









REAR ELEVATION 'A'

FRONT ELEVATION 'A'

LOT 44L SEDONA 4

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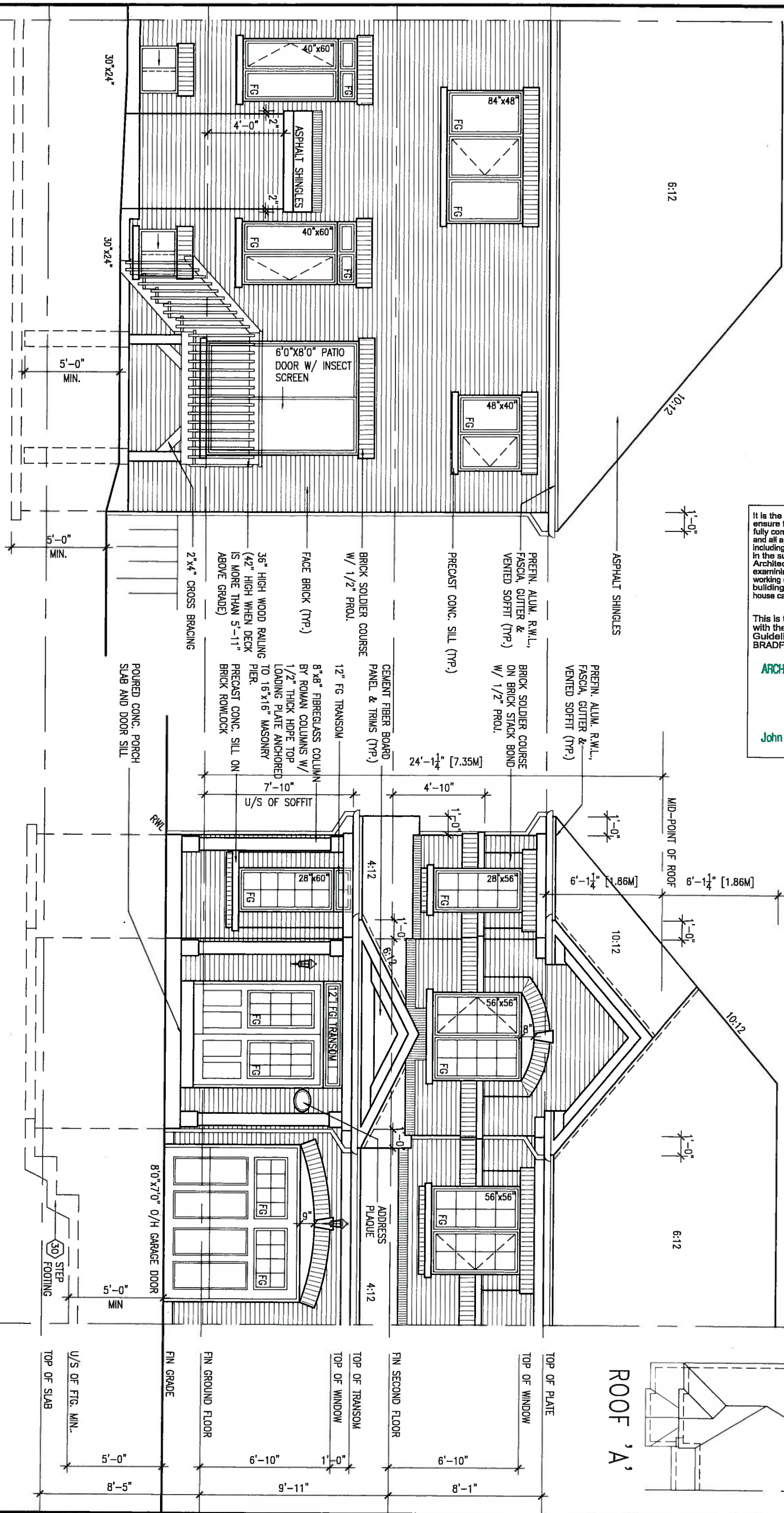
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST SWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

OCT 15 2015

John G. Williams Limited, Architect

OCT 7, 2015



ROOF 'A'

no.	description	date	by
9			
8			
7	REVISED AS PER ENG COMMENTS	07-10-15	RC
6	REV AS PER FLOOR TRUUS LAYOUT	06-10-15	RC
5	REV. PER PURCHASER REQUEST FOR LOT 44L	06-08-15	WT
4	REVISED AS PER ENG'S COMMENTS	15-04-15	RC
3	ADD COLD CELLAR 5'-0" FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	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  
name  
registration information  
VA3 Design Inc. 42658

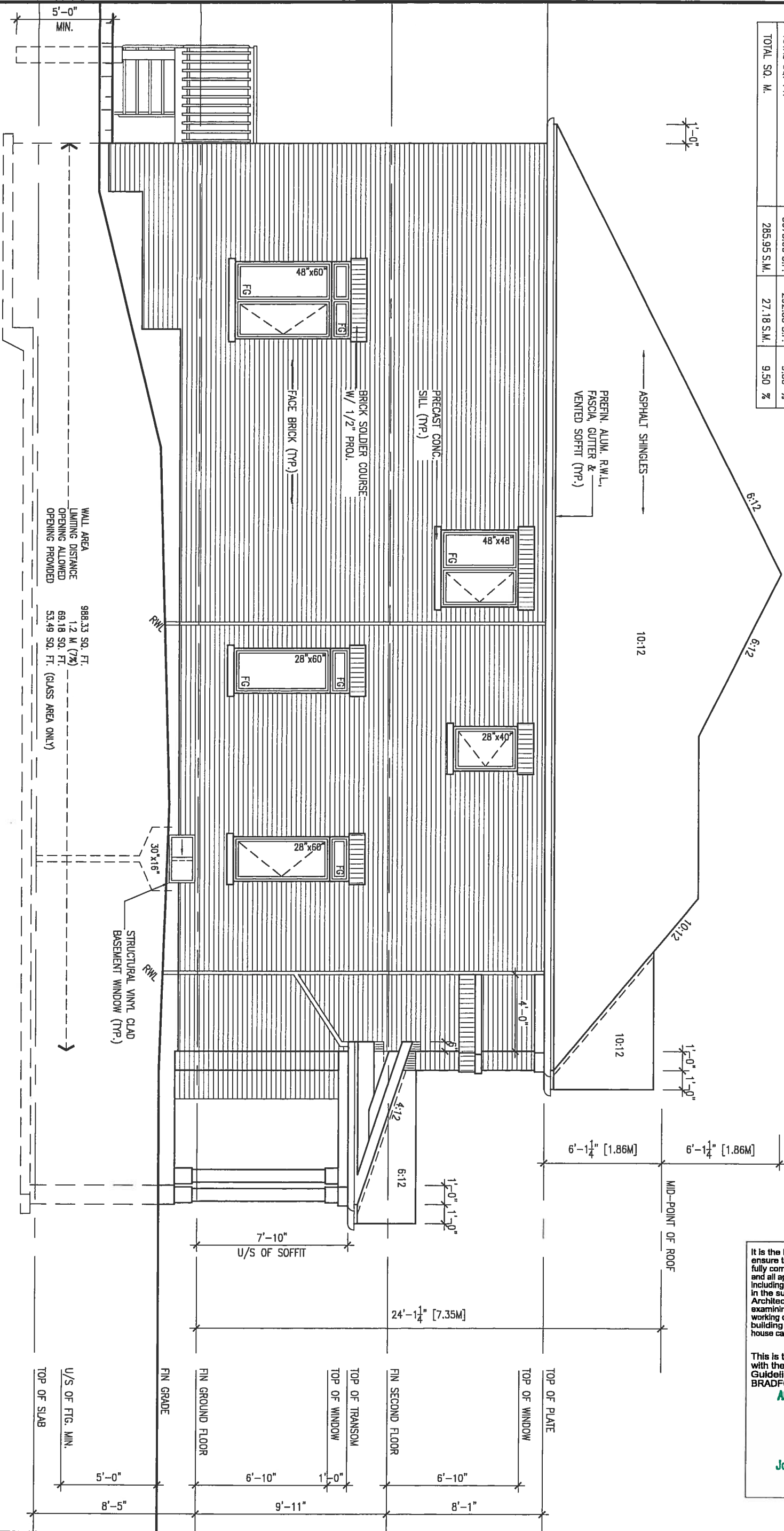
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**VA3 DESIGN**  
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va3design.com

BAYVIEW WELLINGTON		SD30-4 SEDONA 4	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	drawing no. 4
date 2014-04	checked by LM	scale 3/16" = 1'-0"	file name 13045-SD30-4A-LOT 44L
FRONT & REAR ELEVATION 'A'			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BM\units\30' semi\13045-SD30-4A-LOT 44L.dwg - Wed - Oct 7 2015 - 11:10 AM			



UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
SD30-4 ELEVATION A LOT44L	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	518 S.F.	74.11 S.F.	14.31 %
LEFT SIDE	988 S.F.	79.11 S.F.	8.01 %
RIGHT SIDE	988 S.F.	0 S.F.	0.00 %
REAR	584 S.F.	139.33 S.F.	23.86 %
TOTAL SQ. FT.	3078.00 S.F.	292.55 S.F.	9.50 %
TOTAL SQ. M.	285.95 S.M.	27.18 S.M.	9.50 %



OCT 7, 2015

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

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## BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

date 2014-04  
drawn by LM checked by scale 3/16" = 1'-0"

## SIDE ELEVATION 'A'

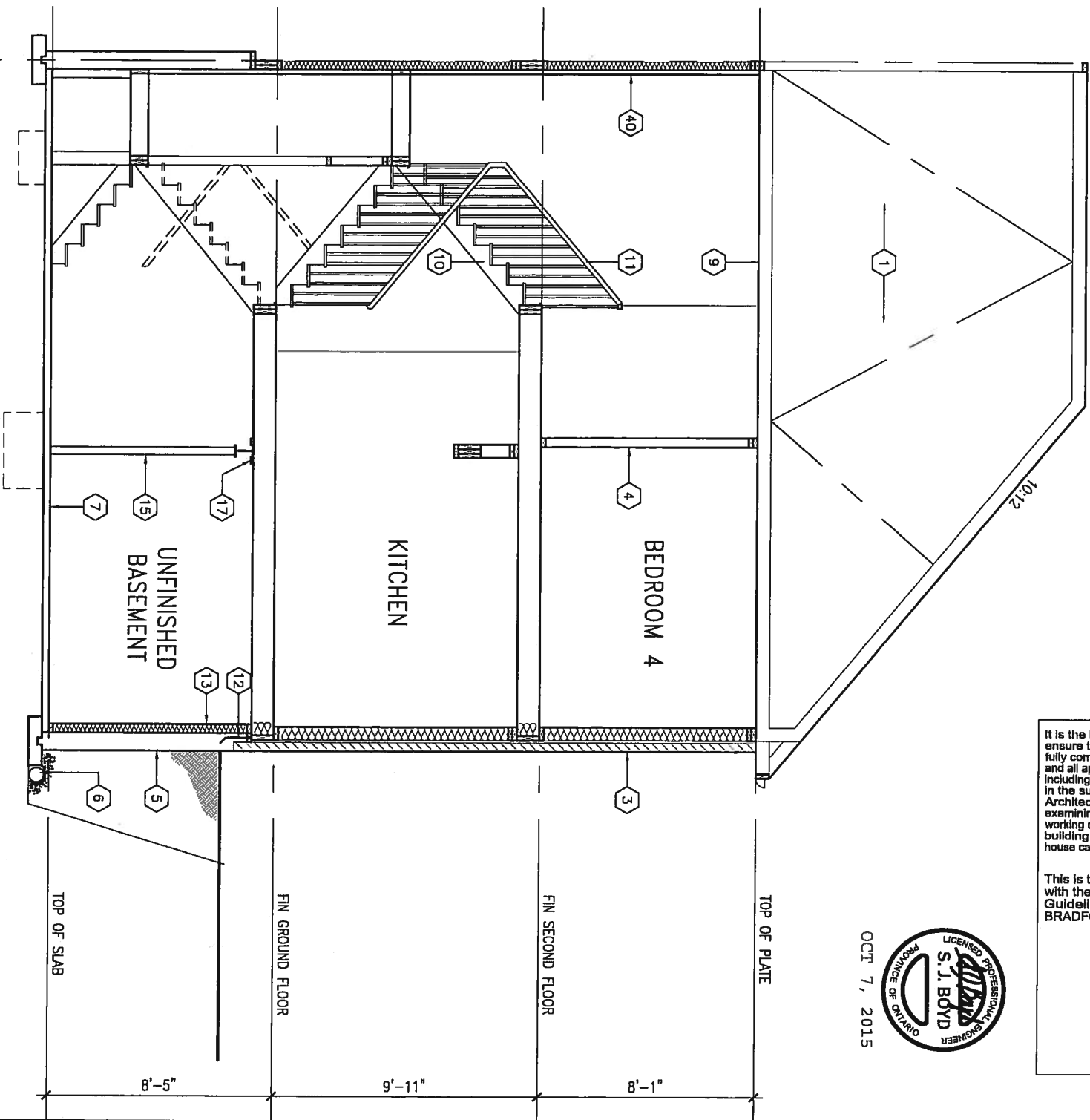
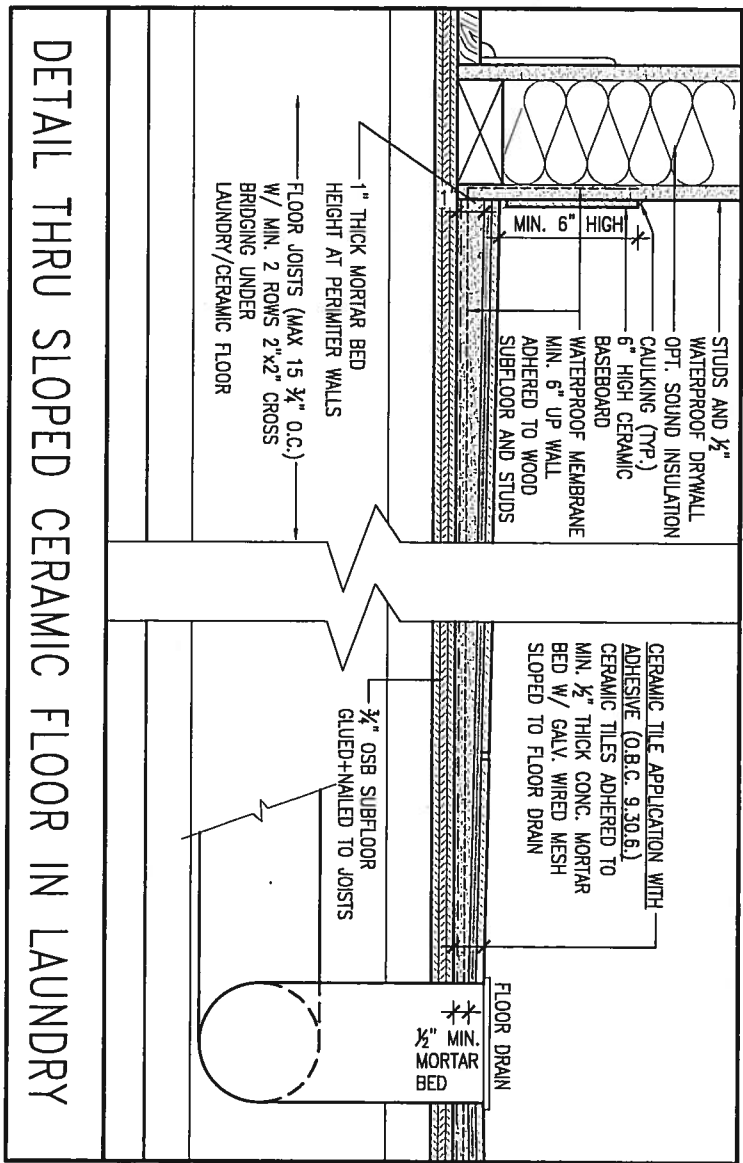
file name 13045-SD30-4A-LOT 44L

drawing no.

5

SD30-4  
SEDONA 4

project no. 13045



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

signature  
42658

BCIN

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**BAYVIEW WELLINGTON**

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD, ON.

**SD30-4**  
SEDONA 4

project no.  
13045

date  
2014-04

drawn by  
LM

checked by  
-

scale  
3/16" = 1'-0"

SECTION A-A

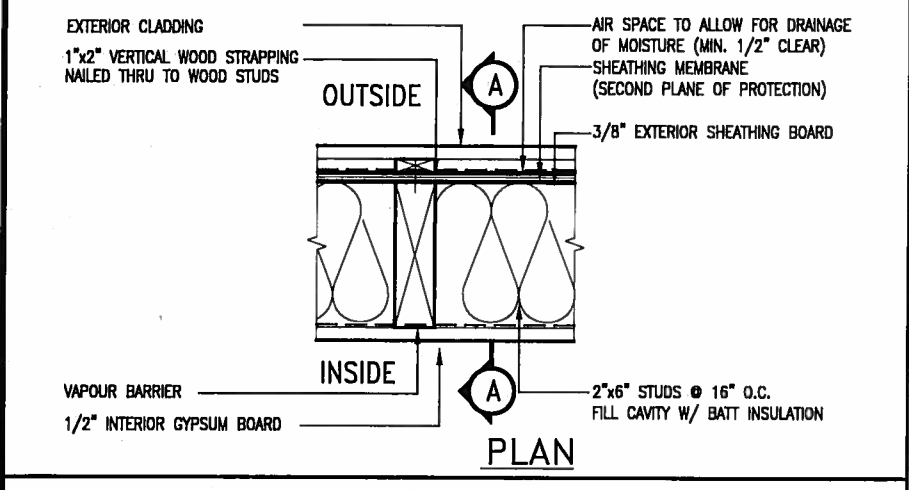
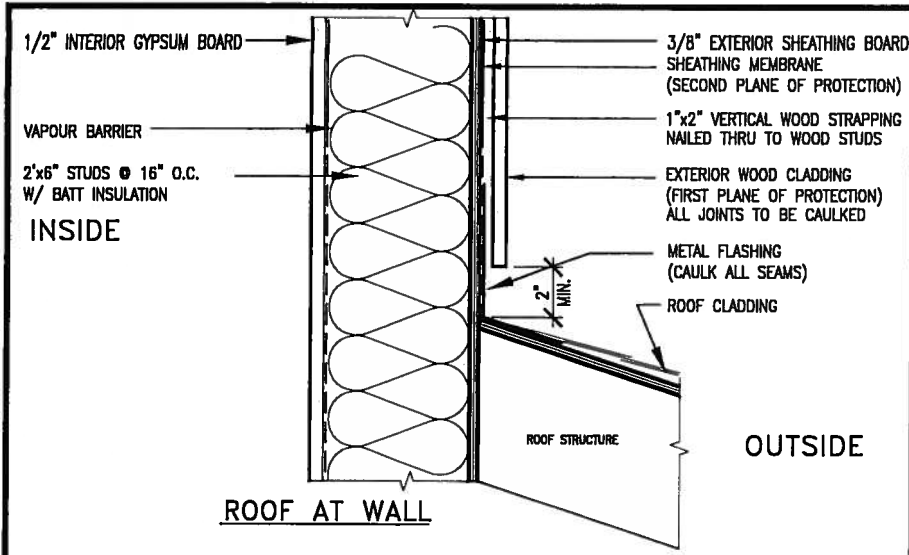
file name  
13045-SD30-4A-LOT 44L

13045-SD30-4A-LOT 44L.dwg - Wed - Oct 7 2015 - 11:10 AM

drawing no.  
**6**



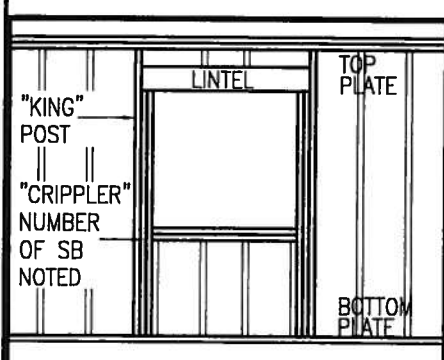
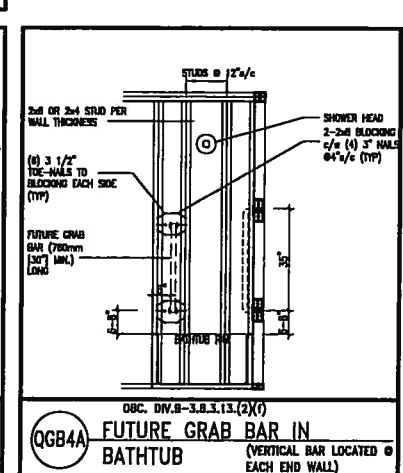
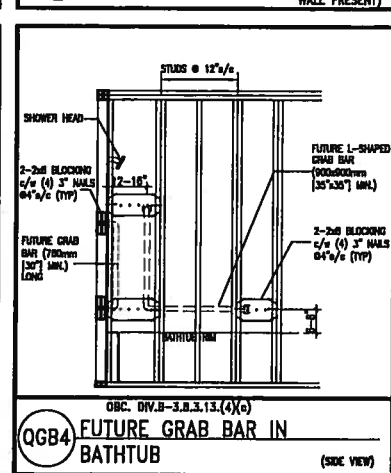
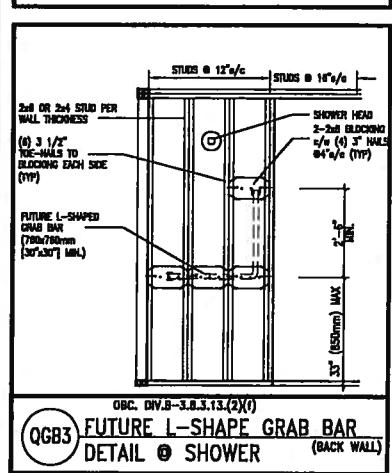
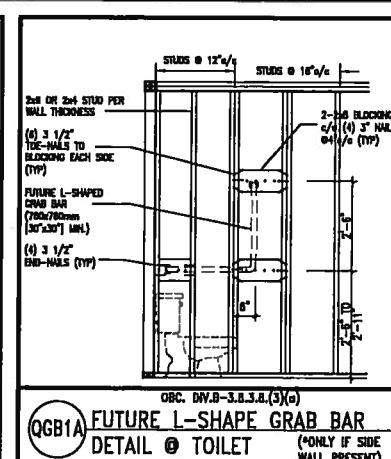
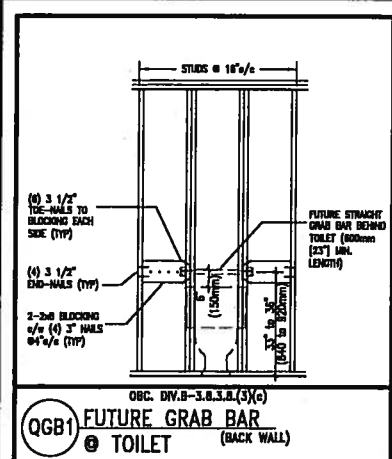




EXTERIOR WOOD CLADDING WALL ASSEMBLY



**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:  
1. 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.  
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.  
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.  
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.  
6. 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:  
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa  
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.  
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
4. 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.  
5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)  
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa  
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.  
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

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

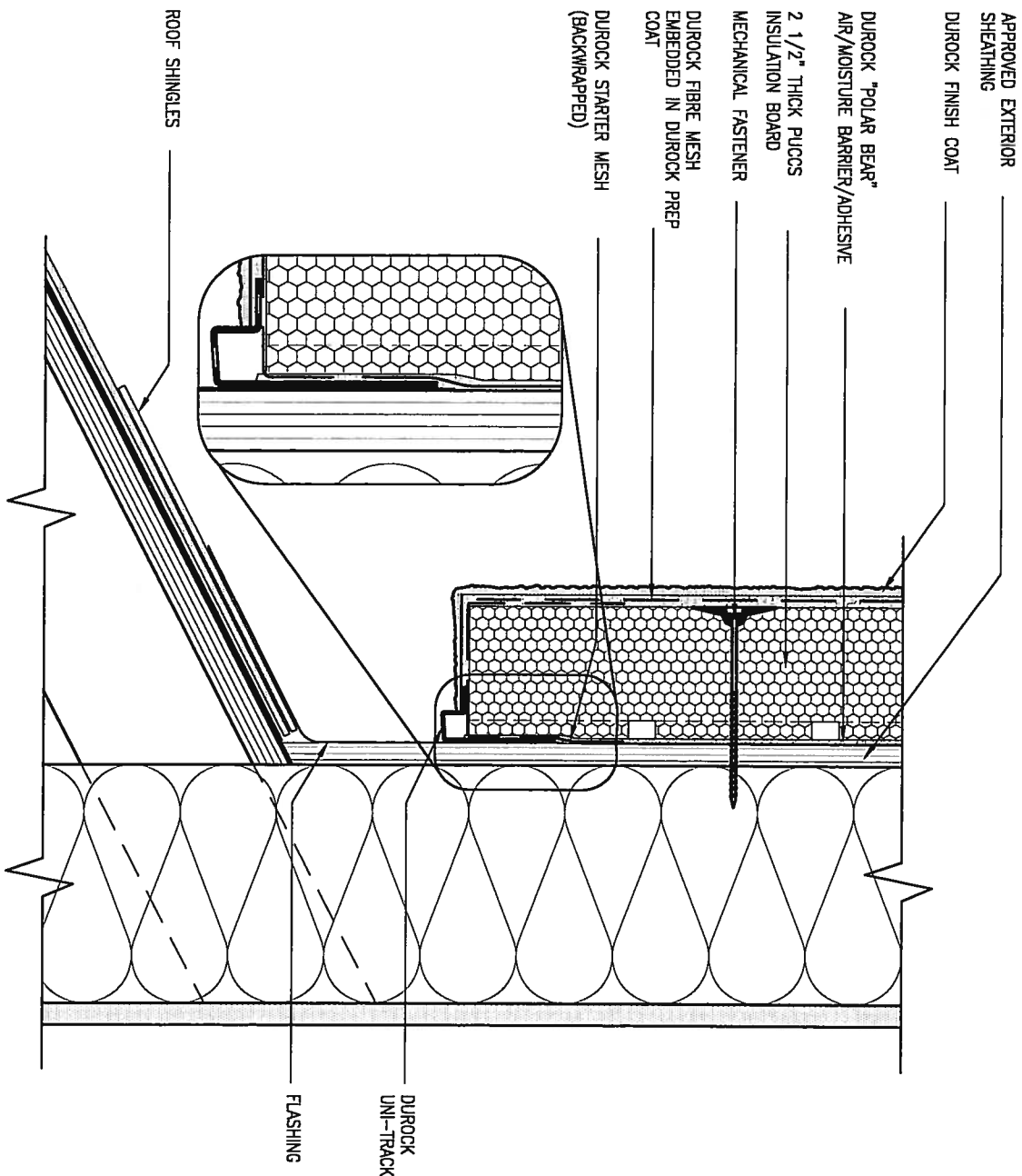
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8.				Qualification Information
7.				Wellington Jno-Baptiste 25591
6.				signature
5.				name
4.				registration information
3.				VAS Design Inc. 42658
2.	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any 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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vasdesign.com

<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	drawing no.
file name	13045-CONST-OBC 2015		<b>CN2</b>
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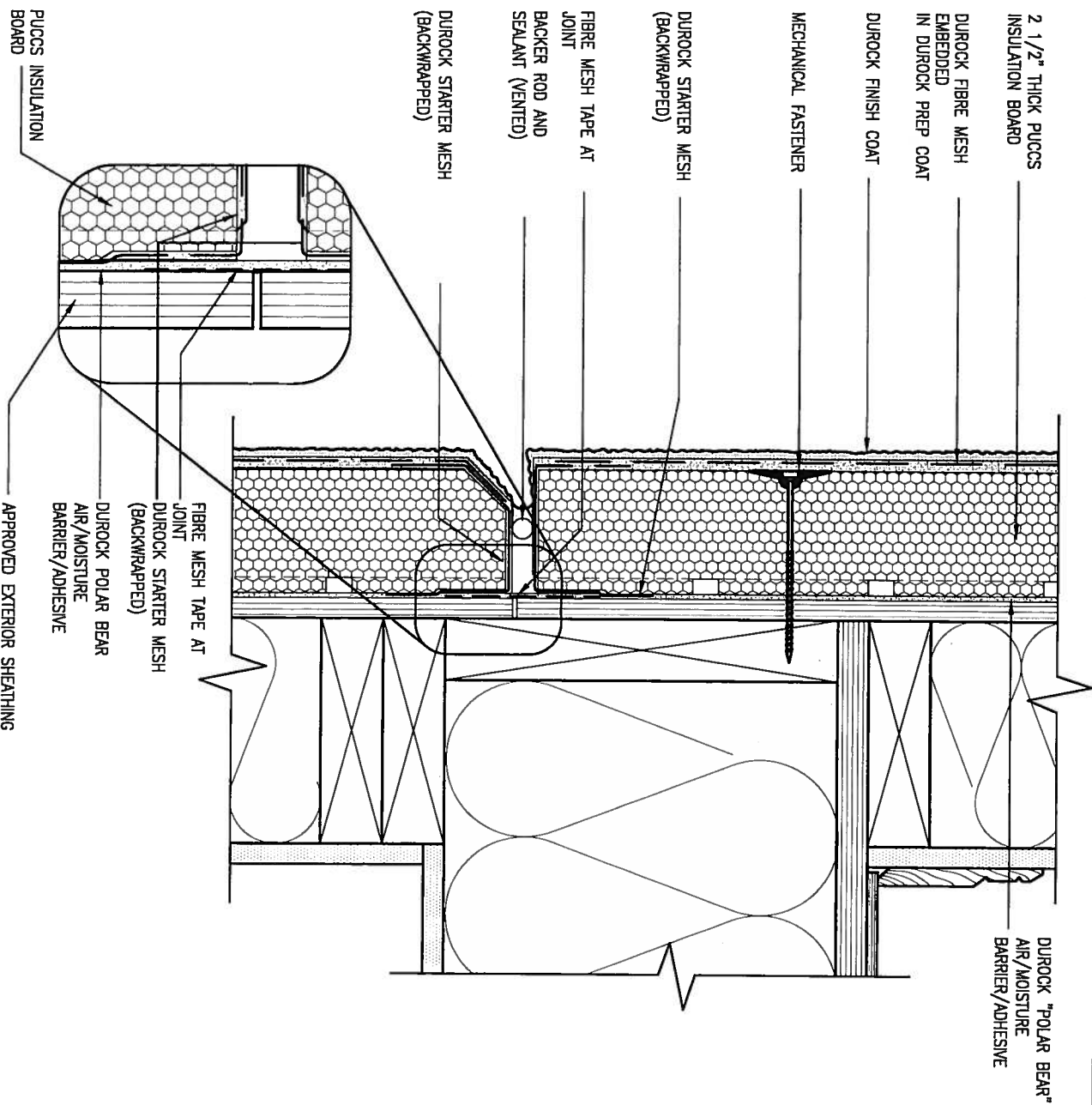




3 STUCCO TERMINATION @ ROOF

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

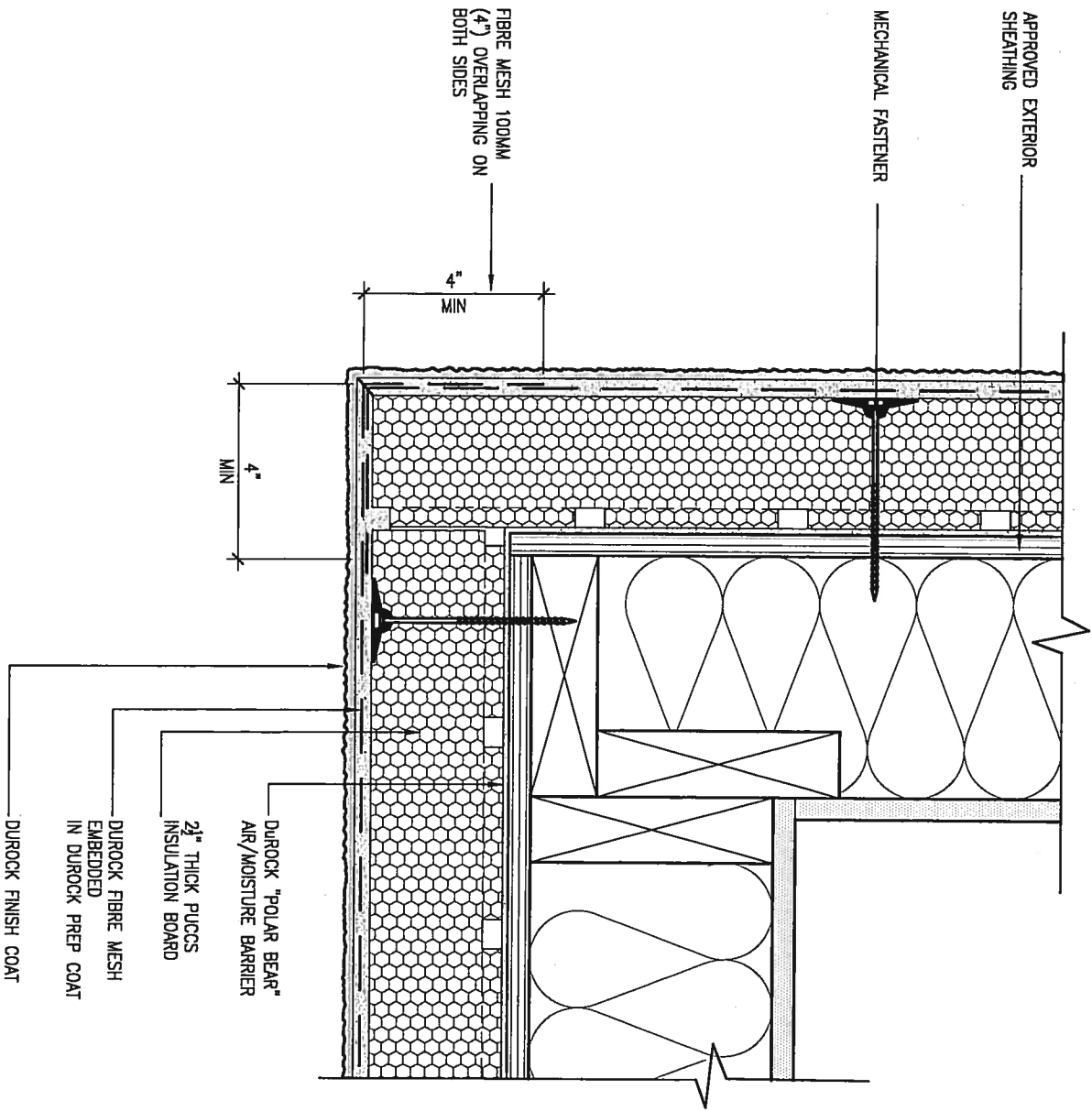
CN4 SCALE: 3"=1'-0"

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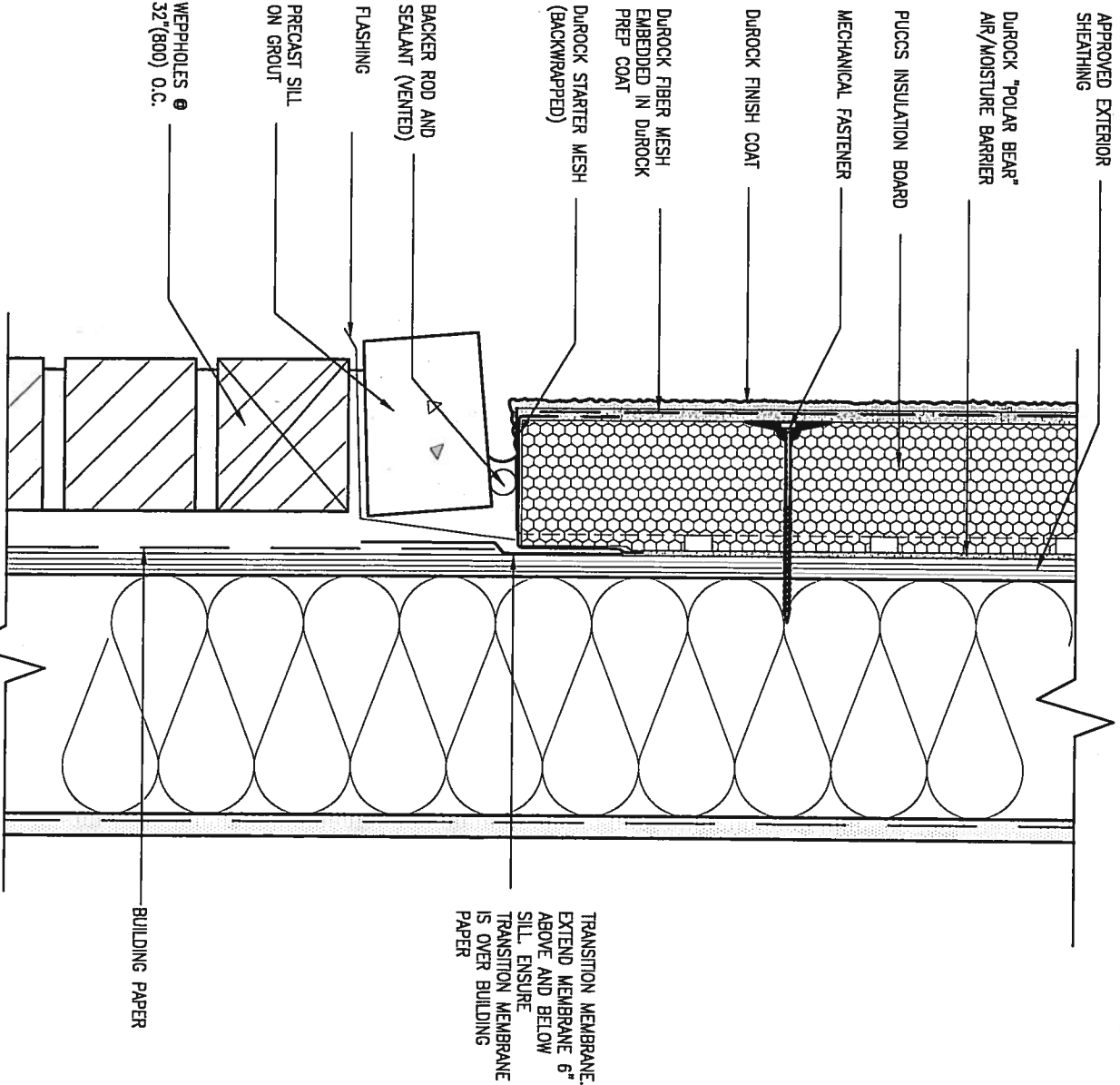
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project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN4
date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13045-CONST-08C 2015
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5 CORNER DETAIL  
CNS 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.  
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6 STUCCO / MASONRY PLINTH CONNECTION  
CNS SCALE: 3"=1'-0"

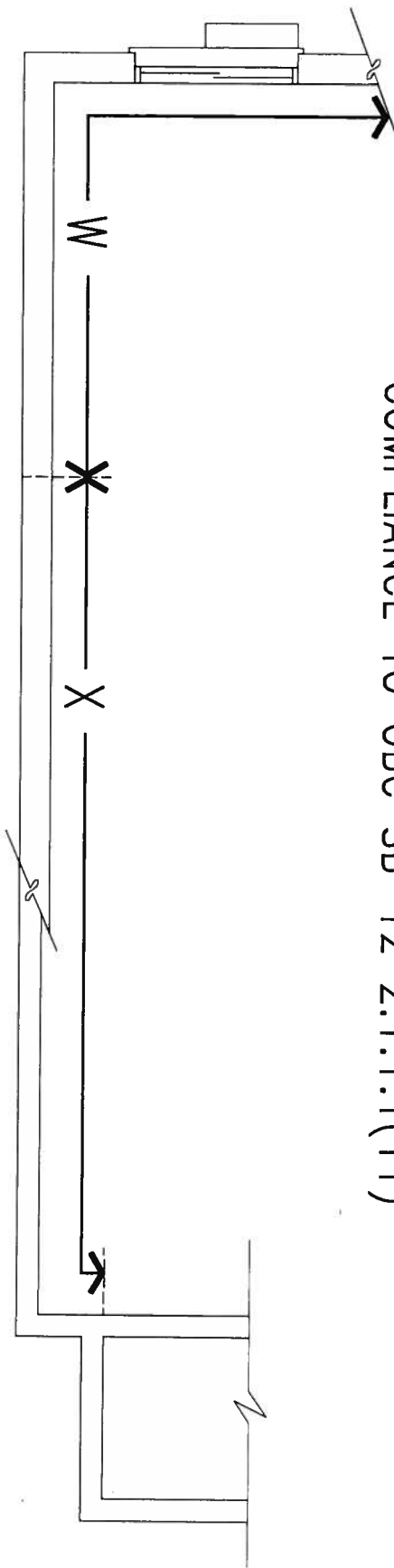
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5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		<b>BAYVIEW WELLINGTON</b> project name GREEN VALLEY ESTATES municipality BRADFORD		<b>CONST NOTE</b> project no. 13045	
date APR 2014		checked by RC		scale 3/16" = 1'-0"	
drawing no. CN5		file name 13045-CONST-0BC 2015		drawing no. CN5	
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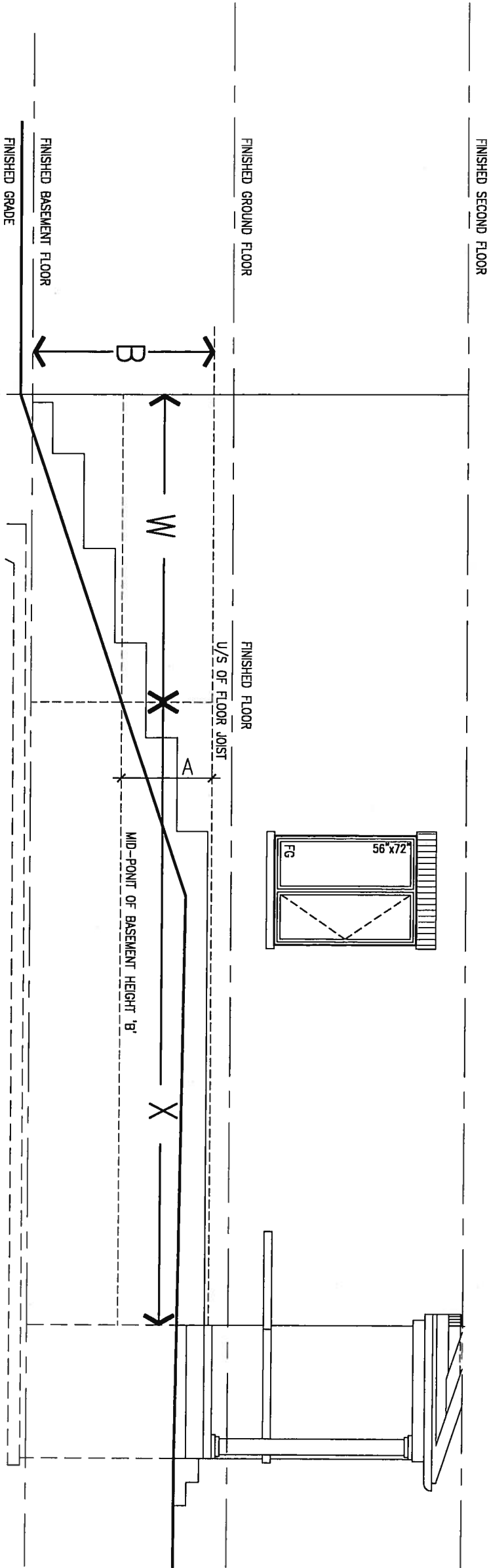
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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

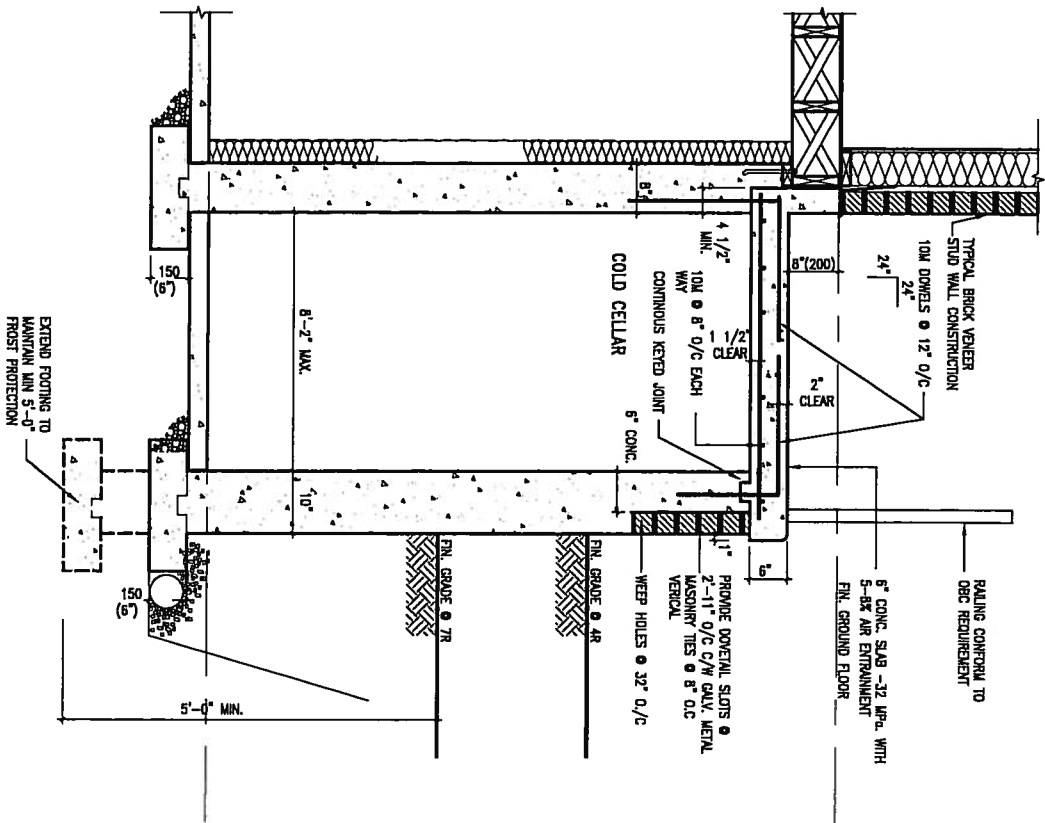
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

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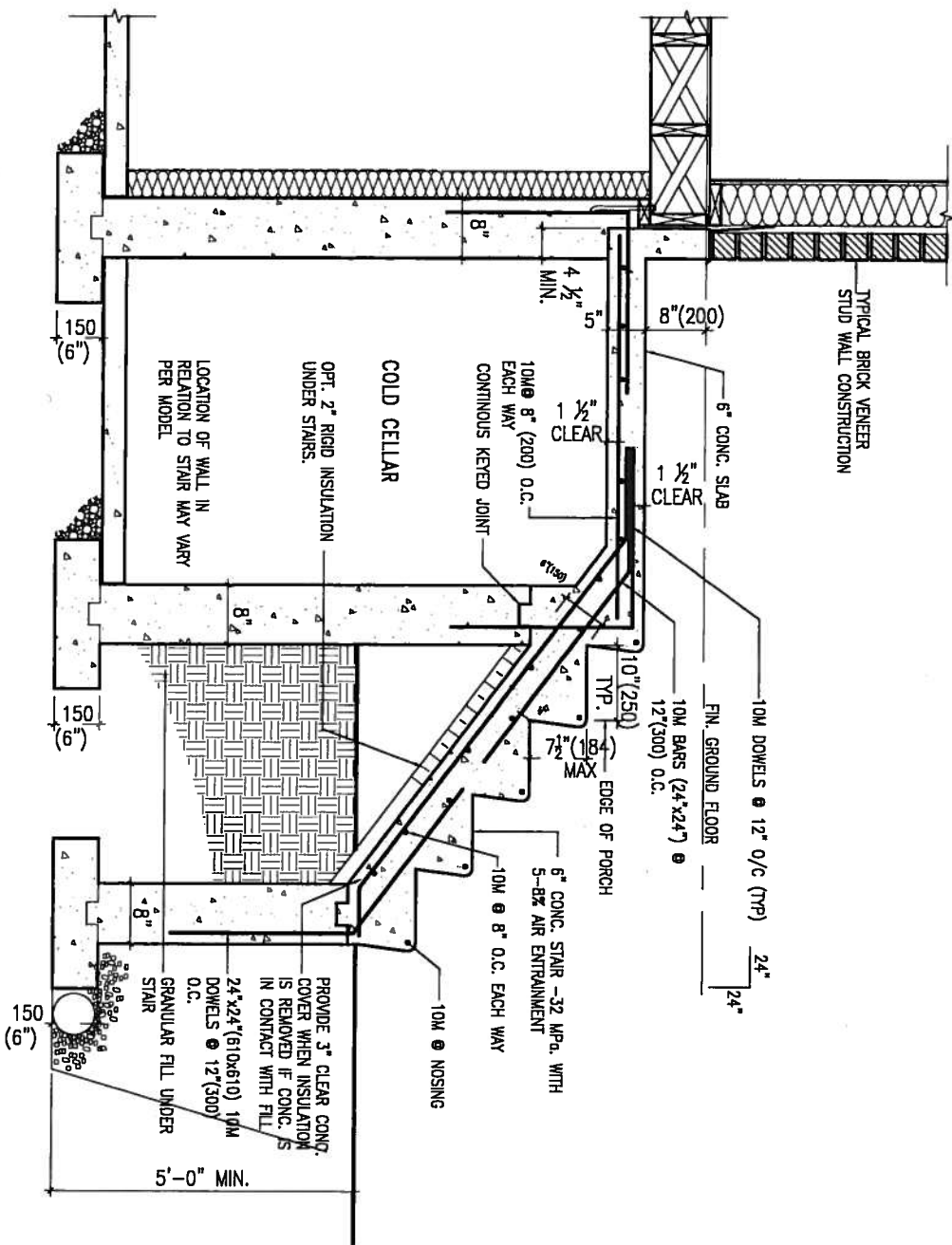
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registration information		
VA3 Design Inc.		42658
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scale		CONSTRUCTION NOTES	
file name	13045-CONST-OBC 2015	drawing no.	CN7
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**X1** SECTION AT PORCH FOR 4-7R CONDITION  
SCALE: N.T.S.



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



OCT 7, 2015

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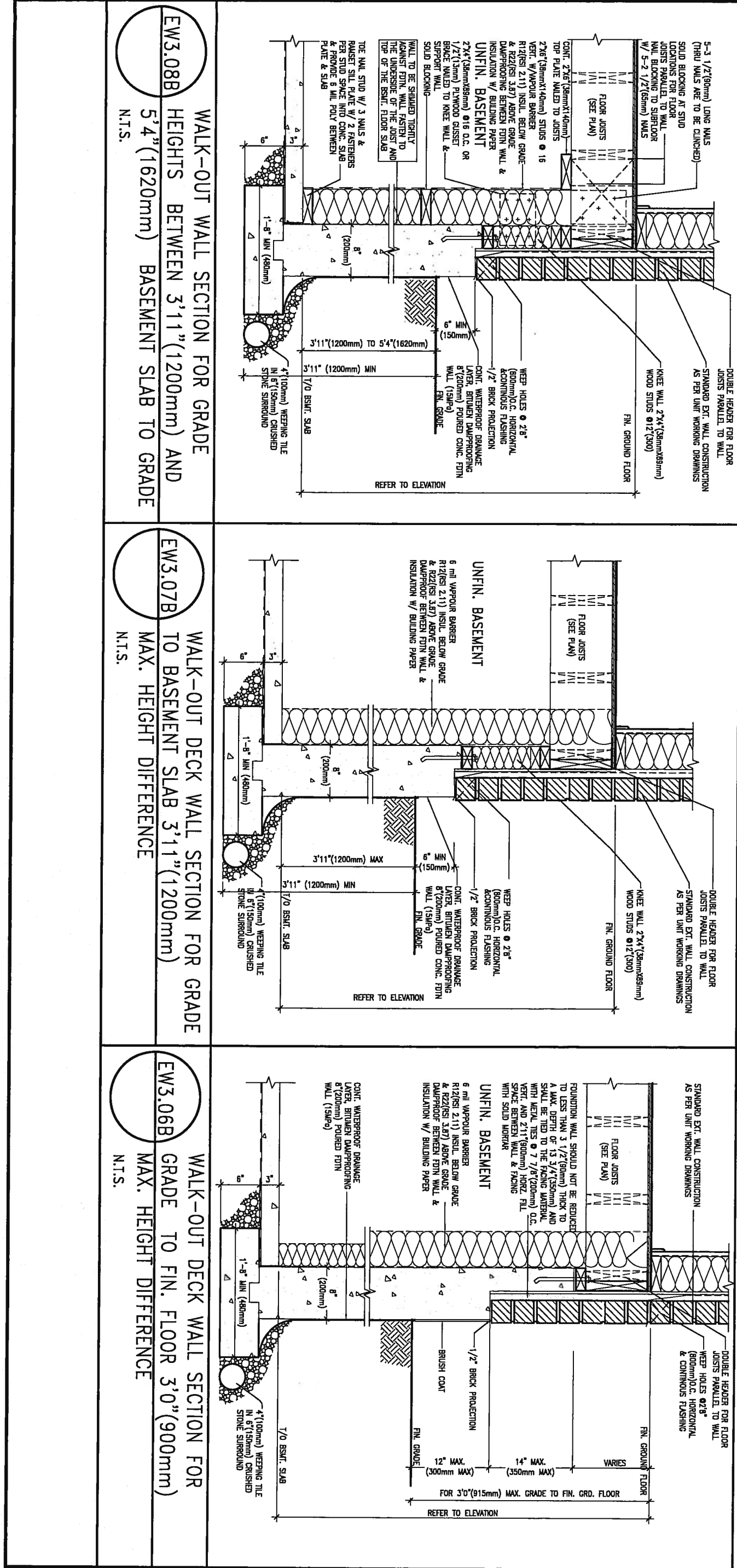
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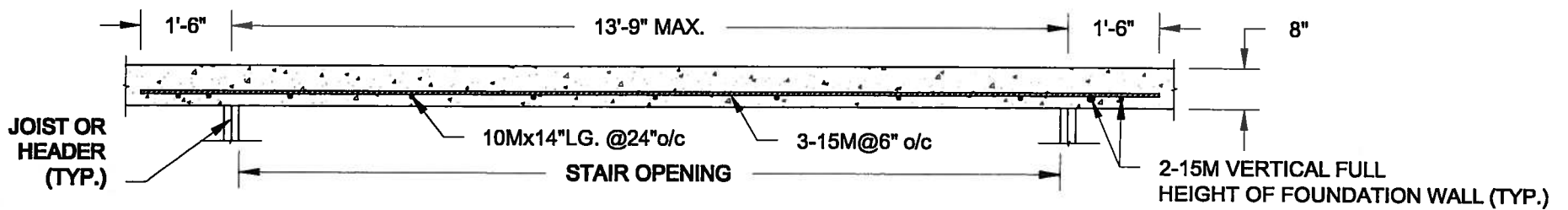




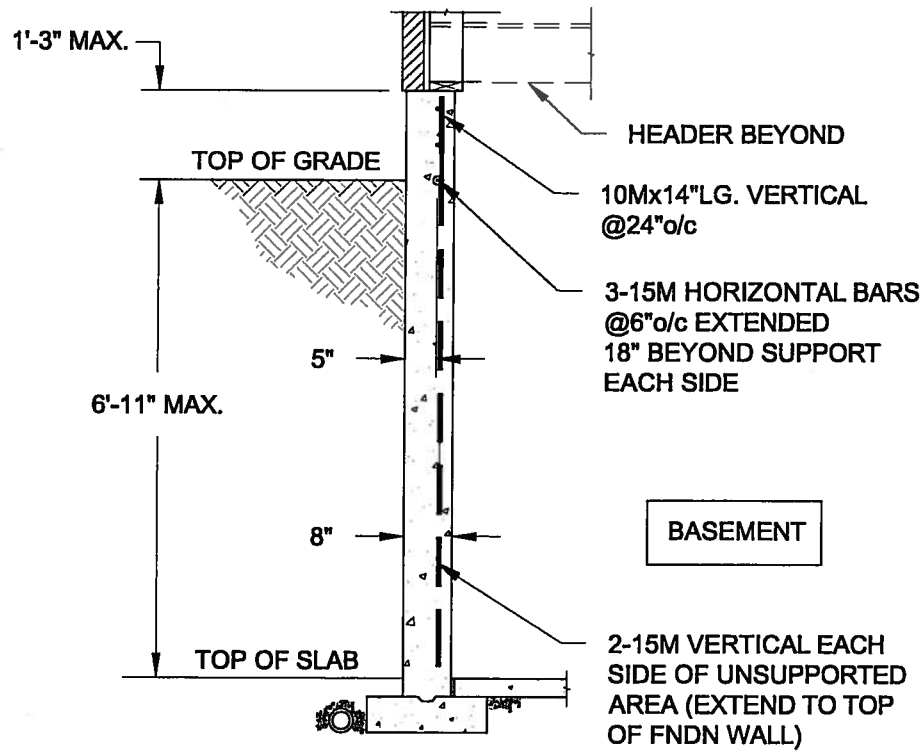
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no.	description		date	by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Mon - May 4 2015 - 4:04 PM	



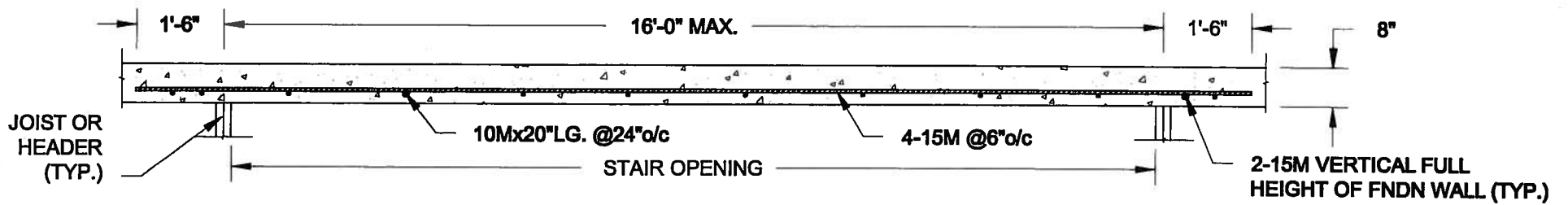
**PLAN VIEW**  
NOT TO SCALE



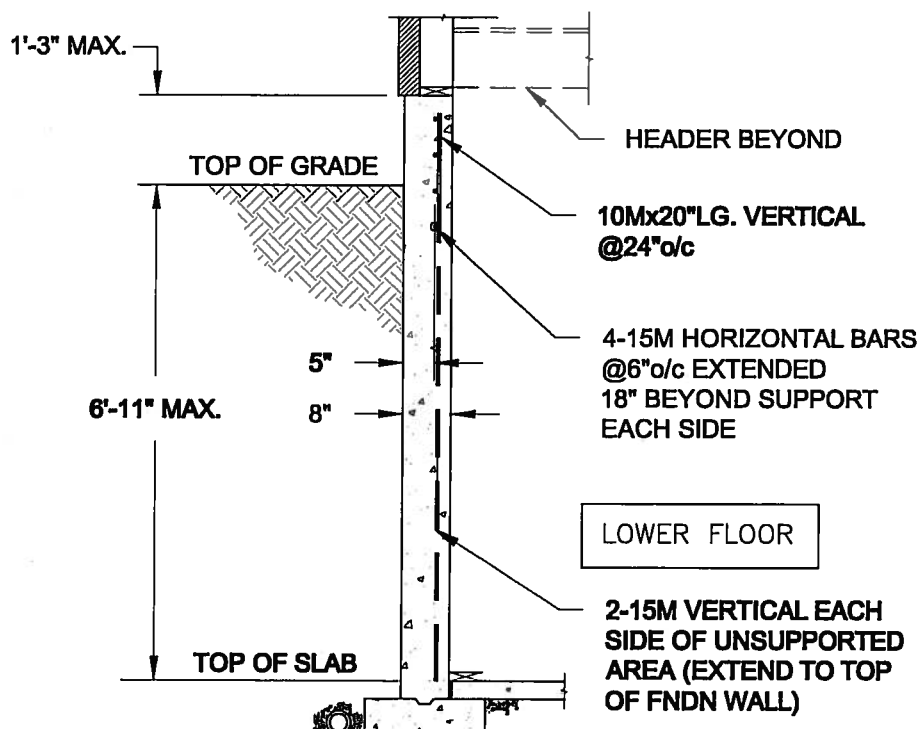
**NOTE:**

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"

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

**QUAILE ENGINEERING LTD.**



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**Engineer's Seal**



APR 20, 2015

**Project:**

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

**TYPICAL STRUCTURAL DETAILS**

**Project No.:**

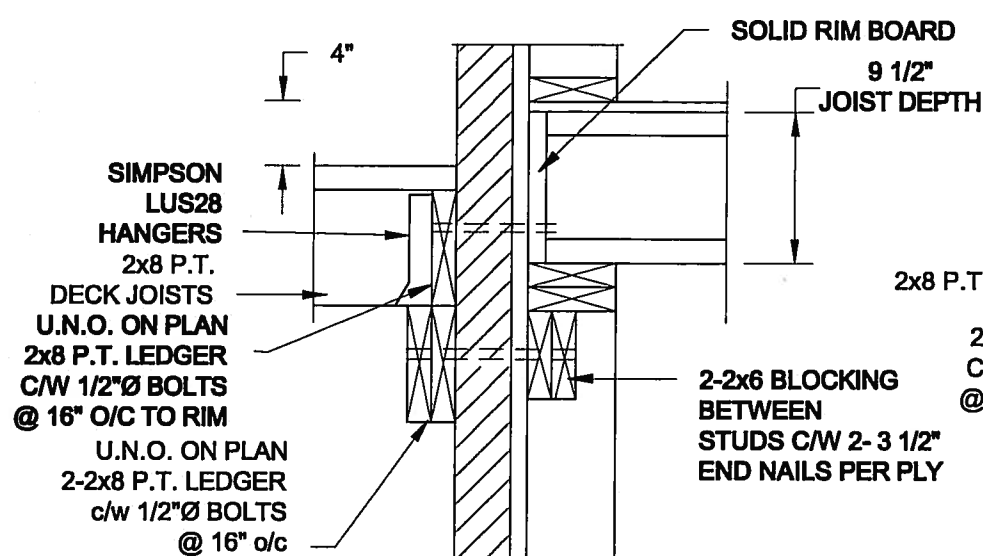
**14-096**

**Drawing No.:**

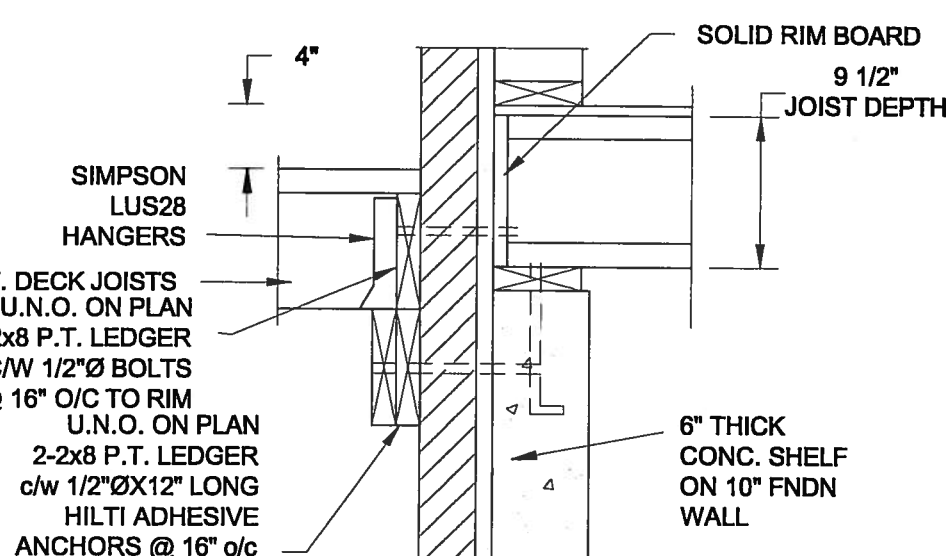
**S1**



**FOR 9 1/2" JOIST DEPTH**



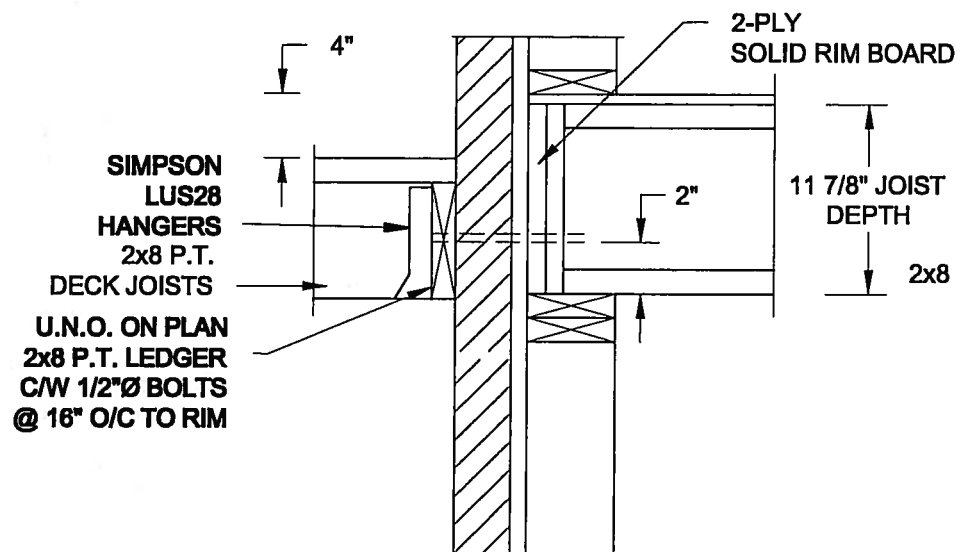
**1A DECK FASTENING DETAIL**  
**S2** SCALE: 1" = 1'-0"



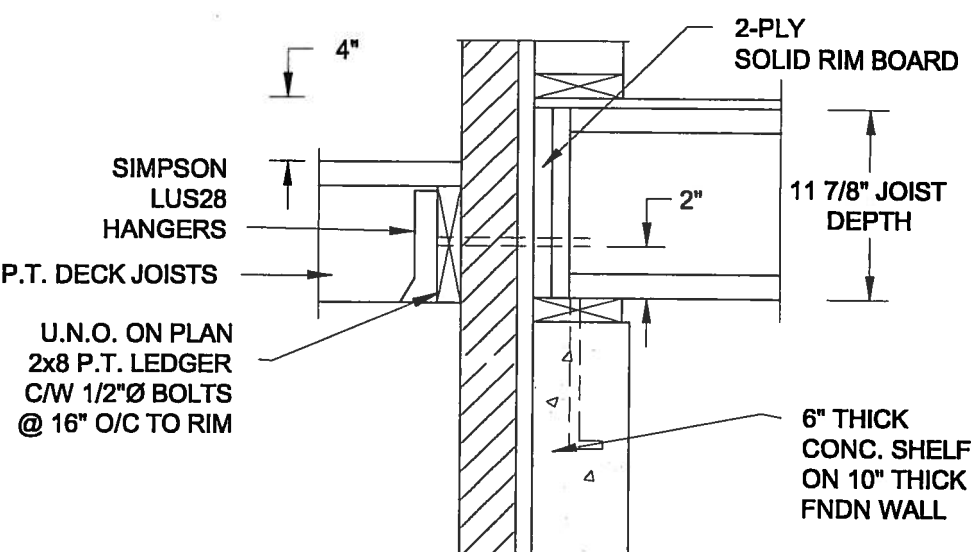
**1B DECK FASTENING DETAIL**  
**S2** SCALE: 1" = 1'-0"

- 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**

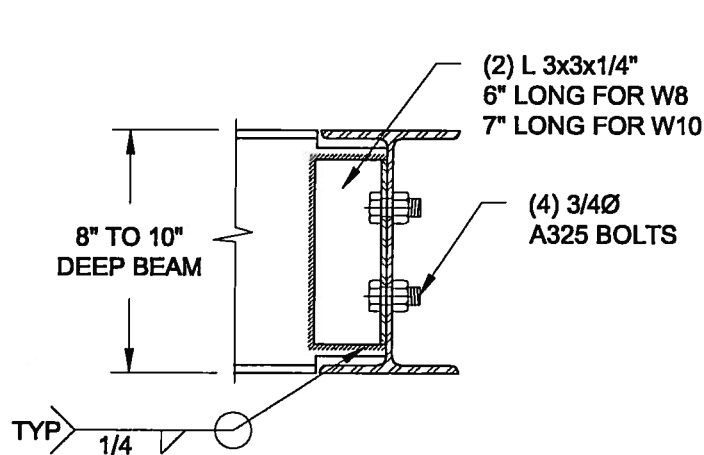


**2A DECK FASTENING DETAIL**  
**S2** SCALE: 1" = 1'-0"

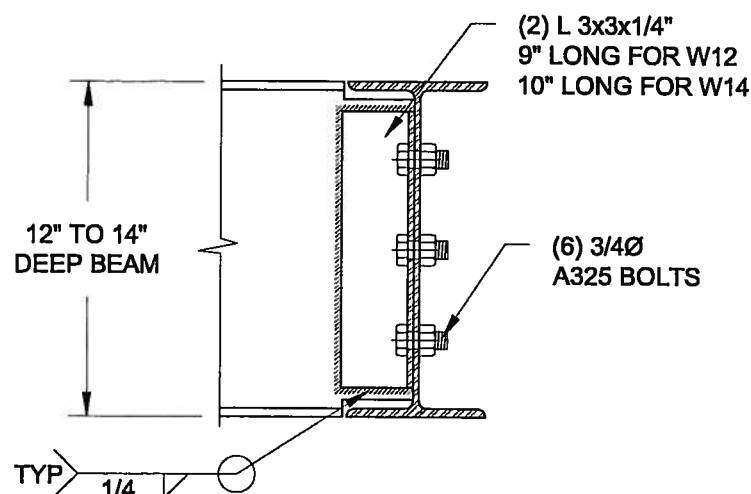


**2B DECK FASTENING DETAIL**  
**S2** SCALE: 1" = 1'-0"

- 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.





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

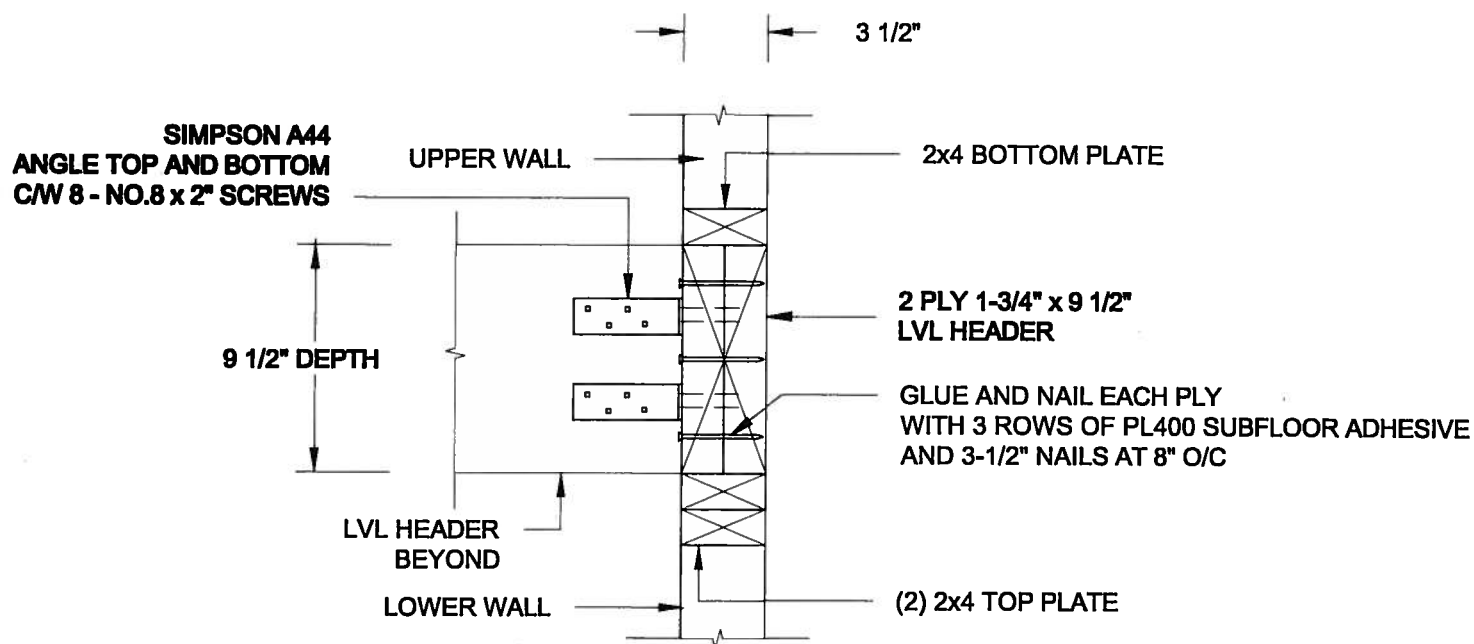


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

**3 STEEL BEAM CONNECTION DETAIL**  
**S2** SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED	<b>QUAILE ENGINEERING LTD.</b>  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  S. J. BOYD APR 20, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO
Date: MAY-27-2014			TYPICAL STRUCTURAL DETAILS
Drawn: SC			Project No.: 14-096
Checked: SJB			Drawing No.: S2

FOR 9 1/2" JOIST DEPTH

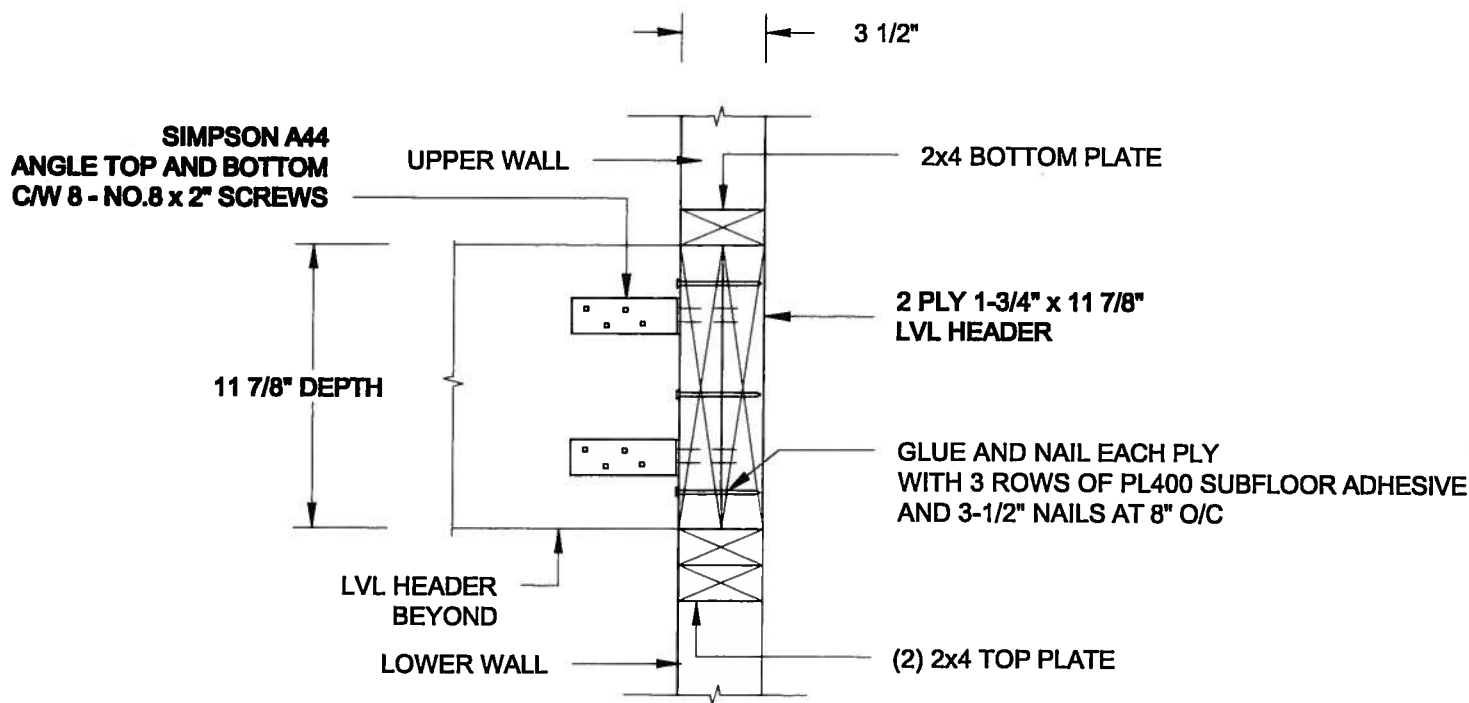


1A  
S3

STAIR HEADER @ PARTYWALL

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

FOR 11 7/8" JOIST DEPTH



1B  
S3

STAIR HEADER @ PARTYWALL

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

Scale:  
AS NOTED

Date:  
MAY-27-2014

Drawn:  
SC

Checked:  
SJB

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Project:

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BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

14-096

Drawing No.:

S3