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

APPROVED BY:

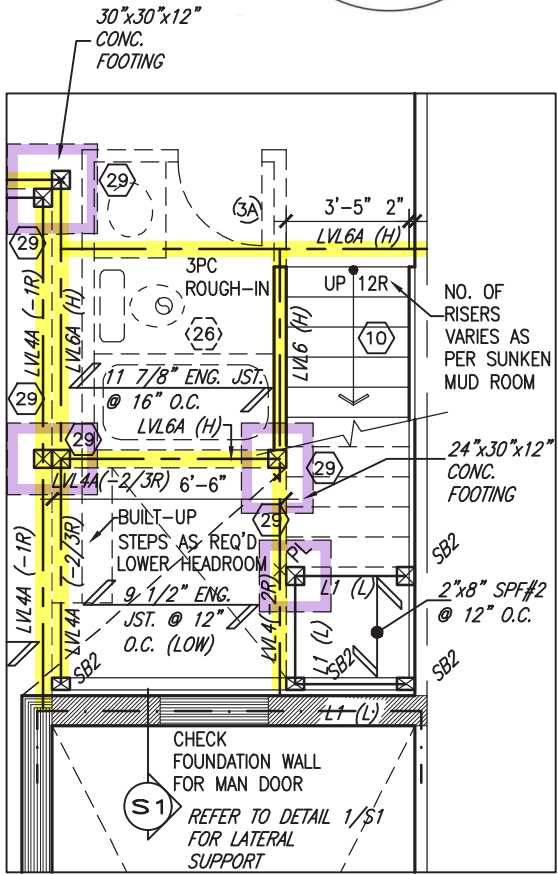
DATE: FEB 15, 2024

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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 PARTYWALL

SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150KPa (TYP)



PARTIAL BASEMENT PLAN FOR ADDITIONAL SUNKEN MUD ROOM -2R TO -3R

- 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.

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 COMMENTS	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	24-01-23	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
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BAYVIEW WELLINGTON

project name: GREEN VALLEY ESTATES

date: MAR. 2017

drawn by: AJE

checked by: .

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

TH-8C
NAPA 8

project no. 13045

drawing no. 1B

BASEMENT PLAN 'B'


file name: 13045-TH-8C-VER 2023

date: 11:39 AM

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: FEB 15, 2024

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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

REFER TO
STAIR HEADER
DETAIL 2B/S1



AREA CALCULATIONS	ELEV. B
GROUND FLOOR AREA	926 SF
SECOND FLOOR AREA	1103 SF
SUBTOTAL	2029 SF
DEDUCT ALL OPEN AREAS	0 SF
TOTAL NET AREA	2029 SF (188.50 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1146 SF (106.47 m ²)
COVERAGE W/ PORCH	1317 SF (122.35 m ²)

INDICATES FIRE RATED WALL ASSEMBLY

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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6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	REVISED AS PER ENG'S COMMENTS	24-02-07	RC
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1.	IMPORTED FROM 16023 REV OBC 2023	23-11-02	RC
no.	description	date	by

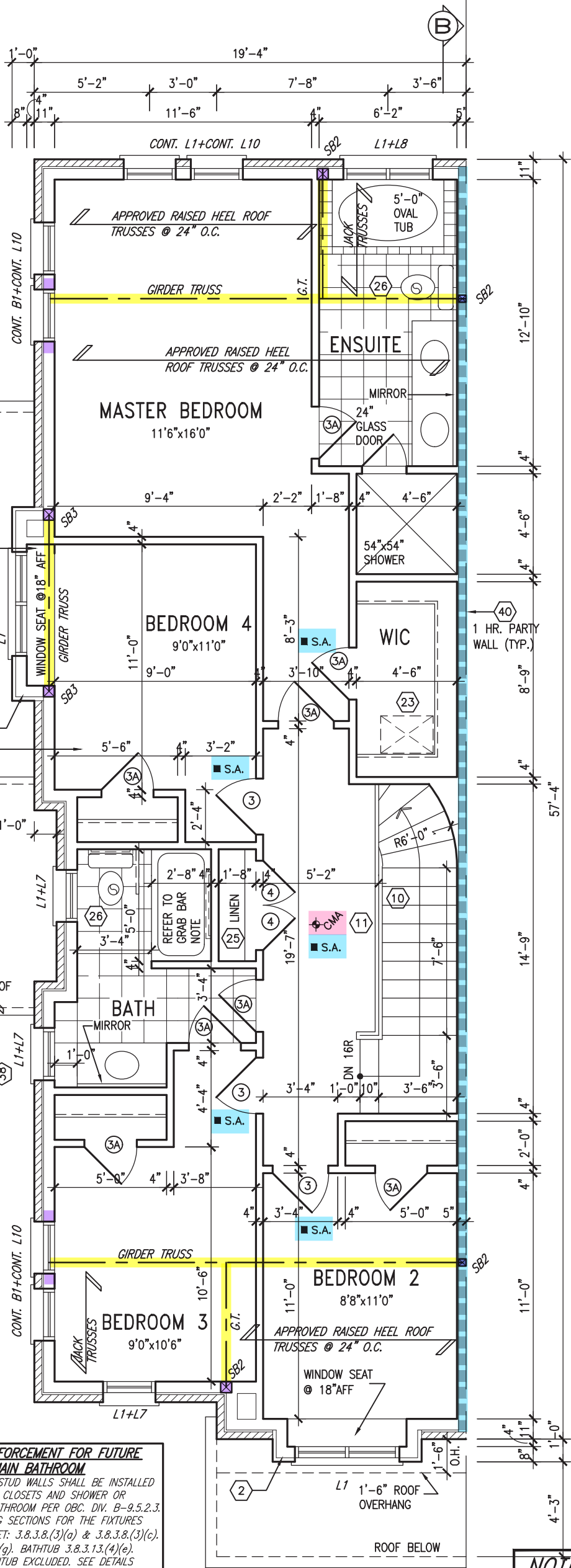
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project name	BAYVIEW WELLINGTON	municipality	BRADFORD	project no.	13045
date	MAR. 2017	checked by	AJE	scale	3/16" = 1'-0"
drawn by	AJE	file name	13045-TH-8C-VER 2023	drawing no.	2B
GROUND FLOOR PLAN 'B'					

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INDICATES FIRE RATED WALL ASSEMBLY



GRAB BAR NOTE:

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

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

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

SECOND FLOOR PLAN 'B'

OBC VER 2023



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

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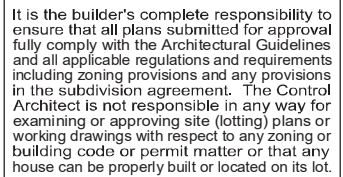
BAYVIEW WELLINGTON
TH-8C
NAPA 8

GREEN VALLEY ESTATES
BRADFORD

project name
date
drawn by
checked by
scale
3/16" = 1'-0"

SECOND FLOOR PLAN 'B'
file name
13045-TH-8C-VER 2023

project no.
13045
drawing no.
3B



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

APPROVED BY:  _____

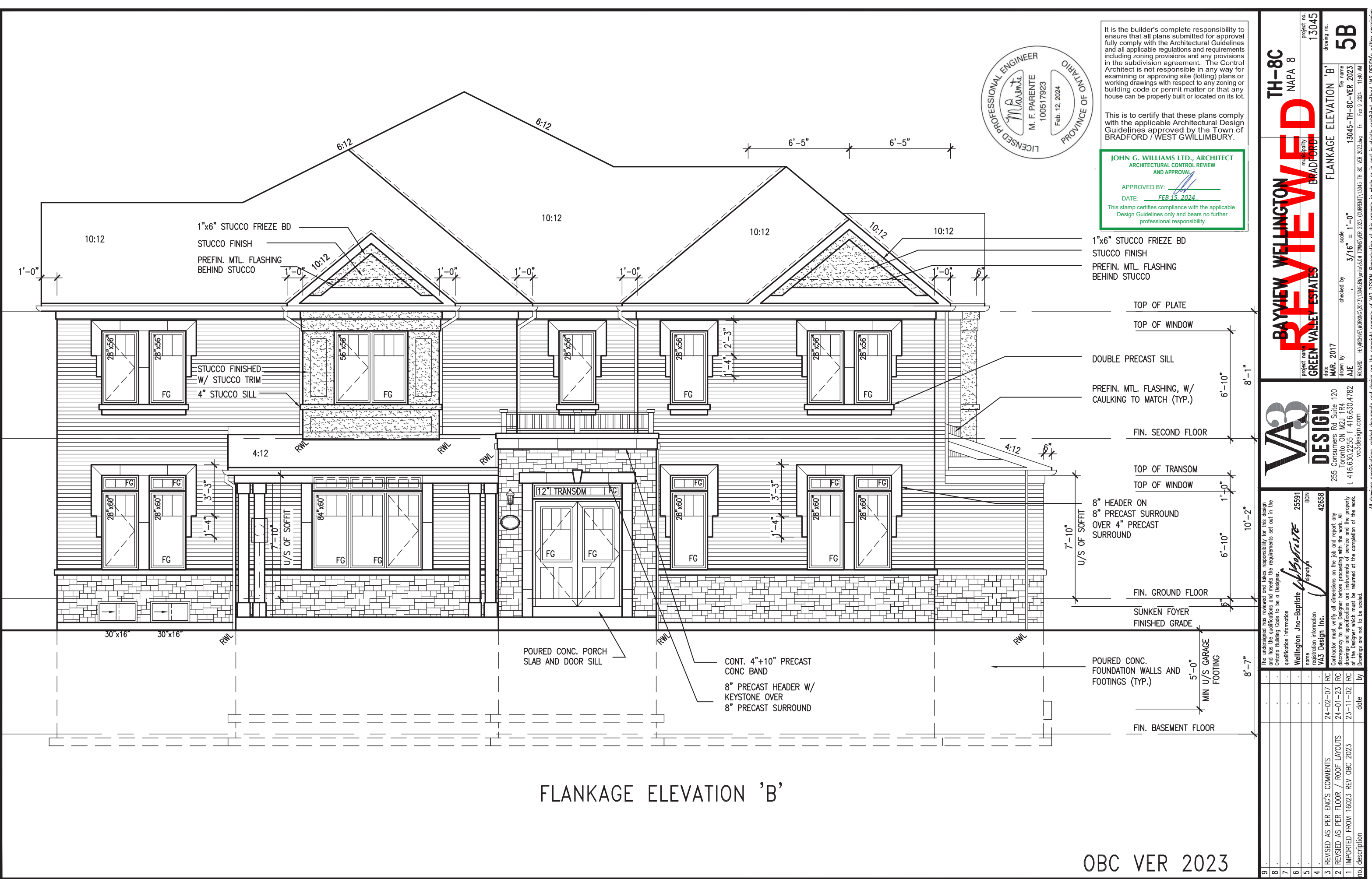
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: FEB 15, 2024
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1"x6" STUCCO FRIEZE BD
STUCCO FINISH
PREFIN. MTL. FLASHING
BEHIND STUCCO

TOP OF PLATE
TOP OF WINDOW

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

FIN. SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

8" HEADER ON
8" PRECAST SURROUND
OVER 4" PRECAST
SURROUND

FIN. GROUND FLOOR

SUNKEN FOYER
FINISHED GRADE

POURED CONC.
FOUNDATION WALLS AND
FOOTINGS (TYP.)

FIN. BASEMENT FLOOR

FLANKAGE ELEVATION 'B'

OBC VER 2023

TH-8C
NAPA 8

REVIEWED

BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
BRADFORD

project no. 13045
drawing no. 5B

DATE: MAR 2017
DRAWN BY: AJE
CHECKED BY: _____
SCALE: 3/16" = 1'-0"

FILE NAME: 13045-TH-8C-VER 2023
REVISION: 13045-TH-8C-VER 2023 (CURRENT)
13045-TH-8C-VER 2023 (TOWNSHIP)
13045-TH-8C-VER 2023 (TOWNSHIP)
13045-TH-8C-VER 2023 (TOWNSHIP)

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va3design.com

signature
Wellington Jno-Baptiste
25591 BCN
42658

name
VA3 Design Inc.
registration information
RC
24-02-07
24-01-23
23-11-02

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

no. 9
8
7
6
5
4
3
2
1

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

date
24-02-07
24-01-23
23-11-02

by
RC
RC
RC

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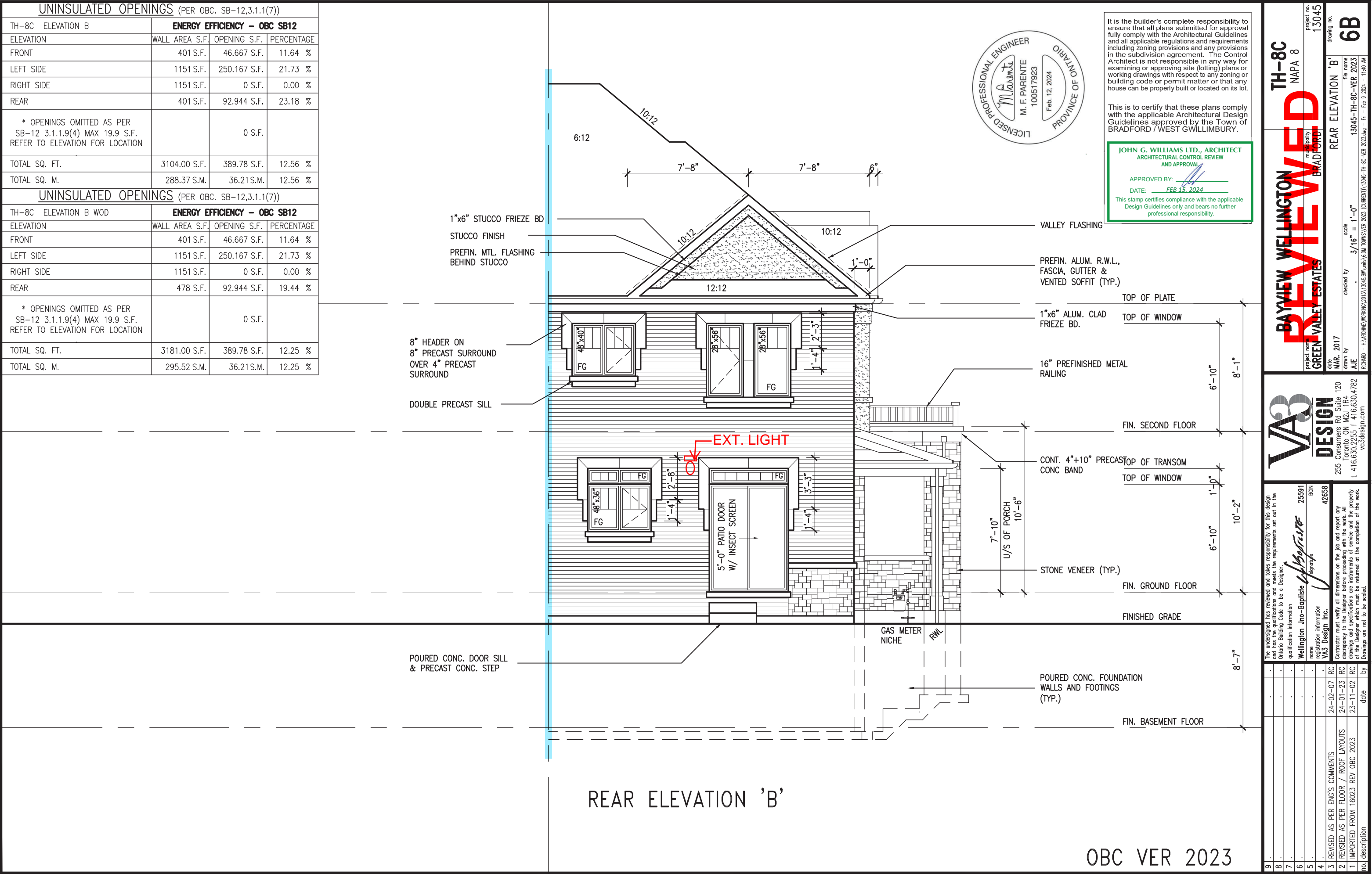
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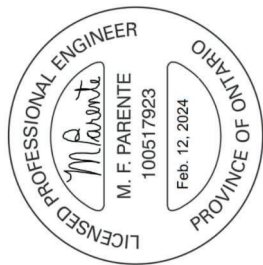
by
RC
RC
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-8C ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	401 S.F.	46.667 S.F.	11.64 %
LEFT SIDE	1151 S.F.	250.167 S.F.	21.73 %
RIGHT SIDE	1151 S.F.	0 S.F.	0.00 %
REAR	401 S.F.	92.944 S.F.	23.18 %
* 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.	3104.00 S.F.	389.78 S.F.	12.56 %
TOTAL SQ. M.	288.37 S.M.	36.21 S.M.	12.56 %
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-8C ELEVATION B WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	401 S.F.	46.667 S.F.	11.64 %
LEFT SIDE	1151 S.F.	250.167 S.F.	21.73 %
RIGHT SIDE	1151 S.F.	0 S.F.	0.00 %
REAR	478 S.F.	92.944 S.F.	19.44 %
* 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.	3181.00 S.F.	389.78 S.F.	12.25 %
TOTAL SQ. M.	295.52 S.M.	36.21 S.M.	12.25 %



OBC VER 2023



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TH-8C
NAPA 8

BAYVIEW WELLINGTON
REVIEWED
VALET ESTATES
music gallery
BRADFORD

project name **GREEN VALLEY ESTATES** multi-pality **BRADFORD** project no. **13045**

date **MAR. 2017**

CROSS SECTION B-B

drawing no. **2-2**

A/E checked by scale 3/16" = 1'-0" 13045-TH-8C-VER 2023 file name

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A3

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va3design.com

specifications, related documents and d

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25591 BCIN

registration information
AA3 Design Inc. 42658

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Drawings are not to be scaled.

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8	*	*

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6	.	.
5	.	.

4	.		.
3	REVISED AS PER ENG'S COMMENTS	24-02-07	RC
2	REVISED AS PER E1008 / ROOF LAYOUTS	24-01-23	RC

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

110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563
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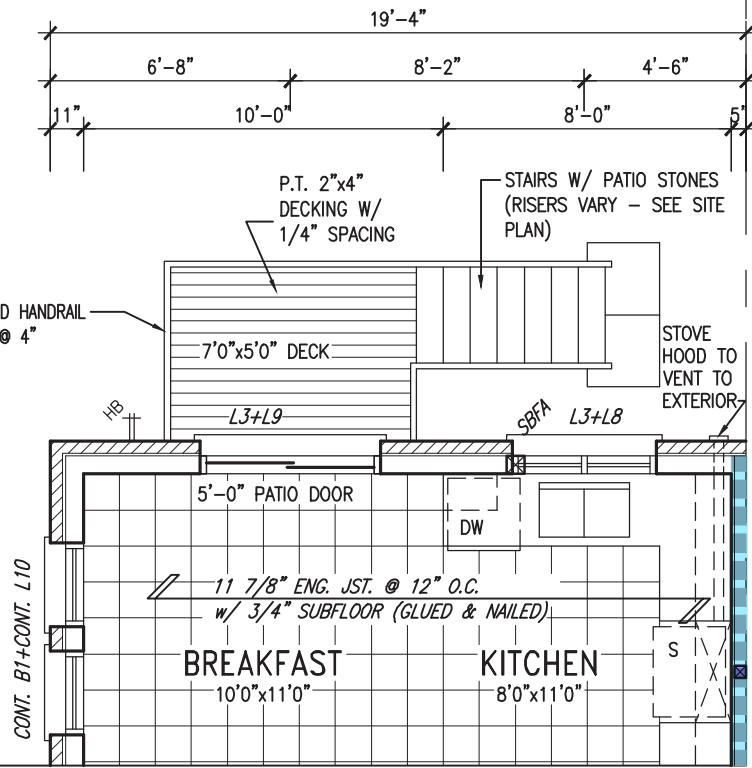
6"x6" P.T. WOOD POST BOLTED TO METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE.

1-2"x4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2) NO.8x3" DECK SCREWS

2"x8" P.T. LEDGER PL. ANCHORED TO SOLID RIM BOARD & 2"x6" BLOCKING W/ 1/2" DIA. BOLTS @ 16" O.C. REFER TO DETAIL 1/S2

10" FULL HEIGHT CONC. ON SIDE WALL W/ BRICK CHECK AS REQUIRED ON 22"x6" THICK CONC. FTG.

PARTIAL BASEMENT PLAN 'B'
WOD COND 9R AND MORE



PARTIAL GROUND FLOOR PLAN 'B'
WOD COND 9R AND MORE

10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS MAX BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP

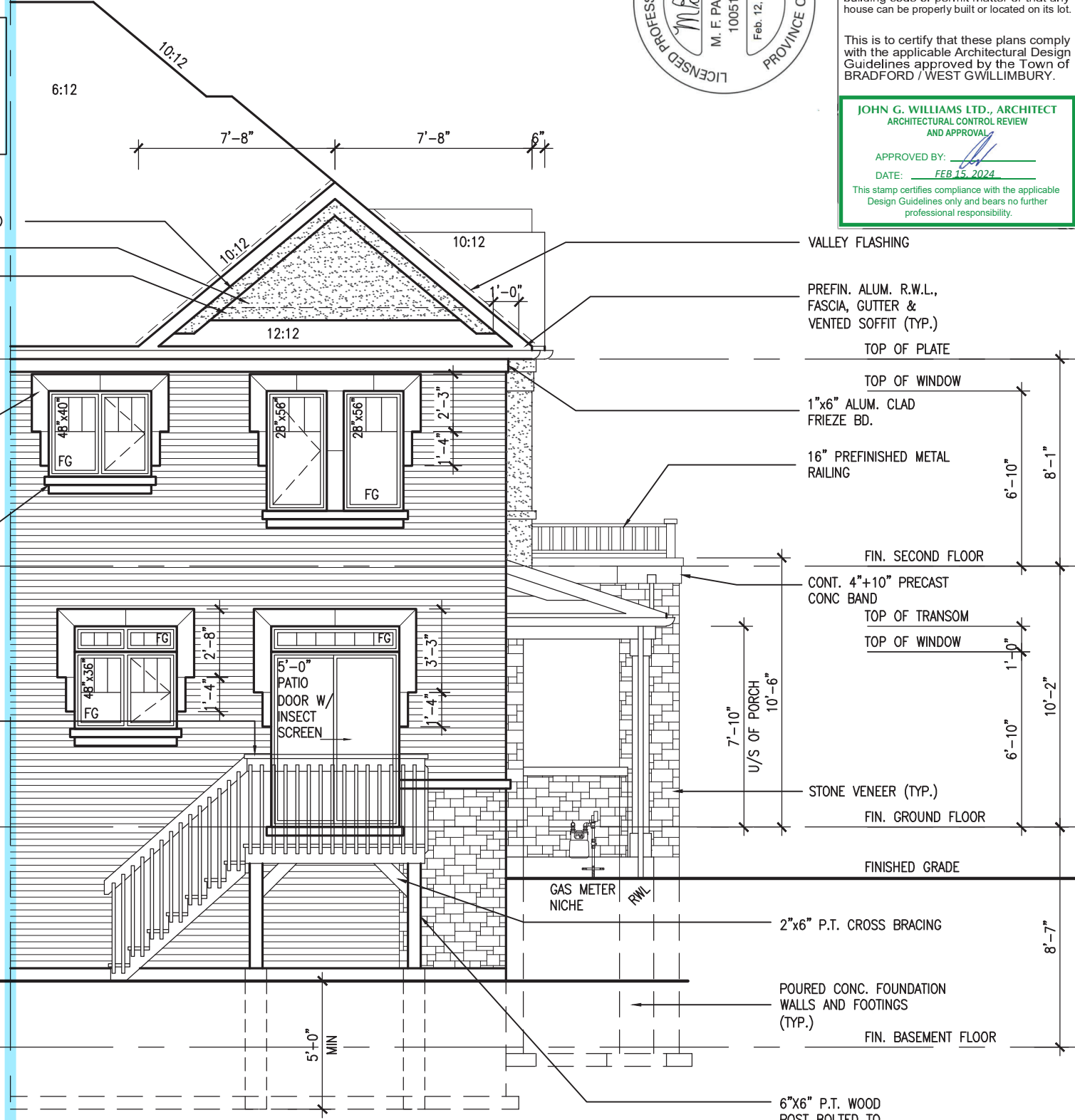
1"x6" STUCCO FRIEZE BD
STUCCO FINISH
PREFIN. MTL. FLASHING BEHIND STUCCO

8" HEADER ON 8" PRECAST SURROUND OVER 4" PRECAST SURROUND

DOUBLE PRECAST SILL

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

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



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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: FEB 15, 2024
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

- VALLEY FLASHING
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- TOP OF PLATE
- TOP OF WINDOW
- 1"x6" ALUM. CLAD FRIEZE BD.
- 16" PREFINISHED METAL RAILING
- FIN. SECOND FLOOR
- CONT. 4"x10" PRECAST CONC BAND
- TOP OF TRANSOM
- TOP OF WINDOW
- STONE VENEER (TYP.)
- FIN. GROUND FLOOR
- FINISHED GRADE
- 2"x6" P.T. CROSS BRACING
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)
- FIN. BASEMENT FLOOR
- 6"x6" P.T. WOOD POST BOLTED TO GALV. METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE.

OBC VER 2023

TH-8C
NAPA 8

BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES
BRADFORD

project no. 13045
drawing no. 8B

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

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

13045-TH-8C-VER 2023
REWARD - H:\ARCHIVE\WORKING\2013\13045.DWG units:6,0M TOWNSHIP VER 2023.dwg - Fri - Feb 9 2024 - 11:40 AM

V3
DESIGN

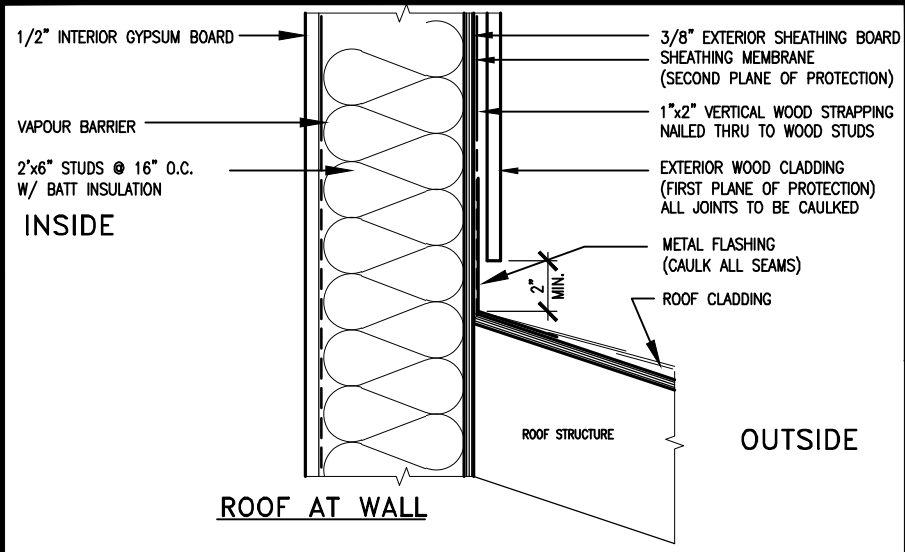
255 Consumers Rd, Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

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

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

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

no. description date by



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"

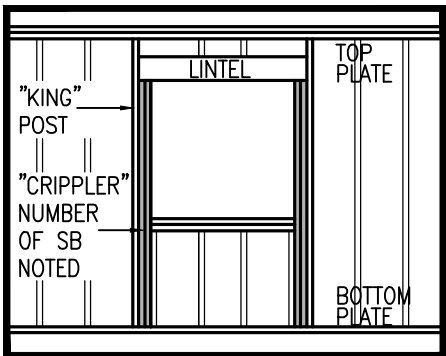
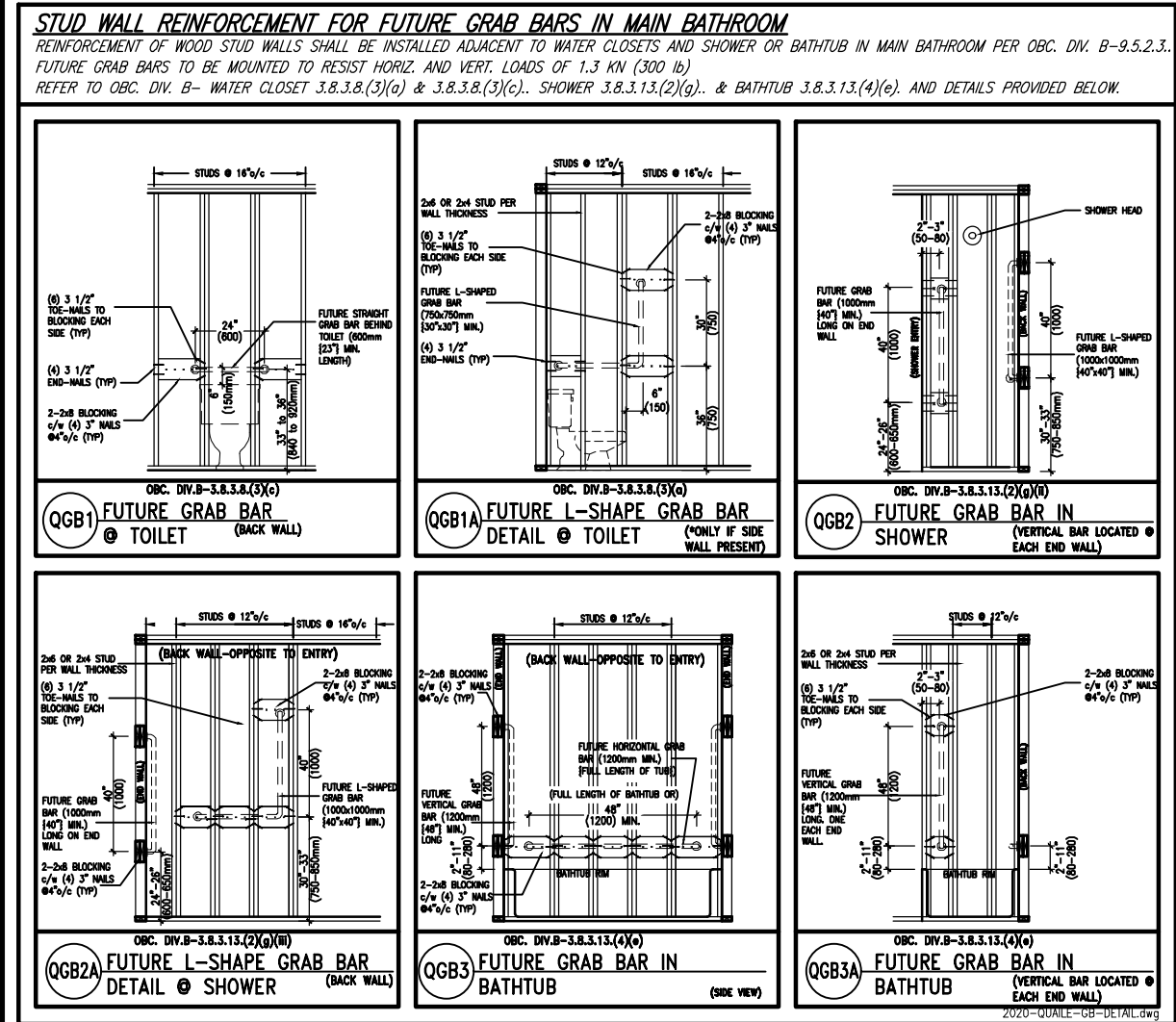
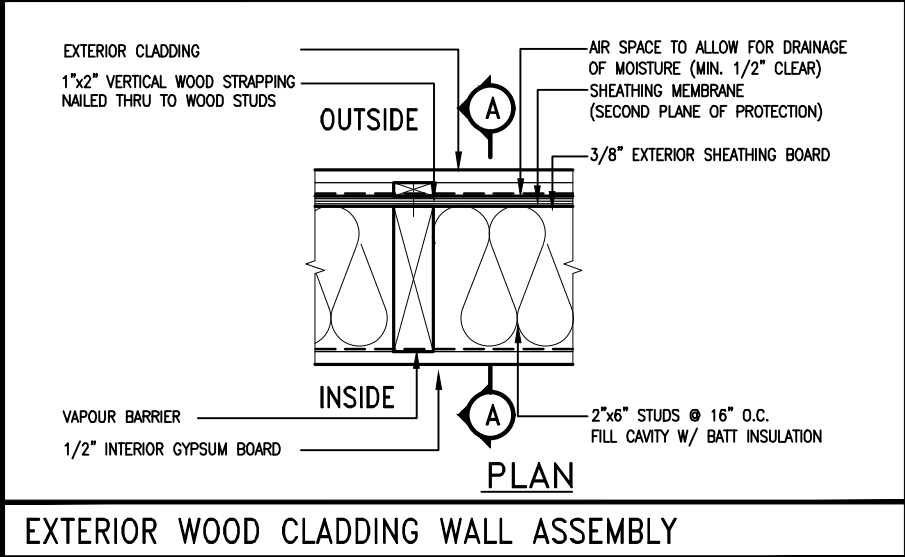
2-2"x8" @ 16" O.C. - 20'-4"

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



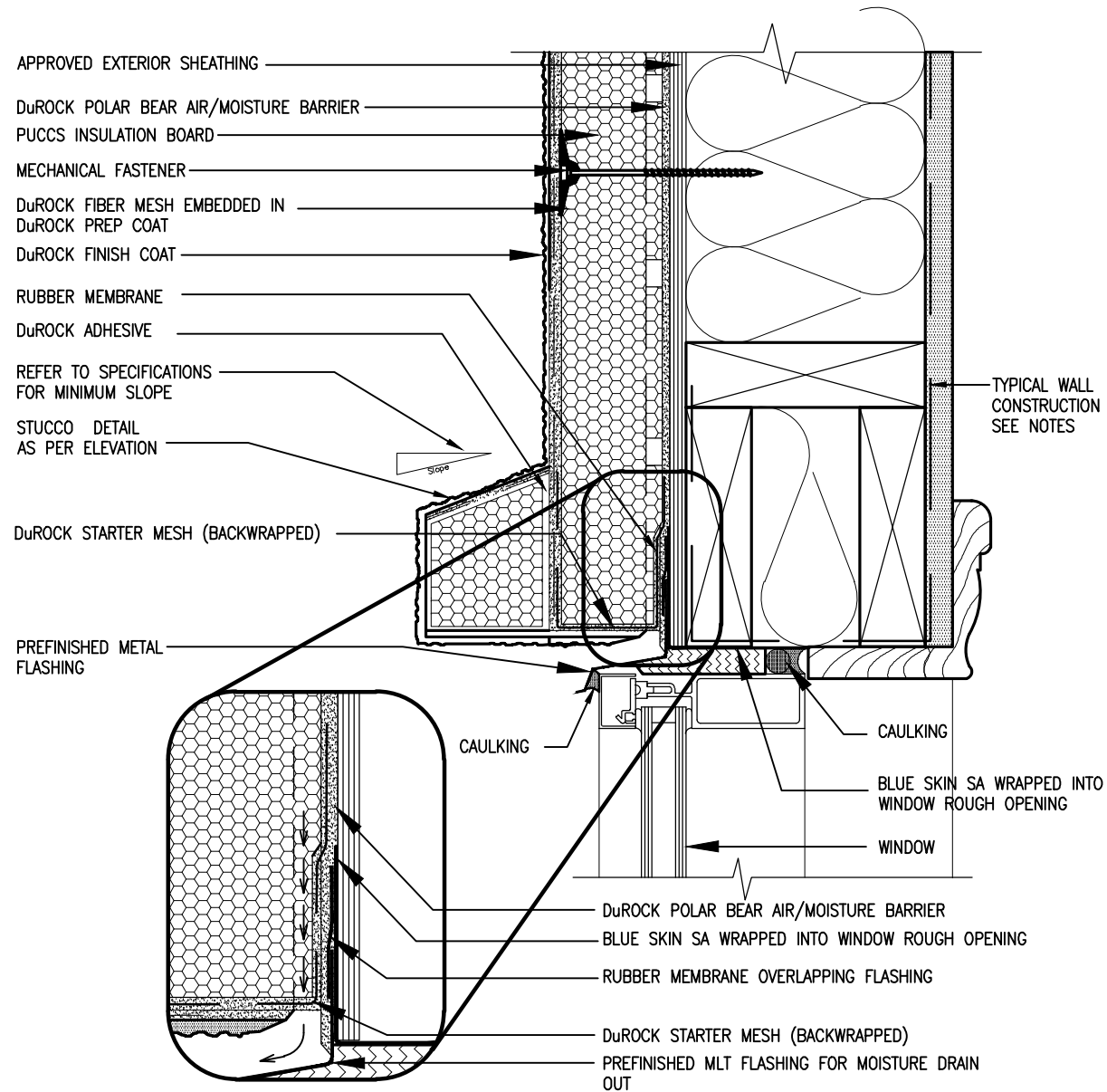
"CRIPPLE" DETAIL



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

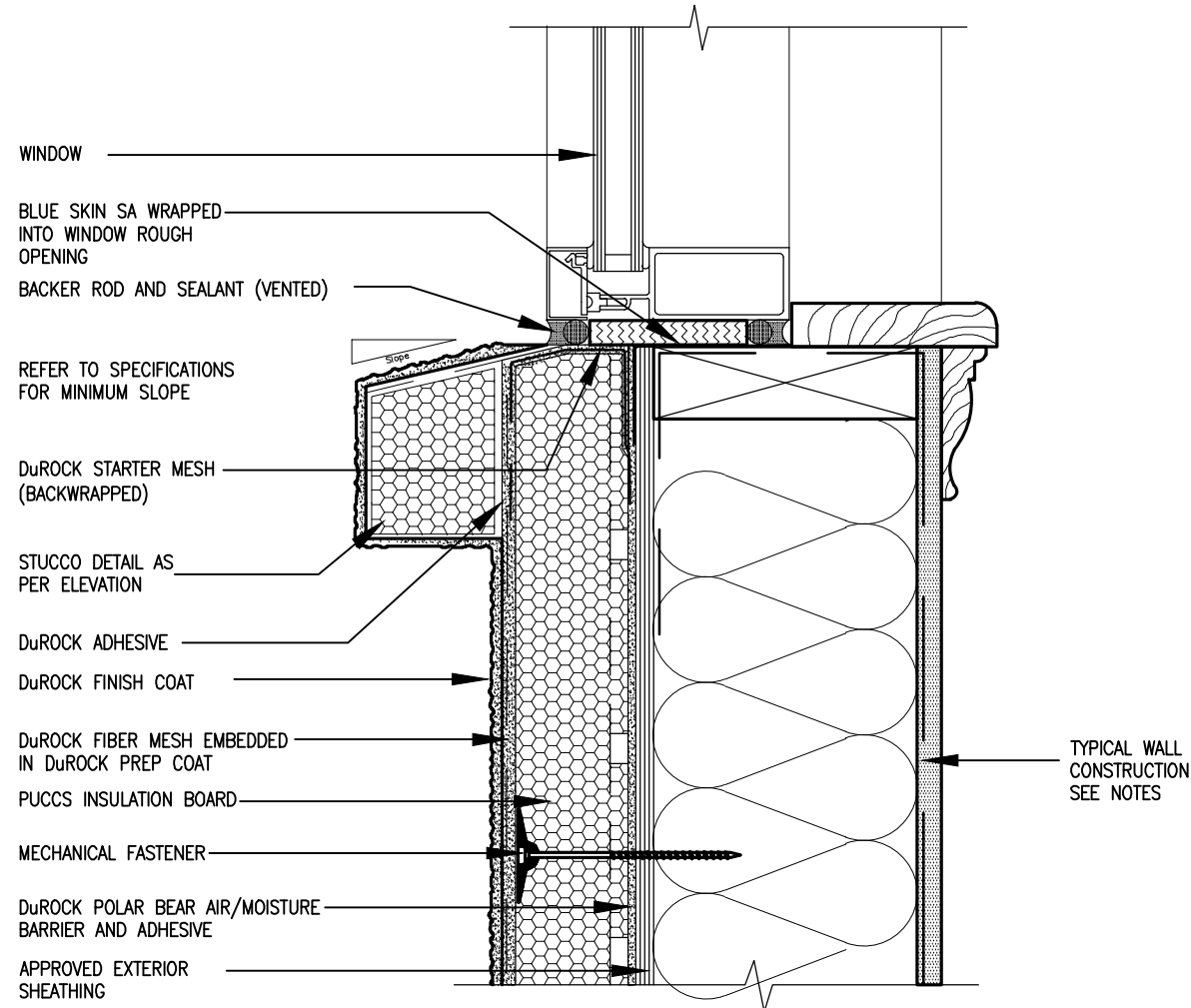


BAYVIEW WELLINGTON			CONST NOTE	
project name			project no.	
GREEN VALLEY ESTATES			13045	
municipality				
BRADFORD				
date			CONSTRUCTION NOTES	
MAY 2016			drawing no.	
drawn by			file name	
RC			13045-CN-2022-A1-REV1	
checked by			scale	
-			3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION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

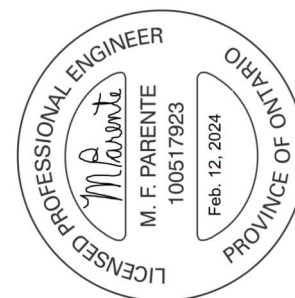


1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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"



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
VA3 Design Inc. 42658

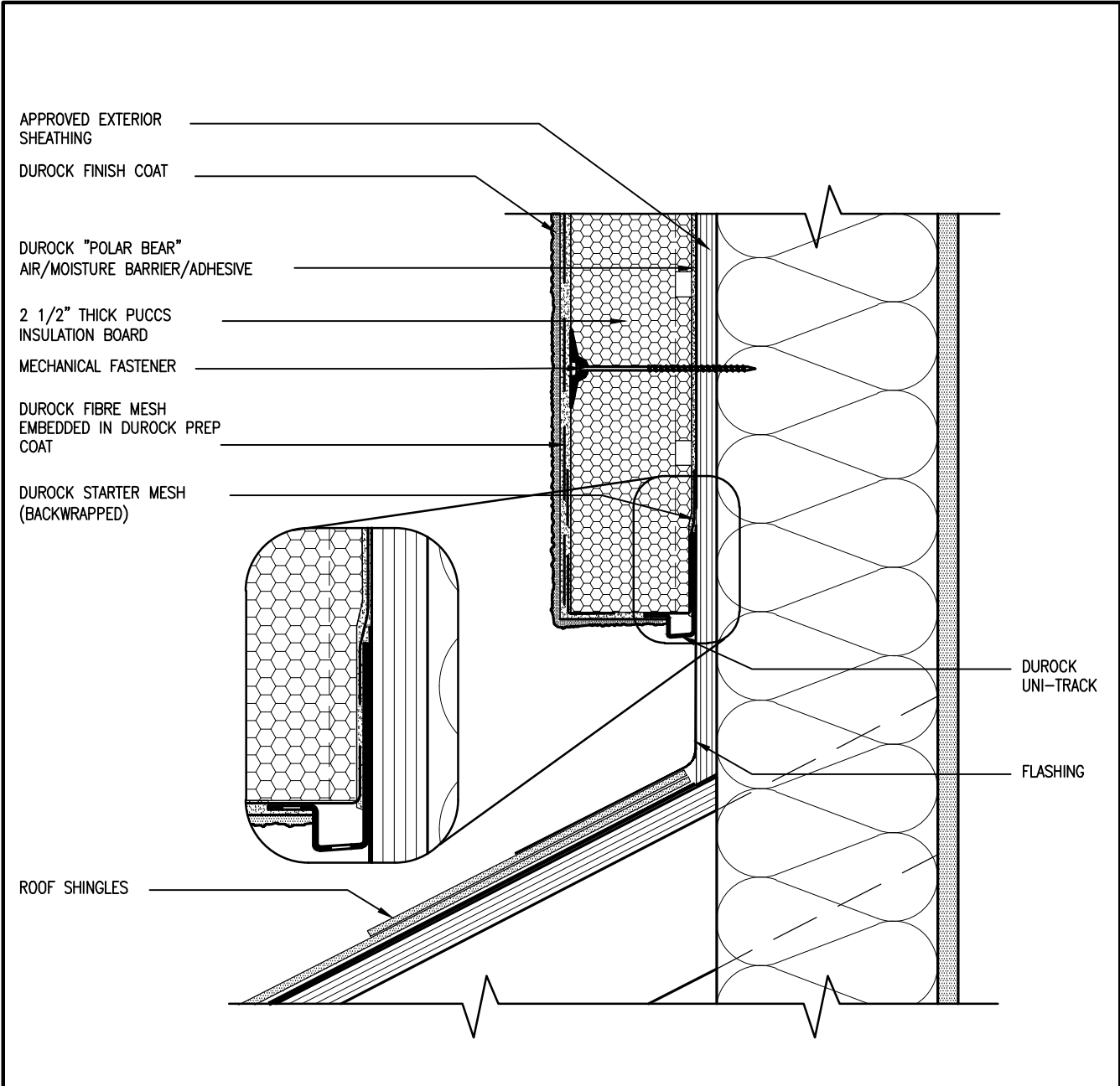
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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255 Consumers Rd. Suite 120
Toronto ON M2J 1T4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON CONST NOTE
REVIEWED
GREEN VALLEY ESTATES
project no. 13045
drawing no. CN3
date MAY 2016
checked by RC
scale 3/16" = 1'-0"

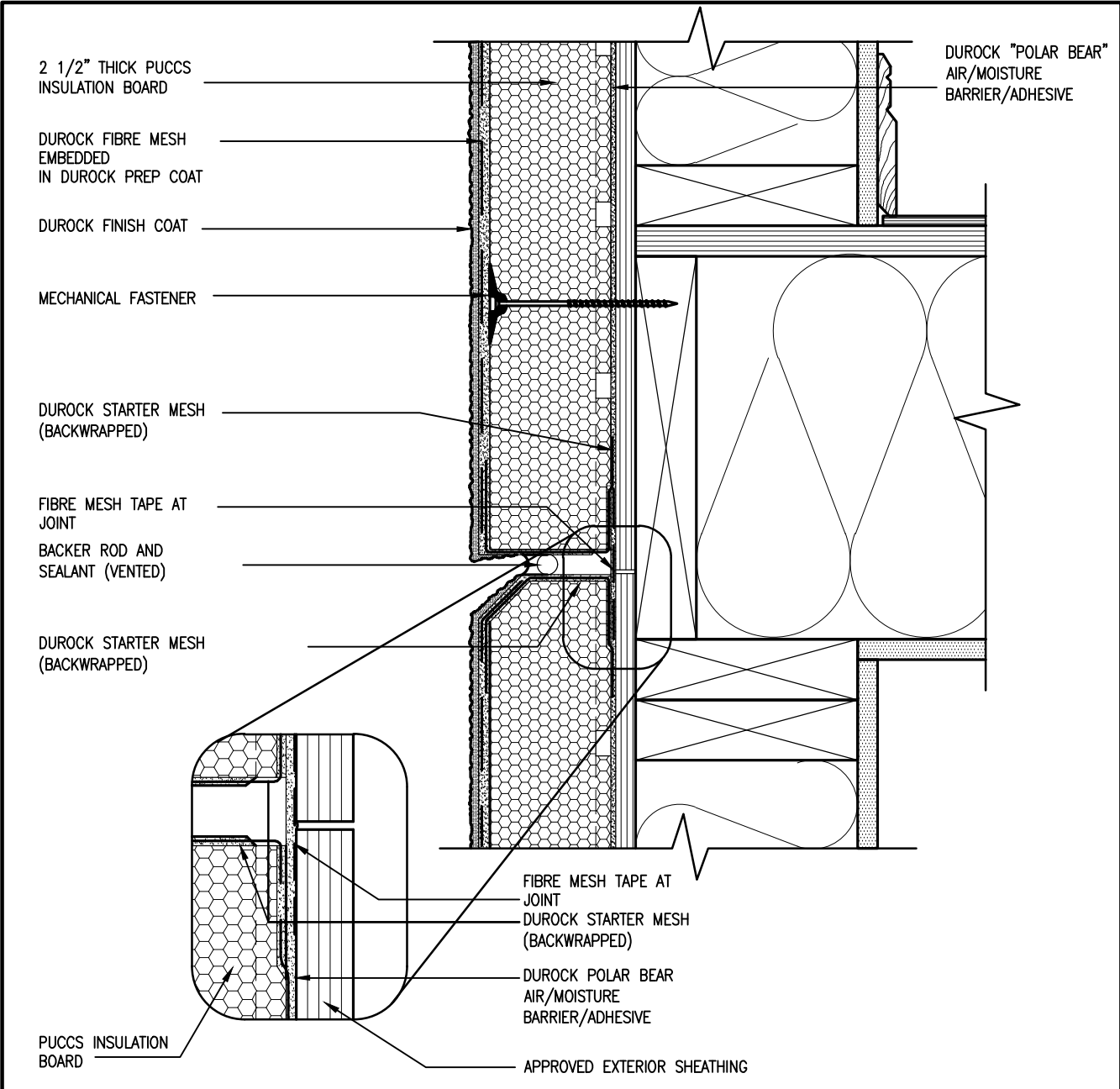
13045-CN-2022-A1-REV1
RICHARD - H. VACHINE (MORNING) 2013 (13045.BN units) CONSTRUCTION NOTES (VER 2023) 13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:06 PM

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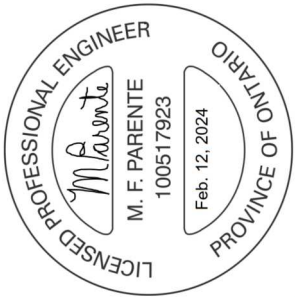


3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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



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



CONST NOTE

BAYVIEW WELLINGTON

REVIEWED

GREEN VALLEY ESTATES

BRADFORD

project no. 13045

drawing no. CN4

CONSTRUCTION NOTES

file name 13045-CN-2022-A1-REV1

date MAY 2016

checked by RC

scale 3/16" = 1'-0"

drawn by

project name

project no. 13045

drawing no. CN4

date MAY 2016

checked by RC

scale 3/16" = 1'-0"

drawn by

project name

project no. 13045

drawing no. CN4

date MAY 2016

checked by RC

scale 3/16" = 1'-0"

drawn by

VA3 DESIGN

255 Consumers Rd. Suite 120

Toronto, ON M2J 1T4

t 416.630.2255 f 416.630.4782

va3design.com

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

qualification information

25591 BCIN

42658

Wellington Jno-Baptiste

signature

VA3 Design Inc.

name

24-02-09 RC

JAN 11-22 RC

FEB 24-20 RC

JAN 11-18 RC

AUG 04-17 RC

date

description

REVISED AS PER ENG'S COMMENTS

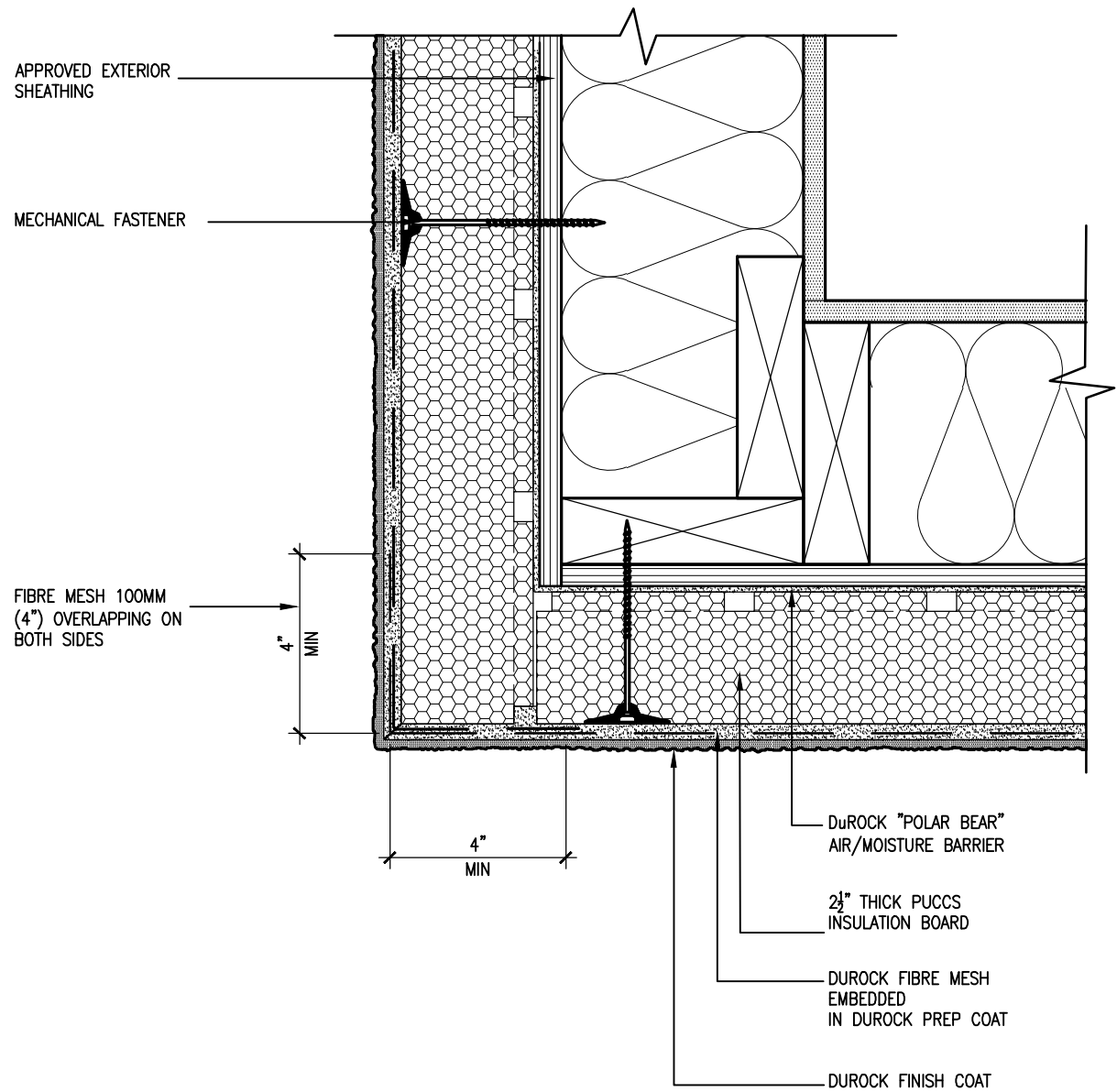
UPDATE TO 2022

UPDATE TO 2020

UPDATE TO 2018

ISSUE FOR CLIENT REVIEW

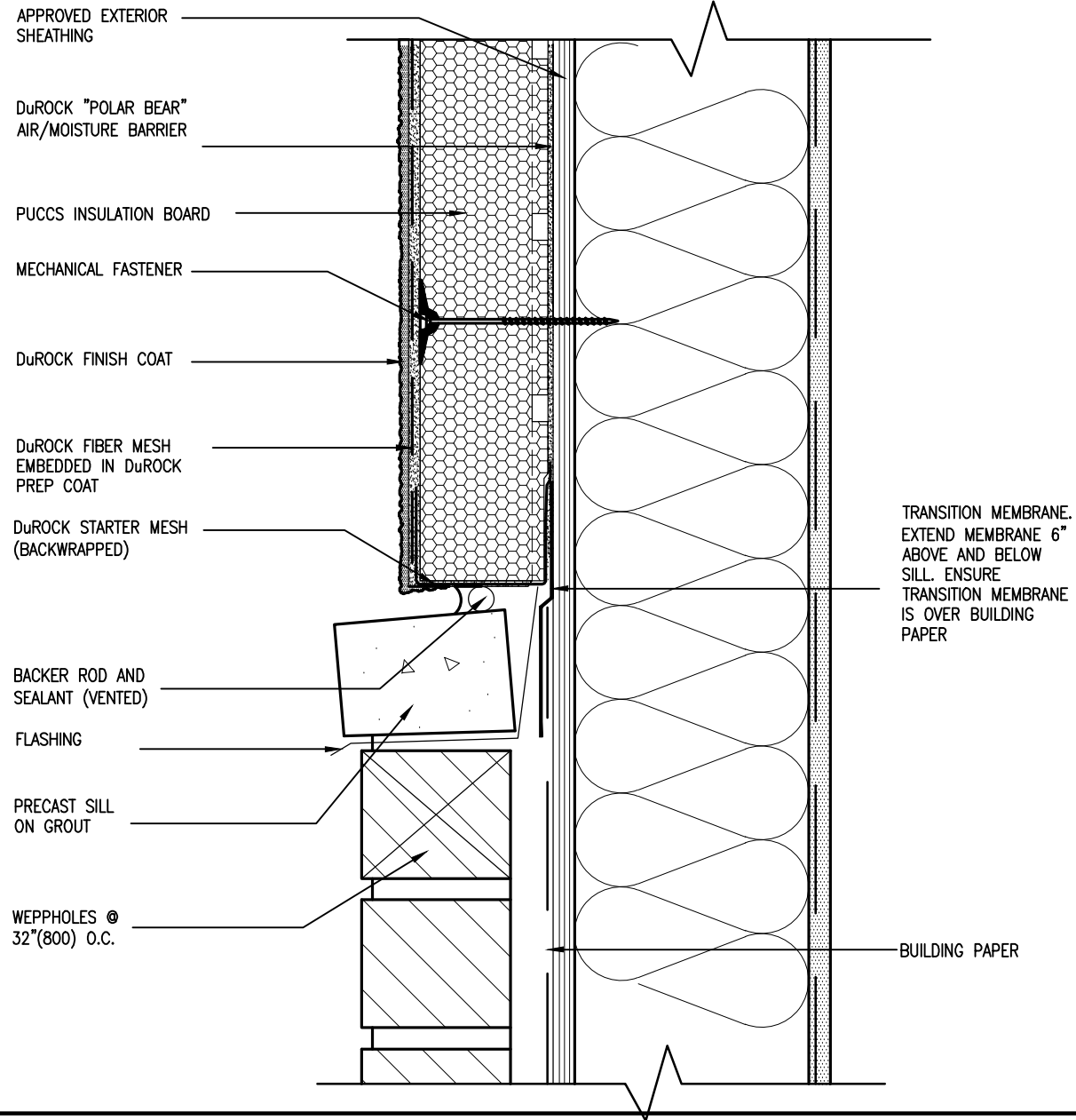
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



5
CN5

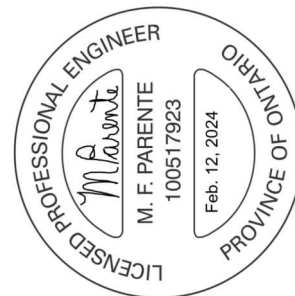
CORNER DETAIL
SCALE: 3"=1'-0"

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
CN5

STUCCO / MASONRY PLINTH CONNECTION
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.

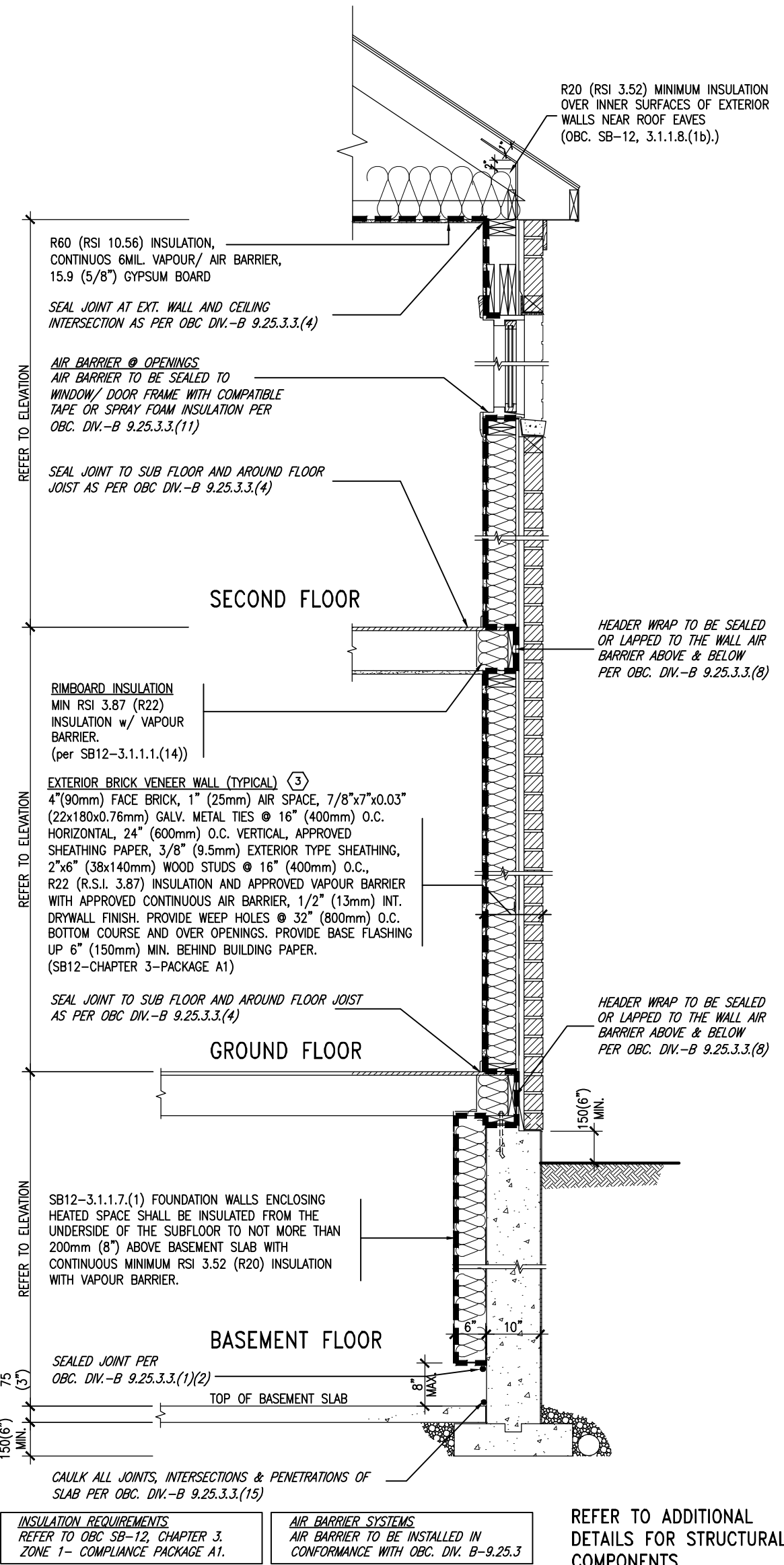
qualification information
Wellington Jno-Baptiste 25591 BCIN
 name
 registration information
VA3 Design Inc. 42658
 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and 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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 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON CONST NOTE
REVIEWED
 GREEN VALLEY ESTATES BRADFORD
 project no. 13045
 drawing no. CN5
 date MAY 2016
 checked by RC
 scale 3/16" = 1'-0"
 file name 13045-CN-2022-A1-REV1
 CONSTRUCTION NOTES
 RICHARD - H/V ARCHIVE WORKING 2013\13045.BW Units CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:07 PM

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SB12-COMPLIANCE PACKAGE 'A1'

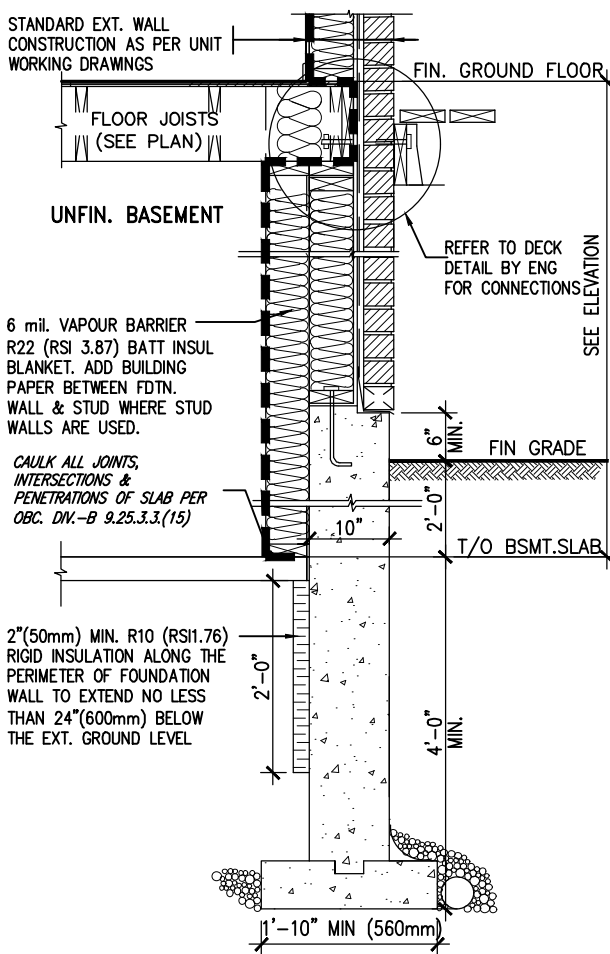


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10\"/>

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\"/>
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	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.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	signature BCIN
5.	REVISED AS PER ENG'S COMMITNS	24-02-09	RC
4.	UPDATE TO 2022	JAN 11-22	RC
3.	UPDATE TO 2020	FEB 24-20	RC
2.	UPDATE TO 2018	JAN 11-18	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

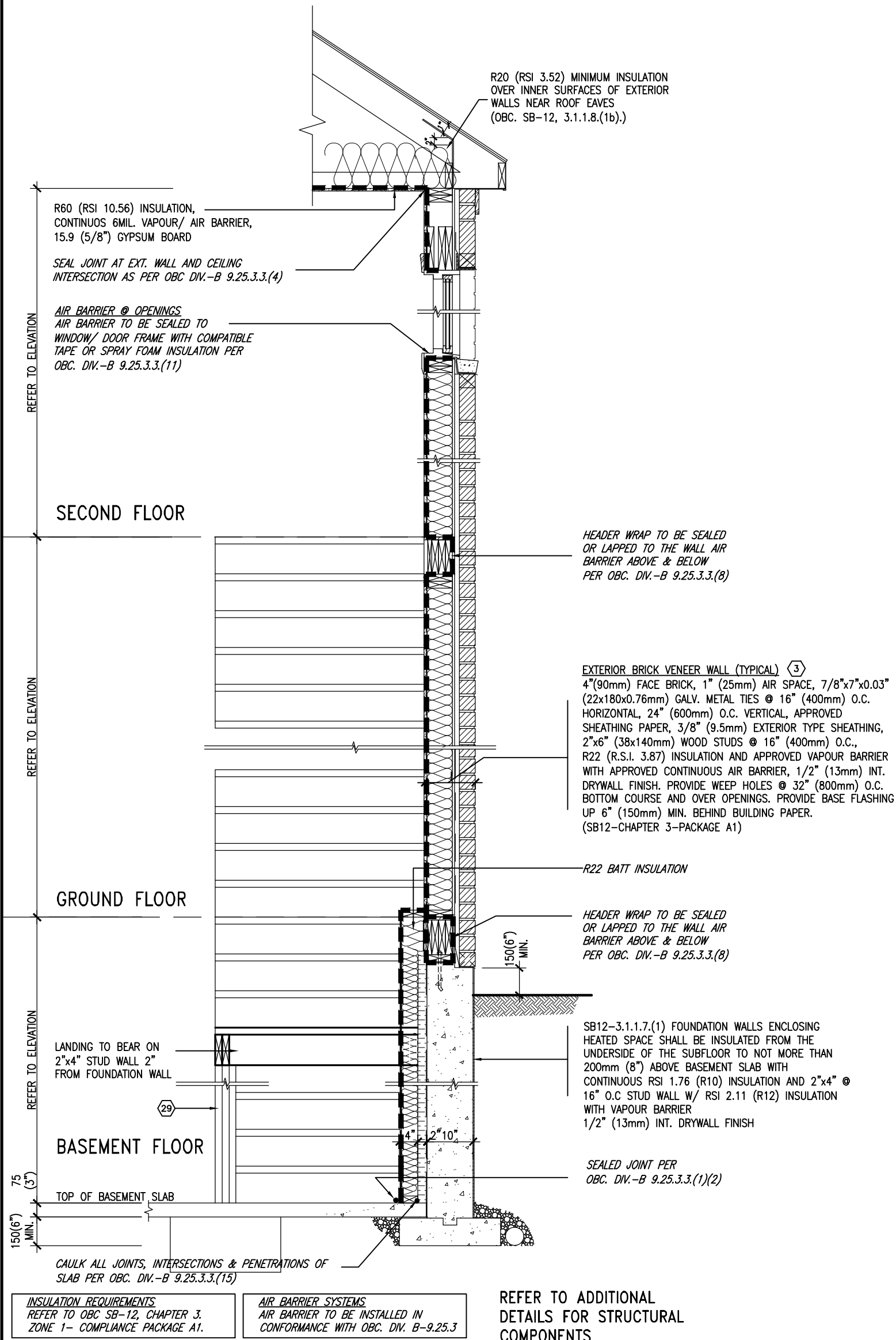
project name **GREEN VALLEY ESTATES** municipality **BRADFORD** project no. **13045**

date **MAY 2016** drawn by **RC** checked by **-** scale **3/16" = 1'-0"** file name **13045-CN-2022-A1-REV1** drawing no. **CN6**

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

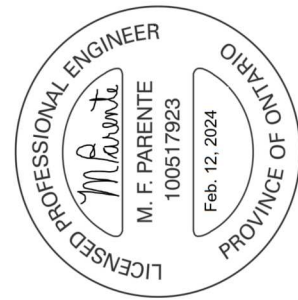
SB12-COMPLIANCE PACKAGE 'A1'



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



BAYVIEW WELLINGTON

VANLEY ESTATES
REVIEWED
multiplicity
SPRATFORD
project
130

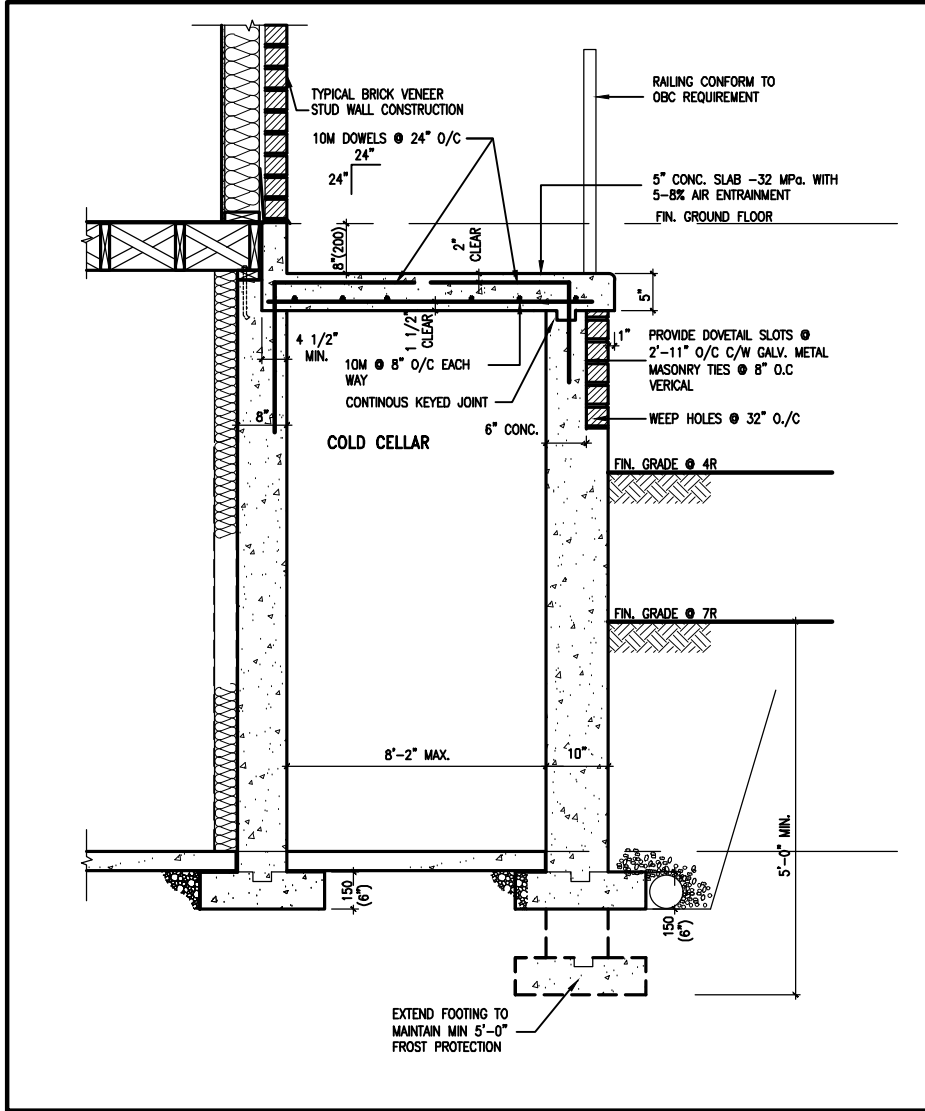
CONST NOTE



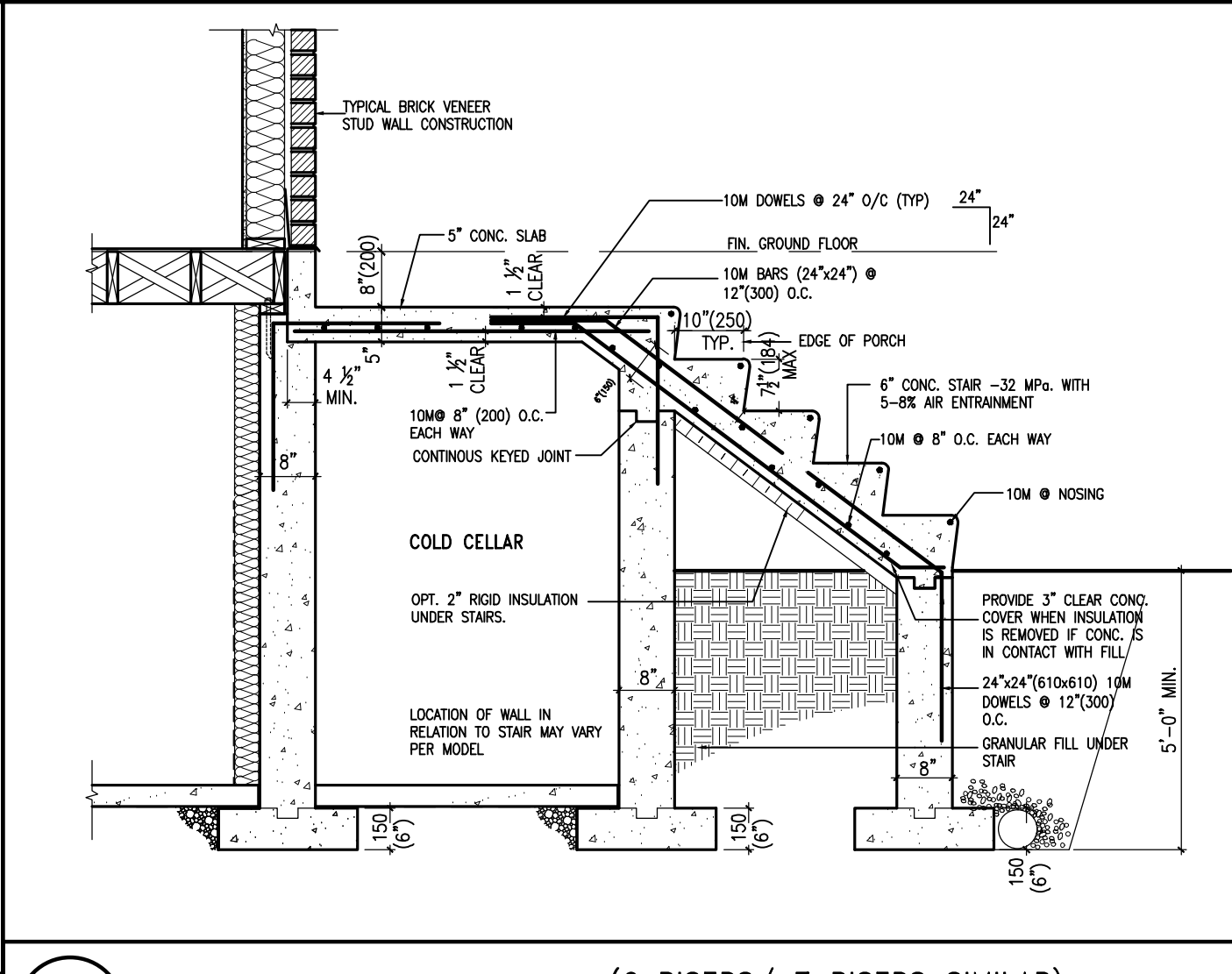
WHEN EXPOSED WALL "A" IS LESS THAN 50%
OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "X"
IS NOT LESS THAN BASEMENT WALL AS
REQUIRED BY TABLE 2.1.1.2A

9	.	.	.	24-02-09	RC	name	25591
8	.	.	.	JAN 11-22	RC	BCIN	42658
7	.	.	.	FEB 24-20	RC	signature	
6	.	.	.	JAN 11-18	RC	registration information	
5	REVISED AS PER ENG'S COMMENTS			AUG 04-17	RC	V33 Design Inc.	
4	UPDATE TO 2022						
3	UPDATE TO 2020						
2	UPDATE TO 2018						
1	ISSUE FOR CLIENT REVIEW						
no.	description			date	by		

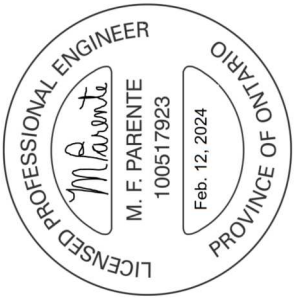
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X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



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



CONST NOTE

REVIEWED
GREEN VALLEY ESTATES
BRADFORD

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

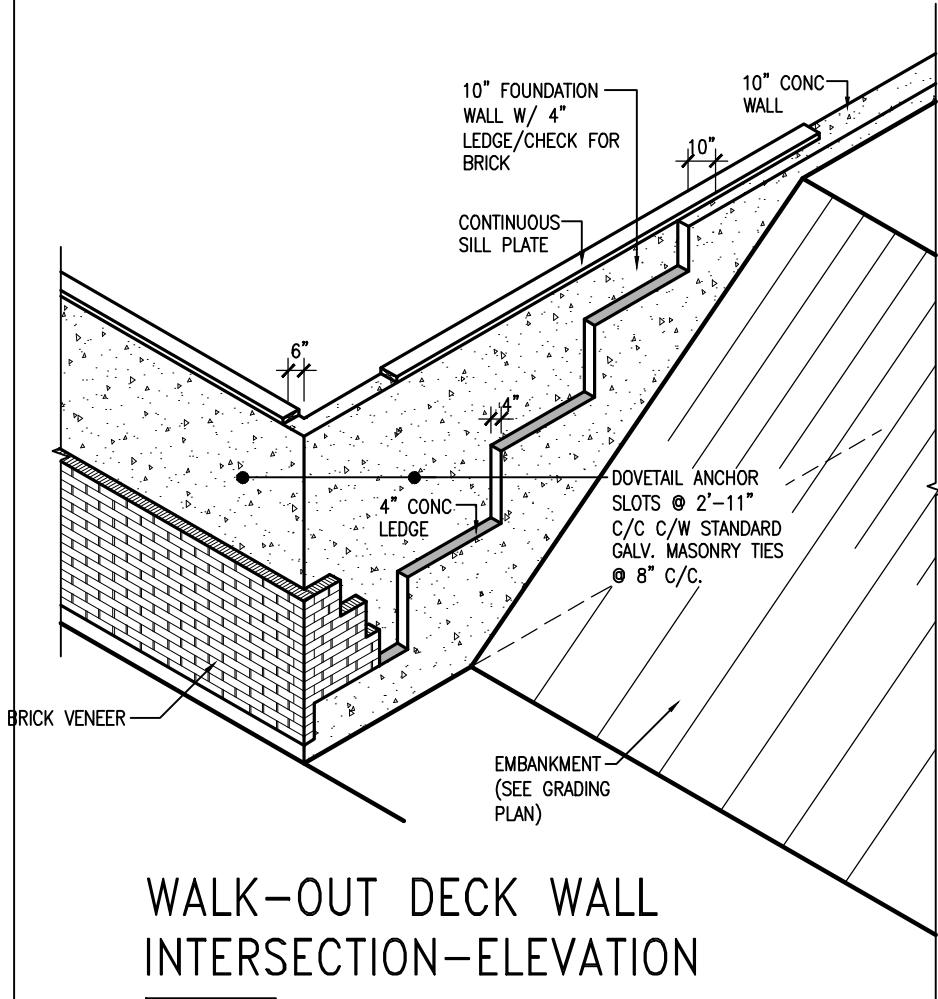
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
name: Wellington Jno-Baptiste
BCIN: 25591
registration information: VAS Design Inc.
42658
Contractor 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	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

project no. 13045
drawing no. CN9

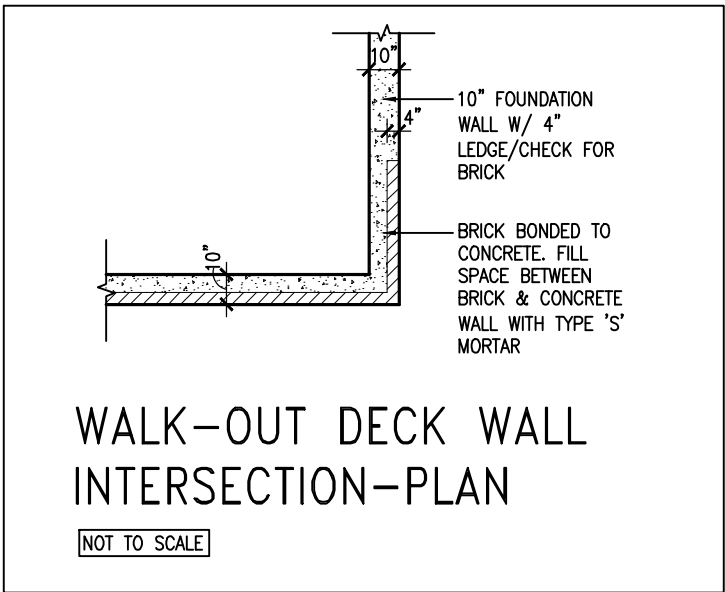
CONSTRUCTION NOTES
13045-CN-2022-A1-REV1
file name
checked by
date MAY 2016
scale 3/16" = 1'-0"

RECHARD - H/VACHIVE, VORWERKE 2013\13045.BW (units) CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:06 PM
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WALK-OUT DECK WALL
INTERSECTION-ELEVATION

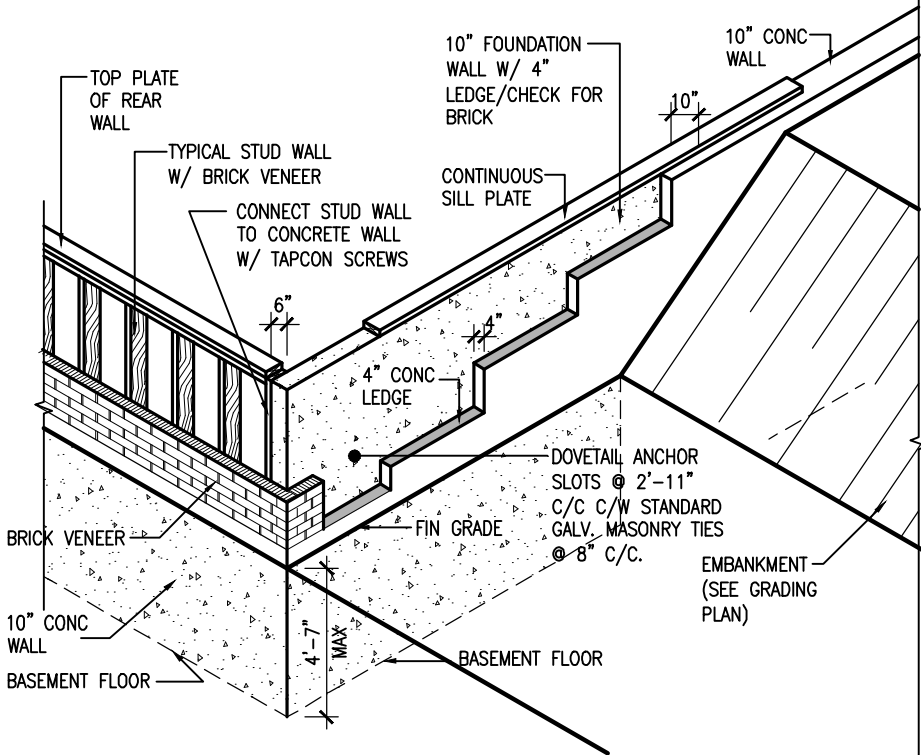
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN

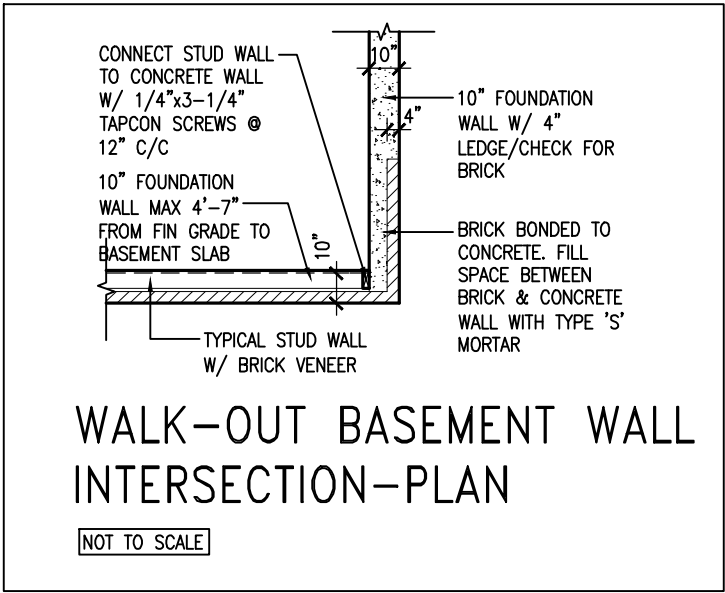
NOT TO SCALE

(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)



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

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

REVIEWED

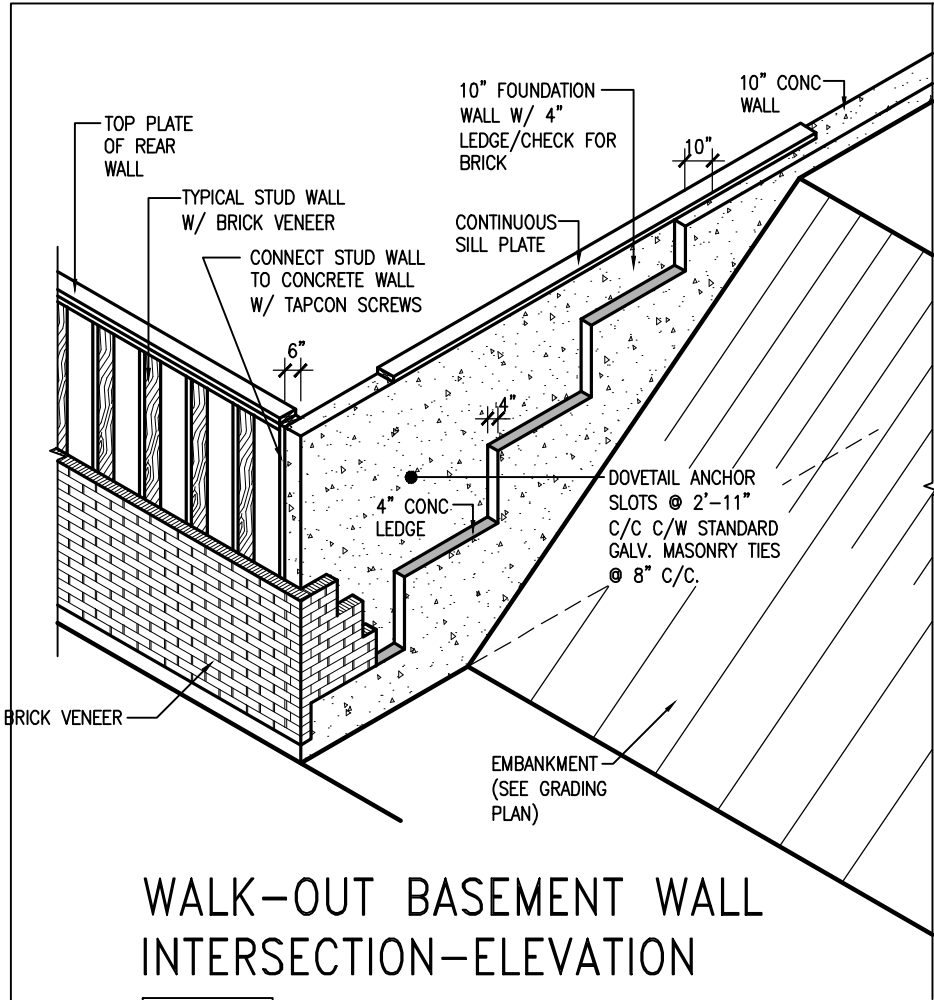
project name **GREEN VALLEY ESTATES** municipality **BRADFORD** project no. **13045**

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

CONSTRUCTION NOTES

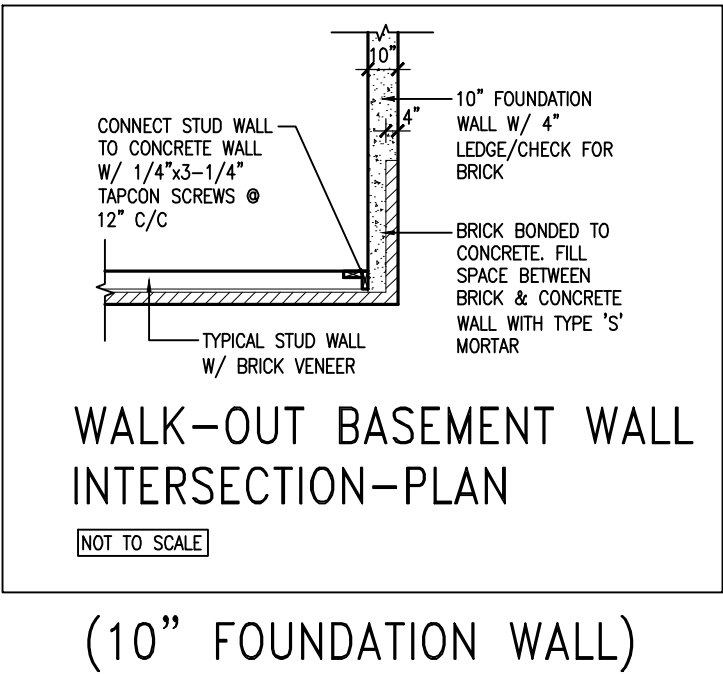
CN10

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WALK-OUT BASEMENT WALL
INTERSECTION-ELEVATION

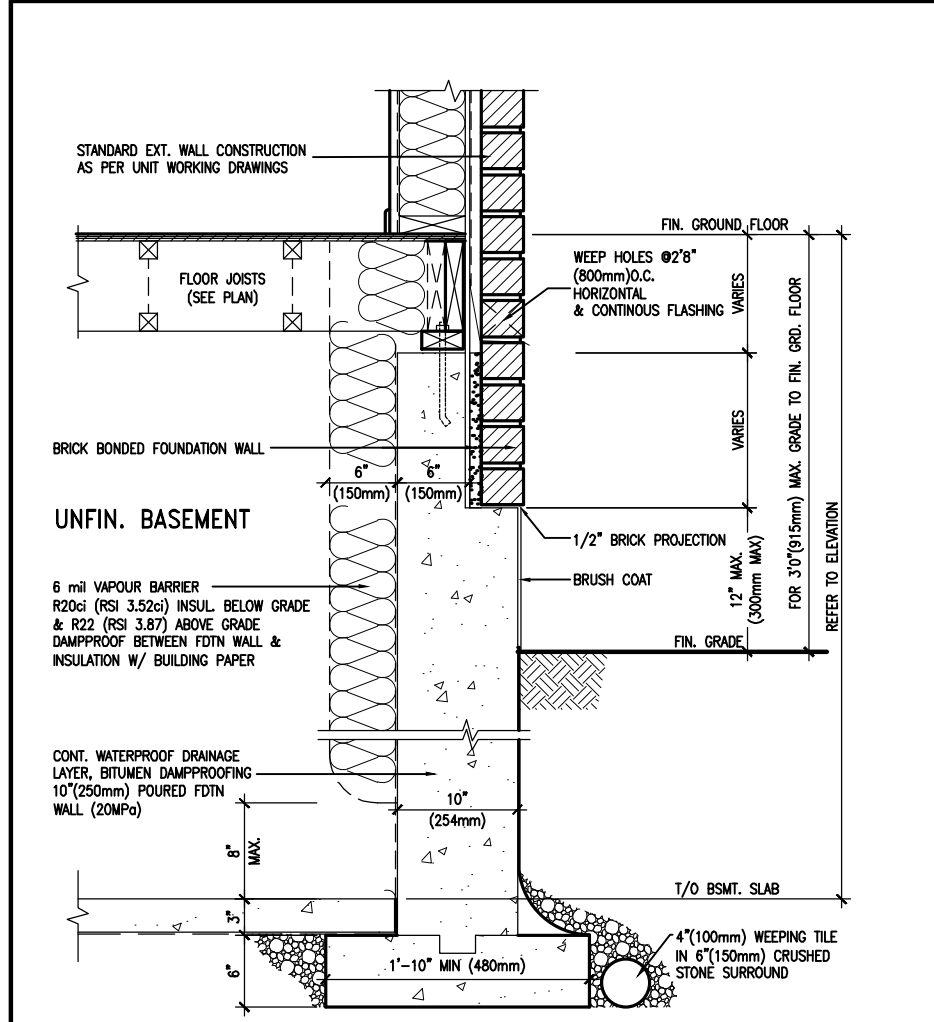
NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

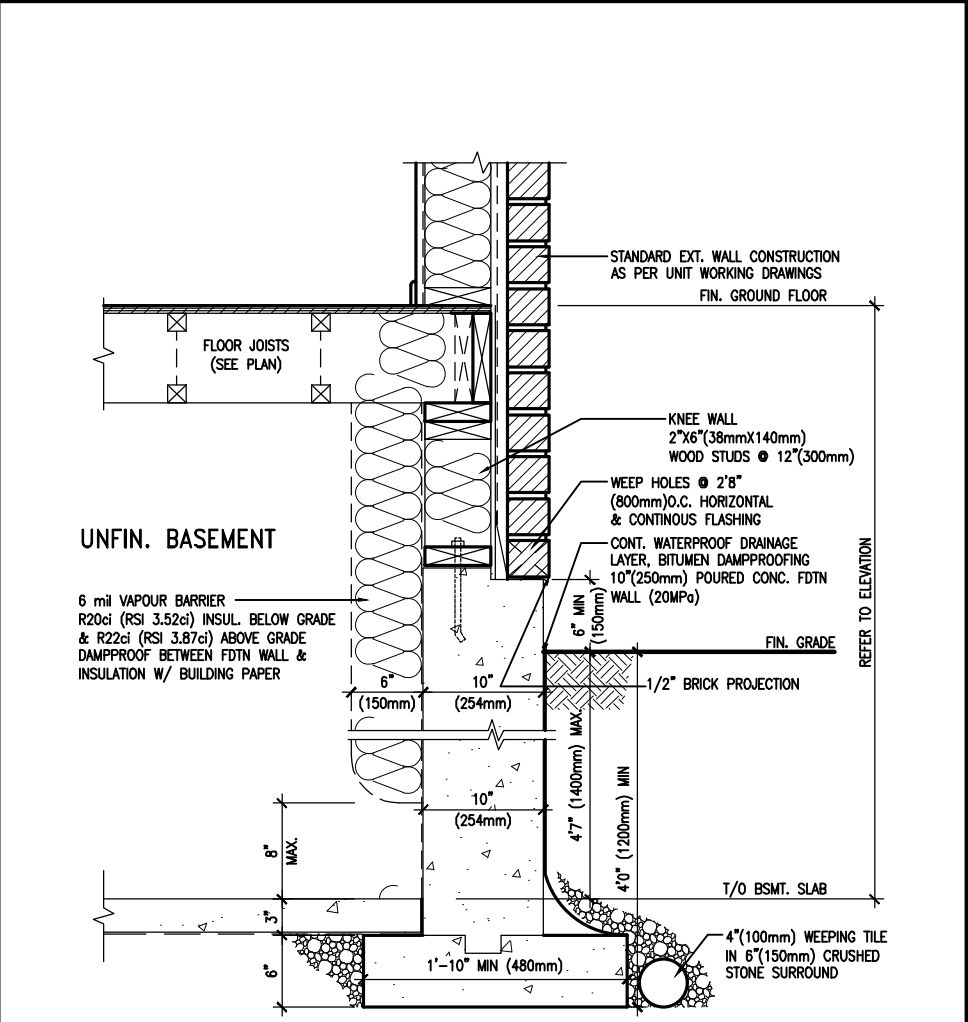
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.

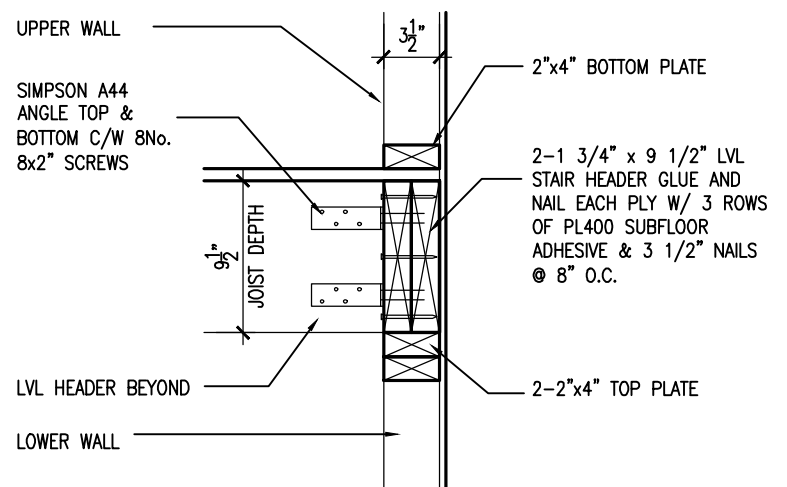


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN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

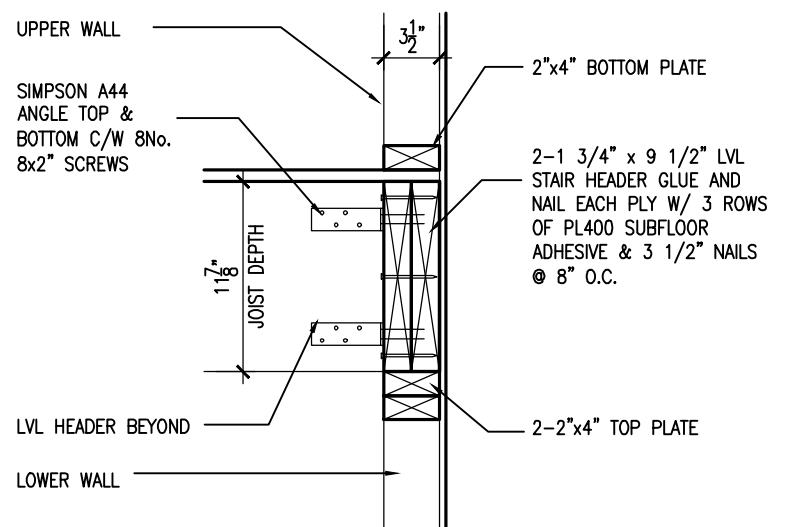


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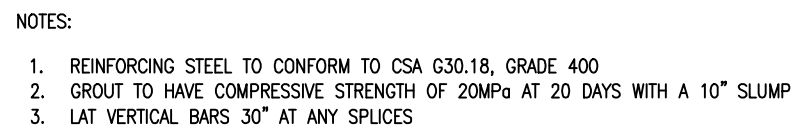
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	MAY 2016	checked by	scale
drawn by	RC		3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CN-2022-A1-REV1
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1A STAIR HEADER @ PARTY WALL
S2 SCALE: 1"=1'0"

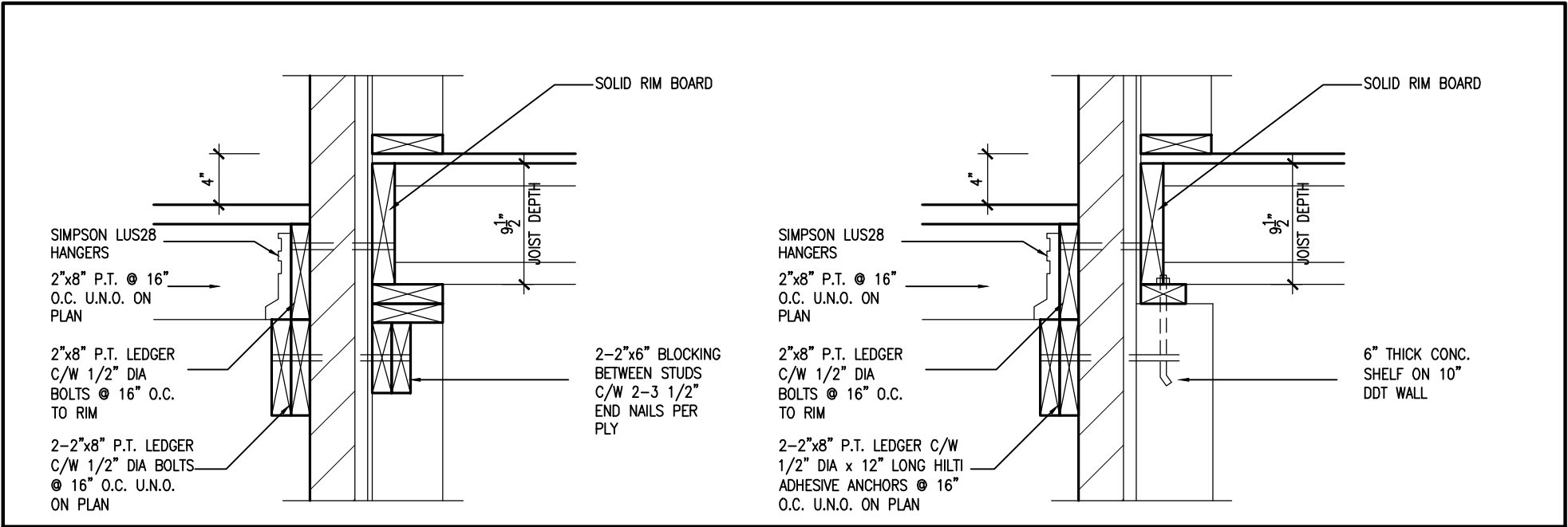


2A STAIR HEADER @ PARTY WALL
S2 SCALE: 1"=1'0"



A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the seal features the name "M. Parente" in a stylized script font. Below the name, the text "M. F. PARENTE" and the license number "100517923" are printed. At the bottom of the seal, the expiration date "Feb. 12, 2024" is displayed.

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date MAY 2016		CONSTRUCTION NOTES	
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CN-2022-A1-REV1
drawing no. S2			



1A

DECK FASTENING DETAIL

S3

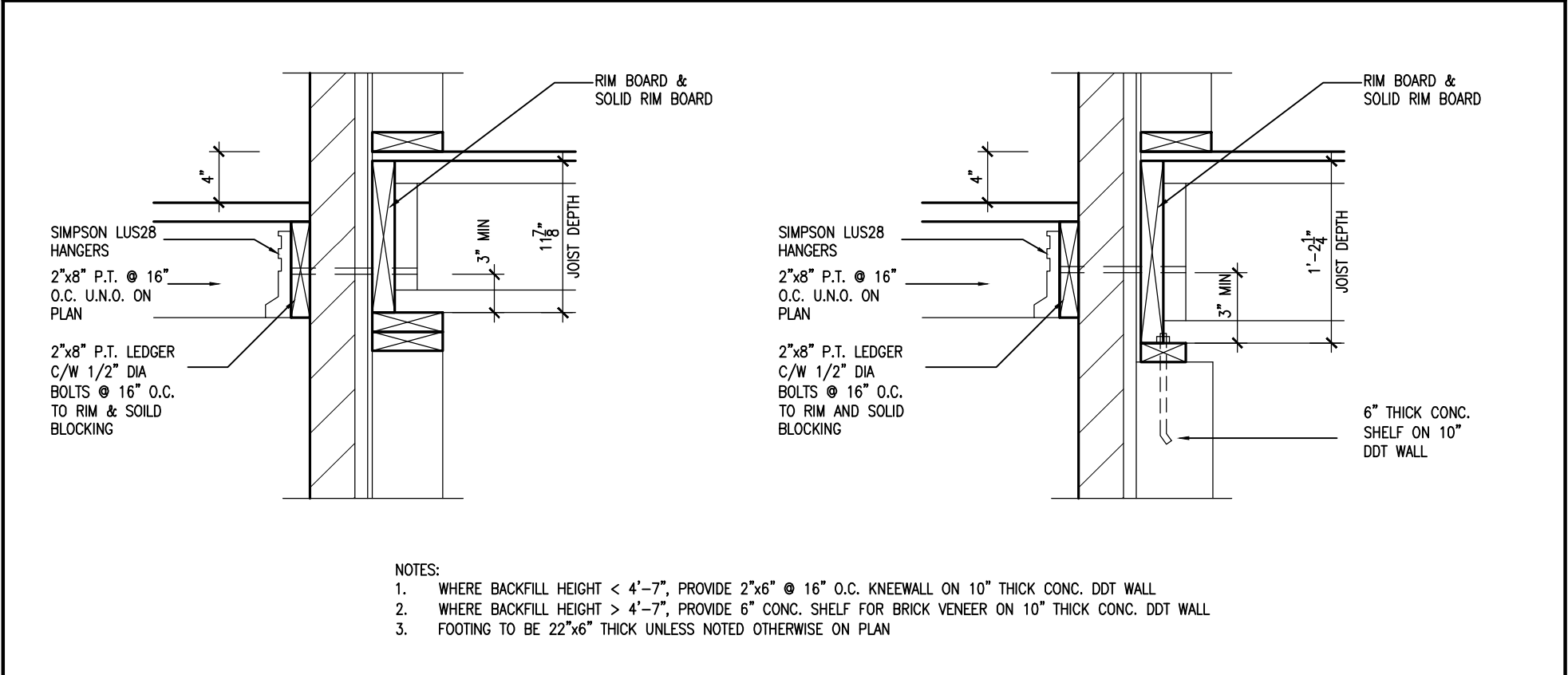
SCALE: 1"=1'0"

1B

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"



2

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"

2B

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"



9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	<div><div>BAYVIEW WELLINGTON</div><div>GREEN VALLEY ESTATES</div><div>BRADFORD</div></div>	<div><div>CONST NOTE</div><div>-</div></div>	<div><div>project no.</div><div>13045</div></div>
8.	.	.	qualification information						
7.	.	.	Wellington Jno-Baptiste  25591						
6.	.	.	signature BCIN						
5	REVISED AS PER ENG'S COMMITNS	24-02-09	RC	name					
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						

date MAY 2016				CONSTRUCTION NOTES				drawing no.	
drawn by RC		checked by -		scale 3/16" = 1'-0"		file name 13045-CN-2022-A1-REV1		S3	
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