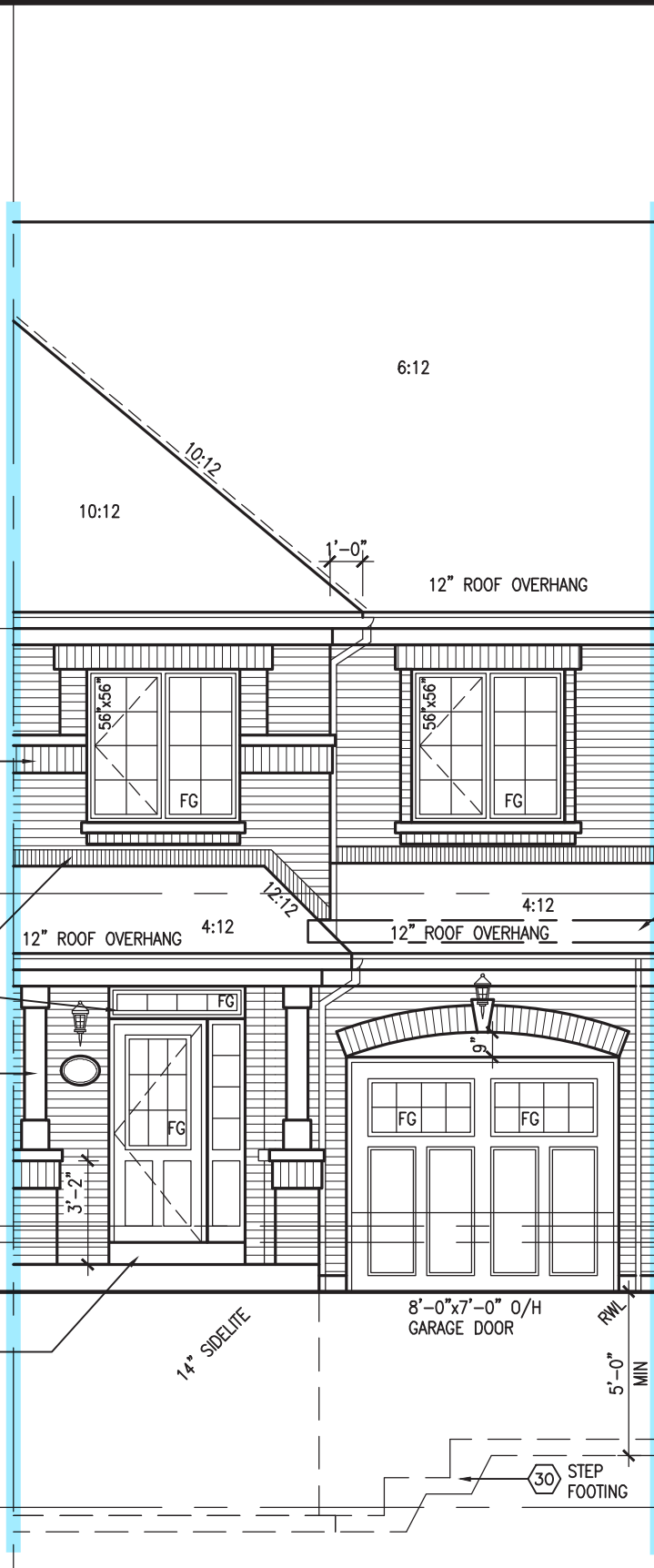
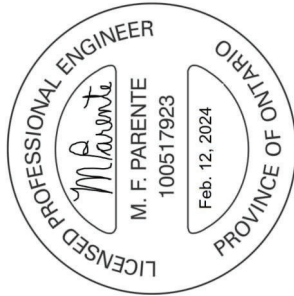
TH-3
NAPA 3

project name **GREEN VALLEY ESTATES** municipality **BRADFORD** project no. **13045**

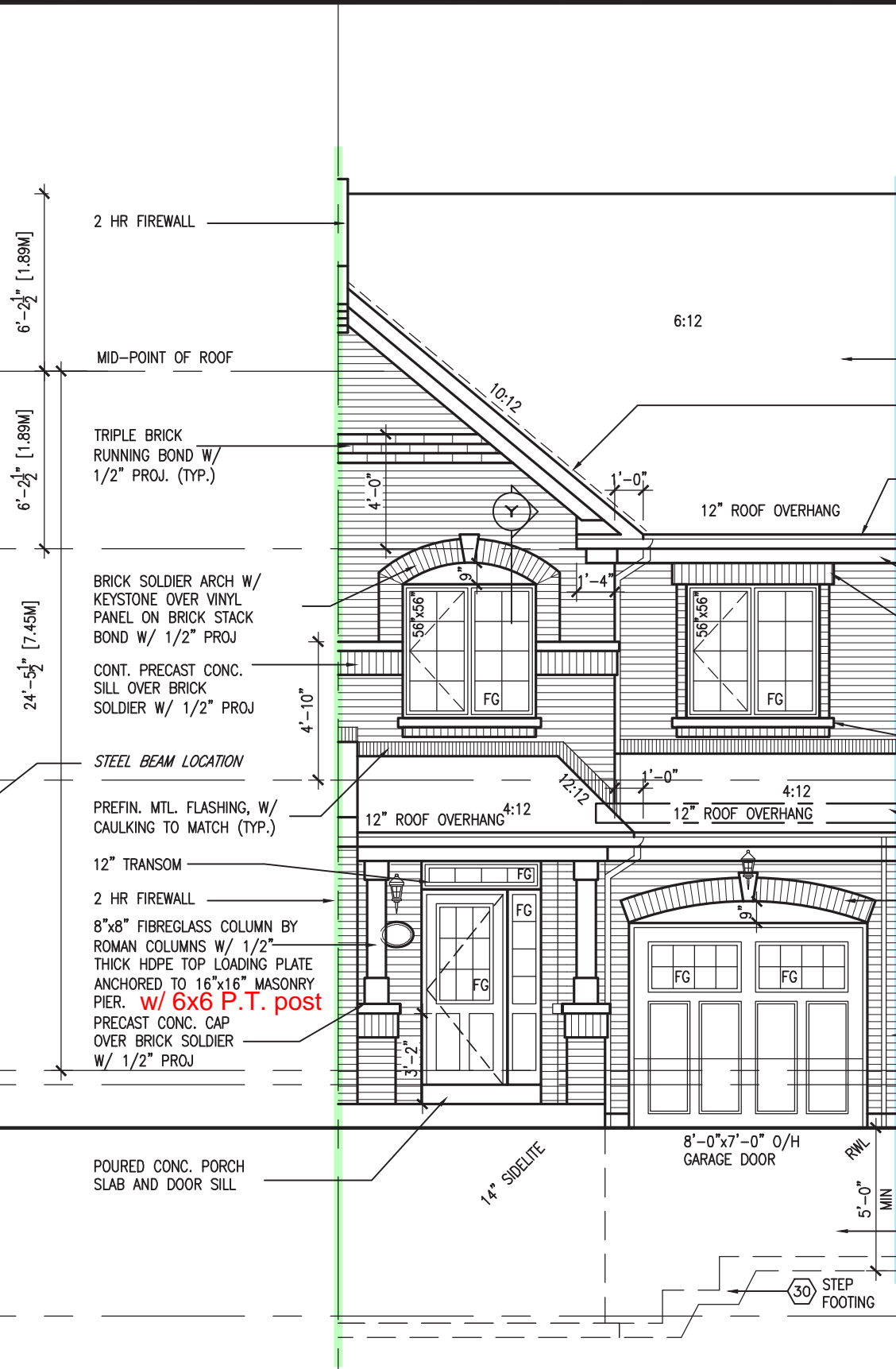
date **MAR. 2017** scale **3/16" = 1'-0"** drawing no. **5**

drawn by **AJE** checked by **.** file name **13045-TH-3-VER 2023**

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\unite\6.0M TOWNS\VER 2023 (CURRENT)\13045-TH-3-VER 2023.dwg - Fri - Feb 9 2024 - 12:19 PM



FRONT ELEVATION 'A' MOD. 2
WHEN PAIRED W/ TH-2, TH-4 OR TH-5



FRONT ELEVATION 'A' MOD. 1
W/ FIREWALL
WHEN PAIRED W/ TH-1 MOD W/ FIREWALL

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

APPROVED BY:

DATE: FEB 15, 2024

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- ASPHALT SHINGLES (TYPICAL)
 - VALLEY FLASHING
 - PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
 - 1"x6" ALUM. CLAD FRIEZE BD.
 - BRICK SOLDIER OVER BRICK ROWLOCK STACK BOND W/ 1/2" PROJ
 - PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH (TYP.)
 - STEEL BEAM LOCATION
 - BRICK SOLDIER ARCH W/ KEYSTONE W/ 1/2" PROJECTION OVER VINYL PANEL
 - FACE BRICK (TYP.)
 - POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)
- TOP OF PLATE
- TOP OF WINDOW
- FIN. SECOND FLOOR
- TOP OF TRANSOM
- TOP OF WINDOW
- FIN. GROUND FLOOR
- SUNKEN FOYER
- FIN. GRADE
- MIN U/S GARAGE PORCH FOOTING
- FIN. BASEMENT FLOOR

OBC VER 2023

TH-3
NAPA 3

BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES
BRADFORD

project no. 13045
drawing no. 7

FRONT ELEVATIONS 'A' MOD. 1 & MOD. 2

scale 3/16" = 1'-0"

checked by AIE
drawn by MAR 2017
drawn by AIE

drawn by RICHARD - H. VACHNE (MORNING) 2013/13045.BW units 6.0M TOWNSHIP VER 2023 (CURRENT) 13045-TH-3-VER 2023.dwg - Fri - Feb 9 2024 - 12:19 PM

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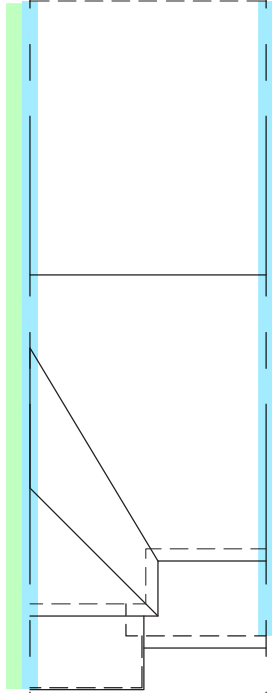
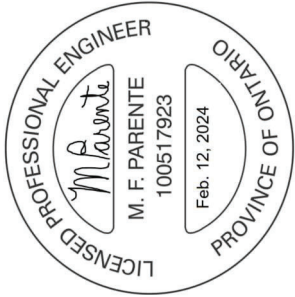
signature 25591 BCN 42658
Wellington Jno-Baptiste Vachne
VAS Design Inc.

24-02-07 RC
24-01-23 RC
23-11-02 RC

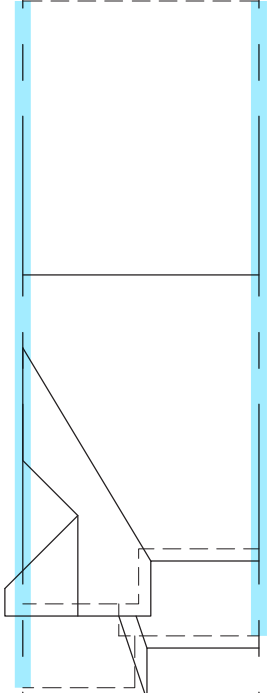
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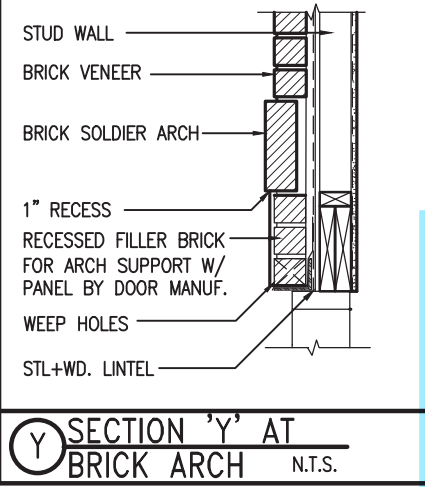
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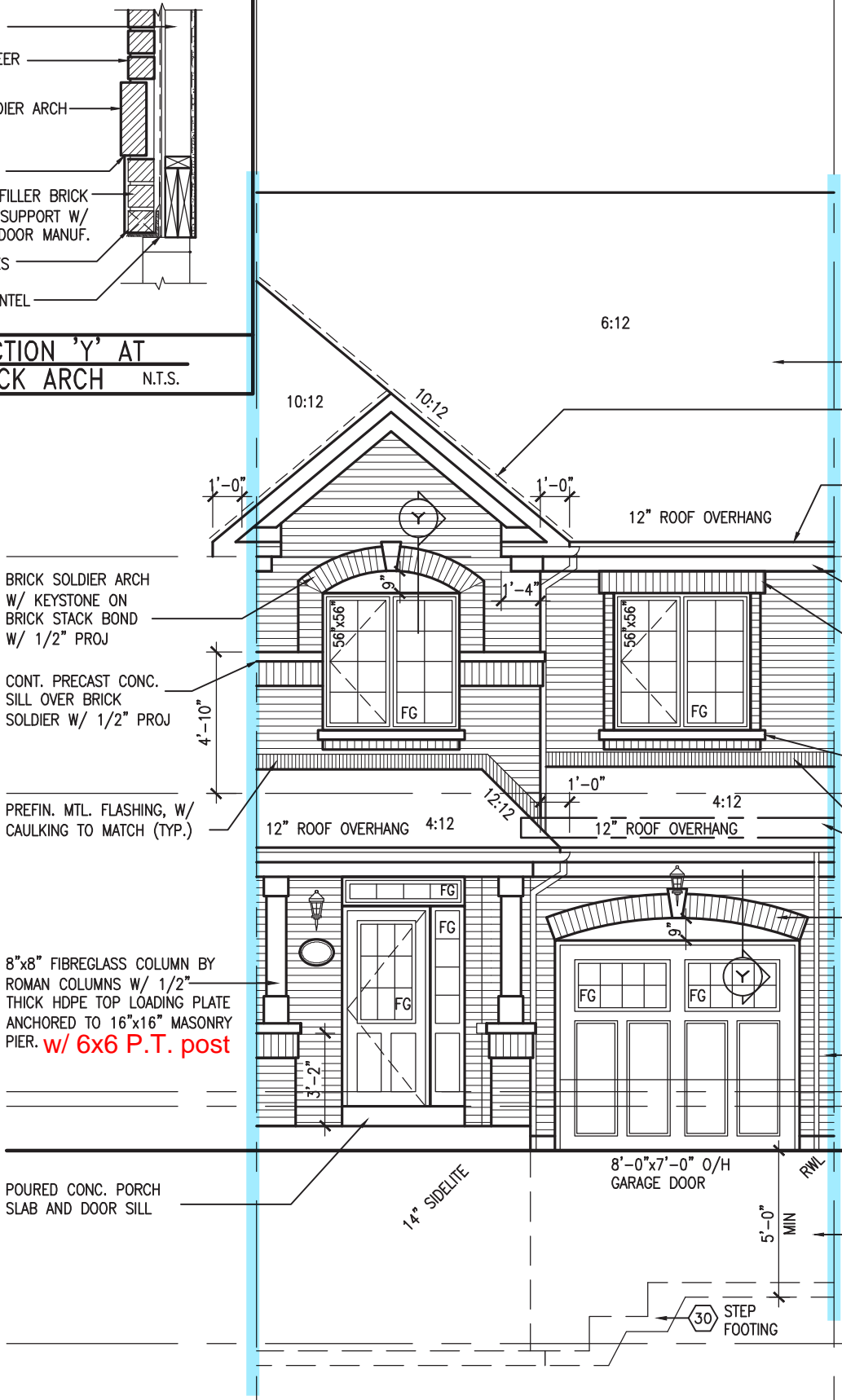
ROOF PLAN
ELEV 'B'
MOD1



ROOF PLAN
ELEV 'A'



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



FRONT ELEVATION 'A'
WHEN PAIRED W/ TH-1

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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: [Signature]
DATE: FEB 15, 2024

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

ASPHALT SHINGLES (TYPICAL)

VALLEY FLASHING

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

12" ROOF OVERHANG

1"x6" ALUM. CLAD FRIEZE BD.

BRICK SOLDIER OVER BRICK ROWLOCK STACK BOND W/ 1/2" PROJ

PRECAST CONC. SILL (TYP.) OVER BRICK ROWLOCK W/ 1/2" PROJ

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

STEEL BEAM LOCATION

BRICK SOLDIER ARCH W/ KEYSTONE W/ 1/2" PROJECTION OVER VINYL PANEL

FACE BRICK (TYP.)

POURED CONC. PORCH SLAB AND DOOR SILL

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

TOP OF PLATE

TOP OF WINDOW

6'-10"

8'-1"

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

1'-0"

6'-10"

10'-2"

FIN. GROUND FLOOR

SUNKEN FOYER

FIN. GRADE

5'-0" MIN U/S GARAGE FOOTING

8'-7"

FIN. BASEMENT FLOOR

7'-10" U/S GARAGE PORCH SOFFIT

14" SIDELITE

8'-0"x7'-0" O/H GARAGE DOOR

5'-0" MIN

30 STEP FOOTING

OBC VER 2023

TH-3
NAPA 3

BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES

project no. 13045
drawing no. 6

project name
date MAR. 2017
drawn by AJE
checked by
scale 3/16" = 1'-0"

FRONT ELEVATION 'A'

13045-TH-3-VER 2023
13045-TH-3-VER 2023.dwg - Fri - Feb 9 2024 - 12:19 PM
RICHARD - H. VACHNE (MORNING) 2013\13045.BW units 6.0M TOWNSHIP VER 2023 (CURRENT)\13045-TH-3-VER 2023.dwg - Fri - Feb 9 2024 - 12:19 PM

VAS3
DESIGN

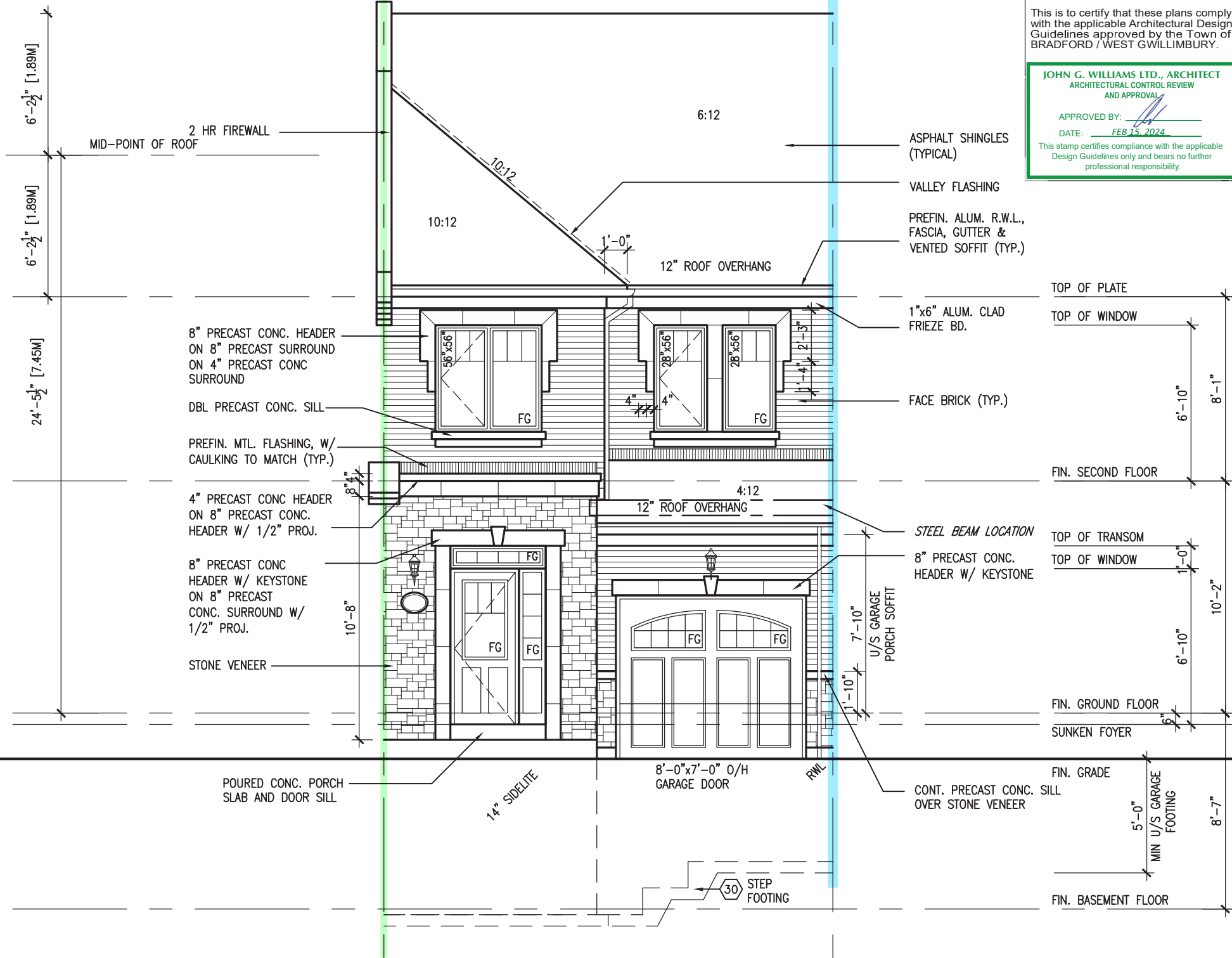
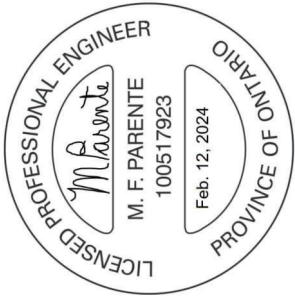
255 Consumers Rd. Suite 120
Toronto, ON M2J 1P4
t 416.630.2255 f 416.630.4782
vas3design.com

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

signature 25591 BCIN
Wellington Jno-Baptiste
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.

9	REVISED AS PER ENG'S COMMENTS	24-02-07	RC	
8	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC	
7	REVISED FROM 16023 REV OBC 2023	23-11-02	RC	
6				
5				
4				
3				
2				
1				
no.	description	date	by	



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

APPROVED BY:
DATE: FEB 15, 2024

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FRONT ELEVATION 'B' MOD. 1
W/ FIREWALL
WHEN PAIRED W/ TH-1 MOD.1 W/ FIREWALL

OBC VER 2023

TH-3
NAPA 3

BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES

BRADFORD

project no.
13045

drawing no.
8

project name
FRONT ELEVATIONS 'B' & 'B' MOD. 1

date
MAR. 2017

checked by
A/E

scale
3/16" = 1'-0"

drawn by
A/E

file name
13045-TH-3-VER 2023

file date
FRI - FEB 9 2024 - 12:19 PM

project no.
13045

drawing no.
8

project name
FRONT ELEVATIONS 'B' & 'B' MOD. 1

date
MAR. 2017

checked by
A/E

scale
3/16" = 1'-0"

drawn by
A/E

file name
13045-TH-3-VER 2023

file date
FRI - FEB 9 2024 - 12:19 PM

VAS3
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Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

Wellington Jno-Baptiste
signature

25591
BCIN

VAS Design Inc.
registration information

42658

24-02-07 RC

24-01-23 RC

23-11-02 RC

16023 REV OBC 2023

REVISED AS PER ENG'S COMMENTS

REVISED AS PER FLOOR / ROOF LAYOUTS

IMPORTED FROM 16023 REV OBC 2023

date

date

date

date

by

by

by

by

no.

no.

no.

no.

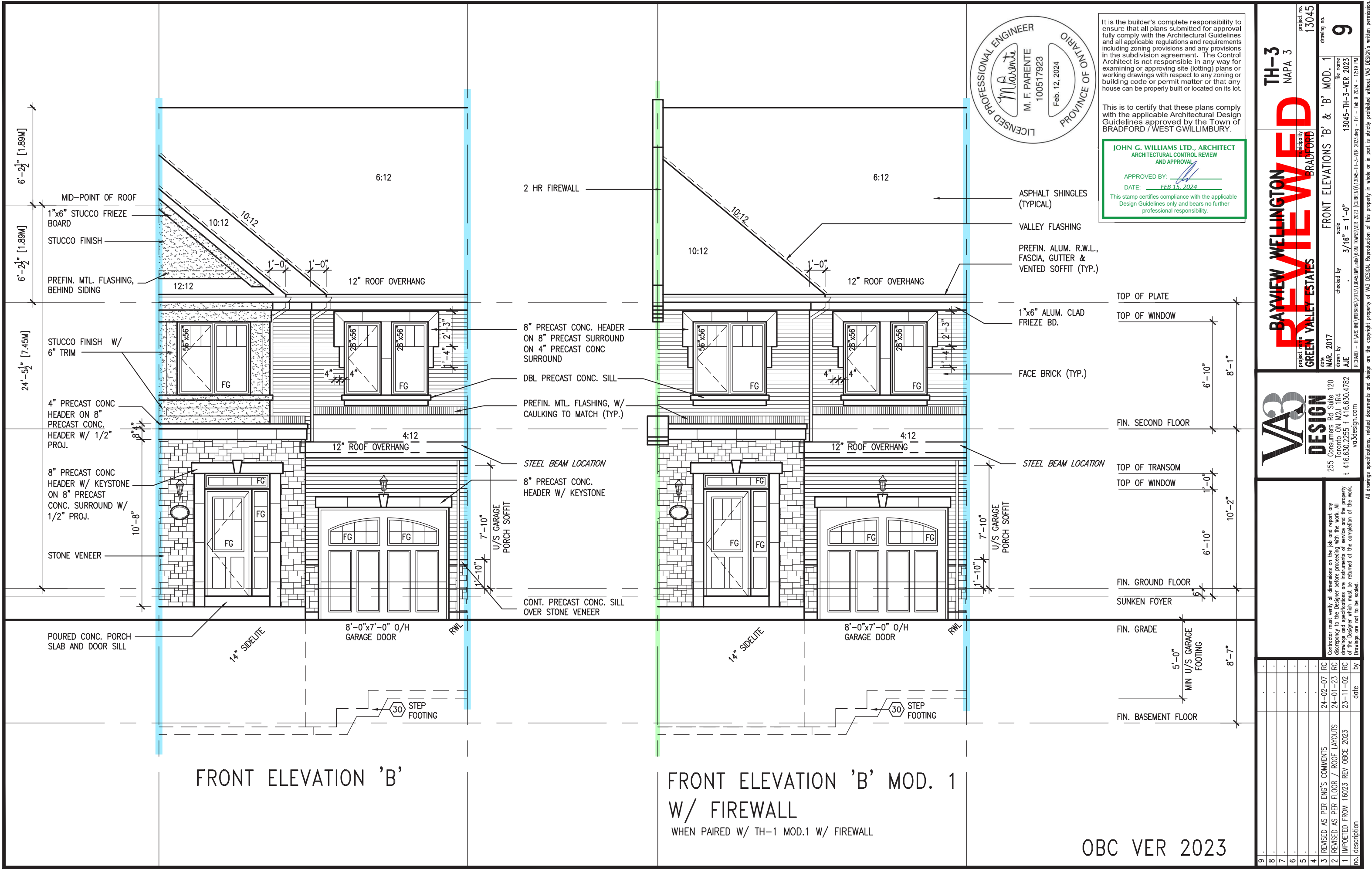
description

description

description

description

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY:
DATE: FEB 15, 2024
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TH-3
NAPA 3

BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES

project no. 13045
drawing no. 9

date MAR. 2017
checked by AJE
drawn by AJE

scale 3/16" = 1'-0"

FRONT ELEVATIONS 'B' & 'B' MOD. 1

file name 13045-TH-3-VER 2023
13045-TH-3-VER 2023 (CURRENT) 13045-TH-3-VER 2023.dwg - Fri - Feb 9 2024 - 12:19 PM
RICHARD - H. VACHNE (MORNING) 2013\13045.BW units:6.0M TOWN:VER 2023

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no.	description	date	by
4	REVISED AS PER ENG'S COMMENTS	24-02-07	RC
3	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC
2	IMPORTED FROM 16023 REV 0BCE 2023	23-11-02	RC
1			
5			
6			
7			
8			
9			

FRONT ELEVATION 'B'

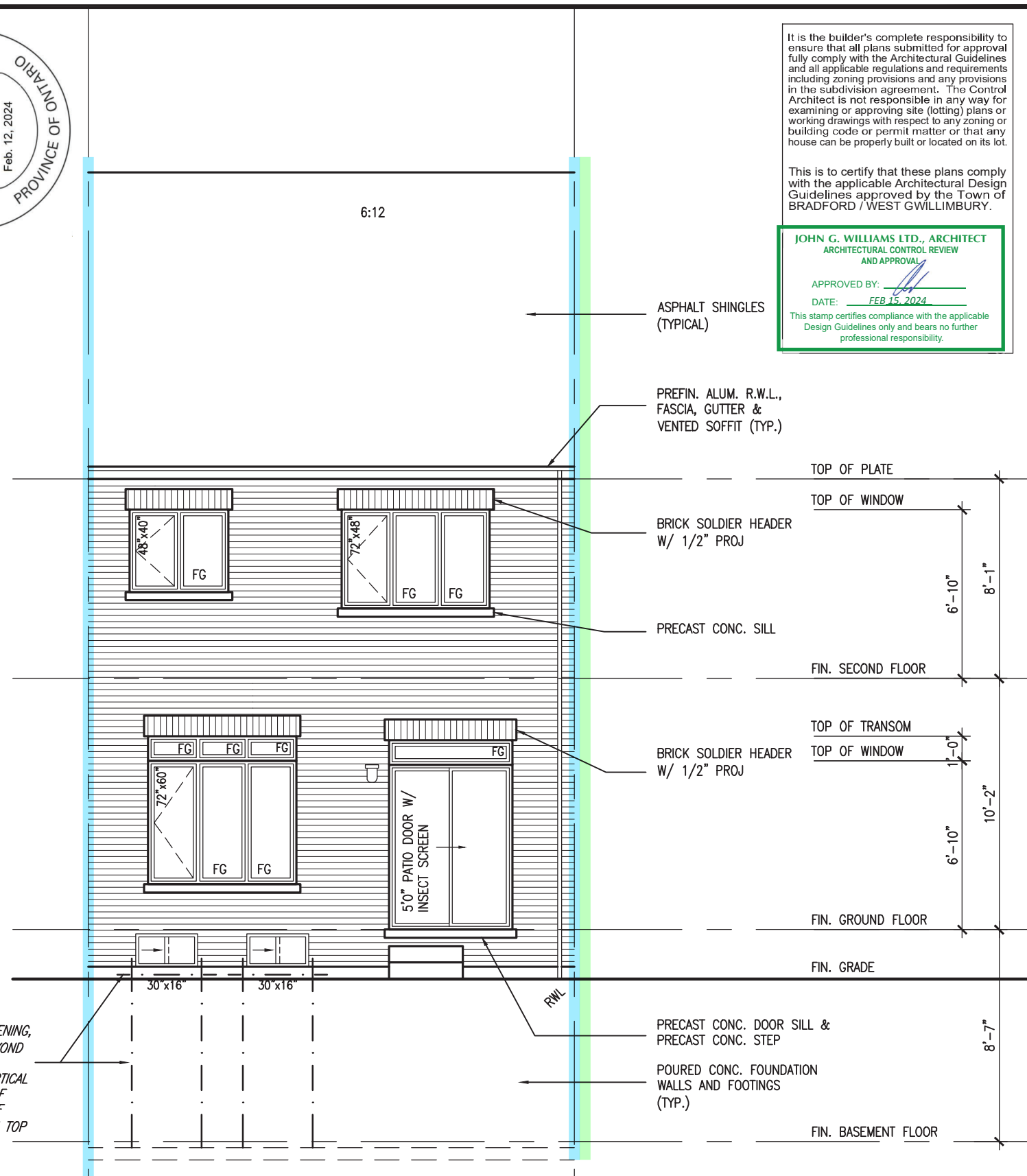
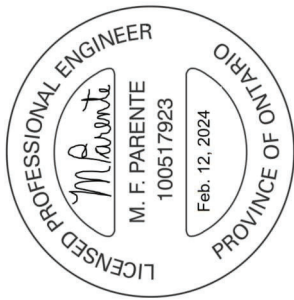
FRONT ELEVATION 'B' MOD. 1
W/ FIREWALL

WHEN PAIRED W/ TH-1 MOD.1 W/ FIREWALL

OBC VER 2023

<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,3.1.1(7))				
TH-3 ELA, A MOD1&2 & B MOD1	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		1018 S.F.	0 S.F.	0.00 %
RIGHT SIDE		1018 S.F.	0 S.F.	0.00 %
REAR		398 S.F.	118.333 S.F.	29.73 %
* 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.		2832.00 S.F.	194.53 S.F.	6.87 %
TOTAL SQ. M.		263.10 S.M.	18.07 S.M.	6.87 %
<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,3.1.1(7))				
TH-3 ELEVATION B	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		1027 S.F.	0 S.F.	0.00 %
RIGHT SIDE		1027 S.F.	0 S.F.	0.00 %
REAR		398 S.F.	118.333 S.F.	29.73 %
* 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.		2850.00 S.F.	194.53 S.F.	6.83 %
TOTAL SQ. M.		264.77 S.M.	18.07 S.M.	6.83 %

DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



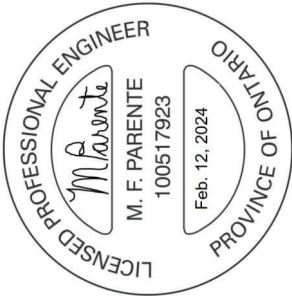
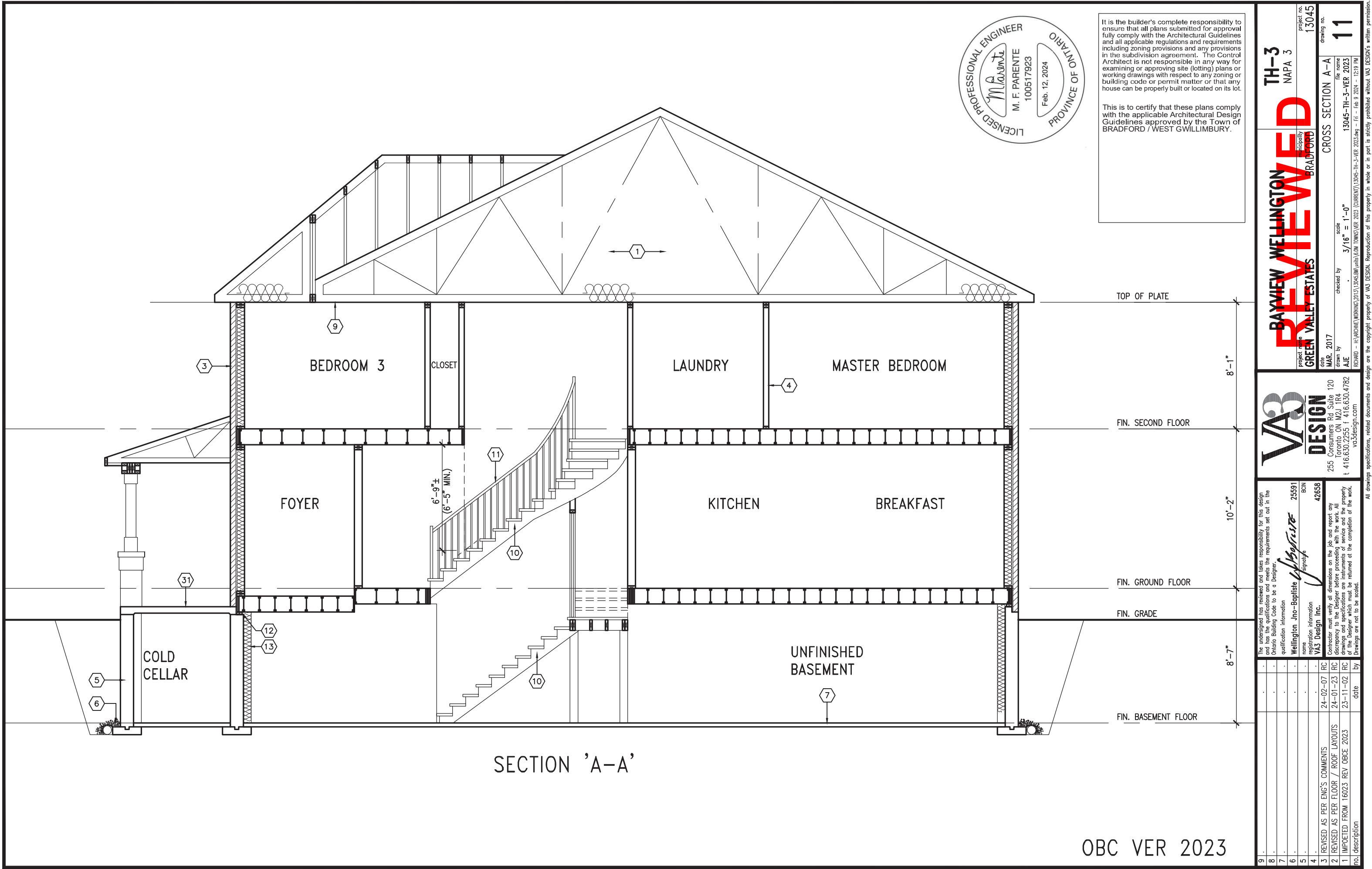
OBC VER 2023

9	-	-	-	The undersigned has reviewed and takes responsibility for this design and lists the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	-	-	-	qualification information
7	-	-	-	Wellington Jno-Baptiste
6	-	-	-	25591
5	-	-	-	name
4	-	-	-	signature
3	REVISED AS PER ENG'S COMMENTS	24-02-07	RC	BCIN
2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC	42658
1	IMPOETED FROM 16023 REV OBCE 2023	23-11-02	RC	
no.	description	date	by	

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qualification information	
Wellington Jno-Baptiste	
25591	
name	
signature	
BCIN	
42658	
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t 416.630.2255 f 416.630.4782	
va3design.com	

TH-3	
NAPA 3	
project name	
GREEN VALLEY ESTATES	
municipality	
BRADFORD	
project no.	
13045	
date	
MAR. 2017	
checked by	
AJE	
scale	
3/16" = 1'-0"	
drawing no.	
10	
file name	
13045-TH-3-VER 2023	
drawn by	
RICHARD - H/ARCHIVE WORKING (2013) 13045.BW (units) 6.0M TOWNSHIP 2023 (CURRENT) 13045-TH-3-VER 2023.dwg - Fri - Feb 9 2024 - 12:19 PM	



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OBC VER 2023

TH-3
NAPA 3

BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES

BRADFORD

project no.
13045

drawing no.
11

CROSS SECTION A-A

date
MAR. 2017

drawn by
AJE

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

scale
13045-TH-3-VER 2023

file name
13045-TH-3-VER 2023.dwg

date
FRI - FEB 9 2024 - 12:19 PM

project name
GREEN VALLEY ESTATES

project no.
13045

drawing no.
11

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signature
Wellington Jno-Baptiste

BCIN
25591

42658

3 REVISED AS PER ENG'S COMMENTS

24-02-07 RC

2

REVISED AS PER FLOOR / ROOF LAYOUTS

24-01-23 RC

1

IMPORTED FROM 16023 REV OBC 2023

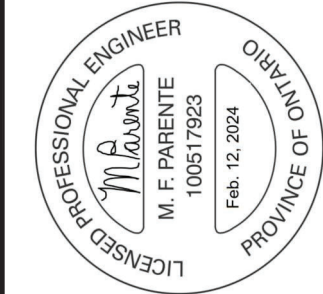
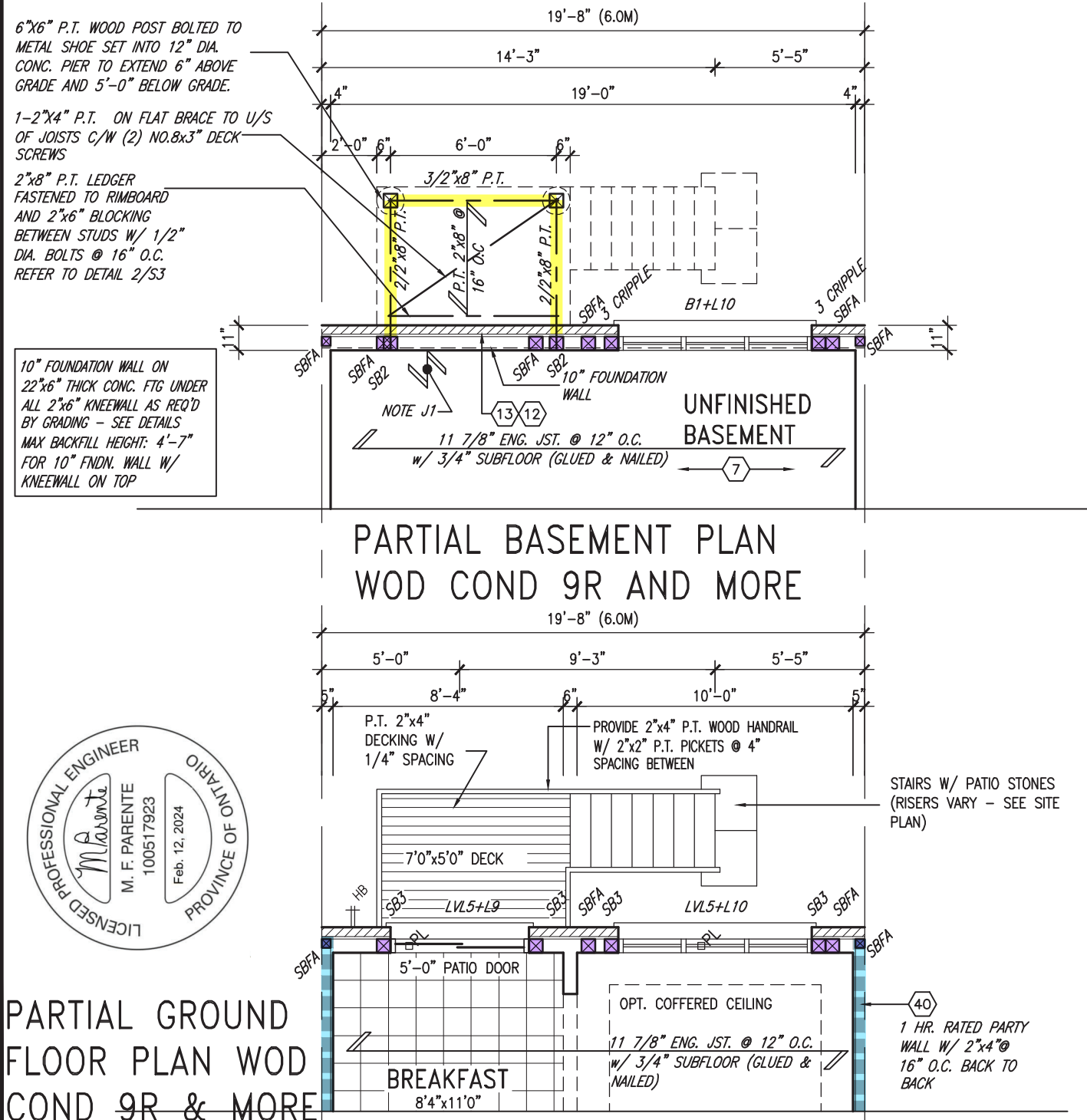
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no. description

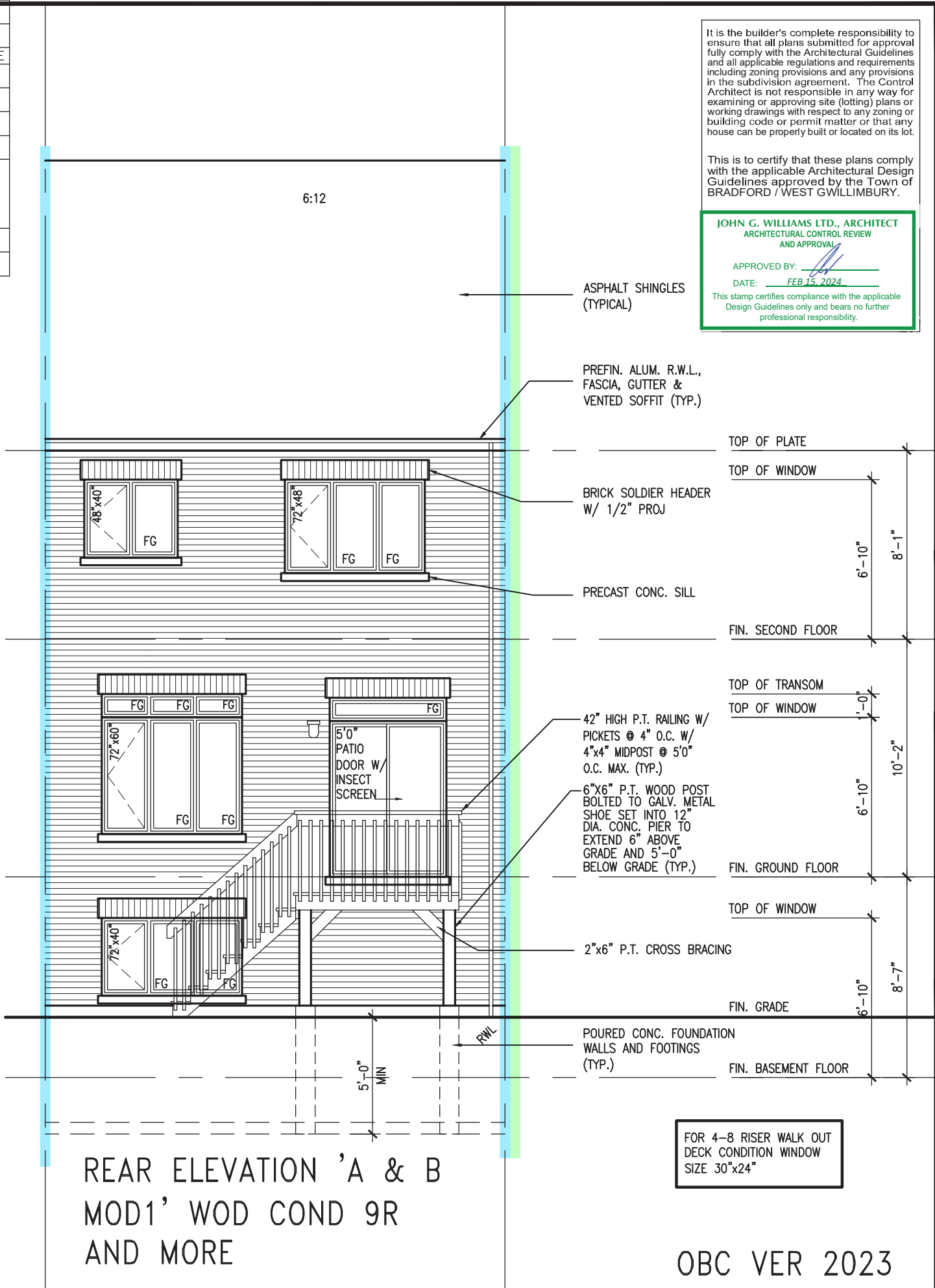
date

by

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-3A, A MOD1&2 & B MOD1 WOD	ENERGY EFFICIENCY - OBC SB12			TH-3 ELEVATION B WOD	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	1018 S.F.	0 S.F.	0.00 %	LEFT SIDE	1027 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1018 S.F.	0 S.F.	0.00 %	RIGHT SIDE	1027 S.F.	0 S.F.	0.00 %
REAR	477 S.F.	131.667 S.F.	27.60 %	REAR	477 S.F.	131.667 S.F.	27.60 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		* 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.	2911.00 S.F.	207.86 S.F.	7.14 %	TOTAL SQ. FT.	2929.00 S.F.	207.86 S.F.	7.10 %
TOTAL SQ. M.	270.44 S.M.	19.31 S.M.	7.14 %	TOTAL SQ. M.	272.11 S.M.	19.31 S.M.	7.10 %



PARTIAL GROUND FLOOR PLAN WOD COND 9R & MORE



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

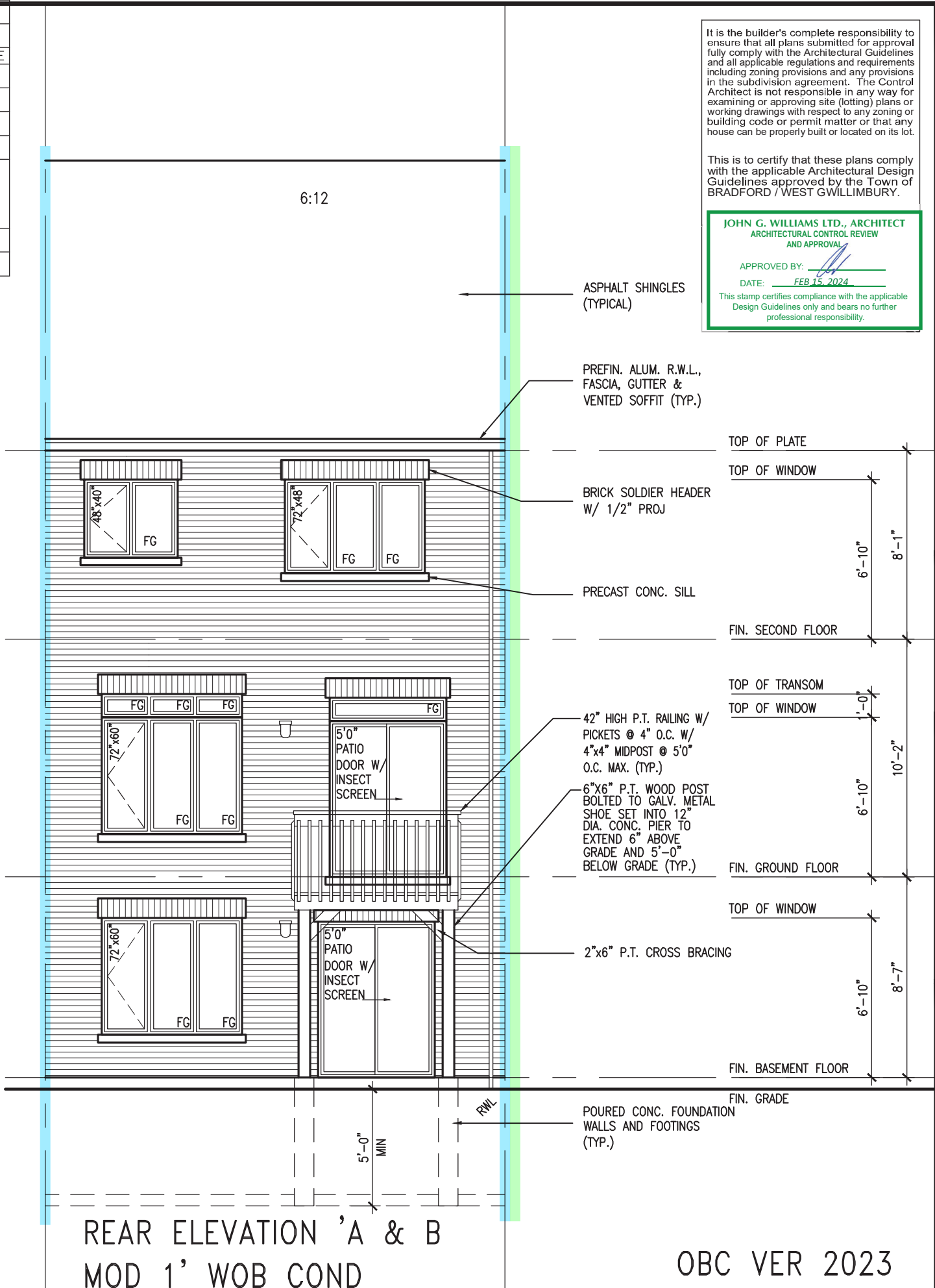
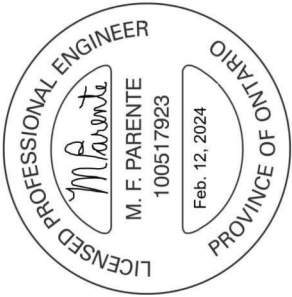
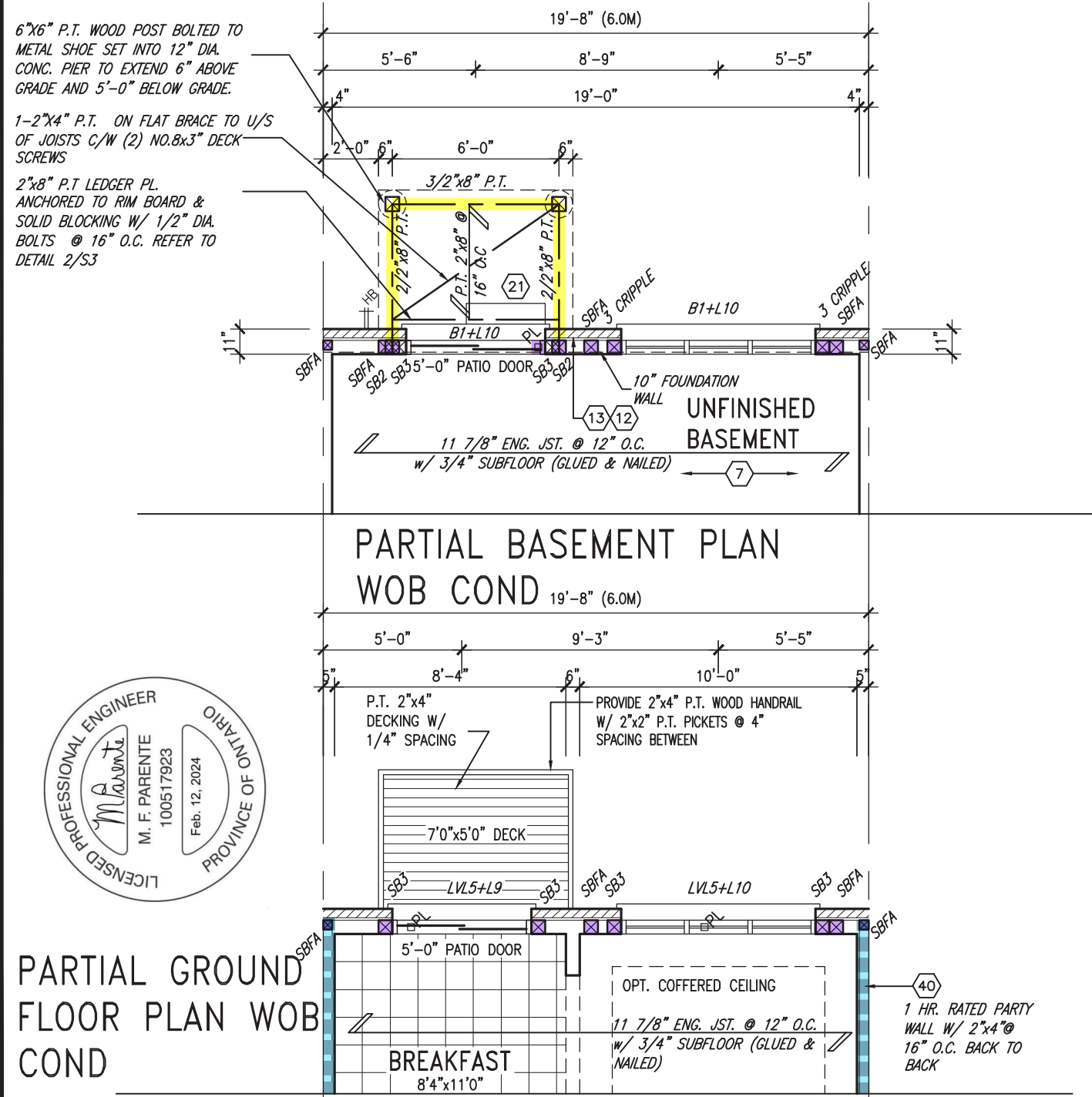
APPROVED BY:

DATE: FEB 15, 2024

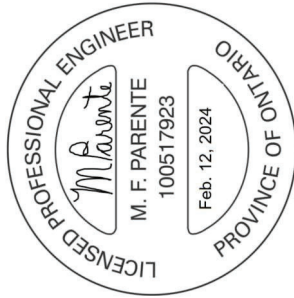
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-3A, A MOD1&2 & B MOD1 WOB	ENERGY EFFICIENCY – OBC SB12			TH-3 ELEVATION B WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	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	1018 S.F.	0 S.F.	0.00 %	LEFT SIDE	1027 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1018 S.F.	0 S.F.	0.00 %	RIGHT SIDE	1027 S.F.	0 S.F.	0.00 %
REAR	538 S.F.	175 S.F.	32.53 %	REAR	538 S.F.	175 S.F.	32.53 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		* 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.	2972.00 S.F.	251.19 S.F.	8.45 %	TOTAL SQ. FT.	2990.00 S.F.	251.19 S.F.	8.40 %
TOTAL SQ. M.	276.11S.M.	23.34 S.M.	8.45 %	TOTAL SQ. M.	277.78 S.M.	23.34 S.M.	8.40 %



TH-3 NAPA 3		project no. 13045	drawing no. 13
BAYVIEW WELLINGTON GREEN VALLEY ESTATES		project name BRADFORD	file name 13045-TH-3-VER 2023
PARTIAL PLANS AND REAR ELEVATION – W.O.B. COND.		checked by AJE	drawn by AJE
MAR. 2017		date	scale 3/16" = 1'-0"
RICHARD - H. VACHNE (MORNING) 2013\13045.BW units 6.0M TOWNSHIP 2023 (CURRENT)\13045-TH-3-VER 2023.dwg - Fri - Feb 9 2024 - 12:19 PM		checked by	drawn by
VA3 DESIGN		25591 BCIN	42658
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.		signature	name
Wellington Jno-Baptiste		registration information	VA3 Design Inc.
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		date	by
3 REVISED AS PER ENG'S COMMENTS		24-02-07 RC	
2 REVISED AS PER FLOOR / ROOF LAYOUTS		24-01-23 RC	
1 IMPORTED FROM 16023 REV OBC 2023		23-11-02 RC	



UPGRADE REAR ELEVATION 'A'
WOD COND 9R AND MORE

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

ASPHALT SHINGLES
(TYPICAL)

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

1"x6" ALUM. CLAD
FRIEZE BD.

PRECAST CONC. SILL
OVER BRICK ROWLOCK
W/ 1/2" PROJ

BRICK SOLDIER HEADER
W/ KEYSTONE OVER BRICK
ROWLOCK STACK BOND
W/ 1/2" PROJ

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

FACE BRICK (TYP.)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)



UPGRADE REAR ELEVATION 'A'
WOB COND

BRICK SOLDIER HEADER
OVER BRICK ROWLOCK
STACK BOND W/ 1/2"
PROJ

BRICK SOLDIER HEADER
W/ KEYSTONE W/ 1/2"
PROJ

2"x6" P.T. CROSS BRACING

6"x6" P.T. WOOD POST BOLTED
TO GALV. METAL SHOE SET
INTO 12" DIA. CONC. PIER TO
EXTEND 6" ABOVE GRADE AND
5'-0" BELOW GRADE (TYP.)

TOP OF PLATE

TOP OF WINDOW

6'-10"

8'-1"

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

1'-0"

6'-10"

10'-2"

FIN. GROUND FLOOR

TOP OF WINDOW

6'-10"

8'-7"

FIN. BASEMENT FLOOR

FIN. GRADE

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

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

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

APPROVED BY:

DATE: FEB 15, 2024

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

TH-3
NAPA 3

REVIEWED
GREEN VALLEY ESTATES
BRADFORD

project no. 13045
drawing no. 14

UPGRADE REAR ELEVATION A - WOD & WOB COND.

checked by AJE
drawn by AJE
date MAR. 2017
scale 3/16" = 1'-0"

project name
file name
date
drawn by
checked by
scale

VAS3
DESIGN

255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

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

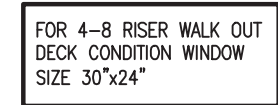
signature
name
registration information
BCIN
25591
42658
Wellington Jno-Baptiste
VAS Design Inc.

RC
24-02-07
RC
24-01-23
RC
23-11-02
RC
23-11-02

REVISED AS PER ENG'S COMMENTS
REVISED AS PER FLOOR / ROOF LAYOUTS
IMPORTED FROM 16023 REV 0BCE 2023

no. description
date
by

OBC VER 2023



OBC VER 2023

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.	wellington jno-baptiste	25591
8	.	.	qualification information		BCIN
7	.	.			
6	.	.			
5	.	.	name	signature	
4	.	.	registration information		
3	REVISED AS PER ENG'S COMMENTS	24-02-07	RC	VA3 Design Inc.	42658
2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	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	IMPOETED FROM 16023 REV OBCE 2023	23-11-02	RC		
0	description	date	by		

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

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

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

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

2A. RESERVED

2B. FRAME WALL CONSTRUCTION (2"x4")- GARAGE WALLS

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

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4")-GARAGE WALLS

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

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING

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

3. MASONRY VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

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

3A. RESERVED

3B. MASONRY VENEER CONSTRUCTION (2"x4")- GARAGE WALLS

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

3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

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

4. INTERIOR STUD PARTITIONS

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

5. FOUNDATION WALL/FOOTINGS:

250mm (10") POURED CONC. FDTN. WALL 20MPa (2900psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED | W/ MASONRY VENEER | W/ SIDING ONLY

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

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

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)

-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

6. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.

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

7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)

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

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A)

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)

RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.- (PRIVATE STAIRS)

UNIFORM RISE 5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (3/8") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7-7/8")
MIN. RUN = 255 (10") (NOSING TO NOSING)
MAX. TREAD = RUN + 25 (1")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 1070 (3'-6")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS (TAPERED TREADS)
MIN. RUN AT INNER RADIUS = 150 (6")
MIN. RUN AT 300 (12") = 255 (10")

11. HANDRAILS -OBC. 9.8.7.-

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

12. INTERIOR GUARDS -OBC. 9.8.8.-

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC. 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

13. SILL PLATE - OBC. 9.23.7.

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

14. BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.2.3, 9.13.2.6)

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

15. BEARING STUD PARTITION

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

16. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kn (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-72.94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

17. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 4.78mm (1.88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

18. STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STL. TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") HELD WELD COL. TO BASE PLATE.

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

20. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

21. GARAGE SLAB

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

22. GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

24. EXTERIOR STEP

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

25. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.1.)

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

26. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)

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

27. FIREPLACE CHIMNEYS OBC. 9.21.

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

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

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

30. STEEL BEARING PLATE FOR MASONRY WALLS

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

31. SOLID WOOD BEARING FOR WOOD STUD WALLS

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

32. RESERVED

33. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)

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

34. STEPPED FOOTINGS OBC 9.15.3.9.

MIN. HORIZ. STEP = 600mm (24")
MAX. VERT. STEP = 600mm (24")

35. SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2x9x2W MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

36. DIRECT VENTING GAS FURNACE/ H.W.T VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A NATURAL GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV.-8 TABLE 6.2.3.12..

37. DIRECT VENTING GAS FIREPLACE VENT

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

38. SUBFLOOR, JOIST STRAPPING AND BRIDGING

16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.1). FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

39. EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2)

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

40. COLD CELLAR PORCH SLAB (OBC 9.39.1.)

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

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

42. CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD)

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

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
2) WINDOW GUARDS -OBC. 9.8.8.1.(6).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-3.1.1.9
4) GLASS-STRUCTURAL SUFFICIENCY OF GLASS
DOOR & WINDOW MANUFACTURER/ SUPPLIER TO PROVIDE ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE WITH OBC DIV.-8 9.6.1.3.

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC, DIV.-8 9.5.2.3 & DETAIL PROVIDED.
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.
7) ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-8 6.2.3.12. AND TABLE 6.2.3.12.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (L.V.L) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
5) LVL BEAMS SHALL BE 2.0E-2950fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED. IN 2 ROWS FOR 184, 240 & 300mm (7 1/4-9 1/2- 11 7/8) DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED; REFER TO ENG. FLOOR LAYOUTS.
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 ml. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

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

STUCCO: 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

LEGEND

CLASS 'B' VENT

DUPLEX OUTLET (1/2" ABOVE SURFACE)

WEATHERPROOF DUPLEX OUTLET

POT LIGHT

LIGHT FIXTURE (PULL CHAIN)

SWITCH

FLOOR DRAIN

SJ SINGLE JOIST

DJ DOUBLE JOIST

TJ TRIPLE JOIST

LVL LAMINATED VENEER LUMBER

POINT LOAD FROM ABOVE

FLAT ARCH

M.C. MEDICINE CABINET (RECESSED)

DOUBLE VOLUME WALL. SEE NOTE 39

SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.

SOLID WOOD BEARING TO MATCH FROM ABOVE

EXHAUST FAN TO EXTERIOR

DUPLEX OUTLET (HEIGHT A.F.F)

GFI DUPLEX OUTLET (HEIGHT A.F.F)

HEAVY DUTY OUTLET (220 volt)

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

HOSE BIB (NON-FREEZE)

P.T. PRESSURE TREATED LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

CURVED ARCH

CONCRETE BLOCK WALL

WARM AIR

RETURN AIR DUCT

SMOKE ALARM (REFER TO OBC 9.10.19)

PROVIDE 1 PER FLOOR. NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)).

CARBON MONOXIDE ALARMS (OBC 9.33.4.)

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDITIONAL REQUIREMENTS.

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)

PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE A1 TO BE USED FOR THIS MODEL.

The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

2022

VA3 REFERENCE NUMBER

A1

no. description

date

by

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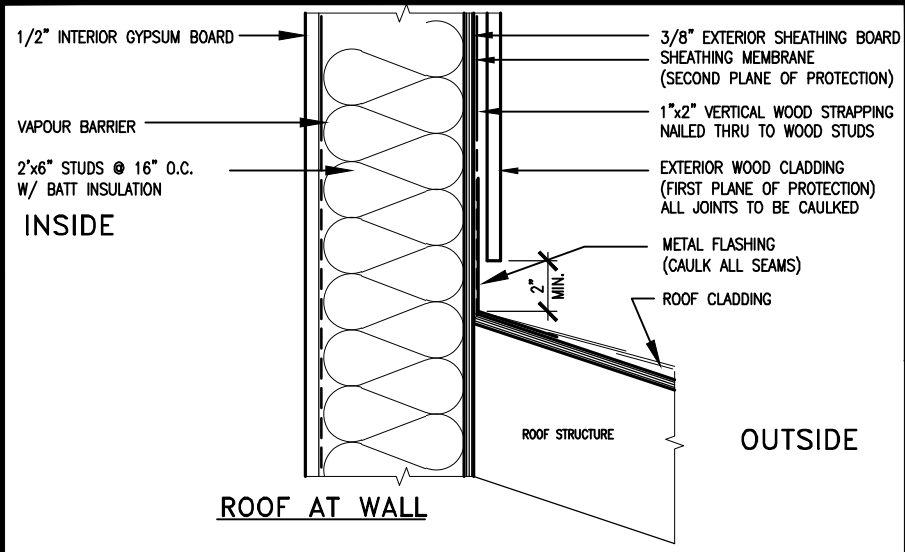
295

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

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

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

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

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

NOTES:

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

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

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

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

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

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

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

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

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

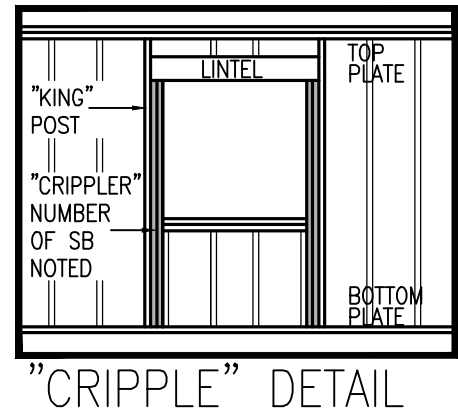
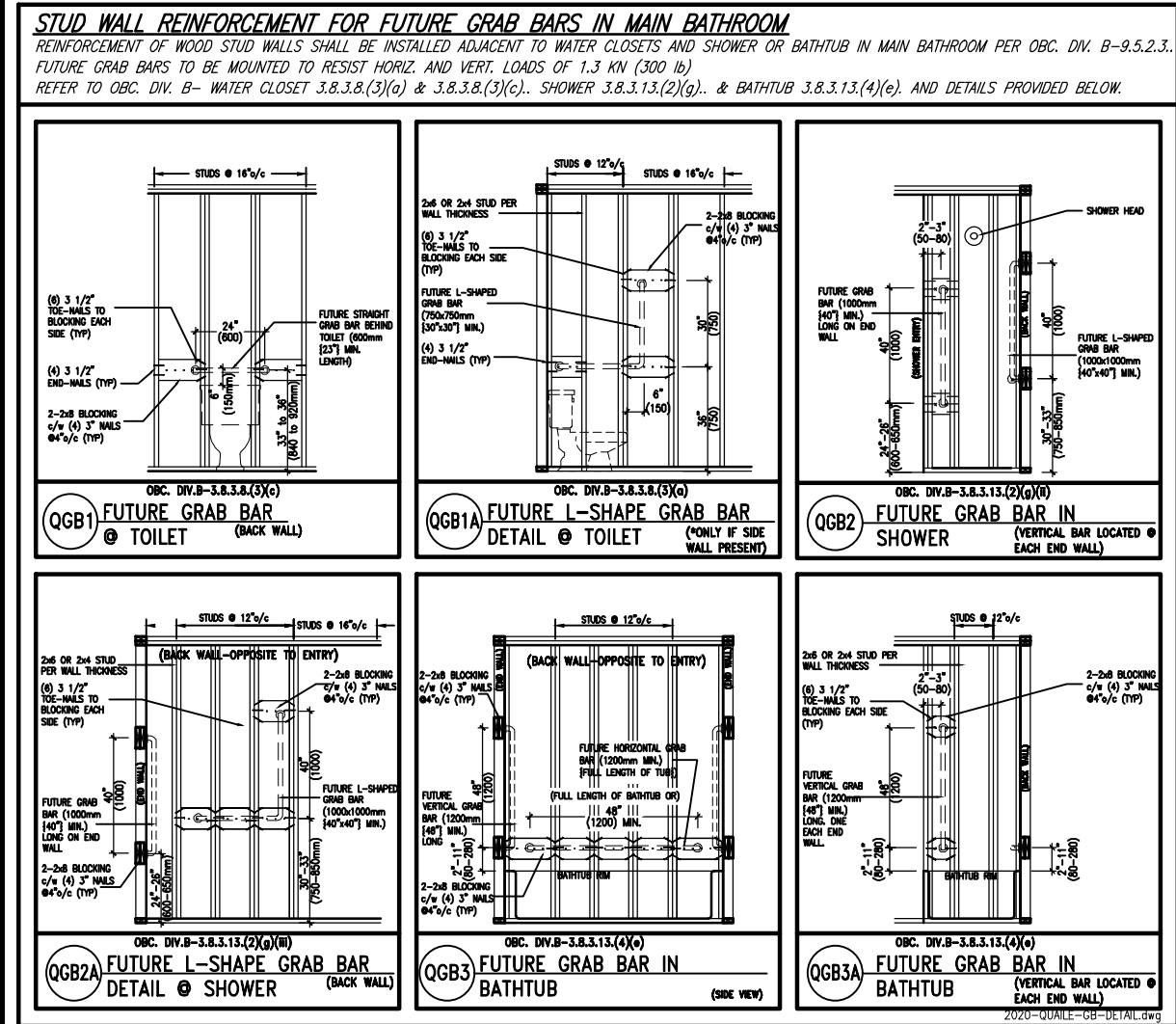
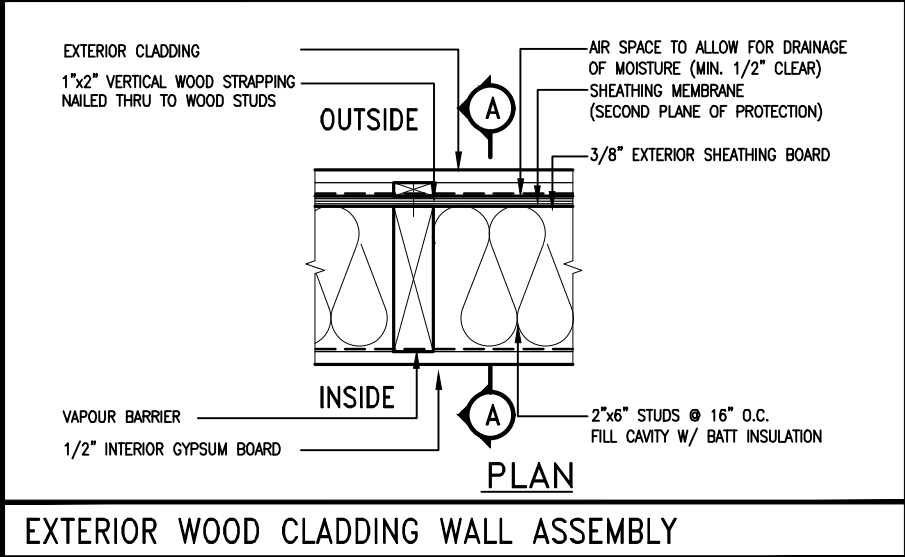
2-2"x8" @ 16" O.C. - 20'-4"

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

NOTES:

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

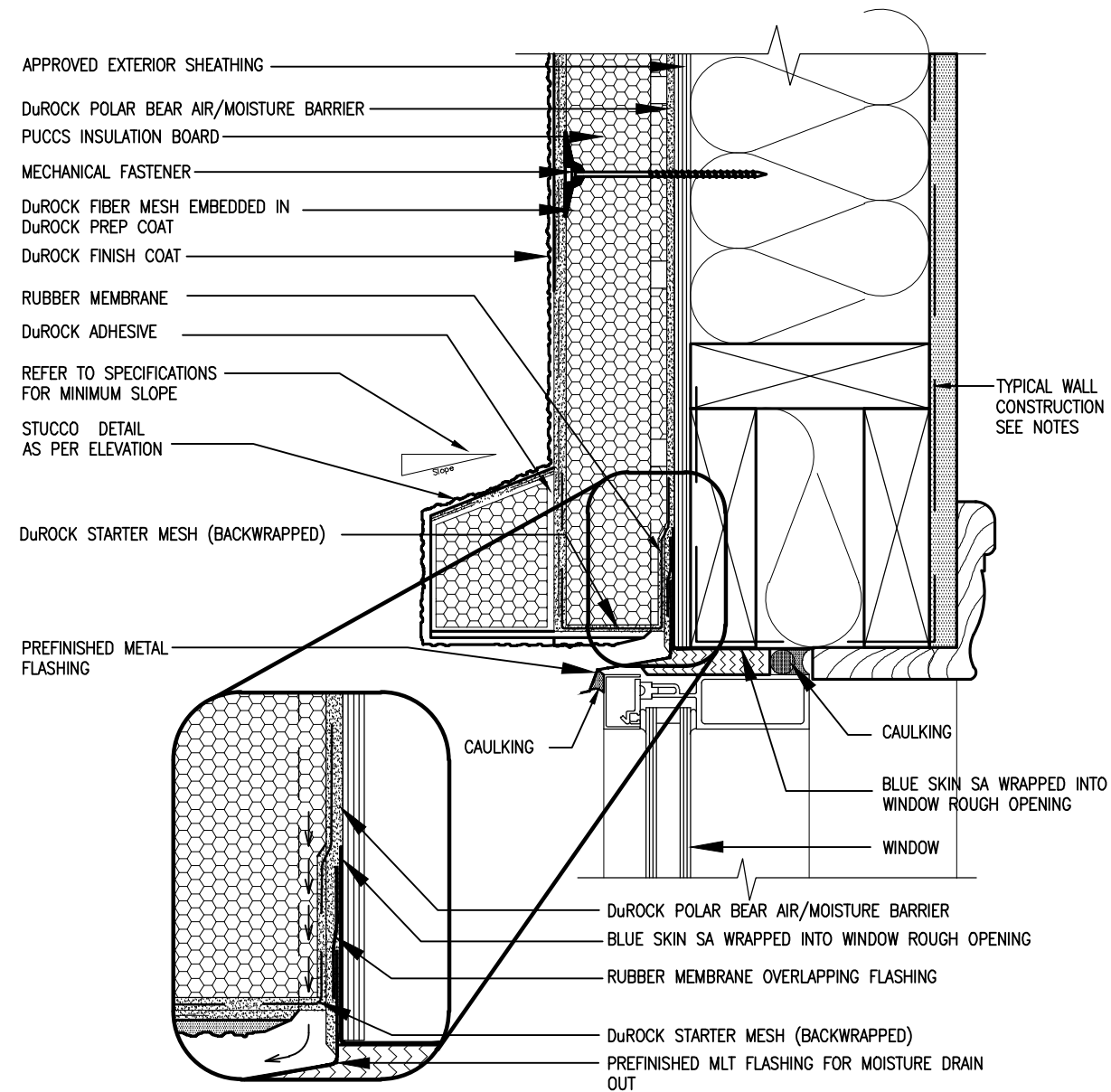


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC	VA3 Design Inc. 42658
4	UPDATE TO 2022	JAN 11-22	RC	
3	UPDATE TO 2020	FEB 24-20	RC	
2	UPDATE TO 2018	JAN 11-18	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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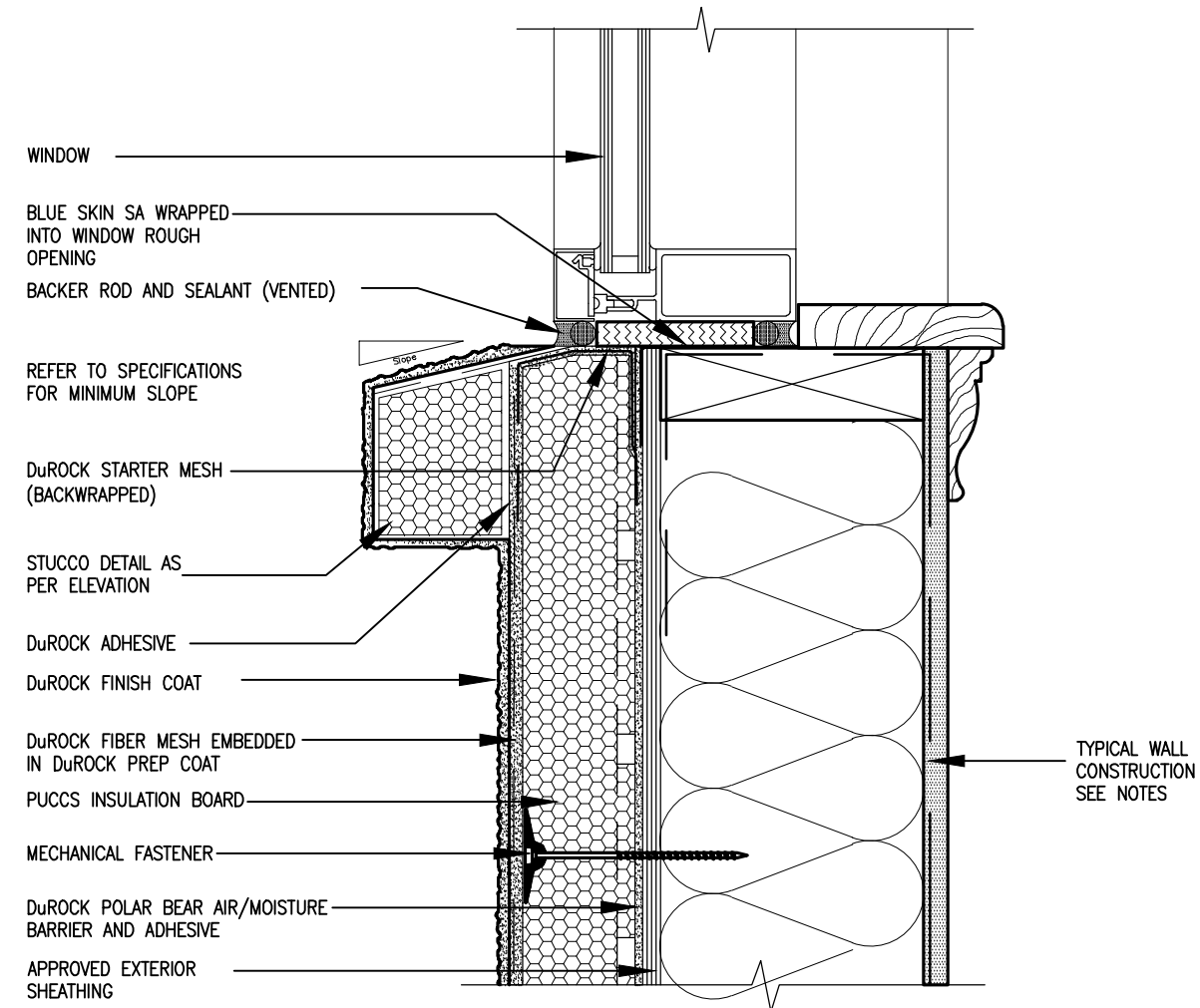
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	MAY 2016	project no.	13045
drawn by	RC	checked by	scale 3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CN-2022-A1-REV1
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:05 PM		drawing no.	CN2

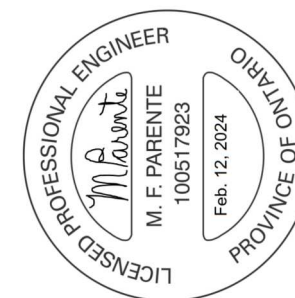


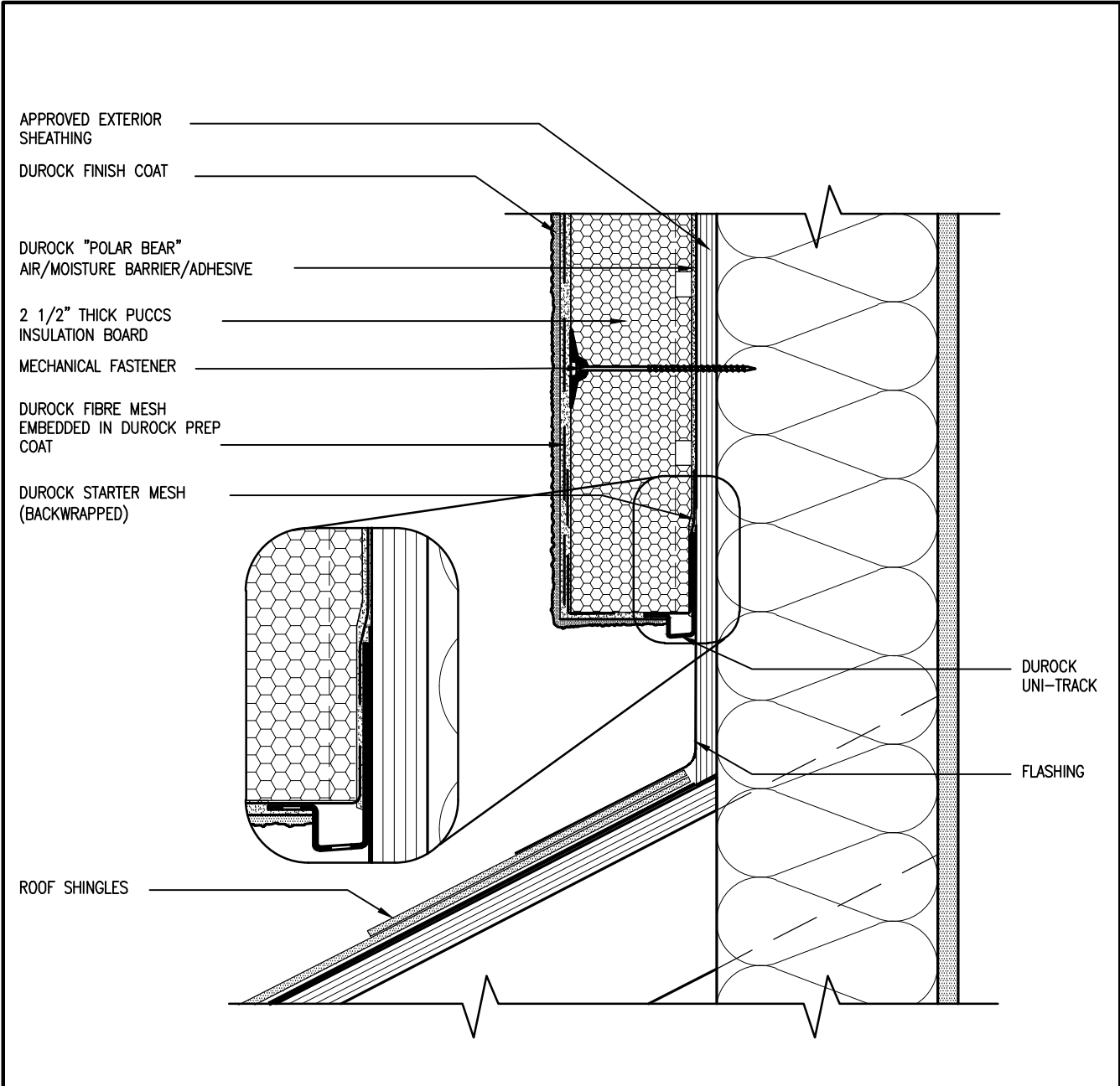
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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



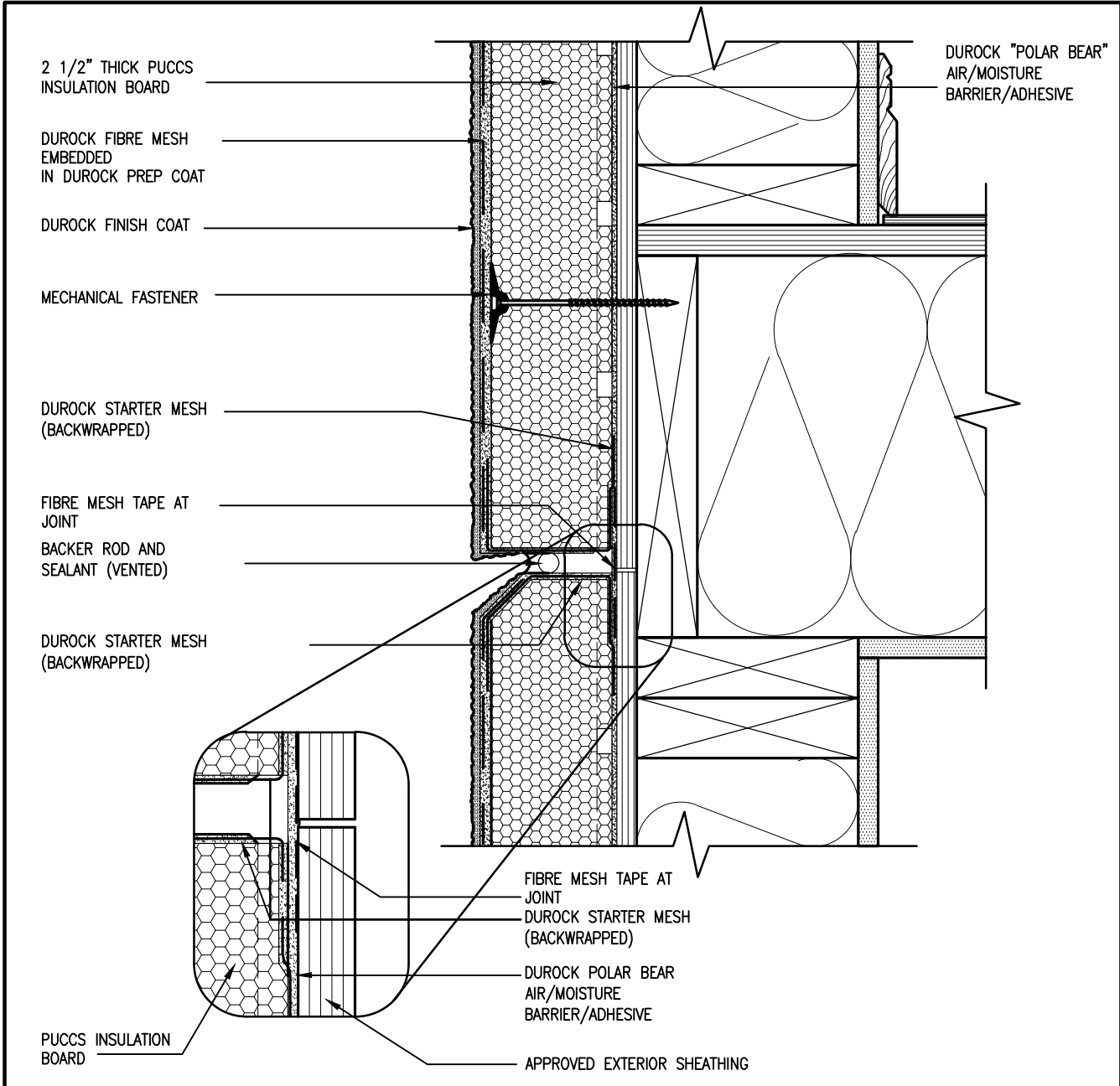
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"



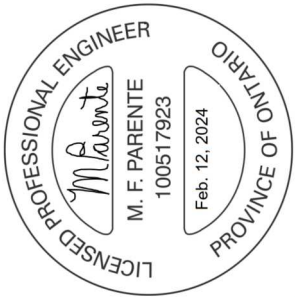


3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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"



CONST NOTE

BAYVIEW WELLINGTON

REVIEWED

GREEN VALLEY ESTATES

BRAD FORD

project no. 13045

drawing no. CN4

CONSTRUCTION NOTES

file name 13045-CN-2022-A1-REV1

date MAY 2016

checked by RC

scale 3/16" = 1'-0"

drawn by

VA3 DESIGN

255 Consumers Rd, Suite 120

Toronto, ON M2J 1T4

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va3design.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.

signature 25591 BCIN

name Wellington Jno-Baptiste

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.

no. description

9 .

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5 REVISED AS PER ENG'S COMMENTS 24-02-09 RC

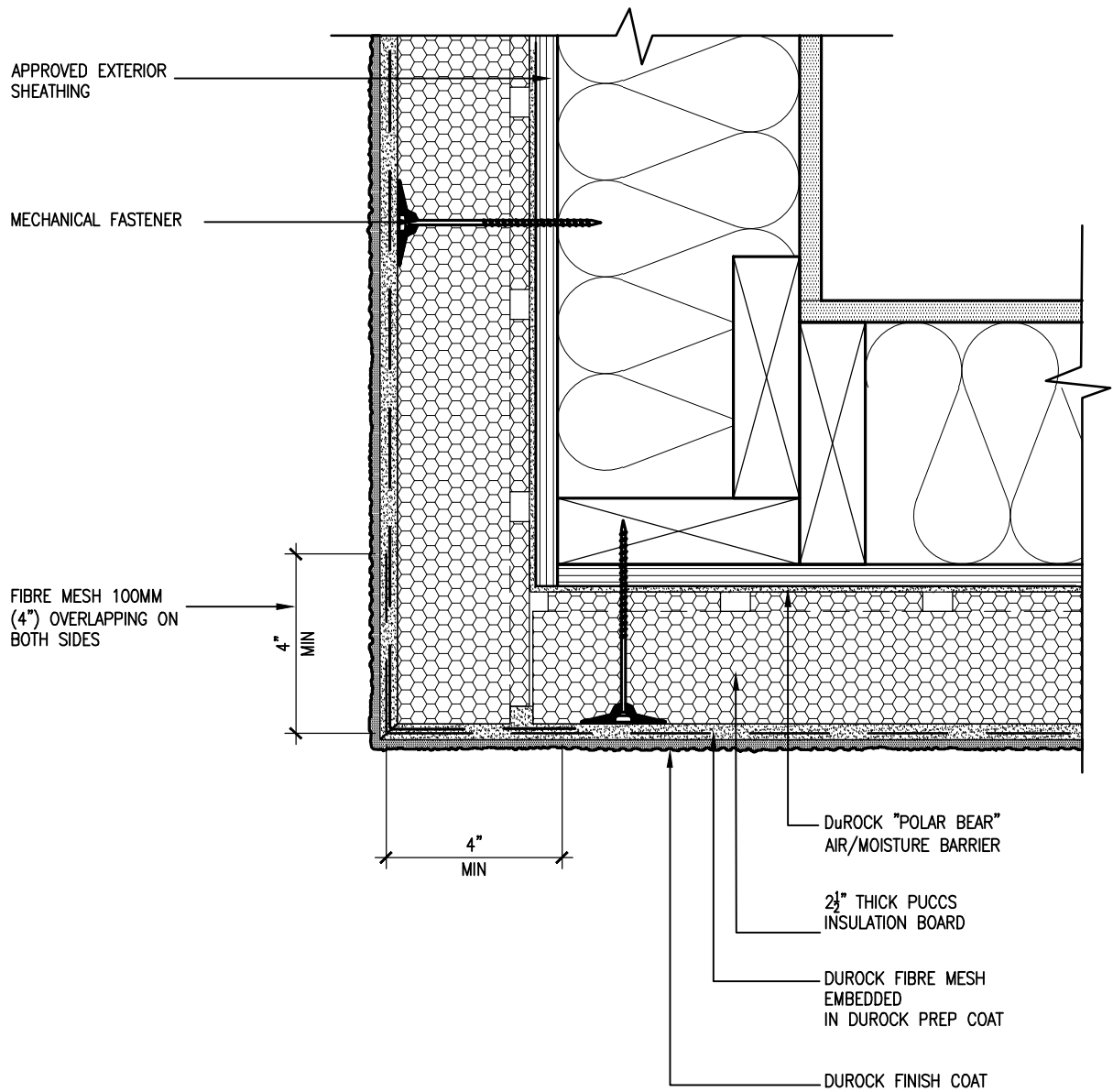
4 UPDATE TO 2022 JAN 11-22 RC

3 UPDATE TO 2020 FEB 24-20 RC

2 UPDATE TO 2018 JAN 11-18 RC

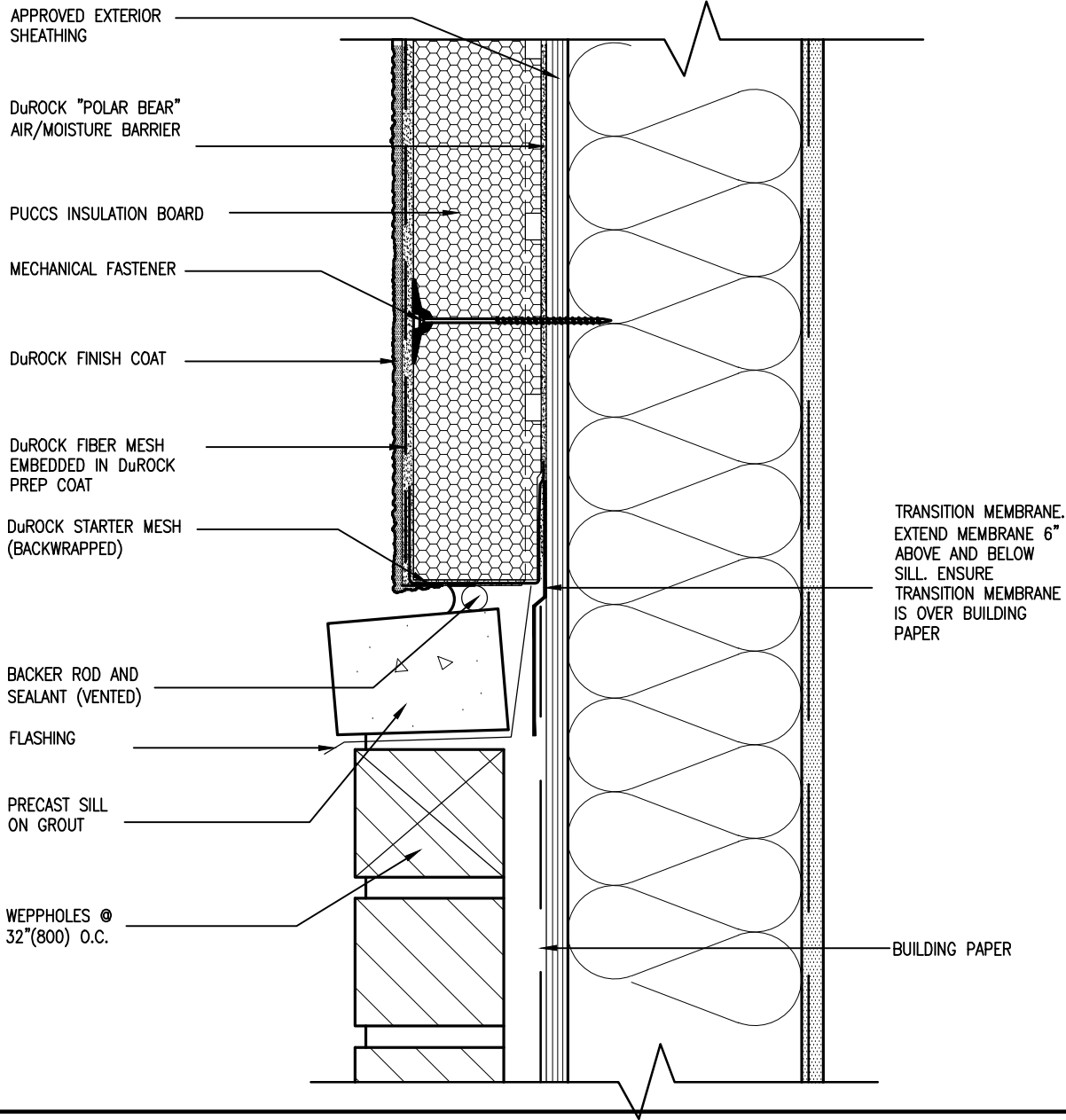
1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC

date by

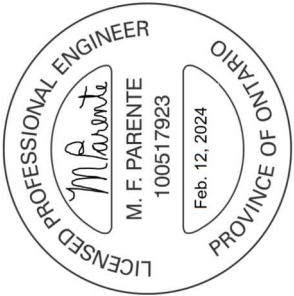


5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"



no.	description	date	by
9			
8			
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5	REVISED AS PER ENG'S COMMENTS	24-02-09	RC
4	UPDATE TO 2022	JAN 11-22	RC
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

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
name: Wellington Jno-Baptiste
signature: [Signature]
BCIN: 25591
registration information
VA3 Design Inc.
42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES
BRAD FORD

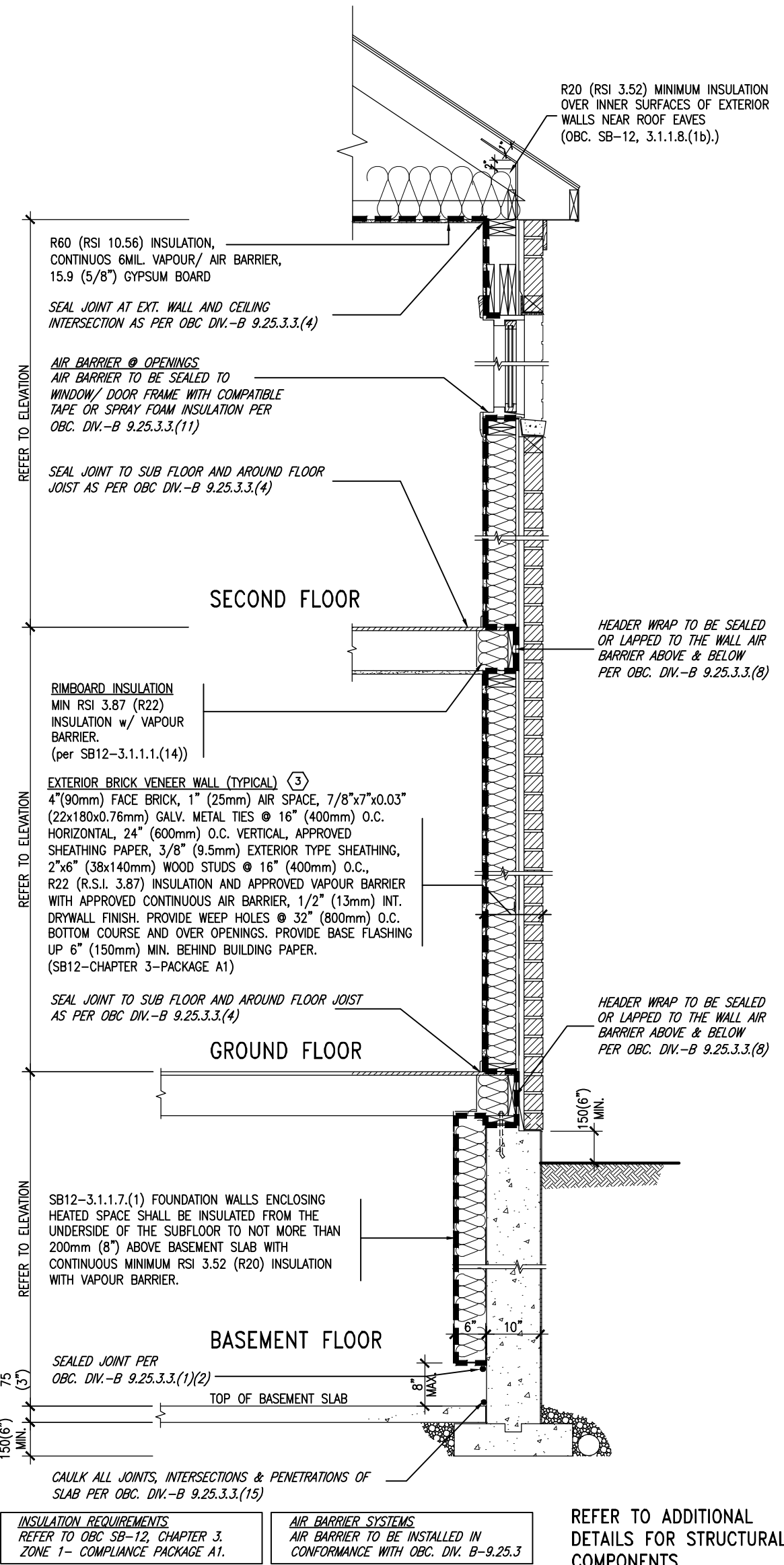
project no. 13045
drawing no. CN5

CONSTRUCTION NOTES
date MAY 2016
checked by RC
drawn by RC
scale 3/16" = 1'-0"

13045-CN-2022-A1-REV1
13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:07 PM
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SB12-COMPLIANCE PACKAGE 'A1'

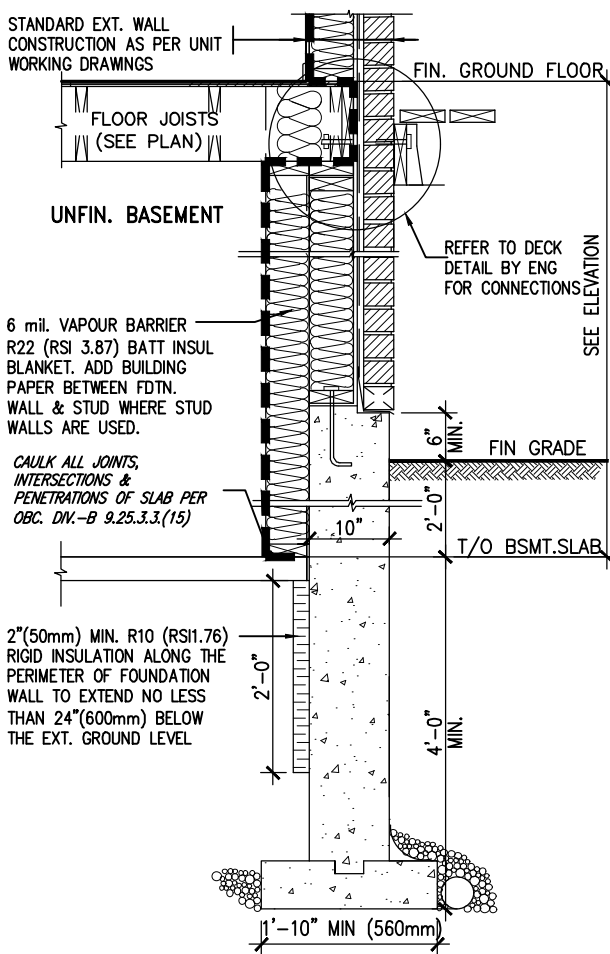


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10\"/>

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\"/>
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 BCIN
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no.	description	date	by

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BAYVIEW WELLINGTON

CONST NOTE

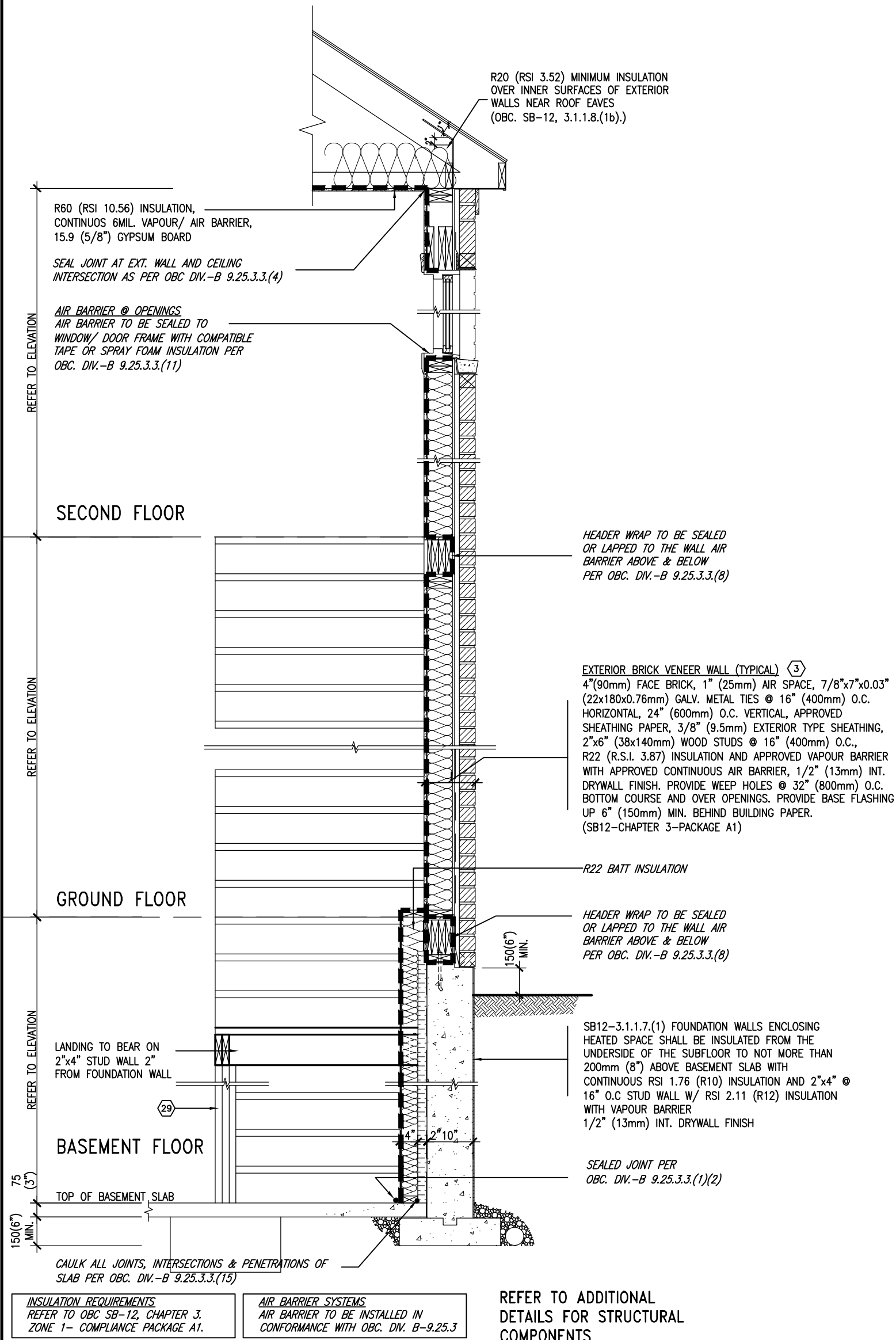
project name: **GREEN VALLEY ESTATES** municipality: **BRADFORD** project no.: **13045**

date: **MAY 2016** drawn by: **RC** checked by: **-** scale: **3/16" = 1'-0"** file name: **13045-CN-2022-A1-REV1** drawing no.: **CN6**

CONSTRUCTION NOTES

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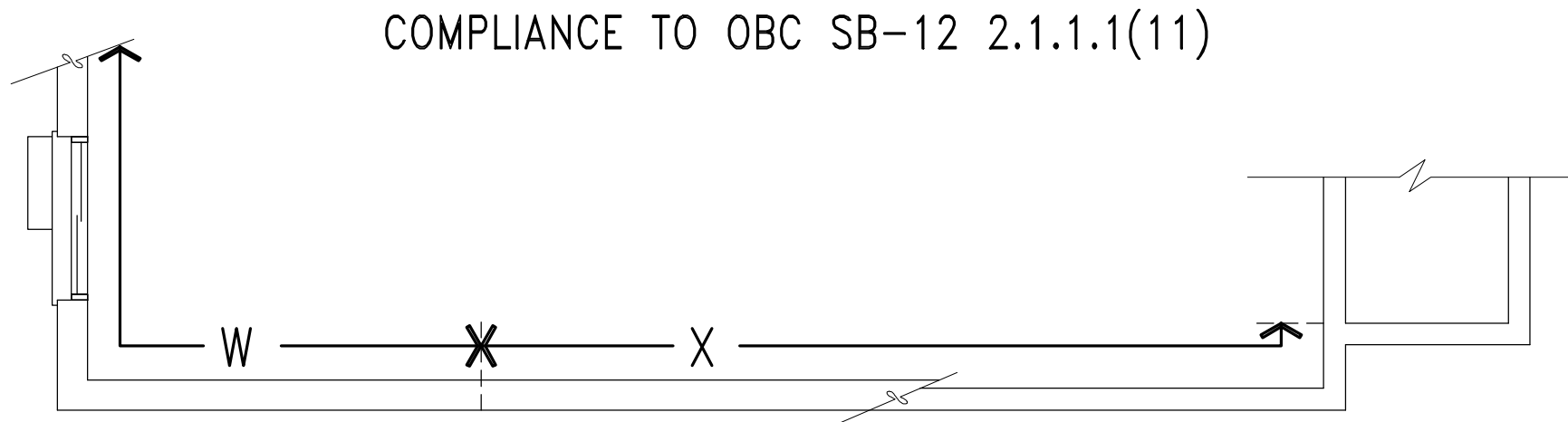
SB12-COMPLIANCE PACKAGE 'A1'



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

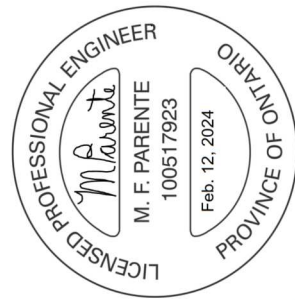


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD	CONST NOTE -	project no. 13045
8	.	.	.	qualification information				
7	.	.	.	Wellington Jno-Baptiste 25591 name registration information BCIN				
6	.	.	.	VA3 Design Inc. 42658				
5	REVISED AS PER ENG'S COMMITMENTS	24-02-09	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.			CONSTRUCTION NOTES	drawing no. CN7
4	UPDATE TO 2022	JAN 11-22	RC					
3	UPDATE TO 2020	FEB 24-20	RC					
2	UPDATE TO 2018	JAN 11-18	RC					
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					
no.	description	date	by					

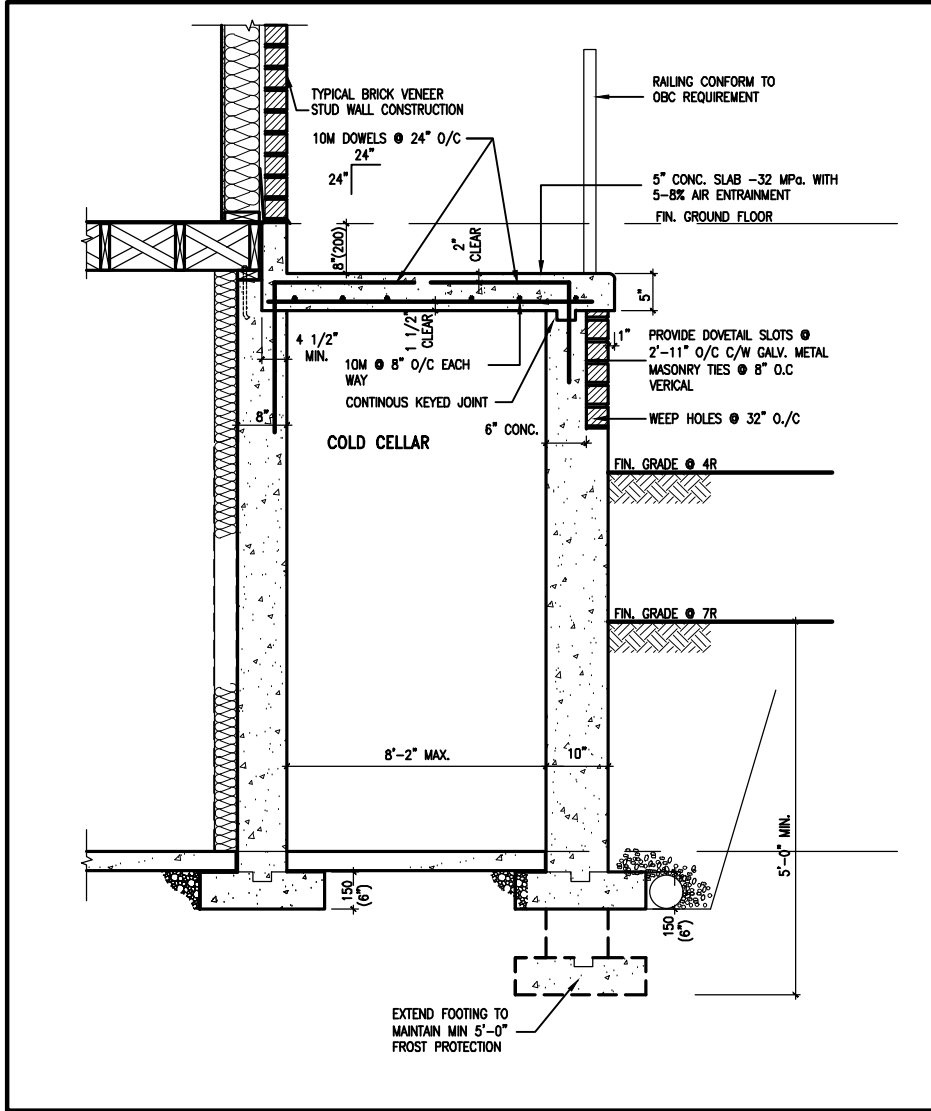


WOB SIDE ELEVATION

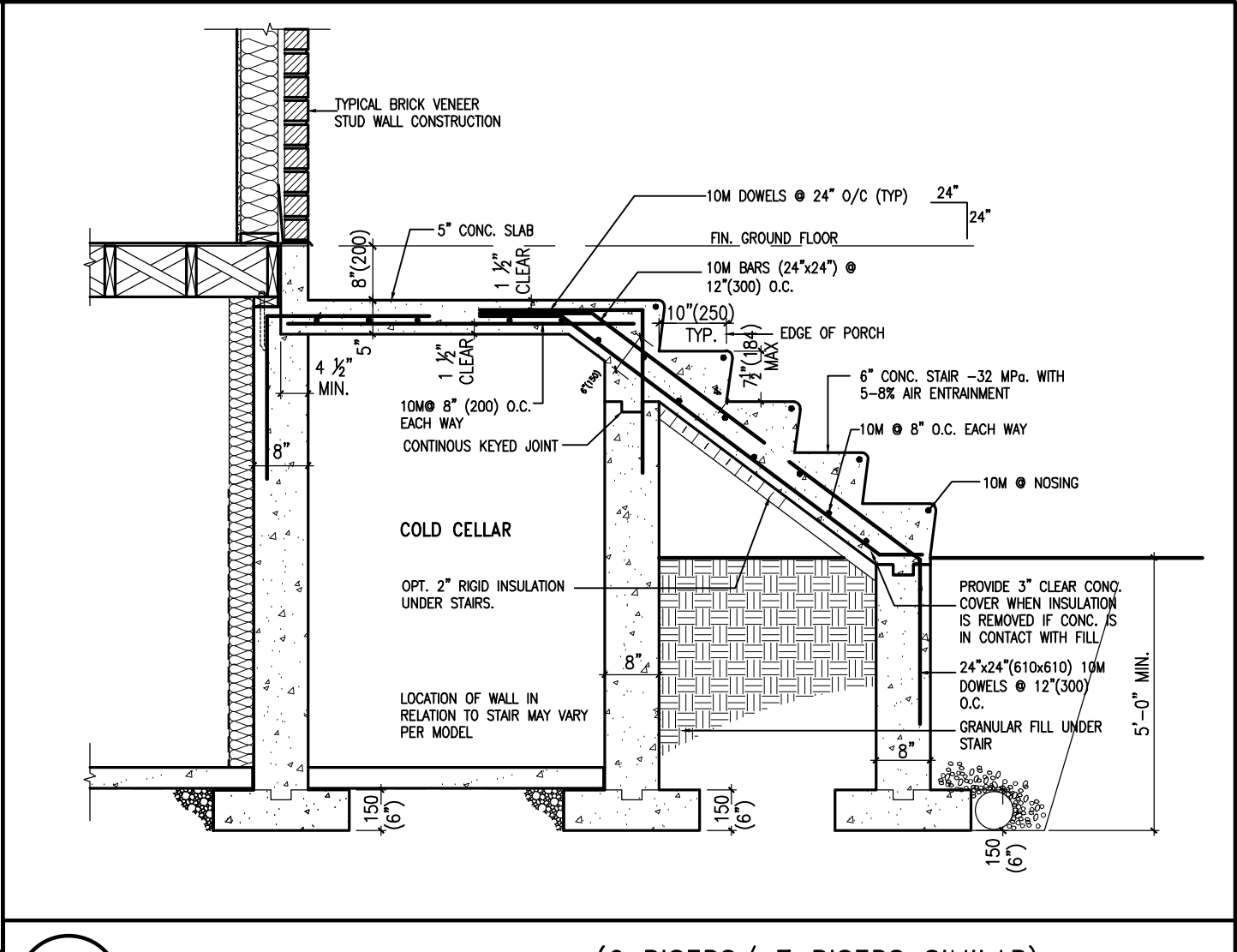
WHEN EXPOSED WALL "A" IS LESS THAN 50%
OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "X"
IS NOT LESS THAN BASEMENT WALL AS
REQUIRED BY TABLE 2.1.1.2A



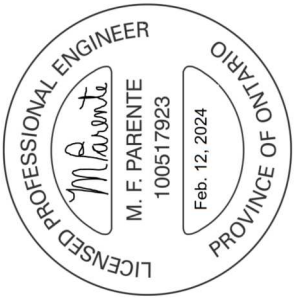
9	.	.	.	.	.	5	REVISED AS PER ENG'S COMMENTS	24-02-09	RC	name	Wellington Jno-Baptiste	signature	25591
8	.	.	.	.	.	6	UPDATE TO 2022	JAN 11-22	RC	registration information	VA3 Design Inc.	signature	BGIN
7	.	.	.	.	.	7	UPDATE TO 2020	FEB 24-20	RC	contractor name	VA3 Design Inc.	signature	42658
6	.	.	.	.	.	8	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.			
5	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	date	by								
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste signature													



X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.



CONST NOTE

BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES
BRADFORD

project no. 13045
drawing no. CN9

CONSTRUCTION NOTES
date MAY 2016
checked by RC
scale 3/16" = 1'-0"

VAS3
DESIGN

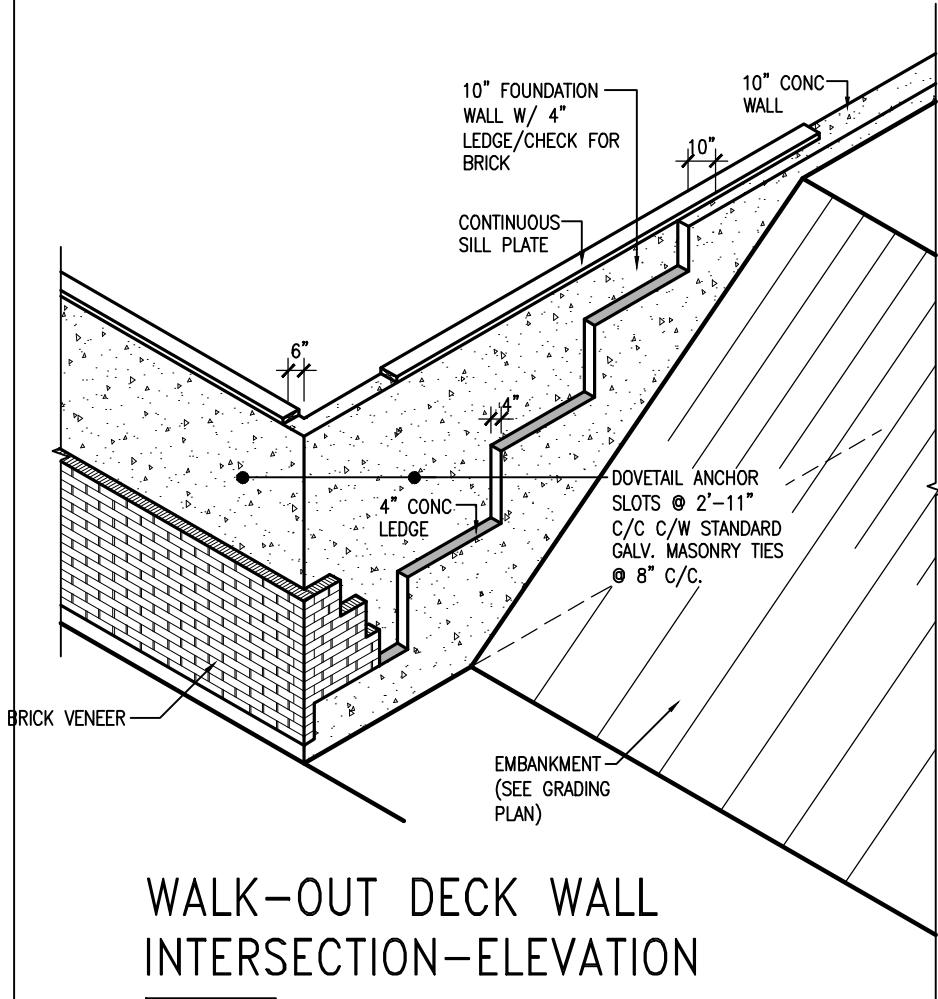
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

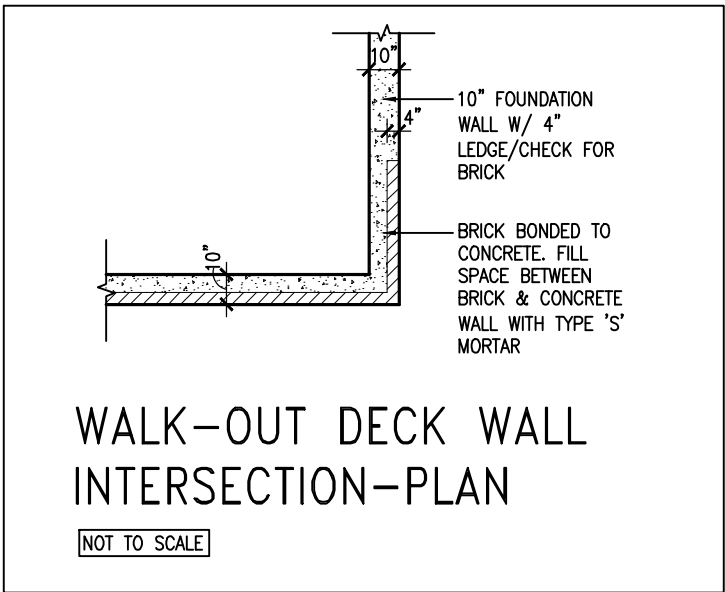
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
9			
8			
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5	REVISED AS PER ENG'S COMMENTS	24-02-09	RC
4	UPDATE TO 2022	JAN 11-22	RC
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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC



WALK-OUT DECK WALL
INTERSECTION-ELEVATION

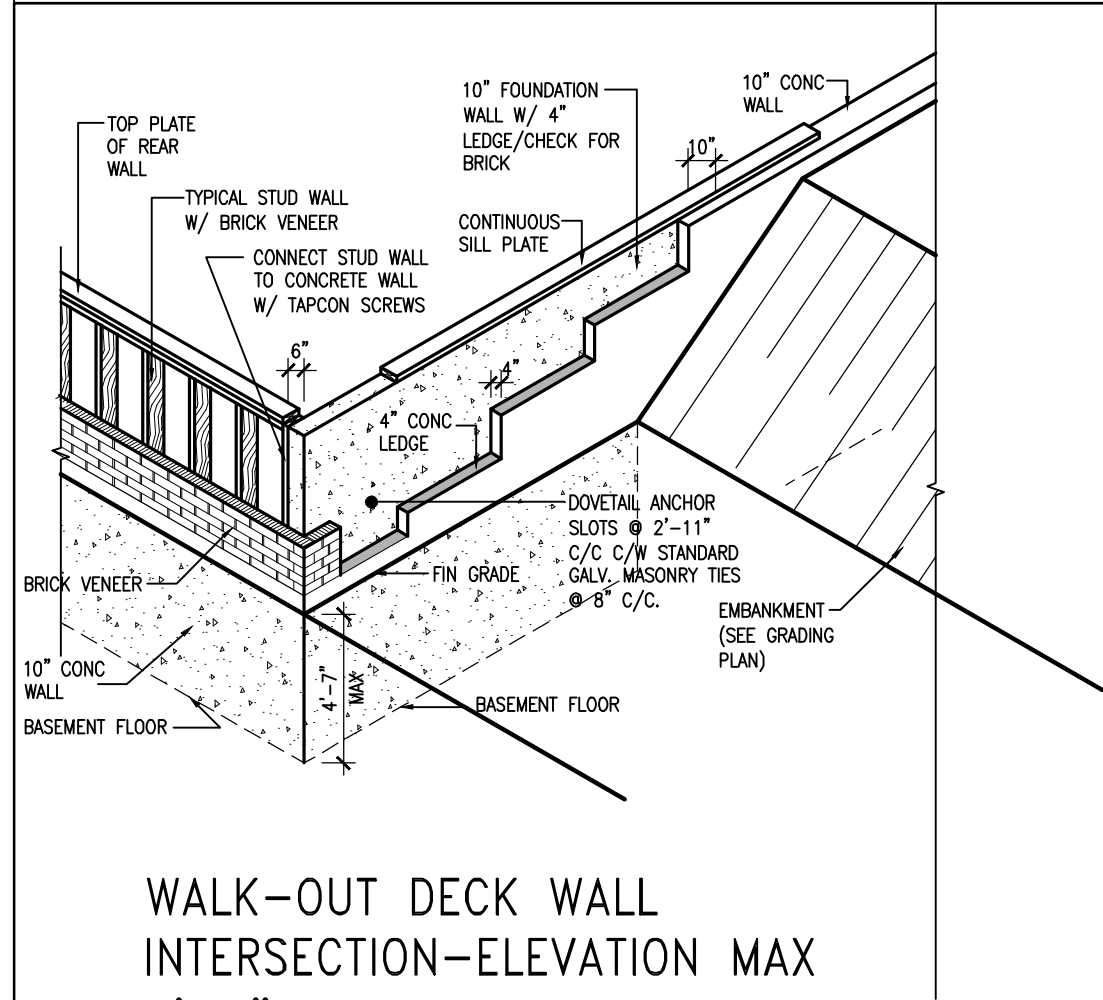
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN

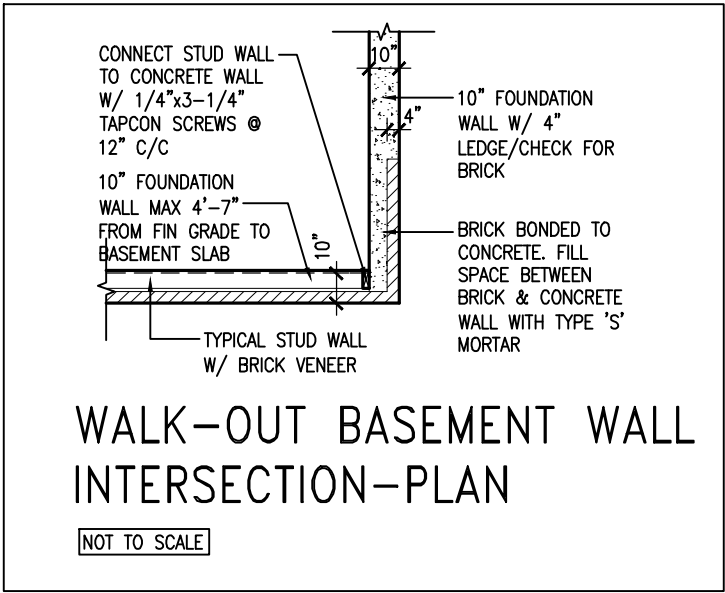
NOT TO SCALE

(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.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name registration information BCIN
5.	REVISED AS PER ENG'S COMMITNS	24-02-09	RC
4.	UPDATE TO 2022	JAN 11-22	RC
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no.	description	date	by

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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

REVIEWED

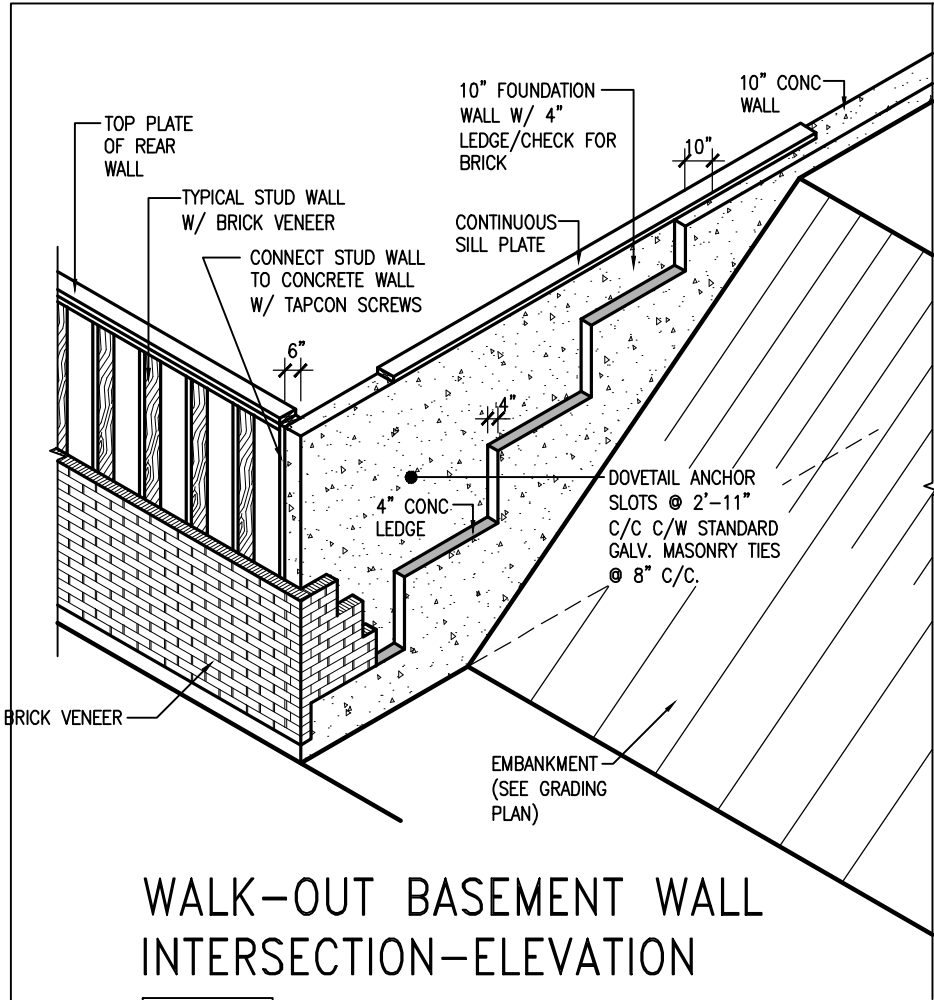
project name: **GREEN VALLEY ESTATES** municipality: **BRADFORD** project no.: **13045**

date: **MAY 2016** checked by: **RC** scale: **3/16" = 1'-0"** file name: **13045-CN-2022-A1-REV1**

CONSTRUCTION NOTES

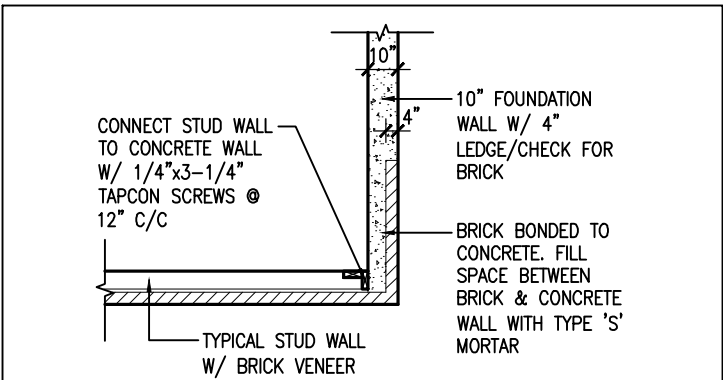
CN10

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:06 PM



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

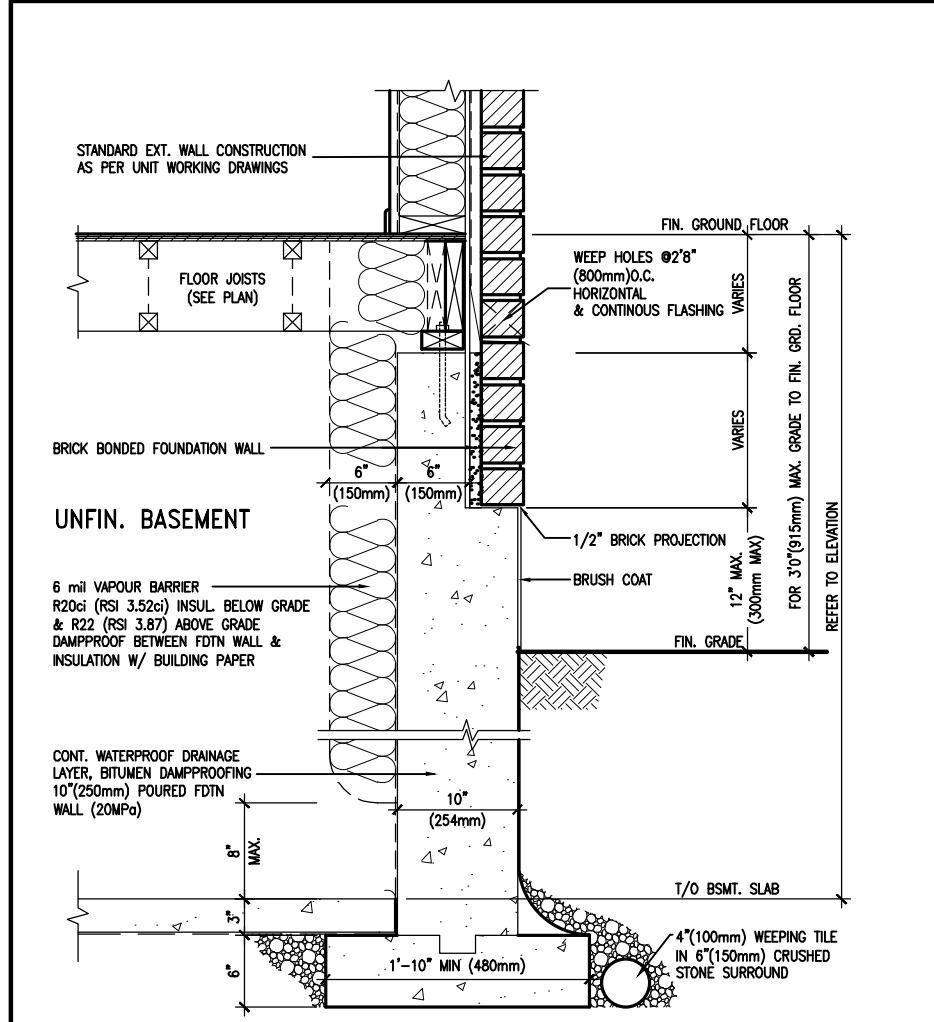
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

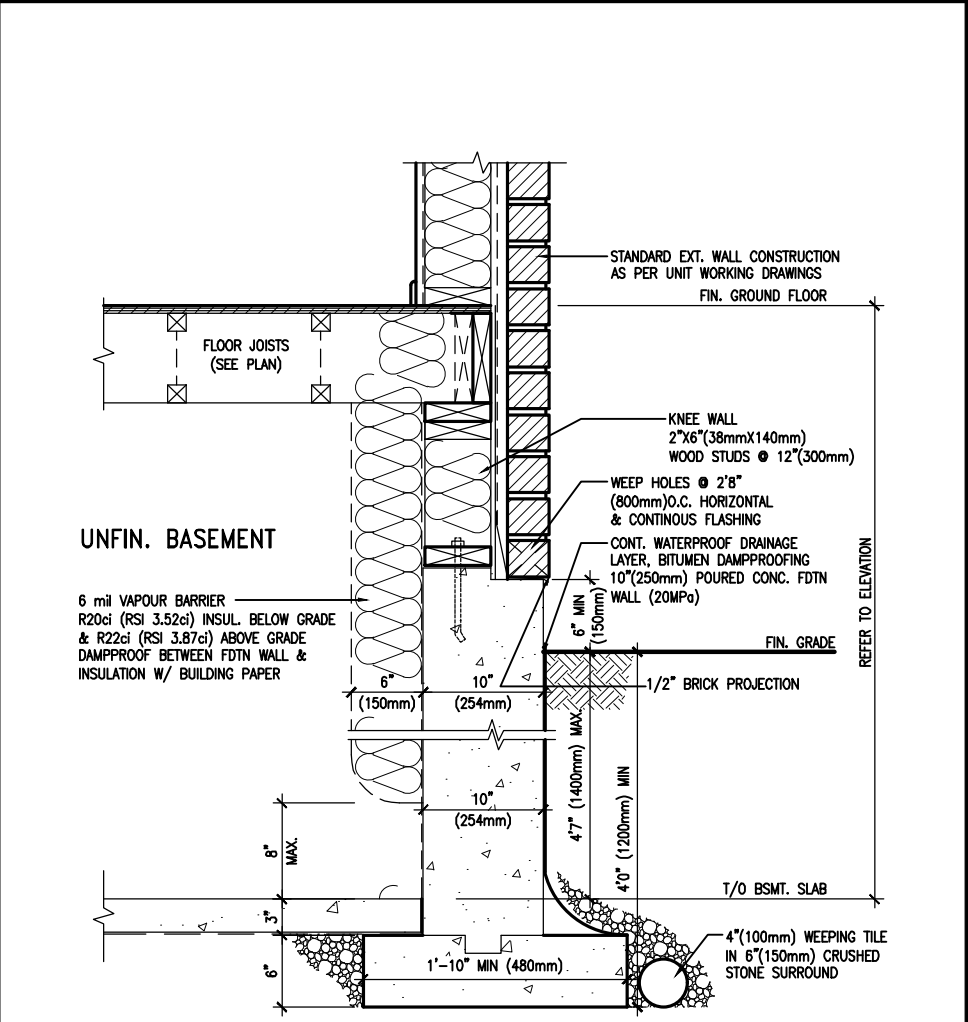
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.

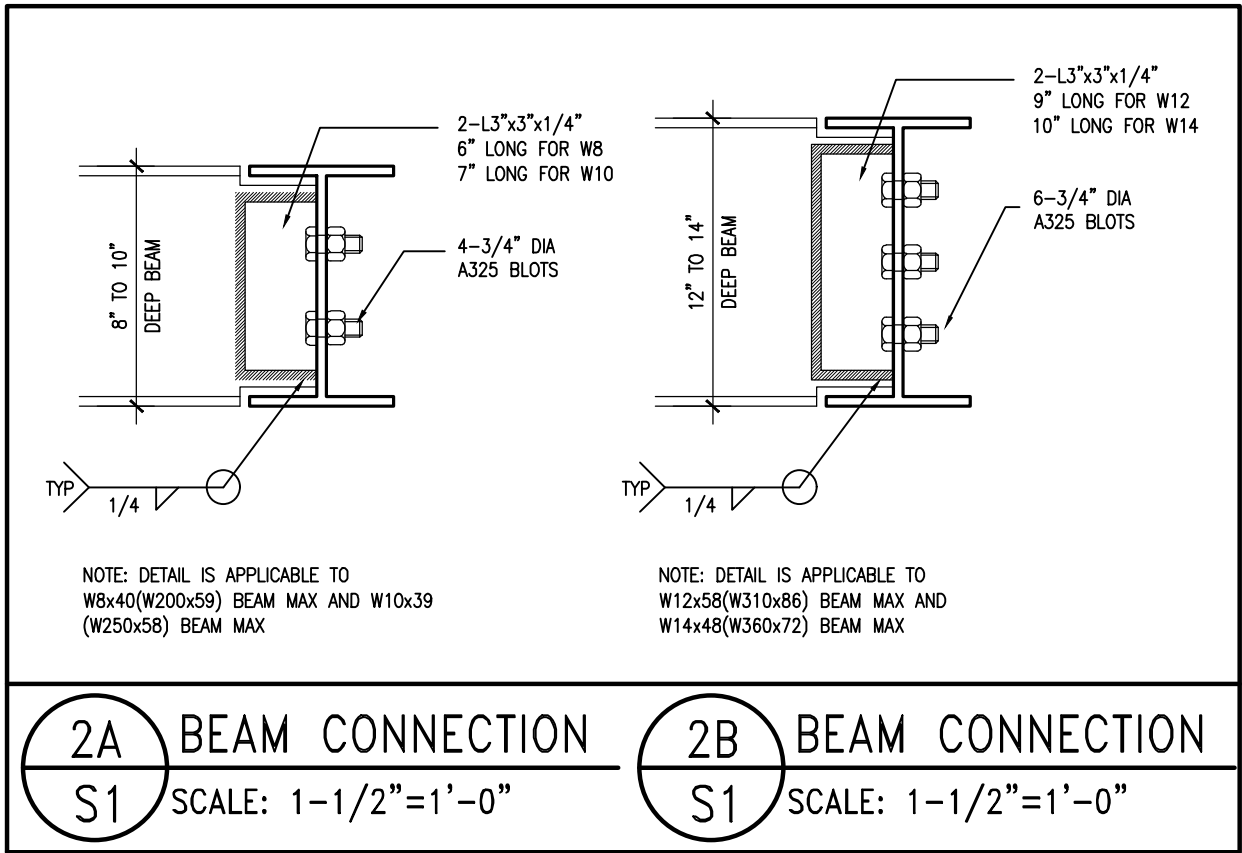
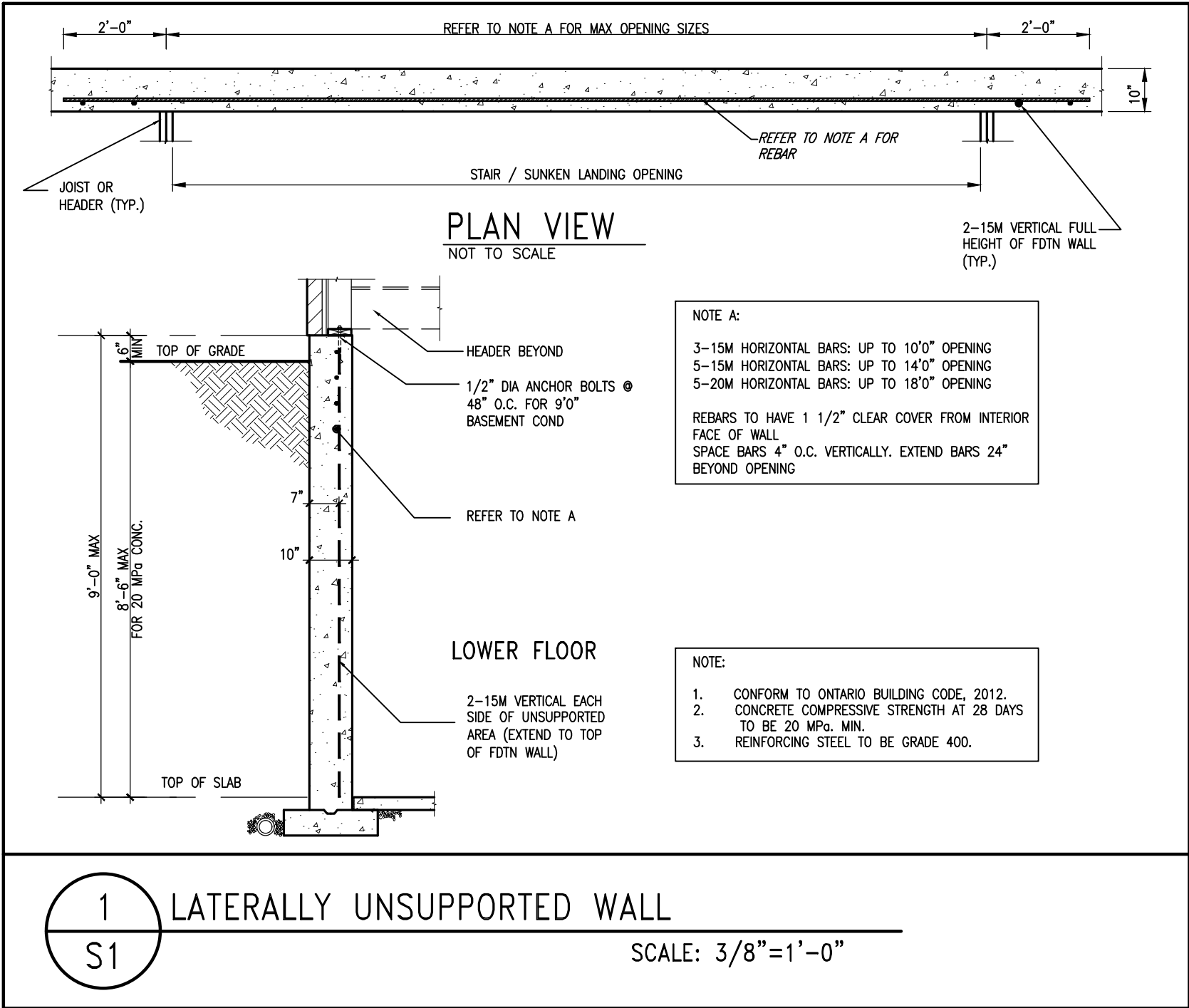


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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC	VA3 Design Inc. 42658
4	UPDATE TO 2022	JAN 11-22	RC	
3	UPDATE TO 2020	FEB 24-20	RC	
2	UPDATE TO 2018	JAN 11-18	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



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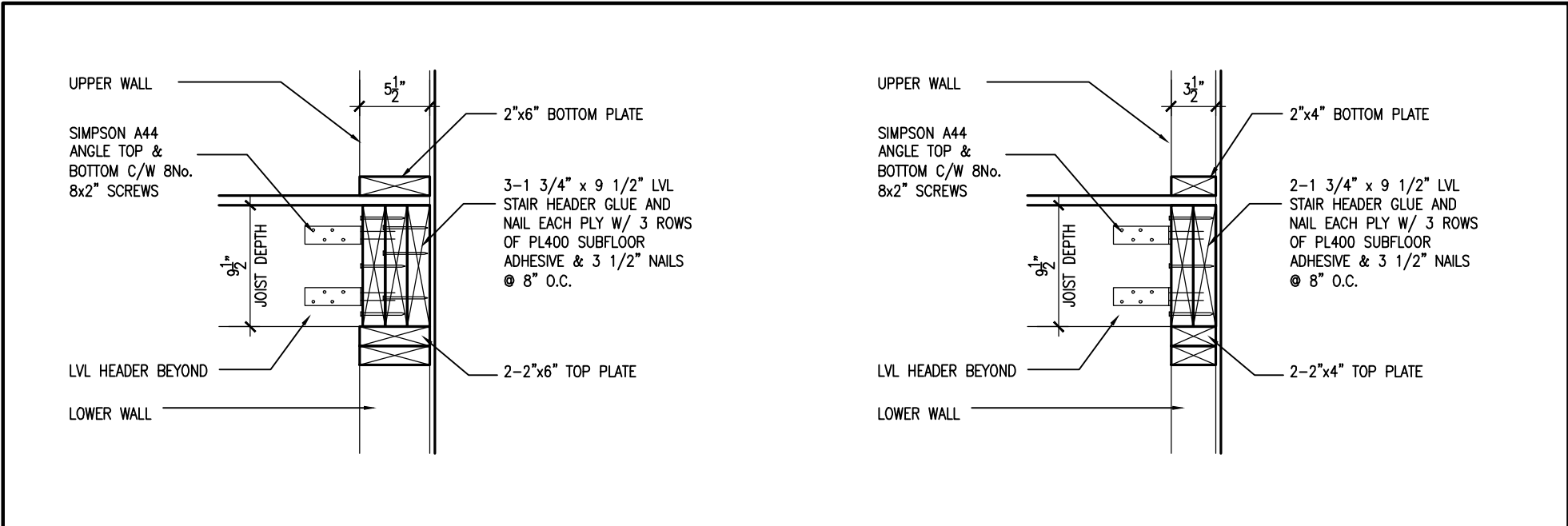
BAYVIEW WELLINGTON		CONST NOTE	
GREEN VALLEY ESTATES		BRADFORD	
project name	drawn by	checked by	scale
MAY 2016	RC		3/16" = 1'-0"
date	file name	project no.	drawing no.
CONSTRUCTION NOTES	13045-CN-2022-A1-REV1	13045	CN11
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8.	.	.	qualification information	DESIGN	REVIEWED	
7.	.	.	Wellington Jno-Baptiste 25591	255 Consumers Rd Suite 120	project name	project no.
6.	.	.	signature BCIN	Toronto ON M2J 1R4	GREEN VALLEY ESTATES	13045
5.	REVISED AS PER ENG'S COMMITNS	24-02-09	RC	t 416.630.2255 f 416.630.4782	BRADFORD	
4.	UPDATE TO 2022	JAN 11-22	RC	va3design.com	date	file name
3.	UPDATE TO 2020	FEB 24-20	RC		MAY 2016	CONSTRUCTION NOTES
2.	UPDATE TO 2018	JAN 11-18	RC		drawn by	drawing no.
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		RC	S1
no.	description	date	by		checked by	

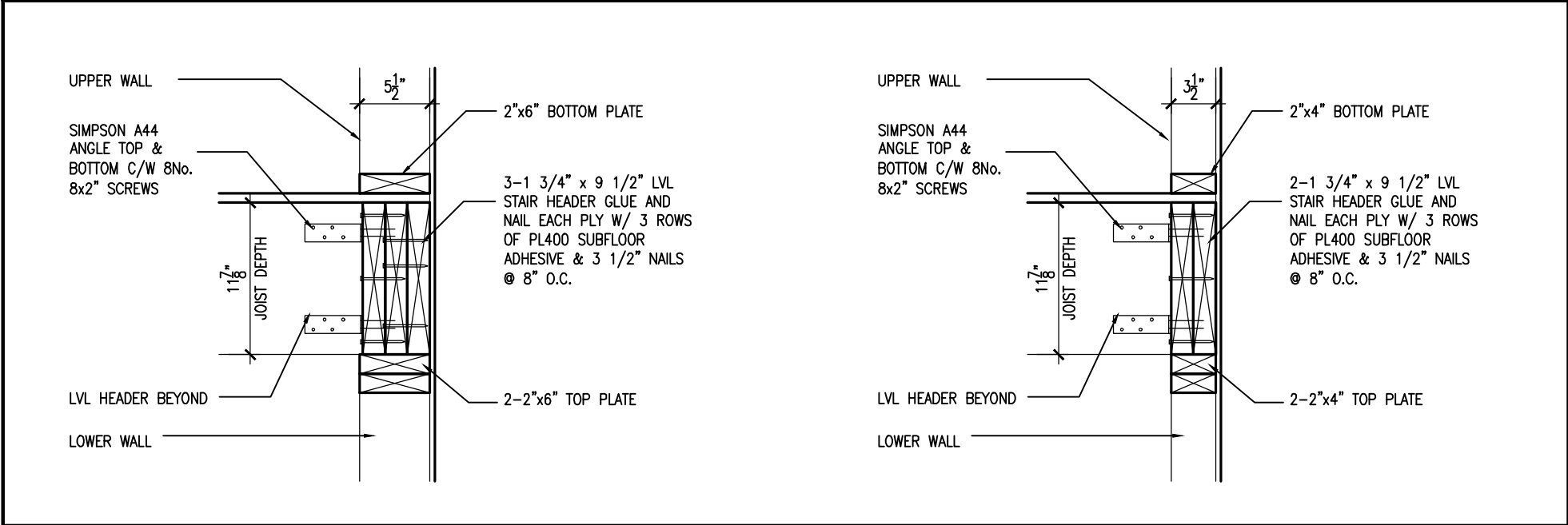
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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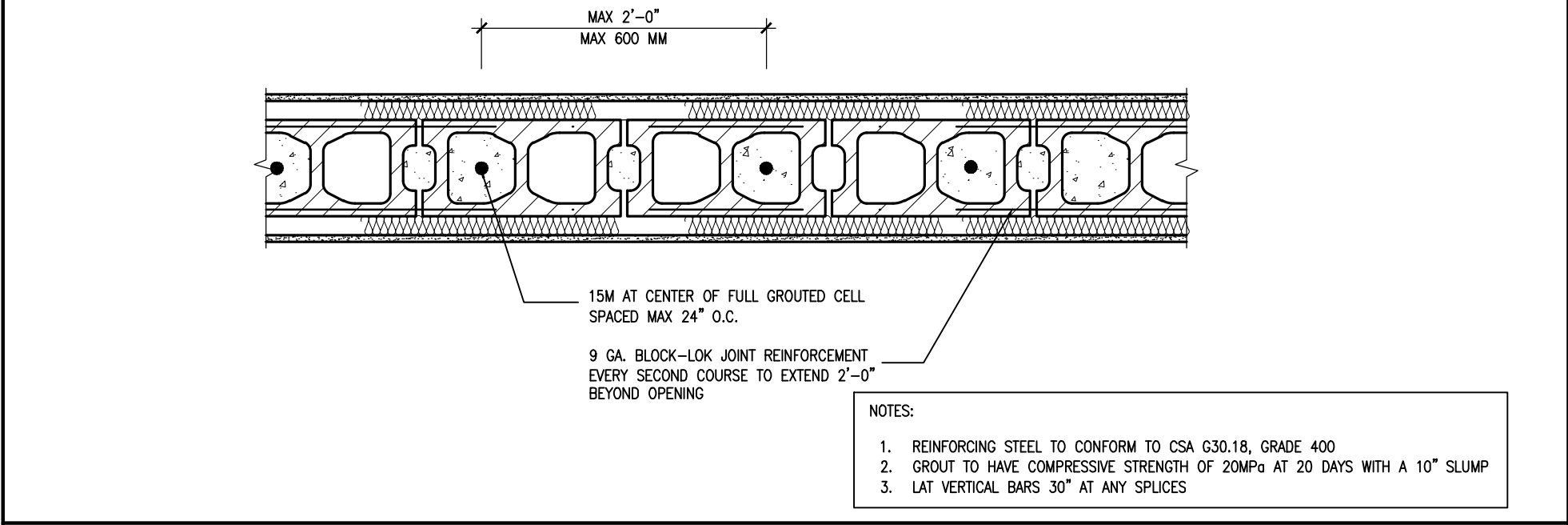
1A STAIR HEADER @ EXTERIOR WALL
S2 SCALE: 1"=1'0"

1A STAIR HEADER @ PARTY WALL
S2 SCALE: 1"=1'0"



2A STAIR HEADER @ EXTERIOR WALL
S2 SCALE: 1"=1'0"

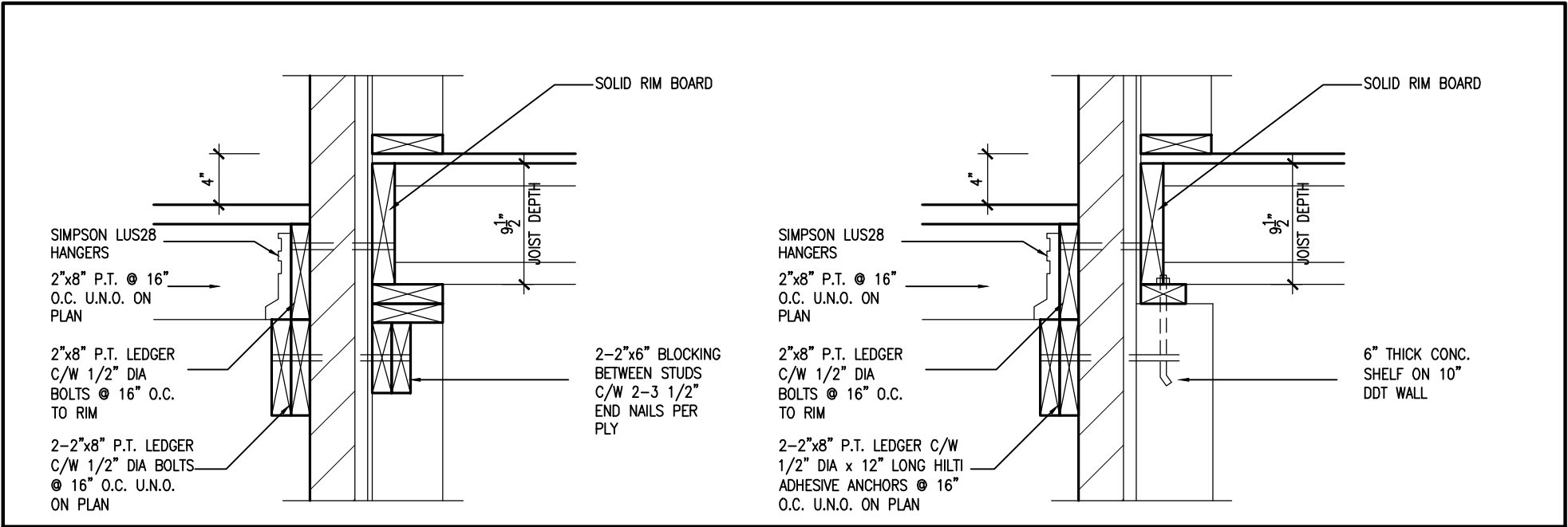
2A STAIR HEADER @ PARTY WALL
S2 SCALE: 1"=1'0"



2 PLAN VIEW REINF. BLOCK WALL @ STAIR OPENING
S2 SCALE: 1"=1'0"



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8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591 name registration information BCIN						
6	.	.	.	VA3 Design Inc. 42658						
5	REVISED AS PER ENG'S COMMENTNS	24-02-09	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.	416.630.2255 f 416.630.4782 va3design.com	date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13045-CN-2022-A1-REV1	drawing no. S2
4	UPDATE TO 2022	JAN 11-22	RC							
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							



1A

DECK FASTENING DETAIL

S3

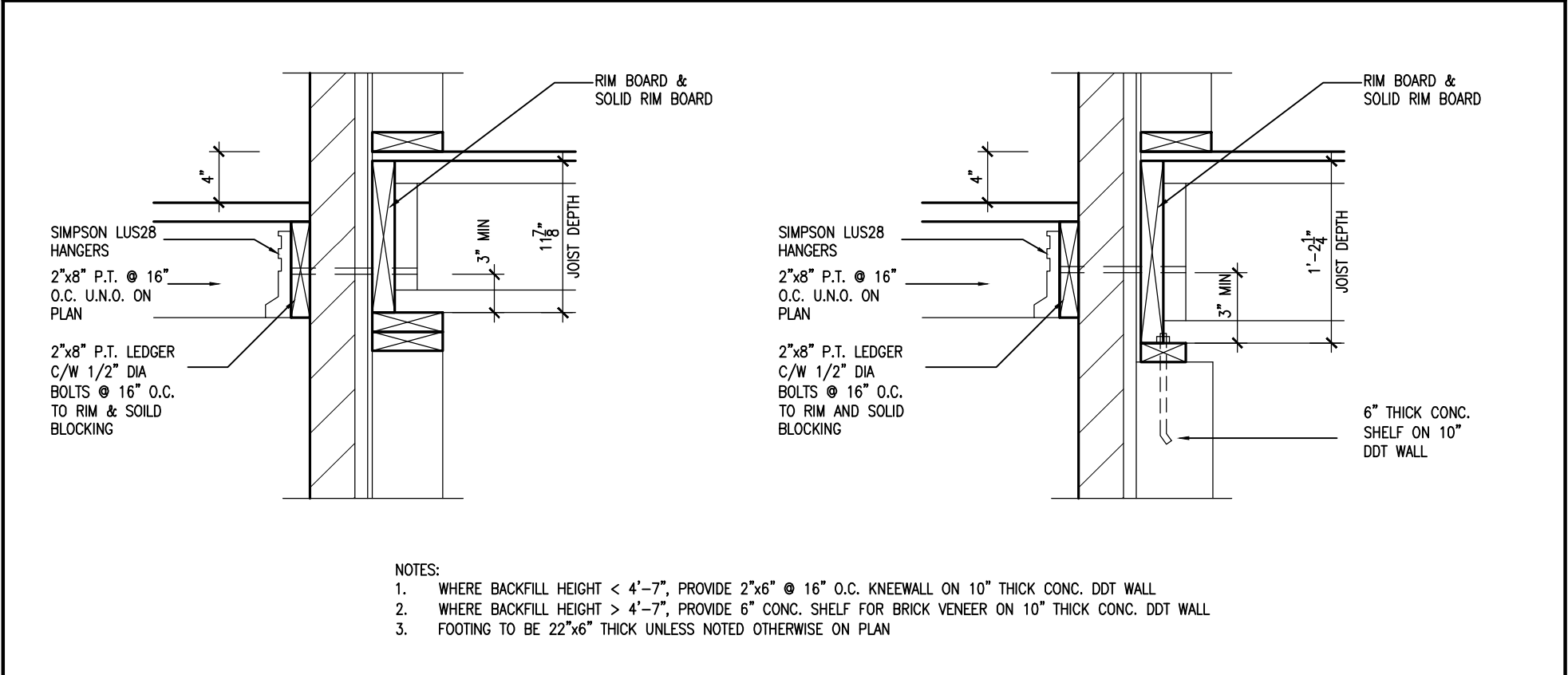
SCALE: 1"=1'0"

1B

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"



- NOTES:
- WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2"x6" @ 16" O.C. KNEEWALL ON 10" THICK CONC. DDT WALL
 - WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC. SHELF FOR BRICK VENEER ON 10" THICK CONC. DDT WALL
 - FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN

2

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"

2B

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"



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8	.	.	.	Wellington Jno-Baptiste												25591	BCIN	42658
7	.	.	.	name												registration information	VA3 Design Inc.	
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BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD

CONST NOTE

-

project name

GREEN VALLEY ESTATES

BRADFORD

project no.

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RC

checked by

-

scale

3/16" = 1'-0"

file name

13045-CN-2022-A1-REV1

drawing no.

S3

CONSTRUCTION NOTES

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