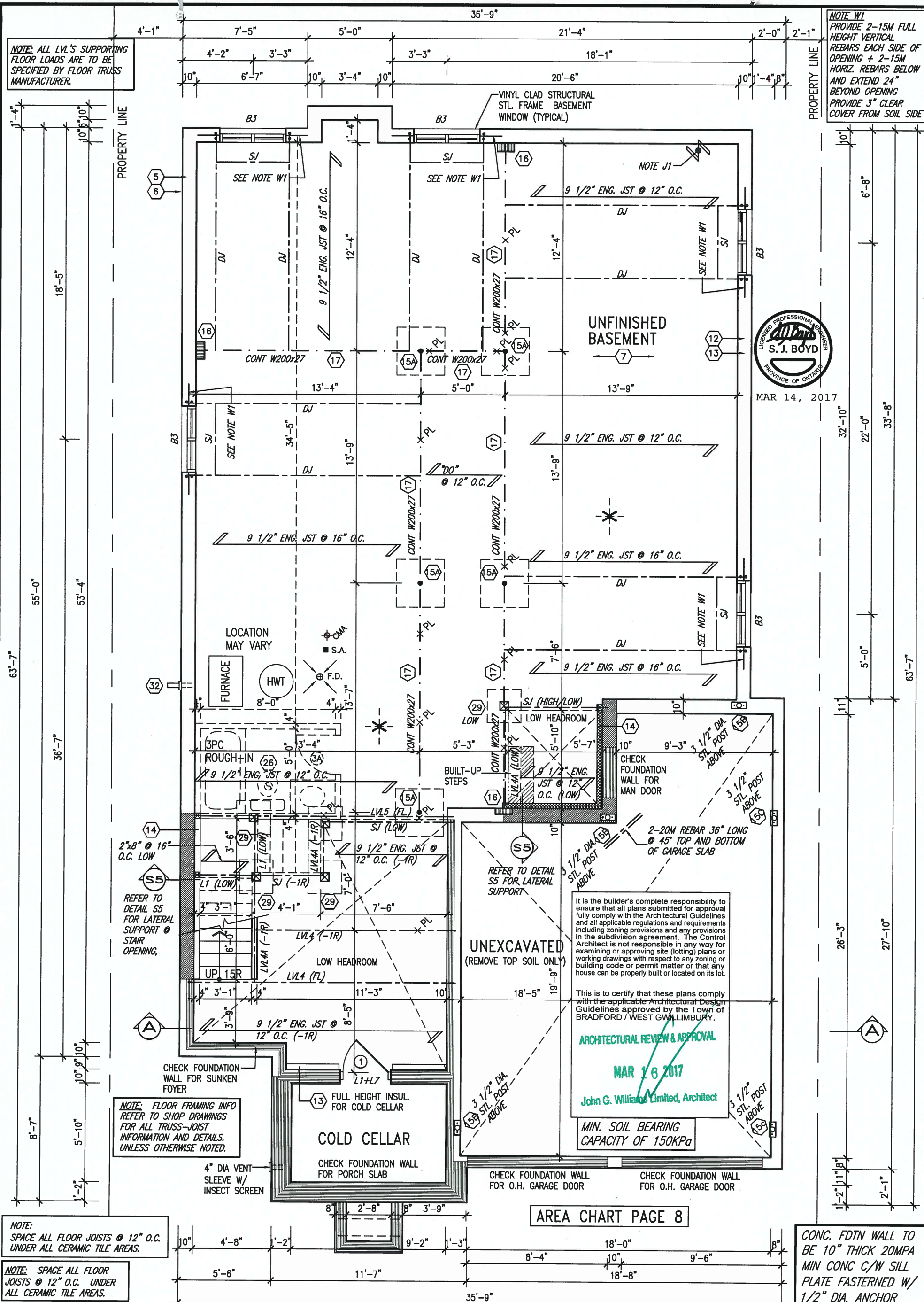


NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

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



BASEMENT PLAN 'C'

LOT 199

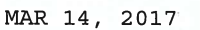
S42-6
RIDEAU 6

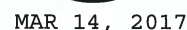
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste  25591
6.	.	.	name BCIN
5	REVISED AS PER ENG'S COMMENTS	MAR 10-17	RC name registration information VA3 Design Inc.  42658
4	REVISED FOR LOT 199	FEB. 27/17	WT
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

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va3design.com

BAYVIEW WELLINGTON		S42-6 RIDEAU 6	
project name GREEN VALLEY ESTATES		municipality BRADFORD	project no. 13045
date SEPTEMBER 2014		BASEMENT PLAN 'C'	
drawn by DARRYL BURTON	checked by -	scale 3/16" = 1'-0"	file name 13045-S42-6C LOT 199
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6C LOT 199.dwg - Mon - Mar 13 2017 - 12:22 PM		drawing no. 1	

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PROPERTY LINE.



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

OPT. SECOND FLOOR PLAN 'C'
5 BEDROOM W/ FOUR BATH

LOT 199

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste  25591 name  BCIN registration information VA3 Design Inc. 42658
8	.	.	.	
7	.	.	.	
6	.	.	.	
5	REVISED AS PER ENG'S COMMENTS	MAR 10-17	RC	
4	REVISED FOR LOT 199	FEB. 27/17	WT	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.
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW	
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB	
no.	description	date	by	



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BAYVIEW WELLINGTON

S42-6
RIDEAU 6

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

date
SEPTEMBER 2014

SECOND FLOOR PLAN 'C' (5 BEDROOM PLAN)

drawing no.

drawn by
DARRYL BURTON

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

file name
17045 040 00 175 000

3.

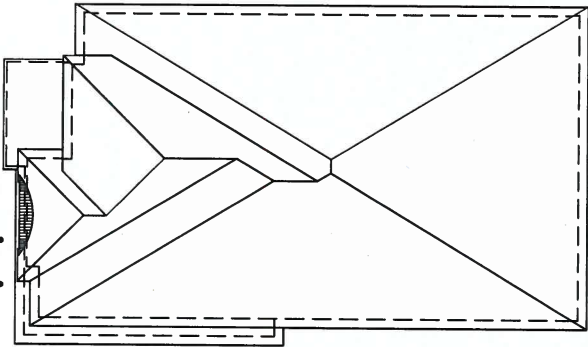
RICHARD - H:\ARCHIVE\WORKING\2013\13045 PW\units\42\13045-542-6C LOT 199.dwg

5

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MAR 16 2017
John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1.(7))			
42-6 ELEVATION A LOT 199	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	812.00 S.F.	163.95 S.F.	20.19 %
LEFT SIDE	1331.00 S.F.	97.51 S.F.	7.33 %
RIGHT SIDE	1328.00 S.F.	160.08 S.F.	12.05 %
REAR	734.00 S.F.	189.66 S.F.	25.84 %
TOTAL SQ. FT.	4205.00 S.F.	611.20 S.F.	14.54 %
TOTAL SQ. M.	390.65 S.M.	56.78 S.M.	14.54 %



project name
GREEN VALLEY ESTATES

project no.
13045

FRONT ELEVATION 'C'

file name

13045-S42-6C LOT 199

drawing no
4

date
SEPTEMBER 2014

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

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-

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

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9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	REVISED AS PER ENG'S COMMENTS	MAR 10-17	RC
4	REVISED FOR LOT 199	FEB. 27/17	WT
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

1'-0"

MAR 14, 2017



1'-0" 1'-0"

1'-0"

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

ARCHITECTURAL REVIEW & APPROVAL
MAR 16 2017
John G. Williams Limited, Architect

VALLEY FLASHING

6:12

10:12

6:12

10:12

ASPHALT SHINGLES (TYPICAL)

RAISED TOP PLATE

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

20" DECORATIVE MTL. RAILING

FIN GROUND FLOOR

DBL. PRECAST CONC. BAND

FIN. GRADE

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

TOP OF SLAB

FACE BRICK (TYP.)

BRICK SOLDIER COURSE (TYP.)

VINYL CLAD STRUCT. STL. BASEMENT WINDOW (TYPICAL)

2-15M HORIZONTAL REBAR 4" BELOW WINDOW AND TO EXTEND 24" BEYOND WINDOW OPENING
2-15M VERTICAL REBAR EITHER SIDE OF WINDOW OPENING W/ 3" CONC COVER FROM SOIL SIDE

WALL AREA LIMITING DISTANCE OPENINGS ALLOWED OPENINGS PROVIDED

1250.30 SQ. FT.
1.2 M (7%)
87.52 SQ. FT.
61.10 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'C'

LOT 199

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	REVISED AS PER ENG'S COMMENTS	MAR 10-17	RC
4.	REVISED FOR LOT 199	FEB. 27/17	WT
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

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

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BAYVIEW WELLINGTON		S42-6	
project name GREEN VALLEY ESTATES		municipality BRADFORD	
date SEPTEMBER 2014		project no. 13045	
drawn by DARRYL BURTON	checked by -	scale 3/16" = 1'-0"	file name 13045-S42-6C LOT 199
drawing no. 5			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6C LOT 199.dwg - Mon - Mar 13 2017 - 12:22 PM			

1'-0" 1'-0"

MAR 14, 2017



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ARCHITECTURAL REVIEW & APPROVAL
MAR 16 2017
John G. Williams Limited, Architect

VALLEY FLASHING
ASPHALT SHINGLES (TYPICAL)
10:12
10:12
6:12
10:12

10:12

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)

PMW

PMW

PMW

PMW

PMW

PMW

PMW

PMW

PMW

PMW

PMW

PMW

PMW

PMW

WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED
1377.46 SQ. FT.
1.2 M (7%)
96.42 SQ. FT.
90.58 SQ. FT. (GLASS AREA ONLY)

2-15M VERTICAL REBAR
OPENING W/ 3" CONC
COVER FROM SOIL SIDE

RIGHT SIDE ELEVATION 'C'

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

LOT 199

TOP OF PLATE
TOP OF WINDOW
TOP OF TRANSOM
FIN SECOND FLOOR
FIN GROUND FLOOR
FIN. GRADE
POURED CONC.
FOUNDATION WALLS
AND FOOTINGS TYP.
TOP OF SLAB
2-15M HORIZONTAL REBAR
4" BELOW WINDOW AND TO
EXTEND 24" BEYOND
WINDOW OPENING
8'-5"
10'-11"
7'-4"
1'-6"
7'-6"
9'-1"

9.			
8.			
7.			
6.			
5.	REVISED AS PER ENG'S COMMENTS	MAR 10-17	RC
4.	REVISED FOR LOT 199	FEB. 27/17	WT
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

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qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
BCIN
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BAYVIEW WELLINGTON		S42-6 RIDEAU 6	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 6
date SEPTEMBER 2014	checked by DARRYL BURTON	scale 3/16" = 1'-0"	file name 13045-S42-6C LOT 199
RIGHT SIDE ELEVATION 'C'			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6C LOT 199.dwg - Mon - Mar 13 2017 - 12:22 PM			

REAR ELEVATION 'C'

LOT 199

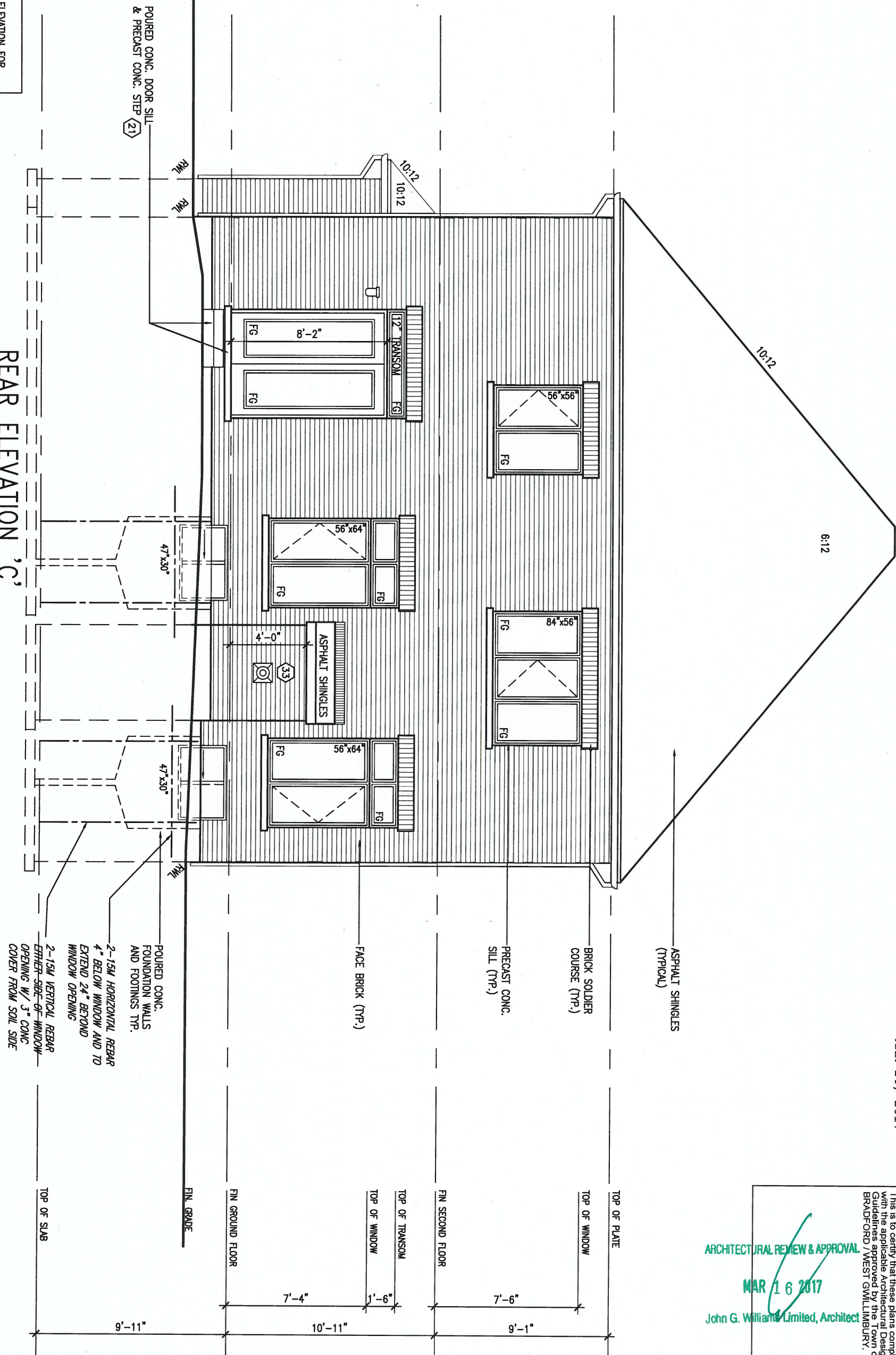


MAR 14, 2017



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

ARCHITECTURAL REVIEW & APPROVAL
MAR 16 2017
John G. Williams Limited, Architect



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	.	.	.	signature	
5	REVISED AS PER ENG'S COMMENTS	MAR 10-17	RC	name	BCIN
4	REVISED FOR LOT 199	FEB. 27/17	WT	registration information	
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	VAS Design Inc.	42658
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	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.	SEPT.15/14	DB		
no.	description	date	by		

	BAYVIEW WELLINGTON		S42-6	
			RIDEAU 6	
	project name	municipality	project no.	
	GREEN VALLEY ESTATES	BRADFORD	13045	
date		drawing no.		
SEPTEMBER 2014		REAR ELEVATION 'C'		
drawn by	checked by	scale	file name	
DARRYL BURTON	-	3/16" = 1'-0"	13045-S42-6C LOT 199	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6C LOT 199.dwg - Mon - Mar 13 2017 - 12:22 PM				

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AREA CALCULATIONS		ELEV. C
GROUND FLOOR AREA	1589 SF	
SECOND FLOOR AREA	1981 SF	
SUBTOTAL	3570 SF	
DEDUCT ALL OPEN AREAS	102 SF	
FINISHED BSMT AREA	00 SF	
TOTAL NET AREA	3468 SF	
	(322.18 m ²)	
COVERAGE	2051 SF	
W/OUT PORCH	(190.54 m ²)	
COVERAGE	2126 SF	
W/ PORCH	(197.51 m ²)	

SECTION A-A

LOT 199

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.	REVISED AS PER ENG'S COMMENTS	MAR 10-17	RC
4.	REVISED FOR LOT 199	FEB. 27/17	WT
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

name	25591
registration information	42658
VA3 Design Inc.	
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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

date
SEPTEMBER 2014

drawn by
DARRYL BURTON

checked by
-

scale
3/16" = 1'-0"

S42-6
RIDEAU 6

project no.
13045

SECTION A-A

13045-S42-6C LOT 199

drawing no.

8

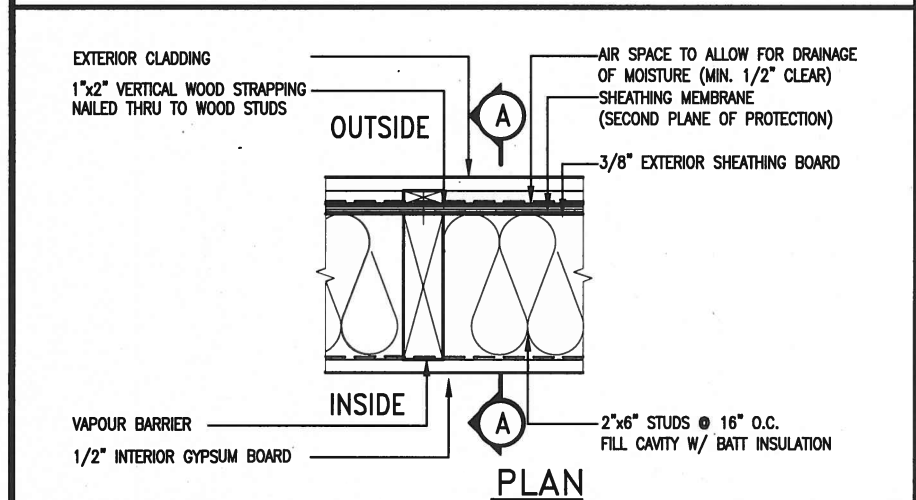
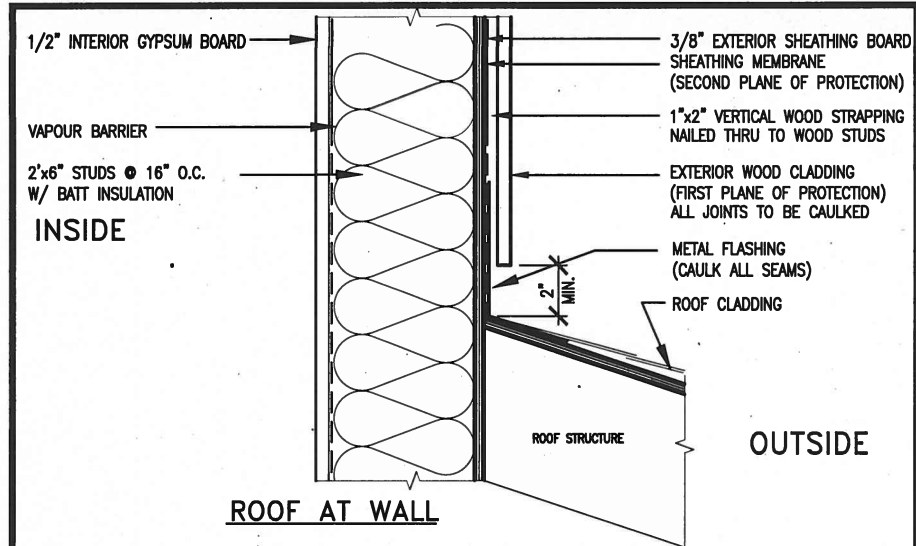
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6C LOT 199.dwg - Mon - Mar 13 2017 - 12:22 PM

MAR 14, 2017



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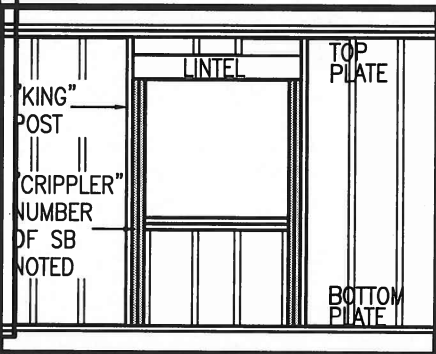
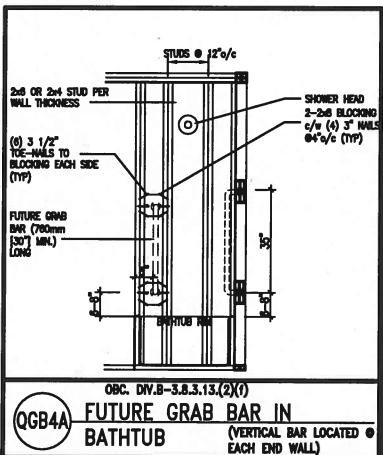
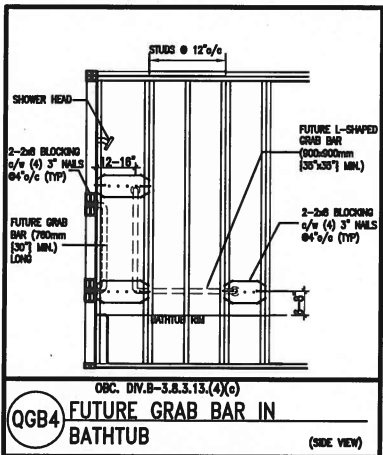
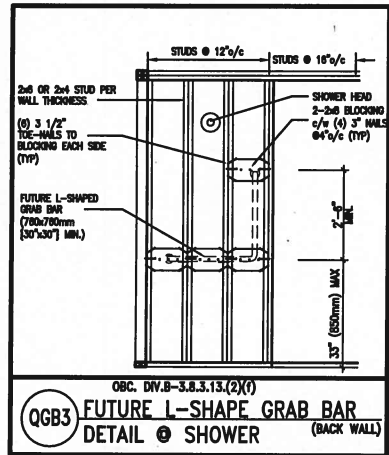
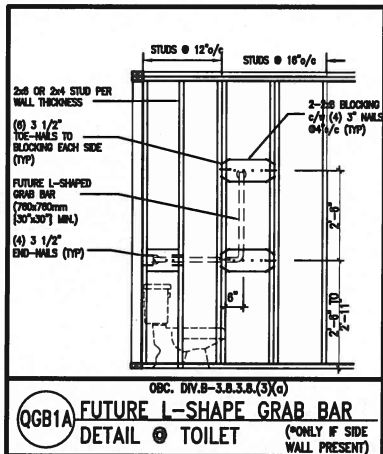
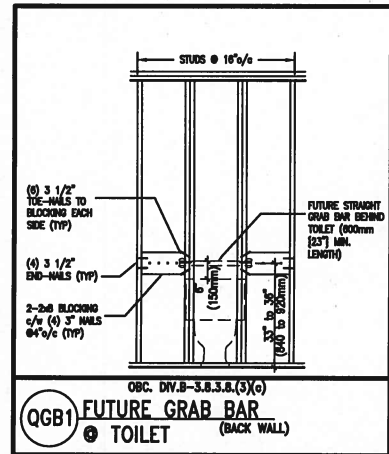


EXTERIOR WOOD CLADDING WALL ASSEMBLY



MAR 14, 2017

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)(i), 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**

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 25591

name registration information

VA3 Design Inc. 42658

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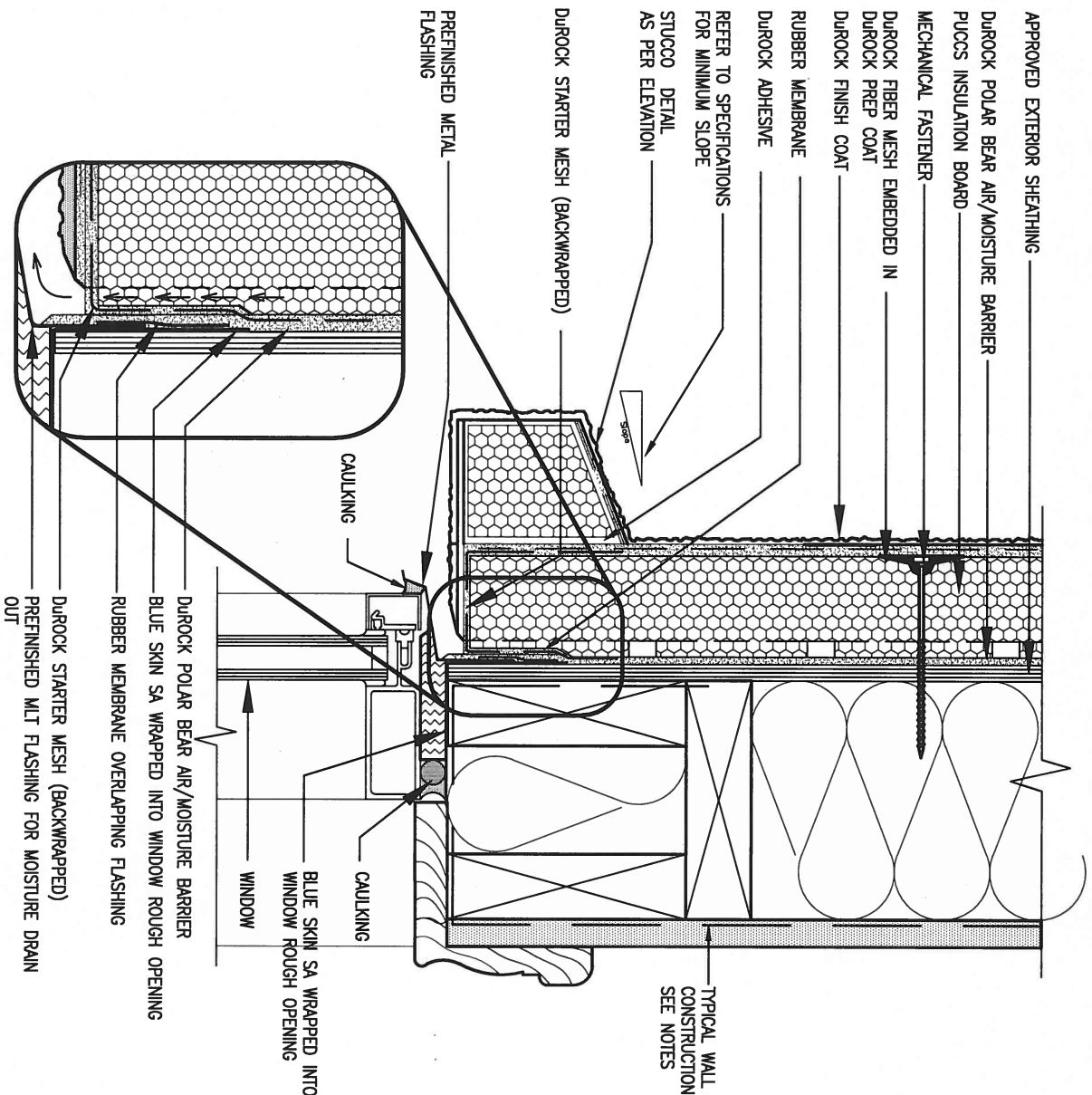


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BAYVIEW WELLINGTON

CONST NOTE

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	APR 2014	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	13045-CONST-OBC 2015	CN2
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM					

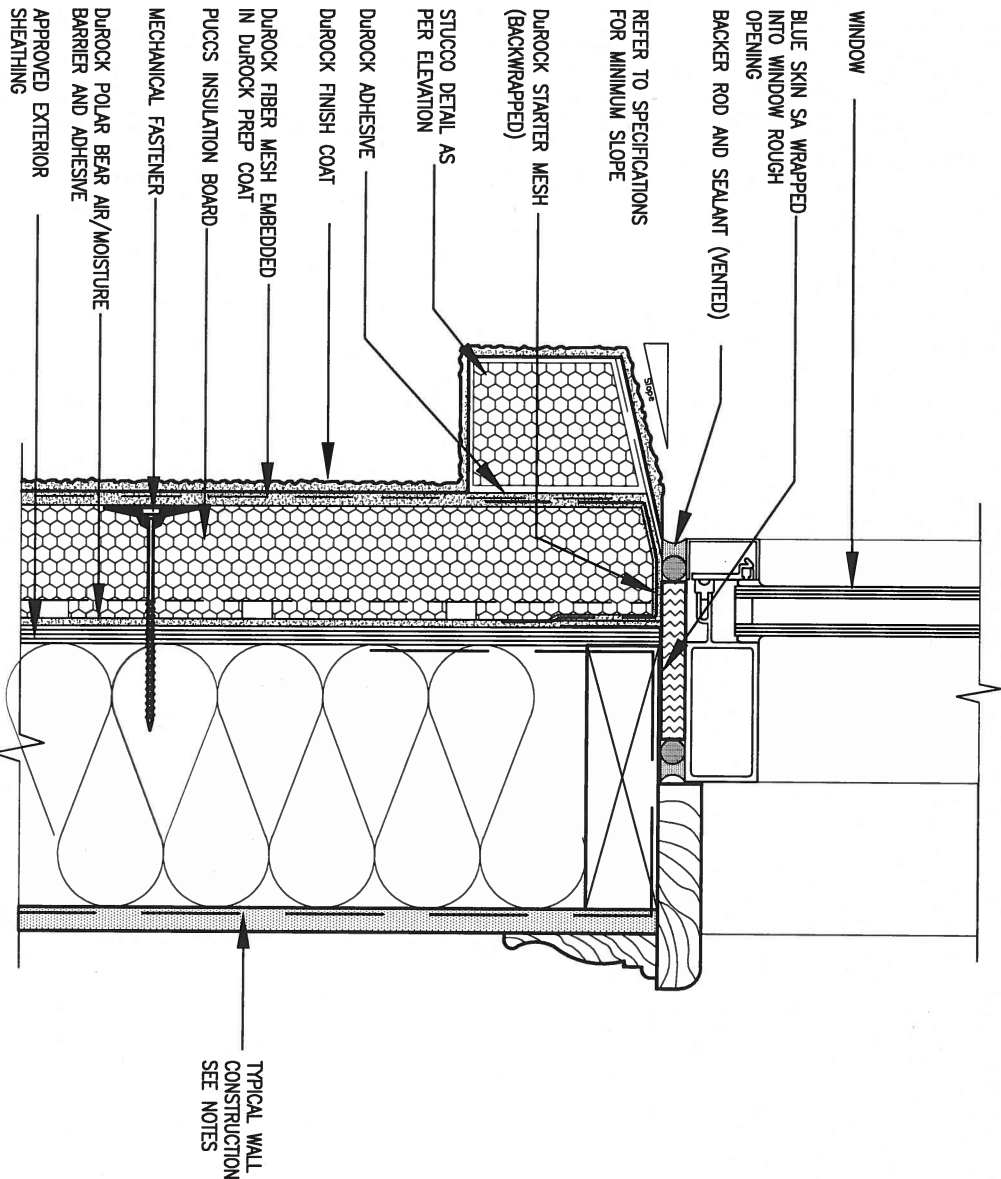


1 WINDOW HEADER

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	.	.	.
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		25591	
name		BCIN	
registration information		42658	
VA3 Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			

VA3
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

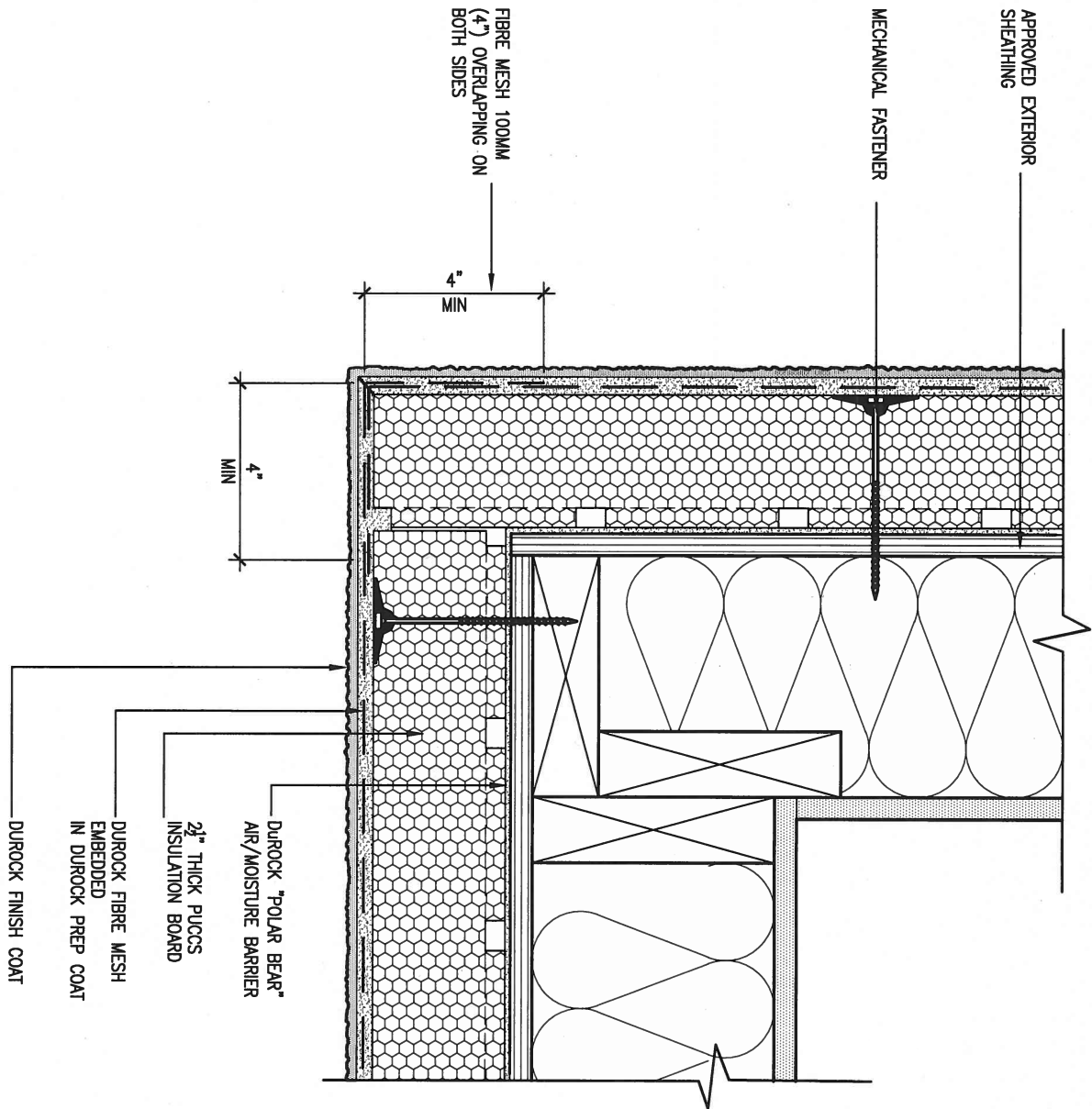
scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13045-CONST-0BC 2015

drawing no.
CN3

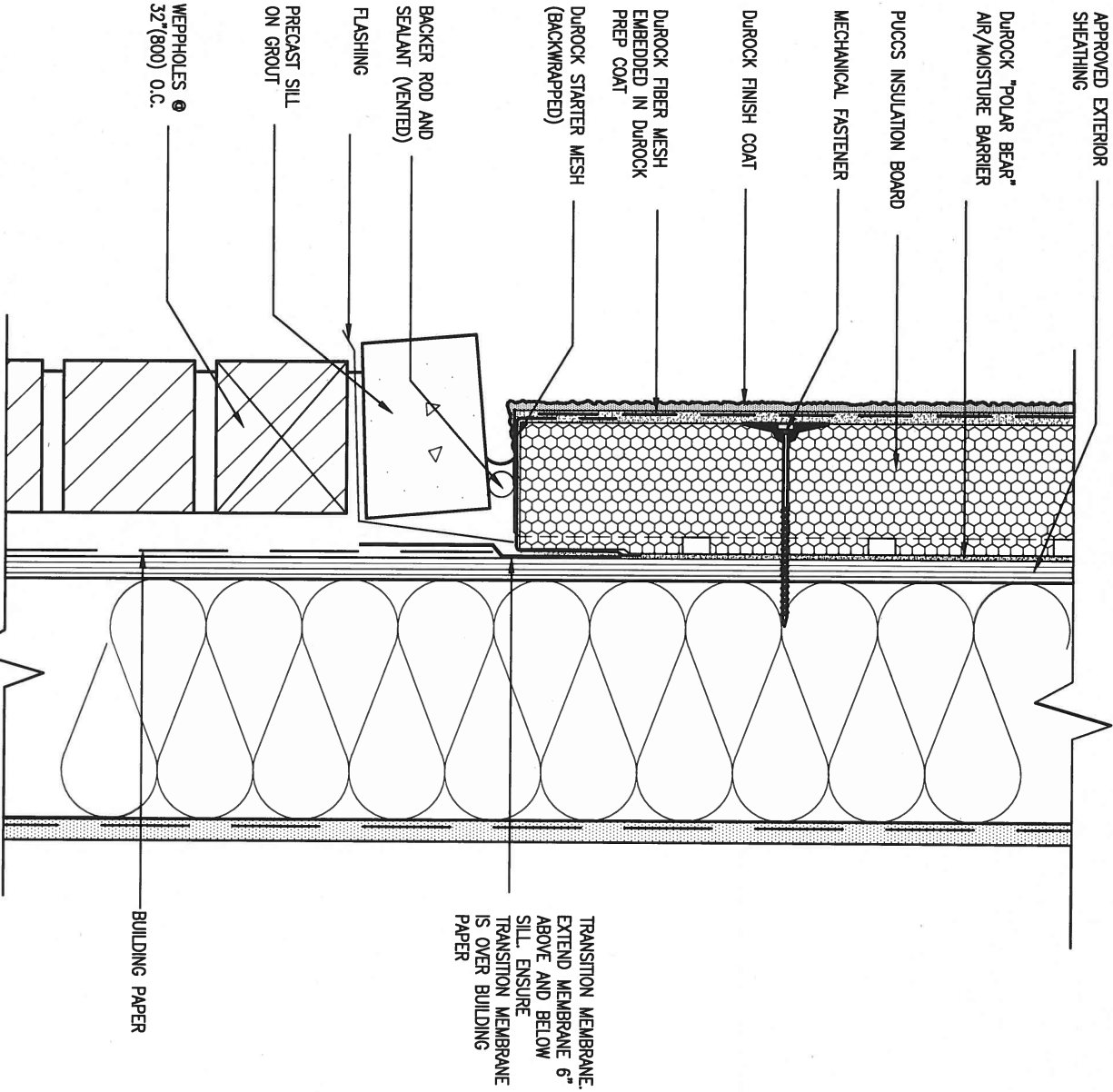
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM



5 CORNER DETAIL

CNS SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CNS SCALE: 3"=1'-0"

9.	.	.	.
8.	.	.	.
7.	.	.	.
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5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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qualification information			
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name		BCIN	
registration information		42658	
VA3 Design Inc.			
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va3design.com

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD

date APR 2014
drawn by RC checked by - scale 3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM

CONST NOTE

project no. 13045

CONSTRUCTION NOTES

13045-CONST-OBC 2015

drawing no.

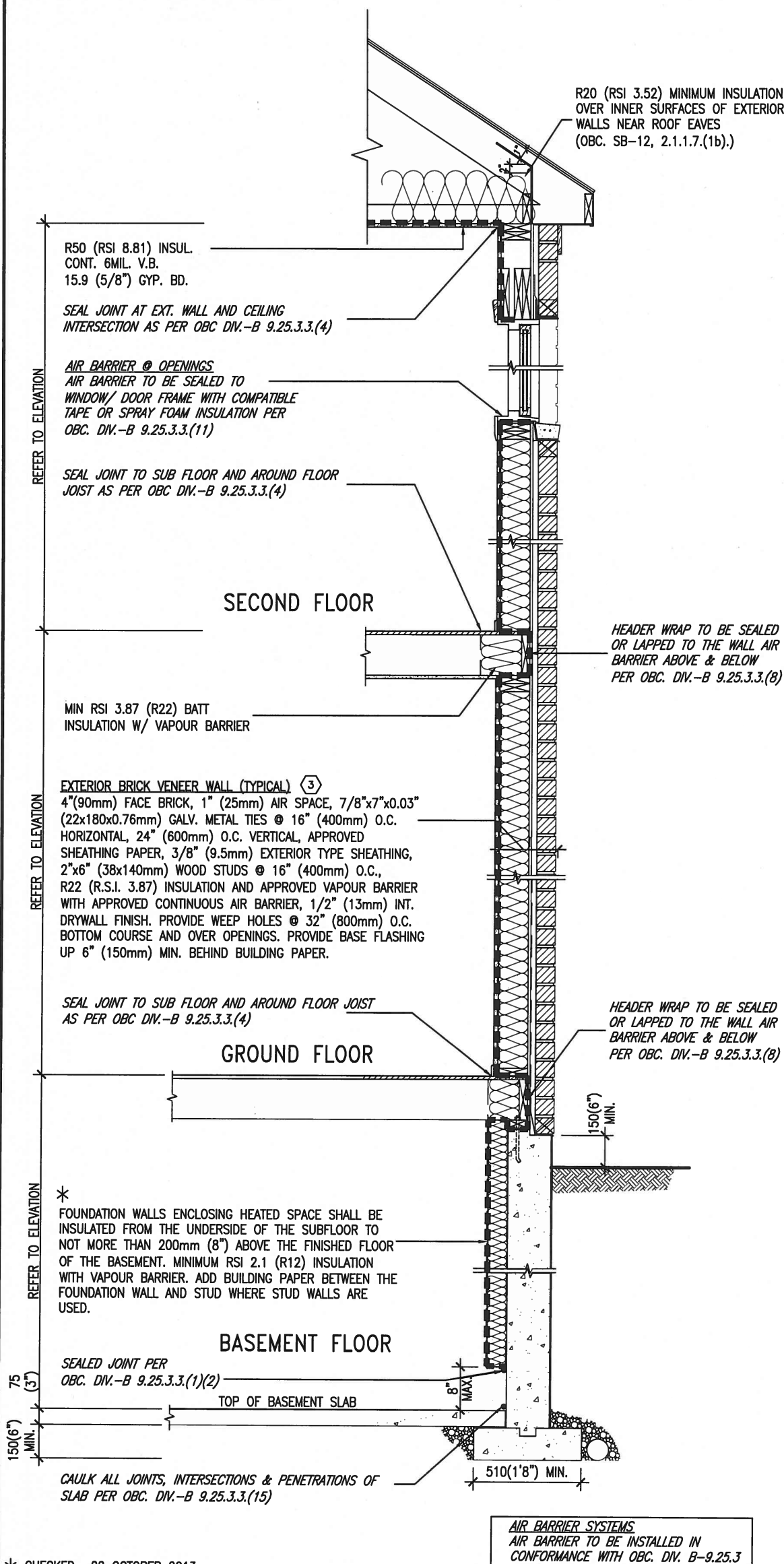
CN5

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

COMPONENT	J	Notes:
Ceiling with Attic Space	8.81	BLOWN –LOOSE
Minimum RSI (R) value	(R50)	
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	2.11	4" R12 BLANKET
Minimum RSI (R) value	(R12)	
Edge of Below Grade Slab ≤600mm below grade	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.8	DOUBLE PANE LOW EMISSIVITY
Maximum U–value		
Skylights	2.8	DOUBLE PANE LOW EMISSIVITY
Maximum U–value		
Space Heating Equipment	94%	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.67	NATURAL GAS
Minimum EF		
HRV	60%	–
Minimum Efficiency		



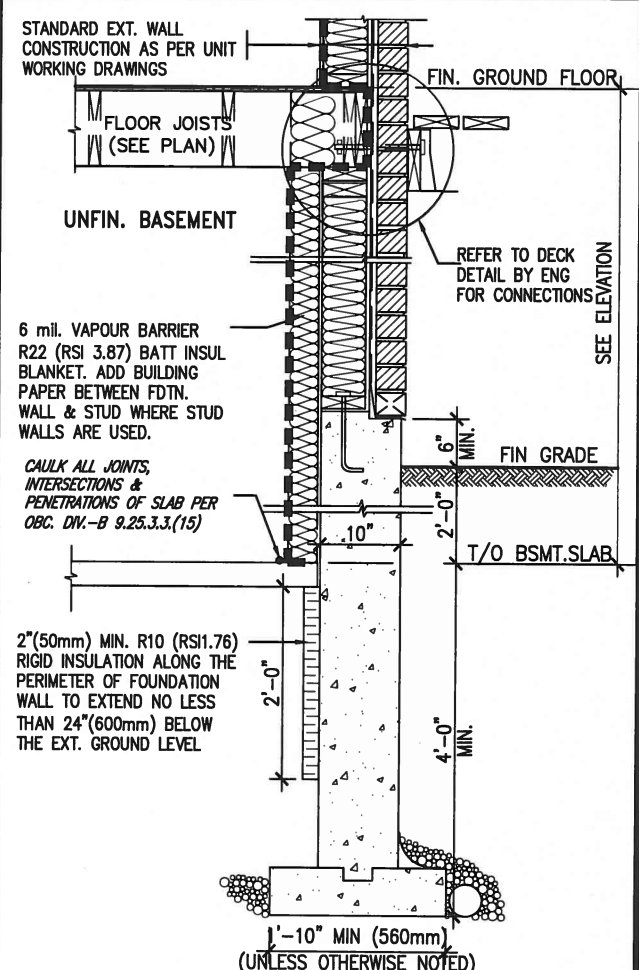
MAR 14, 2017



* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY



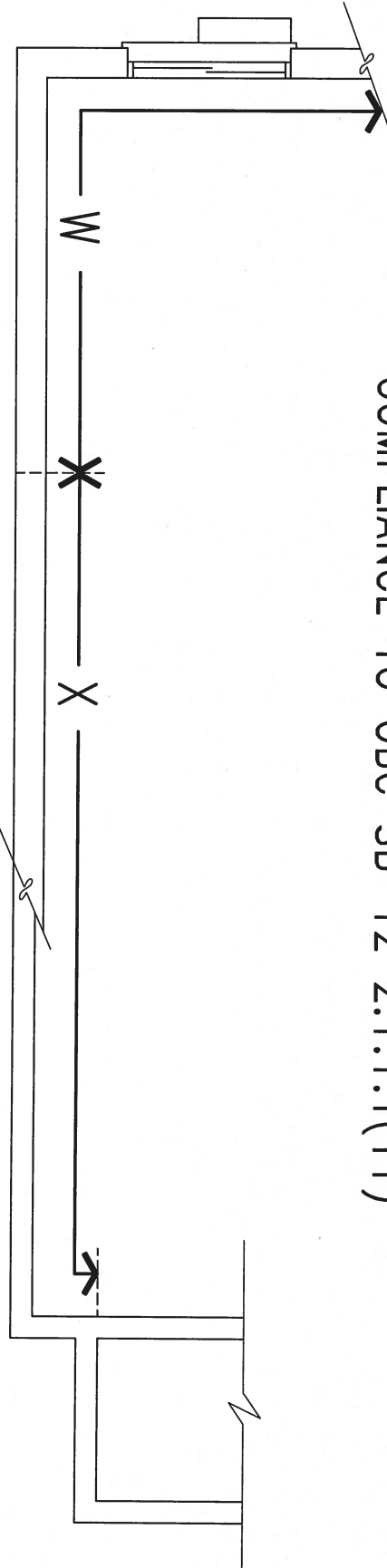
* REVISED- 15 MARCH 2013

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

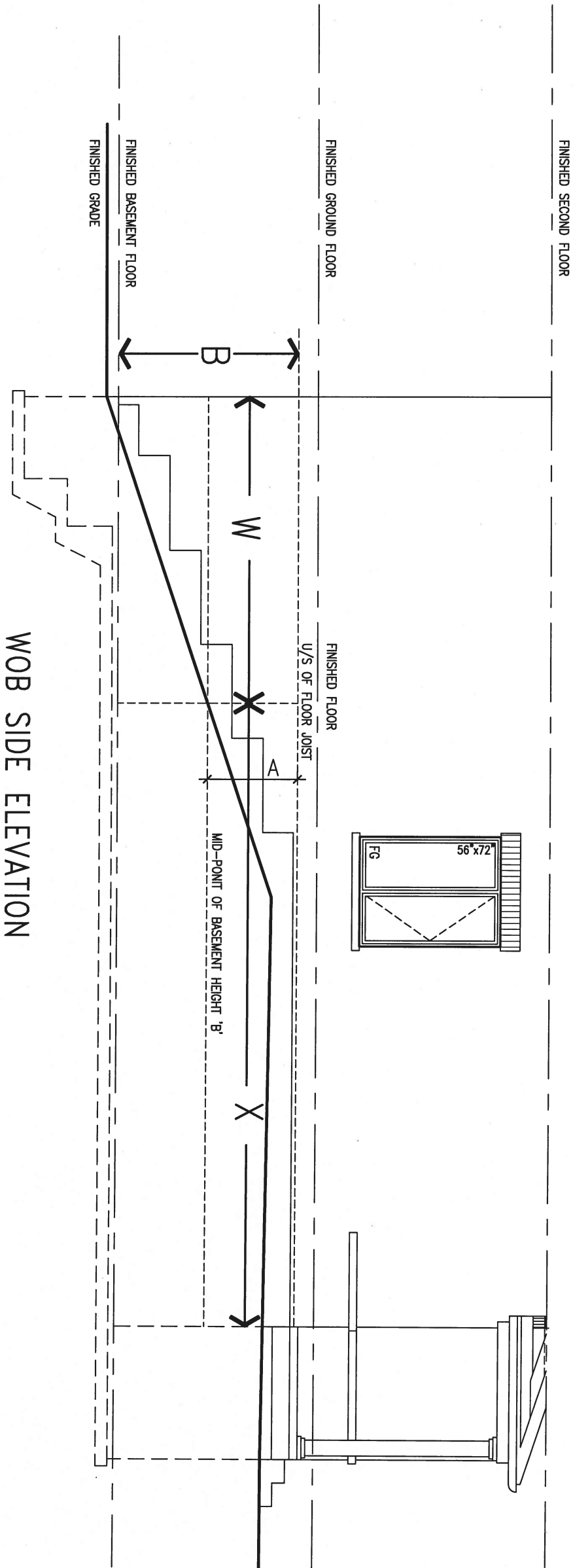
9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON CONST NOTE	project name GREEN VALLEY ESTATES municipality BRADFORD project no. 13045	
8	.	.	Wellington Jno-Baptiste				25591
7	.	.	name				BCIN
6	.	.	signature				
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.		date APR 2014 drawn by RC checked by - scale 3/16" = 1'-0" file name 13045-CONST-0BC 2015	drawing no. CN6	
2	UPDATE TO CODE	APR 16-15	RC		CONSTRUCTION NOTES		
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no.	description	date	by				

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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

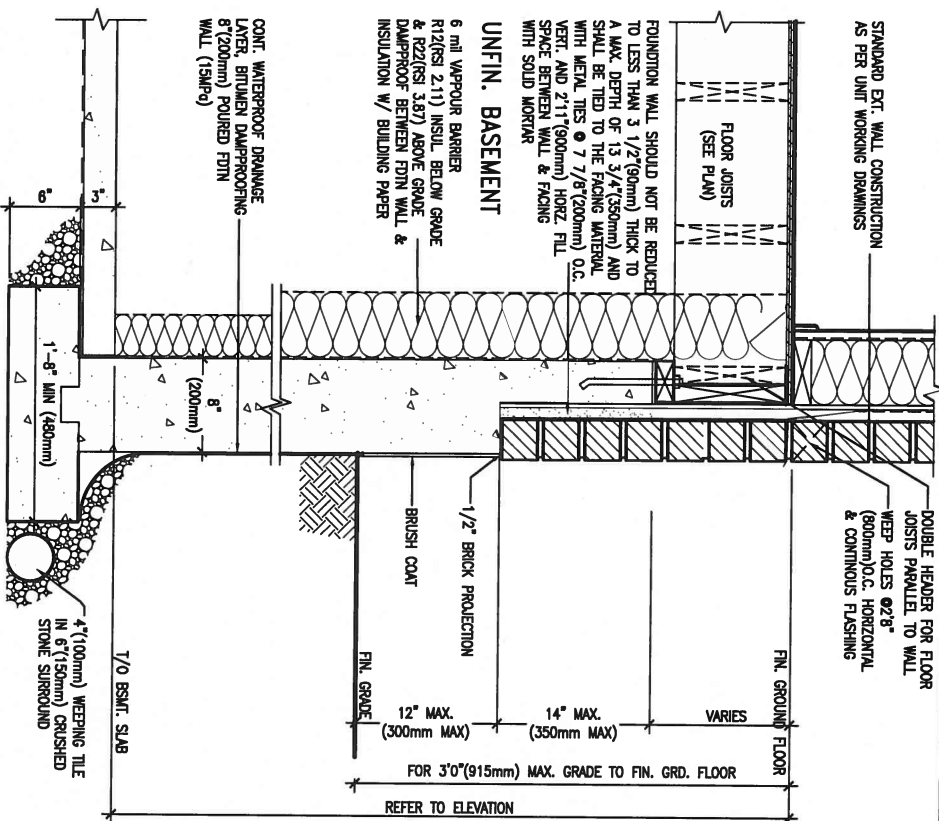
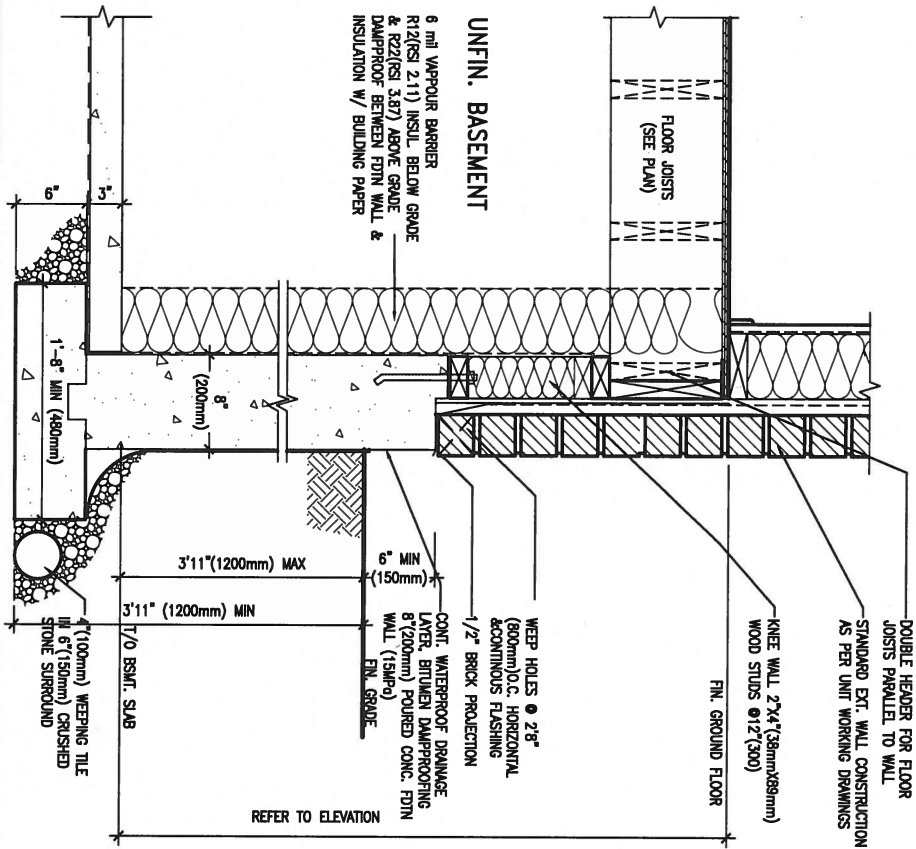
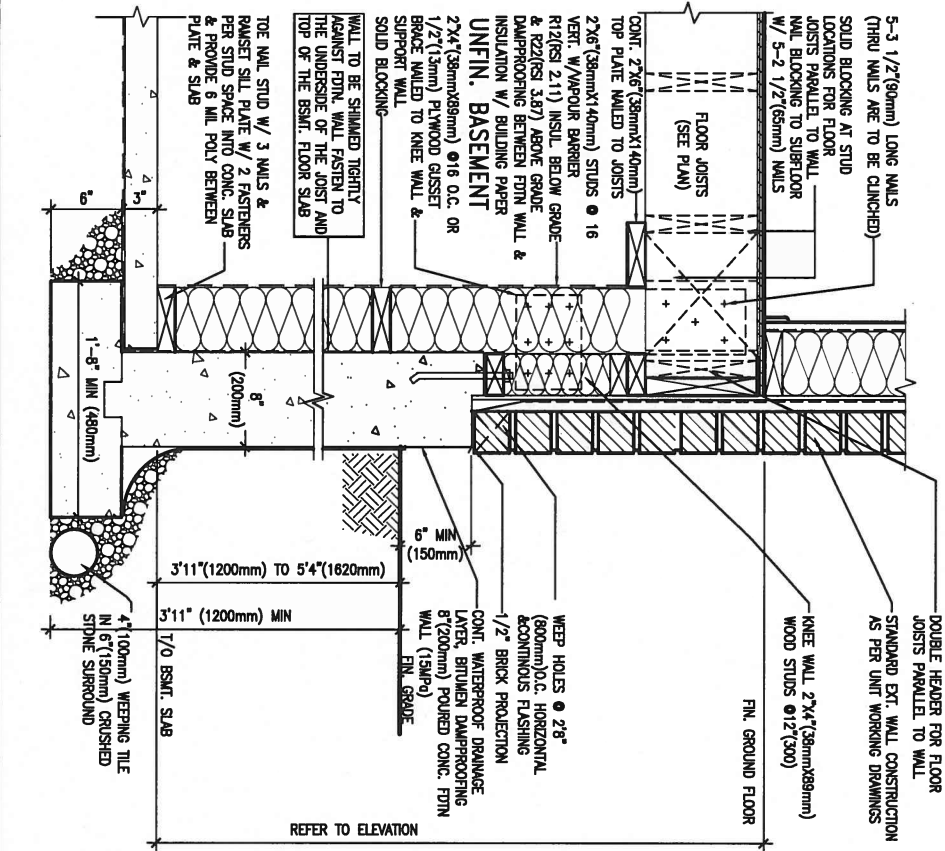
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON GREEN VALLEY ESTATES	municipality BRADFORD	CONST NOTE	project no. 13045	drawing no. CN7
8	.	.	.	qualification information Wellington Jno-Baptiste 25591						
7	.	.	.	name Wellington Jno-Baptiste						
6	.	.	.	registration information VA3 Design Inc. 42658						
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4	.	.	.							
3	.	.	.							
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1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC					13045-CONST-OBC 2015		
no.	description	date	by							



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

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

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

9.			
8.			
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5.			
4.			
3.			
2.	UPDATE TO CODE	APR 16-15	RC
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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

13045-CONST-0BC 2015

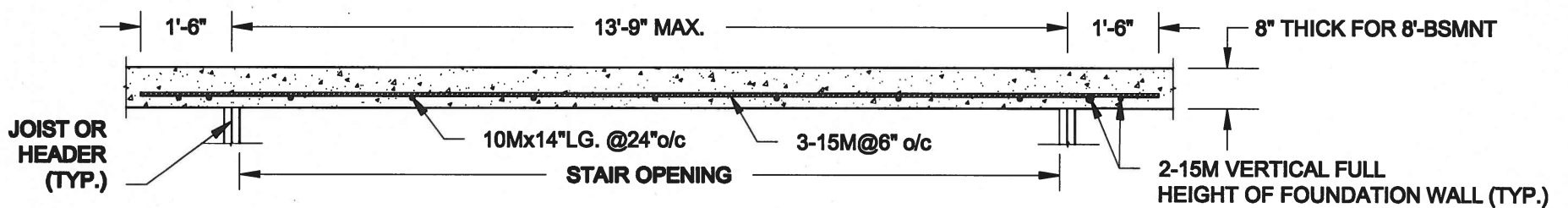
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CONST NOTE

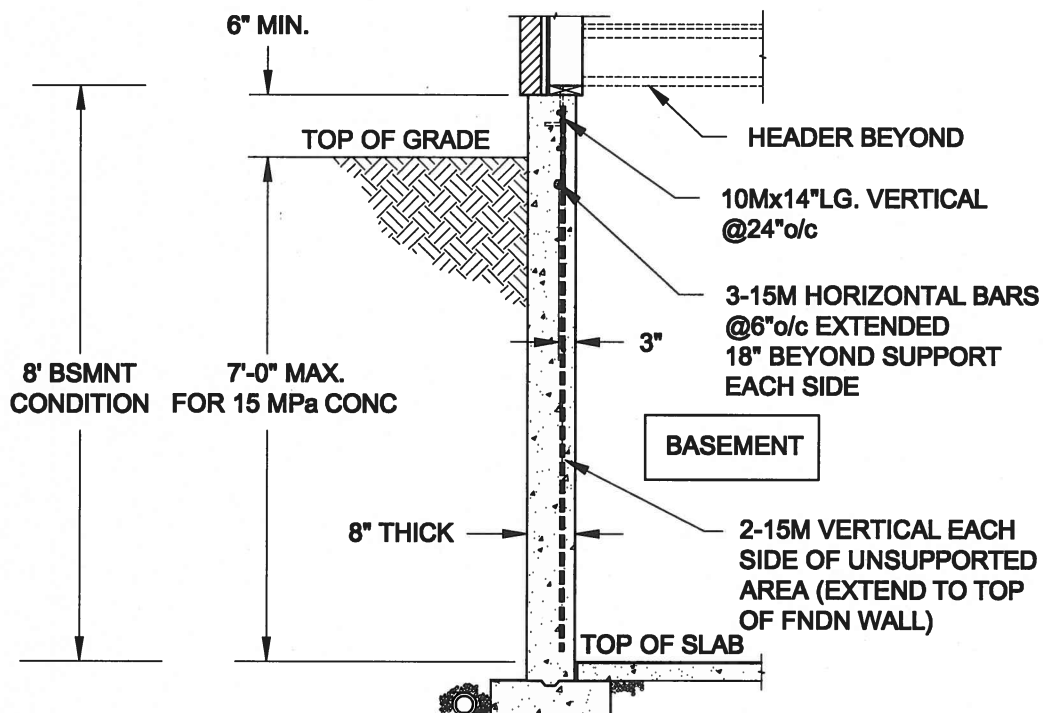
project no.
13045

drawing no.

CN9



PLAN VIEW



FTG. SIZE AS PER PLAN

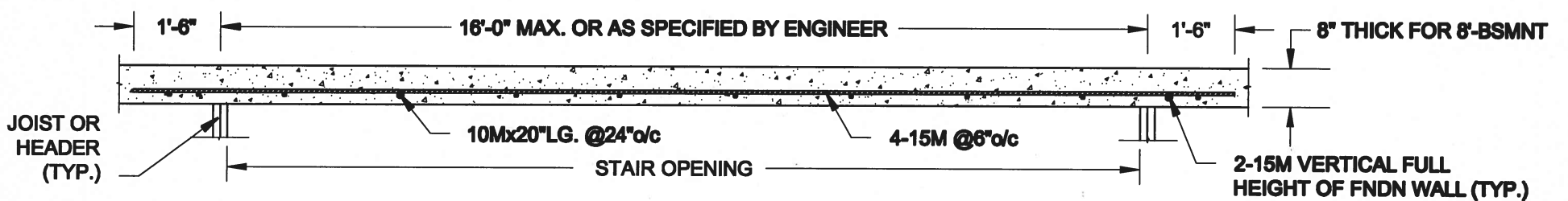
1A
S1

LATERALLY UNSUPPORTED WALL

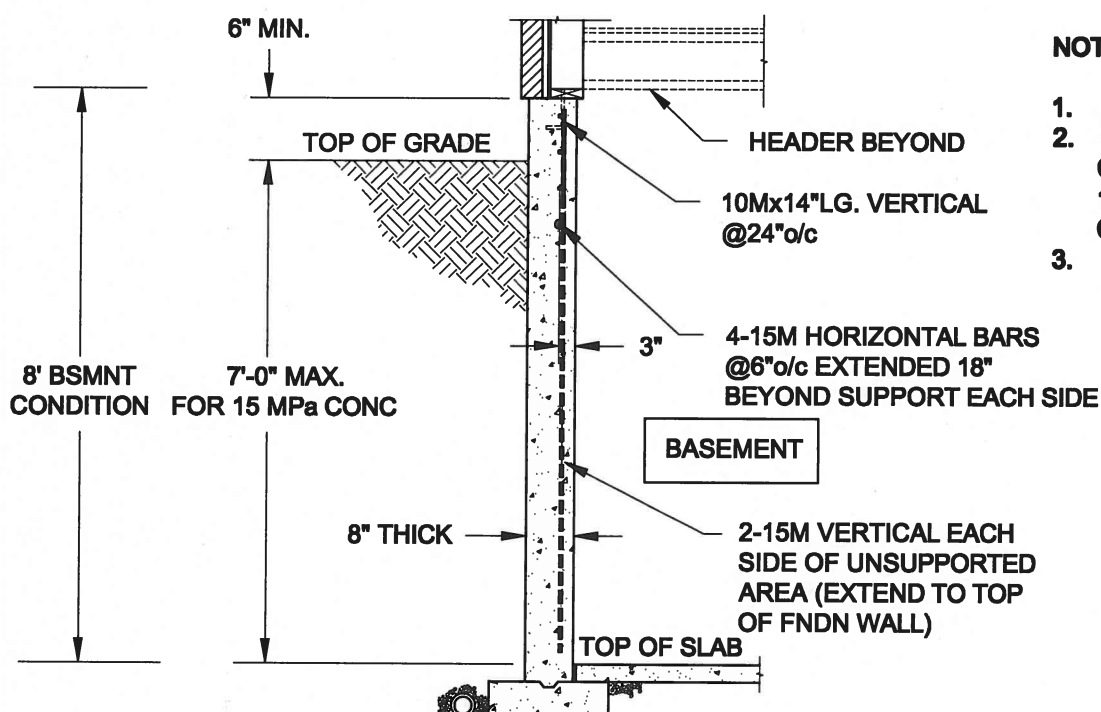
SCALE: 3/8" = 1'-0"

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-31-2018

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

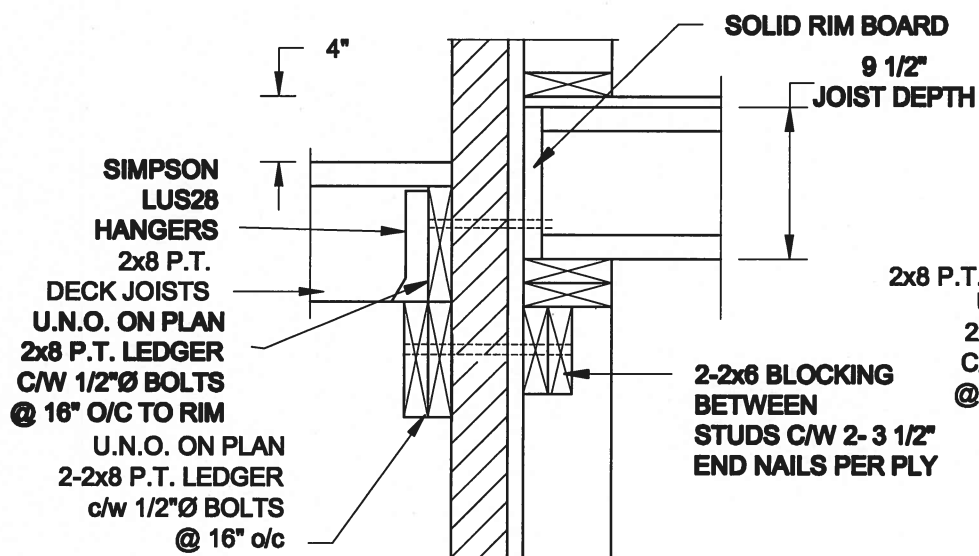
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16-102

Drawing No.:

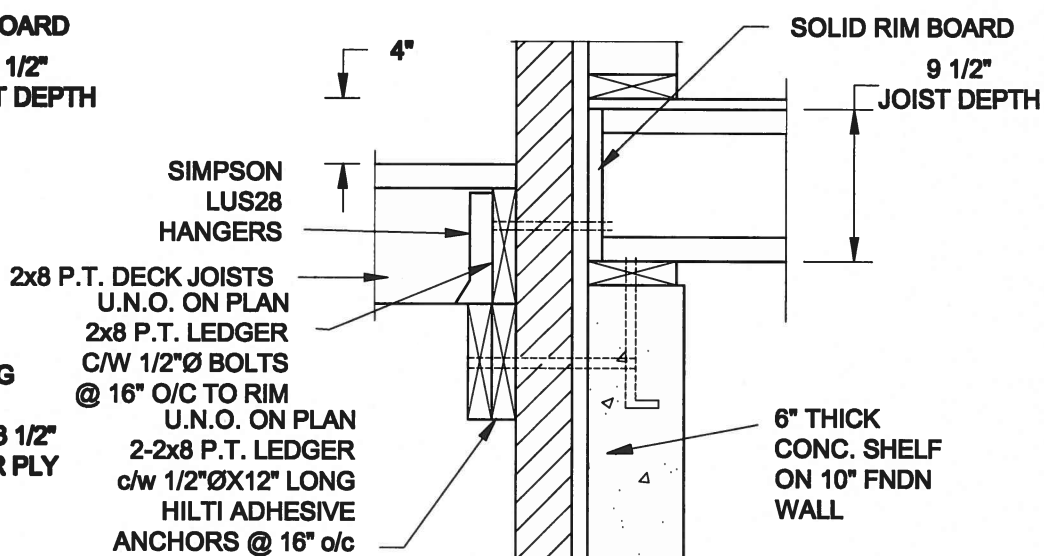
S1

FOR 9 1/2" JOIST DEPTH



1A DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

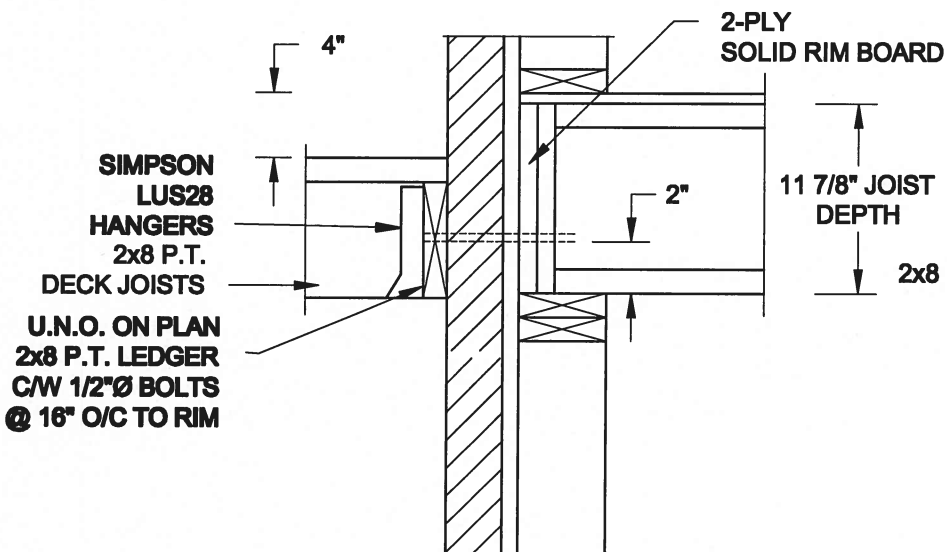


1B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

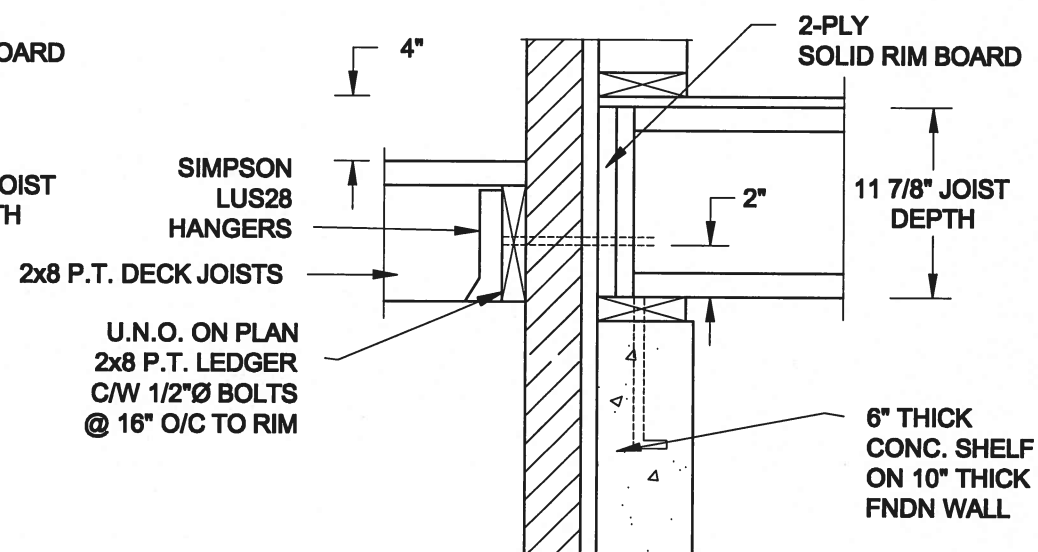
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL**
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH



2A DECK FASTENING DETAIL

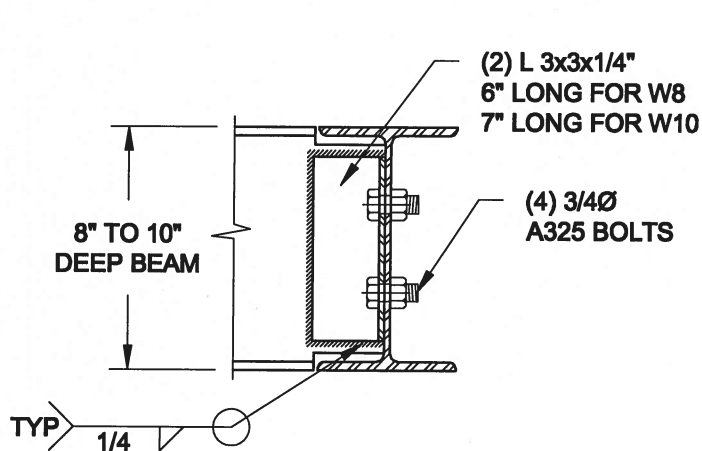
S2 SCALE: 1" = 1'-0"



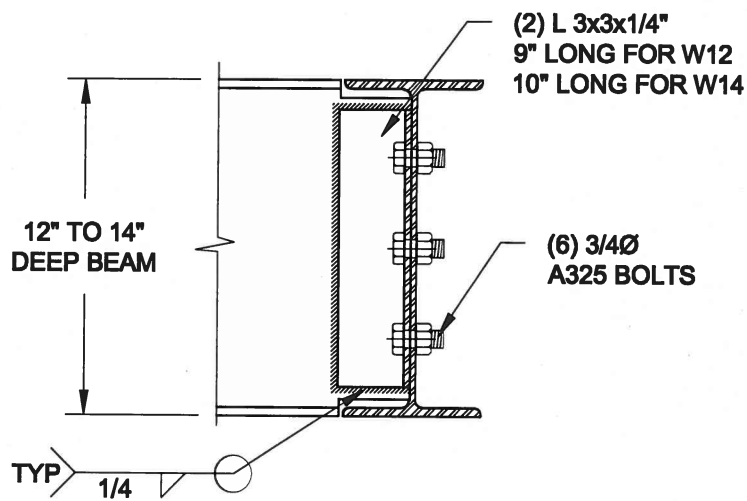
2B DECK FASTENING DETAIL

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

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn: SC	Checked: 8JB
----------------------------	-------------------------------

QUAILE ENGINEERING LTD.



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L3Y 8J9
T: 905-853-8547
E: qualle.eng@rogers.com**

Engineer's Seat



MAY 30, 2016

Project:

**BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO**

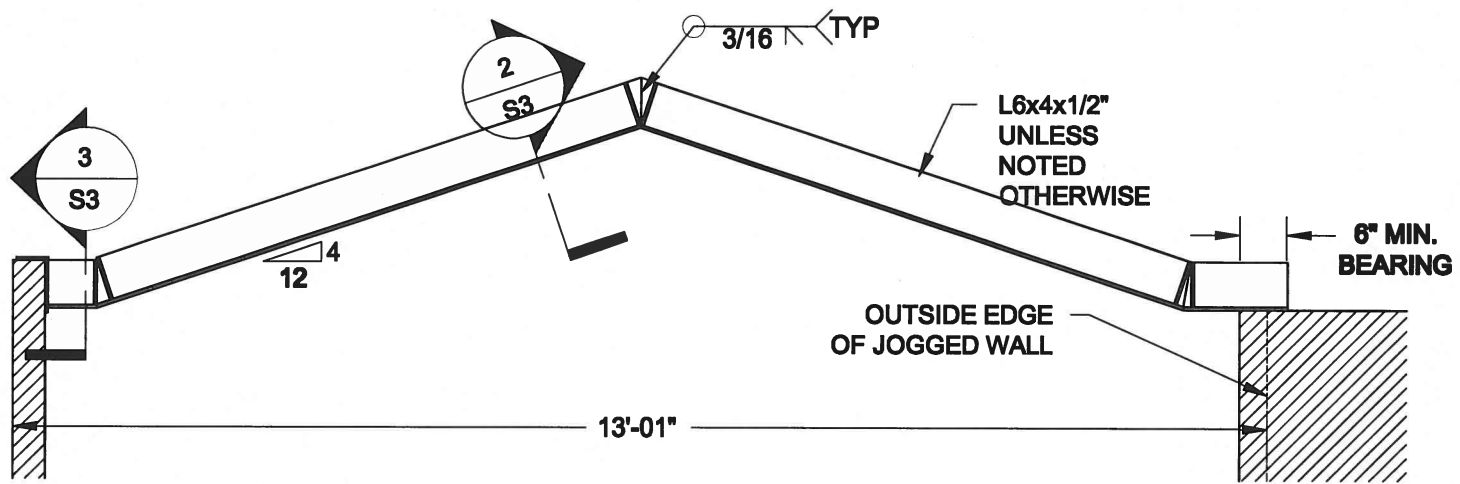
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

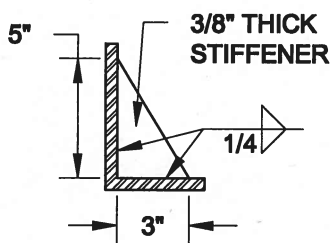
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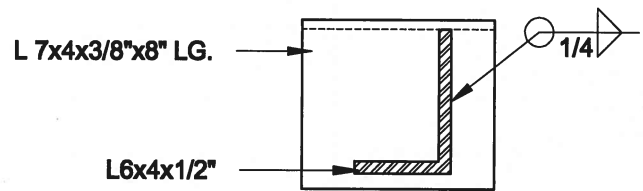
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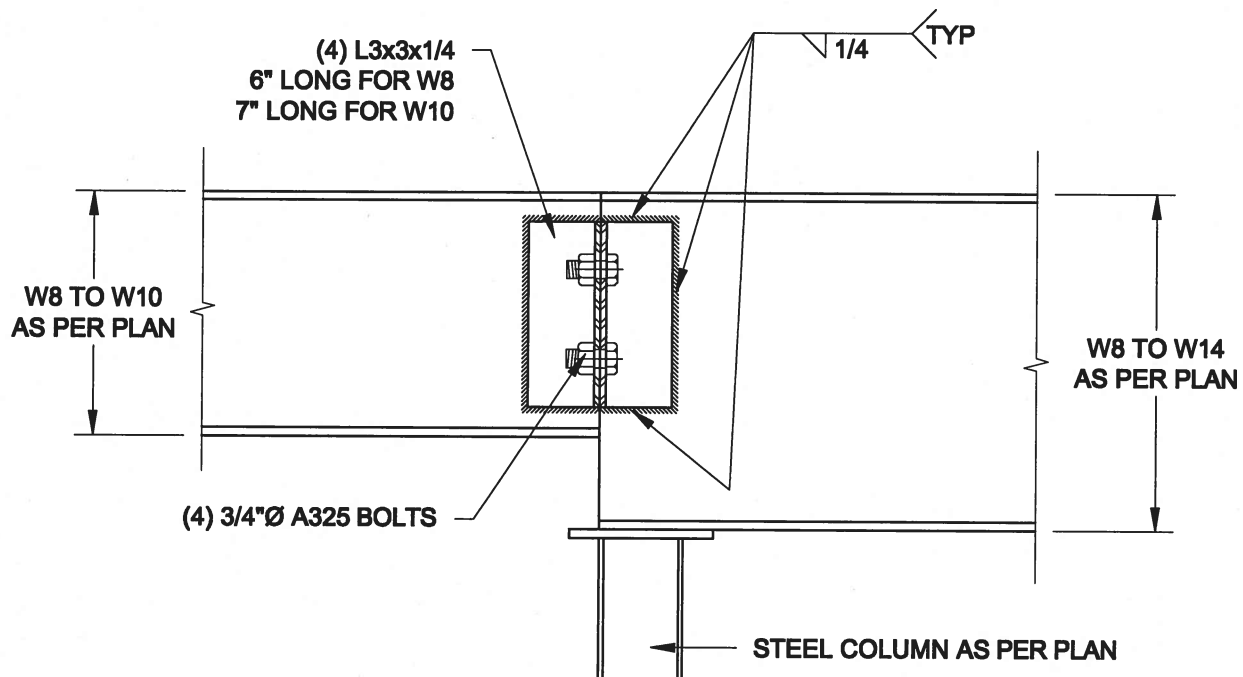
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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

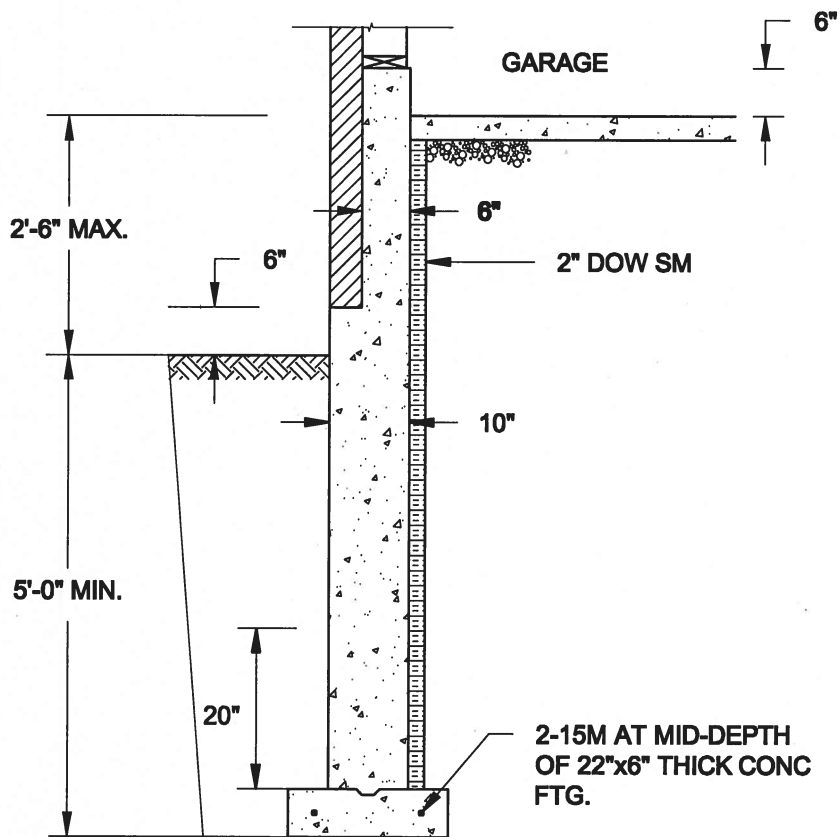


3
S3 **INVERTED ANGLE**
SCALE: 1 1/2" = 1'-0"



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

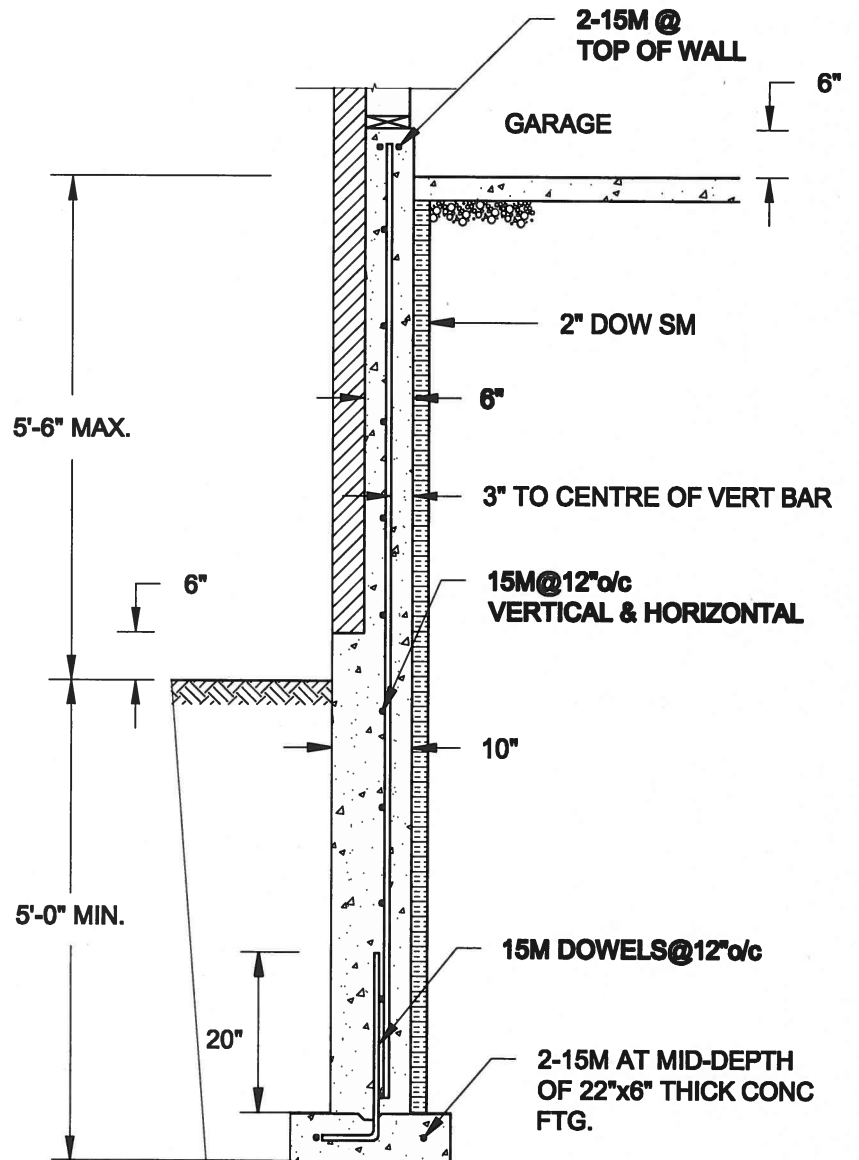
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com		Engineer's Seal  S. J. BOYD PROVINCE OF ONTARIO MAY 30, 2016	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-31-2016				TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB			Project No.: 16-102	Drawing No.: S3



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

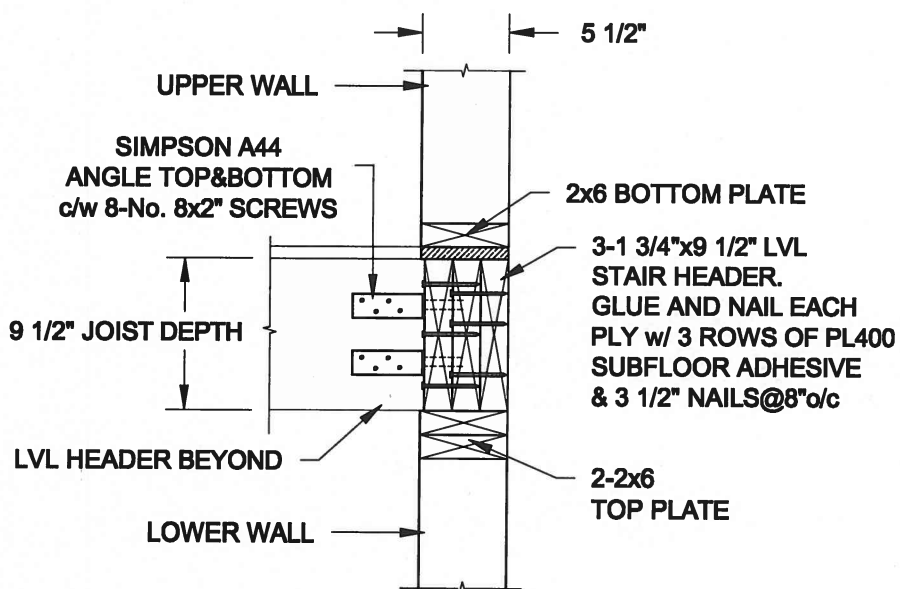
NOTE:

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.

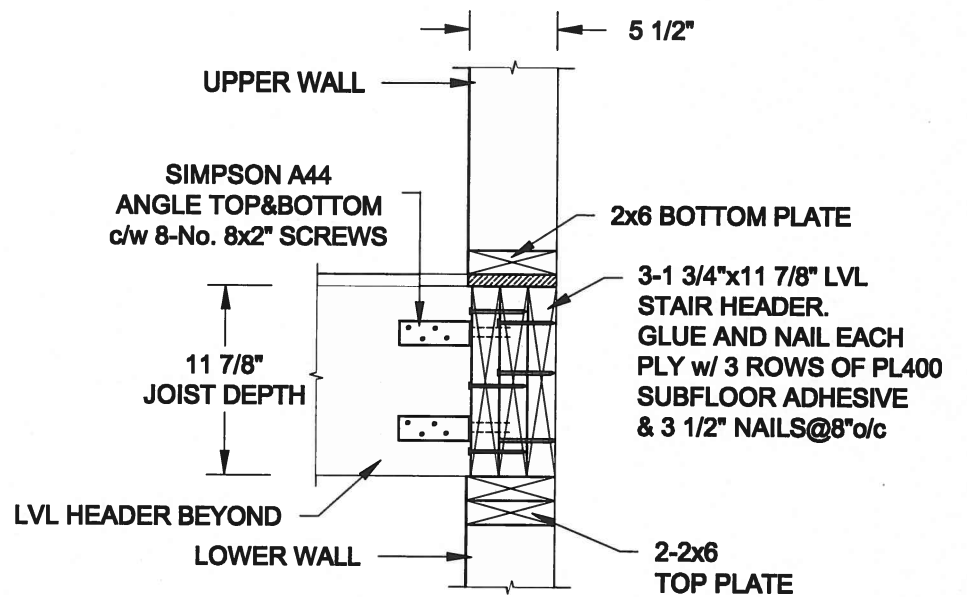


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

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: SC
Checked: SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
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Engineer's Seal



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

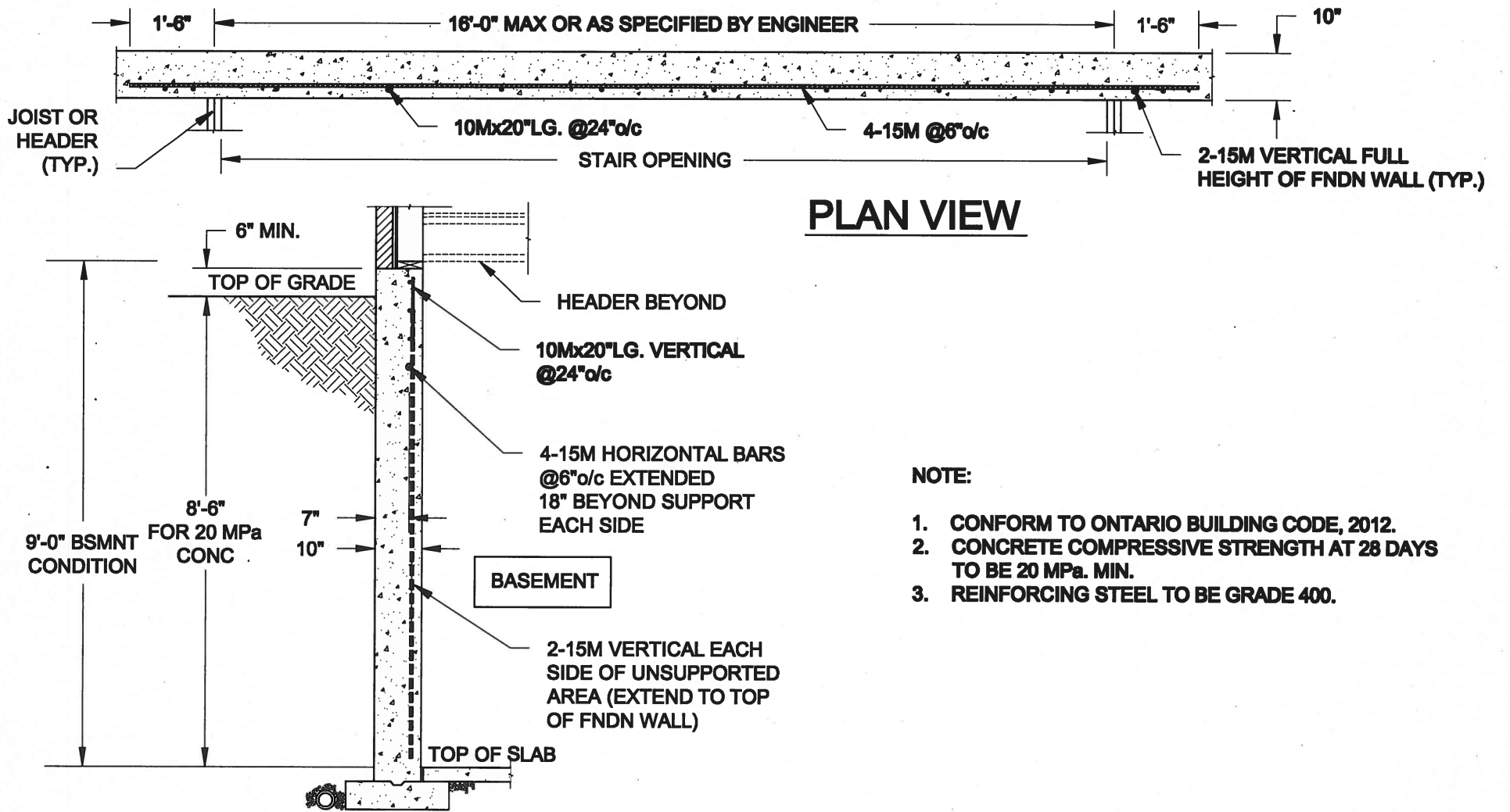
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

S4



1
S5

LATERALLY UNSUPPORTED WALL

SCALE: 3/8" = 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:  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		Drawing No.: S5	