

10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS MAX BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP

6"x6" P.T. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND 4'-0" BELOW GRADE.

2-2"x8" P.T. DROPPED LEDGER PL. ANCHORED TO HEADER JOIST W/ 1/2" DIA. BOLTS @ 16" O.C.

UNFINISHED BASEMENT

COLD CELLAR

UNEXCAVATED (REMOVE TOP SOIL ONLY)

MIN. SOIL BEARING CAPACITY OF 150KPa

AREA CALCULATIONS	ELEV. A
GROUND FLOOR AREA	1146 SF
SECOND FLOOR AREA	1435 SF
SUBTOTAL	2581 SF
DEDUCT ALL OPEN AREAS	93 SF
TOTAL NET AREA	2581 SF
	(239.78 m2)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1596 SF
	(148.27 m2)
COVERAGE W/ PORCH	1656 SF
	(153.85 m2)

BASEMENT PLAN 'A'



OCT 8, 2015

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.

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

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ARCHITECTURAL REVIEW & APPROVAL
 OCT 13 2015
 John G. Williams Limited, Architect

LOT 7 BAROSSA 3

no.	description	date	by
9			
8			
7			
6			
5	REVISED AS PER ENG COMMENTS	07-10-15	RC
4	REVISED AS PER FLOOR TRUSS LAYOUT	06-10-15	RC
3	REV. PER PURCHASER REQUEST FOR LOT 7	05-08-15	WT
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 BCIN
 VA3 Design Inc. 42658
 signature

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
 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"

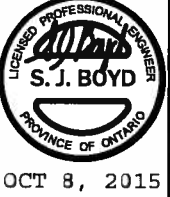
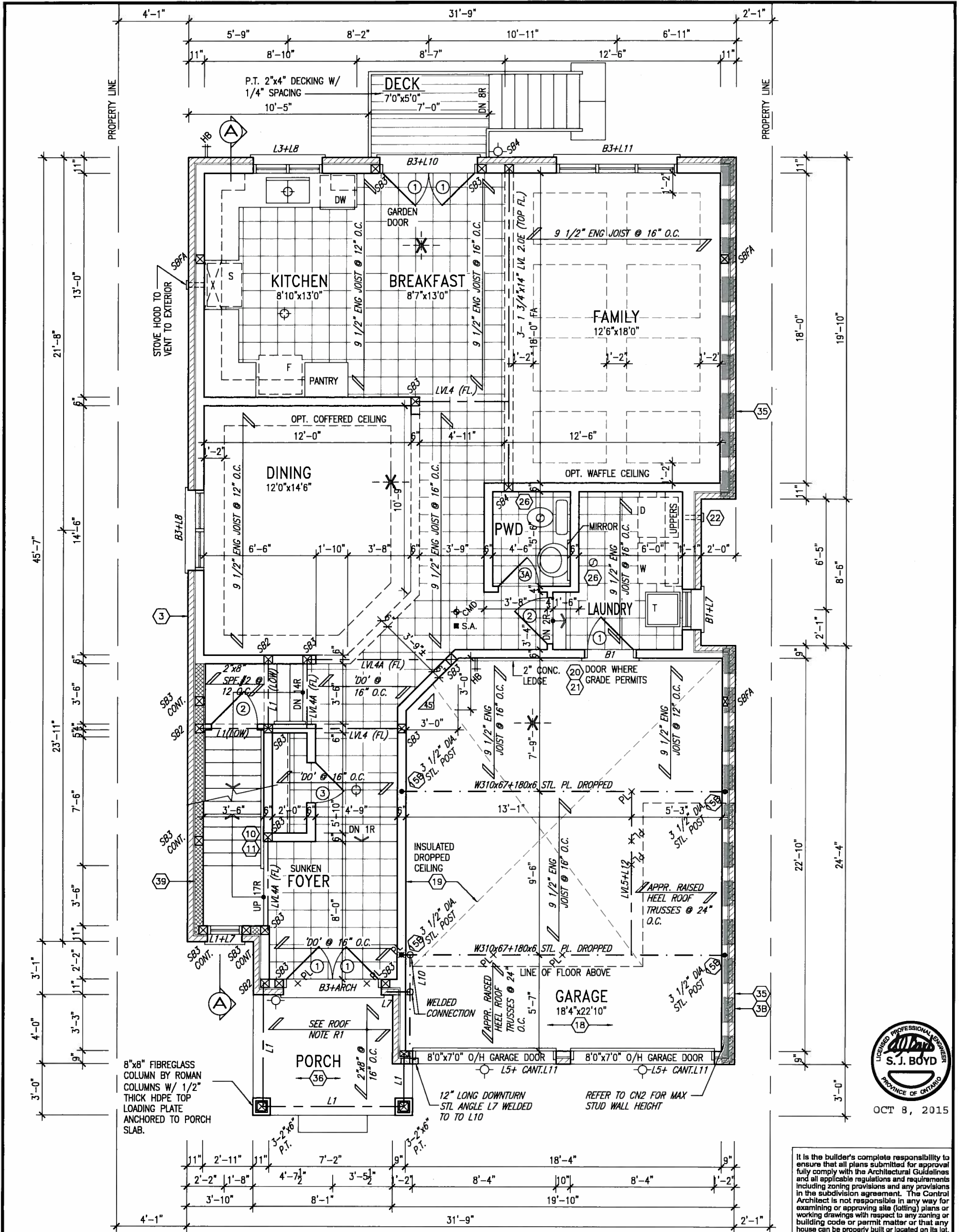
S38-3 BAROSSA 3

project no. 13045
 drawing no. 1

BASEMENT PLAN ELEV. 'A'

13045-S38-3-LOT 7

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GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

LOT 7 BAROSSA 3

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

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

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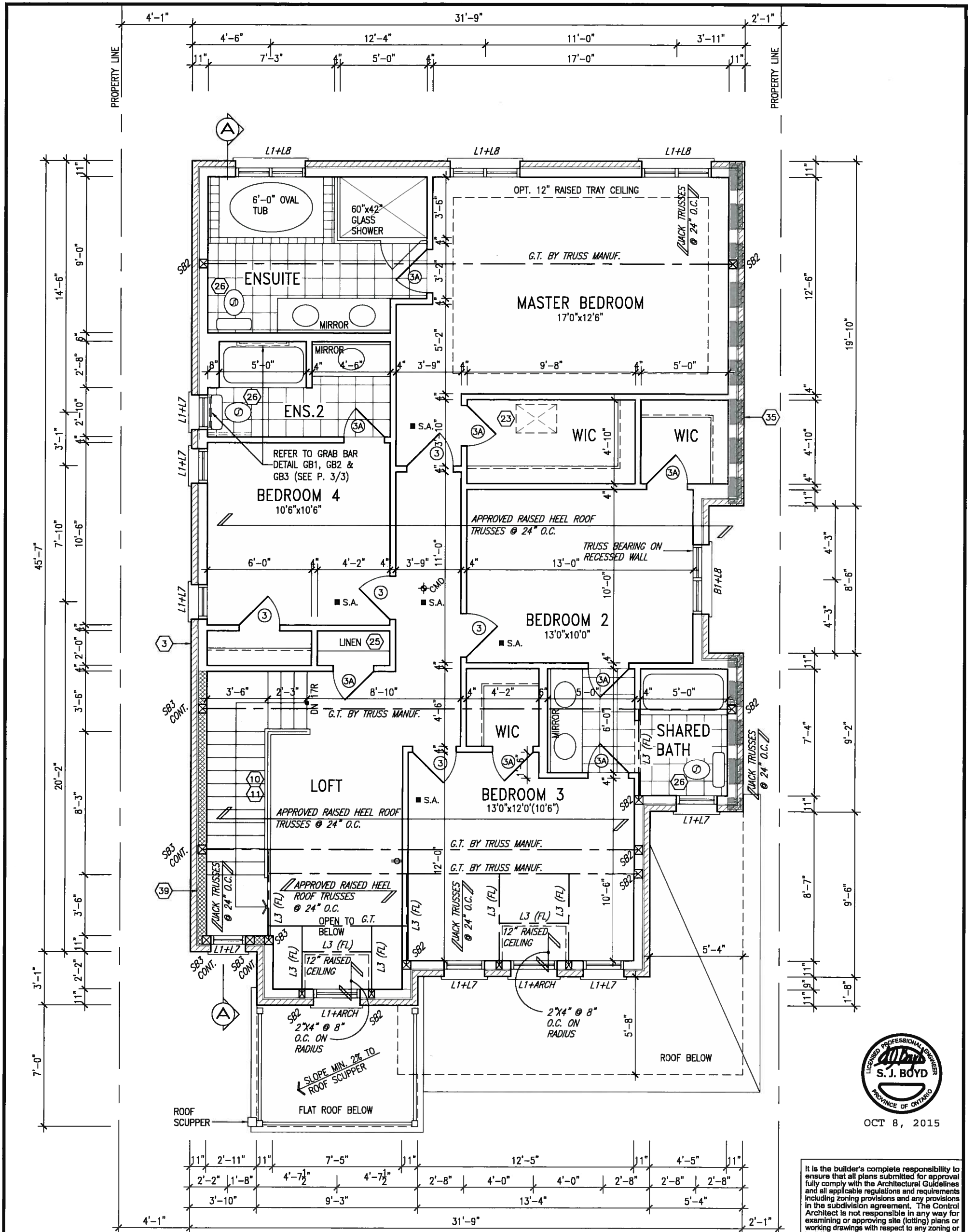
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 drawn by: LM
 checked by: [blank]
 scale: 3/16" = 1'-0"

project no.: 13045
 drawing no.: GROUND FLOOR PLAN ELEV. 'A'

S38-3 BAROSSA 3

file name: 13045-S38-3-L07
 drawing no.: 2

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SECOND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

LOT 7 BAROSSA 3

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.

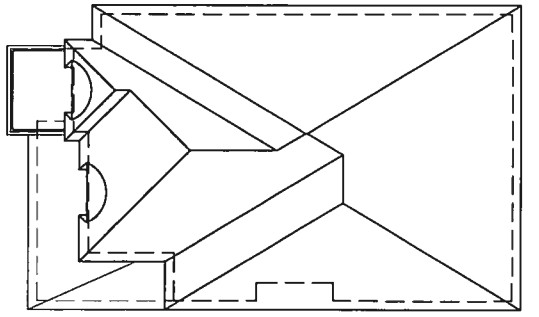
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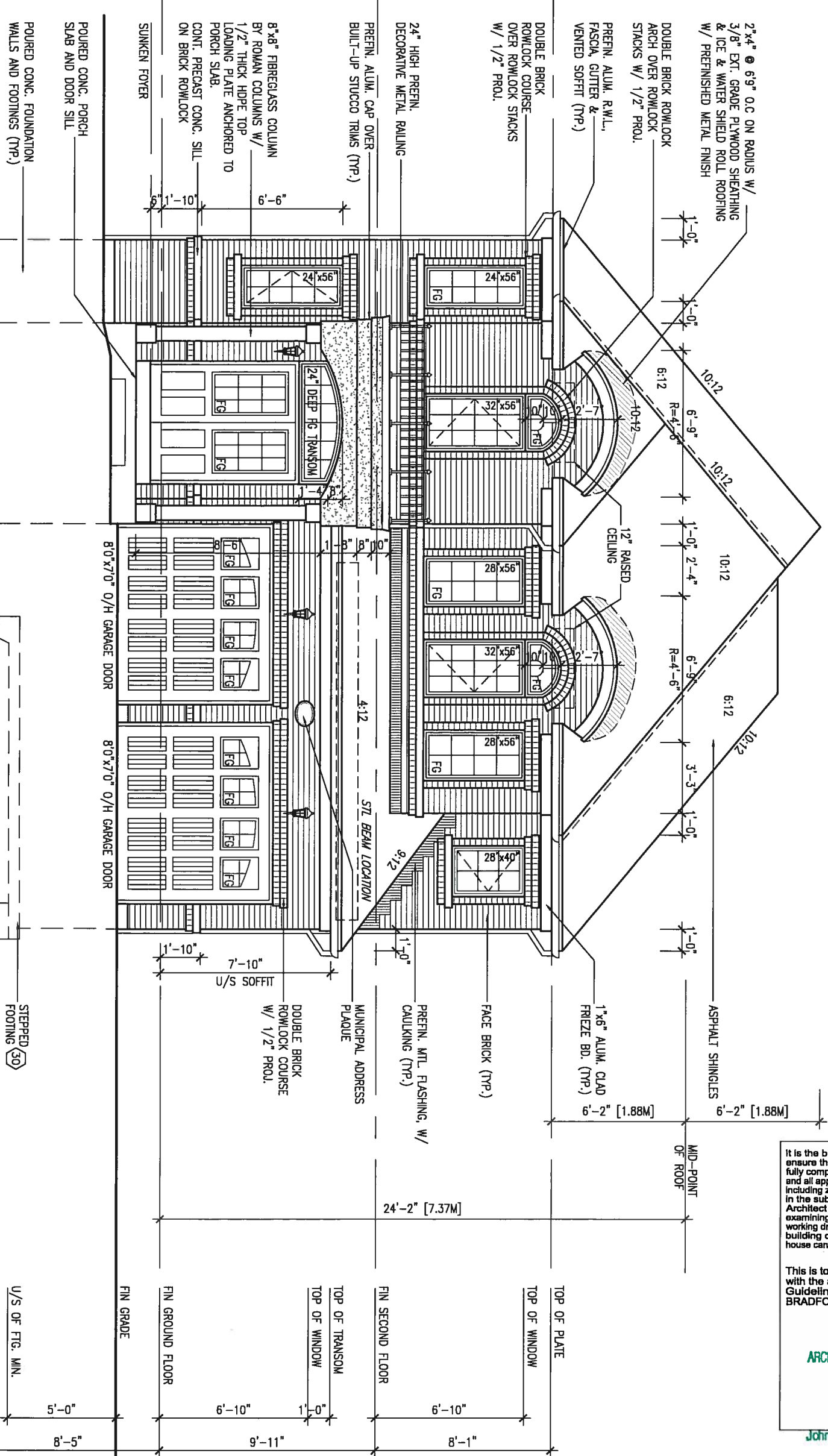
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 416.630.2255 f 416.630.4782
 va3design.com

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S38-3 BAROSSA 3
 project no.: 13045
 drawing no.: 3
 SECOND FLOOR PLAN ELEV. 'A'
 13045-S38-3-LOT 7
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ROOF PLAN 'A'



FRONT ELEVATION 'A'

UNINSULATED OPENINGS (PER OBC, SB-122.1.1(7))		
S38-3 ELEVATION 'A' LOT 7	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F. PERCENTAGE
FRONT	648 S.F.	90.84 S.F. 14.02 %
LEFT SIDE	1006 S.F.	57.33 S.F. 5.70 %
RIGHT SIDE	993 S.F.	26.11 S.F. 2.63 %
REAR	741 S.F.	177.05 S.F. 23.89 %
TOTAL SQ. FT.	3388.00 S.F.	351.33 S.F. 10.37 %
TOTAL SQ. M.	314.75 S.M.	32.64 S.M. 10.37 %

LOT 7 BAROSSA 3



OCT 8, 2015

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name registration information BCIN
VA3 Design Inc. 42658

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Toronto ON M3H 1S8
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va3design.com

BAYVIEW WELLINGTON

project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON.
date: 2014-04 checked by: LM scale: 3/16" = 1'-0"
drawing no. 13045-S38-3-LOT 7

S38-3 BAROSSA 3

project no. 13045

FRONT ELEVATION 'A'

file name: 13045-S38-3-LOT 7

drawing no. **9**

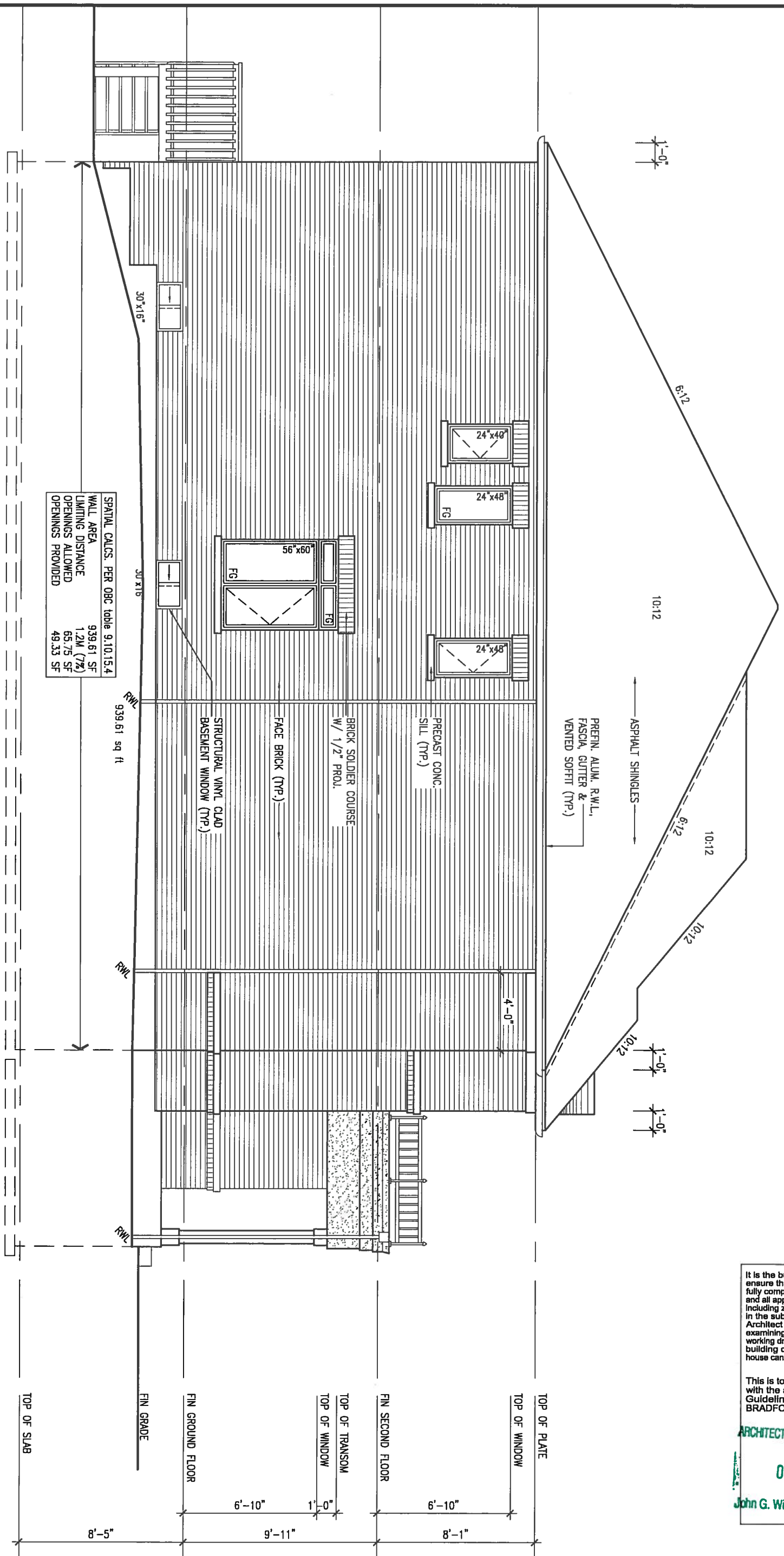
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LEFT SIDE ELEVATION 'A'

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

LOT 7 BAROSSA 3



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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information B.C.M.
5	REVISED AS PER ENG COMMENTS	07-10-15	RC	42658
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LEFT SIDE ELEVATION 'A'

S38-3 BAROSSA 3

project no. 13045

file name: 13045-S38-3-LOT 7

drawing no. 10

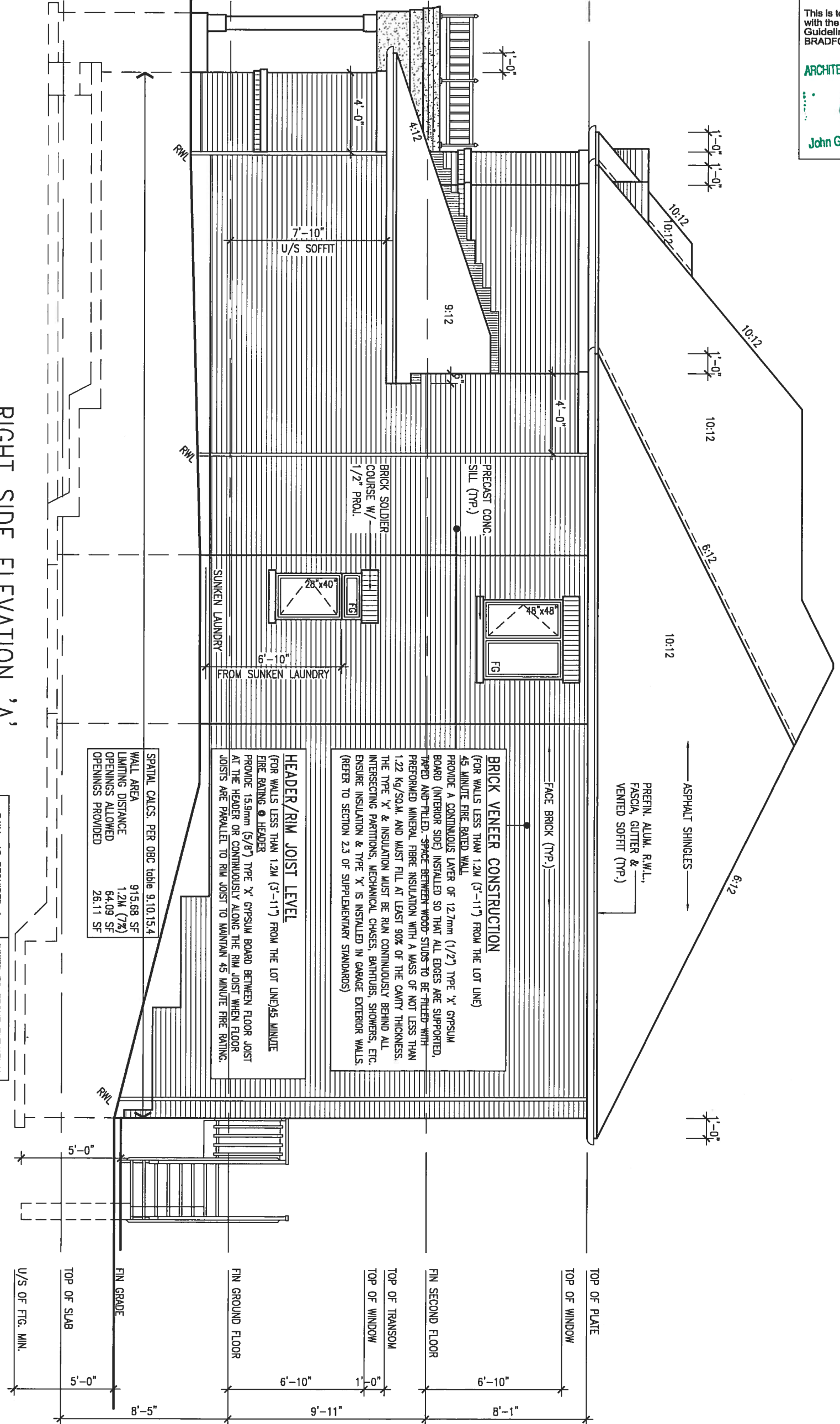
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RIGHT SIDE ELEVATION 'A'



SPATIAL CALCS. PER OBC table 9.10.15.4
 WALL AREA 915.68 SF
 LIMITING DISTANCE 1.2M (7%)
 OPENINGS ALLOWED 64.09 SF
 OPENINGS PROVIDED 26.11 SF

HEADER/RIM JOIST LEVEL
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE 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, PAIRED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED 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, BATHTUBS, 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 (TYP.)

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

REFER TO FRONT ELEVATION
 FOR TYPICAL NOTES

LOT 7 BAROSSA 3

OCT 8, 2015



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 Wellington Jno-Baptiste 25591
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BAYVIEW WELLINGTON

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

file name: RIGHT SIDE ELEVATION 'A'

S38-3 BAROSSA 3

project no. 13045

drawing no. 11

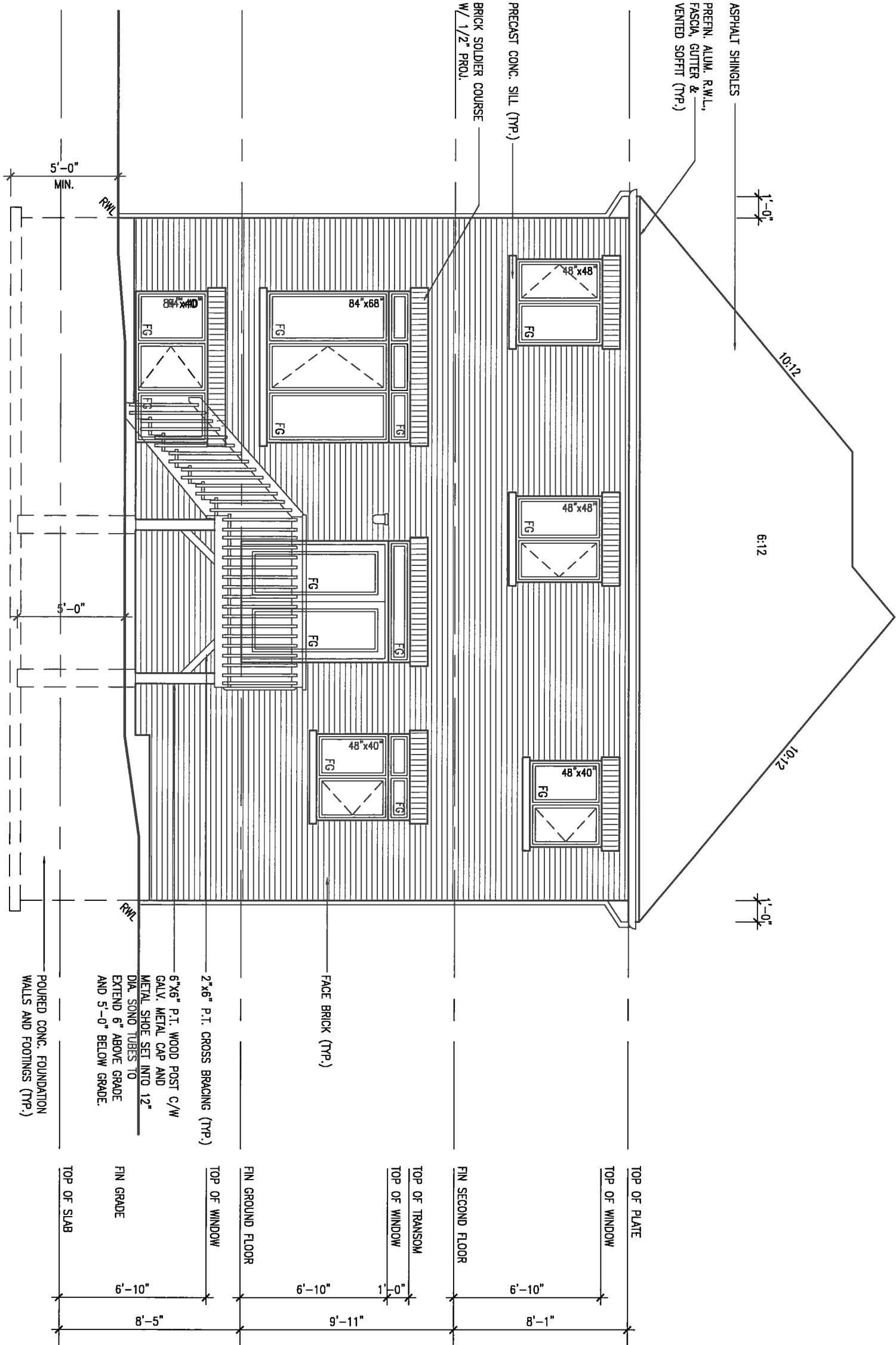
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REAR ELEVATION 'A'

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REAR ELEVATION 'A'

S38-3 BAROSSA 3

project no. 13045

drawing no. 12

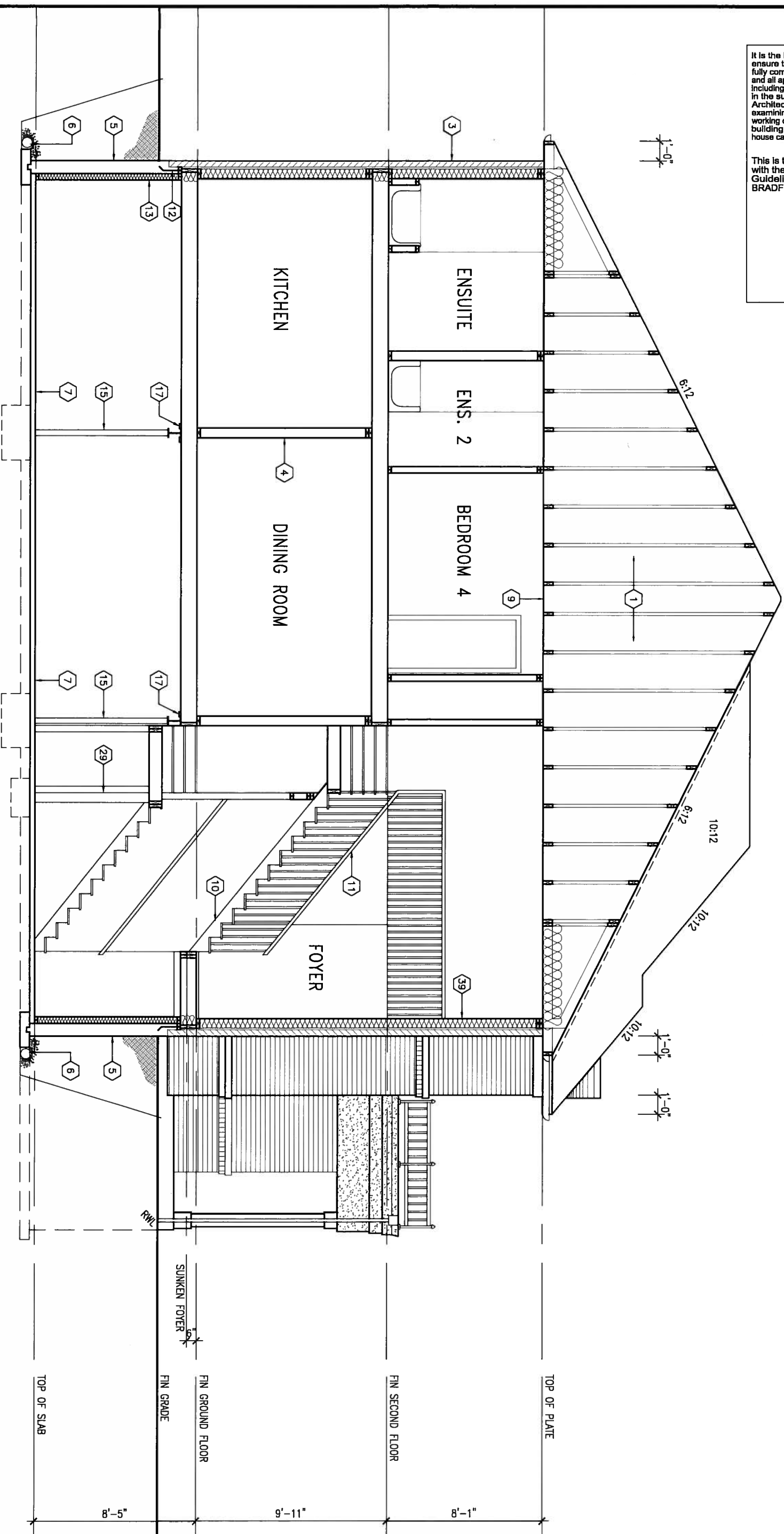
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SECTION A-A



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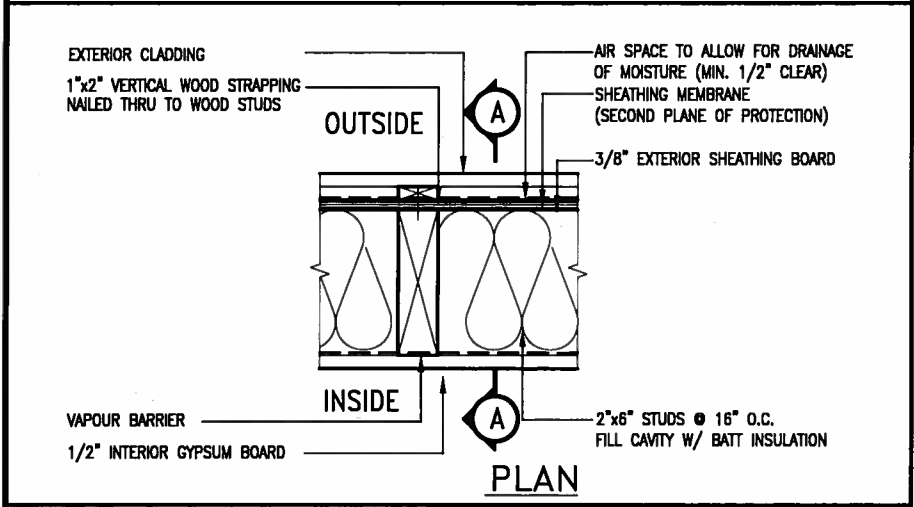
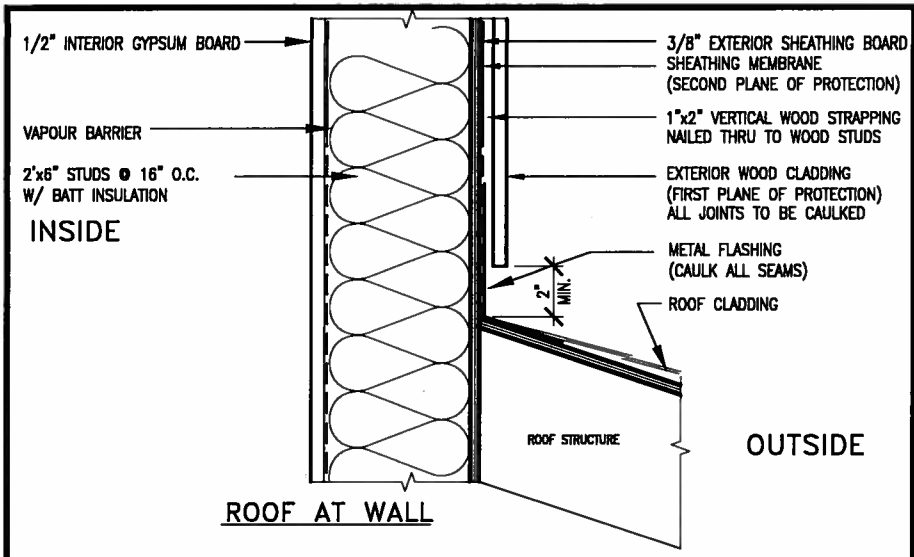
S38-3 BAROSSA 3

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SECTION A-A
 file name: 13045-S38-3-LOT 7

drawing no. **23**

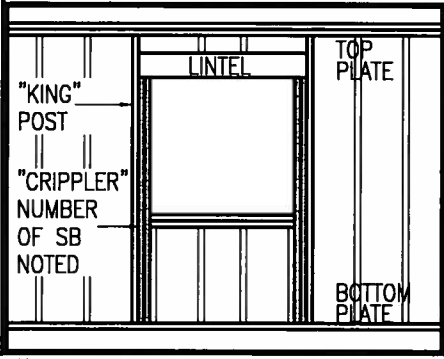
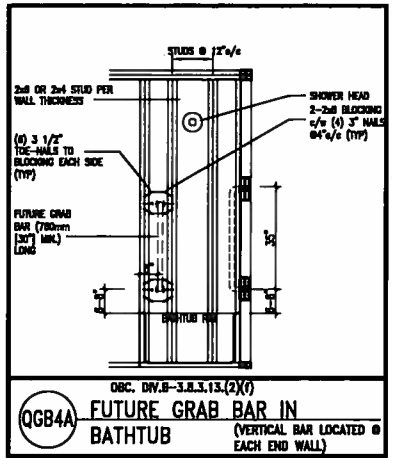
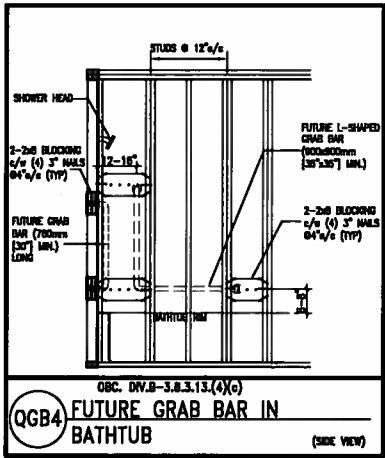
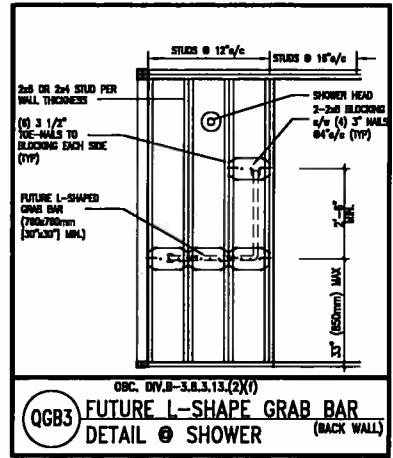
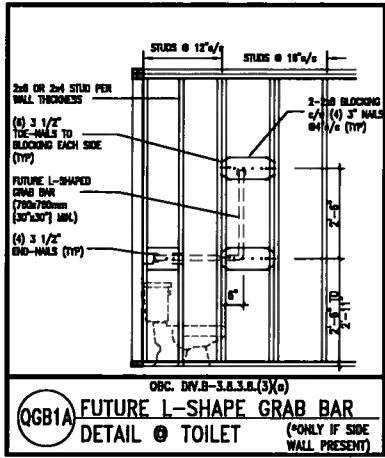
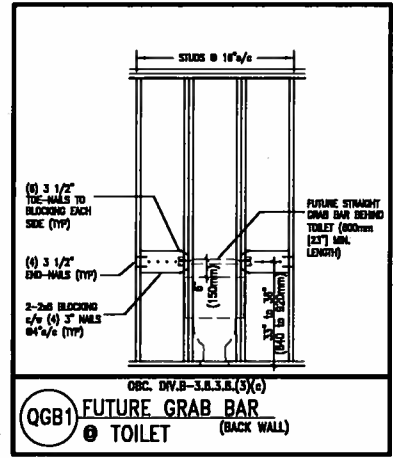
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EXTERIOR WOOD CLADDING WALL ASSEMBLY

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 FOLLOWS:

2"x4" @ 16" O.C. - 9'-10"
2-2"x4" @ 12" O.C. - 10'-9"
3-2"x4" @ 16" O.C. - 11'-2"
3-2"x4" @ 12" O.C. - 12'-4"

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

2"x6" @ 16" O.C. - 12'-6"
2"x6" @ 12" O.C. - 13'-10"
2-2"x6" @ 16" O.C. - 15'-0"
2-2"x6" @ 12" O.C. - 17'-4"

- 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.

- 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	

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 BCN
 VAS Design Inc. 42658

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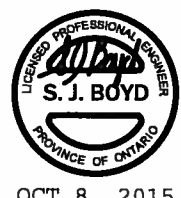
BAYVIEW WELLINGTON

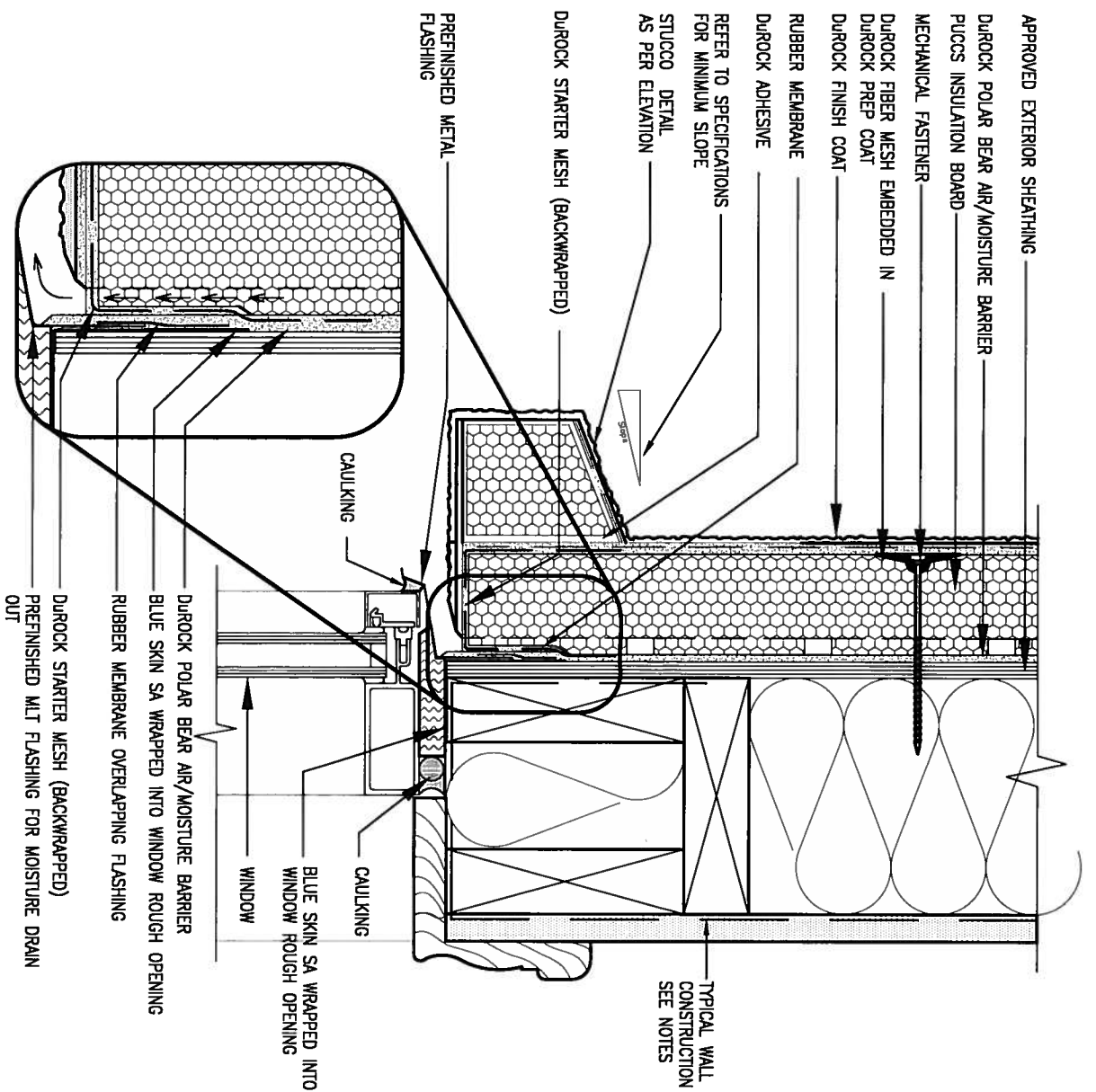
project name: GREEN VALLEY ESTATES
 municipality: BRADFORD
 date: APR 2014
 drawn by: RC
 checked by: -
 scale: 3/16" = 1'-0"

CONST NOTE

project no. 13045

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

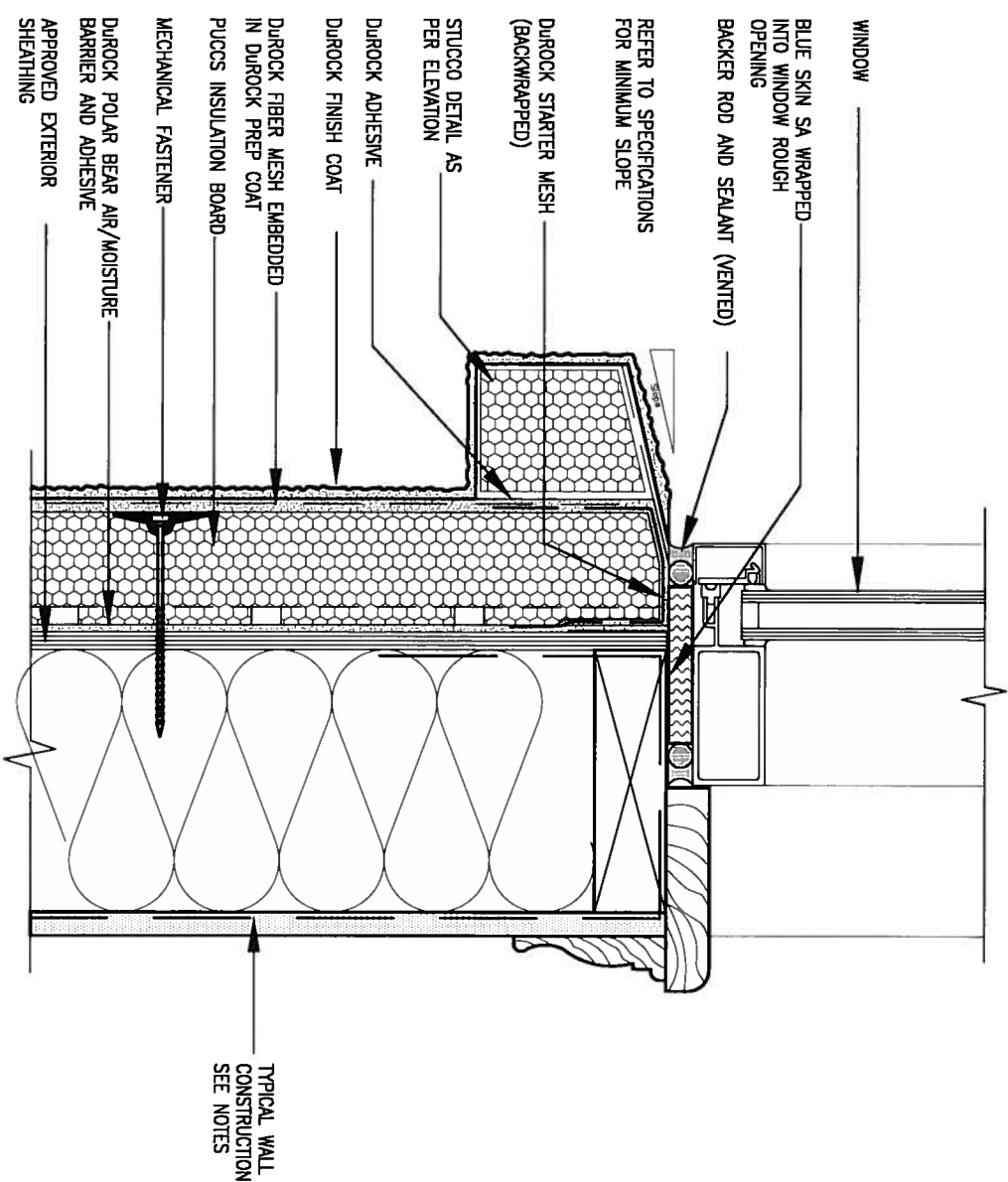




1 WINDOW HEADER

CN3 SCALE: 3" = 1'-0"

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



2 WINDOW SILL

CN3 SCALE: 3" = 1'-0"

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

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qualification information
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 name registration information
VA3 Design Inc. 42658

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

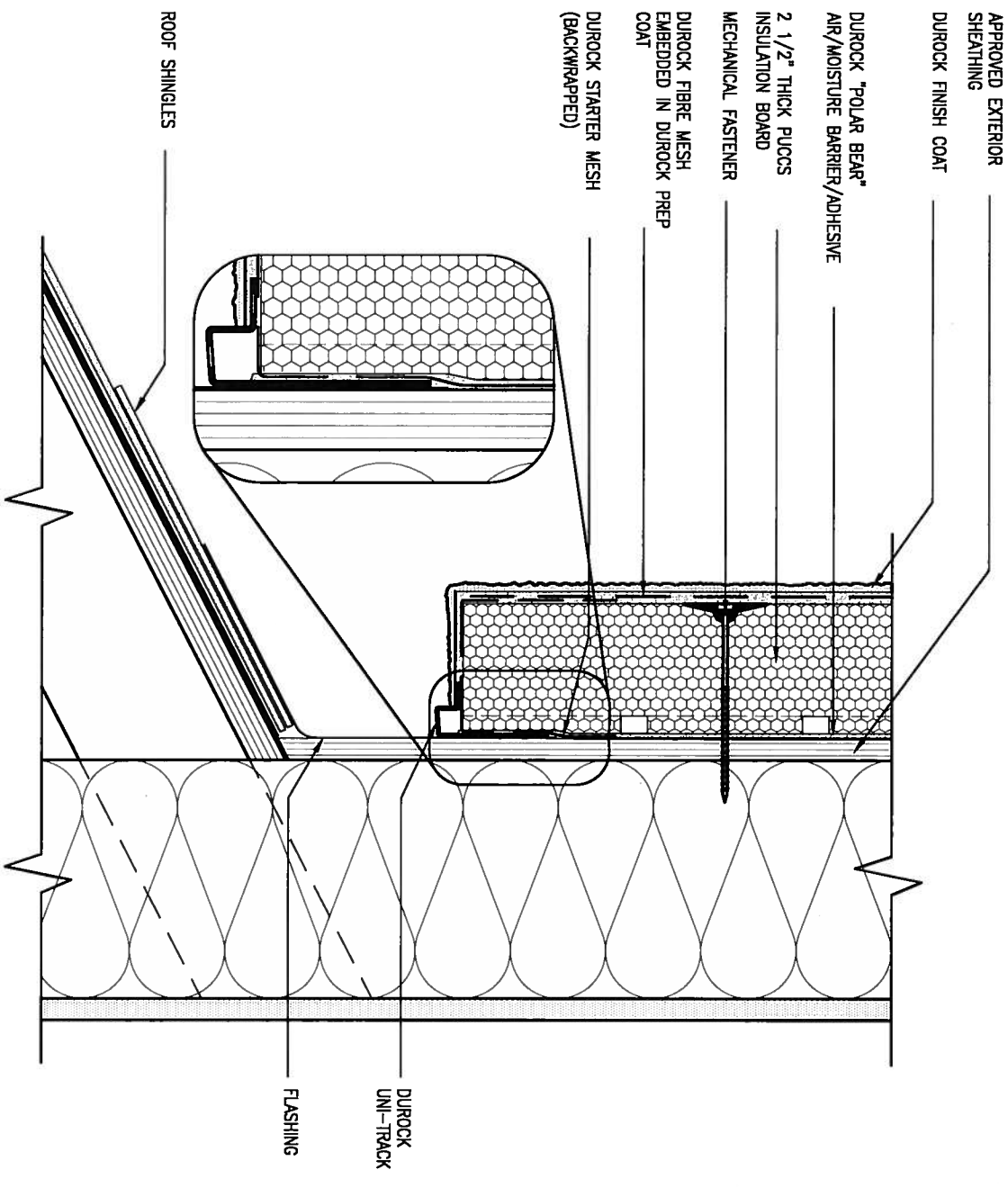
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CONST NOTE

project no. **13045**

CONSTRUCTION NOTES file name: **13045-CONST-0BC 2015** drawing no. **CN3**



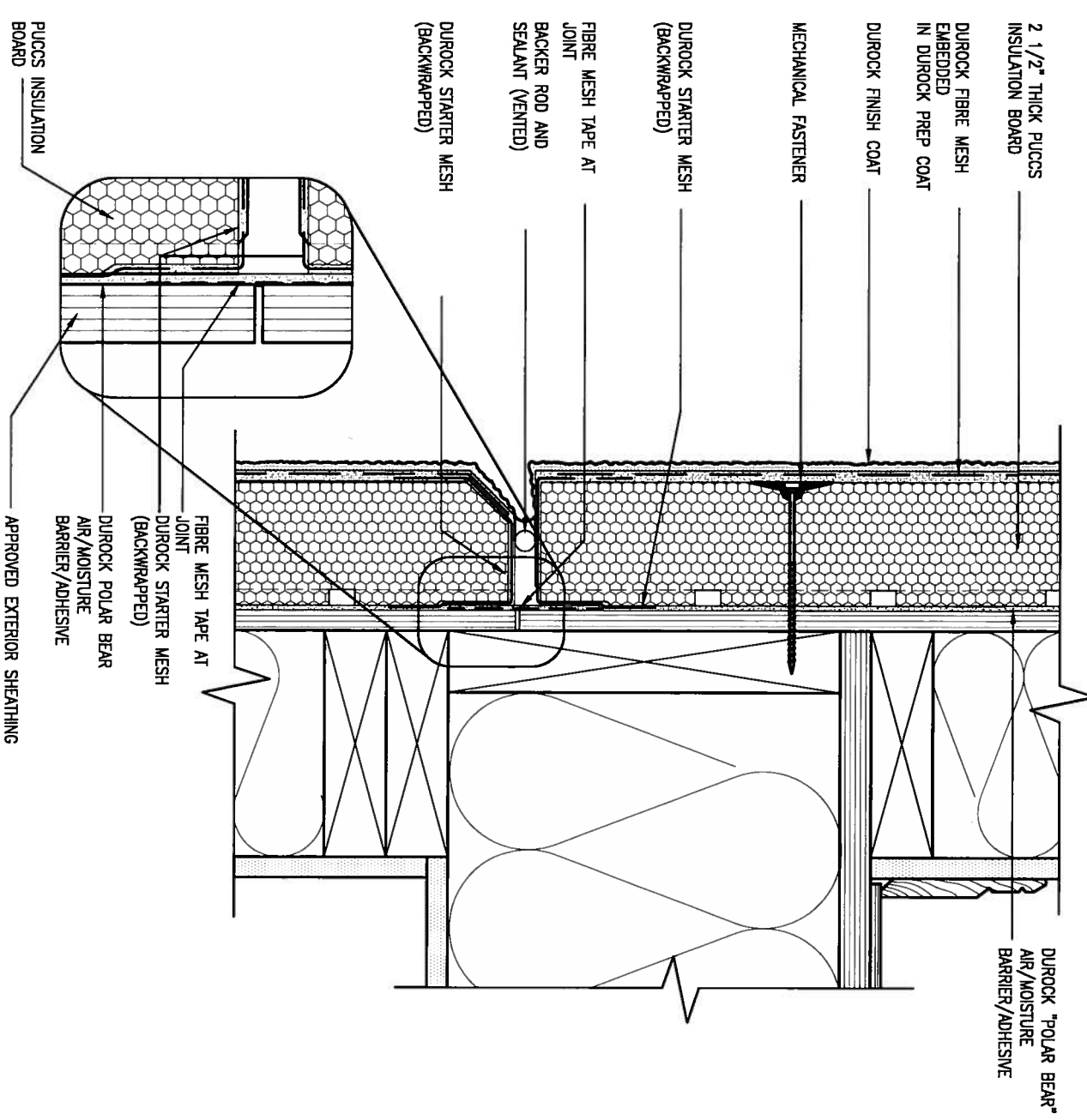
3

STUCCO TERMINATION @ ROOF

SCALE: 3" = 1'-0"

CN4

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

SCALE: 3" = 1'-0"

CN4

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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-Baptista 25591 BCN
Jno-Baptista
 signature
 name registration information
 VA3 Design Inc. 42658

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project name: GREEN VALLEY ESTATES
 municipality: BRADFORD

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

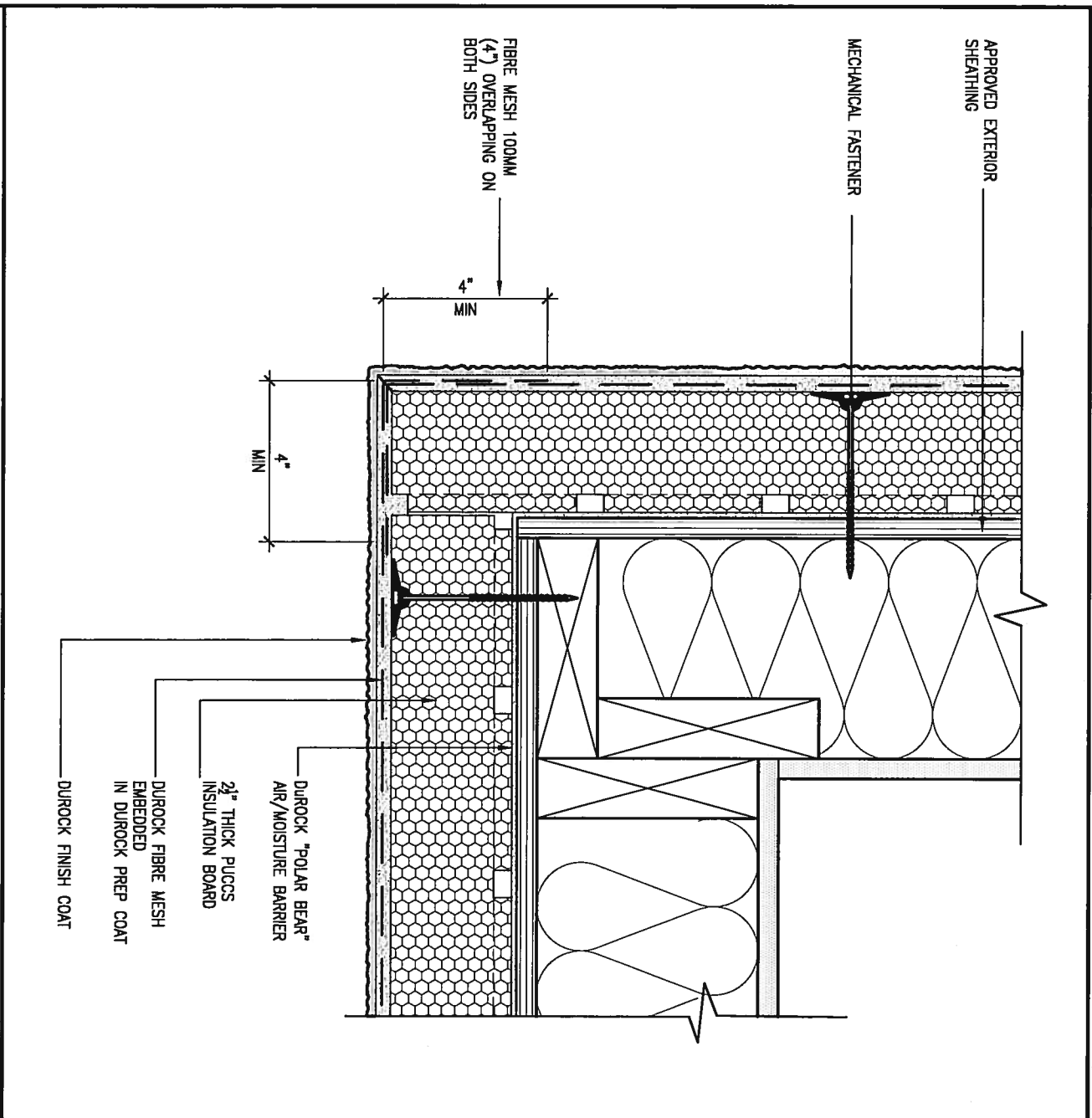
CONST NOTE

project no. 13045
 drawing no. CN4

CONSTRUCTION NOTES
 13045-CONST-OBC 2015

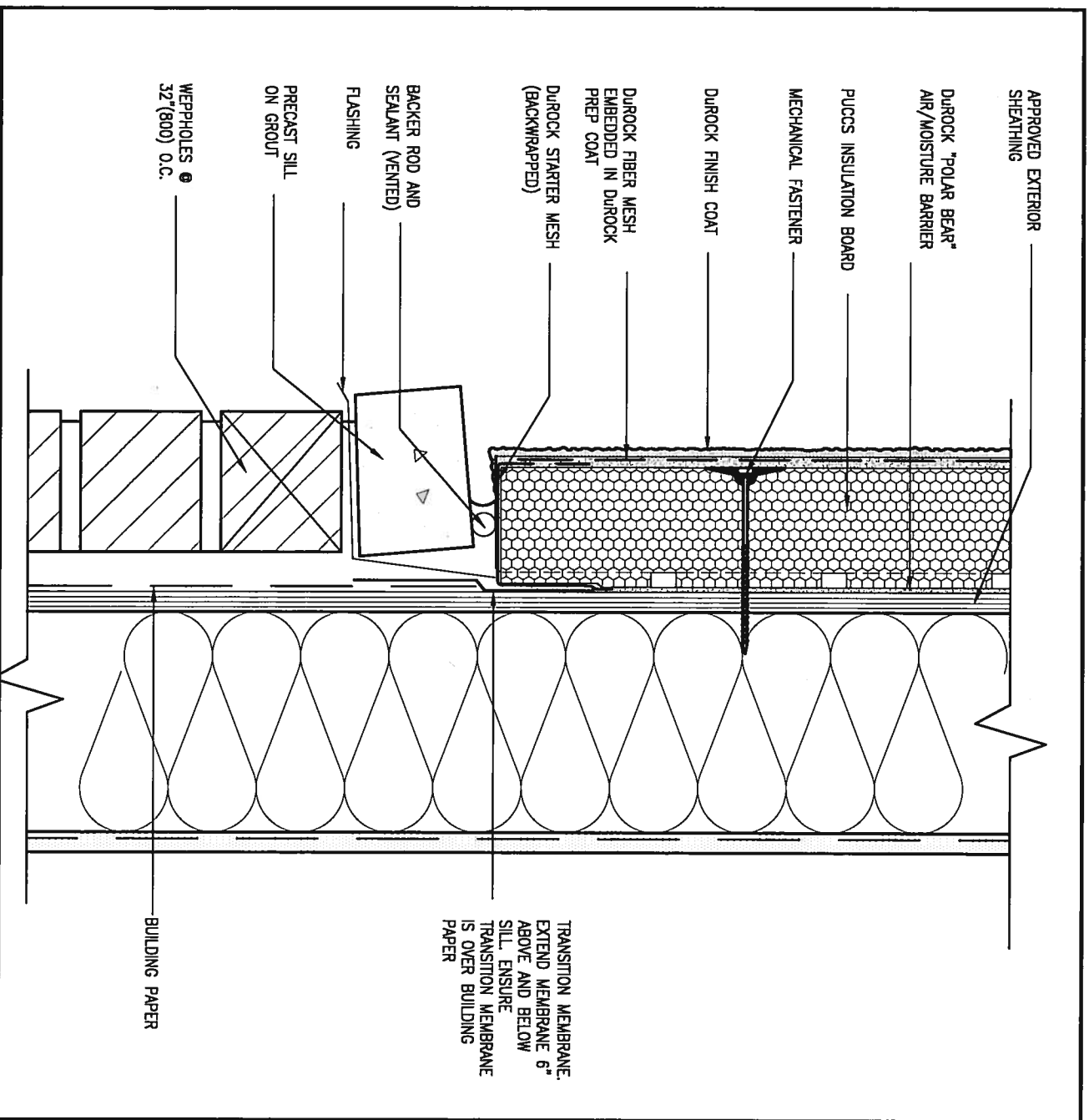
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5 CORNER DETAIL
 CNS SCALE: 3" = 1'-0"

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



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

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2	UPDATE TO CODE	APR 16-15	RC
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no.	description	date	by

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qualification information
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project name: GREEN VALLEY ESTATES
 municipality: BRADFORD

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

CONST NOTE

project no. 13045
 drawing no. CN5

CONSTRUCTION NOTES
 13045-CONST-0BC 2015

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SB12-COMPLIANCE PACKAGE 'J'

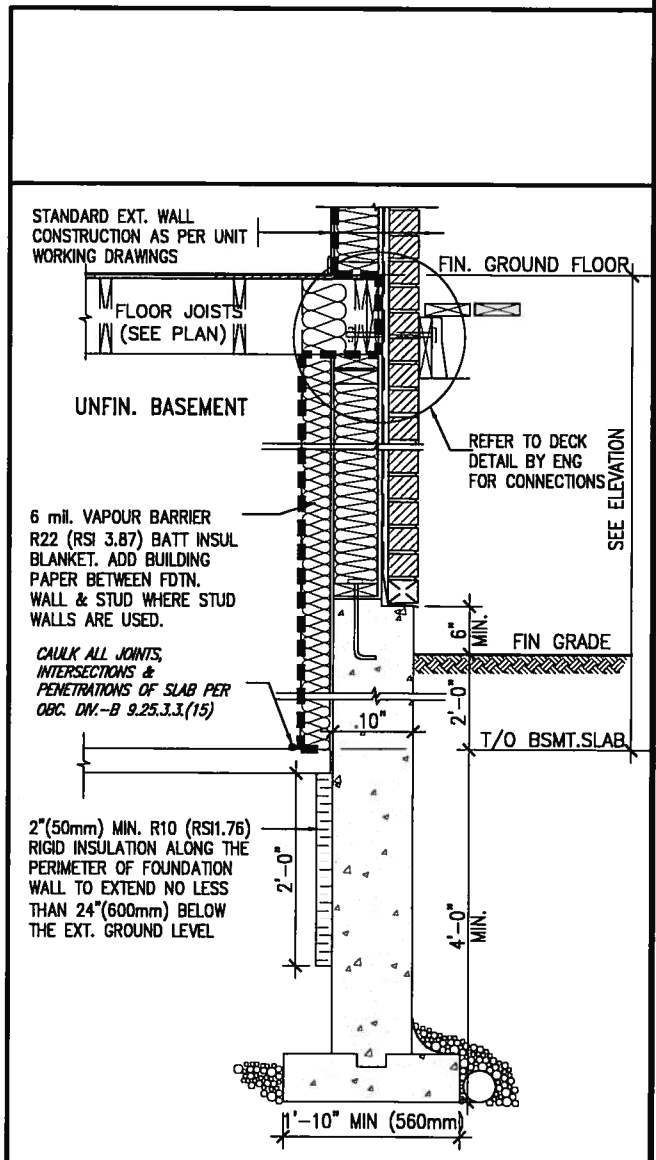
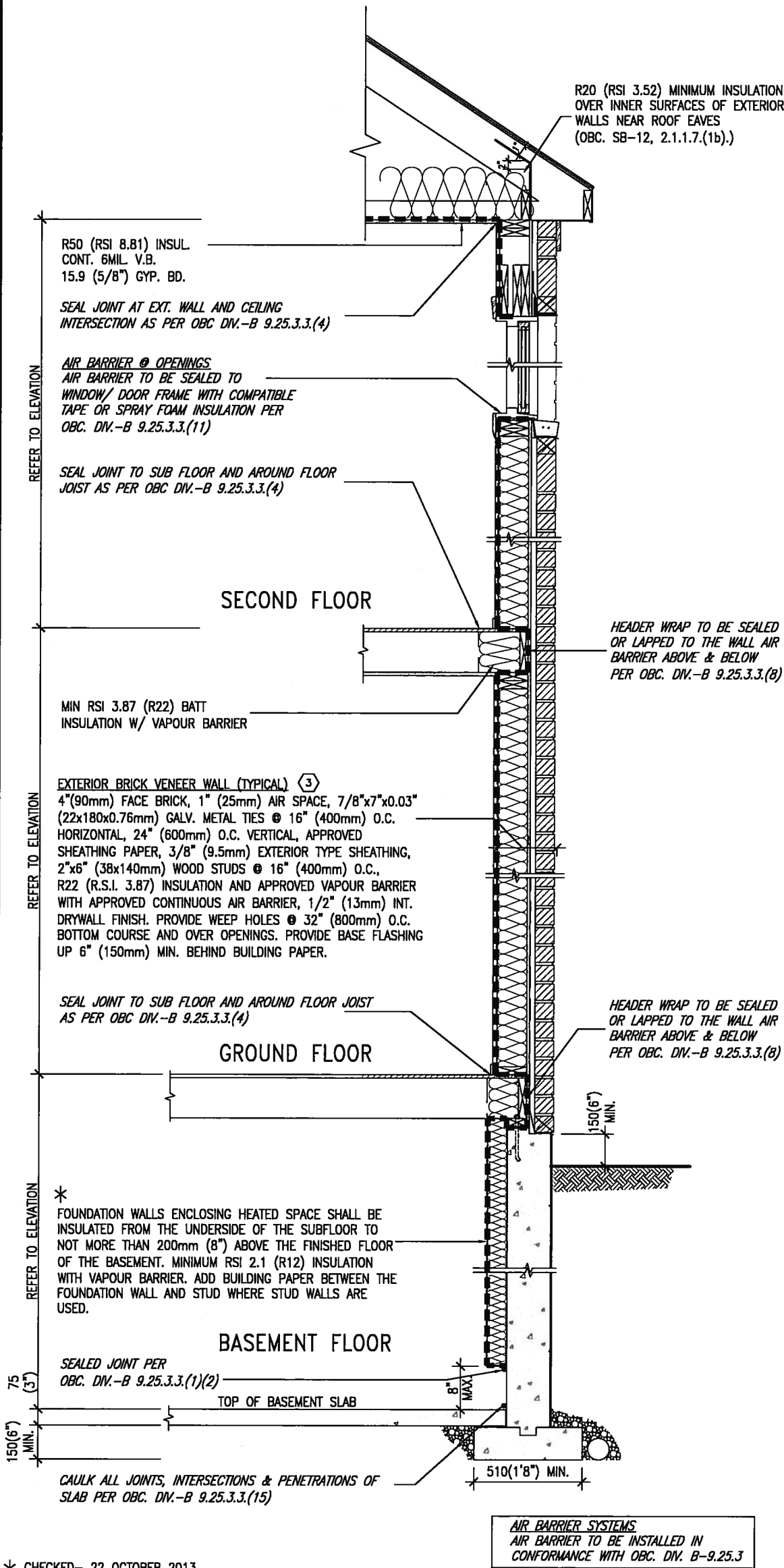
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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



OCT 8, 2015



* REVISED- 15 MARCH 2013
SECTION AT W.O.D/W.O.B.

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

SEMI & SINGLES ONLY

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2	UPDATE TO CODE	APR 16-15	RC						
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no.	description	date	by						

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

CONST NOTE

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

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COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN

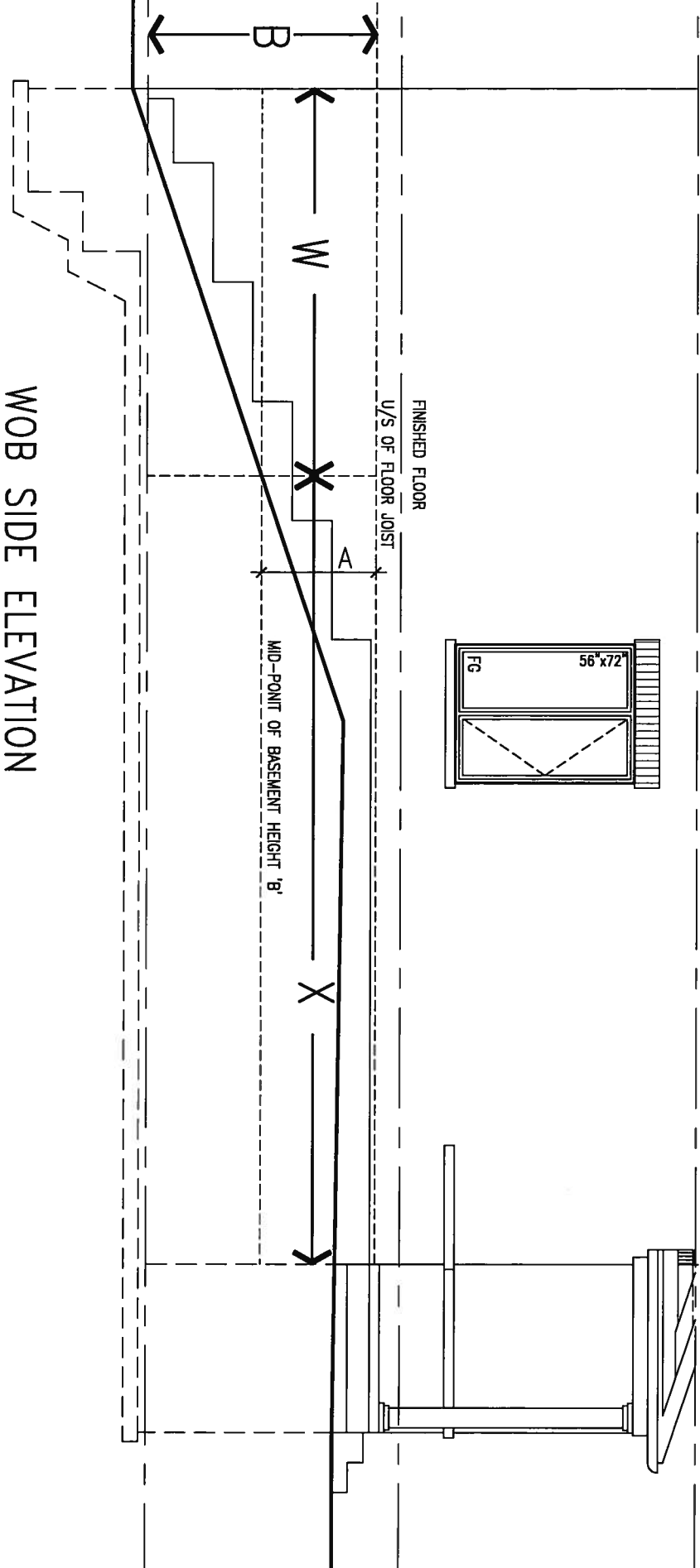


FINISHED SECOND FLOOR

FINISHED GROUND FLOOR

FINISHED BASEMENT FLOOR

FINISHED GRADE



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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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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BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES
 municipality BRADFORD

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

CONST NOTE

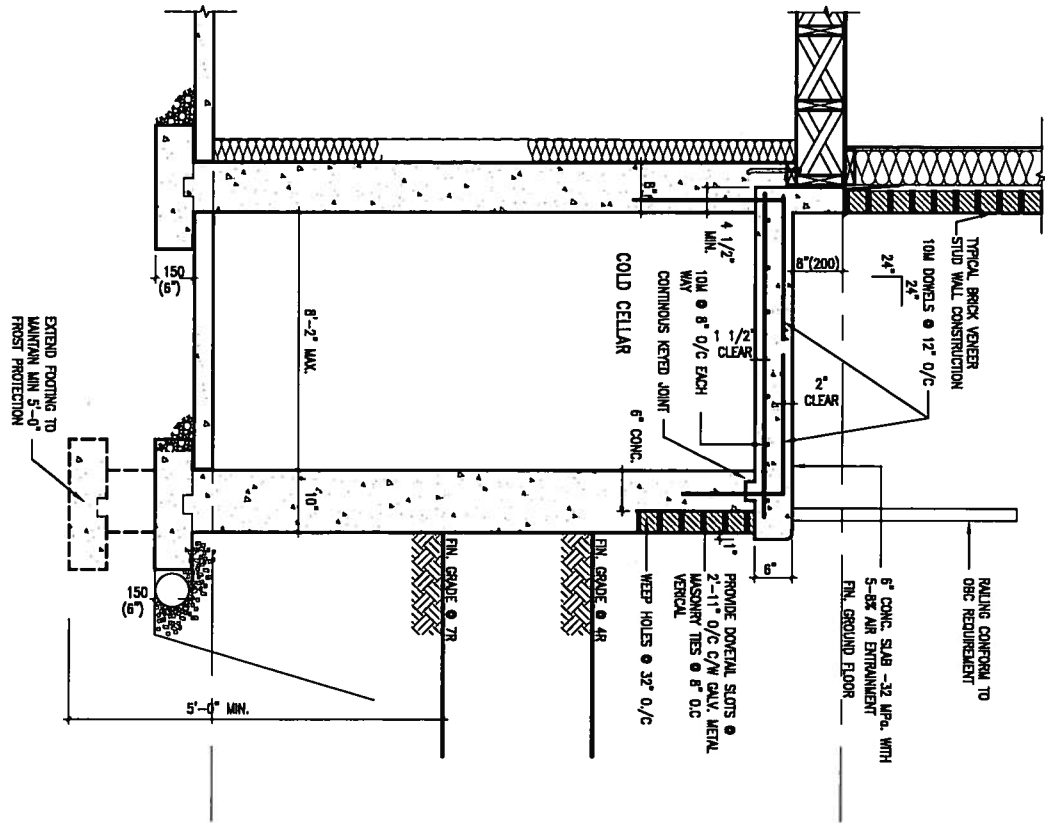
project no. 13045
 drawing no. CN7

CONSTRUCTION NOTES
 13045-CONST-OBC 2015

X1

SECTION AT PORCH FOR 4-7R CONDITION

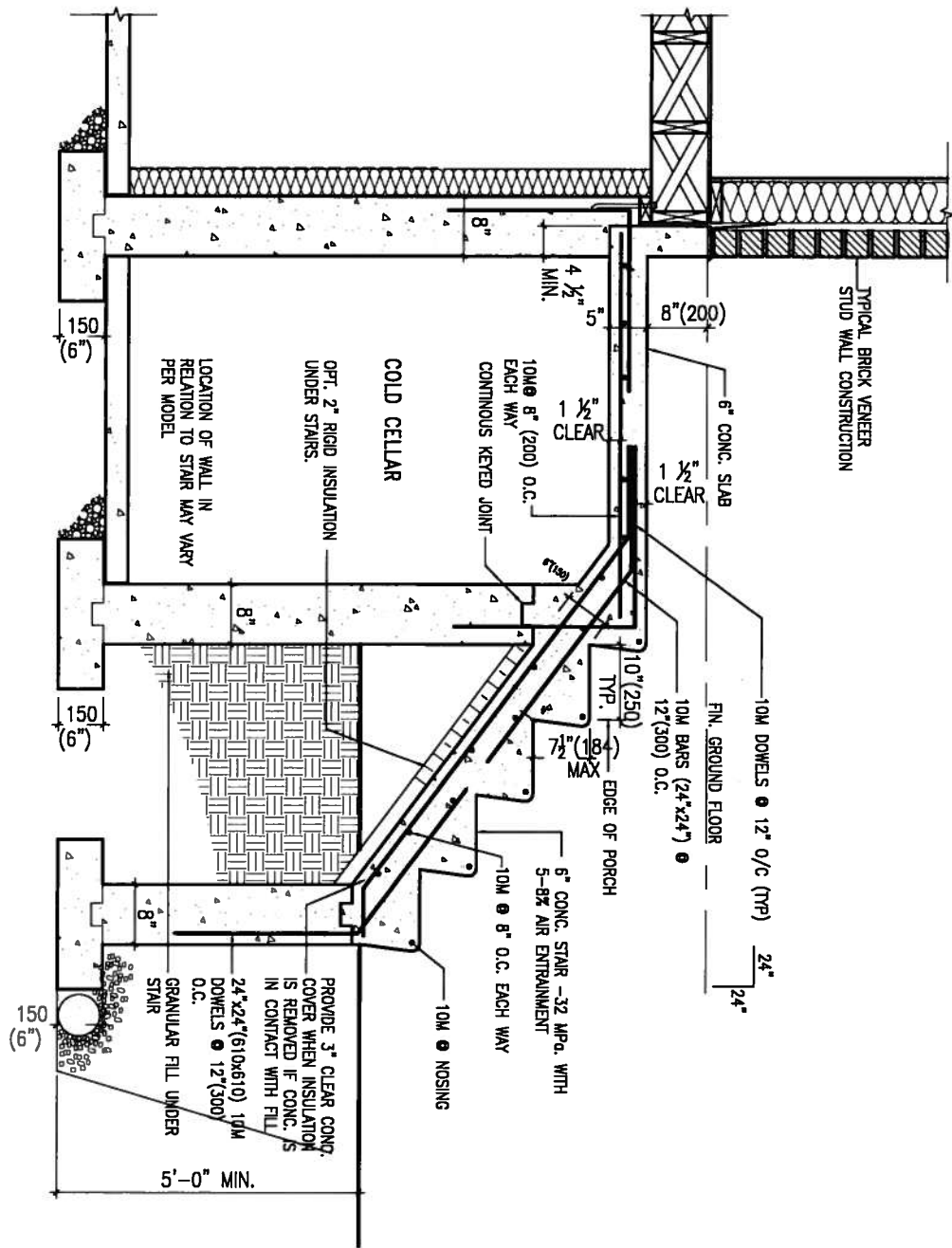
SCALE: N.T.S.



X2

EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)

SCALE: N.T.S.



OCT 8, 2015



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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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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

date
 APR 2014

drawn by
 RC

checked by
 -

scale
 3/16" = 1'-0"

municipality
 BRADFORD

project no.
 13045

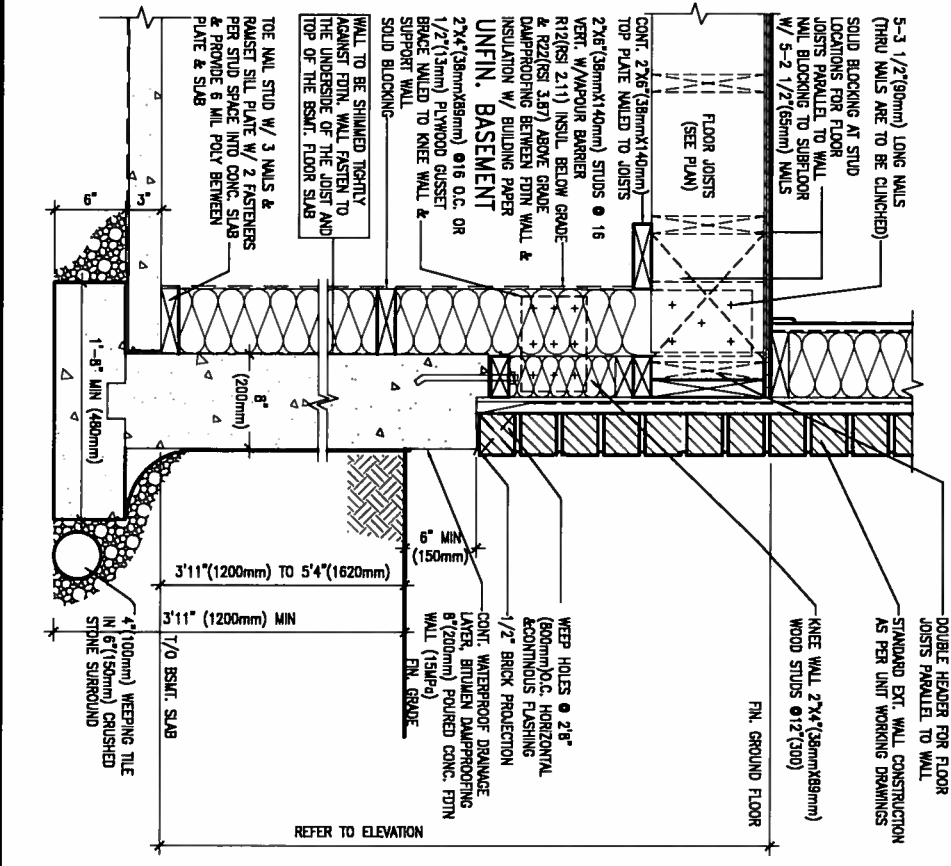
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file name
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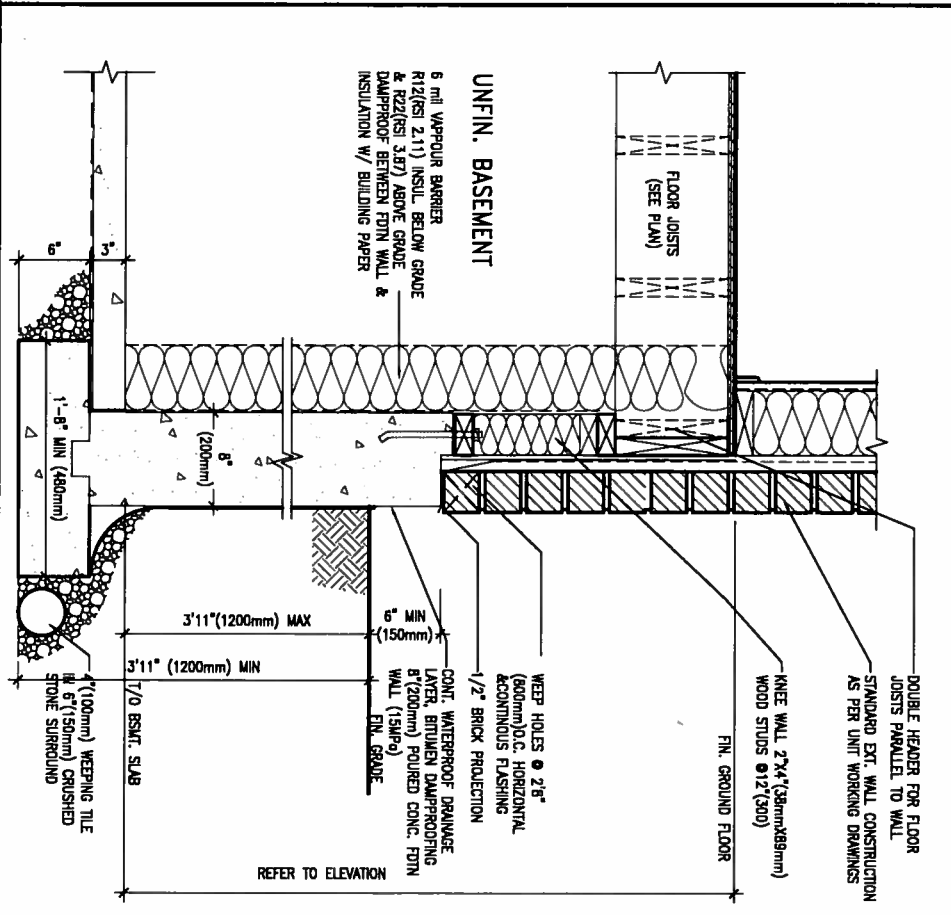
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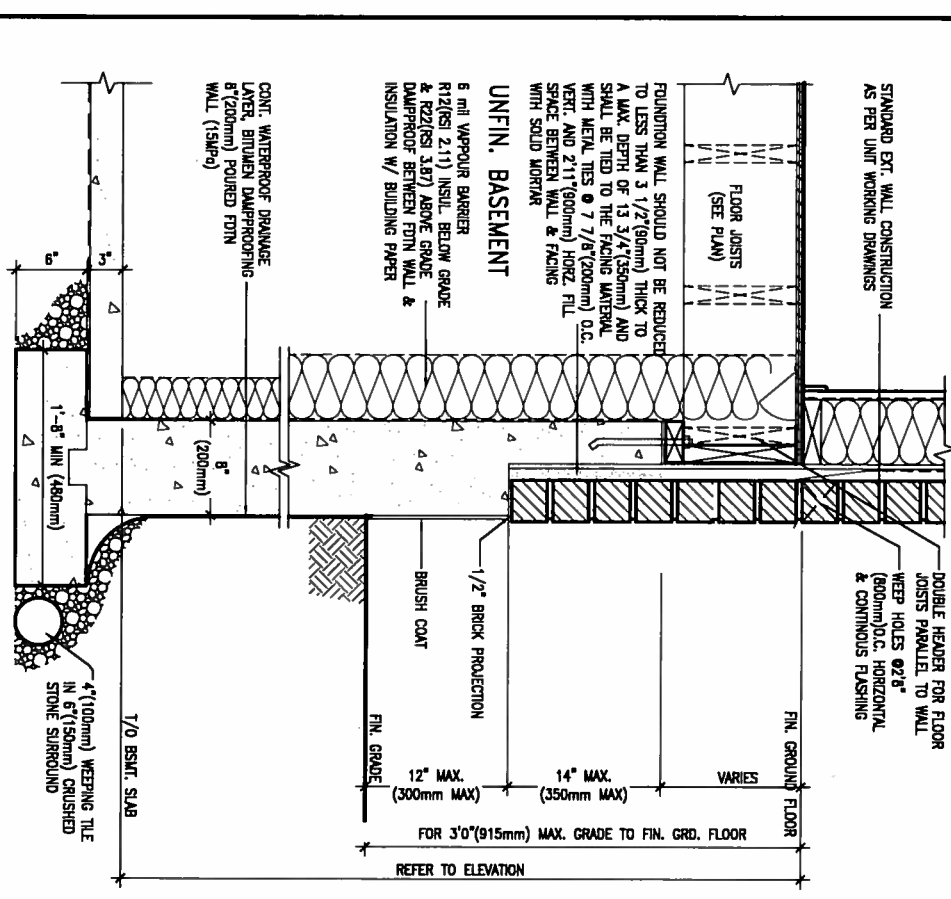
CONSTRUCTION NOTES



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



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



WALK-OUT DECK WALL SECTION FOR GRADE
EW3.06B 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
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 registration information
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BAYVIEW WELLINGTON

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

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

drawn by **RC** file name **13045-CONST-OBC 2015**

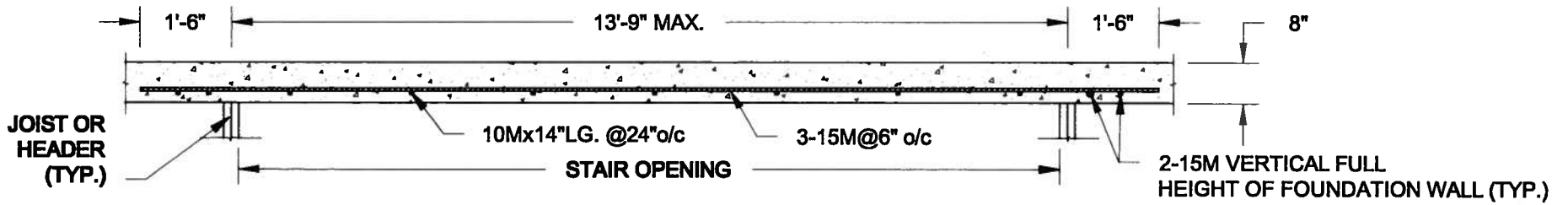
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CONST NOTE

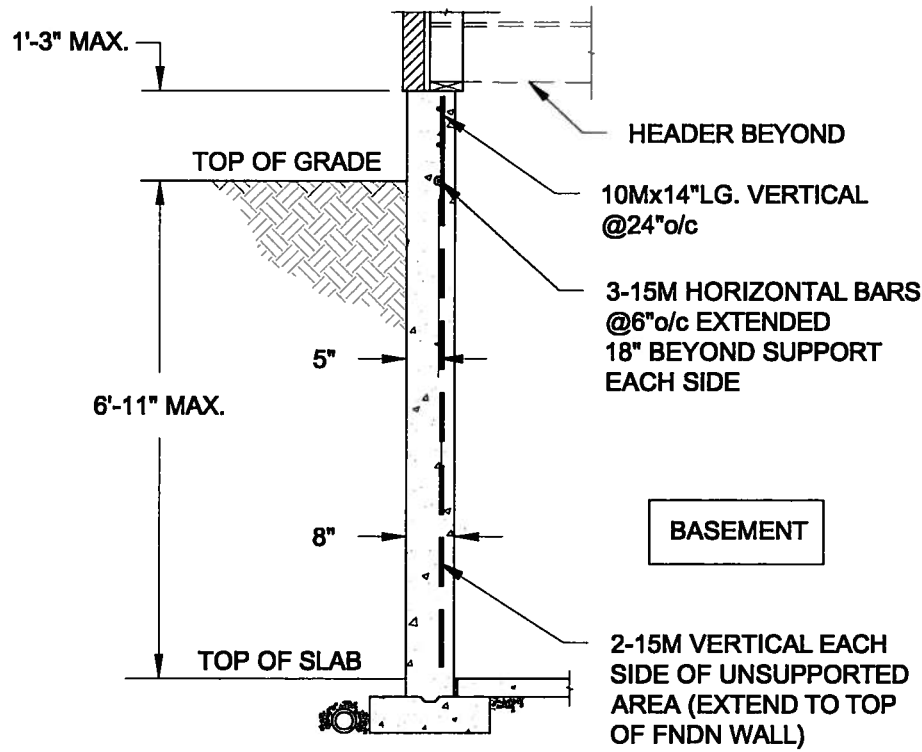
project no. **13045**

drawing no. **CN9**

CONSTRUCTION NOTES



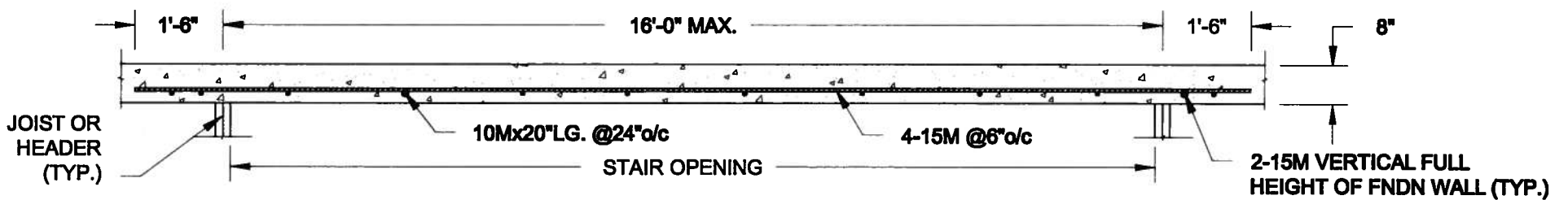
PLAN VIEW
NOT TO SCALE



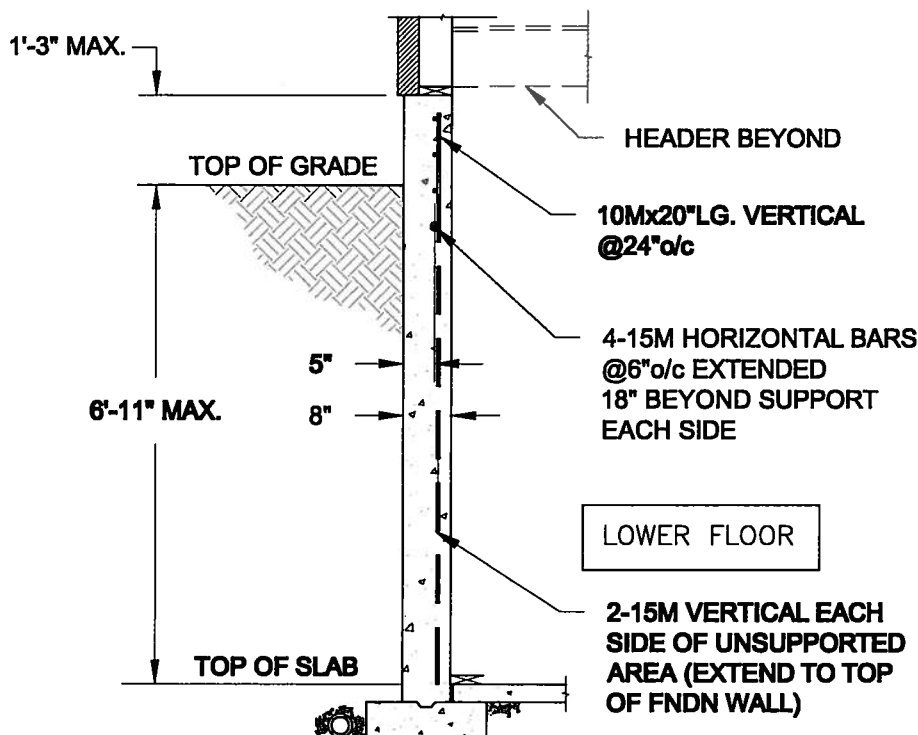
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1A **LATERALLY UNSUPPORTED WALL**
S1 SCALE: 3/8" = 1'-0"



PLAN VIEW
NOT TO SCALE



NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1B **LATERALLY UNSUPPORTED WALL**
S1 SCALE: 3/8" = 1'-0"

Scale: AS NOTED	
Date: FEB-28-2015	
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:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

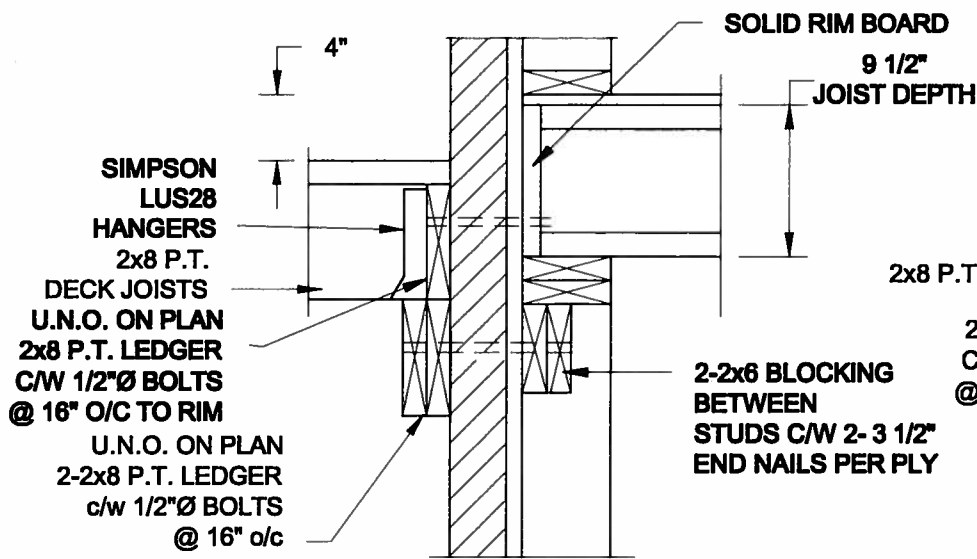
Project No.:

14-095

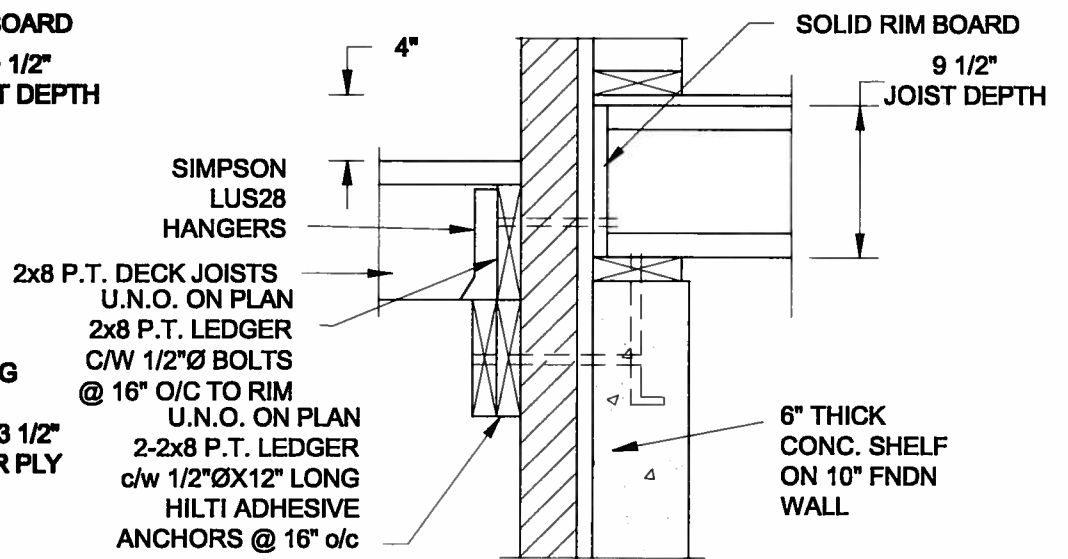
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



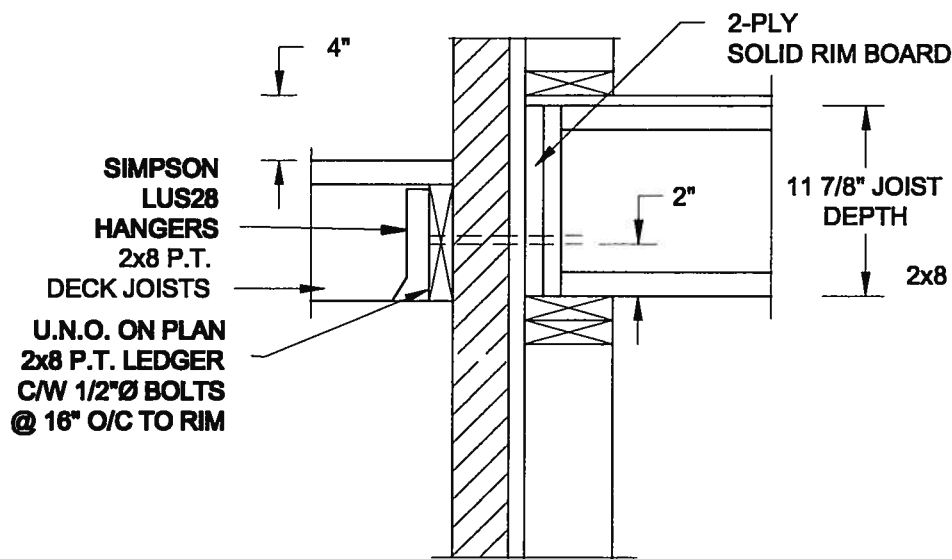
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



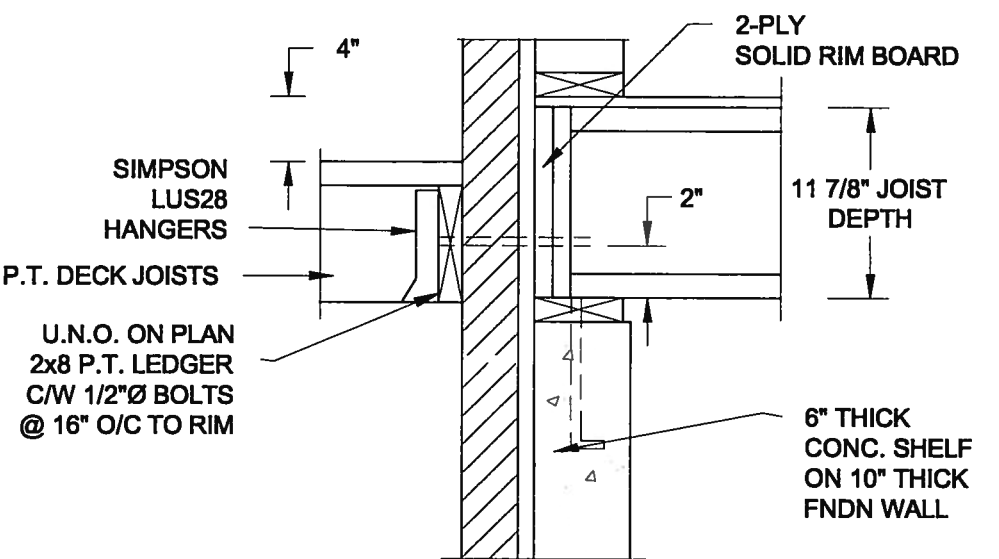
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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

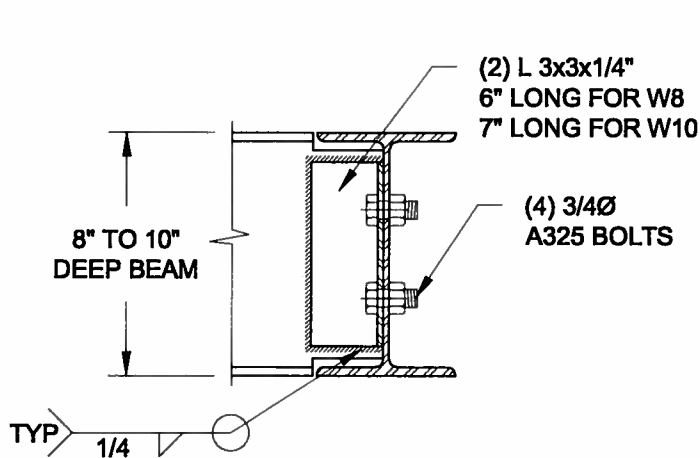


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

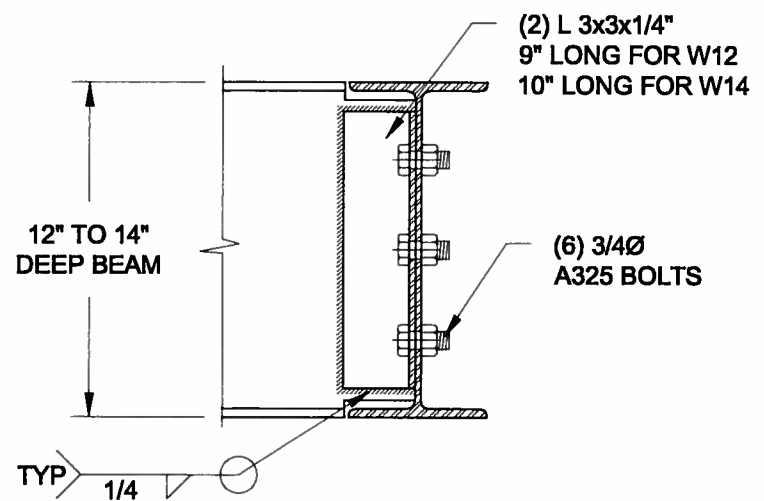


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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.





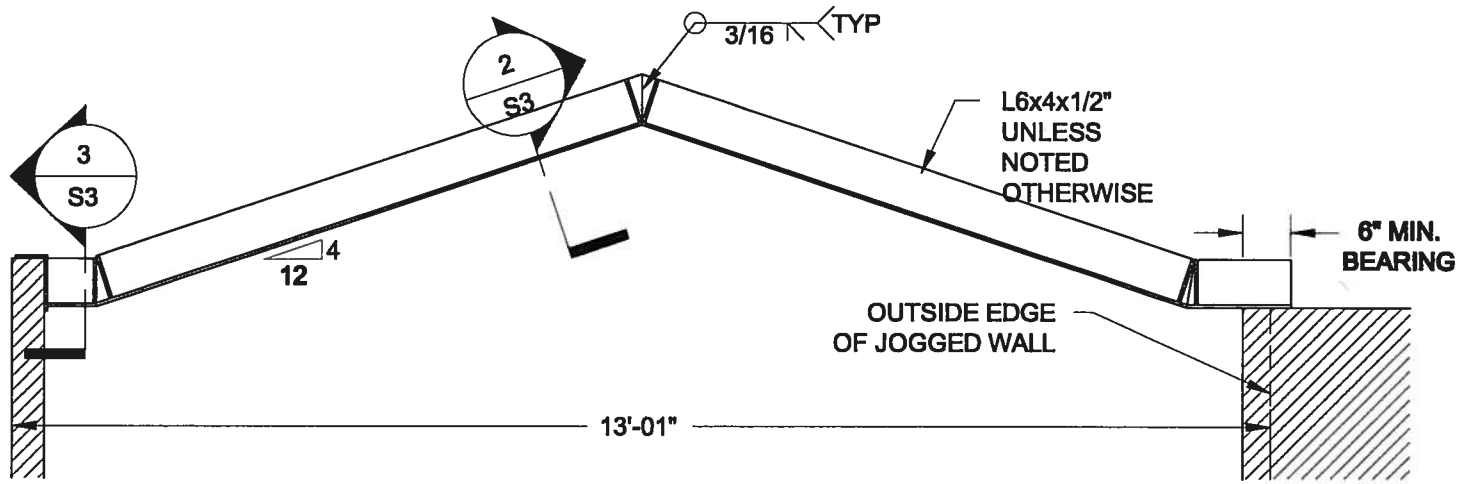
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



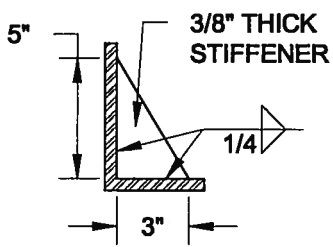
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

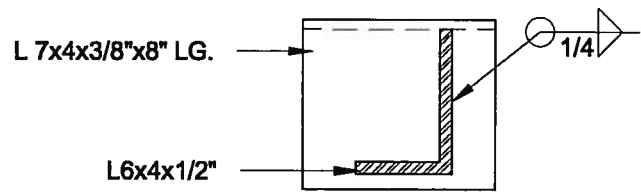
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  S. J. BOYD APR 24, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO
Date: FEB-26-2015		Project No.: 14-095	Drawing No.: S2
Drawn: SC	Checked: SJB	TYPICAL STRUCTURAL DETAILS FOR SINGLES	



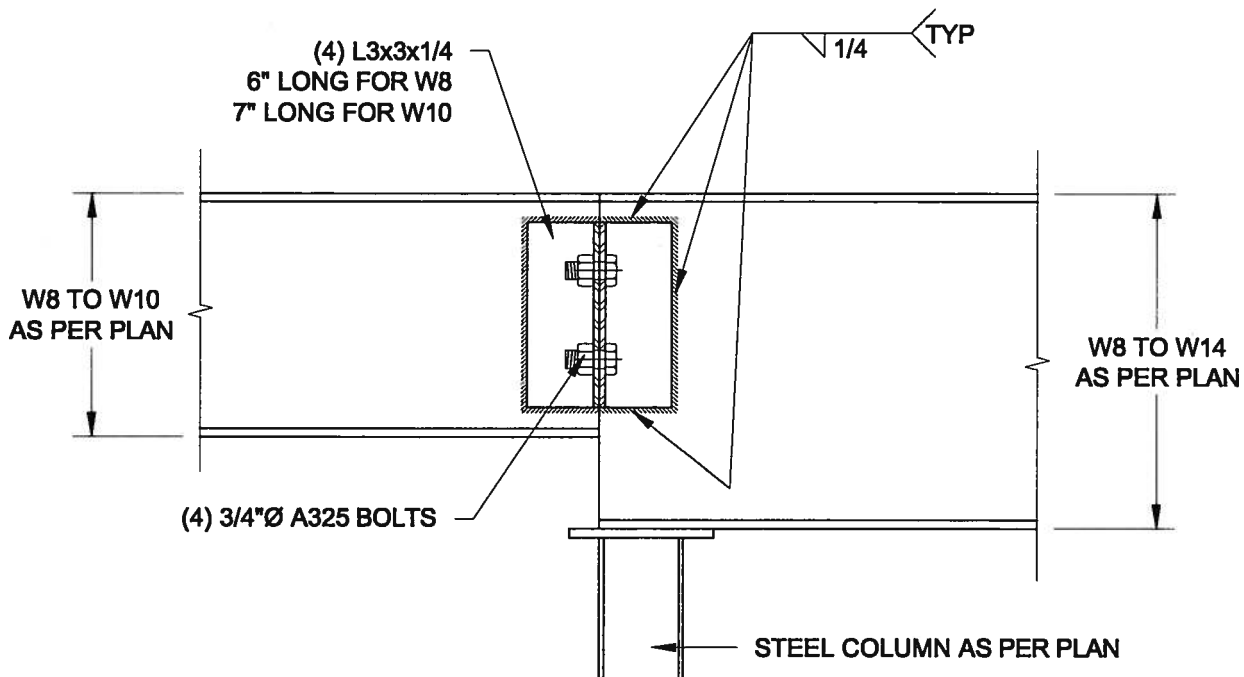
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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: FEB-26-2016	
Drawn: SC	Checked: SJB

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

Engineer's Seal



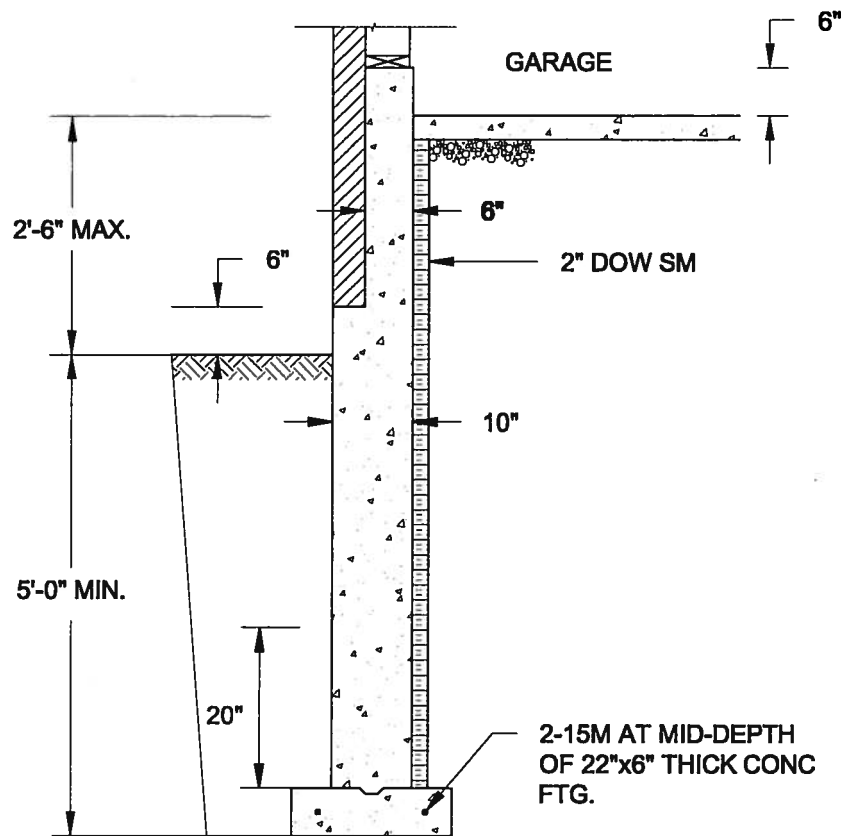
APR 24, 2015

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
14-095

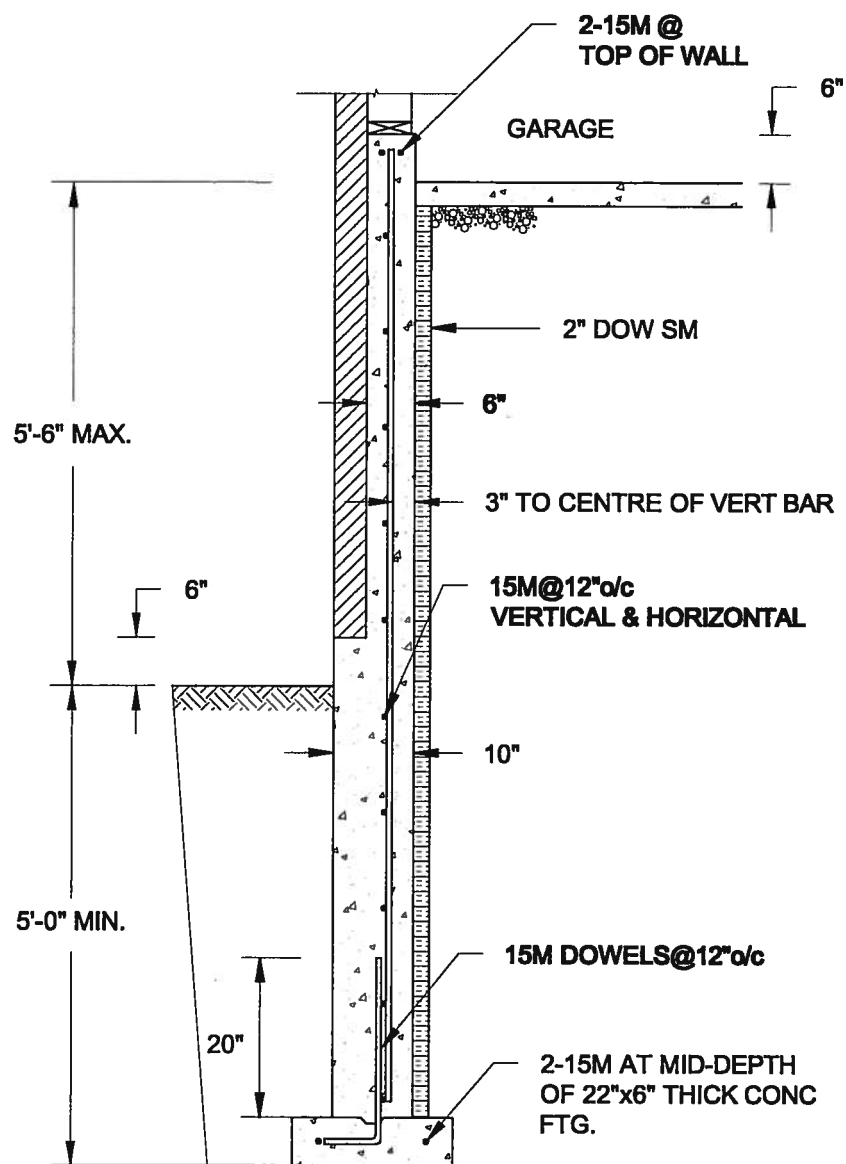
Drawing No.:
S3



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

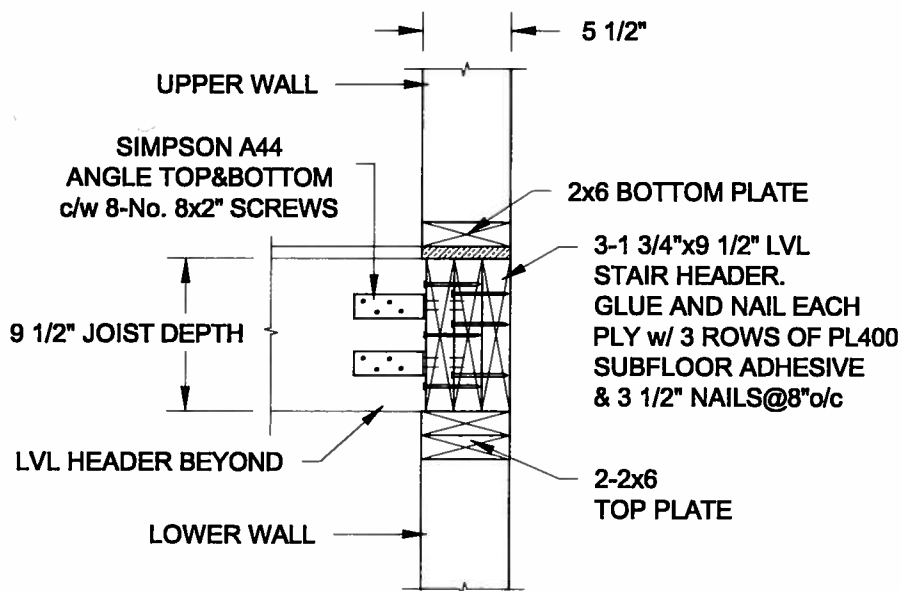
NOTE:

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



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

Scale: AS NOTED	
Date: JUL-13-2015	
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

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SEPT 28, 2015

Project:
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BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
14-095

Drawing No.:
S4