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ARCHITECTURAL REVIEW & APPROVAL

JUN 28 2017

John G. Williams Limited, Architect

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



JUNE 16, 2017

AREA CALCULATIONS	ELEV. A
GROUND FLOOR AREA	1264 SF
SECOND FLOOR AREA	1327 SF
SUBTOTAL	2591 SF
DEDUCT ALL OPEN AREAS	7 SF
<b>TOTAL NET AREA</b>	<b>2584 SF</b> (240.06 m <sup>2</sup> )
FINISHED BSMT AREA	XX SF
COVERAGE W/OUT PORCH	1682 SF (156.26 m <sup>2</sup> )
<b>COVERAGE W/ PORCH</b>	<b>1782 SF</b> (165.55 m <sup>2</sup> )

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

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

4" DIA. VENT SLEEVE W/ INSECT SCREEN.

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

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	REVISED AS PER ENG'S COMMENTS	JUN 16-17	RC	VA3 Design Inc. 42658
4	REV. FOR LOT 104	MAY 10/17	CL	
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	
2	UPGRADED REAR ELEVATIONS ADDED.			
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL	
no.	description	date	by	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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BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD

S38-4  
BAROSSA 4

project no.  
13045

date  
JUNE 2014

BASEMENT PLAN 'A'

drawing no.

drawn by  
KL

checked by

scale  
3/16" = 1'-0"

file name  
13045-S38-4-L0T 104

1

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\PHASE 4A\13045-S38-4-L0T 104.dwg - Fri - Jun 16 2017 - 12:12 PM

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ARCHITECTURAL REVIEW & APPROVAL

JUN 20 2017

John G. Williams Limited, Architect



JUNE 16, 2017

SEE HEADER  
DETAIL 2/S4

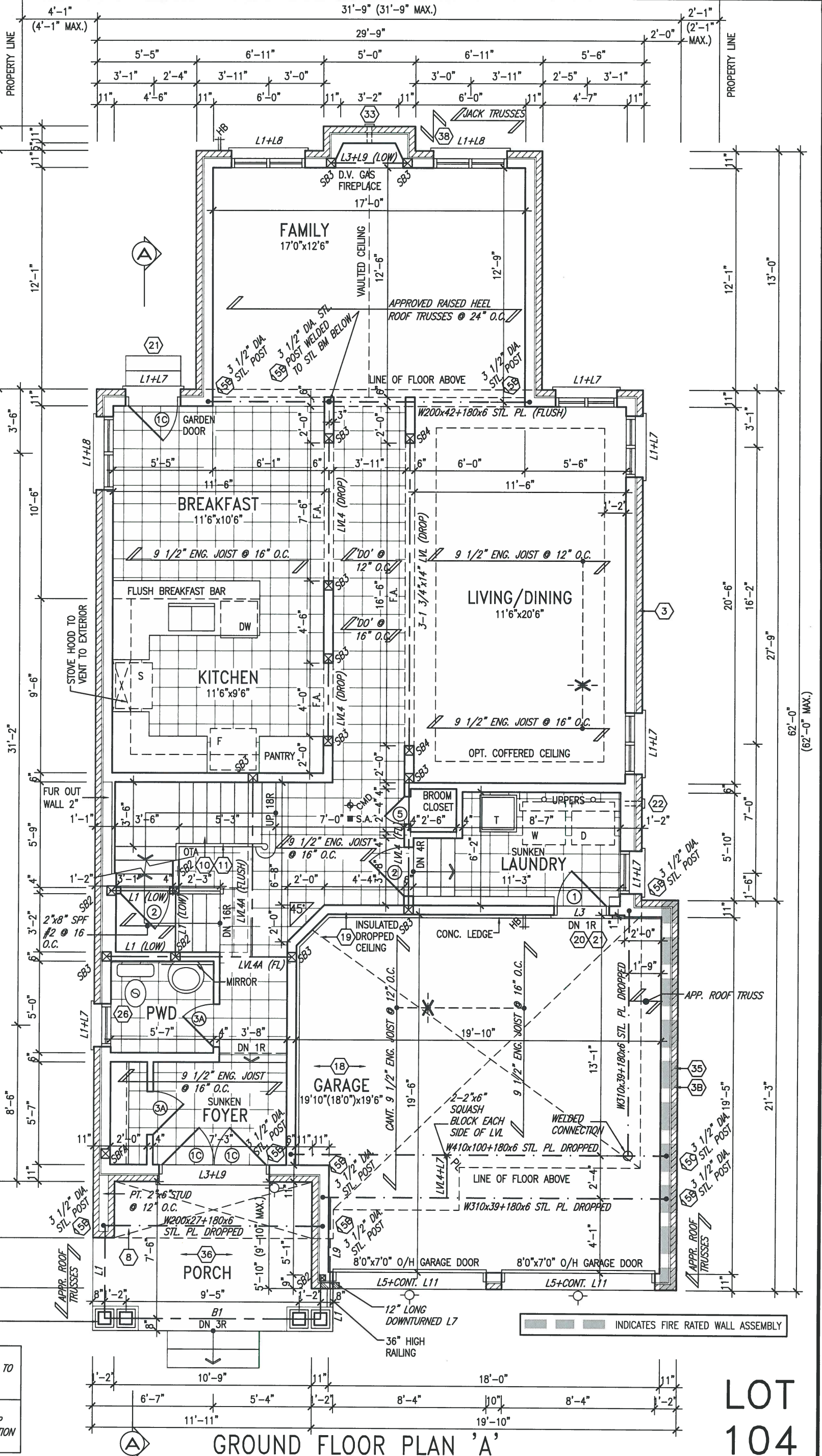
50 HSS 3 1/2" x 3 1/2" x 1/4"  
C/W 4"x4"x1/4" TOP AND  
BOTTOM PLATES  
PROVIDE BASE PLATE  
4 1/2"x10"x1/2" W/ (2)  
1/2" DIA x12"x2" HOOK  
ANCHORS FIELD WELD COL  
TO BASE PLATE

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

2-8"x8" FIBREGLASS COLUMN  
BY ROMAN COLUMNS W/ 1/2"  
THICK HDPE TOP LOADING  
PLATE ANCHORED TO 28"x16"  
MASONRY PIER.

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

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



LOT  
104

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	REVISED AS PER ENG'S COMMENTS	JUN 16-17	RC	name
4	REV. FOR LOT 104	MAY 10/17	CL	registration information
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	VA3 Design Inc. 42658
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BAYVIEW WELLINGTON		S38-4 BAROSSA 4	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	JUNE 2014	project no.	13045
drawn by	KL	checked by	scale 3/16" = 1'-0"
GROUND FLOOR PLAN 'A'		file name	13045-S38-4-Lot 104
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\PHASE 4A\13045-S38-4-Lot 104.dwg - Fri - Jun 16 2017 - 12:12 PM		drawing no.	2



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ARCHITECTURAL REVIEW & APPROVAL

JUN 20 2017

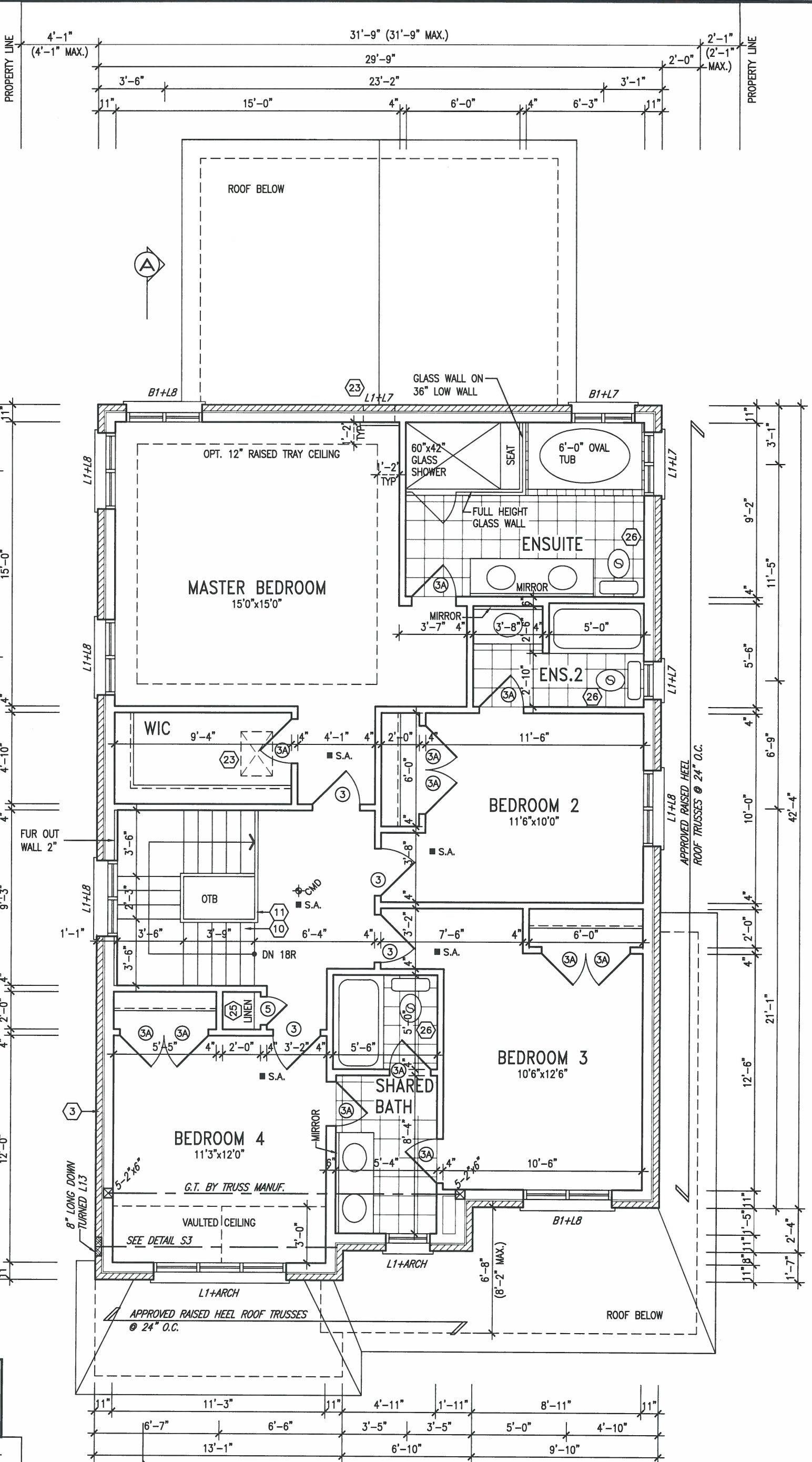
John G. Williams Limited, Architect



JUNE 16, 2017

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 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.



SECOND FLOOR PLAN 'A'

LOT 104

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	REVISED AS PER ENG'S COMMENTS	JUN 16-17	RC
4.	REV. FOR LOT 104	MAY 10/17	CL
3.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2.	UPGRADED REAR ELEVATIONS ADDED.	.	.
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
no.	description	date	by

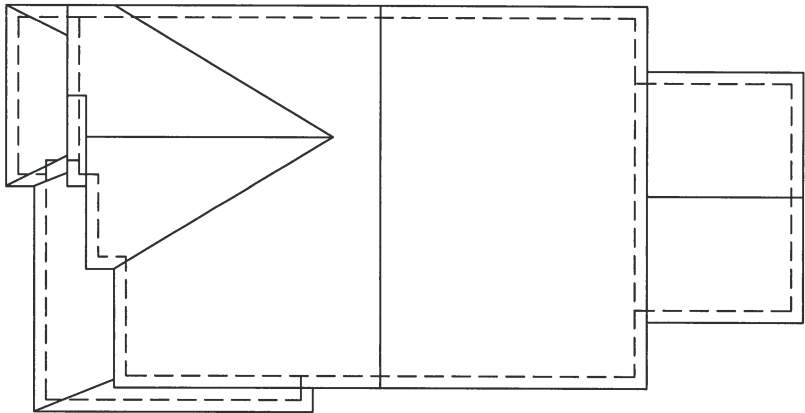
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qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information  
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON			S38-4 BAROSSA 4		
project name GREEN VALLEY ESTATES		municipality BRADFORD		project no. 13045	
date JUNE 2014		SECOND FLOOR PLAN 'A'			drawing no. 3
drawn by KL		checked by -		scale 3/16" = 1'-0"	file name 13045-S38-4-LOT 104
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ROOF PLAN 'A'

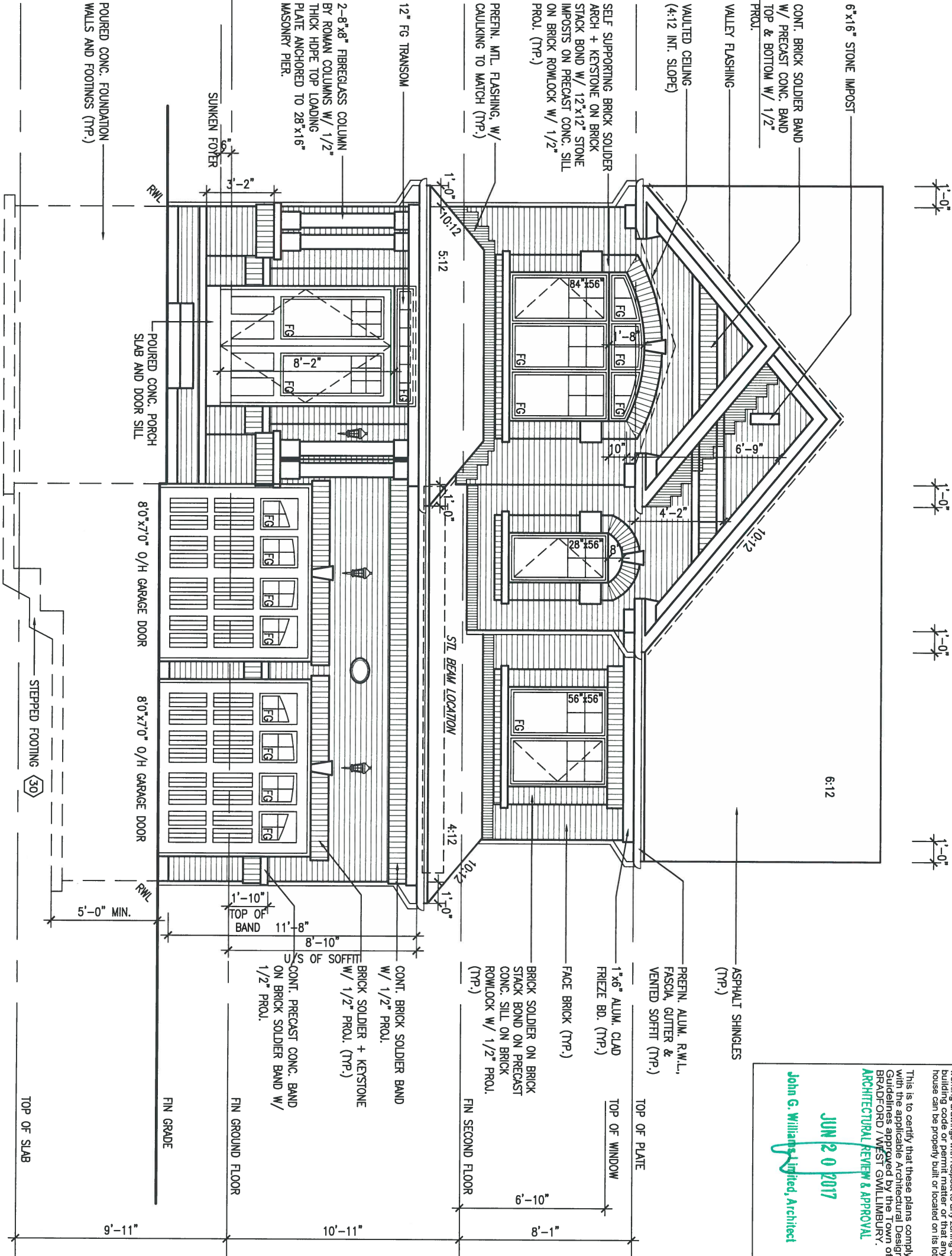


JUNE 16, 2017

UNINSULATED OPENINGS (PER OBC, SB-12.1.1(7))			
S38-4 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	671 S.F.	81 S.F.	12.07 %
LEFT SIDE	1100 S.F.	94 S.F.	8.55 %
RIGHT SIDE	1133 S.F.	99 S.F.	8.74 %
REAR	625 S.F.	134 S.F.	21.44 %
TOTAL SQ. FT.	3529.00 S.F.	408.00 S.F.	11.56 %
TOTAL SQ. M.	327.85 S.M.	37.90 S.M.	11.56 %

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

FRONT ELEVATION 'A'



LOT 104

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**ARCHITECTURAL REVIEW & APPROVAL**

**JUN 20 2017**

**John G. Williams Limited, Architect**

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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	REVISED AS PER ENG'S COMMENTS	JUN 16-17	RC	VA3 Design Inc. 42658
4	REV. FOR LOT 104	MAY 10/17	CL	
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	
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no.	description	date	by	

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BAYVIEW WELLINGTON		S38-4 BAROSSA 4	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	JUNE 2014	project no.	13045
drawn by	KL	drawing no.	4
checked by	-	scale	3/16" = 1'-0"
file name	13045-S38-4-LOT 104		
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JUNE 16, 2017

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ARCHITECTURAL REVIEW & APPROVAL  
JUN 20 2017

John G. Williams Limited, Architect

LEFT SIDE ELEVATION 'A'

WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED

988.02 SQ. FT.  
1.2 M (7%)  
69.16 SQ. FT.  
60.42 SQ. FT. (GLASS AREA ONLY)

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

TOP OF SLAB

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.
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6.	.	.	.	name registration information BCIN
5.	REVISED AS PER ENG'S COMMENTS	JUN 16-17	RC	VA3 Design Inc. 42658
4.	REV. FOR LOT 104	MAY 10/17	CL	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.
3.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	
2.	UPGRADED REAR ELEVATIONS ADDED.	.	.	
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL	
no.	description	date	by	

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<b>BAYVIEW WELLINGTON</b>		<b>S38-4 BAROSSA 4</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	JUNE 2014	LEFT SIDE ELEVATION 'A'	
drawn by	KL	checked by	-
scale		3/16" = 1'-0"	
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		project no.	13045
		drawing no.	5



1'-0" 1'-0" 1'-0"



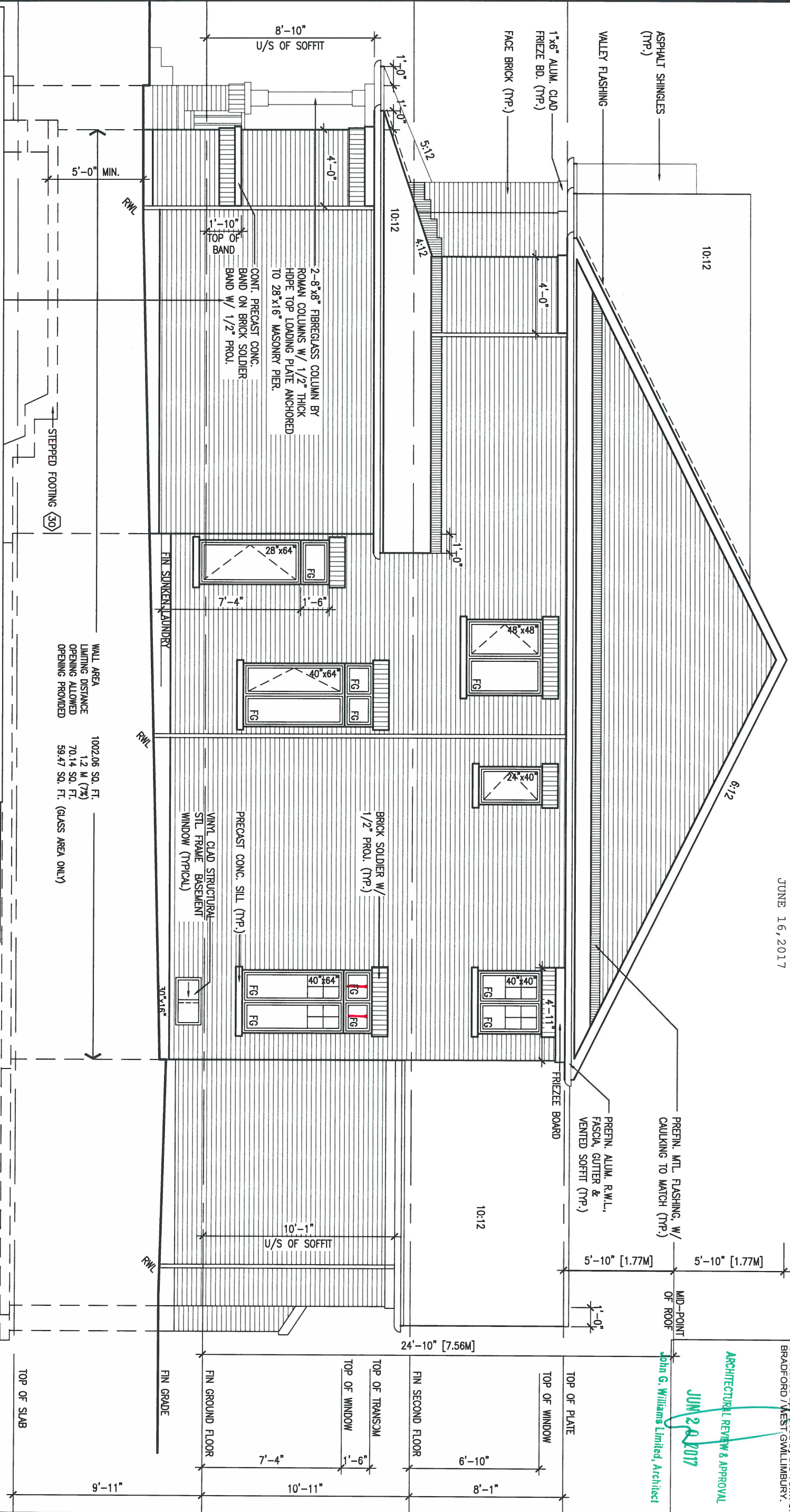
JUNE 16, 2017

1'-0" 1'-0"

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JUN 20 2017  
John G. Williams Limited, Architect



# BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATED WALL.  
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/U/LC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.  
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

WALL AREA 1002.06 SQ. FT.  
LIMITING DISTANCE 1.2 M (7')  
OPENING ALLOWED 70.14 SQ. FT.  
OPENING PROVIDED 59.47 SQ. FT. (GLASS AREA ONLY)

NOTE FOR EXTERIOR RAILING  
32" HIGH WHERE DISTANCE FROM PORCH TO FINISHED GRADE IS LESS THAN 2'-0".  
36" HIGH WHERE DISTANCE EXCEEDS 2'-0".  
42" HIGH RAILING IS REQUIRED WHERE DISTANCE EXCEEDS 5'-11".

# RIGHT SIDE ELEVATION 'A'

LOT 104

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	name	BCIN
5	REVISED AS PER ENG'S COMMENTS	JUN 16-17	RC	registration information	42658
4	REV. FOR LOT 104	MAY 10/17	CL	VA3 Design Inc.	
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC		
2	UPGRADED REAR ELEVATIONS ADDED.	.	.	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	date	by		



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## BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD

date JUNE 2014  
drawn by KL  
checked by -  
scale 3/16" = 1'-0"

## RIGHT SIDE ELEVATION 'A'

13045-S38-4-L0T 104

S38-4  
BAROSSA 4

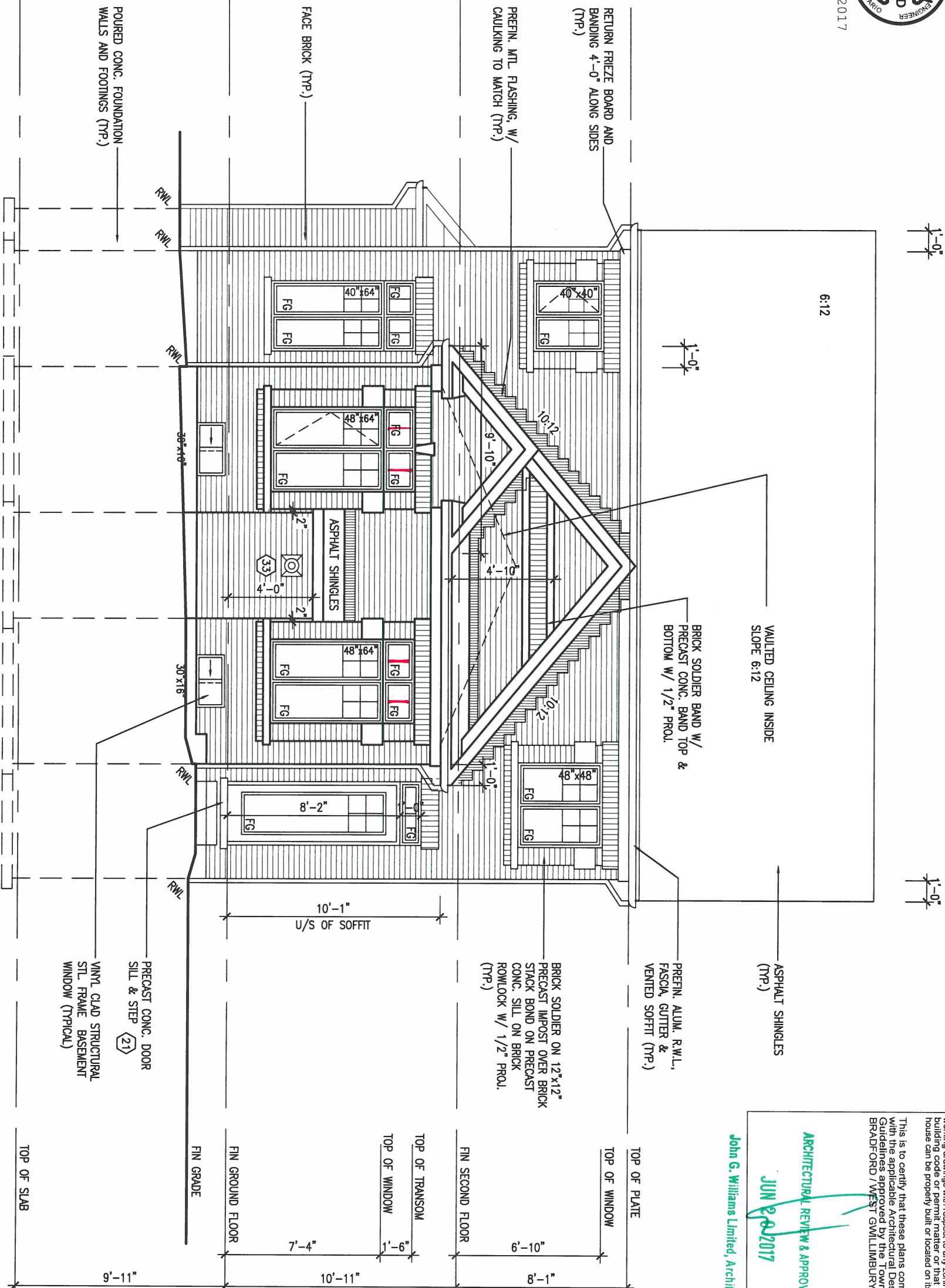
project no. 13045

drawing no. 6





JUNE 16, 2017



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ARCHITECTURAL REVIEW & APPROVAL

JUN 28 2017

John G. Williams Limited, Architect

S38-4  
BAROSSA 4

project no.  
13045

drawing no.

7

BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD

date  
JUNE 2014

drawn by  
KL

checked by  
-

scale  
3/16" = 1'-0"

UPGRADED REAR ELEVATION 'A'

file name  
13045-S38-4-LOT 104

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qualification information

Wellington Jno-Baptiste 25591

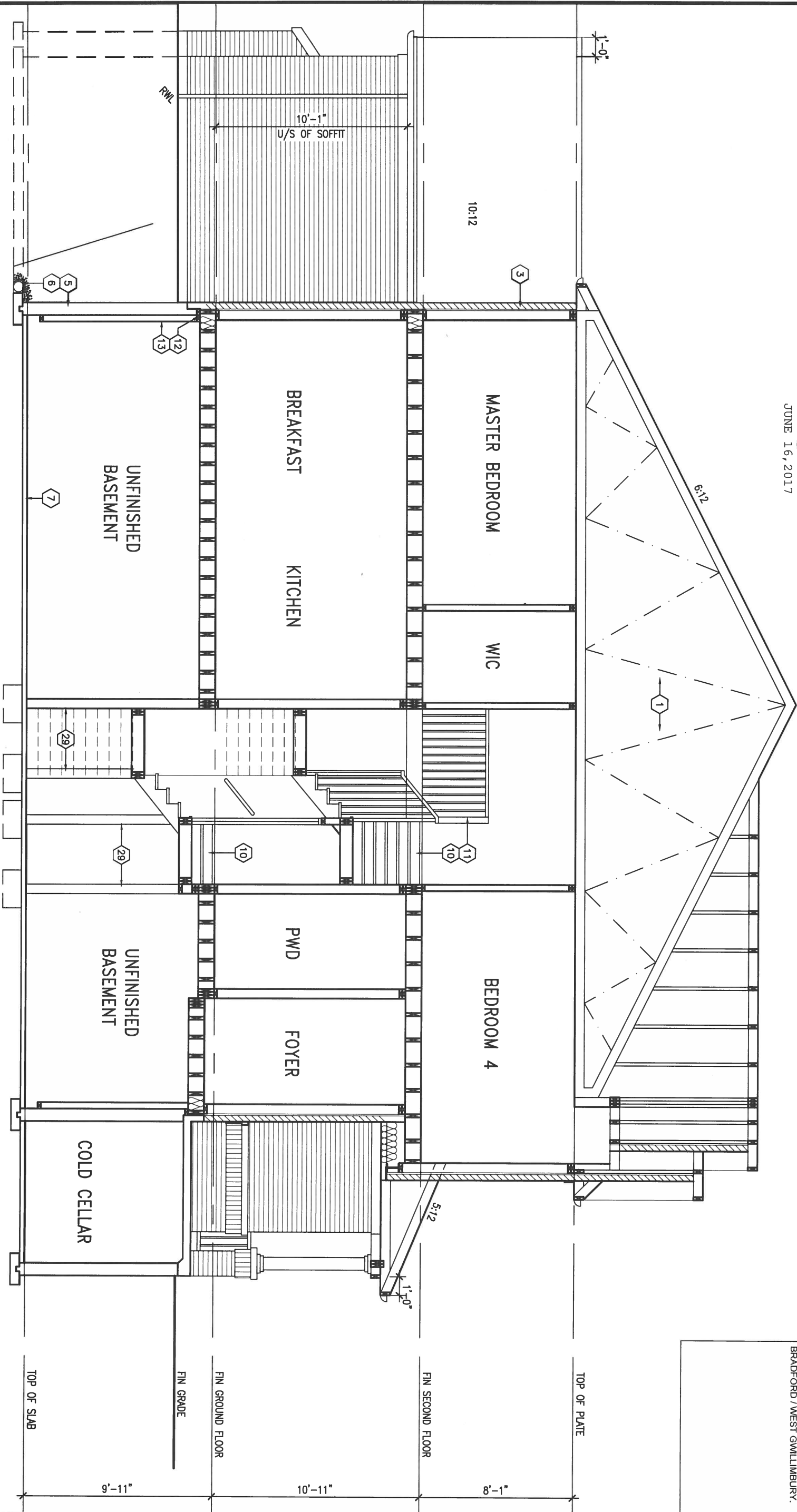
name registration information  
VA3 Design Inc. 42658

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4	REV. FOR LOT 104	MAY 10/17	CL
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JUNE 16, 2017



SECTION A-A

LOT 104

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S38-4  
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project name  
GREEN VALLEY ESTATES

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drawn by  
KL

checked by  
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scale  
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SECTION A-A

file name  
13045-S38-4-LOT 104

drawing no.  
8

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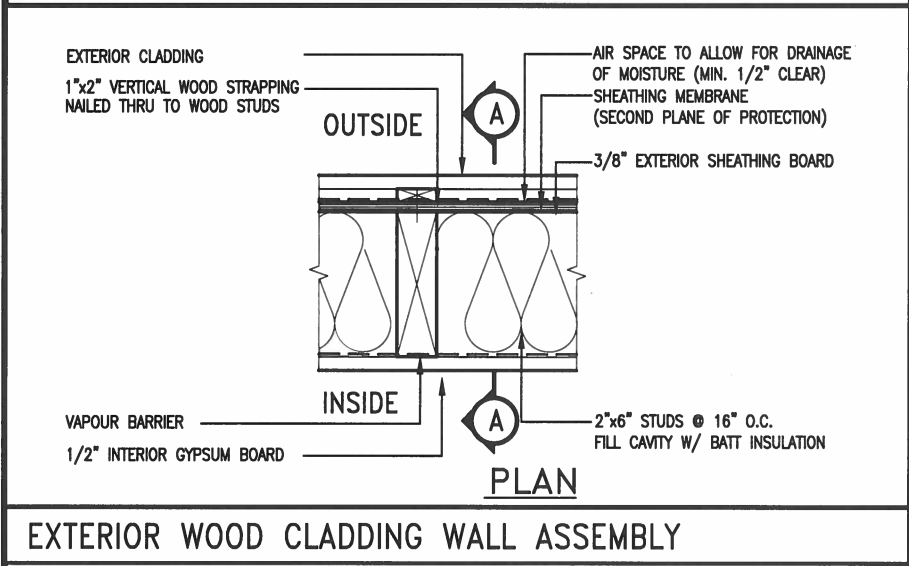
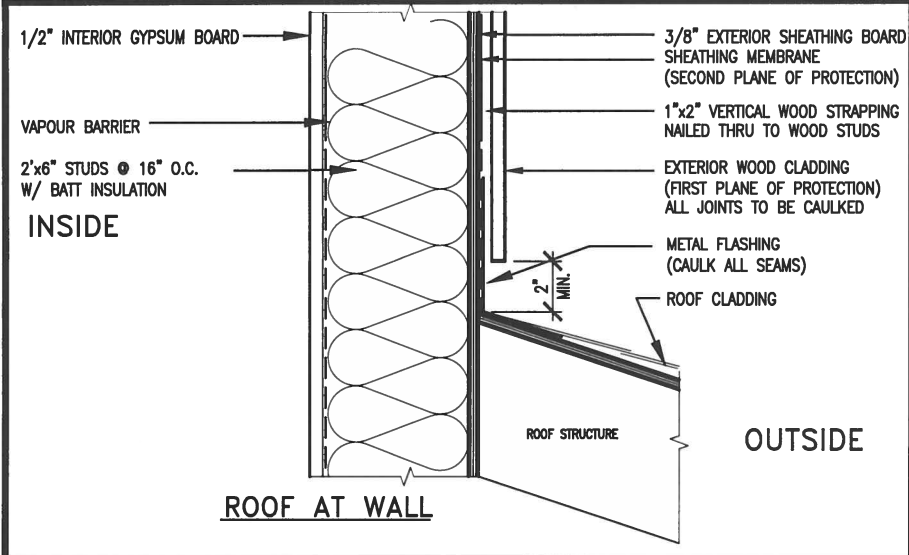
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DESIGN

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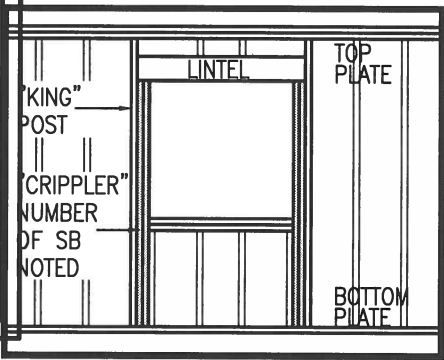
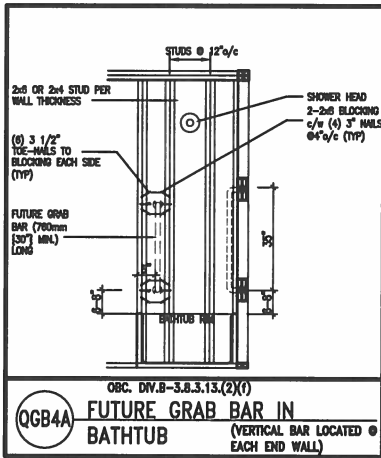
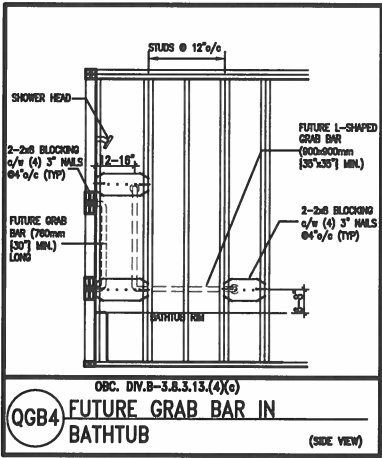
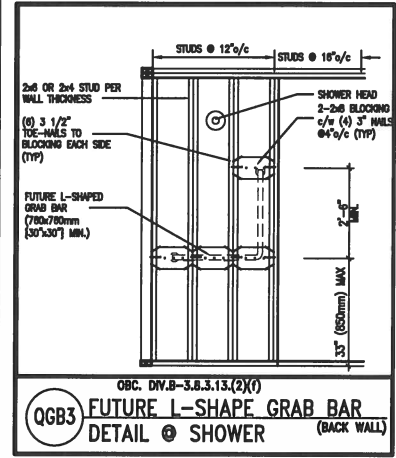
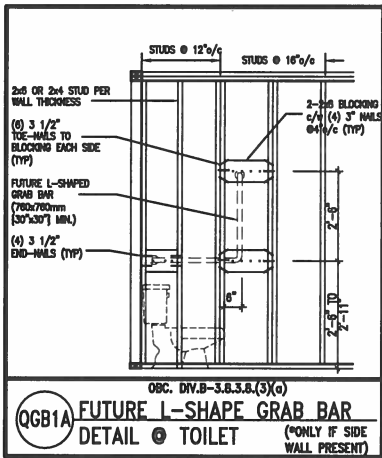
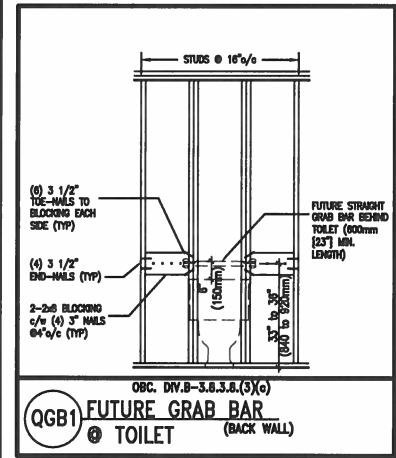






**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**

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:
- 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.

\*\* 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:
- 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

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	

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

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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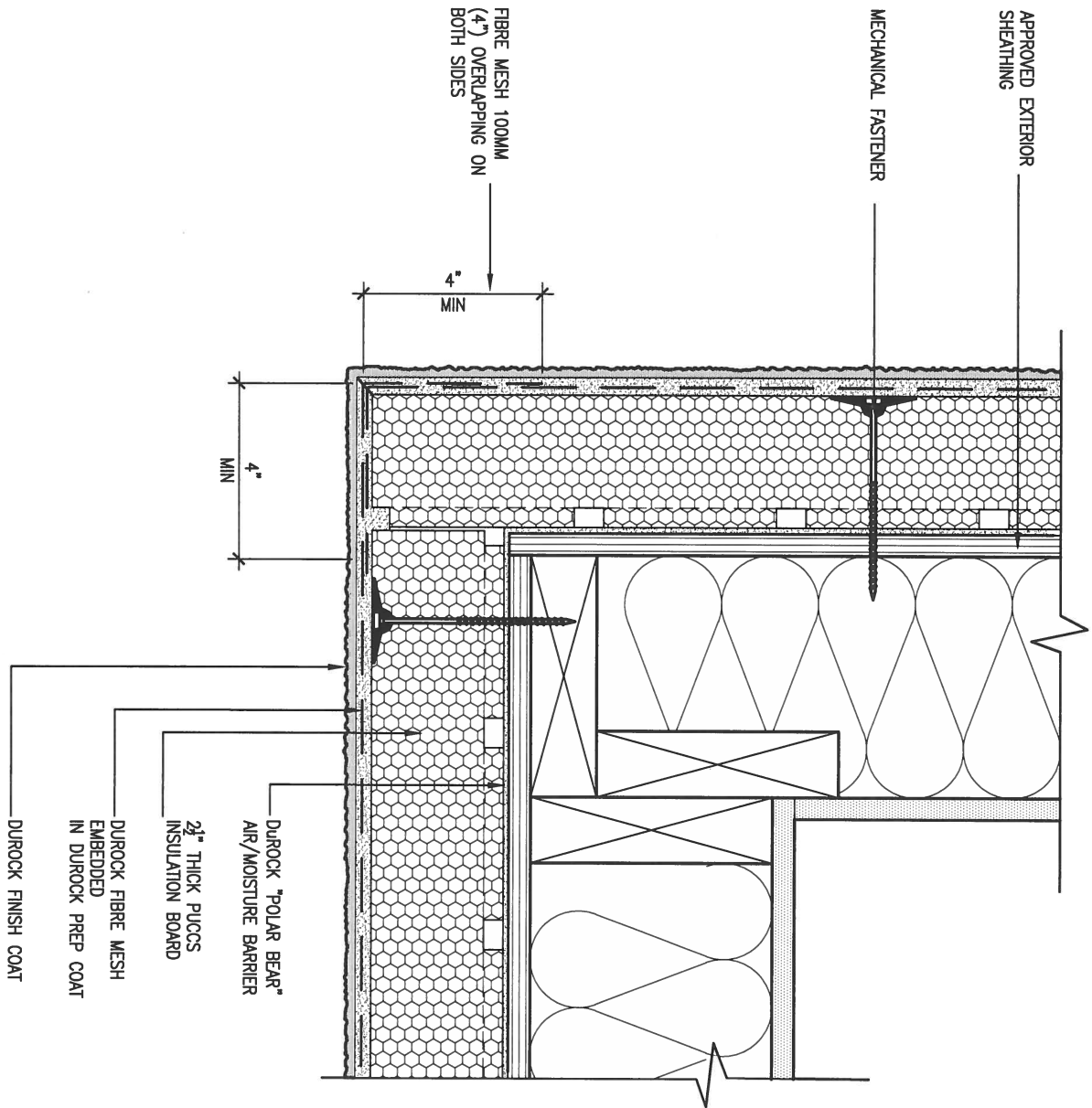
BAYVIEW WELLINGTON			CONST NOTE	
project name		municipality		project no.
GREEN VALLEY ESTATES		BRADFORD		13045
date			drawing no.	
APR 2014			CN2	
CONSTRUCTION NOTES				
drawn by	checked by	scale	file name	
RC	-	3/16" = 1'-0"	13045-CONST-OBC 2015	
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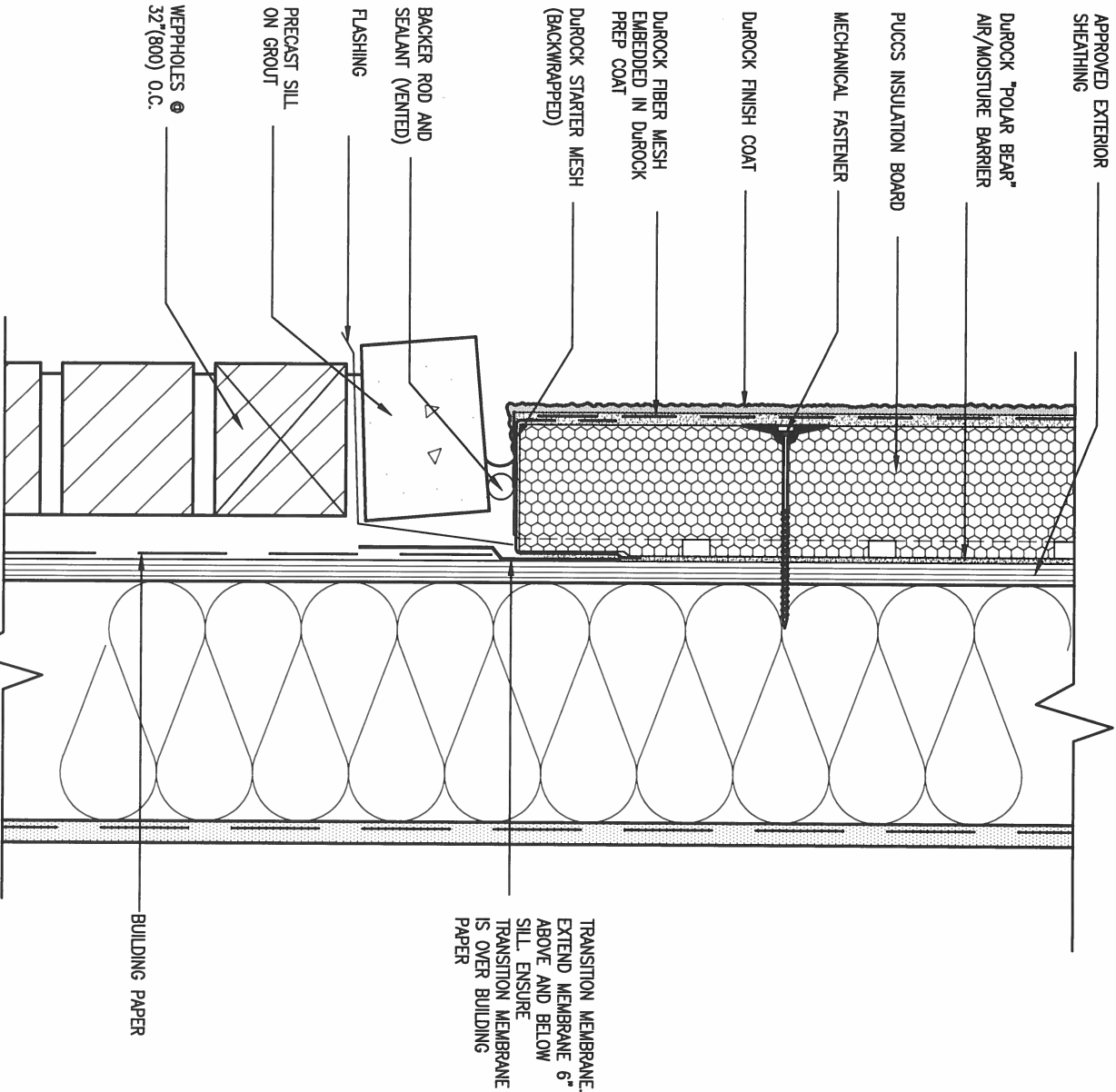




5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	qualification information		project name	municipality	project no.	
7	.	.	Wellington Jno-Baptiste		GREEN VALLEY ESTATES	BRADFORD	13045	
6	.	.	signature		date	CONSTRUCTION NOTES		
5	.	.	name		APR 2014	drawing no.		
4	.	.	registration information	drawn by	checked by	scale	file name	
3	.	.	VA3 Design Inc.	RC	-	3/16" = 1'-0"	13045-CONST-OBC 2015	
2 UPDATE TO CODE				RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2015 - 9:19 AM				
1 ISSUE FOR CLIENT REVIEW				CN5				
no.	description		date	by				

# SB12-COMPLIANCE PACKAGE 'J'

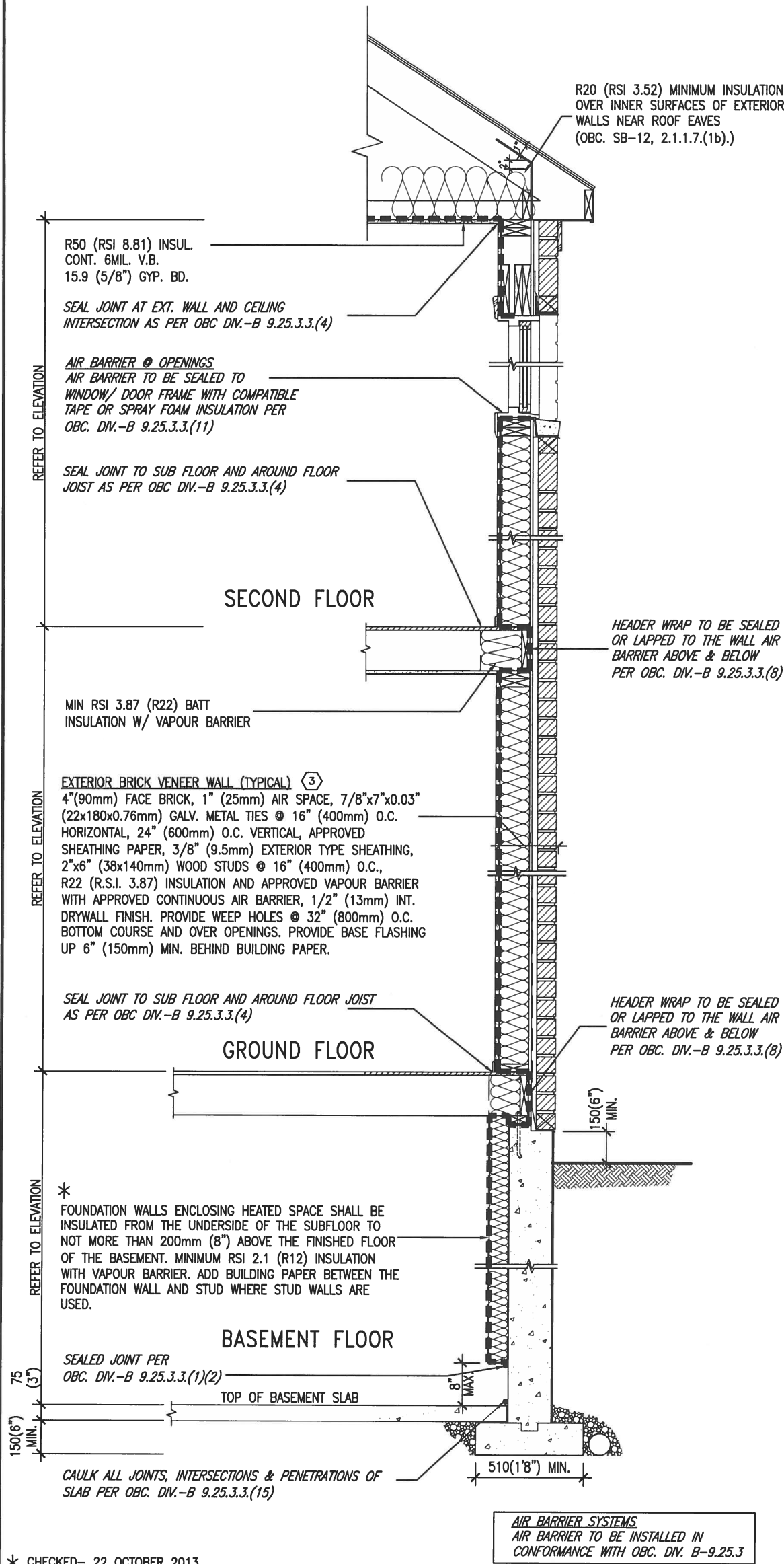
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

## USE SB-12 COMPLIANCE PACKAGE (J):

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



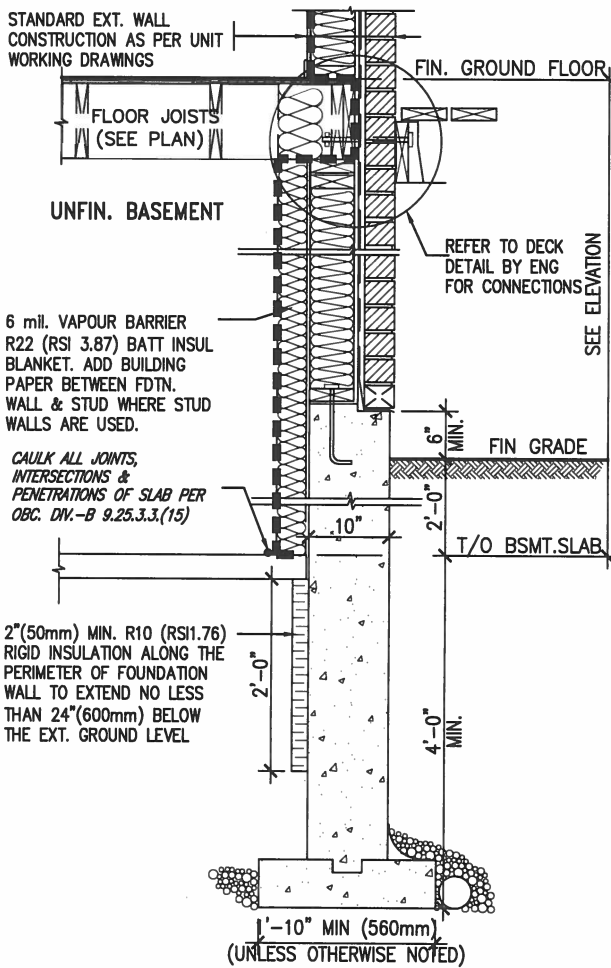
JUNE 16, 2017



\* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY



\* 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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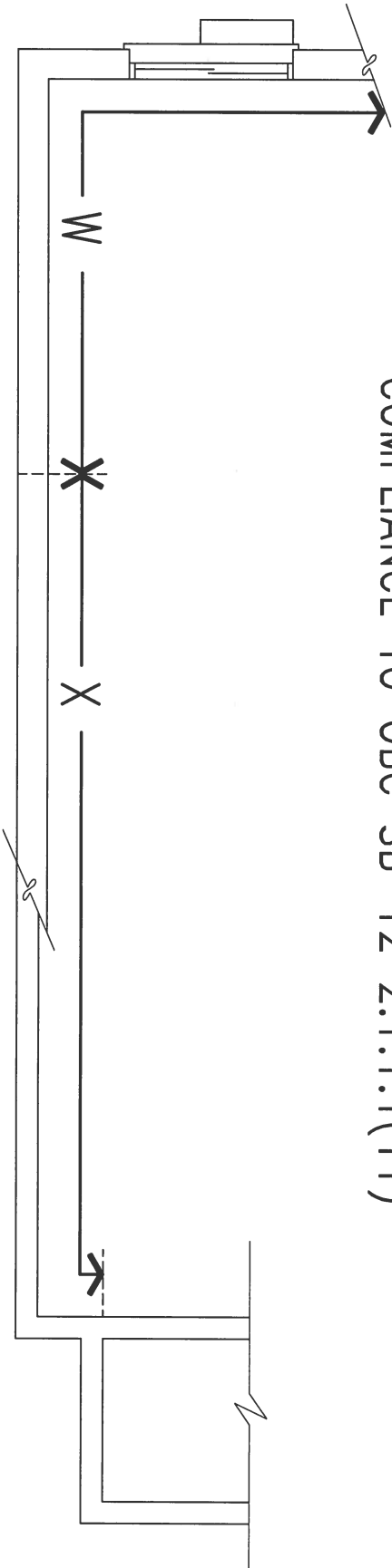
BAYVIEW WELLINGTON

CONST NOTE

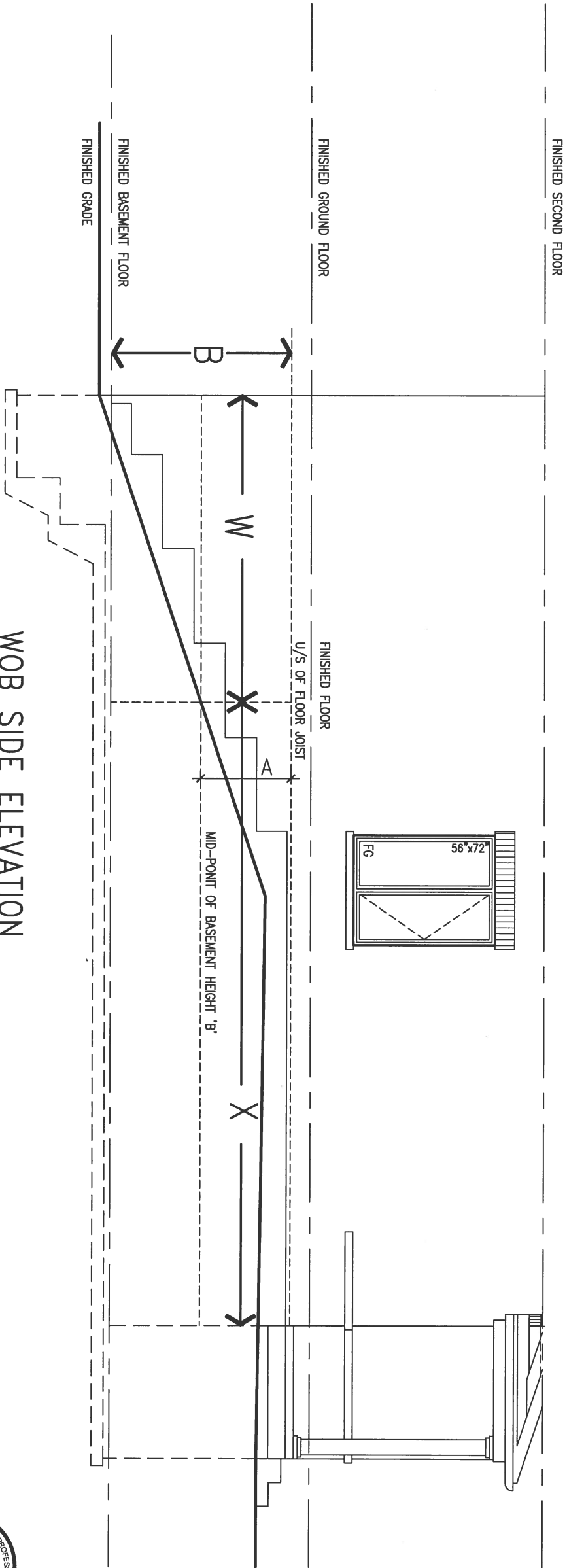
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date	APR 2014	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC	-	3/16" = 1'-0"	13045-CONST-OBC 2015	CN6
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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

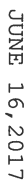


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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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	BCN
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.			

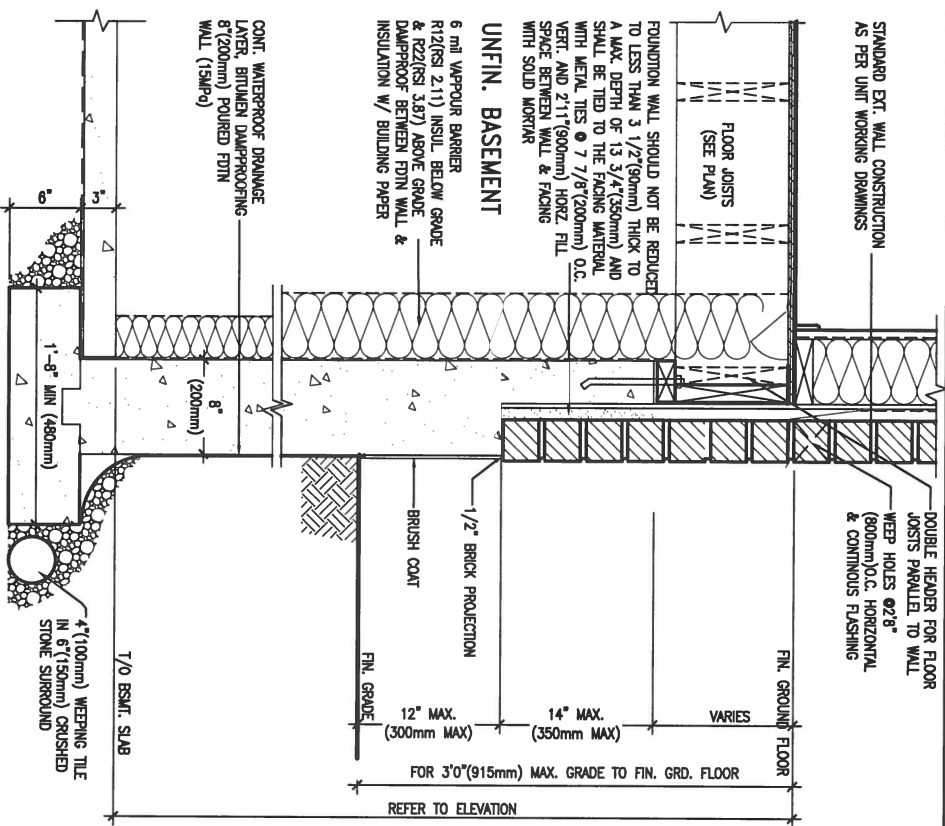
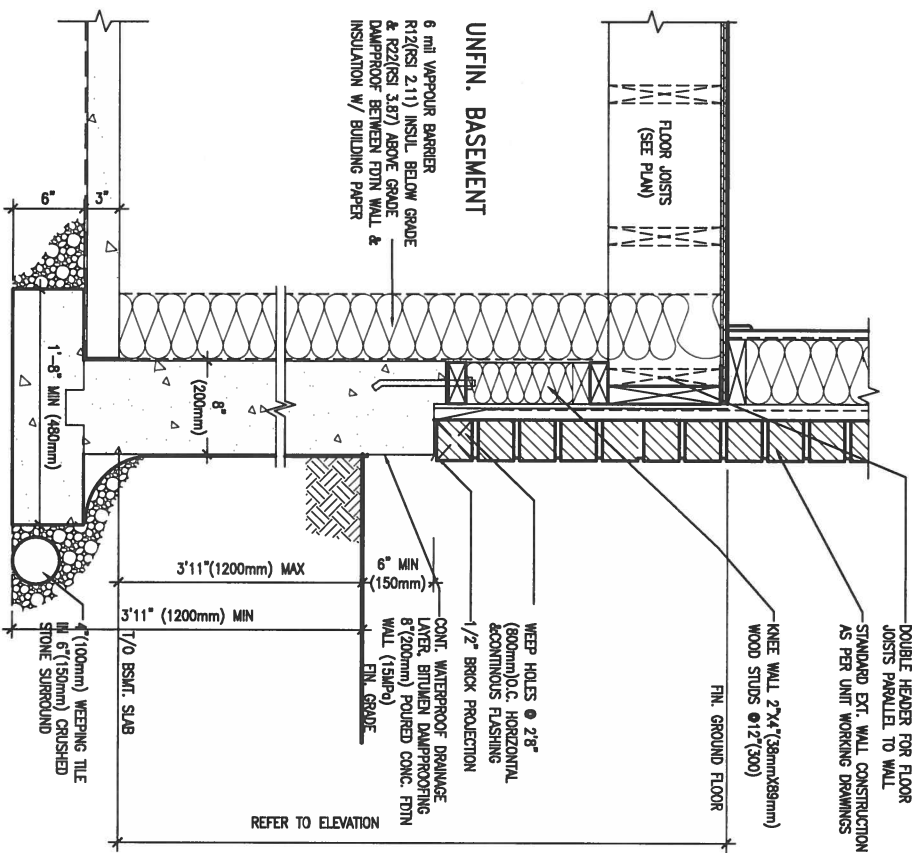
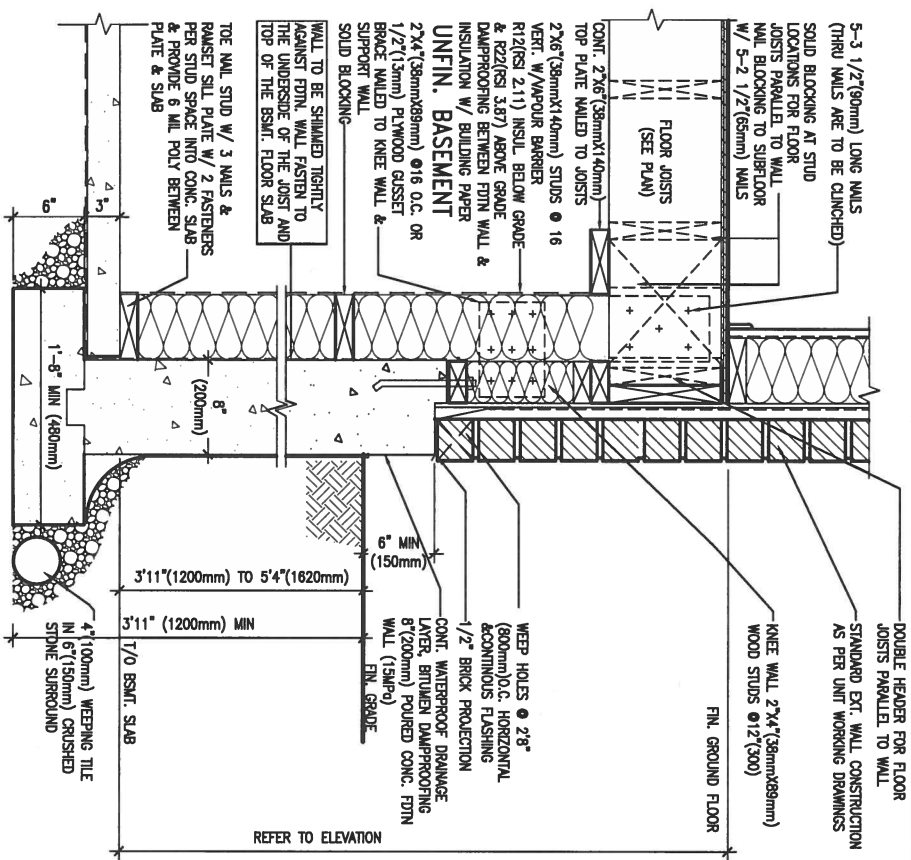
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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	file name
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JUNE 16, 2017



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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	<i>Jno Baptiste</i>	255
name	signature	BC
registration information		
VA3 Design Inc.		4263

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**DESIGN**  
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416.630.2255 f 416.630  
va3design.com

# BAYVIEW WELLINGTON

## CONST NOTE

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD**

project no.  
13045

APR 2014

drawn by  
50

checked by

scale  
 $3/16" = 1'-0"$

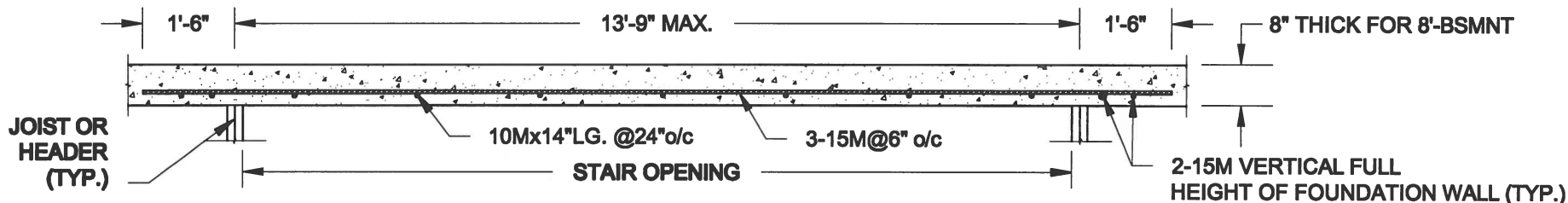
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13045-CONST-OBC 2015

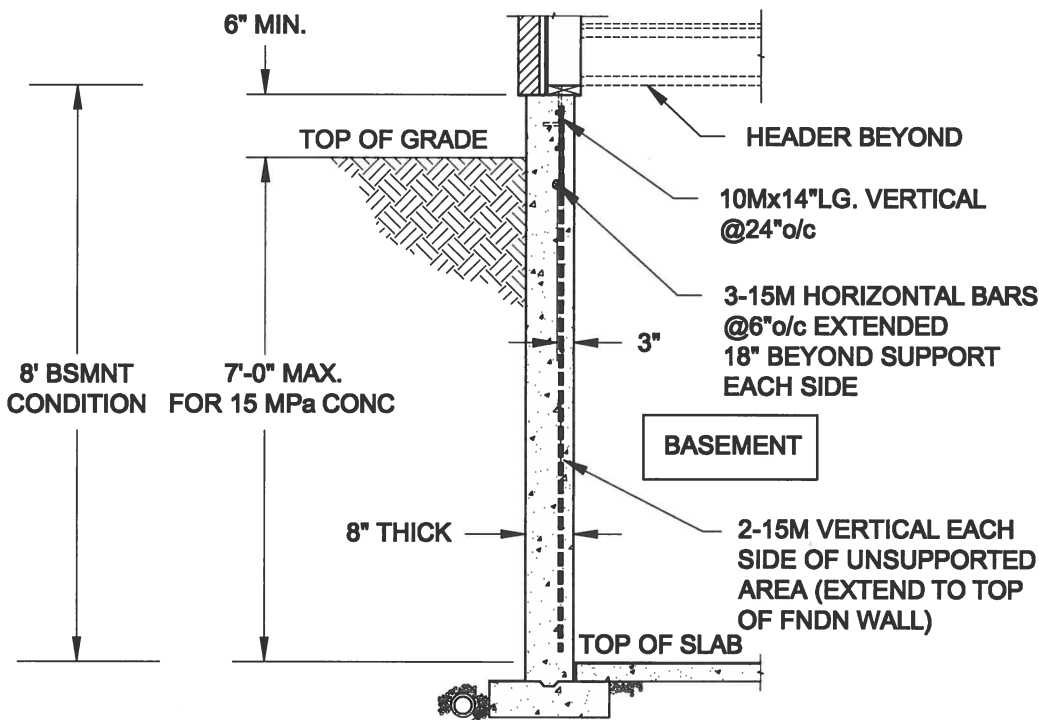
drawing no.

CN9

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## PLAN VIEW



### NOTES:

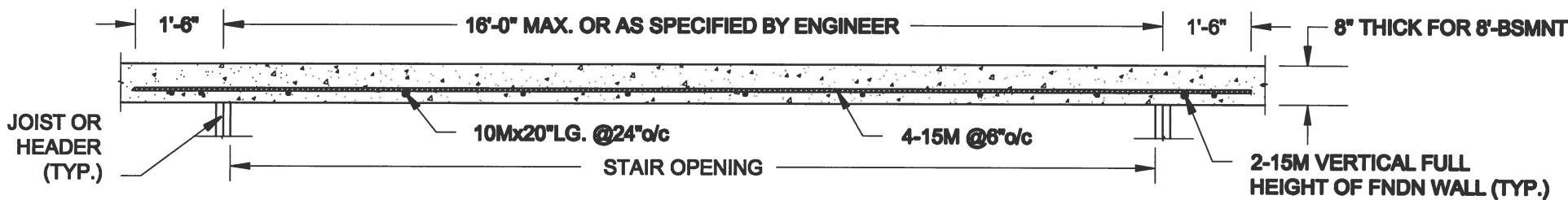
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

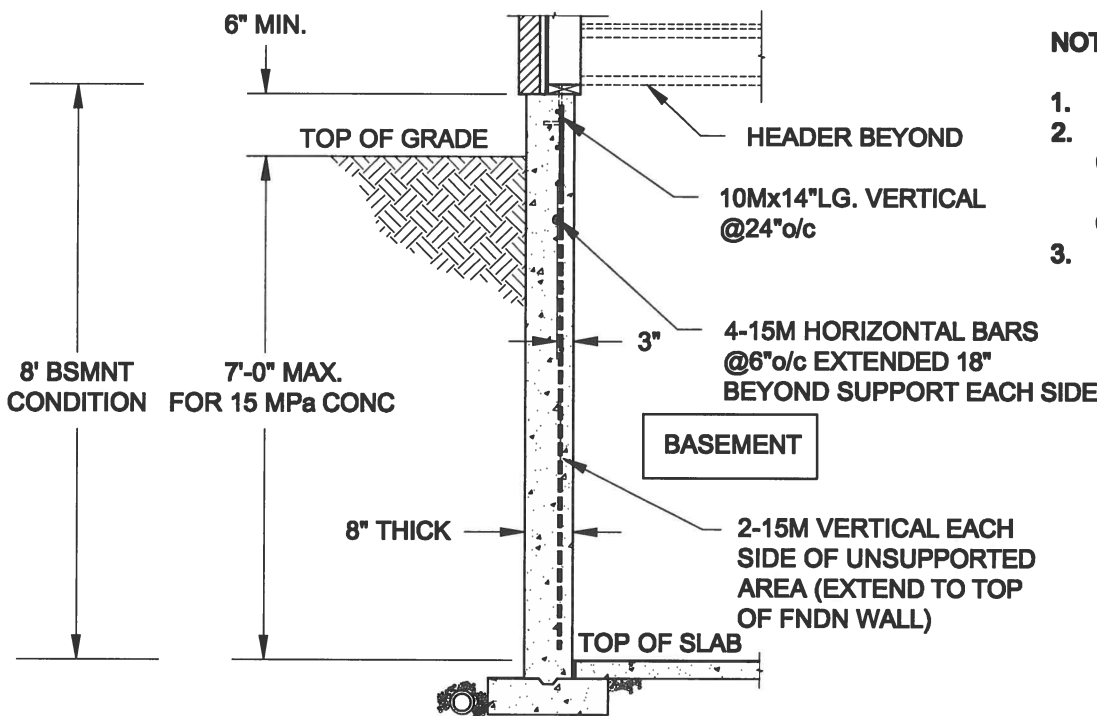
1A  
S1

## LATERALLY UNSUPPORTED WALL

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



## PLAN VIEW



### 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.

FTG. SIZE AS PER PLAN

1B  
S1

## LATERALLY UNSUPPORTED WALL

SCALE: 3/8" = 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.:

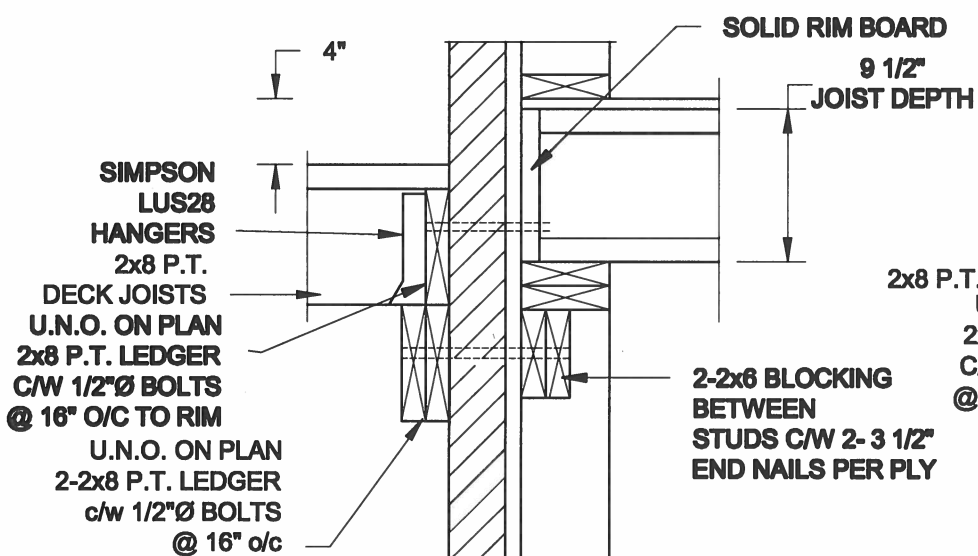
16-102

Drawing No.:

S1

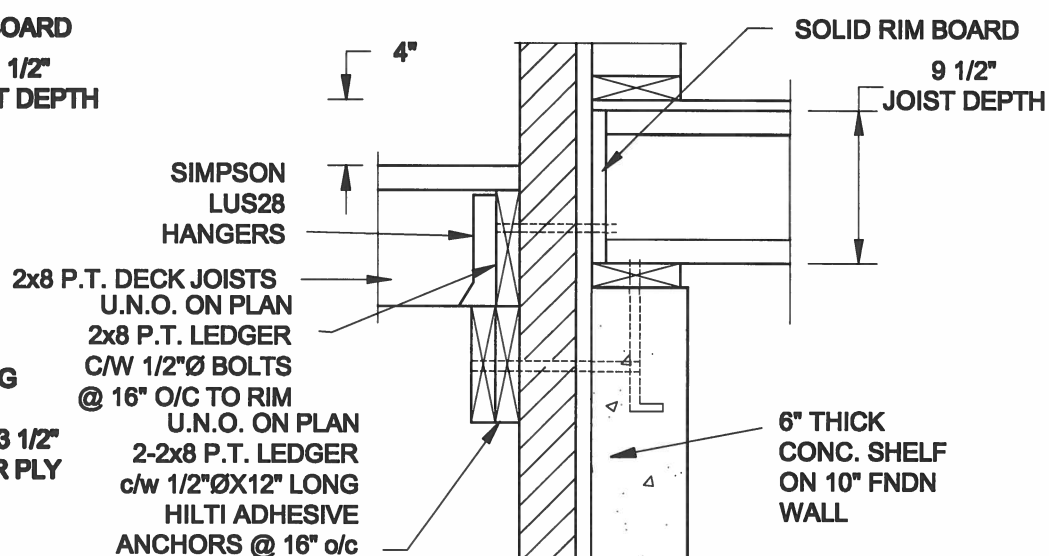


**FOR 9 1/2" JOIST DEPTH**



# 1A DECK FASTENING DETAIL

## S2 SCALE: 1" = 1'-0"

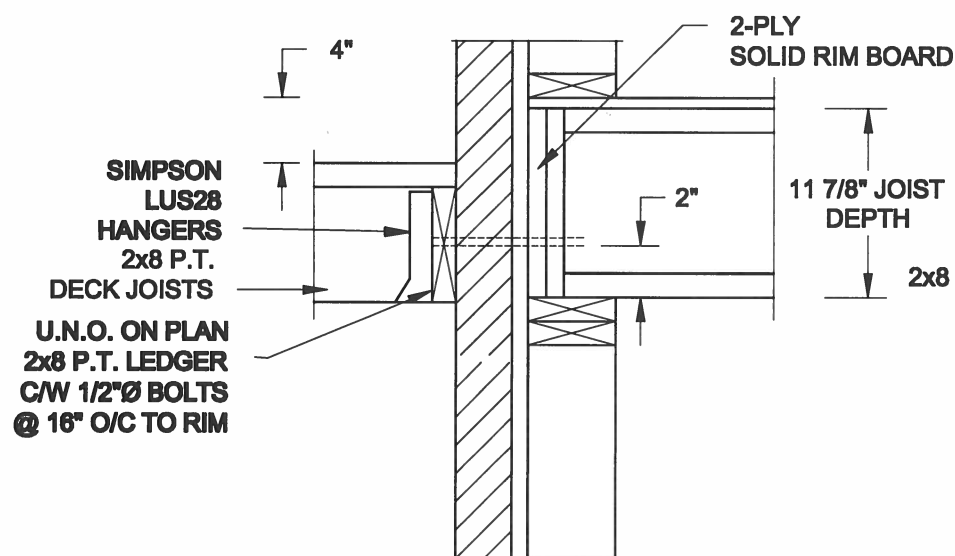


# 1B DECK FASTENING DETAIL

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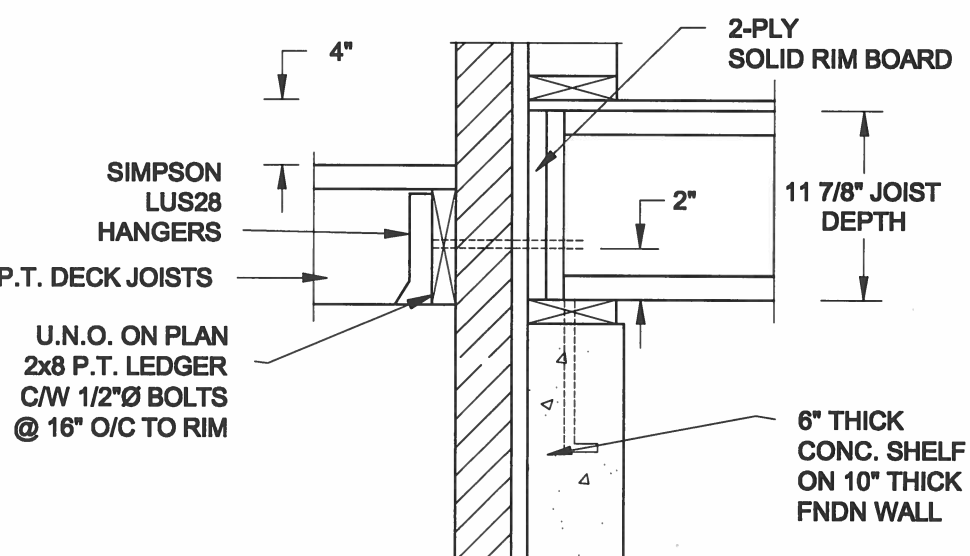
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL**  
**2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL**  
**3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.**

**FOR 11 7/8" JOIST DEPTH**



## 2A DECK FASTENING DETAIL

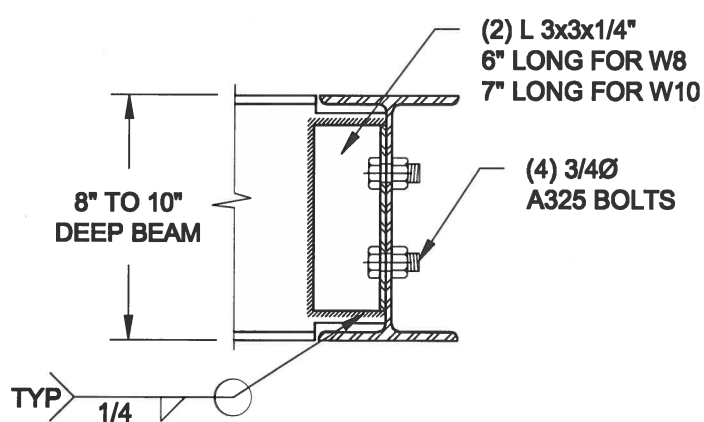
S2 SCALE: 1" = 1'-0"



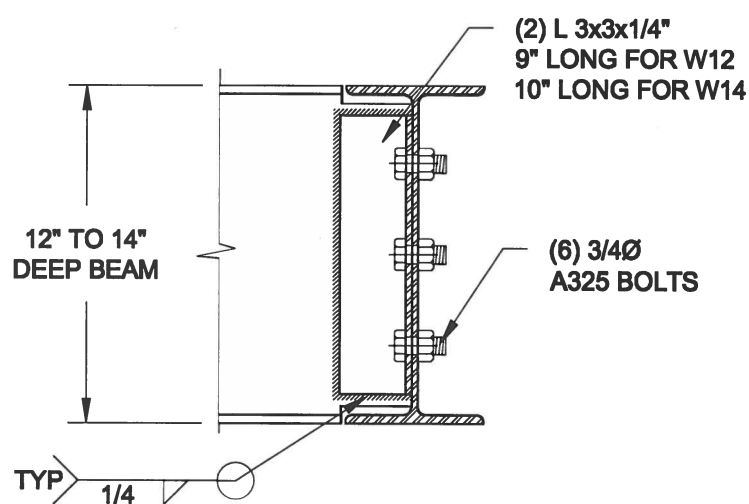
## 2B DECK FASTENING DETAIL

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
S2

# STEEL BEAM CONNECTION DETAIL

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

**Scale:**  
**AS NOTED**

**Date:**  
**MAY-31-2016**

<b>Drawn:</b> <b>SC</b>	<b>Checked:</b> <b>SLB</b>
----------------------------	-------------------------------

**QUAILE ENGINEERING LTD.**



**38 Parkside Drive, UNIT 7  
Newmarket, ON  
L3Y 8J9  
T: 905-853-8547  
E: [qualle.eng@rogers.com](mailto:qualle.eng@rogers.com)**

### Engineer's Seat



MAY 30, 2016

### Project

**BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT**  
**BRADFORD, ONTARIO**

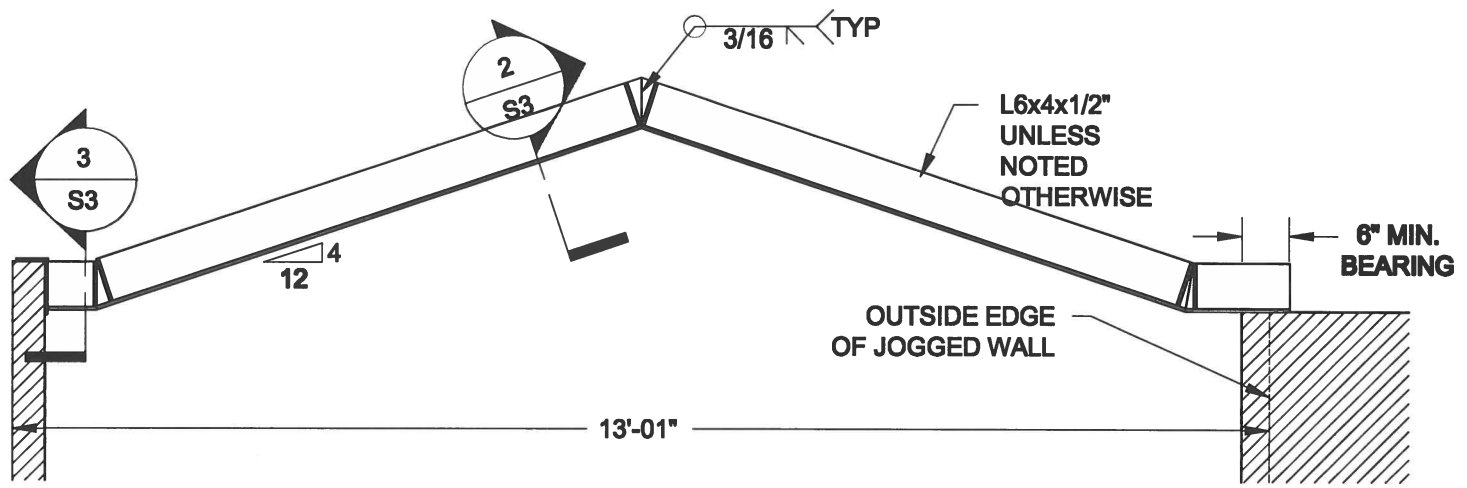
## TYPICAL STRUCTURAL DETAILS FOR SINGLES

**Project No.:**

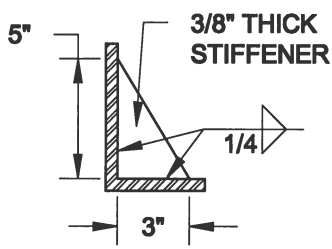
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**Drawing No.:**

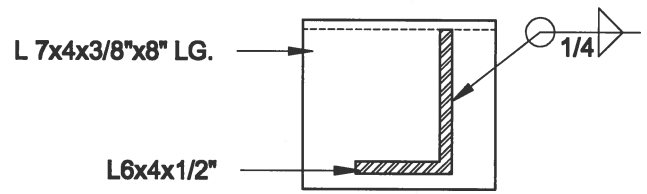
**S2**



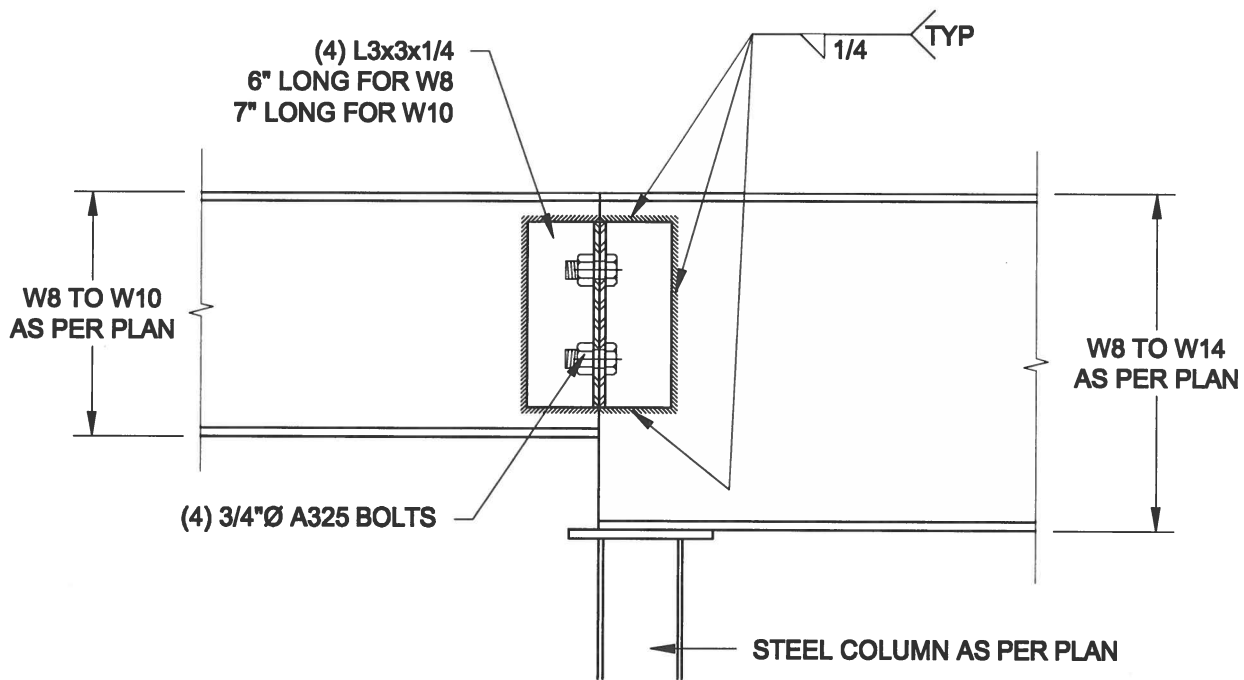
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



**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  
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**

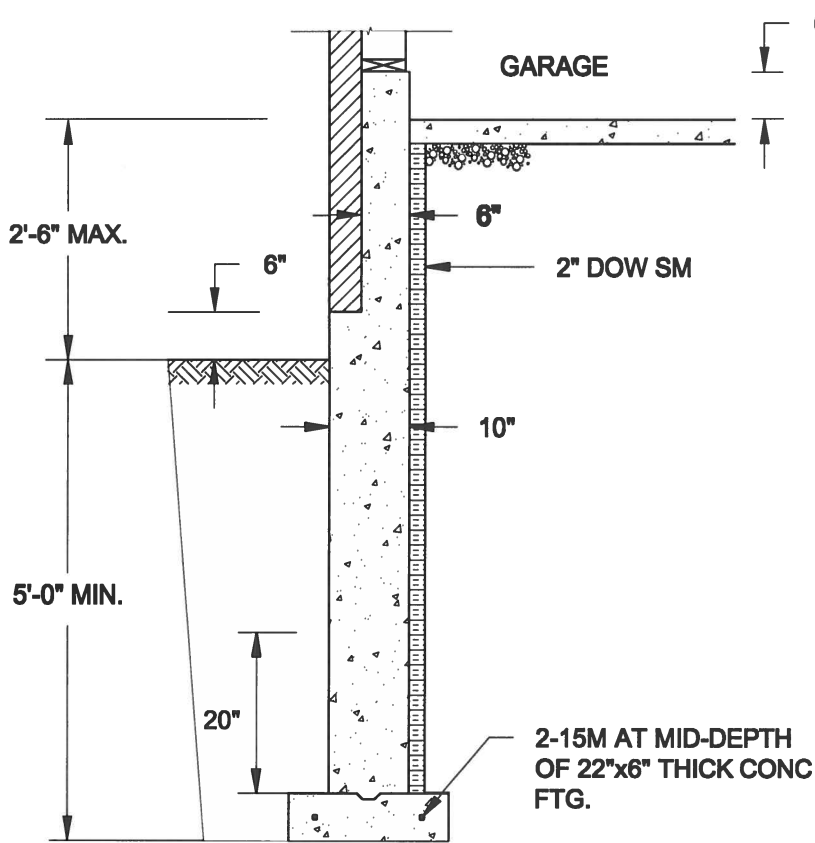
Project No.:

**16-102**

Drawing No.:

**S3**

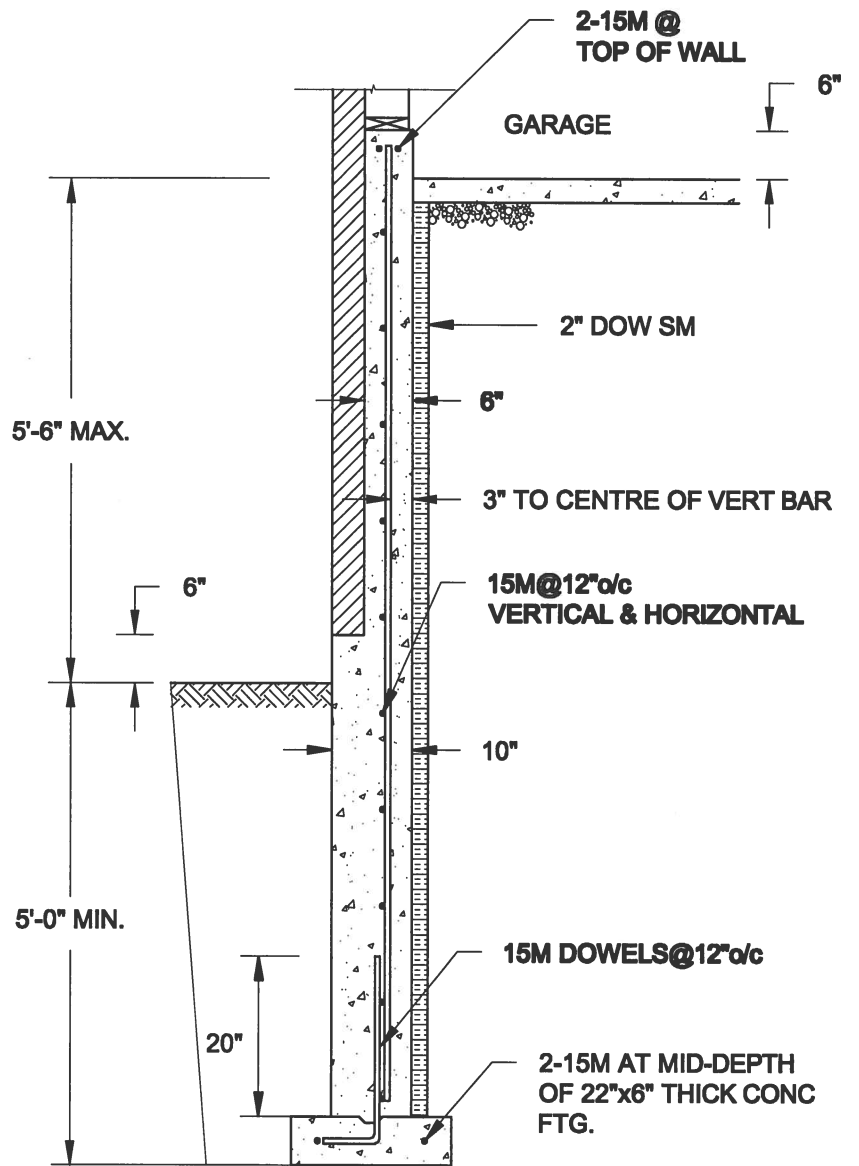




**1A**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

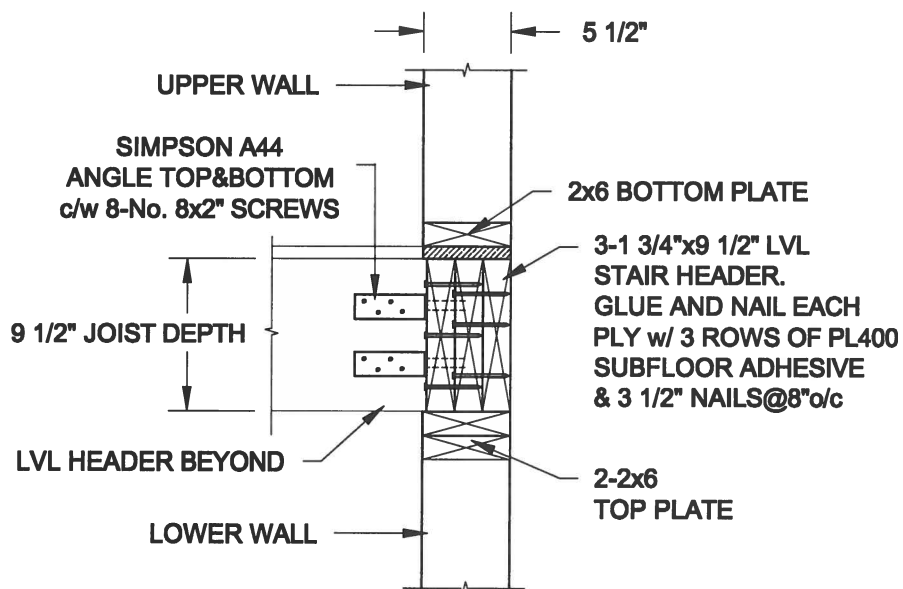
**NOTE:**

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

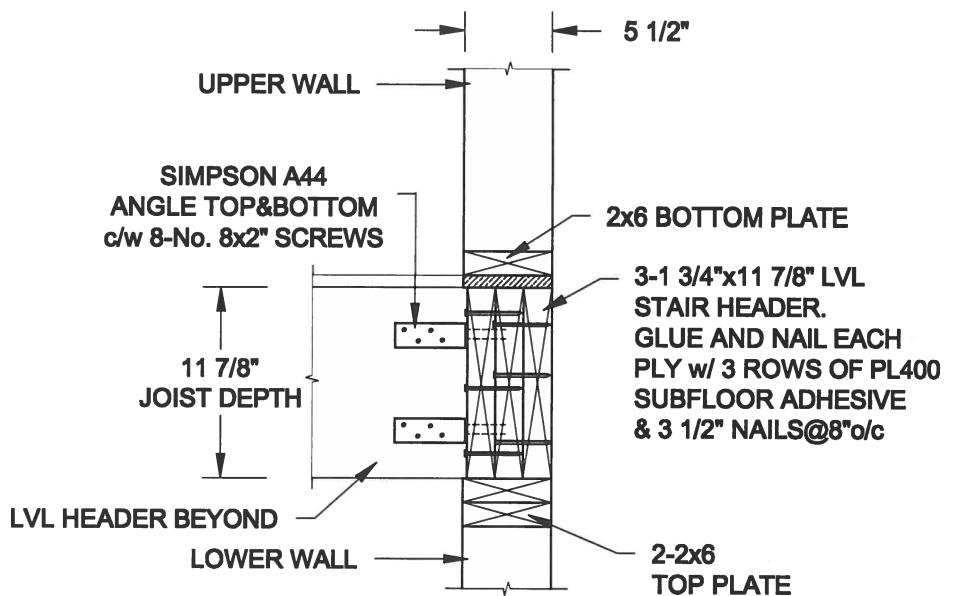


**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

**FOR 9 1/2" JOIST DEPTH**



**FOR 11 7/8" JOIST DEPTH**



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

Scale:  
AS NOTED

Date:  
MAY-31-2016

Drawn: SC  
Checked: SJB

**QUAILE ENGINEERING LTD.**



38 Parkside Drive, UNIT 7  
Newmarket, ON  
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Engineer's Seal



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

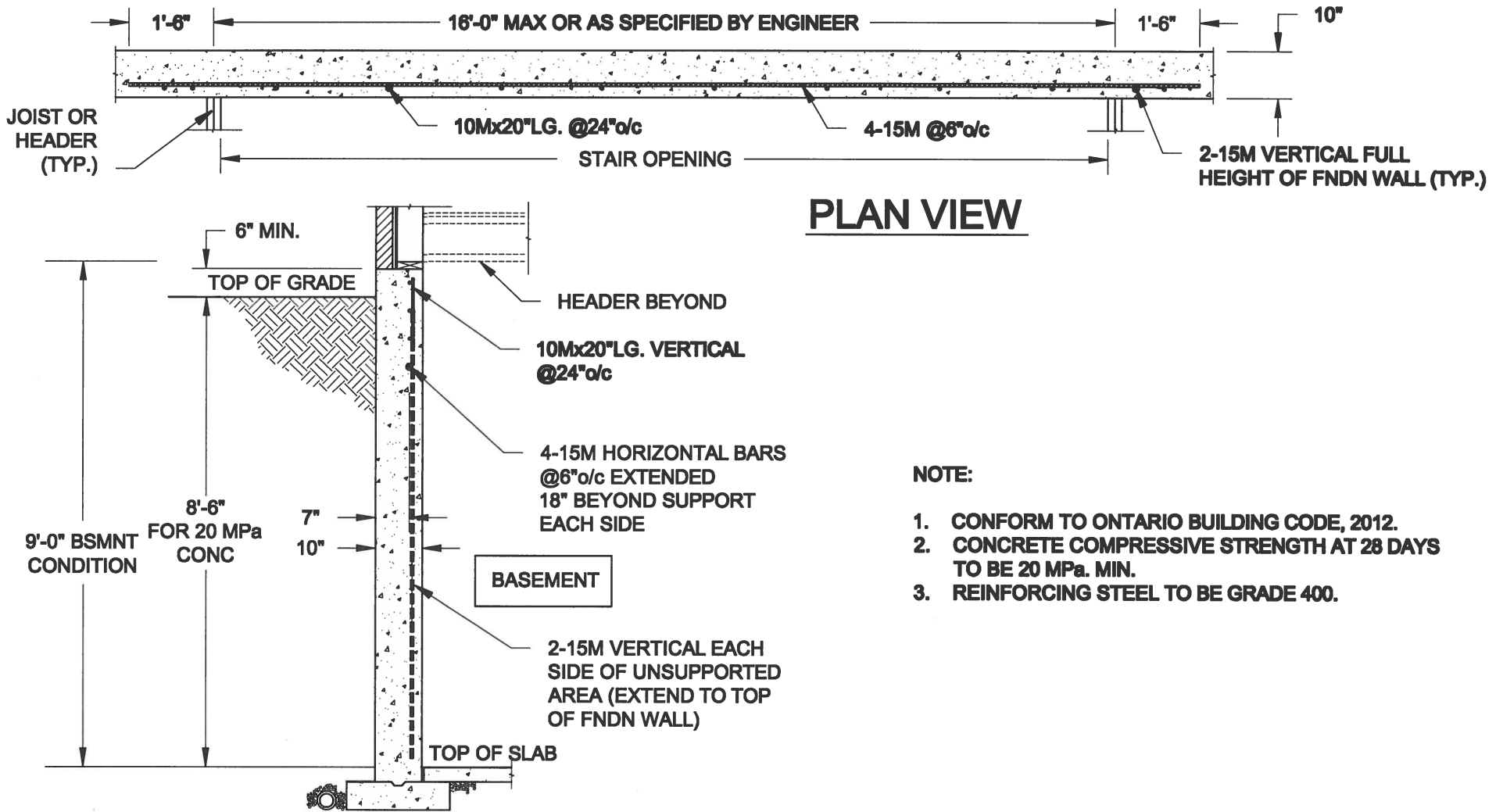
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:



16-102

Drawing No.:

S4



**1**  
**S5** **LATERALLY UNSUPPORTED WALL**  
SCALE: 3/8" = 1'-0"

Scale: AS NOTED		<div></div> <div>QUAILE ENGINEERING LTD.</div> <div>38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com</div>	Engineer's Seal: <div></div> <div>MAY 30, 2016</div>		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.: S5	