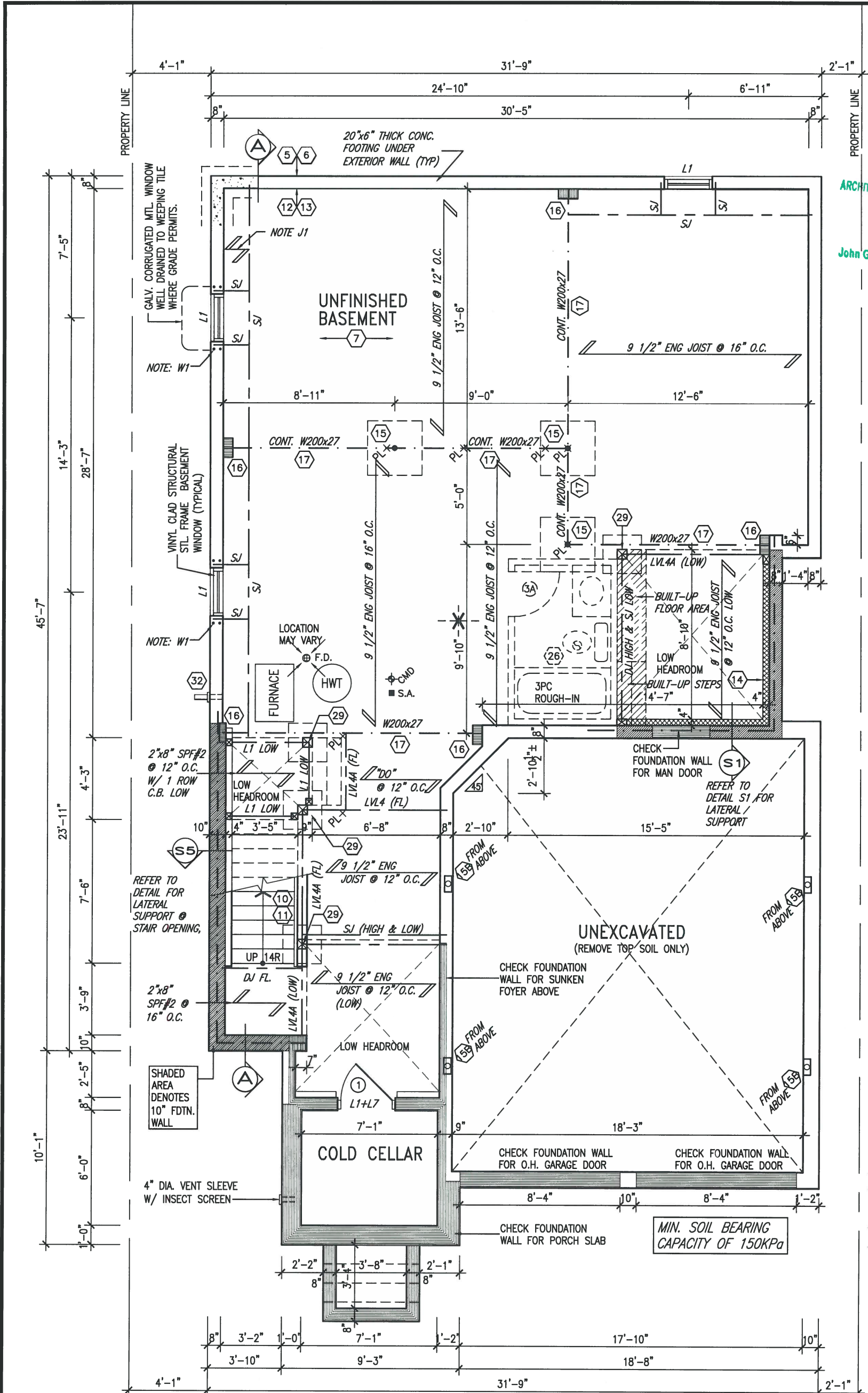


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ARCHITECTURAL REVIEW & APPROVAL
 JUN 20 2017
 John G. Williams Limited, Architect



BASEMENT PLAN 'B'

AREA CHART PAGE 8

LOT 347



JUNE 16, 2017

NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.	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: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.
NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.	NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)	

9			
8	REVISED AS PER ENG'S COMMENTS	JUN 16-17	RC
7	REV. FOR LOT 347	29-05-17	CL
6	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM
5	RENAME TO BAROSSA 3-1	22-04-16	RC
4	REVISED AS PER ENG COMMENTS	20-04-16	RC
3	ADD MEDIA LOFT AND ALT GROUND FLOOR	16-03-15	RC
2	REVISED AS PER ENG COMMENTS	21-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-07-04	LM
no.	description	date	by

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 va3design.com

BAYVIEW WELLINGTON

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

date: 2014-04 scale: 3/16" = 1'-0"

drawn by: LM checked by: [Signature]

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S38-3-1
 BAROSSA 3-1

project no. 13045

drawing no. 1

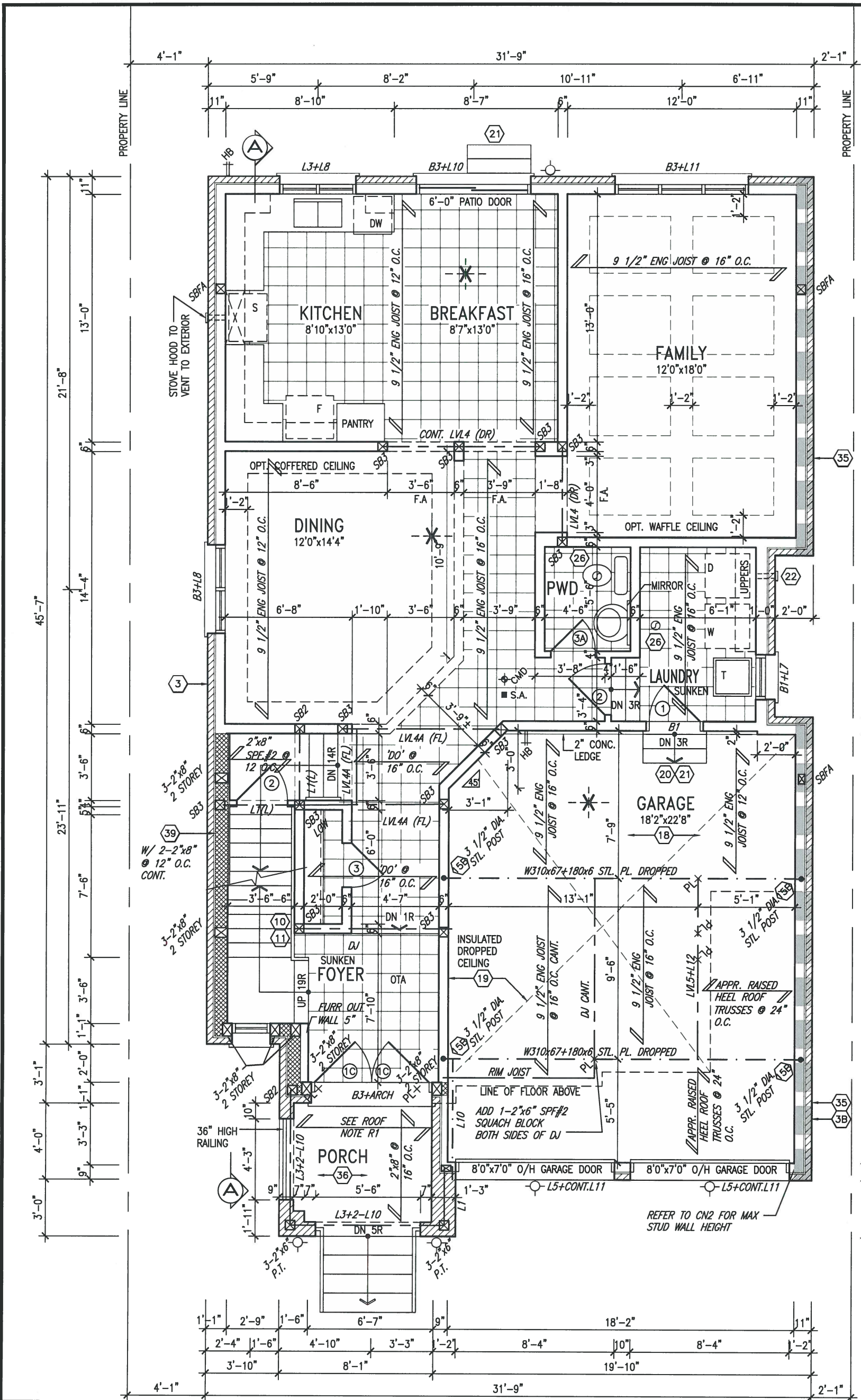
BASEMENT PLAN ELEV. 'B'

file name: 13045-S38-3-1-LOT 347

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JUN 20 2017
 John G. Williams Limited, Architect



GROUND FLOOR PLAN 'B'

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.

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

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



JUNE 16, 2017

LOT 347

9			
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qualification information
 Wellington Jno-Baptiste 25591
 name
 registration information
 VA3 Design Inc. 42658
 BCIN

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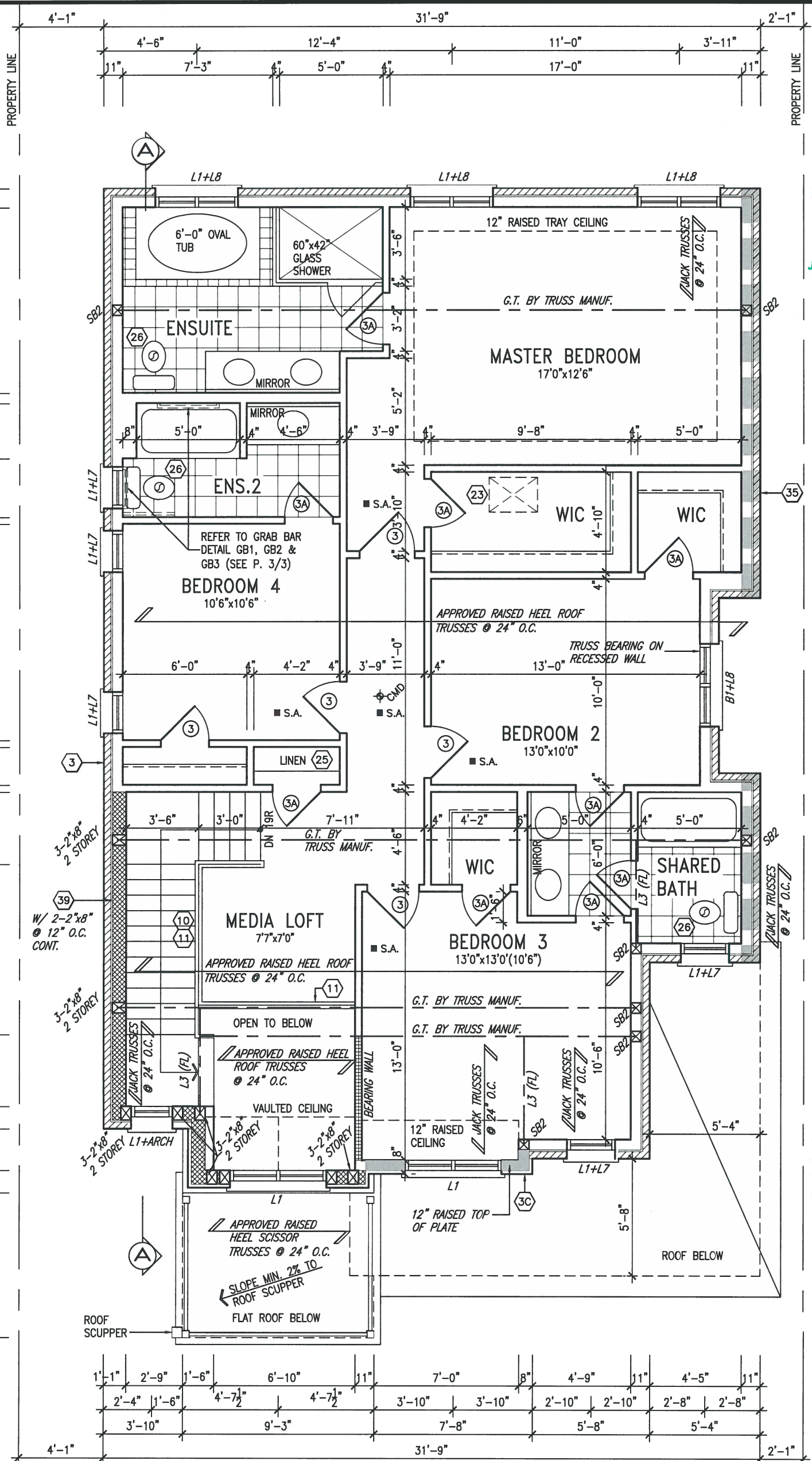
BAYVIEW WELLINGTON

project name: GREEN VALLEY ESTATES
 municipality: BRADFORD, ON.
 date: 2014-04
 drawn by: LM
 checked by: [signature]
 scale: 3/16" = 1'-0"

S38-3-1
 BAROSSA 3-1

project no. 13045
 drawing no. 2

GROUND FLOOR PLAN ELEV. 'B'
 file name: 13045-S38-3-1-LOT 347
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ARCHITECTURAL REVIEW & APPROVAL
 JUN 20 2017
 John G. Williams Limited, Architect

SECOND FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD

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.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

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



LOT 347

no.	description	date	by
9			
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7	REV. FOR LOT 347	29-05-17	CL
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 name
 registration information BCIN
 VA3 Design Inc. 42658

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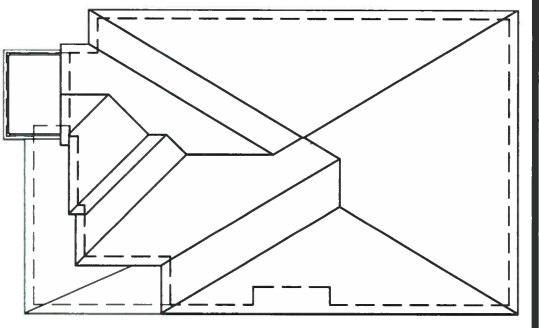
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BAYVIEW WELLINGTON

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

date: 2014-04
 drawn by: LM
 checked by: -
 scale: 3/16" = 1'-0"

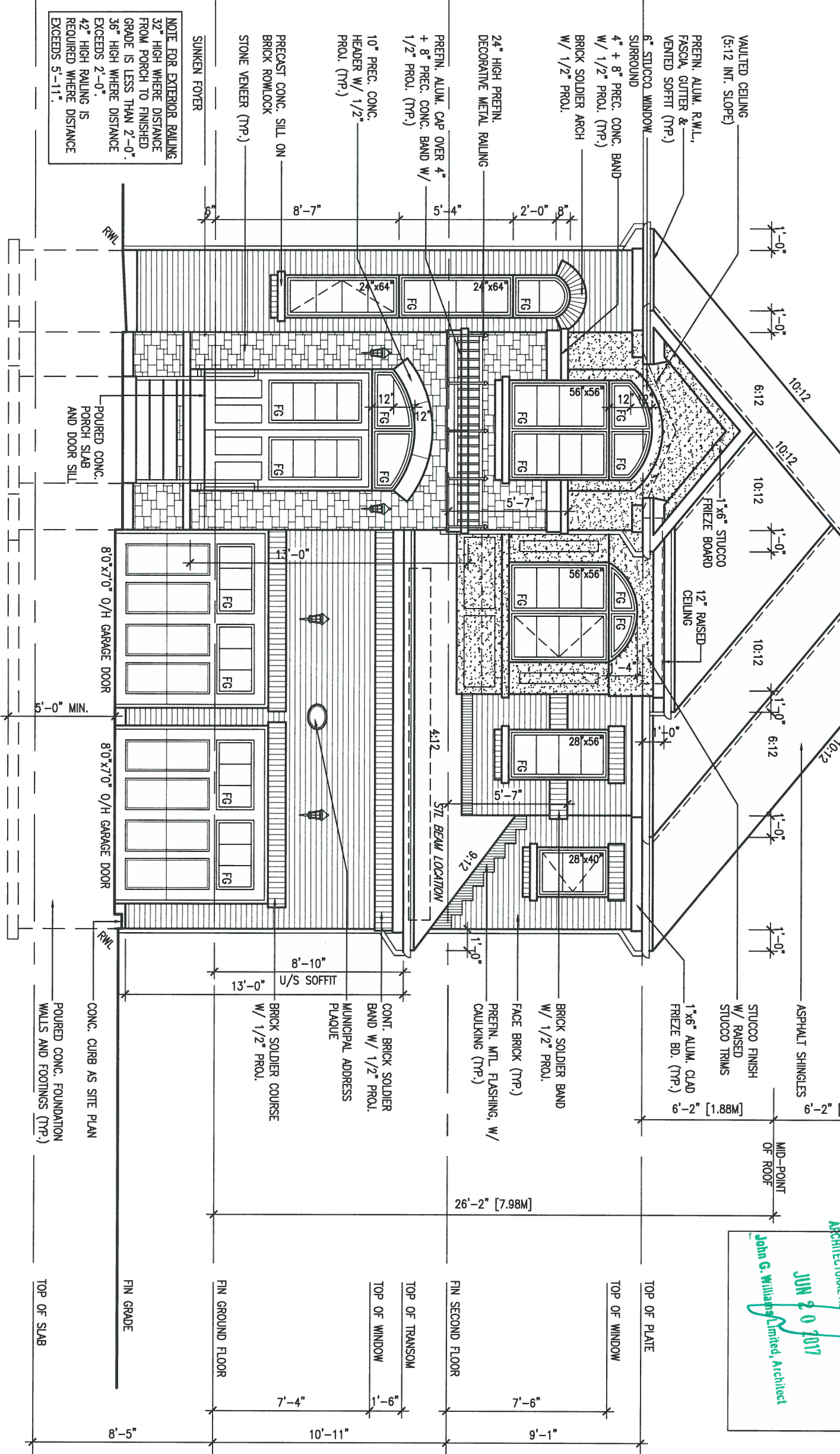
SECOND FLOOR PLAN ELEV. 'B'
 file name: 13045-S38-3-1-LOT 347
 drawing no.: 3



ROOF PLAN 'B'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
ENERGY EFFICIENCY - OBC S912			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	791 S.F.	107 S.F.	13.53 %
LEFT SIDE	1127 S.F.	69 S.F.	6.12 %
RIGHT SIDE	1153 S.F.	31 S.F.	2.69 %
REAR	702 S.F.	187 S.F.	26.64 %
TOTAL SQ. FT.	3773.00 S.F.	394.00 S.F.	10.44 %
TOTAL SQ. M.	350.52 S.M.	36.60 S.M.	10.44 %

NOTE FOR EXTERIOR RAILING
 32" HIGH WHERE DISTANCE FROM PORCH TO FINISHED GRADE IS LESS THAN 2'-0".
 36" HIGH WHERE DISTANCE EXCEEDS 2'-0".
 42" HIGH RAILING IS REQUIRED WHERE DISTANCE EXCEEDS 5'-11".



FRONT ELEVATION 'B'



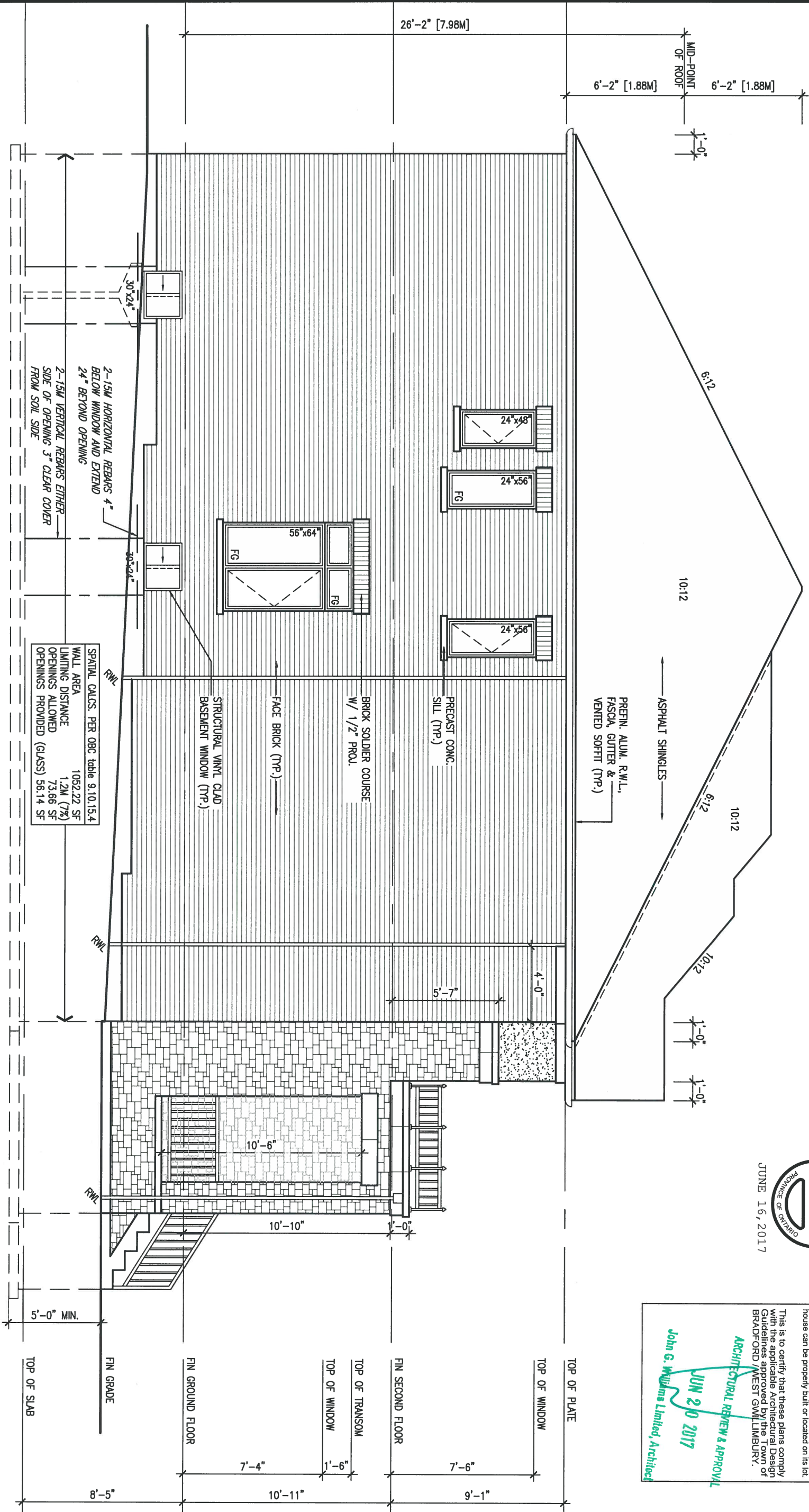
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ARCHITECTURAL REVIEW & APPROVAL
 JUN 20 2017
 John G. Williams Limited, Architect

LOT 347

<p>9 .</p> <p>8 REVISED AS PER ENG'S COMMENTS JUN 16-17 RC</p> <p>7 REV. FOR LOT 347 29-05-17 CL</p> <p>6 REDUCED WINDOW DEPTH AT REAR 10-05-16 JM</p> <p>5 RENAME TO BAROSSA 3-1 22-04-16 RC</p> <p>4 REVISED AS PER ENG COMMENTS 20-04-16 RC</p> <p>3 ADD MEDIA LOFT AND ALT GROUND FLOOR 16-03-15 RC</p> <p>2 REVISED AS PER ENG COMMENTS 21-04-15 RC</p> <p>1 ISSUED FOR CLIENT REVIEW 14-07-04 LM</p>		<p>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> <p>qualification information Wellington Jno-Baptiste 25591 name BCIN registration information VA3 Design Inc. 42658</p> <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>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p> <p>project name GREEN VALLEY ESTATES municipality BRADFORD, ON.</p> <p>project no. 13045</p> <p>date 2014-04</p> <p>drawn by LM checked by - scale 3/16" = 1'-0"</p> <p>file name 13045-S38-3-1-LOT 347</p>	<p>S38-3-1 BAROSSA 3-1</p> <p>drawing no. 4</p>
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LEFT SIDE ELEVATION 'B'



SPATIAL CALCS. PER OBC table 9.10.15.4	
WALL AREA	1052.22 SF
LIMITING DISTANCE	1.2M (7%)
OPENINGS ALLOWED	73.66 SF
OPENINGS PROVIDED (GLASS)	56.14 SF

R.W.L. AS REQUIRED & REFER TO FRONT ELEVATION FOR TYPICAL NOTES



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ARCHITECTURAL REVIEW & APPROVAL
JUN 20 2017
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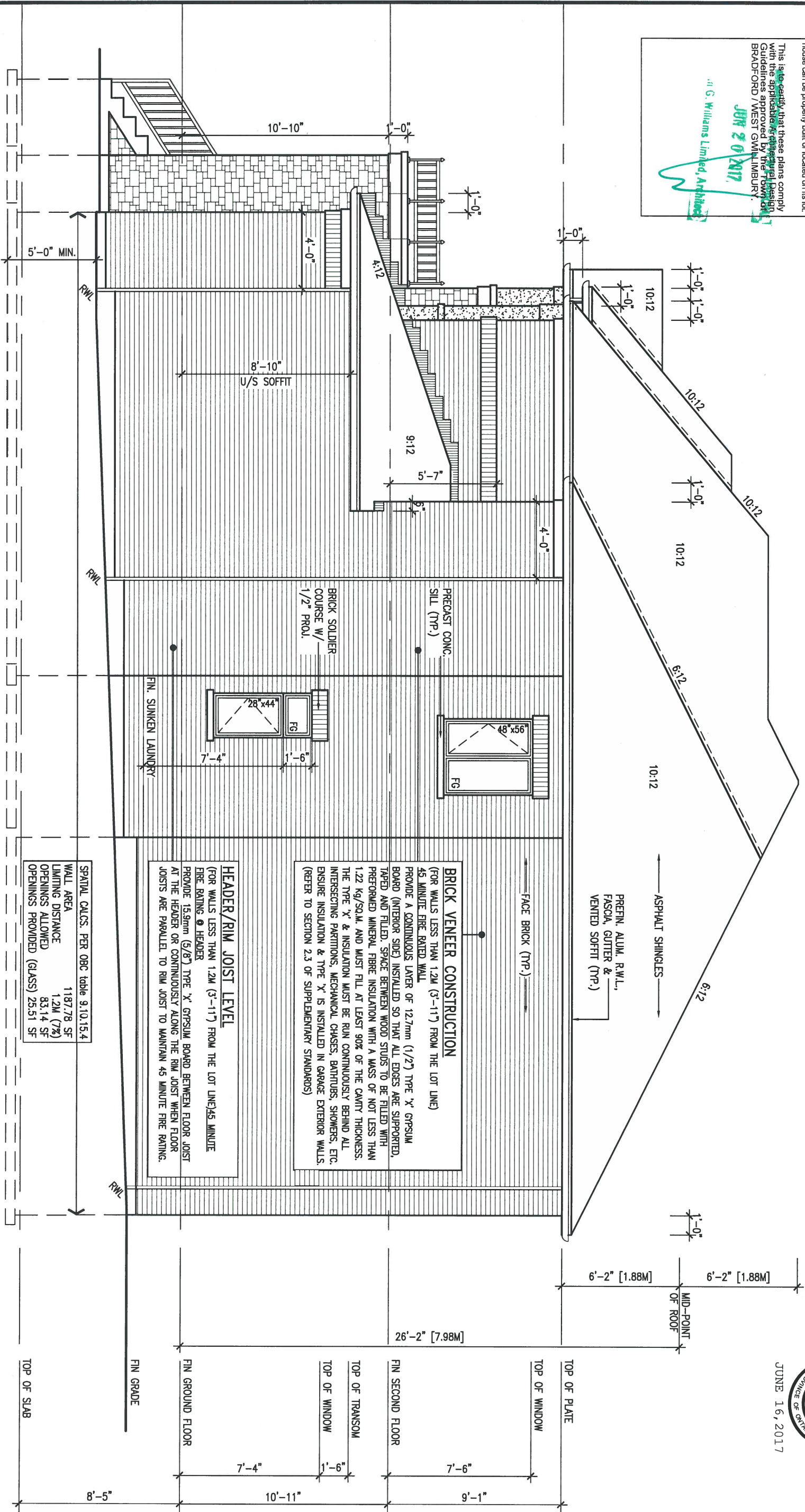
LOT 347

9 .											
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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 <i>[Signature]</i> 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 2014-04 drawn by LM checked by - scale 3/16" = 1'-0" project no. 13045 drawing no. 5	S38-3-1 BAROSSA 3-1 file name 13045-S38-3-1-LOT 347 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\PHASE 4A\13045-S38-3-1-LOT 347.dwg - Fri - Jun 16 2017 - 12:27 PM

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G. Williams Limited, Architect
JUNE 20 2017



RIGHT SIDE ELEVATION 'B'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY REFER TO FRONT ELEVATION FOR TYPICAL NOTES

SPATIAL CALCS. PER OBC table 9.10.15.4	
WALL AREA	1187.78 SF
LIMITING DISTANCE	1.2M (7%)
OPENINGS ALLOWED	83.14 SF
OPENINGS PROVIDED (GLASS)	25.51 SF

HEADER/RIM JOIST LEVEL
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATED WALL
 FIRE RATING @ HEADER
 PROVIDE 15.9mm (5/8") TYPE 'X' Gypsum BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

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 PERFORMED MINERAL FIBRE INSULATION 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 2.3 OF SUPPLEMENTARY STANDARDS)

PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TRP.)

FACE BRICK (TRP.)

ASPHALT SHINGLES

LOT 347



9			
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BAYVIEW WELLINGTON

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

date 2014-04 RIGHT SIDE ELEVATION 'B' drawing no. 6

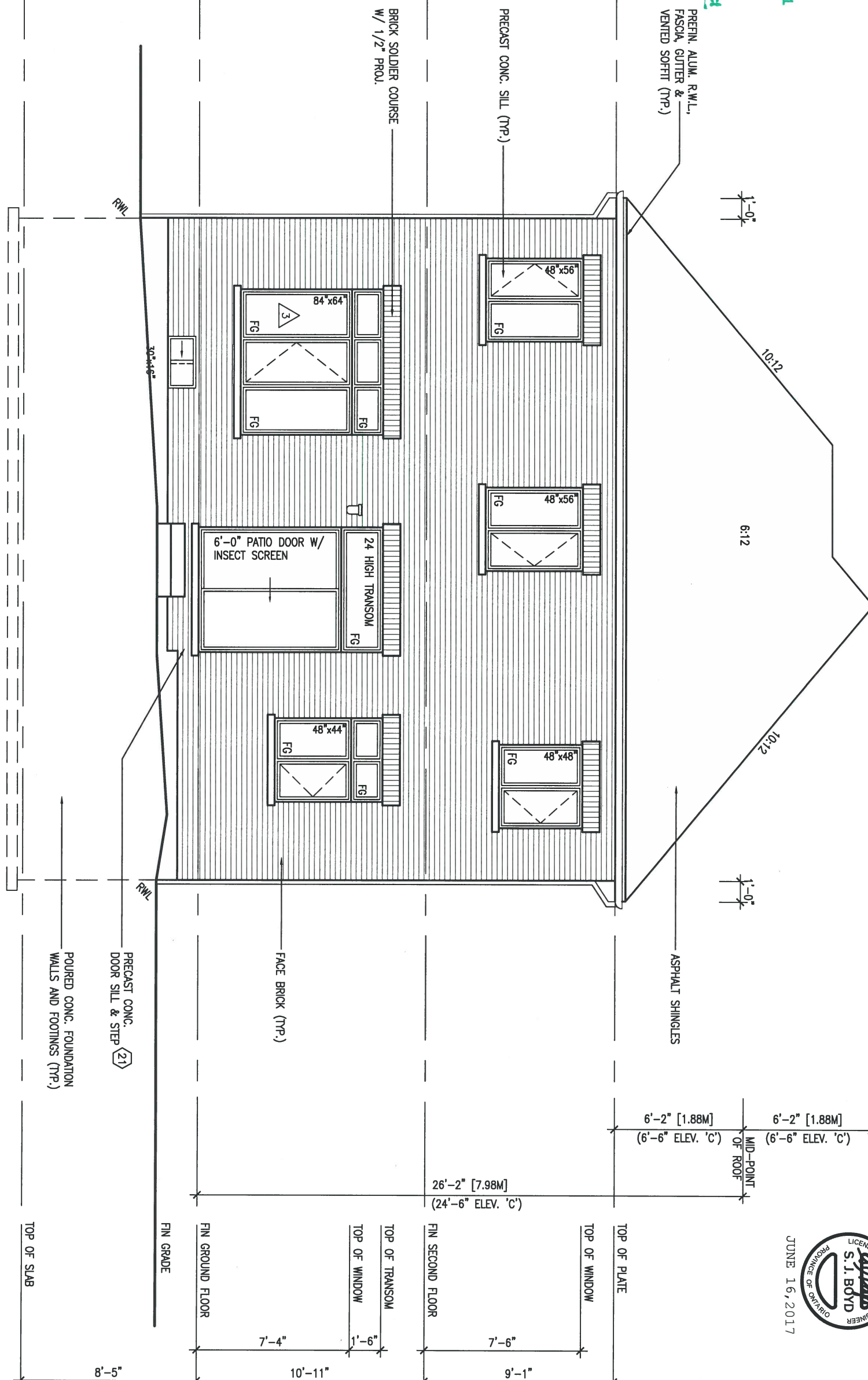
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file name 13045-S38-3-1-LOT 347

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ARCHITECTURAL REVIEW & APPROVAL
 JUN 20 2017
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REAR ELEVATION 'A'

R.W.L. AS REQUIRED & REFER TO FRONT ELEVATION AS PER MUNICIPALITY FOR TYPICAL NOTES

LOT 347



9	.	.	.
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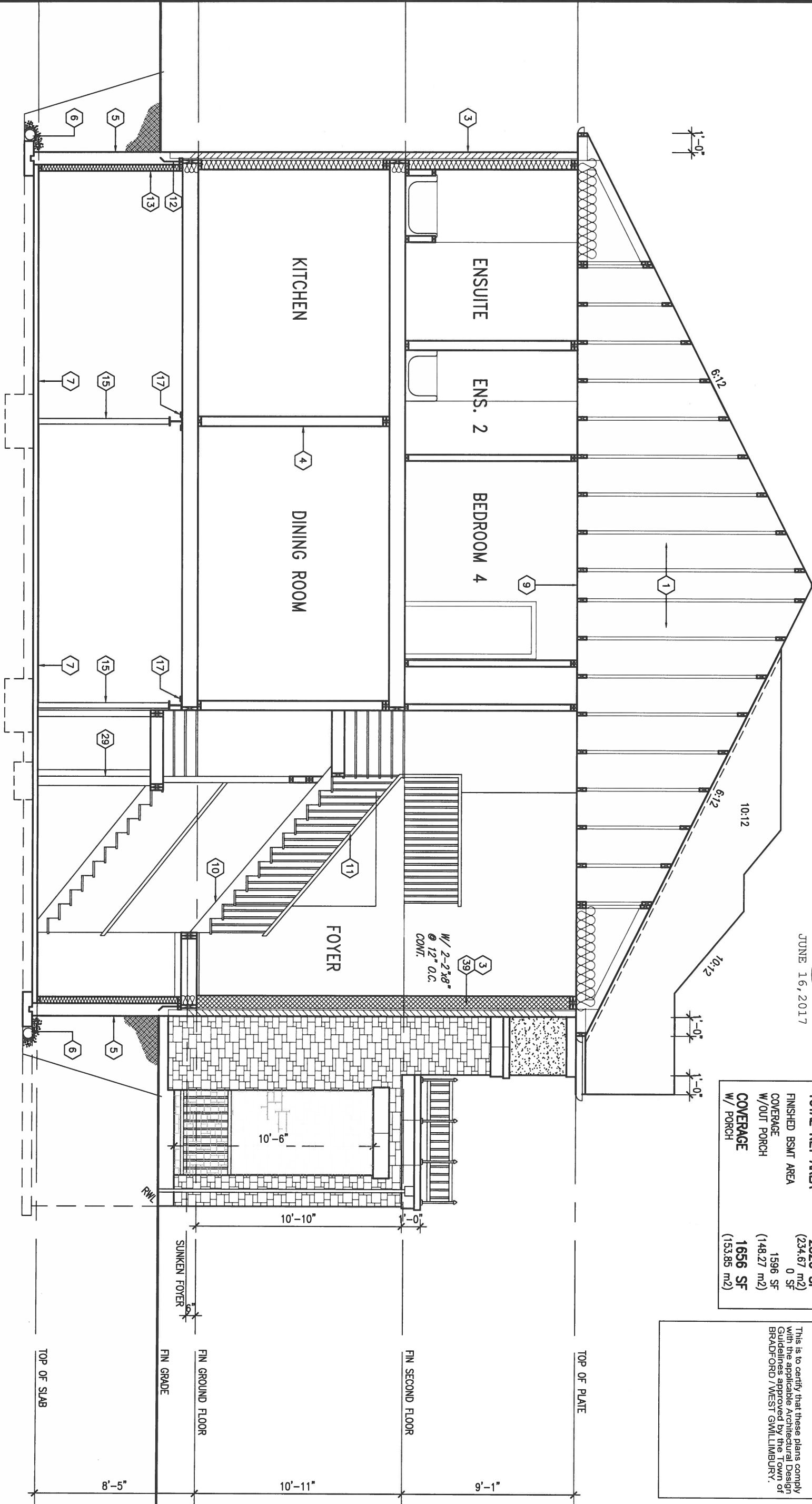
project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON. project no.: 13045

date: 2014-04 drawing no.: 7

drawn by: LM checked by: - scale: 3/16" = 1'-0" file name: 13045-S38-3-1-LOT 347

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SECTION A-A



AREA CALCULATIONS		ELEV. B
GROUND FLOOR AREA	1146 SF	
SECOND FLOOR AREA	1440 SF	
SUBTOTAL	2586 SF	
DEDUCT ALL OPEN AREAS	60 SF	
TOTAL NET AREA	2526 SF	
FINISHED BSMT AREA	(234.67 m ²)	
COVERAGES	0 SF	
W/OUT PORCH	1596 SF	
COVERAGES	1656 SF	
W/ PORCH	(153.85 m ²)	

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 registration information: 25591
 BCIN: 42658
 signature: [Signature]

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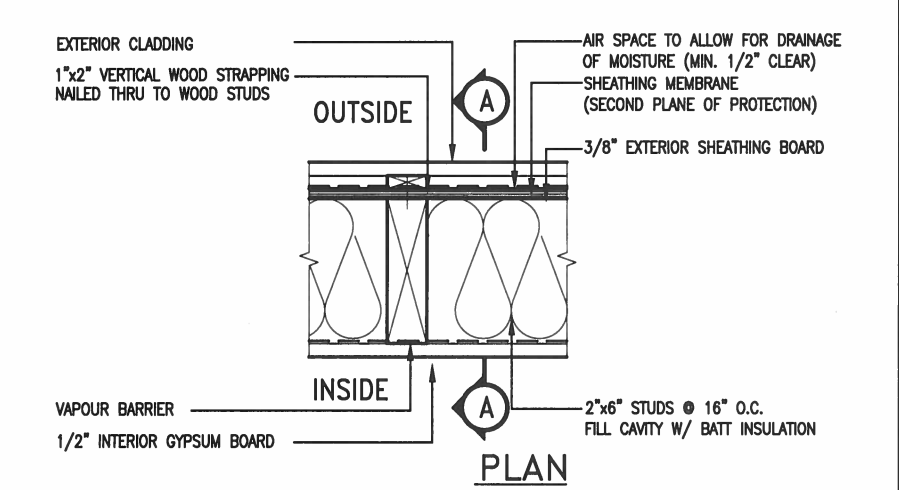
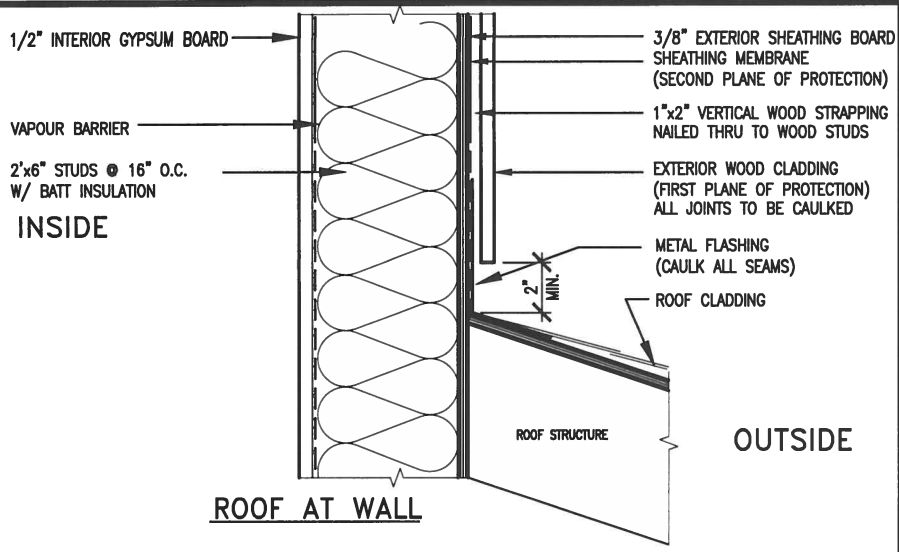
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date: 2014-04
 drawn by: LM
 checked by: -
 scale: 3/16" = 1'-0"

S38-3-1
 BAROSSA 3-1

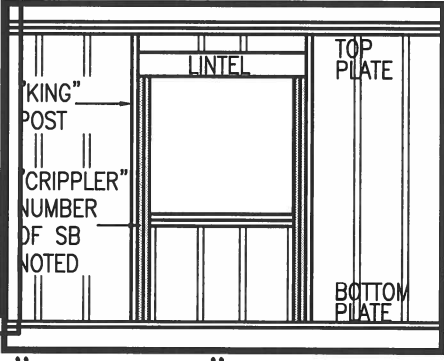
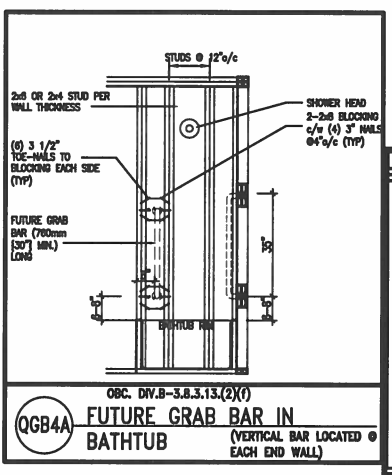
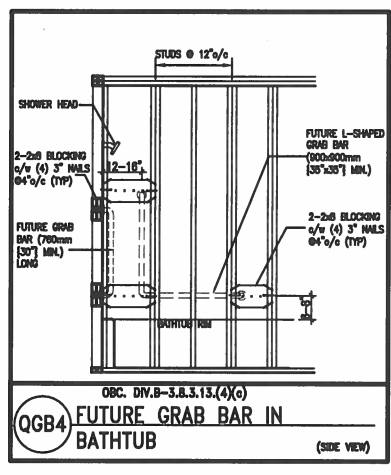
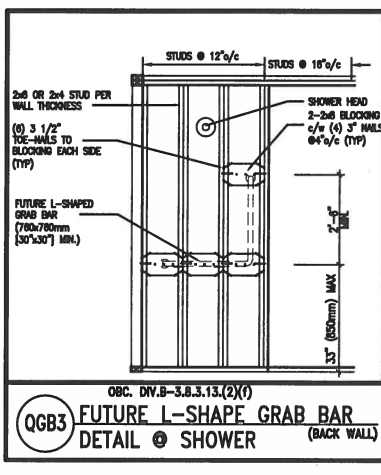
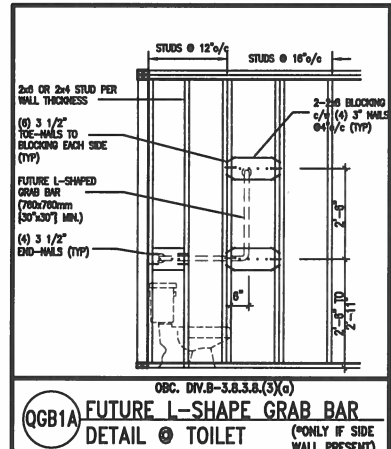
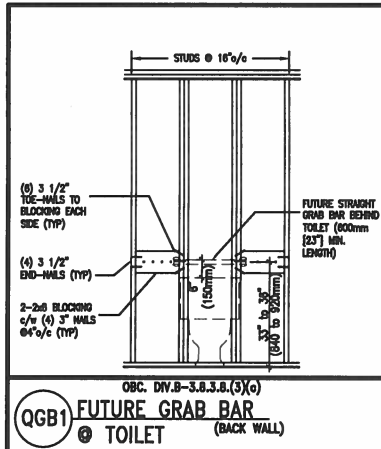
project no. 13045
 drawing no. 8

SECTION A-A
 file name: 13045-S38-3-1-LOT 347



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
 FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
 REFER TO OBC, DIV. B- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(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 FOLLOW:

- 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:

- 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'-9"
- 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



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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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 va3design.com

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD

project no. 13045

date APR 2014

CONSTRUCTION NOTES

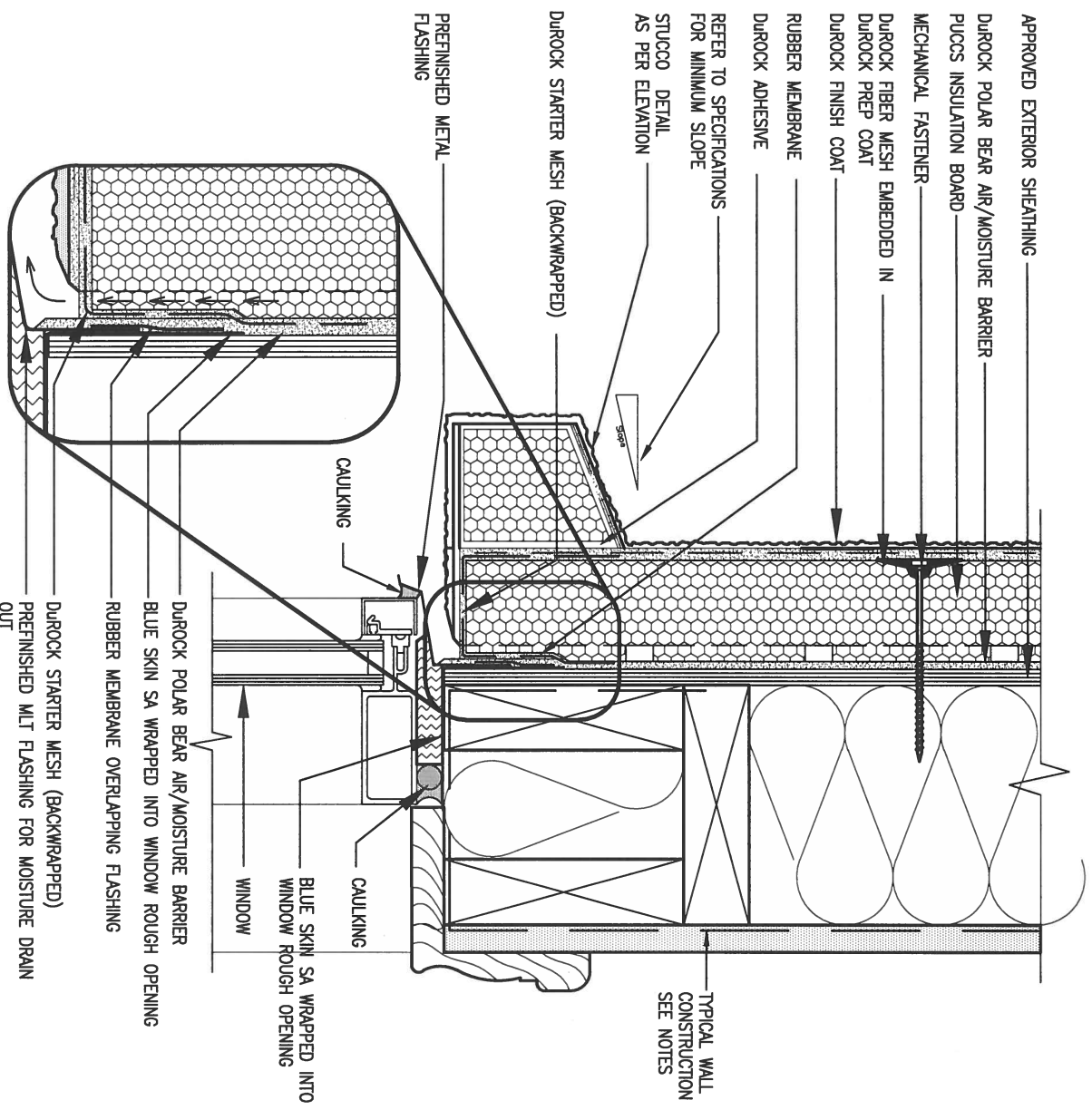
drawn by checked by scale 3/16" = 1'-0"

file name 13045-CONST-OBC 2015

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CONST NOTE

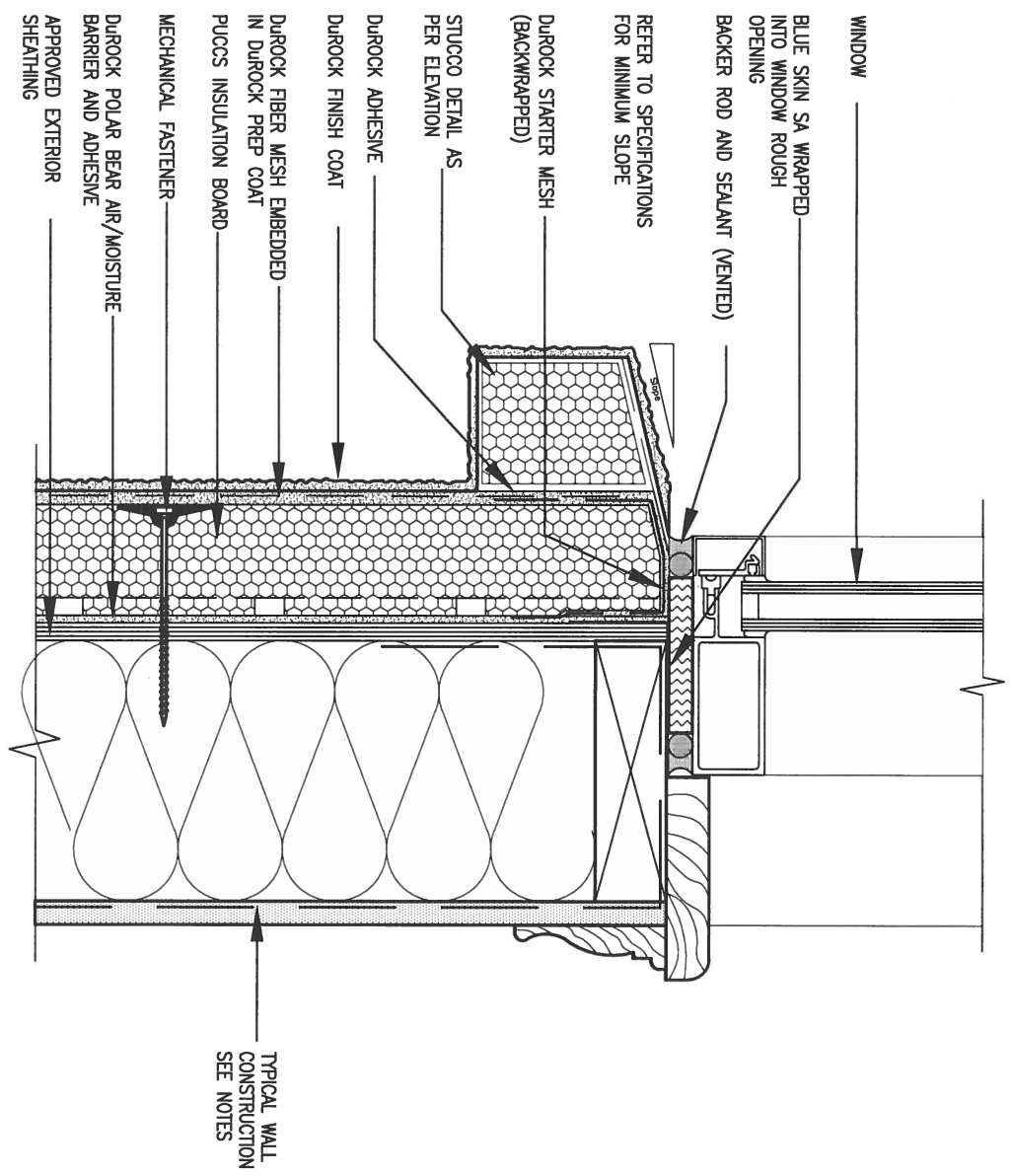
drawing no. CN2



1
CN3

WINDOW HEADER
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
CN3

WINDOW SILL
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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Wellington Jno-Baptiste
signature
25591 BCIN
name registration information
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"
file name: 13045-CONST-OBC 2015

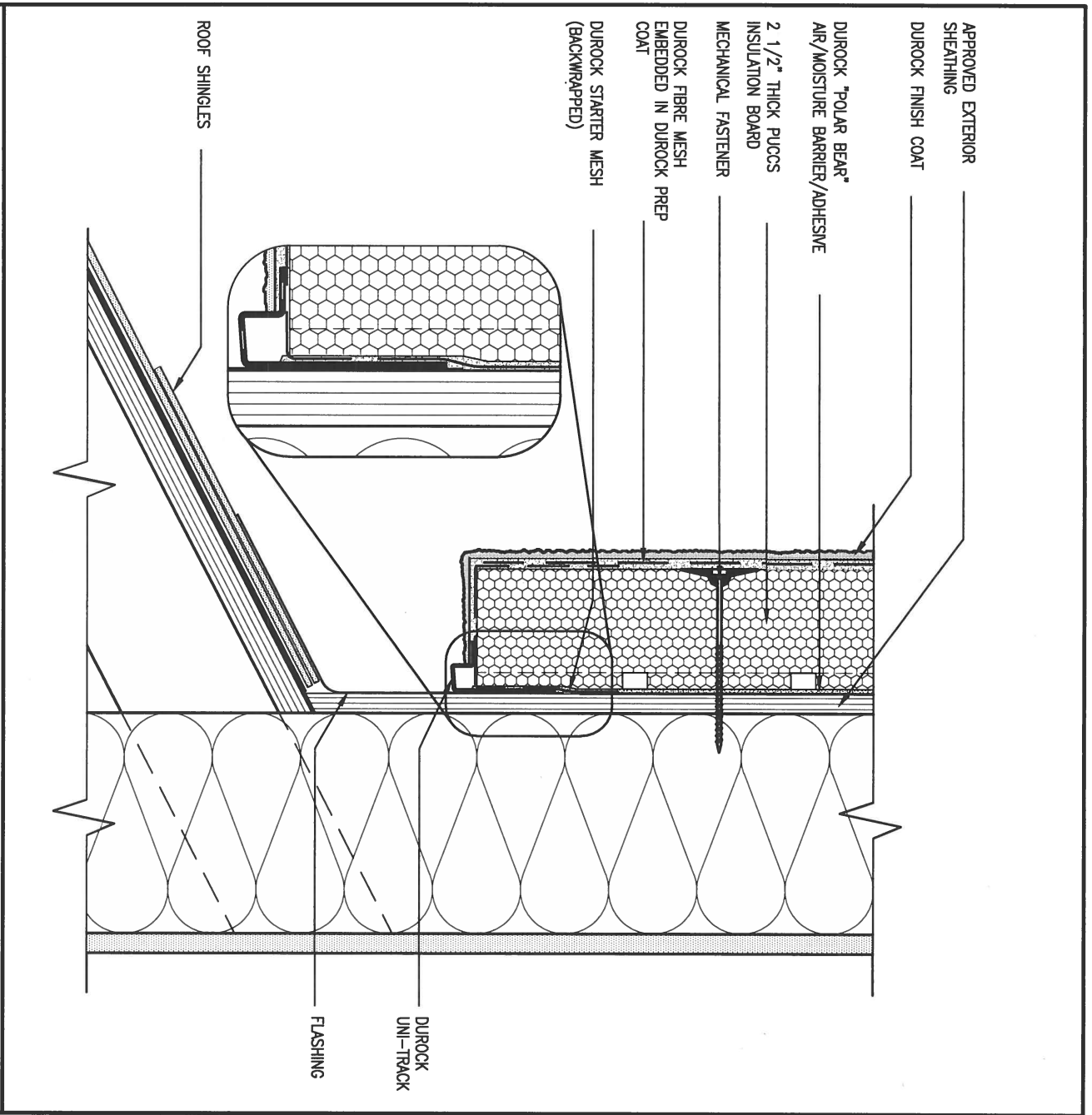
CONST NOTE

project no. 13045
drawing no. CN3

CONSTRUCTION NOTES

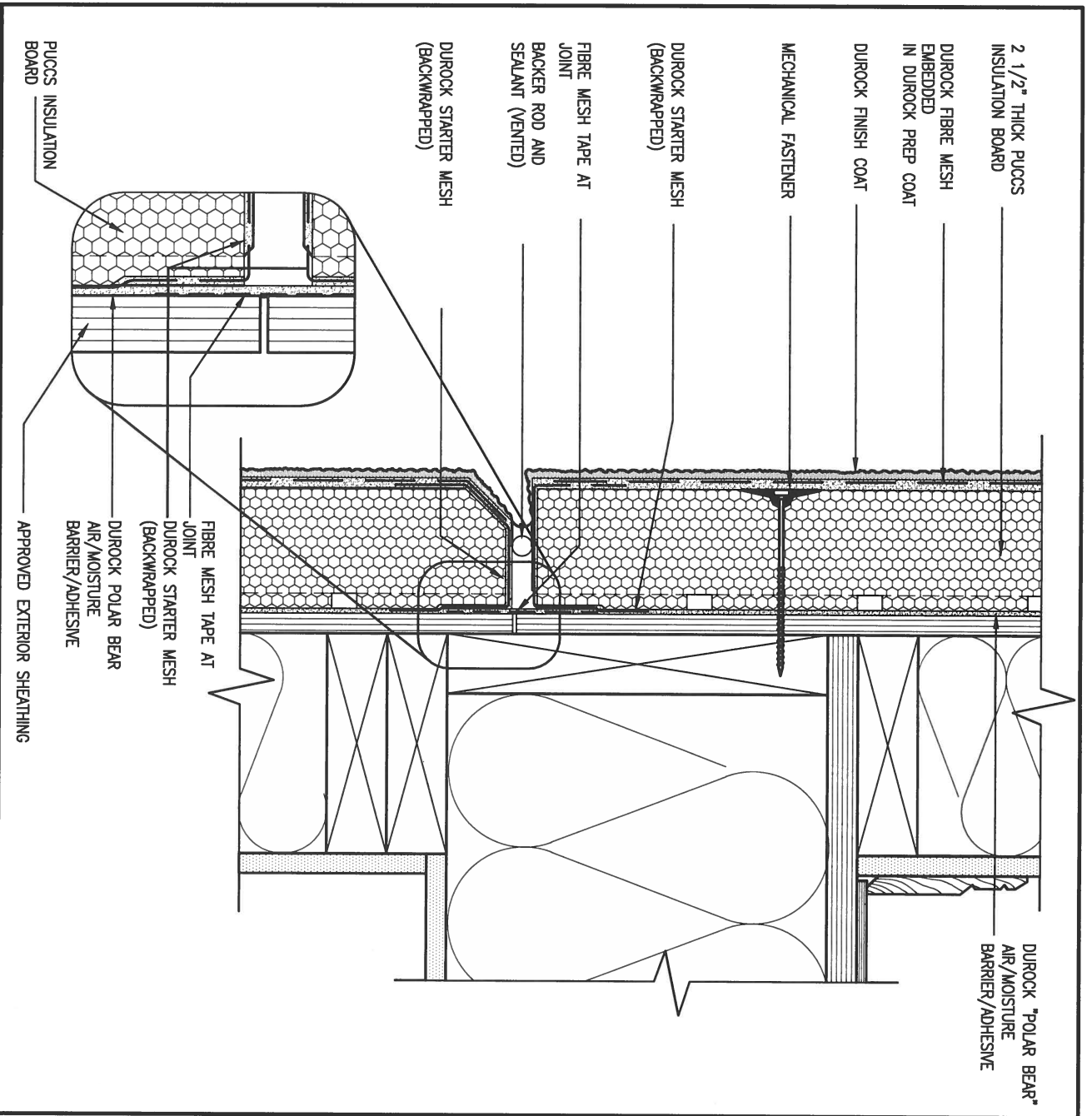
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3 STUCCO TERMINATION @ ROOF
 CN4 SCALE: 3"=1'-0"

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

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Wellington Jno-Baptiste 25591
 name registration information BCIN
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BAYVIEW WELLINGTON

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

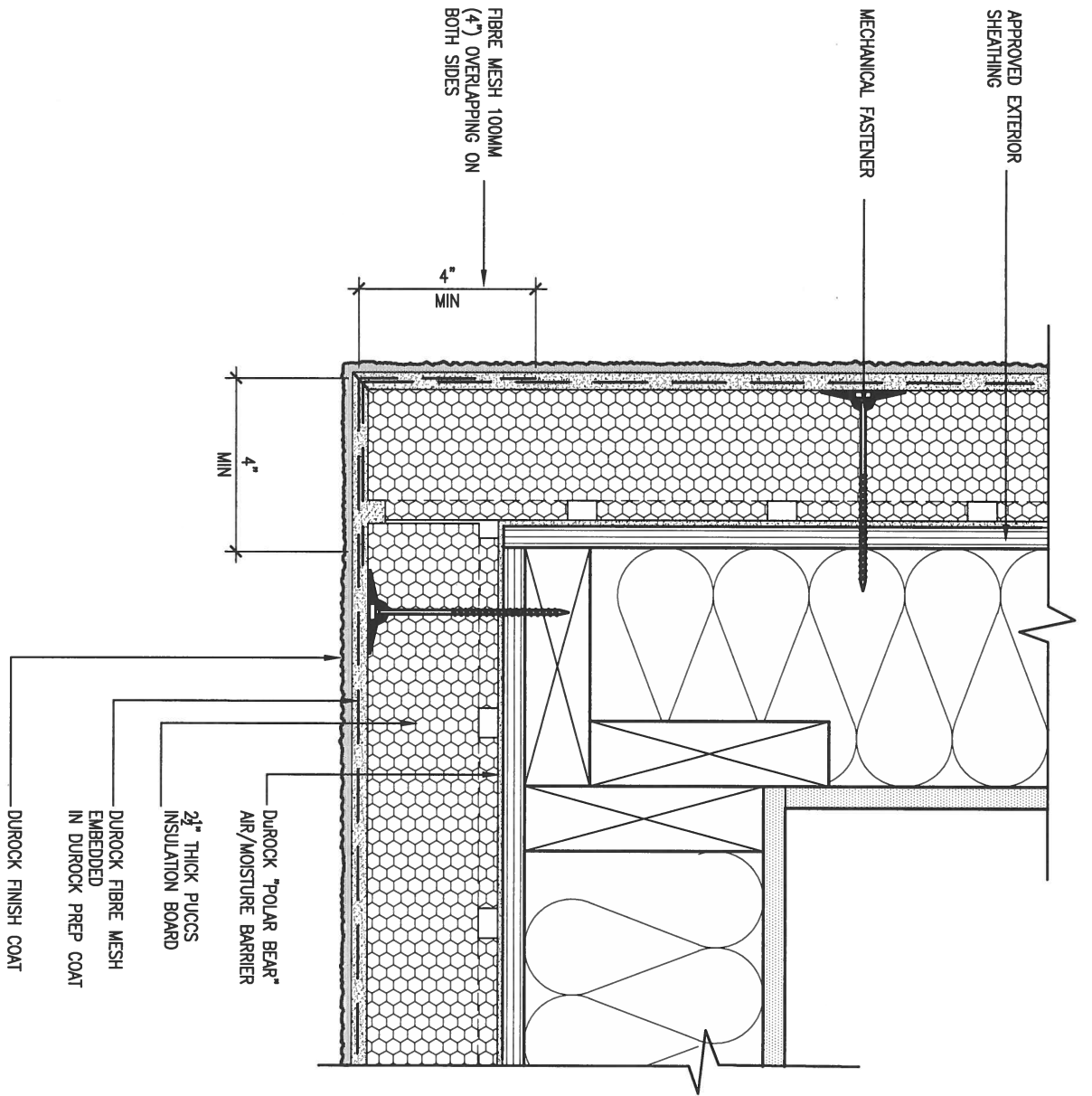
CONST NOTE

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

CONSTRUCTION NOTES
 file name: 13045-CONST-0BC 2015

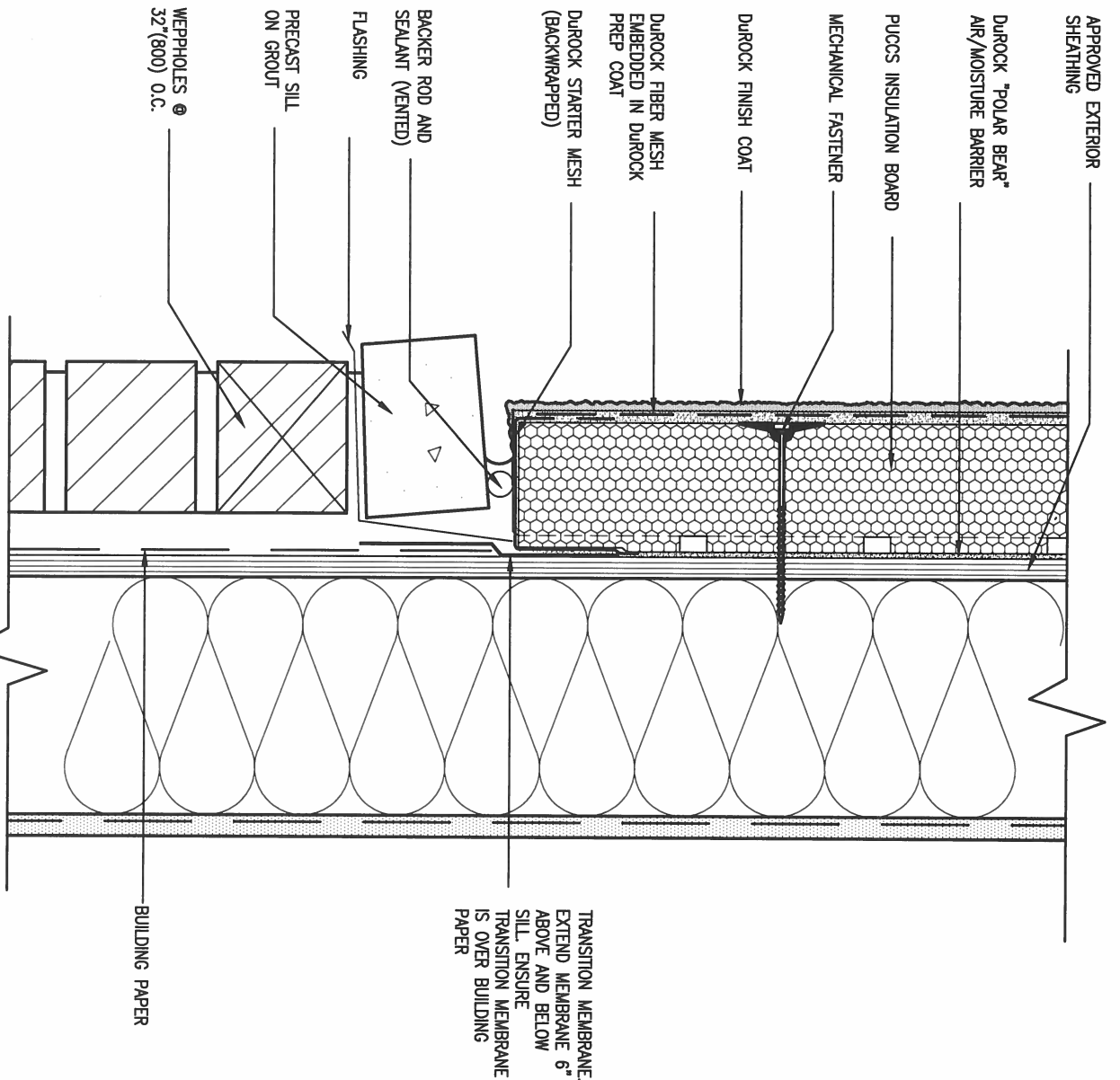
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5 CORNER DETAIL
 CNS SCALE: 3" = 1'-0"

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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 name registration information BCIN
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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" file name: 13045-CONST-OBC 2015

CONSTRUCTION NOTES
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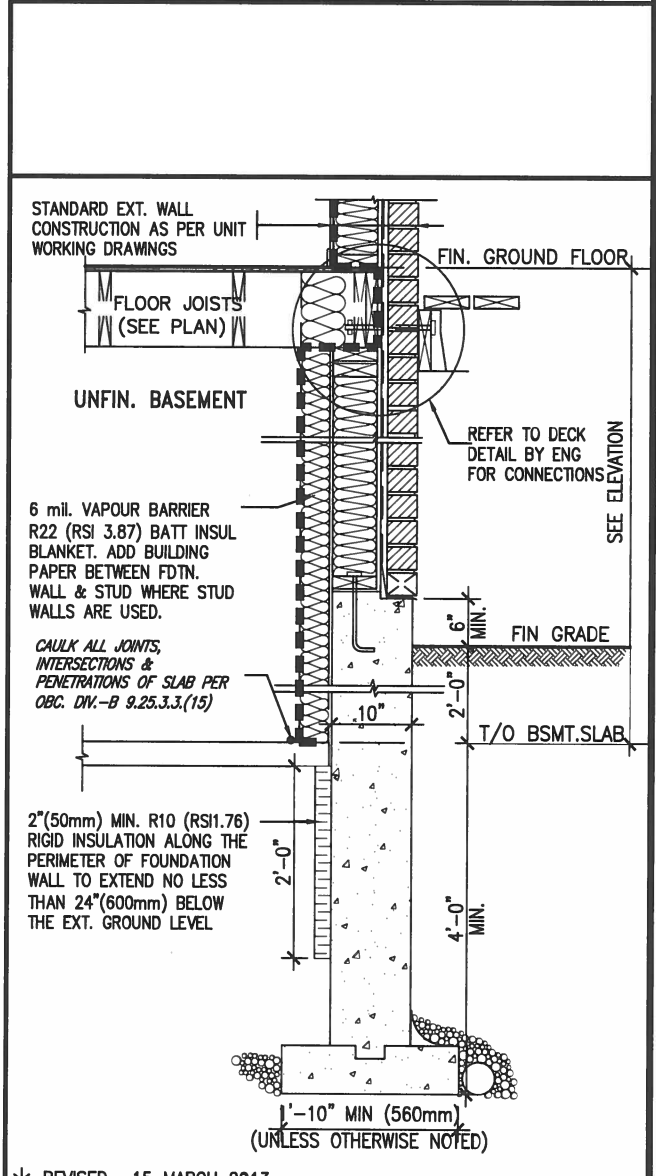
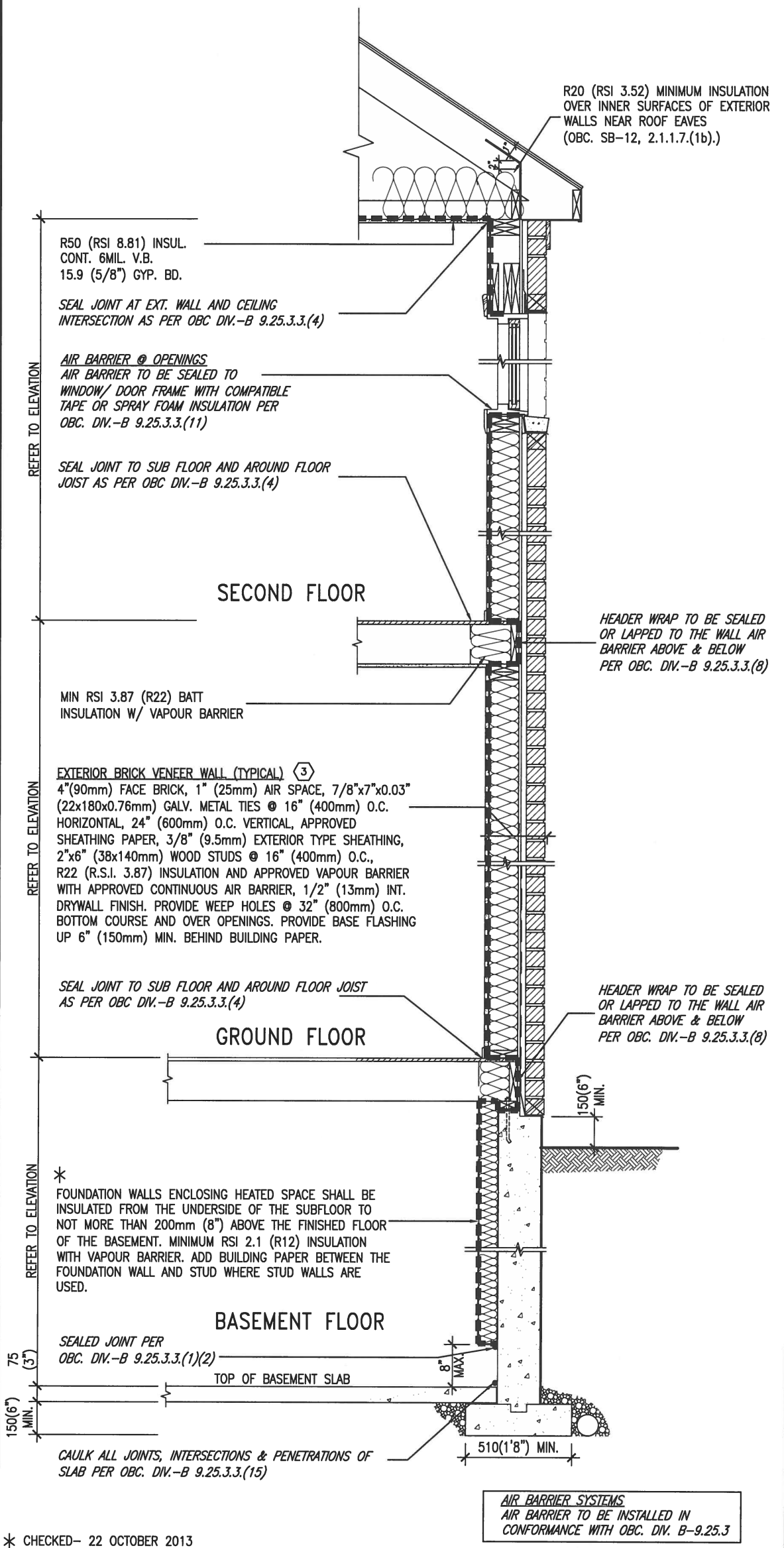
CN5

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



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

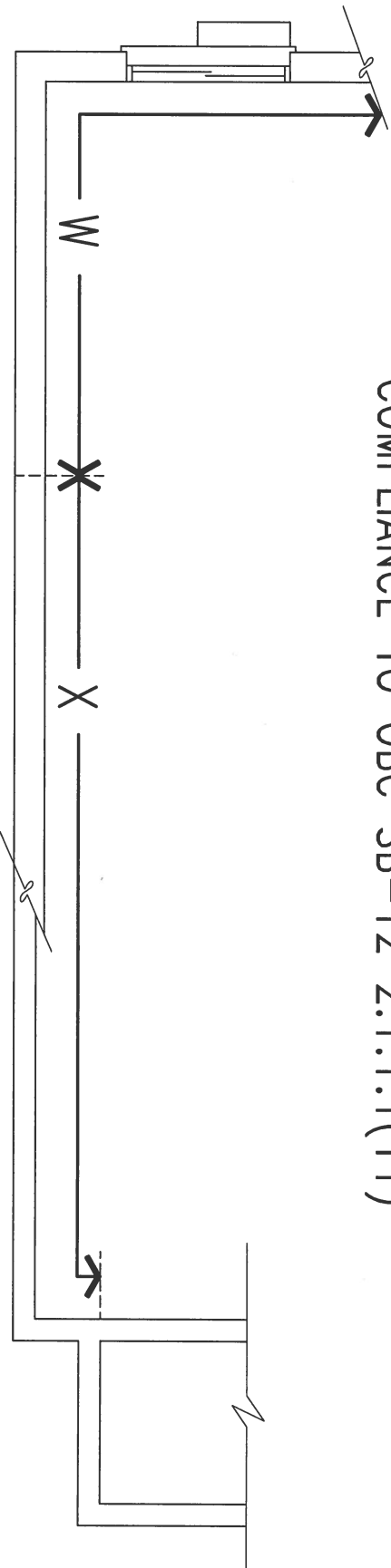
SECTION AT W.O.D/W.O.B.

SEMI & SINGLES ONLY

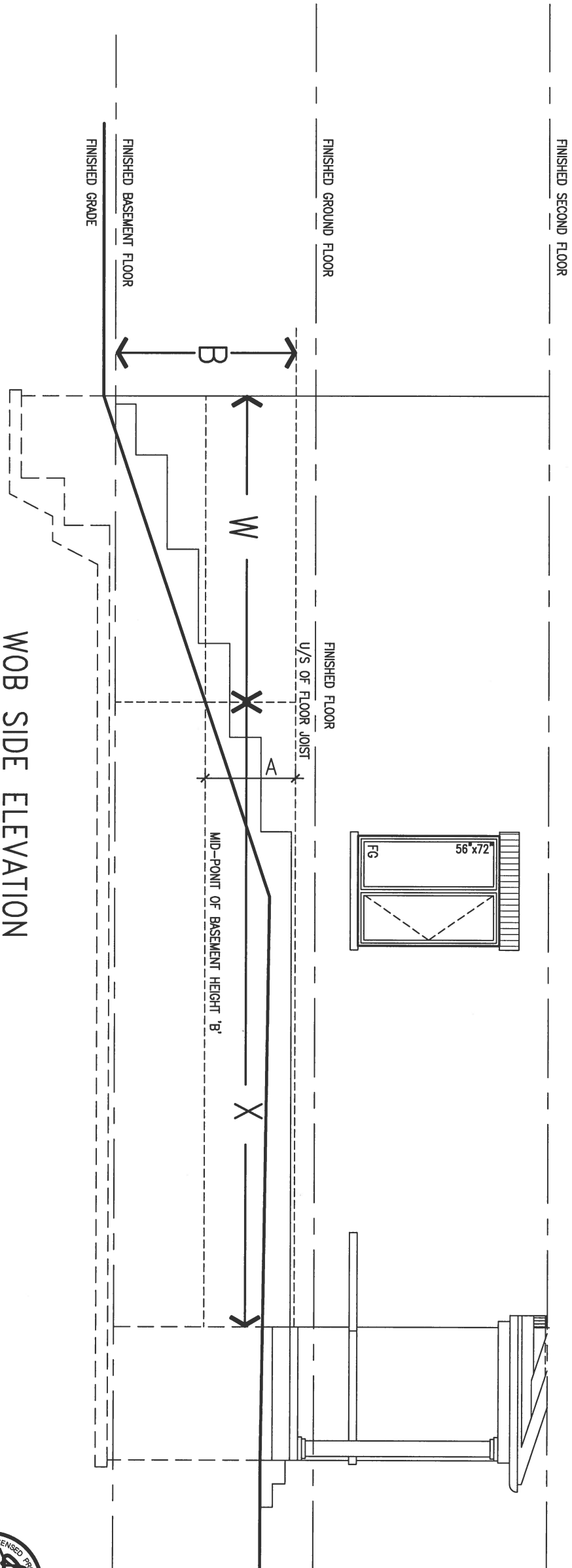
9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p> <p>project name GREEN VALLEY ESTATES</p> <p>date APR 2014</p> <p>drawn by RC</p> <p>checked by -</p> <p>scale 3/16" = 1'-0"</p>	<p>CONST NOTE</p> <p>project no. 13045</p> <p>drawing no. CN6</p>
8.			qualification information				
7.			Wellington Jno-Baptiste 25591				
6.			name registration information BCIN 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.	<p>date APR 2014</p> <p>file name 13045-CONST-OBC 2015</p>		
4.							
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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

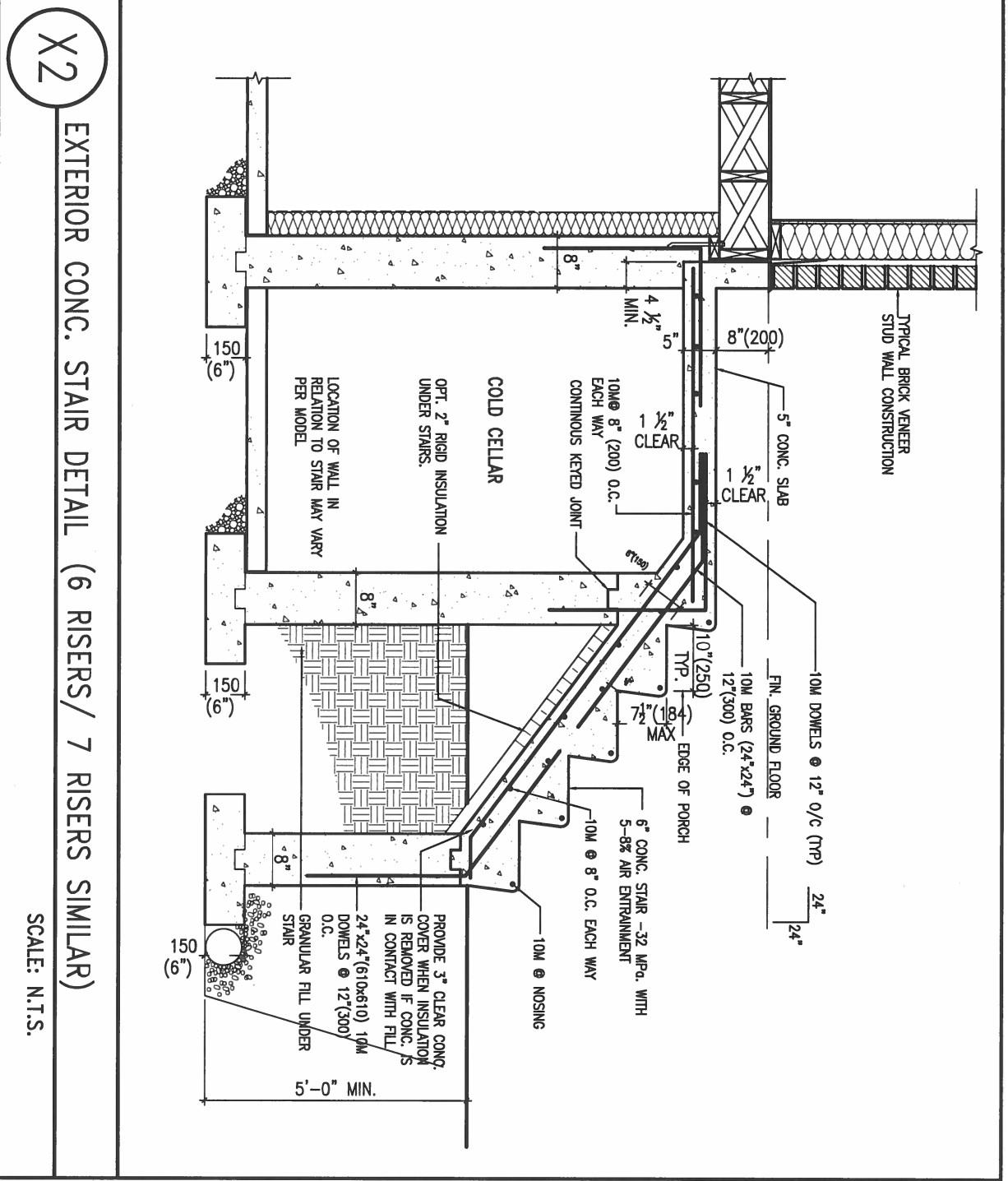
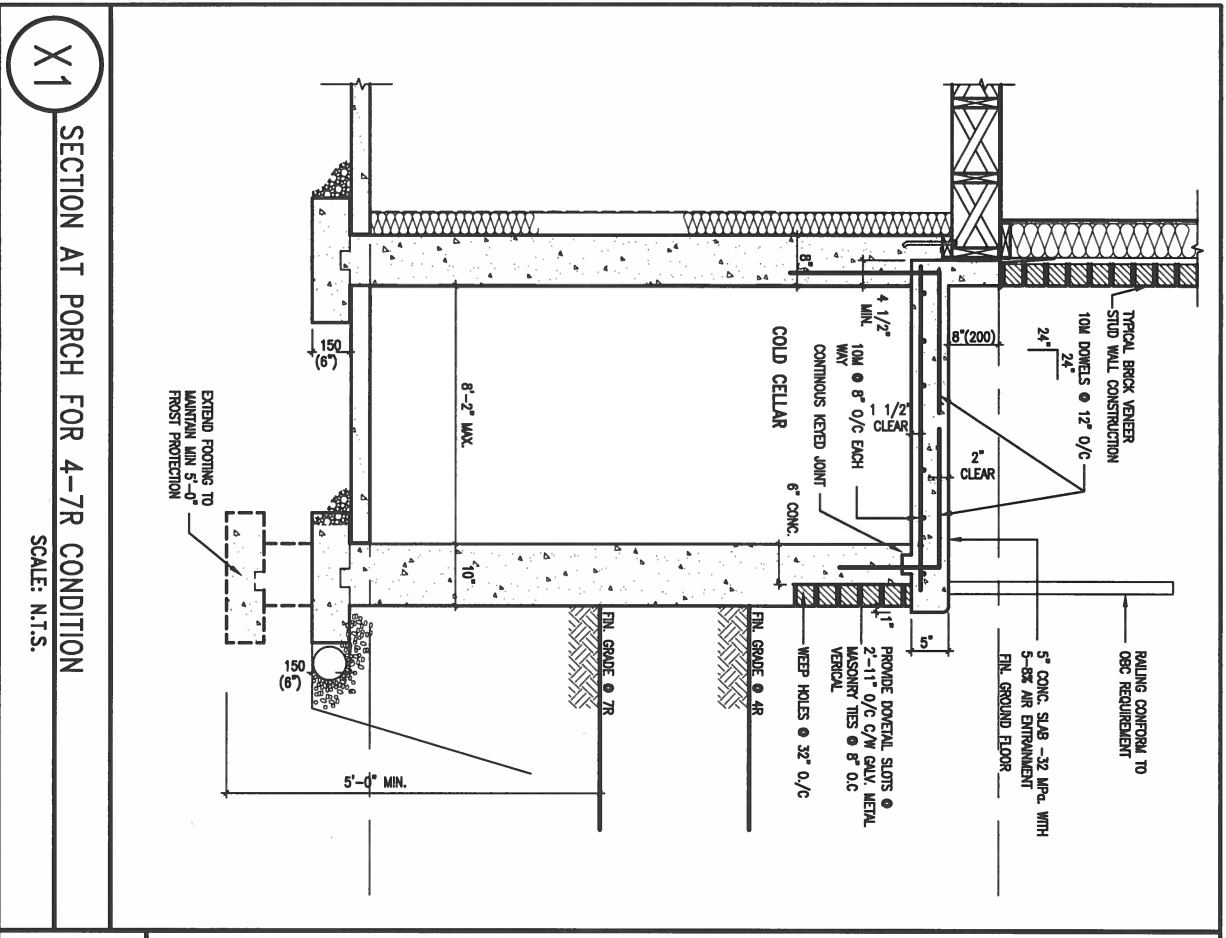
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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.	<p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p>		<p>CONST NOTE</p>			
8	.	.	.	qualification information		<p>project name GREEN VALLEY ESTATES</p>	<p>municipality BRADFORD</p>	<p>project no. 13045</p>	<p>CONSTRUCTION NOTES</p>		
7	.	.	.	Wellington Jno-Baptiste <i>[Signature]</i> 25591 name BCIN		<p>date APR 2014</p>	<p>checked by RC</p>	<p>scale 3/16" = 1'-0"</p>	<p>file name 13045-CONST-OBC 2015</p>	<p>drawing no. CN7</p>	
6	.	.	.	VA3 Design Inc. 42658		<p>drawn by RC</p>	<p>Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM</p>		<p>13045-CONST-OBC 2015</p>		
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.	<p>2 UPDATE TO CODE APR 16-15 RC</p>					<p>1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC</p>	
4	.	.	.		<p>no. description date by</p>						

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 S.J. BOYD
 LICENSED PROFESSIONAL ENGINEER
 PROVINCE OF ONTARIO
 JUN 16, 2017

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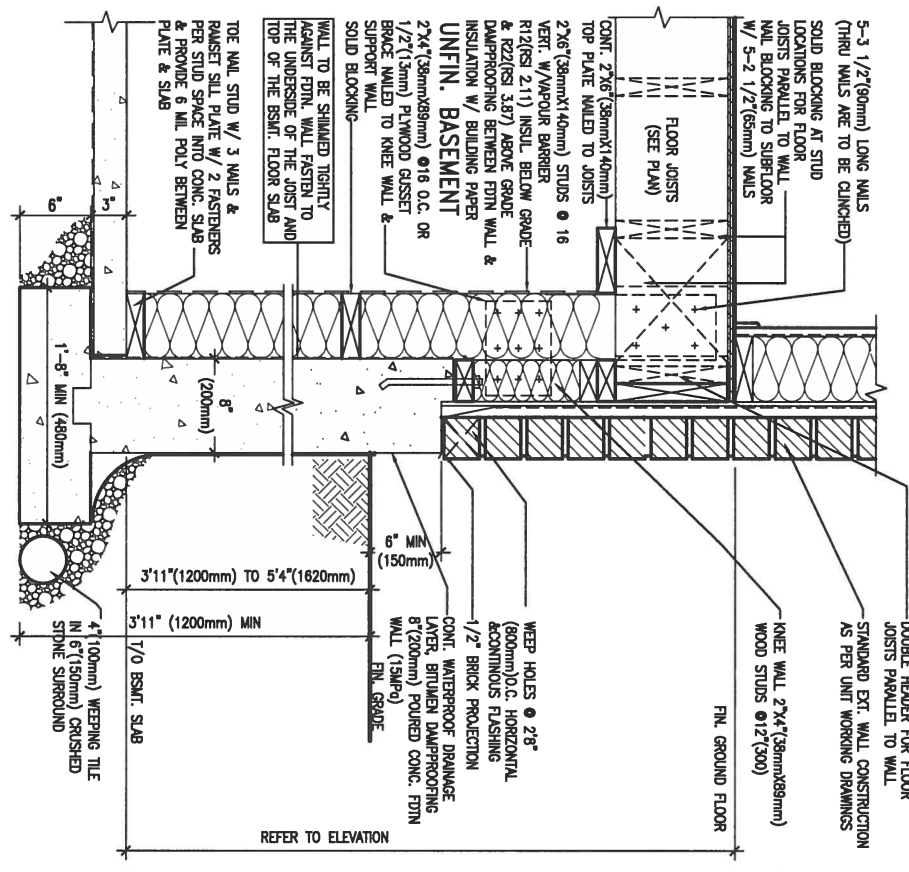
qualification information
 Wellington Jno-Baptiste *[Signature]* 25591
 name
 registration information BCIN
 VA3 Design Inc. 42658

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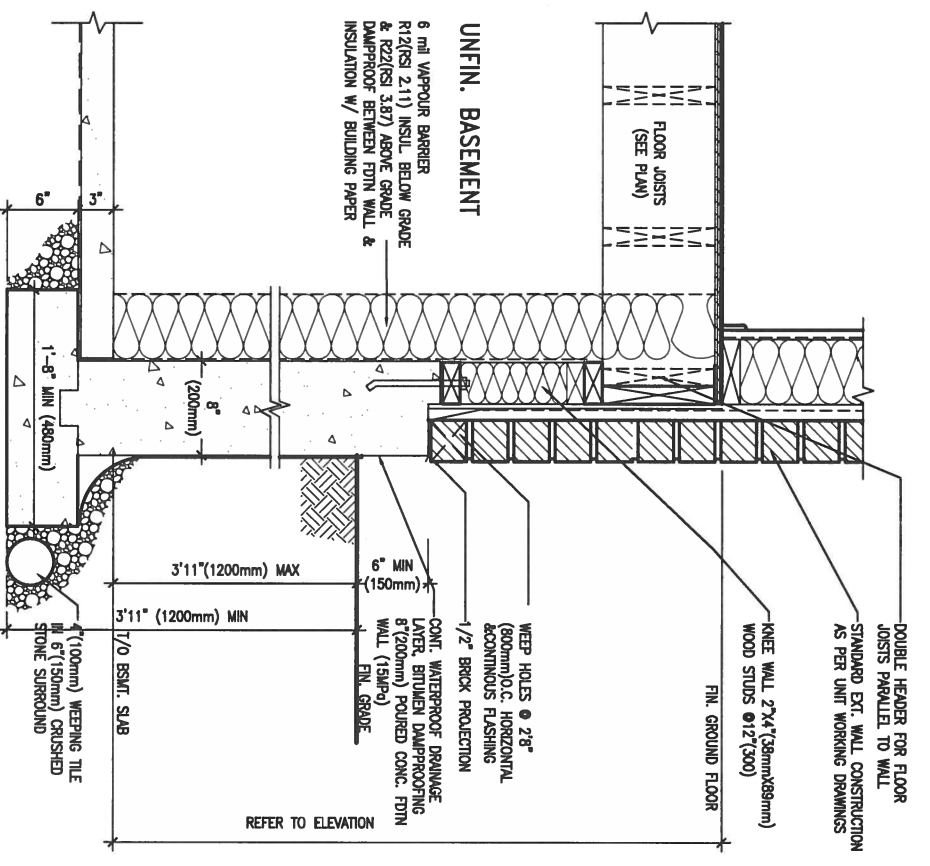

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BAYVIEW WELLINGTON		CONST NOTE
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date APR 2014	checked by	scale 3/16" = 1'-0"
drawn by RC	file name 13045-CONST-OBC 2015	drawing no. CN8
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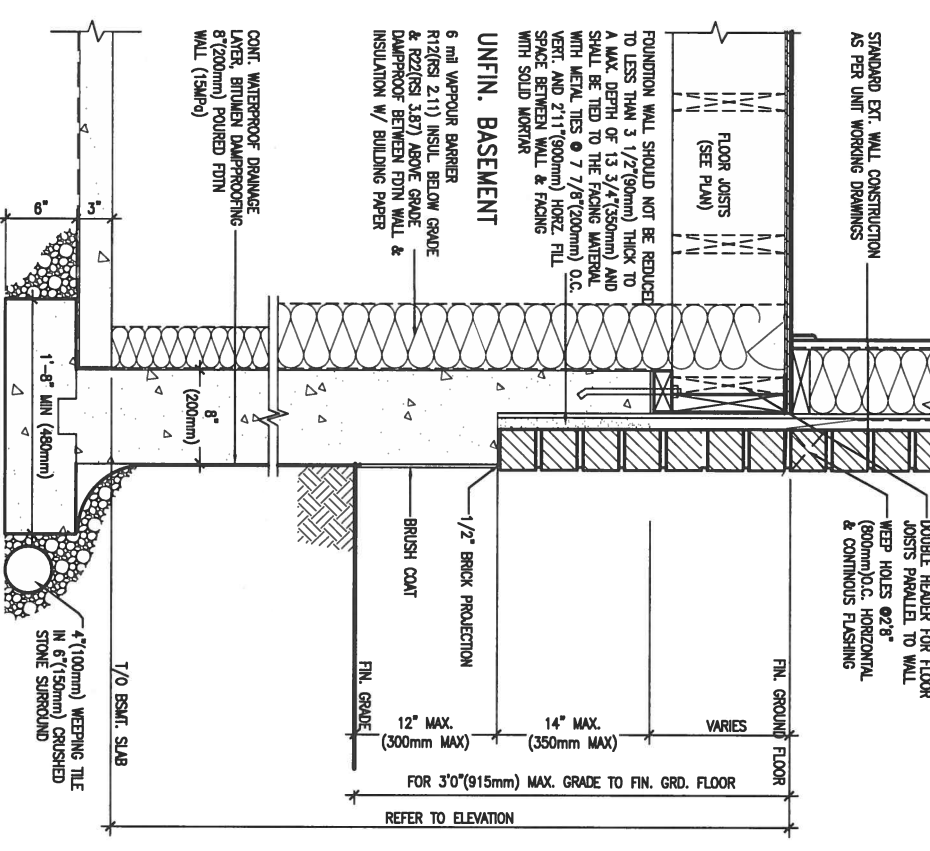
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EW3.08B WALK-OUT WALL SECTION FOR GRADE
 HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm) BASEMENT SLAB TO GRADE
 N.T.S.



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.

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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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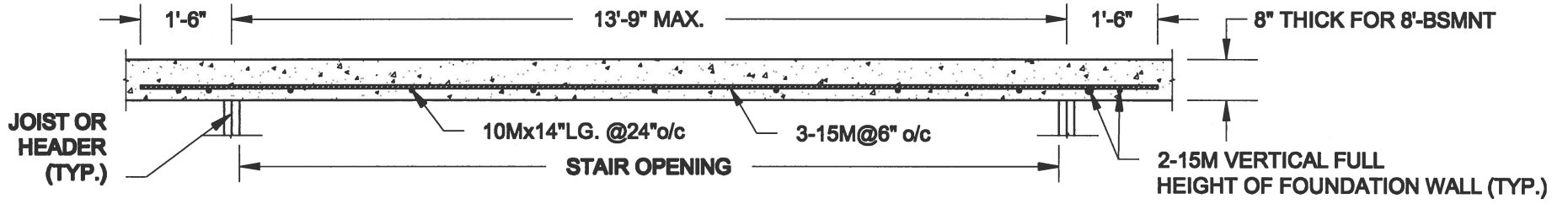
BAYVIEW WELLINGTON **CONST NOTE**

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

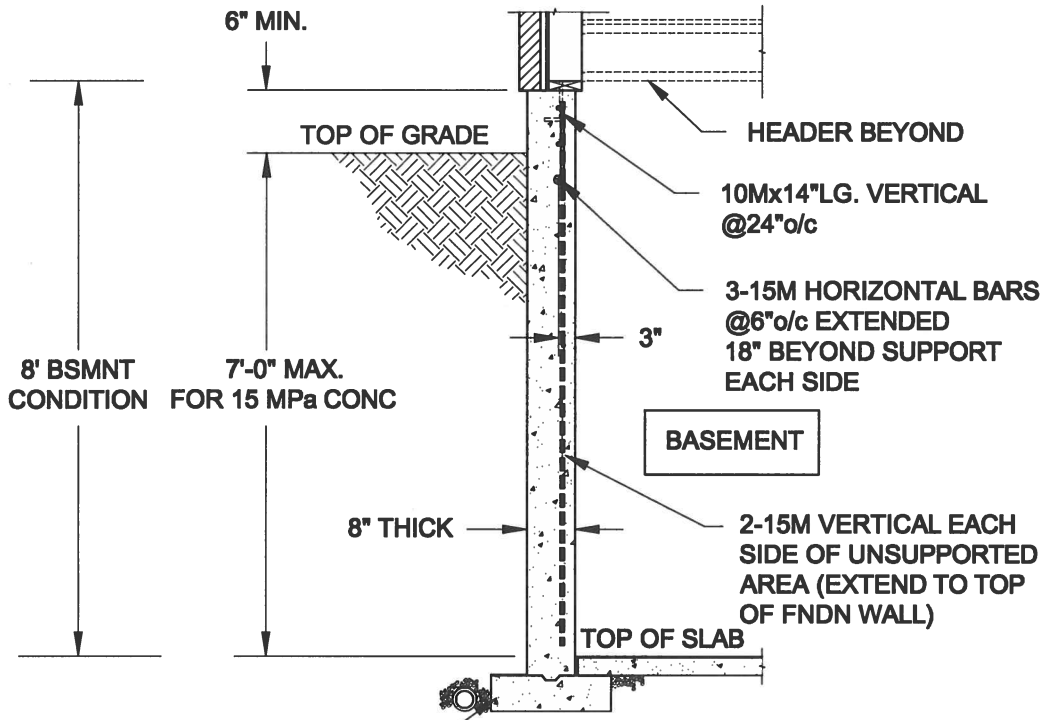
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CONSTRUCTION NOTES file name **13045-CONST-0BC 2015**

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PLAN VIEW



FTG. SIZE AS PER PLAN

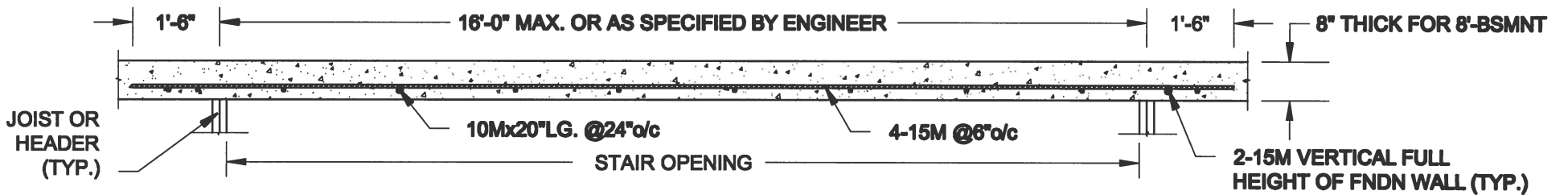
1A
S1

LATERALLY UNSUPPORTED WALL

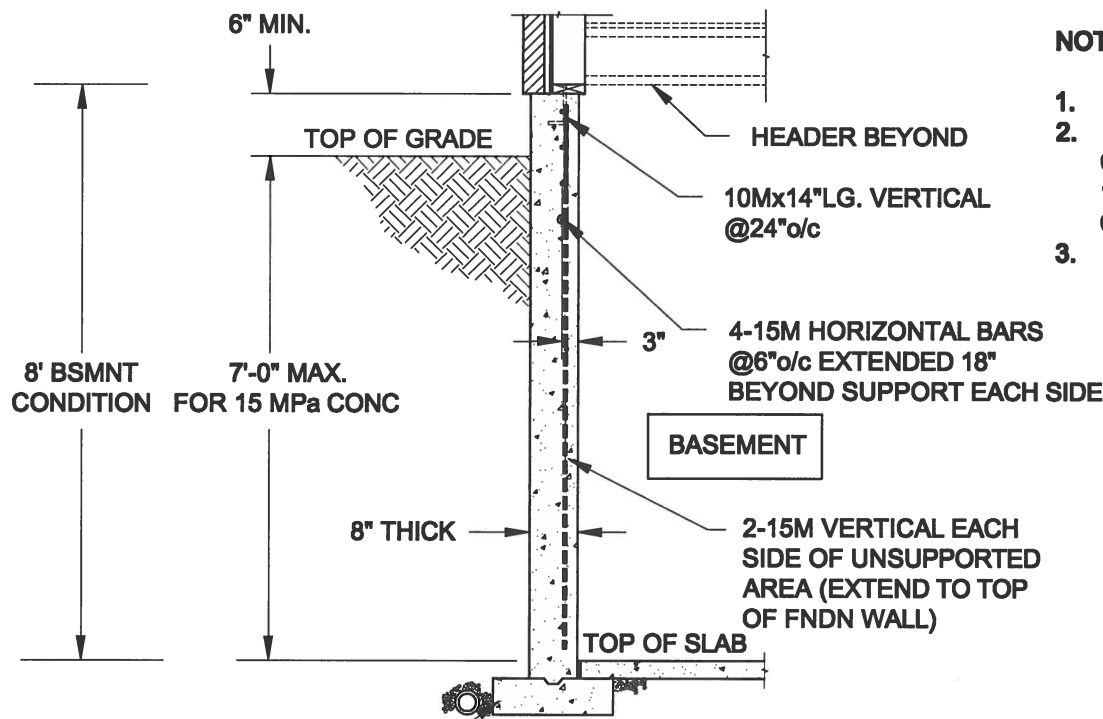
SCALE: 3/8" = 1'-0"

NOTES:

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



PLAN VIEW



FTG. SIZE AS PER PLAN

1B
S1

LATERALLY UNSUPPORTED WALL

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

NOTES:

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

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

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



MAY 30, 2016

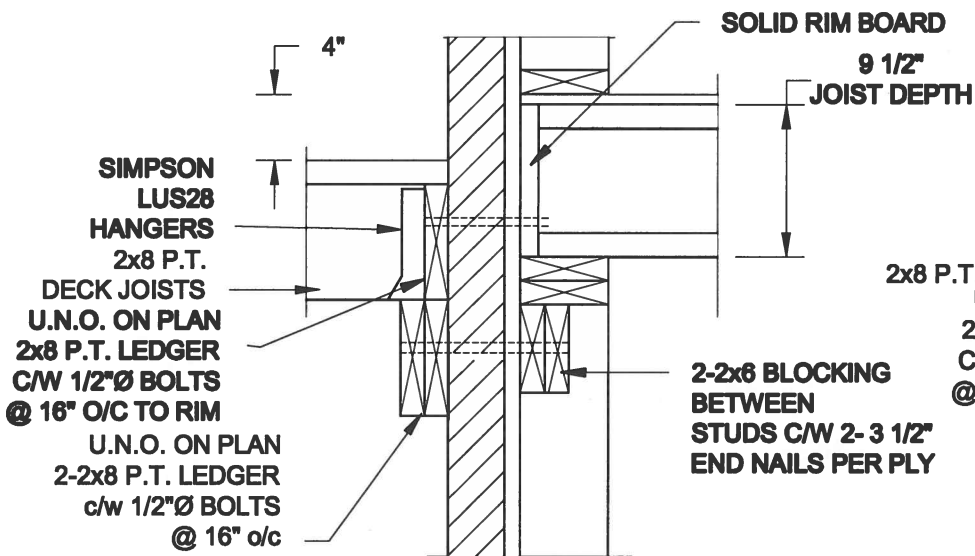
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

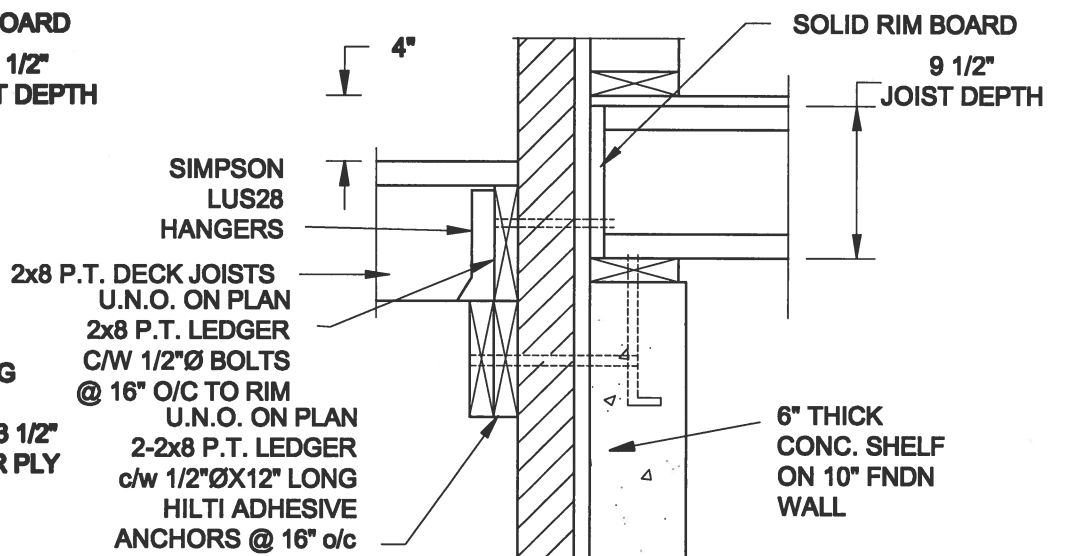
Project No.:
16-102

Drawing No.:
S1

FOR 9 1/2" JOIST DEPTH



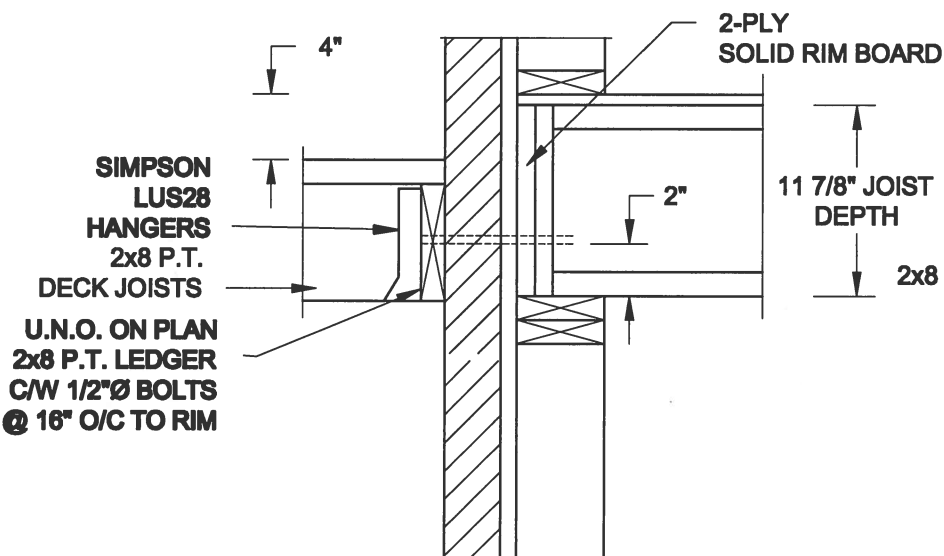
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



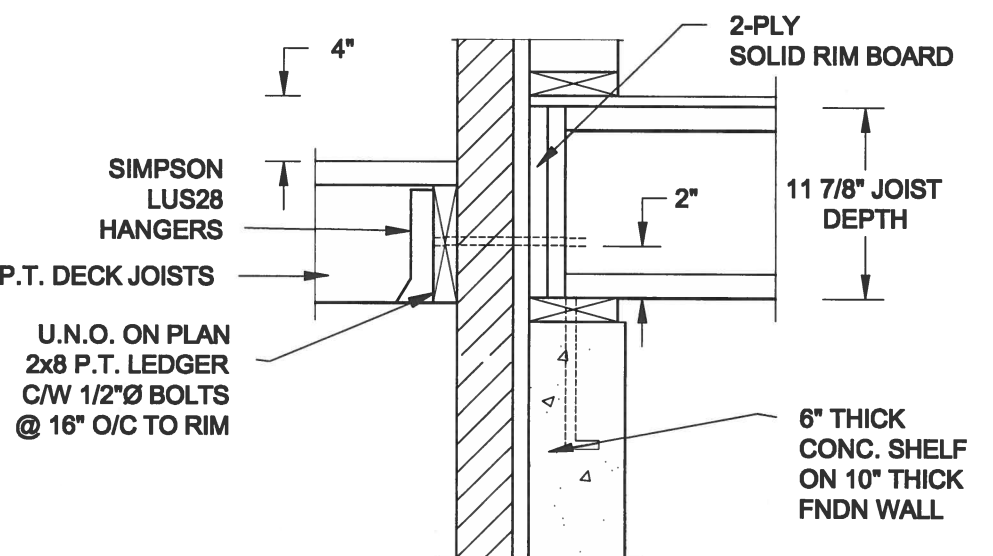
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH

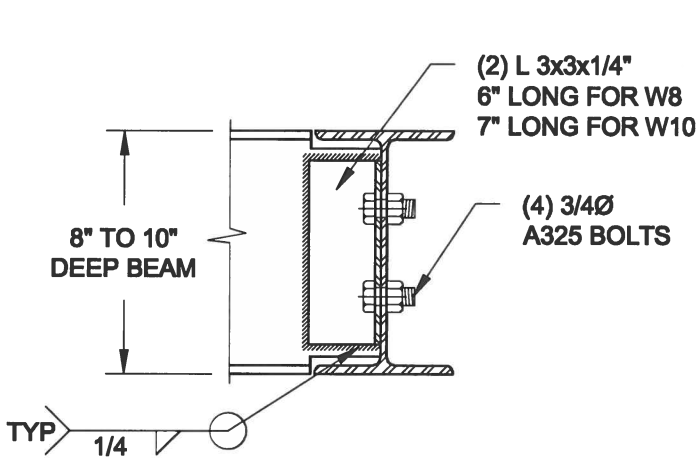


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

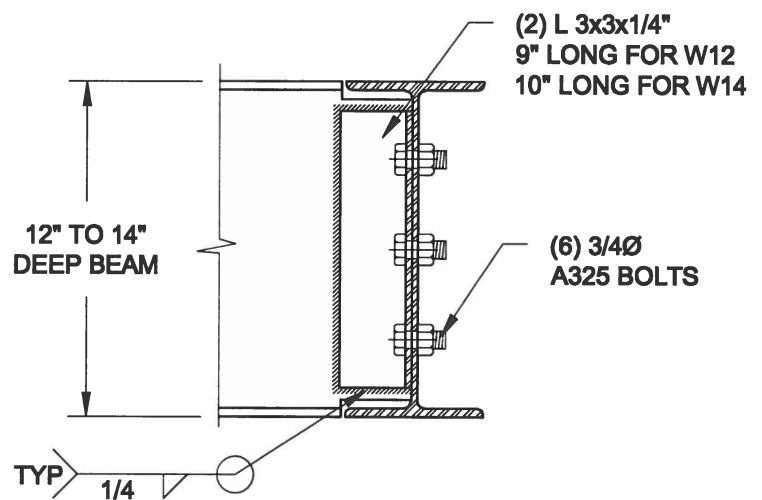


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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"x8" 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: SJB

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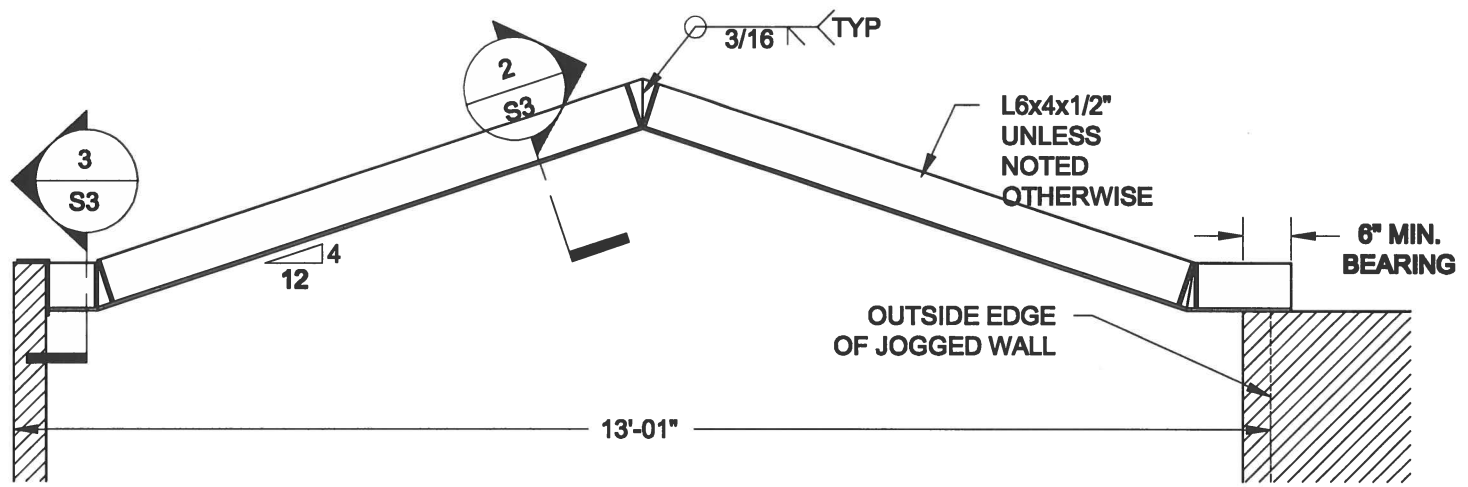
MAY 30, 2016

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

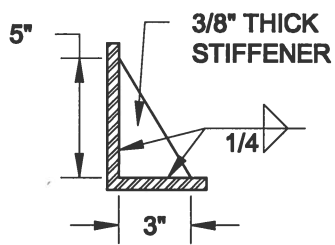
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
16-102

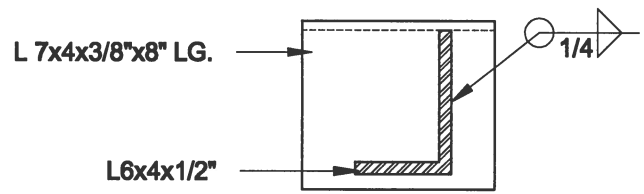
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S2



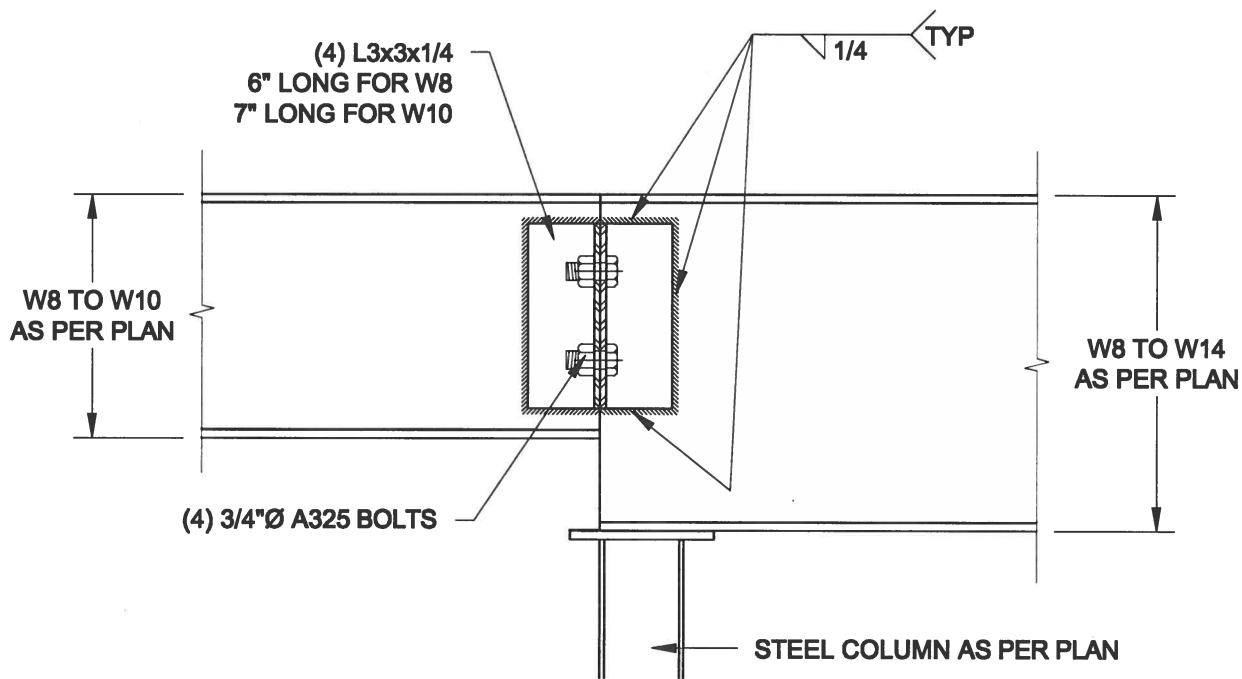
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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



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



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

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

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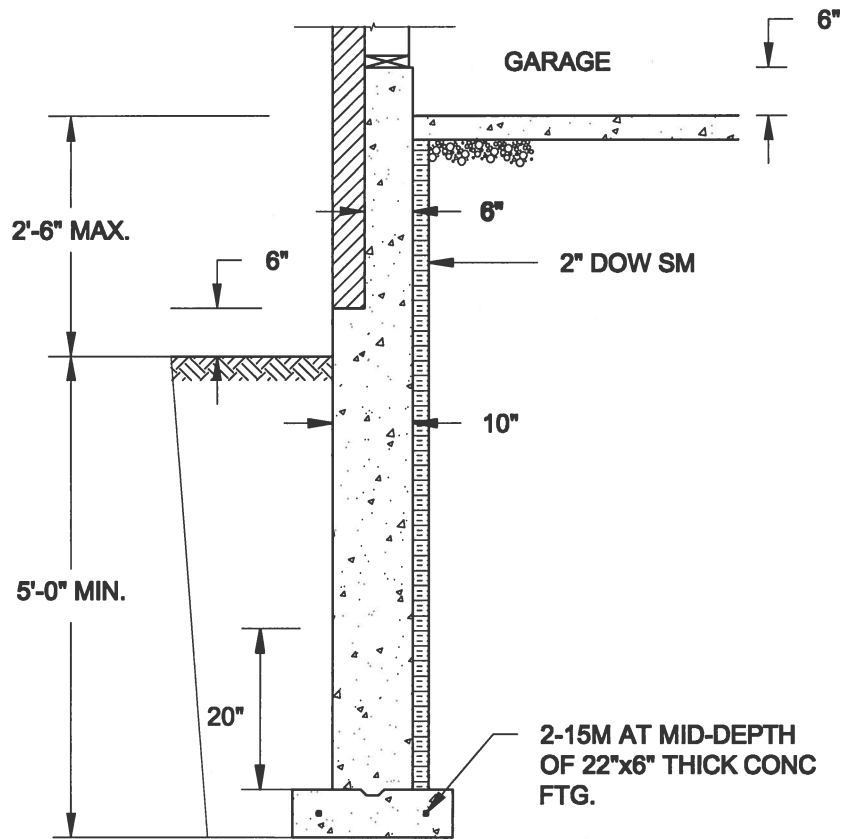
TYPICAL STRUCTURAL DETAILS FOR SINGLES

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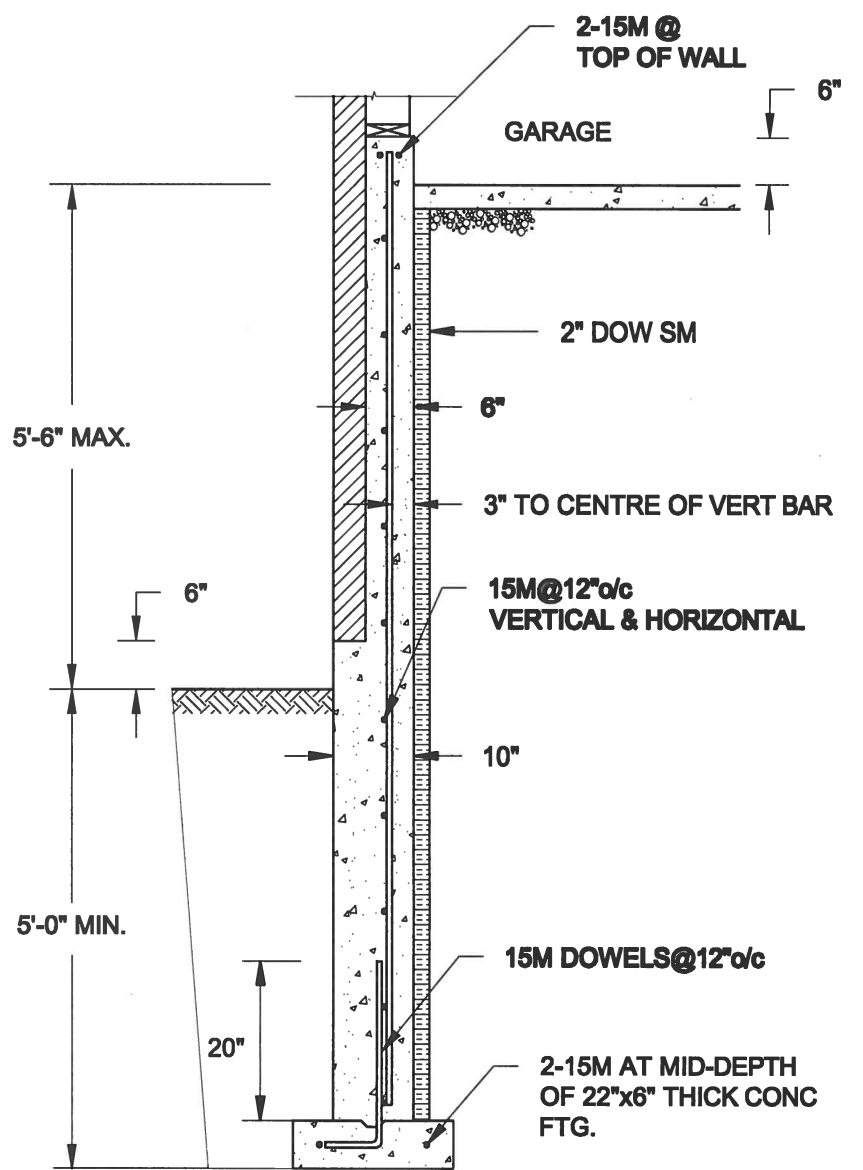
16-102

Drawing No.:

S3



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



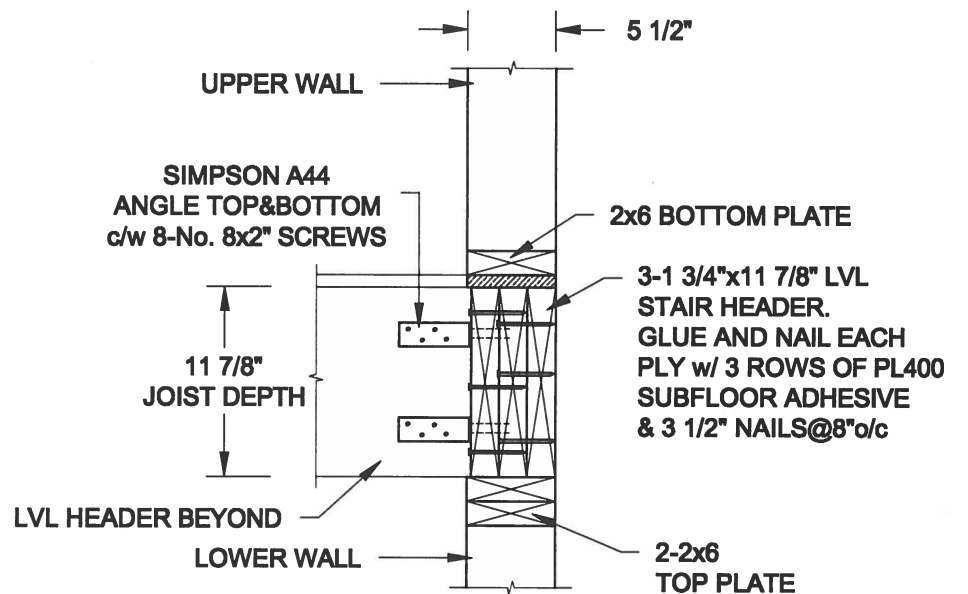
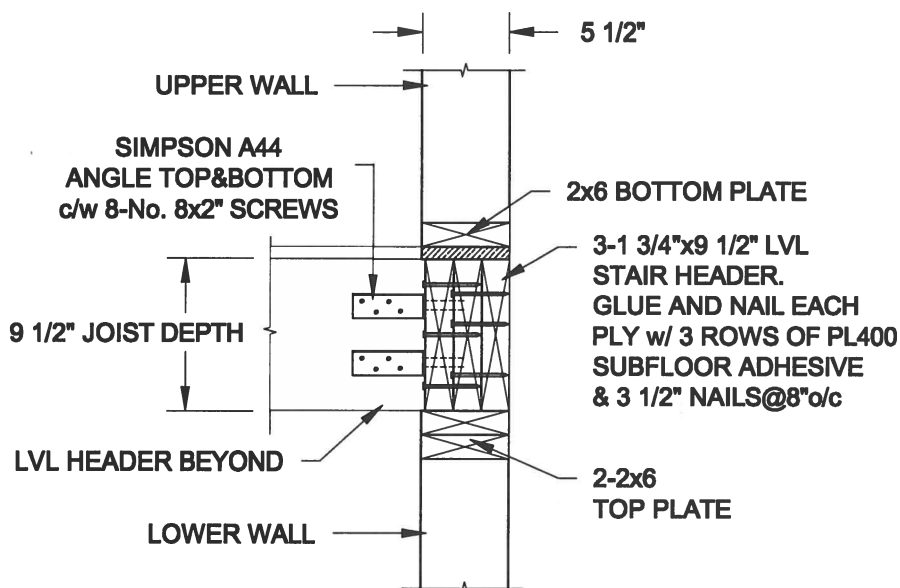
1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

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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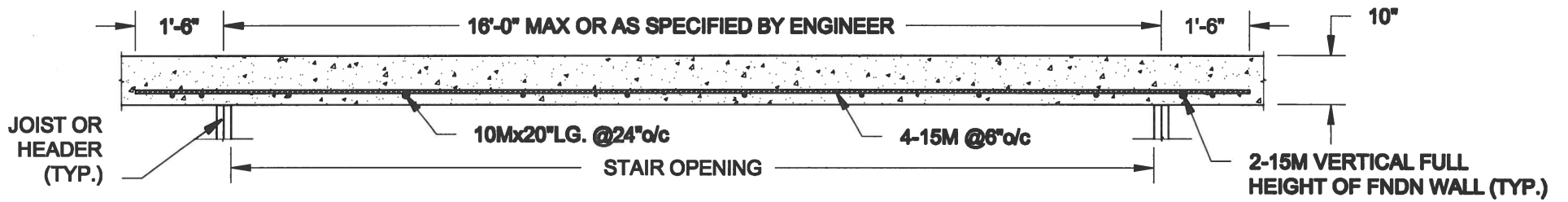
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

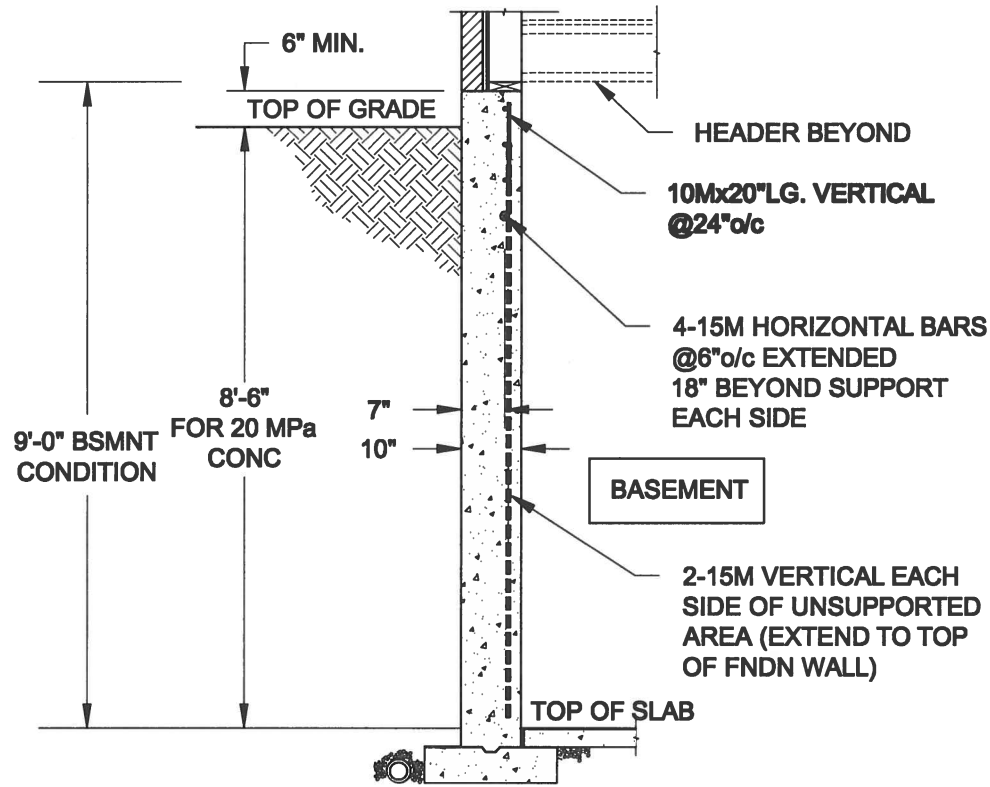
16-102

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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TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

S5