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10' GROUND



APR 21, 2022

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

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

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

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

AREA CHART ON PAGE 4

| INDICATES REDUCED SIDE YARD | | | |
|-----------------------------|-------------------------------|-----------|----|
| 9 | . | . | . |
| 8 | . | . | . |
| 7 | . | . | . |
| 6 | REVISED AS PER ENG'S COMMENTS | APR 21-22 | RC |
| 5 | REVISED AS PER FLOOR LAYOUTS | APR 05-22 | RC |
| 4 | 10' GROUND FLOOR | JUN 21-21 | KL |
| 3 | ADDED OPT. 9' BASEMENT | JUN 21-21 | KL |
| 2 | REVISED AS PER ENG'S COMMENTS | FEB 08-18 | RC |
| 1 | ISSUED FOR CLIENT REVIEW | . | . |
| no. | description | date | by |

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

qualification information

Wellington Jno-Baptiste 25591

name

signature

BCIN

registration information

VA3 Design Inc. 42658

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255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

S42-16
RIDEAU 16

project name GREEN VALLEY EAST municipality BRADFORD

project no. 16023

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

BASEMENT PLAN 'A'

drawing no. 1

16023-S42-16-10GRND

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM

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10' GROUND

SEE DETAIL S4
FOR 9'-0"
BASEMENT COND



APR 21, 2022

NOTE W1
PROVIDE 2-15M FULL HEIGHT VERTICAL REBARS EACH SIDE OF OPENING + 2-15M HORIZ. REBARS BELOW AND EXTEND 24" BEYOND OPENING
PROVIDE 3" CLEAR COVER FROM SOIL SIDE

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S42-16
RIDEAU 16

| | | | | | |
|---|-------------------|--------------|---------------------|---------------|---------------------|
| project name | GREEN VALLEY EAST | municipality | BRADFORD | project no. | 16023 |
| date | JAN. 2017 | checked by | scale | 3/16" = 1'-0" | 16023-S42-16-10GRND |
| drawn by | SB | file name | 16023-S42-16-10GRND | drawing no. | 1A |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM | | | | | |

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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

10' GROUND



APR 21, 2022

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| 11'0" or greater | 8'0" (96") |
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CONTRACTOR TO CONFIRM HEIGHTS WITH BUILDER

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| GROUND FLOOR PLAN 'A' | | | | | 2 |

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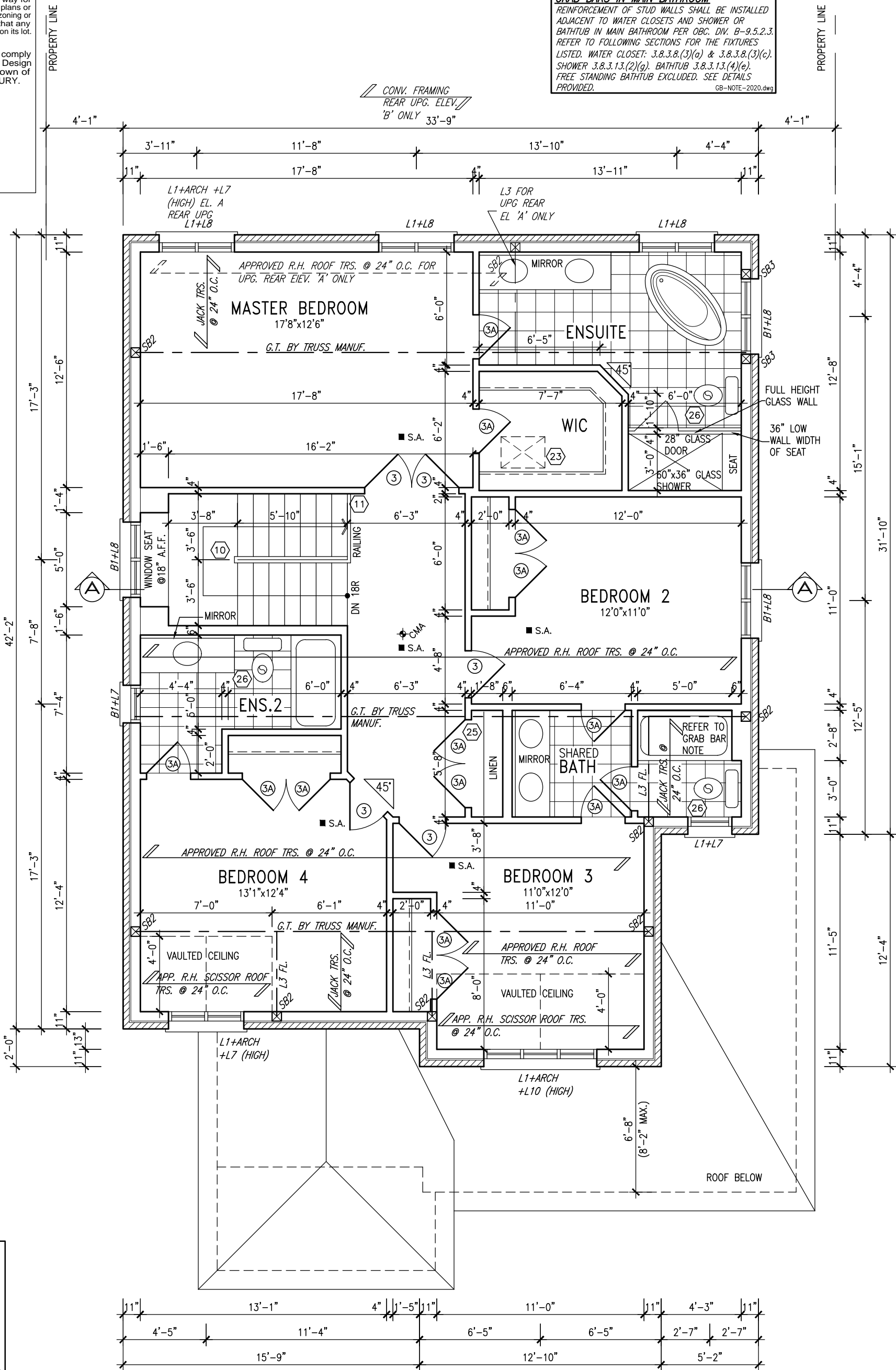
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10' GROUND



NOTE: ROOF FRAMING INFORMATION
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GRAB BAR NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.
GB-NOTE-2020.dwg



SECOND FLOOR PLAN 'A'

| | | | |
|-----|-------------------------------|-----------|----|
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| qualification information | | | |
| Wellington Jno-Baptiste | signature | 25591 | BCIN |
| registration information | | | |
| VA3 Design Inc. | | 42658 | |
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| | | | | | 3/16" = 1'-0" |
| SECOND FLOOR PLAN 'A' | | | | file name | 16023-S42-16-10GRND |
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AREA CALCULATIONS

| | ELEV. A | ELEV. B | ELEV. C |
|---------------------|-----------|-----------|-----------|
| GROUND FLOOR AREA | 1291.8 SF | 1291.8 SF | 1291.8 SF |
| SECOND FLOOR AREA | 1395.4 SF | 1416.4 SF | 1405.5 SF |
| SUBTOTAL | 2687.2 SF | 2708.2 SF | 2697.3 SF |
| DEDUCT ALL OPENINGS | 0 SF | 0 SF | 0 SF |
| TOTAL NET AREA | 2687 SF | 2708 SF | 2697 SF |
| | 249.7 m2 | 251.6 m2 | 250.6 m2 |
| FINISHED BSMT AREA | 0 SF | 0 SF | 0 SF |
| TOTAL NET AREA | 2687 SF | 2708 SF | 2697 SF |
| W/ FIN BSMT | 249.7 m2 | 251.6 m2 | 250.6 m2 |
| COVERAGE W/O PORCH | 1709.4 SF | 1709.5 SF | 1709.5 SF |
| | 158.8 m2 | 158.8 m2 | 158.8 m2 |
| COVERAGE W/PORCH | 1772.2 SF | 1778.0 SF | 1778.0 SF |
| | 164.6 m2 | 165.2 m2 | 165.2 m2 |

NOTE:
REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES.

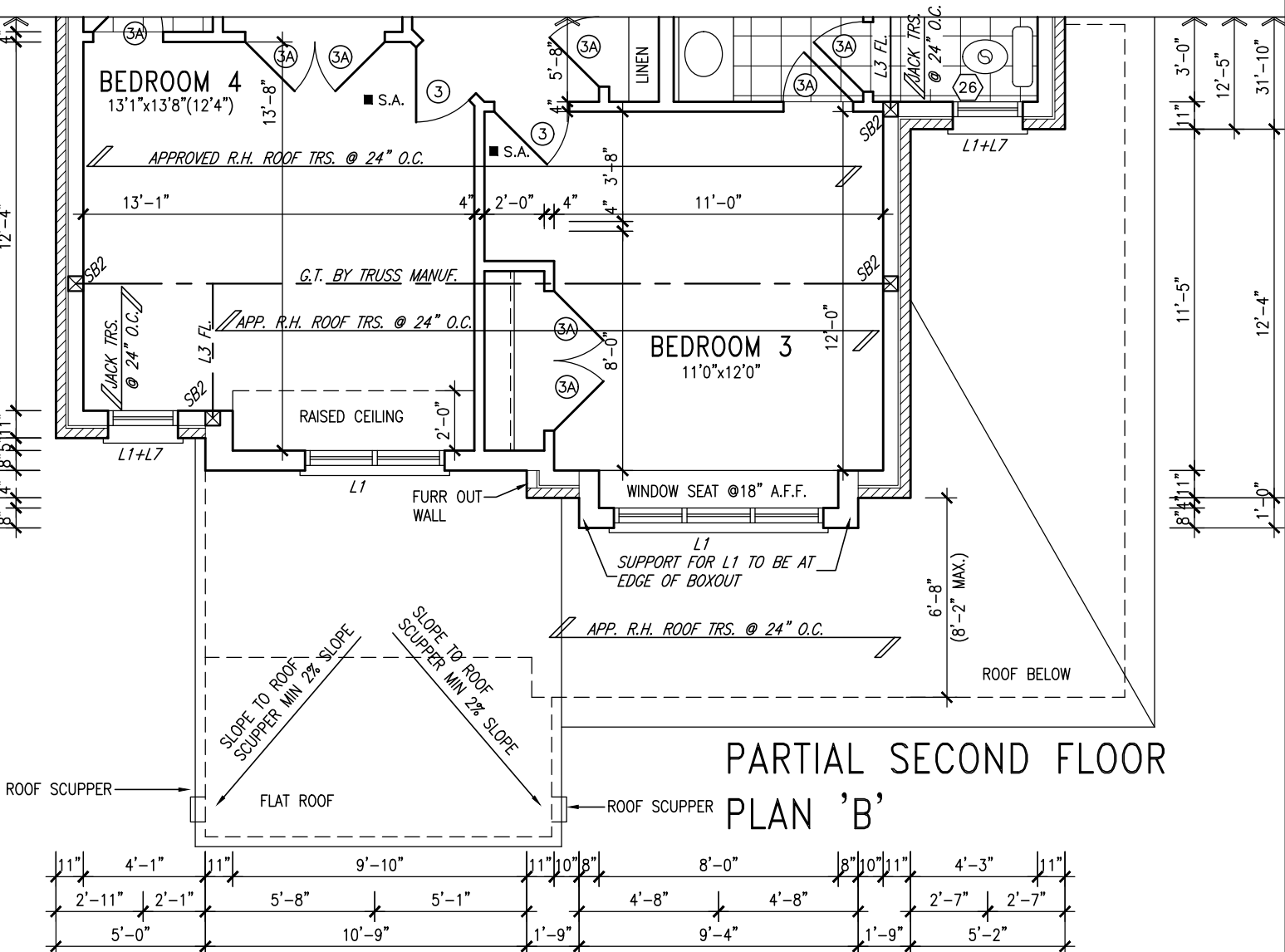
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APR 21, 2022

10' GROUND

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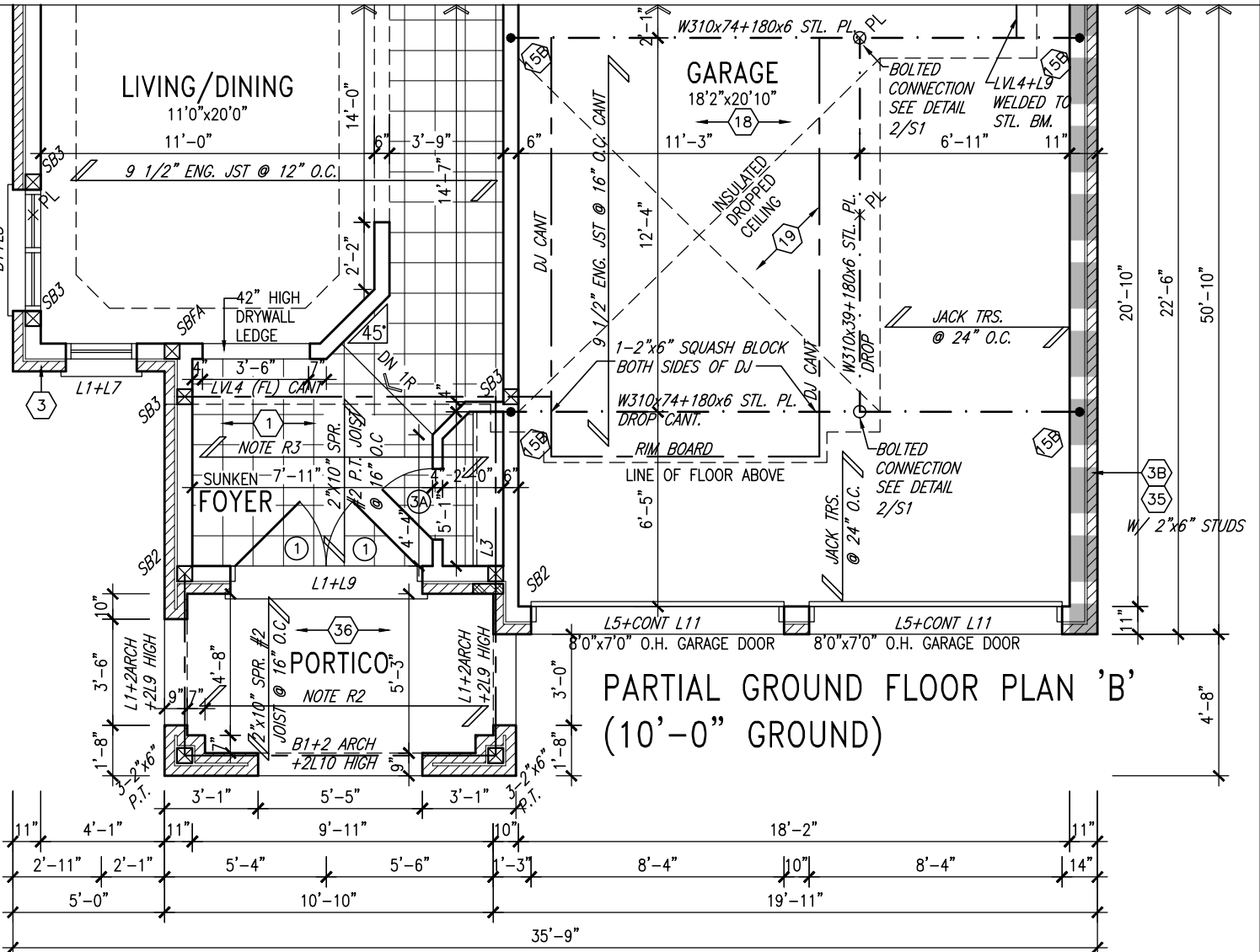
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NOTE R2:
TWO PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x10" SPF. JOISTS @ 16" O.C. W/ PREFIN. ALUM. SOFFIT ON U/S

NOTE R3:
TWO PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x10" SPF. JOISTS @ 16" O.C. W/ SPRAY FOAM INSULATION R31 A/V BARRIER 5/8" GYPSUM BOARD

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KIT-EX-NOTE-2020.dwg



INDICATES REDUCED SIDE YARD

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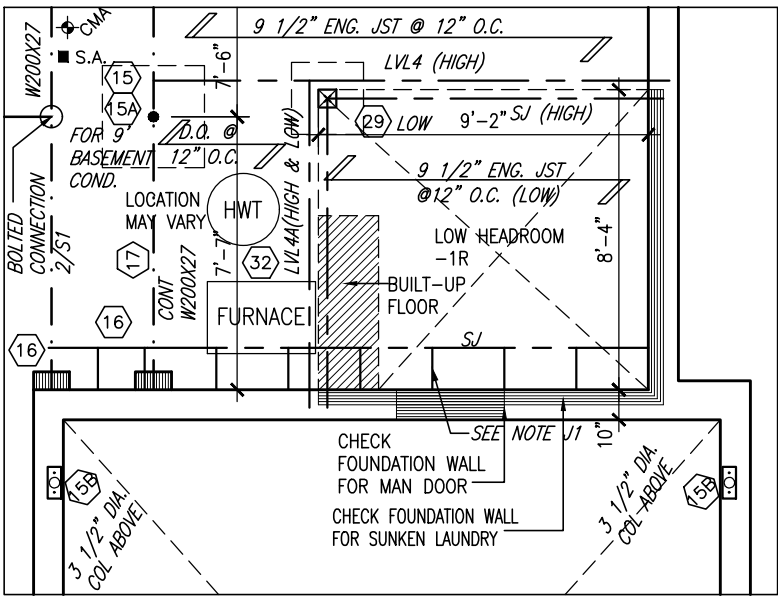
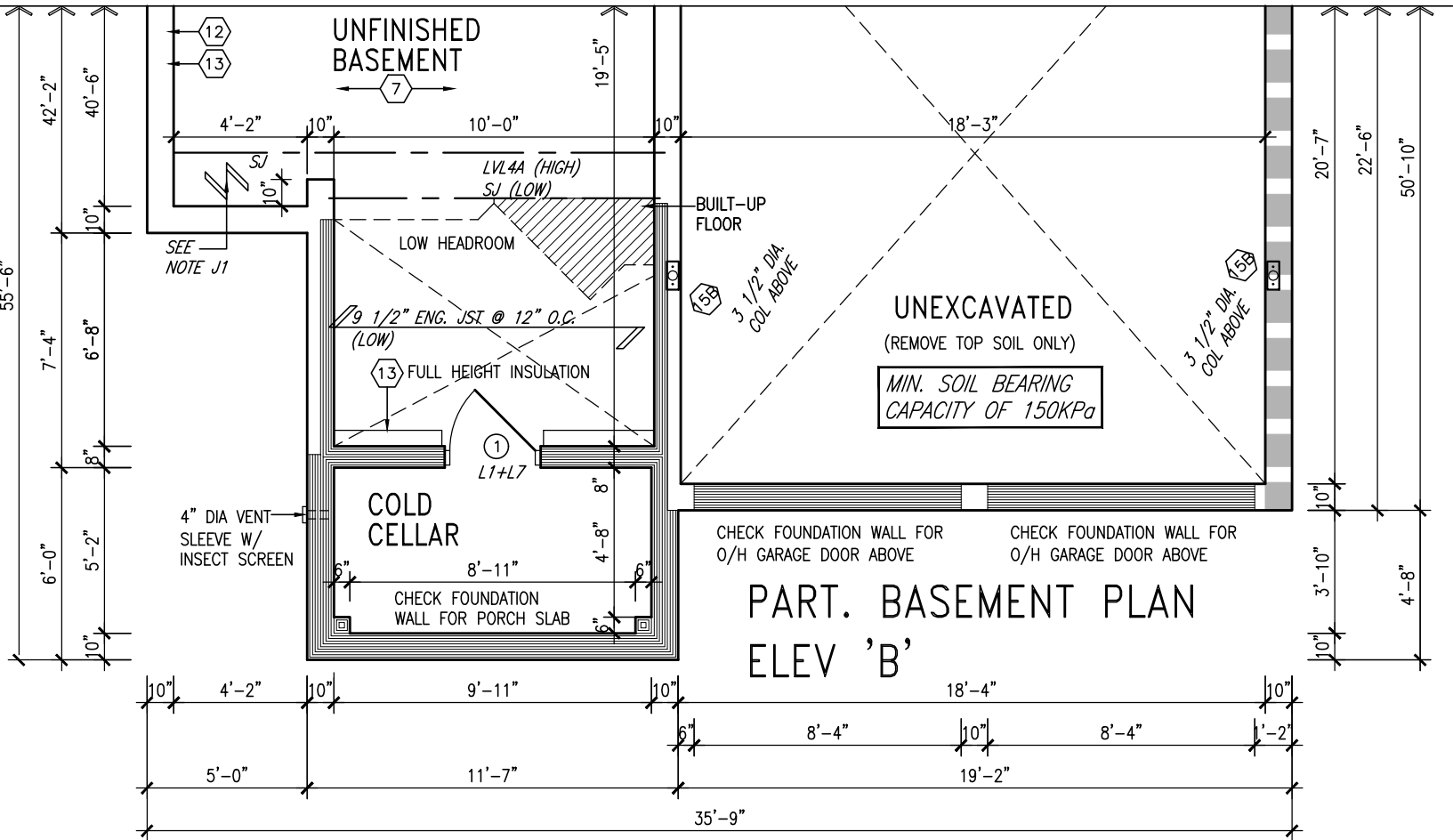
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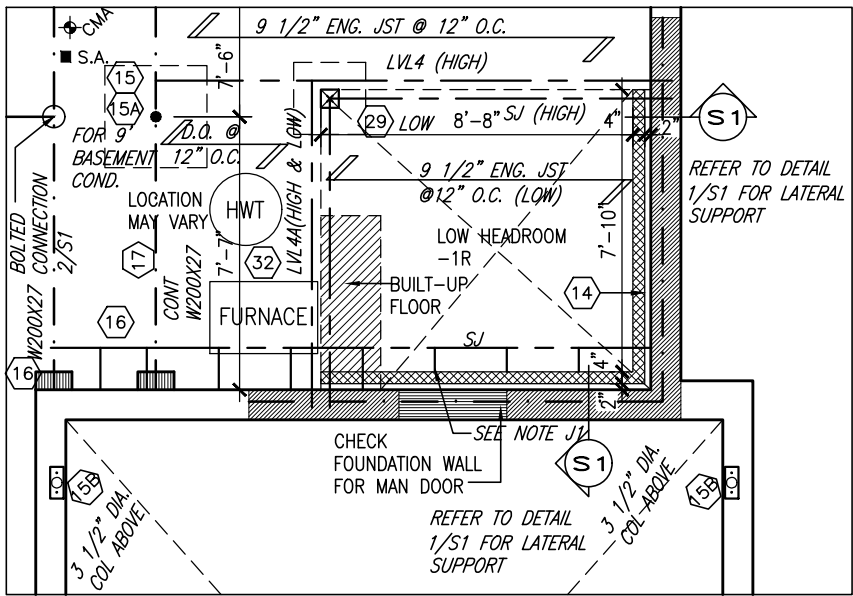
10' GROUND



APR 21, 2022



PARTIAL SUNKEN LAUNDRY
1R CONDITION



PARTIAL SUNKEN LAUNDRY
2-3R CONDITION

150 =
3 1/2"x3 1/2"x 1/4" SQUARE
H.S.S. 6x6x3/8" TOP AND BOTTOM
PL. BASE PLATE 4 1/2"x10 1/2"x
1/2" WITH 2- 1/2"x12"x2"
HOOK ANCHORS. FIELD WELD
COLUMN TO BASE PLATE

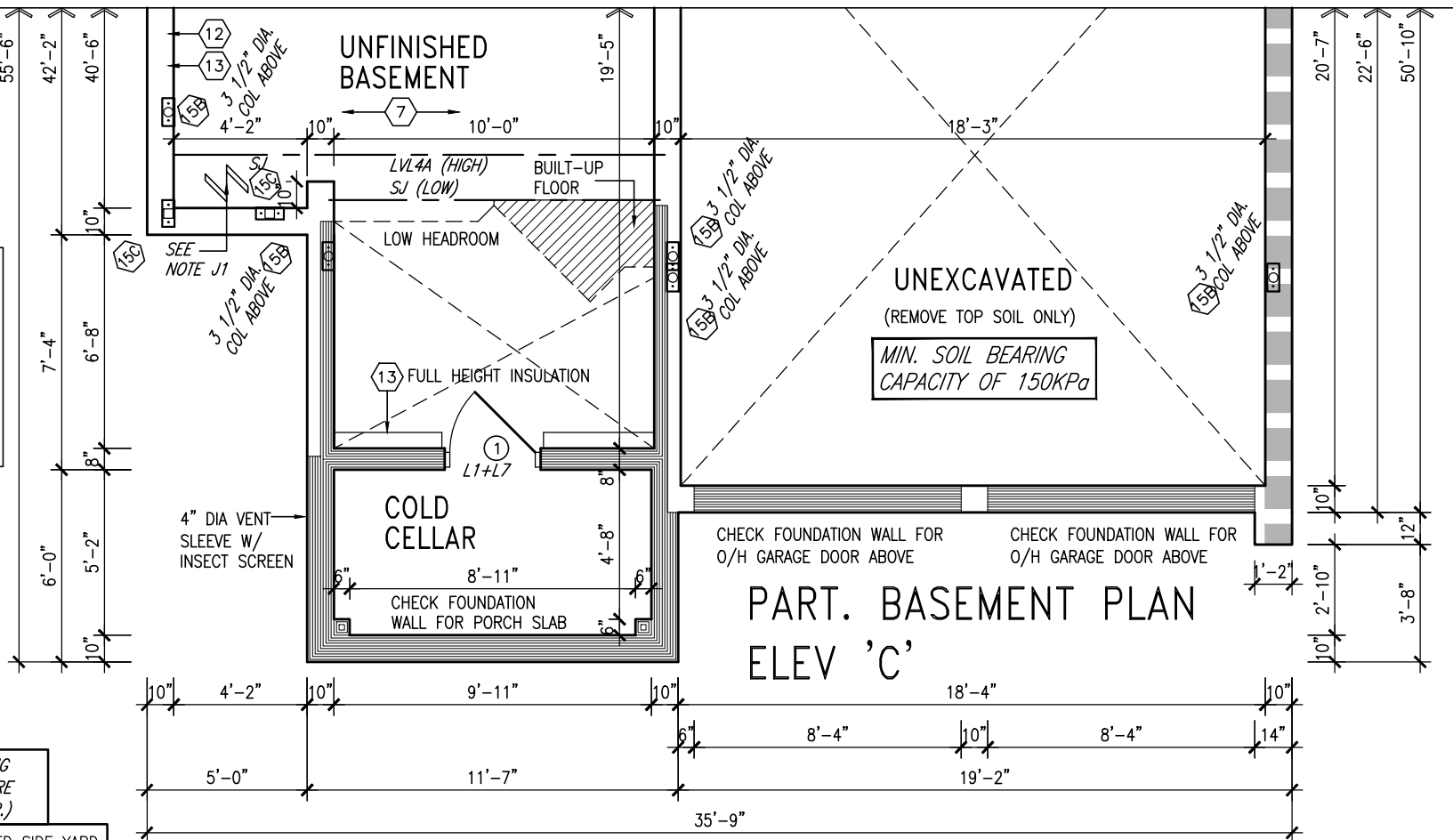
**BASEMENT INSULATION AT
STAIR/SUNKEN AREAS**
-2" (R10) CONTINUOUS INSULATION
(RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT
INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING
TO SUPPORT 2"x4" WALL WHERE
LOAD BEARING.

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HOOK ANCHORS. FIELD WELD
COLUMN TO BASE PLATE

PARTIAL SECOND FLOOR
PLAN 'C'

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

NOTE R1:
TWO PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x10" @ 16" O.C.

FLAT ROOF OVER LIVING SPACE: R2
2 PLY WATERPROOFING MEMBRANE ON 5/8" EXT. GRADE PLYWD. ON 2"x4" CROSS PURLINS (CUT DIAGONALLY @ 12" O.C. ON 2"x10" JOISTS @ 12" o.c. FLAT ROOF TO BE INSULATED W/ SPRAY INSULATION (RSI 5.46 (R31)) MIN SLOPE 2:12

NOTE:
REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES.

INDICATES REDUCED SIDE YARD

| | | | |
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| 9 | . | . | . |
| 8 | . | . | . |
| 7 | . | . | . |
| 6 | REVISED AS PER ENG'S COMMENTS | APR 21-22 | RC |
| 5 | REVISED AS PER FLOOR LAYOUTS | APR 05-22 | RC |
| 4 | 10' GROUND FLOOR | JUN 21-21 | KL |
| 3 | ADDED OPT. 9' BASEMENT | JUN 21-21 | KL |
| 2 | REVISED AS PER ENG'S COMMENTS | FEB 08-18 | RC |
| 1 | ISSUED FOR CLIENT REVIEW | . | . |
| no. | description | date | by |

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

qualification information

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

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

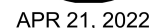
VA3
DESIGN

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

BAYVIEW WELLINGTON

S42-16
RIDEAU 16

| | | |
|---|--------------------------|--------------------------------------|
| project name GREEN VALLEY EAST | municipality BRADFORD | project no. 16023 |
| date JAN. 2017 | drawn by SB | checked by scale 3/16" = 1'-0" |
| PARTIAL PLANS ELEVATION 'C' | | file name 16023-S42-16-10GRND |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM | | drawing no. 6 |



10⁹ GROUND

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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

| | | |
|---|--|---------------------------------|
| <p>I, the undersigned, have reviewed and takes responsibility for this design and has the qualifications and the requirements set out in the International Building Code to be a Designer.</p> | <p>255911 Wellington Jno-Baptiste Signature <i>W. Jno-Baptiste</i></p> | <p>BCIN 426558</p> |
| <p>Information</p> | <p>Professional registration information</p> | <p>WAS Design Inc.</p> |
| <p>The 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.</p> | <p></p> | <p></p> |

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| | | | | 07-08-09 | 01 | 01 |

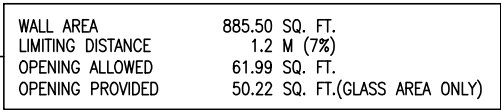
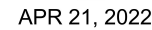
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| | description | date | by | |

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

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S42-16
RIDEAU 16

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10⁹ GROUND

VA3
DESIGN
5 Consumers Rd Suite
Toronto ON M2J 1R4
16.630.2255 f 416.630.
va3design.com

| | |
|---|--|
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|---|--|

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| no. | description | | | | date | by |



APR 21, 2022

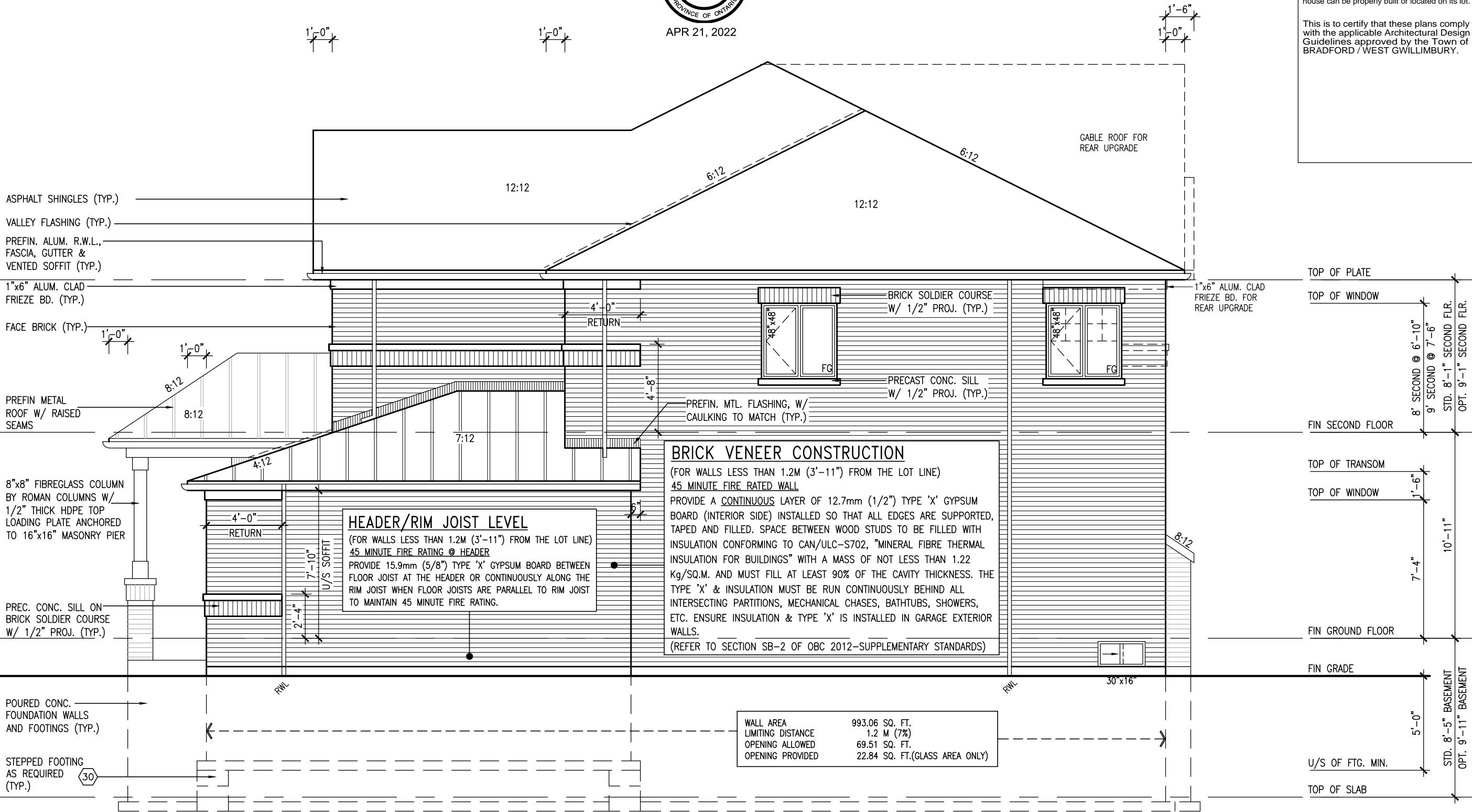
REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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RIGHT SIDE ELEVATION 'A'

10' GROUND

BAYVIEW WELLINGTON

S42-16

RIDEAU 16

GREEN VALLEY EAST

BRADFORD

RIGHT SIDE ELEVATION 'A'

project no. 16023

drawing no. 9



DESIGN

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v3design.com

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qualification information

Wellington Jno-Baptiste 25591 BCN

name registration information VAS Design Inc. 42658

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no. description

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3 ADDED OPT. 9' BASEMENT

4 10' GROUND FLOOR

5 REVISED AS PER FLOOR LAYOUTS

6 REVISED AS PER ENG'S COMMENTS

7

8

9

STUD WALL

BRICK VENEER

BRICK SOLDIER ARCH
W/ 1/2" PROJECTION

RECESSED FILLER BRICK
W/ VINYL PANEL BY WINDOW MANUF. OVER

WEEP HOLES @ 800 O.C.

WOOD LINTEL + STL ANGLE

Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND



APR 21, 2022

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10' GROUND

REAR ELEVATION 'A' UPGRADE

S42-16
RIDEAU 16

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

project no.
16023

municipality
BRADFORD

drawing no.
11

date
JAN. 2017

scale
3/16" = 1'-0"

checked by
SB

drawn by
RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM

REAR ELEVATION 'A' UPGRADE

16023-S42-16-10GRND

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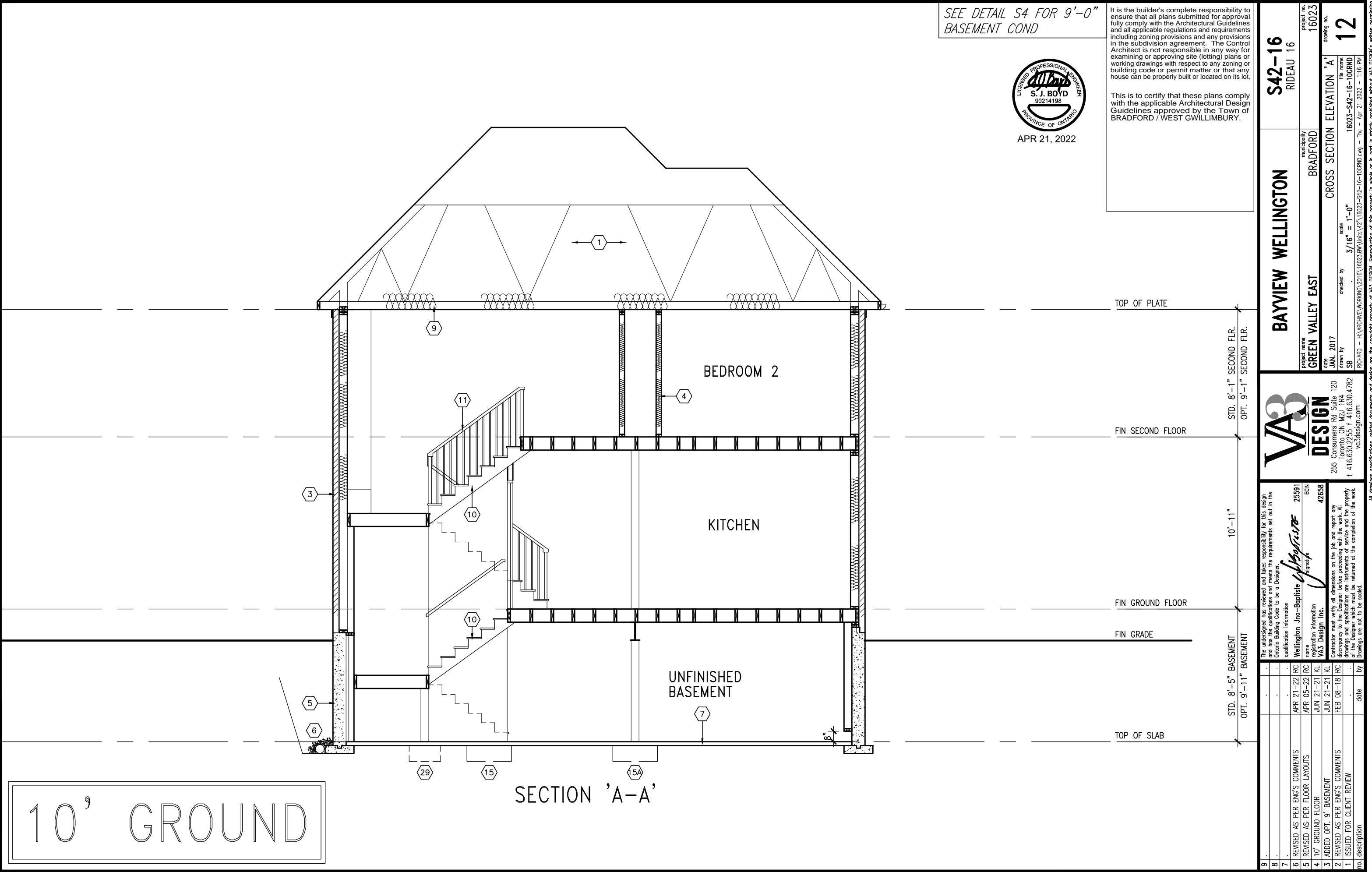
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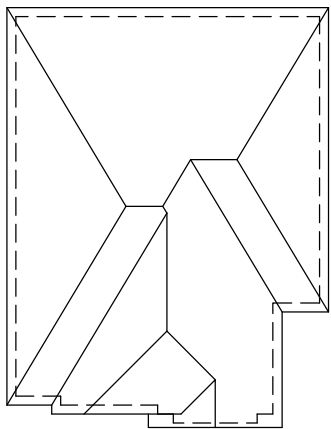
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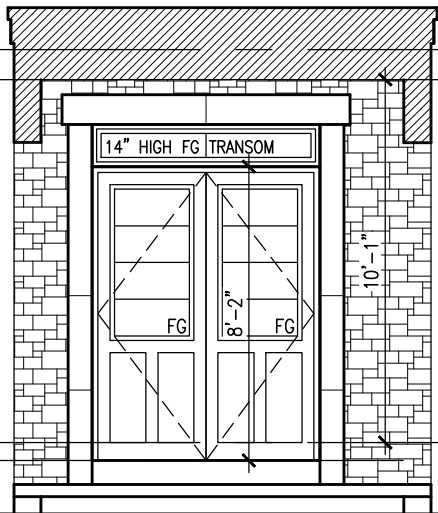




ROOF PLAN 'B'



APR 21, 2022



INSIDE VIEW OF
PORTICO
ELEVATION 'B'

10' GROUND

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

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

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)
8" PRECAST CONC. HEADER
ON 8" PRECAST CONC.
STACKBOND ON PRECAST
CONC. SILL W/ 1/2" PROJ.
(TYP.)

PRECAST CONC. BAND

FACE BRICK (TYP.)

8" PRECAST CONC. ARCH
OVER 8" PRECAST CONC.
STACKS W/ KEYSTONE W/
1/2" PROJ. (TYP.)

STONE VENEER (TYP.)

SUNKEN FOYER

POURED CONC. PORCH
SLAB AND DOOR SILL

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

FRONT ELEVATION 'B'

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
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BAYVIEW WELLINGTON

S42-16
RIDEAU 16

project no. 16023
drawing no. 13

project name GREEN VALLEY EAST
municipality BRADFORD

date JAN. 2017
checked by SB
drawn by

scale 3/16" = 1'-0"
file name 16023-S42-16-10GRND

drawn by RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM



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Toronto, ON M2J 1P4
t 416.630.2255 f 416.630.4782
vasdesign.com

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name registration information VAS Design Inc. 42658

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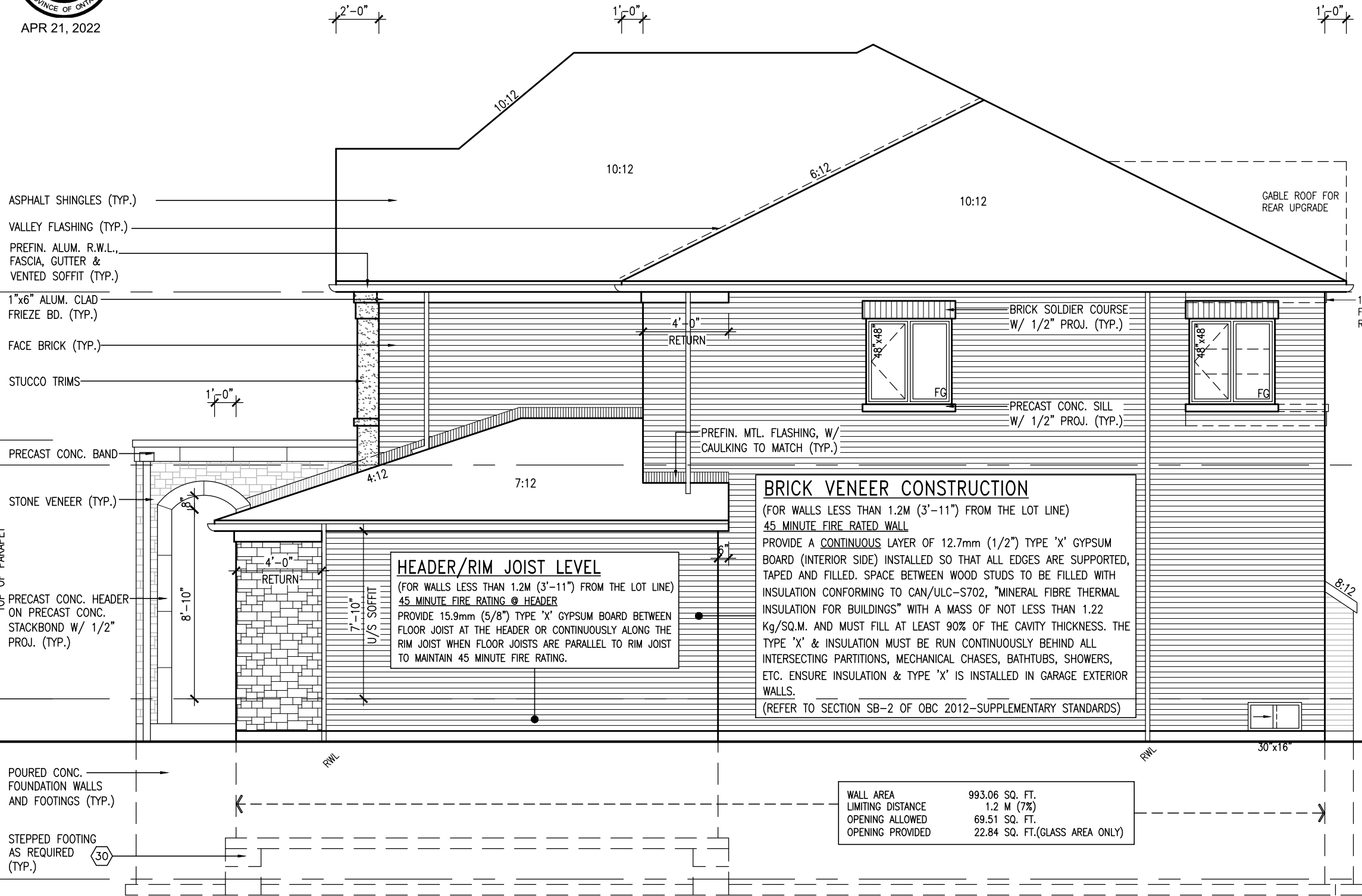
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RIGHT SIDE ELEVATION 'B'

10' GROUND

| | | | | | | | | | |
|---|--|---|--|---|--|---|--|---|--|
| project no. | | project name | | municipality | | project no. | | drawing no. | |
| 16023 | | GREEN VALLEY EAST | | BRADFORD | | 16023 | | 15 | |
| RIDEAU 16 | | BAYVIEW WELLINGTON | | FRONT ELEVATION 'B' | | 16023-S42-16-10GRND | | 15 | |
| date | | checked by | | scale | | file name | | drawing no. | |
| JAN. 2017 | | SB | | 3/16" = 1'-0" | | 16023-S42-16-10GRND | | 15 | |
| drawn by | | checked by | | scale | | file name | | drawing no. | |
| SB | | SB | | 3/16" = 1'-0" | | 16023-S42-16-10GRND | | 15 | |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM | | RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM | | RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM | | RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM | | RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM | |
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| signature | | signature | | signature | | signature | | signature | |
| Wellington Jno-Baptiste | | Wellington Jno-Baptiste | | Wellington Jno-Baptiste | | Wellington Jno-Baptiste | | Wellington Jno-Baptiste | |
| 25591 | | 25591 | | 25591 | | 25591 | | 25591 | |
| BCIN | | BCIN | | BCIN | | BCIN | | BCIN | |
| 42658 | | 42658 | | 42658 | | 42658 | | 42658 | |
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| no. | | description | | date | | no. | | description | |
| 9 | | REVISED AS PER ENG'S COMMENTS | | APR 21-22 | | 9 | | REVISED AS PER ENG'S COMMENTS | |
| 8 | | REVISED AS PER FLOOR LAYOUTS | | APR 05-22 | | 8 | | REVISED AS PER FLOOR LAYOUTS | |
| 7 | | 10' GROUND FLOOR | | JUN 21-21 | | 7 | | 10' GROUND FLOOR | |
| 6 | | ADDED OPT. 9' BASEMENT | | JUN 21-21 | | 6 | | ADDED OPT. 9' BASEMENT | |
| 5 | | REVISED AS PER ENG'S COMMENTS | | FEB 08-18 | | 5 | | REVISED AS PER ENG'S COMMENTS | |
| 4 | | ISSUED FOR CLIENT REVIEW | | FEB 08-18 | | 4 | | ISSUED FOR CLIENT REVIEW | |
| 3 | | ISSUED FOR CLIENT REVIEW | | FEB 08-18 | | 3 | | ISSUED FOR CLIENT REVIEW | |
| 2 | | ISSUED FOR CLIENT REVIEW | | FEB 08-18 | | 2 | | ISSUED FOR CLIENT REVIEW | |
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REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

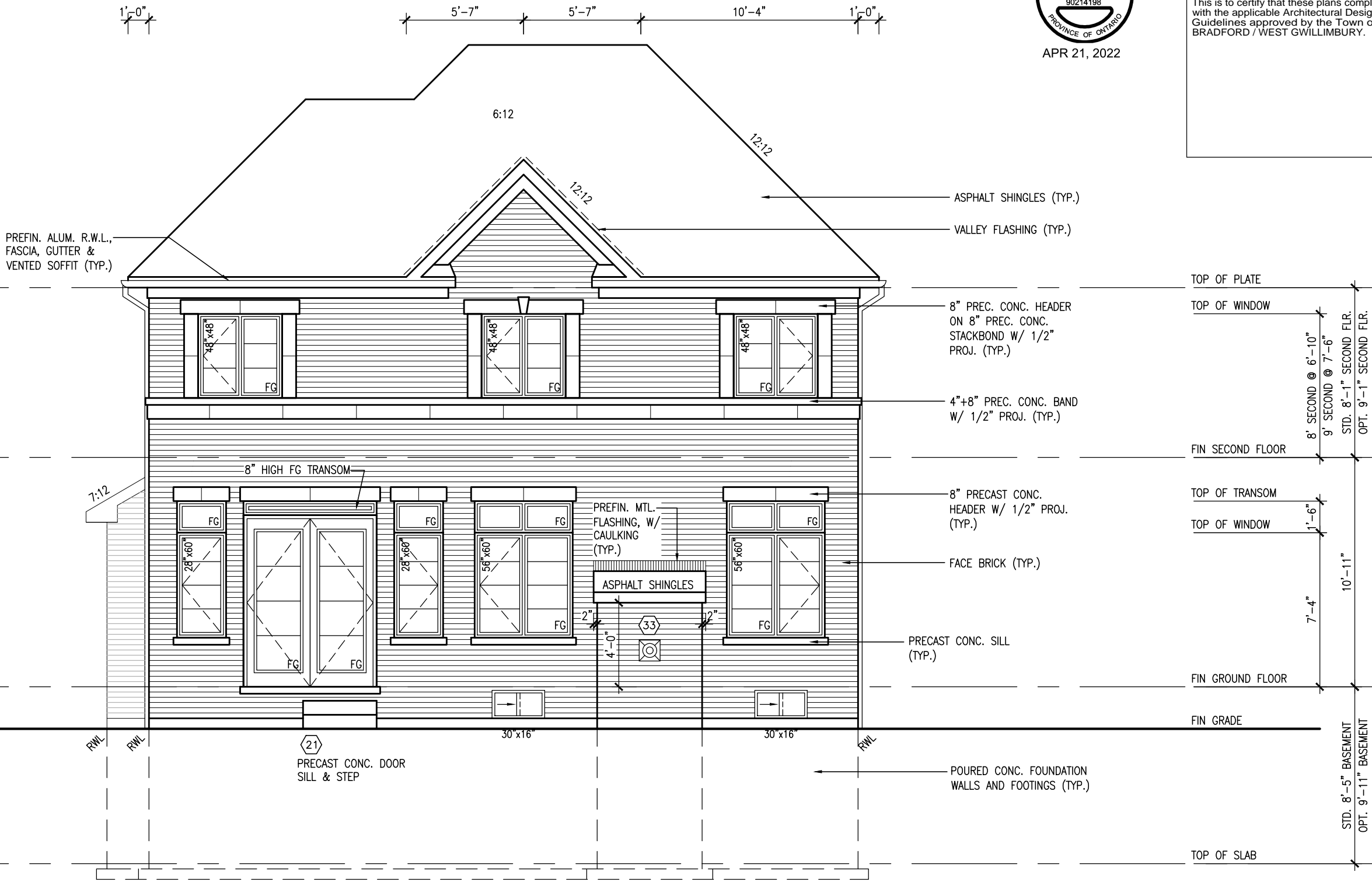
SEE DETAIL S4 FOR 9'-0"
BASEMENT COND



APR 21, 2022

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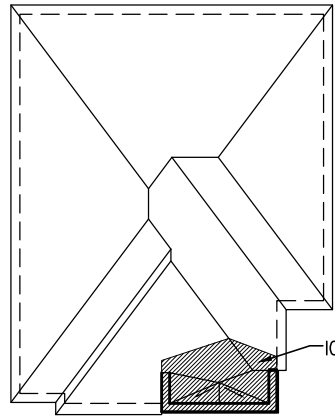
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UPGRADED REAR ELEVATION 'B'

10' GROUND

| | | | | | | | |
|--|--|-----------|--|-----------|--|-----------|--|
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ROOF PLAN 'C'



APR 21, 2022

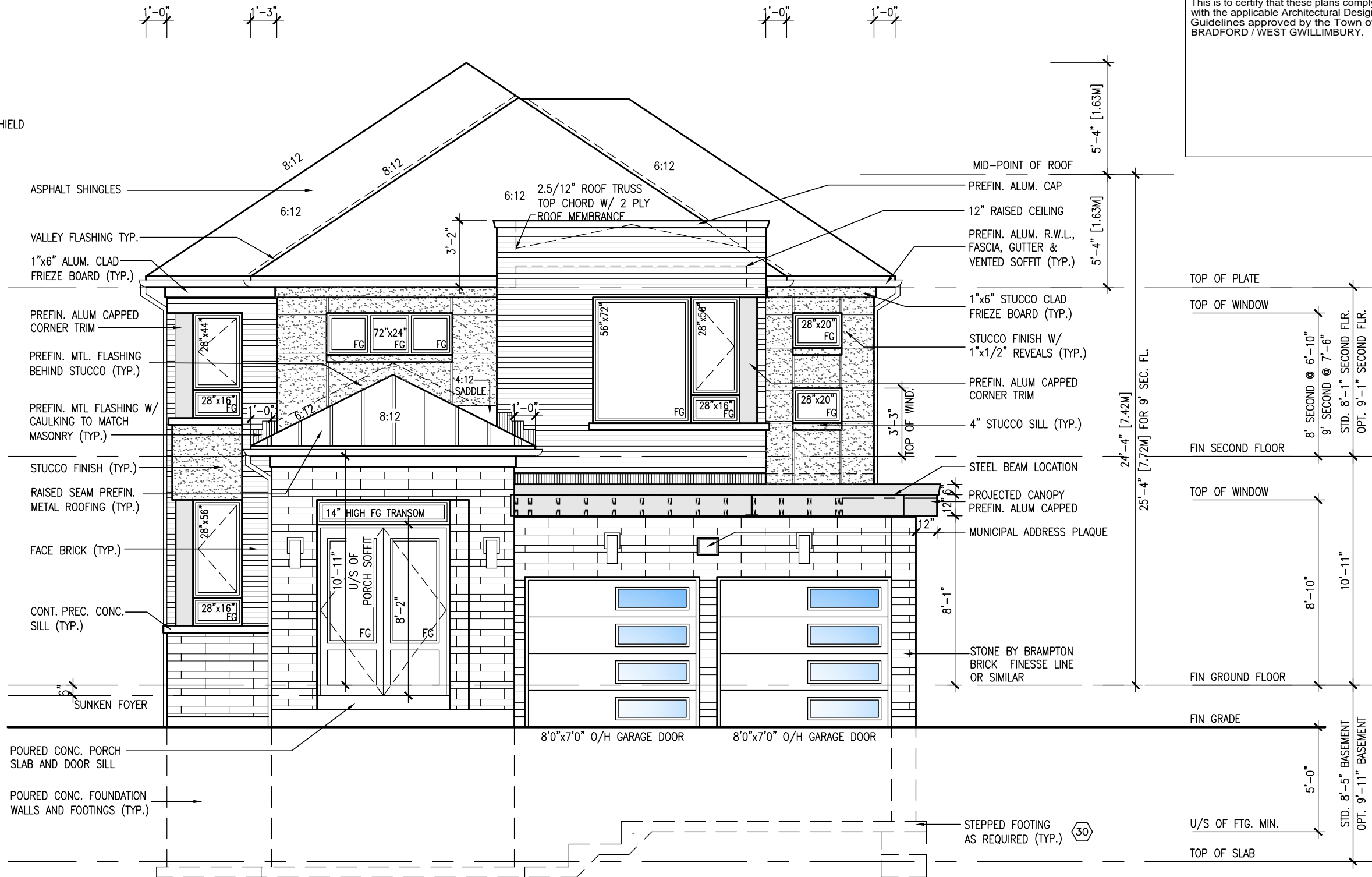
ADD ICE+ WATER SHIELD ON TOP AND
INSIDE WALLS OF PARAPET WALLS

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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FRONT ELEVATION 'C'

10' GROUND

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|--|--|---------------------------|--|--------------|--|--------------------------|--|-----------|--|-----------|--|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | | qualification information | | name | | registration information | | signature | | BCIN | |
| 25591 | | Wellington Jno-Baptiste | | Jno-Baptiste | | V | | 42658 | | | |
| RC | | APR 21-22 | | RC | | APR 05-22 | | RC | | APR 05-22 | |
| RC | | JUN 21-21 | | KL | | JUN 21-21 | | KL | | JUN 21-21 | |
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ADD ICE+ WATER SHIELD ON TOP AND
INSIDE WALLS OF PARAPET WALLS

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
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LEFT SIDE ELEVATION 'C'

10' GROUND

| | | | | | |
|---|--|-------------------------------|--|-----------------------------|--|
| BAYVIEW WELLINGTON | | S42-16 | | RIDEAU 16 | |
| GREEN VALLEY EAST | | BRADFORD | | LEFT SIDE ELEVATION 'C' | |
| project name | | project no. | | drawing no. | |
| JAN. 2017 | | 16023 | | 18 | |
| drawn by | | checked by | | scale | |
| SB | | SB | | 3/16" = 1'-0" | |
| date | | file name | | 16023-S42-16-10GRND.dwg | |
| JAN. 2017 | | 16023-S42-16-10GRND.dwg | | Thu - Apr 21 2022 - 1:16 PM | |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-16-10GRND.dwg | | 16023-S42-16-10GRND.dwg | | Thu - Apr 21 2022 - 1:16 PM | |
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| Wellington Jno-Baptiste | | 25591 | | APR 21-22 | |
| BCIN | | 42658 | | APR 05-22 | |
| name | | registration information | | JUN 21-21 | |
| VAS Design Inc. | | KL | | JUN 21-21 | |
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| no. | | description | | date | |
| 6 | | REVISED AS PER ENG'S COMMENTS | | APR 21-22 | |
| 5 | | REVISED AS PER FLOOR LAYOUTS | | APR 05-22 | |
| 4 | | 10' GROUND FLOOR | | JUN 21-21 | |
| 3 | | ADDED OPT. 9' BASEMENT | | JUN 21-21 | |
| 2 | | REVISED AS PER ENG'S COMMENTS | | FEB 08-18 | |
| 1 | | ISSUED FOR CLIENT REVIEW | | FEB 08-18 | |

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INSIDE WALLS OF PARAPET WALLS

REFER TO FRONT ELEVATION
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R.W.L. AS REQUIRED &
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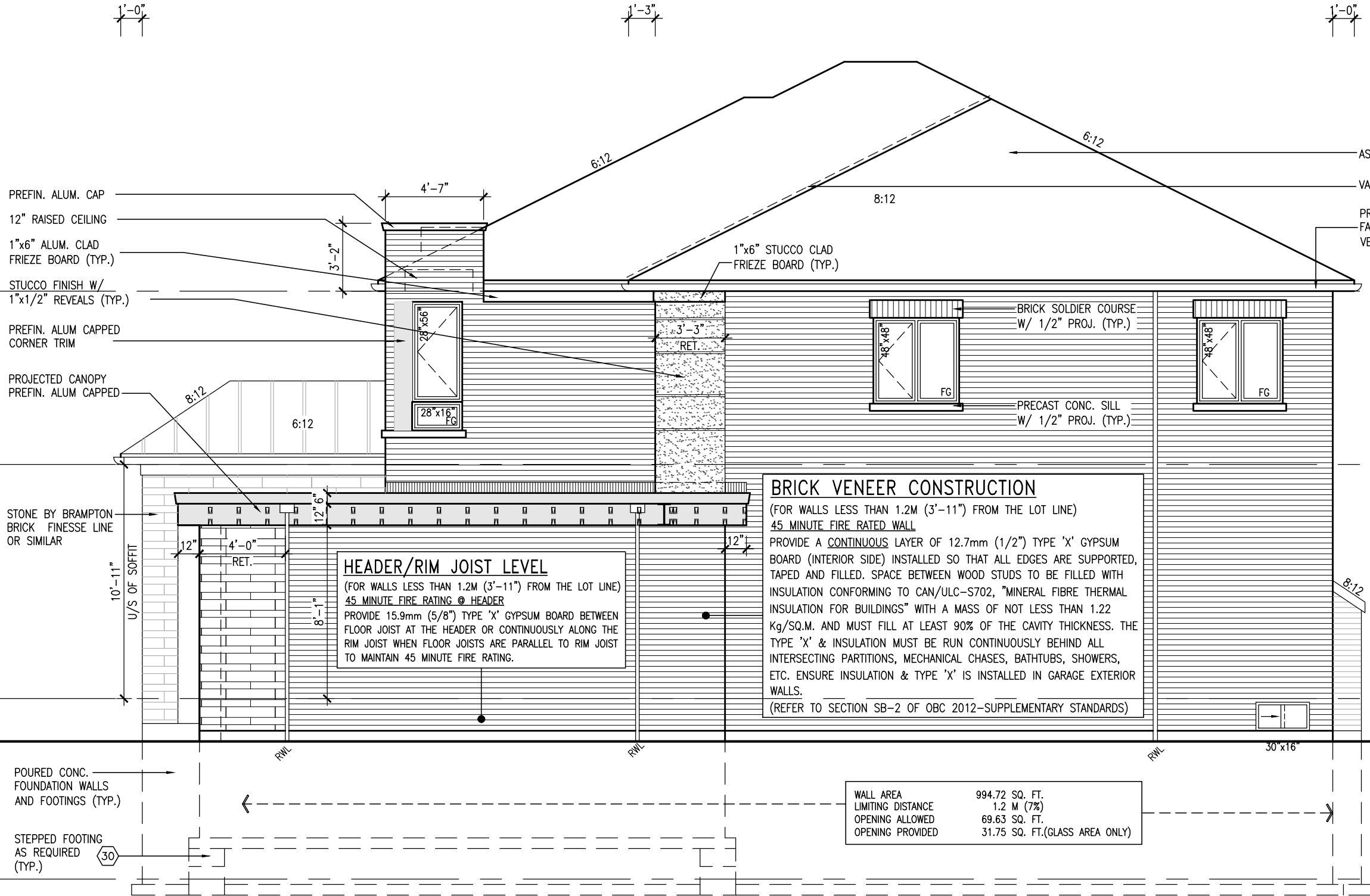
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ASPHALT SHINGLES

VALLEY FLASHING TYP.

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

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

U/S OF FTG. MIN.

TOP OF SLAB

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

| | |
|-------------------|--------------------------------|
| WALL AREA | 994.72 SQ. FT. |
| LIMITING DISTANCE | 1.2 M (7%) |
| OPENING ALLOWED | 69.63 SQ. FT. |
| OPENING PROVIDED | 31.75 SQ. FT.(GLASS AREA ONLY) |

HEADER/RIM JOIST LEVEL

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

10' GROUND

RIGHT SIDE ELEVATION 'C'

BAYVIEW WELLINGTON

S42-16
RIDEAU 16

| | |
|--------------|---------------------|
| project no. | 16023 |
| drawing no. | 19 |
| project name | GREEN VALLEY EAST |
| municipality | BRADFORD |
| date | JAN. 2017 |
| drawn by | SB |
| checked by | |
| scale | 3/16" = 1'-0" |
| file name | 16023-S42-16-10GRND |

VAS3
DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1P4
t 416.630.2255 f 416.630.4782
vas3design.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591 BCN
name
registration information
VAS Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

| no. | description | date | by |
|-----|-------------------------------|--------------|----|
| 9 | | | |
| 8 | | | |
| 7 | | | |
| 6 | REVISED AS PER ENG'S COMMENTS | APR 21-22 RC | |
| 5 | REVISED AS PER FLOOR LAYOUTS | APR 05-22 RC | |
| 4 | 10' GROUND FLOOR | JUN 21-21 KL | |
| 3 | ADDED OPT. 9' BASEMENT | JUN 21-21 KL | |
| 2 | REVISED AS PER ENG'S COMMENTS | FEB 08-18 RC | |
| 1 | ISSUED FOR CLIENT REVIEW | | |

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

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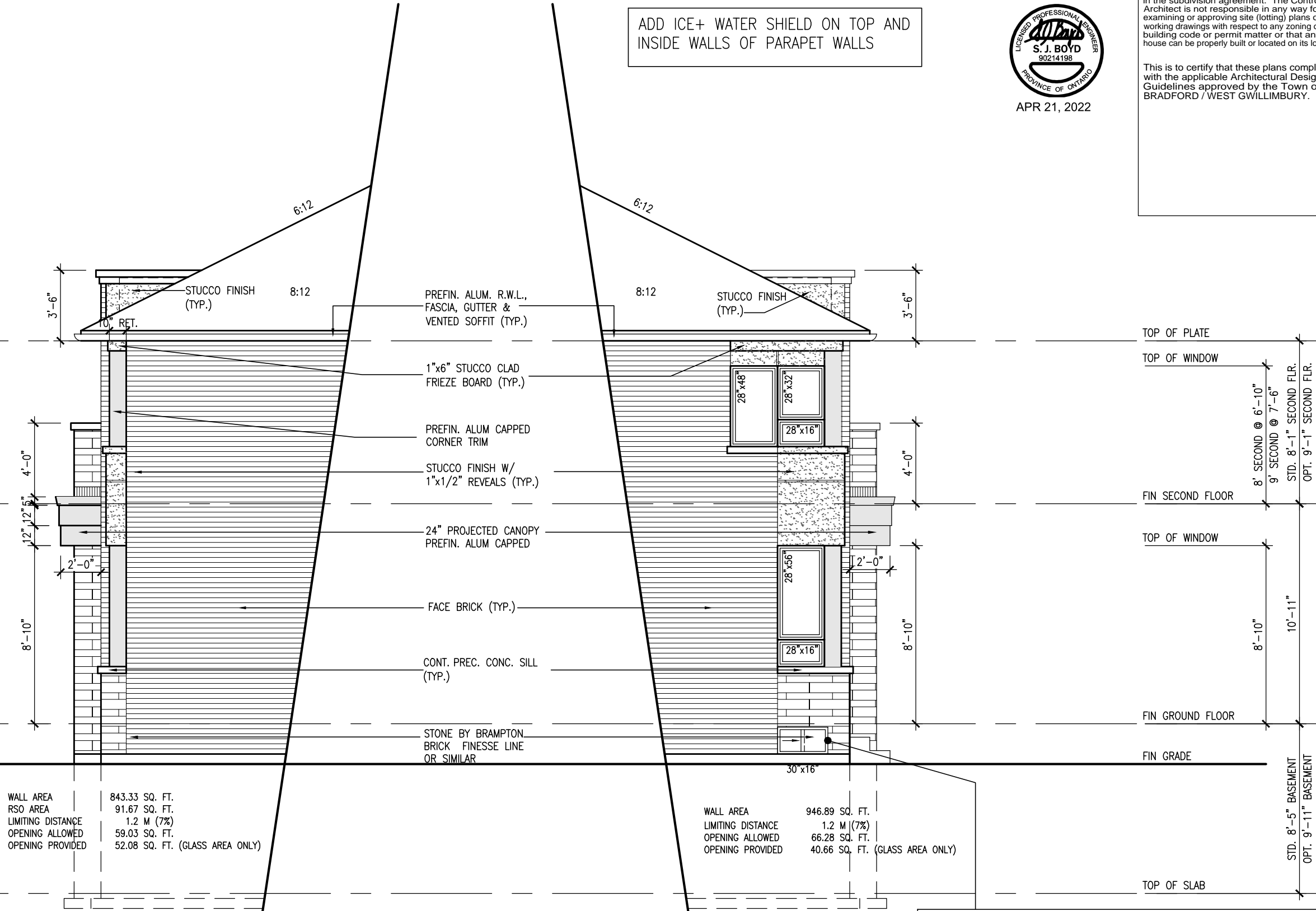
| | | |
|---|---------------------------------|-------------------------------|
| BAYVIEW WELLINGTON | S42-16 RIDEAU 16 | |
| project name GREEN VALLEY EAST | municipality BRADFORD | project no. 16023 |
| date JAN. 2017 | drawing no. | |
| drawn by SB | checked by . | scale 3/16" = 1'-0" |
| ELEV 'C' PARTIAL SIDE FOR REAR UPGRADE | | |
| file name 16023-S42-16-10GRND | | 21 |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM | | |

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| | <p>name</p> <p>registration information</p> <p>VAS Design Inc.</p> | <p>signature</p> <p><i>[Signature]</i></p> |

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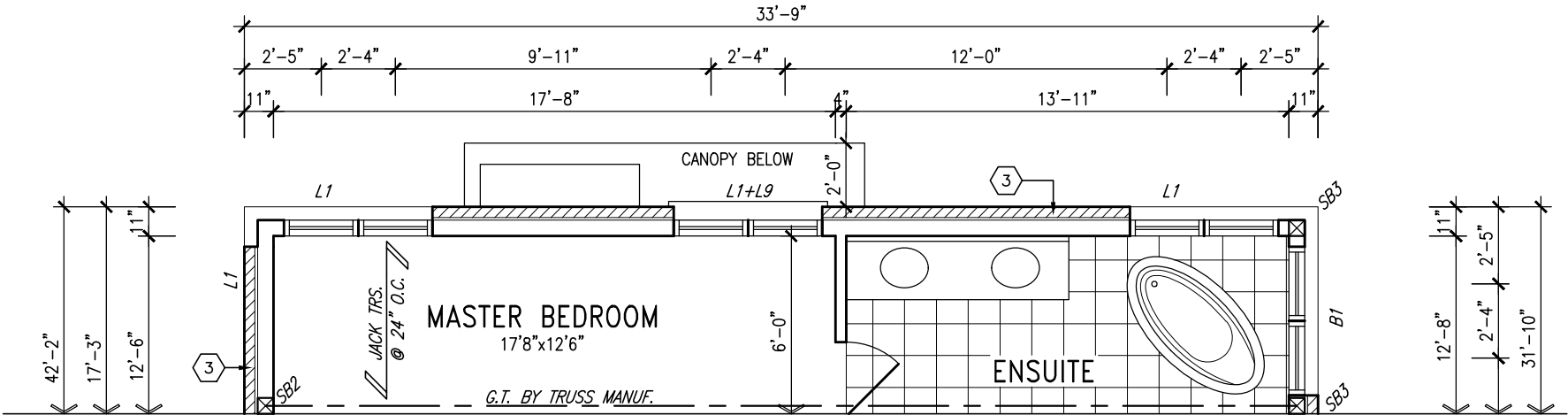
10⁹ GROUND

PART. LEFT SIDE ELEV. 'C'
W/ REAR UPGRADE

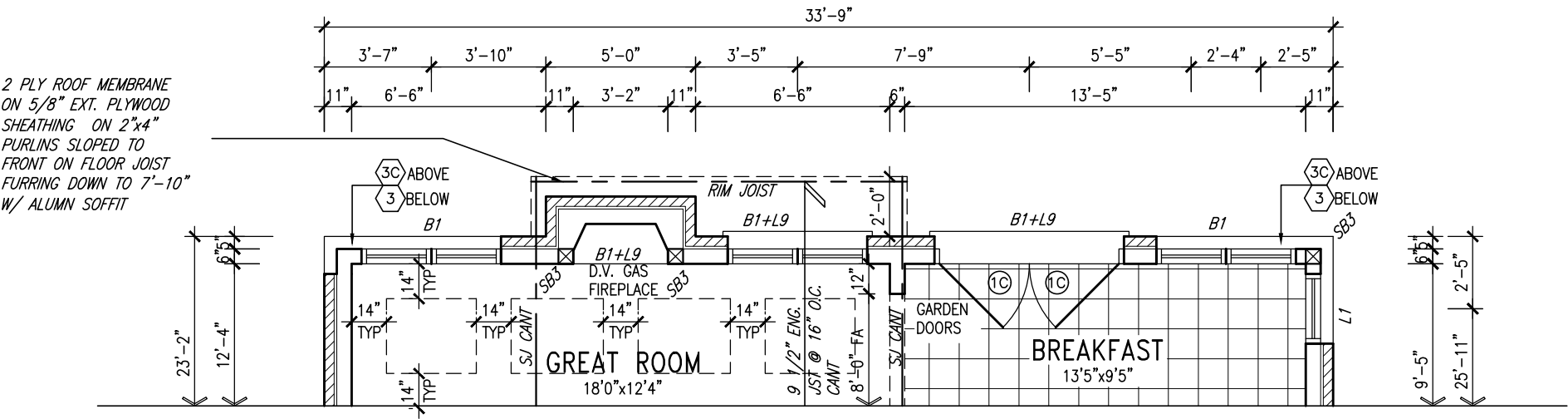
PART. RIGHT SIDE ELEV. 'C'
W/ REAR UPGRADE

BASEMENT WINDOW SIZES & TOP OF WINDOW
W.O.D. STD. BASEMENT
 - 4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS
W.O.D. OPT. 9'-0" BASEMENT
 - 9R-11R USE 28"x40" DEEP CASEMENT WINDOWS @ 8'-4" TOP OF WINDOW
 - 12R OR GREATER USE 28"x40" DEEP CASEMENT WINDOWS @ 6'-10" TOP OF WINDOW
W.O.B. STD./OPT. 9'-0" BASEMENT
 - USE 28"x60" DEEP CASEMENT WINDOWS @ 6'-10" TOP OF WINDOW

10' GROUND



PARTIAL SECOND FLOOR PLAN ELEVATION 'C' REAR UPGRADE



PARTIAL GROUND FLOOR PLAN ELEVATION 'C' REAR UPGRADE

NOTE:
REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES.

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.

NOTE:
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. 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m
KIT-EX-NOTE-2020.dwg

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
PROVIDED. GB-NOTE-2020.dwg

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and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Control
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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.



APR 21, 2022



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qualification information
Wellington Jno-Baptiste 25591 BCIN
name
V3 Design Inc. 42658
registration information
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| no. | description | date | by |
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| 4 | 10' GROUND FLOOR | JUN 21-21 KL | |
| 3 | ADDED OPT. 9' BASEMENT | JUN 21-21 KL | |
| 2 | REVISED AS PER ENG'S COMMENTS | FEB 08-18 RC | |
| 1 | ISSUED FOR CLIENT REVIEW | | |

project name
GREEN VALLEY EAST
project no.
16023
drawing no.
22
municipality
BRADFORD
date
JAN. 2017
drawn by
SB
checked by
SB
scale
3/16" = 1'-0"
file name
16023-S42-16-10GRND
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BAYVIEW WELLINGTON
S42-16
RIDEAU 16

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

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.

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

OUTDOOR AIR INTAKE SEPARATION

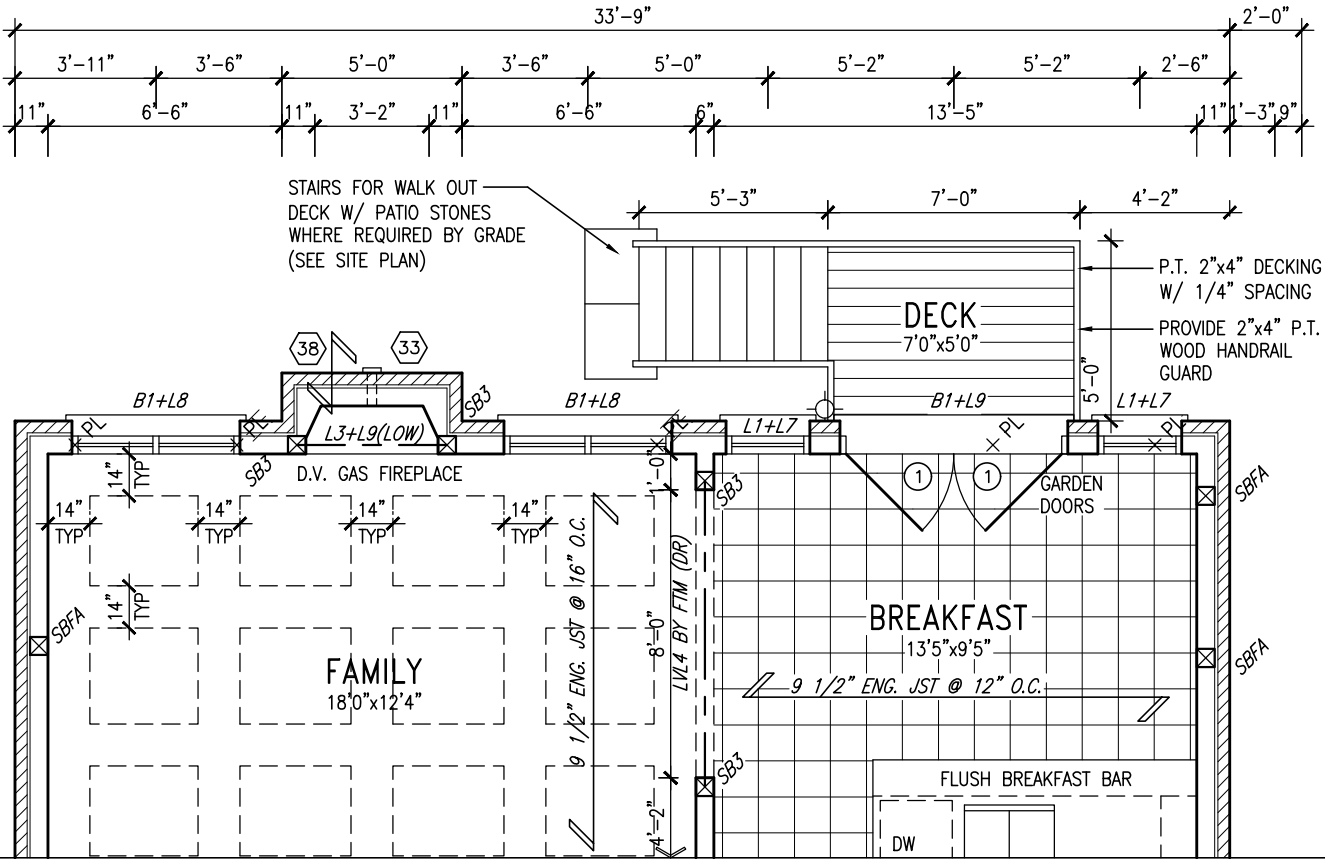
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.

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

KIT-EX-NOTE-2020.dwg

NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES.

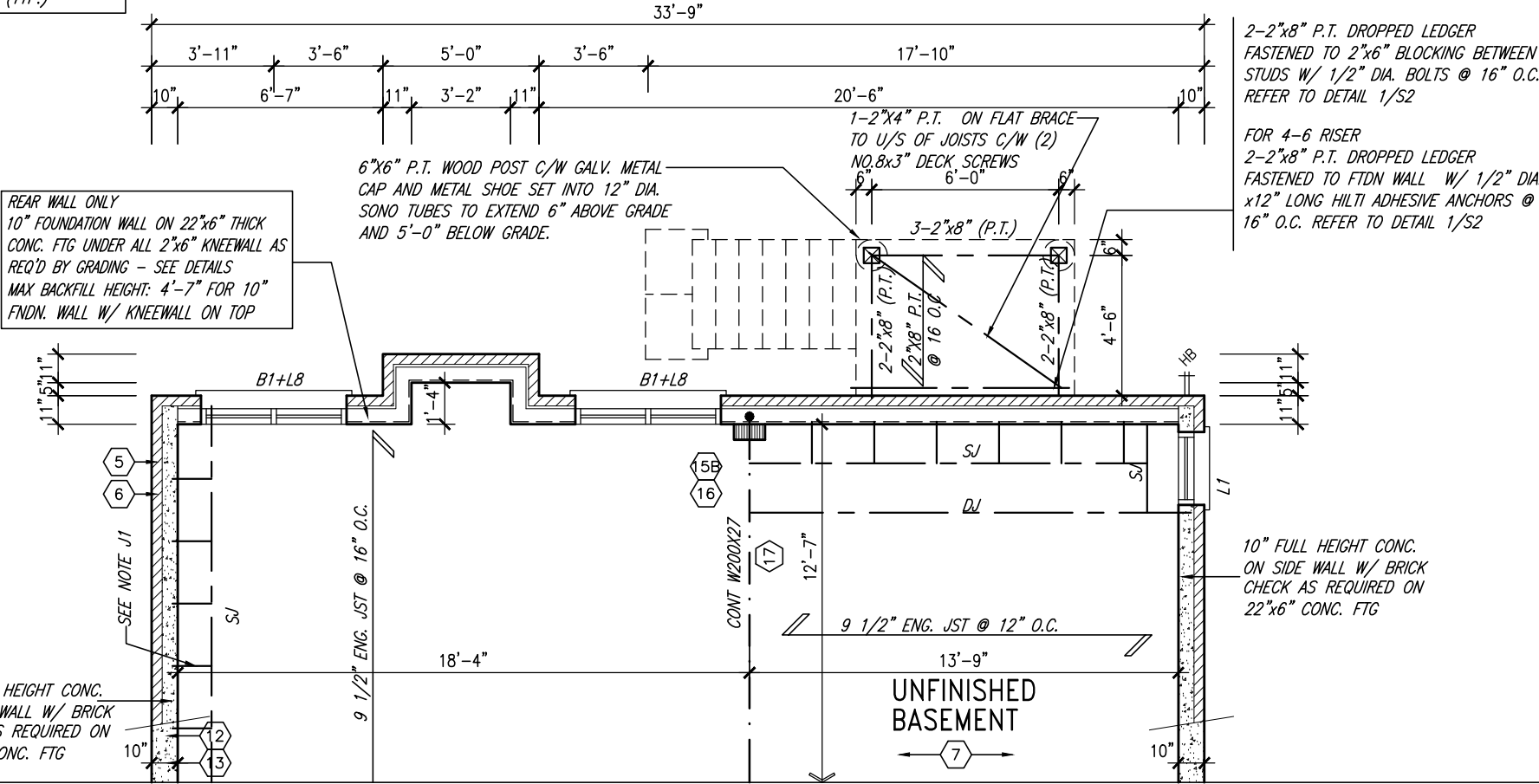
10' GROUND



APR 21, 2022

GROUND FLOOR PLAN ELEV 'A' - W.O.D.
ELEV. 'B' & 'C' SIMILAR
ELEV 'A' & 'B' UPGRADE SIMILAR

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



BASEMENT PLAN ELEV 'A' - W.O.D.
ELEV. 'B' & 'C' SIMILAR
ELEV 'A' & 'B' UPGRADE SIMILAR

| | | | |
|-----|-------------------------------|-----------|----|
| 9 | . | . | . |
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| no. | description | date | by |

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

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va3design.com

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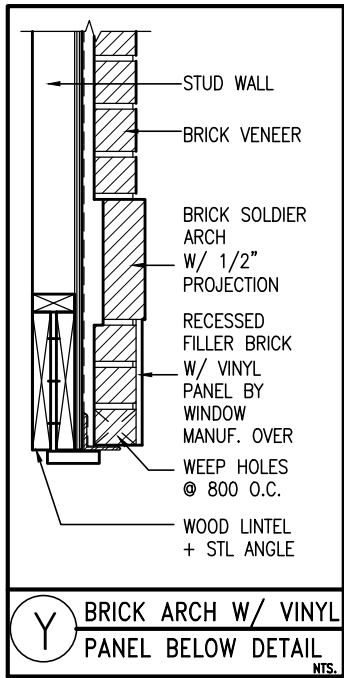
S42-16
RIDEAU 16

| | | | | | |
|--------------|-------------------|--------------|----------|-------------|---|
| project name | GREEN VALLEY EAST | municipality | BRADFORD | project no. | 16023 |
| date | JAN. 2017 | drawn by | SB | checked by | scale |
| | | | | | 3/16" = 1'-0" |
| | | | | | 16023-S42-16-10GRND |
| | | | | | RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM |

PARTIAL PLANS FOR 9R WOD.

drawing no.

23



VALLEY FLASHING (TYP.)
ASPHALT SHINGLES (TYP.)
PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)

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

6"x18" PRECAST CONC. DECOR

BRICK SOLDIER ARCH OVER VINYL PANEL ON BRICK STACKBOND W/ KEYSTONE W/ 1/2" PROJ. (TYP.)

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

FACE BRICK (TYP.)

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

PREC. CONC. SILL W/ 1/2" PROJ. (TYP.)

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

PROVIDE 42" HIGH P.T. RAILING C/W PICKETS SPACED @ 4" BETWEEN MAX. (TYP.)

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

UPGRADED REAR ELEVATION 'A' W.O.D.

10' GROUND

REFER TO FRONT ELEVATION FOR TYPICAL NOTES

R.W.L. AS REQUIRED & AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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TOP OF PLATE
TOP OF WINDOW
8" SECOND @ 6'-10"
9" SECOND @ 7'-6"
STD. 8'-1" SECOND FLR.
OPT. 9'-1" SECOND FLR.
FIN SECOND FLOOR
TOP OF TRANSOM
TOP OF WINDOW
1'-6"
7'-4"
10'-11"
FIN GROUND FLOOR
TOP OF WINDOW
SEE NOTE
STD. 8'-5" BASEMENT
OPT. 9'-11" BASEMENT
FIN GRADE
TOP OF SLAB

BASEMENT WINDOW SIZES & TOP OF WINDOW
STD. BASEMENT
- 4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS
OPT. 9'-0" BASEMENT
- 9R-11R USE 40" DEEP CASEMENT WINDOWS @ 8'-4" TOP OF WINDOW
- 12R OR GREATER USE 40" DEEP CASEMENT WINDOWS @ 6'-10" TOP OF WINDOW

BAYVIEW WELLINGTON

S42-16
RIDEAU 16

GREEN VALLEY EAST

BRADFORD

project no. 16023

drawing no. 25

date JAN. 2017

drawn by SB

checked by

scale 3/16" = 1'-0"

file name 16023-S42-16-10GRND

drawn by

checked by

scale

file name

drawn by

checked by

scale

file name

drawn by

checked by

scale

file name

drawn by

checked by

scale

file name

drawn by

checked by

scale

file name

drawn by

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scale

file name

drawn by

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND



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UPGRADED REAR ELEVATION 'B' W.O.D.

| BASEMENT WINDOW SIZES & TOP OF WINDOW | |
|--|--|
| STD. BASEMENT | |
| - 4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS | |
| OPT. 9'-0" BASEMENT | |
| - 9R-11R USE 40" DEEP CASEMENT WINDOWS @ 8'-4" TOP OF WINDOW | |
| - 12R OR GREATER USE 40" DEEP CASEMENT WINDOWS @ 6'-10" TOP OF WINDOW | |

| | | | |
|-------------------|--|-----------------------------------|--|
| S42-16 | | BAYVIEW WELLINGTON | |
| RIDEAU 16 | | GREEN VALLEY EAST | |
| project no. 16023 | | municipality BRADFORD | |
| drawing no. 26 | | REAR ELEVATION 'B' UPGRADE 9R WOD | |
| date JAN. 2017 | | checked by SB | |
| drawn by SB | | scale 3/16" = 1'-0" | |

VAS3 DESIGN

255 Consumers Rd. Suite 120
Toronto, ON M2J 1P4
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| qualification information | | signature | |
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| 4 10' GROUND FLOOR | | JUN 21-21 KL | |
| 3 ADDED OPT. 9' BASEMENT | | JUN 21-21 KL | |
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| 1 ISSUED FOR CLIENT REVIEW | | date | |
| no. description | | by | |

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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.

NOTE: 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 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

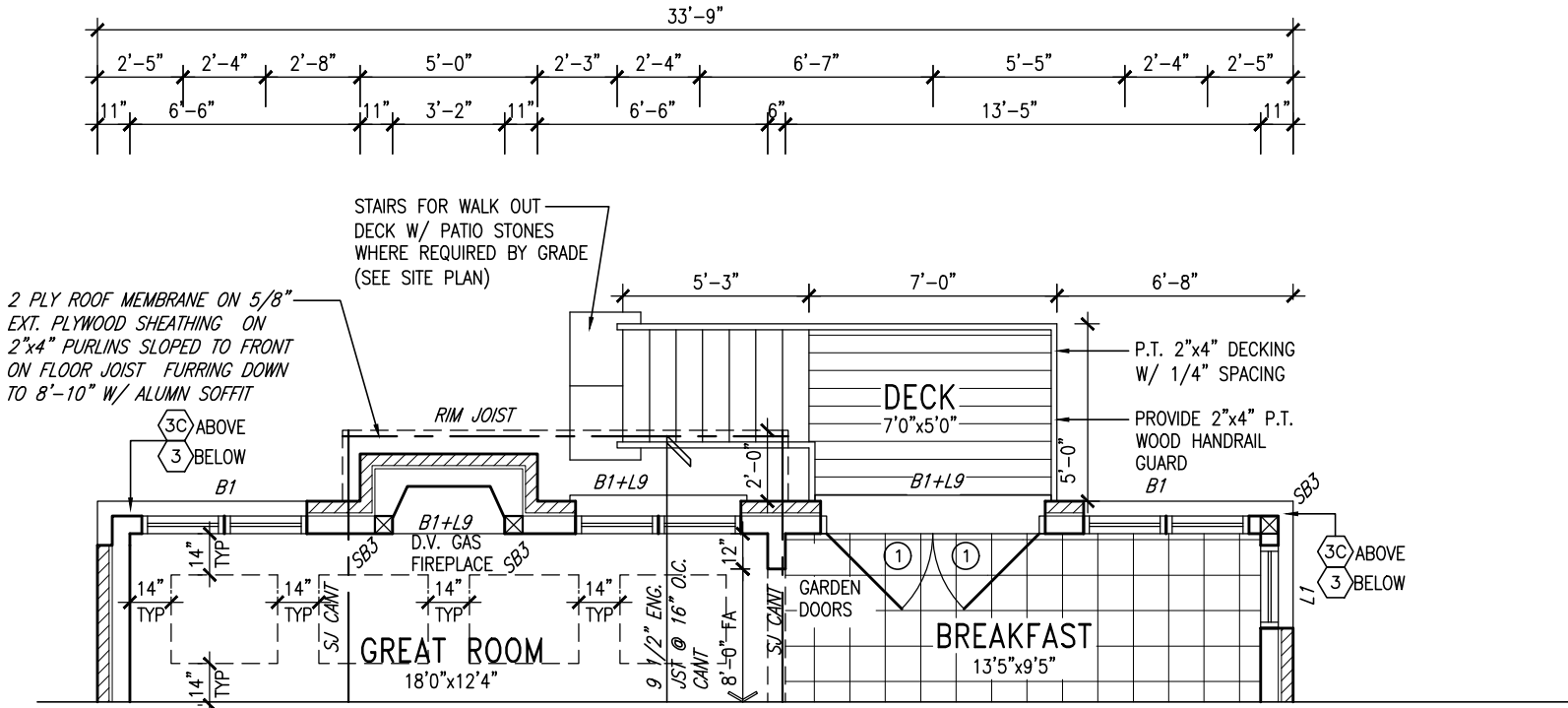
KIT-EX-NOTE-2020.dwg

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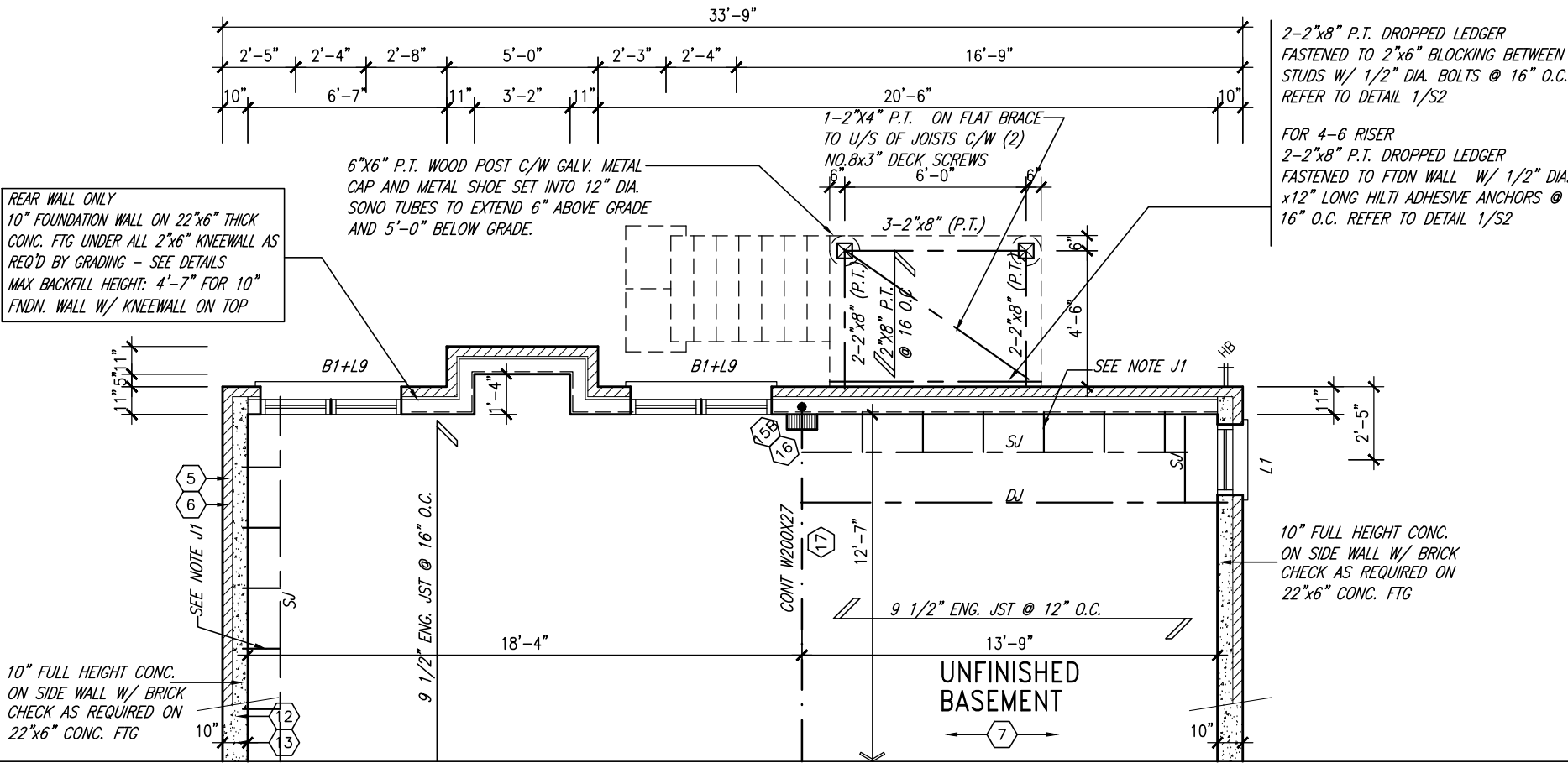


APR 21, 2022

10' GROUND



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



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

| | | | |
|-----|-------------------------------|-----------|----|
| 9 | . | . | . |
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| qualification information | | | |
| Wellington Jno-Baptiste | signature | 25591 | BCIN |
| registration information | | | |
| VA3 Design Inc. | | 42658 | |
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BAYVIEW WELLINGTON

S42-16
RIDEAU 16

| | | | | | |
|---|-------------------|--------------|---------------|---------------------|-------|
| project name | GREEN VALLEY EAST | municipality | BRADFORD | project no. | 16023 |
| date | JAN. 2017 | checked by | scale | file name | |
| drawn by | SB | | 3/16" = 1'-0" | 16023-S42-16-10GRND | 27 |
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| UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7)) | | | |
|--|----------------|--------------|------------|
| S42-16'C WOD W/8' 2ND & REAR UPG | | | |
| 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. | 66.00 S.F. | 6.65 % |
| REAR | 843.75 S.F. | 227.06 S.F. | 26.91 % |
| * 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. | 543.79 S.F. | 15.33 % |
| TOTAL SQ. M. | 329.56 S.M. | 50.52 S.M. | 15.33 % |

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

ADD ICE+ WATER SHIELD ON TOP AND
INSIDE WALLS OF PARAPET WALLS



APR 21, 2022

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UPGRADED REAR ELEVATION 'C' W.O.D.

10' GROUND

| BASEMENT WINDOW SIZES & TOP OF WINDOW | |
|--|--|
| STD. BASEMENT | |
| - 4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS | |
| OPT. 9'-0" BASEMENT | |
| - 9R-11R USE 40" DEEP CASEMENT WINDOWS @ 8'-4" TOP OF WINDOW | |
| - 12R OR GREATER USE 40" DEEP CASEMENT WINDOWS @ 6'-10" TOP OF WINDOW | |

BAYVIEW WELLINGTON

S42-16
RIDEAU 16

GREEN VALLEY EAST

BRADFORD

project no.

16023

drawing no.

28

REAR UPGRADE ELEVATION 'C' 9R WOD

date

JAN. 2017

drawn by

SB

checked by

SB

scale

3/16" = 1'-0"



DESIGN

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

qualification information

Wellington Jno-Baptiste 25591 BCN

name

42658

registration information

VAS Design Inc.

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

9 .

8 .

7 .

6 REVISED AS PER ENG'S COMMENTS

5 REVISED AS PER FLOOR LAYOUTS

4 10' GROUND FLOOR

3 ADDED OPT. 9' BASEMENT

2 REVISED AS PER ENG'S COMMENTS

1 ISSUED FOR CLIENT REVIEW

no. description

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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.

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

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.

NOTE: 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. 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

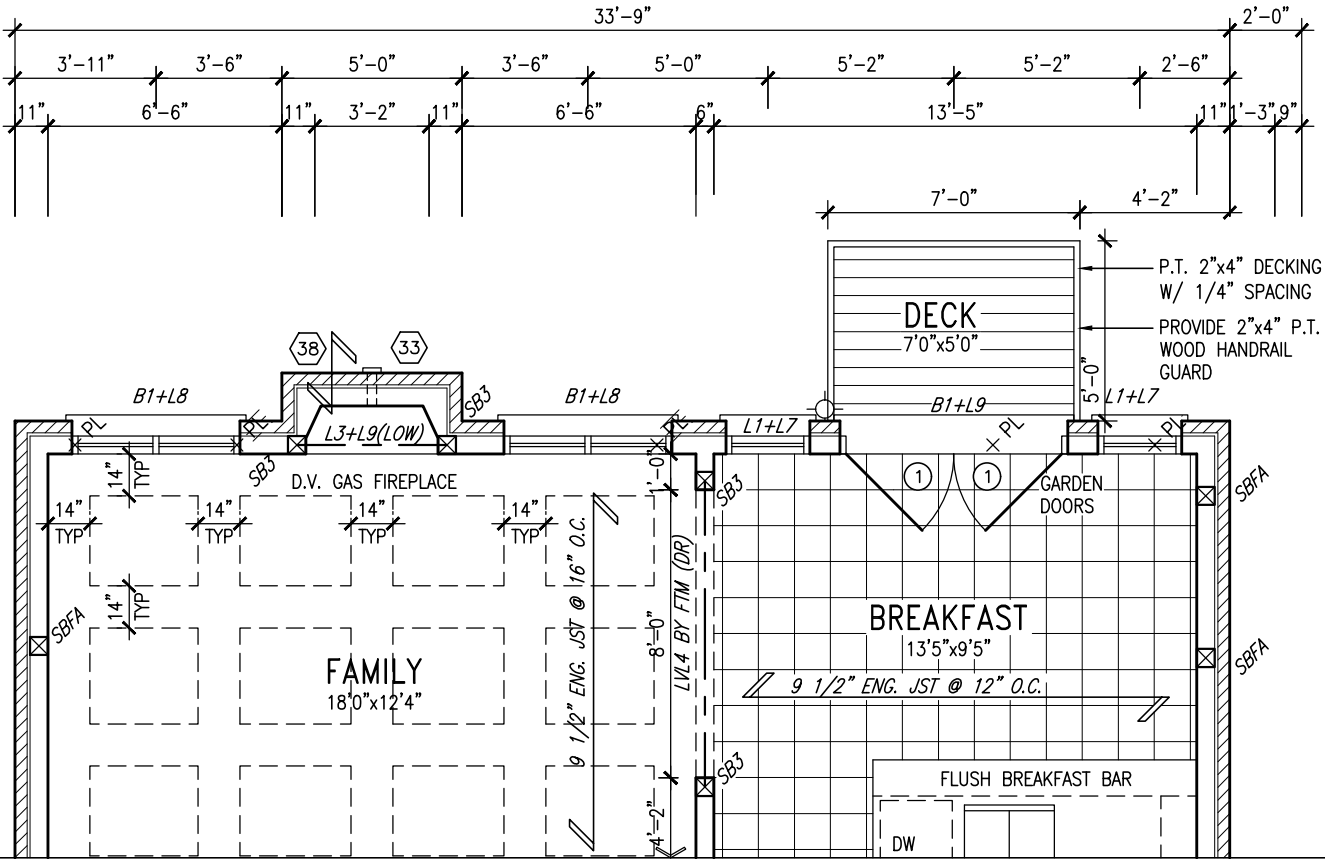
KIT-EX-NOTE-2020.dwg

NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES.



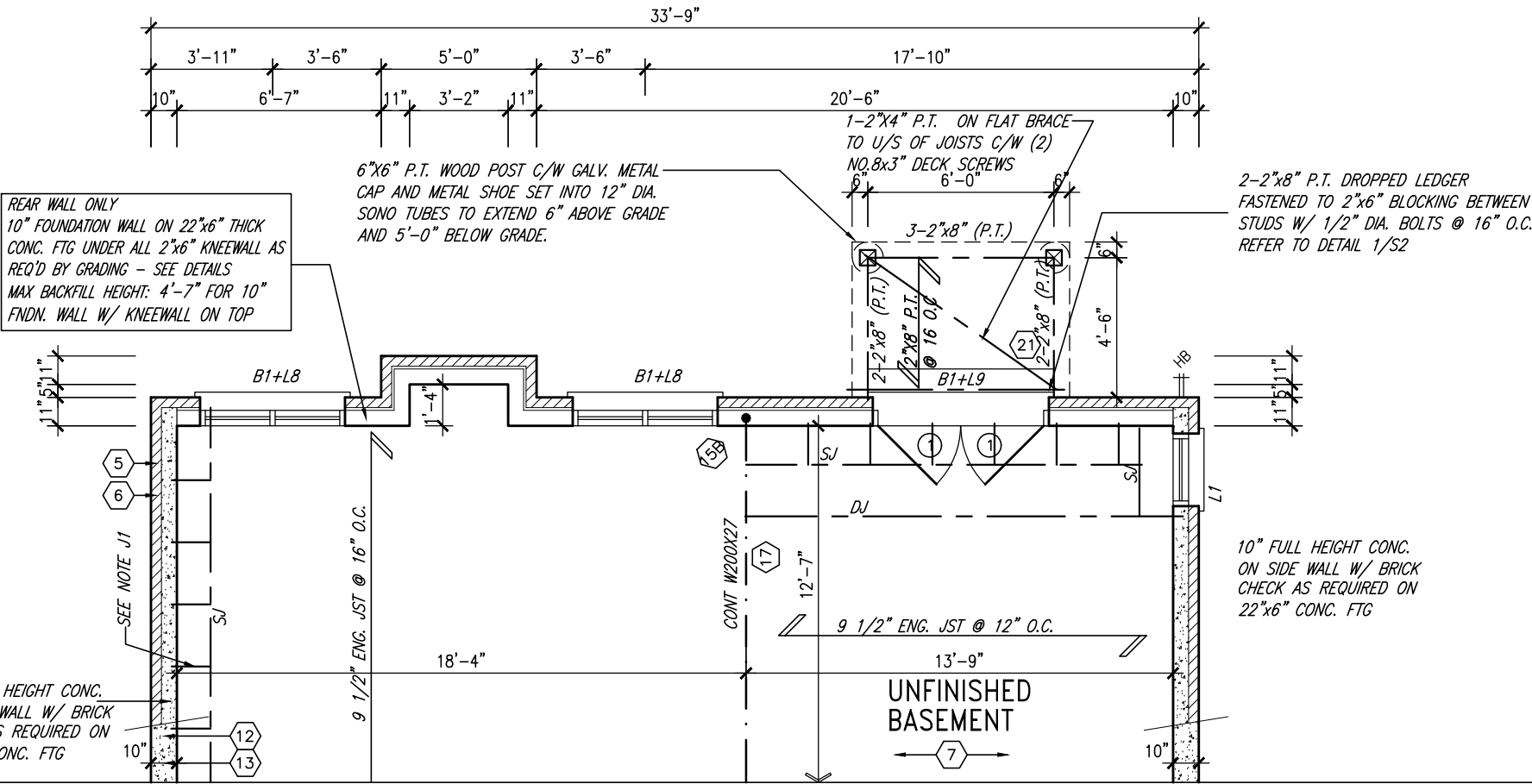
APR 21, 2022

10' GROUND



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

| | | | |
|-----|-------------------------------|-----------|----|
| 9 | . | . | . |
| 8 | . | . | . |
| 7 | . | . | . |
| 6 | REVISED AS PER ENG'S COMMENTS | APR 21-22 | RC |
| 5 | REVISED AS PER FLOOR LAYOUTS | APR 05-22 | RC |
| 4 | 10' GROUND FLOOR | JUN 21-21 | KL |
| 3 | ADDED OPT. 9' BASEMENT | JUN 21-21 | KL |
| 2 | REVISED AS PER ENG'S COMMENTS | FEB 08-18 | RC |
| 1 | ISSUED FOR CLIENT REVIEW | . | . |
| no. | description | date | by |

| | | | |
|---|-----------|-------|------|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | | | |
| qualification information | | | |
| Wellington Jno-Baptiste | signature | 25591 | BCIN |
| registration information | | | |
| VA3 Design Inc. | | 42658 | |
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

S42-16
RIDEAU 16

| | | | | | |
|---|-------------------|--------------|---------------|---------------------|-------|
| project name | GREEN VALLEY EAST | municipality | BRADFORD | project no. | 16023 |
| date | JAN. 2017 | checked by | scale | file name | |
| drawn by | SB | | 3/16" = 1'-0" | 16023-S42-16-10GRND | 29 |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM | | | | | |



R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

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

| | | |
|-------------|-------|-------------|
| project no. | 16023 | drawing no. |
|-------------|-------|-------------|

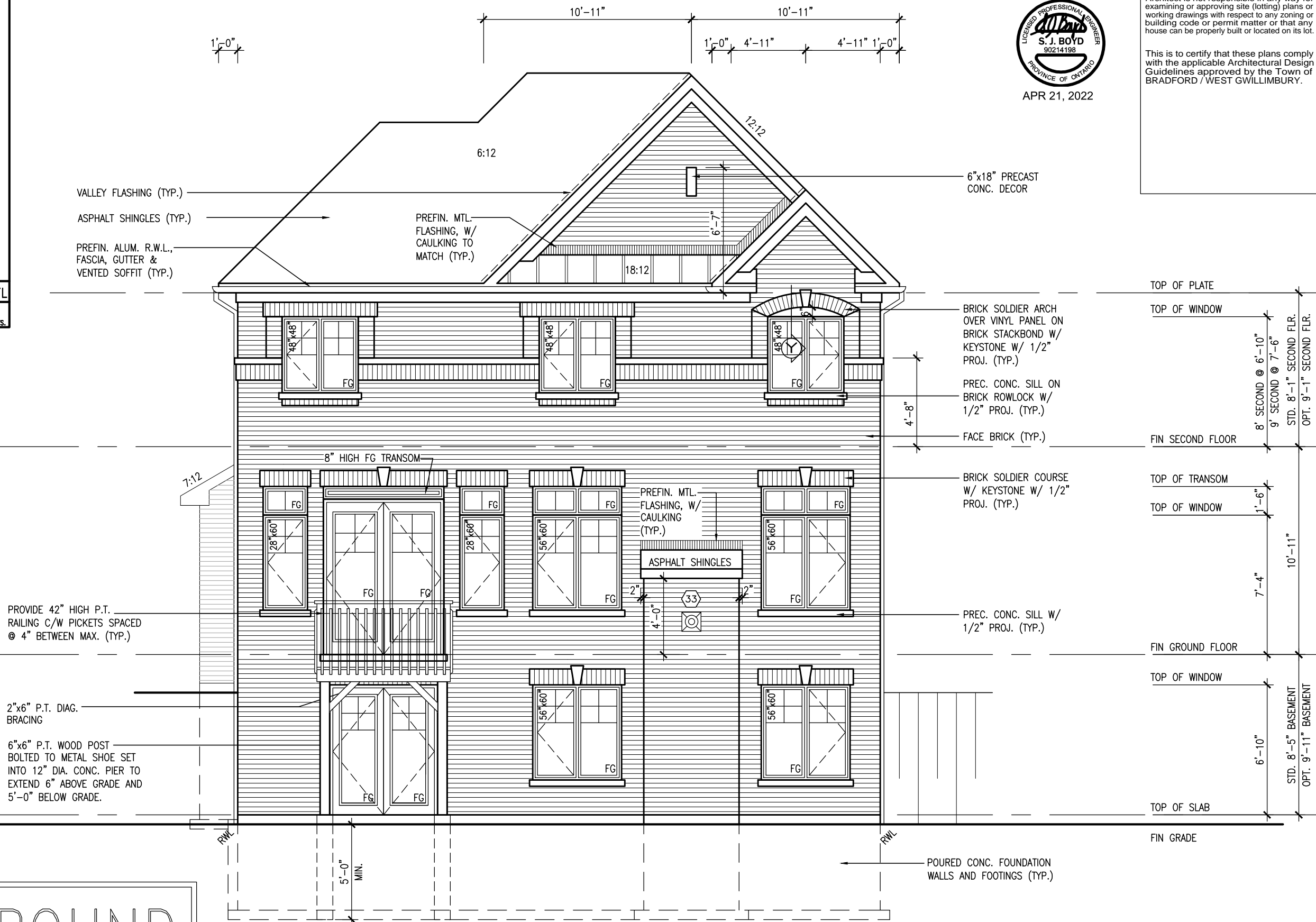
| | | | |
|--------------|-------------------|----------------|----------|
| project name | GREEN VALLEY EAST | municipality | BRADFORD |
| date | | SEAL ELEVATION | 3.13 |

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

qualification information

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| | | | | | |
|-----|-------------------------------|---|---|-----------|----|
| 9 | . | . | . | APR 21-22 | RC |
| 8 | . | . | . | APR 05-22 | KL |
| 7 | . | . | . | JUN 21-21 | KL |
| 6 | REVISED AS PER ENG'S COMMENTS | | | JUN 21-21 | KL |
| 5 | REVISED AS PER FLOOR LAYOUTS | | | JUN 21-21 | KL |
| 4 | 10' GROUND FLOOR | | | JUN 21-21 | KL |
| 3 | ADDED OPT. 9' BASEMENT | | | FEB 08-18 | RC |
| 2 | REVISED AS PER ENG'S COMMENTS | | | | |
| 1 | ISSUED FOR CLIENT REVIEW | | | | |
| no. | description | | | date | by |

10⁹ GROUND

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

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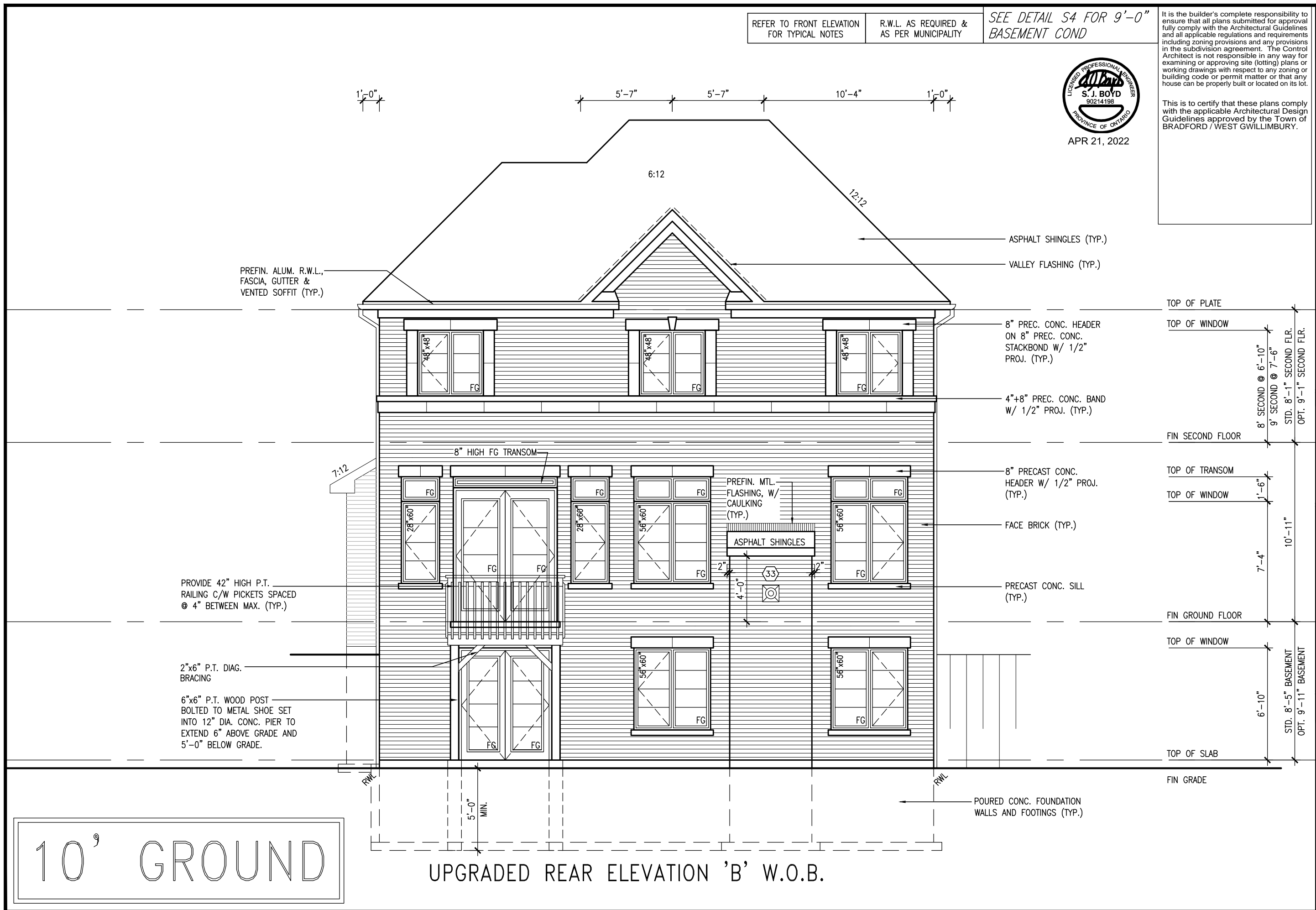
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| | |
|---|---|
| BAYVIEW WELLINGTON | S42-16 RIDEAU 16 |
| project name GREEN VALLEY EAST | municipality BRADFORD |
| date JAN. 2017 | project no. 16023 |
| drawn by SB | drawing no. 32 |
| checked by . | file name 16023-S42-16-10GRND |
| scale 3/16" = 1'-0" | |
| REAR ELEVATION 'B' UPGRADE WOB | |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units 42\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:16 PM | |

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

| | | | | | | | |
|-----|-------------------------------|---|---|------------|----|---|-------|
| 9 | . | . | . | APR 21--22 | RC | Wellington Jno-Baptiste <i>Jno-Baptiste</i> name registration information Y&S Design Inc. signature | 25591 |
| 8 | . | . | . | APR 05--22 | RC | | BCIN |
| 7 | . | . | . | JUN 21--21 | KL | | 42658 |
| 6 | REVISED AS PER ENG'S COMMENTS | | | JUN 21--21 | KL | | |
| 5 | REVISED AS PER FLOOR LAYOUTS | | | JUN 21--21 | KL | | |
| 4 | 10' GROUND FLOOR | | | JUN 21--21 | KL | | |
| 3 | ADDED OPT. 9' BASEMENT | | | JUN 21--21 | KL | | |
| 2 | REVISED AS PER ENG'S COMMENTS | | | FEB 08--18 | RC | | |
| 1 | ISSUED FOR CLIENT REVIEW | | | . | . | | |
| no. | description | | | date | by | | |

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- DRIVEWAY, PARKING SPACE, ROAD 1.5m
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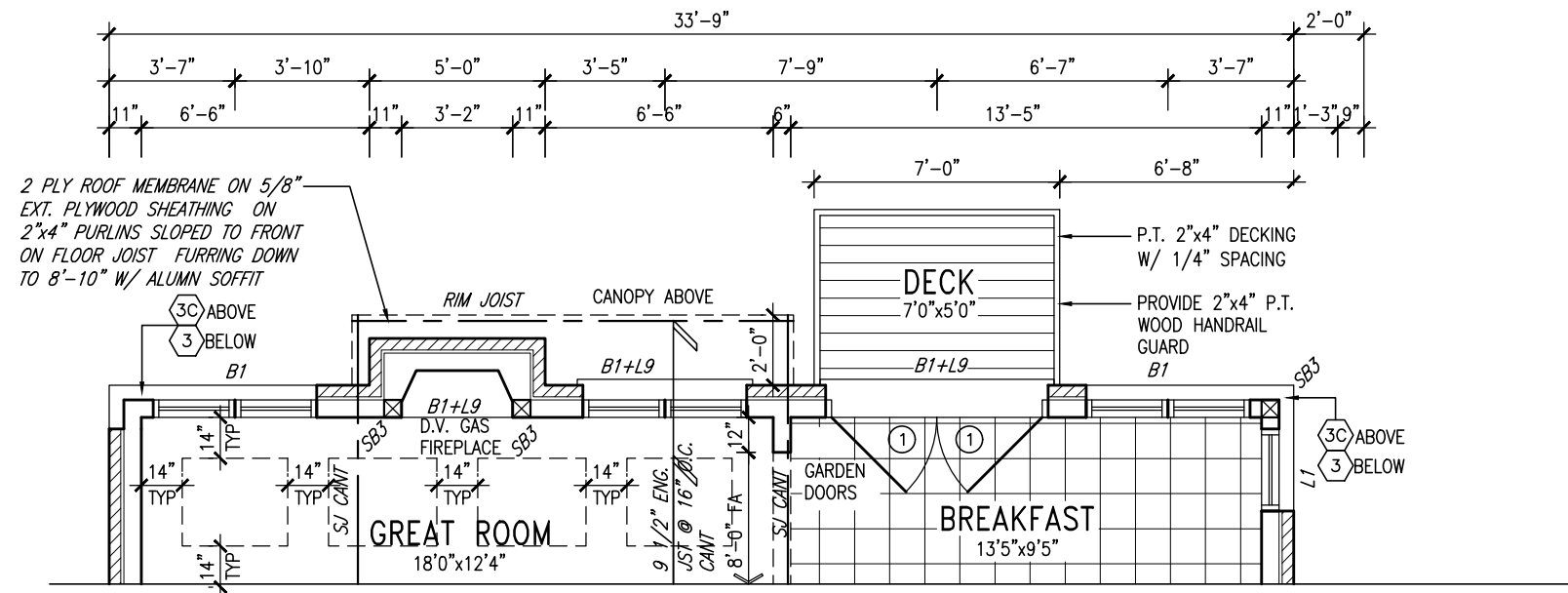
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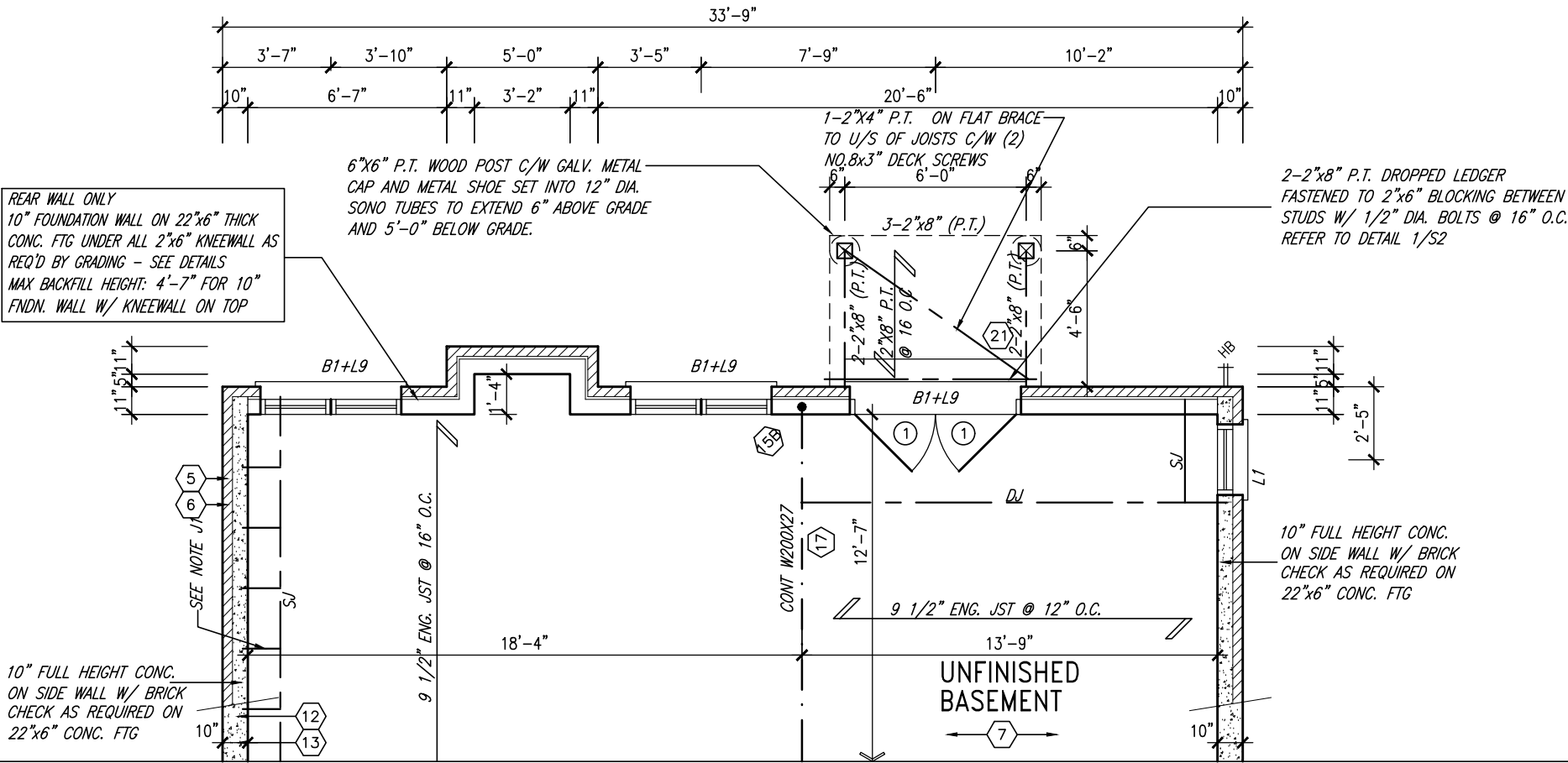


APR 21, 2022

10' GROUND



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 | APR 21-22 | RC |
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| 2 | REVISED AS PER ENG'S COMMENTS | FEB 08-18 | RC |
| 1 | ISSUED FOR CLIENT REVIEW | . | . |
| no. | description | date | by |

| | | | |
|---|-----------|-------|------|
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| qualification information | | | |
| Wellington Jno-Baptiste | signature | 25591 | BCIN |
| registration information | | | |
| VA3 Design Inc. | | 42658 | |
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BAYVIEW WELLINGTON

S42-16
RIDEAU 16

| | | | | | |
|---|-------------------|---------------|---------------------|-------------|-------|
| project name | GREEN VALLEY EAST | municipality | BRADFORD | project no. | 16023 |
| date | JAN. 2017 | checked by | scale | file name | |
| drawn by | SB | 3/16" = 1'-0" | 16023-S42-16-10GRND | drawing no. | 33 |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-16-10GRND.dwg - Thu - Apr 21 2022 - 1:17 PM | | | | | |

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND



APR 21, 2022

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

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

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qualification information

Wellington John-Baptiste *John-Baptiste* 25539
name signature
VAV3 Design Inc. 4265858
signature

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10⁹ GROUND

UPGRADED REAR ELEVATION 'C' W.O.B.

| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7)) | | | |
|--|------------------------------|--------------|------------|
| S42-16 EL.A/A REAR UPG. WOB W/9' BSMT+8' 2ND | ENERGY EFFICIENCY – OBC SB12 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| 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. | 51.71 S.M. | 15.02 % |
| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7)) | | | |
| S42-16 EL.B/B REAR UPG. WOB W/9' BSMT+8' 2ND | 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 | 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 % |
| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7)) | | | |
| S42-16 EL.C WOB W/9' BSMT+8' 2ND | 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 | 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 % |

| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7)) | | | |
|--|------------------------------|--------------|------------|
| S42-16 E.L.C WOB W/9' BSMT+8' 2ND & REAR UPG | 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. | 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. | 343.41 S.M. | 55.56 S.M. | 16.18 % |

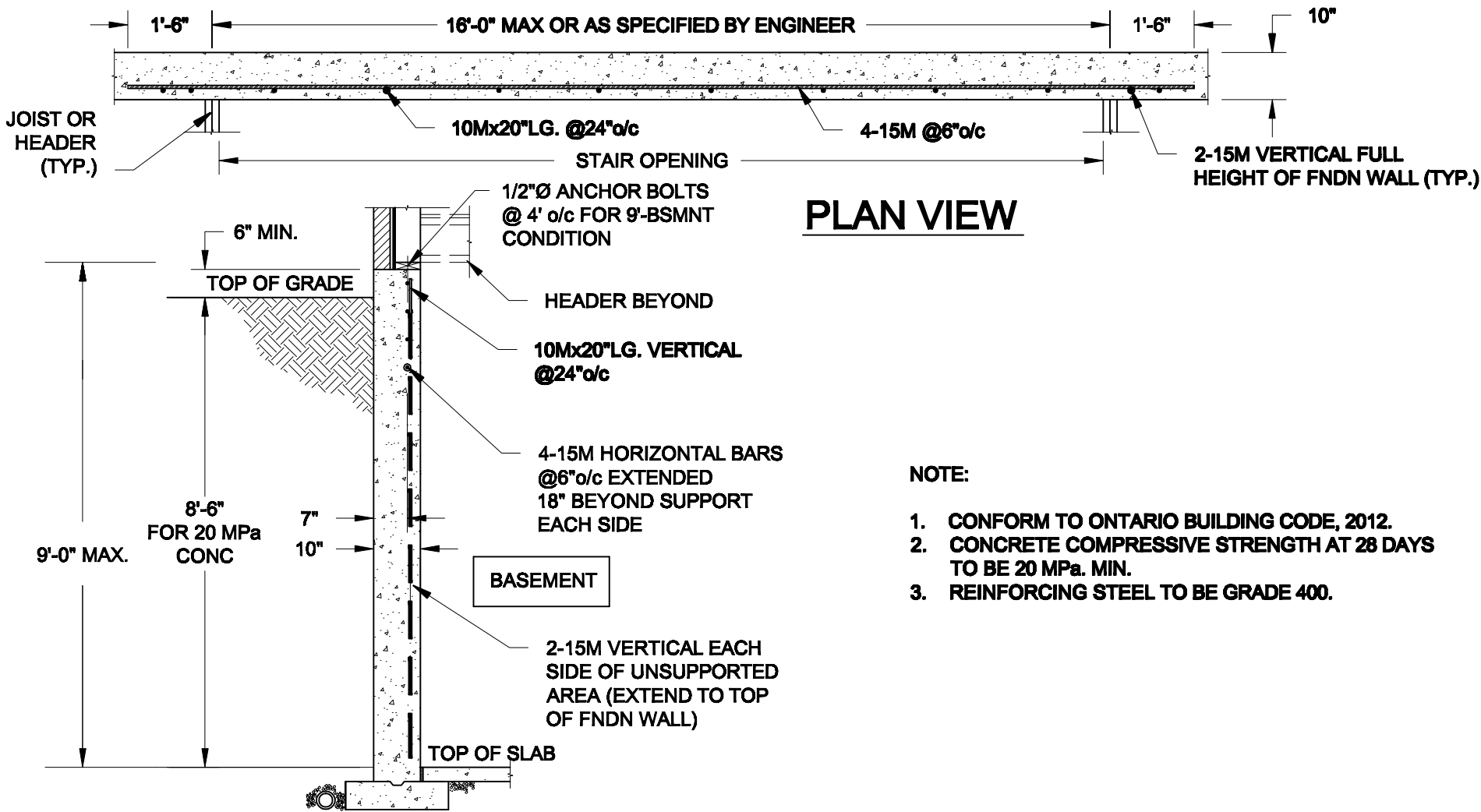
| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7)) | | | |
|--|------------------------------|--------------|------------|
| S42-16 ELA/A REAR UPG. WOB W/ 9' BSMT+2ND | ENERGY EFFICIENCY – OBC SB12 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 763.75 S.F. | 160.98 S.F. | 21.08 % |
| 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 | 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. | 51.71 S.M. | 14.41 % |
| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7)) | | | |
| S42-16 EL.B/B REAR UPG. WOB W/ 9' BSMT+2ND | ENERGY EFFICIENCY – OBC 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 | 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 OPENINGS (PER OBC. SB-12,3.1.1(7)) | | | |
| S42-16 ELC WOB W/ 9' BSMT+2ND | 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 | 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 ELC WOB W/ 9' BSMT+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 | 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. | 356.21 S.M. | 55.56 S.M. | 15.60 % |

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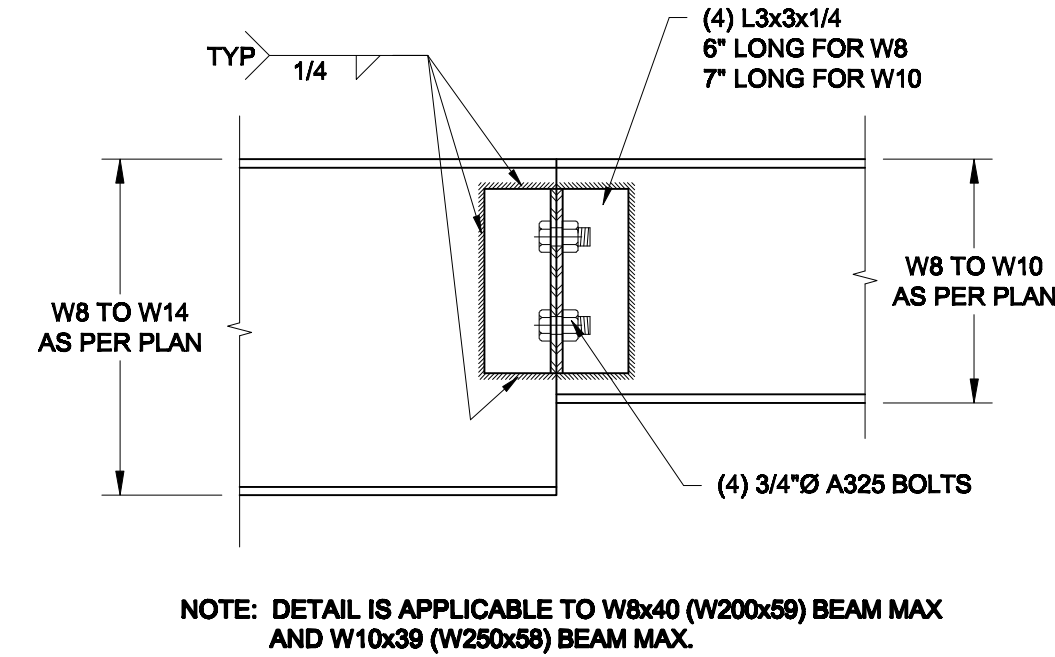
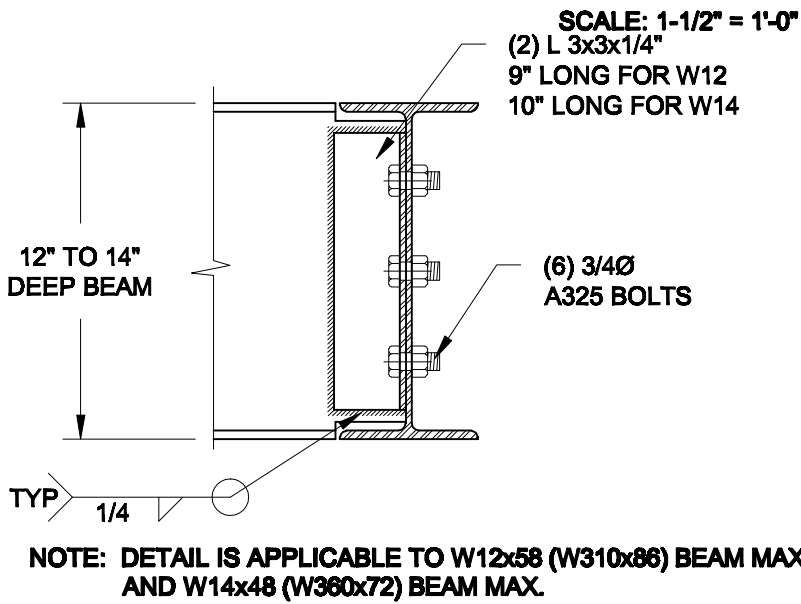
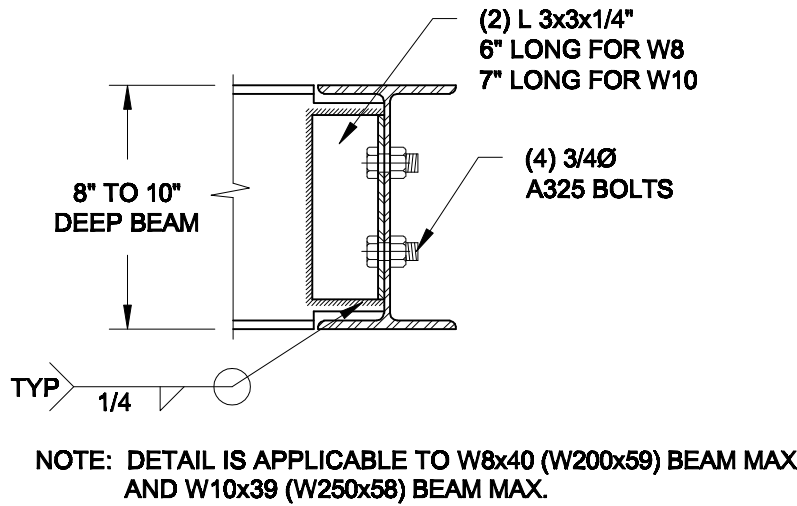
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| | | | | | | |
|-----|-------------------------------|-----------|----|---|---|---|
| 9 | . | . | . | . | . | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. |
| 8 | . | . | . | . | . | qualification information |
| 7 | . | . | . | . | . | |
| 6 | REVISED AS PER ENG'S COMMENTS | APR 21-22 | RC | | | Wellington Jno-Baptiste 25591 |
| 5 | REVISED AS PER FLOOR LAYOUTS | APR 05-22 | RC | | | name BCIN |
| 4 | 10' GROUND FLOOR | JUN 21-21 | KL | | | signature 42658 |
| 3 | ADDED OPT. 9' BASEMENT | JUN 21-21 | KL | | | registration information VAS Design Inc. |
| 2 | REVISED AS PER ENG'S COMMENTS | 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 of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |
| 1 | ISSUED FOR CLIENT REVIEW | . | . | . | . | |
| no. | description | date | by | | | |



1 LATERALLY UNSUPPORTED WALL

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



2 STEEL BEAM CONNECTION DETAILS

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

QUAILE ENGINEERING LTD.

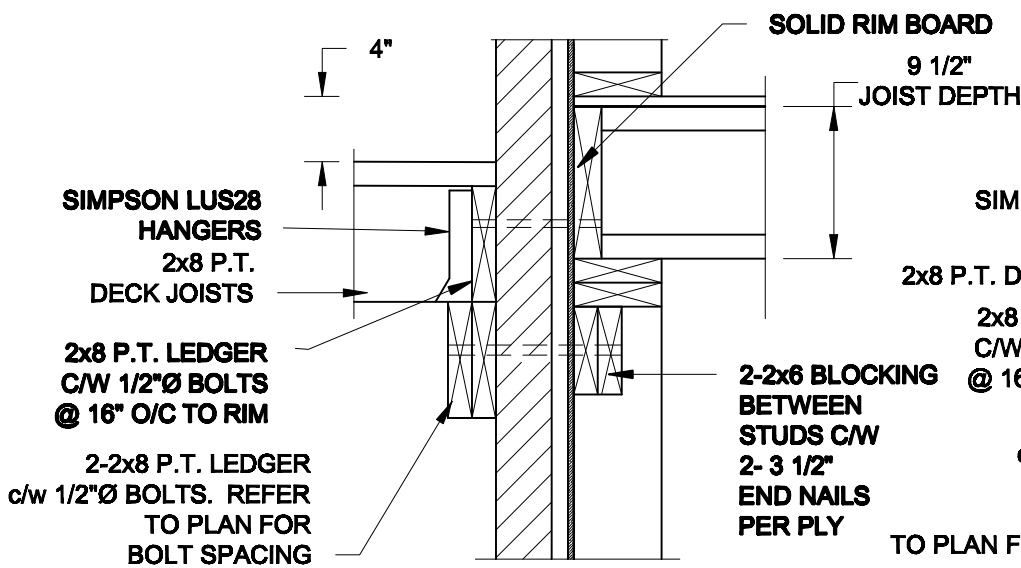


38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com



| | |
|--|--------------------|
| Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO | |
| TYPICAL STRUCTURAL DETAILS | |
| Project No.: 21-038 | Drawing No.: S1 |

FOR 9 1/2" JOIST DEPTH



1A
S2

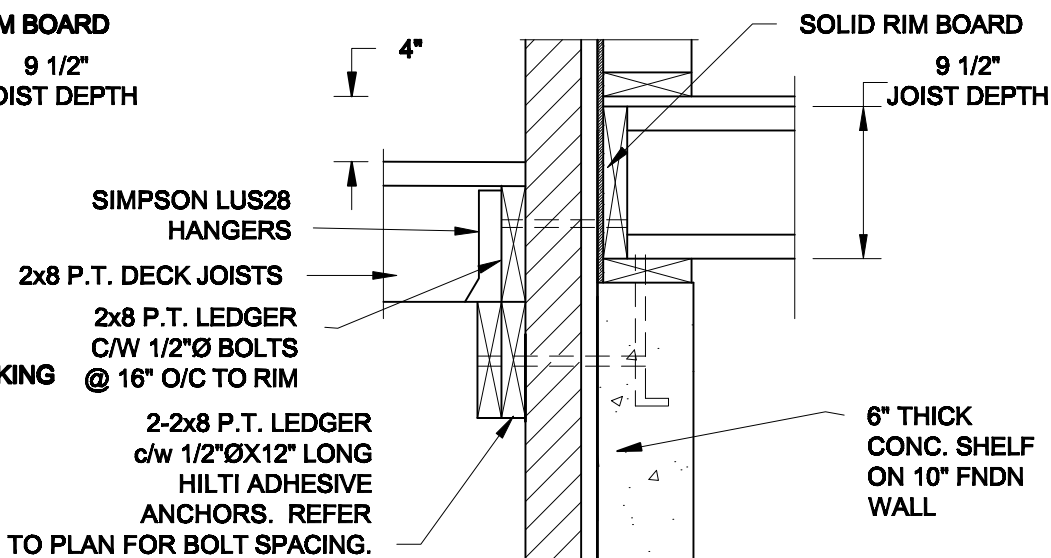
DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

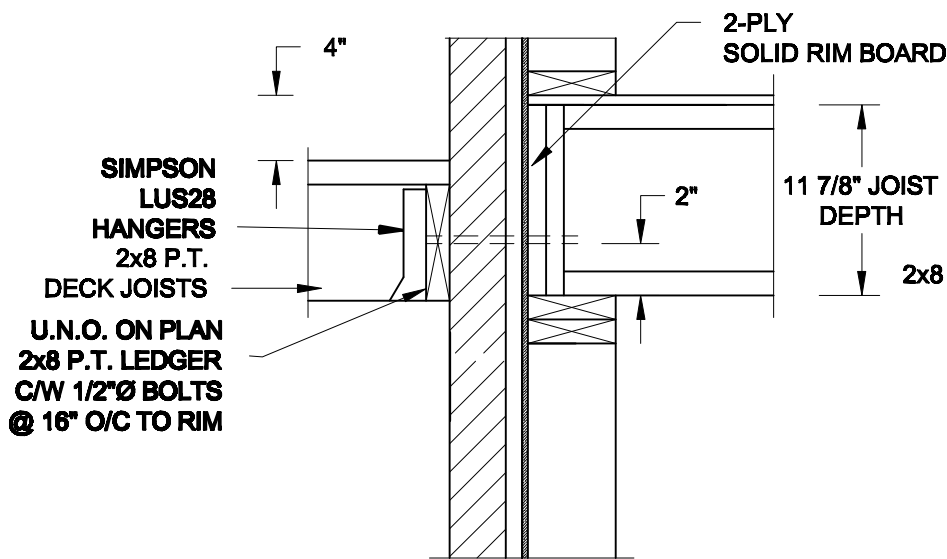
1B
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



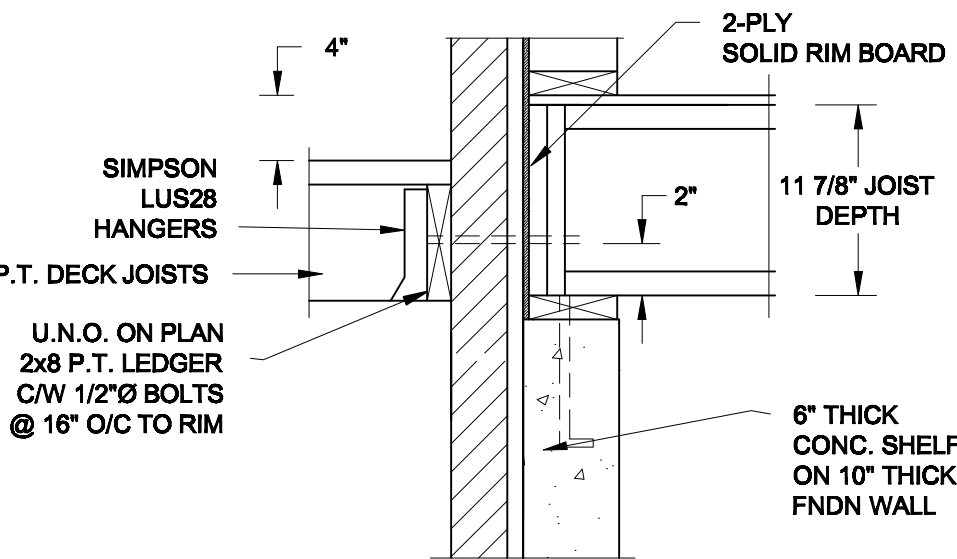
FOR 11 7/8" JOIST DEPTH



1C
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



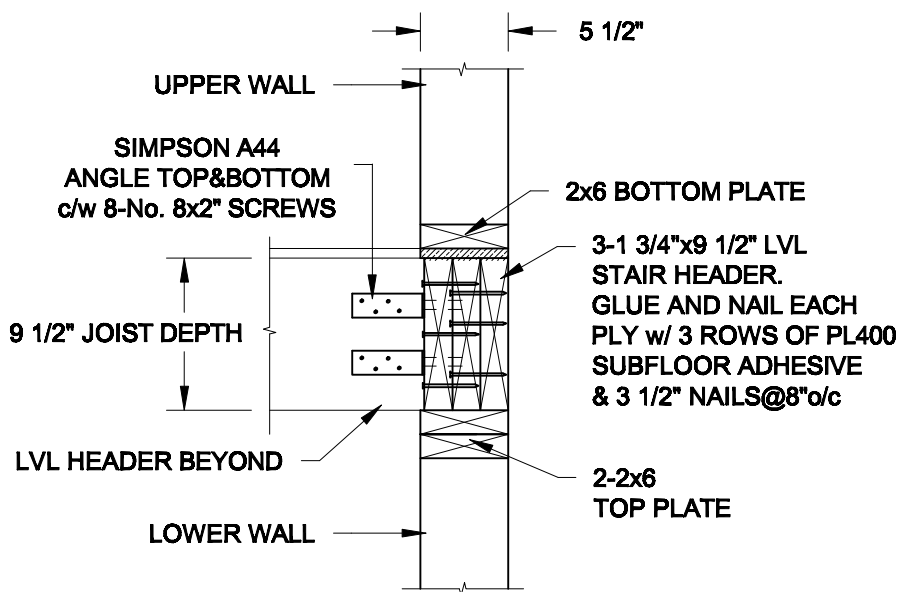
1D
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

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

FOR 9 1/2" JOIST DEPTH

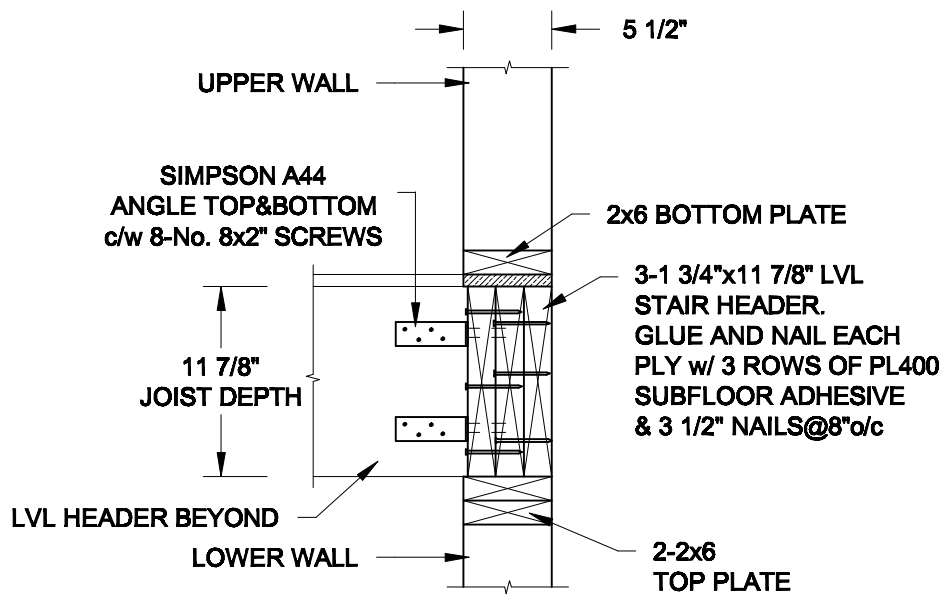


2A
S2

STAIR HEADER

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B
S2

STAIR HEADER

SCALE: 1" = 1'-0"

Scale:
AS NOTED

Date:
MAR-15-2021

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



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Engineer's Seal



MAR 30, 2021

Project:

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

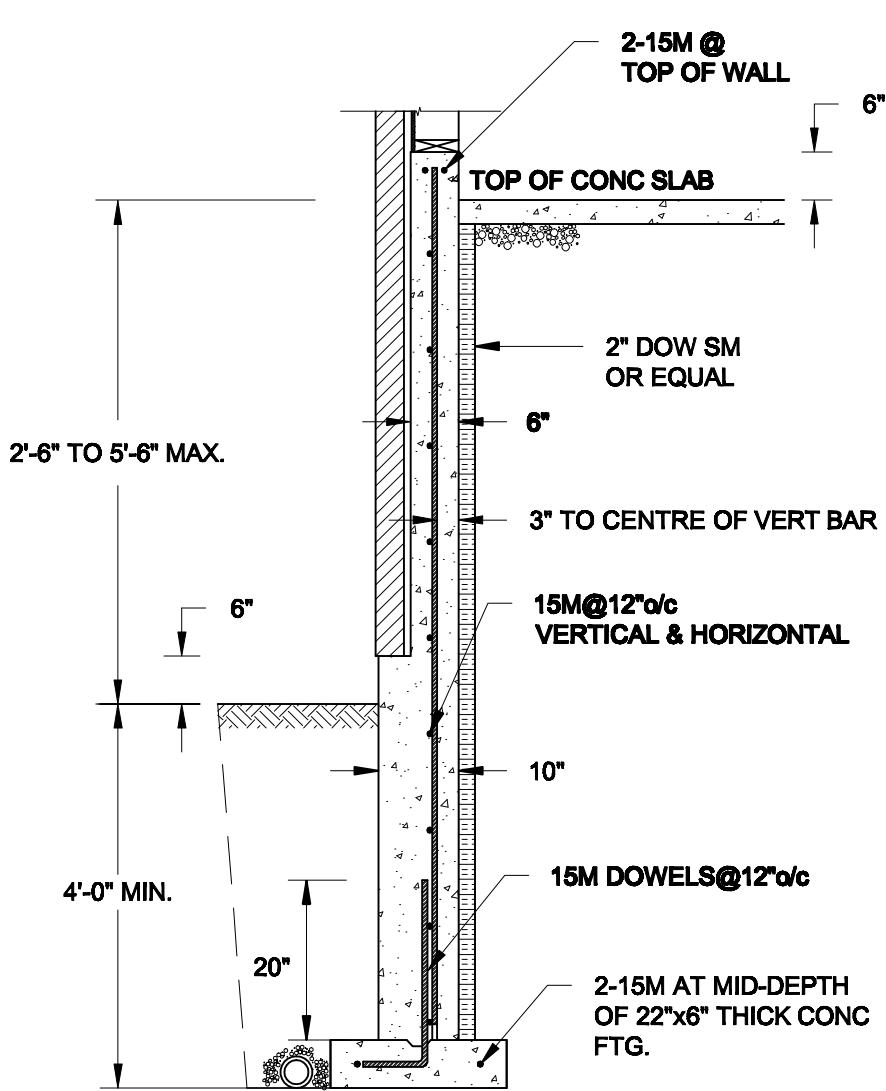
TYPICAL STRUCTURAL DETAILS

Project No.:

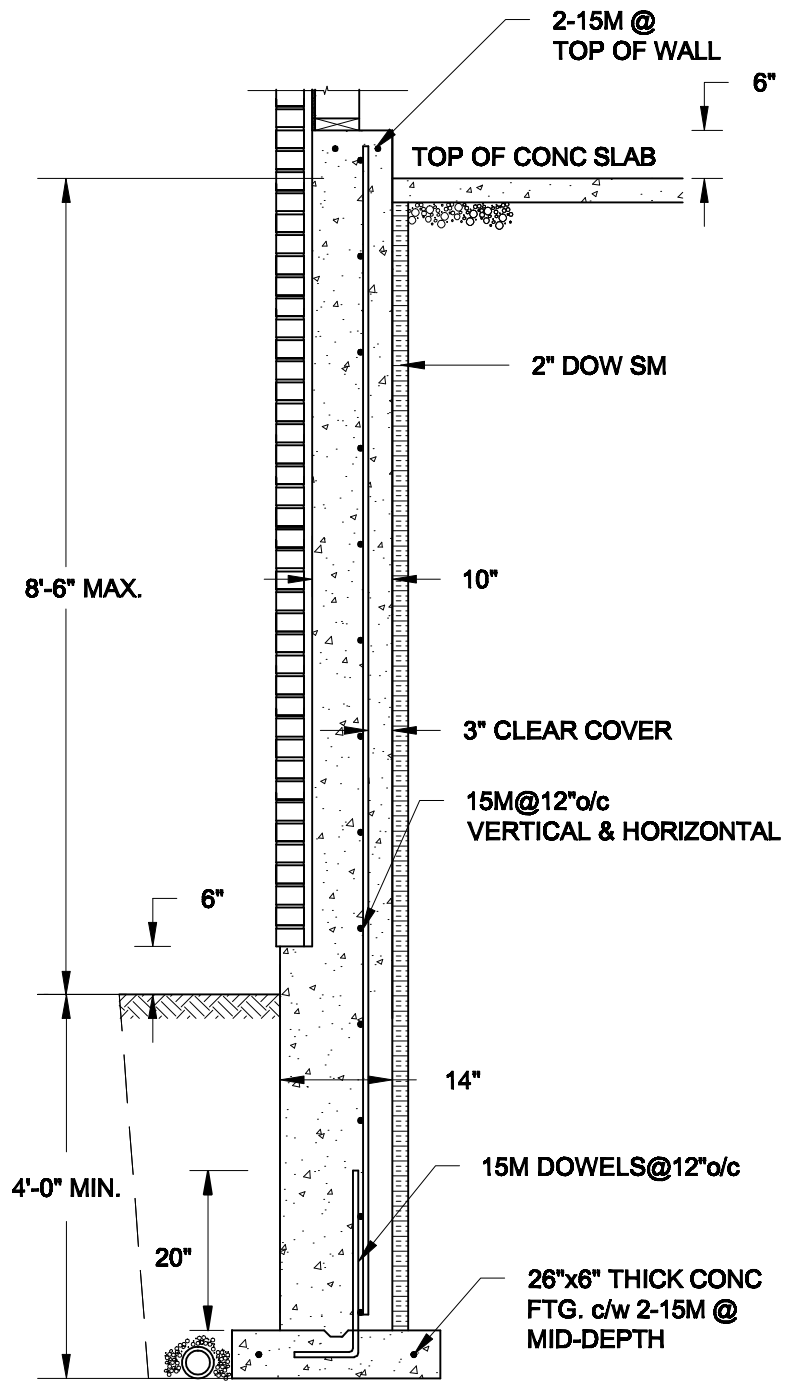
21-038

Drawing No.:

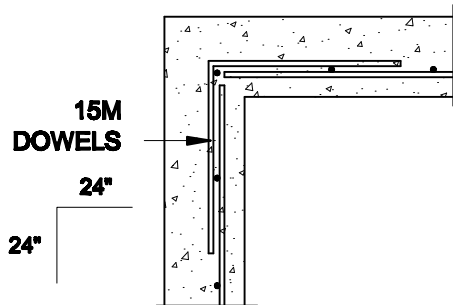
S2



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



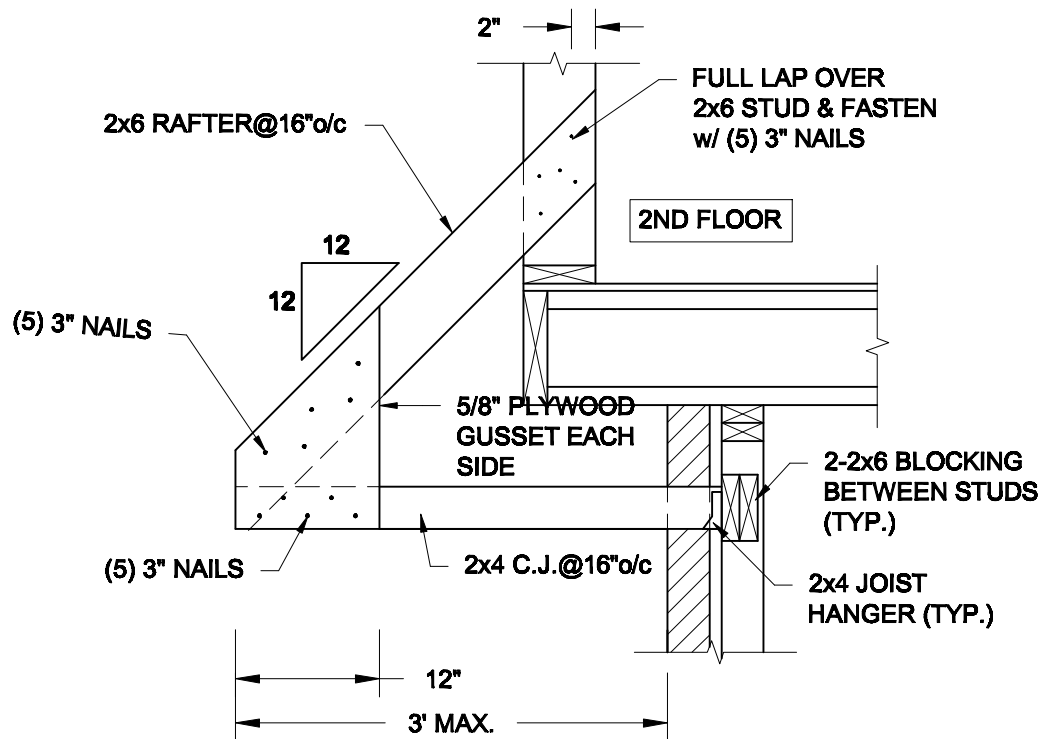
1B
S3 **REINFORCED BRICKSHEFF**
SCALE: 1/2" = 1' - 0"



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

NOTES:

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



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

| | |
|----------------------|-----------------|
| Scale: AS NOTED | |
| Date: FEB-24-2022 | |
| Drawn: SC | Checked: SJB |

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Engineer's Seal



FEB 24, 2022

Project:

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

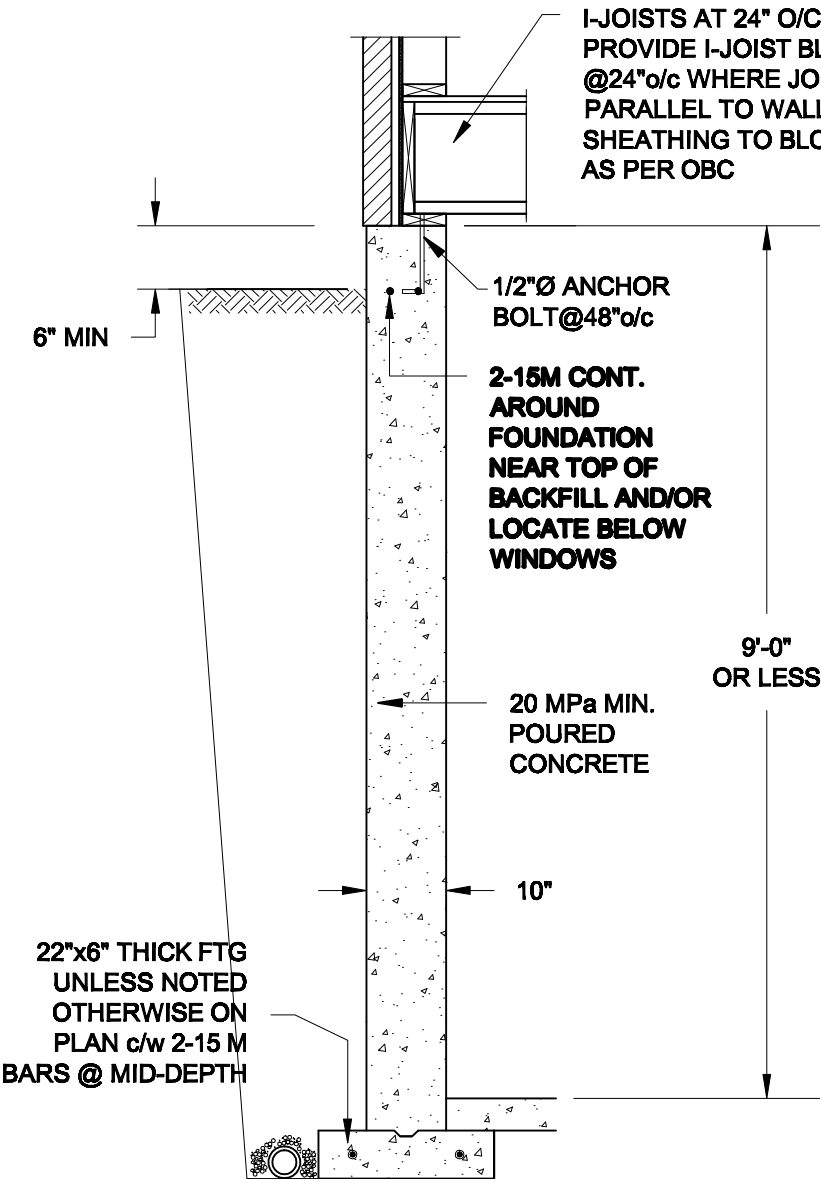
TYPICAL STRUCTURAL DETAILS

Project No.:

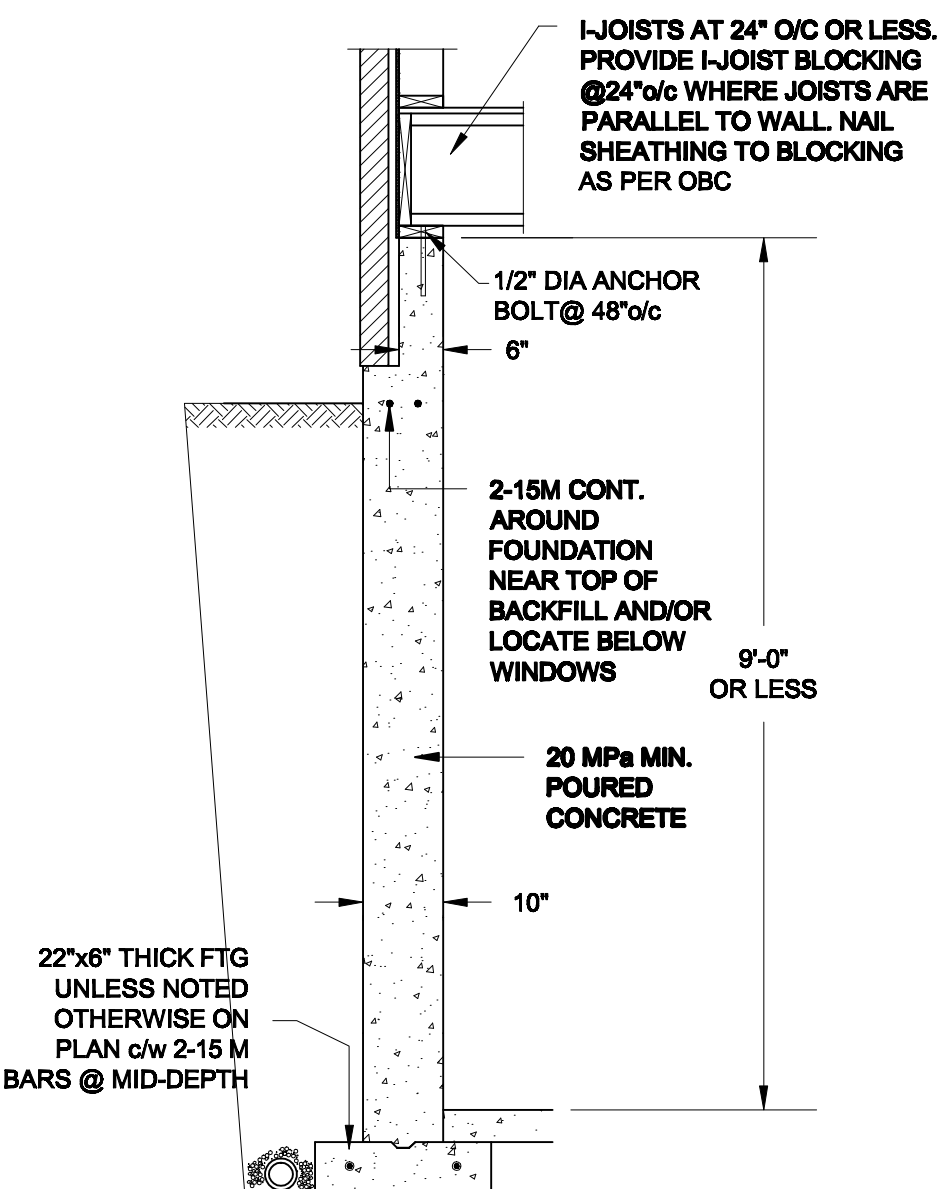
21-038

Drawing No.:

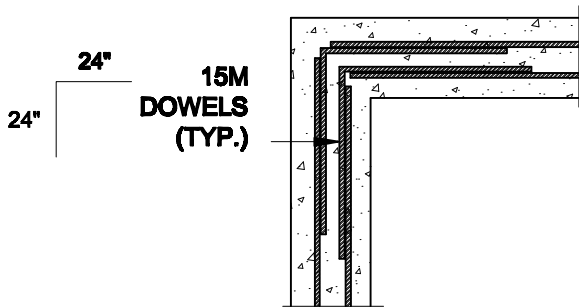
S3



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



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





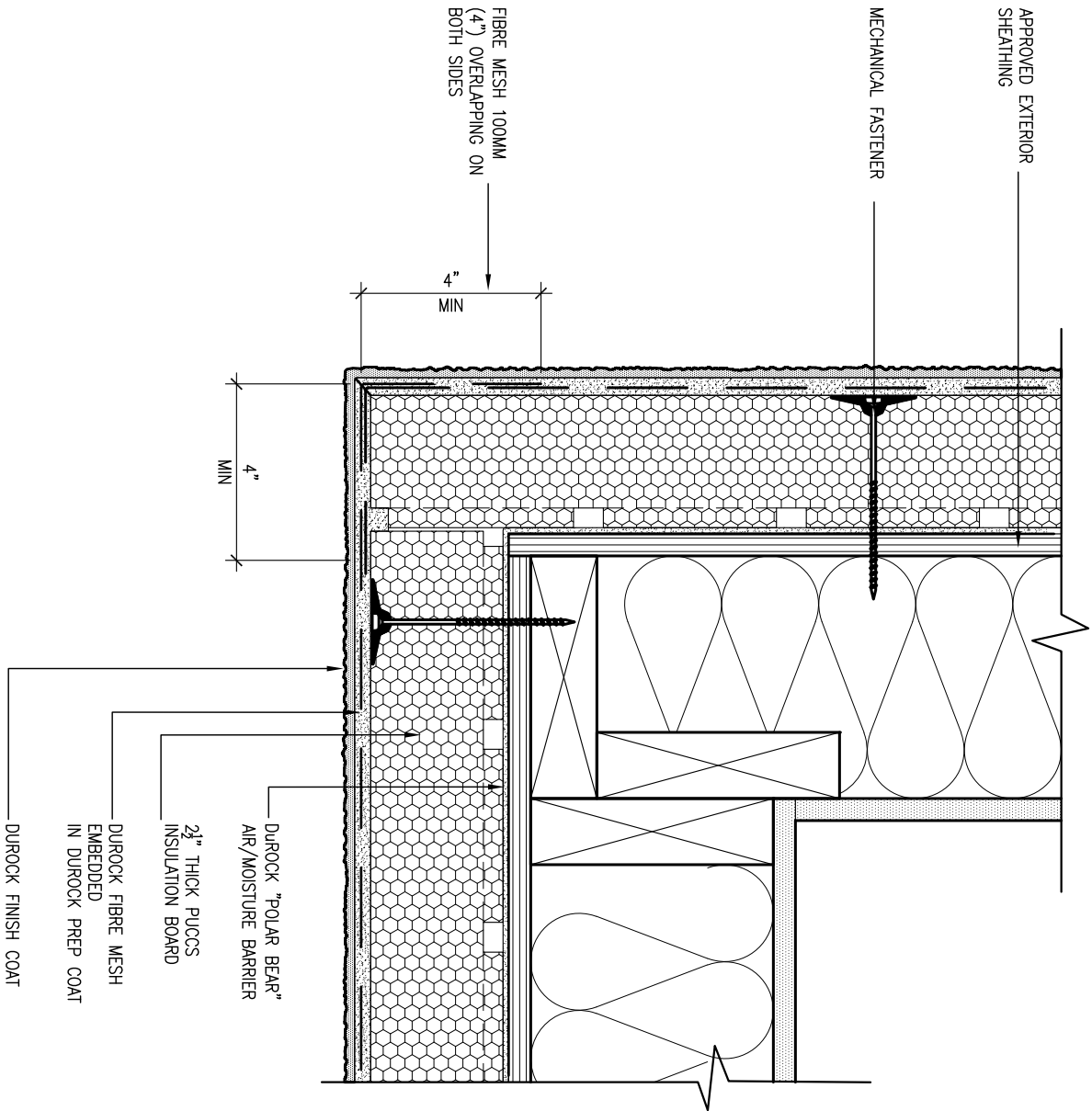
1C
S4 **TYP. PLAN VIEW AT CORNER**
SCALE: 1/2" = 1'-0"

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

NOTES:

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

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

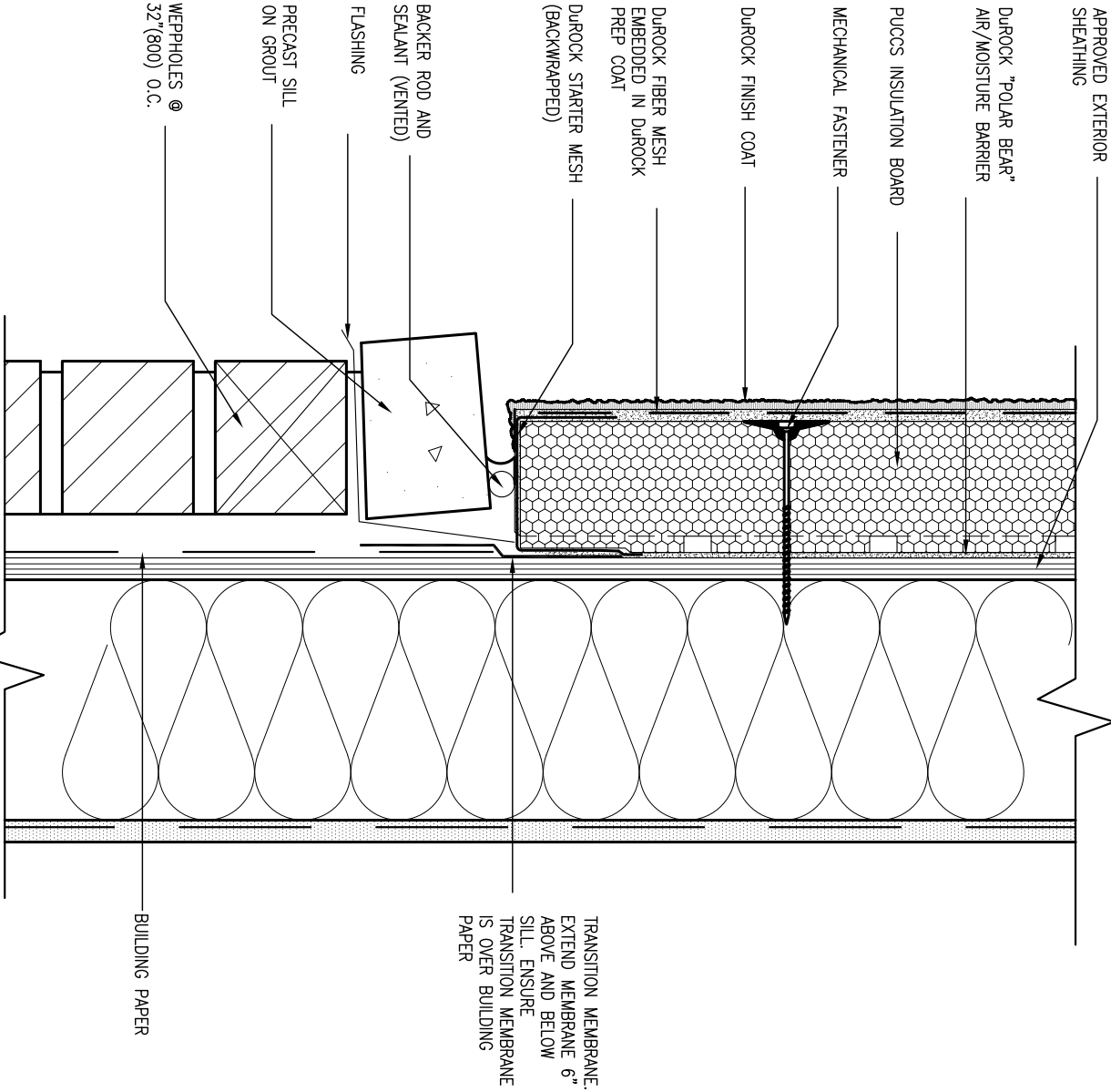


5 CORNER DETAIL

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"

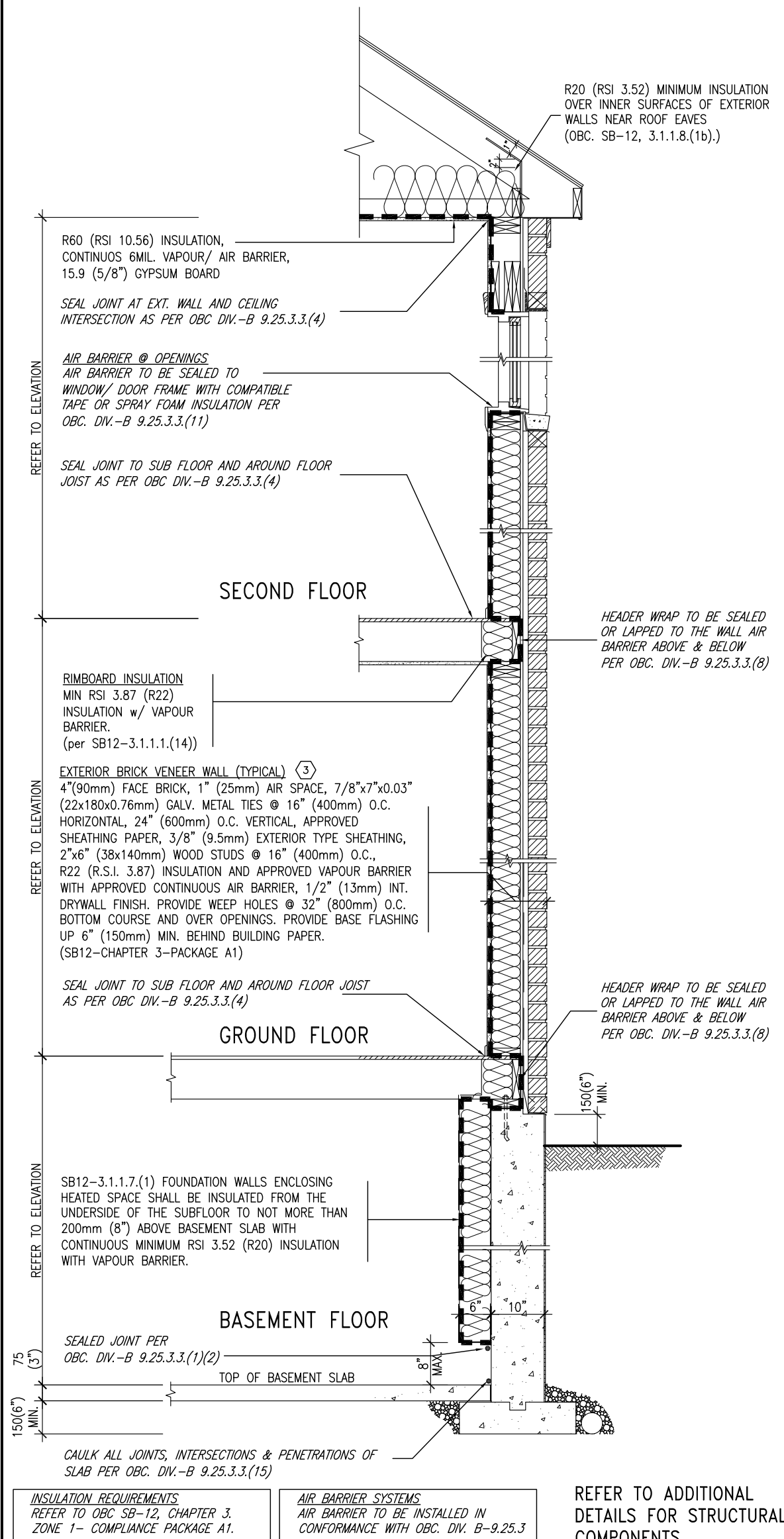
| | | | | | |
|---------------------------|-------------|------|---|--|--|
| 9 . | | | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | | |
| 8 . | | | qualification information | | |
| 7 . | | | Wellington Jno-Baptiste 25591 | | |
| 6 . | | | signature | | |
| 5 . | | | BCIN | | |
| 4 UPDATE TO 2022 | | | 42658 | | |
| 3 UPDATE TO 2020 | | | name registration information | | |
| 2 UPDATE TO 2018 | | | VA3 Design Inc. | | |
| 1 ISSUE FOR CLIENT REVIEW | | | 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 | | |

| | | | |
|---|-------------------|--------------------|------------------|
| BAYVIEW WELLINGTON | | CONST NOTE | |
| project name | GREEN VALLEY EAST | municipality | BRADFORD |
| date | MAY 2016 | project no. | 16023 |
| drawn by | RC | CONSTRUCTION NOTES | 16023-CN-2022-A1 |
| checked by | - | scale | 3/16" = 1'-0" |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:08 PM | | file name | CN5 |

VA3 DESIGN

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t 416.630.2255 f 416.630.4782
va3design.com

SB12-COMPLIANCE PACKAGE 'A1'

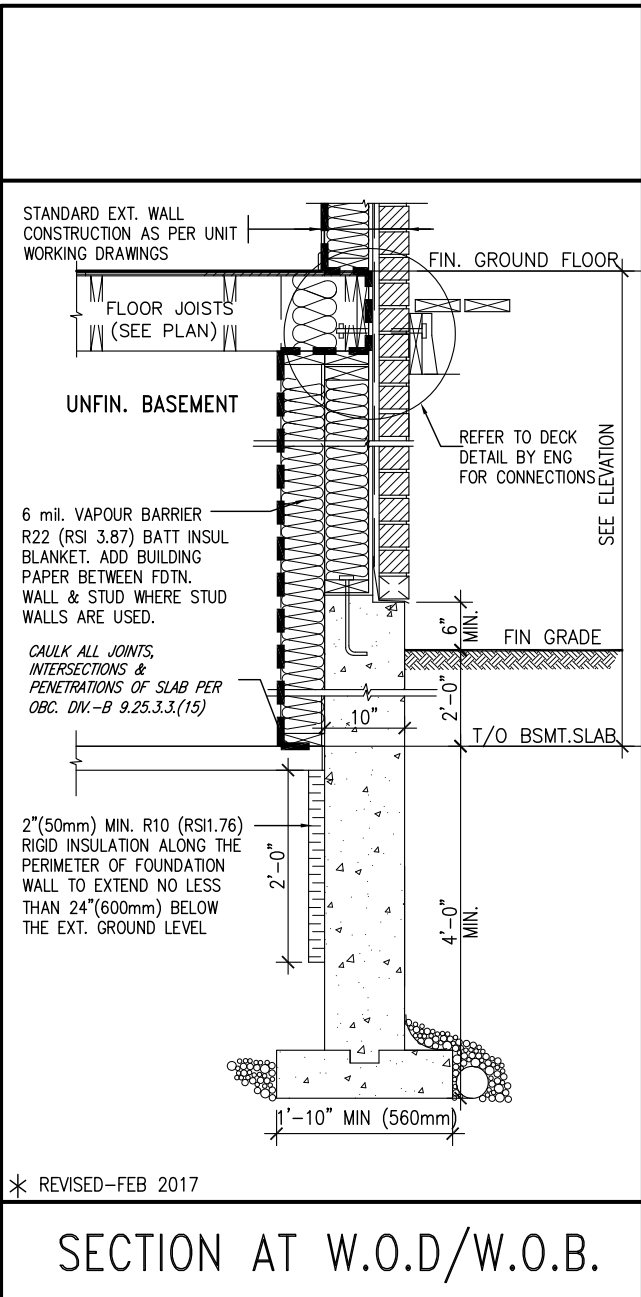


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL
SCALE: N.T.S.

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

| USE SB-12 COMPLIANCE PACKAGE (A1): | | |
|---|---|-------------------------------------|
| COMPONENT | A1 | Notes: |
| Ceiling with Attic Space | 10.56 | R20 at inner face of exterior walls |
| Minimum RSI (R) value | (R60) | |
| Ceiling without Attic Space | 5.46 | BATT or SPRAY |
| Minimum RSI (R) value | (R31) | |
| Exposed Floor | 5.46 | BATT or SPRAY |
| Minimum RSI (R) value | (R31) | |
| Walls Above Grade | 3.87 | 6" R22 BATT |
| Minimum RSI (R) value | (R22) | |
| Basement Walls | 3.52ci | OPTION TO USE R12+R10ci. |
| Minimum RSI (R) value | (R20ci) | |
| Edge of Below Grade Slab ≤600mm below grade | 1.76 | RIGID INSUL |
| Minimum RSI (R) value | (R10) | |
| Windows & Sliding glass Doors | 1.6 | |
| Maximum U-value | | |
| Skylights | | |
| Maximum U-value | 2.8U | |
| Space Heating Equipment | 96% Min. | NATURAL GAS |
| Minimum AFUE | | |
| Hot Water Heater | 0.8 | NATURAL GAS |
| Minimum EF | | |
| HRV | 75% | — |
| Minimum Efficiency | | |
| Drain Water Heat Recovery Unit (DWHR) | Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information | |

ci- Denotes Continuous Insulation without framing interruption.



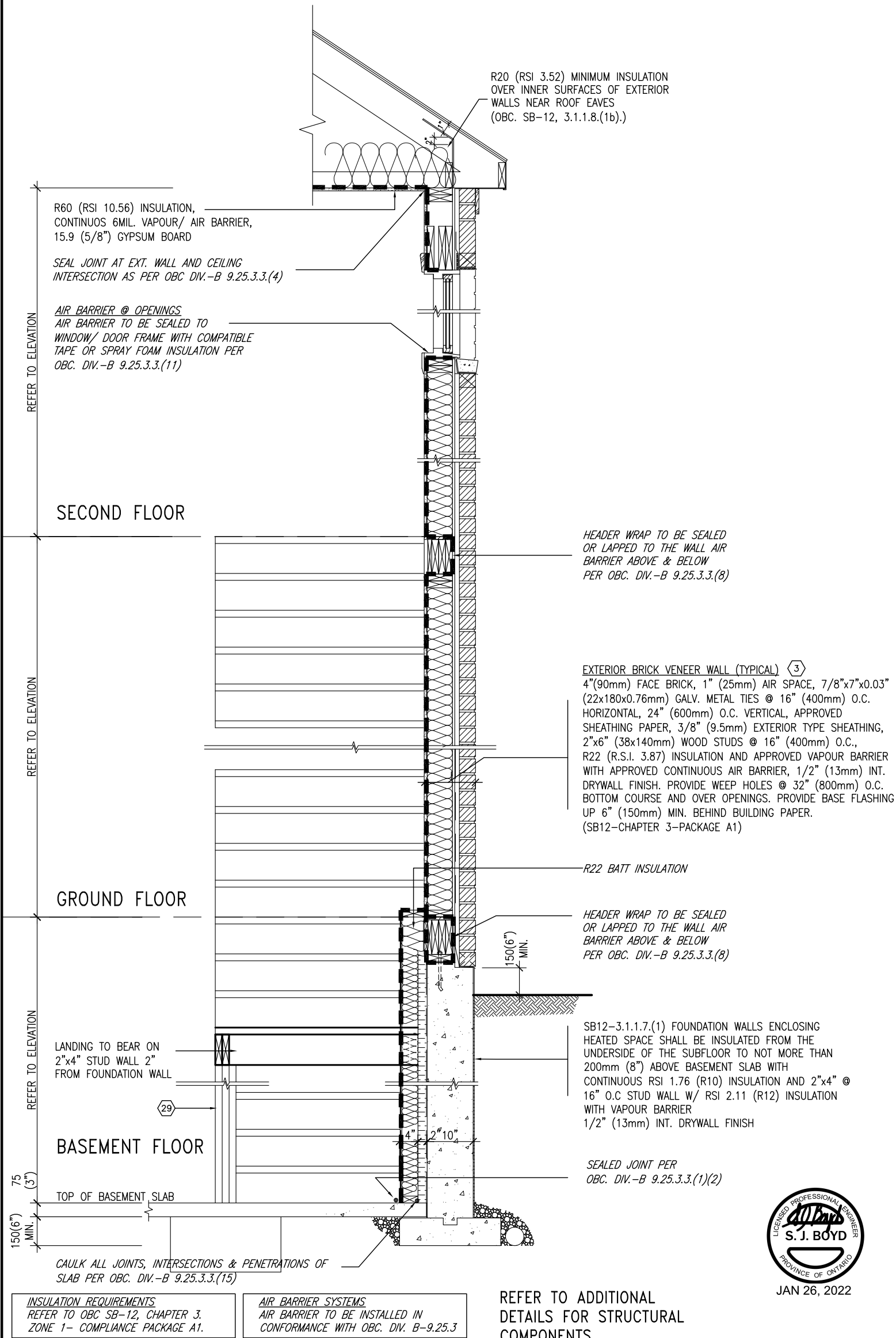
* REVISED-FEB 2017

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

| | | | | | | | | | | |
|-----|-------------------------|-----------|----|---|---|---------------------------|--|---------------------------------|-----------------------------|-------------------|
| 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 EAST | municipality BRADFORD | project no. 16023 | CONST NOTE |
| 8 | . | . | . | qualification information | | | | | | |
| 7 | . | . | . | name Wellington Jno-Baptiste | | | | | | |
| 6 | . | . | . | registration information VA3 Design Inc. | | | | | | |
| 5 | . | . | . | signature <i>[Signature]</i> | 25591 BCIN | | | | | |
| 4 | UPDATE TO 2022 | JAN 11-22 | RC | | 42658 | | | | | |
| 3 | UPDATE TO 2020 | FEB 24-20 | RC | | | | | | | |
| 2 | UPDATE TO 2018 | JAN 11-18 | RC | | | | | | | |
| 1 | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC | | | | | | | |
| no. | description | date | by | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. | | | | | | |

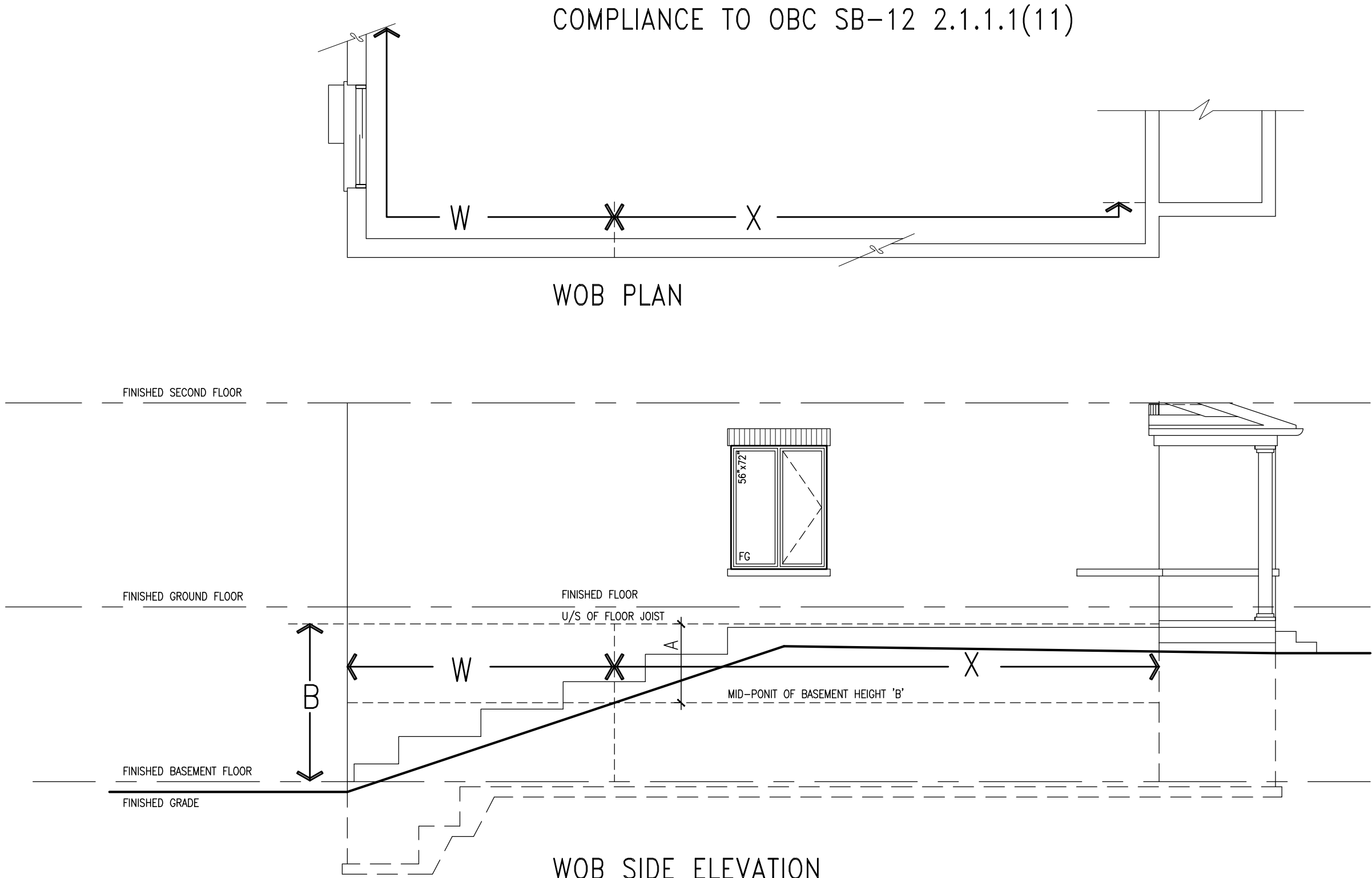
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| CONSTRUCTION NOTES | | drawing no. CN6 |
| date MAY 2016 | checked by RC | scale 3/16" = 1'-0" |
| file name 16023-CN-2022-A1 | | |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:08 PM | | |

SB12-COMPLIANCE PACKAGE 'A1'



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

| | | | | | | | | | | | |
|---------------------------|--|--|--|--|--|---|--|--|-------------|--|--|
| 9 . | | | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | | | BAYVIEW WELLINGTON | | | CONST NOTE | | |
| 8 . | | | qualification information | | | project name | | | project no. | | |
| 7 . | | | Wellington Jno-Baptiste 25591 | | | GREEN VALLEY EAST | | | 16023 | | |
| 6 . | | | signature | | | municipality | | | BRADFORD | | |
| 5 . | | | BCIN | | | date | | | MAY 2016 | | |
| 4 UPDATE TO 2022 | | | JAN 11-22 RC | | | drawn by | | | RC | | |
| 3 UPDATE TO 2020 | | | FEB 24-20 RC | | | checked by | | | scale | | |
| 2 UPDATE TO 2018 | | | JAN 11-18 RC | | | - 3/16" = 1'-0" | | | file name | | |
| 1 ISSUE FOR CLIENT REVIEW | | | AUG 04-17 RC | | | 16023-CN-2022-A1 | | | drawing no. | | |
| no. description | | | date by | | | RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM | | | CN7 | | |



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



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

qualification information

Wellington Jno-Baptiste 25591 BCIN

name

registration information

VAS Design Inc. 42658

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

| no. | description | date | by |
|-----|-------------------------|-----------|----|
| 9 | . | . | . |
| 8 | . | . | . |
| 7 | . | . | . |
| 6 | . | . | . |
| 5 | . | . | . |
| 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 |

| project name | municipality | project no. | drawing no. |
|---|--------------|---------------|------------------|
| GREEN VALLEY EAST | BRADFORD | 16023 | CN8 |
| CONSTRUCTION NOTES | | | |
| drawn by | checked by | scale | file name |
| RC | - | 3/16" = 1'-0" | 16023-CN-2022-A1 |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:06 PM | | | |

BAYVIEW WELLINGTON

CONST NOTE



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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

All draw

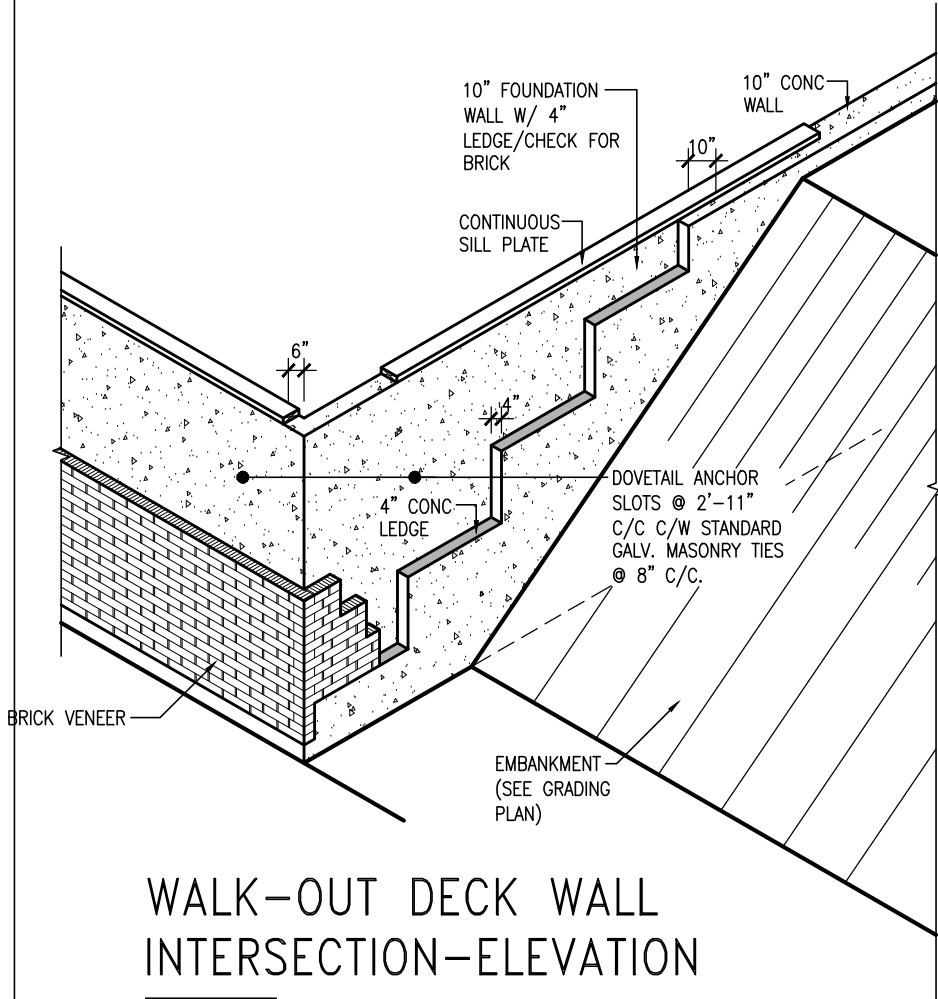
CONST NOTE

BAYVIEW WELLINGTON

| | |
|-------------------|--------------------|
| project name | project no. |
| GREEN VALLEY EAST | 16023 |
| municipality | drawing no. |
| BRADFORD | CONSTRUCTION WATER |
| date | |

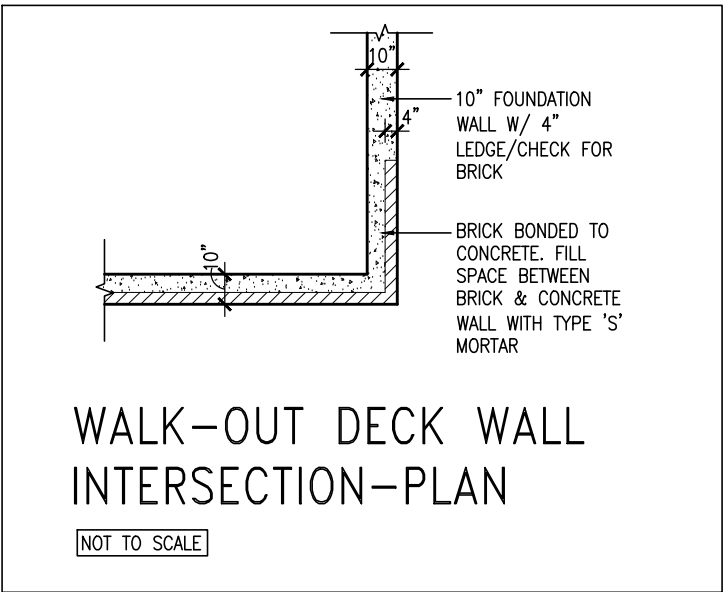
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| MAY 2016 | RC | - | 3/16" = 1'-0" | 16023-CN-2022-A1 |
| RICHARD - H ARCHIVE WORKING 2016 | 16023.BW | Units CN NOTES | 16023-CN-2022-A1.dwg | Wed Jun 26 2022 - 12:06 PM |

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WALK-OUT DECK WALL
INTERSECTION-ELEVATION

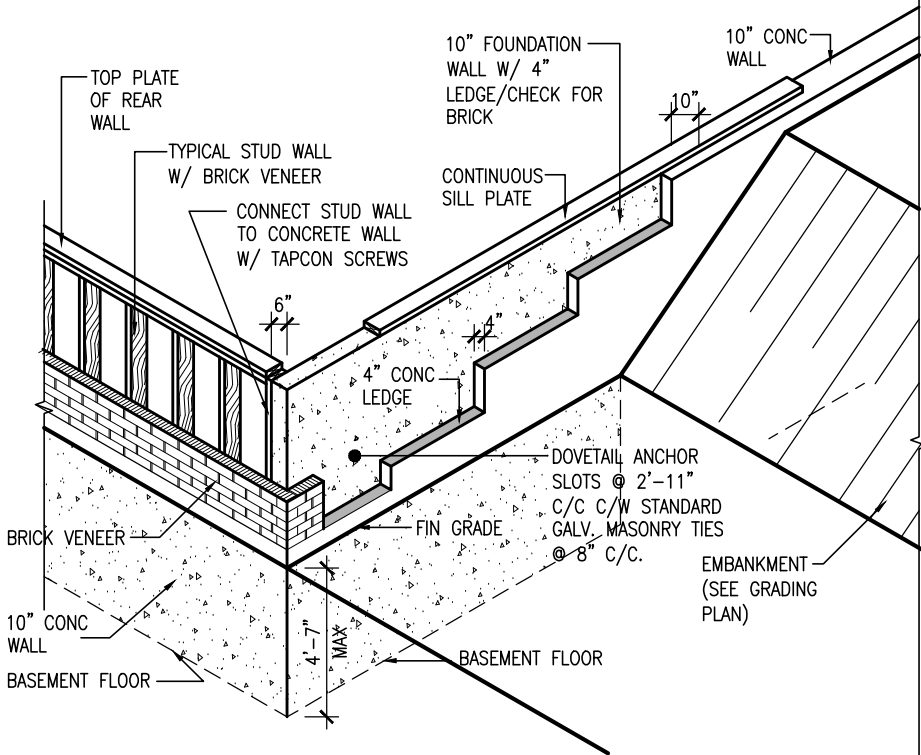
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN

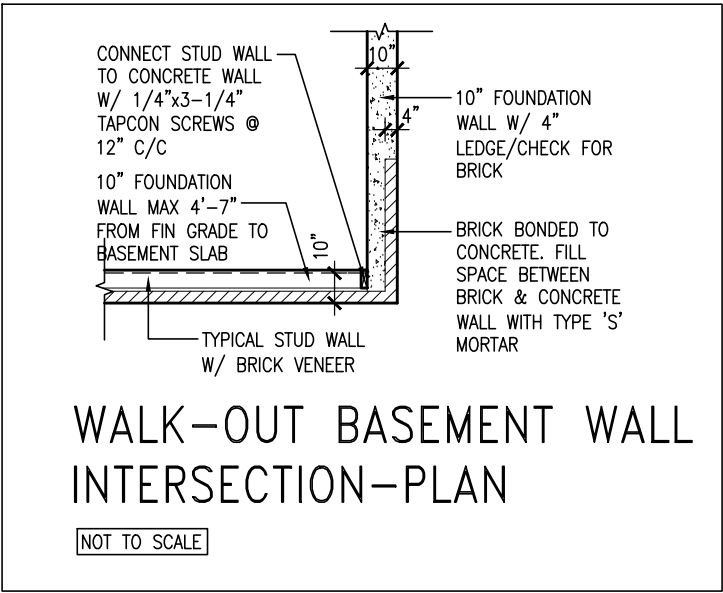
NOT TO SCALE

(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)



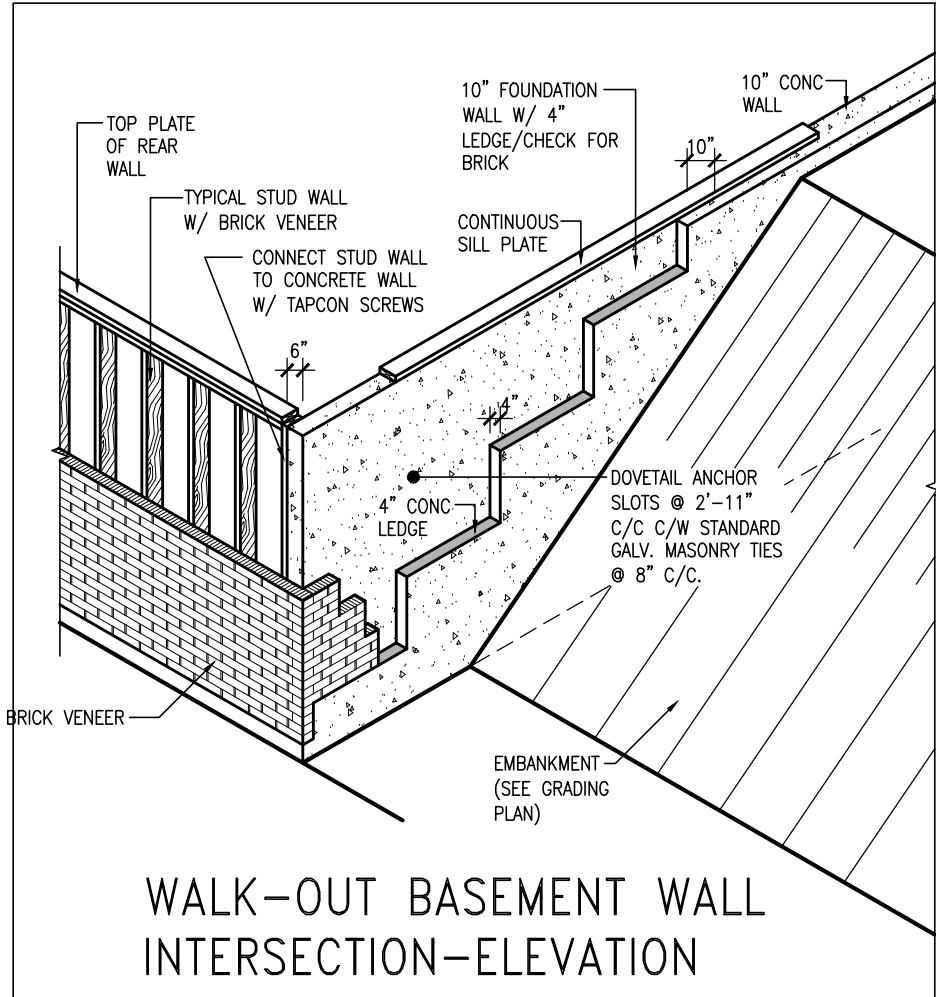
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| 6 | . | . | . |
| 5 | . | . | . |
| 4 | UPDATE TO 2022 | JAN 11-22 | RC |
| 3 | UPDATE TO 2020 | FEB 24-20 | RC |
| 2 | UPDATE TO 2018 | JAN 11-18 | RC |
| 1 | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC |
| no. | description | date | by |

| | | | |
|---|-----------|-------|------|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | | | |
| qualification information | | | |
| Wellington Jno-Baptiste | signature | 25591 | BCIN |
| registration information | | 42658 | |
| Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. | | | |

VA3
DESIGN

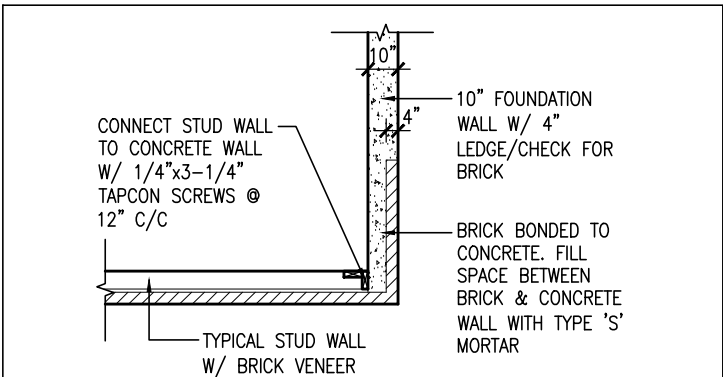
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

| | | | |
|---|-------------------|-------------------|---------------|
| BAYVIEW WELLINGTON | | CONST NOTE | |
| project name | GREEN VALLEY EAST | municipality | BRADFORD |
| date | MAY 2016 | project no. | 16023 |
| drawn by | RC | checked by | scale |
| | | | 3/16" = 1'-0" |
| CONSTRUCTION NOTES | | file name | CN10 |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:06 PM | | 16023-CN-2022-A1 | |



WALK-OUT BASEMENT WALL
INTERSECTION-ELEVATION

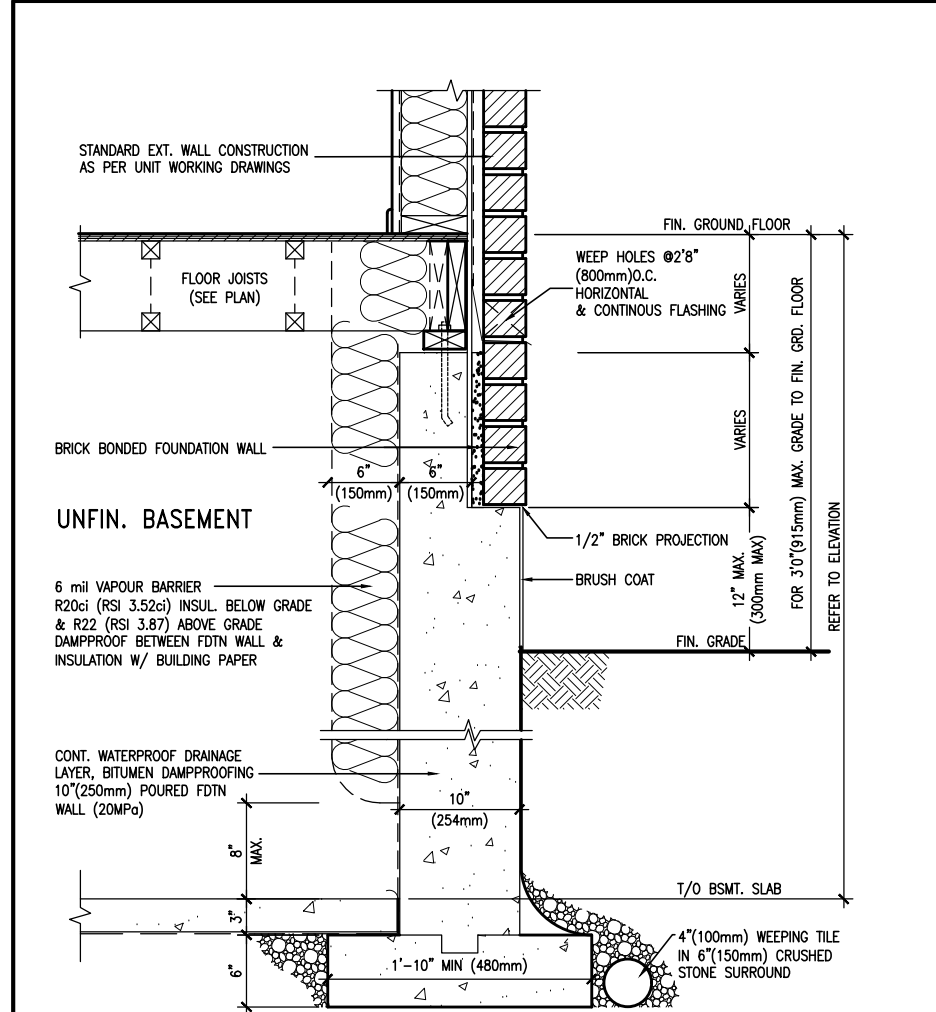
NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

NOT TO SCALE

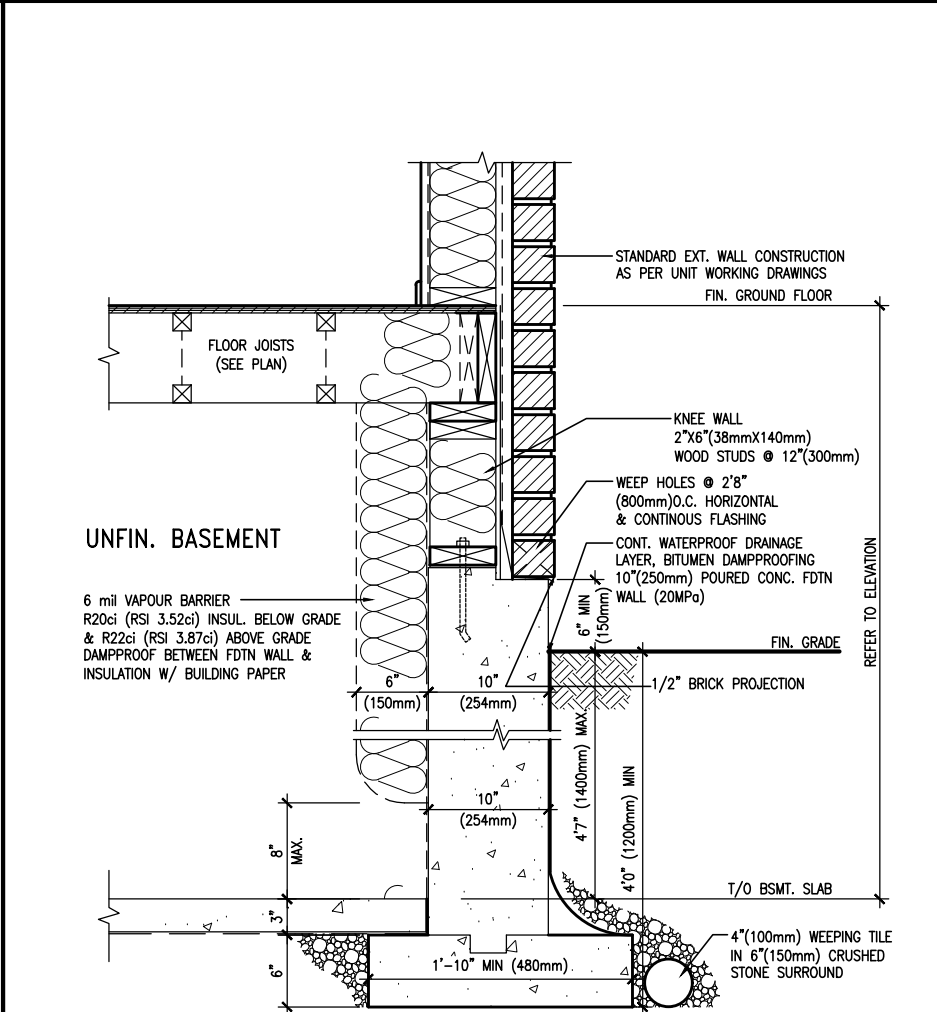
(10" FOUNDATION WALL)



EW3.06x
PKG A1

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

SCALE: N.T.S.



EW3.07x
PKG A1

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

SCALE: N.T.S.



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

VA3 DESIGN

255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

| | | | |
|---|-------------------|-------------------|------------------|
| BAYVIEW WELLINGTON | | CONST NOTE | |
| project name | GREEN VALLEY EAST | municipality | BRADFORD |
| date | MAY 2016 | project no. | 16023 |
| drawn by | RC | checked by | 3/16" = 1'-0" |
| CONSTRUCTION NOTES | | file name | 16023-CN-2022-A1 |
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:06 PM | | drawing no. | |
| | | CN11 | |

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

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

2"x12" LEDGER

2"x12" @ HEADER

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

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

TYPICAL BRICK VENEER
WALL CONSTRUCTION

HEATED SPACE

ENG. FLOOR JOIST

SECOND FLOOR

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

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

1

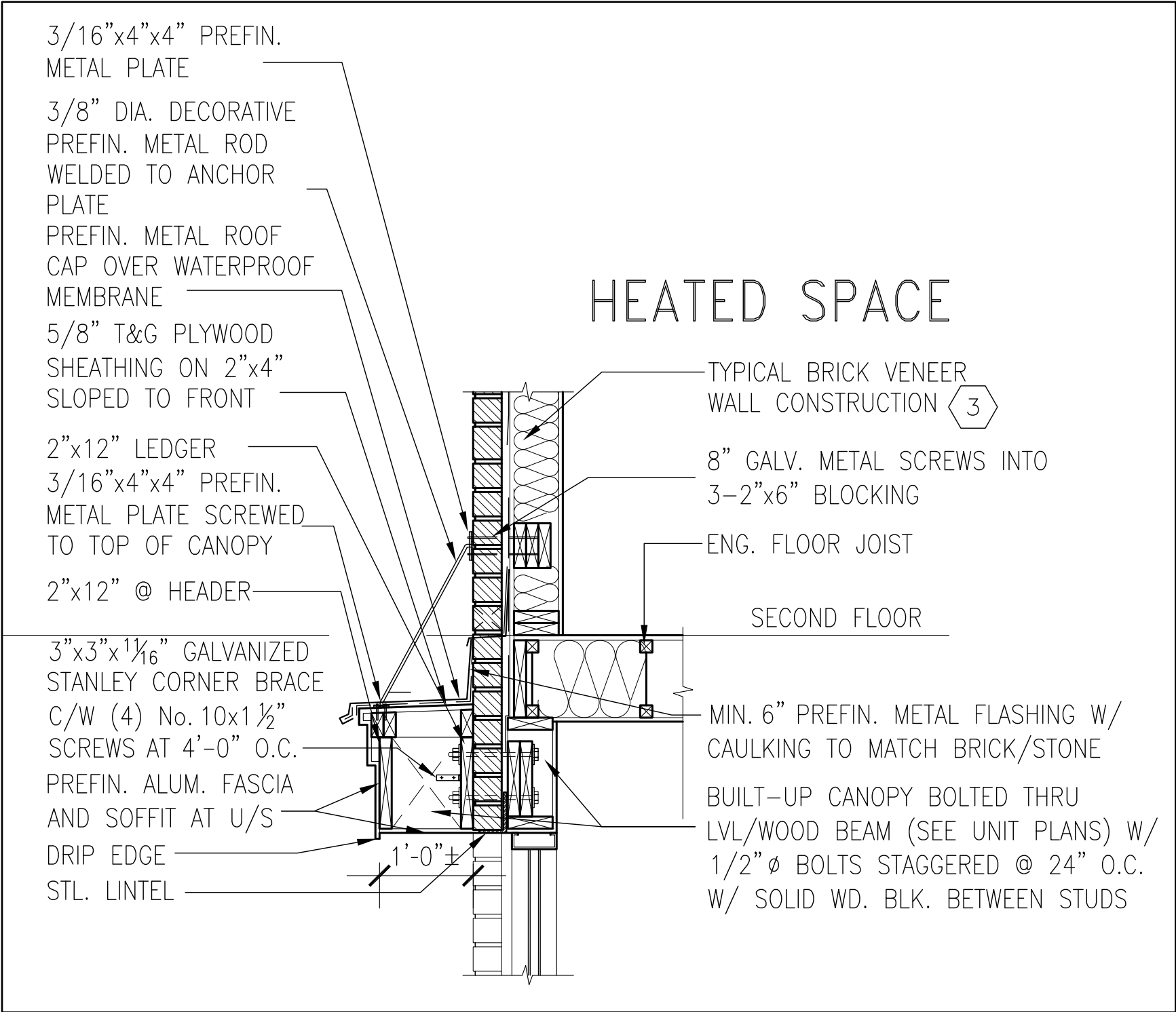
CN12

SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



| | | | | | | | |
|-----|-------------------------|-----------|------|---|--|--|---|
| 9 | . | . | . | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | <div><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>BAYVIEW WELLINGTON</div> <div>project name GREEN VALLEY EAST</div> <div>municipality BRADFORD</div> | <div>CONST NOTE</div> <div>-</div> <div>project no. 16023</div> |
| 8 | . | . | . | qualification information | | | |
| 7 | . | . | . | Wellington Jno-Baptiste 25591 | | | |
| 6 | . | . | . | name registration information BCIN VA3 Design Inc. 42658 | | | |
| 5 | . | . | . | signature | | | |
| 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 | | | CONSTRUCTION NOTES | |
| 2 | UPDATE TO 2018 | JAN 11-18 | RC | | | date MAY 2016 | drawing no. |
| 1 | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC | | | checked by RC | file name 16023-CN-2022-A1 |
| no. | description | | date | by | RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM | | |



1
CN13

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



| | | | | |
|-----|-------------------------|-----------|----|--|
| 9 | - | - | - | <div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste 25591</div> <div>signature</div> <div>BCIN</div> <div>name registration information</div> <div>VA3 Design Inc. 42658</div> |
| 8 | - | - | - | |
| 7 | - | - | - | |
| 6 | - | - | - | |
| 5 | - | - | - | |
| 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 | |

| | | | | |
|--|--------------------|------------|--------------------|------------------|
| <div>VA3</div> <div>DESIGN</div> <div>255 Consumers Rd Suite 120</div> <div>Toronto ON M2J 1R4</div> <div>t 416.630.2255 f 416.630.4782</div> <div>va3design.com</div> | BAYVIEW WELLINGTON | | CONST NOTE | |
| | project name | | municipality | project no. |
| | GREEN VALLEY EAST | | BRADFORD | 16023 |
| | date | | CONSTRUCTION NOTES | |
| | MAY 2016 | | | |
| drawn by | | checked by | scale | file name |
| RC | | - | 3/16" = 1'-0" | 16023-CN-2022-A1 |
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|-------------|--|--|--|--|
| drawing no. | | | | |
| CN13 | | | | |

3/16"x4"x4" PREFIN.
METAL PLATE

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

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

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

2"x12" LEDGER

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

2"x12" @ HEADER

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

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

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

PREFINISHED METAL FLASHING
OVER WATERPROOF MEMBRANE

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

CANT STRIP

ROOF NOTE R1

SINGLE PLY ROOF MEMBRANE
W/5/8" EXTERIOR GRADE

SHEATHING W/ 2"x4" @ 12"
O.C. DIAGONALLY CUT CROSS
PURLINS 2"x8" @ 16" O.C. W/

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

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

1


CN14

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



| | | | | | | | | | |
|---|-------------------------|-----------|----|---|---|---------------------------|--------------------|---------------|------------------|
| 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 | CONST NOTE | | |
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| 7 | . | . | . | Wellington Jno-Baptiste 25591 | | | | | |
| 6 | . | . | . | signature | | | | | |
| 5 | . | . | . | BCIN | | | | | |
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| no. | description | date | by | | | RC | checked by | scale | |
| | | | | | | | - | 3/16" = 1'-0" | 16023-CN-2022-A1 |
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