

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.)

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.

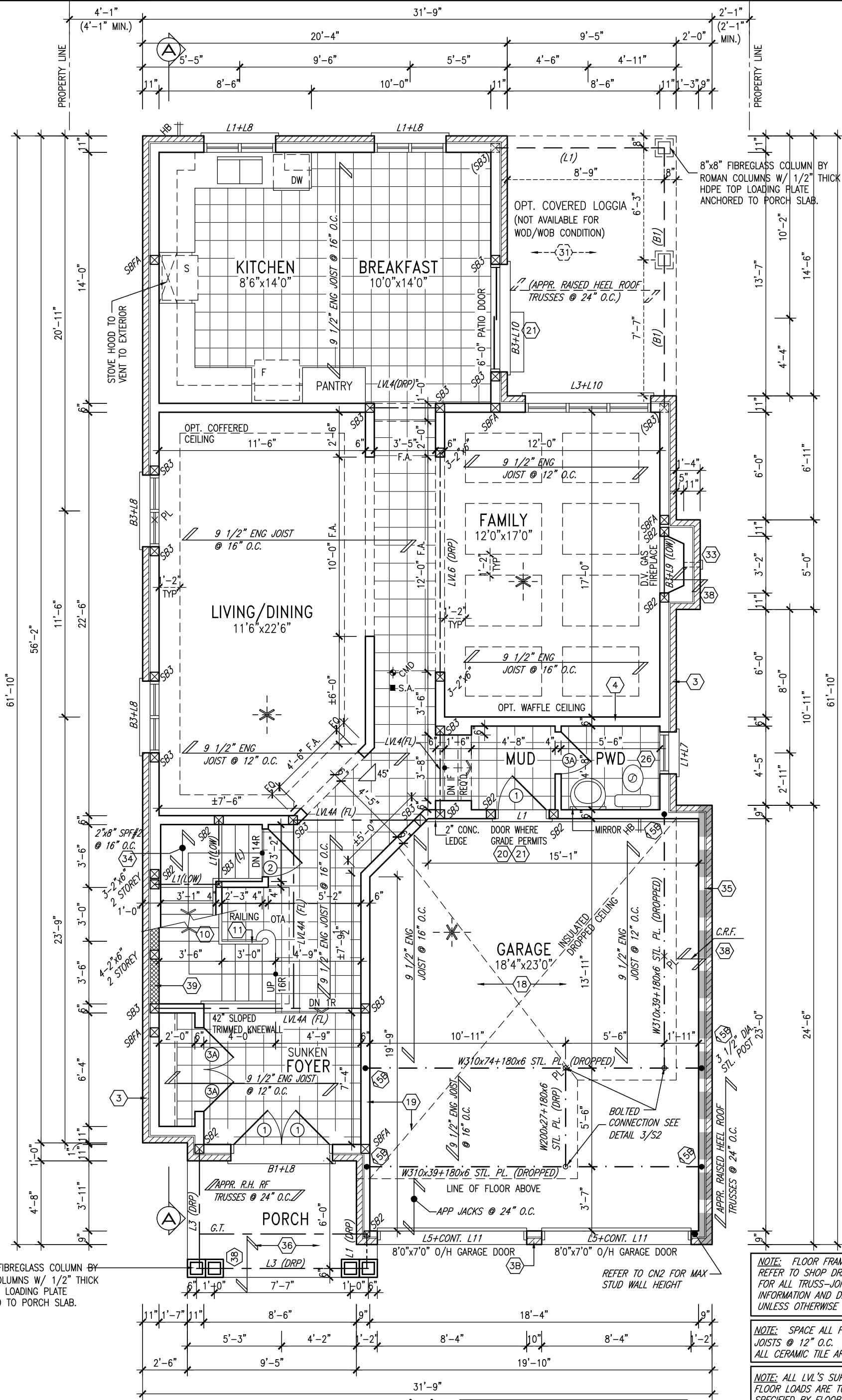
BASEMENT PLAN 'A'

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.	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4.	UPGRADED REAR ELEVATIONS ADDED	.	.
3.	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS
2.	REVISED AS PER ENG COMMENTS	14-05-26	RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23	RC
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>S38-5</b> BAROSSA 5	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	APR 17/14	project no.	13045
drawn by	BDD.BIM	file name	13045-S38-5
checked by	-	scale	3/16" = 1'-0"
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drawing no.		1	



GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

9.	.	.	.
8.	.	.	.
7.	.	.	.
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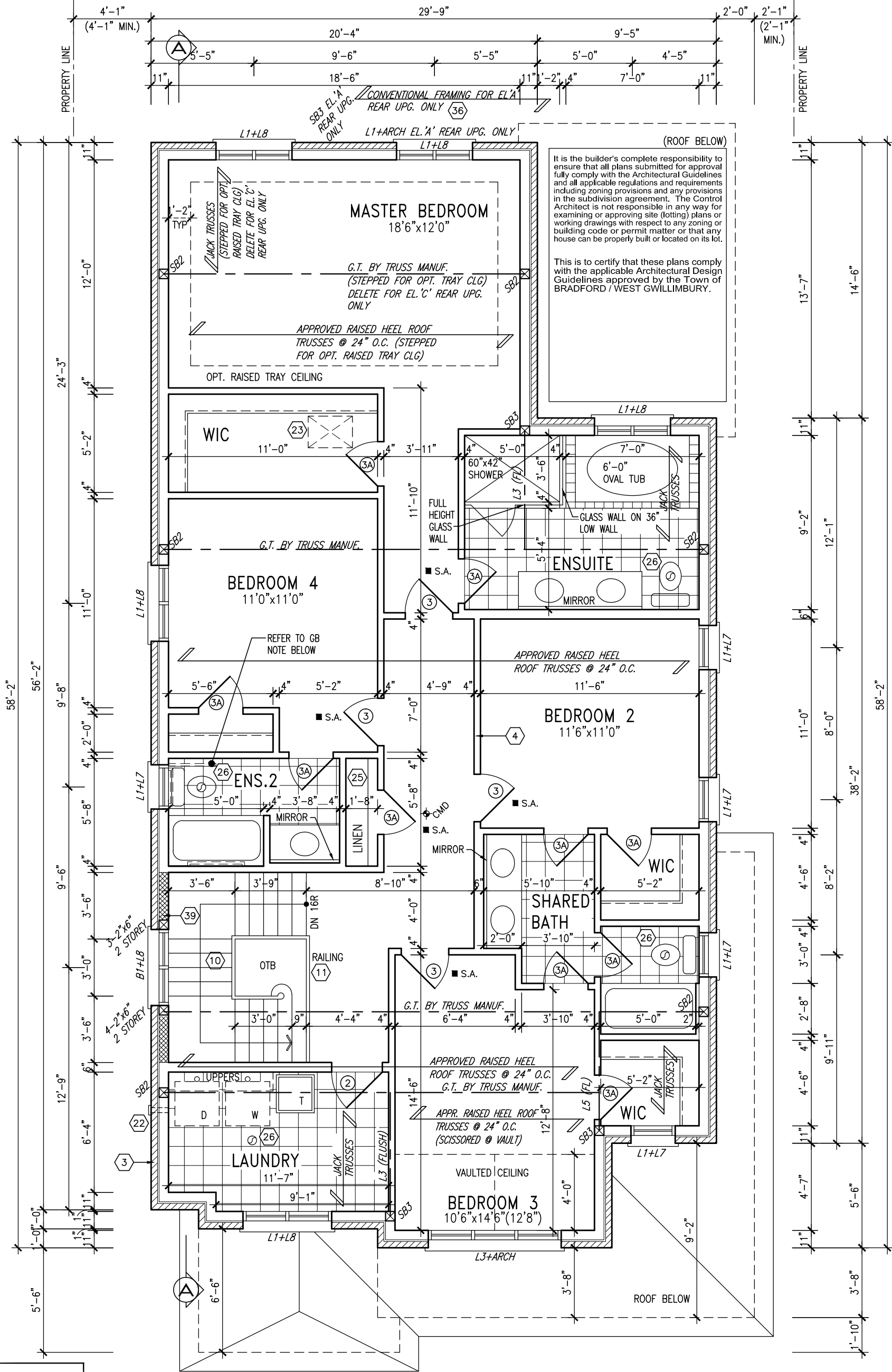
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Wellington Jno-Baptiste  
signature  
25591 BCIN  
registration information  
VA3 Design Inc.  
42658

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project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>	drawing no. <b>2</b>
date <b>APR 17/14</b>	checked by <b>BDD.BIM</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S38-5</b>
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**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: REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.

SECOND FLOOR PLAN 'A'

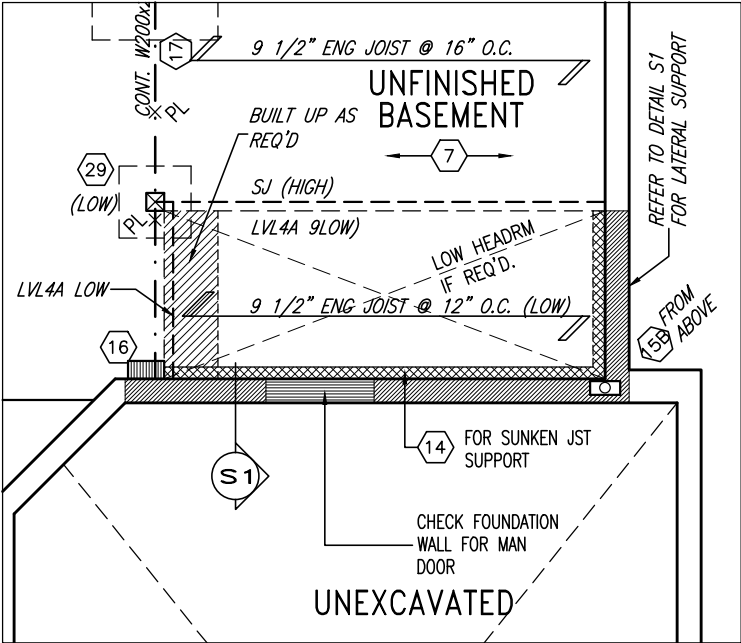
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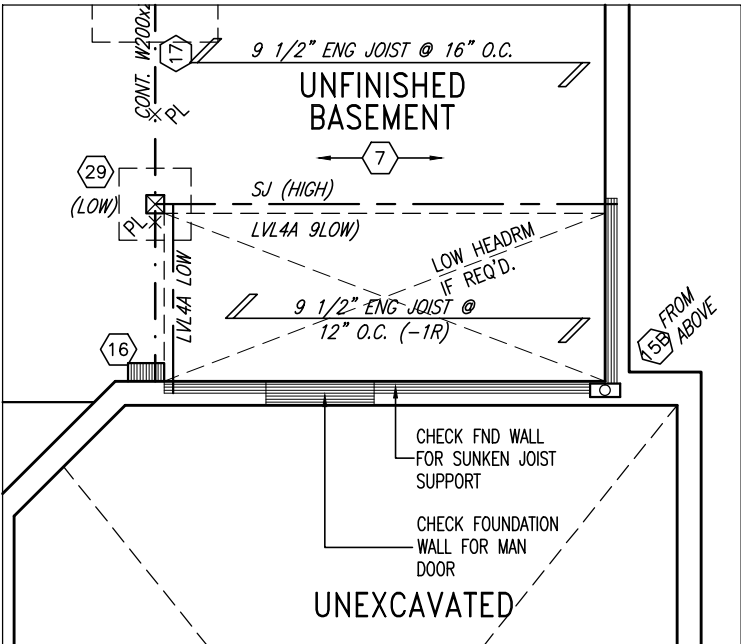
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date <b>APR 17/14</b>	drawn by <b>BDD.BIM</b>	checked by <b>3/16" = 1'-0"</b>	scale <b>13045-S38-5</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Wed - Jun 3 2015 - 10:31 AM		SECOND FLOOR PLAN 'A' drawing no. <b>3</b>	

AREA CALCULATIONS	ELEV. A	ELEV. A W/ OPT. LOGGIA	ELEV. B	ELEV. B W/ OPT. LOGGIA	ELEV. C	ELEV. C W/ OPT. LOGGIA
GROUND FLOOR AREA	1247 SF	1247 SF	1251 SF	1251 SF	1250 SF	1250 SF
SECOND FLOOR AREA	1549 SF	1549 SF	1559 SF	1559 SF	1552 SF	1552 SF
SUBTOTAL	2796 SF	2796 SF	2810 SF	2810 SF	2802 SF	2802 SF
DEDUCT ALL OPEN AREAS	13 SF	13 SF	13 SF	13 SF	13 SF	13 SF
<b>TOTAL NET AREA</b>	<b>2783 SF</b> (258.55 m2)	<b>2783 SF</b> (258.55 m2)	<b>2797 SF</b> (259.85 m2)	<b>2797 SF</b> (259.85 m2)	<b>2789 SF</b> (259.11 m2)	<b>2789 SF</b> (259.11 m2)
FINISHED BSMT AREA	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
COVERAGE W/OUT PORCH	1701 SF (158.03 m2)	1701 SF (158.03 m2)	1704 SF (158.31 m2)	1704 SF (158.31 m2)	1703 SF (158.21 m2)	1703 SF (158.21 m2)
<b>COVERAGE W/ PORCH</b>	<b>1764 SF</b> (163.88 m2)	<b>1901 SF</b> (176.61 m2)	<b>1774 SF</b> (164.81 m2)	<b>1911 SF</b> (177.54 m2)	<b>1776 SF</b> (165.00 m2)	<b>1913 SF</b> (177.72 m2)

REFER TO FULL PLANS FOR  
TYPICAL NOTES.



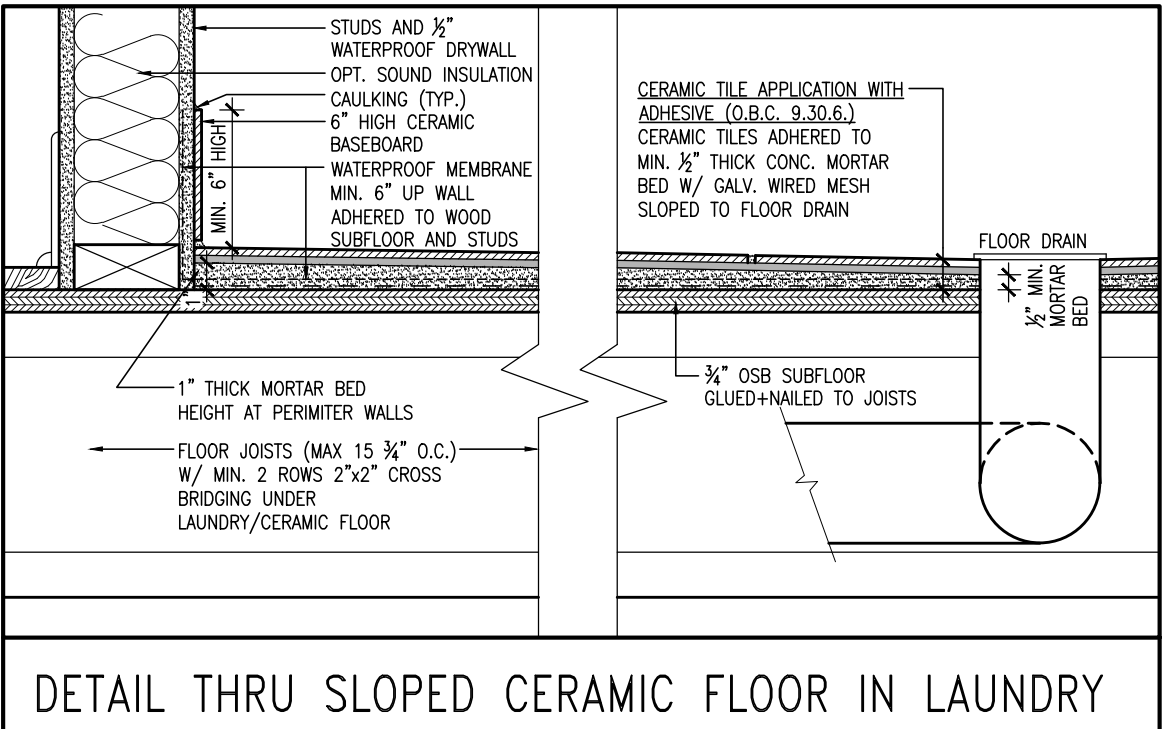
PART BSMT PLAN  
MUDROOM SUNKEN >1R



PART BSMT PLAN  
MUDROOM SUNKEN 1R

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DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

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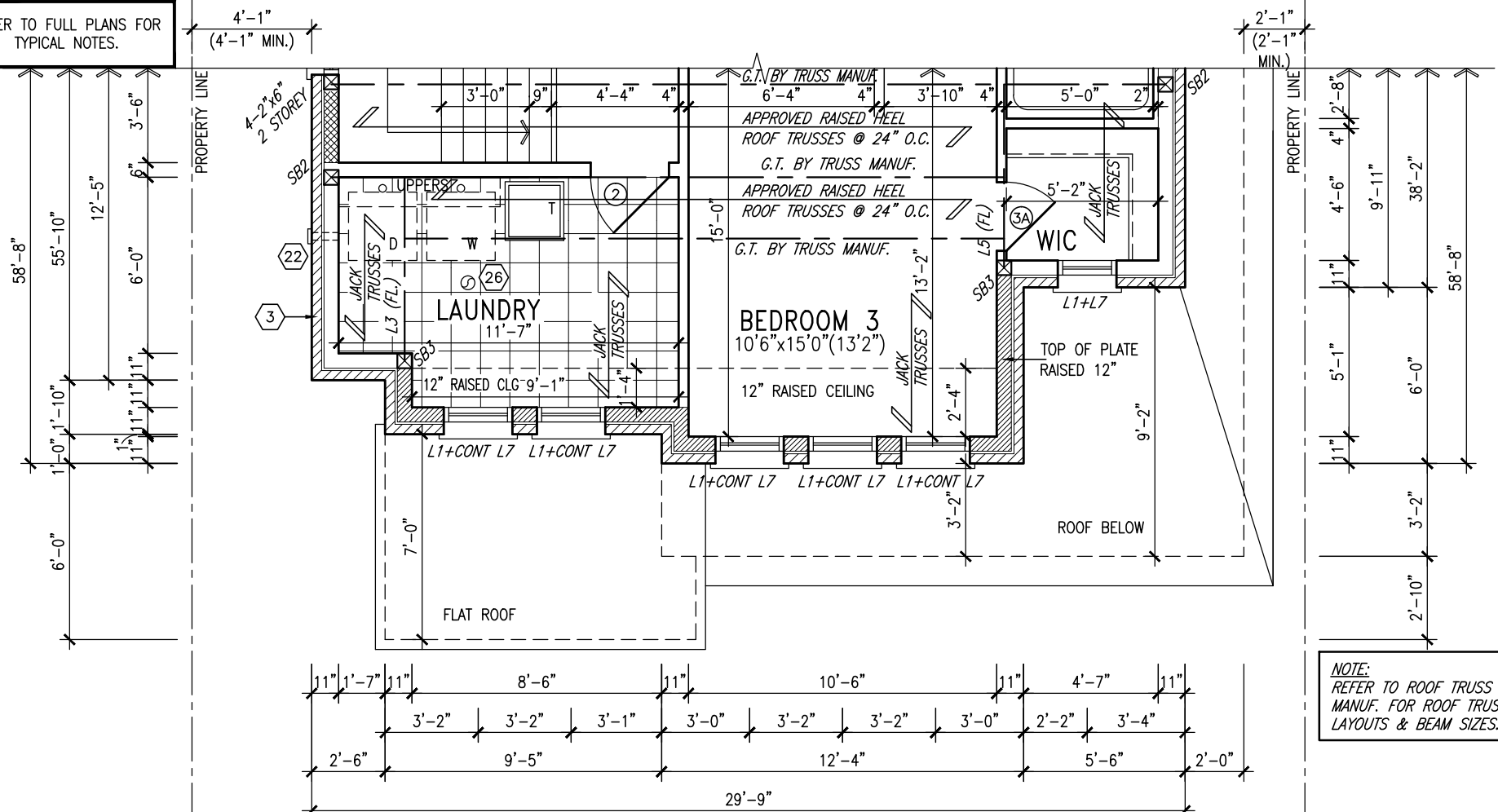
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qualification information		
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name registration information		
VA3 Design Inc.	42658	
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<b>BAYVIEW WELLINGTON</b>		<b>S38-5</b> BAROSSA 5
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>APR 17/14</b>	PARTIAL PLANS & AREA CHART	
drawn by <b>BDD.BIM</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>
file name <b>13045-S38-5</b>		drawing no. <b>4</b>
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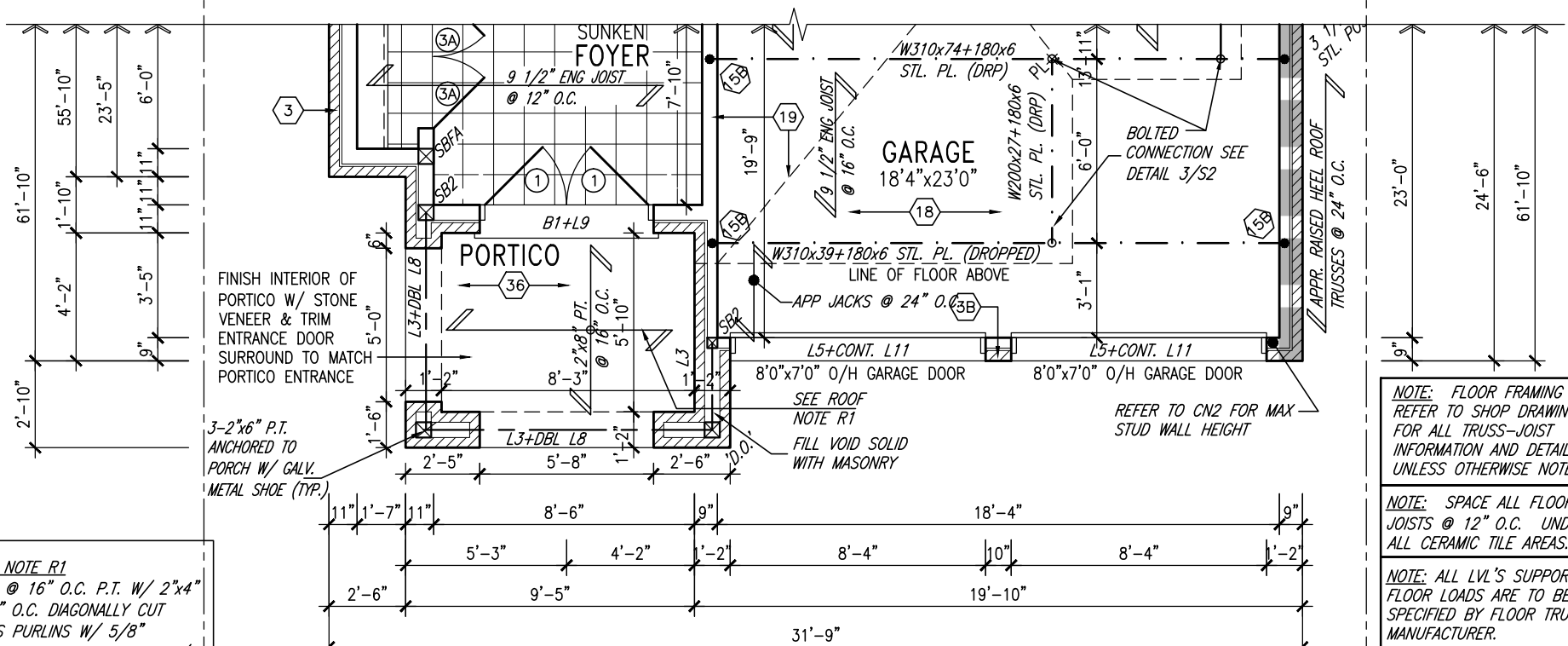


REFER TO FULL PLANS FOR  
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NOTE:  
REFER TO ROOF TRUSS  
MANUF. FOR ROOF TRUSS  
LAYOUTS & BEAM SIZES.

PART. SECOND FLOOR PLAN 'B'



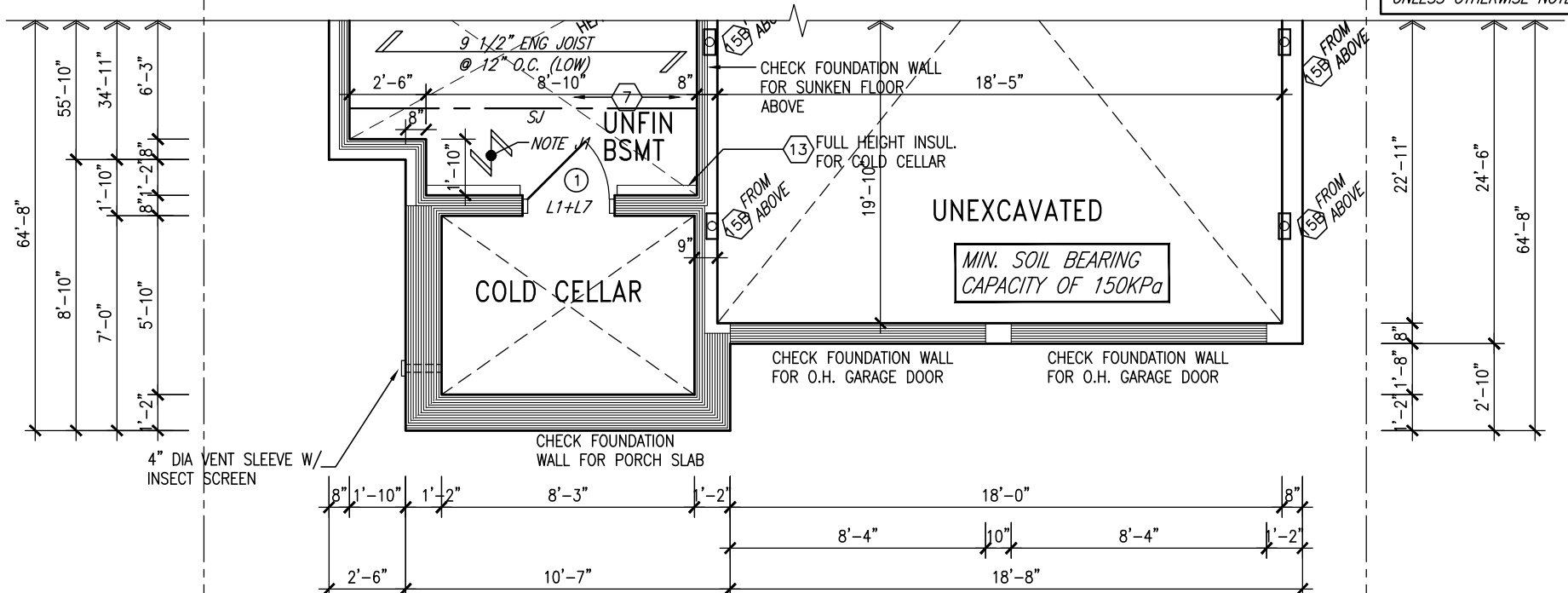
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PART. GROUND FLOOR PLAN 'B'



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

INDICATES REDUCED SIDE YARD

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8	-	-	qualification information			project name	municipality	project no.	
7	-	-	Wellington Jno-Baptiste			<b>GREEN VALLEY ESTATES</b>	<b>BRADFORD, ON</b>	<b>13045</b>	
6	-	-	name registration information VA3 Design Inc.			date <b>APR 17/14</b>	scale <b>PARTIAL PLANS EL. 'B'</b>		drawing no. <b>5</b>
5	UPDATE EXTERIOR COL NOTES	21-04-15	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 <b>BDD.BIM</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S38-5</b>
4	UPGRADED REAR ELEVATIONS ADDED	-	RC	RICHARD ~ H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg ~ Wed - Jun 3 2015 ~ 10:31 AM					
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS						
2	REVISED AS PER ENG COMMENTS	14-05-26	RC						
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[illegible][illegible][illegible]

INDICATES REDUCED SIDE YARD

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8	-	-	qualification information		project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	<b>PARTIAL PLANS EL. 'C'</b>			
7	-	-	Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591 signature BCIN		date <b>APR 17/14</b>	scale <b>3/16" = 1'-0"</b>				file name <b>13045-S38-5</b>
6	-	-	name registration information <b>VA3 Design Inc.</b> 42658		drawn by <b>BDD.BIM</b>	checked by -				
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4	UPGRADED REAR ELEVATIONS ADDED	-	RC		<b>13045-S38-5</b>					
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2	REVISED AS PER ENG COMMENTS	14-05-26	RC	<b>13045-S38-5</b>				drawing no. <b>6</b>		
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no.	description	date	by	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Wed - Jun 3 2015 - 10:31 AM						

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REFER TO FRONT ELEVATION FOR  
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VALLEY FLASHING  
(TYP.)

TOP OF PLATE

TOP OF WINDOW

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

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

2-8"x8" FIBREGLASS  
COLUMN BY ROMAN  
COLUMNS W/ 1/2" THICK  
HDPE TOP LOADING PLATE  
ANCHORED TO PORCH SLAB.

FIN GROUND FLOOR

SUNKEN FOYER  
FIN GRADE

TOP OF SLAB

WALL AREA 1152.25 SQ. FT.  
LIMITING DISTANCE 1.2 M (7%)  
OPENINGS ALLOWED 80.66 SQ. FT.  
OPENINGS PROVIDED 62.35 SQ. FT.  
(GLASS AREA ONLY)

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))

S38-5 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	77.66 S.F.	12.86 %
LEFT SIDE	1151 S.F.	96.44 S.F.	8.38 %
RIGHT SIDE	1163 S.F.	88.44 S.F.	7.60 %
REAR	595 S.F.	135.67 S.F.	22.80 %
TOTAL SQ. FT.	3513.00 S.F.	398.21 S.F.	11.34 %
TOTAL SQ. M.	326.37 S.M.	36.99 S.M.	11.34 %

LEFT SIDE ELEVATION 'A'

BAYVIEW WELLINGTON

S38-5  
BAROSSA 5

**VAS**  
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Wellington Jno-Baptiste 25591 BCN

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BRADFORD, ON

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13045-S38-5

drawing no.  
8

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REAR ELEVATION 'A', 'B' & 'C'

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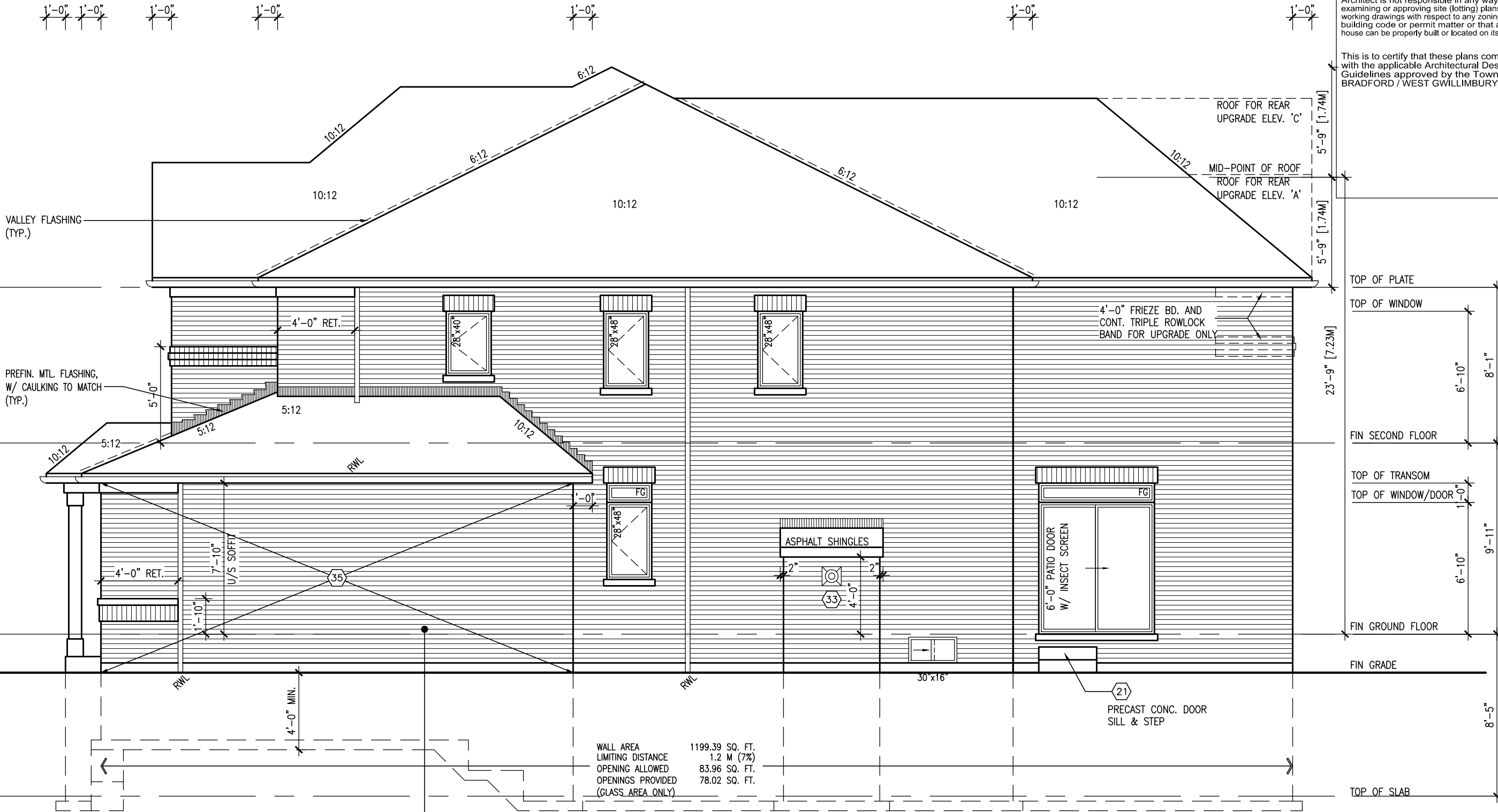
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9	S38-5 BAROSSA 5	BAYVIEW WELLINGTON	project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no 13045
			date APR 17/14	drawn by REAR ELEVATION 'A', 'B' & 'C'	drawing no 9
			checked by BDD BIM	scale 3/16" = 1'-0"	file name 13045-S38-5
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## RIGHT SIDE ELEVATION 'A'

### BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

#### 45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

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TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW/DOOR

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

BAYVIEW WELLINGTON

S38-5  
BAROSSA 5

GREEN VALLEY ESTATES

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municipality  
BRADFORD, ON

RIGHT SIDE ELEVATION 'A'

drawing no.  
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VAS  
DESIGN

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no. description

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PART. RIGHT SIDE ELEV. 'A' W/  
OPT. LOGGIA (3R COND. ONLY)

[illegible]

**VA3**  
**DESIGN**  
3004 Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vo3design.com

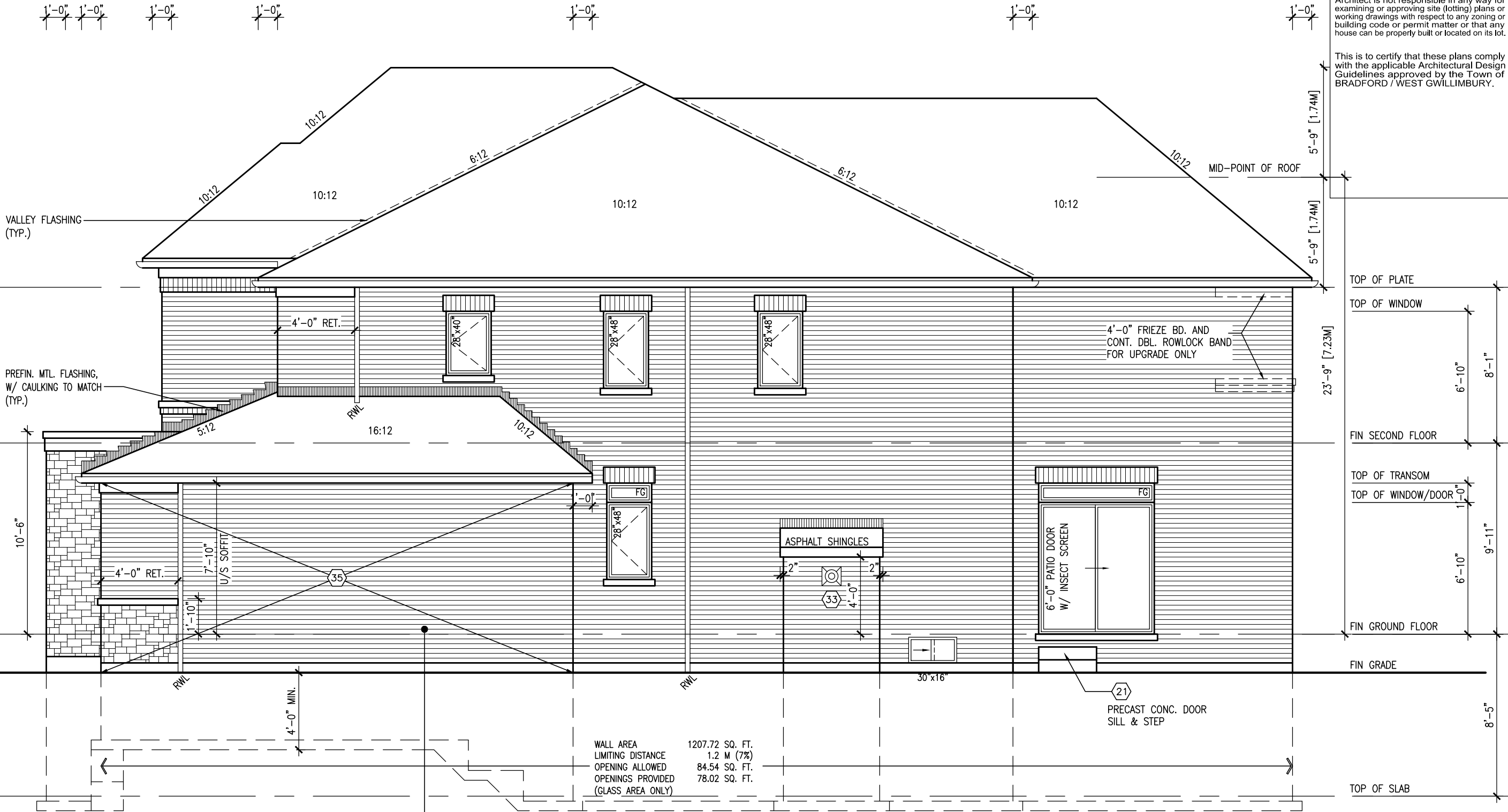
<b>BAYVIEW WELLINGTON</b>		<b>S38-5</b> BAROSSA 5	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>	
date <b>APR 17/14</b>	checked by <b>—</b>	scale <b>3/16" = 1'-0"</b>	drawing no. <b>11</b>
drawn by <b>BDD:BM</b>	checked by <b>—</b>	file name <b>13045-S38-5</b>	
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



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## RIGHT SIDE ELEVATION 'B'

### BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

#### 45 MINUTE FIRE RATED WALL

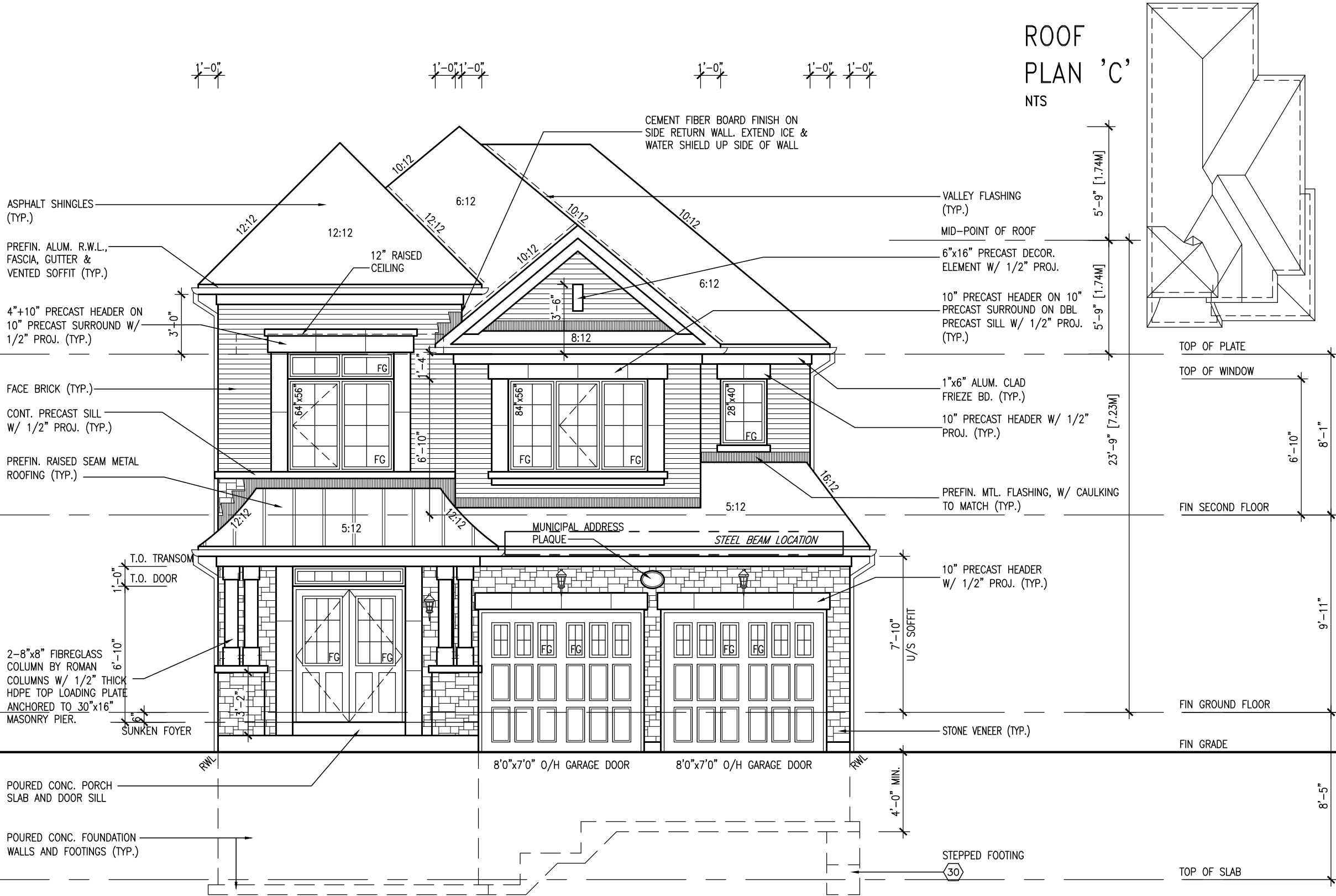
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

project name		project no.	
BAYVIEW WELLINGTON		S38-5	
GREEN VALLEY ESTATES		BAROSSA 5	
BRADFORD, ON		13045	
RIGHT ELEVATION 'B'		drawing no.	
APR 17/14		14	
drawn by		file name	
BDD-BIM		13045-S38-5	
checked by		scale	
-		3/16" = 1'-0"	
RICHARD		H:\ARCHIVE\WORKING\2013\13045-S38-5.dwg	
-		Wed - Jun 3 2015 - 10:31 AM	
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qualification information		signature	
Wellington Jno-Baptiste		25591	
name		BCIN	
21-04-15		42658	
UPDATE EXTERIOR COL NOTES		VAS Design Inc.	
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.	
14-07-21		RC	
COLD CELLAR, 5'-0" FROST PROTECTION		14-05-26	
REVISED AS PER ENG COMMENTS		RC	
14-04-23		RC	
ISSUED FOR CLIENT REVIEW		date	
no. description		by	

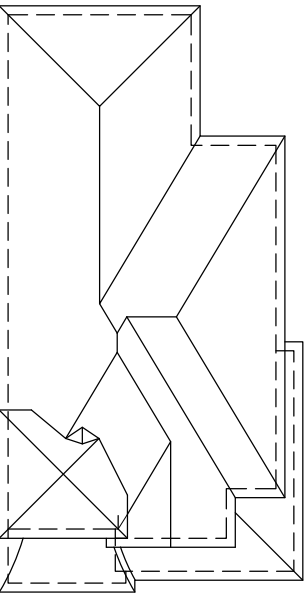
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FRONT ELEVATION 'C'

ROOF  
PLAN 'C'  
NTS



BAYVIEW WELLINGTON

S38-5  
BAROSSA 5

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	APR 17/14	checked by	BDD-BIM	drawing no.	15
drawn by	scale	3/16" = 1'-0"	file name	13045-S38-5	
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S38-5.dwg - Wed - Jun 3 2015 - 10:31 AM					

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.					
qualification information					
6	Wellington Jno-Baptiste	signature	25591	BCN	42658
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC		
4	UPGRADED REAR ELEVATIONS ADDED				
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS		
2	REVISED AS PER ENG COMMENTS	14-05-26	RC		
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC		
no.	description	date	by		

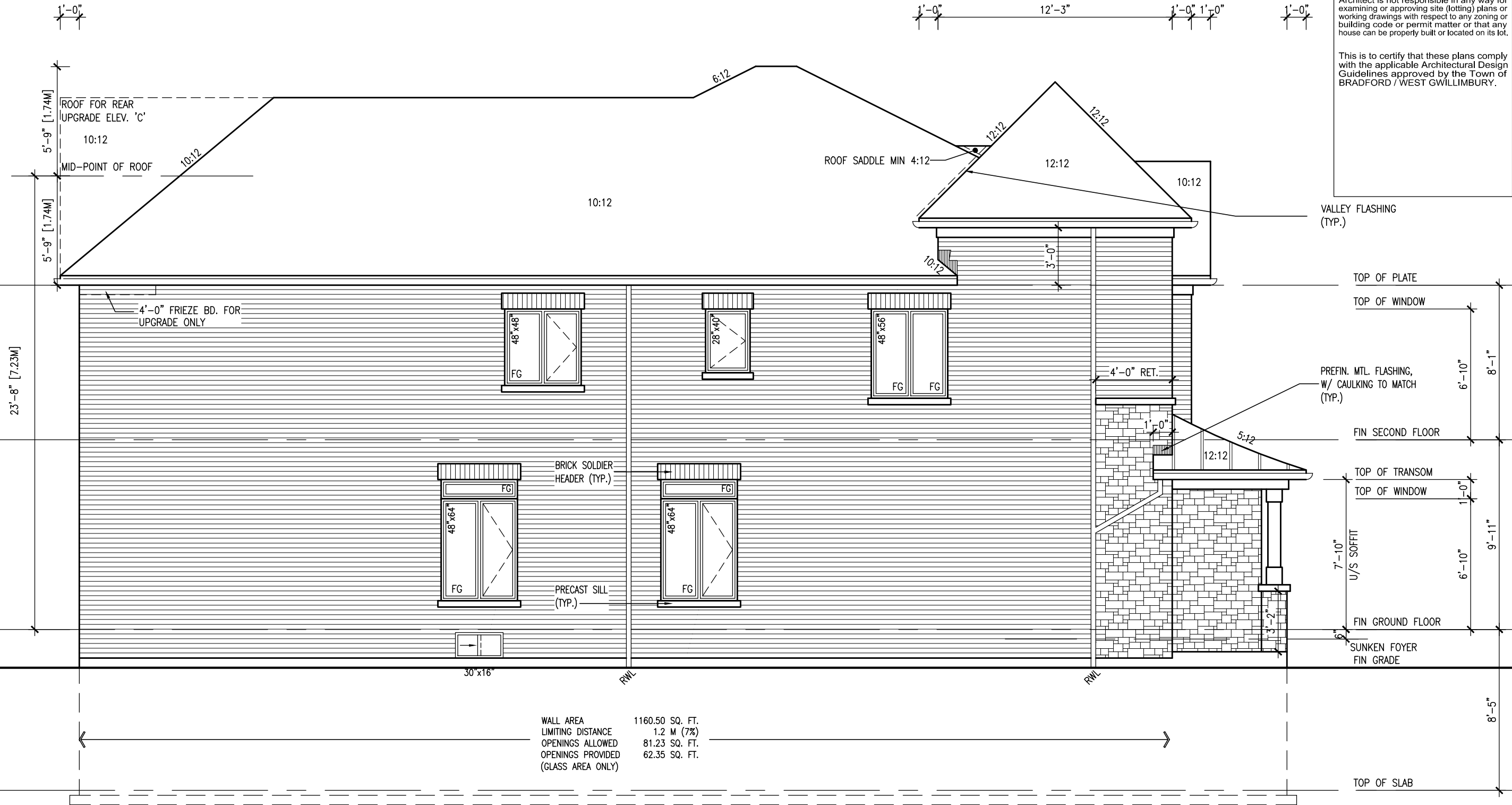
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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LEFT SIDE ELEVATION 'C'

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-5 ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	78.11 S.F.	12.91 %
LEFT SIDE	1176 S.F.	96.44 S.F.	8.20 %
RIGHT SIDE	1163 S.F.	88.43 S.F.	7.60 %
REAR	595 S.F.	135.67 S.F.	22.80 %
TOTAL SQ. FT.	3539.00 S.F.	398.65 S.F.	11.26 %
TOTAL SQ. M.	328.78 S.M.	37.04 S.M.	11.26 %

[illegible]

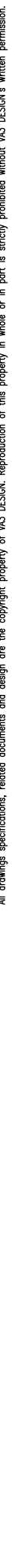
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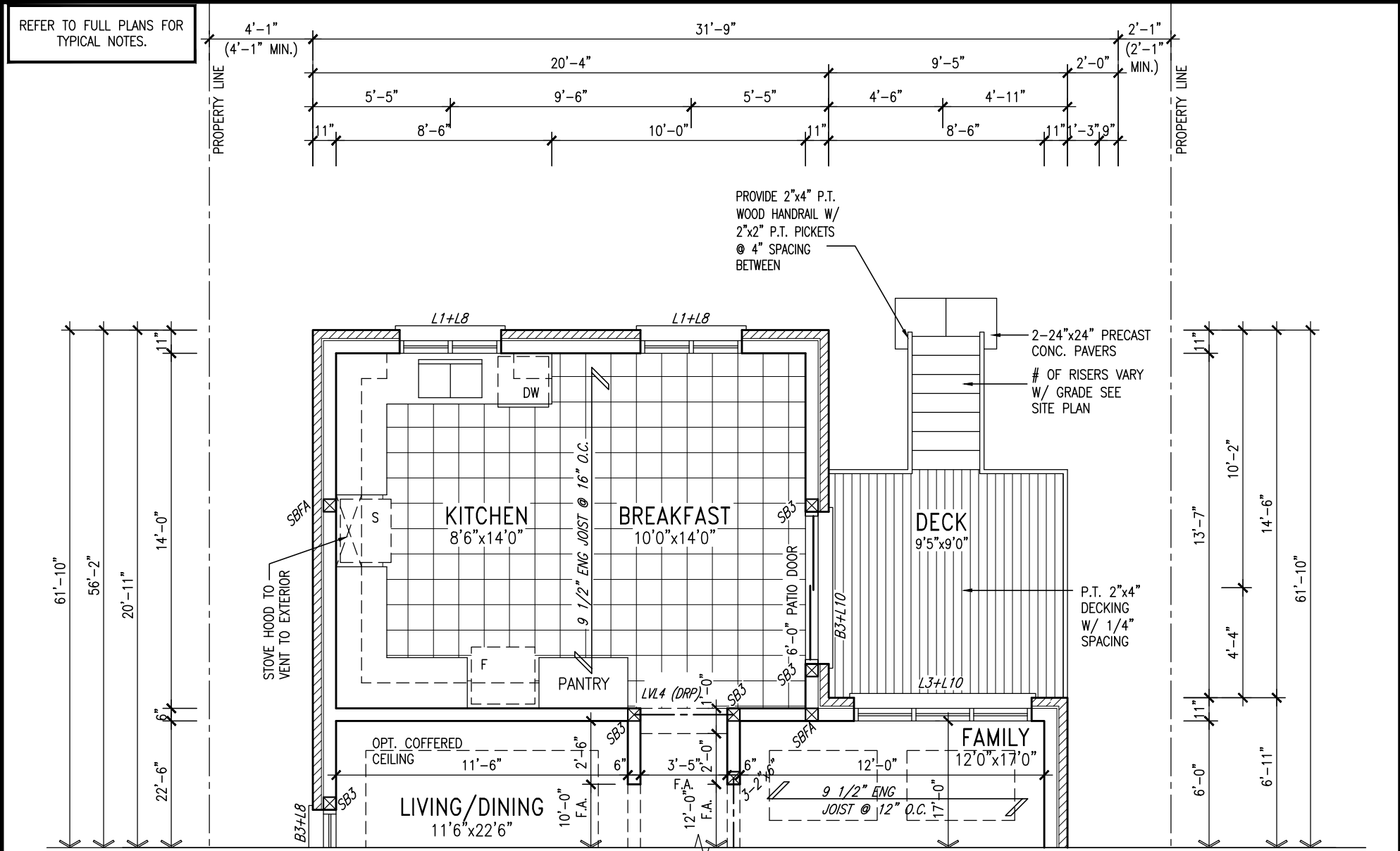
**VA3**  
**DESIGN**  
3004 Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vo3design.com

<b>BAYVIEW WELLINGTON</b>				<b>S38-5</b>			
<b>GREEN VALLEY ESTATES</b>				<b>BAROSSA 5</b>			
project name		municipality		project no.			
GREEN VALLEY ESTATES		BRADFORD, ON		13045			
date		LEFT ELEVATION 'C'		drawing no.			
APR 17/14				16			
drawn by		scale		file name			
BDD:BM		3/16" = 1'-0"		13045-S38-5			
checked by		checked by		checked by			
—		—		—			
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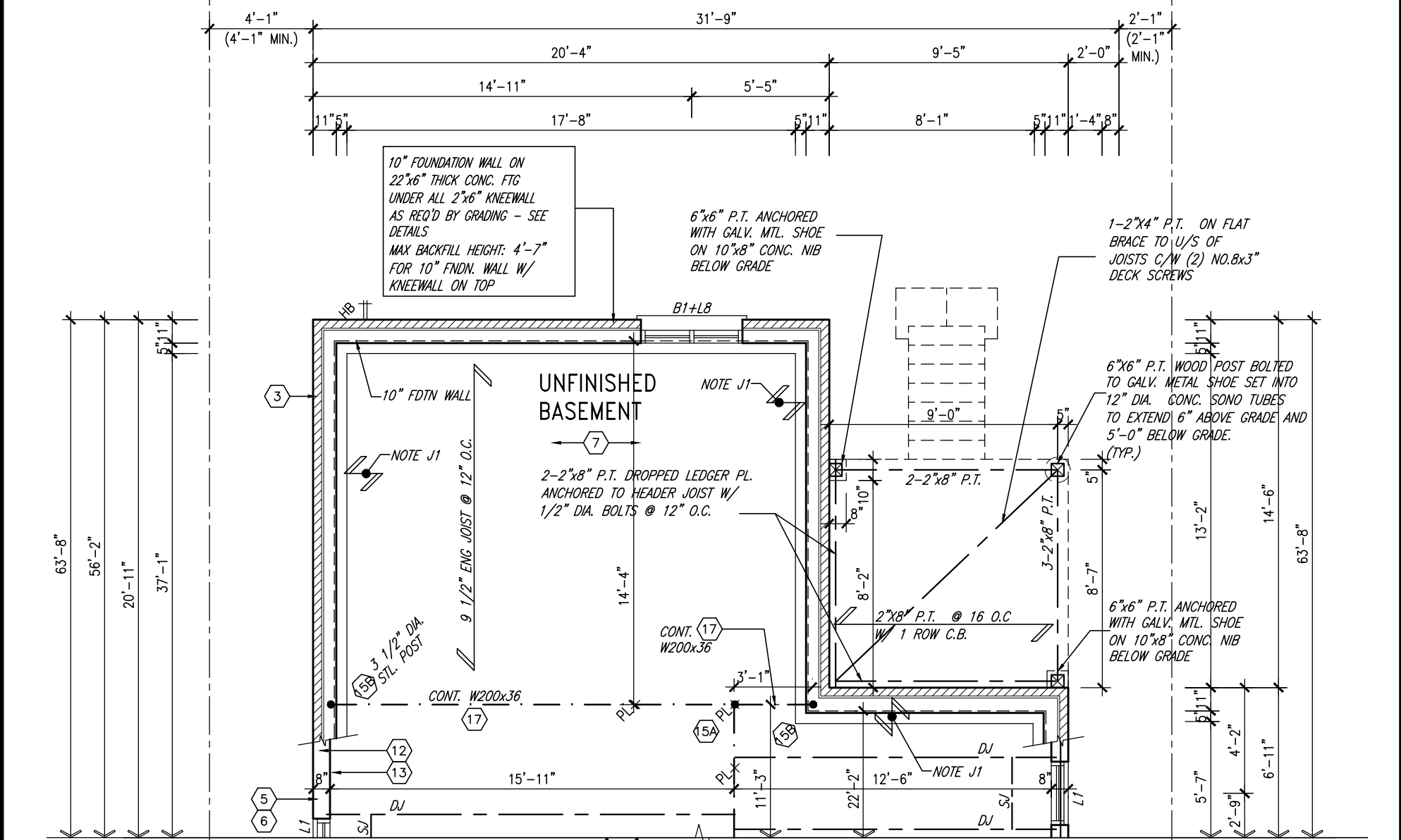
**BAYVIEW WELLINGTON**







PART GRND FLOOR PLAN 'A'  
WOD CONDITION  
ELEVS 'B' & 'C' SIMILAR



PART BSMT PLAN 'A'  
WOD CONDITION  
ELEVS 'B' & 'C' SIMILAR

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.	<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b> project name GREEN VALLEY ESTATES BRADFORD, ON date APR 17/14 drawn by BDD.BIM checked by - scale 3/16" = 1'-0" file name 13045-S38-5 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Wed - Jun 3 2015 - 10:31 AM	<b>S38-5</b> BAROSSA 5 project no. 13045 drawing no. 19
8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste signature 25591 BCIN			
6.	.	.	registration information VA3 Design Inc. 42658			
5.	UPDATE EXTERIOR COL NOTES	21-04-15	RC			
4.	UPGRADED REAR ELEVATIONS ADDED	.	.			
3.	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS			
2.	REVISED AS PER ENG COMMENTS	14-05-26	RC			
1.	ISSUED FOR CLIENT REVIEW	14-04-23	RC			
no.	description	date	by			

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7)			
S38-5 ELEVATION A WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	77.66 S.F.	12.86 %
LEFT SIDE	1151 S.F.	96.44 S.F.	8.38 %
RIGHT SIDE	1163 S.F.	88.44 S.F.	7.60 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3632.00 S.F.	408.21 S.F.	11.24 %
TOTAL SQ. M.	337.42 S.M.	37.92 S.M.	11.24 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7)			
S38-5 ELEVATION B WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	615 S.F.	78.44 S.F.	12.75 %
LEFT SIDE	1164 S.F.	96.44 S.F.	8.29 %
RIGHT SIDE	1173 S.F.	88.43 S.F.	7.54 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3666.00 S.F.	408.98 S.F.	11.16 %
TOTAL SQ. M.	340.58 S.M.	38.00 S.M.	11.16 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7)			
S38-5 ELEVATION C WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	78.11 S.F.	12.91 %
LEFT SIDE	1176 S.F.	96.44 S.F.	8.20 %
RIGHT SIDE	1163 S.F.	88.43 S.F.	7.60 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3658.00 S.F.	408.65 S.F.	11.17 %
TOTAL SQ. M.	339.84 S.M.	37.96 S.M.	11.17 %




REAR ELEVATION 'A'  
9R OR MORE  
W.O.D. CONDITION  
EL. 'B' & 'C' SIMILAR

BASEMENT WINDOW SIZES  
4R-8R USE 30"x24" VINYL  
CLAD STRUCTURAL STEEL  
FRAME BASEMENT WINDOWS

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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.
8.	.	.	qualification information
7.	.	.	
6.	.	.	Wellington Jno-Baptiste <i>W. Baptiste</i> 25591
5.	.	.	name registration information BCIN
4.	UPGRADED EXTERIOR COL NOTES	21-04-15	RC
3.	UPGRADED REAR ELEVATIONS ADDED	.	.
2.	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS
1.	REVISED AS PER ENG COMMENTS	14-05-26	RC
0.	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by



**VA3 DESIGN**  
3004 Wilson Avenue  
Toronto, ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

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Wellington Jno-Baptiste *W. Baptiste* 25591

name registration information BCIN

VA3 Design Inc. 42658

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**BAYVIEW WELLINGTON**

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

date **APR 17/14**

drawn by **BDD.BIM** checked by **-** scale **3/16" = 1'-0"**

REAR ELEVATION - WOD CONDITION

file name **1304S-S38-5**

**20**

drawing no.

project no. **1304S**

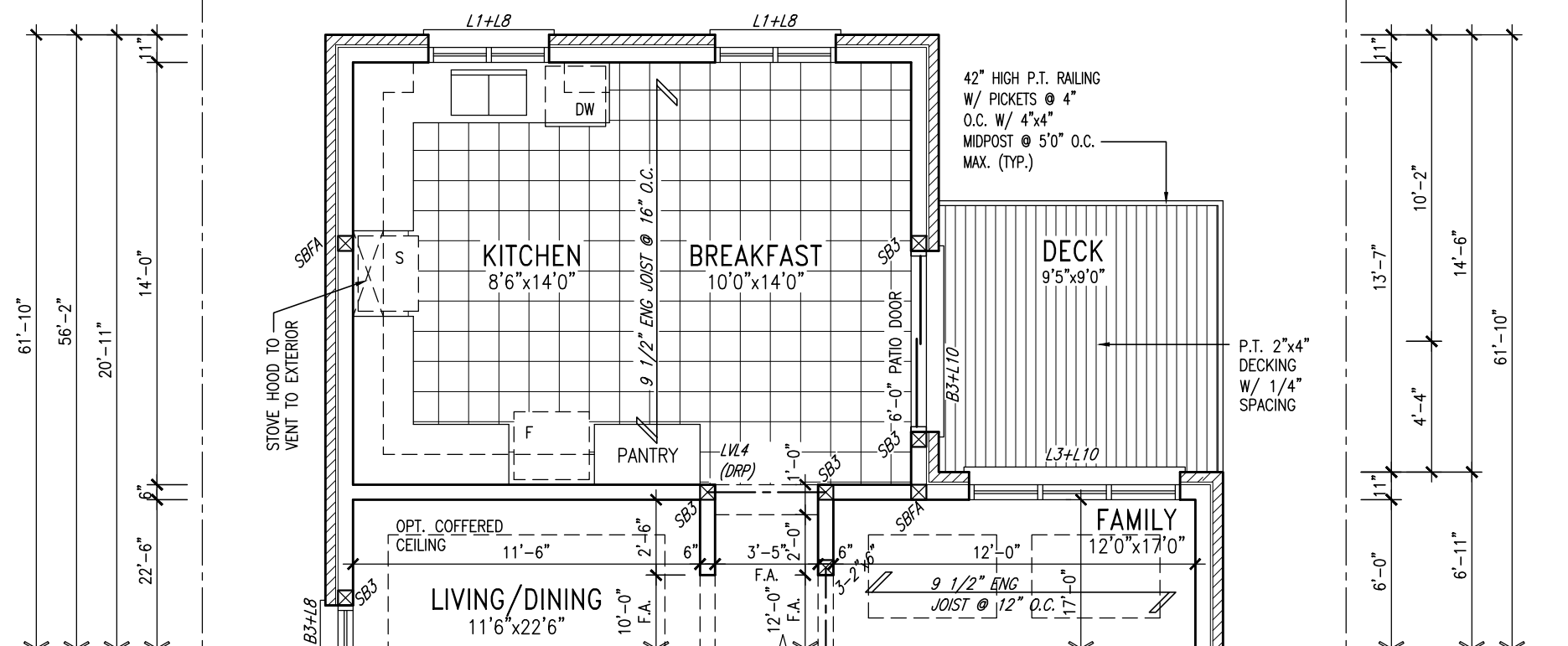
**S38-5**

**BAROSSA 5**

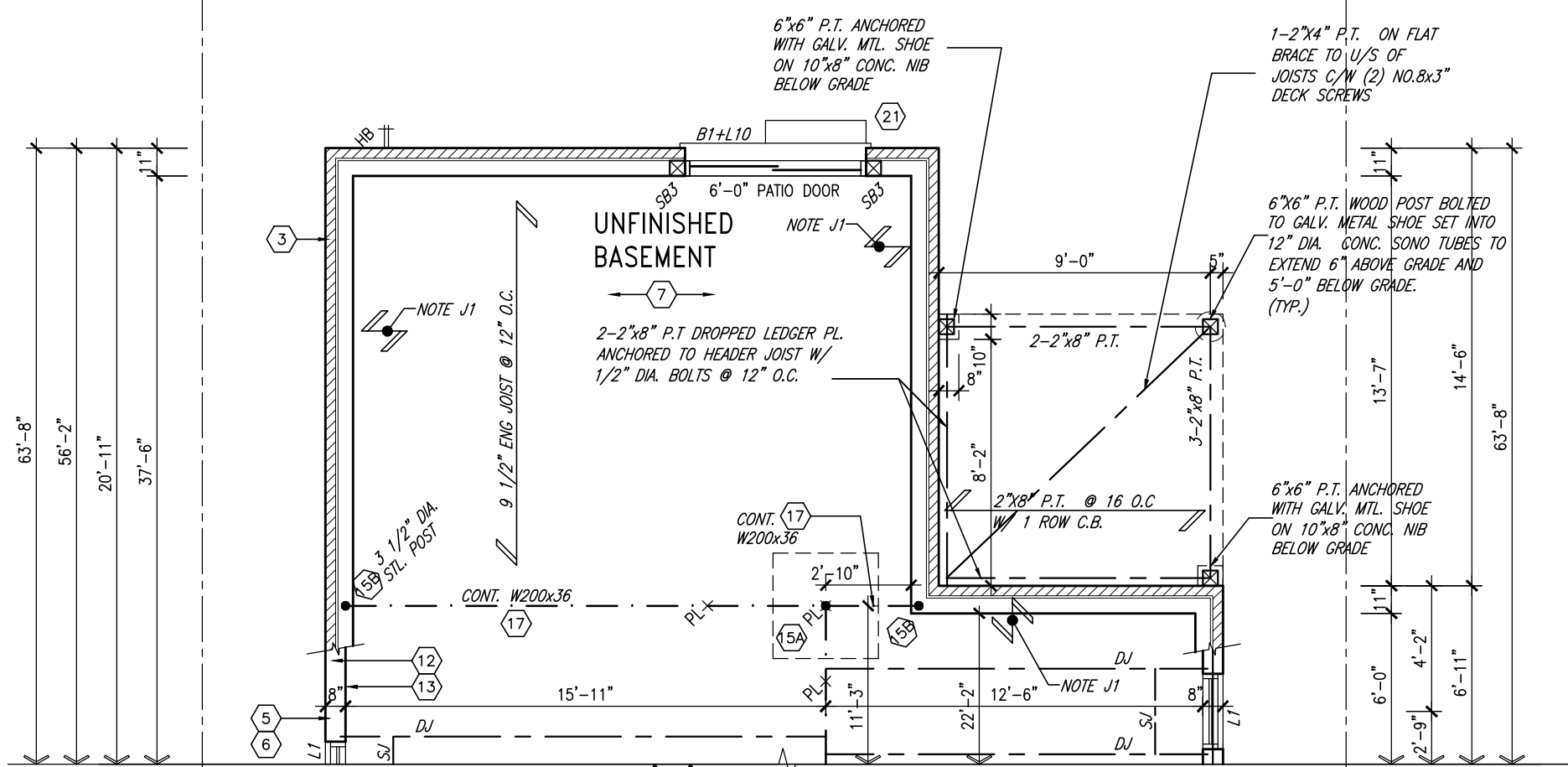
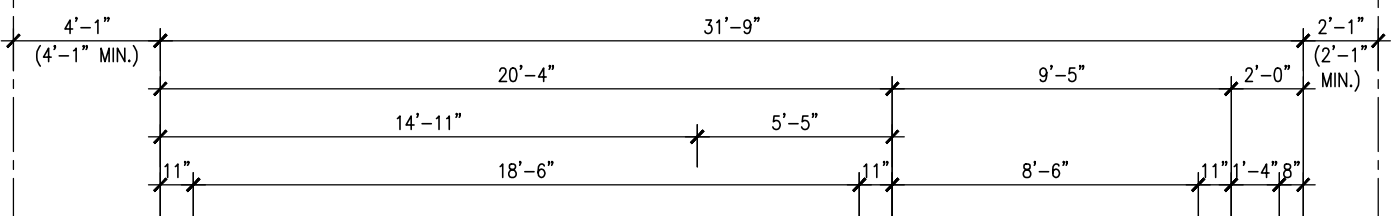
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Site plan showing property lines, setbacks, and dimensions for a proposed building. The plan includes a north arrow pointing towards the top right. Key dimensions include a 4'-1" front setback, a 31'-9" lot width, and various side and rear setbacks ranging from 5'-5" to 11'-3". The building footprint is outlined in black, and the surrounding area is shaded light gray.



PART GRND FLOOR PLAN 'A'  
 WOB CONDITION  
 ELEVS 'B' & 'C' SIMILAR



PART BSMT PLAN 'A'  
WOB CONDITION  
ELEVS 'B' & 'C' SIMILAR

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 BCIN
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC	name registration information
4	UPGRADED REAR ELEVATIONS ADDED	.	.	YA3 Design Inc. 42658
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS	
2	REVISED AS PER ENG COMMENTS	14-05-26	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	ISSUED FOR CLIENT REVIEW	14-04-23	RC	
no.	description	date	by	



**S38-5**  
BAROSSA 5

project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>APR 17/14</b>		drawing no. <b>21</b>
PARTIAL PLANS – WOB CONDITION		
drawn by <b>BDD.BIM</b>	checked by –	
scale <b>3/16" = 1'-0"</b>	file name <b>13045-S38-5</b>	
RICHARD – H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg – Wed – Jun 3 2015 – 10:31 AM		

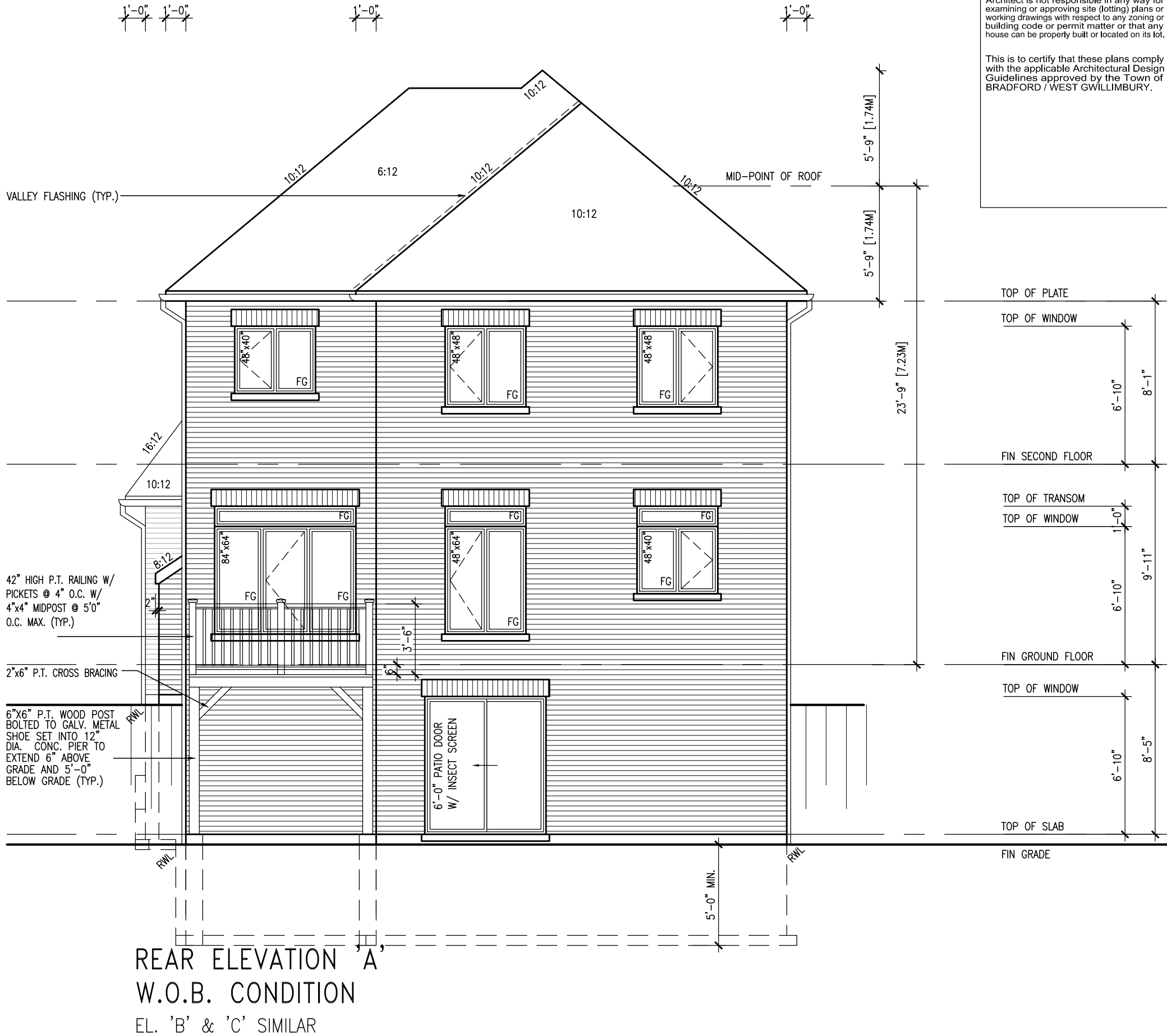
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-5 ELEVATION A WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	77.66 S.F.	12.86 %
LEFT SIDE	1151 S.F.	96.44 S.F.	8.38 %
RIGHT SIDE	1163 S.F.	88.44 S.F.	7.60 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3719.00 S.F.	435.87 S.F.	11.72 %
TOTAL SQ. M.	345.50 S.M.	40.49 S.M.	11.72 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-5 ELEVATION B WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	615 S.F.	78.44 S.F.	12.75 %
LEFT SIDE	1164 S.F.	96.44 S.F.	8.29 %
RIGHT SIDE	1173 S.F.	88.43 S.F.	7.54 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3753.00 S.F.	436.64 S.F.	11.63 %
TOTAL SQ. M.	348.66 S.M.	40.56 S.M.	11.63 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-5 ELEVATION C WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	78.11 S.F.	12.91 %
LEFT SIDE	1176 S.F.	96.44 S.F.	8.20 %
RIGHT SIDE	1163 S.F.	88.43 S.F.	7.60 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3745.00 S.F.	436.31 S.F.	11.65 %
TOTAL SQ. M.	347.92 S.M.	40.53 S.M.	11.65 %



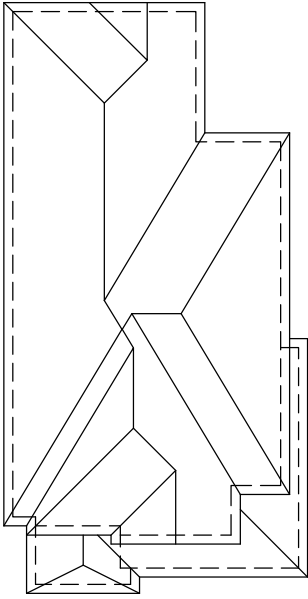
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				300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com			
				<b>DESIGN</b>			
				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings 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				
9	.	.	.				
8	.	.	.				
7	.	.	.				
6	.	.	.				
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC	name: <b>Wellington Jno-Baptiste</b> 25591 BCN			
4	UPGRADED REAR ELEVATIONS ADDED	.	.	registration information: <b>VAS Design Inc.</b> 42658			
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS	signature: 			
2	REVISED AS PER ENG COMMENTS	14-05-26	RC				
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC				
				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			
				project name: <b>BAYVIEW WELLINGTON</b>			
				municipality: <b>BRADFORD, ON</b>			
				project no.: <b>13045</b>			
				drawing no.: <b>22</b>			
				date: <b>APR 17/14</b>			
				checked by: <b>BDD-BIM</b>			
				drawn by: <b>3/16" = 1'-0"</b>			
				scale: <b>3/16" = 1'-0"</b>			
				file name: <b>13045-S38-5</b>			
				condition: <b>REAR ELEVATION - WOB CONDITION</b>			
				drawing no.: <b>13045-S38-5</b>			
				project name: <b>GREEN VALLEY ESTATES</b>			
				municipality: <b>BRADFORD, ON</b>			
				project no.: <b>13045</b>			
				drawing no.: <b>22</b>			
				checked by: <b>BDD-BIM</b>			
				drawn by: <b>3/16" = 1'-0"</b>			
				scale: <b>3/16" = 1'-0"</b>			
				file name: <b>13045-S38-5</b>			
				condition: <b>REAR ELEVATION - WOB CONDITION</b>			
				drawing no.: <b>13045-S38-5</b>			
				project name: <b>GREEN VALLEY ESTATES</b>			
				municipality: <b>BRADFORD, ON</b>			
				project no.: <b>13045</b>			
				drawing no.: <b>22</b>			
				checked by: <b>BDD-BIM</b>			
				drawn by: <b>3/16" = 1'-0"</b>			
				scale: <b>3/16" = 1'-0"</b>			
				file name: <b>13045-S38-5</b>			
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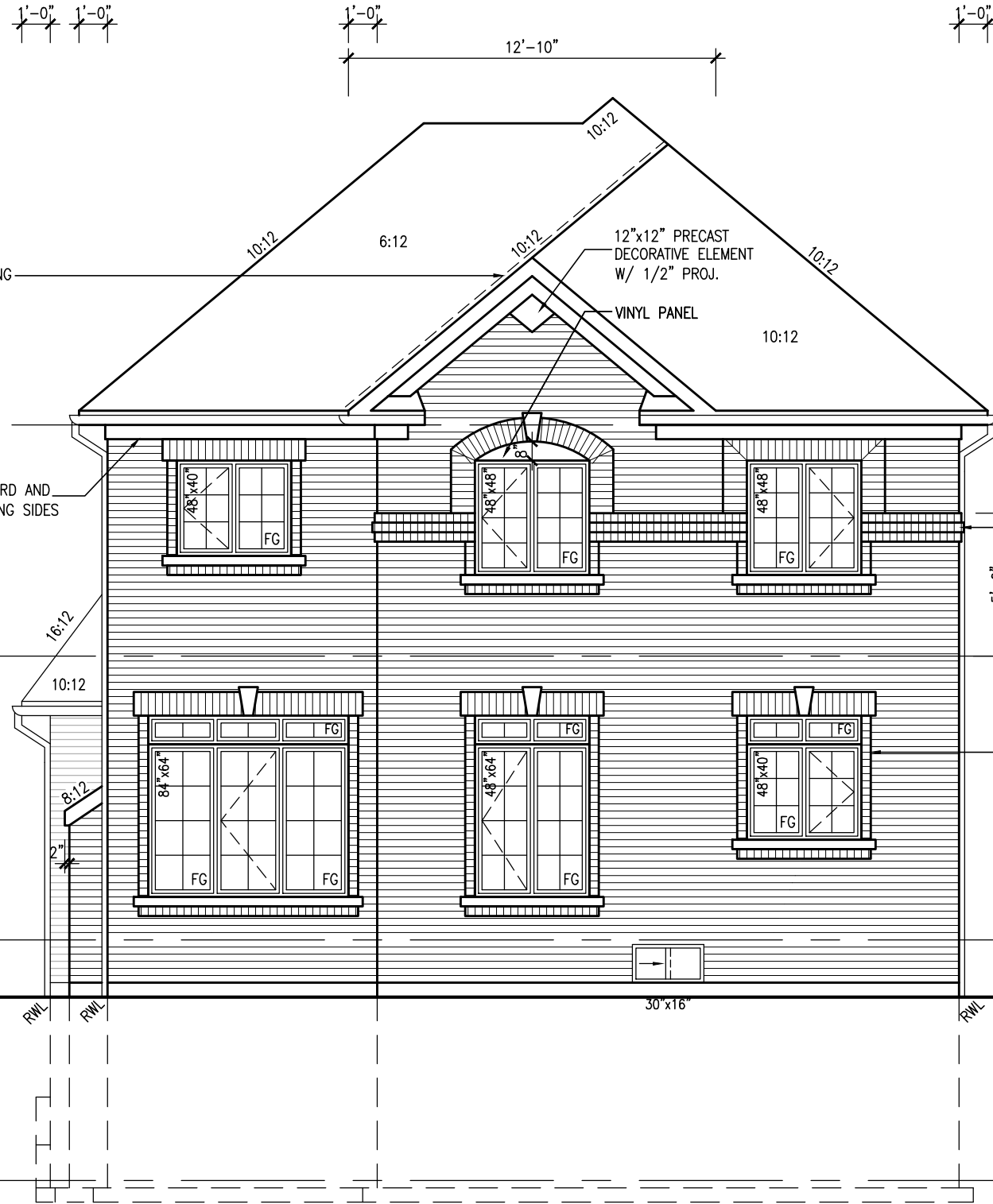
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'A'  
(UPGRADE REAR)  
NTS

RETURN FRIEZE BOARD AND  
BANDING 4'-0" ALONG SIDES  
(TYP.)

VALLEY FLASHING  
(TYP.)



CONTINUOUS TRIPLE BRICK  
ROWLOCK BAND W/ 1/2"  
PROJ. (TYP.) RETURN 4'-0"  
ON LEFT SIDE

BRICK SOLDIER HEADER ON BRICK  
ROWLOCK STACKBOND ON  
PRECAST SILL ON BRICK ROWLOCK  
BAND W/ 1/2" PROJ. (TYP.)

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

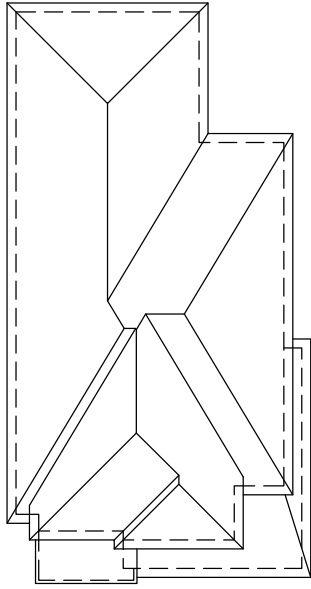
UPGRADED REAR ELEVATION 'A'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

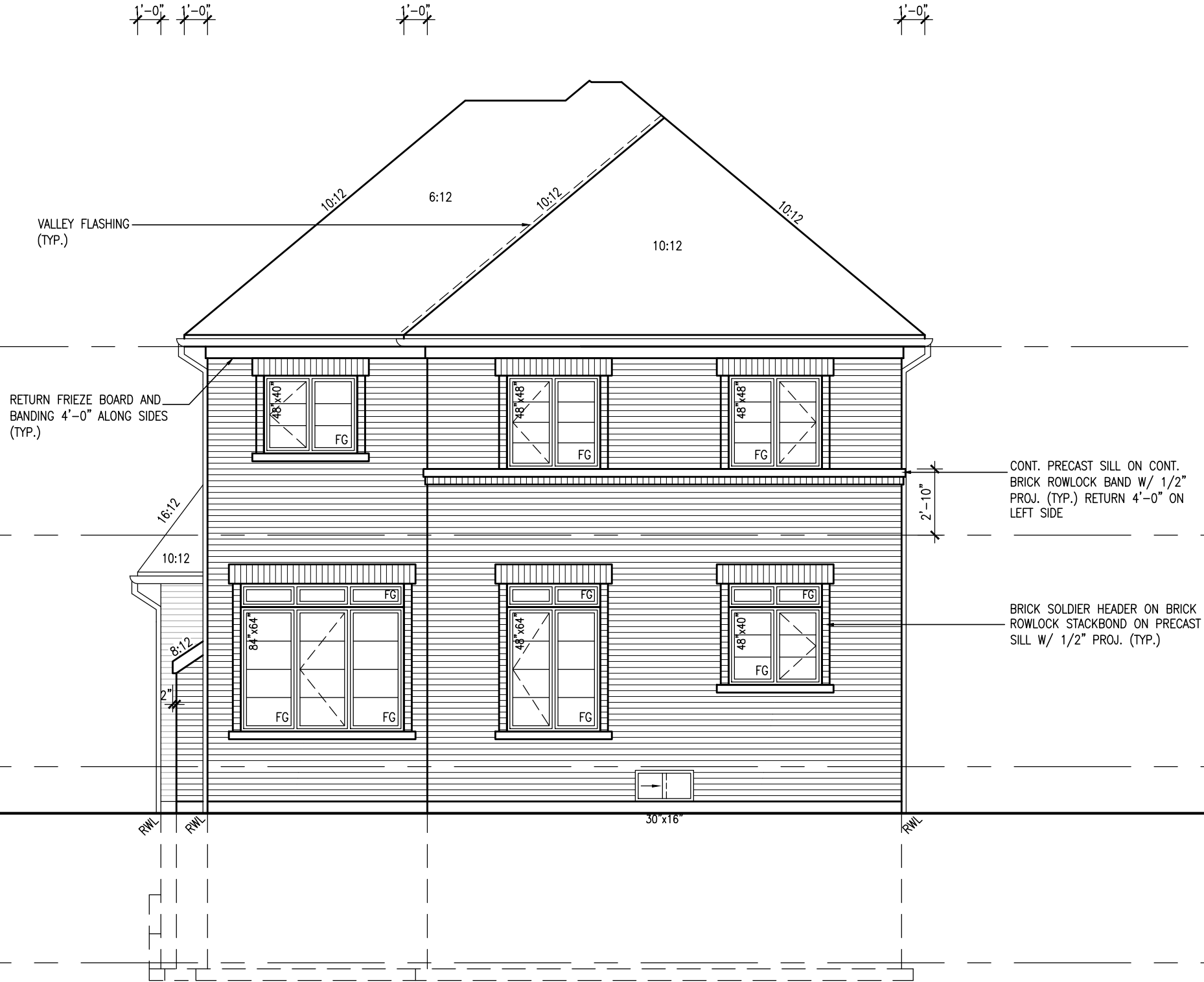
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

BAYVIEW WELLINGTON		S38-5 BAROSSA 5	
GREEN VALLEY ESTATES		BRADFORD, ON	
UPGRADED REAR ELEVATION 'A'		13045	
APR 17/14		23	
BDD-BIM		13045-S38-5	
RICHARD - H:\ARCHIVE WORKING\2013\13045-S38-5.dwg - Wed - Jun 3 2015 - 10:31 AM		3/16" = 1'-0"	
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	
21-04-15		25591	
UPDATE EXTERIOR COL NOTES		BCN	
4 UPGRADED REAR ELEVATIONS ADDED		42658	
3 COLD CELLAR, 5'-0" FROST PROTECTION		14-07-21	
2 REVISED AS PER ENG COMMENTS		14-05-26	
1 ISSUED FOR CLIENT REVIEW		14-04-23	
no. description		date by	

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'B'  
(UPGRADE REAR)  
NTS



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans, including drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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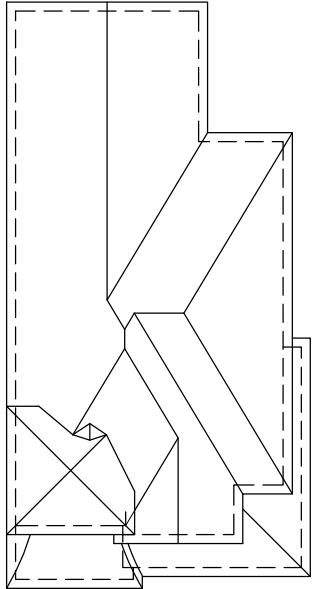
Diagram showing vertical dimensions for a building facade:

- From TOP OF PLATE to FIN SECOND FLOOR: 6'-10"
- From TOP OF PLATE to FIN GRADE: 8'-1"
- From FIN SECOND FLOOR to TOP OF TRANSOM: 1'-0"
- From TOP OF TRANSOM to FIN GRADE: 6'-10"
- From FIN SECOND FLOOR to FIN GRADE: 9'-11"

UPGRADED REAR ELEVATION 'B'

[illegible]

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'C'  
(UPGRADE REAR)  
NTS

RETURN FRIEZE BOARD AND  
BANDING 4'-0" ALONG SIDES  
(TYP.)

VALLEY FLASHING  
(TYP.)

6"x16" PRECAST CONC.  
IMPOST W/ 1/2" PROJ.

CEMENT FIBER BOARD FINISH  
W/ 6" MTL FLASHING AND  
CAULKING BEHIND

4"+10" PRECAST HEADER ON  
10" PRECAST SURROUND ON  
DBL. PRECAST SILL W/ 1/2"  
PROJ. (TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

UPGRADED REAR ELEVATION 'C'

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

BAYVIEW WELLINGTON

S38-5  
BAROSSA 5

VA3  
DESIGN

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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3 . . . . .  
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1 . . . . .

Wellington Jno-Baptiste  
Signature  
25591  
BCN  
42658  
VA3 Design Inc.  
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21-04-15 RC  
14-07-21 QS  
14-05-26 RC  
14-04-23 RC

UPDATE EXTERIOR COL NOTES  
UPGRADED REAR ELEVATIONS ADDED  
COLD CELLAR, 5'-0" FROST PROTECTION  
REVISED AS PER ENG COMMENTS  
ISSUED FOR CLIENT REVIEW

date by

description

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD, ON

project no.  
13045

drawing no.  
25

date  
APR 17/14

drawn by  
BDD-BIM

checked by  
-

scale  
3/16" = 1'-0"

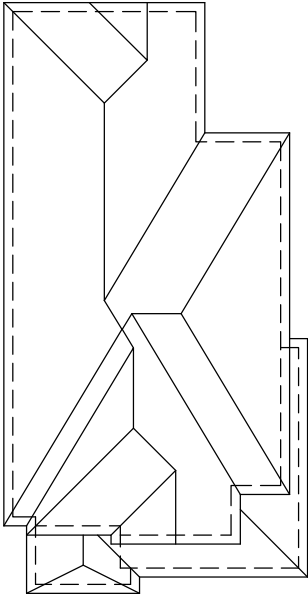
file name  
13045-S38-5

UPGRADED REAR ELEVATION 'C'

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'A'  
(UPGRADE REAR)  
NTS

RETURN FRIEZE BOARD AND  
BANDING 4'-0" ALONG SIDES  
(TYP.)

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

HORIZ. VINYL SIDING  
(TYP.)

10"x10" COLUMN  
ANCHORED TO  
PORCH SLAB W/  
GALVANIZED MTL.  
SHOE

VALLEY FLASHING  
(TYP.)

12"x12" PRECAST  
DECORATIVE ELEMENT  
W/ 1/2" PROJ.

VINYL PANEL

CONTINUOUS TRIPLE BRICK  
ROWLOCK BAND W/ 1/2"  
PROJ. (TYP.) RETURN 4'-0"  
ON LEFT SIDE

BRICK SOLDIER HEADER ON BRICK  
ROWLOCK STACKBOND ON  
PRECAST SILL ON BRICK ROWLOCK  
BAND W/ 1/2" PROJ. (TYP.)

UPGRADED REAR ELEVATION 'A'  
W/ OPT. LOGGIA (3R COND. ONLY)

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

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

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		signature		BCN	
4		VAS Design Inc.		42658			
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no.		description		date		by	
9		UPDATE EXTERIOR COL NOTES		21-04-15		RC	
8		UPGRADED REAR ELEVATIONS ADDED		14-07-21		QS	
7		COLD CELLAR, 5'-0 FROST PROTECTION		14-05-26		RC	
6		REVISED AS PER ENG COMMENTS		14-04-23		RC	
5		ISSUED FOR CLIENT REVIEW					

project no.		project name		municipality		drawing no.	
S38-5		BAYVIEW WELLINGTON		BRADFORD, ON		13045	
BAROSSA 5		GREEN VALLEY ESTATES		UPGRADED REAR ELEVATION 'A'		26	
date		checked by		scale		file name	
APR 17/14		BDD.BIM		3/16" = 1'-0"		13045-S38-5	
drawn by		checked by		scale		file name	
RICHARD		RICHARD		3/16" = 1'-0"		13045-S38-5	
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VA3

DESIGN

3004 Wilson Avenue  
Toronto, ON M3H 1S8  
t 416.630.2235 f 416.630.4782  
va3design.com

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qualification information

Wellington Jno-Baptiste

25591

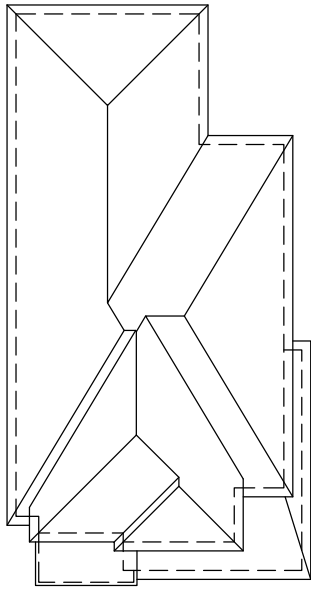
BCN

42658

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'B'  
(UPGRADE REAR)  
NTS

RETURN FRIEZE BOARD AND  
BANDING 4'-0" ALONG SIDES  
(TYP.)

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

HORIZ. VINYL SIDING  
(TYP.)

10"x10" COLUMN  
ANCHORED TO PORCH  
SLAB W/ GALVANIZED  
MTL. SHOE

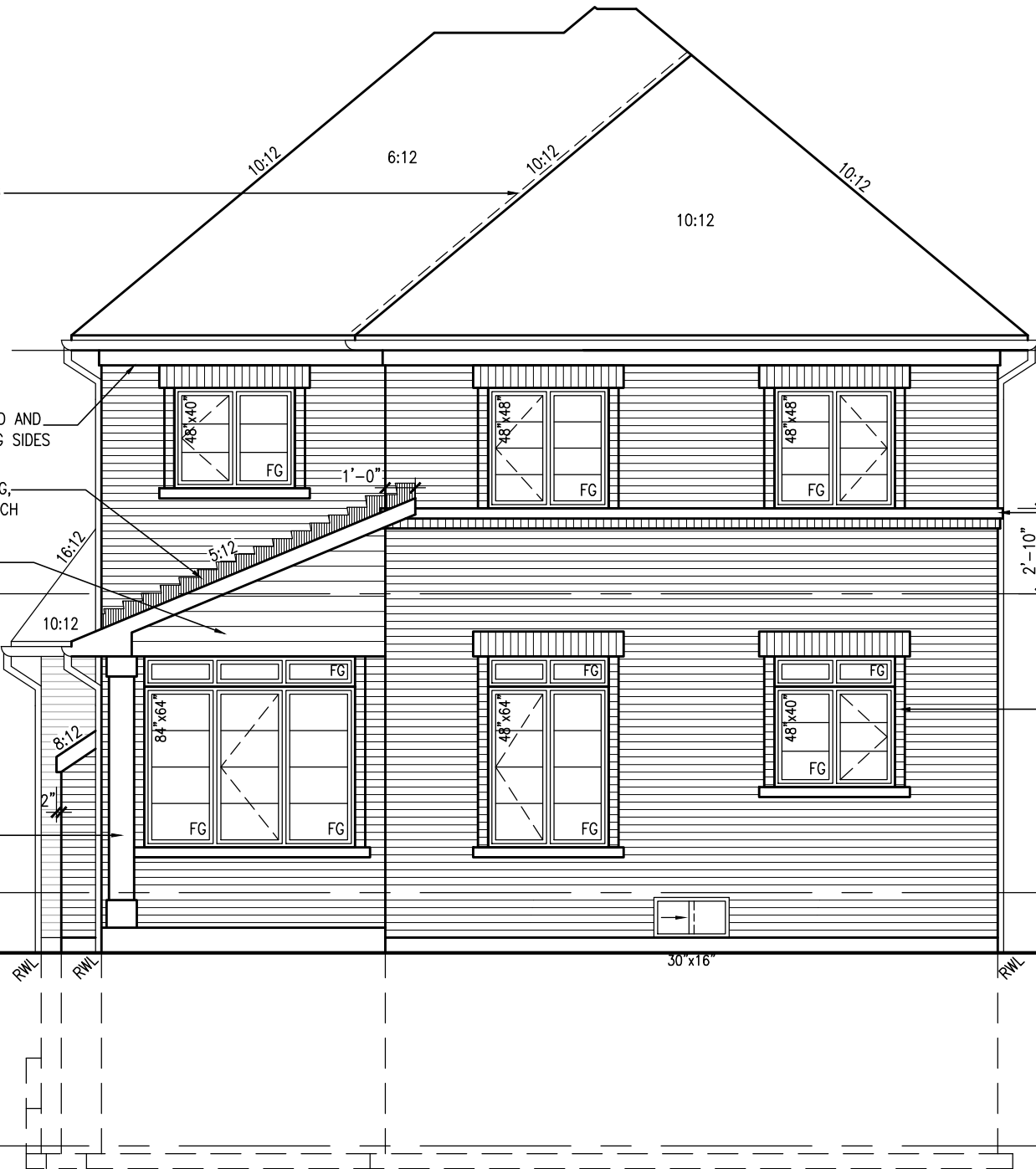
VALLEY FLASHING  
(TYP.)

1'-0"

1'-0"

1'-0"

1'-0"



UPGRADED REAR ELEVATION 'B'  
W/ OPT. LOGGIA (3R COND. ONLY)

CONT. PRECAST SILL ON CONT.  
BRICK ROWLOCK BAND W/ 1/2"  
PROJ. (TYP.) RETURN 4'-0" ON  
LEFT SIDE

BRICK SOLDIER HEADER ON BRICK  
ROWLOCK STACKBOND ON PRECAST  
SILL W/ 1/2" PROJ. (TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

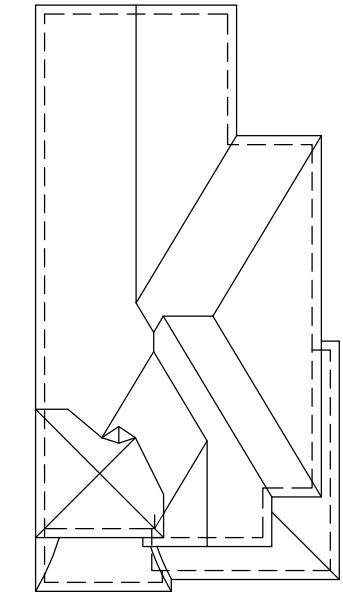
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8	.		
7	.		
6	.		
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4	UPGRADED REAR ELEVATIONS ADDED		
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by

BAYVIEW WELLINGTON		S38-5 BAROSSA 5	
GREEN VALLEY ESTATES		BRADFORD, ON	
UPGRADED REAR ELEVATION 'B'		13045	
APR 17/14		27	
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S38-5		BAROSSA 5	
APR 17/14		27	
BDD.BIM		13045-S38-5	
RICHARD - H:\ARCHIVE WORKING\2013\13045-BW units\38\13045-S38-5.dwg		Wed - Jun 3 2015 - 10:31 AM	
checked by		scale	
drawn by		file name	
date		drawing no.	
project no.		municipality	
project name		project no.	
GREEN VALLEY ESTATES</			

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'C'  
(UPGRADE REAR)  
NTS

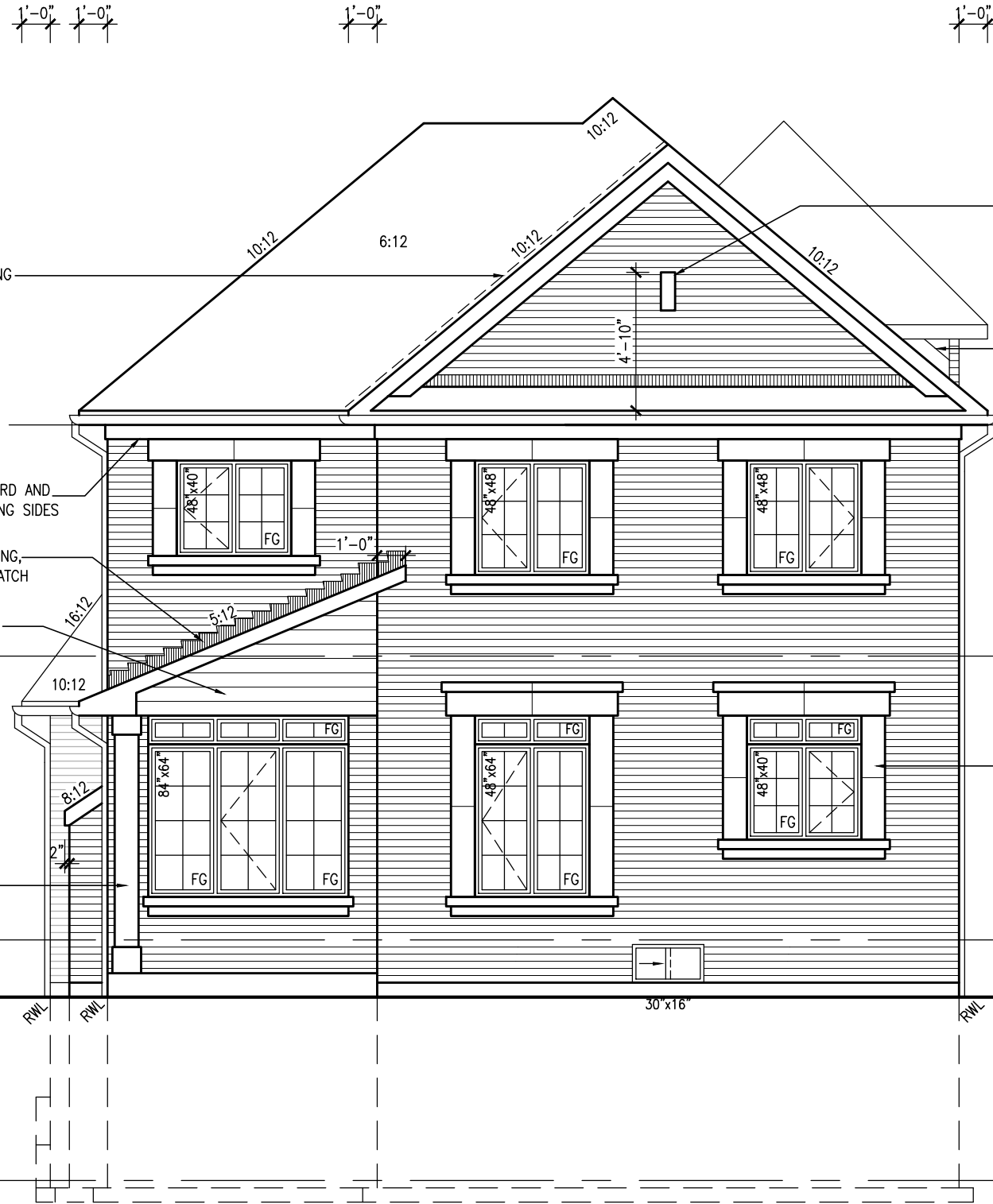
RETURN FRIEZE BOARD AND  
BANDING 4'-0" ALONG SIDES  
(TYP.)

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

HORIZ. VINYL SIDING  
(TYP.)

10"x10" COLUMN  
ANCHORED TO  
PORCH SLAB W/  
GALVANIZED MTL.  
SHOE

VALLEY FLASHING  
(TYP.)



6"x16" PRECAST CONC IMPOST  
W/ 1/2" PROJ.

CEMENT FIBER BOARD FINISH  
W/ 6" MTL FLASHING AND  
CAULKING BEHIND

4"+10" PRECAST HEADER ON  
10" PRECAST SURROUND ON  
DBL. PRECAST SILL W/ 1/2"  
PROJ. (TYP.)

UPGRADED REAR ELEVATION 'C'  
W/ OPT. LOGGIA (3R COND. ONLY)

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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TOP OF PLATE  
TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM  
TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

The undersigned has reviewed and takes responsibility for this design and has no objections and meets the requirements set out in the Ontario Building Code to be a Designer.		qualification information		Wellington Jno-Bopliste 25591		BCIN	
9	.	21-04-15	RC	name		42658	
8	.			registration information			
7	.			VAS Design Inc.			
6	.			signature			
5	UPDATE EXTERIOR COL NOTES			signature			
4	UPGRADED REAR ELEVATIONS ADDED			signature			
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS	signature			
2	REVISED AS PER ENG COMMENTS	14-05-26	RC	signature			
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC	signature			
no.	description	date	by	signature			

project no.		project name		municipality		project no.	
1304		GREEN VALLEY ESTATES		BRADFORD, ON		1304	
drawing no.		date		file name		drawing no.	
28		APR 17/14		BDD.BIM		28	
checked by		scale		checked by		checked by	
—		3/16" = 1'-0"		—		—	
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10:31 AM		10:31 AM		10:31 AM		10:31 AM	
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13045-S38-5		13045-S38-5		13045-S38-5		13045-S38-5	



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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

S38-5 ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	77.66 S.F.	12.86 %
LEFT SIDE	1151 S.F.	96.44 S.F.	8.38 %
RIGHT SIDE	1163 S.F.	88.44 S.F.	7.60 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3632.00 S.F.	408.21 S.F.	11.24 %
TOTAL SQ. M.	337.42 S.M.	37.92 S.M.	11.24 %



UPGRADED REAR ELEVATION 'A'  
9R OR MORE W.O.D. CONDITION

BASEMENT WINDOW SIZES  
4R-8R USE 30"x24" VINYL  
CLAD STRUCTURAL STEEL  
FRAME BASEMENT WINDOWS

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BAYVIEW WELLINGTON		S38-5 BAROSSA 5	
project name		project no.	
GREEN VALLEY ESTATES		13045	
municipality		drawing no.	
BRADFORD, ON		29	
date		file name	
APR 17/14		13045-S38-5	
drawn by		scale	
BDD-BIM		3/16" = 1'-0"	
checked by		condition	
-		WOD CONDITION	
richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Wed - Jun 3 2015 - 10:31 AM			
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		BCN	
21-04-15		42658	
RC		BCN	
UPDATE EXTERIOR COL NOTES			
4		UPGRADED REAR ELEVATIONS ADDED	
3		COLD CELLAR, 5'-0" FROST PROTECTION	
2		REVISED AS PER ENG COMMENTS	
1		ISSUED FOR CLIENT REVIEW	
no. description			
date			
by			

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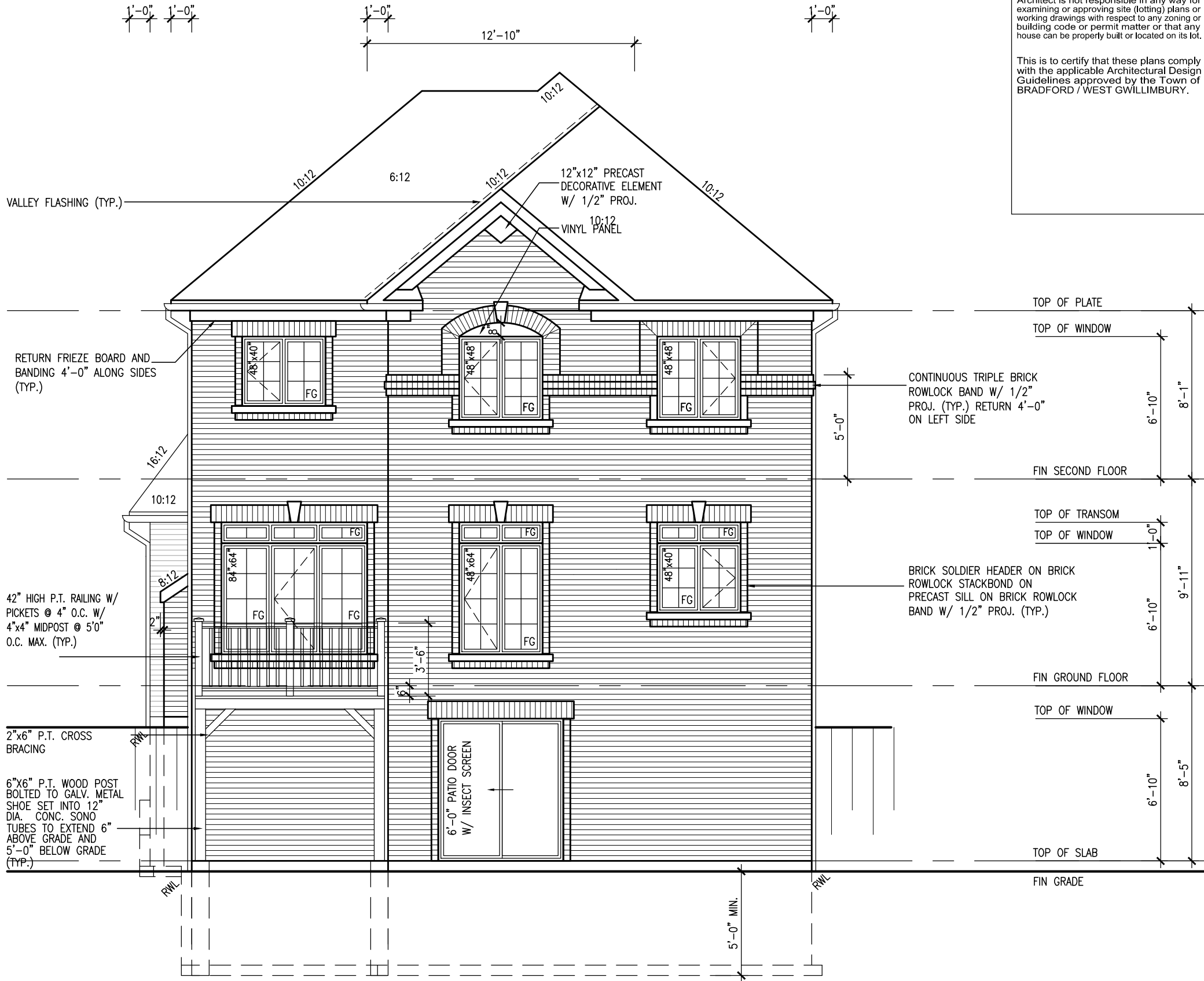




REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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

S38-5 ELEVATION A WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	77.66 S.F.	12.86 %
LEFT SIDE	1151 S.F.	96.44 S.F.	8.38 %
RIGHT SIDE	1163 S.F.	88.44 S.F.	7.60 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3719.00 S.F.	435.87 S.F.	11.72 %
TOTAL SQ. M.	345.50 S.M.	40.49 S.M.	11.72 %



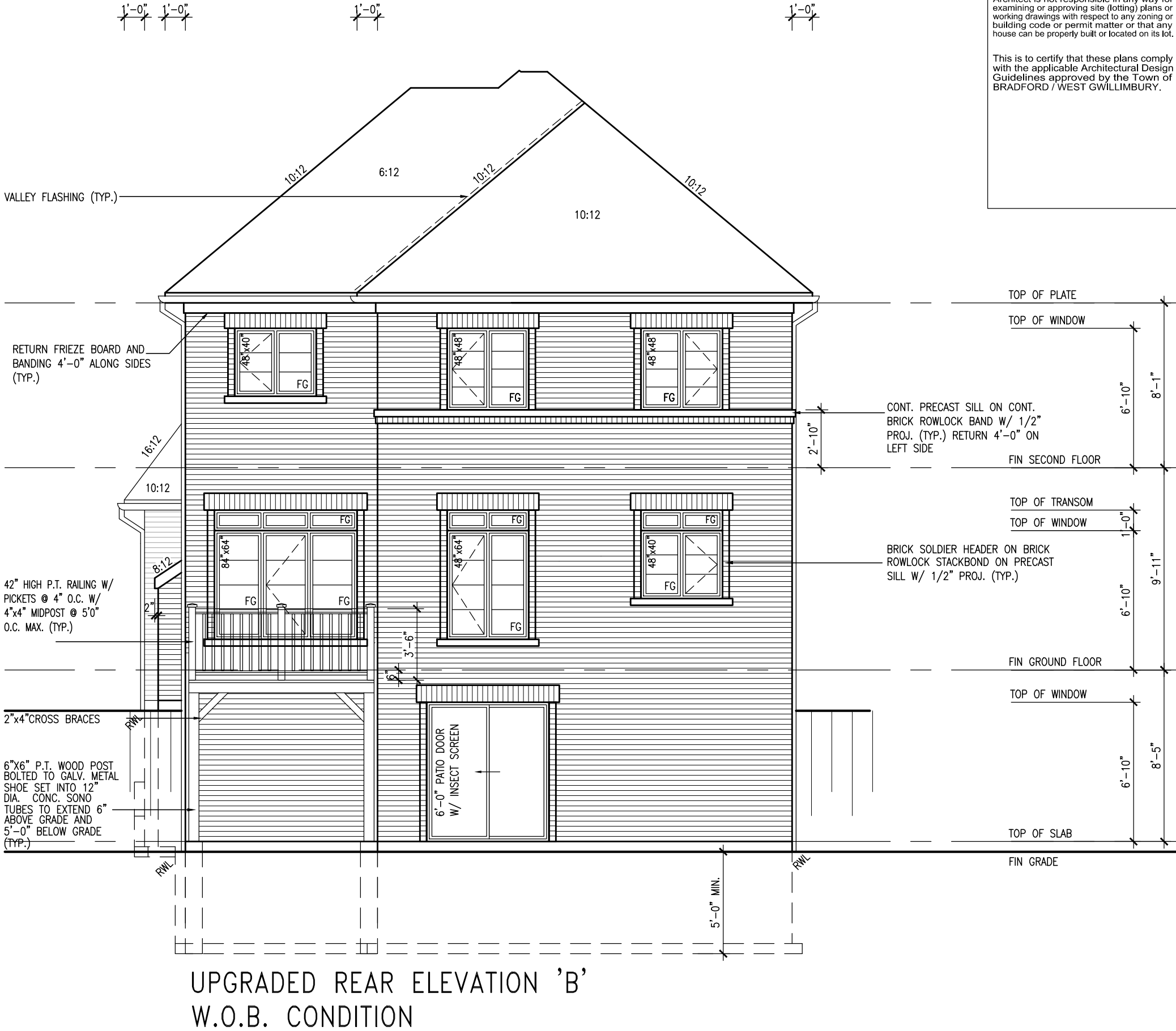
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		VA3 DESIGN		project name		project no.	
		3004 Wilson Avenue		GREEN VALLEY ESTATES		13045	
		Toronto ON M3H 1S8		BRADFORD, ON		drawing no.	
		t 416.630.2255 f 416.630.782		UPGRADED REAR ELEVATION 'A' - WOB CONDITION		32	
		va3design.com		checked by		file name	
				—		13045-S38-5	
				scale		3/16" = 1'-0"	
				date		RICHARD - H:\ARCHIVE\WORKING\2013\13045-S38-5.dwg Wed - Jun 3 2015 - 10:31 AM	
				signature			
		Wellington Jno-Baptiste		registration information		BCN	
		21-04-15		RC		42658	
		RC		RC		RC	
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S38-5 ELEVATION B WOB	ENERGY EFFICIENCY -- OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	615 S.F.	78.44 S.F.	12.75 %
LEFT SIDE	1164 S.F.	96.44 S.F.	8.29 %
RIGHT SIDE	1173 S.F.	88.43 S.F.	7.54 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3753.00 S.F.	436.64 S.F.	11.63 %
TOTAL SQ. M.	348.66 S.M.	40.56 S.M.	11.63 %



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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

BAYVIEW WELLINGTON		S38-5 BAROSSA 5	
GREEN VALLEY ESTATES		BRADFORD, ON	
UPGRADED REAR ELEVATION 'B' - WOB CONDITION		13045-S38-5	
APR 17/14		3/16" = 1'-0"	
BDD-BIM		RICHARD - H:\ARCHIVE\WORKING\2013\13045-S38-5.dwg - Wed - Jun 3 2015 - 10:31 AM	
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	
qualification information		BCN 42658	
21-04-15 RC		14-07-21 QS	
UPDATE EXTERIOR COL NOTES		3 COLD CELLAR, 5'-0" FROST PROTECTION	
4 UPGRADED REAR ELEVATIONS ADDED		2 REVISED AS PER ENG COMMENTS	
14-05-26 RC		14-04-23 RC	
ISSUED FOR CLIENT REVIEW		date by	
no. description		33	

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC, SB-12,2.1.1.(7))			
S38-5 ELEVATION C WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	78.11 S.F.	12.91 %
LEFT SIDE	1176 S.F.	96.44 S.F.	8.20 %
RIGHT SIDE	1163 S.F.	88.43 S.F.	7.60 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3745.00 S.F.	436.31 S.F.	11.65 %
TOTAL SQ. M.	347.92 S.M.	40.53 S.M.	11.65 %

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UPGRADED REAR ELEVATION 'C'  
W.O.B. CONDITION

no.	description	date	by	drawings are not to be scaled.
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC	
2	REVISED AS PER ENG COMMENTS	14-05-26	RC	
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS	
4	UPGRADED REAR ELEVATIONS ADDED	21-04-15	RC	
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC	
6				
7				
8				
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.

qualification information

**Wellington Jno-Baptiste** 25591

name registration information BCON

**VAS Design Inc.** 42658

Signature

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.

Drawings are not to be scaled.

**VA3**  
**DESIGN**

300A Wilson Avenue  
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vo3design.com

project name  
**GREEN VALLEY ESTATES**

date  
**APR 17/14**

drawn by  
**BDD.BIM**

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

project no.  
**13045**

drawing no.  
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**BAYVIEW WELLINGTON**

**S38-5**  
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CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. **ONT. REG. 332/12-2012 OBC**

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

2A. FRAME WALL CONSTRUCTION (2"x6") (R2B)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2B. FRAME WALL CONSTRUCTION (2"x4")- GARAGE WALLS

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING

9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x7.6mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R2B)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x7.6mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE.

3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x7.6mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x6")

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2"/2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))

200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED (W/ MASONRY VENEER) W/ SIDING ONLY			
1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP	
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP	
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP	

-SEE OBC 9.15.3.

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). -REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)

-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:

2 STOREY WITH WALK-OUT BASEMENT 545x175 (2'2"x7')

6. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3

100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A)

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7)

RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-

UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE	= 200 (7'-7/8")
MIN. RUN	= 210 (8'-1/4")
MIN. TREAD	= 235 (9'-1/4")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
RAIL @ LANDING	= 900 (2'-11")
RAIL @ STAIR	= 865 (2'-10") to 965 (3'-2")
MIN. STAIR WIDTH	= 860 (2'-10")

FOR CURVED STAIRS

MIN. RUN	= 150 (6")
MIN. AVG. RUN	= 200 (8")

HANDRAILS -OBC. 9.8.7.-

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS -OBC. 9.8.8.-

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS - OBC. 9.8.8.

900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE - OBC. 9.23.7.

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

12. BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 4.78mm (1.88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FELD WELD COL. TO BASE PLATE.

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARAGE SLAB

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.

19. GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

21. EXTERIOR STEP

PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9'-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.

22. DRYER EXHAUST (OBC-6.2.3.8,(7) & 6.2.4.1.1.)

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS OBC. 9.21.

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (1'-4") DEEP.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

27. STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

OR

SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.(2).

28. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)

3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

29. STEPPED FOOTINGS OBC 9.15.3.9.

MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24")

30. SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

32. DIRECT VENTING GAS FURNACE/ H.W.T. VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENTING GAS FIREPLACE VENT

DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING

16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (" SEE OBC 9.30.6. \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (" SEE OBC 9.30.2. \*) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (" SEE OBC 9.23.9.4. \*)

35. EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2)

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.40.)

FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 150mm (6") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (2.0kpa. SNOW LOAD)

38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS -OBC. 9.8.8.1.(6).

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

3) EXTERIOR WINDOWS

SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.1B.2. & 5.6.2.2.(3) & MUNICIPAL STANDARDS.

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

4) STUD WALL REINFORCEMENT FOR FUTURE GRAD 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)(i). SEE DETAIL.

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.

6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.

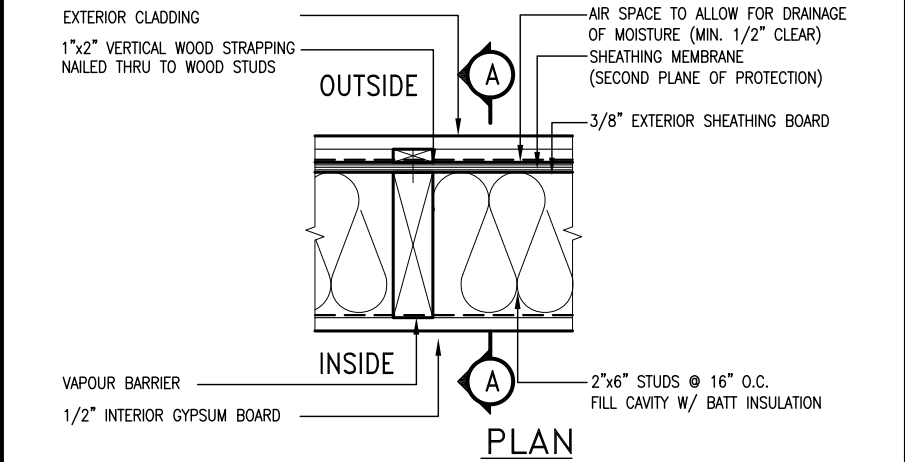
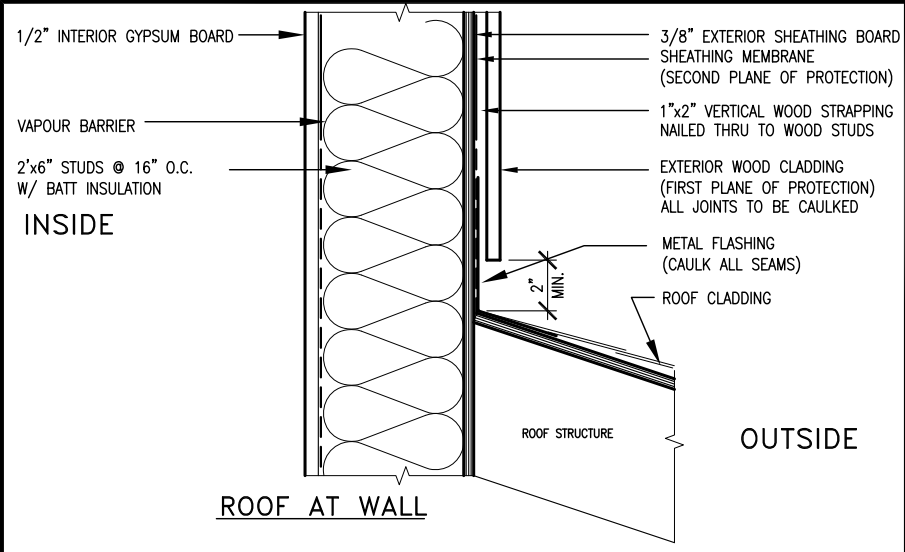
LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

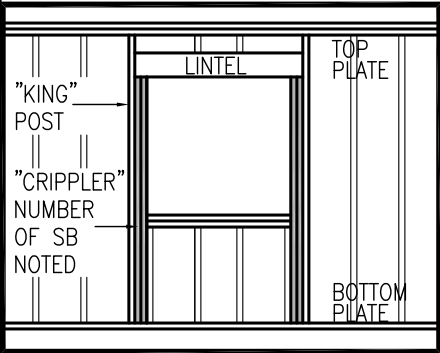
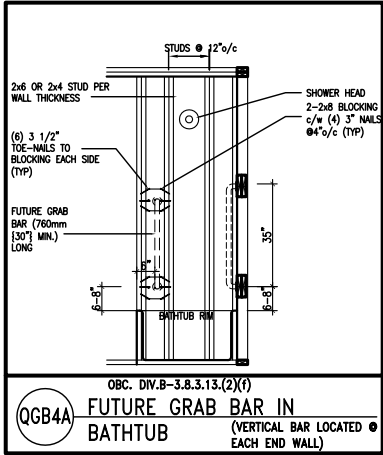
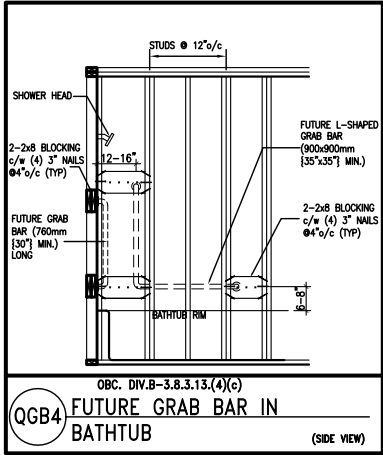
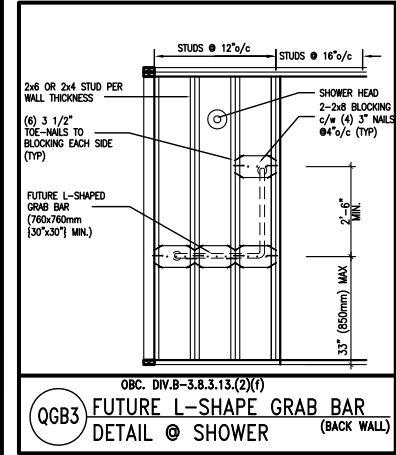
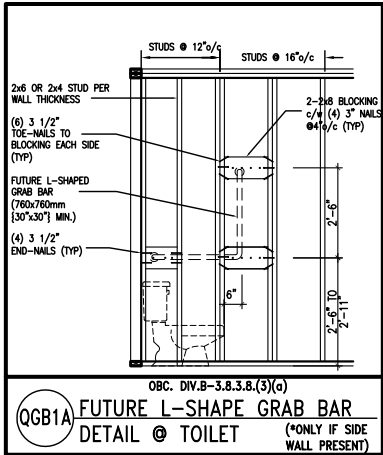
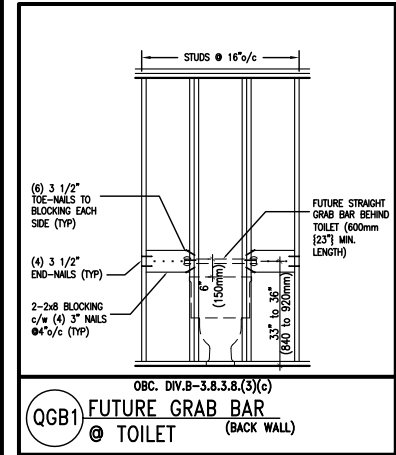
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7



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:
- 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

"CRIPPLE" DETAIL

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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  
signature BCIN

registration information  
VA3 Design Inc. 42658

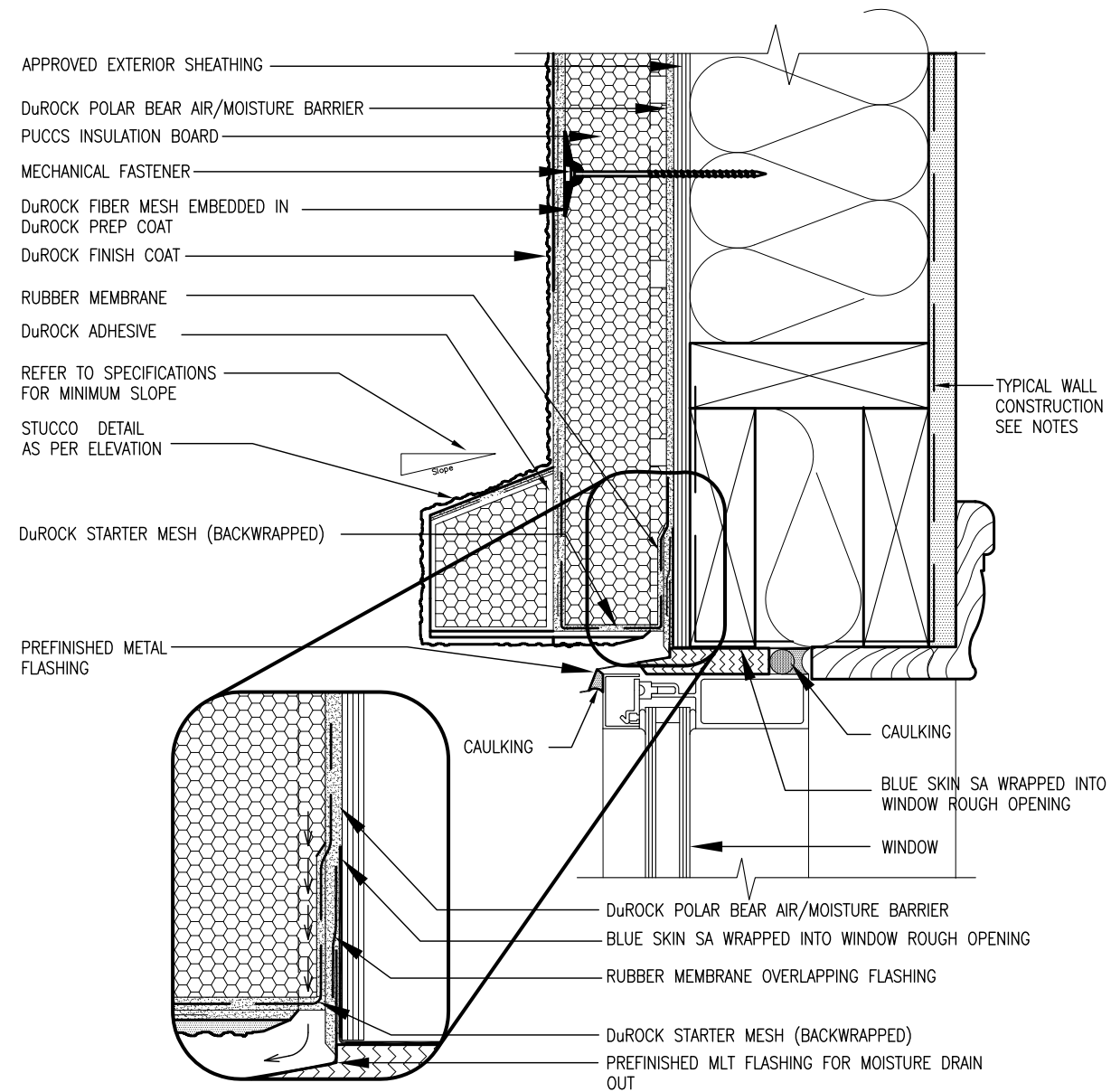
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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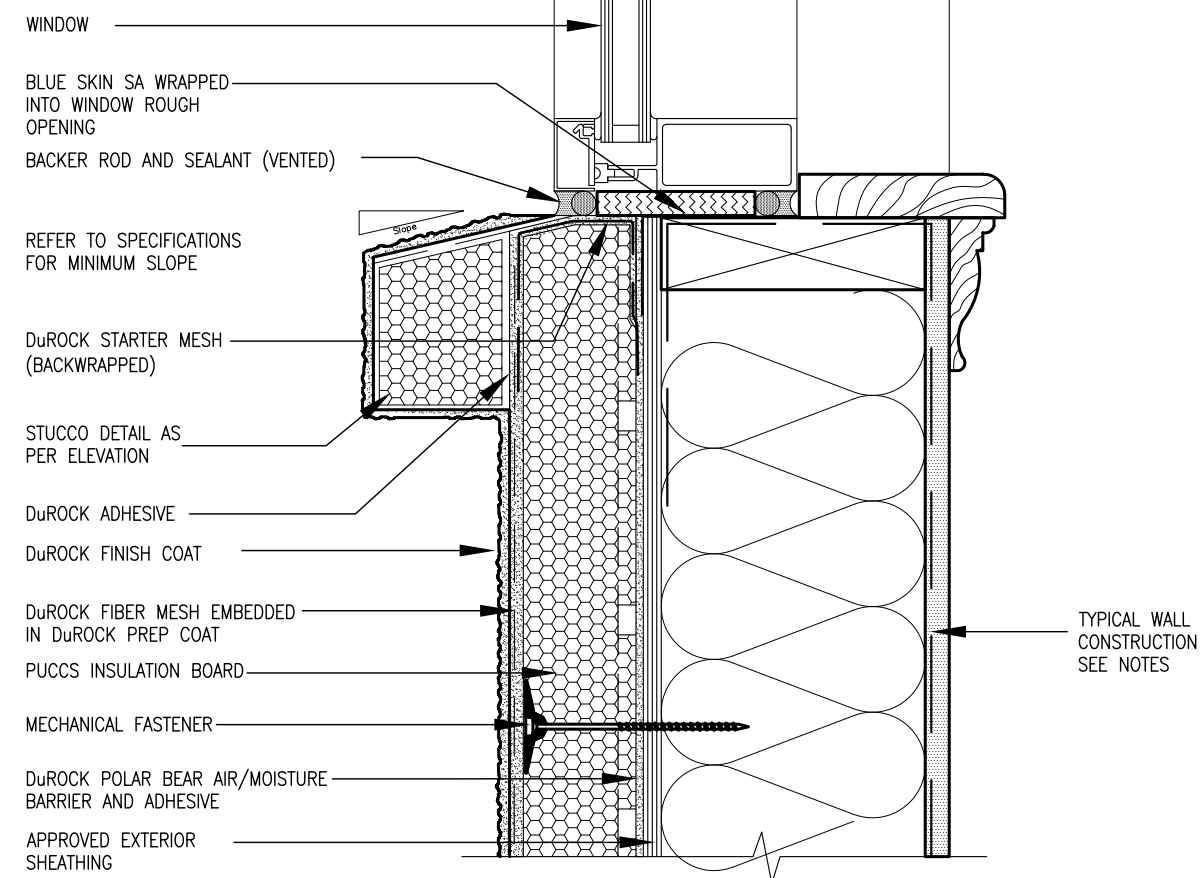
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<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	CONSTRUCTION NOTES		drawing no. CN2
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
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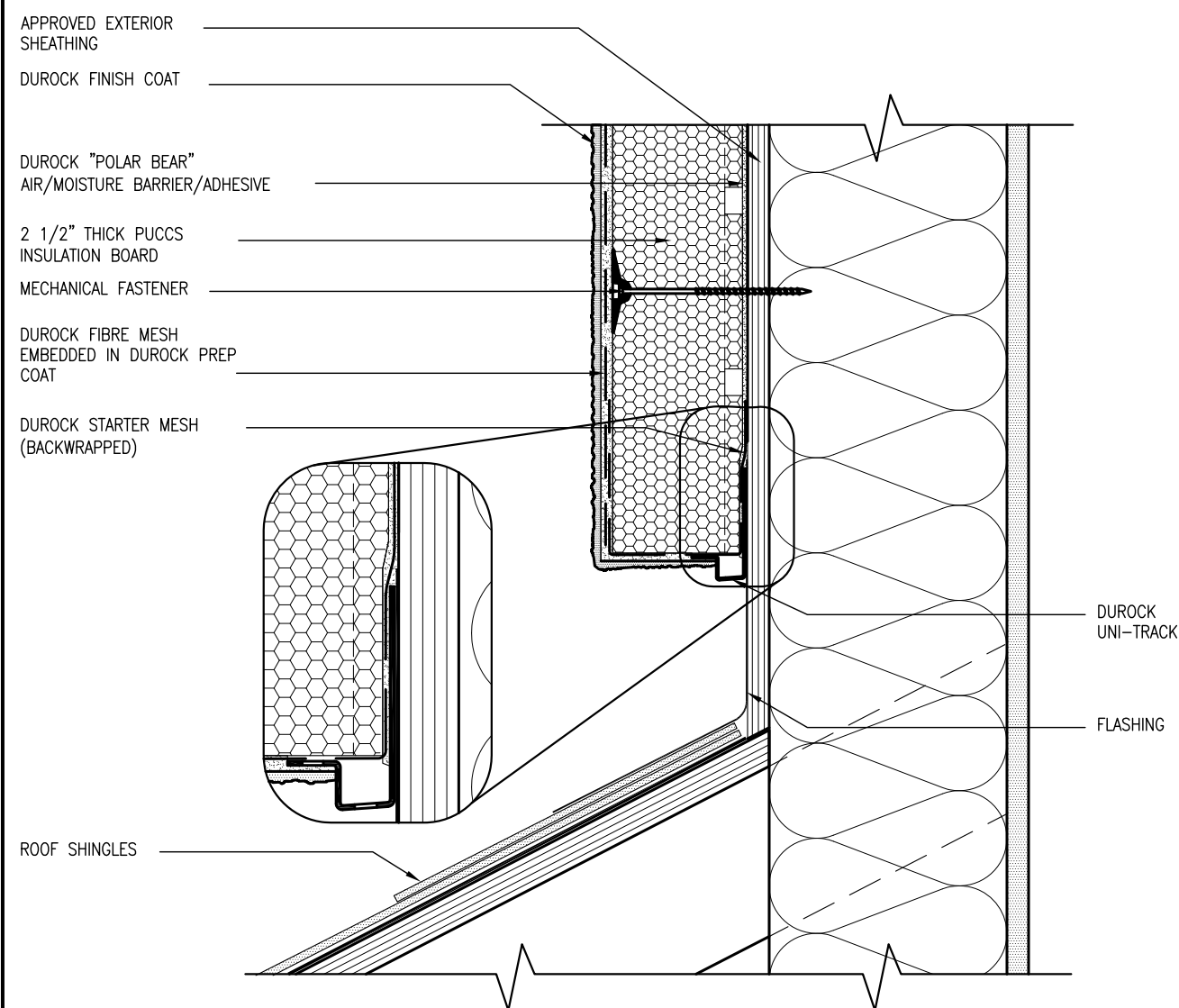
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



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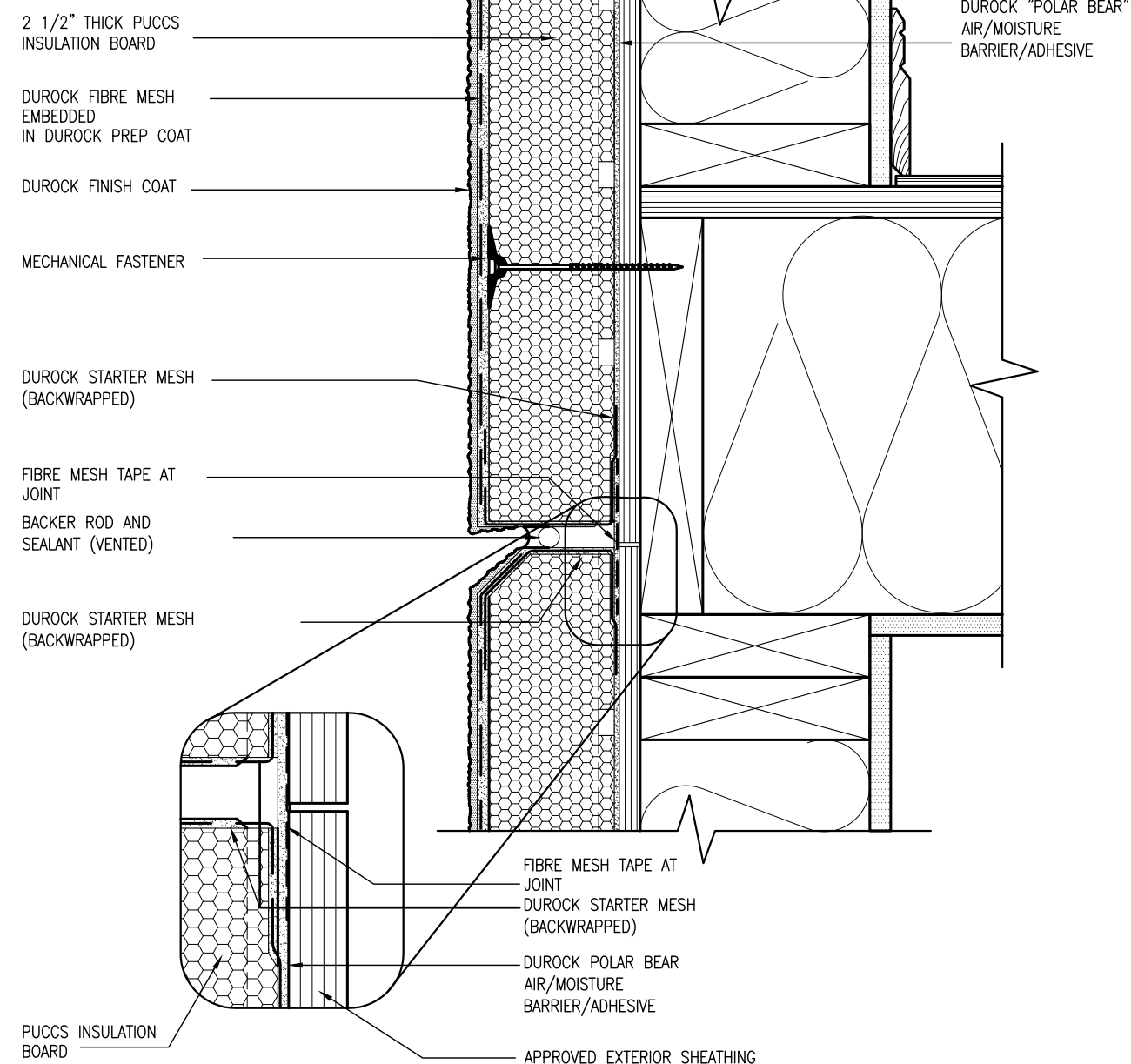
**BAYVIEW WELLINGTON**

project name	project no.
GREEN VALLEY ESTATES	13045
municipality	
BRADFORD	
drawing no.	
CN3	
date	CONSTRUCTION NOTES
APR 2014	file name
RC	13045-CONST-0BC 2015
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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"

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.	25591
8	.	qualification information	BCIN
7	.		
6	.		
5	.	name	Wellington Jno-Baptiste
4	.	registration information	signature
3	.	VA3 Design Inc.	42658
2	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.	
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0	date	by	



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**GREEN VALLEY ESTATES**

project name

date

APR 2014

checked by

RC

scale

3/16" = 1'-0"

drawing no.

130445

BRADFORD

municipality

CONSTRUCTION NOTES

file name

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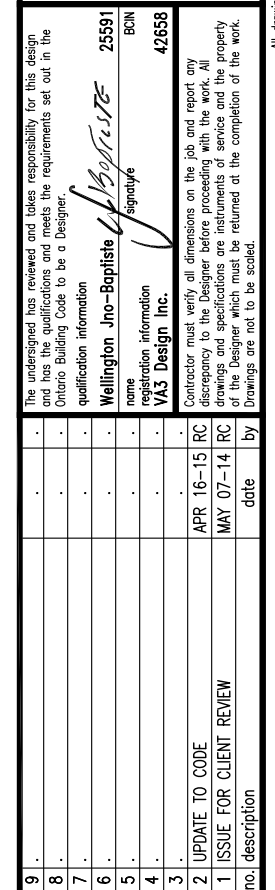
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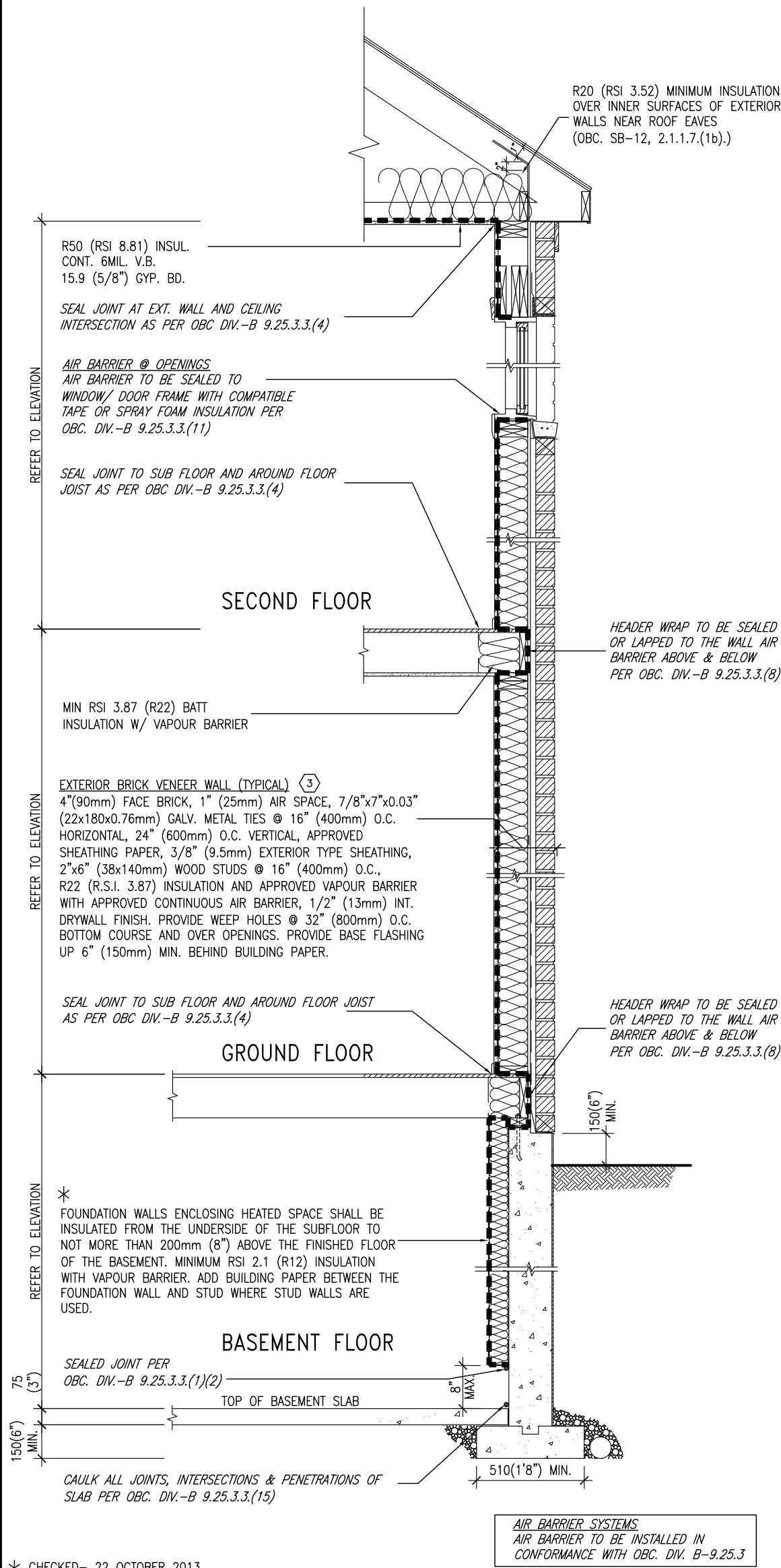


6 STUCCO / MASONRY PLINTH CONNECTION  
CN5 SCALE: 3"=1'-0"



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SB12-COMPLIANCE PACKAGE 'J'



\* CHECKED- 22 OCTOBER 2013

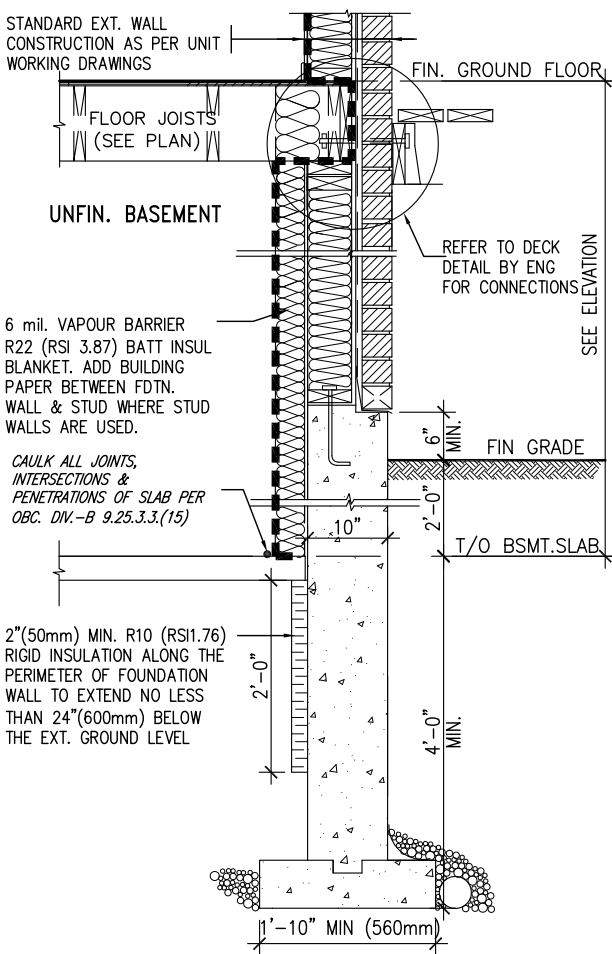
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY  
SECTION W/ BRICK VENEER SCALE: N.T.S.

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 Doors	1.8	DOUBLE PANE LOW EMISSIVITY
Maximum U-value		
Skylights	2.8	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		



\* REVISED- 15 MARCH 2013

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

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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	signature
4	.	.	.	BCIN
3	.	.	.	qualification information
2	UPDATE TO CODE	APR 16-15	RC	VA3 Design Inc. 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.
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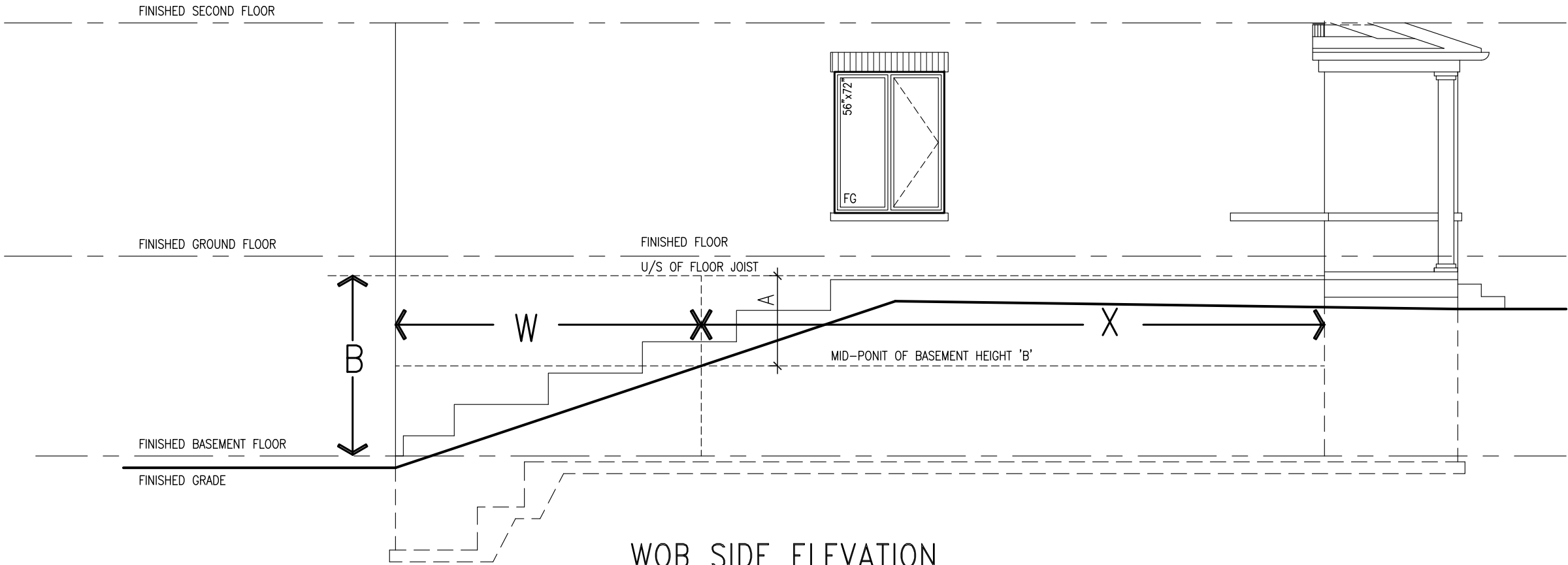
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BAYVIEW WELLINGTON

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	file name
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CN6



WOB PLAN

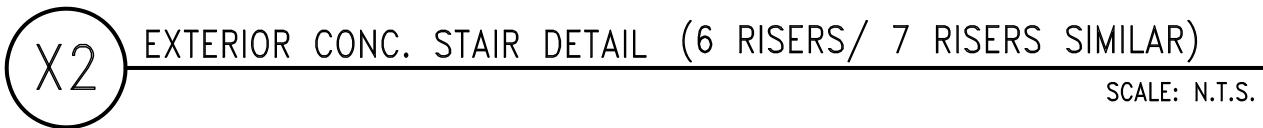
WOB SIDE ELEVATION

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)

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										date APR 2014										municipality BRADFORD																			
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6.	.	Wellington Jno-Baptiste	25591
5.	.	signature	
4.	.	some registration information	BCIN
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300A Wilson Avenue  
Toronto, ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vo3design.com

**CONST NOTE**

**BAYVIEW WELLINGTON**

**GREEN VALLEY ESTATES**

**BRADFORD**

**project no. 130445**

**drawing no. CN8**

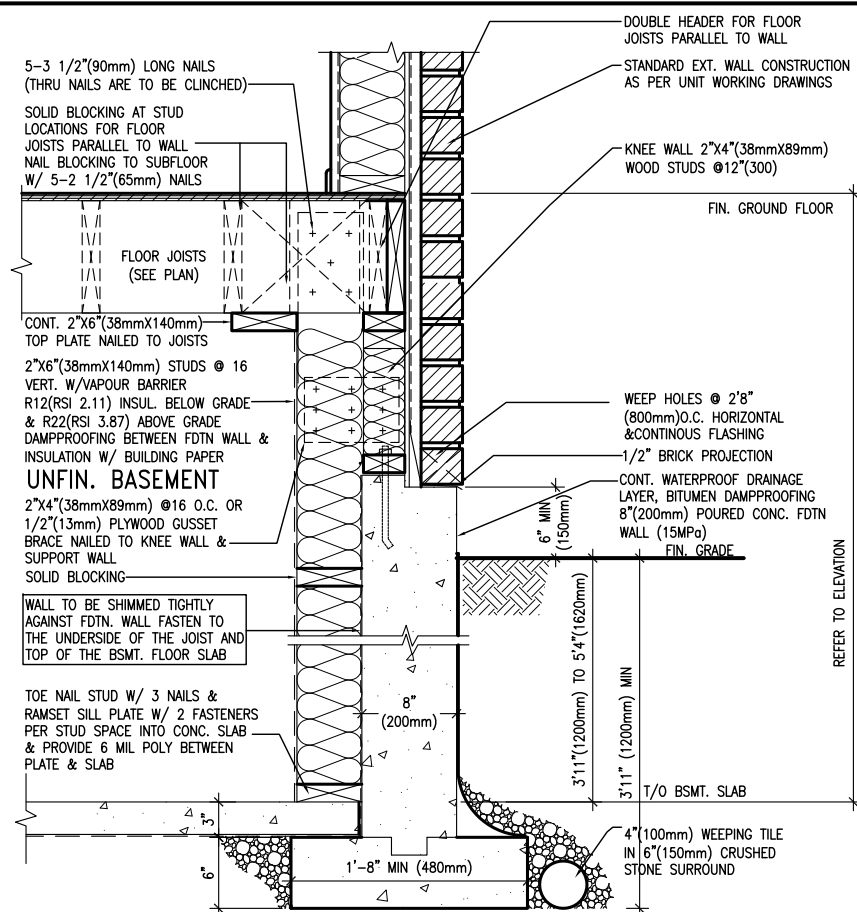
**CONSTRUCTION NOTES**

date **APR 2014** file name **13045-CONST-0BC 2015**

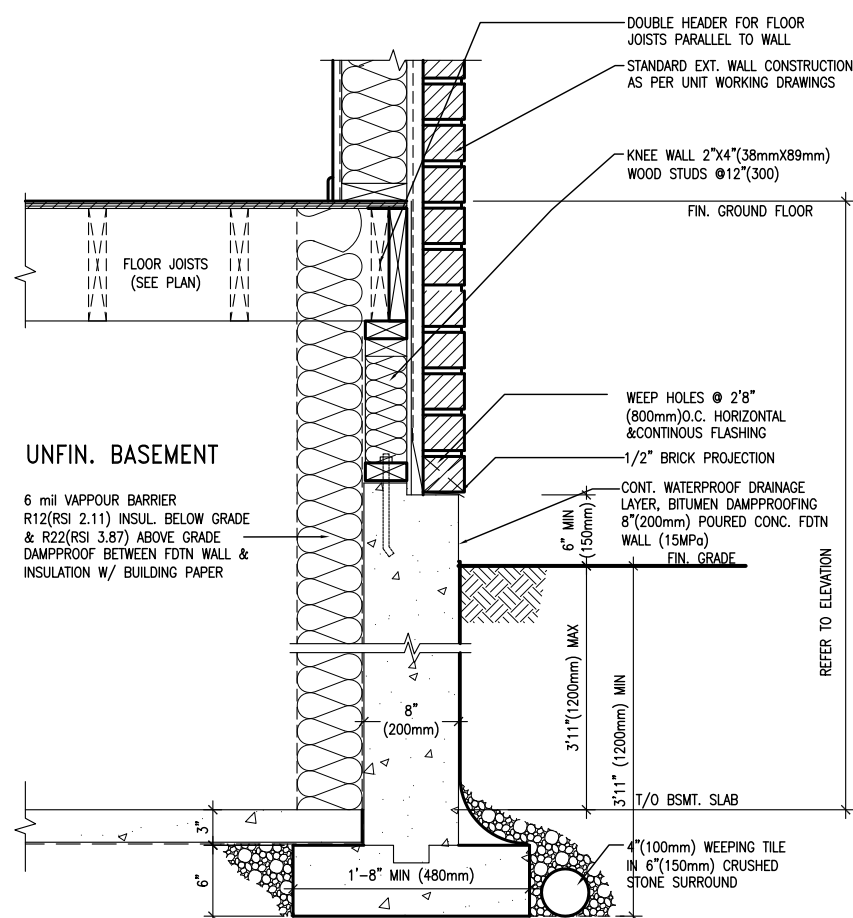
drawn by **RC** scale **3/16" = 1'-0"**

checked by **-**

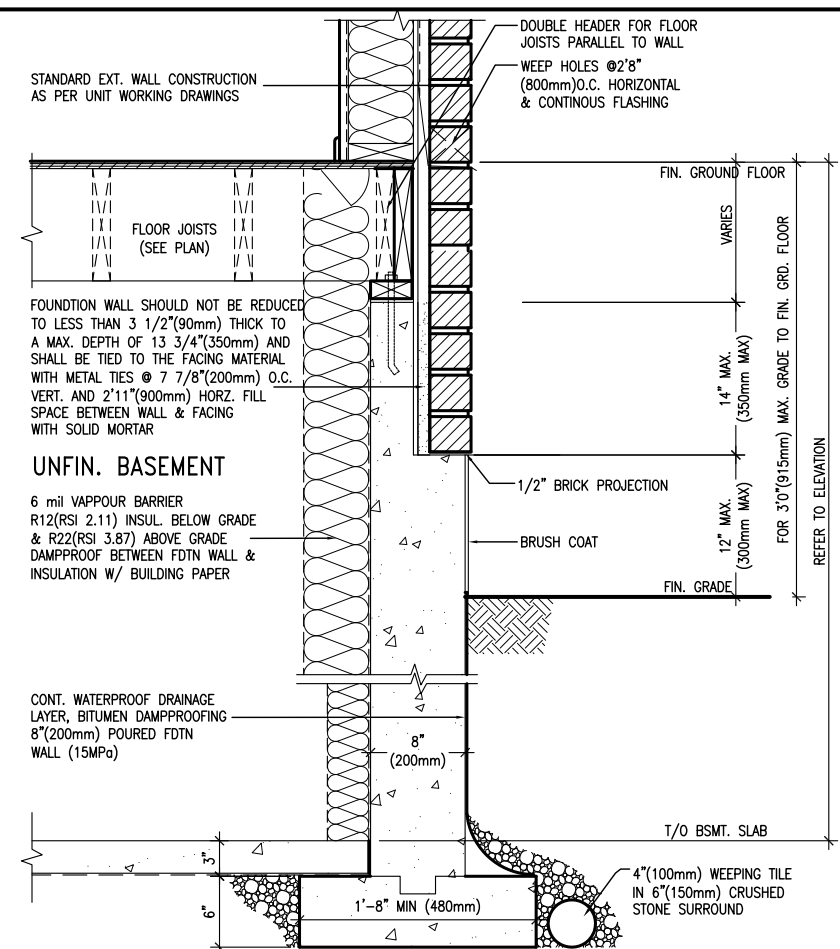
**RICHARD - H:\ARCHIVE\WORKING\2013\13045-BW units\13045-CONST-0BC 2015.dwg Tue - May 12 2015 - 8:51 AM**



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



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



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

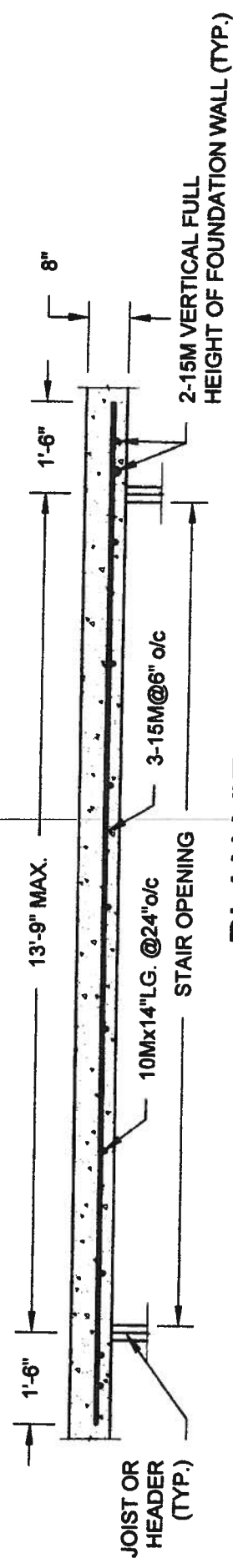
BAYVIEW WELLINGTON	CONST NOTE
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**V3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
6.630.2255 f 416.630.  
va3design.com

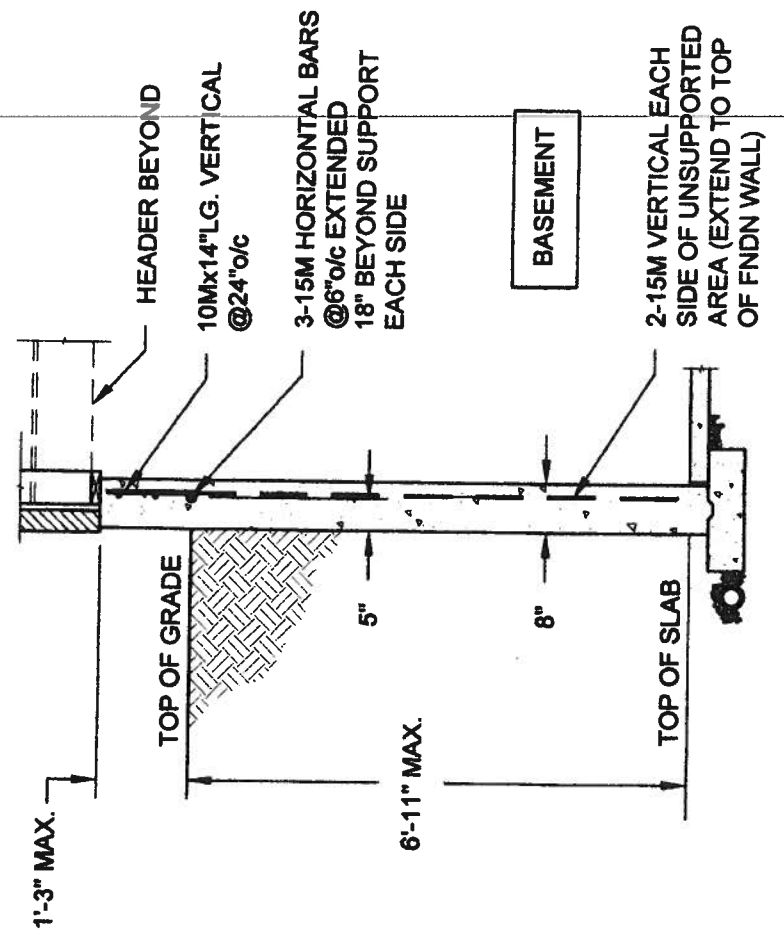
<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste</p>	<p>name</p> <p>signature</p> <p>25591</p>	<p>BCIN</p> <p>42658</p>
<p>registration information</p> <p>VA3 Design Inc.</p>	<p>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.</p>	

[illegible]

.....

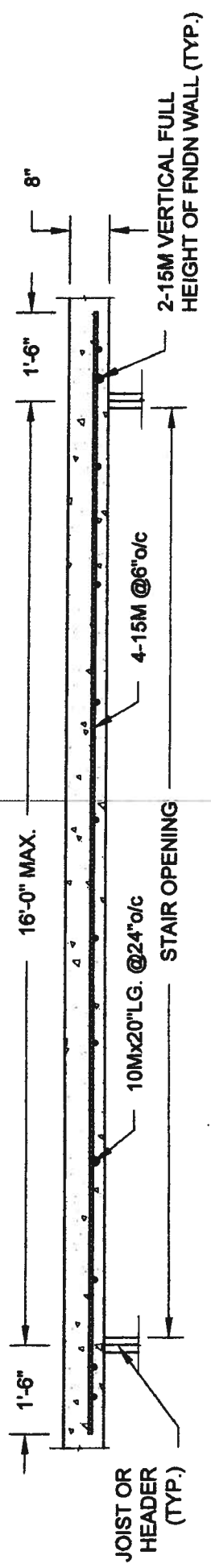


**PLAN VIEW**  
NOT TO SCALE

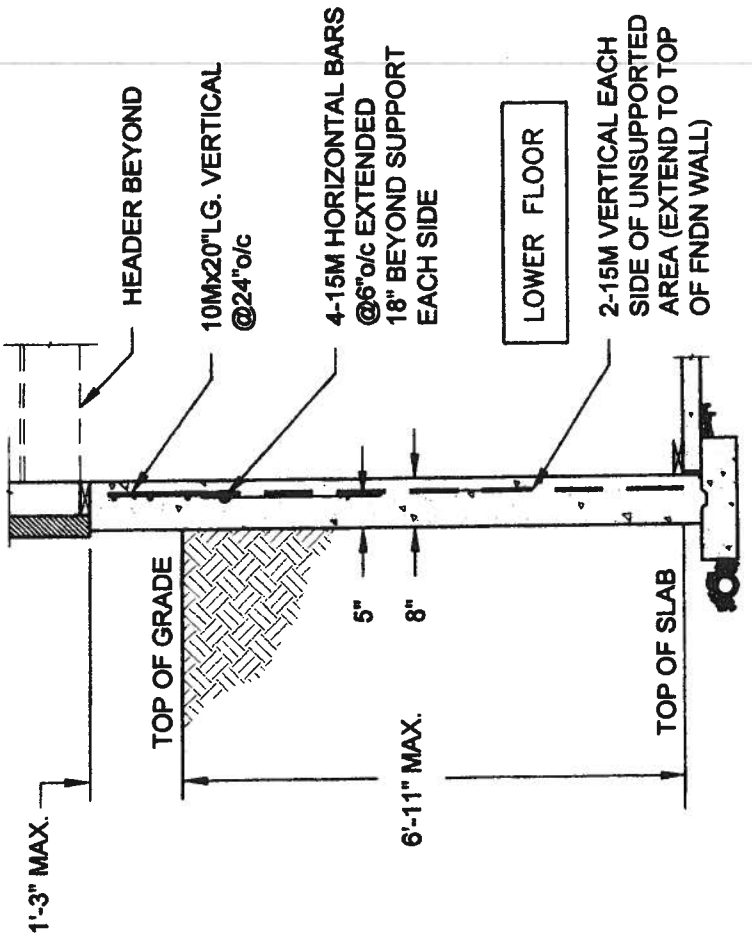


NOTE:  
1. CONFORM TO ONTARIO BUILDING CODE, 2012.  
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.  
3. REINFORCING STEEL TO BE GRADE 400.

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



**PLAN VIEW**  
NOT TO SCALE



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

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

**QUAILE ENGINEERING LTD.**

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



Engineer's Seal:



MAY 7 2014

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

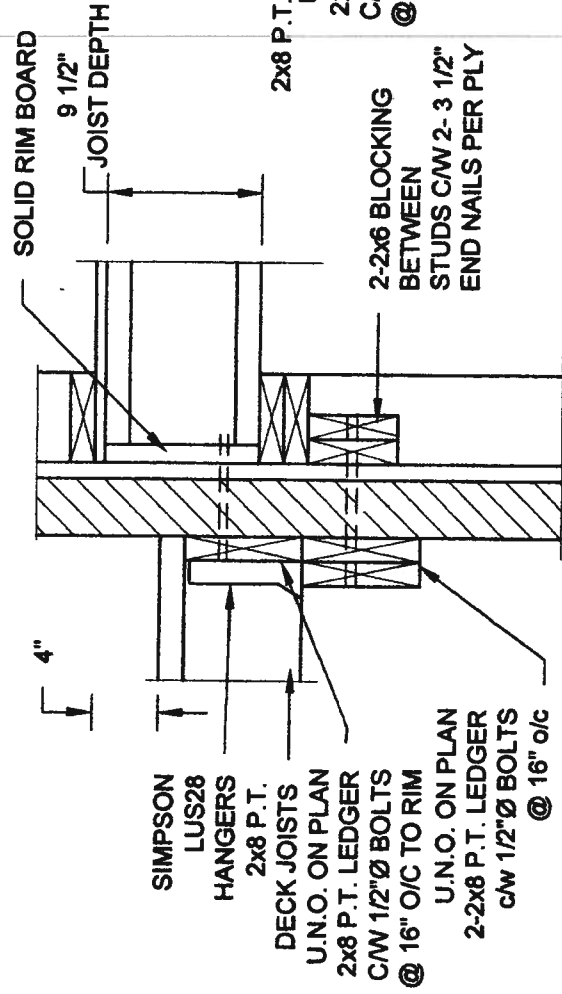
TYPICAL STRUCTURAL DETAILS

Project No.: **14-095, 14-096, 14-097**  
Drawing No.: **S1**

Scale: AS NOTED  
Date: MAY-27-2014  
Drawn: SC  
Checked: SJB

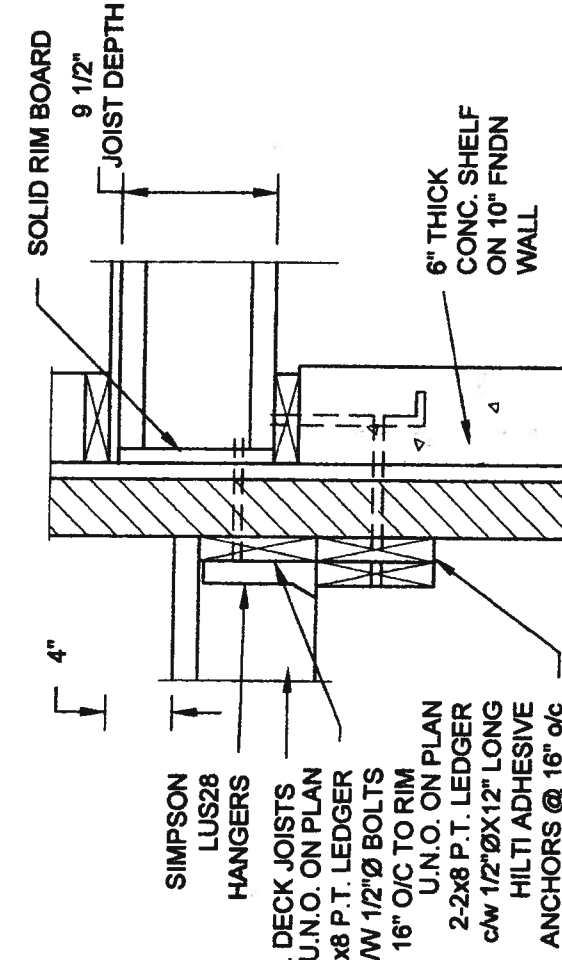


# FOR 9 1/2" JOIST DEPTH



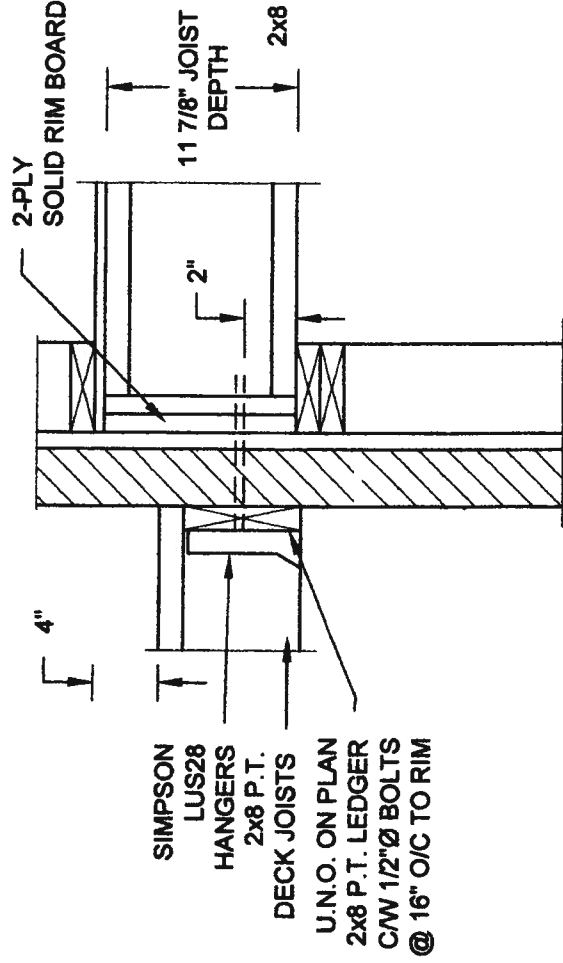
**1A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

- 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.



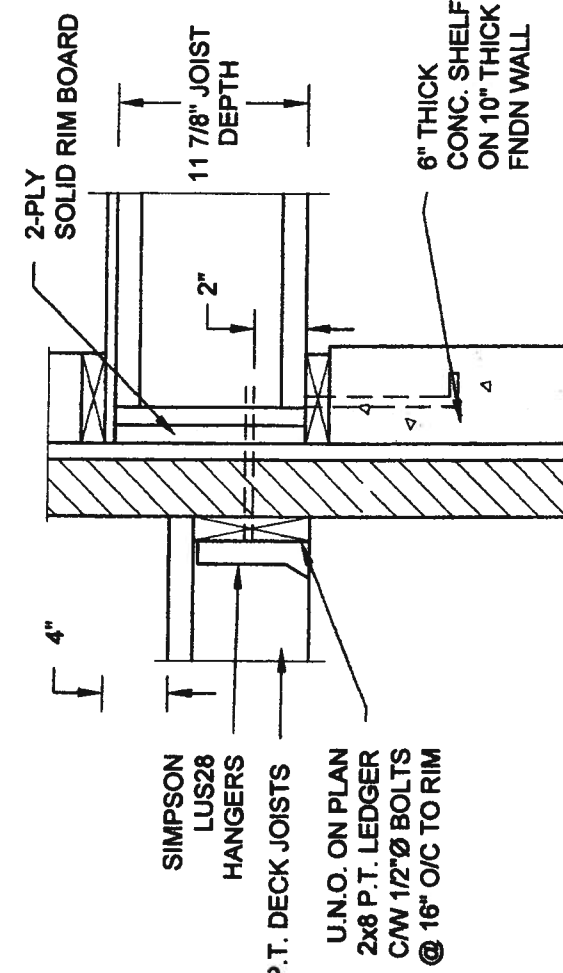
**1B DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

# FOR 11 7/8" JOIST DEPTH

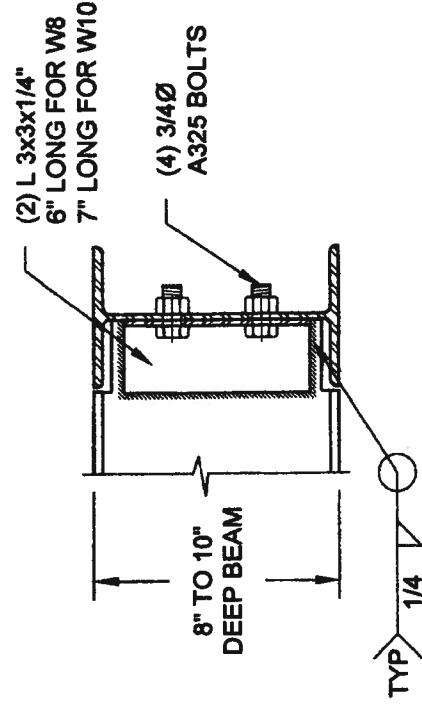


**2A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

- 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.



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

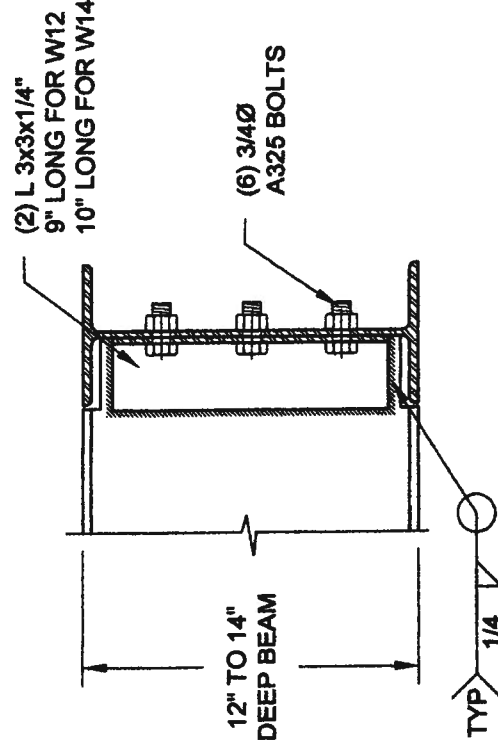


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

**3**  
S2

# STEEL BEAM CONNECTION DETAIL

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



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

Scale: AS NOTED

Date: MAY-27-2014

Drawn: SC Checked: SJB

**QUAILE ENGINEERING LTD.**



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Engineer's Seal:



MAY 7 2014

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

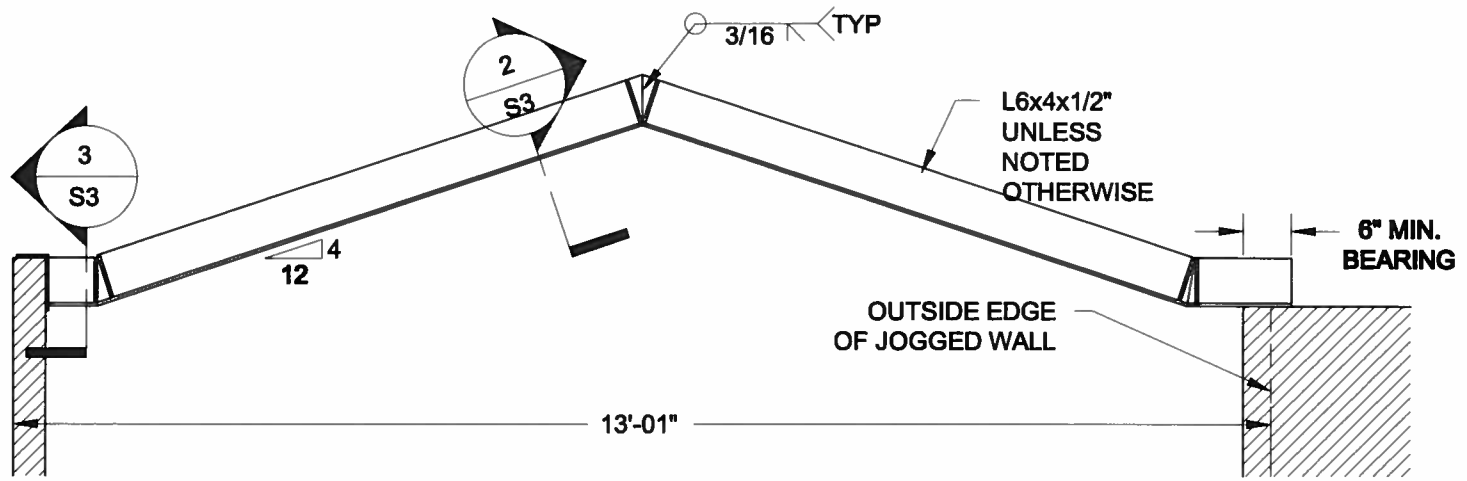
TYPICAL STRUCTURAL DETAILS

Project No.:

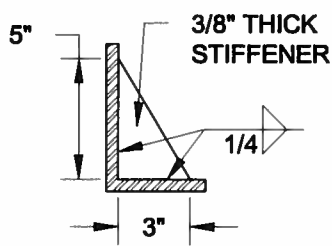
14-095, 14-096, 14-097

Drawing No.:

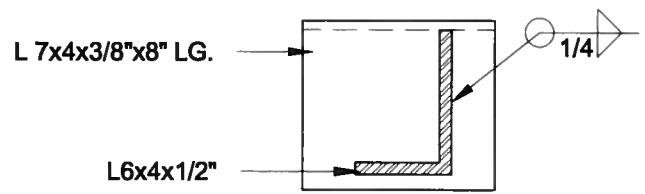
S2



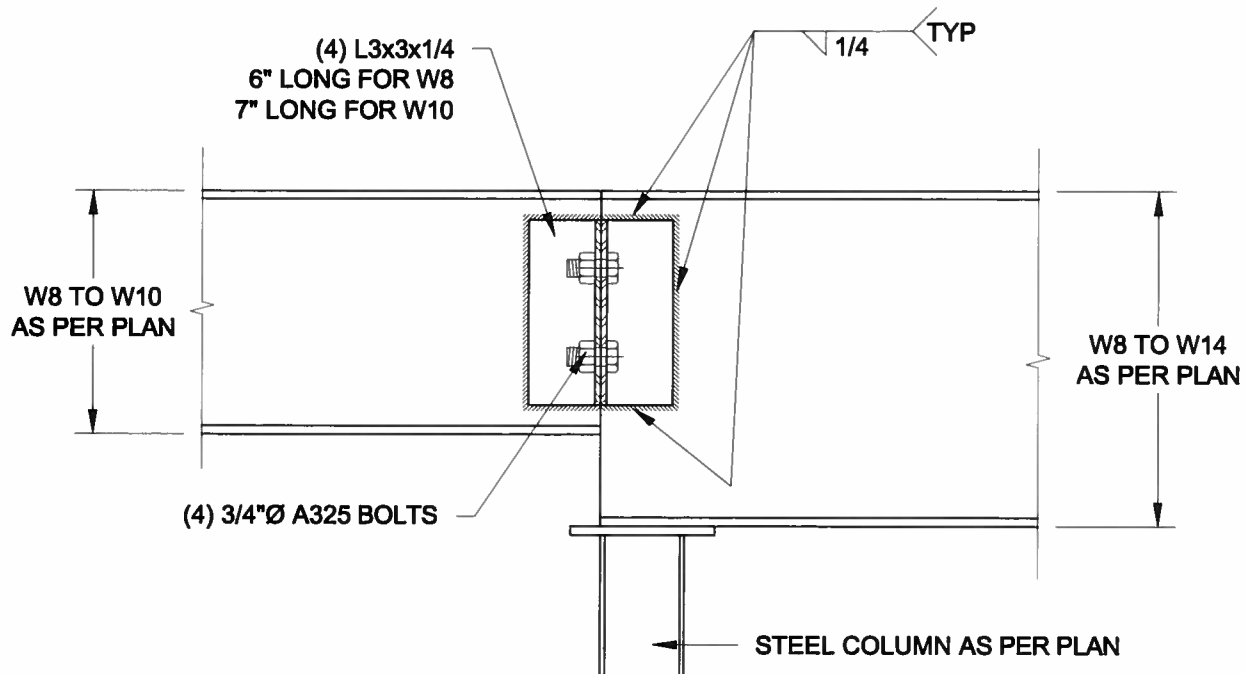
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



**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: FEB-28-2016	
Drawn: SC	Checked: SJB

**QUAILE ENGINEERING LTD.**



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Engineer's Seal



APR 24, 2015

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
14-095

Drawing No.:  
S3