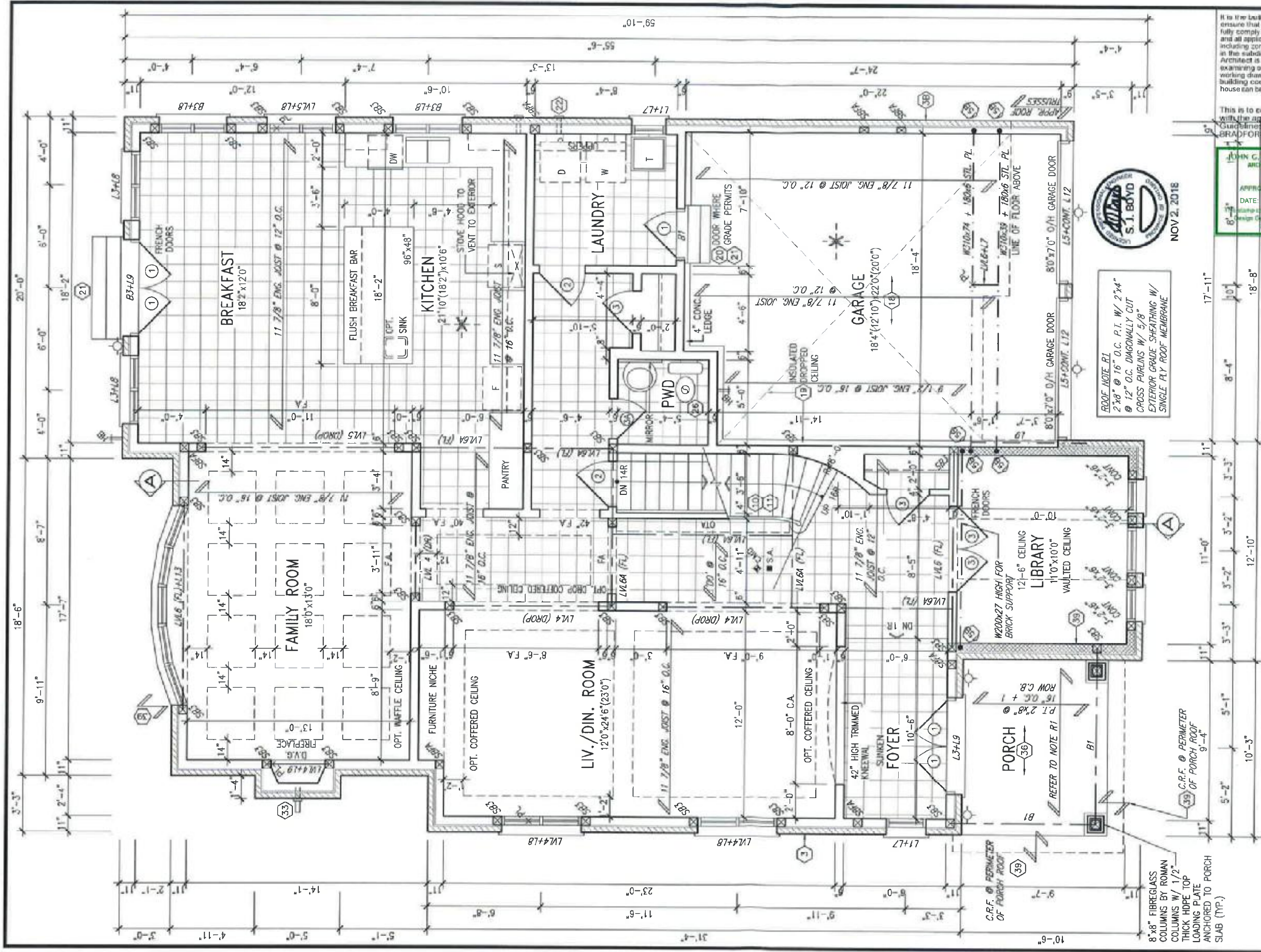




NOTE:
SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

GROUND FLOOR PLAN 'A'
LOT 184

ROOF NOTE R1
2"x8" @ 16" O.C. P.I. W/ 2"x4"
@ 12" O.C. DIAGONALLY CUT
CROSS PURLINS W/ 5/8"
EXTERIOR GRADE SHEATHING W/
SINGLE PLY ROOF MEMBRANE

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

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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AN APPROVAL

APPROVED BY: [Signature]
DATE: NOV 25, 2018

6" scale indicates compliance with the applicable Design Guidelines only and bears no further professional responsibility.

project name		BAYVIEW WELLINGTON		S50-1	
project no.		GREEN VALLEY ESTATES		CASTELLO 1	
municipality		BRADFORD, ON.		13045	
date		DECEMBER 2015		drawing no.	
drawn by		CM		GROUND FLOOR PLAN ELEVATION 'A'	
checked by		3/16" = 1'-0"		13045-S50-1-L184	
scale		NOV 2, 2018 9:16 AM		2	

VA3 DESIGN

3004 Wilson Avenue
Toronto, ON M3H 1S8
t 416 630 2235 f 416 630 4782
vadesign.com

NOTES

1. The Engineer has reviewed and takes responsibility for this design and meets the requirements set out in the Ontario Building Code as a Designer.

2. WELLINGTON JACO-BENEFITS

3. VAS Design, Inc.

4. 42658

5. NOV 02-18 RC

6. REVISED AS PER ENG'S COMMENTS

7. OCT. 23/18 WT

8. SEP 27-17 RC

9. MAR. 10-17 SB

10. JUN 06-15 RC

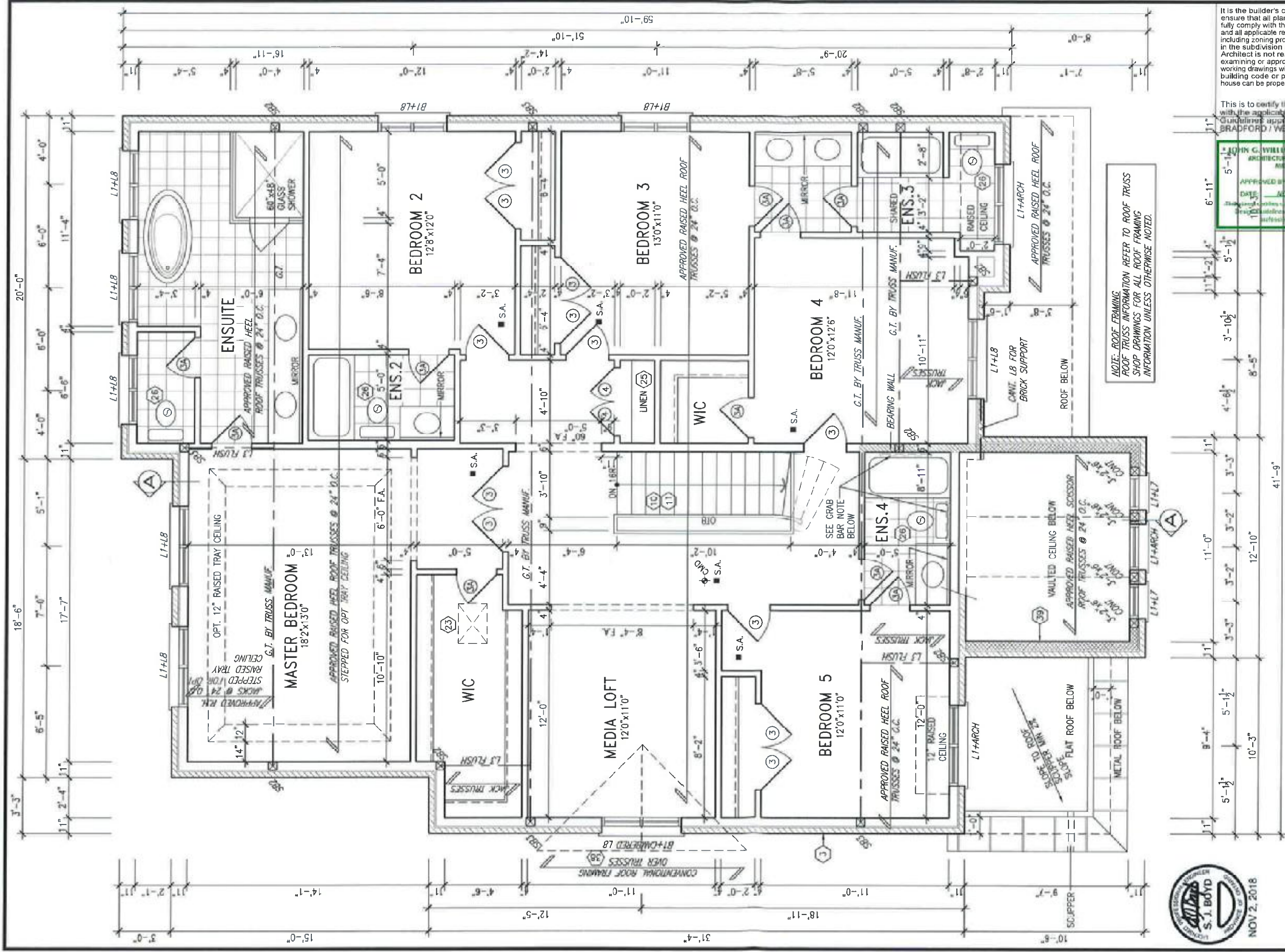
11. MAY 16-16 RC

12. JAN. 01-16 CM

13. ISSUED FOR CLIENT REVIEW

14. description

SITE COPY

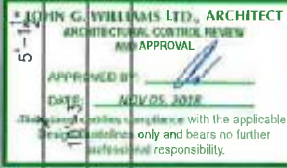


STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.1(1)(c), & 3.8.3.13.1(1) AND DETAILS PROVIDED

SECOND FLOOR PLAN 'A'

LOT 184

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



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

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



The undersigned has reviewed and takes responsibility for this design and construction. It meets the requirements set out in the Ontario Building Code to be a		qualification information	
7	REVISED AS PER ENG'S COMMENTS	NOV 02-18 RC	25591
8	CREATED FOR LOT 184	OCT 25/18 WT	BCN
9	REVISED AS PER ENG'S COMMENTS	SEP 27-17 RC	
10	REVISED AS PER 2017 CODE	MAR 10-17 SB	42558
11	REVISED AS PER ENG'S COMMENTS	JAN 08-15 RC	
12	REVISED AS PER TRUSS LAYOUTS	MAY 16-16 RC	
13	ISSUED FOR CLIENT REVIEW	JAN 01-16 CM	
no.	description	date	by

project name		project no	
GREEN VALLEY ESTATES		13045	
municipality		drawing no	
BRADFORD, ON.		3	
date		file name	
DECEMBER 2015		13045-S50-1-1184	
drawn by		scale	
CM		3/16" = 1'-0"	
checked by		SECOND FLOOR PLAN ELEVATION 'A'	
RICHARD - 13045 GREEN VALLEY ESTATES - L184.dwg - 11/05/2018		13045-S50-1-1184	
without VA3 DESIGN's written permission.			



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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 

DATE: NOV 05, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

12" RAISED
CEILING BEYOND

BRICK ROWLOCK ARCH
OVER BRICK SOLDIER ARCH
ON BRICK STACKS W/
1/2" PROJ. (TYP.)

FACE BRICK (TYP.)

SCUPPER

PREFIN. METAL ROOF WITH
RAISED METAL SEAMS

12" FG TRANSOM

6"x8" FIBREGLASS
COLUMNS BY ROMAN
COLUMNS W/ 1/2"
THICK HDPE TOP
LOADING PLATE
ANCHORED TO PORCH
SLAB (TYP.)

SUNKEN FOYER

POURED CONC. PORCH
SLAB AND DOOR SILL

BRICK GABLE DETAIL
W/ 1/2" PROJ. TYP.

VAULTED CEILING
BEYOND
ROOF SADDLE

ASPHALT SHINGLES
(TYP.)

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

CONT. PRECAST CONC. SILL
ON BRICK ROWLOCK COURSE
W/ 1/2" PROJ. (TYP.)

PREFIN. MTL. FLASHING, W/
CAULKING TO MATCH (TYP.)

MUNICIPAL ADDRESS PLAQUE

BRICK ROWLOCK OVER
BRICK SOLDIER COURSE W/
1/2" PROJ. (TYP.)

CONT. PRECAST CONC. SILL
OVER STONE VENEER

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

STEPPED FOOTING (30)

ROOF PLAN 'A'

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

FIN GROUND FLOOR

FIN GRADE

U/S OF FOOTING

TOP OF SLAB

FRONT ELEVATION 'A'



NOV 2, 2018

LOT 184

S50-1
CASTELLO 1

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES
BRADFORD, ON.

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

Wellington Jno-Baptiste
25591
42508

no.	description	date	by
7	REVISED AS PER ENG'S COMMENTS	NOV 02-18 RC	
6	CREATED FOR LOT 184	OCT 25-18 WT	
5	REVISED AS PER ENG'S COMMENTS	SEP 27-17 RC	
4	REVISED AS PER 2017 CODE	MAR. 10-17 SB	
3	REVISED AS PER ENG'S COMMENTS	JUN 06-15 RC	
2	REVISED AS PER TRUSS LAYOUTS	MAY 16-16 RC	
1	ISSUED FOR CLIENT REVIEW	JAN. 01-16 CM	

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: NOV 05, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

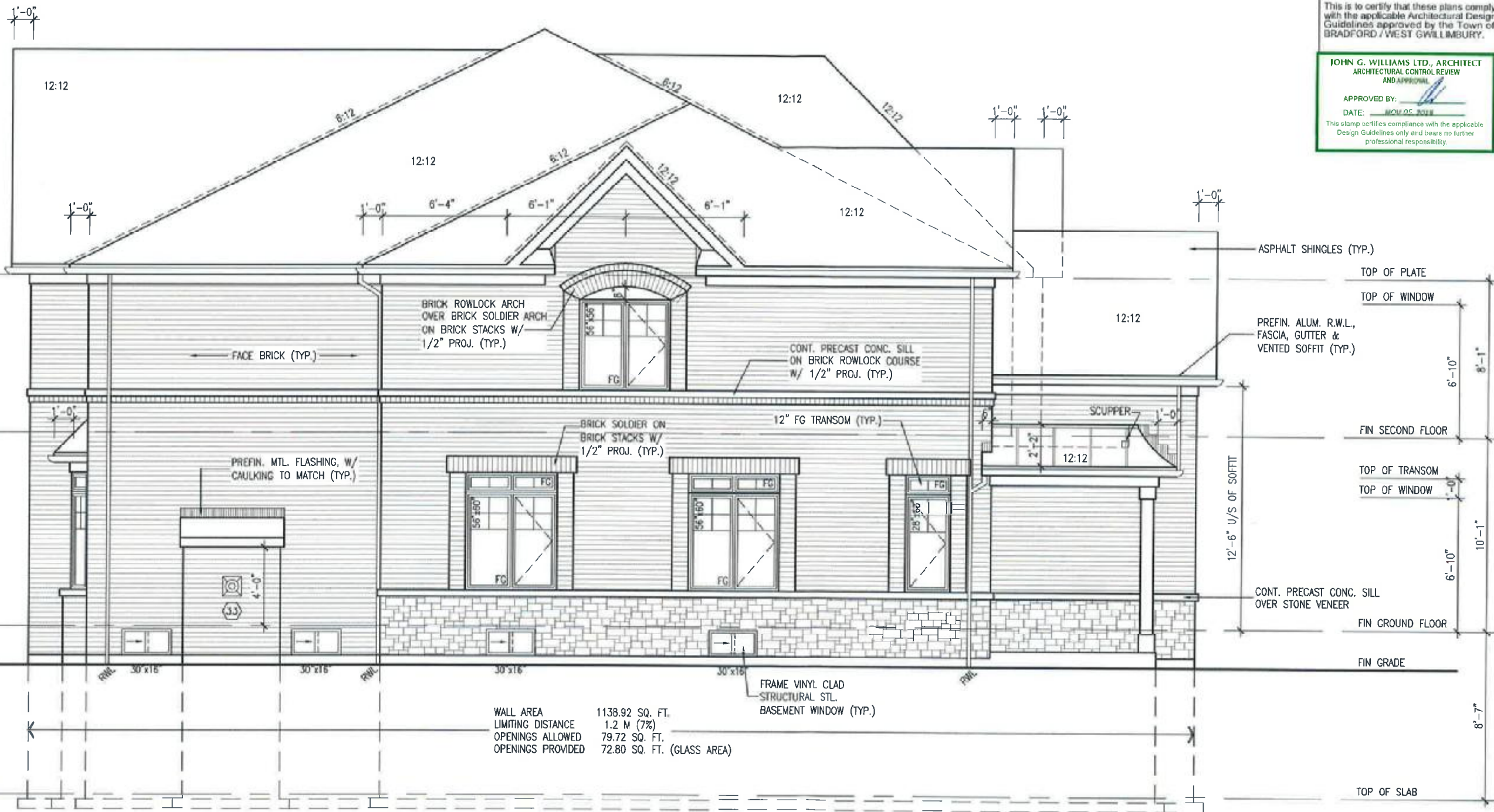
Project name	BAYVIEW WELLINGTON	Project no	S50-1
City	GREEN VALLEY ESTATES	City	CASTELLO 1
County	BRADFORD, ON.	County	13045
Drawn by	DECEMBER 2015	Drawn by	5
Checked by	3/16" = 1'-0"	Checked by	13045-S50-1-1184
Scale	3/16" = 1'-0"	Scale	Nov 2, 2015 8:16 AM

Project name	BAYVIEW WELLINGTON	Project no	S50-1
City	GREEN VALLEY ESTATES	City	CASTELLO 1
County	BRADFORD, ON.	County	13045
Drawn by	DECEMBER 2015	Drawn by	5
Checked by	3/16" = 1'-0"	Checked by	13045-S50-1-1184
Scale	3/16" = 1'-0"	Scale	Nov 2, 2015 8:16 AM

Project name	BAYVIEW WELLINGTON	Project no	S50-1
City	GREEN VALLEY ESTATES	City	CASTELLO 1
County	BRADFORD, ON.	County	13045
Drawn by	DECEMBER 2015	Drawn by	5
Checked by	3/16" = 1'-0"	Checked by	13045-S50-1-1184
Scale	3/16" = 1'-0"	Scale	Nov 2, 2015 8:16 AM

Project name	BAYVIEW WELLINGTON	Project no	S50-1
City	GREEN VALLEY ESTATES	City	CASTELLO 1
County	BRADFORD, ON.	County	13045
Drawn by	DECEMBER 2015	Drawn by	5
Checked by	3/16" = 1'-0"	Checked by	13045-S50-1-1184
Scale	3/16" = 1'-0"	Scale	Nov 2, 2015 8:16 AM

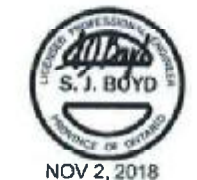
SITE COPY



WALL AREA 1138.92 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 79.72 SQ. FT.
OPENINGS PROVIDED 72.80 SQ. FT. (GLASS AREA)

REFER TO FRONT
ELEVATION FOR
ADDITIONAL NOTES

UPGRADED LEFT SIDE ELEVATION 'A'



LOT 184

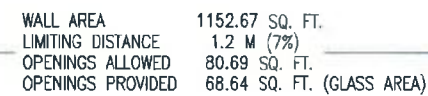
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: NOV 05 2016

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.



REFER TO FRONT
ELEVATION FOR
ADDITIONAL NOTES

RIGHT SIDE ELEVATION 'A'



LOT 184

7	REVISED AS PER ENG'S COMMENTS	NOV 02-18	RC
6	CREATED FOR LOT 184	OCT. 25/18	WT
5	REVISED AS PER ENG'S COMMENTS	SEP 27-17	RC
4	REVISED AS PER 2017 CODE	MAR. 10-17	SB
3	REVISED AS PER ENG'S COMMENTS	JUN 06-15	RC
2	REVISED AS PER TRUSS LAYOUTS	MAY 16-16	RC
1	ISSUED FOR CLIENT REVIEW	JAN. 01-16	CM
no.	description	date	by

The undersigned has reviewed and takes responsibility for the design and construction of the above project and meets the requirements set out in the Ontario Building Code to be a **Qualified Professional Person** for the purpose of providing professional services in the field of **structural engineering**.

Wellington Jno-Baptista
Wellington Jno-Baptista
 Structural Engineer
 V&J Design Inc.

25591

43558

Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are the minimums of service and the property owner is responsible for any work not turned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.4141
va3design.com

BAYVIEW WELLINGTON

S50-1

project name GREEN VALLEY ESTATES	project no. 13045
municipality BRADFORD, ON.	
RIGHT SIDE ELEVATION 'A'	
scale CM	file name 13045-S50-1-1184
drawn by —	checked by 3/16" = 1'-0"
date DECEMBER 2015	drawing no. 6

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-22-2011 BY 60322 UCBAW

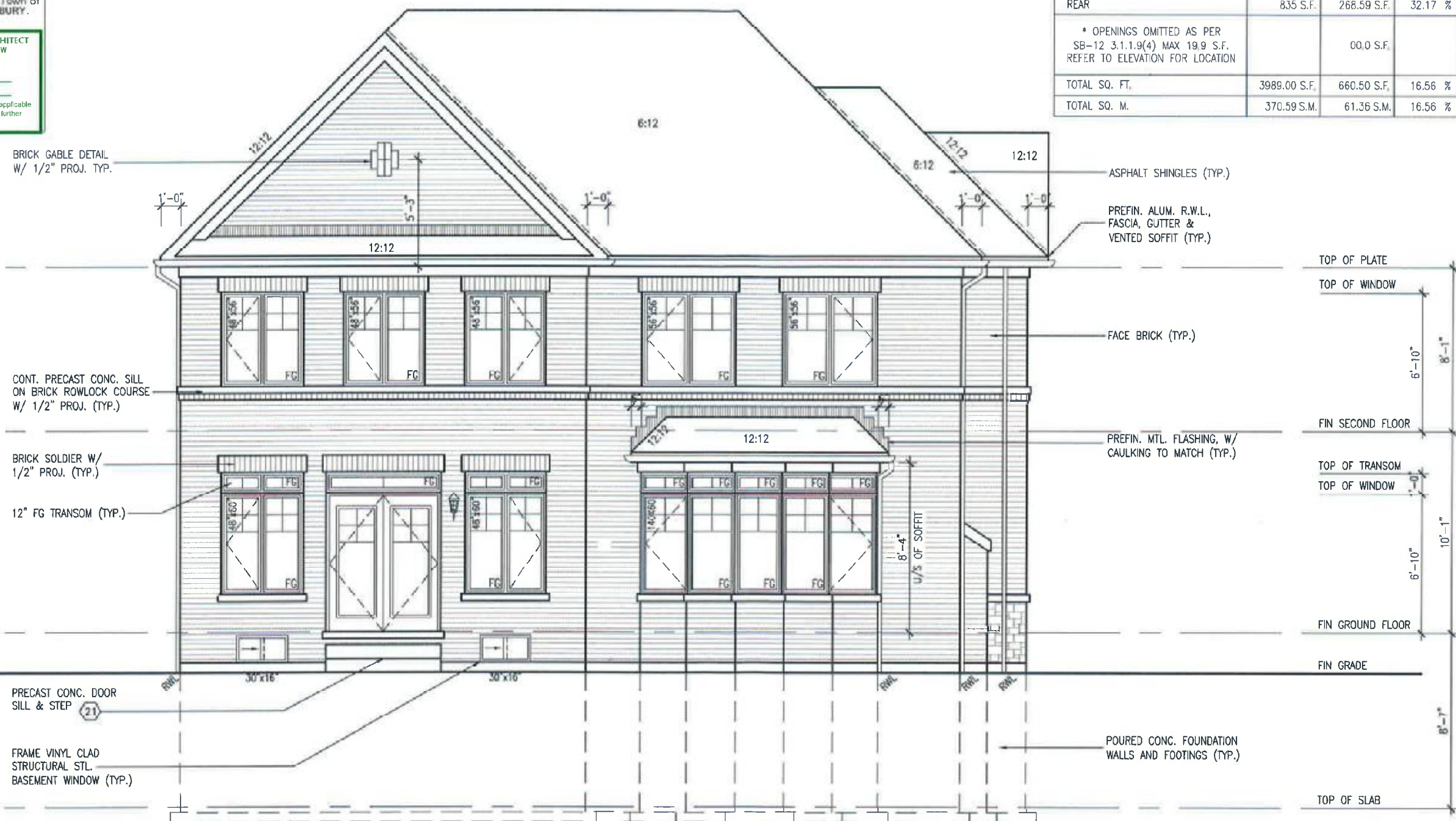
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: APR 05 2018

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S50-1 ELEVATION A LOT 184	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	848 S.F.	181.52 S.F.	21.41 %
LEFT SIDE	1153 S.F.	105.06 S.F.	9.11 %
RIGHT SIDE	1153 S.F.	105.33 S.F.	9.14 %
REAR	835 S.F.	268.59 S.F.	32.17 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.	
TOTAL SQ. FT.	3989.00 S.F.	660.50 S.F.	16.56 %
TOTAL SQ. M.	370.59 S.M.	61.36 S.M.	16.56 %



UPGRADED REAR ELEVATION 'A'



LOT 184

BAYVIEW WELLINGTON	S50-1 CASTELLO 1
--------------------	---------------------

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
16.630.2255 f 416.630.41

The undersigned has reviewed and takes responsibility for this design. The undersigned certifies that the design complies with the applicable requirements set out in this specification and that the design is the original work of the undersigned. The undersigned certifies that the design is the original work of the undersigned and that the design is the original work of the undersigned.

Signature: *[Signature]* Date: 2/28/91

Name: Wellington Jno-Baptista Information: 42556

Company: J.B. Baptista Inc. 42556

Address: 10000 N. 10th Ave. Suite 100, Phoenix, AZ 85020

Phone: (602) 998-1000

Fax: (602) 998-1000

E-mail: jno-baptista@jbbaptista.com

Web: www.jbbaptista.com

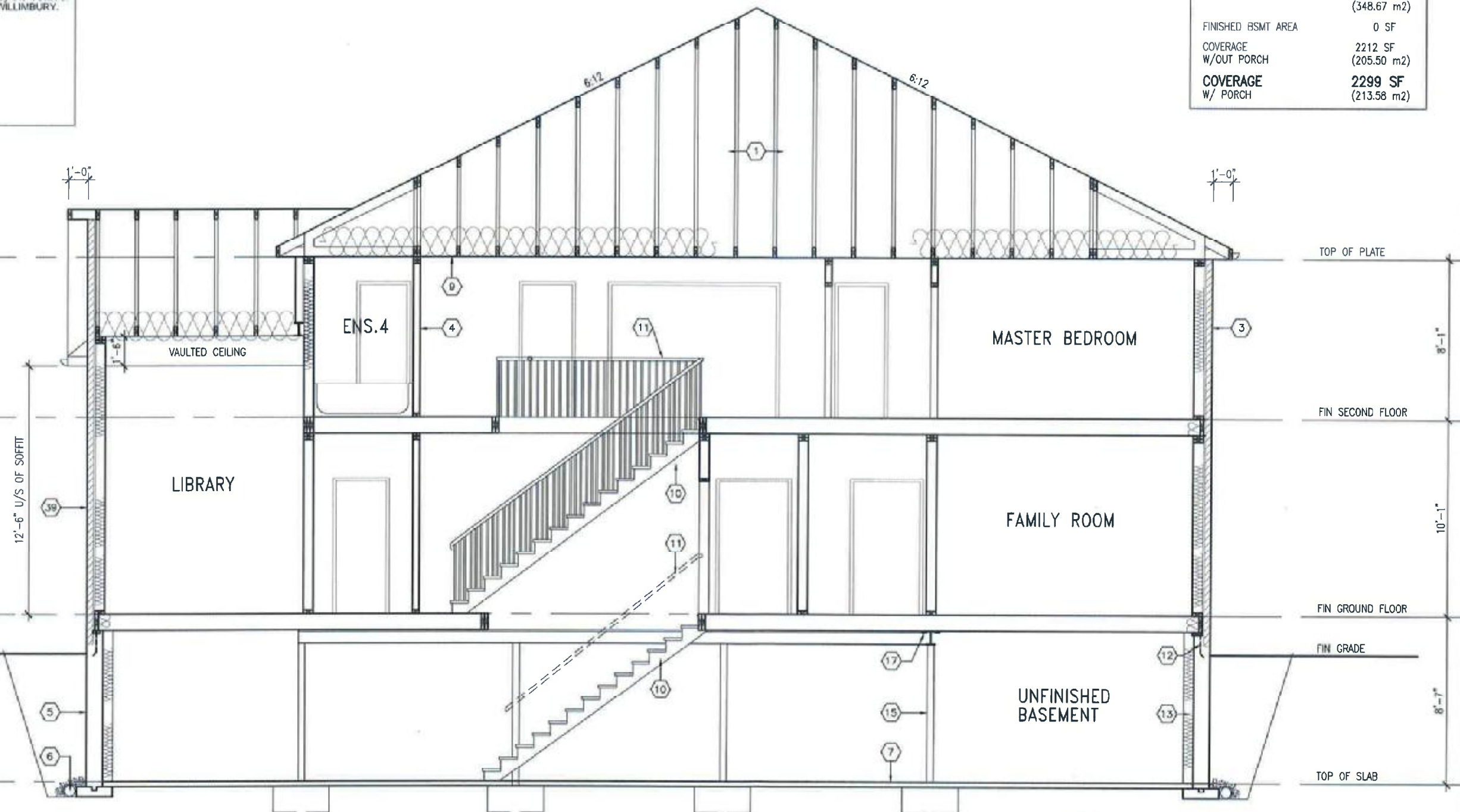
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va3design.com RICHARD - W4JMCN@CSPINET.COM 3045-550-1-1111 Fri, Nov 2 2018 8:16 AM

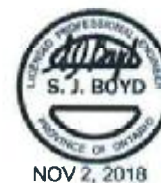
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Central Architect is not responsible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

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

AREA CALCULATIONS		ELEV. A
GROUND FLOOR AREA	1778 SF	
SECOND FLOOR AREA	1982 SF	
SUBTOTAL	3760 SF	
DEDUCT ALL OPEN AREAS	7 SF	
TOTAL NET AREA	3753 SF	
	(348.67 m ²)	
FINISHED BSMT AREA	0 SF	
COVERAGE W/OUT PORCH	2212 SF	
	(205.50 m ²)	
COVERAGE W/ PORCH	2299 SF	
	(213.58 m ²)	



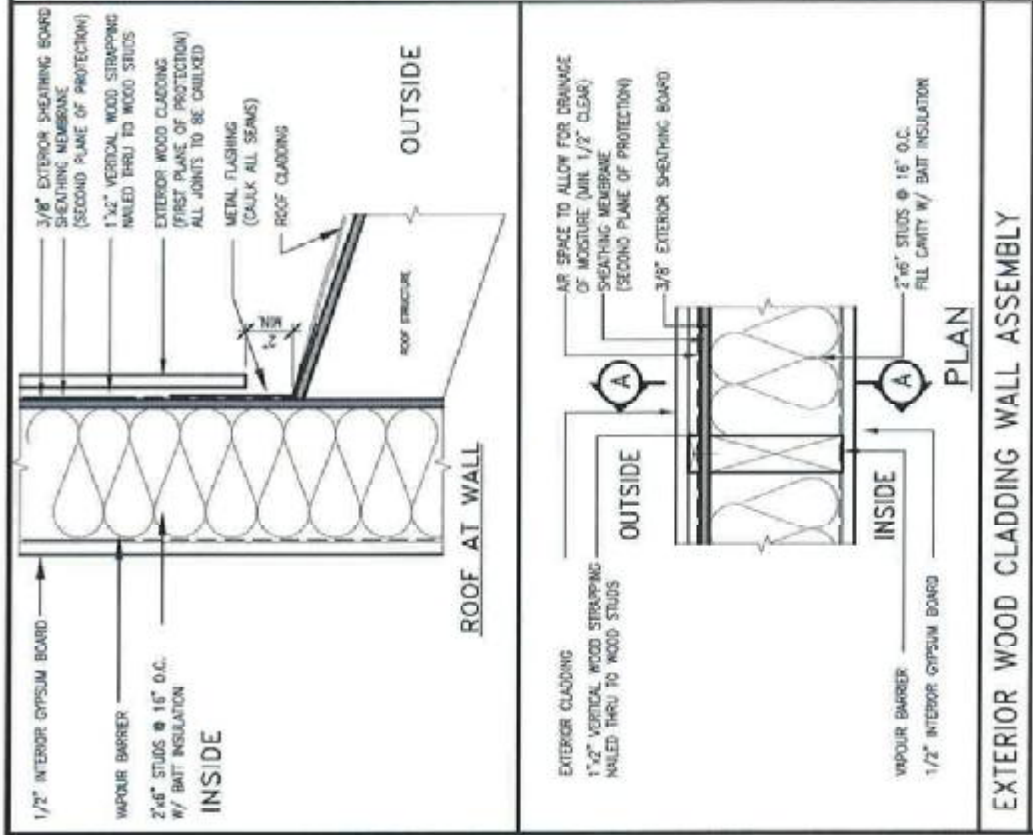
SECTION A-A



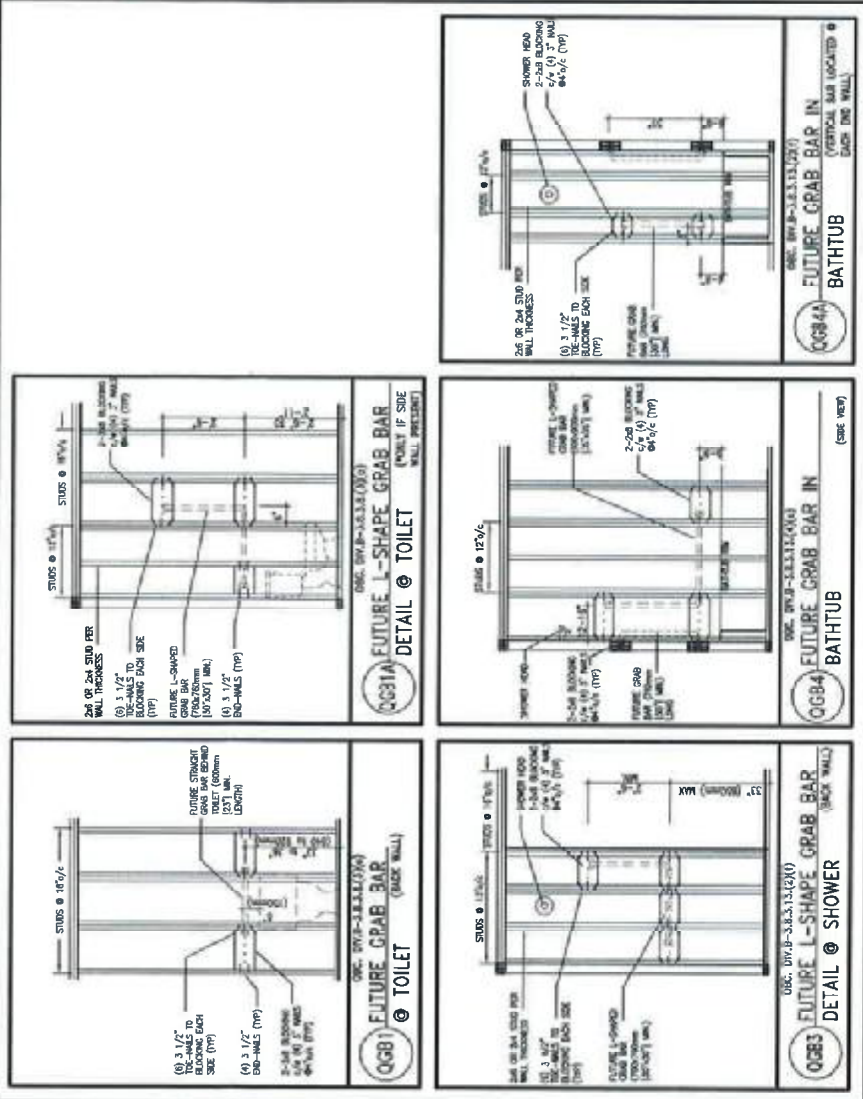
LOT 184

BAYVIEW WELLINGTON		S50-1
GREEN VALLEY ESTATES		CASTELLO 1
BRADFORD, ON.		project no. 13045
DECEMBER 2015		drawing no. 8
SECTION A-A		13045-S50-1-1184
3/16" = 1'-0"		Nov 2, 2018 3:15 AM
RICHARD - 416.630.2255 f 416.630.4782		va3design.com
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NOV 02-18 RC	NOV 02-18 RC	25591
OCT 25-18 WT	OCT 25-18 WT	42848
SEP 27-17 RC	SEP 27-17 RC	
MAR 10-17 SB	MAR 10-17 SB	
JUN 06-15 RC	JUN 06-15 RC	
MAY 16-15 RC	MAY 16-15 RC	
JAN 01-15 CM	JAN 01-15 CM	
date	by	
description		



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)(g) & 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" EXTERIOR WALL IS AS FOLLOWS:

2"x4" @ 16" O.C. - 12'-6"

2"x6" @ 12" O.C. - 13'-10"

2"x6" @ 16" O.C. - 15'-0"

2"x8" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:

2"x6" @ 16" O.C. - 16'-0"

2"x8" @ 12" O.C. - 17'-8"

2"x8" @ 16" O.C. - 20'-4"

2"x8" @ 12" O.C. - 22'-4"

NOTES:

- FOR ROOF DESIGN SNOW LOAD OF UP TO 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 9.2.3.10.3.(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**

MAX. HEIGHT FOR 2"x4" CABAGE WALL IS AS FOLLOWS:

2"x4" @ 16" O.C. - 9'-10"

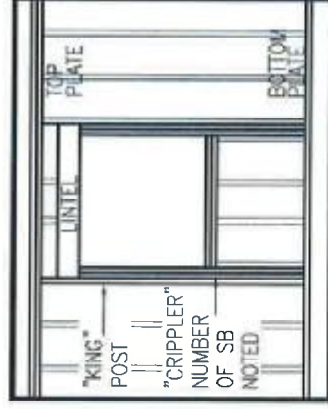
2"x4" @ 12" O.C. - 10'-9"

2"x4" @ 16" O.C. - 11'-2"

2"x4" @ 12" O.C. - 12'-4"

NOTES:

- FOR ROOF DESIGN SNOW LOAD OF UP TO 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.



"CRIPPLE" DETAIL



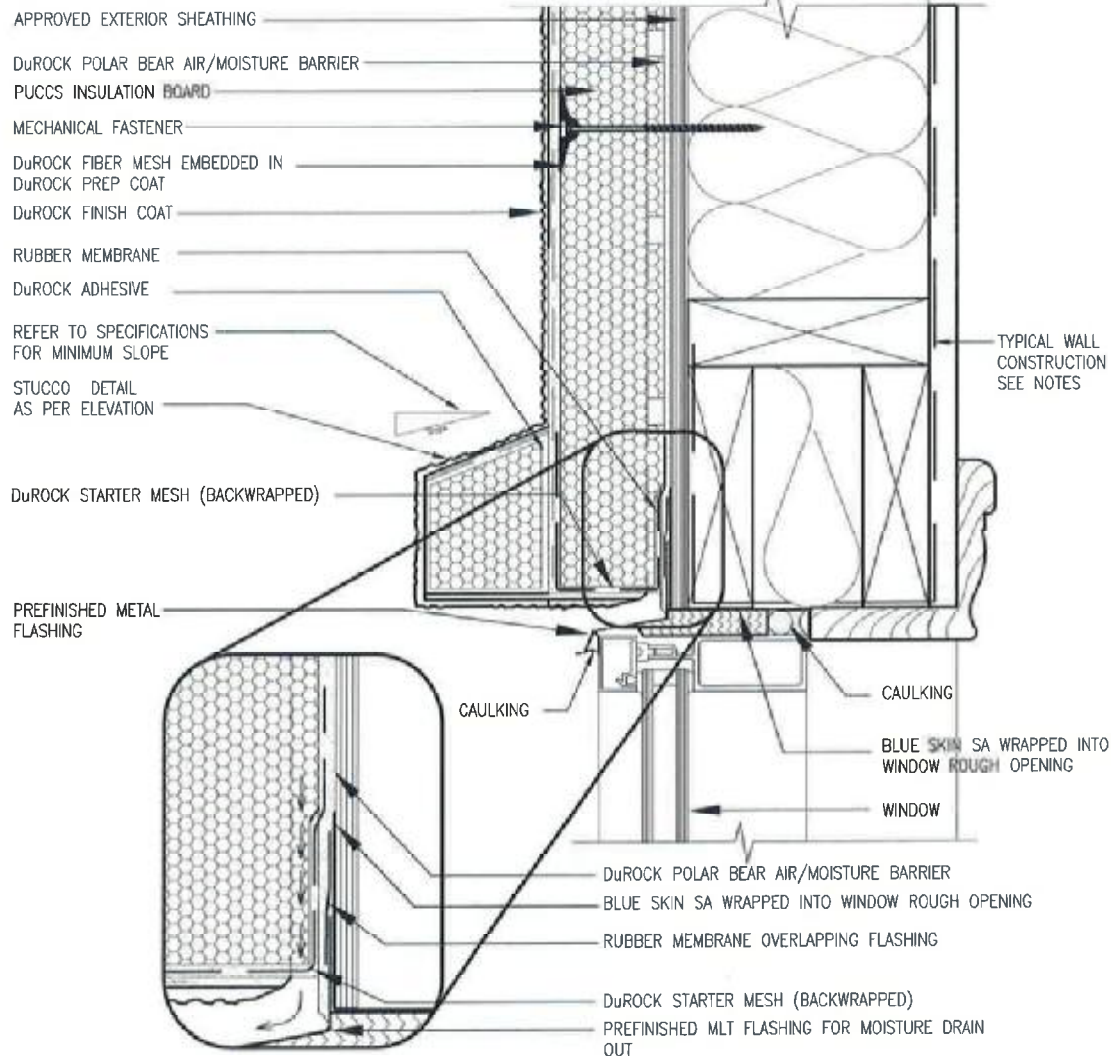
BAYVIEW WELLINGTON			CONST	NOTE
project name	GREEN VALLEY ESTATES	municipality	BRADFORD	
project no.		drawing no.	13045	
date	MAY 2016	checked by	RC	
revision		scale	3/16" = 1'-0"	
revision		revision	13045-CN-A1	
revision		revision	CN2	

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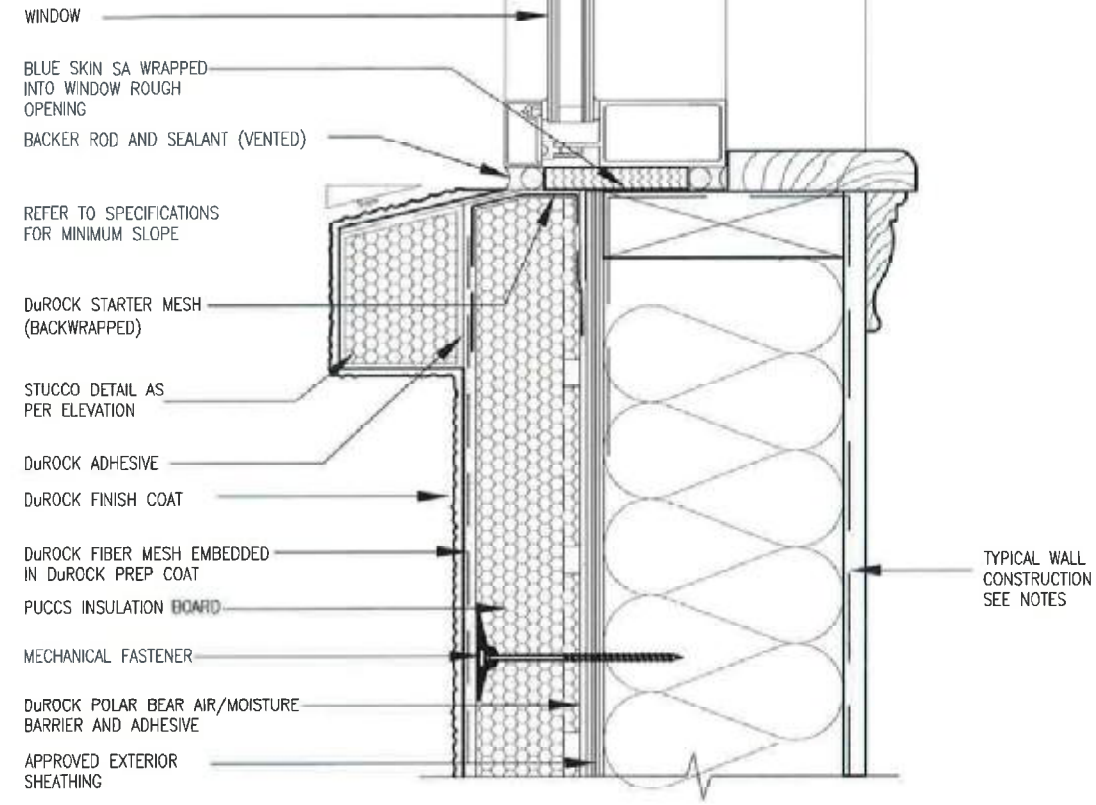
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1
CN3 WINDOW HEADER
SCALE: 3"=1'-0"

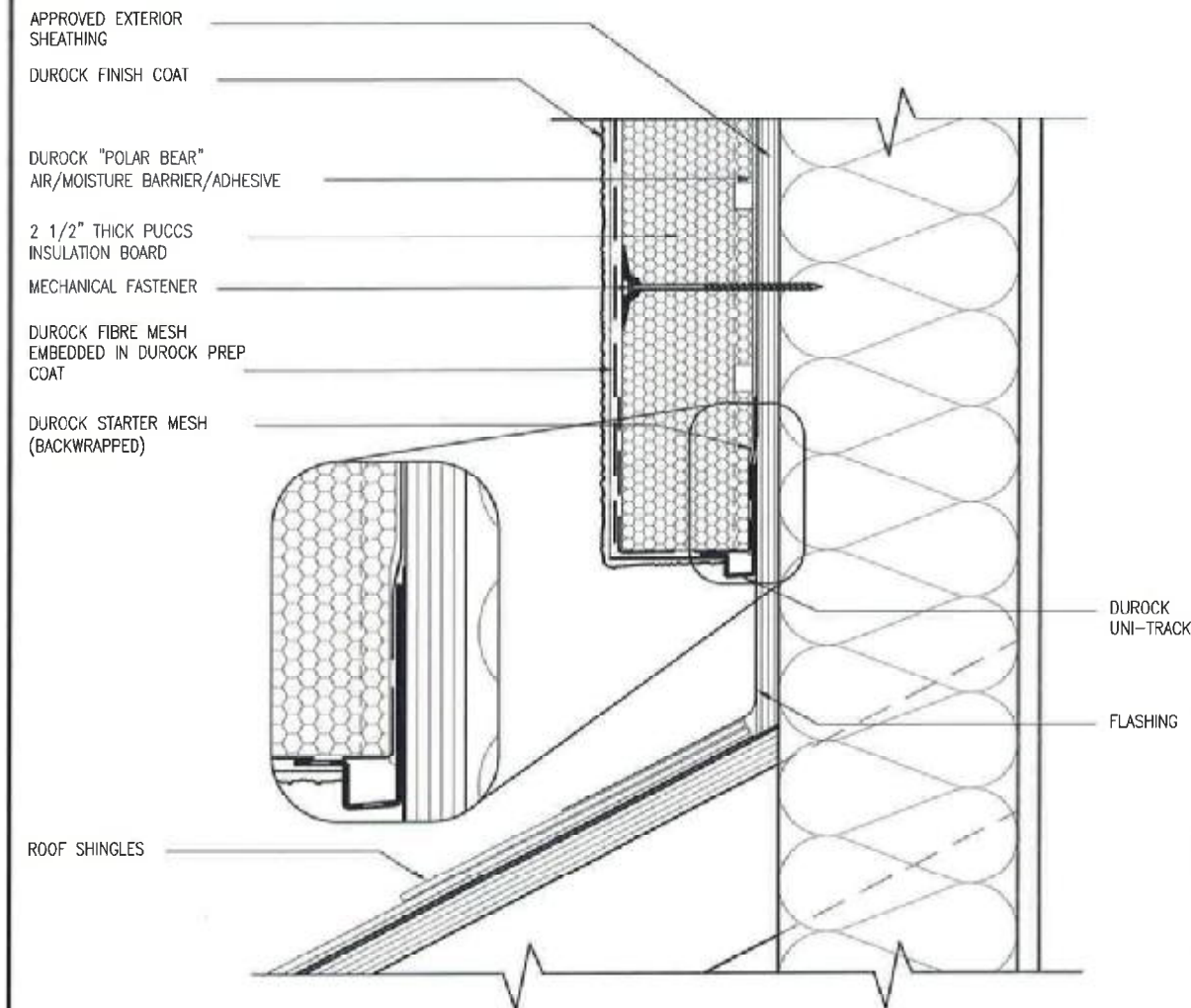
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



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

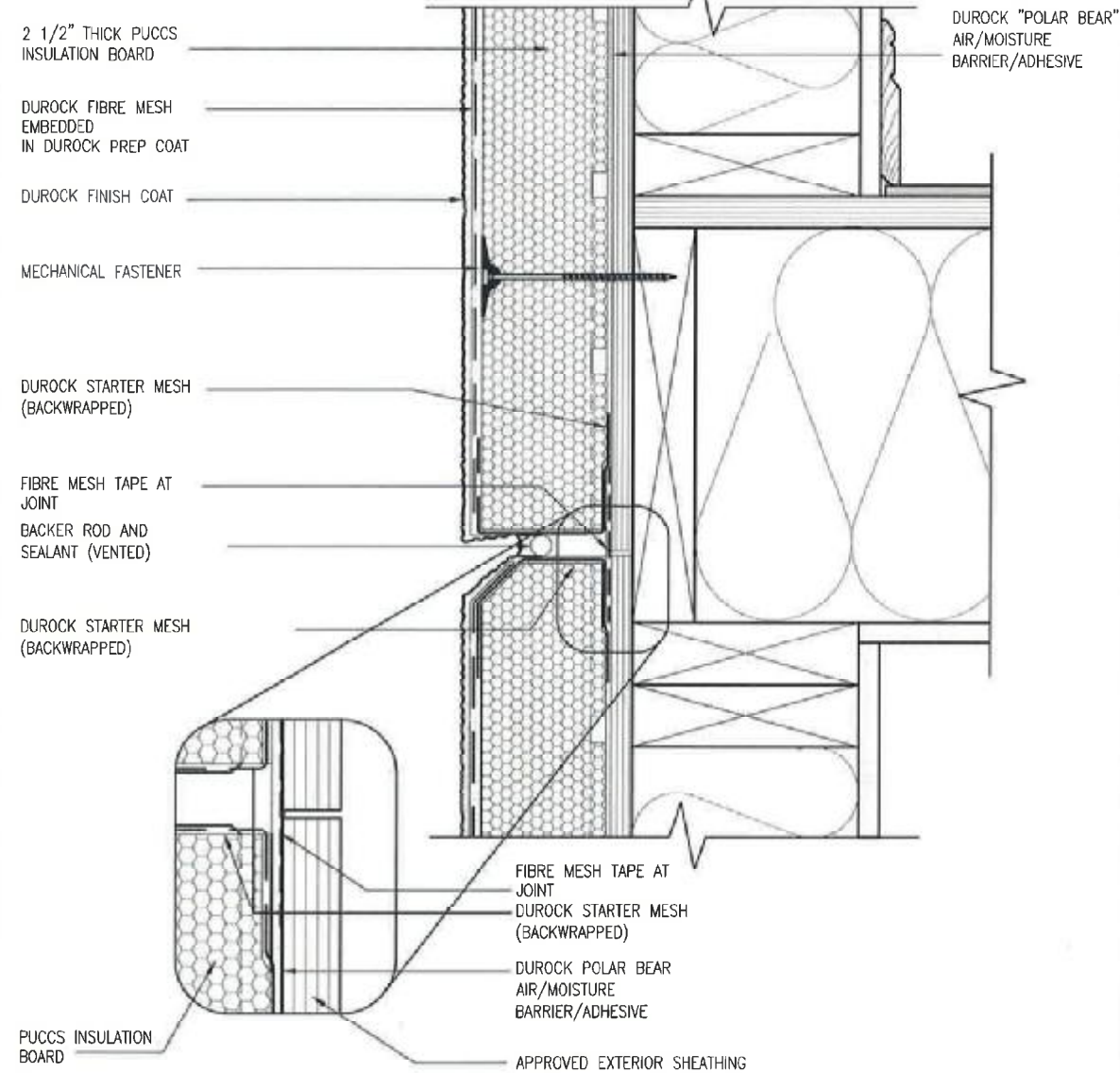
CONST NOTE			
BAYVIEW WELLINGTON		CONSTRUCTION NOTES	
PROJECT NAME	GREEN VALLEY ESTATES	PROJECT NO.	13045
DATE	MAY 2016	DRAWING NO.	CN3
DRAWN BY	RC	CHECKED BY	3/16" = 1'-0"
255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com			
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com			
The undersigned has reviewed and takes responsibility for this design and the construction of the project in accordance with the Ontario Building Code to be a Designer.			
Wellington Jho-Baptiste Name WJS Design Inc. Signature 25591 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.			
2. UPDATED TO NEW CODE 1. ISSUE FOR CLIENT REVIEW			
SEP 27-17 RC AUG 04-17 RC			
date by			
no. description			

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3
CN4 STUCCO TERMINATION @ ROOF
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



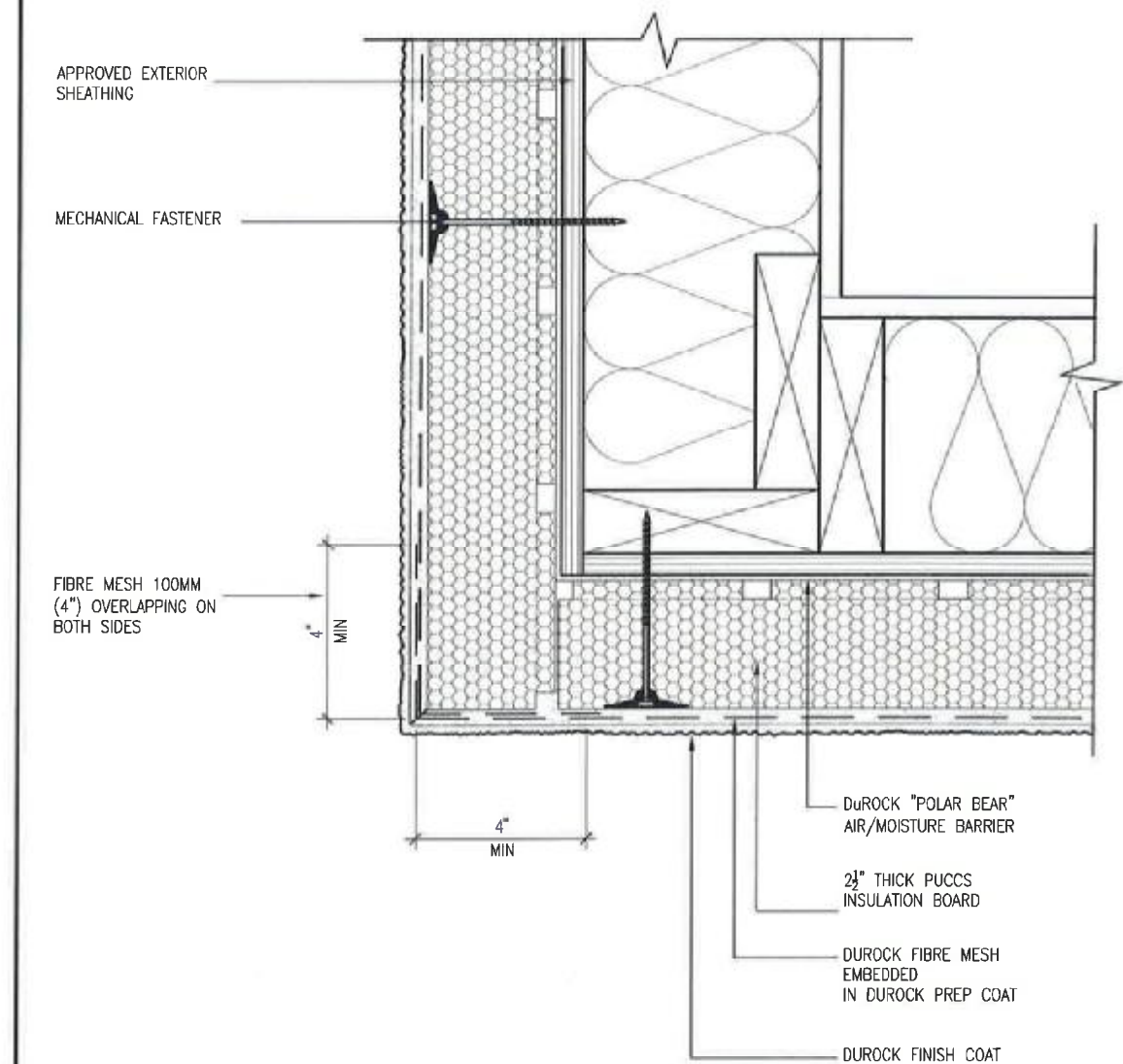
4
CN4 HORIZONTAL EXPANSION JOINT
SCALE: 3"=1'-0"

CONST NOTE			
BAYVIEW WELLINGTON		BRADFORD	
project name	GREEN VALLEY ESTATES	project no.	13045
drawn by	MAY 2016	drawing no.	CN4
checked by	3/16" = 1'-0"	CONSTRUCTION NOTES	13045-CN-41
date		revision	27
no.	description	date	by
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
2	UPDATED TO NEW CODE	SEP 27-17	RC

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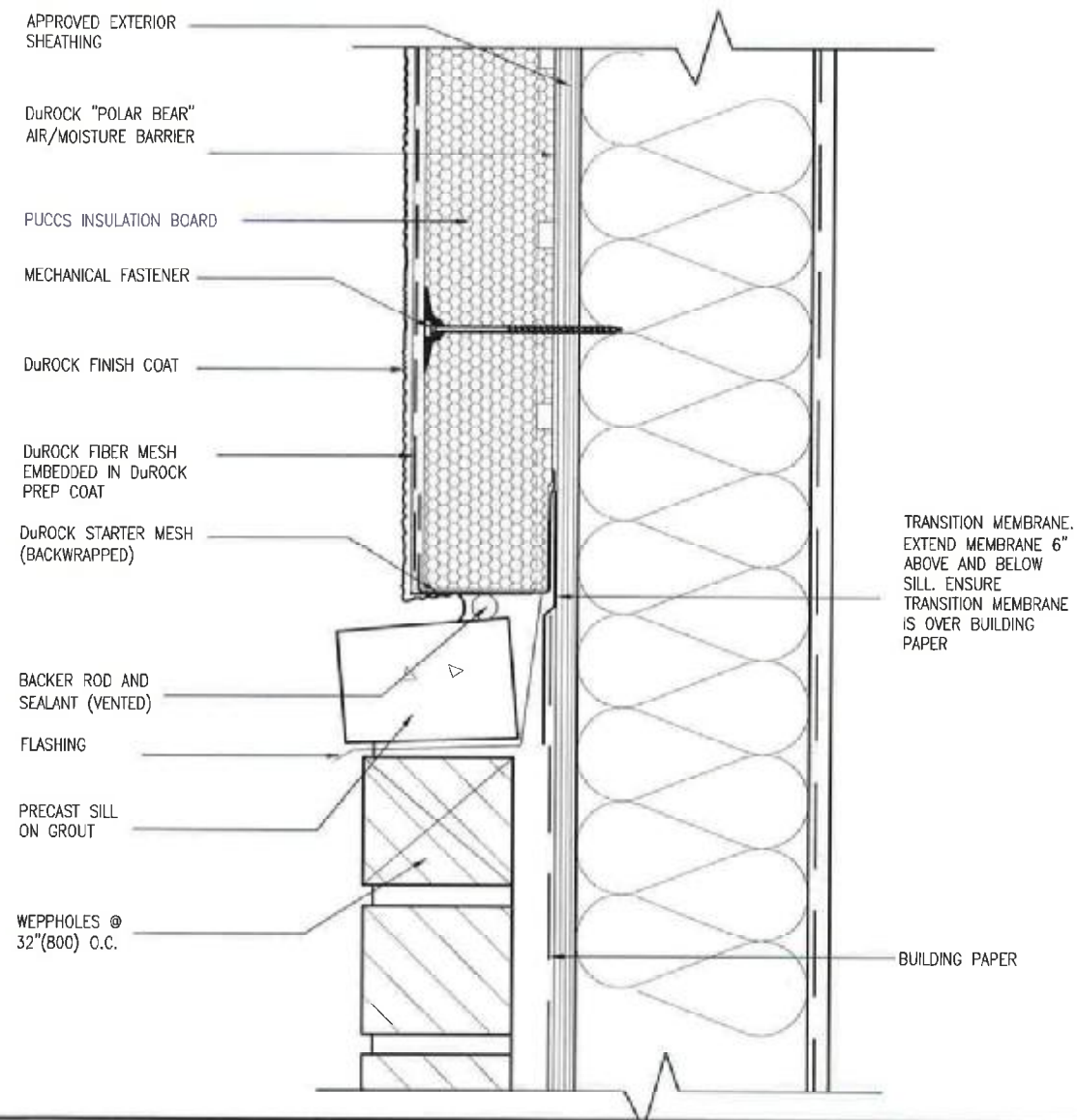
Wellington Jno-Baptiste
Signature
25991
BCN
42658
WAS Design Inc.
The Designer must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

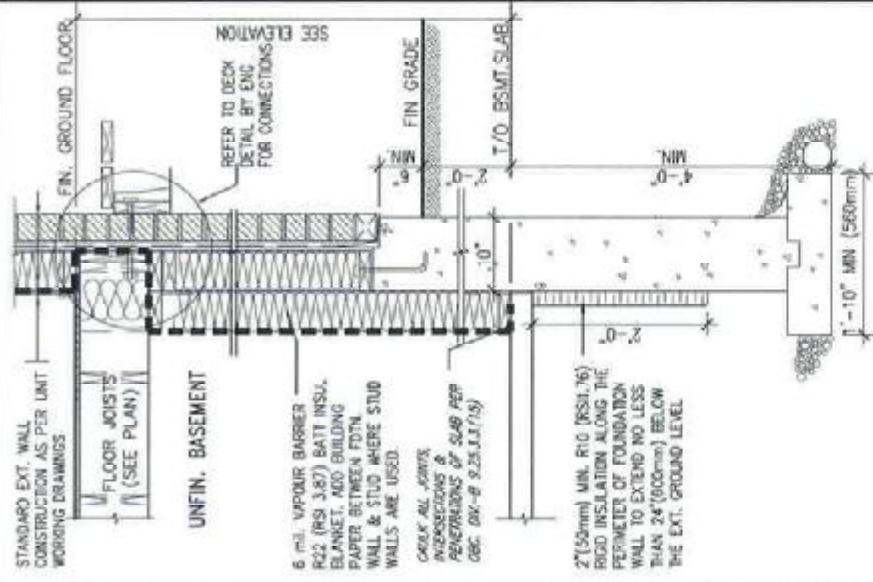
9						The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code for a Designer.
8						
7						qualification information
6						Wellington, Jro-Baptiste
5						25591
4						signature
3						responsible information
						VA3 Design Inc.
						42658
2	UPDATED TO NEW CODE	SEP 27-17	RC			Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are to be signed.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			of the work and the completion of the work.
no	description					

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BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY ESTATES	project no. 13045
municipality BRADFORD	drawing no.
date MAY 2016	CONSTRUCTION NOTES
drawn by RC	by sheet 13045-08-A1
scales 3/16" = 1'-0"	CN5

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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER CBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.



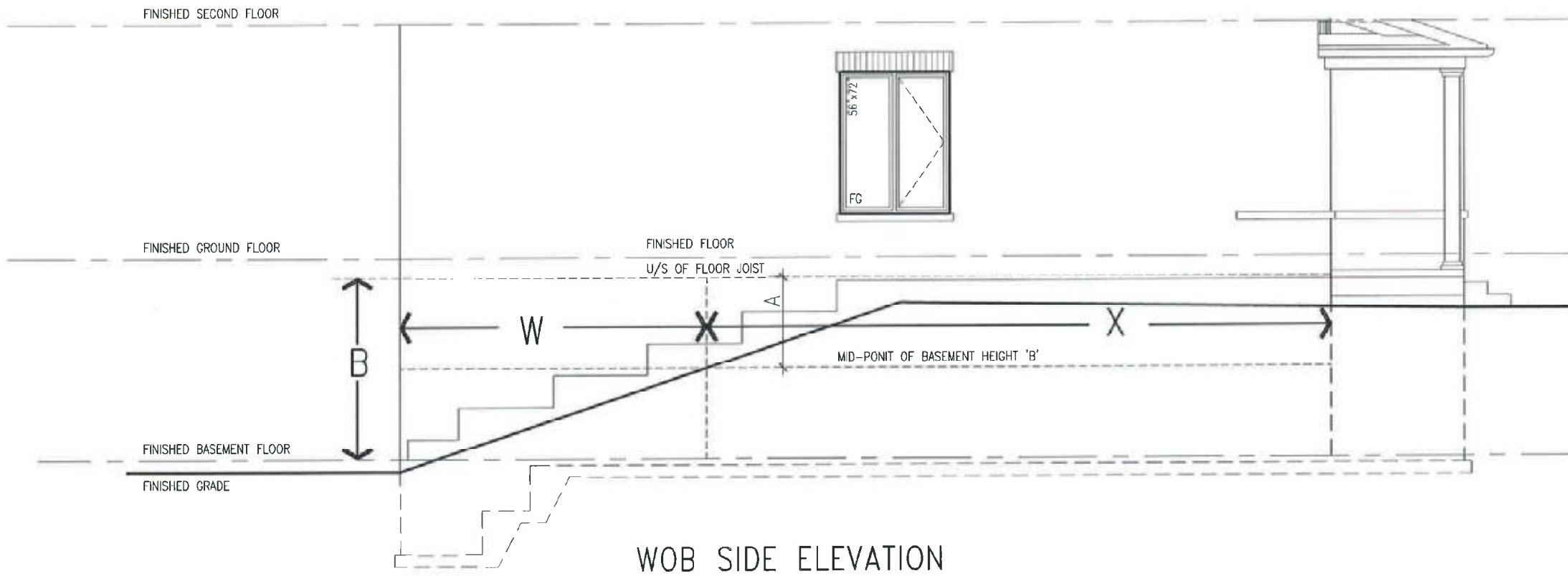
SECTION AT W.O.D/W.O.B.

1	ISSUE FOR CLIENT REVIEW	SEP 27-17	RC	2	UPDATED TO NEW CODE
2	description	AUG 04-17	RC	3	
3				4	
4				5	
5				6	
6				7	
7				8	
8				9	
9				10	

VAD
DESIGN
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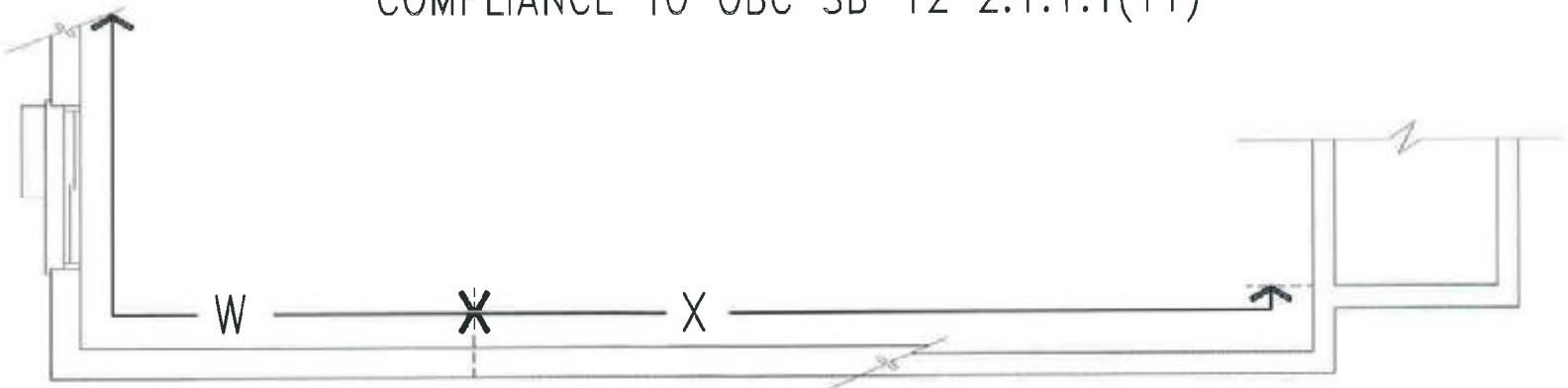
BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN6
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	construction notes like name 13045-CN-A4, PM 13045-CN-A1 dwg. - Wed - Sep 27 2017 - 4:54 PM RICHAUD - H3 ARCHIVE WORKING 2013 - 3045.BPM units 13045-CN-A1 dwg. - Wed - Sep 27 2017 - 4:54 PM

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COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN

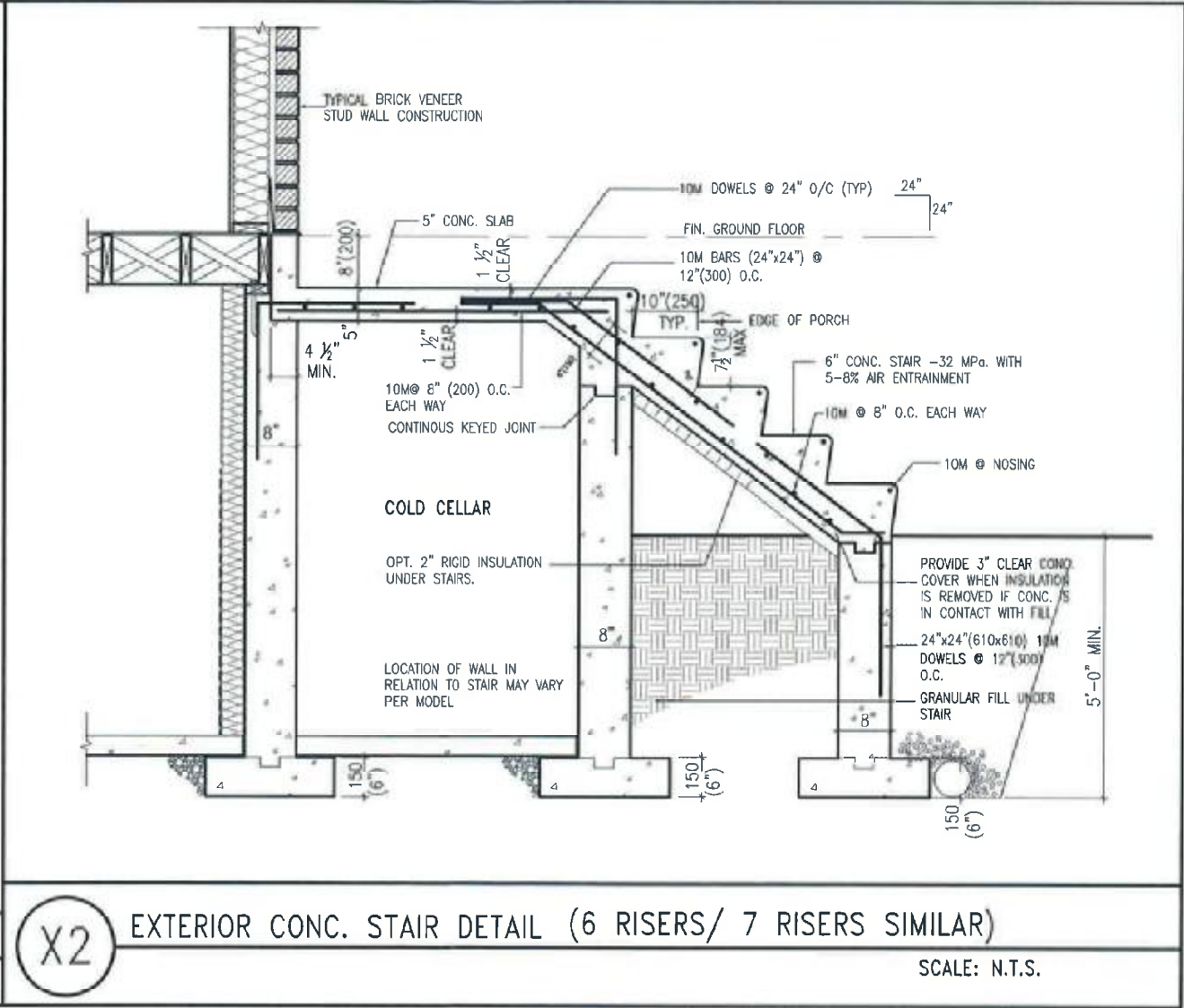
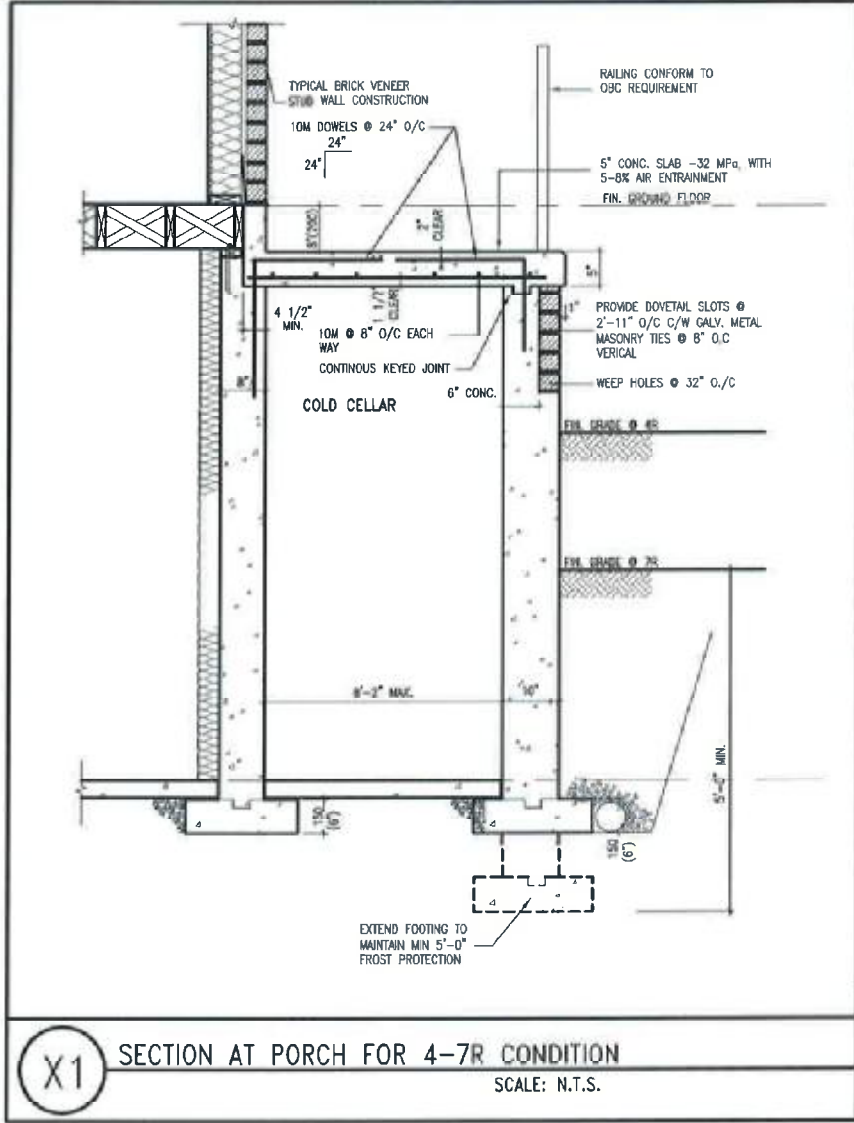


WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

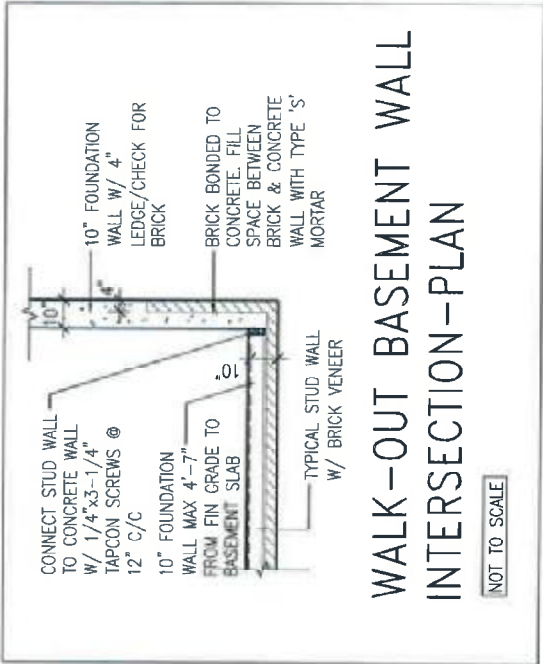
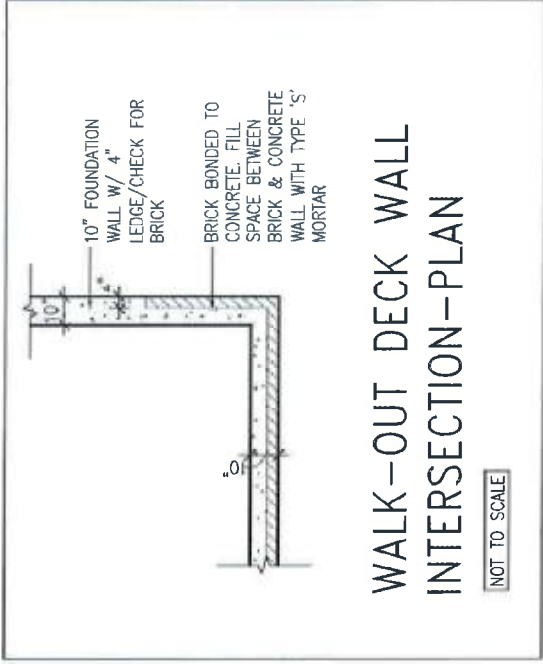
BAYVIEW WELLINGTON		CONST NOTE	
client name	GREEN VALLEY ESTATES	multiplier	BRADFORD
project no.	13045	drawing no.	CN8
date		CONSTRUCTION NOTES	
MAY 2016		13045-CN-A1	
drawn by	RC	checked by	RC
scale	3/16" = 1'-0"	date	27 2017 - 4:51
RICHARD - 416.630.2255 / 416.630.4782			
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t 416.630.2255 / 416.630.4782			
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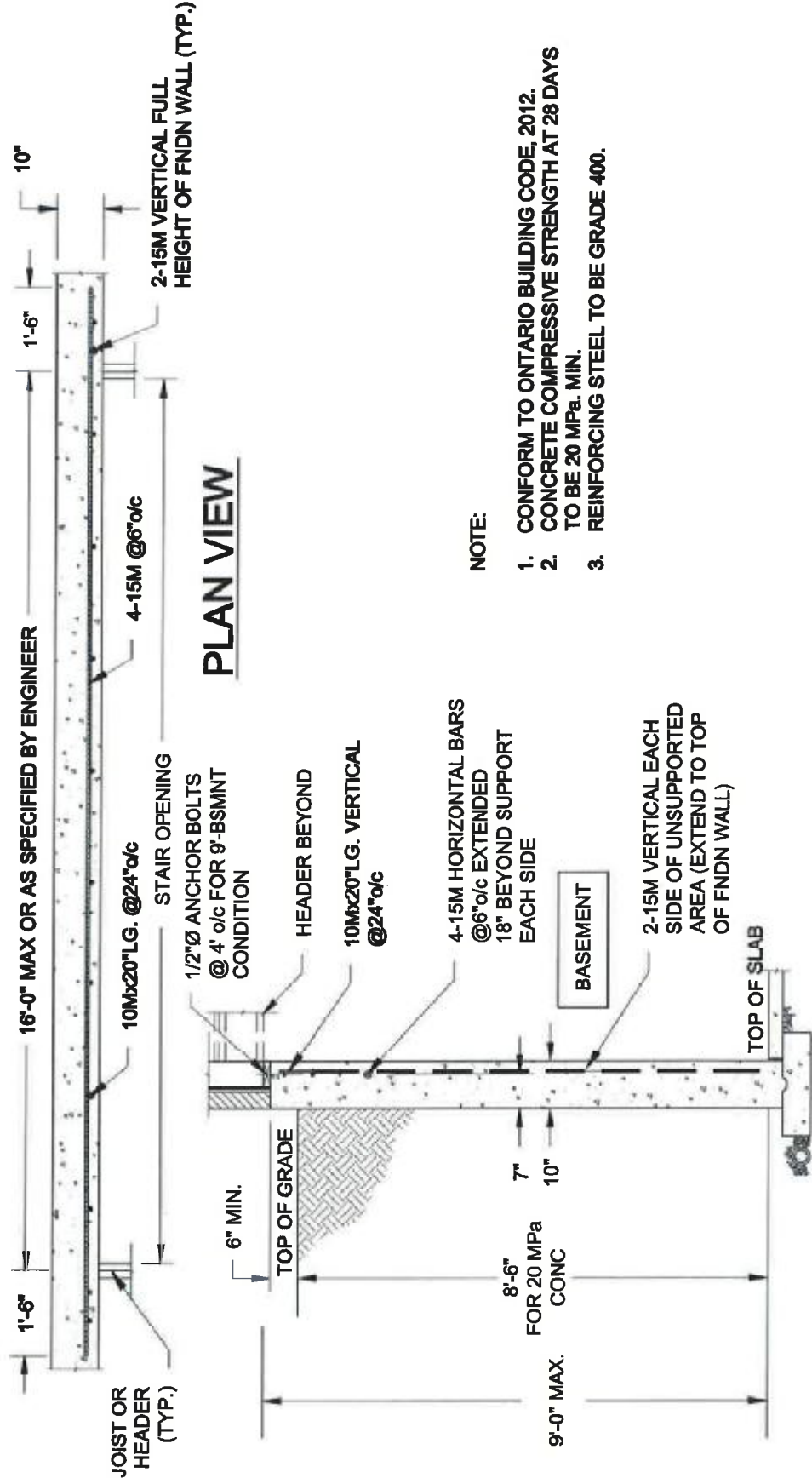


NOV 2, 2018

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES		municipality BRADFORD	
project no. 13045		drawing no. CN9	
date MAY 2016		CONSTRUCTION NOTES 13045-CN-A1	
checked by RC		scale 3/16" = 1'-0"	
drawn by RC-480		date 27 2017 - 4:51 PM	
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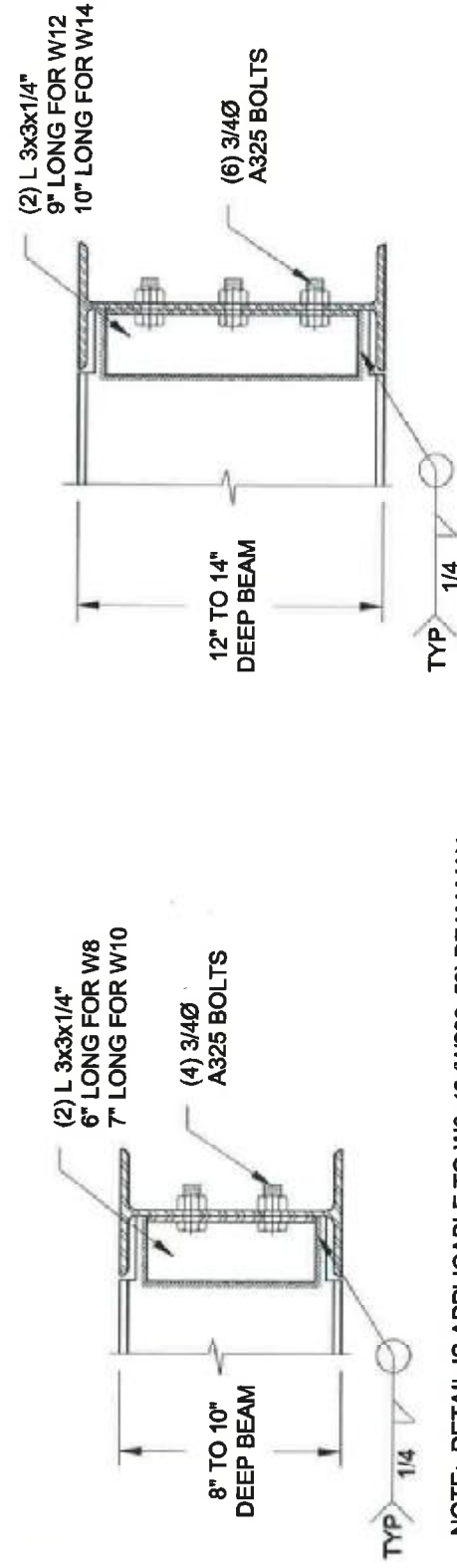


NOTE:

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 LATERALLY UNSUPPORTED WALL

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



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.

2 STEEL BEAM CONNECTION DETAIL

SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED

Date: OCT-20-2017

Drawn: SC

Checked: SJR

QUAILE ENGINEERING LTD.



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

Engineer's Seal



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY BEATES - SINGLE BRADFORD, CHICAGO

TYPICAL STRUCTURAL DETAILS

Project No.:

17-215

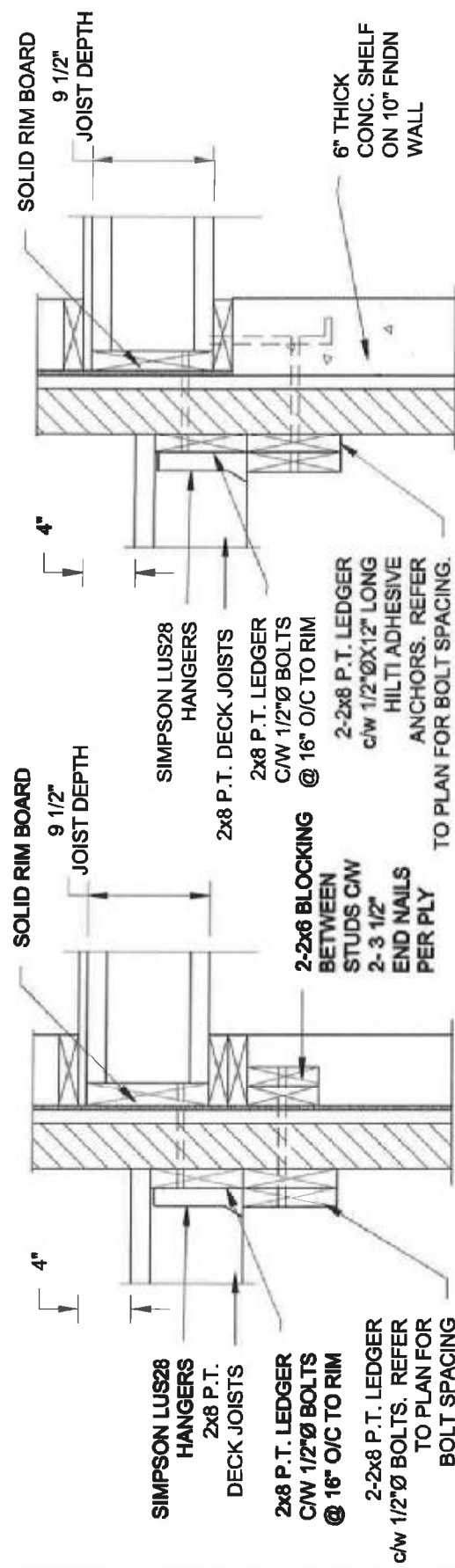
Drawing No.:

S1

P:\Sams\2017\17-215 BAYVIEW WELLINGTON GREEN VALLEY BEATES\17-215.dwg

SITE COPY

FOR 9 1/2" JOIST DEPTH



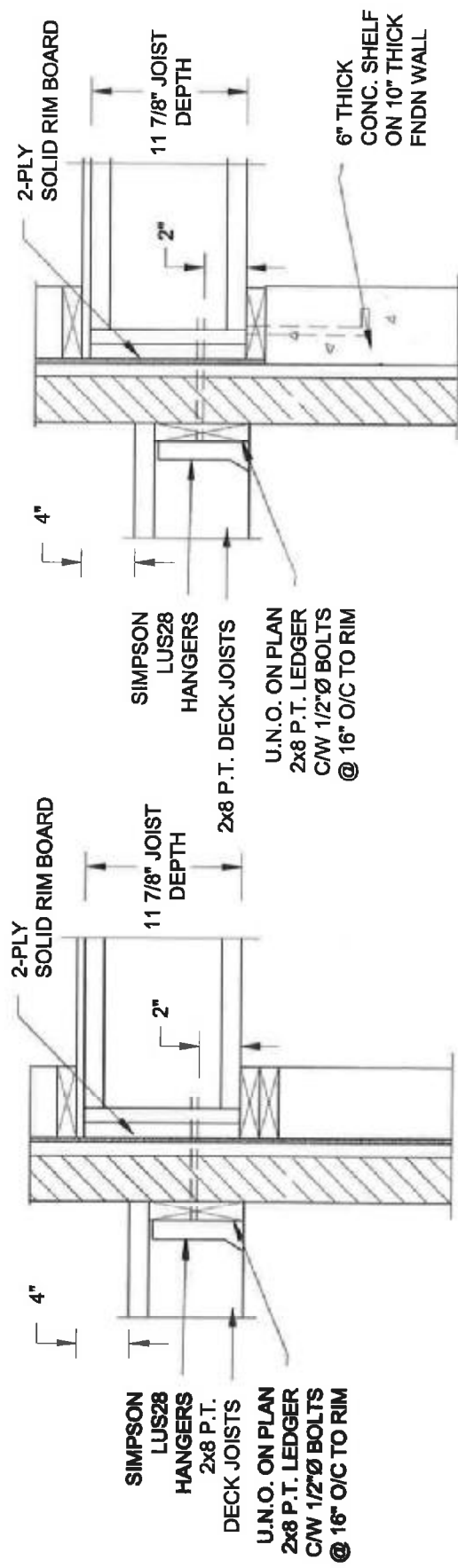
1A DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

1B DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



1C DECK FASTENING DETAIL

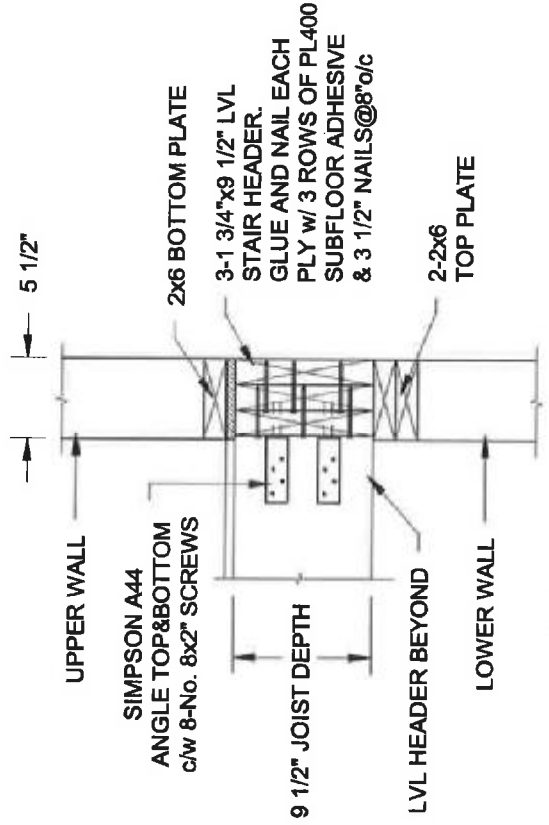
SCALE: 1" = 1'-0"

1D DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

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

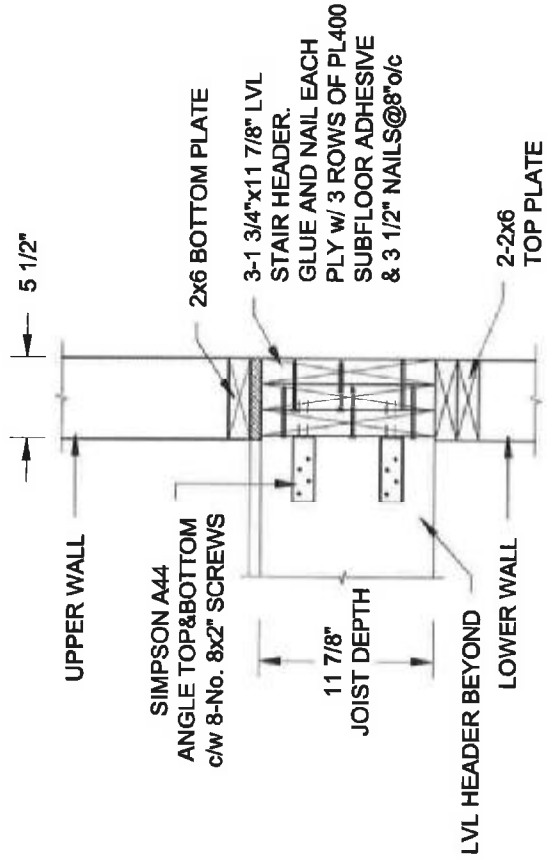
FOR 9 1/2" JOIST DEPTH



2A STAIR HEADER

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B STAIR HEADER

SCALE: 1" = 1'-0"

QUAILE ENGINEERING LTD.



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Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@ogers.com



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

TYPICAL STRUCTURAL DETAILS

Project No.: 17-215
Drawing No.: S2