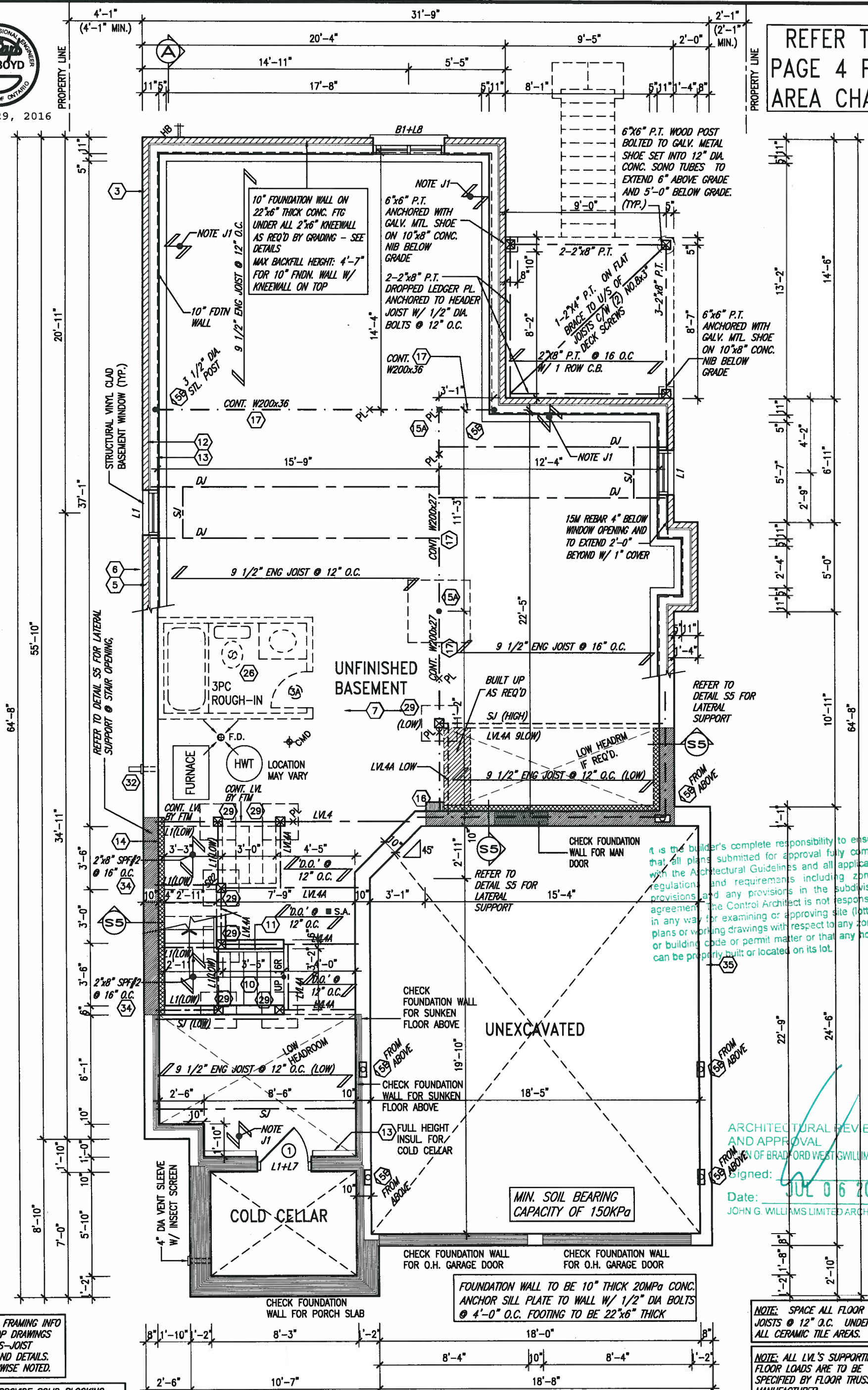




JUNE 29, 2016

REFER TO
PAGE 4 FOR
AREA CHART



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

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

BASEMENT PLAN 'B'

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that all plans submitted for approval fully comply
with the Architectural Guidelines and all applicable
regulations and requirements including zoning
provisions and any provisions in the subdivision
agreement. The Control Architect is not responsible
in any way for examining or approving site (lotting)
plans or working drawings with respect to any zoning
or building code or permit matter or that any house
can be properly built or located on its lot.

ARCHITECTURAL REVIEW
AND APPROVAL
OF BRADFORD WEST WILMIBURY
Signed:
Date: JUL 06 2016
JOHN G. WILLIAMS LIMITED ARCHITECT

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.

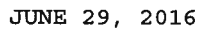
9.			
8.			
7.	REV. AS PER ENG COMMENTS	JUL 04-16	RC
6.	REV FOR LOT 396	JUN 27-16	JM
5.	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4.	UPGRADED REAR ELEVATIONS ADDED		
3.	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS
2.	REVISED AS PER ENG COMMENTS	14-05-26	RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	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 BCN
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
APR 17/14
drawn by
BOD.BIM
checked by
scale
3/16" = 1'-0"
file name
13045-S38-5B-LOT 396
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**S38-5
BAROSSA 5**
project no.
13045
drawing no.
1



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

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

GROUND FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD

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	REV. AS PER ENG COMMENTS	JUL 04-16	RC	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591
6	REV FOR LOT 396	JUN 27-16	JM	name
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC	signature BCIN
4	UPGRADED REAR ELEVATIONS ADDED			registration information
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS	VA3 Design Inc. 42658
2	REVISED AS PER ENG COMMENTS	14-05-26	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	ISSUED FOR CLIENT REVIEW	14-04-23	RC	
no.	description	date	by	



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va3design.com

BAYVIEW WELLINGTON

project name: **GREEN VALLEY ESTATES** municipality: **BRADFORD, ON**

date: **APR 17/14** drawing no.: **GROUND FLOOR PLAN 'A'**

drawn by: **BDD.BIM** checked by: **-** scale: **3/16" = 1'-0"** file name: **13045-S38-58-L0T 396**

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S38-5
BAROSSA 5

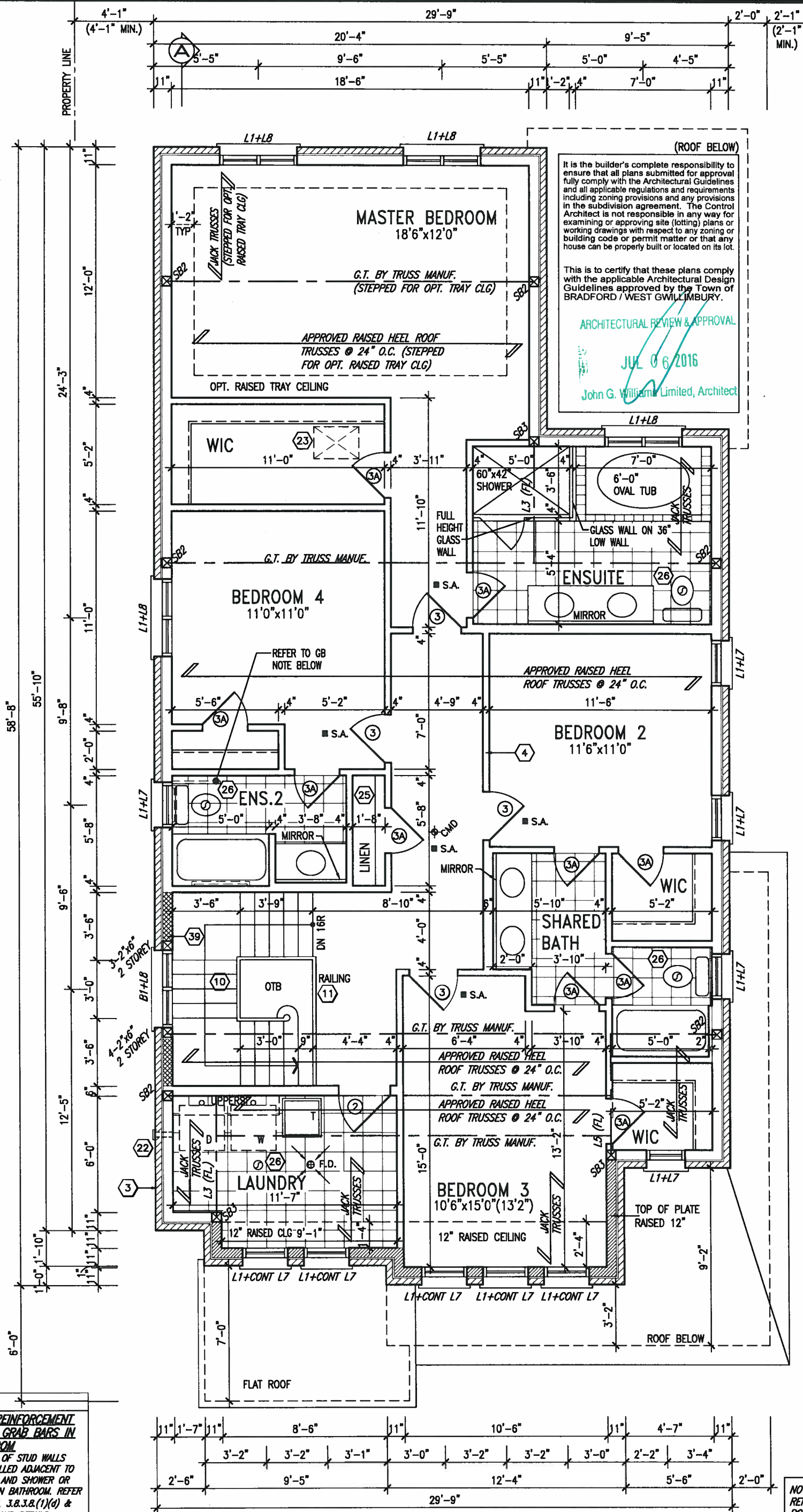
project no.: **13045**

2

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JUNE 29, 2016



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

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

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

SECOND FLOOR PLAN 'B'

9					
8					
7	REV. AS PER ENG COMMENTS	JUL 04-15	RC		
6	REV FOR LOT 396	JUN 27-16	JM		
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC		
4	UPGRADED REAR ELEVATIONS ADDED				
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no.	description	date	by		

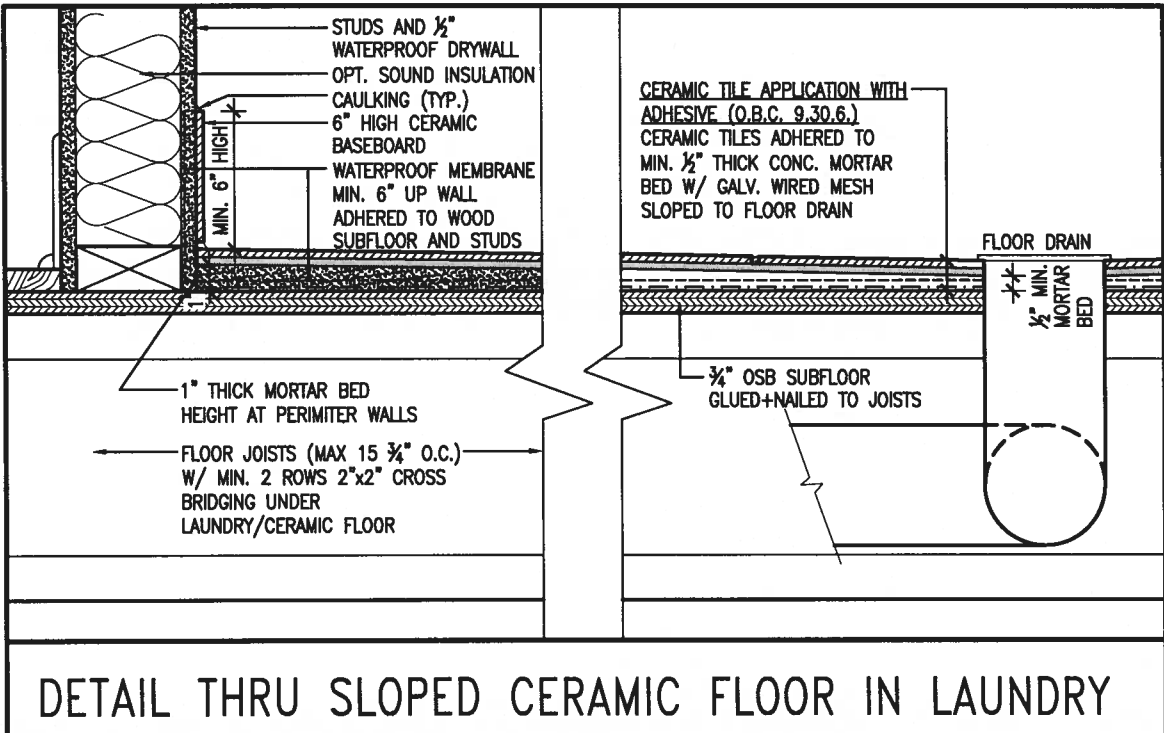
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BAYVIEW WELLINGTON		S38-5 BAROSSA 5	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	
date APR 17/14	checked by BDD.BIM	scale 3/16" = 1'-0"	SECOND FLOOR PLAN 'A'
drawn by BDD.BIM		file name 13045-S38-5B-LOT 396	drawing no. 3
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5B-LOT 396.dwg - Mon - Jul 4 2016 - 11:02 AM			

AREA CALCULATIONS	ELEV. B
GROUND FLOOR AREA	1251 SF
SECOND FLOOR AREA	1559 SF
SUBTOTAL	2810 SF
DEDUCT ALL OPEN AREAS	13 SF
TOTAL NET AREA	2797 SF (259.85 m2)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1704 SF (158.31 m2)
COVERAGE W/ PORCH	1774 SF (164.81 m2)

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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.



JUNE 29, 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.		<div><div>VA3</div><div>DESIGN</div><div>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	<div><div>BAYVIEW WELLINGTON</div><div>project name GREEN VALLEY ESTATES</div><div>municipality BRADFORD, ON</div></div>	<div><div>S38-5</div><div>BAROSSA 5</div><div>project no. 13045</div></div>
8	.	.	qualification information	<div><div>project no. 13045</div><div>drawing no. 4</div></div>			
7	REV. AS PER ENG COMMENTS	JUL 04-16	RC				
6	REV FOR LOT 396	JUN 27-16	JM				
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC				
4	UPGRADED REAR ELEVATIONS ADDED	.	.	name registration information VA3 Design Inc.	BCN	42658	<div><div>PARTIAL PLANS & AREA CHART</div><div>date APR 17/14</div><div>drawn by BDD.BIM</div><div>checked by -</div><div>scale 3/16" = 1'-0"</div><div>file name 13045-S38-5B-LOT 396</div><div>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5B-LOT 396.dwg - Mon - Jul 4 2016 - 11:02 AM</div></div>
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS				
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1	ISSUED FOR CLIENT REVIEW	14-04-23	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.			

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

1'-0"

MID-POINT OF ROOF

10:12

6:12

10:12

10:12

10:12

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

1'-0"

JUNE 29, 2016



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ARCHITECTURAL REVIEW & APPROVAL
JUL 06 2016
John G. Williams Limited, Architect

VALLEY FLASHING (MP.)

TOP OF PLATE

TOP OF WINDOW

PRETN. INTL. FLASHING (MP.)
W/ CAULKING TO MATCH

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

SUNKEN FOYER

FIN GRADE

9'-11"

9'-11"

8'-1"

8'-6"

4'-0" RET.

PRECAST SILL (MP.)

BRICK SOLDIER HEADER (MP.)

48"x64"
FG

48"x48"
FG

28"x40"

48"x56"
FG
FG

30"x16"

WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED
(GLASS AREA ONLY)

1199.54 SQ. FT.
1.2 M (7%)
81.17 SQ. FT.
62.35 SQ. FT.

UNINSULATED OPENINGS (PER CBC, SB-12.2.1.1.7)

S38-5 ELEVATION B		ENERGY EFFICIENCY - CBC S812	
ELEVATION		WALL AREA S.F.	OPENING S.F. / PERCENTAGE
FRONT		615 S.F.	78.44 S.F. 12.75 %
LEFT SIDE		1275 S.F.	96.44 S.F. 7.56 %
RIGHT SIDE		1294 S.F.	88.43 S.F. 6.83 %
REAR		760 S.F.	145.67 S.F. 19.17 %
TOTAL SQ. FT.		3944.00 S.F.	408.98 S.F. 10.37 %
TOTAL SQ. M.		366.41 S.M.	38.00 S.M. 10.37 %

LEFT SIDE ELEVATION 'B'

9					
8					
7	REV. AS PER ENG COMMENTS	JUL 04-16	RC		
6	REV FOR LOT 396	JUN 27-16	JM		
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC		
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2	REVISED AS PER ENG COMMENTS	14-05-26	RC		
1	ISSUED FOR CLIENT REVIEW	14-04-23	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 BCIN
VA3 Design Inc. 42658

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

drawn by
BDD.BIM

date
APR 17/14

checked by
-

scale
3/16" = 1'-0"

file name
13045-S38-5B-LOT 396

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S38-5
BAROSSA 5

project no.
13045

drawing no.
6

LEFT SIDE ELEVATION 'B'

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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

1'-0"

1'-0"

1'-0"

1'-0"

JUNE 29, 2016



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ARCHITECTURAL REVIEW & APPROVAL
JUL 06 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, 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)

WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
OPENINGS PROVIDED
(GLASS AREA ONLY)

1207.72 SQ. FT.
1.2 M (7")
84.54 SQ. FT.
78.02 SQ. FT.

FIN GRADE
TOP OF SLAB

FIN GROUND FLOOR

TOP OF TRANSOM
TOP OF WINDOW/DOOR

FIN SECOND FLOOR

TOP OF PLATE
TOP OF WINDOW

9	.	.	.
8	.	.	.
7	REV. AS PER ENG COMMENTS	JUL 04-16	RC
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Wellington Jno-Baptiste	25591
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registration information	42658
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BAYVIEW WELLINGTON

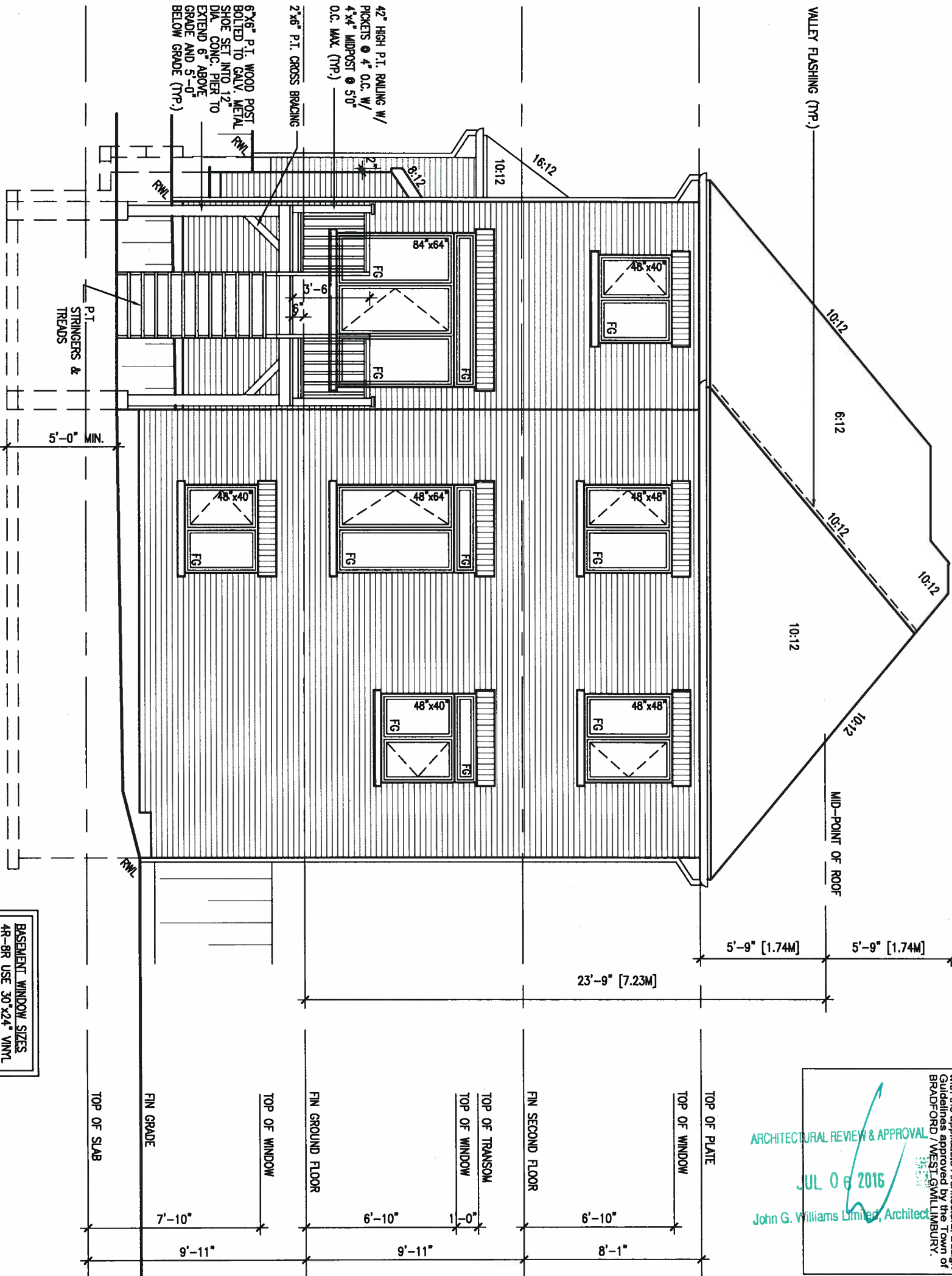
project name
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3/16" = 1'-0"
file name
13045-S38-5B-LOT 396
project no.
13045
drawing no.
7

S38-5 BAROSSA 5

RIGHT ELEVATION 'B'

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-5 ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	77.66 S.F.	12.86 %
LEFT SIDE	1151 S.F.	96.44 S.F.	8.38 %
RIGHT SIDE	1163 S.F.	88.44 S.F.	7.60 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3632.00 S.F.	408.21 S.F.	11.24 %
TOTAL SQ. M.	337.42 S.M.	37.92 S.M.	11.24 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-5 ELEVATION B WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	615 S.F.	78.44 S.F.	12.75 %
LEFT SIDE	1164 S.F.	96.44 S.F.	8.29 %
RIGHT SIDE	1173 S.F.	88.43 S.F.	7.54 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3668.00 S.F.	408.98 S.F.	11.16 %
TOTAL SQ. M.	340.58 S.M.	38.00 S.M.	11.16 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-5 ELEVATION C WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	78.11 S.F.	12.91 %
LEFT SIDE	1176 S.F.	96.44 S.F.	8.20 %
RIGHT SIDE	1163 S.F.	88.43 S.F.	7.60 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3658.00 S.F.	408.65 S.F.	11.17 %
TOTAL SQ. M.	339.84 S.M.	37.96 S.M.	11.17 %



JUNE 29, 2016



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ARCHITECTURAL REVIEW & APPROVAL
JUL 06 2016
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no.
13045

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

date
APR 17/14

drawn by
BDD.BIM

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

file name
13045-S38-5B-LOT 396

drawing no.
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VA3
DESIGN

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qualification information

Wellington Jno-Baptiste

name registration information

VA3 Design Inc.

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no. description

date by

9 .

8 .

7 REV. AS PER ENG COMMENTS JUL 04-16 RC

6 REV FOR LOT 396 JUN 27-16 JM

5 UPDATE EXTERIOR COL NOTES 21-04-15 RC

4 UPGRADED REAR ELEVATIONS ADDED

3 COLD CELLAR, 5'-0" FROST PROTECTION 14-07-21 QS

2 REVISED AS PER ENG COMMENTS 14-05-26 RC

1 ISSUED FOR CLIENT REVIEW 14-04-23 RC

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7 REV. AS PER ENG COMMENTS JUL 04-16 RC

6 REV FOR LOT 396 JUN 27-16 JM

5 UPDATE EXTERIOR COL NOTES 21-04-15 RC

4 UPGRADED REAR ELEVATIONS ADDED

3 COLD CELLAR, 5'-0" FROST PROTECTION 14-07-21 QS

2 REVISED AS PER ENG COMMENTS 14-05-26 RC

1 ISSUED FOR CLIENT REVIEW 14-04-23 RC

no. description

date by

9 .

8 .

7 REV. AS PER ENG COMMENTS JUL 04-16 RC

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no. description

date by

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7 REV. AS PER ENG COMMENTS JUL 04-16 RC

6 REV FOR LOT 396 JUN 27-16 JM

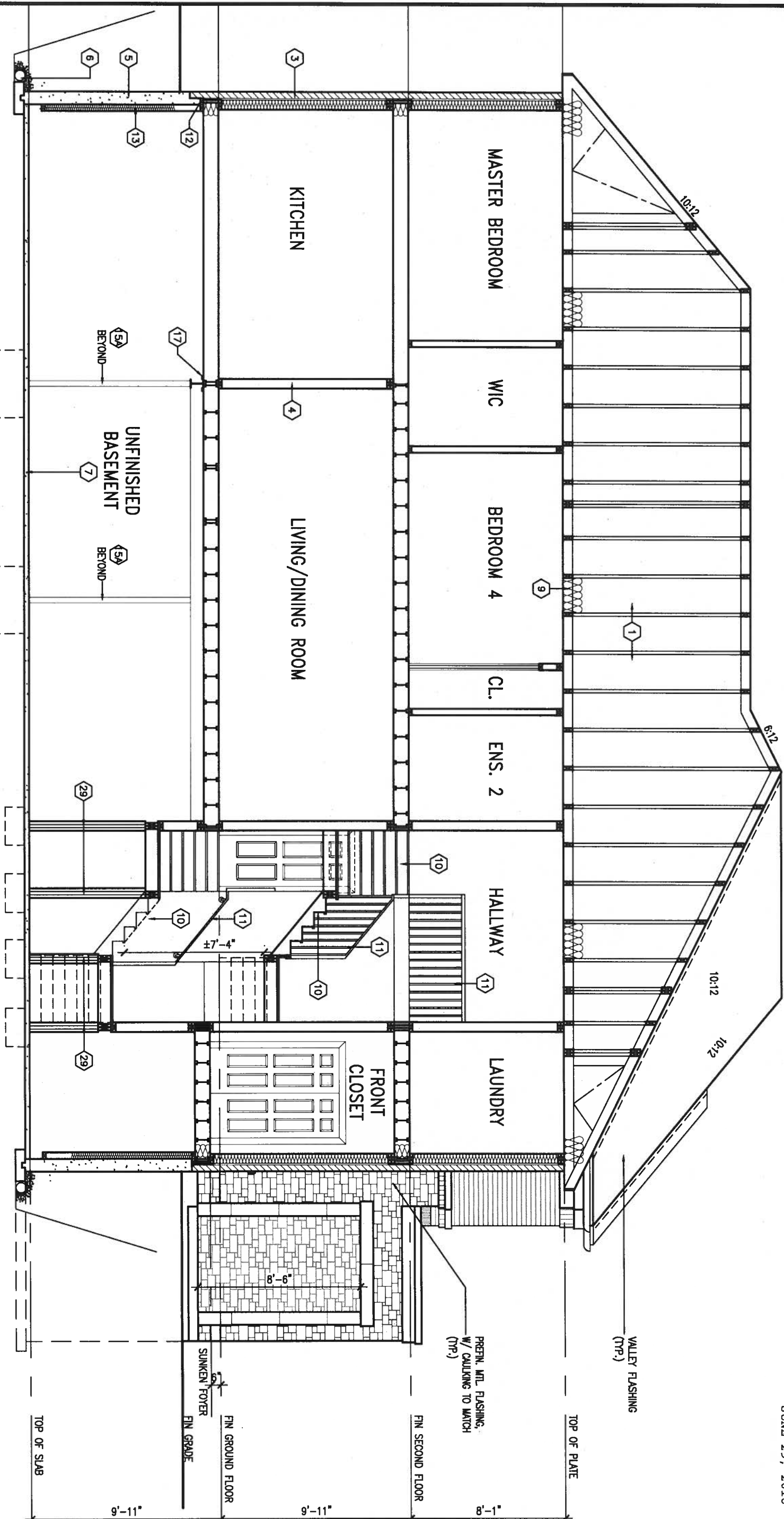
5 UPDATE EXTERIOR COL NOTES 21-04-15 RC

4 UPGRADED REAR ELEVATIONS ADDED

3 COLD CELLAR, 5'-0" FROST PROTECTION 14-07-21 QS

2 REVISED AS PER ENG COMMENTS 14-05-26 RC

CROSS SECTION 'A-A'



JUNE 29, 2016



no.	description	date	by
9			
8			
7	REV. AS PER ENG COMMENTS	JUL 04-16	RC
6	REV FOR LOT 396	JUN 27-16	JM
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED		
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC

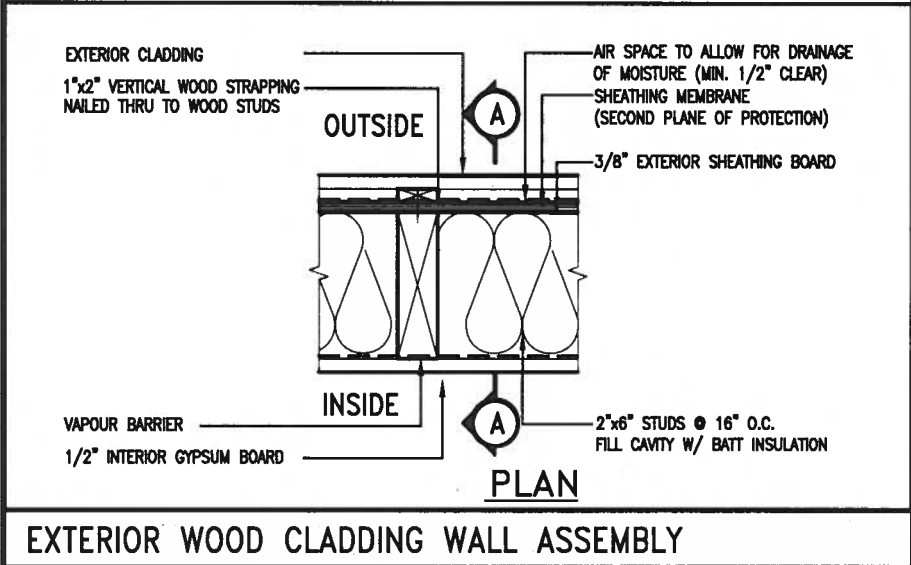
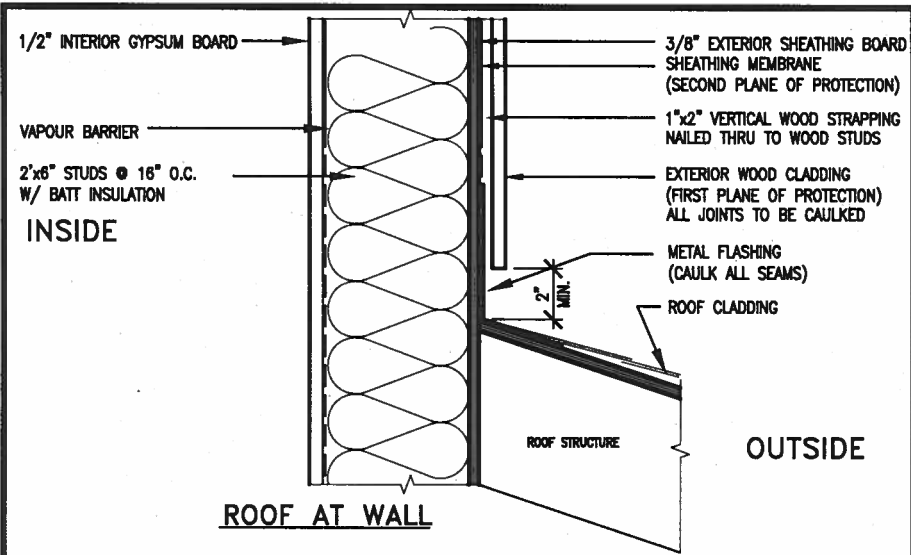
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

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

VAS3 DESIGN
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t 416.630.2255 f 416.630.4782
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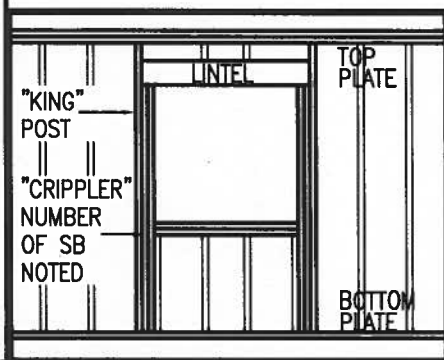
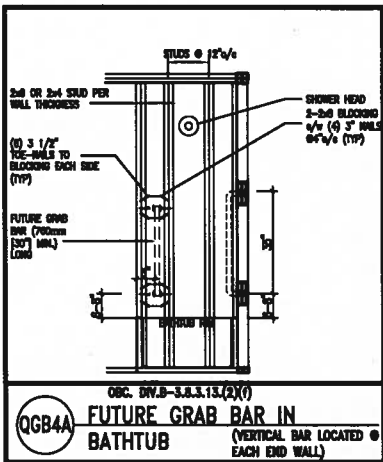
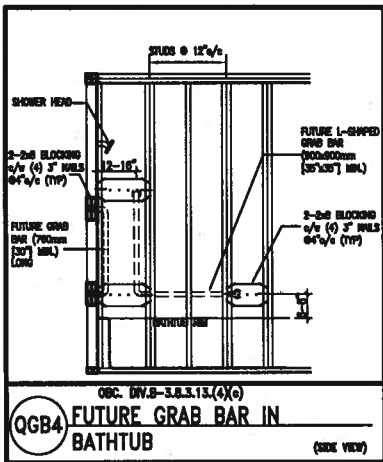
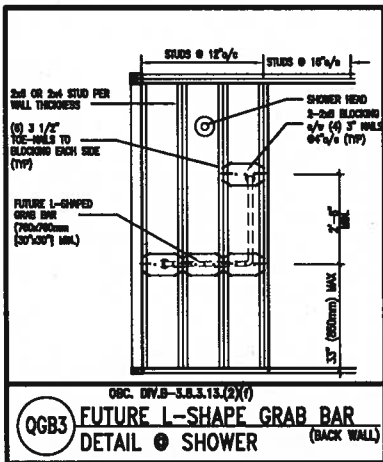
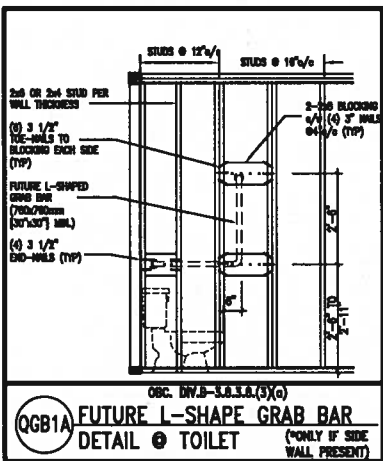
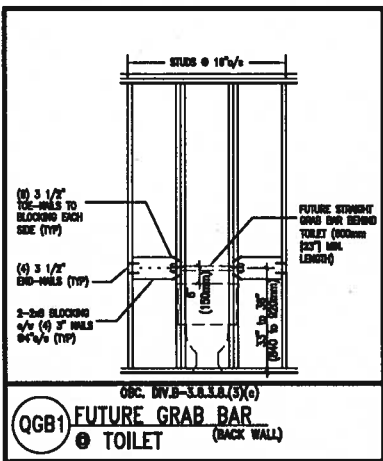
BAYVIEW WELLINGTON		S38-5 BAROSSA 5	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	
date APR 17/14	checked by BDD.BIM	drawing no. 9	
scale 3/16" = 1'-0"		file name 13045-S38-5B-LOT 396	
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EXTERIOR WOOD CLADDING WALL ASSEMBLY

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.



"CRIPPLE" 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



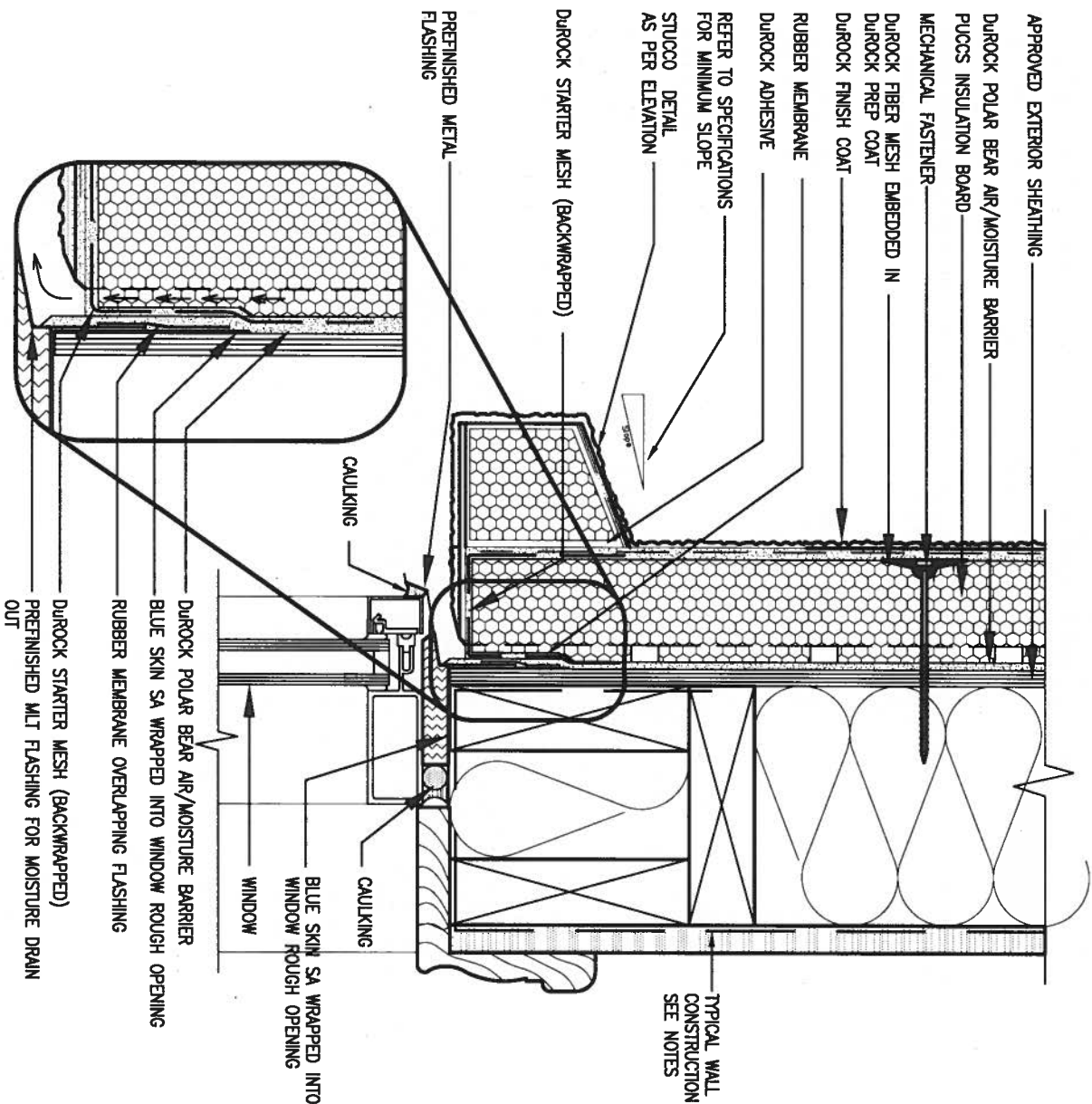
JUNE 29, 2016

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-Baptiste 25591
6	.	.	.	name registration information BCN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	
3	.	.	.	
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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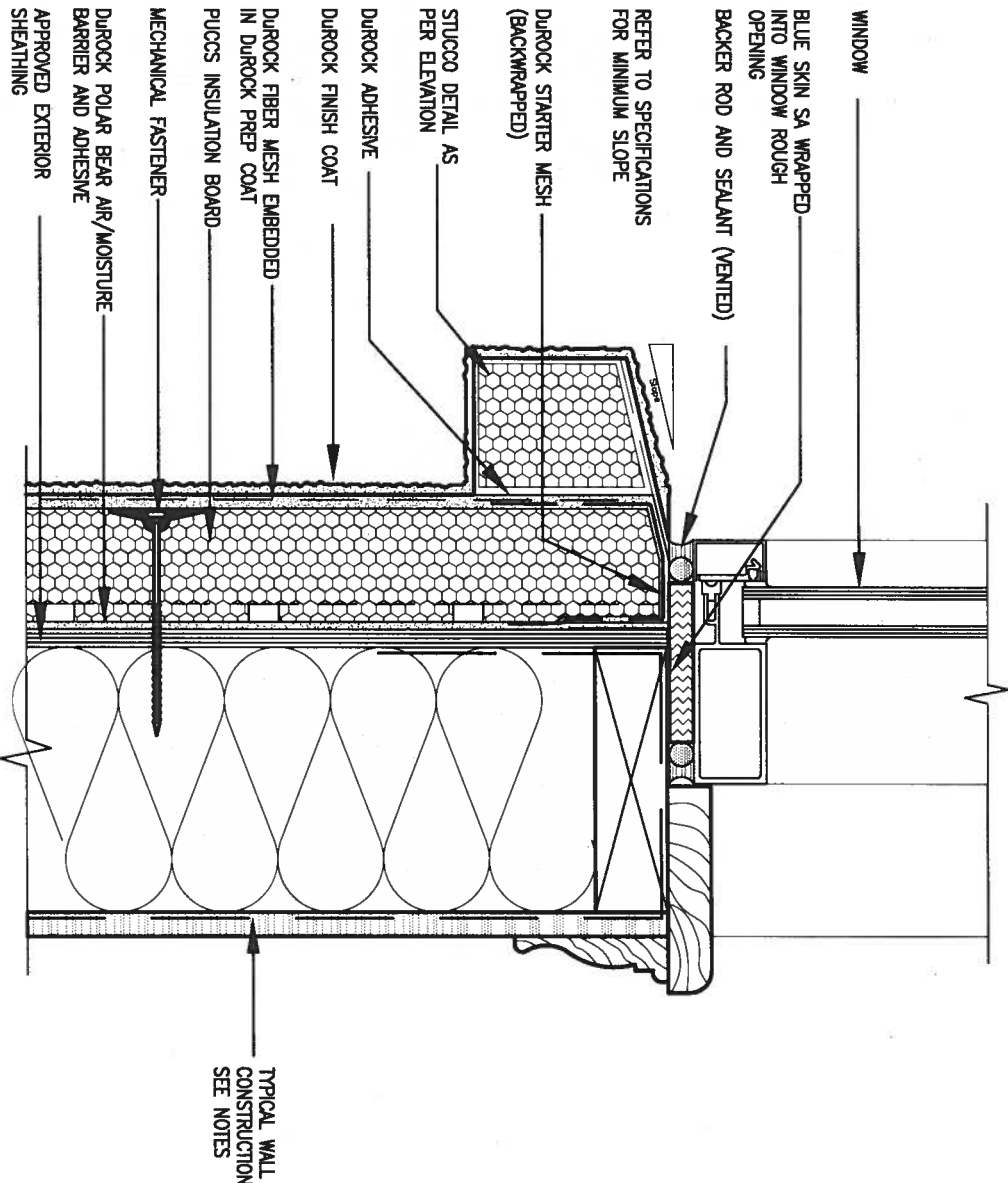
BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13045-CONST-OBC 2015
drawing no. CN2			



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"

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	BCN	
5.	.	.	registration information	42658	
4.	.	.	VAS Design Inc.		
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.		
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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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

CONSTRUCTION NOTES

file name
13045-CONST-0BC 2015

drawing no.

CN3

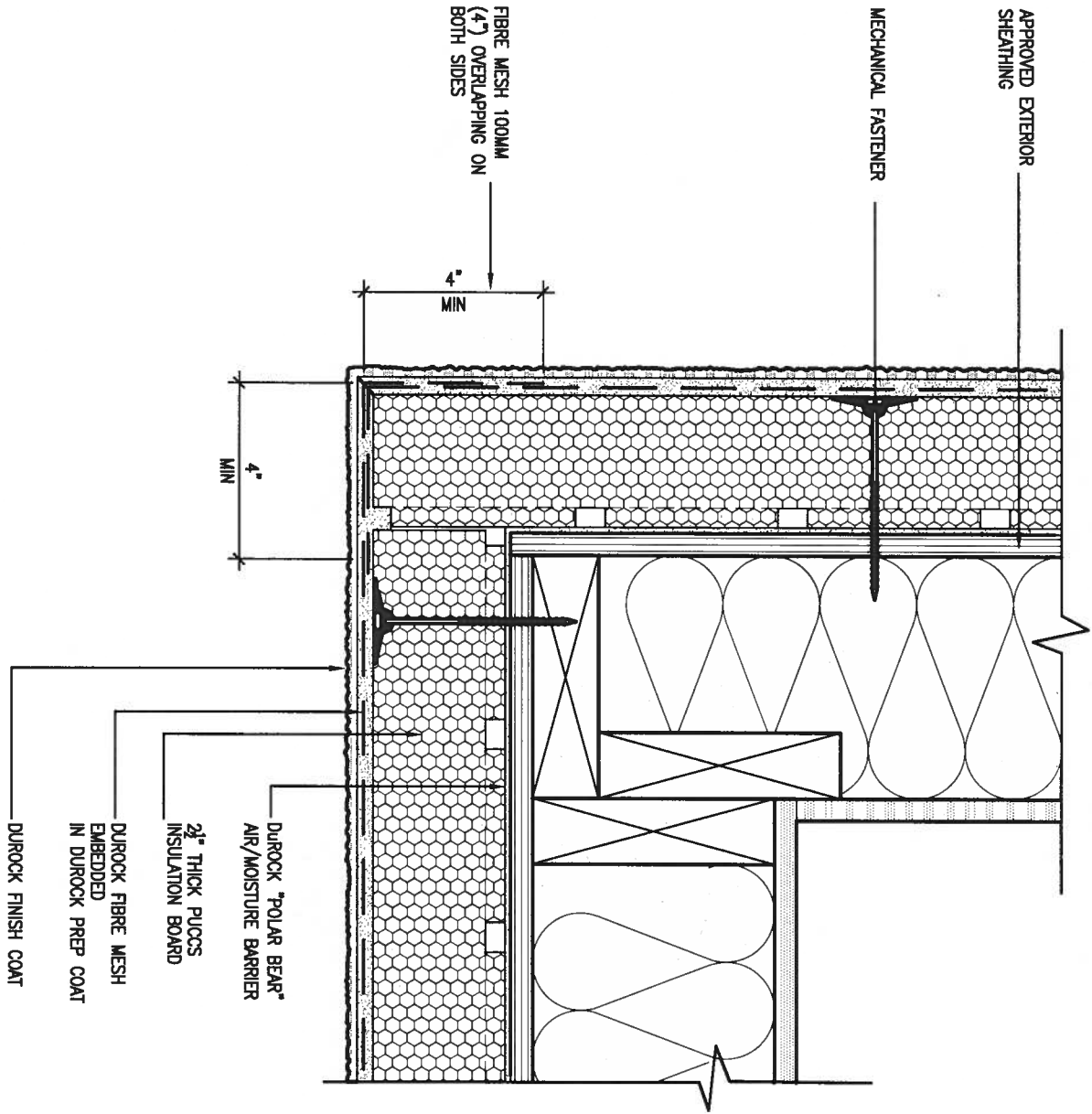
date
APR 2014

drawn by
RC

checked by
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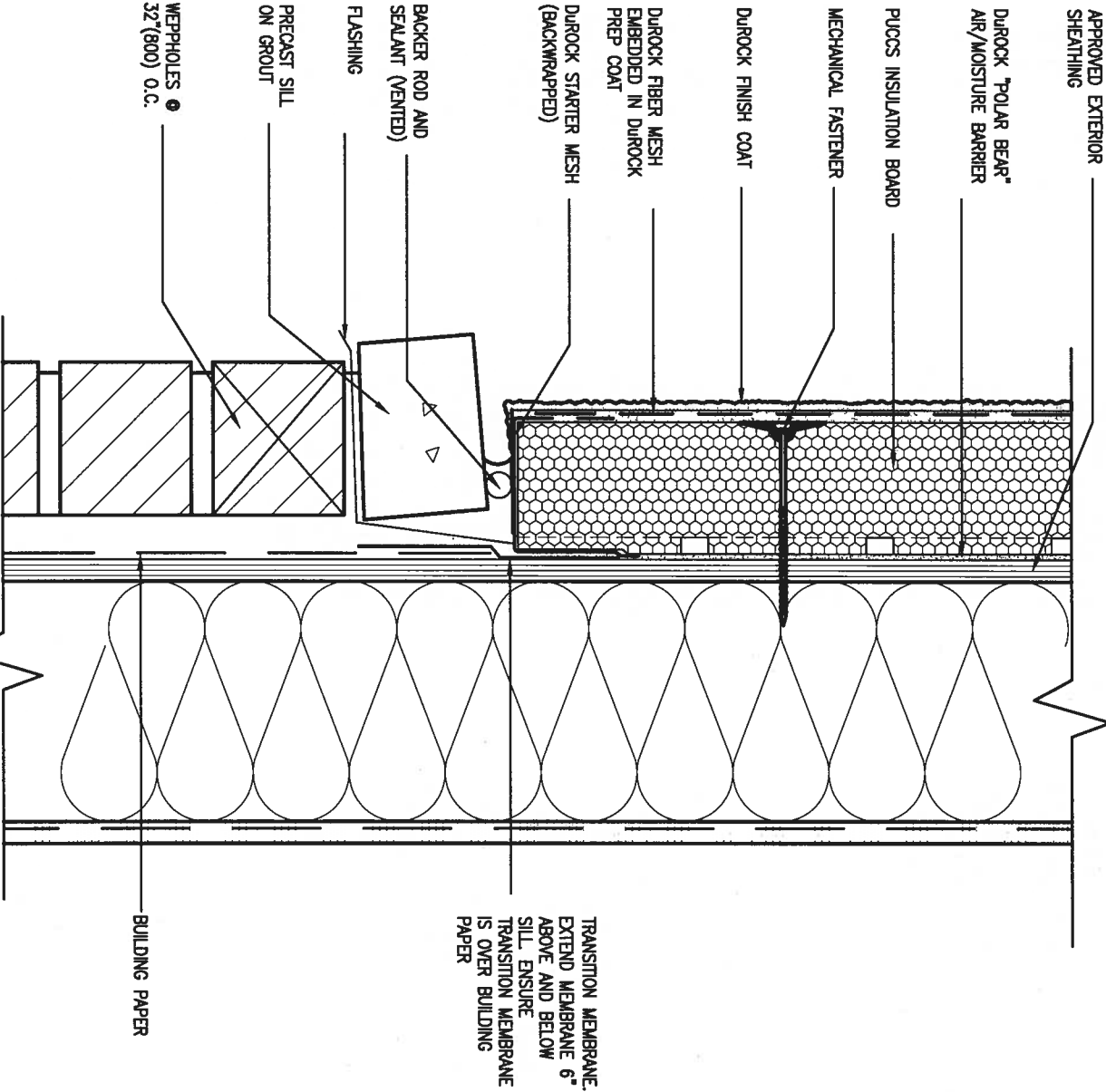


5 CORNER DETAIL

CN5

SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION

CN5

SCALE: 3"=1'-0"

9.	.	.	.	The undersigned has reviewed and takes responsibility for this design and how 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.	.	.	.	registration information
4.	.	.	.	VA3 Design Inc. 42658
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.
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1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

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BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

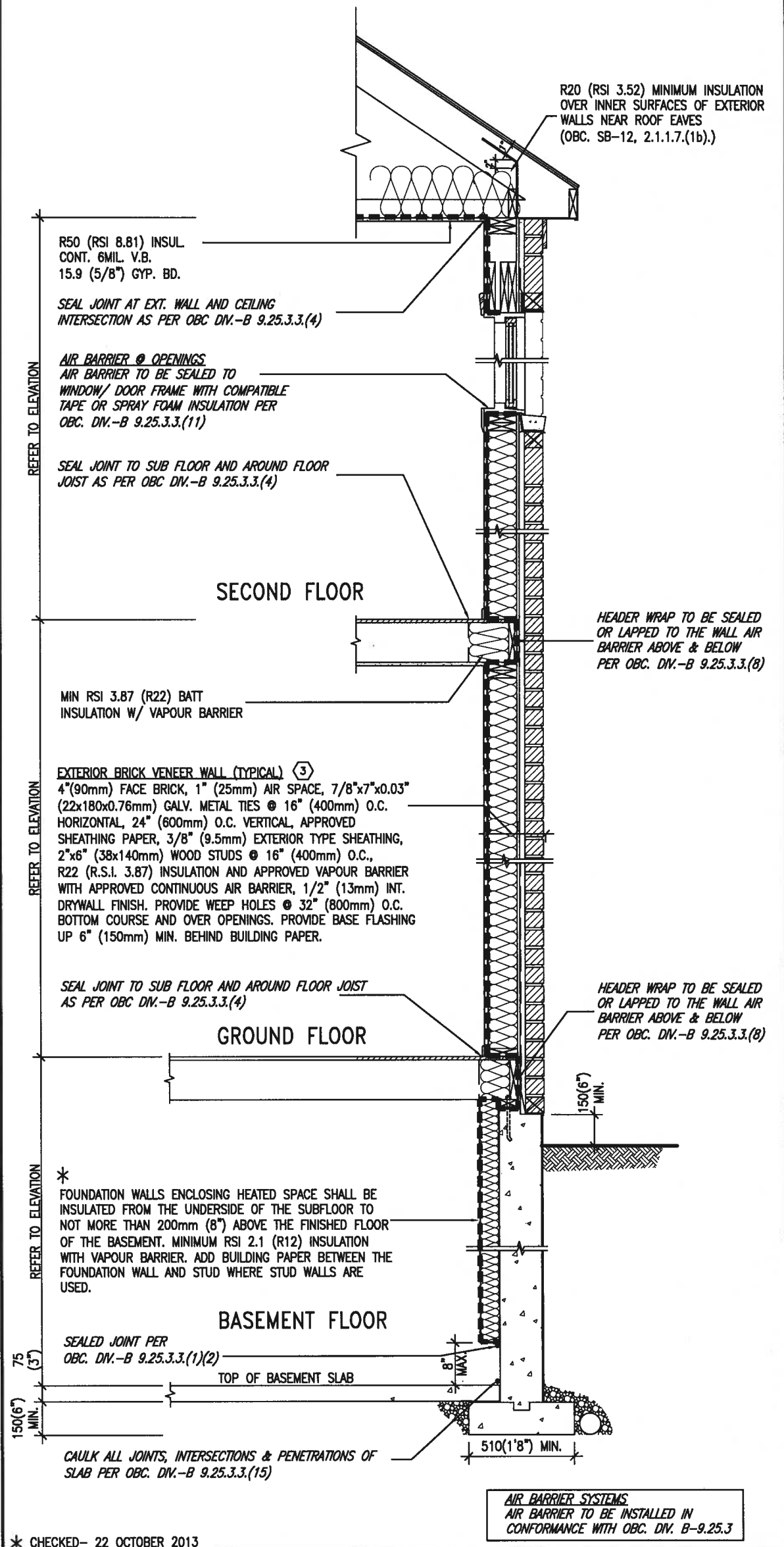
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file name
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drawing no.
CN5

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SB12-COMPLIANCE PACKAGE 'J'



* CHECKED- 22 OCTOBER 2013

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

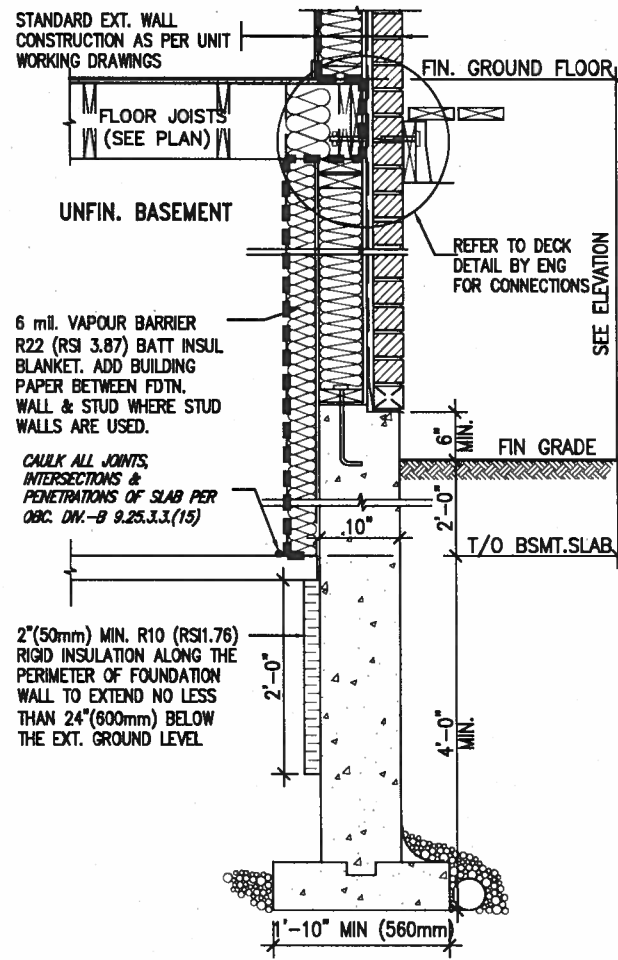
SEMI & SINGLES ONLY

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 (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		



JUNE 29, 2016



* REVISED- 15 MARCH 2013

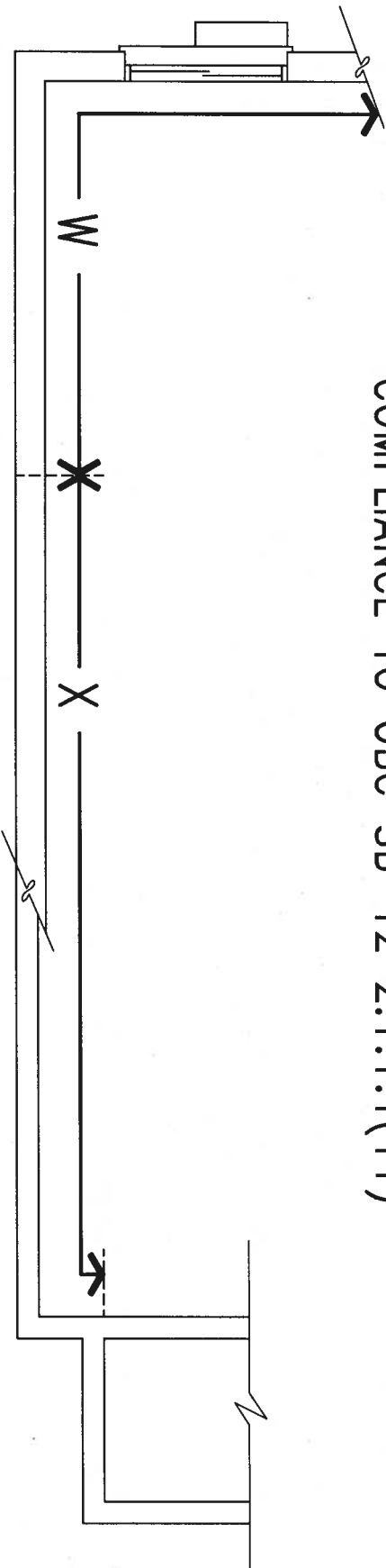
SECTION AT W.O.D/W.O.B.

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6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VAS Design Inc. 42658
3	.	.	.	signature
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no.	description	date	by	

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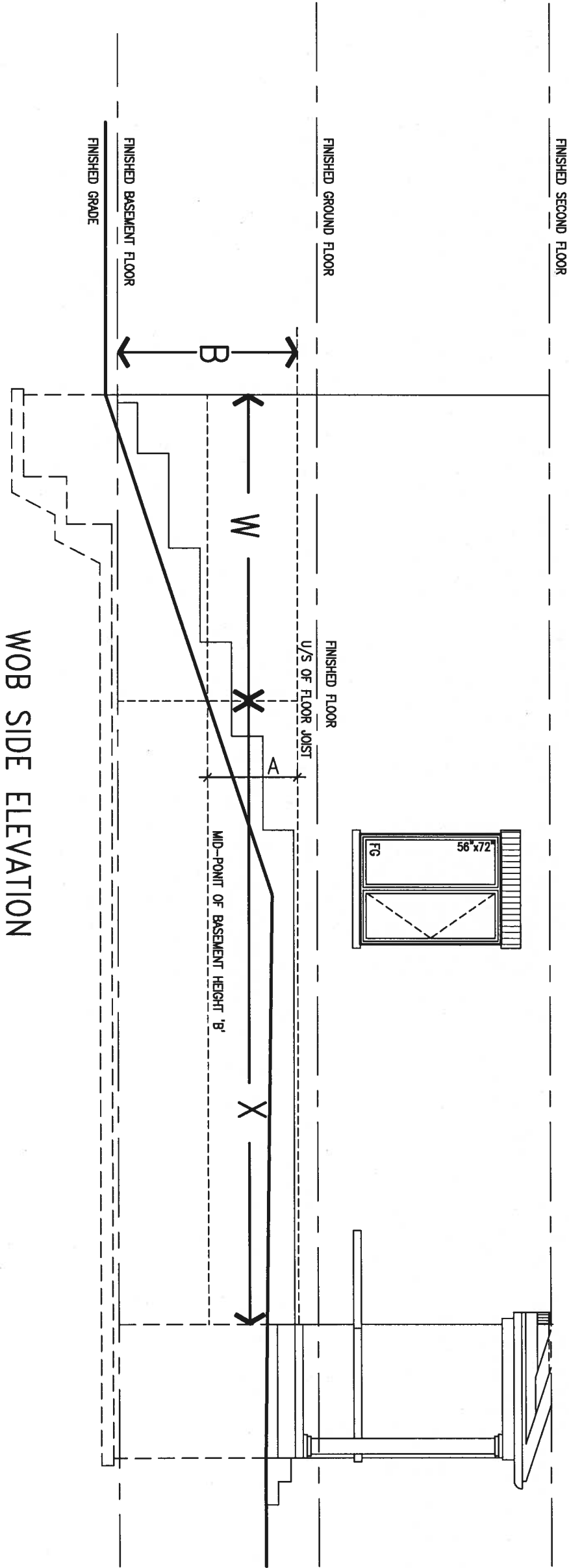
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



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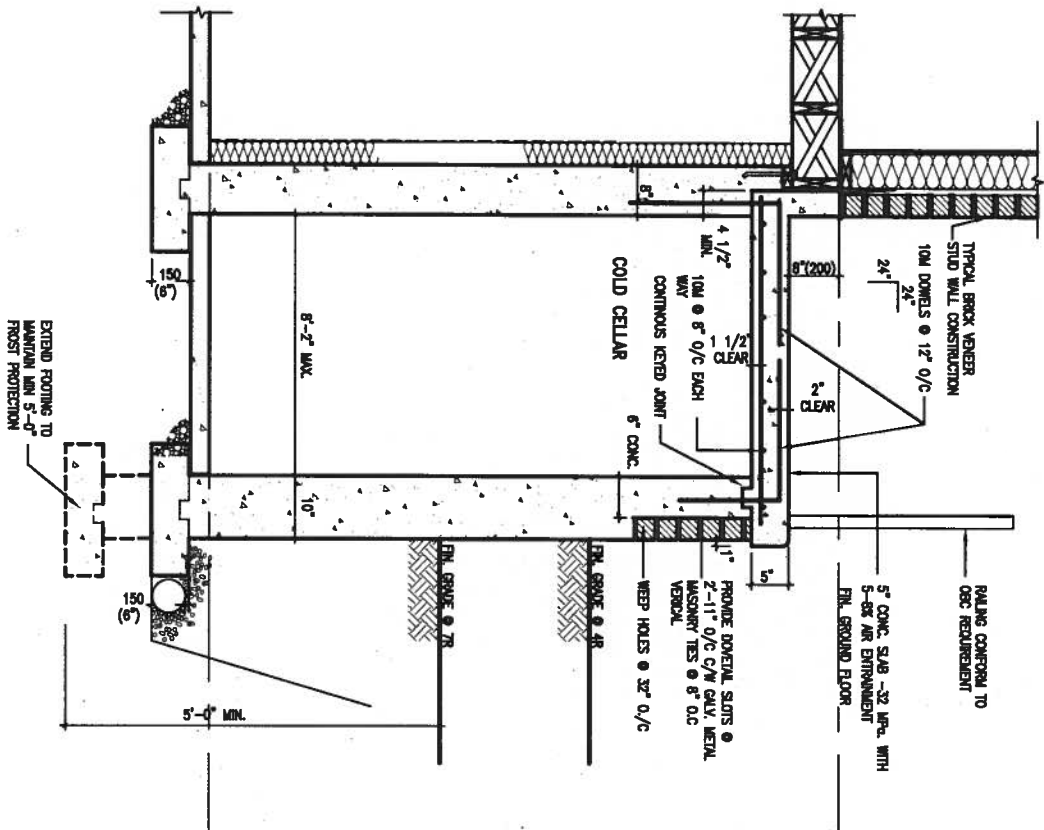


WOB SIDE ELEVATION

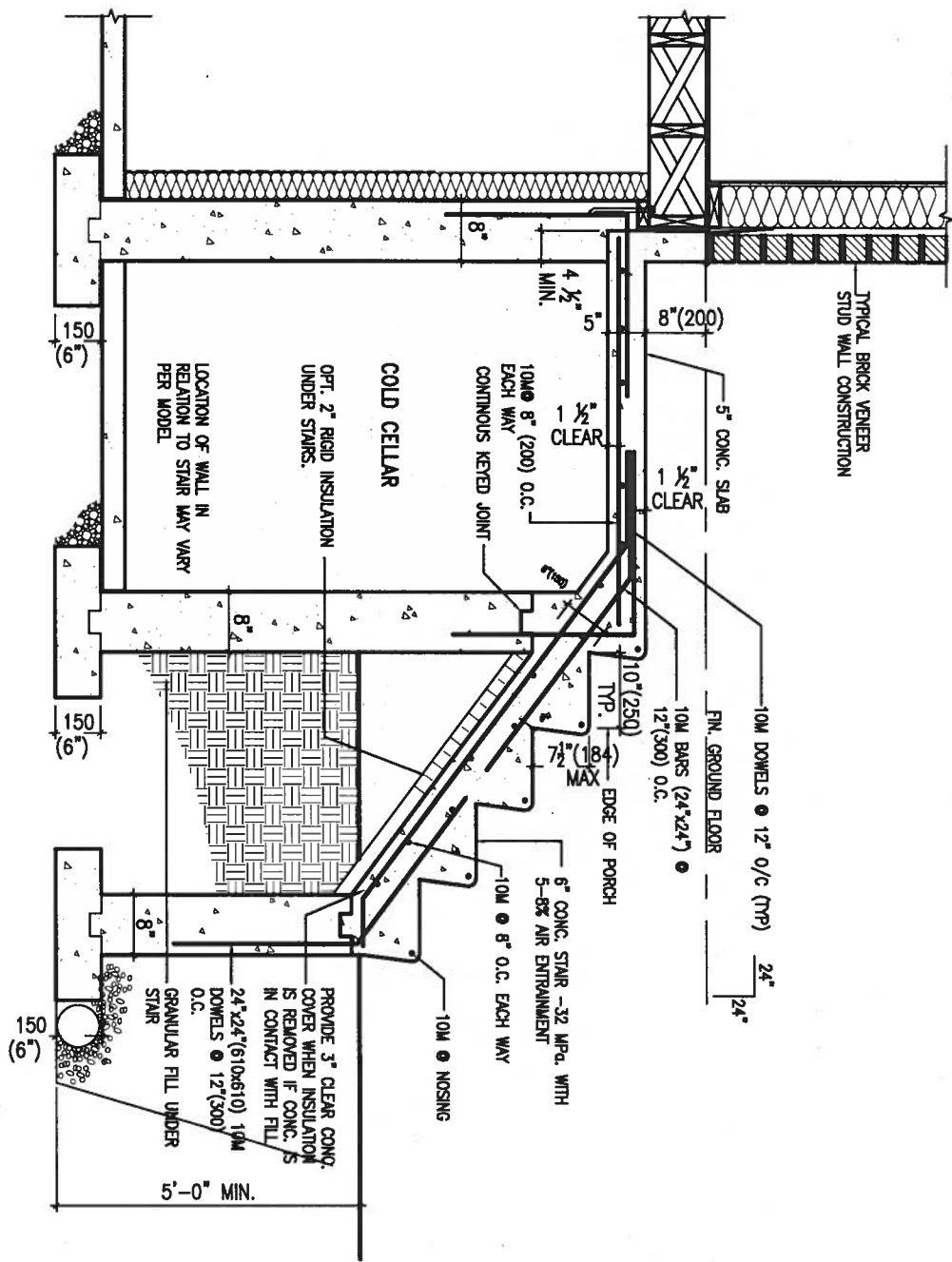
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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.	25591	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 date APR 2014 drawn by RC checked by - scale 3/16" = 1'-0"	municipality BRADFORD	project no. 13045	CONST NOTE - CONSTRUCTION NOTES 13045-CONST-08C 2015	drawing no. CN7
8	.	.	Wellington Jno-Baptiste	BCN						
7	.	.	signature							
6	.	.	name registration information VAS Design Inc.	42658						
5	.	.	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.							
4	.	.	.							
3	.	.	.							
2	UPDATE TO CODE	APR 16-15	RC							
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC							
no.	description	date	by							



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.



JUNE 29, 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	signature	25581	BCN
name	registration information	42658	
VAS Design Inc.			
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vas3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

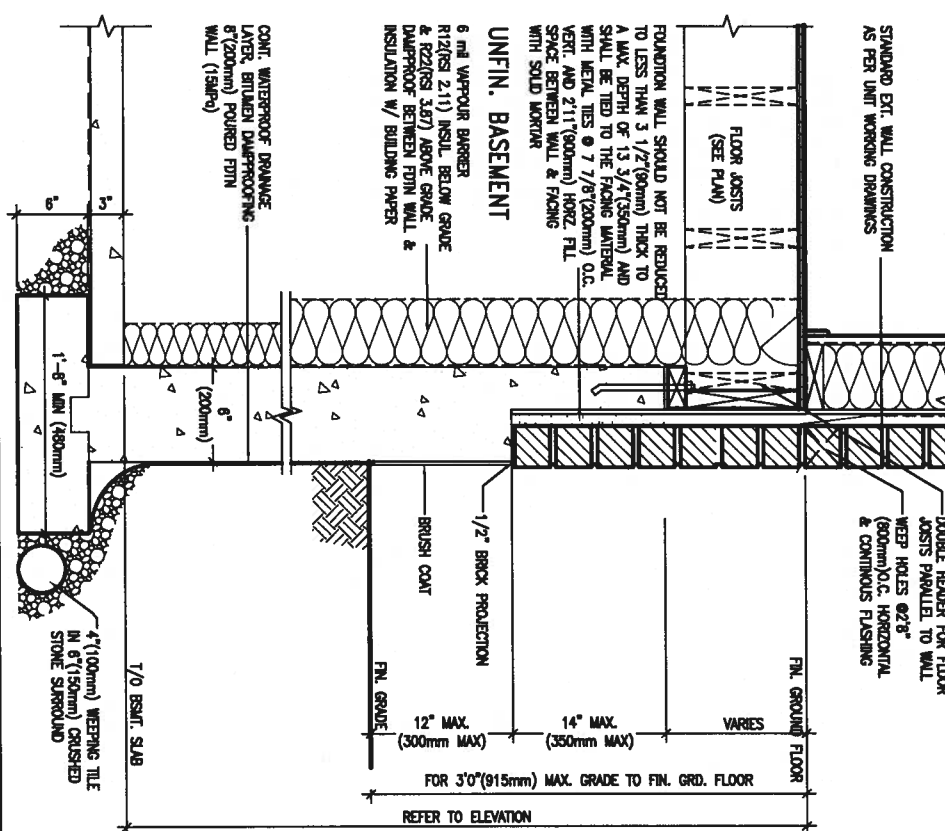
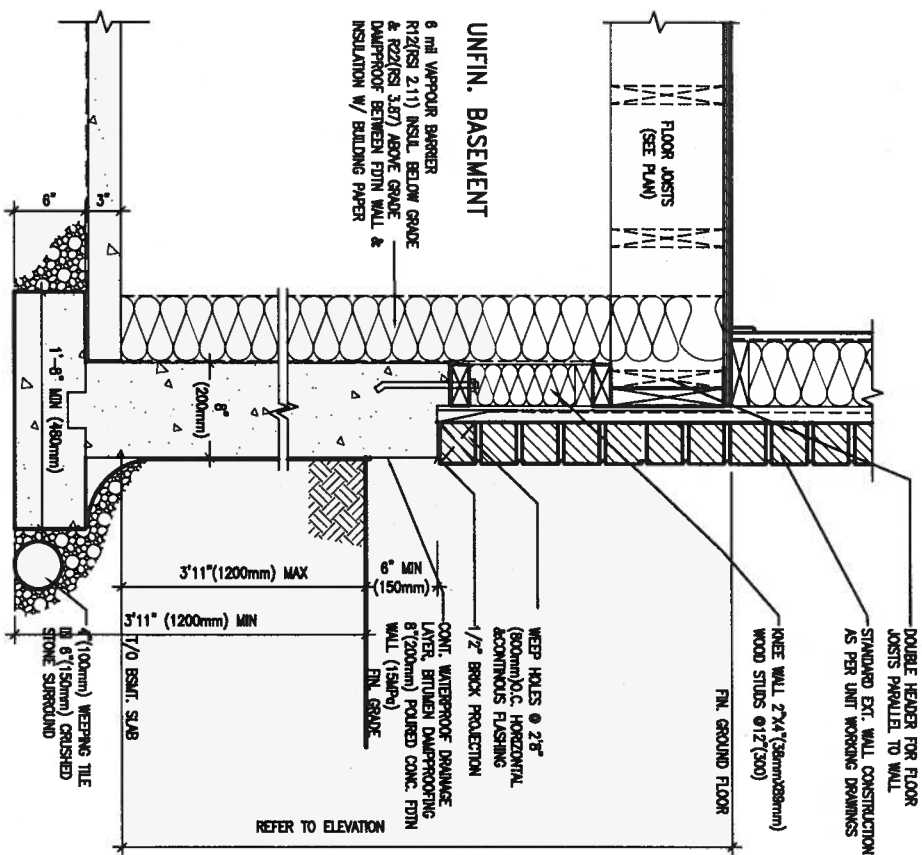
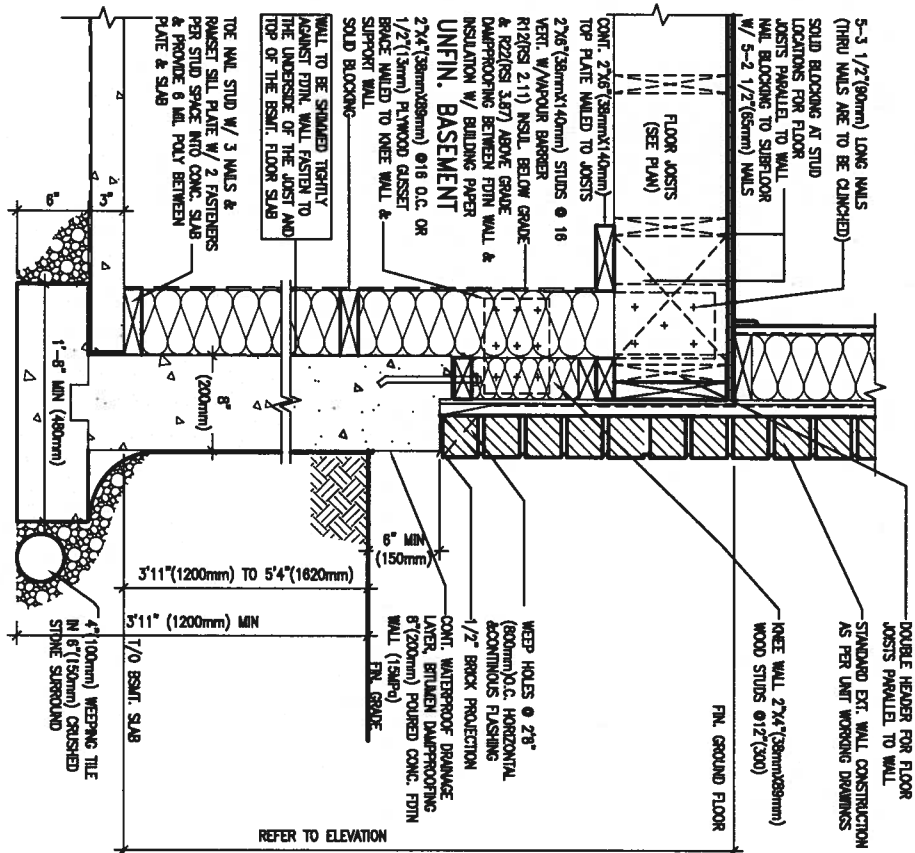
CONSTRUCTION NOTES

file name
13045-CONST-0BC 2015

project no.
13045

drawing no.
CN8

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

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

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

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
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	2559
name	BCR
registration information	
VAS Design Inc.	42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	



BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

Project no.
3045

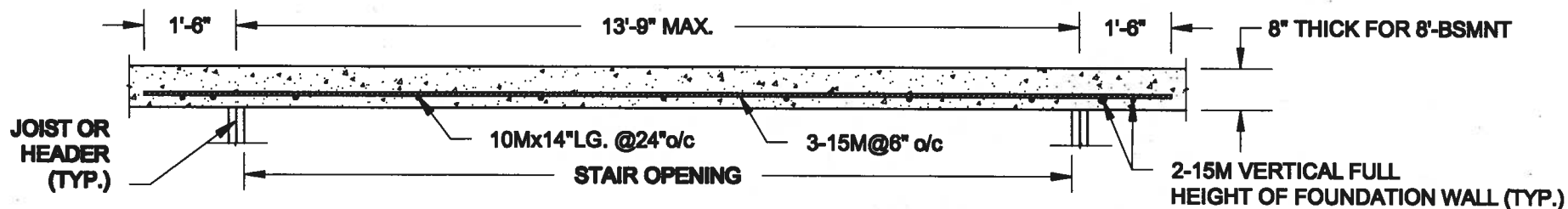
date	APR 2014
drawn by	RC

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

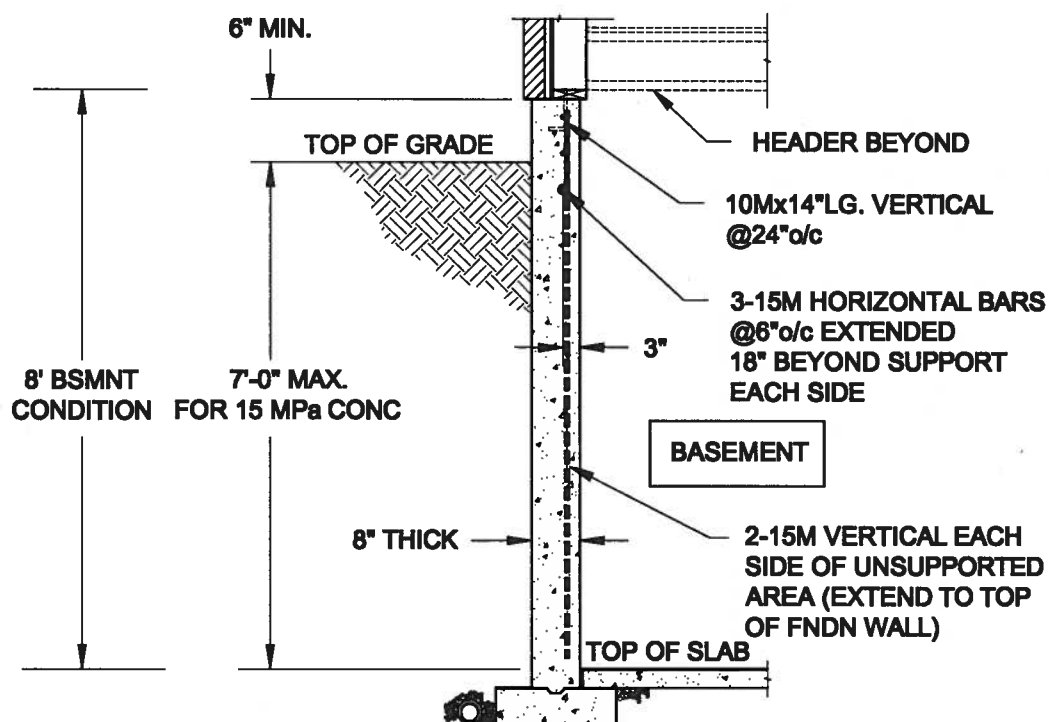
CONSTRUCTION NOTES
file name
13045-CONST-0BC 2015

rowing no.
CN9

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Mon - May 4 2015 - 4:04 PM



PLAN VIEW



FTG. SIZE AS PER PLAN

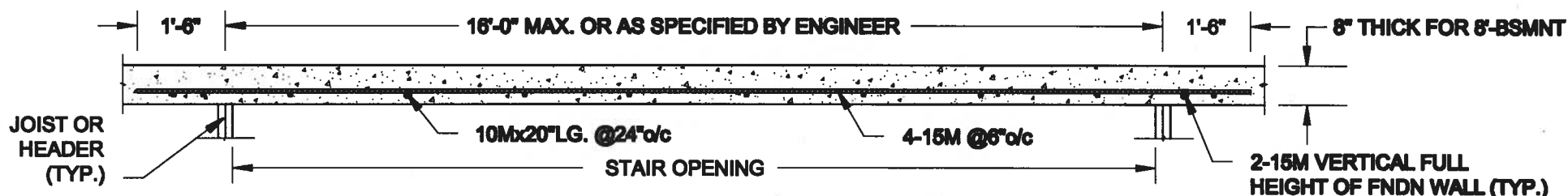
1A
S1

LATERALLY UNSUPPORTED WALL

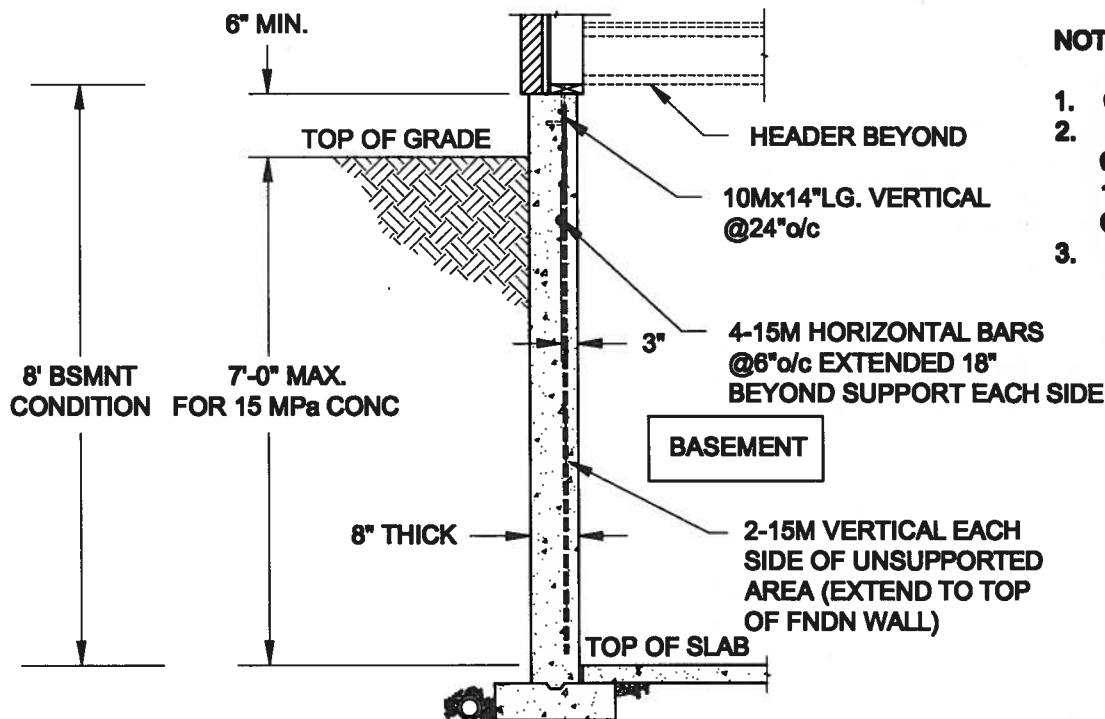
SCALE: 3/8" = 1'-0"

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.



PLAN VIEW



FTG. SIZE AS PER PLAN

1B
S1

LATERALLY UNSUPPORTED WALL

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

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.

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
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Engineer's Seal:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

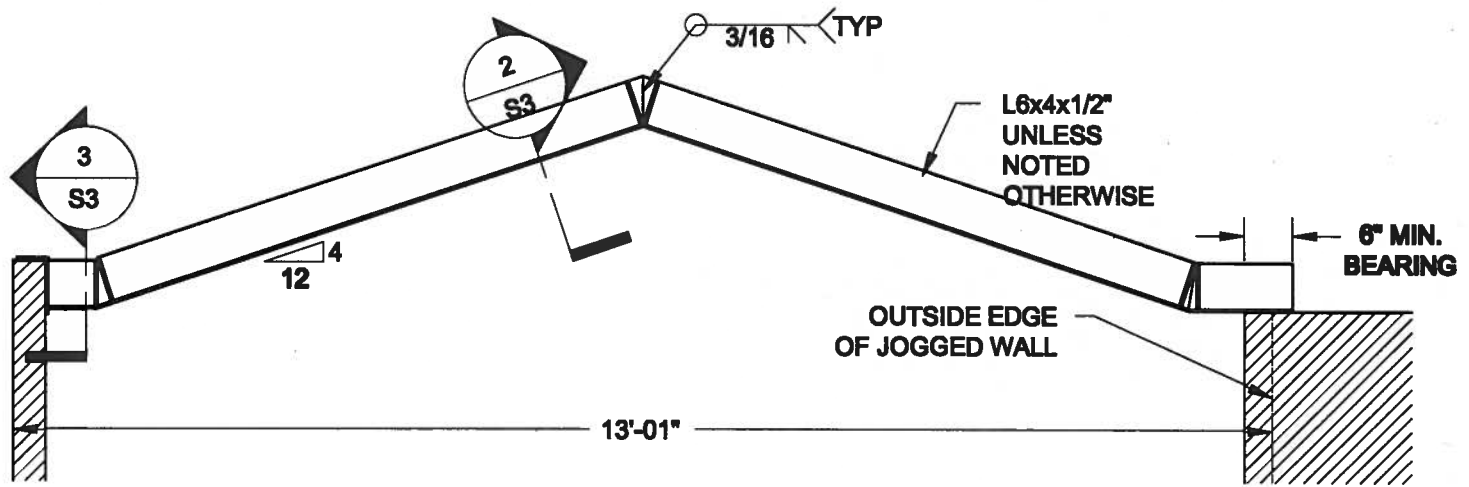
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

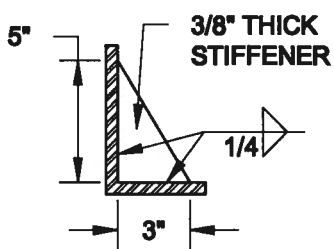
16-102

Drawing No.:

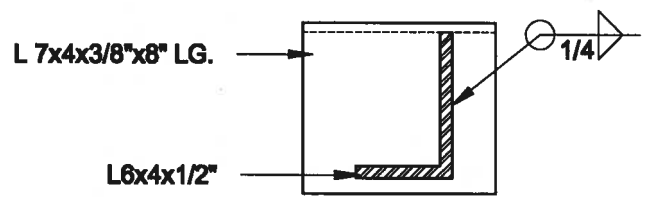
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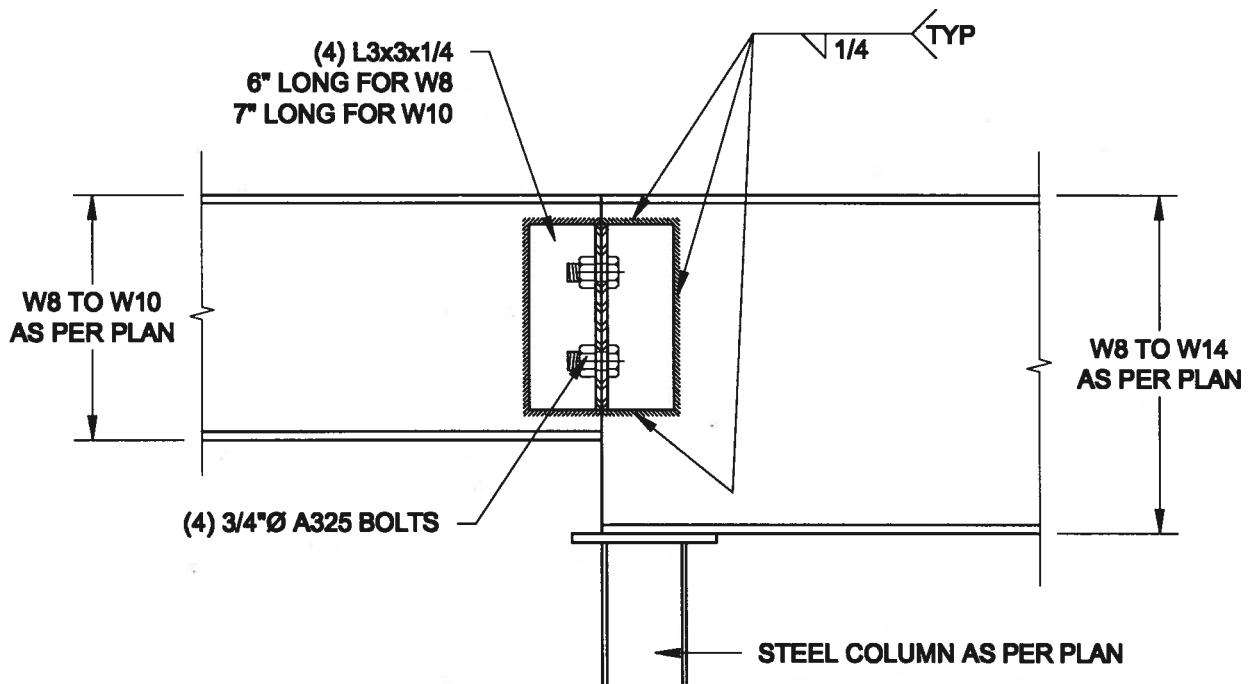
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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:
SC

Checked:
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Project:

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BRADFORD, ONTARIO

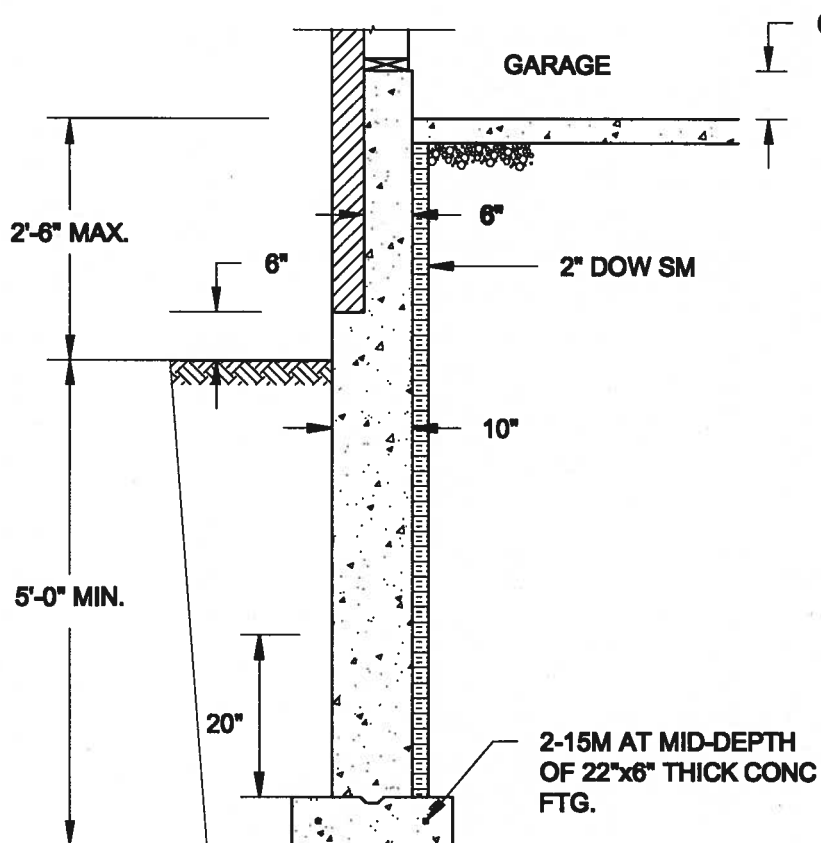
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

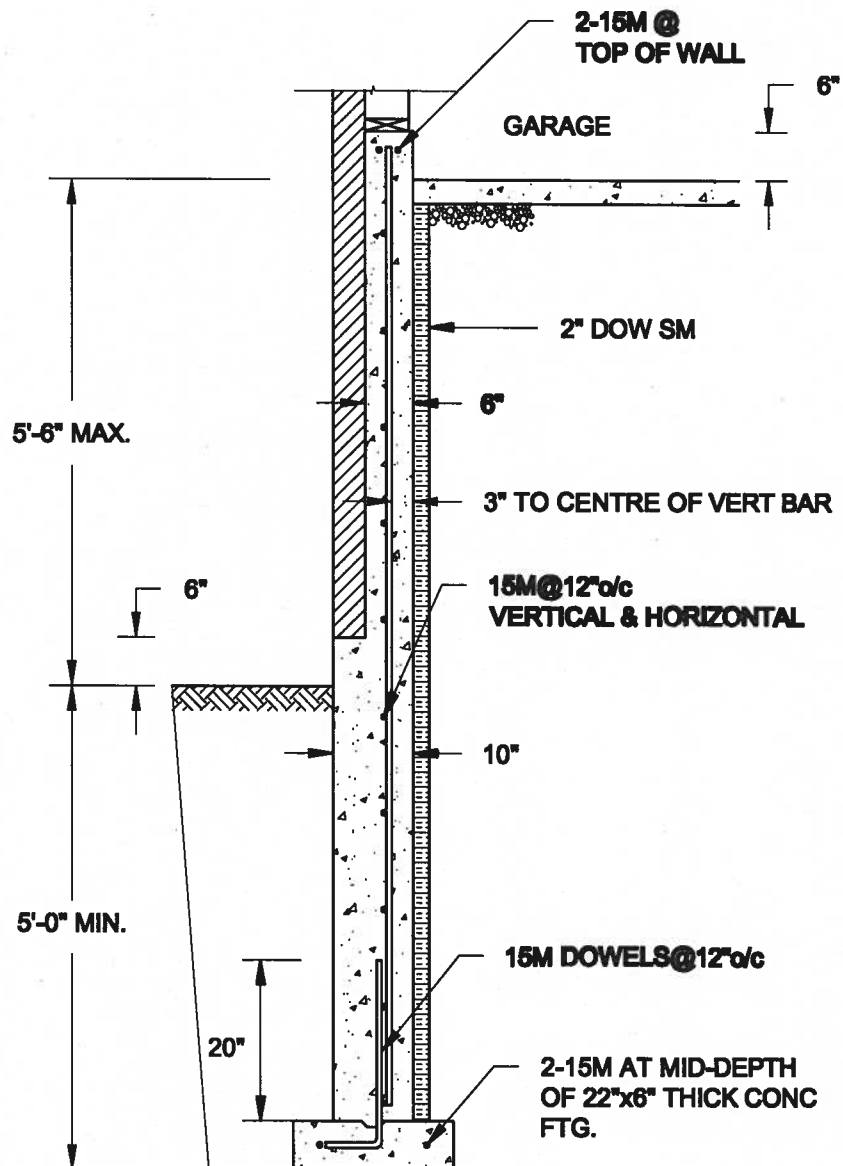
S3



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

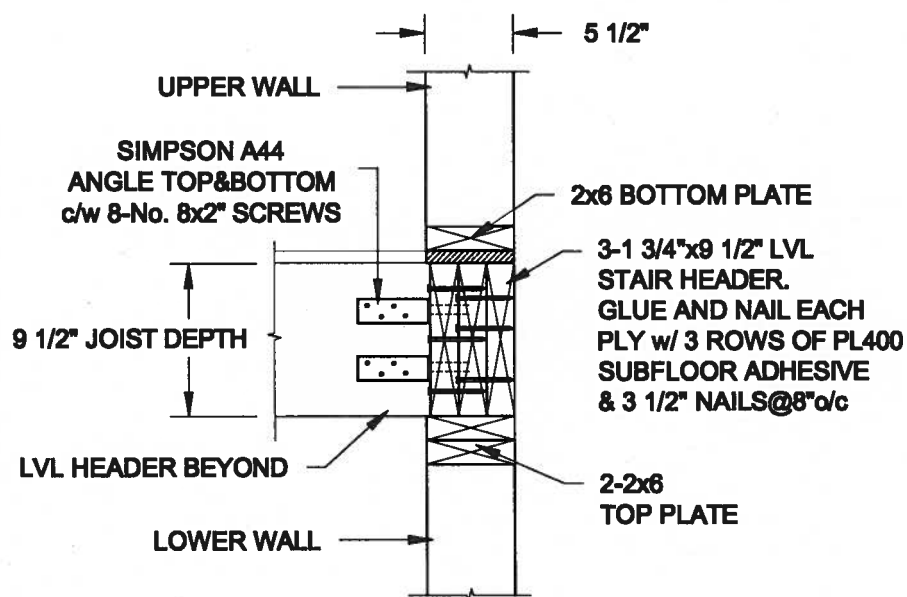
NOTE:

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.

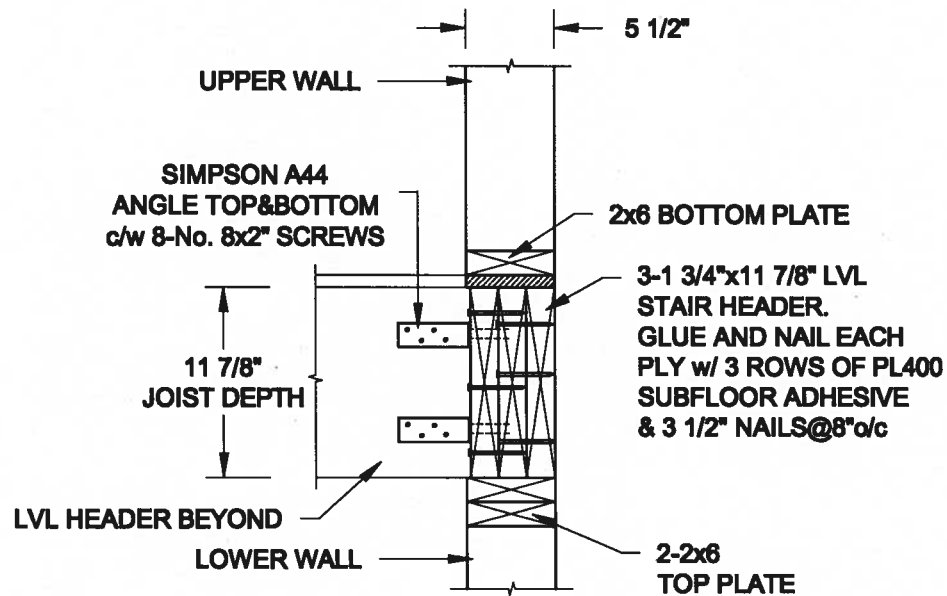


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



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

Scale:
AS NOTED

Date:
MAY-01-2016

Drawn:
SC

Checked:
SJB

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MAY 30, 2016

Project:

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BRADFORD, ONTARIO

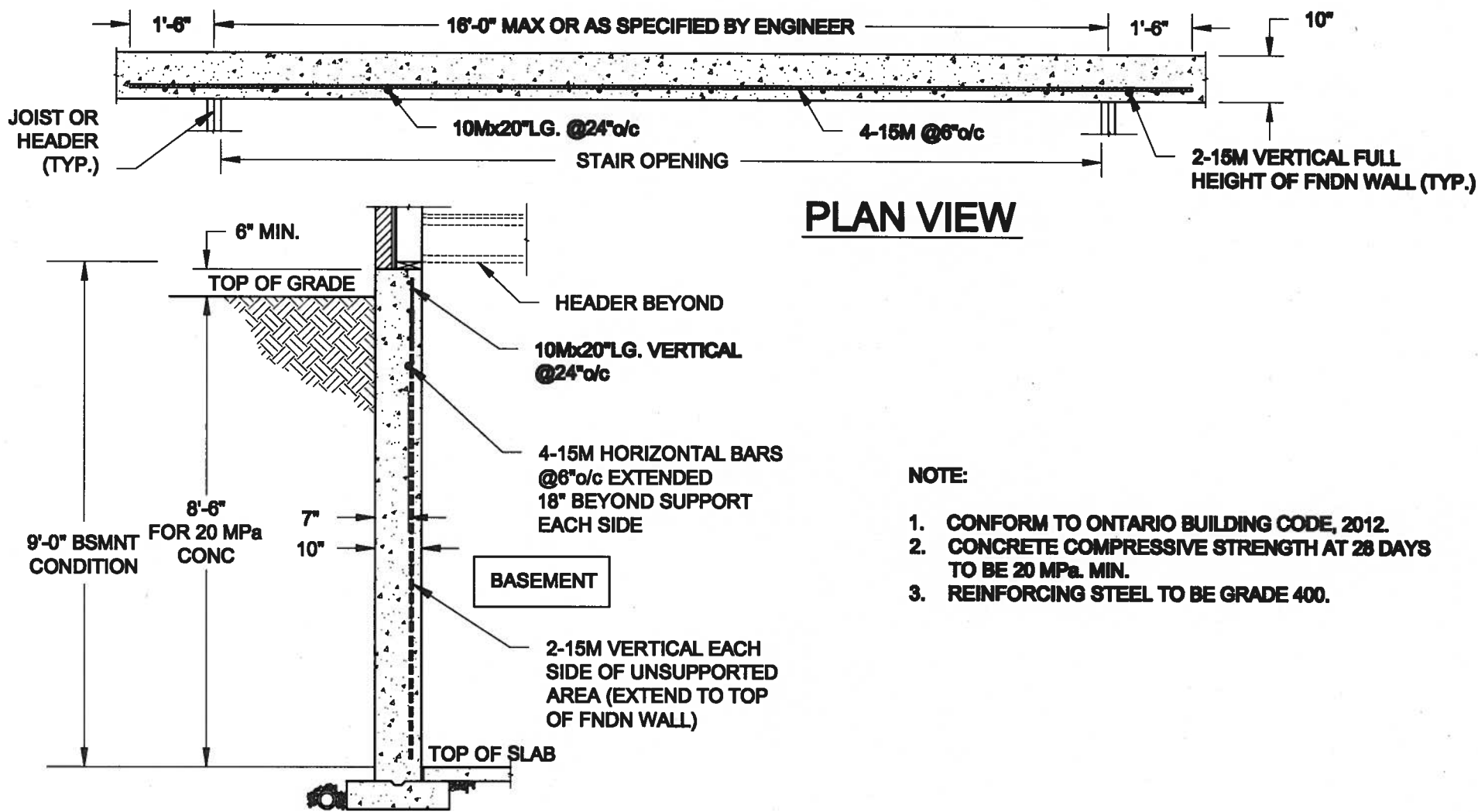
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

S4



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