

| AREA CALCULATIONS | | ELEV. C |
|--------------------------|--------------------------|---------|
| GROUND FLOOR AREA | 1378 SF | |
| SECOND FLOOR AREA | 1710 SF | |
| SUBTOTAL | 3088 SF | |
| DEDUCT ALL OPEN AREAS | 14 SF | |
| TOTAL NET AREA | 3074 SF | |
| | (285.58 m ²) | |
| FINISHED BSMT AREA | 0 SF | |
| COVERAGE W/OUT PORCH | 1802 SF | |
| | (167.41 m ²) | |
| COVERAGE W/ PORCH | 1871 SF | |
| | (173.82 m ²) | |

BASEMENT PLAN 'C'



FDTN WALL TO BE 10" THICK
20MPa MIN. CONC. C/W SILL PLATE
FASTENED W/ 1/2" DIA. ANCHOR
BOLTS @ 4'-0" O.C.

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

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

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

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

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ARCHITECTURAL REVIEW & APPROVAL

NOV 30 2016

John G. Williams Limited, Architect

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| 3. | REV. AS PER LOT 221 | NOV 2/16 | JWM |
| 2. | REVISED AS PER ENG'S COMMENTS | APR 30-15 | RC |
| 1. | ISSUED FOR CLIENT REVIEW | 14-08-30 | LM |
| no. | description | date | by |

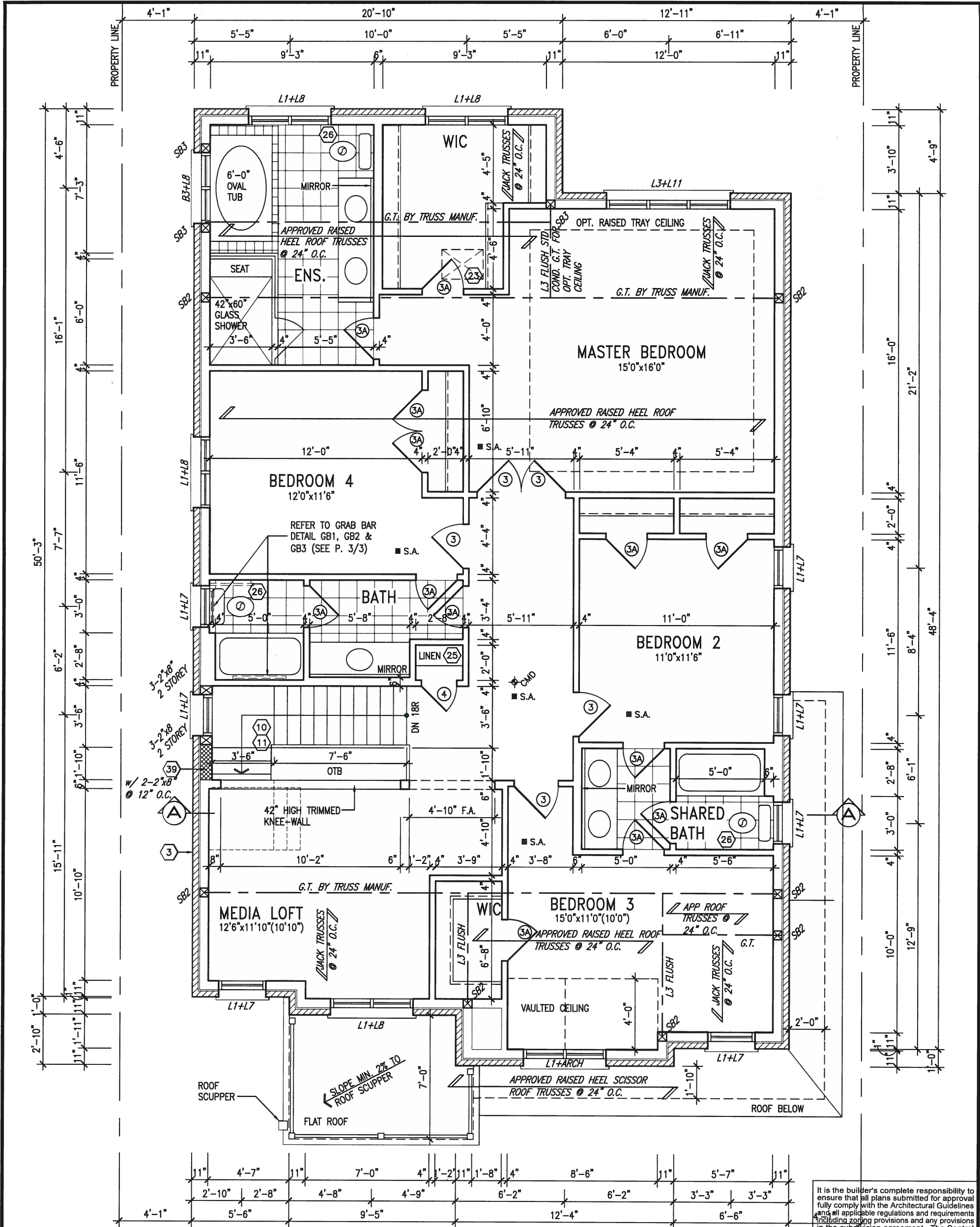
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Wellington Jno-Baptiste 25591
name
signature
BCIN
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 | | S42-3 RIDEAU 3 |
|--------------------------------------|-------------------------------|-------------------------------------|
| project name GREEN VALLEY ESTATES | municipality BRADFORD, ON. | project no. 13045 |
| date 2014-04 | checked by LM | scale 3/16" = 1'-0" |
| BASEMENT PLAN ELEV. 'C' | | file name 13045-S42-3C - LOT 221 |
| drawing no. 1 | | |



STD. 4 BEDROOM SECOND FLOOR PLAN 'C'

GB NOTE:
STUD WALL
REINFORCEMENT FOR
FUTURE GRAB BARS IN
MAIN BATHROOM.
REINFORCEMENT OF STUD
WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS
AND SHOWER OR BATHTUB IN
MAIN BATHROOM. REFER TO
OBC. 9.5.2.3, 3.8.3.8.(1)(d) &
3.8.3.13.(1)(f). AND DETAILS
PROVIDED

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

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NOV 24, 2016

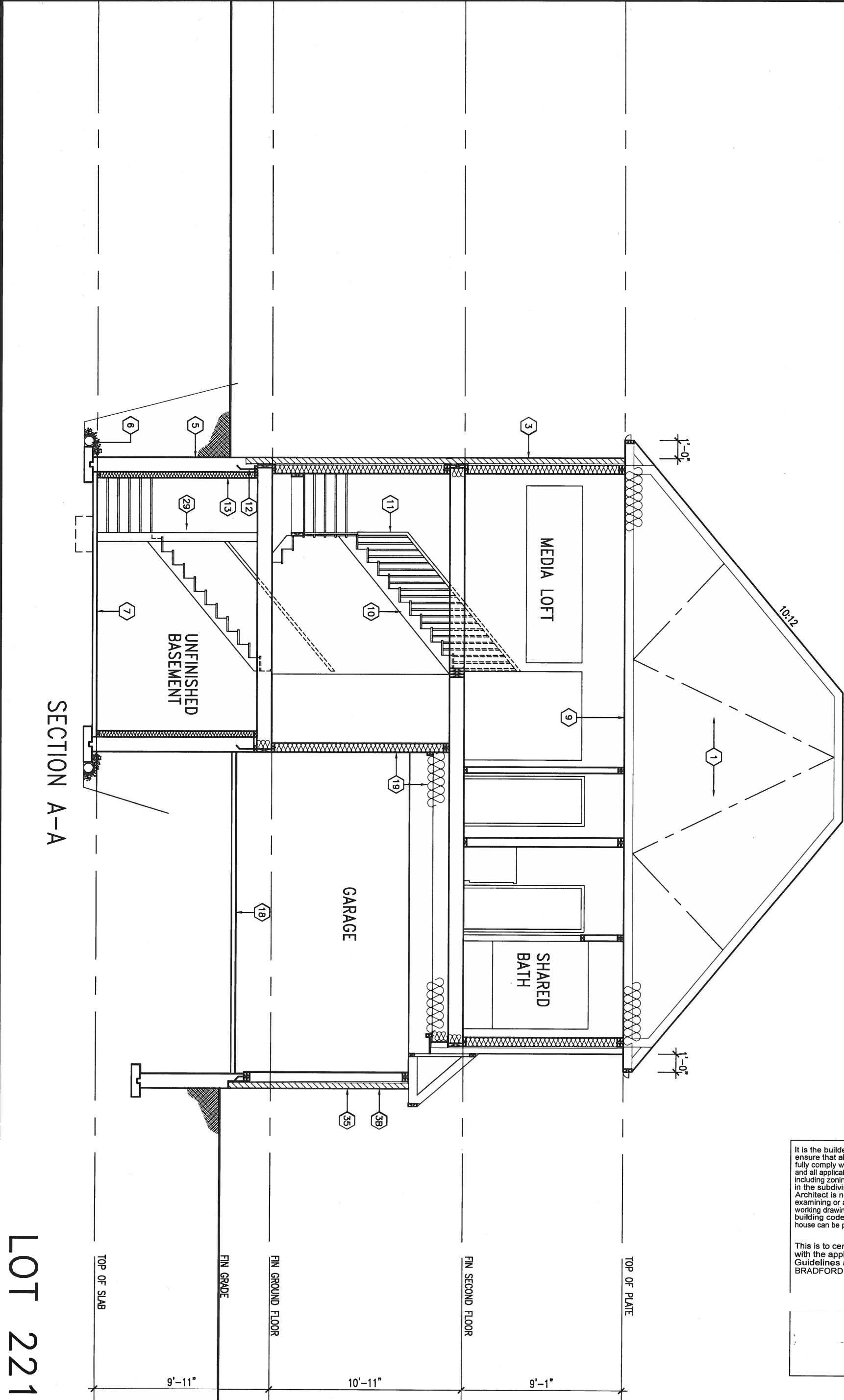
LOT 221

| | | | |
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| BAYVIEW WELLINGTON | | S42-3 RIDEAU 3 | |
| project name GREEN VALLEY ESTATES | municipality BRADFORD, ON. | project no. 13045 | drawing no. 3 |
| date 2014-04 | STD. 4 BEDROOM SECOND FLOOR PLAN ELEV. 'C' | | file name 13045-S42-3C - LOT 221 |
| drawn by LM | checked by - | scale 3/16" = 1'-0" | date Nov 23 2016 - 4:32 PM |

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ARCHITECTURAL REVIEW & APPROVAL
NOV 20 2016
John G. Williams Limited, Architect



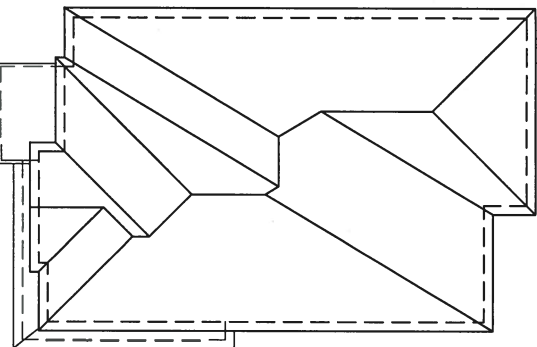
NOV 24, 2016

S.J. BOYD
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

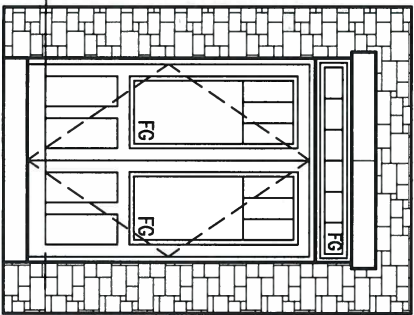
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| 9 | . | . | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. |  VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com | BAYVIEW WELLINGTON | | S42-3 RIDEAU 3 | | |
| 8 | . | . | qualification information | | project name | municipality | | project no. | |
| 7 | . | . | Wellington Jno-Baptiste | | GREEN VALLEY ESTATES | | BRADFORD, ON. | | 13045 |
| 6 | . | . | signature | | date | | SECTION A-A | | drawing no. |
| 5 | . | . | name | | 2014-04 | | file name | | 8 |
| 4 | . | . | registration information | checked by | scale | | 13045-S42-3C - LOT 221 | | |
| 3 | REV. AS PER LOT 221 | NOV 2/16 | JWM | LM | 3/16" = 1'-0" | | RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-3C - LOT 221.dwg - Wed - Nov 23 2016 - 4:32 PM | | |
| 2 | REVISED AS PER ENG'S COMMENTS | APR 30-15 | RC | | | | | | |
| 1 | ISSUED FOR CLIENT REVIEW | 14-08-30 | LM | | | | | | |
| no. | description | date | by | | | | | | |



ROOF PLAN 'C' 1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)



PORTICO
INTERIOR

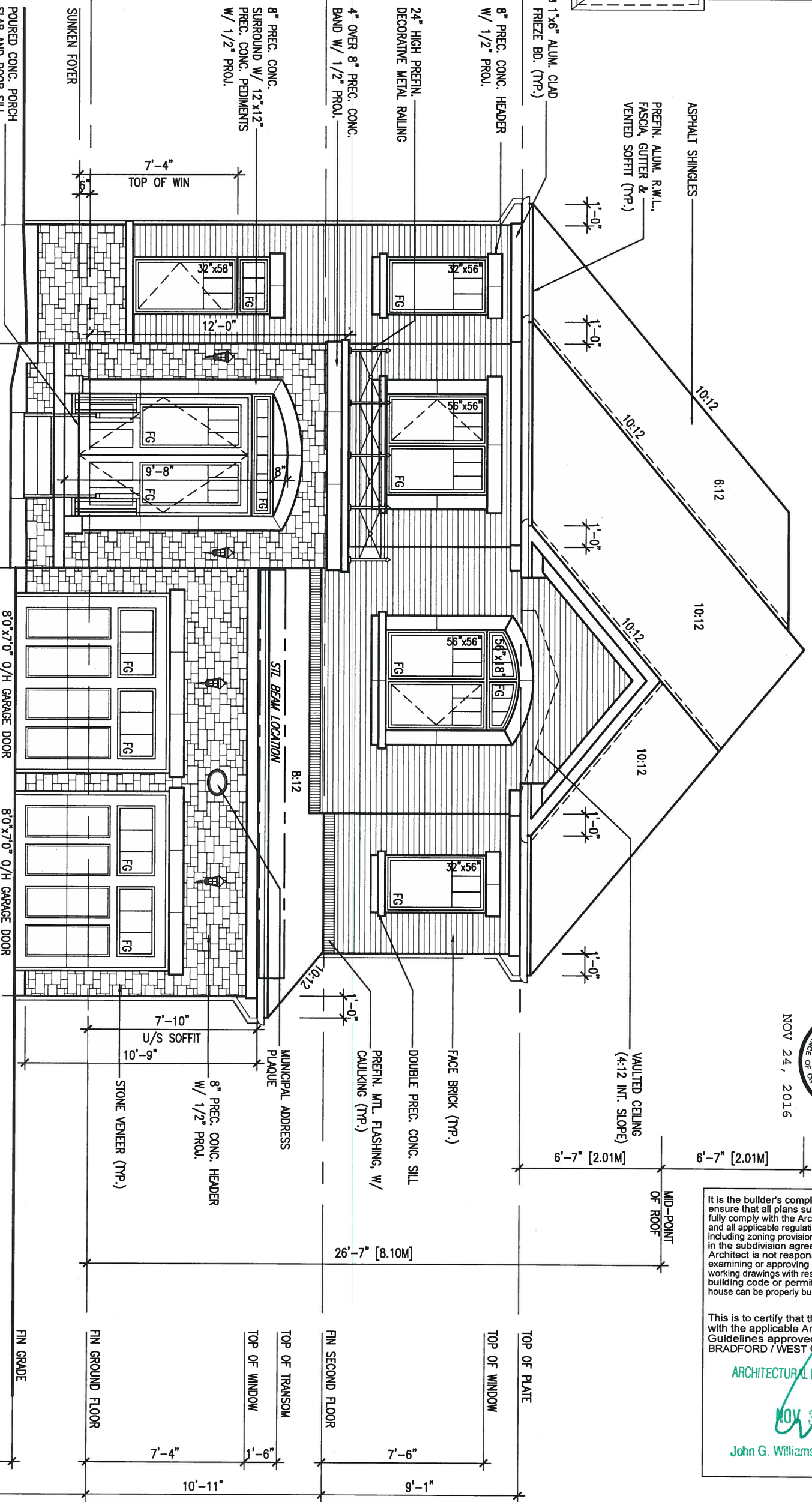
POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

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

ENERGY EFFICIENCY - OBC S912

| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
|---------------|----------------|--------------|------------|
| FRONT | 799 S.F. | 96.99 S.F. | 12.14 % |
| LEFT SIDE | 1189 S.F. | 96.94 S.F. | 8.15 % |
| RIGHT SIDE | 1198 S.F. | 101.61 S.F. | 8.48 % |
| REAR | 736 S.F. | 147.34 S.F. | 20.02 % |
| TOTAL SQ. FT. | 3922.00 S.F. | 442.88 S.F. | 11.29 % |
| TOTAL SQ. M. | 364.36 S.M. | 41.14 S.M. | 11.29 % |

FRONT ELEVATION 'C'



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ARCHITECTURAL REVIEW & APPROVAL

NOV 30 2016

John G. Williams Limited, Architect

LOT 221

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BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
municipality
BRADFORD, ON.
date
2014-04
drawn by
LM
checked by
-
scale
3/16" = 1'-0"
13045-S42-3C - LOT 221
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S42-3
RIDEAU 3
project no.
13045
drawing no.
4
FRONT ELEVATION 'C'

2-15M HORIZONTAL REBAR
4" BELOW WINDOW AND TO
EXTEND 24" BEYOND
WINDOW OPENING
2-15M VERTICAL
REBAR EITHER SIDE
OF WINDOW OPENING
W/ 3" CONC COVER
FROM SOIL SIDE

VINYL CLAD STRUCTURAL
STL. FRAME BASEMENT
WINDOW (TYPICAL)

FACE BRICK (TYP.)

BRICK SOLDIER COURSE
W/ 1/2" PROL.

PRECAST CONC.
SILL (TYP.)

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

ASPHALT SHINGLES

| | |
|--|------------|
| SPATIAL CALCS. PER OBC table 9.10.15.4 | 1157.75 SF |
| WALL AREA | 1.2M (7%) |
| LIMITING DISTANCE | 81.04 SF |
| OPENINGS ALLOWED | 64.71 SF |
| OPENINGS PROVIDED (GLASS) | |

LEFT SIDE ELEVATION 'C'

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

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

LOT 221

NOV 24, 2016



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va3design.com

BAYVIEW WELLINGTON

**S42-3
RIDEAU 3**

| | | | | | |
|--|------------------------|-------------------------|---------------|-------------|---------------|
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD, ON. | project no. | 13045 |
| date | 2014-04 | LEFT SIDE ELEVATION 'C' | | drawing no. | 5 |
| drawn by | LM | checked by | - | scale | 3/16" = 1'-0" |
| file name | 13045-S42-3C - LOT 221 | | | | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-3C - LOT 221.dwg - Wed - Nov 23 2016 - 4:32 PM | | | | | |

1'-0" 1'-0"

1'-0" 1'-0"

NOV 24, 2016



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John G. Williams Limited, Architect

ASPHALT SHINGLES

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

PRECAST CONC.
SILL (TYP.)

BRICK SOLDIER COURSE
w/ 1/2" PROL.

VINYL CLAD STRUCTURAL
STL. FRAME BASEMENT
WINDOW (TYPICAL)

FACE BRICK (TYP.)

PRECAST CONC.
DOOR SILL & STEP (21)

SPATIAL CALCS. PER OBC table 9.10.15.4
WALL AREA 1148.13 SF
LIMITING DISTANCE 1.2M (7%)
OPENINGS ALLOWED 80.30 SF
OPENINGS PROVIDED (GLASS) 66.54SF

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

RIGHT SIDE ELEVATION 'C'

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 FILED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION 2.3 OF SUPPLEMENTARY STANDARDS)

12'-0"

10:12

10:12

10:12

10:12

10:12

10:12

10:12

TOP OF SLAB

U/S OF FTG. MIN.

FIN GRADE

FIN GROUND FLOOR

TOP OF WINDOW

TOP OF TRANSOM

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

LOT 221

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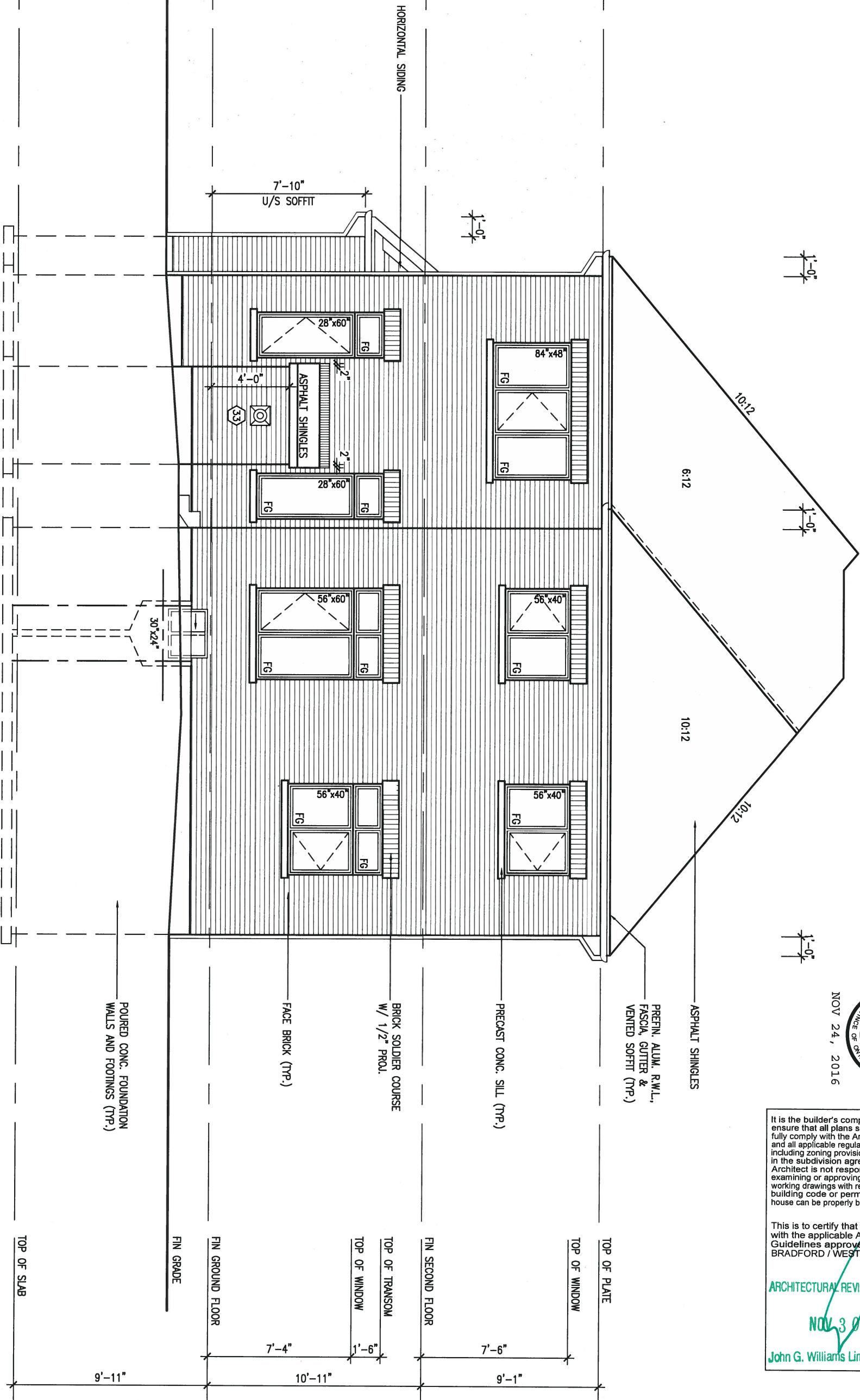
RIGHT SIDE ELEVATION 'C'

file name
13045-S42-3C - LOT 221

drawing no.
6

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REAR ELEVATION 'C'



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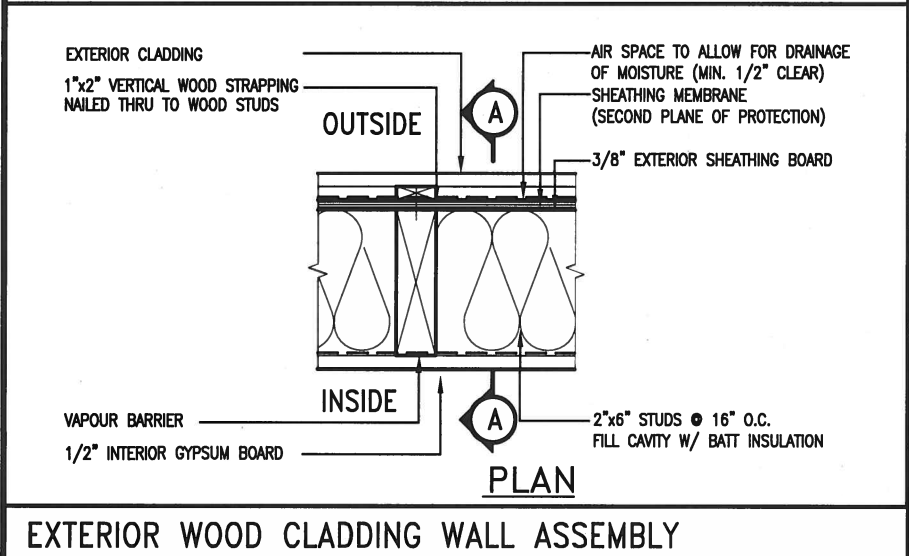
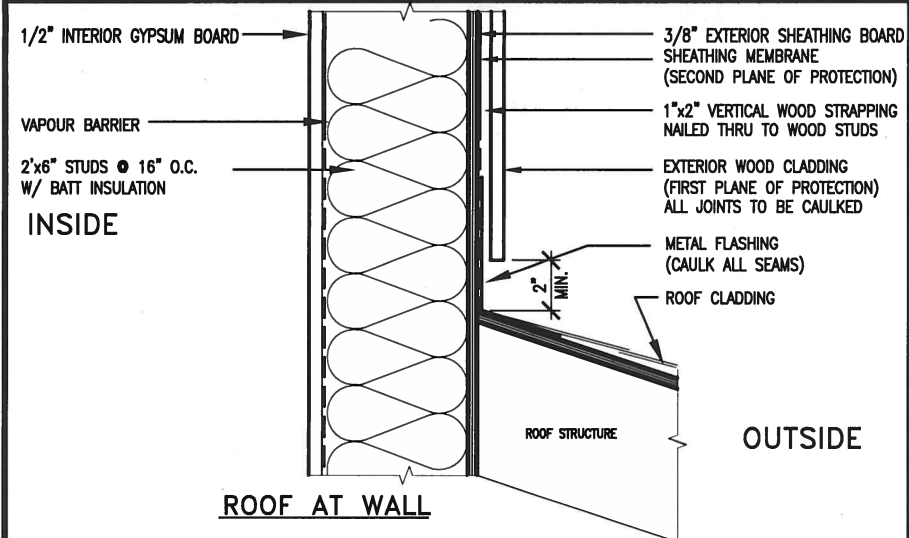
ARCHITECTURAL REVIEW & APPROVAL

NOV 3 2016

John G. Williams Limited, Architect

LOT 221

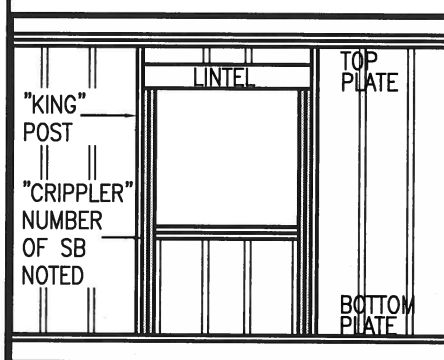
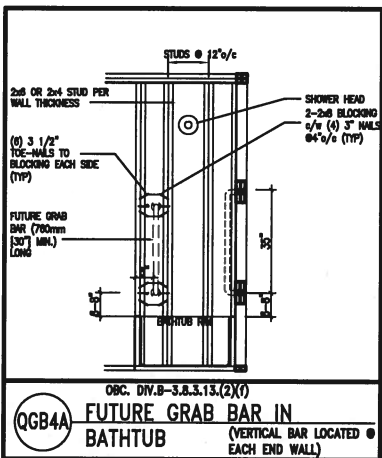
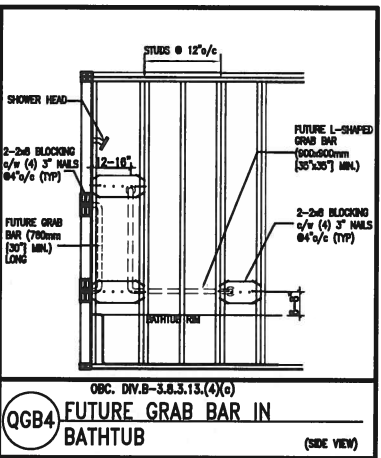
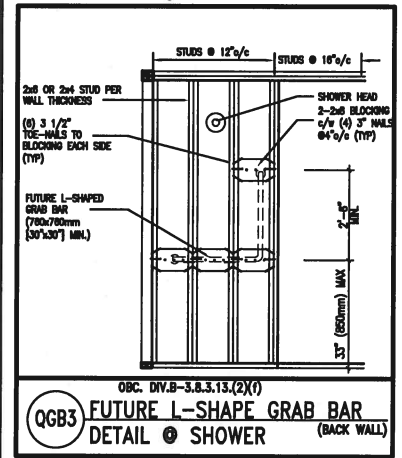
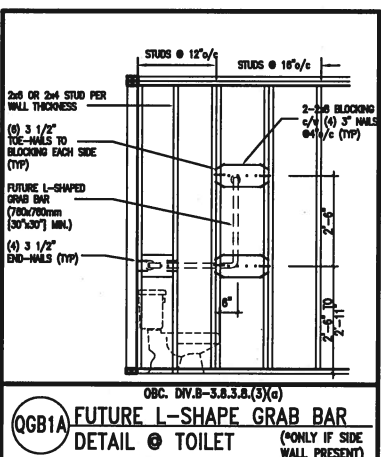
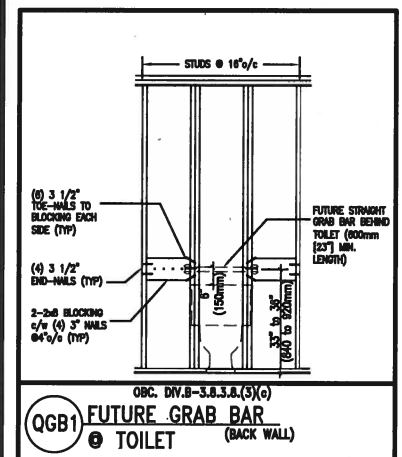
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| 7 | . | . | Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591 | | project name GREEN VALLEY ESTATES | | | | municipality BRADFORD, ON. | | project no. 13045 | |
| 6 | . | . | signature | | | | | | | | | |
| 5 | . | . | name | | date 2014-04 | | | | scale 3/16" = 1'-0" | | file name 13045-S42-3C - LOT 221 | |
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LICENCED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO

NOV 24, 2016

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

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

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

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

NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa, 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)
5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
7. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.
8. STUD INFORMATION TAKEN FROM OBC TABLE A-30

"CRIPPLE" DETAIL

| | | | |
|-----|-------------------------|-----------|----|
| 9. | | | |
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| 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 |

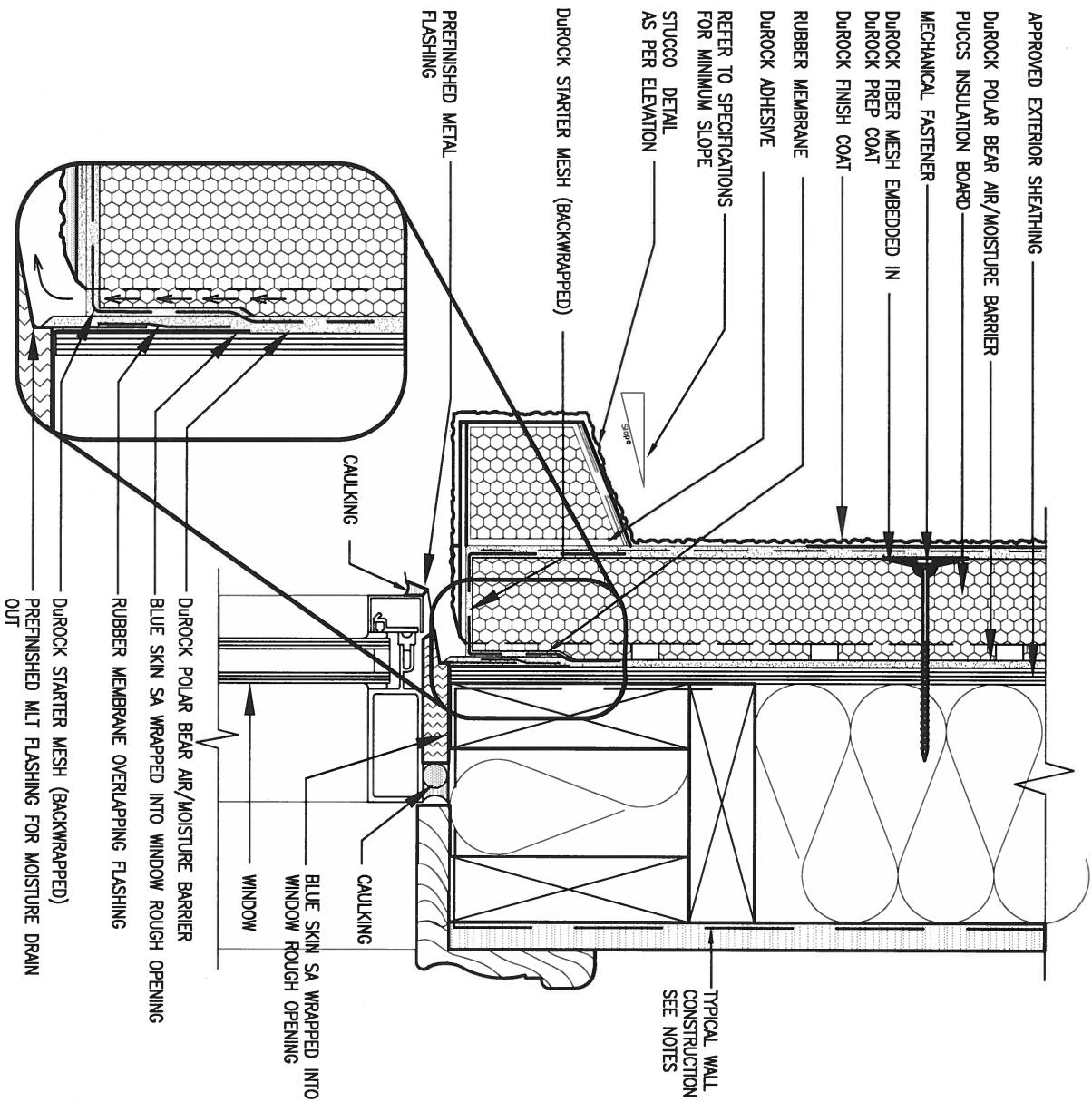
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

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
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va3design.com

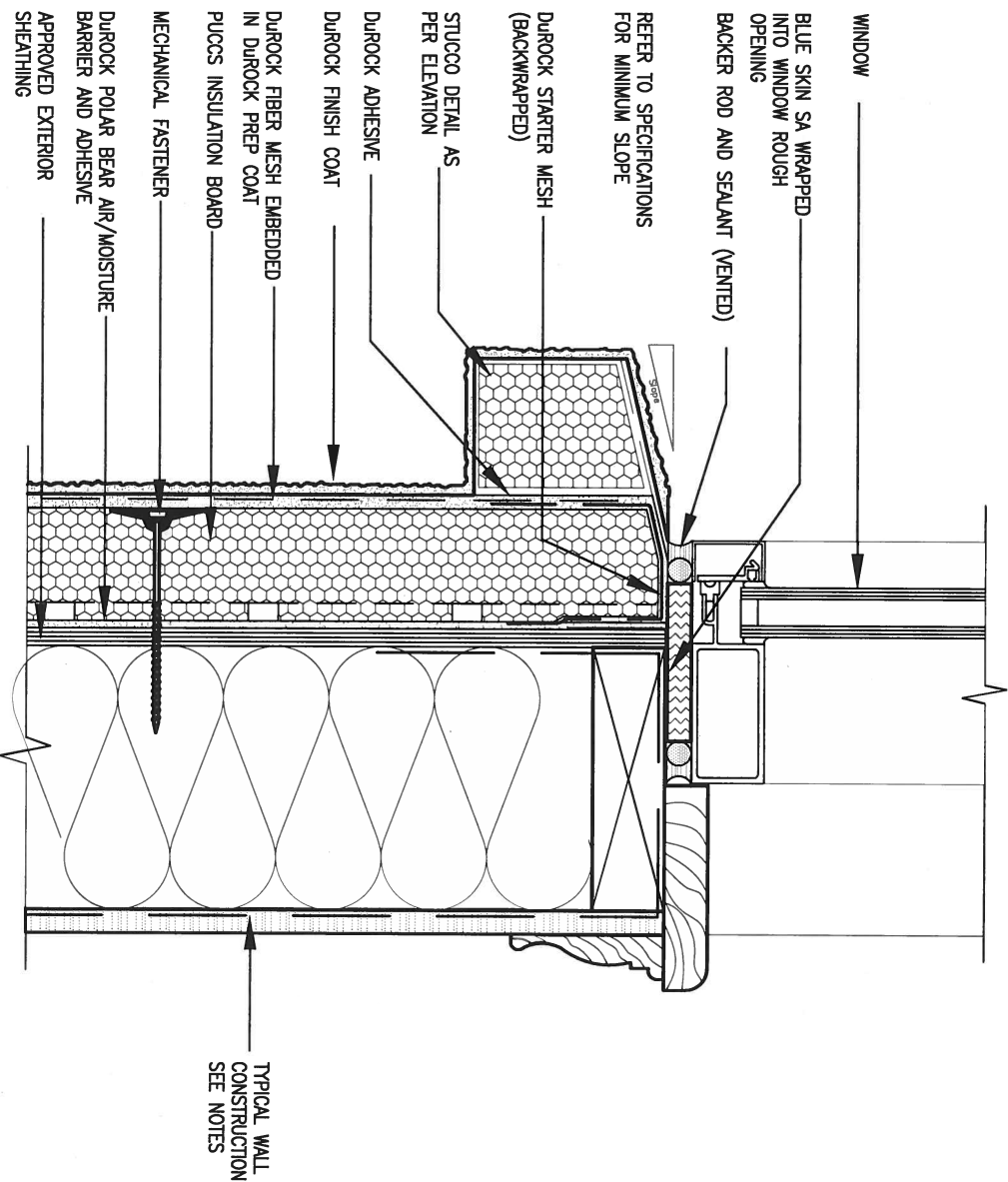
| | | | |
|---|--------------------------|------------------------|-----------------------------------|
| BAYVIEW WELLINGTON | | CONST NOTE | |
| project name GREEN VALLEY ESTATES | municipality BRADFORD | project no. 13045 | drawing no. CN2 |
| CONSTRUCTION NOTES | | | |
| date APR 2014 | checked by RC | scale 3/16" = 1'-0" | file name 13045-CONST-OBC 2015 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM | | | |



1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL

CN3 SCALE: 3"=1'-0"

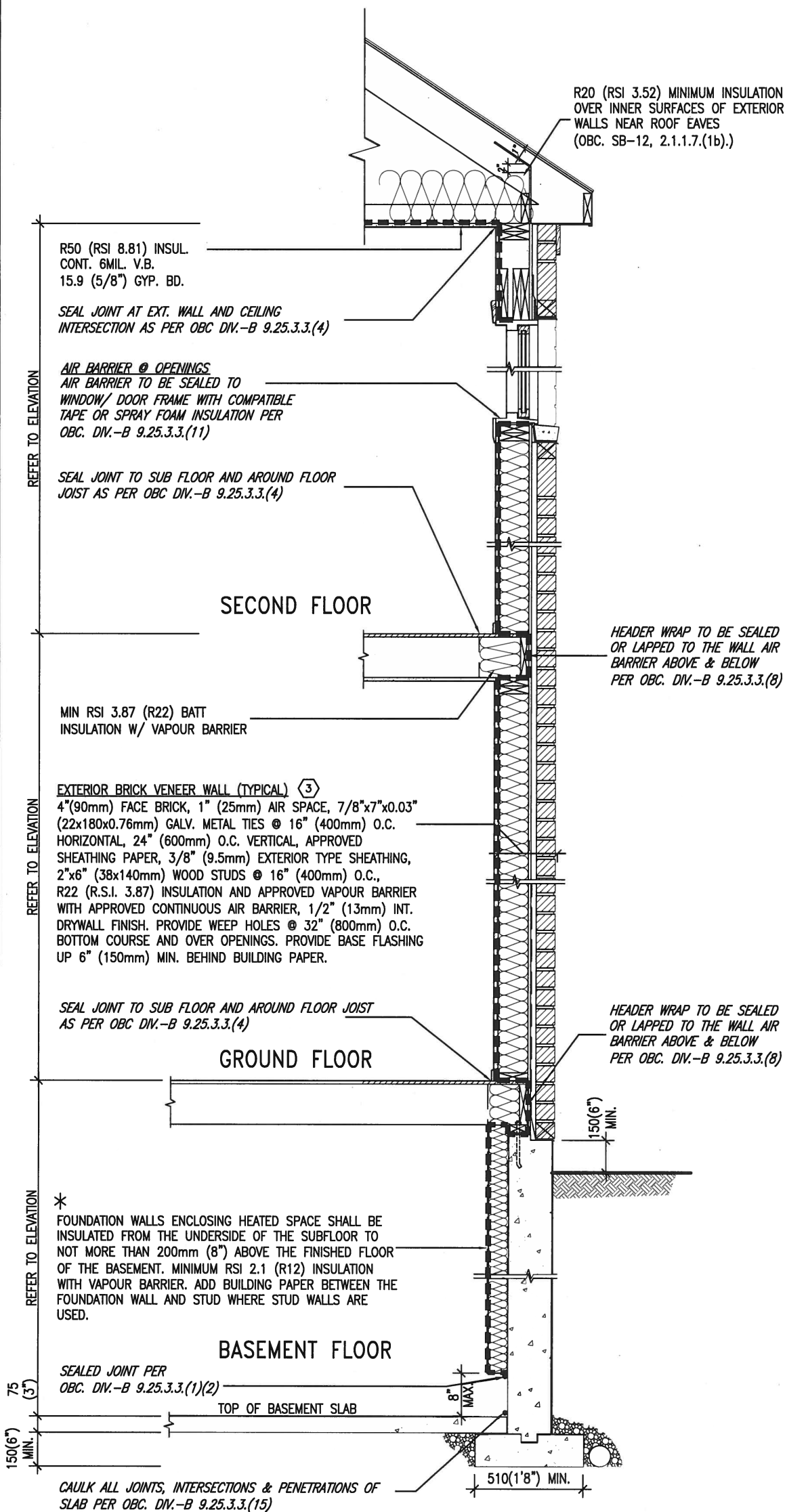
| | | | |
|-----|-------------------------|-----------|----|
| 9. | . | . | . |
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| 6. | . | . | . |
| 5. | . | . | . |
| 4. | . | . | . |
| 3. | . | . | . |
| 2. | UPDATE TO CODE | APR 16-15 | RC |
| 1. | ISSUE FOR CLIENT REVIEW | MAY 07-14 | RC |
|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

| | | | |
|---|--|-------|------|
| 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 | BCIN |
| name | | | |
| registration information | | | |
| VA3 Design Inc. | | 42658 | |
| Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. | | | |

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t 416.630.2255 f 416.630.4782
va3design.com

| | | | |
|---|----------------------|--------------|----------------------|
| BAYVIEW WELLINGTON | | CONST NOTE | |
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD |
| date | APR 2014 | scale | 3/16" = 1'-0" |
| drawn by | RC | checked by | - |
| CONSTRUCTION NOTES | | file name | 13045-CONST-0BC 2015 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM | | drawing no. | CN3 |

SB12-COMPLIANCE PACKAGE 'J'



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

SEMI & SINGLES ONLY

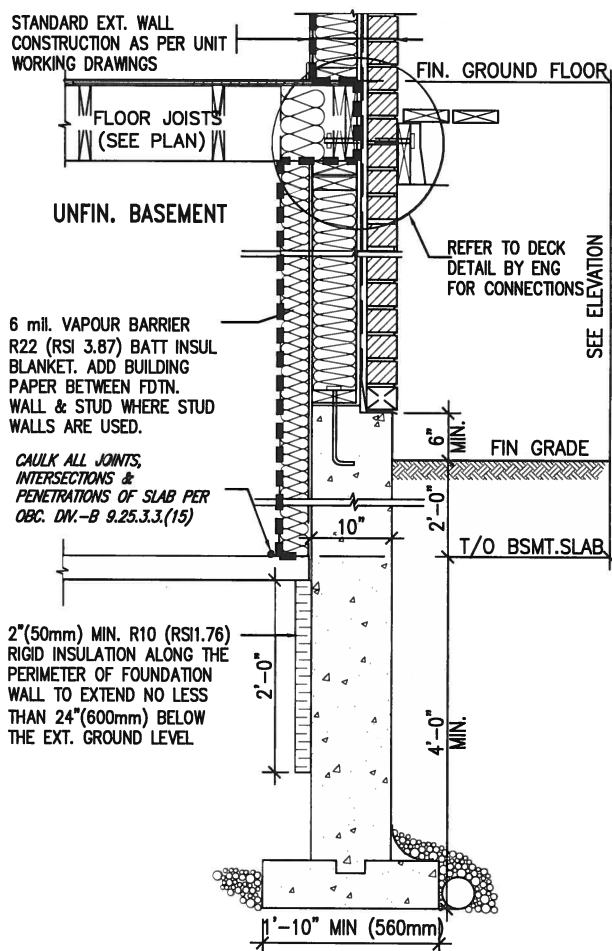
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

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



NOV 24, 2016



* REVISED- 15 MARCH 2013

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

| | | |
|-----|-------------------------|--------------|
| 9. | . | . |
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| 2. | UPDATE TO CODE | APR 16-15 RC |
| 1. | ISSUE FOR CLIENT REVIEW | MAY 07-14 RC |
| no. | description | date by |

| | | |
|---|-------|------|
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| qualification information | | |
| Wellington Jno-Baptiste | 25591 | BCIN |
| name | | |
| registration information | | |
| VA3 Design Inc. | 42658 | |
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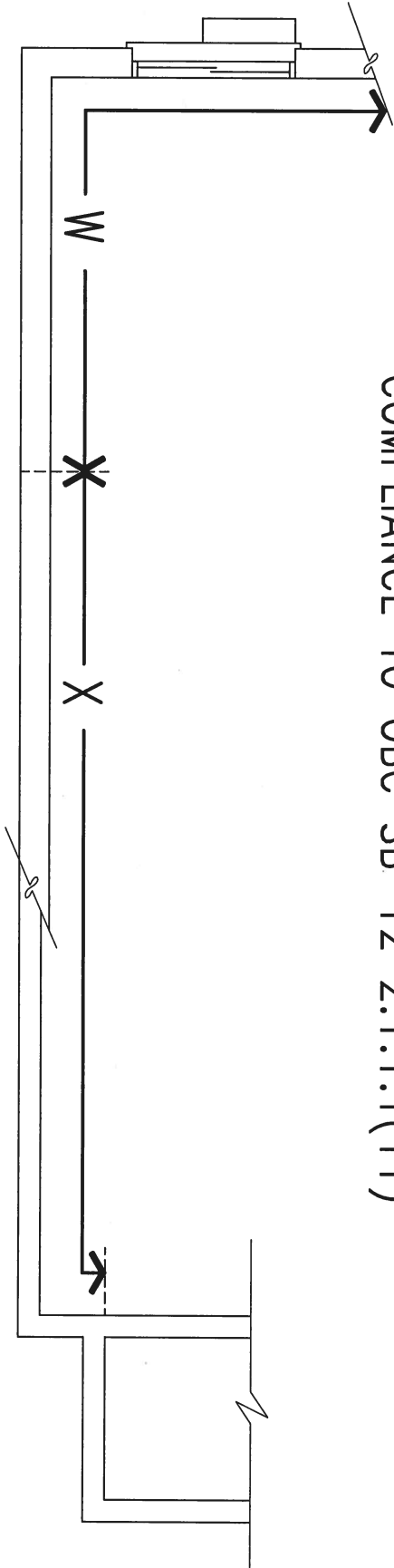
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va3design.com

BAYVIEW WELLINGTON

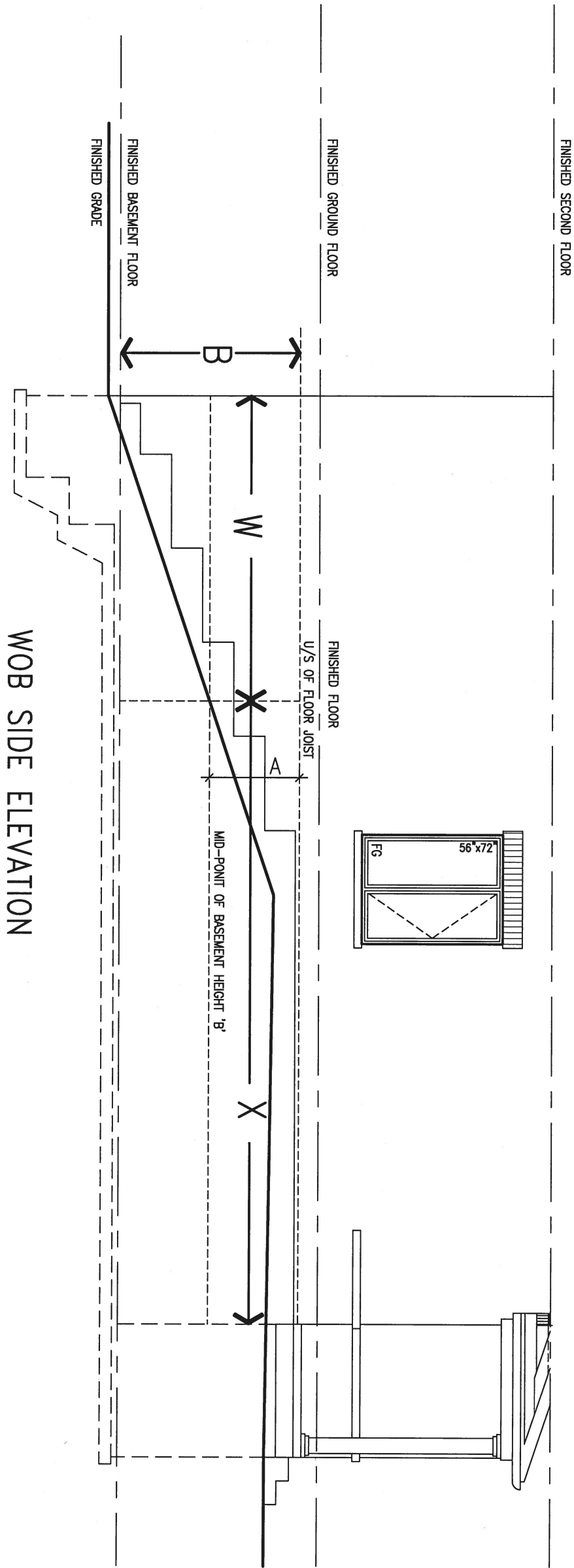
CONST NOTE

| | | | | | | | |
|---|--|--------------------|--|---------------|--|----------------------|--|
| project name | | municipality | | project no. | | | |
| GREEN VALLEY ESTATES | | BRADFORD | | 13045 | | | |
| date | | CONSTRUCTION NOTES | | | | drawing no. | |
| APR 2014 | | | | | | CN6 | |
| drawn by | | checked by | | scale | | file name | |
| RC | | - | | 3/16" = 1'-0" | | 13045-CONST-OBC 2015 | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM | | | | | | | |

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

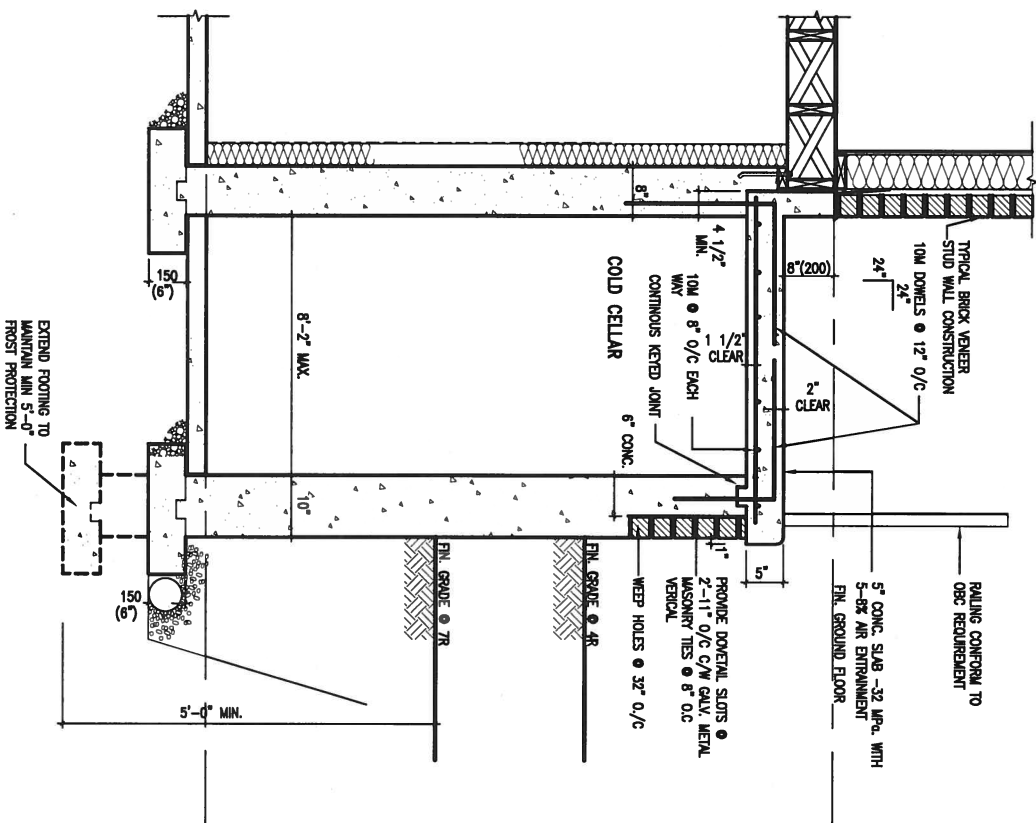
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

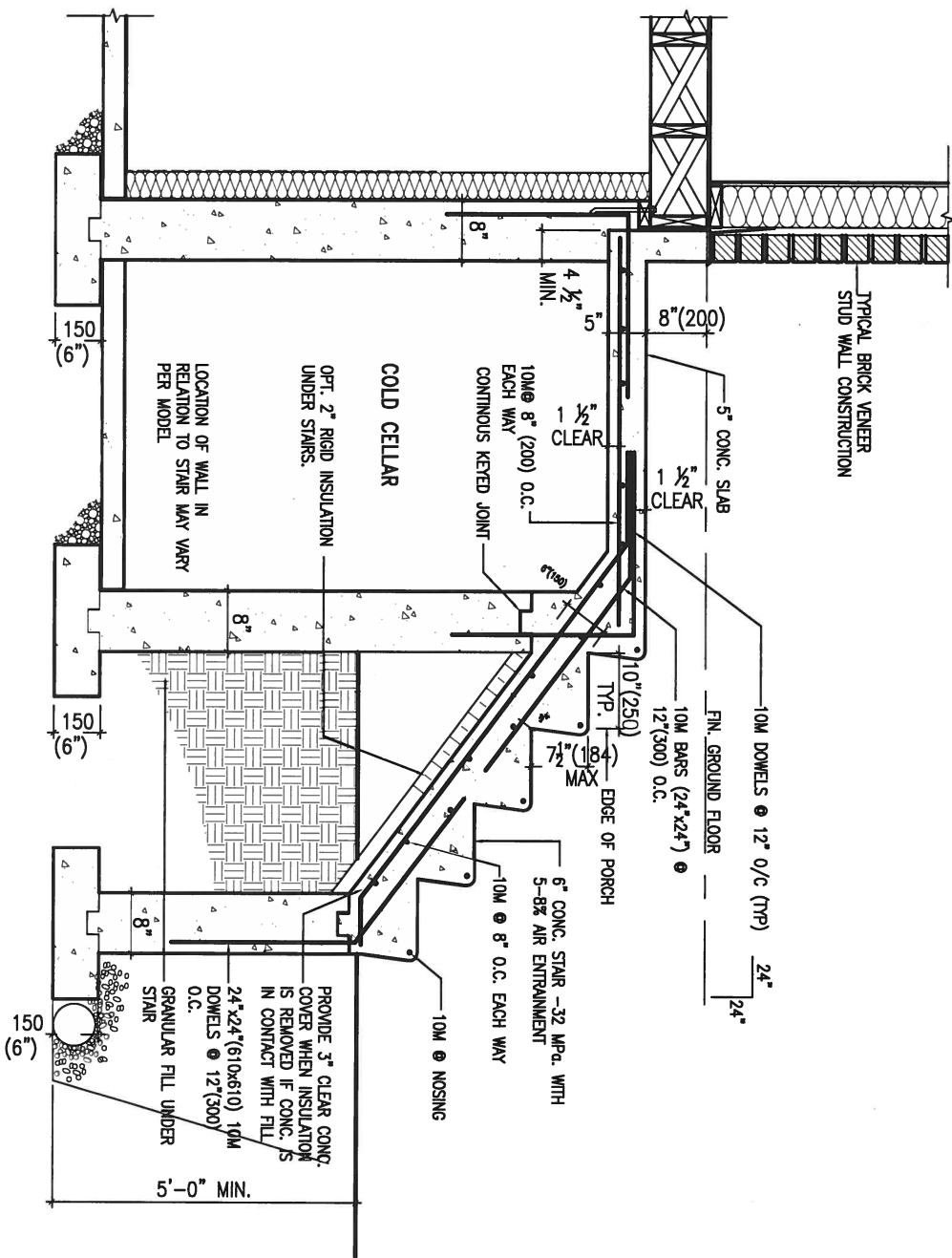
| | | | | | | | | | |
|-----|-------------------------|-----------|----|--|--|----------------------|----------------------|-------------|--|
| 9 | . | . | . | <div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591</div> <div>name <i>signature</i> BCIN</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div> | <div><div>VA3</div><div>DESIGN</div><div>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div></div> | BAYVIEW WELLINGTON | | CONST NOTE | |
| 8 | . | . | . | | | project name | municipality | project no. | |
| 7 | . | . | . | | | GREEN VALLEY ESTATES | BRADFORD | 13045 | |
| 6 | . | . | . | | | date | CONSTRUCTION NOTES | | |
| 5 | . | . | . | | | APR 2014 | drawing no. | | |
| 4 | . | . | . | drawn by | checked by | scale | file name | CN7 | |
| 3 | . | . | . | RC | - | 3/16" = 1'-0" | 13045-CONST-OBC 2015 | | |
| 2 | UPDATE TO CODE | APR 16-15 | RC | RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM | | | | | |
| 1 | ISSUE FOR CLIENT REVIEW | MAY 07-14 | RC | | | | | | |
| no. | description | date | by | | | | | | |



NOV 24, 2016



X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)
SCALE: N.T.S.

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

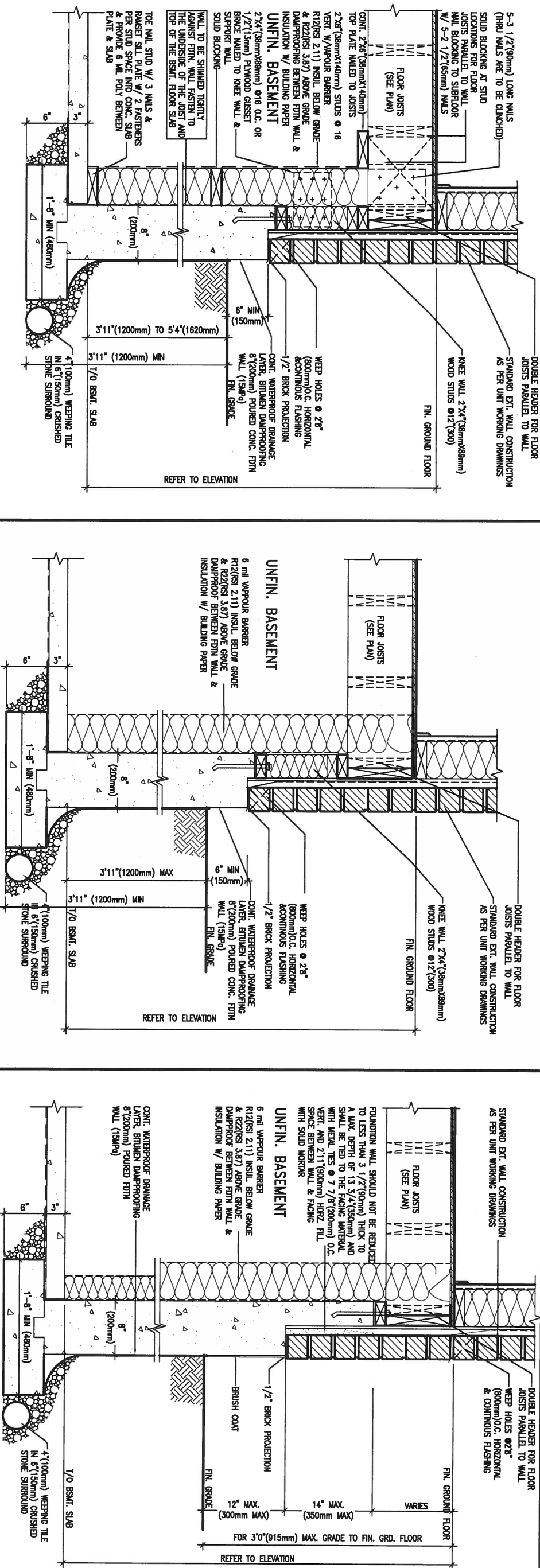
| | | | |
|---|-----------|-------|--|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | | | |
| qualification information | | | |
| Wellington Jno-Baptiste | signature | 25591 | |
| name | signature | BCIN | |
| registration information | | 42658 | |
| VA3 Design Inc. | | | |
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t 416.630.2255 f 416.630.4782
va3design.com

| | | | | |
|---|-----------------|--------------------------|-----------------------------------|----------------------|
| BAYVIEW WELLINGTON | | | CONST NOTE | |
| project name GREEN VALLEY ESTATES | | municipality BRADFORD | | project no. 13045 |
| date APR 2014 | | CONSTRUCTION NOTES | | |
| drawn by RC | checked by - | scale 3/16" = 1'-0" | file name 13045-CONST-OBC 2015 | drawing no. CN8 |
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NOV 24, 2016

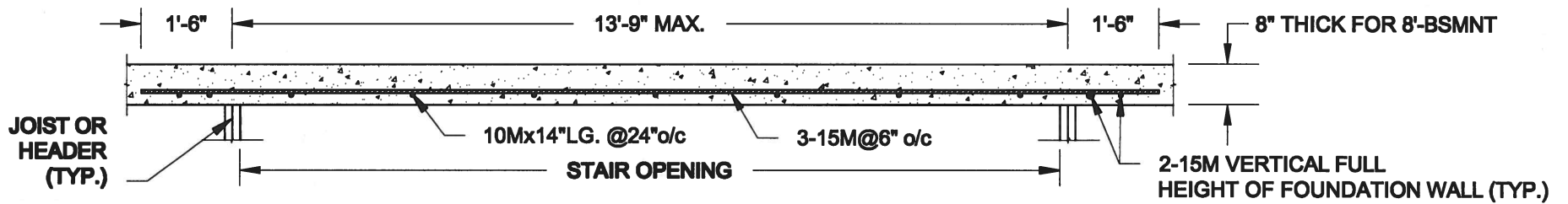


WALK-OUT WALL SECTION FOR GRADE
EW3.08B HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm) BASEMENT SLAB TO GRADE
N.T.S.

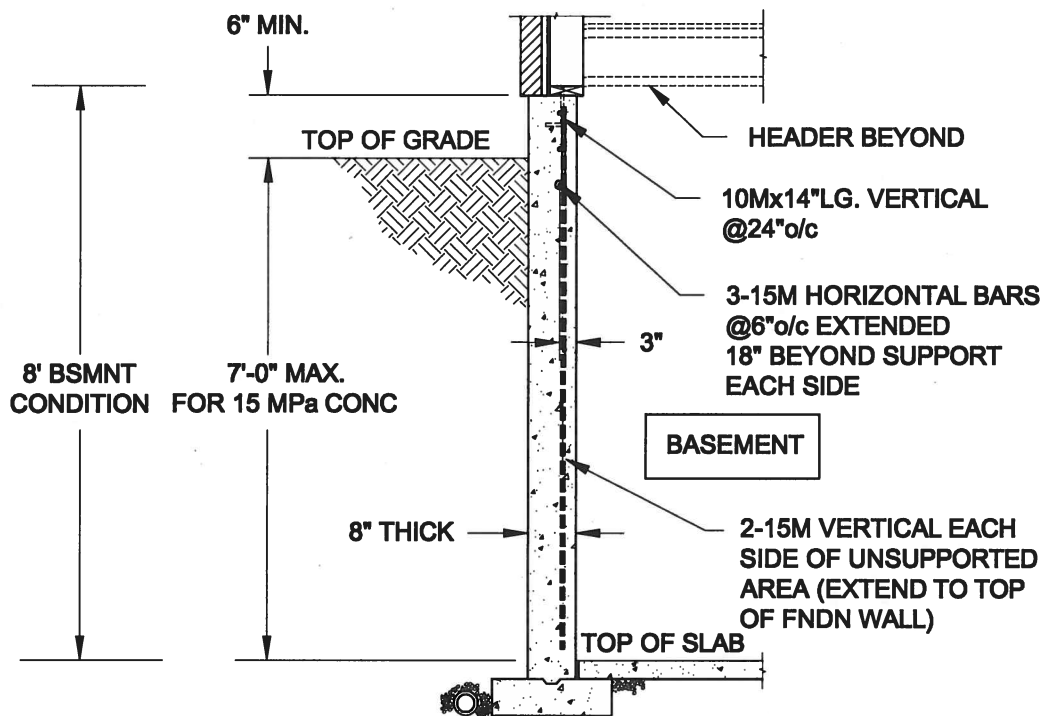
WALK-OUT DECK WALL SECTION FOR GRADE
EW3.07B TO BASEMENT SLAB 3'11" (1200mm) MAX. HEIGHT DIFFERENCE
N.T.S.

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

| | | | | | | | | | |
|---------------------------|--|--|--|---|--|----------------------|--|----------------------|--|
| 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. | | VA3 DESIGN | | BAYVIEW WELLINGTON | | CONST NOTE | |
| 8 . | | qualification information | | 300A Wilson Avenue | | project name | | project no. | |
| 7 . | | Wellington Jno-Baptiste | | Toronto ON M3H 1S8 | | GREEN VALLEY ESTATES | | 13045 | |
| 6 . | | signature | | t 416.630.2255 f 416.630.4782 | | municipality | | drawing no. | |
| 5 . | | registration information | | vo3design.com | | BRADFORD | | CN9 | |
| 4 . | | VA3 Design Inc. | | | | date | | CONSTRUCTION NOTES | |
| 3 . | | | | | | APR 2014 | | file name | |
| 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. | | drawn by | | 13045-CONST-08C 2015 | |
| 1 ISSUE FOR CLIENT REVIEW | | MAY 07-14 RC | | | | checked by | | scale | |
| no. description | | date by | | | | RC | | 3/16" = 1'-0" | |



PLAN VIEW



FTG. SIZE AS PER PLAN

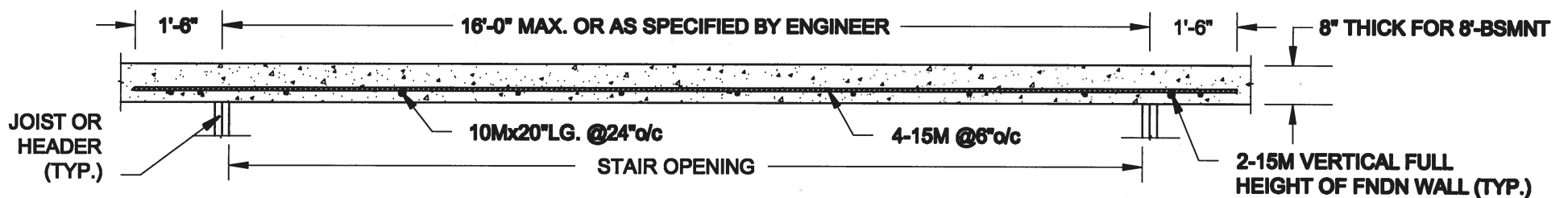
1A
S1

LATERALLY UNSUPPORTED WALL

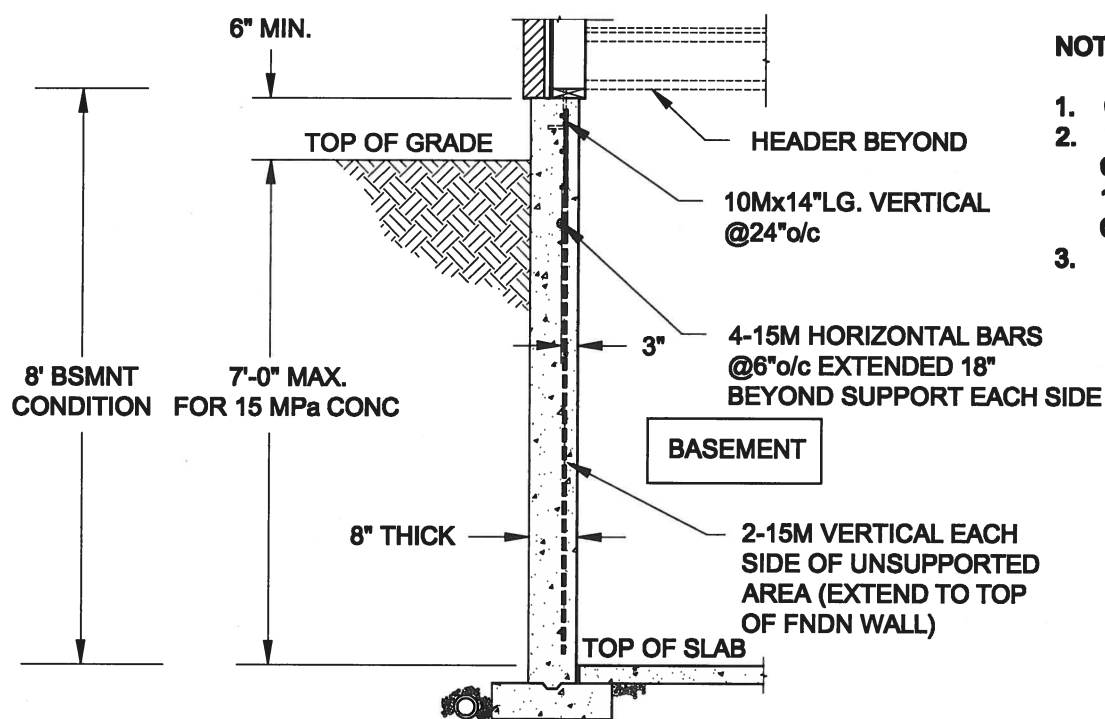
SCALE: 3/8" = 1'-0"

NOTES:

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



PLAN VIEW



FTG. SIZE AS PER PLAN

1B
S1

LATERALLY UNSUPPORTED WALL

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

NOTES:

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

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

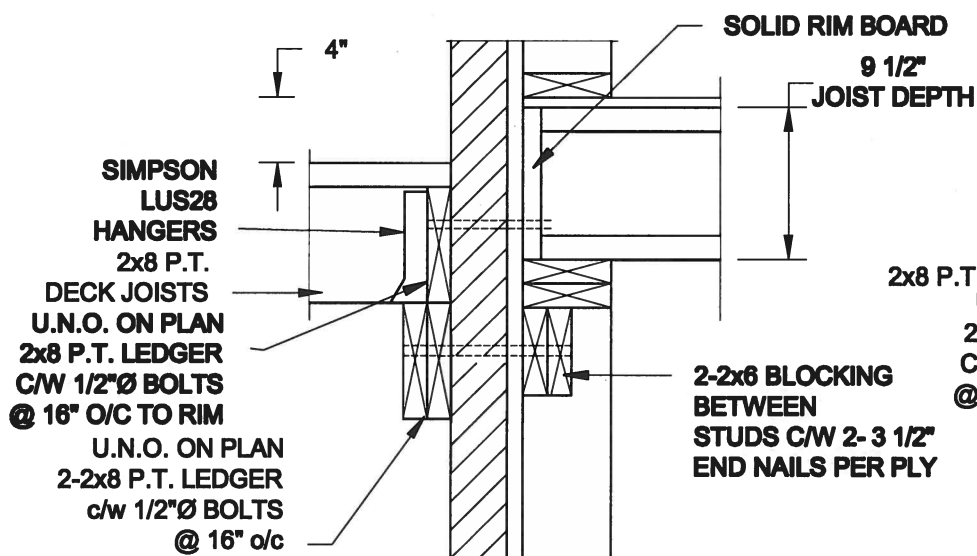
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16-102

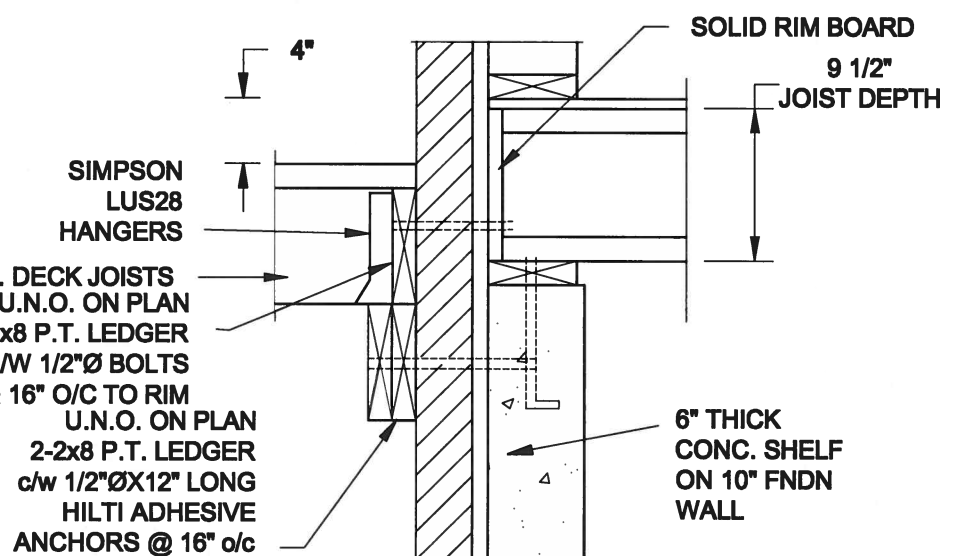
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



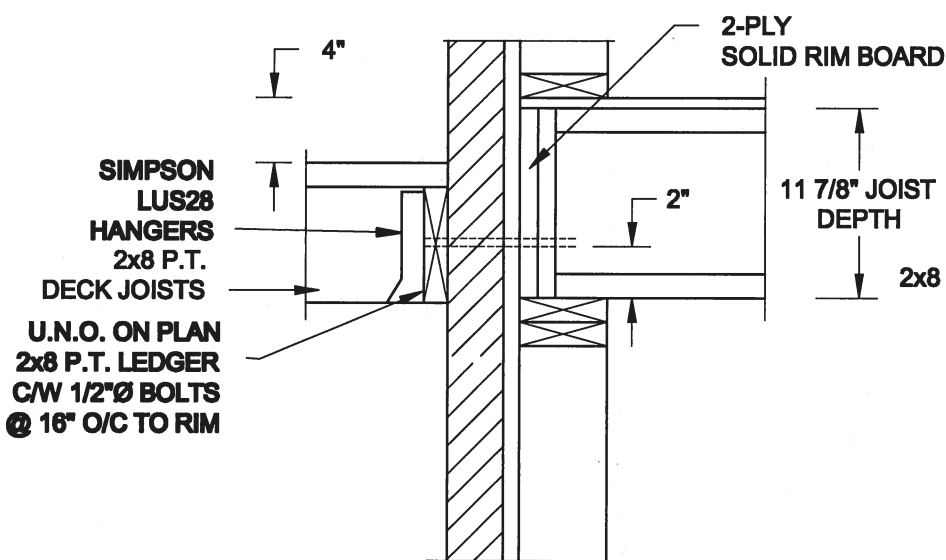
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



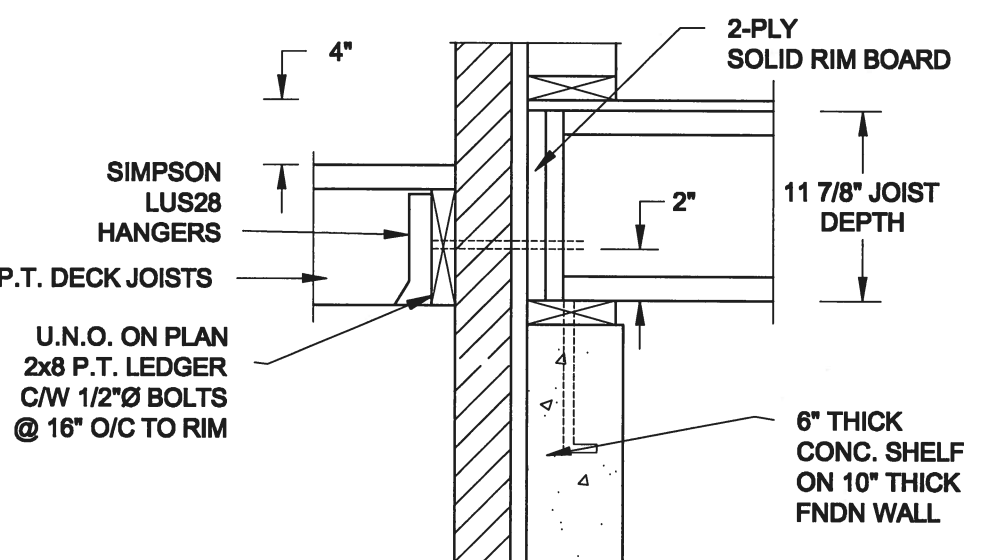
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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

FOR 11 7/8" JOIST DEPTH

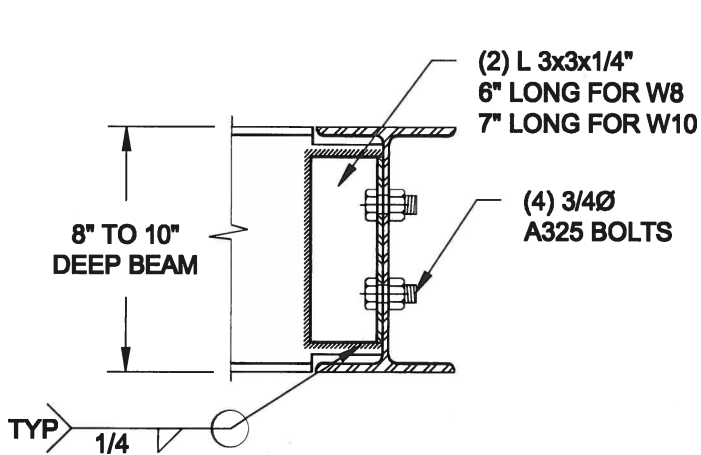


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

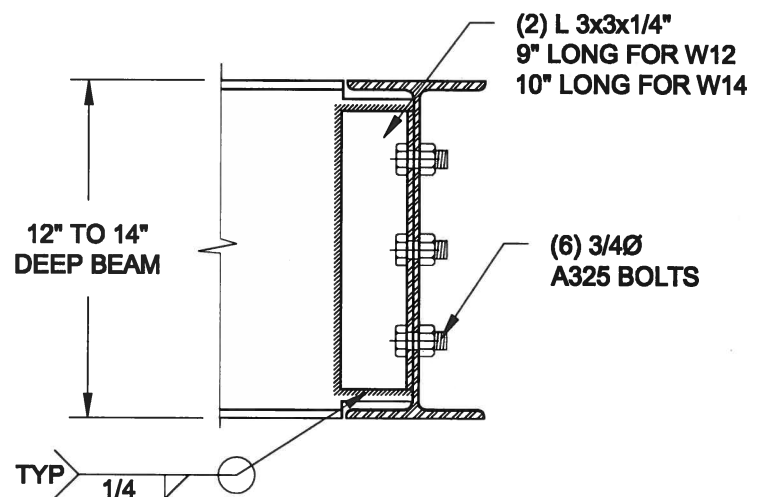


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"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
S2 **STEEL BEAM CONNECTION DETAIL**
SCALE: 1-1/2" = 1'-0"

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

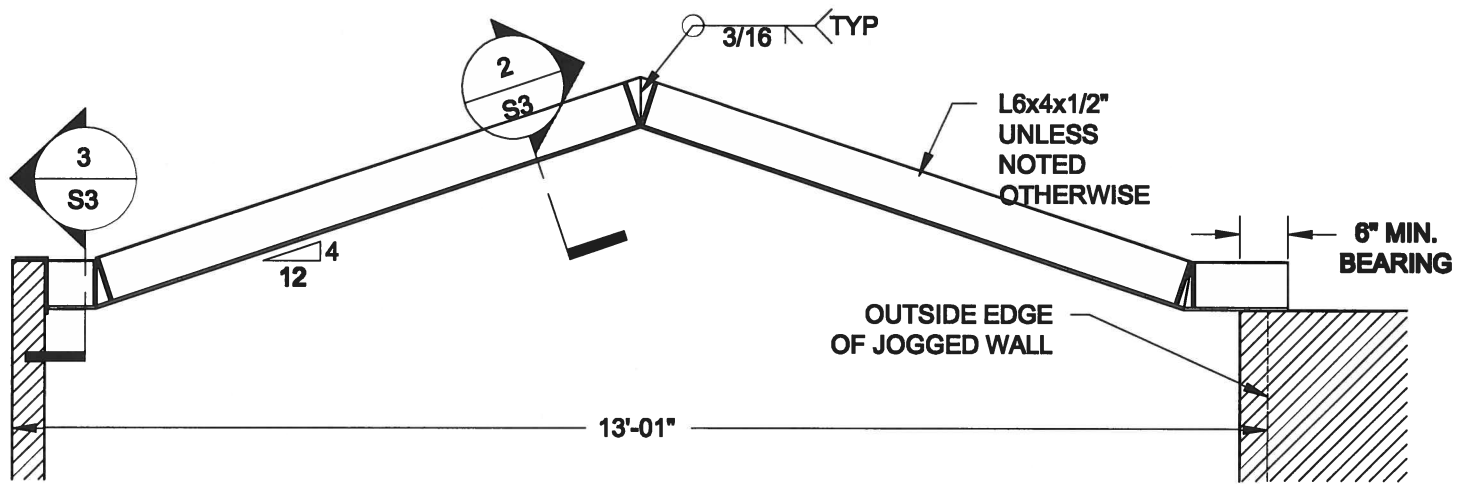
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

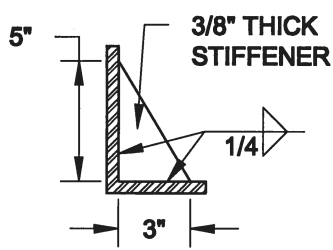
16-102

Drawing No.:

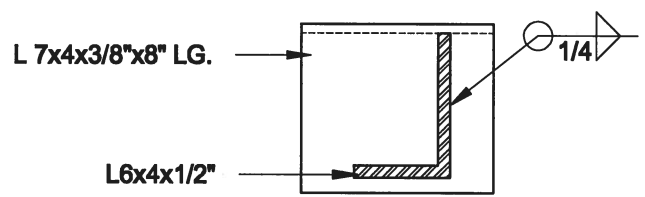
S2



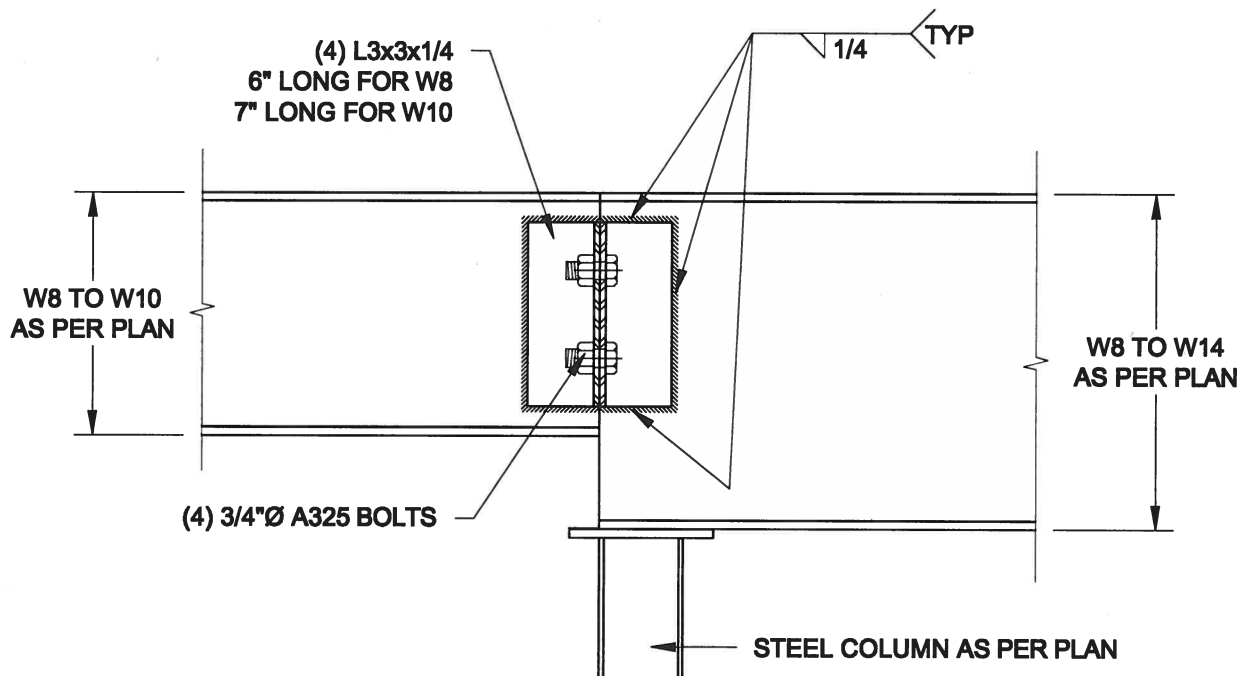
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"





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

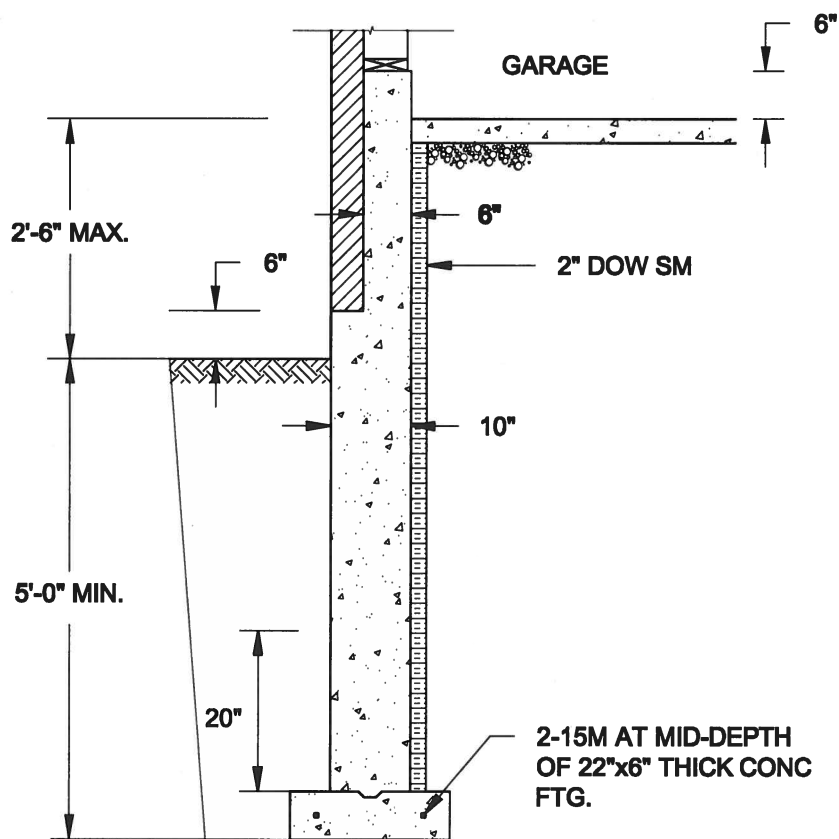


3
S3 **INVERTED ANGLE**
SCALE: 1 1/2" = 1'-0"



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

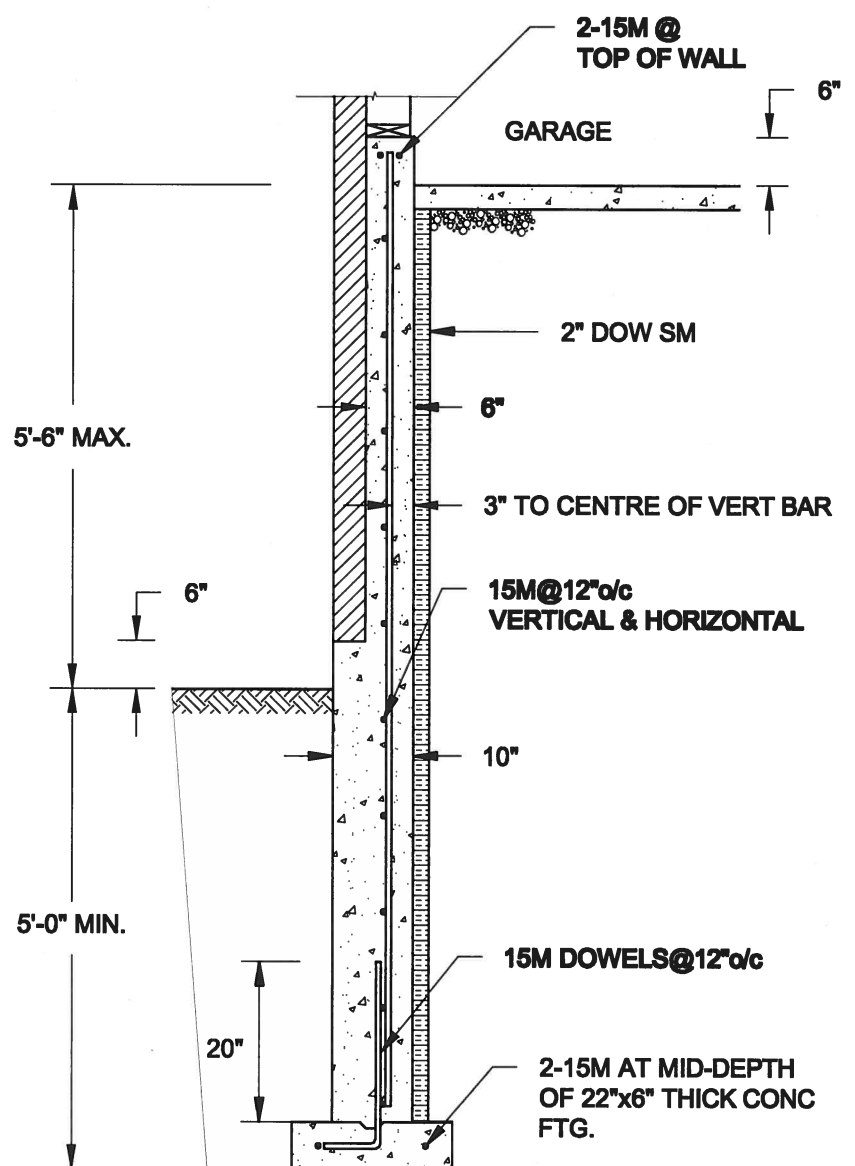
| | | | | | |
|-----------------------------|------------------------|---|---|---|---------------------------|
| Scale: AS NOTED | | QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com | Engineer's Seal:  MAY 30, 2016 | Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO | |
| Date: MAY-31-2016 | | | TYPICAL STRUCTURAL DETAILS FOR SINGLES | | |
| Drawn: SC | Checked: SJB | | Project No.: 16-102 | | Drawing No.: S3 |



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

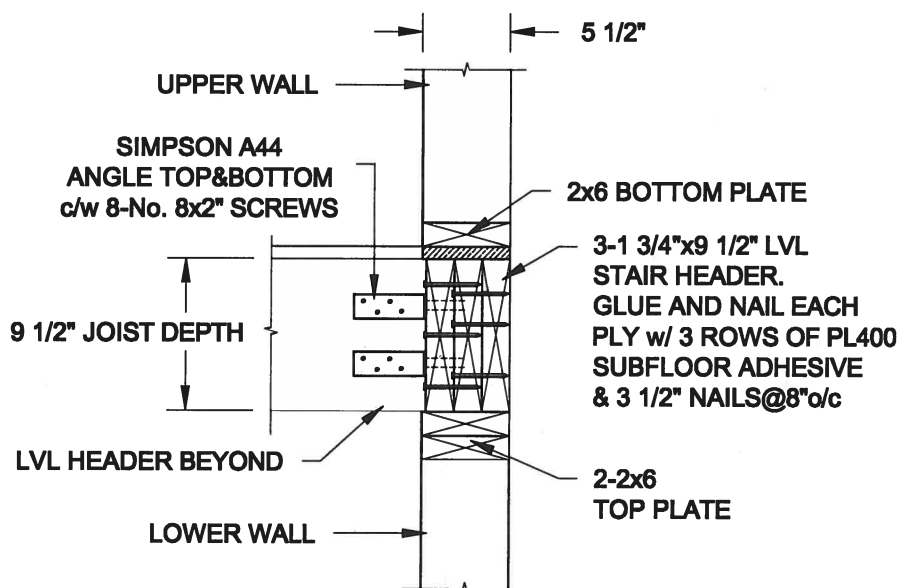
NOTE:

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.

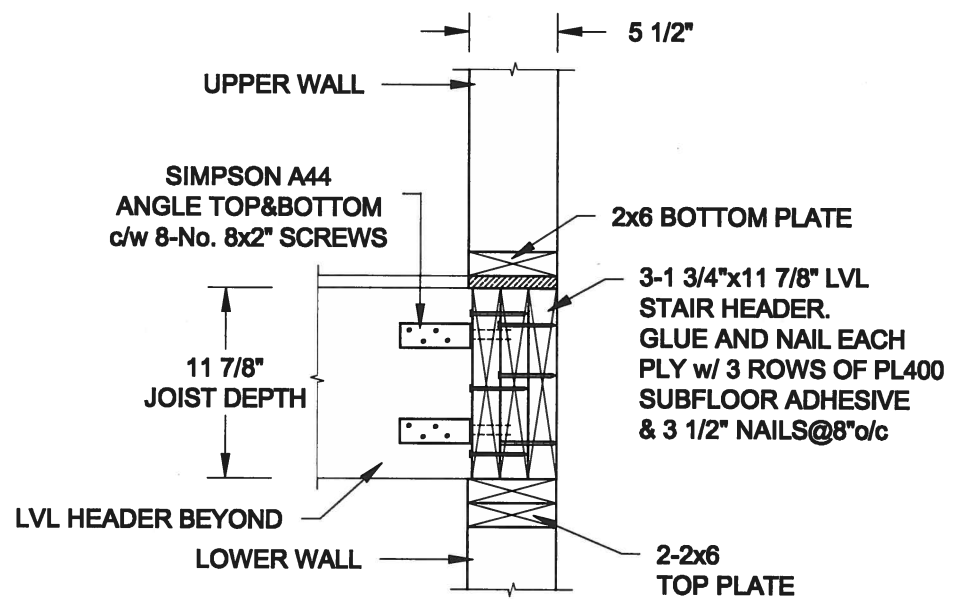


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

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

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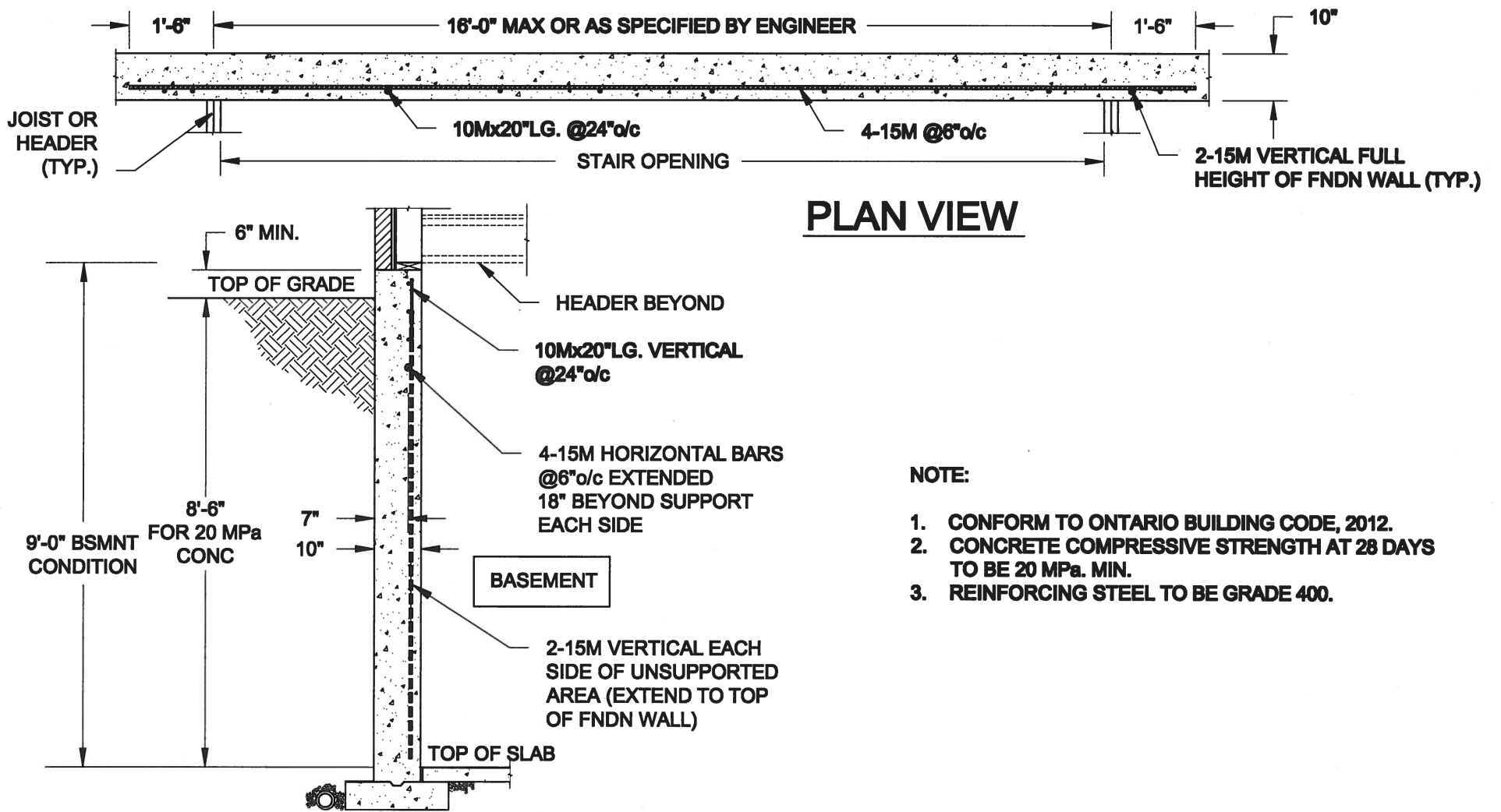
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

S4



1
S5

LATERALLY UNSUPPORTED WALL

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

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

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TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

S5