

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR: *Bayview*

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) 778-2055 EXT. 1500

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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]*

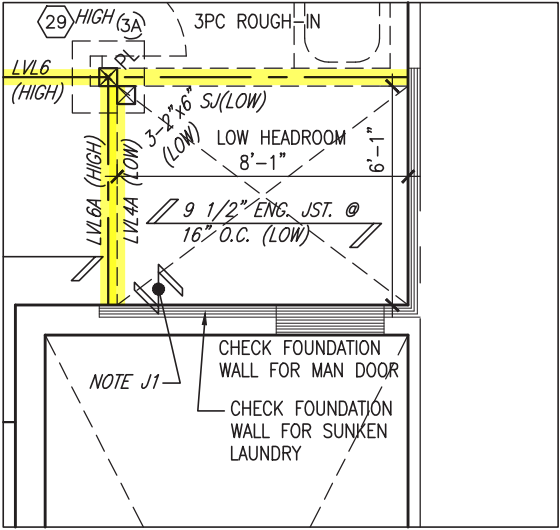
DATE: MAR 07, 2024

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

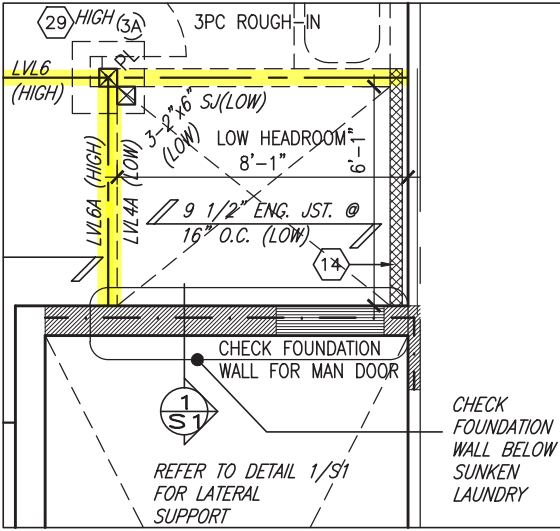


BASEMENT INSULATION AT STAIR/SUNKEN AREAS

- 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 SUNKEN LAUNDRY -1R



PARTIAL SUNKEN LAUNDRY -2R/3R

OBC VER 2023

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

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

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

9.	.	.	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.	.	.	VA3 Design Inc. 42658
4.	.	.	
3.	REVISED AS PER ENG'S COMMENTS	24-02-07	RC
2.	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC
1.	IMPORT FROM 16023 REV OBC 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

TH-6E NAPA 6

project name GREEN VALLEY ESTATES municipality BRADFORD

date MAR. 2017

drawn by AJE

checked by

scale 3/16" = 1'-0"

BASEMENT PLAN 'A'

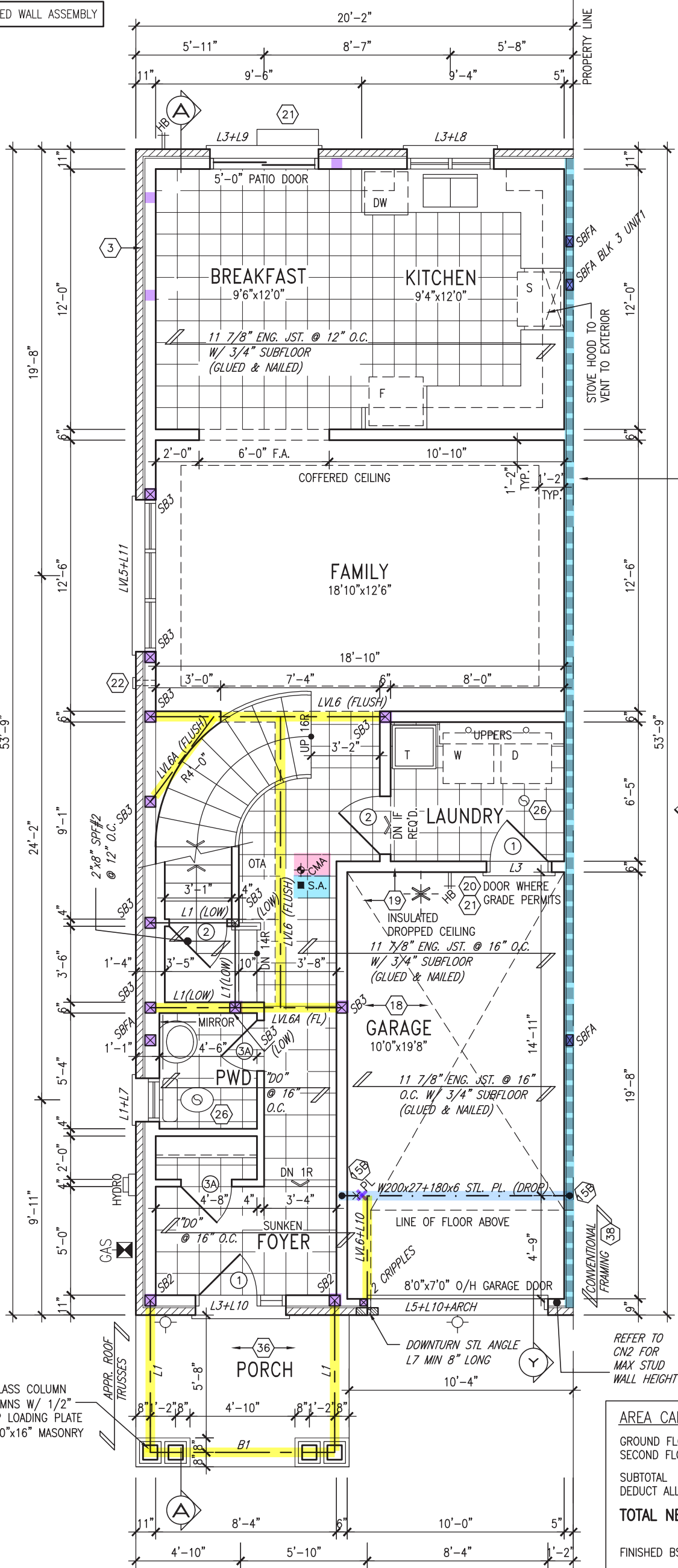
file name 13045-TH-6E-VER 2023

project no. 13045

drawing no. 1

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWN\VER 2023 (CURRENT)\13045-TH-6E-VER 2023.dwg - Fri - Feb 9 2024 - 11:38 AM

INDICATES FIRE RATED WALL ASSEMBLY



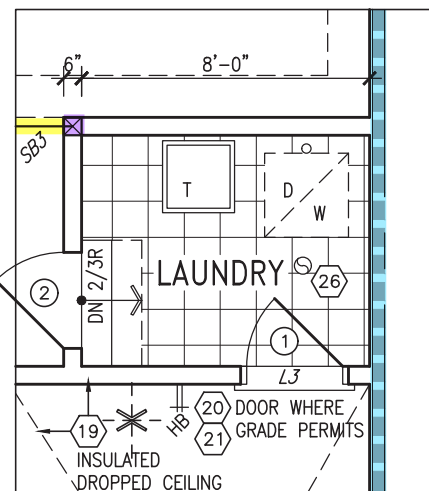
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PARTIAL SUNKEN LAUNDRY 2-3R

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

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

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

AREA CALCULATIONS	ELEV. A	ELEV. B
GROUND FLOOR AREA	871 SF	871 SF
SECOND FLOOR AREA	1039 SF	1050 SF
SUBTOTAL	1910 SF	1921 SF
DEDUCT ALL OPEN AREAS	8 SF	8 SF
TOTAL NET AREA	1902 SF (176.70 m2)	1913 SF (177.72 m2)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1084 SF (100.71 m2)	1084 SF (100.71 m2)
COVERAGE W/ PORCH	1153 SF (107.12 m2)	1153 SF (107.12 m2)

GROUND FLOOR PLAN 'A'

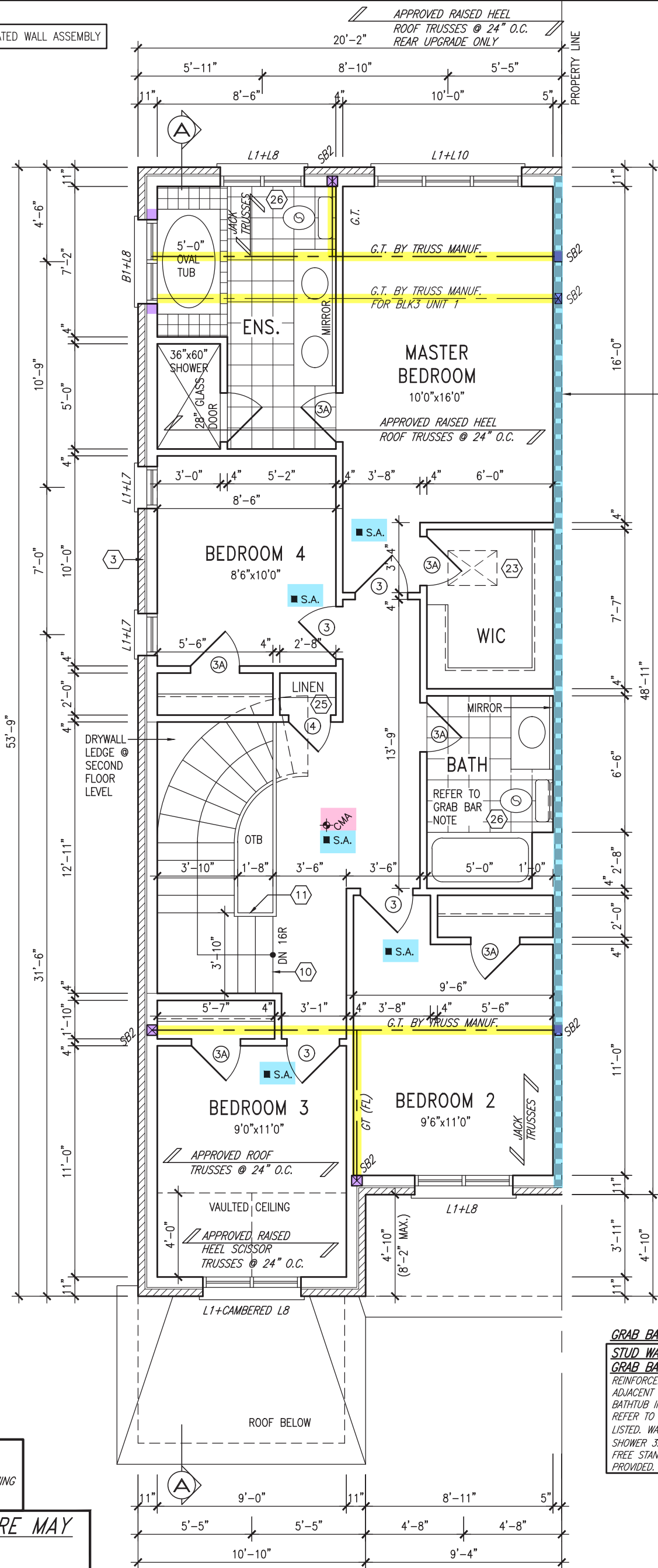
OBC VER 2023

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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
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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
project name GREEN VALLEY ESTATES municipality BRADFORD
date MAR. 2017
drawn by AJE checked by scale 3/16" = 1'-0"
file name 13045-TH-6E-VER 2023
drawing no. 2
project no. 13045

INDICATES FIRE RATED WALL ASSEMBLY



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

APPROVED BY:
DATE: MAR 07 2024

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40
1 HR. RATED
PARTY WALL W/
2"x4" @ 16" O.C.
BACK TO BACK

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

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

SECOND FLOOR PLAN 'A'

OBC VER 2023

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	REVISED AS PER ENG'S COMMENTS	24-02-07	RC
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no.	description	date	by

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qualification information			
Wellington Jno-Baptiste	signature	25591	BCIN
name registration information			
VA3 Design Inc.		42658	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			

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

BAYVIEW WELLINGTON		TH-6E NAPA 6	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 3
date MAR. 2017	checked by AJE	scale 3/16" = 1'-0"	file name 13045-TH-6E-VER 2023
SECOND FLOOR PLAN 'A'			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\VER 2023 (CURRENT)\13045-TH-6E-VER 2023.dwg - Fri - Feb 9 2024 - 11:38 AM			

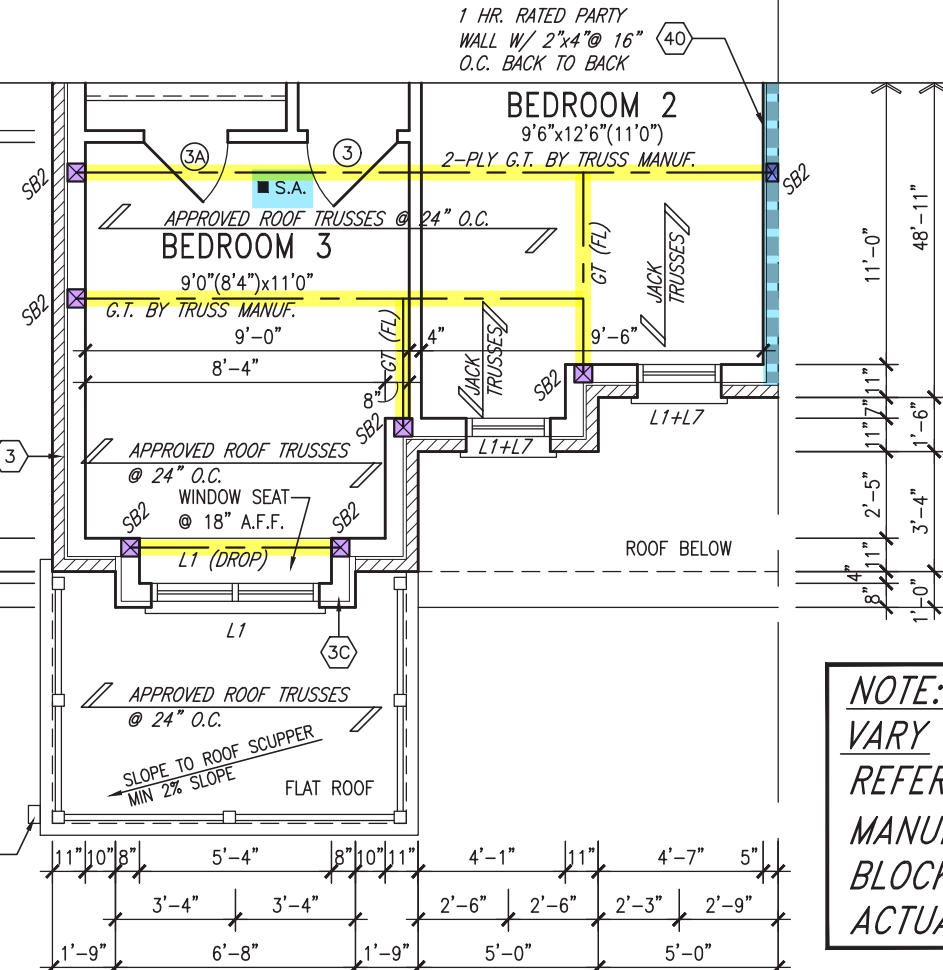


NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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GB-NOTE-2020.dwg



PARTIAL SECOND FLOOR PLAN 'B'

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

INDICATES FIRE RATED WALL ASSEMBLY

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

APPROVED BY: _____
DATE: MAR 07 2024

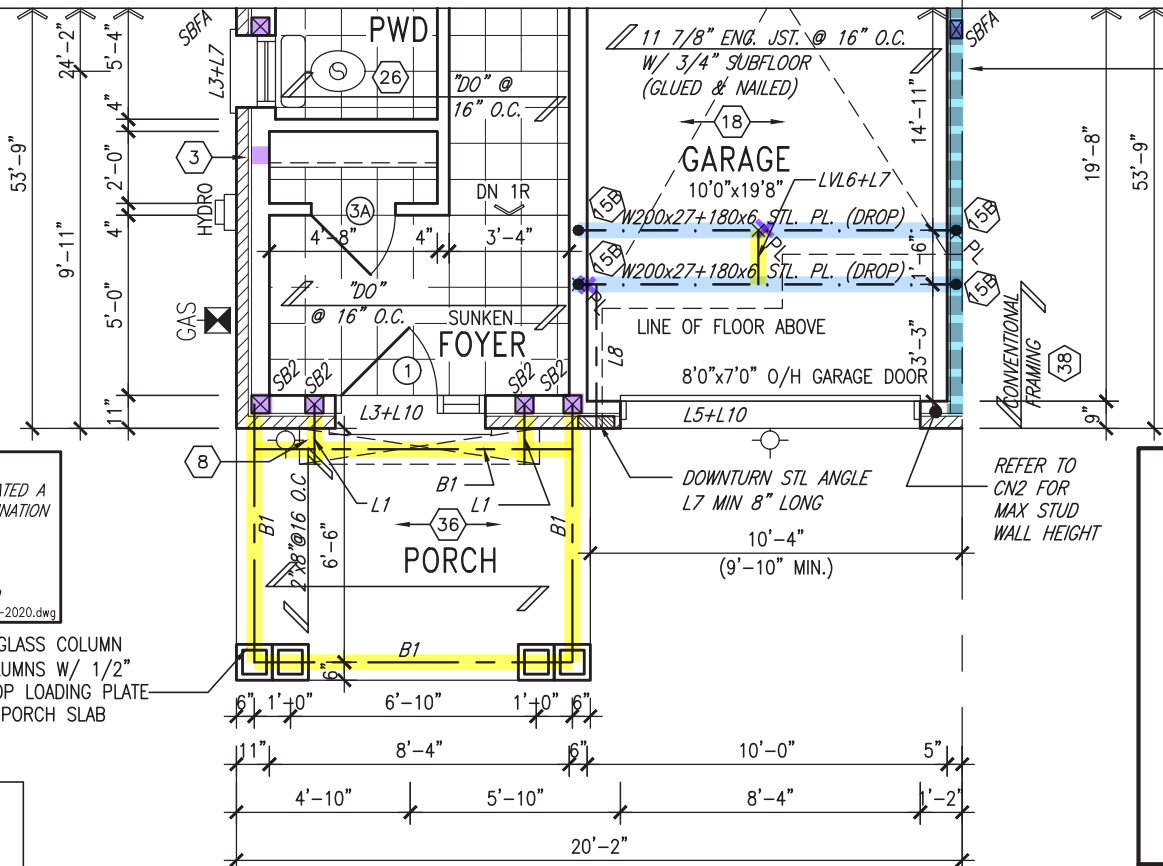
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• DRIVEWAY, PARKING SPACE, ROAD. 1.5m
• SOLID FUEL APPLIANCE EXHAUST. 3.0m

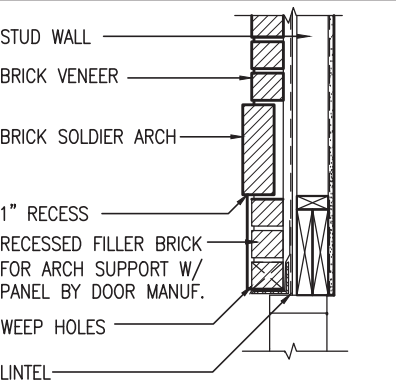
KIT-EX-NOTE-2020.dwg

2-8"x8" FIBREGLASS COLUMN
BY ROMAN COLUMNS W/ 1/2"
THICK HDPE TOP LOADING PLATE
ANCHORED TO PORCH SLAB
(TYP.)

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



PARTIAL GROUND FLOOR PLAN 'B'

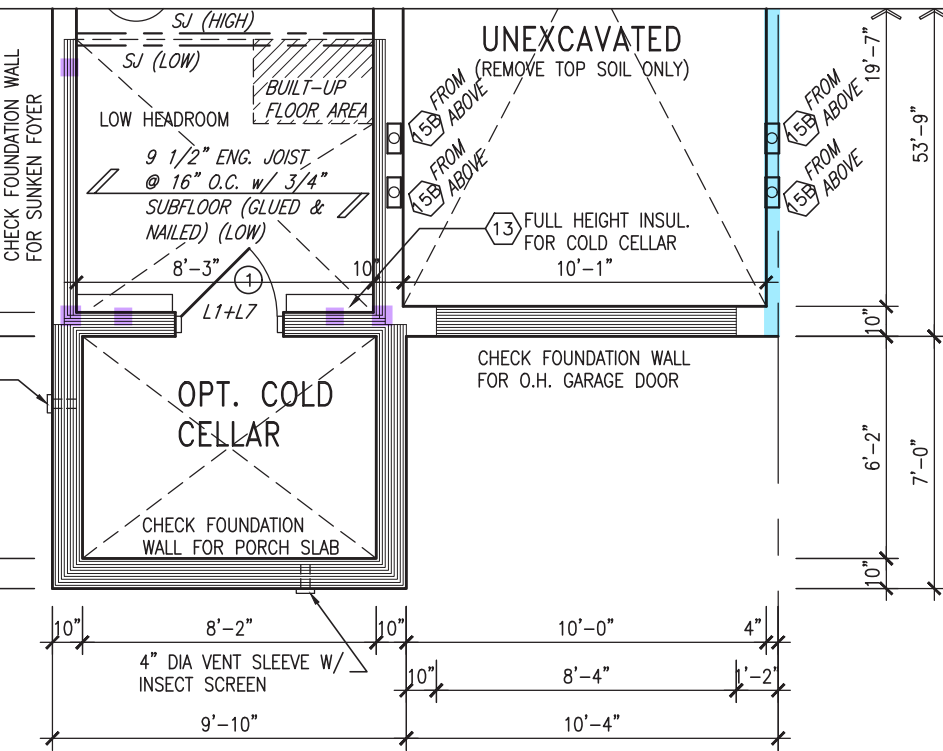


SECTION 'Y' AT
BRICK ARCH N.T.S.

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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PARTIAL BASEMENT PLAN 'B'

OBC VER 2023

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8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
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2.	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC
1.	IMPORT FROM 16023 REV OBC 2023	23-11-02	RC
no.	description	date	by

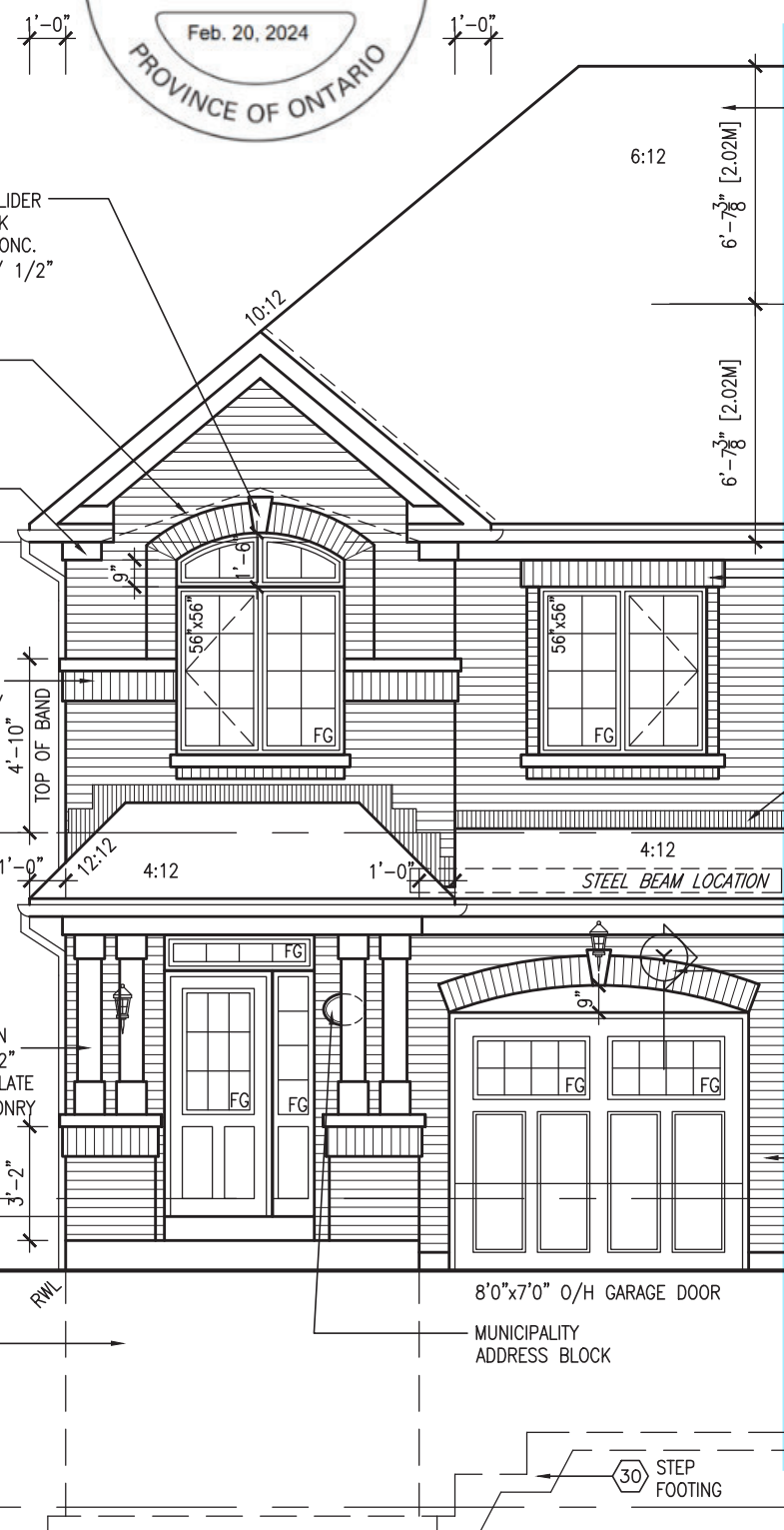
VA3 DESIGN

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

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	MAR. 2017	checked by	AJE	scale	3/16" = 1'-0"
file name	13045-TH-6E-VER 2023	drawing no.	4		



FRONT ELEVATION 'B'



FRONT ELEVATION 'A'



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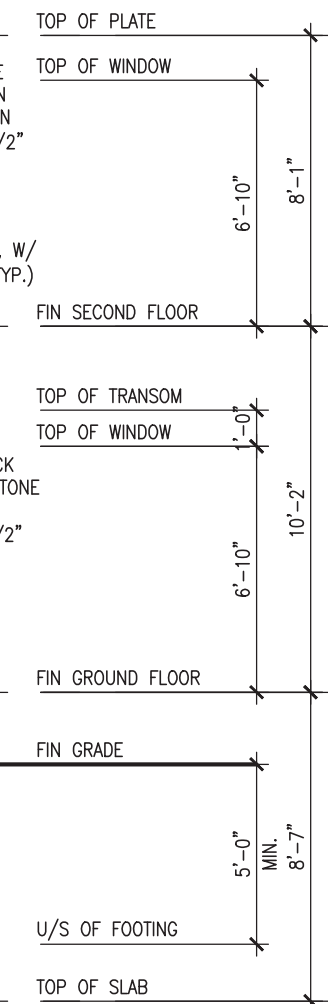
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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: MAR 07, 2024

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OBC VER 2023

TH-6E
NAPA 6

REVIEWED

BRADFORD

project no. 13045
drawing no. 5

DATE: MAR 2017
drawn by: AJE
checked by: [Signature]
scale: 3/16" = 1'-0"

project name: GREEN VALLEY ESTATES
municipality: BRADFORD

project no. 13045-TH-6E-VER 2023
file name: 13045-TH-6E-VER 2023.dwg
date: Fri - Feb 9 2024 - 11:38 AM

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

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signature: [Signature]
name: Wellington Jno-Baptiste
registration information: VAS Design Inc.
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 IMPORT FROM 16023 REV OBC 2023 23-11-02 RC

no. description

date

by

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-6E ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	415 S.F.	82.075 S.F.	19.78 %
LEFT SIDE	1088 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1088 S.F.	0 S.F.	0.00 %
REAR	408 S.F.	100.333 S.F.	24.59 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2999.00 S.F.	182.41 S.F.	6.08 %
TOTAL SQ. M.	278.61 S.M.	16.95 S.M.	6.08 %

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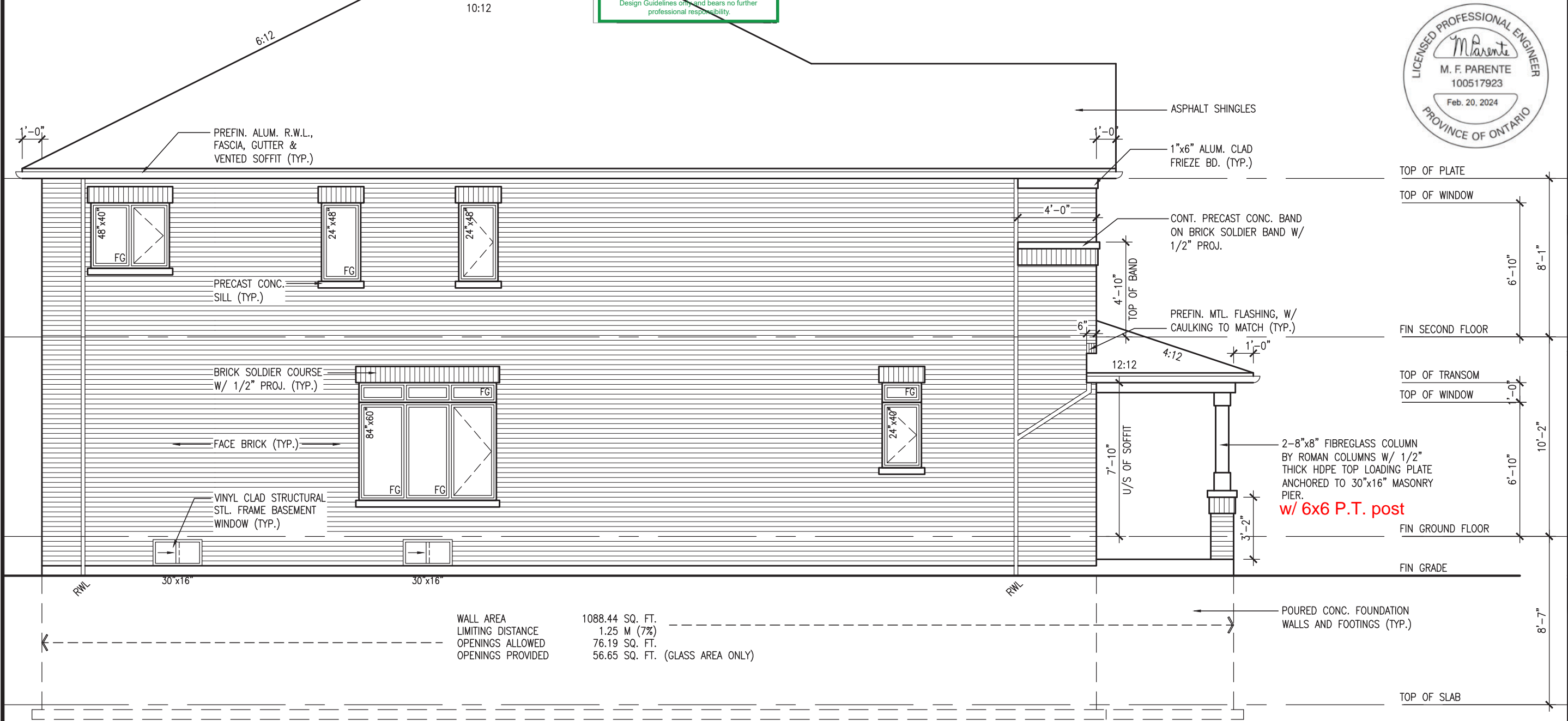
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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: 6-12 MAR 07, 2024

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-6E ELEVATION A WOD (9R)	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	415 S.F.	82.075 S.F.	19.78 %
LEFT SIDE	1088 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1088 S.F.	0 S.F.	0.00 %
REAR	489 S.F.	110.333 S.F.	22.56 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3080.00 S.F.	192.41 S.F.	6.25 %
TOTAL SQ. M.	286.14 S.M.	17.88 S.M.	6.25 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-6E ELEVATION A WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	415 S.F.	82.075 S.F.	19.78 %
LEFT SIDE	1088 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1088 S.F.	0 S.F.	0.00 %
REAR	551 S.F.	150.333 S.F.	27.28 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3142.00 S.F.	232.41 S.F.	7.40 %
TOTAL SQ. M.	291.90 S.M.	21.59 S.M.	7.40 %



LEFT SIDE ELEVATION 'A'

OBC VER 2023

TH-6E
NAPA 6

GREEN VALLEY ESTATES

BRADFORD

project no. 13045

drawing no. 6

date MAR. 2017

checked by A/E

scale 3/16" = 1'-0"

drawn by A/E

file name 13045-TH-6E-VER 2023

13045-TH-6E-VER 2023.dwg - Fri - Feb 9 2024 - 11:38 AM

DESIGN

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24-02-07 RC

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date

description

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1 IMPORT FROM 16023 REV OBC 2023

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-6E ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	413 S.F.	76.194 S.F.	18.45 %
LEFT SIDE	1097 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1097 S.F.	0 S.F.	0.00 %
REAR	408 S.F.	100.333 S.F.	24.59 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3015.00 S.F.	176.53 S.F.	5.85 %
TOTAL SQ. M.	280.10 S.M.	16.40 S.M.	5.85 %

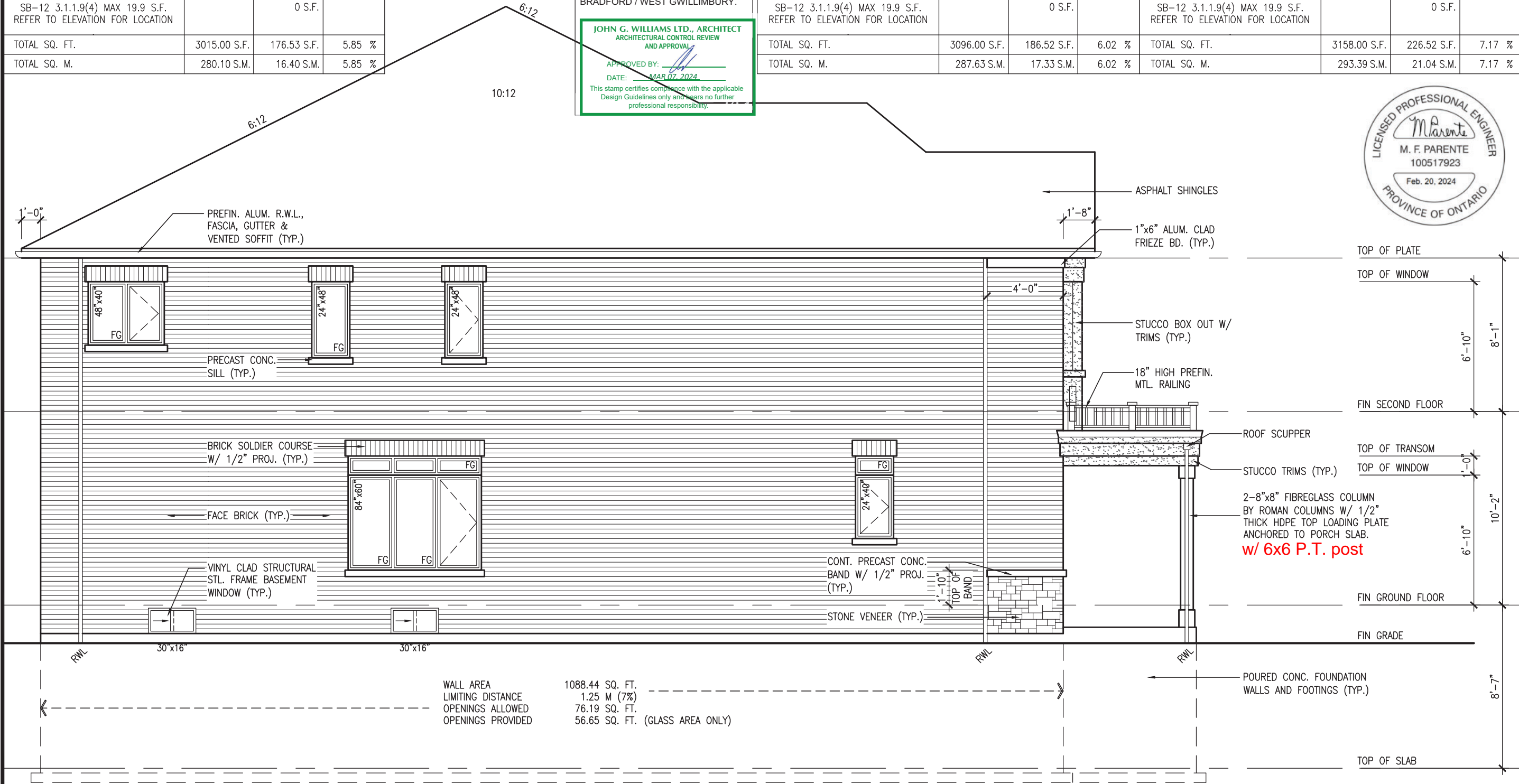
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-6E ELEVATION B WOD (9R)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	413 S.F.	76.194 S.F.	18.45 %
LEFT SIDE	1097 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1097 S.F.	0 S.F.	0.00 %
REAR	489 S.F.	110.33 S.F.	22.56 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3096.00 S.F.	186.52 S.F.	6.02 %
TOTAL SQ. M.	287.63 S.M.	17.33 S.M.	6.02 %

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



LEFT SIDE ELEVATION 'B'

OBC VER 2023

TH-6E
NAPA 6

GREEN VALLEY ESTATES

BRADFORD

project no.
13045

drawing no.
7

checked by
A/E

date
MAR. 2017

scale
3/16" = 1'-0"

drawn by
A/E

file name
13045-TH-6E-VER 2023

date
FRI - FEB 9 2024 - 11:38 AM

VA3 DESIGN

255 Consumers Rd. Suite 120
Toronto, ON M2J 1P4
t 416.630.2255 f 416.630.4782
vo3design.com

signature
Jno-Baptiste

BCIN
25591

42658

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.

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

REVISED AS PER ENG'S COMMENTS
REVISED AS PER FLOOR / ROOF LAYOUTS
IMPORT FROM 16023 REV OBC 2023

no. description

date

by



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.
8	-	-	qualification information
7	-	-	25591
6	-	-	Wellington Jno-Baptiste
5	-	-	name
4	-	-	registration information
3	24-02-07	RC	VA3 Design Inc.
2	24-01-23	RC	BCIN
1	23-11-02	RC	42658
no.	description	date	by

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3 REVISED AS PER ENG'S COMMENTS

2 REVISED AS PER FLOOR / ROOF LAYOUTS

1 IMPORT FROM 16023 REV OBC 2023

TH-6E
NAPA 6

BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES
BRAD FORD

project no.
13045

project name
13045

date
MAR. 2017

drawn by
AJE

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

scale
13045-TH-6E-VER 2023

file name
13045-TH-6E-VER 2023

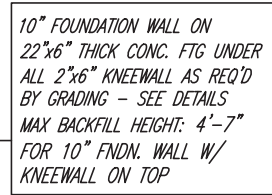
drawing no.
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REAR ELEVATION 'A' & 'B'

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BMW\units\GOM TOWNSHIP 2023 (CURRENT)\13045-TH-6E-VER 2023.dwg - Fri - Feb 9 2024 - 11:38 AM

VA3
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2235 f 416.630.4782
va3design.com



Architectural drawing showing a deck and stairs layout. The deck is 7'0" x 5'0" with 2"x4" planks and 1/4" spacing. The stairs are 20'-2" wide with 9'-4" run. A 5'-0" patio door leads to a breakfast room (9'6" x 12'0") and a kitchen (9'4" x 12'0"). A sofa is located near the door. Dimensions for the deck, stairs, and surrounding areas are provided.

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

7'0" x 5'0" DECK

2"x4" P.T. DECKING W/ 1/4" SPACING

5'-0" PATIO DOOR

BREAKFAST 9'6" x 12'0"

KITCHEN 9'4" x 12'0"

SOFA

DW

3

ASPHALT SHINGLES

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

PRECAST CONC. SILL (TYP.)

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

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

84"x48"

48"x40"

48"x36"

48"x40"

5'-0" MIN.

RWL

FACE BRICK (TYP.)

12" FG TRANSOM

5'-0" PATIO DOOR W/ INSECT SCREEN

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.

2"x6" P.T. CROSS

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

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

APPROVED BY: 

DATE: MAR 07, 2024

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

I, 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

signature

name

registration information

BCIN

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

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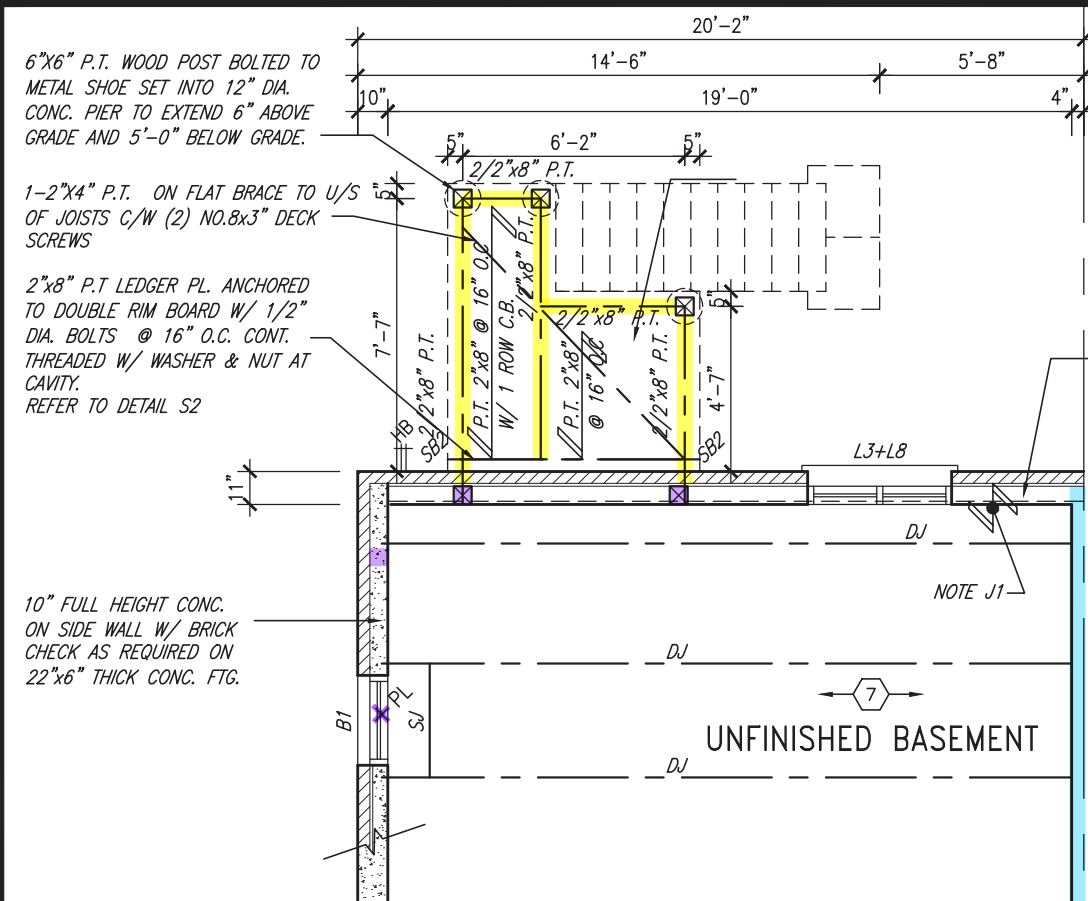
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3	REVISED AS PER	ENG'S COMMENTS	24-02-07 RC

2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC
1	IMPORT FROM 16023 REV OBC 2023	23-11-02	RC

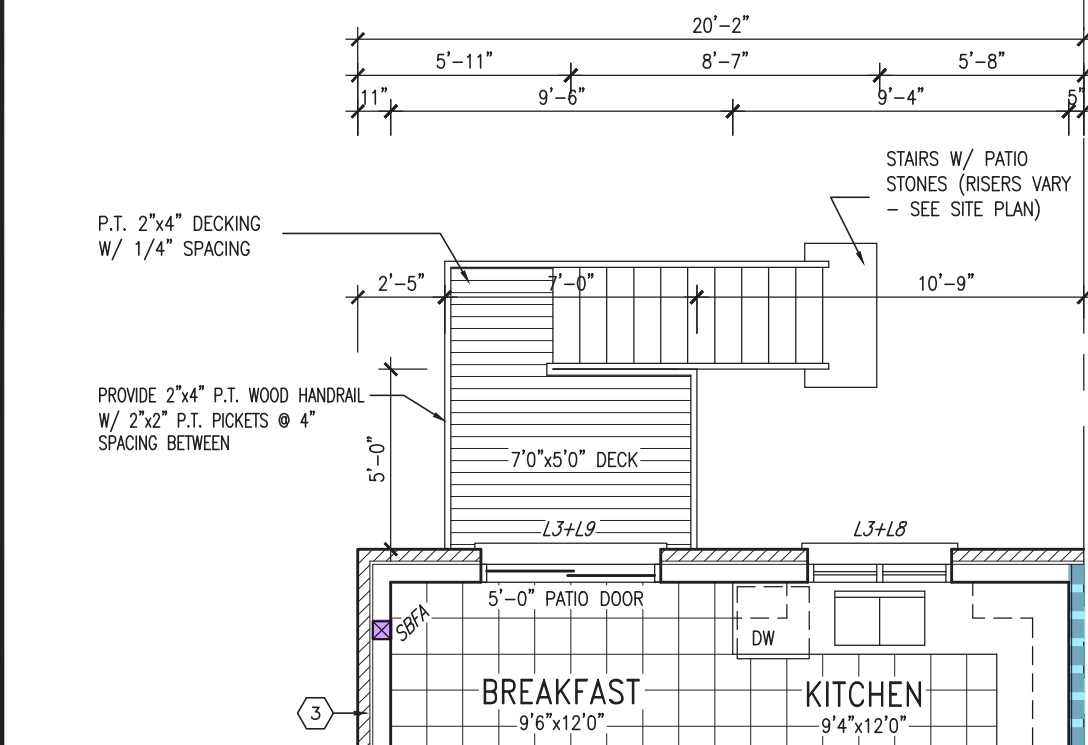
no.	description	date	by
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VA3
DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

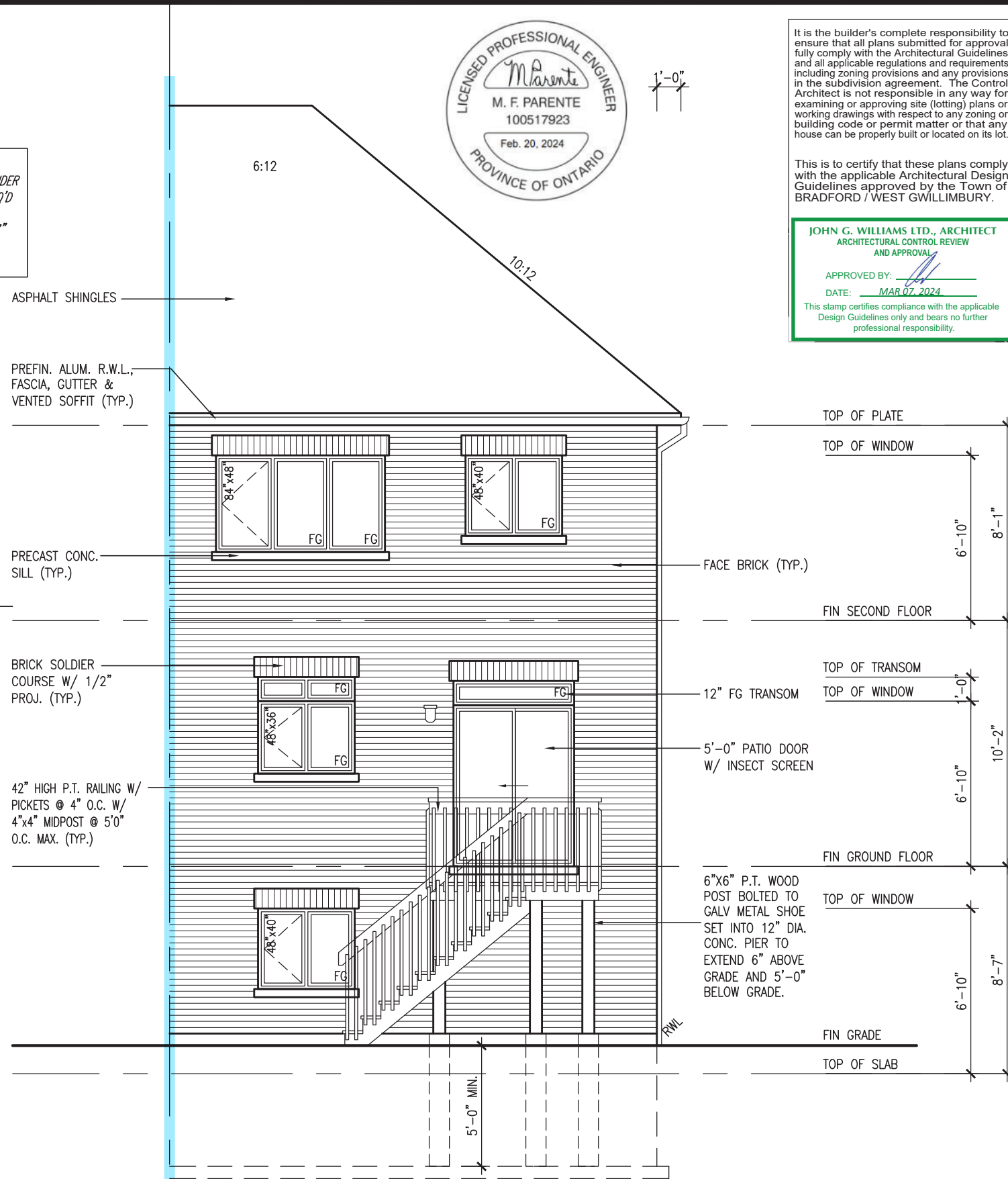
All drawings



PARTIAL BASEMENT PLAN
W.O.D. CONDITION (12R OR GREATER)



PARTIAL GROUND FLOOR PLAN
W.O.D. CONDITION (12R OR GREATER)



REAR ELEVATION 'A' & 'B'
W.O.D. CONDITION (12R OR GREATER)

OBC VER 2023



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

APPROVED BY:
DATE: MAR 07 2024

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project no.		13045
drawing no.		11
project name		TH-6E NAPA 6
project location		BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD
date		MAR 2017
drawn by		AJE
checked by		3/16" = 1'-0"
scale		13045-TH-6E-VER 2023
file name		13045-TH-6E-VER 2023.dwg
drawn by		13045-TH-6E-VER 2023.dwg
checked by		13045-TH-6E-VER 2023.dwg
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file name		13045-TH-6E-VER 2023.dwg
drawn by		13045-TH-6E-VER 2023.dwg
checked by		1



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	signature	25591	BCIN	42658
8	.							
7	.							
6	.							
5	.							
4	.							
3	REVISED AS PER ENG'S COMMENTS	24-02-07	RC					
2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC					
1	IMPORT FROM 16023 REV OBC 2023	23-11-02	RC					
	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

signature

25591

BCIN

42658

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VA3 DESIGN

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

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
1304/5

date
MAR. 2017

drawn by
AJE

checked by
.

scale
3/16" = 1'-0"

file name
13045-TH-6E-VER 2023

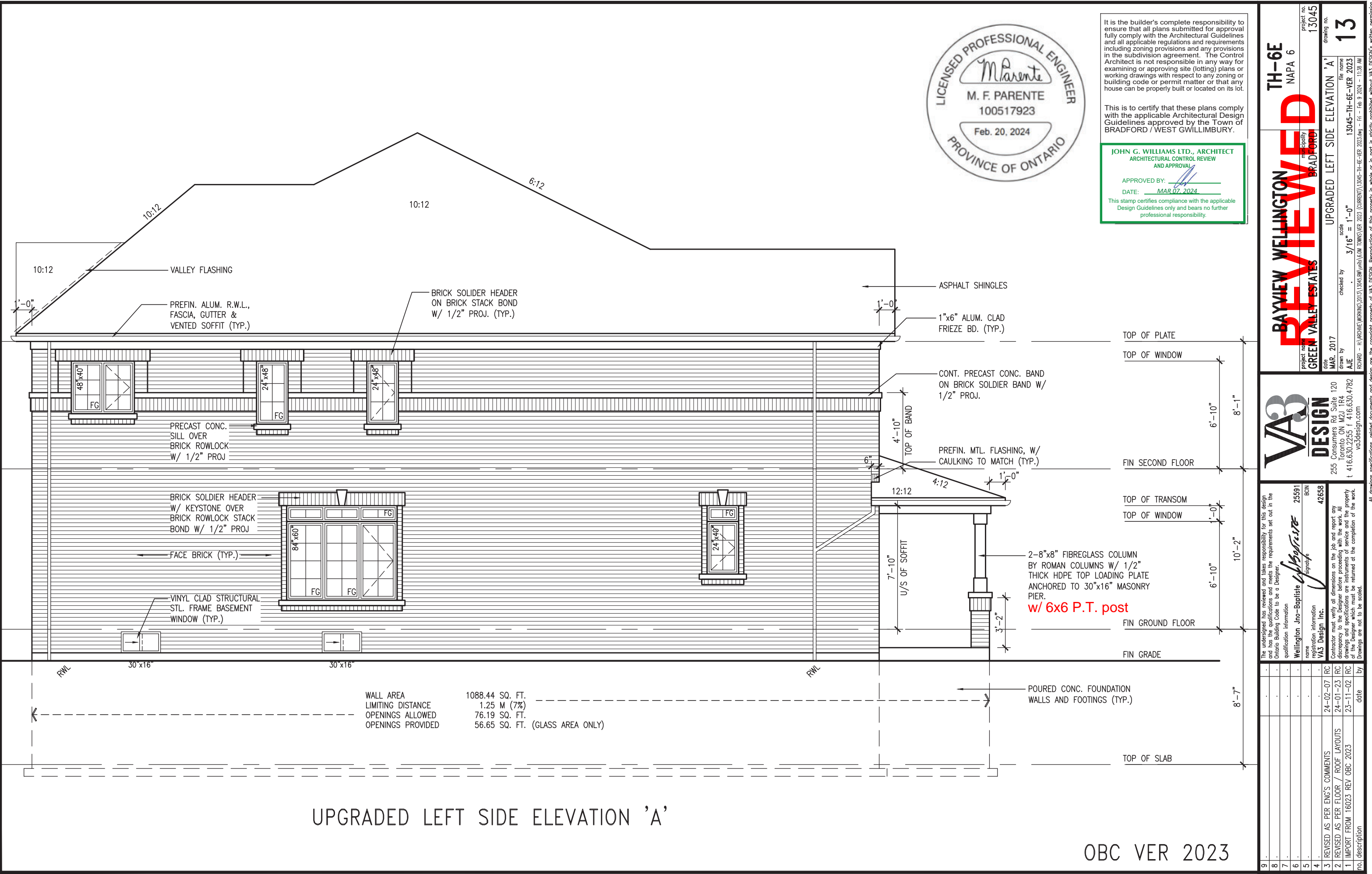
PARTIAL PLANS & REAR ELEVATION – W.O.B. COND.

drawing no.
12

TH-6E
NAPA 6

BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES

RICHARD - H. ARCHANGELIWORKING.13045-TH-6E-VER. 2023.dwg - Fri - Feb 9 2024 - 11:38 AM



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: MAR 07, 2024
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

TH-6E
NAPA 6

BAYVIEW WELLINGTON
GREEN VALLEY ESTATES

REVIEWED

project no. 13045
drawing no. 13

BRADFORD

UPGRADED LEFT SIDE ELEVATION 'A'

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

VAS3
DESIGN

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

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Wellington Jno-Baptiste 25591 BCIN

signature

42658

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24-02-07 RC

24-01-23 RC

23-11-02 RC

date

3 REVISED AS PER ENG'S COMMENTS

2 REVISED AS PER FLOOR / ROOF LAYOUTS

1 IMPORT FROM 16023 REV OBC 2023

no. description

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7 .

6 .

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4 .

3 REVISED AS PER ENG'S COMMENTS

2 REVISED AS PER FLOOR / ROOF LAYOUTS

1 IMPORT FROM 16023 REV OBC 2023

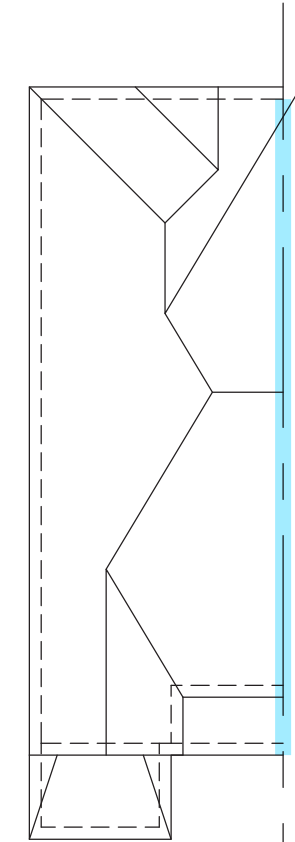
no. description

UPGRADED LEFT SIDE ELEVATION 'A'

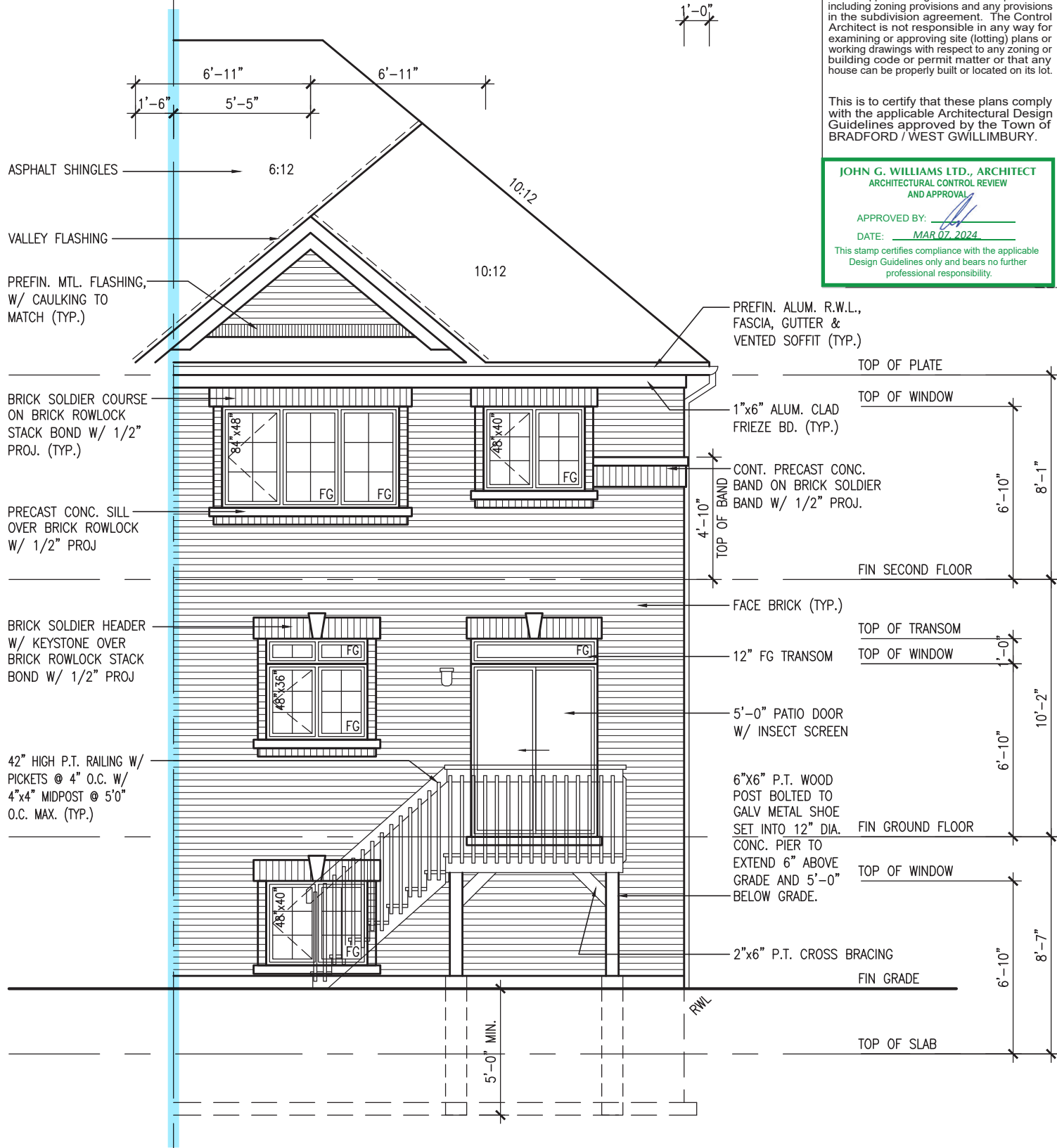
OBC VER 2023



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



ROOF PLAN 'A'
REAR UPGRADE



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

APPROVED BY:
DATE: MAR 07, 2024

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

UPGRADED REAR ELEVATION 'A'
W.O.D. CONDITION (9R OR GREATER)

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

OBC VER 2023

TH-6E
NAPA 6

REVIEWED

BAYVIEW WELLINGTON
GREEN VALLEY ESTATES

project no.
13045

drawing no.
15

date
MAR 2017

checked by
AJE

scale
3/16" = 1'-0"

project name
UPGRADED REAR ELEVATION 'A' - W.O.D. COND.

file name
13045-TH-6E-VER 2023

drawn by
RICHARD - H. VACHNE, WORKING 2013\13045.BW (units: GOM TOWNS) VER 2023 (CURRENT)\13045-TH-6E-VER 2023.dwg - Fri - Feb 9 2024 - 11:38 AM

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

name
Wellington Jno-Baptiste

registration information
VAS Design Inc.

BCIN
25591

BCIN
42658

3 REVISED AS PER ENG'S COMMENTS

24-02-07 RC

2 REVISED AS PER FLOOR / ROOF LAYOUTS

24-01-23 RC

1 IMPORT FROM 16023 REV OBC 2023

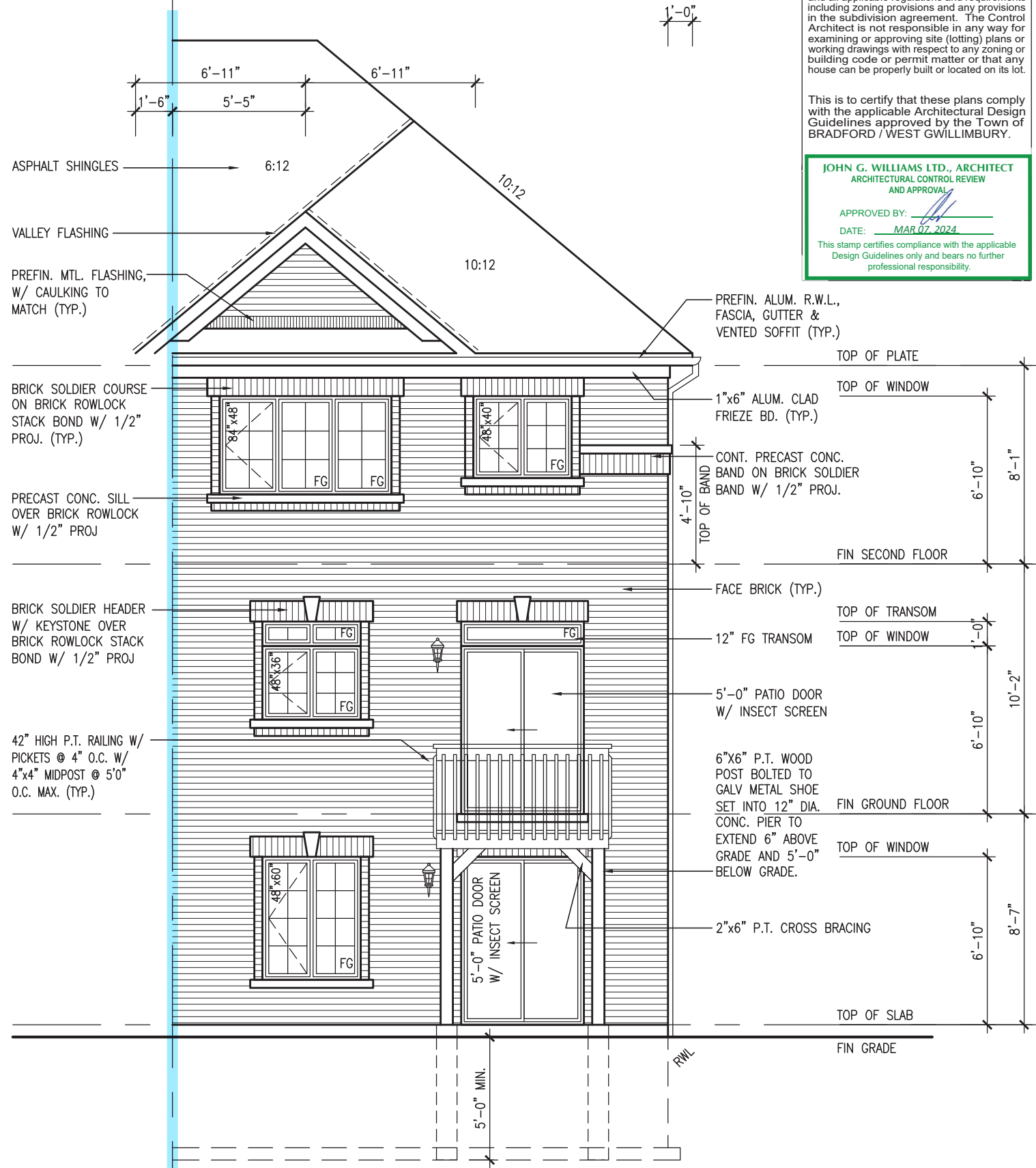
23-11-02 RC

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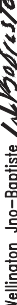
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 

DATE: MAR 07, 2024

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

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

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.	25591	 signature	VA3 Design Inc. 42658
8.	.	qualification information			
7.	.	Wellington Jno-Baptiste			
6.	.	some registration information			
5.	.	VA3 Design Inc.	24-02-07	RC	3 REVISED AS PER ENG'S COMMENTS
4.	.		24-01-23	RC	2 REVISED AS PER FLOOR / ROOF LAYOUTS
3.	.		23-11-02	RC	1 IMPORT FROM 16023 REV OBC 2023
no.	description	date	by	Drawings are not to be scaled.	

VA3 DESIGN

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TH-6E
NAPA 6

BAYVIEW WELLINGTON

BRAD FORD

project name
GREEN VALLEY ESTATES

project no.
130445

date
MAR. 2017

scale
3/16" = 1'-0"

checked by
AJE

file name
130445-TH-6E-VER 2023

drawing no.
17

UPGRADED REAR ELEVATION 'A' - W.O.B. COND.

RICHARD - H. MACHINE WORKING 2013/130445.SW units 6.00M TOWNSHIP 2023 (CURRENT) 130445-TH-6E-VER 2023.dwg - Fri - Feb 9 2024 - 11:39 AM

CONSTRUCTION NOTES (Unless otherwise noted)

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

1.

ROOF CONSTRUCTION

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

FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3

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

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.

EXPPOSED 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.

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. 9.8.6.-

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

13.

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").

14.

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.

15.

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.

16.

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.

17.

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.

18.

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.

19.

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.

20.

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

21.

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

22.

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.

23.

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.

24.

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

25.

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.

26.

DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.)

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

27.

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.

28.

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.

29.

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

30.

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

31.

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.

32.

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).

33.

RESERVED

34.

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.

35.

STEPPED FOOTINGS OBC 9.15.3.9.

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

36.

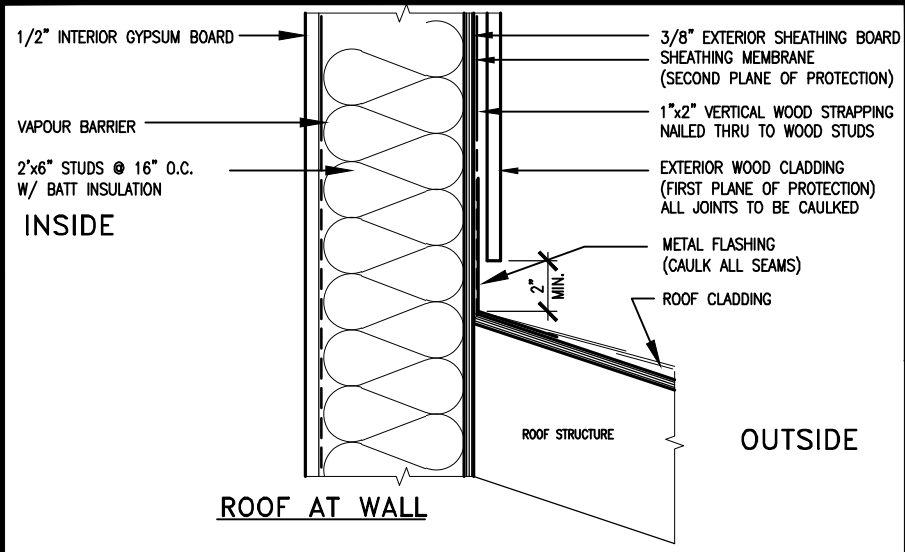
SLAB ON GRADE

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.

37.

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



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"

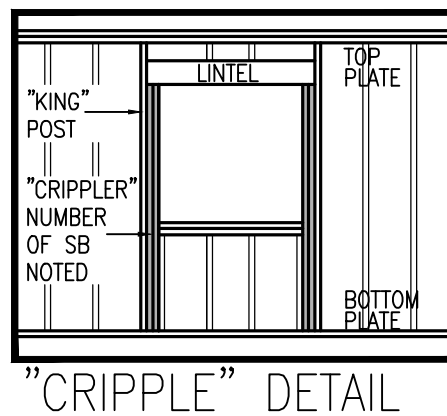
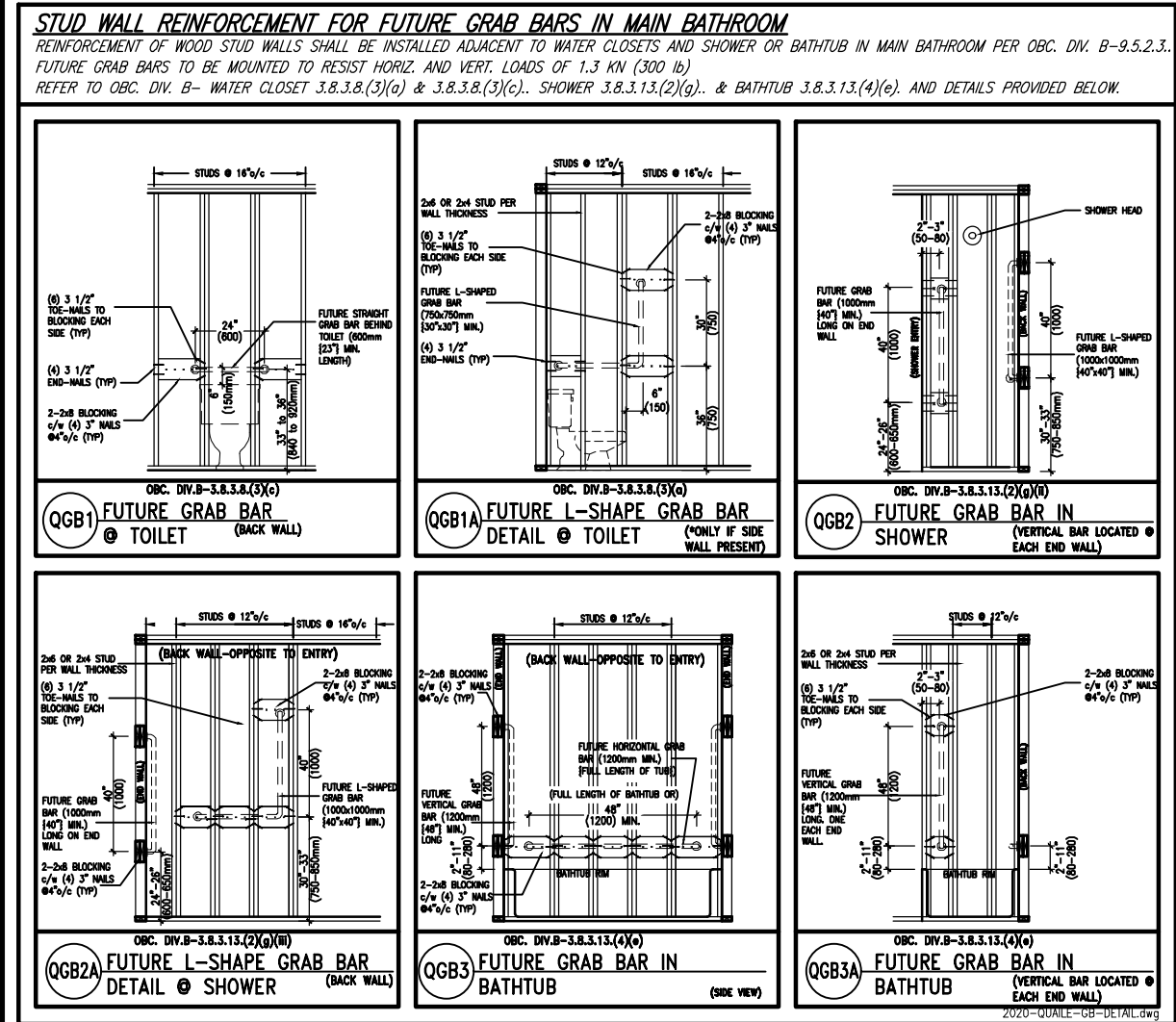
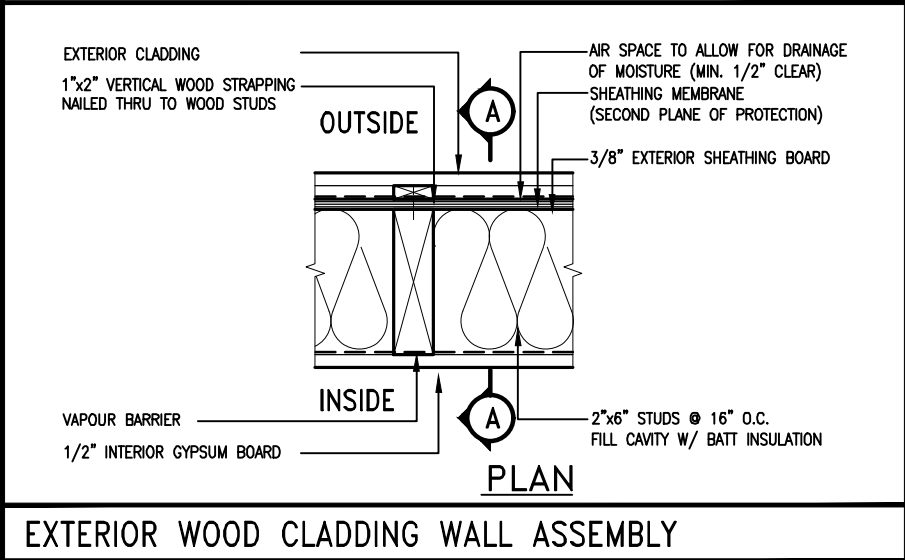
2-2"x8" @ 16" O.C. - 20'-4"

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

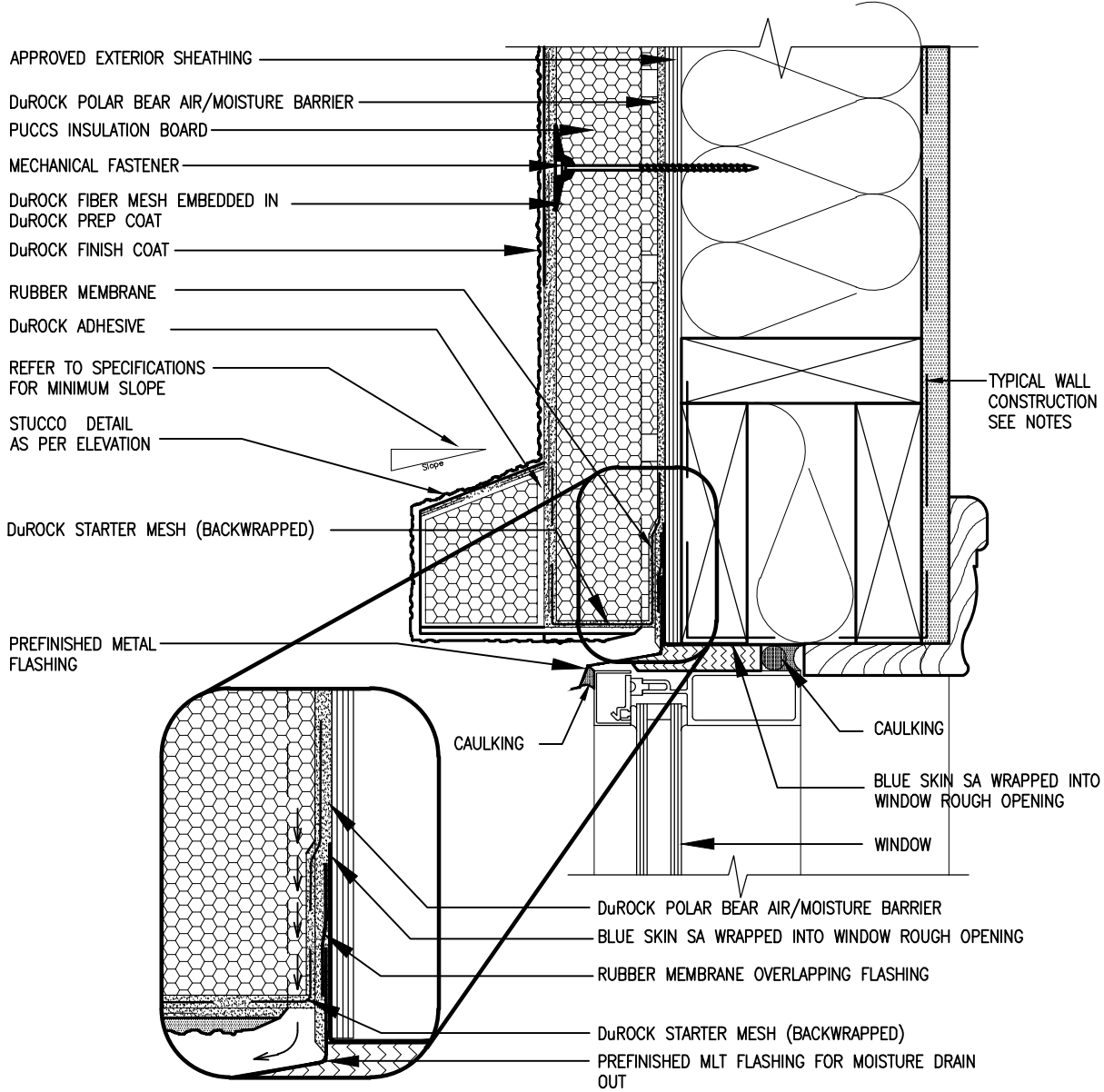


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC	registration information
4	UPDATE TO 2022	JAN 11-22	RC	VA3 Design Inc. 42658
3	UPDATE TO 2020	FEB 24-20	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.
2	UPDATE TO 2018	JAN 11-18	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

VA3 DESIGN

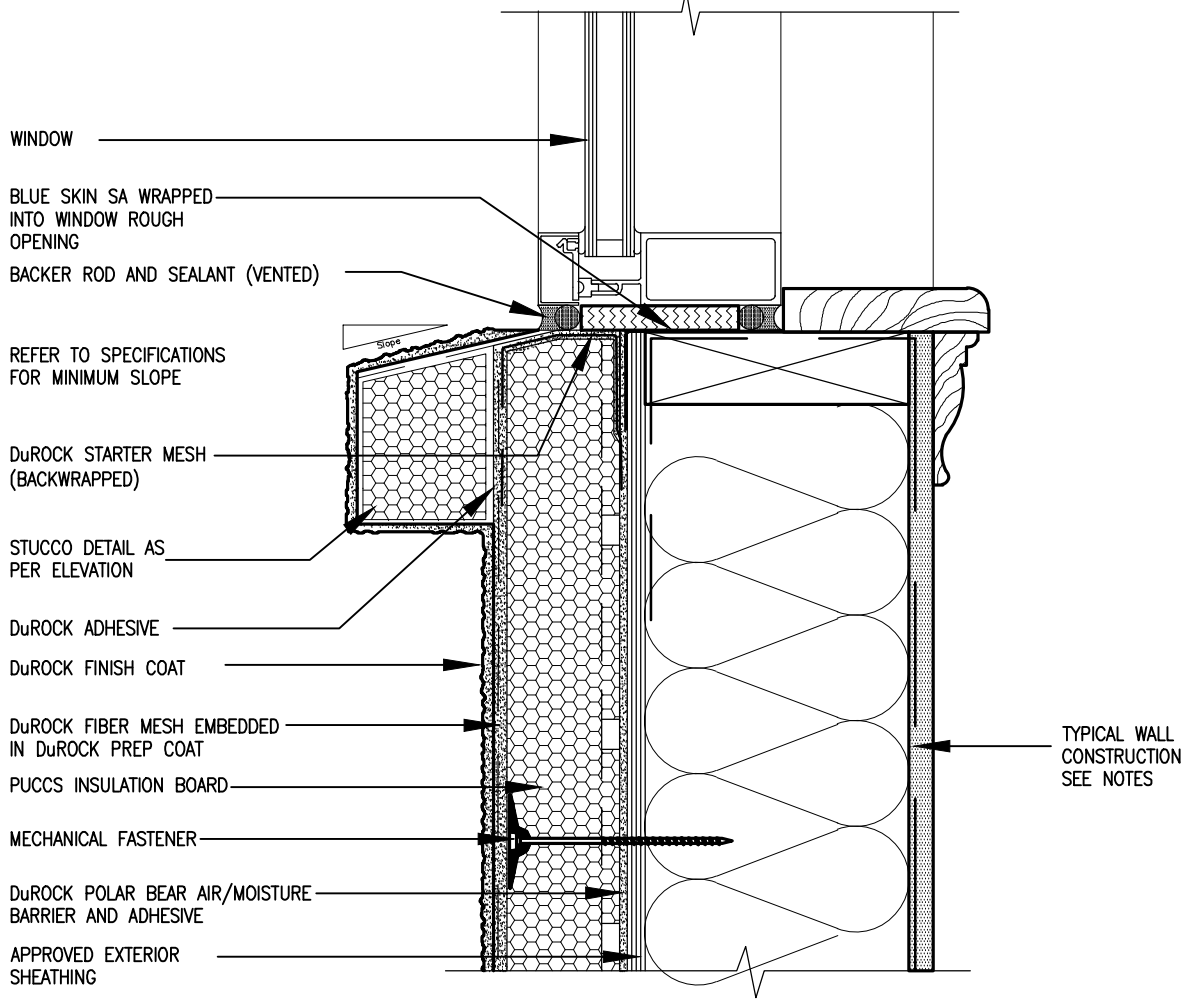
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
GREEN VALLEY ESTATES		BRADFORD	
project name	project no.	13045	
date	file name	13045-CN-2022-A1-REV1	drawing no.
MAY 2016	RC	3/16" = 1'-0"	CN2
drawn by	checked by	scale	
RC			
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			

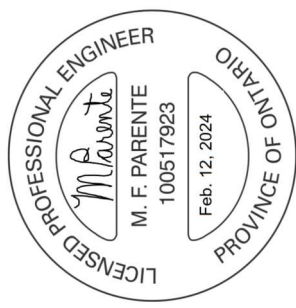


1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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"



BAYVIEW WELLINGTON

REVIEWED

GREEN VALLEY ESTATES

project no. 13045
drawing no. CN3

date MAY 2016
checked by RC
drawn by RC

scale 3/16" = 1'-0"

file name 13045-CN-2022-A1-REV1
13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:06 PM

CONSTRUCTION NOTES

13045-CN-2022-A1-REV1

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VAS3 DESIGN

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Toronto, ON M2J 1T4
t 416.630.2255 f 416.630.4782
vas3design.com

25591 BCIN 42658

Wellington Jno-Baptiste
signature
signature

name
registration information
VAS3 Design Inc.

24-02-09 RC
JAN 11-22 RC
FEB 24-20 RC
JAN 11-18 RC
AUG 04-17 RC

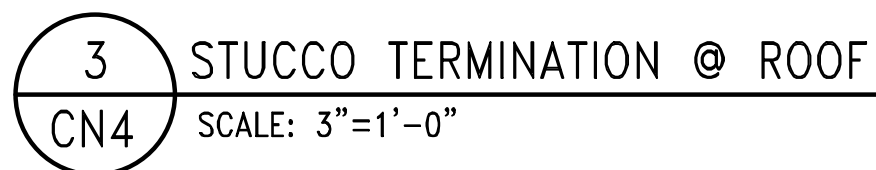
REVISED AS PER ENG'S COMMENTS
UPDATE TO 2022
UPDATE TO 2020
UPDATE TO 2018
ISSUE FOR CLIENT REVIEW

no. description

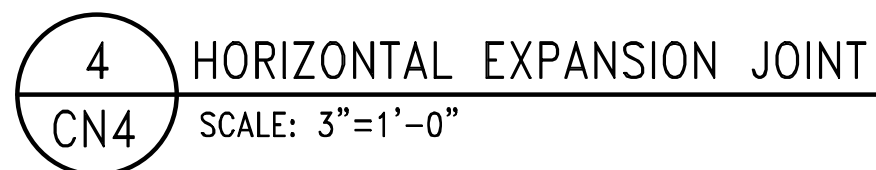
date by

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.

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.



A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" on the left and "PROVINCE OF ONTARIO" on the right. The center of the seal is divided into three sections: a stylized signature "M. Parente" on the left, the name "M. F. PARENTE" and license number "100517923" in the middle, and the expiration date "Feb. 12, 2024" on the right.

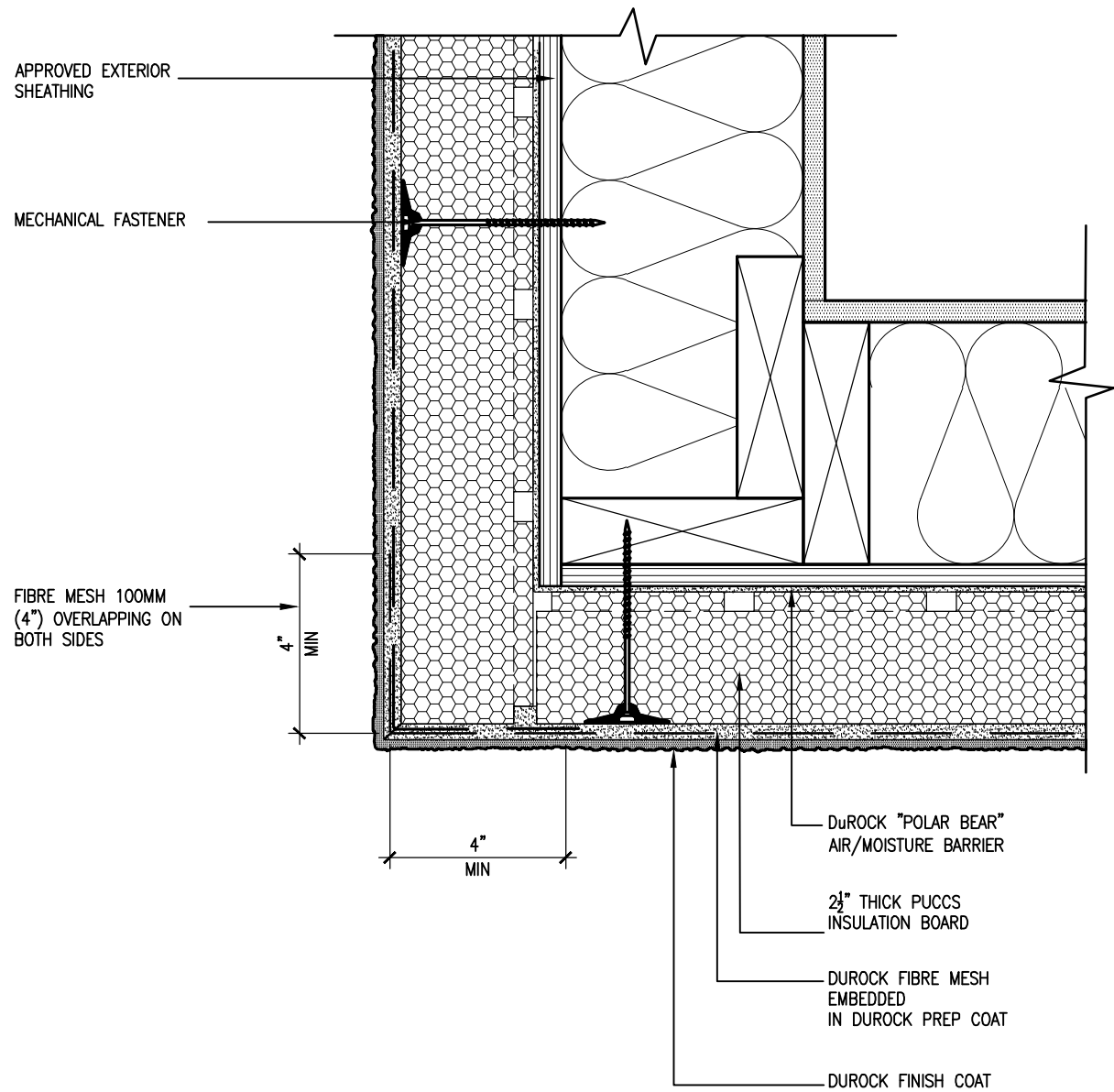


9	.	.	24-02-09	RC	name	25591
8	.	.	JAN 11-22	RC	signature	BCIN
7	.	.	FEB 24-20	RC	registration information	42658
6	.	.	JAN 11-18	RC	VAS Design Inc.	
5	REVISED AS PER ENG'S COMMENTS		AUG 04-17	RC	Wellington Jno-Baptiste	
4	UPDATE TO 2022				qualification information	
3	UPDATE TO 2020				name	
2	UPDATE TO 2018				signature	
1	ISSUE FOR CLIENT REVIEW				date	
no.	description				by	

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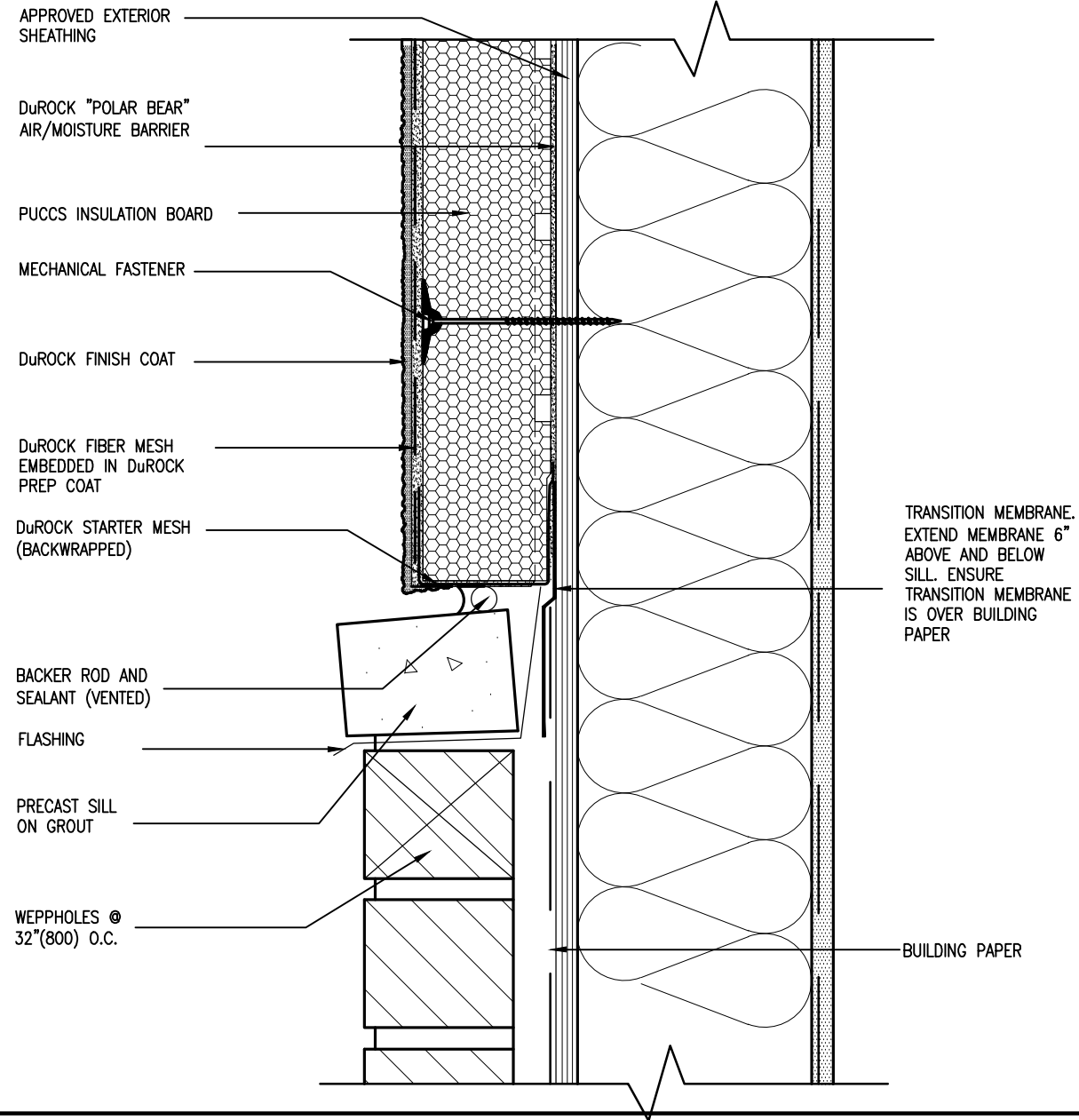
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BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date MAY 2016		drawing no.	
drawn by	checked by	CONSTRUCTION NOTES	
		scale $3/16" = 1'-0"$	file name 13045-CN-2022-A1-REV1
		RC	
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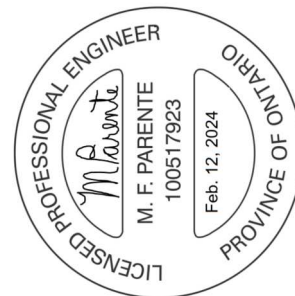


5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

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"



BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
BRADFORD

project no. 13045
drawing no. CN5

CONST NOTE

REVIEWED

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

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CONSTRUCTION NOTES

1. ISSUE FOR CLIENT REVIEW

2. UPDATE TO 2018

3. UPDATE TO 2020

4. UPDATE TO 2022

5. REVISED AS PER ENG'S COMMENTS

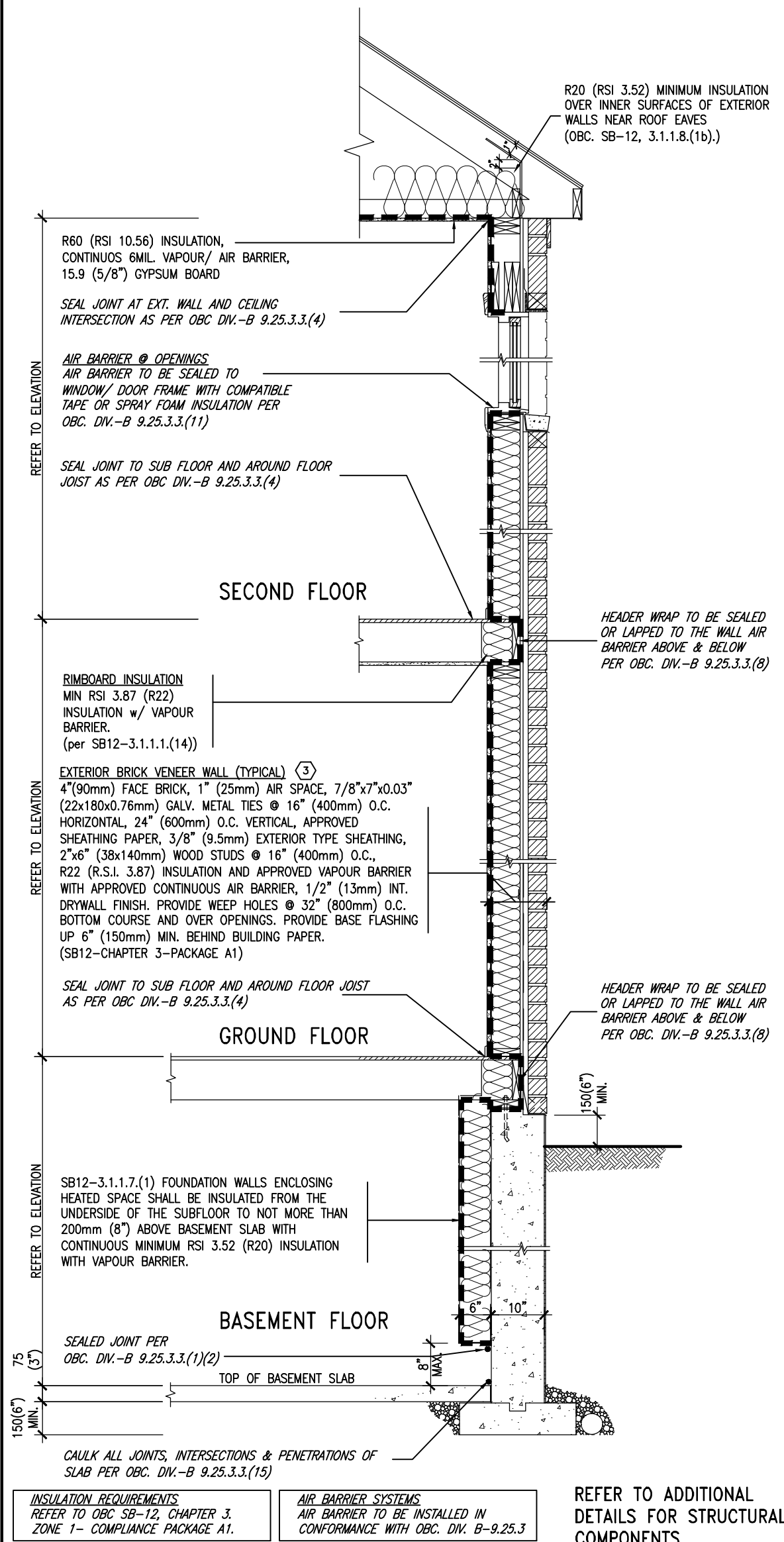
no.	description	date	by
9			
8			
7			
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5	REVISD AS PER ENG'S COMMENTS	24-02-09	RC
4	UPDATE TO 2022	JAN 11-22	RC
3	UPDATE TO 2020	FEB 24-20	RC
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

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.

signature: *M. F. Parente* 25591 BCIN
name: Wellington Jno-Baptiste
registration information: VAS3 Design Inc. 42658

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SB12-COMPLIANCE PACKAGE 'A1'

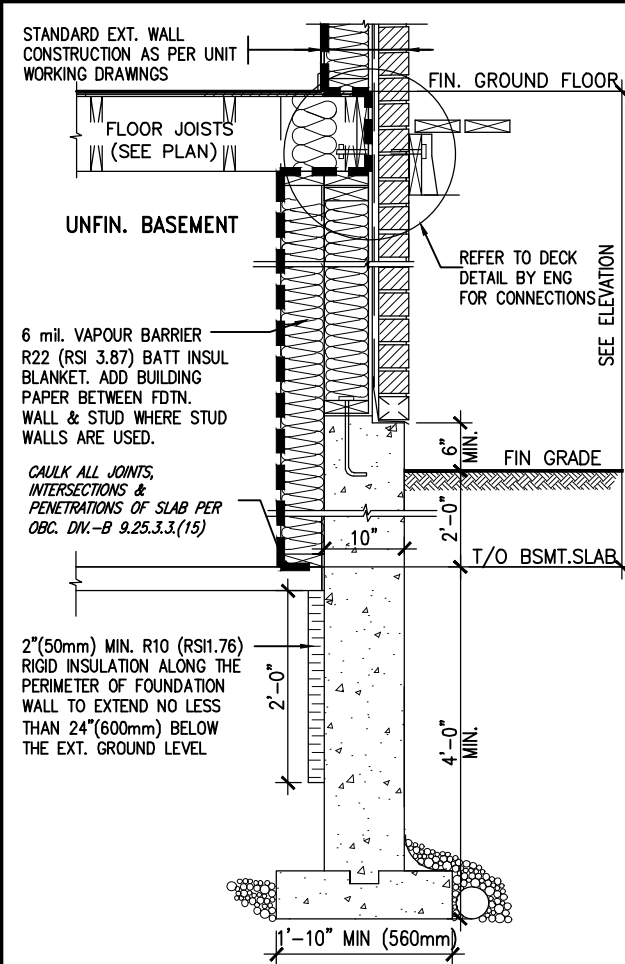


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL
SCALE: N.T.S.

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 Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	—
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	

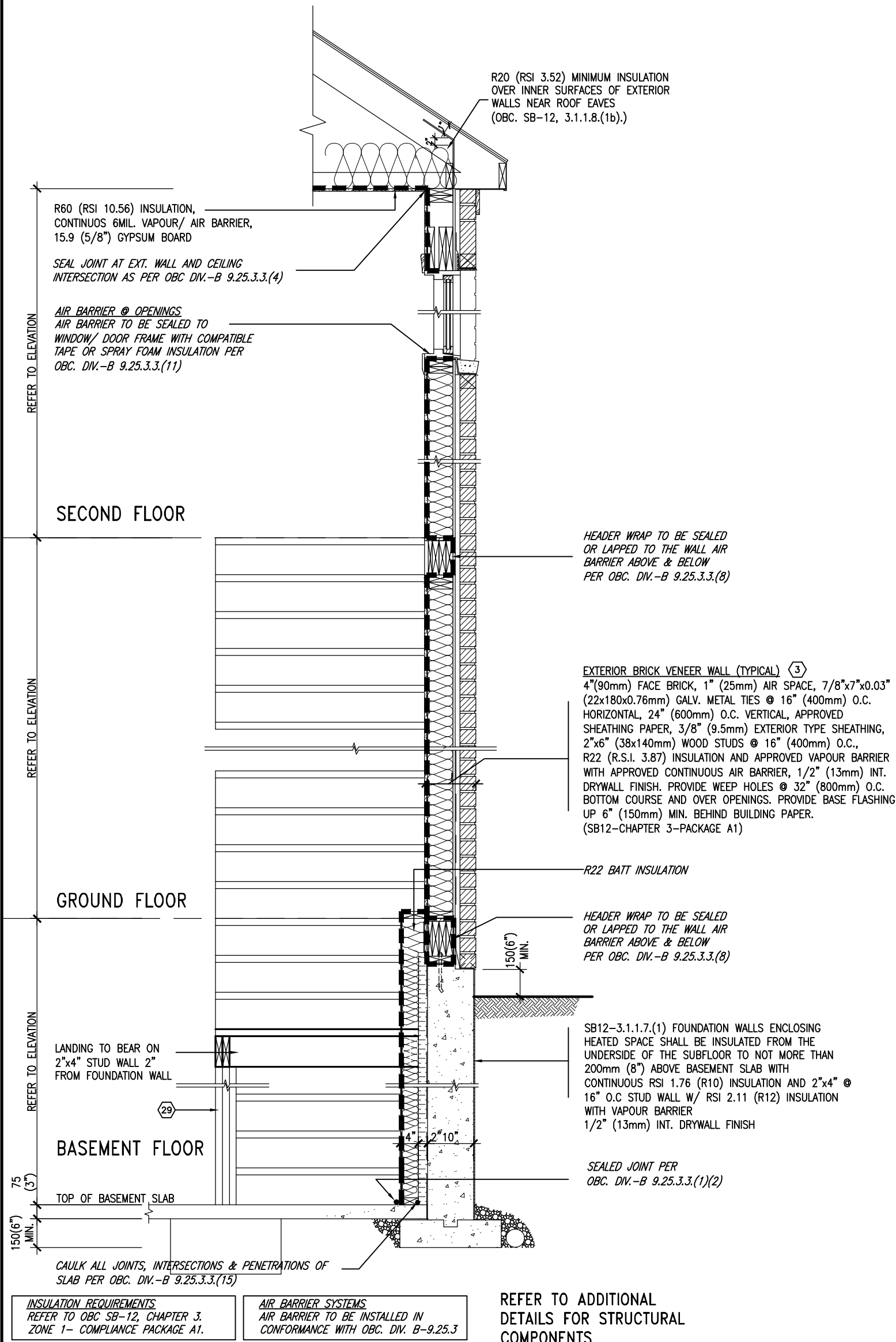
ci- Denotes Continuous Insulation without framing interruption.



* 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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON REVIEWED	project name GREEN VALLEY ESTATES	municipality BRADFORD	date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13045-CN-2022-A1-REV1	project no. 13045	drawing no. CN6
8	.	.	.	Wellington Jno-Baptiste 25591 signature BCIN										
7	.	.	.	42658										
6	.	.	.											
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.										
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											

SB12-COMPLIANCE PACKAGE 'A1'



TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10\"

SCALE: N.T.S.

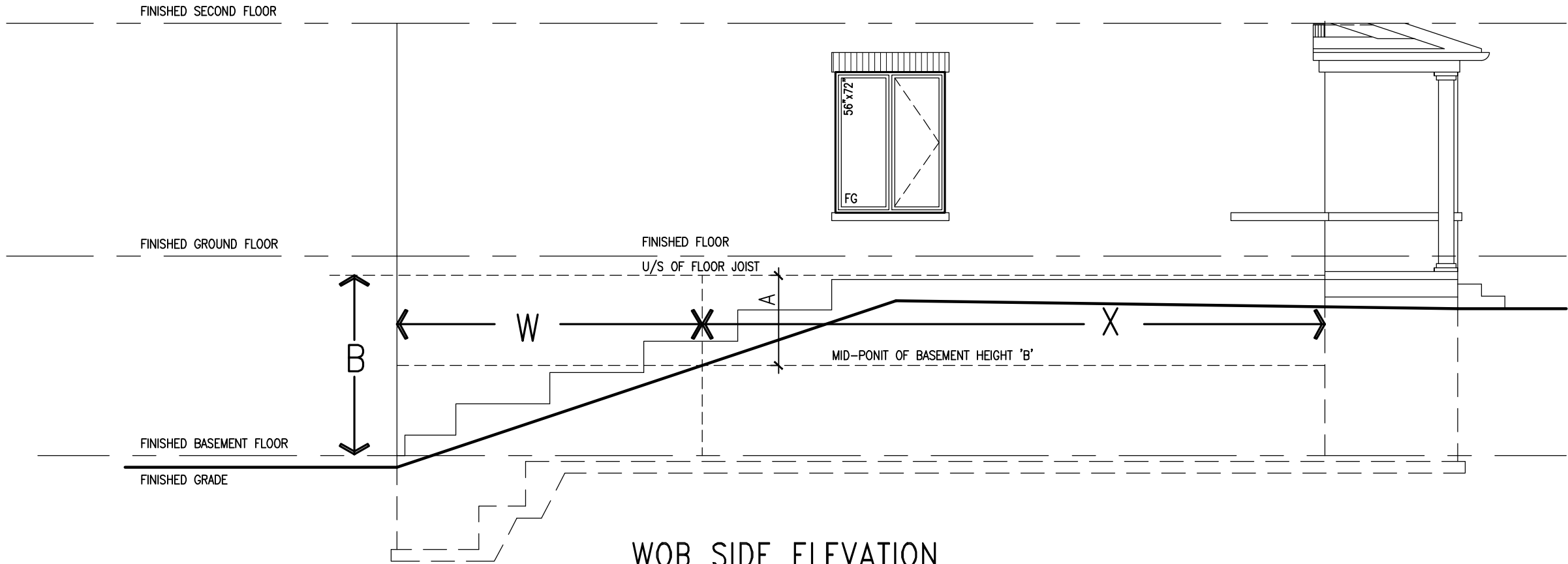


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	REVISED AS PER ENG'S COMMITNS	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	project no.	date	file name
GREEN VALLEY ESTATES	13045	MAY 2016	13045-CN-2022-A1-REV1
drawn by	checked by	scale	drawing no.
RC	-	3/16" = 1'-0"	CN7
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:07 PM			



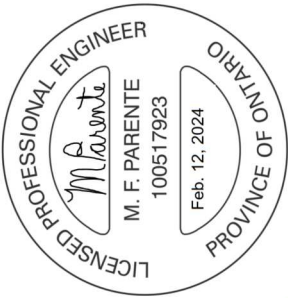
WOB PLAN

WOB SIDE ELEVATION

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

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

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

CONST NOTE

REVIEWED

project no. 13045

project name BRADFORD

drawn by RC

date MAY 2016

checked by

scale 3/16" = 1'-0"

file name 13045-CN-2022-A1-REV1

drawing no. CN8

VAS3

DESIGN

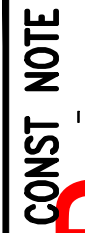
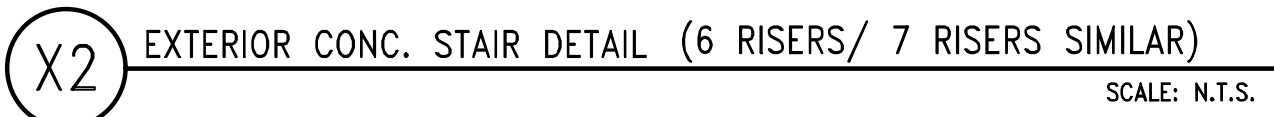
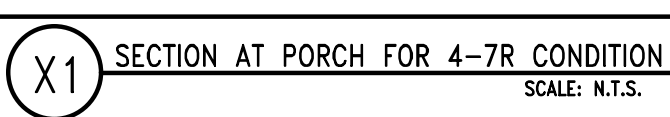
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9	.	.	.	24-02-09	RC	name	Wellington Jno-Baptiste	25591	BCIN
8	.	.	.	JAN 11-22	RC	registration information	VAS Design Inc.	42658	
7	.	.	.	FEB 24-20	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before 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.			
6	.	.	.	JAN 11-18	RC				
5	.	.	.	AUG 04-17	RC				
4	.	.	.						
3	.	.	.						
2	.	.	.						
1	.	.	.						
no.	description	date	by						



BAYVIEW WELLINGTON
 REVIEWED
 name: JEN VALLEY ESTATES
 municipality: BRADFORD
 CON

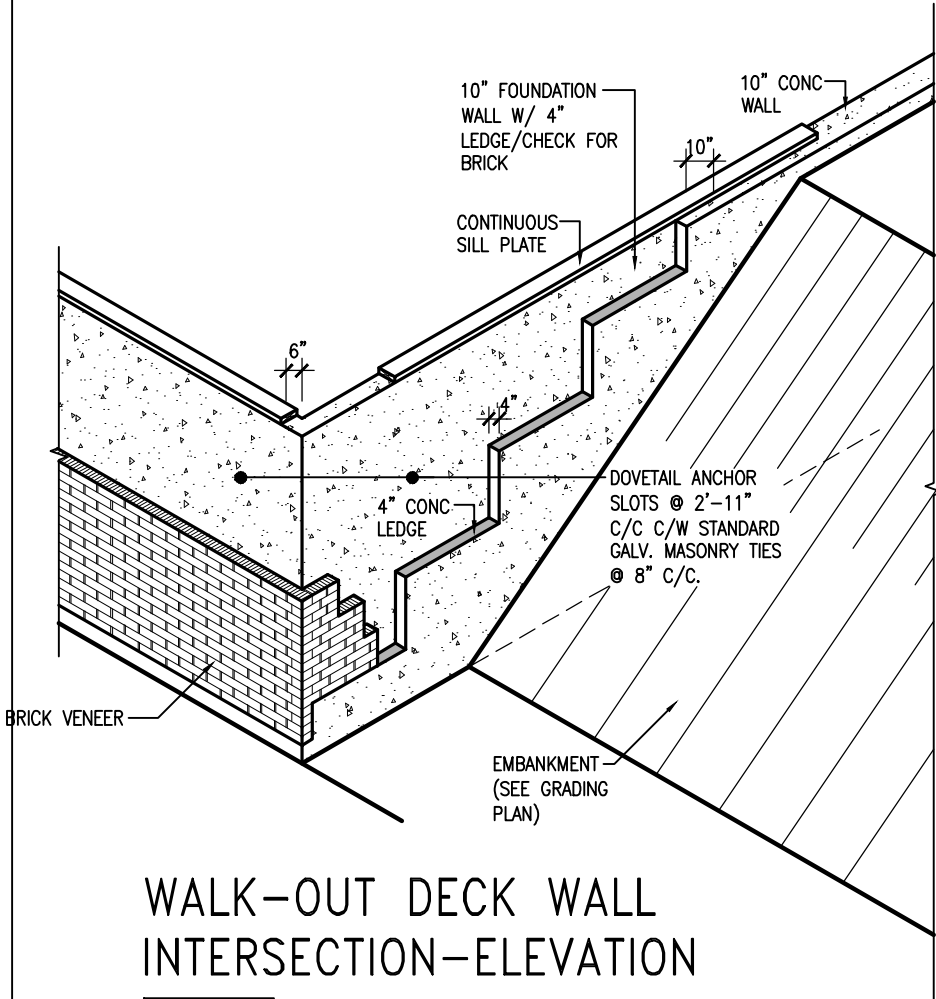
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 13045-CN-2022-A1-REV1
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 drawing no. **CN9**

date MAY 2016
drawn by RC
checked by -
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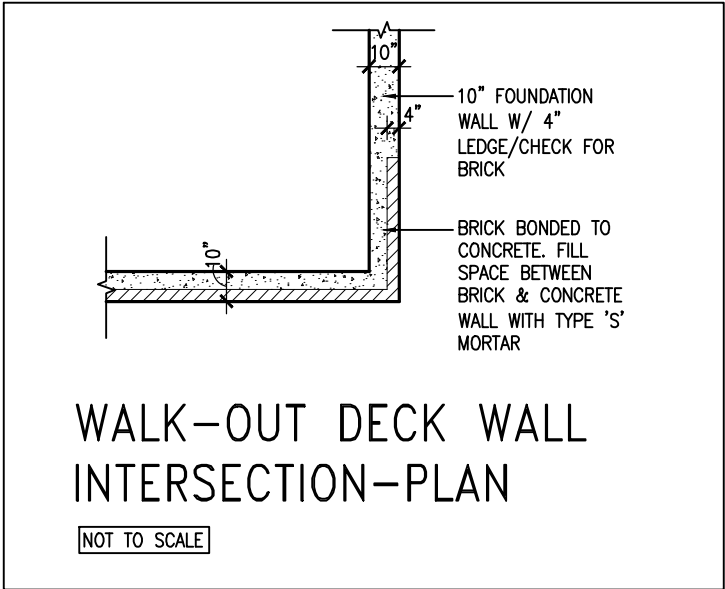
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WALK-OUT DECK WALL
INTERSECTION-ELEVATION

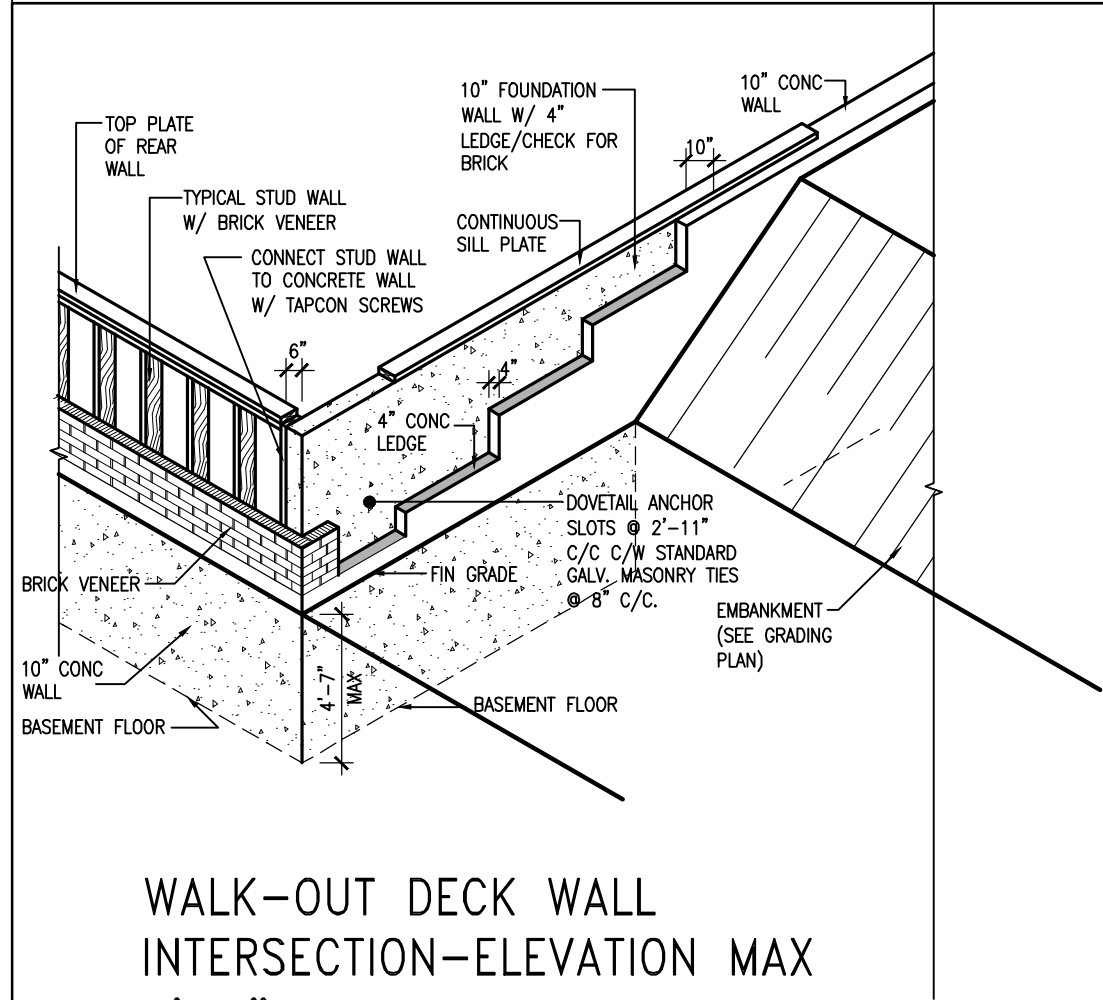
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN

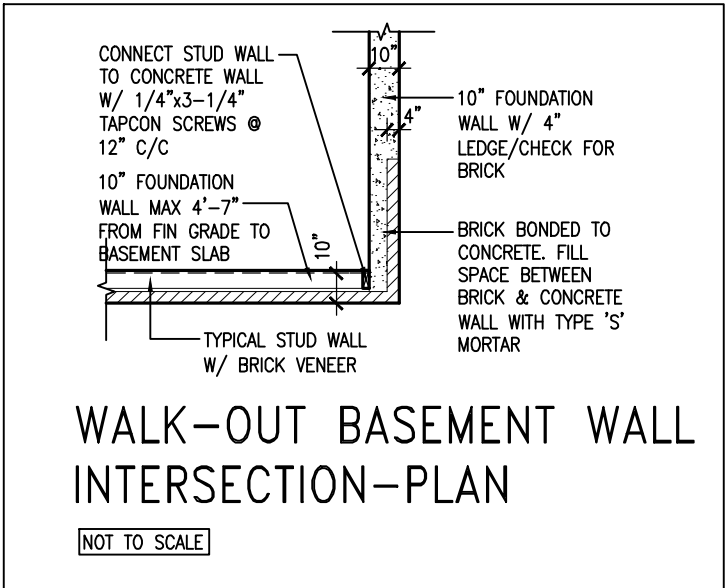
NOT TO SCALE

(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)



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	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

REVIEWED

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

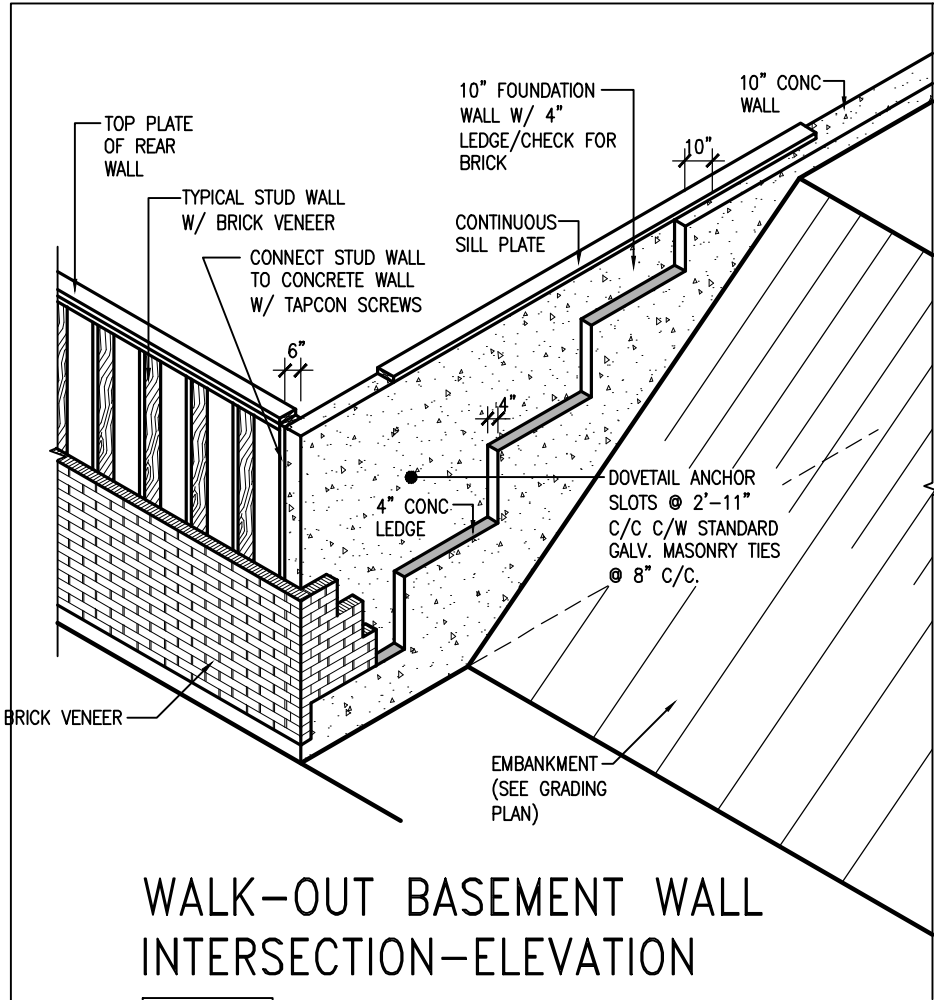
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drawn by: RC

CONSTRUCTION NOTES

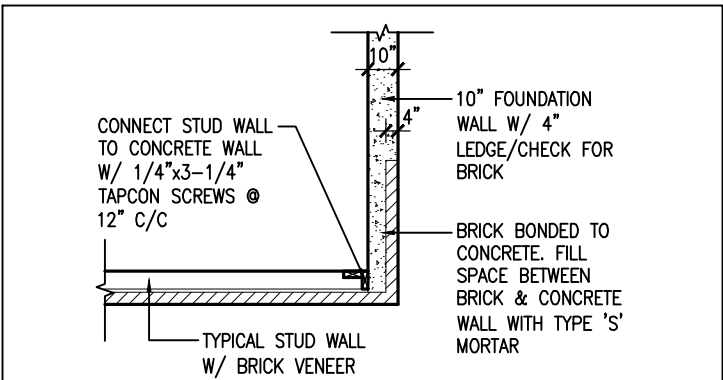
CN10

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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

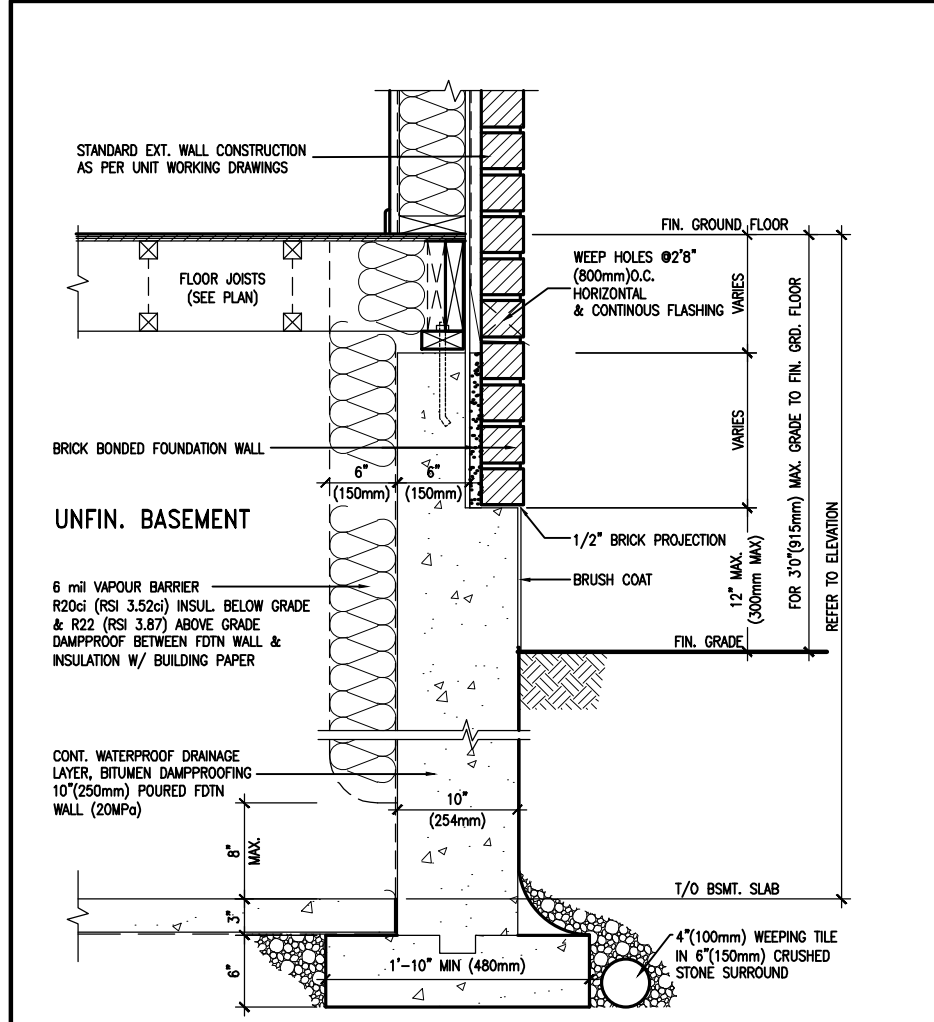
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

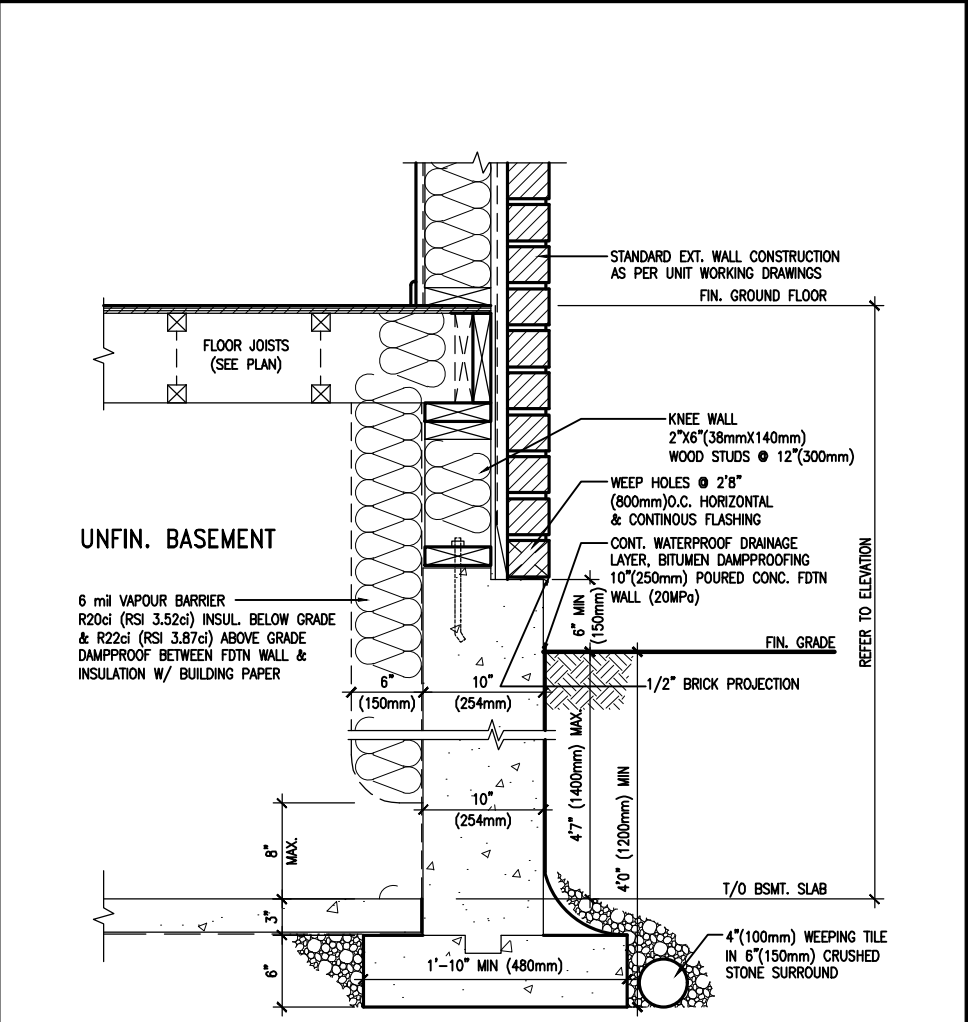
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.



9	.	.	.
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5	REVISED AS PER ENG'S COMMENTNS	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
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	signature	25591	BCIN
name	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.			

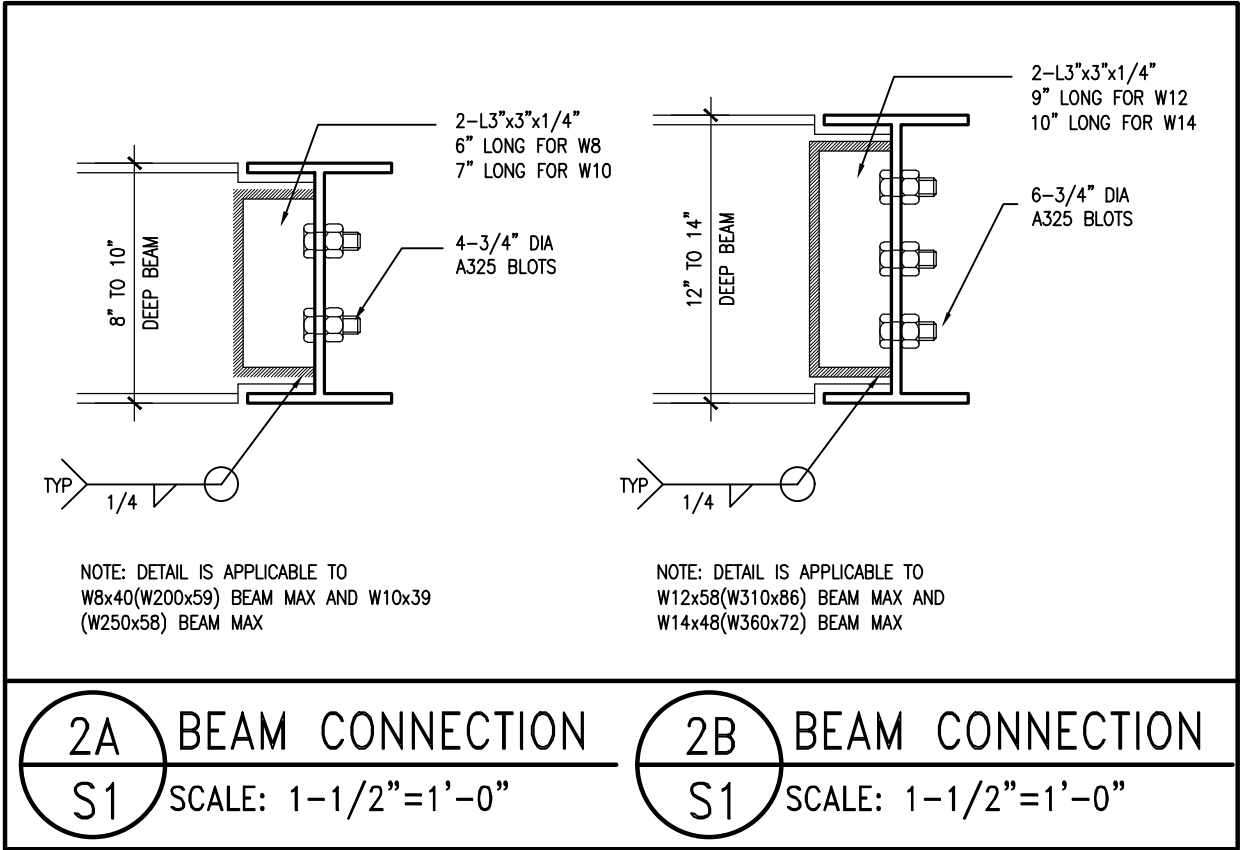
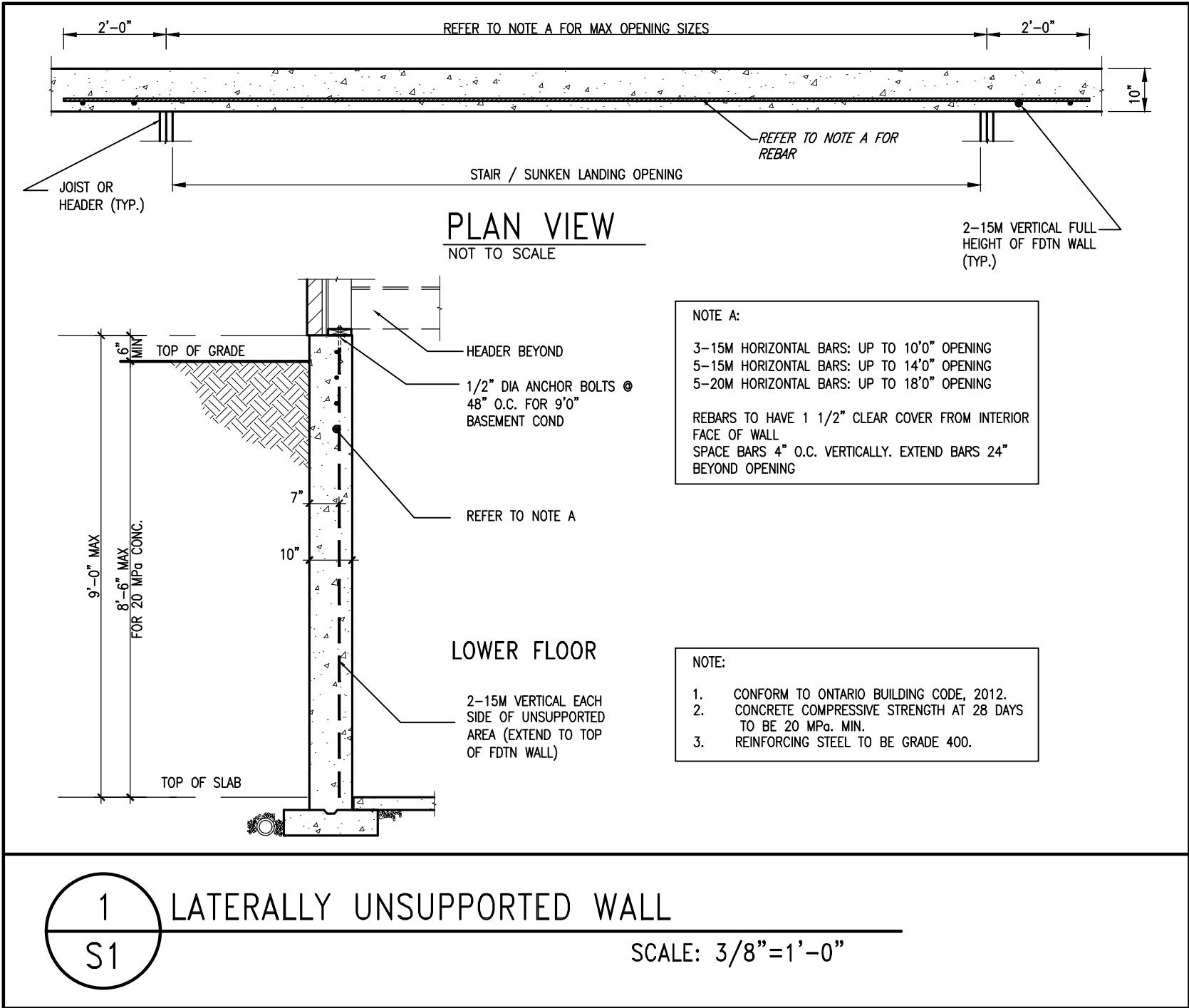


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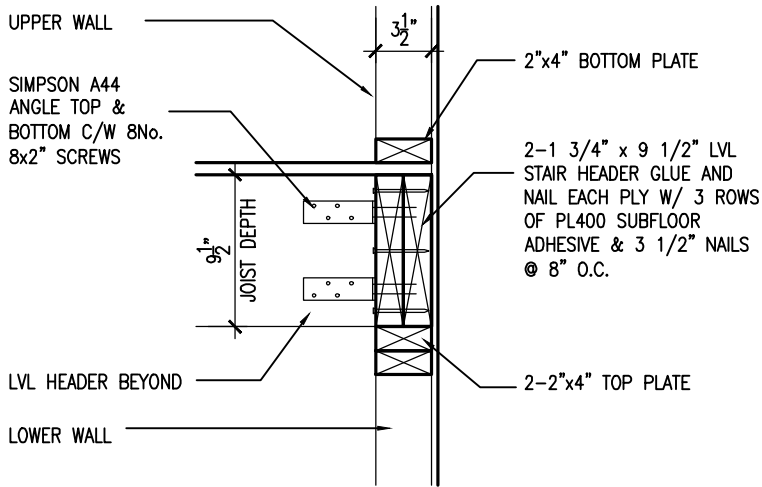
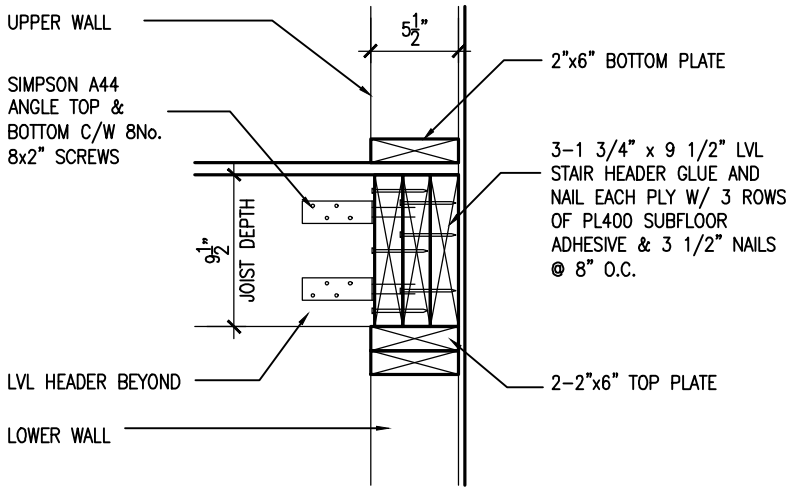
BAYVIEW WELLINGTON
GREEN VALLEY ESTATES

CONST NOTE

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	MAY 2016	checked by	scale	3/16" = 1'-0"	file name
drawn by	RC				13045-CN-2022-A1-REV1
CONSTRUCTION NOTES					drawing no.
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					CN11

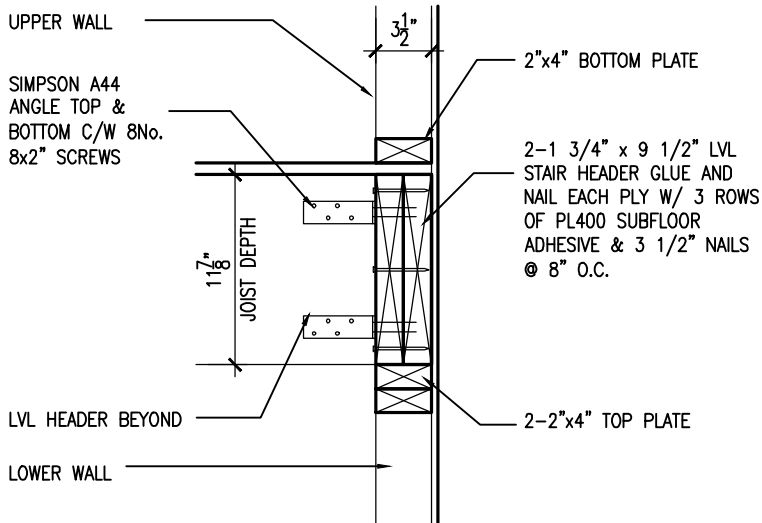
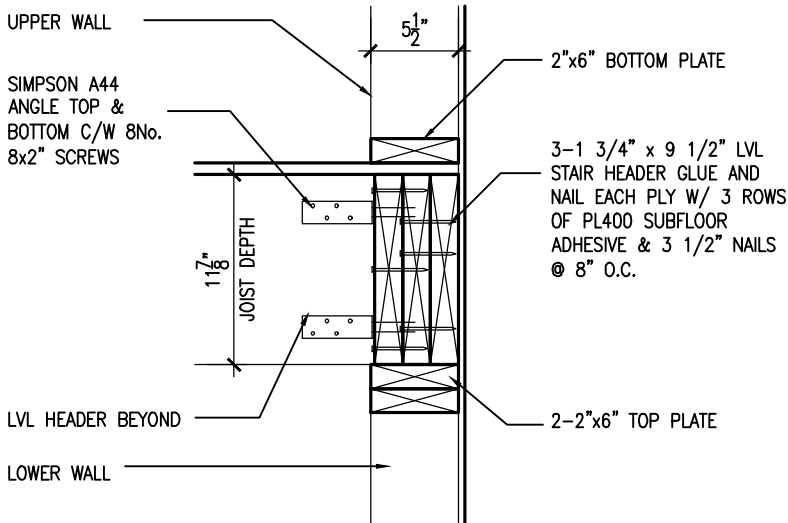


9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN	BAYVIEW WELLINGTON REVIEWED	CONST NOTE					
8.	.	.	qualification information									
7.	.	.	Wellington Jno-Baptiste 25591									
6.	.	.	signature BCIN									
5	REVISED AS PER ENG'S COMMITMS	24-02-09	RC	name	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045				
4	UPDATE TO 2022	JAN 11-22	RC	registration information								
3	UPDATE TO 2020	FEB 24-20	RC	VA3 Design Inc. 42658								
2	UPDATE TO 2018	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.								
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			date MAY 2016		CONSTRUCTION NOTES		drawing no.		
no.	description	date	by			drawn by RC		checked by -		scale 3/16" = 1'-0"	file name 13045-CN-2022-A1-REV1	S1
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:07 PM												



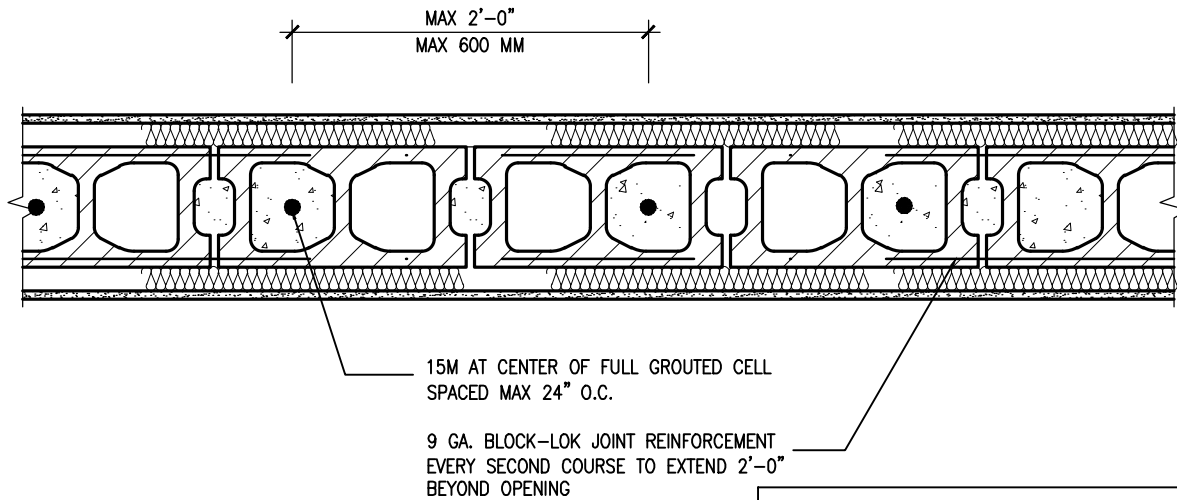
1A STAIR HEADER @ EXTERIOR WALL
S2 SCALE: 1"=1'0"

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"



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

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



9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name registration information BCIN
5.	REVISED AS PER ENG'S COMMITNS	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
no.	description	date	by

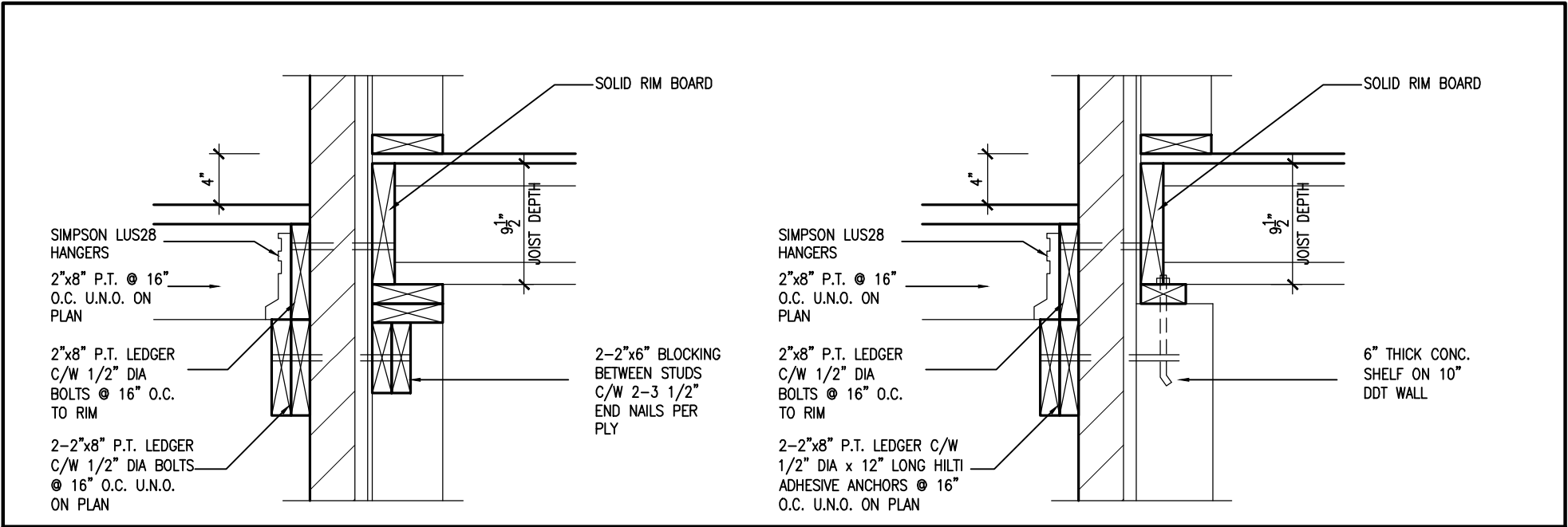
25591	BCIN
42658	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	

VA3
DESIGN

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

BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES

project name	BRADFORD	project no.	13045
date	MAY 2016	CONSTRUCTION NOTES	file name
drawn by	RC	checked by	3/16" = 1'-0"
scale		13045-CN-2022-A1-REV1	S2
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:07 PM			



1A

DECK FASTENING DETAIL

S3

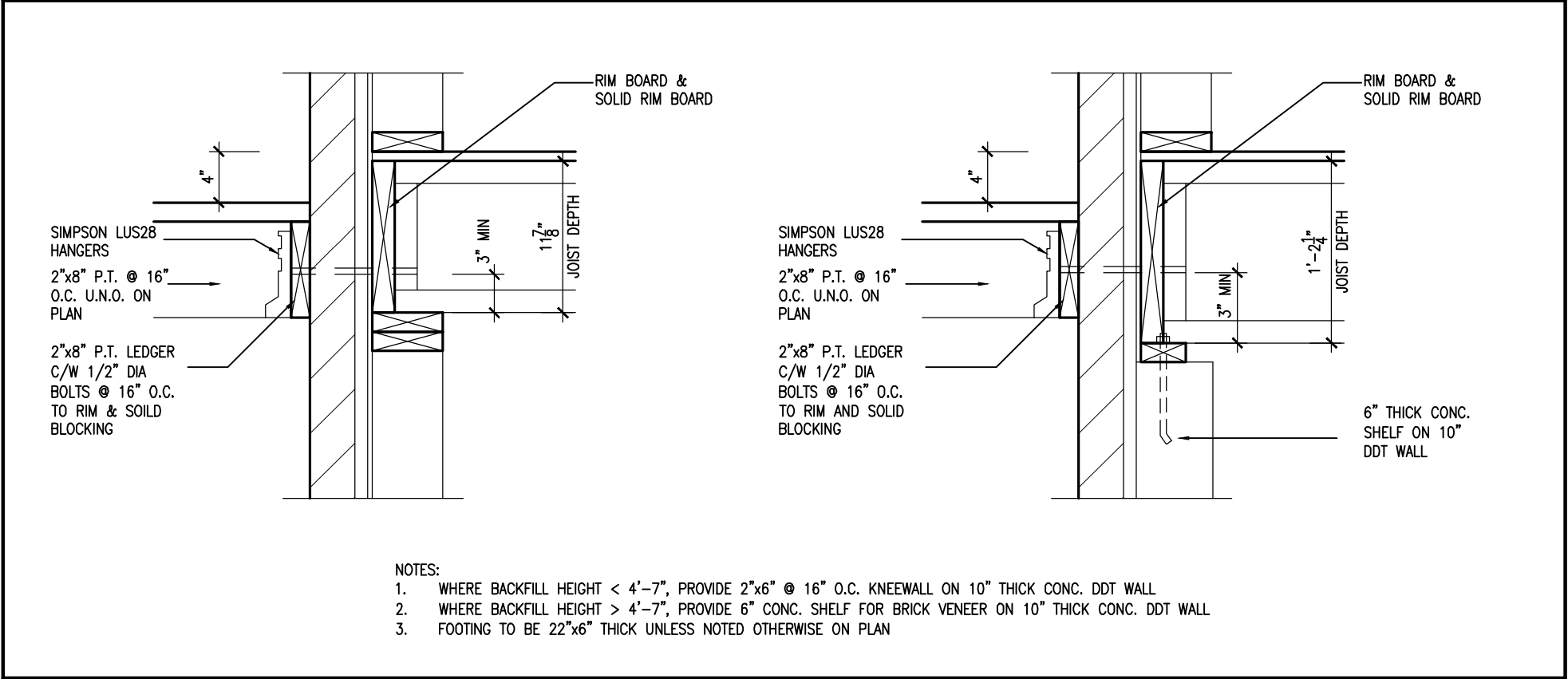
SCALE: 1"=1'0"

1B

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"



2

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"

2B

DECK FASTENING DETAIL

S3

SCALE: 1"=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><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	<div><div>BAYVIEW WELLINGTON</div><div>GREEN VALLEY ESTATES</div><div>BRADFORD</div></div>	<div><div>CONST NOTE</div><div>CONSTRUCTION NOTES</div></div>	<div><div>project no.</div><div>13045</div></div>
8.	.	.	Wellington Jno-Baptiste 25591					
7.	.	.	signature					
6.	.	.	BCIN					
5	REVISED AS PER ENG'S COMMITNS	24-02-09	RC	name				
4	UPDATE TO 2022	JAN 11-22	RC	registration information	42658			
3	UPDATE TO 2020	FEB 24-20	RC	VA3 Design Inc.				
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					