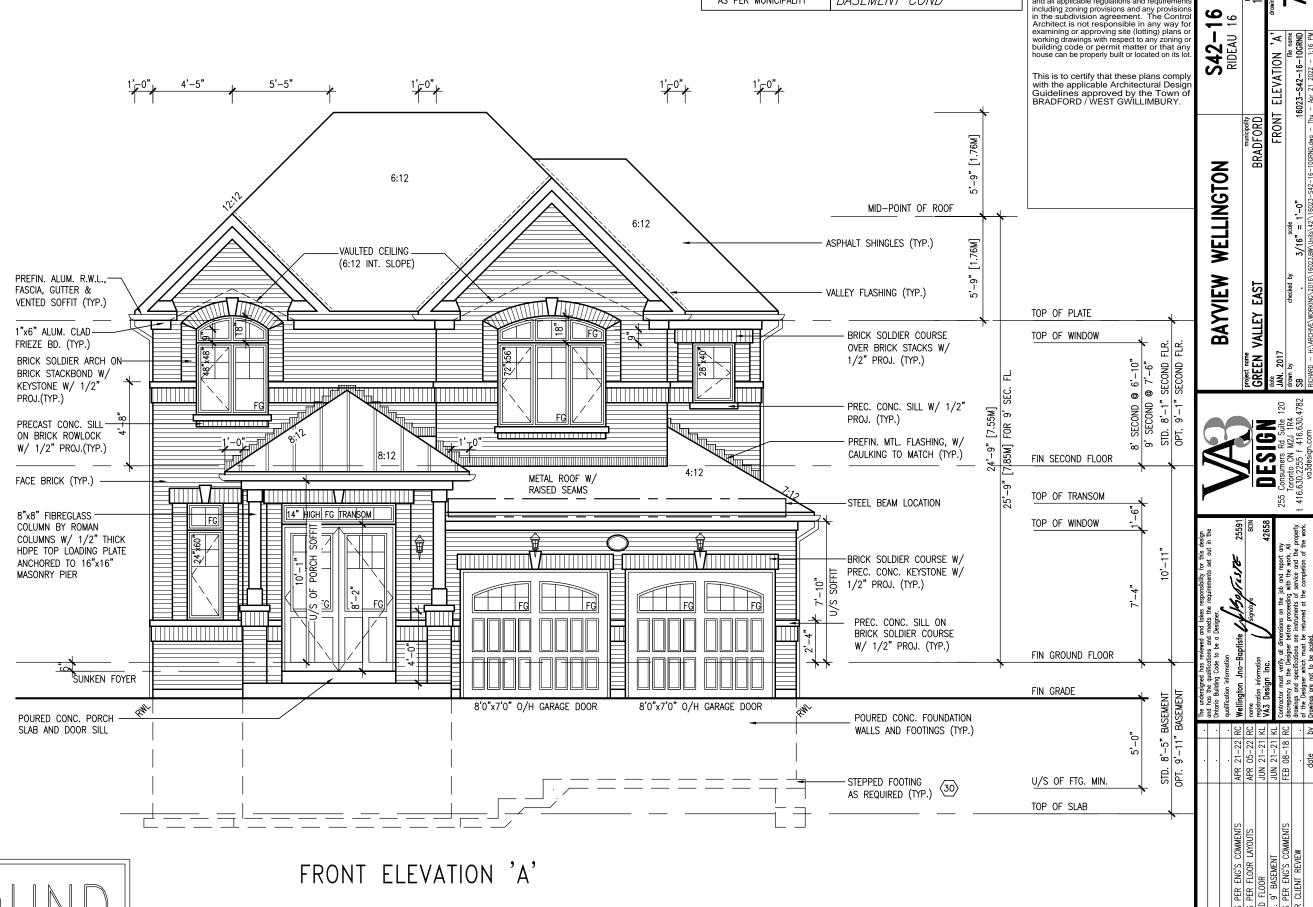


ROOF PLAN 'A'





SEE DETAIL S4 FOR 9'-0"

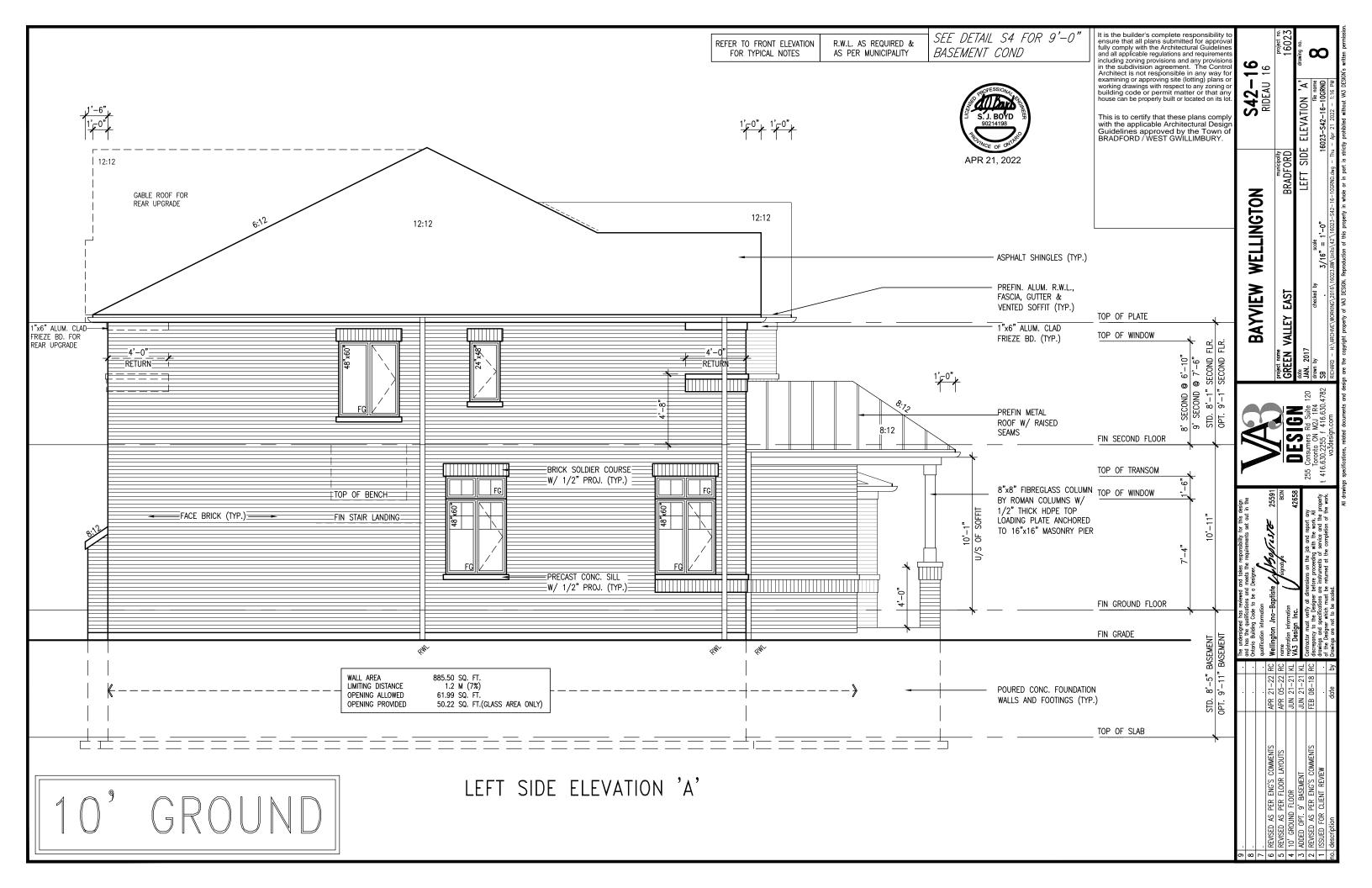
BASEMENT COND

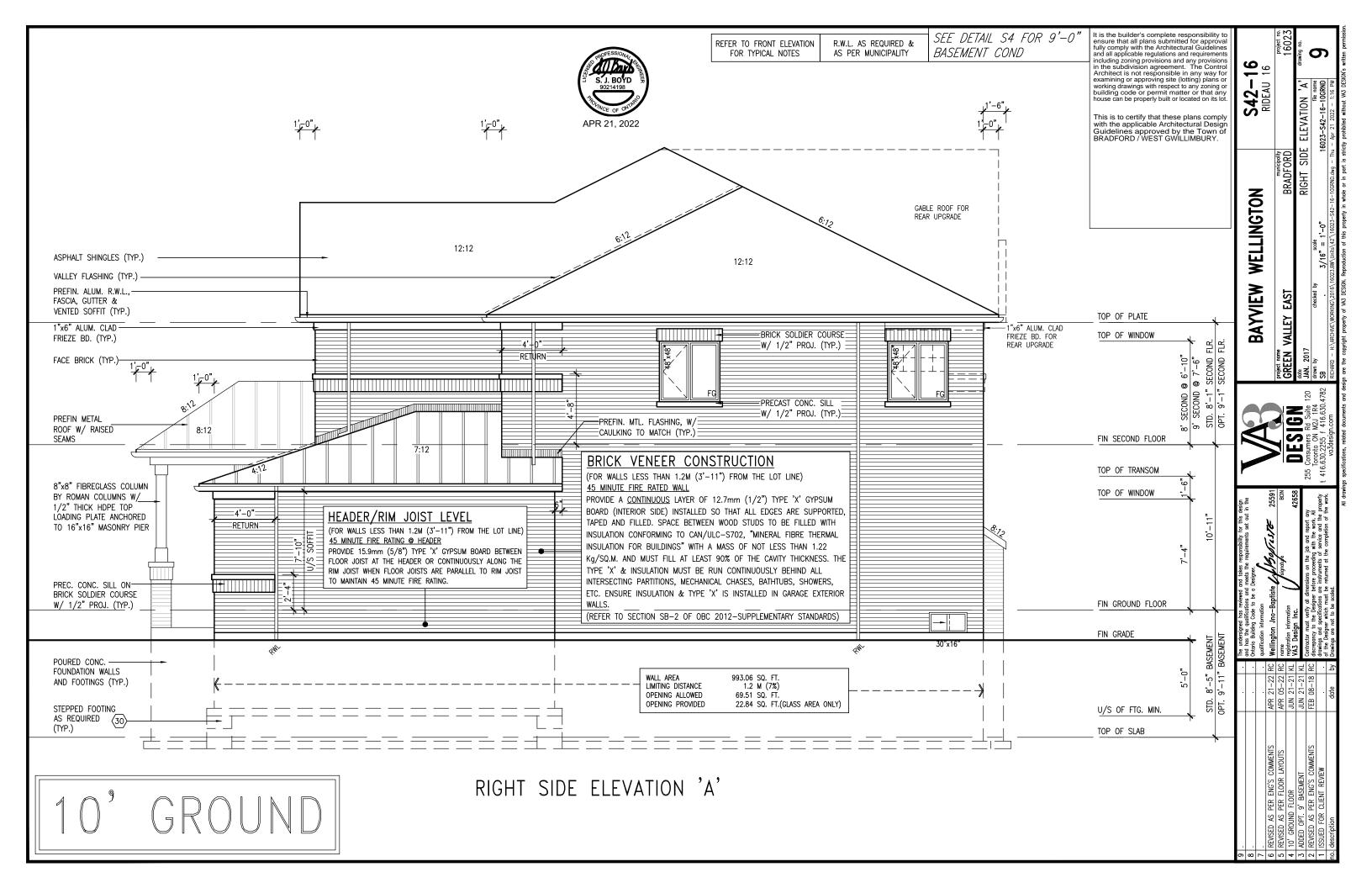
R.W.L. AS REQUIRED &

AS PER MUNICIPALITY

It is the builder's complete responsibility to ensure that all plans submitted for approve fully comply with the Architectural Guideline and all applicable regulations and requirement

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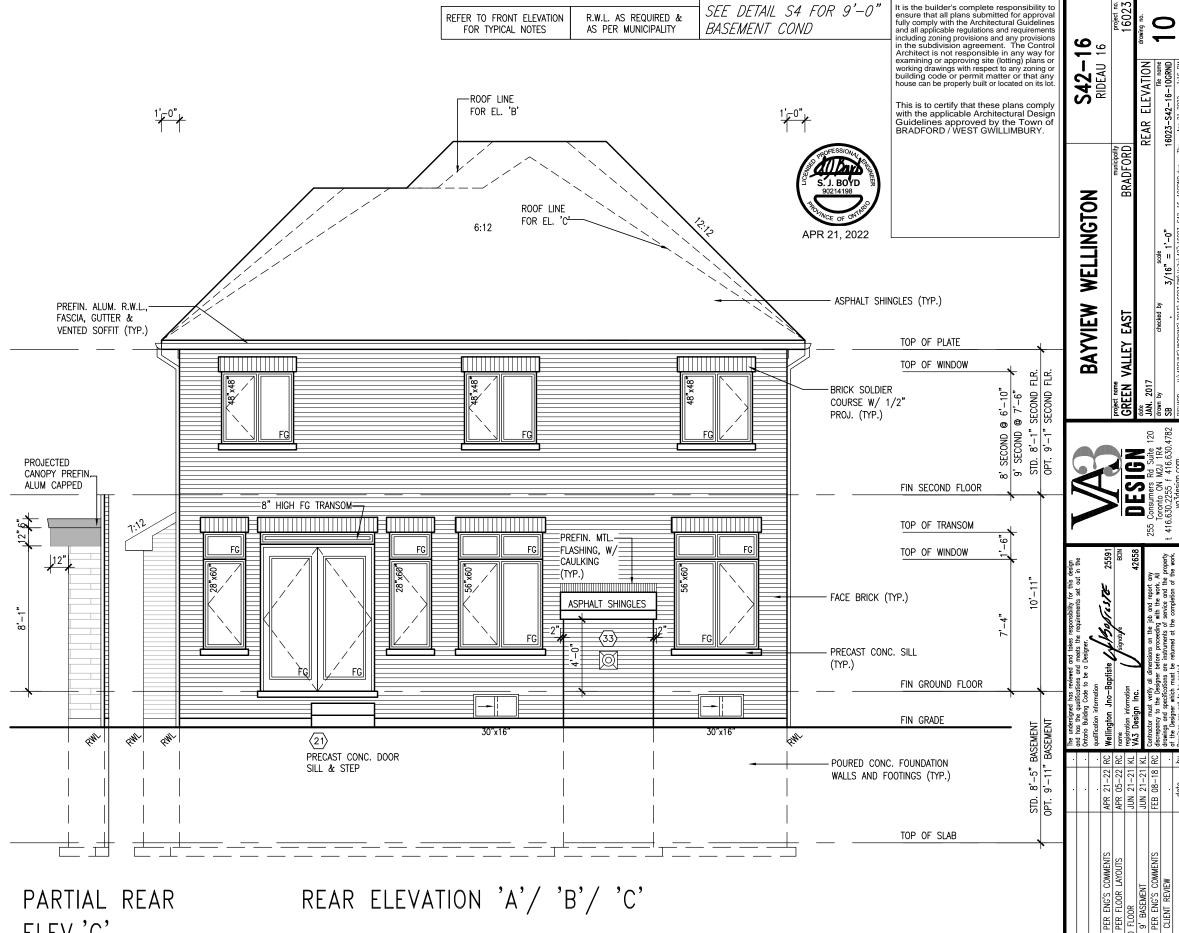




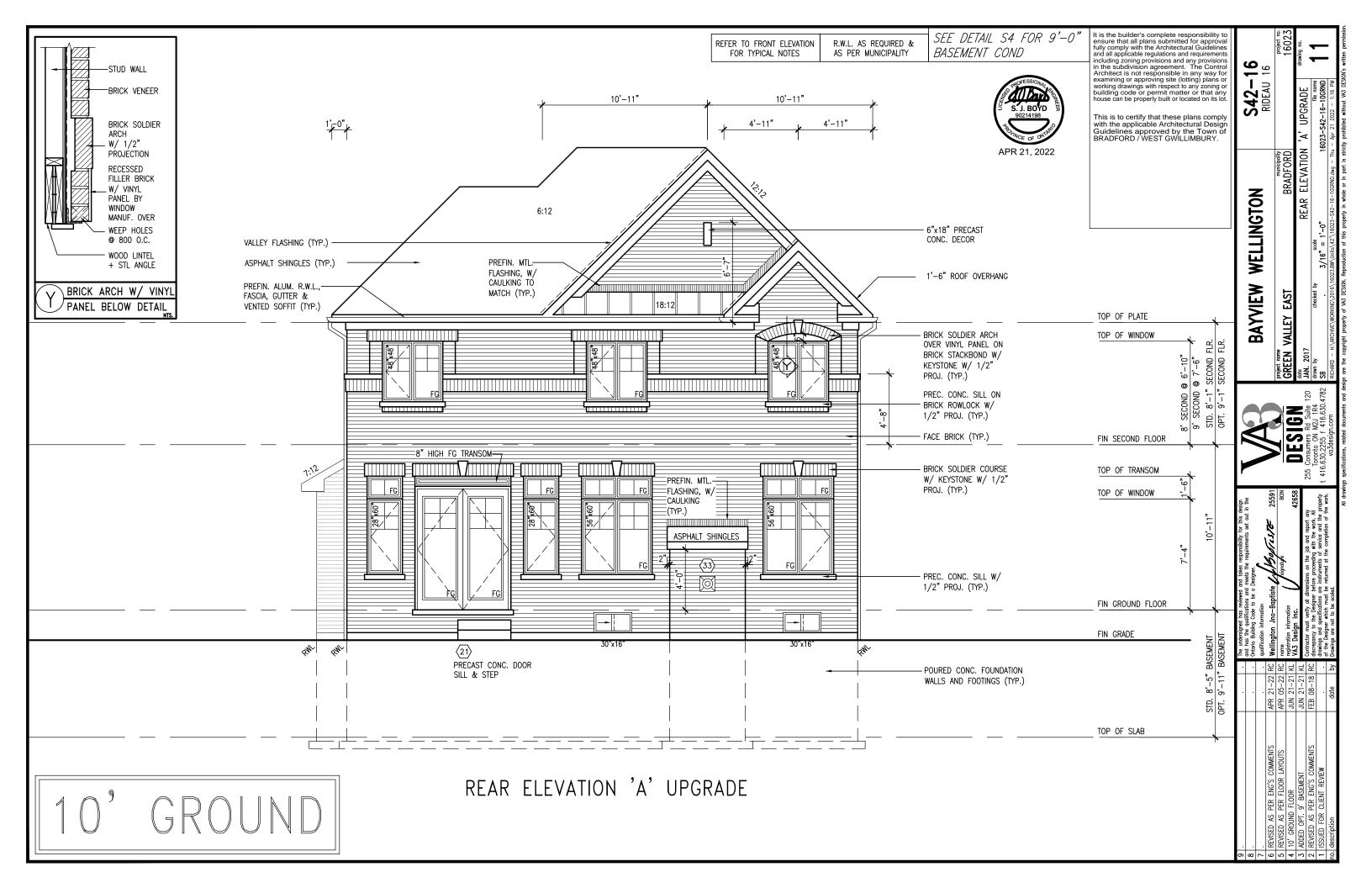
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S42-16 EL.A/A REAR UPG. W/ 8' SEC	ENERGY E	FFICIENCY - OF	SC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTA	4GE
FRONT	730.00 S.F.	160.98 S.F.	22.05	%
LEFT SIDE	991.94 S.F.	80.00 S.F.	8.07	%
RIGHT SIDE	991.94 S.F.	35.33 S.F.	3.56	%
REAR	708.75 S.F.	201.61 S.F.	28.45	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3422.63 S.F.	477.92 S.F.	13.96	%
TOTAL SQ. M.	317.97 S.M.	44.40 S.M.	13.96	%

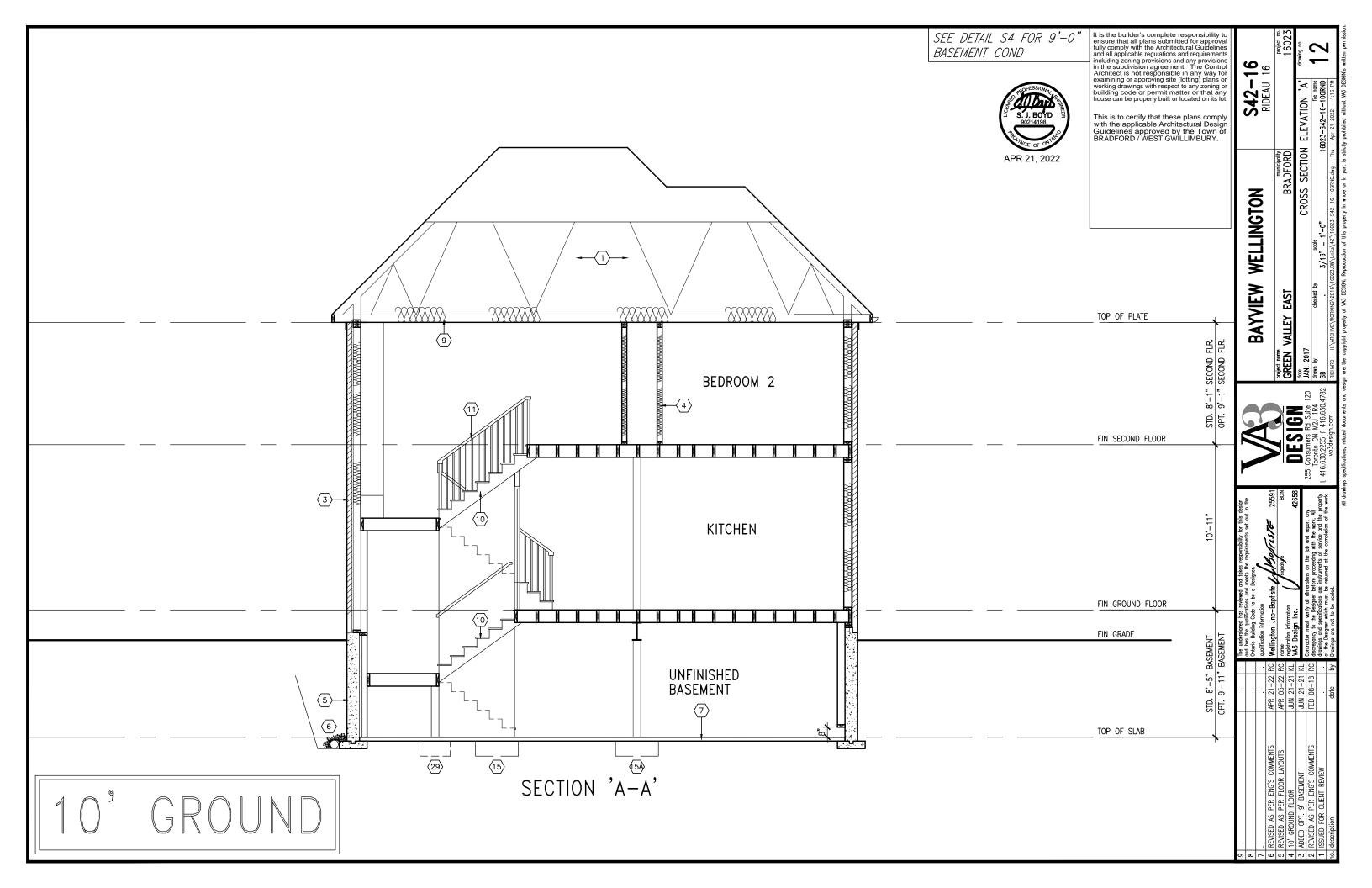
<u>UNINSULATED OPENINGS</u> (per obc. sb–12,3.1.1(7))				
S42-16 EL.B/B REAR UPG. W/ 8' SEC ENERGY EFFICIENCY - OBC SB12				
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	716.83 S.F.	178.89 S.F.	24.96 %	
LEFT SIDE	1000.86 S.F.	80.00 S.F.	7.99 %	
RIGHT SIDE	1000.86 S.F.	35.33 S.F.	3.53 %	
REAR	708.75 S.F.	201.61 S.F.	28.45 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3427.30 S.F.	495.83 S.F.	14.47 %	
TOTAL SQ. M.	318.40 S.M.	46.06 S.M.	14.47 %	
			•	

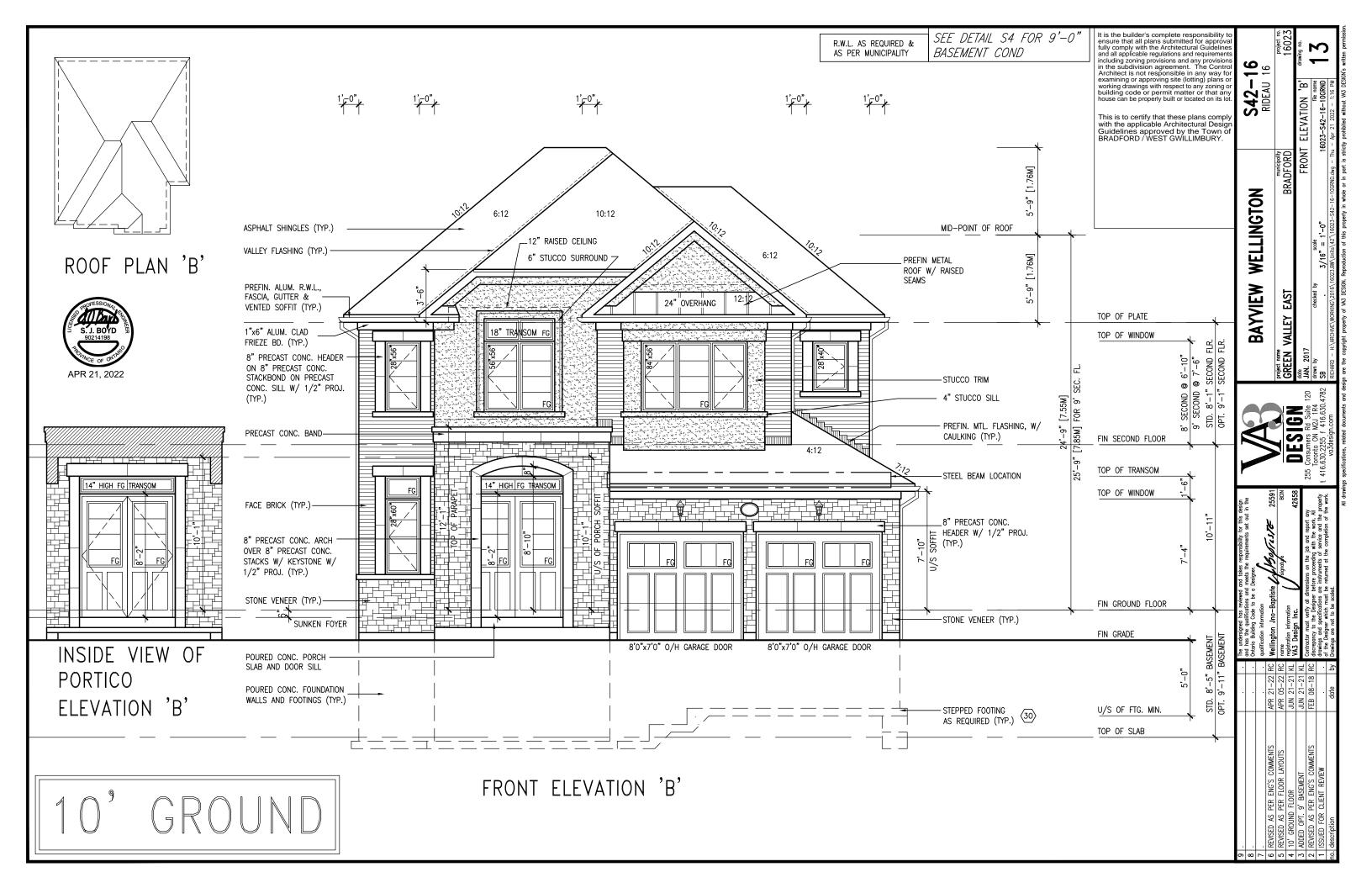
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))					
S42-16 EL.C W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12				
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE		
FRONT	719.75 S.F.	171.06 S.F.	23.77 %		
LEFT SIDE	991.94 S.F.	79.67 S.F.	8.03 %		
RIGHT SIDE	991.94 S.F.	49.33 S.F.	4.97 %		
REAR	708.75 S.F.	201.61 S.F.	28.45 %		
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.			
TOTAL SQ. FT.	3412.38 S.F.	501.67 S.F.	14.70 %		
TOTAL SQ. M.	317.02 S.M.	46.61S.M.	14.70 %		

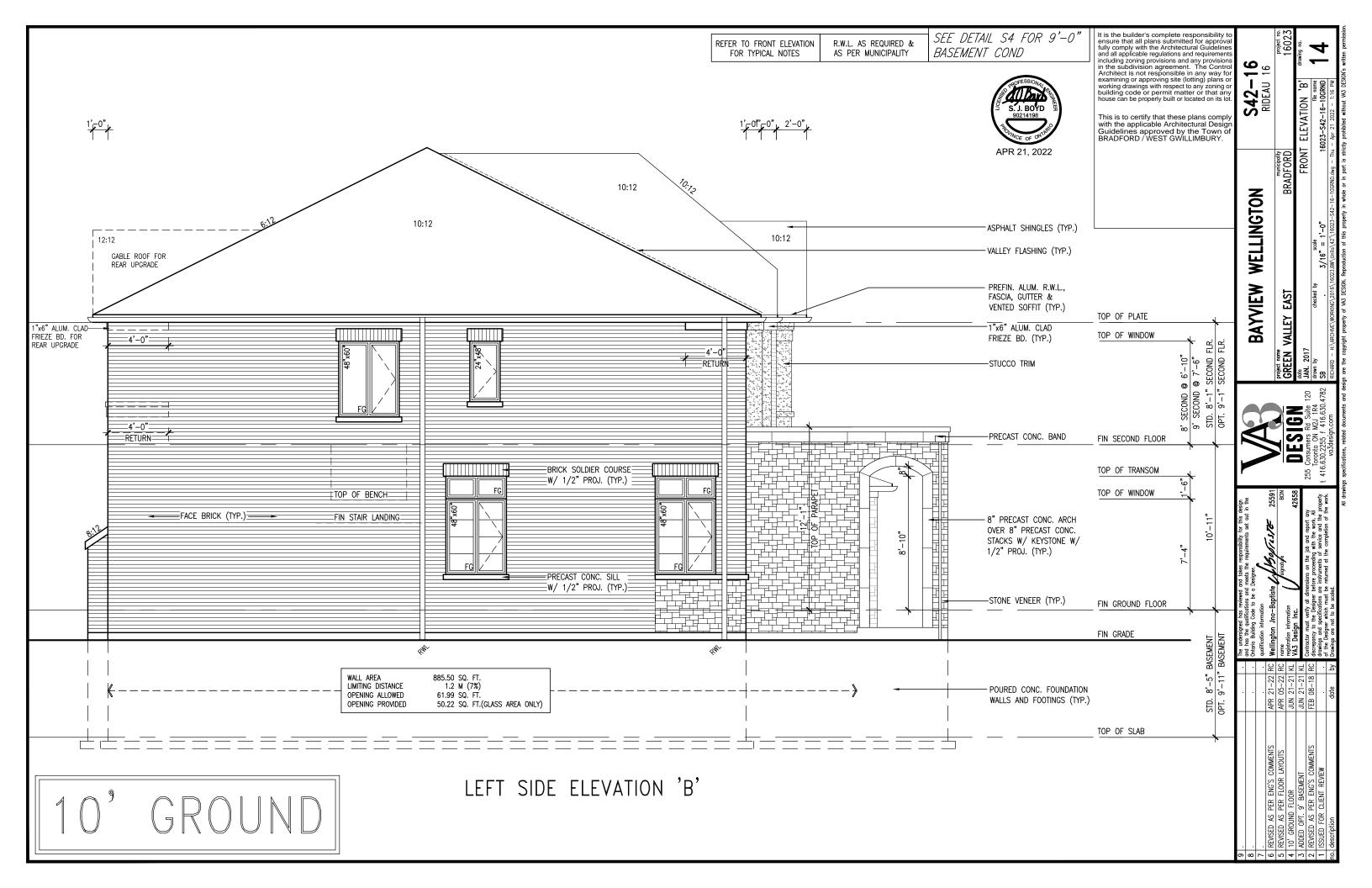


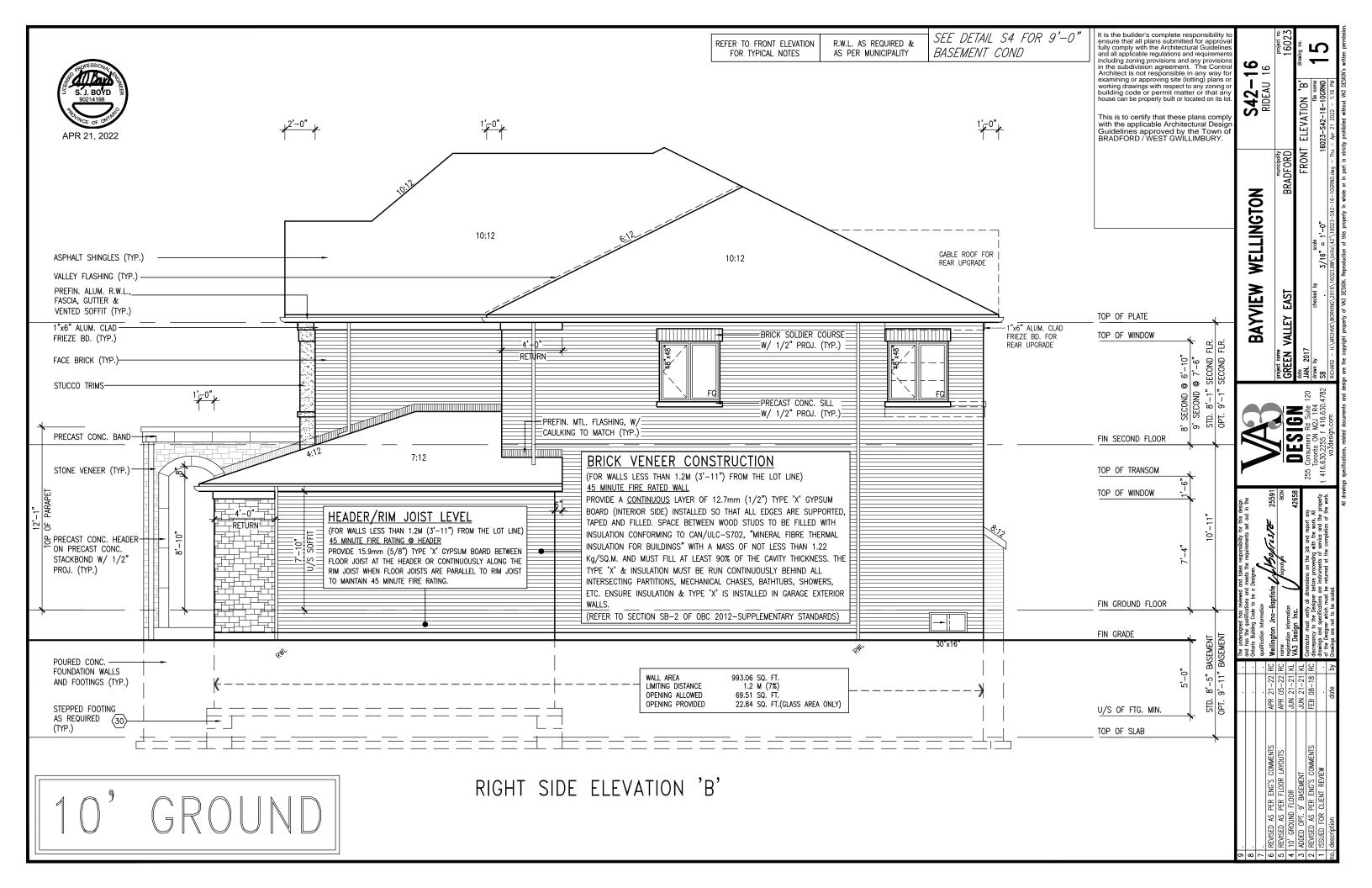
ELEV.'C'

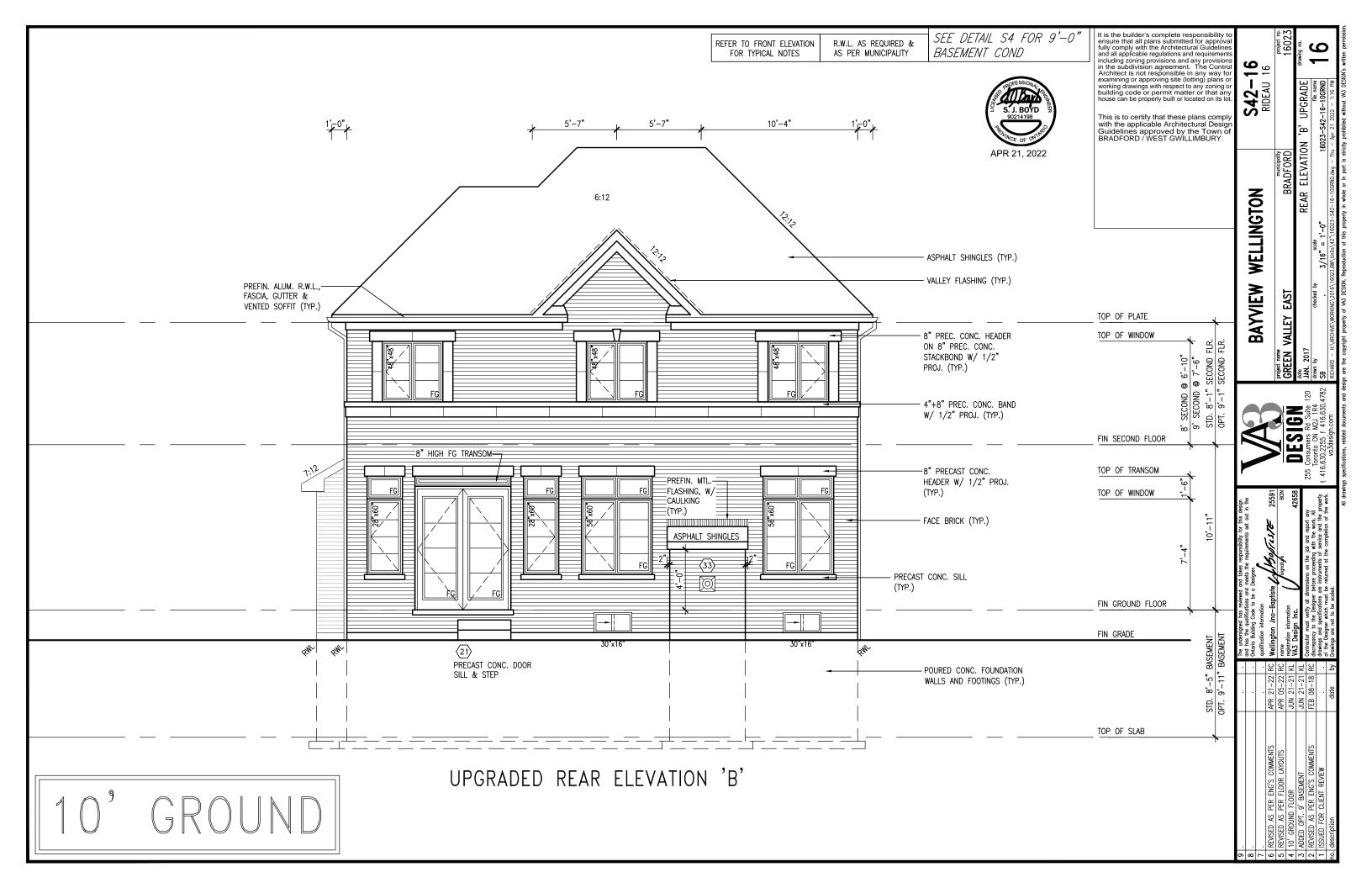


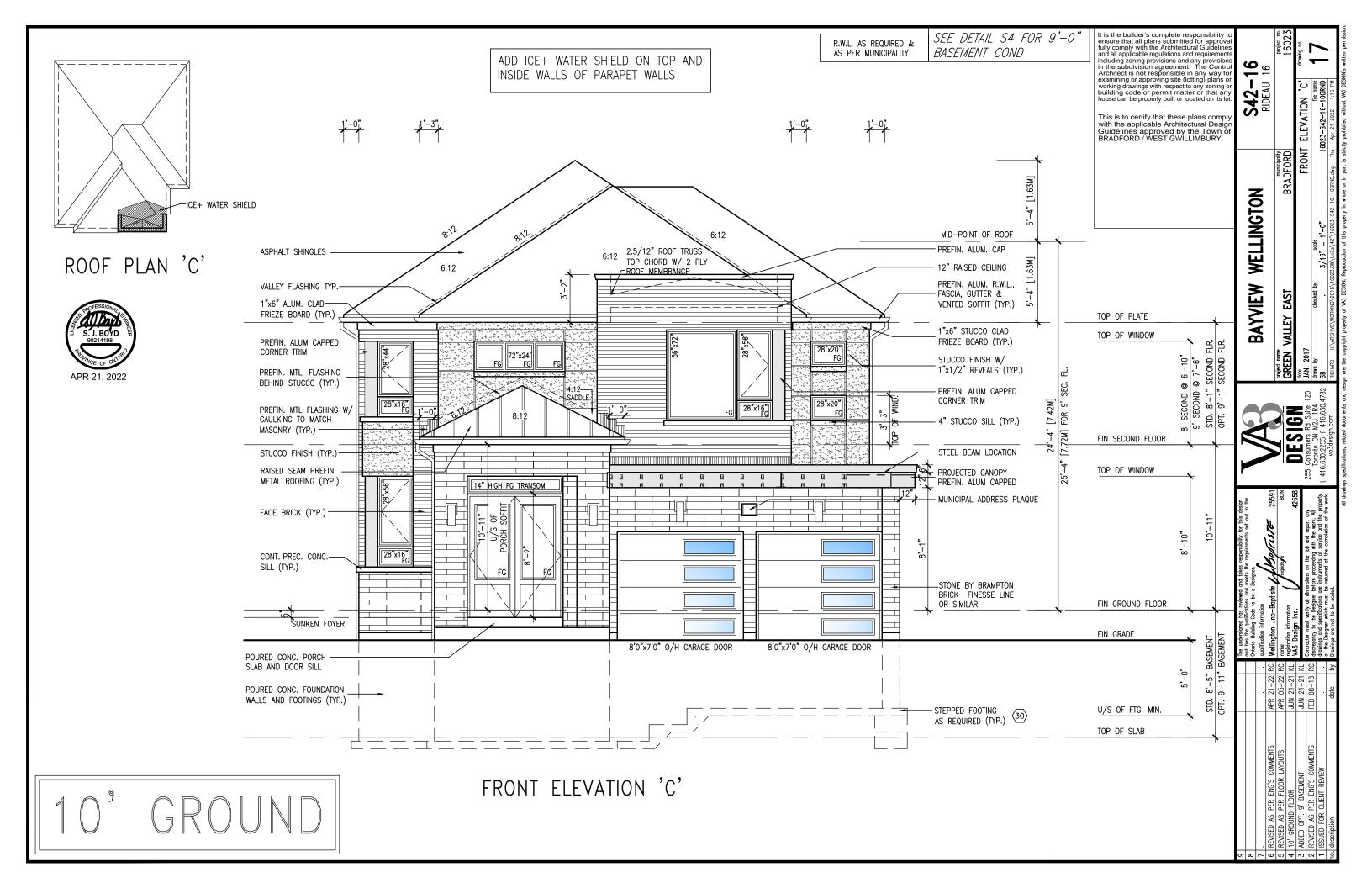


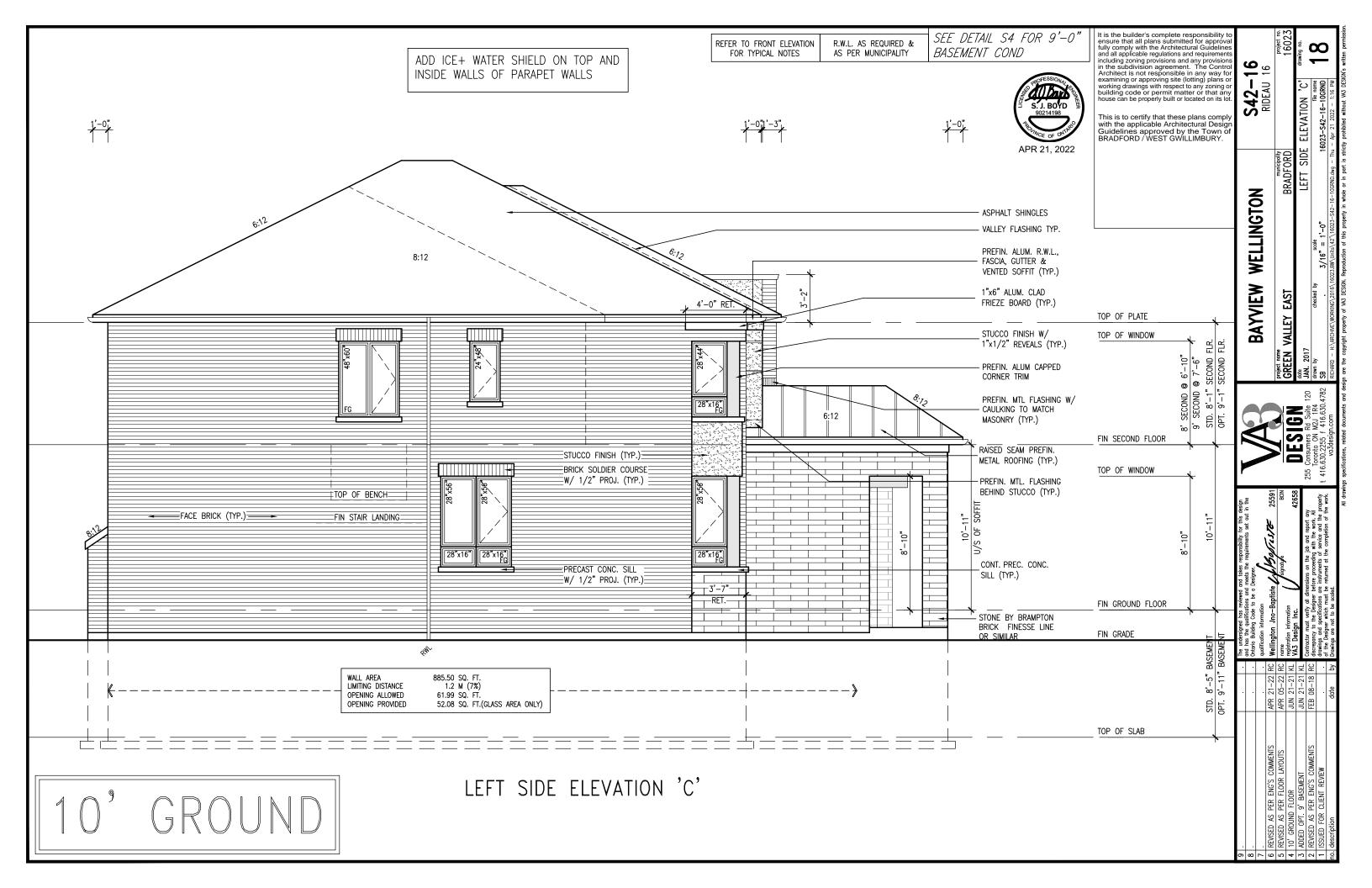


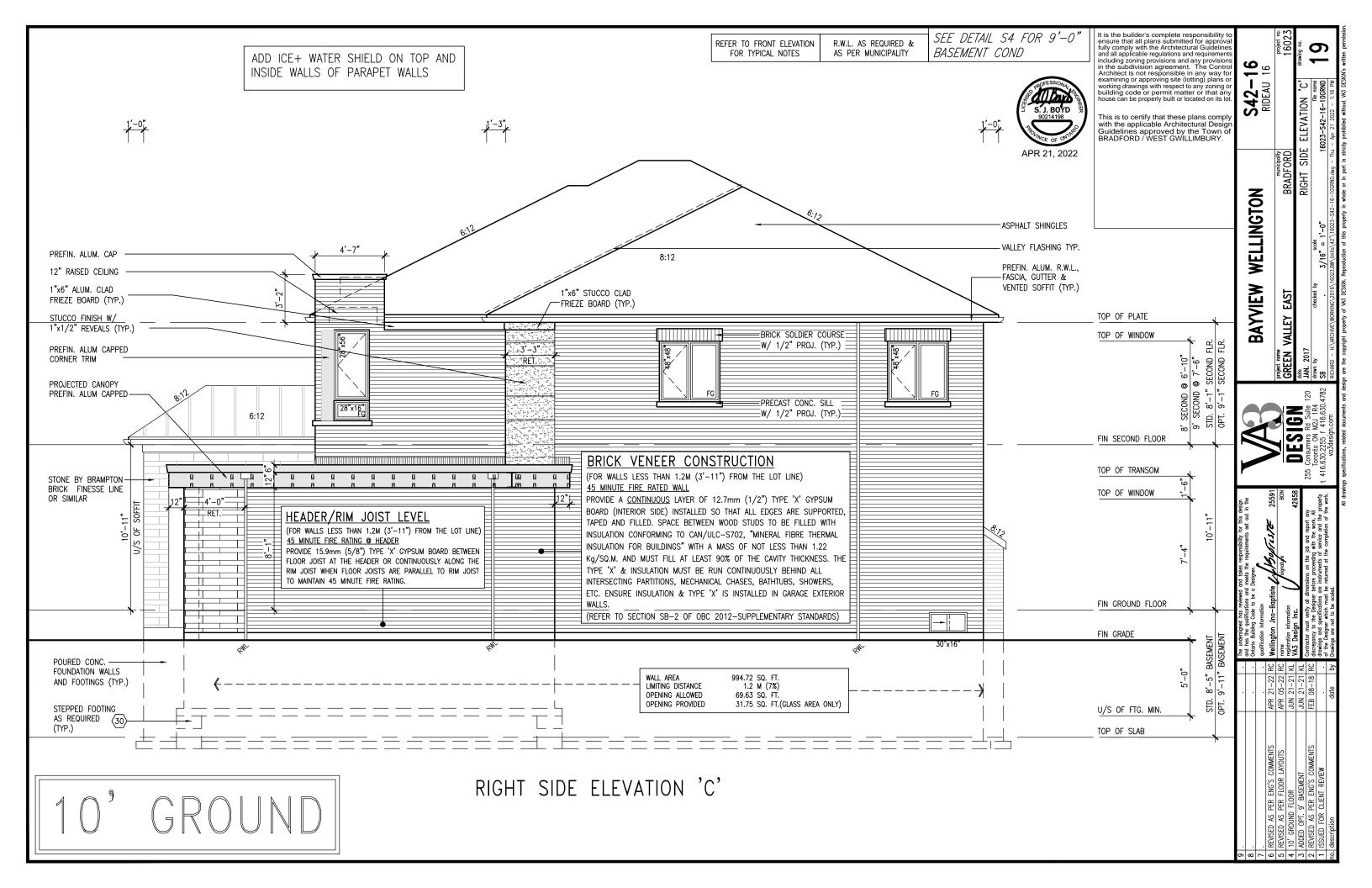


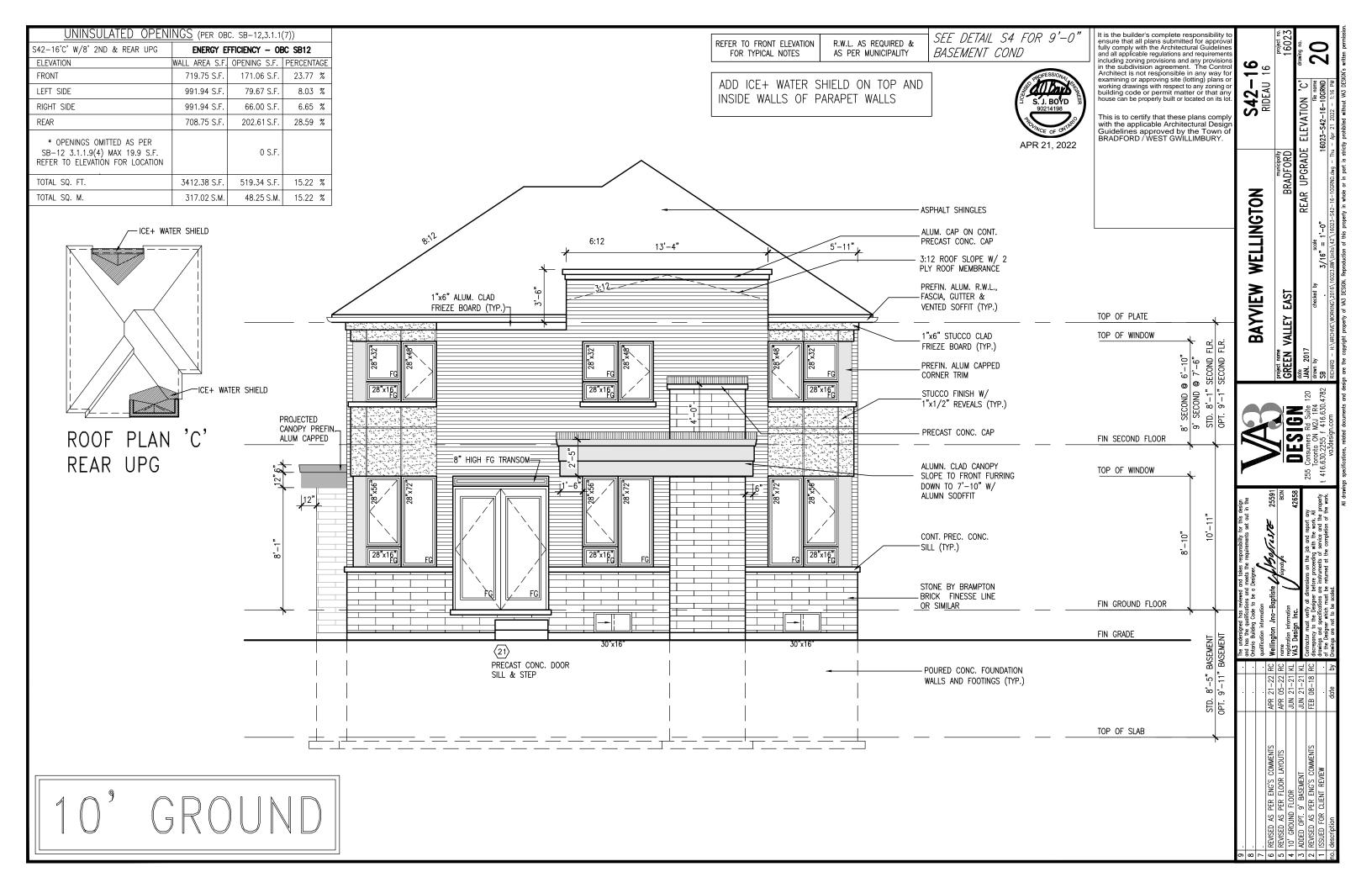


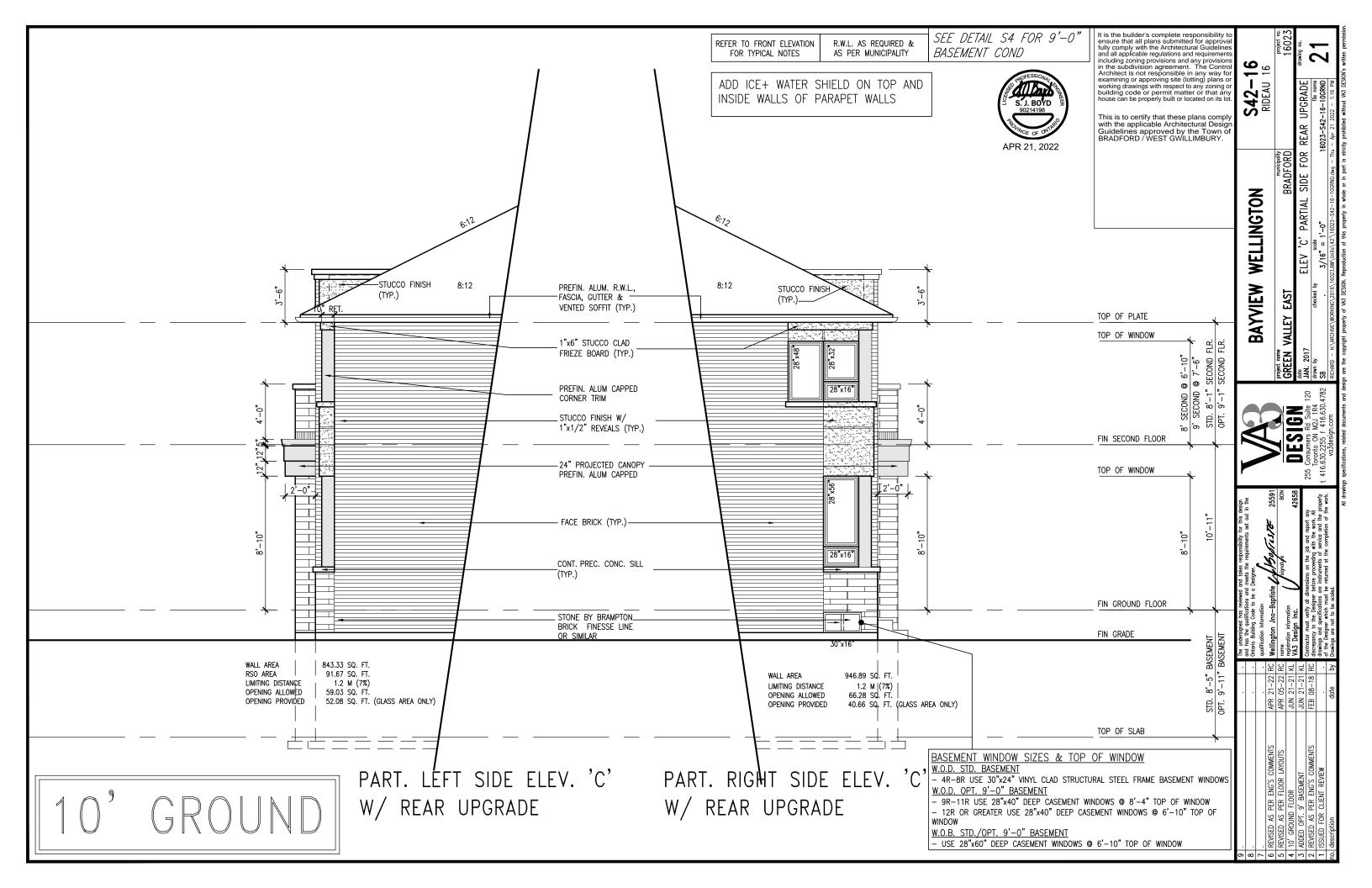












REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES.

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

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

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

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.
- DRIVEWAY, PARKING SPACE, ROAD. SOLID FUEL APPLIANCE EXHAUST

NOTE: ROOF FRAMING

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

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

It is the builder's complete responsibility to ensure that all plans submitted for approve fully comply with the Architectural Guideline and all applicable regulations and requirement and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contro Architect is not responsible in any way fo examining or approving site (lotting) plans or working drawings with respect to any zoning o building code or permit matter or that any bouse can be properly thill to legated on its left. nouse can be properly built or located on its lo

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



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REAR UPGRADE file name 16023-S42-16-10GRND

PLANS scale 3/16" = 1

2017 by

9

S42-RIDEAU

WELLINGTON

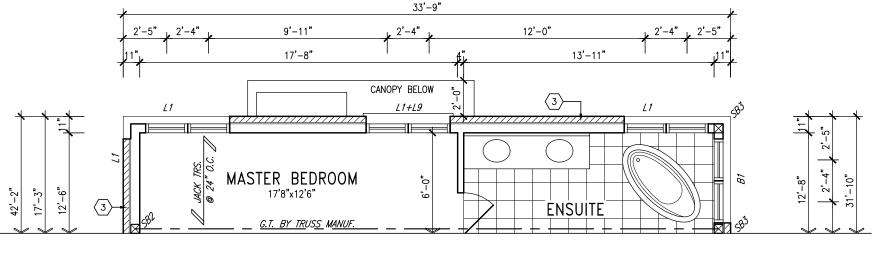
BAYVIEW

EAST

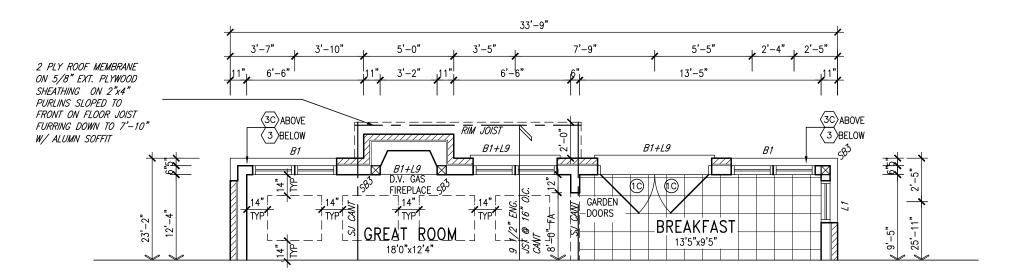
project name GREEN VALLEY

and has the qualifications and meets the requirements set out in often beliating code to be a Designer. Wellington Jno-Baptiste Company of Signature registration information Signature registration information MAS Design Inc. And Design Inc. And Confuctor must verify all dimensions on the job and report any discrepance, to the Designer before proceeding with the work. All Mass and the second of the Designer before proceeding with the work. All
drawings and specifications are instruments of service and the pro
of the Designer which must be returned at the completion of the

qualification information	APR 21-22 RC Wellington Jno-Bo	name	JUN 21-21 KL registration information	in library out	Contractor must verify of discrepancy to the Desir	drawings and specification	
٠	22	RC	KL	K	22		by
	APR 21-22	APR 05-22 RC	JUN 21-21	JUN 21-21 KL	FEB 08-18 RC	•	date
	MENTS	OUTS			MENTS		



PARTIAL SECOND FLOOR PLAN ELEVATION 'C' REAR UPGRADE



PARTIAL GROUND FLOOR PLAN ELEVATION 'C' REAR UPGRADE

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 into the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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

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

NOTE:

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

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

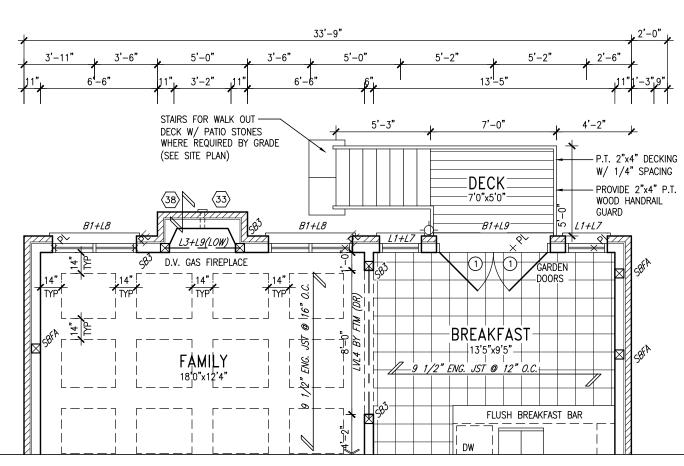
OUTDOOR AIR INTAKE SEPARATION

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. SOLID FUEL APPLIANCE EXHAUST

3.0m

NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES.



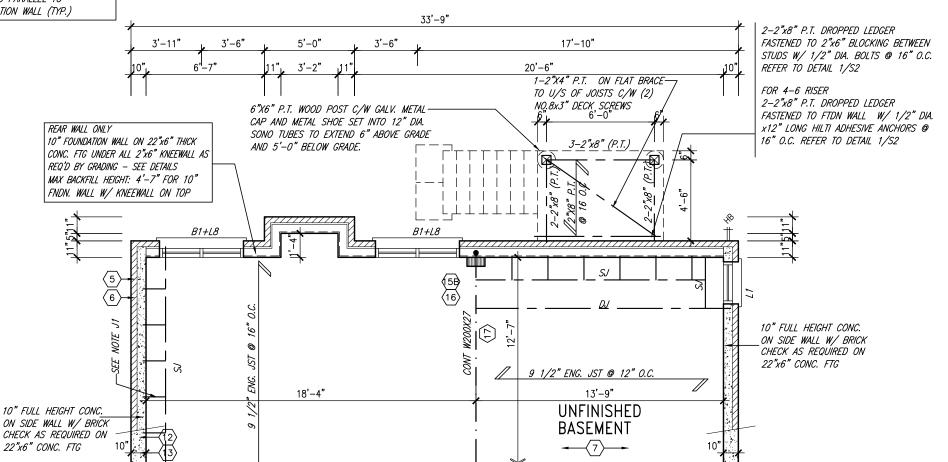




GROUND FLOOR PLAN ELEV 'A'- W.O.D.

NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. @ FIRST JOIST SPACE FOR FLOOR JOISTS RUNNING PARALLEL TO FOUNDATION WALL (TYP.)

ELEV. 'B' & 'C' SIMILAR ELEV 'A' & 'B' UPGRADE SIMILAR



BASEMENT PLAN ELEV 'A'- W.O.D.

ELEV. 'B' & 'C' SIMILAR ELEV 'A' & 'B' UPGRADE SIMILAR

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7	•			q
6	REVISED AS PER ENG'S COMMENTS	APR 21-22	RC	١
5	REVISED AS PER FLOOR LAYOUTS	APR 05-22	RC	n
4	10' GROUND FLOOR	JUN 21-21	KL	١
3	ADDED OPT. 9' BASEMENT	JUN 21-21	KL :	C
2	REVISED AS PER ENG'S COMMENTS	FEB 08-18	RC	d
1	ISSUED FOR CLIENT REVIEW			d
no.	description	date	by	D

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 WHSOFTESTE

2559 registration informace. VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com



BAYVIEW WELLINGTON

GREEN VALLEY EAST

JAN. 2017

drawn by

S42-16 RIDEAU 16

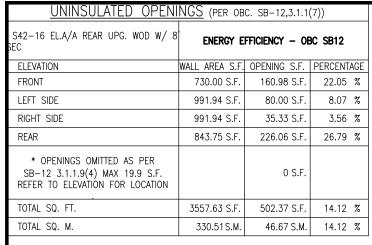
16023-S42-16-10GRND

BRADFORD PARTIAL PLANS FOR 9R WOD.

23

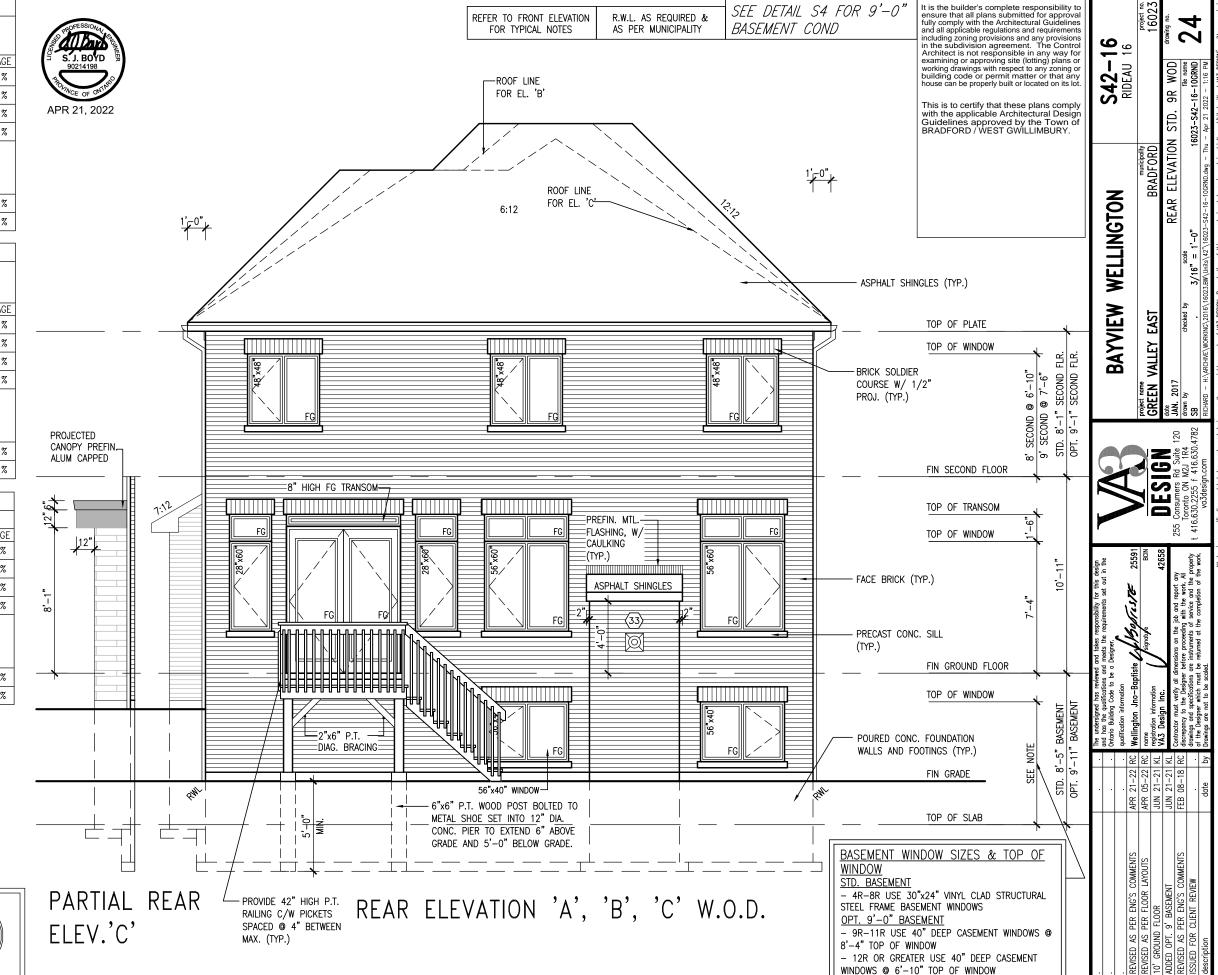
16023

3/16" = 1'-0"

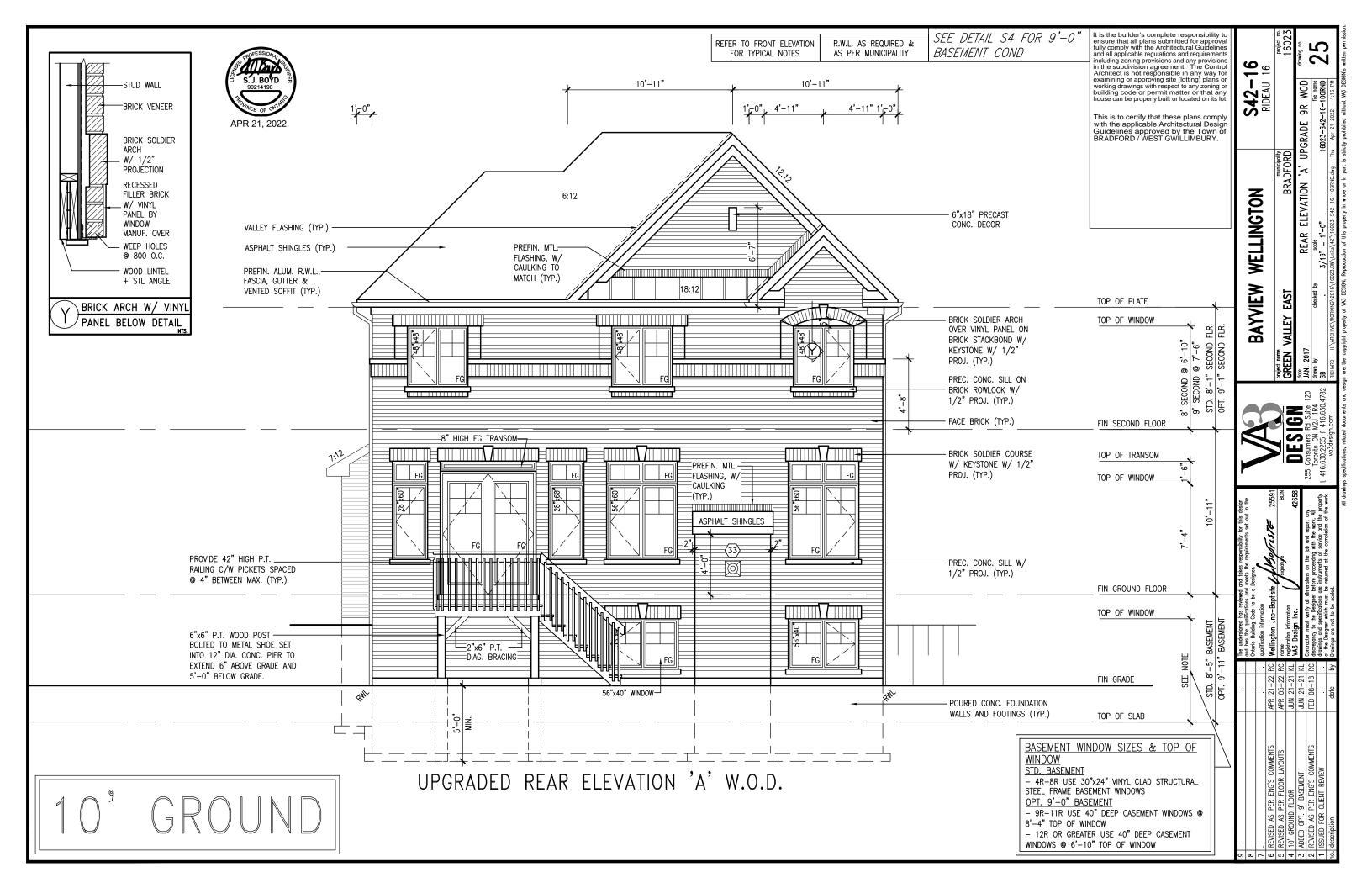


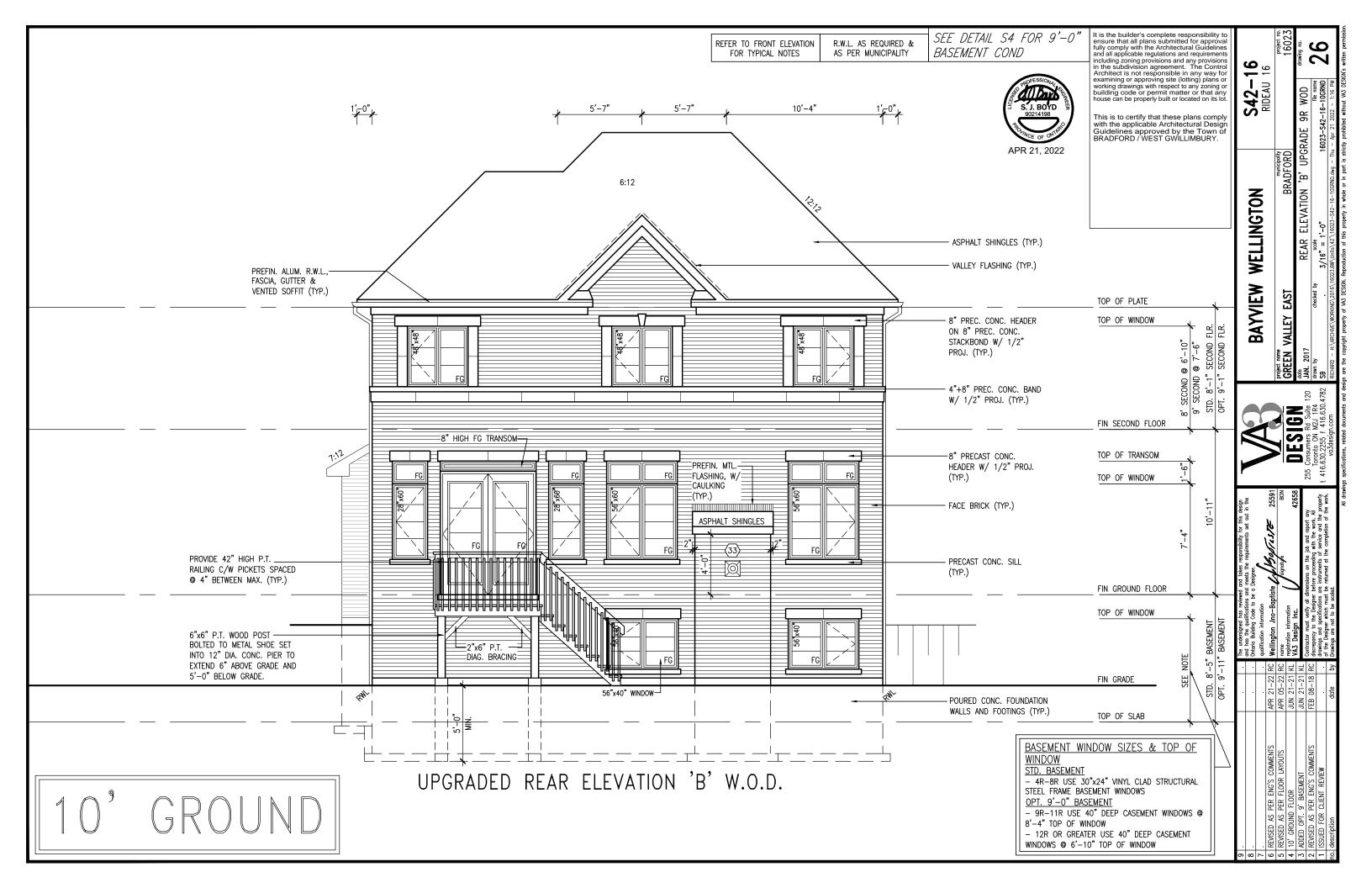
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))					
S42-16 EL.B/B REAR UPG. WOD W/ B'SEC	ENERGY E	FFICIENCY — OF	BC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE		
FRONT	716.83 S.F.	178.89 S.F.	24.96 %		
LEFT SIDE	1000.86 S.F.	80.00 S.F.	7.99 %		
RIGHT SIDE	1000.86 S.F.	35.33 S.F.	3.53 %		
REAR	843.75 S.F.	226.06 S.F.	26.79 %		
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.			
TOTAL SQ. FT.	3562.30 S.F.	520.28 S.F.	14.61 %		
TOTAL SQ. M.	330.95 S.M.	48.34 S.M.	14.61 %		

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S42-16 EL.C WOD W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTA	AGE
FRONT	719.75 S.F.	171.06 S.F.	23.77	%
LEFT SIDE	991.94 S.F.	79.67 S.F.	8.03	%
RIGHT SIDE	991.94 S.F.	49.33 S.F.	4.97	%
REAR	843.75 S.F.	226.06 S.F.	26.79	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3547.38 S.F.	526.12 S.F.	14.83	%
TOTAL SQ. M.	329.56 S.M.	48.88 S.M.	14.83	%



10° GROUND





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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.

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

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

NOTE:

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

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

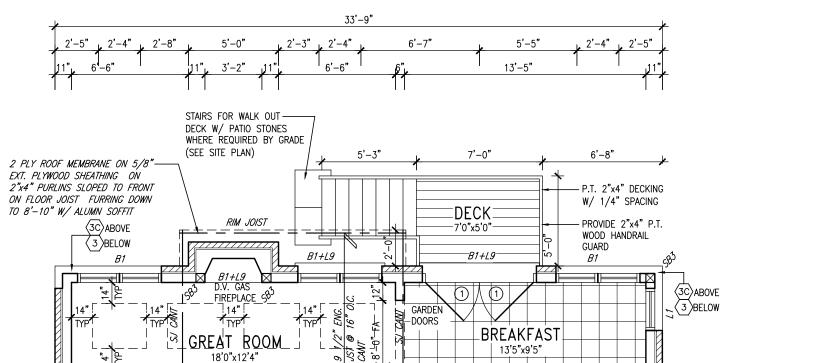
OUTDOOR AIR INTAKE SEPARATION

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.

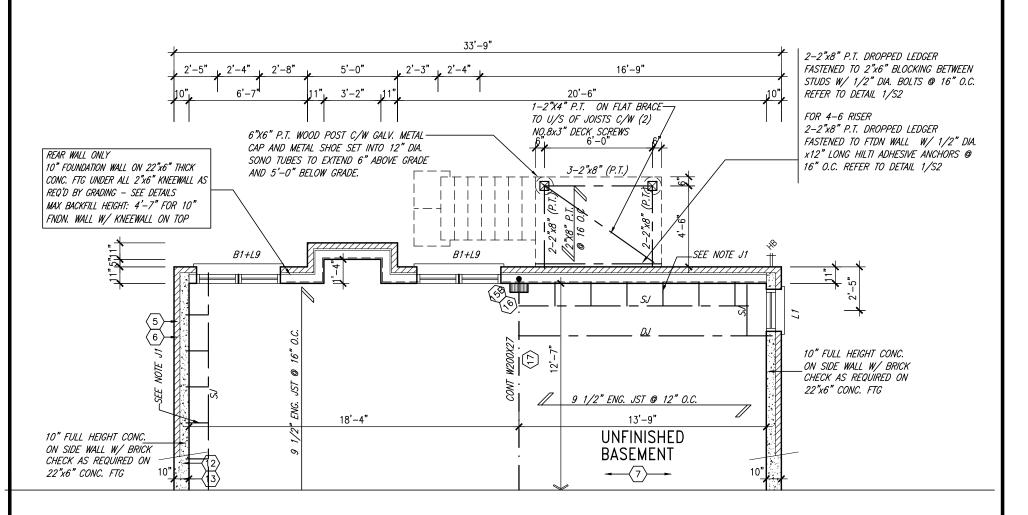
SOLID FUEL APPLIANCE EXHAUST 3.0m

NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES.



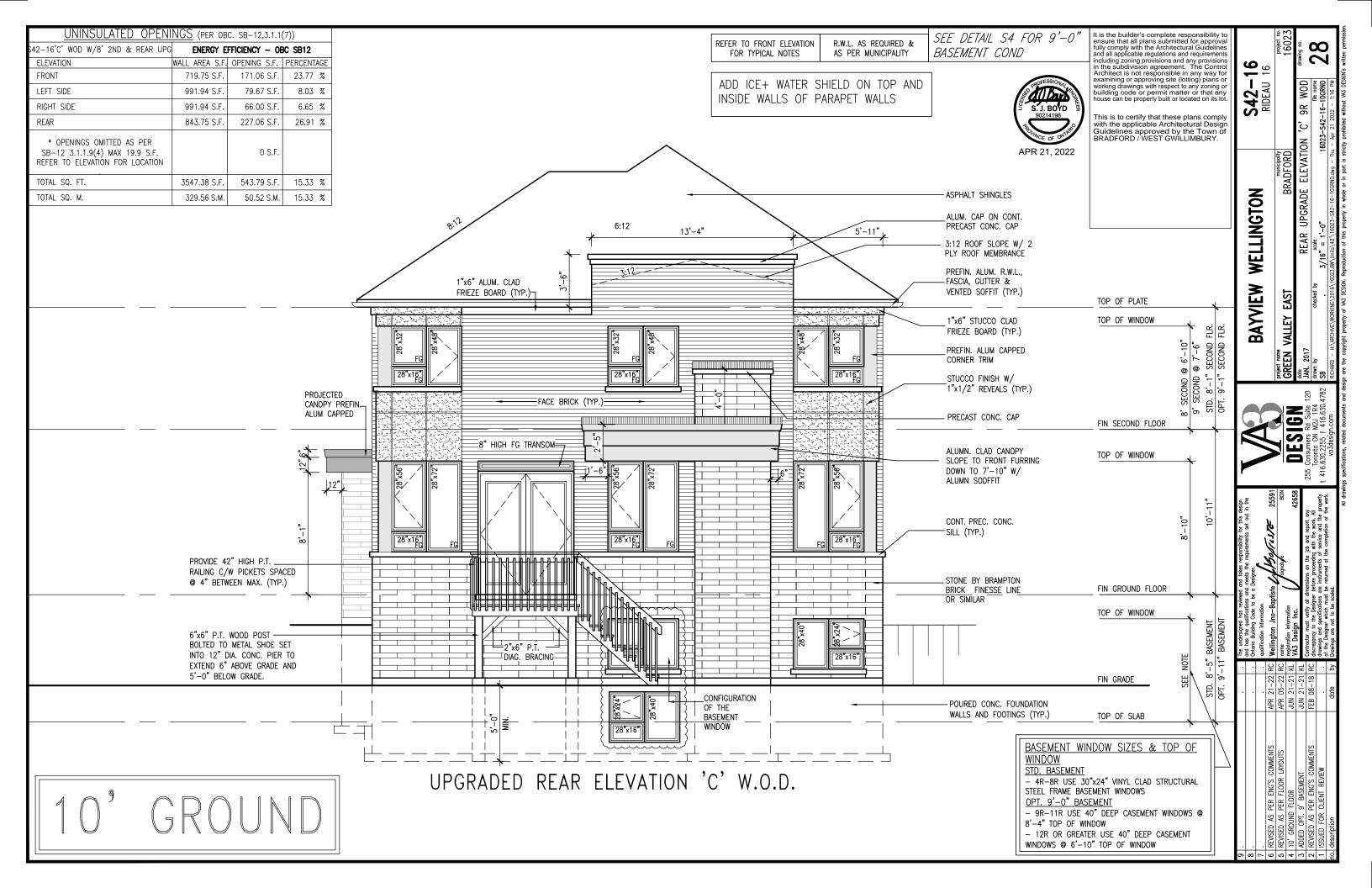


PARTIAL GROUND FLOOR PLAN 9R WOD ELEV. 'C' REAR UPGRADE



PARTIAL BASEMENT PLAN 9R WOD ELEV. 'C' REAR UPGRADE

9 . 8 . 7 . 6 REVISED AS PER ENG'S COMMENTS		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	VAR	BAYVIEW WELLINGTON	S42-16 RIDEAU 16
5 REVISED AS PER FLOOR LAYOUTS 4 10' GROUND FLOOR	APR 05-22 RC JUN 21-21 KL	name signature BCIN	DESIGN	GREEN VALLEY EAST BRADFORD	1 ' 7
3 ADDED OPT. 9' BASEMENT 2 REVISED AS PER ENG'S COMMENTS 1 ISSUED FOR CLIENT REVIEW	JUN 21-21 KL FEB 08-18 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	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	drawn by checked by scale	PGRADE 9R WOD drawing no.
no. description	date by	of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	t 416.630.2255 f 416.630.4782 va3design.com	$ \frac{3}{16}" = 1'-0" $ RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42'\16023-S42-16-10GRND.dwg - Thu	16023-S42-16-10GRND u - Apr 21 2022 - 1:16 PM



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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.

<u>NOTE J1:</u> BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

PROVIDE SOLID

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

NOTE:

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

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

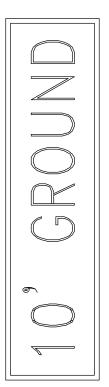
OUTDOOR AIR INTAKE SEPARATION

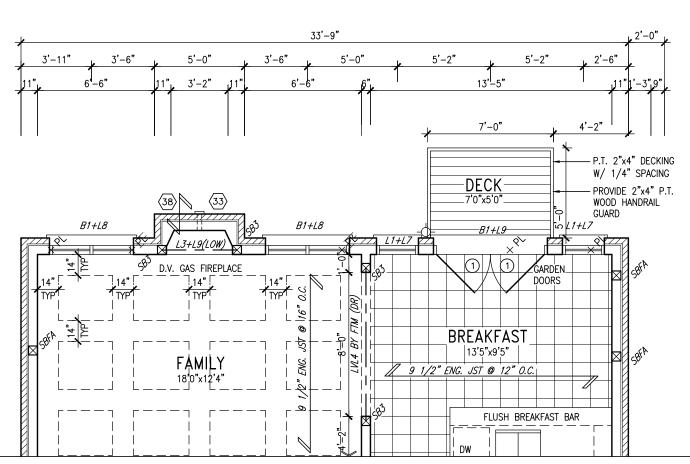
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DIV. B— TABLE 6.2.3.12. KITCHEN EXHAUST. 3.0m DRIVEWAY, PARKING SPACE, ROAD. SOLID FUEL APPLIANCE EXHAUST

3.0m

NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES.

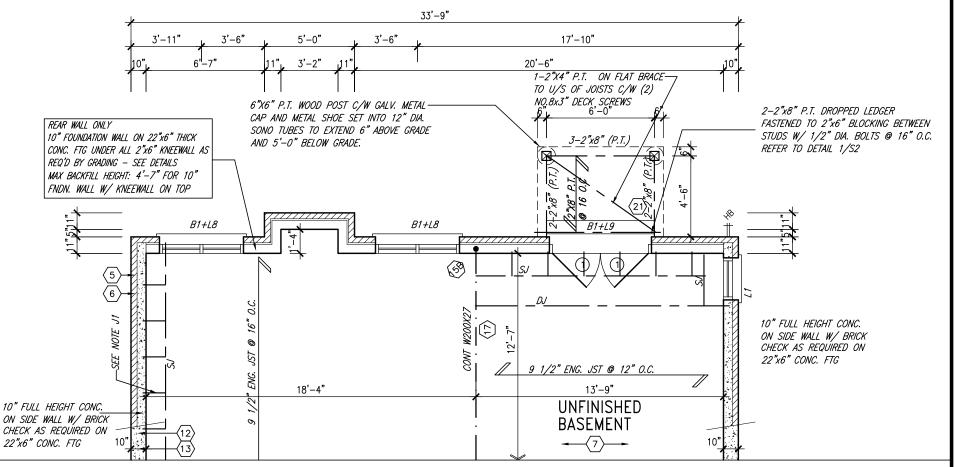






GROUND FLOOR PLAN 'A' - W.O.B.

ELEV. 'B' & 'C' SIMILAR ELEV 'A' & 'B' UPGRADE SIMILAR



BASEMENT PLAN 'A'- W.O.B.

ELEV. 'B' & 'C' SIMILAR ELEV 'A' & 'B' UPGRADE SIMILAR

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6	REVISED AS PER ENG'S COMMENTS	APR 21-22	RC	ŀ
5	REVISED AS PER FLOOR LAYOUTS	APR 05-22	RC	l
4	10' GROUND FLOOR	JUN 21-21	KL	ı
3	ADDED OPT. 9' BASEMENT	JUN 21-21	KL:	H
2	REVISED AS PER ENG'S COMMENTS	FEB 08-18	RC	ľ
1	ISSUED FOR CLIENT REVIEW			ľ
no.	description	date	by	Ì

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 25591

Wellington Jno-Baptiste WBoffes TE BCI 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.



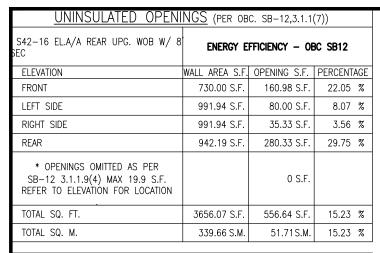
va3design.com

BAYVIEW WELLINGTON

S42-16 RIDEAU 16

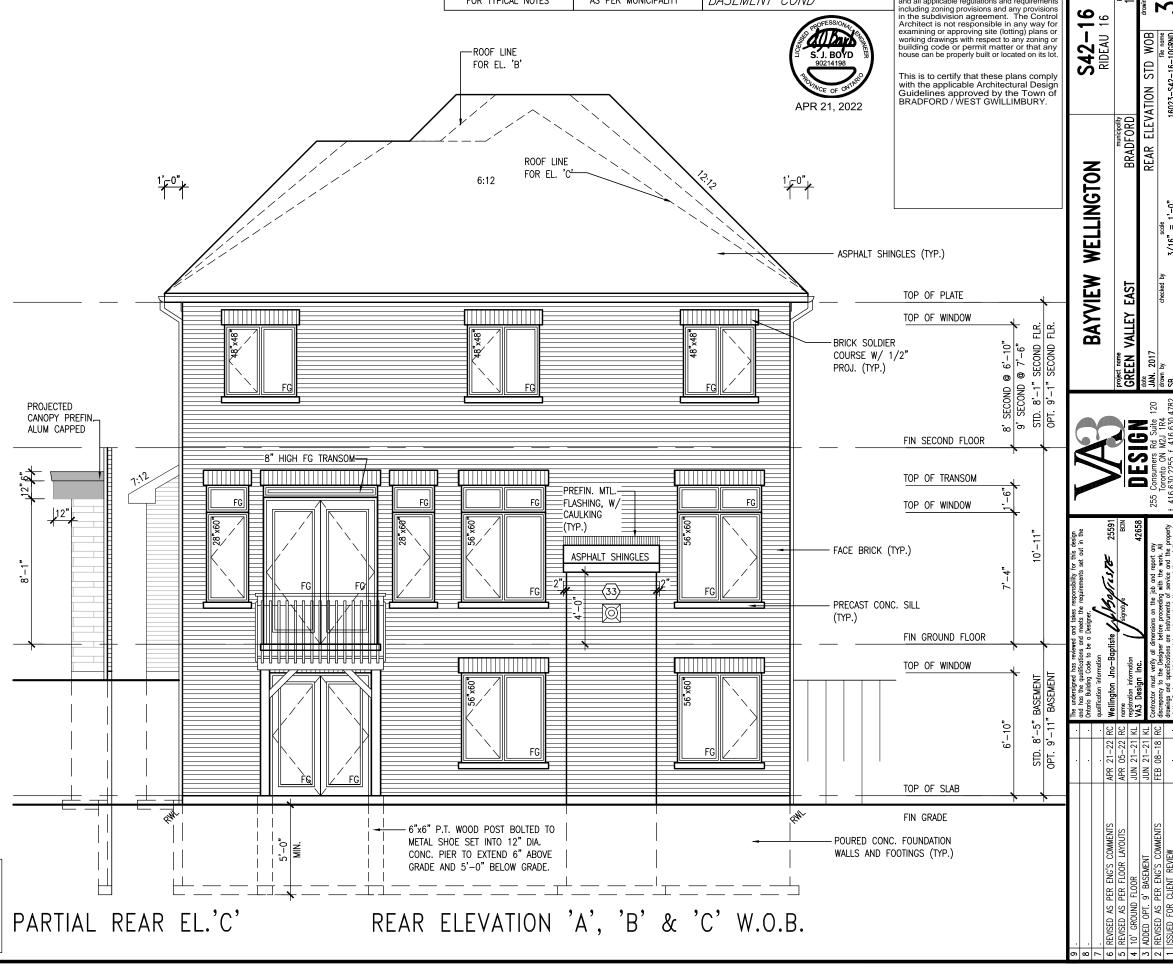
BRADFORD GREEN VALLEY EAST JAN. 2017 PARTIAL PLANS FOR WOB. drawn by file name 16023-S42-16-10GRND 3/16" = 1'-0"

16023



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S42-16 EL.B/B REAR UPG. WOB W/ B' SEC	ENERGY EFFICIENCY — OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTA	4GE
FRONT	716.83 S.F.	178.89 S.F.	24.96	%
LEFT SIDE	1000.86 S.F.	80.00 S.F.	7.99	%
RIGHT SIDE	1000.86 S.F.	35.33 S.F.	3.53	%
REAR	942.19 S.F.	280.33 S.F.	29.75	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3660.74 S.F.	574.55 S.F.	15.69	%
TOTAL SQ. M.	340.09 S.M.	53.38 S.M.	15.69	%

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))					
S42-16 EL.C WOB W/ 8' SECOND ENERGY EFFICIENCY - OBC SB12					
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE		
FRONT	719.75 S.F.	171.06 S.F.	23.77 %		
LEFT SIDE	991.94 S.F.	79.67 S.F.	8.03 %		
RIGHT SIDE	991.94 S.F.	49.33 S.F.	4.97 %		
REAR	942.19 S.F.	280.33 S.F.	29.75 %		
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.			
TOTAL SQ. FT.	3645.82 S.F.	580.39 S.F.	15.92 %		
TOTAL SQ. M.	338.70 S.M.	53.92 S.M.	15.92 %		



R.W.L. AS REQUIRED &

AS PER MUNICIPALITY

REFER TO FRONT ELEVATION

FOR TYPICAL NOTES

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

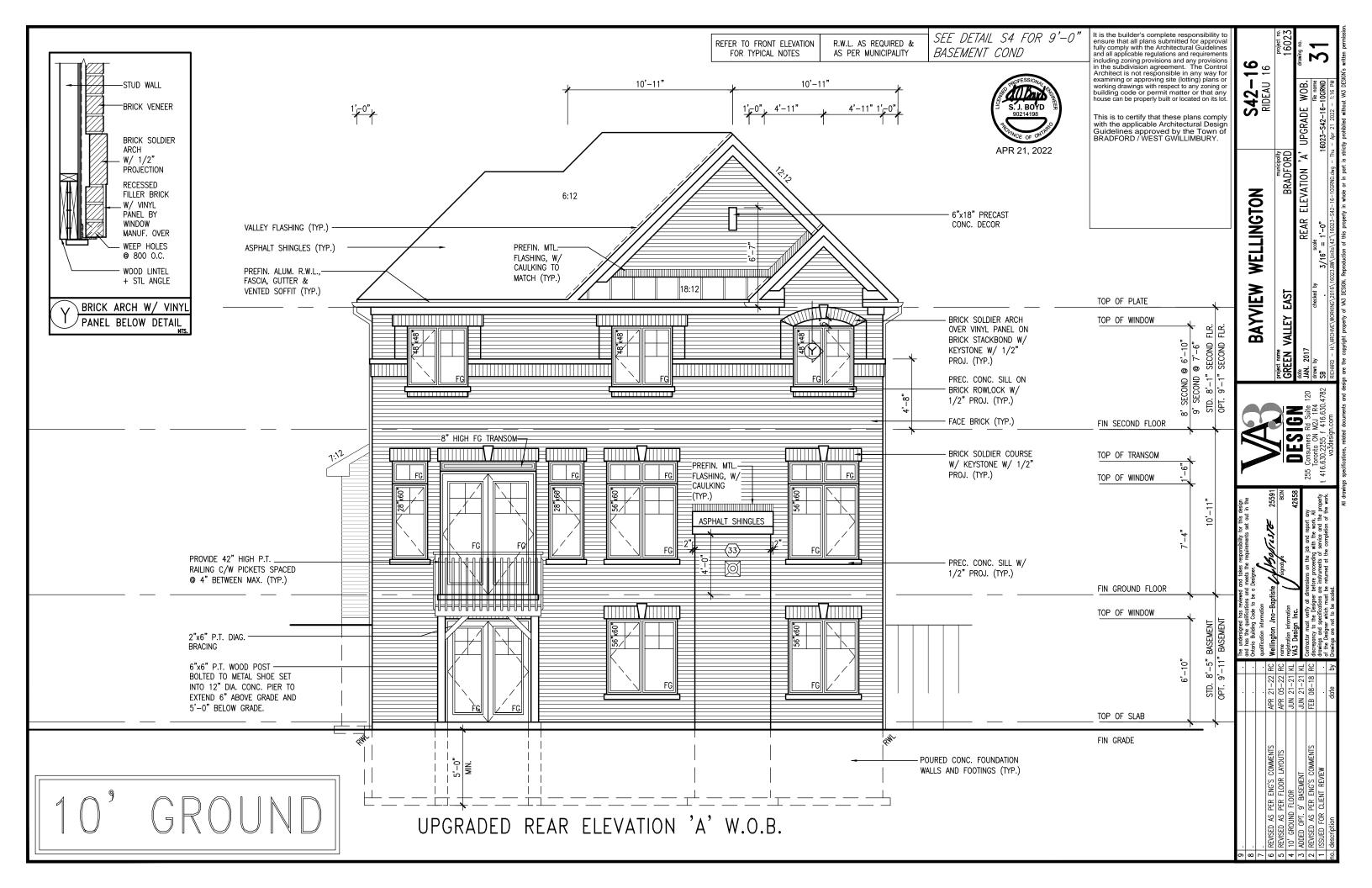
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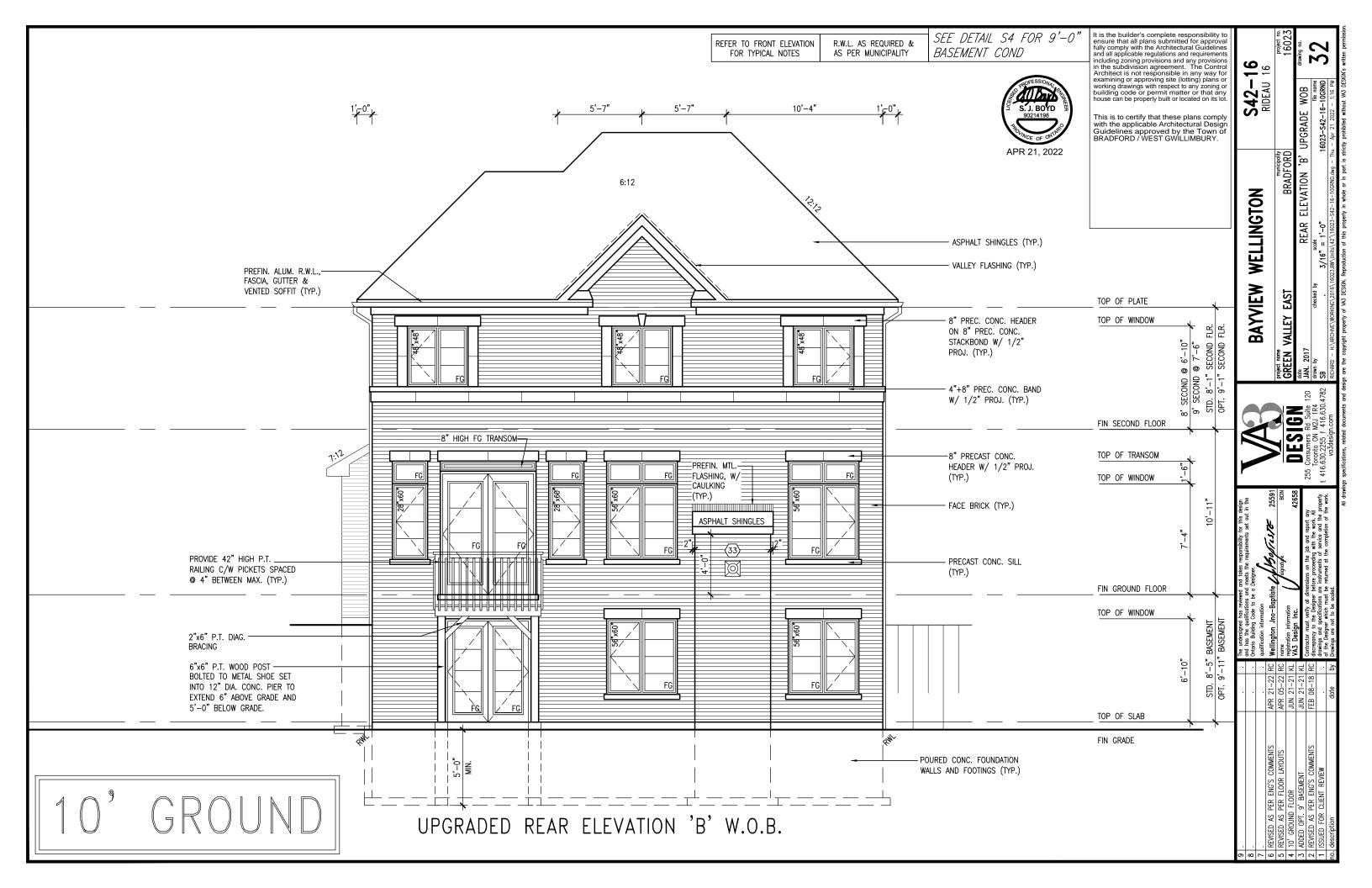
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SEE DETAIL S4 FOR 9'-0"

BASEMENT COND





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

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY. NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

OLID <u>NOTE</u> VHERE SPAC VII ALL

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

NOTE:

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

SPECI

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

OUTDOOR AIR INTAKE SEPARATION

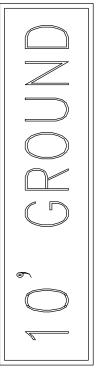
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER OBC. DIV. B— TABLE 6,2,3,12.

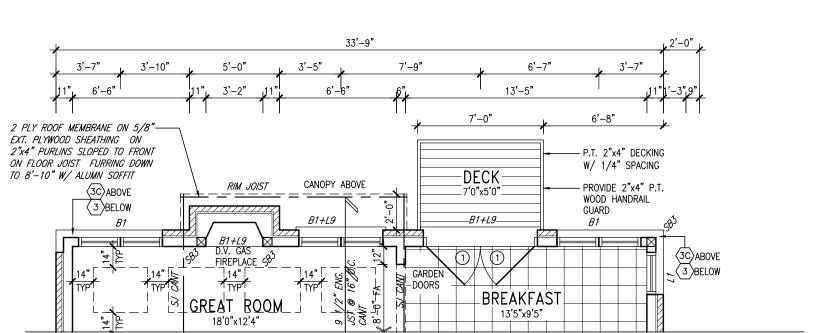
KITCHEN EYHAUST 3,0m

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

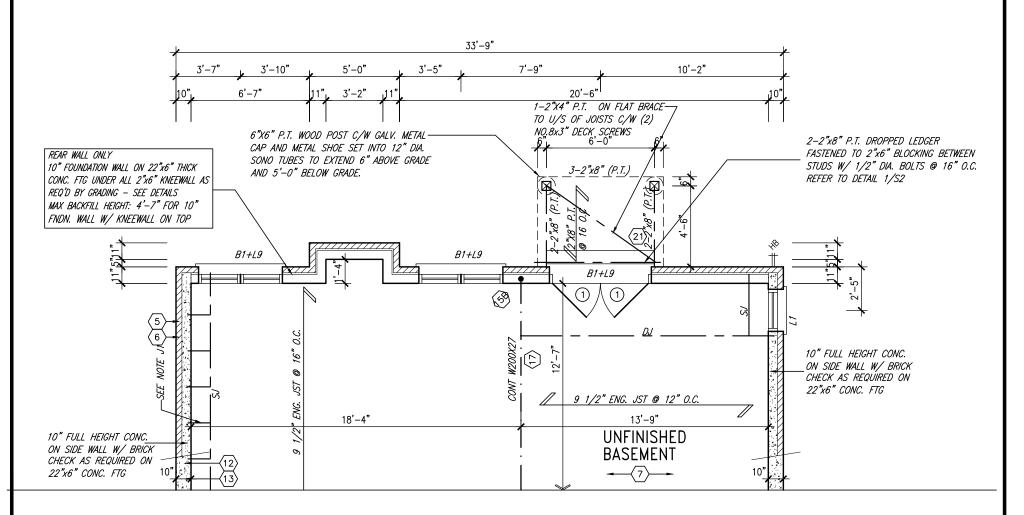
NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES.





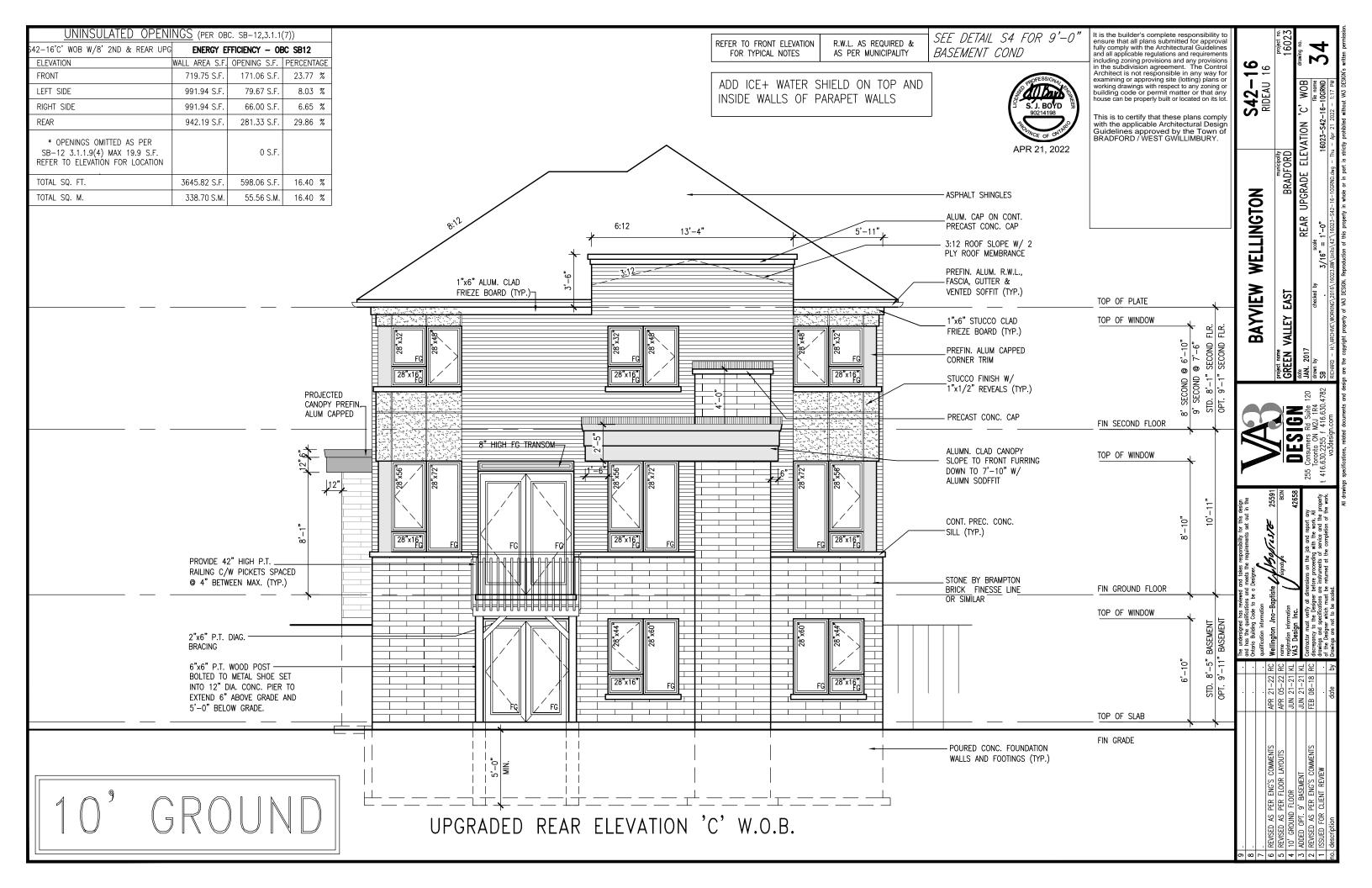


PARTIAL GROUND FLOOR PLAN WOB ELEVATION 'C' REAR UPGRADE



PARTIAL BASEMENT PLAN WOB ELEVATION 'C' REAR UPGRADE

9 . 8 . 7 . 6 REVISED AS PER ENG'S COMMENTS		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	VAR	571111211	WELLINGTON	S42-16 RIDEAU 16
5 REVISED AS PER FLOOR LAYOUTS 4 10' GROUND FLOOR	APR 05-22 RC JUN 21-21 KL	name signature BCIN	DESIGN	project name GREEN VALLEY EAST	municipality BRADFORD	
3 ADDED OPT. 9' BASEMENT 2 REVISED AS PER ENG'S COMMENTS	JUN 21-21 KL FEB 08-18 RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	JAN. 2017 PARTIAL	PLANS FOR ELEV. 'C' REAR	R UPGRADE WOB file name drawing no.
1 ISSUED FOR CLIENT REVIEW no. description	date by	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.	t 416.630.2255 f 416.630.4782 va3design.com		3/16" = 1'-0" 1 23.BW\Units\42'\16023-S42-16-10GRND.dwg - Thu	16023-S42-16-10GRND u - Apr 21 2022 - 1:17 PM



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))						
S42-16 EL.A/A REAR UPG. W/ 9' SEC ENERGY EFFICIENCY - OBC SB12						
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE			
FRONT	763.75 S.F.	160.98 S.F.	21.08 %			
LEFT SIDE	1036.11 S.F.	80.00 S.F.	7.72 %			
RIGHT SIDE	1036.11 S.F.	35.33 S.F.	3.41 %			
REAR	742.50 S.F.	201.61 S.F.	27.15 %			
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.				
TOTAL SQ. FT.	3578.47 S.F.	477.92 S.F.	13.36 %			
TOTAL SQ. M.	332.45 S.M.	44.40 S.M.	13.36 %			
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))						
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))							
S42-16 EL.B/B REAR UPG. W/ 9' SEC	B/B REAR UPG. W/ 9' SEC ENERGY EFFICIENCY - OBC SB12						
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAC	GE			
FRONT	750.58 S.F.	178.89 S.F.	23.83 %	%			
LEFT SIDE	1046.03 S.F.	80.00 S.F.	7.65 %	%			
RIGHT SIDE	1046.03 S.F.	35.33 S.F.	3.38 %	%			
REAR	742.50 S.F.	201.61 S.F.	27.15 %	%			
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.					
TOTAL SQ. FT.	3585.14 S.F.	495.83 S.F.	13.83 %	%			
TOTAL SQ. M.	333.07 S.M.	46.06 S.M.	13.83 %	%			

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))						
S42-16 EL.C W/ 9' SECOND ENERGY EFFICIENCY - OBC SB12						
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE			
FRONT	753.50 S.F.	171.06 S.F.	22.70 %			
LEFT SIDE	1036.11 S.F.	79.67 S.F.	7.69 %			
RIGHT SIDE	1036.11 S.F.	49.33 S.F.	4.76 %			
REAR	742.50 S.F.	201.61 S.F.	27.15 %			
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.				
TOTAL SQ. FT.	3568.22 S.F.	501.67 S.F.	14.06 %			
TOTAL SQ. M.	331.50 S.M.	46.61S.M.	14.06 %			

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))							
S42-16'C' W/9' 2ND & REAR UPG	ENERGY E	FFICIENCY - OF	3C SB12				
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENT	AGE			
FRONT	735.50 S.F.	171.06 S.F.	23.26	%			
LEFT SIDE	1036.11 S.F.	79.67 S.F.	7.69	%			
RIGHT SIDE	1036.11 S.F.	66.00 S.F.	6.37	%			
REAR	742.50 S.F.	202.61 S.F.	27.29	%			
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.					
TOTAL SQ. FT.	3550.22 S.F.	519.34 S.F.	14.63	%			
TOTAL SQ. M.	329.82 S.M.	48.25 S.M.	14.63	%			

UNINSULATED OPENI	NGS (PER OB	C. SB-12,3.1.1	(7))
S42-16 EL.A/A REAR UPG. WOD W/ 9 SEC	ENERGY E	FFICIENCY - OE	BC SB12
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	763.75 S.F.	160.98 S.F.	21.08 %
LEFT SIDE	1036.11 S.F.	80.00 S.F.	7.72 %
RIGHT SIDE	1036.11 S.F.	35.33 S.F.	3.41 %
REAR	877.50 S.F.	226.06 S.F.	25.76 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3713.47 S.F.	502.37 S.F.	13.53 %
TOTAL SQ. M.	344.99 S.M.	46.67 S.M.	13.53 %
UNINSULATED OPENI	NGS (PER OB	C. SB-12,3.1.1	(7))
S42-16 EL.B/B REAR UPG. WOD W/ 9' SEC	ENERGY E	FFICIENCY - OE	BC SB12
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	750.58 S.F.	178.89 S.F.	23.83 %
LEFT SIDE	1046.03 S.F.	80.00 S.F.	7.65 %
RIGHT SIDE	1046.03 S.F.	35.33 S.F.	3.38 %
REAR	877.50 S.F.	226.06 S.F.	25.76 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3720.14 S.F.	520.28 S.F.	13.99 %
TOTAL SQ. M.	345.61 S.M.	48.34 S.M.	13.99 %
UNINSULATED OPENI	NGS (PER OB	C. SB-12,3.1.1	(7))
S42-16 EL.C WOD W/ 9' SECOND	ENERGY E	FFICIENCY - OF	SC SB12
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	753.50 S.F.	171.06 S.F.	22.70 %
LEFT SIDE	1036.11 S.F.	79.67 S.F.	7.69 %
RIGHT SIDE	1036.11 S.F.	49.33 S.F.	4.76 %
REAR	877.50 S.F.	226.06 S.F.	25.76 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3703.22 S.F.	526.12 S.F.	14.21 %
TOTAL SQ. M.	344.04 S.M.	48.88 S.M.	14.21 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))								
\$42-16'C' WOD W/9' 2ND & REAR UPG	ENERGY E	FFICIENCY - OF	3C SB12					
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTA	4GE				
FRONT	735.50 S.F.	171.06 S.F.	23.26	%				
LEFT SIDE	1036.11 S.F.	79.67 S.F.	7.69	%				
RIGHT SIDE	1036.11 S.F.	66.00 S.F.	6.37	%				
REAR	877.50 S.F.	227.06 S.F.	25.88	%				
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.						
TOTAL SQ. FT.	3685.22 S.F.	543.79 S.F.	14.76	%				
TOTAL SQ. M.	342.37 S.M.	50.52 S.M.	14.76	%				

UNINSULATED OPEN	NGS (PER OB	C. SB-12,3.1.1	(7))	
S42-16 EL.A/A REAR UPG. WOB W/ 9 SEC	ENERGY E	FFICIENCY - OE	BC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENT	AGE
FRONT	763.75 S.F.	160.98 S.F.	21.08	%
LEFT SIDE	1036.11 S.F.	80.00 S.F.	7.72	%
RIGHT SIDE	1036.11 S.F.	35.33 S.F.	3.41	%
REAR	975.94 S.F.	280.33 S.F.	28.72	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3811.91 S.F.	556.64 S.F.	14.60	%
TOTAL SQ. M.	354.14 S.M.	51.71S.M.	14.60	%
UNINSULATED OPENI	NGS (PER OB	C. SB-12,3.1.1	(7))	
S42-16 EL.B/B REAR UPG. WOB W/	ENERGY E	FFICIENCY — OE	3C SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENT	AGE
FRONT	750.58 S.F.	178.89 S.F.	23.83	%
LEFT SIDE	1046.03 S.F.	80.00 S.F.	7.65	%
RIGHT SIDE	1046.03 S.F.	35.33 S.F.	3.38	%
REAR	975.94 S.F.	280.33 S.F.	28.72	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3818.58 S.F.	574.55 S.F.	15.05	%
TOTAL SQ. M.	354.75 S.M.	53.38 S.M.	15.05	%
UNINSULATED OPEN	NGS (PER OB	C. SB-12,3.1.1	(7))	
S42-16 EL.C WOB W/ 9' SECOND	ENERGY E	FFICIENCY - OF	3C SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENT	AGE
FRONT	753.50 S.F.	171.06 S.F.	22.70	%
LEFT SIDE	1036.11 S.F.	79.67 S.F.	7.69	%
RIGHT SIDE	1036.11 S.F.	49.33 S.F.	4.76	%
REAR	975.94 S.F.	280.33 S.F.	28.72	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3801.66 S.F.	580.39 S.F.	15.27	%
TOTAL SQ. M.	353.18 S.M.	53.92 S.M.	15.27	%

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))								
\$42-16'C' WOB W/9' 2ND & REAR UPG	542-16'C' WOB W/9' 2ND & REAR UPG ENERGY EFFICIENCY - OBC SB12							
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE					
FRONT	735.50 S.F.	171.06 S.F.	23.26 %					
LEFT SIDE	1036.11 S.F.	79.67 S.F.	7.69 %					
RIGHT SIDE	1036.11 S.F.	66.00 S.F.	6.37 %					
REAR	975.94 S.F.	281.33 S.F.	28.83 %					
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.						
TOTAL SQ. FT.	3783.66 S.F.	598.06 S.F.	15.81 %					
TOTAL SQ. M.	351.51S.M.	55.56 S.M.	15.81 %					

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.

			DES	Rd St	Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782	wa3desian com
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S42-16 RIDEAU 16

BAYVIEW WELLINGTON

project name GREEN VALLEY EAST

date JAN. 2017 drawn by SB

Т	and has the analitications and meets the reminements set out in the	
	Ontario Buildina Code to be a Designer.	,
	qualification information	
()	Wellington Jno-Baptiste 1/1/50/14576 2559	ည
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Т	<u>'</u>	
,	VA3 Design Inc. / 4265	Š
-		
1	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 mist be retirmed at the completion of the work	ž

The undersigned has reviewed and takes re	and has the quaintrations and meets the ra	qualification information	APR 21-22 RC Wellington Jno-Baptiste	22 RC name signaty	21 KL VA3 Design Inc	_	18 RC discrepancy to the Designer before proceed	drawings and specifications are instruments	by Drawings are not to be scaled.
•	•	•	APR 21	APR 05-22 RC	JUN 21-21 KL	JUN 21-21 KL	FEB 08-18 RC	•	date
			D AS PER ENG'S COMMENTS	D AS PER FLOOR LAYOUTS	ROUND FLOOR	OPT. 9' BASEMENT	D AS PER ENG'S COMMENTS) FOR CLIENT REVIEW	otion

UNINSULATED OPEN	INGS (PER OB	C. SB-12,3.1.1	(7))	
S42—16 EL.A/A REAR UPG. WOB W/9' BSMT+8' 2ND	ENERGY E	FFICIENCY - OF	BC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENT	AGE
FRONT	730.00 S.F.	160.98 S.F.	22.05	%
LEFT SIDE	991.94 S.F.	80.00 S.F.	8.07	%
RIGHT SIDE	991.94 S.F.	35.33 S.F.	3.56	%
REAR	992.81 S.F.	280.33 S.F.	28.24	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3706.69 S.F.	556.64 S.F.	15.02	%
TOTAL SQ. M.	344.36 S.M.	51.71S.M.	15.02	%
UNINSULATED OPEN	INGS (PER OB	C. SB-12,3.1.1	(7))	
S42—16 EL.B/B REAR UPG. WOB W/9' BSMT+8' 2ND	ENERGY E	FFICIENCY - OF	3C SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTA	AGE
FRONT	716.83 S.F.	178.89 S.F.	24.96	%
LEFT SIDE	1000.86 S.F.	80.00 S.F.	7.99	%
RIGHT SIDE	1000.86 S.F.	35.33 S.F.	3.53	%
REAR	992.81 S.F.	280.33 S.F.	28.24	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3711.36 S.F.	574.55 S.F.	15.48	%
TOTAL SQ. M.	344.79 S.M.	53.38 S.M.	15.48	%
<u>UNINSULATED</u> OPEN	<u>INGS</u> (per ob	C. SB-12,3.1.1	(7))	
S42-16 EL.C WOB W/9' BSMT+8' 2ND	ENERGY E	FFICIENCY - OF	3C SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENT	AGE
FRONT	719.75 S.F.	171.06 S.F.	23.77	%
LEFT SIDE	991.94 S.F.	79.67 S.F.	8.03	%
RIGHT SIDE	991.94 S.F.	49.33 S.F.	4.97	%
REAR	992.81 S.F.	280.33 S.F.	28.24	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3696.44 S.F.	580.39 S.F.	15.70	%
TOTAL SQ. M.	343.41 S.M.	53.92 S.M.	15.70	%

<u>UNINSULATED OPENI</u>	NGS (PER OB	C. SB-12,3.1.1	(7))
S42-16 EL.C WOB W/9' BSMT+8' 2ND & REAR UPG	ENERGY E	FFICIENCY - OF	BC SB12
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	719.75 S.F.	171.06 S.F.	23.77 %
LEFT SIDE	991.94 S.F.	79.67 S.F.	8.03 %
RIGHT SIDE	991.94 S.F.	66.00 S.F.	6.65 %
REAR	992.81 S.F.	281.33 S.F.	28.34 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3696.44 S.F.	598.06 S.F.	16.18 %
TOTAL SQ. M.	343.41S.M.	55.56 S.M.	16.18 %

<u>UNINSULATED</u> OPEN	INGS (PER OB	C. SB-12,3.1.1	(7))	
S42-16 EL.A/A REAR UPG. WOB W/ 9 BSMT+2ND	ENERGY E	FFICIENCY - OF	BC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTA	AGE
FRONT	763.75 S.F.	160.98 S.F.	21.08	%
LEFT SIDE	1036.11 S.F.	80.00 S.F.	7.72	%
RIGHT SIDE	1036.11 S.F.	35.33 S.F.	3.41	%
REAR	1026.56 S.F.	280.33 S.F.	27.31	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3862.53 S.F.	556.64 S.F.	14.41	%
TOTAL SQ. M.	358.84 S.M.	51.71S.M.	14.41	%
UNINSULATED OPEN	<u>INGS</u> (per ob	C. SB-12,3.1.1	(7))	
S42-16 EL.B/B REAR UPG. WOB W/ 9' BSMT+2ND	ENERGY E	FFICIENCY — OF	BC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENT	AGE
FRONT	750.58 S.F.	178.89 S.F.	23.83	%
LEFT SIDE	1046.03 S.F.	80.00 S.F.	7.65	%
RIGHT SIDE	1046.03 S.F.	35.33 S.F.	3.38	%
REAR	1026.56 S.F.	280.33 S.F.	27.31	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3869.20 S.F.	574.55 S.F.	14.85	%
TOTAL SQ. M.	359.46 S.M.	53.38 S.M.	14.85	%
UNINSULATED OPEN	INGS (PER OB	C. SB-12,3.1.1	(7))	
S42-16 EL.C WOB W/ 9' BSMT+2ND	ENERGY E	FFICIENCY - OF	SC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTA	AGE
FRONT	753.50 S.F.	171.06 S.F.	22.70	%
LEFT SIDE	1036.11 S.F.	79.67 S.F.	7.69	%
RIGHT SIDE	1036.11 S.F.	49.33 S.F.	4.76	%
REAR	1026.56 S.F.	280.33 S.F.	27.31	%
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3852.28 S.F.	580.39 S.F.	15.07	%
TOTAL SQ. M.	357.89 S.M.	53.92 S.M.	15.07	%
-				

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))								
S42-16 EL.C WOB W/ 9' BSMT+2ND & REAR UPG	ENERGY E	FFICIENCY - OF	BC SB12					
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE					
FRONT	735.50 S.F.	171.06 S.F.	23.26 %					
LEFT SIDE	1036.11 S.F.	79.67 S.F.	7.69 %					
RIGHT SIDE	1036.11 S.F.	66.00 S.F.	6.37 %					
REAR	1026.56 S.F.	281.33 S.F.	27.41 %					
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.						
TOTAL SQ. FT.	3834.28 S.F.	598.06 S.F.	15.60 %					
TOTAL SQ. M.	356.21S.M.	55.56 S.M.	15.60 %					

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.

| CREEN VALLEY EAST | dde | SB12 - SB12 | dde | | dd

9 3

2ND OR 9' 2ND file name 16023-542-16-10GND

BASEMENT W/

OPT. 9' scale 3/16" = 1' OPT.

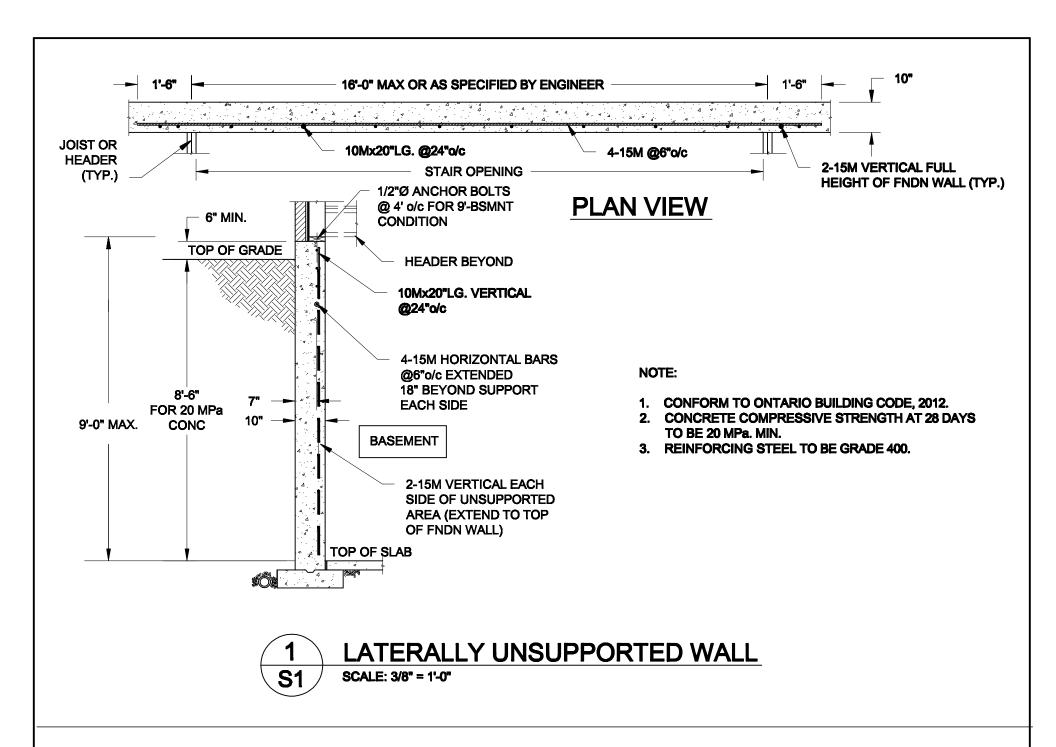
SB12 -

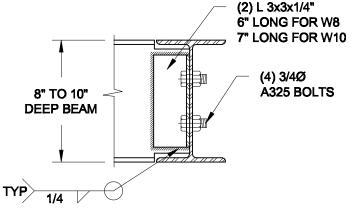
S42-16 RIDEAU 16

BAYVIEW WELLINGTON

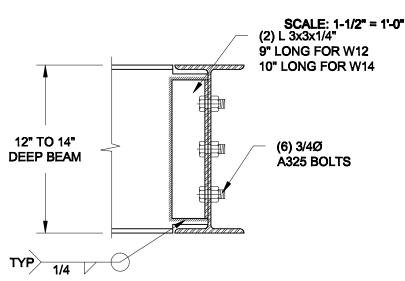
APR 21–22 F APR 05–22 F JUN 21–21 P JUN 21–21 P FEB 08–18 F

6 REVISED AS PER ENG'S COMMENTS
5 REVISED AS PER FLOOR LAYOUTS
3 ADDED OPT. 9' BASEMENT
2 REVISED AS PER ENG'S COMMENTS
2 REVISED AS PER ENG'S COMMENTS
3 ADDED OPT. 9' BASEMENT
4 ISSUED FOR CLIENT REVIEW

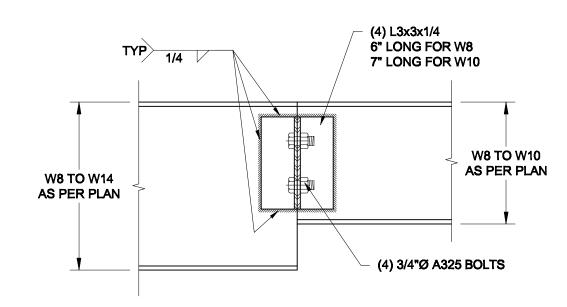




NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W8X40 (W200X59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



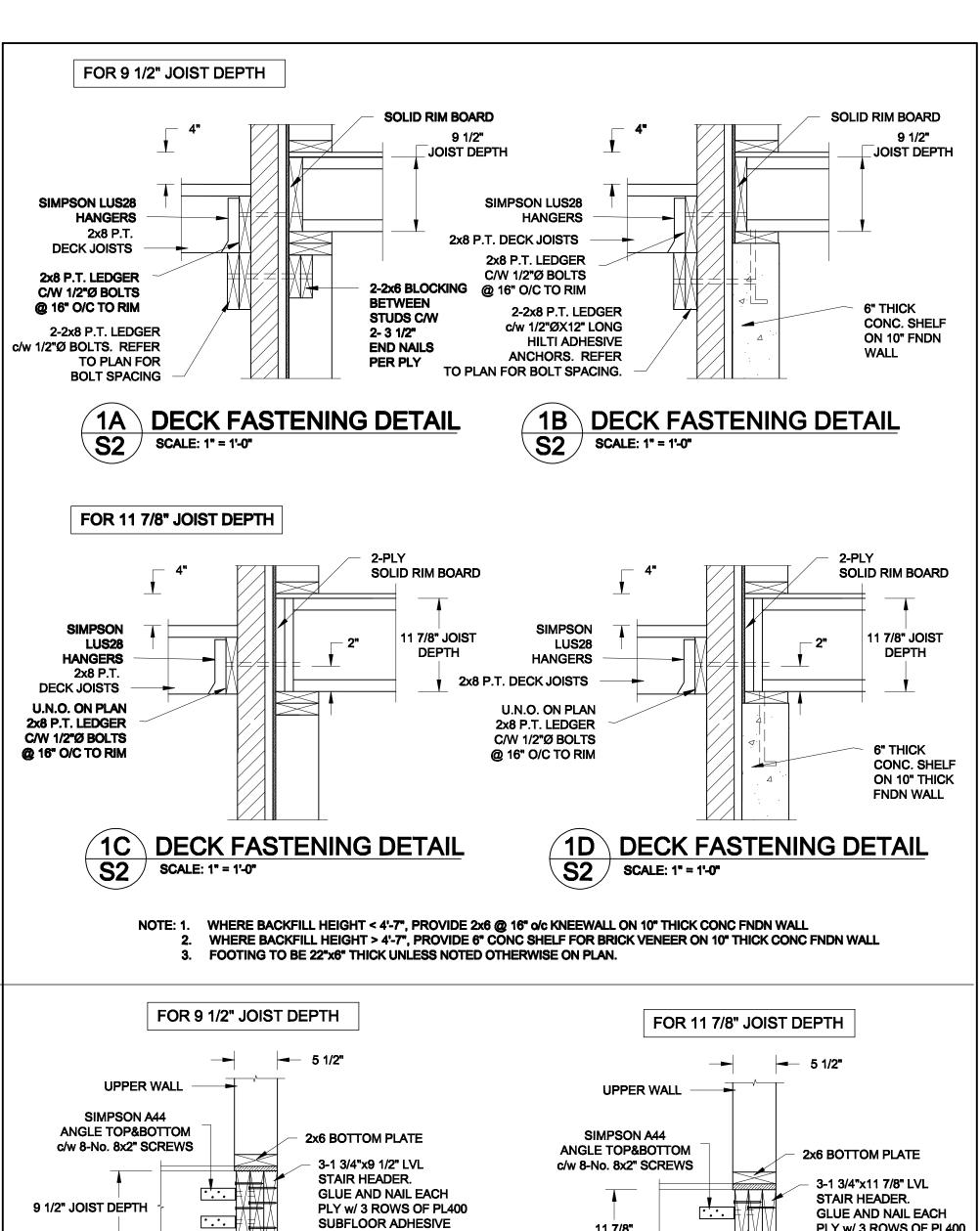
Scale: AS NOTED	QUAILE ENGINEERING LTD.
Date: PB-17-3882	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8.19
Drawn: Checks	T: 905-853-8547 E: qualle.eng@rogers.com

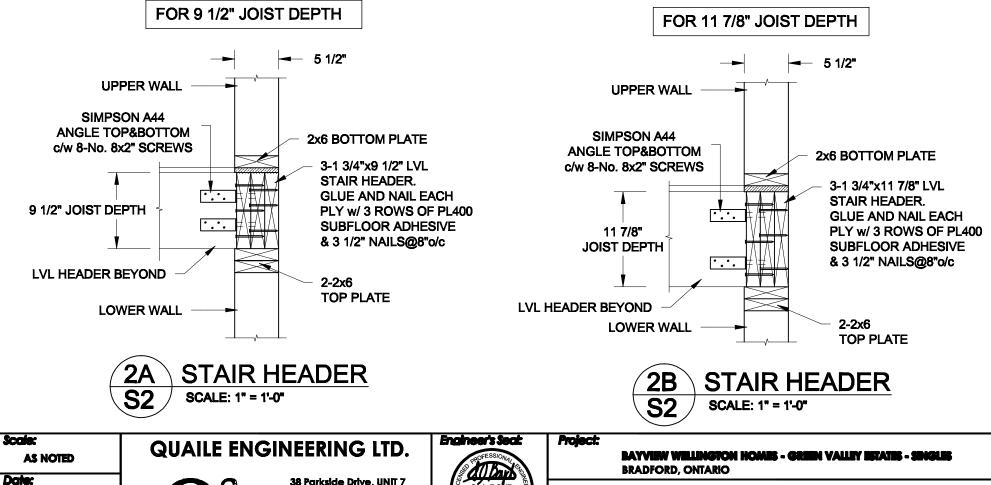


Project: DAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.: Drawing No.: 21-038 **S1**





S. J. BOYD

MAR 30, 2021

Project No.:

21-038

TYPICAL STRUCTURAL DETAILS

Drawing No.:

S2

MAR-18-2021

Checked

SJB

Drawn:

SC

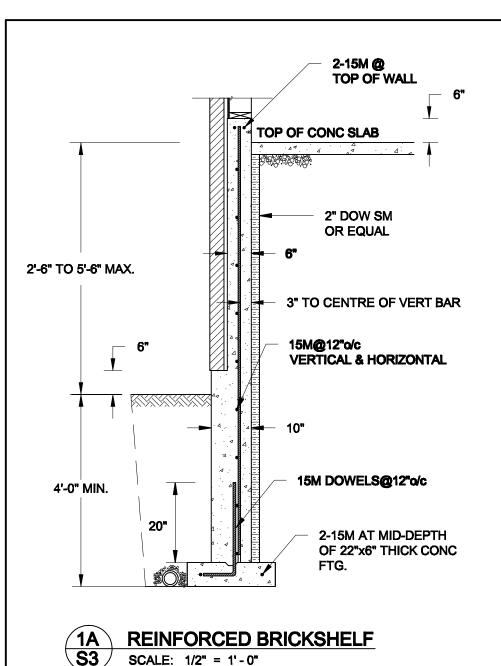
38 Parkside Drive, UNIT 7

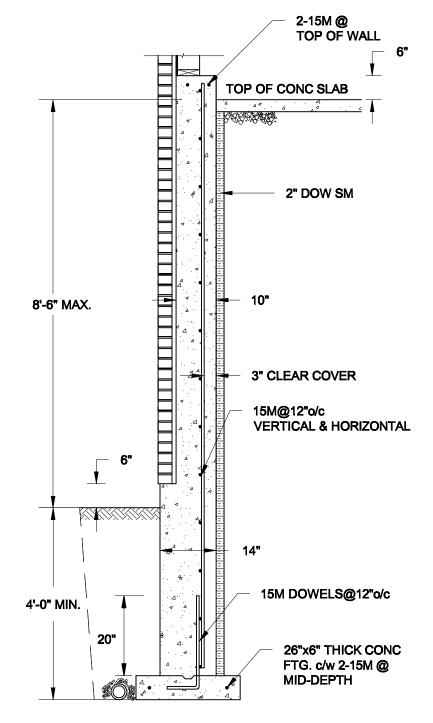
E: qualle.eng@rogers.com

Newmarket, ON

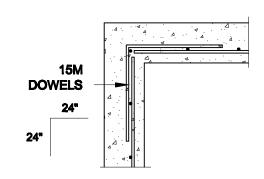
T: 905-853-8547

L3Y 8J9





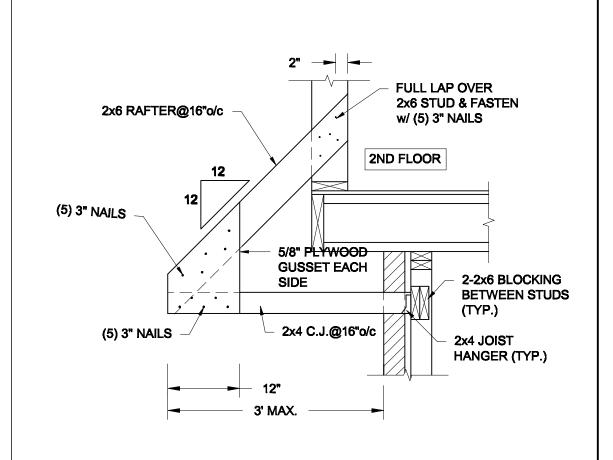
1B REINFORCED BRICKSHELF S3 SCALE: 1/2" = 1'-0"

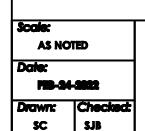


S3 SCALE: 1/2" = 1'-0"

NOTES:

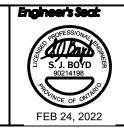
- 1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING STEEL TO BE GRADE 400.
- 4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS SEE DETAIL 1C/S3.
- 5. PROVIDE 3" COVER TO SOIL MINIMUM.
- 6.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





QUAILE ENGINEERING LTD.

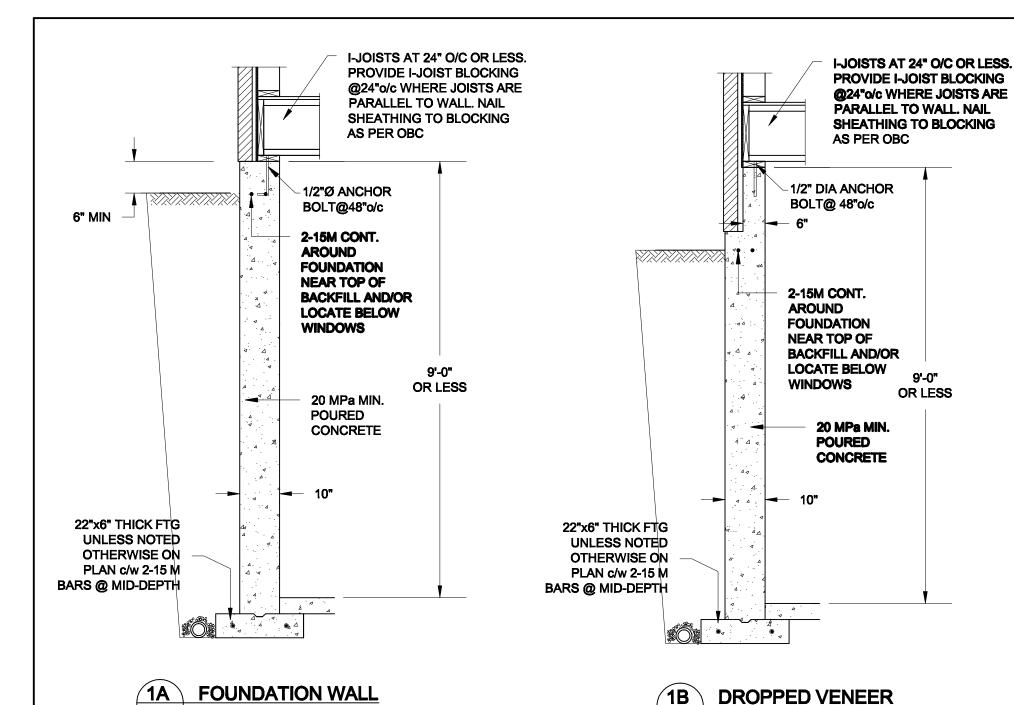
38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: qualle.eng@rogers.com



Project: BAYVIEW WILLINGTON HOMES - GREEN VALLEY ESTATES - SENGLES BRADFORD, ONIAMO						
TYPICAL STRUCTURAL DETAILS						
Project No.:	Drawing No.:					
21-038	S3					

CANOPY ROOF OVER GARAGE

P:\SamC-06\2021\21-096 BAYVEW WELLINGTON GREEN VALLEY SINGLES\21-098.dwg



24" 15M DOWELS (TYP.)

SCALE: 1/2" = 1'-0"

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

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

NOTES:

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

Scale: AS NOT	rED	QUAILE ENG	SINEERING LTD.	Engineer's Sect:	Project: BAYVIEW WELLINGTON HO BRADFORD, ONTAISO	MES - GREEN VALLEY ESTATES - SINGLES
Date: MAR-16	J-2021		38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9	S. J. BOYD 90214198	TYPICAL STRUCTURAL DETA	ILS
Drawn: SC	Checked: SJB		T: 905-853-8547 E: qualle.eng@rogers.com	MAR 30, 2021	Project No.: 21-038	Drawing No.: \$4

SCALE: 1/2" = 1'-0"

S4

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

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 (OBG 9.19.1.2.). ENSURE ALL OVERLAPPING ROOF SPACES ARE OPEN TO MAIN ROOF ATTIC SPACE FOR VENTING PURPOSES.

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.

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 (1/6") O.C. (MAX. HEIGHT 3000mm (2B) (9'-10"), WITH APPR, DIAGONAL WALL BRACING, SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE

(2D)

STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO 0.8.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") AROVÉ FINISH GRADE

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 (2E.) 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

MASONRY VENEER CONSTRUCTION (2"x6")(SB-12-TABLE 3.1.1. 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 GOS. SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

RESERVED

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 (3B.) 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 COLIRSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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 ARI/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (1/4") C.C., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC 58-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

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.

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 FOTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FTG. BRACE FOTN. 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 22" WIDE x 6" DEEP 28" WIDE x 9" DEEP 22" WIDE x 6" 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

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 (6.) STONE OVER AND AROUND DRAINAGE TILES.

BASEMENT SLAB 0BC. 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.

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.

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

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

= 200 (7-7/8") = 255 (10") (NOSING TO NOSING) = RUN + 25 (1") MAX. RISE MIN. RUN MAX. TREAD MAX. NOSING

= 25 (1") = 1950 (6'-5") MIN. HEADROOM RAIL @ LANDING = 900 (2'-11") = 865 (2'-10") to 1070 (3'-6") RAIL @ STAIR HTOW STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS (TAPERED TREADS)
MIN. RUN AT INNER RADIUS = 150 (6") = 150 (6") = 255 (10") MIN. RUN AT 300 (12")

HANDRAILS -OBC. 9.8.7.FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE (35) BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION

INTERIOR GUARDS -OBC. 9.8.8.-INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS — OBC. 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN.
GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS
REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

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.

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 SUBELOOR 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.

BEARING STUD PARTITION 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") STUD AMPPROOFING 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.

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-7.2-94, AND WITH 150x150x9-5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x850x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg. MINIMUM AND AS PER SOILS REPORT.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 4.78mm(, 188) FIXED STL. COL. WITH 150x150x9.5
(6"x6"x8") STL. TOP & BOTTOM PLATE ON 1070x1070x460
(42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR
ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpd. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN 90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6'x6'x3)8") STEEL 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") FIELD WELD COL. TO BASE PLATE.

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

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

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.

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.

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

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.

DRYER EXHAUST (0BC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 ATTIC ACCESS HATCH WITH MIN, DIMENSION OF 343X610TT 1/2'x24") & A MIN, AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL, BACKING.

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.

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

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

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.

OR 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). RESERVED

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.

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

MAX. VEXT. SIGE – 600(1111) [24]

SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4")

COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 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.

3.1.1.2A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

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.-B TABLE 6.2.3.12...

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

SUBFLOOR, JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS, FOR
CERAMIC TILE APPLICATION (* SEE DSIC 9,30.6. *) 6mm (1/4") PANEL
TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.*). FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO OBC 7.30.2.], FLOOR JOIST WITH SPANS OVER 2100/IIII [6-11] TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100/mm [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. *)



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.

COLD CELLAR PORCH SLAB (OBC 9.39.)
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. ENTRAINMENT, REINY, WITH 10M BARS @ 20011111 (77/8) 10.0.

EACH WAY IN BOTTOM HIRD OF SLAB, MIN. 30mm (1 1/4")

COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") 0.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.

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 SOLID WITH MORTAR

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11'-7" \$PAN, 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 FLO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3")

2) WINDOW GUARDS - OBC. 9.8.8.1,16.),
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")

EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-3.1.1.9

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. B, 6.2.2. SEE MECHANICAL DRAWINGS.

ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PEI OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.

ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

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. B- 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.

ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3.

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.-B 6.2.3.12. AND TABLE 6.2.3.12.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

MANUFACTURER.

LVL BEAMS SHALL BE 2.0E -2950Fb MIN.. NAIL EACH PLY OF LVL
WITH 897mm [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.

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.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, WOUD FRAMING NOT IREATED WITH A WOUD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, NO. 50 (45)lbs.), ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm [6") ABOVE THE GROUND. 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21

STEEL: STRUCTURAL STEEL STALL COUNTY OF THE COUNTY

GRADE 400K.

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. STUCCO: 1)

0

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EXHAUST FAN TO EXTERIOR

GFI DUPLEX OUTLET (HEIGHT A.F.F)

HEAVY DUTY OUTLET (220 volt)

■ SA

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

→ HOSE BIB (NON-FREEZE)

DUPLEX OUTLET (HEIGHT A.F.F)

LEGEND CLASS 'B' VENT DUPLEX OUTLET (12" ABOVE SURFACE)

WEATHERPROOF DUPLEX OUTLET POT LIGHT

LIGHT FIXTURE (PULL CHAIN) Д« SWITCH

√ FLOOR DRAIN `⊗ SINGLE JOIST DOUBLE JOIST

TJ TRIPLE JOIST LVL

PRESSURE TREATED LUMBER GIRDER TRUSS BY ROOF TRUSS MANUF. LAMINATED VENEER POINT LOAD FROM ABOVE F.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

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

GREEN VALLEY EAST

MAY 2016

(39) TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5490 mm (18-0") HEIGHT AND MAXIMUM
SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"%") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 381410 (2'x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6")TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTY WALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

FOUNDATION WALL (W.O.D./W.O.B.) - WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.

EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. <u>OR</u> 38x89 (2"x4") STUDS @ 300mm

DRAIN WATER HEAT RECOVERY UNIT (DWHR) PER SB12—3.1.1.12., A DRAIN WATER HEAT RECOVERY (DWHR)
UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE
DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO
SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE
DWELLING UNIT. DDES NOT APPLY IF THERE ARE NO SHOWERS
OR NO STOREY BENEATH ANY OF THE SHOWERS.

ONT. REG. 332/12-2012 OBC Amendment O. Reg. 88/19 Includes amendments effect WOOD LINTELS AND BUILT-UP WOOD BEAMS 2/38 × 184 (2/2" × 8") SPR.#2 3/38 × 184 (3/2" × 8") SPR.#2 4/38 × 184 (4/2" × 8") SPR.#2 5/38 × 184 (5/2" × 8") SPR.#2 2/38 × 235 (2/2" × 10") SPR.#2 3/38 × 235 (3/2" × 10") SPR.#2 4/38 × 235 (4/2" × 10") SPR.#2 В3 2/38 x 286 (2/2" x 12") SPR.#2 3/38 x 286 (3/2" x 12") SPR.#2 4/38 x 286 (4/2" x 12") SPR.#2

LOOSE STEEL LINTELS 89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L) 89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L) 102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L) 127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L) 152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L) 152 x 102 x 11.0L (6"x 4" x 7/16"L) 178 x 102 x 13.0L (7"x 4" x 1/2"L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LAMINATED VENEER LUMBER (LV
LVL1A 1-1 3/4"x7 1/4" (1-45x184)
LVL1 2-1 3/4"x7 1/4" (2-45x184)
LVL2 3-1 3/4"x7 1/4" (3-45x184)
LVL3 4-1 3/4"x7 1/4" (3-45x184)
LVL4A 1-1 3/4"x9 1/2" (1-45x240)
LVL5 3-1 3/4"x9 1/2" (3-45x240)
LVL5 3-1 3/4"x9 1/2" (3-45x240)
LVL5 4-1 3/4"x9 1/2" (4-45x240)
LVL6A 1-1 3/4"x1 1 7/8" (1-45x300)
LVL6A 1-1 3/4"x11 7/8" (3-45x300)
LVL7 3-1 3/4"x11 7/8" (3-45x300)
LVL8 4-1 3/4"x11 7/8" (3-45x300)

DOOR SCHEDULE 2'-8" WIDE **EXTERIOR**

DOOR INSULATED MIN. RSI 0.7 (R4) 2'-10" WIDE INSULATED MIN. RSI 0.7 (R4) (1A) DOOR

1B EXTERIOR DOOR 3'-0" WIDE INSULATED MIN. RSI 0.7 (R4) EXTERIOR DOOR 3'-2" WIDE INSULATED MIN. RSI 0.7 (R4) (1C)

2'-8" wide 2A EXTERIOR DOOR 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE. INSULATED MIN. RSI 0.7 (R4

2'-8" WIDE 2. INTERIOR 2'-8" WIDE INTERIOR DOOR (2B) (COLD CELLAR) (WEATHERSTRIPPING INSTALLED)

(2C) INTERIOR 3'-0" WIDE DOOR 3.) INTERIOR DOOR 2'-6" WIDE INTERIOR 2'-4" WIDE

(3A) INTERI 4. INTERIOR DOOR INTERIOR 2'-2" WIDE

(4A) INTERI INTERIOR 1'-6" WIDE (5.)

SMOKE ALARM (REFER TO OBC 9.10.19)

REFER TO ARCHITECTURAL DRAWINGS FOR DOOR HEIGHTS

MECHANICAL SYMBOLS -0 HEAT PIPE WARM AIR PLUMBING (TOILET) RETURN AIR DUCT --ð PLUMBING (BATH, SINK, SHOWER)

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

CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING
UNIT, A CARBON MONOXIDE ALARM CONFORMING TO
CANL/CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS I
THE BUILDING IF REQUIRED.

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

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

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JAN 11-22 UPDATE TO 2022 UPDATE TO 2020 FEB 24-20 RC UPDATE TO 2018 ISSUE FOR CLIENT REVIEW AUG 04-17 RC description

ntario Building Code to be a Designe ualification information

Wellington Jno-Baptiste 2559 BC 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.



BAYVIEW WELLINGTON

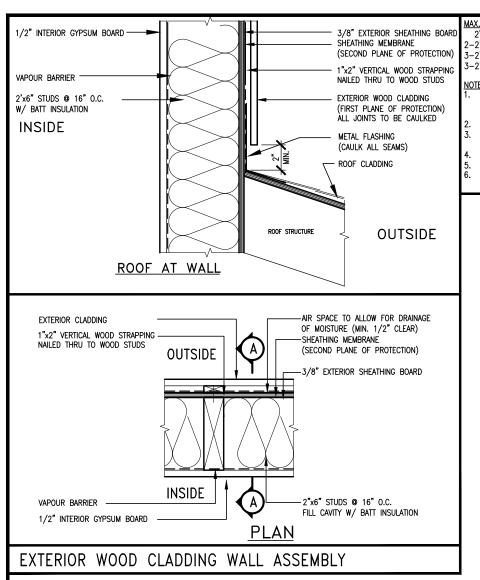
BRADFORD 16023

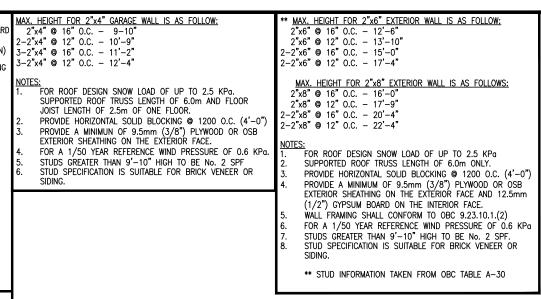
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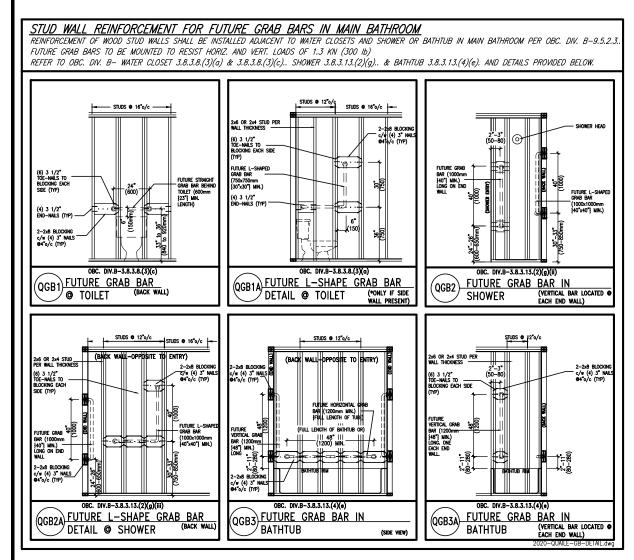
CONSTRUCTION NOTES 16023-CN-2022-A1

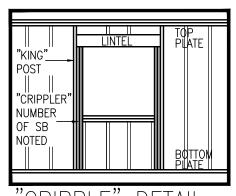
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3/16" = 1'-0"





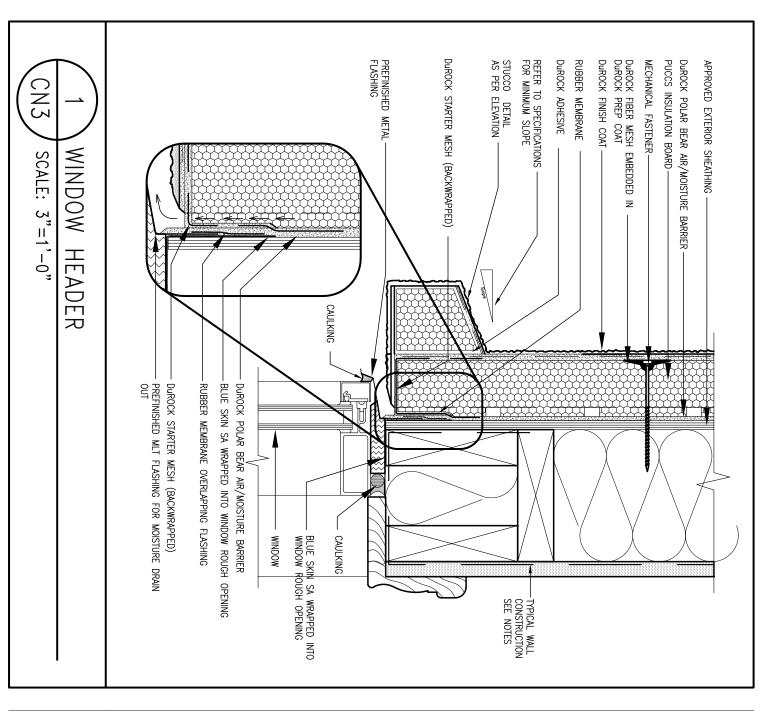


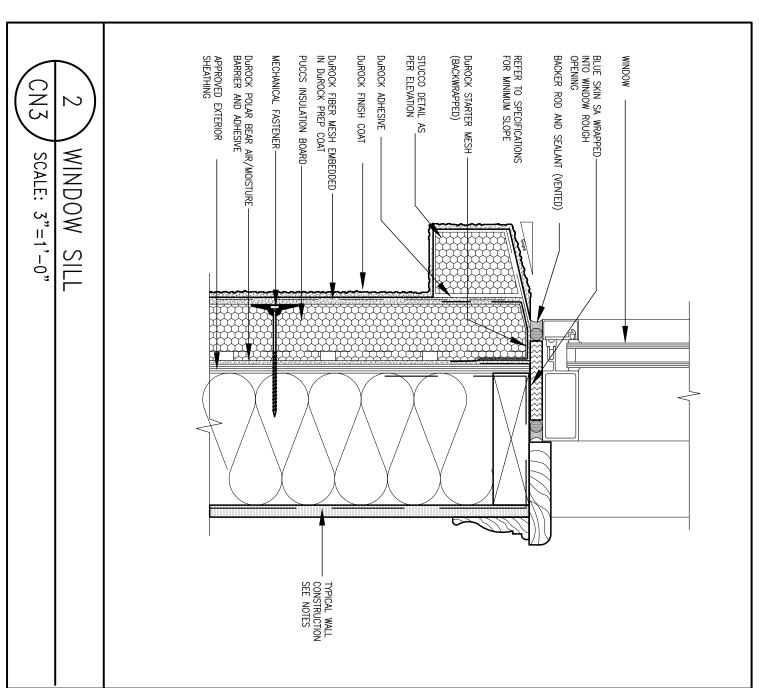


"CRIPPLE" DETAIL



9 8 7 6				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	VAR		BAYVIEW	WELLINGTON	CONST	NOTE
5 4	UPDATE TO 2022	JAN 11-22	PC	name signatu/e BCIN registration information VA3 Design Inc. 42658	DECLON	project name GREEN	VALLEY EAST	municipalit BRADFORI		project no. 16023
2	UPDATE TO 2020 UPDATE TO 2018	FEB 24-20 JAN 11-18	RC :	Contractor must verify all dimensions on the job and report only discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	MAY 2016 drawn by	6 checked by	scale	TRUCTION NOTES	drawing no.
_	ISSUE FOR CLIENT REVIEW description	AUG 04-17	RC	of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	t 416.630.2255 f 416.630.4782 va3design.com		H:\ARCHIVE\WORKING\2016\160	3/16" = 1'-0" 023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - We	16023-CN-2022-A1 d - Jan 26 2022 - 12:05 PM	CNZ





4 UPDATE TO 2022 JAN 11-22 R 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 . description

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

BEHIND THE CLADDING WITH POSITIVE DRAINAGE

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

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.

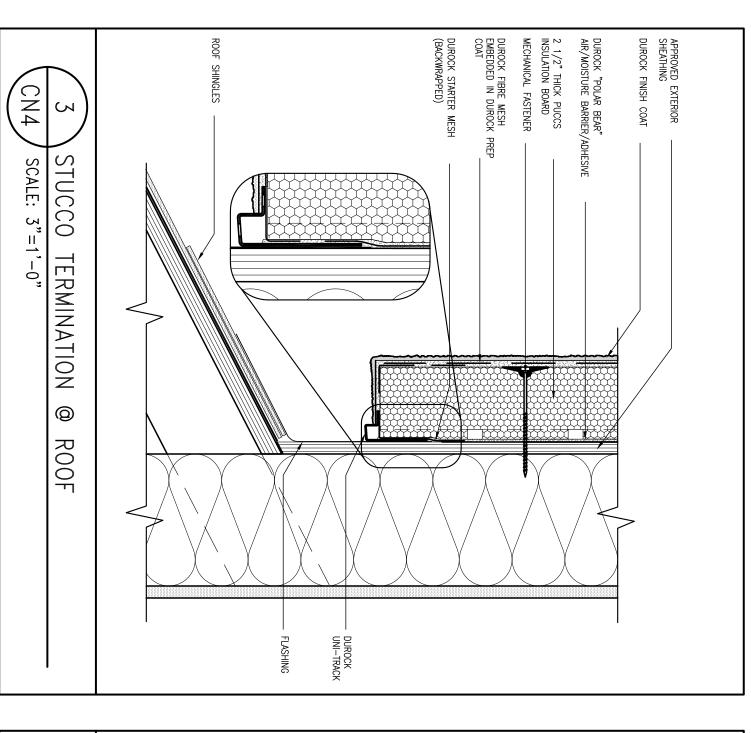
qualification information Wellington Jno-Baptiste UNBOFILSTE VA3 Design Inc.

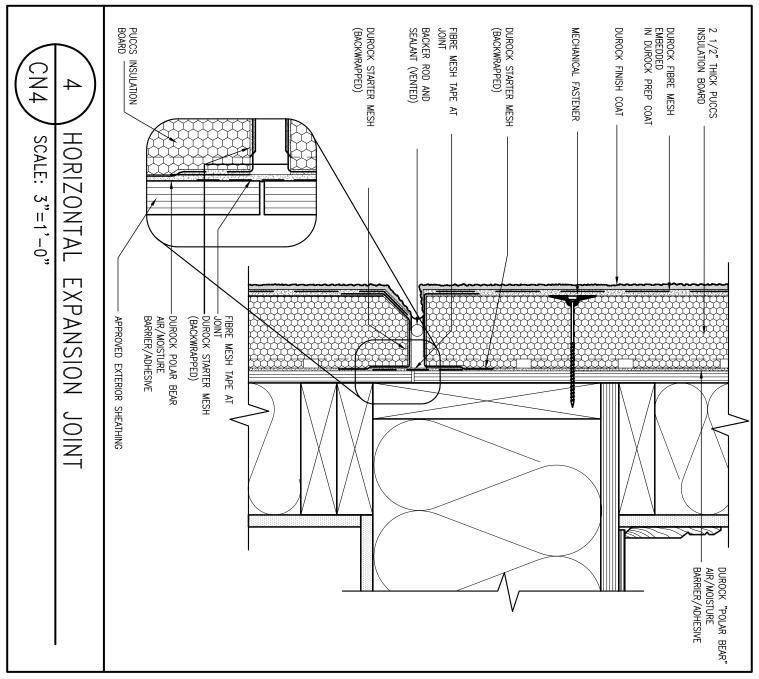
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BCI

CONST NOTE BAYVIEW WELLINGTON BRADFORD GREEN VALLEY EAST 16023 MAY 2016 CONSTRUCTION NOTES drawn by 3/16" = 1'-0" file name 16023-CN-2022-A1





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.

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

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

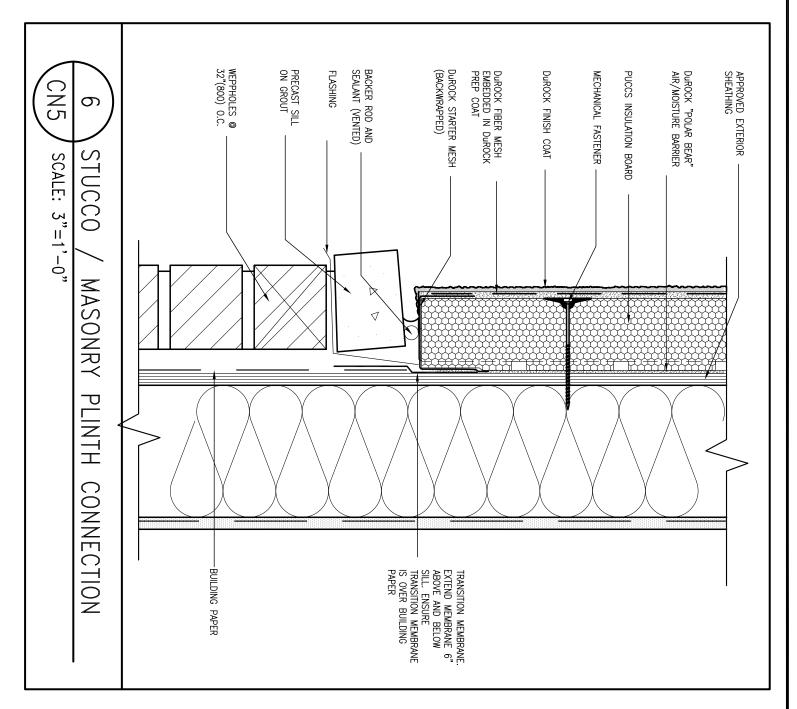
Wellington Jno-Baptiste / 50/15/75 25591
name registration information
VA3 Design Inc. 42658

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.



	ST_NOTE
project name GREEN	project n 1602
date MAY 2016 drawn by	OTES drawing no.
MAY 2016	101F2

APPROVED SCHEAD 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

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.

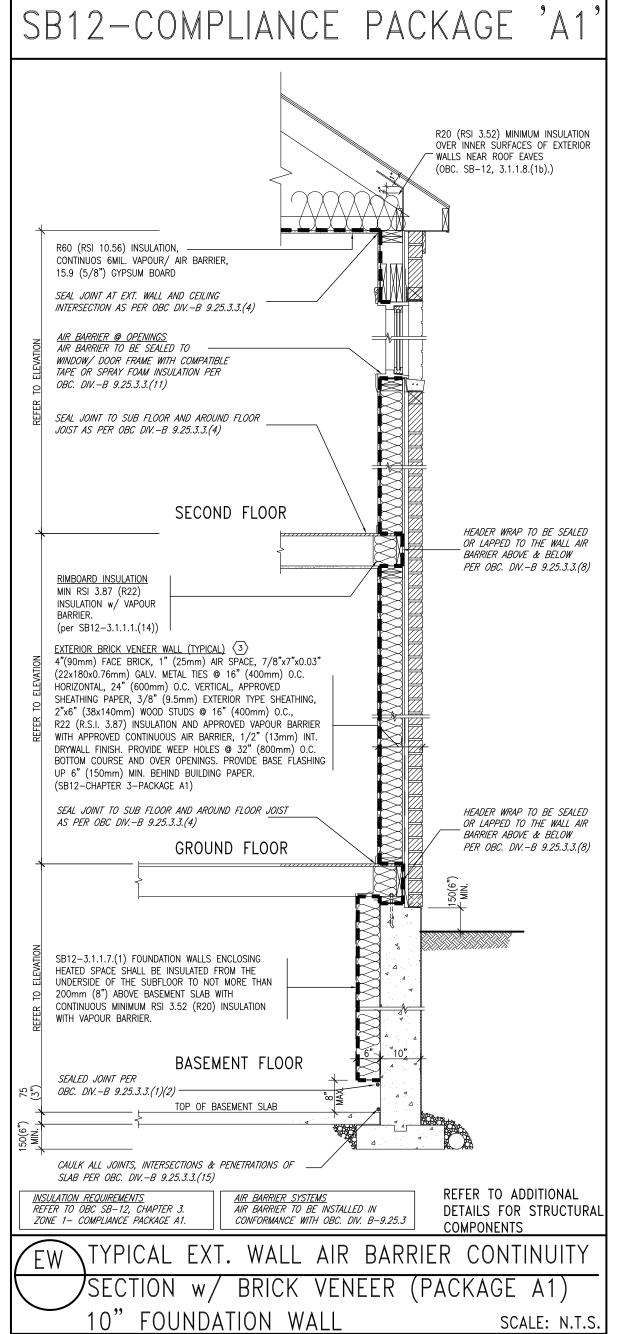
qualification information

Wellington Jno-Baptiste / 150/1/5/76 25591
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.



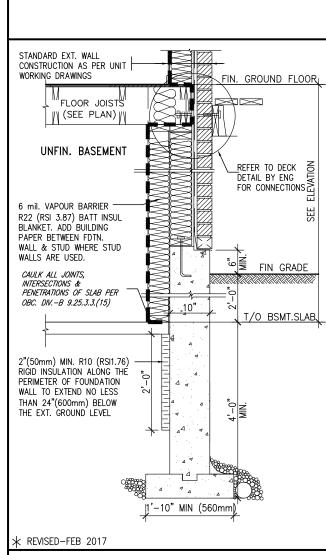
ВА	YVIEW	WELLINGTON	CONST	NOTE
project name GREEN VALL	EY EAST	municipali BRADFOR		project no. 16023
MAY 2016			TRUCTION NOTES	
RC	checked by	scale 3/16" = 1'-0"	file name 16023-CN-2022-A1	CNO



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.

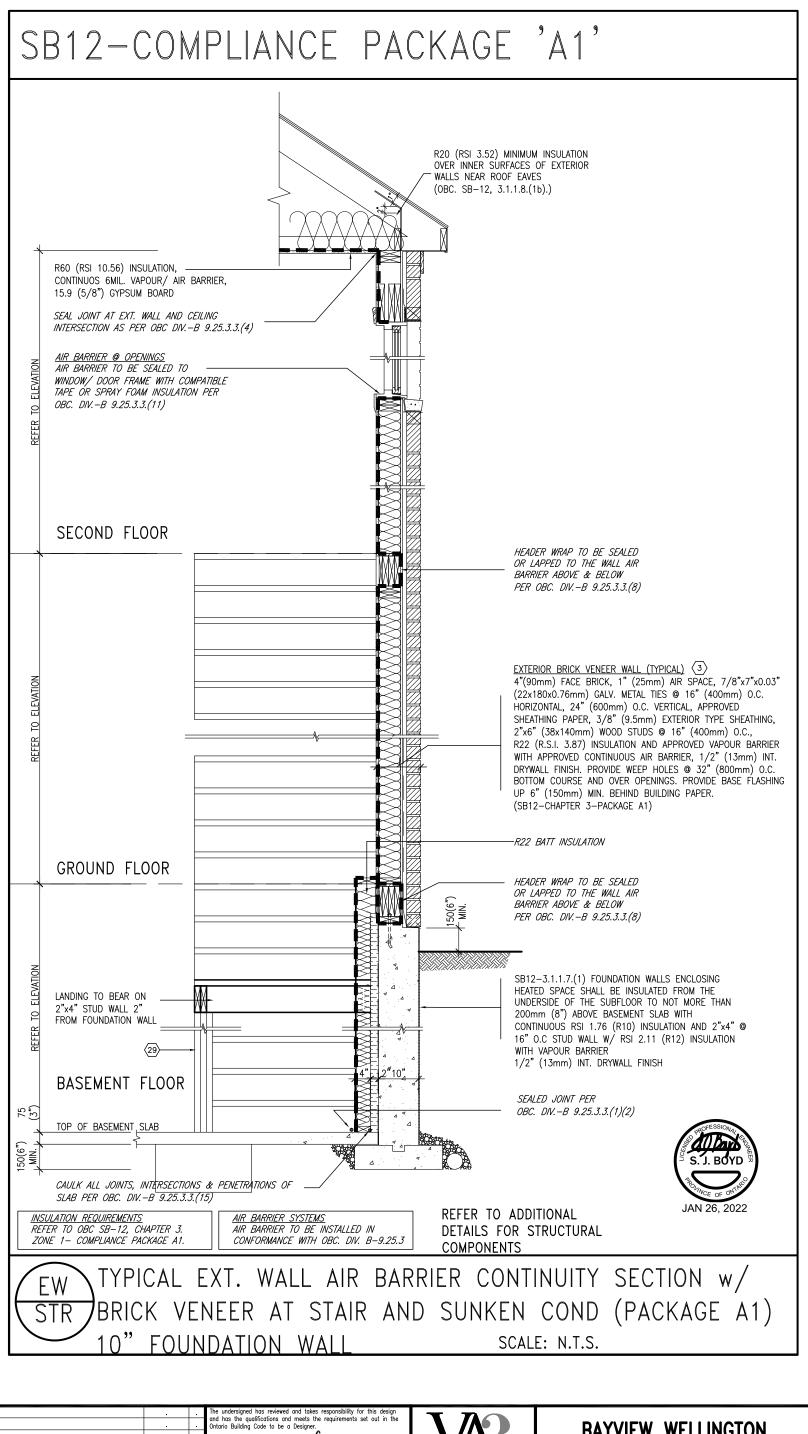
USE SB-12 COMPLIANCE PACKAGE (A1):						
COMPONENT	A1	Notes:				
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls				
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY				
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY				
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)	Dependent on n	Maximum 2 Required. number of showers installed. 3.1.1.12 for information				
ci— Denotes Continuous Insu	lation withou	t framing interruption.				



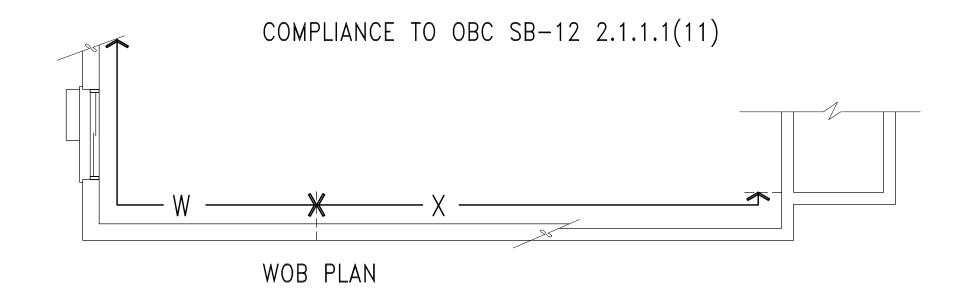


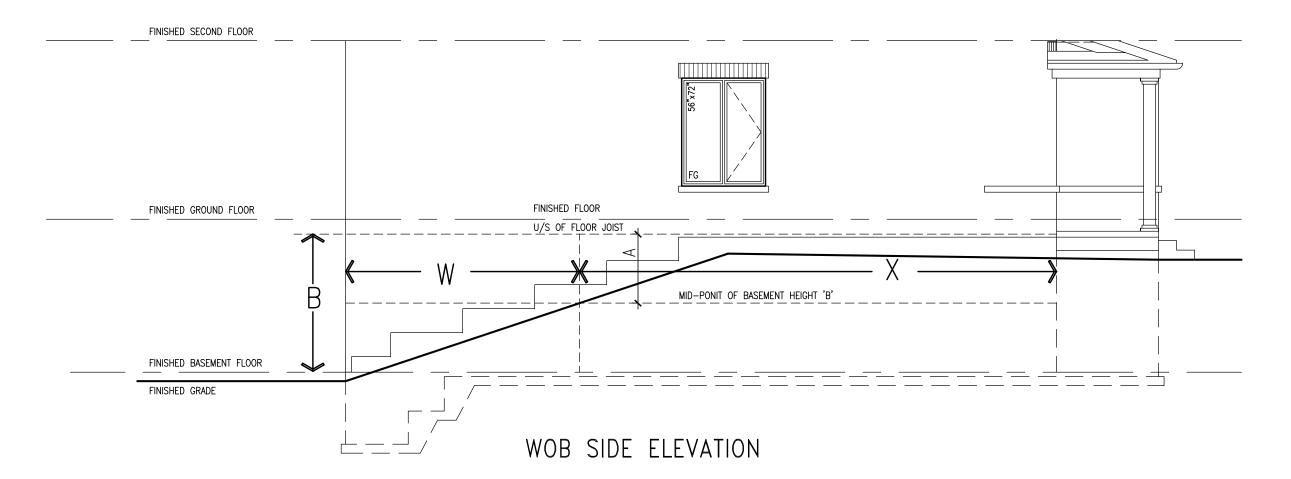
SECTION AT W.O.D/W.O.B.

9 . 8 . 7 . 6 .			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 Wellinaton Jno-Baptiste / JBOJC 1575 25591	VAR		BAYVIEW	WELLINGTON	1	CONST	NOTE
5 . 4 UPDATE TO 2022	JAN 11-22	RC	name signature BCIN	DESIGN	project name GREEN	VALLEY EAST		municipality BRADFORD		proje 160
3 UPDATE TO 2020 2 UPDATE TO 2018	FEB 24-20 JAN 11-18	RC	Contractor must verify all dimensions on the job and report any	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	date MAY 2016 drawn by	checked by	scale	CONST	RUCTION NOTES	
1 ISSUE FOR CLIENT REVIEW no. description	AUG 04-17	RC	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.	t 416.630.2255 f 416.630.4782 va3design.com		- H:\ARCHIVE\WORKING\2016\160	3/16" = 1'-0" 023.BW\Units\CN NOTES\16023-CN-20	22-A1.dwg - Wed	16023-CN-2022-A1 - Jan 26 2022 - 12:08 PM	



5	9	undersigned nos reviewed and taxes 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 / Joseph 2559:		BAYVIEW	WELLINGTON	CONST_NOTE
2 UPDATE TO 2018 JAN 11-18 RC discrepancy to the Designer before proceeding of service and the property of the Designer which must be returned at the completion of the work. All to the Designer which must be returned at the completion of the work. 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC of the Designer which must be returned at the completion of the work. AUG 04-17 RC of the Designer which must be returned at the completion of the work. AUG 04-17 RC of the Designer which must be returned at the completion of the work. AUG 04-17 RC of the Designer which must be returned at the completion of the work. AUG 04-17 RC of the Designer which must be returned at the completion of the work. AUG 04-17 RC of the Designer which must be returned at the completion of the work.	5	name signature BCIN		project name GREEN VALLEY EAST		project no. 16023
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WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50%

OF BASEMENT WALL HEIGHT "B"

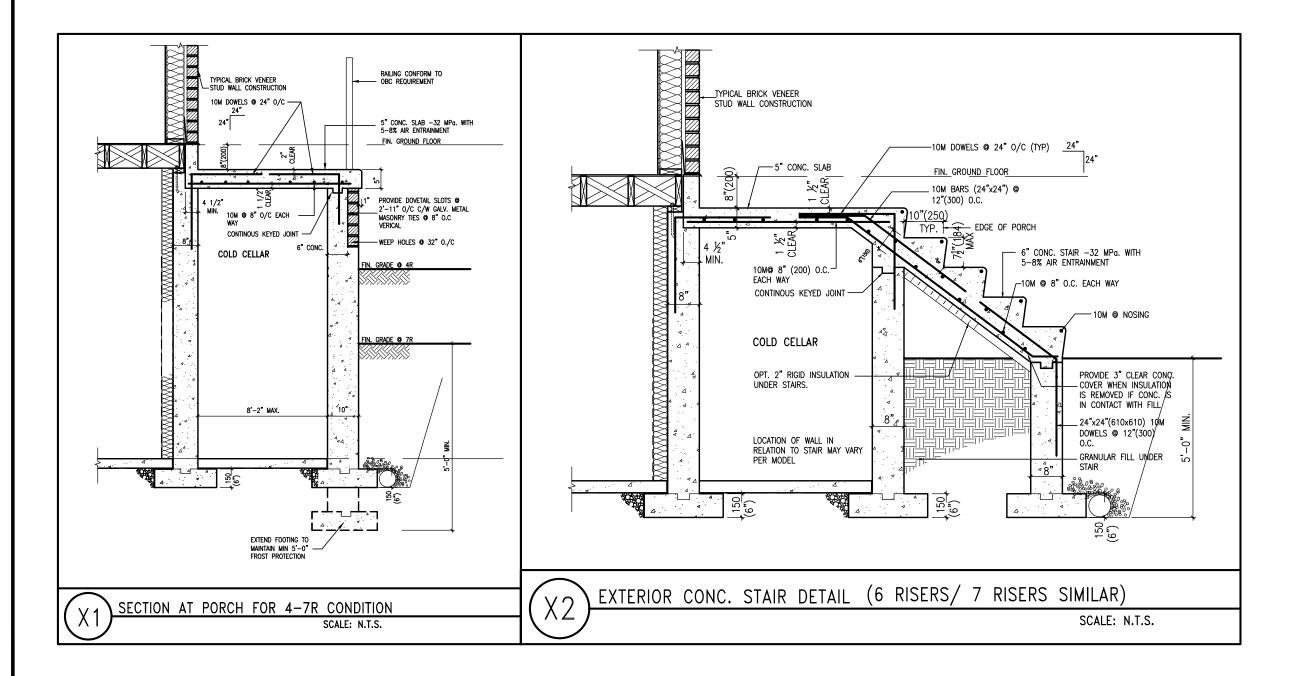
INSULATION VALUE FOR WALL IN SECTION "X"

IS NOT LESS THAN BASEMENT WALL AS

REQUIRED BY TABLE 2.1.1.2A

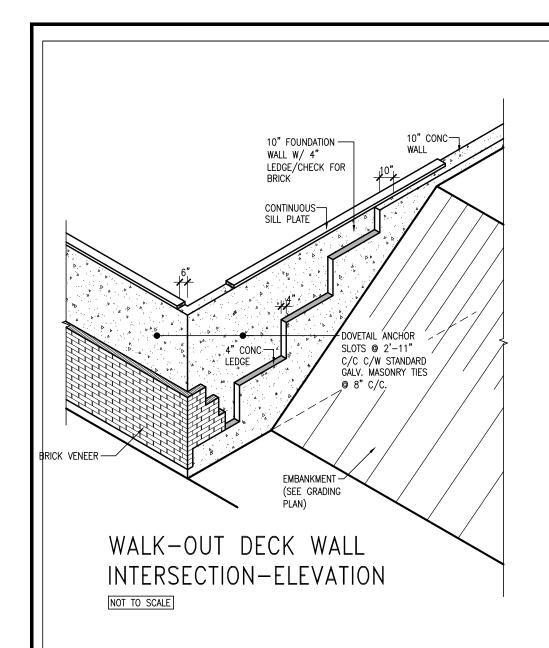


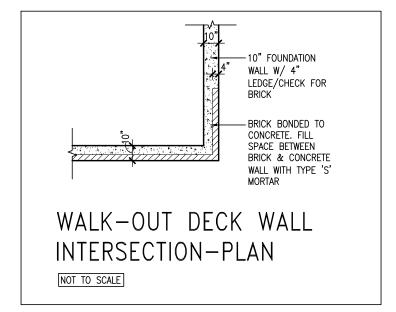
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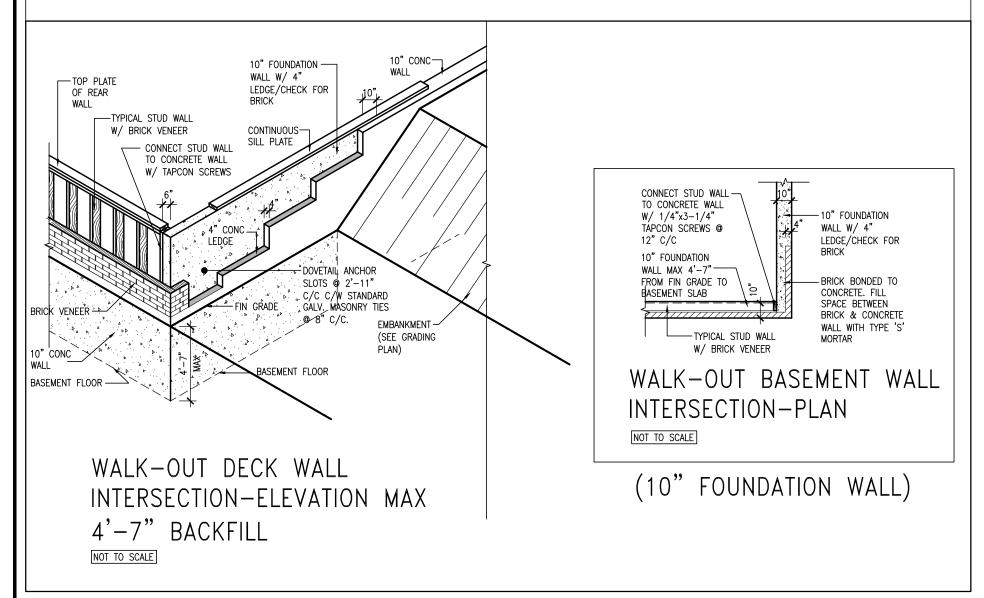
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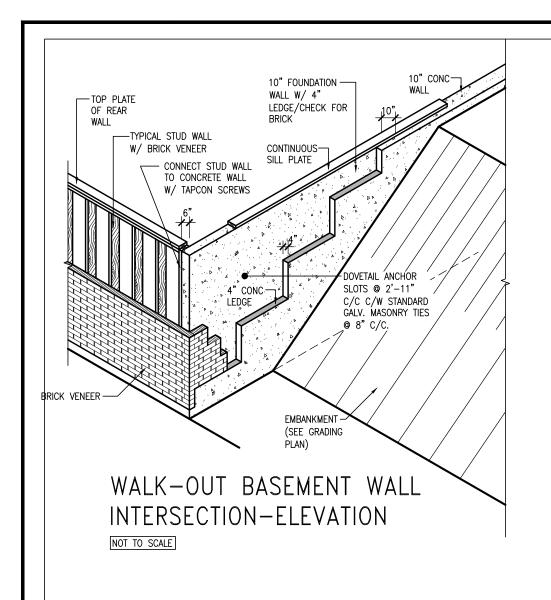


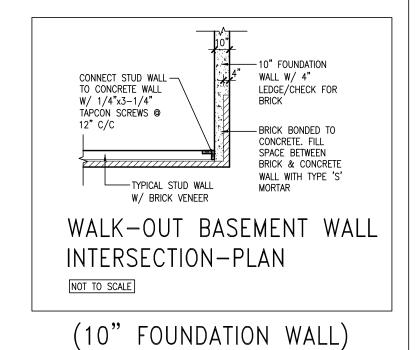
(10" FOUNDATION WALL)

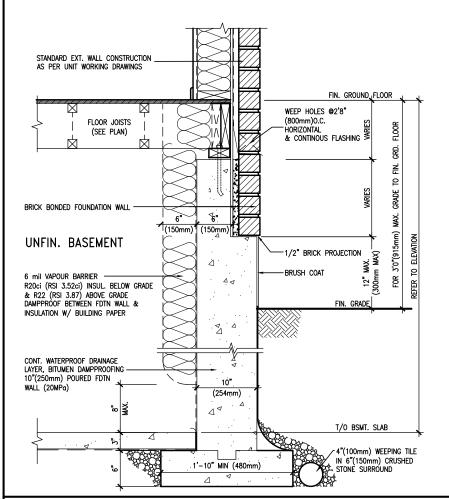


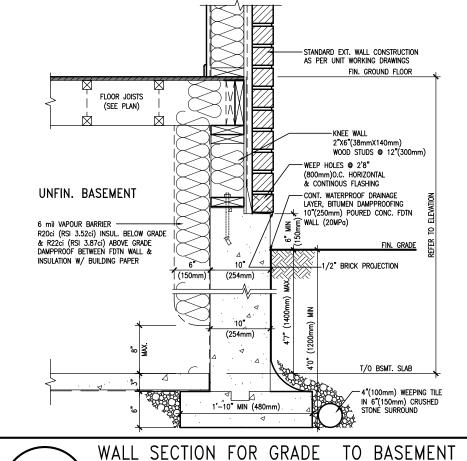


9 8 7 6		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste		BAYVIEW	WELLINGTON	CONST_NOTE
_	UPDATE TO 2022 JAN 11–22 RC	name signature BCIN	DECION	Project name GREEN VALLEY EAST	municipality BRADFORD	
1	UPDATE TO 2018 JAN 11-18 RC ISSUE FOR CLIENT REVIEW AUG 04-17 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.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782	MAY 2016 drawn by checked by RC -	3/16" = 1'-0"	RUCTION NOTES file name 16023-CN-2022-A1
1	ISSUE FOR CLIENT REVIEW AUG 04-17 RC	discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	drawn by checked by RC -	scale	









WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE SCALE: N.T.S.

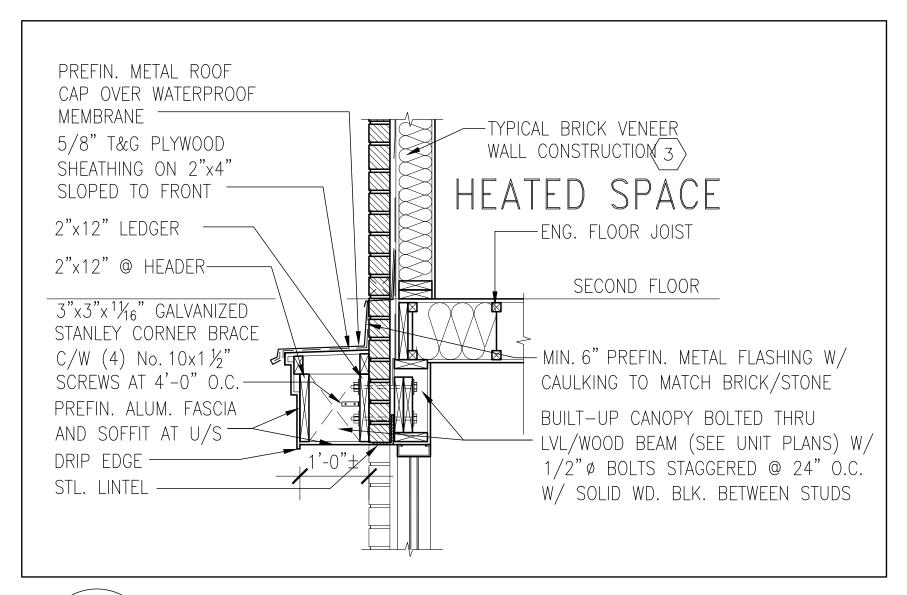
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WALL SECTION FOR GRADE
SLAB 4'7"(1400mm)
MAX. HEIGHT DIFFERENCE
SCALE: N.T.S.

S. J. BOYD

F	9 . 8 .			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.			BAYVIEW	WFIII
	7 .	•		qualification information Wellington Jno-Baptiste			DAIVIEW	WELL
ŀ	5 . 4 UPDATE TO 2022		DC	registration information	DECION	project name	VALLEY EAST	
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l	2 UPDATE TO 2018 1 ISSUE FOR CLIENT REVIEW	JAN 11-18 AUG 04-17	RC 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.	Toronto ON M2J 1R4	drawn by RC	checked by	3/16" = '
r	no. description	date	by	Drawings are not to be scaled.	va3design.com	RICHARD - I	H:\ARCHIVE\WORKING\2016\1602	23.BW\Units\CN_N

BAYVIEW	WELLINGTON	CONST	NOTE
project name GREEN VALLEY EAST	municipality BRADFORD		project no. 16023
date MAY 2016	CONST	RUCTION NOTES	drawing no.
drawn by checked by RC -	3/16" = 1'-0"	file name 16023-CN-2022-A1	CN11



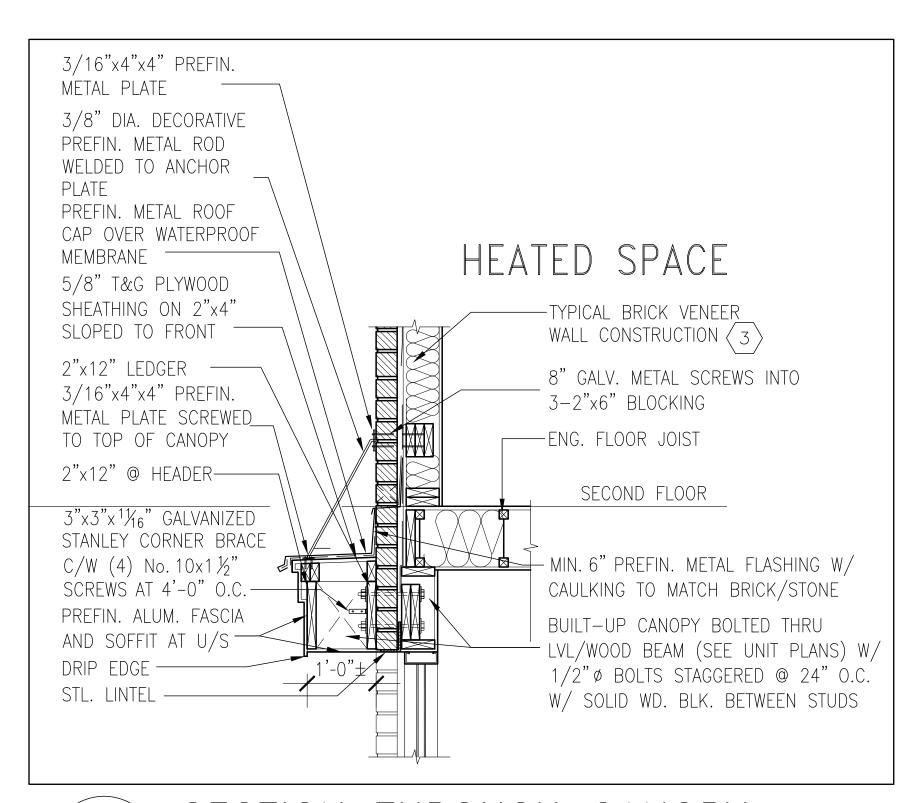
 $\frac{1}{\text{CN12}}$

SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



	9 . 3 . 7 .			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	V Δ2	BAYVIEW	WELLINGTON	CONST_NOTE
3	6 . 5 . 4 UPDATE TO 2022			Wellington Jno-Baptiste / 1/30/10576 25591 name registration information / signature BCIN		project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023
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L	1 ISSUE FOR CLIENT REVIEW o. description	AUG 04-17 date	RC	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.	t 416.630.2255 f 416.630.4782		scale 3/16" = 1'-0" 123.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed	16023-CN-2022-A1 UNIZ

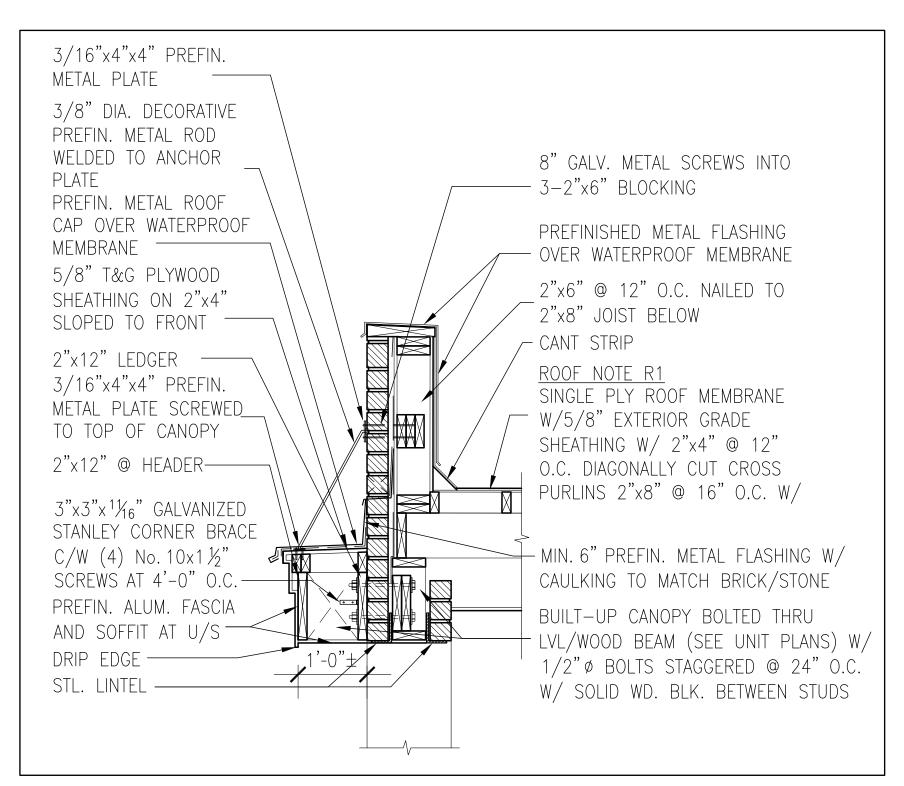


1 CN13

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



8				The undersigned has reviewed and tokes responsibility for this design and has the qualifications and meets the requirements set out in the Ontorio Building Code to be a Designer. qualification information Wellington Jno-Baptiste		BAYVIEW	WELLINGTON	CONST_NOTE
_	. UPDATE TO 2022	JAN 11-22	RC	name signative BCIN VA3 Design Inc. 42658	DECION	project name GREEN VALLEY EAST	municipality BRADFORD	desirter
1	UPDATE TO 2018	FEB 24-20 JAN 11-18 AUG 04-17 date	RC 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		\$\frac{\text{scale}}{3/16" = 1'-0"} 223.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed	16023-CN-2022-A1



1 CN14

SECTION THROUGH CANOPY

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



9 . 8 . 7 .		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	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	BAYVIEW WELLI	NGTON	CONST_NO)TE
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2 UPDATE TO 2018	FEB 24-20 RC JAN 11-18 RC AUG 04-17 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 scoled.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782	date MAY 2016	'-0"	RUCTION NOTES file name	N14