

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

APPROVED BY: \_\_\_\_\_  
DATE: FEB 15, 2024

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Design Guidelines only and bears no further  
professional responsibility.

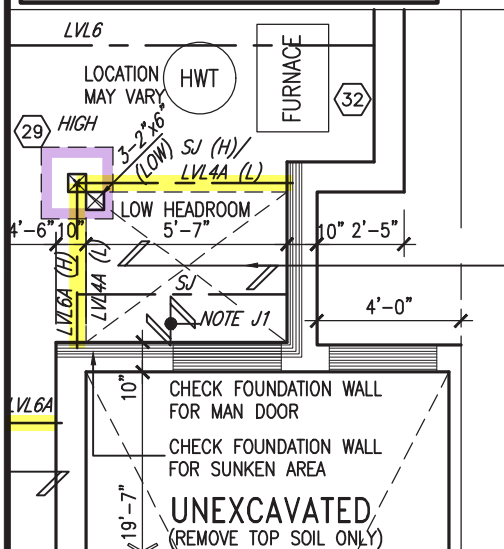
**NOTE:**  
ALL LVL'S SUPPORTING FLOOR LOADS ARE TO  
BE SPECIFIED BY THE FLOOR TRUSS  
MANUFACTURER.

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

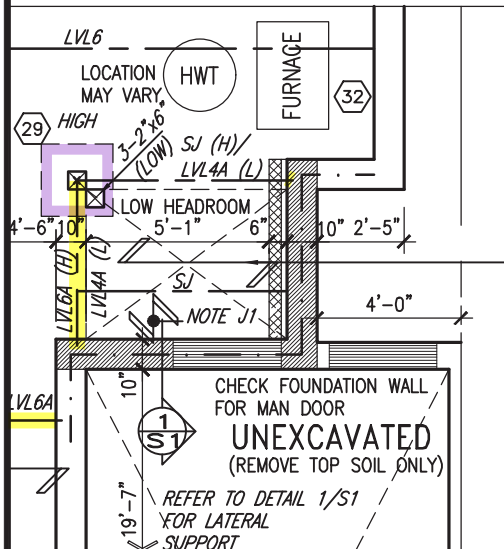
NOTE:  
FLOOR FRAMING INFO REFER TO ENG SHOP  
DRAWINGS FOR ALL TRUSS-JOIST INFORMATION  
AND DETAILS. UNLESS OTHERWISE NOTED.

### ENGINEERED FLOOR SUBFLOORS

ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.



PARTIAL PLAN  
SUNKEN 1R COND



PARTIAL PLAN SUNKEN  
2R OR MORE COND

<u>AREA CALCULATIONS</u>	<u>ELEV. A/B MOD.1</u>	<u>ELEV. B</u>
GROUND FLOOR AREA	729 SF	729 SF
SECOND FLOOR AREA	942 SF	950 SF
SUBTOTAL	1671 SF	1679 SF
DEDUCT ALL OPEN AREAS	11 SF	11 SF
<b>TOTAL NET AREA</b>	<b>1660 SF</b> (154.22 m2)	<b>1668 SF</b> (154.96 m2)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	946 SF (87.87 m2)	946 SF (87.87 m2)
<b>COVERAGE W/ PORCH</b>	<b>1010 SF</b> (93.83 m2)	<b>1010 SF</b> (93.83 m2)

NOTE : R1

\* PROVIDE 2-15M HORIZONTAL REINFORCING EACH SIDE FACE OF FOUNDATION WALL AND 4" BELOW WINDOW OPENING, EXTEND BARS 24" BEYOND OPENING EACH WAY

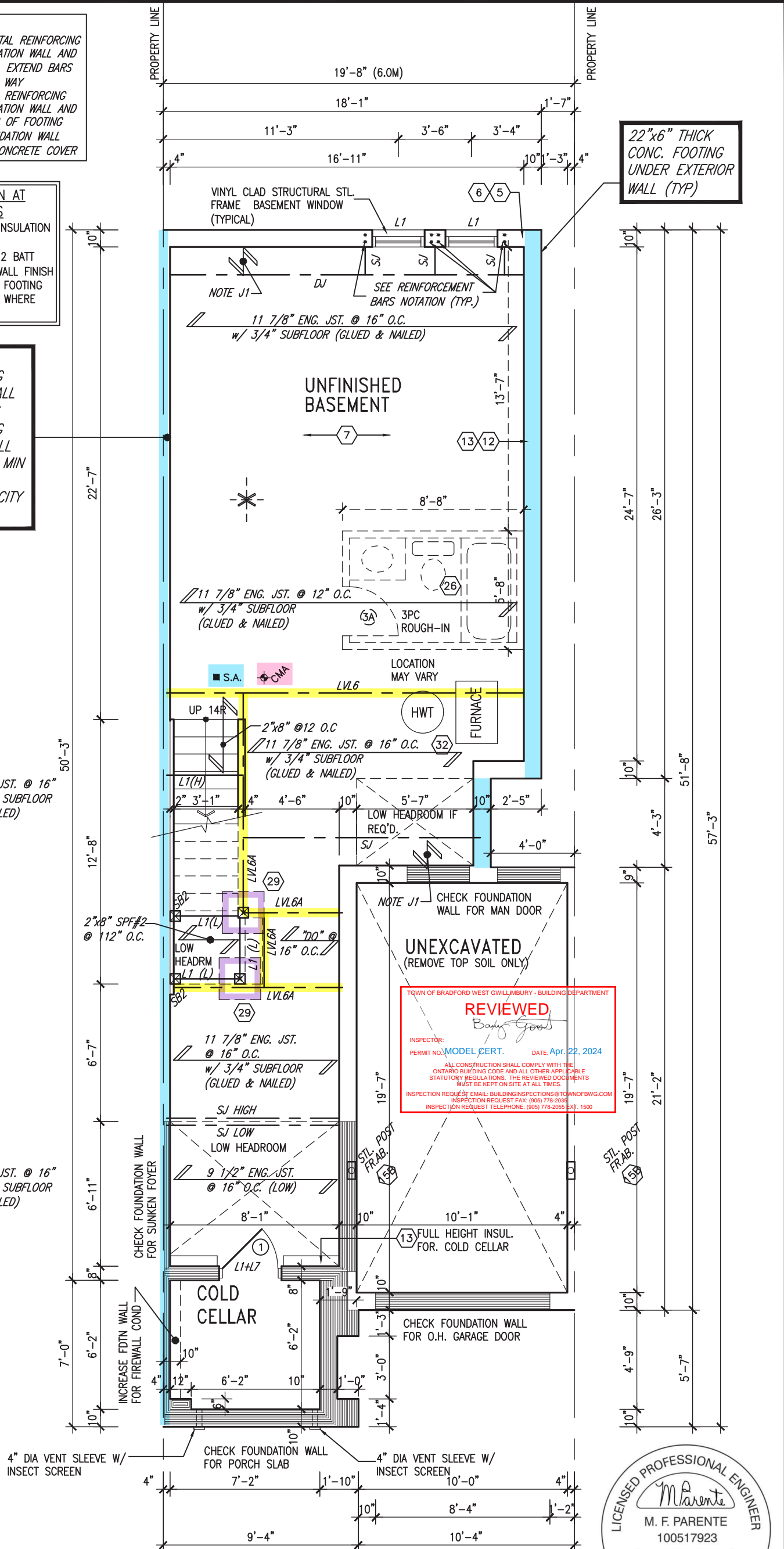
\* PROVIDE 2-15M VERTICAL REINFORCING EACH SIDE FACE OF FOUNDATION WALL AND WINDOW OPENING FROM TOP OF FOOTING TO 2" BELOW TOP OF FOUNDATION WALL

\* BARS TO HAVE MIN. 2" CONCRETE COVER

### 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.

24"x8" THICK  
CONC. FOOTING  
UNDER PARTWALL  
32"x12" THICK  
CONC. FOOTING  
UNDER FIREWALL  
SOIL TO HAVE MIN  
ALLOWABLE  
BEARING CAPACITY  
OF 150 KPa



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

TOWN OF BRADFORD WEST GUILMBURY - BUILDING DEPARTMENT

**REVIEWED**

*Brian Goss*

INSPECTOR: \_\_\_\_\_


PERMIT NO. **MODEL CERT.** DATE: **Apr. 22, 2024**

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

INSPECTION REQUEST EMAIL: [BUILDINGINSPECTIONS@TOWNOFBWFG.COM](mailto:BUILDINGINSPECTIONS@TOWNOFBWFG.COM)  
INSPECTION REQUEST TELEPHONE: (905) 778-2055  
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500



OBC VER 2023

9	.	.	.	The undersigned has reviewed and takes responsibility for this design
8	.	.	.	and has the qualifications and meets the requirements set out in the
7	.	.	.	Ontario Building Code to be a Designer,
6	.	.	.	qualification information
5	.	.	.	Wellington Jno-Baptiste  25591
4	.	.	.	name registration information signature BCIN
3	REVISED AS PER ENG'S COMMENTNS	24-02-07	RC	VA3 Design Inc. 42658
2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-22	RC	Contractor must verify all dimensions on the job and report any
1	IMPORTED FROM 16023 REV OBC 2023	23-11-02	RC	discrepancy to the Designer before proceeding with the work. All
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.



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

**BAYVIEW WELLINGTON**  
 project name: **GREEN VALLEY ESTATES** municipality: **BRADFORD**

TH-1  
NAPA 1

project name  
**GREEN VALLEY ESTATES**

project no.  
**13045**

date  
**FEB. 2017**

drawing no.  
**1**

drawn by  
**RB**

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

scale  
**13045-TH-1-VER 2023**

file name  
**13045-TH-1-VER 2023.dwg - Fri - Feb 9 2024 - 11:35 AM**

project location  
**BRADFORD**

project description  
**BASEMENT PLAN 'A'**

revision  
**RD - H:\ARCHIVE\WORKING\2013\13045.BW(units).6.0M TOWNS\VER 2023 (CURRENT)\13045-TH-1-VER 2023.dwg - Fri - Feb 9 2024 - 11:35 AM**

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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.

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

APPROVED BY:

DATE: FEB 15, 2024

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NOTE:  
ALL OPENINGS IN FIRE  
RATED WALL ASSEMBLY  
TO BE LINED WITH 1  
LAYER OF 5/8" TYPE  
'X' OR EQ.

REFER TO  
STAIR HEADER  
DETAIL 2B/S1  
FOR  
PARTYWALL  
AND 3/S2  
FOR FIREWALL



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.

#### ENGINEERED FLOOR SUBFLOORS

ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO  
BE GLUED AND NAILED ON THIS FLOOR FOR  
ENGINEERED JOIST ONLY.

8"x8" FIBREGLASS COLUMN BY  
ROMAN COLUMNS W/ 1/2"  
THICK HDPE TOP LOADING PLATE  
ANCHORED TO 16"x16" MASONRY  
PIER (TYP.) (w/ 6x6 wood post)

## GROUND FLOOR PLAN 'A'

**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

OBC VER 2023

INDICATES FIRE RATED WALL ASSEMBLY			
9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	REVISED AS PER ENG'S COMMENTNS	24-02-07	RC
2.	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-22	RC
1.	IMPORTED FROM 16023 REV OBC 2023	23-11-02	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 25591  
name BCIN  
registration information  
VA3 Design Inc. 42658  
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**VA3  
DESIGN**

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va3design.com

**BAYVIEW WELLINGTON**

**GREEN VALLEY ESTATES**

BRADFORD

**TH-1  
NAPA 1**

project no.  
13045

project name

date  
FEB. 2017

drawn by  
SB

checked by

scale  
3/16" = 1'-0"

GROUND FLOOR PLAN 'A'

file name  
13045-TH-1-VER 2023

drawing no.  
2



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.

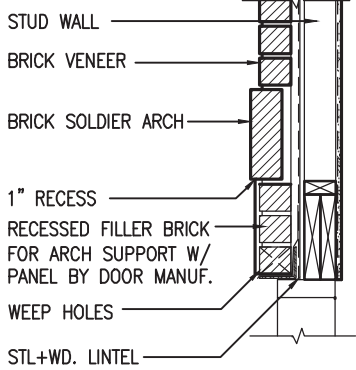
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ARCHITECTURAL CONTROL REVIEW  
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APPROVED BY:

DATE: FEB 15, 2024

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

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE  
GRAB BARS IN MAIN BATHROOM

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

NOTE:

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.

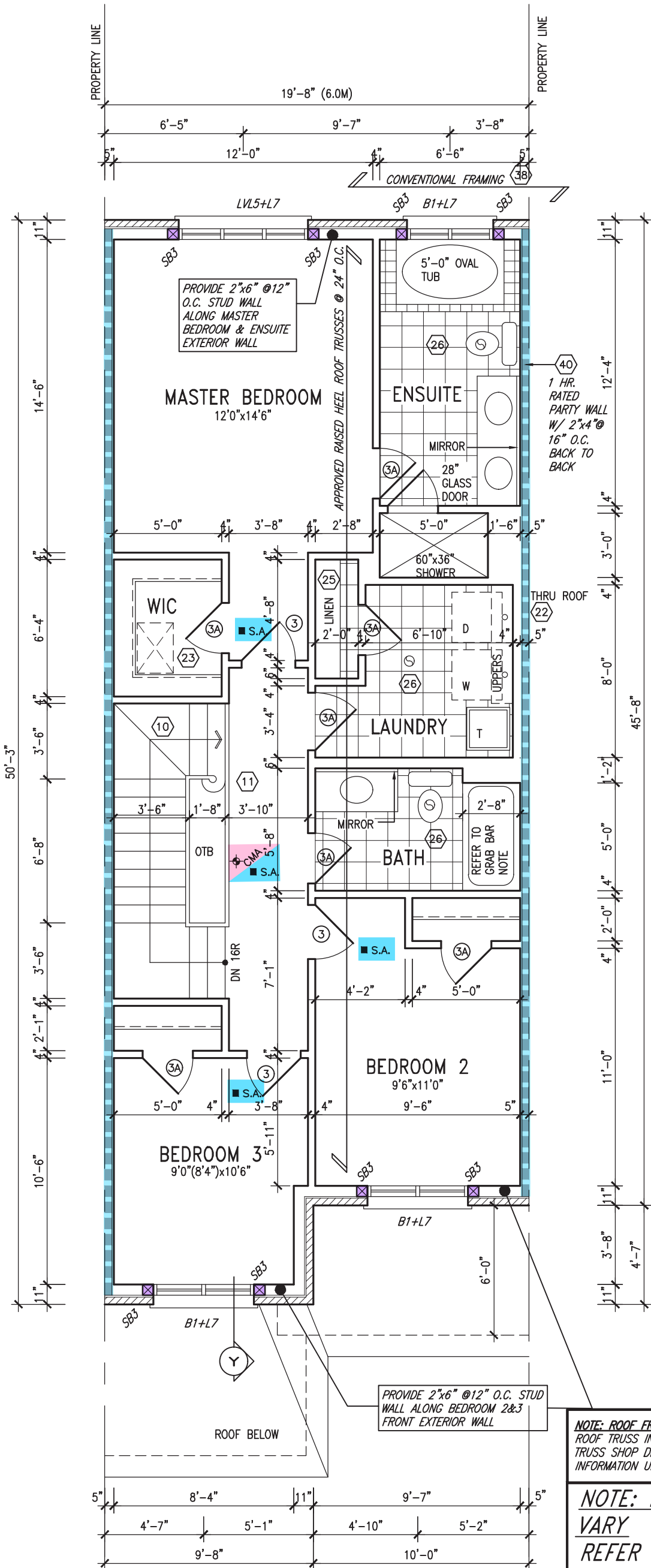
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INDICATES FIRE RATED WALL ASSEMBLY

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1.	IMPORTED FROM 16023 REV OBC 2023	23-11-02	RC	
no.	description	date	by	

APPROVED RAISED HEEL ROOF TRUSSES @ 24" O.C. FOR BLOCK 170 BLK1 UNIT 3 ONLY



SECOND FLOOR PLAN 'A'

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

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

OBC VER 2023

VA3  
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BAYVIEW WELLINGTON  
REVIEWED  
GREEN VALLEY ESTATES

TH-1  
NAPA 1

project name	BRADFORD	project no.	13045
date	FEB. 2017	drawing no.	3
drawn by	SB	file name	13045-TH-1-VER 2023
checked by		scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\VER 2023 (CURRENT)\13045-TH-1-VER 2023.dwg - Fri - Feb 9 2024 - 11:35 AM			

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APPROVED BY: [Signature]  
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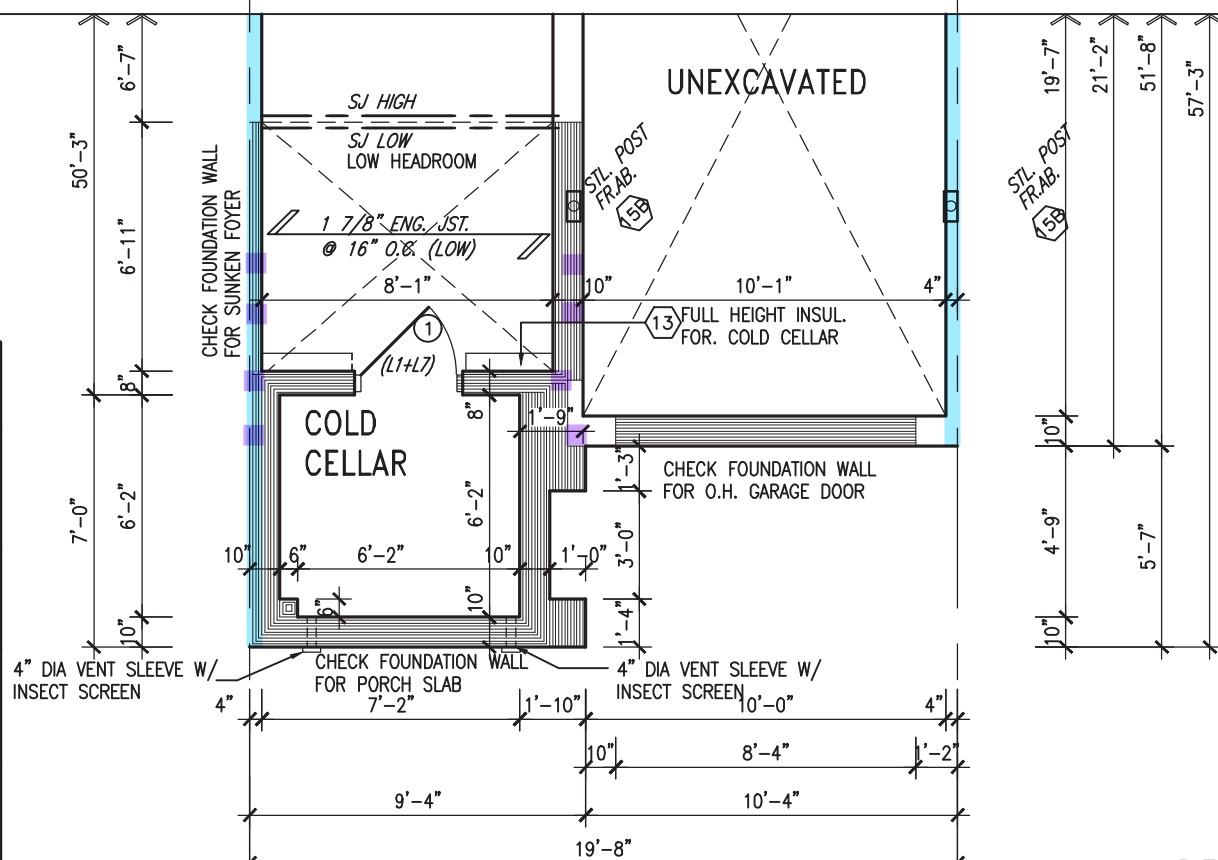
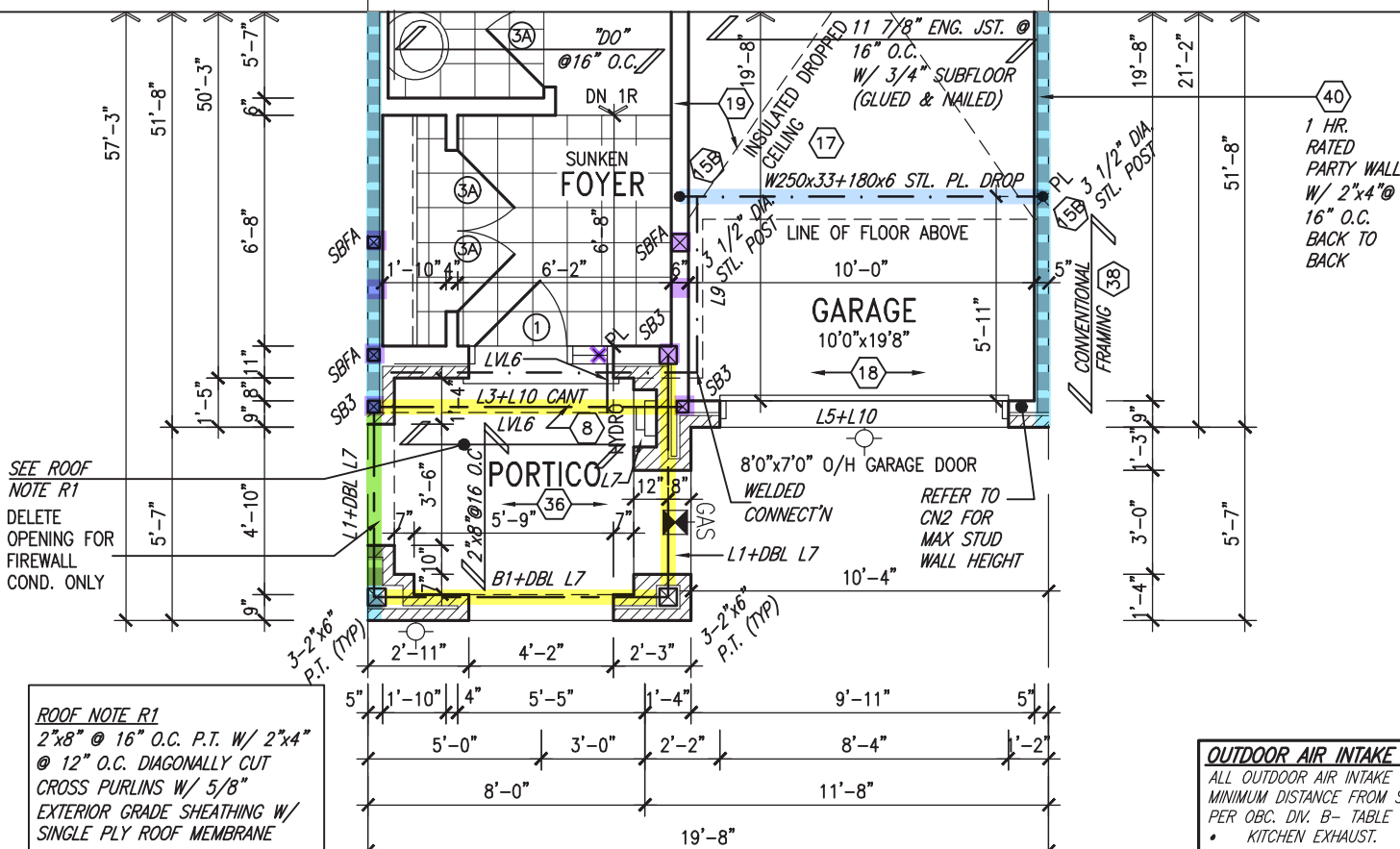
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NOTE: ROOF STRUCTURE  
MAY VARY  
REFER TO ROOF TRUSS  
MANUFACTURERS'  
BUILDING BLOCK TRUSS  
LAYOUT FOR ACTUAL  
ROOF STRUCTURE

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

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NOTE: ROOF FRAMING  
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INDICATES FIRE RATED WALL ASSEMBLY

PART. BASEMENT PLAN 'B'/'B' MOD.1 OBC VER 2023

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7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	name	BCIN
5	.	.	.	registration information	42658
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no.	description	date	by		



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t 416.630.2255 f 416.630.4782  
va3design.com

# BAYVIEW WELLINGTON

project name: **GREEN VALLEY ESTATES** municipality: **BRADFORD**

**TH-1**  
NAPA 1

project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>
<div style="display: flex; justify-content: space-between;"> <div> date <b>FEB. 2017</b> </div> <div> <b>PARTIAL ELEVATION 'B' PLANS</b> </div> <div> drawing no. <b>4</b> </div> </div>		
drawn by <div style="display: flex; align-items: center;"> <div style="flex: 1;">checked by</div> <div style="flex: 1;">scale</div> <div style="flex: 1;">file name</div> </div> <div style="display: flex; align-items: center; margin-top: 5px;"> <div style="flex: 1;"> <b>3/16" = 1'-0"</b> </div> <div style="flex: 1; text-align: right;"> <b>13045-TH-1-VER 2023</b> </div> </div>		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW(units).6.0M TOWNS\VER 2023 (CURRENT)\13045-TH-1-VER 2023.dwg - Fri - Feb 9 2024 - 11:35 AM		

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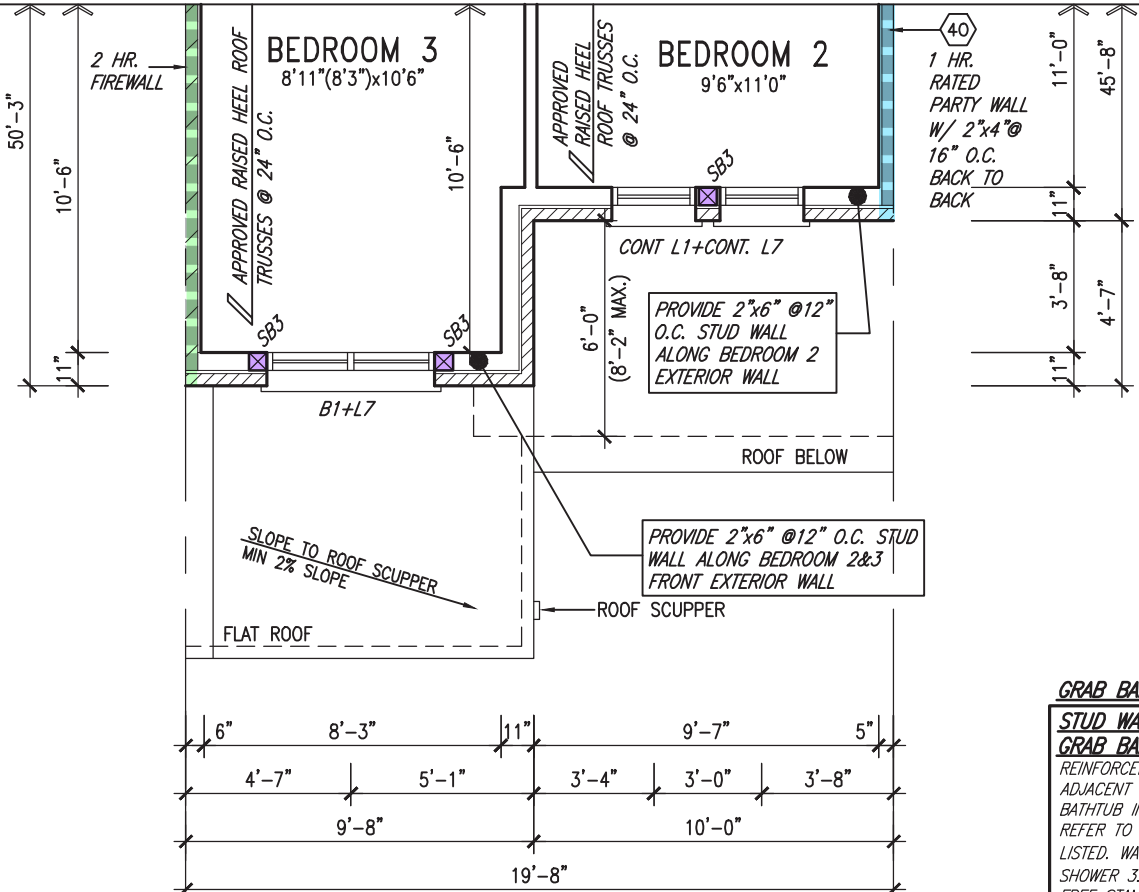
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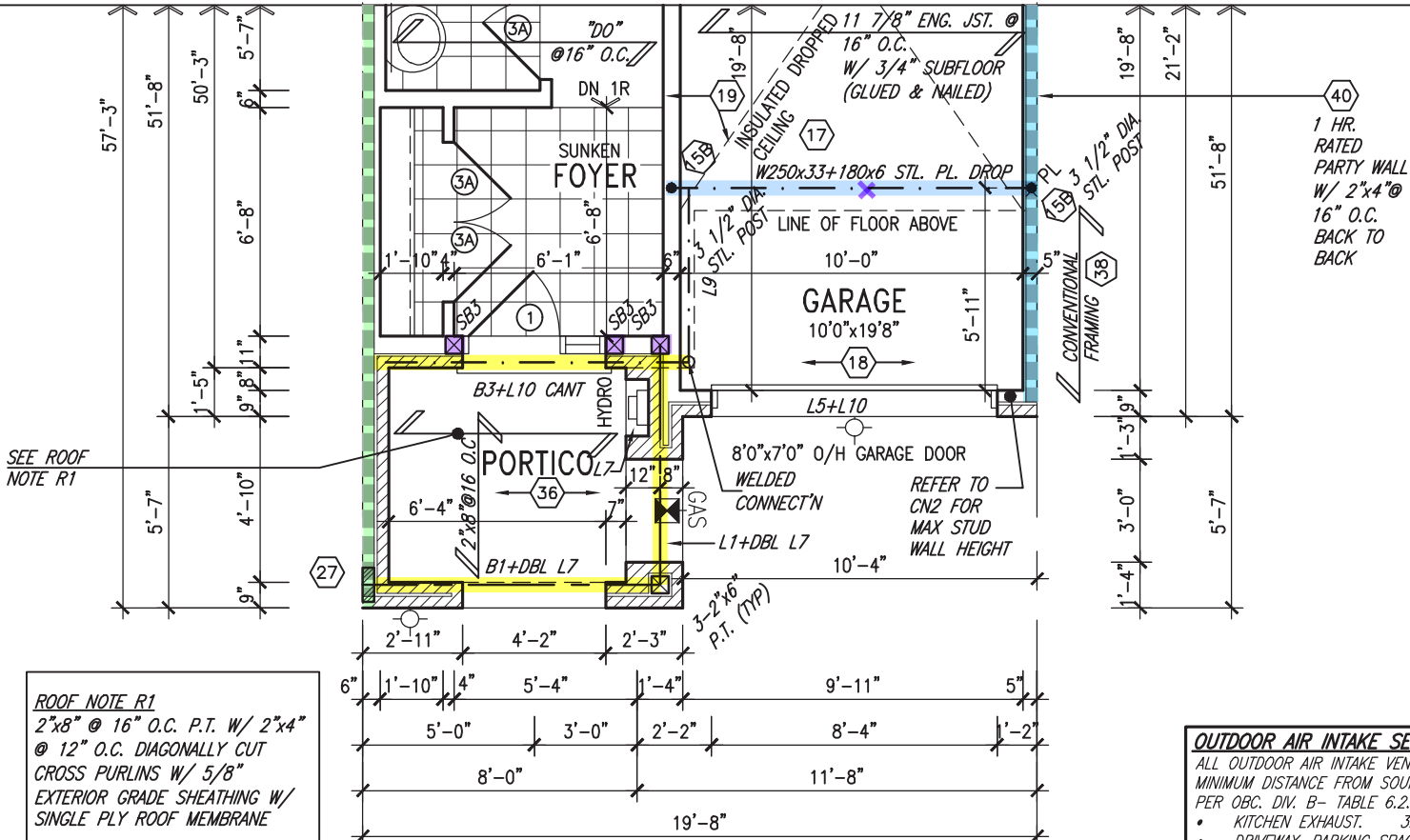
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**NOTE: ROOF FRAMING**  
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PART. SECOND FLOOR PLAN 'B'  
MOD.1 W/ FIREWALL



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

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no.	description	date	by

**VA3 DESIGN**

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va3design.com

**BAYVIEW WELLINGTON**

**REVIEWED**

**TH-1 NAPA 1**

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

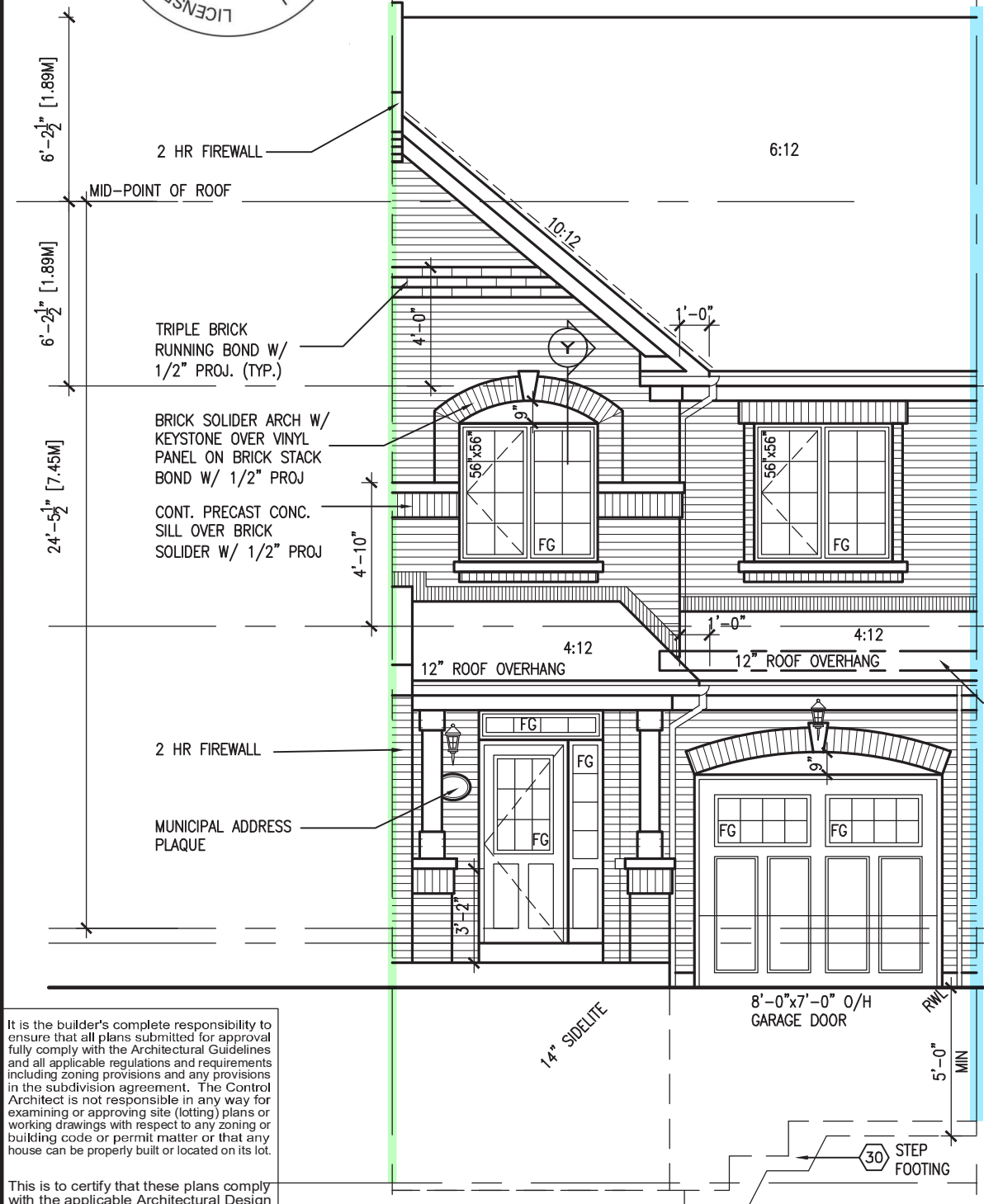
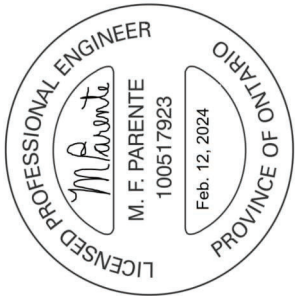
date: **FEB. 2017** scale: **3/16" = 1'-0"** file name: **13045-TH-1-VER 2023** drawing no.: **5**

drawn by: **SB** checked by: **.**

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\VER 2023 (CURRENT)\13045-TH-1-VER 2023.dwg - Fri - Feb 9 2024 - 11:35 AM



OBC VER 2023



FRONT ELEVATION 'A' MOD.1  
W/ FIREWALL  
WHEN PAIRED W/ TH-3 MOD W/ FIREWALL

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APPROVED BY:   
DATE: FEB 15, 2024

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ROOF PLAN  
ELEV 'A' MOD

BRICK SOLIDER ON  
BRICK STACK BOND  
W/ 1/2" PROJ

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

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

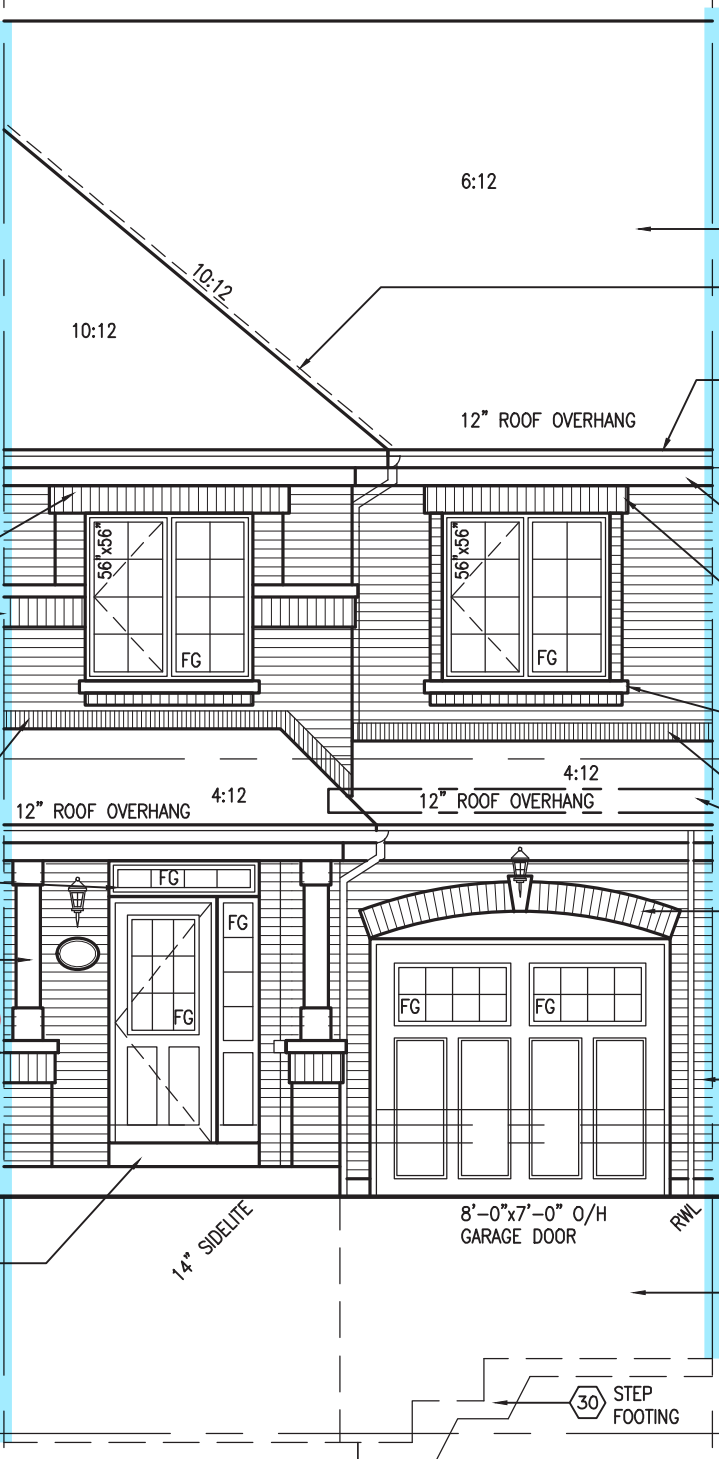
STEEL BEAM LOCATION  
12" TRANSOM

8"x8" FIBREGLASS COLUMN BY  
ROMAN COLUMNS W/ 1/2"  
THICK HDPE TOP LOADING PLATE  
ANCHORED TO 16"x16" MASONRY  
PIER (w/ 6x6 wood post)

PRECAST CONC. CAP OVER  
BRICK SOLIDER W/ 1/2"  
PROJ

POURED CONC. PORCH SLAB  
AND DOOR SILL

FRONT ELEVATION 'A'  
WHEN PAIRED W/ TH-3, TH-4 OR TH-5



FOR UPGRADE  
REAR ONLY

ASPHALT SHINGLES  
(TYPICAL)

VALLEY FLASHING

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

1"x6" ALUM. CLAD  
FRIEZE BD.

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

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

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

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

FACE BRICK (TYP.)

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS  
(TYP.)

ROOF PLAN  
ELEV 'A'

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN. GROUND FLOOR

SUNKEN FOYER

FIN. BASEMENT FLOOR

OBC VER 2023

TH-1  
NAPA 1

BAYVIEW WELLINGTON  
REVIEWED  
GREEN VALLEY ESTATES

PROJECT NO. 13045  
MUNICIPALITY OF BRADFORD

DATE FEB. 2017  
DRAWN BY SB  
CHECKED BY  
SCALE 3/16" = 1'-0"

FRONT ELEVATION 'A'

13045-TH-1-VER 2023  
13045-TH-1-VER 2023.dwg - Fri - Feb 9 2024 - 11:35 AM

VA3  
DESIGN

255 Consumers Rd. Suite 120  
Toronto, ON M2J 1P4  
t 416.630.2255 f 416.630.4782  
va3design.com

25591 BCIN  
42658

Wellington Jno-Baptiste  
signature  
VA3 Design Inc.

24-02-07 RC  
24-01-22 RC  
23-11-02 RC

3 REVISED AS PER ENG'S COMMENTS  
2 REVISED AS PER FLOOR / ROOF LAYOUTS  
1 IMPORTED FROM 16023 REV OBC 2023

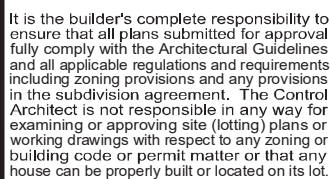
no. description

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

Wellington Jno-Baptiste  
signature  
VA3 Design Inc.

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

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2			
1			



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

APPROVED BY:   
DATE: FEB 15, 2024

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

B170 ONLY. WHEN PAIRED W/ TH-3 MOD.1 W/ FIREWALL

OBC VER 2023



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

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



INTERIOR SIDE ELEVATION – ELEV. 'A'

OBC VER 2023

**TH-1**  
NAPA 1

**BAYVIEW WELLINGTON**

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

**DATE**

FEB. 1977

**DRAWING NO.**

INTERIOR SIDE ELEVATION 'A'

drawn by	checked by	scale	file name
133	3/16" = 1'-0"	13045-TH-1-VER	13045-TH-1-VER 2023

<p>are the copyright property of V43 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V43 DESIGN's written permission.</p>	<p>11:35 AM</p>
--	-----------------

A3

**DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
416.630.2255 f 416.630.4782

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qualification information	signature	BCIN
Wellington Jno-Baptiste	<i>W. Baptiste</i>	25591

Registration information  
/A3 Design Inc. 42658

discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.

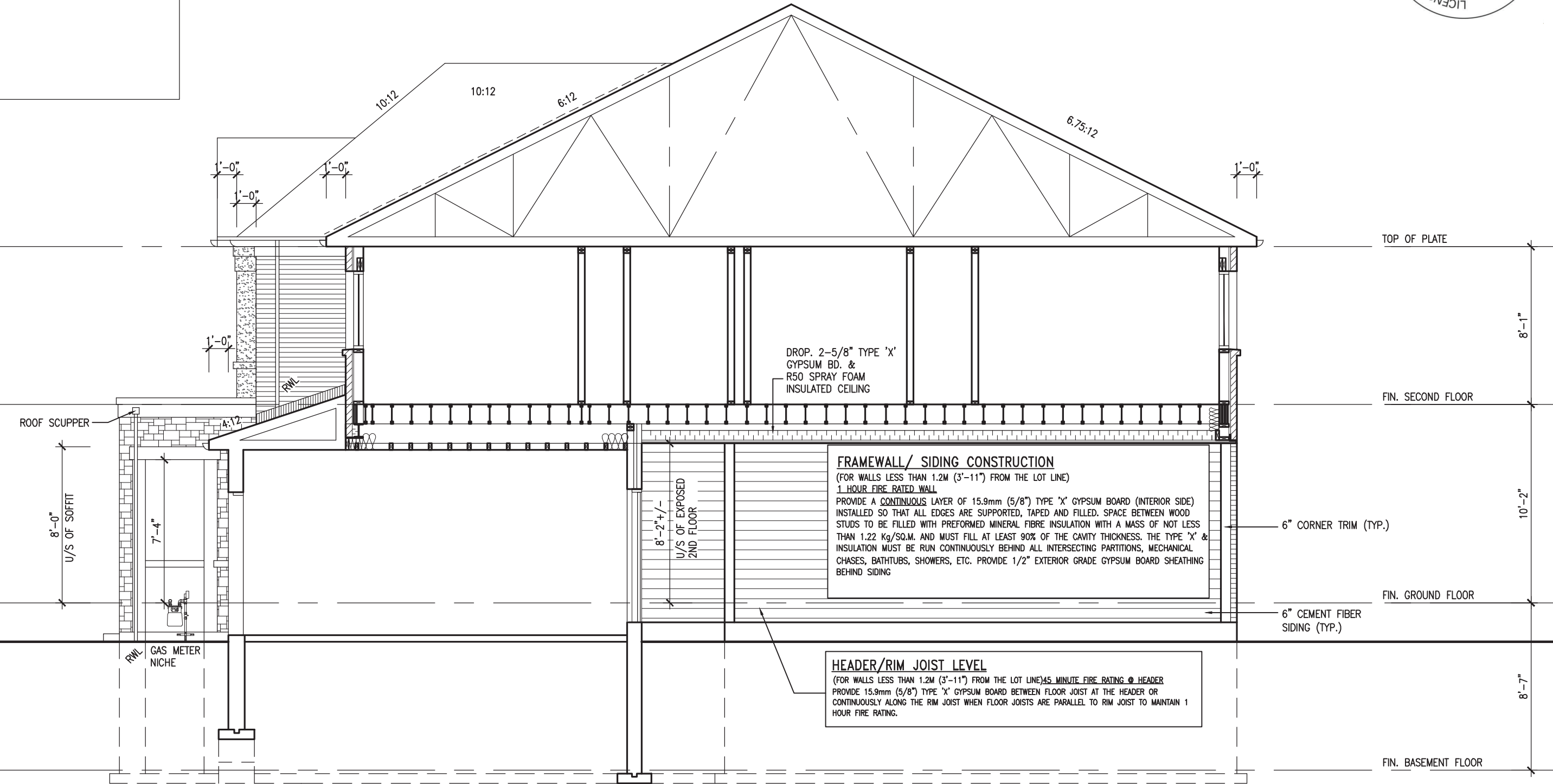
Drawings are not to be scaled.

RICHARD  
 H:\ARCHIVE\WORKING\2013\3045-BN\UNITS\6.0M\UNITS\VER 2023 (CURRENT)\3045-H-1-VER 2023.dwg - Fri Feb 9 2024 - 11:35 AM  
 vauducgmg.com



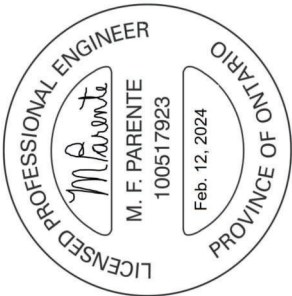
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

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INTERIOR SIDE ELEVATION – ELEV. 'B'

OBC VER 2023



TH-1  
NAPA 1

**BAYVIEW WELLINGTON**

**REVIEWED**

**GREEN VALLEY ESTATES**

BRADFORD

project no.  
13045

drawing no.  
9

date  
FEB. 2017

checked by  
SB

drawn by  
SB

scale  
3/16" = 1'-0"

file name  
13045-TH-1-VER 2023

drawn by  
RICHARD - H. VACHNE (WORKING) 2013\13045.BW units (6.0M) TOWN\VER 2023 (CURRENT)\13045-TH-1-VER 2023.dwg - Fri - Feb 9 2024 - 11:35 AM

**VAS3**  
**DESIGN**

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

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

qualification information

Wellington Jno-Baptiste 25591 BCIN

signature

42658

name  
Wellington Jno-Baptiste

registration information  
VAS Design Inc.

name  
RC

24-02-07

RC

24-01-22

RC

23-11-02

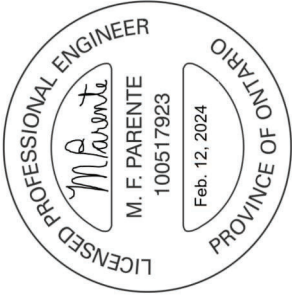
RC

date

description



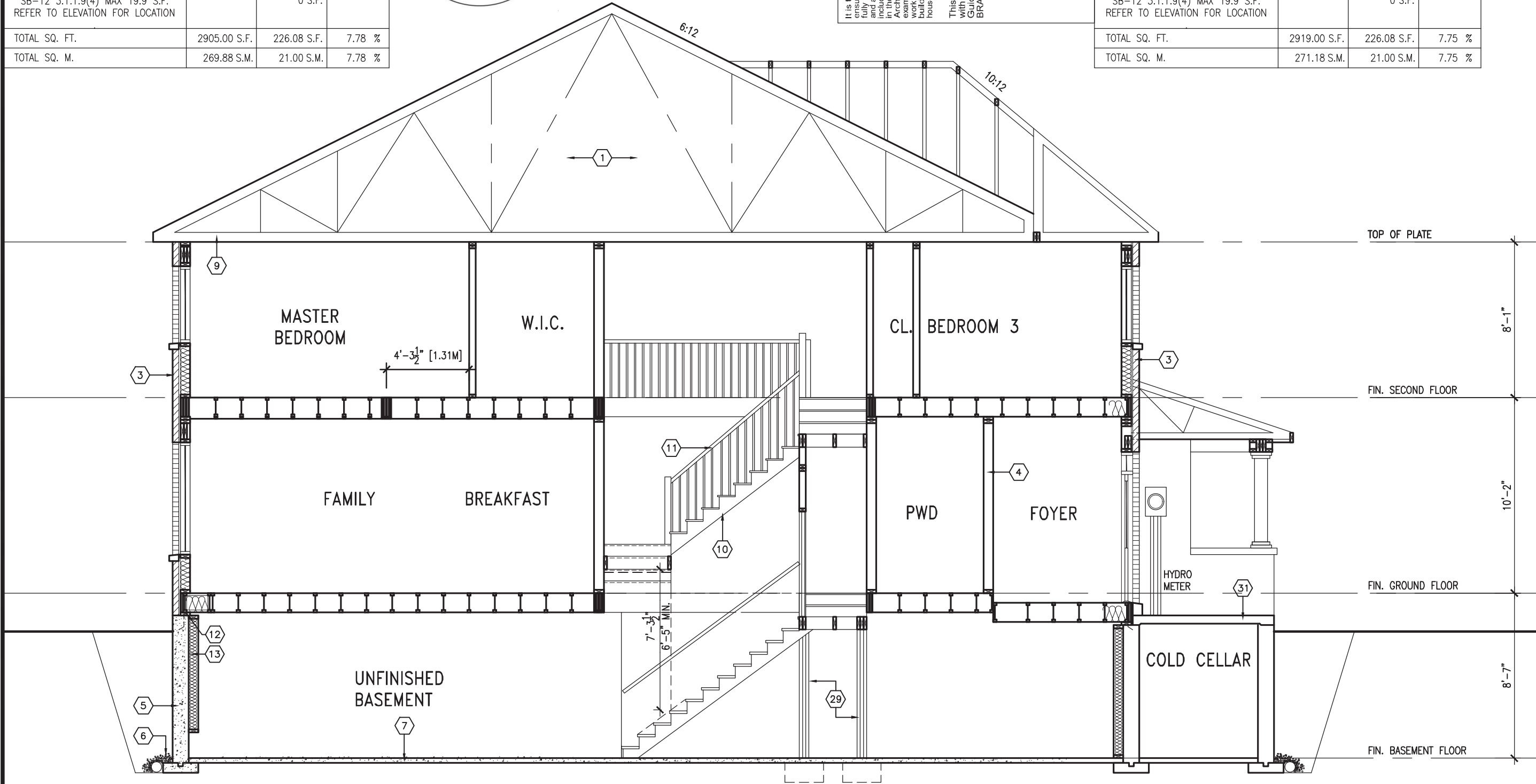
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-1A, A MOD.1 & B MOD.1 WOD(9R)	ENERGY EFFICIENCY -- OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	76.194 S.F.	19.14 %
LEFT SIDE	1018 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1018 S.F.	0 S.F.	0.00 %
REAR	471 S.F.	149.889 S.F.	31.82 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2905.00 S.F.	226.08 S.F.	7.78 %
TOTAL SQ. M.	269.88 S.M.	21.00 S.M.	7.78 %



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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-1 ELEVATION B WOD(9R)	ENERGY EFFICIENCY -- OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	76.194 S.F.	19.14 %
LEFT SIDE	1025 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1025 S.F.	0 S.F.	0.00 %
REAR	471 S.F.	149.889 S.F.	31.82 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2919.00 S.F.	226.08 S.F.	7.75 %
TOTAL SQ. M.	271.18 S.M.	21.00 S.M.	7.75 %



CROSS SECTION A-A

OBC VER 2023

TH-1  
NAPA 1

**BAYVIEW WELLINGTON**

**REVIEWED**

GREEN VALLEY ESTATES

BRADFORD

project no.  
13045

drawing no.  
11

CROSS SECTION

date  
FEB. 2017

checked by  
SB

scale  
3/16" = 1'-0"

drawn by  
RICHARD - H. VACHHE (WORKING) 2013\13045.BW units (6.0M) TOWN\VER 2023 (CURRENT)\13045-TH-1-VER 2023.dwg - Fri - Feb 9 2024 - 11:35 AM

**VAS3**

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

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qualification information

Wellington Jno-Baptiste 25591 BCIN

signature

42658

name

registration information

VAS Design Inc.

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

2 REVISED AS PER FLOOR / ROOF LAYOUTS 24-01-22 RC

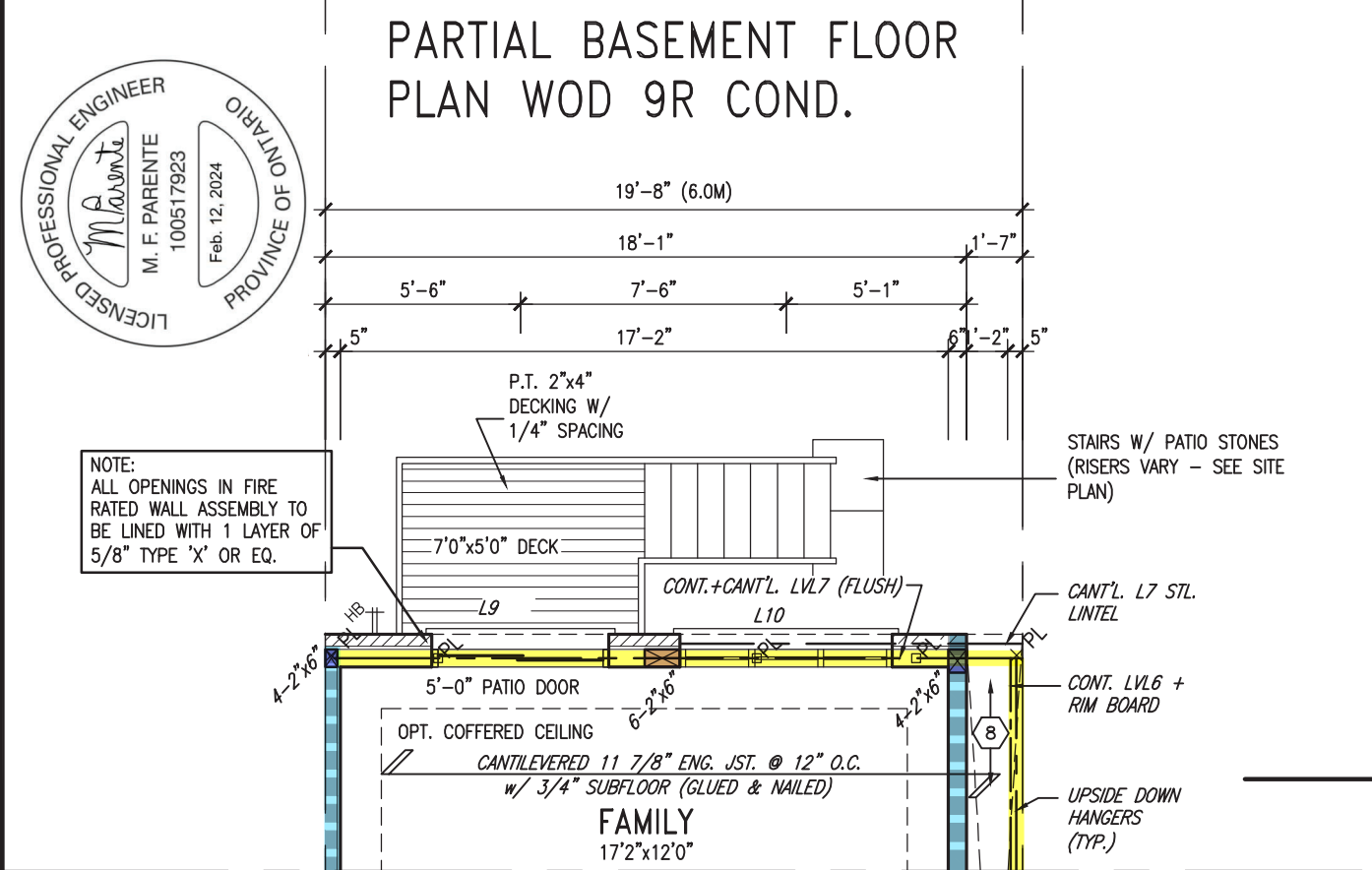
1 IMPORTED FROM 16023 REV OBC 2023 23-11-02 RC

no. description

date

by





REAR ELEVATION 'A & B'  
WOD 9R COND. OR MORE



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

APPROVED BY: 

DATE: FEB 15, 2024

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

## CONCLUSIONS

R.W.L.,  
&

(TYP.)

TOP OF PLATE

TOP OF WINDOW

HEADER

6-11

FIN. SECOND FLOOR

HEADER

TOP OF TRANSOM  
TOP OF WINDOW

\_\_\_\_\_

OD POST  
TAL SHOE

DIA. CONC.  
ID 6" ABOVE

FIN. GROUND FLOOR

---

## ACKNOWLEDGMENTS

## 500 DRINKING

---

FIN. BASEMENT FLOOR

FOUNDATION

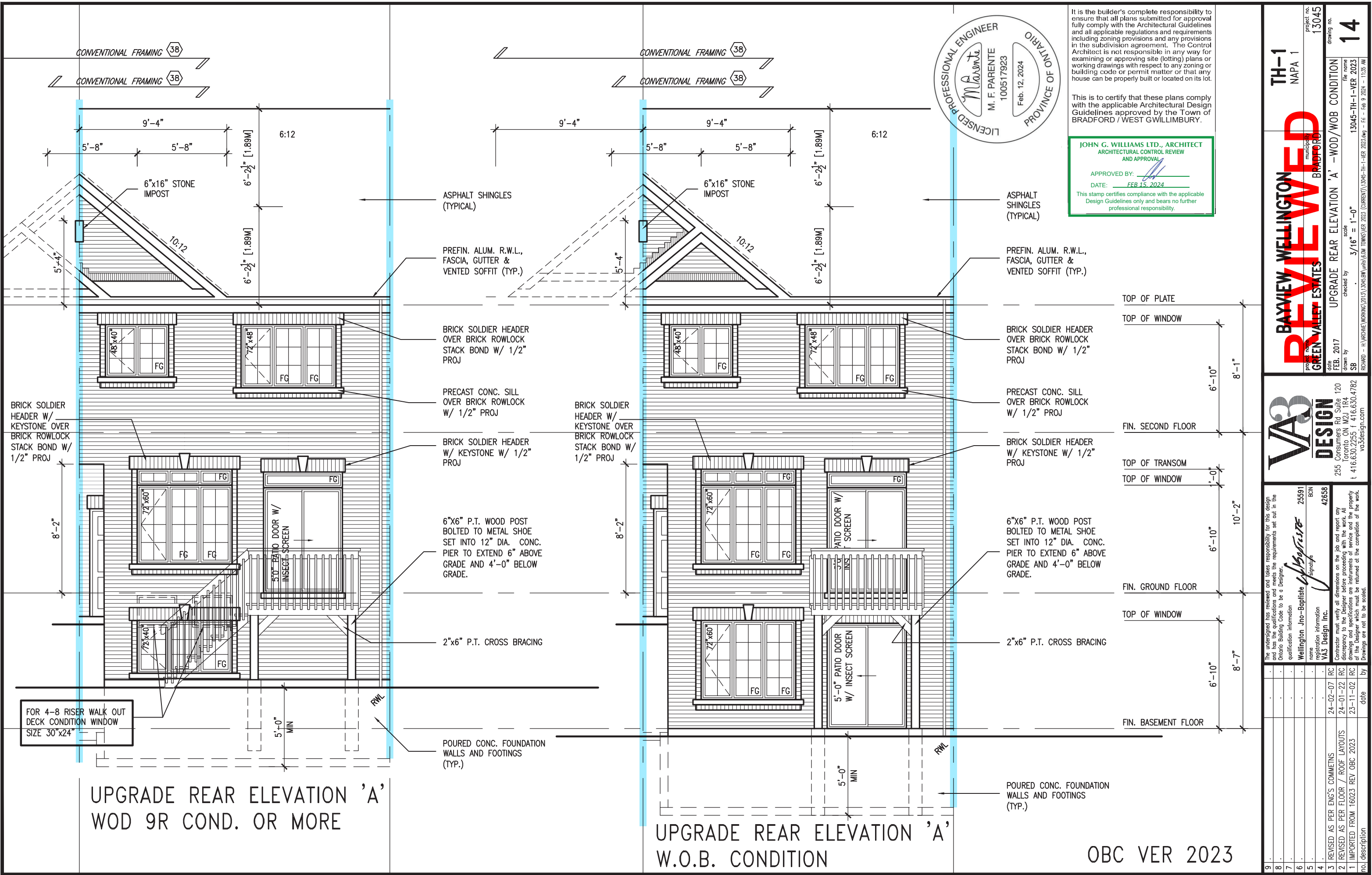
OTINGS

ORC VER 202

SEP 19 1962

[illegible]

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

APPROVED BY:   
DATE: FEB 15, 2024

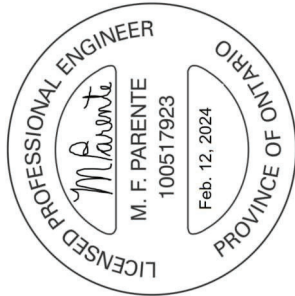
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



TH-1 NAPA 1		project no. 13045	drawing no. 14
BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD		file name 13045-TH-1-VER 2023	date FEB. 2017
UPGRADE REAR ELEVATION 'A' - WOD/WOB CONDITION		checked by SB	scale 3/16" = 1'-0"
VA3 DESIGN 255 Consumers Rd. Suite 120 Toronto, ON M2J 1P4 t 416.630.2255 f 416.630.4782 vo3design.com		signature 	BCIN 25591
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.		name Wellington Jno-Baptiste	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.		registration information VA3 Design Inc.	24-02-07 RC
REVISED AS PER ENG'S COMMENTS		date	24-02-07 RC
REVISED AS PER FLOOR / ROOF LAYOUTS		date	24-01-22 RC
IMPORTED FROM 16023 REV OBC 2023		date	23-11-02 RC
no. description		date	

OBC VER 2023





CONVENTIONAL FRAMING 38

CONVENTIONAL FRAMING 38



UPGRADE REAR ELEVATION 'B'  
& 'B' MOD.1  
WOD 9R COND. OR MORE

ASPHALT SHINGLES  
(TYPICAL)

1"x6" STUCCO FRIEZE  
BOARD

STUCCO FINISH

PREFIN. MTL. FLASHING,  
BEHIND STUCCO

1"x6" ALUM. CLAD  
FRIEZE BD.

8" PRECAST CONC.  
HEADER ON 8"  
PRECAST SURROUND  
ON 4" PRECAST  
CONC SURROUND

DBL PRECAST CONC.  
SILL

FACE BRICK (TYP.)

2"x6" P.T. CROSS  
BRACING



UPGRADE REAR ELEVATION 'B'  
& 'B' MOD.1 W.O.B. CONDITION

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

6"x6" P.T. WOOD POST  
BOLTED TO METAL SHOE  
SET INTO 12" DIA. CONC.  
PIER TO EXTEND 6"  
ABOVE GRADE AND 4'-0"  
BELOW GRADE.

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS  
(TYP.)

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

APPROVED BY:

DATE: FEB 15, 2024

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

TOP OF PLATE

TOP OF WINDOW

6'-10"

8'-1"

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

1'-0"

6'-10"

10'-2"

FIN. GROUND FLOOR

TOP OF WINDOW

6'-10"

8'-7"

FIN. BASEMENT FLOOR

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

OBC VER 2023

TH-1  
NAPA 1

BAYVIEW WELLINGTON  
GREEN VALLEY ESTATES  
BRADFORD

REVIEWED

project no.  
13045

drawing no.  
15

date  
FEB 2017

checked by  
SB

scale  
3/16" = 1'-0"

UPGRADE REAR ELEVATION 'B' - WOD/WOB CONDITION

13045-TH-1-VER 2023

FILE NAME  
13045-TH-1-VER 2023.dwg

DATE  
FRI - FEB 9 2024 - 11:35 AM

VA3  
DESIGN

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

signature  
Wellsington Jno-Baptiste

BCIN  
25591

42658

RC

24-02-07

RC

24-01-22

RC

23-11-02

RC

1

IMPORTED FROM 16023 REV OBC 2023

no. description

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

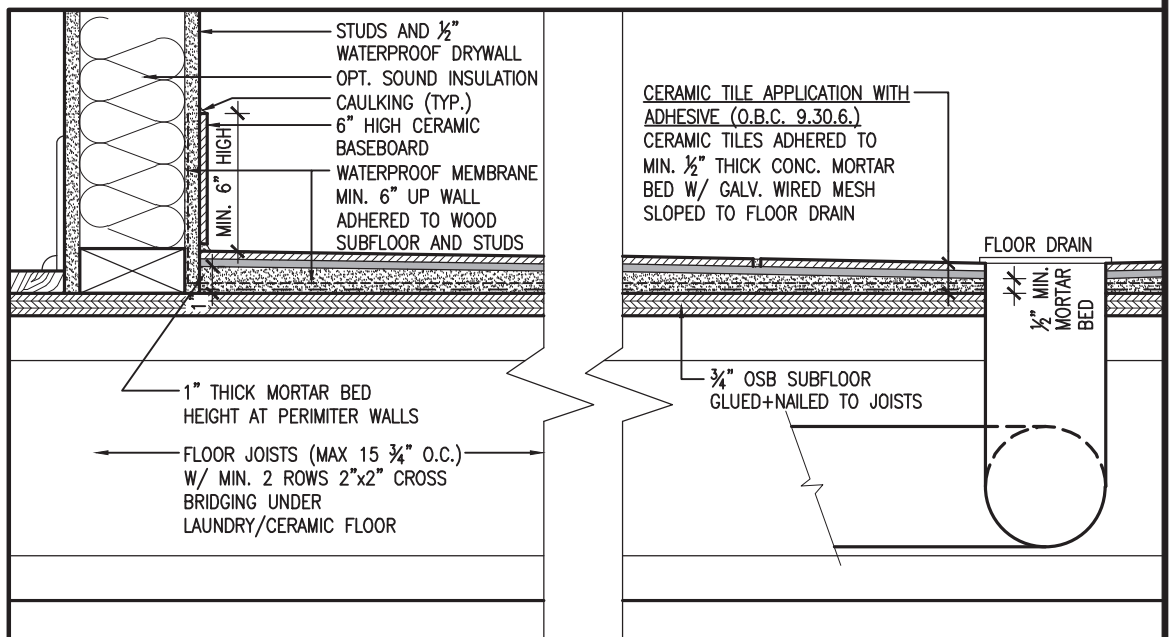
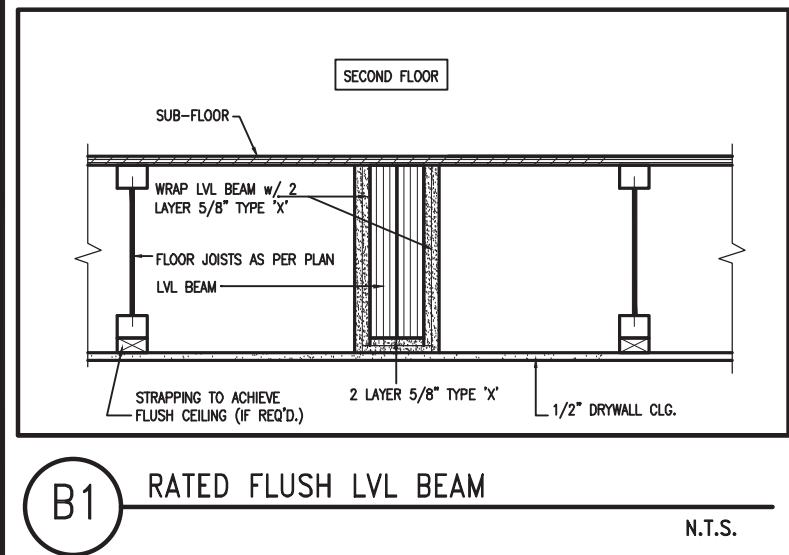
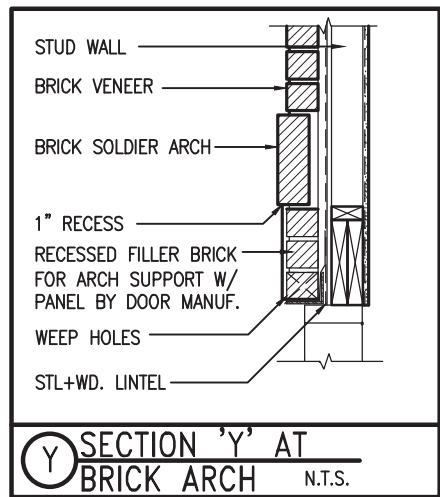
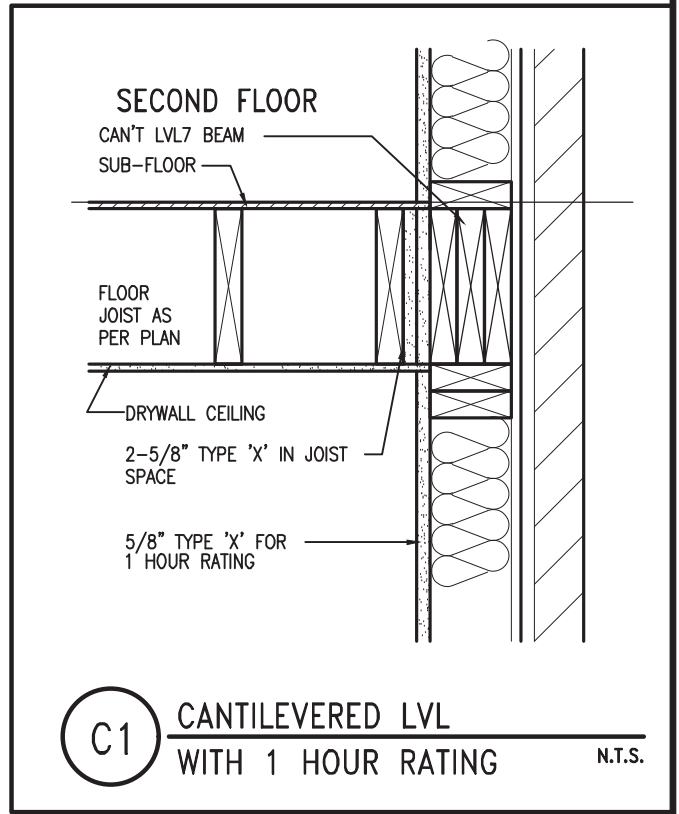
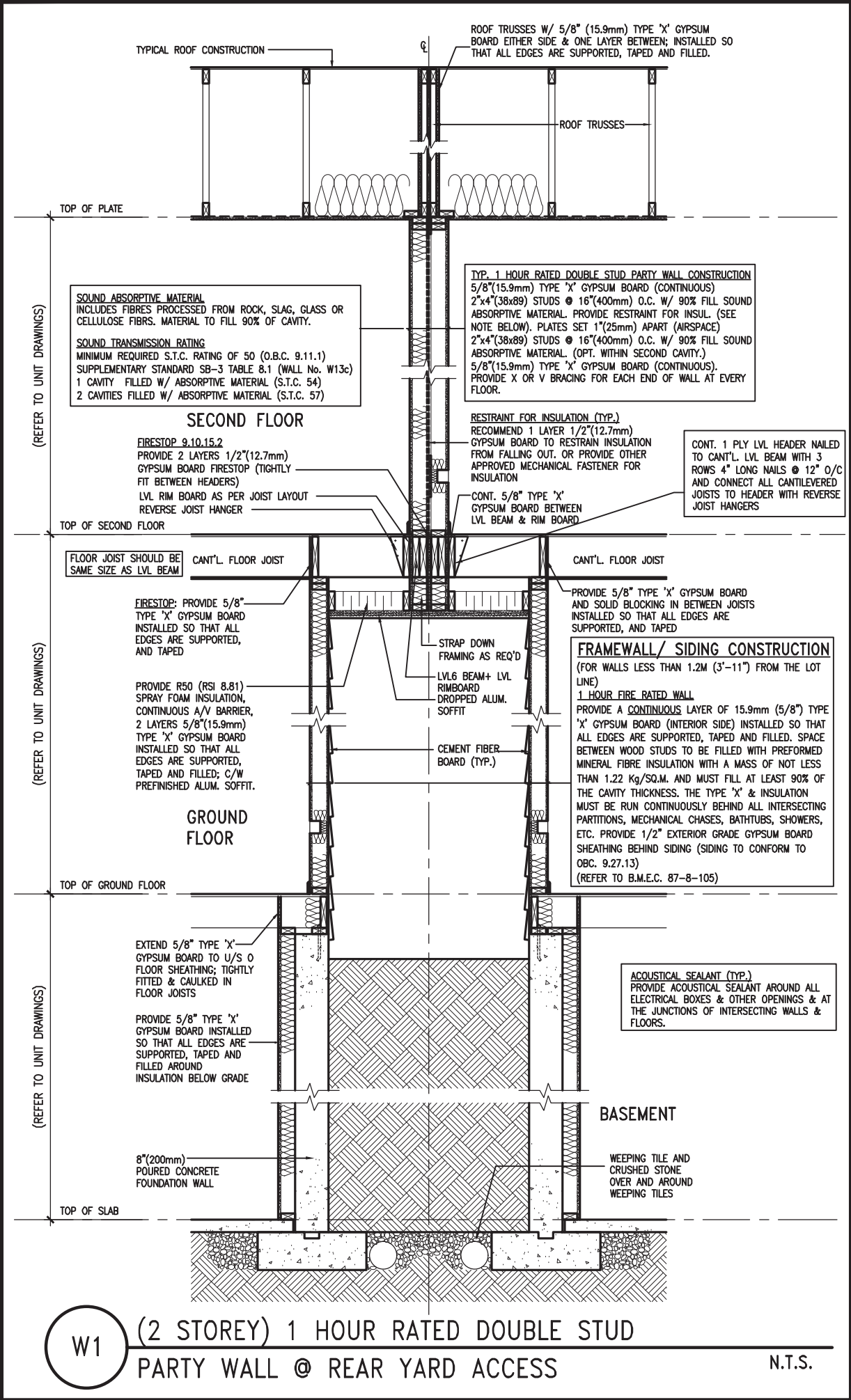
name  
Wellsington Jno-Baptiste

registration information  
VA3 Design Inc.

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date

by



9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name BCIN
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	REVISED AS PER ENG'S COMMITNS	24-02-07	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-22	RC	
1	IMPORTED FROM 16023 REV OBC 2023	23-11-02	RC	
no.	description	date	by	

**VA3 DESIGN**

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

**BAYVIEW WELLINGTON**

**REVIEWED**

**TH1 NAPA 1**

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

date: APR 2014 checked by: scale: 3/16" = 1'-0" file name: 13045-TH-1-VER 2023

drawn by: RC

DETAILS

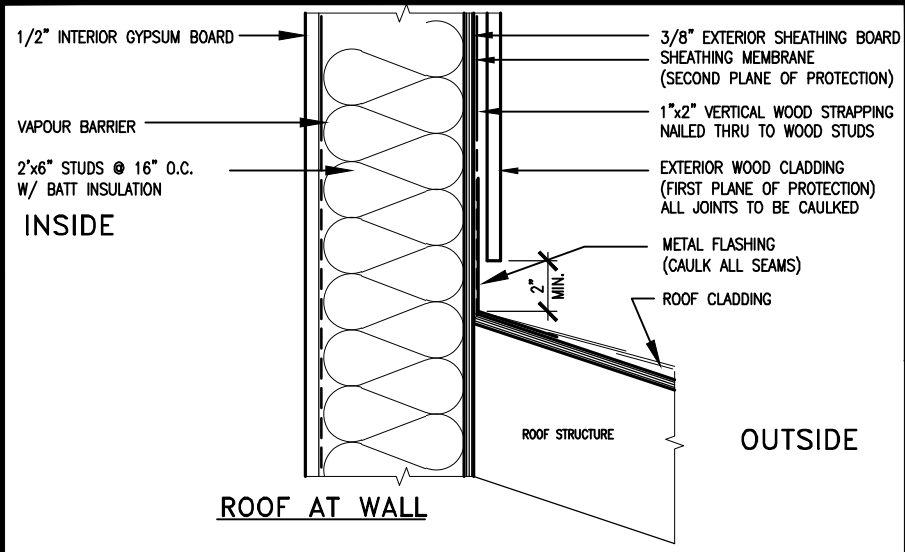
**AD1**

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\VER 2023 (CURRENT)\13045-TH-1-VER 2023.dwg - Fri - Feb 9 2024 - 11:36 AM









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

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

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

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

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

NOTES:

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

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

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

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

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

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

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

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

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

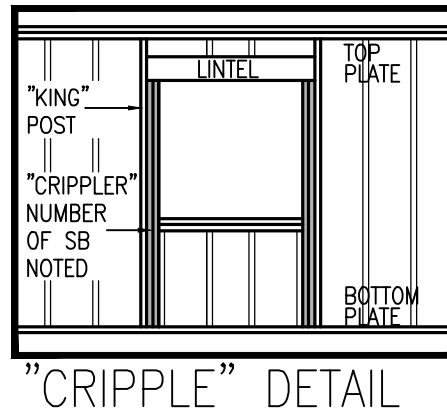
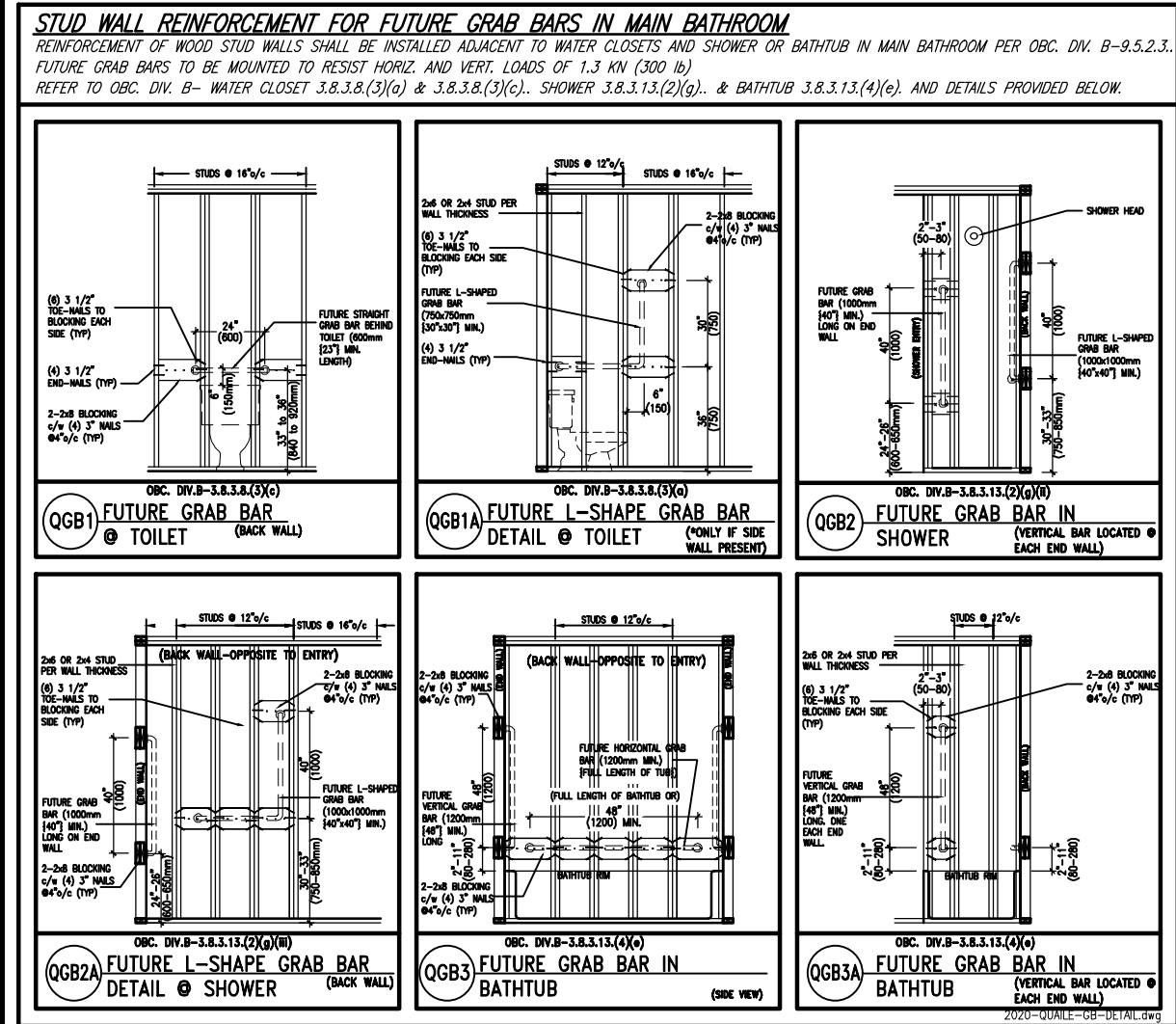
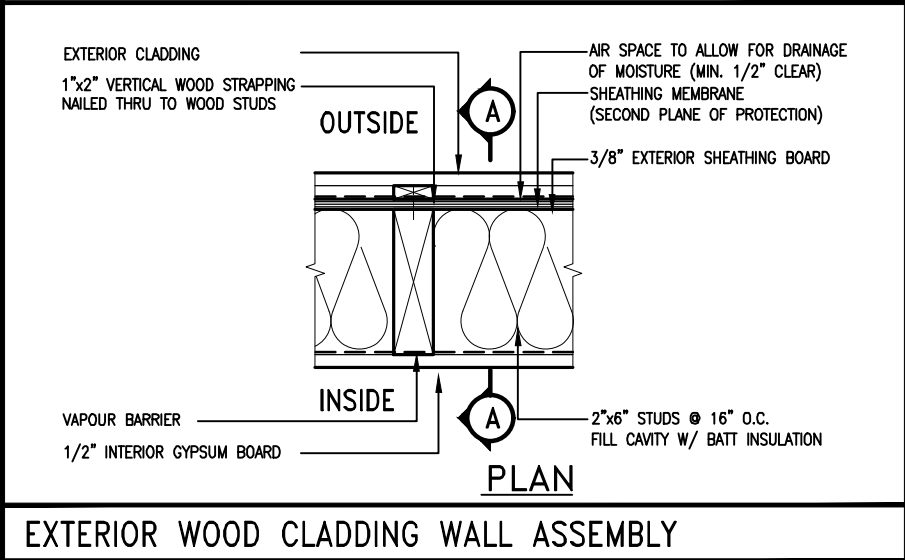
2-2"x8" @ 16" O.C. - 20'-4"

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

NOTES:

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

\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30



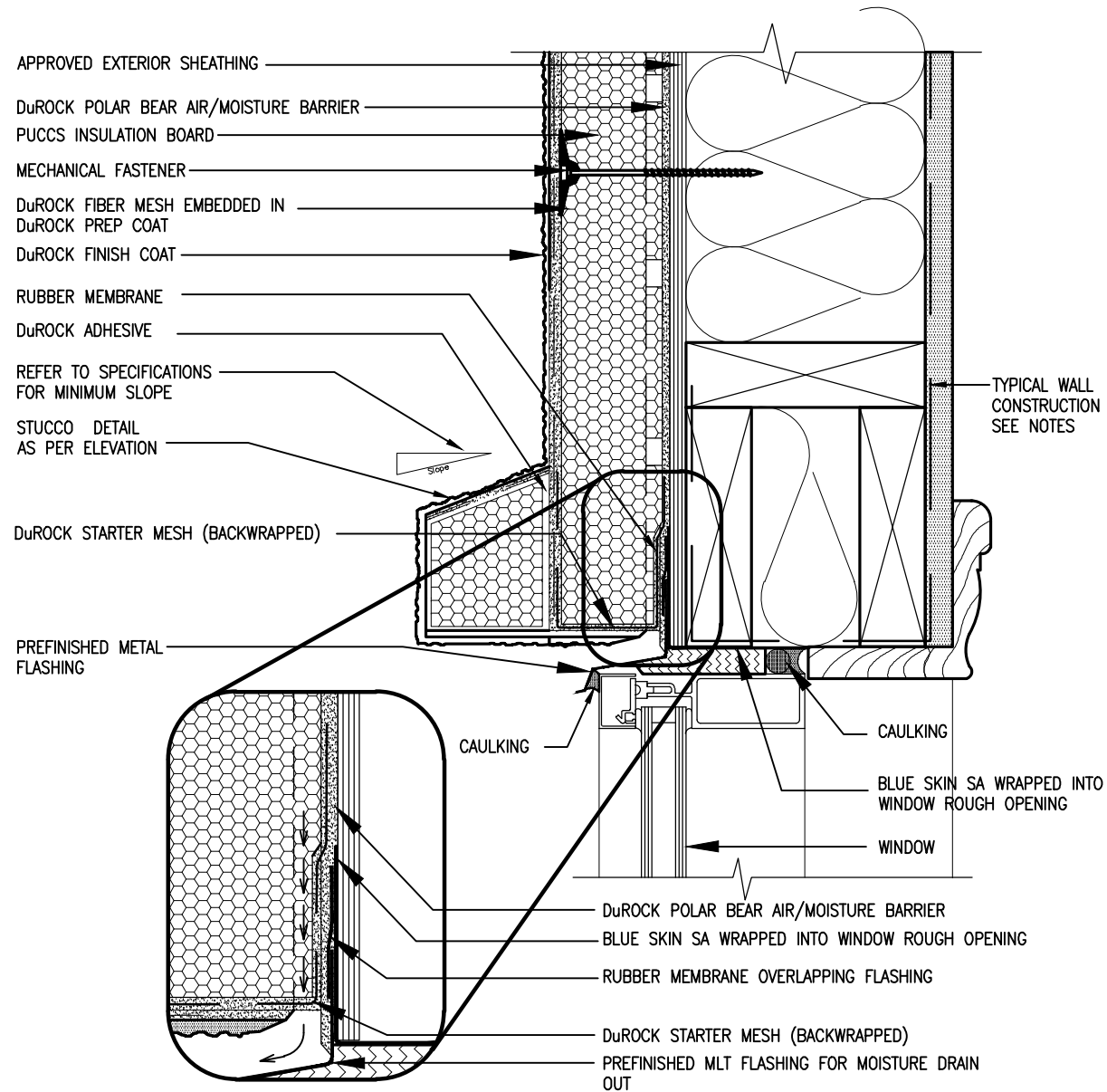
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	REVISED AS PER ENG'S COMMENTNS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

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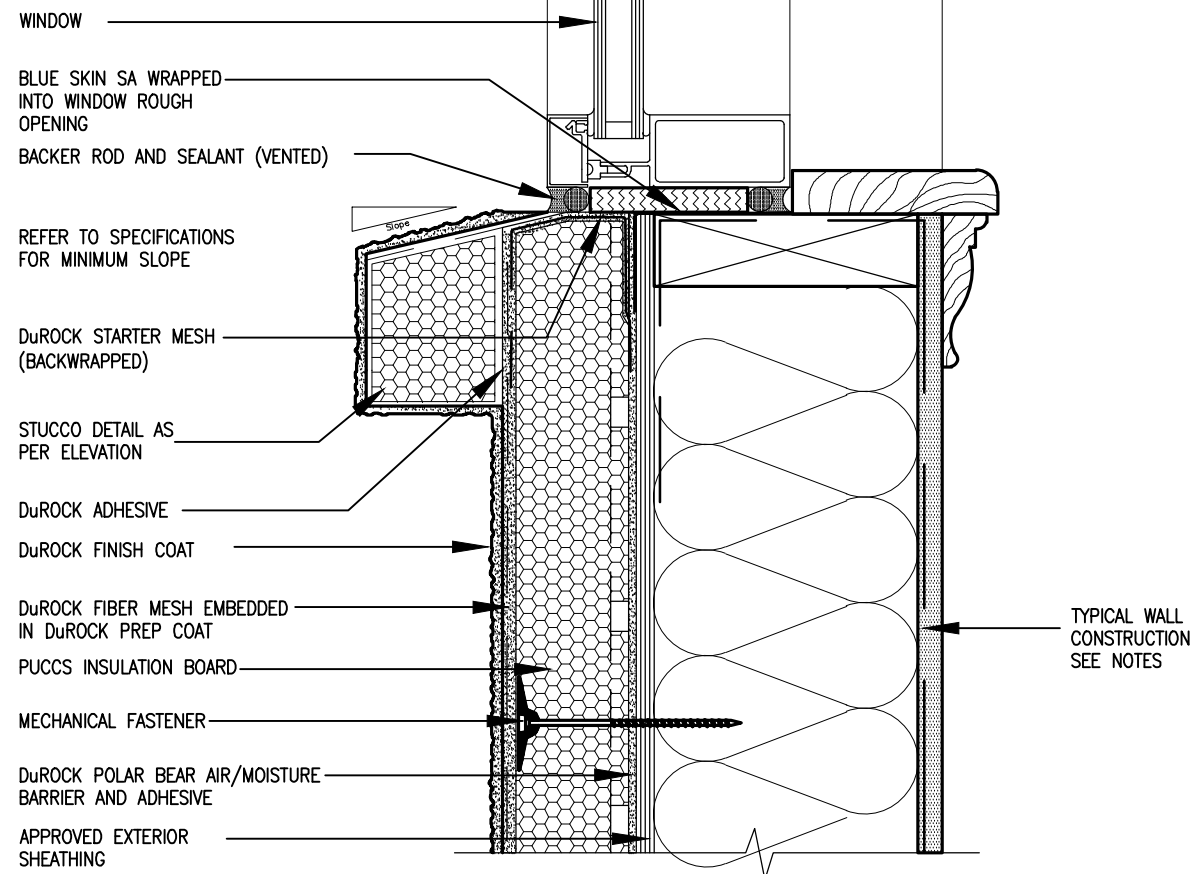
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date MAY 2016		drawing no. CN2	
drawn by RC		checked by scale 3/16" = 1'-0"	
CONSTRUCTION NOTES		file name 13045-CN-2022-A1-REV1	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024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

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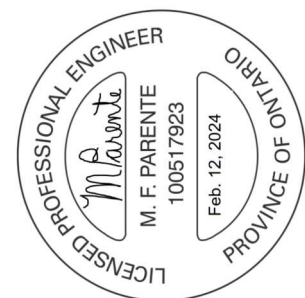


1 WINDOW HEADER  
CN3 SCALE: 3"=1'-0"

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



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



**BAYVIEW WELLINGTON**

**REVIEWED**

**GREEN VALLEY ESTATES**

project no. 13045

drawing no. CN3

date MAY 2016

checked by RC

scale 3/16" = 1'-0"

file name 13045-CN-2022-A1-REV1

project location 13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:08 PM

author RICHARD - H. VACHINE (MORNING) 2013 (13045.BN) (units) (CONSTRUCTION NOTES) (VER 2023)

**CONST NOTE**

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

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

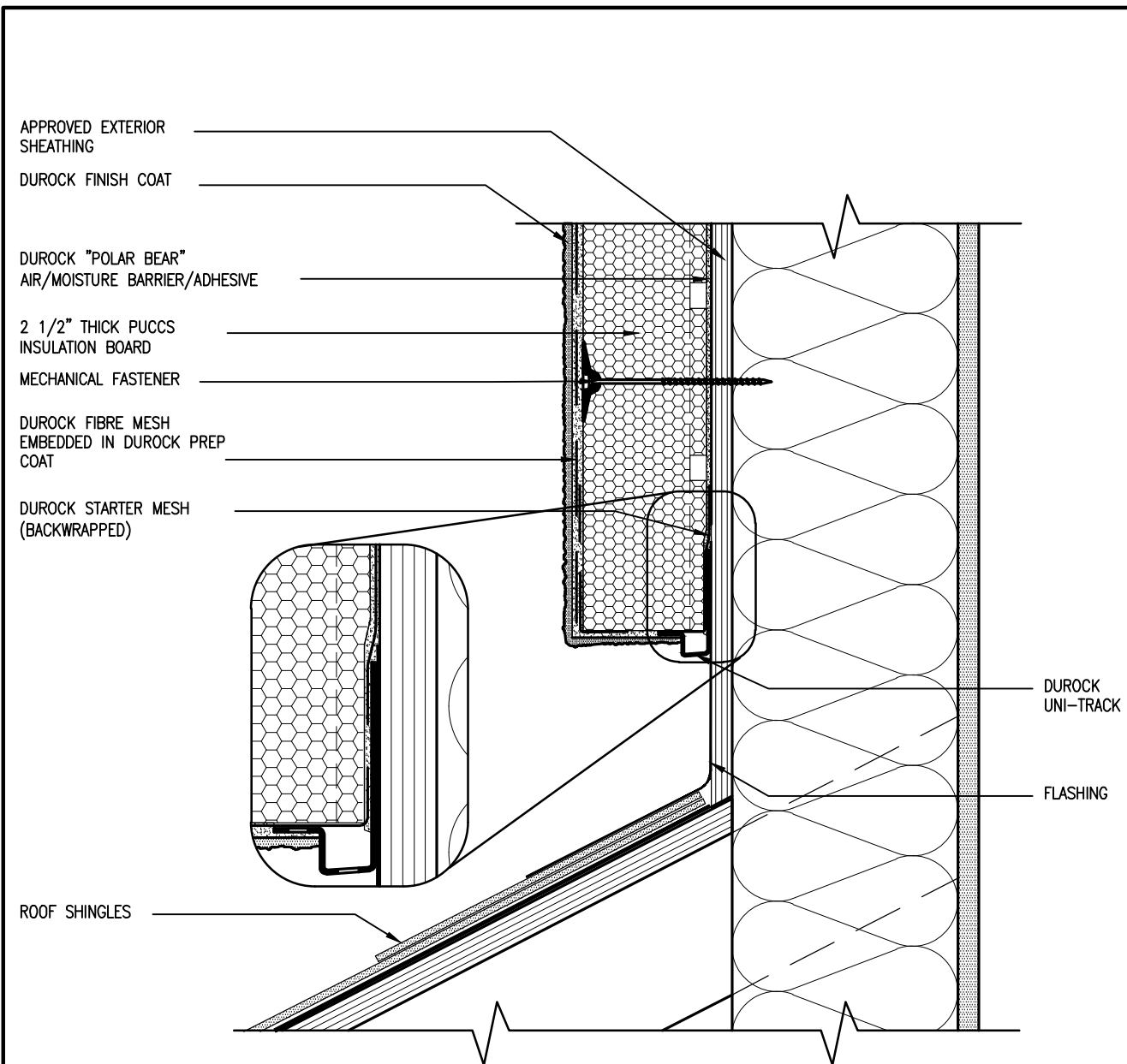
Wellington Jno-Baptiste 25591 BCIN

signature

42658

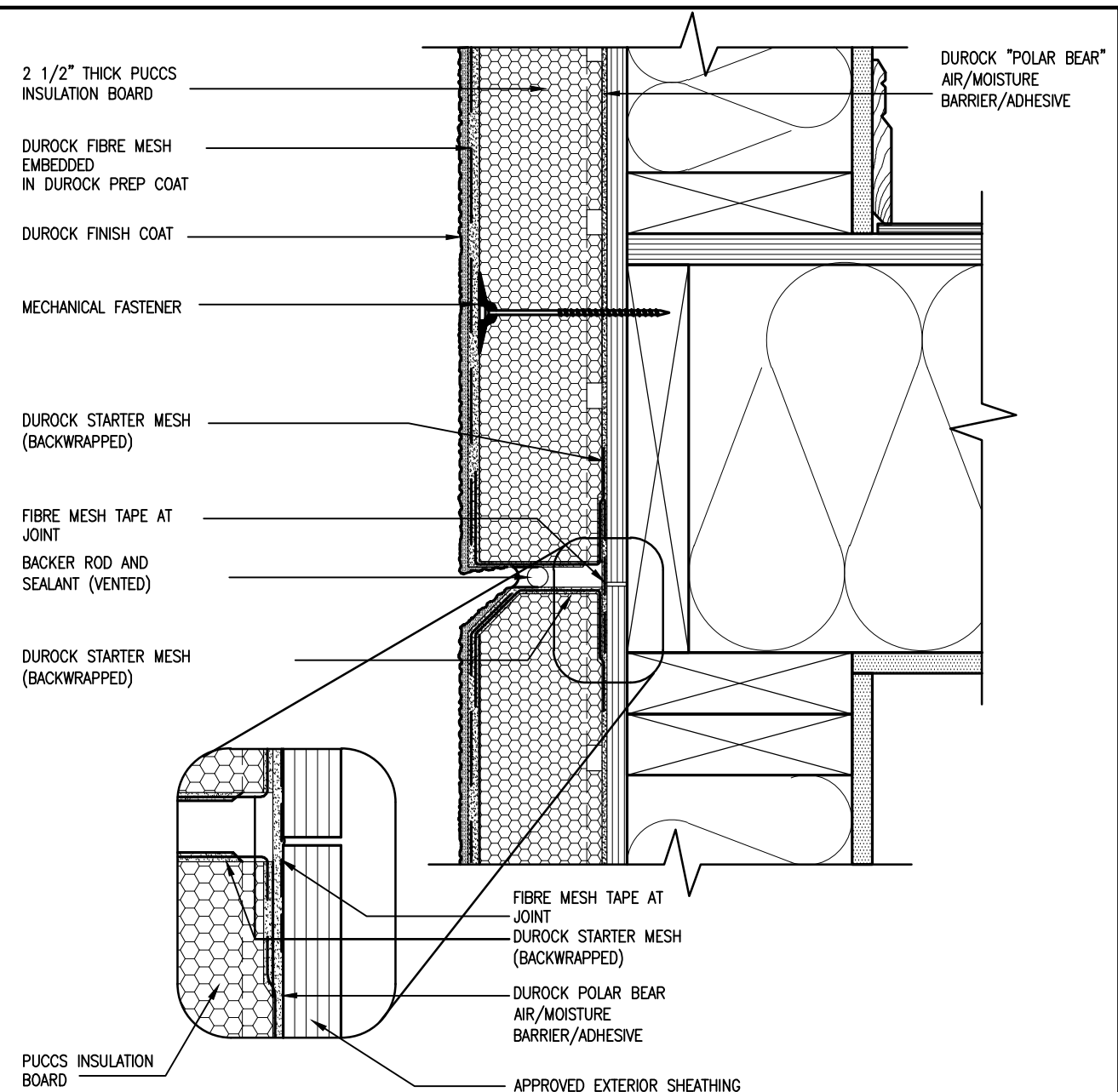
VA3 Design Inc.

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



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

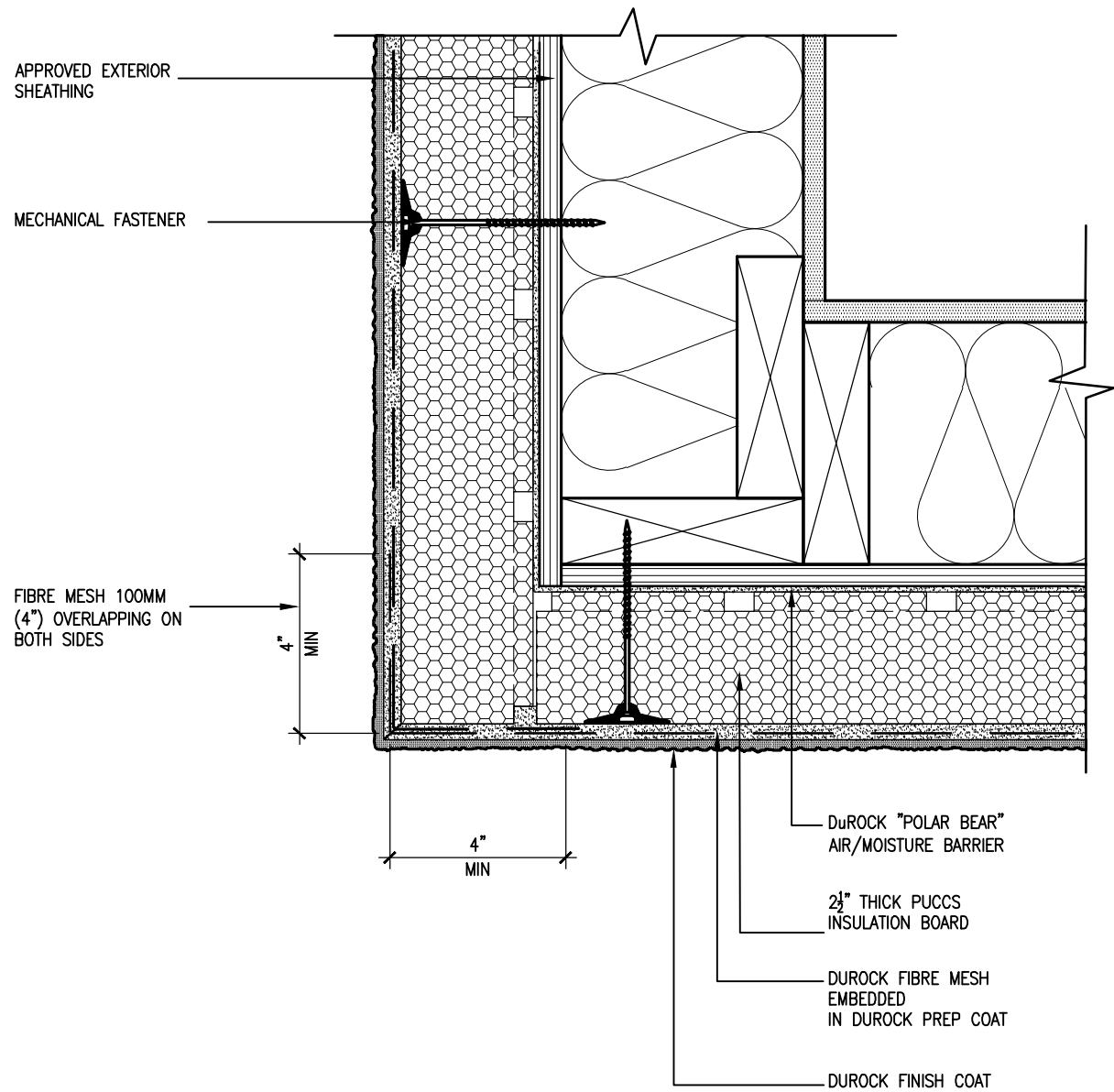
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE  
BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE  
EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM  
BASED. ALL STUCCO TO BE INSTALLED AS PER  
MANUFACTURERS SPECIFICATIONS.  
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



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

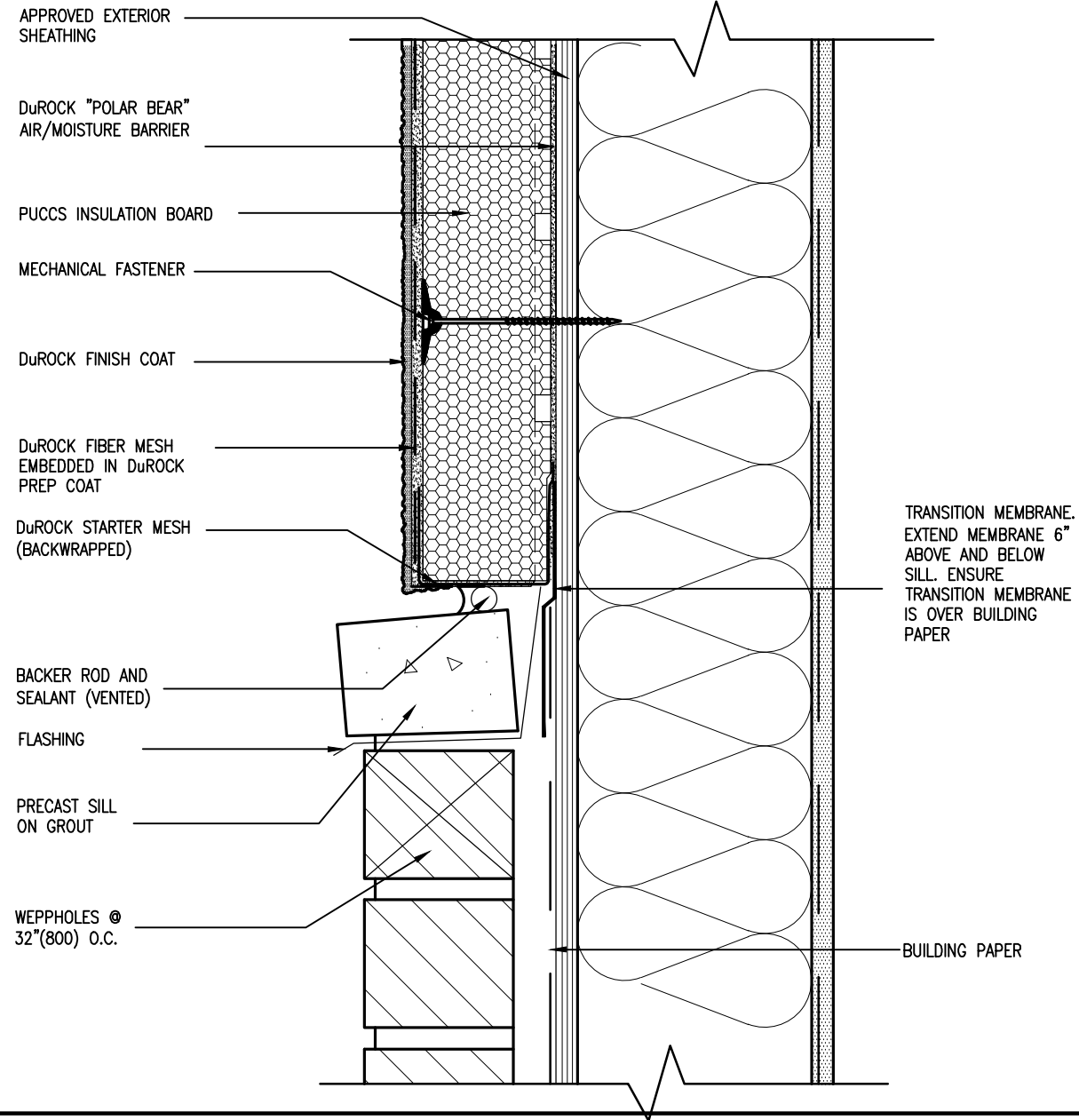
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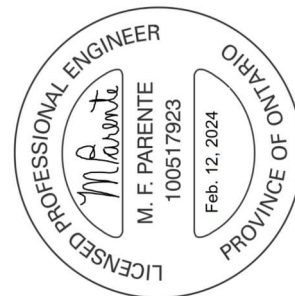


5 CORNER DETAIL  
CN5 SCALE: 3"=1'-0"

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



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



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

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

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

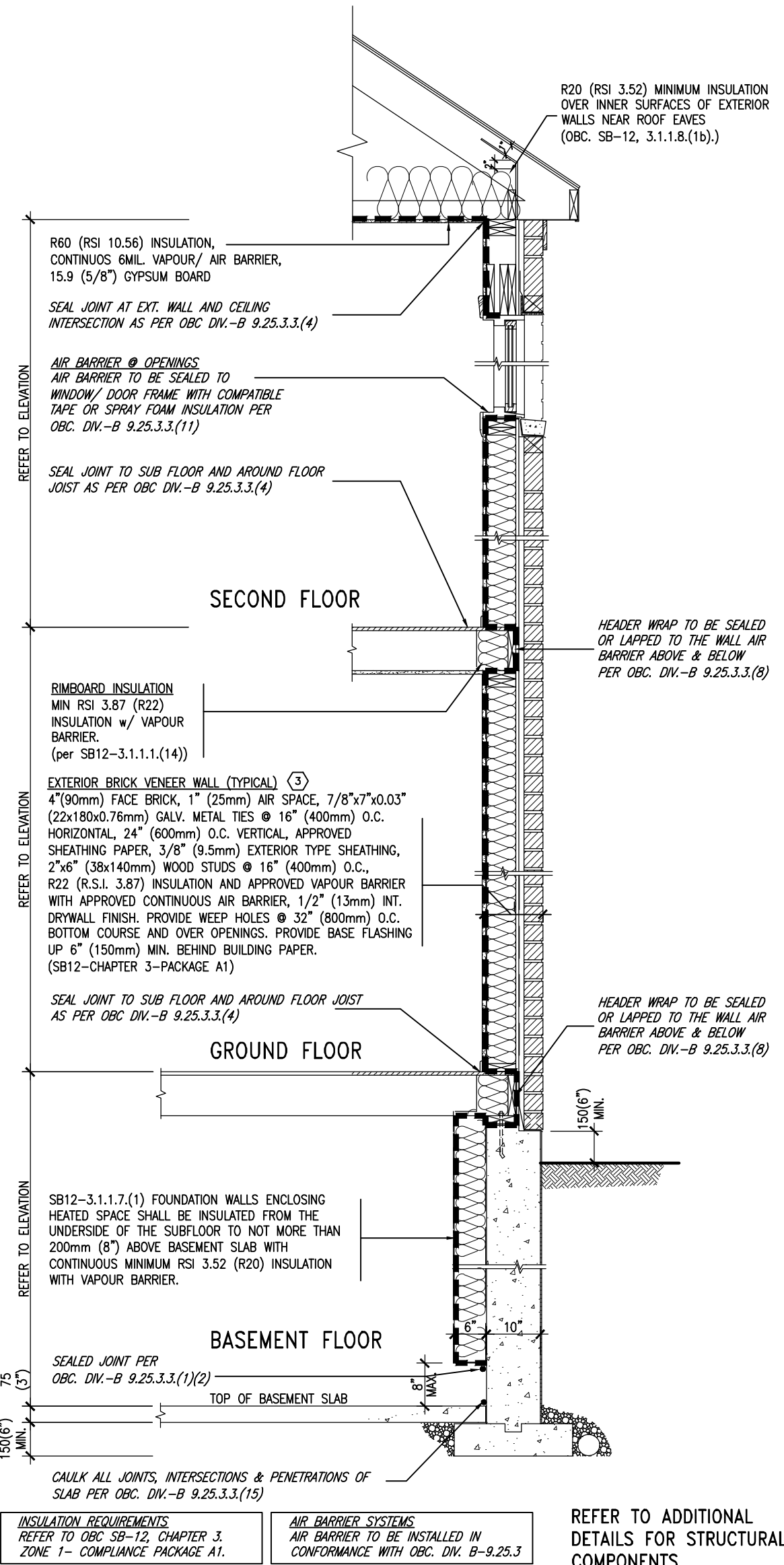
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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**BAYVIEW WELLINGTON CONST NOTE**  
**REVIEWED**  
project no. 13045  
drawing no. CN5  
checked by: RC  
scale: 3/16" = 1'-0"  
date: MAY 2016  
drawn by: RC  
CONSTRUCTION NOTES  
13045-CN-2022-A1-REV1  
file name: 13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:07 PM  
project location: BRADFORD  
municipality: BRADFORD

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SB12-COMPLIANCE PACKAGE 'A1'

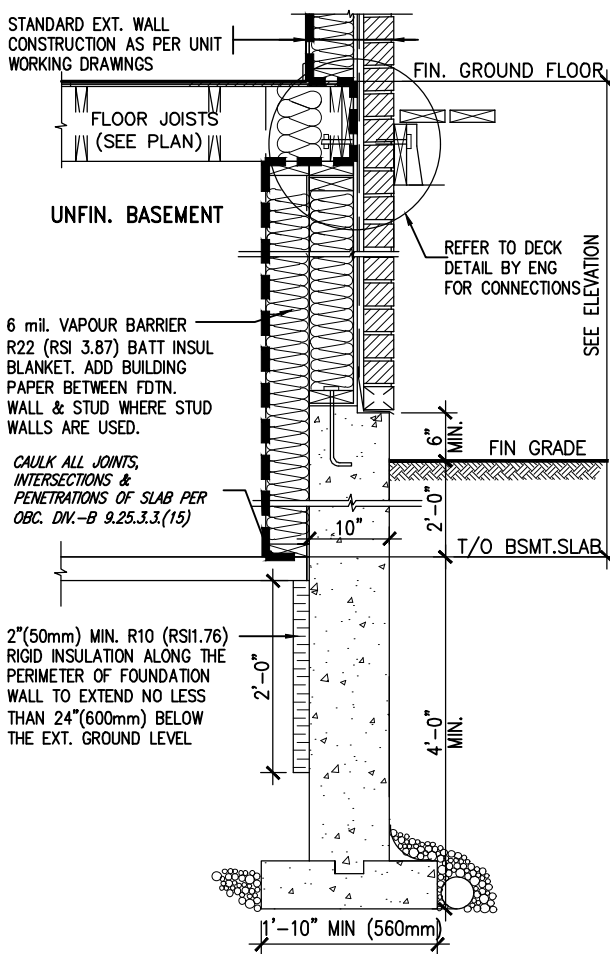


**EW** TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1)  
10" FOUNDATION WALL SCALE: N.T.S.

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

USE SB-12 COMPLIANCE PACKAGE (A1):		
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	R20 at inner face
Minimum RSI (R) value	(R60)	of exterior walls
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
Minimum RSI (R) value	(R20ci)	R12+R10ci.
Edge of Below Grade Slab	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights	2.8U	
Maximum U-value		
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.

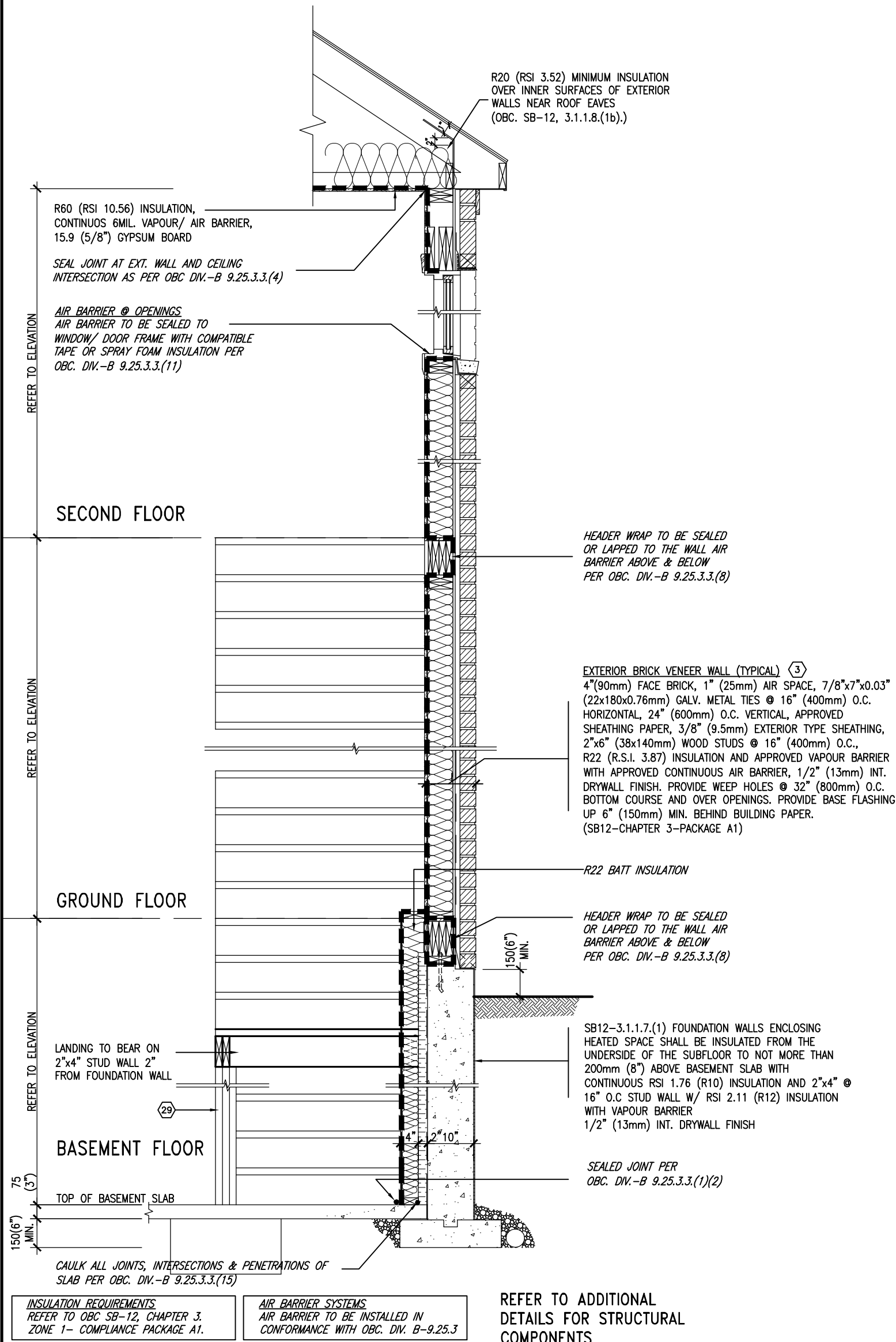


\* REVISED-FEB 2017

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.	<b>VA3 DESIGN</b> 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b> <b>REVIEWED</b> project name <b>GREEN VALLEY ESTATES</b> date <b>MAY 2016</b> drawn by <b>RC</b> checked by <b>-</b> scale <b>3/16" = 1'-0"</b>	<b>CONST NOTE</b> - project no. <b>13045</b> file name <b>13045-CN-2022-A1-REV1</b> drawing no. <b>CN6</b>
8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste 25591 signature BCIN			
6.	.	.	registration information VA3 Design Inc. 42658			
5.	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	CONSTRUCTION NOTES	
4.	UPDATE TO 2022	JAN 11-22	RC			
3.	UPDATE TO 2020	FEB 24-20	RC			
2.	UPDATE TO 2018	JAN 11-18	RC			
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			
no.	description	date	by			

SB12-COMPLIANCE PACKAGE 'A1'

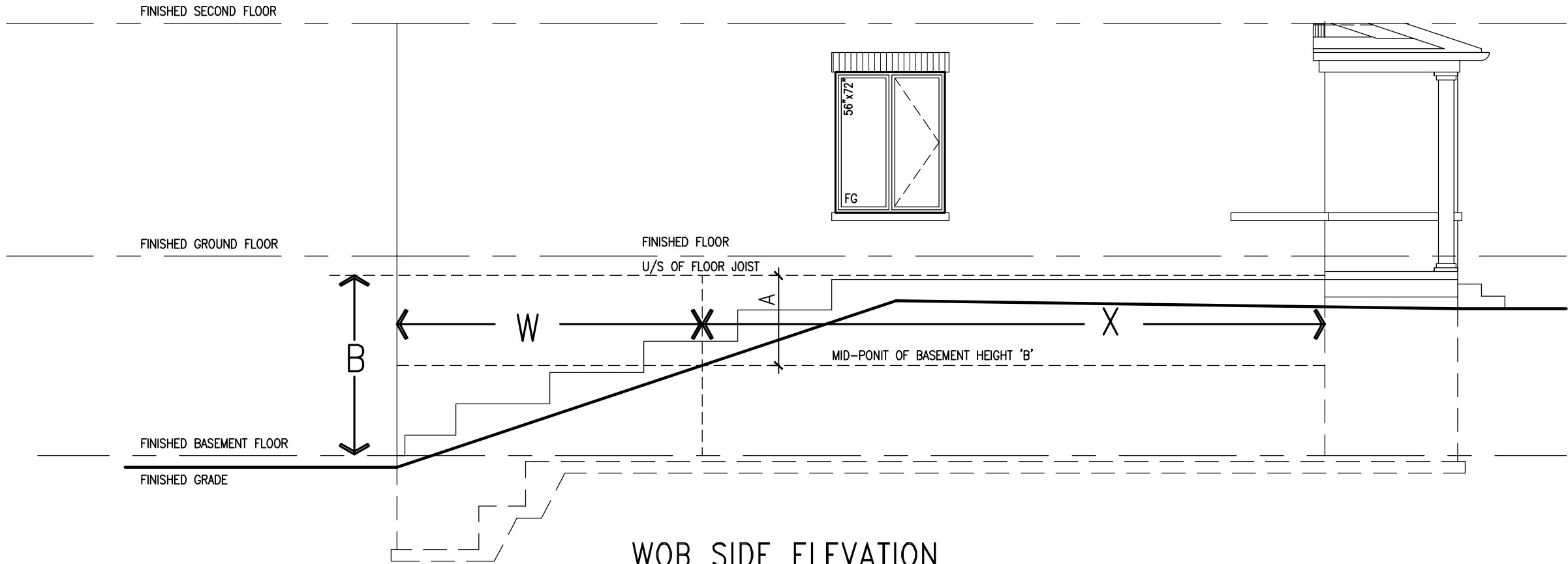


**EW STR** TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)  
10" FOUNDATION WALL  
SCALE: N.T.S.



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.	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	<div><div>BAYVIEW WELLINGTON</div><div>CONST NOTE</div></div>	project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
8	-	-	Wellington Jno-Baptiste 25591							
7	-	-	signature BCIN							
6	-	-	name registration information VA3 Design Inc. 42658							
5	REVISED AS PER ENG'S COMMITMENTS	24-02-09	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	date MAY 2016	CONSTRUCTION NOTES			drawing no.	
4	UPDATE TO 2022	JAN 11-22	RC			drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CN-2022-A1-REV1	CN7
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							



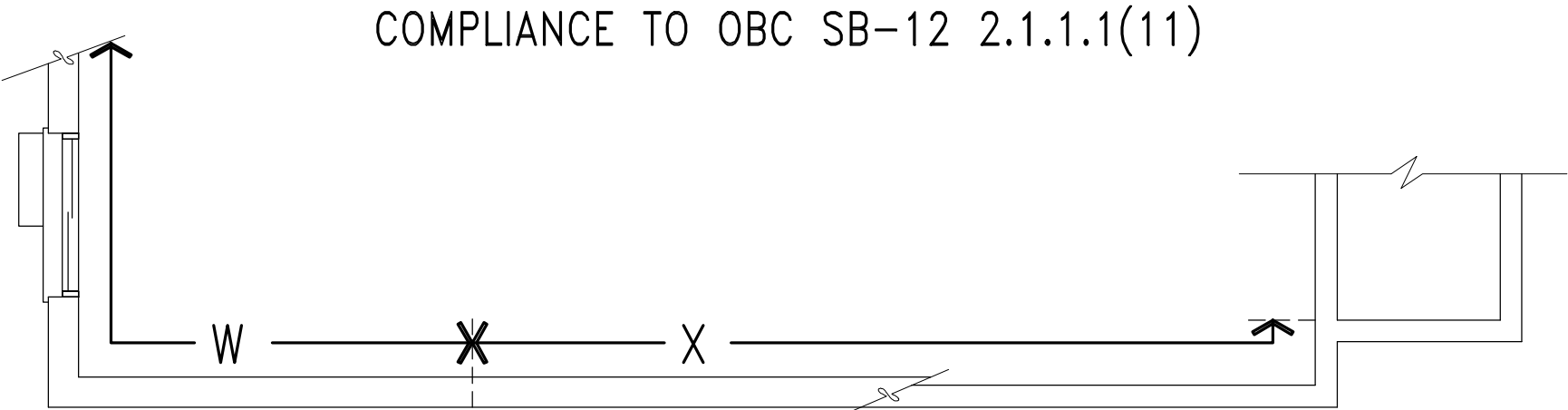


WOB PLAN

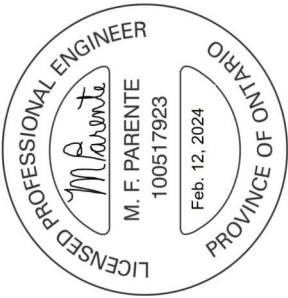
WOB SIDE ELEVATION

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

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



COMPLIANCE TO OBC SB-12 2.1.1.1(11)



BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD

CONST NOTE

project no. 13045

drawing no. CN8

checked by

date MAY 2016

drawn by RC

scale 3/16" = 1'-0"

file name 13045-CN-2022-A1-REV1

date Feb. 12, 2024

checked by

date

drawn by

checked by

date

drawn by

VAS

DESIGN

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Toronto, ON M2J 1R4

t 416.630.2255 f 416.630.4782

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qualification information

name Wellington Jno-Baptiste

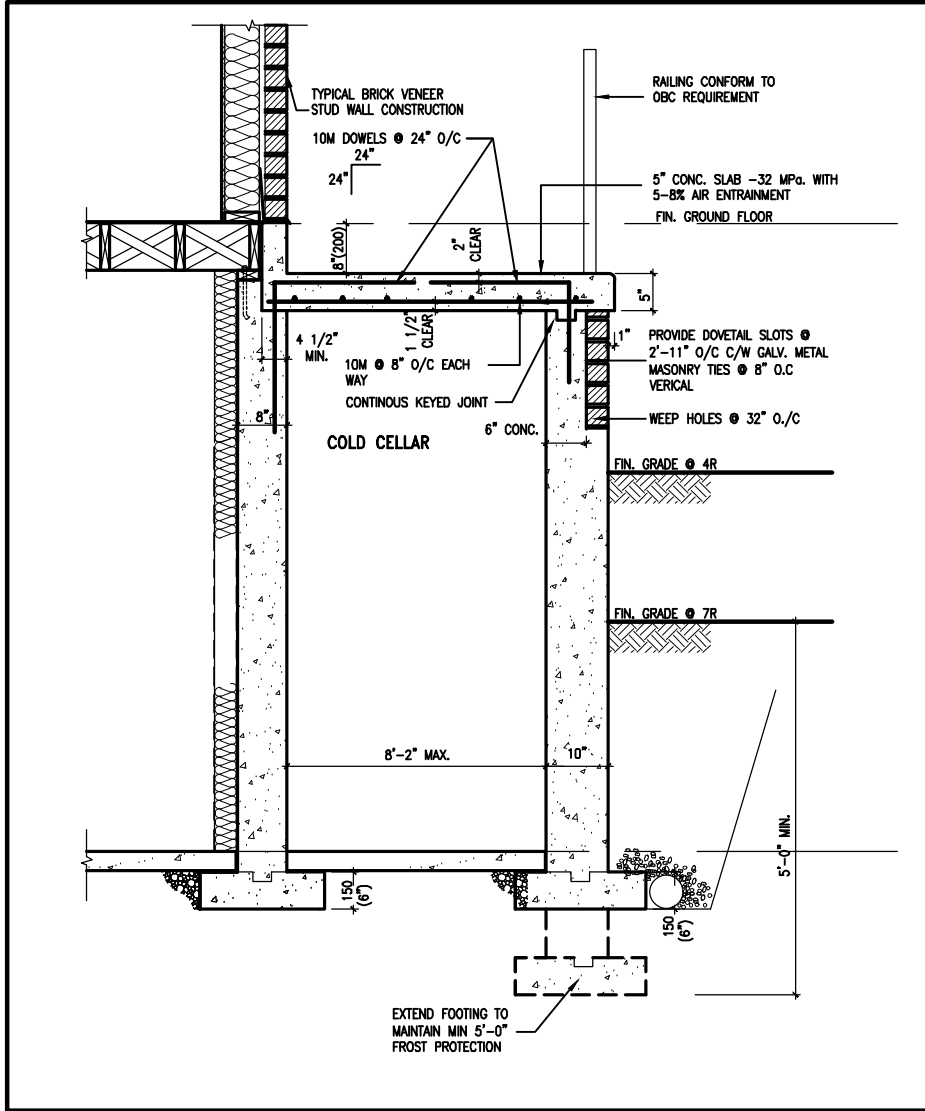
registration information VAS Design Inc.

BCIN 25591

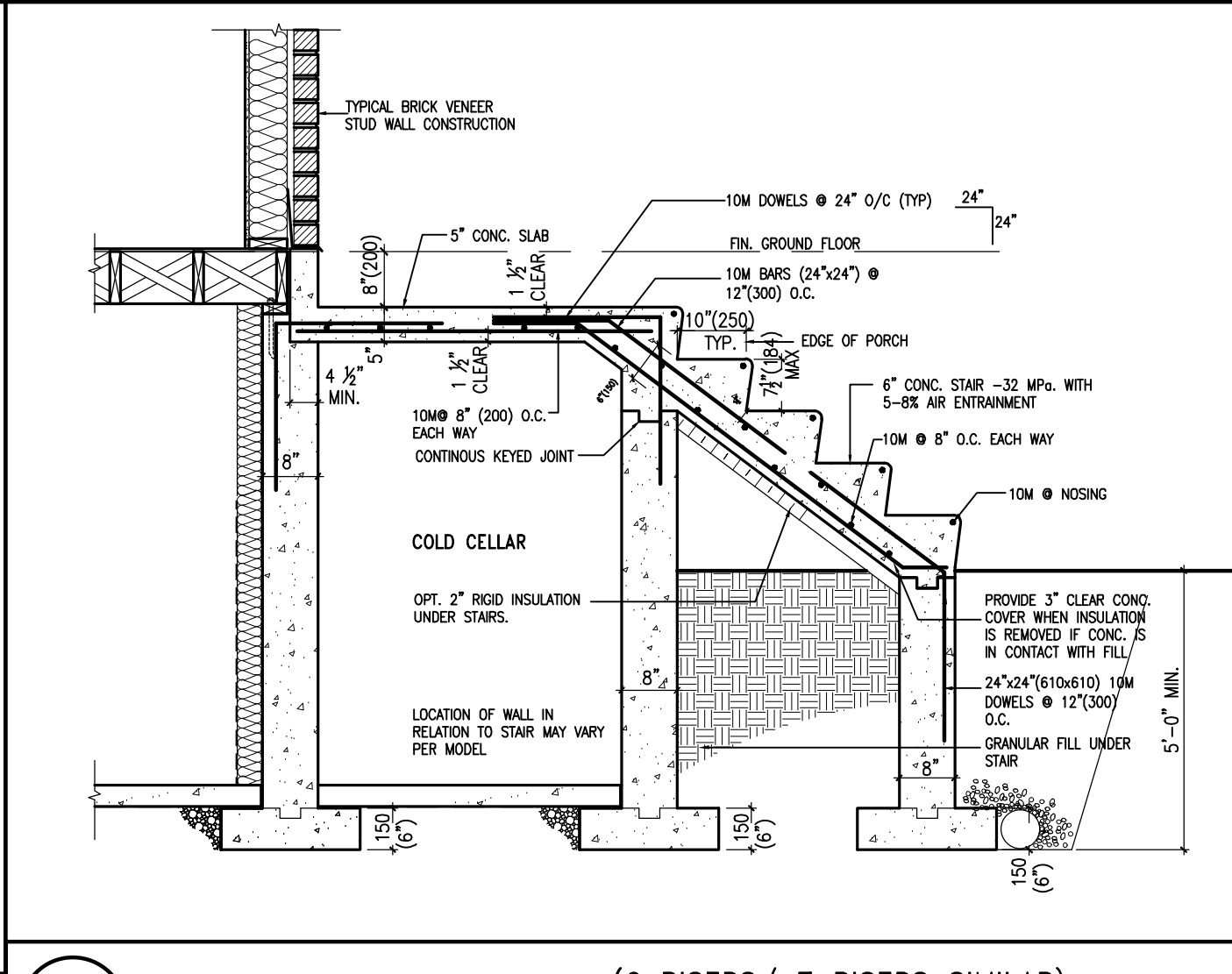
BCIN 42658

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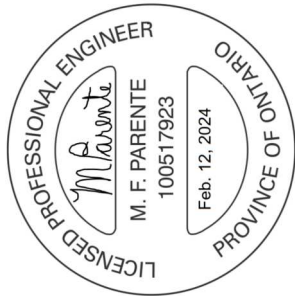
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8	UPDATE TO 2022	JAN 11-22	RC
7	UPDATE TO 2020	FEB 24-20	RC
6	UPDATE TO 2018	JAN 11-18	RC
5	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC



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



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



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qualification information

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

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no.	description	date	by
9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	24-02-09	RC
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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

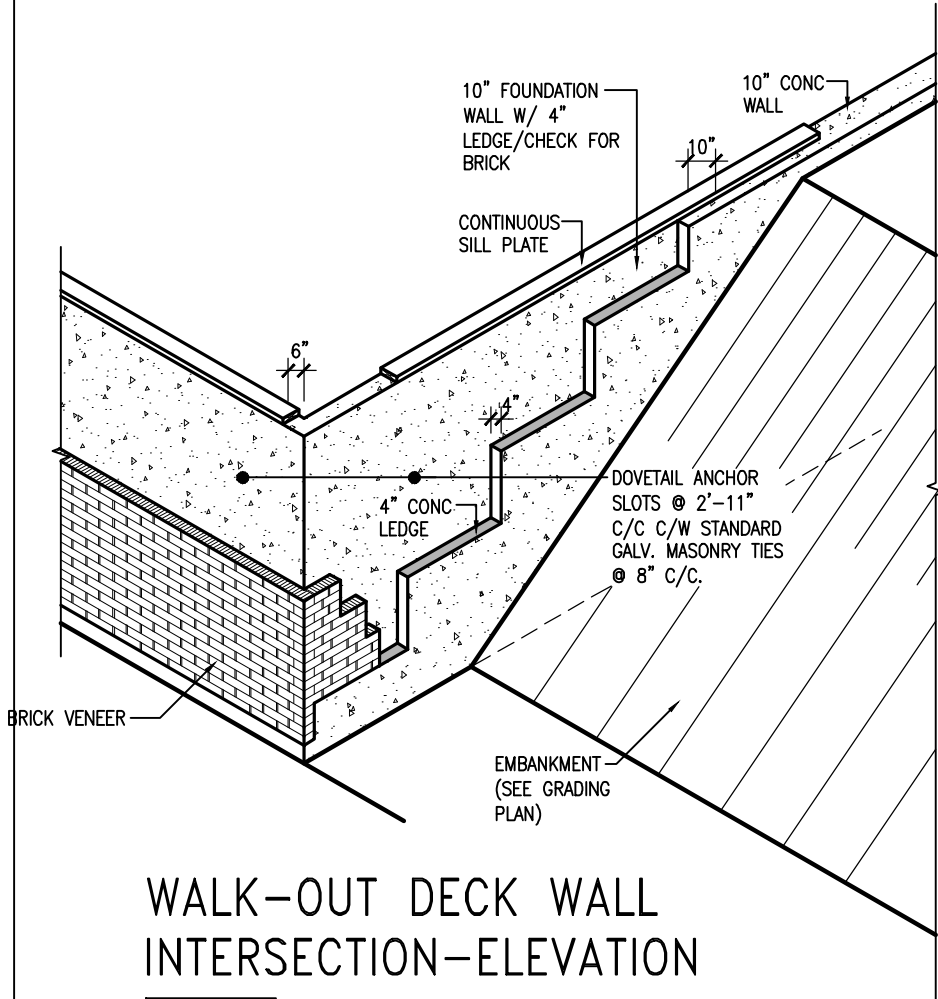
**BAYVIEW WELLINGTON**  
**REVIEWED**  
GREEN VALLEY ESTATES  
BRADFORD

project no. 13045  
drawing no. CN9

CONSTRUCTION NOTES

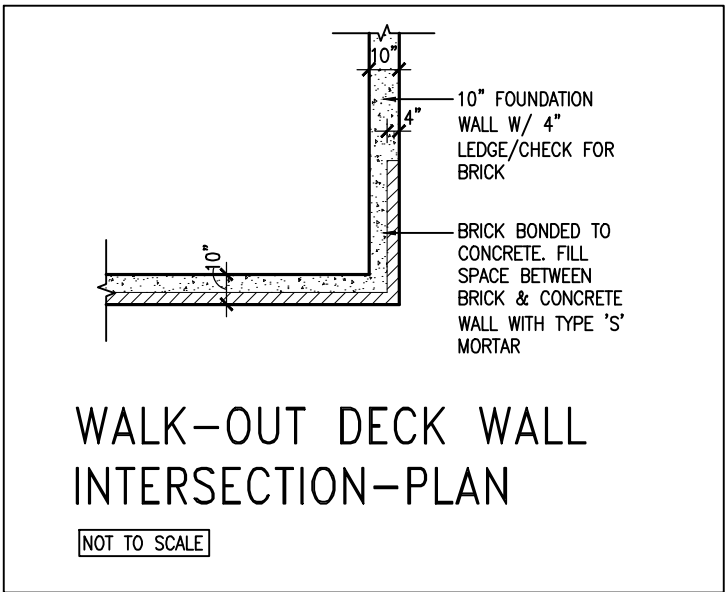
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MAY 2016	3/16" = 1'-0"	RC	RC

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WALK-OUT DECK WALL  
INTERSECTION-ELEVATION

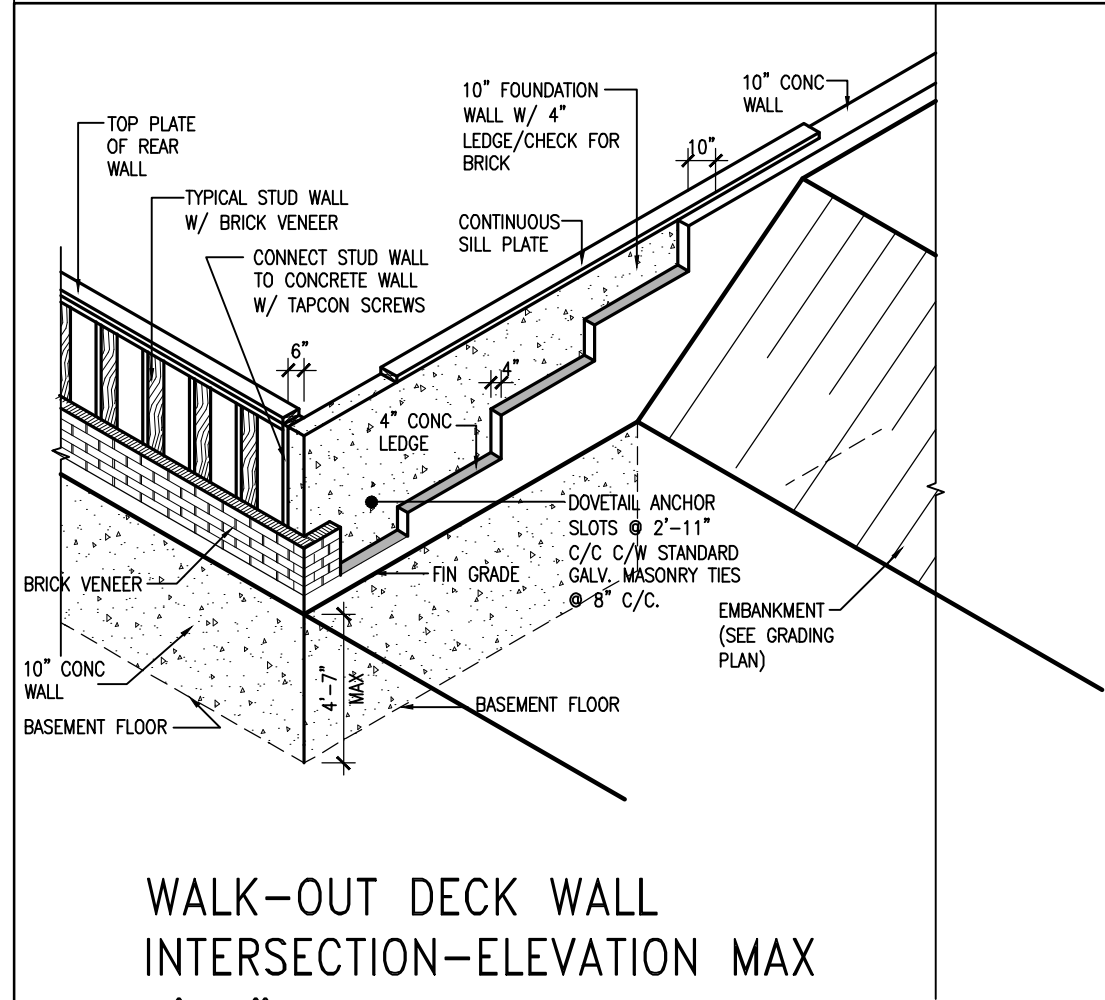
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WALK-OUT DECK WALL  
INTERSECTION-PLAN

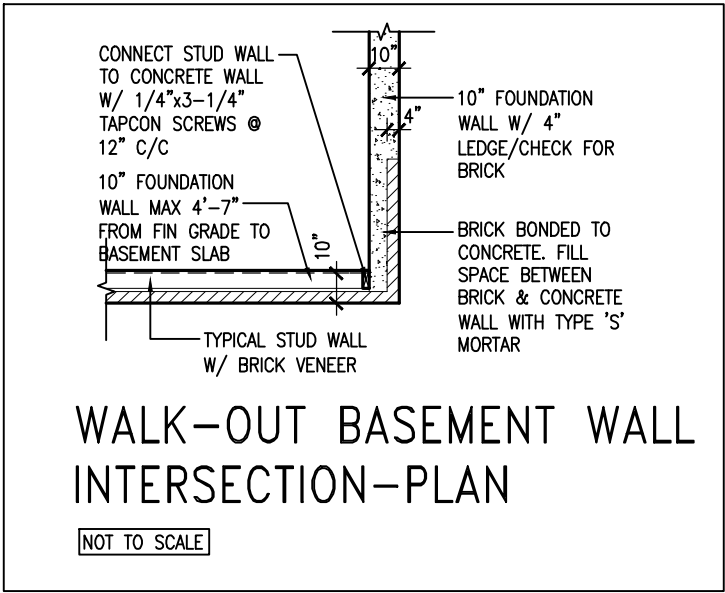
NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT DECK WALL  
INTERSECTION-ELEVATION MAX  
4'-7" BACKFILL

NOT TO SCALE



WALK-OUT BASEMENT WALL  
INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name registration information BCIN
5.	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC
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2.	UPDATE TO 2018	JAN 11-18	RC
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no.	description	date	by

**VA3 DESIGN**

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

**BAYVIEW WELLINGTON**

**CONST NOTE**

**REVIEWED**

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

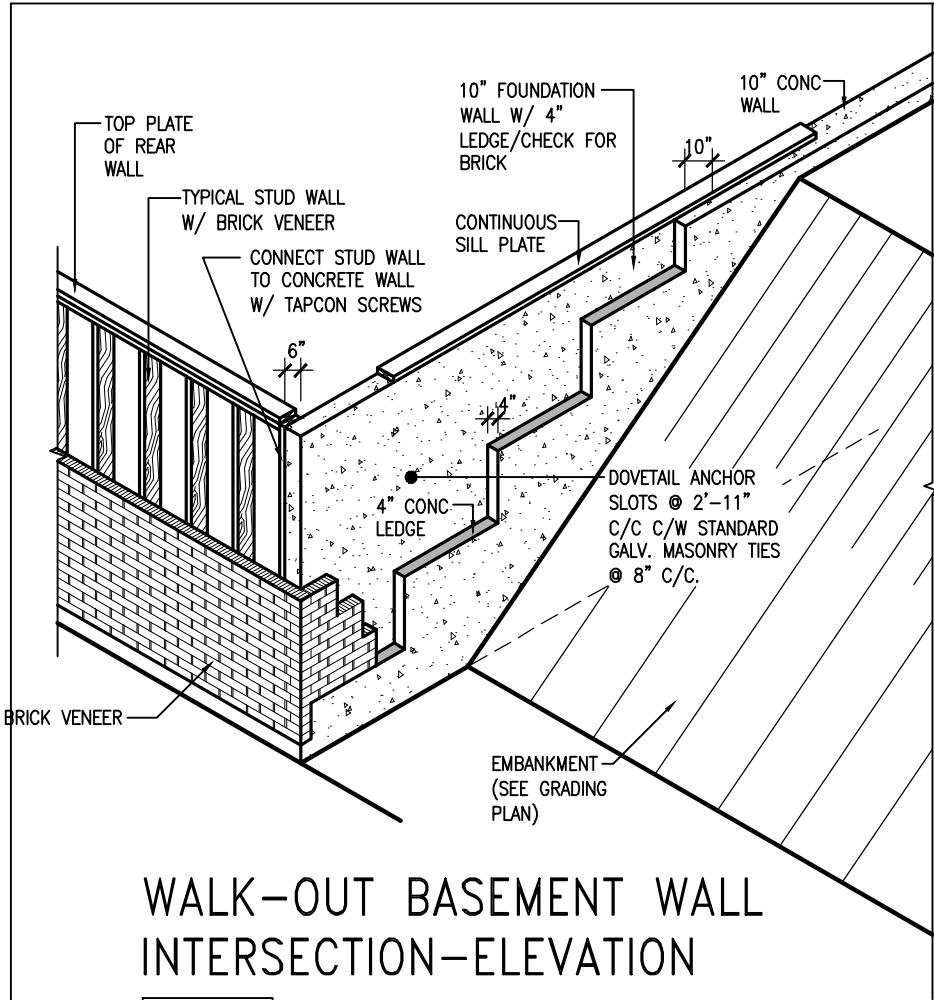
date: MAY 2016 checked by: scale: 3/16" = 1'-0" file name: 13045-CN-2022-A1-REV1

CONSTRUCTION NOTES

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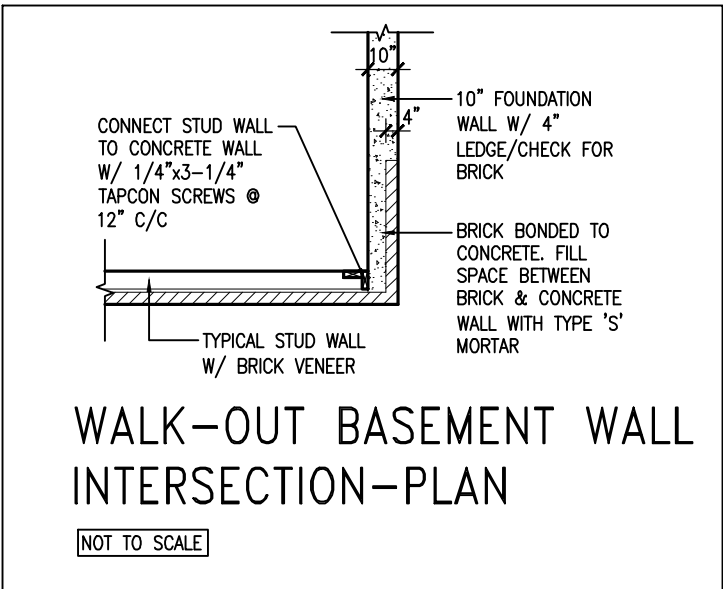
**CN10**





WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

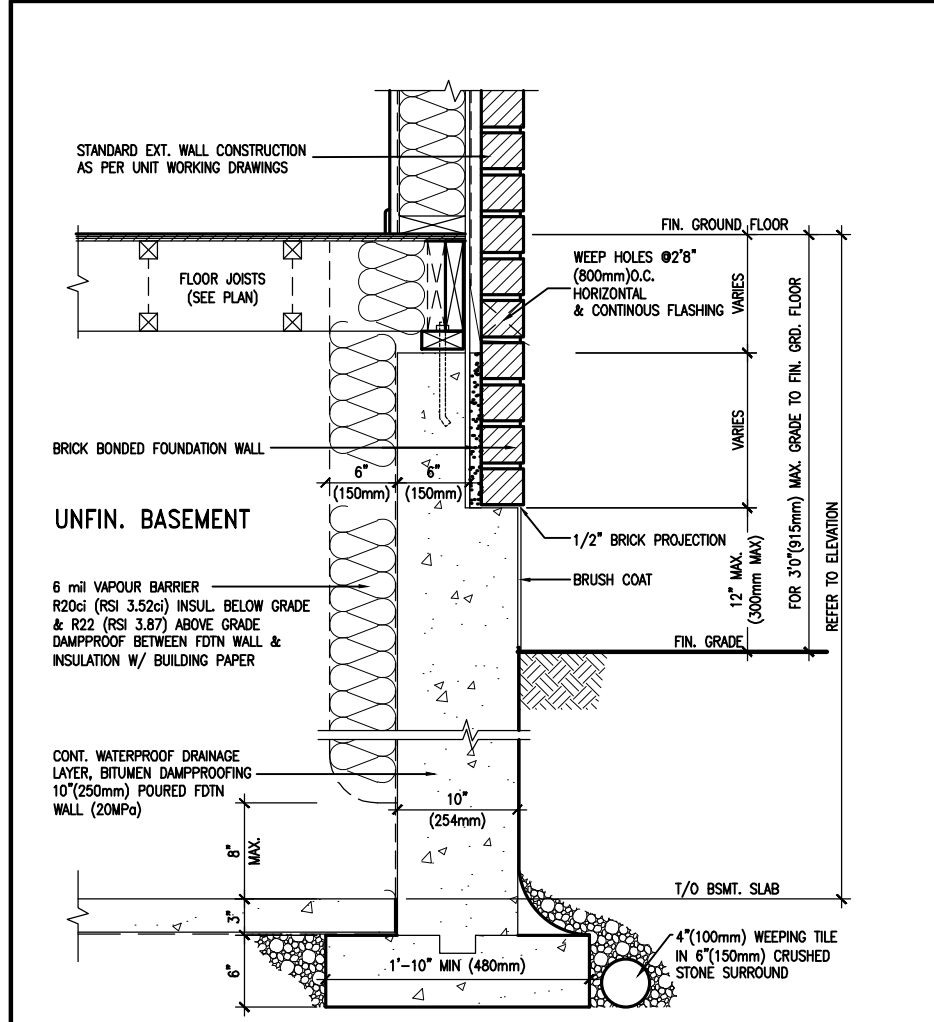
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WALK-OUT BASEMENT WALL INTERSECTION-PLAN

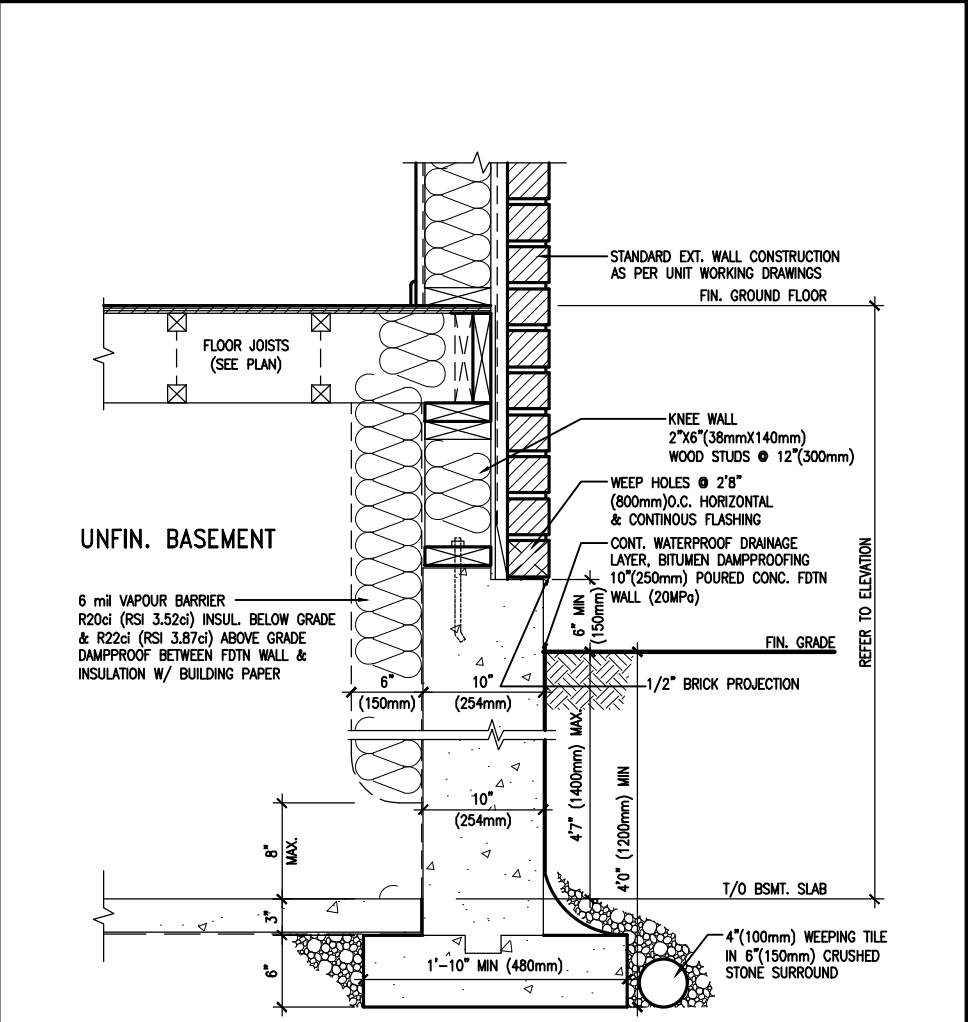
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.



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

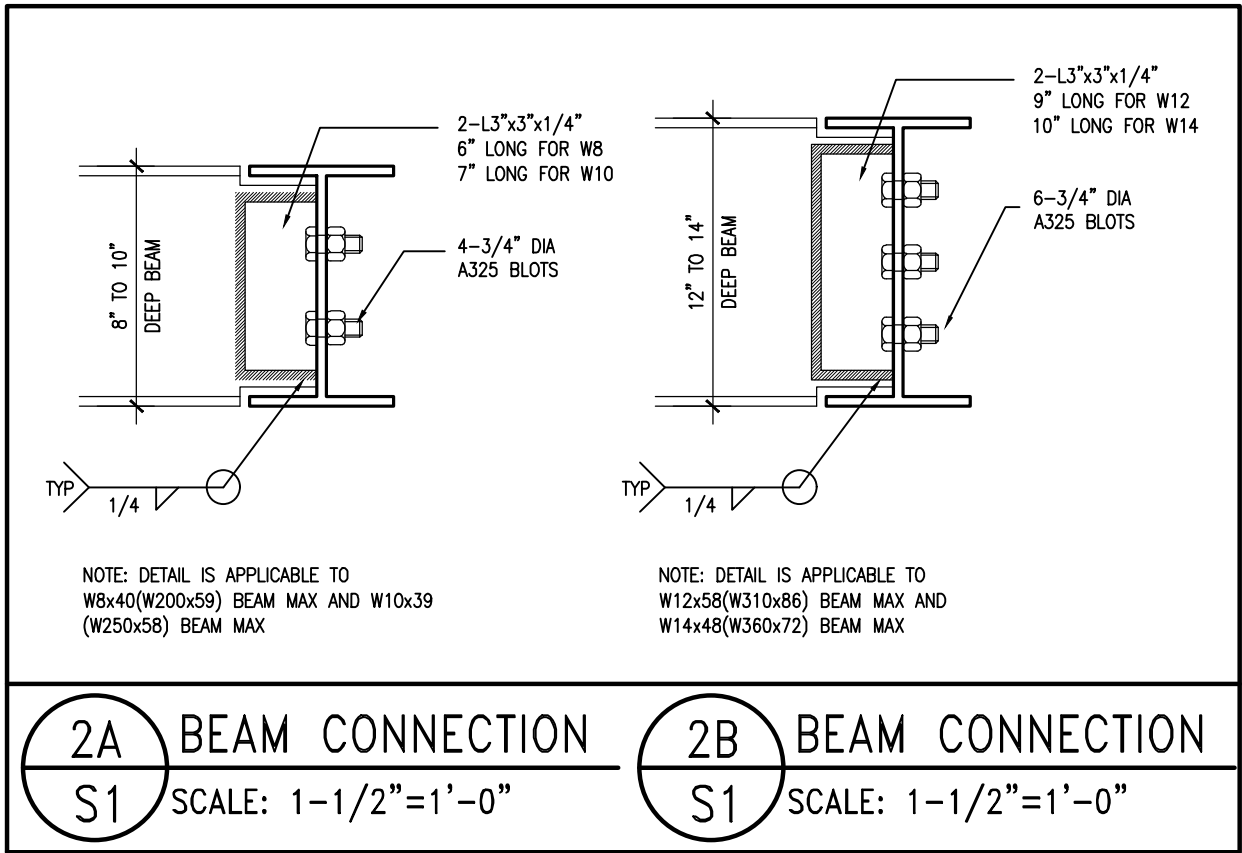
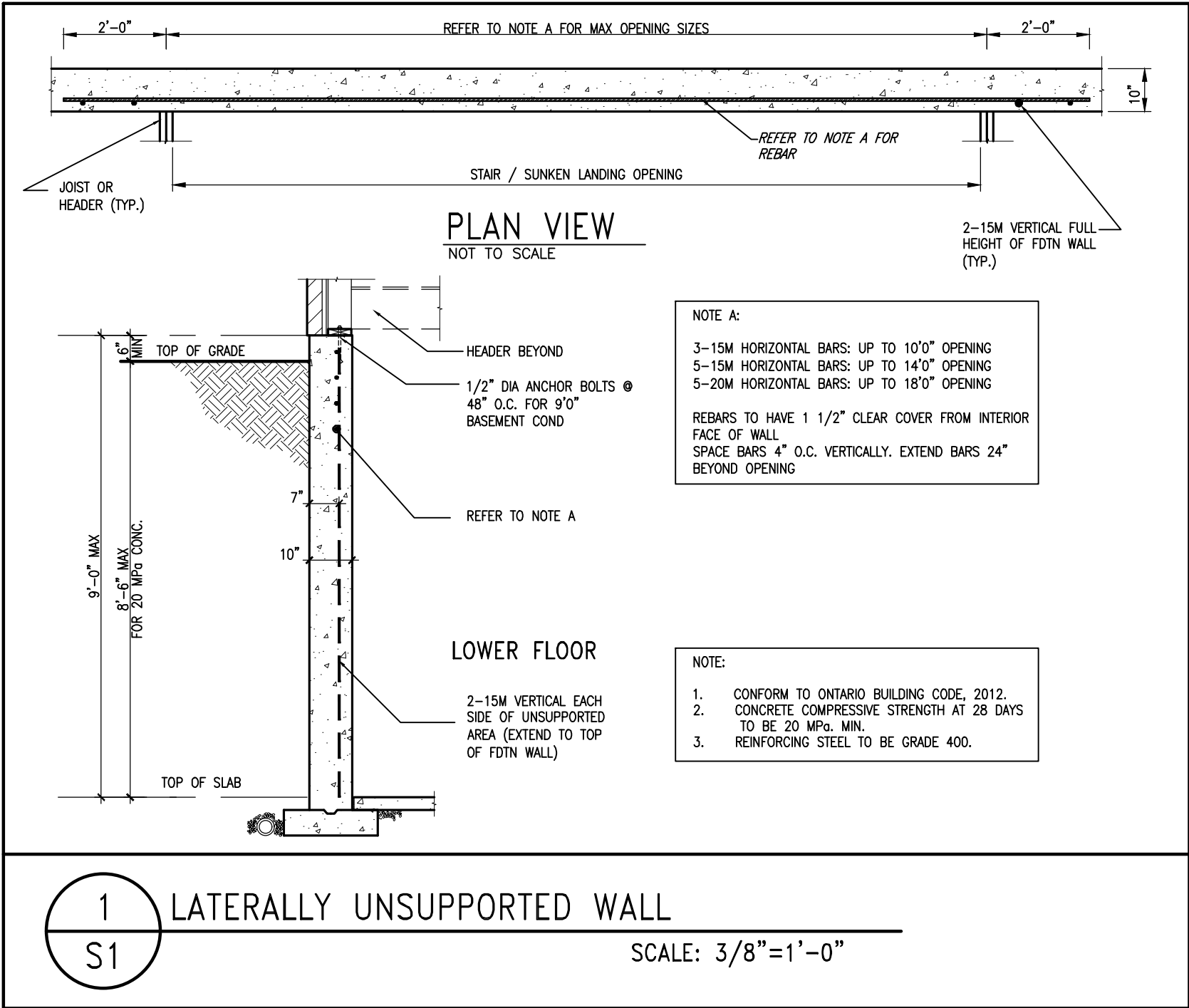


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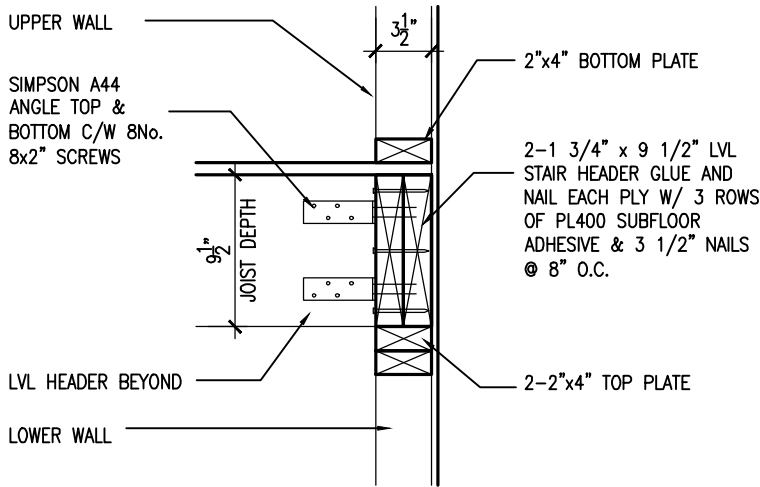
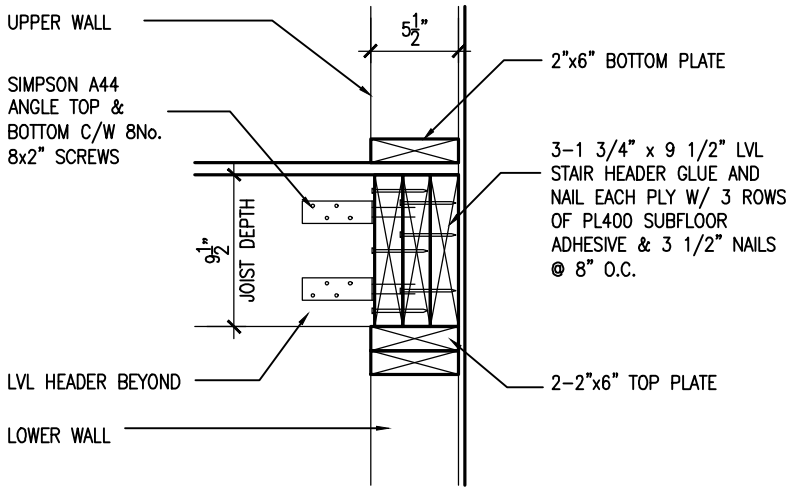
BAYVIEW WELLINGTON  
**REVIEWED**

CONST NOTE

project name	GREEN VALLEY ESTATES	project no.	13045
drawn by	RC	checked by	3/16" = 1'-0"
date	MAY 2016	scale	
file name	13045-CN-2022-A1-REV1	drawing no.	CN11
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:06 PM			

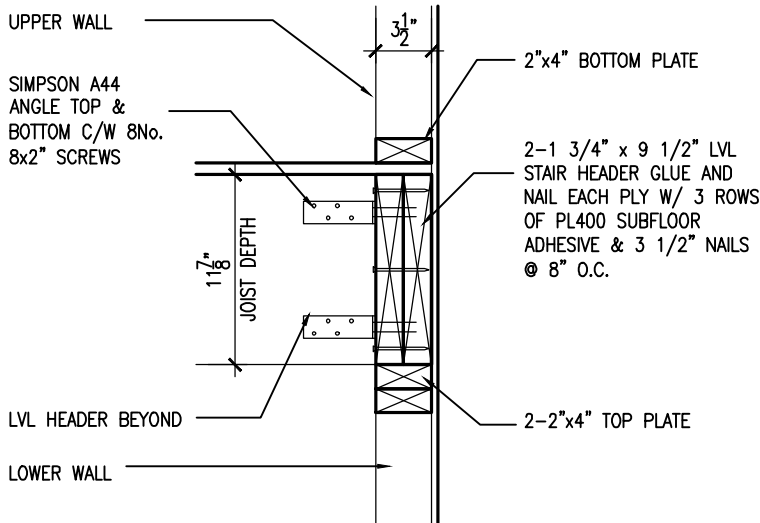
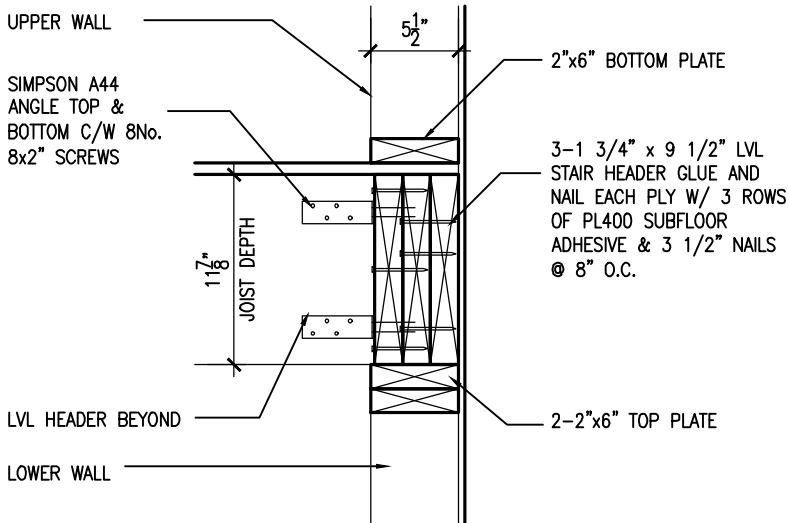


9		-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		<b>BAYVIEW WELLINGTON</b>	<b>CONST NOTE</b>	
8		-	-	qualification information				
7		-	-	Wellington Jno-Baptiste 25591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



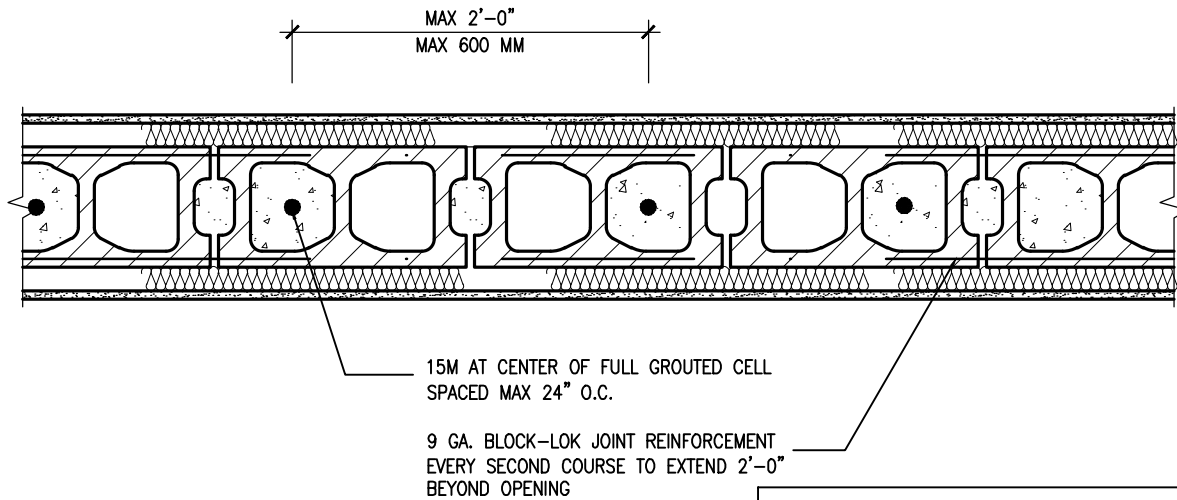
1A STAIR HEADER @ EXTERIOR WALL  
S2 SCALE: 1"=1'0"

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



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

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



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

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



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

**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 ESTATES municipality: BRADFORD project no.: 13045

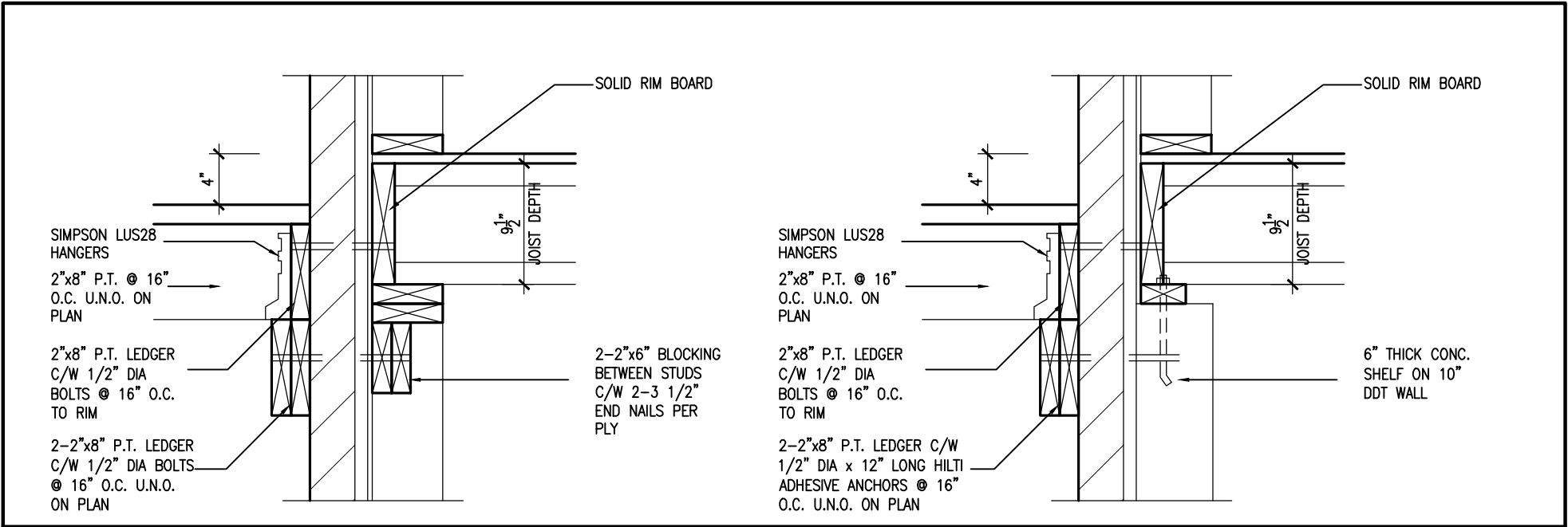
date: MAY 2016 checked by: RC scale: 3/16" = 1'-0" file name: 13045-CN-2022-A1-REV1

**CONSTRUCTION NOTES**

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:07 PM

**S2**





1A

DECK FASTENING DETAIL

S3

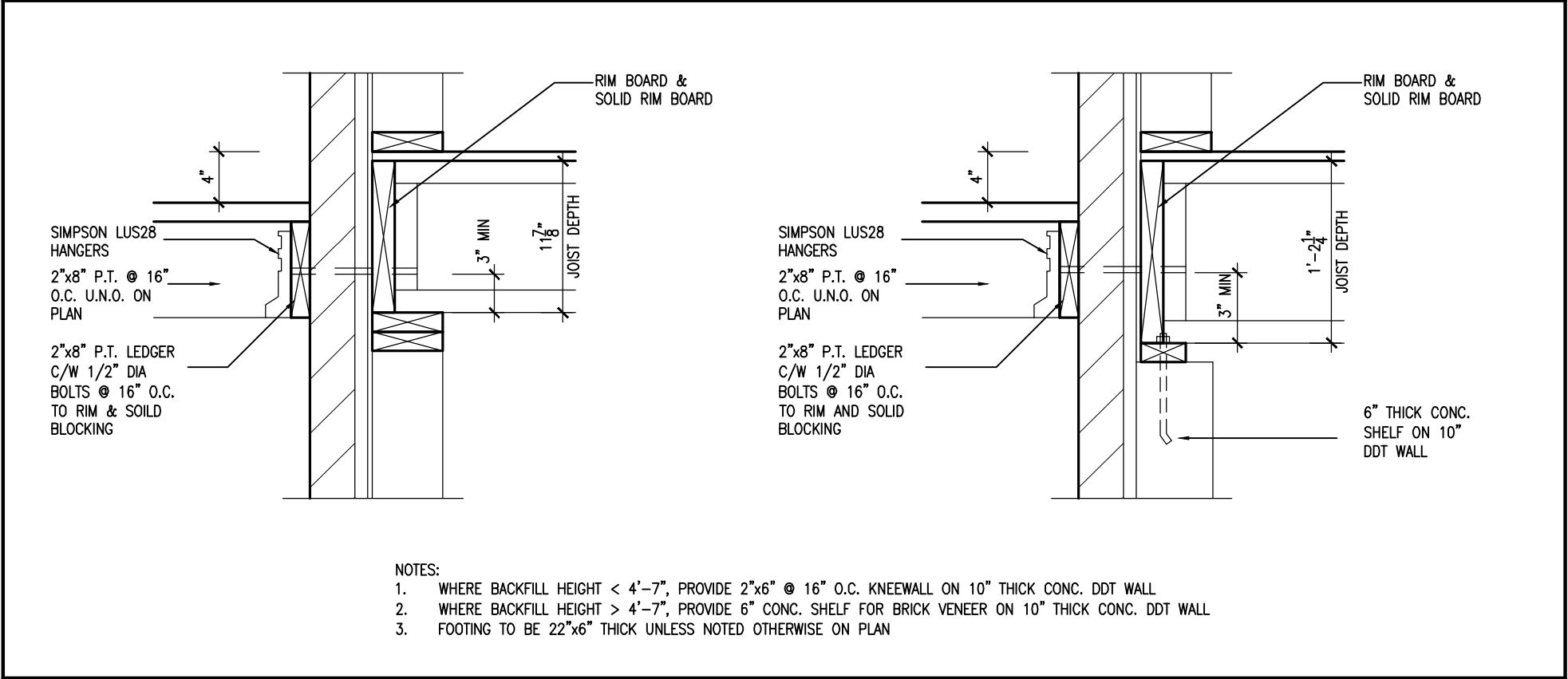
SCALE: 1"=1'0"

1B

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"



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

2

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"

2B

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"



9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	<div><div>BAYVIEW WELLINGTON</div><div>GREEN VALLEY ESTATES</div><div>BRADFORD</div></div>	<div><div>CONST NOTE</div><div>13045</div></div>	
8	.	.	.	qualification information					
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no.	description	date	by						

date

MAY 2016

drawn by

RC

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-

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GREEN VALLEY ESTATES

municipality

BRADFORD

file name

13045-CN-2022-A1-REV1

drawing no.

S3

no.

description

date

by

no.

description

date

by