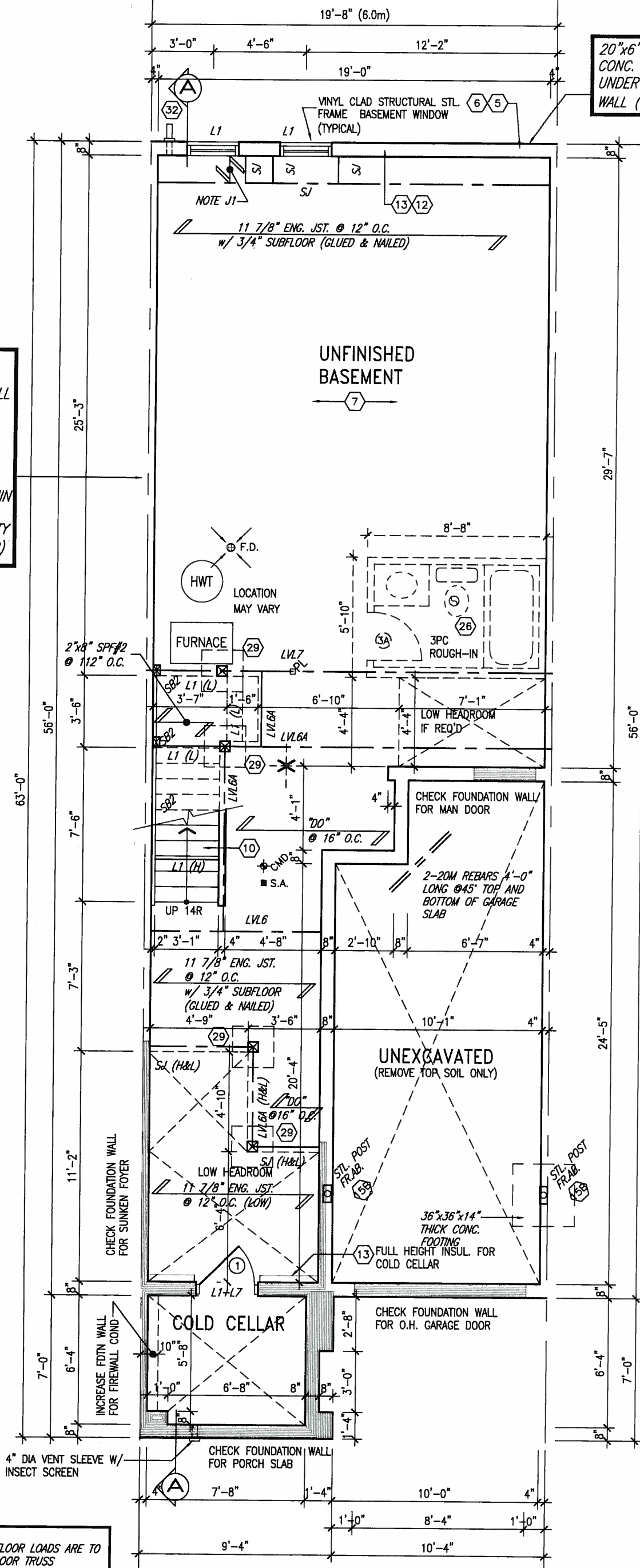




24"x8" THICK
CONC. FOOTING
UNDER PARTYWALL

32"x12" THICK
CONC. FOOTING
UNDER FIREWALL

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

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

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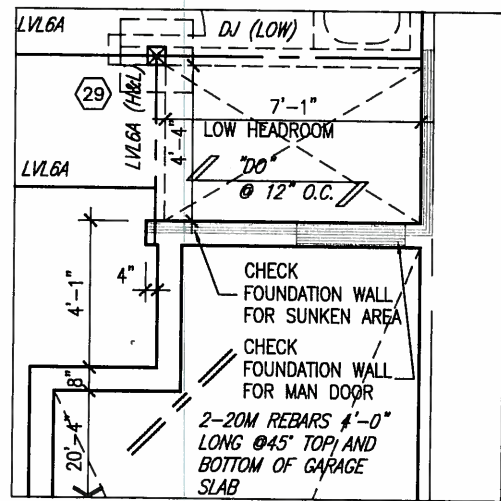
ARCHITECTURAL REVIEW & APPROVAL

JUL 9 2015

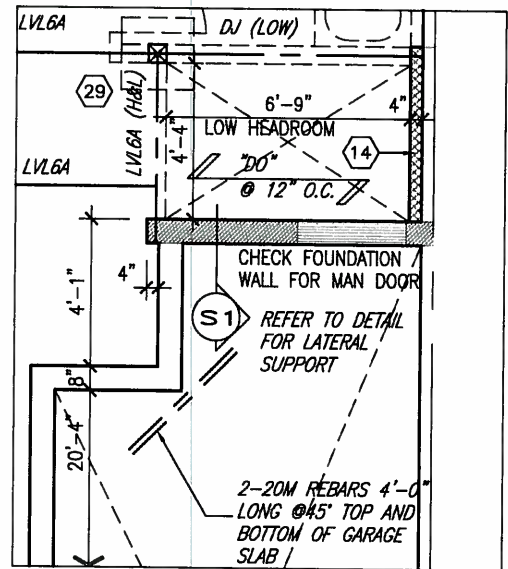
John G. Williams Limited, Architect



JULY 3, 2015



PARTIAL PLAN
SUNKEN 1R COND



PARTIAL PLAN SUNKEN
2R OR MORE COND

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

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

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

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

no.	description	date	by
9			
8			
7			
6			
5	REV EXT. COLS	MAY 25-15	AF
4	ADD COLD CELLAR, 5'-0" FROST PROTECTION	JUL 21-14	QS
3	REVISED AS PER ENG COMMENTS	MAY 27-14	RC
2	REVISED AS PER TRUSS COORDINATION	MAY 16-14	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	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.

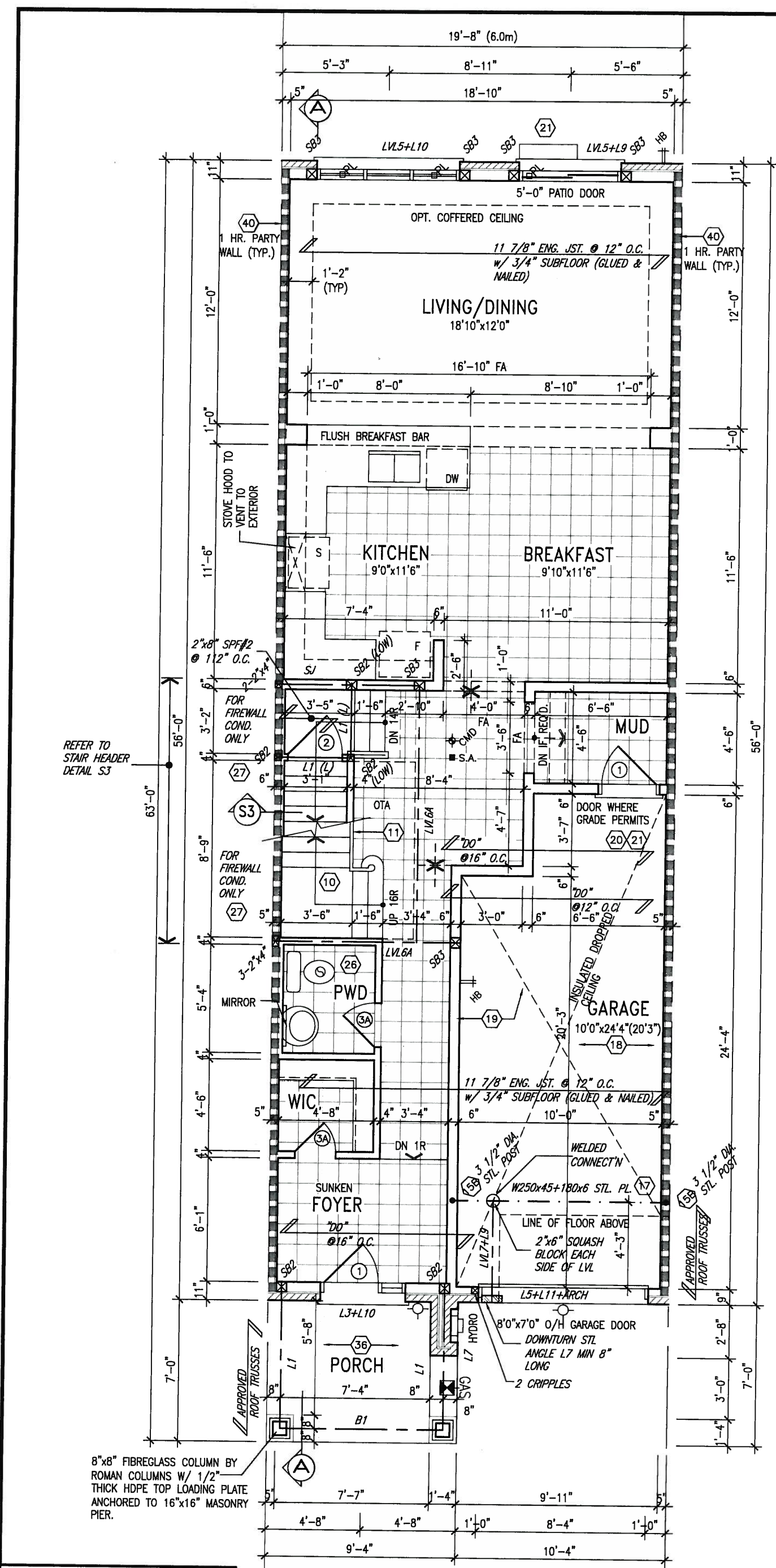
qualification information
Wellington Jno-Baptiste 25591
name registration information BCIN
VA3 Design Inc. 42658

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VA3 DESIGN

300A Wilson Avenue
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		TH5 NAPA 5	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 1
date APR 2014	checked by RC	scale 3/16" = 1'-0"	BASEMENT FLOOR PLAN file name 13045-TH5
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\13045-TH5.dwg - Thu - Jul 2 2015 - 10:38 AM			



INDICATES FIRE RATED WALL ASSEMBLY



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ARCHITECTURAL REVIEW & APPROVAL
JUL 9 2015
John G. Williams Limited, A.C.

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NOTE:
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AREA CALCULATIONS		ELEV. A & B
GROUND FLOOR AREA	854 SF	
SECOND FLOOR AREA	1065 SF	
SUBTOTAL	1919 SF	
DEDUCT ALL OPEN AREAS	20 SF	
TOTAL NET AREA	1899 SF	(176.42 m2)
FINISHED BSMT AREA	0 SF	
COVERAGE W/OUT PORCH	1101 SF	(102.29 m2)
COVERAGE W/ PORCH	1167 SF	(108.42 m2)

ENGINEERED FLOOR SUBFLOORS			
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9			
8			
7			
6			
5	REV EXT. COLS	MAY 25-15	AF
4	ADD COLD CELLAR, 5'-0" FROST PROTECTION	JUL 21-14	QS
3	REVISED AS PER ENG COMMENTS	MAY 27-14	RC
2	REVISED AS PER TRUSS COORDINATION	MAY 16-14	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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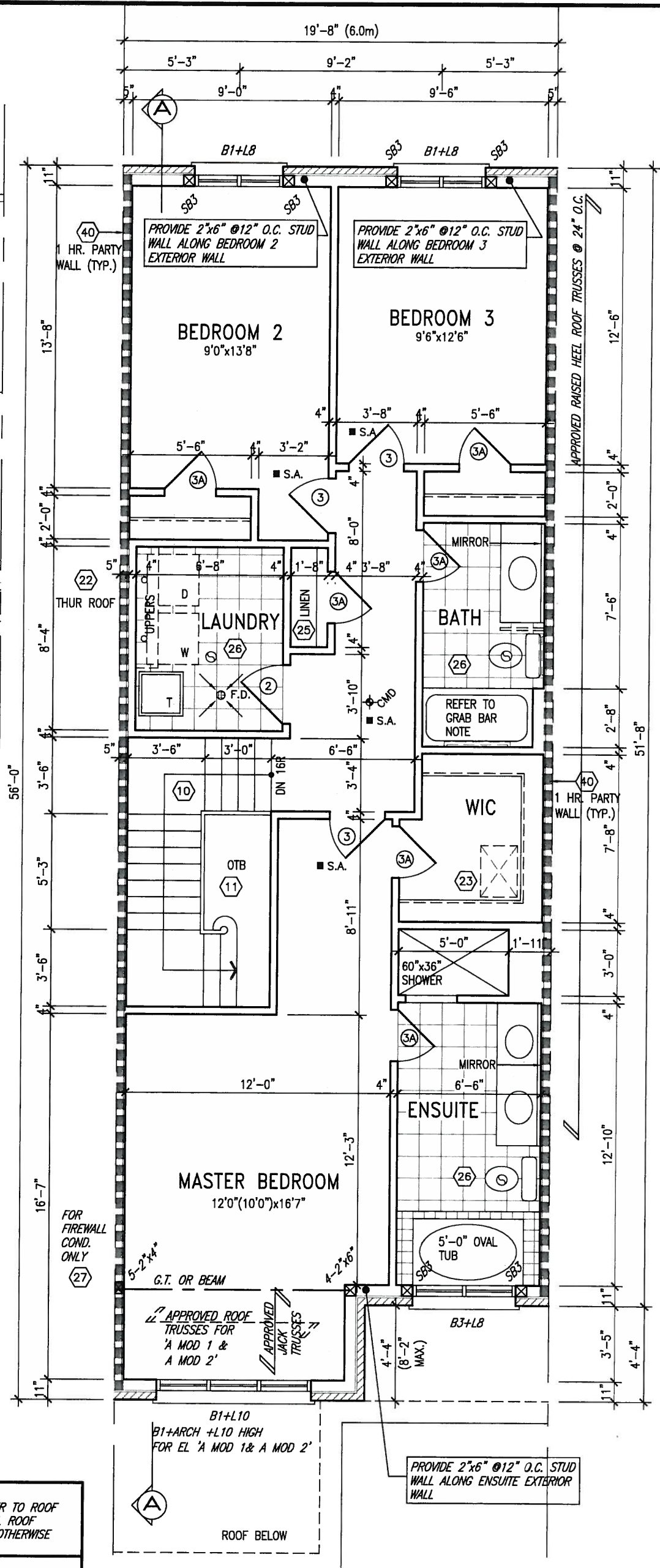
qualification information
Wellington Jno-Baptiste 25591
name registration information BCN
VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		TH5
GREEN VALLEY ESTATES		NAPA 5
project name	municipality	project no.
date	BRADFORD	13045
drawn by	checked by	scale
RC	-	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\13045-TH5.dwg - Thu - Jul 2 2015 - 10:38 AM		
GROUND FLOOR PLAN		drawing no.
13045-TH5		2

ROOF PLAN
ELEV 'BMOD1'



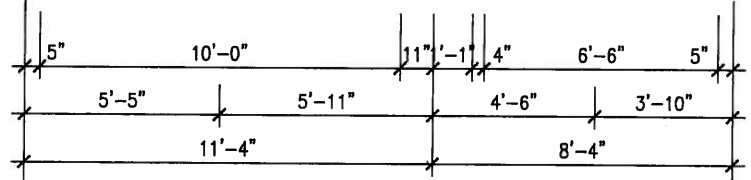
NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE:
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NOTE:
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ENGINEERED FLOOR SUBFLOORS
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SECOND FLOOR PLAN 'A'



INDICATES FIRE RATED WALL ASSEMBLY



JULY 3, 2015

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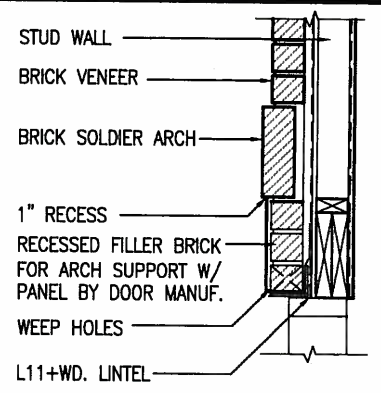
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ARCHITECTURAL REVIEW & APPROVAL

JUL 09 2015

John G. Williams Limited, Architect

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 AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED



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

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

9.			
8.			
7.			
6.			
5.	REV EXT. COLS	MAY 25-15	AF
4.	ADD COLD CELLAR, 5'-0" FROST PROTECTION	JUL 21-14	QS
3.	REVISED AS PER ENG COMMENTS	MAY 27-14	RC
2.	REVISED AS PER TRUSS COORDINATION	MAY 16-14	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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Qualification Information

Wellington Jno-Baptista 25591

name registration information BCIN 42658

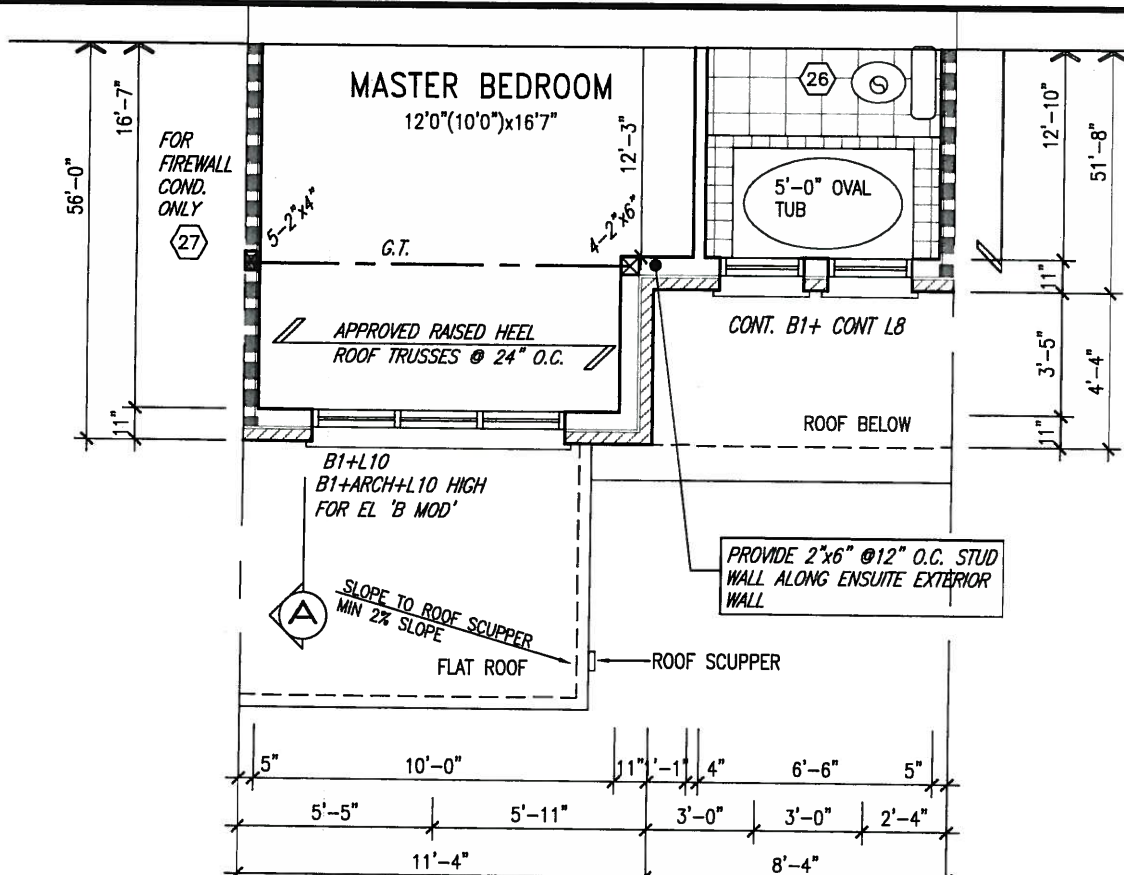
VA3 Design Inc.

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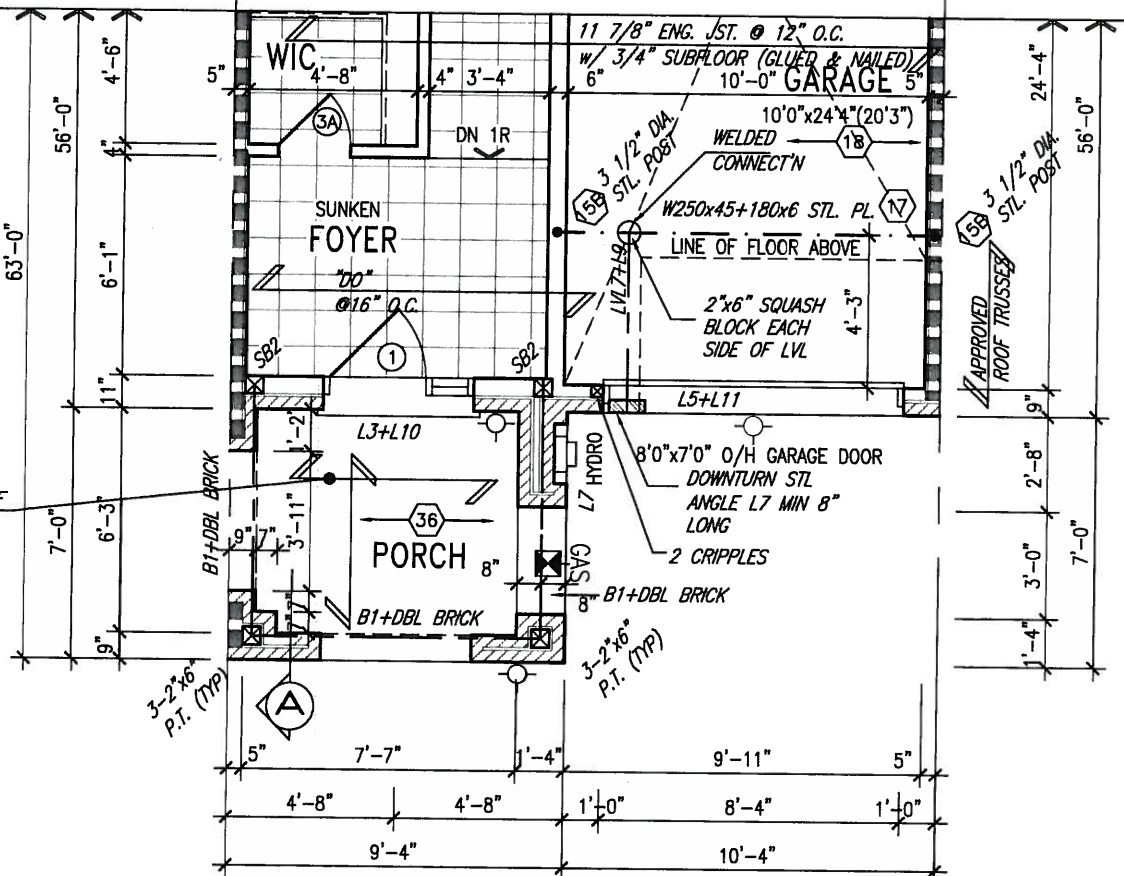
VA3 DESIGN

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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

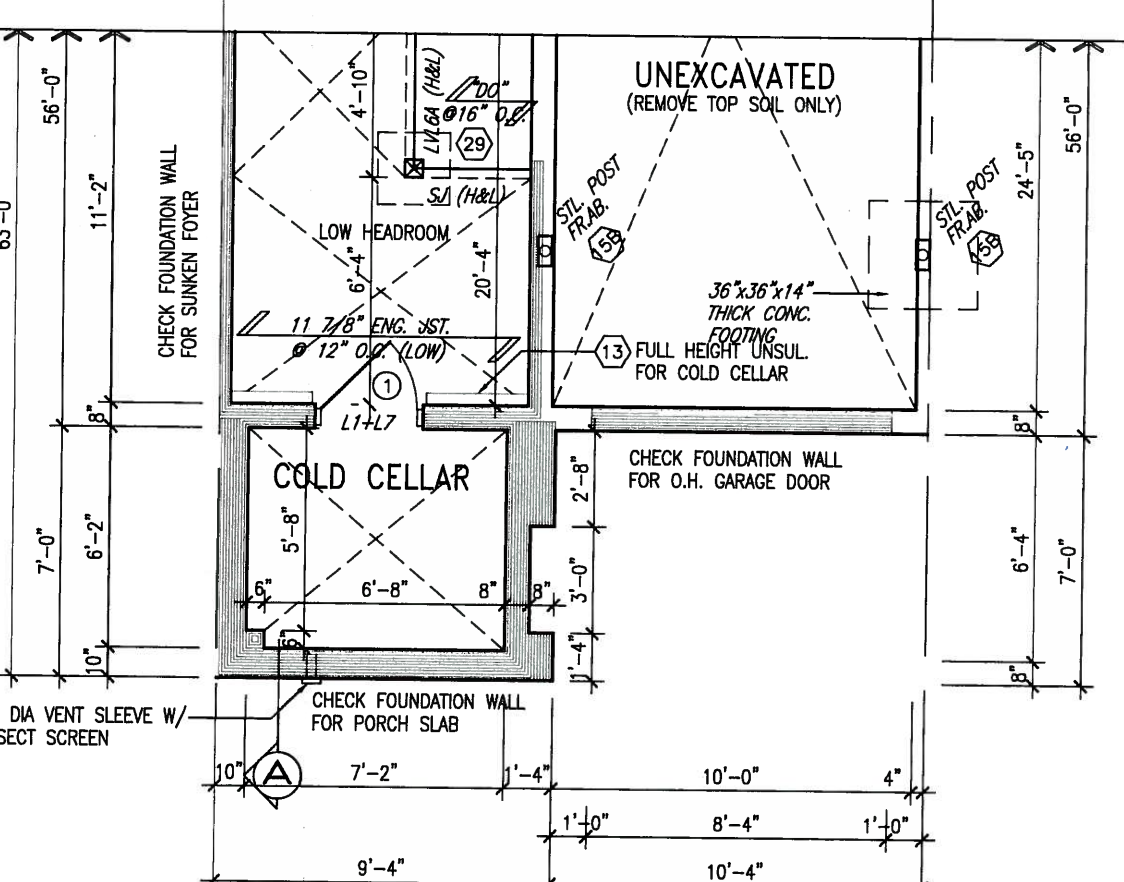
BAYVIEW WELLINGTON		TH5 NAPA 5	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	drawing no.	3
checked by		scale	3/16" = 1'-0"
SECOND FLOOR PLAN			
file name 13045-TH5			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\13045-TH5.dwg - Thu - Jul 2 2015 - 10:38 AM			



PARTIAL SECOND FLOOR PLAN 'B'



PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT FLOOR PLAN 'B'

INDICATES FIRE RATED WALL ASSEMBLY



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

NOTE: ROOF STRUCTURE MAY VARY
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ARCHITECTURAL REVIEW & APPROVAL
JUL 9 2015
John G. Williams Limited, Architect

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NOTE:
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9.					
8.					
7.					
6.					
5.	REV EXT. COLS	MAY 25-15	AF		
4.	ADD COLD CELLAR, 5'-0 FROST PROTECTION	JUL 21-14	OS		
3.	REVISED AS PER ENG COMMENTS	MAY 27-14	RC		
2.	REVISED AS PER TRUSS COORDINATION	MAY 16-14	RC		
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC		
no.	description	date	by		

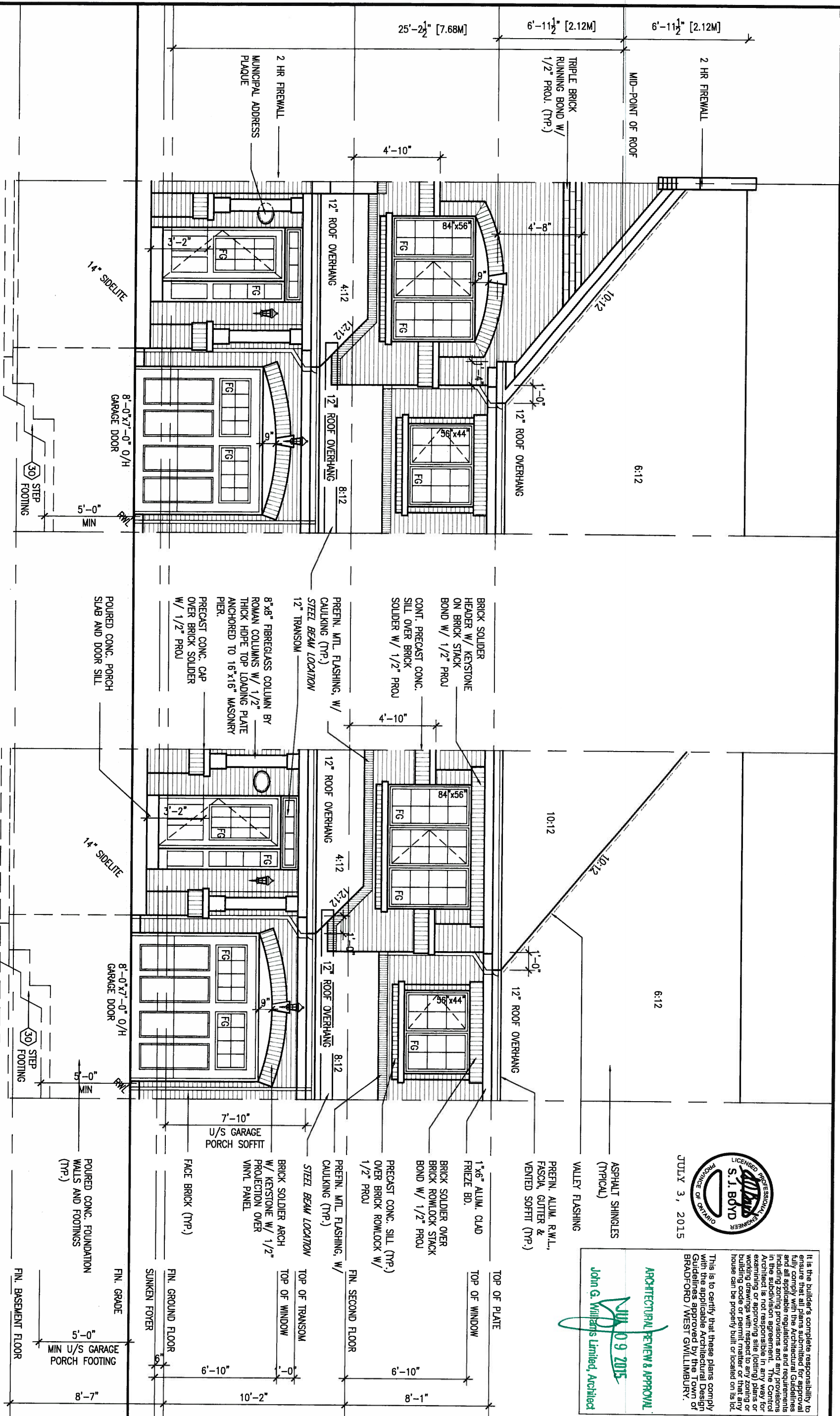
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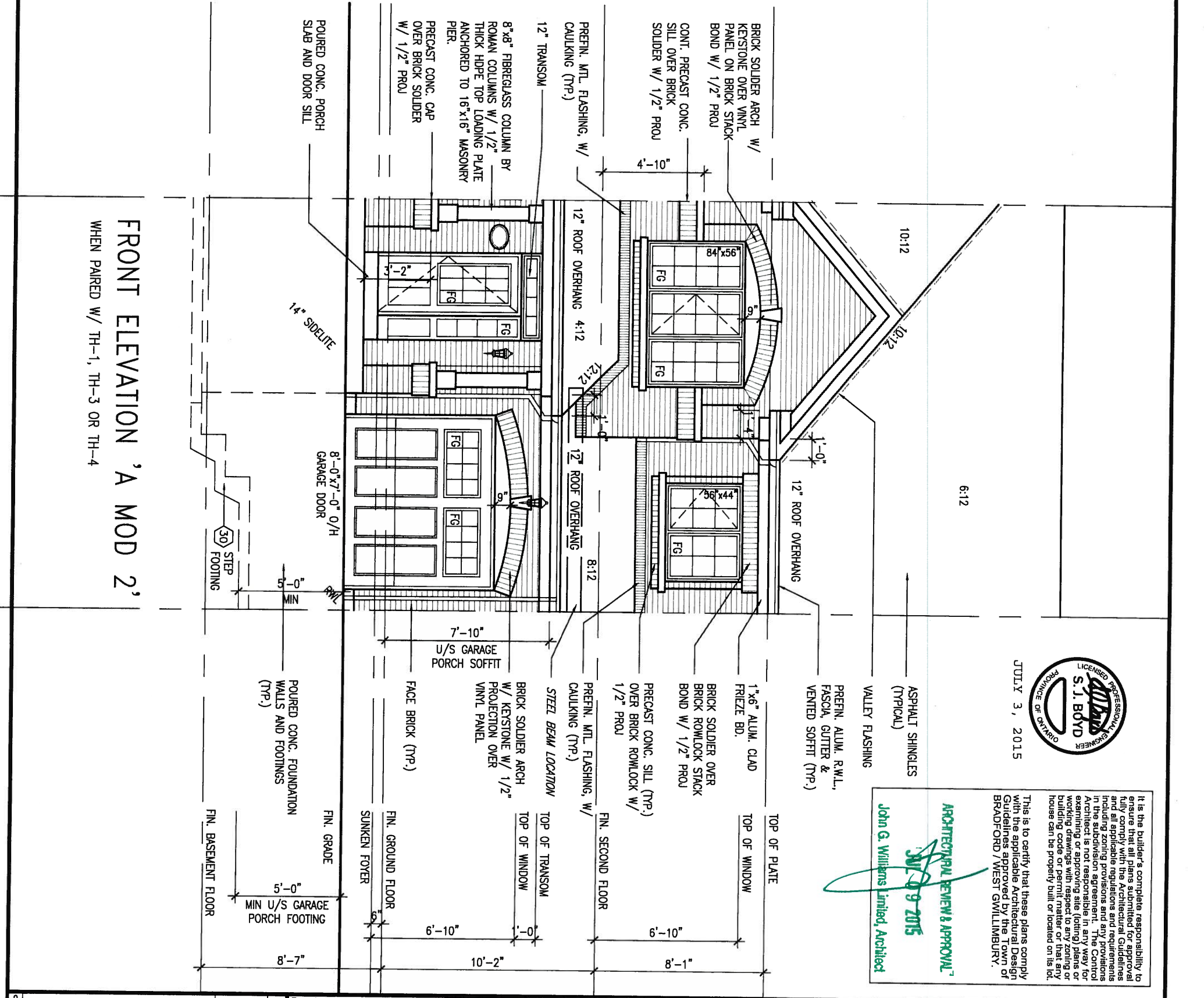
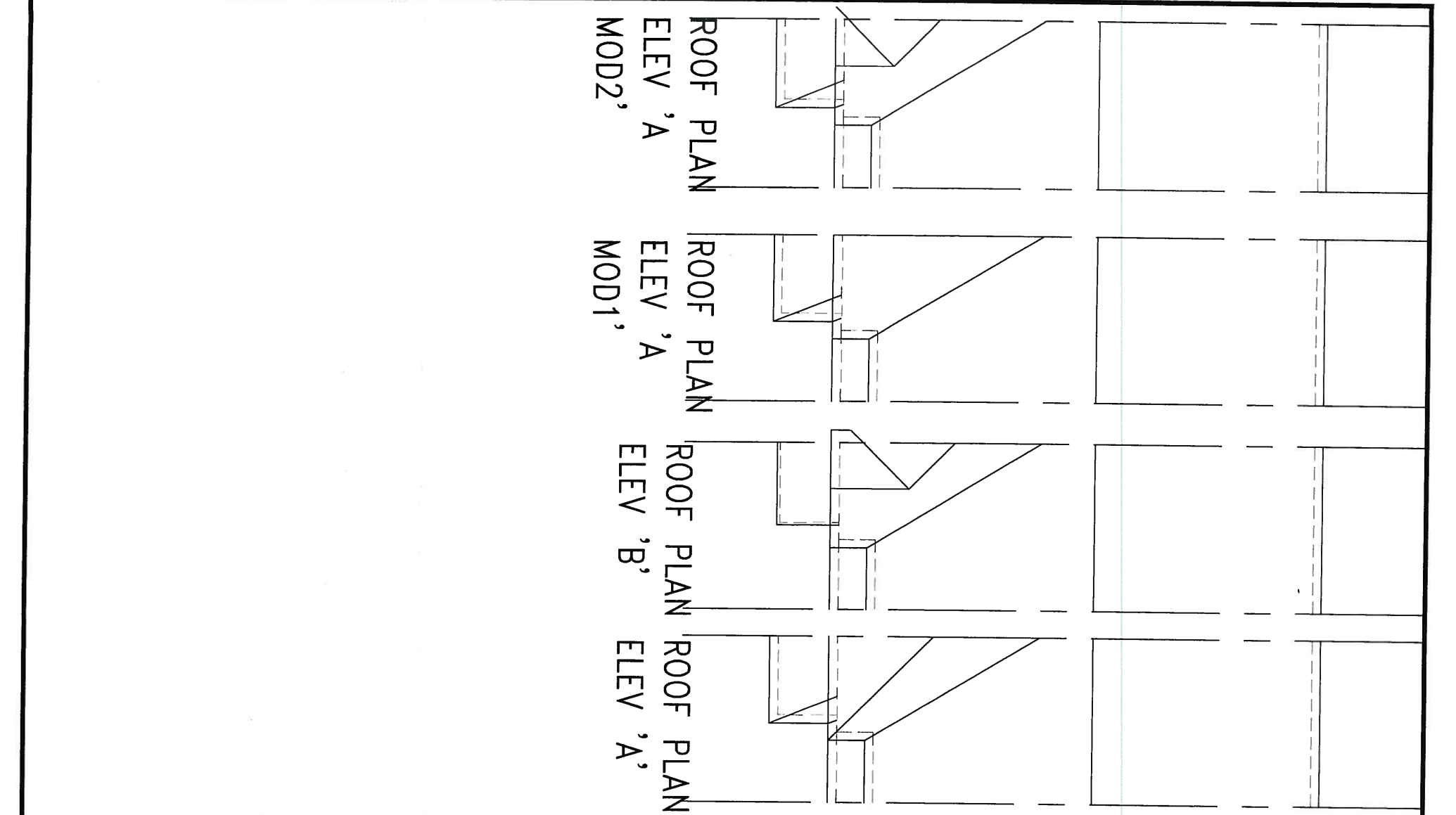
qualification information
Wellington Jno-Baptiste 25591
name registration information BCIN
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		TH5 NAPA 5	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 4
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-TH5
PARTIAL FLOOR PLAN B			





9

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5

REV EXT. COLS

MAY 25-15

AF

4

ADD COLD CELLAR, 5'-0" FROST PROTECTION

JUL 21-14

QS

3

REVISED AS PER ENG COMMENTS

MAY 27-14

RC

2

REVISED AS PER TRUSS COORDINATION

MAY 16-14

RC

1

ISSUE FOR CLIENT REVIEW

MAY 07-14

RC

no.

description

date

by

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qualification information

Wellington Jno-Baptiste

25591

name

BCIN

registration information

VA3 Design Inc.

42658

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va3design.com

BAYVIEW WELLINGTON

project name

GREEN VALLEY ESTATES

municipality

BRADFORD

date

APR 2014

drawn by

RC

checked by

scale

3/16" = 1'-0"

FRONT ELEVATIONS

file name

13045-TH5

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TH5

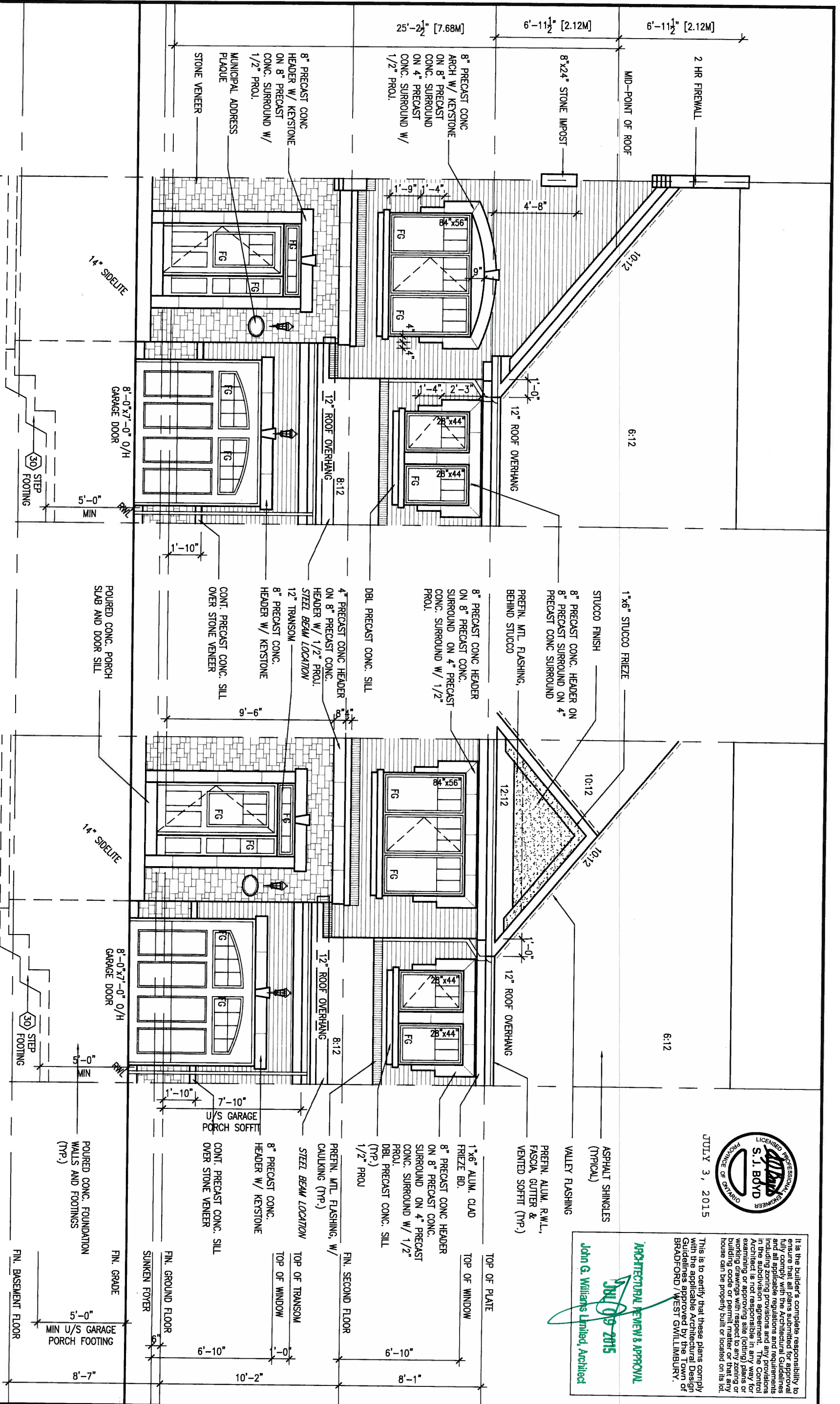
NAPA 5

project no.

13045

drawing no.

6



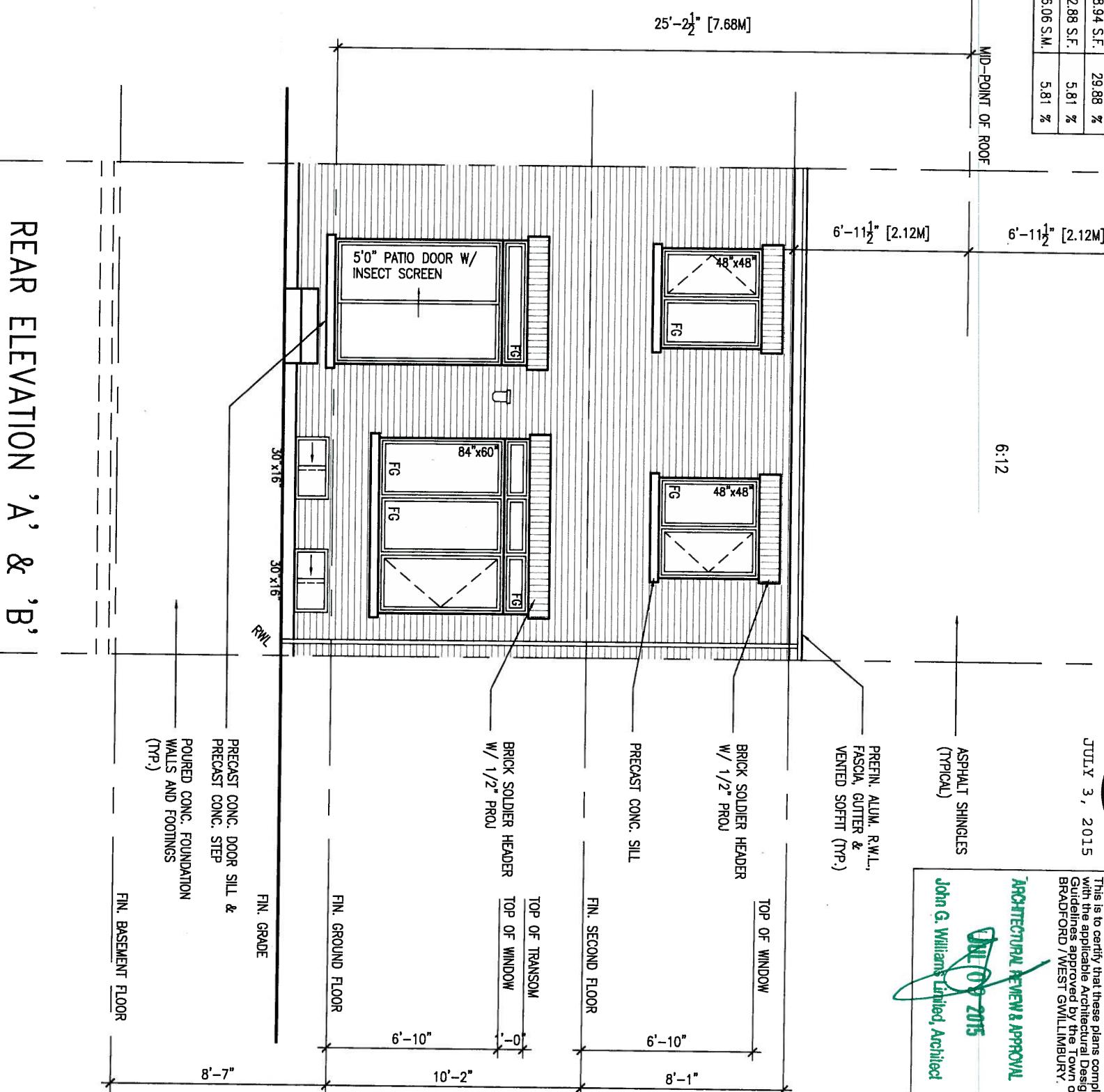
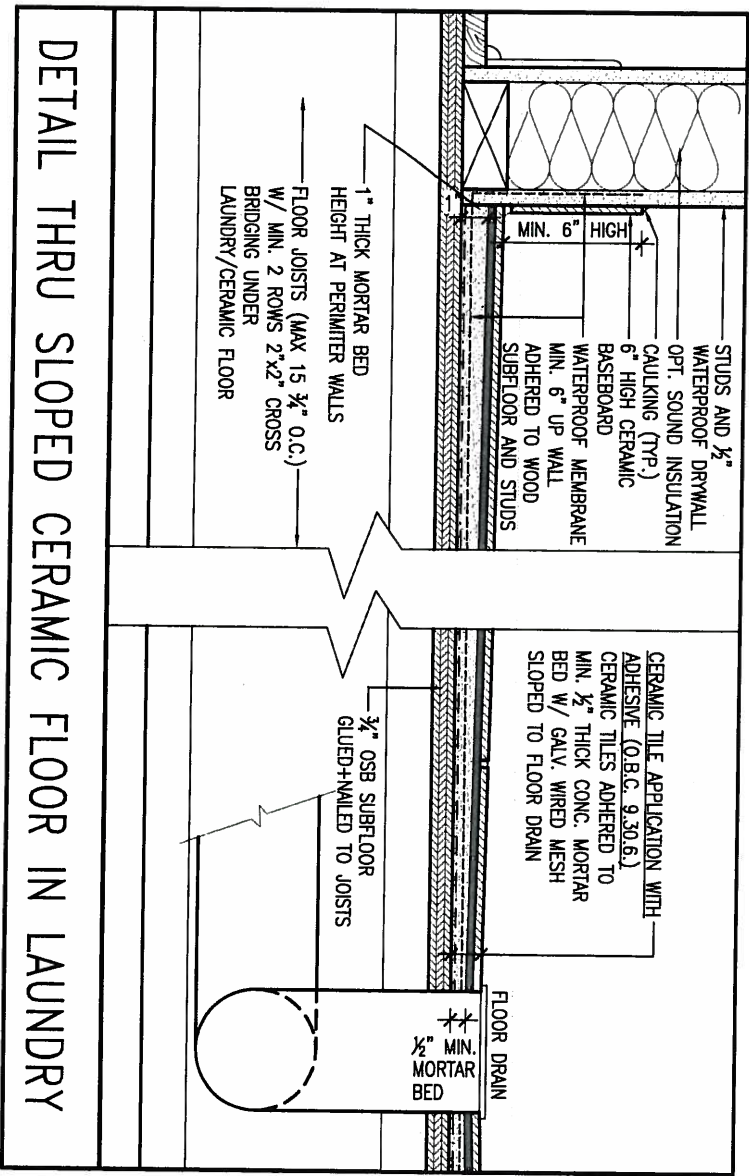
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8	.		.	qualification information	
7	.		.	Wellington Jno-Baptiste	25591
6	.		.	name	BCIN
5	REV EXT. COLS	MAY 25-15	AF	registration information	
4	ADD COLD CELLAR, 5'-0 FROST PROTECTION	JUL 21-14	QS	VA3 Design Inc.	42658
3	REVISED AS PER ENG COMMENTS	MAY 27-14	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 TRUSS COORDINATION	MAY 16-14	RC		
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC		
no.	description	date	by		

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BAYVIEW WELLINGTON		TH5 NAPA 5	
project name GREEN VALLEY ESTATES		municipality BRADFORD	project no. 13045
date APR 2014		FRONT ELEVATIONS	
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-TH5
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\unit\6.0M_TOWNS\13045-TH5.dwg - Thu - Jul 3 2015 10:20 AM		drawing no. 7	

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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1(7))			
THSE ELEVATION A.A MOD1 & A MOD2		ENERGY EFFICIENCY - OBC SB12		THSE ELEVATION B & B MOD1		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	53.94 S.F.	13.55 %	FRONT	398 S.F.	53.94 S.F.	13.55 %
LEFT SIDE	1134 S.F.	0 S.F.	0.00 %	LEFT SIDE	1134 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1046 S.F.	0 S.F.	0.00 %	RIGHT SIDE	1046 S.F.	0 S.F.	0.00 %
REAR	398 S.F.	118.94 S.F.	29.88 %	REAR	398 S.F.	118.94 S.F.	29.88 %
TOTAL SQ. FT.	2976.00 S.F.	172.88 S.F.	5.81 %	TOTAL SQ. FT.	2976.00 S.F.	172.88 S.F.	5.81 %
TOTAL SQ. M.	276.48 S.M.	16.06 S.M.	5.81 %	TOTAL SQ. M.	276.48 S.M.	16.06 S.M.	5.81 %




 JULY 3, 2015

ARCHITECTURAL REVIEW & APPROVAL

DATE: 09/09/2015

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

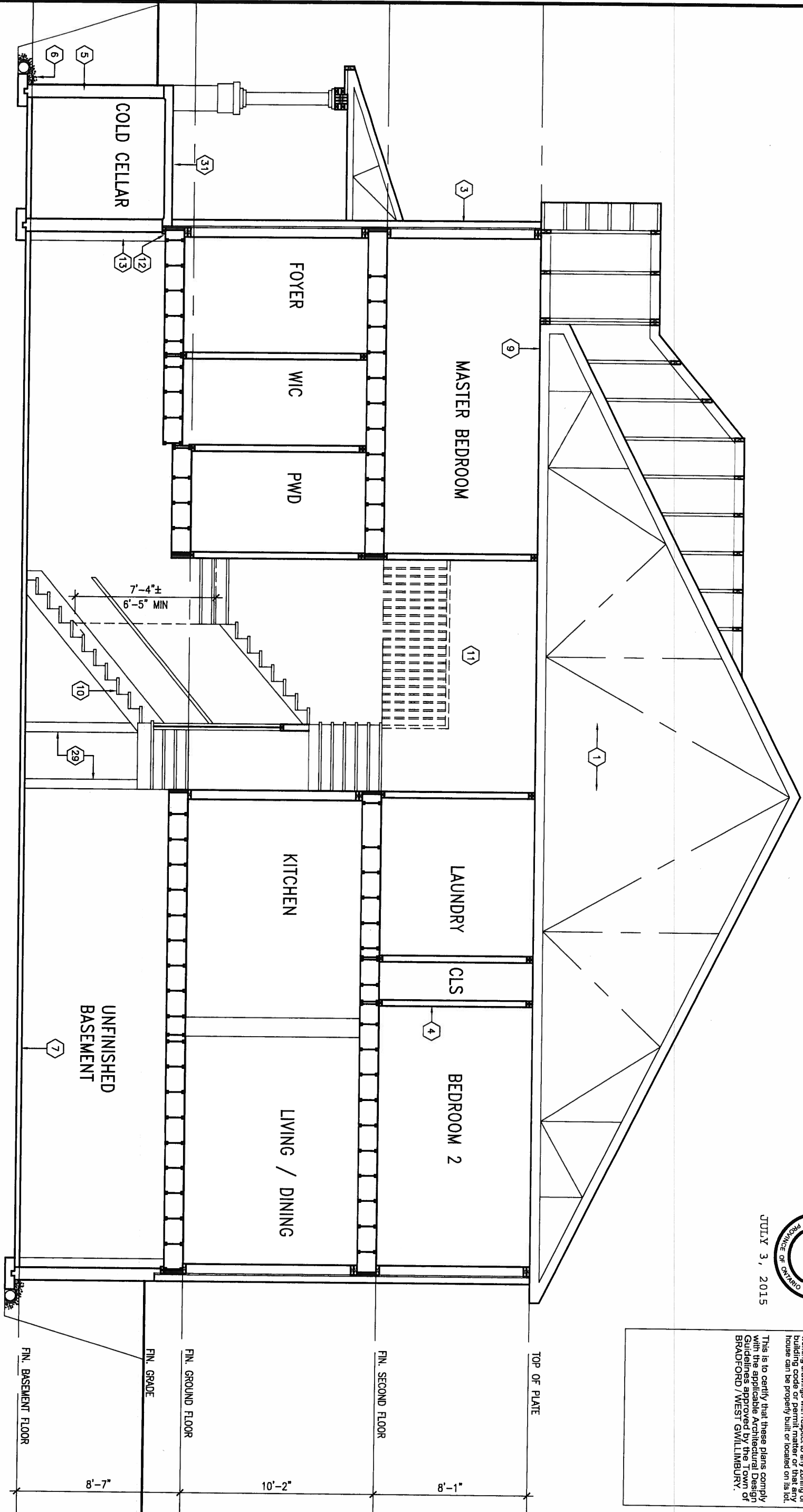
John G. Williams Limited, Architect

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7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	name	BCIN
5	REV EXT. COLS	MAY 25-15	AF	registration information	42658
4	ADD COLD CELLAR, 5'-0 FROST PROTECTION	JUL 21-14	QS	VA3 Design Inc.	
3	REVISED AS PER ENG COMMENTS	MAY 27-14	RC		
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BAYVIEW WELLINGTON		TH5 NAPA 5
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date APR 2014		drawing no. 8
drawn by RC	checked by - scale 3/16" = 1'-0"	
file name 13045-TH5		
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SECTION 'A-A'



JULY 3, 2015



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no.	description	date	by
9			
8			
7			
6			
5	REV EXT. COLS	MAY 25-15	AF
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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

date
APR 2014

municipality
BRADFORD

TH5
NAPA 5

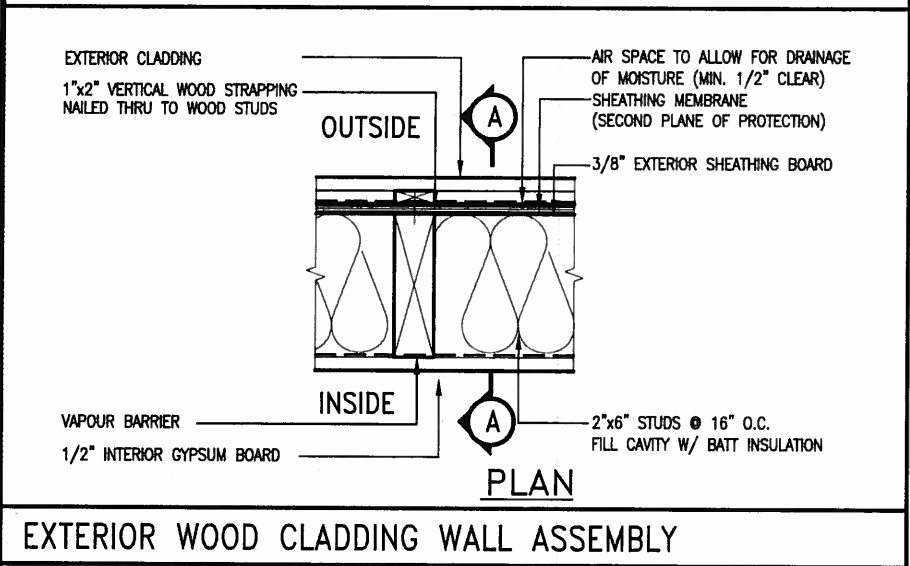
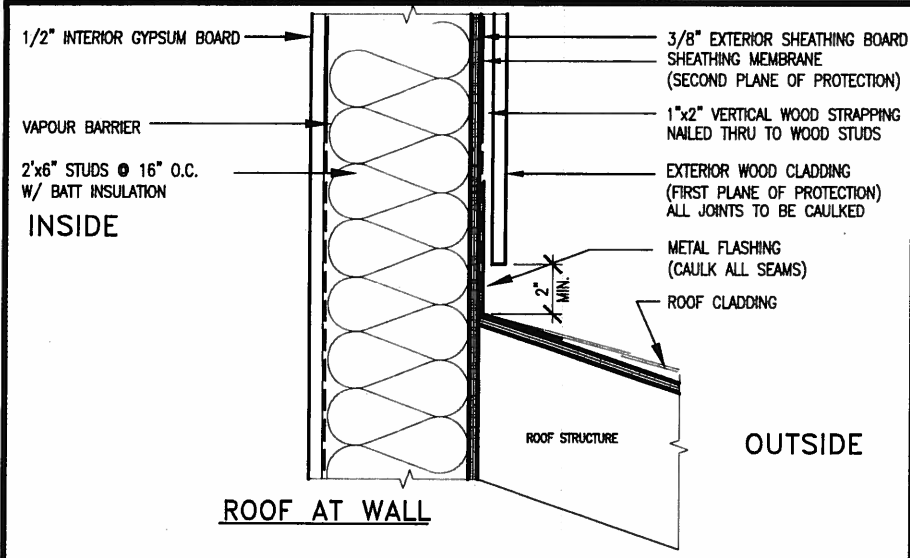
project no.
13045

drawing no.
9

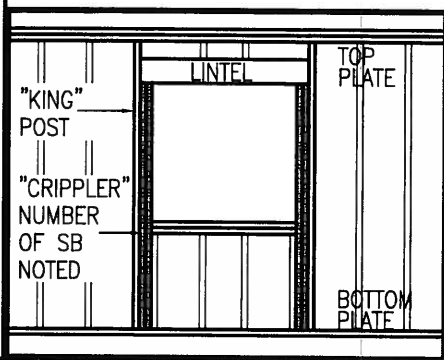
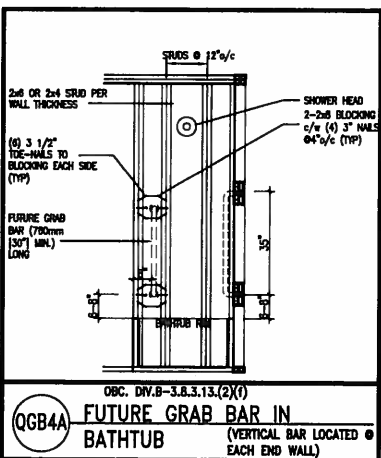
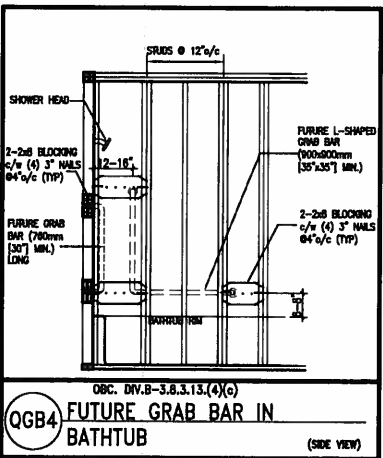
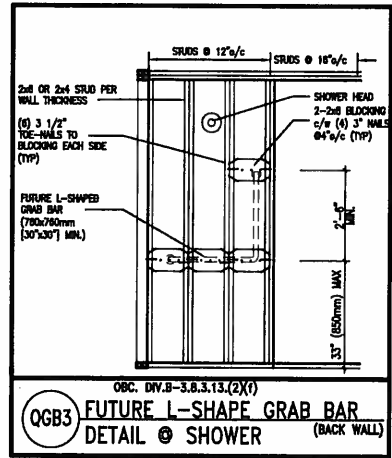
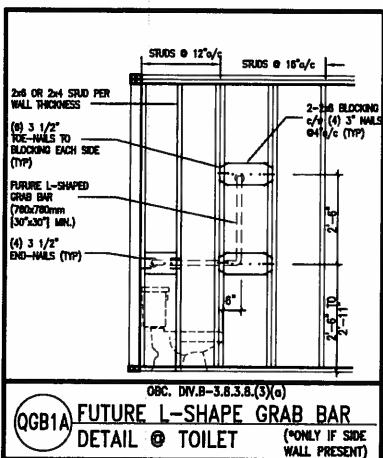
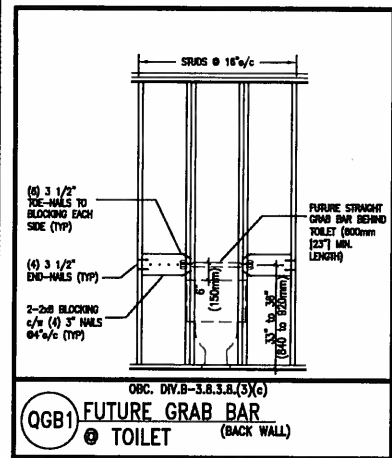
SECTION 'A-A'

file name
13045-TH5

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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"x4" @ 12" O.C. - 10'-9"
 3"x4" @ 16" O.C. - 11'-2"
 3"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"x6" @ 16" O.C. - 15'-0"
 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"x8" @ 16" O.C. - 20'-4"
 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.

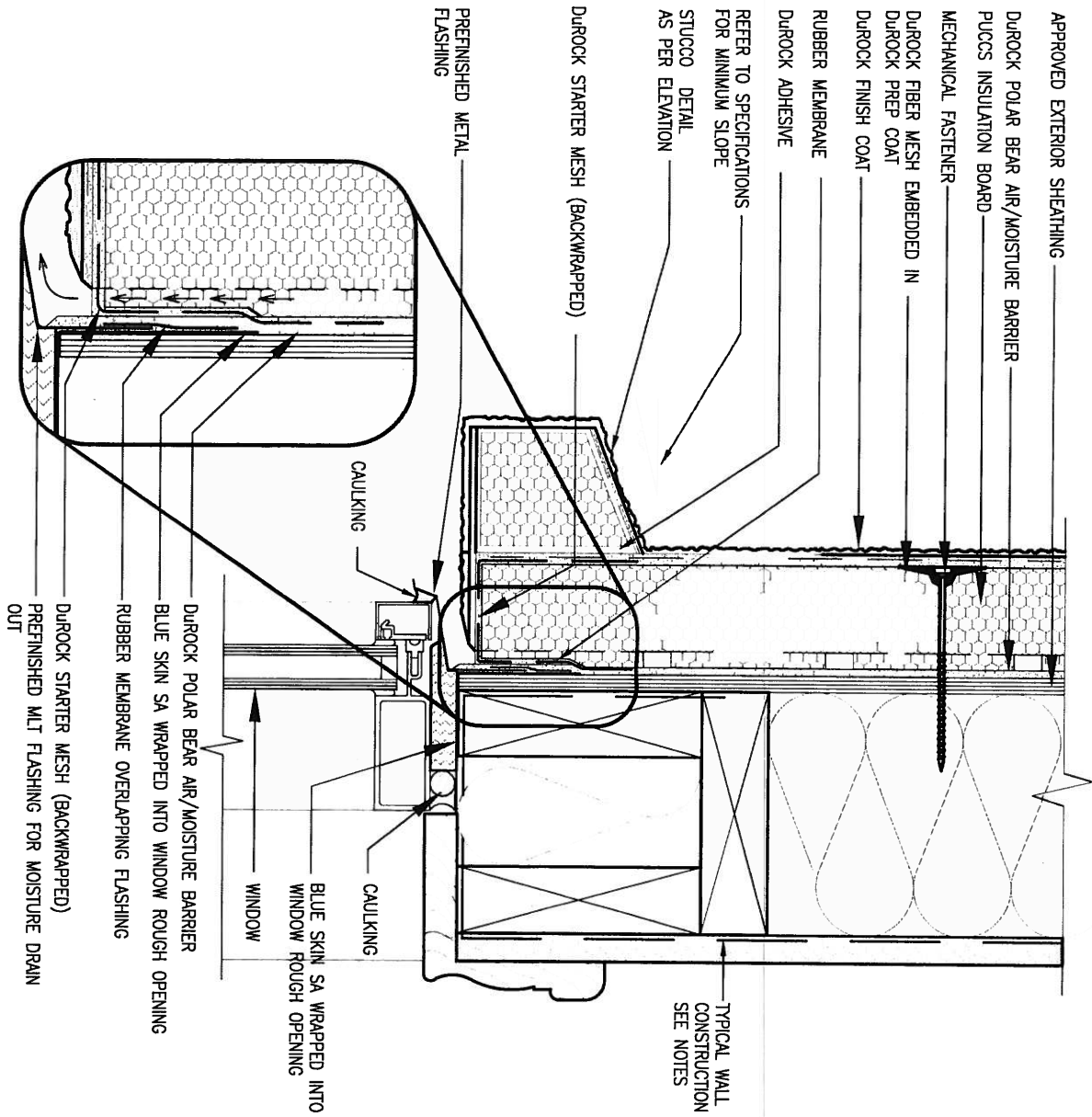
**** STUD INFORMATION TAKEN FROM OBC TABLE A-30**



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

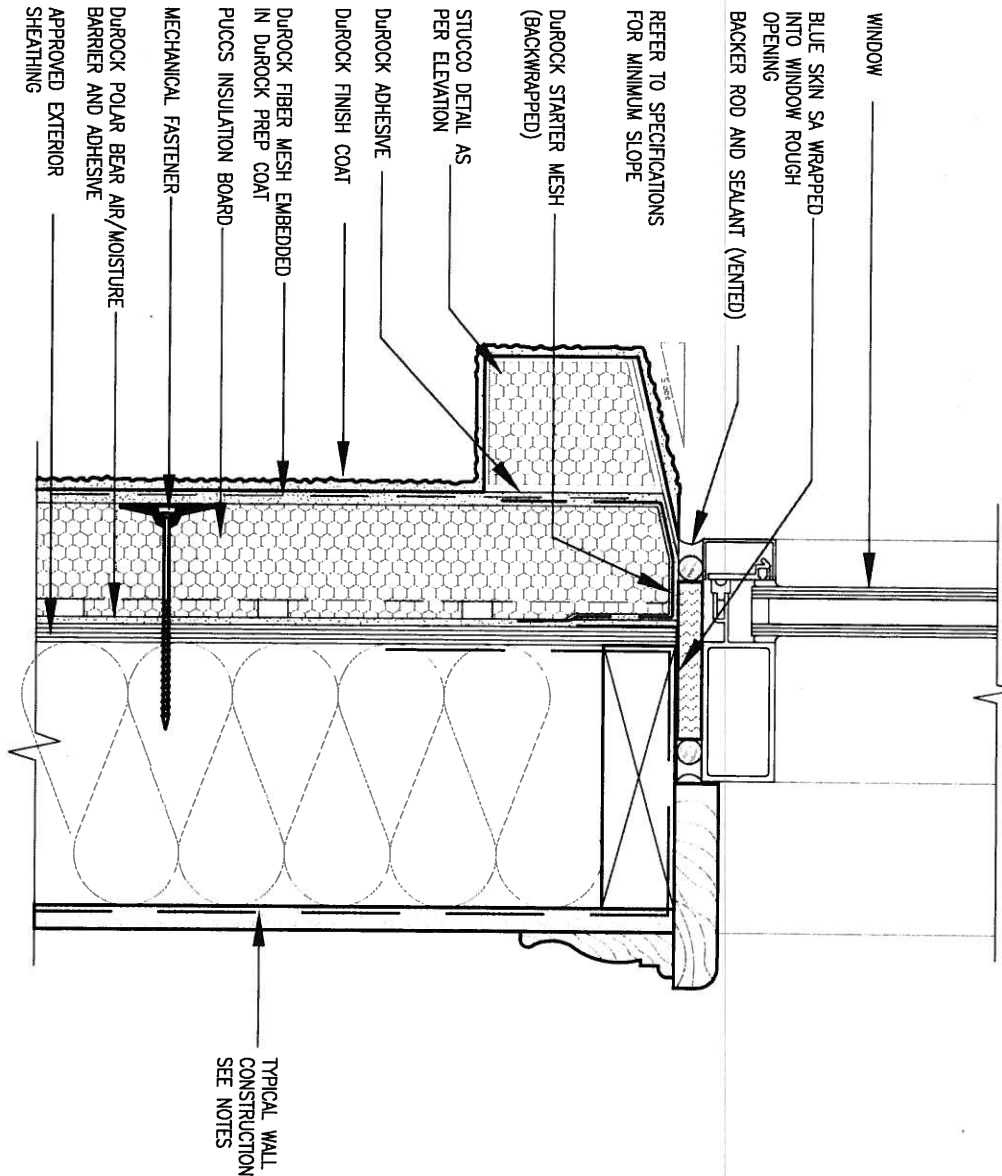
VA3 DESIGN
 300A Wilson Avenue
 Toronto ON M3H 1S8
 t 416.630.2255 f 416.630.4782
 va3design.com

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



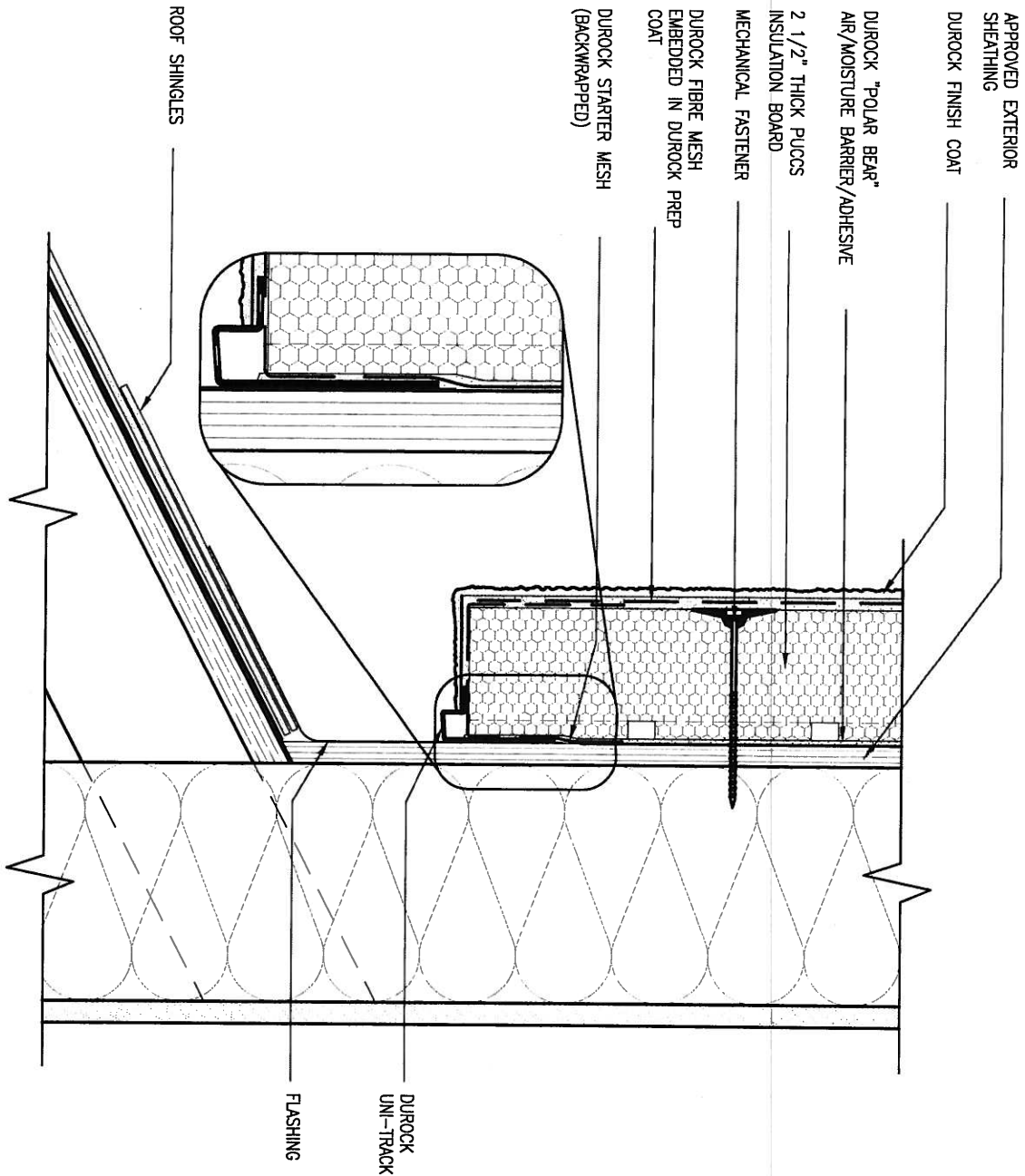
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

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

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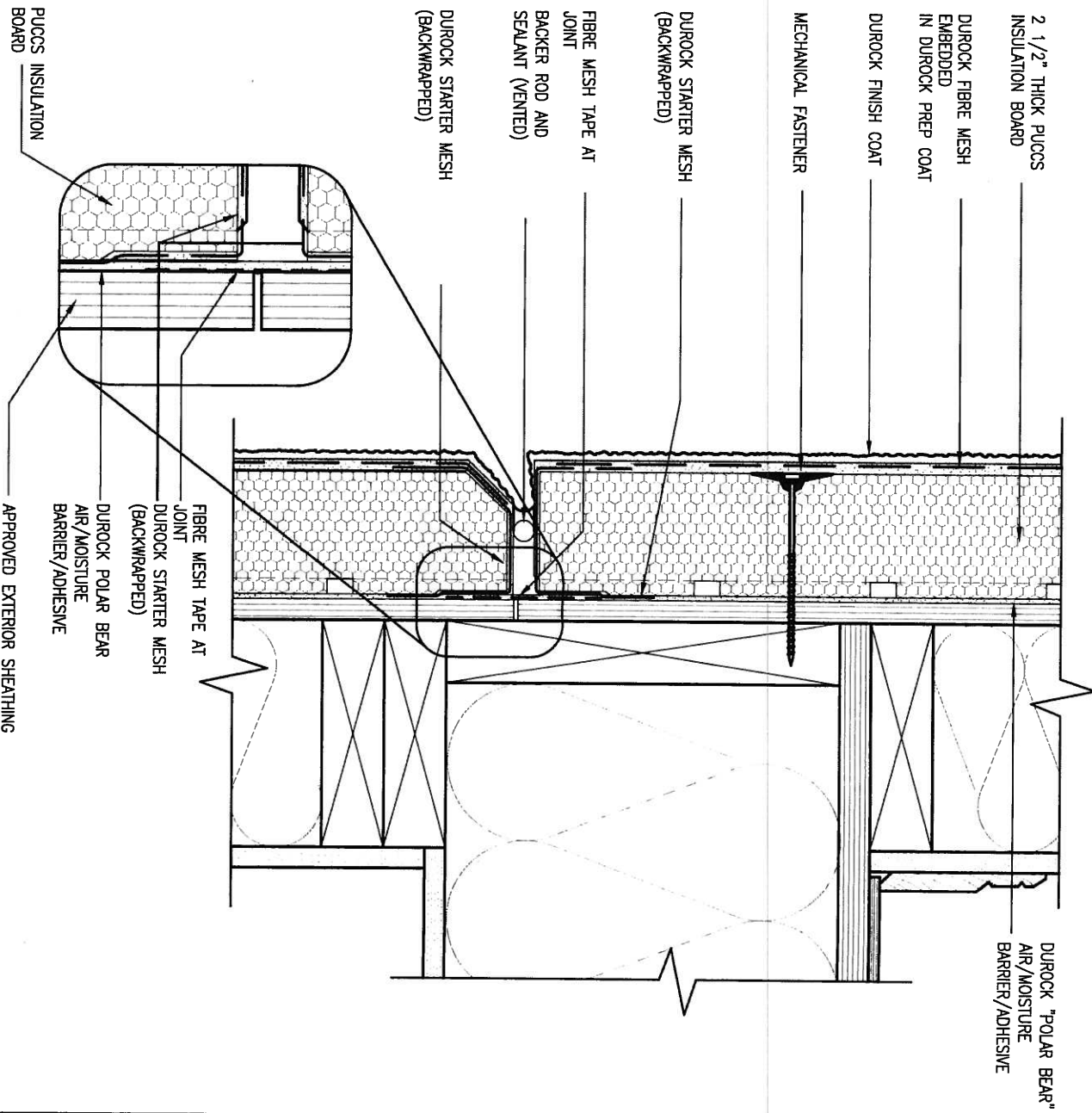
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project name GREEN VALLEY ESTATES		municipality BRADFORD	project no. 13045	
date APR 2014		CONSTRUCTION NOTES		drawing no.
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-0BC 2015	CN3
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16, 2015 - 6:52 AM				



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

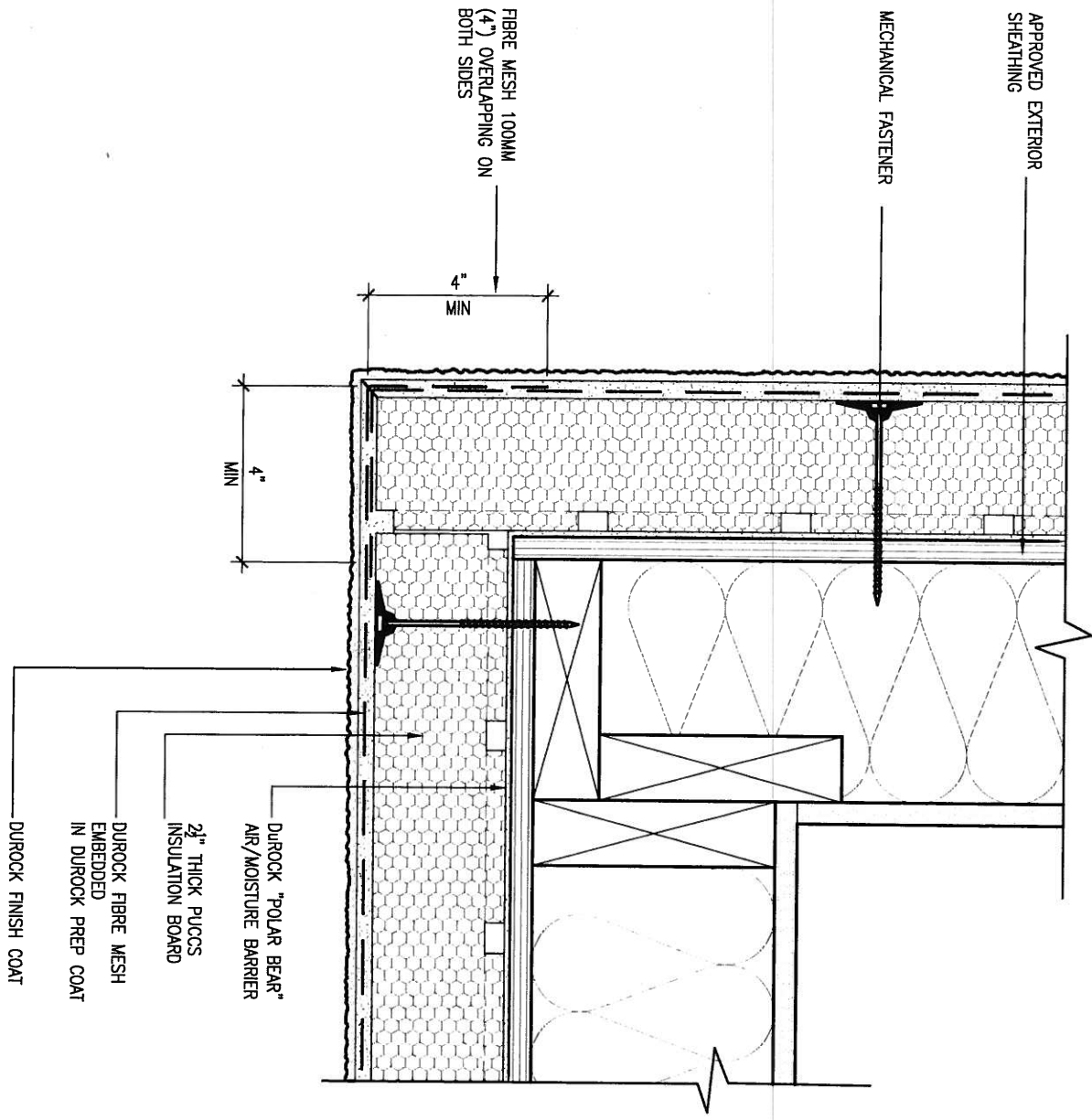
CN4 SCALE: 3"=1'-0"

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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	
name	BCIN	
registration information	42658	
VA3 Design Inc.		
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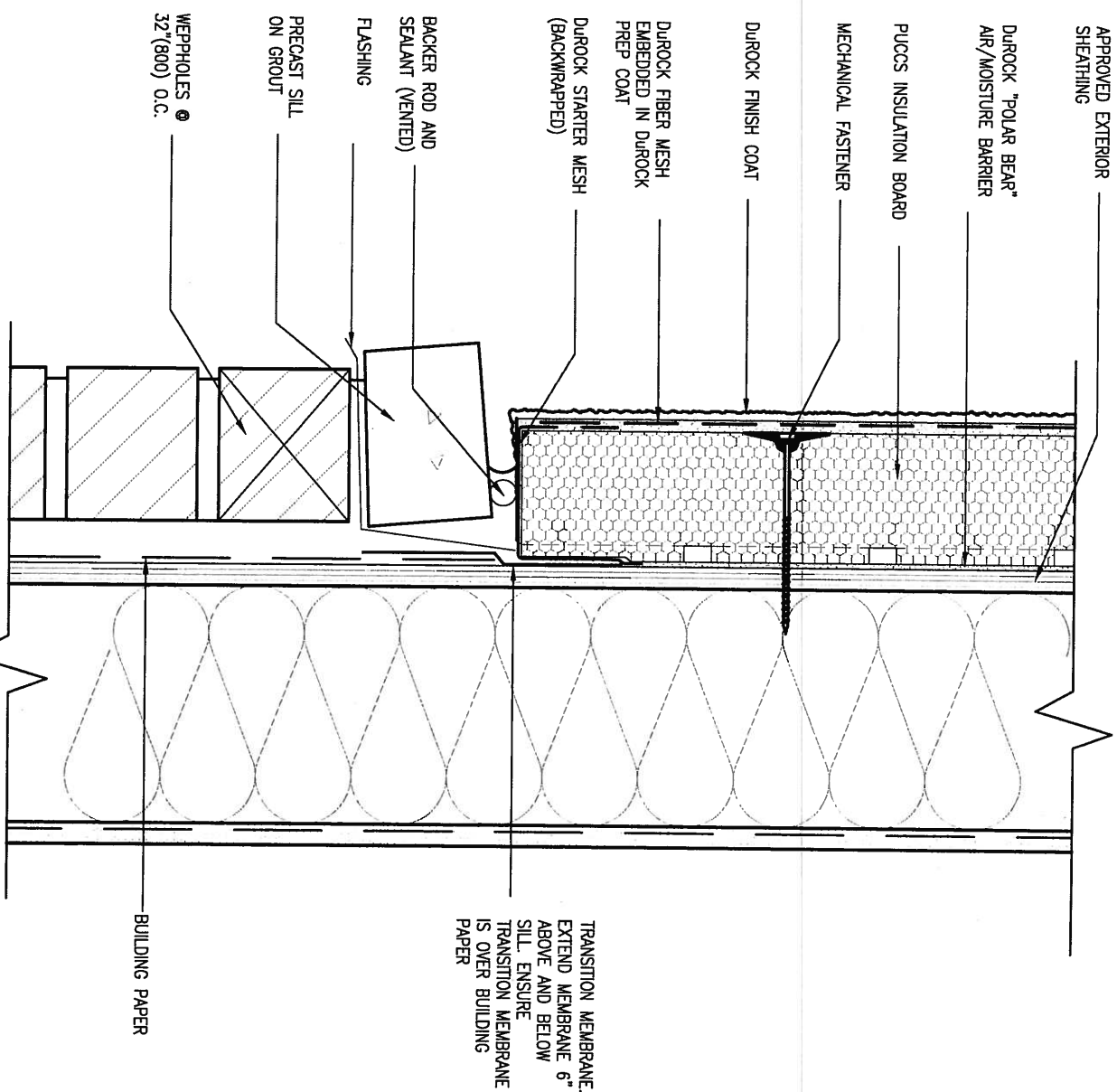
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date	APR 2014	project no.	13045
drawn by	RC	drawing no.	CN4
checked by	-	CONSTRUCTION NOTES	
scale	3/16" = 1'-0"	file name	13045-CONST-OBC 2015
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5 CORNER DETAIL

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.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

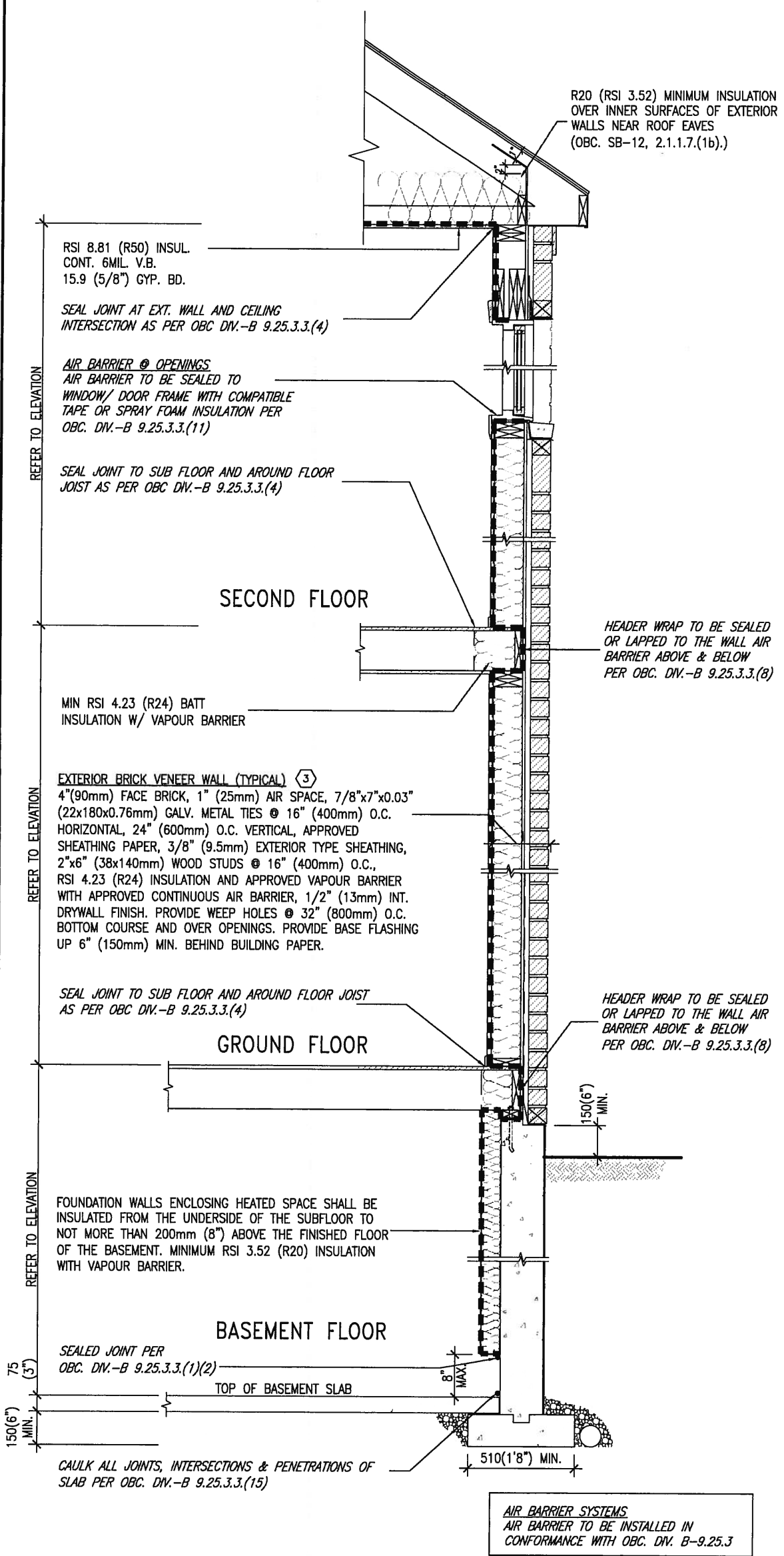


6 STUCCO / MASONRY PLINTH CONNECTION

CNS SCALE: 3"=1'-0"

9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VAS DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vas3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8 .		qualification information			project name		project no.	
7 .		Wellington Jno-Baptiste			GREEN VALLEY ESTATES		13045	
6 .		name registration information			date		drawing no.	
5 .		VAS Design Inc.		APR 2014		13045-CONST-OBC 2015		
4 .		42658		drawn by		CN5		
3 .		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.		checked by		scale		
2 UPDATE TO CODE		APR 16-15 RC		- 3/16" = 1'-0"		CONSTRUCTION NOTES		
1 ISSUE FOR CLIENT REVIEW		MAY 07-14 RC		RC		13045-CONST-OBC 2015		
no. description		date by		BRCHARD - H:\ARCHIVE\WORKING\2013\13045-13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM				

SB12-COMPLIANCE PACKAGE 'D'



EW1 TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER SCALE: N.T.S.

TOWNS ONLY

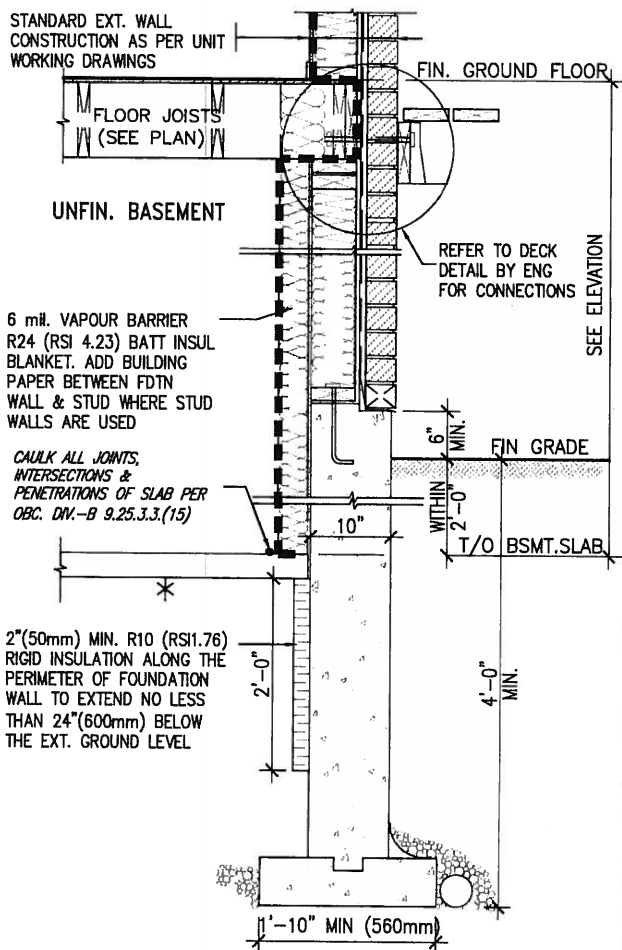
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (D):

COMPONENT	D	Notes:
Ceiling with Attic Space	8.81 (R50)	BLOWN -LOOSE
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	4.23 (R24)	6\" R24 BATT
Minimum RSI (R) value		
Basement Walls	3.52 (R20)	6\" R20 BLANKET
Minimum RSI (R) value		
Edge of Below Grade Slab	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	1.8	DOUBLE PANE LOW EMISSMTY
Maximum U-value		
Skylights	2.8	DOUBLE PANE LOW EMISSMTY
Maximum U-value		
Space Heating Equipment	94%	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.67	NATURAL GAS
Minimum EF		
HRV	N/A	NOT REQUIRED
Minimum Efficiency		



JULY 3, 2015



* REVISED- 15 MARCH 2013

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

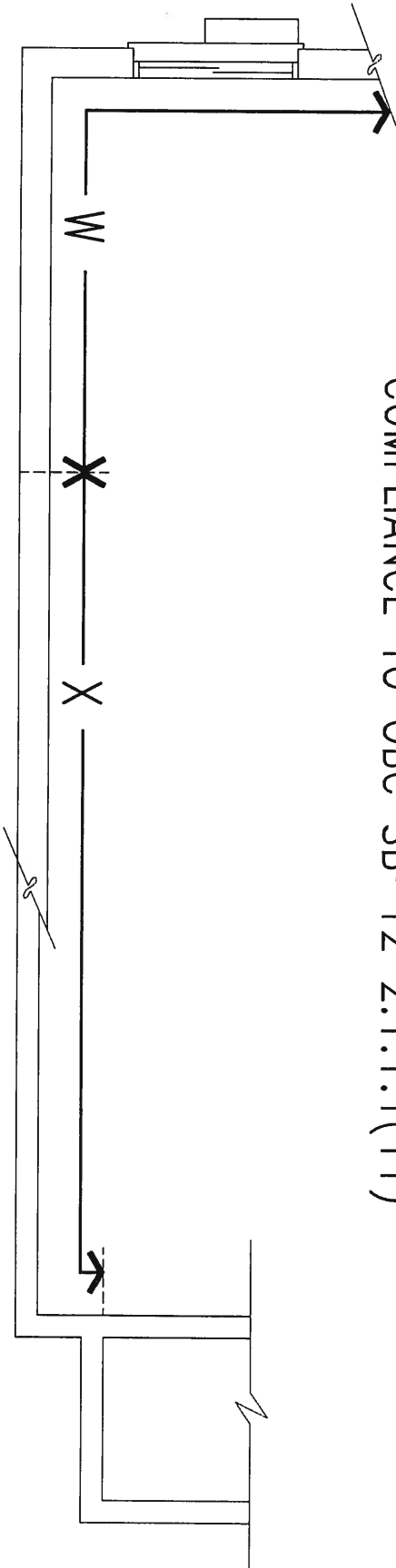
9.			
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2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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

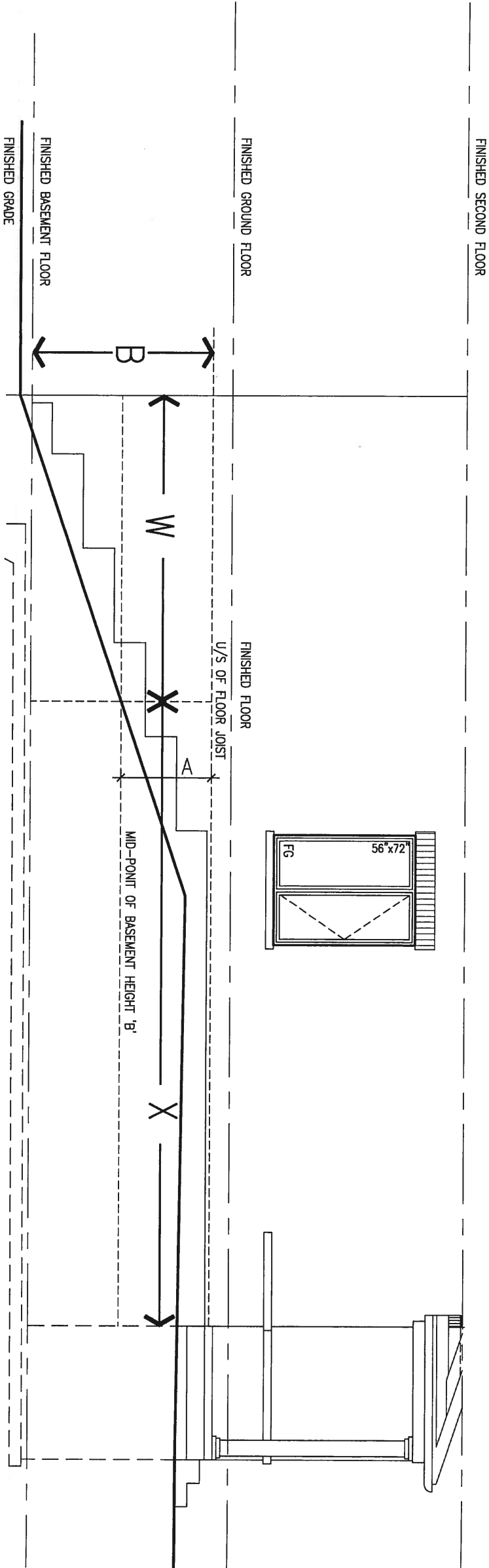


BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	13045-CONST-OBC 2015
file name	13045-CONST-OBC 2015	drawing no.	CN6
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

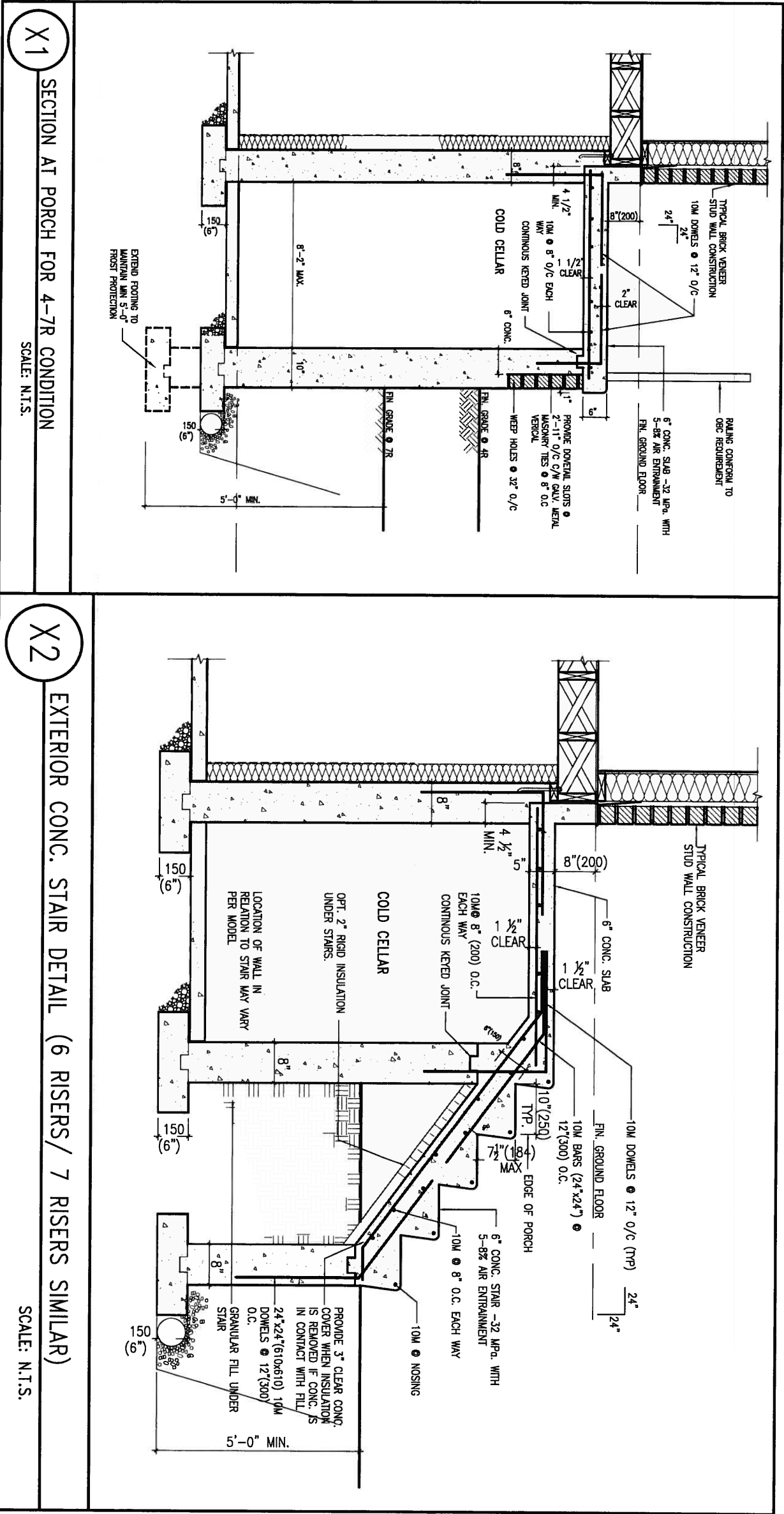
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B", INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

9.	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	.	qualification information
7.	.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	.	name
5.	.	.	.	signature
4.	.	.	.	registration information
3.	.	.	.	VA3 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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va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	CONSTRUCTION NOTES	drawing no.
checked by	-	file name	CN7
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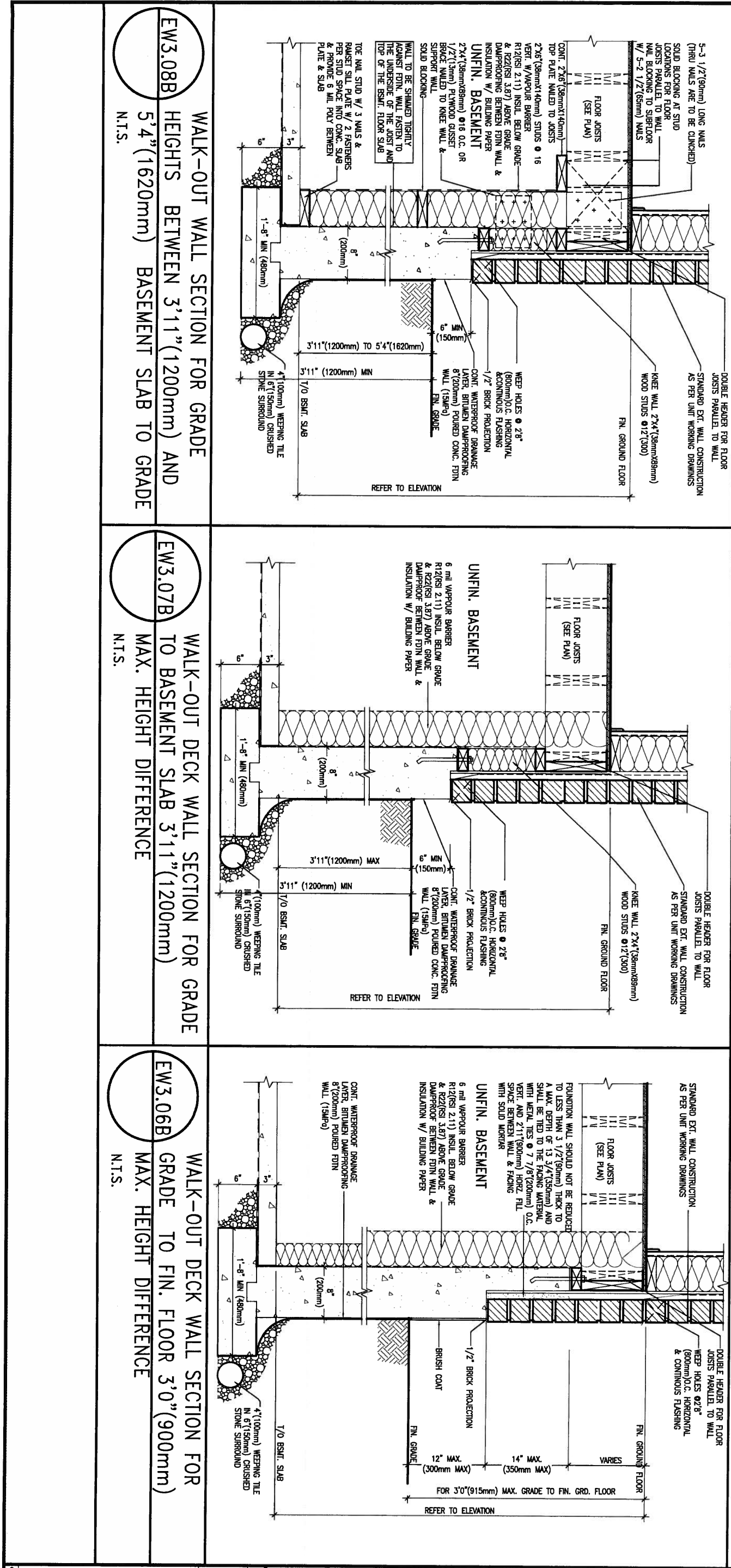
JULY 3, 2015



9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		CONST NOTE	
8 .		qualification information		project name		municipality	
7 .		Wellington Jno-Baptiste 25591		GREEN VALLEY ESTATES		BRADFORD	
6 .		name		date		project no.	
5 .		VA3 Design Inc. 42658		APR 2014		13045	
4 .		registration information		drawn by		drawing no.	
3 .		VA3 Design Inc.		RC		CN8	
2 .		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.		checked by		CONSTRUCTION NOTES	
1 .		APR 16-15 RC		scale		file name	
no.		description		date		13045-CONST-0BC 2015	
						Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Tue - May 12 2015 - 8:51 AM	



JULY 3, 2015



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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		

VA3
DESIGN
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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

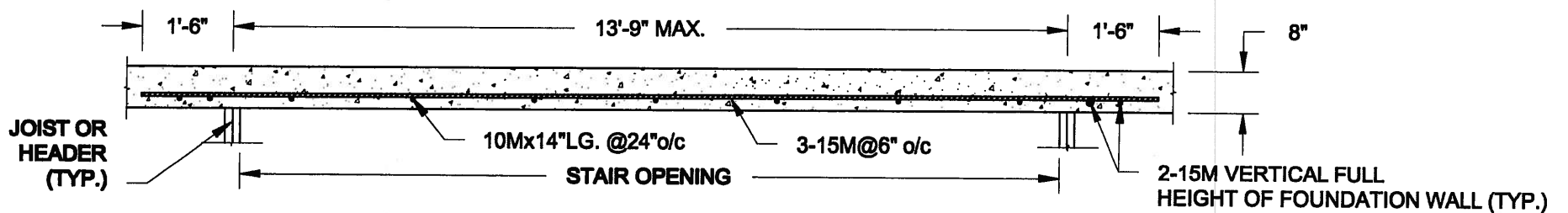
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

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

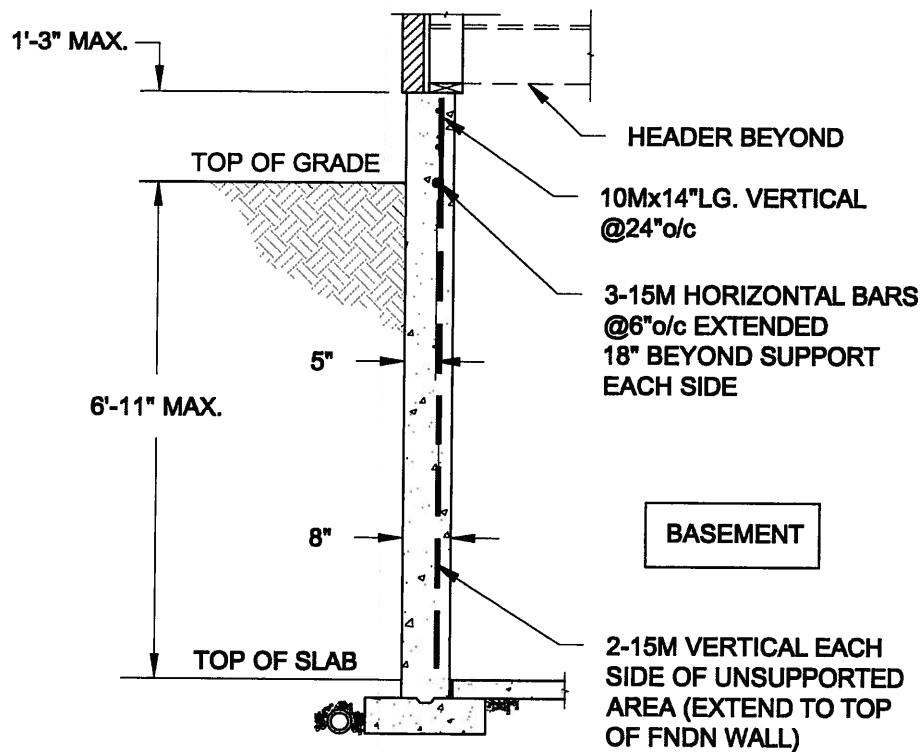
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	scale
drawn by	RC		3/16" = 1'-0"
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		project no.	13045
		drawing no.	CN9



PLAN VIEW

NOT TO SCALE



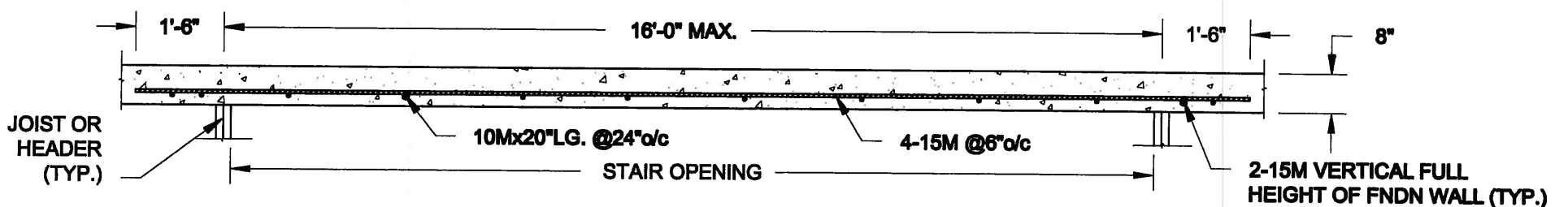
NOTE:

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

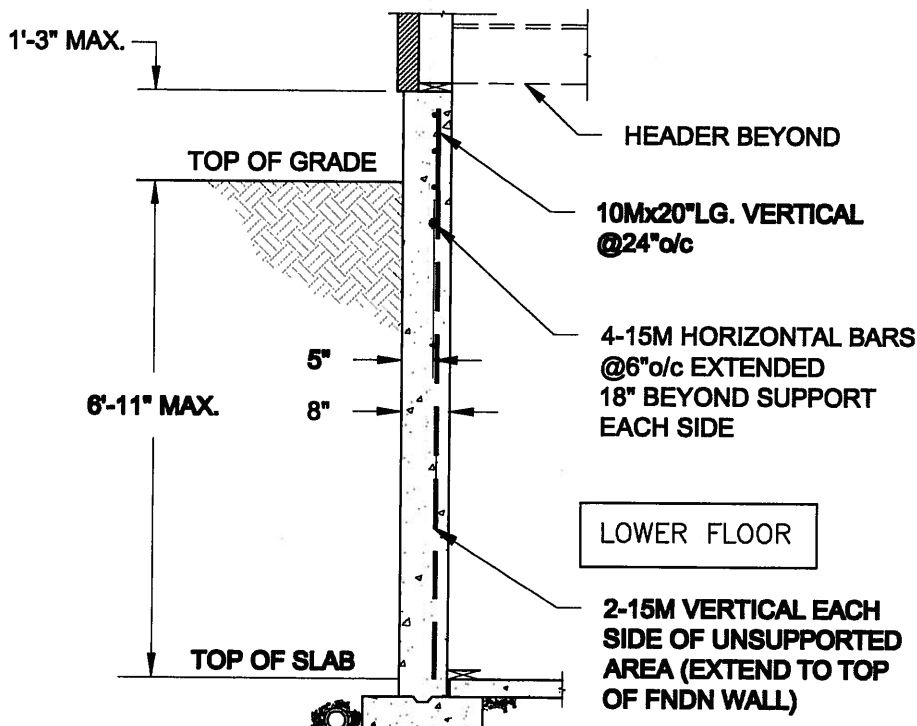
LATERALLY UNSUPPORTED WALL

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.



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

Engineer's Seal



JULY 3, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

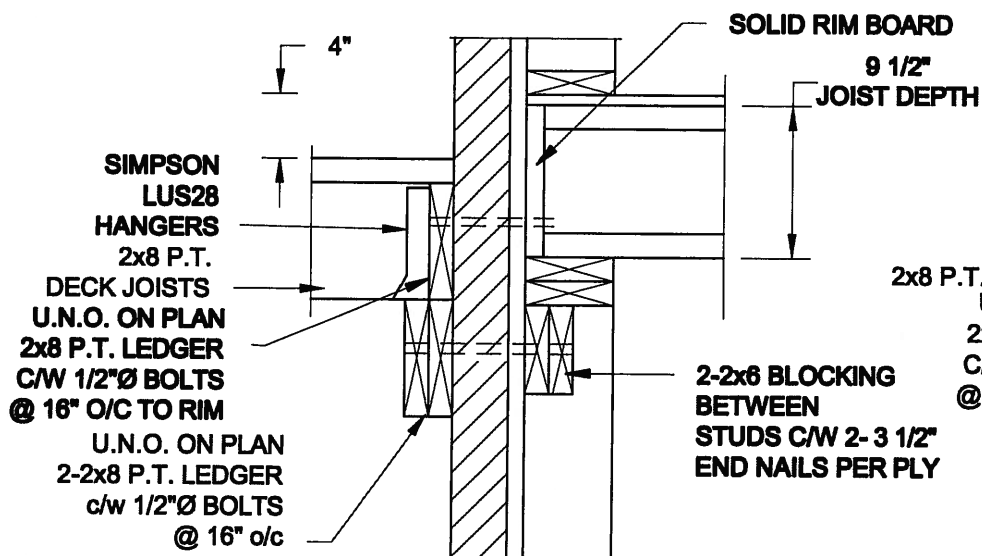
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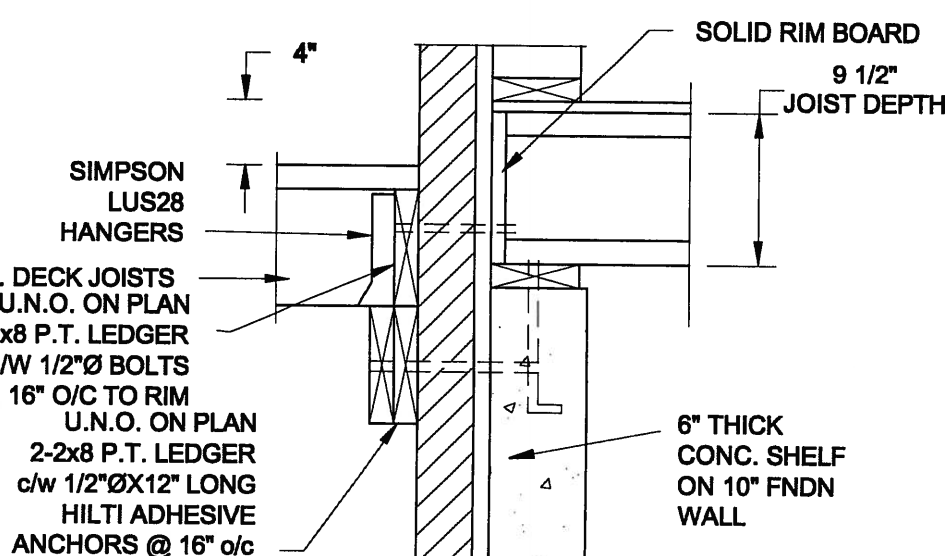
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



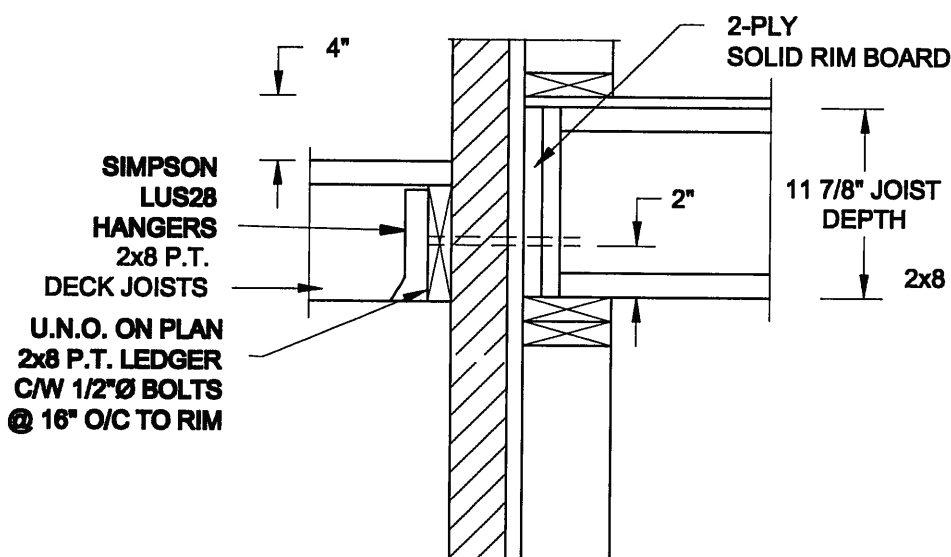
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



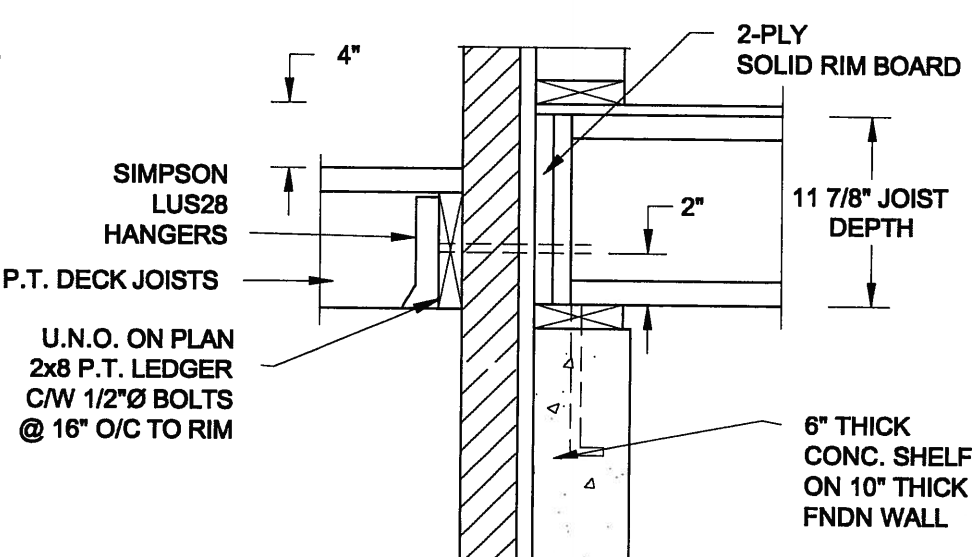
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

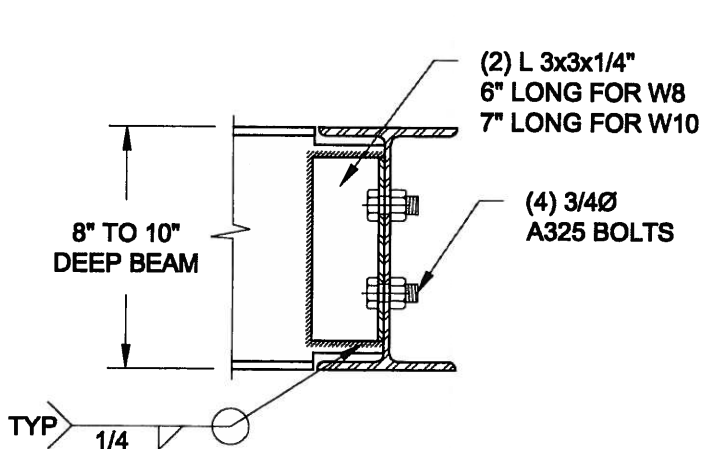


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

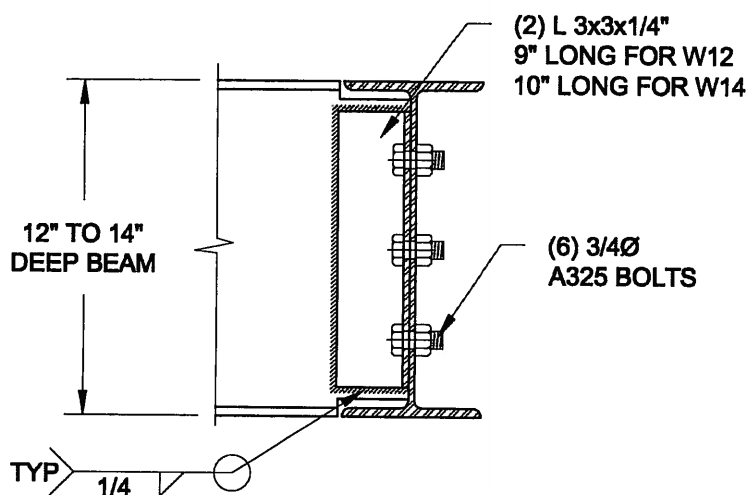


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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



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

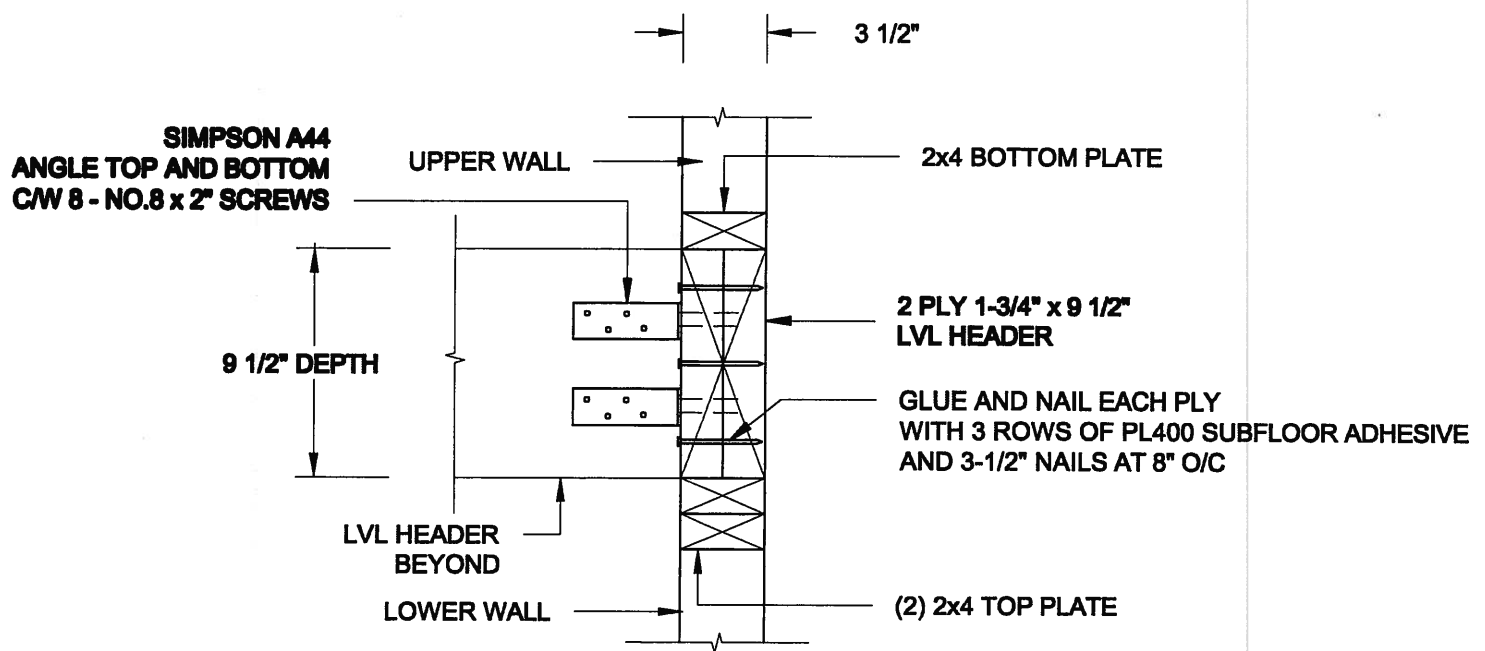


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x88) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

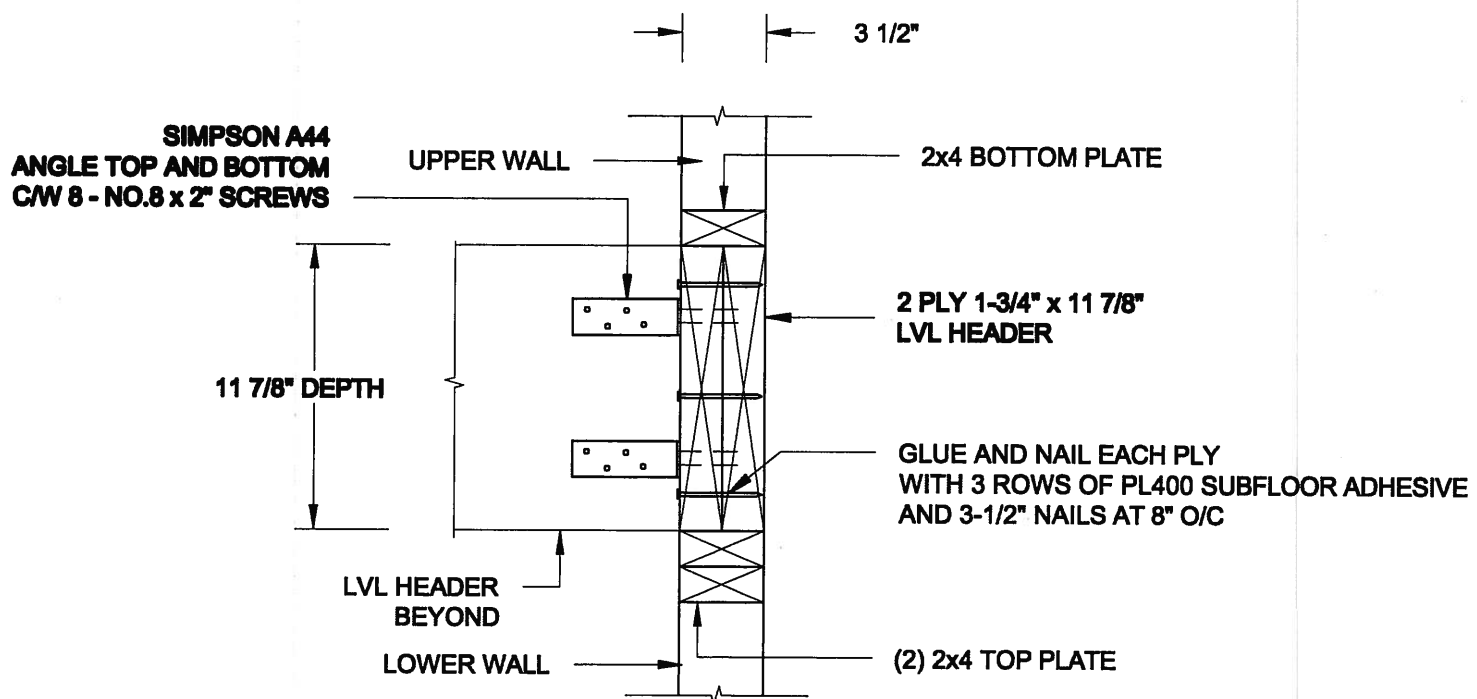
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  JULY 3, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO
Date: MAY-27-2014			TYPICAL STRUCTURAL DETAILS
Drawn: SC			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	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		Engineer's Seal: 	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-27-2014				TYPICAL STRUCTURAL DETAILS	
Drawn: SC	Checked: SJB		JULY 3, 2015	Project No.: 14-096	Drawing No.: S3