

**BASEMENT PLAN 'B'**

AREA CHART ON PAGE 4 **LOT 284**

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

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

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ARCHITECTURAL REVIEW & APPROVAL  
**JAN 28 2016**  
 G. Williams Limited, Architect



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3	REVISED AS PER ENG'S COMMENTS	JAN 21-16	RC
2	ISSUED FOR CLIENT REVIEW.	JUL 17/15	DB
1	CREATED FOR LOT 284	JUL 13/15	DB
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.

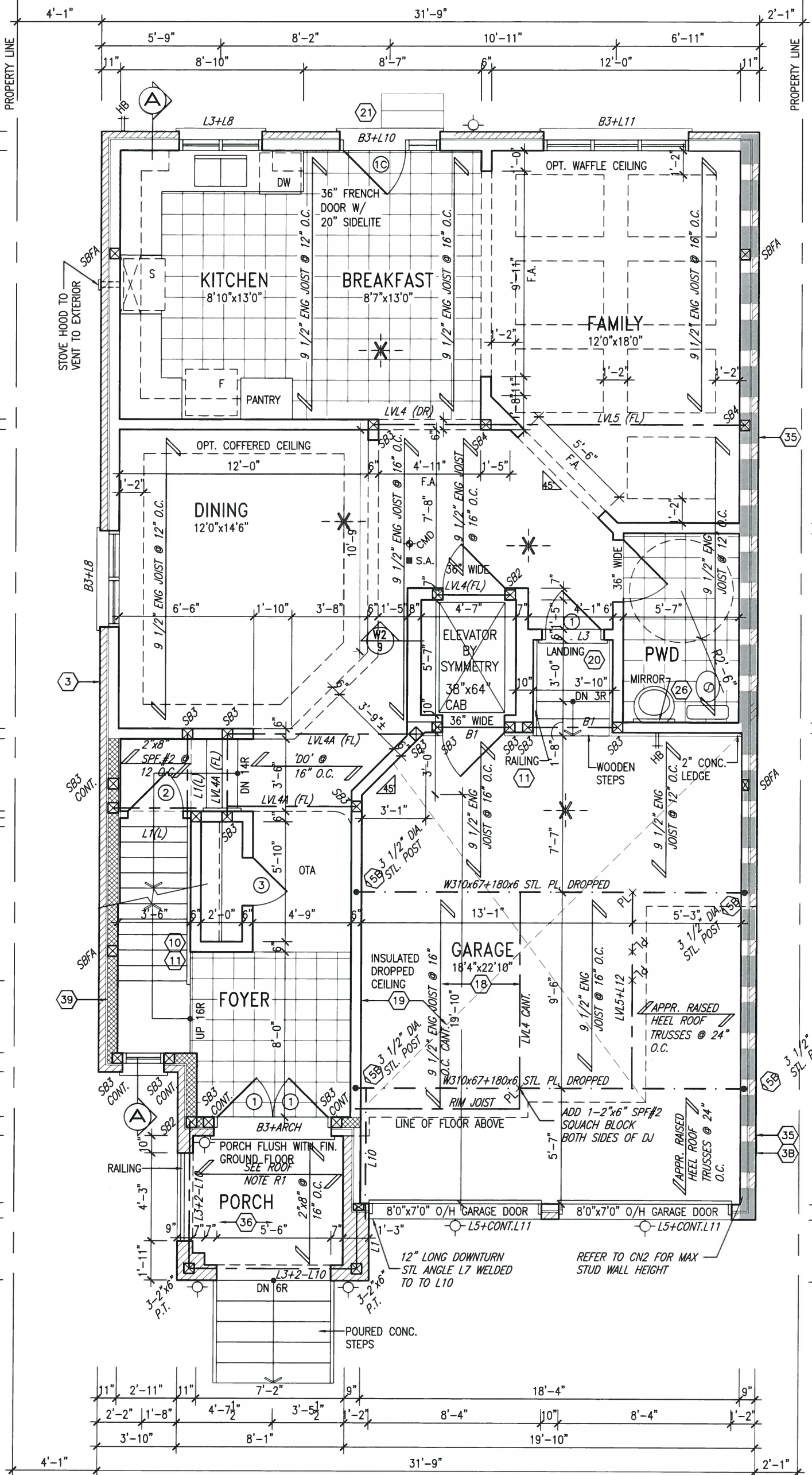
qualification information  
 Wellington Jno-Baptiste *[Signature]* 25591  
 name registration information BCIN  
 VA3 Design Inc. 42658

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**  
 project name **GREEN VALLEY ESTATES** municipality **BRADFORD, ON.**  
 date **2014-04**  
 drawn by **LM** checked by **LM** scale **3/16" = 1'-0"**

**S38-3 LOT 284**  
 BAROSSA 3  
 project no. **13045**  
**BASEMENT PLAN ELEV. 'A'**  
 file name **13045-S38-3-LOT 284**  
 drawing no. **1**



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



GROUND FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD

LOT 284

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

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

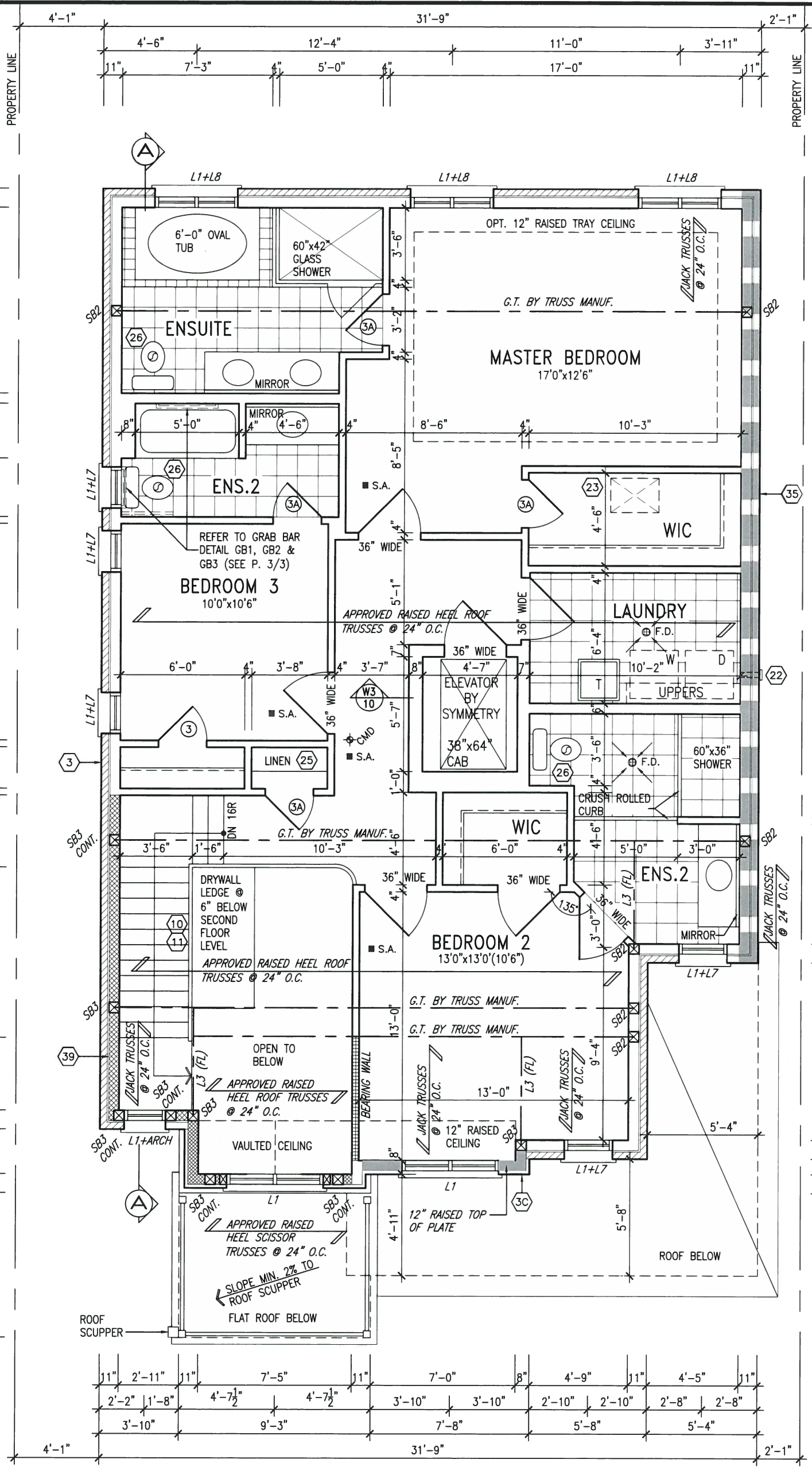
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no.	description	date	by

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 name registration information  
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**BAYVIEW WELLINGTON**  
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 GREEN VALLEY ESTATES  
 date 2014-04  
 drawn by  
 checked by  
 scale 3/16" = 1'-0"  
 municipality BRADFORD, ON.  
 project no. 13045  
 drawing no. 2

**S38-3 LOT 284**  
 BAROSSA 3  
 project name  
 BRADFORD, ON.  
 project no. 13045  
 drawing no. 2



SECOND FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD



JAN 25, 2016

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JAN 28 2016

John G. Williams Limited, Architect

LOT 284

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHUB 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.

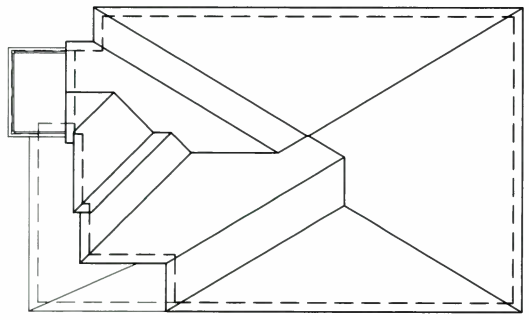
**NOTE: ROOF FRAMING**  
 ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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8				qualification information
7				Wellington Jno-Baptiste <i>[Signature]</i> 25591
6				name
5				registration information
4				VAS Design Inc. 42658
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1	CREATED FOR LOT 284	JUL. 13/15	DB	
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**BAYVIEW WELLINGTON**  
 project name: GREEN VALLEY ESTATES  
 municipality: BRADFORD, ON.  
 date: 2014-04  
 drawn by: LM  
 checked by: [blank]  
 scale: 3/16" = 1'-0"

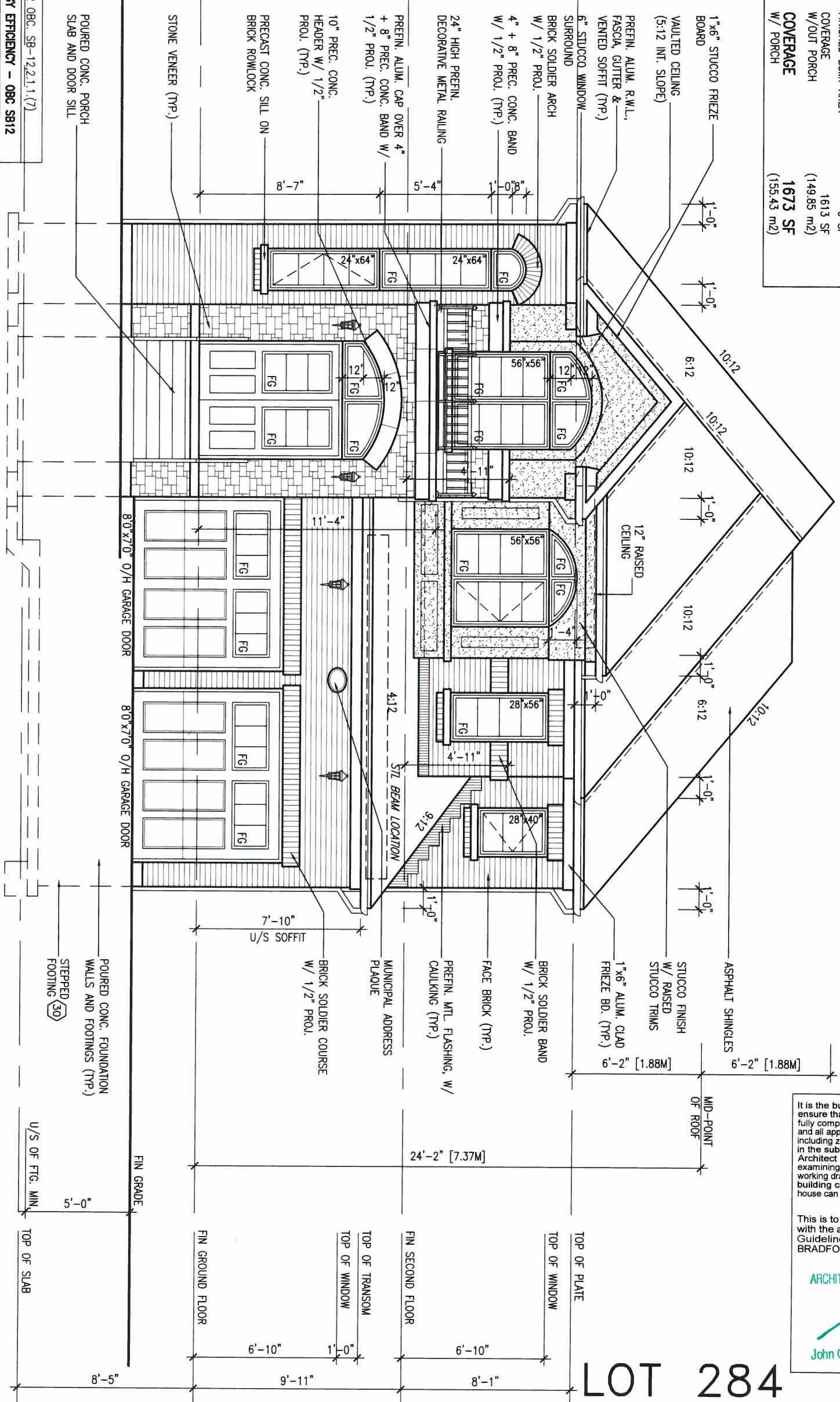
**S38-3 LOT 284**  
 BAROSSA 3  
 project no. 13045  
 SECOND FLOOR PLAN ELEV. 'B'  
 drawing no. 3



ROOF PLAN 'B'

**AREA CALCULATIONS** ELEV. B LOT 284

GROUND FLOOR AREA	1164 SF
SECOND FLOOR AREA	1457 SF
SUBTOTAL	2621 SF
DEDUCT ALL OPEN AREAS	93 SF
<b>TOTAL NET AREA</b>	<b>2528 SF</b>
FINISHED BSMFT AREA	(234.86 m <sup>2</sup> )
COVERAGE	1613 SF
W/OUT PORCH	(149.85 m <sup>2</sup> )
<b>COVERAGE</b>	<b>1673 SF</b>
W/ PORCH	(155.43 m <sup>2</sup> )



FRONT ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))

ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
S38-3 ELEVATION 'B' LOT 284			
FRONT	691.60 S.F.	103.43 S.F.	14.96 %
LEFT SIDE	1057.71 S.F.	57.33 S.F.	5.42 %
RIGHT SIDE	993.33 S.F.	0.00 S.F.	0.00 %
REAR	631.98 S.F.	149.22 S.F.	23.61 %
TOTAL SQ. FT.	3374.62 S.F.	309.98 S.F.	9.19 %
TOTAL SQ. M.	313.51 S.M.	28.80 S.M.	9.19 %



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**ARCHITECTURAL REVIEW & APPROVAL**  
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LOT 284

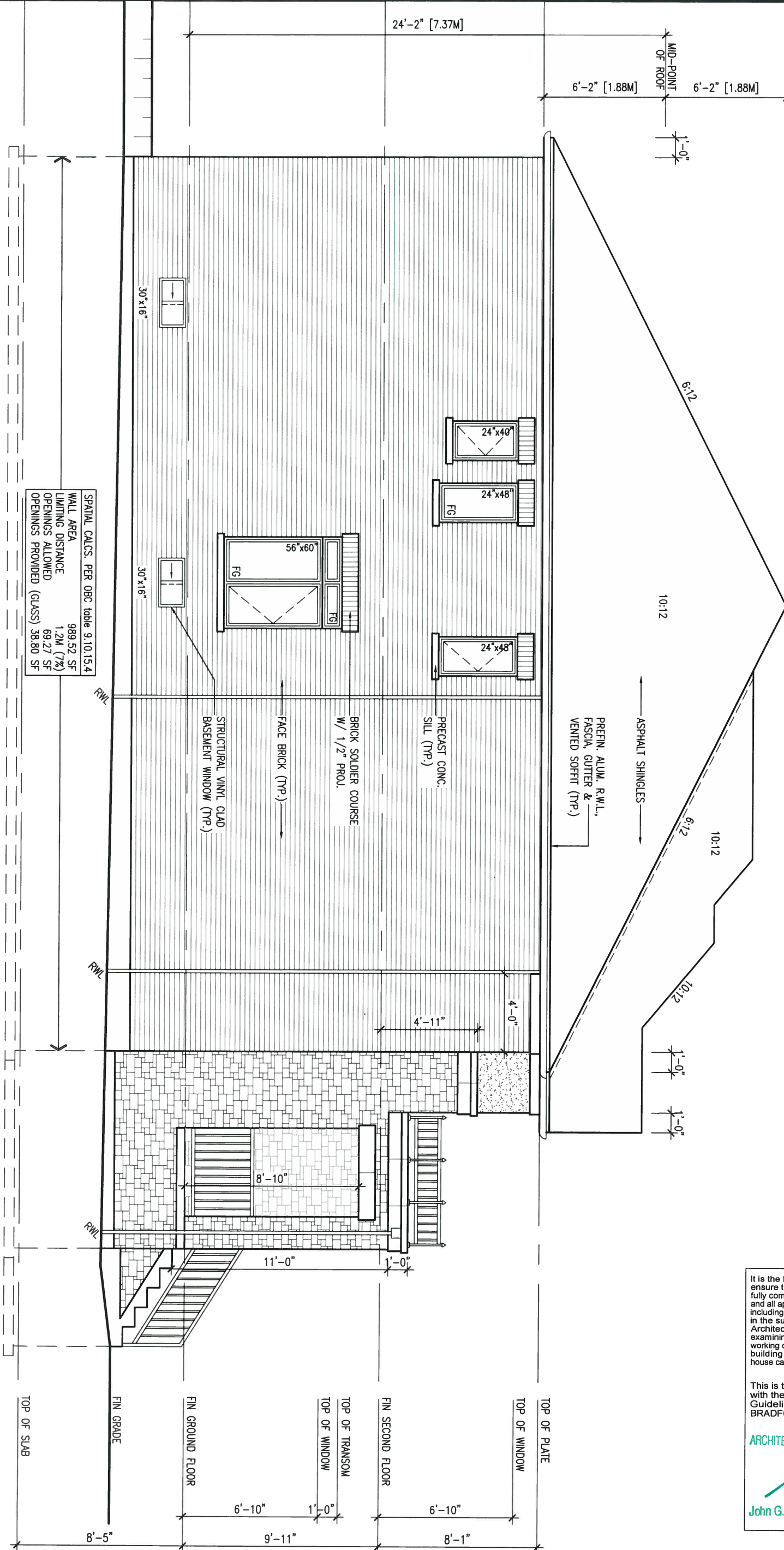
<p><b>VA3 DESIGN</b>          300A Wilson Avenue          Toronto ON M3H 1S8          t 416.630.2255 f 416.630.4782          va3design.com</p>		<p><b>BAYVIEW WELLINGTON</b>          GREEN VALLEY ESTATES          BRADFORD, ON.</p>		<p><b>S38-3 LOT 284</b>          BAROSSA 3</p>	
<p>9. The undersigned 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-Baptiste 25591          name registration information          VA3 Design Inc. 42658</p>		<p>project name          GREEN VALLEY ESTATES          date          2014-04          drawn by          LM          checked by          -          scale          3/16" = 1'-0"</p>		<p>project no.          13045          drawing no.          4</p>	
<p>3. REVISED AS PER ENG'S COMMENTS          2. ISSUED FOR CLIENT REVIEW.          1. CREATED FOR LOT 284</p>		<p>date          JAN 21-16          JUL 17/15          JUL 13/15</p>		<p>RC          DB          DB</p>	
<p>no. description</p>		<p>date</p>		<p>by</p>	

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# LEFT SIDE ELEVATION 'B'

SPATIAL CALCS. PER OBC table 9.10.15.4  
 WALL AREA 989.52 SF  
 LIMITING DISTANCE 1.2M (7%)  
 OPENINGS ALLOWED 69.27 SF  
 OPENINGS PROVIDED (GLASS) 38.80 SF

R.W.L. AS REQUIRED & REFER TO FRONT ELEVATION AS PER MUNICIPALITY FOR TYPICAL NOTES



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 municipality: BRADFORD, ON.  
 date: 2014-04  
 drawn by: LM  
 checked by: -  
 scale: 3/16" = 1'-0"  
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**S38-3 LOT 284**  
 BAROSSA 3  
 project no. 13045  
 drawing no. 5  
 LEFT SIDE ELEVATION 'B'

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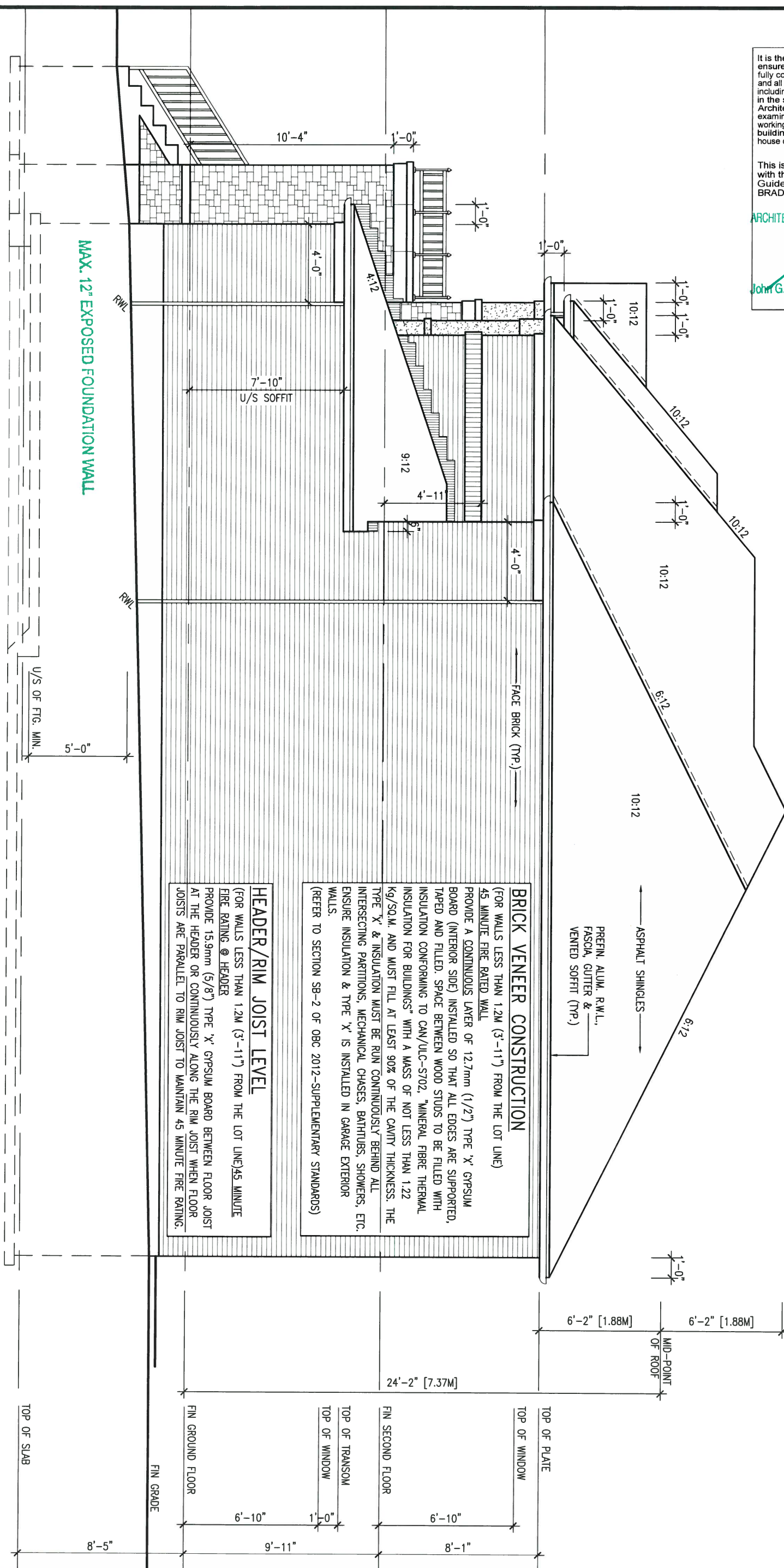
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RIGHT SIDE ELEVATION 'B'



**HEADER/RIM JOIST LEVEL**  
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER  
 PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

**BRICK VENEER CONSTRUCTION**  
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)  
 45 MINUTE FIRE RATED WALL  
 PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/Sq.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.  
 (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

R.W.L. AS REQUIRED & REFER TO FRONT ELEVATION AS PER MUNICIPALITY FOR TYPICAL NOTES



JAN 25, 2016

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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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**S38-3 LOT 284**  
 BAROSSA 3  
 project no. 13045  
 municipally BRADFORD, ON.  
 RIGHT SIDE ELEVATION 'B'  
 drawing no. 6

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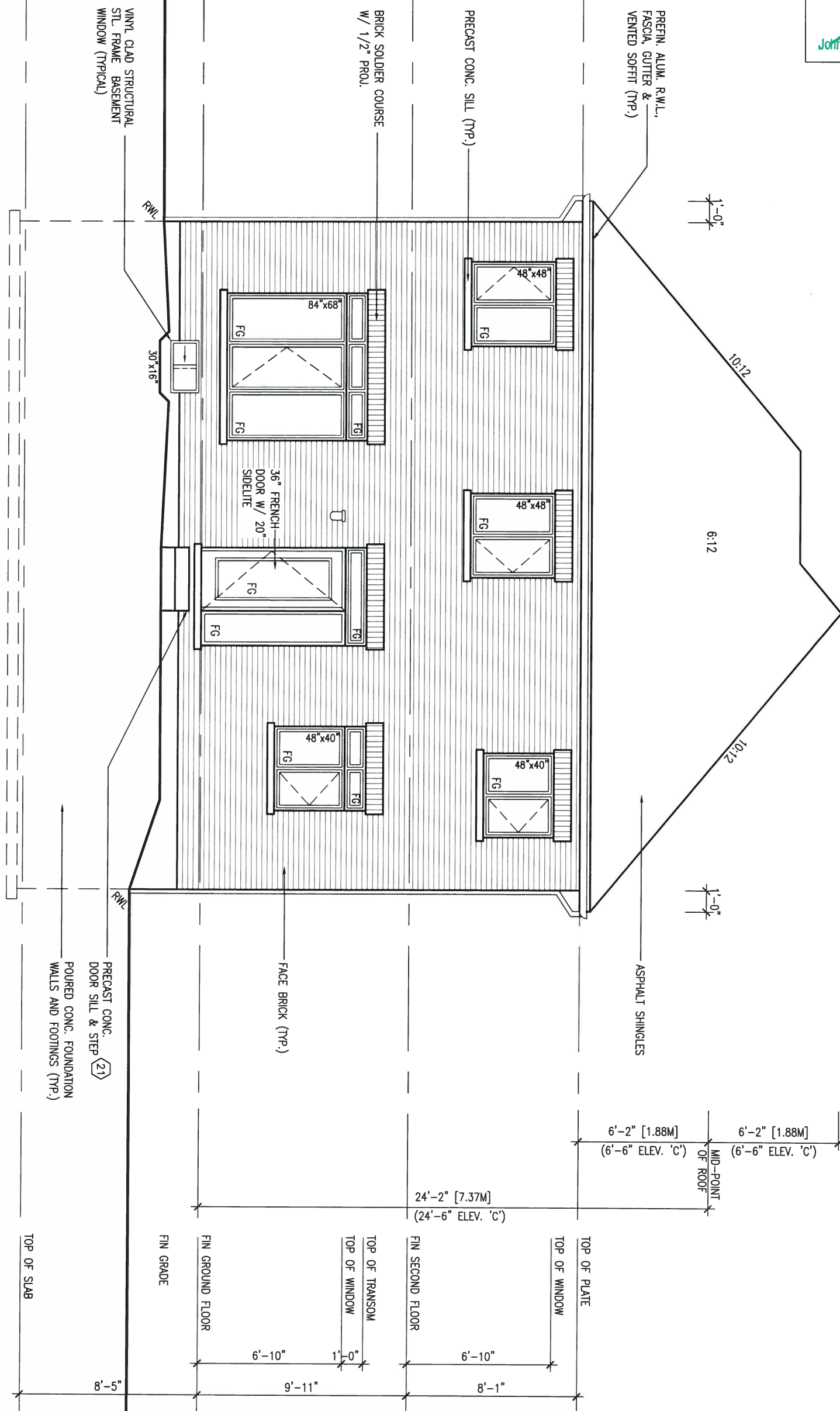
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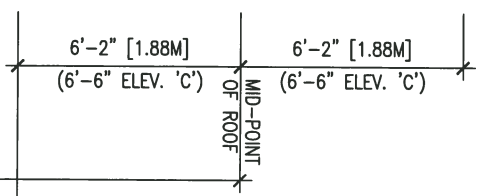
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REAR ELEVATION 'B'



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PRECAST CONC. DOOR SILL & STEP (21)  
POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)



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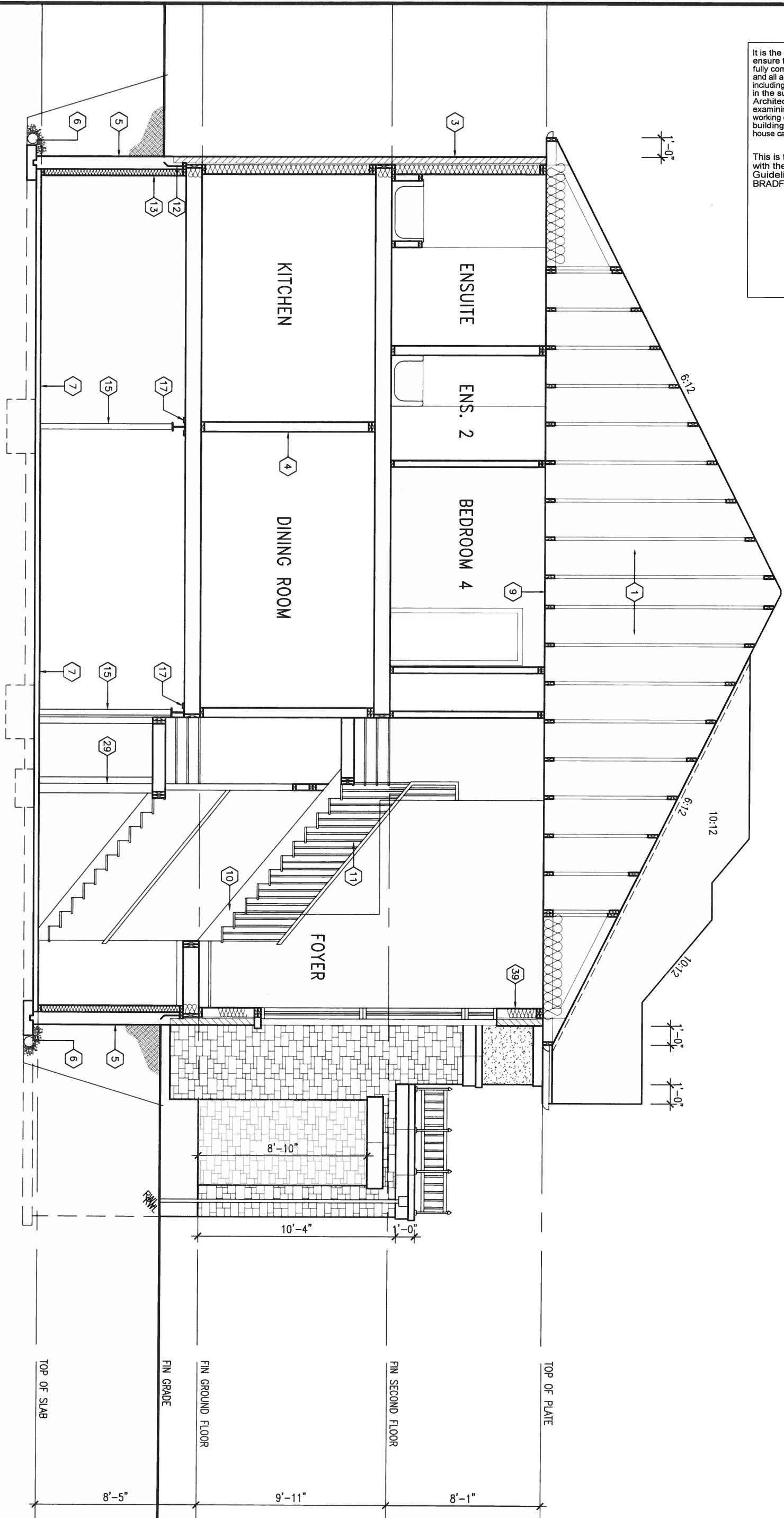
**BAYVIEW WELLINGTON**  
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municipality: BRADFORD, ON.  
date: 2014-04  
drawn by: LM  
checked by: -  
scale: 3/16" = 1'-0"

**S38-3 LOT 284**  
BAROSSA 3  
project no. 13045  
drawing no. 7  
file name: 13045-S38-3-LOT 284  
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SECTION A-A



JAN 25, 2016



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municipality BRADFORD, ON.

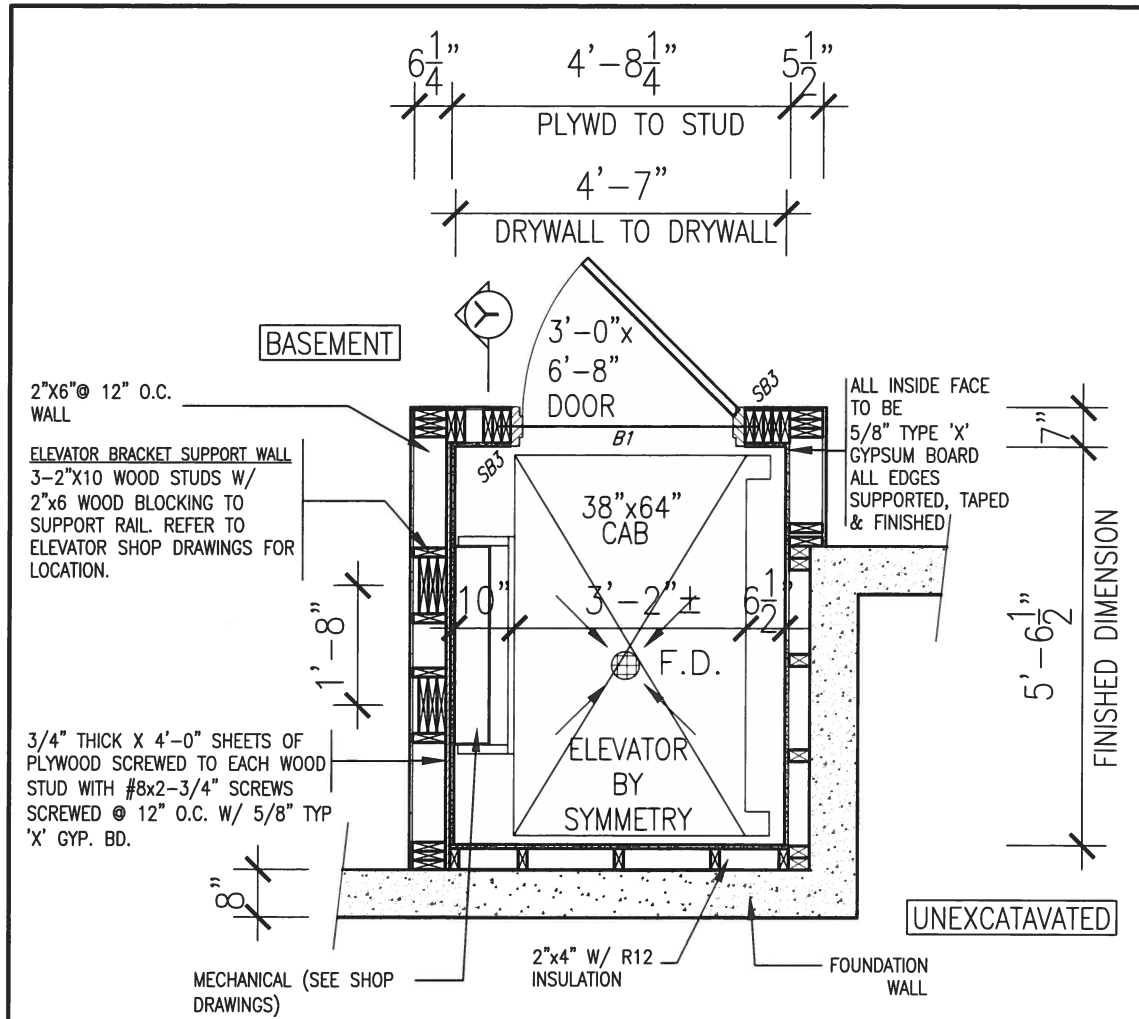
**S38-3 LOT 284**  
BAROSSA 3  
project no. 13045  
SECTION A-A  
file name 13045-S38-3-LOT 284  
drawing no. 8

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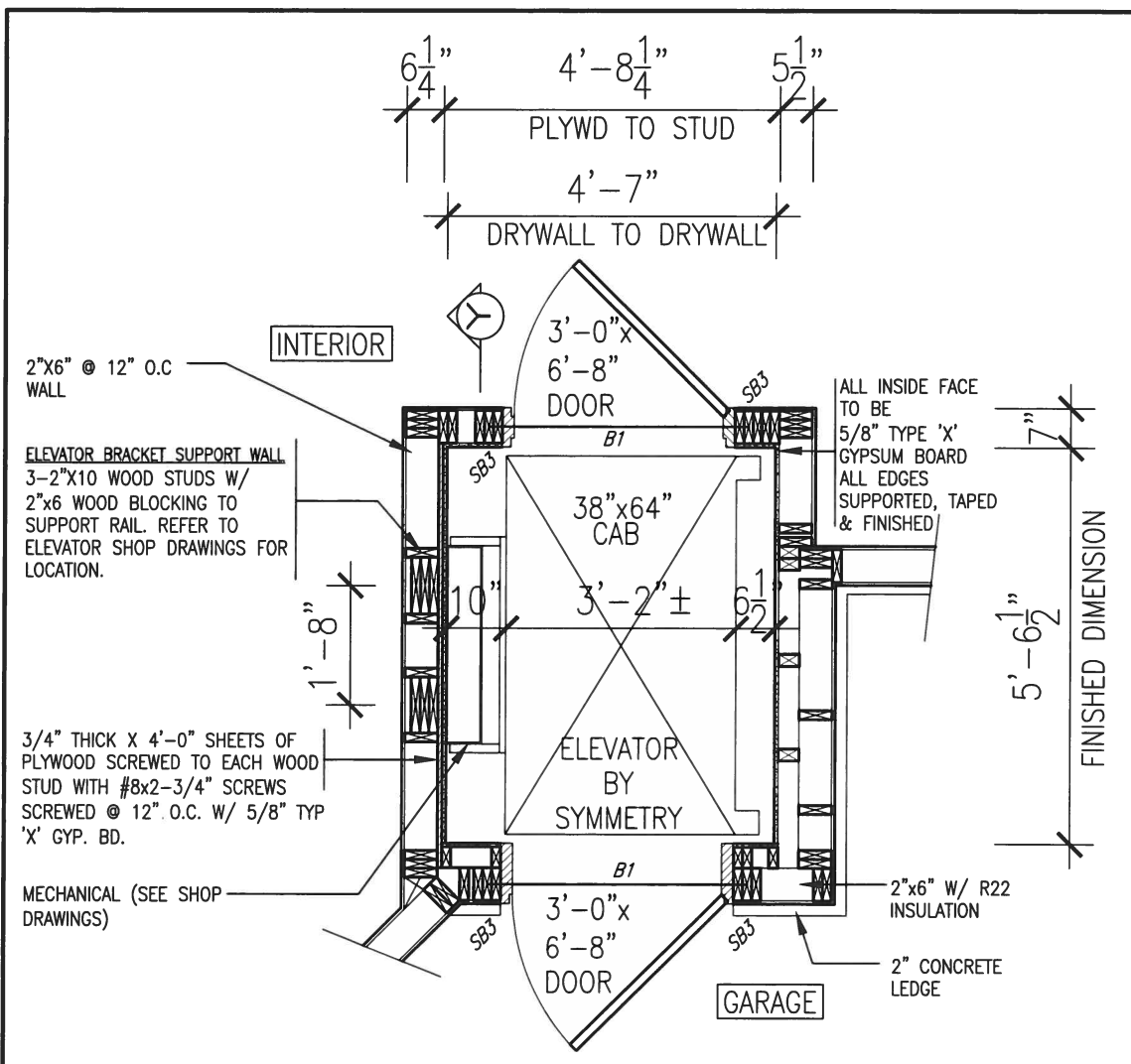




JAN 25, 2016



**W1** ELEVATOR BRACKET SUPPORT WALL  
**9** DETAIL @ BASEMENT FLOOR LEVEL  
 SCALE: 3/8" = 1'-0"



**W2** ELEVATOR BRACKET SUPPORT WALL  
**9** DETAIL @ GARAGE LEVEL  
 SCALE: 3/8" = 1'-0"

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project name  
**GREEN VALLEY ESTATES**

date  
 2014-04

drawn by  
 LM

checked by  
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scale  
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municipality  
 BRADFORD, ON.

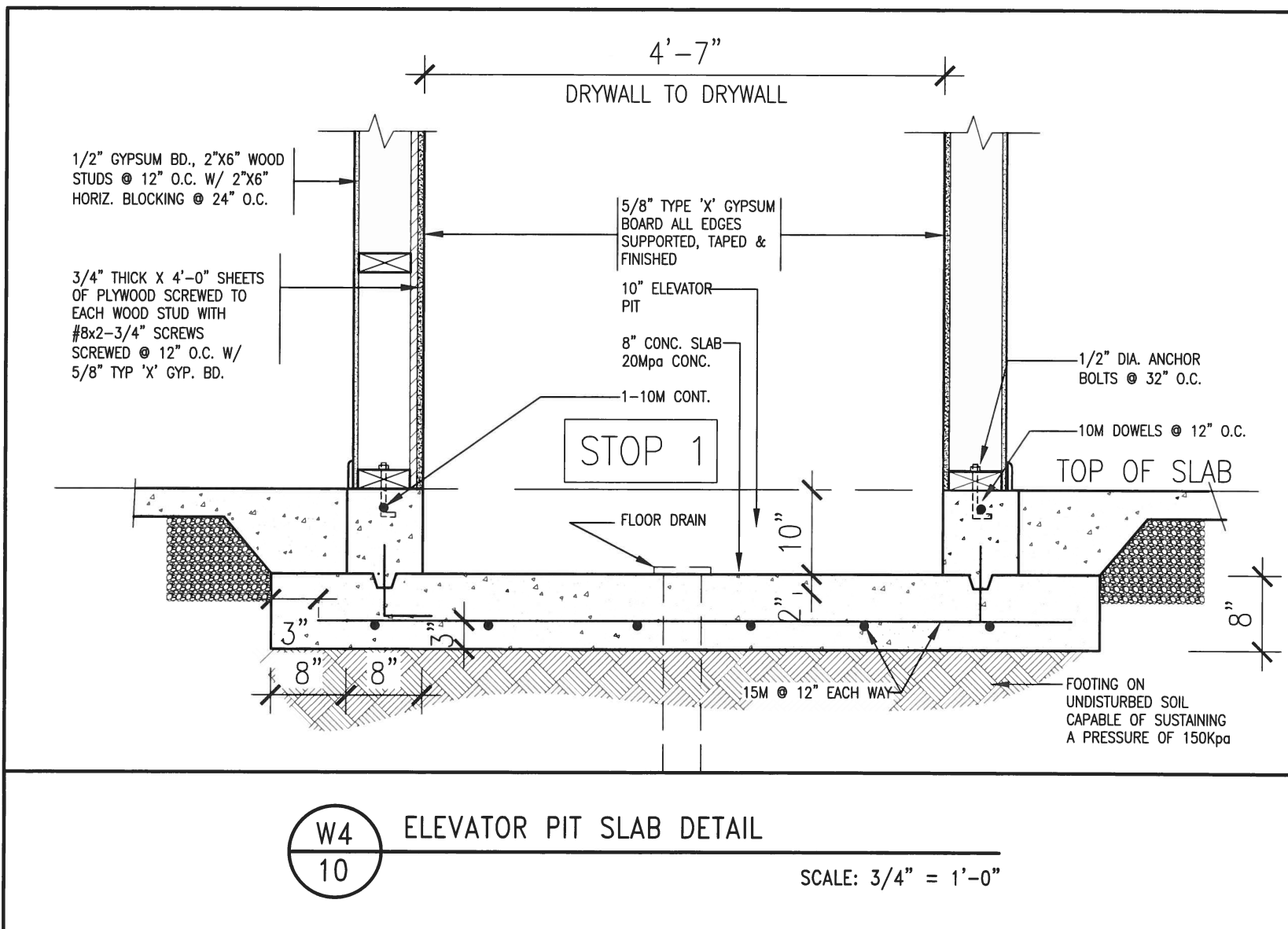
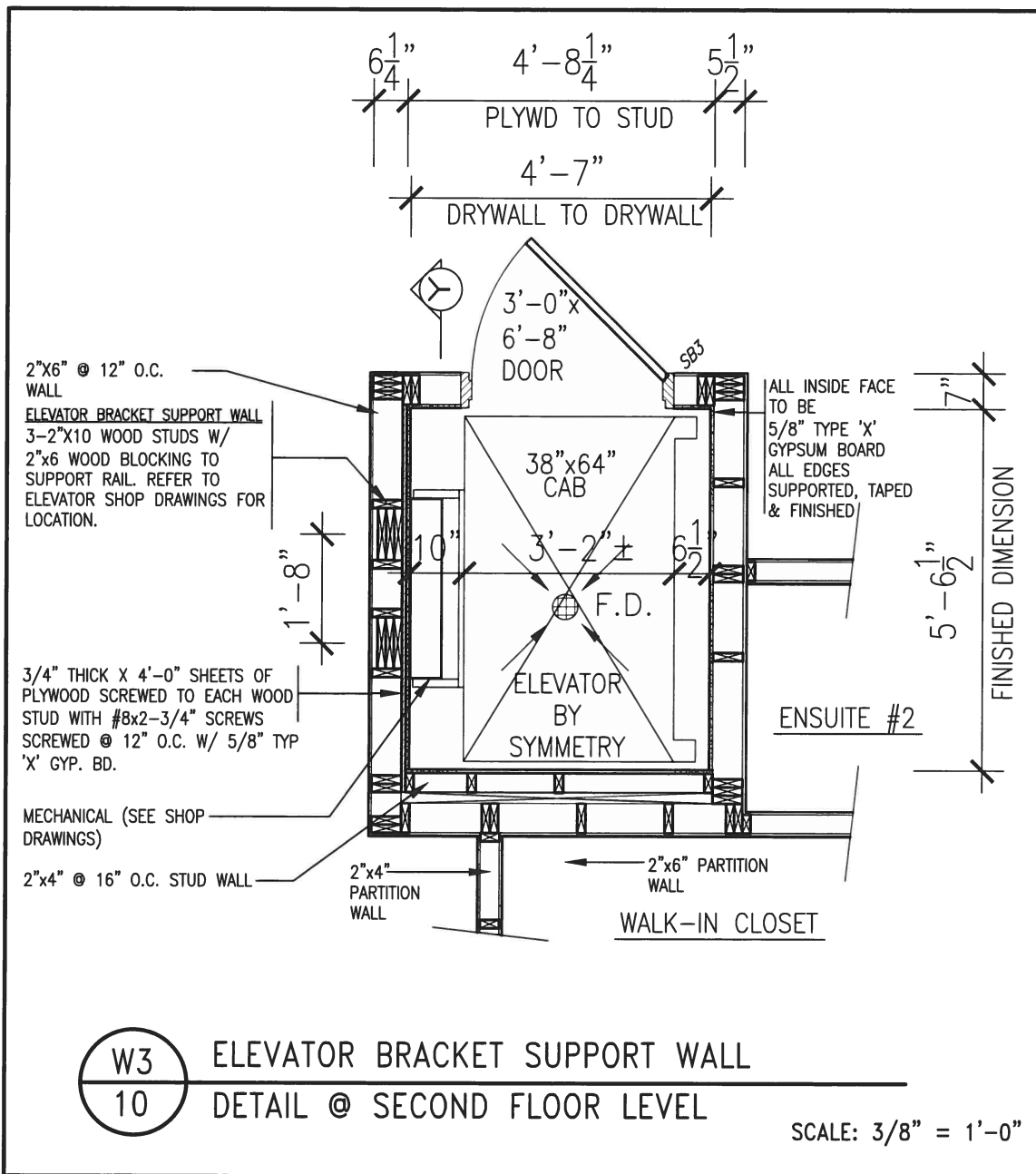
**S38-3 LOT 284**  
 BAROSSA 3

project no.  
 13045

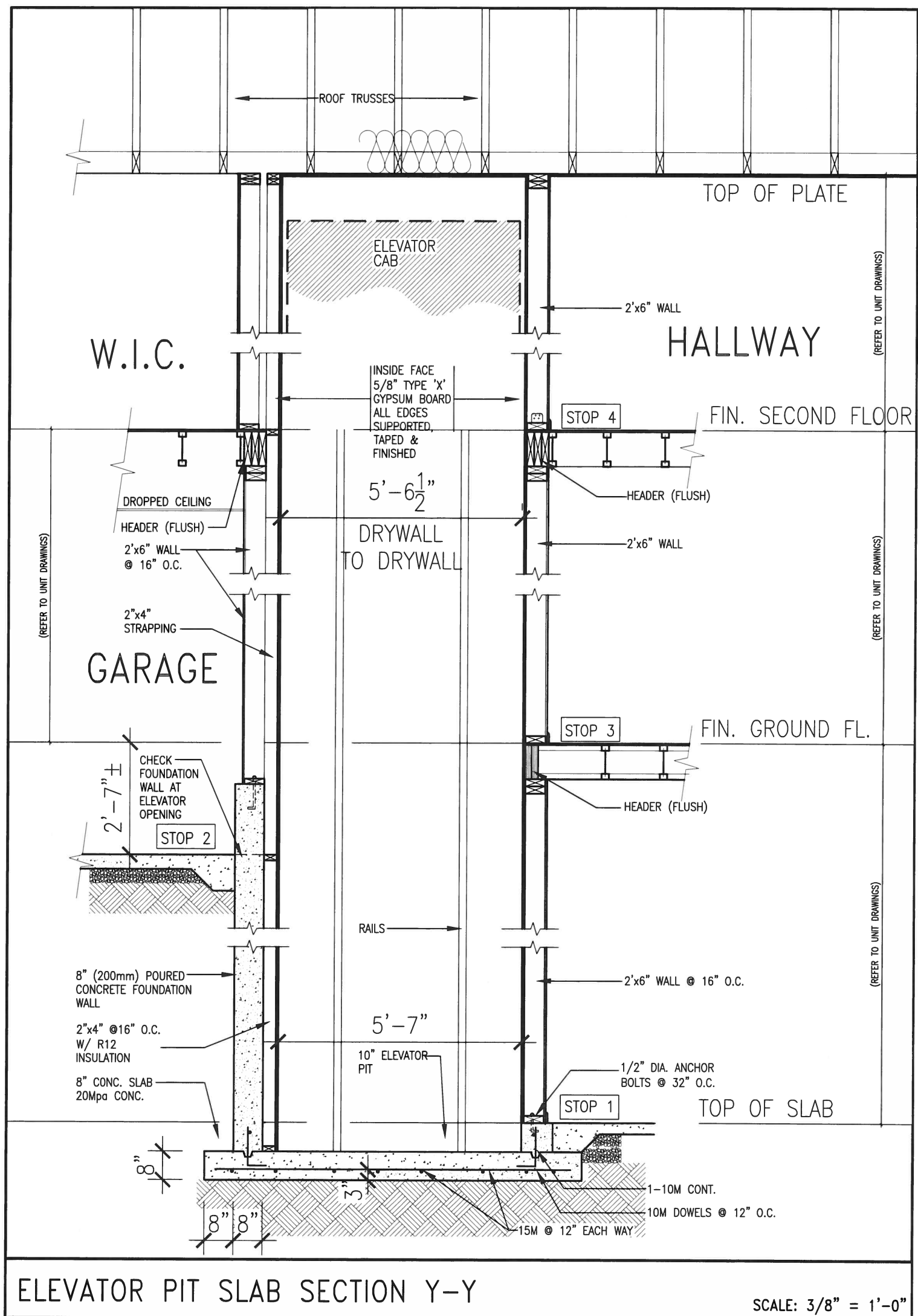
ELEVATOR DETAILS

file name  
 13045-S38-3-LOT 284

drawing no.  
**9**



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5			42658	name registration information			
4				VA3 Design Inc.			
3	REVISED AS PER ENG'S COMMENTS	JAN 21-16	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	ISSUED FOR CLIENT REVIEW.	JUL. 17/15	DB				
1	CREATED FOR LOT 284	JUL. 13/15	DB				
no.	description	date	by				



JAN 25, 2016

ELEVATOR PIT SLAB SECTION Y-Y

SCALE: 3/8" = 1'-0"

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptista 25591
6	.	.	.	name
5	.	.	.	registration information BCN
4	.	.	.	VA3 Design Inc. 42658
3	REVISED AS PER ENG'S COMMENTS	JAN 21-16	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	ISSUED FOR CLIENT REVIEW.	JUL. 17/15	DB	
1	CREATED FOR LOT 284	JUL. 13/15	DB	
no.	description	date	by	



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

BAYVIEW WELLINGTON

S38-3 LOT 284  
BAROSSA 3

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

project no. 13045

date 2014-04

ELEVATOR DETAILS

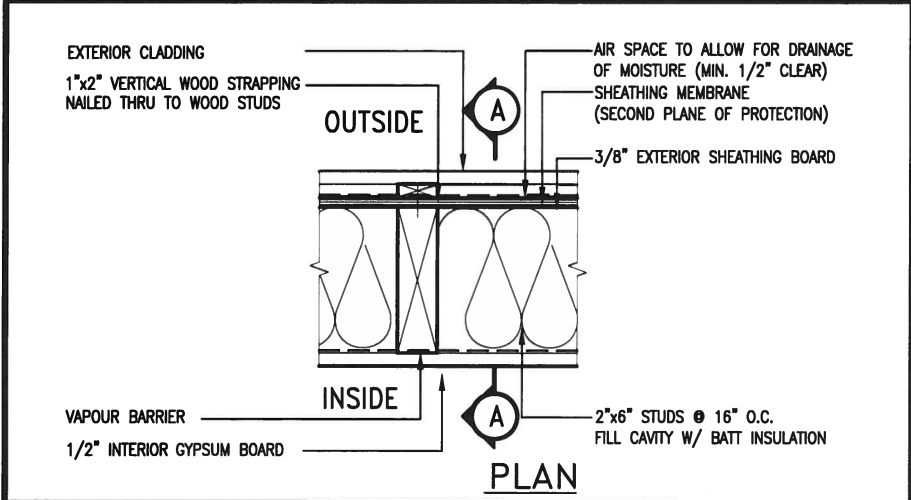
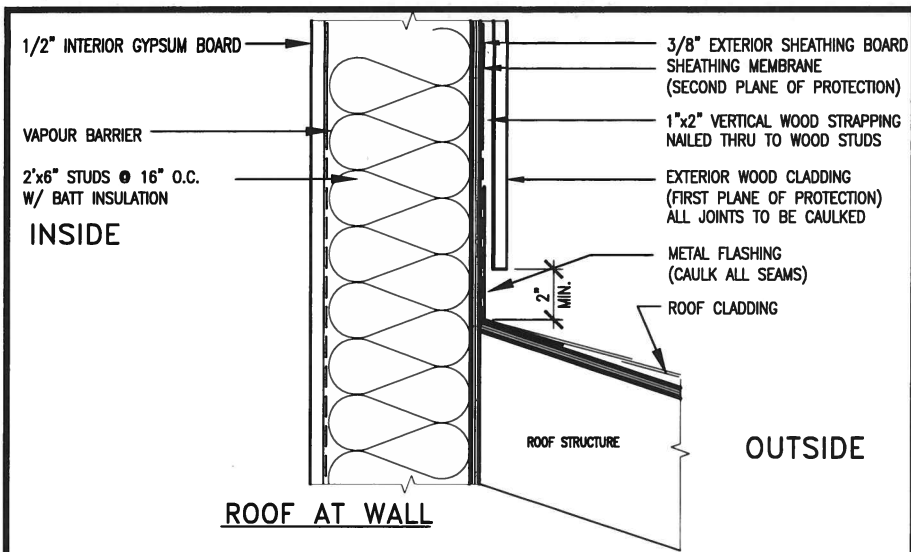
drawing no. 11

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

file name 13045-S38-3-LOT 284

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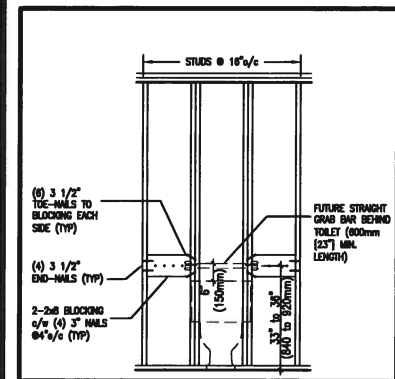




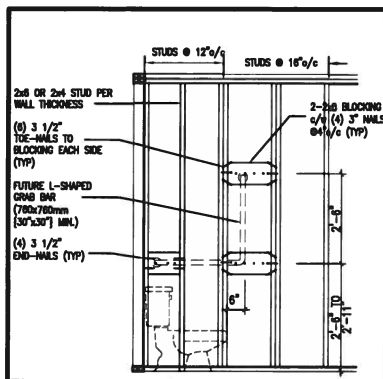
EXTERIOR WOOD CLADDING WALL ASSEMBLY

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**

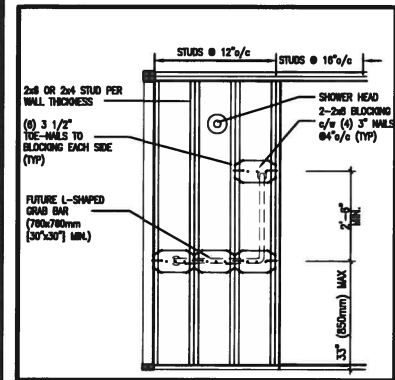
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb). REFER TO OBC, DIV. B-9.5.2.3. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



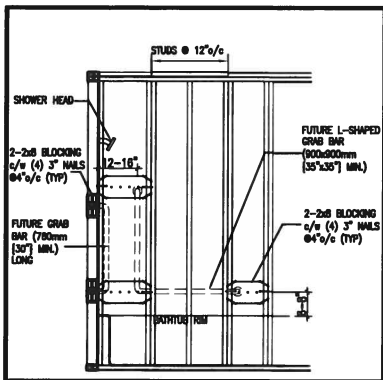
QGB1 FUTURE GRAB BAR TOILET (BACK WALL)



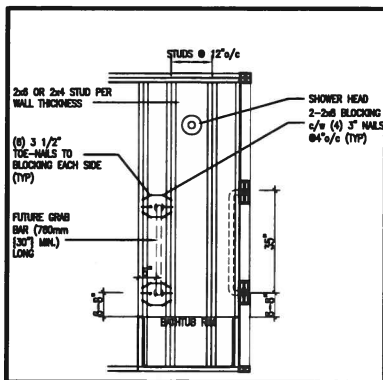
QGB1A FUTURE L-SHAPE GRAB BAR DETAIL TOILET (ONLY IF SIDE WALL PRESENT)



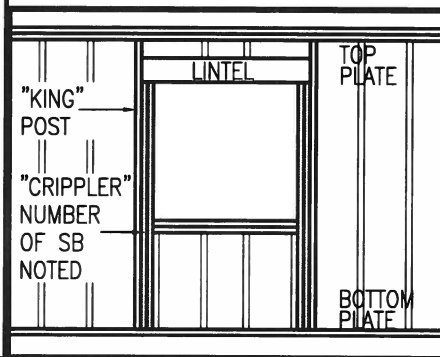
QGB3 FUTURE L-SHAPE GRAB BAR DETAIL SHOWER (BACK WALL)



QGB4 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)



QGB4A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED AT EACH END WALL)



"CRIPPLER" DETAIL

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

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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 *[Signature]* 25591

name registration information  
VA3 Design Inc. 42658

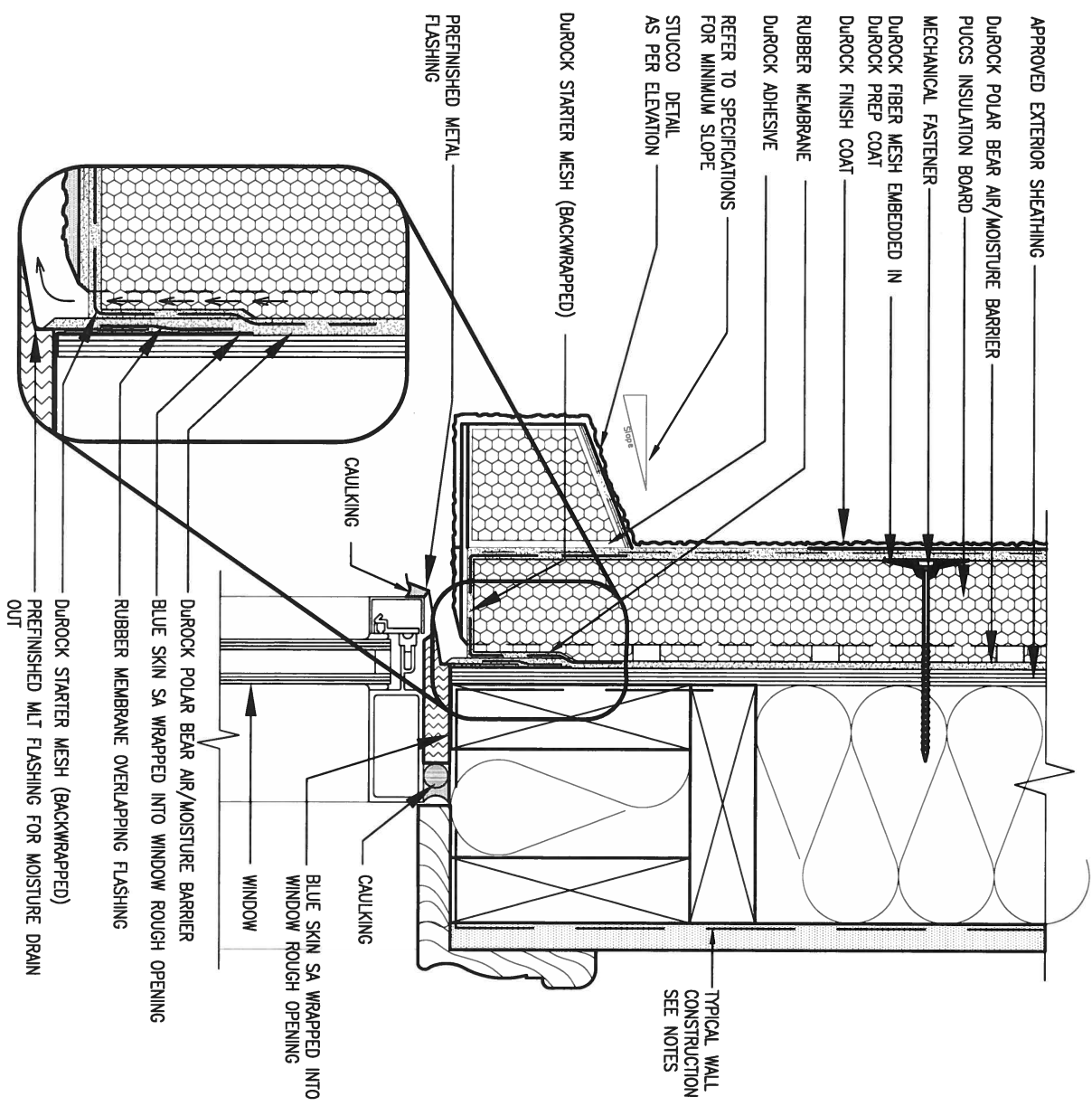
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300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

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

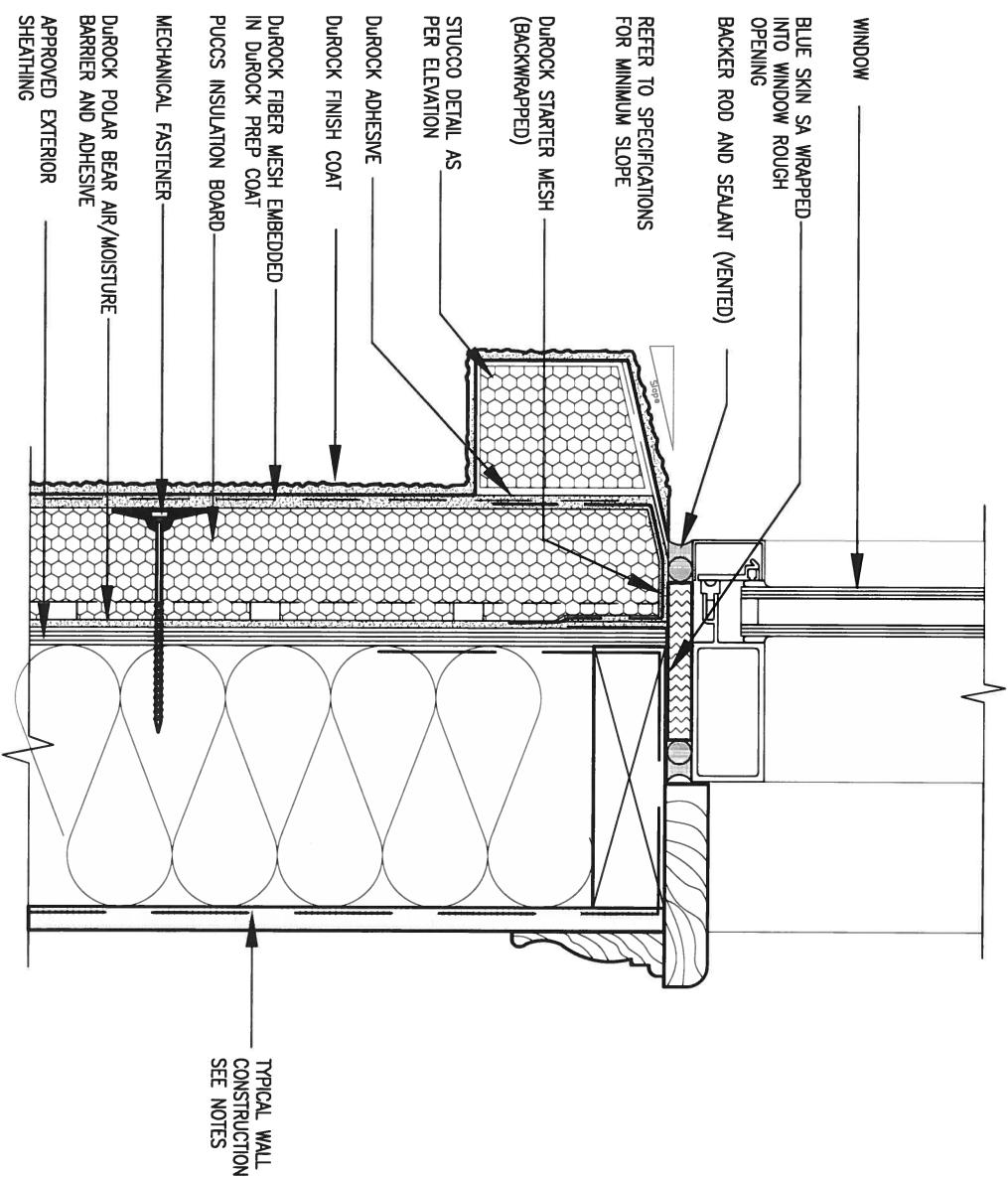


JAN 25, 2016



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"

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

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

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**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES  
 date: APR 2014  
 drawn by: RC  
 checked by: 3/16" = 1'-0"  
 scale: 3/16" = 1'-0"

municipality: BRADFORD

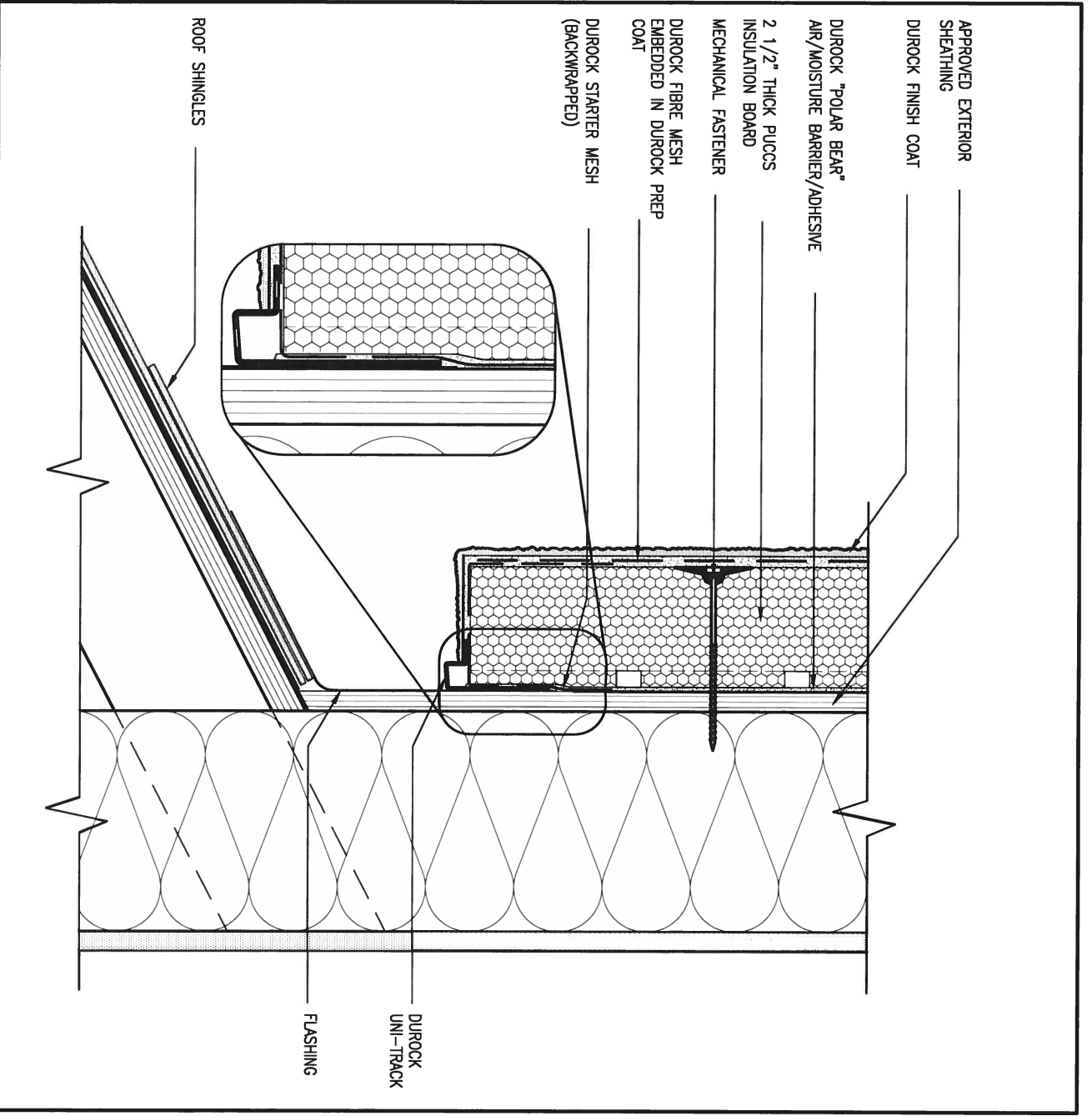
project no.: 13045

CONSTRUCTION NOTES  
 13045-CONST-OBC 2015

drawing no.: CN3

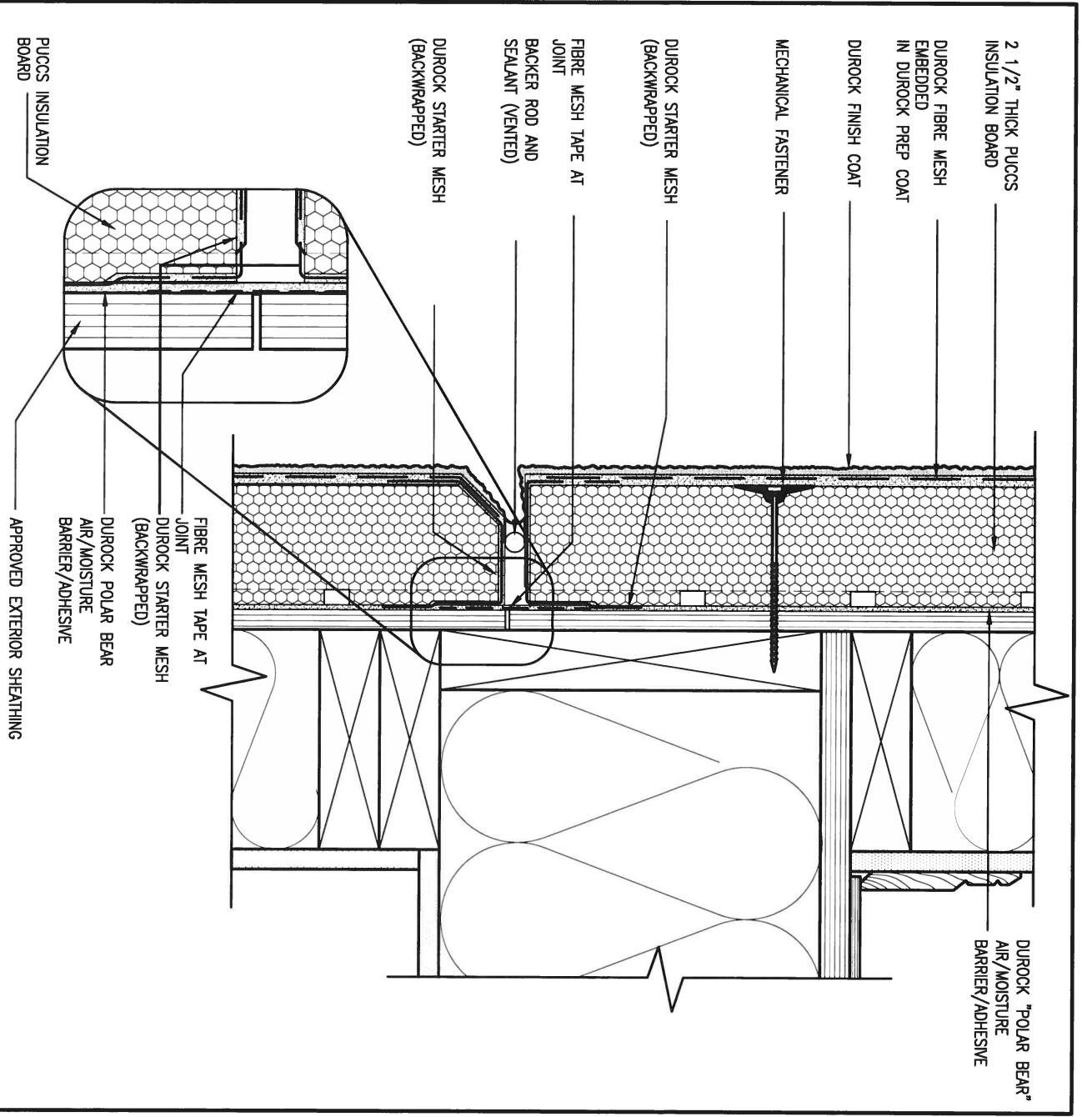
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3 STUCCO TERMINATION @ ROOF  
 CN4 SCALE: 3"=1'-0"

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

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qualification information  
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 name registration information BCIN  
 VA3 Design Inc. 42658

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**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES  
 date: APR 2014  
 drawn by: RC  
 checked by: -  
 scale: 3/16" = 1'-0"

municipality: BRADFORD

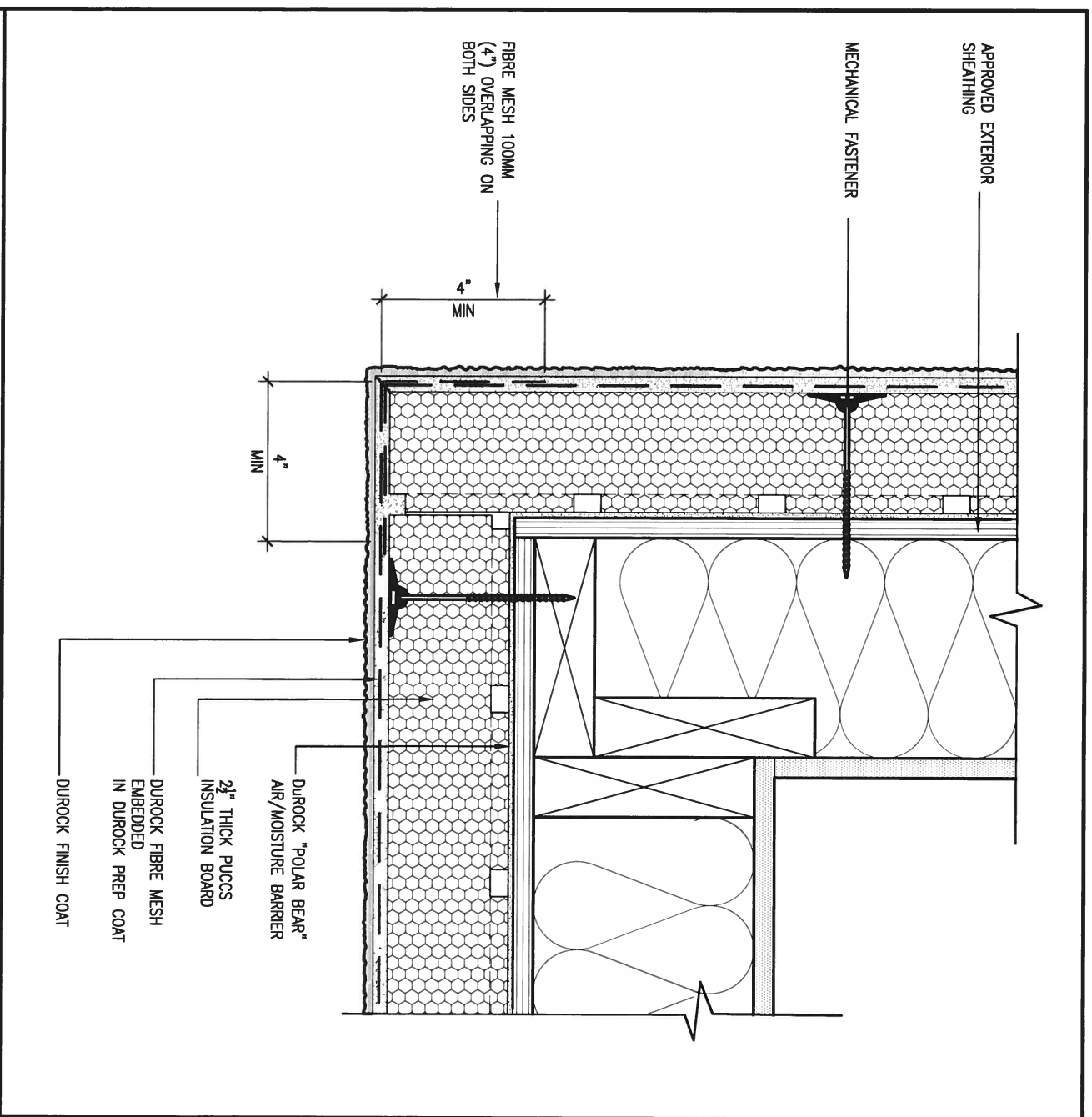
project no.: 13045

**CONST NOTE**

CONSTRUCTION NOTES  
 13045-CONST-0BC 2015

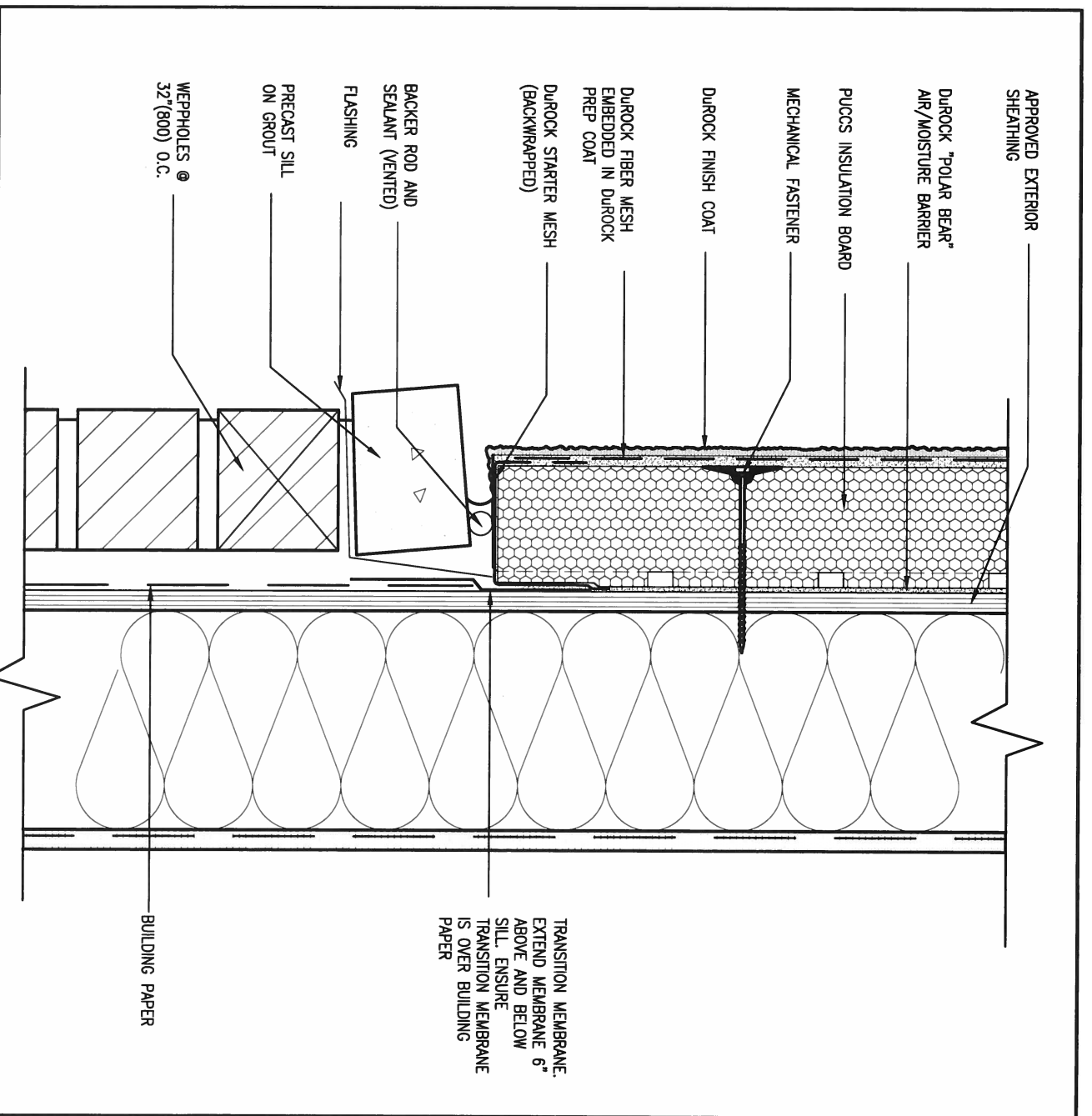
drawing no.: **CN4**

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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			
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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

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qualification information  
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 name BCIN  
 registration information VA3 Design Inc. 42658

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**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES  
 date: APR 2014  
 drawn by: RC  
 checked by: -  
 scale: 3/16" = 1'-0"

municipality: BRADFORD

**CONST NOTE**

project no. 13045

**CONSTRUCTION NOTES**

file name: 13045-CONST-OBC 2015  
 drawing no. **CN5**

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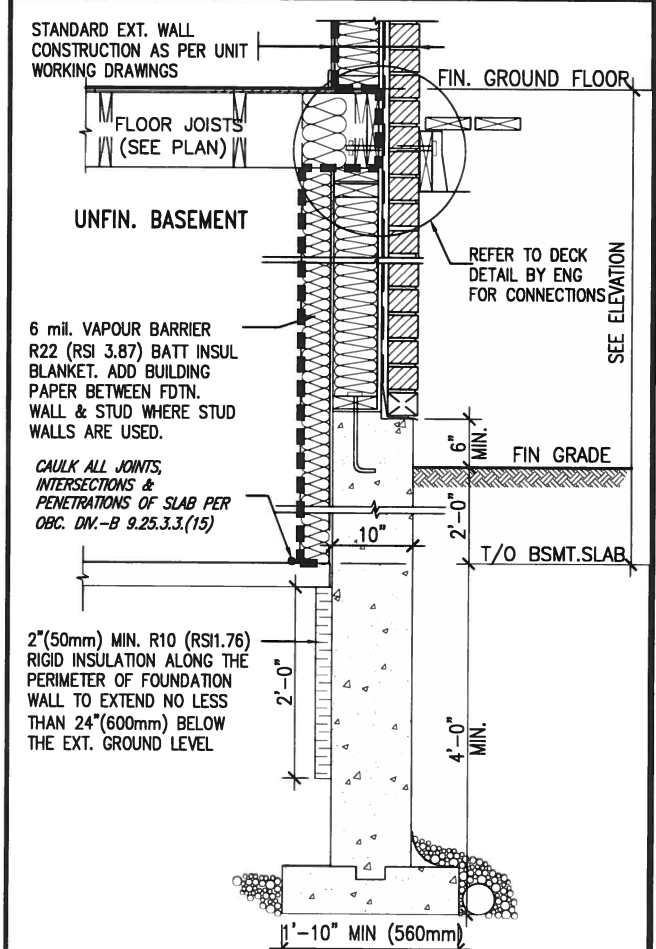
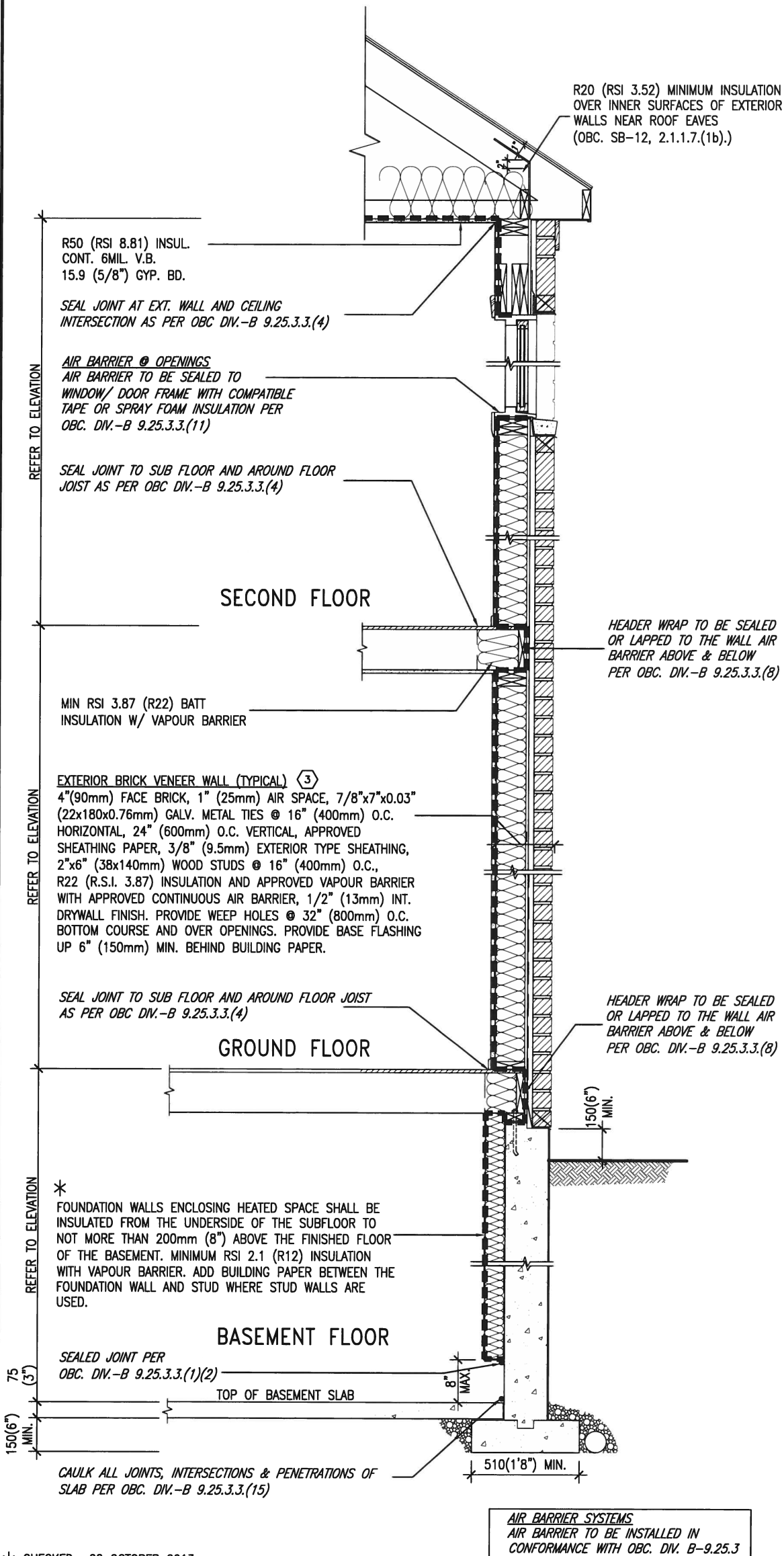
# SB12-COMPLIANCE PACKAGE 'J'

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 (J):		
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%	-



JAN 25, 2016



\* CHECKED- 22 OCTOBER 2013

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

**SEMI & SINGLES ONLY**

\* REVISED- 15 MARCH 2013

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

9				
8				
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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	

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

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**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

drawn by  
RC

checked by  
-

scale  
3/16" = 1'-0"

date  
APR 2014

project no.  
13045

municipality  
BRADFORD

CONSTRUCTION NOTES

file name  
13045-CONST-OBC 2015

drawing no.  
CN6

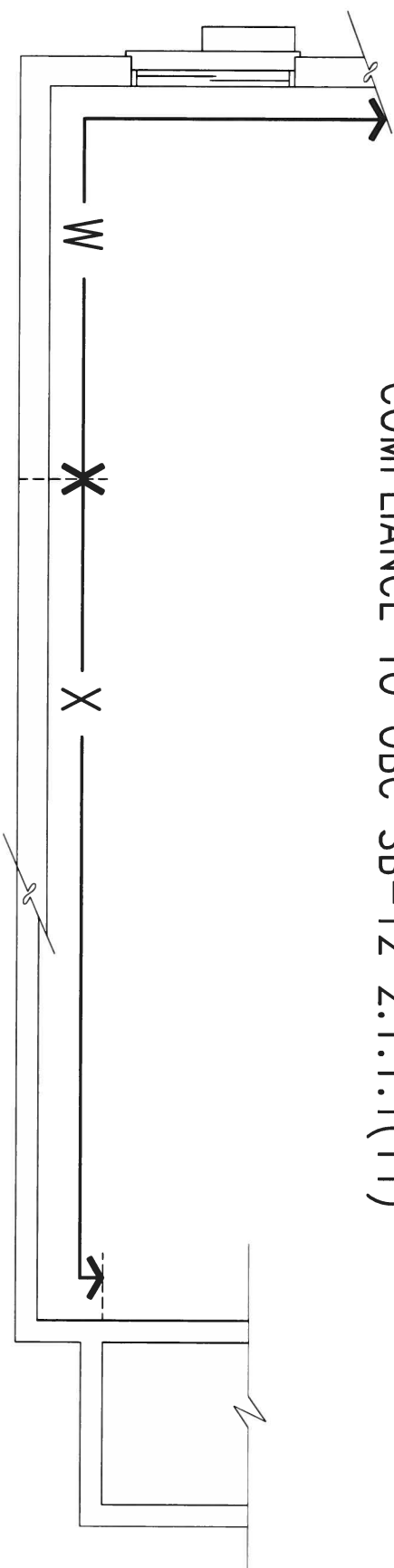
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**CONST NOTE**

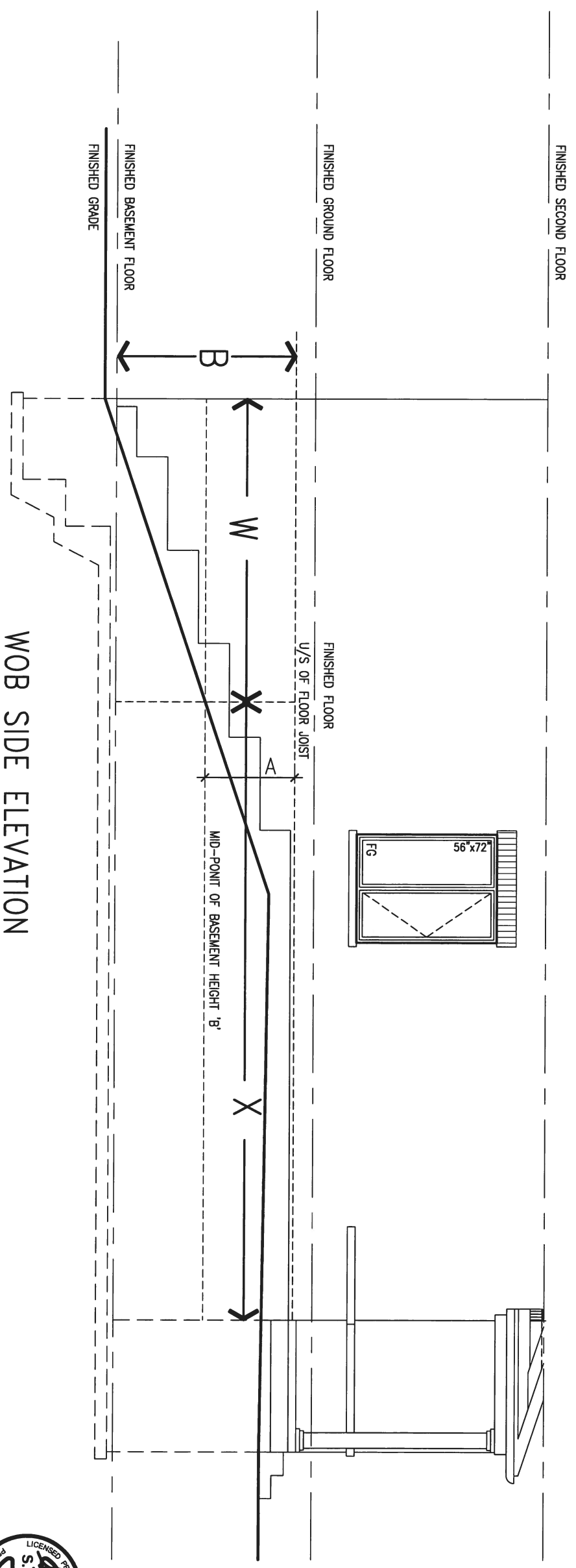
project no.  
13045

drawing no.  
CN6

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

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qualification information  
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name registration information BCN  
VA3 Design Inc. 42658

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**BAYVIEW WELLINGTON**

project name  
GREEN VALLEY ESTATES  
municipality  
BRADFORD

date  
APR 2014  
drawn by  
RC

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

**CONST NOTE**

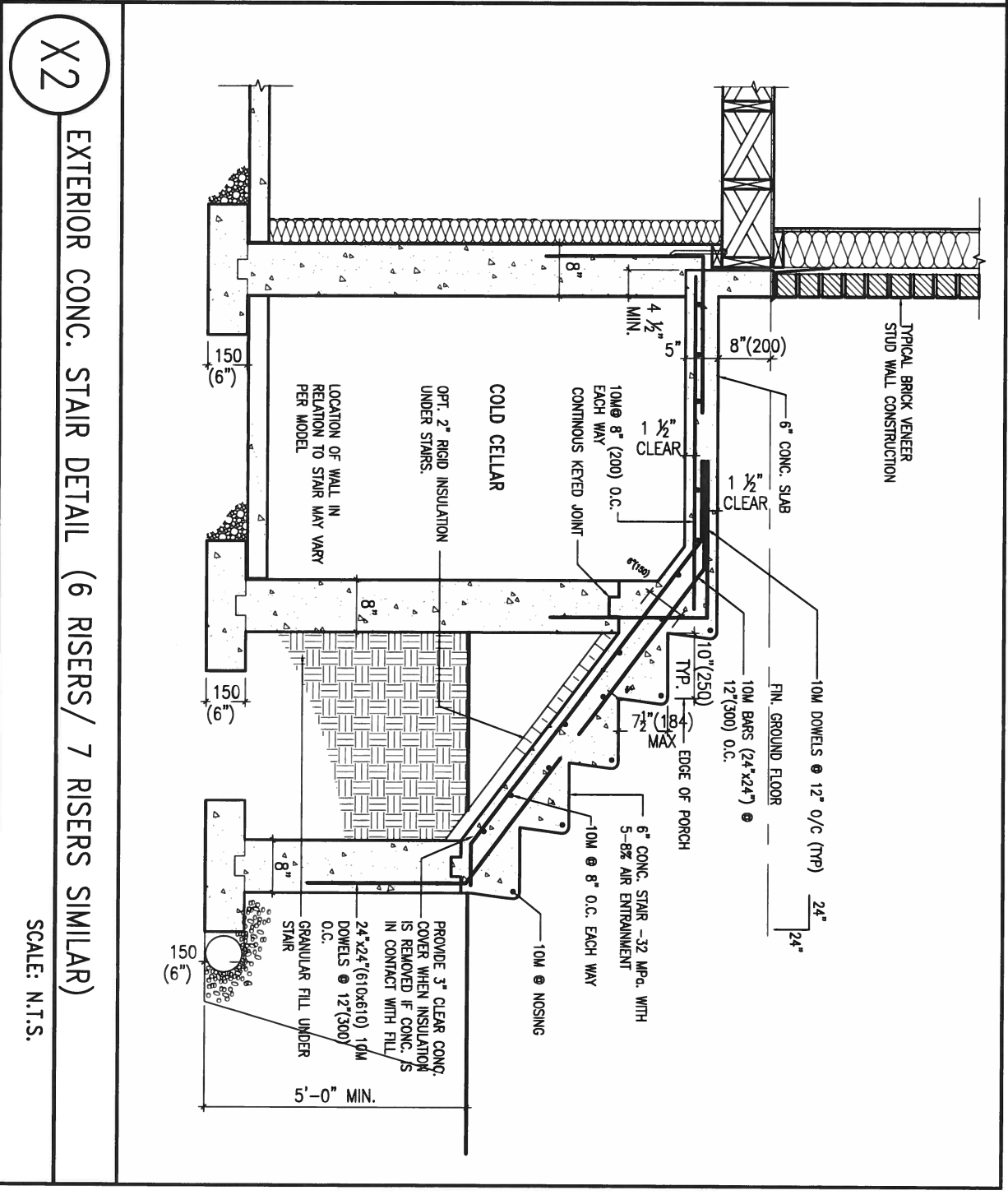
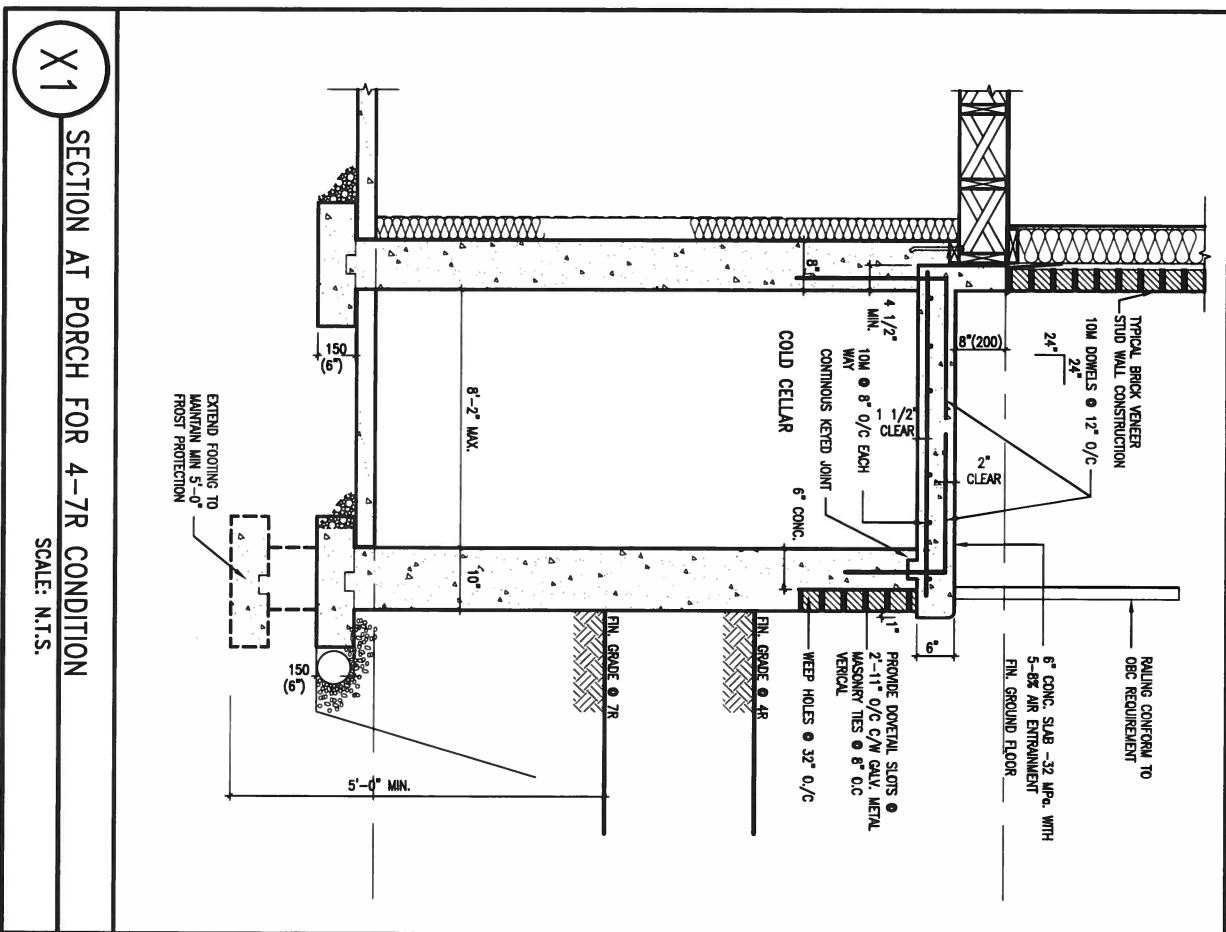
project no.  
13045

**CONSTRUCTION NOTES**

file name  
13045-CONST-OBC 2015

drawing no.  
**CN7**

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JAN 25, 2016



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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

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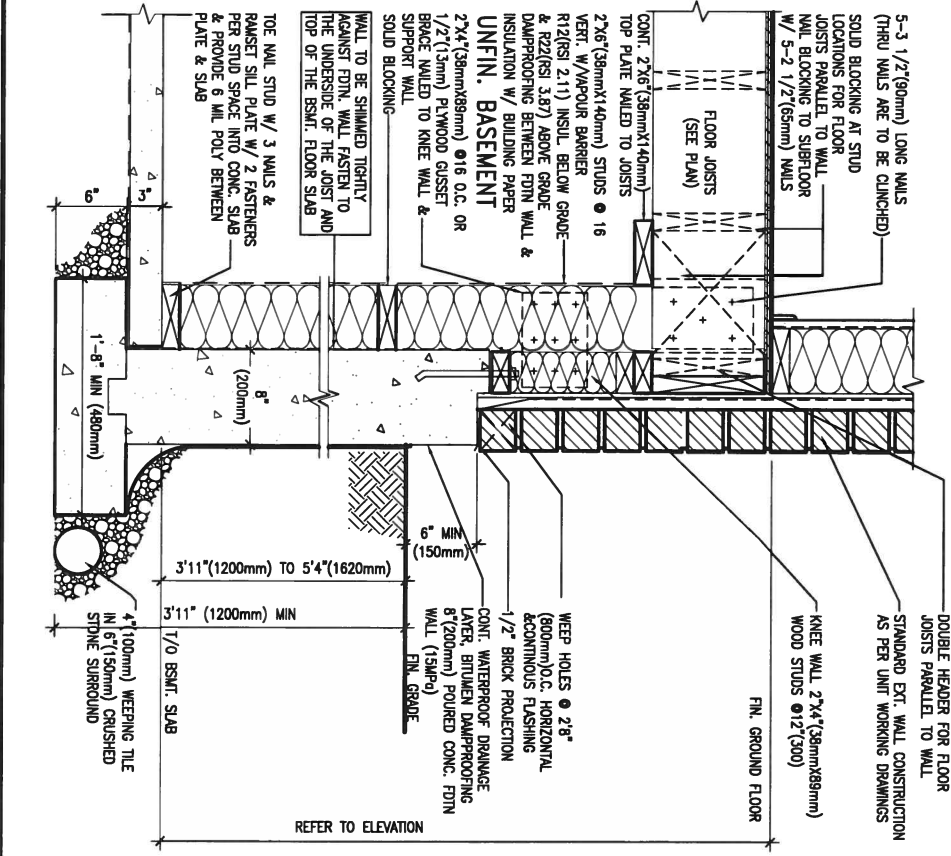
qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information BCN  
VA3 Design Inc. 42658

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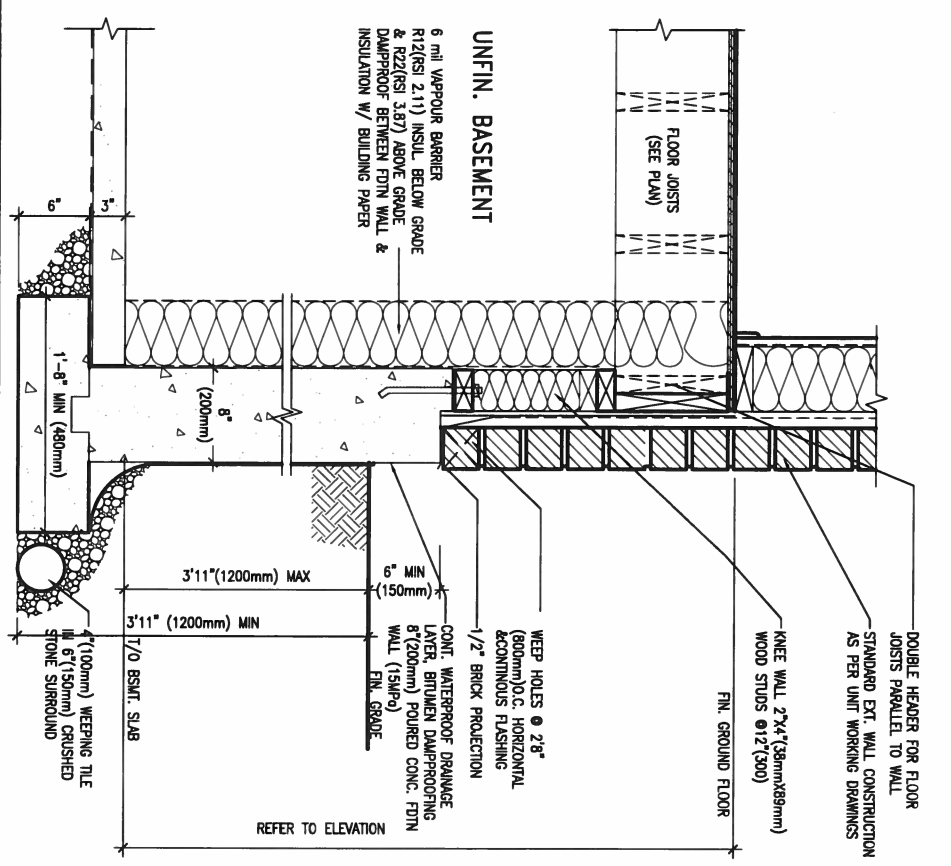


<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN8
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-0BC 2015
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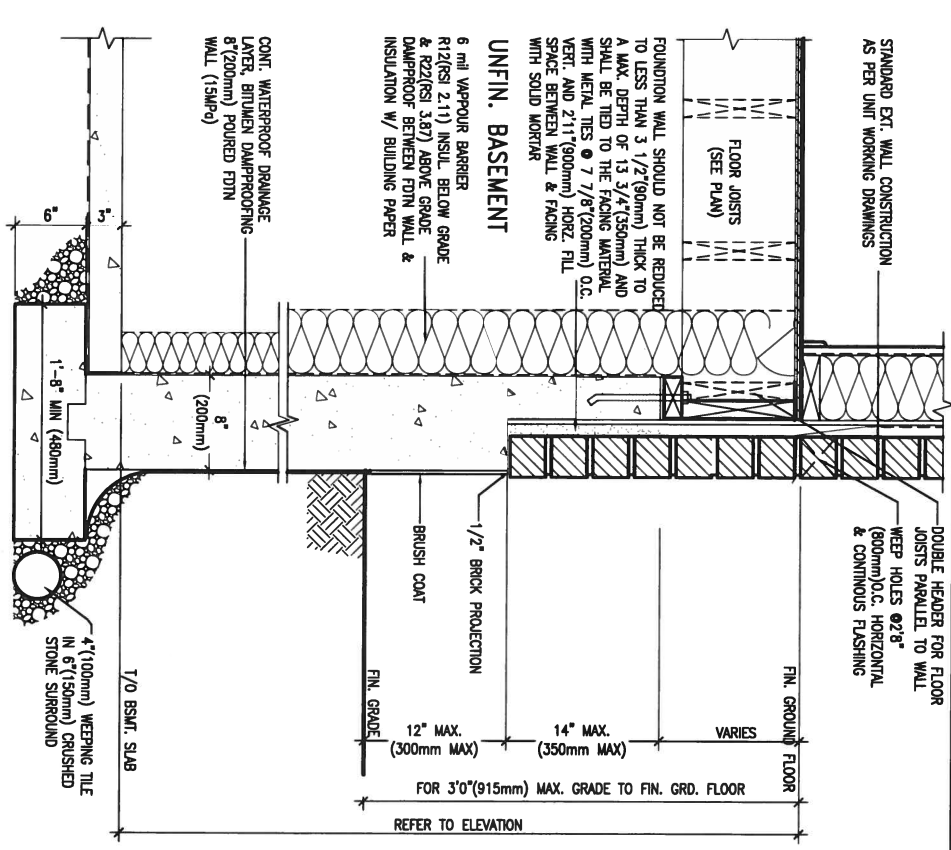
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**WALK-OUT WALL SECTION FOR GRADE**  
**EW3.08B** HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm) BASEMENT SLAB TO GRADE  
 N.T.S.



**WALK-OUT DECK WALL SECTION FOR GRADE**  
**EW3.07B** TO BASEMENT SLAB 3'11" (1200mm) MAX. HEIGHT DIFFERENCE  
 N.T.S.



**WALK-OUT DECK WALL SECTION FOR GRADE**  
**EW3.06B** GRADE TO FIN. FLOOR 3'0" (900mm) MAX. HEIGHT DIFFERENCE  
 N.T.S.

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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 *[Signature]* 25591  
 name registration information BCIN  
 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  
 v3design.com

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

date  
 APR 2014

drawn by  
 RC

checked by  
 -

scale  
 3/16" = 1'-0"

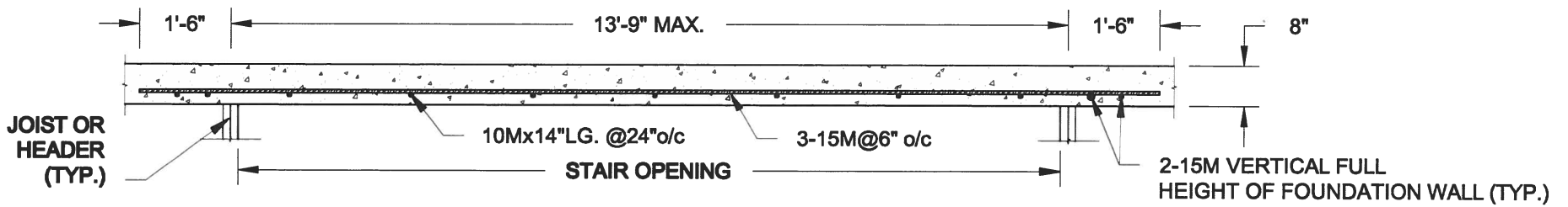
municipality  
 BRADFORD

CONSTRUCTION NOTES  
 13045-CONST-0BC 2015

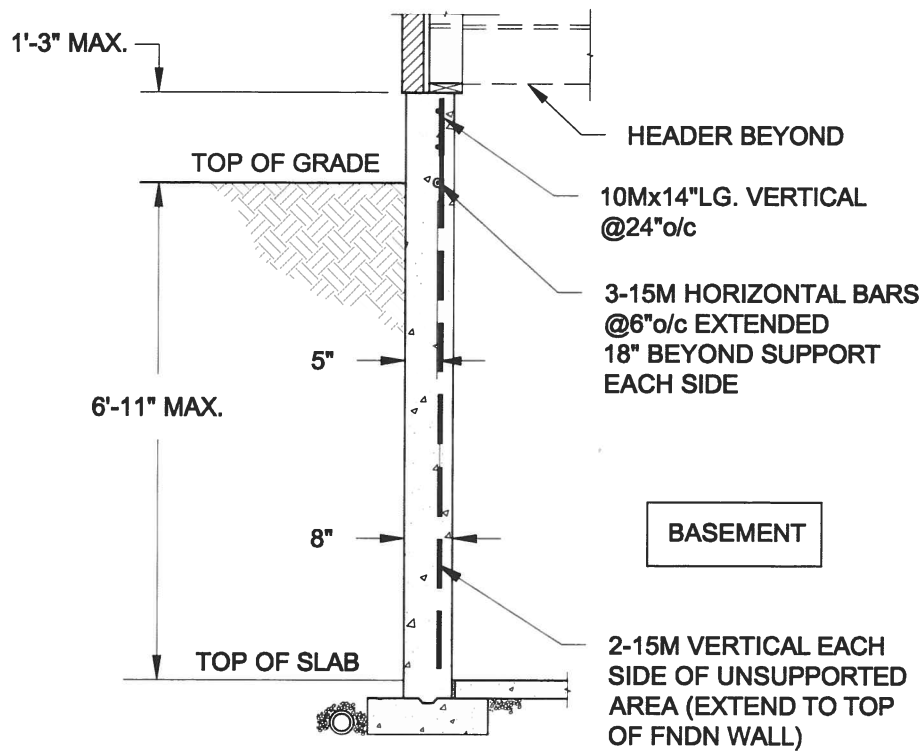
**CONST NOTE**

project no.  
 13045

drawing no.  
**CN9**



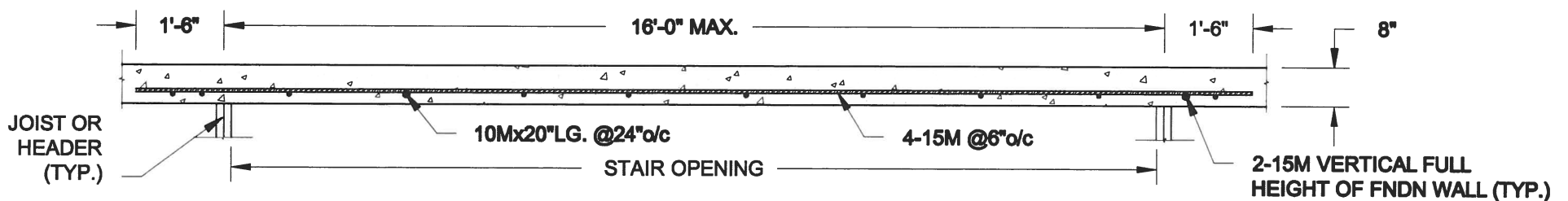
**PLAN VIEW**  
NOT TO SCALE



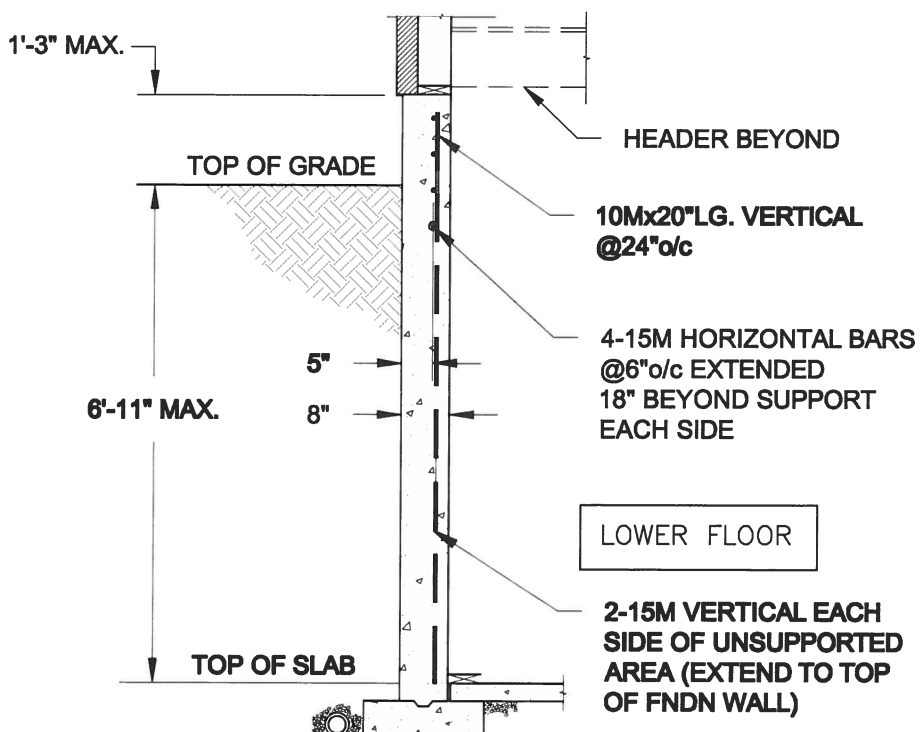
**NOTE:**

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: FEB-26-2015	
Drawn: SC	Checked: SJB

**QUAILE ENGINEERING LTD.**



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

Engineer's Seal:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

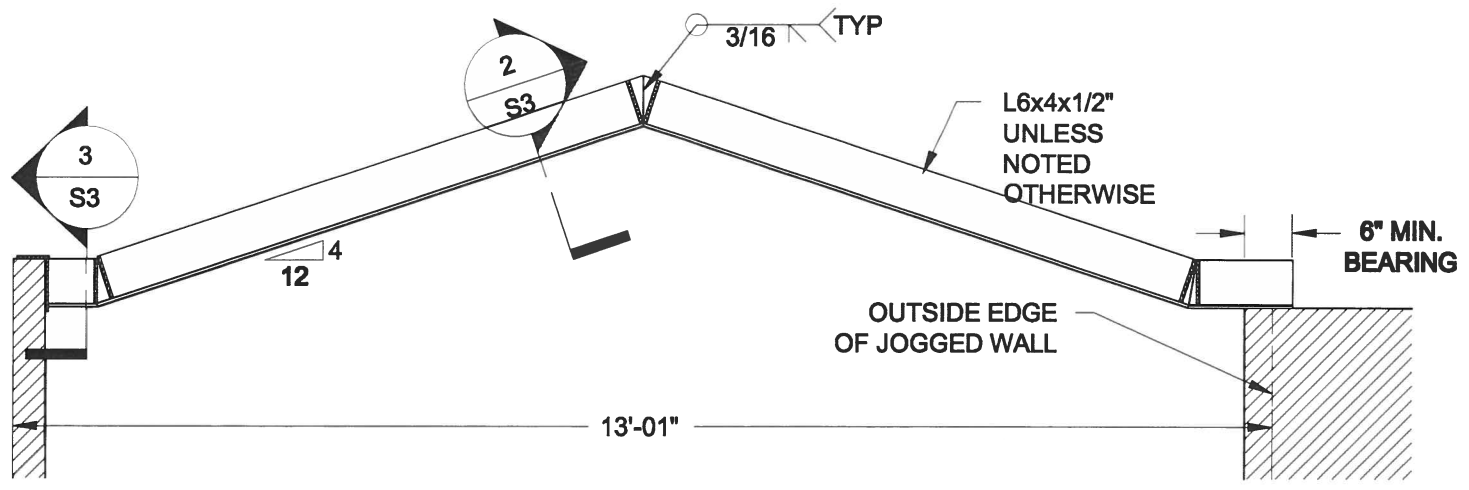
Project No.:

14-095

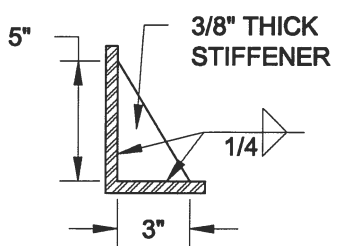
Drawing No.:

S1

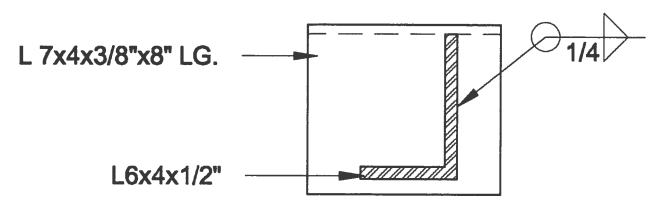




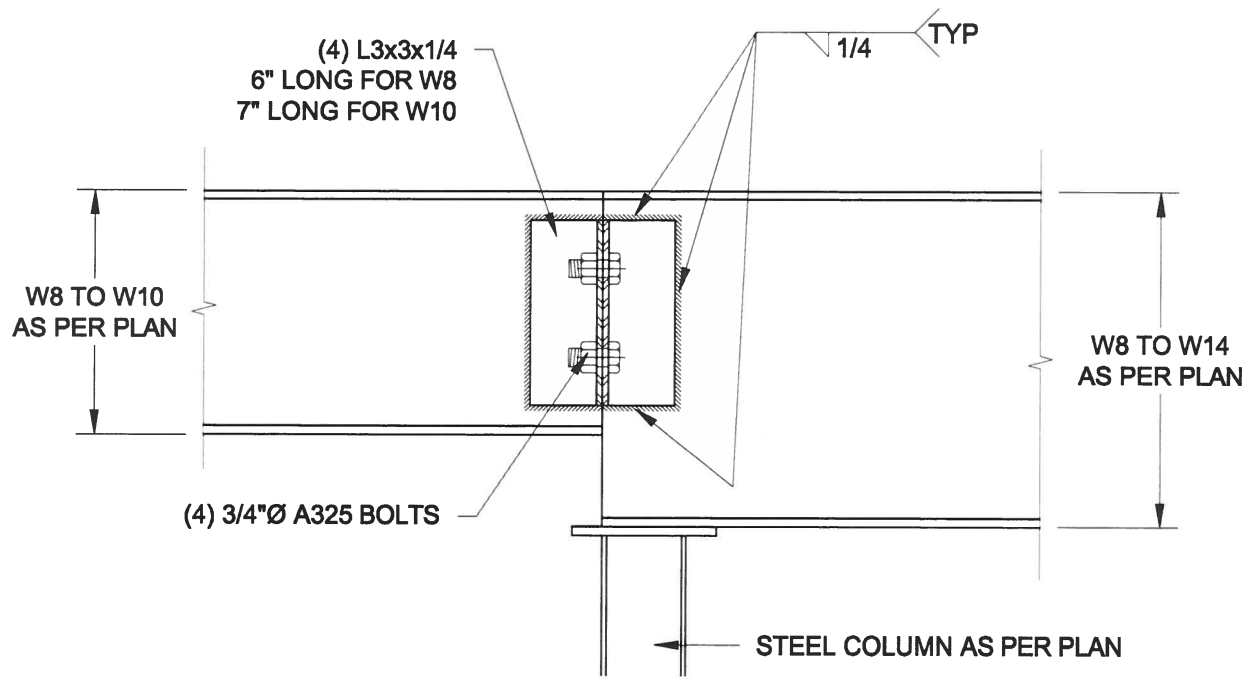
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"





**2**  
**S3** **TYP. STIFFENER**  
SCALE: 1 1/2" = 1'-0"

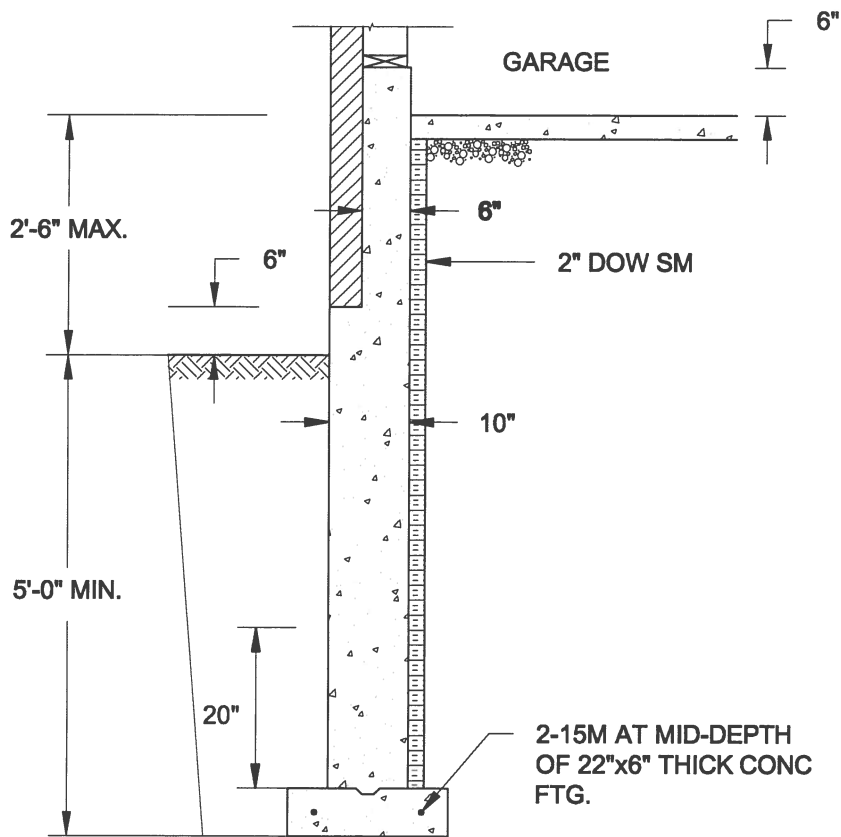


**3**  
**S3** **INVERTED ANGLE**  
SCALE: 1 1/2" = 1'-0"



**4**  
**S3** **STEEL BEAM CONNECTION**  
SCALE: 1 1/2" = 1'-0"

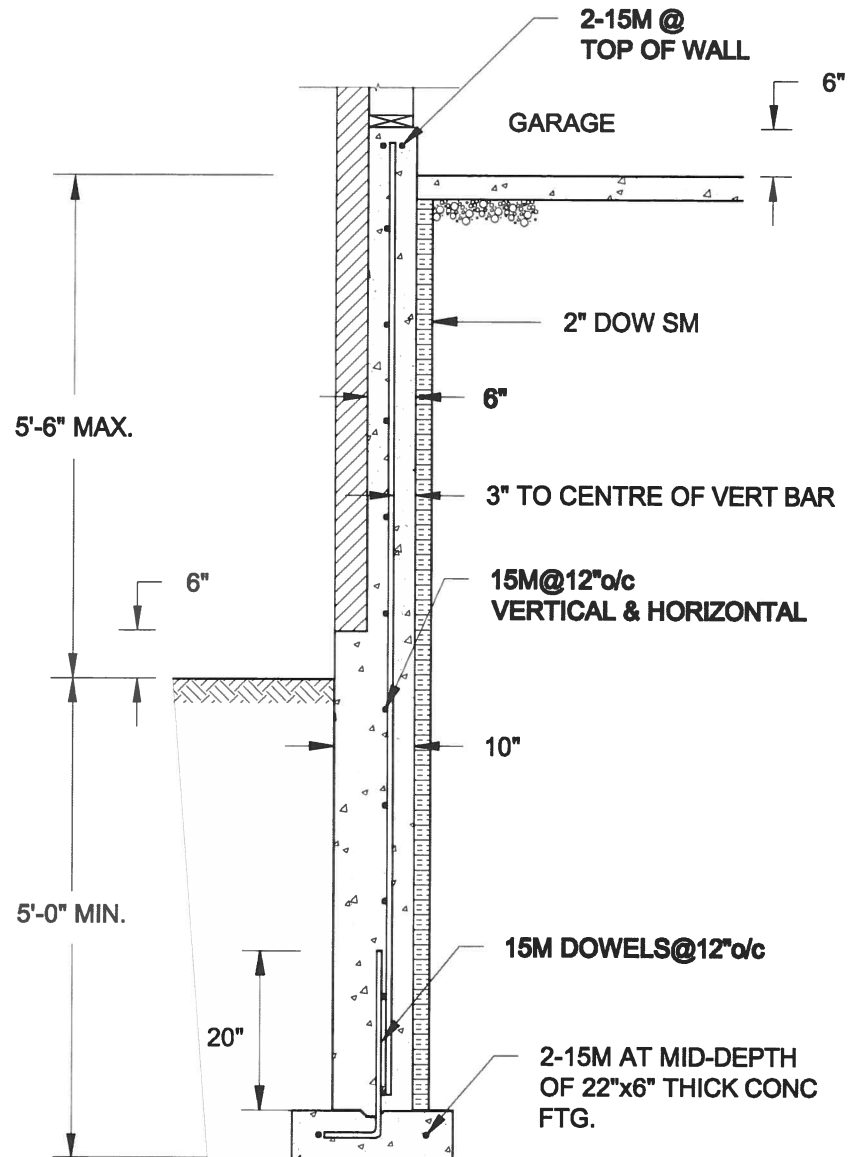
Scale: AS NOTED	<b>QUAILE ENGINEERING LTD.</b>  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  S. J. BOYD APR 24, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO
Date: FEB-26-2015		TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: 8C		Checked: SJB	Project No.: 14-095



**1A**  
**S4** REINFORCED BRICKSHELF  
SCALE: 1/2" = 1'-0"

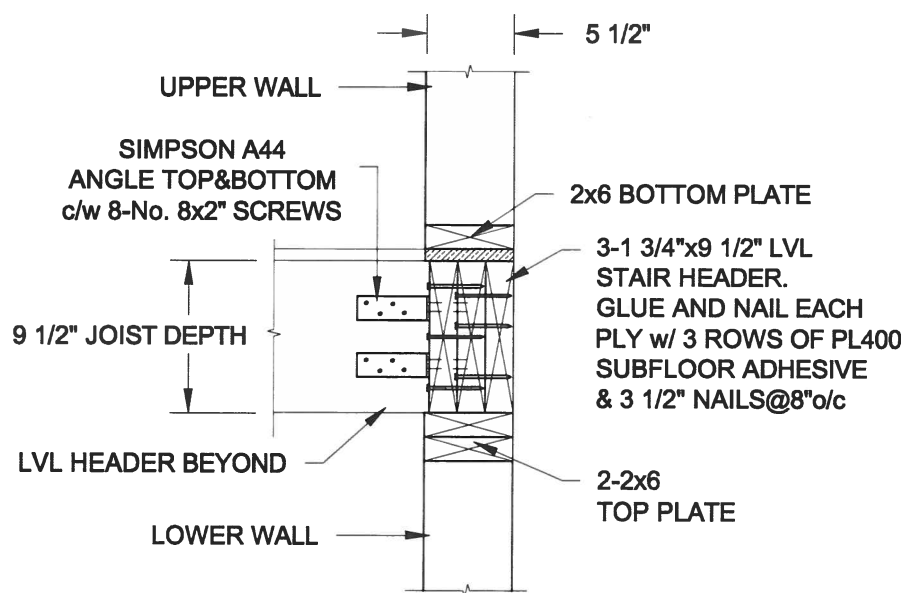
**NOTE:**

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.



**1B**  
**S4** REINFORCED BRICKSHELF  
SCALE: 1/2" = 1'-0"

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



**2**  
**S4** STAIR HEADER @ EXTERIOR WALL  
SCALE: 1" = 1'-0"

Scale: AS NOTED	
Date: JUL-13-2015	
Drawn: SC	Checked: SJB

**QUAILE ENGINEERING LTD.**



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

**Engineer's Seal**



SEPT 28, 2015

**Project:**

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

**Project No.:**

14-095

**Drawing No.:**

S4