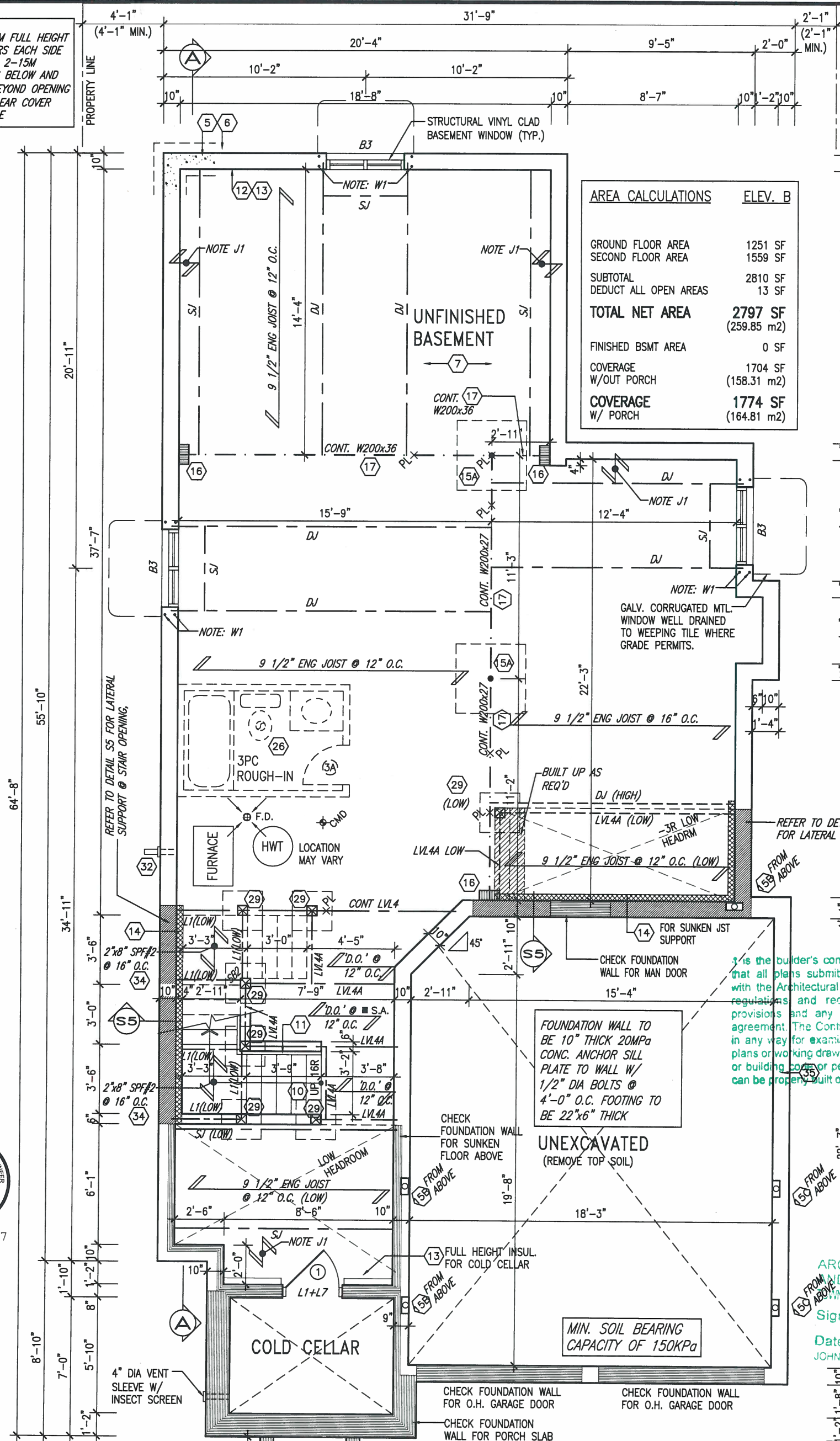


NOTE W1  
 PROVIDE 2-15M FULL HEIGHT  
 VERTICAL REBARS EACH SIDE  
 OF OPENING + 2-15M  
 HORIZ. REBARS BELOW AND  
 EXTEND 24" BEYOND OPENING  
 PROVIDE 3" CLEAR COVER  
 FROM SOIL SIDE

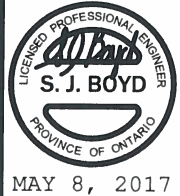
NOTE: SPACE ALL FLOOR  
 JOISTS @ 12" O.C. UNDER  
 ALL CERAMIC TILE AREAS.

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



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 Contractor/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  
 JOHN B. WILLIAMS LIMITED ARCHITECT  
 Signed: [Signature]  
 Date: MAY 16 2017



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'

LOT 327

no.	description	date	by
9			
8			
7	REVISED AS PER ENG'S COMMENTS	MAY 04-17	RC
6	REV FOR LOT 327	APR 25-17	CL
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 BCIN  
 VA3 Design Inc. 42658

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

**VA3 DESIGN**  
 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, ON  
 date APR 17/14  
 drawn by BDD.BIM checked by - scale 3/16" = 1'-0"

**S38-5 BAROSSA 5**  
 project no. 13045  
 drawing no. 1  
 BASEMENT PLAN 'B'  
 13045-S38-5-LOT 327  
 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\PHASE 4A\13045-S38-5-LOT 327.dwg - Mon - May 8 2017 - 8:54 AM

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

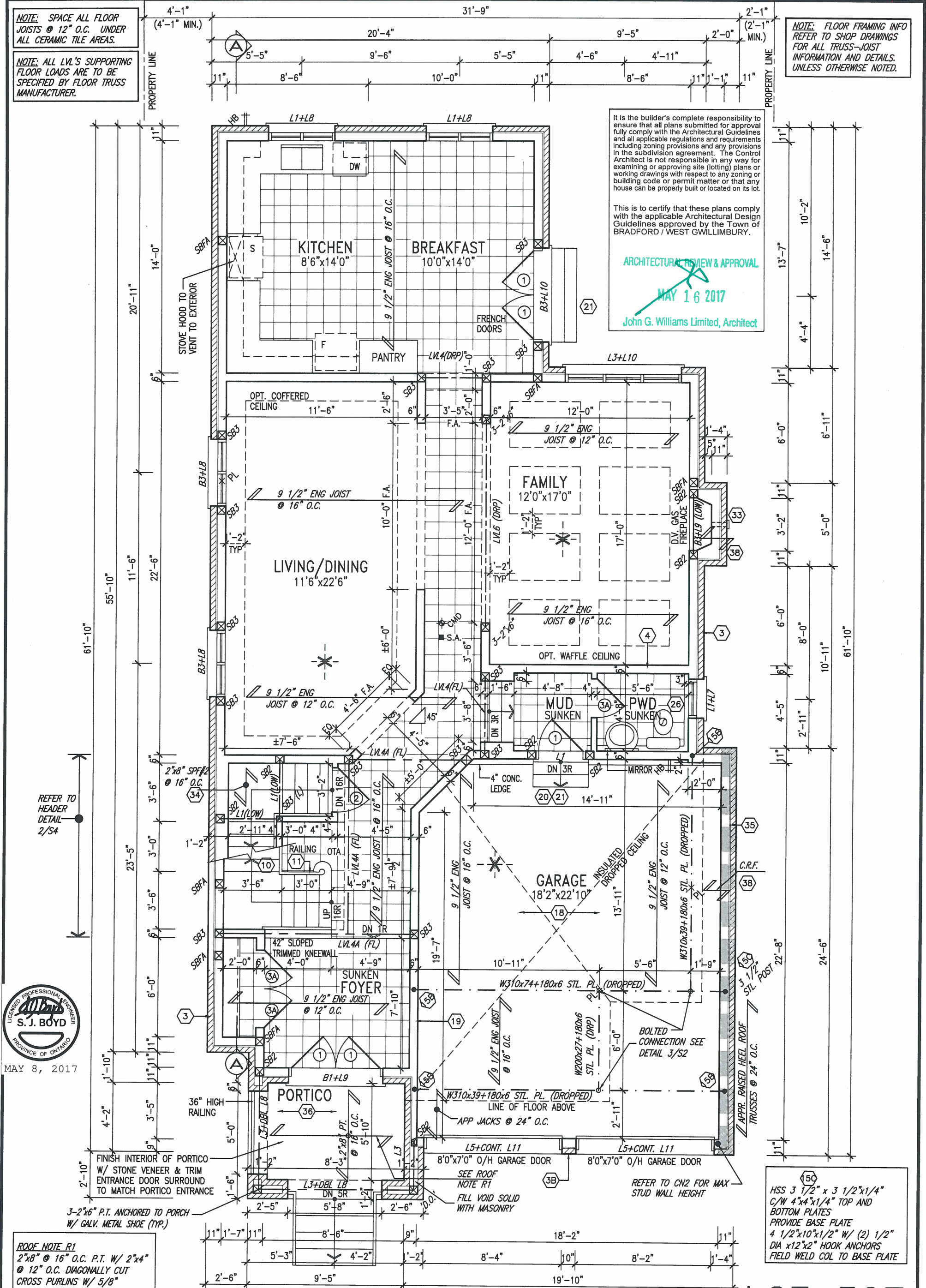
NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

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

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

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



**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'

LOT 327

9			
8			
7	REVISED AS PER ENG'S COMMENTS	MAY 04-17	RC
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5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
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no.	description	date	by

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**BAYVIEW WELLINGTON**

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

date: APR 17/14  
 drawn by: BDD.BIM  
 checked by: [blank]  
 scale: 3/16" = 1'-0"

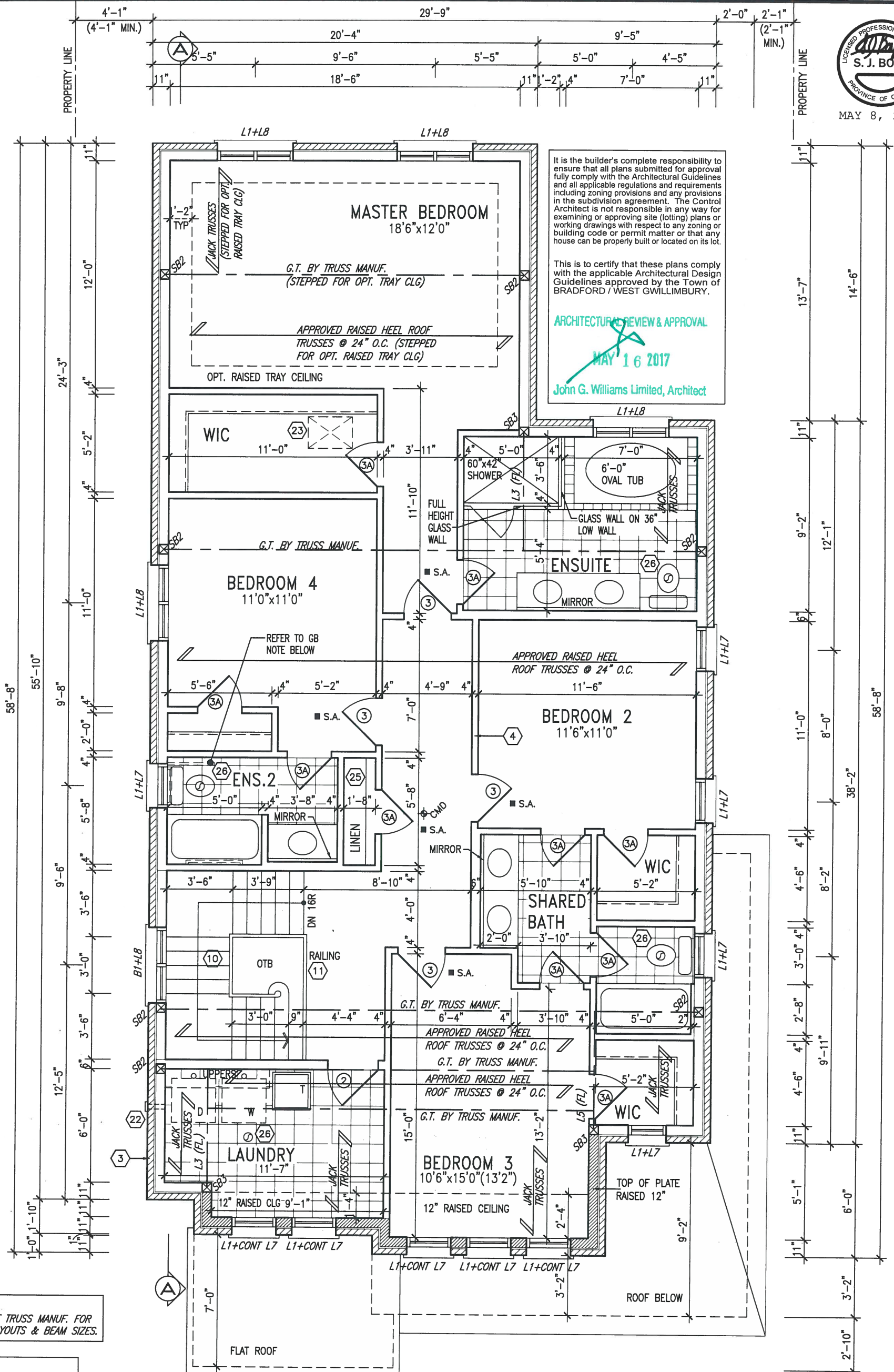
**S38-5 BAROSSA 5**

drawing no.: 13045-S38-5-L0T 327  
**2**

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MAY 8, 2017



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

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

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

### SECOND FLOOR PLAN 'B'

### LOT 327

9			
8			
7	REVISED AS PER ENG'S COMMENTS	MAY 04-17	RC
6	REV FOR LOT 327	APR 25-17	CL
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

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

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**BAYVIEW WELLINGTON**

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

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

SECOND FLOOR PLAN 'B'

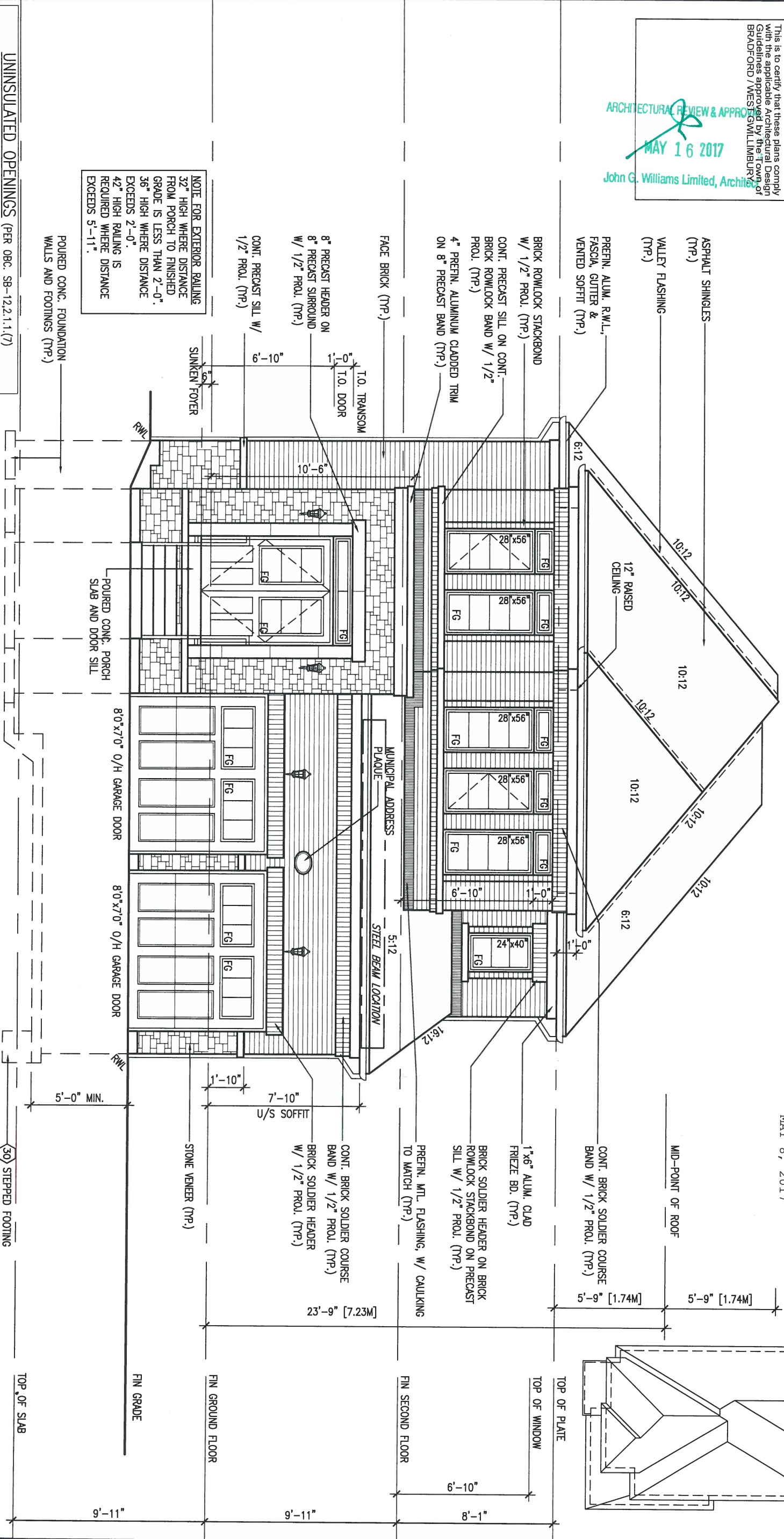
13045-S38-5-LOT 327  
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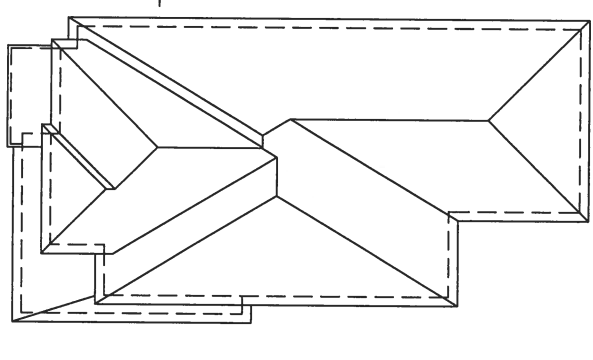
ARCHITECTURAL REVIEW & APPROVAL  
MAY 16 2017  
John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7))		
ELEVATION	WALL AREA S.F.	OPENING S.F.
FRONT	678 S.F.	78 S.F.
LEFT SIDE	1201 S.F.	105 S.F.
RIGHT SIDE	1243 S.F.	97 S.F.
REAR	597 S.F.	144 S.F.
TOTAL SQ. FT.	3719.00 S.F.	424.00 S.F.
TOTAL SQ. M.	345.50 S.M.	39.39 S.M.

FRONT ELEVATION 'B'



ROOF PLAN 'B'



LOT 327

no.	description	date	by
9			
8			
7	REVISED AS PER ENG'S COMMENTS	MAY 04-17	RC
6	REV FOR LOT 327	APR 25-17	CL
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED		
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2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC

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

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 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, ON**

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

**S38-5 BAROSSA 5** project no. **13045**

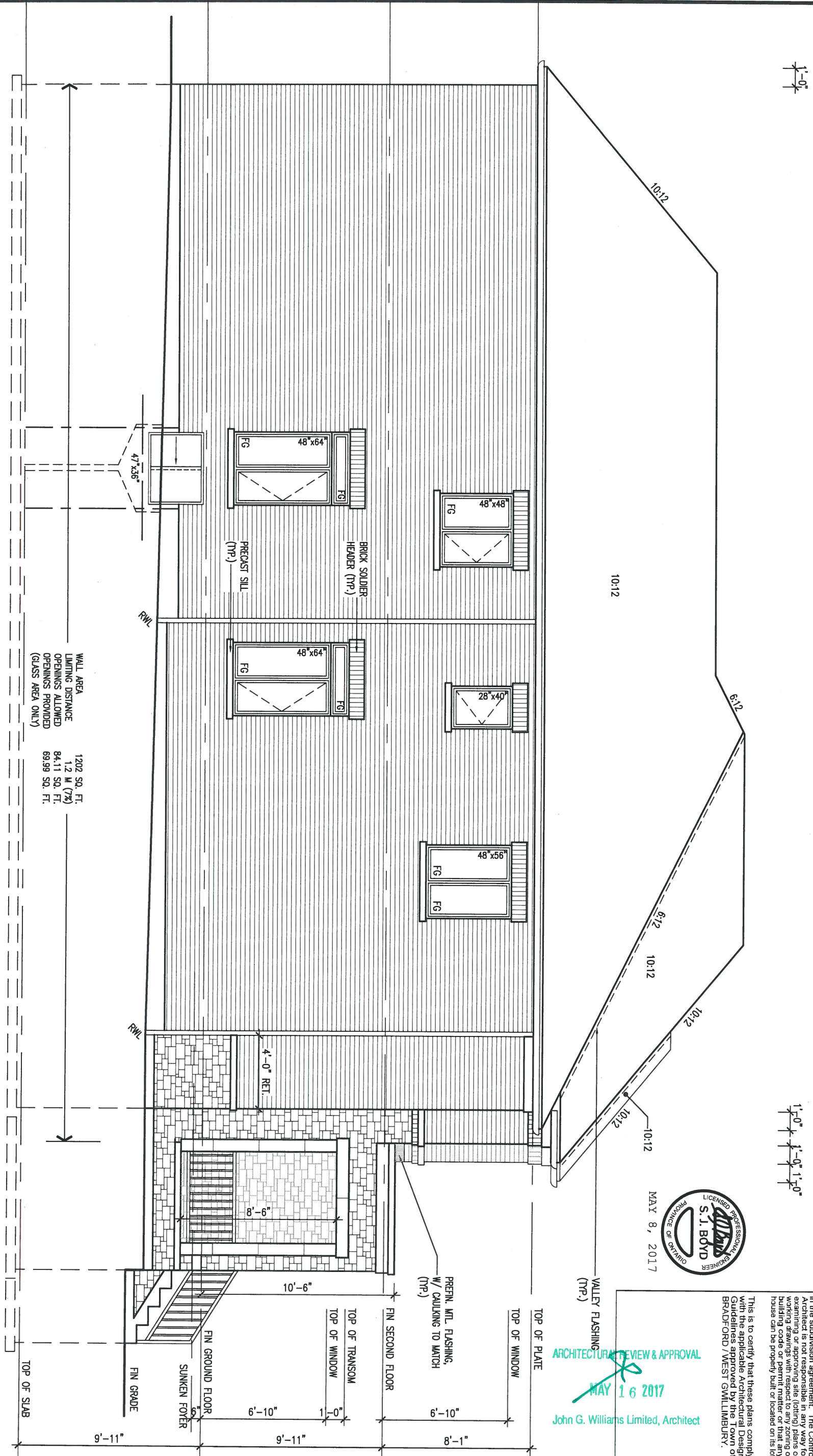
**FRONT ELEVATION 'B'** drawing no. **4**

file name: **13045-S38-5-LOT 327**

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

LEFT SIDE ELEVATION 'B'



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

1202 SQ. FT.  
1.2 M (7%)  
84.11 SQ. FT.  
69.99 SQ. FT.



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

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

LOT 327

no.	description	date	by
9			
8			
7	REVISED AS PER ENG'S COMMENTS	MAY 04-17	RC
6	REV FOR LOT 327	APR 25-17	CL
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
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name registration information BCIN  
VA3 Design Inc. 42658

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va3design.com

**BAYVIEW WELLINGTON**

project name GREEN VALLEY ESTATES municipality BRADFORD, ON

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

LEFT SIDE ELEVATION 'B'

**S38-5 BAROSSA 5**

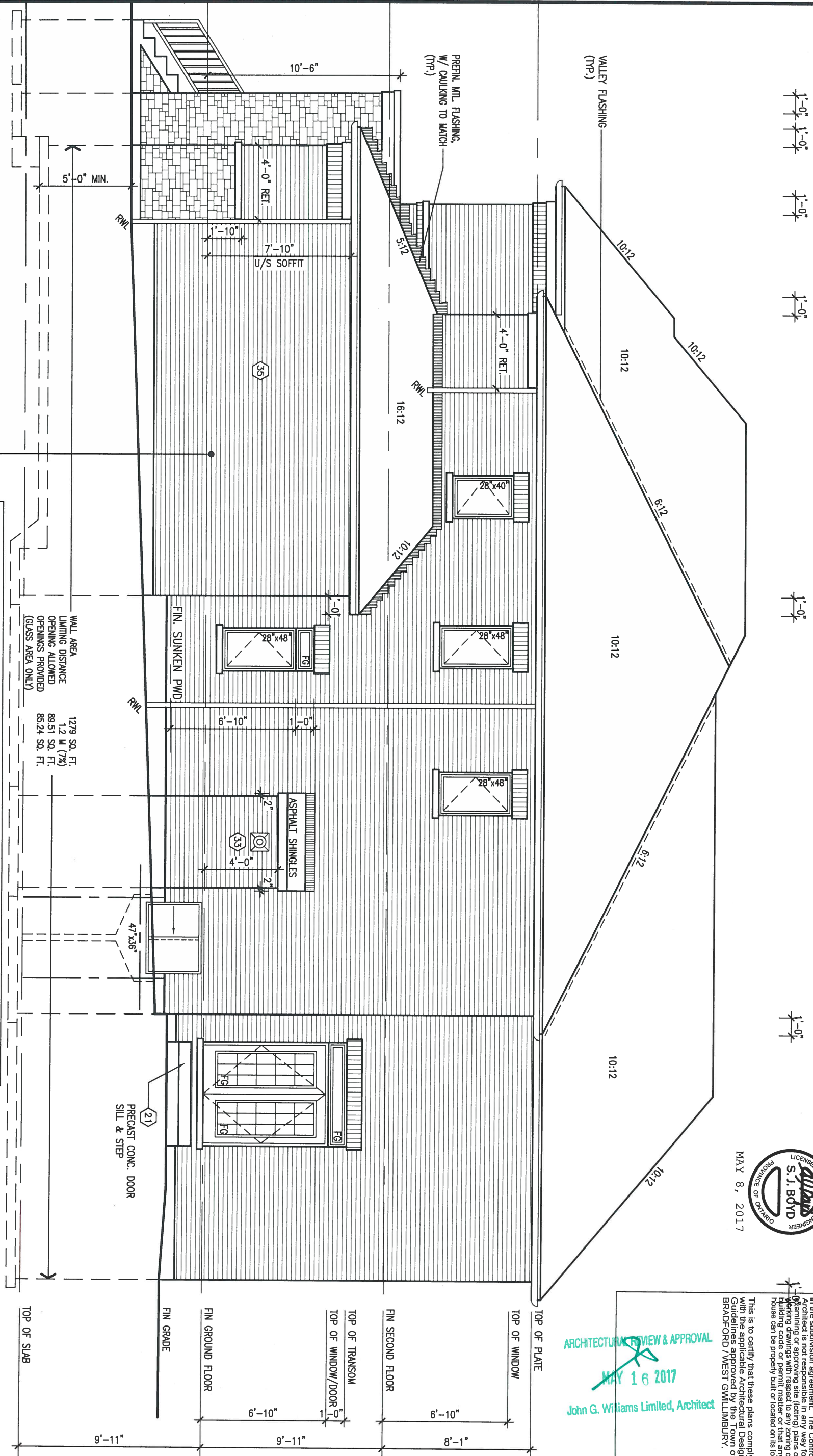
project no. 13045 drawing no. 5

file name 13045-S38-5-LOT 327

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

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)  
1279 SQ. FT.  
1.2 M (7%)  
88.51 SQ. FT.  
85.24 SQ. FT.

LICENSED PROFESSIONAL ENGINEER  
S. J. BOYD  
PROVINCE OF ONTARIO  
MAY 8, 2017

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

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

LOT 327

9									
8									
7	REVISED AS PER ENG'S COMMENTS	MAY 04-17	RC						
6	REV FOR LOT 327	APR 25-17	CL						
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						

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qualification information  
name Wellington Jno-Baptiste 25591  
registration information BCIN  
VA3 Design Inc. 42658  
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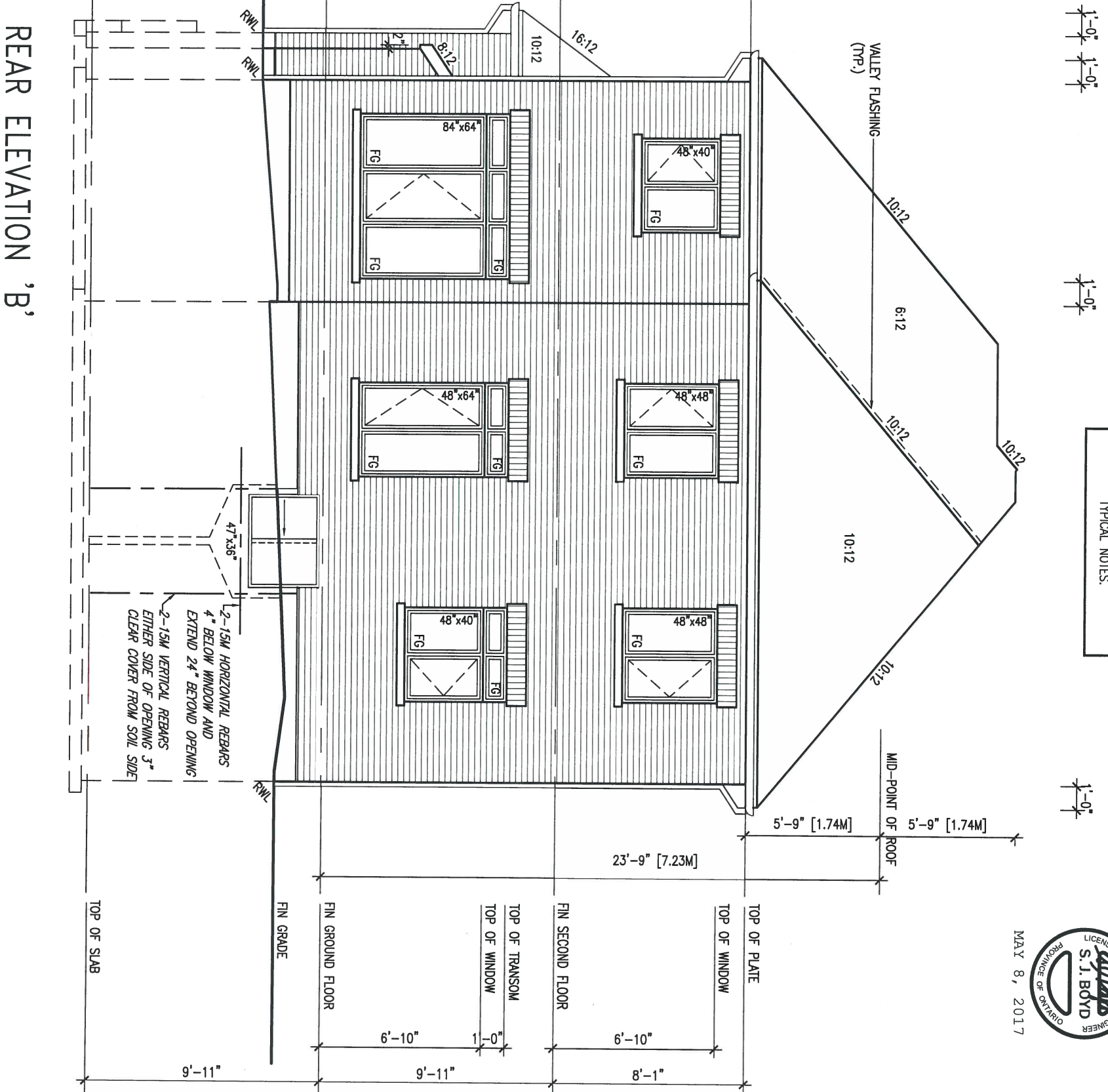
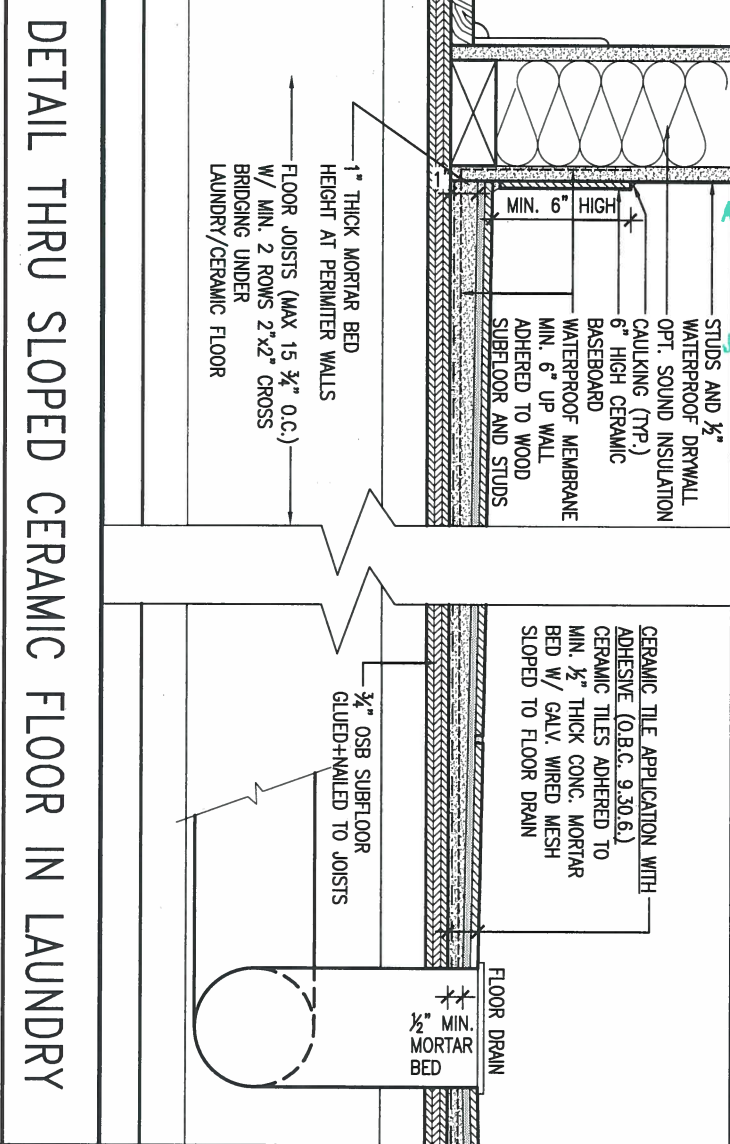
**BAYVIEW WELLINGTON**  
project name GREEN VALLEY ESTATES municipality BRADFORD, ON  
date APR 17/14 checked by BDD.BIM scale 3/16" = 1'-0"  
RIGHT ELEVATION 'B'

**S38-5 BAROSSA 5**  
project no. 13045  
drawing no. 6  
file name 13045-S38-5-LOT 327

It is the builder's complete responsibility to ensure that all plans submitted for approval and all applicable architectural guidelines and zoning regulations are followed. The Architect is not responsible in any way for examining or approving site (lotting) plans or 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  
MAY 16 2017  
John G. Williams Limited, Architect



REAR ELEVATION 'B'

LOT 327

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.



9			
8			
7	REVISED AS PER ENG'S COMMENTS	MAY 04-17	RC
6	REV FOR LOT 327	APR 25-17	CL
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
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no.	description	date	by

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

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**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES  
 municipality: BRADFORD, ON

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

**S38-5 BAROSSA 5**

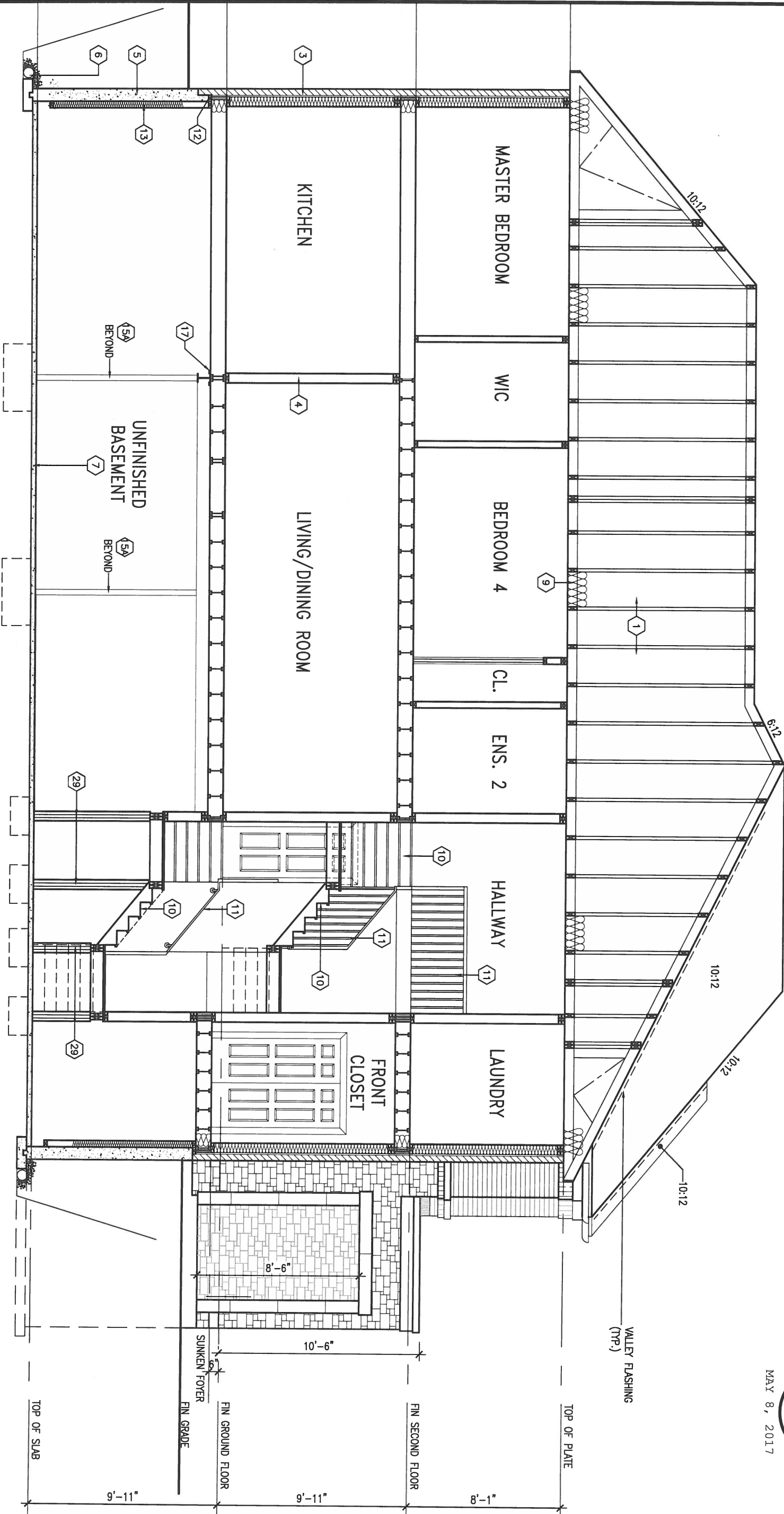
project no.: 13045  
 drawing no.: 7

REAR ELEVATION 'B'

file name: 13045-S38-5-LOT 327

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CROSS SECTION 'A-A'



1'-0"

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

MAY 8, 2017



LOT 327

9			
8			
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**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON

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

**S38-5 BAROSSA 5**

project no. 13045

CROSS SECTION 'A-A'

file name: 13045-S38-5-LOT 327

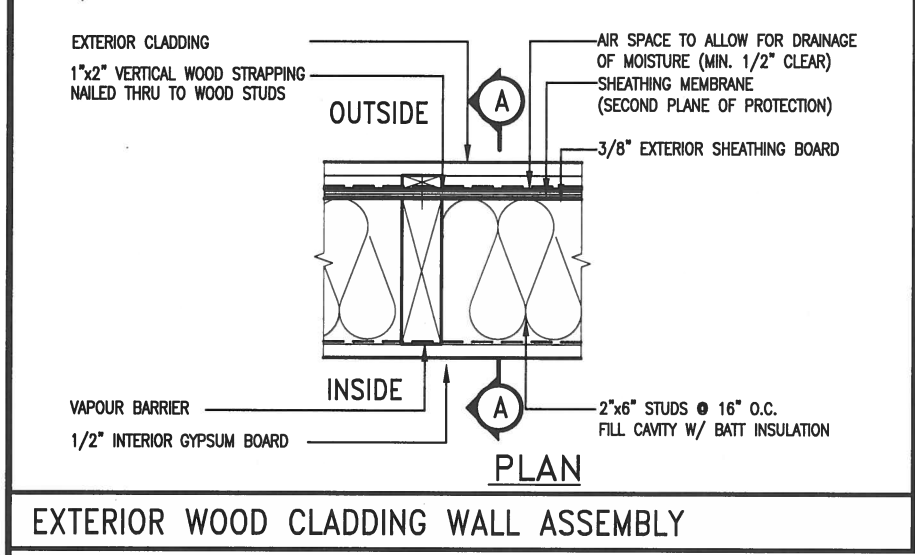
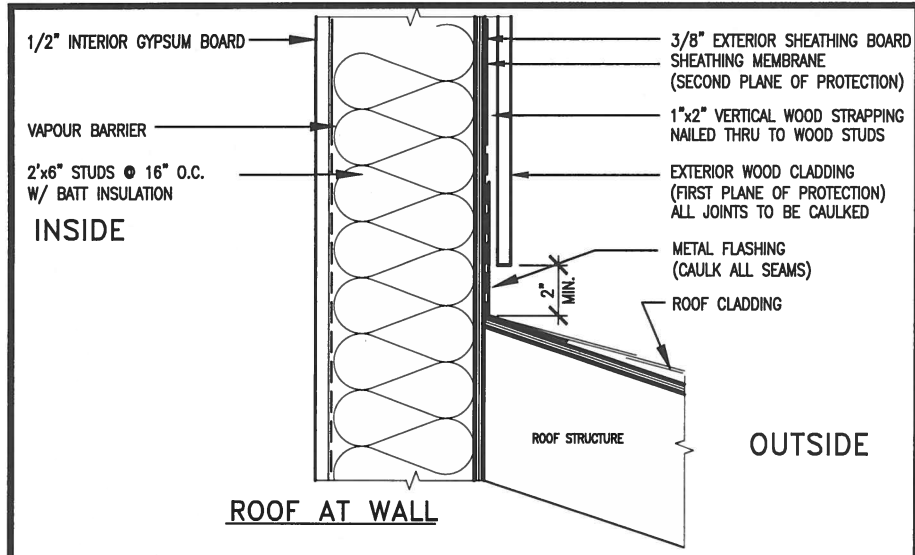
drawing no. 8

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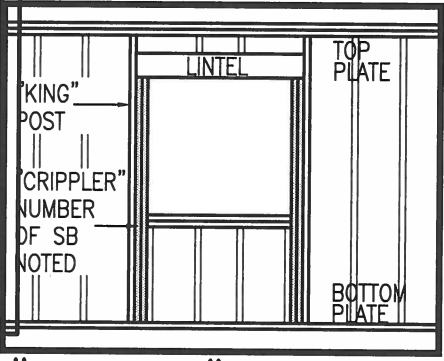
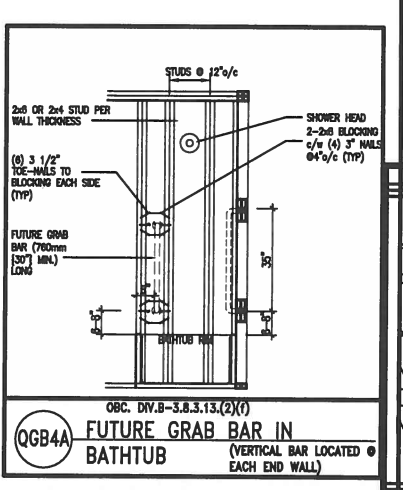
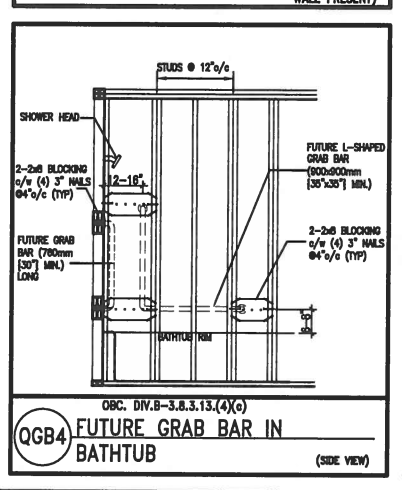
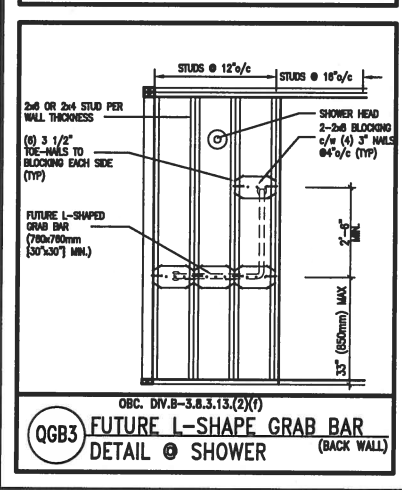
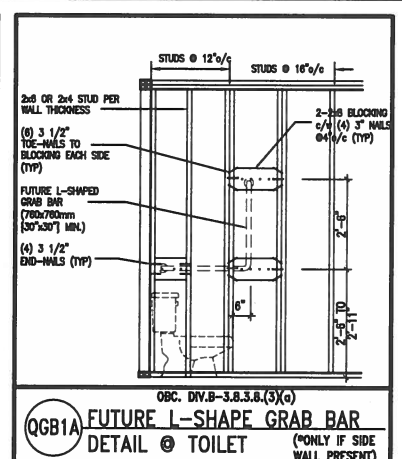
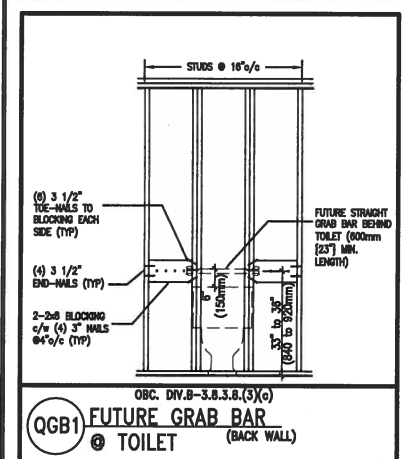






MAY 8, 2017

**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)(c) & 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 FOLLOWS:**  
 2"x4" @ 16" O.C. - 9'-10"  
 2"x4" @ 12" O.C. - 10'-9"  
 3-2"x4" @ 16" O.C. - 11'-2"  
 3-2"x4" @ 12" O.C. - 12'-4"

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

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

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

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

**\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30**

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

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

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

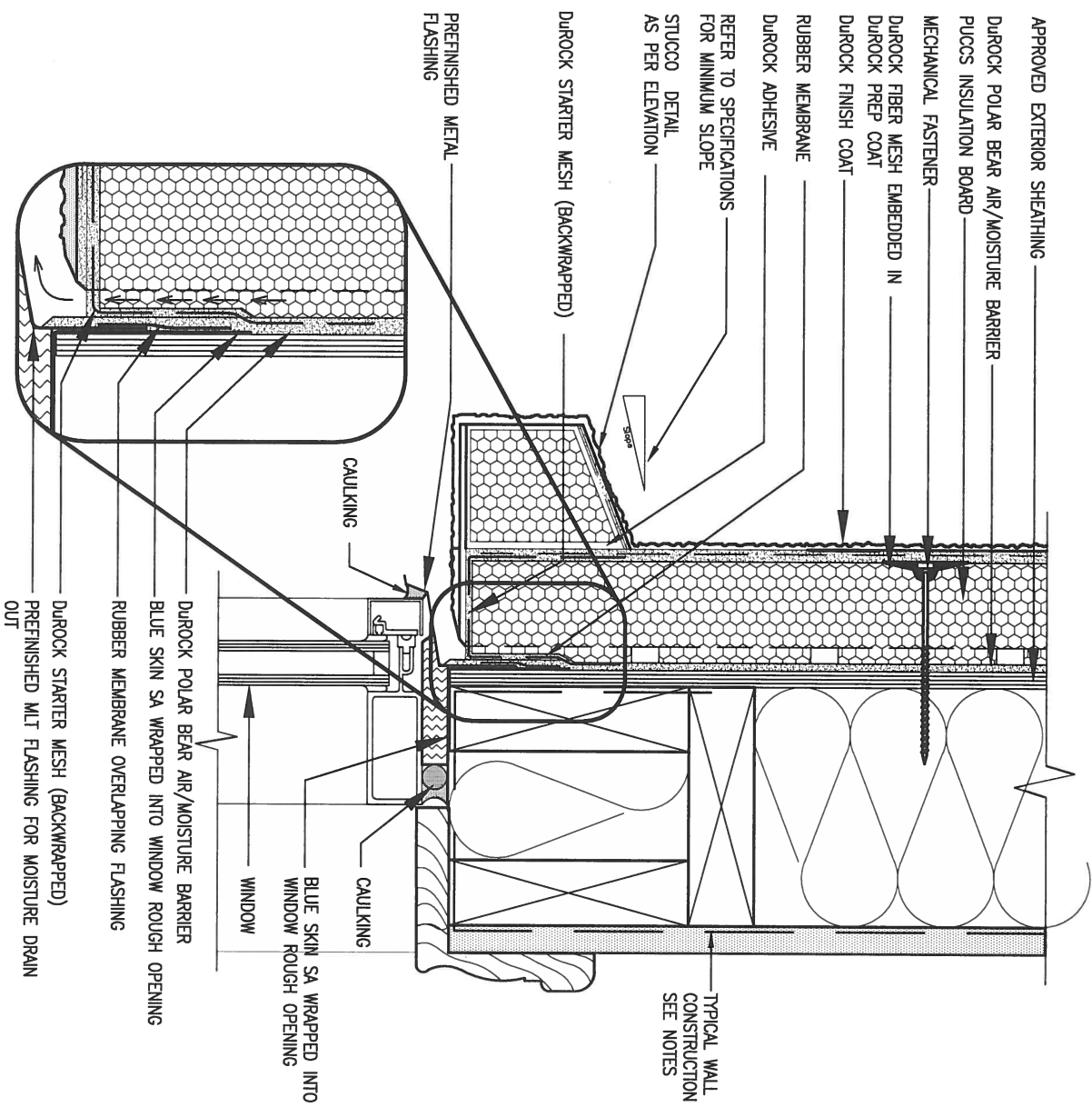
**VA3 DESIGN**  
 255 Consumers Rd Suite 120  
 Toronto ON M2J 1R4  
 t 416.630.2255 f 416.630.4782  
 va3design.com

**BAYVIEW WELLINGTON**

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

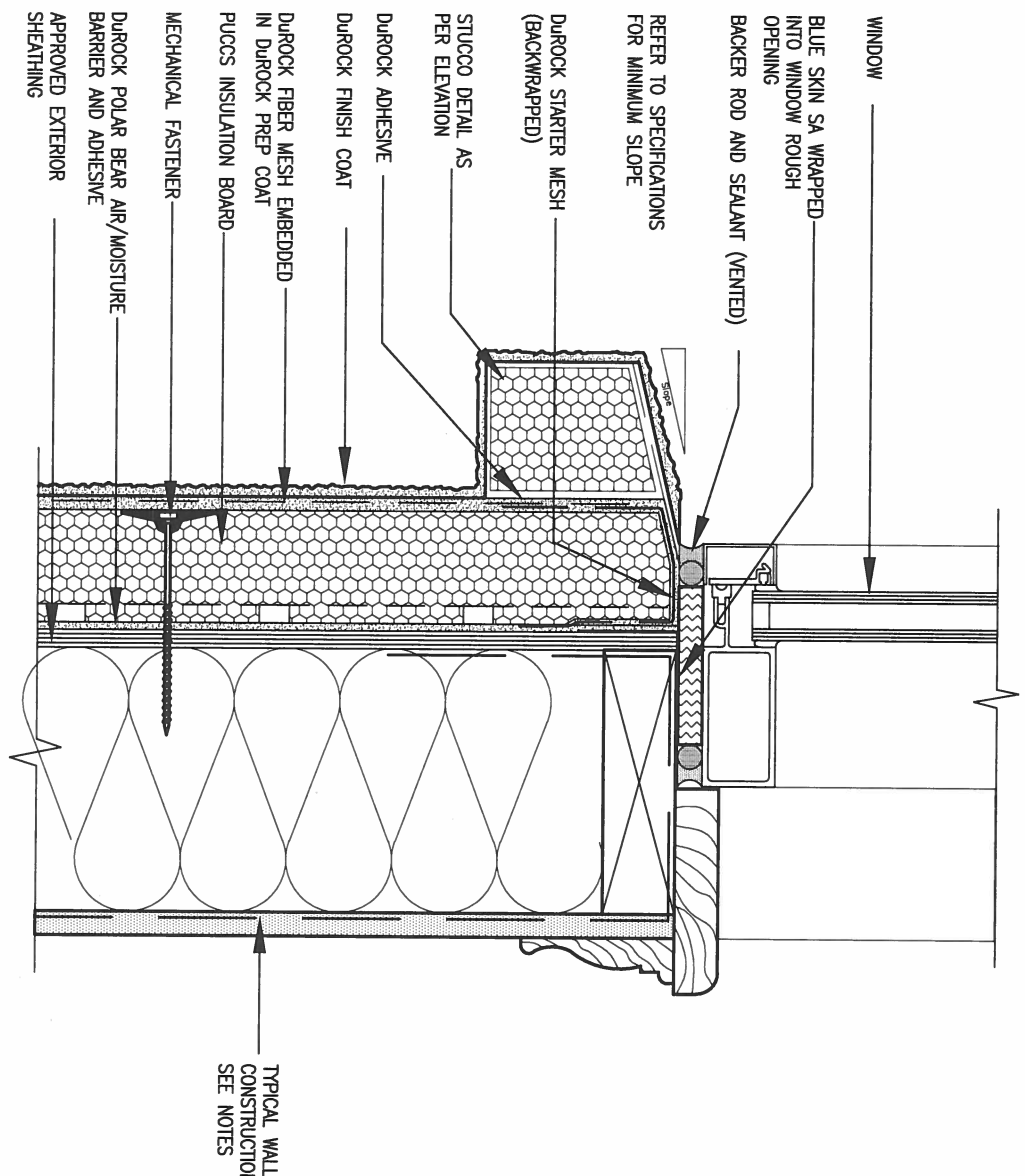
**CONST NOTE**

project no. 13045  
 drawing no. CN2  
 CONSTRUCTION NOTES  
 13045-CONST-OBC 2015  
 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"

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

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

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**BAYVIEW WELLINGTON**

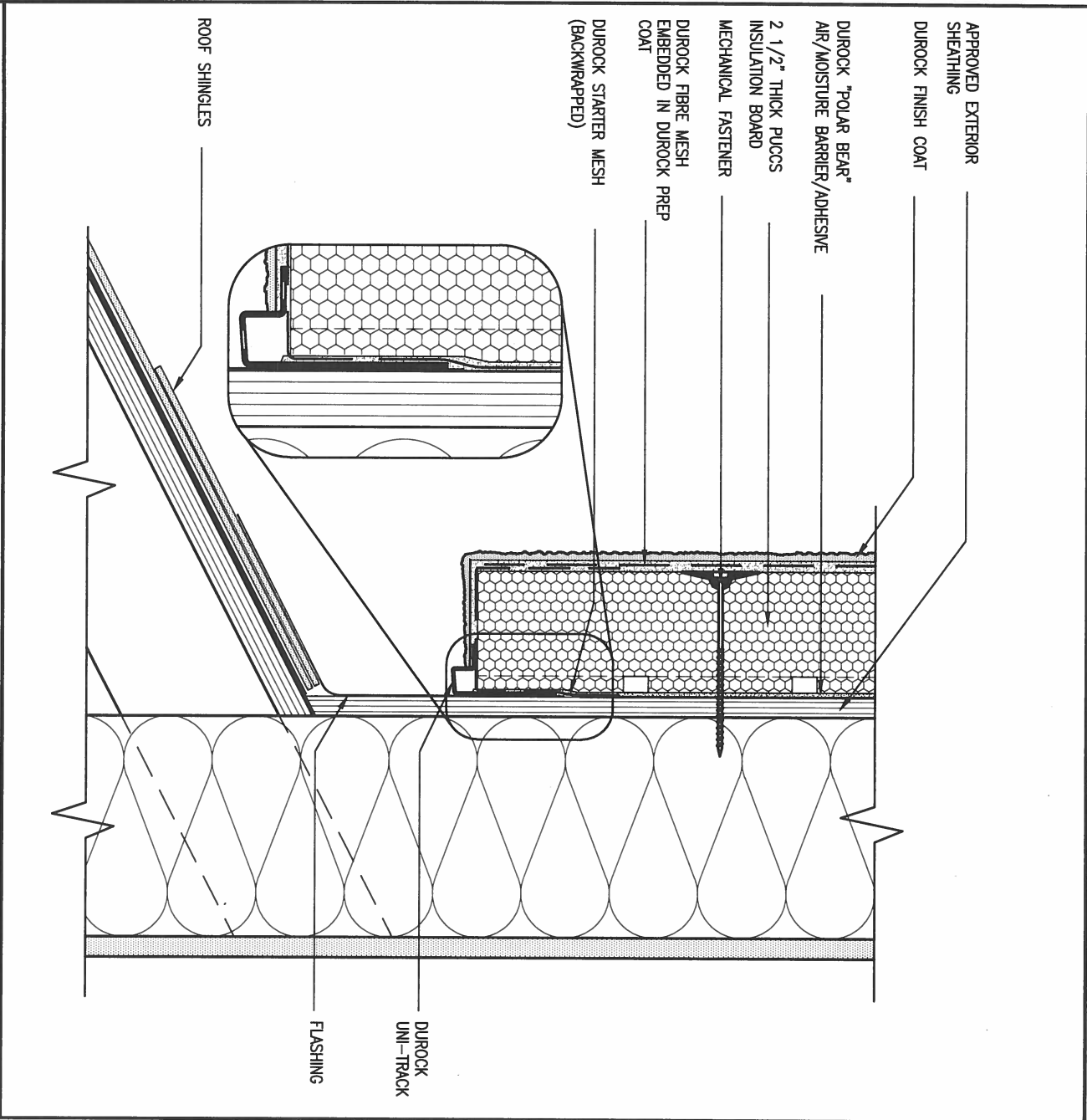
project name: GREEN VALLEY ESTATES  
date: APR 2014  
drawn by: RC  
checked by: -  
scale: 3/16" = 1'-0"

project no.: 13045  
municipality: BRADFORD  
drawing no.: CN3

**CONST NOTE**  
CONSTRUCTION NOTES  
13045-CONST-OBC 2015

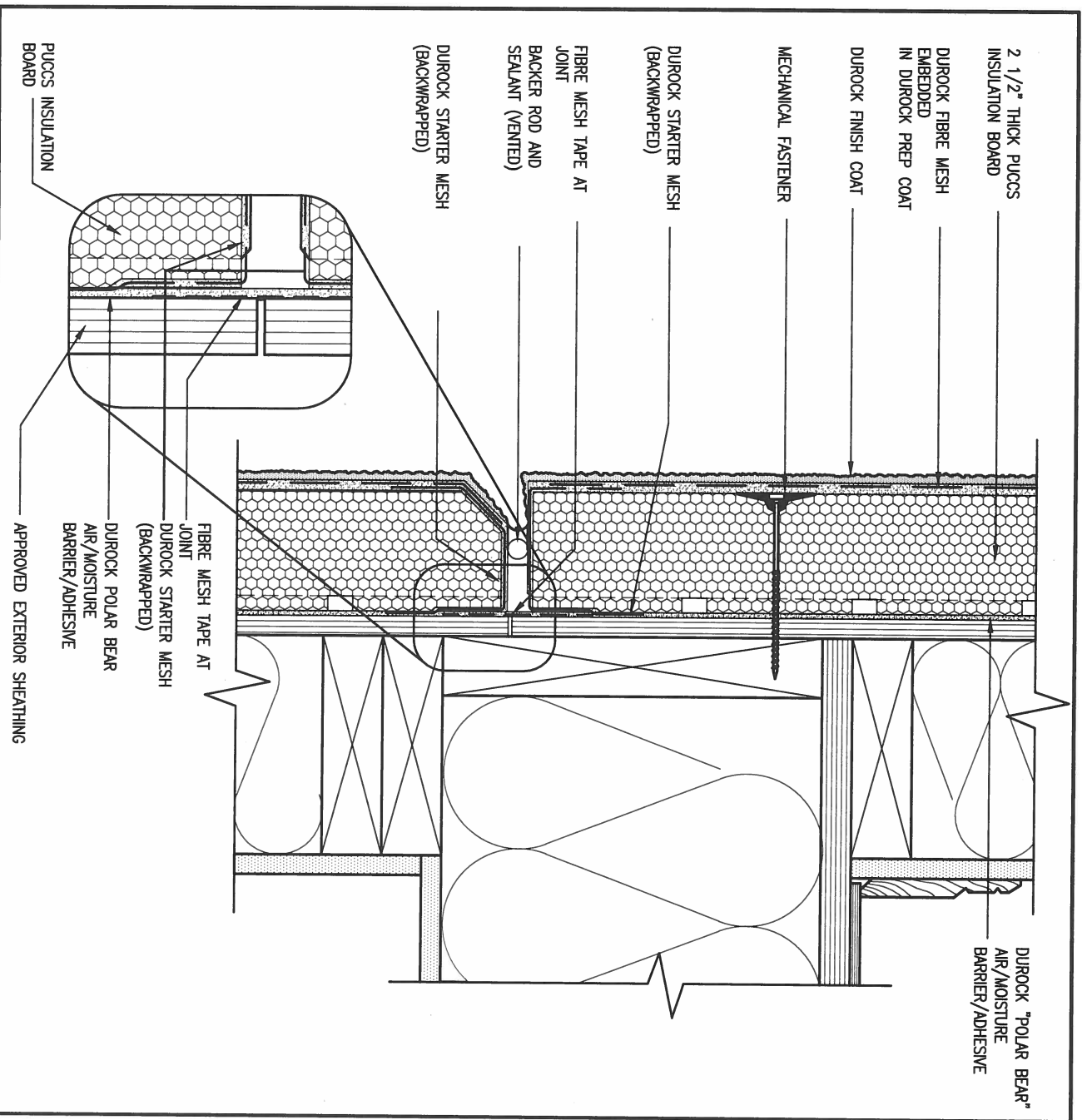
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**3** STUCCO TERMINATION @ ROOF  
 CN4 SCALE: 3" = 1'-0"

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



**4** HORIZONTAL EXPANSION JOINT  
 CN4 SCALE: 3" = 1'-0"

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

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

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**BAYVIEW WELLINGTON**

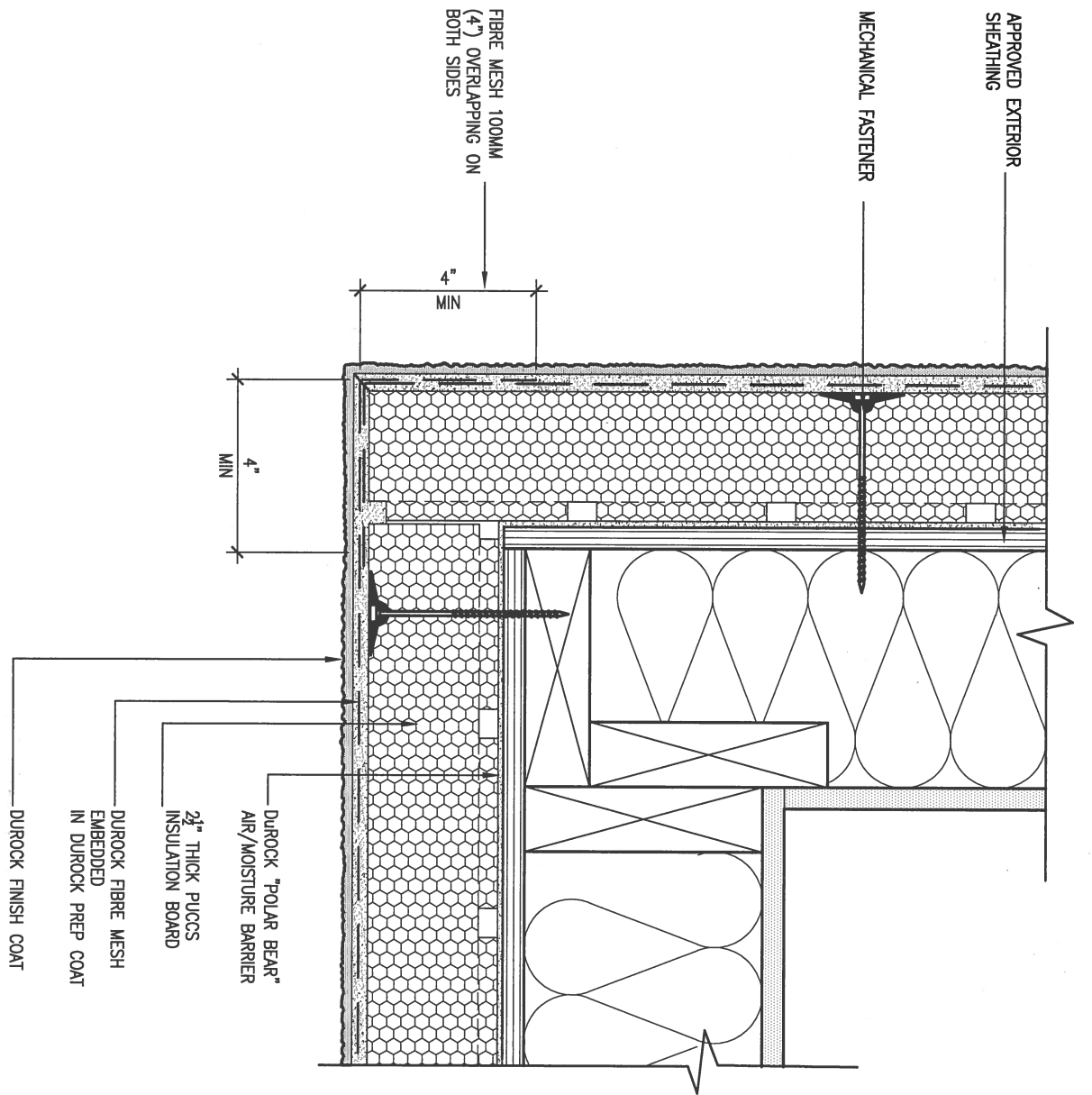
project name: GREEN VALLEY ESTATES  
 date: APR 2014  
 drawn by: RC  
 checked by: -  
 scale: 3/16" = 1'-0"

project no.: 13045  
 municipality: BRADFORD  
 drawing no.: CN4

**CONST NOTE**

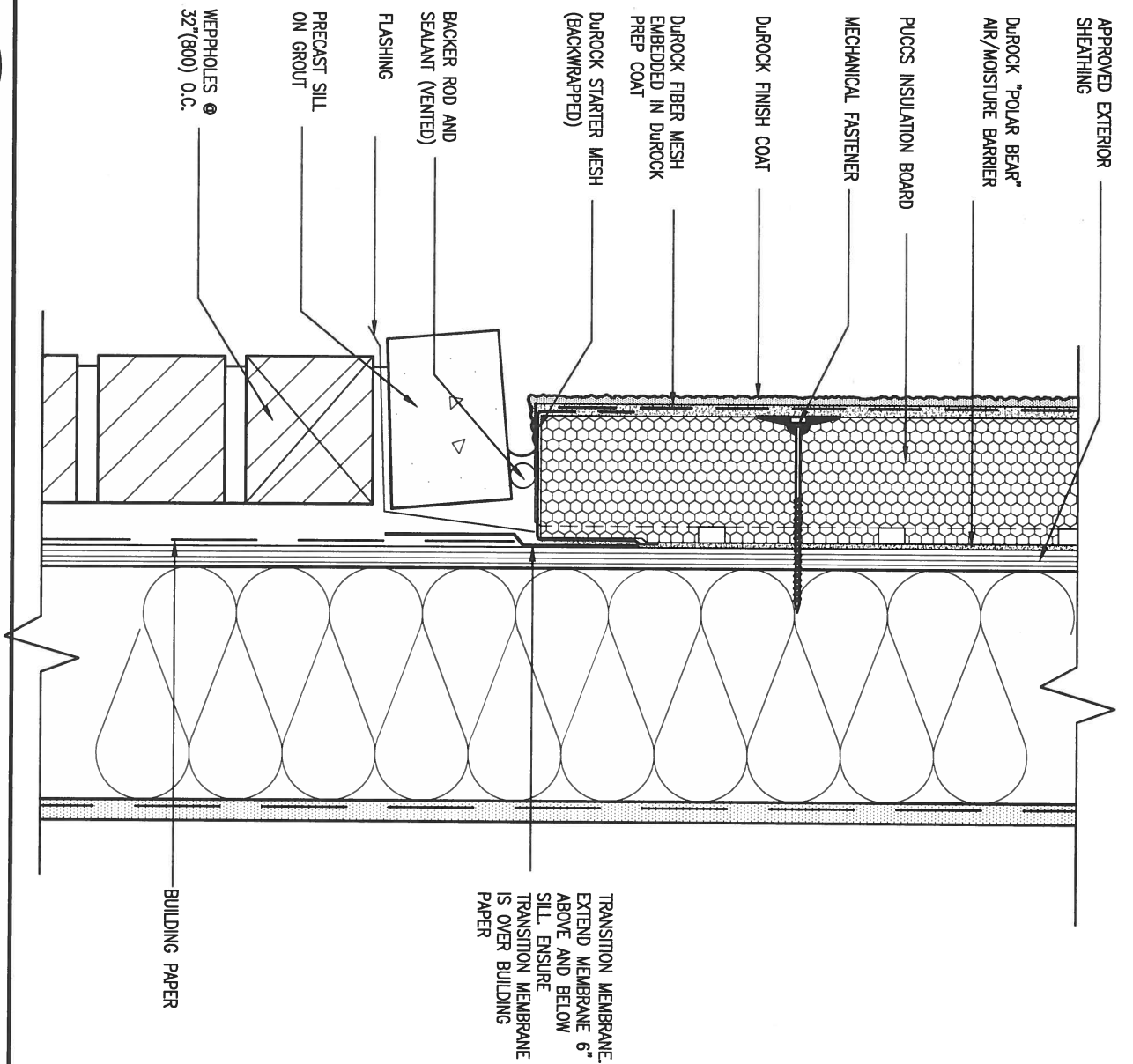
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 13045-CONST-OBC 2015  
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**5 CORNER DETAIL**  
**CNS** SCALE: 3" = 1'-0"

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



**6 STUCCO / MASONRY PLINTH CONNECTION**  
**CNS** SCALE: 3" = 1'-0"

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

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 qualification information  
**Wellington Jno-Baptiste** 25591  
 name  
 registration information  
**VA3 Design Inc.** 42658  
 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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**BAYVIEW WELLINGTON**  
 project name  
**GREEN VALLEY ESTATES**  
 drawn by  
 date  
**APR 2014**  
 checked by  
 scale  
**3/16" = 1'-0"**  
 municipality  
**BRADFORD**

**CONST NOTE**  
 project no.  
**13045**  
 drawing no.  
**CN5**  
**CONSTRUCTION NOTES**  
 file name  
**13045-CONST-OBC 2015**  
 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM

# SB12-COMPLIANCE PACKAGE 'J'

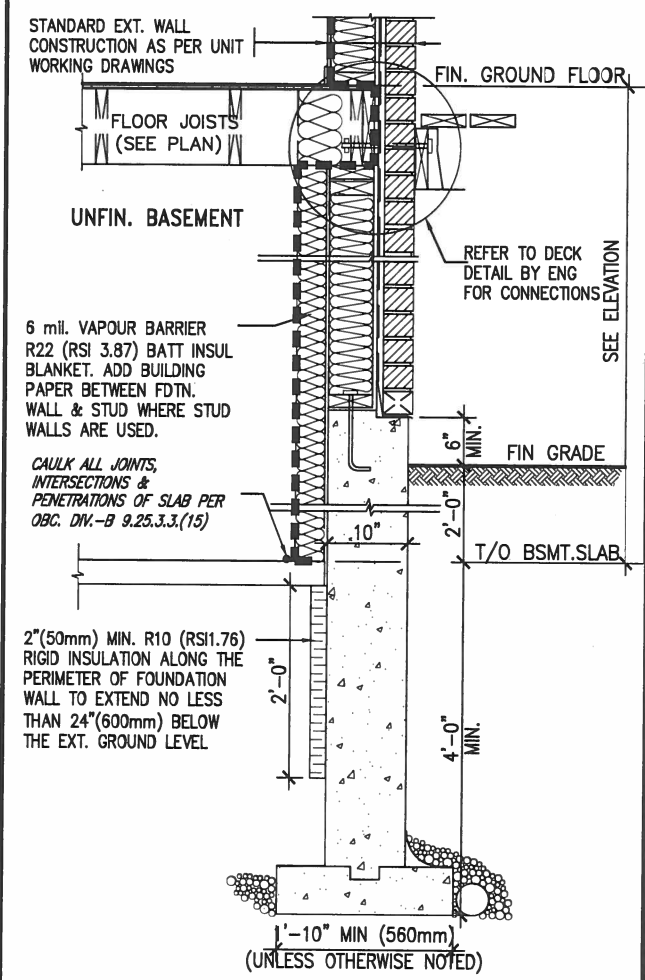
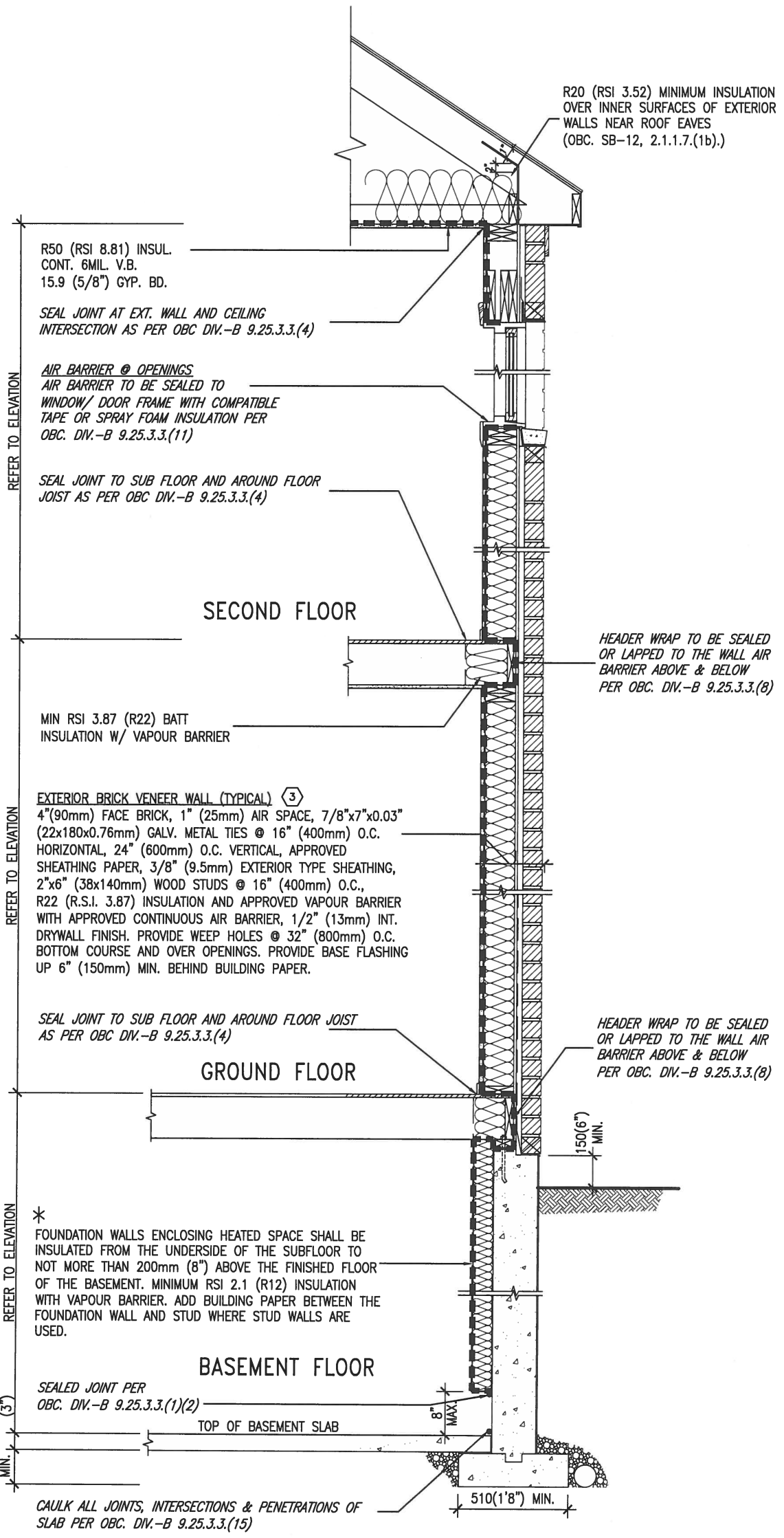
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

## USE SB-12 COMPLIANCE PACKAGE (J):

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



MAY 8, 2017



\* REVISED- 15 MARCH 2013

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

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

## SEMI & SINGLES ONLY

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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						
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qualification information

Wellington Jno-Baptiste *Jno-Baptiste* 25591  
name signature BCIN

registration information  
VA3 Design Inc. 42658

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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

project name GREEN VALLEY ESTATES municipality BRADFORD project no. 13045

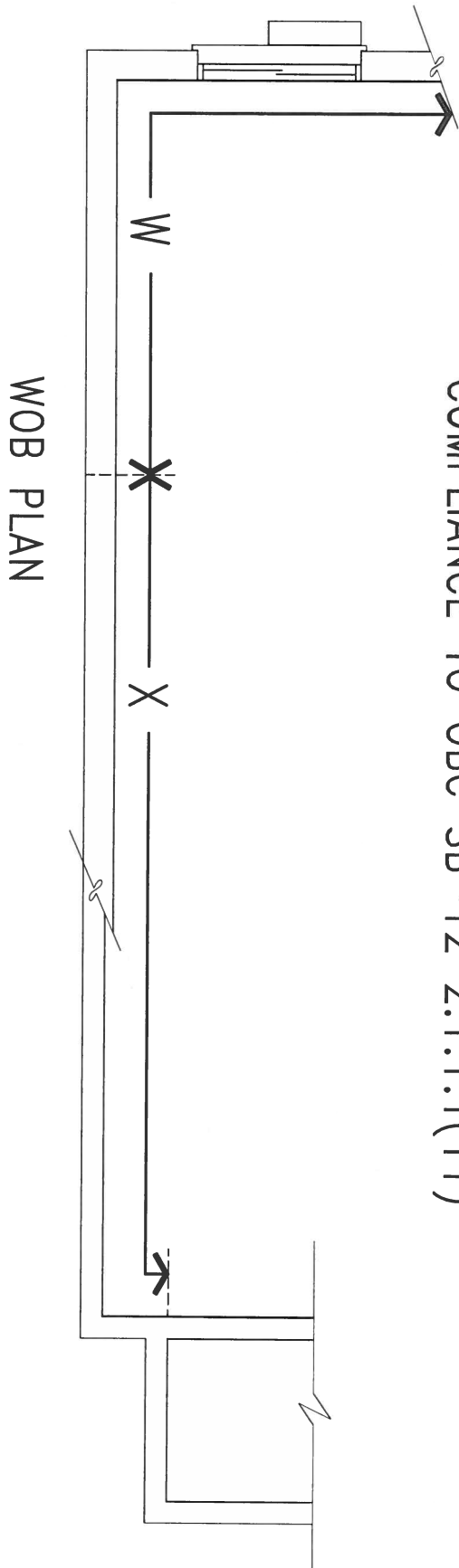
date APR 2014 checked by scale 3/16" = 1'-0"

drawn by RC

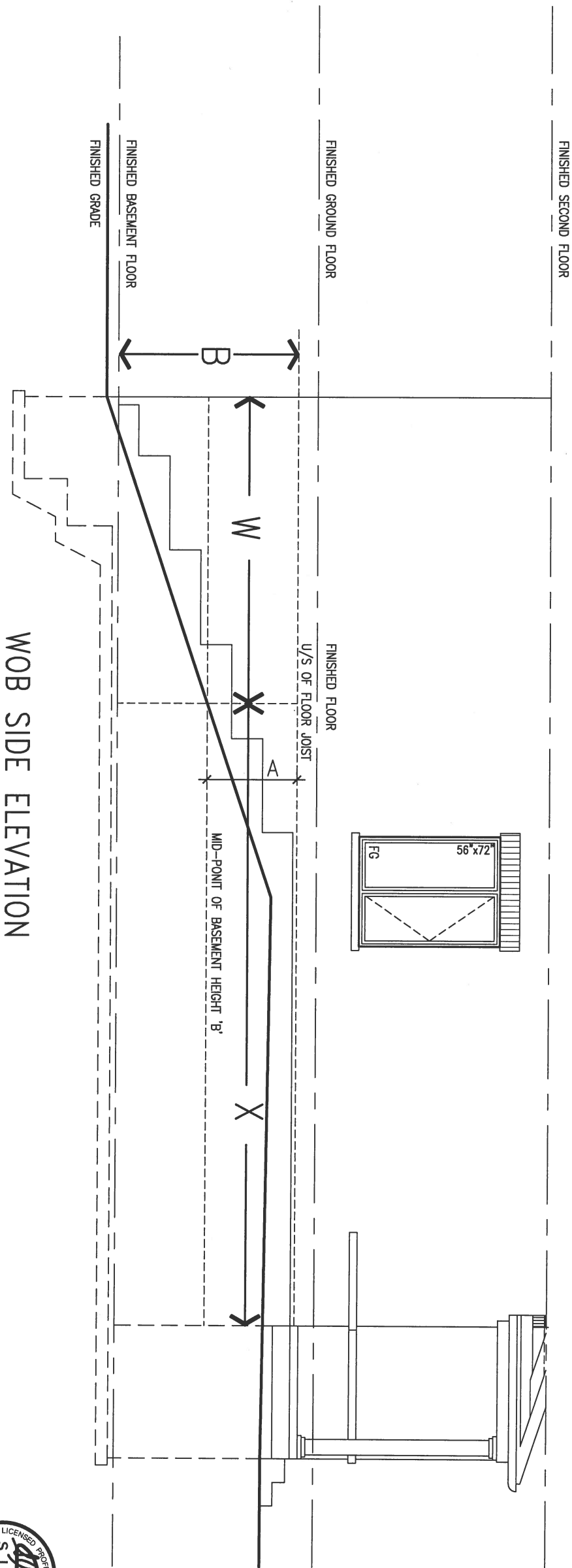
CONSTRUCTION NOTES file name 13045-CONST-OBC 2015 drawing no. CN6

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

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

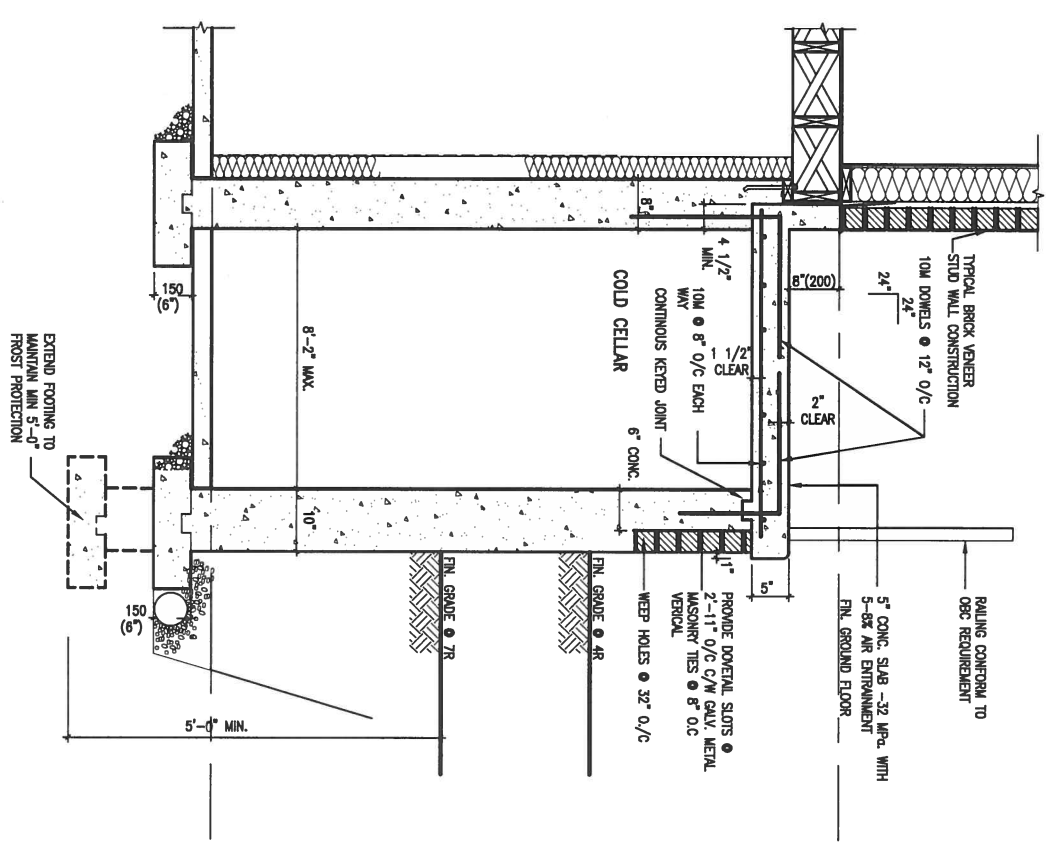
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A



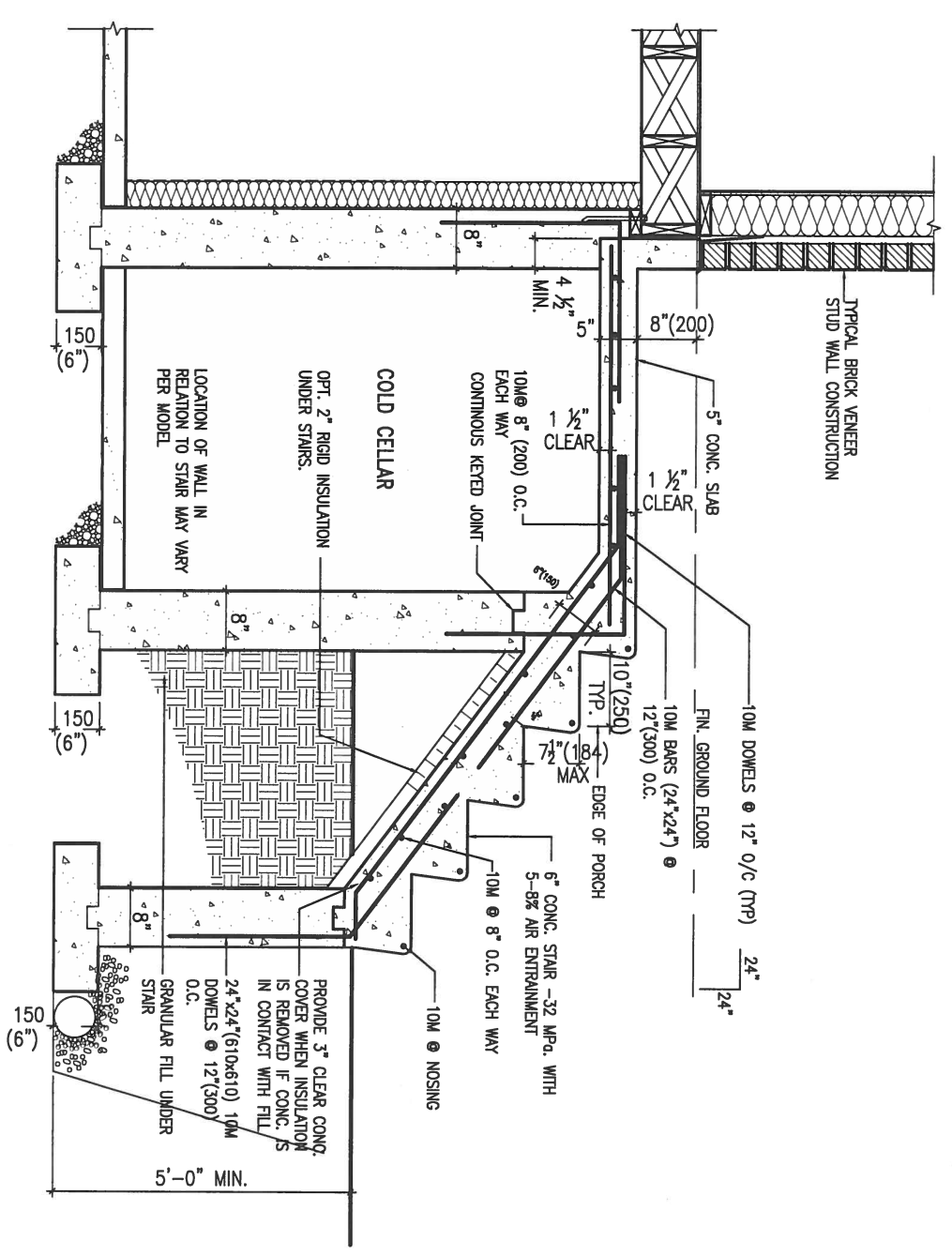
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p><b>BAYVIEW WELLINGTON</b></p> <p>project name <b>GREEN VALLEY ESTATES</b></p> <p>date APR 2014</p> <p>drawn by RC</p> <p>checked by -</p> <p>scale 3/16" = 1'-0"</p>	<p><b>CONST NOTE</b></p> <p>municipality BRADFORD</p> <p>project no. 13045</p> <p>drawing no. CN7</p>
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste 25591				
6	.	.	name registration information VA3 Design Inc. 42658				
5	.	.	.	<p>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.</p>	<p>CONSTRUCTION NOTES</p> <p>file name 13045-CONST-OBC 2015</p>	<p>13045-CONST-OBC 2015</p>	
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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**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.



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

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

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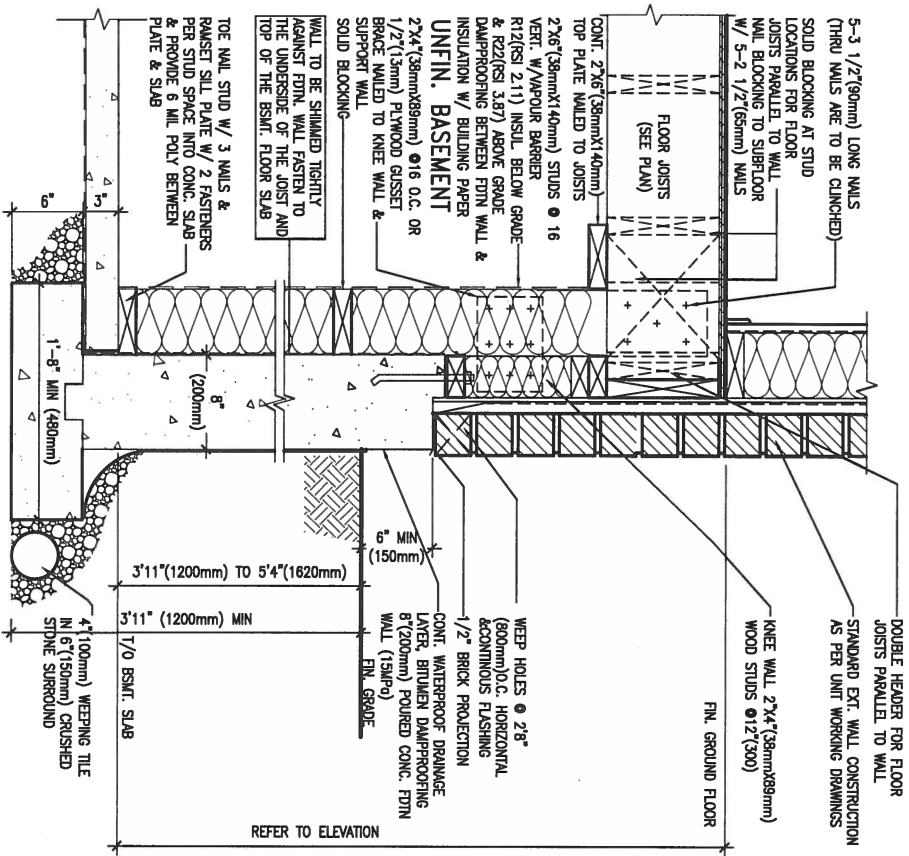
**BAYVIEW WELLINGTON**

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

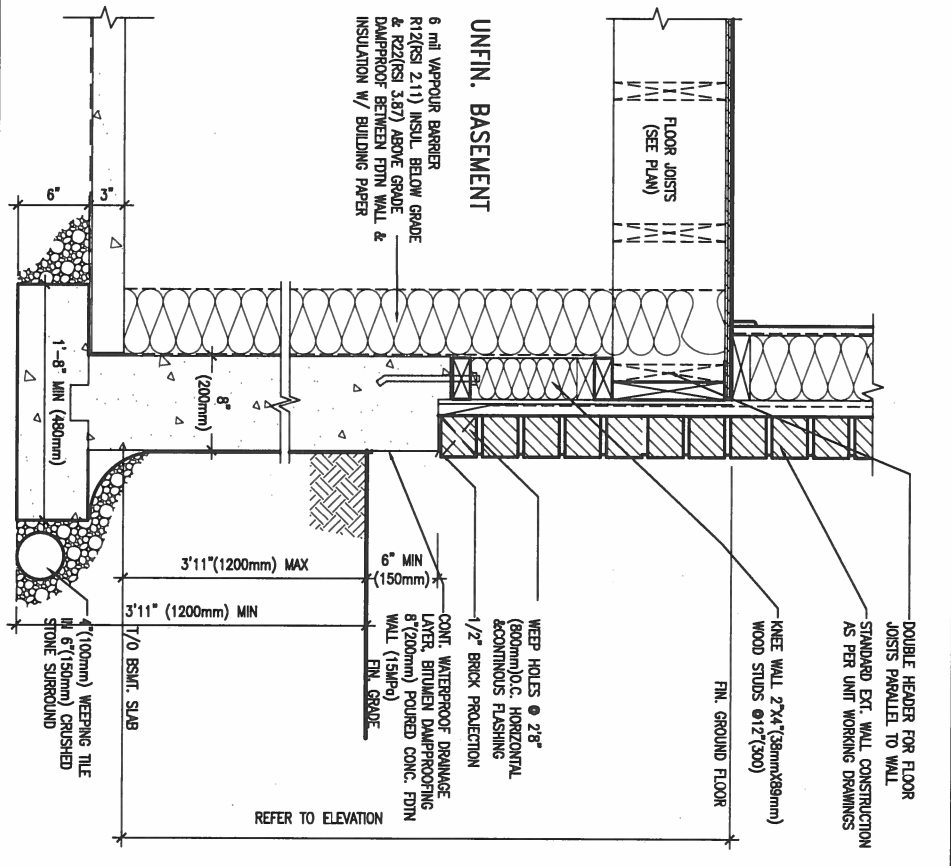
**CONST NOTE**

project no. 13045  
 drawing no. CN8  
**CONSTRUCTION NOTES**  
 13045-CONST-OBC 2015  
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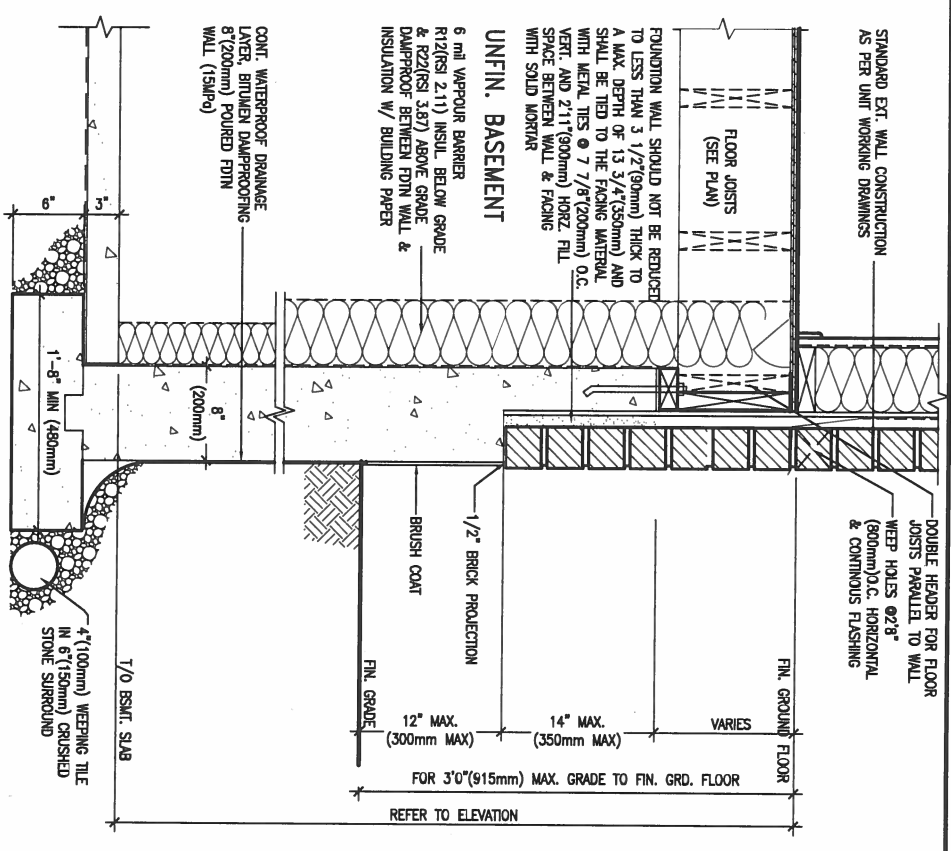




**EW3.08B** WALK-OUT WALL SECTION FOR GRADE  
 HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm) BASEMENT SLAB TO GRADE  
 N.T.S.



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



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



MAY 8, 2017

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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
0	description	date	by

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qualification information  
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 name  
 registration information  
**VA3 Design Inc.** 42658  
 signature

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 t 416.630.2255 f 416.630.4782  
 va3design.com

**BAYVIEW WELLINGTON**

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

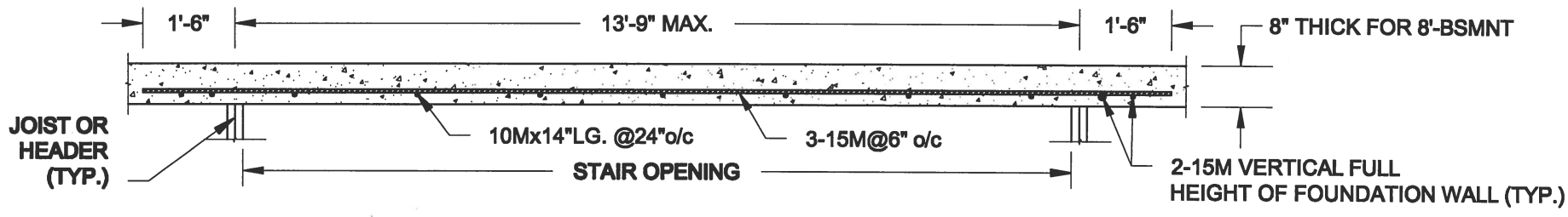
date: **APR 2014** checked by: **RC** scale: **3/16" = 1'-0"**

CONSTRUCTION NOTES  
 13045-CONST-0BC 2015

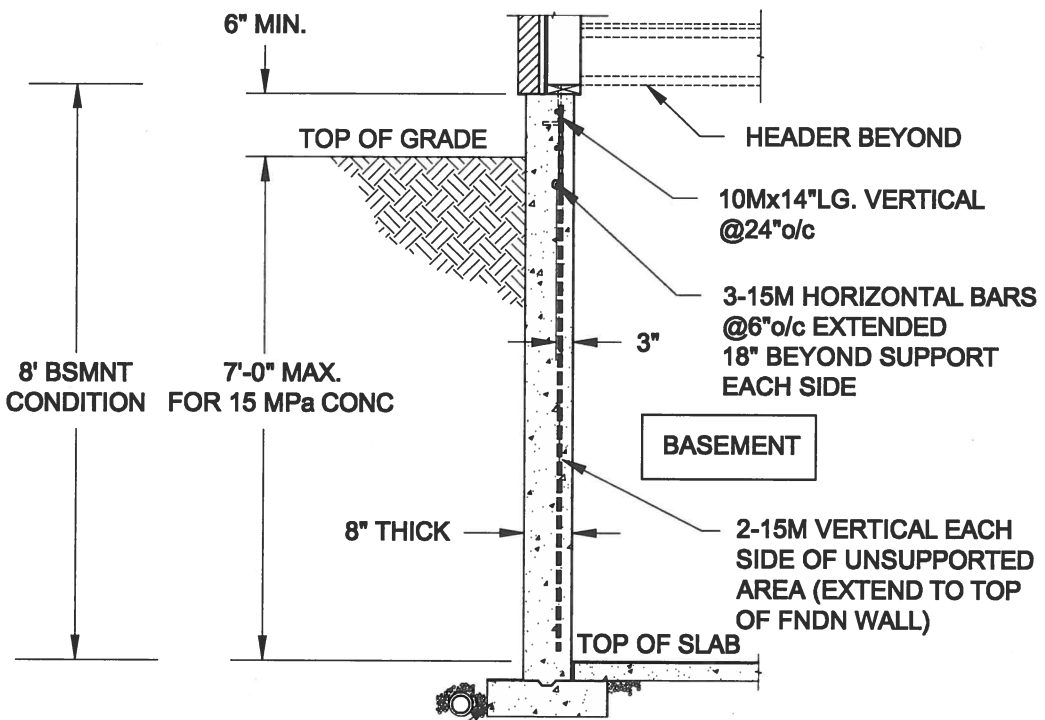
**CONST NOTE**

project no. **13045** drawing no. **CN9**

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**PLAN VIEW**



**NOTES:**

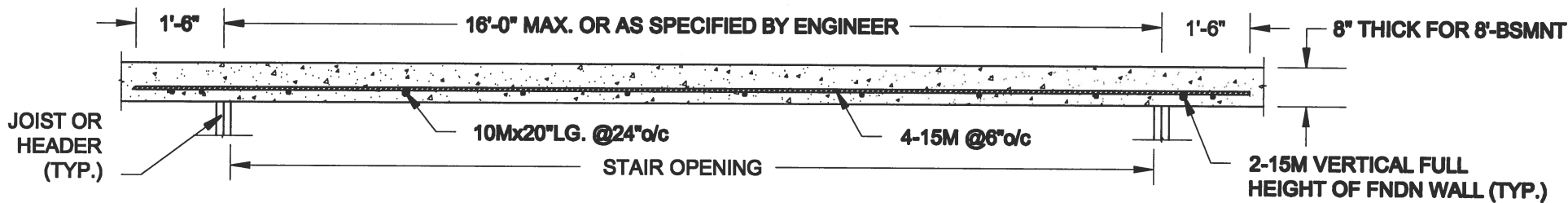
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

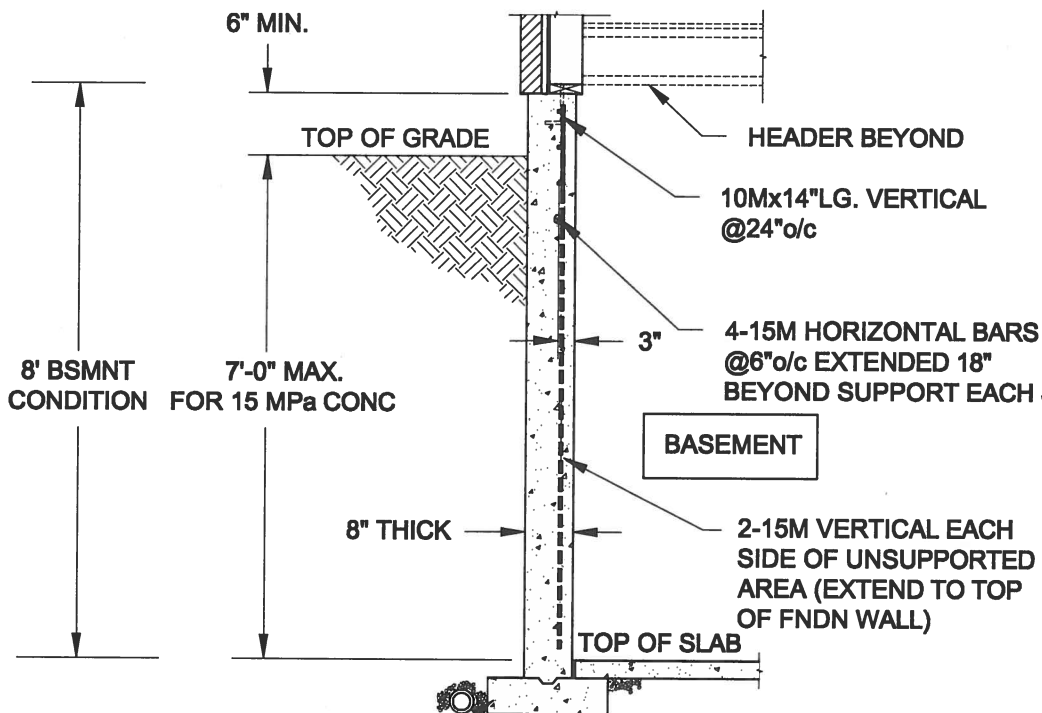
**1A**  
**S1**

**LATERALLY UNSUPPORTED WALL**

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



**PLAN VIEW**



**NOTES:**

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

FTG. SIZE AS PER PLAN

**1B**  
**S1**

**LATERALLY UNSUPPORTED WALL**

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

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

**QUAILE ENGINEERING LTD.**



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

Engineer's Seal:



MAY 30, 2016

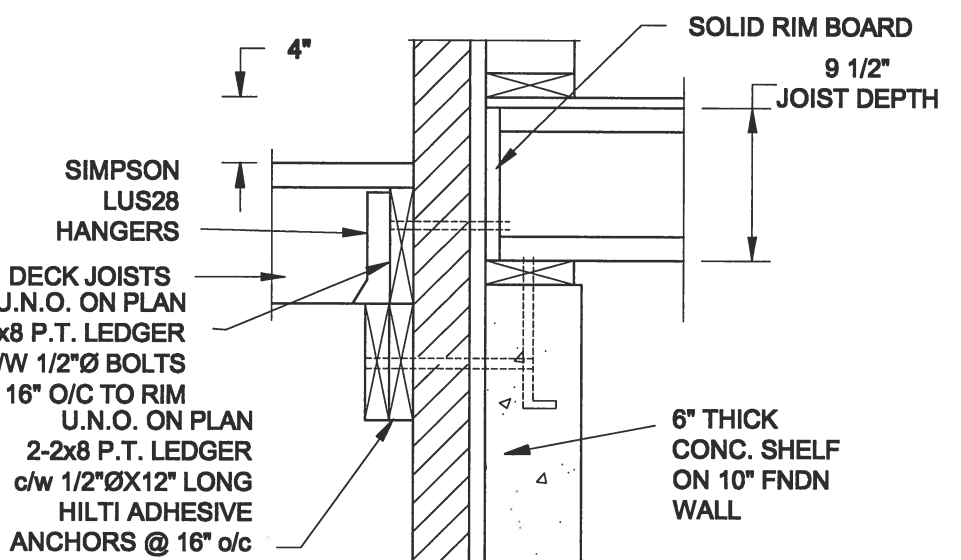
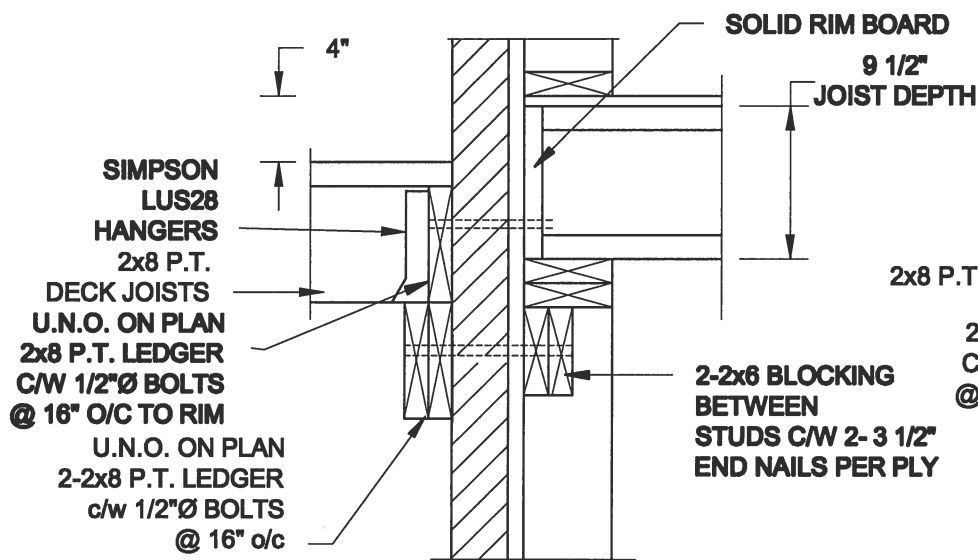
Project:  
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
16-102

Drawing No.:  
S1

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

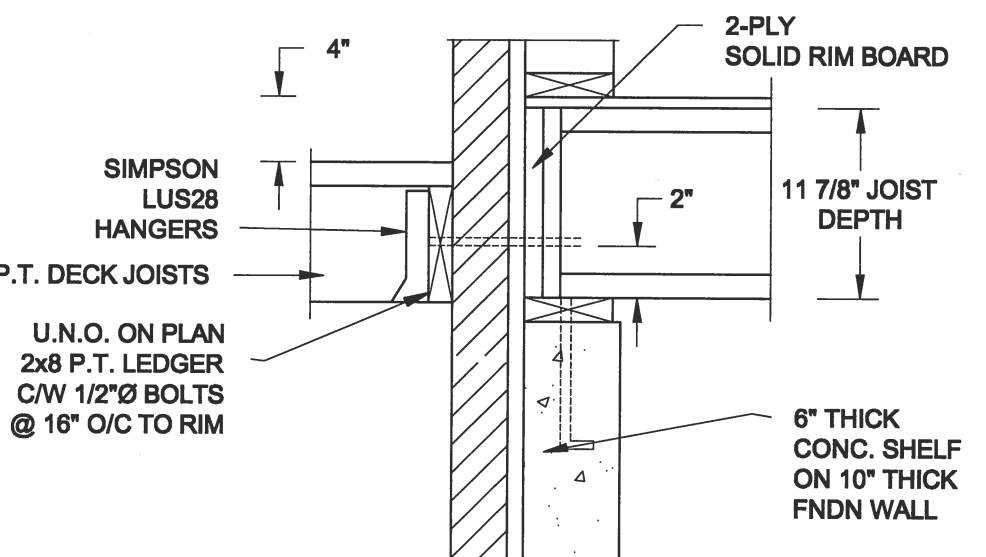
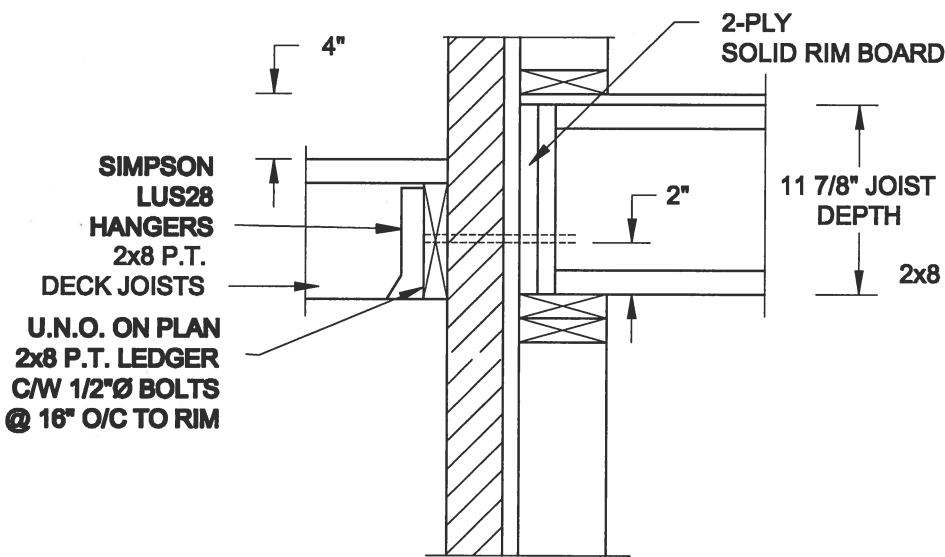


**1A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

**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.

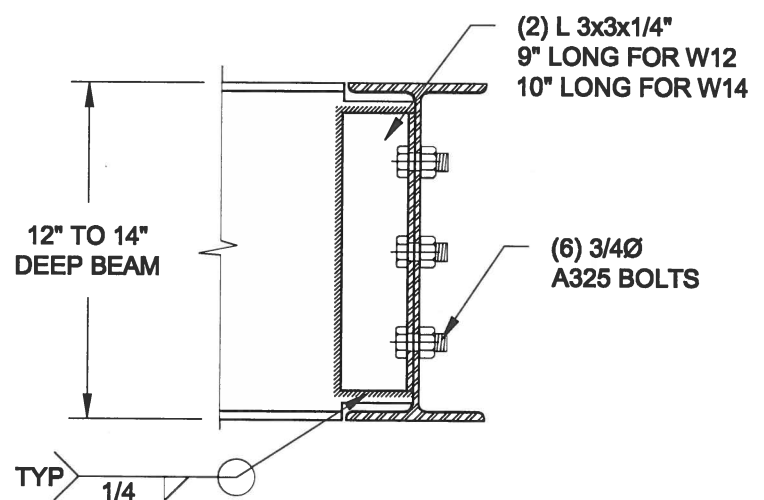
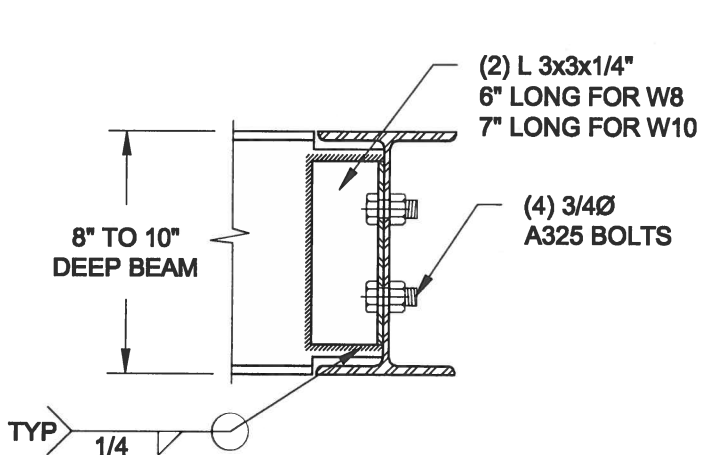
**FOR 11 7/8" JOIST DEPTH**



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

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

**QUAILE ENGINEERING LTD.**



38 Parkside Drive, UNIT 7  
Newmarket, ON  
L3Y 8J9  
T: 905-853-8547  
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**Engineer's Seal**



**Project:**

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

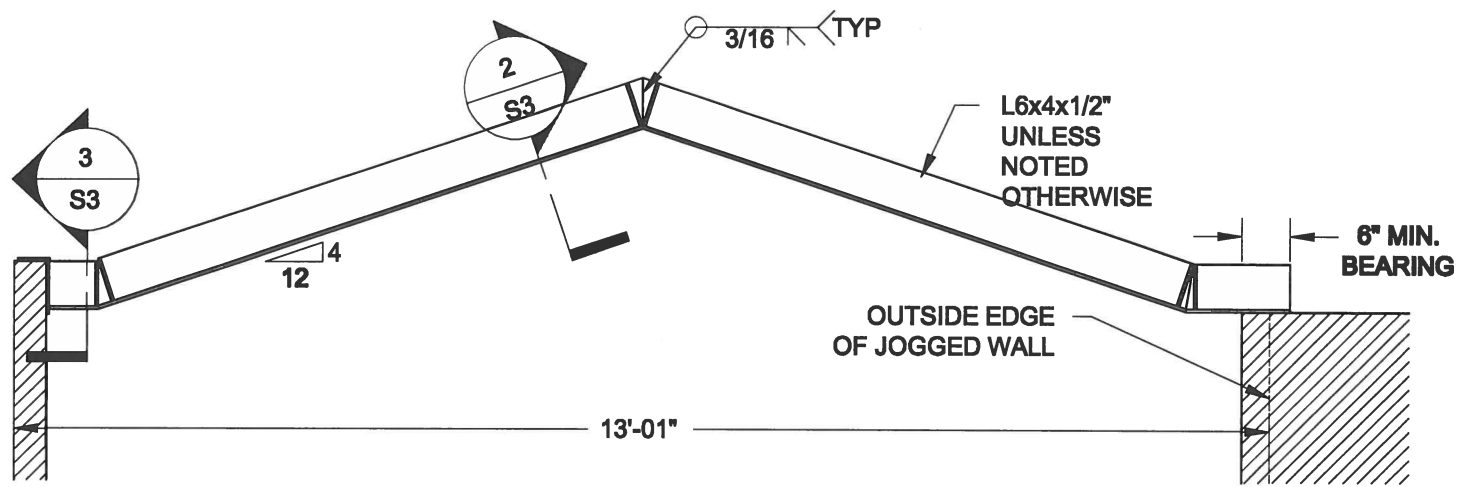
TYPICAL STRUCTURAL DETAILS FOR SINGLES

**Project No.:**

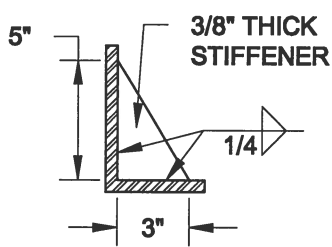
16-102

**Drawing No.:**

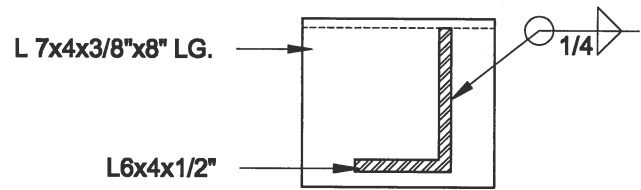
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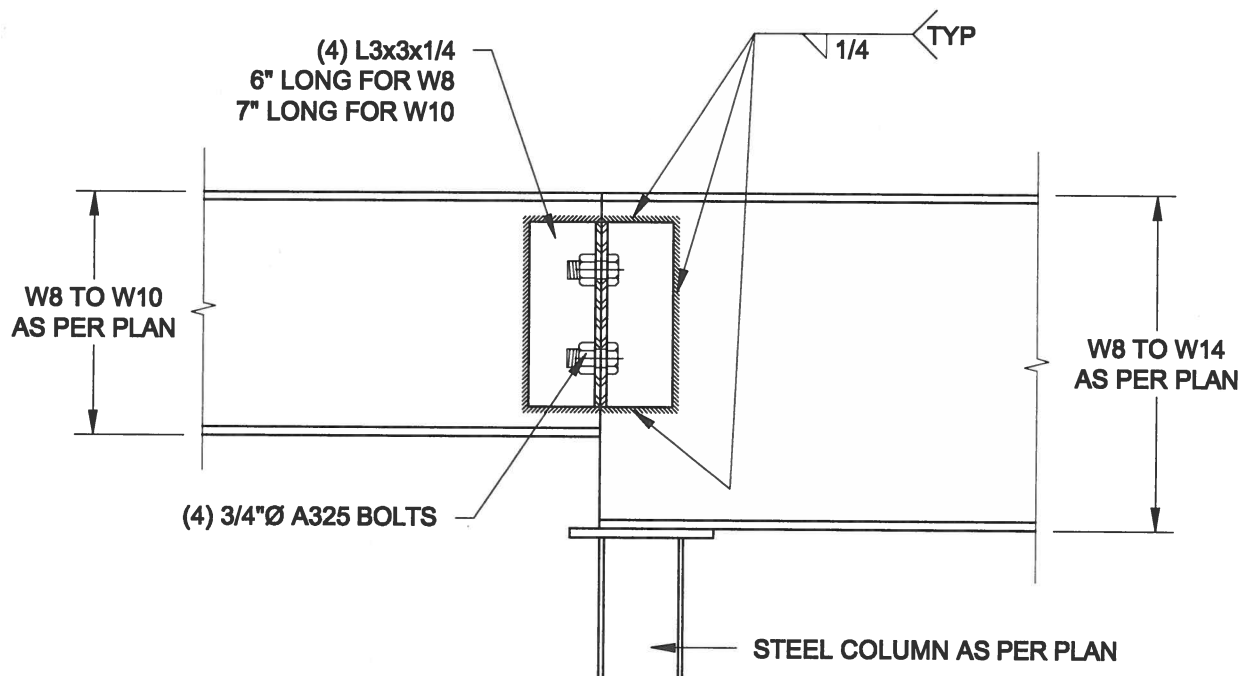
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



**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: SJB

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Engineer's Seal



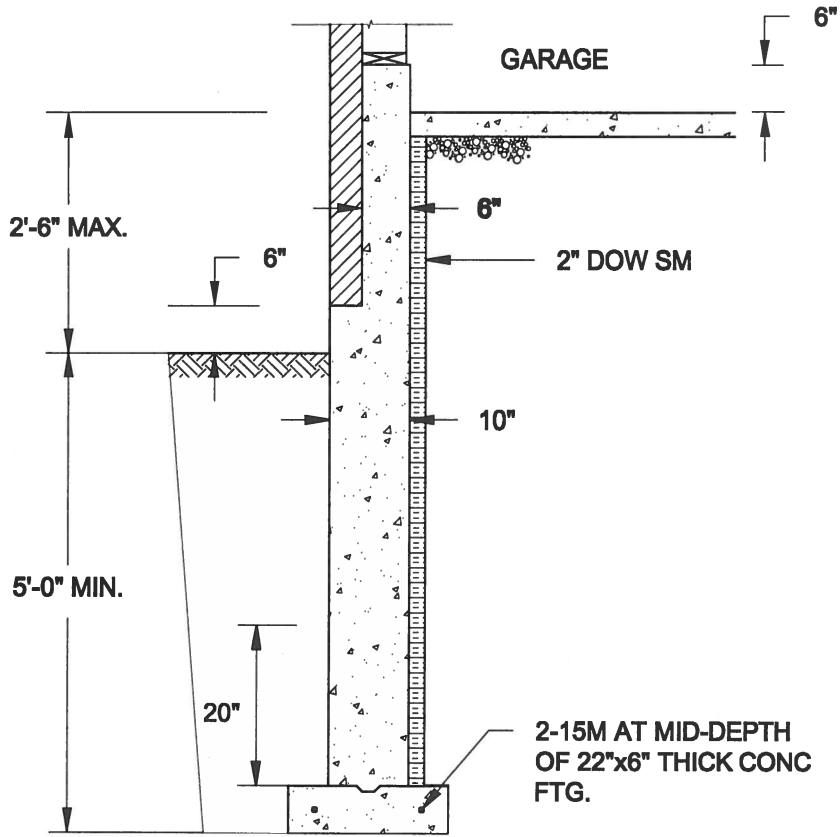
MAY 30, 2016

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

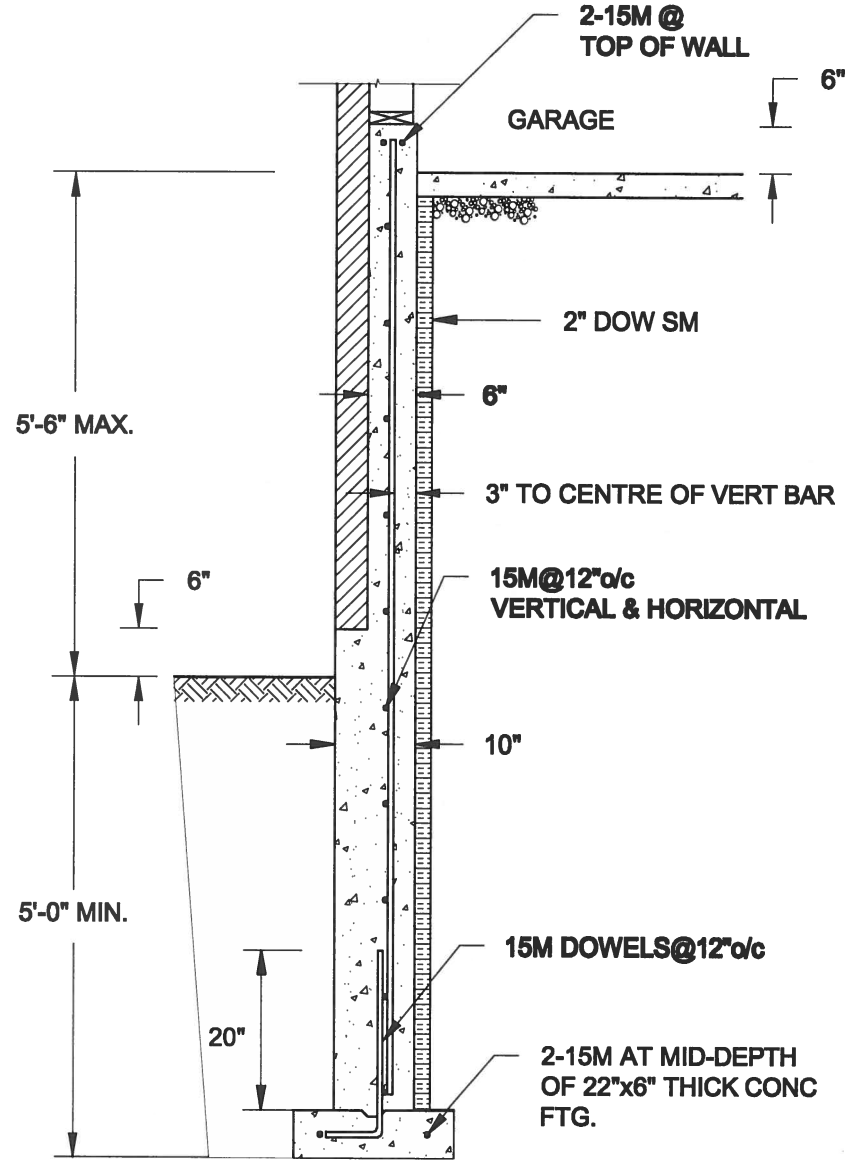
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
16-102

Drawing No.:  
S3



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

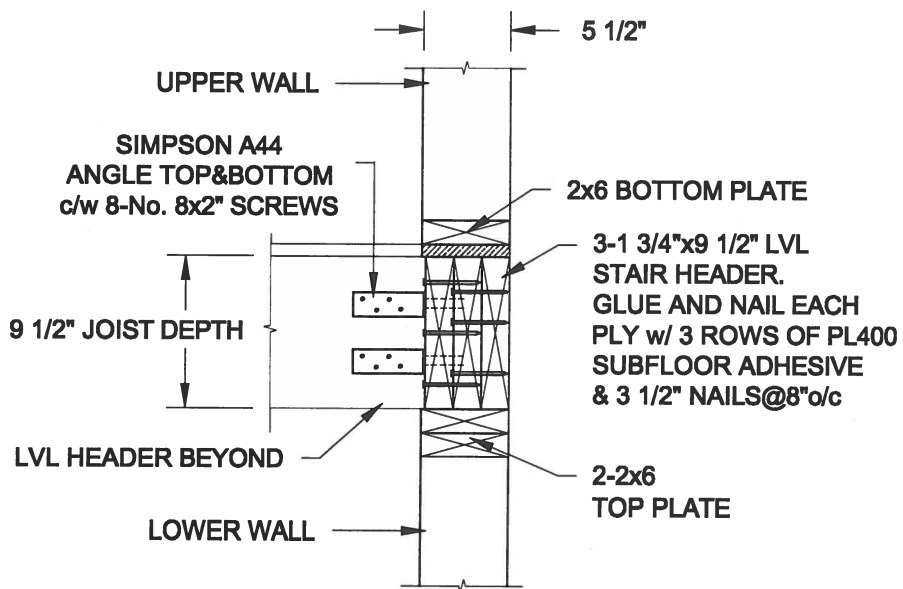


**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

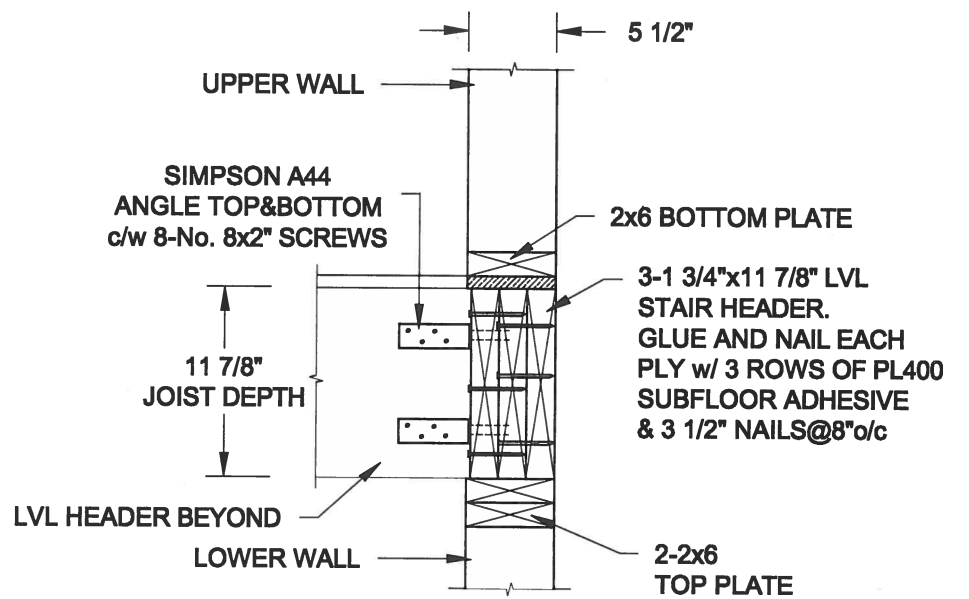
**NOTE:**

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.

**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

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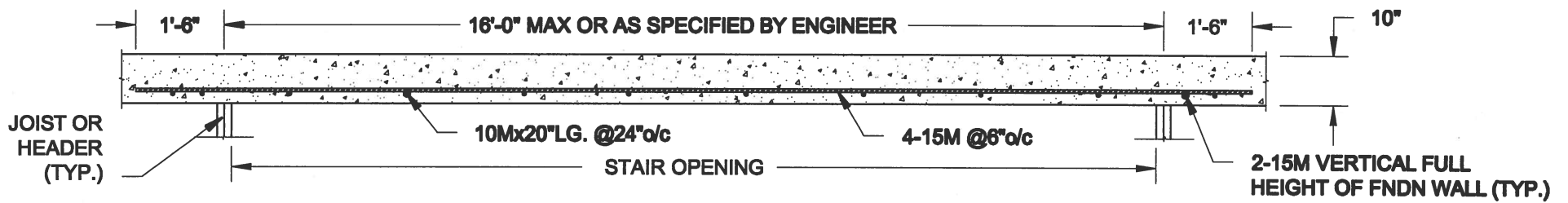
MAY 30, 2016

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

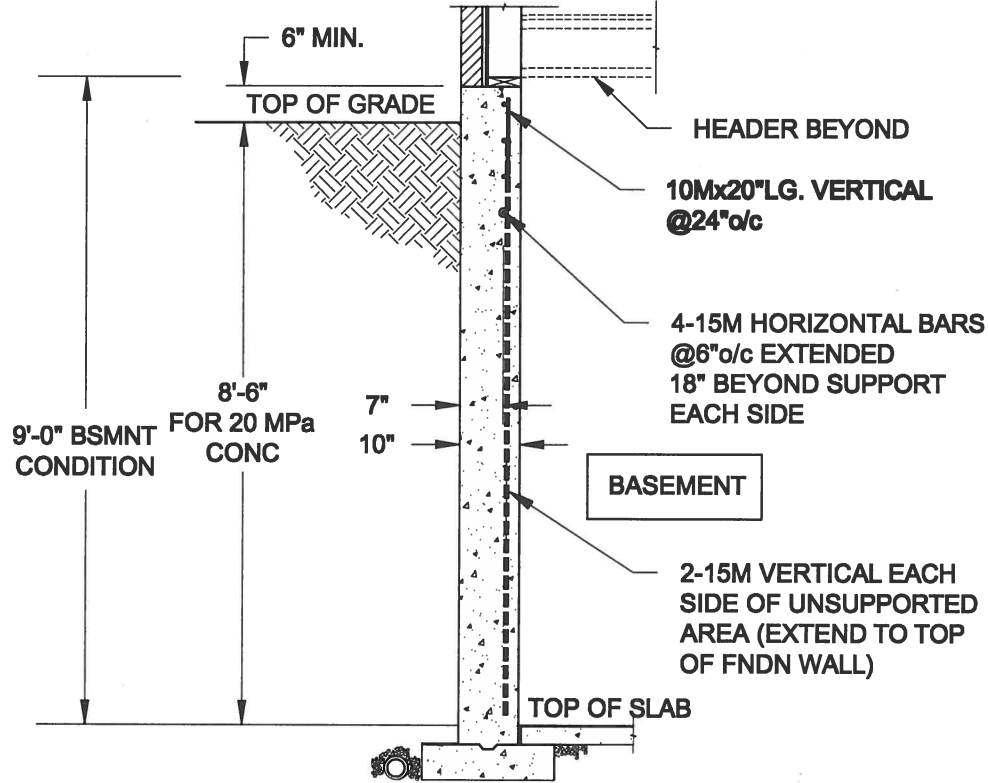
**TYPICAL STRUCTURAL DETAILS FOR SINGLES**

**Project No.:**  
16-102

**Drawing No.:**  
S4





**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	<b>QUAILE ENGINEERING LTD.</b>  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  S. J. BOYD MAY 30, 2016	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO
Date: MAY-31-2016		TYPICAL STRUCTURAL DETAILS FOR SINGLES Project No.: 16-102      Drawing No.: S5	
Drawn: SC	Checked: SJB		