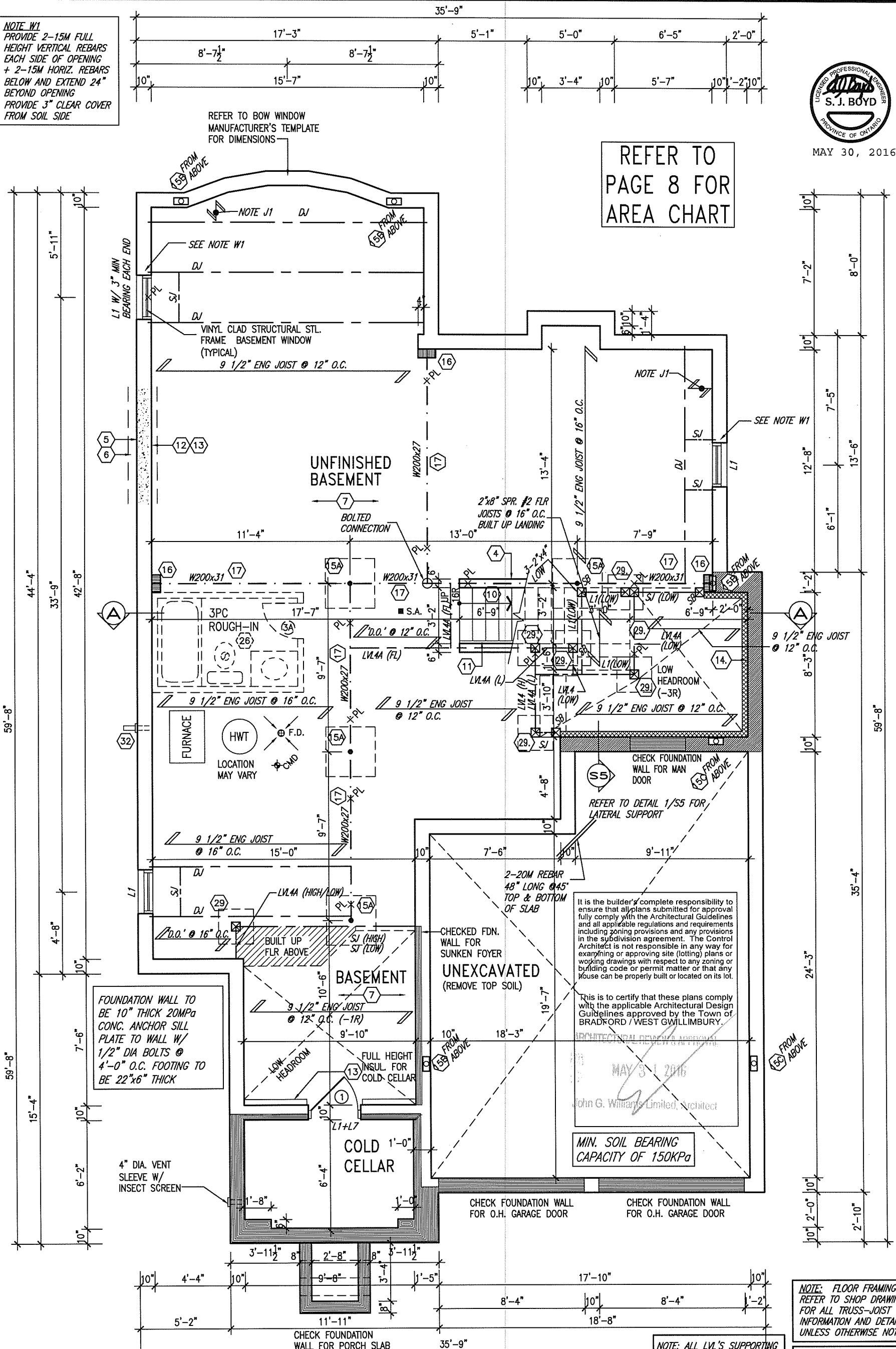


NOTE W1
 PROVIDE 2-15M FULL
 HEIGHT VERTICAL REBARS
 EACH SIDE OF OPENING
 + 2-15M HORIZ. REBARS
 BELOW AND EXTEND 24"
 BEYOND OPENING
 PROVIDE 3" CLEAR COVER
 FROM SOIL SIDE



MAY 30, 2016

REFER TO
 PAGE 8 FOR
 AREA CHART



FOUNDATION WALL TO
 BE 10" THICK 20MPa
 CONC. ANCHOR SILL
 PLATE TO WALL W/
 1/2" DIA BOLTS @
 4'-0" O.C. FOOTING TO
 BE 22"x6" THICK

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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 GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL
 MAY 31 2016
 John G. Williams Limited, Architect

MIN. SOIL BEARING
 CAPACITY OF 150KPa

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

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

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.

BASEMENT PLAN 'B' LOT 282

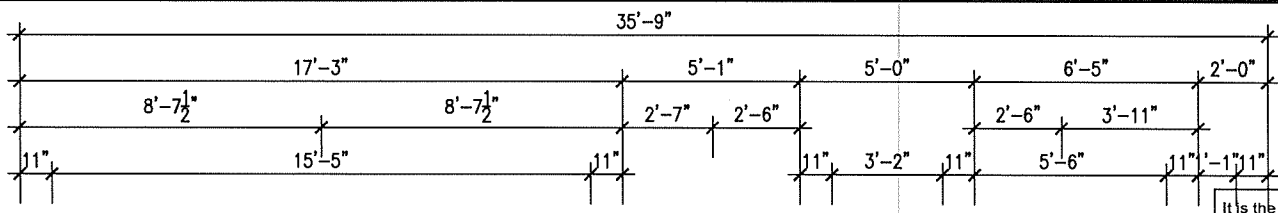
9			
8			
7			
6			
5			
4	ADDED LOT SPECIFIC	MAY 4/16	CC
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC
no.	description	date	by

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-Baptista 25591
 name
 registration information BCIN
 VA3 Design Inc. 42658
 signature
 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
 APR 17/14
 drawn by
 BO.BIM
 checked by
 scale
 3/16" = 1'-0"
 project no.
 13045
 drawing no.
 1

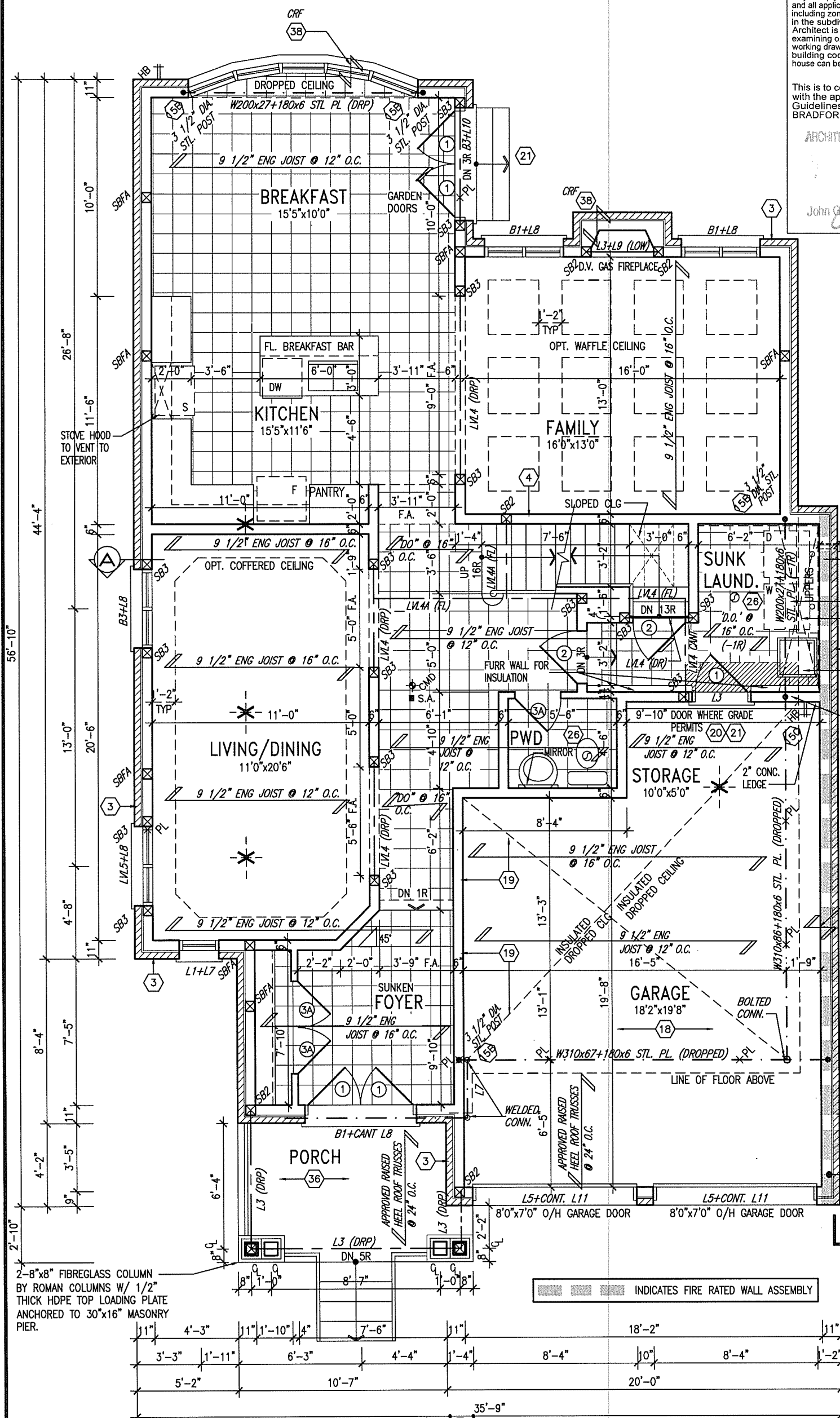
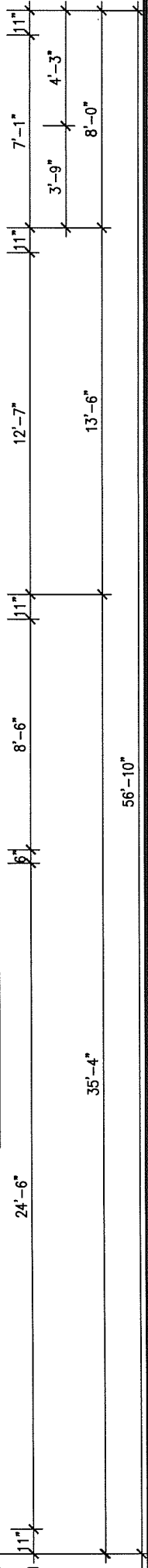
S42-2 LOT 282
 BASEMENT PLAN 'B'
 13045-S42-2-LOT 282



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ARCHITECTURAL REVIEW & APPROVAL
MAY 31 2016
John G. Williams Limited, Architect



HSS 3 1/2" x 3 1/2" x 1/4" C/W 4"x4"x1/4" TOP AND BOTTOM PLATES PROVIDE BASE PLATE 4 1/2"x10"x1/2" W/ (2) 1/2" DIA x12"x2" HOOK ANCHORS FIELD WELD COL TO BASE PLATE

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.

INDICATES FIRE RATED WALL ASSEMBLY

GROUND FLOOR PLAN 'B'

9			
8			
7			
6			
5			
4	ADDED LOT SPECIFIC	MAY 4/16	CC
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	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.

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

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416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON **S42-2 LOT 282**

project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON project no.: 13045

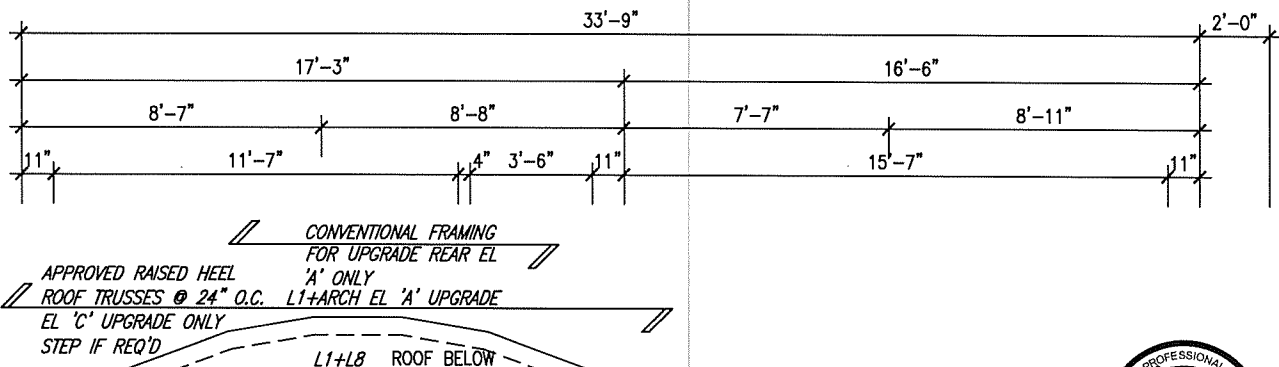
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scale: 3/16" = 1'-0"

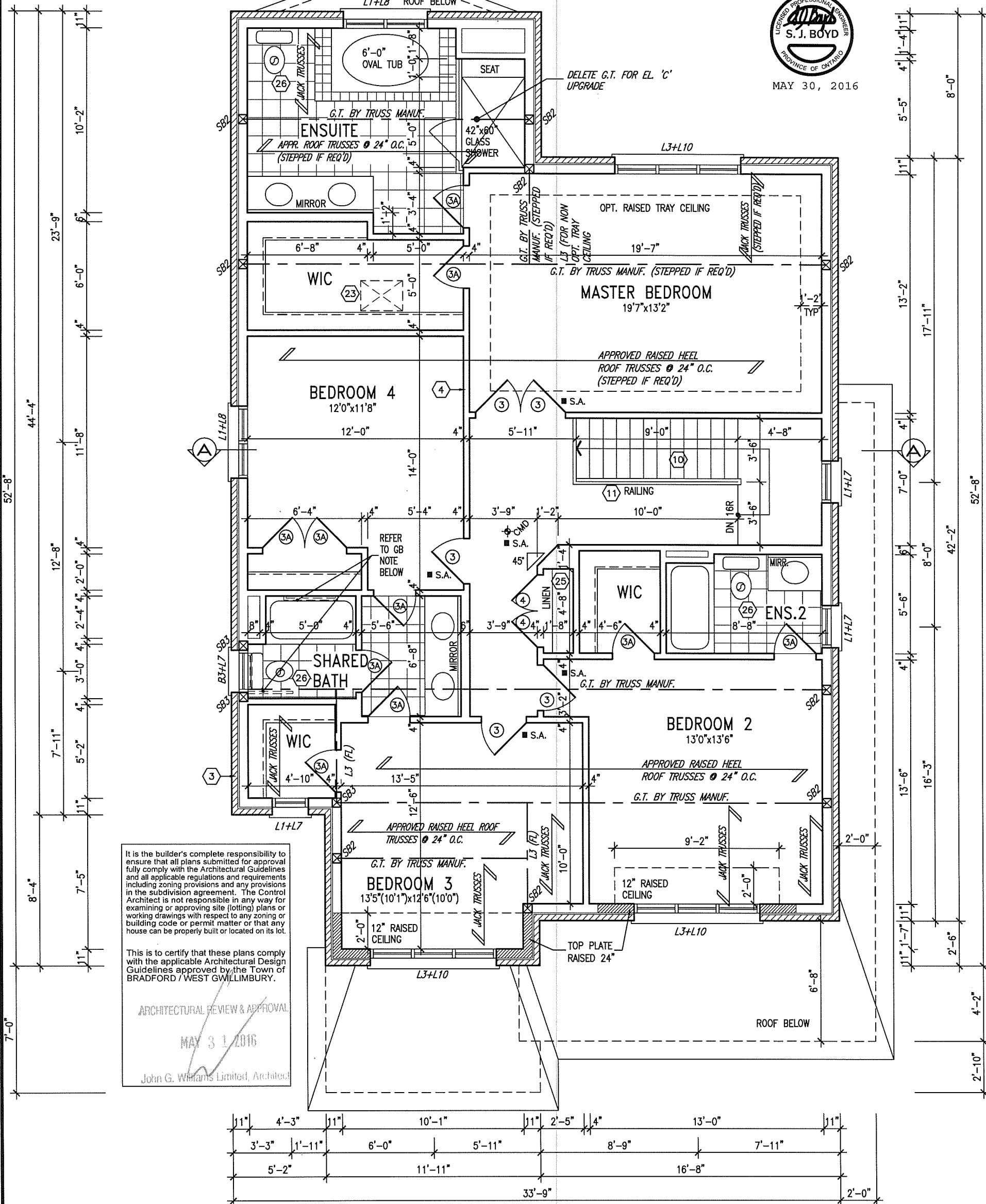
file name: 13045-S42-2-LOT 282

checked by: BD.BIM
scale: 3/16" = 1'-0"
13045-S42-2-LOT 282.dwg - Mon - May 30 2016 - 11:25 AM

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.(1)(d) & 3.8.3.13.(1)(f), AND DETAILS PROVIDED



MAY 30, 2016



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ARCHITECTURAL REVIEW & APPROVAL
 MAY 31 2016
 John G. Williams Limited, Architect

SECOND FLOOR PLAN 'B'

LOT 282

NOTE: REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Wellington Jno-Baptiste 25591
6				signature
5				BCIN
4	ADDED LOT SPECIFIC	MAY 4/16	CC	name registration information
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	VA3 Design Inc. 42658
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW	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	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC	
no.	description	date	by	

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BAYVIEW WELLINGTON S42-2 LOT 282

project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON project no.: 13045

date: APR 17/14 SECOND FLOOR PLAN 'B' drawing no.: 3

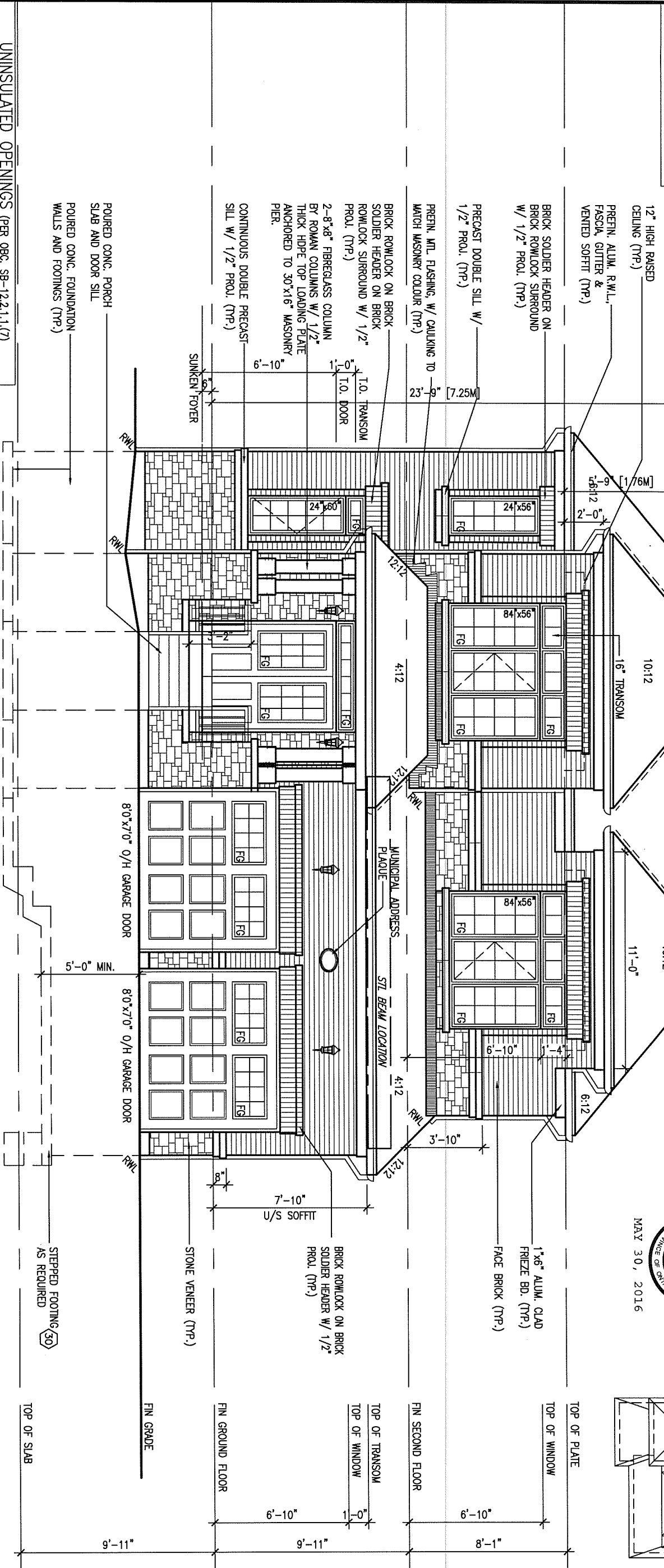
checked by: scale: 3/16" = 1'-0" file name: 13045-S42-2-LOT 282

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ARCHITECTURAL REVIEW & APPROVAL
MAY 3 2016
John G. Wilford, Architect

ASPHALT SHINGLES (TYP.)
VALLEY FLASHING (TYP.)
12" HIGH RAISED CEILING (TYP.)
PREFN. ALUM. R.W.L., FASCO, GUTTER & VENTED SOFFIT (TYP.)
BRICK SOLDIER HEADER ON BRICK ROWLOCK SURROUND W/ 1/2" PROL. (TYP.)
PRECAST DOUBLE SILL W/ 1/2" PROL. (TYP.)
PREFN. MTL. FLASHING, W/ CAULKING TO MATCH MASONRY COLOUR (TYP.)
BRICK ROWLOCK ON BRICK SOLDIER HEADER ON BRICK ROWLOCK SURROUND W/ 1/2" PROL. (TYP.)
2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HOPE TOP LOADING PLATE ANCHORED TO 30"x16" MASONRY PIER.
CONTINUOUS DOUBLE PRECAST SILL W/ 1/2" PROL. (TYP.)
POURED CONC. PORCH SLAB AND DOOR SILL
POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)



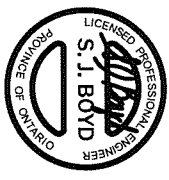
FRONT ELEVATION 'B'

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

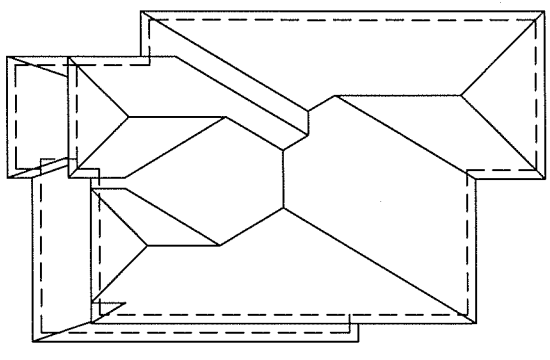
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	757 S.F.	111.00 S.F.	14.66 %
LEFT SIDE	1149 S.F.	75.11 S.F.	6.54 %
RIGHT SIDE	1094 S.F.	66.40 S.F.	6.07 %
REAR	675.00 S.F.	159.33 S.F.	23.60 %
TOTAL SQ. FT.	3675.00 S.F.	411.84 S.F.	11.21 %
TOTAL SQ. M.	341.42 S.M.	38.28 S.M.	11.21 %

LOT 282

ROOF PLAN 'B'
NTS



MAY 30, 2016



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				BCIN
4	ADDED LOT SPECIFIC	MAY 4/16	CC	42658
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW	
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC	
no.	description	date	by	

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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

BAYVIEW WELLINGTON S42-2 LOT 282

project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON project no.: 13045

date: APR 17/14 drawing no.: 4

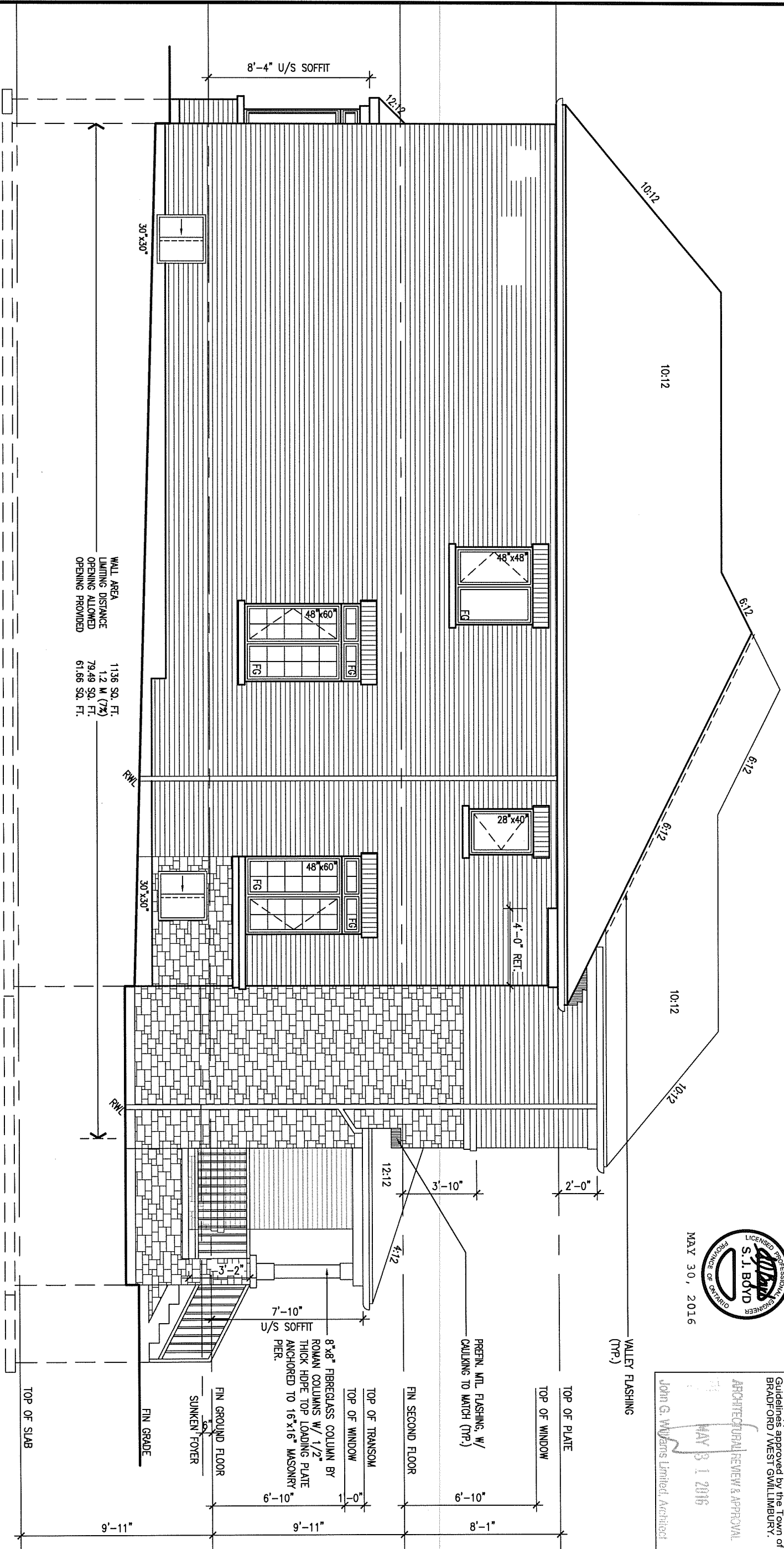
checked by: scale: 3/16" = 1'-0" file name: 13045-S42-2-LOT 282

drawn by: BD.BIM

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

LEFT SIDE ELEVATION 'B'



WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
OPENING PROVIDED

1136 SQ. FT.
1.2 M (7%)
79.49 SQ. FT.
61.66 SQ. FT.



This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Bradford-Ontario / West Gwillimbury.

ARCHITECTURAL REVIEW & APPROVAL
MAY 31 2016
John G. Williams Limited Architect

LOT 282

9				
8				
7				
6				
5				
4	ADDED LOT SPECIFIC	MAY 4/16	CC	
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	CW	
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC	
no.	description	date	by	

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t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON **S42-2 LOT 282**

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

date **APR 17/14** checked by **BO.BIM** scale **3/16" = 1'-0"** drawing no. **5**

LEFT SIDE ELEVATION 'B'

file name **13045-S42-2-LOT 282**

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2-LOT 282.dwg - Mon - May 30 2016 - 11:25 AM

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

1'-0" 1'-0" 1'-0" 1'-0"

1'-0"

1'-0"

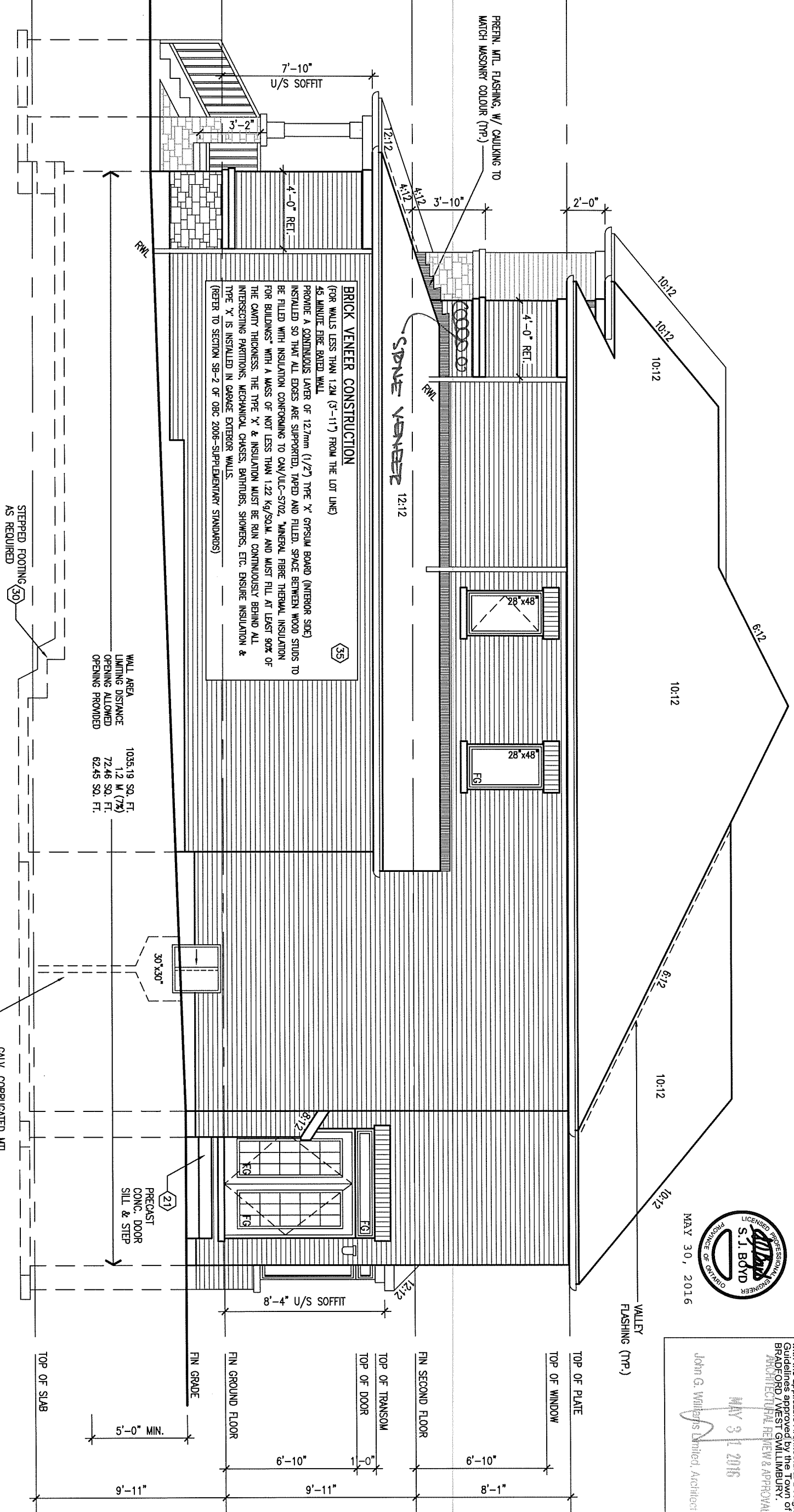
1'-0"

LOT 282



This is to certify that these plans comply with the applicable Architectural Guidelines approved by the Town of BRADFORD / WEST GUILDFORD. ARCHITECTURAL REVIEW & APPROVAL MAY 31 2016 John G. Williams Limited, Architect

RIGHT SIDE ELEVATION 'B'



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, TYPED AND FILED. 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/SQM. AND MUST FILL AT LEAST 80% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SP-2 OF OBC 2006-SUPPLEMENTARY STANDARDS)

WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
OPENING PROVIDED
1035.19 SQ. FT.
1.2 M (7'6")
72.46 SQ. FT.
62.45 SQ. FT.

STEPPED FOOTING (30) AS REQUIRED

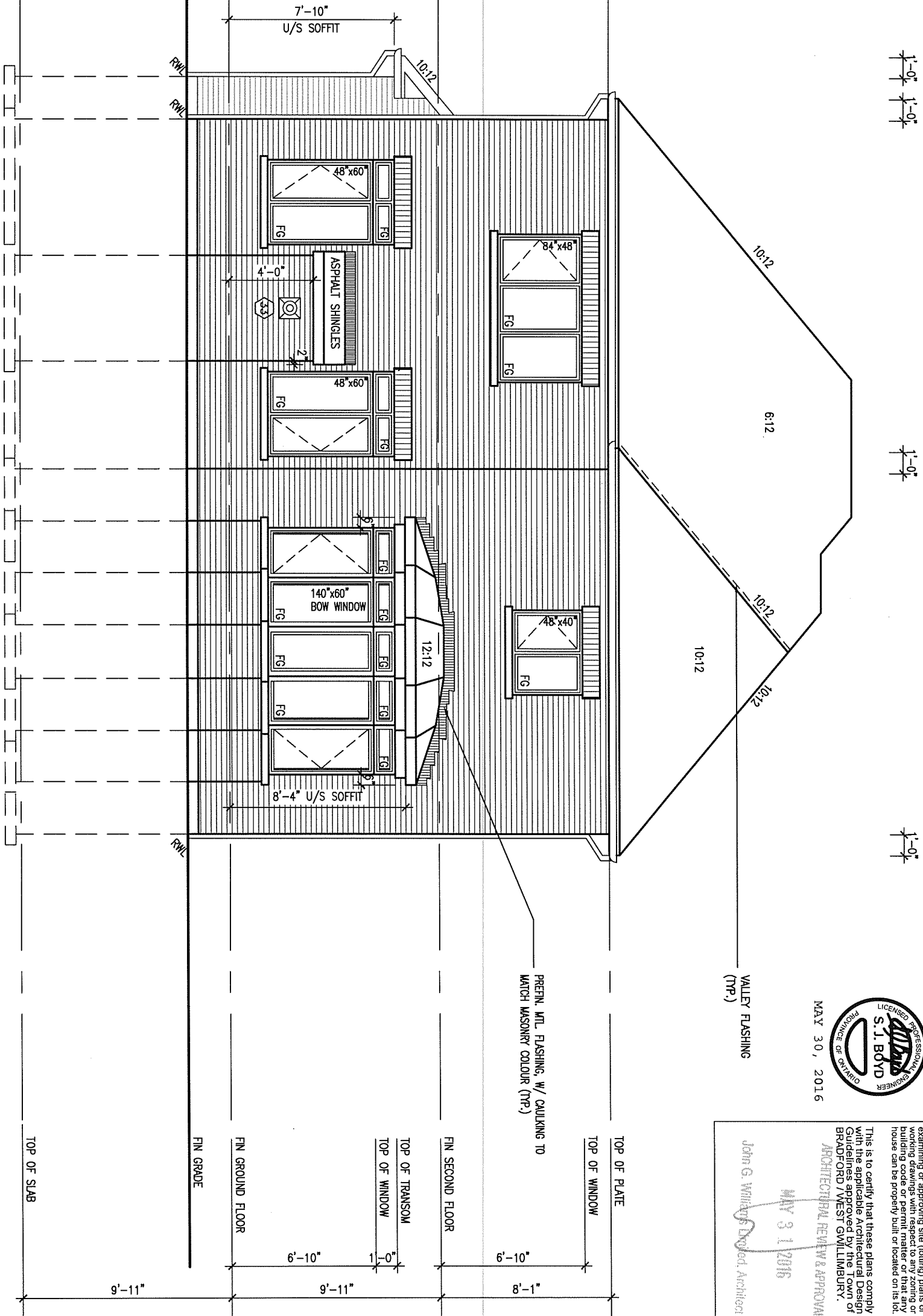
GALV. CORRUGATED MTL. WINDOW WELL DRAINED TO WEeping TILE WHERE GRADE PERMITS.

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.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES date APR 17/14 drawn by BD.BIM checked by - scale 3/16" = 1'-0" municipality BRADFORD, ON file name 13045-S42-2-LOT 282 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\Units\42\13045-S42-2-LOT 282.dwg - Mon - May 30 2016 - 11:25 AM	S42-2 LOT 282 project no. 13045 drawing no. 6
8			qualification information				
7			Wellington Jno-Baptiste 25591 BCIN				
6			name registration information				
5			VA3 Design Inc. 42658				
4	ADDED LOT SPECIFIC	MAY 4/16	CC				
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC				
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW				
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC				
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

REAR ELEVATION 'B'



MAY 30, 2016



LOT 282

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ARCHITECTURAL REVIEW & APPROVAL

MAY 31 2016

John G. Willard, Designer, Architect

9.			
8.			
7.			
6.			
5.			
4.	ADDED LOT SPECIFIC	MAY 4/16	CC
3.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1.	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC
no.	description	date	by

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qualification information

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

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BAYVIEW WELLINGTON

project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON

date: APR 17/14 checked by: BD.BIM scale: 3/16" = 1'-0"

file name: 13045-S42-2-LOT 282

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S42-2 LOT 282

project no. 13045

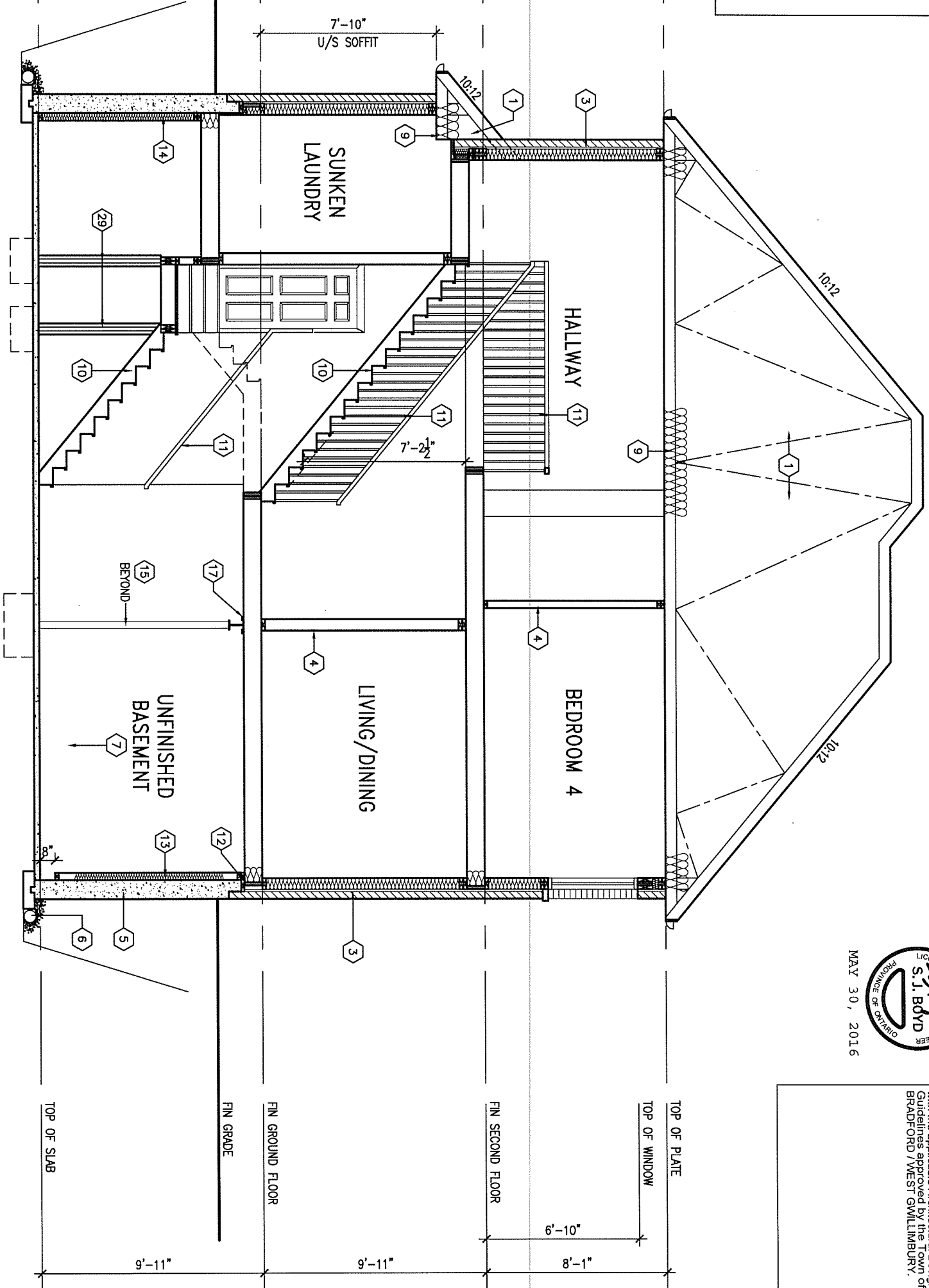
drawing no. 7

REAR ELEVATION 'B'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

AREA CALCULATIONS	ELEV. B
GROUND FLOOR AREA	1318 SF
SECOND FLOOR AREA	1561 SF
SUBTOTAL	2879 SF
DEDUCT ALL OPEN AREAS	0 SF
TOTAL NET AREA	2879 SF (267.47 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE	1764 SF
W/OUT PORCH	(163,88 m ²)
COVERAGE	1843 SF (171.22 m ²)
W/ PORCH	

CROSS SECTION 'A-A'



1'-0" 1'-0"

1'-0"

LOT 282



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

no.	description	date	by
9			
8			
7			
6			
5			
4	ADDED LOT SPECIFIC	MAY 4/16	CC
3	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 06/14	GW
1	ISSUED FOR CLIENT REVIEW	SEP 04-14	RC

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

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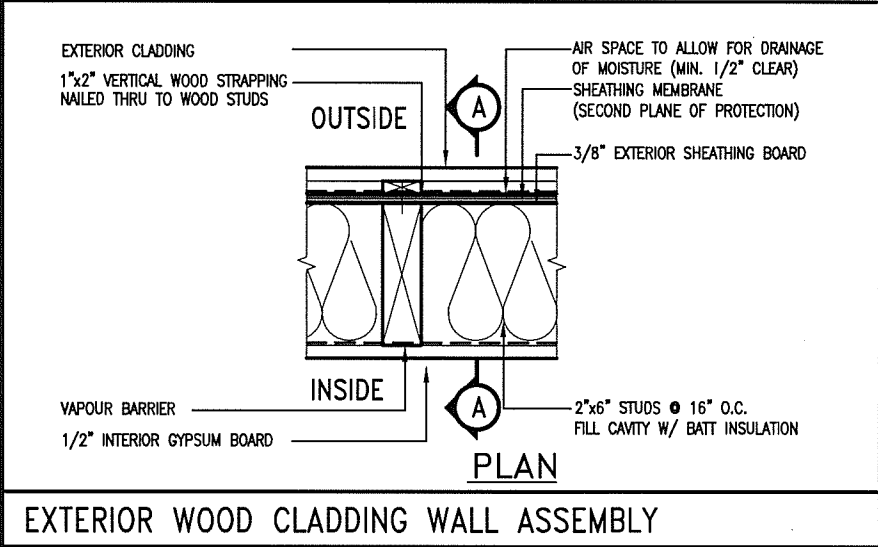
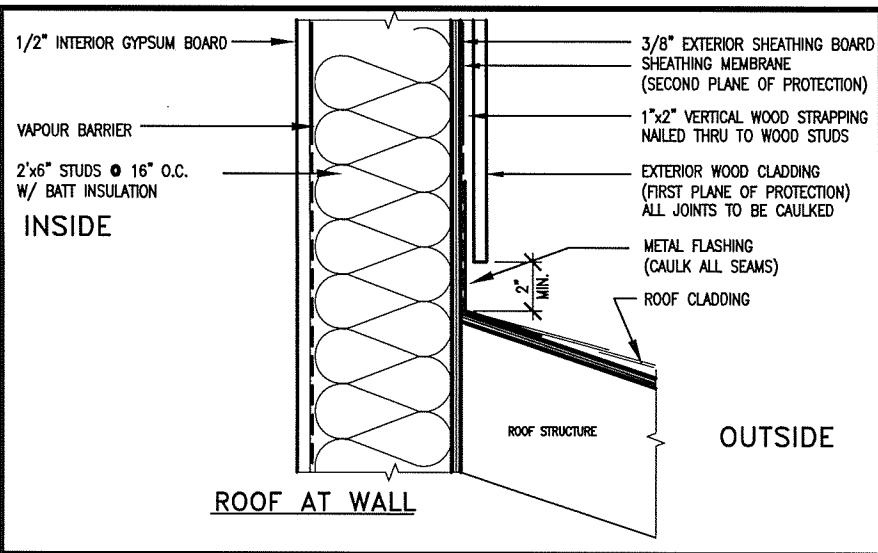
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 va3design.com

BAYVIEW WELLINGTON
 GREEN VALLEY ESTATES
 BRADFORD, ON

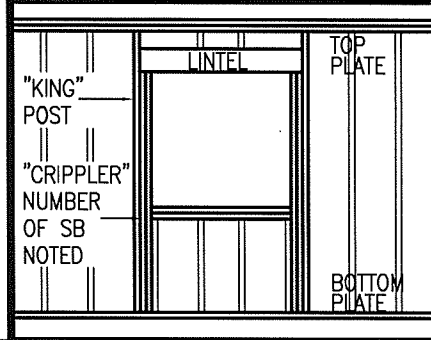
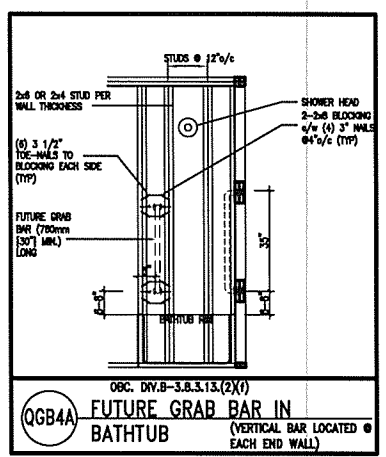
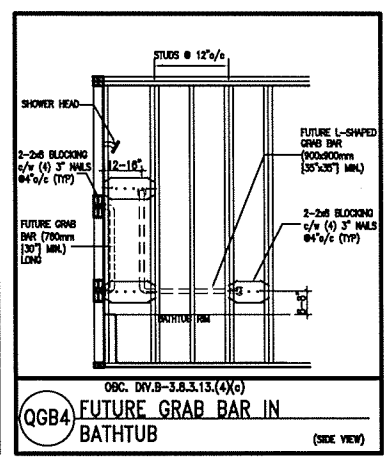
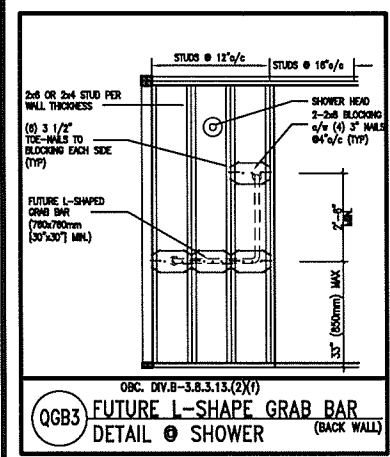
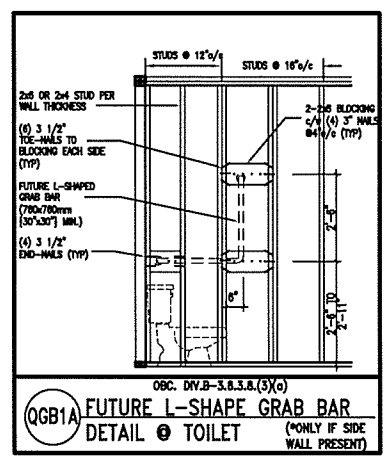
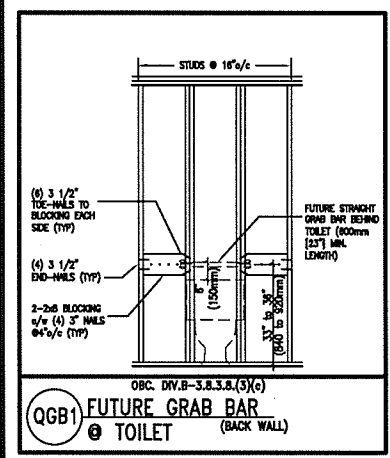
project name
 date APR 17/14
 drawn by BD.BIM
 checked by
 scale 3/16" = 1'-0"

S42-2 LOT 282
 project no. 13045
 drawing no. 8

CROSS SECTION 'A-A'
 file name 13045-S42-2-LOT 282



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**



MAY 30, 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

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
 VAS Design Inc. 42658

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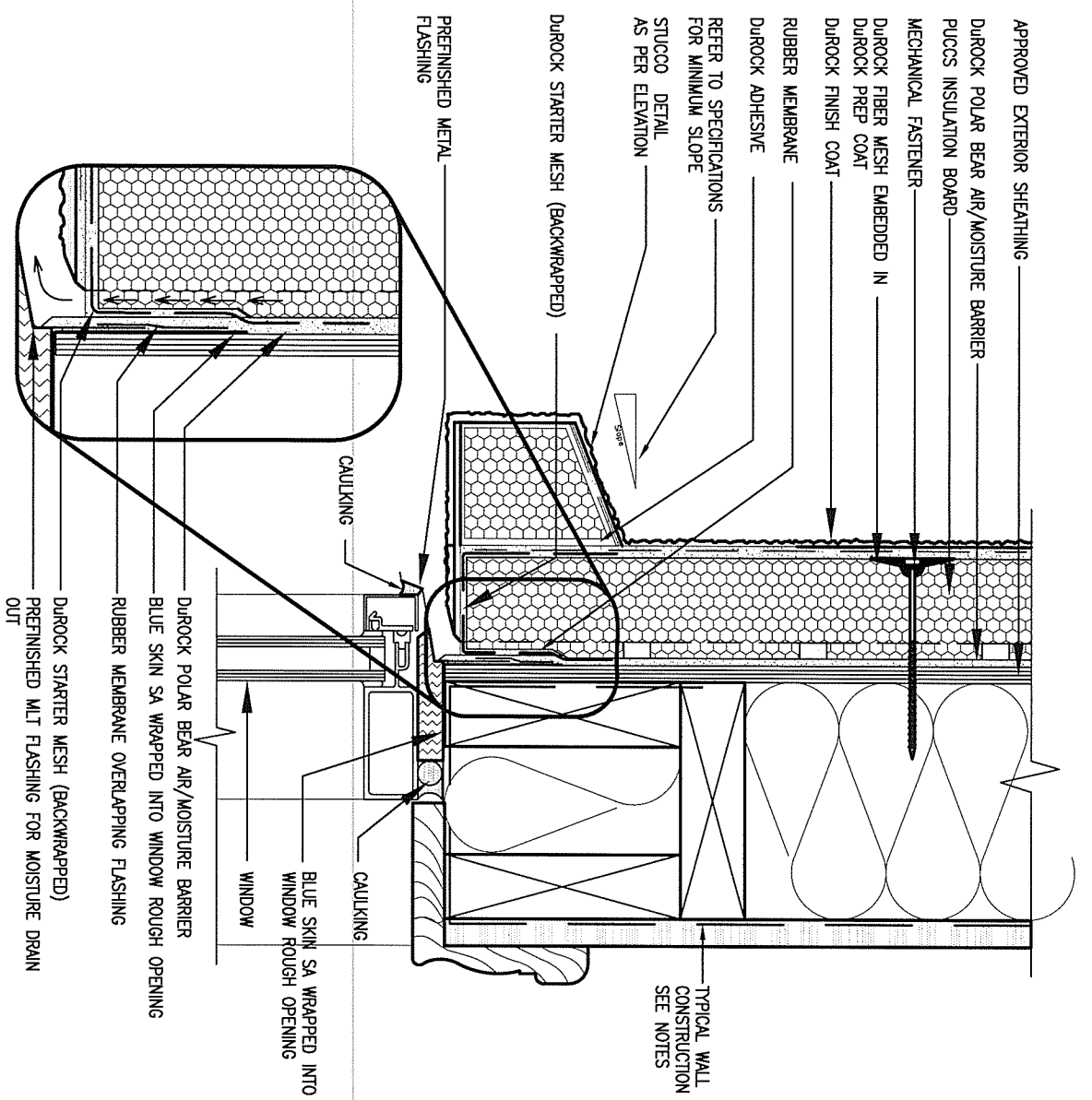
project name: GREEN VALLEY ESTATES
 municipality: BRADFORD
 project no.: 13045

date: APR 2014
 drawn by: RC
 checked by: -
 scale: 3/16" = 1'-0"

CONSTRUCTION NOTES
 13045-CONST-OBC 2015
 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM

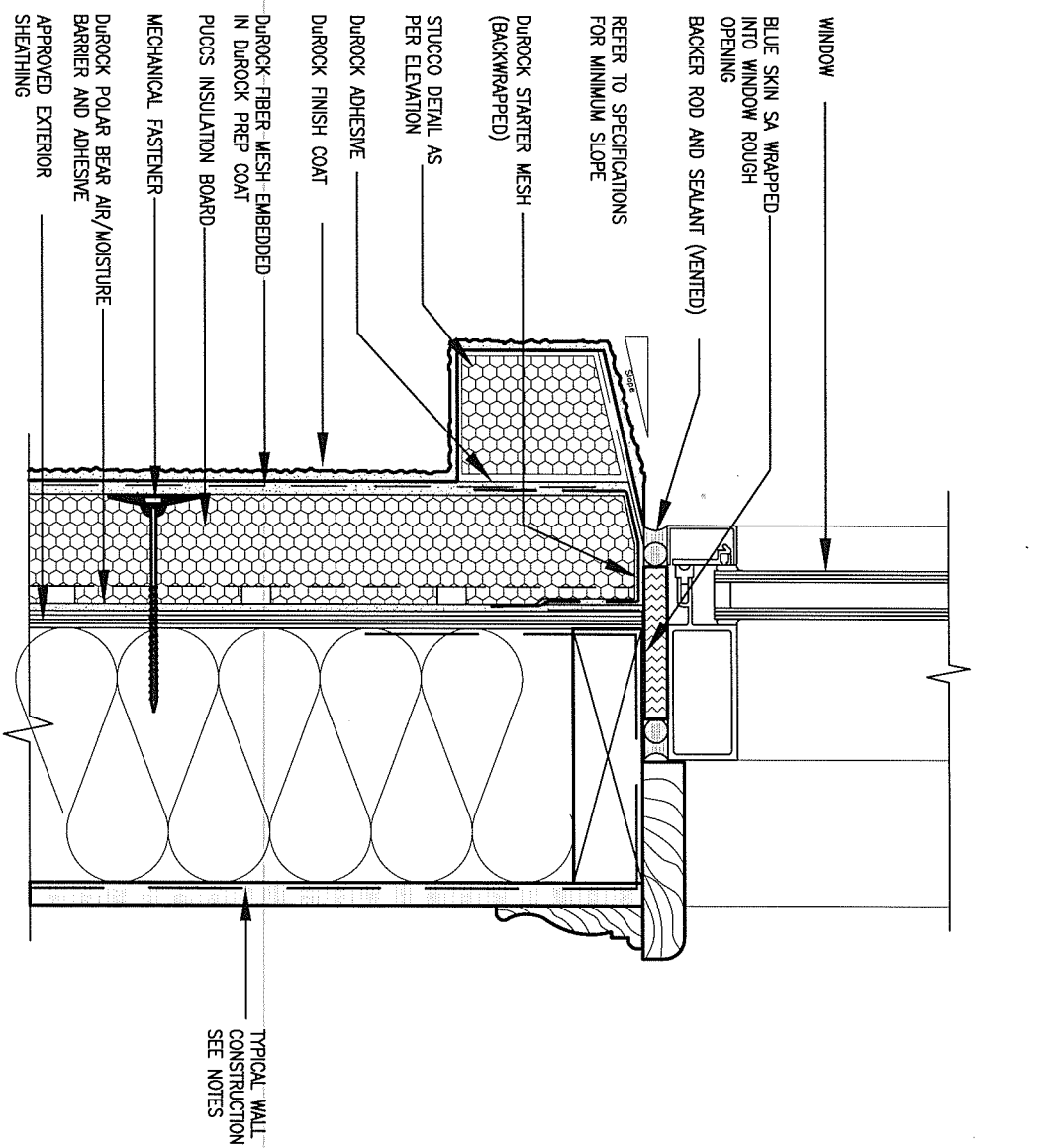
CONST NOTE
 -
 13045

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

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 name registration information BCIN
 VA3 Design Inc. 42658

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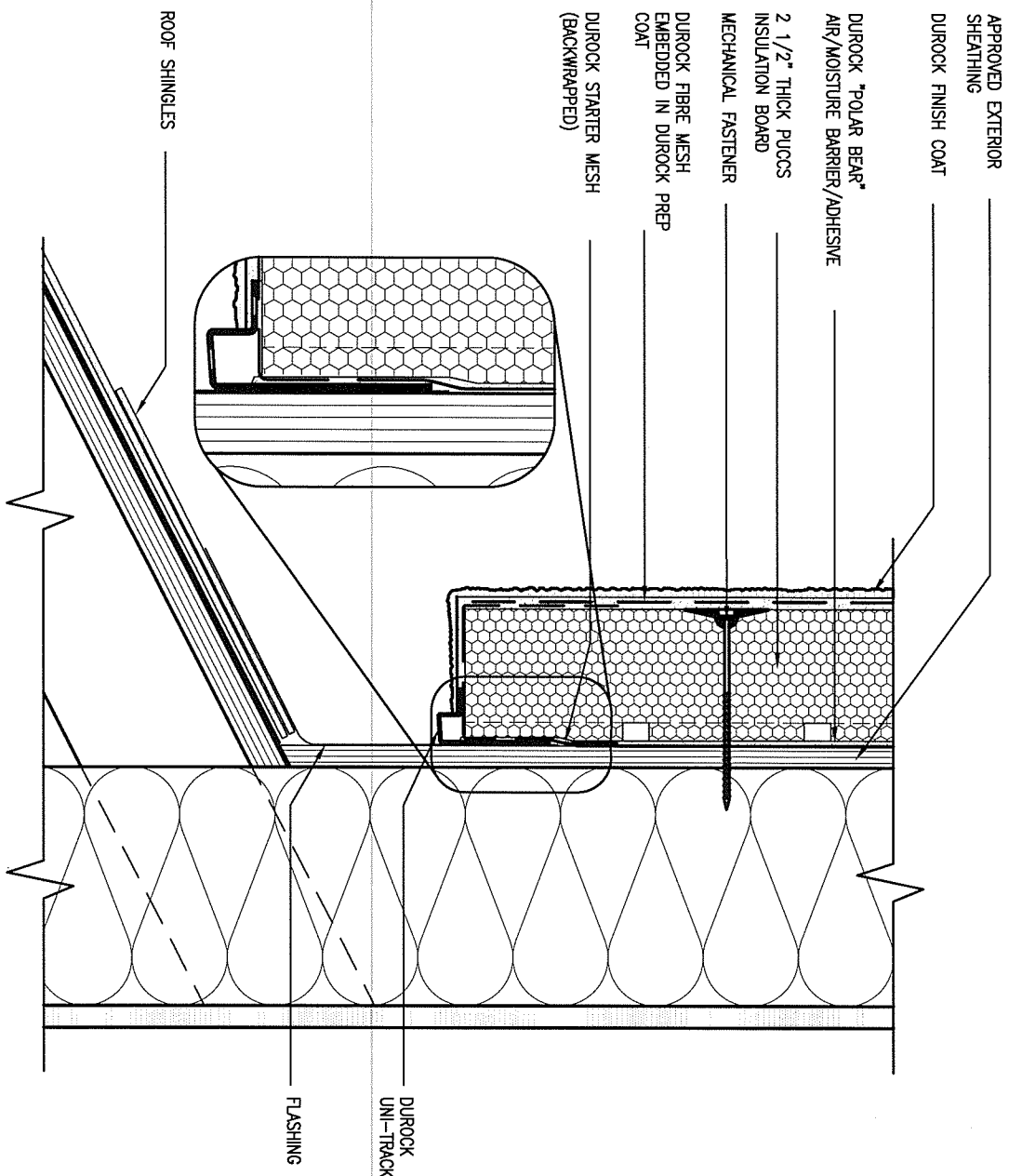
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 va3design.com

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. CN3

CONSTRUCTION NOTES
 13045-CONST-0BC 2015
 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM

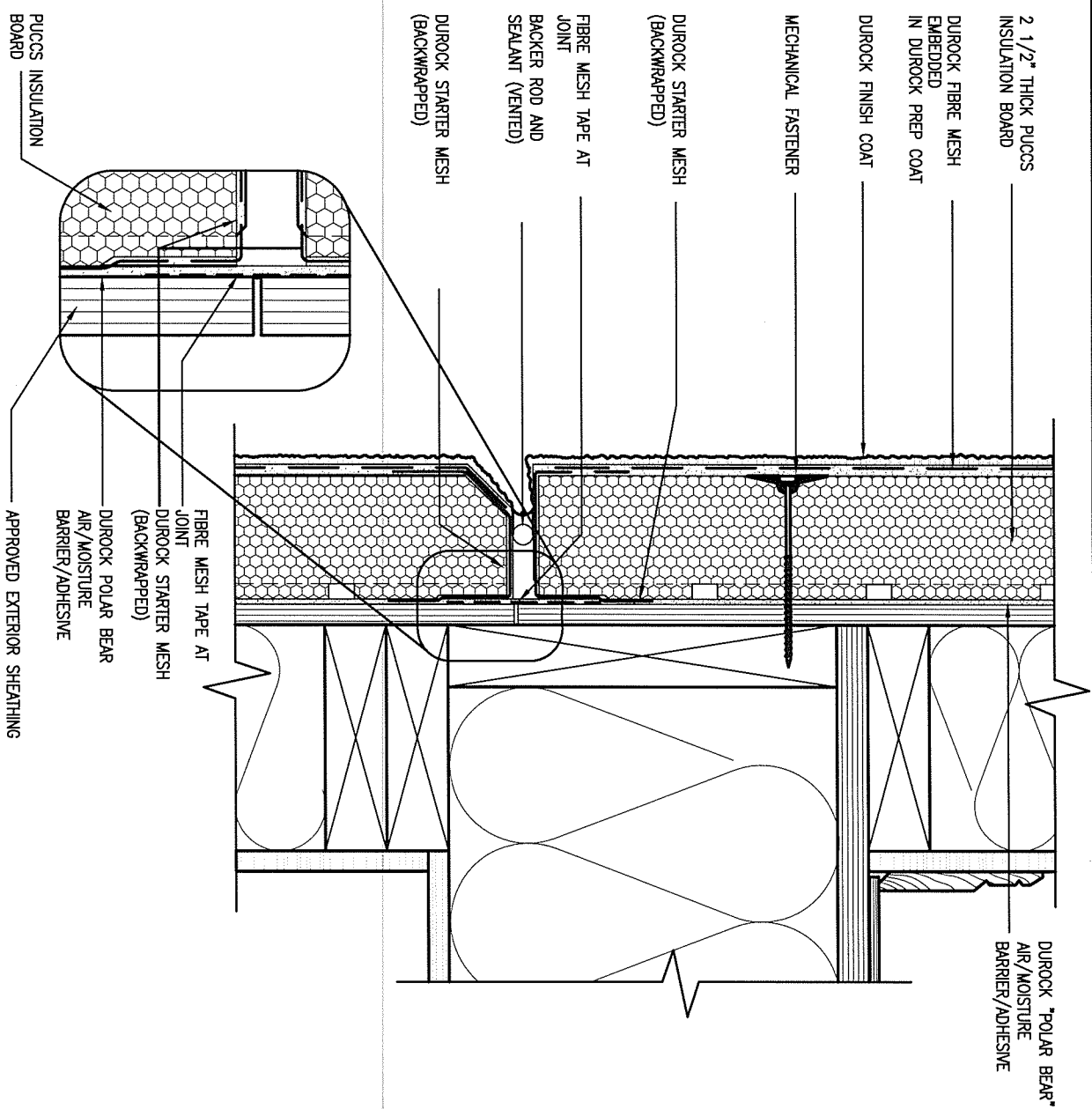


3 STUCCO TERMINATION @ ROOF

SCALE: 3" = 1'-0"

CN4

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

SCALE: 3" = 1'-0"

CN4

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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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 name registration information BCIN
 VA3 Design Inc. 42658

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project name GREEN VALLEY ESTATES municipality BRADFORD project no. 13045

date APR 2014 checked by scale 3/16" = 1'-0"

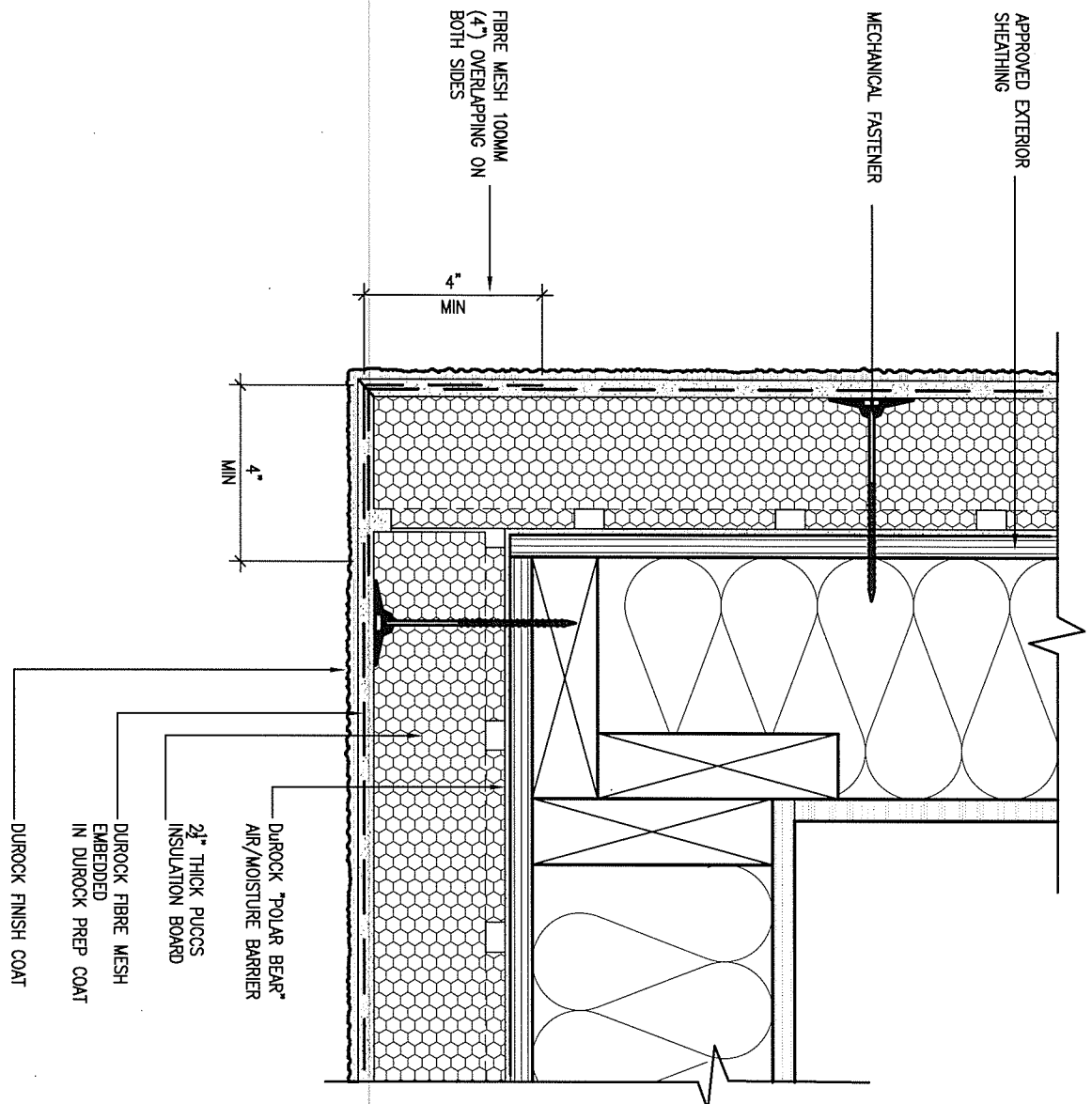
drawn by RC file name 13045-CONST-0BC 2015 drawing no. CN4

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CONST NOTE

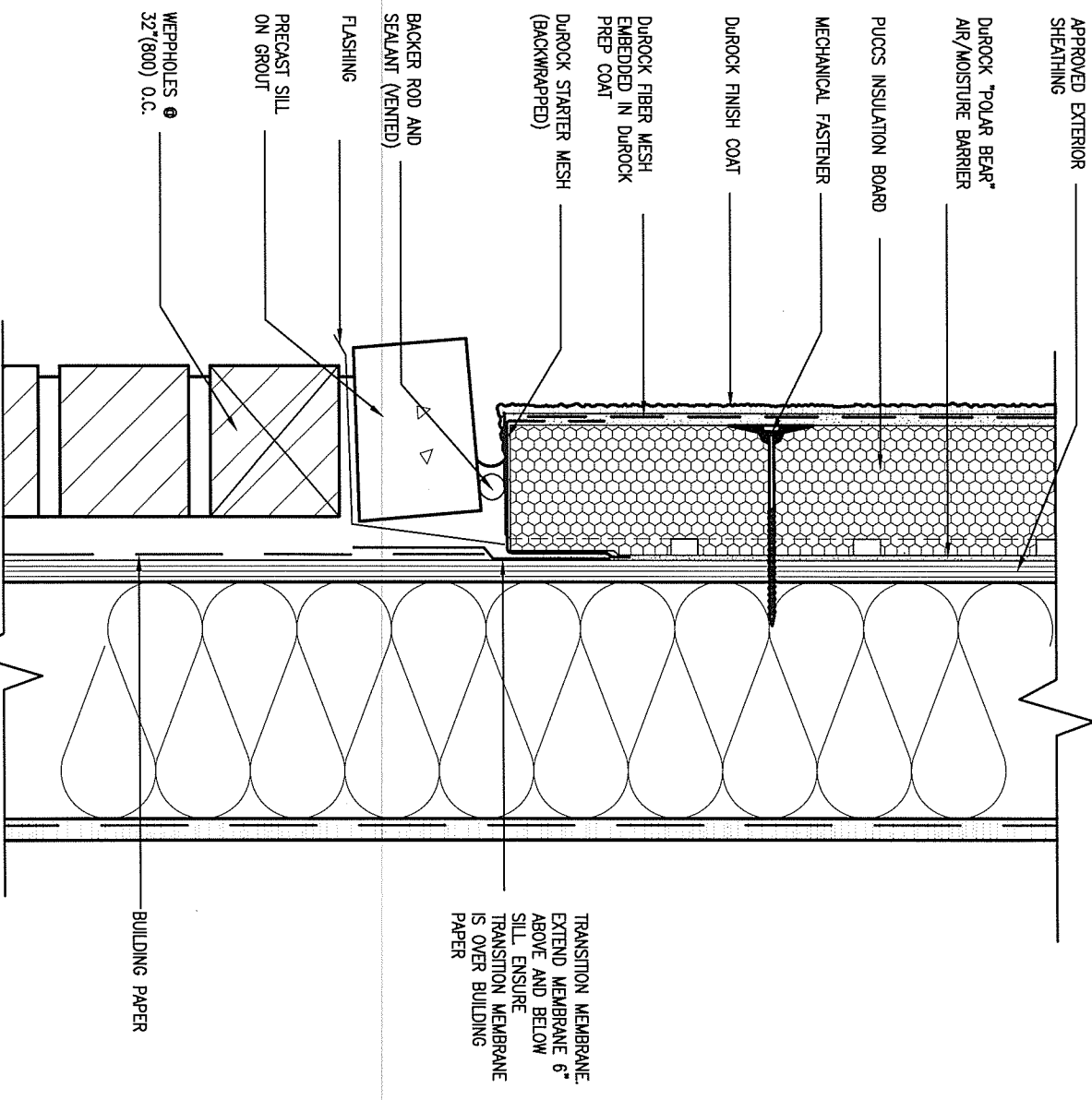
CONSTRUCTION NOTES

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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"

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2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
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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"	file name	13045-CONST-0BC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		drawing no.	CN5

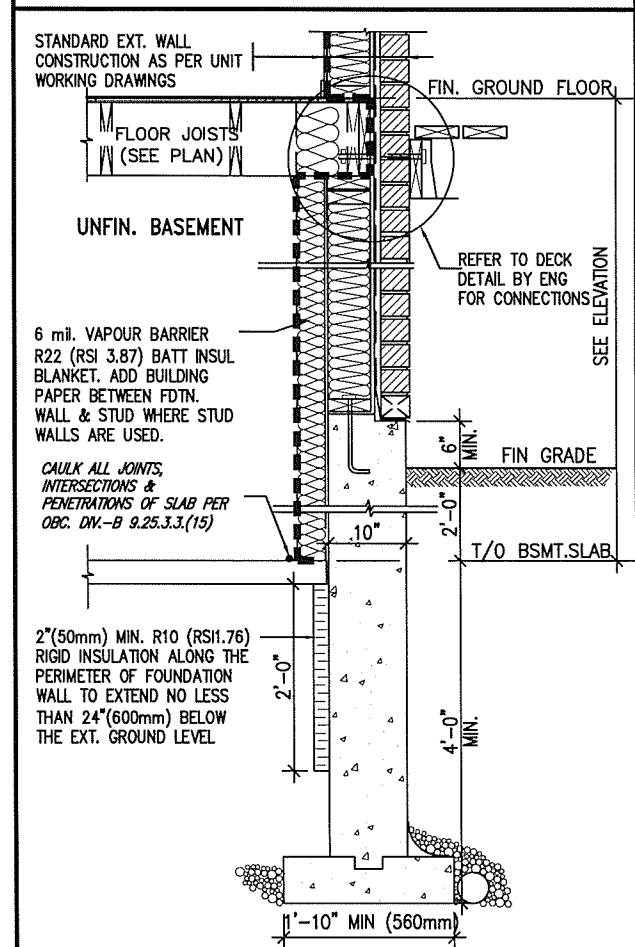
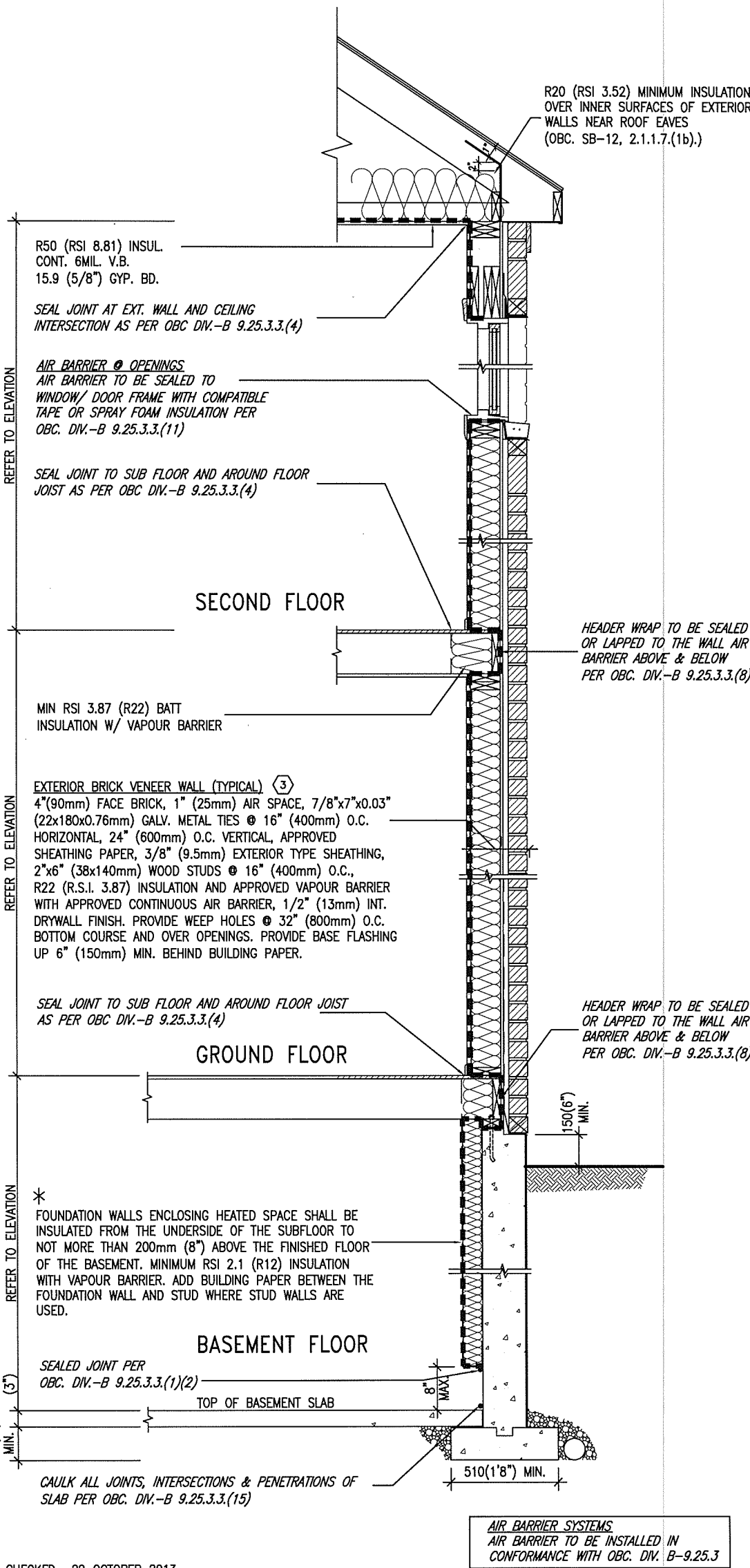
SB12-COMPLIANCE PACKAGE 'J'

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	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	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	2.11 (R12)	4" R12 BLANKET
Minimum RSI (R) value		
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	1.8	DOUBLE PANE LOW EMISSVITY
Maximum U-value		
Skylights	2.8	DOUBLE PANE LOW EMISSVITY
Maximum U-value		
Space Heating Equipment	94%	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.67	NATURAL GAS
Minimum EF		
HRV	60%	-
Minimum Efficiency		



MAY 30, 2016



* REVISED- 15 MARCH 2013
SECTION AT W.O.D/W.O.B.

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

SEMI & SINGLES ONLY

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

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qualification information
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name registration information VAS Design Inc. 42658

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BAYVIEW WELLINGTON

Project name: GREEN VALLEY ESTATES
Municipality: BRADFORD
Date: APR 2014
Checked by: [Signature]
Scale: 3/16" = 1'-0"

CONST NOTE

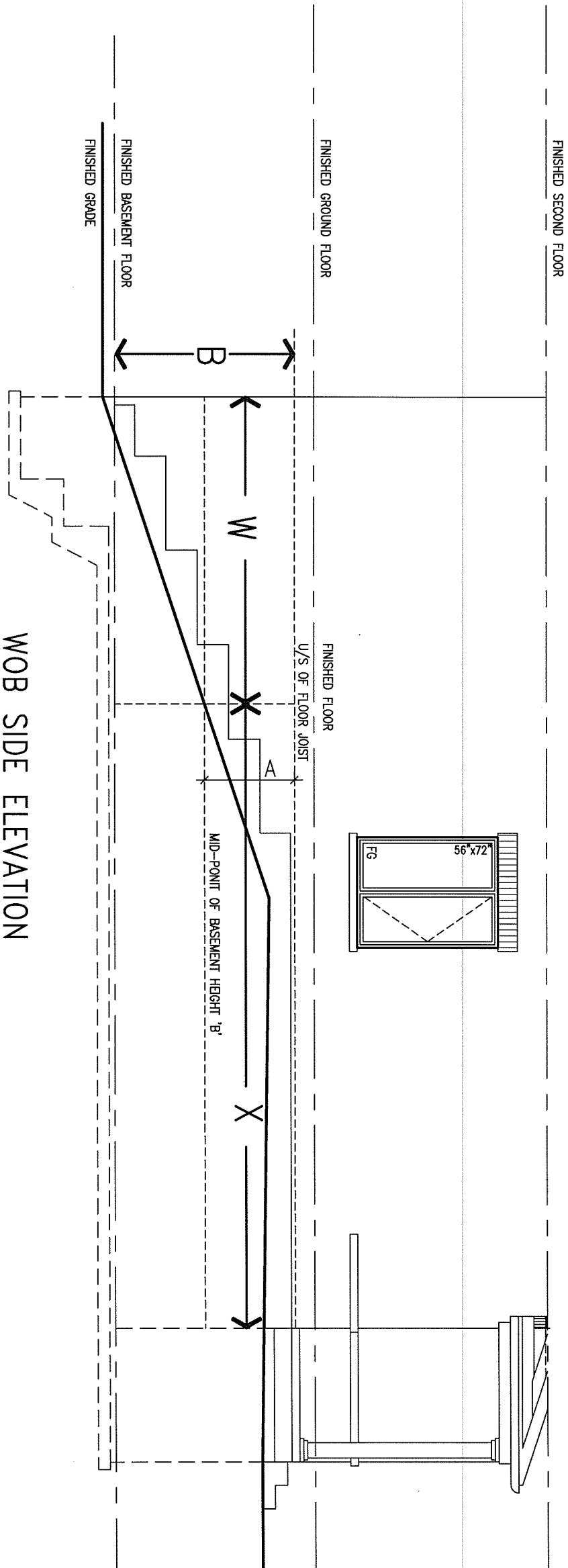
Project no. 13045
Drawing no. CN6
File name: 13045-CONST-OBC 2015

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
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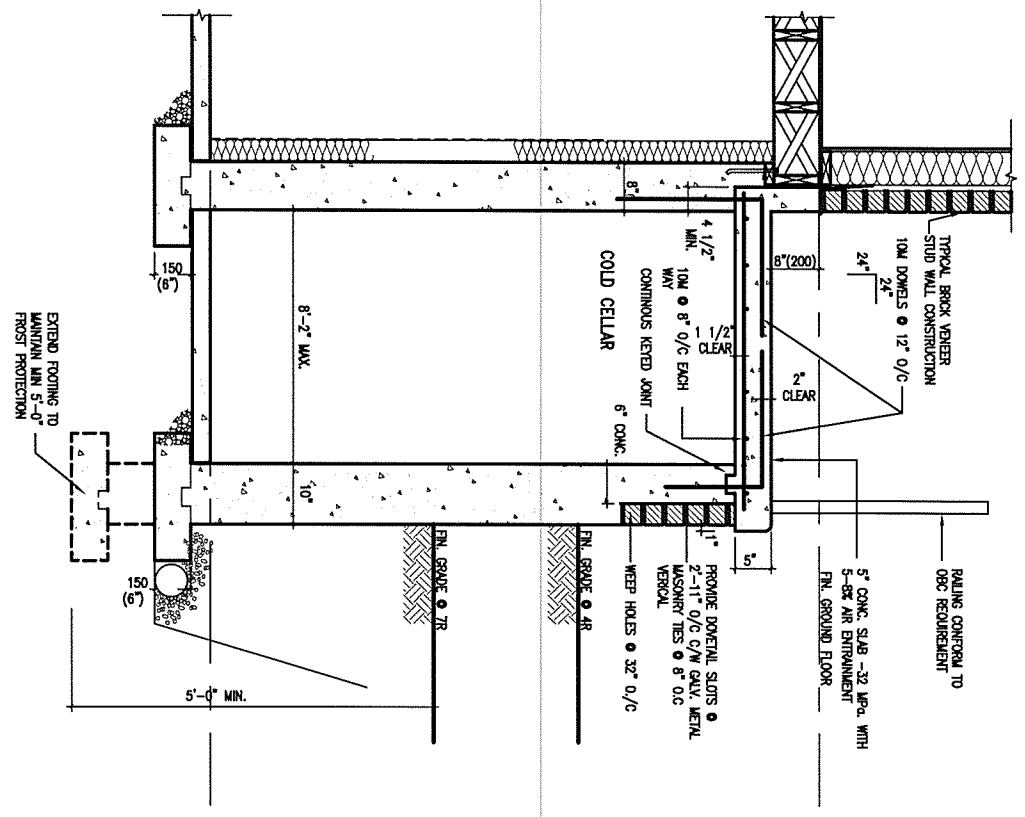
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BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN7
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
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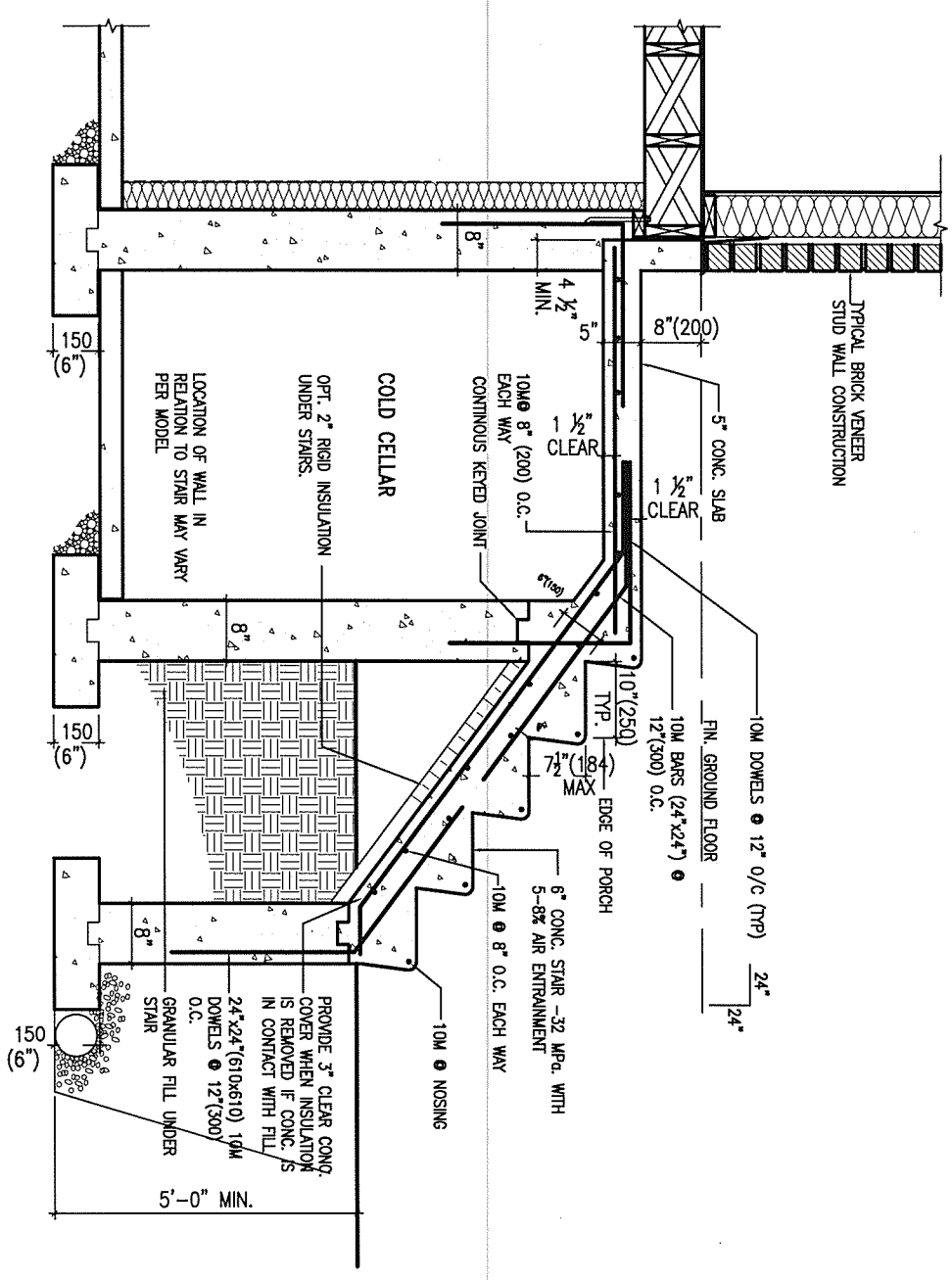
X1

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.



MAY 30, 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 signature
registration information BCIN
VA3 Design Inc. 42658

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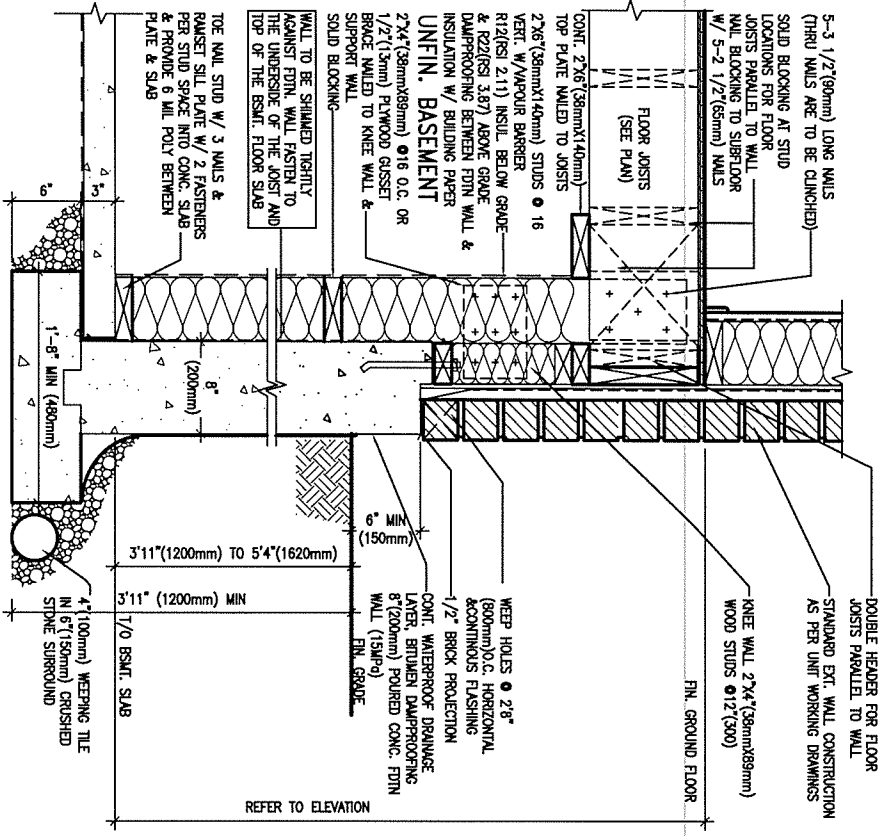
BAYVIEW WELLINGTON	
project name GREEN VALLEY ESTATES	municipality BRADFORD
date APR 2014	checked by
drawn by RC	scale 3/16" = 1'-0"
CONSTRUCTION NOTES	
file name 13045-CONST-OBC 2015	project no. 13045

CONST NOTE

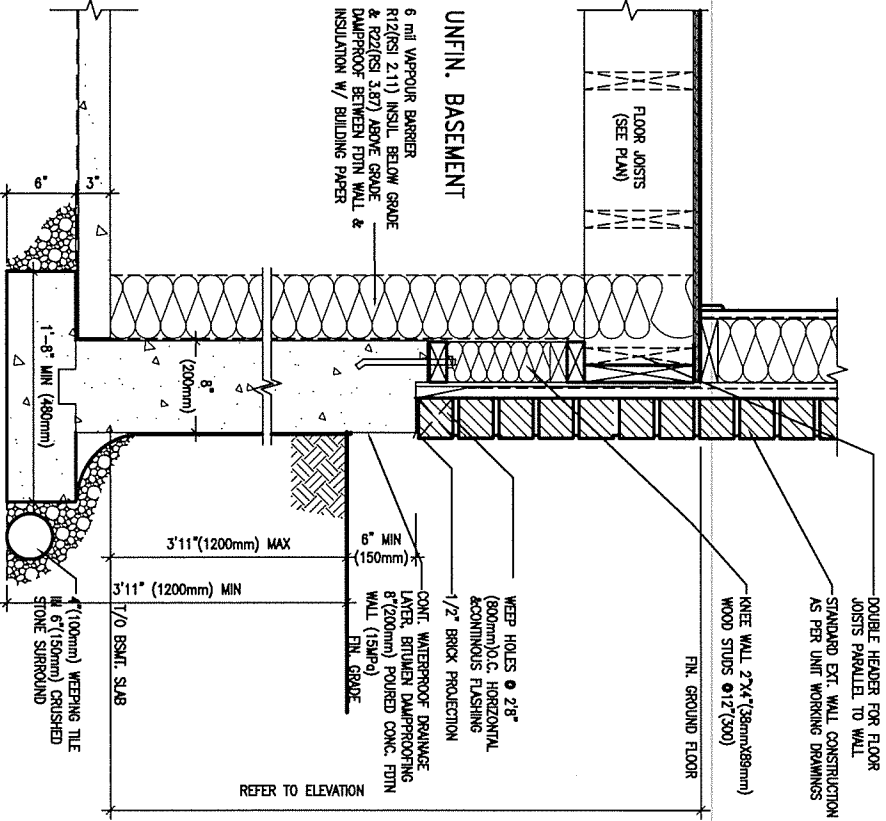
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CN8

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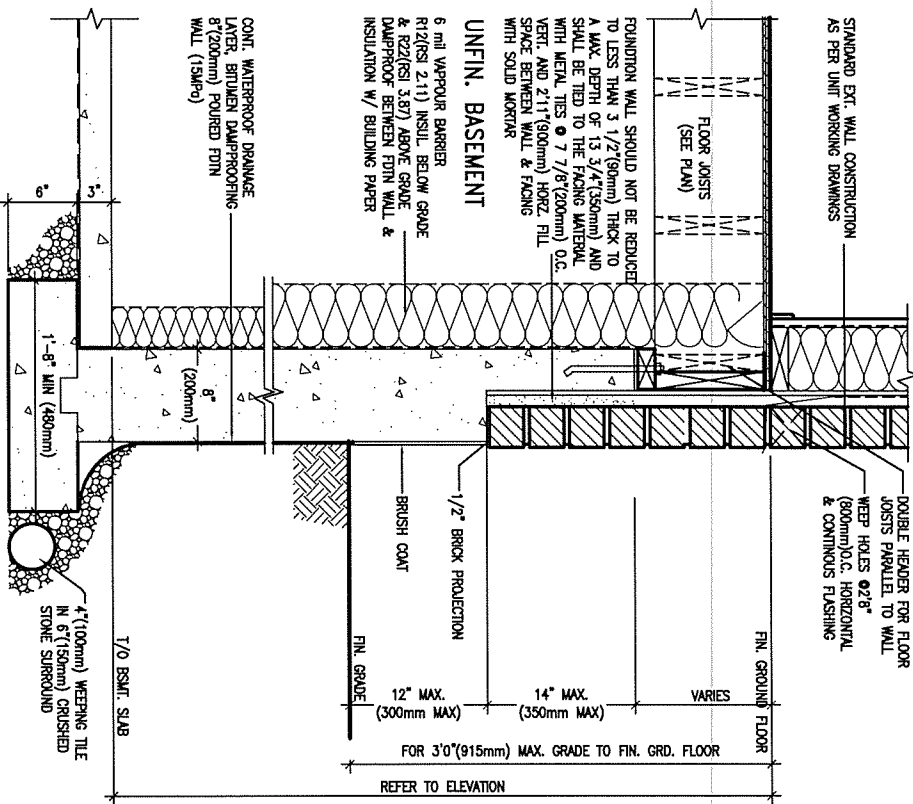
MAY 30, 2016

EW3.08B
WALK-OUT WALL SECTION FOR GRADE
HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm) BASEMENT SLAB TO GRADE
N.T.S.



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



EW3.06B
WALK-OUT DECK WALL SECTION FOR 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
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 registration information
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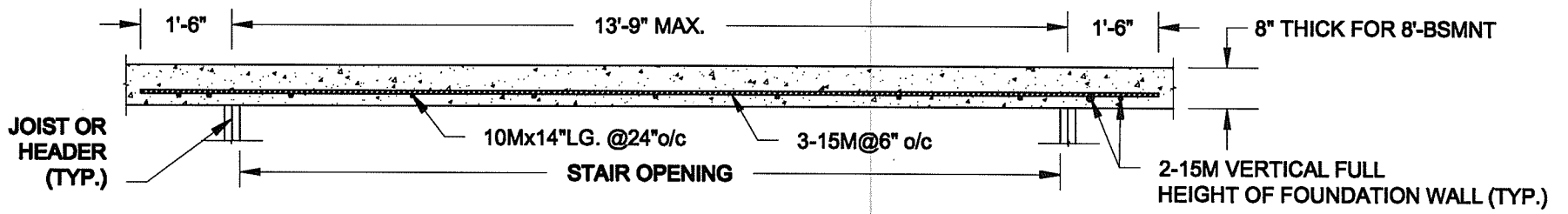
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date	APR 2014	checked by	RC
drawn by	RC	scale	3/16" = 1'-0"

CONSTRUCTION NOTES

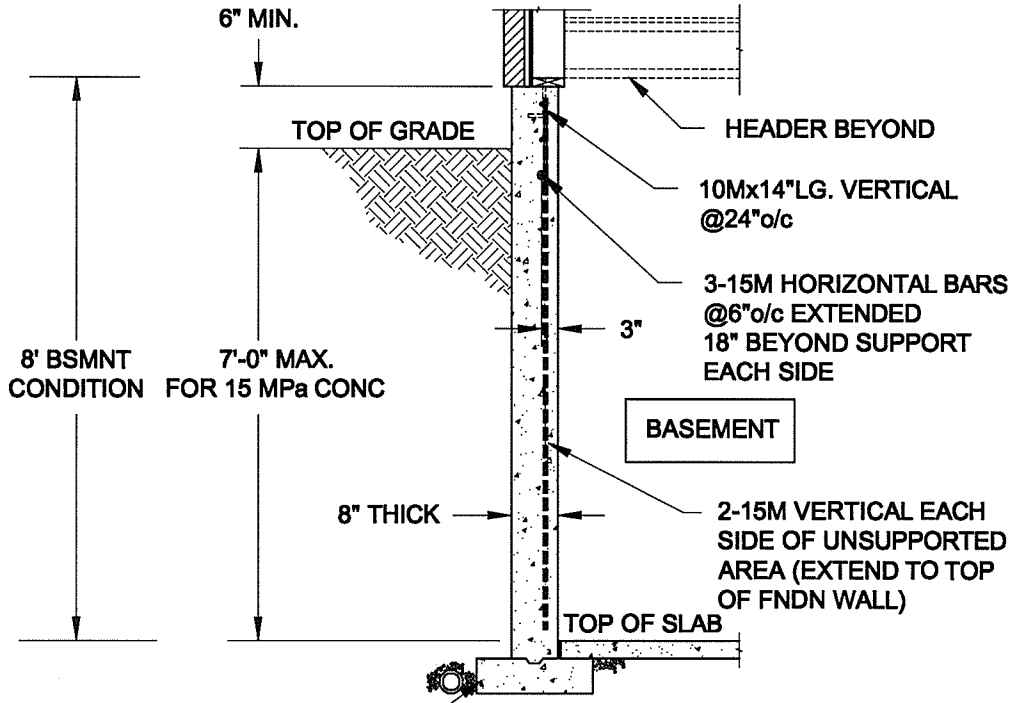
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CONST NOTE

project no.	13045
drawing no.	CN9



PLAN VIEW



NOTES:

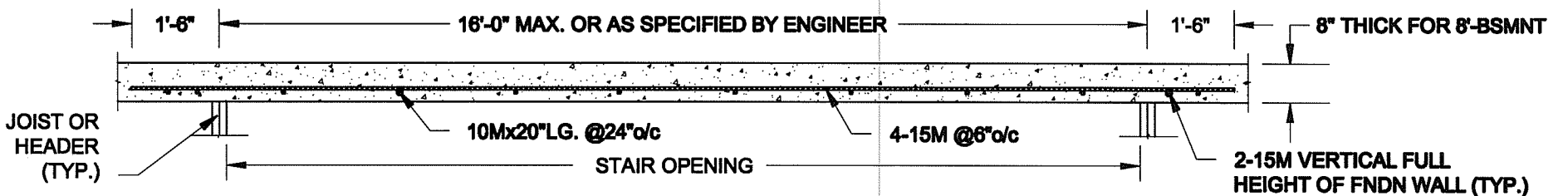
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

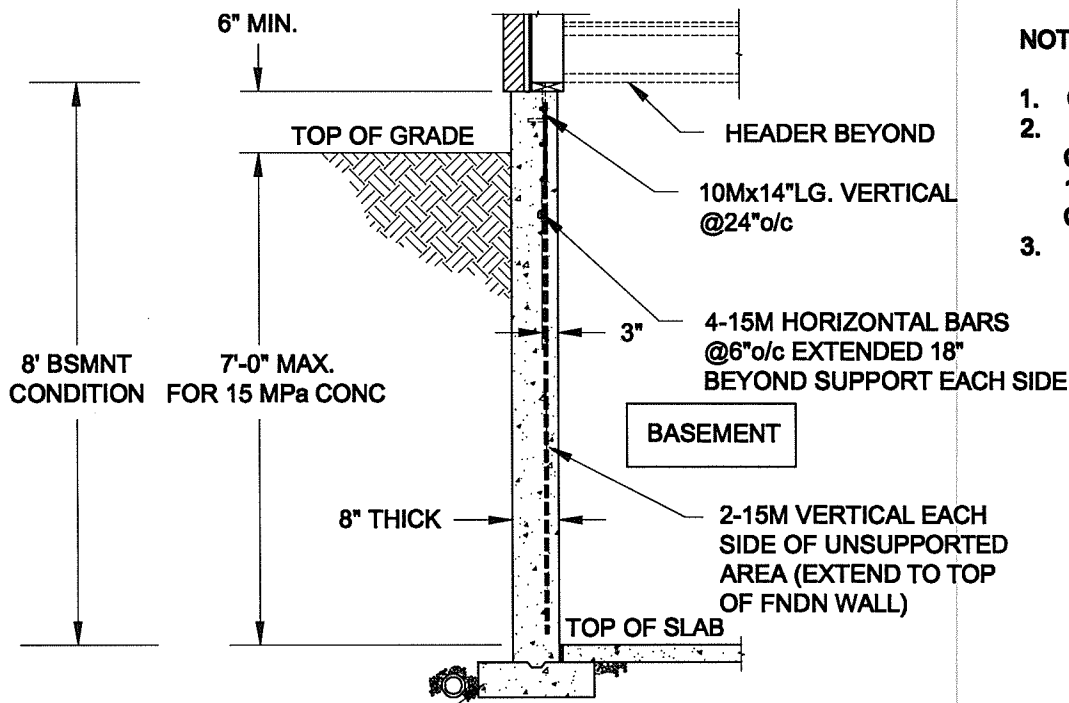
1A
S1

LATERALLY UNSUPPORTED WALL

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



PLAN VIEW



NOTES:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

1B
S1

LATERALLY UNSUPPORTED WALL

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

Scale: AS NOTED	
Date: MAY-31-2016	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



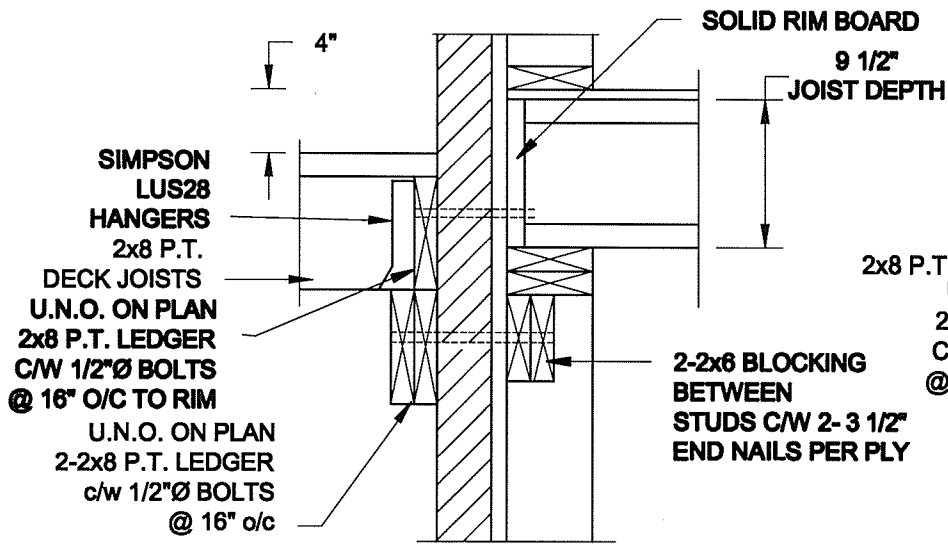
MAY 30, 2016

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

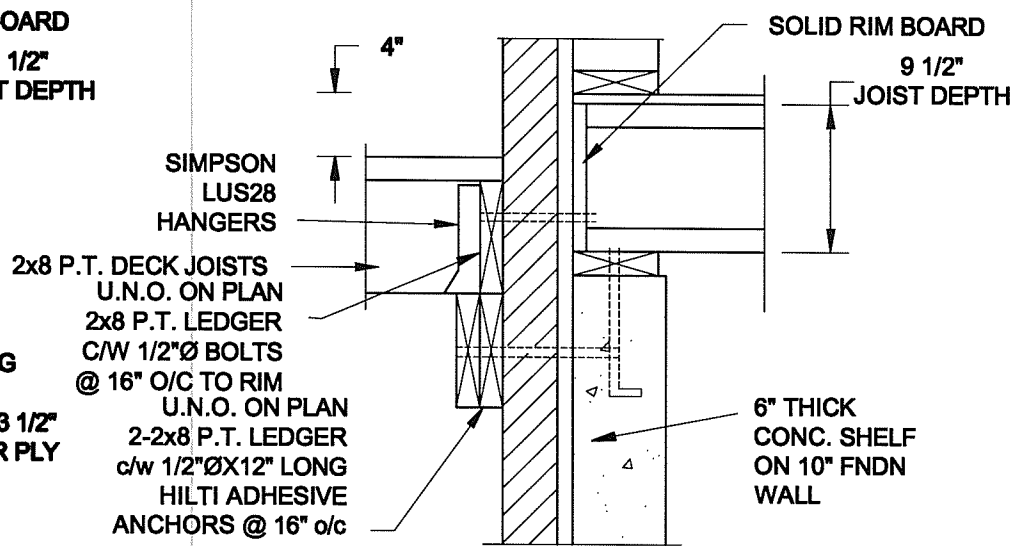
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:	16-102	Drawing No.:	S1
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FOR 9 1/2" JOIST DEPTH



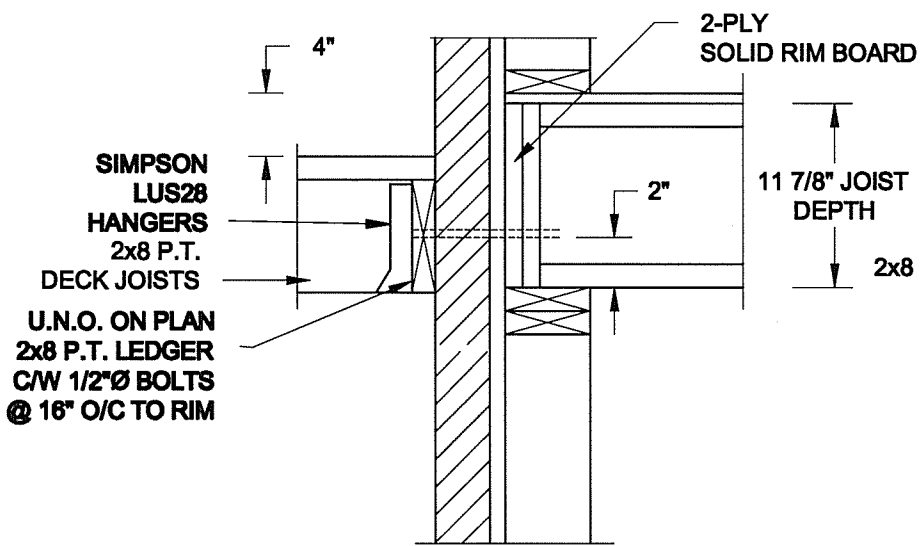
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



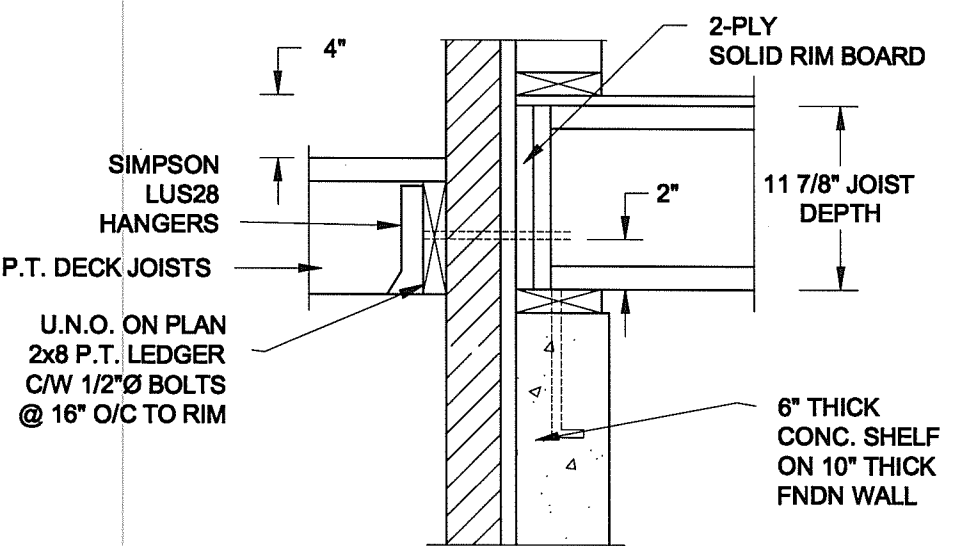
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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

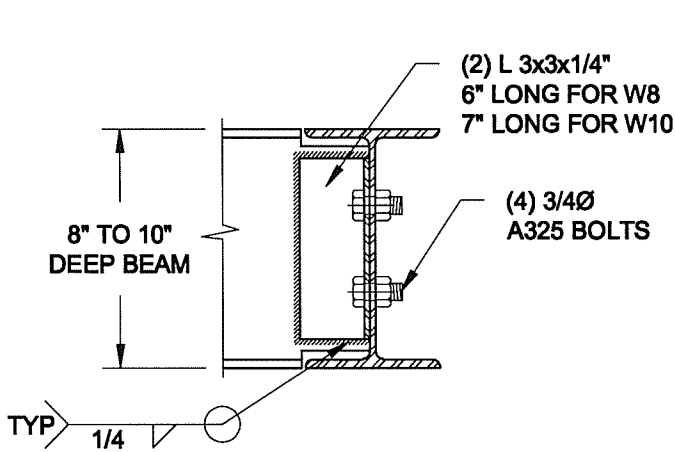


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

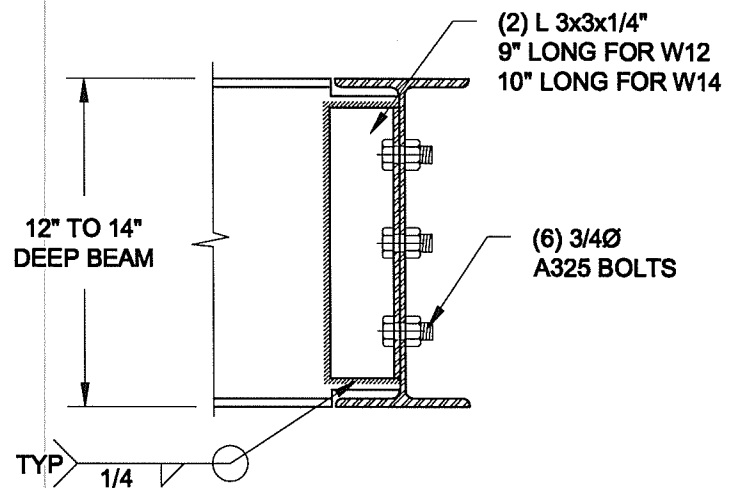


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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	
Date: MAY-31-2016	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.



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Engineer's Seal

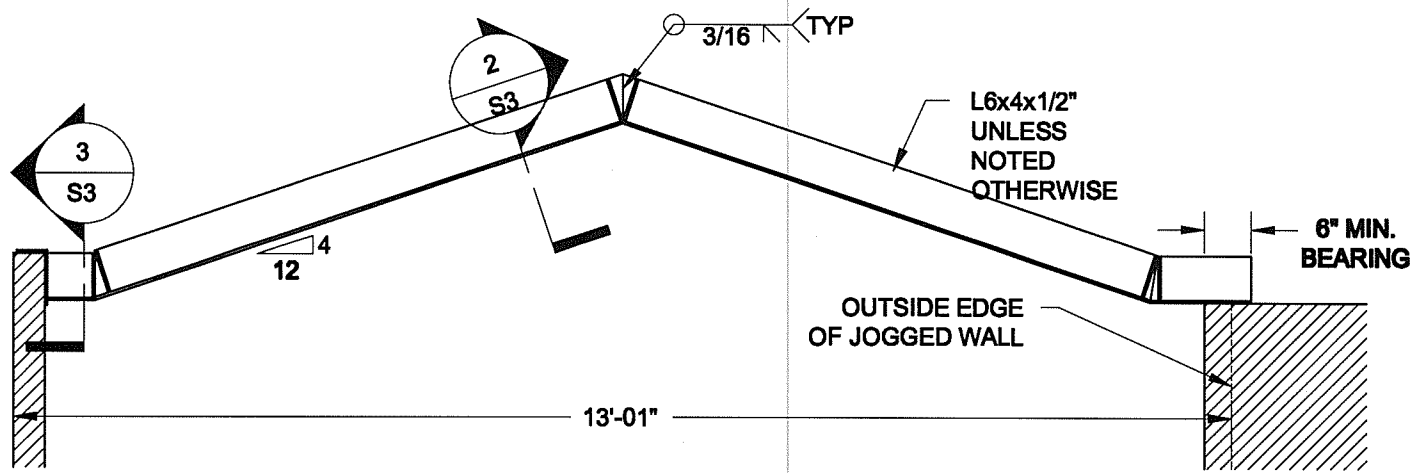


Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

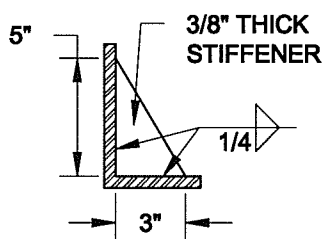
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
16-102

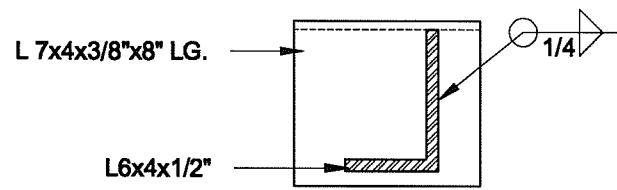
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S2



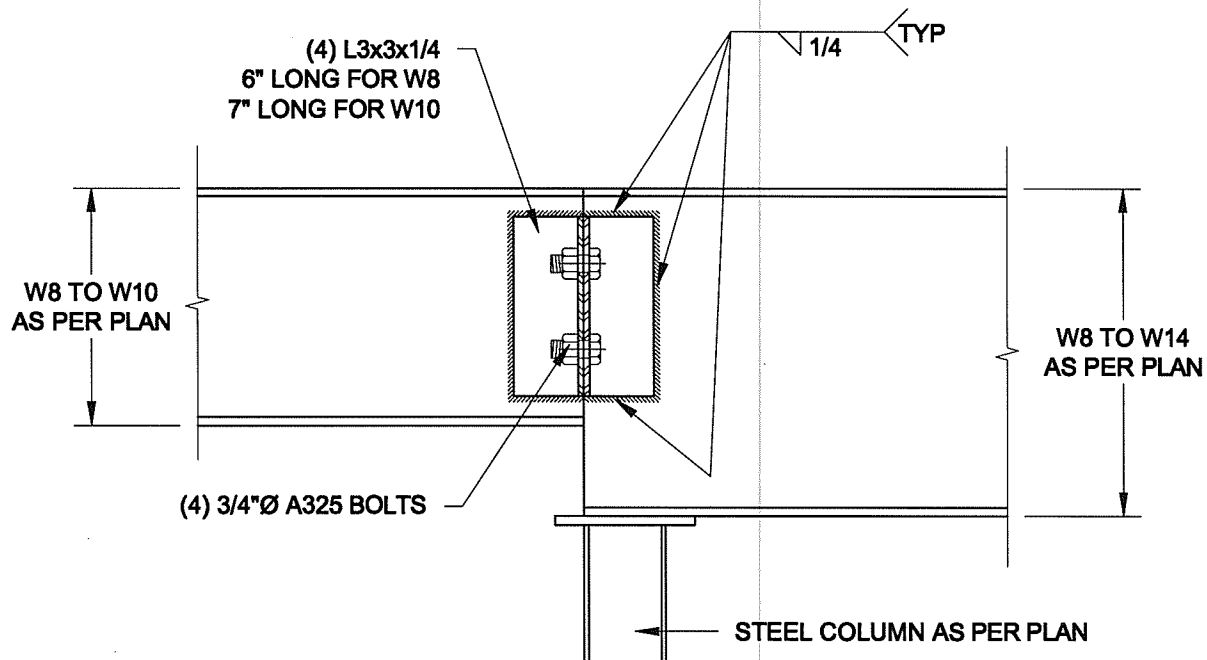
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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	
Date: MAY-31-2016	
Drawn: 8C	Checked: 8JB

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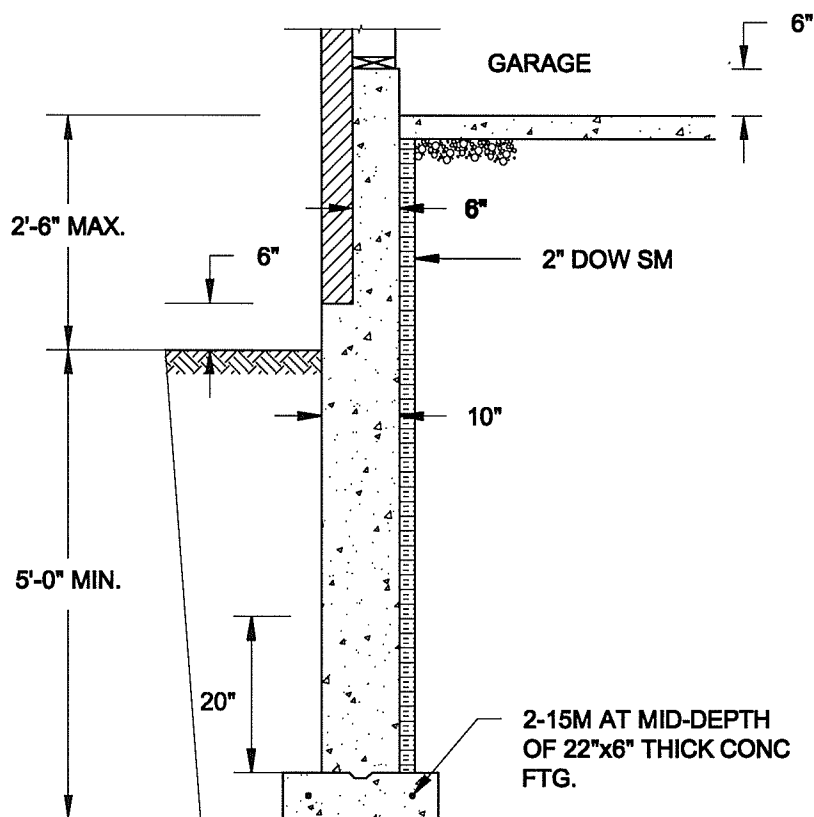
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BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

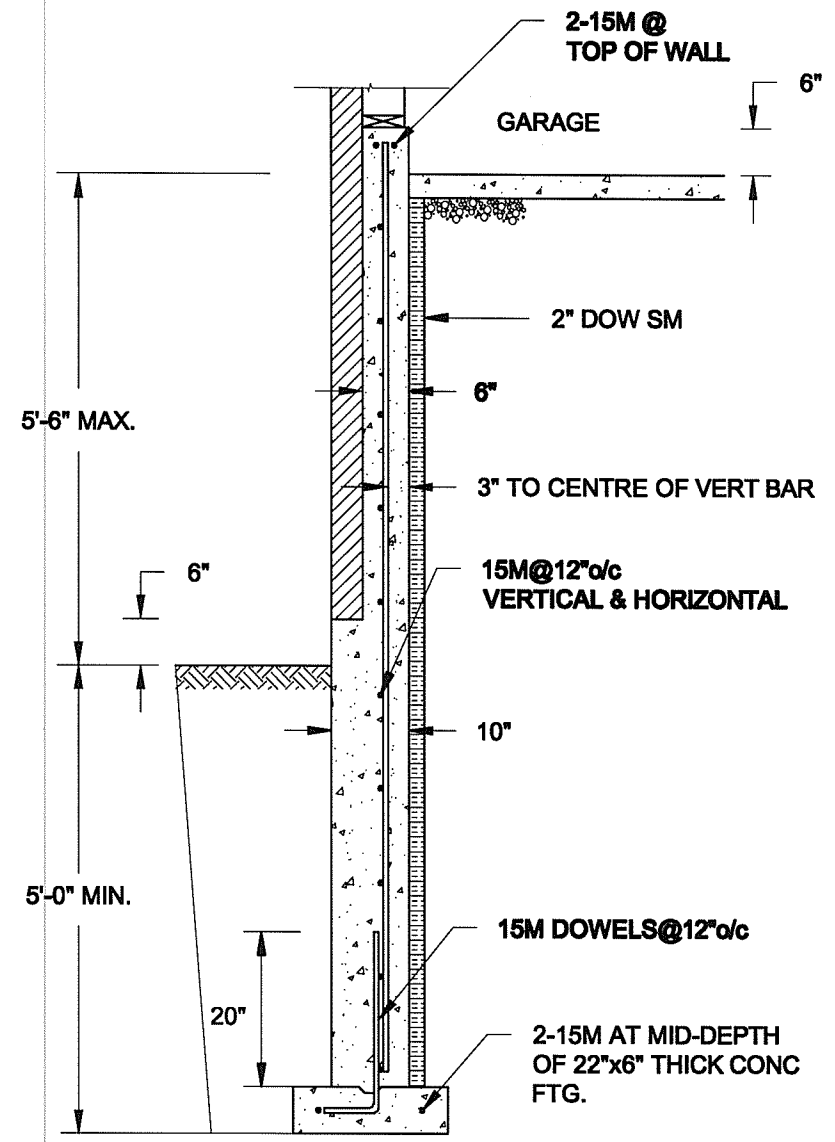
Project No.: 16-102	Drawing No.: S3
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1A REINFORCED BRICKSHELF
S4 SCALE: 1/2" = 1'-0"

NOTE:

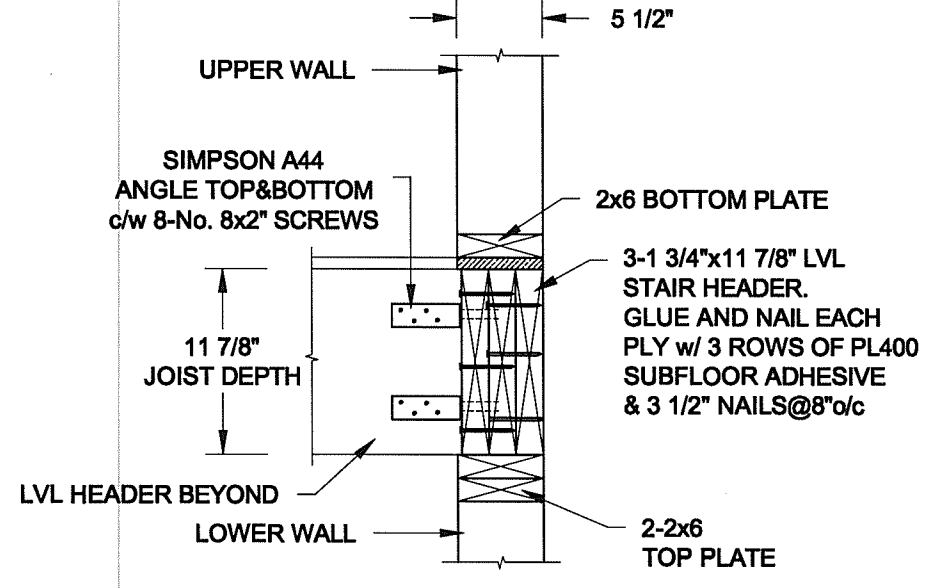
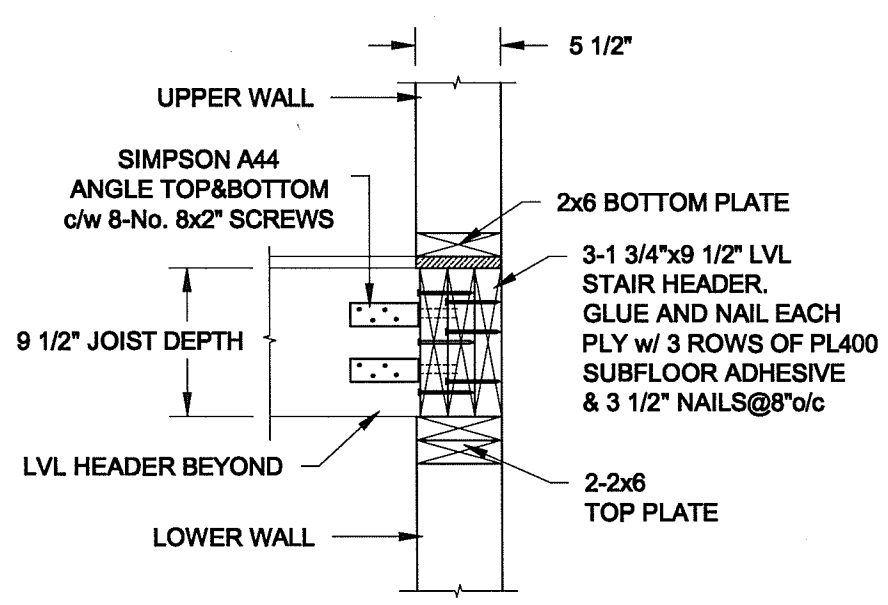
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.



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

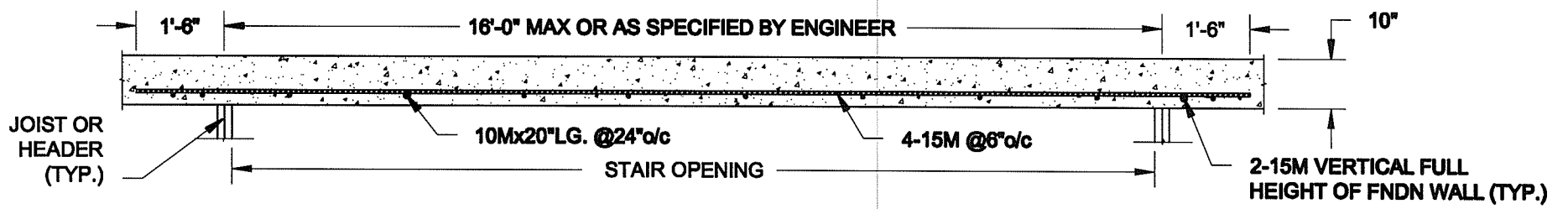
FOR 9 1/2" JOIST DEPTH

FOR 11 7/8" JOIST DEPTH

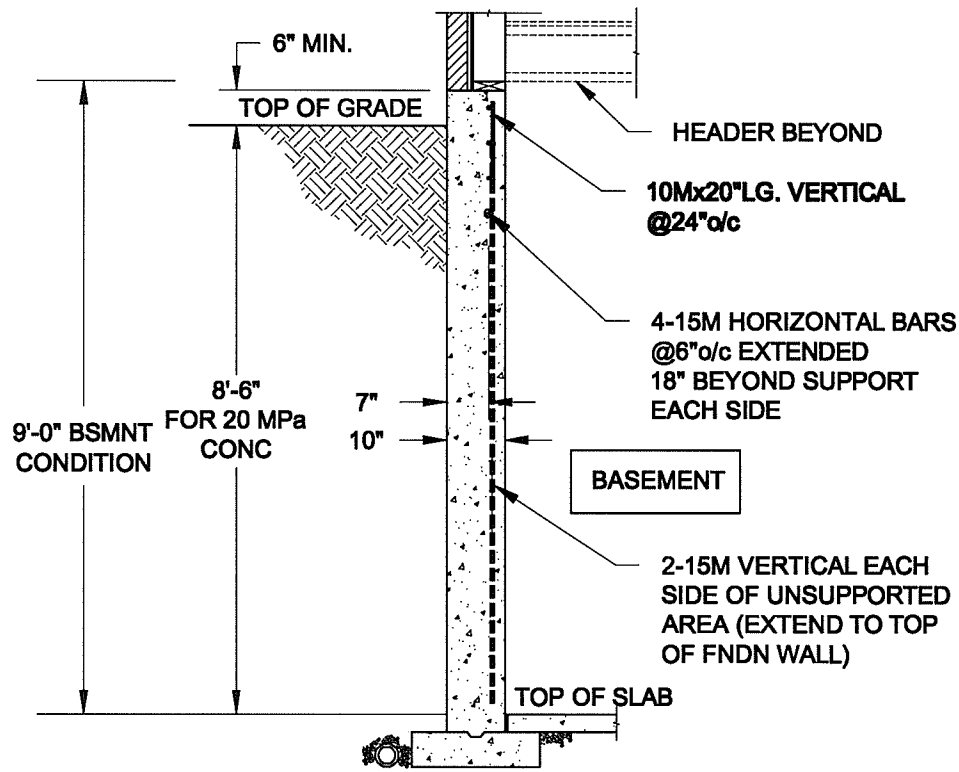


2 STAIR HEADER @ EXTERIOR WALL
S4 SCALE: 1" = 1'-0"

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: S. J. BOYD PROVINCE OF ONTARIO MAY 30, 2016	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO
Date: MAY-31-2016		TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC		Checked: SJB	Project No.: 16-102



PLAN VIEW



NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1
S5 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

Scale: AS NOTED	
Date: MAY-31-2016	
Drawn: SC	Checked: SJB

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MAY 30, 2016

Project:
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BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
16-102

Drawing No.:
S5