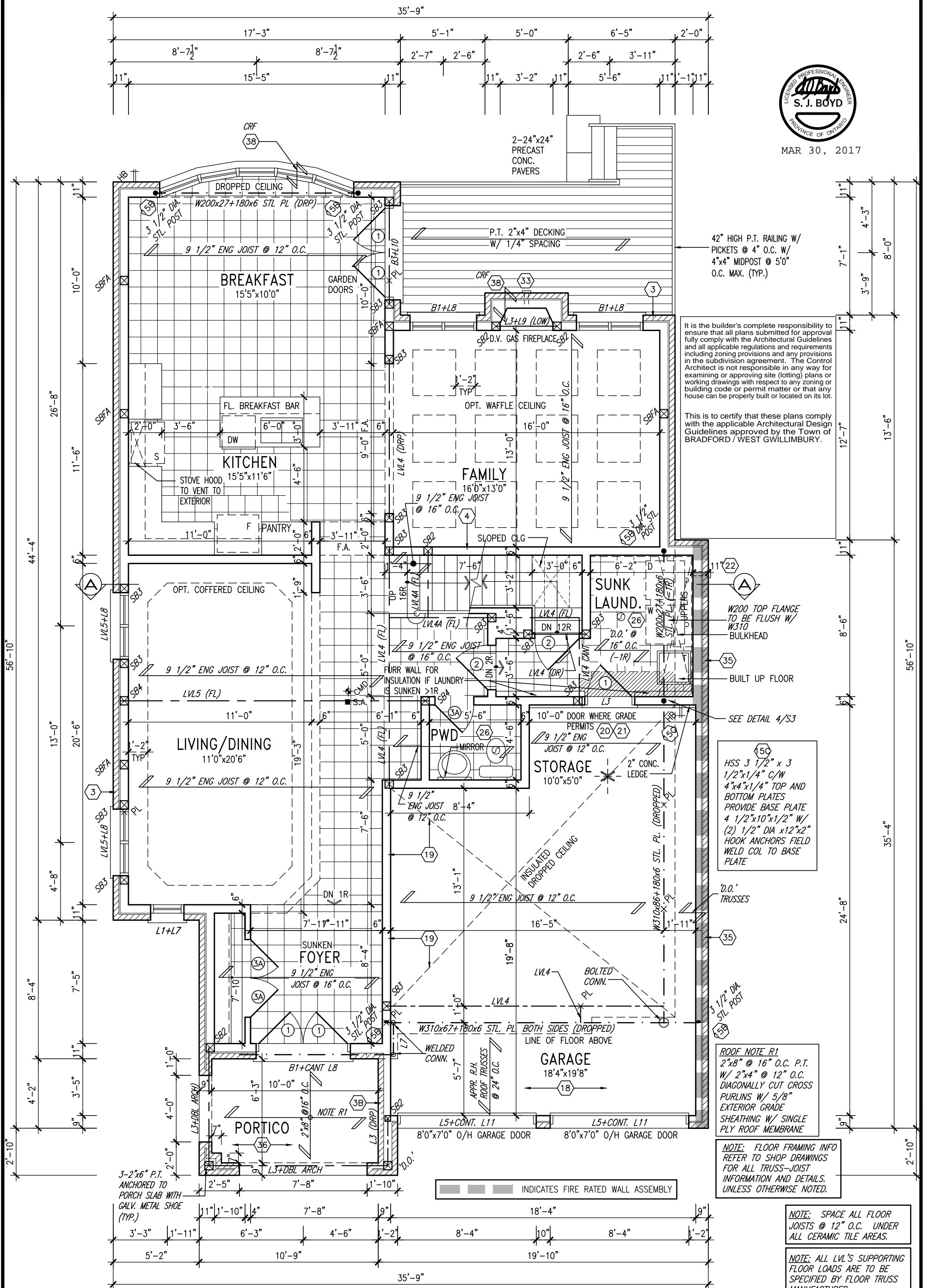






MAR 30, 2017



GROUND FLOOR PLAN 'C'

LOT 209

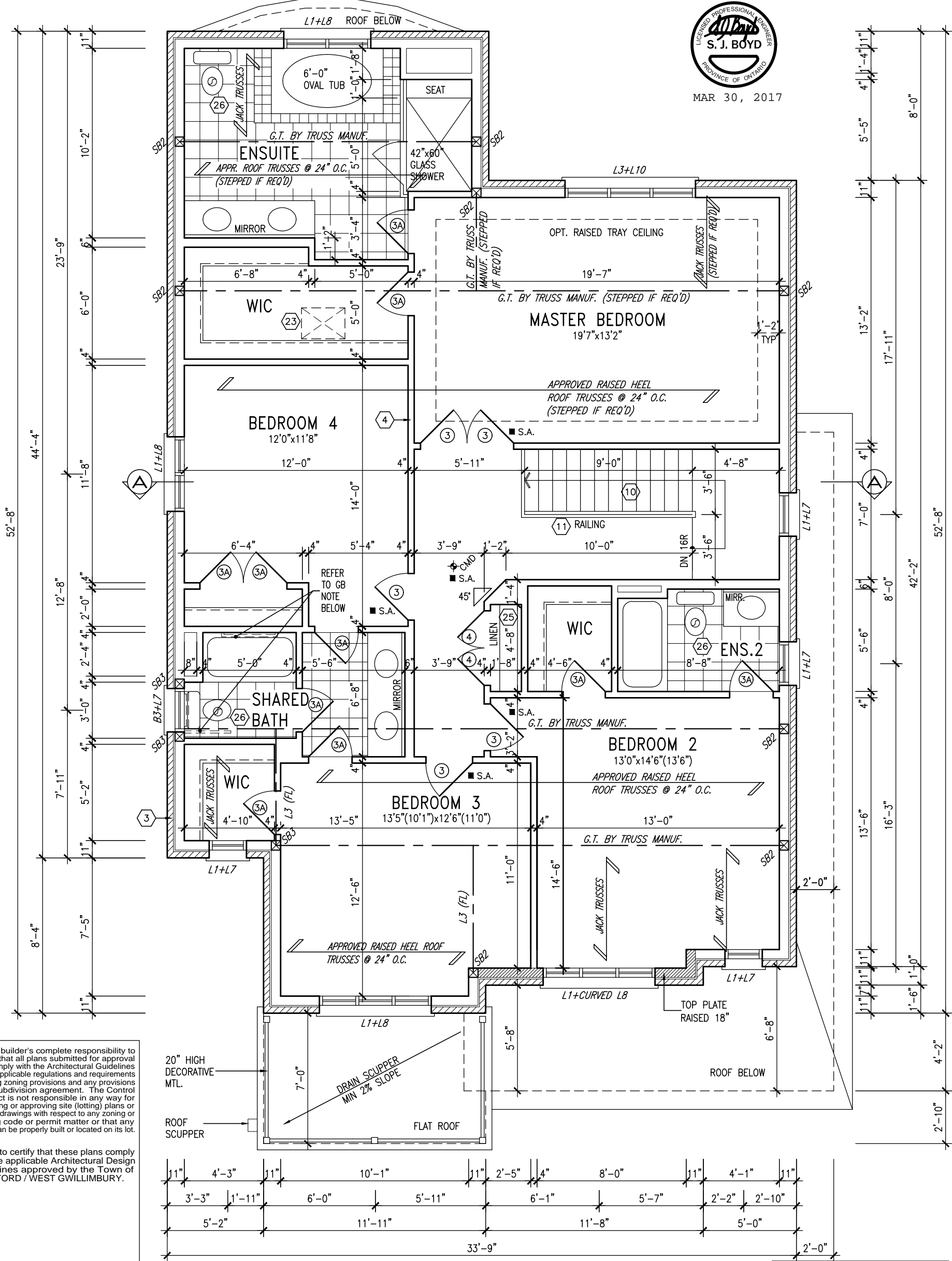
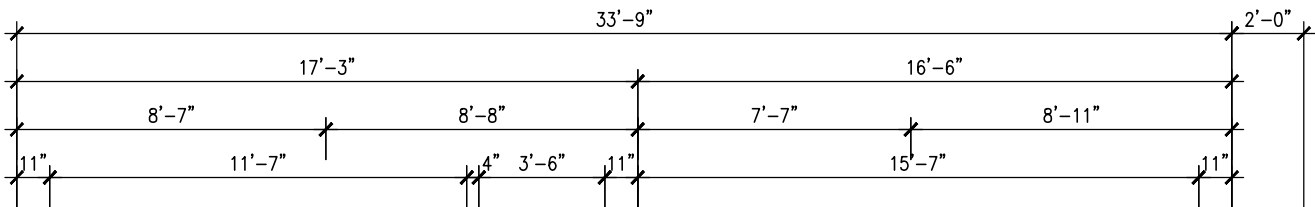
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	signature
5.	.	.	name
4.	REVISED AS PER ENG'S COMMENTS	MAR 29-17	RC
3.	REVISED AS PER FLOOR TRUSS	MAR 17-17	RC
2.	REVISED AS PER ENG'S COMMENTS	FEB 03-17	RC
1.	REVISED FOR LOT 209	NOV. 25/16	WT
no.	description	date	by

**VA3 DESIGN**

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

<b>BAYVIEW WELLINGTON</b>		<b>S42-2</b>
project name	GREEN VALLEY ESTATES	project no.
drawn by	BD.BIM	13045
date	APR 17/14	file name
checked by	scale	GROUND FLOOR PLAN 'C'
3/16" = 1'-0"	13045-S42-2C LOT 209	drawing no.
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-2C LOT 209.dwg - Wed - Mar 29 2017 - 11:19 AM		2

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



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SECOND FLOOR PLAN 'C'

LOT 209

NOTE: REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.

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4.	REVISED AS PER ENG'S COMMENTS	MAR 29-17	RC
3.	REVISED AS PER FLOOR TRUSS	MAR 17-17	RC
2.	REVISED AS PER ENG'S COMMENTS	FEB 03-17	RC
1.	REVISED FOR LOT 209	NOV. 25/16	WT
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.

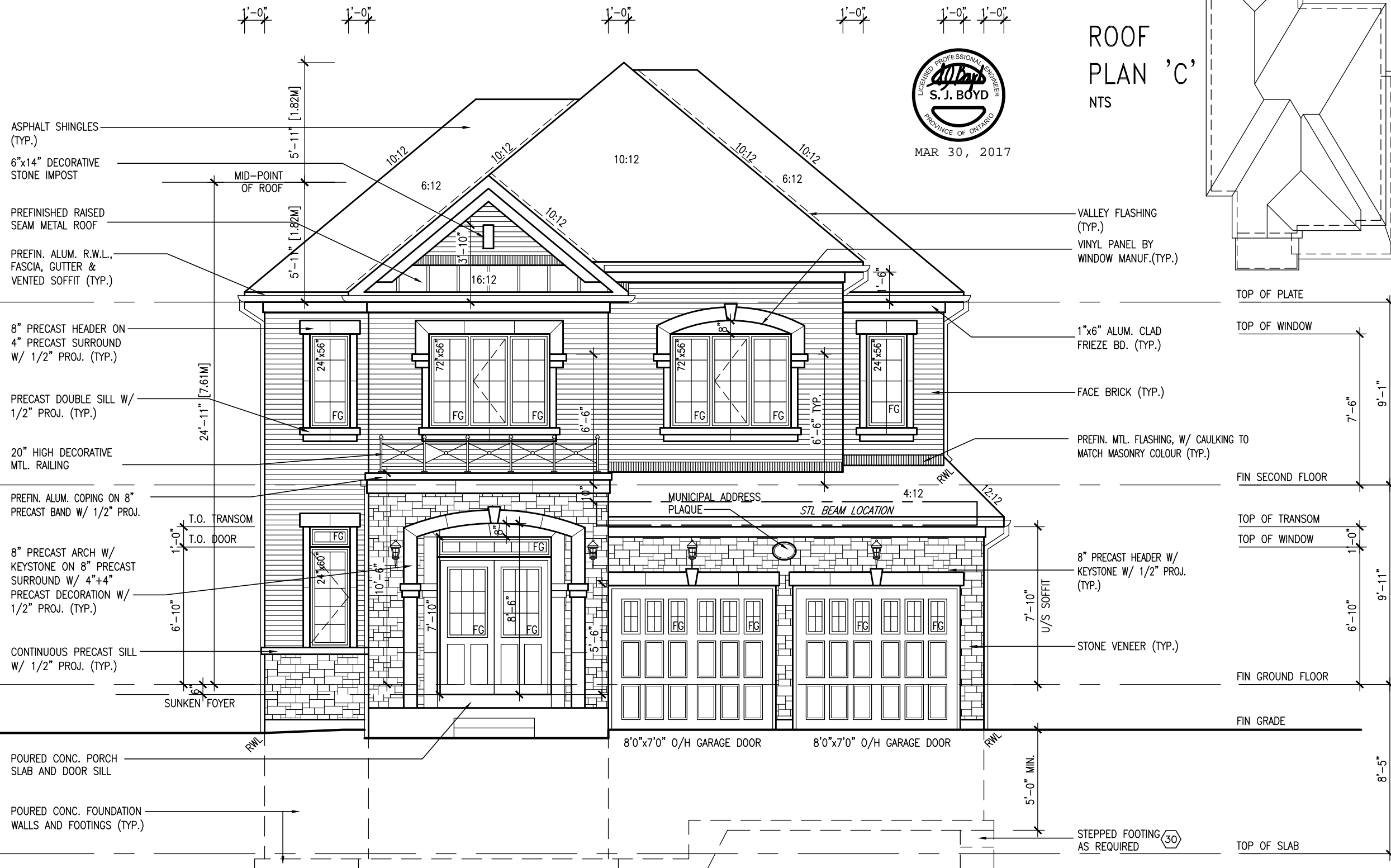
qualification information  
**Wellington Jno-Baptiste** 25591  
name  
signature  
registration information  
**VA3 Design Inc.** 42658

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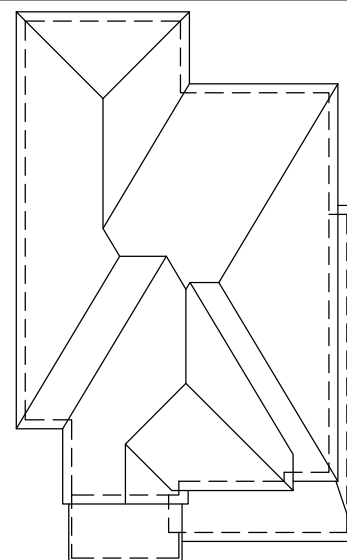
<b>BAYVIEW WELLINGTON</b>		<b>S42-2</b>	
project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>APR 17/14</b>	drawn by <b>BD.BIM</b>	checked by <b>3/16" = 1'-0"</b>	scale <b>13045-S42-2C LOT 209</b>
SECOND FLOOR PLAN 'C'		drawing no. <b>3</b>	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\Phase 1-3\13045-S42-2C LOT 209.dwg - Wed - Mar 29 2017 - 11:19 AM			


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FRONT ELEVATION 'C'

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-2 ELEVATION C LOT 209	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	740.00 S.F.	92.33 S.F.	12.48 %
LEFT SIDE	1124.00 S.F.	81.88 S.F.	7.28 %
RIGHT SIDE	1107.00 S.F.	70.27 S.F.	6.35 %
REAR	724.00 S.F.	169.33 S.F.	23.39 %
TOTAL SQ. FT.	3695.00 S.F.	413.81 S.F.	11.20 %
TOTAL SQ. M.	343.27 S.M.	38.44 S.M.	11.20 %



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.	Wellington Jno-Baptiste	25591	 <b>VA3 DESIGN</b> 300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 vao3design.com
8	.	qualification information			
7	.				
6	.				
5	.	name	Wellington Jno-Baptiste	BCIN	
4	REVISD AS PER ENG'S COMMENTS	registration information	VA3 Design Inc.	42658	
3	REVISD AS PER FLOOR TRUSS				
2	REVISD AS PER ENG'S COMMENTS				
1	REVISD FOR LOT 209				
no.	description	date	by		
9		MAR 29-17	RC		
8		MAR 17-17	RC		
7		FEB 03-17	RC		
6		NOV. 25/16	WT		

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



MAR 30, 2017

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WALL AREA 1053.33 SQ. FT.  
LIMITING DISTANCE 1.2 M (7%)  
OPENING ALLOWED 73.73 SQ. FT.  
OPENING PROVIDED 51.58 SQ. FT. (GLASS AREA)

LEFT SIDE ELEVATION 'C'

BAYVIEW WELLINGTON		S42-2	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
project no.	13045	drawing no.	5
date	APR 17/14	checked by	BD,BIM
drawn by	BD,BIM	scale	3/16" = 1'-0"
file name	13045-S42-2C LOT 209	date	Mar 29 2017 - 11:19 AM
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-2C LOT 209.dwg - Wed - Mar 29 2017 - 11:19 AM			
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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.			
qualification information			
Wellington Jno-Baptiste 25591 BCON			
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.			
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	REVISED AS PER ENG'S COMMENTS	MAR 29-17	RC
3	REVISED AS PER FLOOR TRUSS	MAR 17-17	RC
2	REVISED AS PER ENG'S COMMENTS	FEB 03-17	RC
1	REVISED FOR LOT 209	NOV. 25/16	WT
no.	description	date	by

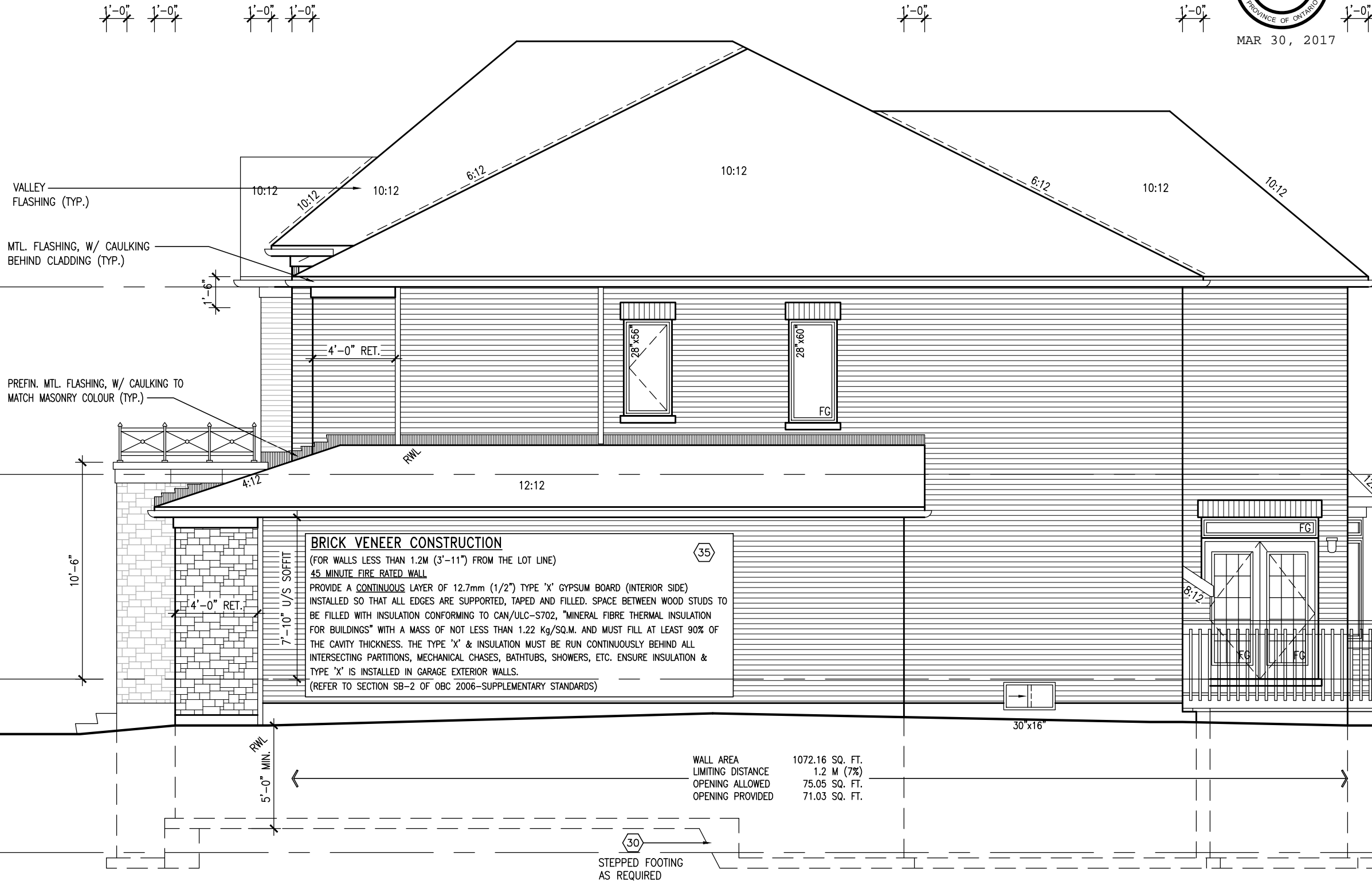
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



MAR 30, 2017

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RIGHT SIDE ELEVATION 'C'

WALL AREA	1072.16 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	75.05 SQ. FT.
OPENING PROVIDED	71.03 SQ. FT.

TOP OF PLATE	9'-1"
TOP OF WINDOW	7'-6"
FIN SECOND FLOOR	9'-11"
TOP OF TRANSOM	1'-0"
TOP OF DOOR	6'-10"
FIN GROUND FLOOR	8'-5"
FIN GRADE	
TOP OF SLAB	

BAYVIEW WELLINGTON		S42-2	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
project no.	13045	drawing no.	6
date	APR 17/14	checked by	BD,BIM
drawn by	BD,BIM	scale	3/16" = 1'-0"
file name	13045-S42-2C LOT 209		
RICHARD - H:\ARCHIVE WORKING\2013\13045-BW\Units\42\Phase 1-3\13045-S42-2C LOT 209.dwg - Wed - Mar 29 2017 - 11:20 AM			
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qualification information			
Wellington Jno-Baptiste 25591 BCON			
name registration information			
VAS Design Inc. 42658			
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4	REVISED AS PER ENG'S COMMENTS	MAR 29-17	RC
3	REVISED AS PER FLOOR TRUSS	MAR 17-17	RC
2	REVISED AS PER ENG'S COMMENTS	FEB 03-17	RC
1	REVISED FOR LOT 209	NOV. 25/16	WT
no.	description	date	by

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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VALLEY FLASHING  
(TYP.)

42" HIGH P.T. RAILING W/  
PICKETS @ 4" O.C. W/ 4"x4"  
MIDPOST @ 5'0" O.C. MAX.  
(TYP.)

6"x6" P.T. WOOD POST BOLTED  
TO GALV. METAL SHOE SET INTO  
12" DIA. CONC. PIER TO  
EXTEND 6" ABOVE GRADE AND  
5'-0" BELOW GRADE (TYP.)

1'-0"

1'-0"

1'-0"

1'-0"



MAR 30, 2017



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

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

REAR ELEVATION 'C'

S42-2

BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD, ON

project no.  
13045

drawing no.  
7

date  
APR 17/14

checked by  
BD,BIM

scale  
3/16" = 1'-0"

file name  
13045-S42-2C LOT 209

drawn by  
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-2C LOT 209.dwg - Wed - Mar 29 2017 - 11:20 AM



300A Wilson Avenue  
Toronto, ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vao3design.com

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qualification information

Wellington Jno-Baptiste 25591

BCN

42658

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date

by

description

4. REVISED AS PER ENG'S COMMENTS

MAR 29-17 RC

MAR 17-17 RC

FEB 03-17 RC

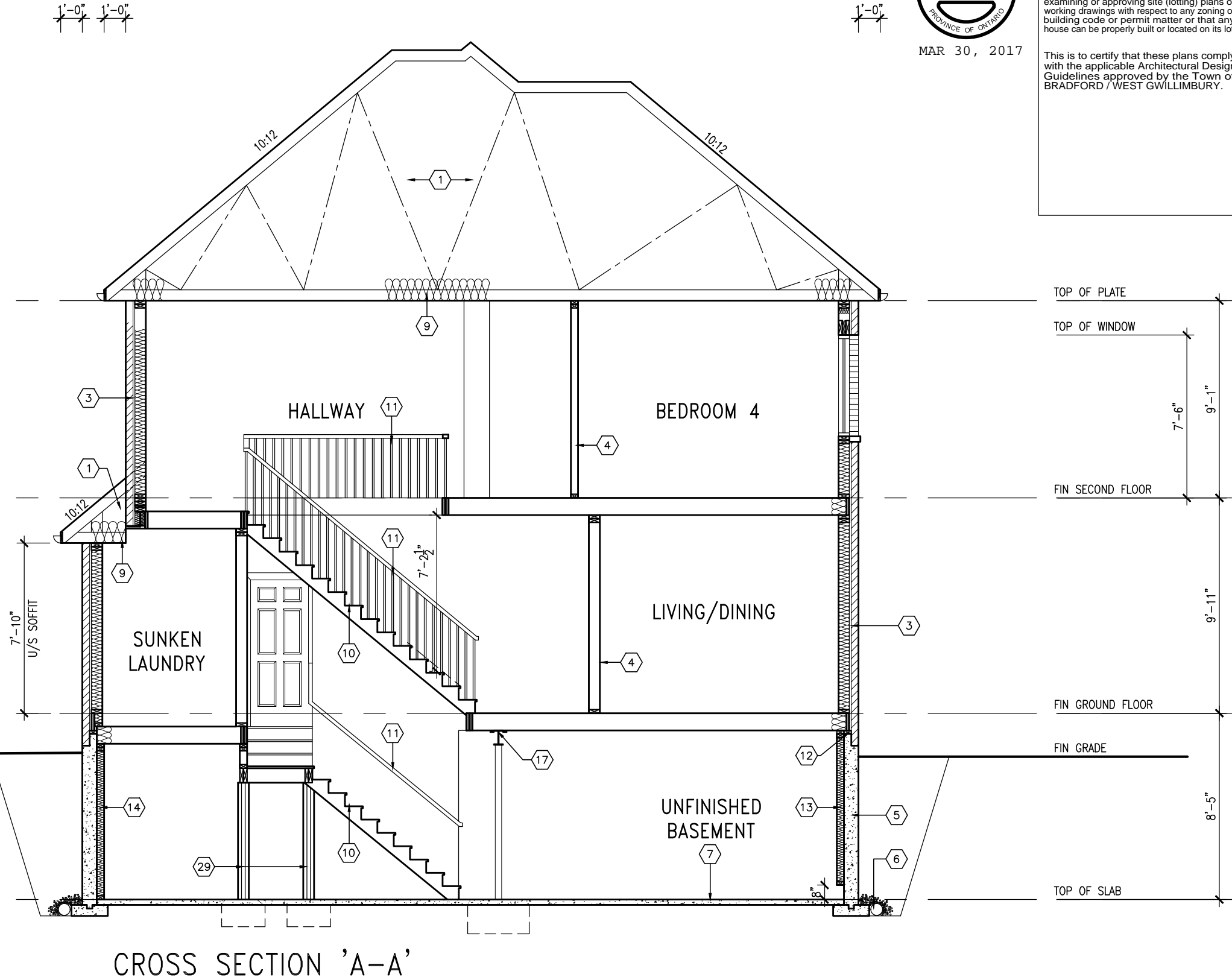
NOV. 25/16 WT

1. REVISED FOR LOT 209

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

AREA CALCULATIONS ELEV. C

GROUND FLOOR AREA	1318 SF
SECOND FLOOR AREA	1572 SF
SUBTOTAL	2890 SF
DEDUCT ALL OPEN AREAS	0 SF
<b>TOTAL NET AREA</b>	<b>2890 SF</b> (268.49 m <sup>2</sup> )
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1764 SF (163.88 m <sup>2</sup> )
<b>COVERAGE W/ PORCH</b>	<b>1843 SF</b> (171.22 m <sup>2</sup> )

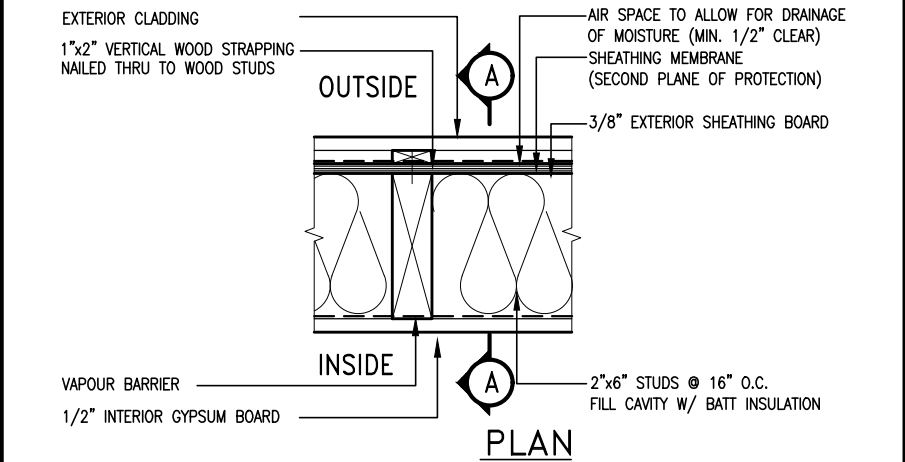
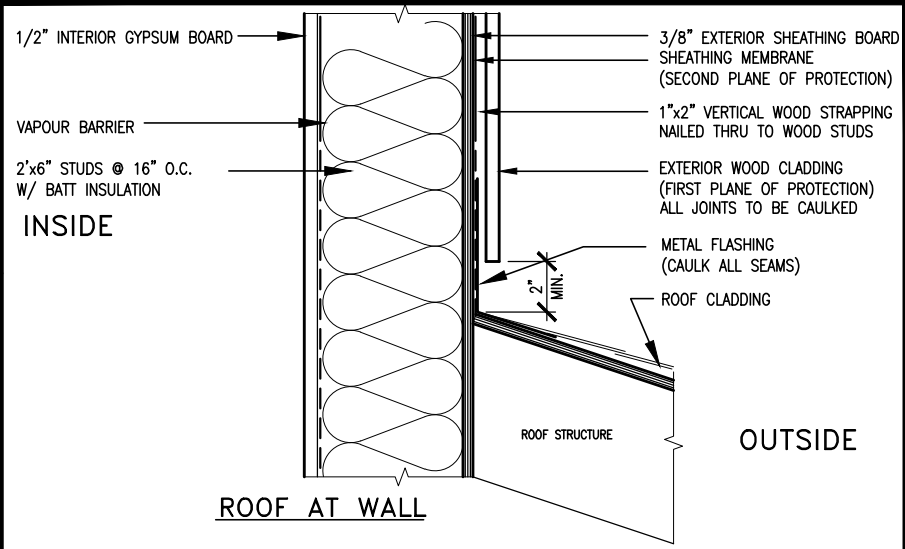


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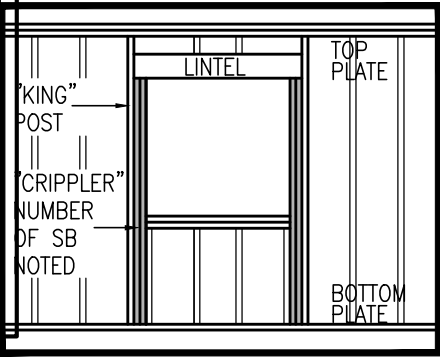
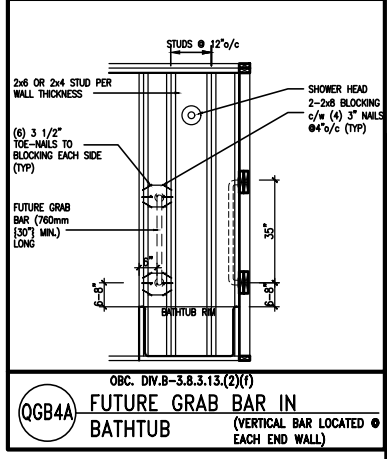
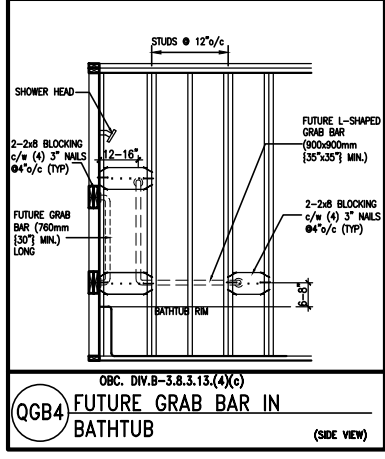
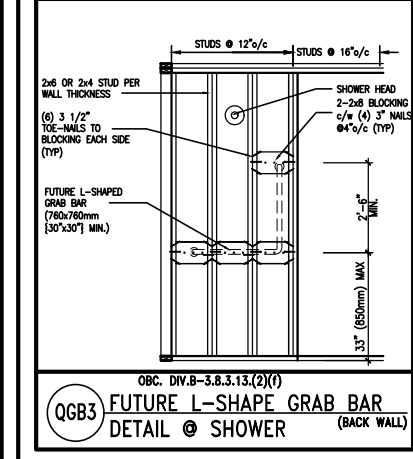
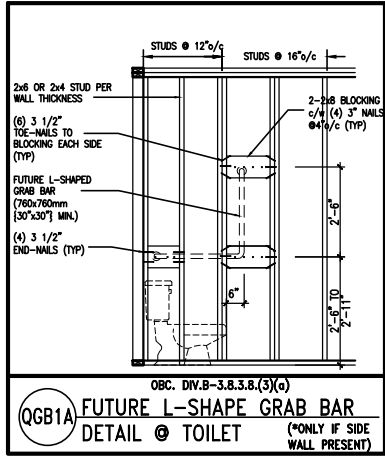
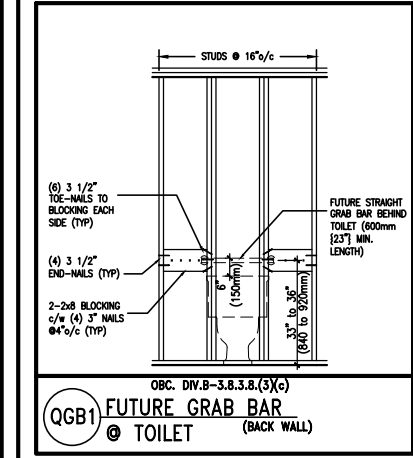
BAYVIEW WELLINGTON		S42-2	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
project no.	13045	cross section	'A-A'
date	APR 17/14	checked by	BD,BIM
drawn by	BD,BIM	scale	3/16" = 1'-0"
file name	13045-S42-2C LOT 209	drawn no.	8
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-2C LOT 209.dwg - Wed - Mar 29 2017 - 11:20 AM			
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qualification information			
Wellington Jno-Baptiste 25591 BCN			
name registration information			
VAS Design Inc. 42658			
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Drawings are not to be scaled.			
no.	description	date	by
9			
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7			
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4	REVISED AS PER ENG'S COMMENTS	MAR 29-17 RC	
3	REVISED AS PER FLOOR TRUSS	MAR 17-17 RC	
2	REVISED AS PER ENG'S COMMENTS	FEB 03-17 RC	
1	REVISED FOR LOT 209	NOV. 25/16 WT	





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)(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 9.2.3.10.1.(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.

\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30

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

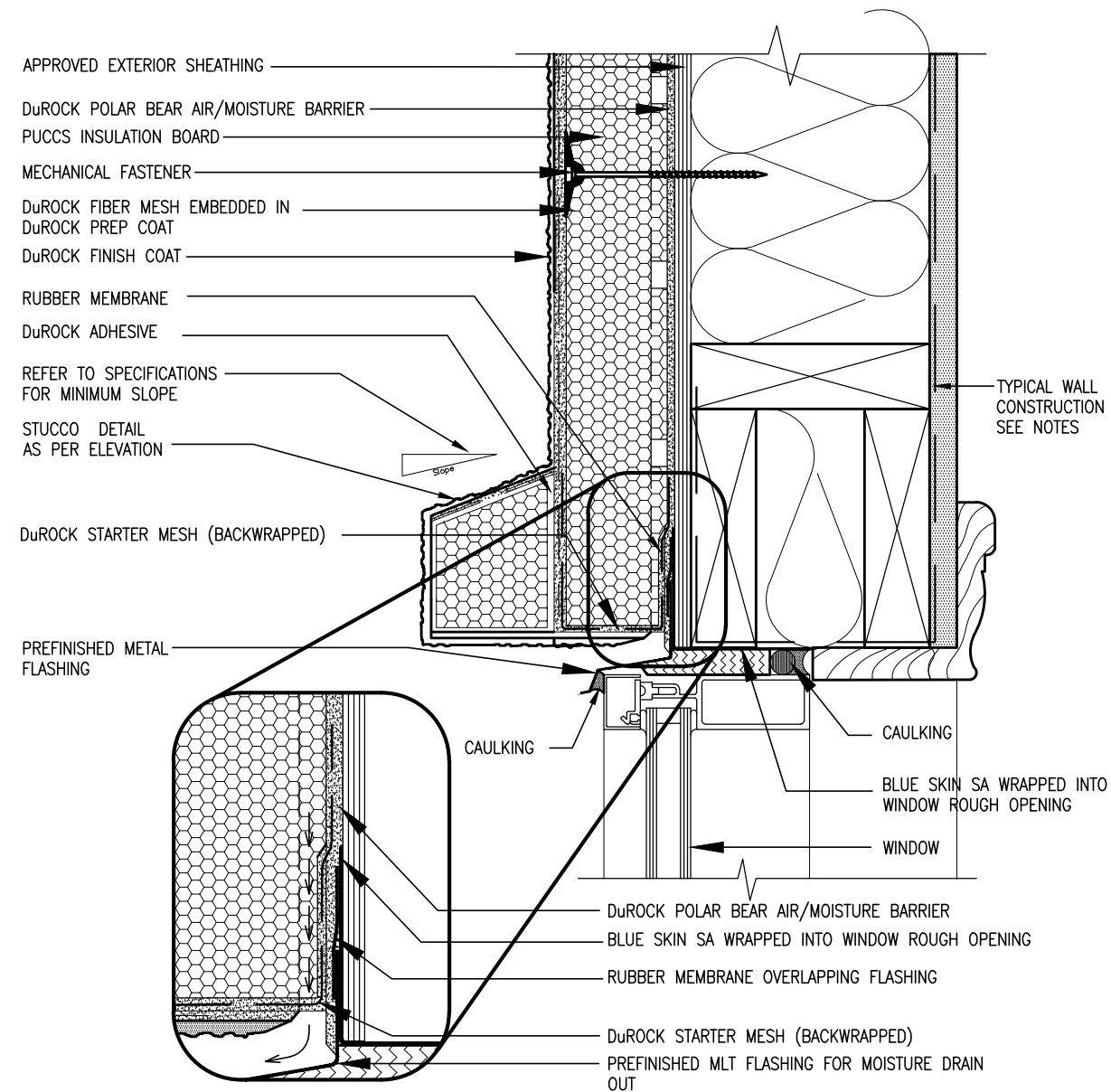
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**VA3 DESIGN**

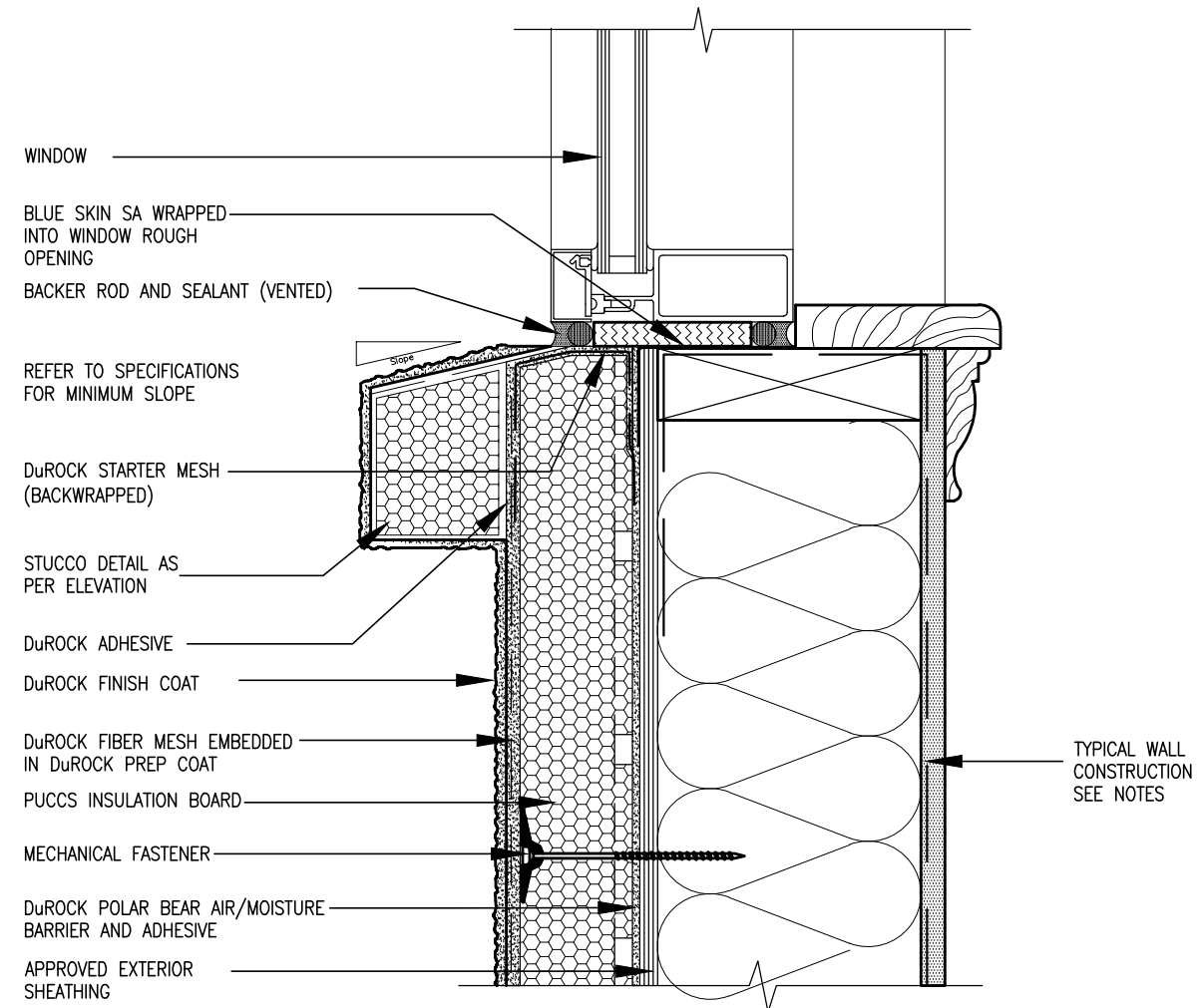
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD</b>	project no. <b>13045</b>
date <b>APR 2014</b>		CONSTRUCTION NOTES	
drawn by <b>RC</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-CONST-OBC 2015</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM			

drawing no.  
**CN2**



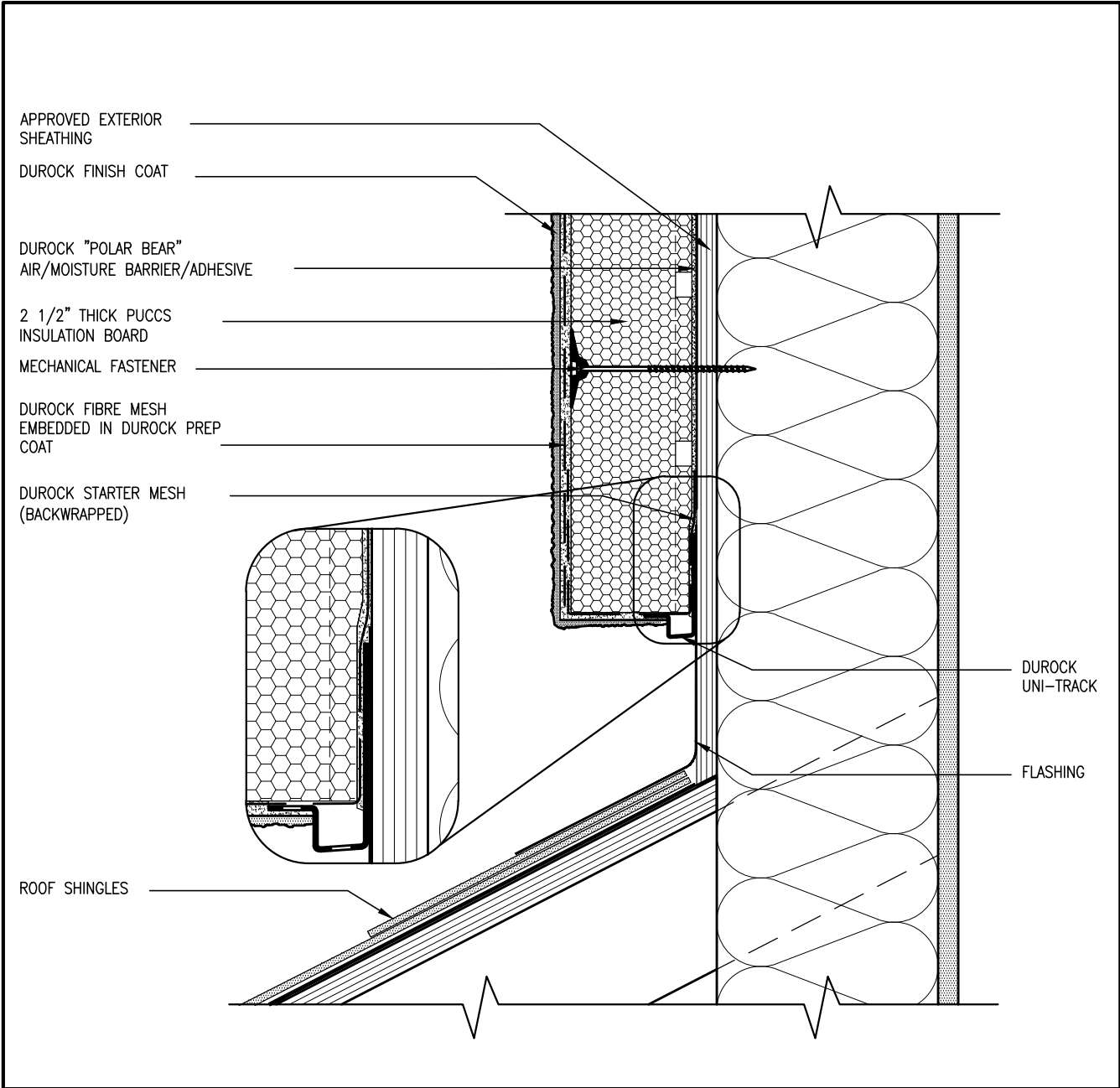
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



							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.
9	.						qualification information
8	.						wellington jno-Baptiste
7	.						signature
6	.						name
5	.						registration information
4	.						VAS Design Inc.
3	.						BCIN
2	UPDATE TO CODE	APR 16-15 RC					42658
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC					
	description	date	by				

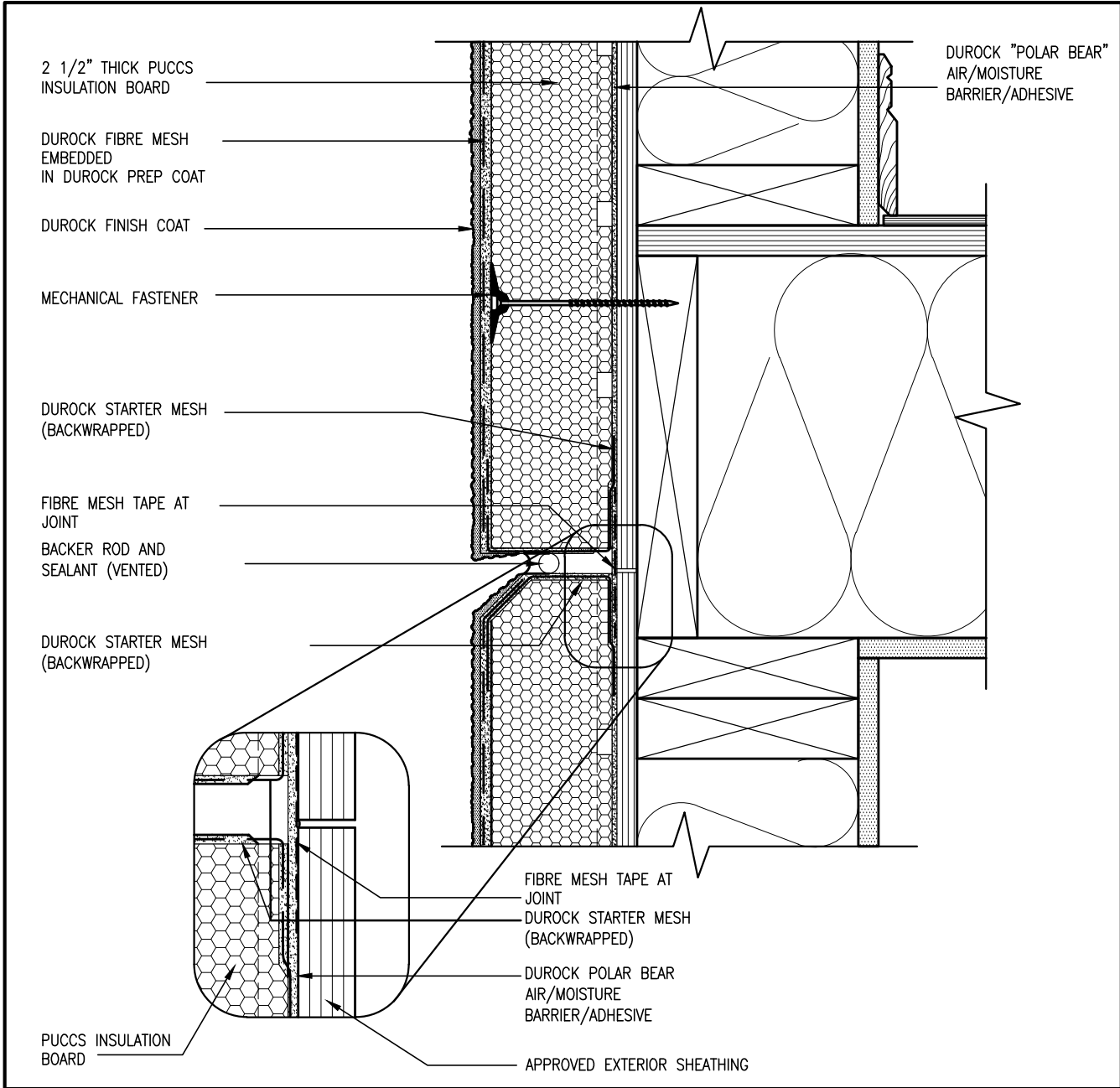
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3 STUCCO TERMINATION @ ROOF  
CN4 SCALE: 3"=1'-0"

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



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

BAYVIEW WELLINGTON

CONST NOTE

project name GREEN VALLEY ESTATES municipality BRADFORD project no. 13045 drawing no. CN4

CONSTRUCTION NOTES 13045-CONST-08C 2015 file name 13045-CONST-08C 2015 date APR 2014 checked by RC scale 3/16" = 1'-0" drawn by RC

RICHARD - H:\ARCHIVE\WORKING\2013\13045-BW\Units\13045-CONST-08C 2015.dwg - Tue - Dec 20 2016 - 9:19 AM

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25591 BCN 42658

Wellington Jno-Baptiste signature

name VAS Design Inc. registration information

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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no. description

APR 16-15 RC

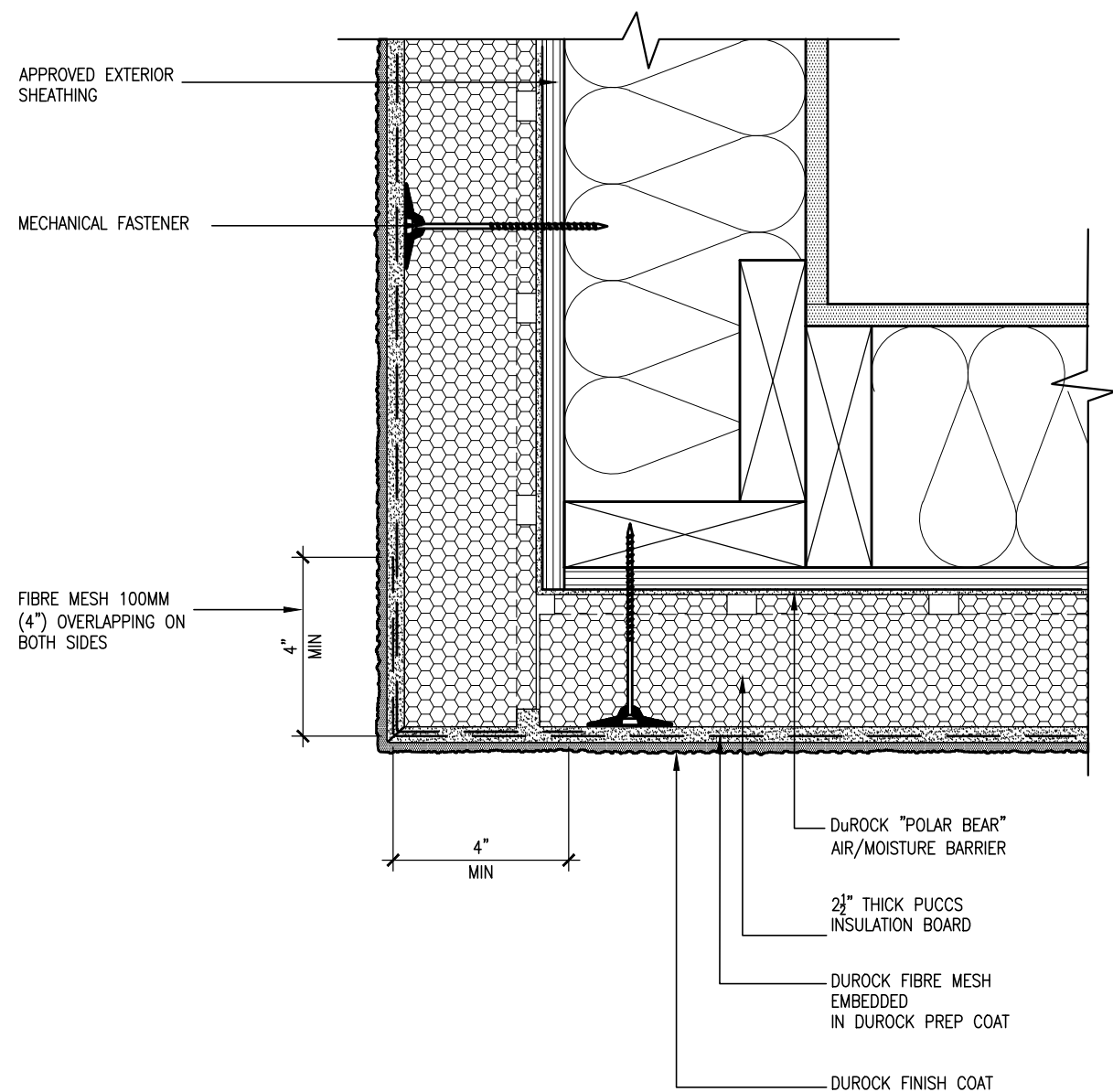
MAY 07-14 RC

date

by

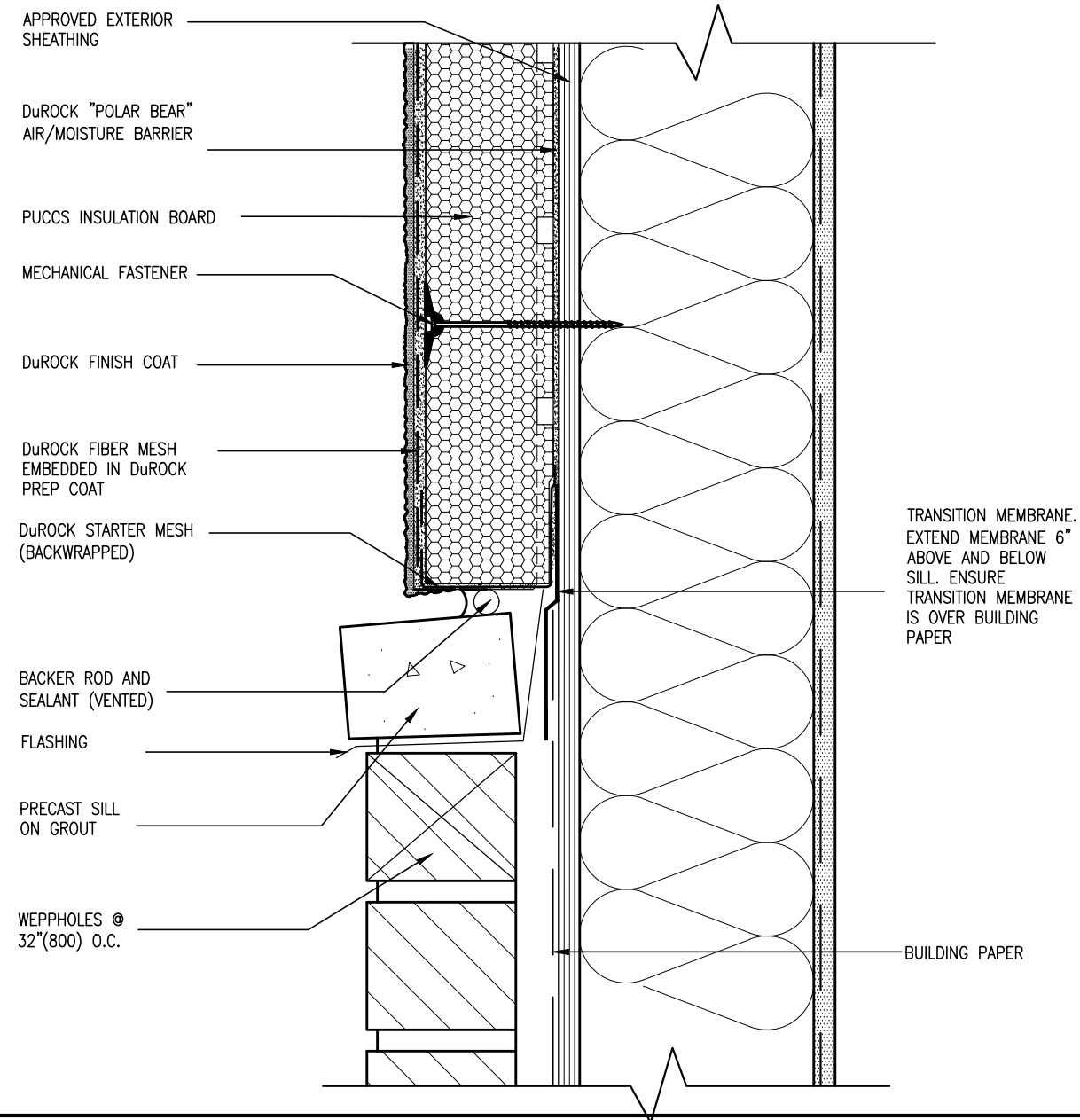
UPDATE TO CODE

ISSUE FOR CLIENT REVIEW



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

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



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

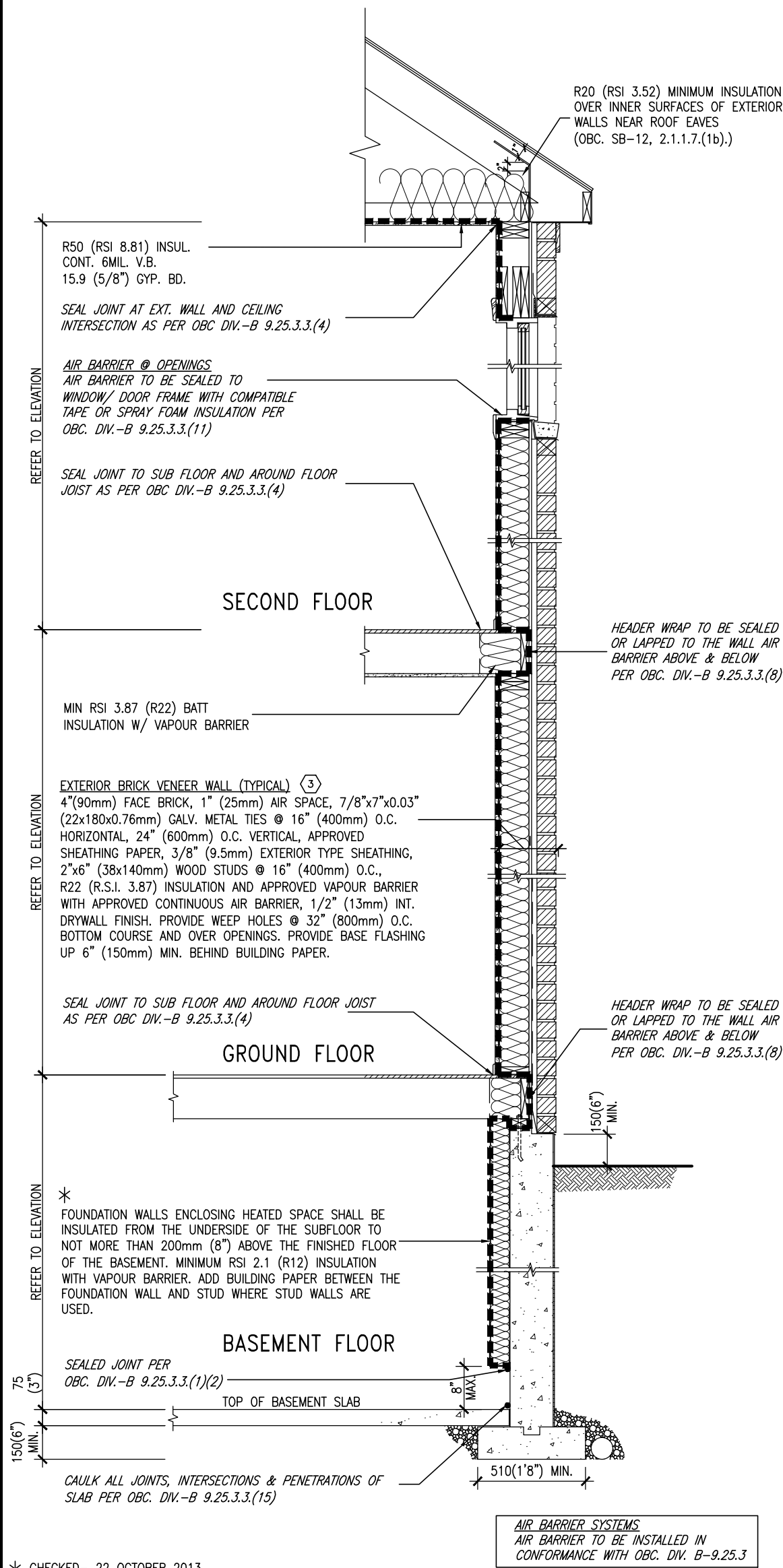
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	
7.	.	.	qualification information
6.	.	.	
5.	.	.	Wellington Jho-Baptiste name
4.	.	.	signature
3.	.	.	BCIN 25591
2.	UPDATE TO CODE	APR 16-15 RC	VA3 Design Inc. signature 42658
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14 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.

**V3**  
**DESIGN**  
255 Consumers Rd Suite 1  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4141  
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-08C 2015
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SB12-COMPLIANCE PACKAGE 'J'



\* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY

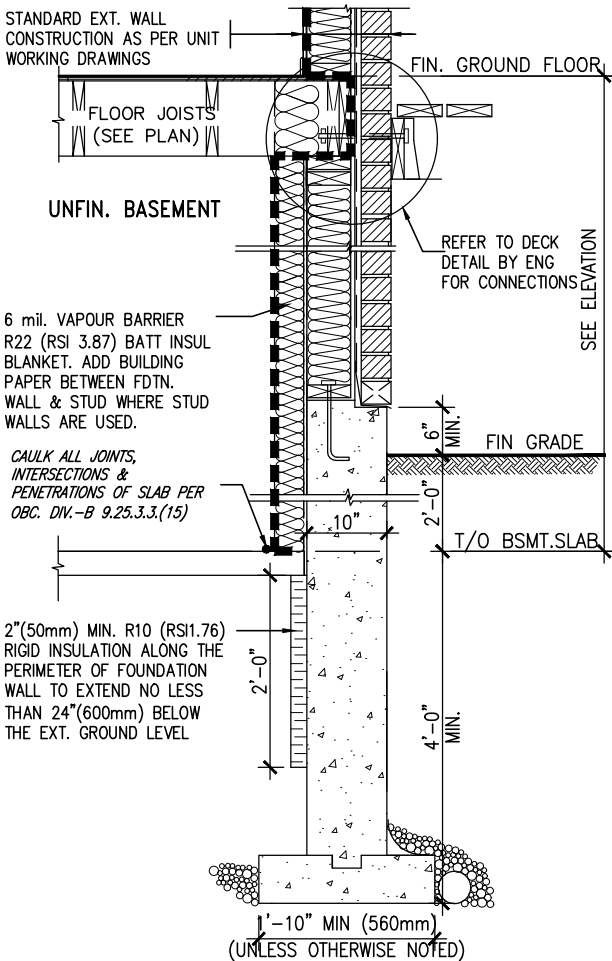
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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		DOUBLE PANE LOW EMISSIVITY
Doors	1.8	
Maximum U-value		
Skylights		DOUBLE PANE LOW EMISSIVITY
Maximum U-value		
Space Heating Equipment	94%	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.67	NATURAL GAS
Minimum EF		
HRV	60%	-
Minimum Efficiency		



MAR 30, 2017



\* REVISED- 15 MARCH 2013

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

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	.	.	.	signature
5	.	.	.	name
4	.	.	.	registration information
3	.	.	.	VA3 Design Inc. 42658
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	

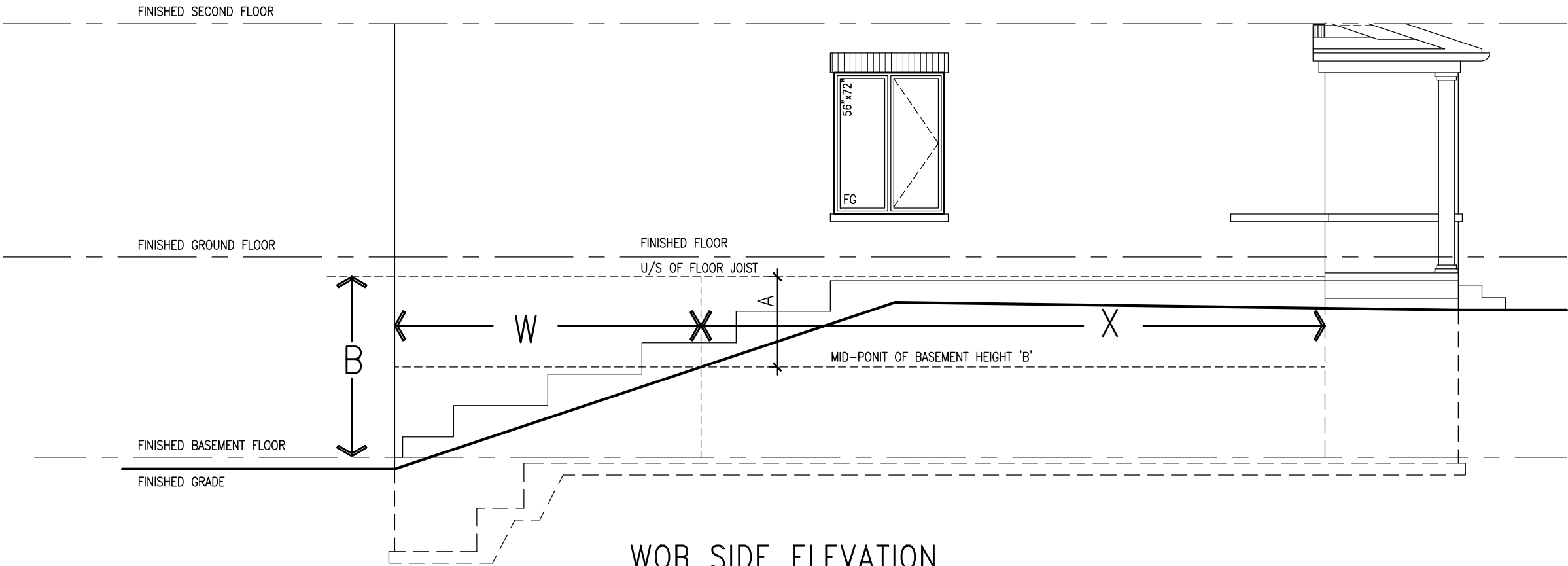


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BAYVIEW WELLINGTON

CONST NOTE

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	APR 2014	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	13045-CONST-OBC 2015	CN6
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM					



WOB PLAN

WOB SIDE ELEVATION

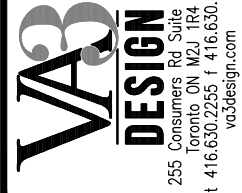
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"  
INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



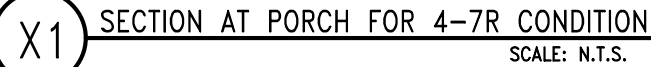
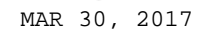
MAR 30, 2017



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 BCON  
name  
VA3 Design Inc. 42658  
registration information  
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
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2.	UPDATE TO CODE	APR 16-15 RC	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	RC

project name	municipality	CONST NOTE
GREEN VALLEY ESTATES	BRADFORD	
project no.	13045	
date	APR 2014	
drawn by	RC	
checked by		
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file name	13045-CONST-OBC 2015	
drawing no.	CN7	
CONSTRUCTION NOTES		
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SCALE: N.T.S.

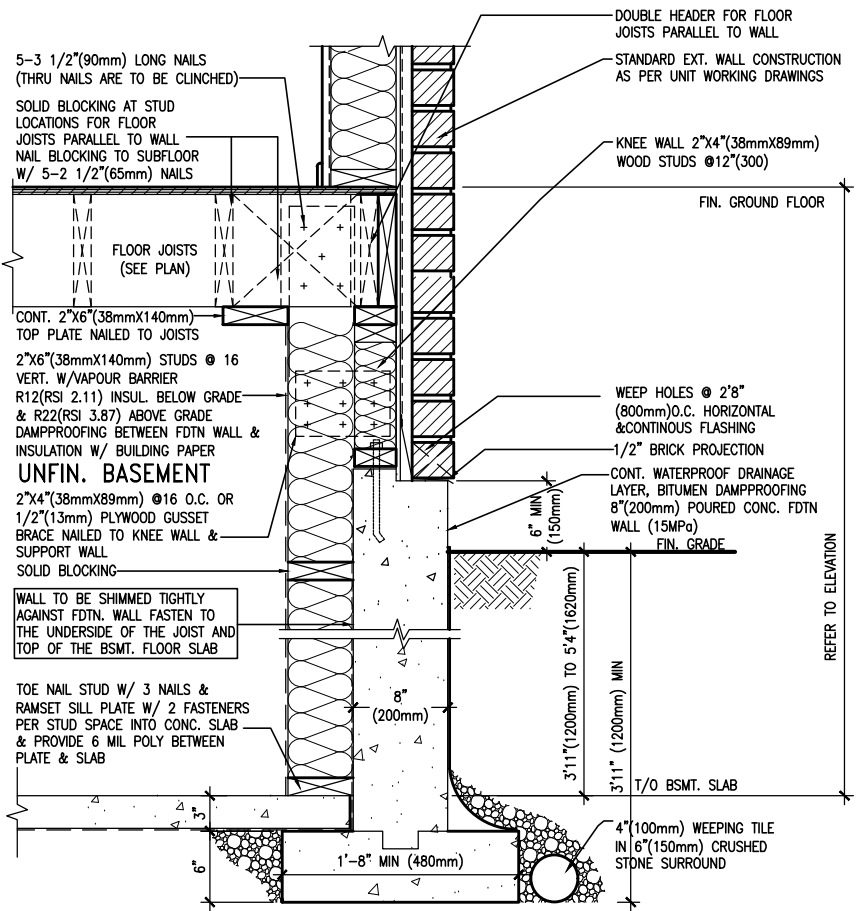


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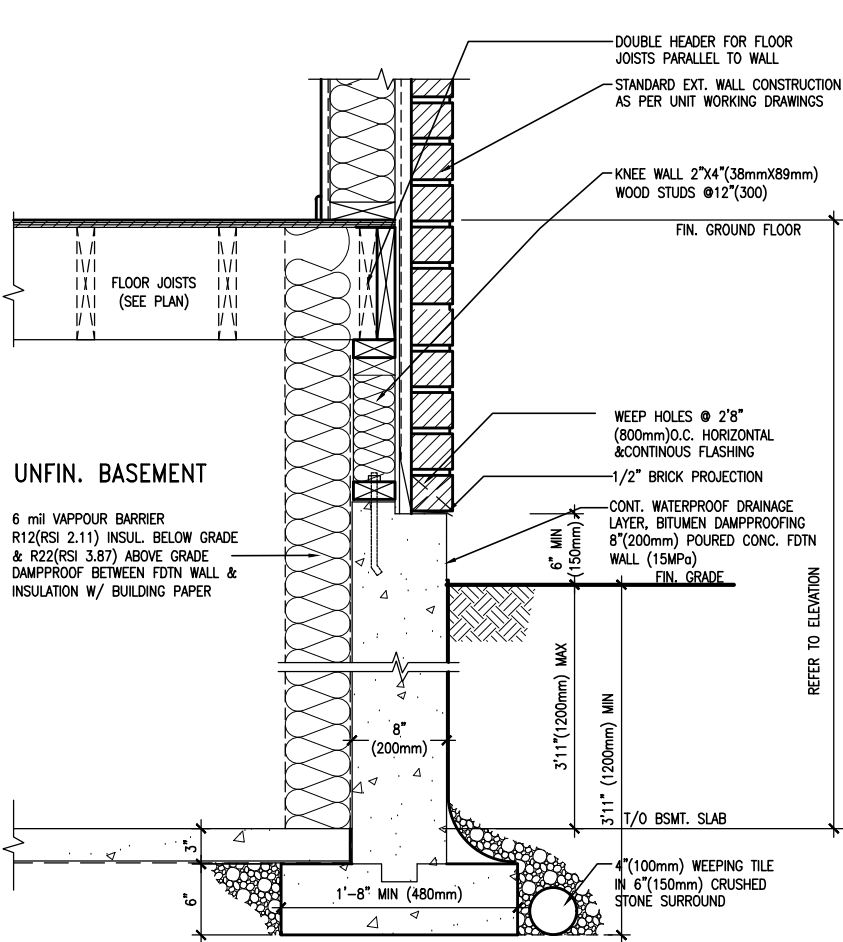
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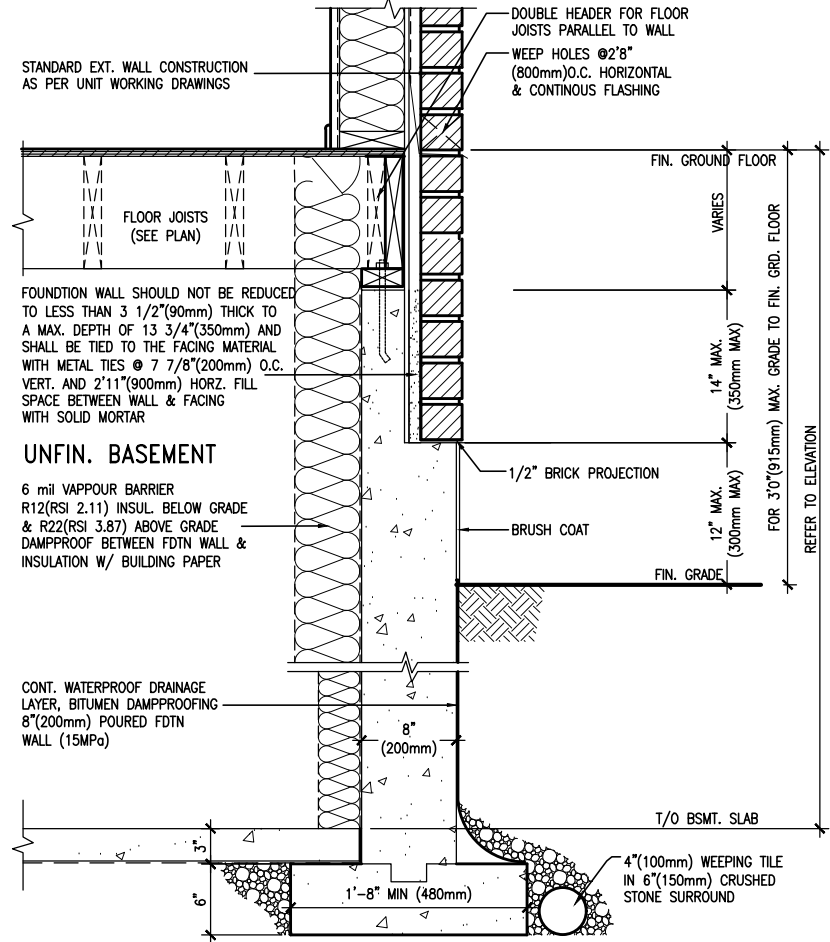
MAR 30, 2017



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.

CONST NOTE

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD

project name

project no.

drawing no.

13045

CN9

13045-CONST-08C 2015

13045-CONST-08C 2015

13045-CONST-08C 2015

13045-CONST-08C 2015

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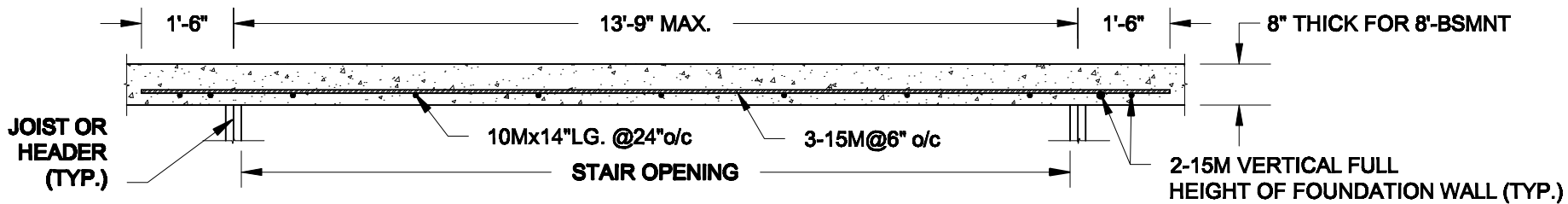
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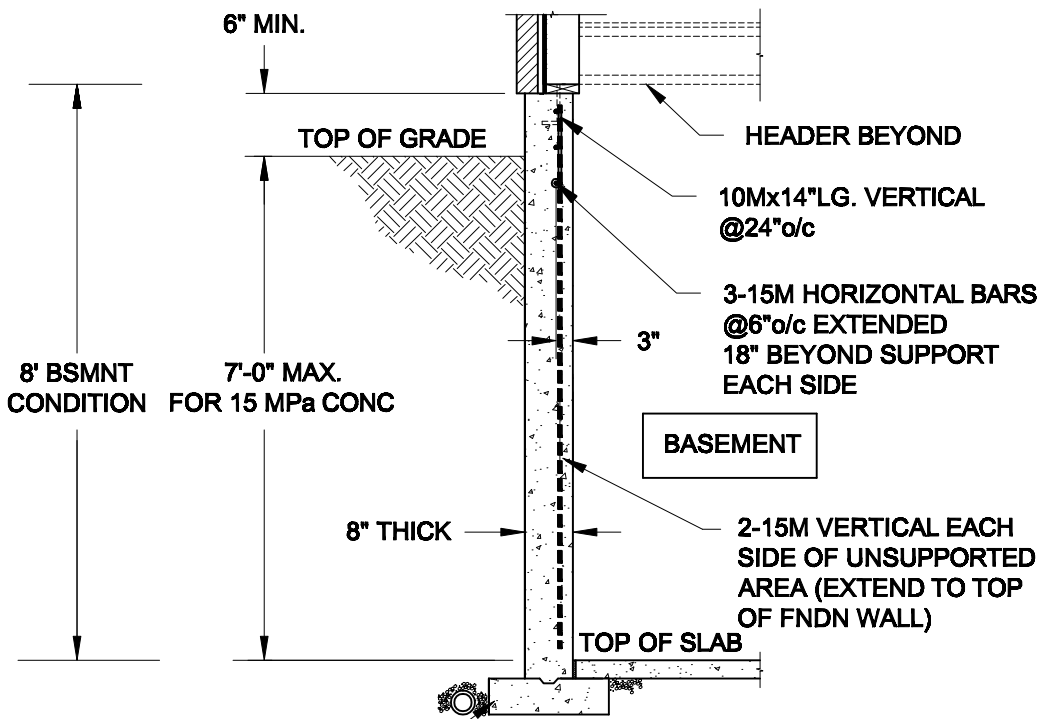
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13045-CONST-08C 2015



## PLAN VIEW



FTG. SIZE AS PER PLAN

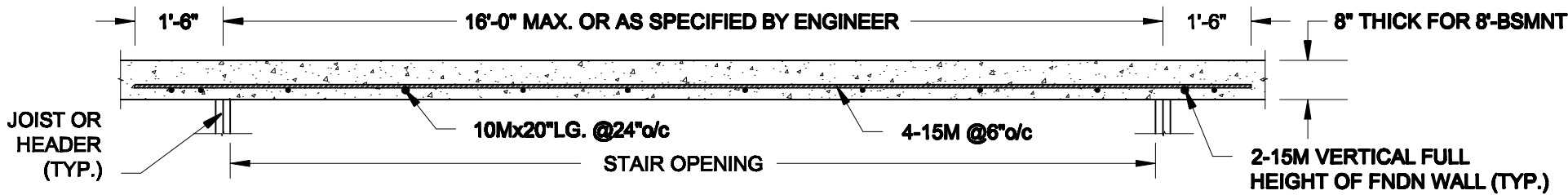
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## LATERALLY UNSUPPORTED WALL

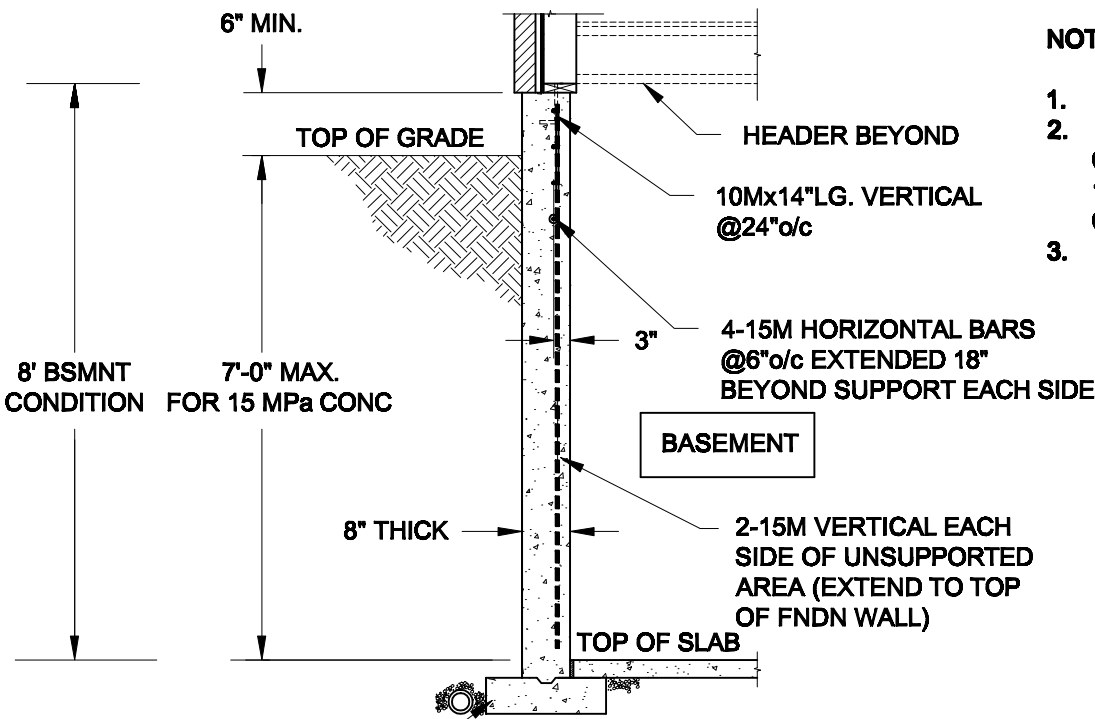
SCALE: 3/8" = 1'-0"

### 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

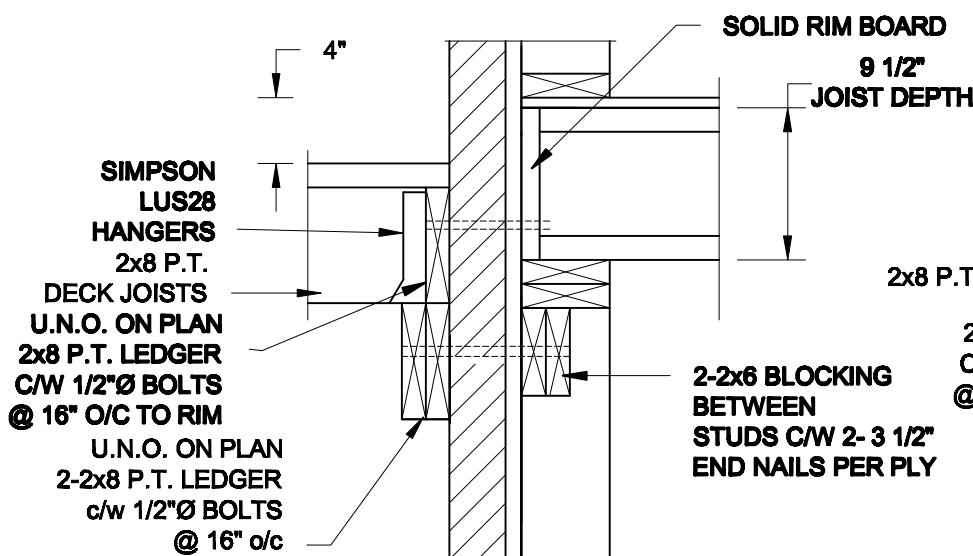
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
16-102

Drawing No.:  
S1



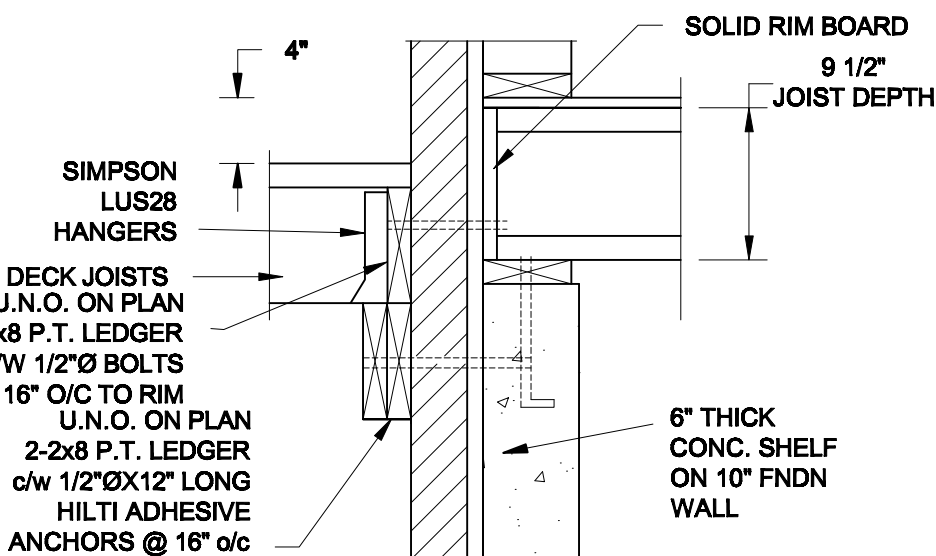
FOR 9 1/2" JOIST DEPTH



1A  
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



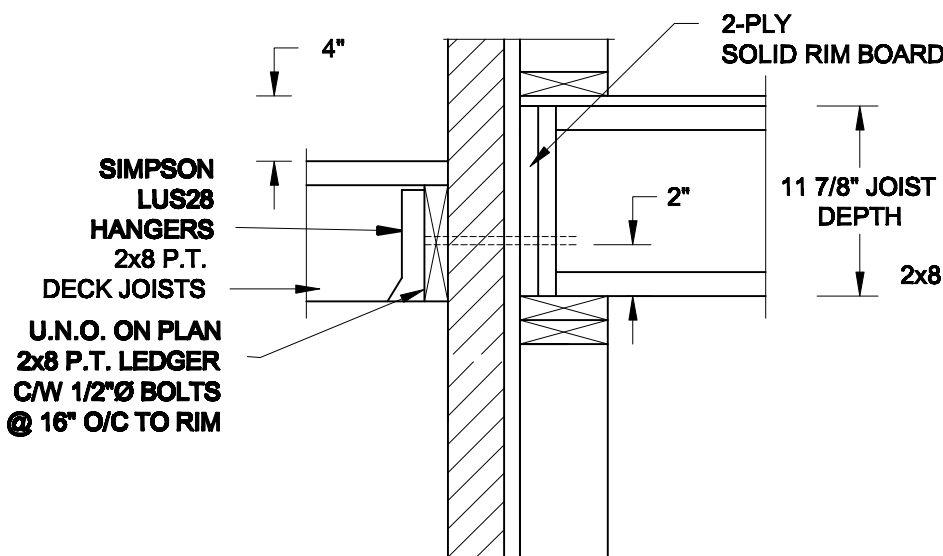
1B  
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

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

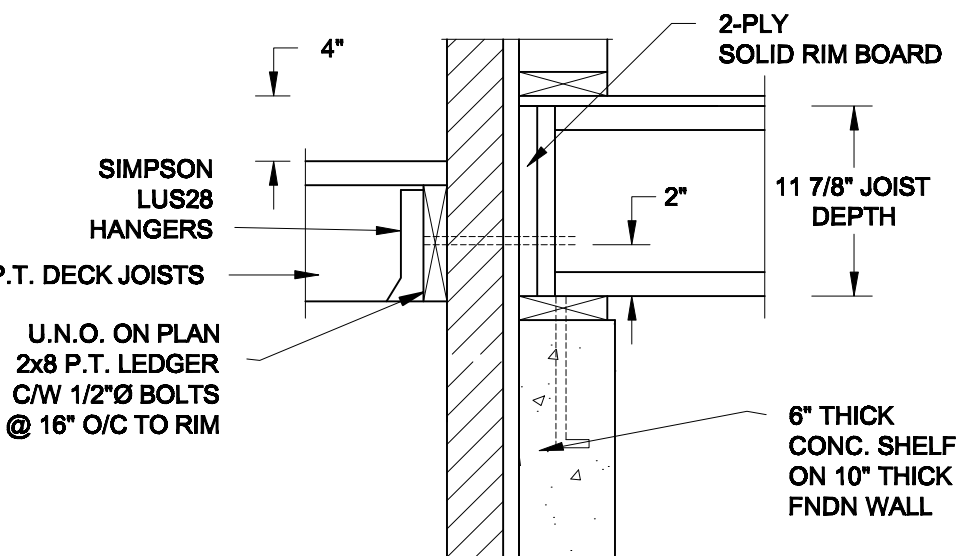
FOR 11 7/8" JOIST DEPTH



2A  
S2

DECK FASTENING DETAIL

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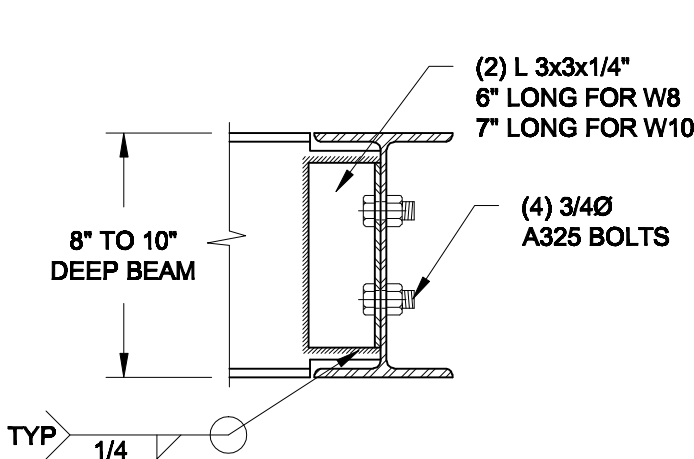


2B  
S2

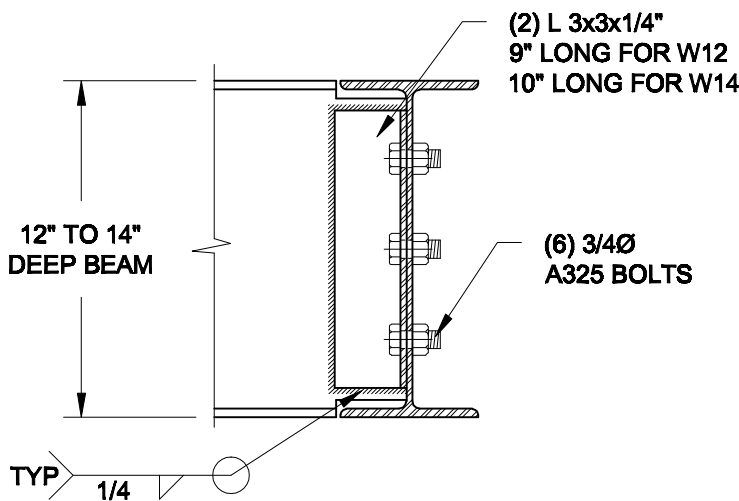
DECK FASTENING DETAIL

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

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E: quaille.eng@rogers.com

Engineer's Seal



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

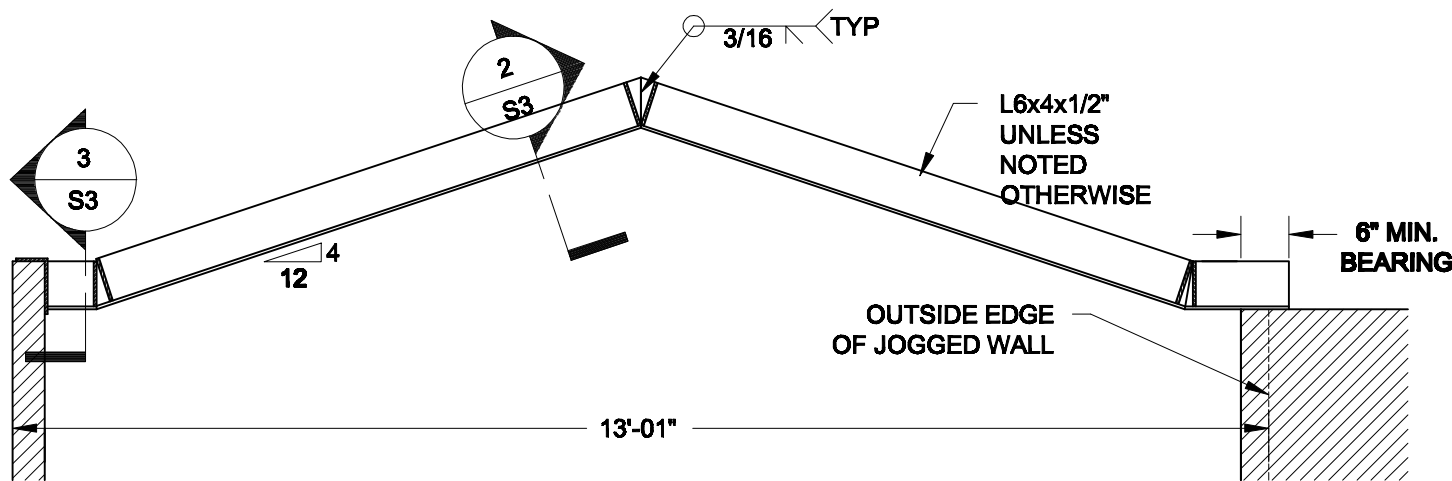
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

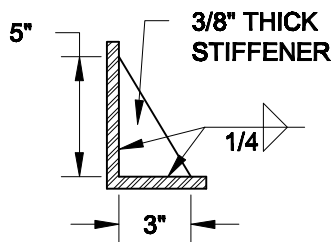
16-102

Drawing No.:

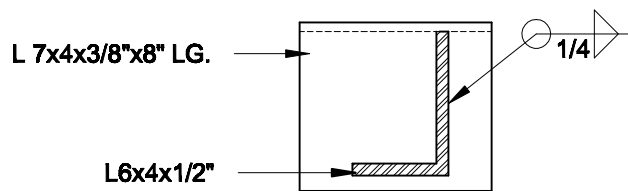
S2



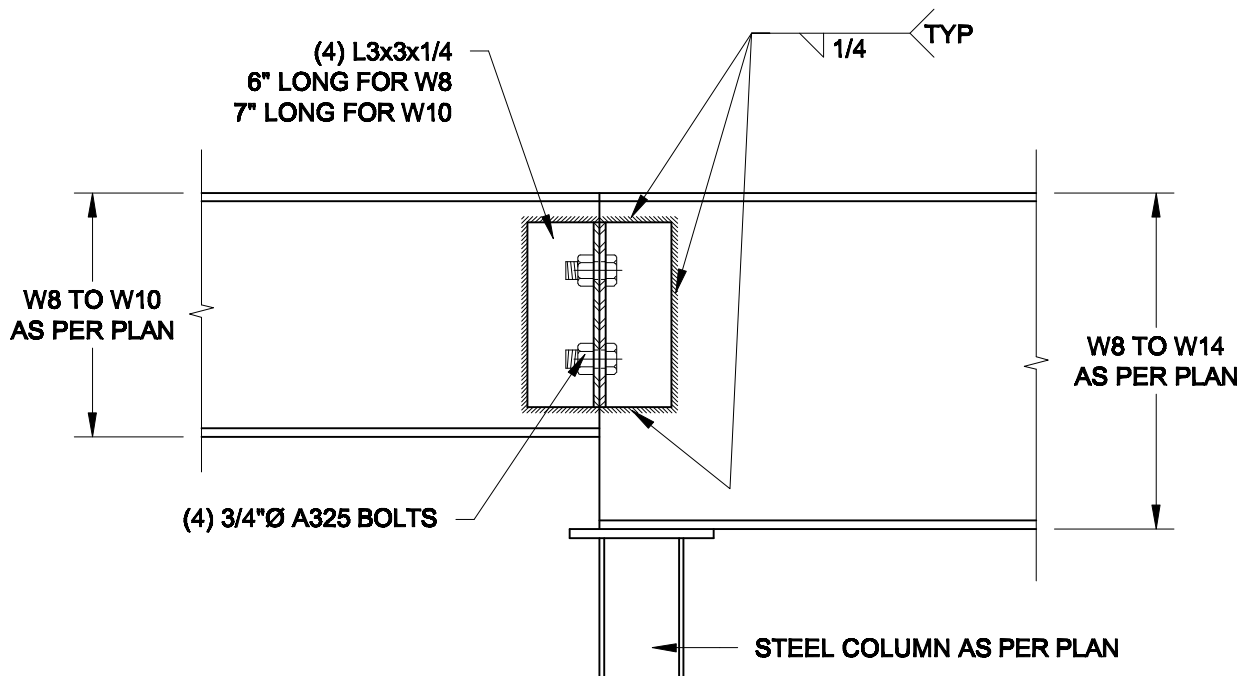
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1' - 0"



**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

**QUAILE ENGINEERING LTD.**



38 Parkside Drive, UNIT 7  
Newmarket, ON  
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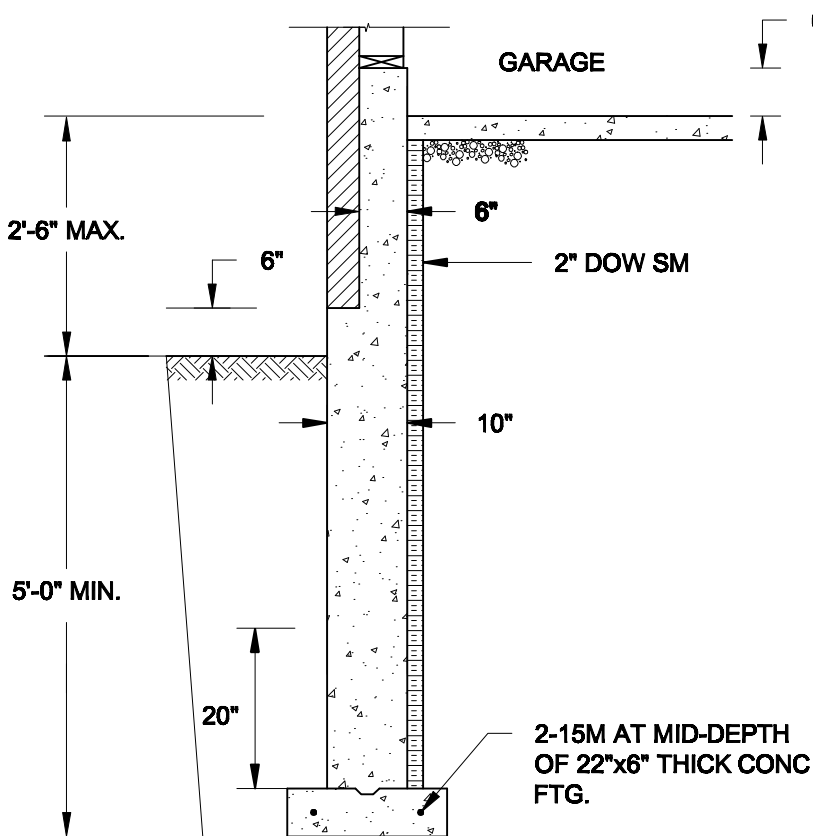
MAY 30, 2016

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
**16-102**

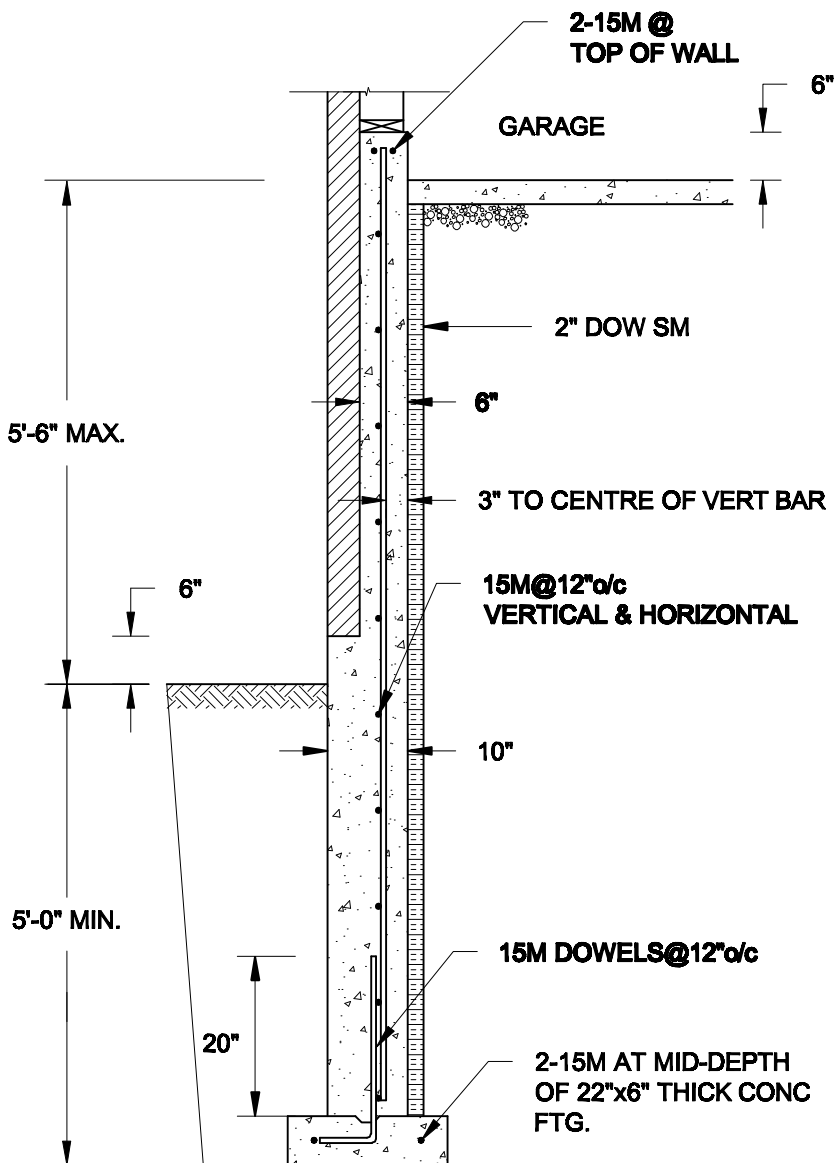
Drawing No.:  
**S3**



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

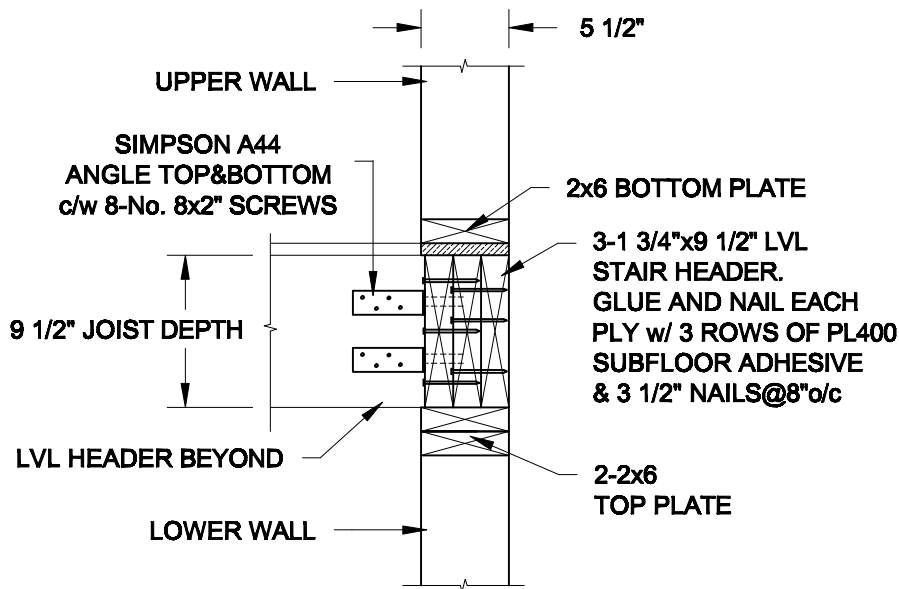
**NOTE:**

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.

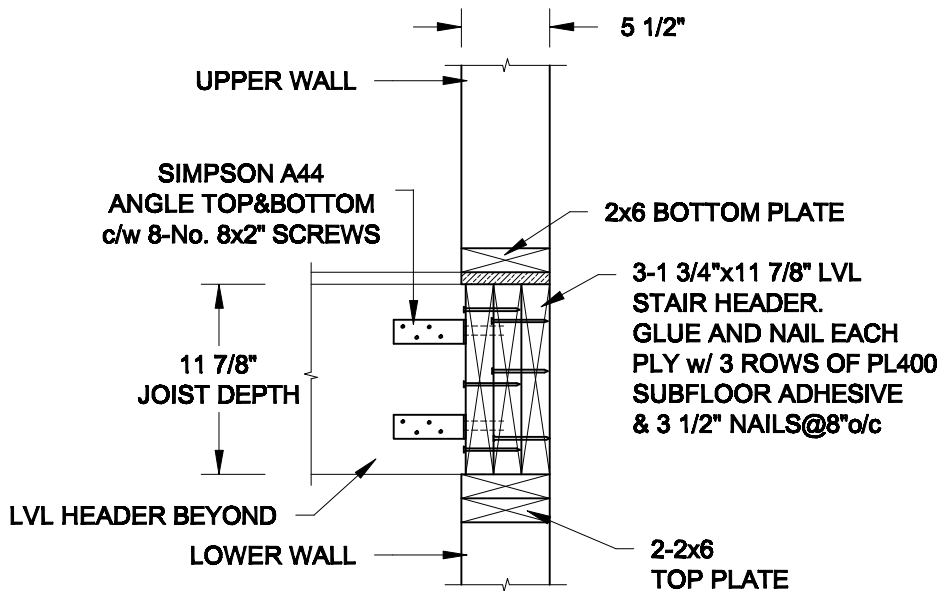


**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

**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

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MAY 30, 2016

**Project:**

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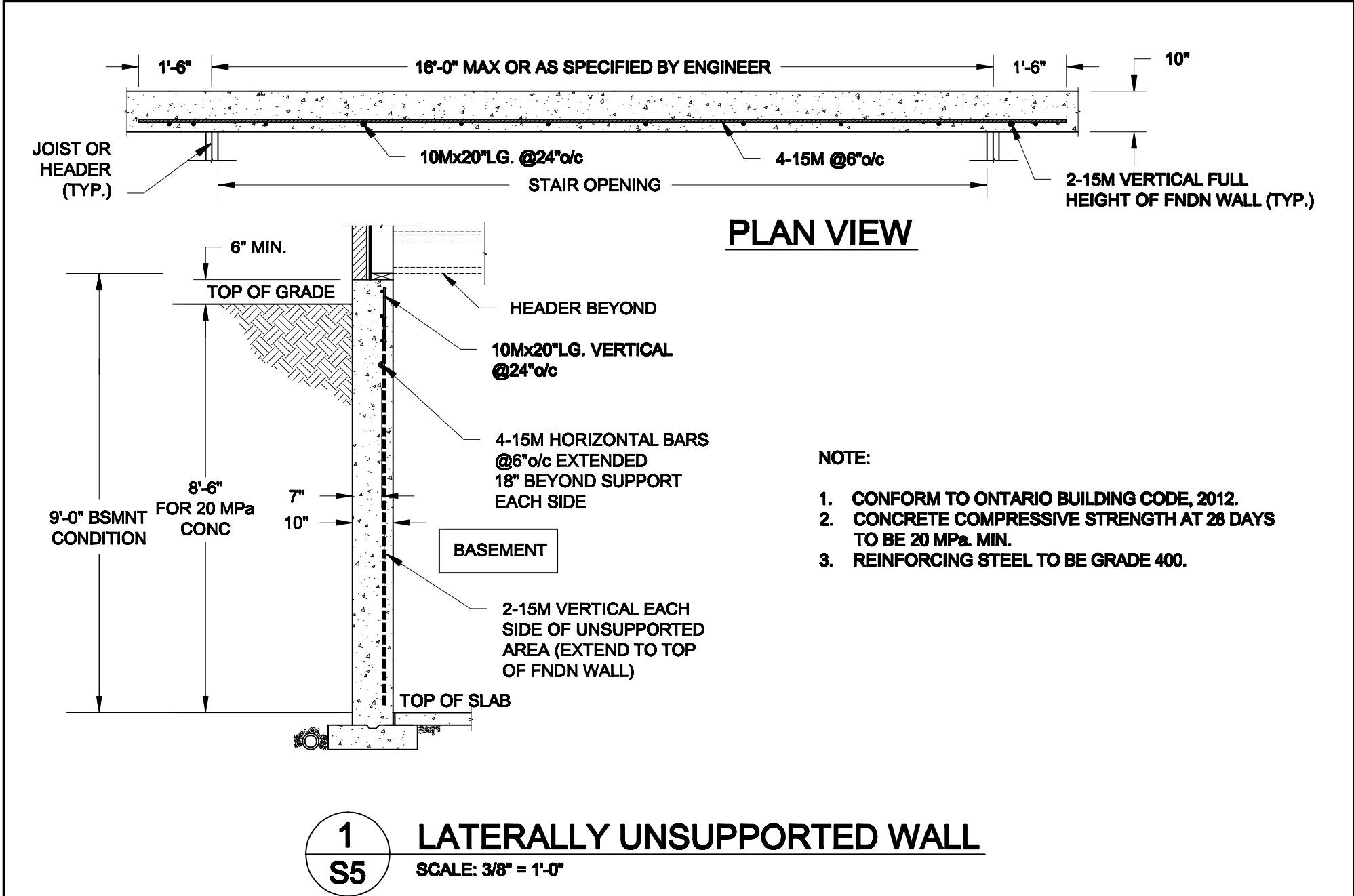
**TYPICAL STRUCTURAL DETAILS FOR SINGLES**



**Project No.:**

**16-102**

**Drawing No.:**

**S4**



<b>Scale:</b> AS NOTED		<b>QUAILE ENGINEERING LTD.</b>    38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9  T: 905-853-8547 E: quaile.eng@rogers.com	<b>Engineer's Seal</b>   MAY 30, 2016		<b>Project:</b> BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
<b>Date:</b> MAY-31-2016			<b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b>			
<b>Drawn:</b> SC	<b>Checked:</b> SJB		<b>Project No.:</b> 16-102		<b>Drawing No.:</b> S5	