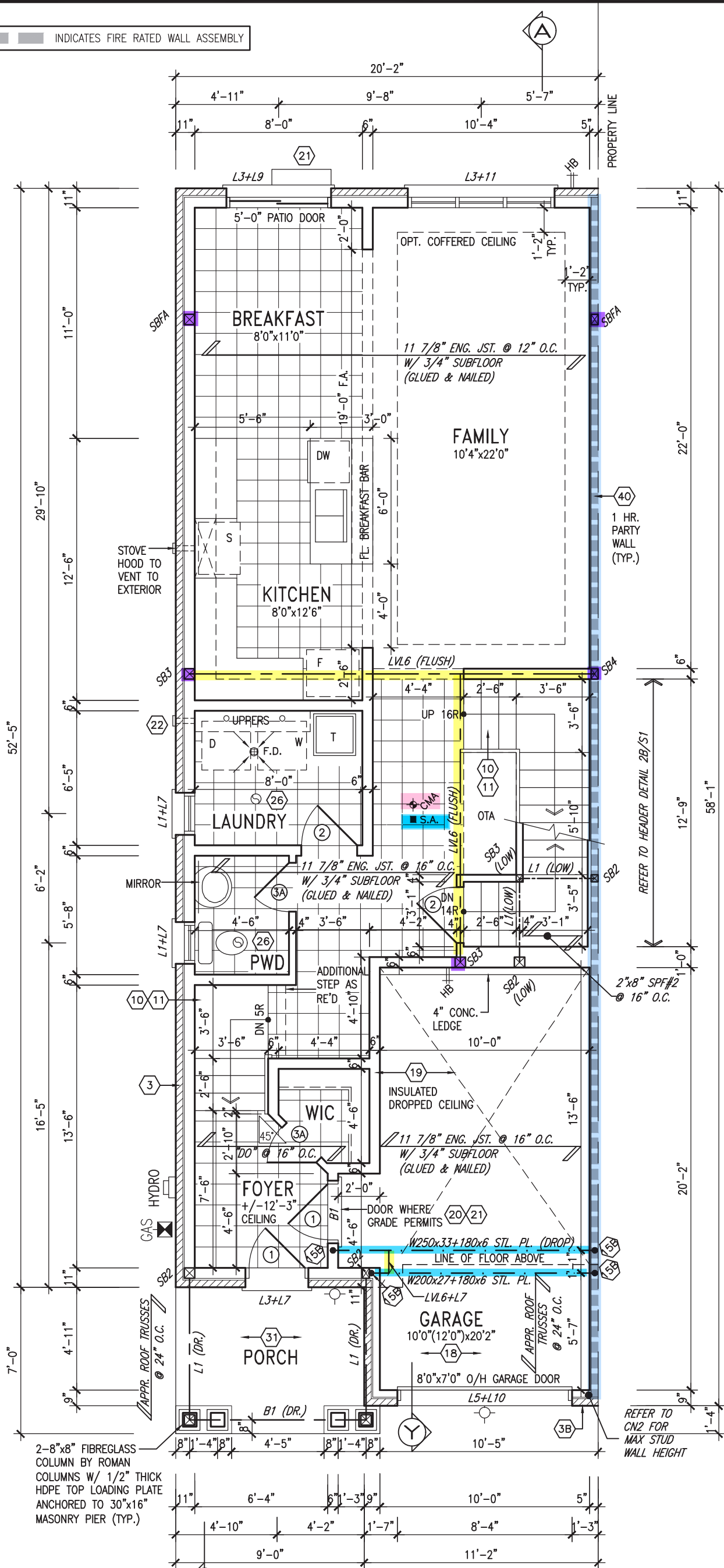


REVIEWED

INDICATES FIRE RATED WALL ASSEMBLY



2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 30"x16" MASONRY PIER (TYP.)

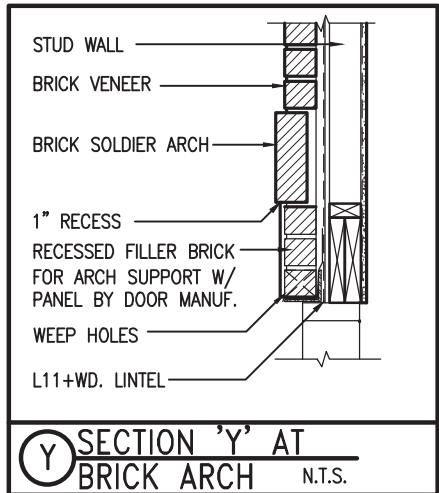
GROUND FLOOR PLAN 'A'

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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.

= 1 Hr. F.R.R



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	887 SF	887 SF
SECOND FLOOR AREA	1047 SF	1054 SF
SUBTOTAL	1934 SF	1941 SF
DEDUCT ALL OPENINGS	15 SF	15 SF
TOTAL NET AREA	1919 SF	1926 SF
	178.28 m2	178.93 m2
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1120 SF	1120 SF
	104.05 m2	104.05 m2
COVERAGE W/ PORCH	1184 SF	1184 SF
	110.00 m2	110.00 m2

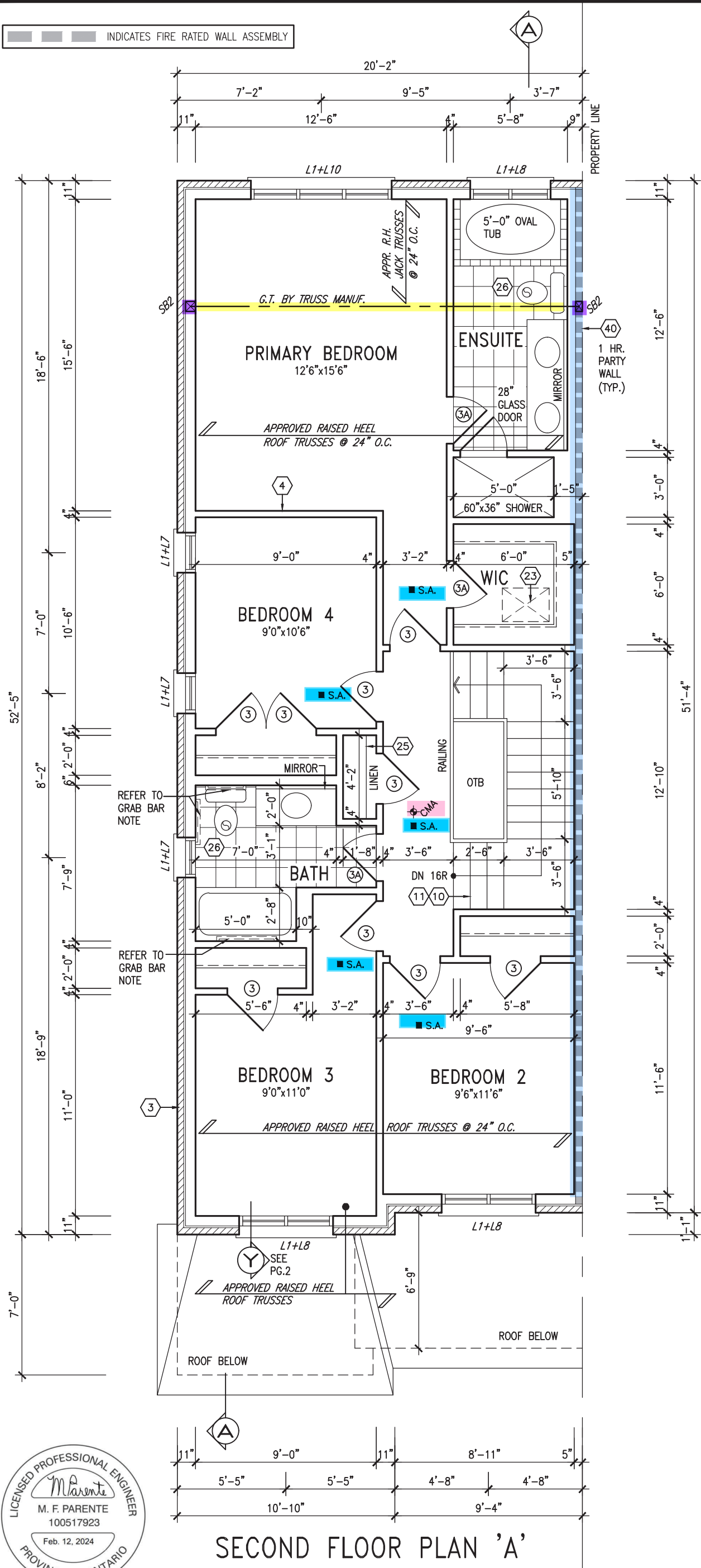
THWU-16E
OBC VER 2023

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.	.	.	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	24-01-24	RC
1.	IMPORTED FROM 16023 REV TO OBC 2023	23-11-03	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		THWU-16E NAPA 16	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	OCTOBER, 2017	project no.	13045
drawn by	CL	scale	3/16" = 1'-0"
checked by	.	file name	13045-THWU-16E-VER 2023
GROUND FLOOR PLAN 'A'			
drawing no.			2

REVIEWED



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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. F.R.R

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

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



SECOND FLOOR PLAN 'A'


THWU-16E
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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 3
8.	.	.	qualification information						
7.	.	.	Wellington Jno-Baptiste name signature registration information VA3 Design Inc.						
6.	.	.	25591 BCIN 42658						
5.	.	.	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.	.	.							
3.	REVISED AS PER ENG'S COMMENTS	24-02-07	RC			date OCTOBER, 2017		SECOND FLOOR PLAN 'A'	
2.	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-24	RC			drawn by CL	checked by .	scale 3/16" = 1'-0"	file name 13045-THWU-16E-VER 2023
1.	IMPORTED FROM 16023 REV TO OBC 2023	23-11-03	RC						
no.	description	date	by						

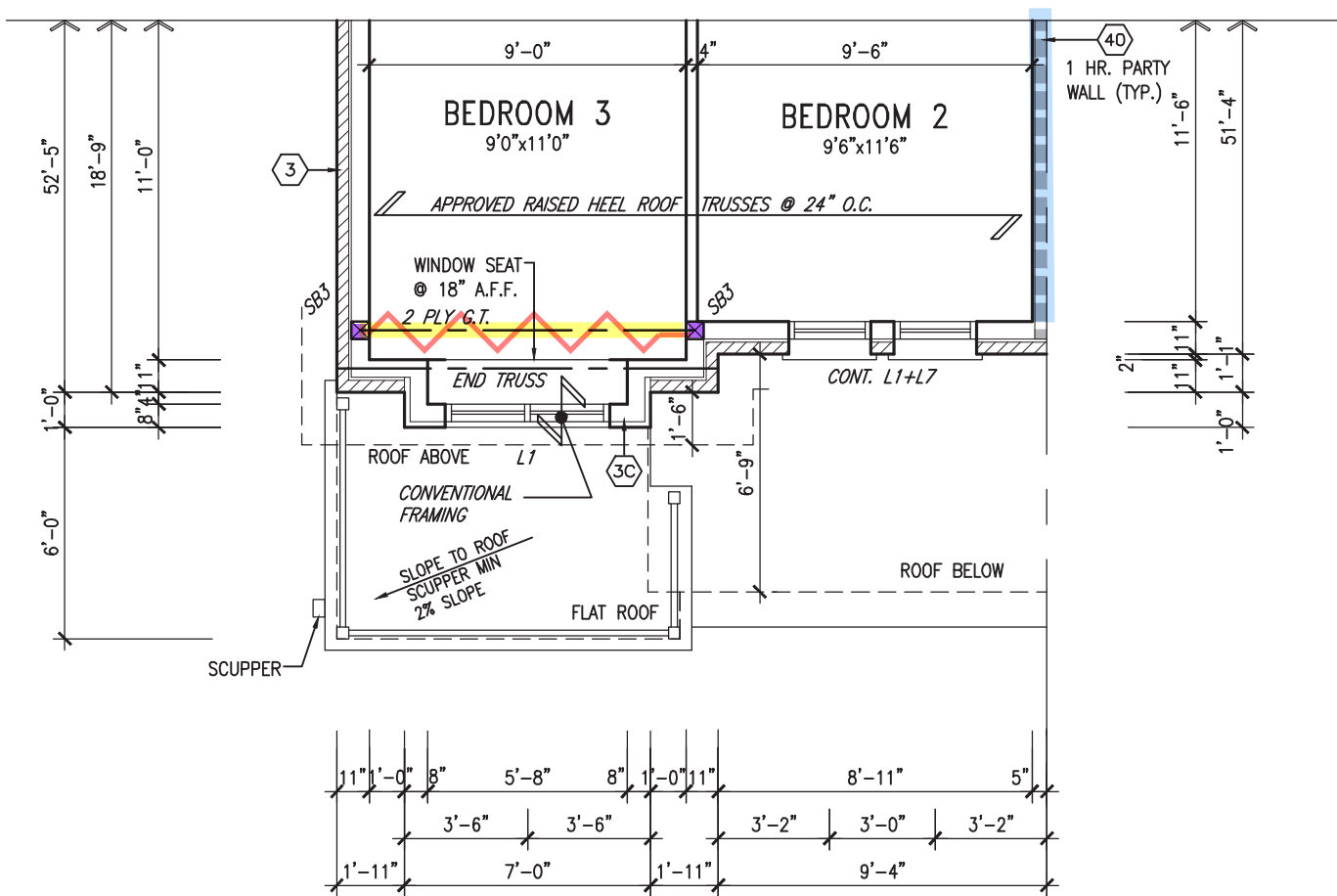
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

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

APPROVED BY: 
DATE: FEB 15, 2024

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



PARTIAL SECOND FLOOR PLAN 'B'

NOTE: ROOF FRAMING

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

INDICATES FIRE RATED WALL ASSEMBLY

NOTE:

REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

NOTE:

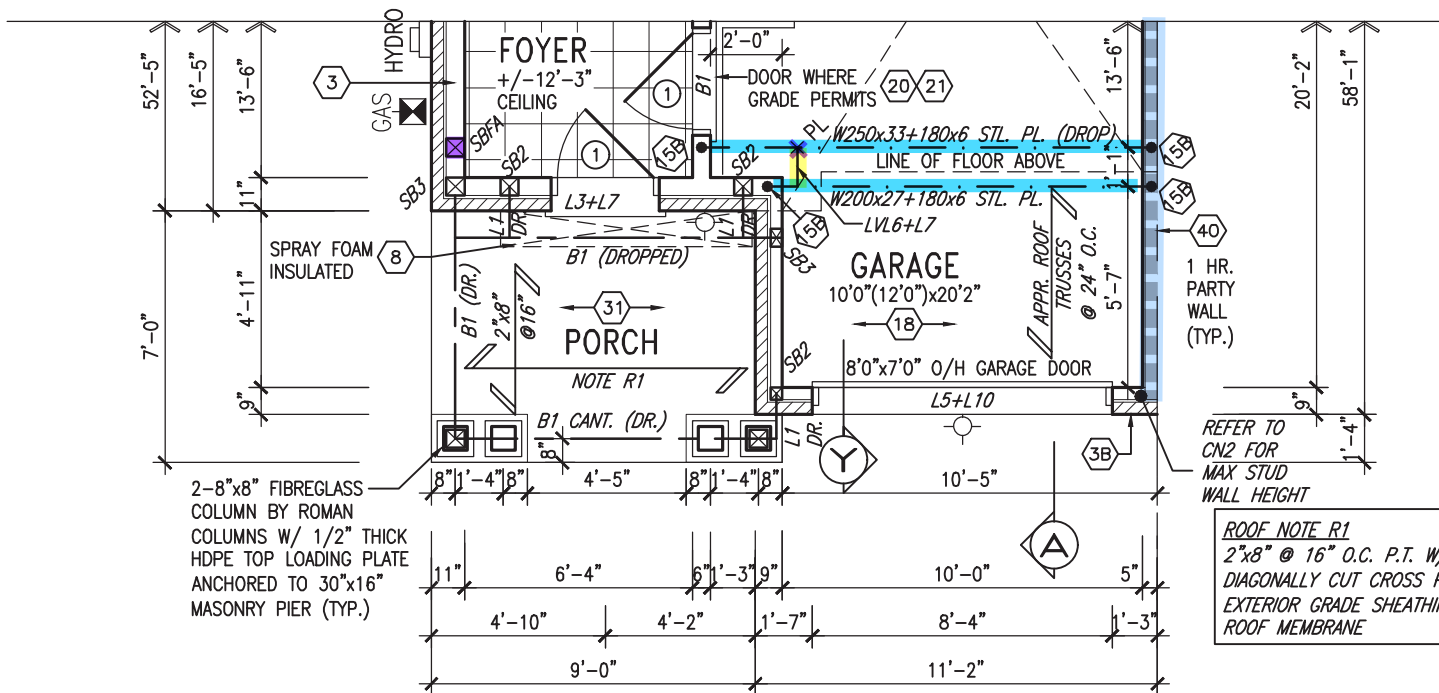
ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

NOTE:

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

NOTE: ROOF STRUCTURE MAY VARY

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



PARTIAL GROUND FLOOR PLAN 'B'

THWU-16E
OBC VER 2023



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

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 4
8.	.	.	qualification information					
7.	.	.	Wellington Jno-Baptiste 25591 name signature BCIN					
6.	.	.	registration information VA3 Design Inc. 42658					
5.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	date OCTOBER, 2017	checked by CL	scale 3/16" = 1'-0"	file name 13045-THWU-16E-VER 2023
4.	.	.						
3.	REVISED AS PER ENG'S COMMENTS	24-02-07	RC					
2.	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-24	RC					
1.	IMPORTED FROM 16023 REV TO OBC 2023	23-11-03	RC					
no.	description	date	by					



1'-0"

1'-0"

1'-0"

1'-0" 1'-4"

1'-4" 1'-0"

1'-0"

STUCCO FINISH (TYP.)

1"x6" STUCCO FRIEZE BD. (TYP.)

PREFIN. MTL. FLASHING
BEHIND STUCCO (TYP.)

18" OVERHANG

FACE BRICK (TYP.)

STUCCO BOX OUT W/
TRIMS (TYP.)

18" HIGH PREFIN.
MTL. RAILING

STUCCO TRIMS (TYP.)

2-8"x8" FIBREGLASS COLUMN
BY ROMAN COLUMNS W/
1/2" THICK HDPE TOP
LOADING PLATE ANCHORED
TO 30"x16" MASONRY PIER.

STONE VENEER (TYP.)

SUNKEN FOYER

POURED CONC. PORCH SLAB AND
POURED CONC. DOOR SILL

MUNICIPALITY
ADDRESS
BLOCK

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

ASPHALT SHINGLES

SELF SUPPORTING BRICK SOLDIER
ARCH + KEYSTONE ON BRICK STACK
BOND W/ 1/2" PROJ. (TYP.)

PREFIN. ALUM. FASCIA,
& VENTED SOFFIT (TYP.)

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

8" PRECAST CONC. HEADER
ON 8" PRECAST SURROUND
ON 4" PRECAST CONC
SURROUND W/ 1/2" PROJ.

CONT. PRECAST CONC.
SILL ON BRICK SOLDIER
BAND W/ 1/2" PROJ.

DOUBLE PRECAST CONC.
SILL (TYP.)

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

8" PRECAST CONC.
HEADER + KEYSTONE W/
1/2" PROJ. (TYP.)

2-8"x8" FIBREGLASS COLUMN
BY ROMAN COLUMNS W/
1/2" THICK HDPE TOP
LOADING PLATE ANCHORED
TO 30"x16" MASONRY PIER.

CONT. PRECAST CONC. SILL
OVER STONE VENEER (TYP.)

SUNKEN FOYER

POURED CONC. PORCH SLAB AND
POURED CONC. DOOR SILL

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

ASPHALT SHINGLES

6:12

6"x20" STUCCO IMPOST

STUCCO FINISH (TYP.)

1"x6" STUCCO FRIEZE BD. (TYP.)

PREFIN. MTL. FLASHING
BEHIND STUCCO (TYP.)

VALLEY FLASHING

BRICK SOLDIER COURSE
ON BRICK ROWLOCK
STACK BOND W/ 1/2"
PROJ. (TYP.)

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

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

SELF-SUPPORTING BRICK
SOLDIER ARCH + KEYSTONE
OVER VINYL PANEL BY
WINDOW MANUF. W/ 1/2"
PROJ. (TYP.)

FACE BRICK (TYP.)

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

MUNICIPALITY
ADDRESS
BLOCK

FRONT ELEVATION 'A'

FRONT ELEVATION 'B'

THWU-16E
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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BAYVIEW WELLINGTON

THWU-16E

NAPA 16

project no. 13045
drawing no. 5

municipality BRADFORD

project name GREEN VALLEY ESTATES

date OCTOBER, 2017
checked by CL
scale 3/16" = 1'-0"

drawn by
file name 13045-THWU-16E-VER 2023.dwg
date FEB 9 2024 - 11:58 AM

VAS
DESIGN

255 Consumers Rd. Suite 120
Toronto ON M2J 1P4
t 416.630.2255 f 416.630.4782
vasdesign.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
Wellington Jno-Baptiste
BCIN 25591

registration information
VAS Design Inc.
BCIN 42658

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no. description date by

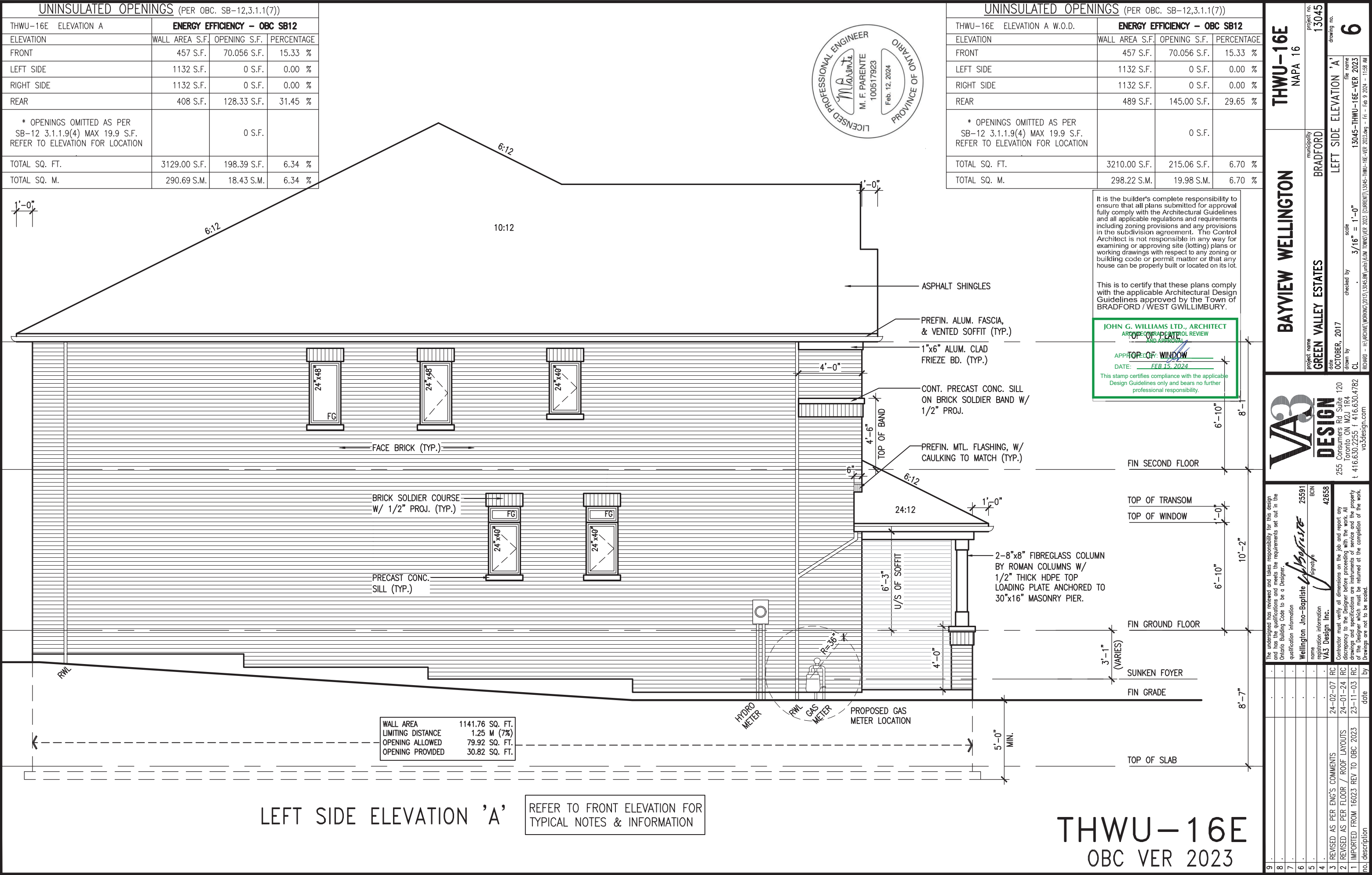
3 REVISED AS PER ENG'S COMMENTS 24-02-07 RC
2 REVISED AS PER FLOOR / ROOF LAYOUTS 24-01-24 RC
1 IMPORTED FROM 16023 REV TO OBC 2023 23-11-03 RC

no. description

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REVIEWED

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
THWU-16E ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	457 S.F.	70.056 S.F.	15.33 %
LEFT SIDE	1132 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1132 S.F.	0 S.F.	0.00 %
REAR	408 S.F.	128.33 S.F.	31.45 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3129.00 S.F.	198.39 S.F.	6.34 %
TOTAL SQ. M.	290.69 S.M.	18.43 S.M.	6.34 %



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
THWU-16E ELEVATION A W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	457 S.F.	70.056 S.F.	15.33 %
LEFT SIDE	1132 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1132 S.F.	0 S.F.	0.00 %
REAR	489 S.F.	145.00 S.F.	29.65 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3210.00 S.F.	215.06 S.F.	6.70 %
TOTAL SQ. M.	298.22 S.M.	19.98 S.M.	6.70 %

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

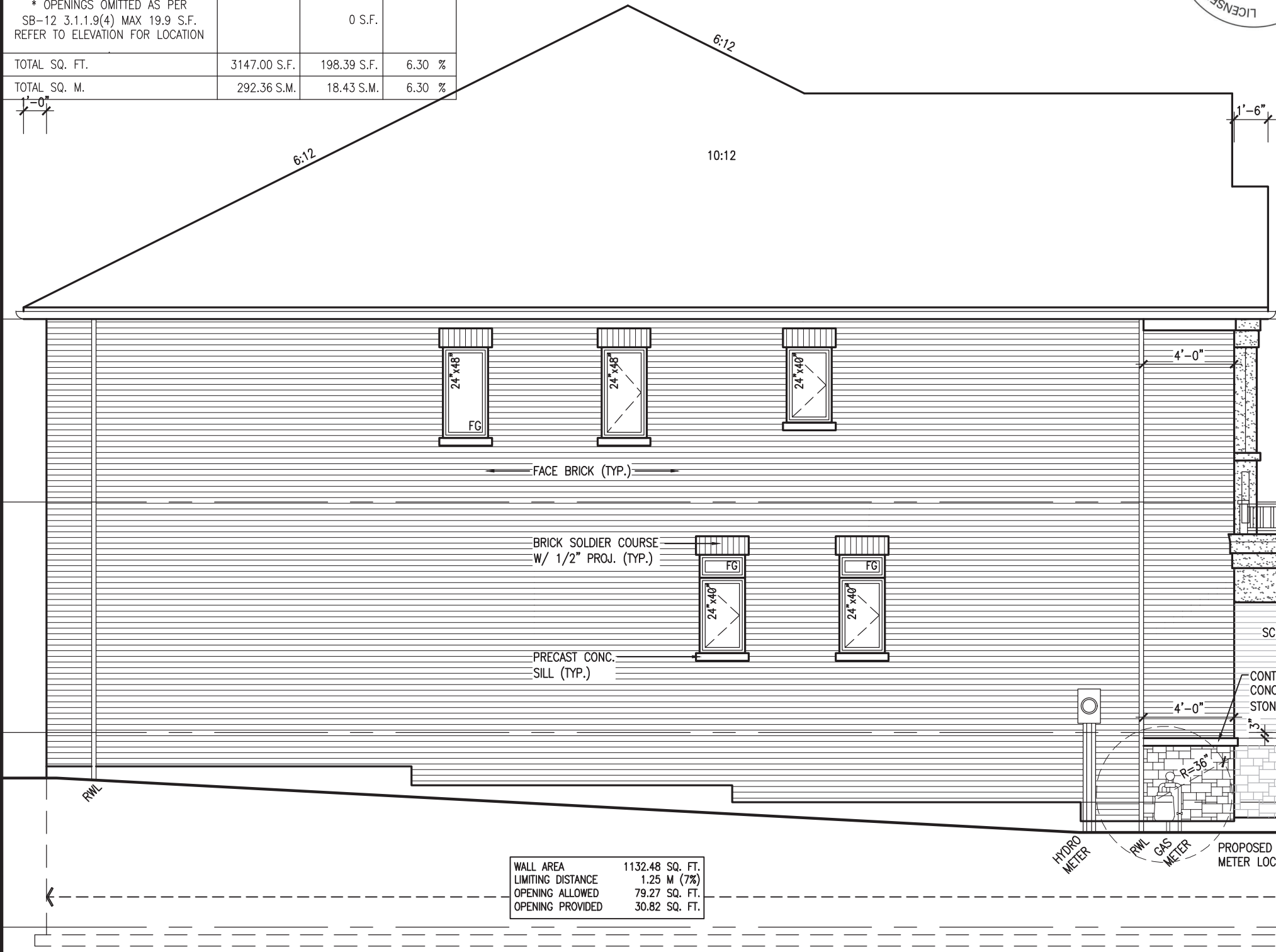
APPROVED BY:
DATE: FEB 15, 2024

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BAYVIEW WELLINGTON		THWU-16E	
GREEN VALLEY ESTATES		NAPA 16	
BRADFORD		BRADFORD	
OCTOBER, 2017		LEFT SIDE ELEVATION 'A'	
CL		6	
3/16" = 1'-0"		13045-THWU-16E-VER 2023	
RICHARD - H. VARCHINE WORKING 2013 \ 13045.BW \ NAPA 16.DWG \ TOWN OF VER 2023 (CURRENT) \ 13045-THWU-16E-VER 2023.dwg - Fri - Feb 9 2024 - 11:58 AM		13045	
255 Consumers Rd, Suite 120		13045	
Toronto, ON M2J 1R4		13045	
t 416.630.2235 f 416.630.4782		13045	
vo3design.com		13045	
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.		13045	
qualification information		13045	
Wellington Jno-Baptiste		13045	
25591		13045	
BCIN		13045	
42658		13045	
VA3 Design Inc.		13045	
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.		13045	
24-02-07 RC		13045	
24-01-24 RC		13045	
23-11-03 RC		13045	
no. description		13045	

REVIEWED

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
THWU-16E ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	457 S.F.	70.056 S.F.	15.33 %
LEFT SIDE	1141 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1141 S.F.	0 S.F.	0.00 %
REAR	408 S.F.	128.33 S.F.	31.45 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3147.00 S.F.	198.39 S.F.	6.30 %
TOTAL SQ. M.	292.36 S.M.	18.43 S.M.	6.30 %



LEFT SIDE ELEVATION 'B'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
THWU-16E ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	457 S.F.	70.056 S.F.	15.33 %
LEFT SIDE	1141 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1141 S.F.	0 S.F.	0.00 %
REAR	489 S.F.	145.00 S.F.	29.65 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3228.00 S.F.	215.06 S.F.	6.66 %
TOTAL SQ. M.	299.89 S.M.	19.98 S.M.	6.66 %

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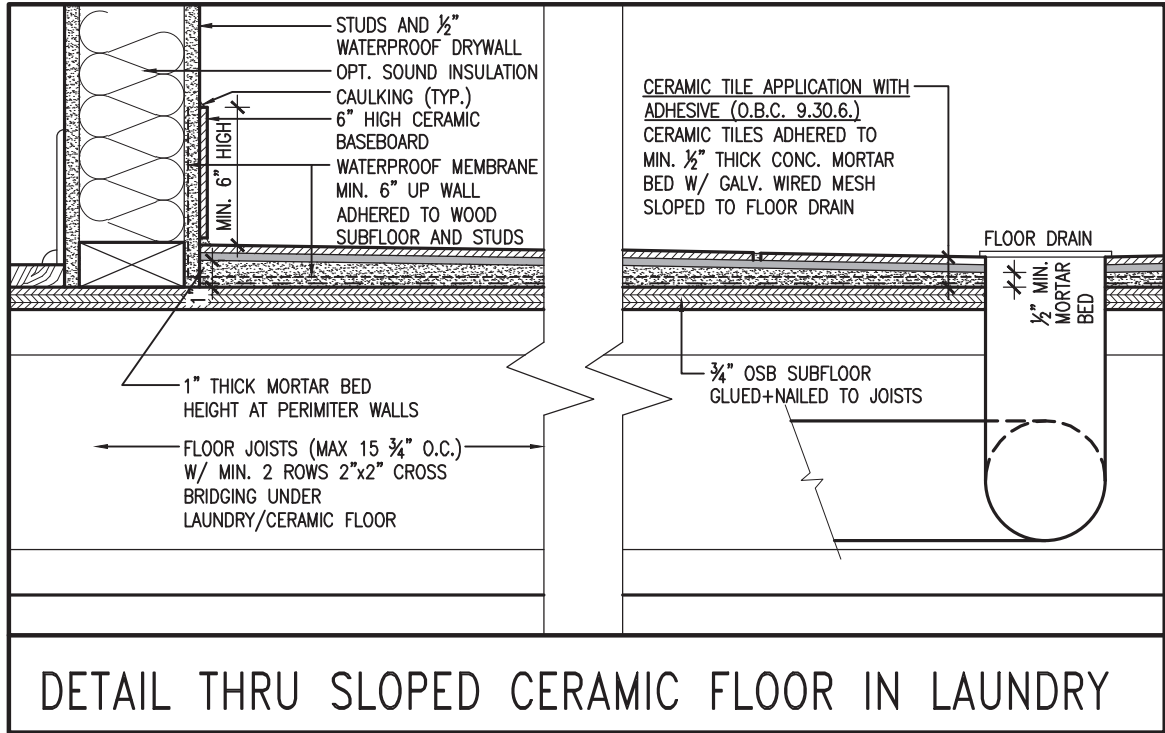


THWU-16E
OBC VER 2023

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	
Wellington Jno-Baptiste		25591	
name		BCIN	
signature		42658	
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 proceedings of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
3 REVISED AS PER ENG'S COMMENTS		24-02-07 RC	
2 REVISED AS PER FLOOR / ROOF LAYOUTS		23-11-23 RC	
1 IMPORTED FROM 16023 REV TO OBC 2023		23-11-04 RC	
description		date	

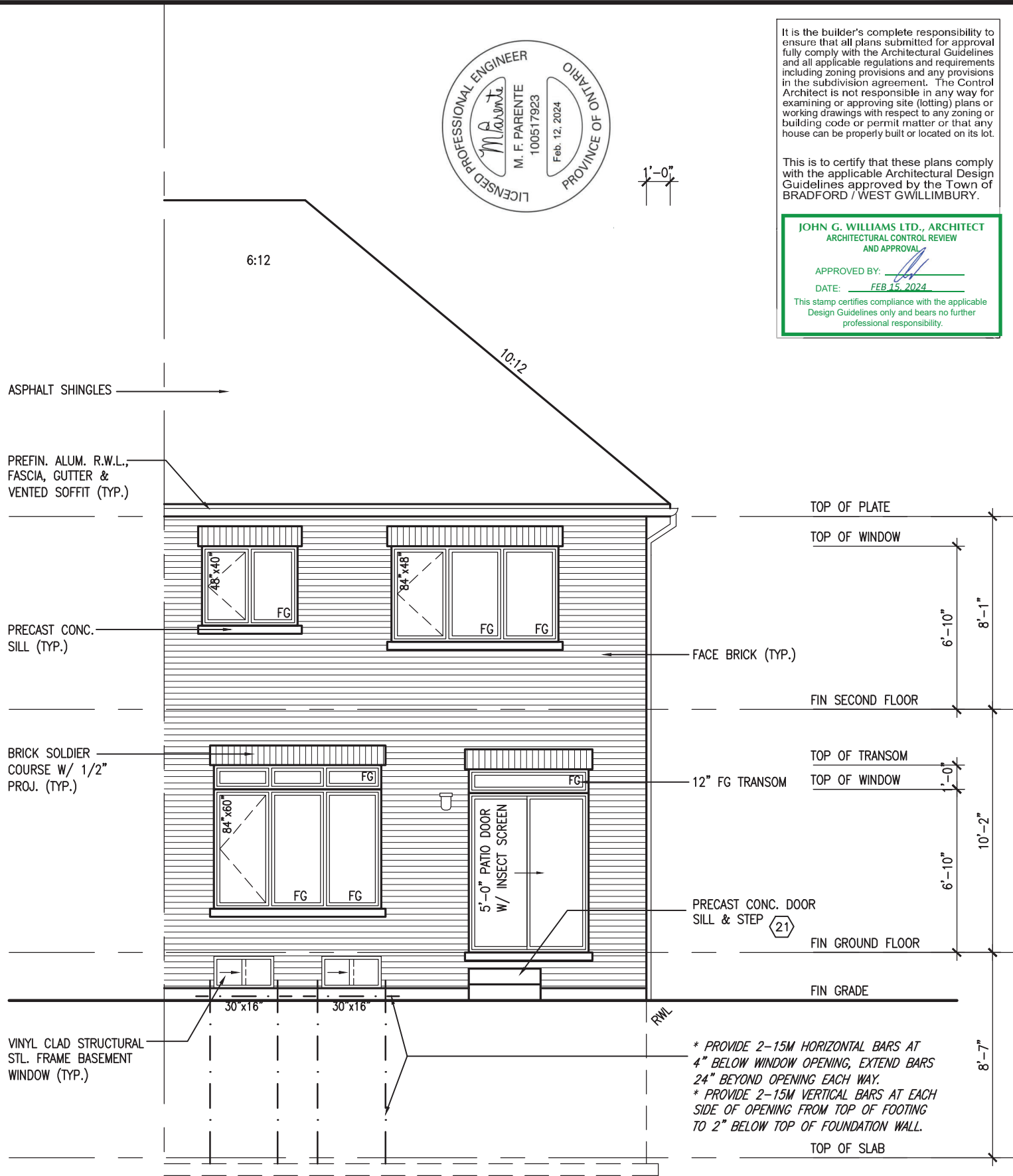
THWU-16E NAPA 16		project no. 13045	
BAYVIEW WELLINGTON		drawing no. 7	
GREEN VALLEY ESTATES		LEFT SIDE ELEVATION 'B'	
BRADFORD		file name 13045-THWU-16E-VER 2023	
OCTOBER, 2017		scale 3/16" = 1'-0"	
checked by CL		file name 13045-THWU-16E-VER 2023	
drawn by		file name 13045-THWU-16E-VER 2023	
checked by		file name 13045-THWU-16E-VER 2023	
drawn by		file name 13045-THWU-16E-VER 2023	
checked by		file name 13045-THWU-16E-VER 2023	
drawn by		file name 13045-THWU-16E-VER 2023	
checked by		file name 13045-THWU-16E-VER 2023	
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checked by		file name 13045-THWU-16E-VER 2023	
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REVIEWED



ROOF PLAN 'A'

ROOF PLAN 'B'



REAR ELEVATION 'A' & 'B'

THWU-16E
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:

DATE: FEB 15, 2024

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

THWU-16E
NAPA 16

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES
BRADFORD

DESIGN

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

Wellington Jno-Baptiste
signature
25591 BCIN

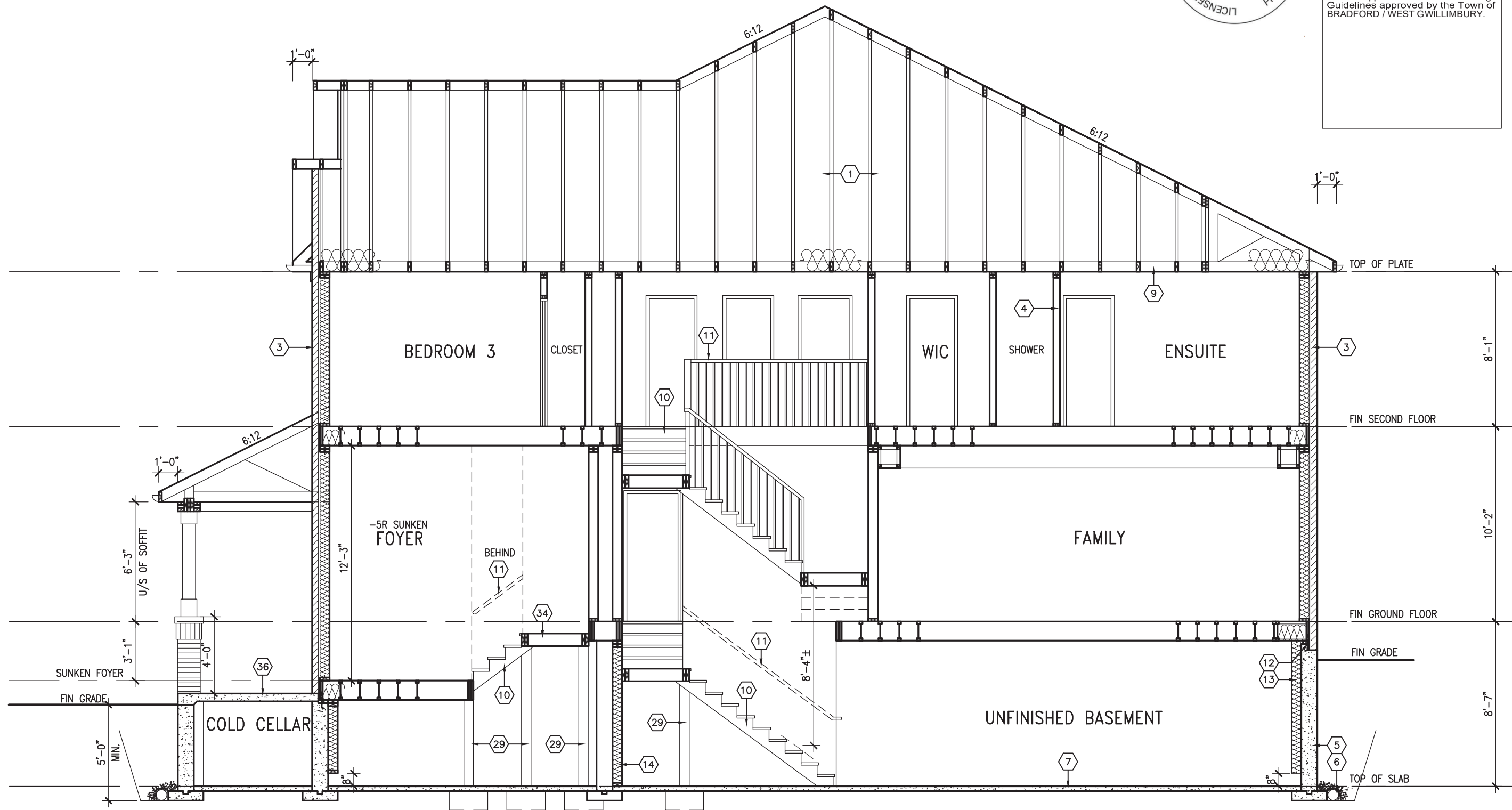
VA3 Design Inc.
42658

9	REVISED AS PER ENG'S COMMENTS	24-02-07	RC
8	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-24	RC
7	IMPORTED FROM 16023 REV TO OBC 2023	23-11-03	RC
6			
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project no.	13045
drawing no.	8
project name	GREEN VALLEY ESTATES
municipality	BRADFORD
date	OCTOBER, 2017
drawn by	CL
checked by	
scale	3/16" = 1'-0"
file name	13045-THWU-16E-VER 2023
drawn by	CL
checked by	
scale	3/16" = 1'-0"
file name	13045-THWU-16E-VER 2023
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file name	13045-THWU-16E-VER 2023

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REVIEWED



SECTION A-A

THWU-16E
OBC VER 2023

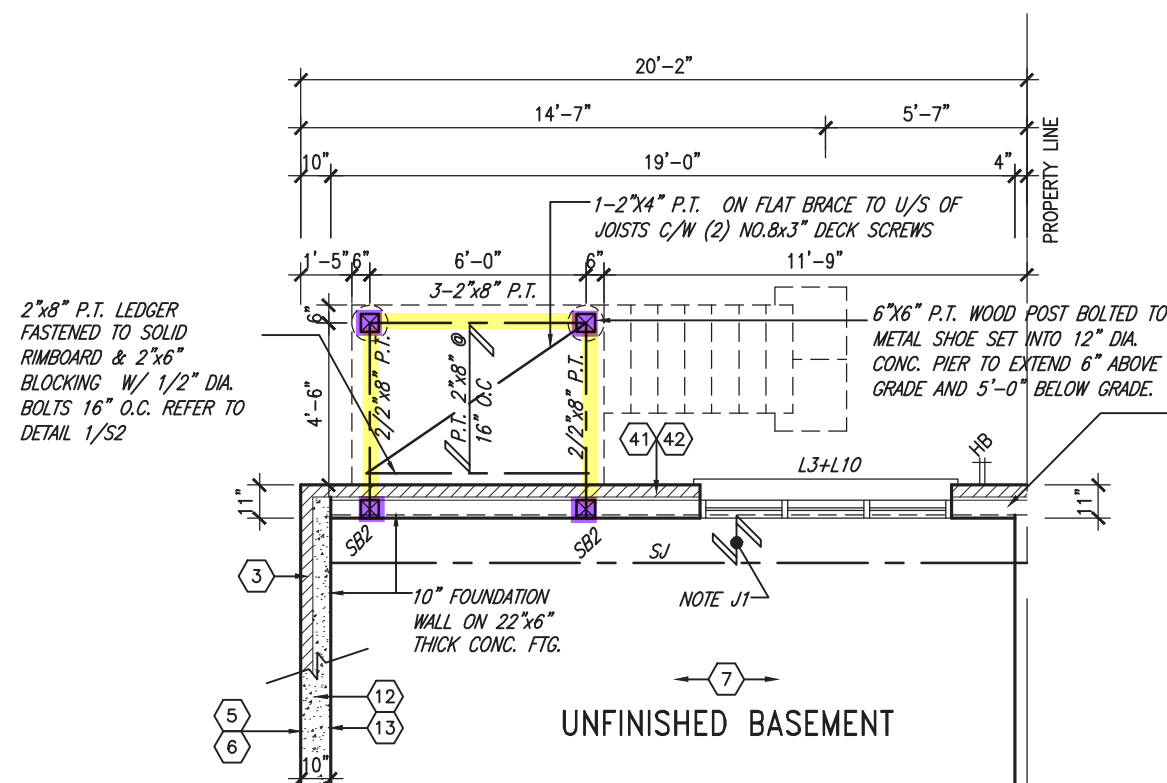


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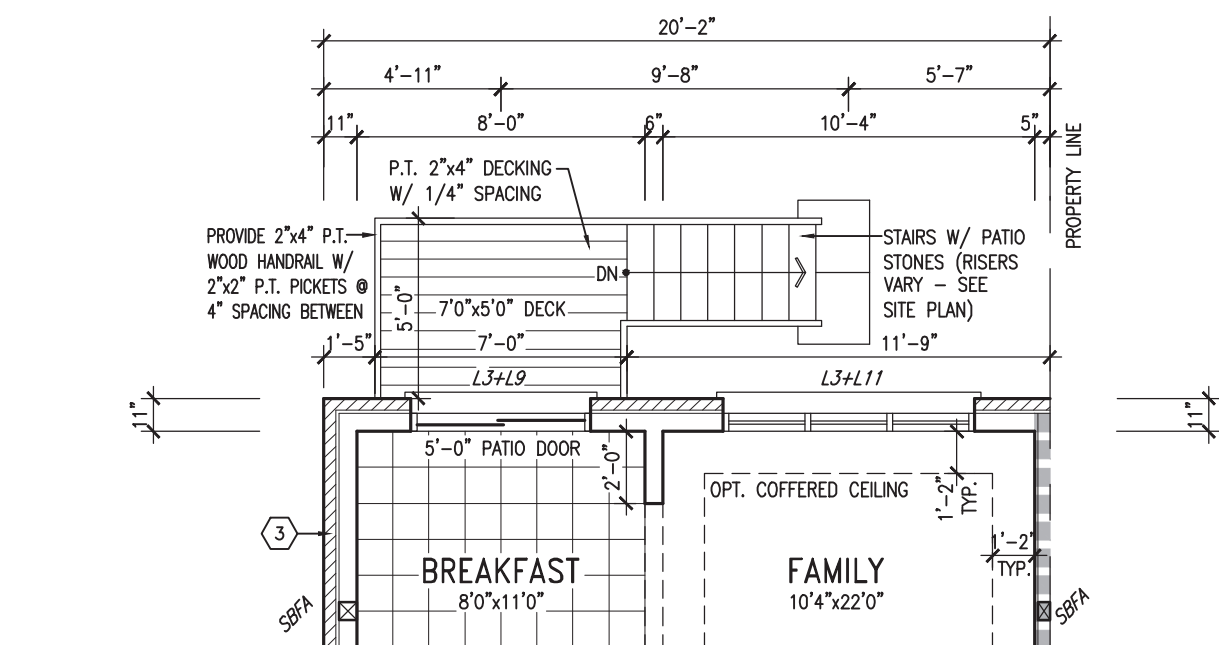
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

BAYVIEW WELLINGTON		THWU-16E	
GREEN VALLEY ESTATES		NAPA 16	
BRADFORD		CROSS SECTION A-A	
OCTOBER, 2017		13045-THWU-16E-VER 2023	
CL		9	
3/16" = 1'-0"		13045-THWU-16E-VER 2023	
RICHARD - H. VARCHIE WORKING 2013 13045.BW UNITS 6.0M TOWN OF BRADFORD - Fri - Feb 9 2024 - 11:58 AM		13045-THWU-16E-VER 2023	
255 Consumers Rd. Suite 120		VA3 DESIGN	
Toronto ON M2J 1R4		t 416.630.2255 f 416.630.4782	
v3design.com		v3design.com	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste 25591 BCN	
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.		24-02-07 RC	
REVISED AS PER ENG'S COMMENTS		24-01-24 RC	
2 REVISED AS PER FLOOR / ROOF LAYOUTS		23-11-03 RC	
1 IMPORTED FROM 16023 REV TO OBC 2023		no. description	

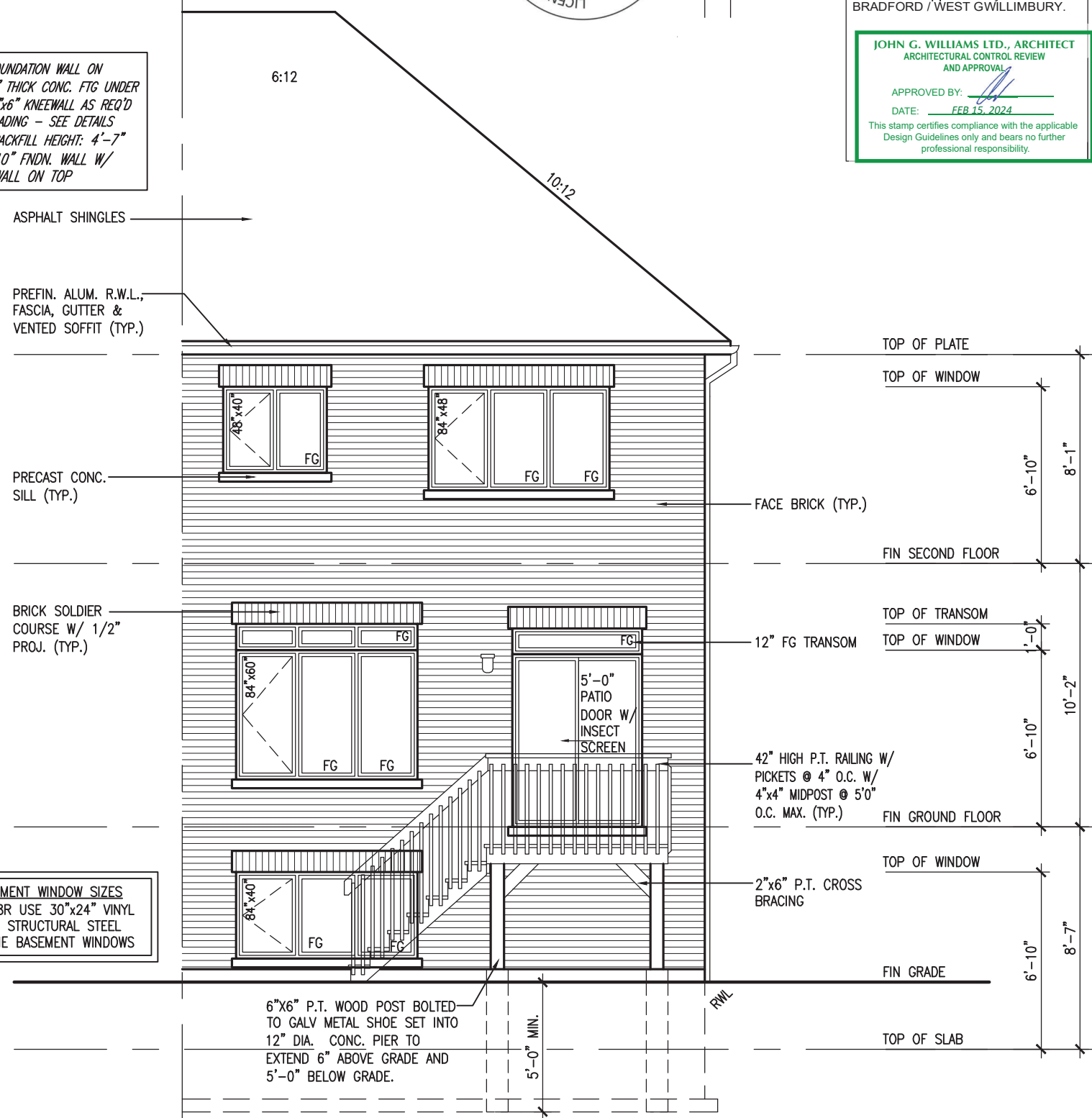
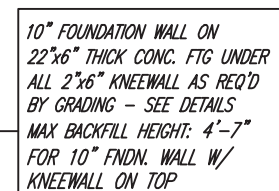
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PARTIAL BASEMENT PLAN
W.O.D. CONDITION (9R OR GREATER)



PARTIAL GROUND FLOOR PLAN
W.O.D. CONDITION (9R OR GREATER)



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

THWU-16E
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.

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	BCIN
8	.	.	qualification information		
7	.	.			
6	.	.	Wellington Jno-Baptiste	signature	42658
5	.	.	name	registration information	
4	.	.	VA3 Design Inc.		
3	REVISED AS PER ENG'S COMMENTS	24-02-07	RC		
2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-24	RC		
1	IMPORTED FROM 16023 REV TO OBC 2023	23-11-03	RC		
no.	description	date	by		

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

Wellington Jno-Baptiste 25591 BCIN

name registration information signature 42658

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.

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

project name

date **OCTOBER, 2017**

drawn by **CL**

BRADFORD

municipality

checked by

scale **3/16" = 1'-0"**

file name **13045-THWU-16E-VER 2023**

THWU-16E

NAPA 16

project no. **13045**

PARTIAL PLANS & REAR ELEVATION - W.O.D. COND.

drawing no. **10**

RICHARD - H. (ARCHITECT WORKING) 2015 / 13045-BCIN Units BCIN TOMINS VER 2023 (CURRENT) / 13045-THWU-16E-VER 2023 (Aug - Fri - Feb 9 2024 - 11:58 AM)

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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., (MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. 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. 9.8.6.-**
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. **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.

33. **STEPPED FOOTINGS OBC 9.15.3.9.**
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24")

34. **SLAB ON GRADE**
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2x9x2 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.

35. **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..

36. **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.

37. **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. *)

Licensed Professional Engineer

M. F. PARENTE

100517923

Feb. 12, 2024

PROVINCE OF ONTARIO

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

qualification information

Wellington Jno-Baptiste 25591

name BCIN

registration information

VA3 Design Inc. 42658

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

38. **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.

39. **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.

40. 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.

41. **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

EXHAUST FAN TO EXTERIOR

DUPLEX OUTLET (12" ABOVE SURFACE)

DUPLEX OUTLET (HEIGHT A.F.F)

WEATHERPROOF DUPLEX OUTLET

GFI DUPLEX OUTLET (HEIGHT A.F.F)

POT LIGHT

HEAVY DUTY OUTLET (220 volt)

LIGHT FIXTURE (PULL CHAIN)

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

SWITCH

HOSE BIB (NON-FREEZE)

FLOOR DRAIN

SJ SINGLE JOIST

DJ DOUBLE JOIST

TJ TRIPLE JOIST

LVL LAMINATED VENEER LUMBER

POINT LOAD FROM ABOVE

F.A. FLAT ARCH

C.A. CURVED ARCH

M.C. MEDICINE CABINET (RECESSED)

DOUBLE VOLUME WALL. SEE NOTE 39

CONCRETE BLOCK WALL

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.

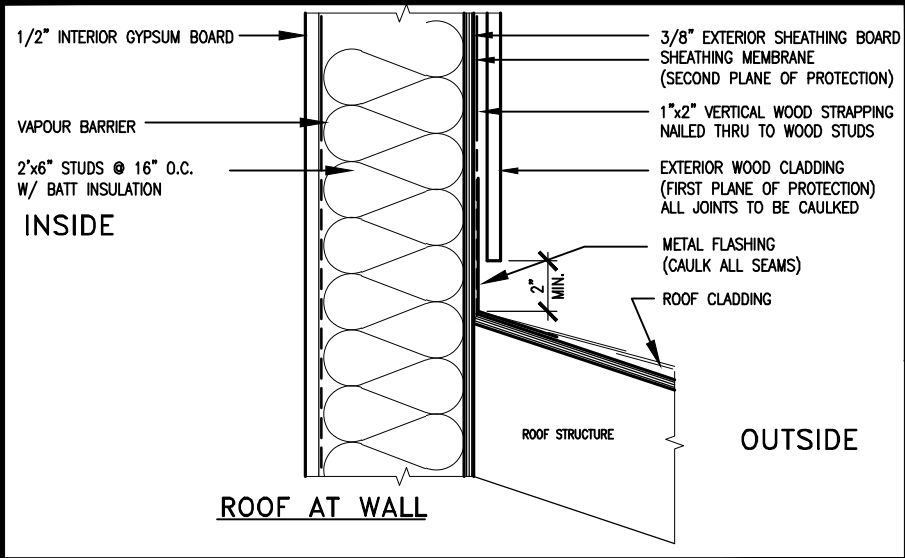
SOLID WOOD BEARING TO MATCH FROM ABOVE

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.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

42. **TWO STOREY VOLUME SPACES**
-FOR A MAXIMUM 5490 mm

REVIEWED



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"

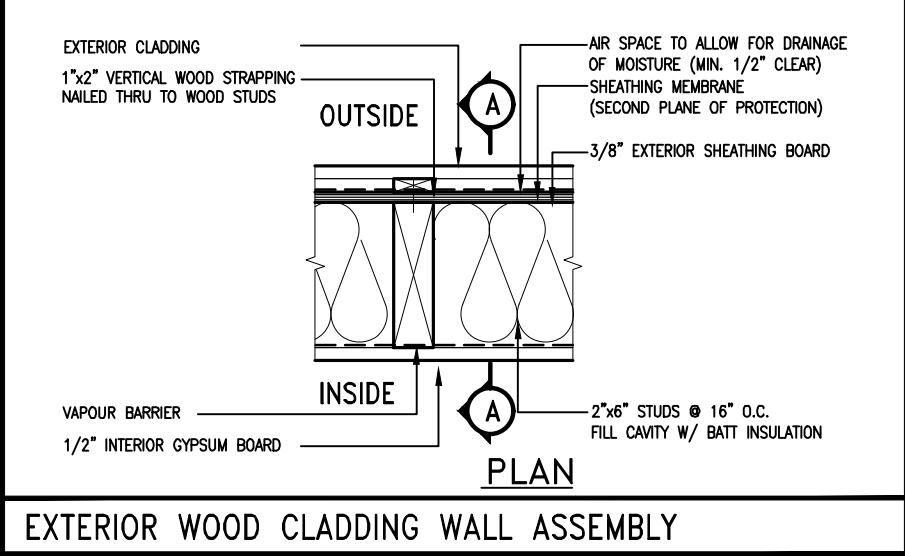
2-2"x8" @ 16" O.C. - 20'-4"

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

NOTES:

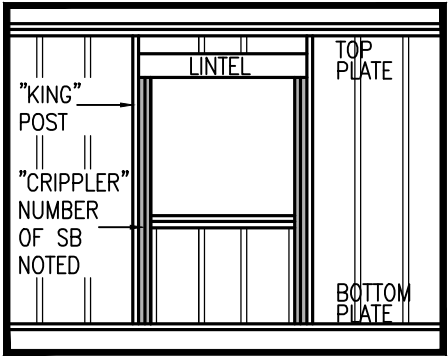
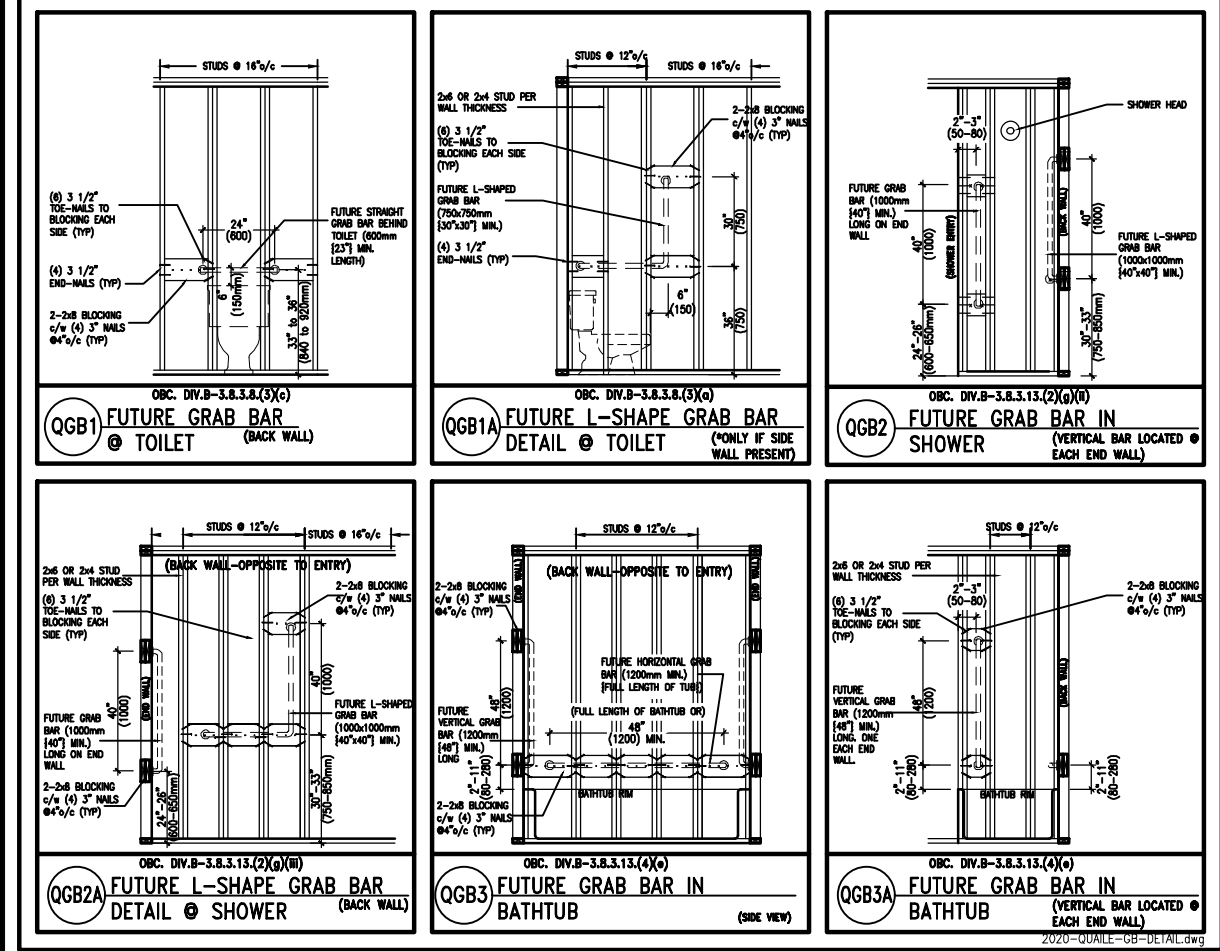
- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa
- SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
- PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
- WALL FRAMING 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



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC. DIV. B- 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). AND DETAILS PROVIDED BELOW.



"CRIPPLE" DETAIL



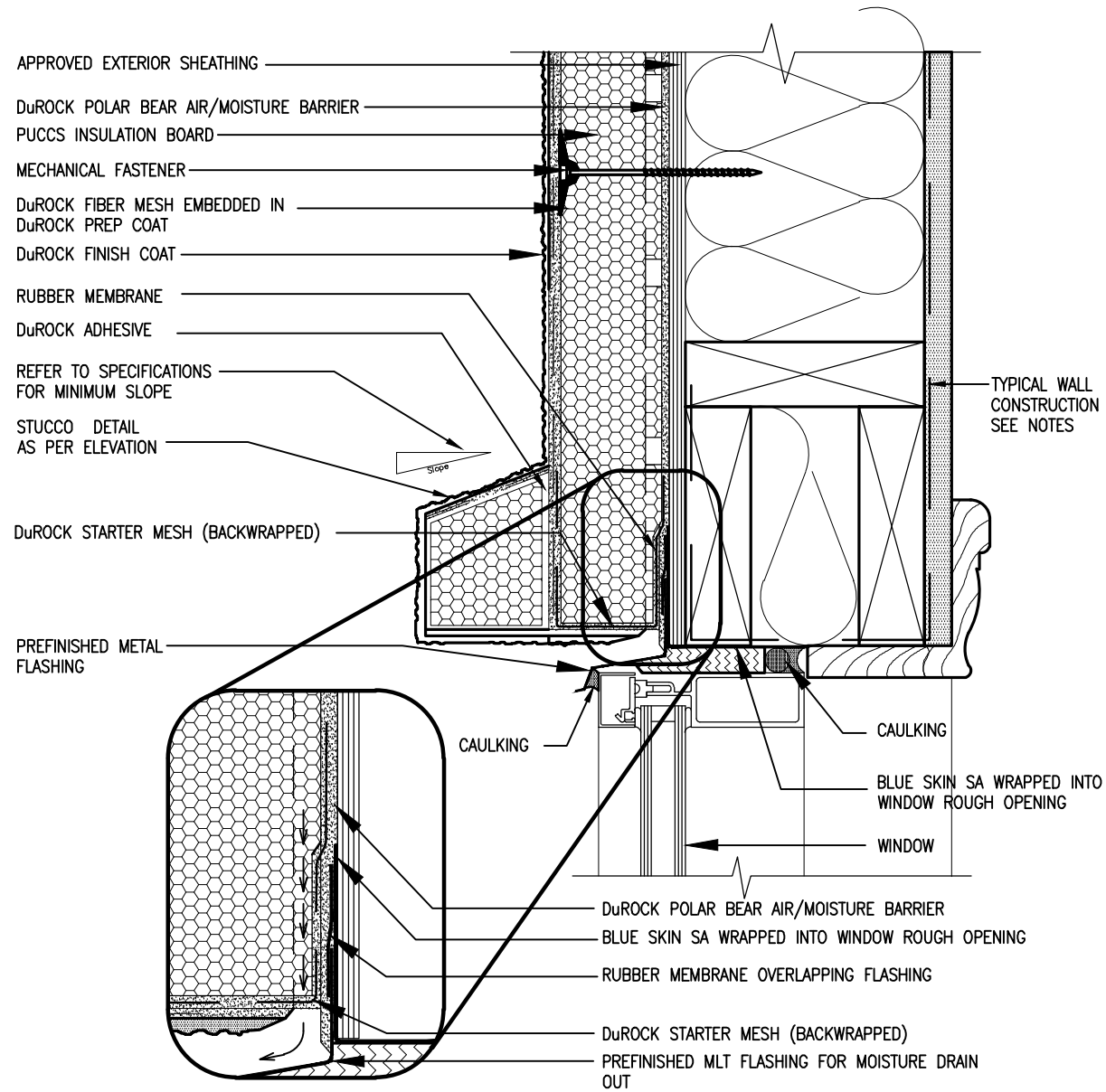
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	REVISED AS PER ENG'S COMMENTNS	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

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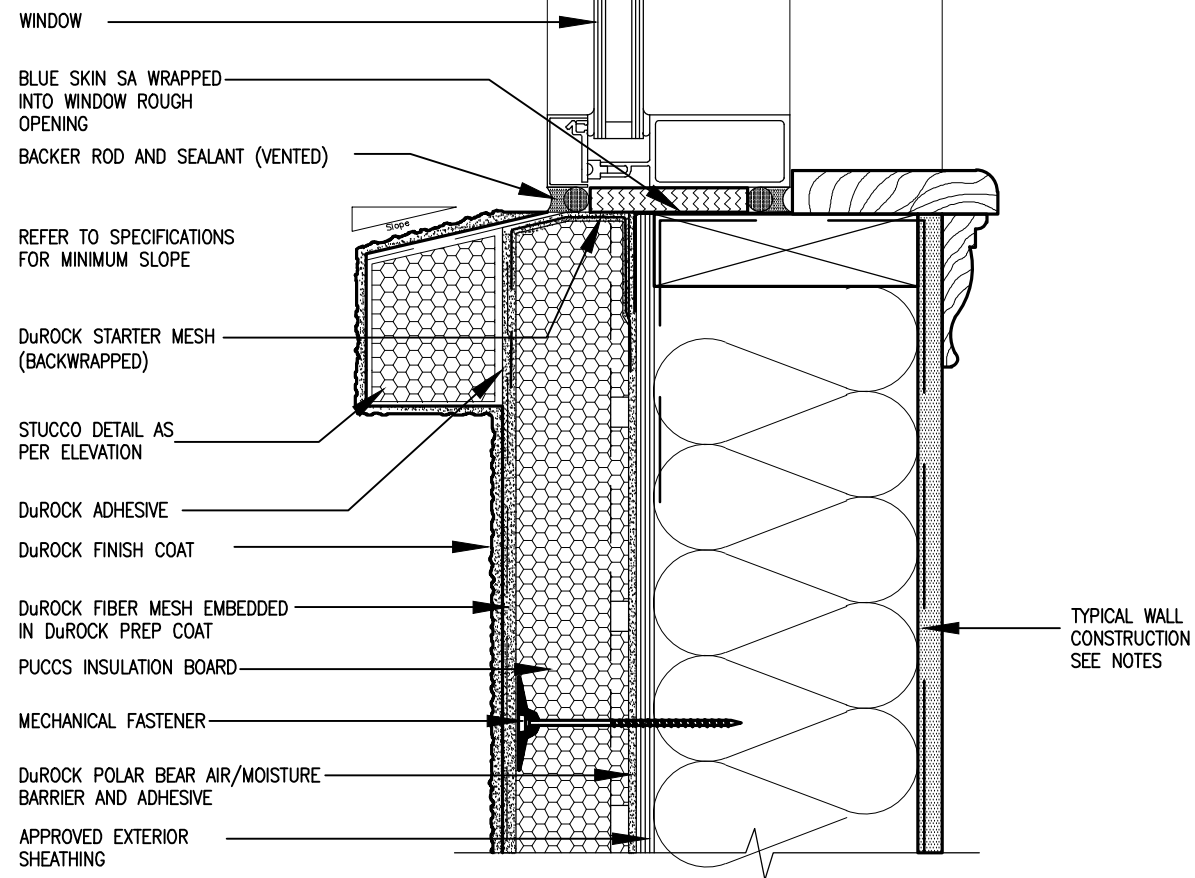
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	MAY 2016	project no.	13045
drawn by	RC	checked by	scale
			3/16" = 1'-0"
CONSTRUCTION NOTES		drawing no.	
13045-CN-2022-A1-REV1		CN2	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg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

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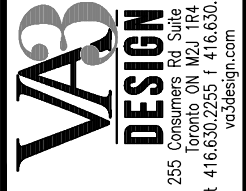
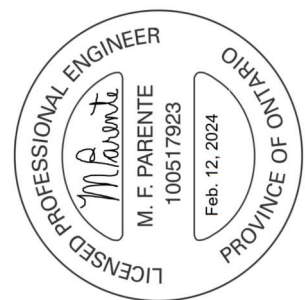


1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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"



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Wellington Jno-Baptiste 25591 BCIN
signature
VA3 Design Inc. 42658
name
registration information

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

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

BAYVIEW WELLINGTON

CONST NOTE

GREEN VALLEY ESTATES

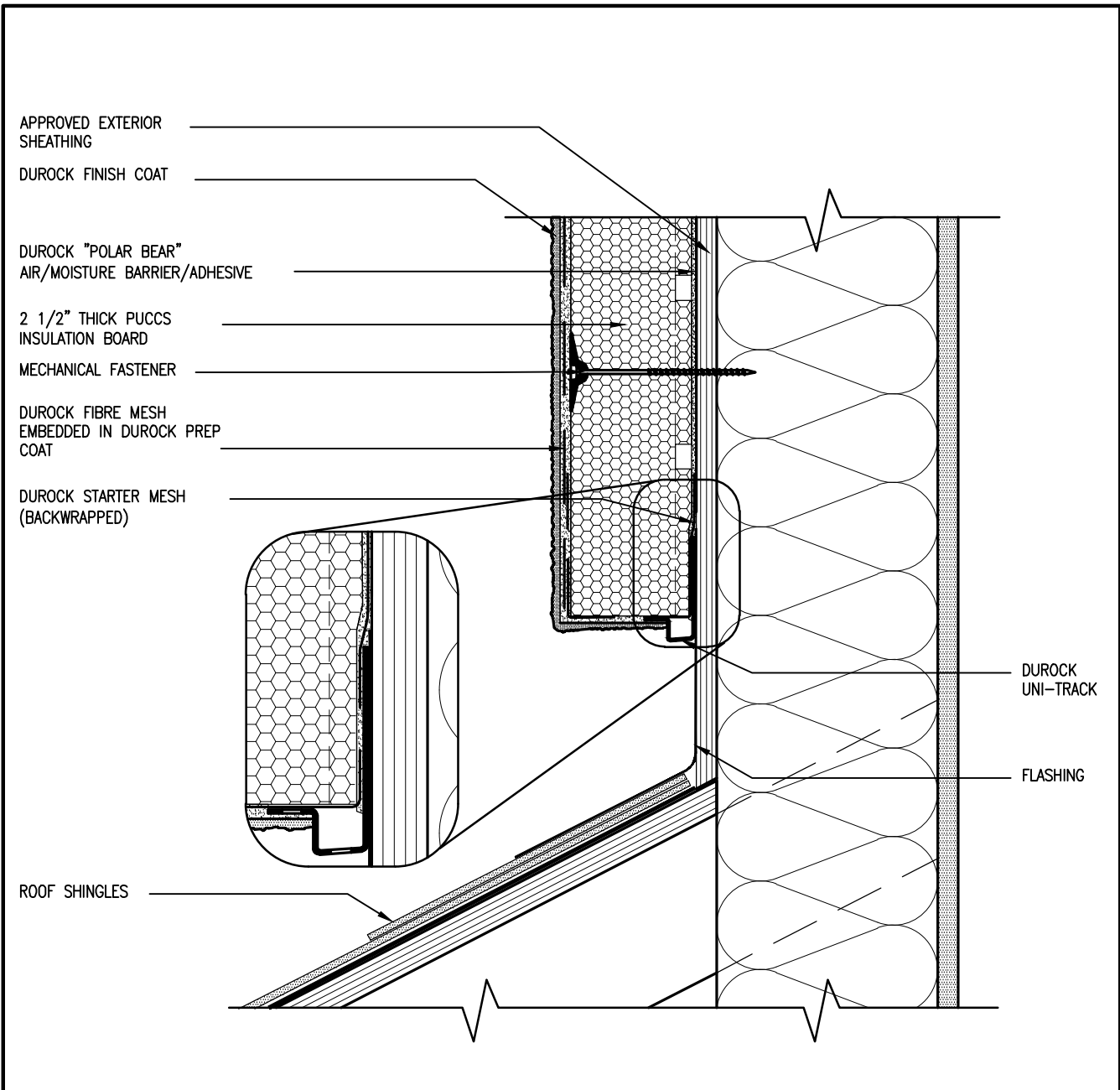
BRADFORD

project name
project no. 13045
drawing no. CN3
date MAY 2016
checked by RC
scale 3/16" = 1'-0"

CONSTRUCTION NOTES
13045-CN-2022-A1-REV1
file name
13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:08 PM
drawn by
checked by
date
scale
3/16" = 1'-0"

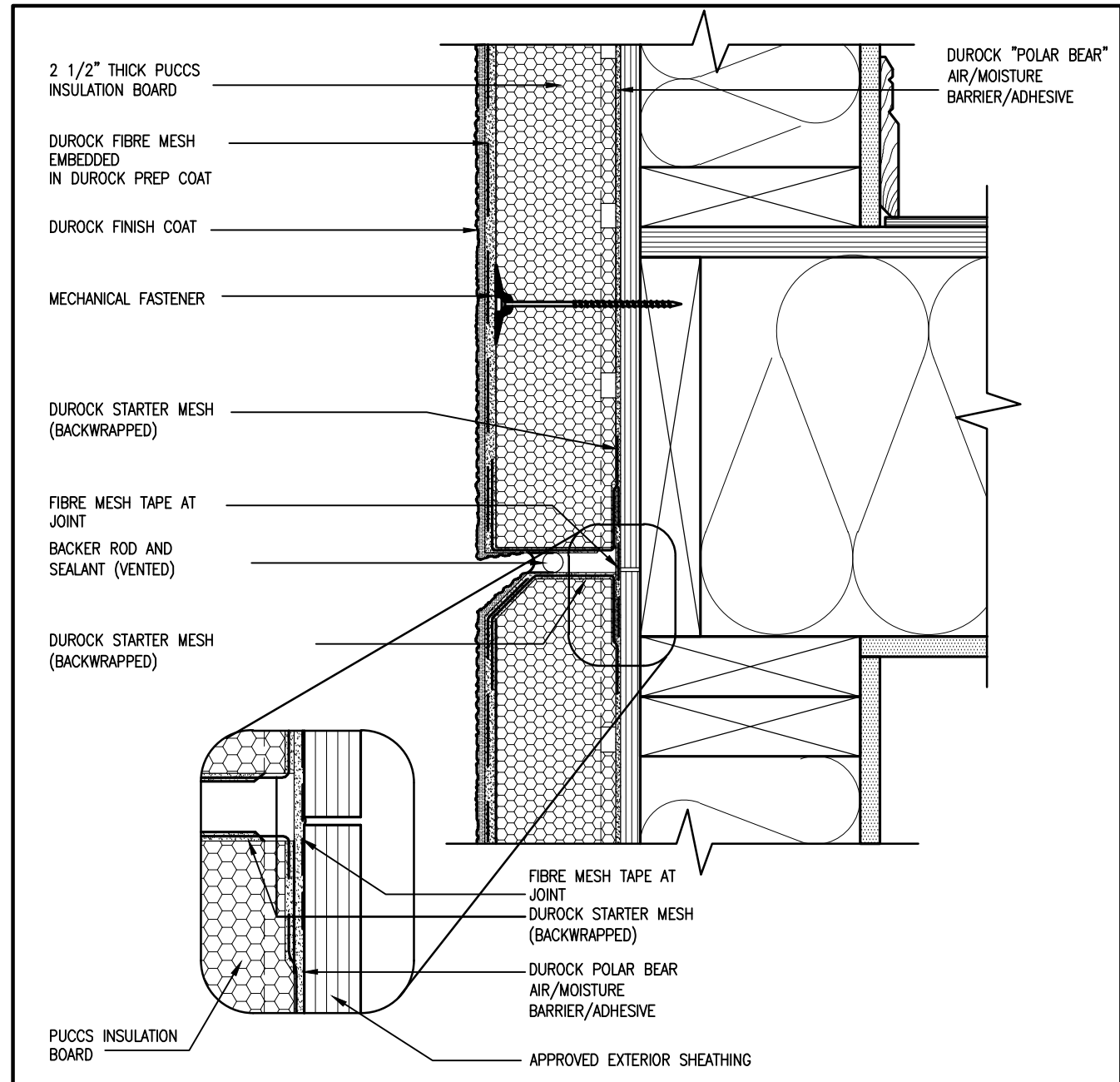
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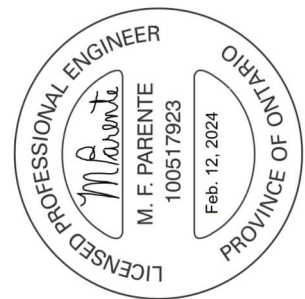



3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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.
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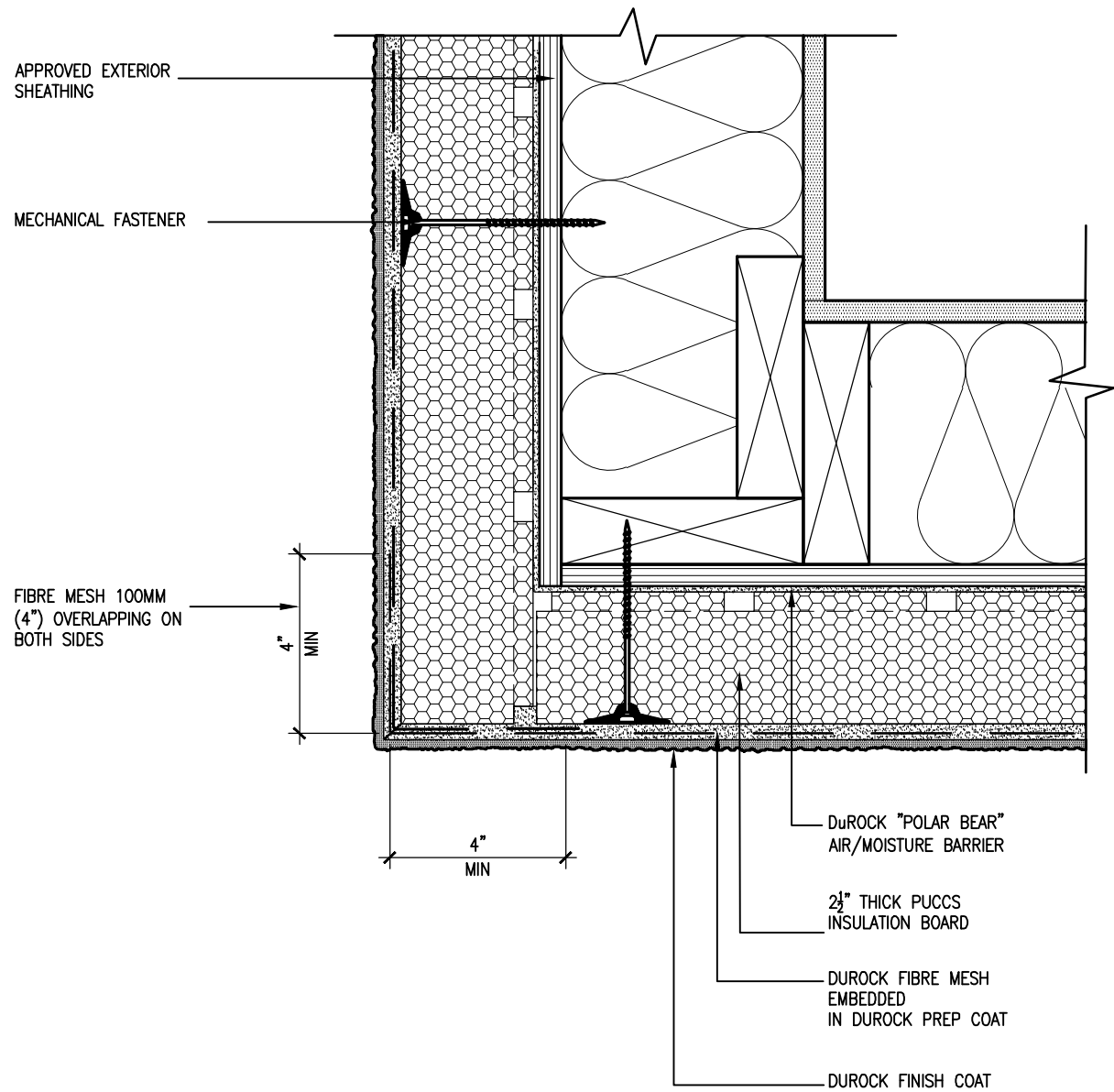
4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"



			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			Wellington, Jno-Baptiste			25591		
9	.	.	.	.	.	.	.	.	.	.	.
8	.	.	.	.	.	.	.	.	.	.	.
7	.	.	.	.	.	.	.	.	.	.	.
6	.	.	.	.	.	.	.	.	.	.	.
5	REVISED AS PER ENG'S COMMENTS	24-02-09	RC	name	Wellington, Jno-Baptiste	BCIN	42658	signature		registration information	VAS Design Inc.
4	UPDATE TO 2022	JAN 11-22	RC	contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.							
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								

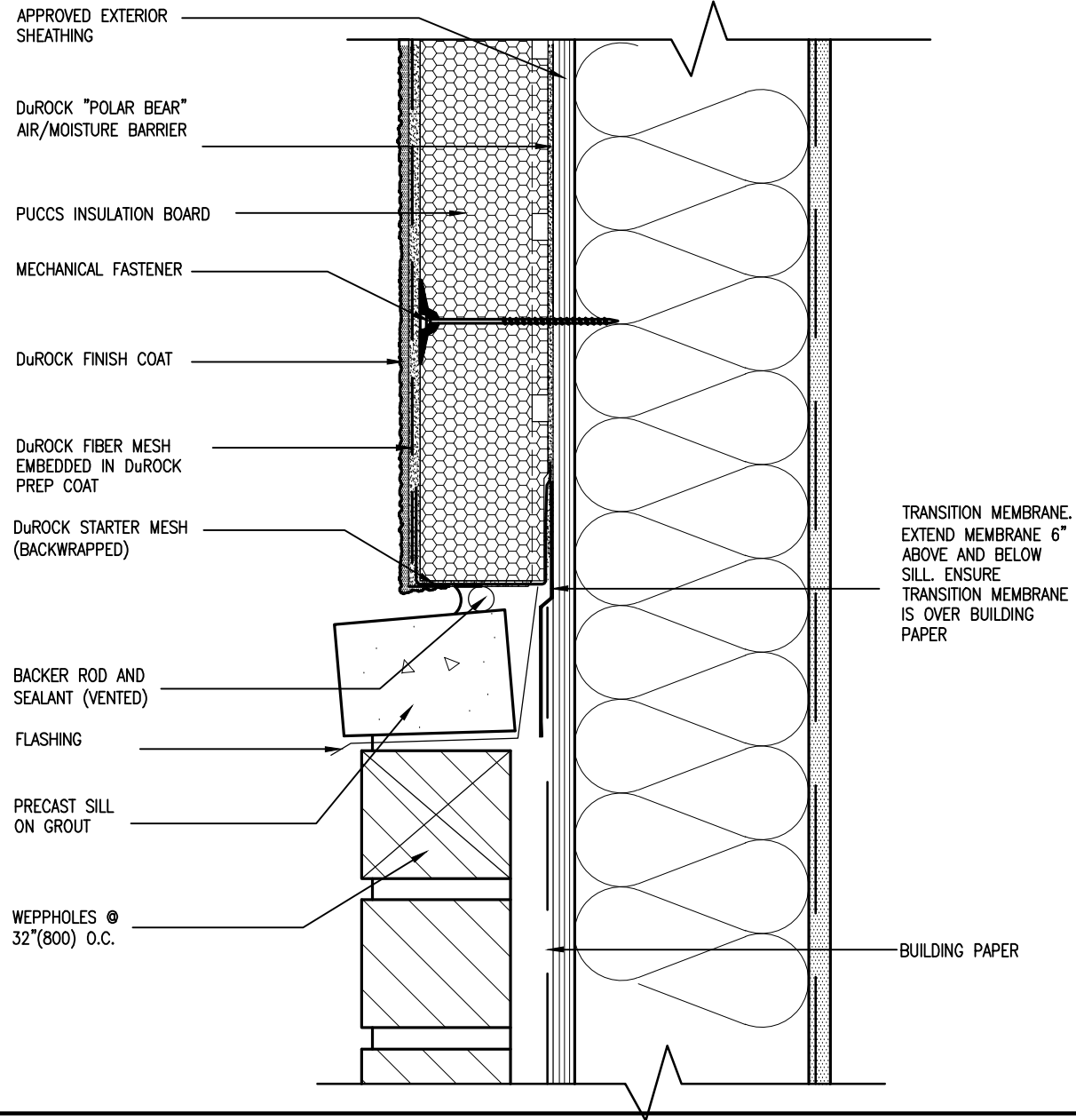
VA3 DESIGN			255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2235 f 416.630.4782 vo3design.com											
CONST NOTE			BAYVIEW WELLINGTON			GREEN VALLEY ESTATES			BRADFORD			project no. 13045		
drawing no. CN4			CONSTRUCTION NOTES			date MAY 2016			municipality			project no. 13045		
checked by RC			scale 3/16" = 1'-0"			file name 13045-CN-2022-A1-REV1			drawing no. CN4			project no. 13045		
drawn by RC			date MAY 2016			checked by RC			municipality BRADFORD			project no. 13045		
RICHARD - H3-MACHINE (MORNING, 2013) 13045-3M units (CONSTRUCTION NOTES) 2023 13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:07 PM			CONSTRUCTION NOTES			date MAY 2016			municipality BRADFORD			project no. 13045		

REVIEWED

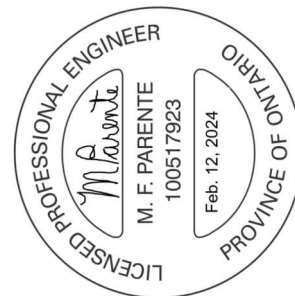


5 CORNER DETAIL
CN5 SCALE: 3\"=1'-0"

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	REVISED AS PER ENG'S COMMENTS	24-02-09	RC
8	UPDATE TO 2022	JAN 11-22	RC
7	UPDATE TO 2020	FEB 24-20	RC
6	UPDATE TO 2018	JAN 11-18	RC
5	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

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Wellington Jno-Baptiste
signature
25591 BCIN
42658

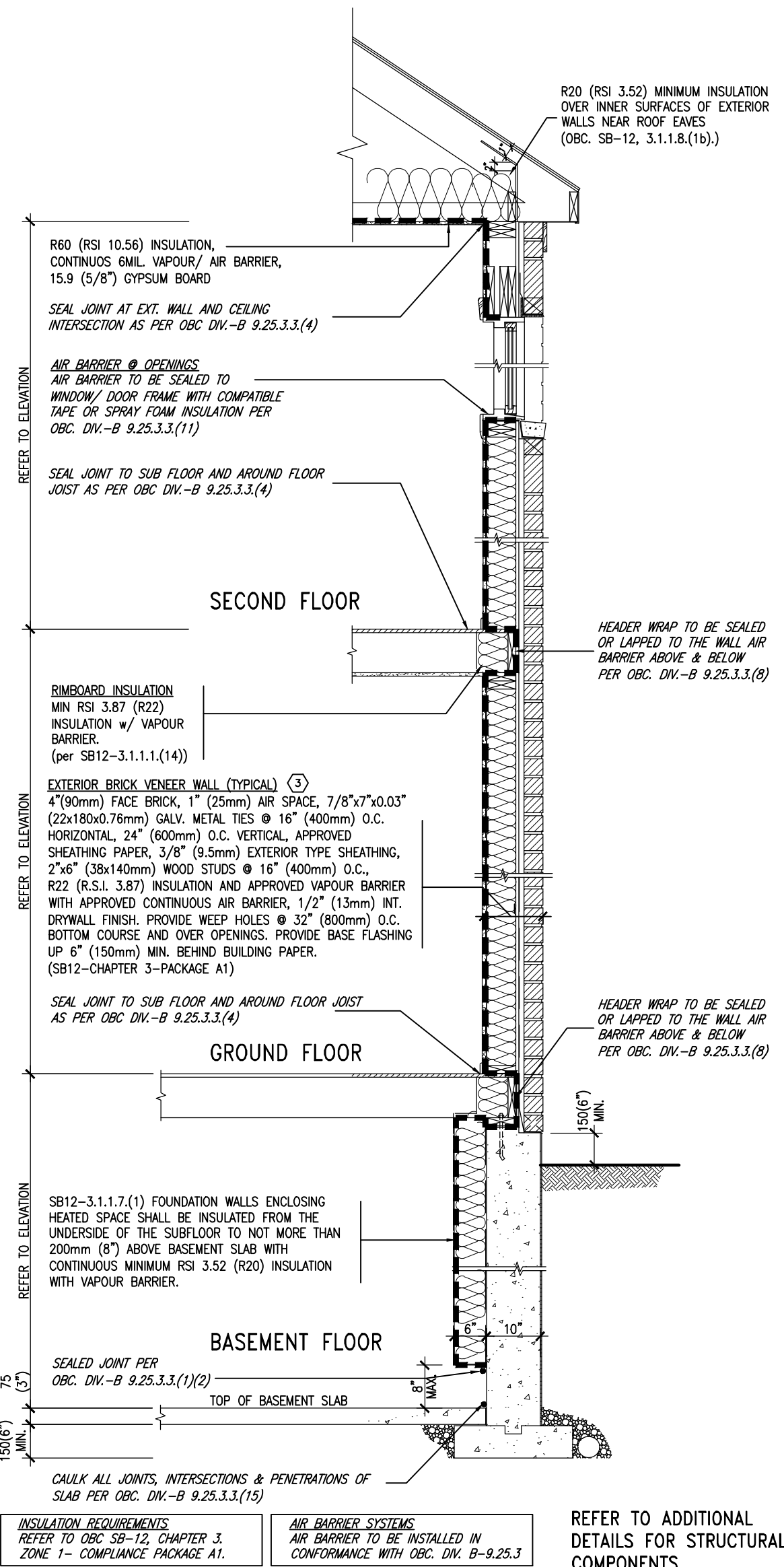
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t 416.630.2255 f 416.630.4782
v3design.com

project name	project no.	drawing no.
BAYVIEW WELLINGTON	13045	CN5
project name	project no.	drawing no.
GREEN VALLEY ESTATES	13045	CN5
project name	project no.	drawing no.
BRADFORD	13045	CN5
project name	project no.	drawing no.
CONSTRUCTION NOTES	13045-CN-2022-A1-REV1	CN5
project name	project no.	drawing no.
date	checked by	scale
MAY 2016	RC	3/16" = 1'-0"
project name	project no.	drawing no.
drawn by	checked by	scale
RC	RC	3/16" = 1'-0"

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SB12-COMPLIANCE PACKAGE 'A1'

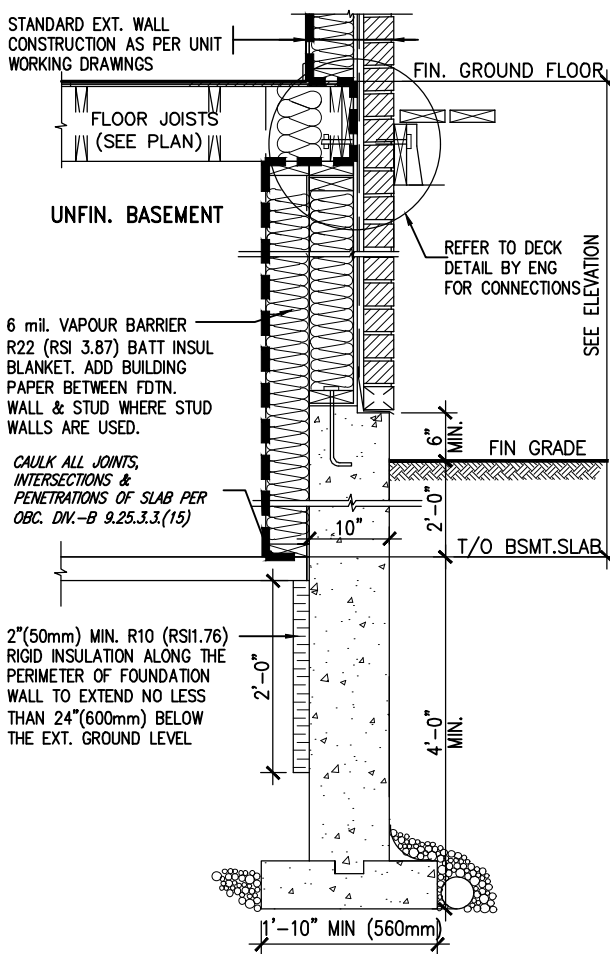


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL
SCALE: N.T.S.

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.



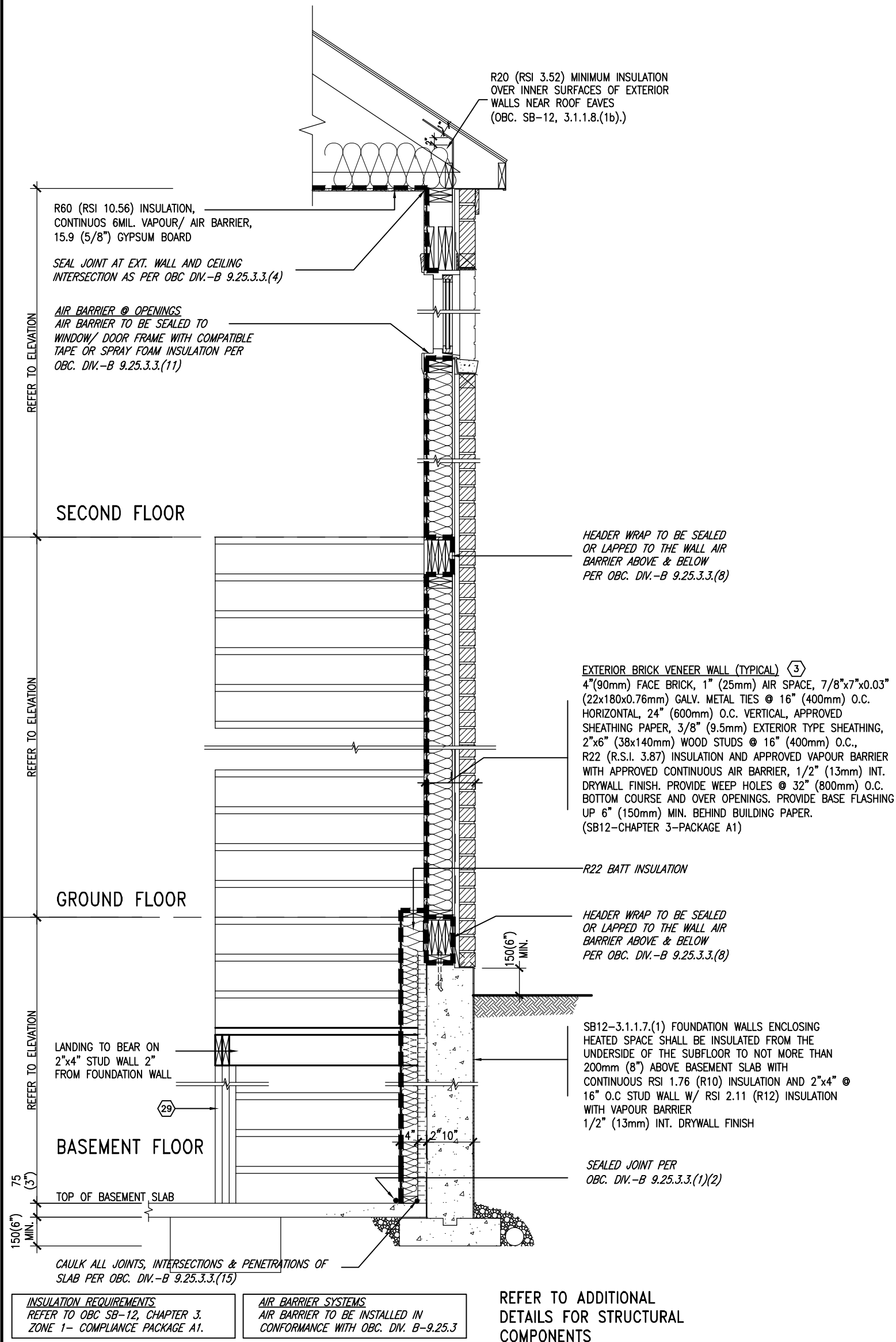
* REVISED-FEB 2017

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 project name GREEN VALLEY ESTATES municipality BRADFORD date MAY 2016 drawn by RC checked by — scale 3/16" = 1'-0" 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 - 12:07 PM	CONST NOTE — project no. 13045 drawing no. CN6
8	.	.	.	Wellington Jno-Baptiste 25591 BCIN			
7	.	.	.	registration information VA3 Design Inc. 42658			
6	.	.	.	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	REVISED AS PER ENG'S COMMETNS	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				

SB12-COMPLIANCE PACKAGE 'A1'

REVIEWED



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	.	.	.
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5	REVISED AS PER ENG'S COMMITMENTS	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
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.

Wellington Jno-Baptiste
name
registration information
VA3 Design Inc.
signature
25591
BCIN
42658

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
municipality
BRADFORD

date
MAY 2016

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONST NOTE

project no.
13045

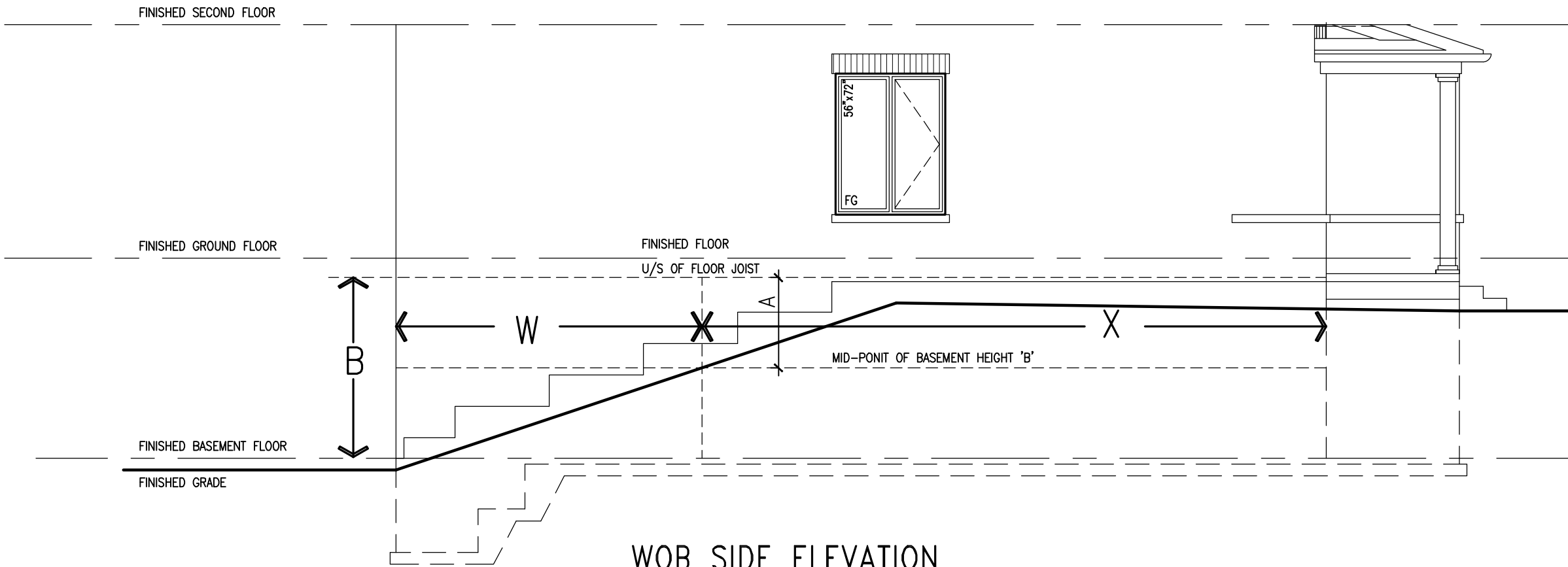
file name
13045-CN-2022-A1-REV1

drawing no.
CN7

CONSTRUCTION NOTES

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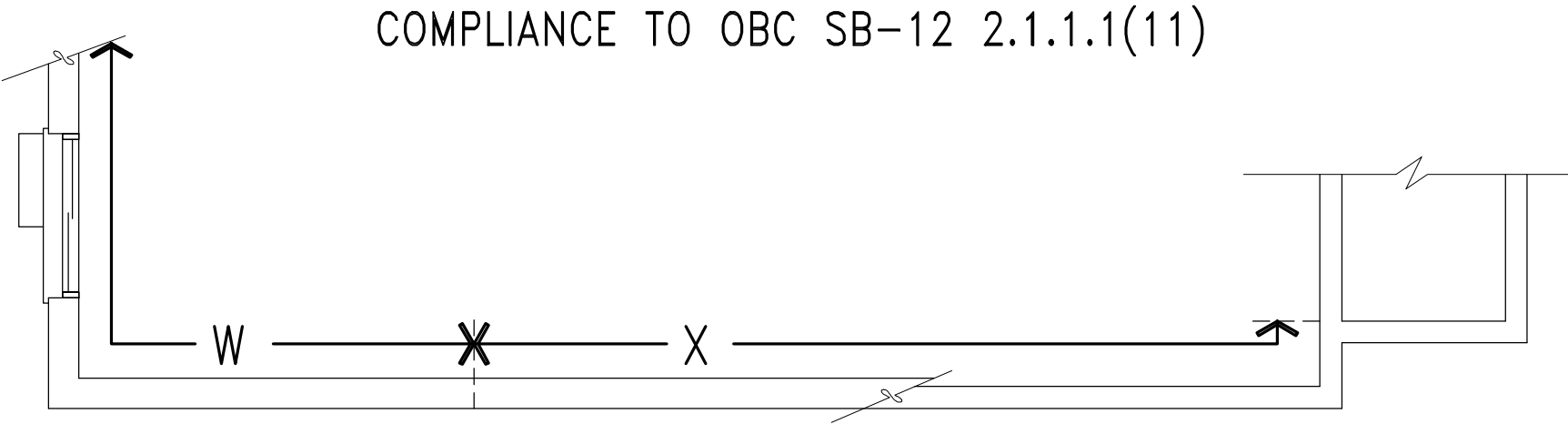
WOB SIDE ELEVATION

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

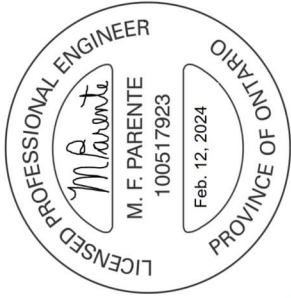
WHEN EXPOSED WALL "A" IS LESS THAN 50%
OF BASEMENT WALL HEIGHT "B"

INSULATION VALUE FOR WALL IN SECTION "X"
IS NOT LESS THAN BASEMENT WALL AS
REQUIRED BY TABLE 2.1.1.2A



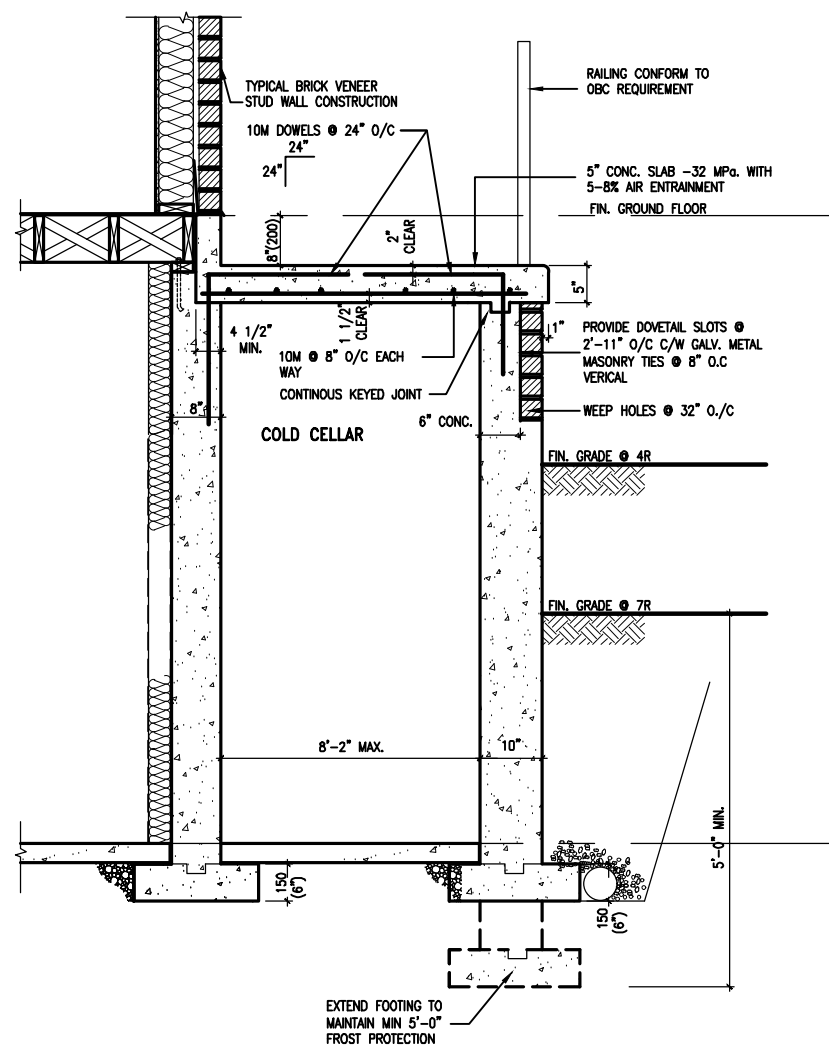
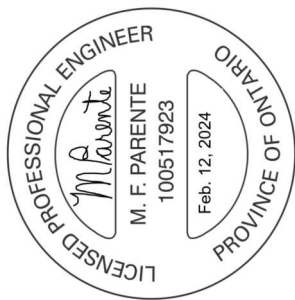
WOB PLAN

COMPLIANCE TO OBC SB-12 2.1.1.1(11)

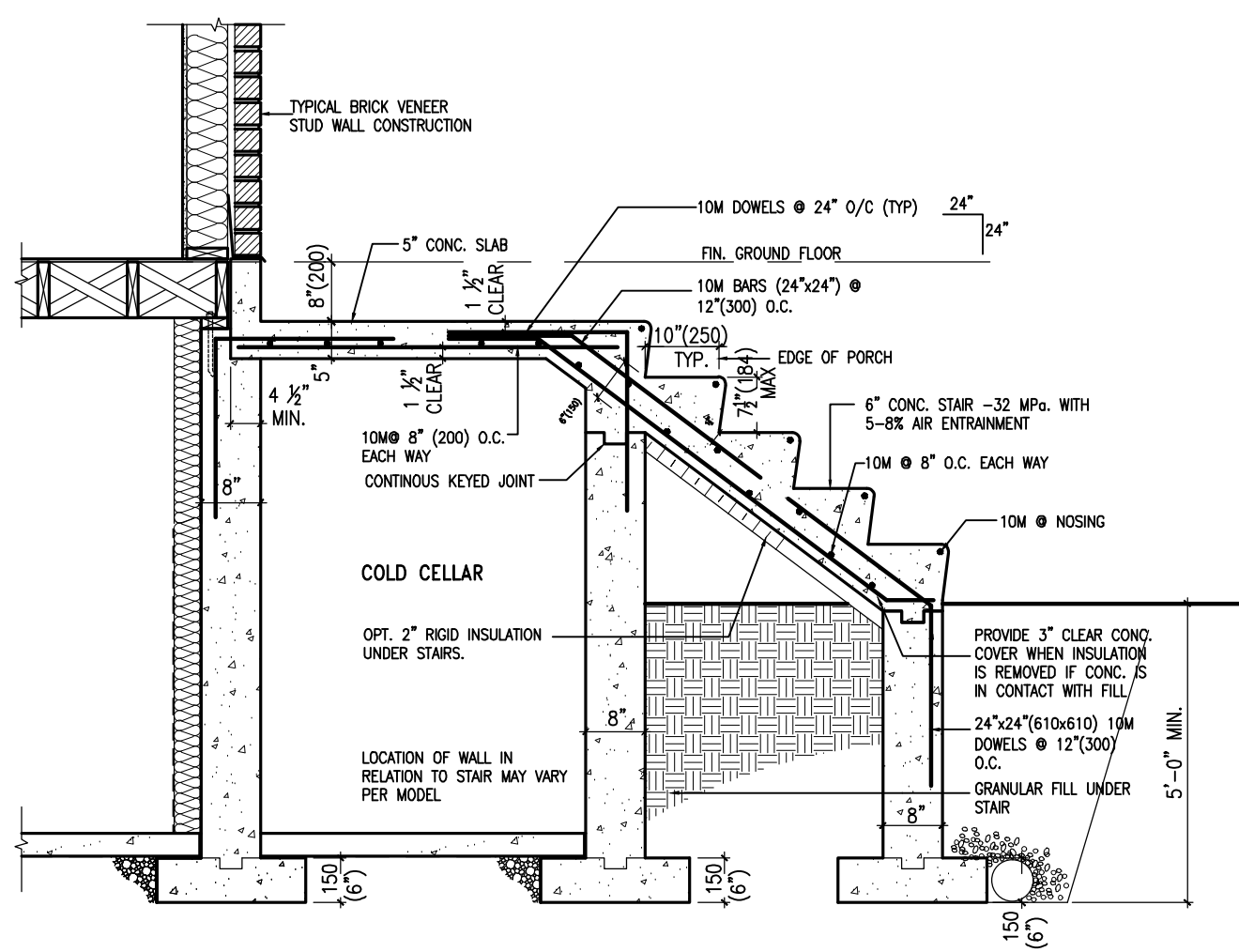
[illegible]

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

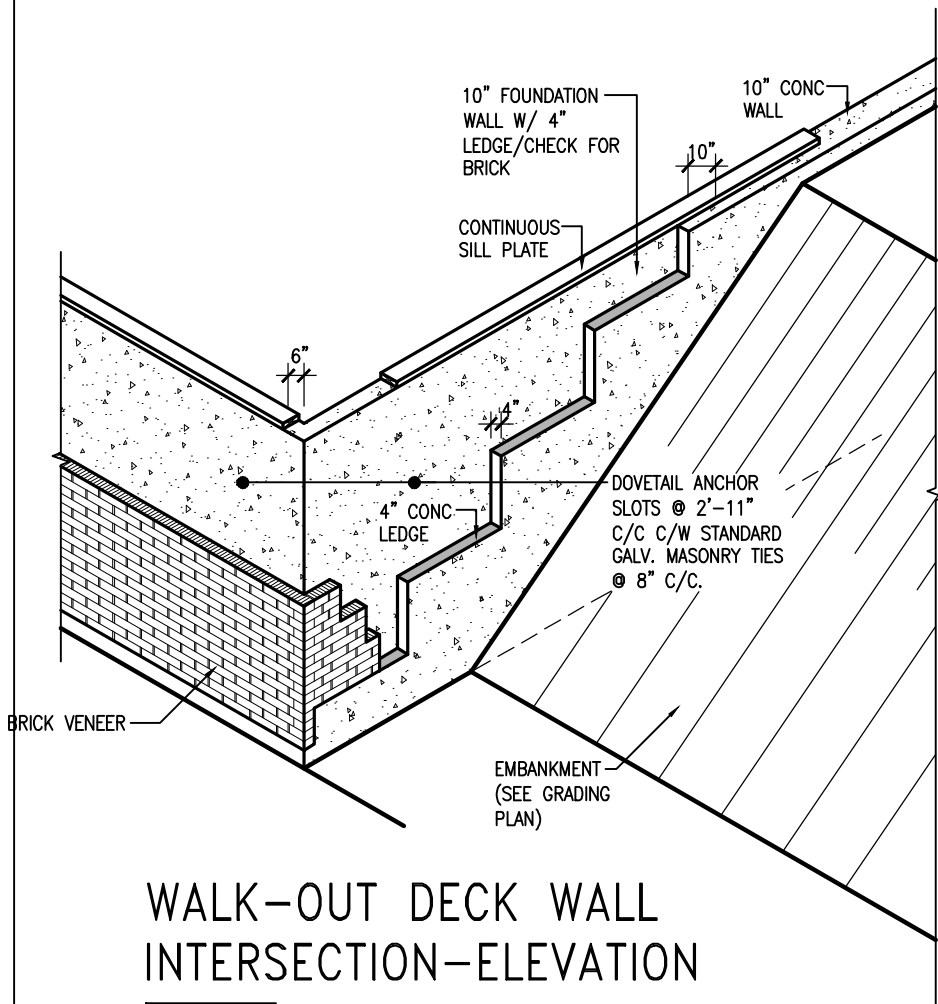


X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR) SCALE: N.T.S.

9	-	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	-	-	-	-	qualification information
7	-	-	-	-	
6	-	-	-	-	Wellington Jno-Baptiste 25591 signature
5	REVISED AS PER ENG'S COMMENTS	24-02-09	RC	BCIN	name
4	UPDATE TO 2022	JAN 11-22	RC	42658	registration information
3	UPDATE TO 2020	FEB 24-20	RC		VAS 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		date
no.	description	date	by		

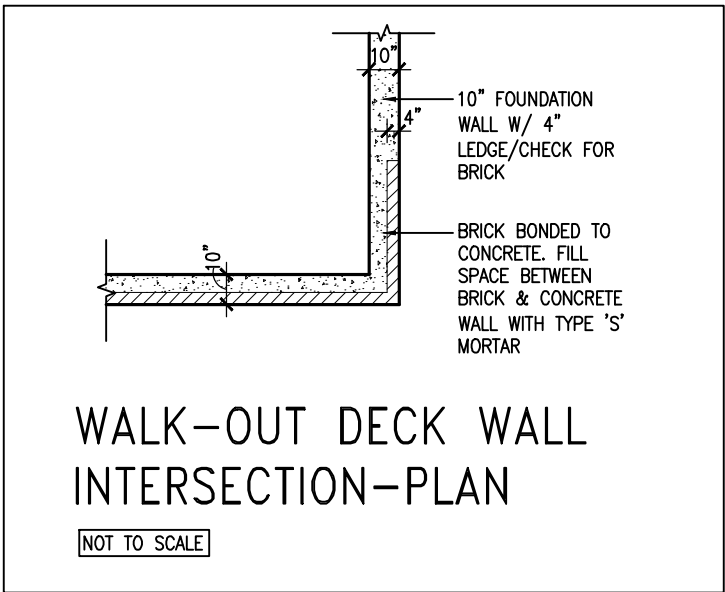
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WALK-OUT DECK WALL INTERSECTION-ELEVATION

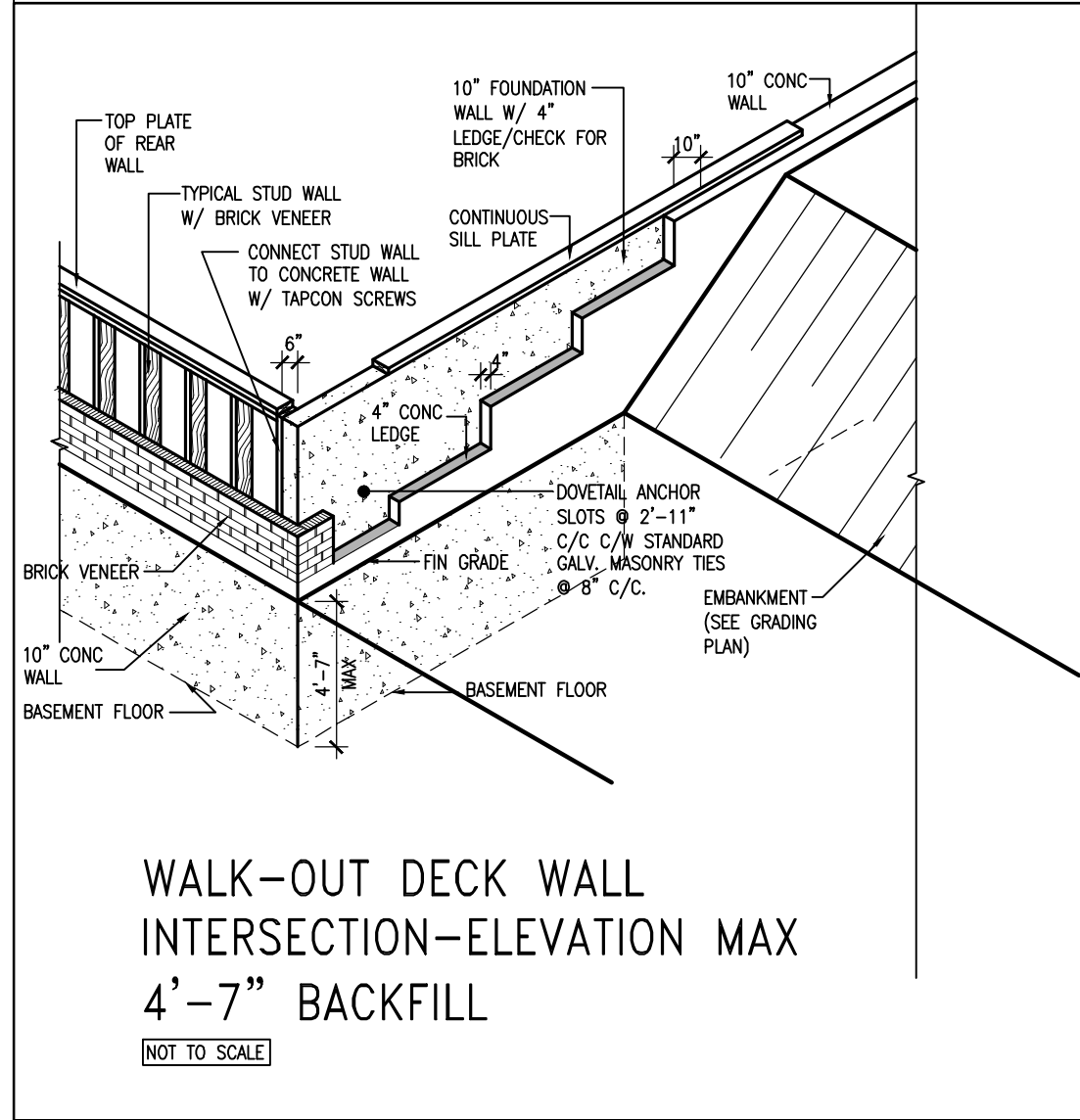
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

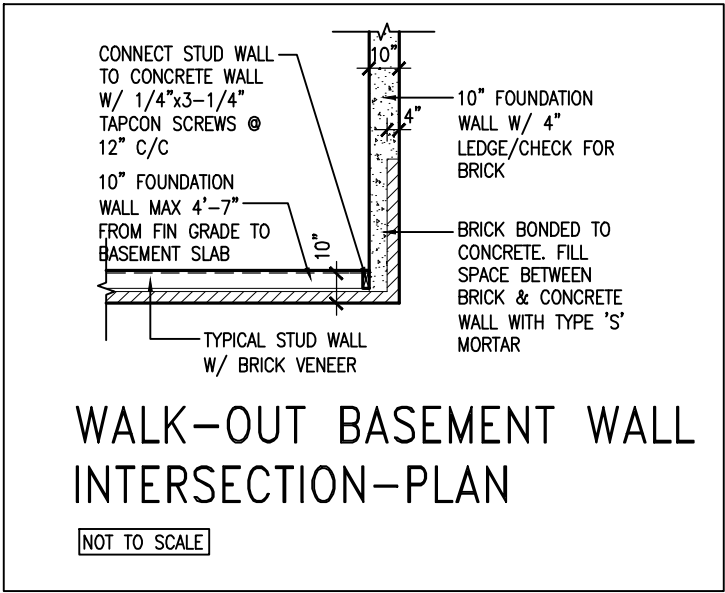
NOT TO SCALE

(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.	.	.	.
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5.	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC
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no.	description	date	by

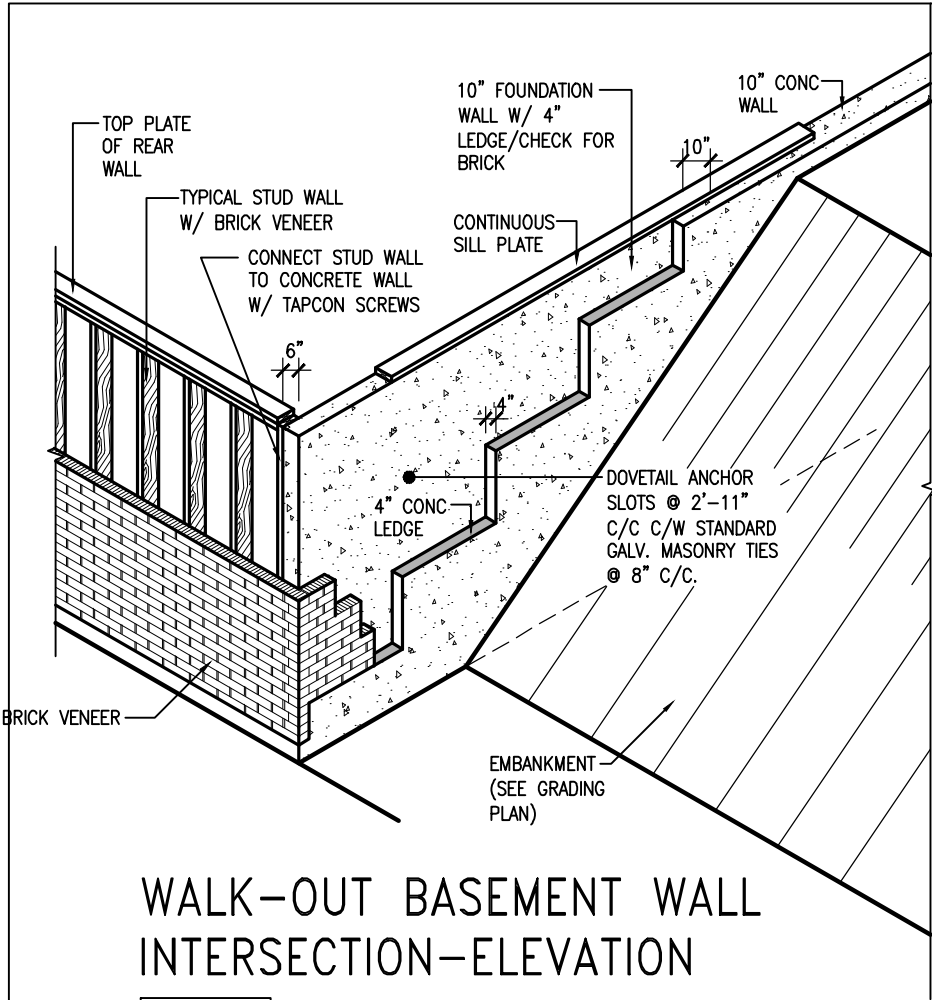
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Wellington Jno-Baptiste			
name	signature	25591	BCIN
registration information		42658	
VA3 Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications 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.			

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va3design.com

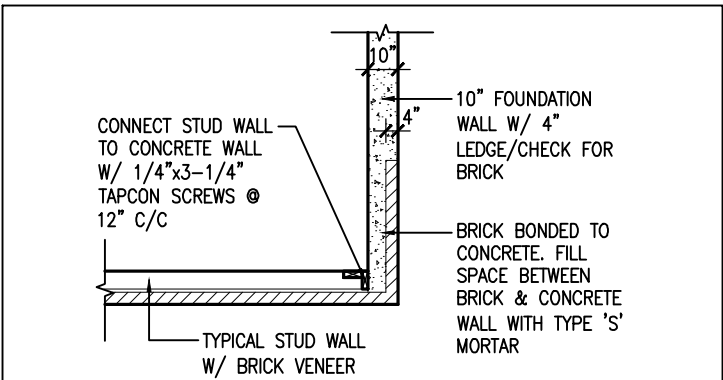
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	MAY 2016	project no.	13045
drawn by	RC	checked by	scale
			3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CN-2022-A1-REV1
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:06 PM		drawing no.	CN10

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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

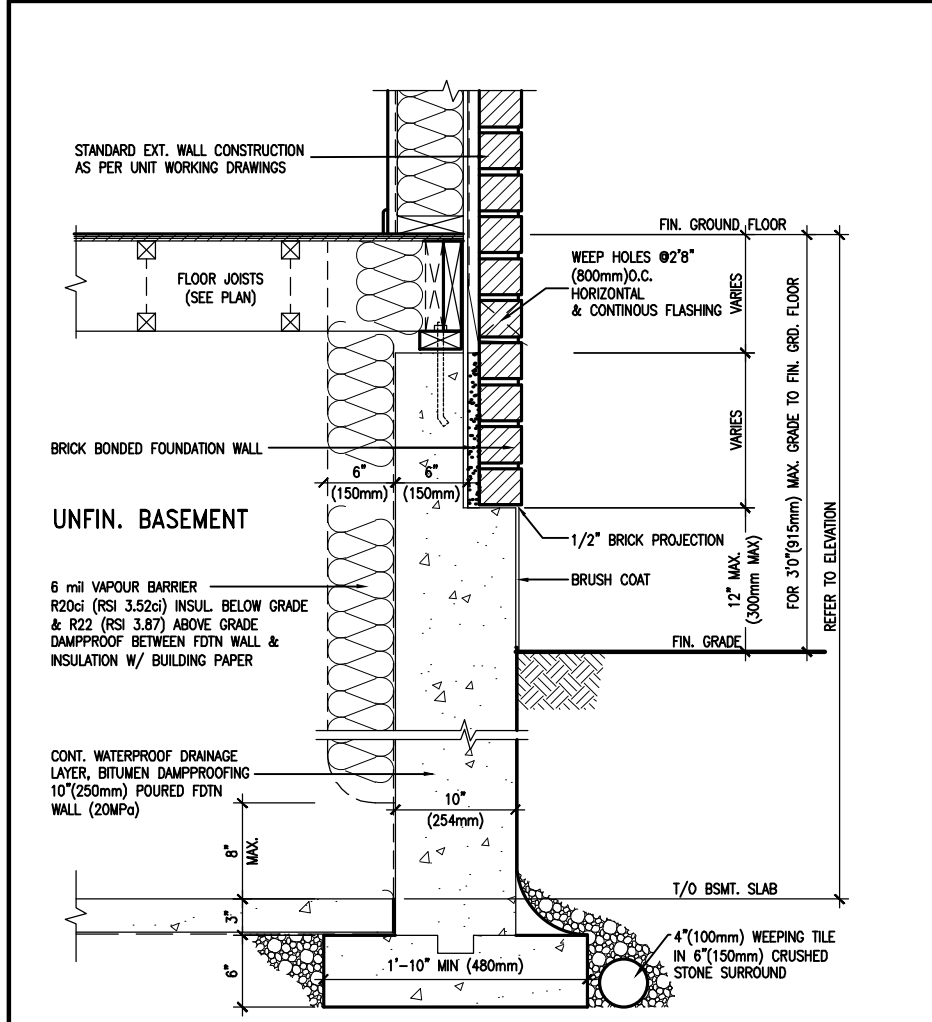
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

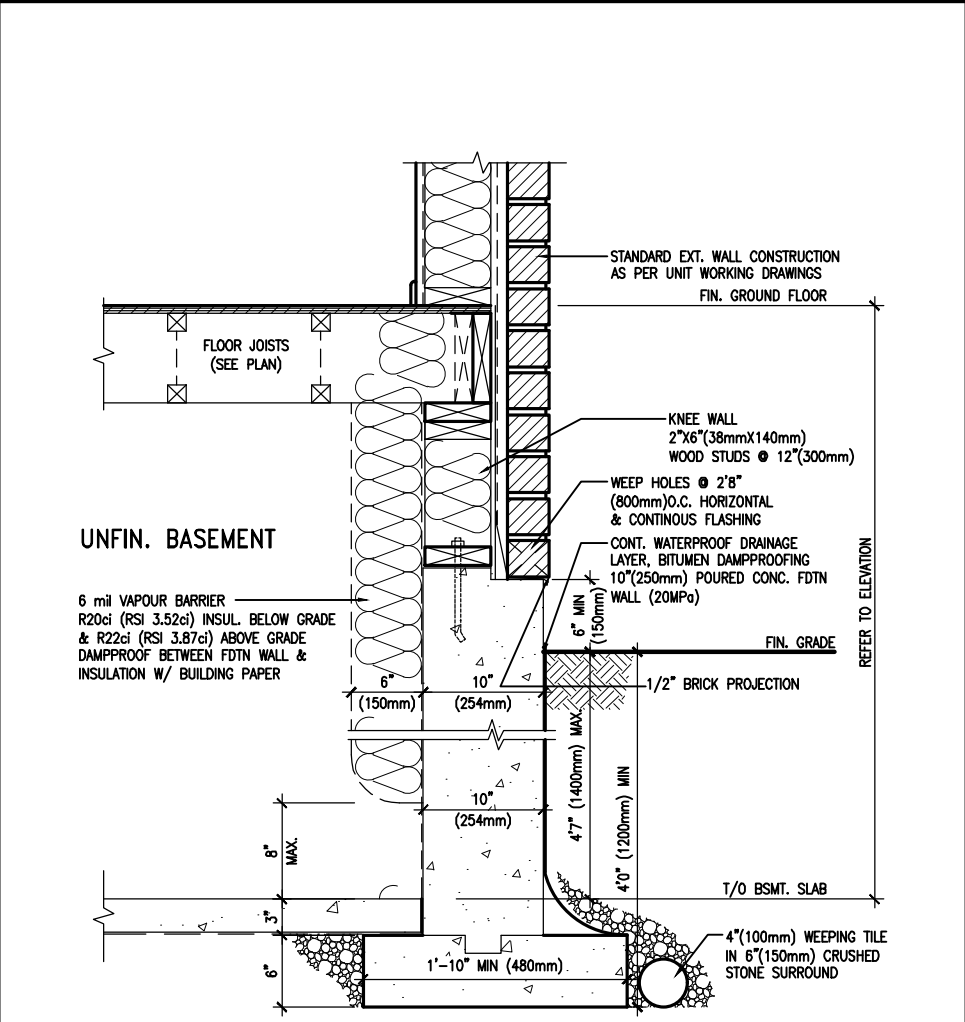
NOT TO SCALE

(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.



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no.	description	date	by

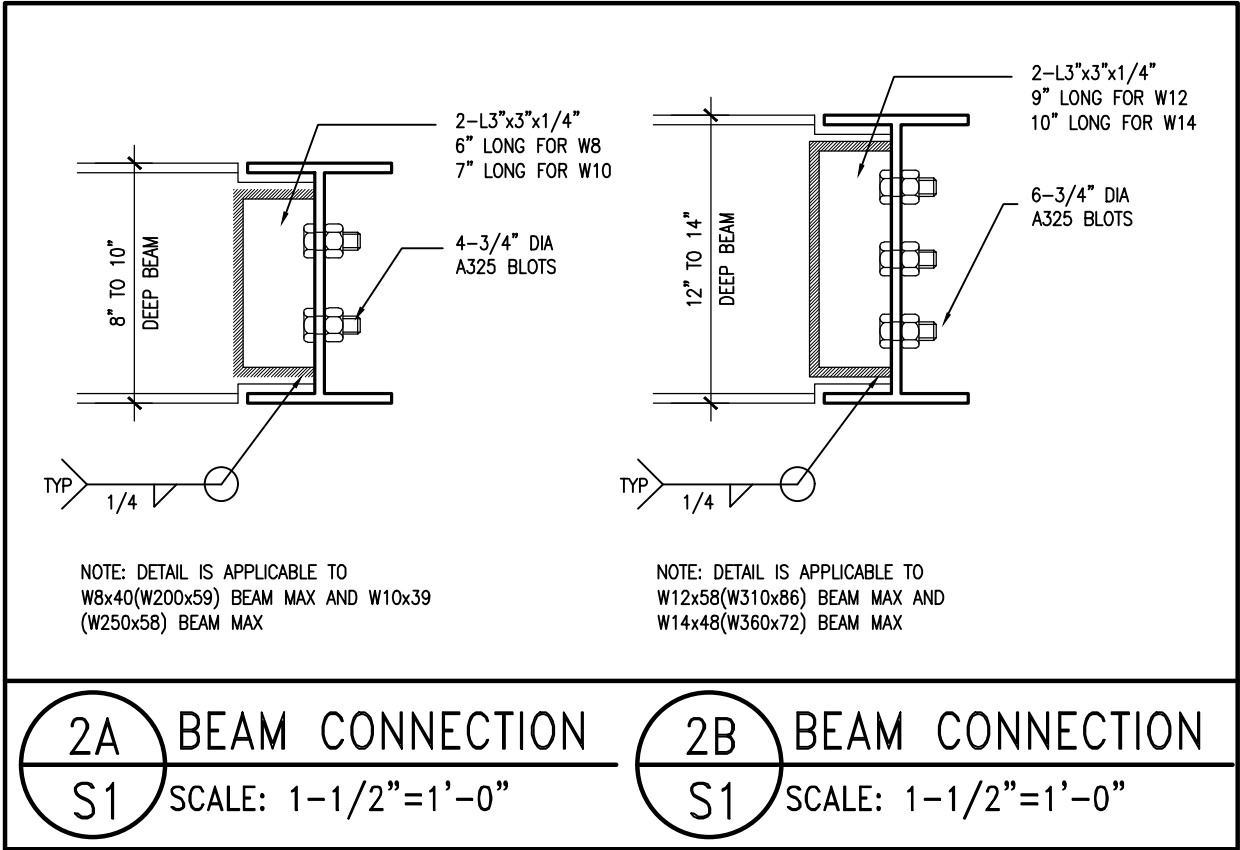
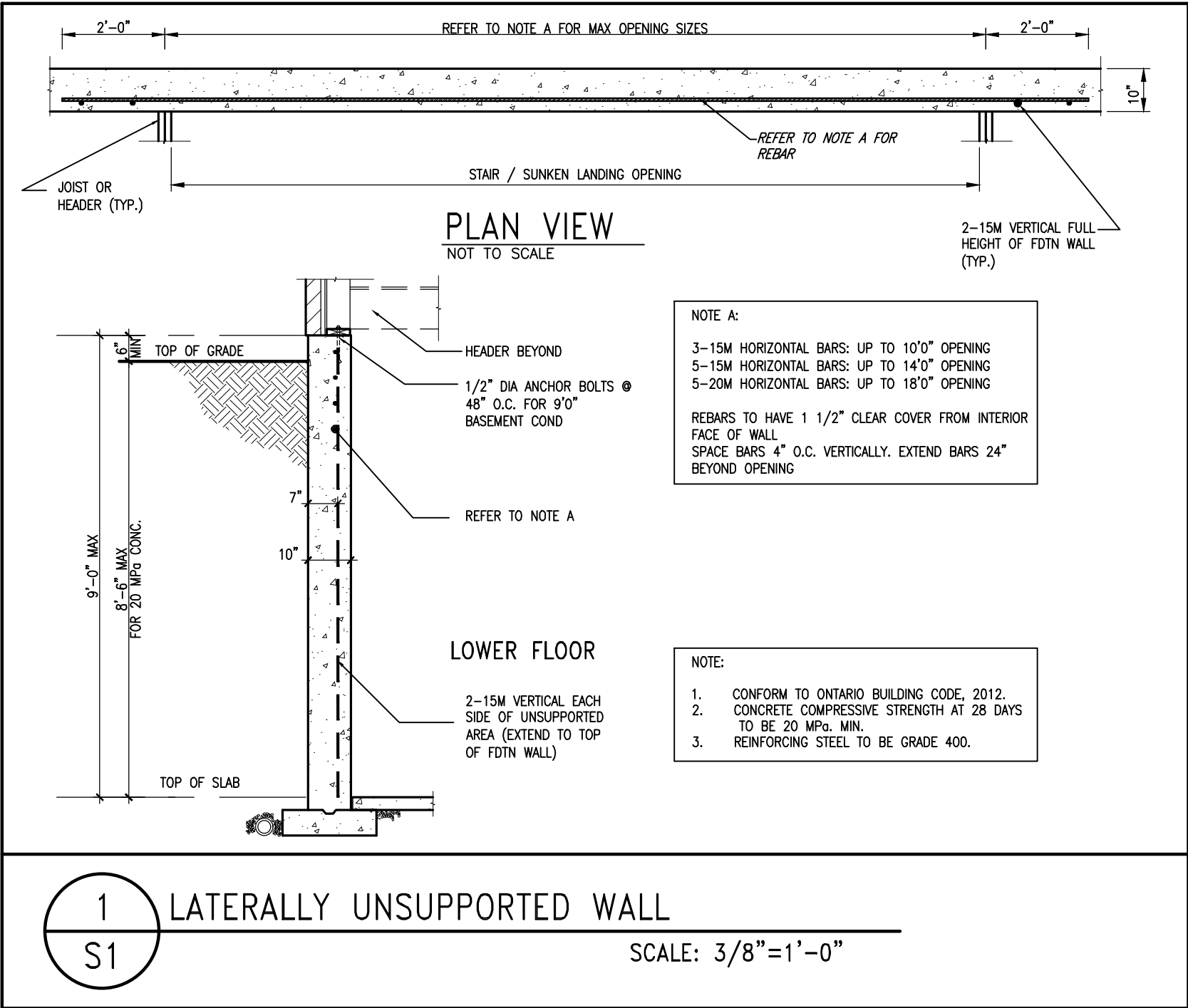
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qualification information			
Wellington Jno-Baptiste	signature	25591	BCIN
name	registration information		
VA3 Design Inc.		42658	
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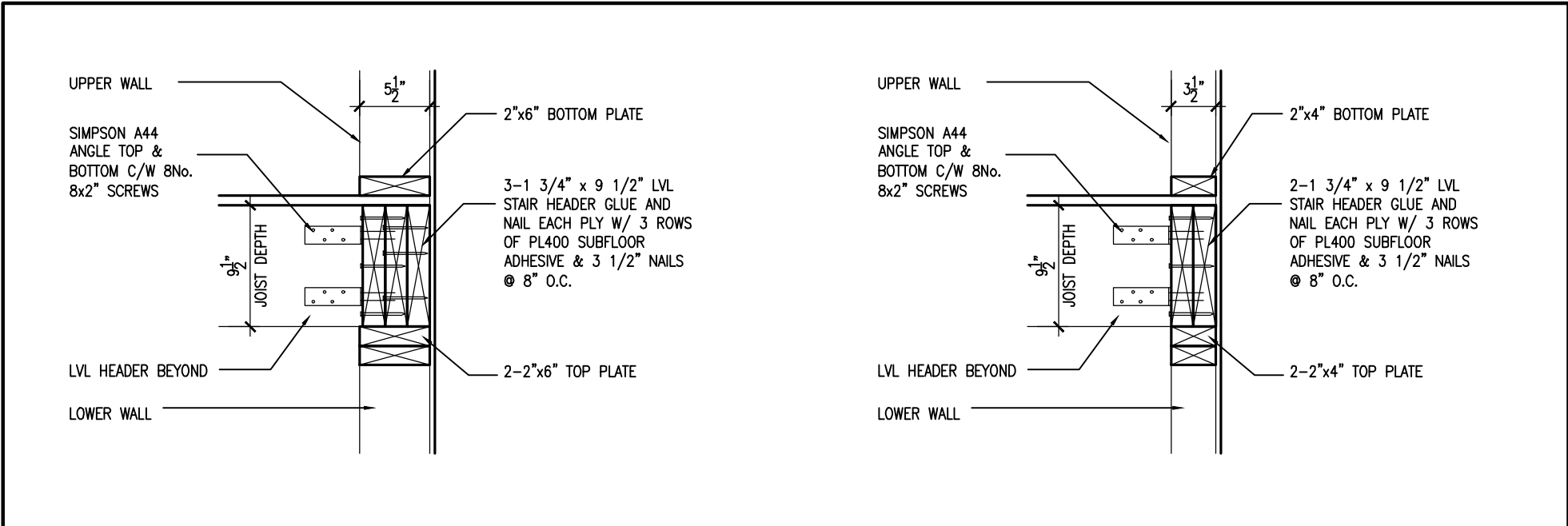
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	MAY 2016	project no.	13045
drawn by	RC	checked by	scale
			3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CN-2022-A1-REV1
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:06 PM		drawing no.	CN11

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9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	CONST NOTE
8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591 BCIN						
6	.	.	.	registration information VA3 Design Inc. 42658						
5	REVISED AS PER ENG'S COMMITNS	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.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com				CONSTRUCTION NOTES	drawing no. S1
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							

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

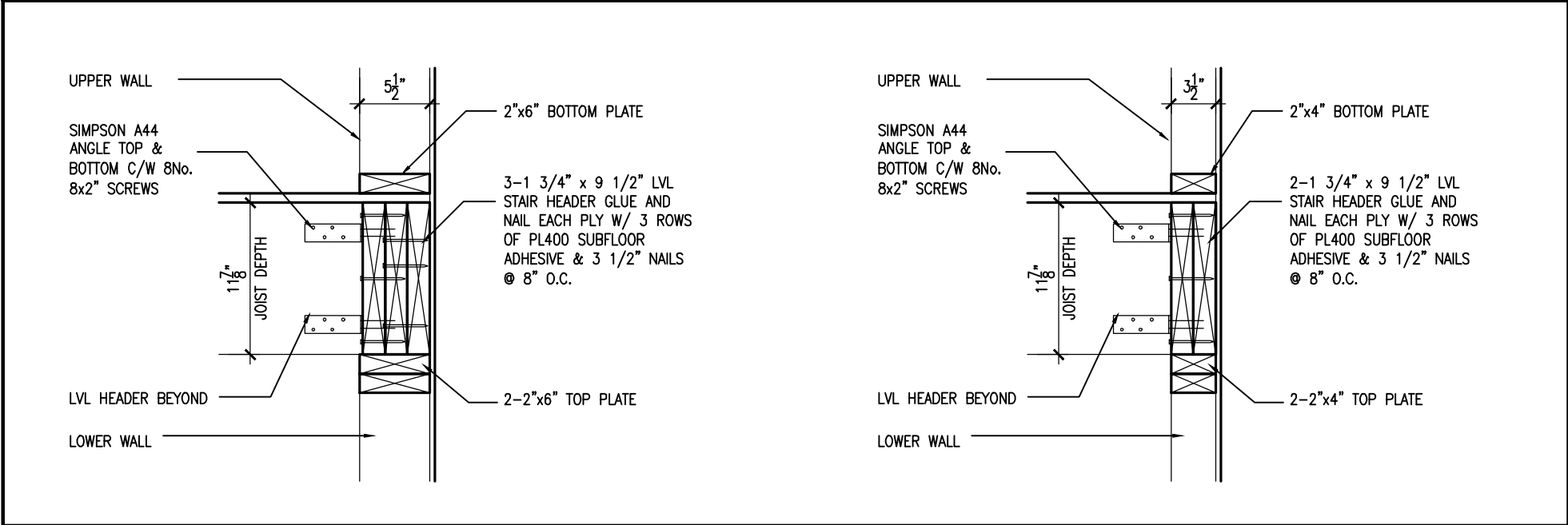
SCALE: 1"=1'0"

1A

STAIR HEADER @ PARTY WALL

S2

SCALE: 1"=1'0"



2A

STAIR HEADER @ EXTERIOR WALL

S2

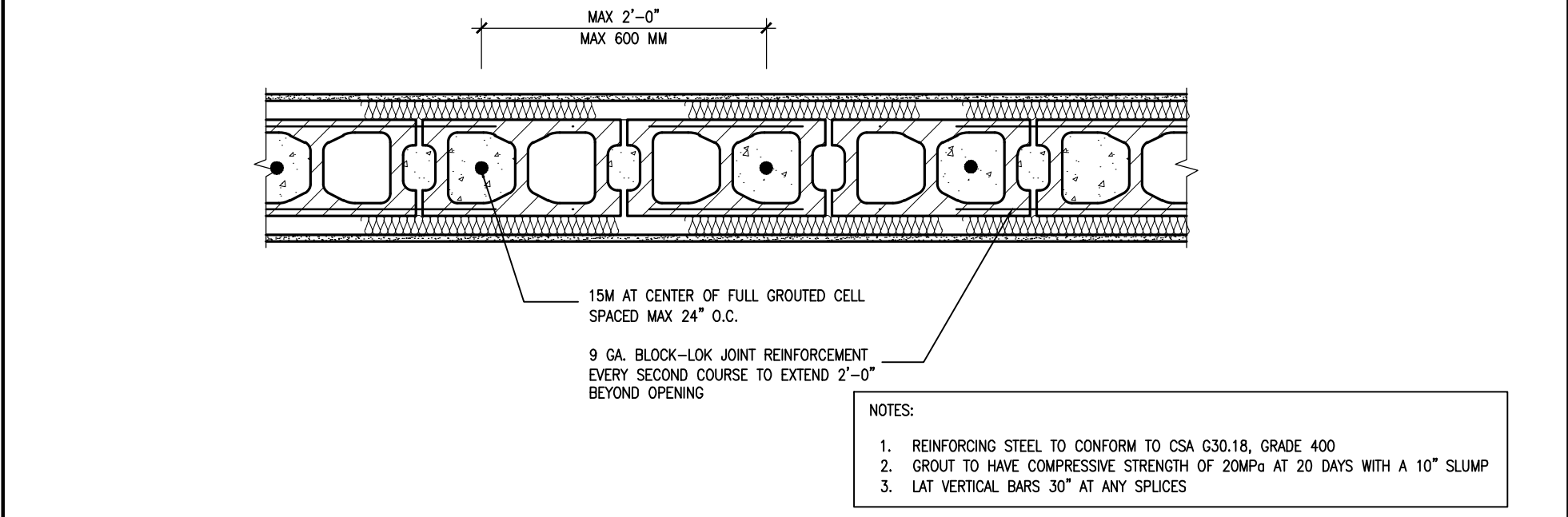
SCALE: 1"=1'0"

2A

STAIR HEADER @ PARTY WALL

S2

SCALE: 1"=1'0"



2

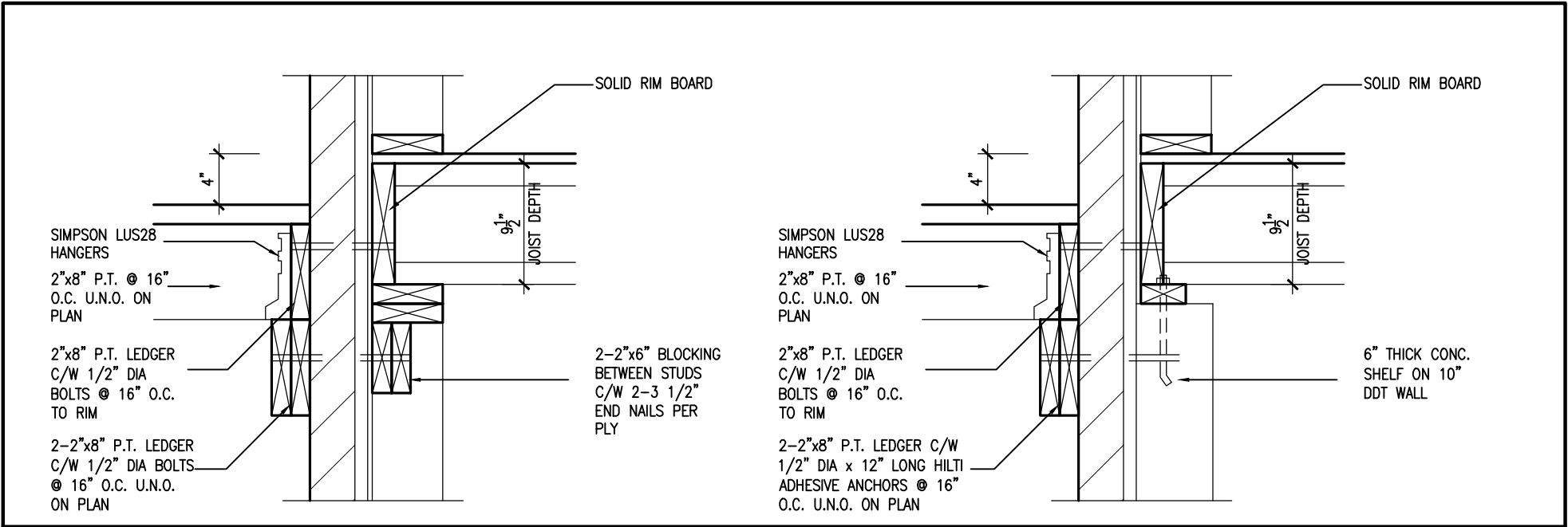
PLAN VIEW REINF. BLOCK WALL @ STAIR OPENING

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. qualification information Wellington Jno-Baptiste signature BCIN VA3 Design Inc. 42658	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON		CONST NOTE	
8	-	-	-			project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
7	-	-	-			CONSTRUCTION NOTES			drawing no.
6	-	-	-			date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13045-CN-2022-A1-REV1
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.				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	
4	UPDATE TO 2022	JAN 11-22	RC					S2	
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						



1A

DECK FASTENING DETAIL

S3

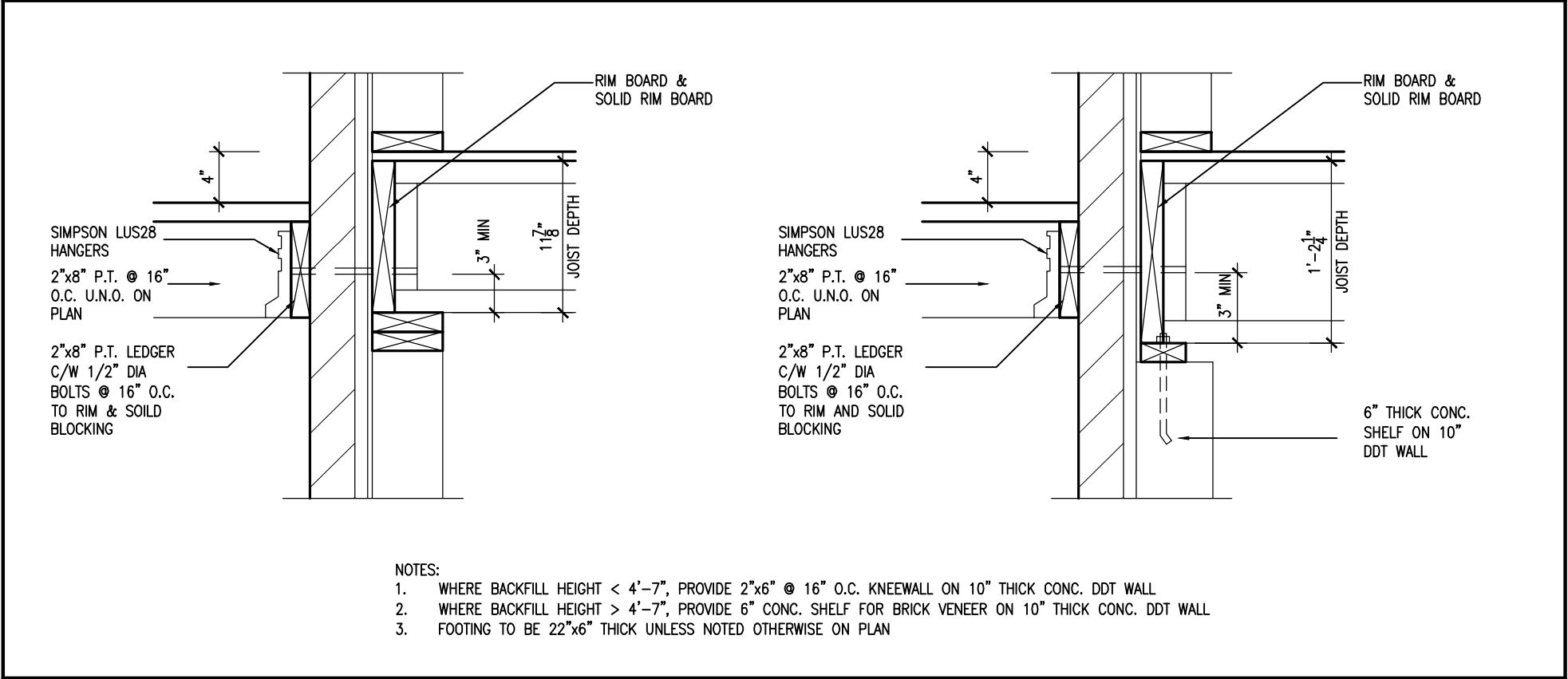
SCALE: 1"=1'0"

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>project name GREEN VALLEY ESTATES</div><div>date MAY 2016</div><div>drawn by RC</div><div>checked by -</div><div>scale 3/16" = 1'-0"</div></div>	<div><div>CONST NOTE</div><div>-</div><div>project no. 13045</div><div>file name 13045-CN-2022-A1-REV1</div><div>drawing no. S3</div></div>
8.	.	.				
7.	.	.				
6.	.	.				
5.	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC	Wellington Jno-Baptiste 25591 signature registration information 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.		