

APR 5, 2017

BASEMENT PLAN 'B'

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

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

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

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

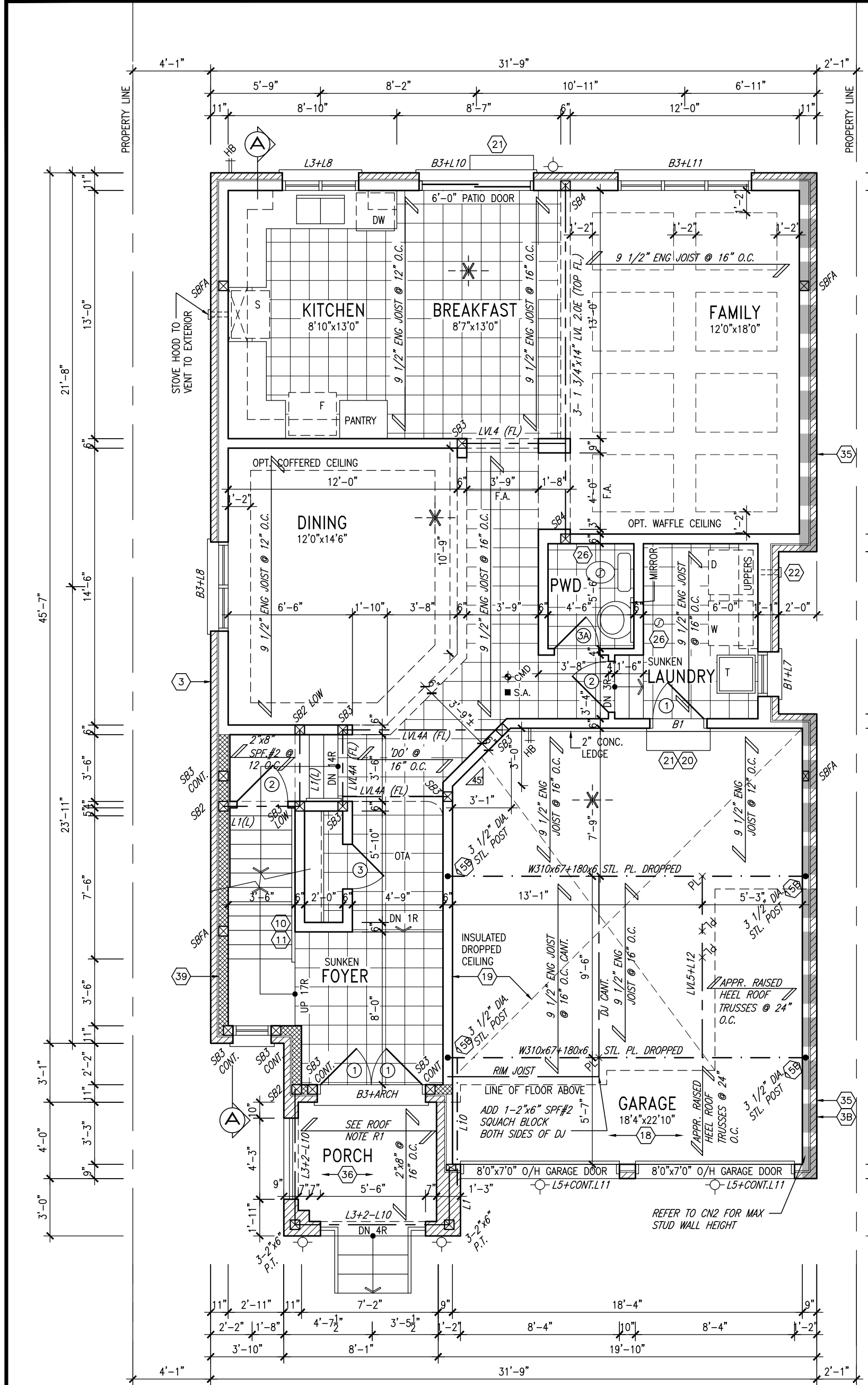
AREA CHART ON PAGE 8

LOT 260

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.

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>300A Wilson Avenue Toronto ON M3H 1S8 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>S38-3 BAROSSA 3</p> <p>project no. 13045</p>
8	.	.	Wellington Jno-Baptiste 25591 BCIN			
7	.	.	VA3 Design Inc. 42658			
6	.	.	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.			
5	REVISED AS PER ENG'S COMMENTS	APR 05-17	RC		date: 2014-04	scale: 3/16" = 1'-0"
4	REVISED FOR LOT 260	MAR. 03/17	WT		drawn by: LM	checked by: -
3	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM		BASEMENT PLAN ELEV. 'B'	
2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC		file name: 13045-S38-3B LOT 260	drawing no. 1
1	ISSUED FOR CLIENT REVIEW	14-07-04	LM		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\Phase 1-3\13045-S38-3B LOT 260.dwg - Wed - Apr 5 2017 - 7:27 AM	
no.	description	date	by			



APR 5, 2017

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.

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

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 260

INDICATES REDUCED SIDE YARD

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no.	description	date	by
9.			
8.			
7.			
6.			
5.	REVISED AS PER ENG'S COMMENTS	APR 05-17	RC
4.	REVISED FOR LOT 260	MAR. 03/17	WT
3.	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM
2.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-07-04	LM

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

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

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

BAYVIEW WELLINGTON

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

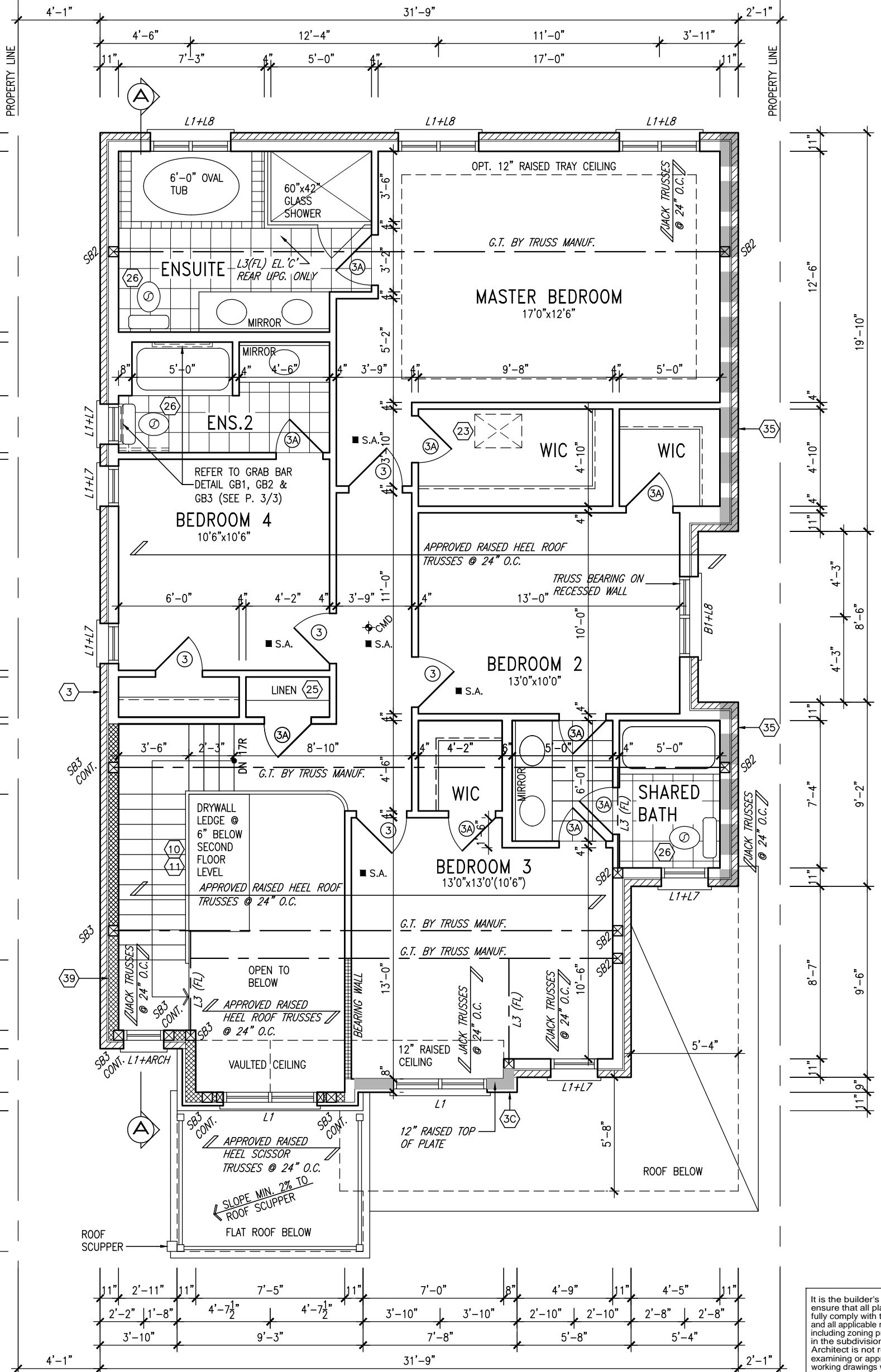
date: 2014-04
 drawn by: LM
 checked by: [blank] scale: 3/16" = 1'-0"

project no.: 13045-538-3B
 drawing no.: 2

file name: 13045-538-3B LOT 260
 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\Phase 1-3\13045-538-3B LOT 260.dwg - Wed - Apr 5 2017 - 7:27 AM

S38-3
 BAROSSA 3

project no.: 13045



SECOND FLOOR PLAN 'B'

LOT 260

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.

INDICATES REDUCED SIDE YARD

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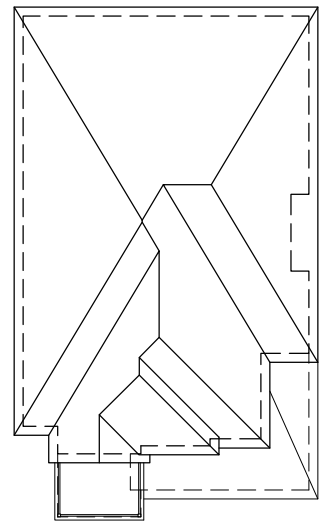
no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	REVISED AS PER ENG'S COMMENTS	APR 05-17	RC
4	REVISED FOR LOT 260	MAR. 03/17	WT
3	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM
2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-07-04	LM

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 registration information
Wellington Jno-Baptiste 25591 BCIN
 signature
 registration information
VA3 Design Inc. 42658
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VA3 DESIGN
 300A Wilson Avenue
 Toronto ON M3H 1S8
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON
 project name
GREEN VALLEY ESTATES
 municipality
BRADFORD, ON.
 date
 2014-04
 drawn by
 LM
 checked by
 scale
 3/16" = 1'-0"
 project no.
13045
 drawing no.
3
 SECOND FLOOR PLAN ELEV. 'B'

S38-3
BAROSSA 3
 project no.
13045
 drawing no.
3



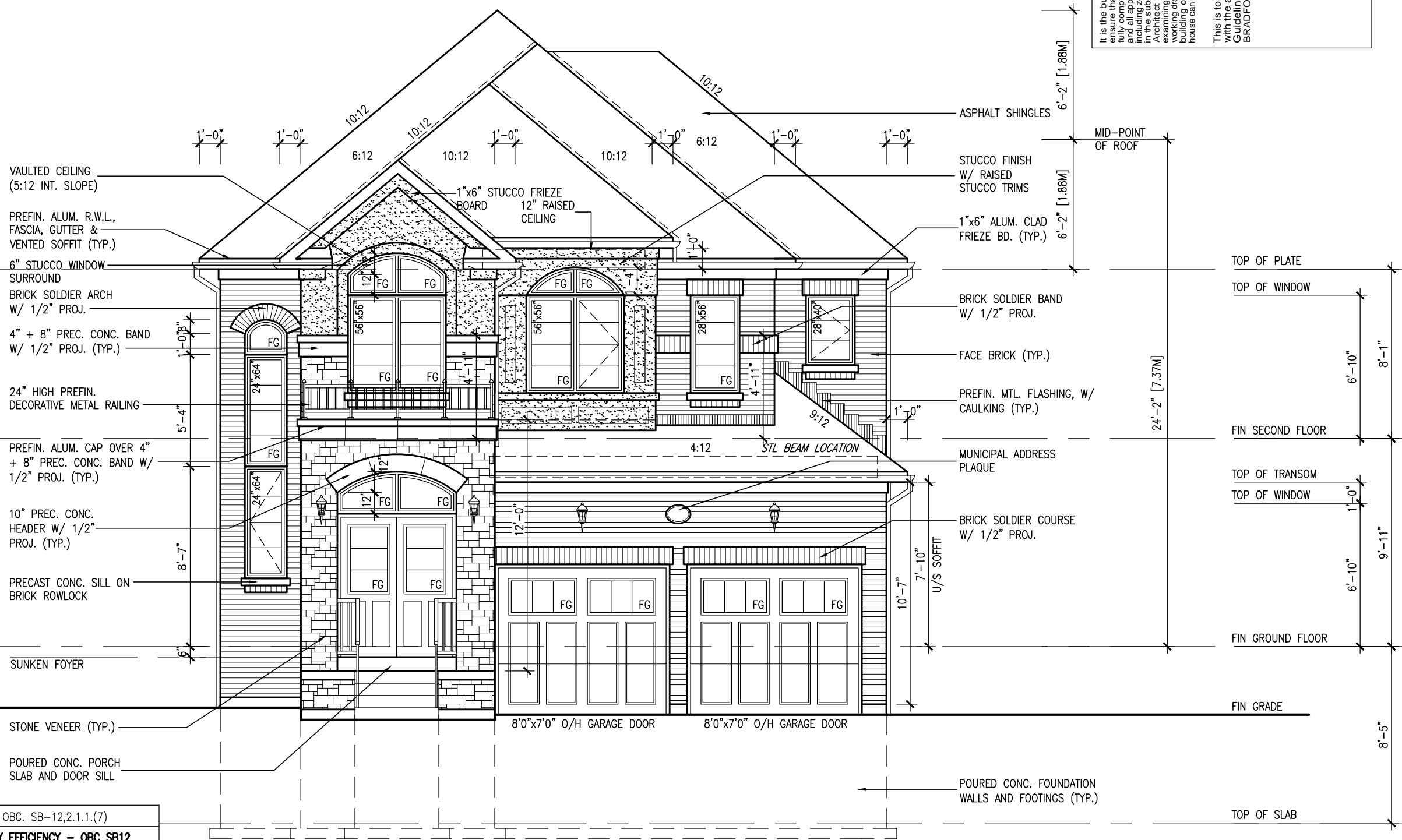
ROOF PLAN 'B'



APR 5, 2017

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FRONT ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))

S38-3 ELEVATION 'B' LOT 260		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	689 S.F.	172.02 S.F.	24.97 %
LEFT SIDE	997 S.F.	57.33 S.F.	5.75 %
RIGHT SIDE	1006 S.F.	26.11 S.F.	2.60 %
REAR	626 S.F.	154.00 S.F.	24.60 %
TOTAL SQ. FT.	3318.00 S.F.	409.46 S.F.	12.34 %
TOTAL SQ. M.	308.25 S.M.	38.04 S.M.	12.34 %

LOT 260

BAYVIEW WELLINGTON

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

project no.: S38-3
BAROSSA 3

13045
drawing no.: 4

FRONT ELEVATION 'B'

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

file name: 13045-S38-3B LOT 260
drawn by: LM
date: Apr 5 2017 - 7:27 AM

VAS DESIGN

3004 Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

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no.	description	date	by
5	REVISED AS PER ENG'S COMMENTS	APR 05-17	RC
4	REVISED FOR LOT 260	MAR. 03/17	WT
3	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM
2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-07-04	LM

Wellington Jno-Baptiste
signature
25591 BCIN
42658

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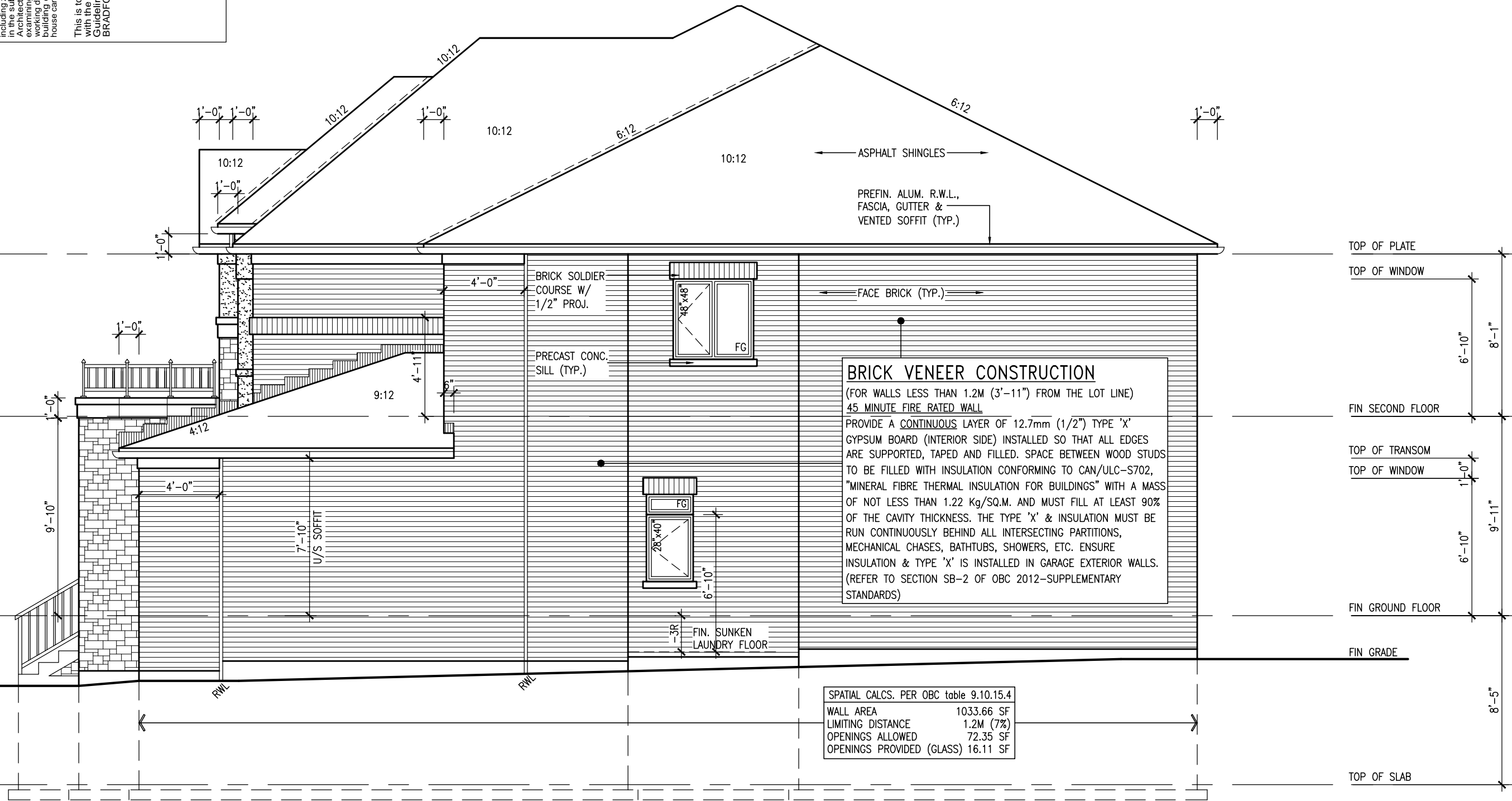
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APR 5, 2017



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, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

SPATIAL CALCS. PER OBC table 9.10.15.4	
WALL AREA	1033.66 SF
LIMITING DISTANCE	1.2M (7%)
OPENINGS ALLOWED	72.35 SF
OPENINGS PROVIDED (GLASS)	16.11 SF

RIGHT SIDE ELEVATION 'B'

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

LOT 260

BAYVIEW WELLINGTON

S38-3
BAROSSA 3

project name: GREEN VALLEY ESTATES
 municipality: BRADFORD, ON.
 project no.: 13045
 drawing no.: 6
 date: 2014-04
 checked by: LM
 scale: 3/16" = 1'-0"

VAS DESIGN
 3004 Wilson Avenue
 Toronto, ON M3H 1S8
 t 416.630.2255 f 416.630.4782
 vasdesign.com

Wellington Jno-Baptiste
 25591 BCIN
 42658
 VAS Design Inc.

9	REVISED AS PER ENG'S COMMENTS	APR 05-17	RC	
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PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

ASPHALT SHINGLES

PRECAST CONC. SILL (TYP.)

BRICK SOLDIER COURSE
W/ 1/2" PROJ.

FACE BRICK (TYP.)

VINYL CLAD STRUCTURAL
STL. FRAME BASEMENT
WINDOW (TYPICAL)

PRECAST CONC.
DOOR SILL & STEP (21)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

TOP OF PLATE
TOP OF WINDOW
FIN SECOND FLOOR
TOP OF TRANSOM
TOP OF WINDOW
FIN GROUND FLOOR
FIN GRADE
TOP OF SLAB

(24'-6" ELEV. 'C')

6'-10"
8'-1"
1'-0"
9'-11"
6'-10"
8'-5"

REAR ELEVATION 'B'

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

LOT 260

BAYVIEW WELLINGTON		S38-3	
GREEN VALLEY ESTATES		BAROSSA 3	
project name	municipality	project no.	drawing no.
BRADFORD, ON.	BRADFORD, ON.	13045	7
date	drawn by	checked by	scale
2014-04	LM	LM	3/16" = 1'-0"
<p>file name: 13045-S38-3B LOT 260</p> <p>checked by: LM</p> <p>drawn by: LM</p> <p>date: APR 5 2017 - 7:27 AM</p>			
<p>REAR ELEVATION 'B'</p>			
<p>VA3 DESIGN</p> <p>300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</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>			
signature	BCIN	25591	42658
Wellington, Jno-Baptiste	VA3 Design Inc.		
name	registration information	name	BCIN
Wellington, Jno-Baptiste	VA3 Design Inc.	Wellington, Jno-Baptiste	25591
APR 05-17 RC	MAR. 03/17 WT	APR 05-17 RC	MAR. 03/17 WT
10-05-16 JM	21-04-15 RC	10-05-16 JM	21-04-15 RC
14-07-04 LM		14-07-04 LM	
description	date	description	date
5 REVISED AS PER ENG'S COMMENTS	APR 05-17 RC	3 REDUCED WINDOW DEPTH AT REAR	10-05-16 JM
4 REVISED FOR LOT 260	MAR. 03/17 WT	2 REVISED AS PER ENG'S COMMENTS	21-04-15 RC
3 REDUCED WINDOW DEPTH AT REAR	10-05-16 JM	1 ISSUED FOR CLIENT REVIEW	14-07-04 LM
2 REVISED AS PER ENG'S COMMENTS	21-04-15 RC		
1 ISSUED FOR CLIENT REVIEW	14-07-04 LM		

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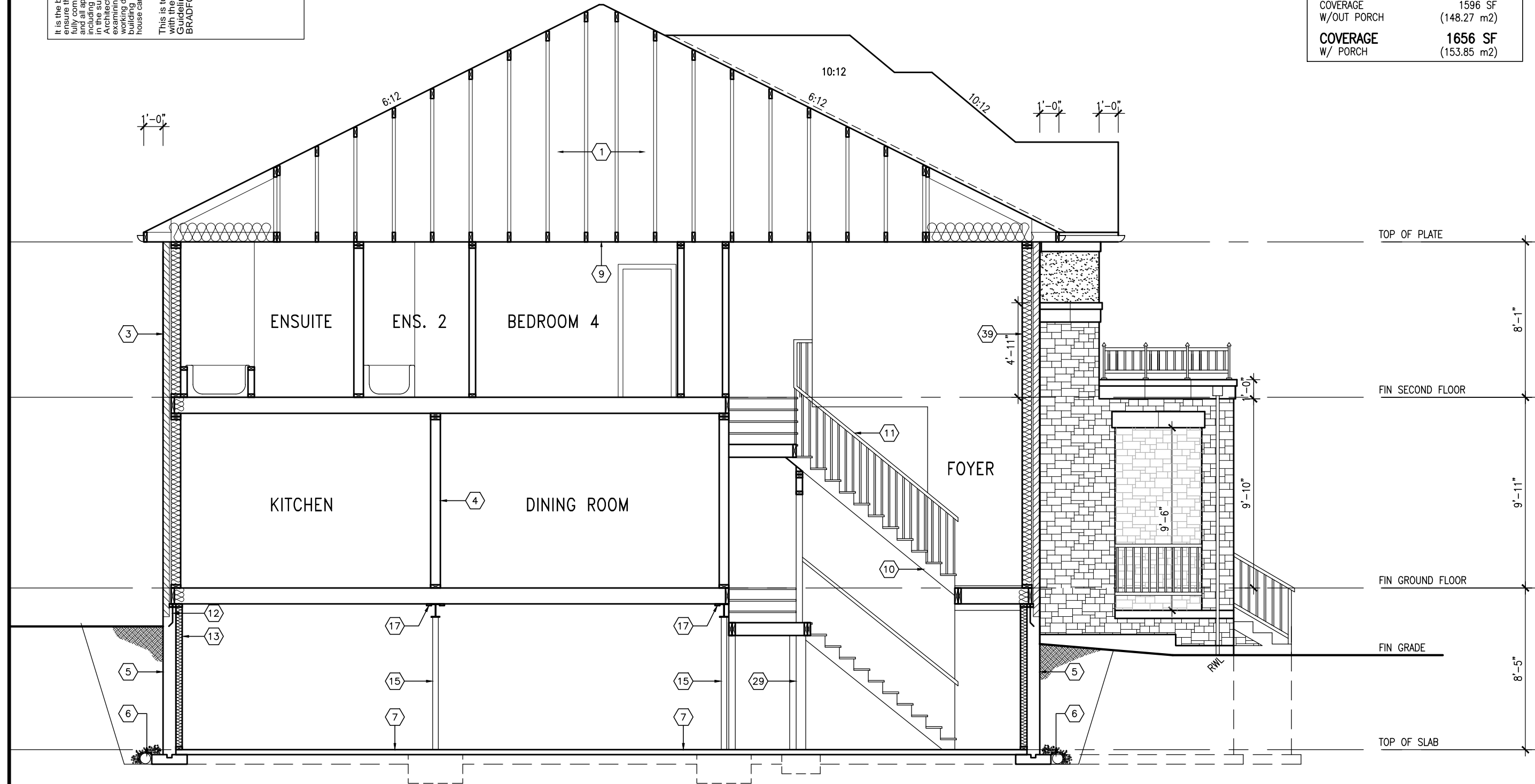
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APR 5, 2017

AREA CALCULATIONS		ELEV. B
GROUND FLOOR AREA	1146 SF	
SECOND FLOOR AREA	1440 SF	
SUBTOTAL	2586 SF	
DEDUCT ALL OPEN AREAS	93 SF	
TOTAL NET AREA	2493 SF	(231.61 m ²)
FINISHED BSMT AREA	0 SF	
COVERAGE W/OUT PORCH	1596 SF	(148.27 m ²)
COVERAGE W/ PORCH	1656 SF	(153.85 m²)

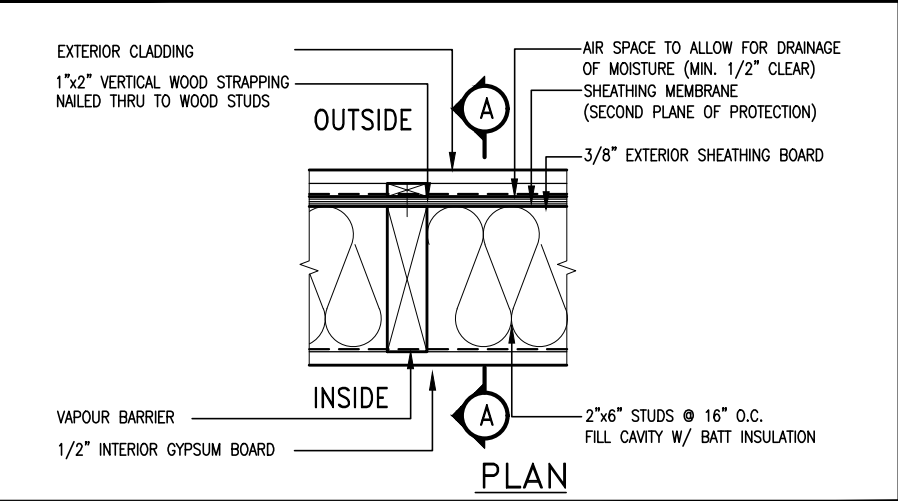
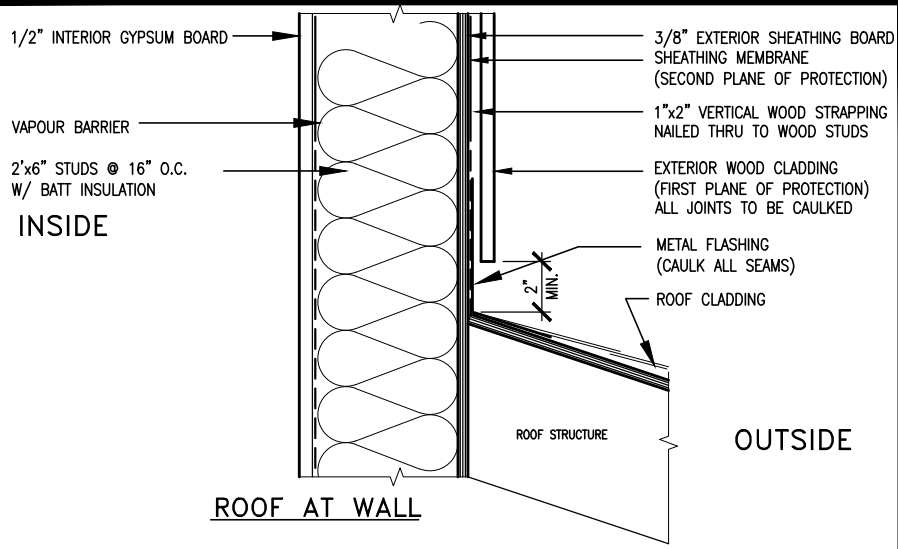


SECTION A-A

LOT 260

BAYVIEW WELLINGTON		S38-3	
GREEN VALLEY ESTATES		BAROSSA 3	
project name	municipality	project no.	drawing no.
2014-04	BRADFORD, ON.	13045	8
drawn by	checked by	scale	file name
LM	LM	3/16" = 1'-0"	13045-S38-3B LOT 260
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S38-3B LOT 260.dwg - Wed - Apr 5 2017 - 7:27 AM			
VAS DESIGN		300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 vasdesign.com	
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Wellington Jno-Baptiste	25591	BCIN	42658
name	registration information		
VAS Design Inc.			
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no.	description	date	by

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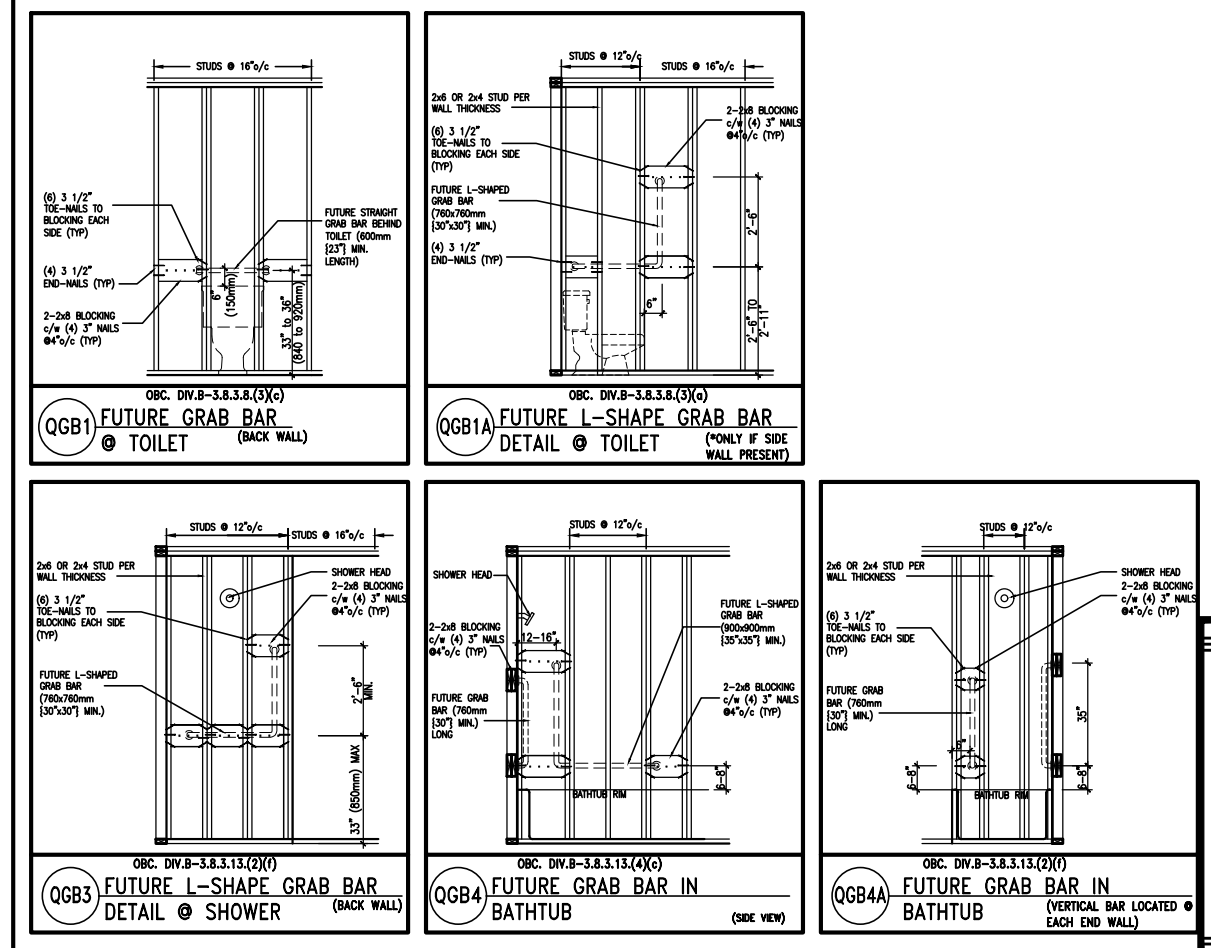


EXTERIOR WOOD CLADDING WALL ASSEMBLY



APR 5, 2017

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
 FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
 REFER TO OBC, DIV. B- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



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

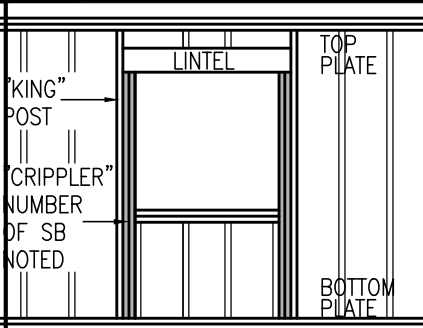
NOTES:
 1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
 2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 4. FOR A 1/50 YEAR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

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

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

NOTES:
 1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 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 AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 4. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2) 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.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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Wellington Jno-Baptiste 25591
 name BCIN
 registration information
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VA3 DESIGN
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 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON

project name: GREEN VALLEY ESTATES
 municipality: BRADFORD

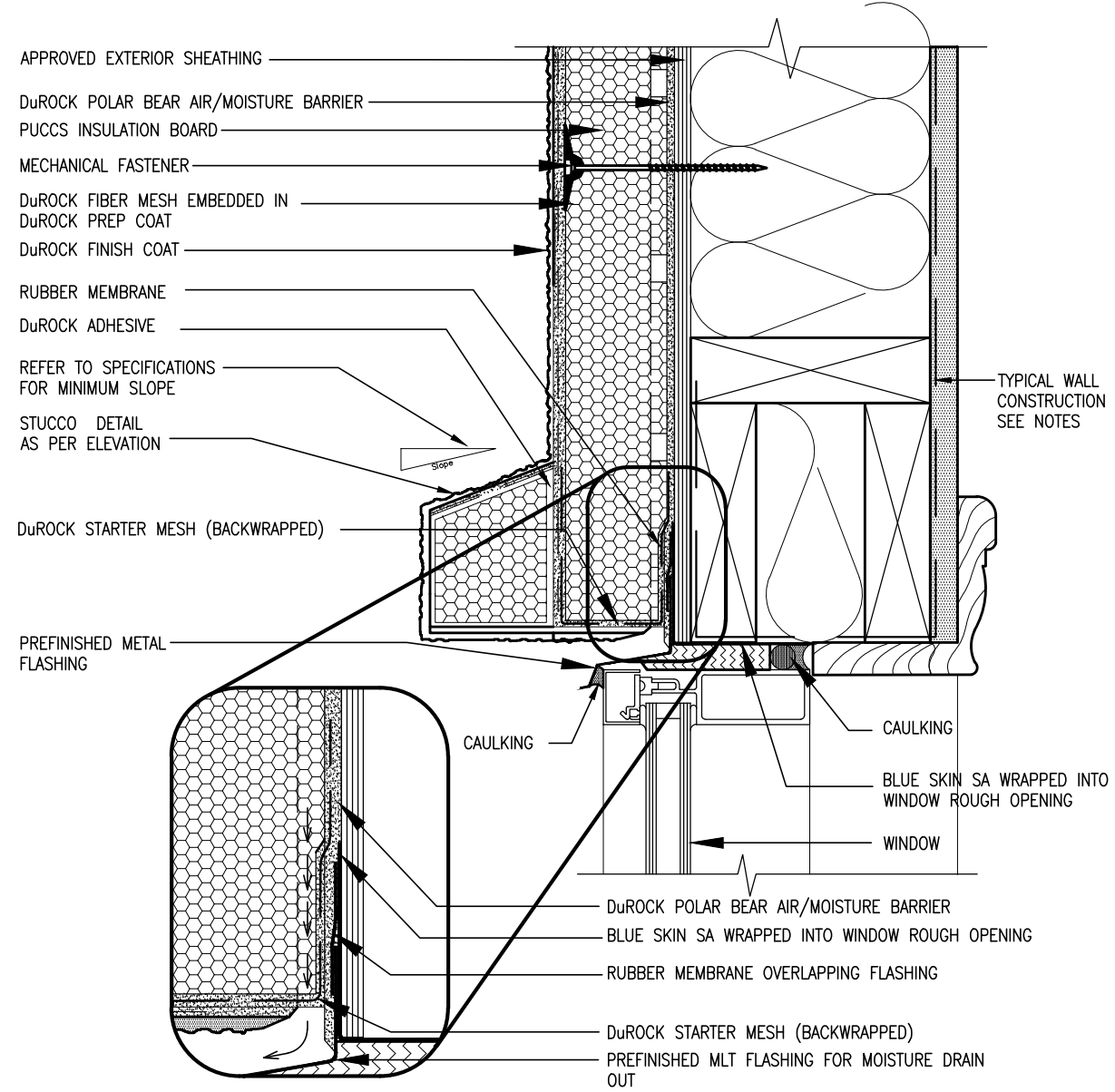
CONST NOTE

project no.: 13045

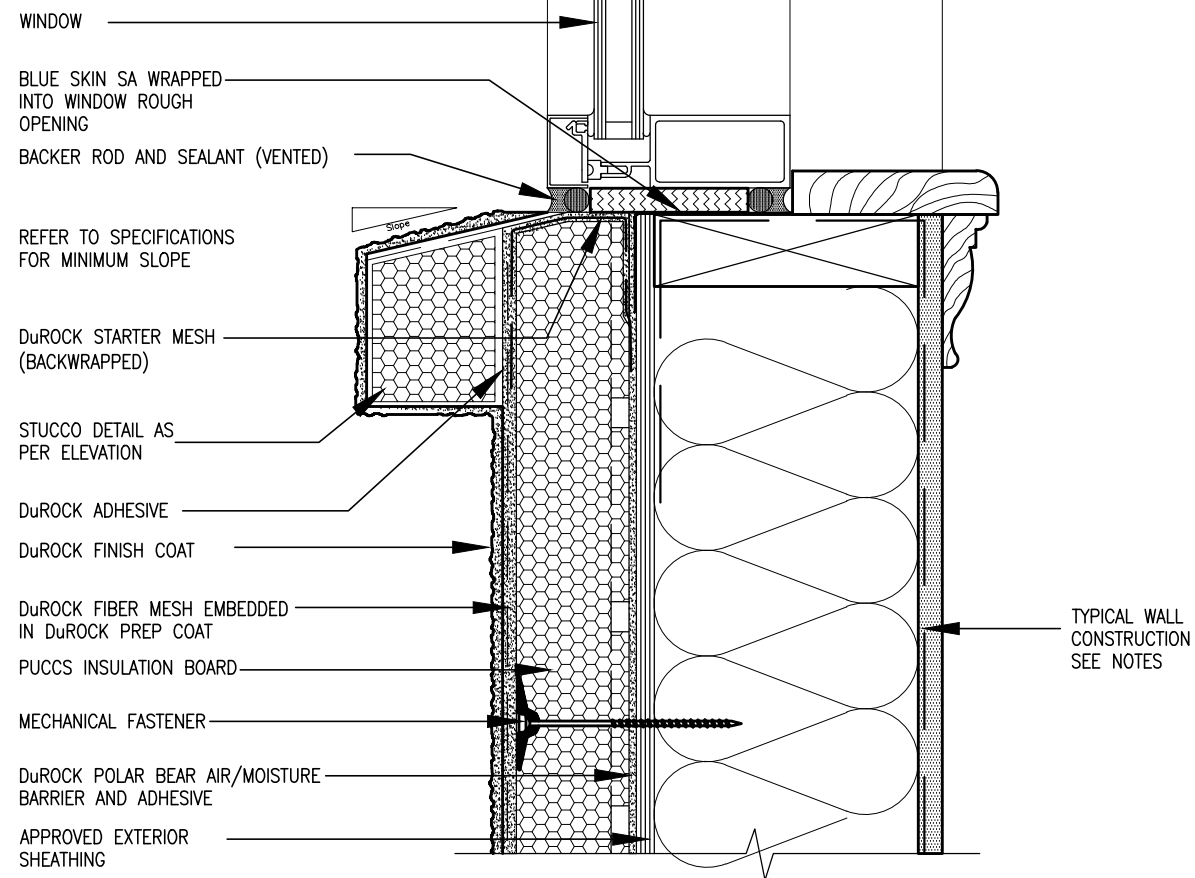
date: APR 2014
 drawn by: RC
 checked by: 3/16" = 1'-0"

CONSTRUCTION NOTES
 file name: 13045-CONST-0BC 2015
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drawing no.: CN2



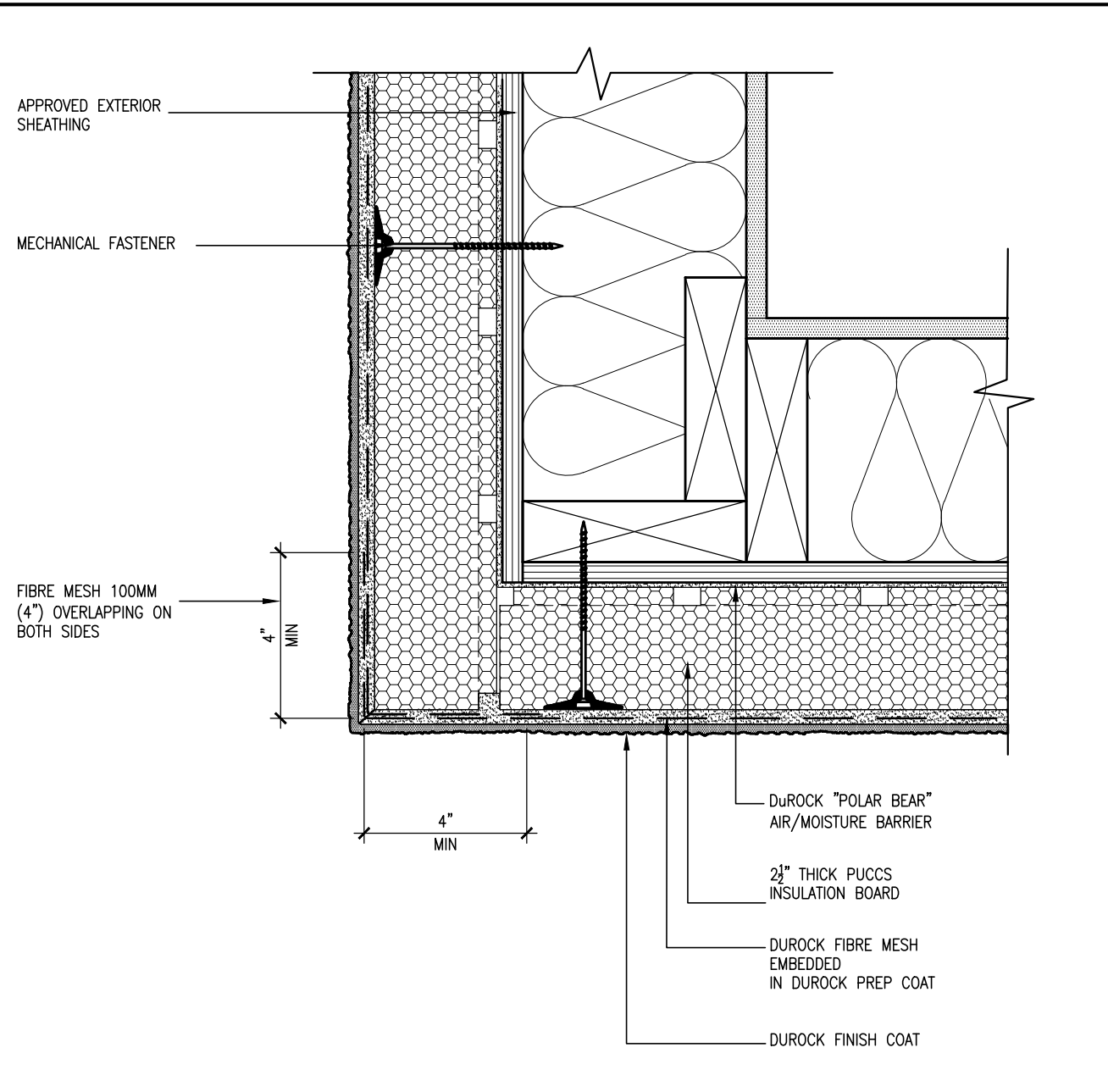
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"



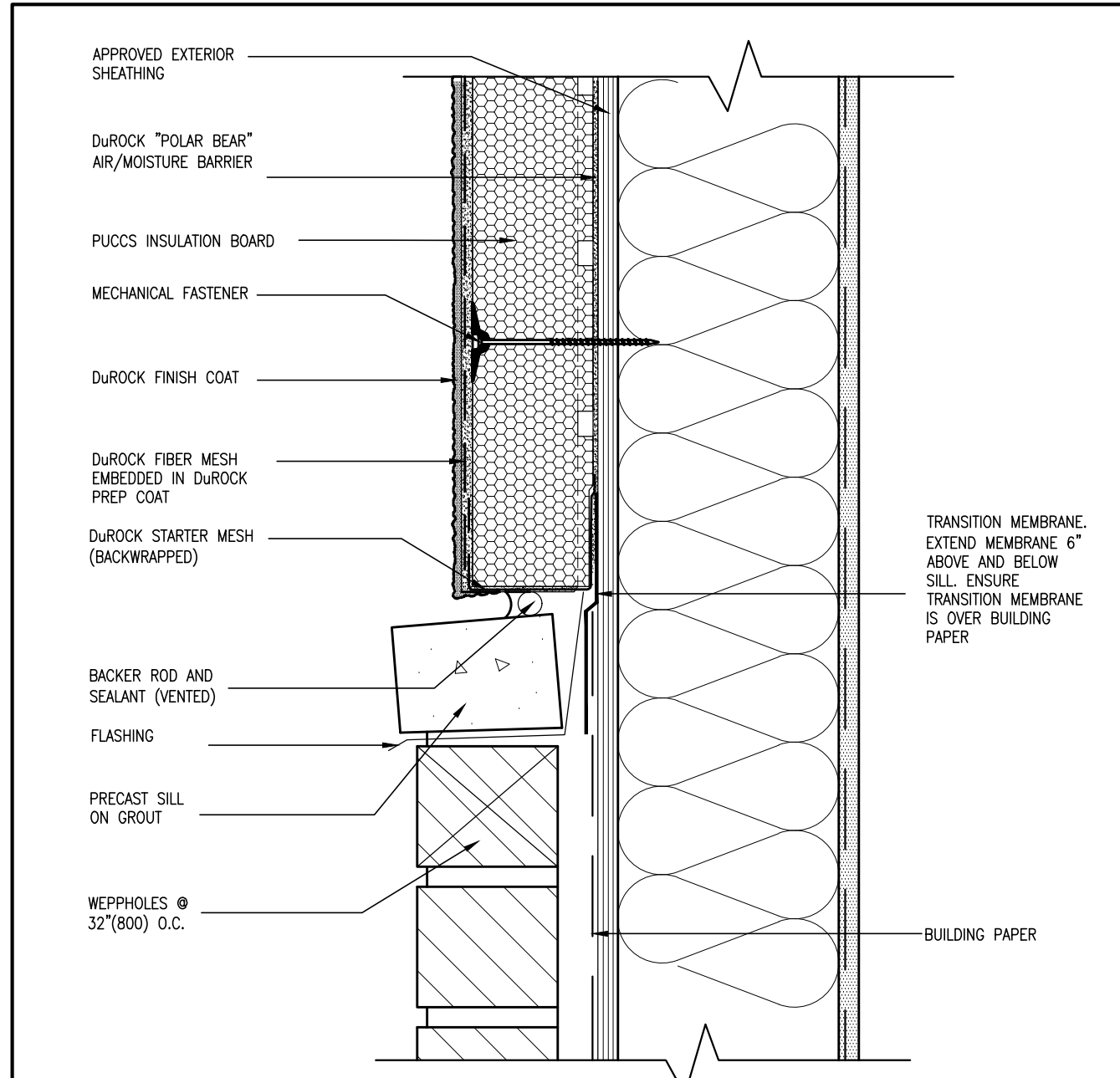
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

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

CONST NOTE	
BAYVIEW WELLINGTON	BRADFORD
project name GREEN VALLEY ESTATES	municipality BRADFORD
project no. 13045	drawing no. CN3
CONSTRUCTION NOTES	
date APR 2014	file name 13045-CONST-0BC 2015
drawn by RC	checked by RC
scale 3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2013\13045\BW\units\13045-CONST-0BC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM	
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VAS DESIGN	
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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.	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	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.	
9 .	
8 .	
7 .	
6 .	
5 .	
3 .	
2 .	APR 16-15 RC
1 .	MAY 07-14 RC
no.	description
	date
	by



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



6 STUCCO / MASONRY PLINTH CONNECTION
 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

CONST NOTE	
BAYVIEW WELLINGTON	BRADFORD
project name GREEN VALLEY ESTATES	municipality BRADFORD
project no. 13045	drawing no. CN5
CONSTRUCTION NOTES checked by APR 2014 scale 3/16" = 1'-0" drawn by RC file name 13045-CONST-0BC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045\BW\units\13045-CONST-0BC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM	
255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vao3design.com	
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 name registration information VAS Design Inc. BCIN 25591 BCIN 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.
2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC	date by

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SB12-COMPLIANCE PACKAGE 'J'

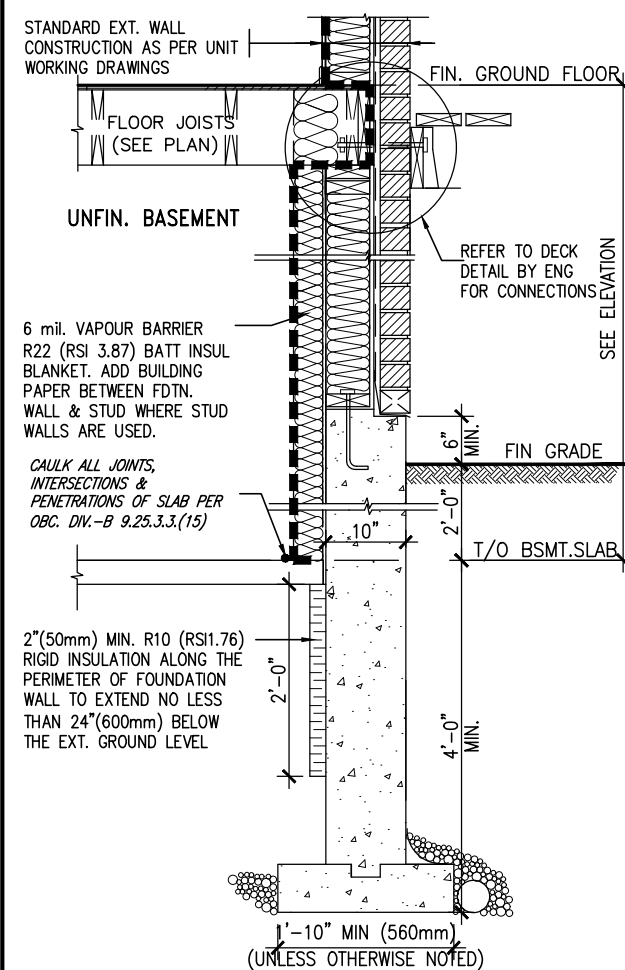
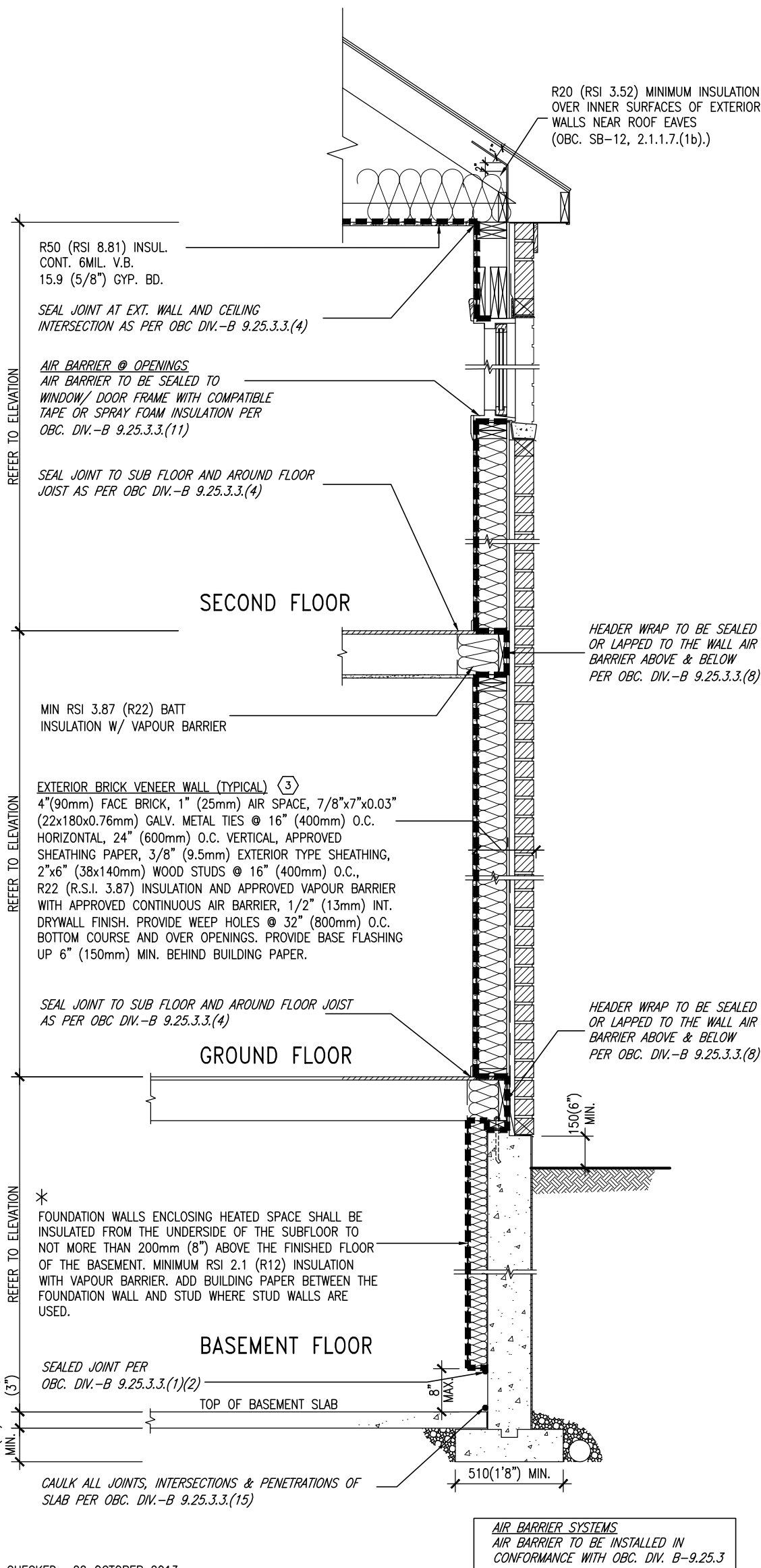
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Walls Above Grade	2.11 (R12)	4" R12 BLANKET
Basement Walls	1.76 (R10)	RIGID INSUL
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value	1.8	DOUBLE PANE LOW EMISSIVITY
Windows & Sliding glass Doors	1.8	DOUBLE PANE LOW EMISSIVITY
Maximum U-value	2.8	DOUBLE PANE LOW EMISSIVITY
Skylights	2.8	DOUBLE PANE LOW EMISSIVITY
Maximum U-value	94%	NATURAL GAS
Space Heating Equipment	94%	NATURAL GAS
Minimum AFUE	0.67	NATURAL GAS
Hot Water Heater	0.67	NATURAL GAS
Minimum EF	60%	-
HRV	60%	-
Minimum Efficiency		



APR 5, 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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	
3	.	.	.	
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

VA3 DESIGN

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

CONST NOTE

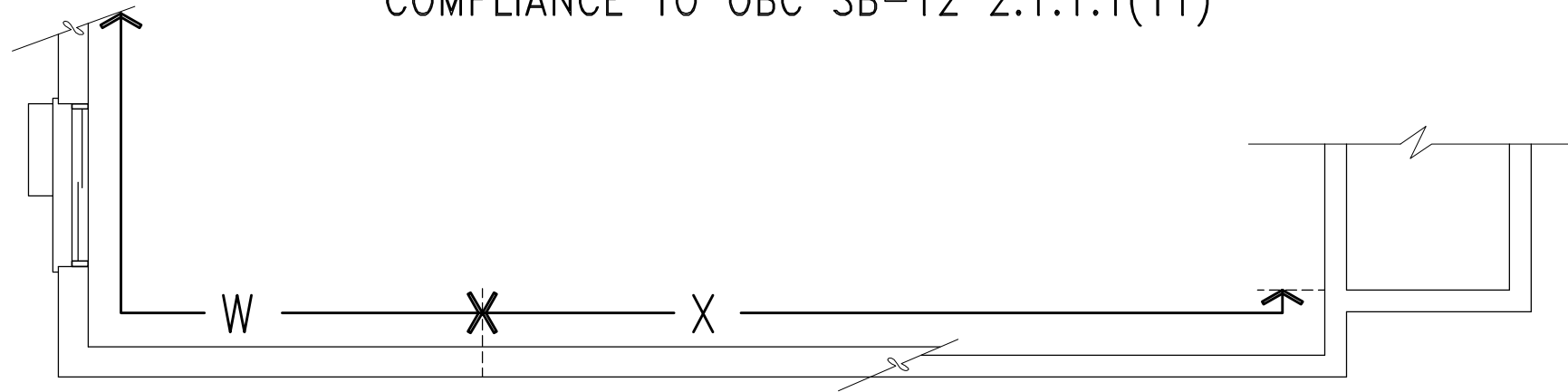
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file name: 13045-CONST-OBC 2015
drawing no.: CN6

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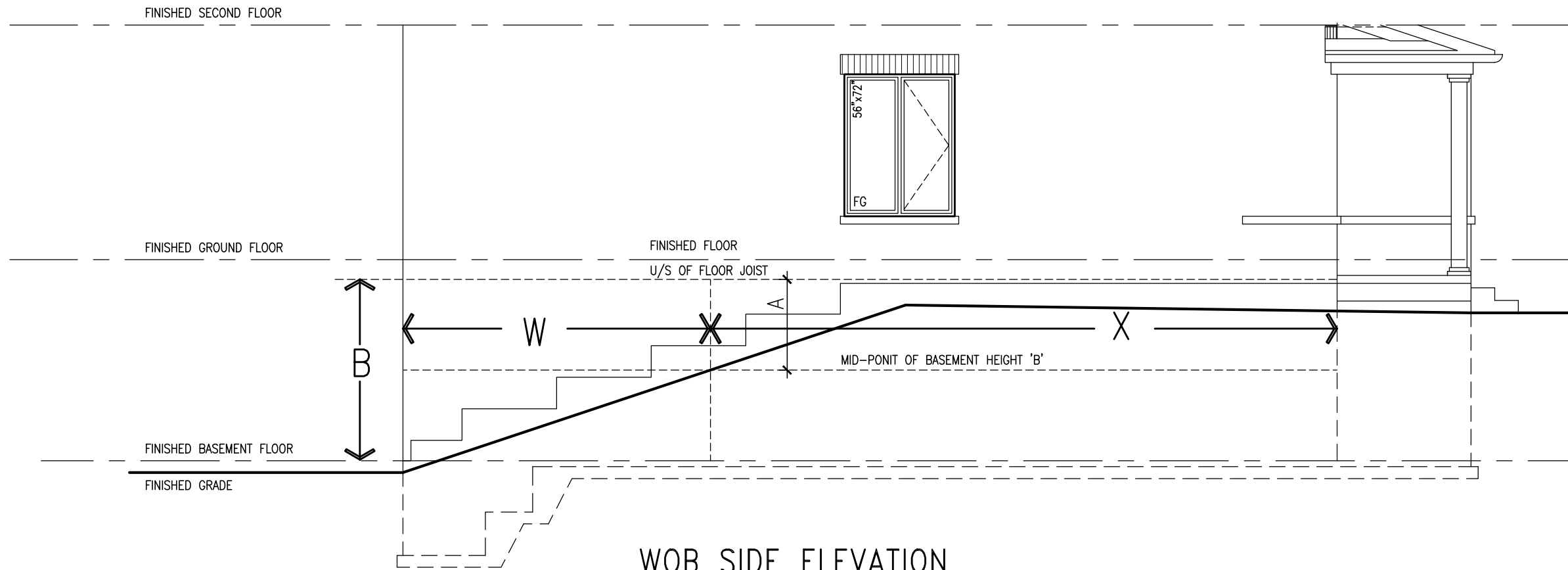
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



APR 5, 2017



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



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 qualification information
 Wellington Jno-Baptiste 25591 BCN
 name
 registration information
 VAS 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.

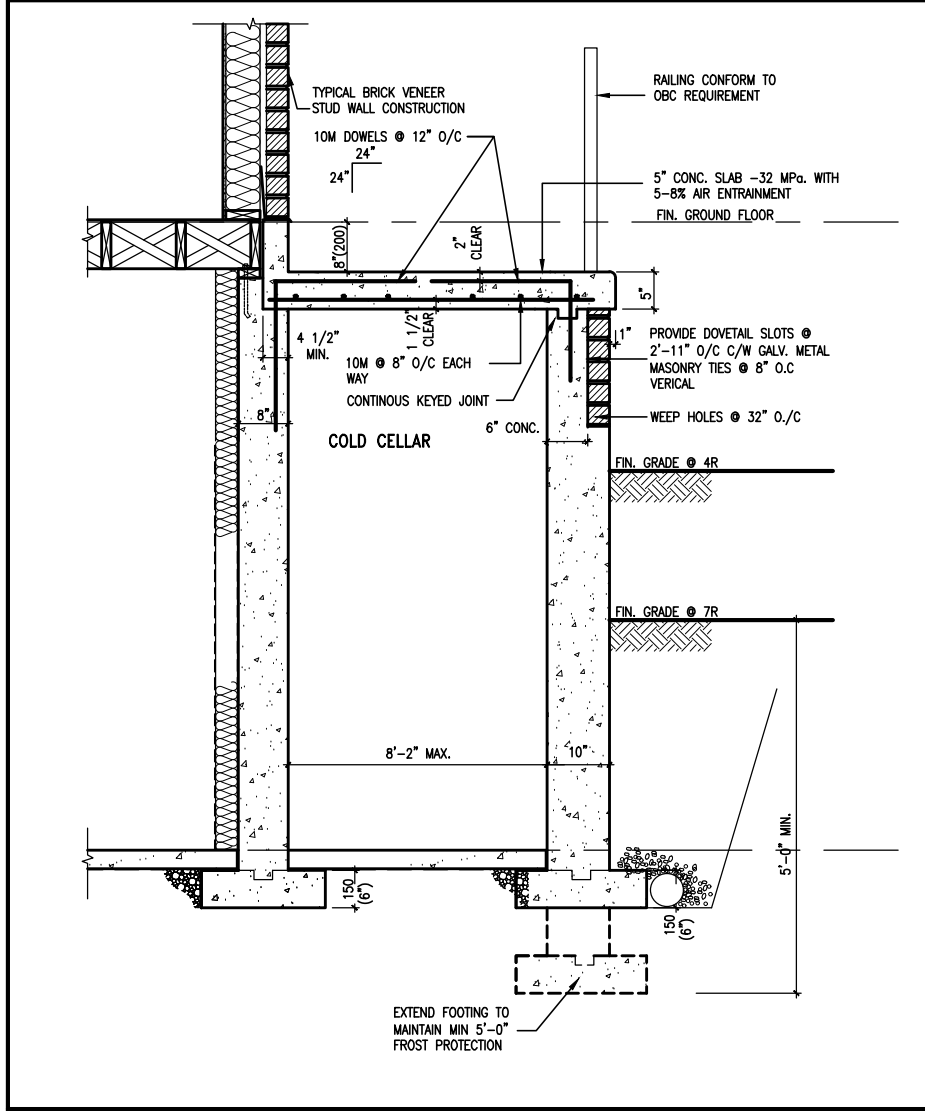
no.	description	date	by
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC

project name	BAYVIEW WELLINGTON	CONST NOTE
project no.	GREEN VALLEY ESTATES	BRADFORD
date	APR 2014	CONSTRUCTION NOTES
drawn by	RC	13045-CONST-OBC 2015
checked by	RC	file name
scale	3/16" = 1'-0"	13045-CONST-OBC 2015
drawn no.	13045	drawing no.
		CN7

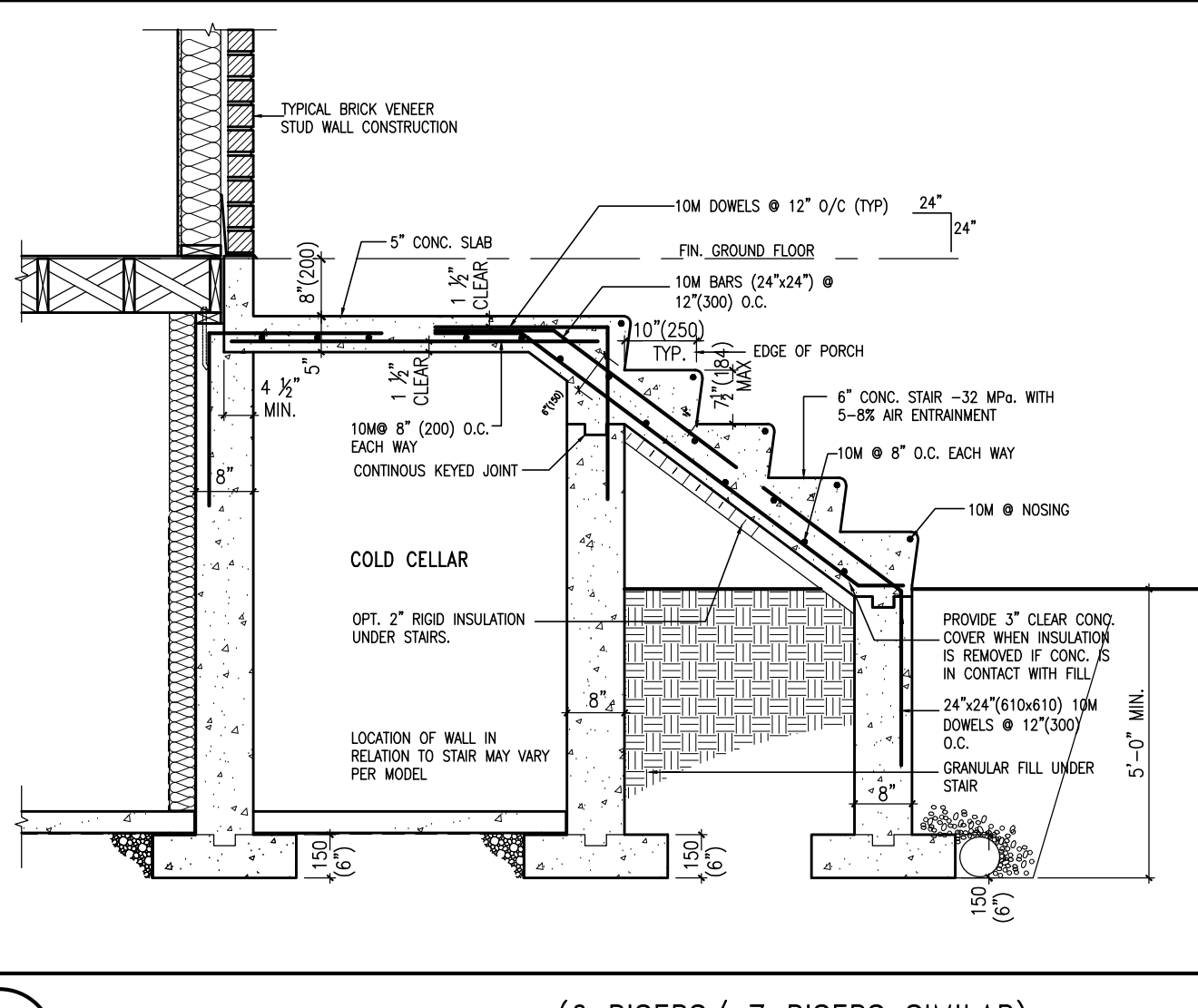
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APR 5, 2017



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.

CONST NOTE

BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
BRADFORD

CONSTRUCTION NOTES
13045-CONST-0BC 2015
3/16" = 1'-0"

VAS DESIGN
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vasdesign.com

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Wellington Jno-Baptiste 25591 BCN
VAS Design Inc. 42658

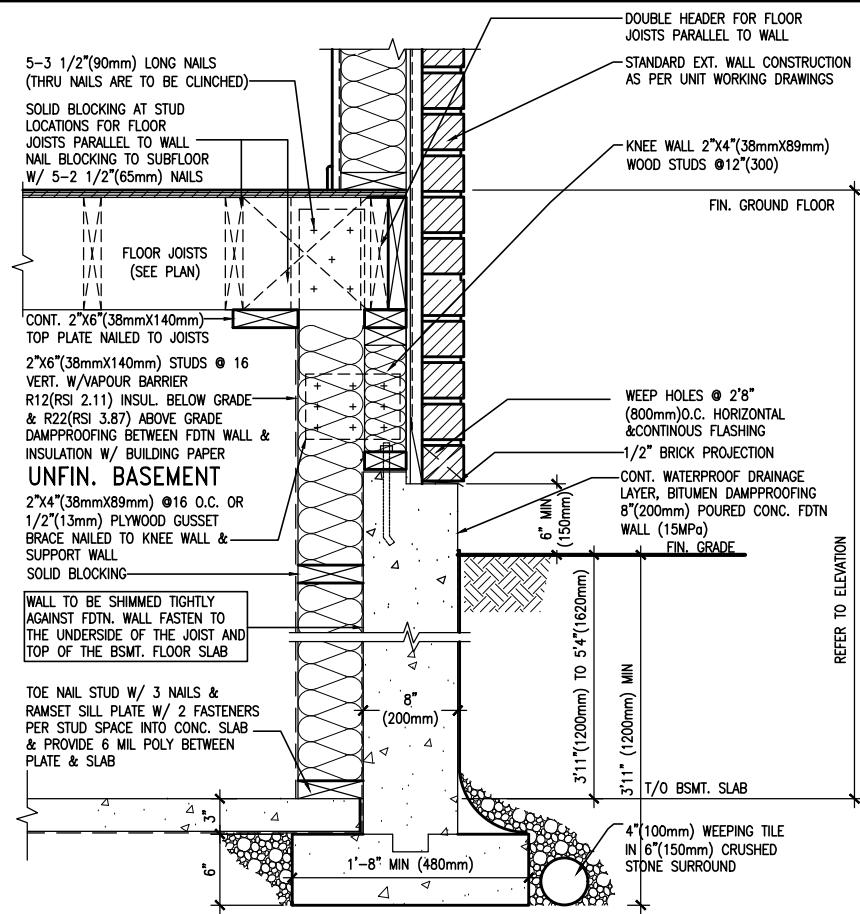
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no.	date	description
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8		
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2	APR 16-15 RC	UPDATE TO CODE
1	MAY 07-14 RC	ISSUE FOR CLIENT REVIEW

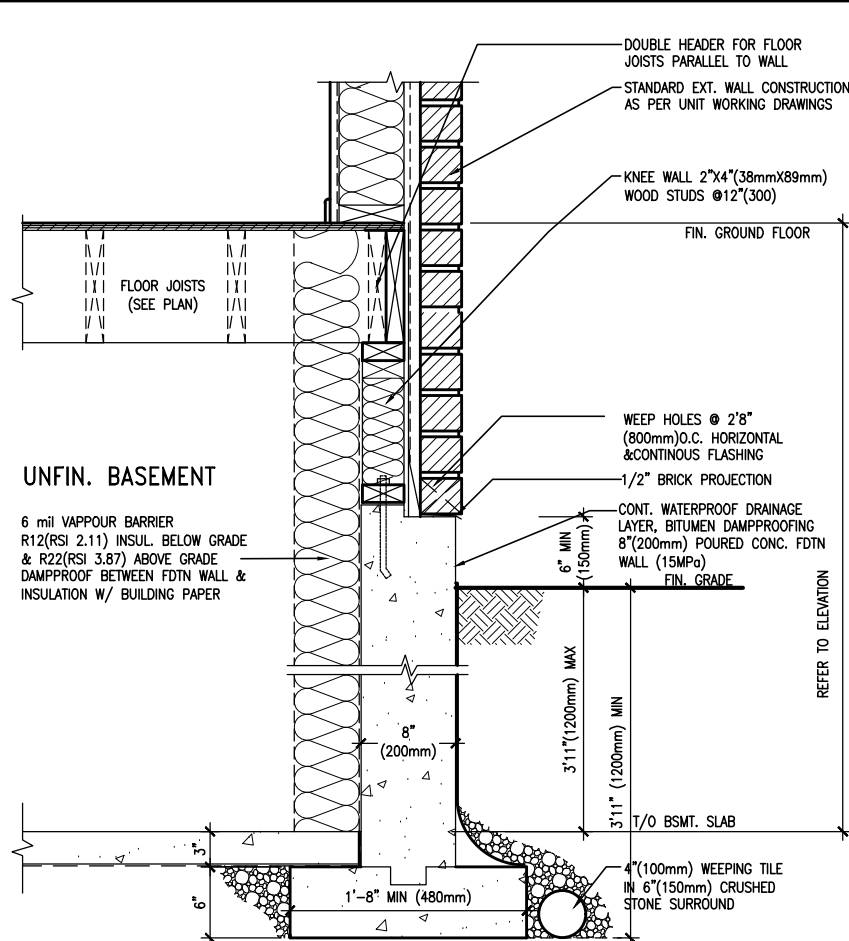
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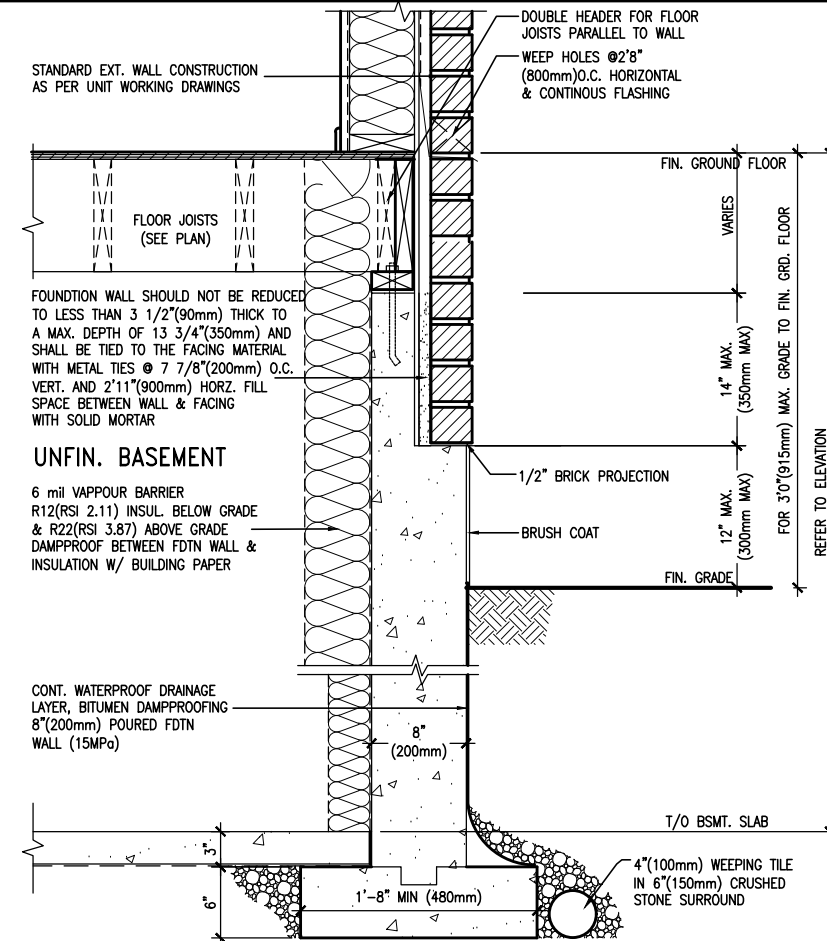
APR 5, 2017



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.

BAYVIEW WELLINGTON



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

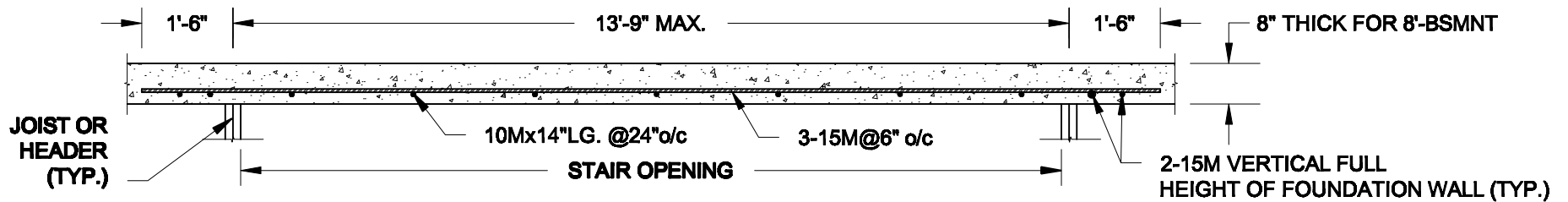
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municipality	BRADFORD
project no.	13045
drawing no.	CN9
checked by	RC
scale	3/16" = 1'-0"
date	APR 2014
drawn by	RC
file name	13045-CONST-08C 2015
CONSTRUCTION NOTES	13045-CONST-08C 2015 - Tue - Dec 20 2016 - 9:18 AM

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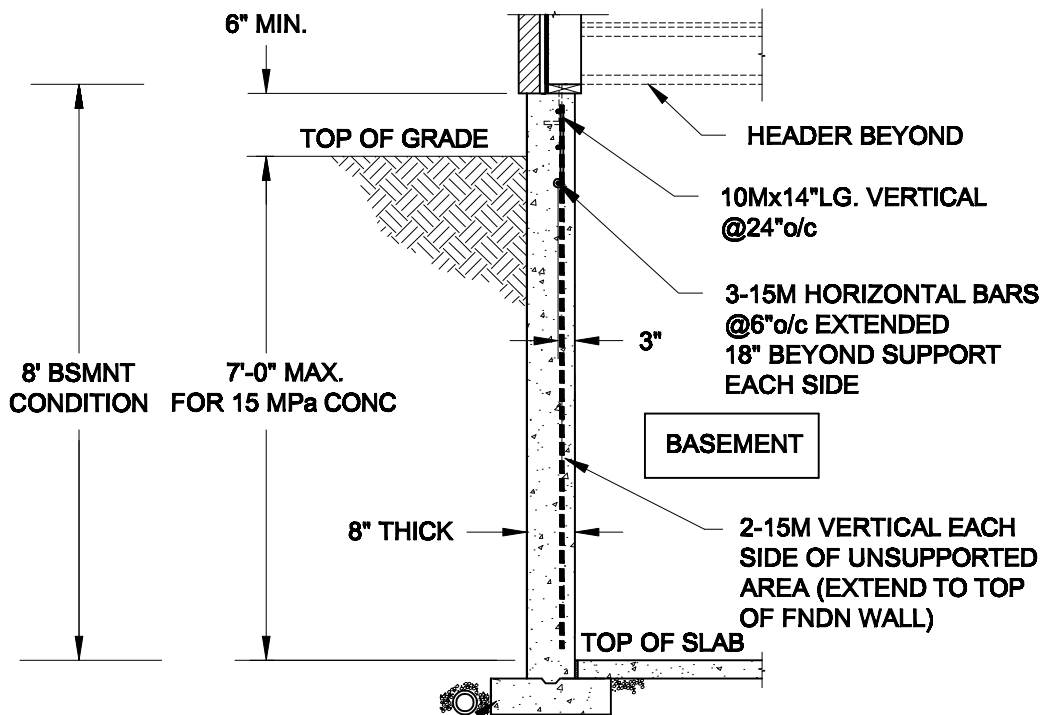
Wellington Jno-Baptiste 25591 BCBN
 name registration information VAS Design Inc. 42658

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PLAN VIEW



FTG. SIZE AS PER PLAN

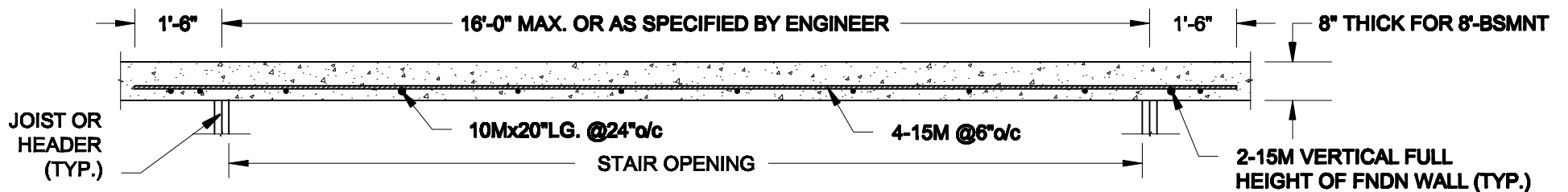
1A
S1

LATERALLY UNSUPPORTED WALL

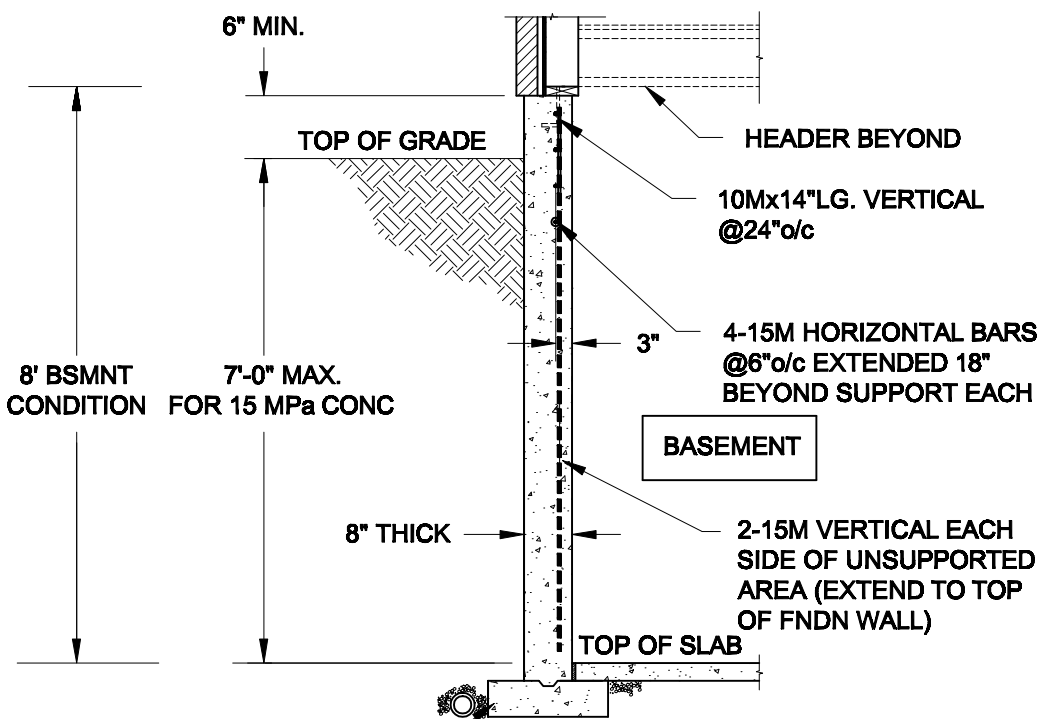
SCALE: 3/8" = 1'-0"

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

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Newmarket, ON
L3Y 8J9
T: 905-853-8547
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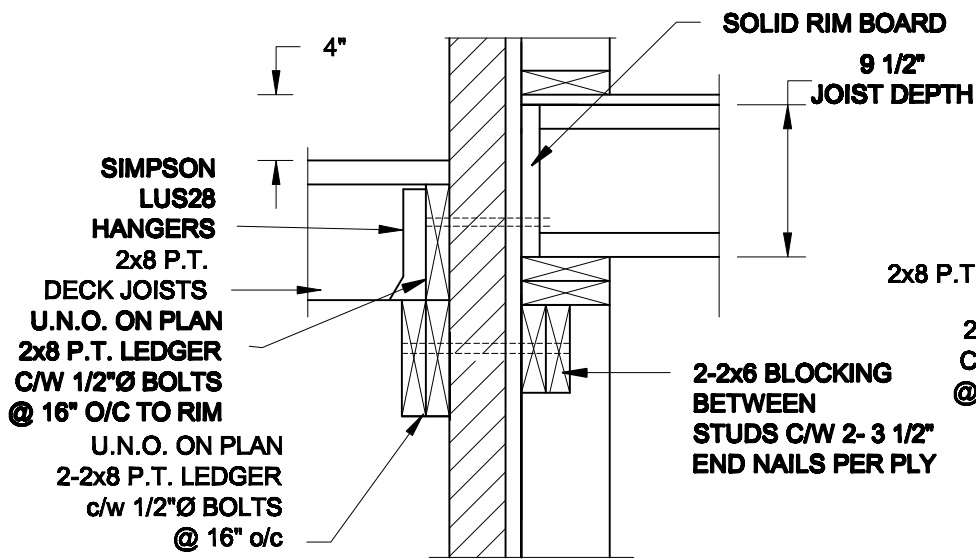
Engineer's Seal:



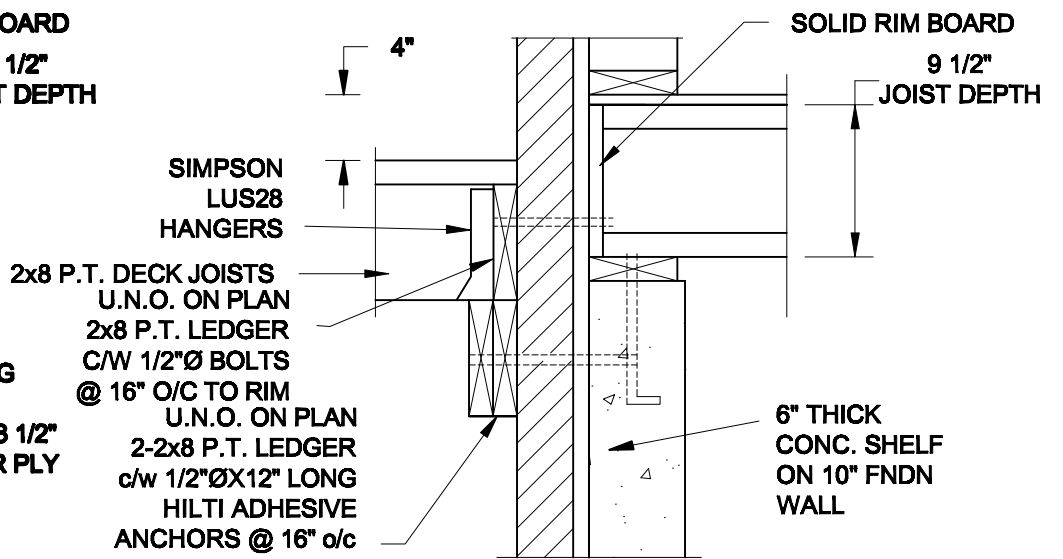
MAY 30, 2016

Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Project No.: 16-102	Drawing No.: S1

FOR 9 1/2" JOIST DEPTH



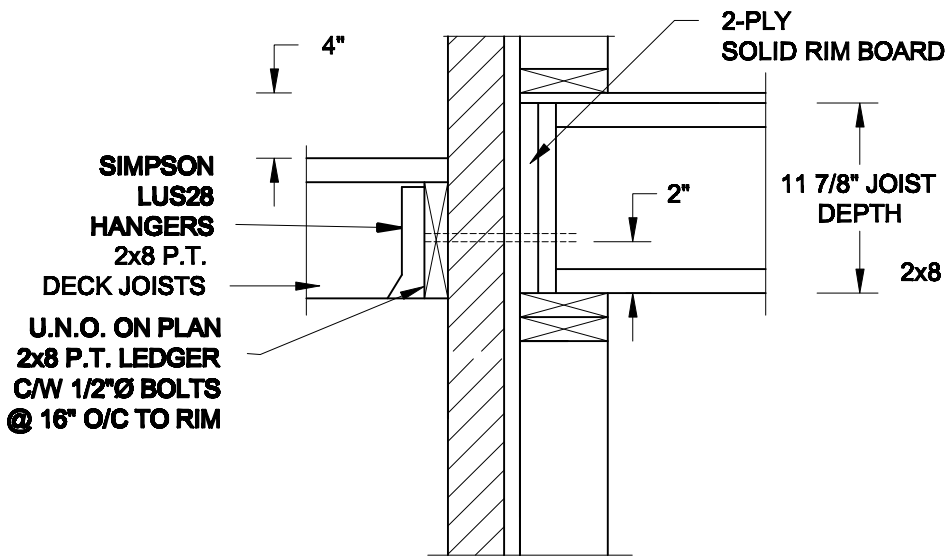
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



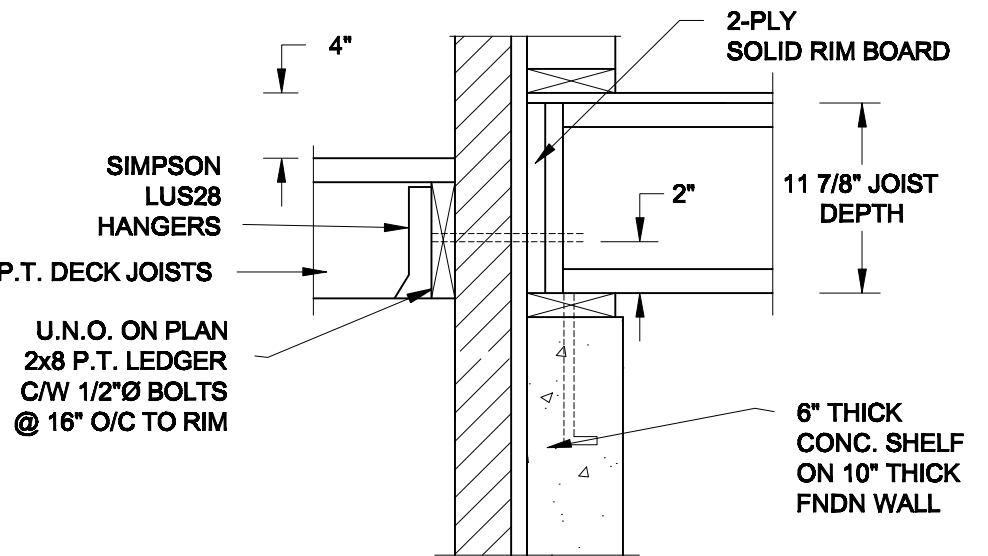
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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

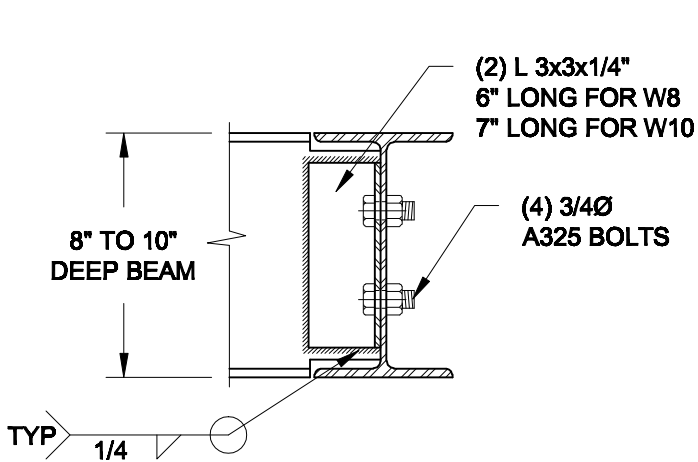


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

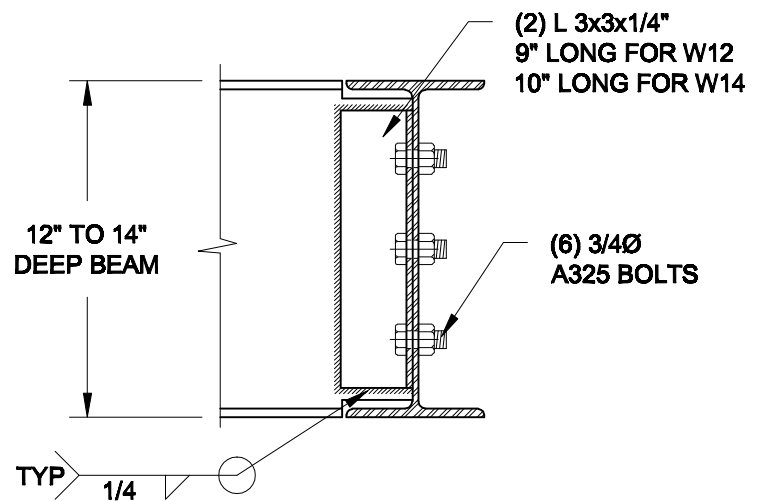


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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

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MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

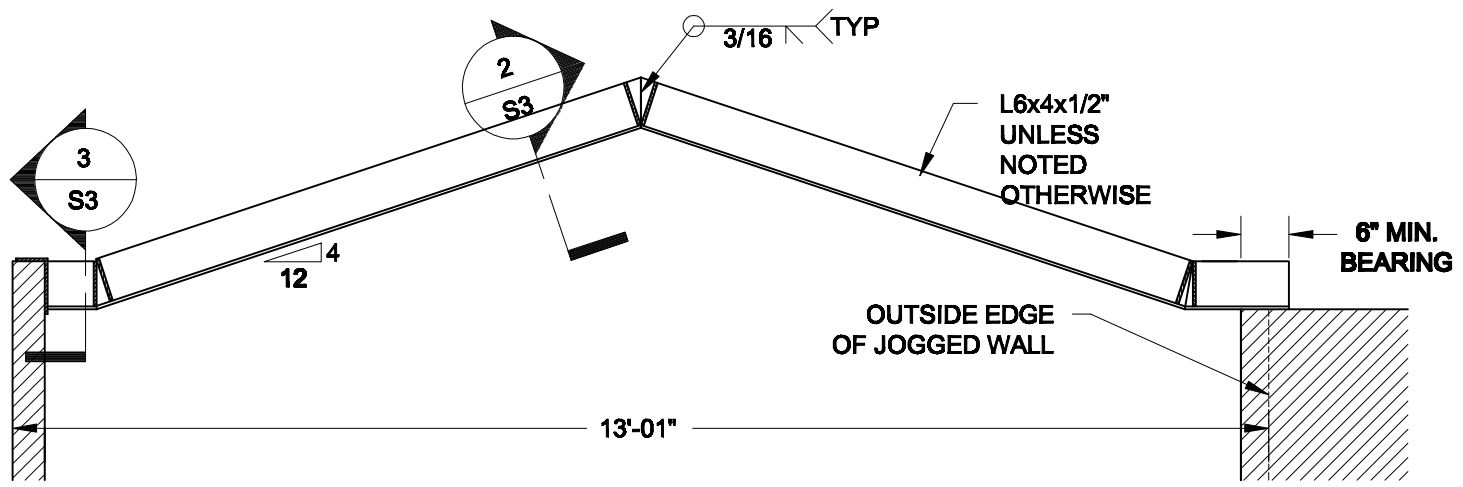
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

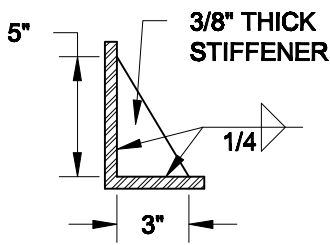
16-102

Drawing No.:

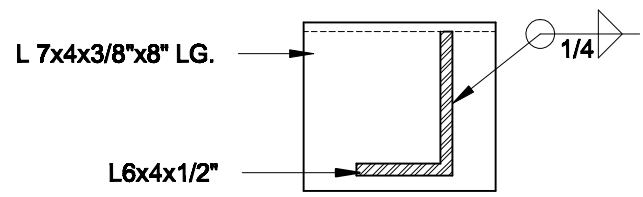
S2



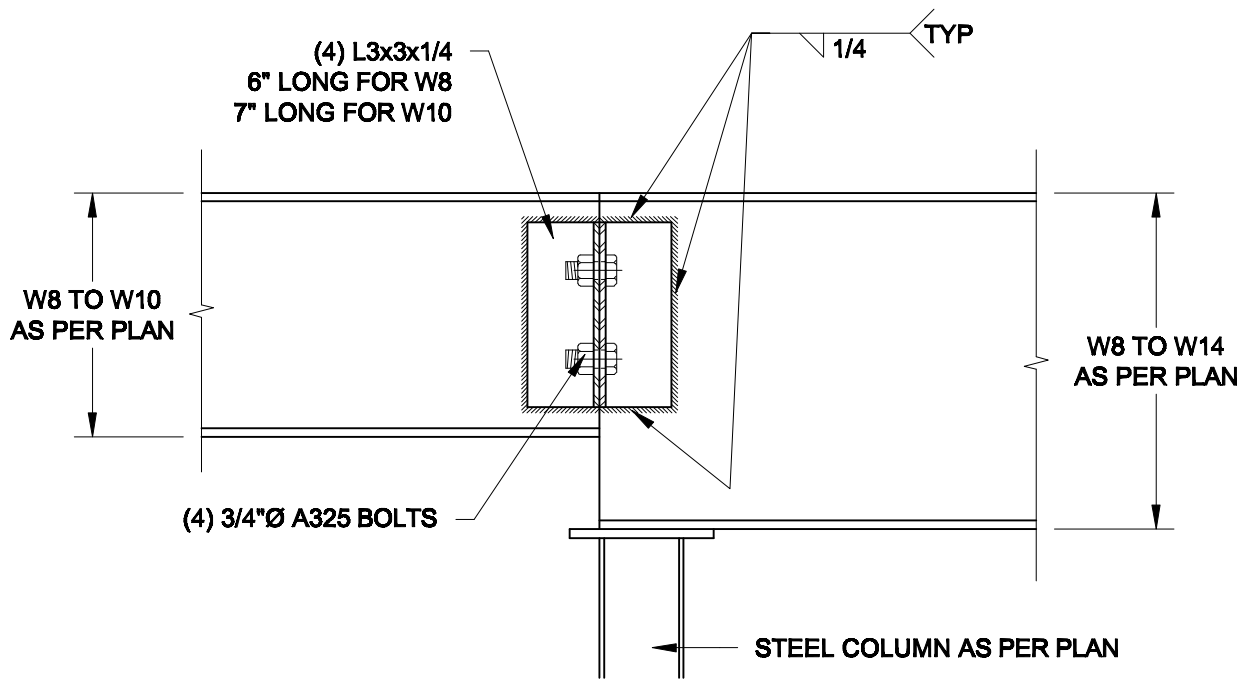
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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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E: quaille.eng@rogers.com

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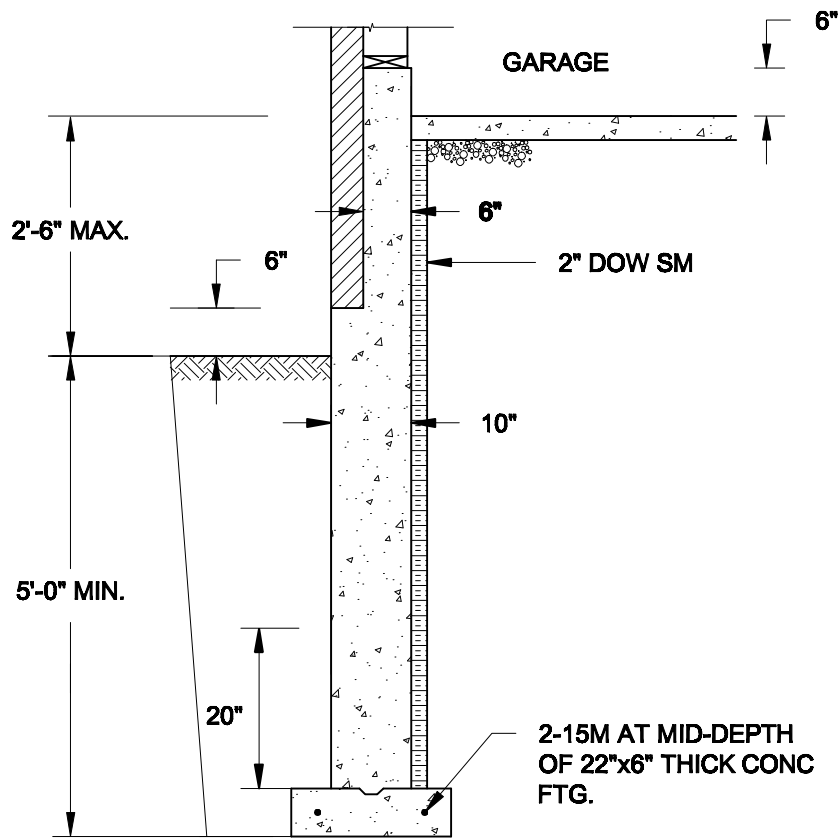
MAY 30, 2016

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
16-102

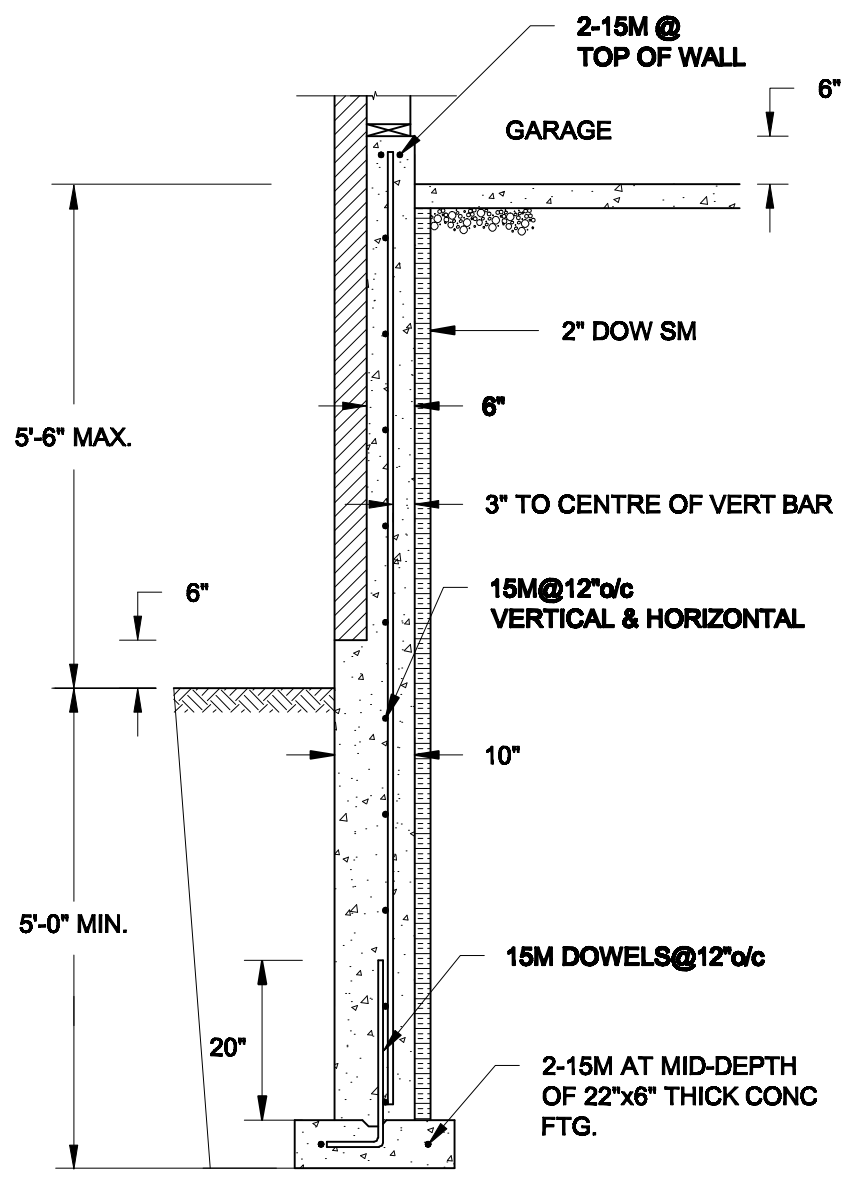
Drawing No.:
S3



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

NOTE:

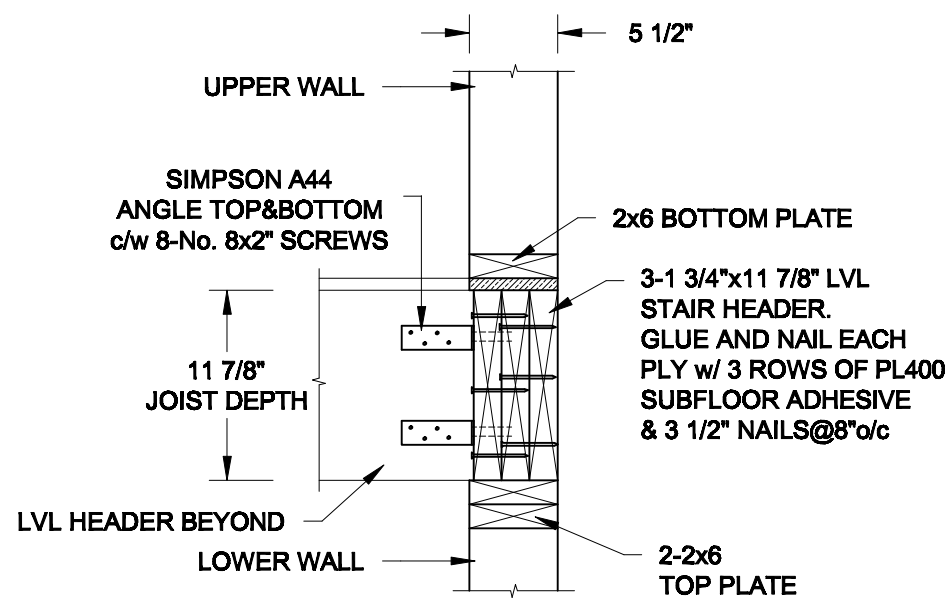
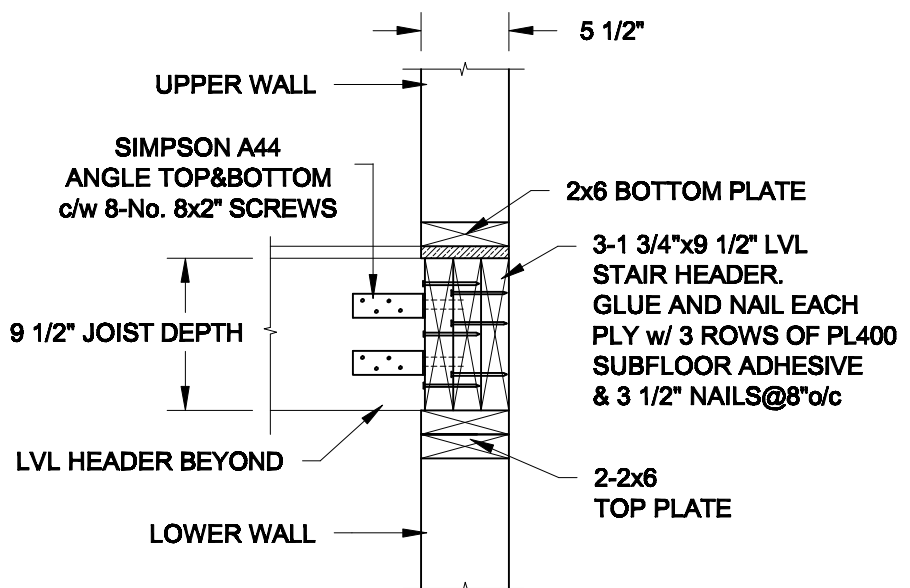
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.



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

FOR 9 1/2" JOIST DEPTH

FOR 11 7/8" JOIST DEPTH



2
S4 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"

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

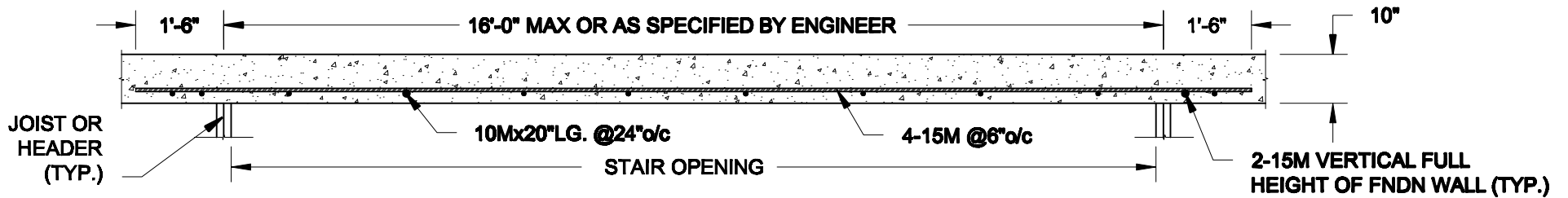
QUAILE ENGINEERING LTD.

38 Parkside Drive, UNIT 7
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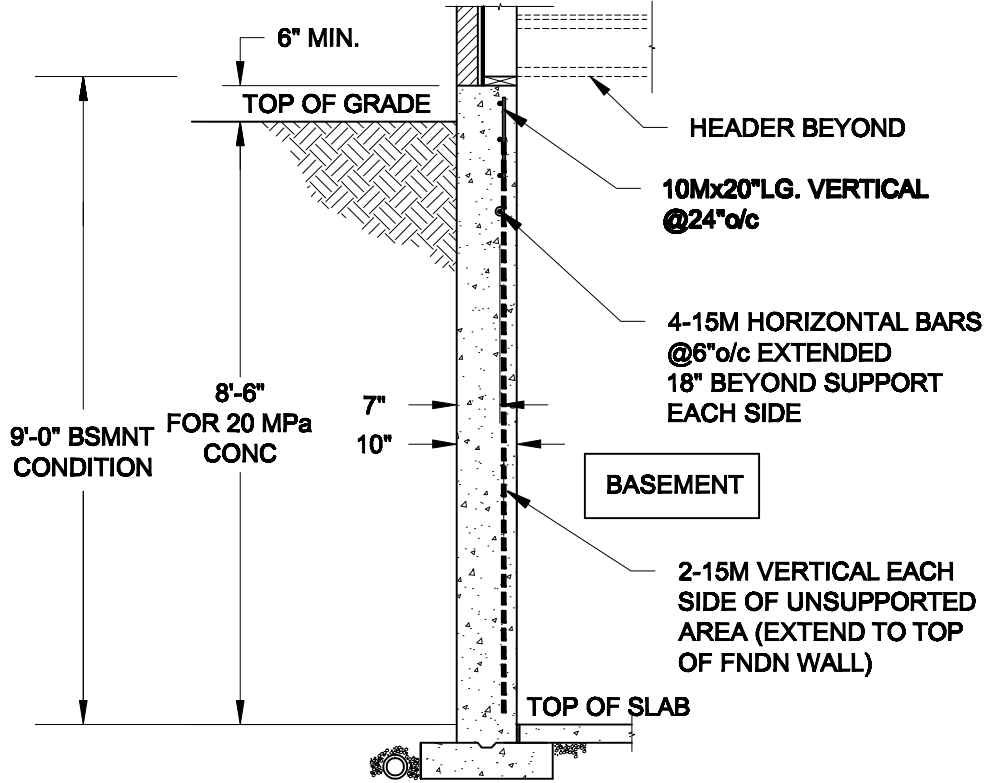
Engineer's Sect

S. J. BOYD
PROVINCE OF ONTARIO
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	
Date: MAY-31-2016	
Drawn: SC	Checked: SJB

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

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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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