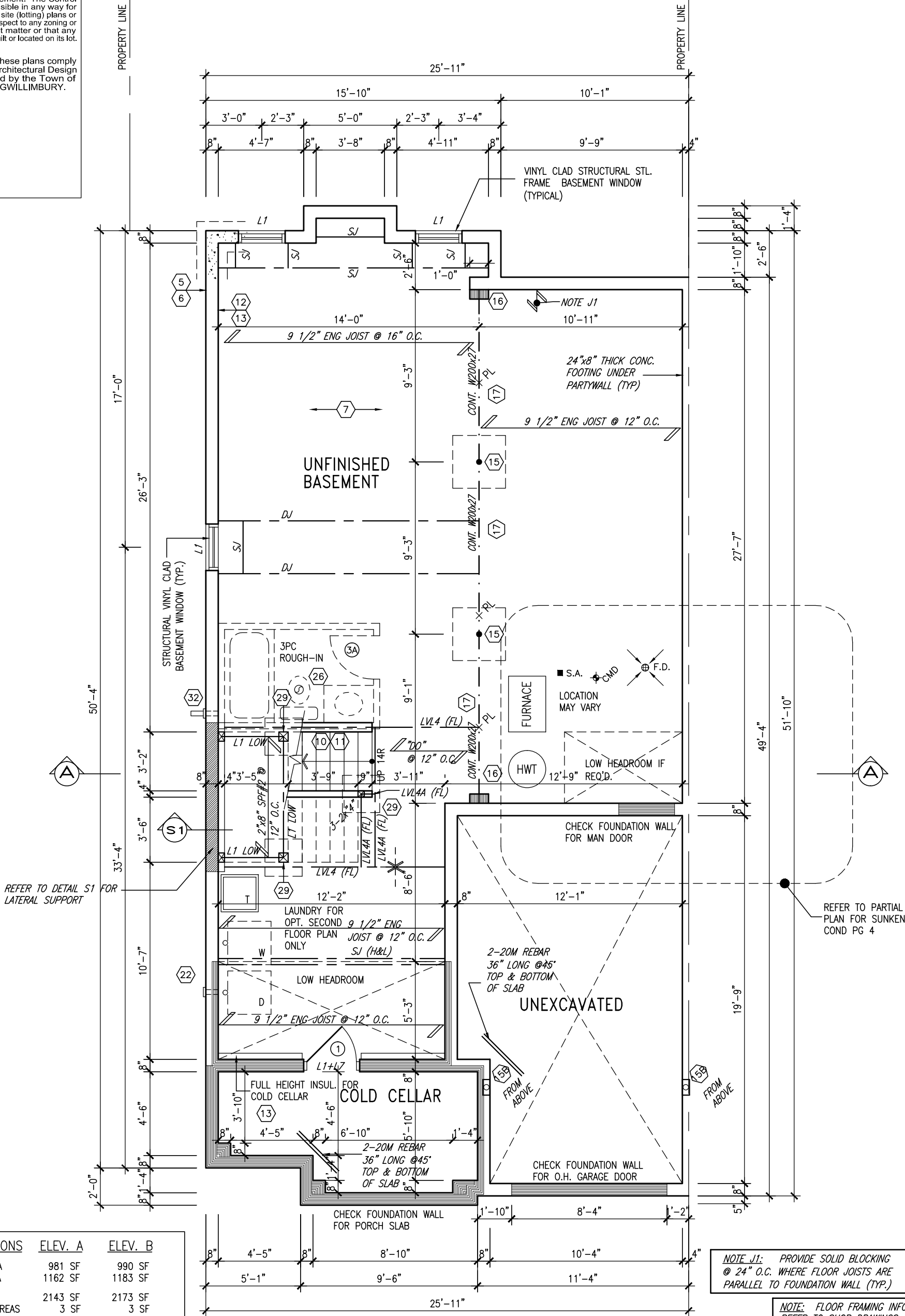


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AREA CALCULATIONS	ELEV. A	ELEV. B
GROUND FLOOR AREA	981 SF	990 SF
SECOND FLOOR AREA	1162 SF	1183 SF
SUBTOTAL	2143 SF	2173 SF
DEDUCT ALL OPEN AREAS	3 SF	3 SF
TOTAL NET AREA	2140 SF (198.81 m2)	2170 SF (201.60 m2)
COVERAGE W/OUT PORCH	1228 SF (114.08 m2)	1237 SF (114.92 m2)
COVERAGE W/ PORCH	1322 SF (122.82 m2)	1304 SF (121.15 m2)

MIN. SOIL BEARING
CAPACITY OF 150KPa

BASEMENT PLAN 'A'

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3.	.	.
2.	REVISED AS PER ENG'S COMMENTS	APR 15-15 RC
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14 QS
no.	description	date by

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

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

25591
BCIN

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

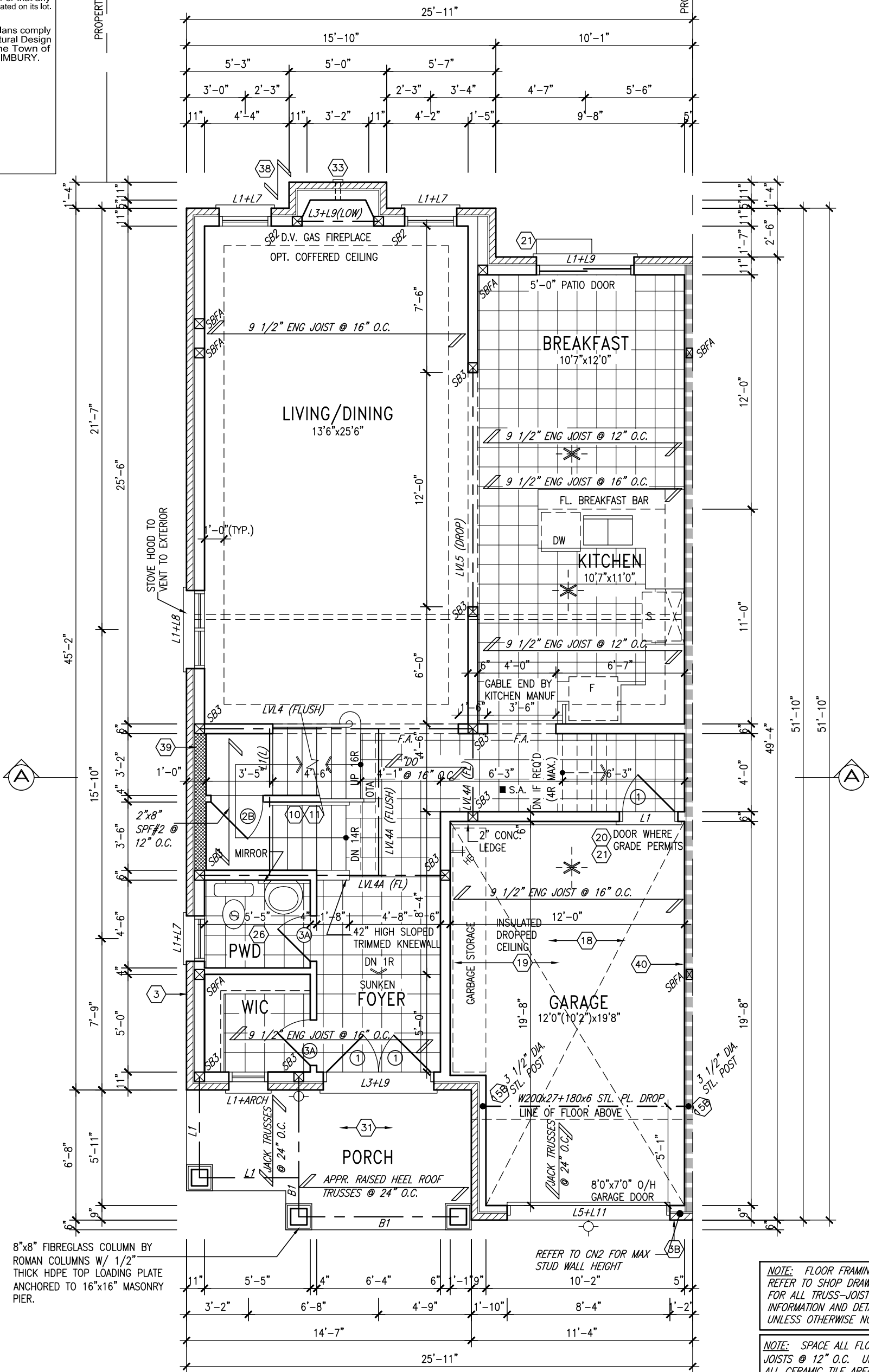
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		SD30-3 SEDONA 3	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date AUG 2014	checked by QS	scale 3/16" = 1'-0"	file name 13045-SD30-3
BASEMENT FLOOR PLAN			drawing no. 1
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Wed - Jun 3 2015 - 10:25 AM			

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INDICATES FIRE RATED WALL ASSEMBLY



8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 16"x16" MASONRY PIER.

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

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

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

GROUND FLOOR PLAN 'A'

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2.	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS
no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591
signature BCIN

registration information

VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		SD30-3 SEDONA 3	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	AUG 2014	project no.	13045
drawn by	QS	checked by	scale
			3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Wed - Jun 3 2015 - 10:25 AM		GROUND FLOOR PLAN	
		file name	13045-SD30-3
		drawing no.	2

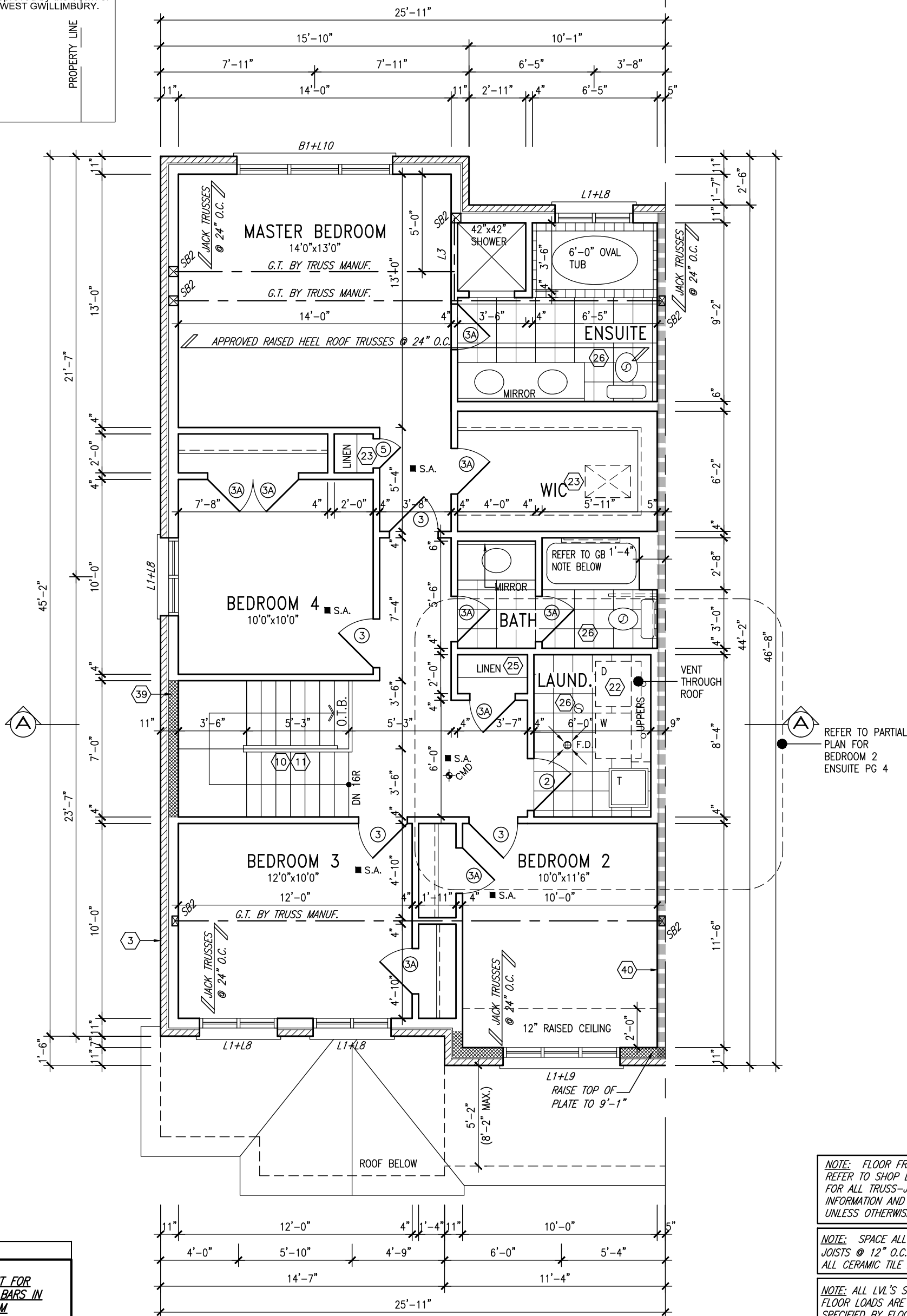
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PROPERTY LINE

INDICATES FIRE RATED WALL ASSEMBLY

PROPERTY LINE



SECOND FLOOR PLAN 'A'

GB 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. REFER TO OBC. 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

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2.	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS
no.	description	date	by

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qualification information
Wellington Jno-Baptiste 25591
name
signature
registration information
VA3 Design Inc. 42658
BCIN
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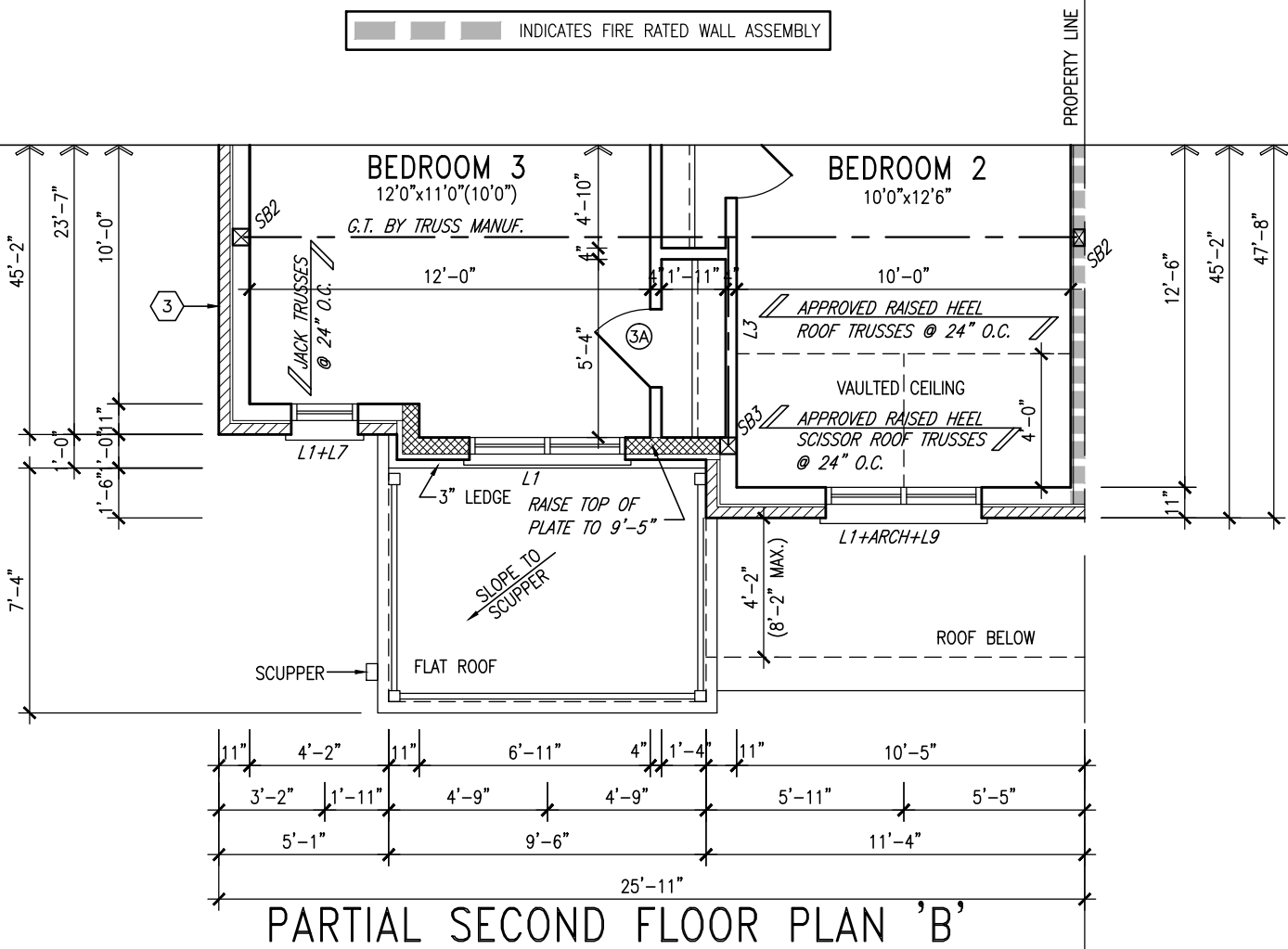
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		SD30-3 SEDONA 3	
project name GREEN VALLEY ESTATES		municipality BRADFORD	
date AUG 2014		project no. 13045	
drawing no. 3		SECOND FLOOR PLAN	
drawn by QS		checked by 3/16" = 1'-0"	
scale 13045-SD30-3		file name	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Wed - Jun 3 2015 - 10:25 AM			

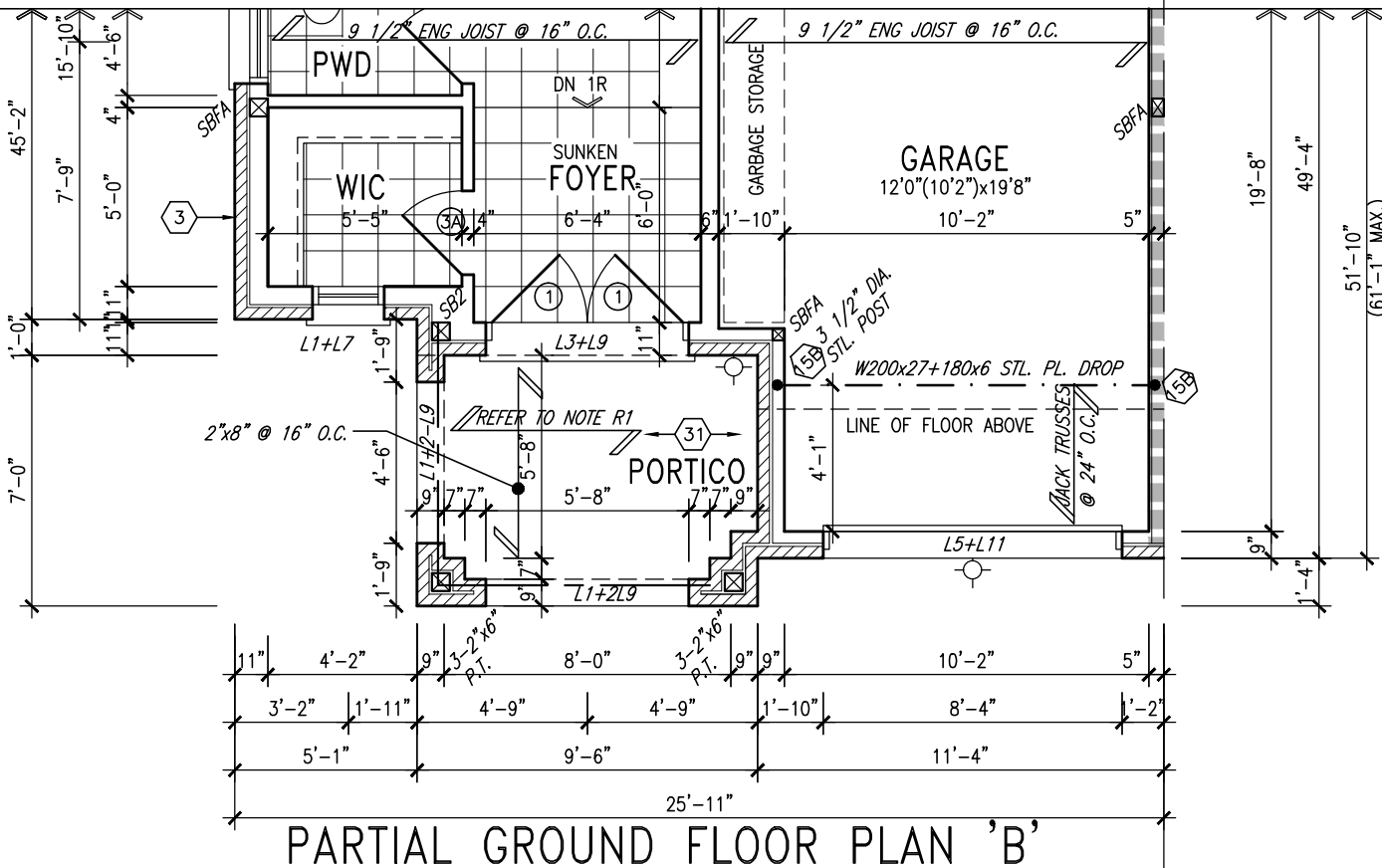
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INDICATES FIRE RATED WALL ASSEMBLY



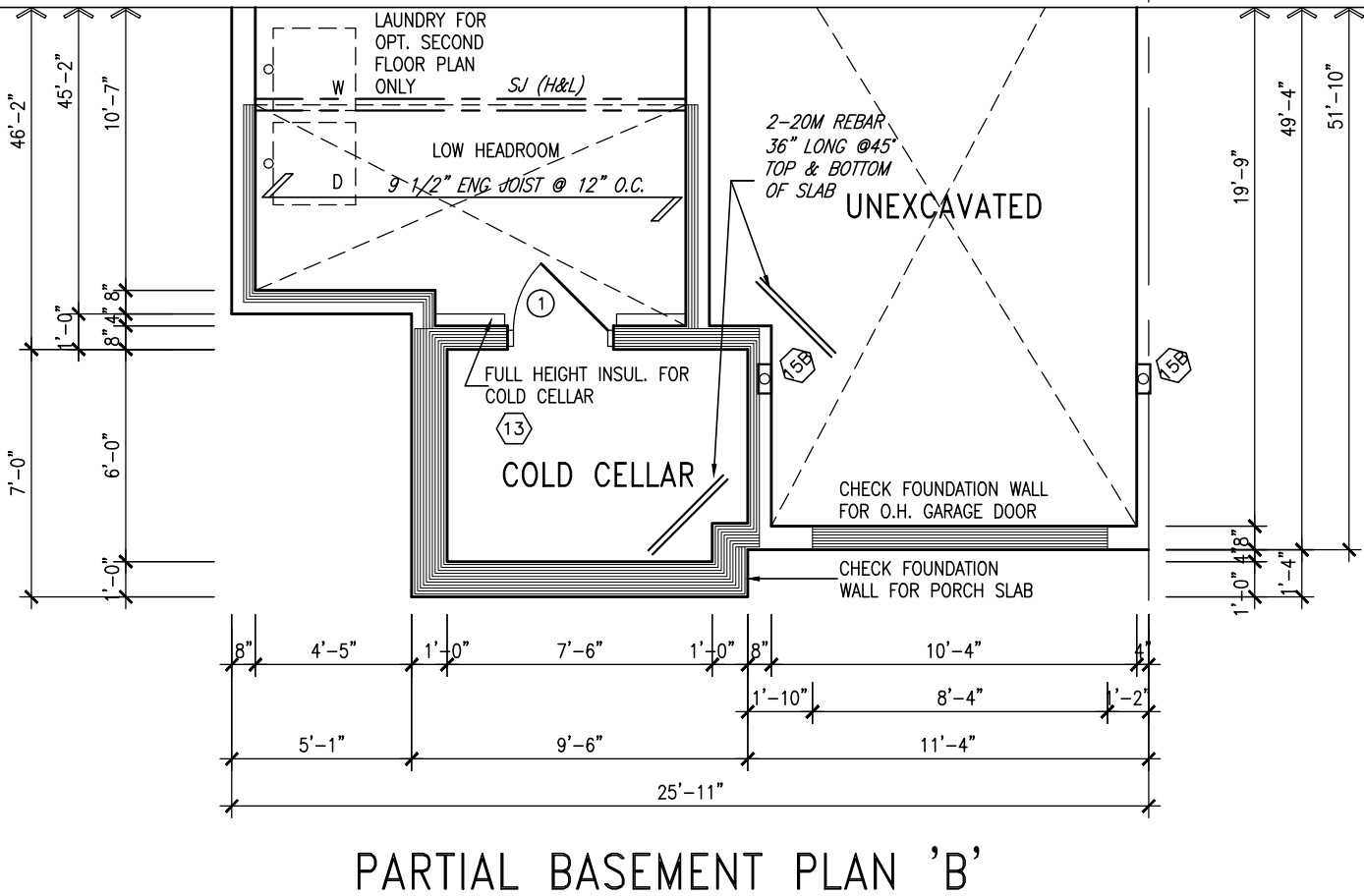
ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE



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

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

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



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2.	REVISED AS PER ENG'S COMMENTS	APR 15-15 RC
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14 QS
no.	description	date by

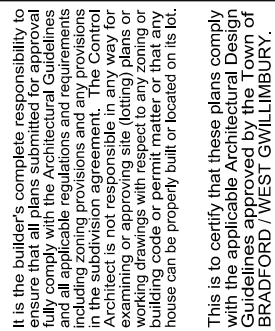
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

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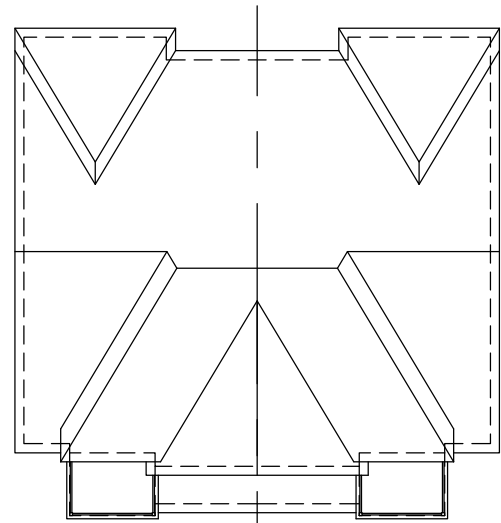
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		SD30-3 SEDONA 3
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date AUG 2014	drawn by QS	checked by -
scale 3/16" = 1'-0"	file name 13045-SD30-3	drawing no. 5
PARTIAL PLAN ELEV. 'B'		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Wed - Jun 3 2015 - 10:25 AM		



FRONT ELEVATION 'A' (REV)

[illegible]



ROOF 'B'

- STUCCO FINISH
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- 8" PRECAST HEADER ON 8" PRECAST SURROUND W/ 1/2" PROJ. (TYP.)
- CONT. DBL PRECAST CONC. BAND
- DBL PRECAST CONC. SILL
- 20" HIGH DECORATIVE PREFIN. METAL RAILING
- 8" PRECAST ARCH W/ KEYSTONE ON 8" PRECAST SURROUND W/ 1/2" PROJ. (TYP.)
- 12" FG TRANSOM
- STONE VENEER(TYP.)
- DOUBLE SILL PRECAST CONC. W/ 1/2" PROJ. (TYP.)
- SUNKEN FOYER
- POURED CONC. PORCH SLAB AND DOOR SILL
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)



FRONT ELEVATION 'B'

FRONT ELEVATION 'B' (REV)

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SD30-3
SEDONA 3

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

drawing no.
7

VAS3
DESIGN

300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vas3design.com

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qualification information

Wellington Jno-Baptiste 25591 BCN

42658

APR 15-15 RC

2 REVISED AS PER ENG'S COMMENTS

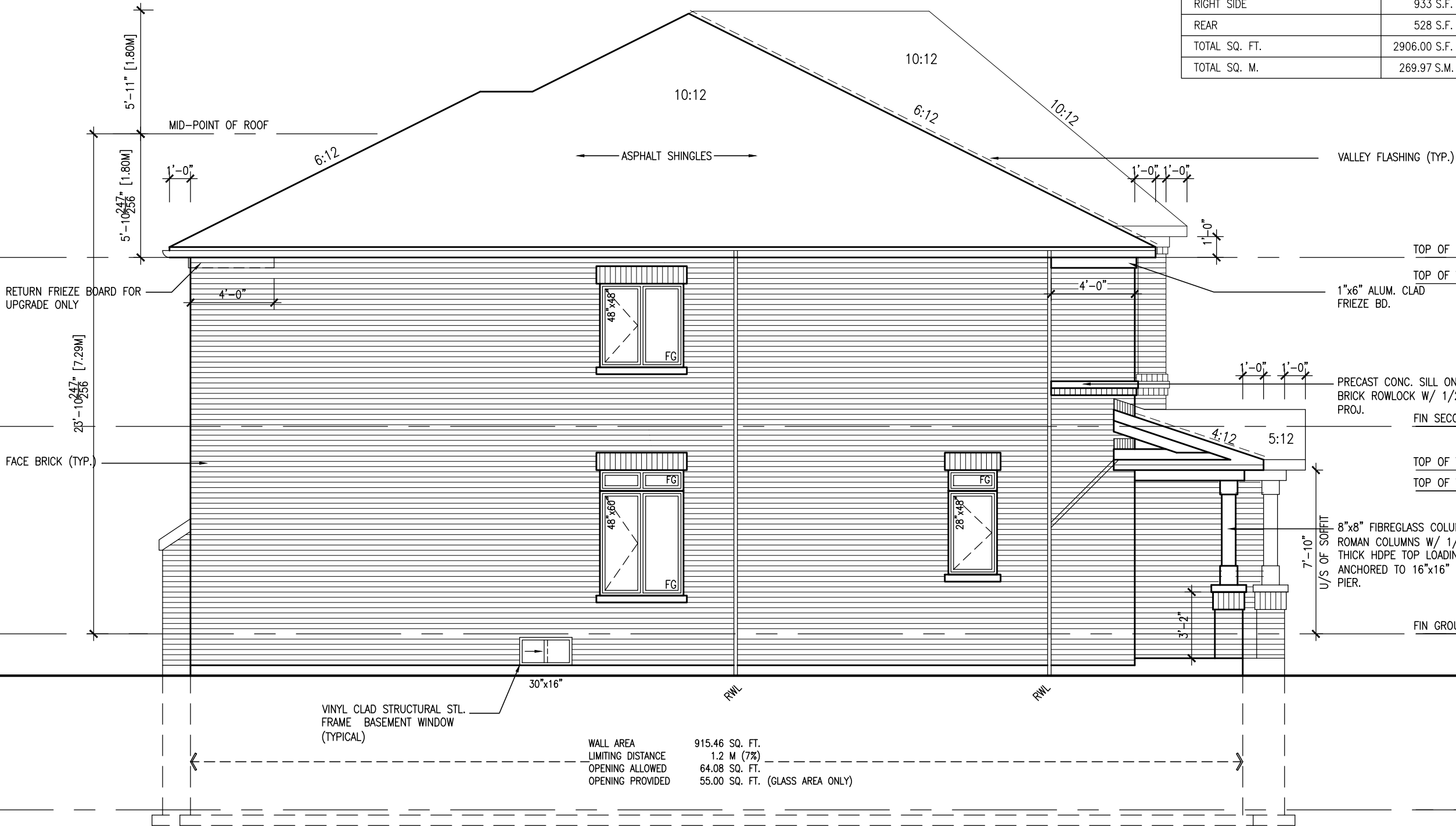
1 ISSUED FOR CLIENT REVIEW

AUG 05-14 QS

date by description

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



LEFT SIDE ELEVATION 'A'

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UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
SD30-3A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	530 S.F.	81.71 S.F.	15.42 %
LEFT SIDE	915 S.F.	55 S.F.	6.01 %
RIGHT SIDE	933 S.F.	0 S.F.	0.00 %
REAR	528 S.F.	119.17 S.F.	22.57 %
TOTAL SQ. FT.	2906.00 S.F.	255.88 S.F.	8.81 %
TOTAL SQ. M.	269.97 S.M.	23.77 S.M.	8.81 %

SD30-3
SEDONA 3

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD

project no. 13045

drawing no. 8

project name

date

drawn by

checked by

scale

LEFT SIDE ELEVATION 'A'

file name

13045-SD30-3

13045-SD30-3

3/16" = 1'-0"

10:25 AM

VAS3 DESIGN

300A Wilson Avenue
Toronto, ON M4H 1S8
t 416.630.2235 f 416.630.4782
vas3design.com

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Wellington Jno-Baptiste

25591

BCN

42658

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APR 15-15 RC

AUG 05-14 QS

2. REVISED AS PER ENG'S COMMENTS

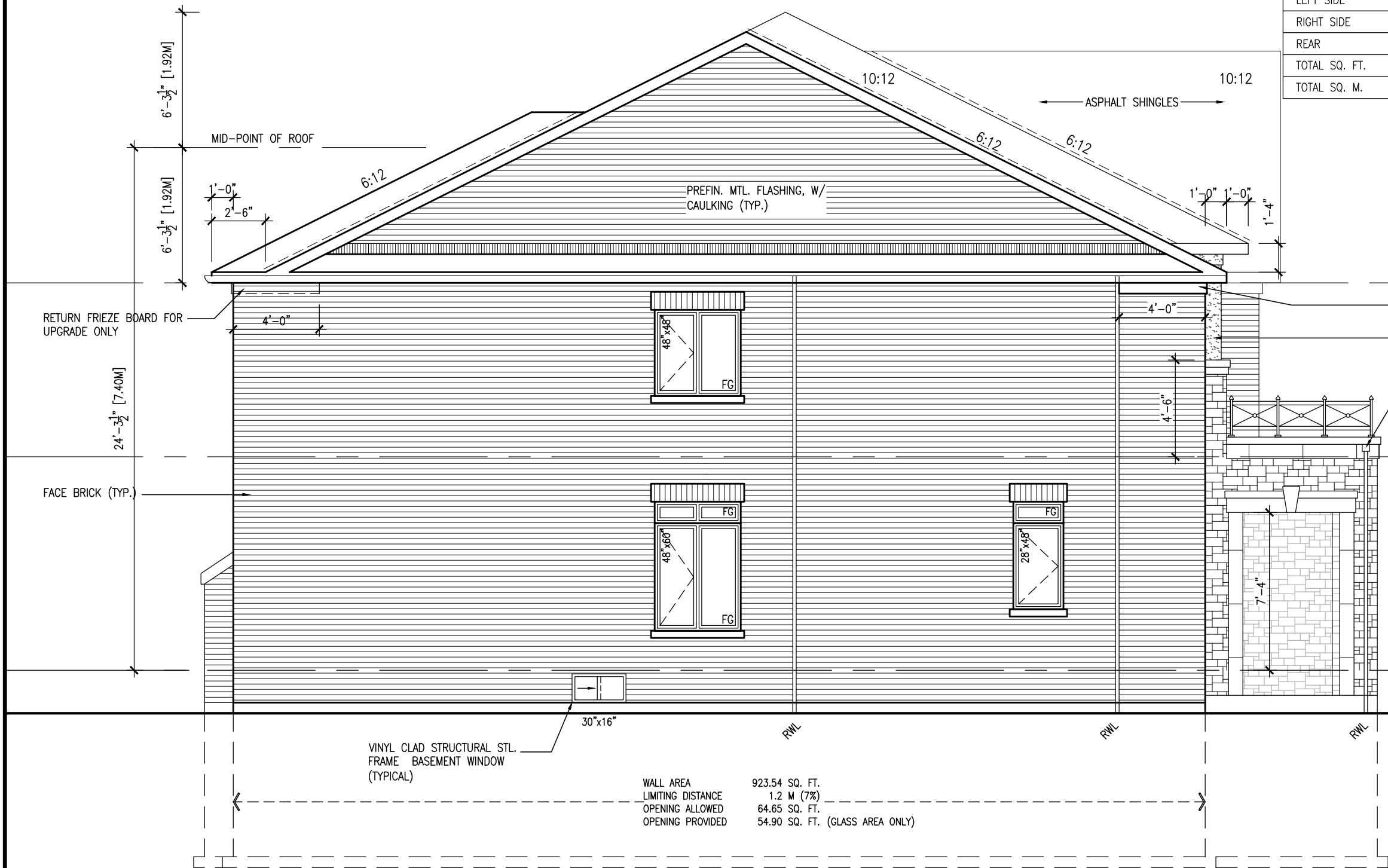
1. ISSUED FOR CLIENT REVIEW

no. description

date

by

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



VINYL CLAD STRUCTURAL STL.
FRAME BASEMENT WINDOW
(TYPICAL)

WALL AREA 923.54 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 64.65 SQ. FT.
OPENING PROVIDED 54.90 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))				
SD30-3B	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	527 S.F.	74.55 S.F.	14.15 %	
LEFT SIDE	924 S.F.	55 S.F.	5.95 %	
RIGHT SIDE	953 S.F.	0 S.F.	0.00 %	
REAR	528 S.F.	119.17 S.F.	22.57 %	
TOTAL SQ. FT.	2932.00 S.F.	248.72 S.F.	8.48 %	
TOTAL SQ. M.	272.39 S.M.	23.11 S.M.	8.48 %	

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VAS3
DESIGN
3004 Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vas3design.com

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qualification information
Wellington Jno-Baptiste 25591 BCN
name registration information
VAS Design Inc. 42658
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APR 15-15 RC
AUG 05-14 QS

no.	description	date	by
9			
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2	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS

BAYVIEW WELLINGTON

SD30-3
SEDONA 3

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

date
AUG 2014

drawn by
QS

checked by
—

scale
3/16" = 1'-0"

file name
13045-SD30-3

drawing no.
9

LEFT SIDE ELEVATION B

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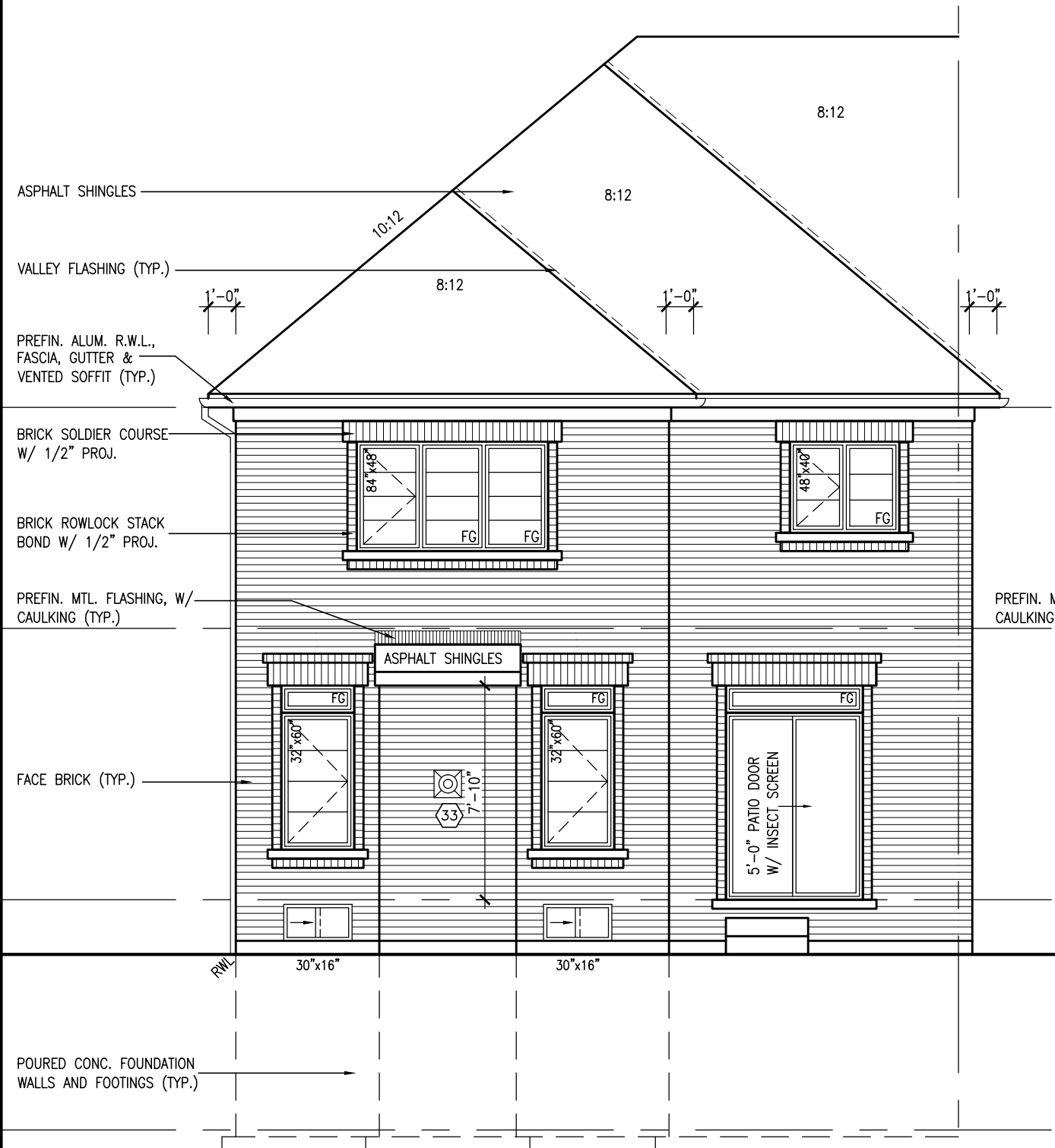
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



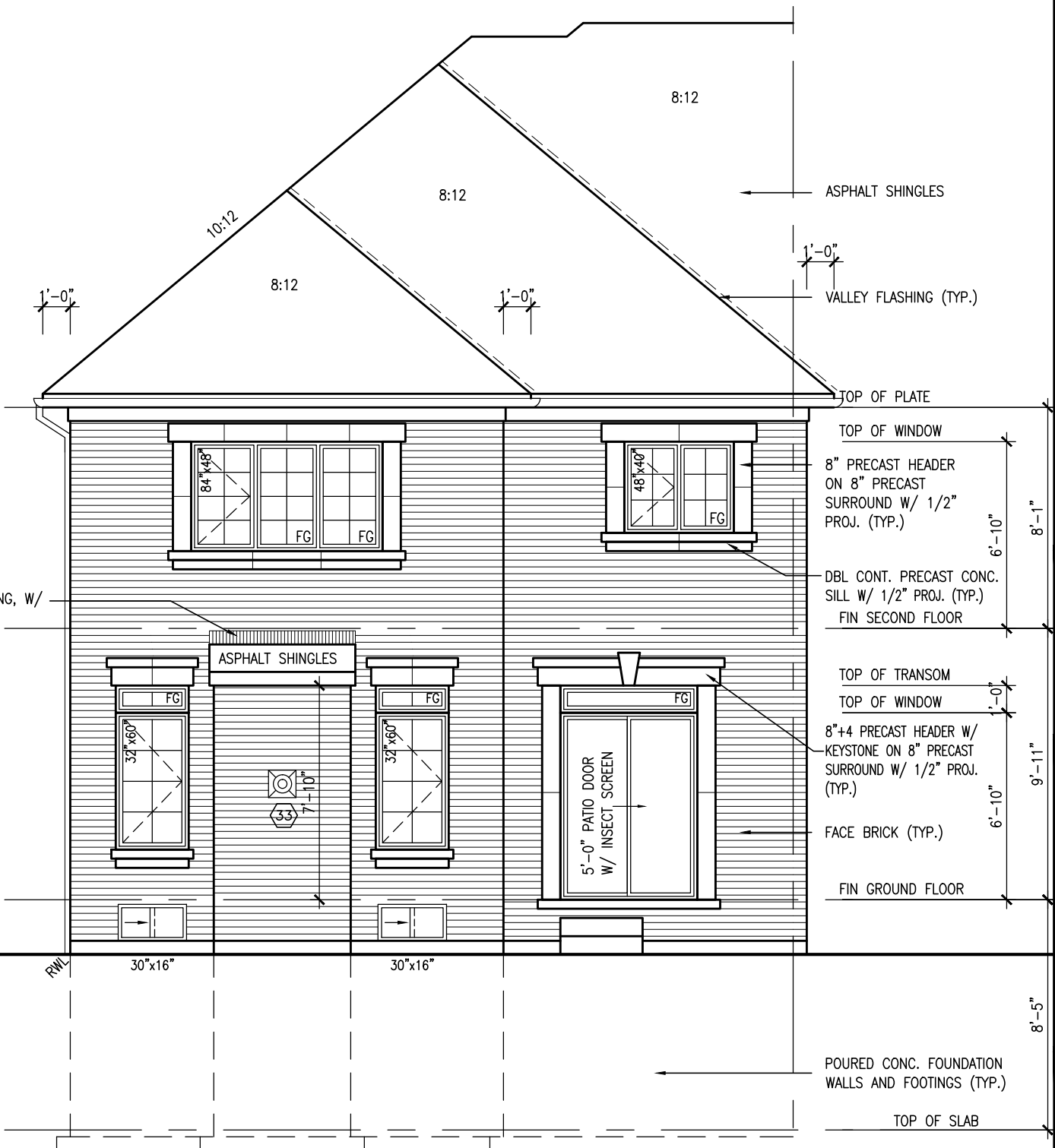
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[illegible]

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



UPGRADED REAR ELEVATION 'A' (REV)
WHEN PAIRED W/ SD30-5C 'A'



UPGRADED REAR ELEVATION 'B' (REV)
WHEN PAIRED W/ SD30-5C 'B'

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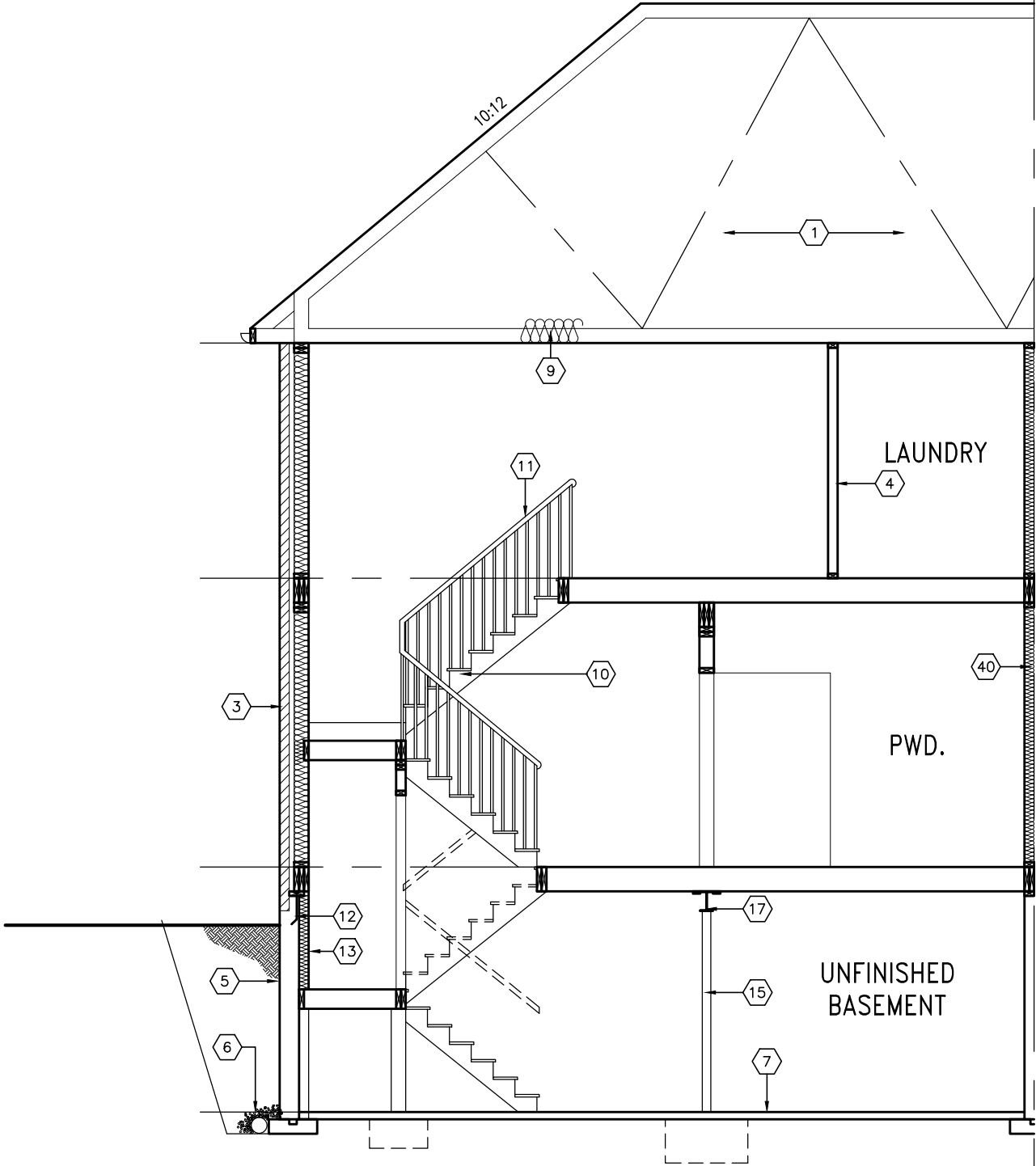
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9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		project no. 13045		project name SD30-3 SEDONA 3	
8 .		qualification information		municipality BRADFORD		drawing no. 11	
7 .		Wellington Jno-Baptiste		date AUG 2014		file name 13045-SD30-3	
6 .		name Jno-Baptiste		checked by QS		scale 3/16" = 1'-0"	
5 .		registration information VAS Design Inc.		drawn by		project name GREEN VALLEY ESTATES	
4 .		BCN 25591		date		municipality BRADFORD	
3 .		42658		date		drawing no. 11	
2 .		APR 15-15 RC		checked by		project name GREEN VALLEY ESTATES	
1 .		AUG 05-14 QS		date		drawing no. 11	
no. description		2 REVISED AS PER ENG'S COMMENTS		checked by		project name GREEN VALLEY ESTATES	
		1 ISSUED FOR CLIENT REVIEW		date		drawing no. 11	

Richard - H:\ARCHIVE\WORKING\2013\13045-BW\units\30' sem\13045-SD30-3.dwg - Wed - Jun 3 2015 - 10:25 AM

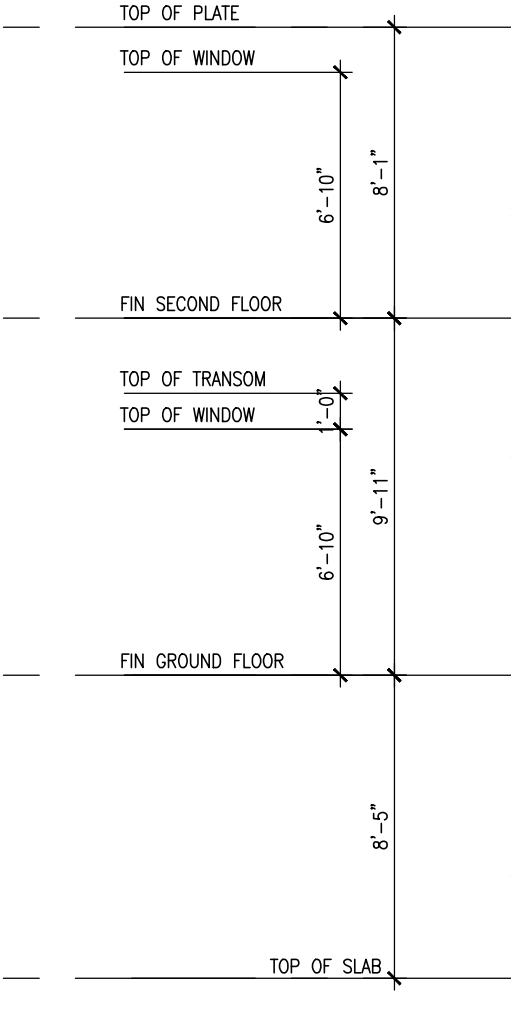
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UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
SD30-3A WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	530 S.F.	81.71 S.F.	15.42 %
LEFT SIDE	915 S.F.	55 S.F.	6.01 %
RIGHT SIDE	933 S.F.	0 S.F.	0.00 %
REAR	634 S.F.	130.28 S.F.	20.55 %
TOTAL SQ. FT.	3012.00 S.F.	266.99 S.F.	8.86 %
TOTAL SQ. M.	279.82 S.M.	24.80 S.M.	8.86 %
UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
SD30-3B WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	527 S.F.	74.55 S.F.	14.15 %
LEFT SIDE	924 S.F.	55 S.F.	5.95 %
RIGHT SIDE	953 S.F.	0 S.F.	0.00 %
REAR	634 S.F.	130.28 S.F.	20.55 %
TOTAL SQ. FT.	3038.00 S.F.	259.83 S.F.	8.55 %
TOTAL SQ. M.	282.24 S.M.	24.14 S.M.	8.55 %
UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
SD30-3A WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	530 S.F.	81.71 S.F.	15.42 %
LEFT SIDE	915 S.F.	55 S.F.	6.01 %
RIGHT SIDE	933 S.F.	0 S.F.	0.00 %
REAR	711 S.F.	173.33 S.F.	24.38 %
TOTAL SQ. FT.	3089.00 S.F.	310.04 S.F.	10.04 %
TOTAL SQ. M.	286.98 S.M.	28.80 S.M.	10.04 %
UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
SD30-3B WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	527 S.F.	74.55 S.F.	14.15 %
LEFT SIDE	924 S.F.	55 S.F.	5.95 %
RIGHT SIDE	953 S.F.	0 S.F.	0.00 %
REAR	711 S.F.	173.33 S.F.	24.38 %
TOTAL SQ. FT.	3115.00 S.F.	302.88 S.F.	9.72 %
TOTAL SQ. M.	289.39 S.M.	28.14 S.M.	9.72 %



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 of the City of Wellington. The Contractor is responsible for obtaining all necessary permits and approvals from the City of Wellington. The Contractor is not responsible for 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.



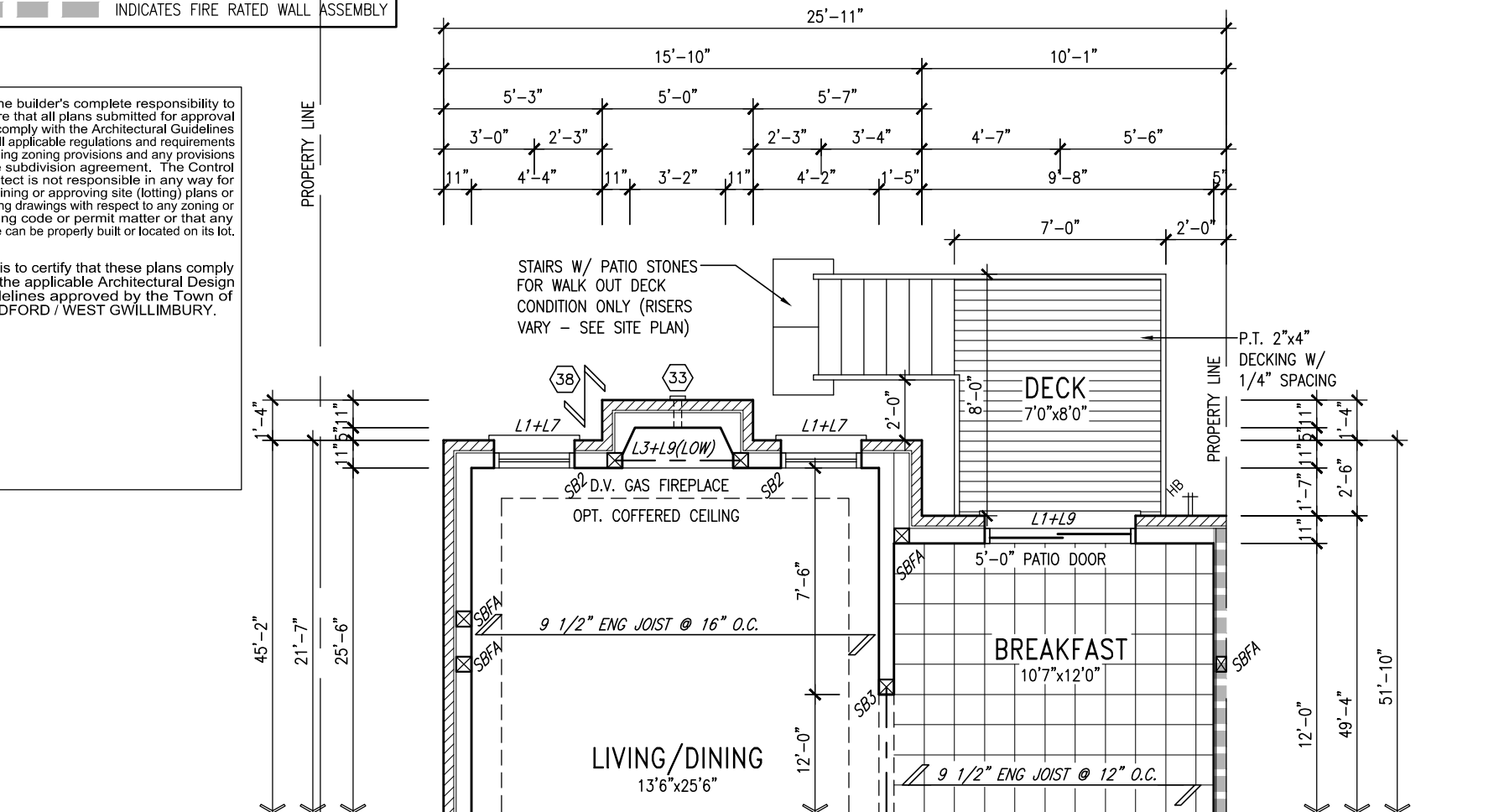
9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		SD30-33	
8 .		7 .		GREEN VALLEY ESTATES		SEDONA 3	
6 .		5 .		BRADFORD		project no. 13045	
4 .		3 .		Wellington Jno-Baptiste		SECTION 'A-A'	
2 .		1 .		WAS Design Inc.		drawing no. 12	
APR 15-15 RC		AUG 05-14 QS		name registration information		file name 13045-SD30-3	
REVISED AS PER ENG'S COMMENTS		ISSUED FOR CLIENT REVIEW		date		scale 3/16" = 1'-0"	
by		date		checked by		drawn by	
RC		QS		AUG 2014		AUG 2014	
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.		CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED.		RICHARD - H:\ARCHIVE\WORKING\2013\13045-BW\units\30' sem\13045-SD30-3.dwg - Wed - Jun 3 2015 - 10:25 AM		RICHARD - H:\ARCHIVE\WORKING\2013\13045-BW\units\30' sem\13045-SD30-3.dwg - Wed - Jun 3 2015 - 10:25 AM	

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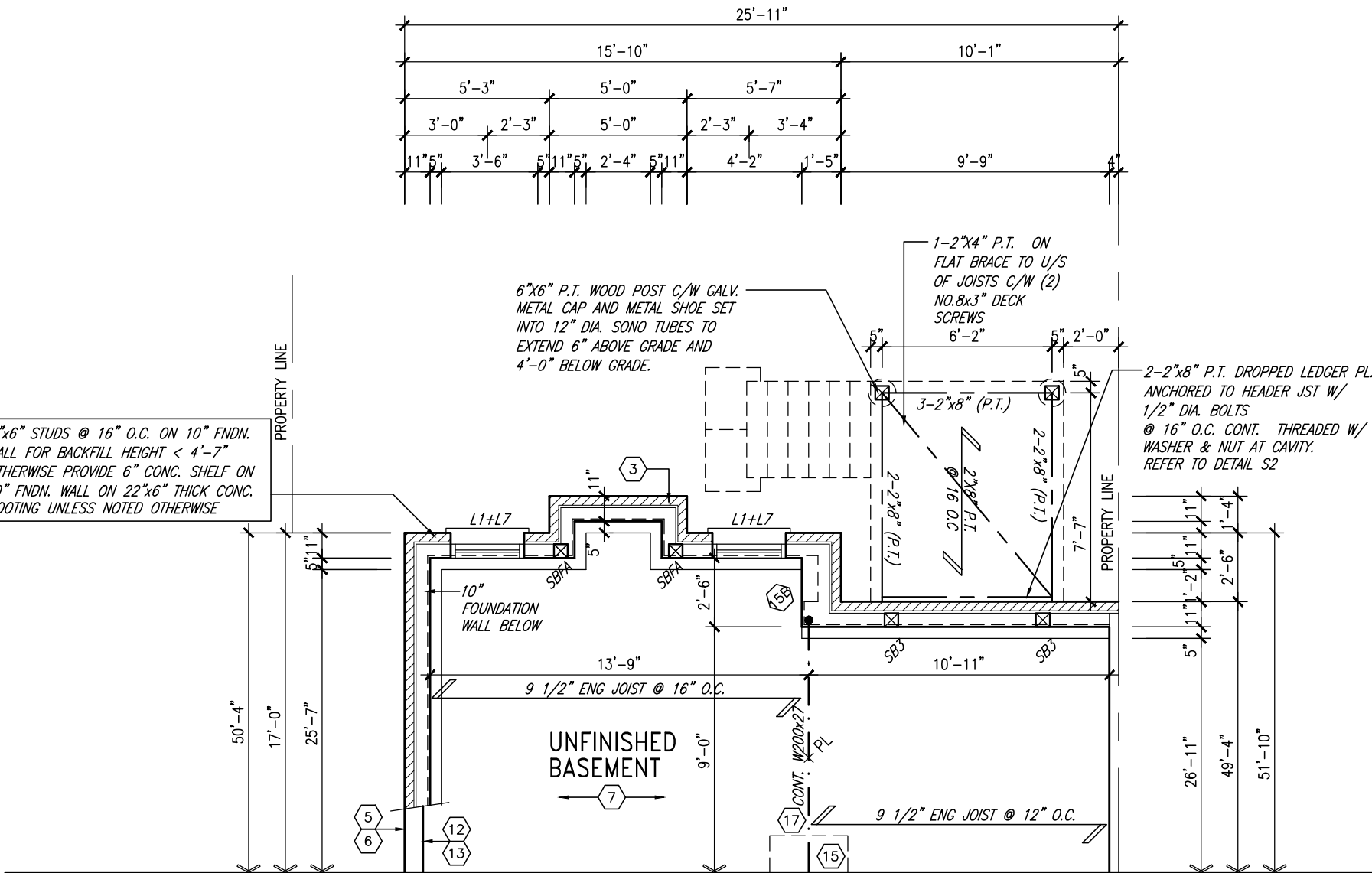
INDICATES FIRE RATED WALL ASSEMBLY

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.



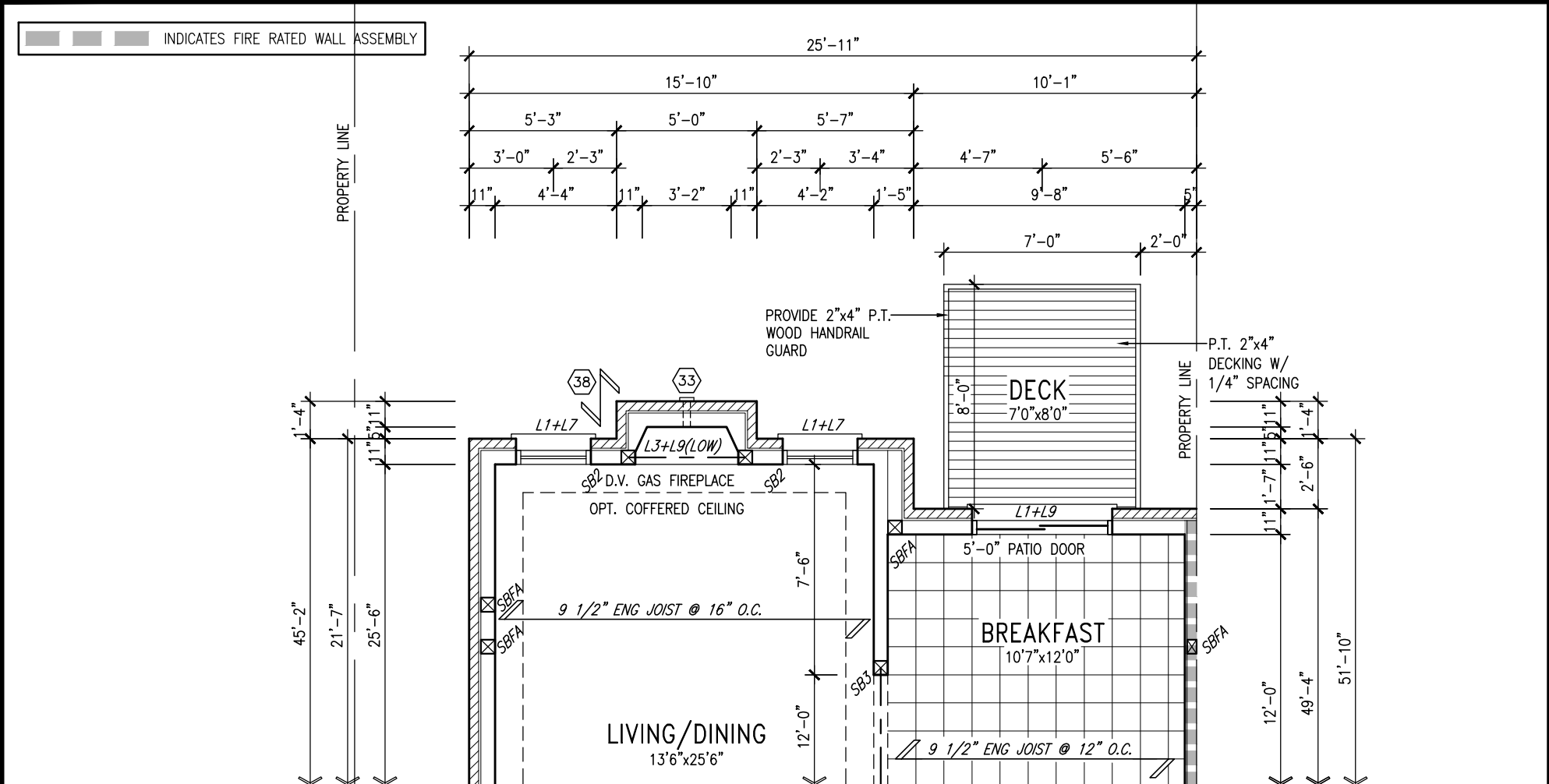
PARTIAL GROUND FLOOR PLAN
W.O.D. CONDITION



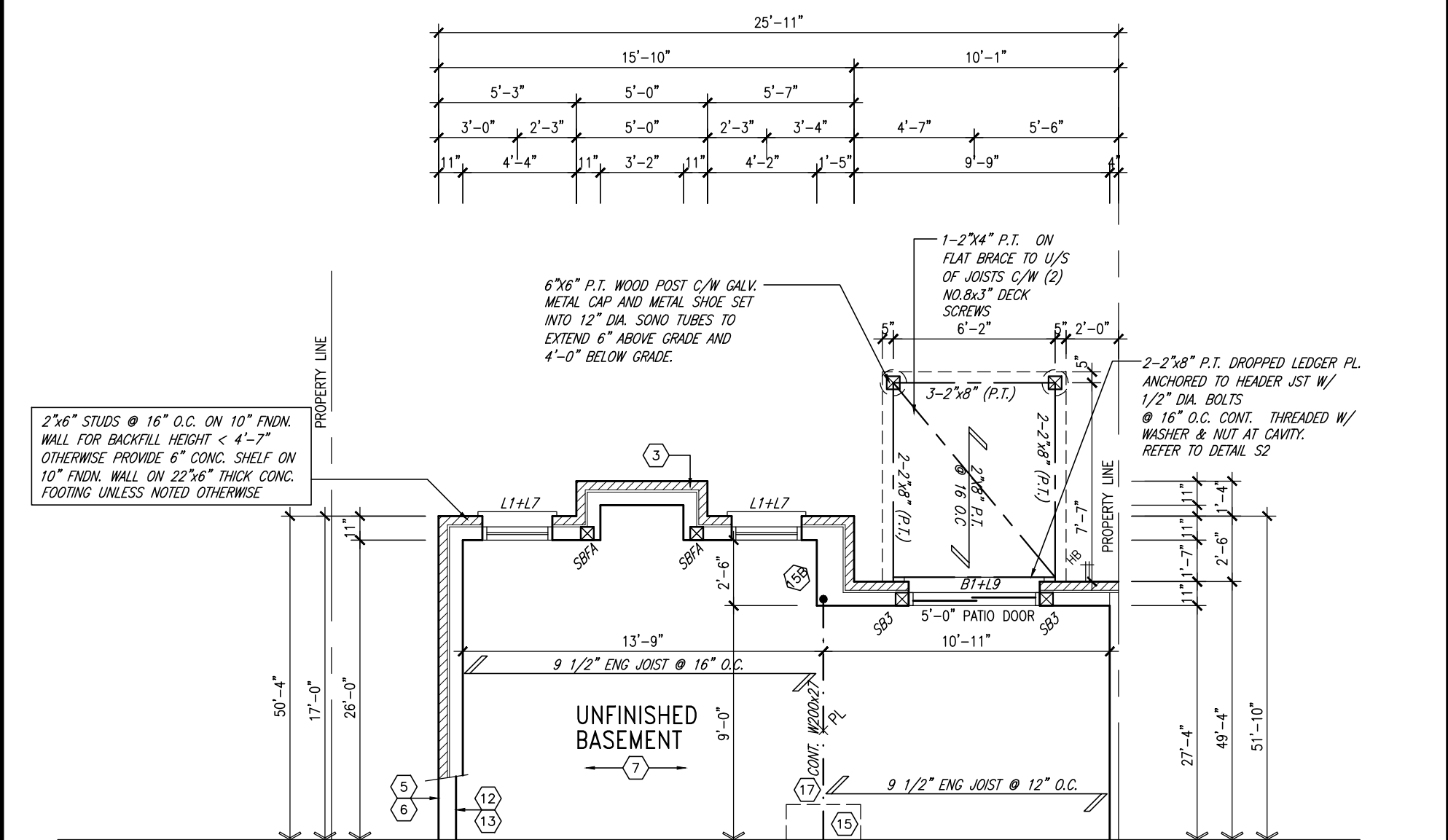
PARTIAL BASEMENT PLAN
W.O.D. CONDITION

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		SD30-3 SEDONA 3	
8.	.	.	qualification information		project name	municipality	project no.	
7.	.	.	Wellington Jno-Baptiste		GREEN VALLEY ESTATES	BRADFORD	13045	
6.	.	.	signature		date			
5.	.	.	registration information	AUG 2014				WALK OUT DECK COD
4.	.	.	VA3 Design Inc.	drawn by				file name
3.	.	.		checked by				13045-SD30-3
2.	REVISED AS PER ENG'S COMMENTS	APR 15-15	RC	scale				13
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	QS	3/16" = 1'-0"				
no.	description	date	by	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Wed - Jun 3 2015 - 10:25 AM				



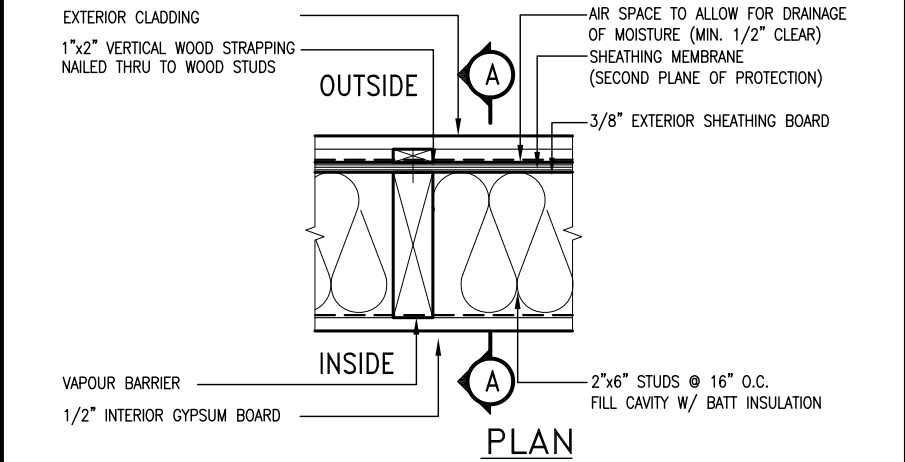
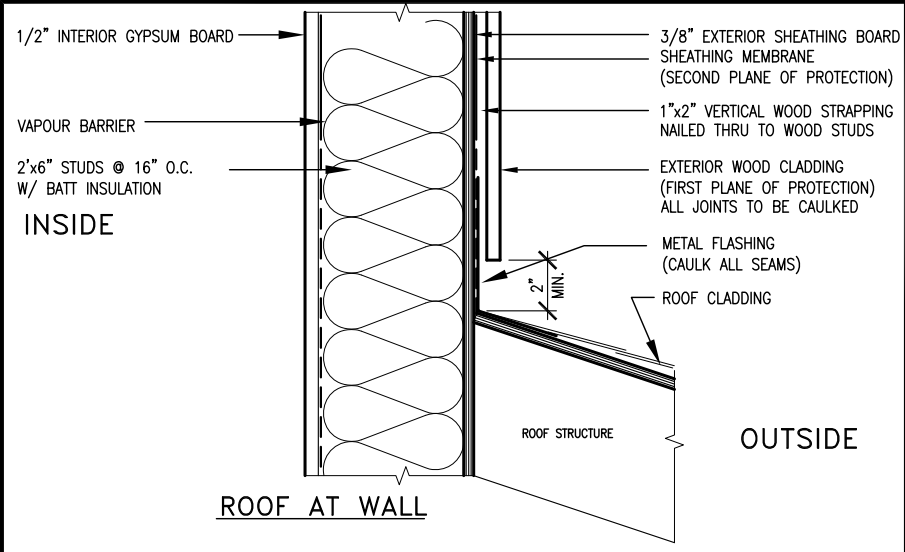
PARTIAL GROUND FLOOR PLAN
W.O.B. CONDITION



PARTIAL BASEMENT PLAN
W.O.B. CONDITION

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

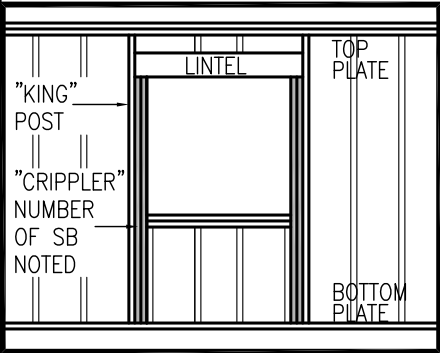
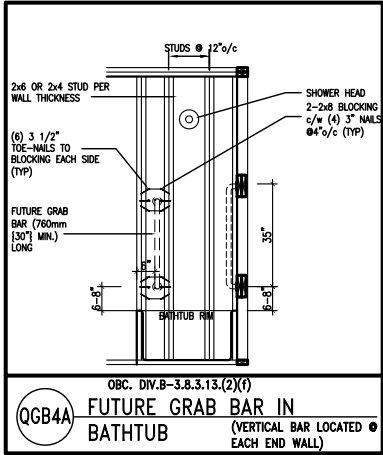
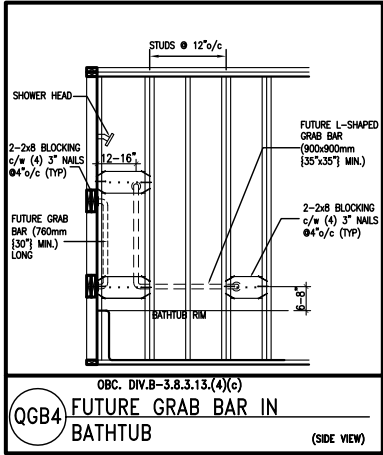
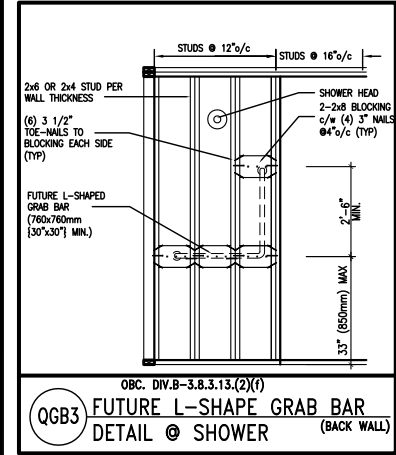
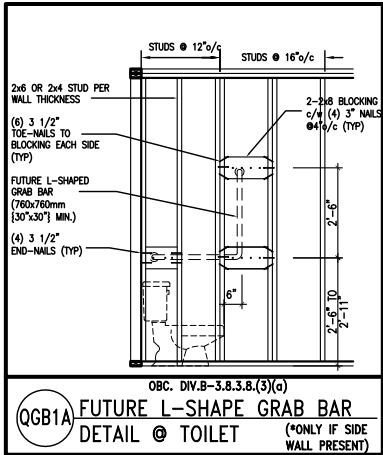
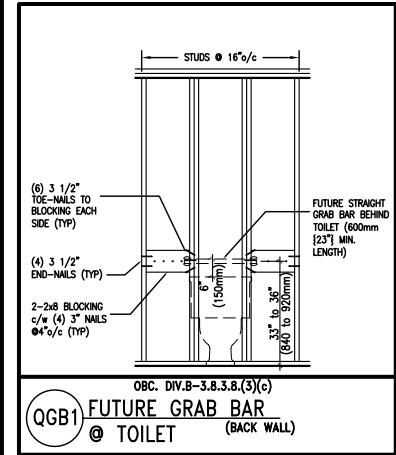
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		SD30-3 SEDONA 3	
8	.	.	.	qualification information		project name	municipality	project no.	
7	.	.	.	Wellington Jno-Baptiste		GREEN VALLEY ESTATES	BRADFORD	13045	
6	.	.	.	name		date	WALK OUT BASEMENT COND		
5	.	.	.	signature		AUG 2014	file name		
4	.	.	.	registration information	drawn by	checked by	scale	13045-SD30-3	
3	.	.	.	VA3 Design Inc.	QS	-	3/16" = 1'-0"	15	
2	REVISED AS PER ENG'S COMMENTS			APR 15-15	RC	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-3.dwg - Wed - Jun 3 2015 - 10:25 AM			
1	ISSUED FOR CLIENT REVIEW			AUG 05-14	QS				
no.	description			date	by				



EXTERIOR WOOD CLADDING WALL ASSEMBLY

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. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC, DIV. B- 9.5.2.3., WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



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 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 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	.	.	.
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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	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
signature BCIN

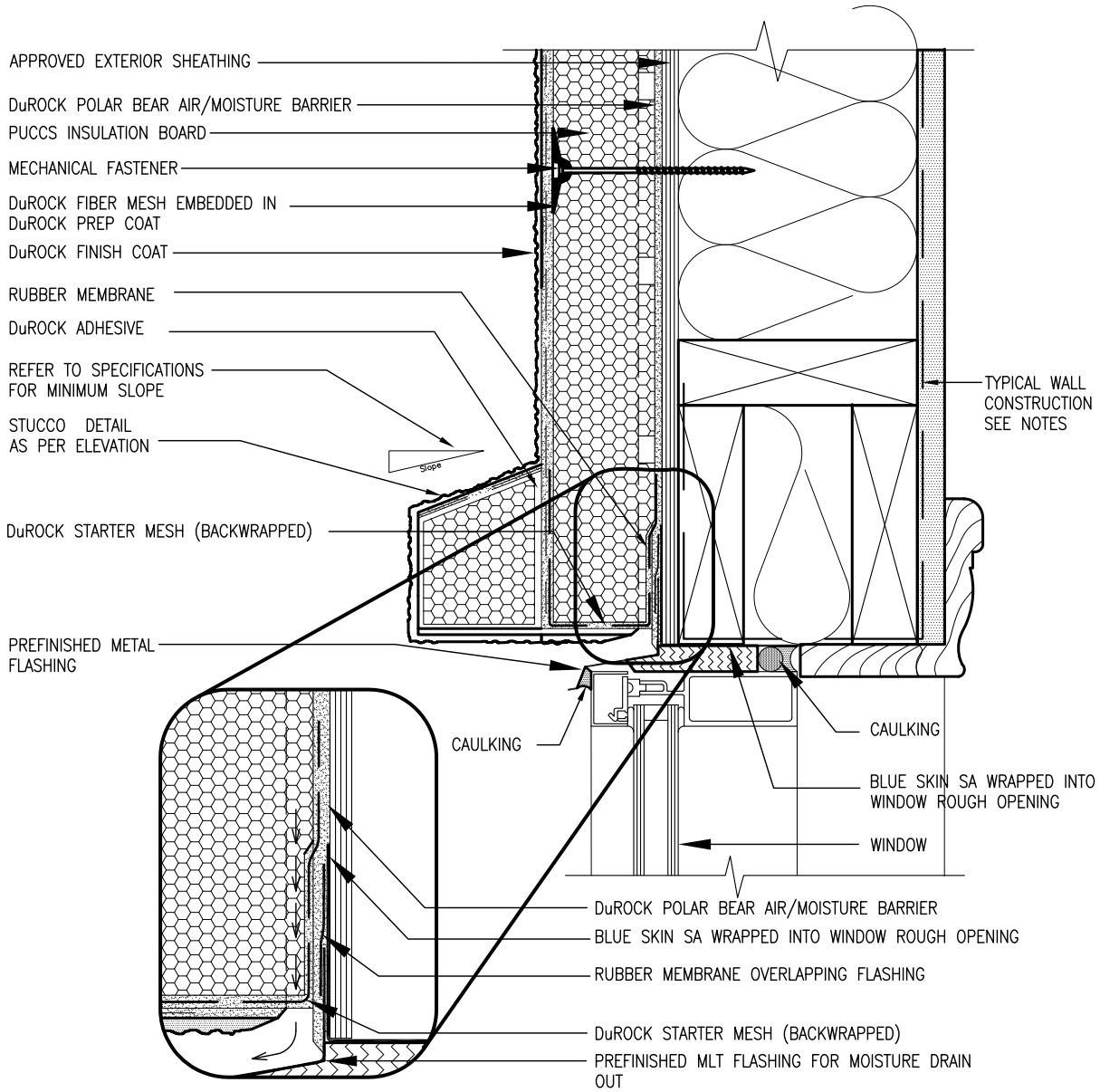
registration information
VA3 Design Inc. 42658

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

VA3 DESIGN

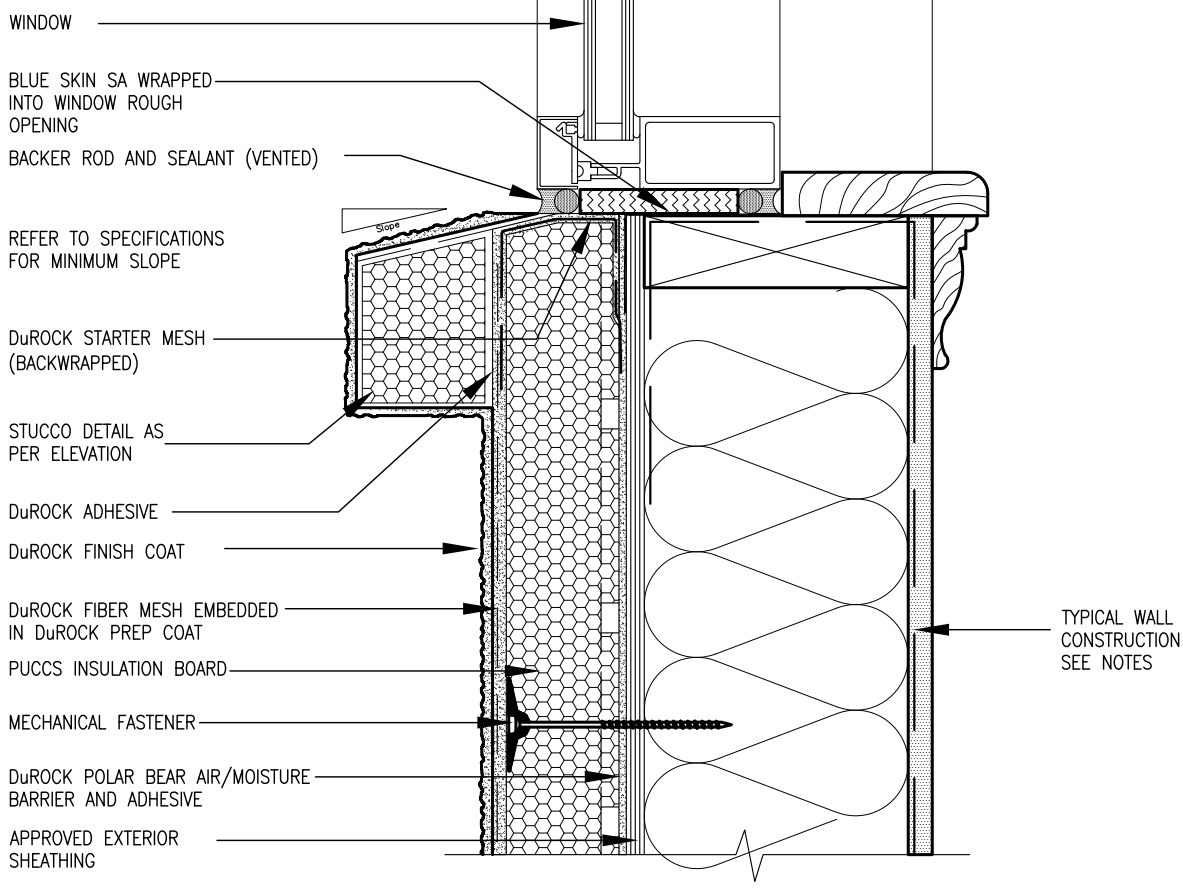
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	CONSTRUCTION NOTES		drawing no. CN2
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM			



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

CONST NOTE

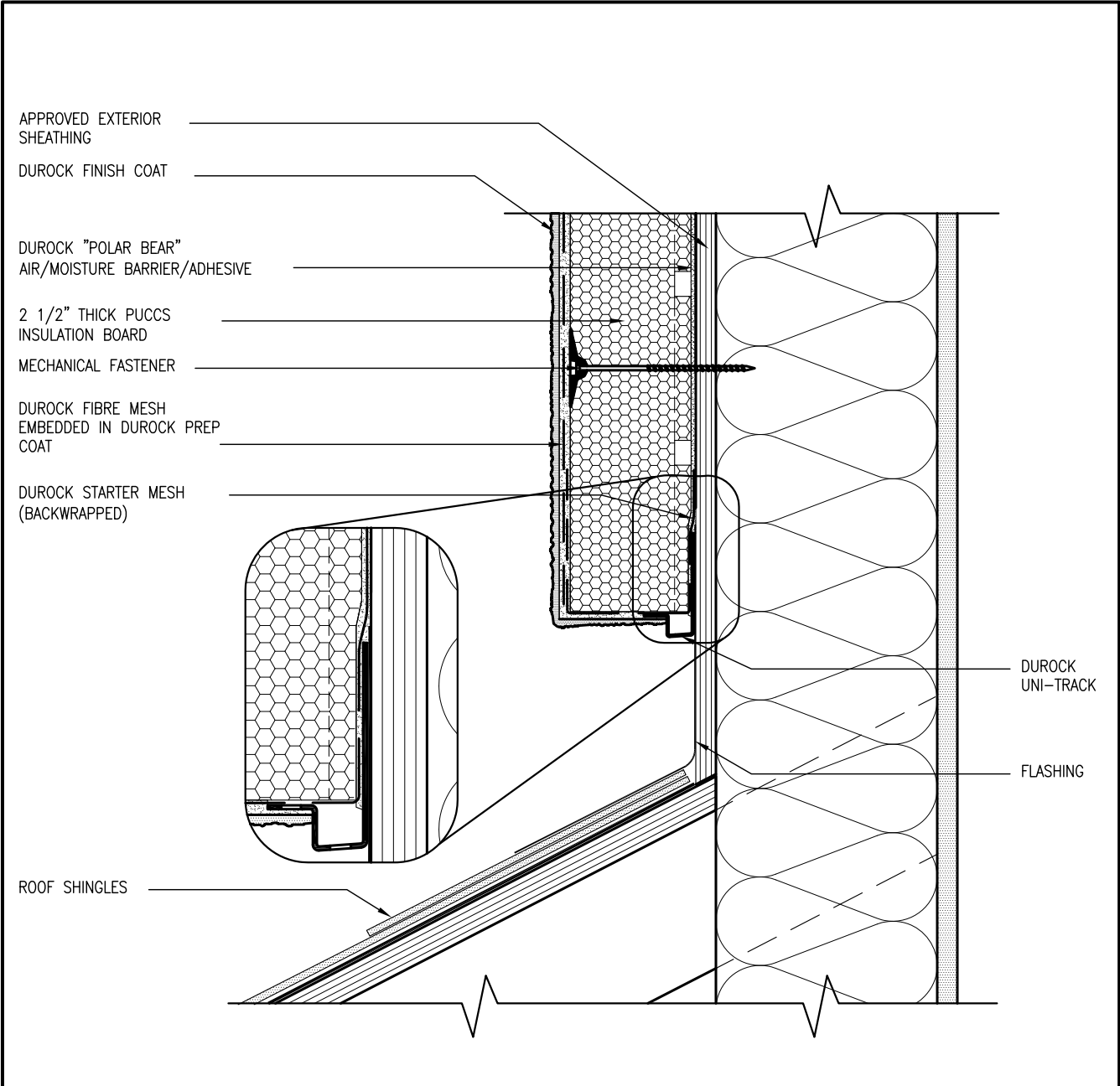


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591 BCIN
name registration information VAS Design Inc. 42658
Contractor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

no.	description	date	by
9			
8			
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2	UPDATE TO CODE	APR 16-15 RC	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	

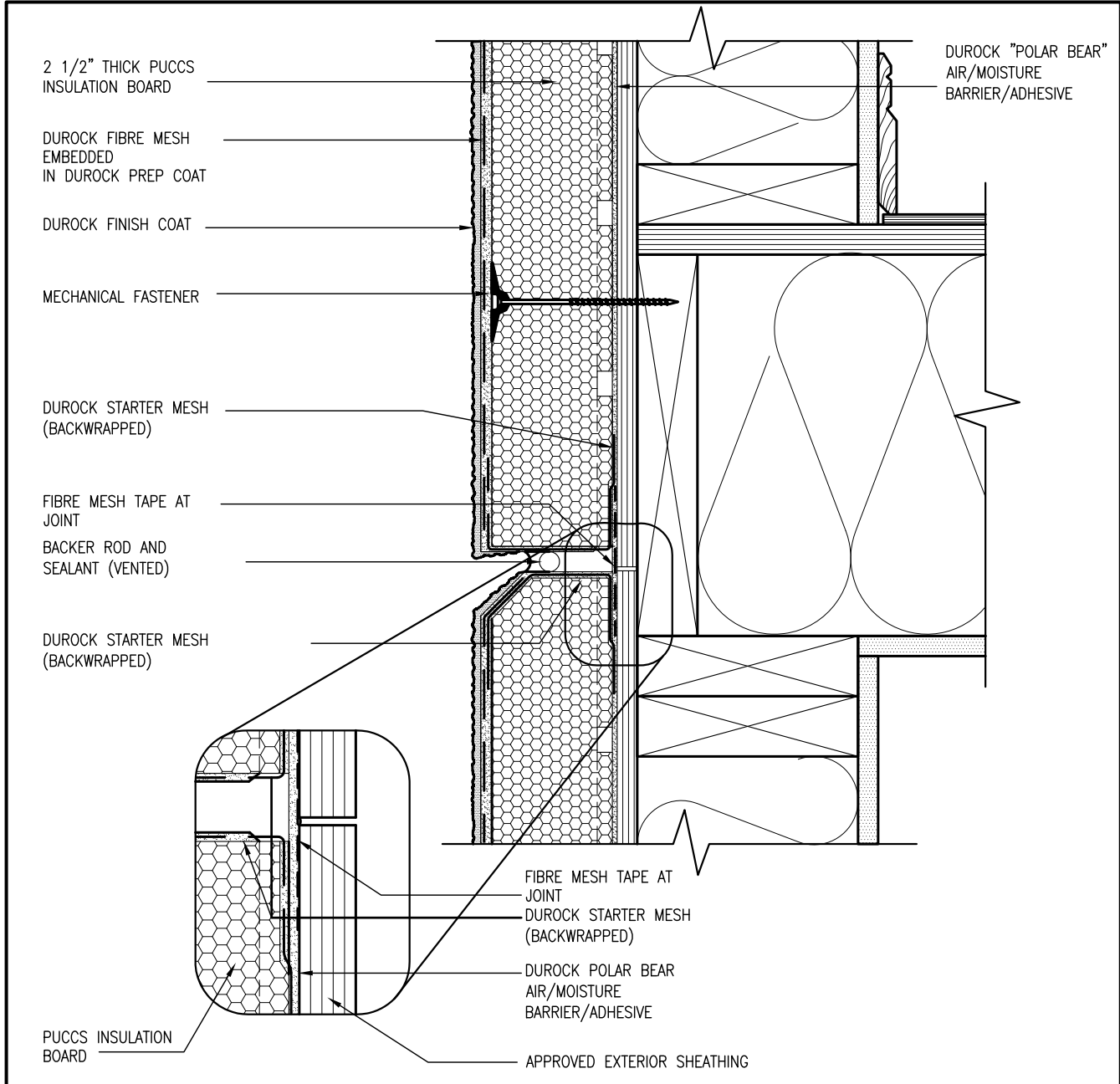
project name GREEN VALLEY ESTATES
municipality BRADFORD
project no. 13045
drawing no. CN3
date APR 2014
checked by RC
scale 3/16" = 1'-0"
checked by
file name 13045-CONST-0BC 2015
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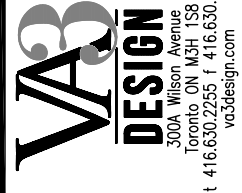


3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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"

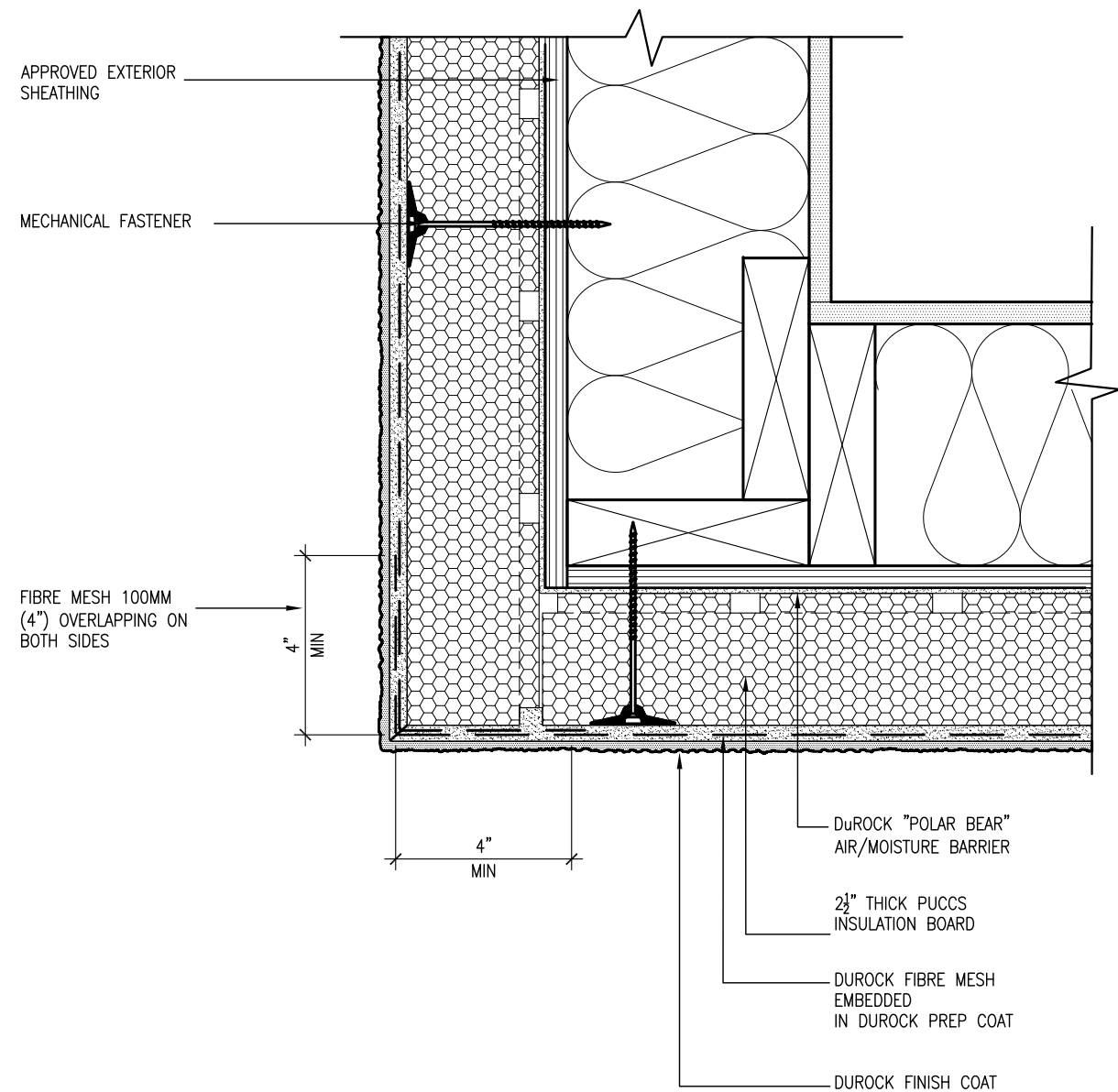


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591 BCN
name registration information VAS Design Inc. 42658
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no.	description	date	by
9	.	.	.
8	.	.	.
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5	.	.	.
4	.	.	.
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2	UPDATE TO CODE	APR 16-15 RC	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	RC

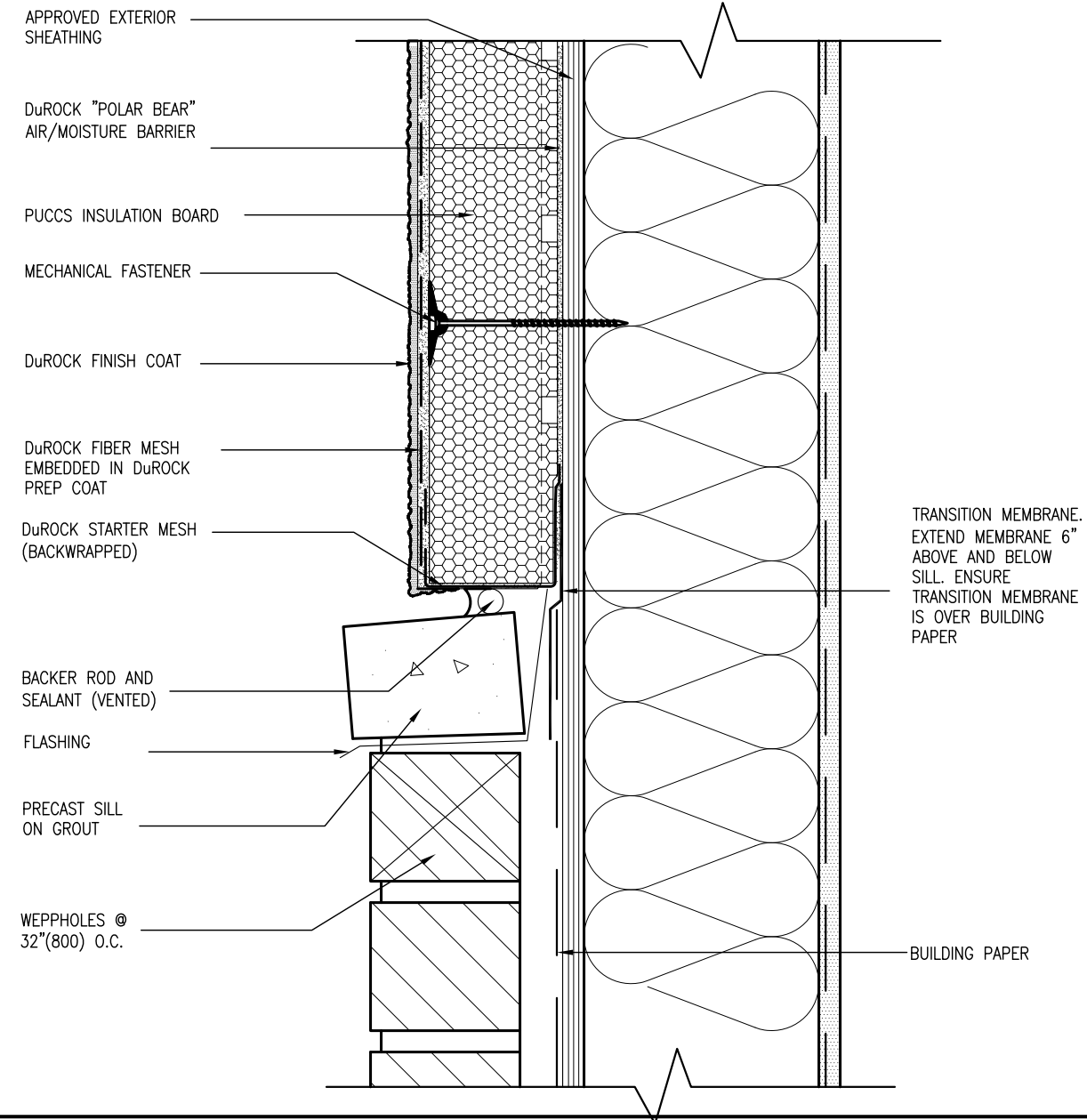
CONST NOTE	BAYVIEW WELLINGTON	CONST
project name	GREEN VALLEY ESTATES	BRADFORD
project no.	13045	drawing no.
date	APR 2014	checked by
down by	RC	scale
file name	13045-CONST-0BC 2015	3/16" = 1'-0"
checked by	RC	date
checked by	RC	date

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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"

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4143
va3design.com

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

CONST NOTE

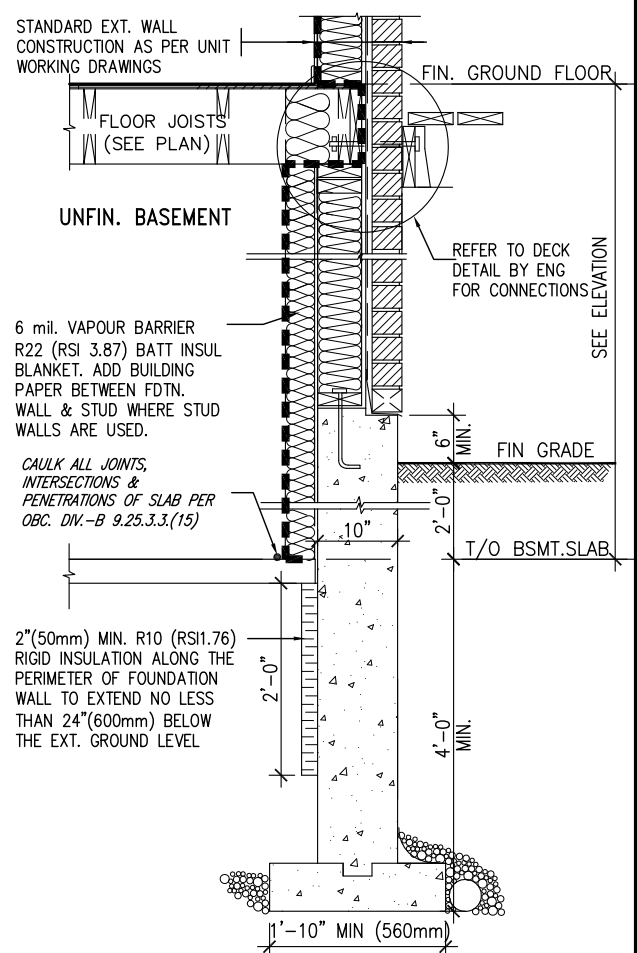
BAYVIEW WELLINGTON

project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD	13045
CONSTRUCTION NOTES		
date	checked by	drawing no.
APR 2014	-	CN5
drawn by	scale	file name
RC	3/16" = 1'-0"	13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045\BW units\13045-CONST-OBC 2015.dwg -- Thu Apr 16 2015 -- 6:57 AM		

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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 2.1.1.1

COMPONENT	J	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN –LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	2.11 (R12)	4" R12 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U–value	1.8	DOUBLE PANE LOW EMISSIVITY
Skylights Maximum U–value	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	–



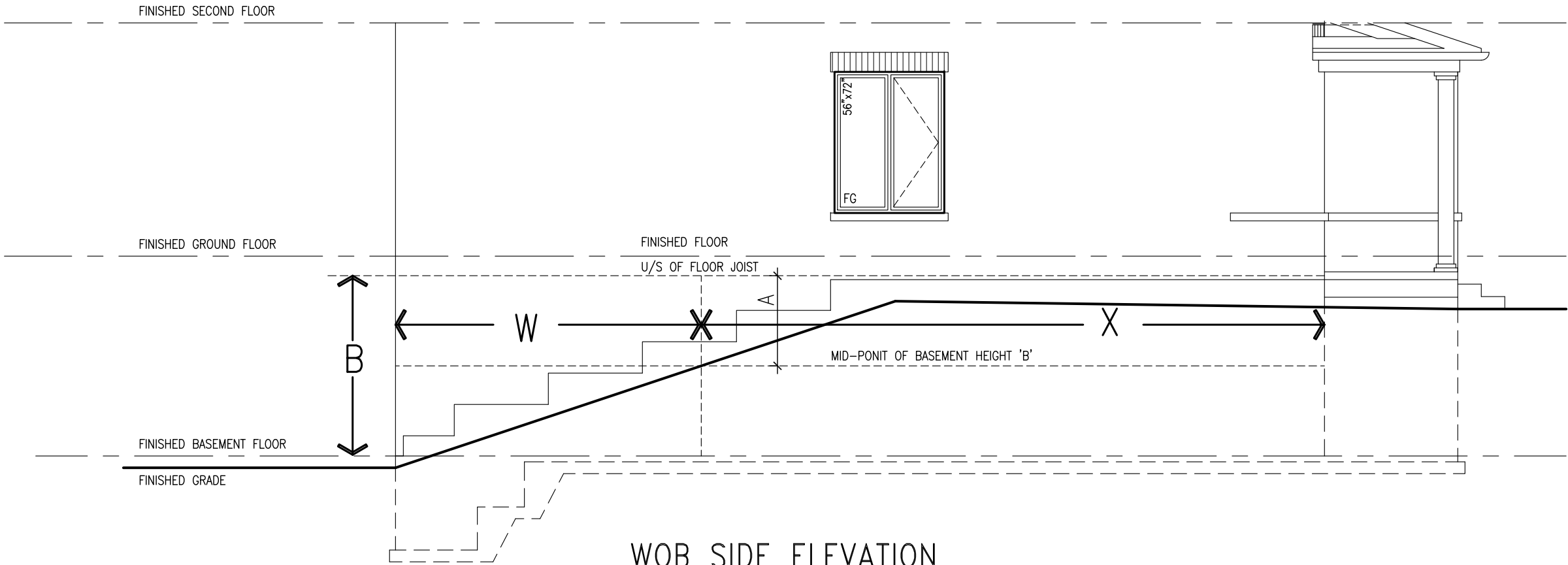
SECTION AT W.O.D/W.O.B.

SEMI & SINGLES ONLY

9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste25591 name signatureBCIN registration information VA3 Design Inc.42658	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE		
8	.	.			project name	municipality	project no.		
7	.	.			GREEN VALLEY ESTATES	BRADFORD	13045		
6	.	.			date	CONSTRUCTION NOTES			drawing no.
5	.	.			APR 2014				
4	.	.	drawn by	checked by	scale	file name	CN6		
3	.	.	RC	-	3/16" = 1'-0"	13045-CONST-0BC 2015			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM									

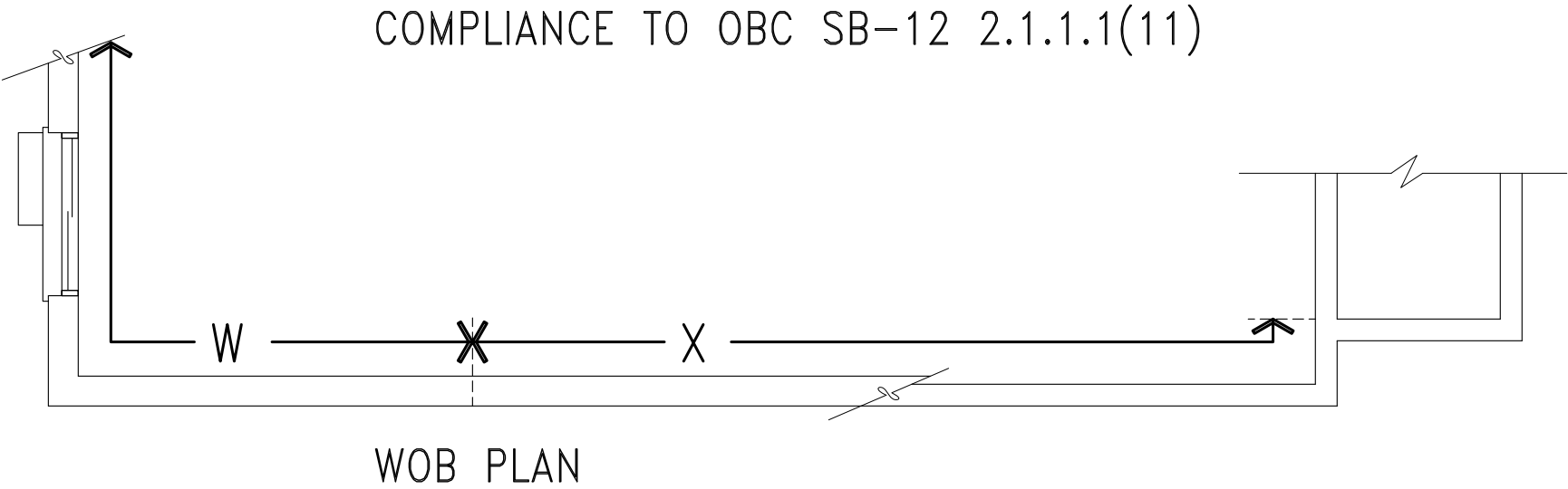
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

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

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



COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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 signature

registration information VAS Design Inc. 42658

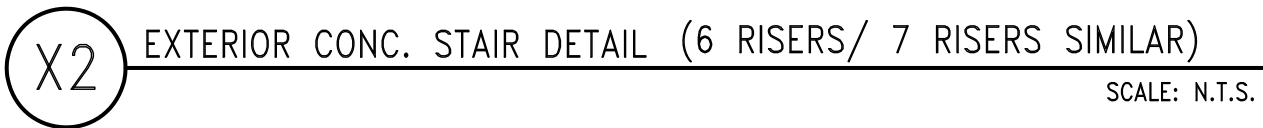
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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9	.	.	.
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1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	RC

project name	municipality	CONST NOTE
GREEN VALLEY ESTATES	BRADFORD	-
project no.	drawing no.	CONSTRUCTION NOTES
13045	CN7	13045-CONST-OBC 2015
date	checked by	scale
APR 2014	-	3/16" = 1'-0"
drawn by	checked by	file name
RC	RC	13045-CONST-OBC 2015

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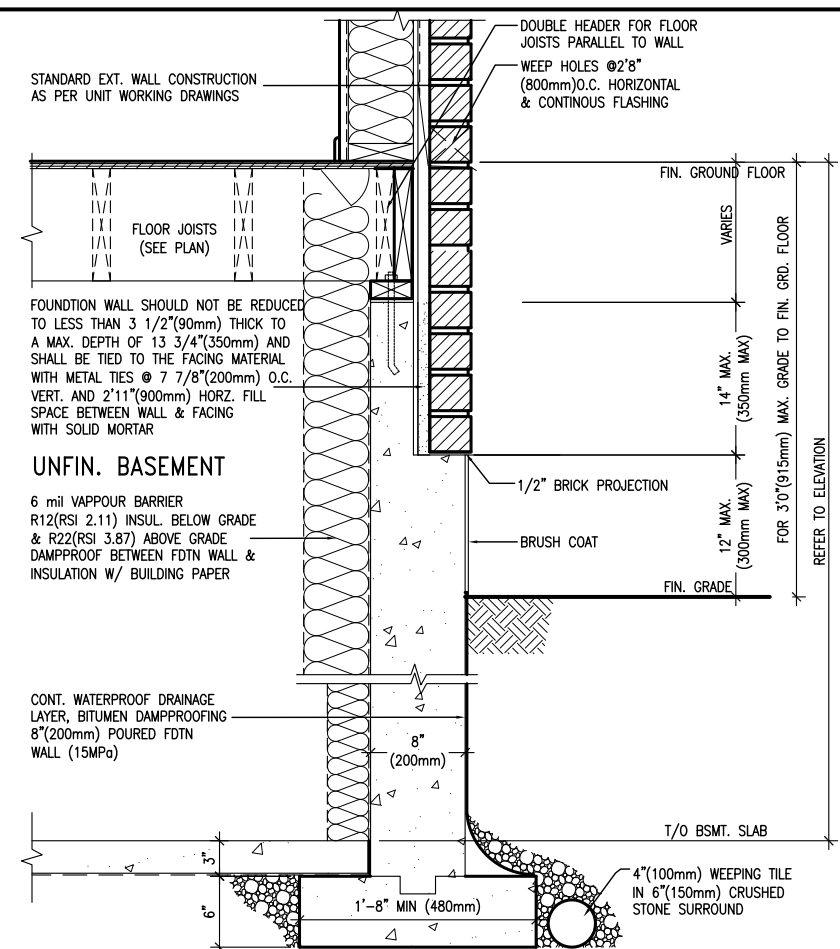
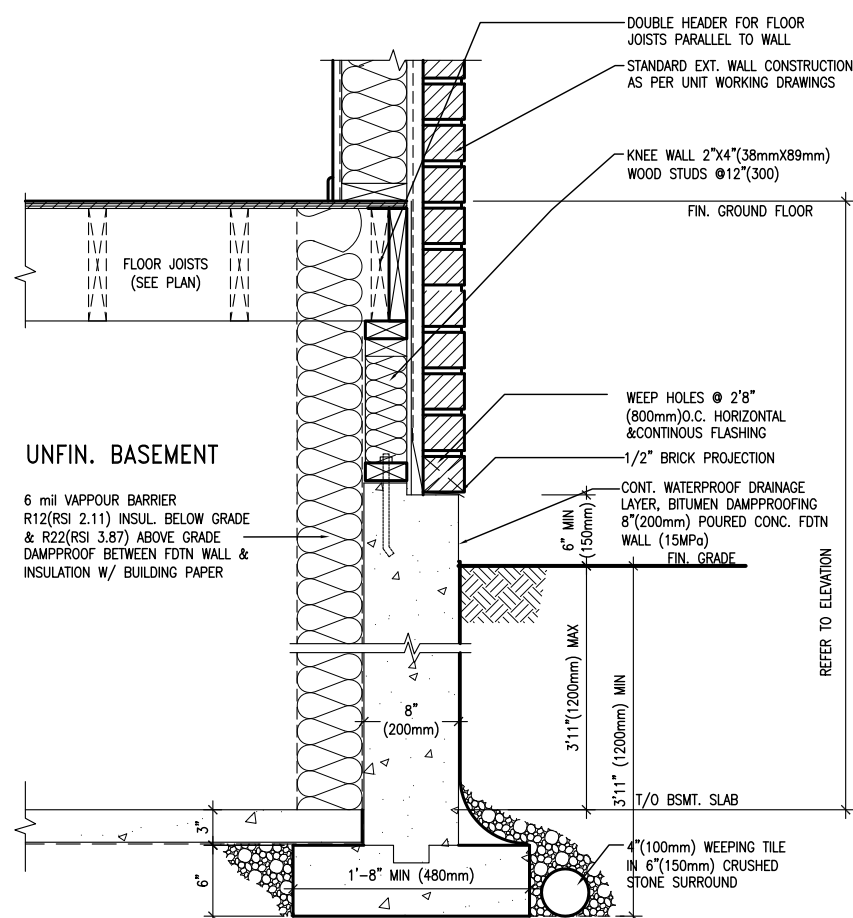
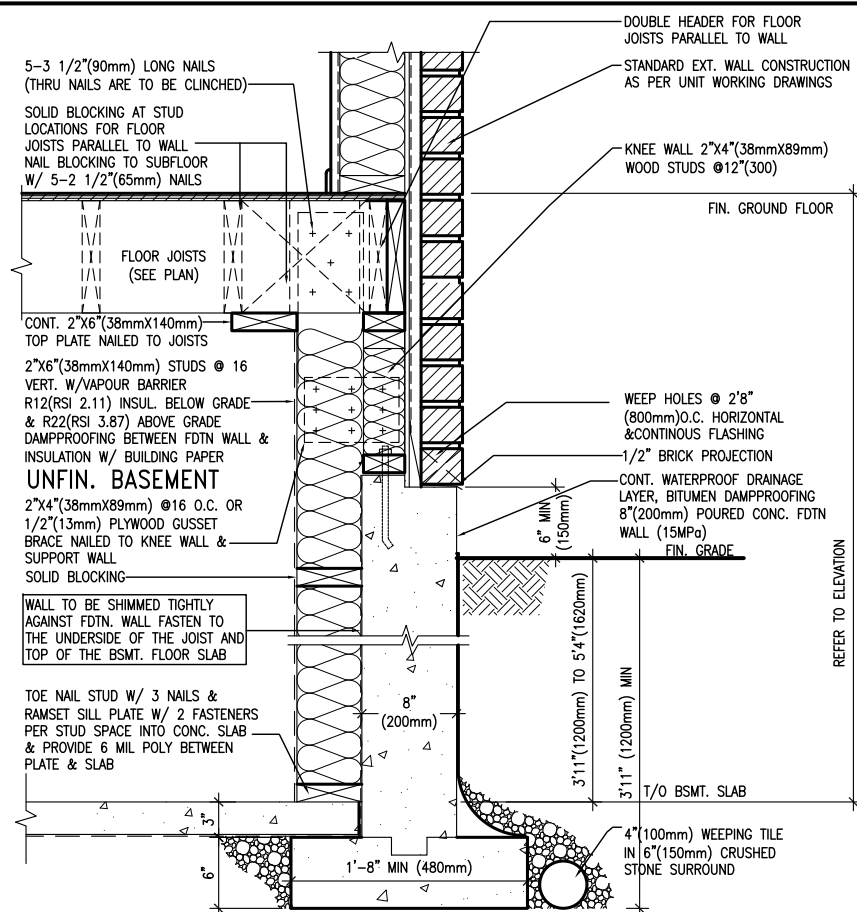
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. provide information	<i>[Signature]</i> signature	BCIN 42658
	Wellington Jno-Baptiste name	registration information CON-3 Design Inc.

BAYVIEW WELLINGTON	CONST NOTE					
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045				
date APR 2014	checked by —	scale 3/16" = 1'-0"	drawing no. CN8			
RC	checked by H.A.VARCHAVE WORKING	drawn by 13045-BW units	CONSTRUCTION NOTES 13045-CONST--OBC 2015 file name 13045-CONST--OBC 2015.dwg date Tue - May 12 2015 - 8:57 AM			

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BAYVIEW WELLINGTON	CONST NOTE
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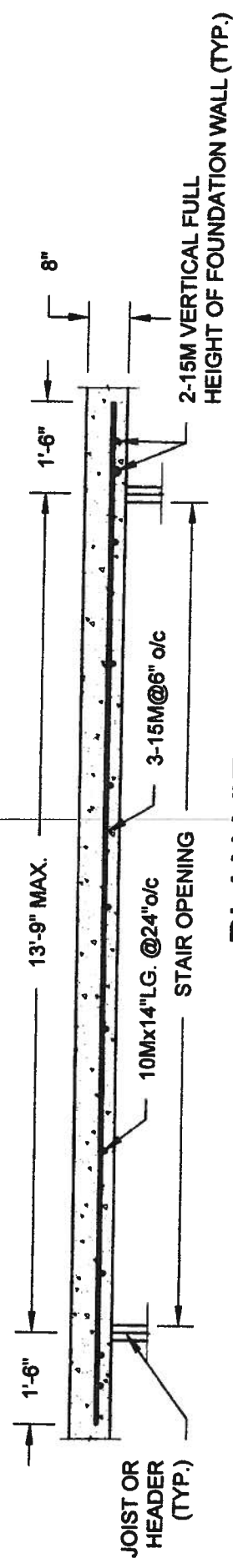
BAYVIEW WELLINGTON

project name	GREEN VALLEY ESTATES		municipality	BRADFORD	project no.	13045
date	APR 2014	checked by	scale	3/16" = 1'-0"	drawing no.	CN9
RC	drawn by	-		13045-CONST-08C 2015		
RICHARD - H. VARCHIE WORKING \3\13045\B\W\units\13045-CONST-08C 2015.dwg - Mon - May 4 2015 - 4:04 PM						

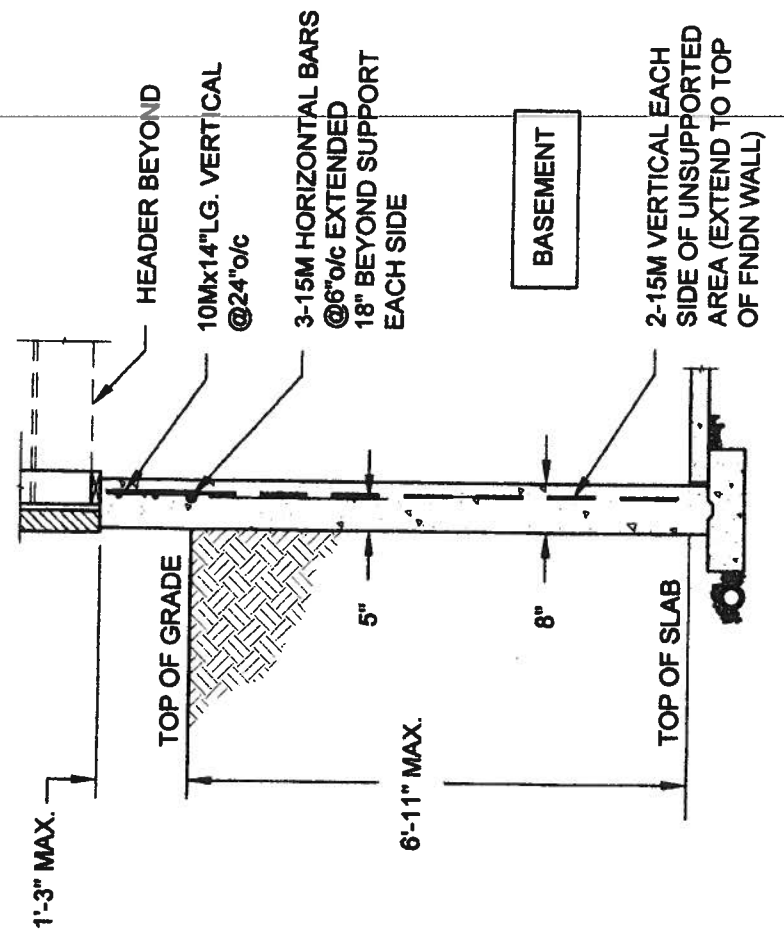
V3
DESIGN
300A Willson Avenue
Toronto ON M3H 1S8
6.630.2255 f 416.630.
va3design.com

The undersigned has reviewed and takes responsibility for this design. I understand his/her qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. <i>[Signature]</i>	signature BCIN 25591
Wellington Jno-Baptiste Inc. registration information V-Design Inc.	47658

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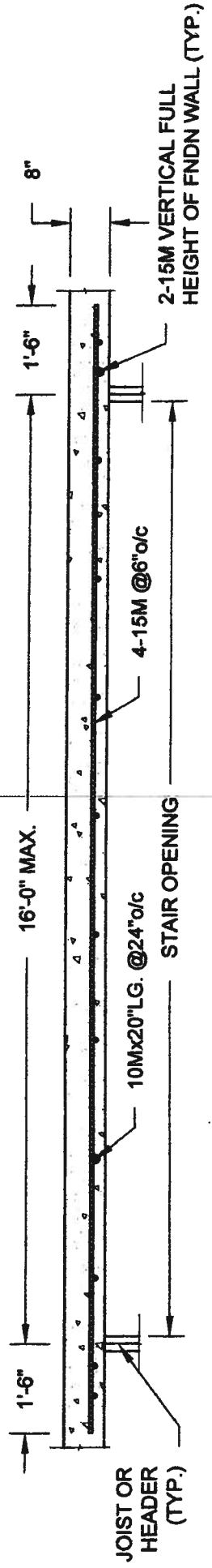


PLAN VIEW
NOT TO SCALE

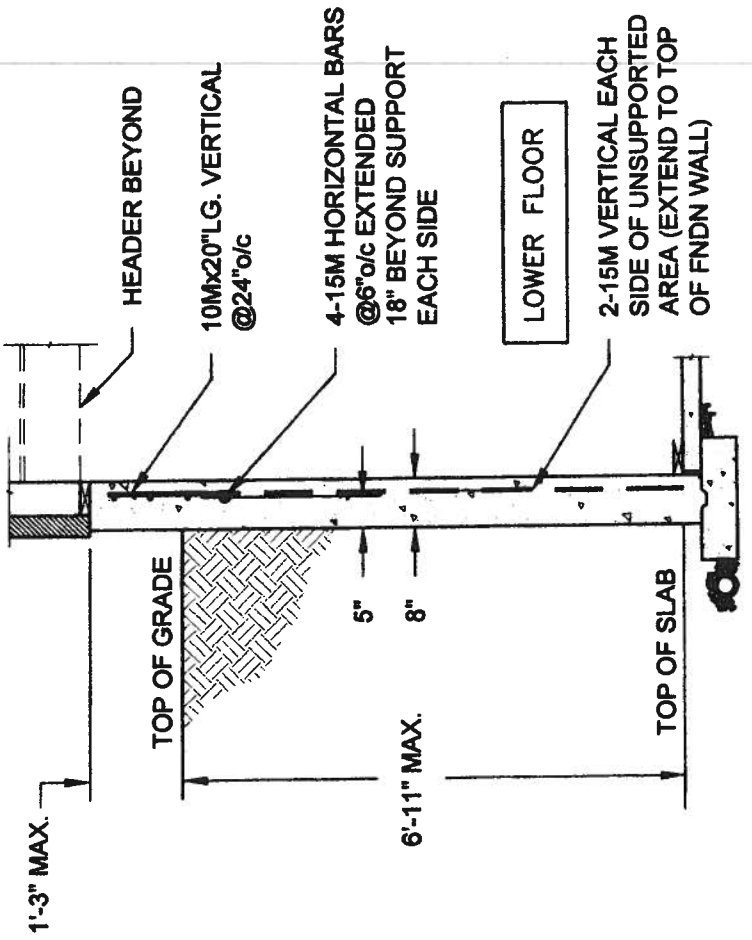


- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

1A
S1
LATERALLY UNSUPPORTED WALL
SCALE: 3/8" = 1'-0"



PLAN VIEW
NOT TO SCALE



- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

1B
S1
LATERALLY UNSUPPORTED WALL
SCALE: 3/8" = 1'-0"

QUAILE ENGINEERING LTD.



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Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal:



MAY 7 2014

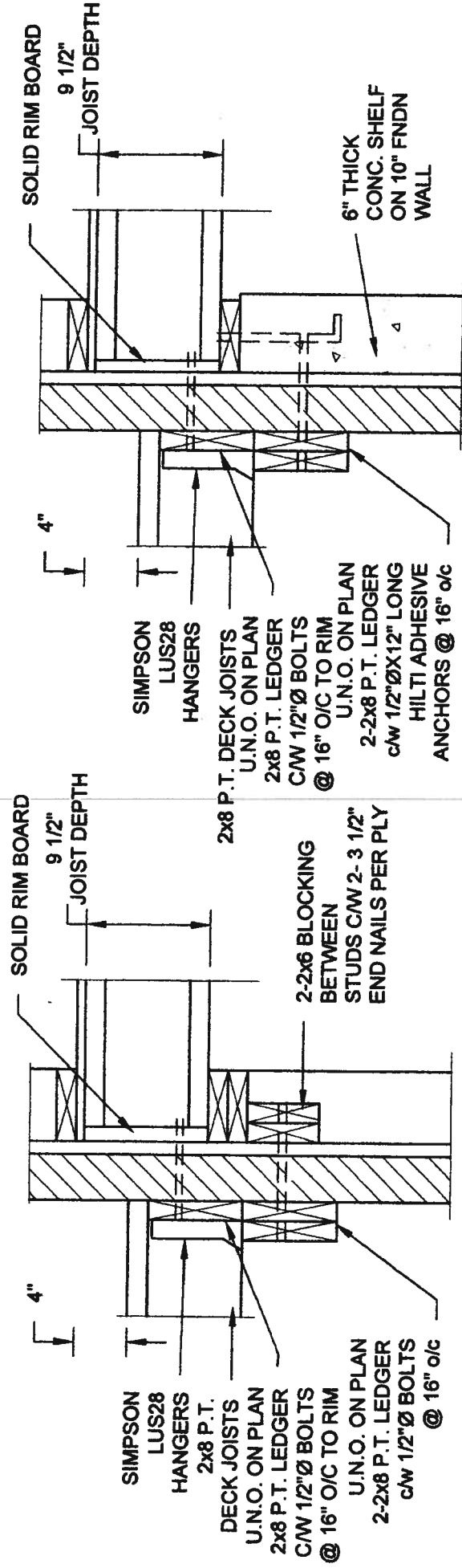
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:
14-095, 14-096, 14-097
Drawing No.:
S1

Scale:
AS NOTED
Date:
MAY-27-2014
Drawn:
SC
Checked:
SJB

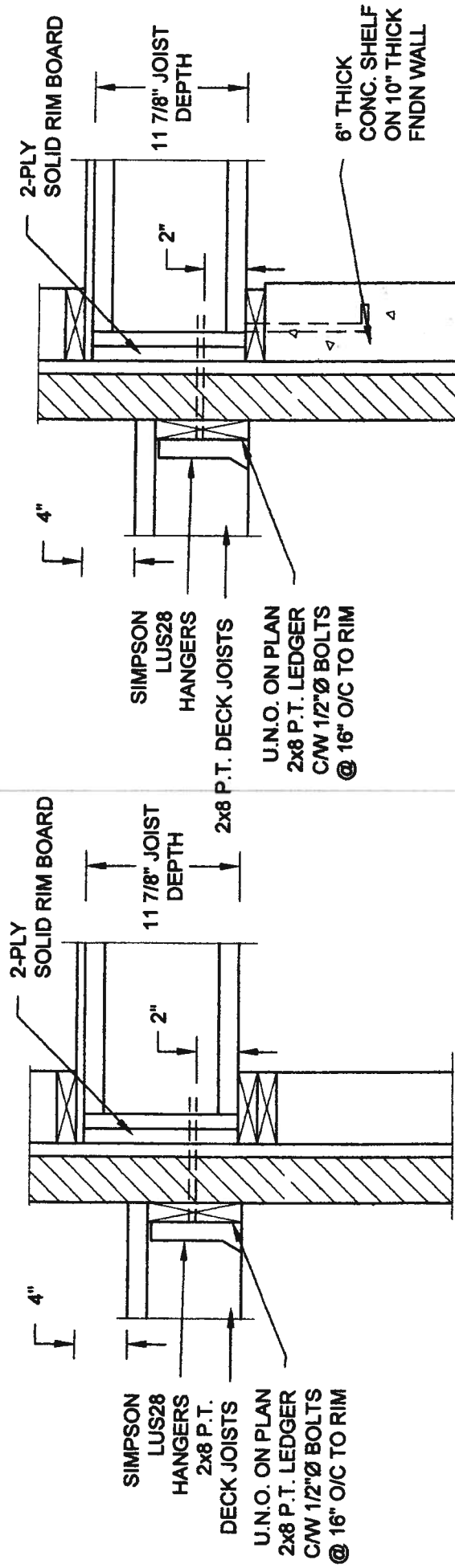
FOR 9 1/2" JOIST DEPTH



1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

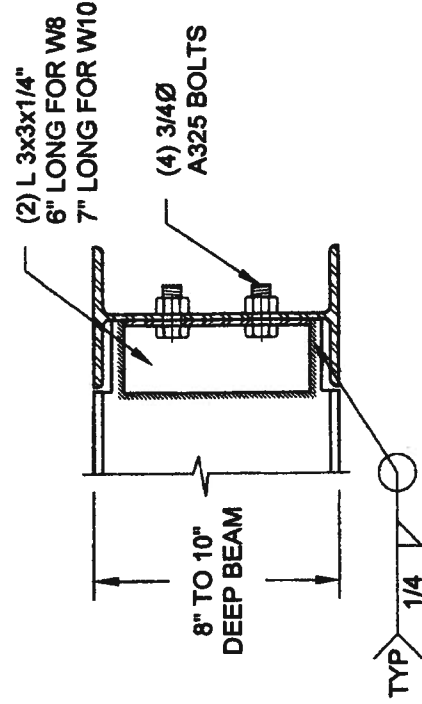
FOR 11 7/8" JOIST DEPTH



2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

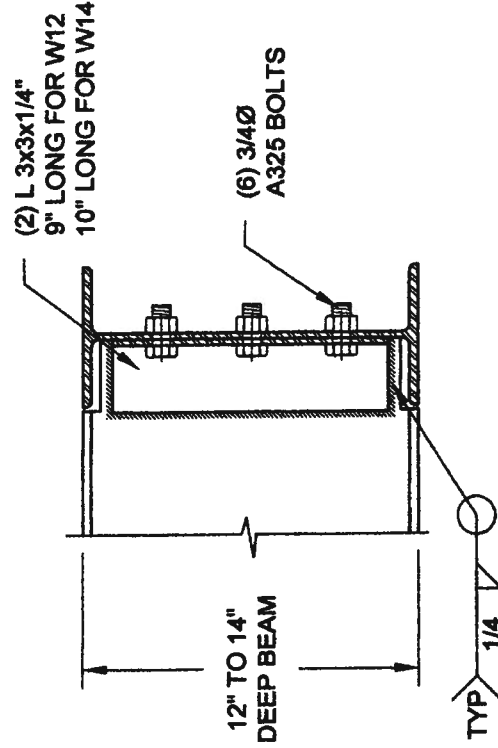


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

3
S2

STEEL BEAM CONNECTION DETAIL

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



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

Scale: AS NOTED

Date: MAY-27-2014

Drawn: SC Checked: SJB

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Engineer's Seal:



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

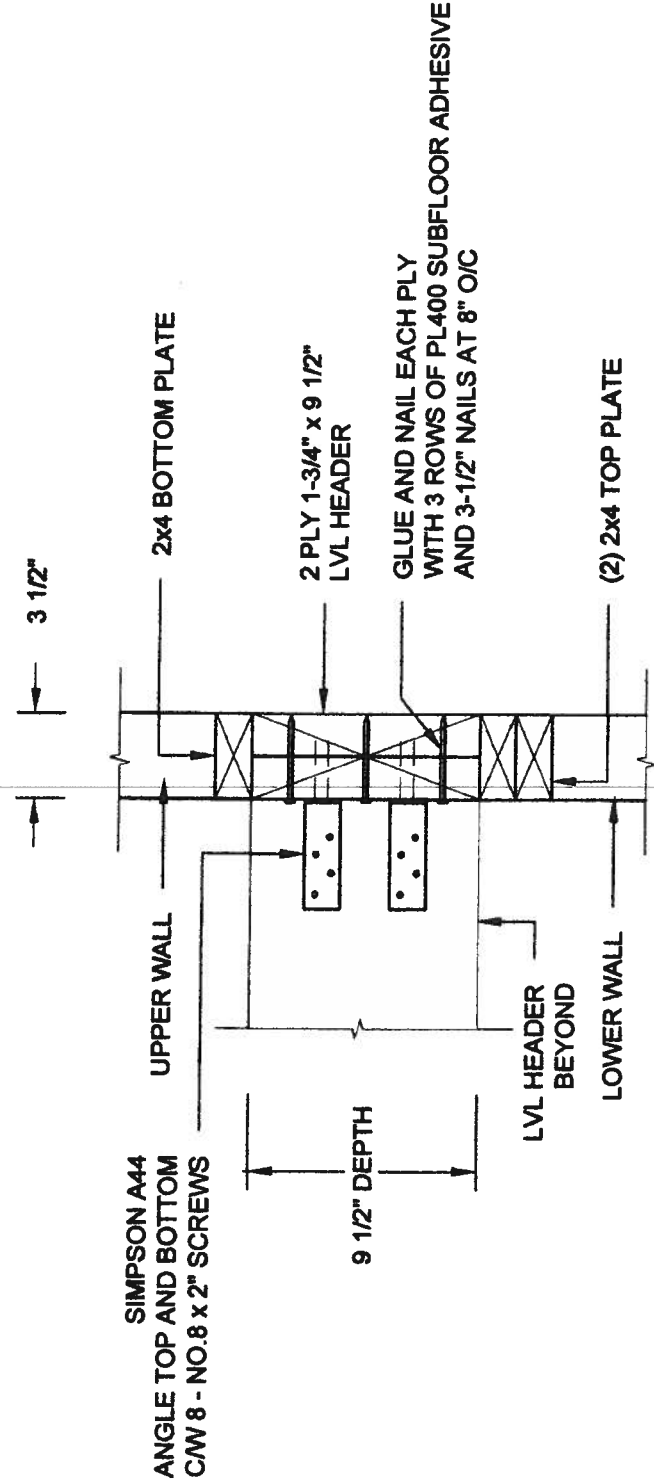
Project No.:

14-095, 14-096, 14-097

Drawing No.:

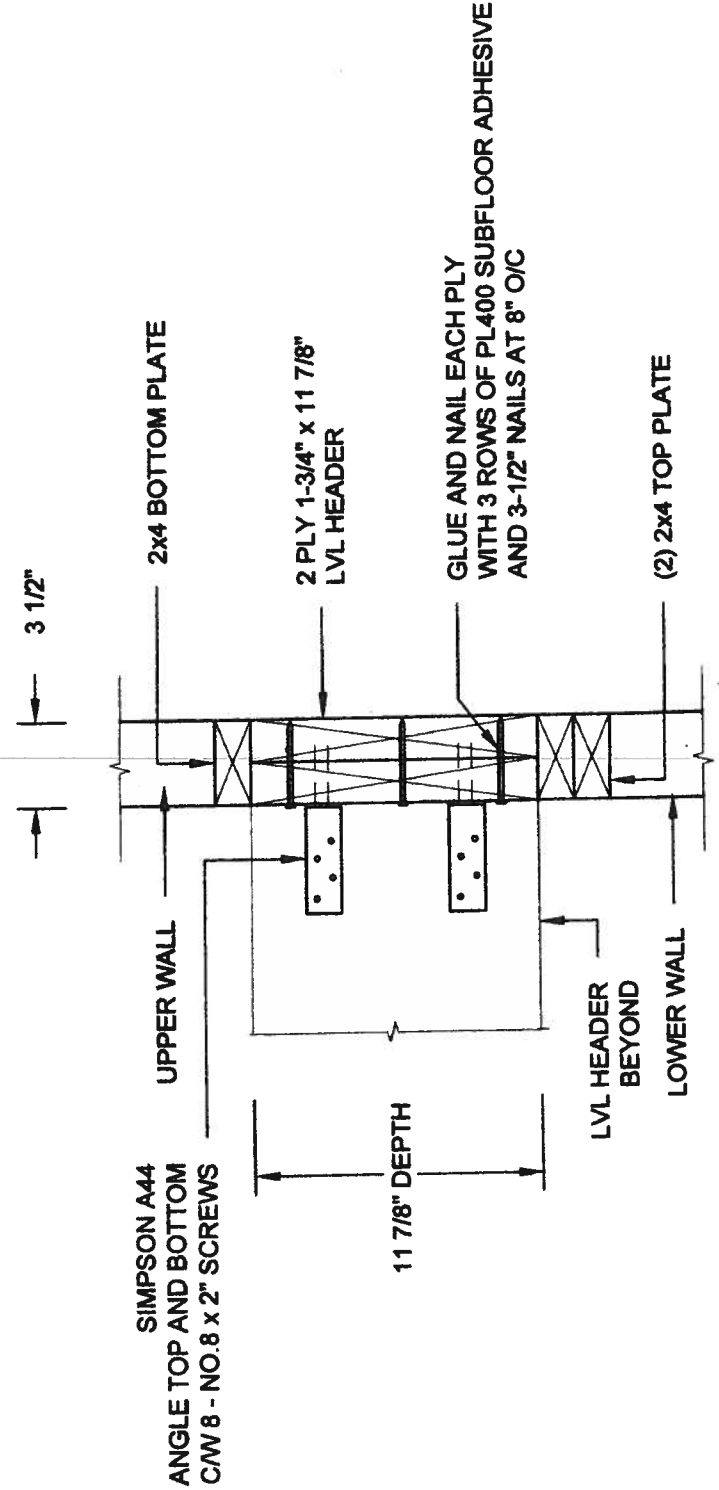
S2

FOR 9 1/2" JOIST DEPTH



1A STAIR HEADER @ PARTYWALL
SCALE: 1 1/2" = 1'-0"

FOR 11 7/8" JOIST DEPTH



1B STAIR HEADER @ PARTYWALL
SCALE: 1 1/2" = 1'-0"

Scale: AS NOTED	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
	Typical Structural Details	
	Project No.: 14-095, 14-096, 14-097	Drawing No.: S3
Date: MAY-27-2014	Engineer's Seal: 	
Drawn: SC		
Checked: SJB	F:\SattC-08\2014\14-096 BAYVIEW WELLINGTON GREEN VALLEY\14-096.dwg	

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