

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

It is the builder's complete responsibility to ensure 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.

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

NOV 15 2016

John G. Williams Limited, Architect

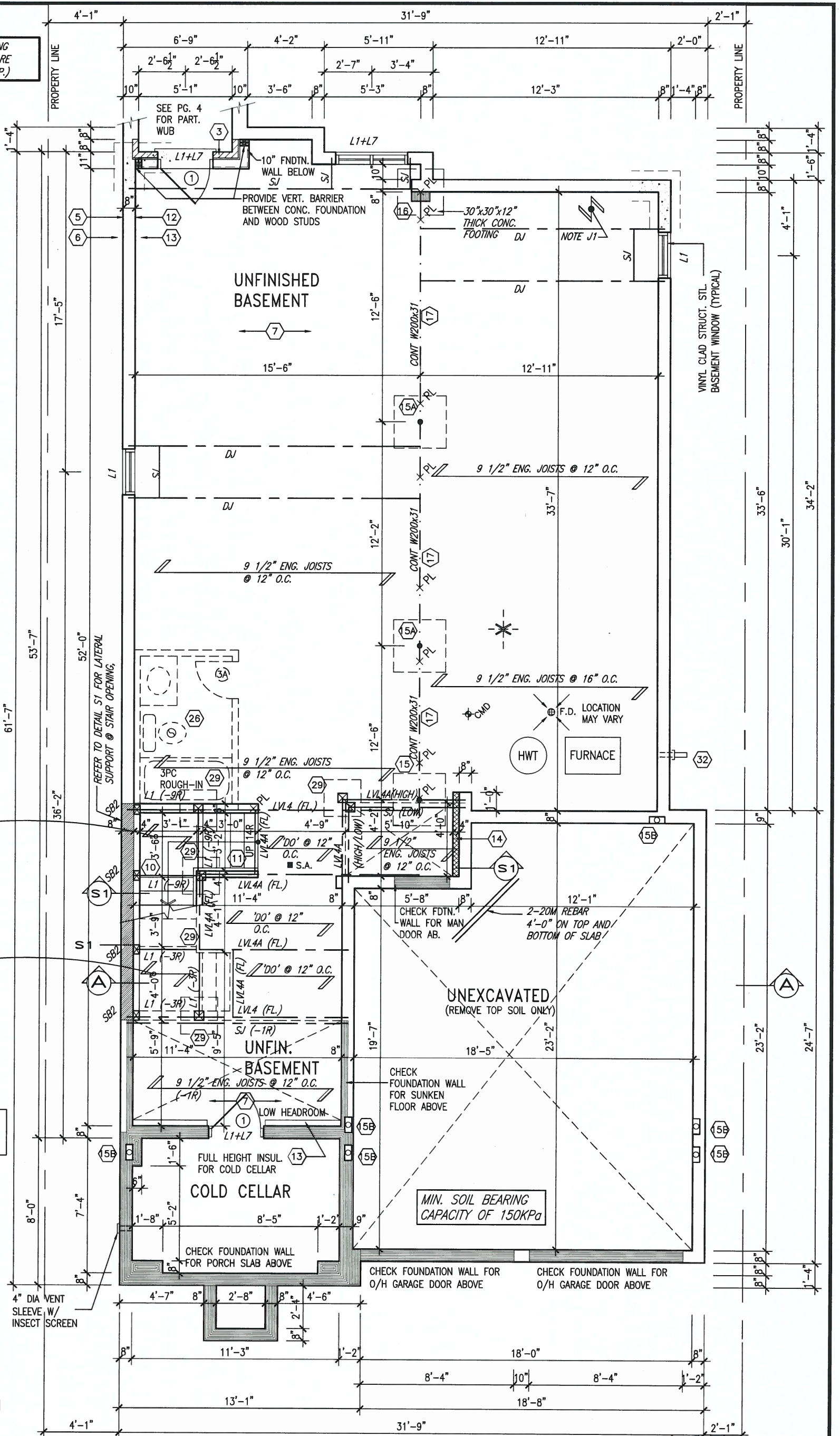


NOV 8, 2016

AREA CHART ON PAGE 9

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 THE FLOOR TRUSS MANUFACTURER.



BASEMENT PLAN 'B'

LOT 318

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	REV FOR LOT 318	12-10-16	JWM	registration information
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	VA3 Design Inc. 42658
3	UPGRADED REAR ELEVATIONS ADDED	.	.	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	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC	
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC	
no.	description	date	by	

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

BAYVIEW WELLINGTON

S38-6
BAROSSA 6

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONTARIO	project no.	13045
date	APRIL, 2014	checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	13045-S38-6B-LOT 318	drawing no.	1
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6B-LOT 318.dwg - Tue - Nov 8 2016 - 11:40 AM					

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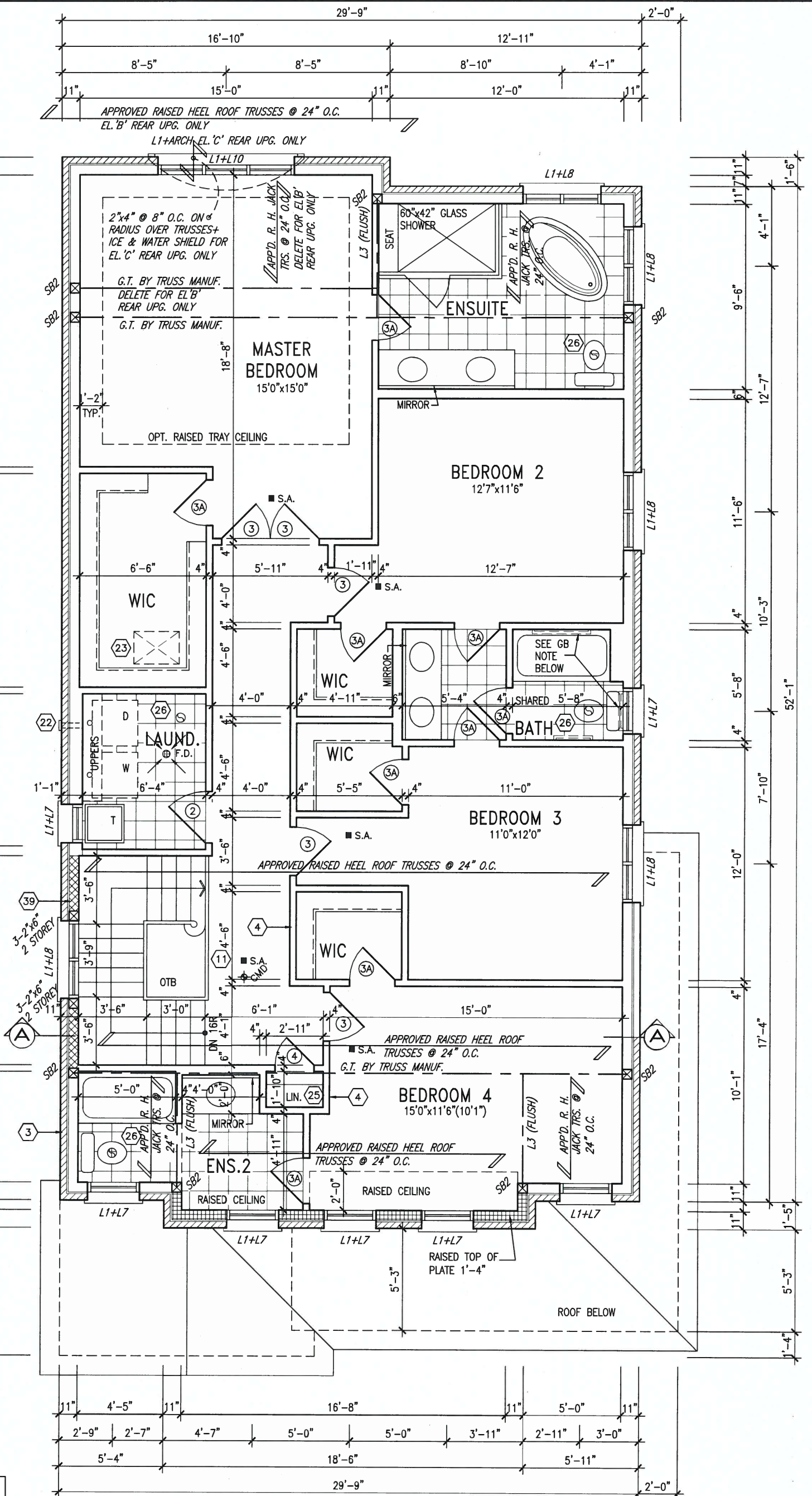
ARCHITECTURAL REVIEW & APPROVAL

NOV 15 2016

John G. Williams Limited, Architect



NOV 8, 2016



NOTE GB:

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. SEE DETAILS PROVIDED.

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

SECOND FLOOR PLAN 'B'

LOT 318

9.					
8.					
7.					
6.					
5.	REV FOR LOT 318	12-10-16	JWM		
4.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC		
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no.	description	date	by		

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qualification information				
Wellington Jno-Baptiste	signature	25591	BCIN	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.				

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t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ONTARIO

S38-6
BAROSSA 6

project no.
13045

date
APRIL, 2014

drawn by
WT

checked by
RC

scale
3/16" = 1'-0"

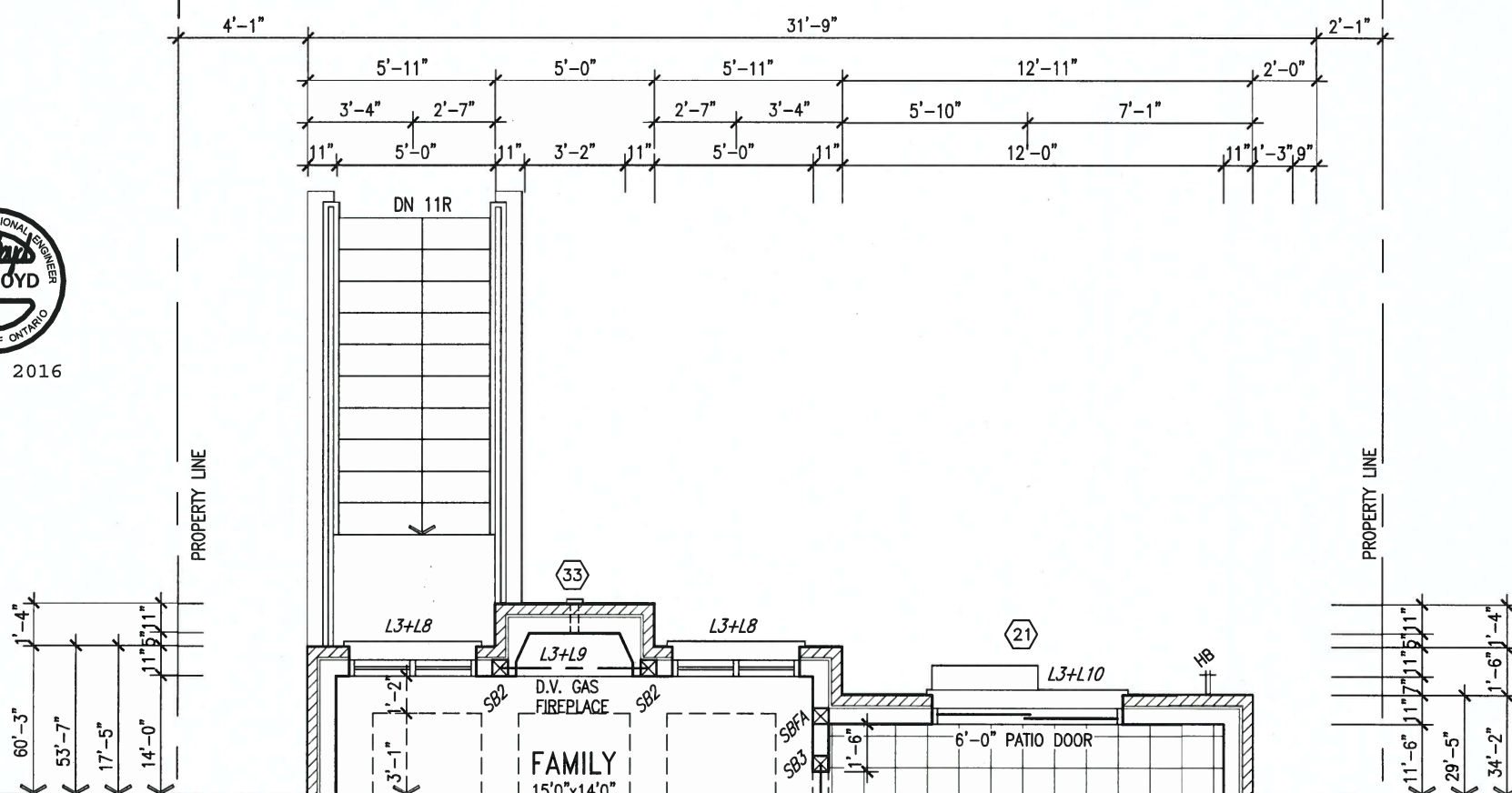
SECOND FLOOR PLAN 'B'

file name
13045-S38-6B-LOT 318

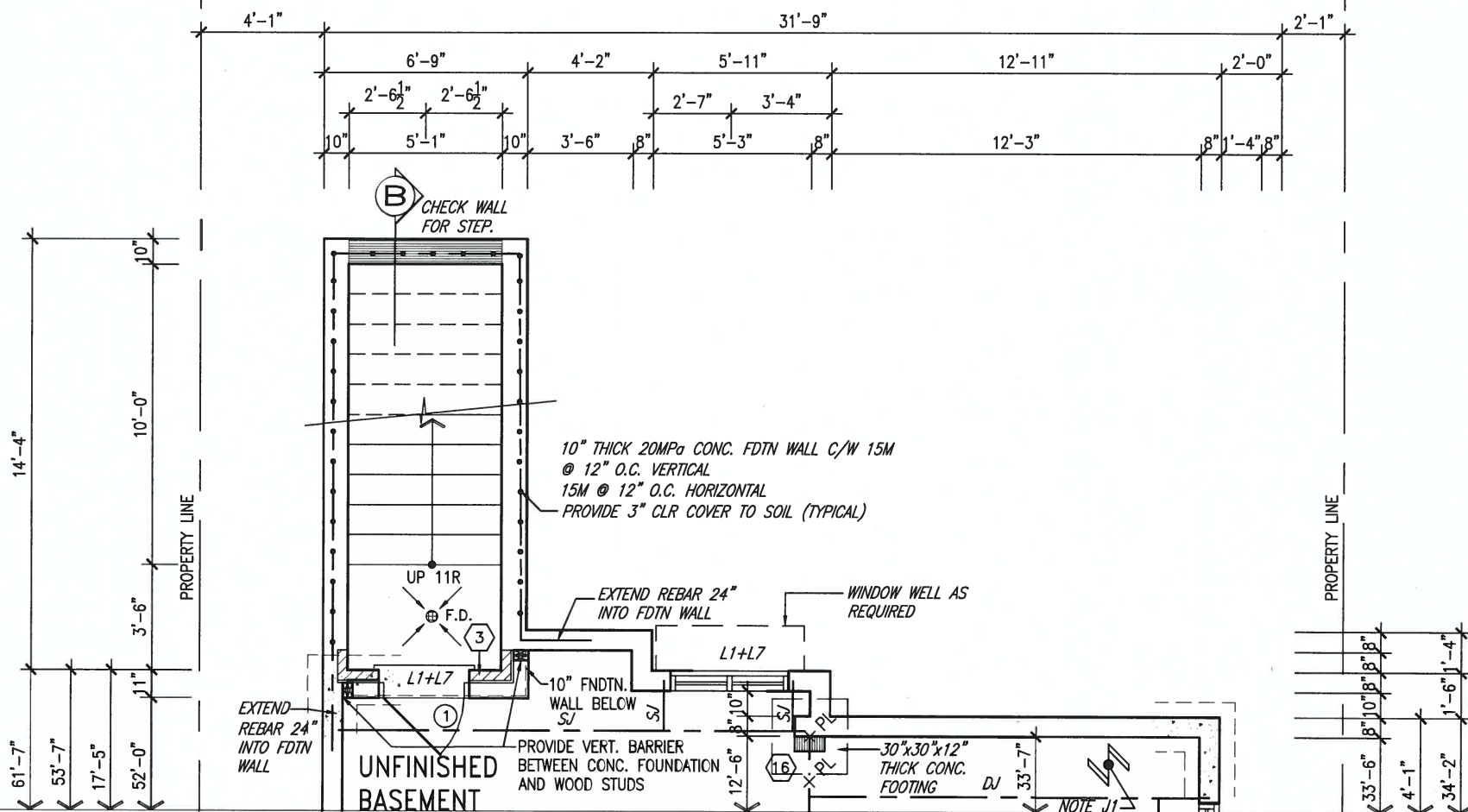
drawing no.
3

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NOV 15 2016
John G. Williams Limited, Architect

PROPERTY LINE



PART. GROUND FLOOR PLAN 'B' W/ WUB



PART. BASEMENT PLAN 'B' W/ WUB

LOT 318

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.	 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, ONTARIO	S38-6 BAROSSA 6 project no. 13045
8	.	.	.	qualification information			
7	.	.	.	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591 name signature BCIN			
6	.	.	.	21-04-15 RC name registration information VA3 Design Inc. 42658			
5	REV FOR LOT 318	12-10-16	JWM	Contractor must verify all dimensions on the job and report any discrepancy to the Designer with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
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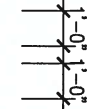
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BRICK VENEER CONSTRUCTION

(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)



NOV 8, 2016

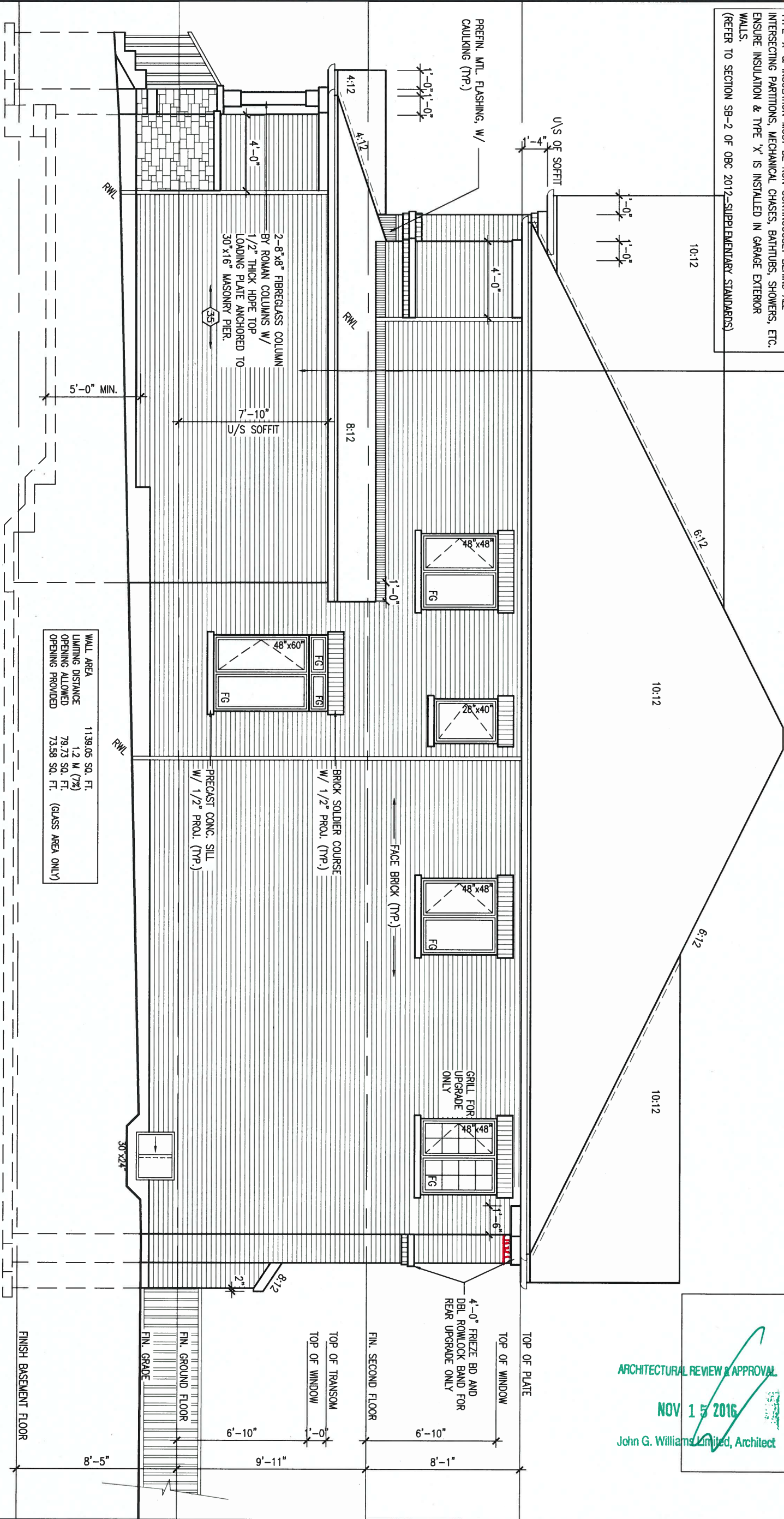


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ARCHITECTURAL REVIEW & APPROVAL
NOV 15 2016
John G. Williams Limited, Architect

RIGHT ELEVATION 'B'



WALL AREA	1139.05 SQ. FT.
LIMITING DISTANCE	1.2 M (7'6")
OPENING ALLOWED	79.73 SQ. FT.
OPENING PROVIDED	73.58 SQ. FT. (GLASS AREA ONLY)

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

9.	.	.	.
8.	.	.	.
7.	.	.	.
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qualification information			
Wellington Jno-Baptiste	25591	BCIN	
name			
registration information			
VA3 Design Inc.	42658		
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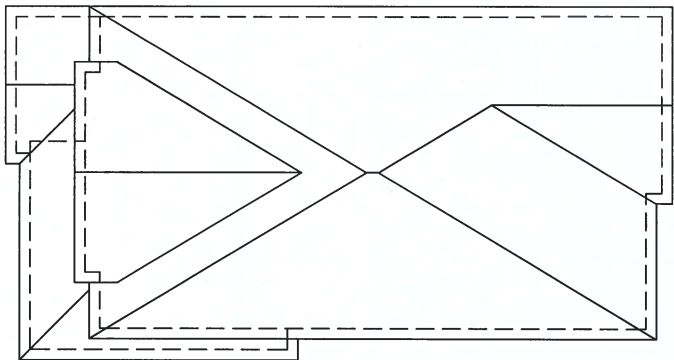
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD, ONTARIO	
date	checked by	scale	
APRIL, 2014	RC	3/16" = 1'-0"	
drawn by	WT		
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S38-6
BAROSSA 6

project no.
13045

RIGHT ELEVATION 'B'
13045-S38-6B-LOT 318

drawing no.
7



ROOF PLAN 'B'
(UPGRADE REAR)

1'-0" 1'-0"

1'-0"

1'-0"

NOV 8, 2016



It is the builder's complete responsibility to ensure 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 of the building is the responsibility of the owner. The architect is not responsible for the building code or permit matter or that any house can be properly built or located on its lot.

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ARCHITECTURAL REVIEW & APPROVAL

NOV 15 2016

John G. Williams Limited, Architect

LOT 318

BAYVIEW WELLINGTON

S38-6
BAROSSA 6

project name GREEN VALLEY ESTATES municipality BRADFORD, ONTARIO

project no. 13045

date APRIL, 2014

UPGRADED REAR ELEVATION 'B'

drawing no. 8

drawn by WT checked by RC scale 3/16" = 1'-0" file name 13045-S38-6B-LOT 318

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RETURN FRIEZE BOARD AND
BANDING 4'-0" ALONG SIDES
(TYP.)

FACE BRICK (TYP.)

6"x18" PRECAST CONC.
IMPOST W/ 1/2" PROL.

BRICK PLASTER (TYP.)
BRICK ROWLOCK CAPITAL W/
16" WIDE RAISED BRICK
PLASTER ON BRICK
ROWLOCK BASE W/ MIN. 1/2"
PROJECTION.

PRECAST CONC. SILL ON
BRICK ROWLOCK BAND W/
1/2" PROL. (TYP.) RETURN
4'-0" ON LEFT SIDE

BRICK SOLDIER ON 4"
STACK (1/2" PROL.)
(TYP.)
PREFIN. MTL. FLASHING, W/
CAULKING (TYP.)

PRECAST CONC. SILL
OVER BRICK ROWLOCK
W/ 1/2" PROL. (TYP.)

TOP OF PLATE
TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN. GROUND FLOOR

FIN. GRADE

FINISH BASEMENT FLOOR

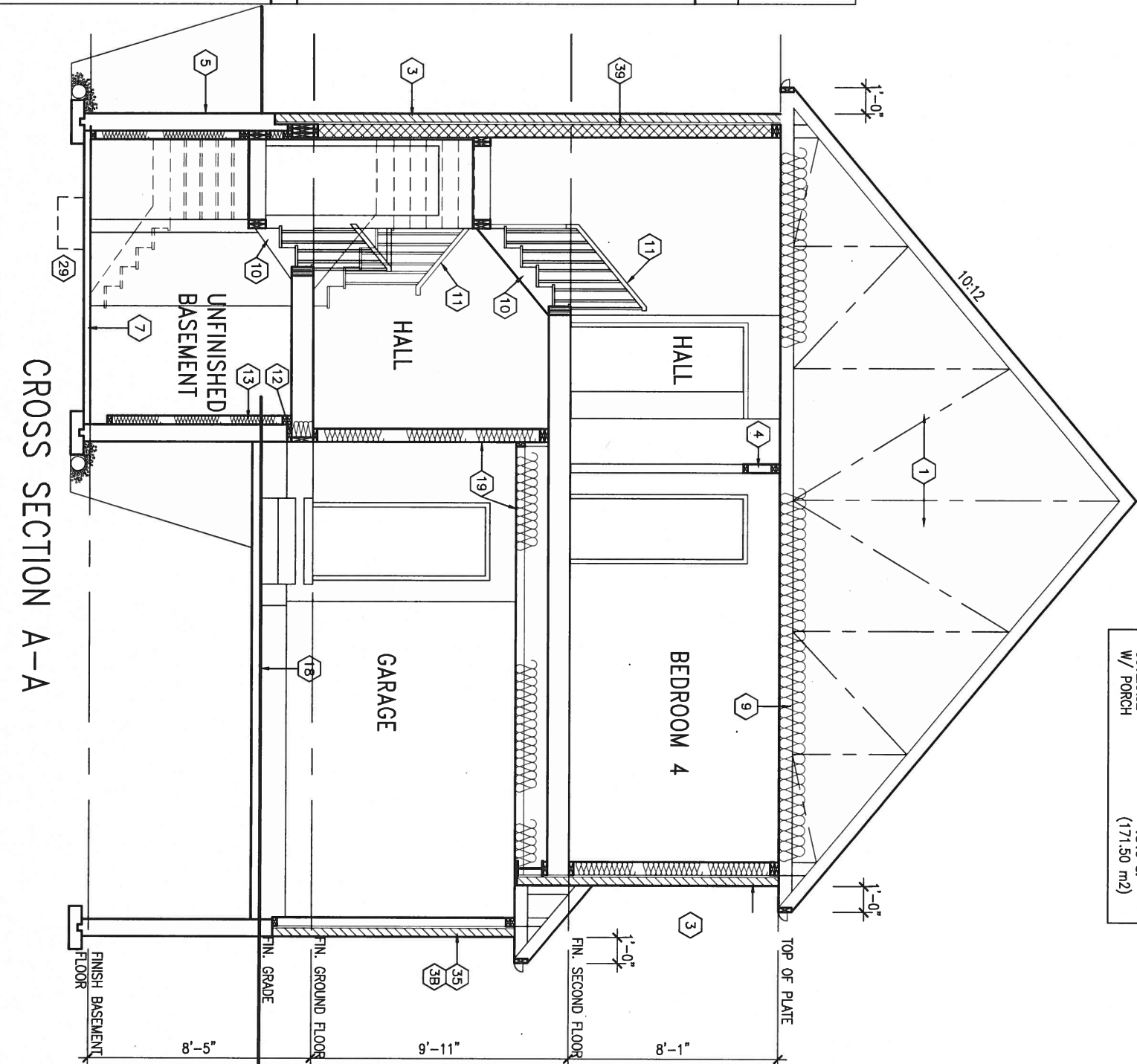
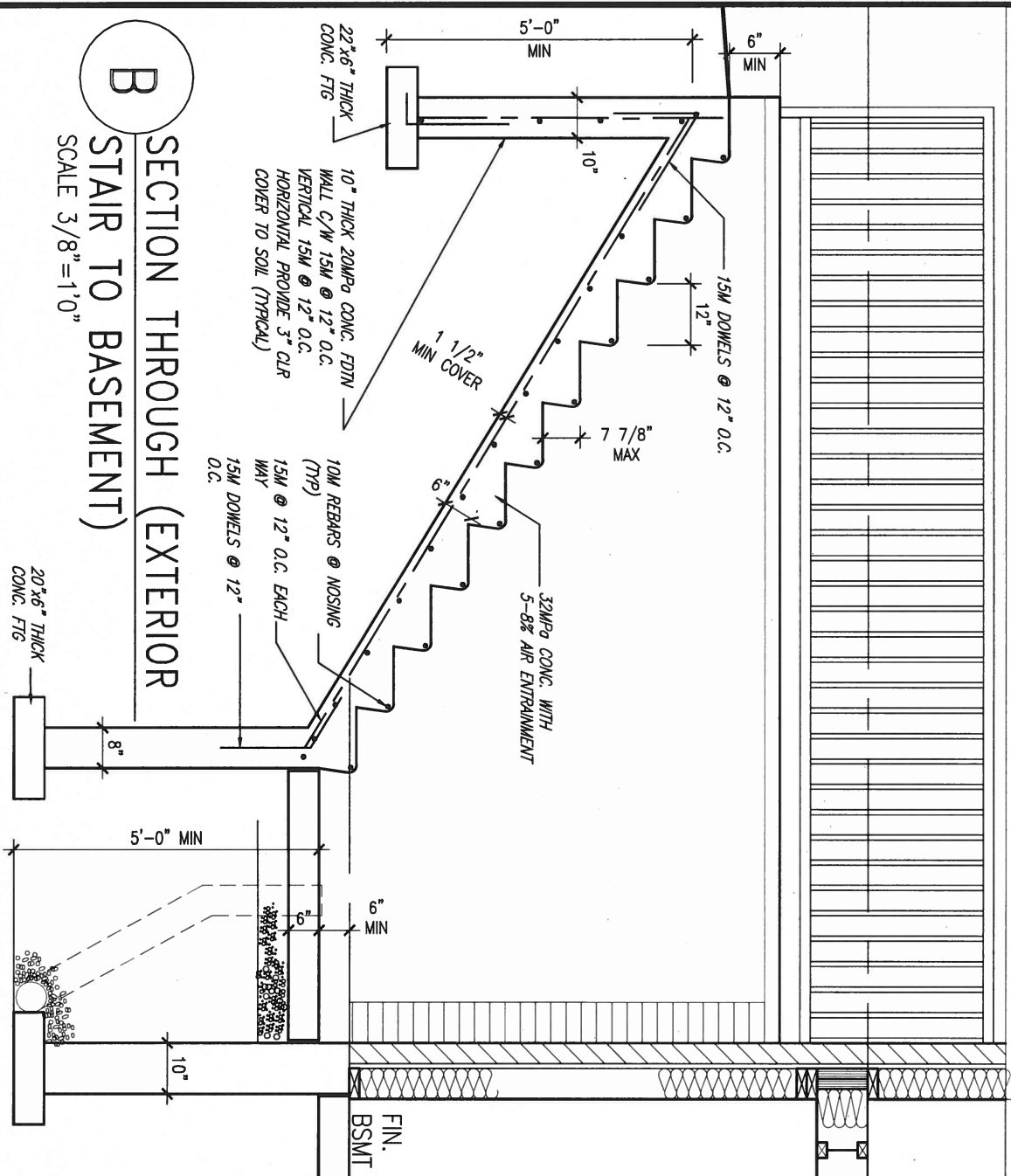
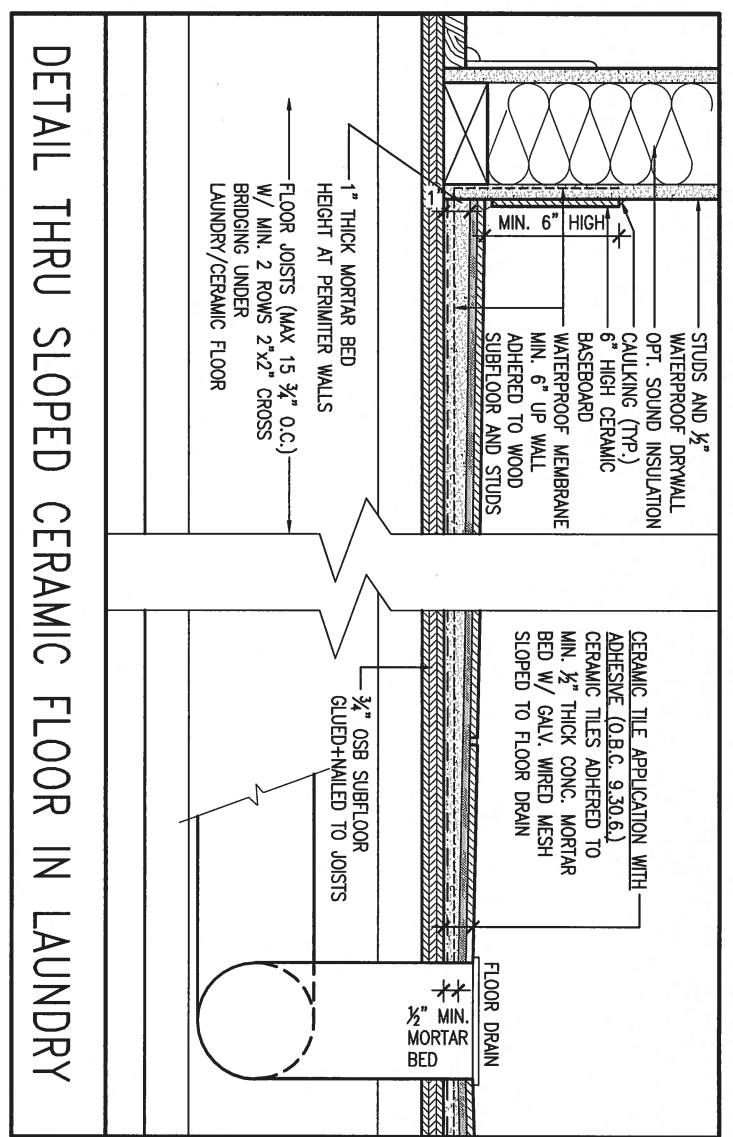
UPGRADED REAR ELEVATION 'B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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6.	.	.	name BCIN
5.	REV FOR LOT 318	12-10-16 JWM	registration information
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AREA CALCULATIONS		EL. 'B'
GROUND FLOOR AREA	1309 SF	
SECOND FLOOR AREA	1602 SF	
SUBTOTAL	2911 SF	
DEDUCT ALL OPEN AREAS	11 SF	
TOTAL NET AREA	2900 SF	
	(269.42 m2)	
FINISHED BSMT AREA	0 SF	
COVERAGE	1749 SF	
W/OUT PORCH	(162.49 m2)	
COVERAGE	1846 SF	
W/PORCH	(171.50 m2)	

NOV 8, 2016



LOT 318

S38-6
BAROSSA 6

BAYVIEW WELLINGTON

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ONTARIO

date APRIL, 2014		CROSS SECTION A-A	
drawn by WT	checked by RC	scale 3/16" = 1'-0"	file name 13045-S38-6B-LOT 318
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rawing no.
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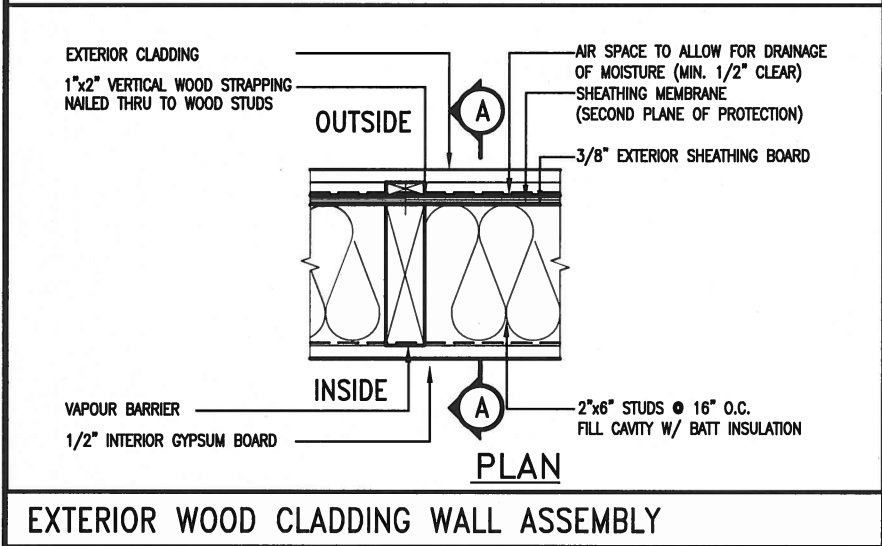
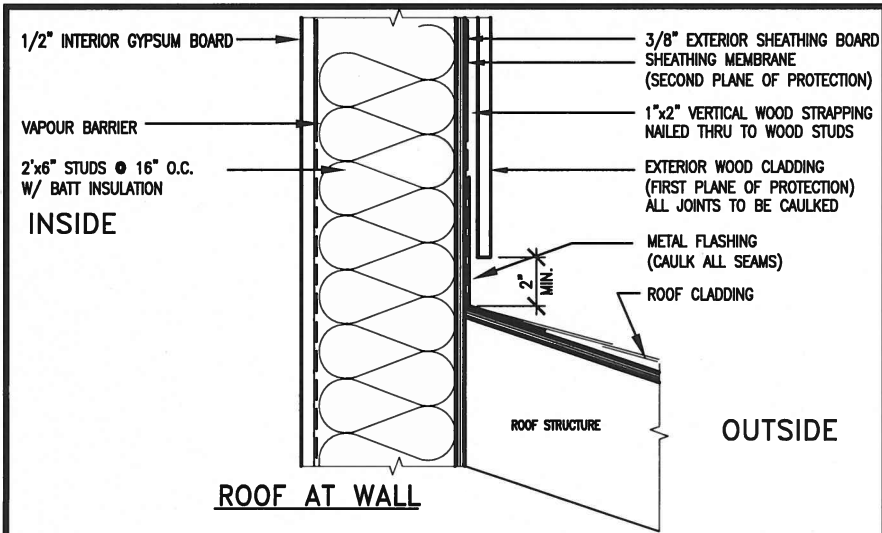
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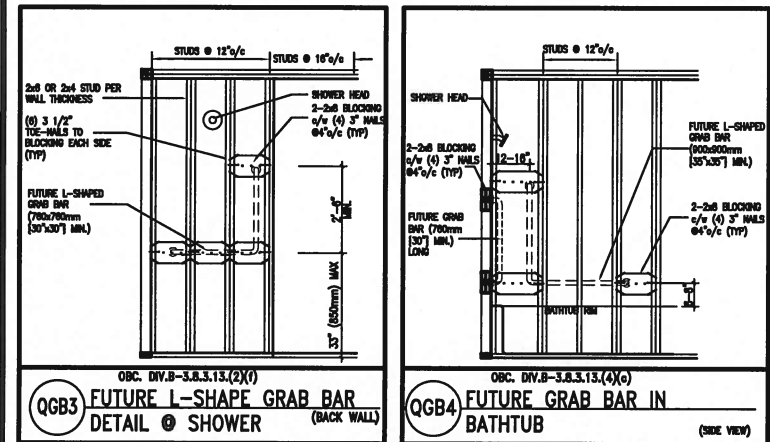
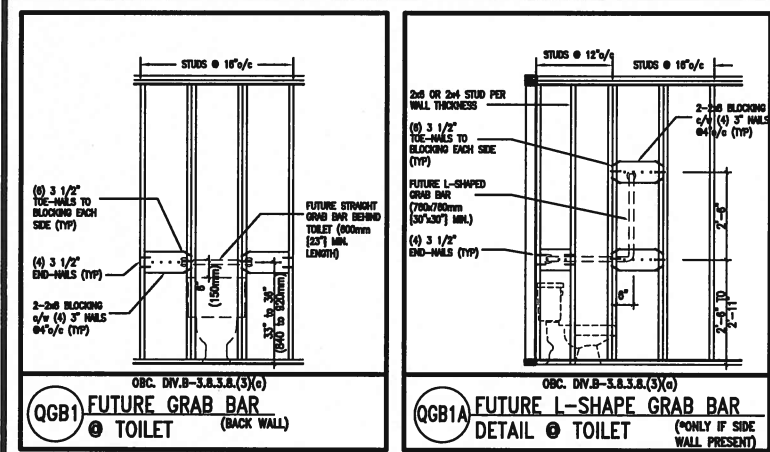
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EXTERIOR WOOD CLADDING WALL ASSEMBLY

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-3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
 2"x4" @ 16" O.C. - 9'-10"
 2"x4" @ 12" O.C. - 10'-9"
 3"x4" @ 16" O.C. - 11'-2"
 3"x4" @ 12" O.C. - 12'-4"

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

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
 2"x6" @ 16" O.C. - 12'-6"
 2"x6" @ 12" O.C. - 13'-10"
 2"x6" @ 16" O.C. - 15'-0"
 2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
 2"x8" @ 16" O.C. - 16'-0"
 2"x8" @ 12" O.C. - 17'-9"
 2"x8" @ 16" O.C. - 20'-4"
 2"x8" @ 12" O.C. - 22'-4"

NOTES:
 1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
 2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
 EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm
 (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
 8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
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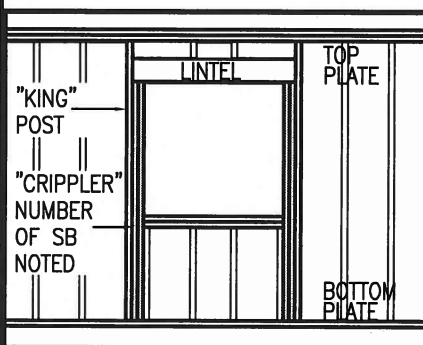
** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				BCIN
4.				registration information
3.				VA3 Design Inc. 42658
2.	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

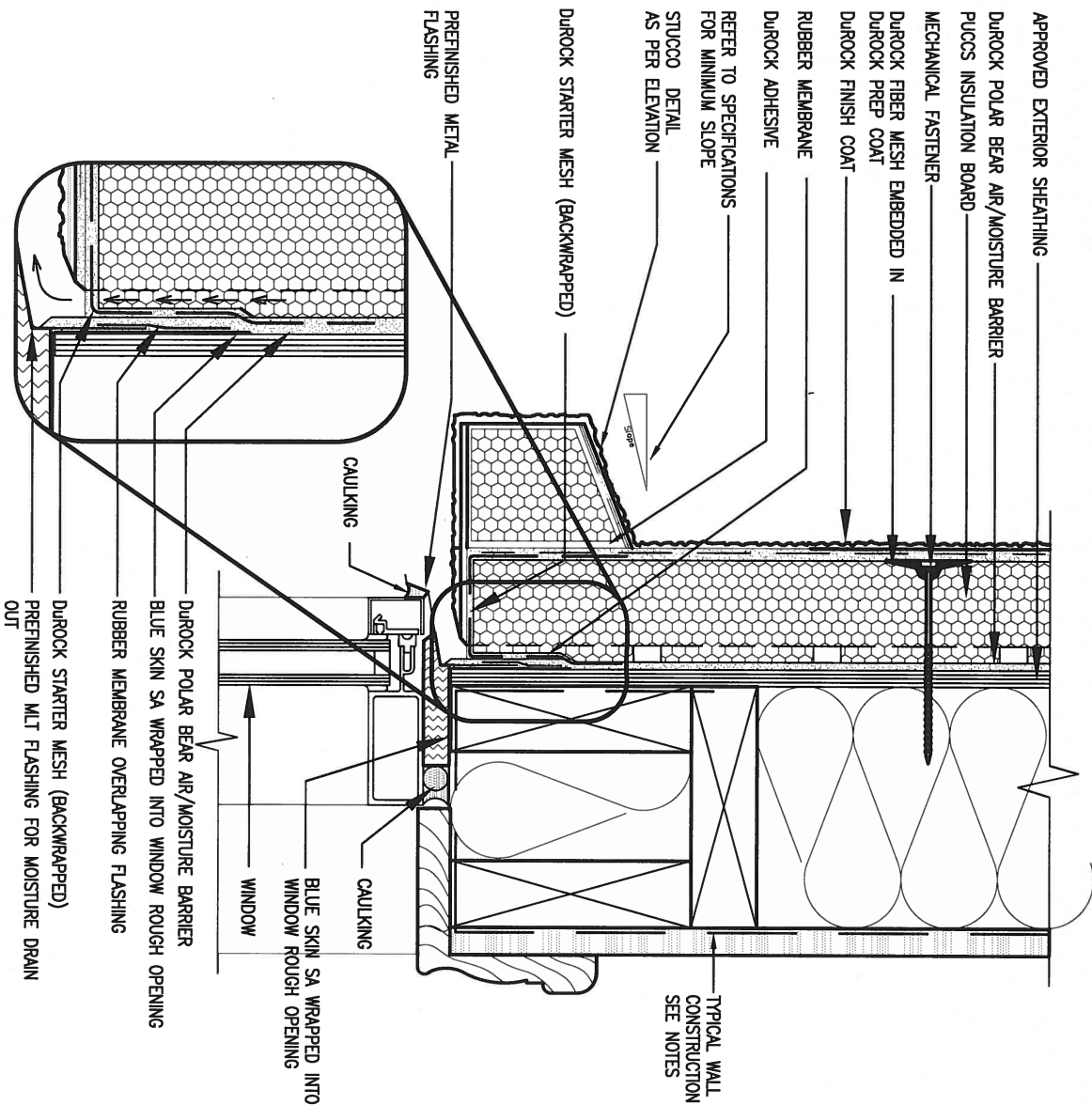
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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	3/16" = 1'-0"
scale		CONSTRUCTION NOTES	file name
		13045-CONST-OBC 2015	CN2
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LICENCED PROFESSIONAL ENGINEER
S. J. BOYD
 PROVINCE OF ONTARIO
 NOV 8, 2016

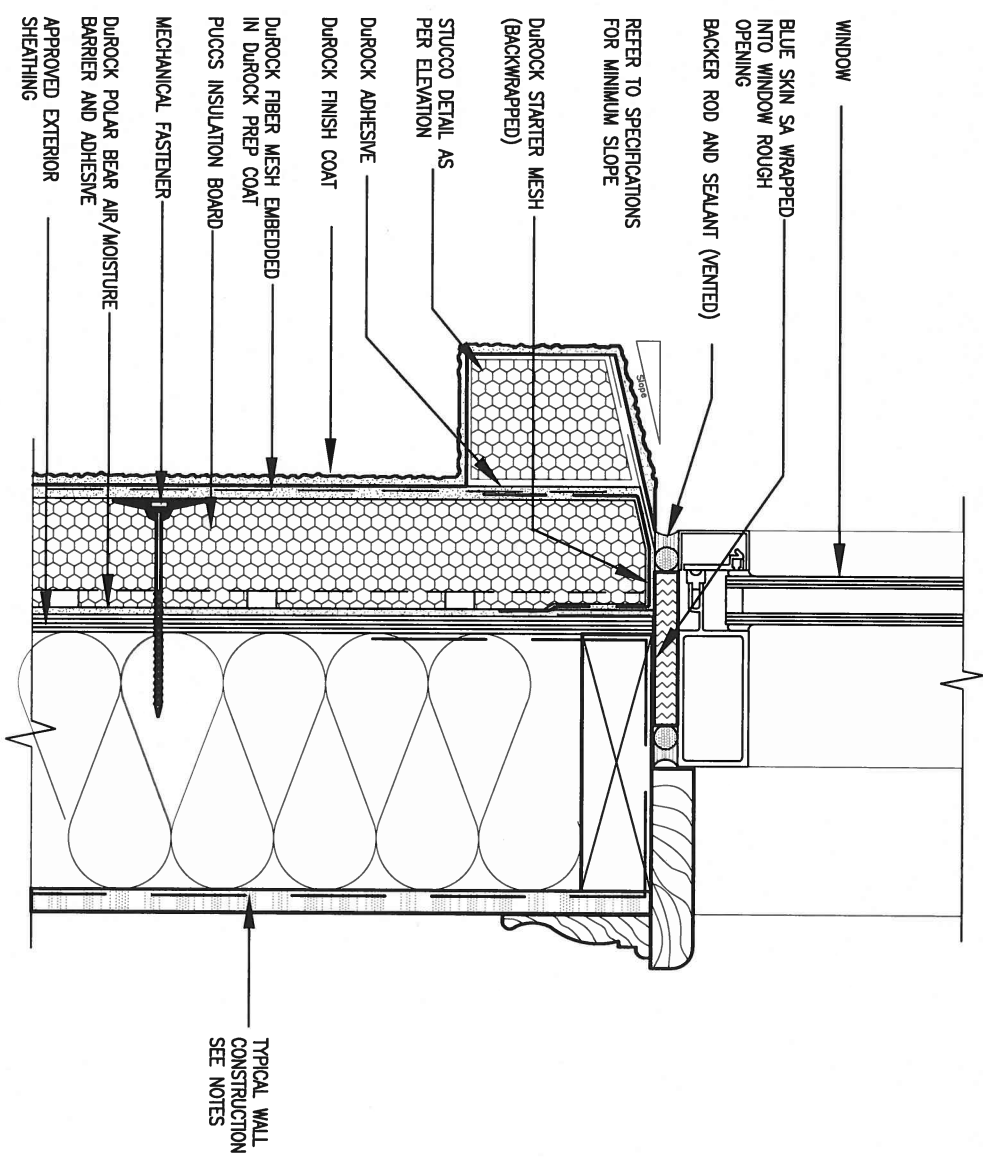


"CRIPPLE" DETAIL



1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

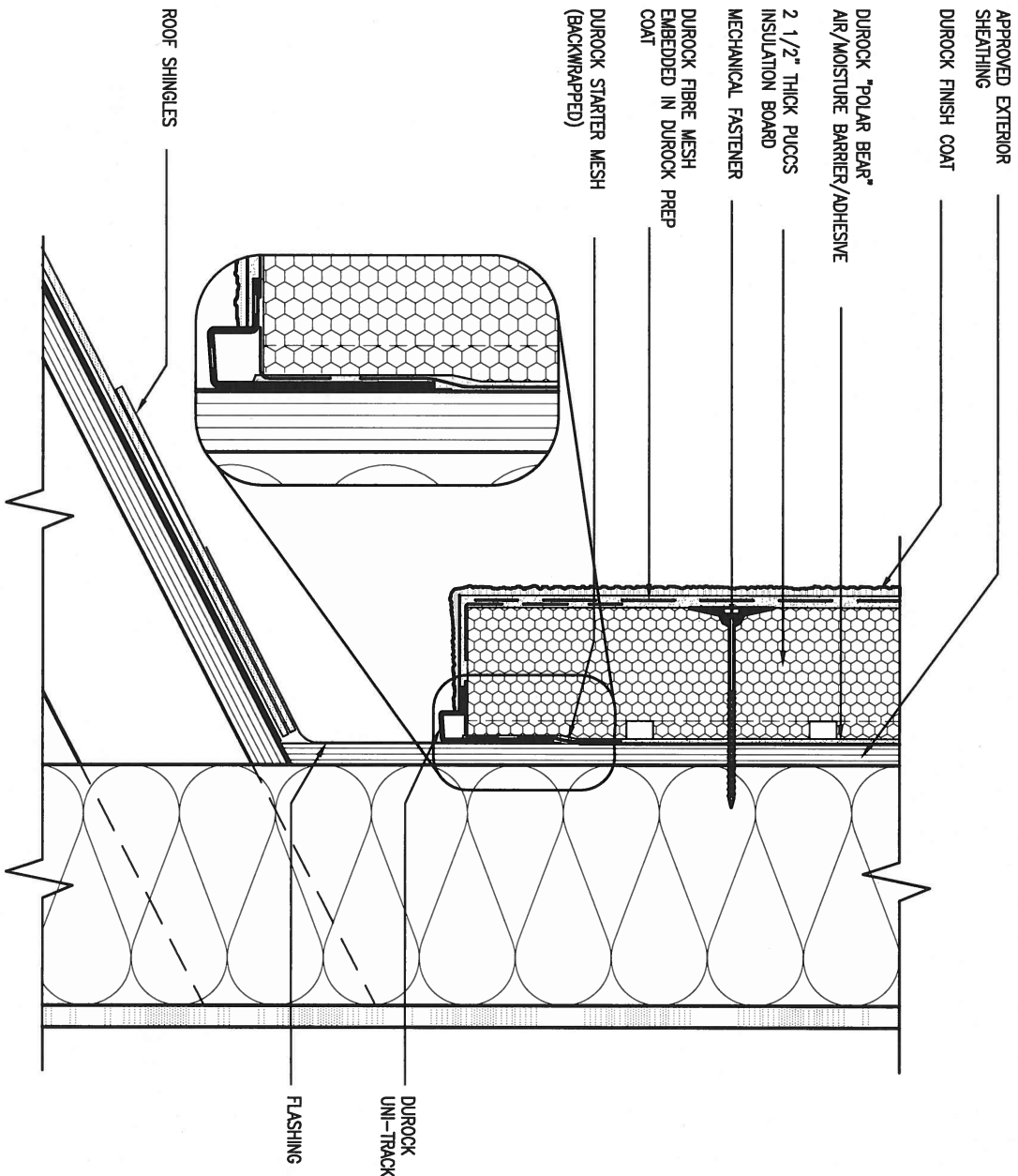
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



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

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8 .		qualification information		300A Wilson Avenue		project name		project no.	
7 .		Wellington Jno-Baptiste		Toronto ON M3H 1S8		GREEN VALLEY ESTATES		13045	
6 .		name		t 416.630.2255 f 416.630.4782		municipality		drawing no.	
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3 .						APR 2014		13045-CONST-OBC 2015	
2 UPDATE TO CODE		APR 16-15		RC		drawn by		file name	
1 ISSUE FOR CLIENT REVIEW		MAY 07-14		RC		checked by		3/16" = 1'-0"	
no. description		date by				RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		CN3	

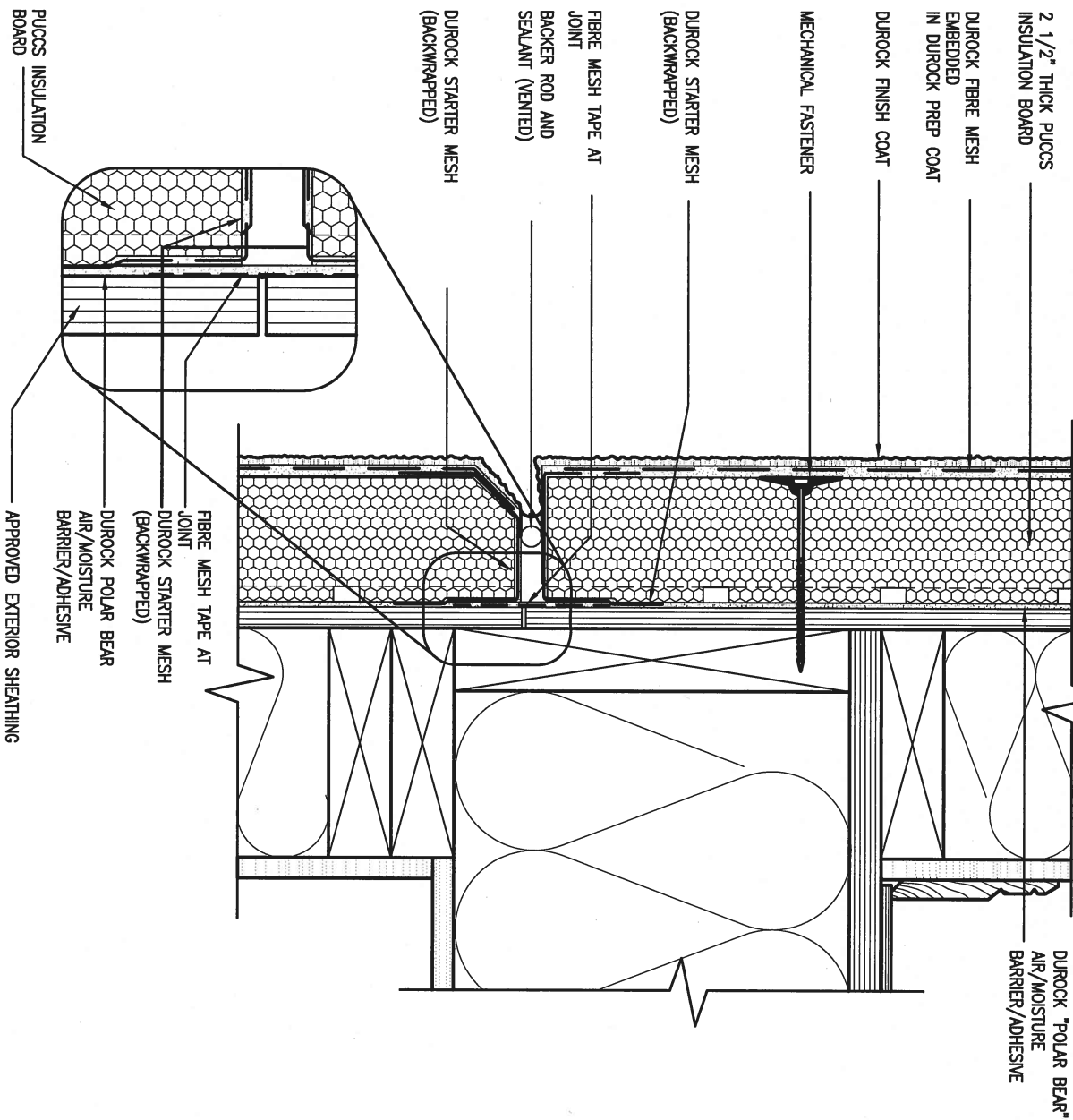
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3 STUCCO TERMINATION @ ROOF

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

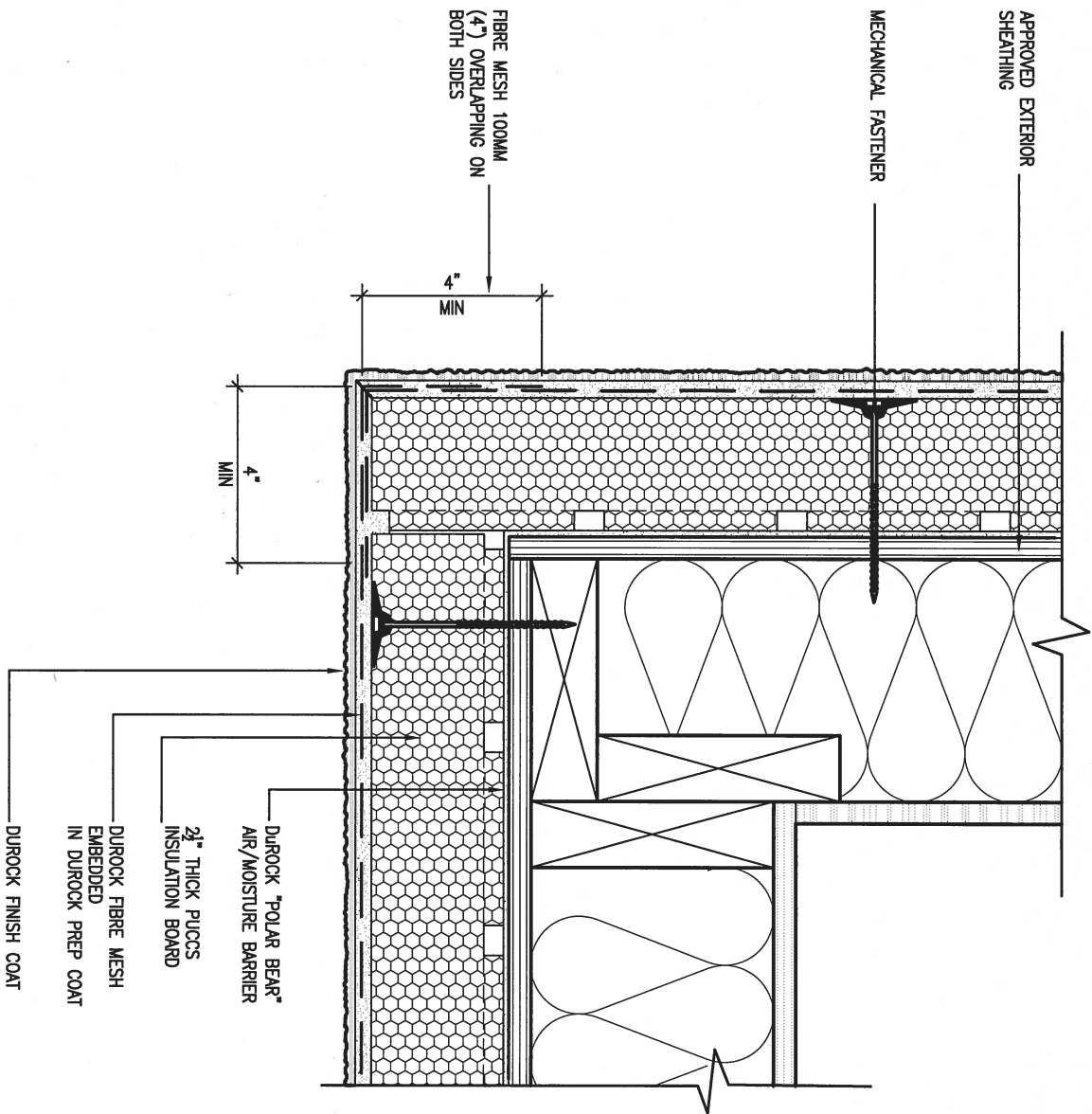
CN4 SCALE: 3"=1'-0"

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	
VA3 Design Inc.	42658
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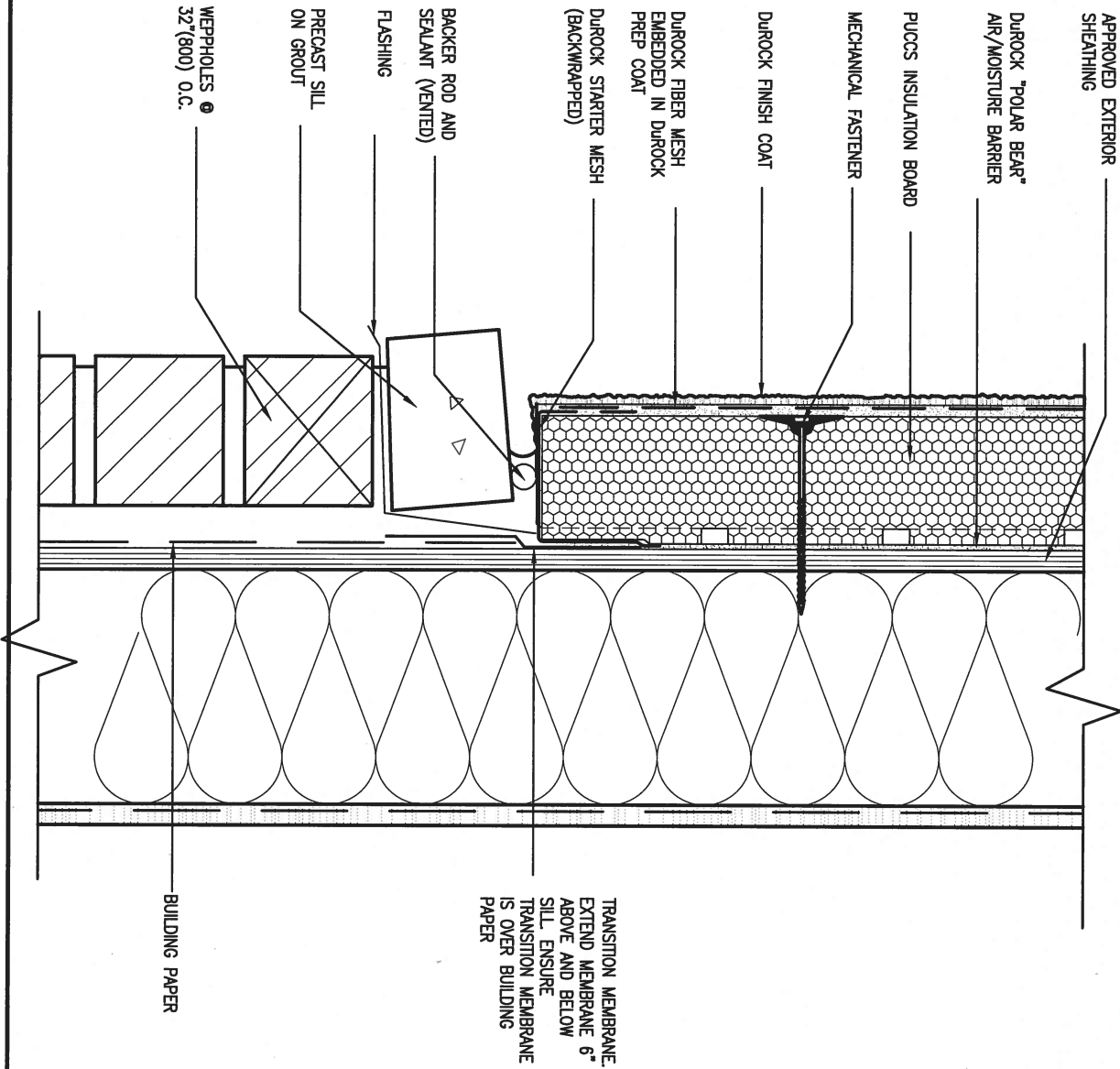
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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	file name
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		13045-CONST-0BC 2015	CN4



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

CONST NOTE

CONSTRUCTION NOTES

drawing no.
CN5

SB12-COMPLIANCE PACKAGE 'J'

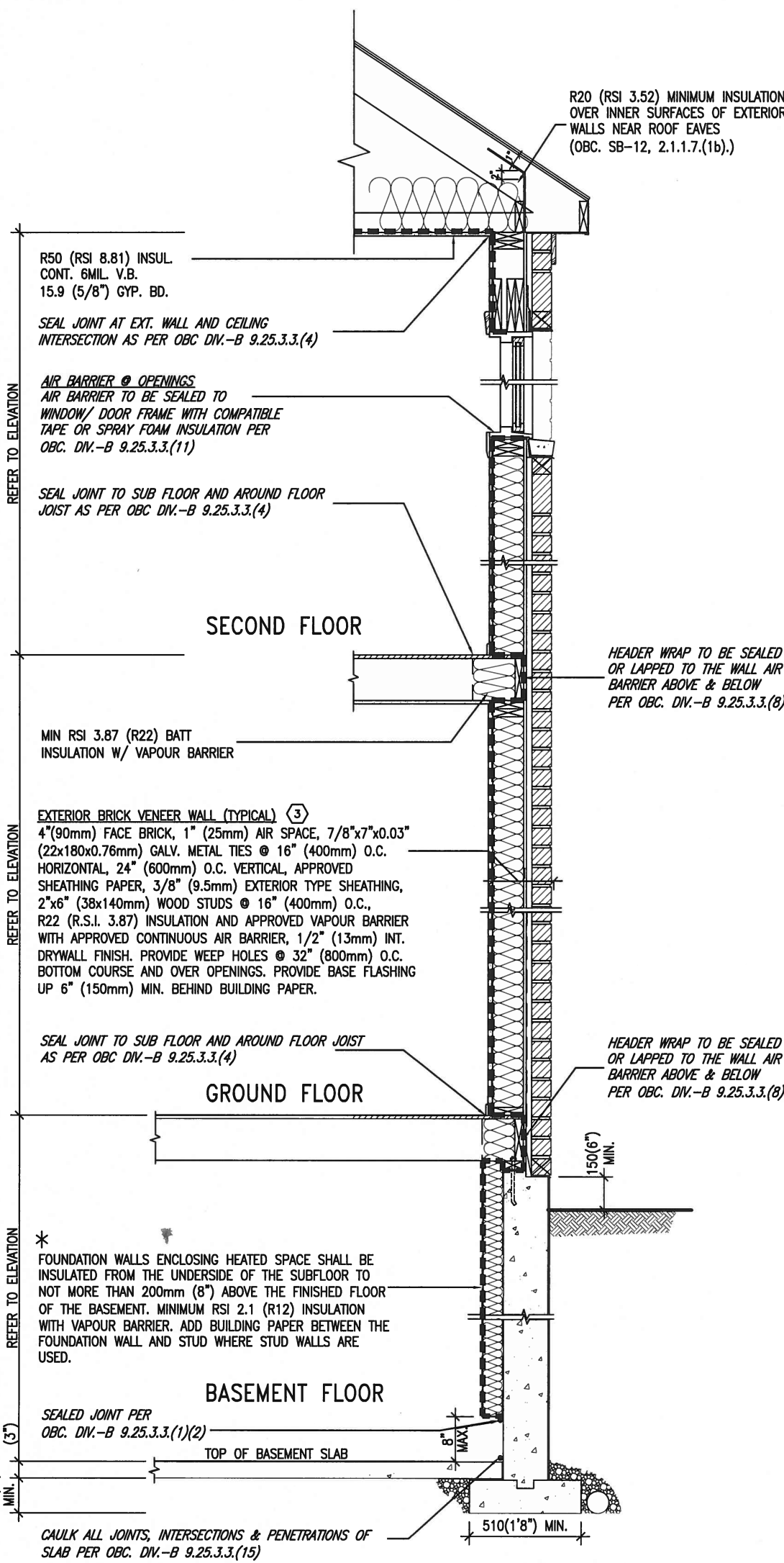
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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		



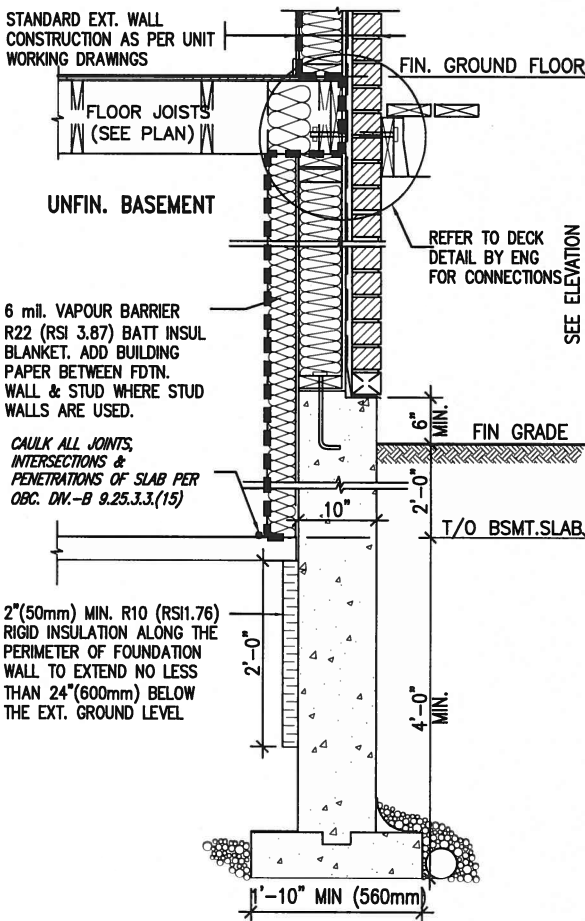
NOV 8, 2016



* 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.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
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.
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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

drawn by
RC

checked by

scale
3/16" = 1'-0"

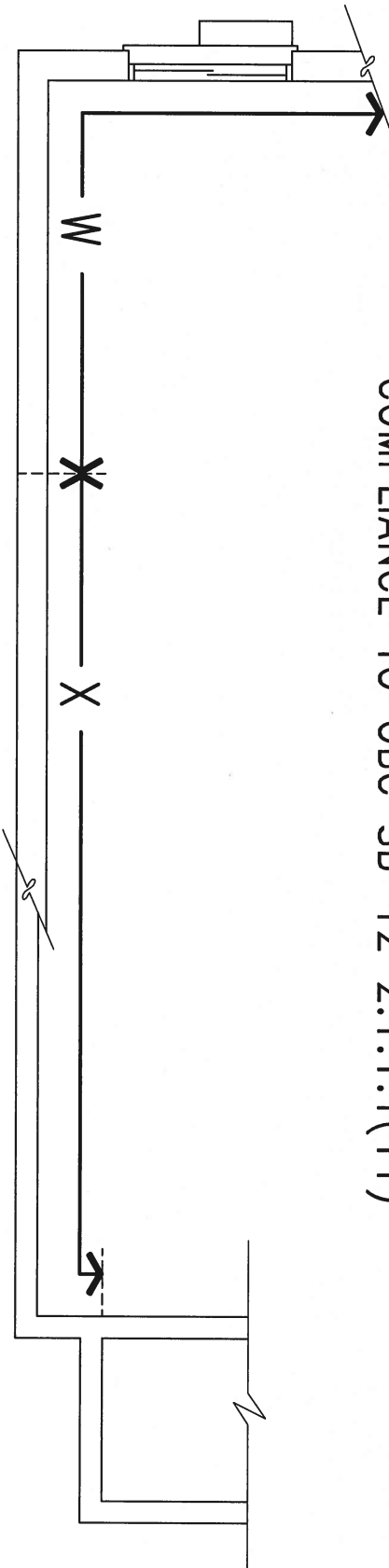
CONSTRUCTION NOTES

file name
13045-CONST-OBC 2015

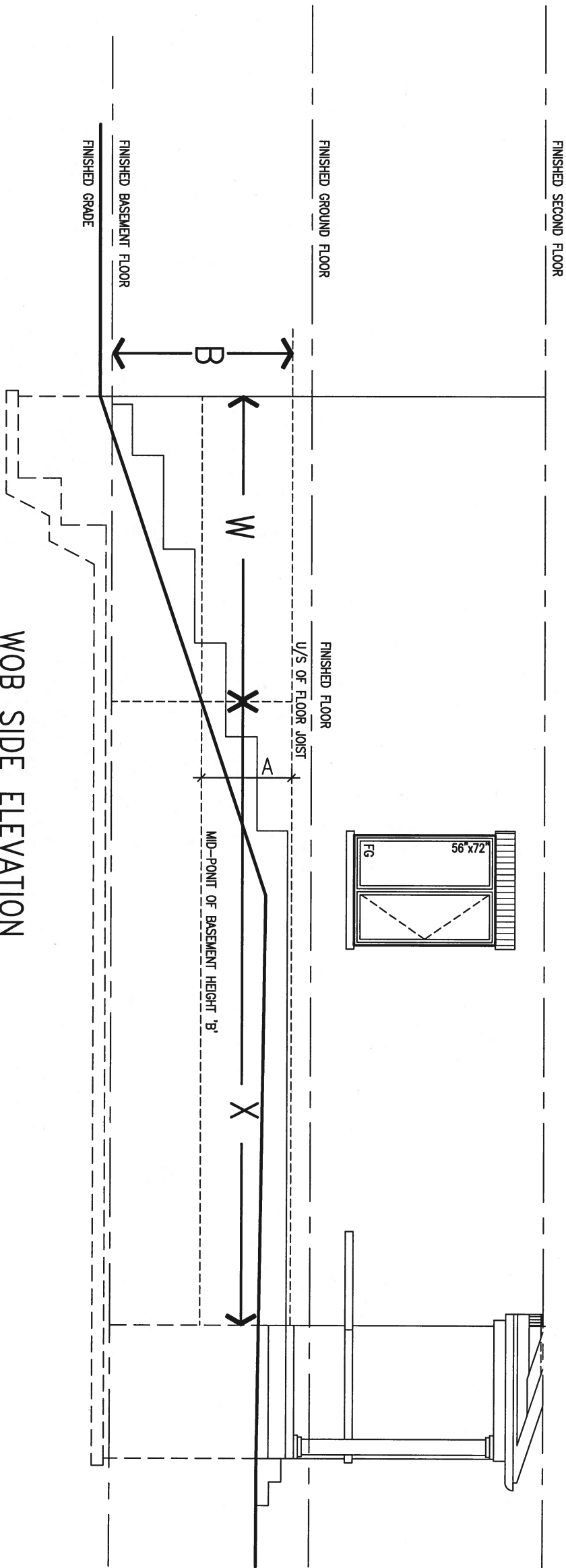
drawing no.

CN6

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN

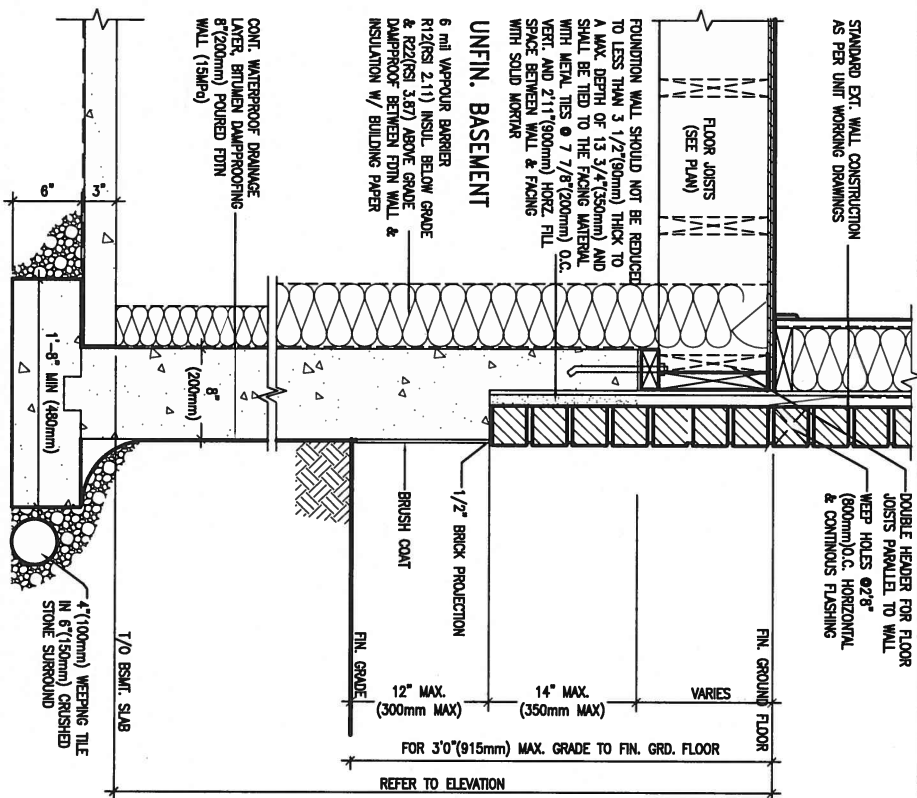
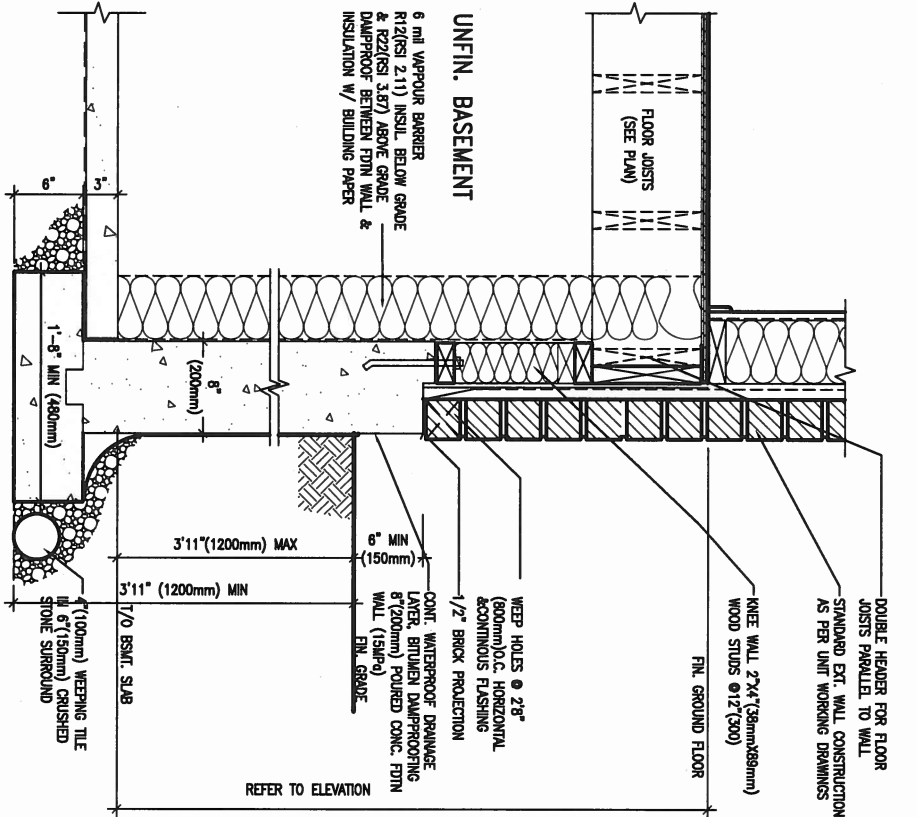
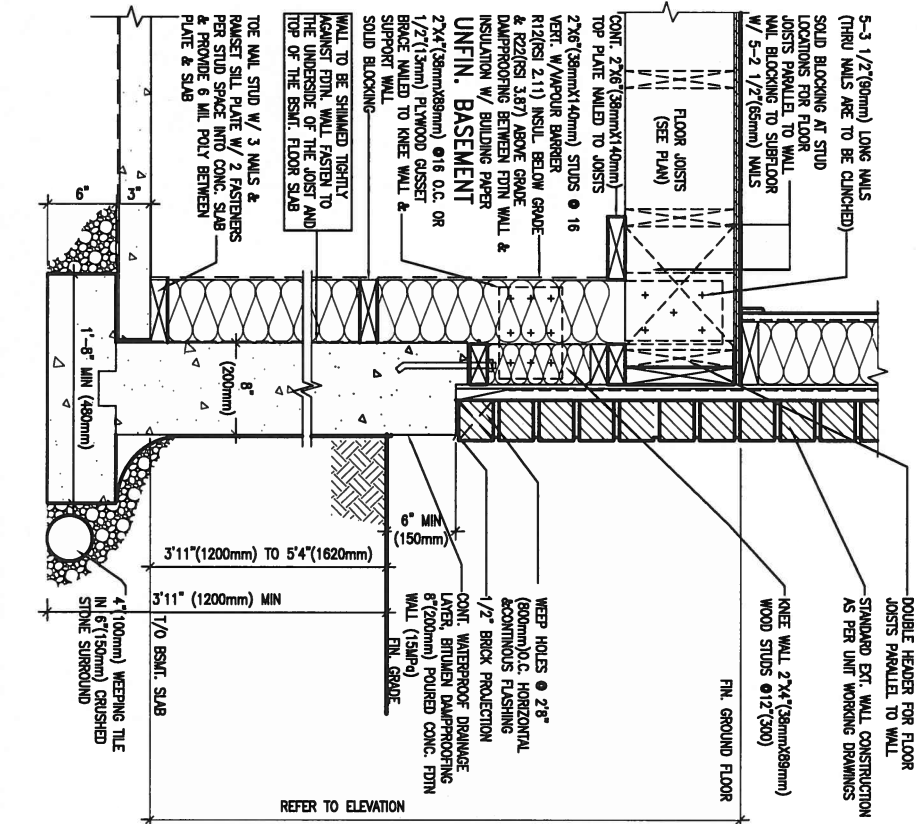


WOB SIDE ELEVATION

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

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.	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	CONST NOTE project no. 13045
8	.	.	qualification information Wellington Jno-Baptiste 25591			
7	.	.	name Wellington Jno-Baptiste BCIN			
6	.	.	registration information VA3 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			



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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1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	.	.
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name BCIN
registration information VA3 Design Inc. 42658

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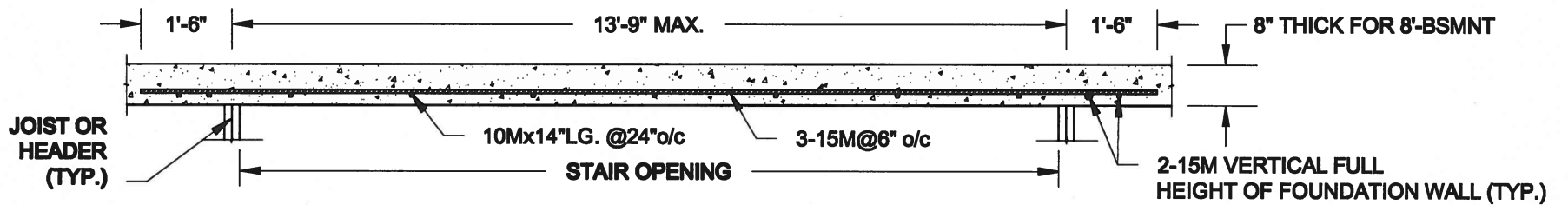
project name GREEN VALLEY ESTATES municipality BRADFORD

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

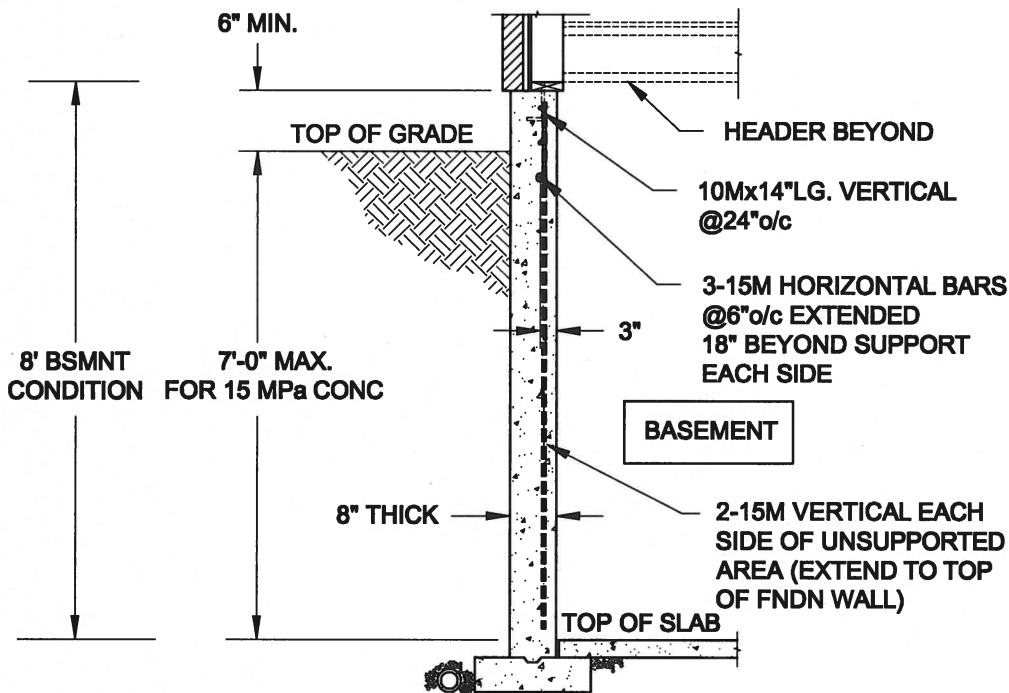
CONSTRUCTION NOTES
13045-CONST-0BC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Mon - May 4 2015 - 4:04 PM

CONST NOTE

project no. 13045
drawing no. CN9



PLAN VIEW



NOTES:

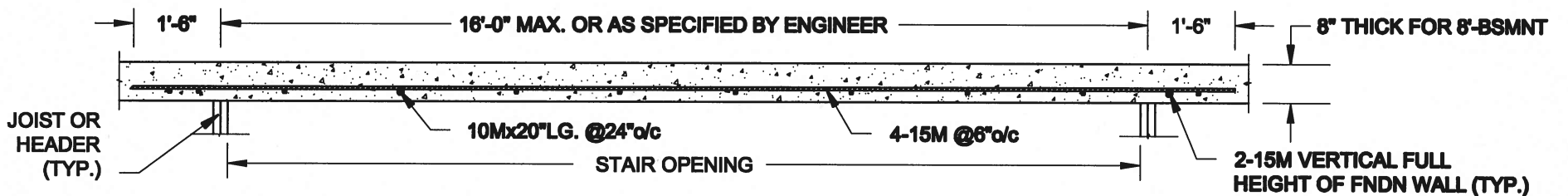
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

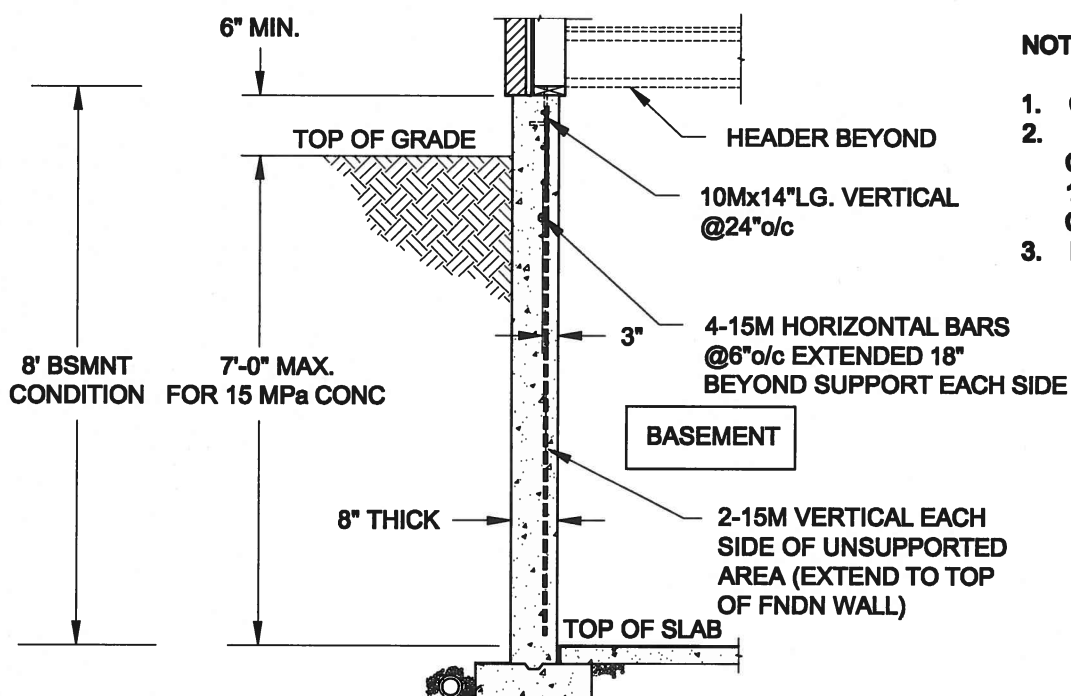
1A
S1

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

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Newmarket, ON
L3Y 6J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal:



MAY 30, 2016

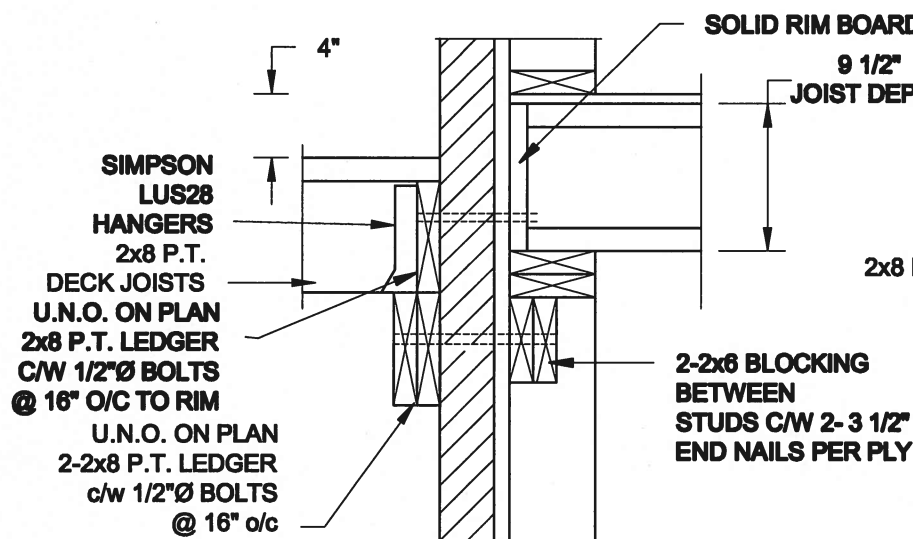
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

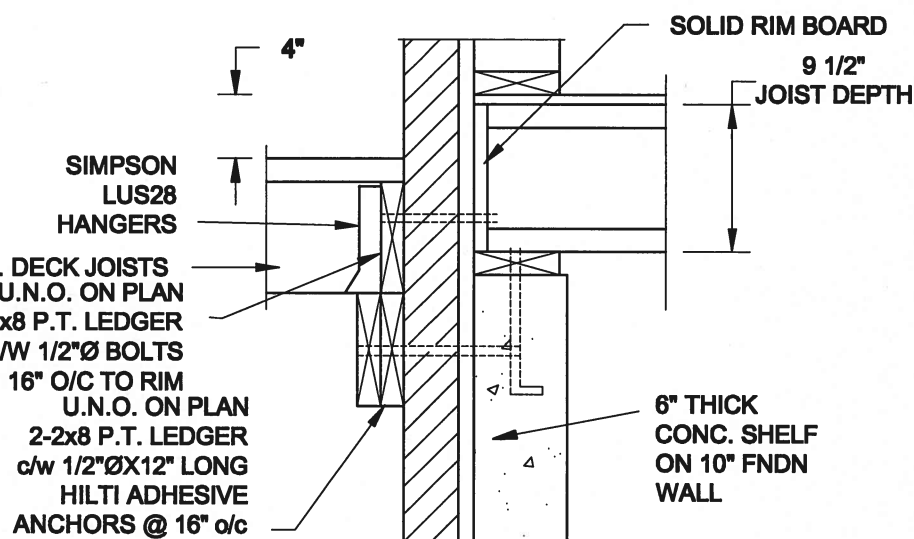
Project No.:
16-102

Drawing No.:
S1

FOR 9 1/2" JOIST DEPTH



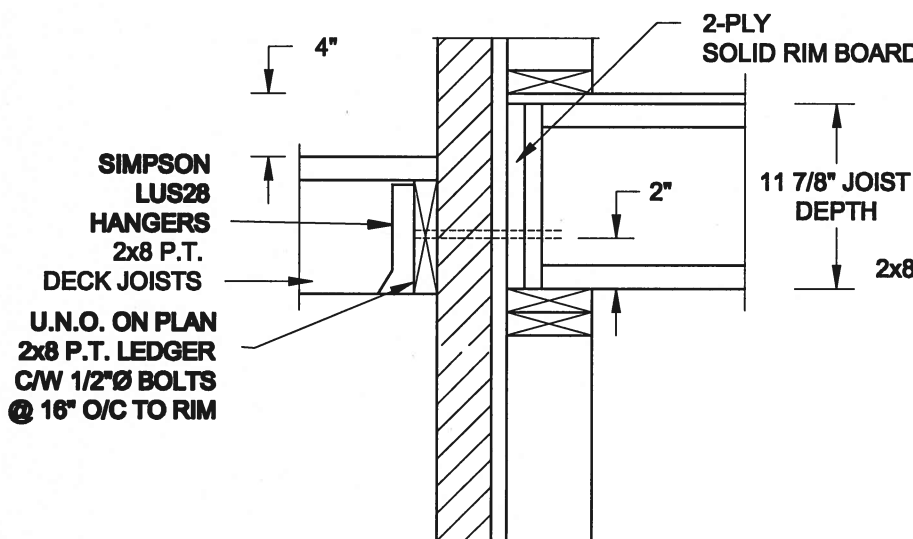
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



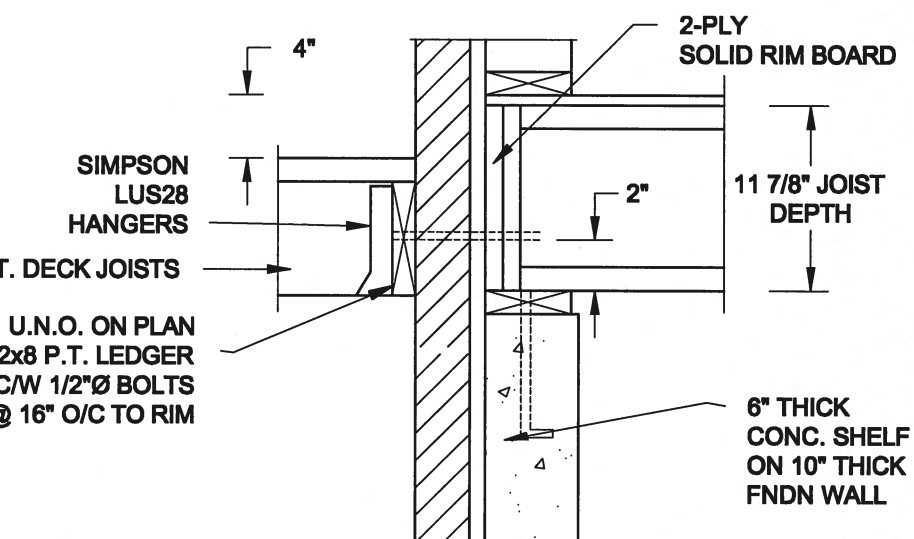
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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

FOR 11 7/8" JOIST DEPTH

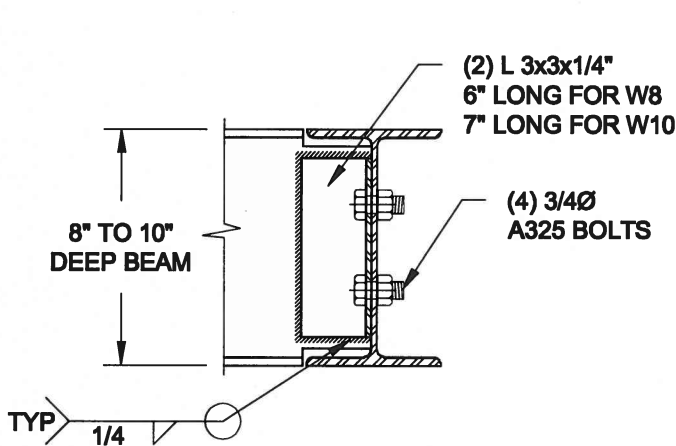


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

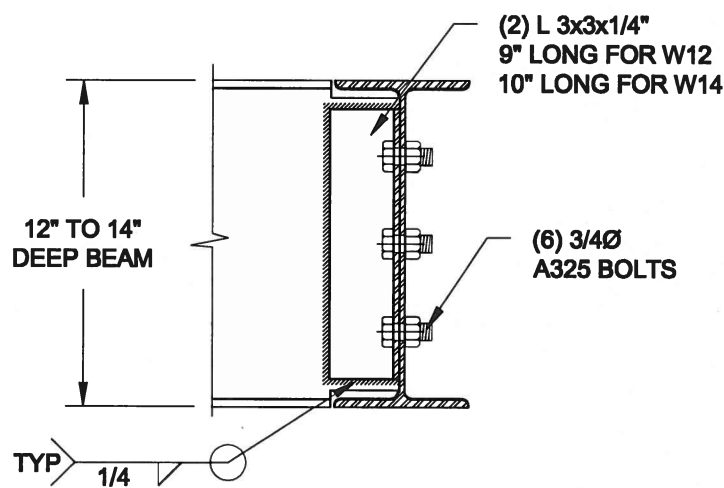


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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



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



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

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

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn:
SC

Checked:
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BRADFORD, ONTARIO

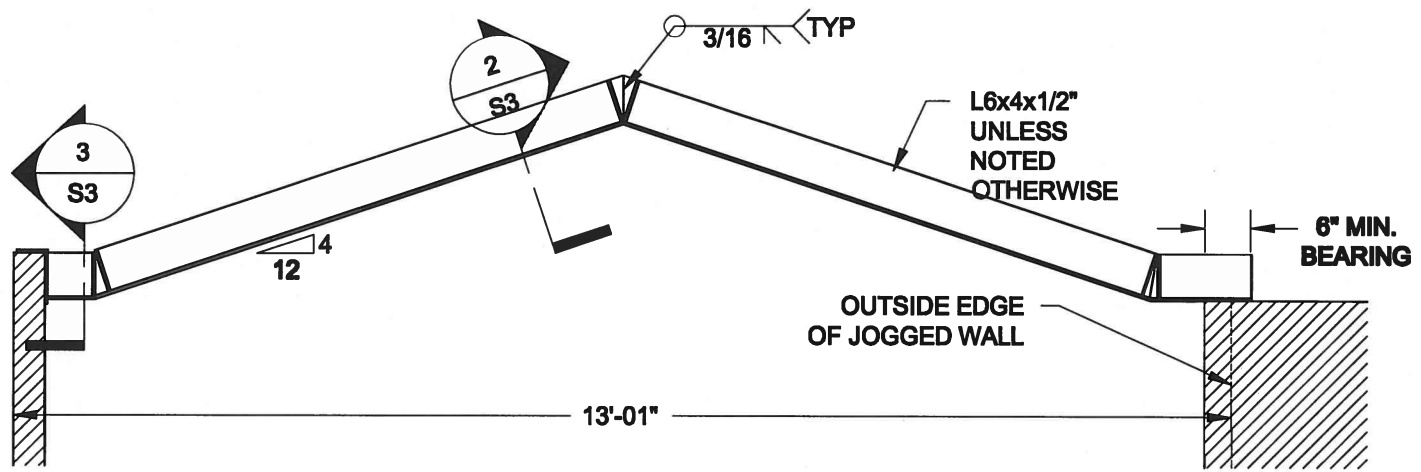
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

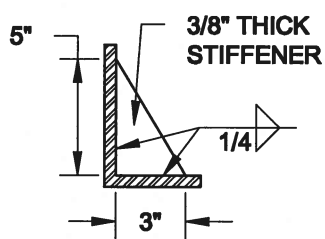
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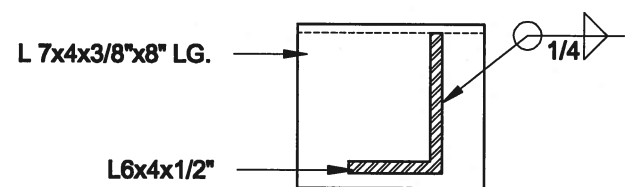
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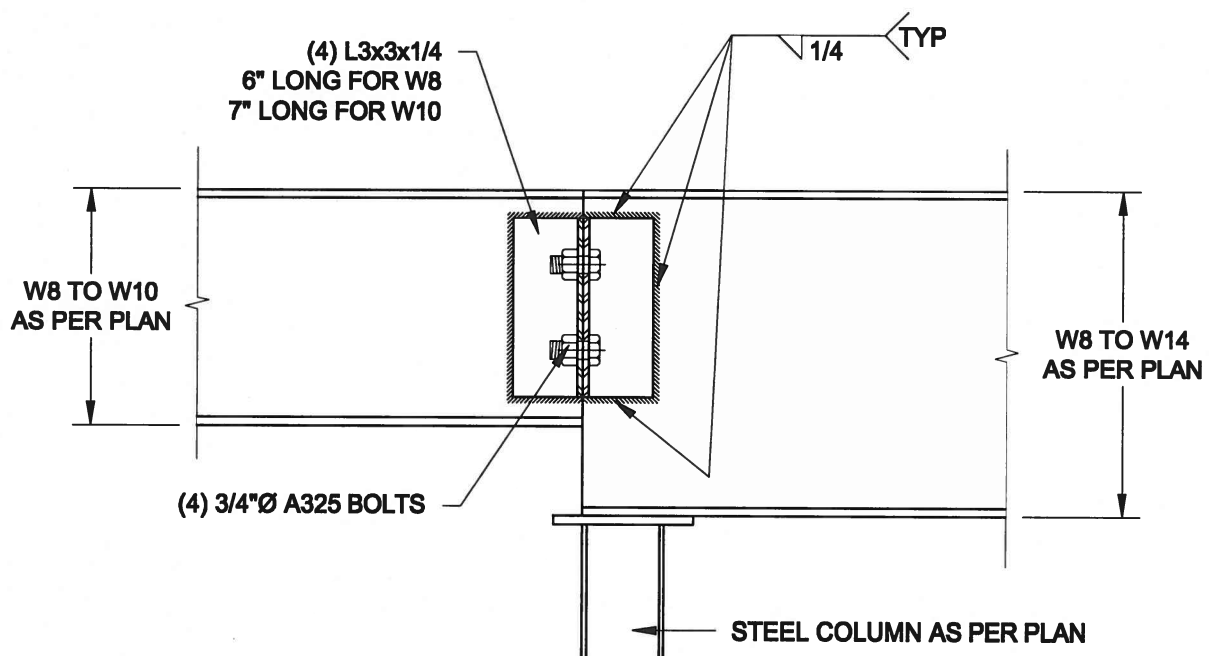
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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:
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Drawn:
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Checked:
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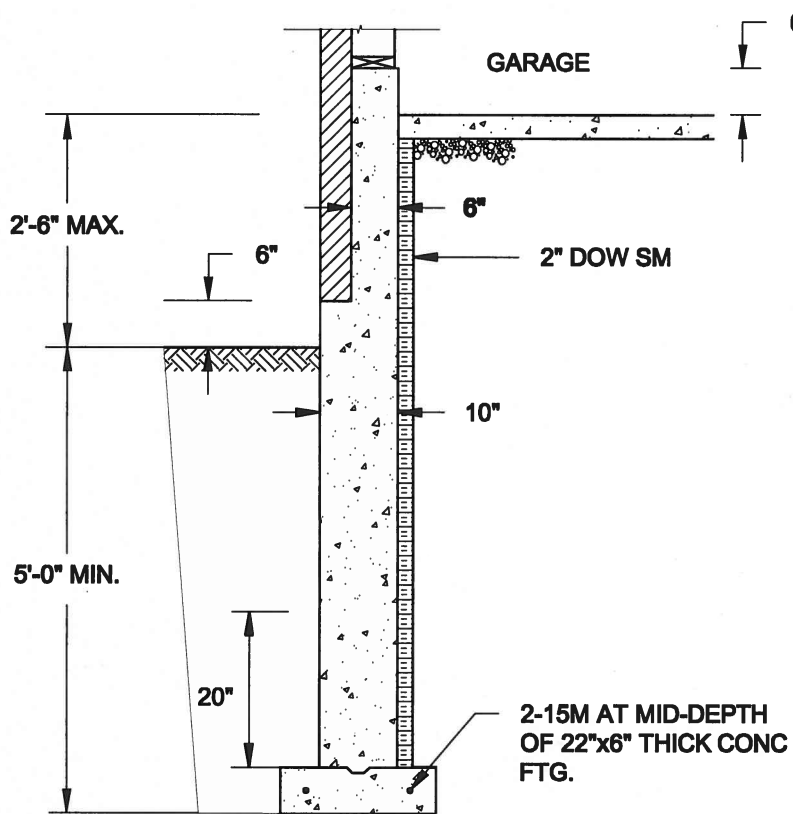
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

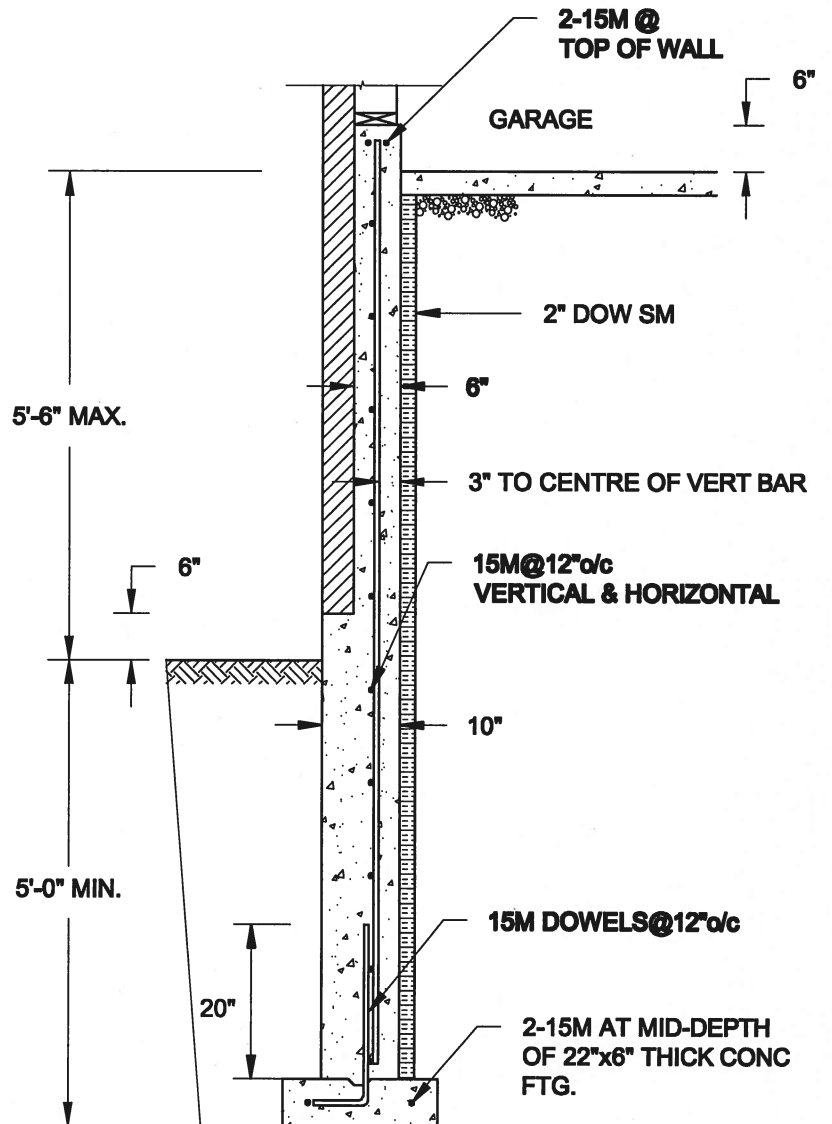
S3



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

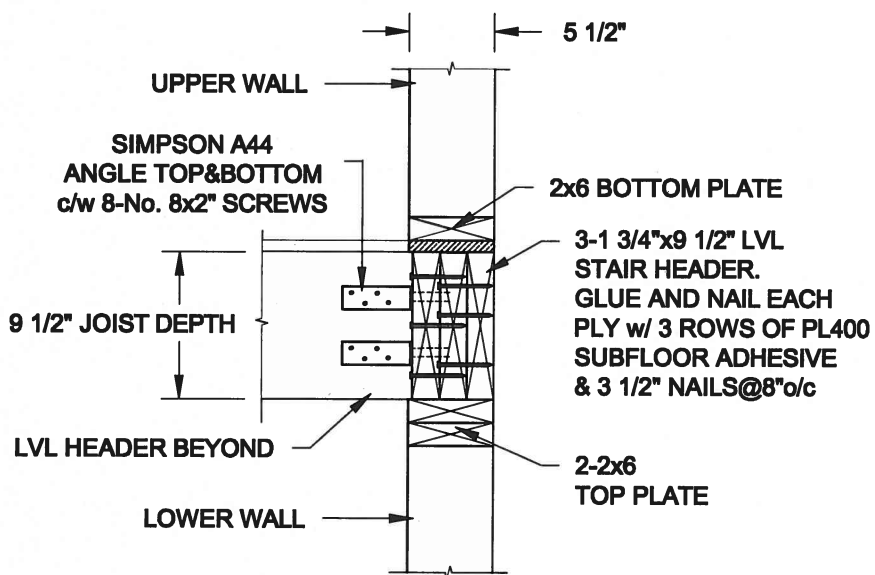
NOTE:

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.

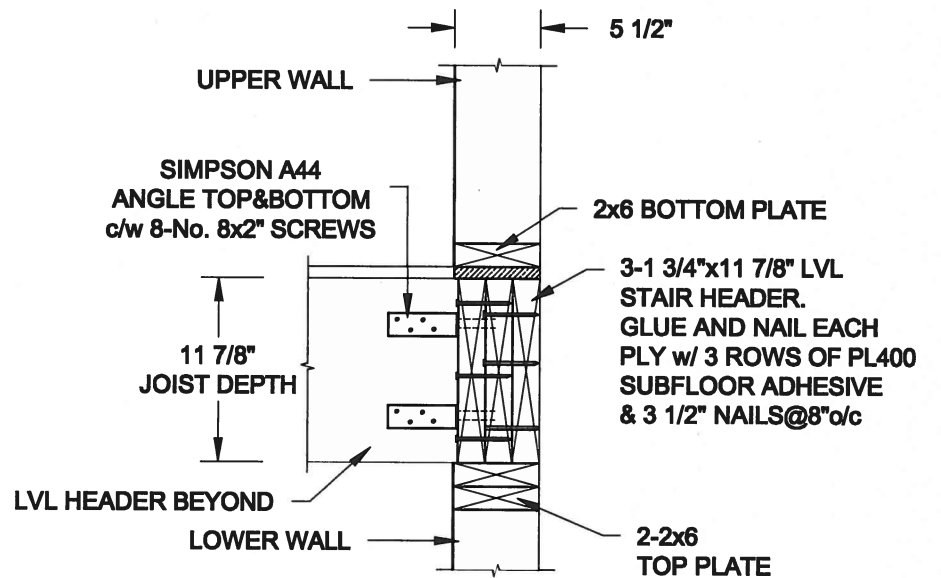


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

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-31-2016

Drawn:
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Checked:
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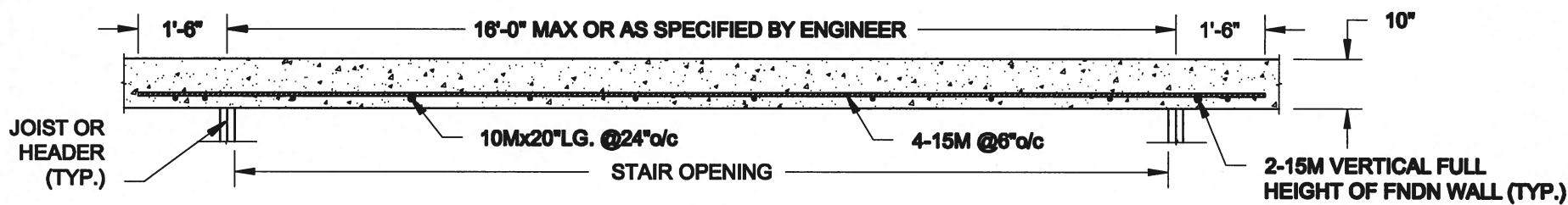
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

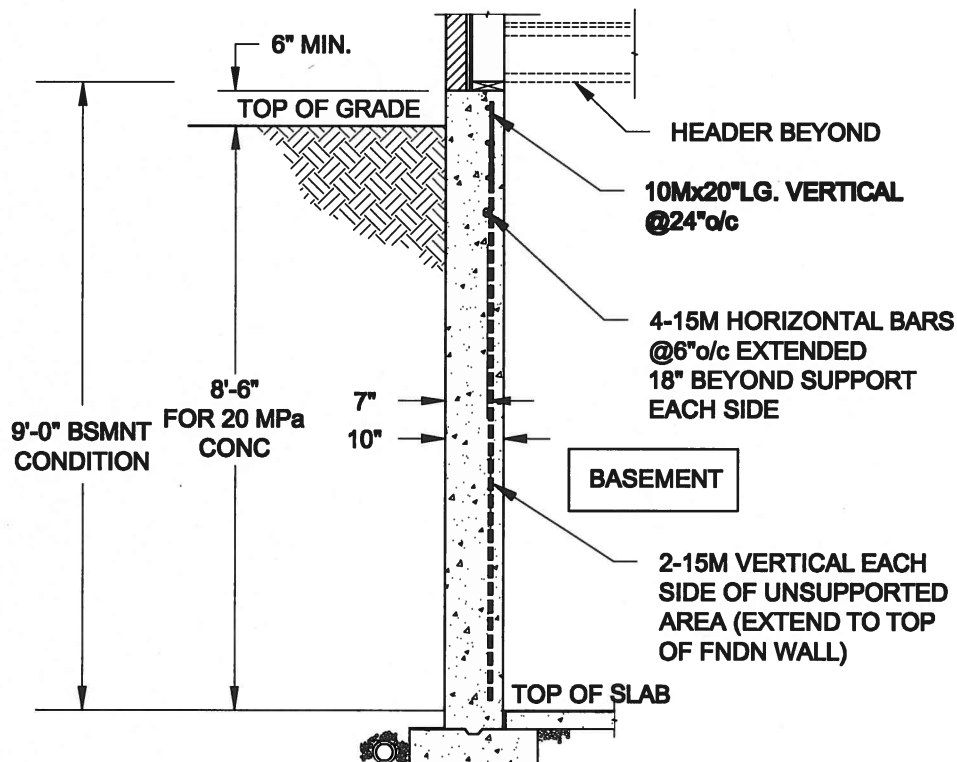
16-102

Drawing No.:

S4



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